



The Consulting Surveyor

The Newsletter of the
Association of Consulting Surveyors (Victoria) Inc

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ARTICLES WANTED AND FPET POINTS AVAILABLE

SRBV ' Guidelines for FPET ' effective from 30 August 2020 provide for allocation to a Licensed Surveyor of 3 points for writing a substantial article, see 6.6.6 extract below:

6.6.6 Writing a journal/magazine article and/or presenting a conference paper of direct relevance to the practises of a licensed surveyor— 3 points in the appropriate category for writing/preparing and presenting a substantial article/presentation, up to a maximum of 6 points in each FPET period.

Articles are accepted at any time and newsletters are collated and published bi-monthly.





Update from your President

'The standard you walk past, is the standard you accept'.

I have pondered this statement over the past two months, since my last Presidents report. Depending on the context, it can mean different things to different people. Health and Safety advisers will infer that the sign of a great safety culture within a business is to 'call out' or 'challenge' poor safety practices that employees engage in from time to time.

How often have we heard an inexperienced (or experienced for that matter) surveyor state that they didn't need an orange safety vest or traffic control, because they were only going to be setup for 5 minutes? Does the fact that the surveyor engages in an unsafe practice for less than 5 minutes decrease the risk? A business with a strong safety culture would applaud an inexperienced surveyor who spoke up against a more experienced surveyor, setting the standard of the business.

Over the past couple of weeks, I have had reason to ponder this statement at length in response to the uninhibited and unprofessional commentary that has occurred in response to an unsigned email that was distributed to those professionals whose emails were extracted from an old SPEAR database. The commentary was further fuelled, after the guide for fees workshop, where several speakers who willingly gave up their time and energy to enhance the profession were criticised in personal attacks. This commentary was

highly unprofessional and does not meet the standards expected of member businesses and as President of CSV, I want to make our position on the matter explicitly clear.

CSV does not endorse unprofessional behaviour in any shape or form and will actively seek to uphold our code of ethics and our code of practice.

Throughout the unrestrained commentary, there have been several accusations levelled at the Surveyor General of Victoria's office, especially in relation to their perceived lack of enforcement in relation to the lodgement of RE's. Whilst we all understand the legislated mandates that the SGV is tasked to uphold, these accusations completely ignore the professional and personal responsibilities that each surveyor commits to when employed in a professional services field and is the reason why CSV has fought on so hard against the CFMEU who are actively devaluing our standing.



Instead, it is my opinion that the Surveyor General's Office should be focussed on the long-term sustainability of our industry through the following actions:

- Advocacy within Government Levels to elevate the standing and value of surveyors.
- Advocating for expansion of powers to prosecute unlicensed or unregistered surveyors practicing outside the law.
- Ensuring all Government infrastructure contracts contain clauses that require a minimum qualification level.
- Establishing and maintaining the surveying and geospatial infrastructure networks we rely on
- Setting the standard for all surveyors.



Whilst the SGV's office have powers to enforce compliance under the Surveyors Act 2004, a professional surveyor will always adhere to the requirements of their profession, with or without the threat of enforcement from a regulatory body. This is the professional contract that surveyors enter into with the Government, when they apply for their practising certificate.

It is important to understand that the role of the Consulting Surveyors of Victoria is not one of corporate watchdog. Our role is to provide support and guidance to the broader membership, ensuring that businesses have all the tools at their disposal to run a successful business. However, CSV will take a dim view on members who engage in unprofessional conduct, such as those who do not fulfill the professional contract.

Five Year Strategy

At our March board meeting, the Board undertook a 12-month review of the 5-year strategy to assess our performance to date. This review clearly articulated the need for CSV to focus on education and training for the next 12-24 months. Three immediate priorities were identified and endorsed:

1. Licensing Pathway Pilot (New PTA process)
2. Business Management Training
3. Developing learning modules across the membership (cadastral, engineering, spatial)

We are actively working on the creation of these topics, with some more advanced than others and we are always looking for assistance from the membership to help meet our objectives. We would love to hear from any members who believe that they could contribute to the preparation of a learning module, especially our new engineering/infrastructure businesses. If there are any engineering surveying business leaders out there who have a desire to help train the next generation, please reach out to Carmen for a conversation.



Guide for Fees

Understanding the cost base of your business is a critical element for any director in running their business. The Guide for Fees was established to inform members around the associated costs for delivering to the standard of works required for a project. The recent Guide for Fees workshop was a breakfast meeting that demystified how CSV developed the fees that are contained within the guide, with Richard Illingworth (Taylors Development) breaking down the process in spreadsheet format. This was an important exercise and highlighted the need for CSV to share this information more broadly, to allow people to determine fees based on the salaries that they are paying their staff. Look out for the next workshop in June.

Consulting Surveyors National (Surveyors Australia)

In April 2024, Surveyors Australia, Consulting Surveyors NSW (ACS) and Consulting Surveyors Victoria (CSV) signed a memorandum of understanding to guide how the three organisations work together, whilst operating individually in an autonomous fashion. This is an important step in the goal for national representation, but it also defines the jurisdiction that each organisation will operate under. For those who are not familiar with Surveyors Australia (SA), the organisation was established as Consulting Surveyors National by the directors of CSV and ACSNSW to represent the surveying industry on National issues, whilst leaving local issues to the applicable body.

Where members raise issues with Surveyors Australia or CSV, the relevant Board will assess the issue and decide on the appropriate entity to deal with it. For example, surveyor shortages are seen as a national issue and Surveyors Australia are making representations (and creating training arms) on behalf of surveyors around Australia. CSV provides active support to these issues, including time and funding.

Membership to SA is offered as part of your CSV membership and is offered as a value add for all businesses, providing discounts to activities across Australia. Over the past 12 months, there have been several Victorian issues that have significant implications for our interstate colleagues and as such, we have seen greater collaboration between our organisations. Michelle Blicavs has been a fantastic support to not only CSV, but also to our Engineering members who have faced some challenging times.

Member Input

One of the main reasons that the Board established the sub-committee groups was to provide a mechanism for members to provide direct feedback to Board members, whilst working together on small, dedicated projects. This is important for those members who don't have the time to undertake a full time Board role, but have a desire to support industry. It also allows the Board to deal with more issues affecting the industry, sharing the load among more people.

