

Our Ref: 23319 /S/RE

Doc Name: 23319 S SurveyReport

09 February 2023

Troon Group Pty Ltd
Suite 1.03, 163 Eastern Road,
South Melbourne, VIC 3205

**618 Clayton Road, Clayton South
TITLE RE-ESTABLISHMENT AND FEATURE SURVEY**

Further to instructions received regarding the above property, we advise that this office finalised the site survey on 3rd of February 2023.

Please find attached a copy of our *Plan of Survey* and *Plan of Title Re-Establishment, Feature, Level and Services Survey*. We have also provided the survey of the *Plan of Title Re-Establishment, Feature, Level and Services Survey* in 2D AutoCAD format to assist with design. Please refer to the notes on that plan on sheet number 11.

Re-establishment Survey

The subject land is identified by the following three Certificates of Title: Vol.6334 Fol.645 (Lot 1 on TP342713P), Vol. 8864 Fol.663 (Lot 1 on TP424544F) and Vol.9254 Fol.138 (Lot 1 on TP159506Q).

A copy of these titles has been attached to this report.

The total area of the site as per title is **10.325ha**.

The total area of the site per our re-establishment has been calculated to be **10.355ha**.

Thus, an excess of approximately **300m²** has been identified.

The perimeter boundaries of the site have been adopted in accordance with previous survey records and the plan shows the relationship between adopted boundaries and site fencing. The current occupation along the boundaries of site generally agree with the title boundaries with the greatest difference being along the northern boundary (up to 0.75m at the gate) - see offsets on the Plan of Survey further details. Note that occupation has been exaggerated on the Plan of Survey (for clarity).

We recommend that a Boundary Plan or other Survey based application is lodged once the decision to develop the land is made, prior to design to confirm title dimensions. This will allow Land Use Victoria to examine the Title Re-establishment and confirm site boundary dimensions. The cost for this can be an item in a future fee proposal.

Encumbrances and Appurtenances Affecting the Land

There are no easements on the subject land.

We trust this Plan satisfies your requirements, however, please feel free to contact me if you have any queries.

Yours faithfully,

BYRON STARKEY
Senior Licensed Surveyor

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**ADVERTISED
PLAN**

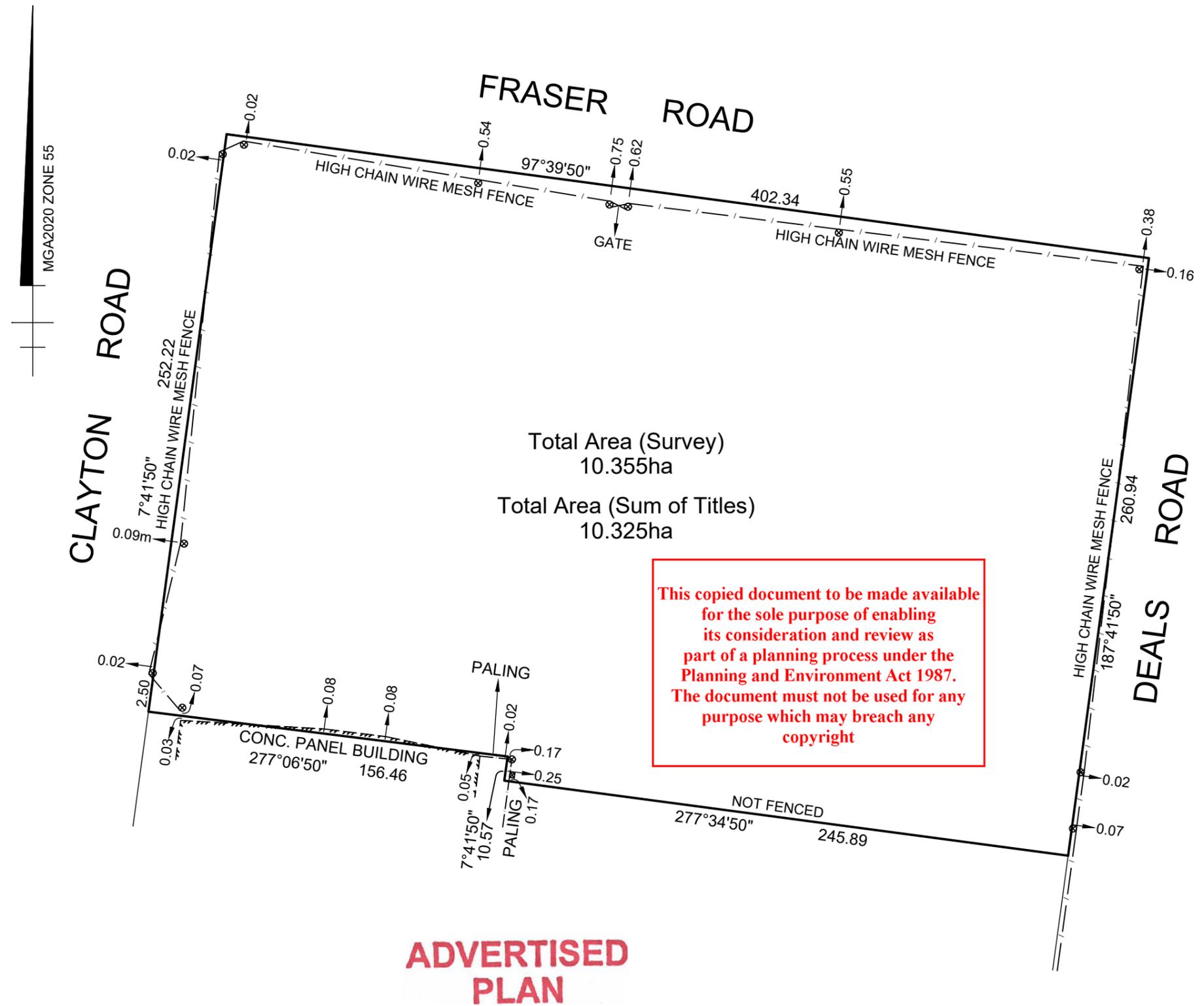
PLAN OF SURVEY

LOCATION OF LAND

PARISH: MORDIALLOC
 TOWNSHIP: ---
 SECTION: 11
 CROWN ALLOTMENT: 1 (PT)
 CROWN PORTION: ---
 LAST PLAN REFERENCE: Lot 1 on TP342713P, Lot 1 on TP424544F
 TITLE REFERENCE: & Lot 1 on TP159506Q
 Vol. 6334 Fol. 645, Vol. 8864 Fol. 663
 & Vol. 9254 Fol. 138

