

SITE ANALYSIS & SURVEY REPORT



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Ref #: 23092
Date: 20th Dec 2023.

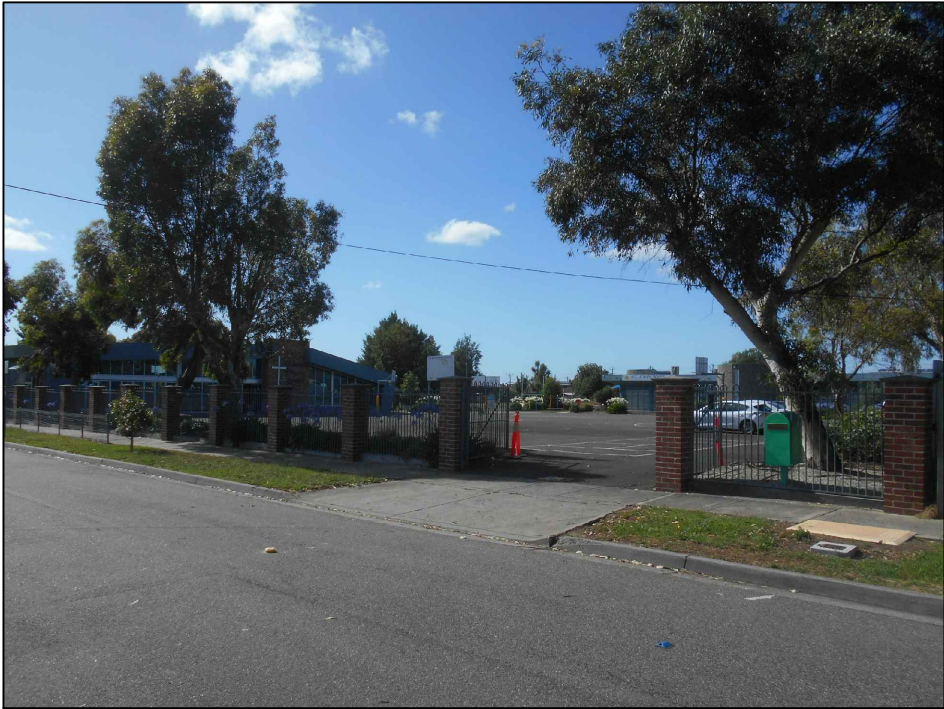
Applicant: St. John XXIII Primary School, C/O Crosier Scott Architects

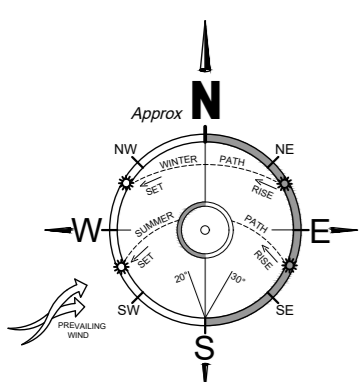
Property Details:
No. 17 (Lot 172) Regal Avenue, Thomastown 3074.
Local Government (Council): Whittlesea

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Report Contents:	
-SITE DESCRIPTION AND CONTOUR PLAN.	-LAND VICTORIA PROPERTY REPORT.
-AERIAL PHOTOGRAPH PLAN.	-LAND VICTORIA PLANNING SCHEMES.
-CURRENT TITLE SEARCH INFORMATION.	-DIAL BEFORE YOU DIG INFORMATION.

