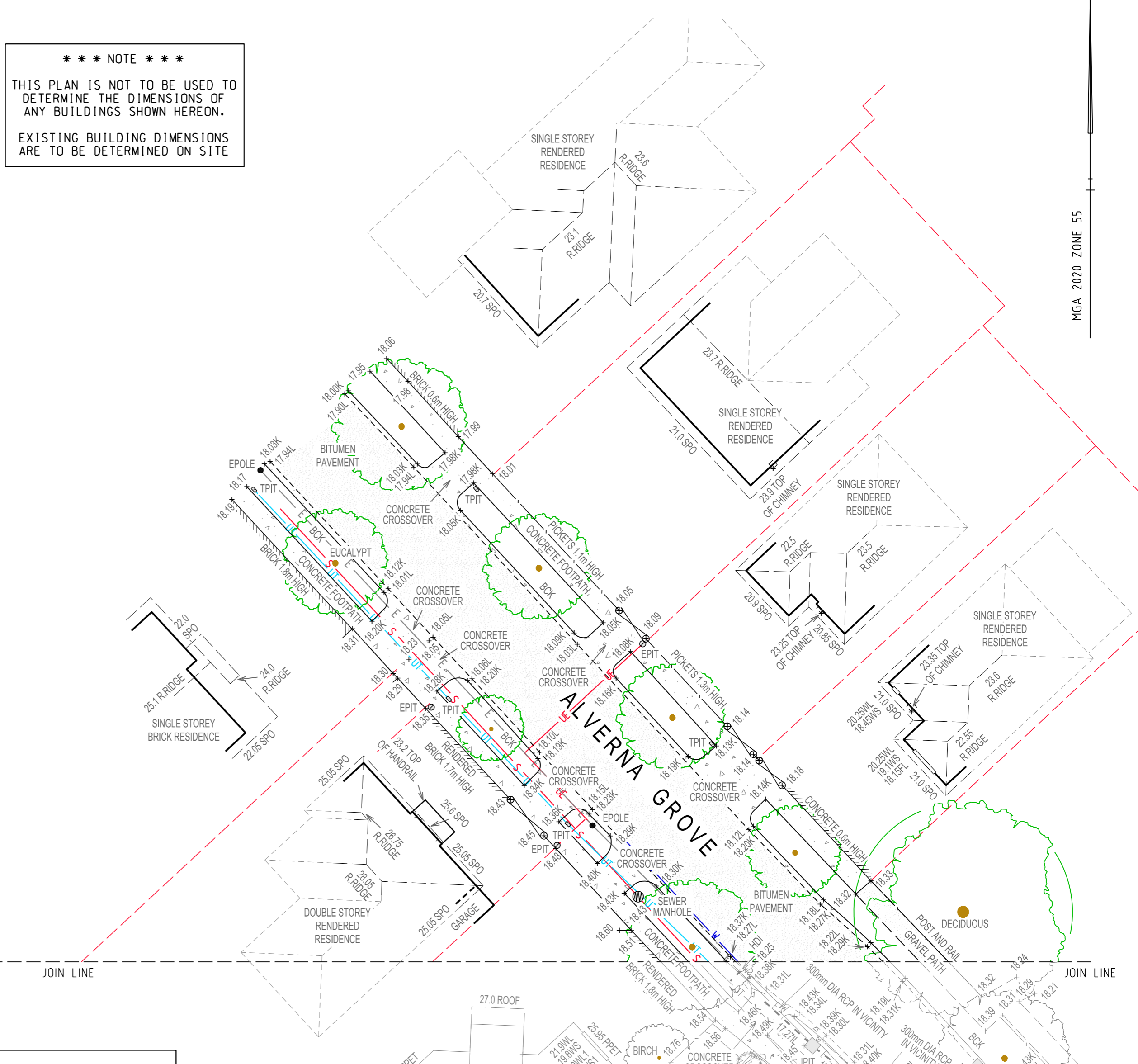


NOTES

- WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE SUBJECT LAND ENCRACH 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:13533R_V1 FOR THE RELATIONSHIP OF FENCING/BUILDINGS TO TITLE BOUNDARY.
- E-1 AND E-2 DENOTE EXISTING EASEMENTS - SEE CERTIFICATE OF TITLE FOR FURTHER DETAILS. A PLANNING PERMIT FOR THE REMOVAL OF THESE EASEMENTS HAS BEEN GRANTED BY COUNCIL.
THE WHOLE OF THE LAND CONTAINED IN LOT 2 ON PS732206W IS AFFECTED BY IMPLIED EASEMENTS BY VIRTUE OF SECTION 12(2) OF THE SUBDIVISION ACT 1988 - SEE CERTIFICATE OF TITLE FOR FURTHER DETAILS.
- 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 LEVEL DATUM FOR THIS SURVEY IS THE AUSTRALIAN HEIGHT DATUM VIDE PM 251, PARISH OF MOORABBIN, RL.19.220m.
- 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 1:250 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: OCTOBER 2024 & JUNE 2025

*** NOTE ***
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EXISTING BUILDING DIMENSIONS ARE TO BE DETERMINED ON SITE

