

## LICENSED SURVEYORS REPORT

**Plan of Subdivision Number:** N/A

**Surveyor Name:** Stephen Anthony Motta

**Company Details:** Spiire Australia Pty Ltd

**Surveyor's reference:** 308573

**Purpose of survey:** Boundary Plan – Section 26 Subdivision Act 1988

**Address of property:** 1170Z Mickleham Road, Greenvale, 3059.

**Crown description of the land:** County of Bourke  
Parish of Yuroke  
Crown Allotments T&W (Parts) Section 12  
Crown Portions U&V (Parts) Section 13

**Municipality:** Hume City Council

**Certificate of title:** Volume 12342 Folio 907, Lot Z on PS837871Y

**Survey information used:** PS746051W, PS825296A, PS738902S, PS738871B, BP1820T, PS640992H

**Other survey information perused:** BP2063D, BP725, K529, AP10583/233, F-201, PS831921T, PS831922R

**Bearing datum for survey & MGA Connection:** Datum of bearings is MGA2020 Zone 55 and has been made in accordance with the OSGV Practice Directives July 2021 (2.3.4 and 2.3.5) using a Trimble R10 NRTK receiver (Melpos). Verified on ground SCN mark Pakenham PM 104.

**Observed:** 313270.048  
5835385.741

**SMES:** 313270.018  
5835385.721

**Cadastral Datum:** Datum 'A-B-C' vide PS640992H and PS825296A

	'A'	–	'B'
PS825296A:	190°38'44"		396.23m
Survey:	<u>190°38'44"</u>		<u>396.23m</u>
△	0°00'00"		0.000m

	'B'	–	'C'
PS640992H:	274°25'56"		647.757m
Survey:	<u>274°25'57"</u>		<u>647.744m</u>
△	+0°0'01"		-0.013m

**Alignments and boundaries adopted:**

**Eastern Boundary**

The eastern boundary of Lot Z on PS837871Y has been re-established vide old marks found at datum points 'A' and 'B' vide PS825296A. The eastern boundary has been laid in at 'A' and title dimensions have been maintained. Practically the same adopt relationship has been maintained to the old spike adjacent to datum point 'A', as in PS640992H and BP725 (land to the north).

**Southern Boundary**

The southern boundary has been laid in at datum point 'B', maintaining the same adopt relationship as in PS604992H and PS825296A. Title dimensions along the southern boundary have been maintained. The position of the southern boundary has been confirmed at datum point 'C', maintaining the same adopt relationship as in PS640992H. Good agreement was also found with other old reference marks along the southern boundary as in PS640992H and BP1820T.

**Western Boundary**

The western boundary of the subject land has been re-established by maintaining title bearings and distances. This has been confirmed at datum point 'D', producing practically the same adopt relationship from PCM118520390 to the northeast corner of PS738902S (directly connected to PS640992H). Practically the same relationships were also observed between PCM118520390 and PCM118520381 to old marks found in PS640992H.

**Northern Boundary**

The northern boundary of the subject land has been re-established by maintaining title bearings and distances. Adopt relationships have been maintained at datum points 'A' and 'D' as previously described. The position of the northern boundary has also been confirmed by the offset to title at the old star picket found (2.56m survey vs 2.57m PS640992H).

**Occupation:**

Refer to Abstract of Field Records for fencing descriptions.

**Old Survey marks:**

Old PM's and RM's were found in sound and stable condition unless otherwise noted on my Abstract of Field Records.