ADVERTISED PLAN





GENERAL RESIDENTIAL ZONE



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- POINT DESCRIPTIONS**
- BOT - Bottom of Retaining Wall Level.
 - CLHT - Finished Ceiling Level.
 - CONC - Concrete Level.
 - CONCSIL - Concrete Window Sill Height.
 - CP - Car Park Line Marking.
 - CROSH - Crucifix Emblem Height.
 - CRS - Cross-Over / Paving Level.
 - DKFL - Deck Floor Level.
 - DRHED - Door Head Height.
 - DRN - Spoon / Strip Drain Level.
 - DRV - Driveway Edge.
 - DRSL - Door Sill Height.
 - FFL - Finished Floor Level.
 - FNHT - Fence Height.
 - FOOT - Footpath Level.
 - GAB - Gable Height.
 - GARFL - Garage Floor Level.
 - GRDN - Edge of Garden Bed.
 - GRVL - Edge of Gravel Drive.
 - GUT - Gutter Height.
 - HGHT - Hedge Height.
 - HEDHT - Window Head Height.
 - HIP - Hip Height.
 - HMP - Speed Hump Level.
 - HYD - Water Hydrant Pit Lid Level.
 - KRB - Top of Kerb.
 - KRBOT - Bottom of Kerb.
 - LHSD - Left Door Sill Height.
 - LHHD - Left Window Head Height.
 - LHSL - Left Window Sill Height.
 - LN - Line Marking.
 - LNDFL - Landing Floor Level.
 - NLS - Natural Surface Level.
 - PED - Pedestrian Crossing Level.
 - PHNLN - Phone Line Height.
 - PLN - Power Line Height.
 - PTH - Path Line Surface Level.
 - PVE - Edge of Paving.
 - PWR - Power Pit Lid Level.
 - RD - Road Edge / Level.
 - RDG - Ridge Height.
 - RFHT - Roof Height.
 - RHSD - Right Door Sill Height.
 - RHHD - Right Window Head Height.
 - RIV - Rivet Level.
 - RHSL - Right Window Sill Height.
 - RMP - Ramp Level.
 - SALSHT - Shade Sail Height.
 - SCRNHT - Screen Height.
 - SE - Top of Stormwater Side Entry Pit.
 - SEW - Sewer Pit Lid Level.
 - SHDFL - Shed Floor Level.
 - SILHT - Window Sill Height.
 - STP - Step Level.
 - SW - Stormwater Pit Lid Level.
 - SG - Storm Water Gate Pit Lid Level.
 - TEL - Tetra Pit Lid Level.
 - TOP - Top of Retaining Wall Level.
 - TRK - Running Track Level.
 - USBM - Underside of Beam.
 - USEV - Underside of Eave.
 - USFAS - Underside of Fascia.
 - VFL - Verandah Floor Level.
 - VLV - Water Valve Level.
 - WLHT - Wall Height.

- LEGEND**
- Power Line - OVERHEAD POWER / PHONE LINE.
 - Site Entry - SUBJECT SITE VEHICLE ACCESS POINT.
 - Sewer Inspection / Maintenance Pit - SEWER INSPECTION / MAINTENANCE PIT.
 - Underground Power Maintenance Pit - UNDERGROUND POWER MAINTENANCE PIT.
 - Solar Power Control Panel - SOLAR POWER CONTROL PANEL.
 - Existing Telecommunication Pit - EXISTING TELECOMMUNICATION PIT.
 - Power Pole / Light Pole - POWER POLE / LIGHT POLE.
 - Gas Meter - GAS METER.
 - Storm Water Pit - STORM WATER PIT.
 - Storm Water Side-Entry Pit - STORM WATER SIDE-ENTRY PIT.
 - Storm Water Grated Pit - STORM WATER GRATED PIT.
 - Water Valve / Fire Hydrant Location - WATER VALVE / FIRE HYDRANT LOCATION.
 - Downpipe Location - DOWNPIPE LOCATION.
 - Power Distribution Switchboard - POWER DISTRIBUTION SWITCHBOARD.
 - External Air Conditioning Unit - EXTERNAL AIR CONDITIONING UNIT.
 - Timber Bollard Location - TIMBER BOLLARD LOCATION.
 - Approx 35.05m to Nearest Intersecting Street (Stella Drive) - APPROX 35.05m TO NEAREST INTERSECTING STREET (STELLA DRIVE).
 - Existing Tree as Nominated - EXISTING TREE AS NOMINATED. NOTE: (MT) = MULTIPLE TRUNKS (Where Determined). TYPE: Example: Cypress (Where Determined). HEIGHT: H=10.2m. WIDTH: W=1.5m. TRUNK DIA: TD=150mm (MT).
 - General Vegetation - GENERAL VEGETATION. Hedge: HEDGE. Shrub: Shrub. 2m High.
 - Line of Subject Title Boundary (No Fence) - LINE OF SUBJECT TITLE BOUNDARY. (No Fence).
 - Fence Greater than 1500mm in Height - FENCE GREATER THAN 1500mm IN HEIGHT.
 - Fence Greater than 1800mm in Height - FENCE GREATER THAN 1800mm IN HEIGHT.
 - Fence Less than 1500mm in Height - FENCE LESS THAN 1500mm IN HEIGHT.

