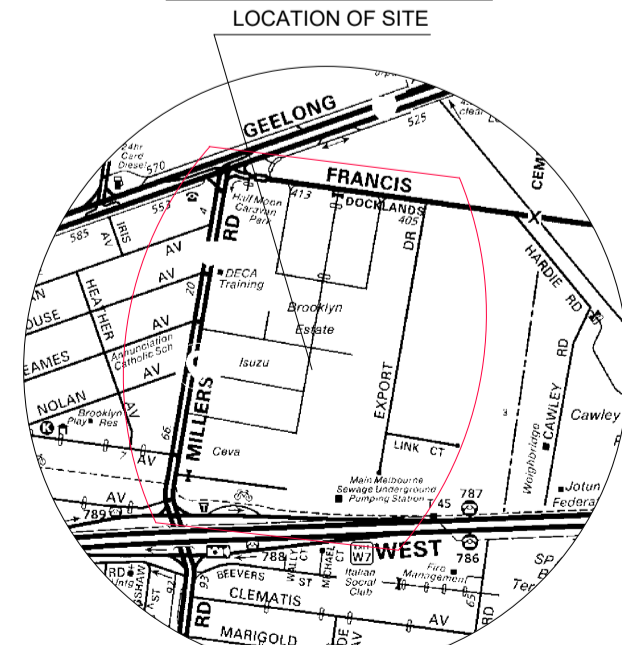


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**ADVERTISED PLAN**

**LOCALITY PLAN**



MELWAYS EDITION 42 - REF: 41C10  
NOT TO SCALE

**WARNING**  
**BWARE OF UNDERGROUND & OVERHEAD SERVICES**  
The locations of existing utility services are approximate only and their exact position should be proven on site. No guarantee is given that all existing utility services are shown. Locate all utility services before commencement of works.  
**BEFORE YOU DIG AUSTRALIA**  
[www.byda.com.au](http://www.byda.com.au)

**IMPORTANT NOTE**  
FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN  
Where occupation including fences and building around the perimeter encroach onto the subject land, the land beyond the occupation may not be recoverable. A right of possession may have passed onto the adjoining owner's. This matter should be resolved prior to adopting full title dimensions for design purposes.

**UNDERGROUND LOCATION SERVICE QUALITY**  
AS 5488.1:2019  
Quality A - Service physically sighted & directly measured  
Quality B - Service located by electromagnetic detection, penetrating radar or radio location  
Quality C - Positioned by existing records and survey located above ground service features  
Quality D - Positioned by existing records including Before you dig Australia, sketches, construction drawings, historic records  
REFER TO AS 5488.1:2019 FOR ACCURACY INFORMATION.

**AMENDMENTS:**

Version	Details	Plan Date	Survey Date	Applied by
1	INITIAL DRAWING	5/04/2023	18/05/2023	AHA
2	ADDED DTM TRIANGLES	12/04/2023		AHA
3	ADDED TITLE & SERVICES	19/04/2023	6/04/2023	AHA
4	ADDED SECOND STAGE	1/05/2023	17/04/2023	AHA
5	LIVE SEWER DATA ADDED	25/01/2024	17/01/2024	NLA

**LICENSED SURVEYOR CERTIFICATION:**

This plan has been prepared from a survey completed on the 18/05/2023. The survey was carried out under my direction and supervision in accordance with the Surveying Act 2004. This plan is accurate and correctly represents the adopted boundaries and achieves the survey accuracy required by Regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Digitally Signed:

SEE SHEET 2, 3, 4, 5 & 6 FOR TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

SEE SHEET 7, 8, 9, 10 & 11 FOR SERVICES

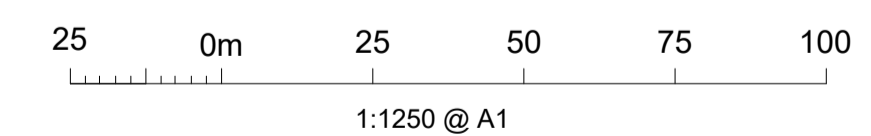
SEE SHEET 12 FOR SURVEY REPORT, NOTES AND LEGEND

**CLIENT:**  
Stockland Developments Pty Ltd

**PROJECT:**  
BROOKLYN INDUSTRIAL ESTATE  
413 FRANCIS STREET  
BROOKLYN VIC 3012

**DRAWING:**  
PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

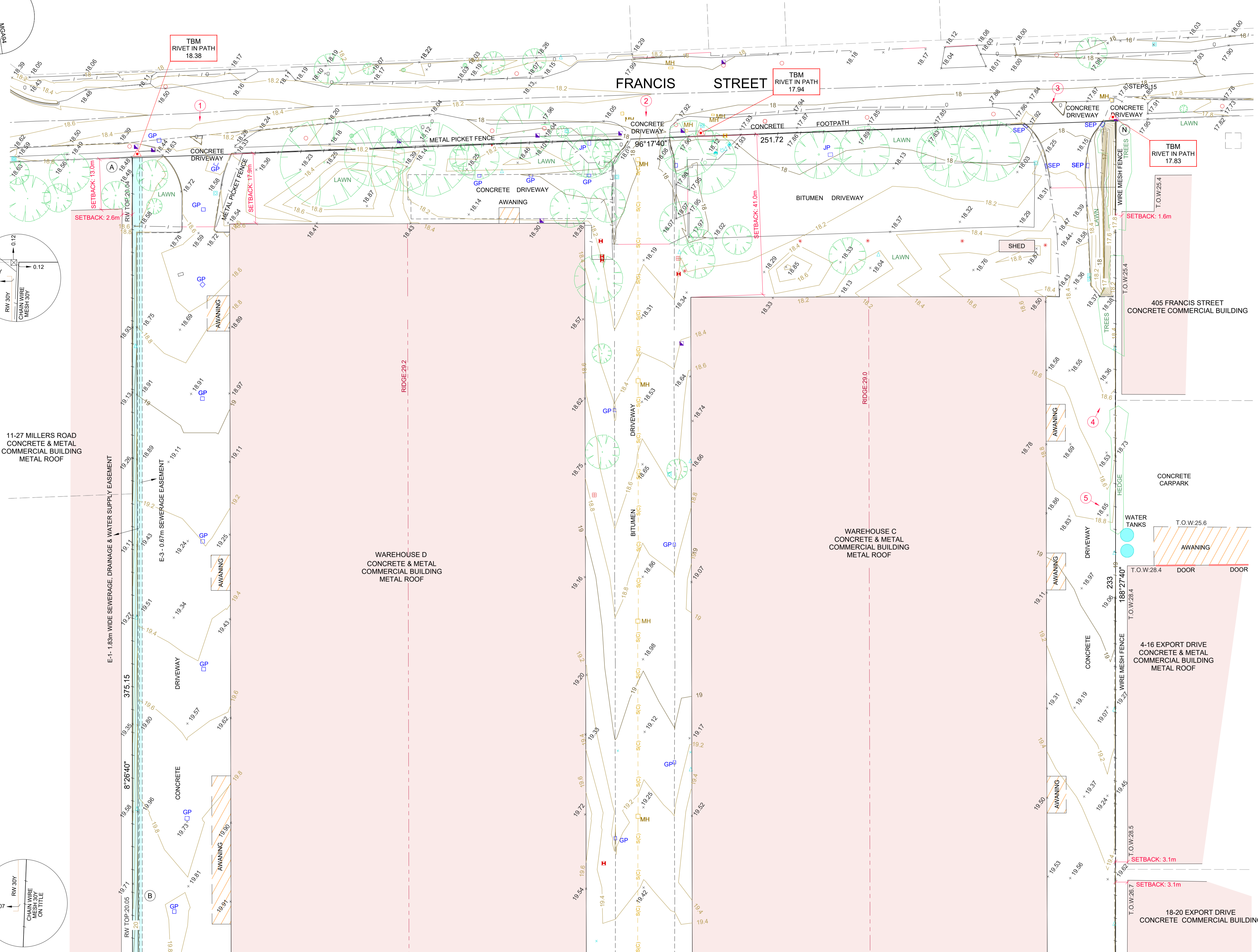
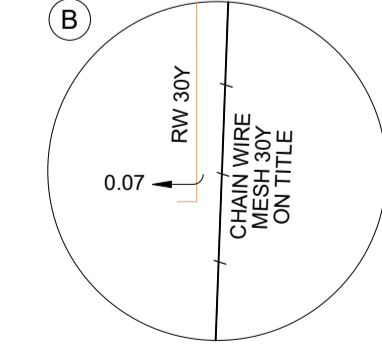
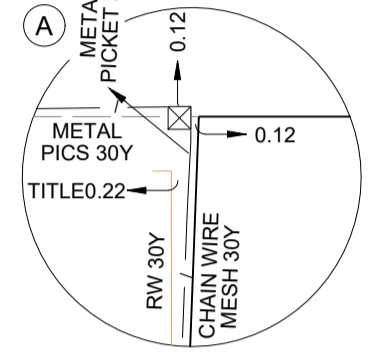
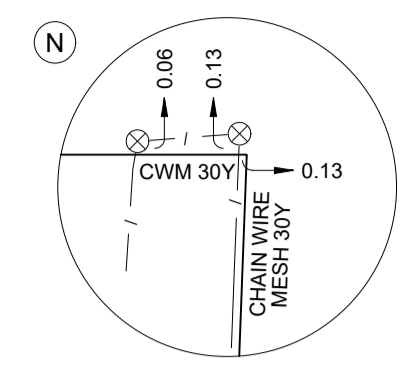
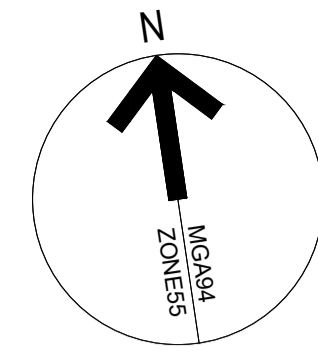
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Sheet:	1 of 13	Approval Date:	06/04/2023



