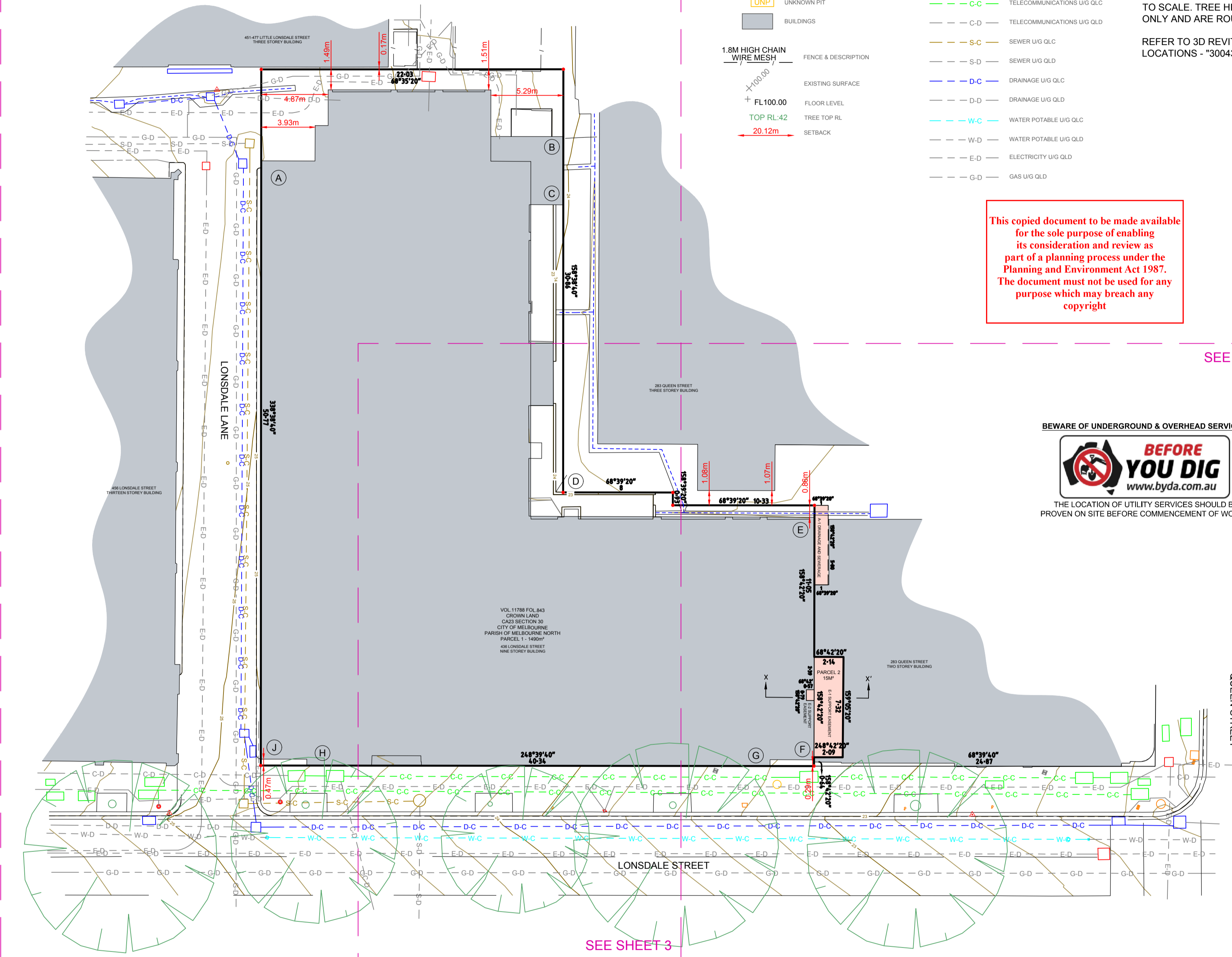


SEE SHEET 3



SEE SHEET 2



SURVEY NOTES

DATA WITHIN THIS CAD FILE MAY ONLY BE MANIPULATED WITH THE PERMISSION OF SMEC AUSTRALIA PTY LTD.

