

NOTATIONS

THE NOTES CONTAINED WITHIN THE PLAN ARE AN INTEGRAL PART OF THE INFORMATION PRESENTED, AND MUST BE INCLUDED IN ANY REPRODUCTION.

TITLE REFERENCE & NOTES

Vol.11347 Fol.544
 LOT A ON PS632865L
 CROWN ALLOTMENT 31C, 31A(PART) & 28A(PART)
 PARISH RINGWOOD

SEE TITLE FOR FULL DETAILS OF ANY CAVEATS, MORTGAGES, AND/OR COVENANTS.

TITLE BOUNDARIES SHOWN BY THICK CONTINUOUS LINES HAVE BEEN RE-ESTABLISHED BY SURVEY.

TITLE BOUNDARIES SHOWN HEREON ARE FOR THE EXTENT OF THE SURVEY AREA ONLY AND NOT ALL BOUNDARIES AND EASEMENTS MAY BE SHOWN ON THIS PLAN.

SURVEY NOTES

LEVELS SHOWN THUS $x^y.z^w$ ARE IN METRES TO A H.D. DATUM BEING MMB2426 WITH AN R.L. OF 150.530A.H.D. (AND CONFIRMED BY GNSS OBSERVATIONS.)

THIS SURVEY IS ORIENTED TO MGA2020 ZONE 55 BEARINGS VIDE Vicmap GPsnet REFERENCED GNSS OBSERVATIONS TO SURVEY CONTROL AS CONFIRMED BY RMG2.

THE CO-ORDINATES USED WITHIN THE CAD FILE ARE MGA2020 ZONE 55 PLANE CO-ORDINATES AT GROUND DISTANCES BASED ON VICMAP GPsnet OBSERVATIONS AT STN 7 OF 346501.199E, 5813385.107N.

CONTOURS & TERRAIN MODELLING

MAJOR CONTOUR INTERVAL 1.00m
 MINOR CONTOUR INTERVAL 0.20m

A DIGITAL TERRAIN MODEL IS PRESENT IN THE LAYER "SURF-TIN_Surface".

WINDOWS AND DOORS

HW 75.0H GROUND LEVEL WINDOWS L1-HW 76.0H LEVEL 1 WINDOWS DOOR 75.5H DOORS

HW = HABITABLE WINDOW NHW = NON HABITABLE WINDOW
 H = HEAD S = SILL
 HEAD AND SILL LEVELS HAVE NOT BEEN DIRECTLY MEASURED AND ARE SHOWN TO 0.1m ONLY.

PHOTOGRAPH DIRECTION AND NUMBER 1

ROOF DETAILS

WHERE ROOF RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASHED LINES THIS INDICATES THAT THE LOCATIONS AND HEIGHTS OF SUCH INFORMATION HAVE BEEN DERIVED BY REMOTE SURVEY TECHNIQUES WITH AN ACCURACY OF +/- 0.1m.

WHERE BUILDINGS, RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASH-DOT-DOT LINES THIS INDICATES THAT SUCH INFORMATION HAS BEEN DIGITISED OR TRACED FROM AN AERIAL PHOTOGRAPH OR OTHER DATA SOURCE. IS LIMITED IN ACCURACY, AND HAS BEEN PROVIDED FOR INFORMATION PURPOSES ONLY. SHOULD MORE ACCURATE LOCATIONS BE REQUIRED OF SUCH INFORMATION FOR SPECIFIC NEEDS, SUCH DATA SHOULD BE OBTAINED BY SURVEY.

TREES

TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF SUCH FEATURES, THEY ARE DEPICTED AS APPROXIMATIONS OF ACTUAL DIMENSIONS. AS SUCH, CRITICAL TREES SHOULD BE IDENTIFIED BY THE USER OF THIS DATA AND STEPS TAKEN FOR THEM TO BE SURVEYED IN MORE DETAIL. AS REQUIRED, TREES WITH A TRUNK DIAMETER OF GREATER THAN 0.1m HAVE BEEN SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

SERVICE AUTHORITIES ASSET NOTES

DIAL BEFORE YOU DIG INFORMATION

UNDERGROUND SERVICE INFORMATION SHOWN ON THIS PLAN HAS BEEN COMPILED FROM SERVICE AUTHORITY ASSET PLANS VIA THE 'DIAL BEFORE YOU DIG' SERVICE. ACCURATE LOCATION OF SERVICES CAN ONLY BE GUARANTEED BY MANUAL EXCAVATION PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THIS SITE. THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATIONS OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. ACCORDINGLY, THIS PLAN CAN ONLY BE USED TO INDICATE THE PRESENCE OF AN UNDERGROUND ASSET AND IT CANNOT BE RELIED UPON FOR COMPLETENESS OR ACCURACY OF POSITION.

SUBSURFACE UTILITY INFORMATION (SUI) AS5488 CLASSIFICATION

QUALITY LABELING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY LEVEL A:
 INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED EXPOSING THE UNDERGROUND UTILITY USING A NON DESTRUCTIVE EXCAVATION (POT-HOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OF THE SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED AS AN X,Y,Z COORDINATE. EXPECTED HORIZONTAL AND VERTICAL ACCURACY IS +/-50mm.