**Encumbrances:**

See relevant Certificate of Title

**Appurtenant easements, road abutments:**

See relevant Certificate of Title

**Need for amendment title:**

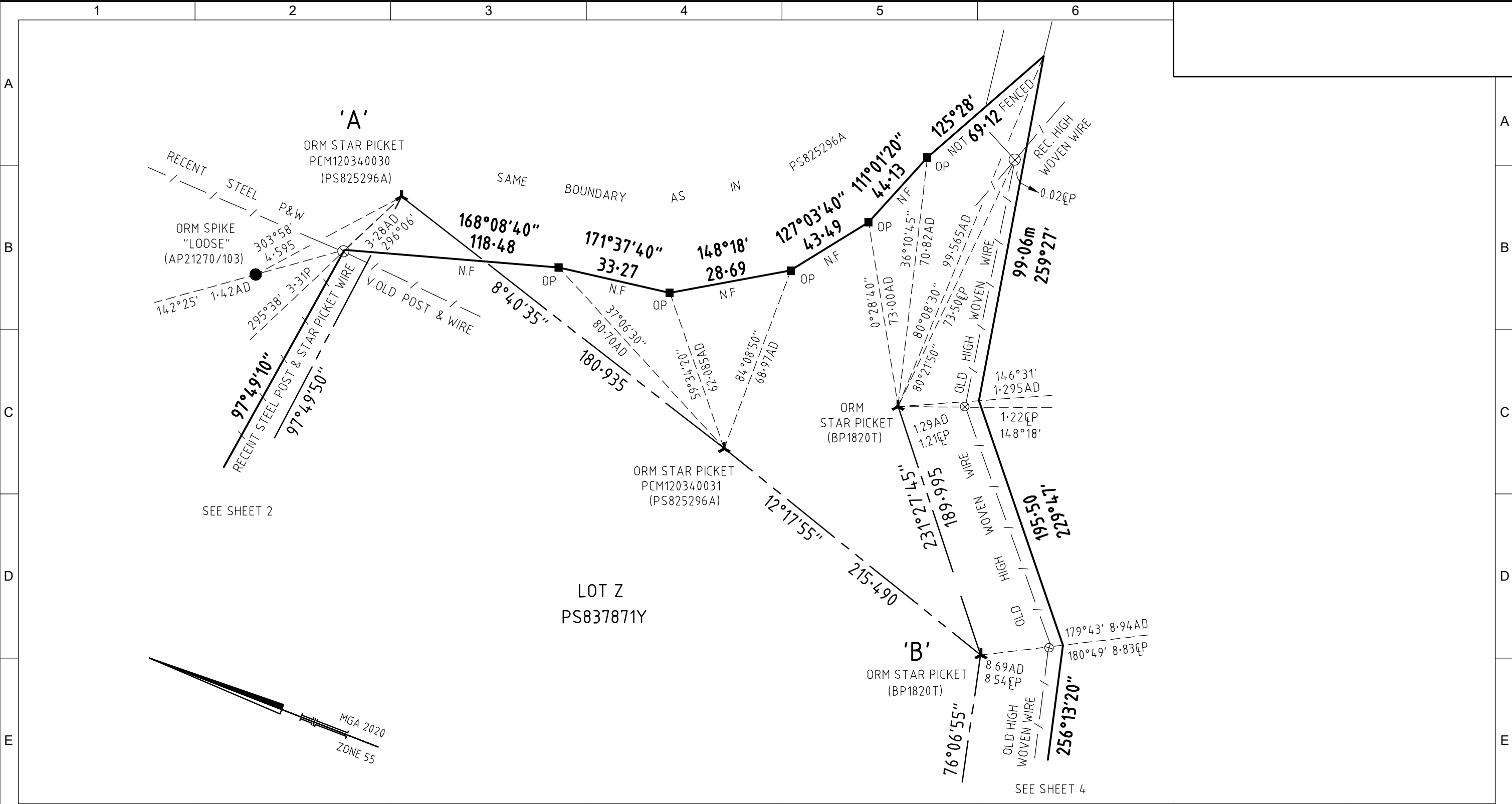
Formal amendment of Title is not required.

<b>Effect on Government road on Crown lands:</b>	Government Roads or Crown Land are not affected by the adoptions made as part of this survey.								
<b>Proclaimed Survey Area:</b>	The land is within Proclaimed Survey Area No.74								
<b>Placement of permanent, primary cadastral and reference marks:</b>	See Abstract of Field Records of Survey								
<b>Marking of Boundaries:</b>	Boundaries will be marked at an appropriate time as part of the subdivision.								
<b>Calibration Details/Equipment Calibration:</b>	<table> <tr> <td>E.D.M. (Type Model)</td><td>n/a</td></tr> <tr> <td>Serial Number</td><td>n/a</td></tr> <tr> <td>Date of Calibration</td><td>n/a</td></tr> <tr> <td>Calibration Base</td><td>n/a</td></tr> </table>	E.D.M. (Type Model)	n/a	Serial Number	n/a	Date of Calibration	n/a	Calibration Base	n/a
E.D.M. (Type Model)	n/a								
Serial Number	n/a								
Date of Calibration	n/a								
Calibration Base	n/a								
<b>Non-Traditional Measurements</b>	<p>RTK GNSS survey methods have been adopted for all observations in this survey. RTK positioning quality has been observed and made in accordance with the OSGV Practice Directives July 2021 (2.3.3).</p> <p>Trimble R10 GNSS Receivers: Serial Numbers 5425468997 and 5608456532</p> <p>GNSS Observation Verification Date: 29/09/21</p> <p>Verification Details: GNSS (RTK) check observations on Yuroke PM 39.</p>								
<b>Connection to permanent marks and primary cadastral marks:</b>	<p>PCM's 120340050, 120340051 and 120340052 have been placed. PCM's in previous surveys have also been found (See Abstract of Field Records of Survey).</p> <p>The requirements for connection to the Survey Control Network have been met in accordance with Section 2.3.4 of the OSGV Practice Directives (July 2021) by connection to SCN ground mark at Yuroke PM 39.</p>								
<b>Currency:</b>	Currency conditions are satisfied as per Section 6.1.2 of the OSGV Practice Directives (July 2021).								
<b>Other Relevant Details:</b>	None.								