NOTATIONS

LAND SUBJECT TO EASEMENT
 NIL
 DEPTH LIMITATION
 DOES NOT APPLY
 OTHER NOTATIONS
 THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY THICK CONTINUOUS LINES
 OCCUPATION SHOWN NOT TO SCALE



ORIGINAL SHEET SIZE: A3

CERTIFICATION BY SURVEYOR

SHEET 1 of 1

SCALE 1:2000

20 0 20 40 60 80

LENGTHS ARE IN METRES

I, Byron Starkey of 8/270 Ferntree Gully Road, Notting Hill, VIC, 3168 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 03/02/2023, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

SURVEYORS FILE REF: 23319-PS

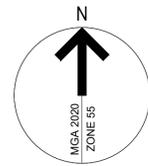
TAYLORS

Urban Development | Infrastructure

8/270 Ferntree Gully Road, Notting Hill VIC 3168

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

BYRON STARKEY / Version No 1



SEE SHEET 16 FOR
SURVEY REPORT, NOTES
AND LEGEND

WARNING
BEWARE 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.
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

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LICENSED SURVEYOR CERTIFICATION:

This plan has been prepared from a survey completed on the 03/02/2023. 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:

ADVERTISED PLAN

CLIENT:

TROON GROUP

PROJECT:

618 CLAYTON ROAD
CLAYTON SOUTH VIC 3169

DRAWING:

**PLAN OF TITLE RE-ESTABLISHMENT,
FEATURE, LEVEL AND SERVICES SURVEY**

Proj. Ref:	23319/S1	Approved by:	SST
Sheet:	1 of 16	Approval Date:	10/02/2023



DRAWING NUMBER:

23319-S1-D1

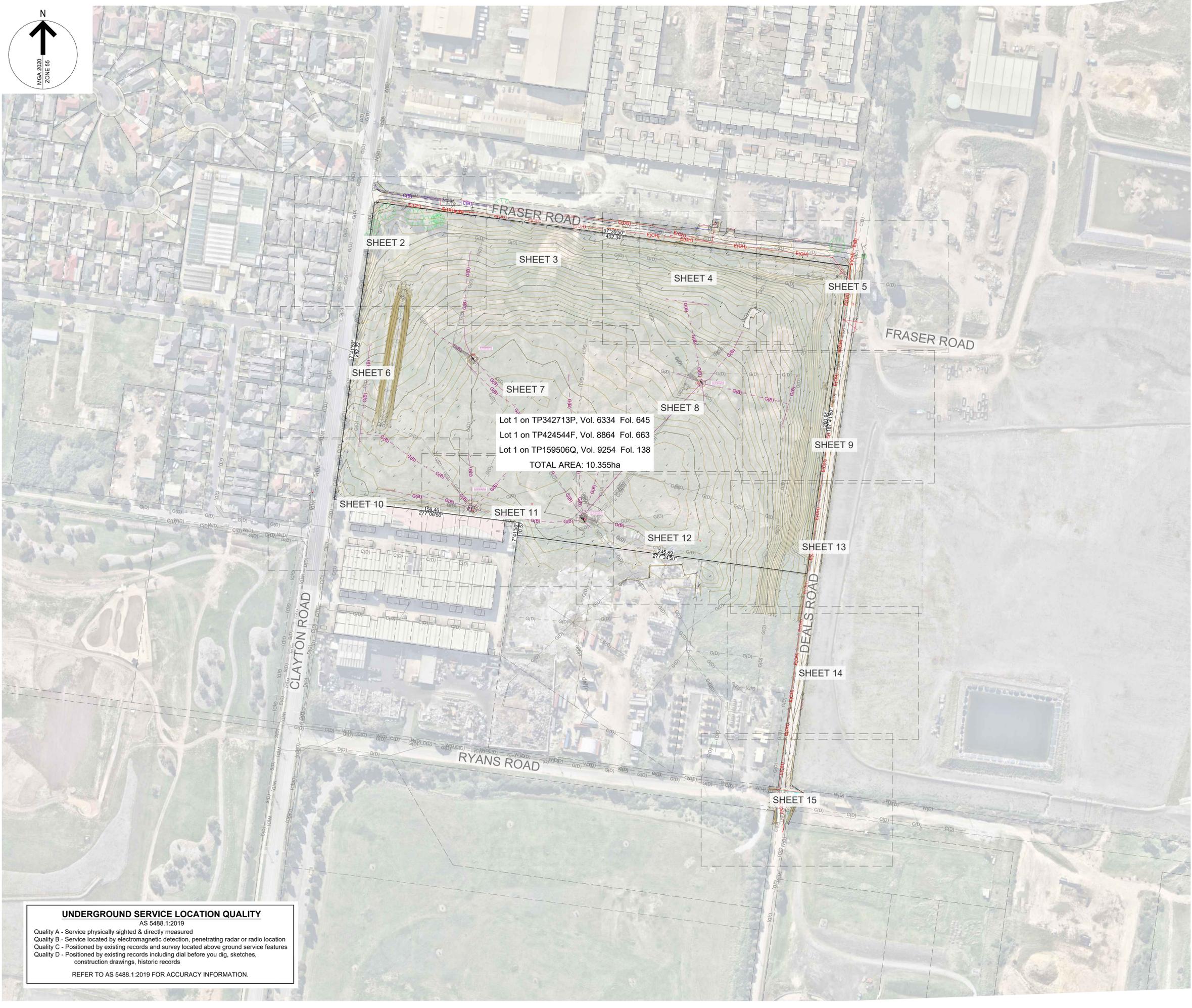
VERSION:

02



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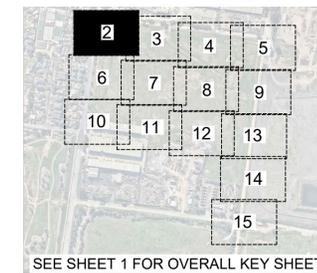
UNDERGROUND SERVICE LOCATION QUALITY
AS 5488.1:2019

- 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 dial before you dig, sketches, construction drawings, historic records

REFER TO AS 5488.1:2019 FOR ACCURACY INFORMATION.



SHEET INDEX



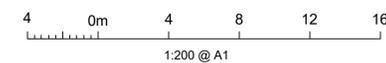
SEE SHEET 3

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PROJECT: 618 CLAYTON ROAD
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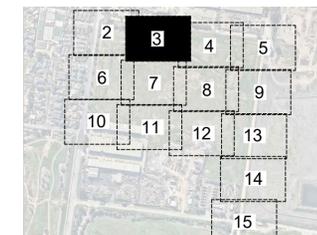
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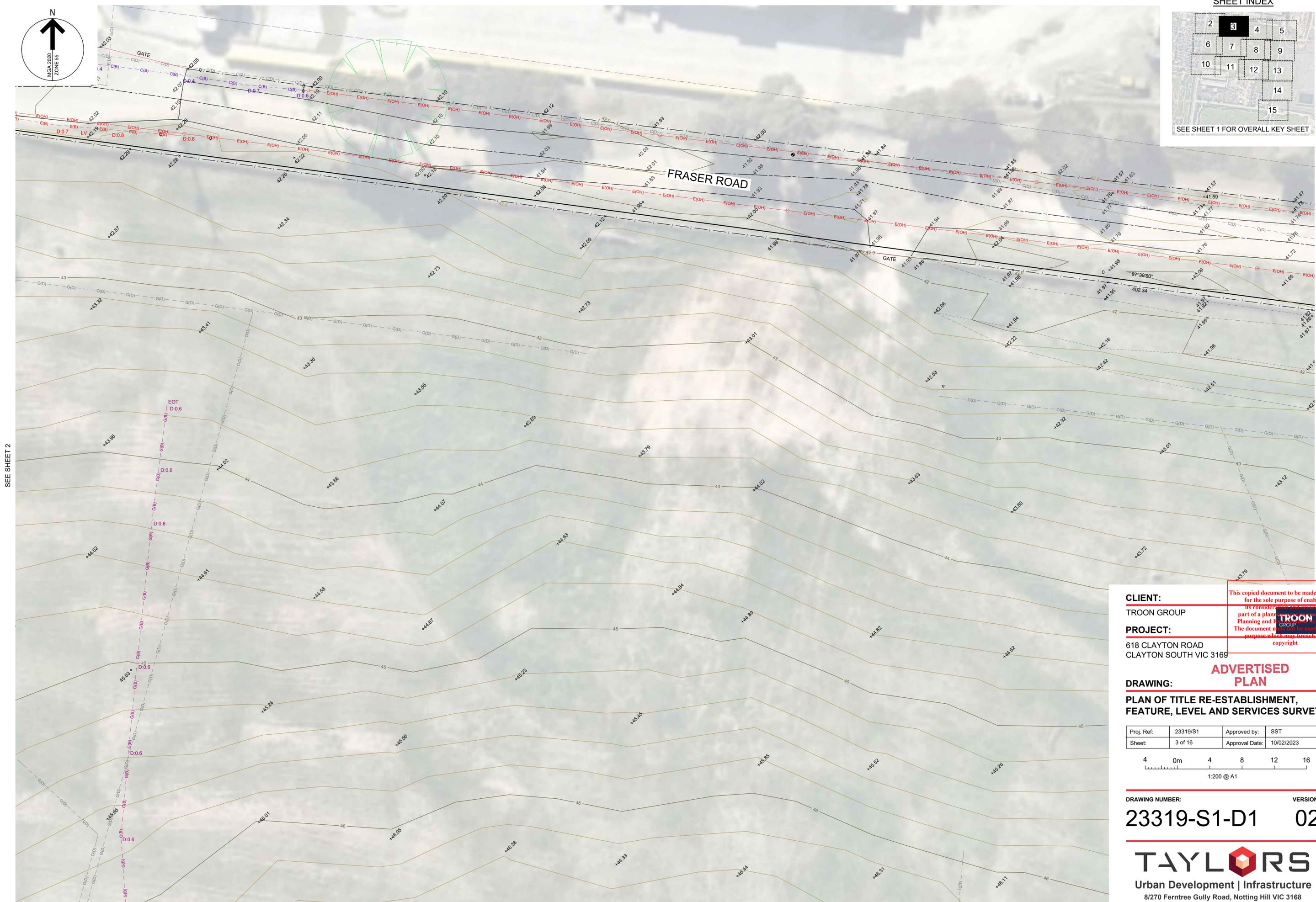
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SEE SHEET 1 FOR OVERALL KEY SHEET



SEE SHEET 2

SEE SHEET 4

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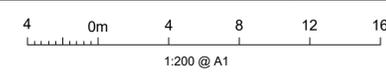
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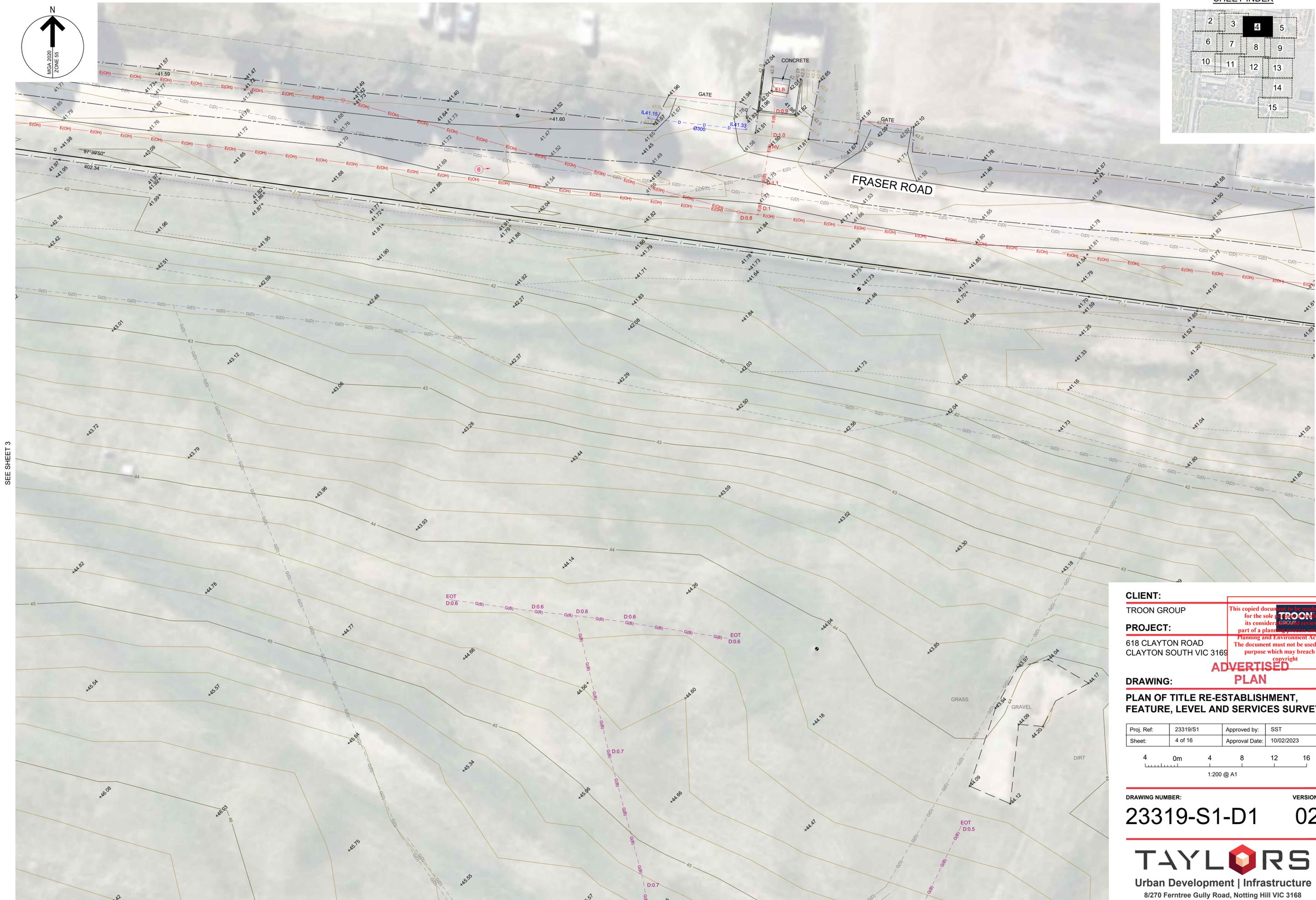
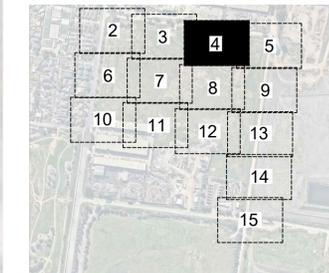
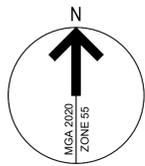
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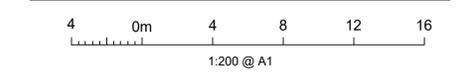
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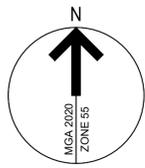
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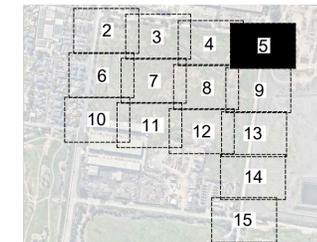
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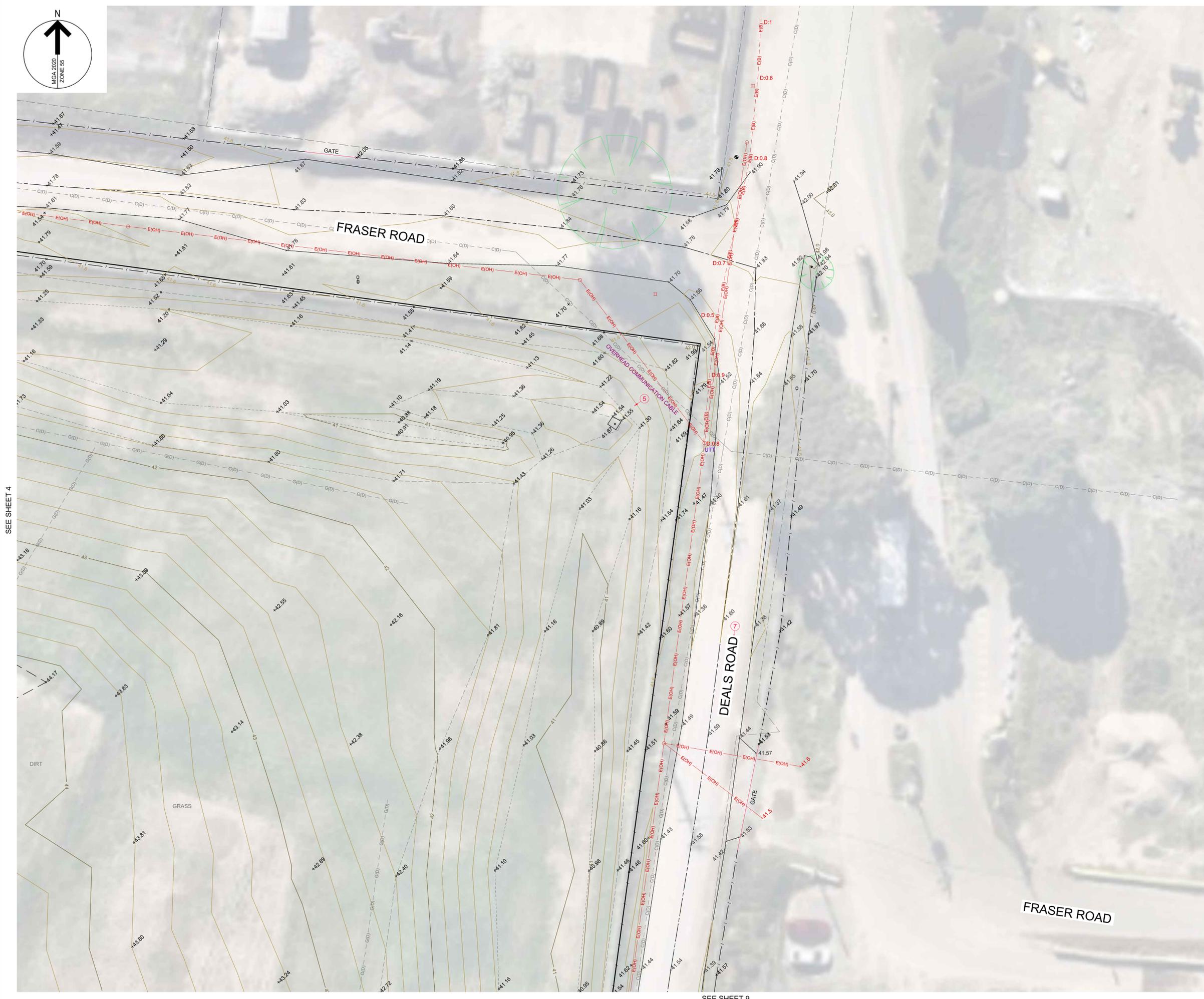
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SEE SHEET 1 FOR OVERALL KEY SHEET