Each sub-committee runs their own mini-Boards and then reports up to the main Board for guidance and alignment to the strategy. Where funding is required to support the sub-committees, the main CSV Board will assess all written requests on their merits and then allocate appropriate funding. Not all sub-committee requests will be accepted and will be assessed on their value to members.

Carmen and the team are always happy to receive member feedback on the things that we are doing well, as well as constructive feedback on things we could be doing better. If you are uncomfortable with providing direct feedback, there are opportunities to have off the record conversations with Board members at any of our seminars.

March Seminar

The March seminar has come and gone and the onsite feedback suggests that the event was well regarded. We have tried to deliver an informative event, with lots of different speakers from a range of industries. A big thank you to all those who attended face to face. We see this as an important opportunity for surveyors to network amongst each other, to ensure surveyors are continuously talking.

This year, we moved from our traditional home at Caulfield Racecourse to the wonderful Rendezvous Hotel in the city, as the cost of the venue space had increased significantly and we could no longer justify spending that amount of money to host 120 people on the day. We are happy to head back to the Caulfield Racecourse in the future.

ePlan

Over the past few months, we have received several emails from concerned members around the mandating of ePlan for Plans of Consolidation, especially around the lack of perceived consultation. The Board feels that SRBV have provided significant consultation over the past 18 months and this mandate should not have come as a surprise to members, as the Surveyor General has mentioned SRBV's intentions previously. For context, only 700 (approx.) plans of consolidation were registered at Land Use Victoria for the financial year FY22/23, so we don't see this as having a massive impact. We do see phase 2 being more impactful to our membership and we will communicate more broadly in time.

CSV do have concerns around the infrastructure and support mechanisms in place to ensure businesses aren't impacted by any downtime and have been engaging in dialogue with SRBV for several months over these concerns. One of the largest concerns relates to user access agreements, with CSV strongly believing that all businesses need to be advised of the standard terms and conditions upon which surveyors are accessing this platform and what are the contractual conditions that apply in the event of a dispute. We note that intellectual property was an issue previously



raised as part of the SPEAR platform and could have serious impacts on CAL payments for businesses. We will provide an update in due course.

A member alert was issued in mid-March, seeking member feedback in relation to ePlan.

Tribal Habits

(<https://tribalhabs.com/wp-content/uploads/Employee-Induction-Guidebook.pdf>)

To expand our service offerings to our membership, CSV have entered into a pilot program with Tribal Habits, an online Learning Management System (LMS) that we hope to delivery key business related content to the membership. We understand that a lot of our membership may not have developed policies or the resources to execute on HR items such as Anti Bullying & Discrimination Behaviours, Drug & Alcohol Policies or Driver Safety, just to name a few. Therefore, we have identified an LMS that can deliver on critical business needs at a fraction of the cost.

There are several pre-defined learning modules that can be standardised across the wider industry and allows members to accurately monitor and record an employee's understanding and acceptance of the policies that are important to your individual businesses. At SMEC, each new employee is required to complete approximately 19 learning modules so that they are formally inducted into our business. Once completed, our employees understand our business rules and what our expectations are of them.

The pilot program will be implemented in stages and if successful, we will roll out to the wider membership. Please contact Carmen for further details.

Advocacy

In conjunction with Surveyors Australia, the Engineering sub-committee is developing a certification standard that we hope will be mandated for all surveyors working on Government Infrastructure projects, as well as high rise construction. We are aware of other organisations that have established standards and we have been in discussion about how we can work together to ensure appropriately trained surveyors are working on high accuracy and Government critical projects.

Surveyors Australia, in conjunction with CSV, will be advocating for any Government Infrastructure contracts to mandate the minimum level of qualification a surveyor must have to work on these sites. We are aware that this is already happening in Queensland and in New Zealand and we hope to establish this in Victoria as soon as possible. For further information, please contact Michelle Blicavs.

Finally

Over the past 12 months, the Board at CSV have been working on several projects that are crucial to member businesses, with some of these being addressed above. We are regularly making representations to Governments, Authorities or allied partners on behalf of the membership, in order to advance the value of surveyors.

Due to the number of projects and representations on the go, we have often overlooked the crucial element of updating the membership on our progress. We acknowledge this shortcoming and have taken steps to provide greater communication to the membership.

Rohan Bakker
CSV President





SURVEYING TASK FORCE MONTHLY REPORT: FEBRUARY 2024

Our February 2024 Monthly Report is now available for [download here](#).

The Surveying Task Force has been working hard to foster industry collaboration, engage stakeholders, and leverage innovative strategies to promote the surveying profession among aspiring students and professionals.

Of particular interest were the following initiatives:

1. STF Planning Day

The STF convened for their Planning Day on Monday, 5th February 2024, marking a significant event to strategise and collaborate on industry initiatives. Key stakeholders and industry partners participated enthusiastically, contributing valuable insights and ideas to enhance industry promotion and sustainability.

2. PTA Twilight Event – Live Poll

A live poll conducted on Tuesday, 13th February during the PTA event garnered insightful feedback from surveyors on their career decisions and pathways. Questions ranged from the timing of their decision to study surveying, influences on their choice, to their preferred educational routes and memberships.

3. Online Quiz

The STF conducted a successful trial of an online quiz, named ScoreApp, aimed at engaging secondary school students via social media platforms. Launched on 24th January, the quiz attracted 61 visitors, with 41 completing it. These respondents expressed interest in STF initiatives, such as work experience programs and information on study pathways.

The report highlights the significance of these results in the realm of online marketing, underscoring the effectiveness of leveraging free social media platforms to cultivate potential future surveyors. The STF plans to refine the quiz content and follow-up mechanisms to sustain and enhance this engagement.

The report also provides a summary of all on-going activities including weekly blog posts and social media along with a progress report on the Work Experience Program.

For further information please [download the report](#) or contact Kim Hesse.

Kim Hesse

Head of Marketing

Surveying Task Force

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Balcony Projections – The Dilemma Of Responsibility

Walk down any street in any inner-city suburb and you are likely to see a balcony, or many, hanging over the footpath. They are probably so common that you hardly notice them. Doesn't really seem like a big deal, does it? Obviously, the balcony is part of an apartment. Or is it? What happens if it needs major structural repair or worse still, it falls down? Who is responsible – the owner, the owners corporation or Council as owners of the road reserve? The number of queries that are crossing my desk about balcony projections on aging buildings has skyrocketed in the last few months and the more I dig the murkier responsibility becomes.

