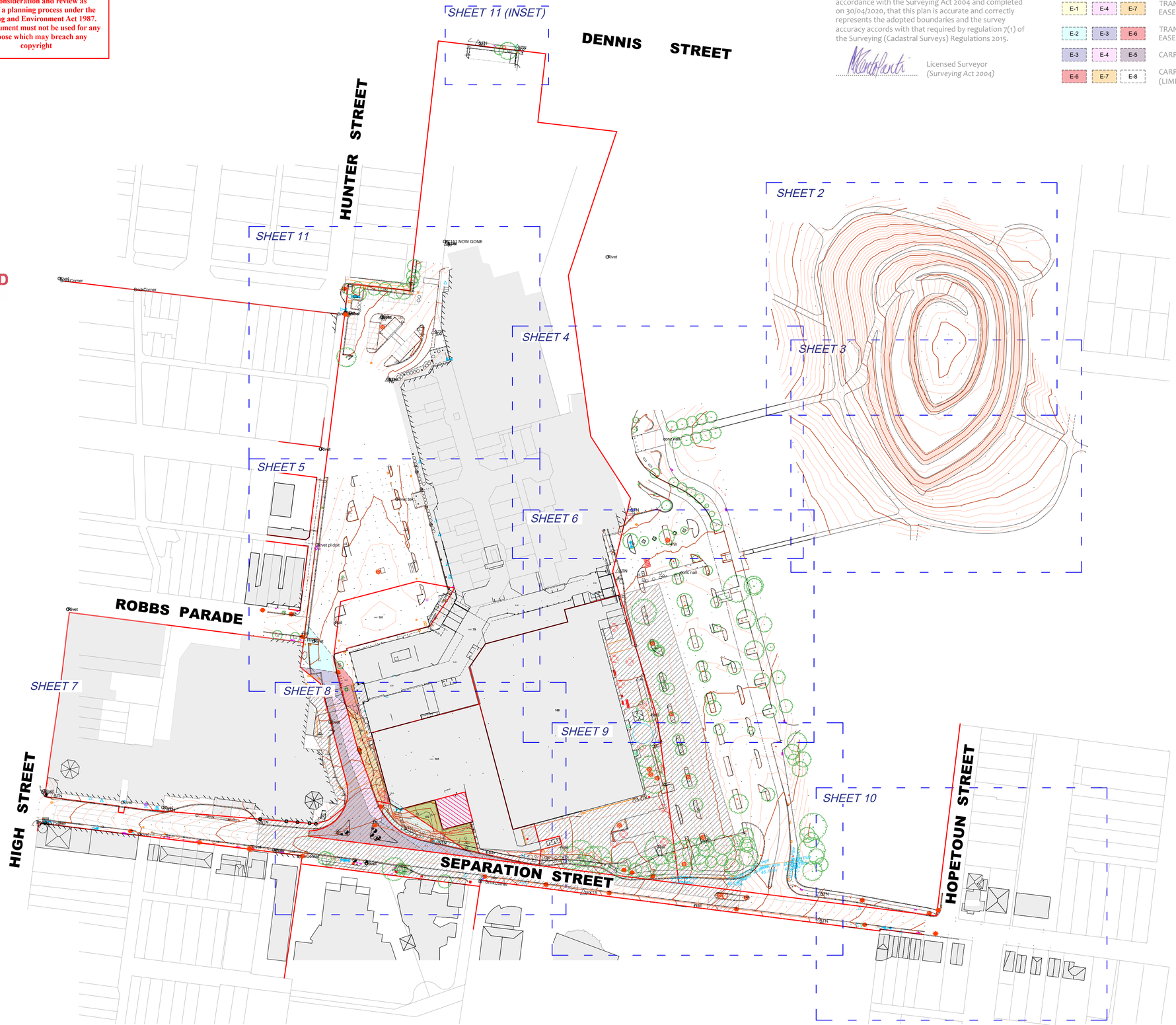
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ADVERTISED PLAN

MGA2020 ZONE 55



20 10 0 20 40 60 80 100

SCALE 1: 1000 SHEET A1

CERTIFICATION BY SURVEYOR

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Licensed Surveyor
(Surveying Act 2004)