**DRAWING NUMBER:**  
**24313-D1**

**VERSION:**  
**05**

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Urban Development | Infrastructure  
8/270 Ferntree Gully Road, Notting Hill VIC 3168  
Phone: (03) 9501 2800 | [www.taylorstds.com.au](http://www.taylorstds.com.au)



EASEMENT INFORMATION	
EASEMENT REFERENCE	PURPOSE/AUTHORITY
E-1	SEWERAGE, DRAINAGE & WATER SUPPLY (MMBW) SEWERAGE (CITY WEST WATER CORPORATION)
E-2	WAY, DRAINAGE, SEWERAGE, AND SUPPLY OF ELECTRICITY, GAS, TELEPHONE AND WATER - LOT ON LP209165T
E-3	SEWERAGE (CITY WEST WATER CORPORATION)

SEE SHEET 1 FOR  
AERIAL IMAGE OVERLAY

SEE SHEET 3, 4, 5 & 6 FOR  
TITLE RE-ESTABLISHMENT,  
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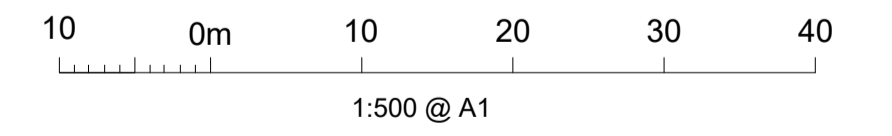
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PLAN OF TITLE RE-ESTABLISHMENT,  
FEATURE & LEVEL SURVEY

Proj. Ref:	24313/S	Approved by:	CNL
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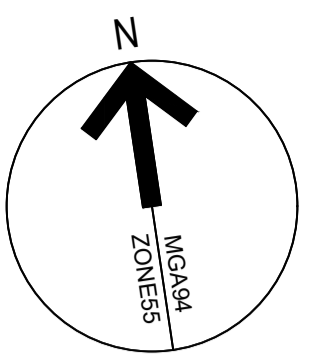
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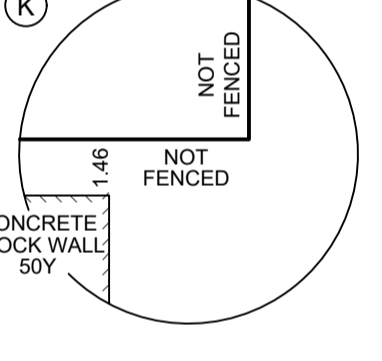
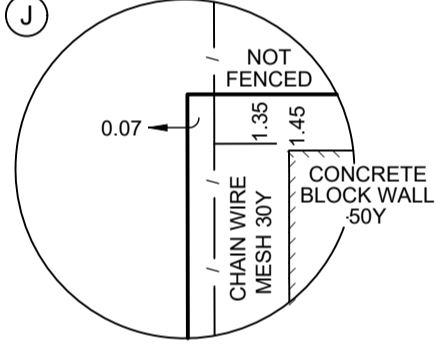
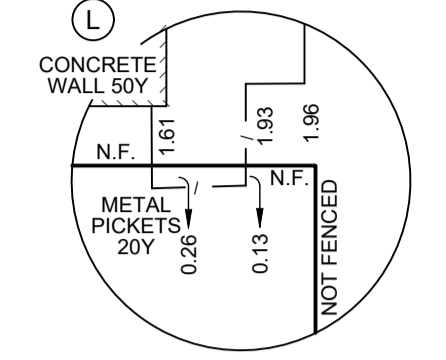
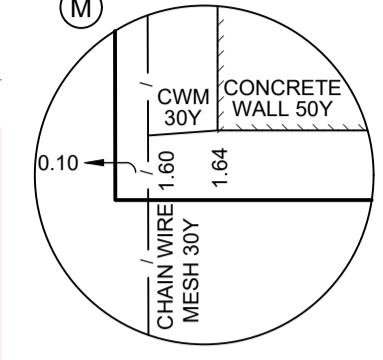
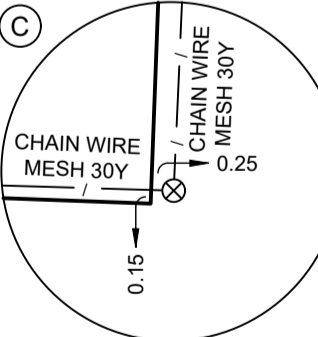
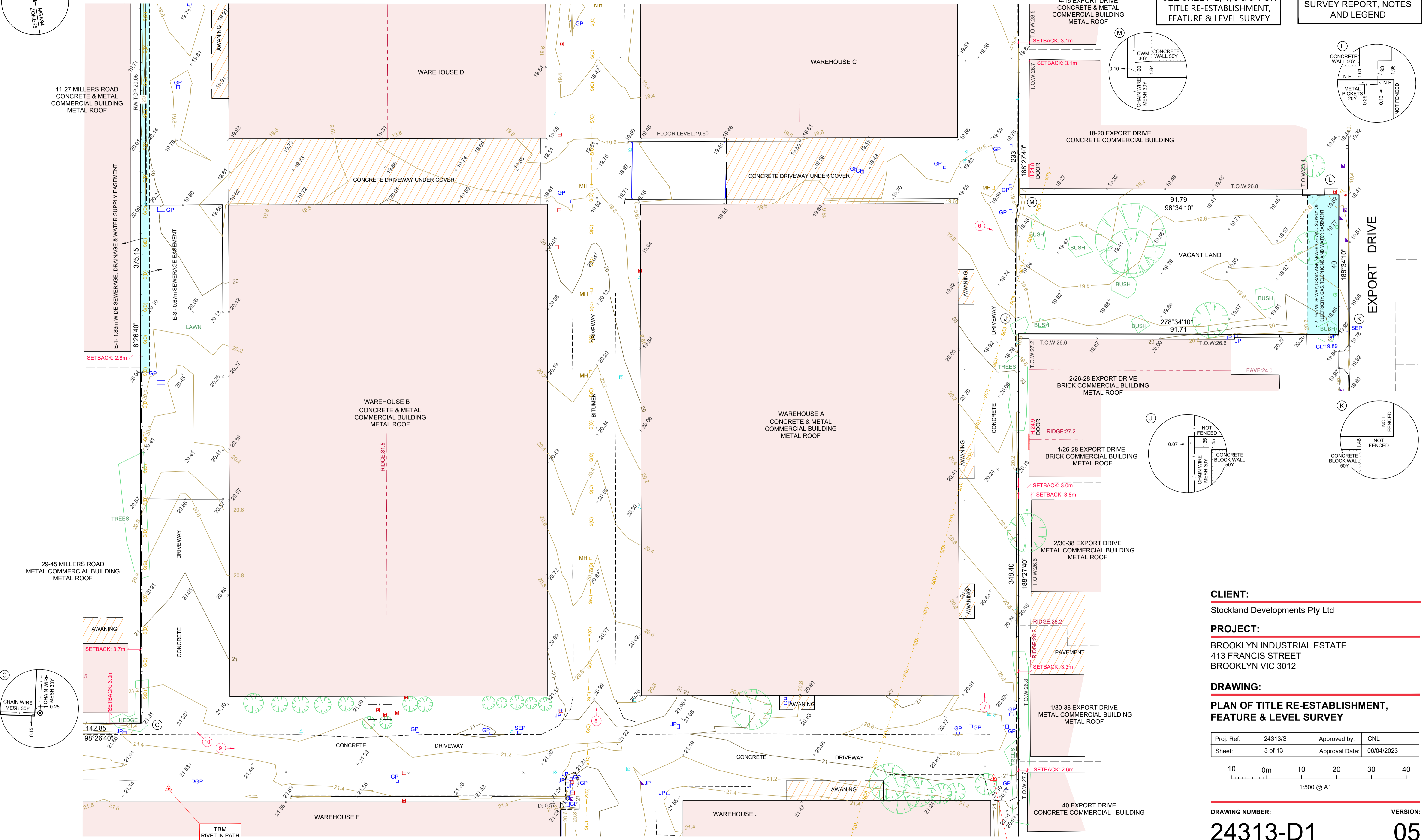
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SEE SHEET 6

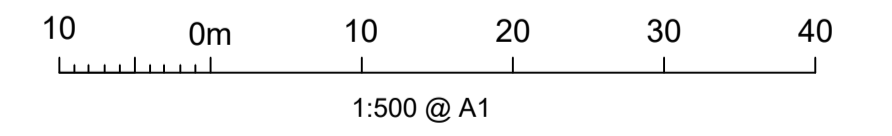


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413 FRANCIS STREET  
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PLAN OF TITLE RE-ESTABLISHMENT,  
FEATURE & LEVEL SURVEY

