City of Greater Geelong, Statutory Planning - Date Received 27/04/2026

10 & 20 BATH ST, LARA, 3212

PLAN OF SURVEY:

MGA2020 ZONE 55



	MGA2020 ZONE 55 (SMES)		AHD	
	EASTING	NORTHING	RL	
PM46	271477.667	5788459.424	13.691	Parish: Moranghurk
PM114	271009.451	5788538.82	9.436	Parish: Moranghurk
PM215	270796.74	5788095.72	-	Parish: Moranghurk
PM238	269796.73	5788221.07	-	Parish: Moranghurk
PM416	270955.84	5788093.35	12.15	Parish: Moranghurk

PSEUDO MGA (SCALED AROUND ORIGIN POINT PM114 USING CSF:1.0002444)

	PSEUDO EASTING	PSEUDO NORTHING	AHD RL	DESCRIPTION
TBM01	270865.858	5788090.278	12.318	RIVET IN CONC
TBM02	270866.288	5788090.235	12.318	RIVET IN CONC
TBM03	270894.13	5788083.803	12.557	RIVET IN CONC
TBM04	270862.985	5788090.595	12.309	RIVET IN CONC
TBM05	270871.44	5788167.662	12.087	RIVET IN CONC
TBM06	270872.121	5788173.825	12.125	RIVET IN CONC
TBM07	270878.077	5788225.779	12.285	RIVET IN CONC
TBM08	270889.777	5788256.505	11.799	RIVET IN CONC
TBM09	270882.51	5788298.643	11.789	RIVET IN CONC
TBM10	270886.503	5788300.763	11.906	RIVET IN CONC
TBM11	270895.103	5788304.878	11.838	RIVET IN CONC
TBM12	271002.156	5788155.306	10.984	STAR PICKET
TBM13	271010.571	5788210.751	10.233	STAR PICKET

Survey Code Legend

Code	Description	Sym	Line Style
001	Permanent_Survey_Mark	+0.00	
009	Rivet	+0.00	
010	Pin	+0.00	
013	Rod	+0.00	
015	Star_Picket	+0.00	
017	Nail	+0.00	
018	Spike	+0.00	
021	Texta_Mark	+0.00	
102	Top_of_Bank	+0.00	
103	Toe_of_Bank	+0.00	
104	Natural_Surface	+0.00	
201	Tree		
205	Garden_Bed		
206	Dead_Tree		
301	Drain	+0.00	
305	Box_Culvert	+0.00	
308	Side_Entry_Pit	+SEP0.00	
310	Junction_Pit	+JP0.00	
312	Unclassified_Drainage	+0.00	
316	Wing_Wall	+0.00	
319	Property_Outlet	+0.00	
321	Pipe_Invert	+0.00	
322	Pit_Invert	+IL0.00	
401	Centerline_of_Bitumen	+0.00	
403	Edge_of_Bitumen	+0.00	
406	Lip_of_Kerb	+LIP0.00	
407	Invert_of_Kerb	+IL0.00	
408	Back_of_Kerb	+BK0.00	
411	Driveway	+0.00	
419	Concrete_Edge	+0.00	
501	Guard_Rail		
504	Letterbox	LB	
601	House		
602	Minor_Building		
606	Bridge_Edge	+0.00	
611	Swimming_Pool	+0.00	
631	Floor_Level	+FL0.00	
638	Roof_Line	+RO.00	
716	Electricity_Pit		
721	Communications_Pit		
750	Water_Meter		
901	Title_Boundary		
902	Easement		
906	Round_Post		
911	Fence_Top	+0.00	
	Orientation_of_Site_Photo	00	

Stantec Survey
"01255-300-fs01 Rev 0"

LEGEND

001	PSM		411	DRIVEWAY	
003	TITLE PEG		412	TRACK	
009	RIVET		419	CONC - EDGE	
010	CONCRETE NAIL		503	SIGN	
017	NAIL		601	HOUSE	
102	TOP OF BANK		602	SHED	
103	TOE OF BANK		604	VERANDAH	
104	NATURAL SURFACE		622	RETAINING WALL - WOOD	
105	EXISTING SURFACE		711	LIGHT POLE	
201	TREE		712	ELECTRICITY - POLE	
301	DRAIN - CONCRETE		716	ELECTRICITY - PIT	
306	CULVERT - ROUND		721	COMMS - PIT	
310	JUNCTION PIT		735	GAS METER	
316	WING WALL		741	SEWER - PIT	
317	WALL - END		744	SEWER VENT	
320	PIT INVERT		755	WATER METER	
321	PIPE INVERT		758	TAP	
338	SIDE ENTRY PIT		760	TANK	
340	JUNCTION PIT		763	PIT - UNCLASSIFIED	
401	CENTRELINE		765	UTILITY (UC)	
403	BITUMEN - EDGE		901	TITLE BOUNDARY	
405	FORMATION - EDGE		903	FENCE	
406	KERB - LIP		904	GATE	
407	KERB - INVERT		905	ROUND POST	
408	KERB - BACK		909	BRICK/CONC- CORNER	
410	PATH				

NOTATIONS:

Existing services have been located where visible. No guarantee is given that all existing services are shown.

Survey Accuracy:
Title boundary details: +/- 0.01m

CAD symbols contained within this drawing (for example: fences, underground services, signage) are not necessarily to scale, and do not represent the actual size of the physical feature. They are shown to diagrammatically represent the feature at a scale readable on a PDF or CAD plan. The insertion point on the symbol is the surveyed position of the feature. Care should be taken when determining critical clearances to these objects / features.

This drawing is a compilation of survey information and data obtained from external sources including "01255-300-FS_03" and Nearmap aerial imagery. Swanson Surveying takes no responsibility for the accuracy of externally sourced data.

Additonal Notes.
PSEUDO MGA2020 ZONE 55 SCALED TO GROUND
ORIGIN POINT: E:271009.451 N:5788538.820 H:9.436
COMBINED SCALE FACTOR: 1.0002444

Data in this drawing has been hidden for clarity of the plan. Hidden data can be found on the 'Hidden' layer.

For site photos taken at the time of survey please refer to accompanying file:
14303 Site Photos.zip

Warning Note About Fences & Adverse Possession: Where fencing and other occupation have stood uncontested for 15+ years and do not agree with title boundaries, possessory rights may have accrued to the occupier. Possessory rights should be considered during design.

Title Re-establishment Survey:
Please note that this title re-establishment survey has not yet been examined & registered with Land Victoria.

TITLE INFORMATION:
VOL:9569 FOL:750
LOT 2 ON LP14612C

CERTIFICATE BY LICENSED SURVEYOR
I, Matthew John Ackroyd of Swanson Surveying 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 the 15/09/2025, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by Regulation 7(1) of Surveying (Cadastral Surveys) Regulations 2025.

Matthew John Ackroyd L.S. 30/06/2025
Licensed Surveyor (Surveying Act 2004)

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SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 info@swansonsurveying.com.au
www.swansonsurveying.com.au

FILE REF: 14303 FS01V2	SHEET SIZE: A1	SHEET 1 OF 1	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES
CLIENT: L BISINELLA DEVELOPMENTS P/L		HEIGHT DATUM: AHD VIDE PM 114 RL: 9.436		
DATE OF SURVEY: 15/09/2025		CO-ORDINATE DATUM: MGA2020 Z55		
SURVEYOR: CW & GW		CONTOUR INTERVAL: 0.2m		
QA: JS		DRAFTED: CW		

NOTATIONS
This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres