

NOTES

- WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE SUBJECT LAND ENDOACH ONTO THE SUBJECT LAND. THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE, AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS. FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED UNTIL THESE POSSESSORY ISSUES HAVE BEEN RESOLVED.
- ENCROACHMENTS BELOW GROUND LEVEL, IF ANY, HAVE NOT BEEN DETERMINED BY THIS SURVEY.
- THIS SURVEY RE-ESTABLISHES TITLE BOUNDARIES IN ACCORDANCE WITH CERTIFICATE OF TITLE DIMENSIONS AND DOES NOT ATTEMPT TO DETERMINE THE EXISTENCE OF POSSESSORY RIGHTS, IF ANY, WHICH MAY EXIST OVER THE LAND OCCUPIED.
- SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF:13516R\_V1 FOR BOUNDARY MARKS PLACED AND RELATIONSHIP OF FENCING/BUILDINGS TO TITLE BOUNDARY.
- ONLY THE LOCATION OF SURFACE FEATURES HAVE BEEN DETERMINED BY THIS SURVEY.
- ALL SERVICES SHOWN HEREON HAVE BEEN DETERMINED BY DIRECT MEASUREMENT WHERE POSSIBLE, IF DIRECT MEASUREMENT WAS NOT POSSIBLE ON THE DATE OF SURVEY THEN THE LOCATION OF THAT SERVICE IS SHOWN AS INDICATED ON SERVICE AUTHORITY RECORDS.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE "BEFORE YOU DIG AUSTRALIA" AND/OR THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF ALL SERVICES AND THE ACCURATE LOCATIONS OF THOSE SERVICES UNABLE TO BE DETERMINED BY DIRECT MEASUREMENT ON THE DATE OF SURVEY.
- THE BEARING DATUM FOR THIS SURVEY IS THE AUSTRALIAN MAP GRID ZONE 55 (2020). SUBTRACT 7°35'50" FROM THE BEARINGS STATED HEREON FOR CERTIFICATE OF TITLE BEARINGS.
- THE LEVEL DATUM FOR THIS SURVEY IS THE AUSTRALIAN HEIGHT DATUM VIDE PM MMB 2096, PARISH OF NUNAWADING, RL 145.854m.

- CONTOURS SHOWN HEREON ARE INDICATIVE OF SITE TOPOGRAPHY ONLY AND SPOT LEVELS ARE ACCURATE ONLY AT THE SURVEY POSITIONS AS SHOWN.  
THE CONTOUR INTERVAL FOR THIS PLAN IS 0.2 METRES. WHOLE METRE CONTOURS ARE DENOTED BY CONTINUOUS LINES. 0.2 METRE CONTOURS ARE DENOTED BY BROKEN LINES.
- TREE CANOPY SPREADS SHOWN HEREON ARE A GENERAL INDICATION OF THE DRIP LINE OF THE TREE CANOPY AND ARE NOT NECESSARILY SYMMETRICAL OR THE SHAPE SHOWN.  
THE LOCATION AND DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE TRUNKS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE TO ONLY BE USED TO GIVE A GENERAL LOCATION OF ANY TREE.  
TREE TYPES STATED HEREON ARE A DESCRIPTION BASED ON GENERAL APPEARANCE TO ASSIST WITH LOCATION AND HAVE NOT BEEN VERIFIED BY AN ARBORIST.
- THIS PLAN HAS BEEN PREPARED TO A SCALE OF 1:200 FOR AN A1 SHEET AND ANY MANIPULATION OF THIS PLAN TO ANY OTHER SCALE MAY IMPAIR THE ACCURACY OF THE DRAWING.
- THE INFORMATION SHOWN ON THIS PLAN WAS TRUE AND CORRECT ON THE DATE OF SURVEY, SPEEDIE DEVELOPMENT CONSULTANTS PTY LTD ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY WORKS OR CHANGES TO SITE CONDITIONS UNDERTAKEN SINCE THAT DATE.
- INTELLECTUAL PROPERTY REMAINS WITH SPEEDIE DEVELOPMENT CONSULTANTS PTY LTD FOR ALL THE INFORMATION SHOWN ON THIS PLAN.
- ALL NOTES SHOWN ON THIS PLAN ARE AN IMPORTANT AND AN INTEGRAL PART OF THIS PLAN, MUST REMAIN ON THIS PLAN AND MUST BE READ IN CONJUNCTION WITH THE PLAN DETAIL.
- DATE OF SURVEY: SEPTEMBER 2024.

LEGEND			
AHD	AUSTRALIAN HEIGHT DATUM	R.RIDGE	ROOF RIDGE
BRW	BRICK RETAINING WALL	RTOP	TOP OF RETAINING WALL
COG	CHANGE OF GRADE	SEP	SIDE ENTRY PIT
DIA	DIAMETER	SPO	TOP OF SPOUTING
DL	DOOR LINTEL	TBM	TEMPORARY BENCH MARK
EPOLE	ELECTRICITY POLE	TPIT	TELECOMMUNICATION PIT
FL	FLOOR LEVEL	TRPOLE	TRANSFORMER POLE
GM	GAS METER	WL1	WINDOW LINTEL - FIRST FLOOR
GPIT	GRATED PIT	WL	WINDOW LINTEL
GSD	GLASS SLIDING DOOR	WM	WATER METER
IL	INVERT LEVEL	WS1	WINDOW SILL - FIRST FLOOR
JPIT	JUNCTION PIT	WS	WINDOW SILL
PPET	TOP OF PARAPET/WALL	WSV	WATER STOP VALVE
RL	REDUCED LEVEL		
ROOF	TOP OF ROOF		
		+ 144.100	CONCRETE KERB INVERT
		+ 144.200	BACK OF CONCRETE KERB
		+ 144.100	CONCRETE KERB LIP

	GATE
	TITLE BOUNDARY
	ADJOINING BOUNDARY - APPROXIMATE ONLY
	OVERHEAD ELECTRICITY IN VICINITY
	UNDERGROUND ELECTRICITY IN VICINITY
	OVERHEAD TELECOMMUNICATION CABLES IN VICINITY (AND REMAINS OF CABLE SYSTEM)
	UNDERGROUND TELECOMMUNICATION CABLES IN VICINITY (LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY)
	UNDERGROUND GAS PIPES IN VICINITY (LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY)
	SEWER IN VICINITY (LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY)
	WATER MAIN IN VICINITY (LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY)
	UNLESS OTHERWISE NOTED BUILDING WALLS SHOWN SOLID ARE GROUND OR GROUND/FIRST FLOOR WALLS, BUILDING WALLS SHOWN DASHED ARE FIRST FLOOR WALLS ONLY
	PHOTO NUMBER, LOCATION AND DIRECTION
	TOP OF BANK
	TOE OF BANK



AERIAL PHOTO - MAY 2024 (NEARMAP)  
THE RELATIONSHIP OF THE AERIAL PHOTOGRAPHIC DETAIL TO THE BOUNDARIES SHOWN HEREON IS INDICATIVE ONLY.