QUALITY LEVEL B:
 INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X,Y, AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL. EXPECTED HORIZONTAL ACCURACY IS +/-300mm, VERTICAL ACCURACY +/-500mm.

QUALITY LEVEL C:
 INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED BEFORE YOU DIG PLANS TO DRAW A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION. EXPECTED HORIZONTAL ACCURACY (SURFACE FEATURES ONLY) IS +/-300mm.

QUALITY LEVEL D:
 INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING BEFORE YOU DIG PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

ADVERTISED PLAN

ADVERTISED PLAN

LEGEND

002_Bench_Mark	731_Gas_Valve	102_Bank-Top
308_Drain-SEP	732_Gas_Meter	103_Bank-Toe
309_Drain-GP	741_Sewer-Pit	301_Drain_Concrete_Earth
310_Drain-JP	743_Sewer-Inspection_Shaft	406_Kerb-Lip
503_Sign	751_Stop_Valve	407_Kerb-Invert
521_Bollard	753_Fire_Hydrant	408_Kerb-Back
522_Rubbish_Bin	754_Water-Meter	603_Building
524_Seal	757_Tap	605_Window
711_Light_Pole	761_Stay_Pole	606_Ridge_Roof
712_Electricity_Pole	762_Pit-Unclassified	633_Approximate_Roof_Line
713_Elect_Pole_w_Light	763_Pole-Unclassified	634_Approximate_Gutter_Line
714_Electricity_Meter		903_Fence
716_Electricity-Pit		
721_Comms-Pit		
722_Comms-Pillar		
608_Column		

THESE UNDERGROUND ASSETS EXIST IN DIGITAL FILE ONLY.

SERVICES LOCATED BY ELECTRONIC SENSING - QUALITY LEVEL B

UNDERGROUND SERVICE INFORMATION (OTHER THAN STORMWATER DRAINS) SHOWN ON THIS PLAN HAS BEEN LOCATED AND DEPTED USING ELECTRONIC SENSING METHODS BY HELLIER MCFARLAND. THE BYDA SERVICE HAS BEEN UTILISED TO PROVIDE THE BASE INFORMATION TO ASSIST ON-SITE.

MORE ACCURATE LOCATION AND DEPTING CAN ONLY BE ASSURED BY MANUAL EXCAVATION PRIOR TO ANY CONSTRUCTION WORKS STARTING ON THIS SITE. IN SUCH CASES, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF THEIR UNDERGROUND SERVICES AND FOR MORE DETAILED INFORMATION. ACCORDINGLY, THIS PLAN CAN ONLY BE USED TO INDICATE THE PRESENCE OF AN UNDERGROUND ASSET AND SHOULD NOT BE RELIED UPON FOR ABSOLUTE COMPLETENESS OR ACCURACY OF POSITION.

COMMUNICATIONS, GAS, ELECTRICITY, WATER & SEWER ASSETS SHOWN THUS HAVE BEEN DETERMINED BY ELECTRONIC SENSING METHODS BY 'UTILITY MAPPING' (A SERVICE LOCATIONS COMPANY).

UNDERGROUND STORMWATER & SEWER

UNDERGROUND STORMWATER DRAINAGE INFORMATION SHOWN ON THIS PLAN HAS BEEN DERIVED FROM SURVEY. SOME PITS MAY NOT HAVE BEEN FOUND OR COVER LIDS UNABLE TO BE OPENED - THESE PITS HAVE BEEN IDENTIFIED ON THE PLAN. ALL PIPES ARE REINFORCED CONCRETE UNLESS OTHERWISE NOTED.

6000 Undergound drainage details obtained by survey
 1000 Undergound sewerage details obtained by survey

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CERTIFICATION IN RELATION TO TITLE BOUNDARIES

I, STEVEN BRENT WILLING of Level 2, 1911 Malvern Road, Malvern East 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 1/10/2023, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7 (1) of the Surveying (Cadastral Survey) Regulations 2015.