Balconies projecting over road reserves require consent from the relevant Council and are dealt with through a planning permit application, building permit application and under the Building Regulations 2018. Some Councils require a s173 agreement to be entered into to indemnify Council for any claims relating to the balcony, lay down the rules pertaining to the use and management of balconies and potentially stipulate the payment of a licence fee to allow the projections to exist. Some but not all... Where a balcony projects into Crown Land it may be necessary to enter into a Crown Lease or Licence. The existence and approval of these projections rarely receive any attention in a permit to subdivide.

Logic (and law!) guides that we cannot create any title to land outside of the site boundaries of the development so in the preparation of a plan of subdivision where there are projections of lots, the definitions of these structures are cut back to the site boundary. The projection beyond is therefore undefined by the plan of subdivision.

This is all well and good as we work within the parameters that we have, except that we are now seeing confusion and conflict arising in older buildings as the delineation of responsibility (and ownership, in some plans) is unclear within the Plan of Subdivision.

Where a projection extends beyond a site boundary, I would once have said that the responsibility for maintenance falls to the owners corporation responsible for the overall building structure. The projection is not possible to be contained within the private lot boundaries as it extends into a road reserve and Council may have a legally binding agreement that it is not their responsibility so who else can be responsible? I was rock solid on that stance.

That is until recently, when I had a discussion with a lawyer who had an entirely different perspective. In their view, a balcony or any projection should be considered similarly to any encroachment at ground level,

such as a fence being out of position or an eave overhanging a boundary such that regardless of the definition of the lot shown on the plan, i.e. dimensioned where it intersects with the site boundary, that the entire projected structure should be considered as intending to be defined consistently with other structures in the plan. Interesting... and murky.

So, what happens when the boundary of the lot is defined as being located at the interior face of the structure and there is a balcony projecting from the other side of the wall? The boundary of the private lot is clearly defined within the plan of subdivision, but visual inspection shows quite undoubtedly that the lot has a balcony. How can you then define the balcony as anything other than common property? Murkier yet.

This "fun" example becomes even more complex when you consider that some of the balcony slabs are supported by bracing structures that are located within the airspace of the lot below...

My balcony, but your responsibility - "Hey neighbour, my balcony is falling down, can you fix it as its located within your property". Hmm no impending legal fight there, is there?

On further discussion, we reached consensus that in fact determination of responsibility for maintenance of projections into Council land was not governed by the Subdivision Act 1988 at all but in fact needed to be governed by a private agreement between the relevant owners corporation and the affected lot owners. The plan of subdivision forms the primary record of that agreement, but the rules of contractual interpretation would apply. This means owners and/or owners corporations need clear

agreement on the roles and responsibilities pertaining to structural projections which likely needs a lawyer to formulate or interpret.

Luckily, even if the structure is considered the responsibility of the owners corporation, a balcony is generally for the exclusive use of the relevant lot owner. Section 49(2) of the Owners Corporation Act 2006, which pertains to the cost of repairs and maintenance, allows the owners corporation to apply the beneficiary principle to the apportionment of costs associated with works.



Essentially on a user pays basis - you use the balcony exclusively therefore the owners corporation will pass on the cost of maintenance of that balcony to you.

OK by me but how do we get to the point of having an agreement in place and what is the role of the surveyor in all this?

Let's go with the surveyors role first.

For existing subdivided buildings, we need to be very clear in the provision of advice as to balcony projections that any structures extending beyond the site boundaries are not defined by the relevant Plan of Subdivision. All we can advise on is what the Plan of Subdivision tells us i.e. where the boundaries are located. As a good friend of mine has said in this regard, better to be accused of not saying enough than saying too much. Determination of responsibility outside of the boundaries really needs legal interpretation.

Now, the agreement.

I believe that it should be possible for owners corporations to negotiate to enter into agreements to deal with existing balcony projections with affected lot owners so that the rights and responsibilities are clearly laid out moving forward. For those buildings with significant maintenance pending for these structures and no clarity as to responsibility, it may be necessary for the works to be handled by the owners corporation and apportioned as described above whilst these agreements are negotiated.

In subdividing future buildings with projections, I feel we have an obligation to our clients and the future occupants of the building that on seeing structures extending beyond the site boundaries, that we recommend

engagement of a lawyer to draft an agreement to be executed between the future owners corporation and the individual lot owners to clearly define the rights and responsibilities for the balcony projections which should also bind successors in Title of these lots and run in perpetuity, so long as the building exists, so that all stakeholders are aware of who needs to do what. Ultimately, we should be striving for fairness and clarity. This is something that we can and should advise on, in the creation of better and happier communities.

So, in answer to my original question posed, responsibility for balcony projections is complicated. Most Councils have sufficient nous to ensure any responsibility or liability does not reside with them which leaves us with owners corporations and individual lot owners.

The Plan of Subdivision in defining boundaries cannot deal with land/ structures located outside of the site boundaries and so the resolution of responsibility between these parties is ultimately to be determined by the legal profession. As surveyors, we can only provide advice as to the location of boundaries but we have to acknowledge that we have a responsibility in identifying where instances like this may lead to conflict in the future and do what we can to provide clarity and certainty for the future communities that we are helping to create.

Robin McDowell
Reeds Consulting P/L

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CRA Survey Pty Ltd

CRA Survey Pty Ltd is headed by James Sprott, a surveyor with over 30 years of experience within Australia and overseas, providing consulting land surveying services to private clients, government authorities and local government.

The company was established in 1989 and provides a diverse range of surveying services, including subdivision and urban design work.

In recent times, the company has provided consulting survey services for the Oakwood Rise subdivision in Burwood (approx 90 lots), Mt Cooper Estate in Bundoora (approx 400 lots), Metro 3175 in Dandenong (approx 400 lots when complete), Meridian Estate in Dandenong (approx 270 lots), MABs University Hill mixed use project and their Merrifield project which is currently going through the planning phase, Manhattan Estate in Sayers Road, Tarneit (180 lots), Development Victoria "Riverwalk" (2500 lots over 48 stages) which is ongoing.

The company has also completed many apartment projects including a 260-apartment project in River Street, Richmond, Marquee Apartments in St Kilda Road, Melbourne and a 300-apartment project in Sturt Street South Melbourne.

