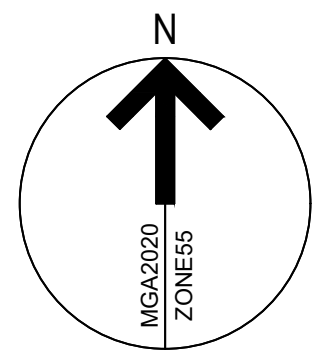




SEE SHEET 2 FOR
ENLARGEMENT SHEET

SEE SHEET 3 FOR
SERVICE TRACING

SOME LAYERS HAVE
BEEN FROZEN FOR
CLARITY



LEGEND:

①	IMAGE LOCATION & NUMBER	H:	TOP OF WINDOW	—	TITLE
▲	SURVEY MARK/T.B.M.	S:	WINDOW SILL	- - -	EASEMENT
■	COMMUNICATIONS JUNCTION BOX/PIT	N.H.	NON HABITABLE WINDOW	- - -	DCMB LINEWORK PROPERTY
○	ELECTRICITY POLE	F/L	FLOOR LEVEL	- - -	DCMB LINEWORK EASEMENT
*	LIGHT POLE	T.O.W	TOP OF WALL	104.8	CONTOUR MINOR & LABEL
✱	STAY FOR POLE	U/S	UNDERSIDE OF STRUCTURE	105.0	CONTOUR MAJOR & LABEL
⊞	ELECTRICITY SWITCHBOARD	TRB	TRAFFIC SIGNAL BOX	— / — / —	FENCE
⊞	GAS METER	⊞	DETECTOR PIT	—	TOP OF BANK
⊞	SIGN	⊞	TRAFFIC SIGNAL PIT	—	TOE OF BANK
⊞	TREE	⊞	TRAFFIC SIGNAL POLE	—	TREE DRIPLINE
⊞	WATER METER	⊞	DETECTOR PIT	—	CONCRETE KERB & CHANNEL
⊞	WATER STOP VALVE	ELP	ELECTRICAL PIT	—	DRAINAGE INVERT
JP	JUNCTION PIT	⊞	FIRE HOSE REEL	—	9m OFFSET LINE
SEP	SIDE ENTRY PIT	—	WINDOW	—	ROOFLINE - RIDGE
GP	GRATED PIT	—	DOOR	—	ROOFLINE - EAVE
UNK	UNKNOWN PIT				
P	EARTH POINT				

— D(D)	DRAINAGE PIPE U/G (QUALITY D)
— E(OH)	ELECTRICITY OVERHEAD
— C(B)	COMMUNICATIONS CABLE U/G (QUALITY B)
— E(B)	ELECTRICITY CABLE U/G (QUALITY B)
— G(B)	GAS PIPE U/G (QUALITY B)
— S(B)	SEWERAGE U/G (QUALITY B)
— UNK(B)	UNKNOWN CABLE/PIPE U/G (QUALITY B)
— W(B)	WATER PIPE U/G (QUALITY B)
UTO	UNABLE TO OPEN
LOS	LOSS OF SIGNAL
UTT	UNABLE TO TRACE
EOT	END OF TRACE
—	EASEMENTS
—	BUILDINGS

SERVICE LOCATING - DEPTHS	
xD:1.7	SEWERAGE (QL-B)
xD:2.5	WATER (QL-B)
xD:0.5	COMMUNICATIONS (QL-B)
xD:1.7	GAS (QL-B)
xD:2.0	DRAINAGE (QL-B)
xD:0.7	ELECTRICITY (QL-B)

AMENDMENTS:

Version	Details	Surveyor	Drawn	Checked	Approved By	Survey Date	Plan Date	Approved Date
1	INITIAL DRAWING	SHO	SHO	SHO	BST (LS)	06/02/2024	07/02/2024	08/02/2024
2	ADDED SHEET 3 - SERVICE DETECTION	-	SHO	SHO	BST(LS)	-	09/02/2024	09/02/2024

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ADVERTISED PLAN

LICENSED SURVEYOR CERTIFICATION:

This plan has been prepared from a survey completed on the 06/02/2024. The survey was carried out under my direction and supervision in accordance with the Surveying Act 2004. This plan is accurate and correctly represents the adopted boundaries and achieves the survey accuracy required by Regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Digitally Signed:

SURVEY NOTES:

DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF TAYLORS DEVELOPMENT STRATEGISTS PTY. LTD.