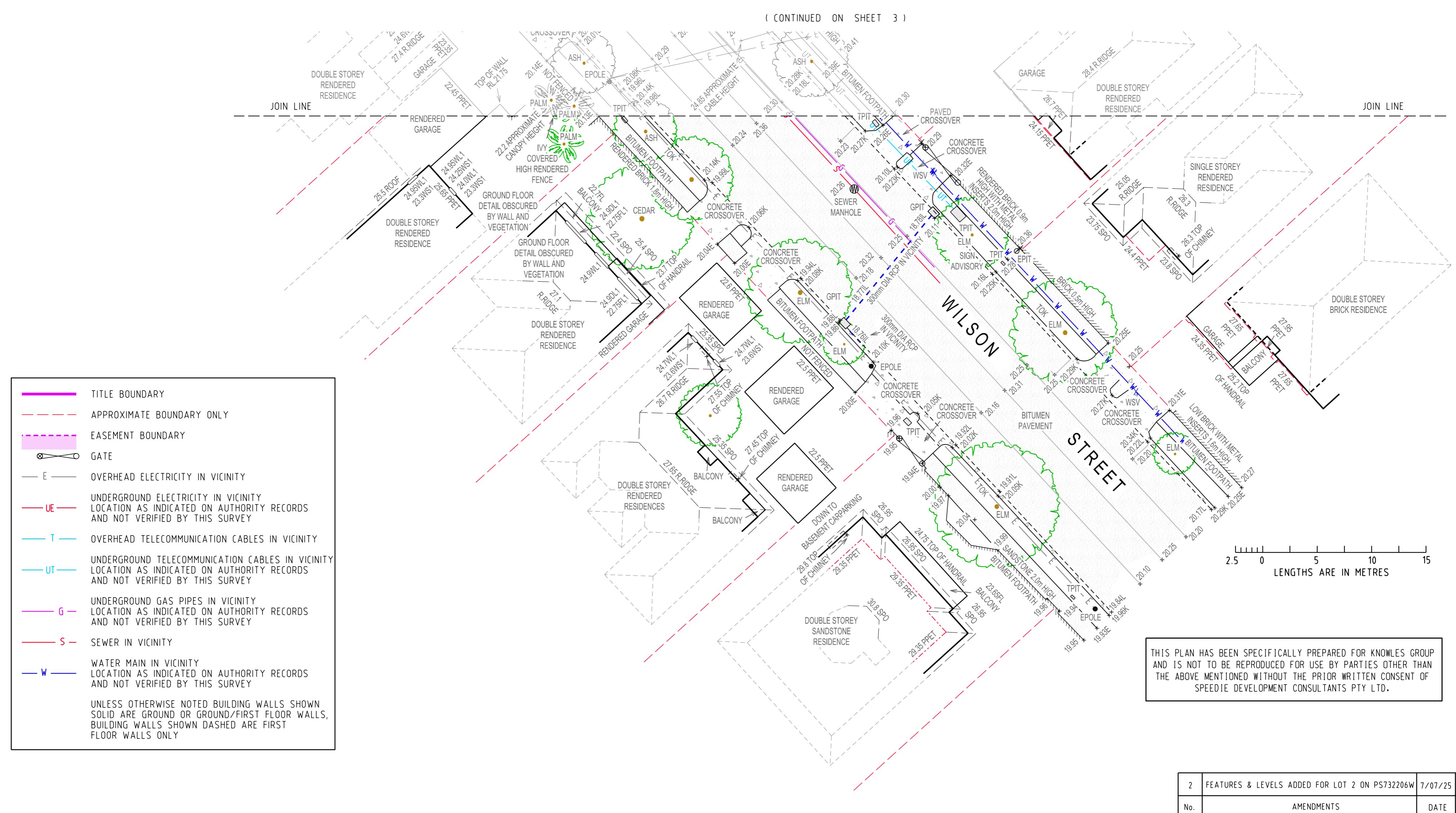


SEE SHEET 1 FOR AERIAL PHOTOGRAPH AND SITE PHOTOGRAPHS

LEGEND					
AHD	AUSTRALIAN HEIGHT DATUM	GSD	GLASS SLIDING DOOR	TBM	TEMPORARY BENCH MARK
BCK	BACK OF CONCRETE KERB	HDI	HOUSE DRAIN INVERT	TOK	TOP OF BLUESTONE KERB
COG	CHANGE OF GRADE	IL	INVERT LEVEL	TPIT	TELECOMMUNICATION PIT
DIA	DIAMETER	JPIT	JUNCTION PIT	WL1	WINDOW LINTEL - FIRST FLOOR
DL1	DOOR LINTEL - FIRST FLOOR	PPET	TOP OF PARAPET/WALL	WL	WINDOW LINTEL
DL	DOOR LINTEL - GROUND FLOOR	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
EPIT	ELECTRICITY PIT	RL	REDUCED LEVEL	WS1	WINDOW SILL - FIRST FLOOR
EPOLE	ELECTRICITY POLE	ROOF	TOP OF ROOF	WS	WINDOW SILL
FL1	FLOOR LEVEL - FIRST FLOOR	R.RIDGE	ROOF RIDGE	WSV	WATER STOP VALVE
FL	FLOOR LEVEL - GROUND FLOOR	RTOP	TOP OF RETAINING WALL		CONCRETE KERB INVERT RANGES BETWEEN 0.13m AND 0.14m LOWER THAN BCK & TOK
GM	GAS METER	SEP	SIDE ENTRY PIT	+ 70/11K	BACK/TOP OF CONCRETE KERB