EASEMENTS / RESTRICTIONS:

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E-1 E-4 E-7	TRANSMISSION OF ELECTRICITY EASEMENT VIDE INST. K103115
E-2 E-3 E-6	TRANSMISSION OF ELECTRICITY EASEMENT VIDE INST. K103116
E-3 E-4 E-5	CARRIAGEWAY EASEMENT VIDE N213279W
E-6 E-7 E-8	CARRIAGEWAY EASEMENT VIDE W444698K (LIMITED IN HEIGHT & DEPTH)

NOTATIONS:

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CONTOUR INTERVAL 0.2m

BUILDING / STRUCTURES

TITLE BOUNDARY (DIMENSIONS NOTATED THUS * ARE MEASURED TO FACE OF WALL)

SURVEY AREA UPDATED 03/07/2025

ABBREVIATIONS:

M	MEDIAN OF WALL
BK	BRICK
CB	CENTRE OF BITUMEN (ROAD)
CL	PIT COVER LEVEL
DP	DRAINAGE DOWN PIPE
F	FENCE
FL	FLOOR LEVEL
H	HABITABLE WINDOW
INV	INVERT OF CHANNEL/PIPE
LIP	LIP OF CHANNEL
NH	NON-HABITABLE WINDOW
PAR	PARAPET LEVEL
SB	SPOT ON BITUMEN
SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

BUILDING (MASONRY)
BUILDING (WEATHERBOARD/OTHER)
FENCE
INVERT OF CHANNEL
OVERHEAD CABLE
ROOFLINE
TOE OF BANK
TOP OF BANK

SYMBOLS:

BOLLARD
DOWN PIPE
DRAINAGE COVER
GRATED PIT
SIDE ENTRY PIT
GAS METER
GAS VALVE
PETROL VALVE
ELECTRICITY PIT
ELECTRICITY POLE
ELEC LIGHT POLE
LIGHT POLE
POST
SEWER INSPECTION
SEWER PIT
SEWER VENT
SIGN POST
STAY
TRAFFIC DETECT PIT
TRAFFIC SIGNAL PIT
TRAFFIC SIGNAL POLE
TELECOM ANTENNA
TELECOM PIT
TELECOM POLE
UTILITY UNCLASSIFIED
BOREHOLE
MONITORING WELL
SOIL VAPOUR
FIRE PLUG
FIRE HYDRANT
SPRINKLER
STOP VALVE
WATER TAP
WATER METER
TREE MEASURED
TREE (APPROX)

Rev	Description	By	Date
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C	SURVEY EXTENDED	DT	14/03/23

Revisions

Ref: 23600/T Drawn: CD Sheet: 1 of 11
Rev: G Date: 01/09/2025 Checked: AL

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PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS

'NORTHCOTE PLAZA'
SEPARATION STREET, NORTHCOTE VIC 3070

REEDS CONSULTING
LAND SURVEYING
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MGA2020 ZONE 55

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CONTOUR INTERVAL 0.2m

BUILDING / STRUCTURES

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SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

- BUILDING (MASONRY)
- BUILDING (WEATHERBOARD/OTHER)
- FENCE
- INVERT OF CHANNEL
- OVERHEAD CABLE
- ROOFLINE
- TOE OF BANK
- TOP OF BANK

SYMBOLS:

- BOLLARD
- DOWN PIPE
- DRAINAGE COVER
- GRATED PIT
- SIDE ENTRY PIT
- GAS METER
- GAS VALVE
- PETROL VALVE
- ELECTRICITY PIT
- ELECTRICITY POLE
- ELEC LIGHT POLE
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- SEWER PIT
- SEWER VENT
- SIGN POST
- STAY
- TRAFFIC DETECT PIT
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- TELECOM ANTENNA
- TELECOM PIT
- TELECOM POLE
- UTILITY UNCLASSIFIED
- BOREHOLE
- MONITORING WELL
- SOIL VAPOUR
- FIRE PLUG
- FIRE HYDRANT
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- STOP VALVE
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Revisions

