

**ADVERTISED PLAN**

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**NOTATIONS:**  
 CRITICAL DIMENSIONS SHOULD BE VERIFIED ON SITE AND NOT SCALED FROM THIS DRAWING OR TAKEN FROM THE DIGITAL DATA WHICH CREATES IT.  
 DATE OF SURVEY: 16/01/2025  
 SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.  
 DIMENSIONS AND LEVELS SHOWN TO ONE DECIMAL PLACE SHOULD NOT BE RELIED UPON TO HAVE AN ACCURACY GREATER THAN ±0.2m.  
 DO NOT SCALE DISTANCES TO FENCES OR BUILDINGS. THE POSITION OF THESE FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY.  
 OFFSETS SHOWN ARE FROM THE BOUNDARY TO THE RELEVANT OCCUPATION UNLESS LABELLED OTHERWISE.  
 LEVELS SHOWN THUS +14.16 ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON JIKA JIKA PM 18 WITH STATED RL 19.370 AS AT 19/01/2025.  
 CO-ORDINATES SHOWN HEREON ARE PROJECT SPECIFIC BASED ON THE STATED MGA 2020 CO-ORDINATES OF JIKA JIKA PM 18 AS AT 19/01/2025. (100002595 SCALE FACTOR HAS BEEN APPLIED).  
 SOME BUILDINGS AND SURROUNDING FEATURES ARE POSITIONED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.  
 CONTOURS ARE AT 0.2m INTERVALS. LEVELS AND 3D TERRAIN ARE CONTAINED IN THE DIGITAL DWG FILE.

- SYMBOLS:**
- BOLLARD
  - DOWN PIPE
  - DRAINAGE COVER
  - GRATED PIT
  - SIDE ENTRY PIT
  - GAS METER
  - GAS VALVE
  - PETROL VALVE
  - ELECTRICITY PIT
  - ELECTRICITY POLE
  - ELEC LIGHT POLE
  - POST
  - SEWER INSPECTION
  - SEWER PIT
  - SEWER VENT
  - SIGN POST
  - STAY
  - TRAFFIC DETECT PIT
  - TRAFFIC SIGNAL PIT
  - TRAFFIC SIGNAL POLE
  - TELECOM ANTENNA
  - TELECOM PIT
  - TELECOM POLE
  - UTILITY UNCLASSIFIED
  - BOREHOLE
  - MONITORING WELL
  - SOIL VAPOUR
  - FIRE PUG
  - FIRE HYDRANT
  - SPRINKLER
  - STOP VALVE
  - WATER TAP
  - WATER METER
  - TREE MEASURED
  - TREE (APPROX)

- EASEMENTS / RESTRICTIONS:**  
 DEPTH LIMITATION OF 15.24m BELOW THE SURFACE ENCUMBERS LOT 1 ON TP414367H & LOT 1 ON LP75414  
 ANY EASEMENTS SHOWN SHOULD BE READ IN CONJUNCTION WITH THE RELEVANT TITLE.
- LAND UNDER SURVEY
  - E-1 SEWERAGE EASEMENT
  - E-2 DRAINAGE EASEMENT
  - E-3 POWERLINE PURPOSES EASEMENT
  - E-3, E-4 & E-5 CARRIAGEWAY EASEMENT FOR LOT 2 ON LP75414
  - E-3, E-4 & E-5 EASEMENT FOR MMBW
  - A-1 APPURTENANT EASEMENT OF WAY
  - L-1 KIOSK TYPE SUBSTATION LEASE

- ABBREVIATIONS:**
- BK BRICK
  - CB CENTRE OF BITUMEN (ROAD)
  - CL PIT COVER LEVEL
  - DP DRAINAGE DOWN PIPE
  - F FENCE
  - FL FLOOR LEVEL
  - H HABITABLE WINDOW
  - INV INVERT OF CHANNEL/PIPE
  - LIP LIP OF CHANNEL
  - NH NON-HABITABLE WINDOW
  - PAR PARAPET LEVEL
  - SB SPOT ON BITUMEN
  - SC SPOT ON CONCRETE
  - THL THRESHOLD LEVEL
  - CT TITLE DIMENSION
  - AV AVAILABLE DIMENSION
  - CF GROUND FLOOR LEVEL ONE
  - L1
- LINESTYLES / SYMBOLS:**
- BUILDING (MASONRY)
  - BUILDING (OTHER)
  - FENCE
  - INVERT OF CHANNEL
  - OVERHEAD CABLE
  - ROOFLINE
  - TOE OF BANK
  - TOP OF BANK

