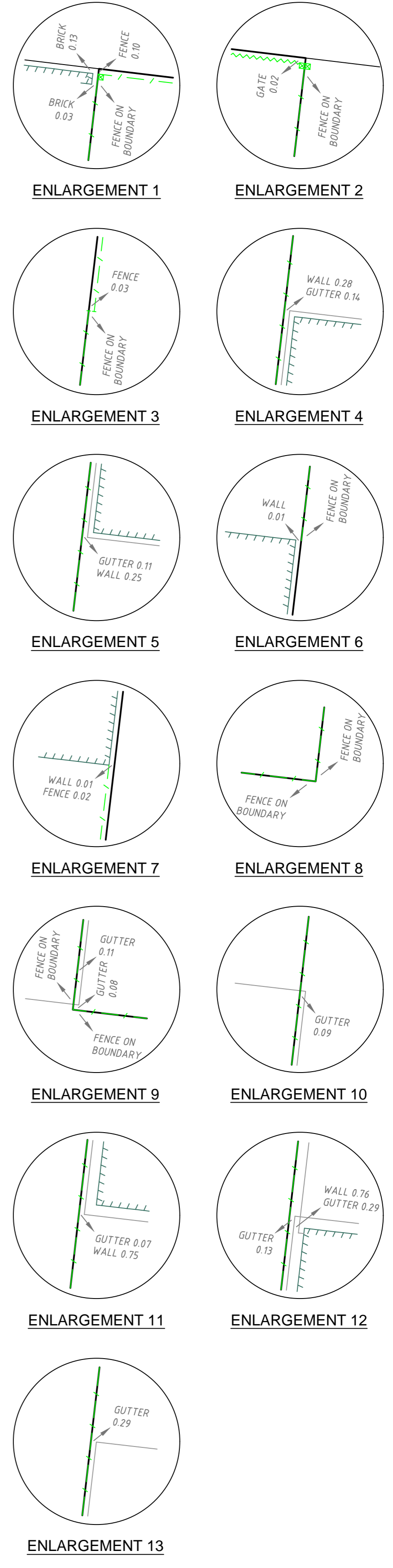




LEGEND

▲ Permanent Marker	■ Fire Plug
● Title Peg	■ Fire Hydrant
○ Aluminium Rivet	○ Water Meter
○ Texter Mark	○ Water Unclassified
○ Etch Mark	○ Water Tap
○ Rod	○ Stay for Pole
○ Pipe	○ Unclassified Pit
○ Star Picket	○ Fence
○ Dumpy Peg	○ Gate
○ Nail	○ Toe of Bank
○ Spike	○ Top of Bank
○ Tree	○ Electricity Line Overhead
○ Pipe Invert	○ Telcomm Line Overhead
○ Sign	○ Lower Storey Window
○ Letter Box	○ Upper Storey Window
○ Bollard	○ Lower Storey Door
○ Electricity Main	○ Upper Storey Door
○ Light Pole	○ Highlight Window
○ Electricity Pole	○ WH Window Head
○ Electricity Pole/Light	○ NWH Non Habitable Window Head
○ Electricity Pit	○ WS Window Sill
○ Telstra Pit	○ DH Door Head
○ Gas Meter	○ DS Door Sill
○ Gas Meter Post	○ PH Parapet Height
○ Sewer Pit	○ FL Floor Level
○ Sewer Unclassified	○ Side Entry Pit - S.E.P
○ Sewer Vent/Pipe	○ Grated Pit - G.Pit
○ Sewer Inspection Shaft	○ Junction Pit - J.Pit
○ Water Stop Valve	○ Drainage Pit - D.Pit
○ Picture Point	



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

WARNING
 Title dimensions shown on this plan differ from the land under survey being Lot 1 on TP 535992G

CERTIFICATE BY LICENSED SURVEYOR
 I, Glenn Graham Smith of Smith Land Surveyors Pty. Ltd. 142a Fyans Street, South Geelong 3220, 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 12/02/2025, 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 the Surveying (Cadastral Surveys) Regulations 2015.
 Date: 25/02/2025
 Licensed Surveyor,
 Surveying Act 2004.

GENERAL NOTES:

- Please refer to Certificate of Title for any easements or encumbrances.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the subject site, 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 for design purposes / re-fencing until these issues have been resolved with adjoining landowners.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the neighbouring site, the land beyond the title may not be utilized until a formal application with Land Registry is approved. Until this time you must limit any future building works to the current title position.
- The position of fencing and other occupation in relation to the title boundaries has been exaggerated for the purposes of clarity, and only applies at the natural surface level on the date of the survey and does not show any encroachments that may exist below the natural surface. If no offsets are shown, the fencing is in the correct position.

Before proceeding with any design, construction or use of the land adjoining neighbours must be consulted to resolve any differences between fencing and the title position shown on this plan.

Feature and levels shown on this plan are intended to aid in general design works only. Any critical dimensions required should be requested independently of this plan.

Services that were not visible at the time of survey may not be shown on this plan. Prior to any demolition, excavation, or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.

The title boundaries shown beyond the subject land have been imported from the digital Cadastral Map Base (DCMB) and are approximate only.

Location of buildings beyond site boundaries is indicative only. Information relating to abutting properties has only been shown where visible or accessible.

Assume any windows shown are for habitable rooms unless stated otherwise. A site visit to determine the exact status of each room should be carried out before proceeding.

TITLE INFORMATION
 Title Reference: Vol.7398 Fol.487
 Last Plan Reference: TP 535992G (LOT 1)

LAND SUBJECT TO EASEMENT:
 -

DATUM:
 Levels are based on A.H.D. vide CORIO PM 94 with registered RL.38.056m. Contour interval is 0.20m. Refer to frozen layer 'TRIANGLE' for 3D triangles.

Project	33 VIRGINIA STREET NEWTOWN 3220		
Details	RE-ESTABLISHMENT & LEVEL & FEATURE SURVEY		
Sheet	1 of 1	Drawn	C.H
Job No.	2025-0087	Scale	A1 = 1:150
AMENDMENTS			
VERSION	DESCRIPTION	SURVEY DATE	SURVEYOR
1	ORIGINAL SURVEY PLAN	12/02/2025	D.H