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618 CLAYTON ROAD
CLAYTON SOUTH VIC 3168

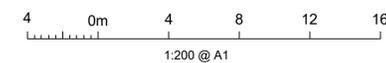
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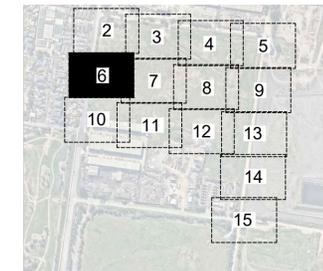
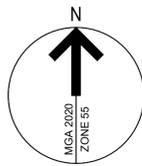
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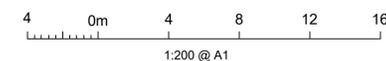
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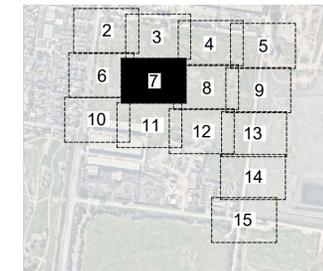
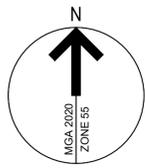
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GAS LINES DETERMINED BY GPR ONLY, ADDITIONAL GAS LINES MAY EXIST THAT WERE UNABLE TO BE TRACED AS PART OF THIS SURVEY.