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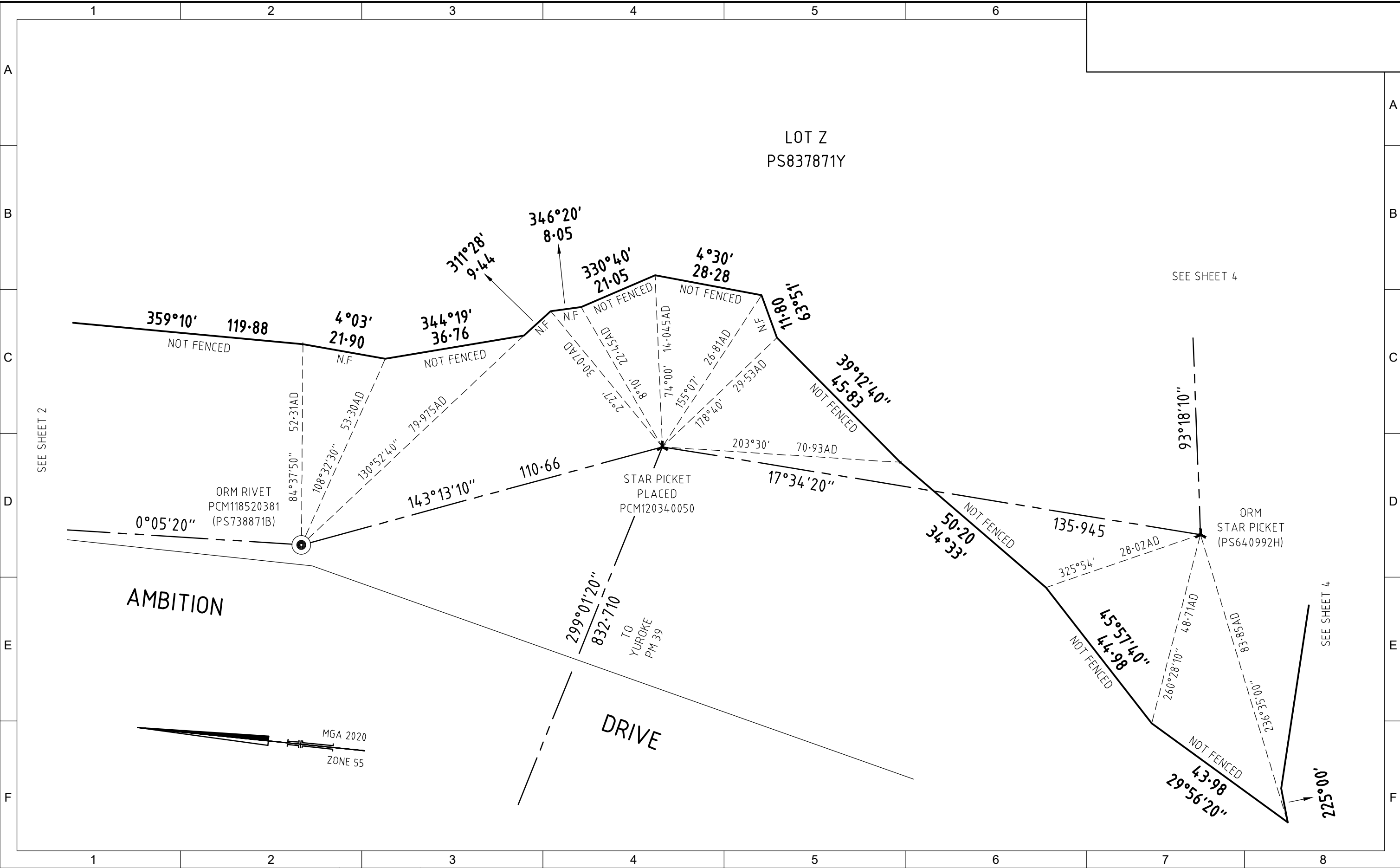
<b>Date of Survey:</b>	29/09/21
<b>Licensed Surveyor:</b>	DIGITALLY SIGNED