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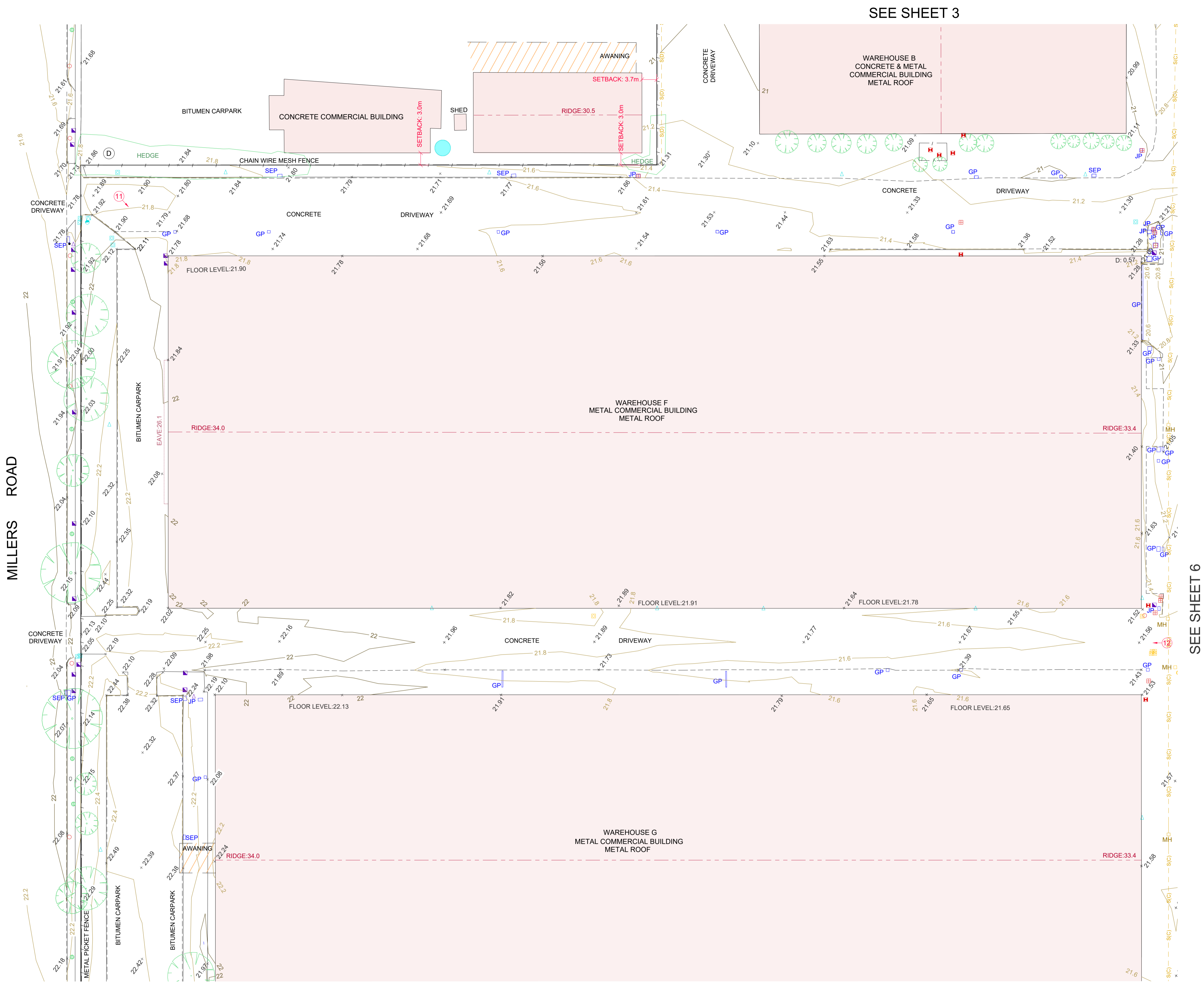
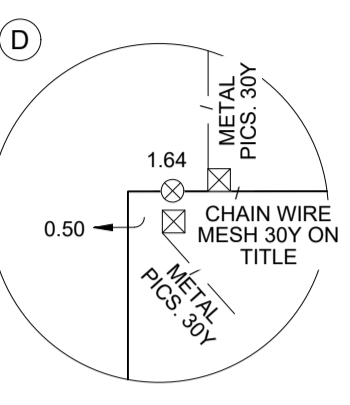
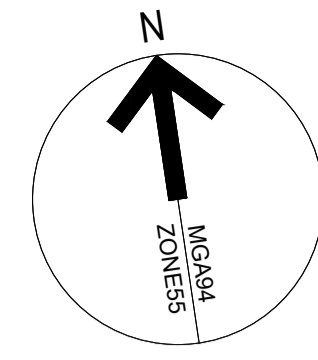


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E-3	SEWERAGE (CITY WEST WATER CORPORATION)

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SEE SHEET 7, 8, 9, 10 & 11 FOR SERVICES

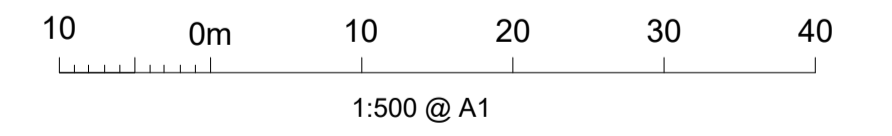
SEE SHEET 12 FOR SURVEY REPORT, NOTES AND LEGEND

**CLIENT:**  
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**PROJECT:**  
BROOKLYN INDUSTRIAL ESTATE  
413 FRANCIS STREET  
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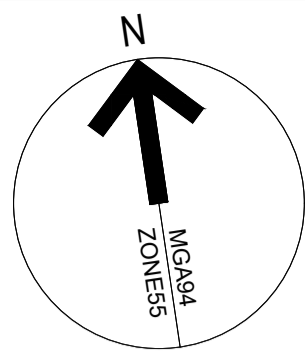


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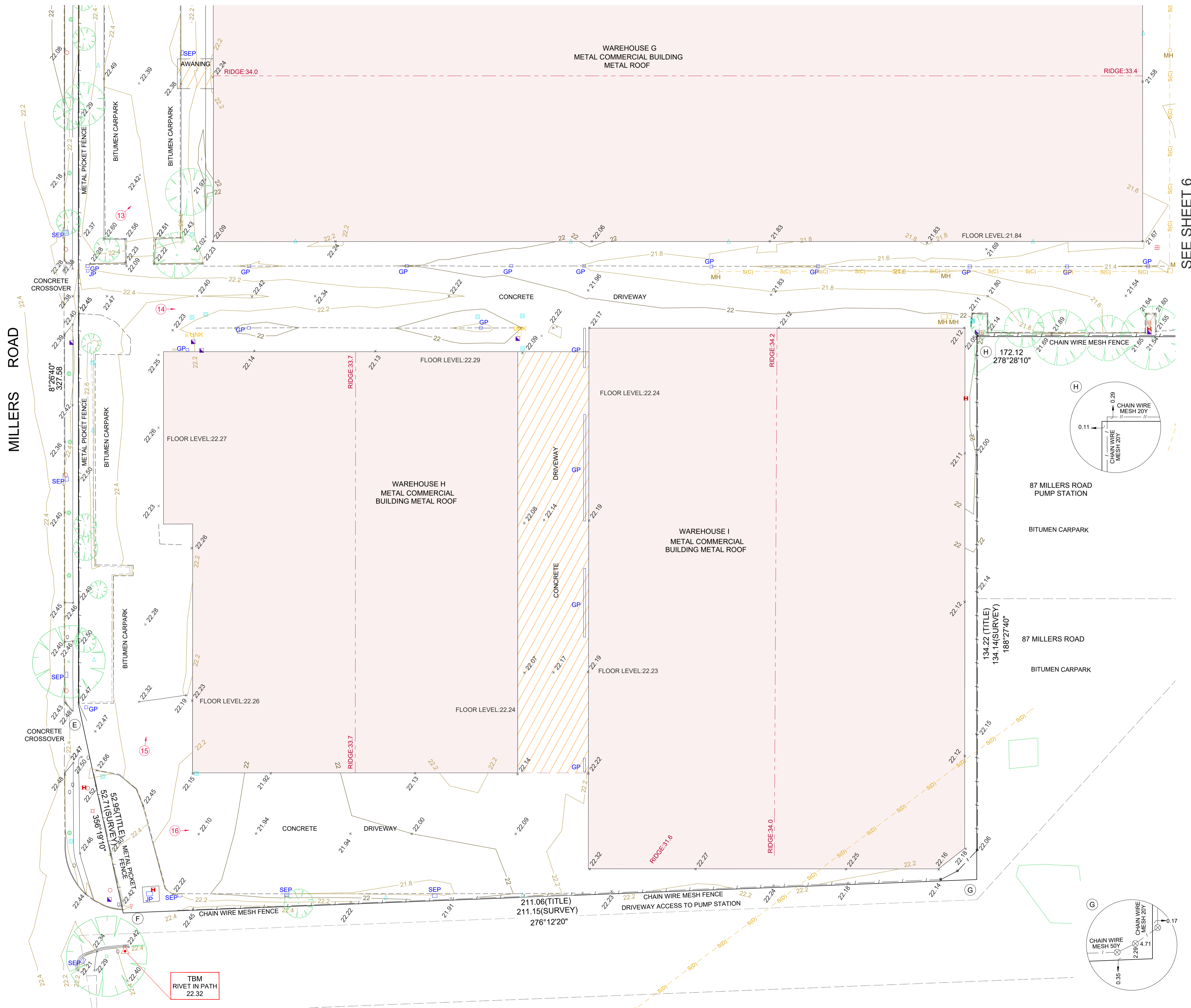
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**ADVERTISED PLAN**