Date: 3/10/2023

[Signature] Licensed Surveyor, Surveying Act 2004

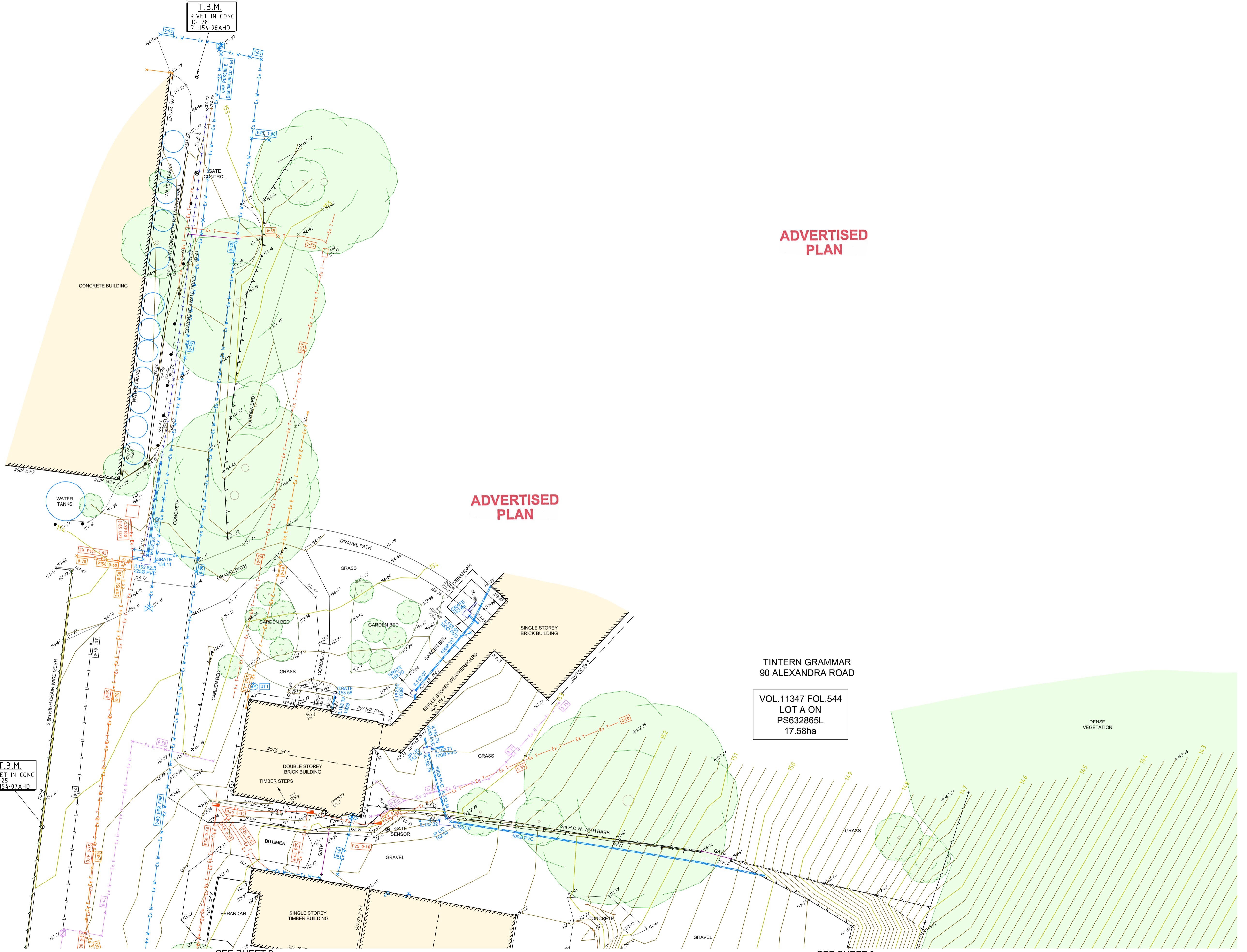
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DRAWN	DM	22/09/2023	7.5 0 7.5 15 22.5 30	E	-	-	-
CHECKED	SBW	2/10/2023	LENGTHS ARE IN METRES	D	-	-	-
APPROVED	SBW	3/10/2023	ORIGINAL SHEET SIZE A1	C	-	-	-
CAD REF:	13471S-2B (ID 472638).dwg			B	DM	SURVEY OF FARM AREA	3/10/2023
COMPS REF:	13471S 2023-09-22 TheFarmRFL.sxd			A	CI	INITIAL RELEASE	18/08/2023
				REV	BY	REVISION	DATE

REF No. 13471S-2
 VERSION B
 DATE 3/10/2023
 SHEET No. 1 of 9

EXISTING CONDITIONS PLAN
 TINTERN GRAMMAR
 90 ALEXANDRA ROAD, RINGWOOD EAST

THIS PLAN IS AN UNCONTROLLED DOCUMENT. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS PLAN IS A CURRENT COPY AND IS SUITABLE FOR THE PROPOSED PURPOSE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SERIES.

MGA2020 ZONE 55



ADVERTISED PLAN

ADVERTISED PLAN

TINTERN GRAMMAR
90 ALEXANDRA ROAD

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LOT A ON
PS632865L
17.58ha

T.B.M.
RIVET IN CONC
ID- 25
RL 154.07AHD

T.B.M.
RIVET IN CONC
ID- 28
RL 154.98AHD

SEE SHEET 3

SEE SHEET 3

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SEE SHEET 1 FOR NOTES AND LEGEND

SURVEY	DM	11/09/2023	SCALE 1:150	F	-	-
DRAWN	DM	22/09/2023	1.5 0 1.5 3 4.5 6	E	-	-
CHECKED	SBW	21/10/2023	LENGTHS ARE IN METRES	D	-	-
	SBW	21/10/2023		C	-	-
APPROVED	SBW	31/10/2023	ORIGINAL SHEET SIZE A1	B	DM	SURVEY OF FARM AREA
CAD REF:	13471S-2B (ID 472638).dwg			A	CI	INITIAL RELEASE
COMPS REF:	13471S 2023-09-11 TheFarmRFL.sxd			REV	BY	REVISION

