



**ADVERTISED PLAN**

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APPROX TRUE NORTH

**TITLE REFERENCE**  
 Vol. 9766 Fol. 648  
 LOT 1 ON TP1169055  
 CROWN ALLOTMENT 38 (PART)  
 PARISH OF DANDENONG

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

**TITLE NOTES:**  
 THE RELATIONSHIP BETWEEN OCCUPATION AND TITLE SHOWN THIS PLAN IS NOT SHOWN TO SCALE AND IS EXAGGERATED FOR CLARITY. OCCUPATION HAS BEEN LOCATED BY SURVEY AT THESE POINTS ONLY.

THIS PLAN IS OF AN IDENTIFICATION / RE-MARK SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE REGISTRAR OF TITLES. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF SPIRE, WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.

ANY PROPOSED DEVELOPMENT SHOULD BE LIMITED TO TITLE BOUNDARIES AND/OR OCCUPATION, WHICH EVER IS MOST LIMITING, UNLESS A FORMAL APPLICATION IS SUCCESSFULLY MADE TO LAND REGISTRY TO AMEND TITLE TO OCCUPATION.

WHERE OCCUPATION OR OCCUPATION THAT HAS REPLACED OCCUPATION IN PRACTICALLY THE SAME POSITION AND TOGETHER THEY HAVE BEEN IN THAT POSITION FOR 15 YEARS OR MORE LIES INSIDE TITLE THEN ANY DEVELOPMENT SHOULD BE LIMITED TO OCCUPATION UNLESS WRITTEN CONSENT OF THE ADJOINING OWNER IS OBTAINED.

I, JESSE GELFAND of SPIRE 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 08/10/2025, that this plan is accurate and correctly represents the adopted boundaries and the survey accords with that required by regulation 7 (1) of the surveying (Cadastral Surveys) Regulations 2015.

Date: 15/10/2025

Licensed Surveyor,  
 Surveying Act 2004

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

WHERE BUILDING, RIDGE AND EAVE LINES ARE SHOWN AS DASHED LINES THIS INFORMATION HAS BEEN LOCATED BY SURVEY. WHERE BUILDING, RIDGE AND EAVE LINES ARE SHOWN AS DASH-DOT-DOT LINES THIS INFORMATION HAS BEEN DIGITISED FROM AN AERIAL PHOTOGRAPH AND IS APPROXIMATE IN LOCATION (NOT TO BE USED FOR ANY SET OUT PURPOSES).

TREE SPREAD AND TRUNK DIAMETERS ARE SHOWN TO SCALE. TREES WITH A TRUNK DIAMETER GREATER THAN 100MM ONLY HAVE BEEN SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

**VICMAP DATA**  
 THIS PLAN CONTAINS DATA EXTRACTED FROM VICMAP DIGITAL DATA (VDD) DATED JANUARY 2013 (CADASTRAL INFORMATION).

THE ACCURACY OF THE VDD FOR BOTH CADASTRAL AND CONTOUR DATA IS QUOTED AS BEING GENERALLY BETWEEN 0.3 METRES AND 0.8 METRES. THEREFORE THE INFORMATION SHOWN IN THIS REGARD IS INTENDED TO BE A GUIDE ONLY TO WHERE BOUNDARIES AND CONTOURS MAY BE LOCATED. PLEASE REFER TO TITLE DETAILS OF ANY LOT FOR PRECISE DIMENSIONS AND ACCURATE EASEMENT AND RESTRICTION DETAILS.

**SURVEY DATUM**  
 LEVELS ARE IN METRES TO A.H.D. SHOWN THIS PLAN DATUM BEING PH530 WITH AN R.L. OF 37.518 A.H.D.

**WINDOWS AND DOORS**

HW	76-0H	75-5S	DOUBLE STOREY WINDOWS	D	DOORS
HW	76-0H	75-5S	SINGLE STOREY WINDOWS	D	DOORS

HW = HABITABLE WINDOW  
 NHW = NON HABITABLE WINDOW

**UNDERGROUND SERVICES**  
 UNDERGROUND SERVICE INFORMATION SHOWN ON THIS PLAN HAS BEEN COMPILED FROM SERVICE AUTHORITY ASSET PLANS VIA THE "ONE CALL" 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.

WARNING:  
 UNDERGROUND SERVICE INFORMATION (OTHER THAN STORMWATER DRAINS) SHOWN ON THIS PLAN HAS BEEN LOCATED AND DEPTHEDED USING ELECTRONIC SENSING METHODS BY "D-TECH" (A SERVICE LOCATION COMPANY). THE DBYD SERVICE HAS BEEN UTILISED TO PROVIDE THE BASE INFORMATION TO ASSIST ON-SITE. MORE ACCURATE LOCATION AND DEPTHEDED INFORMATION 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.

—	307 Pipe-Underground
— Ex T —	728 Comm Under Ground
— Ex G —	734 Gas-Under Ground
— Ex W —	759 Water-Underground
— Ex E —	717 Electricity-Over Head
—	D-TECH DBYD TRACE

**EXISTING CONDITIONS PLAN**  
 7-9 CLOW STREET  
 DANDENONG

REF No. 323943  
 VERSION 1verB  
 DATE 31/10/2025  
 SHEET No. 1 of 1

SURVEY	BY	DATE	REV	BY	AMENDMENTS	DATE
J-GELFAND	JG	08/10/2025	A	JG	INITIAL RELEASE	15/10/2025
J-GELFAND	JG	14/10/2025	B	JG	UNDERGROUND SERVICES ADDED	31/10/2025
J-GELFAND	JG	14/10/2025	C			
J-GELFAND	JG	31/10/2025	D			
J-GELFAND	JG	31/10/2025	E			
J-GELFAND	JG	31/10/2025	F			

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