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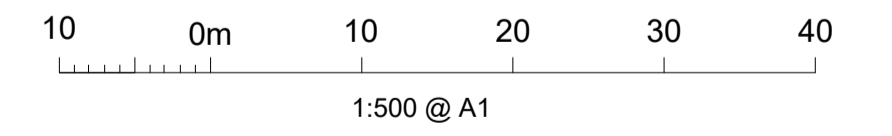
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413 FRANCIS STREET  
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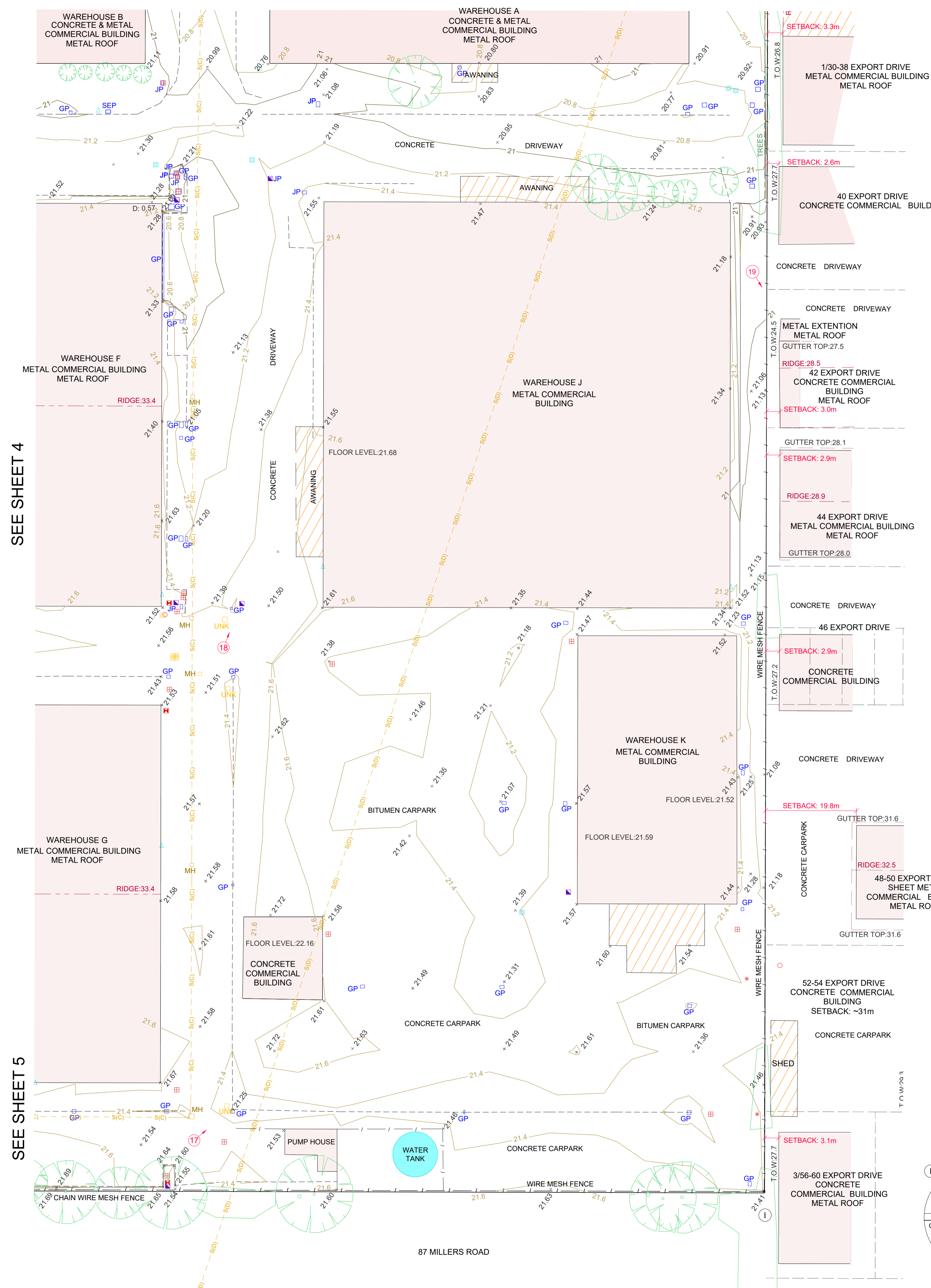
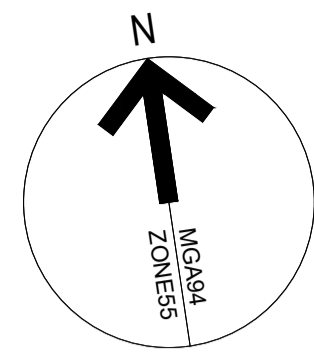
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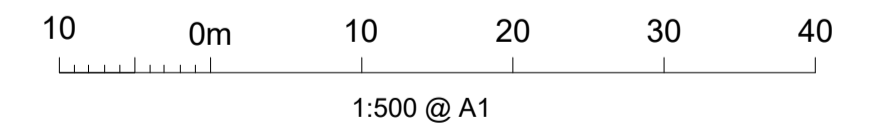
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BROOKLYN INDUSTRIAL ESTATE  
413 FRANCIS STREET  
BROOKLYN VIC 3012

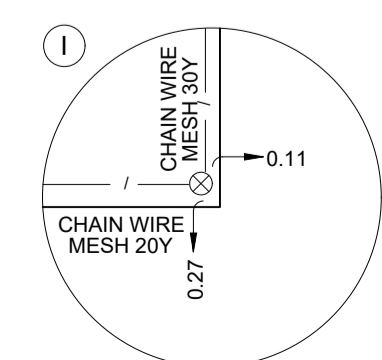
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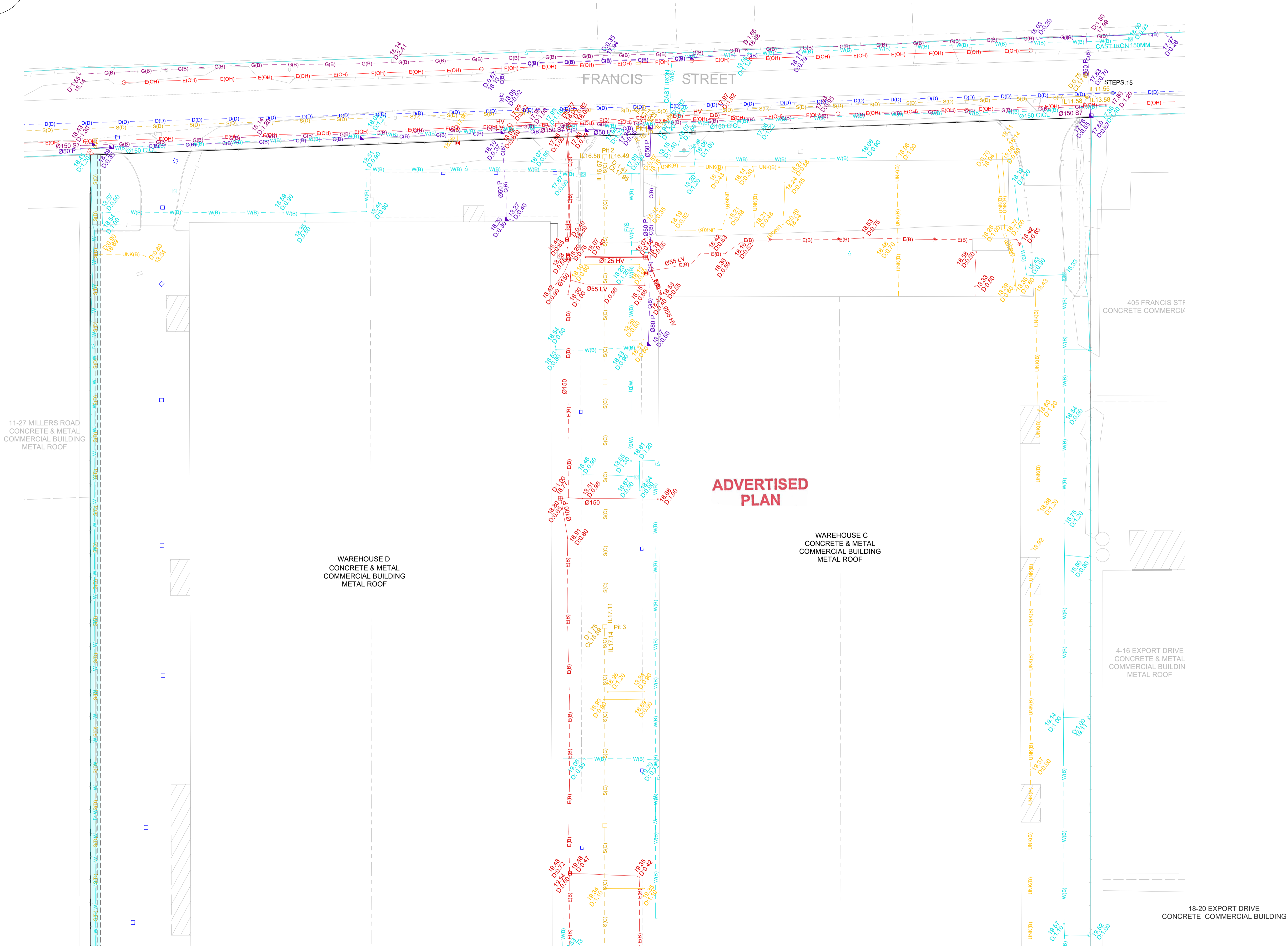
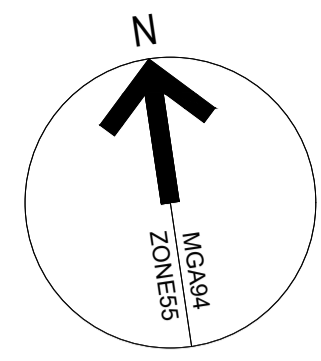
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11-27 MILLERS ROAD  
CONCRETE & METAL  
COMMERCIAL BUILDING  
METAL ROOF