WHILST EVERY EFFORT IS MADE TO LOCATE ALL RELEVANT FEATURES WITH THE SUBJECT AREA, SMEC CANNOT BE HELD RESPONSIBLE FOR FEATURES THAT ARE CONCEALED, BURIED, OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.

CHANGES IN SITE CONDITIONS FOLLOWING THE SURVEY MAY ALSO AFFECT THE CURRENCY OF DIGITAL DATA PROVIDED.

THE TOPOGRAPHY OF THE SUBJECT SITE HAS BEEN MODELLED TO FORM A TRIANGULATED SURFACE. THE 3D TRIANGLES CAN BE FOUND ON LAYER "TOPO_DTM_TRIANGLES". CONTOURS HAVE BEEN GENERATED AT INTERVALS OF 0.2m AND LABELLED EVERY 1.0m.

ONLY SIGNIFICANT TREES WITH A DIAMETER GREATER THAN 0.2m HAVE BEEN LOCATED. TREE TRUNK DIAMETERS (DBH) AND CANOPY SPREADS HAVE BEEN MEASURED AND ARE SHOWN TO SCALE. TREE HEIGHTS SHOWN OR REDUCED LEVELS AT TOP OF CANOPY ARE APPROXIMATE ONLY AND ARE ROUNDED TO THE NEAREST METRE.

REFER TO 3D REVIT MODEL FOR BUILDING DETAILS INCLUDING HEIGHTS, WINDOW AND DOOR LOCATIONS - "30043317S - 436 Lonsdale St.rvt".

SUBSURFACE UTILITY INFORMATION (SUI)

PLANS OR DIGITAL DATA PROVIDED BY SMEC DO NOT REPLACE BEFORE YOU DIG AUSTRALIA (BYDA) INFORMATION, GUIDELINES AND DIAGRAMS. QUALITY LEVELS APPLY TO THE SPECIFIC DATE THE INFORMATION IS CAPTURED AND/OR COLLATED, REFER TO THE DATE OF SURVEY.

SMEC PROVIDES UTILITY INFORMATION AS PER AUSTRALIAN STANDARD 5488.1:2022, WITH THE QUALITY OF THE UTILITY SHOWN THROUGH BOTH THE LAYER NAME AND LINETYPE.

THE PRECISE LOCATION CAN ONLY BE DETERMINED BY QUALITY LEVEL A METHODS AND IS RECOMMENDED PRIOR TO DETAILED DESIGN, EXCAVATION AND CONSTRUCTION.

QUALITY LEVEL CHARACTERISTICS AND DESCRIPTIONS ARE STATED BELOW.

- QUALITY A - UTILITY PHYSICALLY SIGHTED AND DIRECTLY MEASURED.
- QUALITY B - UTILITY LOCATED BY TRACING.
- QUALITY C - UTILITY POSITIONED BY LOCATED SURFACE FEATURES AND CORRELATED WITH RECORDS.
- QUALITY D - UTILITY POSITIONED FROM RECORDS INCLUDING BYDA, SKETCHES, CONSTRUCTION & HISTORICAL DRAWINGS.

REFER TO AUSTRALIAN STANDARD 5488.1:2022 FOR FURTHER INFORMATION.