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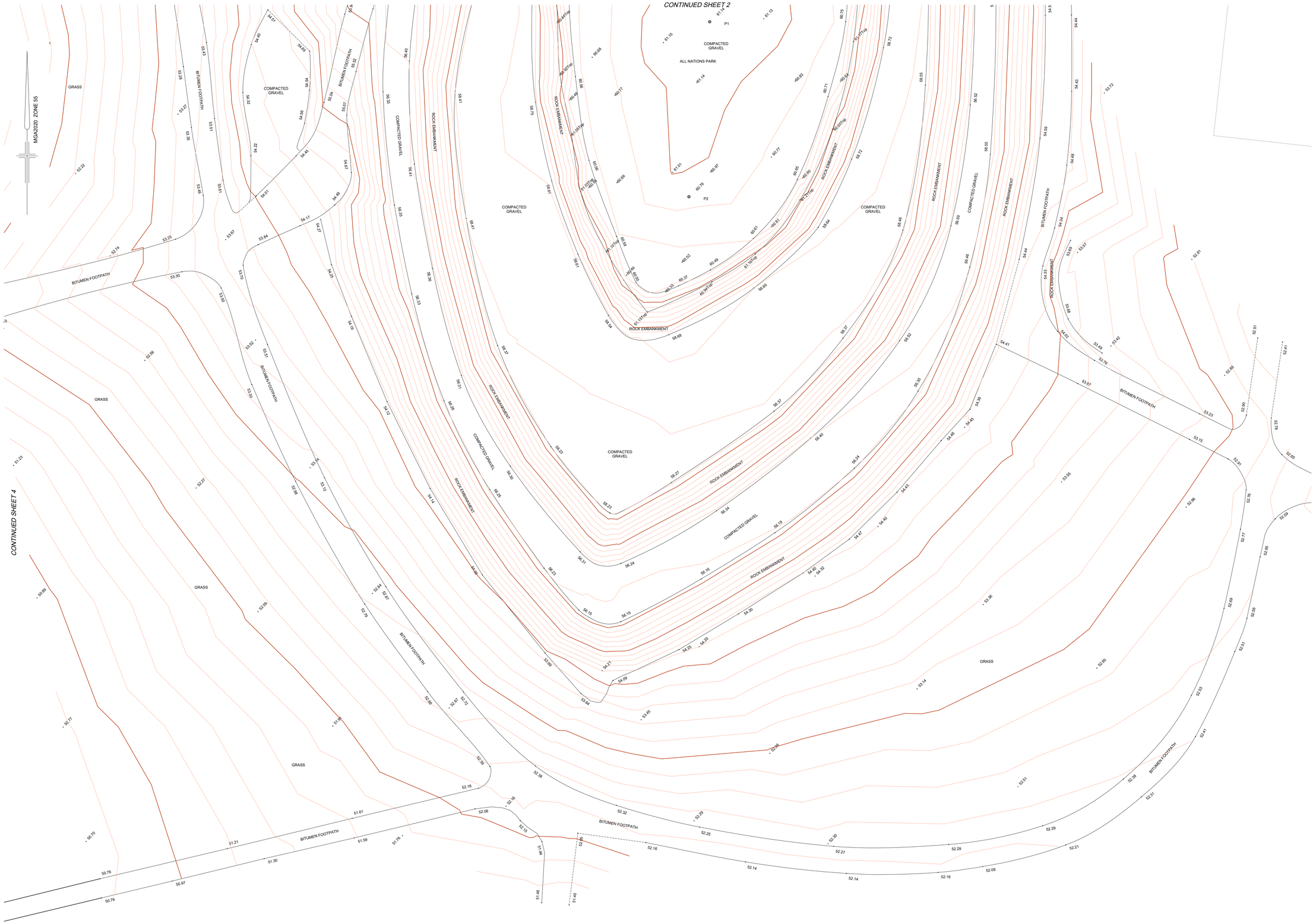
PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS
'NORTHCOTE PLAZA'
SEPARATION STREET, NORTHCOTE VIC 3070

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5 0 5 10 15 20
SCALE 1: 200 SHEET A1

CONTINUED SHEET 3



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Revisions

Ref: 23600/T Drawn: CD Sheet: 3 of 11
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PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS

'NORTHCOTE PLAZA'
SEPARATION STREET, NORTHCOTE VIC 3070

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SCALE 1: 200 SHEET A1

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MGA2020 ZONE 55

CONTINUED SHEET 11

CONTINUED SHEET 5

CONTINUED SHEET 6

CONTINUED SHEET 3

172°03'40" 80

147°12'40" 30.34

ALL NATIONS PARK

GRASS

BITUMEN FOOTPATH

GARDEN / MULCH

COMPACTED GRAVEL

CONCRETE KERB

LOW CONCRETE WALL

SEAT

LPole

TBM NAIL R.L 49.49

PAVING

BITUMEN

LINE OF BOLLARDS

POST & RAIL FENCE

CONCRETE KERB & CHANNEL

GARDEN

CAR PARK SPACES

ENTRANCE TO LOADING BAY AND UNDER BUILDING CAR PARK

TRAFFIC ISLAND

CONCRETE

BOLLARDS (APPROX. LOCATION)

TRAFFIC SIG. AND CONCRETE KERB

TP9 49.49CL

TP8 49.35CL

MH 49.30CL

MeterWell 49.07 E

Sign

BldgOhead

SCALE 1: 200

SHEET A1

NOTATIONS:

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Revisions

Ref: 23600/T Drawn: CD Sheet: 4 of 11
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CONTINUED SHEET 11



ENLARGEMENT 1
NOT TO SCALE

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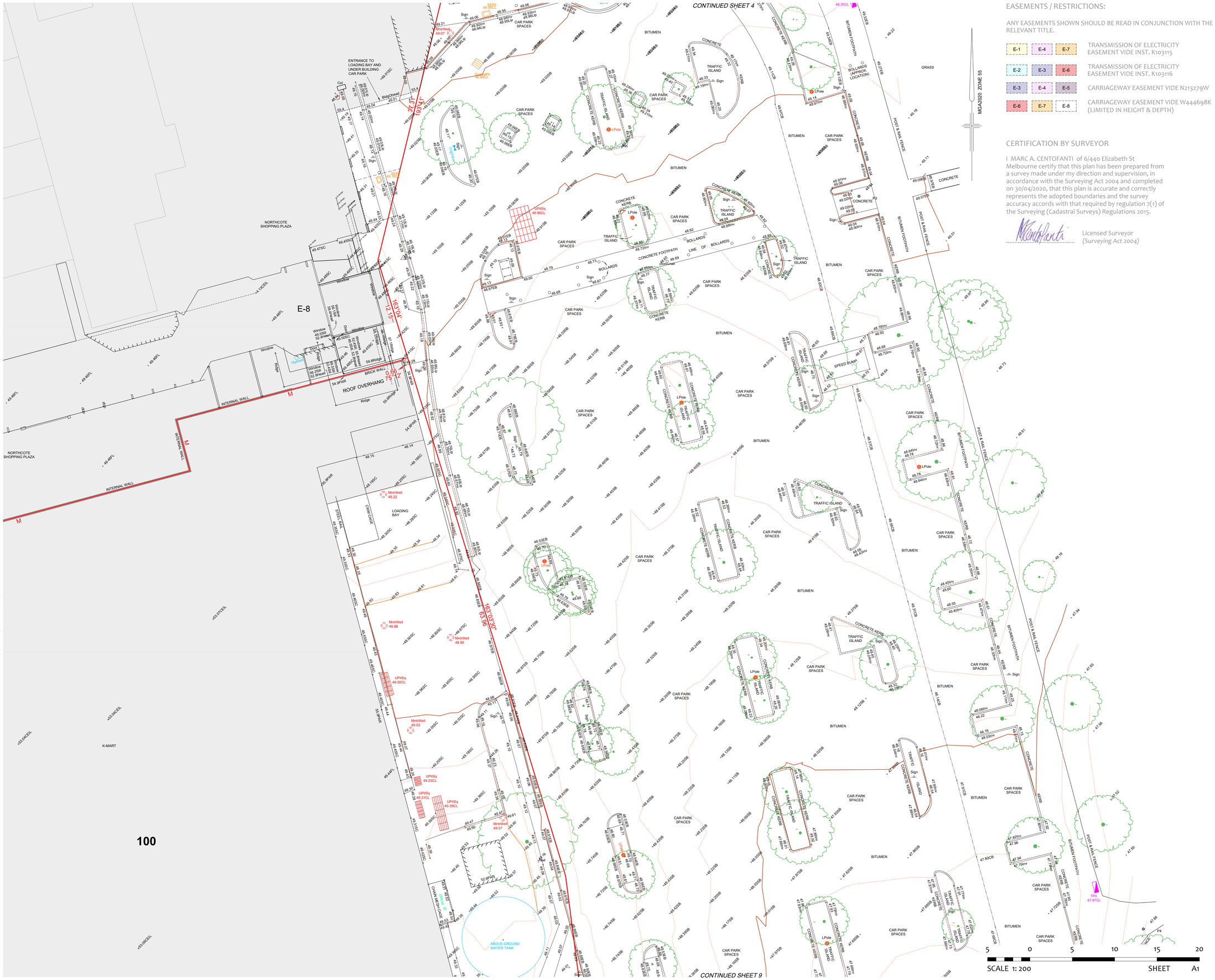
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CONTOUR INTERVAL 0.2m