GPIT	GRADED PIT	SIS	SEWER INSPECTION SHAFT	+ 20/27L	CONCRETE KERB LIP
		SPO	TOP OF SPOUTING	+ 19/02E	EDGE OF BITUMEN

ADVERTISED PLAN

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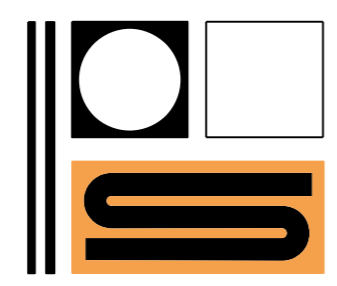
—	TITLE BOUNDARY
- - -	APPROXIMATE BOUNDARY ONLY
- · - · -	EASEMENT BOUNDARY
⊘	GATE
— E —	OVERHEAD ELECTRICITY IN VICINITY
— UE —	UNDERGROUND ELECTRICITY IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
— T —	OVERHEAD TELECOMMUNICATION CABLES IN VICINITY
— UT —	UNDERGROUND TELECOMMUNICATION CABLES IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
— G —	UNDERGROUND GAS PIPES IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
— S —	SEWER IN VICINITY
— W —	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

THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR KNOWLES GROUP AND IS NOT TO BE REPRODUCED FOR USE BY PARTIES OTHER THAN THE ABOVE MENTIONED WITHOUT THE PRIOR WRITTEN CONSENT OF SPEEDIE DEVELOPMENT CONSULTANTS PTY LTD.

