

# COMPANY PROFILE



**LICENSED SURVEYORS**

**TOWN PLANNING**

**LAND DEVELOPMENT CONSULTANTS**



## INTRODUCTION

Northern Land Solutions (NLS) is a multidisciplinary consultancy servicing the surveying, planning and land development industries of northern Victoria and southern New South Wales. With over 20 years of professional experience in regional and rural Victoria and NSW, the NLS team is expertly qualified to manage land survey, town planning and land development requirements from concept to successful completion.

Northern Land Solutions' head office is located in Swan Hill and visiting office located in Kerang. Our staff are committed, and our comprehensive range of services is based on a combination of tertiary training, experience, technological innovation, practical experience with a range of projects, the benefits of local knowledge and ongoing professional development. We are driven to succeed, and our advice is sourced from high quality information and expert understanding across the many aspects of the land development and construction industries.

## CAPABILITY

Northern Land Solution staff are appropriately qualified to meet our clients land survey, town planning and land development requirements. By result of our commitment to professional development, NLS have Licensed Surveyors in Victoria and Registered Surveyors in NSW to perform Cadastral Surveys under the relevant sections of legislation.

Staff of NLS have extensive training and experience with the use of AutoCAD Software, Civil CAD, ArcView GIS and Microstation enabling accurate computer drawn plans to be produced as either hard copy or in electronic format. These technologies, combined with the most sophisticated survey equipment available, allows seamless transition when liaising with fellow land development professionals such as town planners, engineers, architects, landscape architects, Councils & other government agencies.

## SERVICES

Northern Land Solutions offers the following services and expertise to individuals, small companies, major corporations, government authorities, planners, solicitors, real estate agents, engineers, construction contractors and land developers:

### CADASTRAL SURVEYING

- Subdivisions (Residential, Commercial and Industrial)
- Subdivisions (Rural)
- Unit Development Subdivisions
- Title Boundary Re-establishment
- Land Registry Application Surveys (VIC and NSW)
- Easement creation, removal and variation
- Lease surveys and plan documentation
- Feature and Level Surveys
- Site Context and Analysis Surveys
- Flood Level Surveys
- Building & Civil Set-out surveys
- Earthworks and Volume Surveys
- Levee Surveys
- Route & pipeline selection surveys
- Bathymetric Surveys for environmental purposes
- Aerial Survey and Drone Surveys
- Machine Guidance Systems

### ENGINEERING AND PLANE SURVEYING

- Volumetric Surveys for mining and engineering services

## LAND DEVELOPMENT MANAGEMENT

- Site Evaluations
- Development Feasibility
- Master Planning and Design

## GLOBAL POSITIONING SYSTEM (GPS) SURVEY

- G.P.S. (baseline to real time kinematics) and Geodetic Surveys predominately using GNSS equipment

## TOWN PLANNING

- Planning Permit Submissions
- Outline Development Plans
- Representation at VCAT
- Rezone and Planning Scheme Amendments

## MAPPING

- Whole Farm Plans
- Sales and Development Graphics
- Special Purposes Maps

For a full description of services, please visit our website at [www.northernlandsolutions.com.au](http://www.northernlandsolutions.com.au)

## PROFESSIONAL ASSOCIATIONS

Northern Land Solutions have the following professional associations:

- Licensed Surveyor, Surveyors Registration Board of Victoria
- Registered Surveyor, Board of Surveyors and Spatial Information, NSW
- Corporate Member of Institute of Surveyors, Victoria
- Corporate Member of Institute of Surveyors, NSW
- Corporate Member of Association of Consulting Surveyors, Victoria



## QUALITY MANAGEMENT

NLS has developed its professional skills base directed towards land surveying, town planning services and land development consultation. NLS is committed to providing professional services that meet individual client needs in an accurate, efficient and economical manner.

To achieve these aims, NLS has employed an internal quality management system involving comprehensive checks throughout initial survey and subsequent computations and plan preparations. This process is documented and held on file, as necessary, by regulatory requirements.

Our quality management system will continue to evolve and develop in line with continuous technology advancements, client expectations and industry direction.

## KEY PERSONNEL

### WESLEY JOHN PYE

**Position** Company Director  
Licensed Surveyor (VIC) and Registered Surveyor (NSW)

**Qualifications** Bachelor Geomatic Engineering with Honours - 2002  
Licensed Surveyor (Victoria)  
Registered Surveyor (New South Wales)

**Professional Associations** Corporate Member of Institute of Surveyors, Victoria  
Corporate Member of Institute of Surveyors, NSW

#### Fields of Special Competence

- Cadastral surveying under relevant Australian Acts of Parliament specialising in the following:
  - Greenfield and Urban subdivisions (NSW and VIC)
  - Application surveys including Adverse Possession, General Law conversions and title corrections
  - Easement and lease surveys
  - Building subdivisions and facilitation of Body Corporate
  - Title re-establishment surveys and Site Analysis and Context Descriptions required for planning submissions
- Geographical Information Specialist (GIS) with Arc View suites 3.x, 8.x & 9.x
- Topographic and feature surveys
- G.P.S. (baseline to real time kinematics) and Geodetic Surveys using mostly Trimble R8 GNSS equipment
- Levee, drain, channel and pipeline surveys
- Hydrographical surveys (river cross-section using depth sonar and conventional measurements)
- Engineering surveying specialising in accurate set-out for pipelines, boreholes, buildings, bridgeworks, roadworks and levees
- Town planning submissions
- Project Management

#### Professional Experience

2009 – Present: Owner and Managing Director of Northern Land Solutions

2007 - 2008: Licensed Surveyor with Price Merrett Consulting

2005 -2007: Licensed Surveyor with Bosco Jonson, Surveyors and Planners, South Melbourne

2004- 2005: Consulting Cadastral Surveyor with Price Merrett Consulting, Swan Hill

2002-2004: Consulting Surveyor working on specialist projects with Price Merrett Consulting, Kerang

1998-2004: Attended The University of Melbourne studying Geomatic Engineering. Work experience positions were held with Price Merrett Consulting, Adshead & McQueen, and Peter Mulchay and Associates

## CAROL FITZPATRICK

**Position** Senior Project Officer

**Qualifications** Bachelor Geomatic Engineering & Bachelor of Science with Honours -2002

### Fields of Special Competence

- Geographical Information Specialist (GIS) with Arc View suites 3.x, 8.x & 9.x
- Topographic, Feature & Engineering Surveys
- CAD drawing with AutoCAD and Civil CAD
- Town planning submissions
- Project Management

### Professional Experience

- 2015 – Present: Project Officer, Northern Land Solutions
- 2008 – 2010: Asset Engineer, Swan Hill Rural City Council
- 2007 – 2008: Engineer, Swan Hill Rural City Council
- 2006 – 2007: Graduate Engineer, Swan Hill Rural City Council
- 2004 – 2005: Assist Valuer – Haringey Council, London
- 2003 – 2004: Consulting Surveyor, GJ Martin Consulting, Dromana Vic.

## ANGUS MCKENZIE

**Position** Surveyor

**Qualifications** In progress – Professional Training Agreement to become Licensed Surveyor  
Bachelor of Applied Science (Surveying) – First Class Honors  
RMIT University  
VCE Charlton College

### Fields of Special Competence

- Topographic and feature surveys using Robotic Total Station and RTK GNSS Survey
- Cadastral Surveying
- Levee, drain, channel and pipeline surveys
- Town planning submissions
- Project Management
- Aerial Survey and Drones

### Professional Experience

- 2017 – Present: Surveyor, Northern Land Solutions
- 2014 – 2016: Surveyor, Mackie Surveying
- 2013 – 2014: Undergraduate Surveyor, Melbourne Water

## GRANT KAYLOCK

**Position** Surveyor Technician

**Qualifications** Bachelor of Applied Science (Honours), RMIT - 2020  
Advanced Diploma of Surveying, RMIT – 2016

Diploma of Surveying, RMIT - 2015  
 VCE – Ballarat Grammar  
 Remote Piolet License (RePL) Multirotor 7kg range  
 Also accredited to operate micro RPA and 'RPA Operator Accreditation'

#### Fields of Special Competence

- Topographic and feature surveys using Robotic Total Station and RTK GNSS Survey
- Levee, drain, channel and pipeline surveys
- Hydrographical surveys (lake bed, channel and river cross-section using depth sonar and conventional measurements)
- Project Management
- UAV Mapping
- Bathymetric Survey
- Cadastral survey assisting a Licensed Surveyor in the field

#### Professional Experience

- 2021 – Present: Surveyor, Northern Land Solutions
- 2015 – 2020 Surveyor, Linear Land Surveying
- 2014 – 2015 Surveyor, Tracklink

#### RICHARD WARDLE

**Position** Surveyor Technician

**Qualifications** VCE Swan Hill Secondary College

Latrobe University Bendigo (2010-2011)  
 Bachelor of Civil Engineering  
 Cert. IV in Surveying  
 Remote Piolet License (RePL) Multirotor 7kg range  
 Also accredited to operate micro RPA and 'RPA Operator Accreditation'

**Professional Associations** Associate member of ACSV

#### Fields of Special Competence

- Topographic and feature surveys using Robotic Total Station and RTK GNSS Survey
- Cadastral survey assisting a Licensed Surveyor in the field
- Levee, drain, channel and pipeline surveys
- Town planning submissions
- Project Management
- UAV Mapping
- Bathymetric Survey

#### Professional Experience

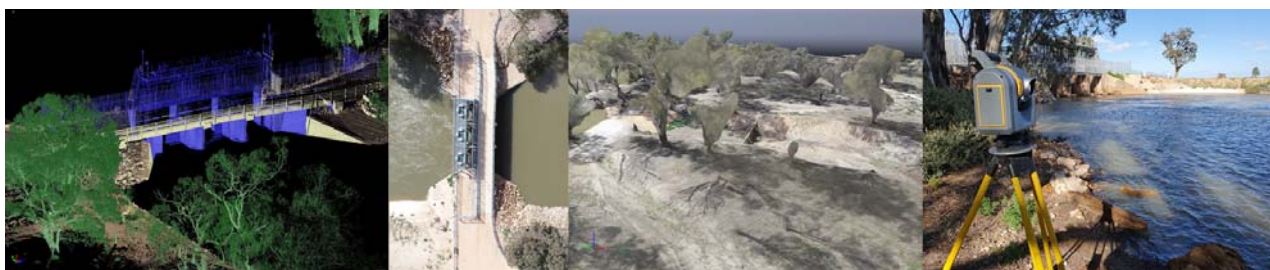
- 2013 – Present: Surveyor, Northern Land Solutions

## EXAMPLES OF NLS PROJECTS AND RELATIONSHIPS WITH OUR CLIENTS

**Tower Hill, Swan Hill Rural City Council:** NLS appointed as Licensed Surveyor for SHRCC owned multi – lot residential subdivision at Tower Hill in Swan Hill. Responsibilities included cadastral survey, feature and level survey, engineering survey, civil set out, 3D machine control file extraction and liaising with statutory authorities



**SA Water for Frenchman's, Carrs and Bunberoo Creek Environmental Infrastructure including Infrastructure Engineering Survey, Cadastral Survey, Aerial Survey, Static Survey and Total Station Scanning:** NLS have been recently engaged for project surveying services for NSW SDL project (via SA Water). Tasks include Static Control Survey linking Murray River Locks 7,8 & 9, digital levelling to achieve 3RD Order Control, Infrastructure Survey for 10 existing environmental regulators, bathymetric surveys for creeks, cadastral survey to identify property and riparian boundaries, total station scanning to produce point cloud 3D models, aerial survey (via drone) to produce 3D models in quantifying vegetation mass



NSW

**DPIE, Subdivision of Nulla and Noola Homestead:** Registered Surveyor responsible for subdivision of 80,000 ha historic Nulla and Noola Stations abutting Lake Victoria. This required the re-establishment and marking of approximately 170km of rural and remote boundaries and creation of conservation easements in an extremely challenging environment, generally relating to historic surveys of the late 1890's. Eventual subdivision plans were produced and registered through Crown Lands Department as Western Lands titles. The proposed new dual HV transmission lines are proposed to run through the Nulla Station



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Mobile: 0409015326 • Phone: 03 50 33 00 35 • Fax: 03 50 33 00 36

**SA Water, Re-establishment of Lake Victoria, Frenchman Creek and Rufus River** Registered Surveyor for the re-establishment of ~120km of rural and remote boundaries defining Lake Victoria, Frenchman's Creek and Rufus River, generally relating to historic surveys of the late 1890's.