BUILDING / STRUCTURES

TITLE BOUNDARY (DIMENSIONS NOTATED THUS * ARE MEASURED TO FACE OF WALL)

ABBREVIATIONS:

M	MEDIAN OF WALL
BK	BRICK
CB	CENTRE OF BITUMEN (ROAD)
CL	PIT COVER LEVEL
DP	DRAINAGE DOWN PIPE
F	FENCE
FL	FLOOR LEVEL
H	HABITABLE WINDOW
INV	INVERT OF CHANNEL/PIPE
LIP	LIP OF CHANNEL
NH	NON-HABITABLE WINDOW
PAR	PARAPET LEVEL
SB	SPOT ON BITUMEN
SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

- BUILDING (MASONRY)
- BUILDING (WEATHERBOARD/OTHER)
- FENCE
- INVERT OF CHANNEL
- OVERHEAD CABLE
- ROOFLINE
- TOE OF BANK
- TOP OF BANK

SYMBOLS:

- BOLLARD
- DOWN PIPE
- DRAINAGE COVER
- GRATED PIT
- SIDE ENTRY PIT
- GAS METER
- GAS VALVE
- PETROL VALVE
- ELECTRICITY PIT
- ELECTRICITY POLE
- ELEC LIGHT POLE
- LIGHT POLE
- POST
- SEWER INSPECTION
- SEWER PIT
- SEWER VENT
- SIGN POST
- STAY
- TRAFFIC DETECT PIT
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- TELECOM ANTENNA
- TELECOM PIT
- TELECOM POLE
- UTILITY UNCLASSIFIED
- BOREHOLE
- MONITORING WELL
- SOIL VAPOUR
- FIRE PLUG
- FIRE HYDRANT
- SPRINKLER
- STOP VALVE
- WATER TAP
- WATER METER
- TREE MEASURED
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Rev	Description	By	Date
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Revisions

Ref: 23600/T Drawn: CD Sheet: 6 of 11
Rev: G Date: 01/09/2025 Checked: AL

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PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS

'NORTHCOTE PLAZA'
SEPARATION STREET, NORTHCOTE VIC 3070

REEDS CONSULTING
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MGA2020 ZONE 55

CONTINUED SHEET 5

HIGH STREET

166°51
13.83

186°05
20.33

186°05'40"
31.19

No.5 SEPARATION STREET
NORTHCOTE CENTRAL
SHOPPING CENTRE

Window

RAMP TO U/G

50.17PAR

50.18Ridge

CONTINUED SHEET 8

SEPARATION STREET

BALGONIE PLACE

TBM RIVET
R.L 49.71

No.360-362
HIGH STREET
TWO STOREY
BRICK BUILDING

No.4
SEPARATION
STREET
SINGLE STOREY
BRICK CAFE

No.6-10
SEPARATION STREET
SINGLE STOREY
RENDERED TERRACE HOUSES

No.12
SEPARATION STREET
SINGLE STOREY
BRICK HOUSE

No.14
SEPARATION
STREET
2 STOREY
RENDERED
HOUSE

No.16
SEPARATION STREET
4 STOREY HOUSE

No.20
SEPARATION STREET
2 STOREY BRICK APARTMENTS

LOW BRICK FENCE

37.03
97°15'
50.00

188°05'
3.05
2.74
97°15'
3.04
8°56'
9.04
98°07'