WAREHOUSE D  
CONCRETE & METAL  
COMMERCIAL BUILDING  
METAL ROOF

**ADVERTISED  
PLAN**

WAREHOUSE C  
CONCRETE & METAL  
COMMERCIAL BUILDING  
METAL ROOF

405 FRANCIS ST  
CONCRETE COMMERCIAL BUILDING

4-16 EXPORT DRIVE  
CONCRETE & METAL  
COMMERCIAL BUILDING  
METAL ROOF

18-20 EXPORT DRIVE  
CONCRETE COMMERCIAL BUILDING

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SEE SHEET 8, 9, 10 & 11  
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SEE SHEET 13 FOR  
SEWER PIT PHOTOS

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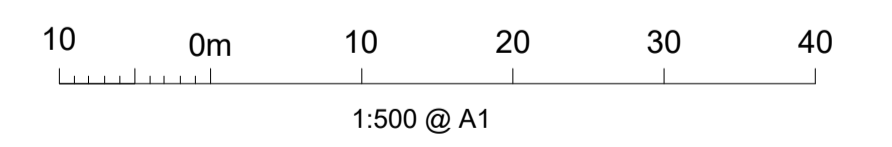
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FEATURE & LEVEL SURVEY**

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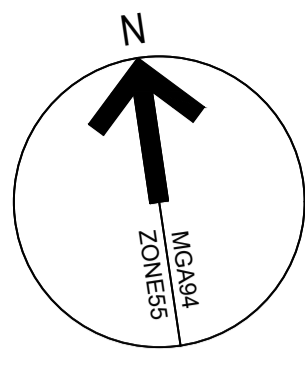


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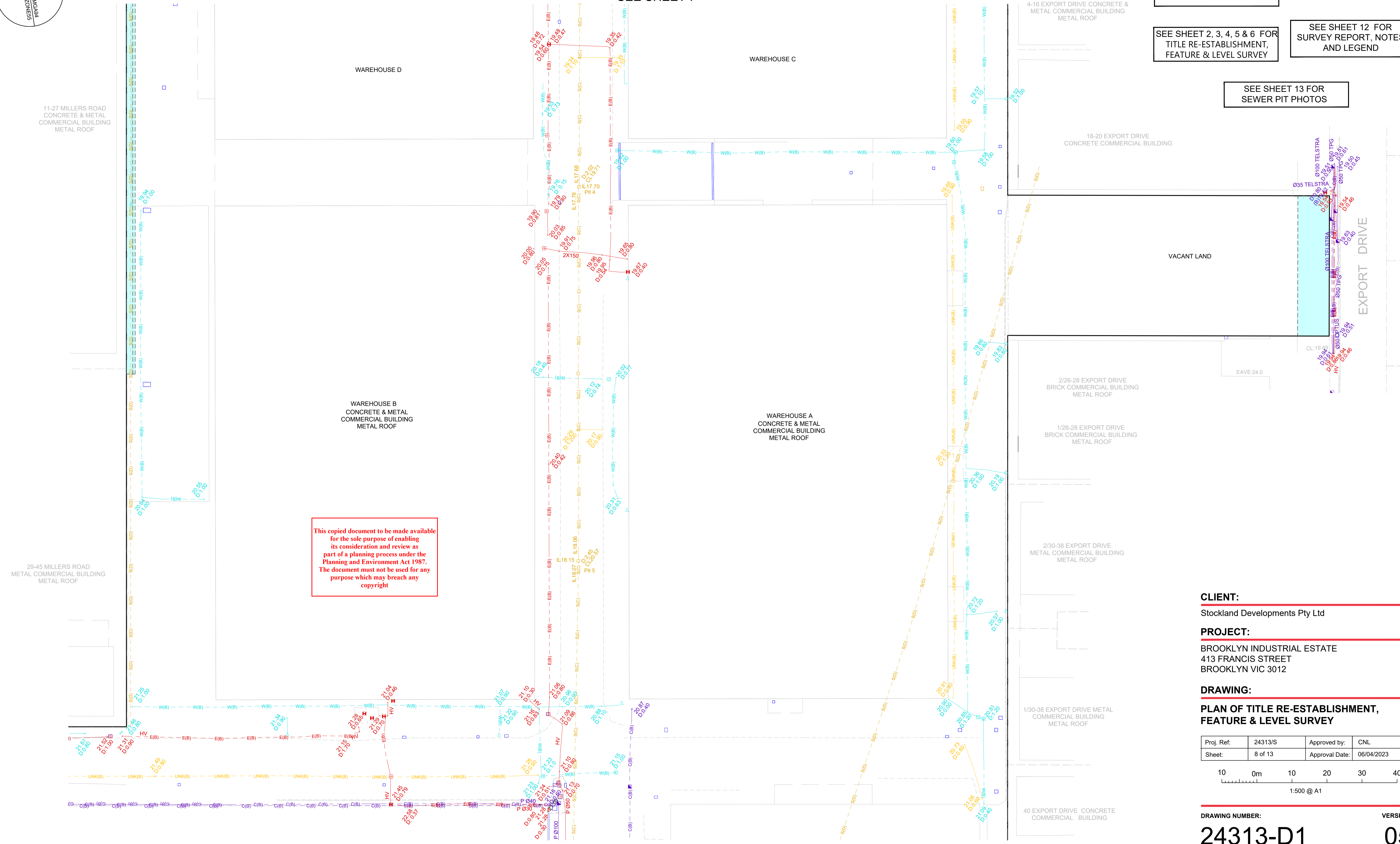
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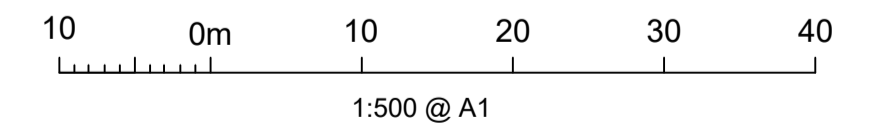
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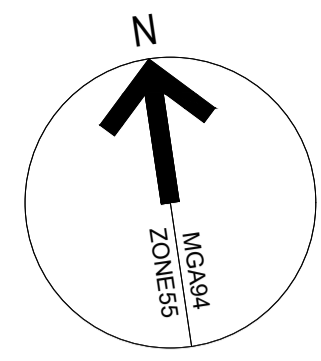
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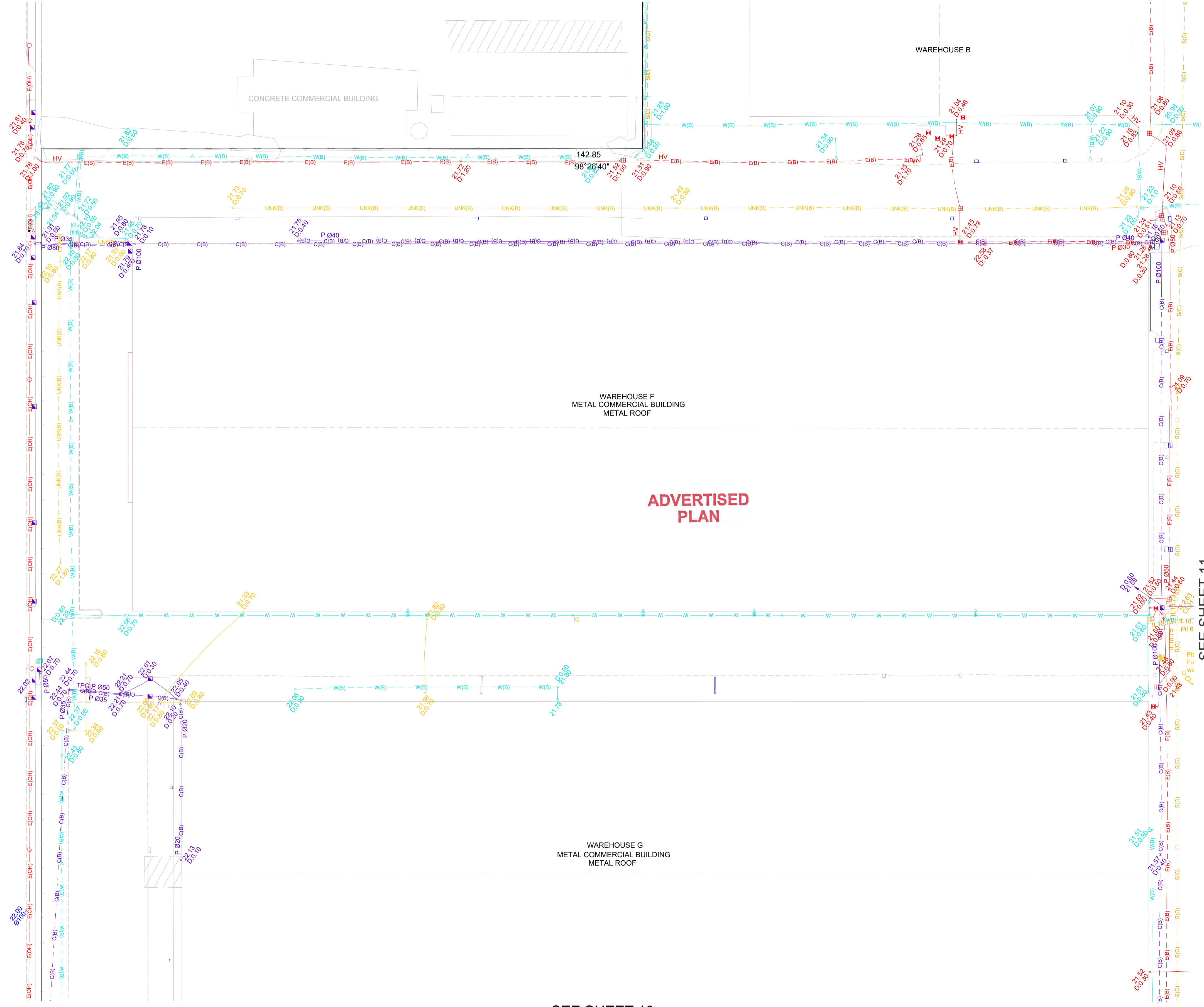
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**VERSION:** 05

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MILLERS ROAD



ADVERTISED PLAN

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SEE SHEET 11

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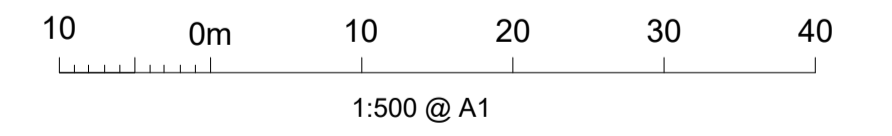
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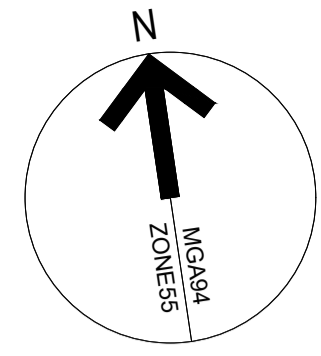
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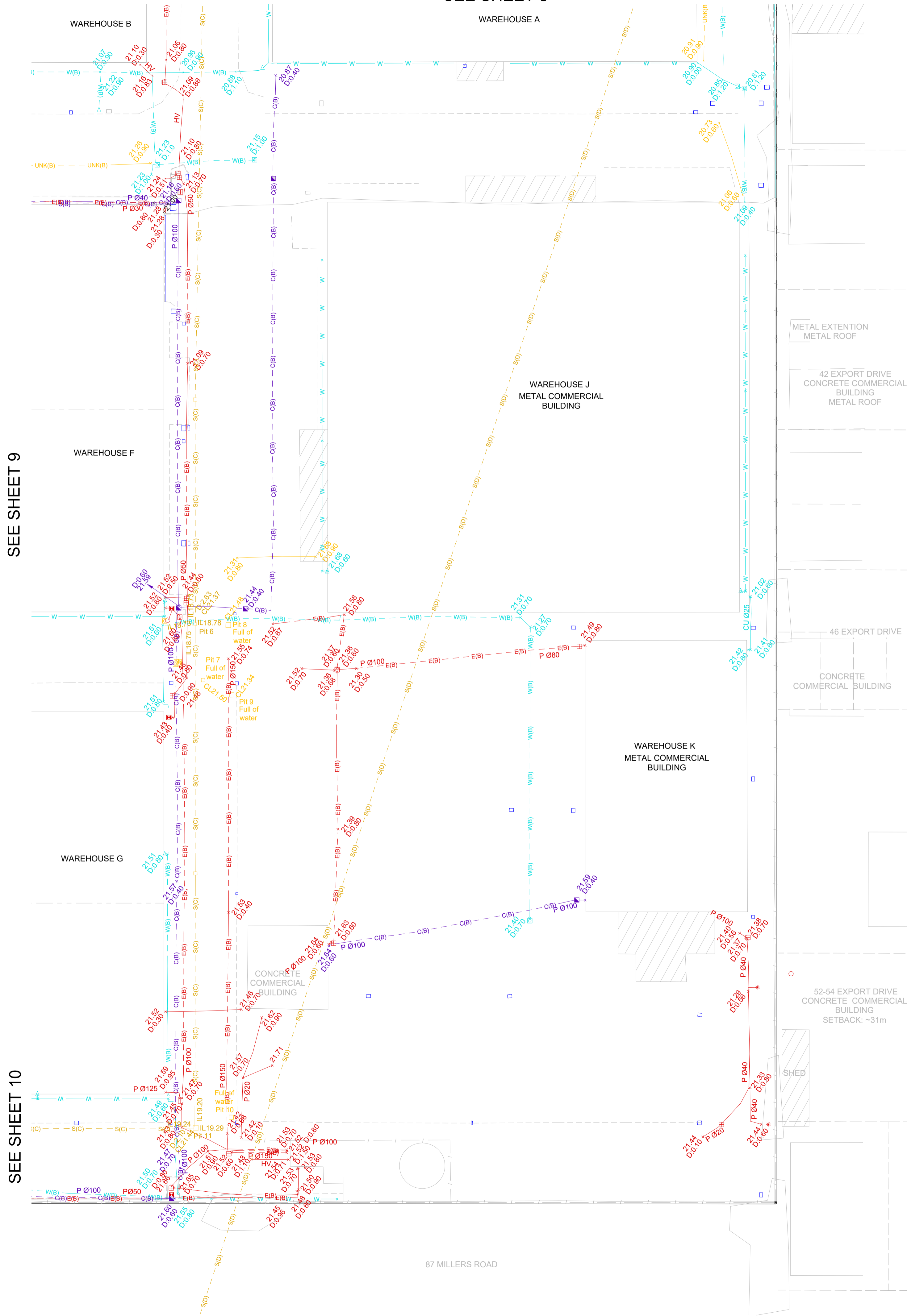
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SEE SHEET 8



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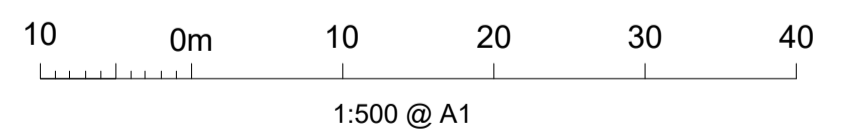
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BROOKLYN VIC 3012

DRAWING:

PLAN OF TITLE RE-ESTABLISHMENT,  
FEATURE & LEVEL SURVEY

Proj. Ref:	24313/S	Approved by:	CNL
Sheet:	11 of 13	Approval Date:	06/04/2023



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24313-D1 05

TAYLORS

Urban Development | Infrastructure

8/270 Ferntree Gully Road, Notting Hill VIC 3168

Phone: (03) 9501 2800 | www.taylorstds.com.au

## SURVEY NOTES:

THIS SURVEY WAS UNDERTAKEN BETWEEN THE DATES OF 17/03/2023 AND 18/05/2023.

### PURPOSE OF SURVEY

TO PRODUCE A PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY AND UNDERGROUND SERVICES FOR PLANNING AND DESIGN PURPOSES.

### SURVEY RESULTS:

A PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY (24313-D1\_V4) HAS BEEN PREPARED AS PART OF THIS REPORT. THE INFORMATION CONTAINED HEREIN INCLUDES:

- SHEET 1 - OVERALL SITE
- SHEET 2 TO 6 - REESTABLISHMENT, FEATURE AND LEVEL SURVEY EXCLUDING UNDERGROUND SERVICES AND DEPTHS
- SHEET 7 TO 11 - UNDERGROUND SERVICES & DEPTHS
- SHEET 12 - SURVEY REPORT, NOTES & LEGEND

ADDITIONALLY, AS PART OF THE SURVEY RESULTS THE FOLLOWING HAS BEEN PROVIDED:  
TITLE PACKAGE - TITLE, PLAN AND INSTRUMENTS

### SURVEY DATUM:

**BEARING DATUM** - PROJECT MGA 94 DATUM  
BEARING DATUM IS MGA94 ZONE 55 DERIVED FROM GNSS

**CO-ORDINATE DATUM** - PROJECT MGA94 DATUM  
CO-ORDINATES SHOWN HEREON AND CO-ORDINATES COMPRISING THE DIGITAL DATA ARE SPECIFIC TO THIS SITE ONLY AND ARE GROUND DISTANCES.

**LEVEL DATUM** - AUSTRALIAN HEIGHT DATUM (AHD)  
AHD BASED ON CUT-PAW-PAW PM 277 - RL: 19.844 (16/03/2023 SMES).

### FEATURE & LEVEL SURVEY:

THE SURVEY HAS LOCATED EXISTING VISIBLE FEATURES ACROSS THE SITE AND WITHIN THE FRANCIS STREET, MILLERS ROAD AND EXPORT DRIVE ROAD RESERVES ADJACENT TO THE SITE

THE SURVEY HAS LOCATED EXISTING ABOVEGROUND AND UNDERGROUND SERVICES WITHIN THE MILLERS ROAD AND EXPORT DRIVE ROAD RESERVES UP TO THE BACK OF KERB/EDGE OR BITUMEN AND THE FRANCIS STREET ROAD RESERVE.

THE SURVEY WAS COMPILED USING GNSS & TOTAL STATION

THE FOLLOWING ACCURACIES HAVE BEEN ACHIEVED:  
FEATURE AND LEVEL RELATIVE ACCURACY HORIZONTAL ± 0.03m, VERTICAL ±0.03m  
BENCH MARK ACCURACY HORIZONTAL ± 0.03m, VERTICAL ±0.03m

DIGITAL TERRAIN MODEL (DTM):  
HAS BEEN CREATED BY INCLUDING ROAD PAVEMENT, LINE MARKINGS, KERBS, PATHS, NATURAL SURFACES INCLUDING TOP, TOES & RETAINING WALLS.  
CONTOUR HAVE BEEN GENERATED AT INTERVALS OF 0.2m AND LABELLED AT 1m INTERVALS.  
HAS BEEN PROVIDED ON LAYER "TO\_DTM\_TRIANGLES" WITHIN THE CAD FILE AND HAS BEEN FROZEN FOR CLARITY PURPOSES.