GENERAL NOTES

NO TITLE DEGS WERE LOCATED ON ANY SITES. THIS PLAN IS AN ESTABLISHMENT SURVEY OF ANY PROPERTY. LOCATIONS OF TREES, HEIGHTS AND OTHER SIGNIFICANT FEATURES ARE APPROXIMATE. MORE ACCURATE ASSESSMENT MAY BE REQUIRED WHEN THE FINAL BUILDING ENVELOPE AND PROPOSED WORKS ARE ASCERTAINED. NO APPARENT INDICATION OF TREES REMOVED IN PREVIOUS 12 MONTHS. VEGETATION IS PREDOMINANTLY ONLY OUTLINED IN THE AREA OF THE SUBJECT SITE. NO APPARENT CONTAMINATION OR FILLED SOILS. REFER SOIL REPORT. REFER SOIL ENGINEER FOR POSSIBLE REQUIREMENT FOR ROOT BARRIERS. ASSESS ALL SIGNIFICANT TREES NEAR PROPOSED BUILDING ENVELOPE. SOIL ENGINEER TO ASSESS AMOUNT OF FILL SOIL AND/OR CHANGED SOIL CONDITIONS WHEN AND IF EXISTING TREES AND/OR BUILDINGS REMOVED.

VEGETATION NOTES

TREES OF IMMATURE HEIGHT AND/OR AGE HAVE NOT BEEN ASSESSED. LOCATIONS OF TREES, HEIGHTS AND OTHER SIGNIFICANT FEATURES ARE APPROXIMATE. MORE ACCURATE ASSESSMENT MAY BE REQUIRED WHEN THE FINAL BUILDING ENVELOPE AND PROPOSED WORKS ARE ASCERTAINED. NO APPARENT INDICATION OF TREES REMOVED IN PREVIOUS 12 MONTHS. VEGETATION IS PREDOMINANTLY ONLY OUTLINED IN THE AREA OF THE SUBJECT SITE. NO APPARENT CONTAMINATION OR FILLED SOILS. REFER SOIL REPORT. REFER SOIL ENGINEER FOR POSSIBLE REQUIREMENT FOR ROOT BARRIERS. ASSESS ALL SIGNIFICANT TREES NEAR PROPOSED BUILDING ENVELOPE. SOIL ENGINEER TO ASSESS AMOUNT OF FILL SOIL AND/OR CHANGED SOIL CONDITIONS WHEN AND IF EXISTING TREES AND/OR BUILDINGS REMOVED.

SURVEY NOTES

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM. CONTOURS AND SLOPE SHOWN ON THIS PLAN INDICATE THE APPROXIMATE TOPOGRAPHY OF LAND UNLESS NOTED OTHERWISE. POINT HEIGHTS ARE SHOWN AT LOCATION RECORDED. POWER LINE HEIGHTS ARE AN INDICATION ONLY OF THE SPECIFIC POINT IDENTIFIED AND WILL VARY ALONG THE LENGTH OF THE LINE.

ADVERTISED PLAN



- Existing Conditions Plans
- Site Features Analysis
- Site Contour Survey
- Street Scope Elevations
- Aerial Photography
- Asset Location
- Flood Level Plan
- Buildfire Attack Level Assessment



AMENDMENTS:

Issue Date	Comments

PROJECT: FEATURE & LEVELS SURVEY.
CLIENT: St. John XXIII Primary School.
LOCATION: 17 Regal Avenue, Thomastown.
DATE: Dec 2023 | **DRAWN:** MJ | **TITLE:** Final Drawing | **VERSION:** A
JOB NO: 23092 | **DWG NO:** A01.

SITE DESCRIPTION AND CONTOUR PLAN
 A1 @ SCALE 1 : 250

MAJOR CONTOUR AT: 0.50 METRES
 MINOR CONTOUR AT: 0.10 METRES

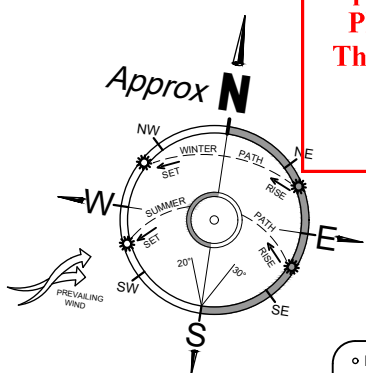


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ADVERTISED PLAN

AERIAL PHOTOGRAPH PLAN

A3 @ SCALE : (N/A)



GENERAL NOTES

TITLE OUTLINES AS SHOWN ARE APPROXIMATE ONLY.
PHOTO DATE: 16/09/2023.

- Existing Conditions Plans
- Site Features Analysis
- Site Contour Survey
- Street-scape Elevations
- Aerial Photography
- Asset Location
- Flood Level Plan
- Bushfire Attack Level Assessment



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JOB NO: 23092 | DWG NO: A02.