



NOTATIONS

THE NOTES CONTAINED WITHIN THE PLAN ARE AN INTEGRAL PART OF THE INFORMATION PRESENTED, AND MUST BE INCLUDED IN ANY REPRODUCTION.

TITLE REFERENCE & NOTES

Vol.11613 Fol.738
 LOT 2 ON P5612558J
 SECTION 5
 CROWN ALLOTMENT 1 TO 12 (PART)
 SEE TITLE FOR FULL DETAILS OF ANY CAVEATS, MORTGAGES, AND/OR COVENANTS.
 TITLE BOUNDARIES SHOWN BY THICK CONTINUOUS LINES HAVE BEEN RE-ESTABLISHED BY SURVEY.
 THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE SURVEYOR'S REPORT DATED 17/06/2022

SURVEY NOTES

LEVELS ARE IN METRES TO A H.D. SHOWN THUS x^{33.7} DATUM BEING MOORABBIN PM51 WITH AN R.L. OF 12.876A.H.D (VIDE HMF SURVEY 12002s/1D).
 THIS SURVEY IS ORIENTATED TO MGA2020 ZONE 55 BEARINGS VIDE VICMAP POSITION - GPsnet (VERIFIED TO MOORABBIN PM51 WIDE HMF SURVEY 12002s/1D).
 THE COORDINATES USED WITHIN THE CAD FILE ARE PLANE GROUND COORDINATES WITH THE ORIGIN BEING THE OBSERVED MGA2020 ZONE 55 COORDINATE FOR TBM NAIL FOUND IN BITUMEN (POINT ID # 1 E 323889.405 N 5803559.619) (VIDE HMF SURVEY 12002s/1D).

CONTOURS & TERRAIN MODELLING

10 MAJOR CONTOUR INTERVAL 1.00m
 MINOR CONTOUR INTERVAL 0.20m
 A DIGITAL TERRAIN MODEL IS PRESENT IN THE LAYER "SURF-TIN_SURFACE".

WINDOWS AND DOORS

HW = HABITABLE WINDOW NHW = NON HABITABLE WINDOW
 H = HEAD S = SILL
 HEAD AND SILL LEVELS HAVE NOT BEEN DIRECTLY MEASURED AND ARE SHOWN TO 0.1m ONLY.

OTHER SITE FEATURES

WHERE ROOF RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASHED LINES THIS INDICATES THAT THE LOCATIONS AND HEIGHTS OF SUCH INFORMATION HAVE BEEN DERIVED BY REMOTE SURVEY TECHNIQUES WITH AN ACCURACY OF +/- 0.1m.
 WHERE BUILDINGS, RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASH-DOT-DOT LINES THIS INDICATES THAT SUCH INFORMATION HAS BEEN DIGITISED OR TRACED FROM AN AERIAL PHOTOGRAPH OR OTHER DATA SOURCE. IT IS LIMITED IN ACCURACY, AND HAS BEEN PROVIDED FOR INFORMATION PURPOSES ONLY. SHOULD MORE ACCURATE LOCATIONS BE REQUIRED OF SUCH INFORMATION FOR SPECIFIC NEEDS, SUCH DATA SHOULD BE OBTAINED BY SURVEY.
 TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF SUCH FEATURES, THEY ARE DEPICTED AS APPROXIMATIONS OF ACTUAL DIMENSIONS. AS SUCH, CRITICAL TREES SHOULD BE IDENTIFIED BY THE USER OF THIS DATA AND STEPS TAKEN FOR THEM TO BE SURVEYED IN MORE DETAIL AS REQUIRED. TREES WITH A TRUNK DIAMETER OF GREATER THAN 0.1m HAVE BEEN SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

CERTIFICATION IN RELATION TO TITLE BOUNDARIES

I, Nicholas Moore of Level 2, 1911 Malvern Road, Malvern East certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on XXXXXXXX, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: _____ Licensed Surveyor, Surveying Act 2004