85.80
94°45'30"

277°05'20"
131.25

8°19'

7°13'
2.75

0.09BK INSIDE
0.10BK INSIDE
BK ON BDY
0.01BK OUTSIDE
0.04BK OUTSIDE

5 0 5 10 15 20

SCALE 1: 200 SHEET A1

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MGA2020 ZONE 55

CONTINUED SHEET 5

CONTINUED SHEET 7

CONTINUED SHEET 9

E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8

PART 101

PART 102

PART 79

SEPARATION STREET

COLES

K-MART

SERVICES CUPBOARD

RAMP TO U/G CAR PARK

SPEED HUMP

PEDESTRIAN CROSSING

CONCRETE FOOTPATH

PAVING

BITUMEN

CONCRETE KERB & CHANNEL

CONCRETE FOOTPATH

LOW BRICK FENCE

LOW WOVEN WIRE FENCE

STEEL PANEL FENCE

INTERNAL WALL

LOADING BAY

COMPACTOR

GATE

TBM RIVET R.L 53.49

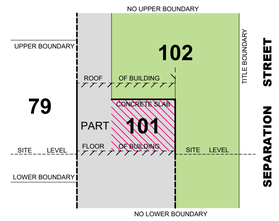
STN 102 TBM RIVET IN CONC. E 324 021.44 N 5 817 864.75 RL 52.47

No.20 SEPARATION STREET 2 STOREY BRICK APARTMENTS

No.32-38 SEPARATION STREET "NORTHCOTE LIBRARY" BRICK BUILDING

No.42 SEPARATION STREET "NORTHCOTE COMMUNITY HEALTH CENTRE" SINGLE STOREY BRICK BUILDING

CROSS SECTION A-A
NOT TO SCALE



5 0 5 10 15 20

SCALE 1: 200 SHEET A1

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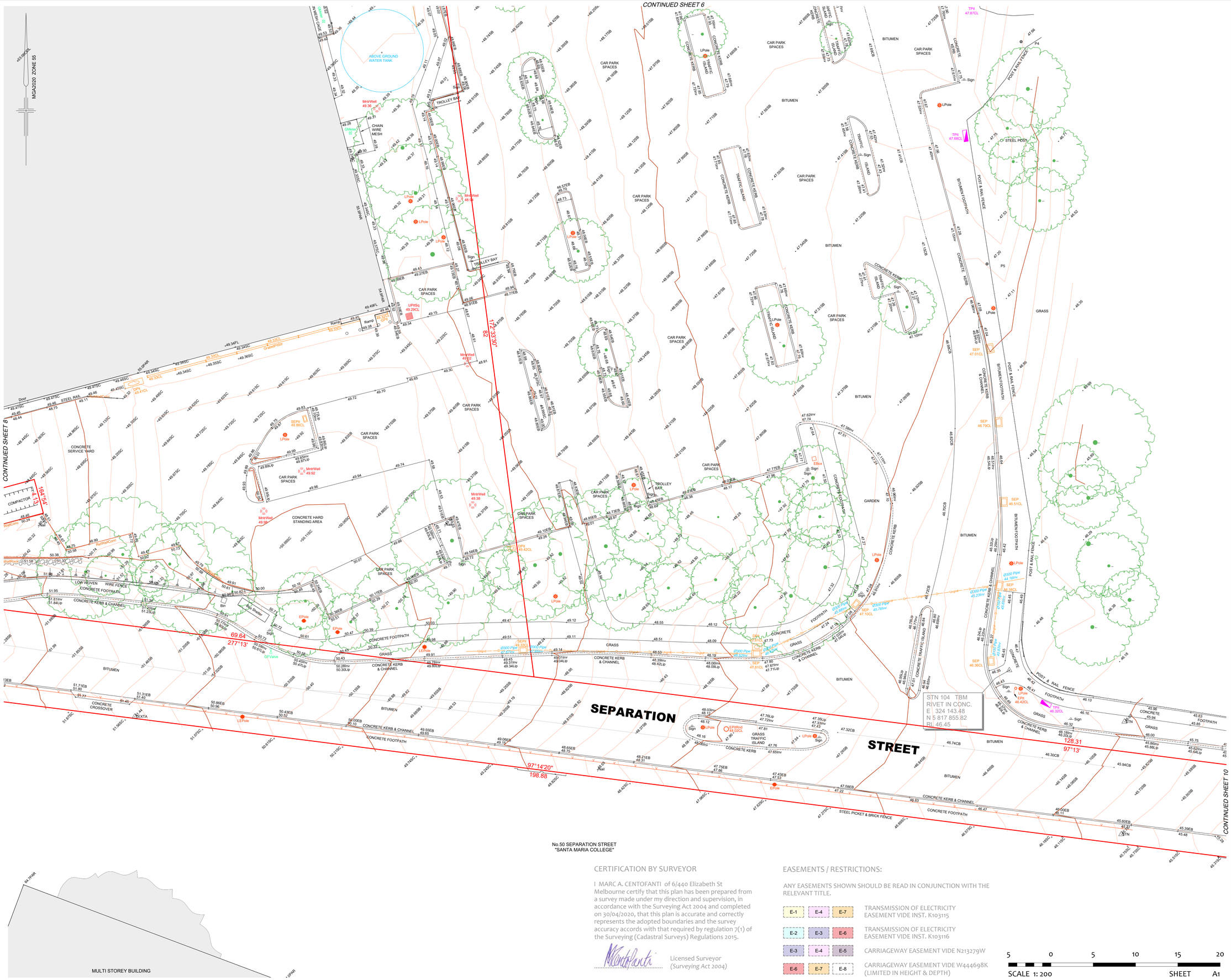
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5 0 5 10 15 20
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MGA2020 ZONE 55