TITLE RE-ESTABLISHMENT

CROWN FOLIO - VOLUME 11788 FOLIO 843

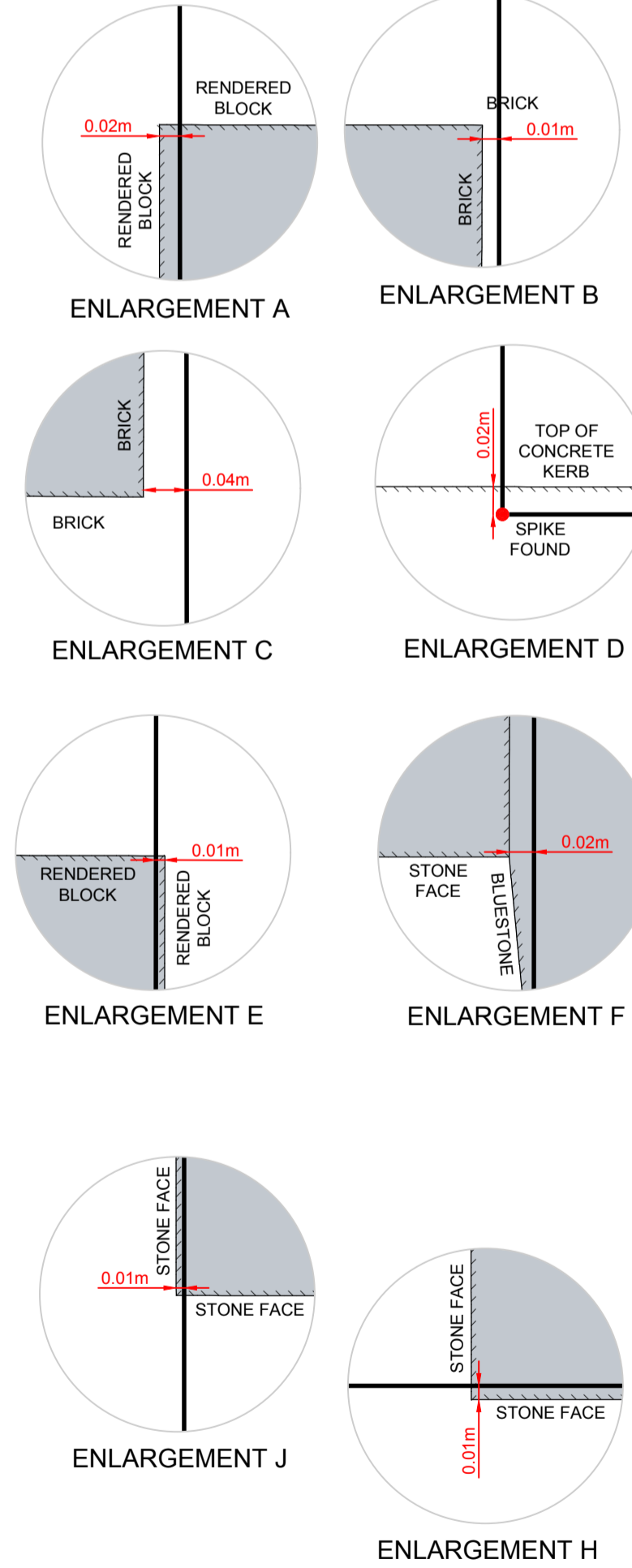
THE DEPARTMENT OF TREASURY AND FINANCE IS THE CROWN LAND ADMINISTRATOR OF THE DESCRIBED AS CROWN ALLOTMENT 23, SECTION 30, CITY OF MELBOURNE, PARISH OF MELBOURNE NORTH. PLAN OF CROWN ALLOTMENT OP121964 DEFINES THE BOUNDARIES OF CROWN ALLOTMENT 23. WE HAVE CALCULATED THE TOTAL AREA OF THE SITE TO BE 1490m² FOR PARCEL 1 AND 15m² FOR PARCEL 2. PARCEL 2 IS LIMITED IN HEIGHT AS DEFINED IN OP121964, WITH REFERENCE TO PERMANENT SURVEY MARK MELBOURNE NORTH PM50 (REDUCED LEVEL 28.446m), THIS SURVEY HAS CONNECTED TO THIS SURVEY MARK WITH A DERIVED REDUCED LEVEL OF 28.49m AHD.