No.	AMENDMENTS	DATE	BY
2	FEATURES & LEVELS ADDED FOR LOT 2 ON PS732206W	7/07/25	AM

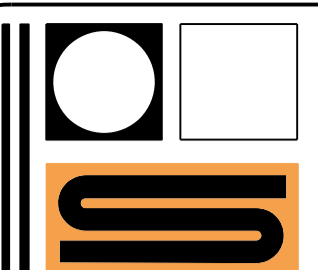
PRINCIPAL: KNOWLES GROUP	PROJECT MANAGER: A LOVELOCK
MELWAY REF: 67 G11	SCALE: 1:250 @ A1
	DRAWN: A DIXON
	CHECKED: AD
	SURVEYOR: MJ, JB, LP, AD



Speedie Development Consultants Pty Ltd
SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS
55 Marine Parade, Hastings Victoria 3915 Ph. (03) 5979 5000
Email: reception@speedies.com.au

PLAN OF SURVEY
10-14 ALVERNA GROVE,
16A ALVERNA GROVE AND
85-93 WILSON STREET, BRIGHTON 3186

REF No: 13533F
SHEET 2 OF 3 SHEETS
DATE: 7 JULY 2025
VERSION No. 2



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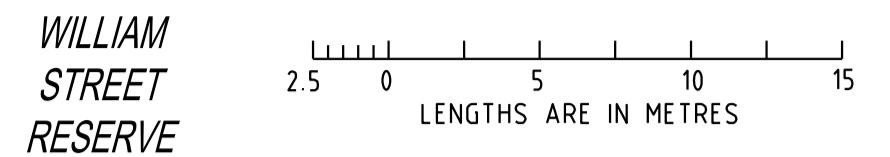
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SHEET 3 OF 3 SHEETS
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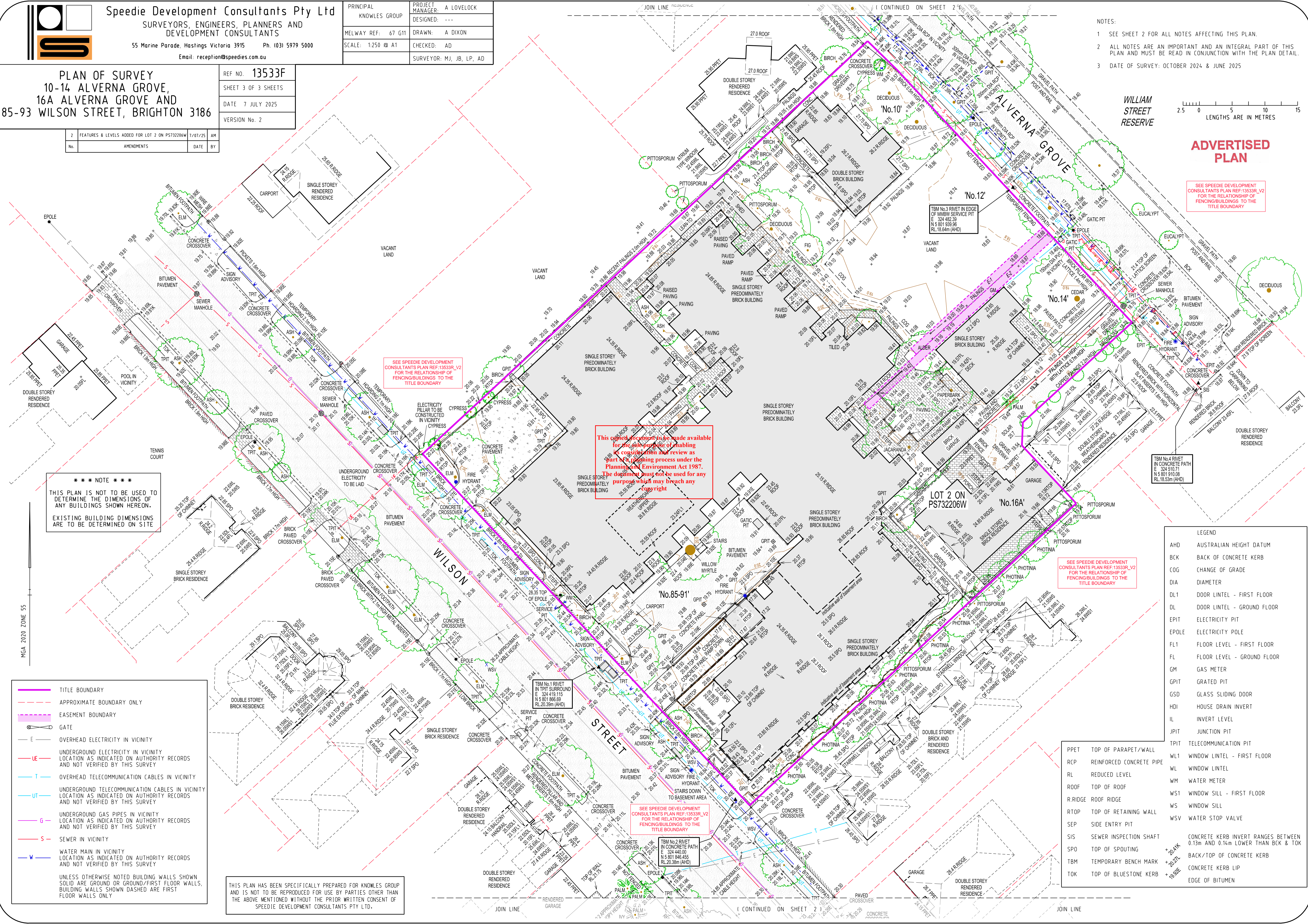
No.	AMENDMENTS	DATE	BY
2	FEATURES & LEVELS ADDED FOR LOT 2 ON PS732206W	7/07/25	AM