**UNDERGROUND UTILITIES:**  
 THE POSITIONS OF SERVICES SHOWN HAVE BEEN TAKEN FROM AUTHORITIES RECORDS. ALL AUTHORITIES STATE THAT SOME VARIATIONS FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GUARANTEED. THEREFORE IT IS ESSENTIAL THAT THE EXACT POSITION OF UNDERGROUND CABLES/PIPES BE PROVIDED BY CAREFUL HAND EXCAVATION UNDER SUPERVISION BY RELEVANT AUTHORITIES.

**LINE STYLES:**

- U/G DRAINAGE SERVICE
- U/G ELECTRICITY SERVICE
- U/G GAS SERVICE
- U/G SEWER SERVICE
- U/G TELECOM SERVICE
- U/G WATER SERVICE

**CERTIFICATION BY SURVEYOR**  
 I THOMAS ANDREW MILLAR of 16/501 Swanston Street Melbourne 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 16/01/2025, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 2(1) of the Surveying (Cadastral Surveys) Regulations 2015.

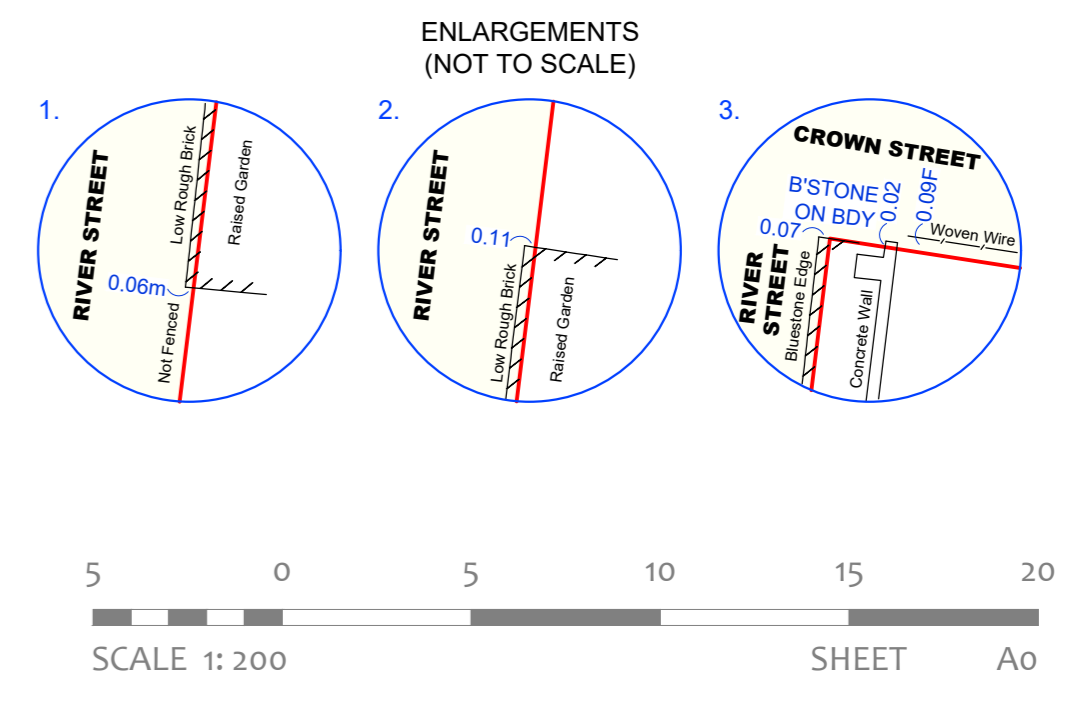
Rev	Description	CD	By	Date
A	INITIAL PLAN			30/01/2025

Rev	Drawn	CD	By	Date
1	24460			30/01/2025
2	A			30/01/2025

**PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS**  
 43 & 67 RIVER STREET  
 RICHMOND, VIC 3121

**REEDS CONSULTING** LAND SURVEYING CIVIL ENGINEERING PLANNING DEVELOPMENT CONSULTING

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