F	-	-
E	-	-
D	-	-
C	-	-
B	DM	SURVEY OF FARM AREA
A	CI	INITIAL RELEASE
REV	BY	REVISION

REF No.	13471S-2
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SHEET No.	2 of 9

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90 ALEXANDRA ROAD, RINGWOOD EAST

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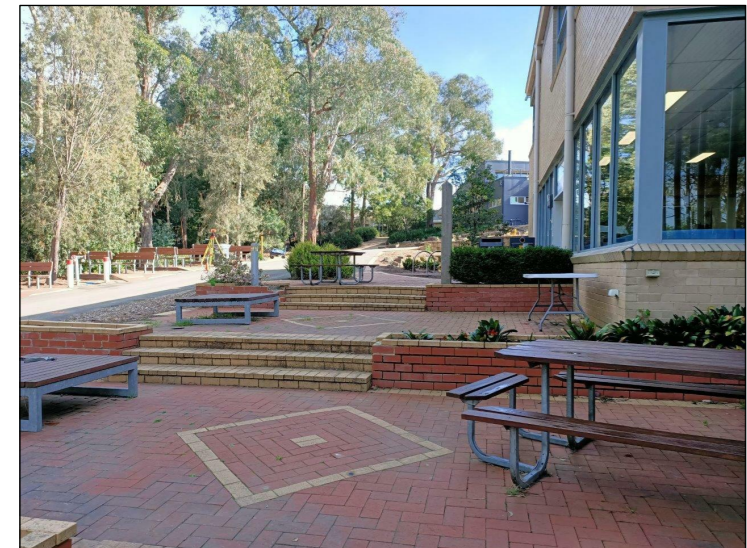
PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



SEE SHEET 1 FOR NOTES AND LEGEND

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F	-	-	-	SURVEY	DM	11/09/2023
E	-	-	-	DRAWN	DM	22/09/2023
D	-	-	-	CHECKED	SBW	21/10/2023
C	-	-	-	APPROVED	SBW	31/10/2023
B	DM	SURVEY OF FARM AREA	3/10/2023	DATE	18/08/2023	DATE
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REV	BY	REVISION	DATE	CAD REF:	13471S-28 (ID 472638) 06/9	COMPS REF:
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SCALE 1:150
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 ORIGINAL SHEET SIZE A1

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SEE SHEET 3

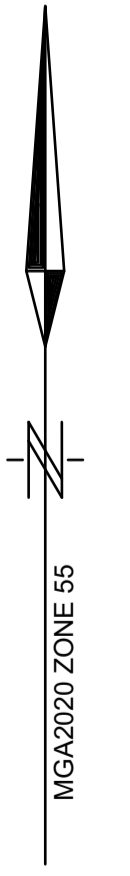
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 PLAN**

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SURVEY	DM	11/09/2023	SCALE 1:150 1.5 0 1.5 3 4.5 6 LENGTHS ARE IN METRES
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D	-	-	-
C	-	-	-
B	DM	SURVEY OF FARM AREA	3/10/2023
A	CI	INITIAL RELEASE	18/08/2023
REV	BY	REVISION	DATE