- NOTES:
- SEE SHEET 2 FOR ALL NOTES AFFECTING THIS PLAN.
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 - DATE OF SURVEY: OCTOBER 2024 & JUNE 2025



ADVERTISED PLAN

SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533R_V2 FOR THE RELATIONSHIP OF FENCING/BUILDINGS TO THE TITLE BOUNDARY



*** NOTE ***
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SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533R_V2 FOR THE RELATIONSHIP OF FENCING/BUILDINGS TO THE TITLE BOUNDARY

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SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533R_V2 FOR THE RELATIONSHIP OF FENCING/BUILDINGS TO THE TITLE BOUNDARY

SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533R_V2 FOR THE RELATIONSHIP OF FENCING/BUILDINGS TO THE TITLE BOUNDARY

- TITLE BOUNDARY
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- LEGEND
- AHD AUSTRALIAN HEIGHT DATUM
 - BCK BACK OF CONCRETE KERB
 - COG CHANGE OF GRADE
 - DIA DIAMETER
 - DL1 DOOR LINTEL - FIRST FLOOR
 - DL DOOR LINTEL - GROUND FLOOR
 - EPIT ELECTRICITY PIT
 - EPOLE ELECTRICITY POLE
 - FL1 FLOOR LEVEL - FIRST FLOOR
 - FL FLOOR LEVEL - GROUND FLOOR
 - GM GAS METER
 - GPIT GRATED PIT
 - GSD GLASS SLIDING DOOR
 - HDI HOUSE DRAIN INVERT
 - IL INVERT LEVEL
 - JPIT JUNCTION PIT
 - TPIT TELECOMMUNICATION PIT
 - WL1 WINDOW LINTEL - FIRST FLOOR
 - WL WINDOW LINTEL
 - WM WATER METER
 - WS1 WINDOW SILL - FIRST FLOOR
 - WS WINDOW SILL
 - WSV WATER STOP VALVE
 - PPET TOP OF PARAPET/WALL
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 - ROOF TOP OF ROOF
 - R.RIDGE ROOF RIDGE
 - RTOP TOP OF RETAINING WALL
 - SEP SIDE ENTRY PIT
 - SIS SEWER INSPECTION SHAFT
 - SPO TOP OF SPOUTING
 - TBM TEMPORARY BENCH MARK
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