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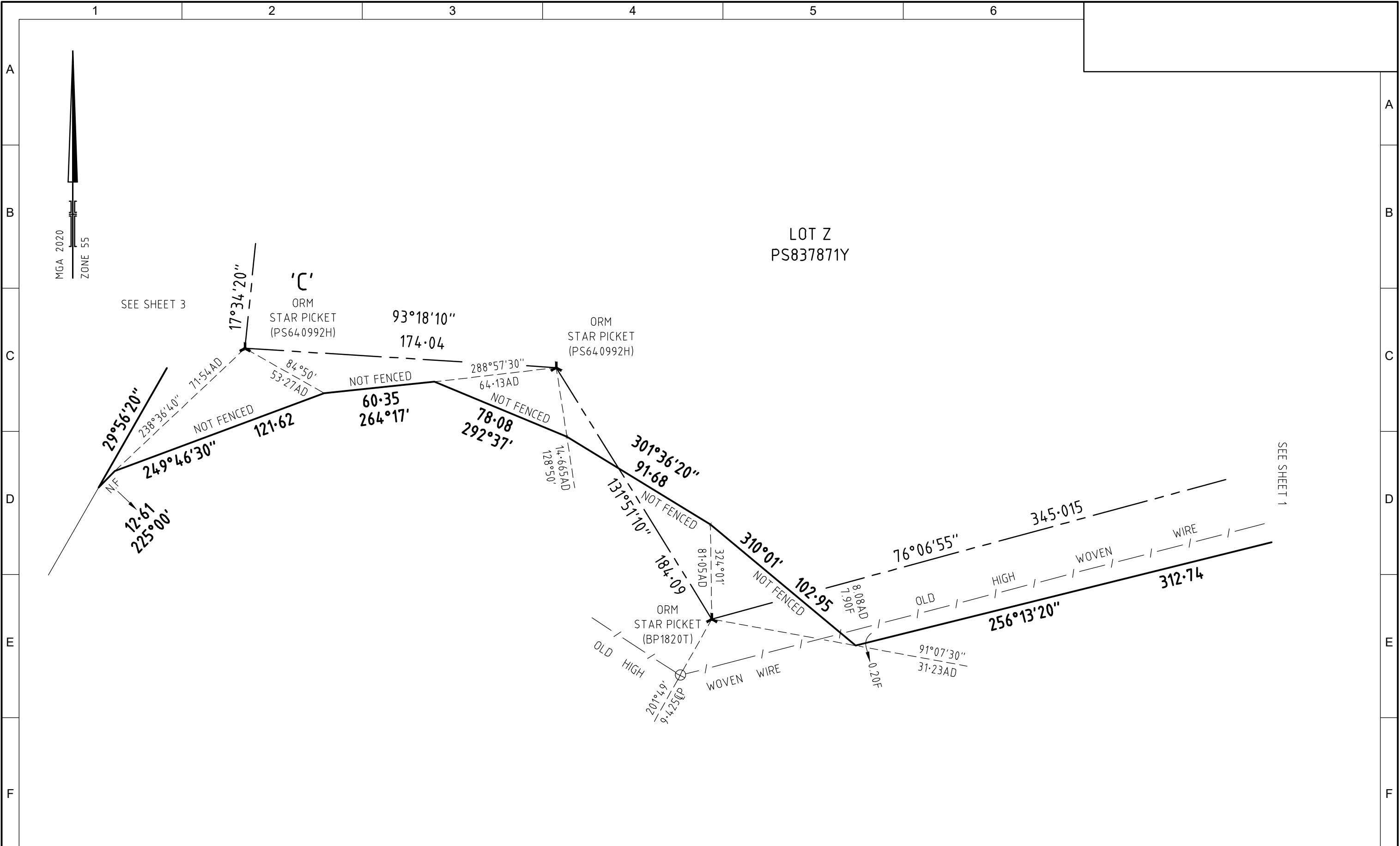


AMENDMENTS		ABSTRACT OF FIELD RECORDS		NOTATIONS	CERTIFICATION BY SURVEYOR
<div><div><div></div><div></div></div><div><div>414 La Trobe Street</div><div>PO Box 16084</div><div>Melbourne Vic 8007</div><div>T 61 3 9993 7888</div><div>spiire.com.au</div></div></div> <div>SURVEYORS REFERENCE</div> <div>308573-FN00</div>		COUNTY OF BOURKE PARISH OF YUROKE CROWN ALLOTMENTS T & W (PARTS) SEC. 12 CROWN PORTIONS U & V (PARTS) SECTION 13		Lengths are in metres Datum MGA2020 Zone 55 vide Yuroke PM 39 Datum 'A-B-C' vide PS640992H & PS825296A	
VERSION : 1		ORIGINAL SHEET SIZE : A3	SHEET 1 OF 4		