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 TINTERN GRAMMAR
 90 ALEXANDRA ROAD, RINGWOOD EAST

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ADVERTISED PLAN



PHOTOGRAPH 6



PHOTOGRAPH 7



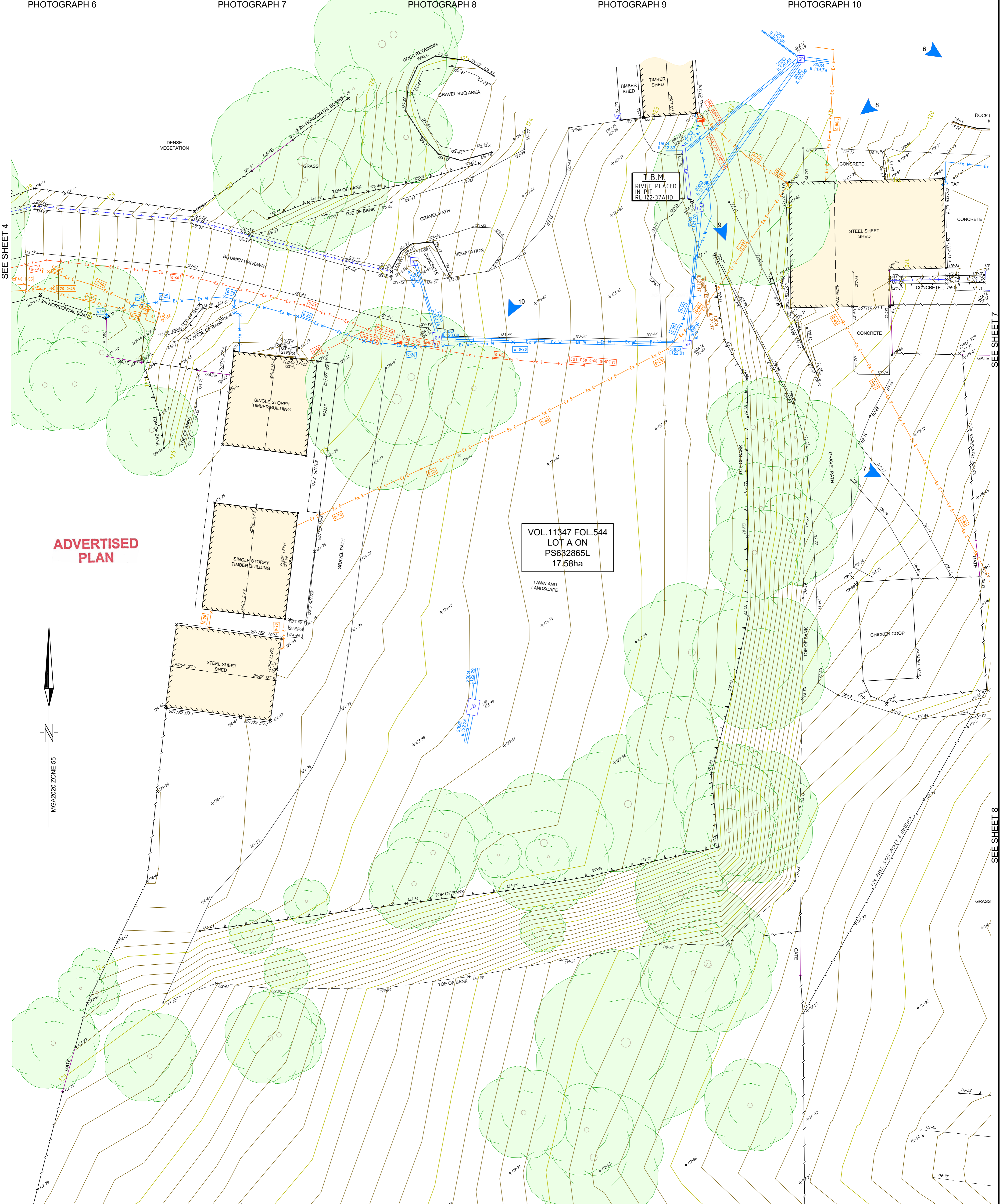
PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



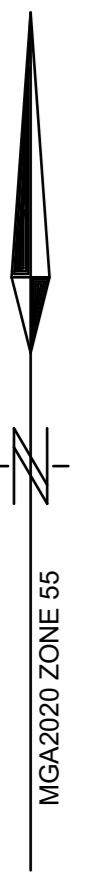