The company has extensive experience with land development and apartment projects with a clear understanding of the complex processes involved. One of our priorities is to always work very closely in collaboration with other consultants who will rely on our services. CRA Survey take a proactive approach to the management of our work, constantly monitoring and following up on completion of activities, supply of information or authority approvals. We have the experience to identify where problems may be developing and bring them to the attention of others to minimise any potential issues before they eventuate. Our office is supported by experienced Licensed Surveyors, Survey Manager, Subdivision Manager and survey teams.

Following the merger of Chris Runting & Associates Pty Ltd with Sprott Land Surveys in 2013 to form CRA Survey; Digital Land Surveys (2019)



and RV Foote Surveys (2023) have also joined the company leading to the need to re-locate to bigger premises at 292 Canterbury Road, Surrey Hills providing a more suitable office format of stand-up desks and updated server and phone system allowing staff greater flexibility to work remotely when needed.

We utilise the latest survey equipment, survey and CAD software, which can output data compatible with all other CAD packages. Data can be supplied in digital format – 2D and 3D output. Our survey field teams are skilled in traditional surveying techniques, as well as proficiently trained to use the latest scanner technology to produce detailed 3D imagery.

Work activities are carefully managed and monitored in accordance with quality assurance procedures to ensure they are carried out and completed in a timely manner to fit in with clients' and projects' deadlines. Communication between all CRA Survey staff members and departments, clients and stakeholders are critical to the success of any project, whether it be a domestic Feature & Level Survey to large scaled multi lot subdivisions. We take pride in maintaining solid working relationships with our long-term and returning clients and stakeholders.



Whilst Covid was a difficult time for most companies, it did present an opportunity for CRA Survey to explore new methods of working, communicating and maintaining a cohesive "team spirit" that is vital in any work environment, especially in small and medium sized businesses. We are a family owned and run practice with a strong focus on "family first". We rely and depend on each other when needed. We cover for each other when children need to be collected early or need to be home due to illness. It is important to financially succeed in business, however, without the right people in place, in the right "head space", this success may be short lived and burn-out occurs. Hand in hand with this philosophy is also the need to not win every project that comes across your desk, it is simply not possible to win and do every job.

James and his team are passionate about the surveying profession and keen to encourage training and mentoring for the next generation of surveyors; and exploring ways to maintain and deliver a high-quality professional service whilst remaining a financially sustainable industry.

For generations surveyors have simply focused on surveying and not the business. James believes this to be the downfall of the profession. To continually further his professional development, he has participated in the Business Academy Program with ACSV and is a participating member in various business groups, both in a formal and informal capacity. He presented at CSN's National Congress in 2023 and is an active member on the small business sub-committee. Surveyors who can also demonstrate smart business acumen will provide their clients with a higher level of confidence when assisting with their projects.



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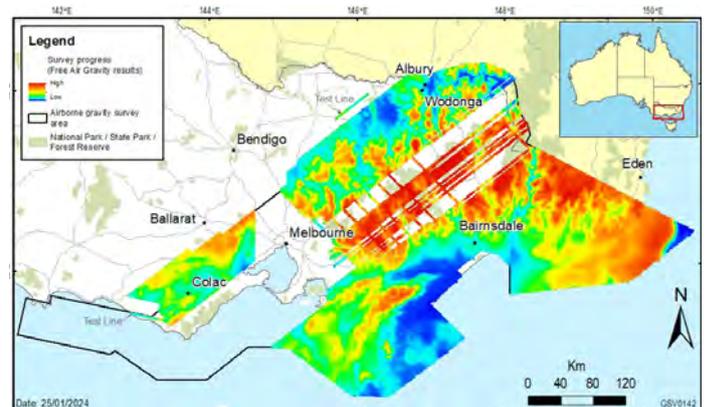
Please be advised that the 2024 airborne gravity survey across southern and eastern Victoria is about to commence operations over the Greater Melbourne and Otway regions including offshore, having previously completed survey areas in the Colac-Otway, Gippsland and Hume regions.

The image in the next column shows progress across the survey area. A fact sheet with general details of the project is on the next page.

The airborne survey is being collaboratively organised through Surveyor-General Victoria within the Department of Transport and Planning (DTP), Geological Survey of Victoria within the Department of Energy, Environment and Climate Action (DEECA) and Geoscience Australia (Commonwealth Government).

The objective of the project is to collect consistent and evenly distributed gravity measurements. The new gravity data will significantly improve Victoria's gravity model which is used to provide accurate and reliable heights from GPS positioning. The data will also be used by geoscientists to further their understanding of southeast Australia's geological 'architecture' and how it has evolved over time. This helps manage earth resources, infrastructure and natural hazards.

The airborne gravity survey is being performed by Sander Geophysical Limited who specialise in airborne geophysical surveys. Experienced pilots, operating a DHC-6 Twin Otter, fixed wing aircraft, will fly along a planned route with flight lines spaced about 500m - 1km apart. The aircraft will fly in public airspace at a nominated ground clearance of 150 metres, increasing to 300 metres over built-up areas. The gravity sensing instruments do not emit any signals or impact people, animals



or infrastructure in any way. To people on the ground, if the plane flies overhead the noise will be transient, and it will look like a normal light passenger aircraft.

The airborne gravity surveys will be performed in stages throughout 2024 and stakeholders are being notified at least two weeks prior to commencing operations across regions. Stakeholders that may be involved in activities that might impact or be impacted by the airborne gravity surveys are encouraged to provide feedback.

If you would like more information or further notifications regarding the airborne gravity surveys, please contact smes.support@delwp.vic.gov.au or visit the project webpage - www.land.vic.gov.au/surveying/projects-andinitiatives/airborne-gravity-survey.



Airborne gravity survey in Victoria

Factsheet

An airborne gravity survey is being conducted to improve the vertical accuracy of GPS and better understand Victoria's geology.

The airborne gravity survey is being conducted across Victoria in 2024. Stakeholders and the general public are being advised of the survey before flying occurs across specific areas.

Introduction

Surveyor-General Victoria, part of the Department of Transport and Planning (DTP), and the Geological Survey of Victoria, part of the Department of Energy, Environment and Climate Action (DEECA), are collaborating with Geoscience Australia (GA) to capture airborne gravity data over targeted regions of Victoria.

The objective is to collect consistent and evenly distributed gravity measurements. The new survey data will significantly improve Victoria's gravity model and the accuracy of real-world heights from GPS. The data will also be used by geoscientists to further their understanding of southeast Australia's geological 'architecture' and how it has evolved over time.