WHILST EVERY EFFORT HAS BEEN MADE TO LOCATE ALL FEATURES AND SERVICES WITHIN THE SURVEYED AREA, TAYLORS CANNOT BE HELD RESPONSIBLE FOR FEATURES CONCEALED, BURIED, OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.

SURVEY DATUM:

BEARING DATUM - PROJECT MGA2020 DATUM
SUBTRACT 6°57'00" FOR TITLE DATUM

CO-ORDINATE DATUM - PROJECT MGA2020 DATUM
CO-ORDINATES SHOWN HEREON AND CO-ORDINATES COMPRISING THE DIGITAL DATA ARE SPECIFIC TO THIS SITE ONLY AND ARE HORIZONTAL GROUND DISTANCES IN METRES.

LEVEL DATUM - AUSTRALIAN HEIGHT DATUM (AHD)
BASED ON MMB1622 - RL: 69.505 (01/02/24 - SMES)

FEATURE & LEVEL SURVEY:

THE FOLLOWING ACCURACIES HAVE BEEN ACHIEVED:

POSITIONAL ACCURACY	
HARD SURFACES	H ± 0.05m V ± 0.025m
SOFT SURFACES	H ± 0.05m V ± 0.05m

DIGITAL TERRAIN MODEL (DTM):
CONTOUR HAVE BEEN GENERATED AT INTERVALS OF 0.2m AND LABELLED AT 0.2m INTERVALS.
HAS BEEN PROVIDED ON LAYER 'TO_DTM_TRIANGLES' WITHIN THE CAD FILE.

GENERAL:

AN AERIAL IMAGE WITH A DATE OF CAPTURE OF 29/10/23 HAS BEEN PROVIDED ON LAYER "Y_IMAGE_AERIAL" WITHIN THE CAD FILE. THE IMAGE HAS BEEN SOURCED FROM NEARMAP AND IS INDICATIVE ONLY.
SOME LEVELS AND LAYERS WITHIN THE CAD FILE HAVE BEEN TURNED OFF OR FROZEN FOR CLARITY PURPOSES.

DIGITAL CADASTRAL MAP BASE (DCMB):
THE DCMB SHOWS APPROXIMATE TITLE BOUNDARIES AND EASEMENTS SOURCED FROM DATA.VIC.GOV.AU. THEY HAVE BEEN PROVIDED WITHIN THE CAD FILE ON LAYER PR_DCMB_PROPERTY & PR_DCMB_EASEMENT

RESCODE:

THE LOCATION OF FEATURES ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY.
THE LEVELS OF ANY OVERLOOKING HABITABLE ROOM WINDOWS AND BUILDINGS/ ROOFS/ EAVES ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY AND HAVE BEEN ROUNDED TO THE NEAREST 0.1M.
ONLY NEIGHBOURING WINDOWS WITHIN 9 METRES OF THE TITLE BOUNDARY HAVE BEEN SHOWN. ALL WINDOWS SHOWN ARE HABITABLE ROOMS UNLESS OTHERWISE DENOTED NON HABITABLE (N.H.).

CLIENT:

DC ATHERTON PTY LTD C/- PPM GROUP
AUSTRALASIA

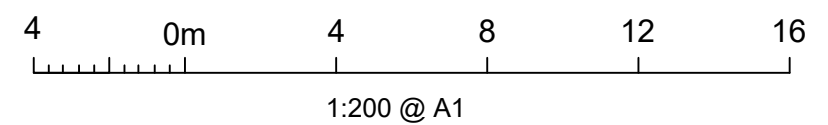
PROJECT:

61 ATHERTON ROAD
OAKLEIGH 3166

DRAWING:

PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

Proj. Ref:	24684/S	Approved by:	BST (LS)
Sheet:	1 of 3	Approval Date:	08/02/2024



DRAWING NUMBER:

24684-D1

VERSION:

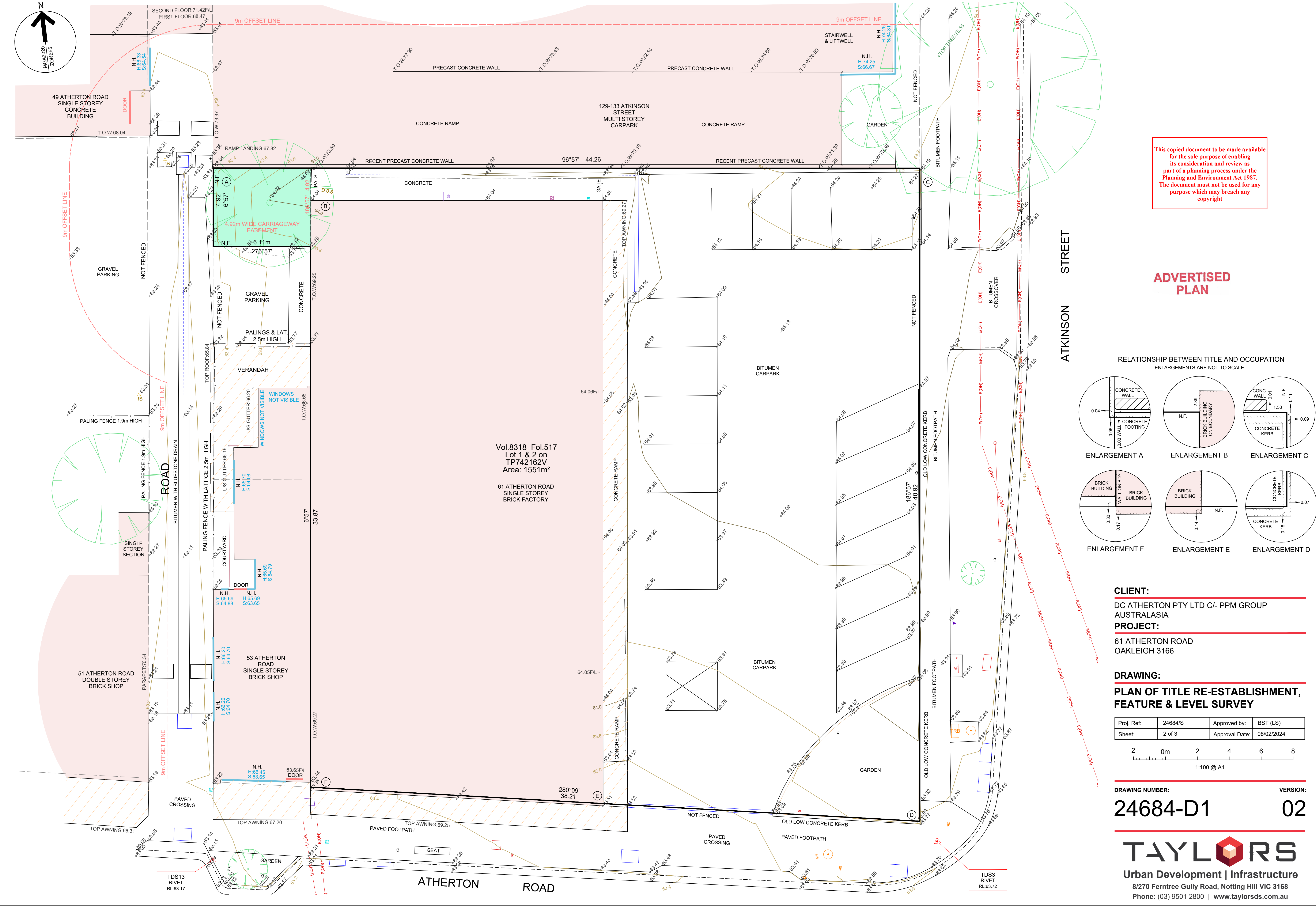
02

TAYLORS

Urban Development | Infrastructure

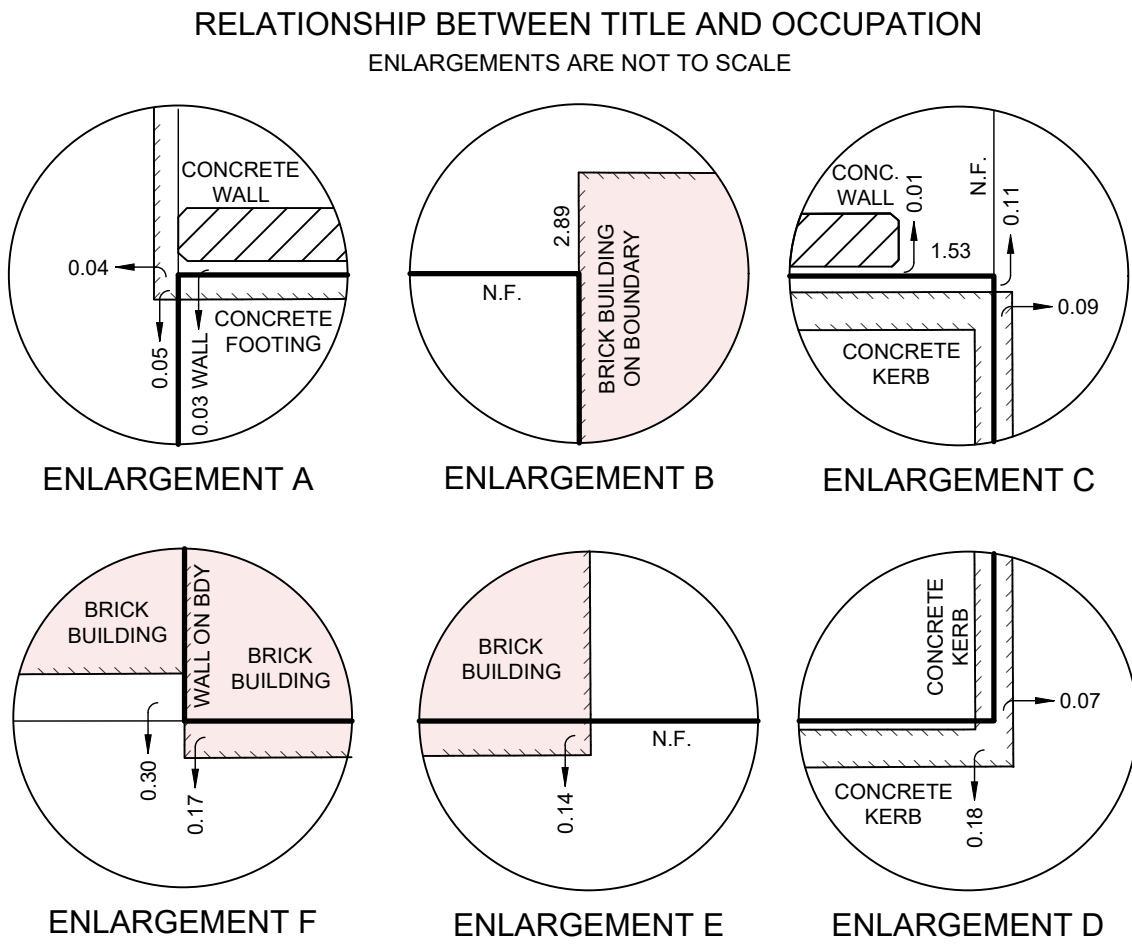
8/270 Ferntree Gully Road, Notting Hill VIC 3168

Phone: (03) 9501 2800 | www.taylorstds.com.au



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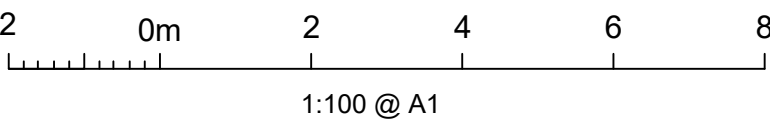
ADVERTISED PLAN



CLIENT:
DC ATHERTON PTY LTD C/- PPM GROUP AUSTRALASIA
PROJECT:
61 ATHERTON ROAD
OAKLEIGH 3166

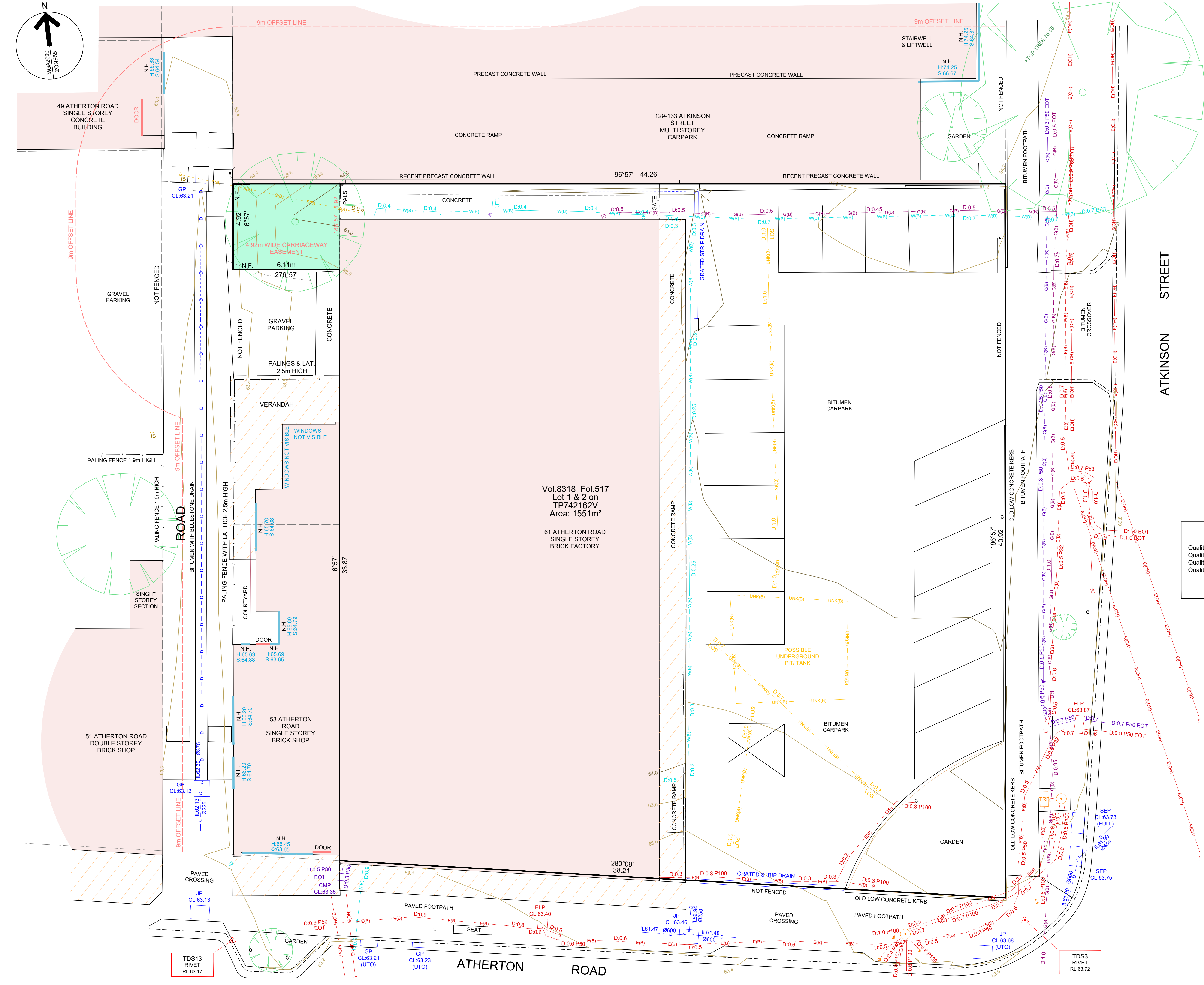
DRAWING:
PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

Proj. Ref:	24684/S	Approved by:	BST (LS)
Sheet:	2 of 3	Approval Date:	08/02/2024



DRAWING NUMBER:
24684-D1
VERSION:
02

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SERVICE TRACING

SERVICE SURFACE LEVELS HAVE BEEN FROZEN FOR CLARITY

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ADVERTISED PLAN

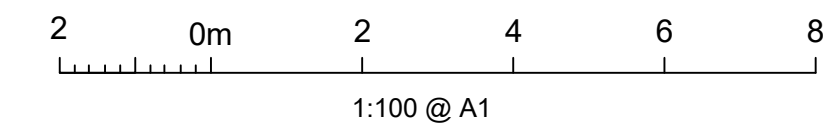
UNDERGROUND SERVICE LOCATION QUALITY

AS 5488.1:2019
Quality A - Service physically sighted & directly measured
Quality B - Service located by electromagnetic detection, penetrating radar or radio location
Quality C - Positioned by existing records and survey located above ground service features
Quality D - Positioned by existing records including Before you dig Australia, sketches, construction drawings, historic records
REFER TO AS 5488.1:2019 FOR ACCURACY INFORMATION.

CLIENT:
DC ATHERTON PTY LTD C/- PPM GROUP AUSTRALASIA
PROJECT:
61 ATHERTON ROAD
OAKLEIGH 3166

DRAWING:
PLAN OF TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

Proj. Ref:	24684/S	Approved by:	BST (LS)
Sheet:	3 of 3	Approval Date:	08/02/2024



DRAWING NUMBER:
24684-D1
VERSION:
02

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Site Photos
61 ATHERON ROAD, OAKLEIGH 3166



1



2

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