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SEE SHEET 7

SEE SHEET 8

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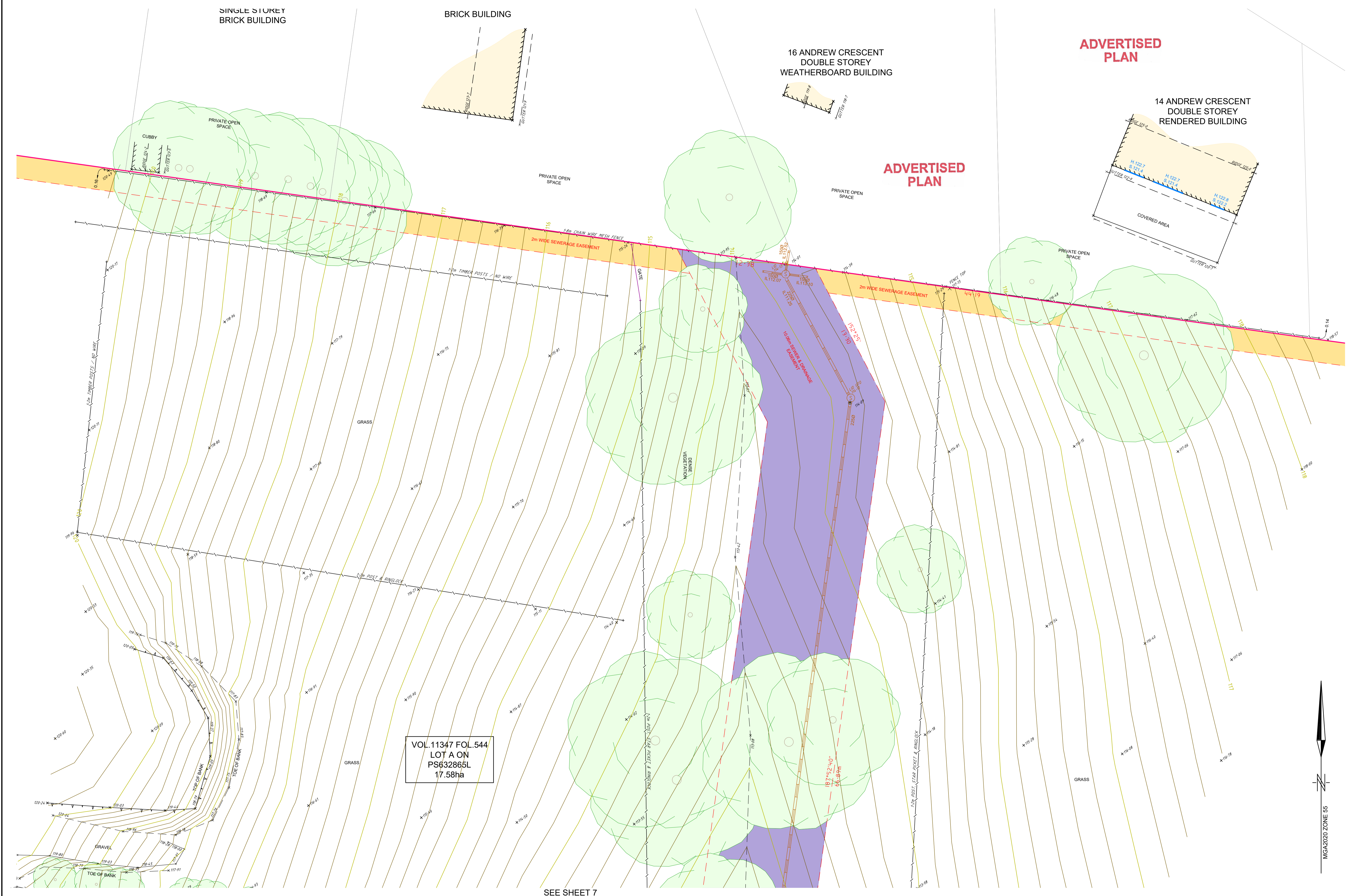
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C	-	-	-	APPROVED	SBW	31/10/2023
B	DM	SURVEY OF FARM AREA	3/10/2023	DATE	18/08/2023	DATE
A	CI	INITIAL RELEASE				
REV	BY	REVISION				