CONTINUED SHEET 9

HOPETOUN STREET

95.61
6°59'40"

SEPARATION STREET

ANDREW STREET

No.1
HOPETOUN STREET
TWO STOREY HOUSE

No.115
SEPARATION STREET
TWO STOREY HOUSE

No.117
SEPARATION STREET
2 STOREY
BRICK HOUSE

No.125
SEPARATION STREET
2 STOREY BRICK APARTMENTS

No.106
SEPARATION
STREET
SINGLE STOREY
RENDERED
HOUSE

No.108
SEPARATION
STREET
SINGLE STOREY
WEATHERBOARD
HOUSE

No.110
SEPARATION
STREET
SINGLE STOREY
WEATHERBOARD
HOUSE

No.112
SEPARATION
STREET
SINGLE STOREY
WEATHERBOARD
HOUSE

No.114
SEPARATION STREET
SINGLE STOREY TIMBER
& RENDERED HOUSE

No.116
SEPARATION
STREET
2 STOREY
BRICK & TIMBER
HOUSE

No.122
SEPARATION
STREET
2 STOREY
TIMBER &
COLORBOND
HOUSE

No.124
SEPARATION
STREET
SINGLE STOREY
WEATHERBOARD
HOUSE

No.126
SEPARATION
STREET
SINGLE STOREY
WEATHERBOARD
HOUSE

No.128
SEPARATION
STREET
SINGLE STOREY
WEATHERBOARD
HOUSE

No.130
SEPARATION STREET
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WEATHERBOARD HOUSE

5 0 5 10 15 20

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- ELEC LIGHT POLE
- LIGHT POLE
- POST
- SEWER INSPECTION
- SEWER PIT
- SEWER VENT
- SIGN POST
- STAY
- TRAFFIC DETECT PIT
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- TELECOM ANTENNA
- TELECOM PIT
- TELECOM POLE
- UTILITY UNCLASSIFIED
- BOREHOLE
- MONITORING WELL
- SOIL VAPOUR
- FIRE PLUG
- FIRE HYDRANT
- SPRINKLER
- STOP VALVE
- WATER TAP
- WATER METER
- TREE MEASURED
- TREE (APPROX)

Rev	Description	By	Date
G	EXTENDED SURVEY TO HOPETOUN STREET	DT	19/05/26
F	PHOTO CONTROL ADDED	MG	01/09/25
E	ADDITIONAL SURVEY - 5m GRID	CD	07/07/25
D	ADDITIONAL SURVEY	CD	30/05/23
C	SURVEY EXTENDED	DT	14/03/23