SEE SHEET 6

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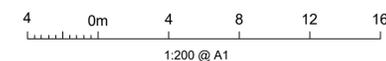
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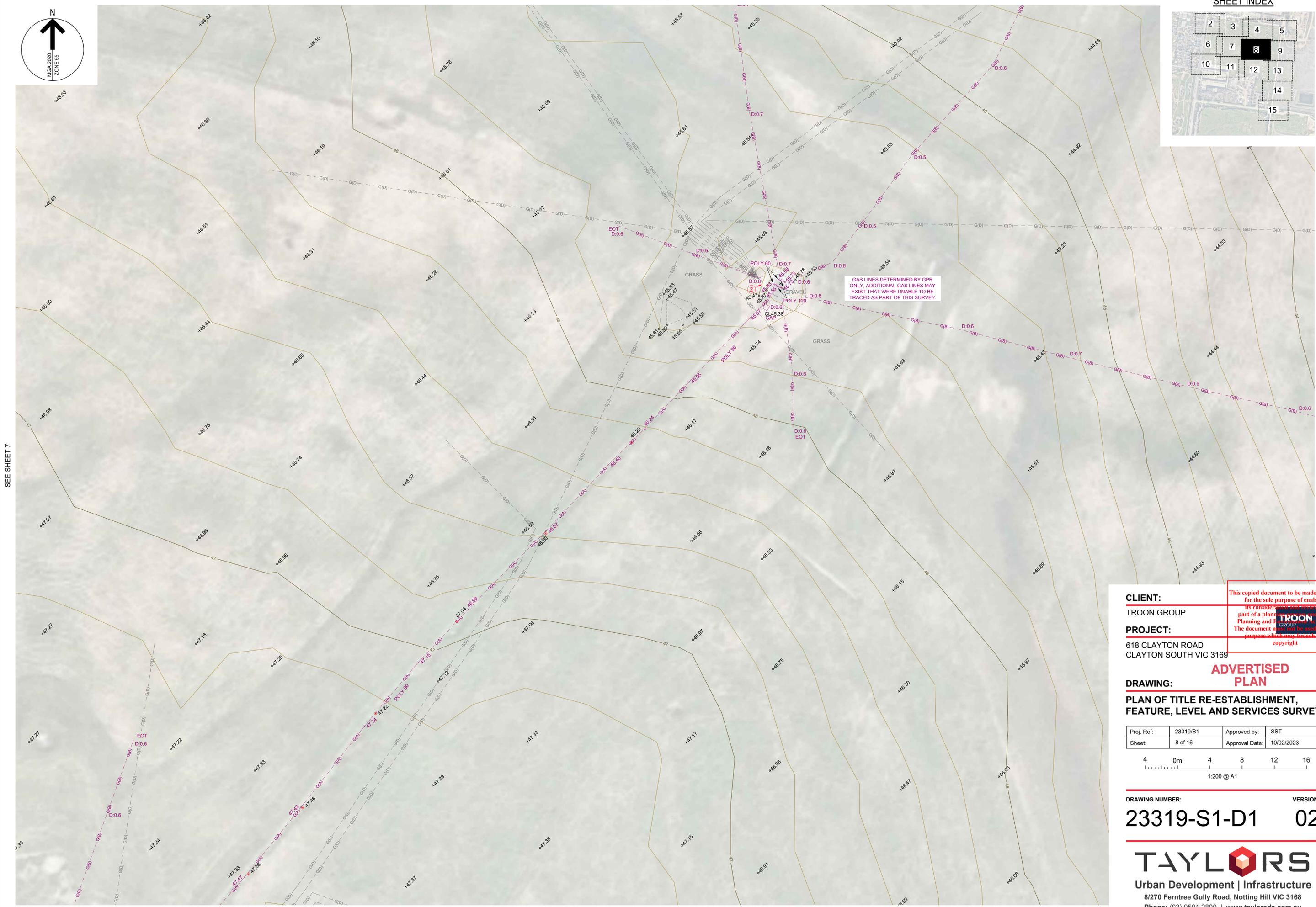
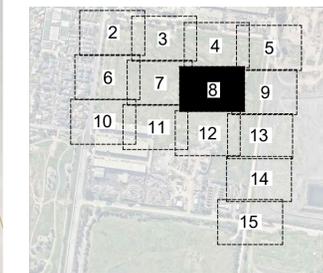
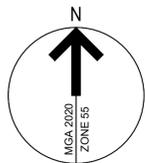
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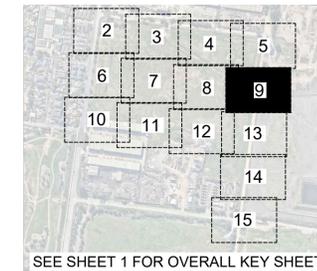
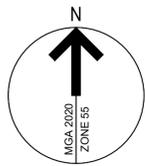
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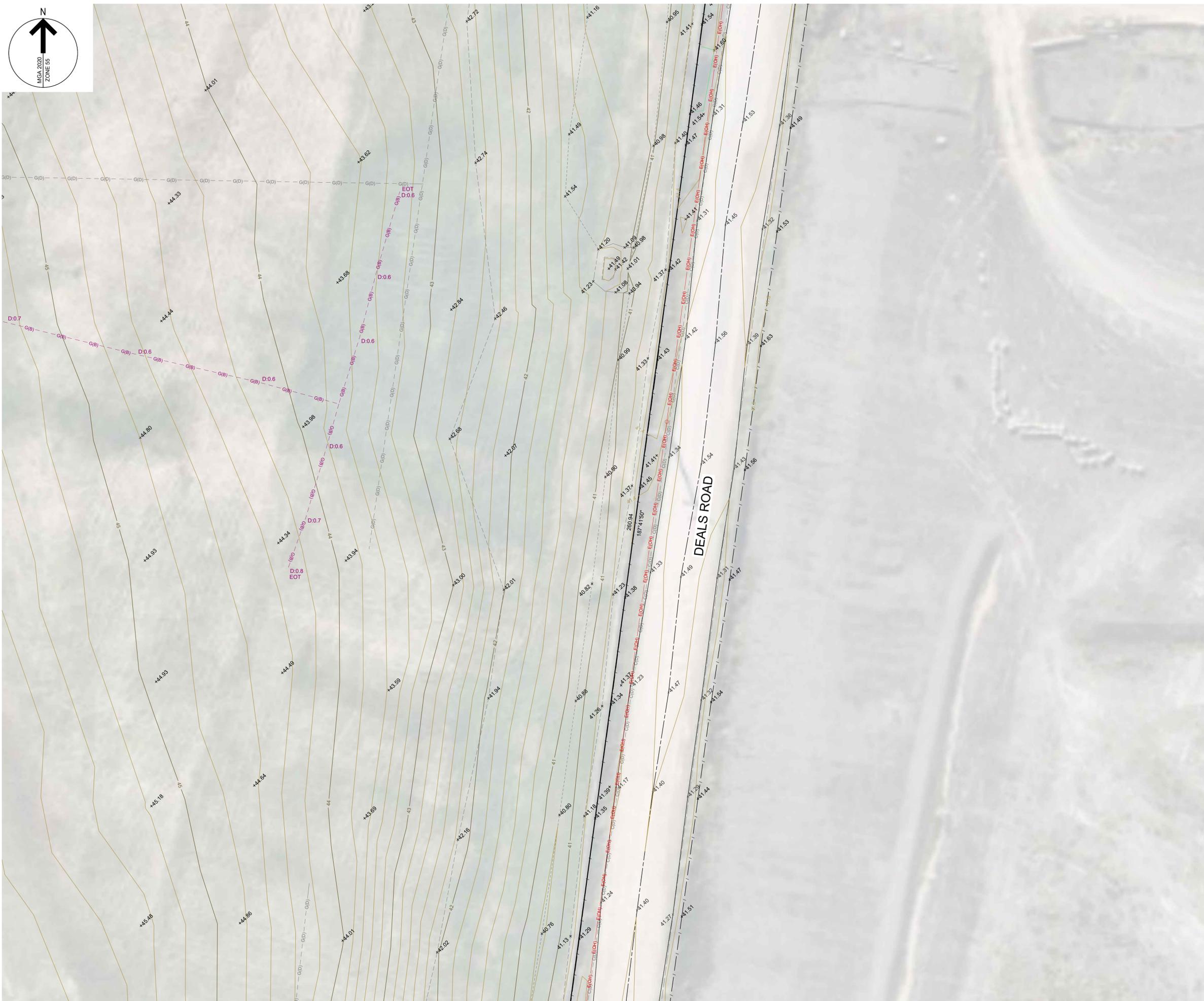
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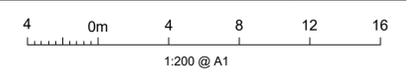