**Comdain Infrastructure Pty Ltd, Hattah Lakes Flood Management Project:** High order sub-contractor survey services for Principal Contractor, Comdain, for the construction of bridges, pump station, pump columns, pipelines, large regulating structures, penstock gates, roads and levee banks over 18 month period. Survey tasks include control survey, horizontal and vertical survey control of structures, as built surveys, generation and extraction of machine control files to assist GNSS aided machine control and verification plans deliverable to client.



**Lock 15 Euston Weir and Fishway Upgrade:** High order set-out survey required for the Euston Lock and Fishway Upgrade sub-contracted to McConnell Dowell Contractors and pier raising and refurbishment. Survey tasks include control survey, horizontal and vertical survey control of new pier locations, as built surveys and verification plans deliverable to client in complex riverine environment.



**Goulburn Murray Water (GMW):** Ongoing sub-contracting survey services to GMW as required for capital works program and irrigation modernization. Survey tasks include re-establishment surveys, acquisitions surveys, channel volumetric surveys, engineering surveys, structure surveys, and general feature and level surveys

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### UGL, Bannerton Solar Project

NLS have been involved in the Bannerton Solar project since its inception providing GPS contour, feature and level surveys, Title Re-establishment Surveys, Lease Plan creation, HV Substation set outs and as construct surveys for submission to Powercor, Civil Construction Set Out, assistance with machine control in constructing tracks, preliminary marking of lease areas, pile conformance survey to check pile contractor's machine control.

### RCR, Gannawarra (135.5 ha), Swan Hill (39.93 ha) and Wemen Solar Project (325 ha)

NLS have been involved in the above projects since their inception providing GNSSS contour, feature and level surveys (topographical survey), Control Survey, Title Re-establishment Surveys, Lease Plan creation, Civil Construction Set Out, generation and extraction of machine control files to assist GNSS aided machine control, preliminary marking of lease areas and title, pile set out (44,000 piles), pile set out conformance survey to aid remodelling of array design

### Downer, Limondale Solar Farm (1000 ha via Balranald)

GNSSS contour, feature and level surveys (topographical survey for 1000 hectares), Control Survey, Civil Construction Set Out, generation and extraction of machine control files to assist GNSS aided machine control, civil set out for TransGrid substation expansion requiring Category A1, A 3.3 and A6.1 Authorisation to Work approval in TransGrid Assets



### Tronox Mines, Atlas, Snapper, Ginko, Broken Hill MSP Mine

Registered surveyor responsible for Subdivision Acquisition surveys of new 40km road alignment for 'Haul Road' through Magenta, NSW. In those projects, Western Lands Titles were at play, requiring resolution of WDR Roads working in conjunction with Maurice Cenzato of Legal Roads Network Project. Further works were undertaken to

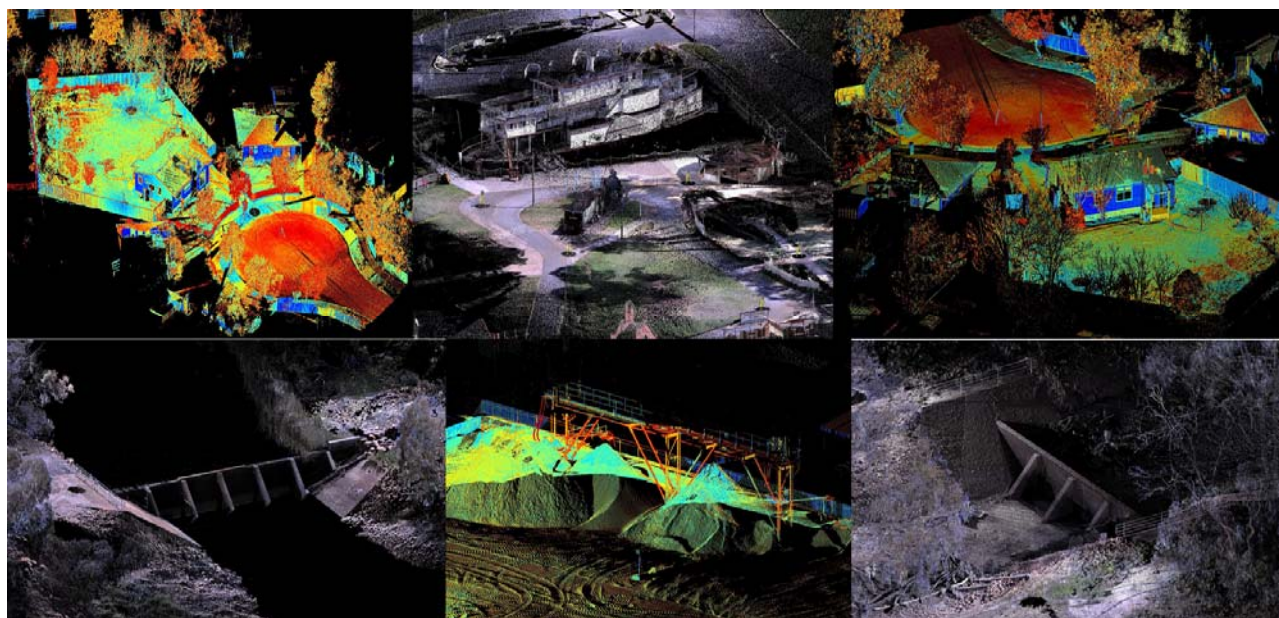
create Mining Lease Plans for the Atlas Mine footprint. All plans were successfully lodged and now registered at NSW LRS. Further support supplied in road exchange subdivision at intersection of Roo Road and Knob Road



**Yanga National Park, Balranald:** Project management, title re-establishment and identification survey for conversion, of Yanga Station to National Park (approximately 250,000 acres). This required the re-establishment and marking of approximately 170km of rural and remote boundaries in an extremely challenging environment, generally relating to historic surveys of the late 1890's. Arable land was also subdivided from the overall land holding and sold by auction.

#### Miscellaneous 3D Scan Surveys in producing point clouds for environmental rendering

In recent items, Northern Land Solutions have acquired new skills and technologies in producing point cloud for architects, designers and mining clients using aerial survey and total station scanning. Such data platforms have been invaluable in producing high quality environmental rendering, extracting survey content itself and producing point clouds for volume computations.



## COMMERCIAL INFORMATION

BUSINESS NAME: Northern Land Solutions

COMPANY NAME: Northern Land Surveyors Pty Ltd

A.B.N.: 78 677 766 040

DATE INCORPORATED: 30 May 2025

COMPANY STRUCTURE: Australian Private Company

DIRECTOR: Mr. Wesley J. Pye  
Licensed Surveyor (VIC & NSW)  
87 Hayes Road Sth,  
Lake Boga, Victoria 3584

DIRECTOR: Mr. Angus McKenzie  
Licensed Surveyor (VIC & NSW)  
156 Maher Road  
Castle Donnington, Victoria 3584

## LOCATION OF OFFICES

### HEAD OFFICE

#### SWAN HILL, VICTORIA

220 Campbell Street  
PO Box 1054  
SWAN HILL VIC 3584

#### KERANG, VICTORIA

57 Victoria Street,  
KERANG VIC 3579

## FINANCIAL INFORMATION

BANK: ANZ Bank  
Swan Hill

INSURANCE: Public Liability Insurance  
Pacific Indemnity  
Policy Number: 03-SUR-I-0003205  
Limit \$20,000,000

Professional Indemnity Insurance  
Pacific Indemnity  
Policy Number: 03-SUR-I-0003205  
Limit \$5,000,000 available

Workcover Registration Number - Victoria  
Policy No. 1281 7870