Revisions

Ref: 23600/T Drawn: CD Sheet: 10 of 11
Rev: G Date: 01/09/2025 Checked: AL

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PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS

'NORTHCOTE PLAZA'
SEPARATION STREET, NORTHCOTE VIC 3070

REEDS CONSULTING
LAND SURVEYING
CIVIL ENGINEERING
PLANNING
DEVELOPMENT CONSULTING

Lvl 16, 501 Swanston Street, Melbourne, Vic 3000
p (03) 8660 3000 | www.reedsconsulting.com.au
survey@reedsconsulting.com.au

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CERTIFICATION BY SURVEYOR

I MARC A. CENTOFANTI of 6/440 Elizabeth St Melbourne 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 30/04/2020, 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 Surveys) Regulations 2015.

Licensed Surveyor
(Surveying Act 2004)

EASEMENTS / RESTRICTIONS:

ANY EASEMENTS SHOWN SHOULD BE READ IN CONJUNCTION WITH THE RELEVANT TITLE.

E-1 E-4 E-7	TRANSMISSION OF ELECTRICITY EASEMENT VIDE INST. K103115
E-2 E-3 E-6	TRANSMISSION OF ELECTRICITY EASEMENT VIDE INST. K103116
E-3 E-4 E-5	CARRIAGEWAY EASEMENT VIDE N213279W
E-6 E-7 E-8	CARRIAGEWAY EASEMENT VIDE W444698K (LIMITED IN HEIGHT & DEPTH)

NOTATIONS:

CRITICAL DIMENSIONS SHOULD BE VERIFIED ON SITE AND NOT SCALED FROM THIS DRAWING OR TAKEN FROM THE DIGITAL DATA WHICH CREATES IT.

DATE OF SURVEY: 13/11/2019, 19/02/2020, UPDATED 24/08/2021 & 23/05/2023

SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.

DIMENSIONS AND LEVELS SHOWN TO ONE DECIMAL PLACE SHOULD NOT BE RELIED UPON TO HAVE AN ACCURACY GREATER THAN ±0.2m.

LEVELS SHOWN ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON CRA SURVEY DATA.

SOME BUILDINGS AND SURROUNDING FEATURES ARE POSITIONED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.

CONTOUR INTERVAL 0.2m

BUILDING / STRUCTURES

TITLE BOUNDARY
(DIMENSIONS NOTATED THUS * ARE MEASURED TO FACE OF WALL)

ABBREVIATIONS:

M	MEDIAN OF WALL
BK	BRICK
CB	CENTRE OF BITUMEN (ROAD)
CL	PIT COVER LEVEL
DP	DRAINAGE DOWN PIPE
F	FENCE
FL	FLOOR LEVEL
H	HABITABLE WINDOW
INV	INVERT OF CHANNEL/PIPE
LIP	LIP OF CHANNEL
NH	NON-HABITABLE WINDOW
PAR	PARAPET LEVEL
SB	SPOT ON BITUMEN
SC	SPOT ON CONCRETE
THL	THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

- BUILDING (MASONRY)
- BUILDING (WEATHERBOARD/OTHER)
- FENCE
- INVERT OF CHANNEL
- OVERHEAD CABLE
- ROOFLINE
- TOE OF BANK
- TOP OF BANK

SYMBOLS:

- BOLLARD
- DOWN PIPE
- DRAINAGE COVER
- GRATED PIT
- SIDE ENTRY PIT
- GAS METER
- GAS VALVE
- PETROL VALVE
- ELECTRICITY PIT
- ELECTRICITY POLE
- ELEC LIGHT POLE
- LIGHT POLE
- POST
- SEWER INSPECTION
- SEWER PIT
- SEWER VENT
- SIGN POST
- STAY
- TRAFFIC DETECT PIT
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PLAN OF TITLE RE-ESTABLISHMENT FEATURES AND LEVELS
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SCALE 1: 200 SHEET A1

CONTINUED SHEET 4
CONTINUED SHEET 5

SHEET 11 (INSET)

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