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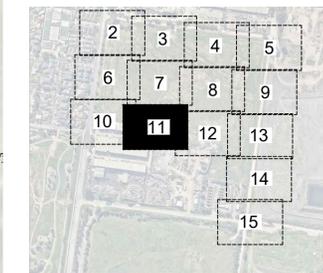
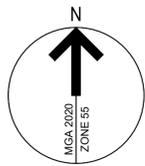
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SEE SHEET 10

SEE SHEET 12

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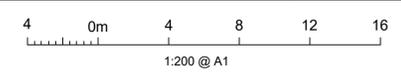
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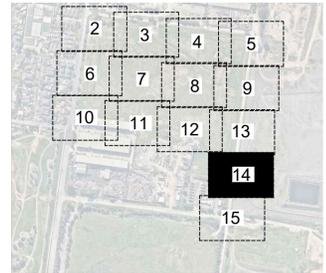
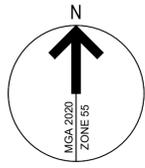
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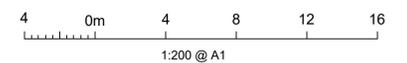
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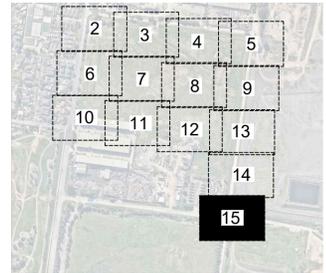
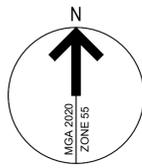
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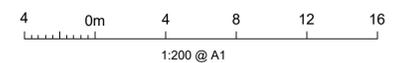
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SURVEY NOTES:

THIS SURVEY WAS UNDERTAKEN BETWEEN THE DATES OF 30/01/2023 AND 03/02/2023.
ADDITIONAL SURVEY UNDERTAKEN ON 10/07/2023 TO 11/07/2023.

PURPOSE OF SURVEY

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

SURVEY RESULTS:

A PLAN OF TITLE RE-ESTABLISHMENT, FEATURE, LEVEL AND SERVICES SURVEY (23319-S1-D1_V02) HAS BEEN PREPARED AS PART OF THIS REPORT.

THE INFORMATION CONTAINED HEREIN INCLUDES:

- SHEET 1 - OVERALL SITE
- SHEET 2 TO 15 - ENLARGEMENT SHEET
- SHEET 16 - SURVEY REPORT, NOTES & LEGEND

SURVEY DATUM:

BEARING DATUM - PROJECT MGA DATUM

BEARING DATUM IS MGA 2020 ZONE 55 DERIVED FROM GNSS

CO-ORDINATE DATUM - PROJECT MGA 2020 DATUM

CO-ORDINATES SHOWN HEREON AND CO-ORDINATES COMPRISING THE DIGITAL DATA ARE SPECIFIC TO THIS SITE ONLY AND ARE GRID DISTANCES.

LEVEL DATUM - AUSTRALIAN HEIGHT DATUM (AHD)

AHD BASED ON MORDIALLOC PM 575 - RL: 34.759 CONFIRMED VIDE MORDIALLOC PM 703 - RL: 32.915 (25/01/2023 SMES).

TITLE RE-ESTABLISHMENT:

SUBJECT TITLE/S

THE SUBJECT LAND IS IDENTIFIED BY THE FOLLOWING TITLES:

- LOT 1 ON TP342713P, VOL. 6334 FOL. 645
- LOT 1 ON TP424544F, VOL. 8864 FOL. 663
- LOT 1 ON TP159506Q, VOL. 9254 FOL. 138

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THE TITLES HAVE NO DEPTH LIMITATION.

WE HAVE CALCULATED THE TOTAL AREA OF THE SITE TO BE 10.355ha.

FEATURE & LEVEL SURVEY:

THE SURVEY HAS LOCATED EXISTING VISIBLE FEATURES AND SERVICES WITHIN THE SITE AND IN THE ROAD RESERVE IMMEDIATELY ADJOINING THE SITE, UP TO AND INCLUDING THE BACK OF KERB. 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 1.0m 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 24/04/2023 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.

ADVERTISED PLAN

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

WHERE TAYLORS PROVIDES PLANS OR ELECTRONIC DATA FILES, SUCH INFORMATION DOES NOT REPLACE DIAL BEFORE YOU DIG (DBYD) INFORMATION, GUIDELINES AND DIAGRAMS.

TAYLORS PROVIDES UTILITY INFORMATION AS PER AUSTRALIAN STANDARD 5488.1:2019, WITH THE QUALITY OF THE UTILITY SHOWN THROUGH BOTH THE LAYER NAME AND LINETYPE. THE QUALITY LEVELS ARE DESCRIBED WITHIN THE LOCATION SERVICE QUALITY INFORMATION BOX.

REFER TO AUSTRALIAN STANDARD 5488.1:2019 FOR ACCURACY INFORMATION.

LOCATION SERVICE QUALITY CLASSIFICATION PROVIDES A METHOD OF MANAGING RISK BY LOCATION CERTAINTY, HOWEVER RISK CANNOT BE COMPLETELY REMOVED.

QUALITY A

UNDERGROUND SERVICE LINES ARE GENERATED BY CONNECTING INDIVIDUAL POINTS ALONG A LOCATED SERVICE. VARIATIONS MAY EXIST TO THE ACTUAL SERVICE ALIGNMENT BETWEEN LOCATED POINTS.