ENCUMBRANCES AND APPURTENANCES

AN EASEMENT (E-1) AFFECTS THE WHOLE OF PARCEL 2 FOR THE PURPOSE OF SUPPORT. THERE IS ALSO A 0.79M WIDE EASEMENT (E-2) FOR THE PURPOSE OF SUPPORT AFFECTING PARCEL 1 ALONG THE EASTERN BOUNDARY. AN APPURTENANT EASEMENT (A-1) FOR THE PURPOSE OF DRAINAGE AND SEWERAGE ABUTTING THE NORTHERN PORTION OF THE EASTERN BOUNDARY OF PARCEL 1.

RELATIONSHIP BETWEEN TITLE AND OCCUPATION

ENLARGEMENTS ARE NOT TO SCALE



CERTIFICATION IN RELATION TO TITLE BOUNDARIES

I, ROHAN MICHAEL BAKKER, OF SMEC AUSTRALIA, TOWER 4, 727 COLLINS 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, 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.

LICENSED SURVEYOR

NOTES:

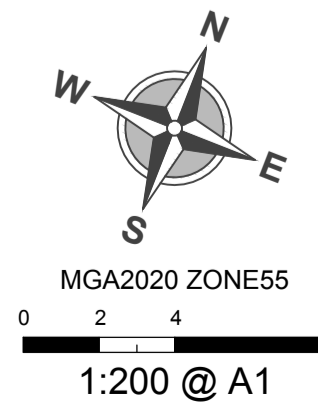
BEARING DATUM - MGA2020
 COORDINATE DATUM - PROJECT MGA2020 ZONE 55 (GROUND - METRES)

LEVEL DATUM - AUSTRALIAN HEIGHT DATUM, BASED ON MELBOURNE NORTH PM 3075 WITH PUBLISHED LEVEL OF 10.932 AT 15/12/2022 AND CONFIRMED TO MELBOURNE NORTH PM 3102.

PURPOSE - PRODUCE REPORT AND PLAN OF SURVEY FROM EXISTING CONDITIONS, TITLE RE-ESTABLISHMENT SURVEY FOR PLANNING AND DESIGN.

SOME LEVELS AND LAYERS WITHIN THE CAD FILE HAVE BEEN TURNED OFF OR FROZEN FOR CLARITY.

VERSION	AMENDMENT DESCRIPTION	DATE	APP'D
B	ADDITION OF DDO10 LEVEL	18/05/2024	RMB
A	INITIAL RELEASE	24/03/2023	RB (LS)
PRELIM	INFORMATION ONLY	16/03/2023	----



SURVEY BY

Member of the Surbana Jurong Group

TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

CLIENT

SURVEYOR	L. STEIGER, B. HANIFEH	31/01/2023
DRAWN	P. MUNOZ	23/03/2023
CHECKED	A. WYATT (LS)	24/03/2023
APPROVED	R. BAKKER (LS)	24/03/2023