SCALE 1:150	
1.5	0 1.5 3 4.5 6
LENGTHS ARE IN METRES	
ORIGINAL SHEET SIZE A1	

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CAD REF: 13471S-2B (ID 472638).dwg			
COMPS REF: 13471S-2023-09-11 TheFarmRFL.sxd			

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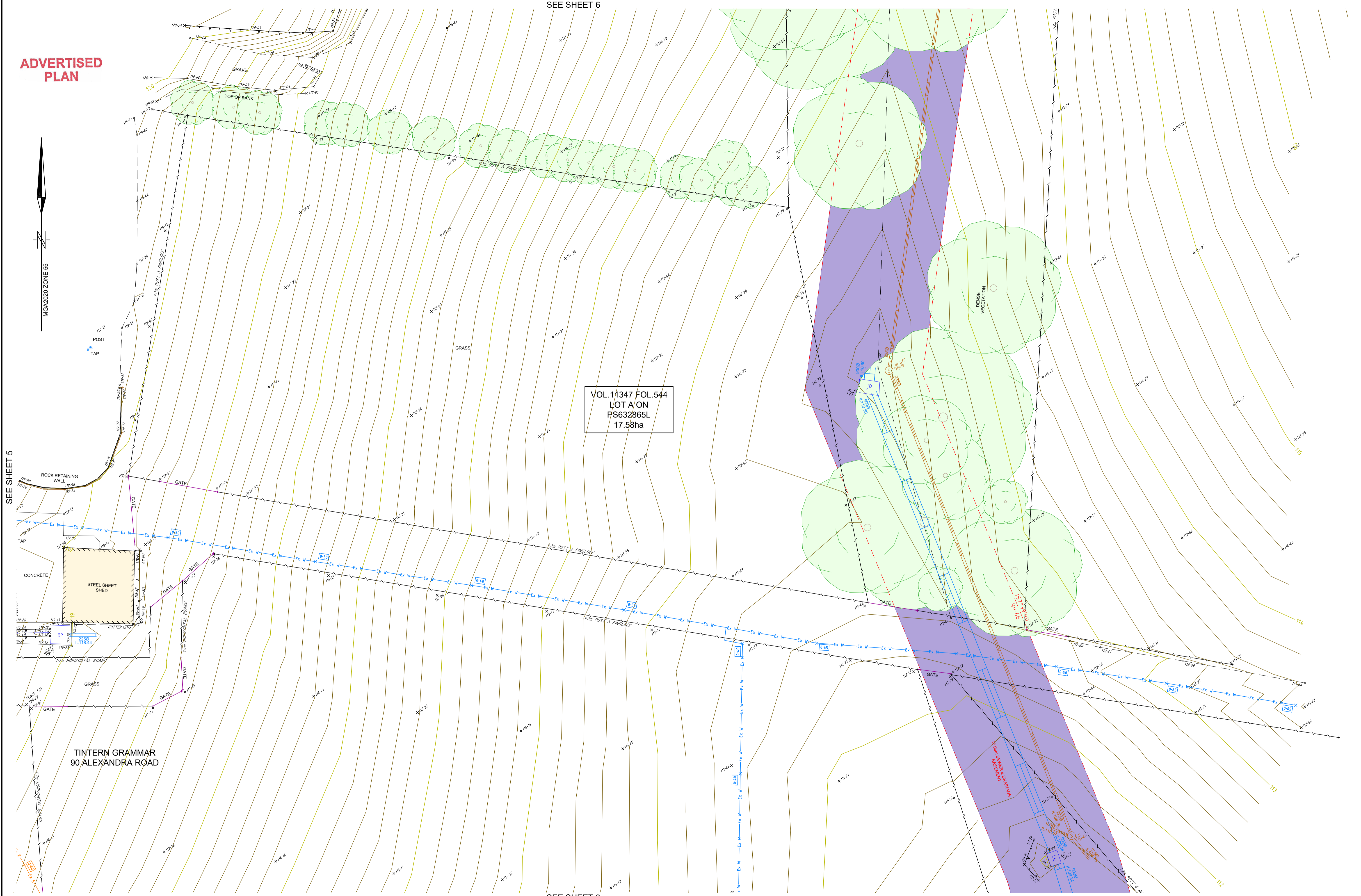
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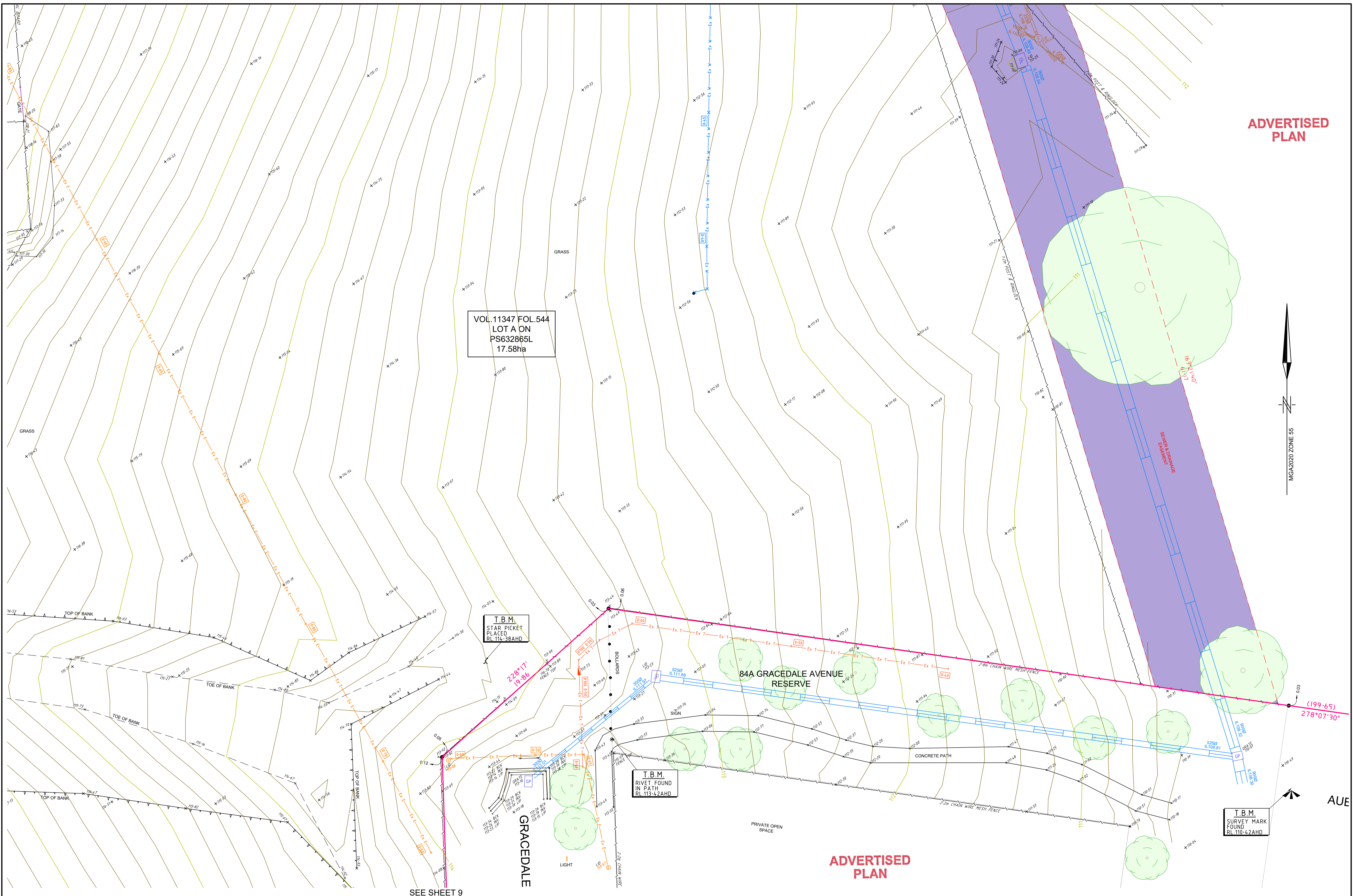
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MGA2020 ZONE 55