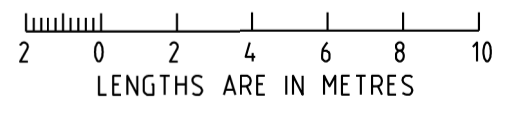
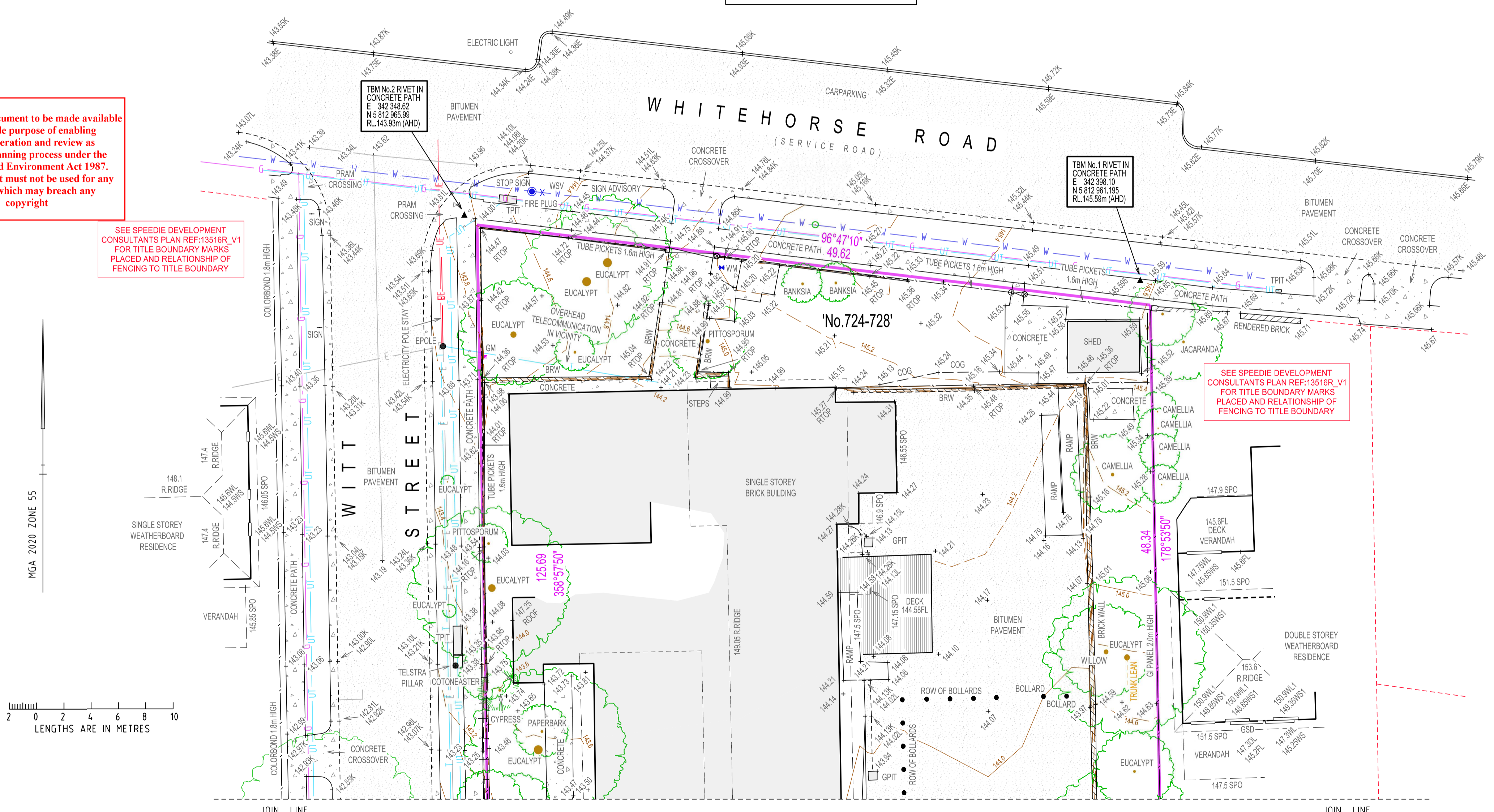
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\*\*\* NOTE \*\*\*  
THIS PLAN IS NOT TO BE USED TO DETERMINE THE DIMENSIONS OF ANY BUILDINGS SHOWN HEREON.  
EXISTING BUILDING DIMENSIONS ARE TO BE DETERMINED ON SITE

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SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF:13516R\_V1 FOR TITLE BOUNDARY MARKS PLACED AND RELATIONSHIP OF FENCING TO TITLE BOUNDARY

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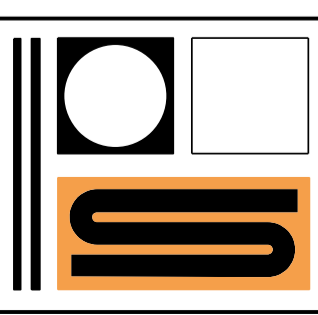


(CONTINUED ON SHEET 2)

ADVERTISED PLAN

No.	AMENDMENTS	DATE	BY

PRINCIPAL	KNOWLES GROUP	PROJECT MANAGER:	A LOVELOCK
MELWAY REF:	49 C9	DESIGNED:	---
SCALE:	1:200 @ A1	DRAWN:	A DIXON
		CHECKED:	AD
		SURVEYOR:	MJ, JB, LP AD