QUALITY B

UNDERGROUND SERVICES SHOWN AS QUALITY B HAVE BEEN LOCATED WITH RADIO DETECTION TECHNIQUES. WHILST ALL ATTEMPTS HAVE BEEN MADE TO LOCATE KNOWN SERVICES, NO GUARANTEE IS GIVEN THAT ALL SERVICES COULD BE LOCATED. THE PRECISE LOCATION OF SERVICES CAN ONLY BE MET BY PROVING OF SERVICES ON SITE (QUALITY A) AND IS RECOMMENDED PRIOR TO DETAILED DESIGN, EXCAVATION AND CONSTRUCTION.

NON FERROUS SERVICES SUCH AS GAS AND WATER MAY NOT BE DETECTABLE IN THIS SURVEY AND FURTHER INVESTIGATION/EXPOSURE IS RECOMMENDED PRIOR TO EXCAVATION.

AVAILABLE SERVICE DEPTHS HAVE BEEN CAPTURED WHERE PRESENT BUT SHOULD BE REGARDED AS NOMINAL ONLY.

INDIVIDUAL PROPERTY CONNECTIONS HAVE NOT BEEN TRACED.

QUALITY D

UNDERGROUND SERVICE SHOWN AS QUALITY D HAVE BEEN DERIVED FROM DBYD DIAGRAMS AND ARE INDICATIVE ONLY. THE PRECISE LOCATION OF SERVICES CAN ONLY BE MET BY PROVING OF SERVICES ON SITE (QUALITY A) AND IS RECOMMENDED PRIOR TO DETAILED DESIGN, EXCAVATION AND CONSTRUCTION.

DBYD/SERVICE PLANS HAVE BEEN OVERLAID TO FILL IN GAPS WHERE AVAILABLE, NO GUARANTEE IS GIVEN ALL SERVICES ARE PRESENT IN SUPPLIED PLANS.

DOMESTIC SERVICE CONNECTIONS FROM UTILITIES LOCATED ON PRIVATE PROPERTY ARE NORMALLY EXCLUDED FROM DBYD DIAGRAMS, THEREFORE TAYLORS CANNOT ALWAYS IDENTIFY THESE SERVICES.



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7

LEGEND:

<ul style="list-style-type: none"> ① - IMAGE LOCATION & NUMBER ▲ - SURVEY MARK/T.B.M. ▲ - PERMANENT SURVEY MARK * - STAR PICKET • - BOLLARD 📷 - SECURITY CAMERA ○ - SIGN ○ - UNKNOWN POLE ⊗ - UNKNOWN VALVE ⊙ - MONITORING WELL 🌳 - TREE ELB - ELECTRICITY BOX GAP - GAS PIT TOW - TOP OF WALL EOT - END OF TRACE ▭ - BUILDINGS 	<ul style="list-style-type: none"> —— TITLE —— DCMB LINEWORK PROPERTY —— DCMB LINEWORK EASEMENT 104.8 ——— CONTOUR MINOR & LABEL 105.0 ——— CONTOUR MAJOR & LABEL —— CHANGE OF GRADE —— TOP OF BANK —— TOE OF BANK —— FENCE —— CONCRETE EDGE —— EDGE OF VEGETATION —— CONCRETE KERB & CHANNEL —— CENTRELINE OF BITUMEN —— C(B) COMMUNICATIONS CABLE U/G (QUALITY B) —— E(B) ELECTRICITY CABLE U/G (QUALITY B) —— W(B) WATER PIPE U/G (QUALITY B) —— G(B) GAS PIPE U/G (QUALITY B) —— D ——— DRAINAGE PIPE INVERT (SURVEY) —— E(OH) ELECTRICITY OVERHEAD (SURVEY) —— G(D) GAS PIPE U/G (QUALITY D) —— S(D) SEWERAGE U/G (QUALITY D) —— W(D) WATER PIPE U/G (QUALITY D) —— E(D) ELECTRICITY CABLE U/G (QUALITY D) —— D(D) DRAINAGE PIPE U/G (SERVICE PLANS) —— C(D) COMMUNICATIONS CABLE U/G (QUALITY D)
<p>SERVICE LOCATING - DEPTHS</p> <ul style="list-style-type: none"> ·D:1.7 GAS (QUALITY B) ·D:2.5 WATER (QL-B) ·D:0.5 COMMUNICATIONS (QL-B) ·D:0.7 ELECTRICITY (QL-B) 	<p>SERVICE PROVING - TOP OF SERVICE</p> <ul style="list-style-type: none"> · (A55-58) GAS (QL-A) · 56-22 NATURAL SURFACE RL
<p>SERVICE LOCATING - TOP OF SERVICE</p> <ul style="list-style-type: none"> · (B1-20) WATER (QL-B) · (B151-52) ELECTRICITY (QL-B) · (B56-57) COMMUNICATION (QL-B) 	<p>DRAINAGE</p> <ul style="list-style-type: none"> ○300 PIPE DIAMETER · IL64.65 PIPE INVERT & INVERT LEVEL

CONTROL POINT SCHEDULE				
Reference	East	North	Elevation	Description
TDS1	334714.34	5798192.61	46.91	SPIKE
TDS2	334572.93	5798223.63	47.04	STAR PICKET
TDS3	334388.26	5798233.31	46.52	RIVET

AMENDMENTS:

Version	Details	Surveyor	Drawn	Checked	Approved By	Survey Date	Plan Date	Approved Date
1	INITIAL DRAWING	APK/SRH	CSK	SST	SST	03/02/2023	09/02/2023	10/02/2023
2	FRASER & DEALS ROAD SURVEY ADDED	APK	CSK	SST	SST	11/07/2023	18/07/2023	18/07/2023

CLIENT:

TROON GROUP



PROJECT:

618 CLAYTON ROAD
CLAYTON SOUTH VIC 3169

DRAWING:

PLAN OF TITLE RE-ESTABLISHMENT, FEATURE, LEVEL AND SERVICES SURVEY

Proj. Ref:	23319/S1	Approved by:	SST
Sheet:	16 of 16	Approved Date:	10/02/2023

DRAWING NUMBER:

23319-S1-D1

VERSION:

02



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