AUE

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17.58ha

T.B.M.
STAR PICKET
PLACED
RL 114.38AHD

T.B.M.
RIVET FOUND
IN PATH
RL 113.42AHD

T.B.M.
SURVEY MARK
FOUND
RL 110.42AHD

ADVERTISED PLAN

SEE SHEET 9

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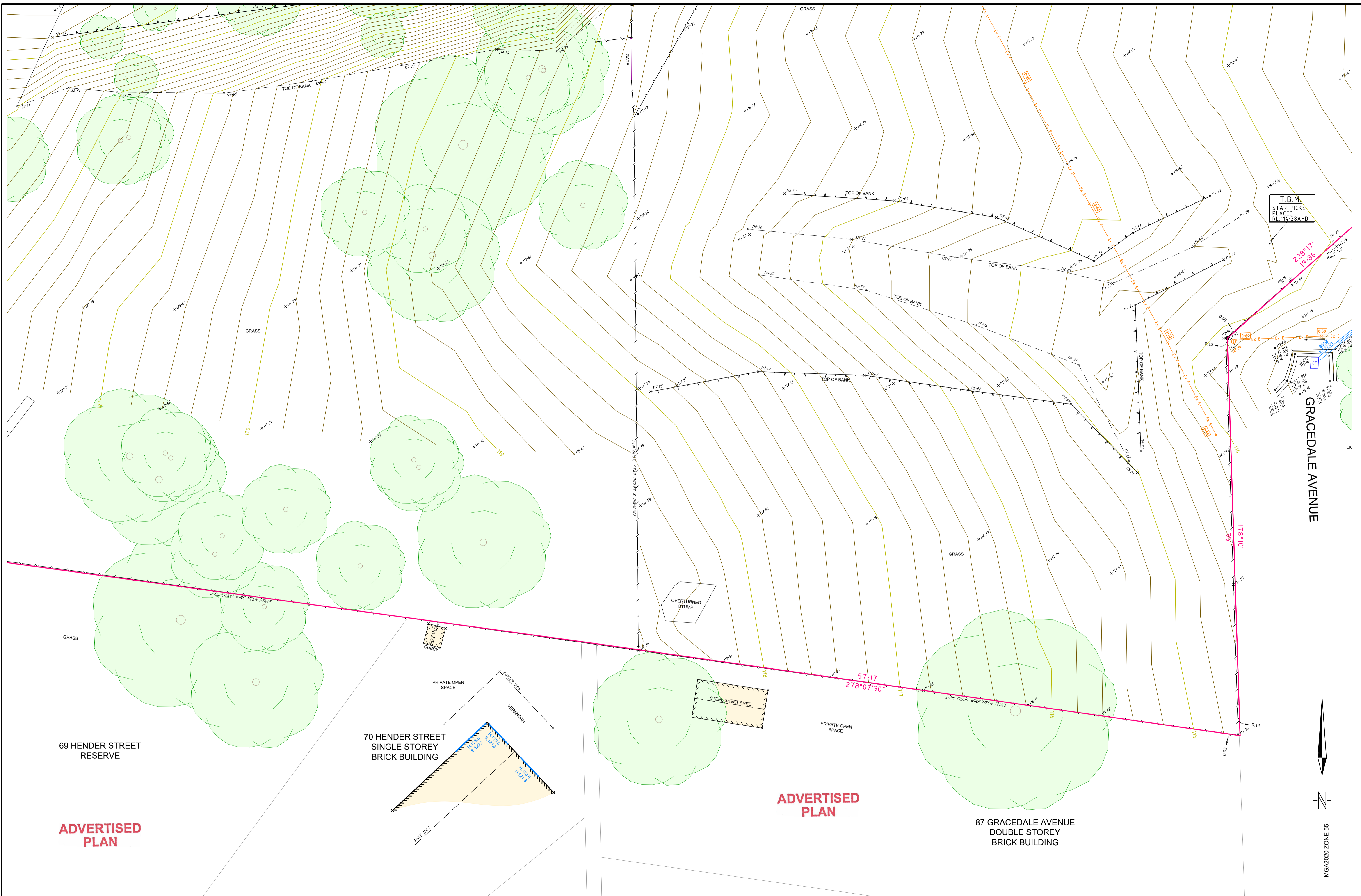
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EXISTING CONDITIONS PLAN
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69 HENDER STREET RESERVE

ADVERTISED PLAN

70 HENDER STREET SINGLE STOREY BRICK BUILDING

ADVERTISED PLAN

87 GRACEDALE AVENUE DOUBLE STOREY BRICK BUILDING

GRACEDALE AVENUE

MGA2020 ZONE 55

SEE SHEET 3

SEE SHEET 1 FOR NOTES AND LEGEND

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CAD REF: 13471S-2B (ID 472638).dwg			
COMPS REF: 13471S 2023-09-11 TheFarmRFL.sxd			

F	-	-	-
E	-	-	-
D	-	-	-
C	-	-	-
B	DM	SURVEY OF FARM AREA	3/10/2023
A	CI	INITIAL RELEASE	18/08/2023
REV	BY	REVISION	DATE

REF No. 13471S-2
 VERSION B
 DATE 3/10/2023
 SHEET No. 9 of 9

EXISTING CONDITIONS PLAN
 TINTERN GRAMMAR
 90 ALEXANDRA ROAD, RINGWOOD EAST

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