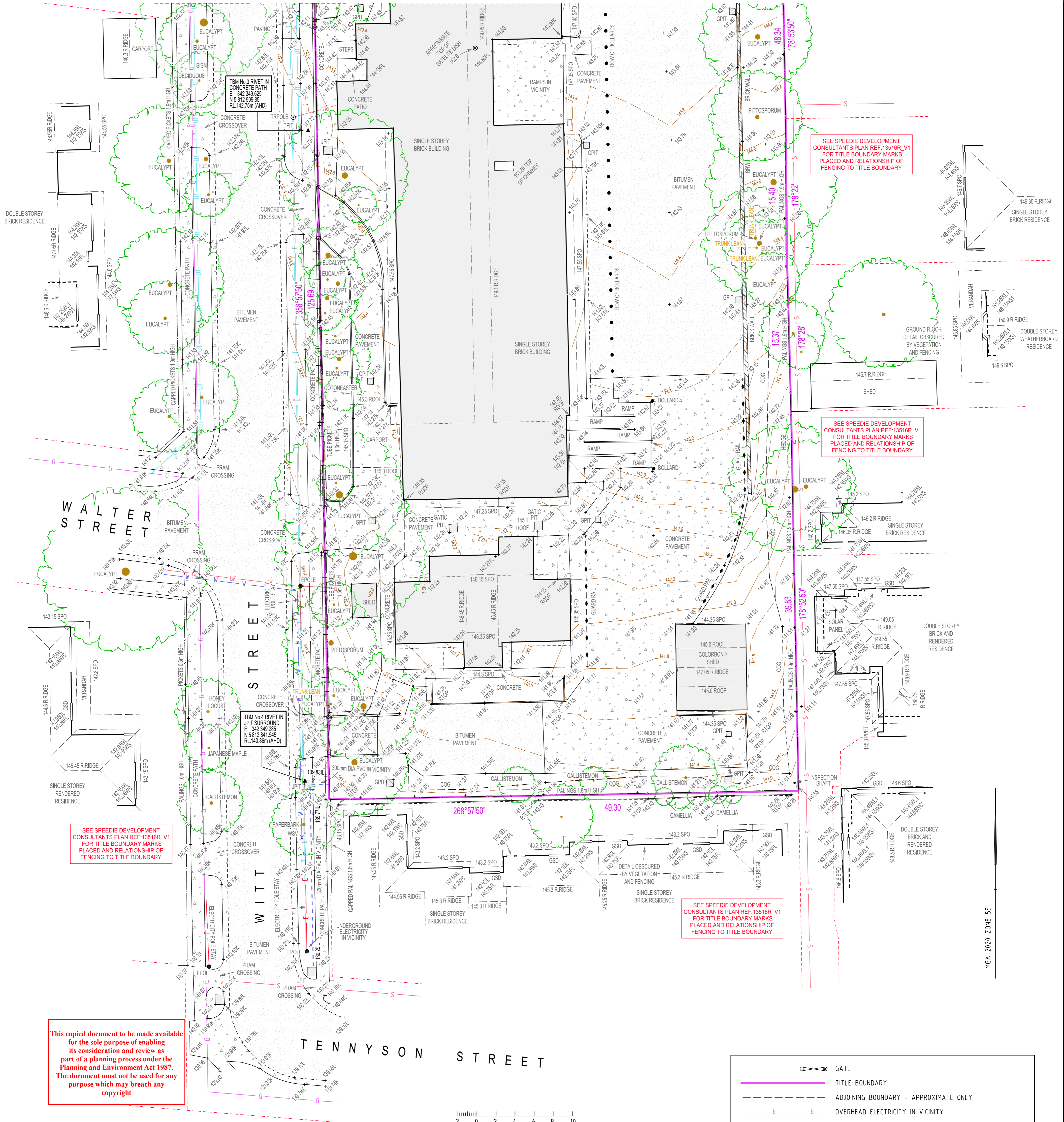
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55 Marine Parade, Hastings Victoria 3915 Ph. 1031 5979 5000  
Email: reception@speedies.com.au

PLAN OF SURVEY  
724-728 WHITEHORSE ROAD  
MITCHAM 3132  
VOL 11028 FOL 290  
LOT 1 ON PS 448313E

REF NO.	13516F
SHEET	1 OF 2 SHEETS
DATE	20 SEPTEMBER 2024
VERSION	No. 1

JOIN LINE

JOIN LINE



SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13516R\_V1 FOR TITLE BOUNDARY MARKS PLACED AND RELATIONSHIP OF FENCING TO TITLE BOUNDARY

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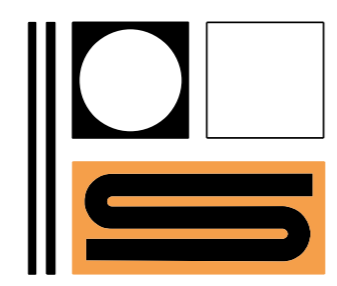
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- NOTES:
- SEE SHEET 1 FOR ALL NOTES AFFECTING THIS PLAN.
  - ALL NOTES ARE AN IMPORTANT AND AN INTEGRAL PART OF THIS PLAN AND MUST BE READ IN CONJUNCTION WITH THE PLAN DETAIL.
  - DATE OF SURVEY: SEPTEMBER 2024.

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PRINCIPAL: KNOWLES GROUP	PROJECT MANAGER: A LOVELOCK
MELWAY REF: 49 C9	SCALE: 1:200 @ A1
	DRAWN: A DIXON
	CHECKED: AD
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REF No: 13516F
SHEET 2 OF 2 SHEETS
DATE: 20 SEPTEMBER 2024
VERSION No. 1

ADVERTISED PLAN