### GENERAL:

AN AERIAL IMAGE WITH A DATE OF CAPTURE OF 01/01/2023 HAS BEEN PROVIDED ON LAYER "Y\_IMAGE\_AERIAL" WITHIN THE CAD FILE. THE IMAGE HAS BEEN SOURCED FROM NEARMAP AND IS INDICATIVE ONLY.  
SOME LEVELS AND LAYERS WITHIN THE CAD FILE HAVE BEEN TURNED OFF OR FROZEN FOR CLARITY PURPOSES.

### DIGITAL CADASTRAL MAP BASE (DCMB):

THE DCMB SHOWS APPROXIMATE TITLE BOUNDARIES AND EASEMENTS SOURCED FROM DATA.VIC.GOV.AU.  
THEY HAVE BEEN PROVIDED WITHIN THE CAD FILE ON LAYER:  
• PR\_DCMB\_PROPERTY

### VEGETATION:

ONLY SIGNIFICANT TREES WITH A DIAMETER GREATER THAN 200mm HAVE BEEN LOCATED.  
TREE TRUNK DIAMETERS (AT 1m ABOVE GROUND LEVEL) AND SPREADS ARE SHOWN TO SCALE.

### UNDERGROUND SERVICES - BEFORE YOU DIG AUSTRALIA (BYDA):

UNDERGROUND SERVICE SHOWN AS QUALITY C OR QUALITY D HAVE BEEN DERIVED FROM BYDA DIAGRAMS AND ARE INDICATIVE ONLY. THE PRECISE LOCATION OF SERVICES CAN ONLY BE MET BY PROVING OF SERVICES ON SITE (QUALITY A).  
TAYLORS PROVIDES UTILITY INFORMATION AS PER AUSTRALIAN STANDARD 5488.1:2019. THE QUALITY LEVELS ARE DESCRIBED WITHIN THE LOCATION SERVICE QUALITY INFORMATION BOX.

### TITLE RE-ESTABLISHMENT:

#### SUBJECT TITLE/S

THE SUBJECT LAND IS IDENTIFIED BY VOLUME 11883 FOLIO 707, LAND IN PC373205M  
THE TITLE HAS NO DEPTH LIMITATION.  
WE HAVE CALCULATED THE TOTAL AREA OF THE SITE TO BE 22.30ha.  
THE SURVEYED SOUTHERN BOUNDARY DIFFERS TO TITLE DUE TO AN APPROXIMATE 0.24m OVERLAP WITH THE TITLE TO THE SOUTH. THE BOUNDARIES SHOWN IN THIS PLAN ARE THE SURVEYED BOUNDARIES AND SHOULD BE ADOPTED FOR DESIGN PURPOSES. FOR COMPARISON, THE TITLE AND SURVEYED DISTANCES ARE SHOWN ON THE PLAN.

#### ENCUMBRANCES AND APPURTENANCES:

MULTIPLE EASEMENTS AFFECT THE SUBJECT LAND. REFER TO THE EASEMENT INFORMATION TABLE ON SHEETS 2 TO 6 FOR THE REFERENCE IDENTIFIER AND PURPOSE.  
CONSIDERATION MUST BE TAKEN WHEN DESIGNING BUILDING CLOSE TO THESE EASEMENTS.

#### COVENANTS AND RESTRICTIONS:

AGREEMENT AS TO PART IN INSTRUMENT M995357G AFFECTS THE SUBJECT LAND AND STIPULATES REQUIREMENTS IN RELATION TO A HIGH STANDARD OF DEVELOPMENT AND ACHIEVE AND IMPLEMENT A COMPREHENSIVE POLICY WITH RESPECT TO LANDSCAPING WITHIN THE DEVELOPMENT SITE. IT IS RECOMMENDED YOU SEEK PLANNING ADVICE IN RELATION TO THIS AGREEMENT AND THE LAND THAT IS SPECIFICALLY AFFECTED BY THIS AGREEMENT.

A CAVEAT IS RECORDED ON TITLE IN FAVOR OF WESTPAC BANKING CORPORATION

### SURVEY RESULTS:

ALL NEARBY FENCING/STRUCTURES SURROUNDING THE SUBJECT SITE HAVE BEEN LOCATED AS PART OF THIS SURVEY. FENCING/STRUCTURES WERE MEASURED AT GROUND LEVEL OR NEAR GROUND LEVEL WITH ENLARGEMENTS ON PAGES 2 TO 6 OF THIS PLAN SHOWING RELATIONSHIPS TO TITLE. OCCUPATION (FENCING AND STRUCTURES) AROUND THE SITE BOUNDARIES APPEAR TO BE IN EXCESS OF 15 YEARS OF AGE.

## IMPORTANT NOTES:

DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF TAYLORS DEVELOPMENT STRATEGISTS PTY. LTD.

WHILST EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, TAYLORS CANNOT BE HELD RESPONSIBLE FOR FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.  
PLANS PROVIDED BY TAYLORS INCLUDING DIGITAL CAD DATA REPRESENT FIELD WORK UNDERTAKEN ON A SPECIFIC DATE. CHANGES TO SITE CONDITIONS MAY HAVE OCCURRED SINCE THIS DATE AND PLANS PROVIDED BY TAYLORS MAY NO LONGER BE CURRENT.

IT IS HIGHLY RECOMMENDED THAT THIS PLAN IS PRINTED IN COLOUR AT THE SHEET SIZE INDICATED IN THE SCALE OF THE DRAWING.

### UTILITIES/SERVICES

ABOVE GROUND AND UNDERGROUND SERVICES HAVE BEEN LOCATED AS PART OF THIS SURVEY.

## LEGEND:

	T.B.M.		TITLE		S7	STEEL
	IMAGE LOCATION & NUMBER		DCMB LINEWORK PROPERTY		CICL	CAST IRON
	TREE		DCMB LINEWORK EASEMENT		P	PVC
	ELECTRICITY POLE		CONTOUR MINOR & LABEL		LV	LOW VOLTAGE
	WATER STOP VALVE		CONTOUR MAJOR & LABEL		HV	HIGH VOLTAGE
	FIRE HYDRANT PILLAR		CHANGE OF GRADE		F/S	FIRE SERVICES
	COMMUNICATIONS JUNCTION BOX/PIT		TOP OF BANK		18.54	SURFACE LEVEL
	ELECTRICITY BOX		TOE OF BANK		D:0.90	DEPTH
	SEWER ACCESS CHAMBER		FENCE		CL20.00	SEWERAGE PIT COVER LEVEL
	SIGN		RETAINING WALL		IL19.00	SEWERAGE INVERT LEVEL
	SEWER MAINTENANCE HOLE		CONCRETE EDGE		UNK(B)	UNKNOWN SERVICE U/G (QUALITY B)
	FIRE HYDRANT PLUG		CONCRETE KERB & CHANNEL		C(B)	COMMUNICATIONS CABLE U/G (QUALITY B)
	WATER METER		CENTRELINE OF BITUMEN		G(D)	GAS PIPE U/G (QUALITY B)
	ELECTRICITY PIT		ROAD FORMATION		E(OH)	ELECTRICITY OVERHEAD
	MAIL BOX		ROAD TRACK		E(B)	UNKNOWN SERVICE U/G (QUALITY B)
	LIGHT POLE		VEGETATION EDGE		W(B)	WATER PIPE U/G (QUALITY B)
	BOLLARD		BUILDINGS		W	WATER PIPE A/G
	LIGHT POLE		COVERED AREA		D(D)	DRAINAGE PIPE U/G (QUALITY D)
	UNKNOWN VALVE		EASEMENTS		S(A)	SEWERAGE U/G (QUALITY A)
	STAY		WATER TANK		S(C)	SEWERAGE U/G (QUALITY C)
	ELECTRICITY MARKER				S(D)	SEWERAGE U/G (QUALITY D)
	GRATED PIT					
	JUNCTION PIT					
	SIDE ENTRY PIT					
	UNKNOWN PIT					
	T.O.W.					

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PLAN

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Stockland Developments Pty Ltd

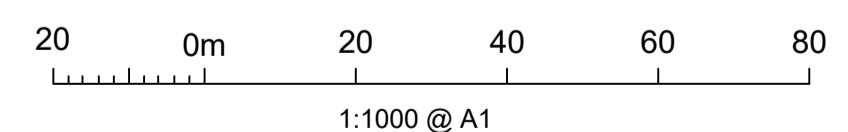
### PROJECT:

BROOKLYN INDUSTRIAL ESTATE  
413 FRANCIS STREET  
BROOKLYN VIC 3012

### DRAWING:

### PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

Proj. Ref:	24313/S	Approved by:	CNL
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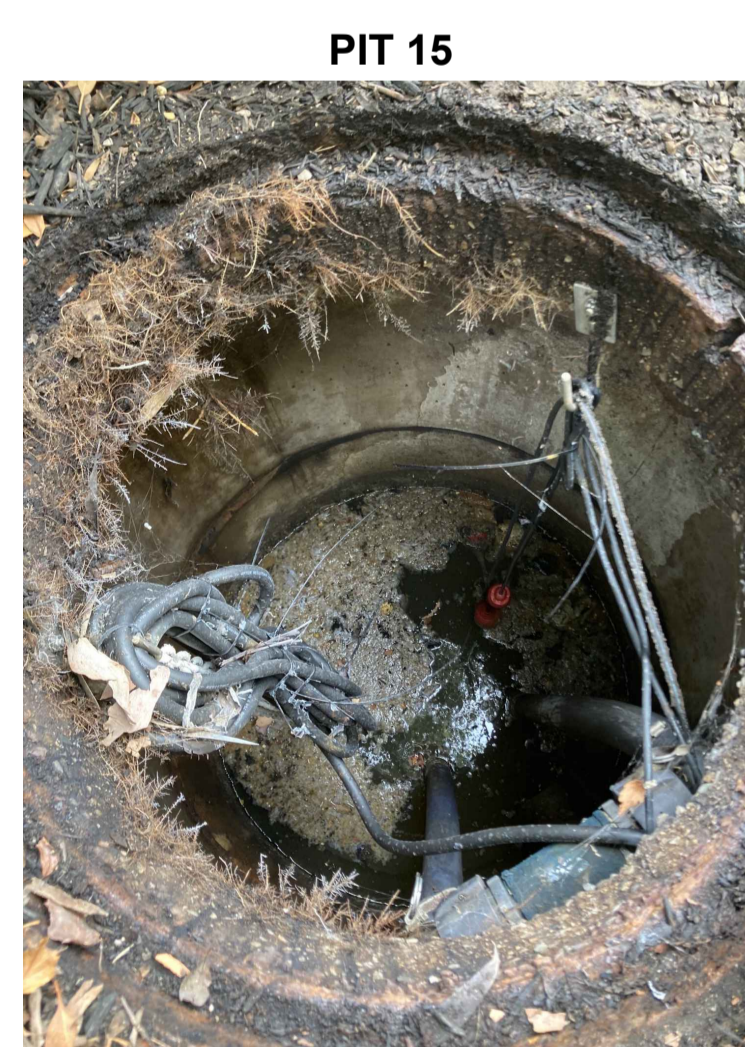
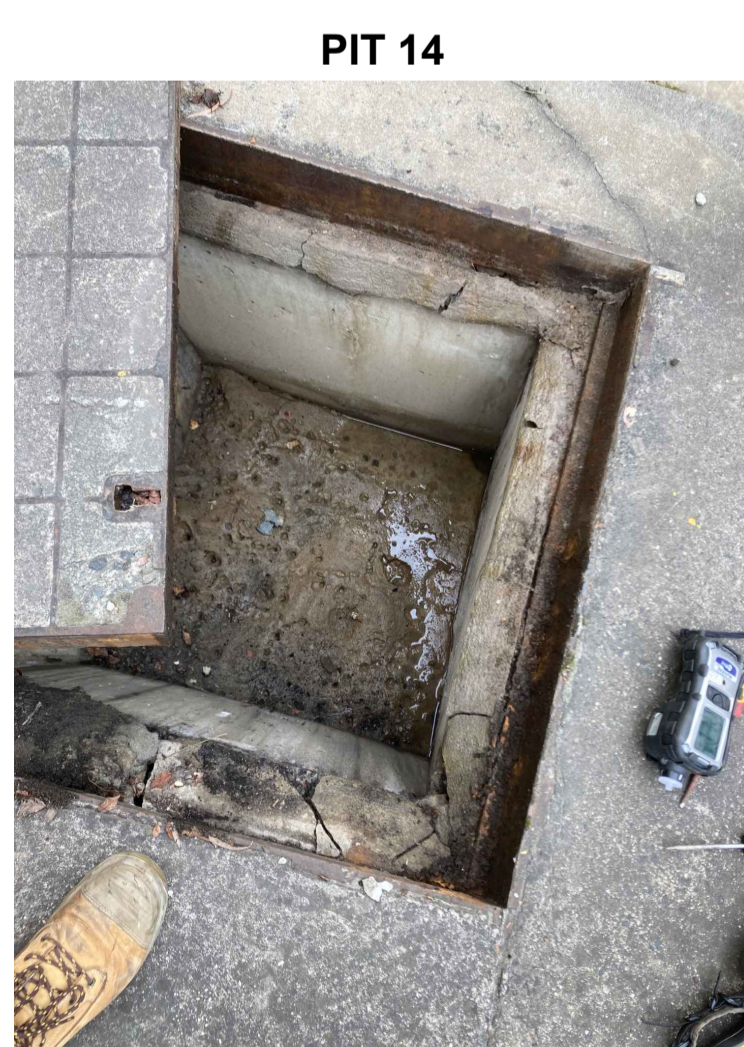
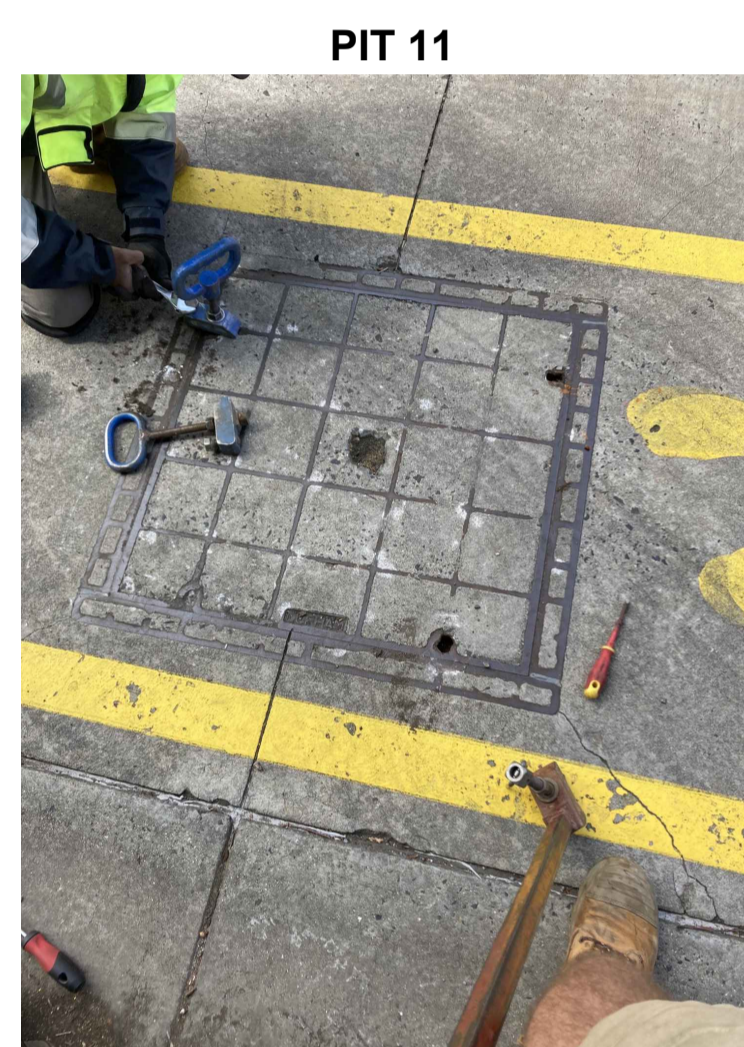
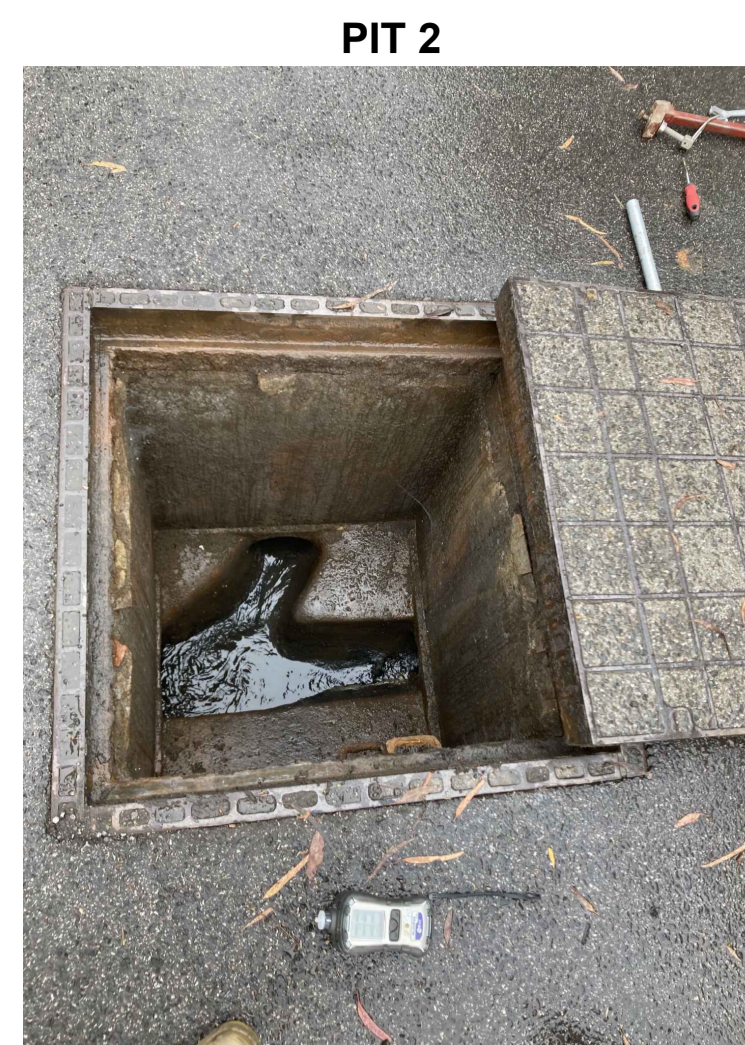
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**TAYLORS**  
Urban Development | Infrastructure  
8/270 Ferntree Gully Road, Notting Hill VIC 3168  
Phone: (03) 9501 2800 | www.taylorsds.com.au



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