SUPREME COURT
 436 LONSDALE STREET
 MELBOURNE VIC 3000
PLAN OF EXISTING CONDITIONS & TITLE RE-ESTABLISHMENT

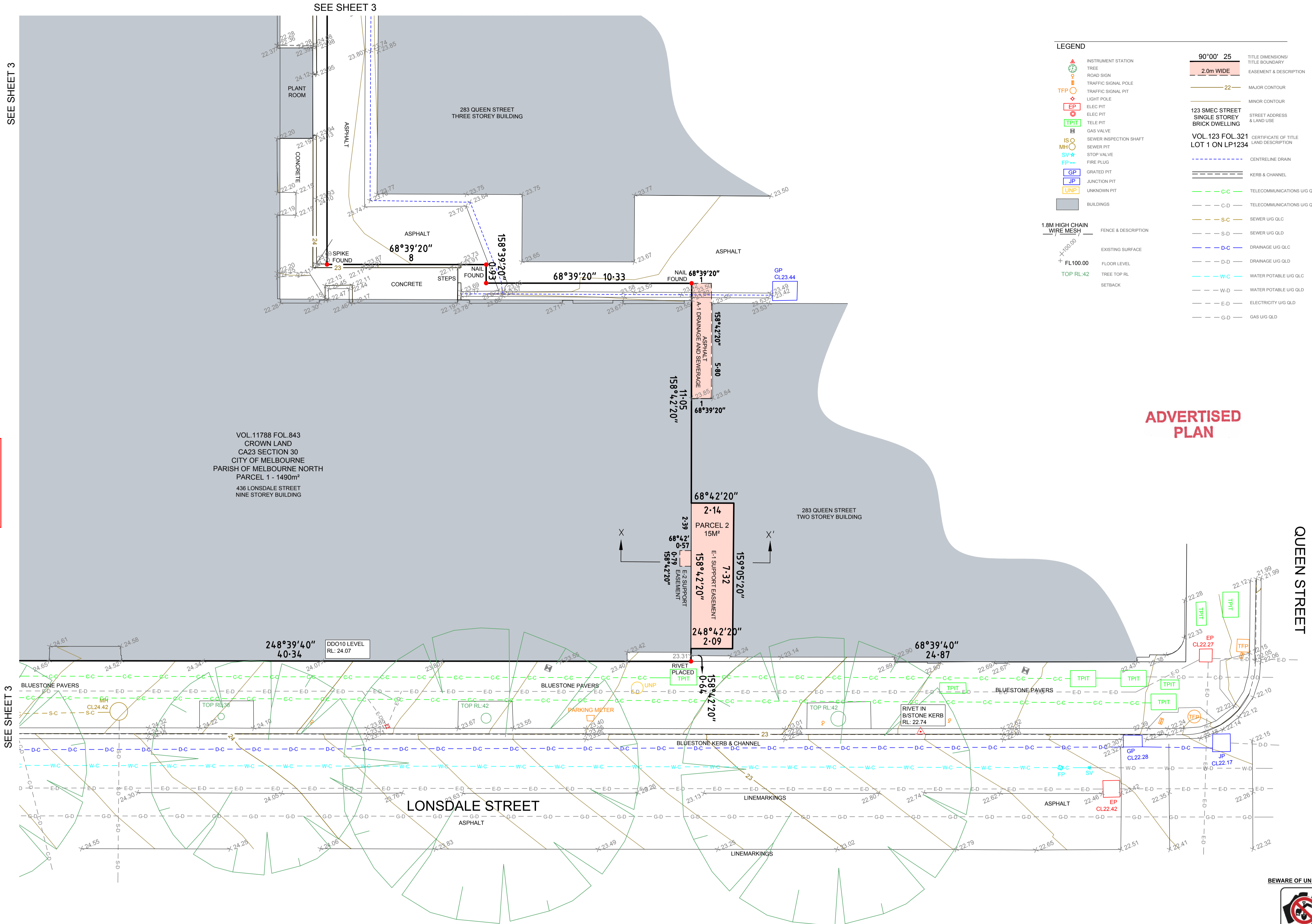
PROJECT/DRAWING NO. 30043317S-04

SHEET NO.	VERSION
1 OF 3	B

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VOL.11788 FOL.843
CROWN LAND
CA23 SECTION 30
CITY OF MELBOURNE NORTH
PARCEL 1 - 1490m²
436 LONSDALE STREET
NINE STOREY BUILDING