The survey is being performed by an experienced contractor, Sander Geophysics Limited. The aircraft flies in public airspace at 150 metres over rural areas, increasing to 300 metres over built-up areas. DTP, DEECA and GA are notifying stakeholders about the survey before flying across regions.

Planned survey areas

Airborne gravity data is being collected over large regions including Melbourne, the Australian Alps, eastern and coastal Victoria (see Figure 1). The survey requires flights over diverse land types including urban and rural areas, mountainous and coastal terrain and national and state parks and reserves. There is no ground disturbance.



Figure 1 Airborne gravity survey areas

Gravity surveying in Victoria

Victoria has some of the best coverage of ground gravity data in Australia, but some areas such as the alpine and coastal regions are difficult to access. This limits gravity data coverage, with corresponding local uncertainty in the gravity model.

Airborne gravity surveying fills these gaps by capturing consistent and evenly distributed gravity measurements across large areas with minimal disturbance to land users and the environment.

Flight operations

The survey is continuing throughout 2024 and will take several months to complete. The flight schedule is weather dependent and subject to change. Stakeholders and the general public will be notified at least two weeks before the airborne survey starts.

Survey operations are conducted by Sander Geophysics Limited, an airborne gravity survey specialist contractor. Experienced pilots operating a DHC-6 Twin Otter fixed wing aircraft will fly along a planned route with flight lines spaced 500 metres to 1 km apart. The aircraft will fly in public airspace at a nominated ground clearance of 150 metres, increasing to 300 metres over built-up areas.

An independent air safety audit has been conducted on the aircraft and flight plans. Flying will only occur in favourable weather conditions.



Figure 2 DHC-6 Twin Otter fixed wing aircraft

Impact on the environment

The DHC-6 Twin Otter is a standard aircraft with scientific instruments on board. Noise levels on the ground will be transient and most areas will only be passed over once.

Specialised gravity-sensing instrumentation will be used to measure extremely small variations in the Earth's natural gravitational pull. The gravity instruments are passive and do not emit any signals or impact people, animals or infrastructure in any way.

Survey benefits

The data and gravity model will improve height determination from GPS positioning to an accuracy of a few centimetres. The changes will support productive and effective land management and technological innovation and meet community expectations of reliable GPS positioning in Victoria.

The new data will also advance the geoscience that assists the Victorian Government to manage its earth resources, infrastructure and natural hazards. It will also assist the state's resources sector, which contributes to regional jobs and economic growth.

Data availability

The survey data needs to be processed and quality checked before being released for use. Data will be freely available through the Victorian Government's open data platforms and licensed for public use. The data will also be included in the national geoscience database and data portals managed by GA.

For more information

DTP, DEECA and GA are notifying stakeholders and the general public of the survey at least two weeks before starting airborne operations across regions. This includes local newspaper advertisements, webpage updates and direct notification to people or organisations who have registered interest. If you or your organisation would like more information, please contact DTP:

Phone: 03 9194 0770

Email: smes.support@delwp.vic.gov.au

Web: www.land.vic.gov.au/surveying/projects-and-initiatives/airborne-gravity-survey

Need more information?

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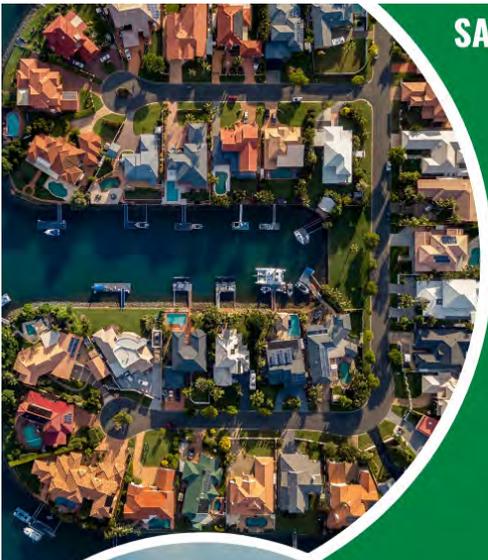
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The Definition of Being a Professional

As most of you may be aware on the eve of The Guide for Fee's breakfast workshop an anonymous email was circulated within the survey community commenting on an apparent lack of adherence to survey regulations pertaining to the lodging of Re-establishment Plans. The email linked a document that compiled lodged RE's from survey firms in Victoria from 2013 to 2023. It did not state the source of the data shown in the list, so it is difficult to say if indeed it was accurate or not. Concerningly the email disclosed email addresses for a large number of firms, again from an unknown source. Subsequent to the workshop, the author wrote a second email, revealing their identity and publicly denigrating two speakers at the workshop and their practices.

Whilst I did not doubt the passion the author has for the subject, I was concerned that they had allowed their frustrations to overflow to act in what I believe was an unprofessional manner. The argument may be put forward that those who don't perform their duties in accordance with the Acts, regulations and requirements of the industry are also unprofessional certainly has some merit, however public condemnation of those persons and firms is not the correct approach in my opinion.

As someone who is proud to be called a surveyor it was a timely reminder to me about what being a Professional means.

Traditionally a professional has been accepted as someone who has gained a high level of academic achievement or accreditation and made a public commitment to a high standard of performance, to integrity and to public service. This would include Lawyers, Doctors, Engineers and of course Surveyors, however the concept of being a professional has blurred somewhat to encompass those that are paid to undertake jobs that a majority of people would do as a hobby eg. Professional sportsperson. As such the definition of a professional has expanded to those that may place economic gain as their defining characteristic of being a professional versus those that place a higher emphasis on the quality and integrity of their work. Obviously, a by-product of producing higher quality work is potentially increased revenue, however it is not the sole driver for the behaviour of a traditional professional.

Irrespective of the fact that the definition of a professional person may have widened, the public expectation with regards to professional behaviour has remained relatively constant.

A professional typically exhibits the following behaviours:

1. **Respect:** A professional treats others with respect, regardless of their position or background.
2. **Integrity:** A professional is honest, trustworthy, makes decisions with integrity.



3. Responsibility:

A professional takes ownership of their work and is accountable for their actions.

4. **Competence:** A professional is knowledgeable and skilled in their area of expertise, and continuously seeks to improve and expand their skills.

5. **Professionalism:** A professional maintains a professional demeanour in all interactions and communicates effectively with others.

6. **Adaptability:** A professional is flexible and able to adapt to changing situations and demands.

7. **Collaboration:** A professional works well with others, is a team player, and is able to collaborate effectively towards common goals.

8. **Continuous Learning:** A professional is committed to ongoing learning and professional development to stay current in their field.

9. **Ethical** A professional conducts themselves with accepted morals and values

It is the constant adherence to the 9 behavioural expectations above that separates true professionals.

Whilst those with academic qualifications may fall under the umbrella of 'traditional' professionals' it is your behaviour that truly defines you as being a professional. Developing a sense of professionalism does not happen overnight, in fact it is borne through a wide range of experiences, mentoring, interaction with respected colleagues, clients and observation of industry leaders. It is acceptance of feedback, education, undertaking mentoring roles, training and development and skills building. It is respectful contribution to the industry in a positive manner.

Perhaps the single greatest differentiation between 'traditional' professionals and those that are now classified as professionals, is membership of a Professional body. Indeed having membership to a professional body, either as an individual or as a business, is seen as acknowledgement that you satisfy criteria, which is usually set at a high level. Recent events are a reminder that Member firms of CSV agree to adhere to a Code of Ethics. That Code of Ethics is set out below

1. A member's responsibility for the welfare and rights of the community shall come before the member's responsibility to the profession of surveying, to sectional, private or other members' interests or to other individual surveyors.
2. A member shall uphold the standards, the honour and the dignity of the profession and shall conform to the association's decisions on questions of ethics and conduct.

3. A member shall accept full responsibility for professional advice and work performed and shall discharge duties with integrity to clients.
4. A member shall not undertake professional responsibilities beyond the member's competence or authority nor allow employees to do so.
5. A member shall endeavour to advance the science and practice of surveying and the objects of the association and shall ensure that all principals and employees continue their professional development throughout their career and encourage the development of subordinates.
6. A member shall not reveal facts, data or information obtained in a professional capacity, which are personally identifiable, without the prior consent of the client except as required by law.
7. A member or a member's representative when acting as a consultant shall perform the duties impartially without fear or favour.
8. A member shall inform clients of any interest which may adversely affect judgement or the quality of services and shall not accept any form of compensation for a particular service from more than one source without disclosing the circumstances and receiving approval from all interested parties.
9. A member shall build a reputation on merit and shall refrain from any form of unfair competition including:
 - Using a professional designation or allowing an employee to use a professional designation for which there is no entitlement.

- Offering inducements to secure work or advancement.
- Seeking to supplant another member or individual surveyor who has been commissioned.
- Neglecting to comply with provisions of rules or regulations governing the practice of surveying.
- Accepting a fee which would preclude the member from providing adequate and appropriate professional service.
- Advertising in a fraudulent or misleading manner or in any other way not in the public interest.

Notwithstanding grievances highlighted above, it is great to see the enthusiasm within the industry with regards to the Guide for Fees update. I think a majority understand that this is a very important document, and CSV has deliberately sought out the contribution of the wider survey industry to ensure that it is up to date in terms of the significant range of services offered by surveyors and is reflective of the true cost of doing business. In addition to utilising the workshops to refine the document it also seeks to educate such that it will be accepted as a fair representation for the skilled, professional work that we undertake. The success of the updated Guide for Fees is dependent on wide adoption of the principles it contains within the industry, and it stands a greater chance with surveyors having a buy-in, so I would encourage all surveyors to contribute when future opportunities arise.

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Planning Scheme Amendments

The following planning scheme amendments may be of interest to some members.

APPROVED

Victorian Planning Provisions – Amendment VC249 Approved 15 January 2024

VC249 changes the VPP and all planning schemes in Victoria by exempting development for a small second dwelling from Development Contributions Plan requirements and correcting typographical errors related to small second dwellings.

Victorian Planning Provisions – Amendment VC254 Approved 12 February 2024

The amendment makes changes the VPP and all planning schemes on a number of matters relating to:-

- Implementation of the Birrarung-Bolin (Yarra River – Bullen Precinct) Framework Plan,
- Proof of continuous use,
- Signs in the Transport Zone and state projects.

Proof of continuous use- The VPP and all planning schemes provides that an existing use right is established if amongst other matters, proof of continuous use for 15 years is established under clause 63.11, unless the use has been held to be unlawful or during the 15-year period or the responsible authority has given a written direction for the use to cease. Currently, if a council makes a written direction that a land use is illegal and must cease before an application for a planning certificate can be made it would cut off the ability to prove existing use rights when making an application for a planning certificate. Amendment VC254 is required to ensure that proof of existing use rights can still be made and fairly assessed even where a responsible authority has directed the use to stop, as long as there was a 15-year period of continuous use. Amendment VC254 supports fair access and assessment for people seeking to prove existing use rights. The amendment addresses the potential detrimental impacts on businesses and people who should be able to apply for their existing use rights to be considered fairly.

Greater Geelong Planning Scheme – Amendment C339 Approved 25 January 2024

Implements the *Flood Risk Management Study – Lower Barwon River and Lower Moorabool River (March 2019)* and part of the *Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment (December 2015)*

Yarra Ranges Planning Scheme – Amendment C211 Approved 1 February 2024

Resolves inconsistencies between the Restructure Overlay and the Incorporated Document -Restructure Plan for Old & Inappropriate Subdivisions in Yarra Ranges Council. The amendment applies or removes the Restructure Overlay from various locations, already exhibited as part of Amendment C177. It also updates various maps within the Incorporated Document to ensure consistency with the Planning Scheme, also exhibited as part of Amendment C177.

Yarra Ranges Planning Scheme – Amendment C217 Approved 1 March 2024

Amends the Schedule to Clause 44.01 (Erosion Management Overlay) to simplify its structure, include new exemptions for minor buildings

and works and vegetation removal, include separate requirements for subdivision applications, to ensure the risk provisions in the scheme are consistent with contemporary guidance provided in the Australian Geomechanics Society Practice Note Guidelines for Landslide Risk Management (AGS 2007).

LAPSED

Darebin Planning Scheme – Amendment C186 Lapsed 22 February 2024.

Proposed to increase the public open space contribution rate for all subdivisions, by amending the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) and amending the Municipal Strategic Statement to require a 10% open space levy for all land in the municipality.

Planning Panels Victoria received a letter from Darebin City Council advising it has resolved to not refer additional submissions to the Panel arising from the re-exhibition of the Amendment. Furthermore, as Amendment C186 will not have been adopted by Council within two years of the date of the initial exhibition Council has advised it will be allowed to lapse from 14 November 2022.

PROPOSED

Darebin Planning Scheme – Amendment C210

Proposes to revert to the public open space contribution requirements for subdivisions that create fewer than 5 additional lots to the requirements under section 18 of the Subdivision Act 1988.

It does this by amending the schedule to Clause 53.01 to remove the existing mandatory contribution rates for subdivisions that create an additional 2, 3 and 4 lots. This allows for the determination of an appropriate discretionary public open space contribution of up to 5% for subdivisions in this category.

Submissions closed 22 March 2024.

But the following panel hearing dates have been set for this amendment:

- Directions hearing: 23 May 2024
- Panel hearing: 20 June 2024

Mansfield Planning Scheme – Amendment C57

Amongst other matters, proposes to implement the recommendations from the Mansfield Planning Scheme Review (2022) and to implement the Mansfield Open Space Strategy (2023) and the Mansfield Open Space Strategy Contributions Plan (2023).

A sliding scale has been proposed to capture open space contributions in accordance with the scale of development, recognising that Residential developments are different to Commercial or Industrial type subdivisions and that different scales of subdivision should provide varying degrees of open space provision. These amounts should be in accordance with the expected future growth of an area and the contributions received from them should be expended into the improvement of those areas. The amendment proposes the following open space contribution brackets: -

- 2-4 lots: 5% in line with the Subdivision Act, 1988
- 5-9 lots: 6%
- 10+ lots: 7.5%

Mixed Use, Commercial or Industrial: 5%, in accordance with the Precinct

Structure Planning Guidelines, prepared by the Growth Areas Authority Submissions close Friday 19 April 2024.

The following panel hearing dates have been set for this amendment:

- directions hearing: Week commencing 10 June 2024.
- panel hearing: Week commencing 15 July 2024.

Latrobe Planning Scheme – Amendment C131

Proposes to implement a number of flood studies by amending the Floodway Overlay and Land Subject to Inundation Overlay. In total 3323 properties are affected by the amendment It deletes the Floodway Overlay from 172 properties, deletes the Land Subject to Inundation Overlay from 599 properties. In addition, it introduces the Floodway Overlay to 202 properties and Land Subject to Inundation Overlay to 1058 properties, a number of properties have also had boundaries of the two overlays amended. The Amendment was previously exhibited from 3 February 2022 to 7 March 2022

Submissions close on 1 April 2024.

The following panel hearing dates have been set for this amendment:

- directions hearing: Week of 10 June 2024
- panel hearing: Week of 8 July 2024

PRACTITIONER'S GUIDE to VICTORIA'S PLANNING SCHEMES

The Practitioner's Guide has been updated and is available online on the DTP Practitioner's Guide webpage. In keeping with the International Decade of Indigenous Languages 2022-32, the guide now provides advice on using Traditional Owner place names in Victorian planning

schemes (See Part 6.1.4). The guide also advises on the inclusion of acknowledgement of country in municipal planning strategies (See Part 6.3.1).

A range of other changes have also been made to the guide, including consolidating advice from planning practice notes 54 and 59 about referrals and mandatory provisions. The two planning practice notes have subsequently been retired.

USING VICTORIA'S PLANNING SYSTEM

Using Victoria's Planning System has been updated and is available online on the DTP Guide to Victoria's Planning System webpage.

The latest release of the document largely makes updates to respond to system changes. It also provides added advice about amendment authorisations, post-permit processes and makes minor technical corrections and clarifications

Planning for Melbourne's Green Wedges and Agricultural Land Action Plan was released on 18th March last by the Minister for Planning, outlining a focus on preserving green wedges and agricultural land and focussing on building more homes in established suburbs. Planning reforms are proposed to be introduced to prepare management plans and agricultural activities that are consistent with green wedge values.

Members are advised that the above is for information purposes only and is not intended to be a legislation advice service. Members should refer to their own resources to obtain the latest legislative updates.

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I trust you all had a relaxing Easter break. Early in February I attended the Surveying Task Force Planning workshop at RMIT University, which was held to bring key stakeholders and industry partners together to brainstorm ideas and collaborate. An ideas board was collated and everyone was encouraged to provide further comments and feedback. This is a work in progress for the Surveying Task Force and it is good to be part of the journey

The Guide for Fees breakfast was well attended and generated much interest, there appears to be a lot of differences in what is being charged. One thing to remember is the journey to become licensed is lengthy and can be arduous for some, for those that attended the workshop, Richard Illingworth from Taylors provided a spreadsheet and explained the process. You all deserve to be remunerated properly. Know your worth and ensure you charge appropriately. CSV will be holding another Guide for Fees workshop on 5 June 2024, if you didn't get the opportunity to attend the February workshop, this is your chance to come along and contribute to this important work that is being done.

On the 7 March 2024 Robin McDowell, Trish Holmes and I attended the Civil Contractors Federation International Women's Day Breakfast, the guest speaker was Jana Pittman. Many of you would know Jana as the former Australian Olympian that specialised in 400m relay and 400m hurdles. Due to persistent injuries and after winning 4 x 400m gold medal in front of a home crowd Jana made the decision to retire from the track. When one door closed many other opportunities opened up and Jana accepted an invitation to join the Australian Women's Bobsleigh team. Outside her sporting career Jana trained as a medical practitioner, having graduated with a Bachelor of Medicine and Surgery she did her Masters of Reproductive Medicine. Jana's story telling captured the audience, she encouraged all attendees to follow their passion and think about what they really want and to go for it. "Write it down" she said and if you are too busy keep reminding yourself this is what I want!

The Delivering Victoria's Big Build March Seminar was well attended,



it was good to see a number of Engineering Surveyors in attendance, the program catered for many as the topics varied from business, cadastral, technical, as well as tips and tricks on online marketing. The Hon Danny Pearson MP, as our keynote speaker, acknowledged the important work of surveyors, CSV has been advocating with government to raise the profile of surveying. It's a slow burn however we will continue to chip away at it. A special mention to CSV's Sponsor Partners for their presentations and to all the speakers. Leo Bateman from Taylors was presented with a certificate for lodging the 100,000th RE Plan. Congratulations Leo. The choice of venue was well received by many. At the conclusion of the seminar attendees took up the opportunity to network and enjoy drinks and canapes with their peers.



One of our members, brought to my attention that I missed some prominent Surveyor Generals between 1869 and 1899. At the time, CSV published what was provided to us. Many important milestones in the history of Victoria occurred during that time by the following:

- Alexander John Skene 1869–1886
- Alexander Black 1886–1892
- Michael Callanan 1894-1895
- Samuel Kingston Vickery 1895-1899
- Alexander Bruce Lang 1914-1925

On the 30 March 2024 I received the sad news of the passing of Les Twentyman OAM, for those that attended the CSV golf day last year you would have been mesmerised by Les as our keynote speaker. Les spoke about his work with the youth as an outreach worker and community activist. Les's work was fundamental and ranged from homelessness, drug abuse, prison reform and social welfare. Last year Trish and I did some volunteering for the Les Twentyman Foundation. When we were there, Les personally came in to thank us for helping, as volunteers Trish and I have been invited to volunteer lunches and Christmas drinks, both of us were agog at the level of respect people have for Les, he changed so many lives over so many decades. Vale Les Twentyman you will be sorely missed, your legacy will continue for many years.

The demand for the CSV Training Modules continues, modules have been scheduled for the following dates:

- Module 1 – 16 April
- Module 2 – 17 April
- Module 3 – 29 & 30 April
- Module 4 – 10 May

If you are interested in attending, please ensure you contact the CSV office on 03 9690 6660 or email admin@acsv.com.au

As mentioned in the President's article CSV has embarked on a pilot program with Tribal Habits, the pilot program is an online Learning Management System (LMS). The staff and I are currently in training to learn the system, we will then be in a position to roll it out to a small group with the intention of rolling it out to the wider membership.

In closing once again I am always looking for newsletter articles, if you are interested in submitting an article, please get in touch with [me](#).

Carmen Olson
Executive Officer





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On the 9th February the annual Allan Van Tennis Day took place at the prestigious Kooyong Tennis Club. The event was held on the en tout cas courts, with 30 enthusiastic players taking part in the day's events.

With a similar format to last year, a few skills based games took place in conjunction with the main event. Chris Kriesfeld (Green Point Spatial) and Riley Ulbrich (Lyssna) won "Around the World", Jarryd Ledjott (MNG) won "The Cannon" and Paul Munoz (SMEC) took out the "Dead Stop".

It was then on to the real thing, with the Allan Van Tennis Challenge being a wide-open affair.

This year's Allan Van Tennis Challenge format showcased two groups (A & B) consisting of 8 teams in each. With SMEC being last year's winners, we saw Taylor's dynasty come to an end. Taylor's response to try to reclaim the trophy, saw them enter 4 teams into this year's event. We also saw some new and improved teams, DML/Planned Resources, C R Kennedy and Veris being formidable opponents throughout the group stages.

However, Taylors A team of Matt Laidler and Chris Burrows were too strong in Pool A, while last year's winner, the SMEC pairing of Paul Munoz and Adam Iskra advanced from Pool B. Leaving us a rematch between last year's finalists.

The final between Taylors A and SMEC provided a great display of endurance and immense talent on the court. The match showcased many winners early from either end of the court. With the set being tied at 2 all, we saw SMEC go to another level and become triumphant, winning 6-2.

Congratulations to SMEC and the team of Paul Munoz and Adam Iskra for winning the 2024 Allan Van Tennis Trophy, going back-to-back. A special mention to Paul Munoz on winning the Allan Van Tennis Challenge for the 10th time, making him the unofficial 'Novak' of the Tennis Day.

A special thank you to Alan Pratt and the team from Planned Resources for sponsoring the day, and thank you to the CSV team for organizing yet another successful CSV Allan Van Tennis Day.



Kooyong Club House



Player briefing





Ben Geroff from UPG and Moe Rahman from Taylors in action



Chris Burrows and Matthew Laidler from Taylors with Adam Iskra and Paul Munoz from SMEC



Travis Lovell and Troy Ryan from MNG in action



Chris Kriestfeld from Green Point Spatial P/L and Moe Rahman from Taylors in action



Stephen Circosta representing CSV with Riley Ulbrich from Lyssna Group and Chris Kriestfeld from Green Point Spatial - Winners of 'Around the World'



Winner of the 'Cannon' - Jarryd Ledjott from MNG with Stephen Circosta representing CSV



Winner of the 'The Dead Stop' Paul Munoz from SMEC with Stephen Circosta representing CSV



Winners of the Allan Van Trophy, Adam Iskra and Paul Munoz from SMEC with Stephen Circosta representing CSV



2024 SOCIAL / OTHER EVENTS:

Date	Event Name
Friday, 9 February	31st Allan Van Tennis Challenge Venue: Kooyong Lawn Tennis Club, Kooyong
Wednesday, 11 September	Industry Network Evening Venue: Parliament House
Friday, 25 October	CSV AGM Venue: Sandhurst Club, Sandhurst
Monday, 18 November	CSV Golf Day Venue: Yarra Yarra Golf Club, Bentleigh East
Friday, 29 November	The President's Lunch Venue: The Emerald Hotel, South Melbourne

2024 OTHER EVENTS:

Date	Event Name
Wednesday, 14 February 2024	Guide for Fees Breakfast Workshop Venue: Rendezvous Hotel, Flinders Street, Melbourne
Monday, 8 April 2024	Traffic Management Webinar FPET: 1 Other Point
Wednesday, 5 June 2024	Guide for Fees Breakfast Workshop Venue: Rendezvous Hotel, Flinders Street, Melbourne
22 and 23 August 2024 17 and 18 October 2024 3 and 4 December 2024	Business Academy Venue: TBA

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2024 BUSINESS AND PROFESSIONAL DEVELOPMENT EVENTS:

At least one month's notice will be given on any changes made. Every effort will be made to keep to the draft

Date	EVENT / FPET POINTS
TBA	ACSV Search Webinar
Friday, 22 March	CSV Full Day Seminar Venue: Rendezvous Hotel, Flinders Street, Melbourne FPET Points: 2 Cadastral Survey Practice Points, 1.25 Development Planning Points and 2.75 Other Points
Friday, 24 May	CSV/ISV Joint Seminar Venue: Moonee Valley Racecourse, Moonee Ponds
29 to 31 July	National Congress 2024 Venue: Queenstown, New Zealand
August 2024 – 13 August – 15 August – 20 August – 22 August	Webinar Series
Friday, 25 October	October Seminar & AGM Venue: Sandhurst Club, Club House Lane, Sandhurst
TBA	Topic TBC CSV / ISV Joint Seminar



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