SERVICE AUTHORITIES ASSET NOTES

ALL UNDERGROUND SERVICE INFORMATION SHOWN ON THIS PLAN IS DERIVED FROM HELLIER MCFARLAND SURVEY REF: 12002s-1C, COMPLETED IN JUNE 2020. AS A RESULT, THE UNDERGROUND SERVICE INFORMATION SHOWN ON THIS PLAN MAY NO LONGER BE CURRENT AND MAY HAVE CHANGED. HELLIER MCFARLAND TAKES NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS & CURRENCY OF ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN.
 WARNING: UNDERGROUND SERVICE INFORMATION (OTHER THAN STORMWATER DRAINS) SHOWN ON THIS PLAN HAS BEEN LOCATED AND DEPTHED USING ELECTRONIC SENSING METHODS (A SERVICE LOCATION COMPANY). THE DEPTH SERVICE HAS BEEN UTILISED TO PROVIDE THE BASE INFORMATION TO ASSIST ON-SITE.
 MORE ACCURATE LOCATION AND DEPTHING CAN ONLY BE ASSURED BY MANUAL EXCAVATION PRIOR TO ANY CONSTRUCTION WORKS STARTING ON THIS SITE. IN SUCH CASES, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF THEIR UNDERGROUND SERVICES AND FOR MORE DETAILED INFORMATION. ACCORDINGLY, THIS PLAN CAN ONLY BE USED TO INDICATE THE PRESENCE OF AN UNDERGROUND ASSET AND SHOULD NOT BE RELIED UPON FOR ABSOLUTE COMPLETENESS OR ACCURACY OF POSITION.
 UNDERGROUND STORMWATER DRAINAGE INFORMATION SHOWN ON THIS PLAN HAS BEEN DERIVED FROM THIS SURVEY. SOME PITS HAVE NOT BEEN FOUND OR COVER LIDS ARE JAMMED PREVENTING INTERNAL ACCESS. THESE JAMMED PITS HAVE BEEN IDENTIFIED ON THE PLAN.
 COMMUNICATIONS, GAS, ELECTRICITY, AND WATER ASSET DEPTHS SHOWN THIS HAVE BEEN DETERMINED BY ELECTRONIC SENSING METHODS BY UTILITY MAPPING (A SERVICE LOCATIONS COMPANY).

SERVICES LOCATED BY ELECTRONIC SENSING

— Ex E — UNDERGROUND ELECTRICITY CABLES — Ex W — UNDERGROUND WATER
 — Ex T — UNDERGROUND COMMUNICATIONS — Ex S — UNDERGROUND SEWER
 — Ex G — UNDERGROUND GAS — — — — UNDERGROUND UNCLASSIFIED SERVICE

UNDERGROUND STORMWATER & SEWER

6000 UNDERGROUND STORMWATER DRAINAGE DETAILS OBTAINED BY SURVEY
 11.44.52
 1000 UNDERGROUND SEWERAGE DETAILS OBTAINED BY SURVEY
 11.44.52

SURVEY SHOWN WITHIN RED HATCHED REVISION CLOUD IS DERIVED FROM HELLIER MCFARLAND SURVEY 12002s-1D (COMPLETED SEPTEMBER 2021). SURVEY WITHIN THIS AREA HAS NOT BEEN UPDATED AS PART OF THIS SURVEY PLAN AND SUBSEQUENTLY MAY HAVE CHANGED.

LEGEND

	BANK-TOP		UNDERGROUND SERVICES ABBREVIATIONS (AS TRACED, MEASURED & SHOWN IN 12002s/1C, JUNE 2020)
	BANK-TOE		EOB END OF TRACE
	GARDEN BED		UTB UNABLE TO TRACE
	FOOTPATH		DTB DEPTH TO BASE
	BUILDING		DVS DEPTH TO SILT
	VERANDAH		NVO NO VISIBLE OUTLET
	WINDOW		EOS END OF SURVEY
	RIDGE ROOF		P1000 PVC PIPE
	GUTTER		VC1000 CLAY PIPE
	KERB (LIP)		C1000 CONCRETE PIPE
	KERB (INVERT)		DNWPNPE DOWNPIPE (UNABLE TO TRACE SEALED DOWNPIPES)
	KERB (FACE OF STONE)		
	FENCE		
	RETAINING WALL		
	WALL		
	STEPS		

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F	GM	UPDATED OPENING DETAILS ON SOUTHERN NEIGHBOUR	29/07/2022	SURVEY	GM,HN,MM	01/06/2022
E	GM	FURTHER SURVEY SCOPE ADDED	17/06/2022	DRAWN	GM	17/06/2022
D	CT	UPDATED TREES/TITLE BDY MARKS PLACED	06/09/2021	CHECKED	NM	16/06/2022
C	TI	ADDITION OF UNDERGROUND SERVICES	03/06/2020	APPROVED	NM	17/06/2022
B	DC	AREA 1 UNDERGROUND SERVICES	29/05/2020			
A	DC	INITIAL RELEASE	16/08/2019			
REV	BY	REVISION	DATE			

SCALE 1:200
 LENGTHS ARE IN METRES
 ORIGINAL SHEET SIZE A1

REF No. 12002s/1
 VERSION F
 DATE 29/07/2022
 SHEET No. 1 of 1

EXISTING CONDITIONS PLAN
 (PART OF) STAR OF THE SEA COLLEGE
 MARTIN STREET, BRIGHTON

THIS PLAN IS AN UNCONTROLLED DOCUMENT. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS PLAN IS A CURRENT COPY AND IS SUITABLE FOR THE PROPOSED PURPOSE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SERIES.