ADVERTISED PLAN



LEGEND	
	INSTRUMENT STATION
	TREE
	ROAD SIGN
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL PIT
	LIGHT POLE
	ELEC PIT
	TELE PIT
	TPIT
	GAS VALVE
	SEWER INSPECTION SHAFT
	SEWER PIT
	STOP VALVE
	FIRE PLUG
	GRATED PIT
	JUNCTION PIT
	UNKNOWN PIT
	BUILDINGS
	1.8M HIGH CHAIN WIRE MESH
	FENCE & DESCRIPTION
	EXISTING SURFACE
	FLOOR LEVEL
	TOP RL
	SETBACK
	90°00' 25" TITLE DIMENSIONS/ TITLE BOUNDARY
	2.0m WIDE EASEMENT & DESCRIPTION
	22 MAJOR CONTOUR
	MINOR CONTOUR
	123 SMEC STREET SINGLE STOREY BRICK DWELLING STREET ADDRESS & LAND USE
	VOL.123 FOL.321 LOT 1 ON LP1234 CERTIFICATE OF TITLE LAND DESCRIPTION
	--- CL --- CENTRELINE DRAIN
	==== KERB & CHANNEL
	--- C-C --- TELECOMMUNICATIONS U/G Q/LC
	--- S-D --- SEWER U/G Q/LC
	--- D-D --- DRAINAGE U/G Q/LC
	--- W-C --- WATER POTABLE U/G Q/LC
	--- E-D --- ELECTRICITY U/G Q/LC
	--- G-D --- GAS U/G Q/LC

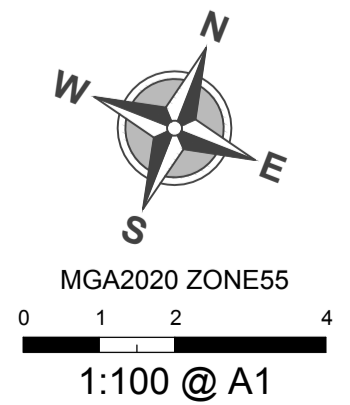
SEE SHEET 3

QUEEN STREET

LONSDALE STREET



VERSION	AMENDMENT DESCRIPTION	DATE	APP'D
B	ADDITION OF DDO10 LEVEL	18/05/2024	RMB
A	INITIAL RELEASE	24/03/2023	RB (LS)
PRELIM	INFORMATION ONLY	16/03/2023	---



SURVEY BY
SMEC
Member of the Surbana Jurong Group
TOWER 4, LEVEL 20, 727 COLLINS STREET
DOCKLANDS VIC 3008

CLIENT
RW

SURVEYOR	L. STEIGER, B. HANIFEH	31/01/2023
DRAWN	P. MUNOZ	23/03/2023
CHECKED	A. WYATT (LS)	24/03/2023
APPROVED	R. BAKKER (LS)	24/03/2023

SUPREME COURT
436 LONSDALE STREET
MELBOURNE VIC 3000
**PLAN OF EXISTING CONDITIONS
& TITLE RE-ESTABLISHMENT**

PROJECT/DRAWING NO.	30043317S-04	SHEET NO.	2 OF 3	VERSION	B
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ADVERTISED PLAN

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LEGEND		90°00' 25"	TITLE DIMENSIONS/ TITLE BOUNDARY
	INSTRUMENT STATION		EASEMENT & DESCRIPTION
	TREE		MAJOR CONTOUR
	ROAD SIGN		MINOR CONTOUR
	TRAFFIC SIGNAL POLE		STREET ADDRESS & LAND USE
	TRAFFIC SIGNAL POLE		CERTIFICATE OF TITLE LAND DESCRIPTION
	LIGHT POLE		STREET ADDRESS & LAND USE
	ELEC PIT		CERTIFICATE OF TITLE LAND DESCRIPTION
	ELEC PIT		CENTRELINE DRAIN
	TELE PIT		KERB & CHANNEL
	TELE PIT		TELECOMMUNICATIONS UG QLC
	GAS VALVE		TELECOMMUNICATIONS UG QLD
	SEWER INSPECTION SHAFT		SEWER UG QLC
	SEWER PIT		SEWER UG QLD
	STOP VALVE		DRAINAGE UG QLC
	FIRE PLUG		DRAINAGE UG QLD
	GRADED PIT		WATER POTABLE UG QLC
	JUNCTION PIT		WATER POTABLE UG QLD
	UNKNOWN PIT		ELECTRICITY UG QLD
	BUILDINGS		GAS UG QLD
	FENCE & DESCRIPTION		
	EXISTING SURFACE		
	FLOOR LEVEL		
	TREE TOP RL		