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		SEE SHEET 1 FOR CROWN DESCRIPTION DETAILS			

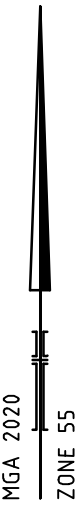
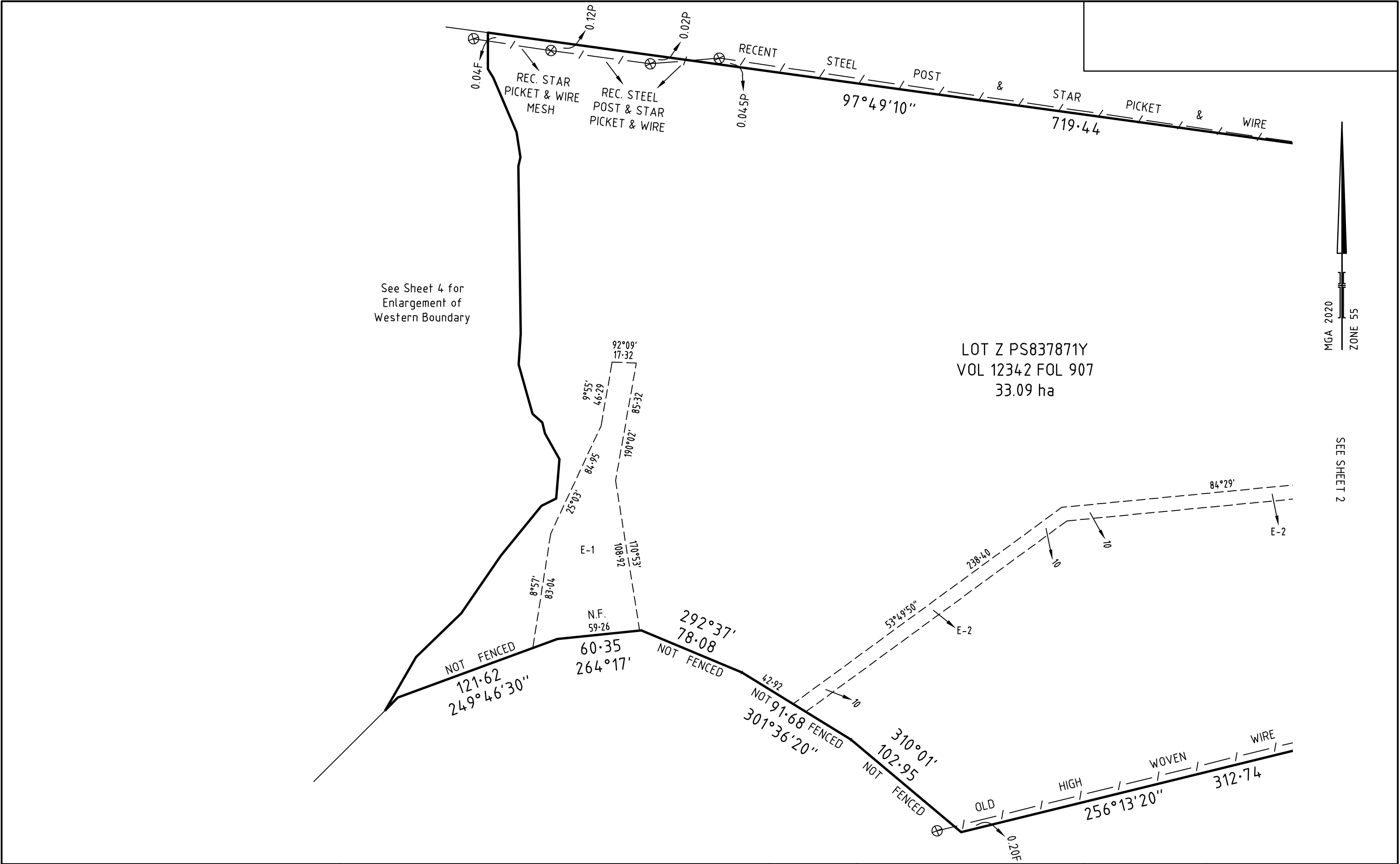


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			SEE SHEET 1 FOR CROWN DESCRIPTION DETAILS			

PLAN OF SURVEY		
LOCATION OF LAND  PARISH: YUROKE  TOWNSHIP:  CROWN ALLOTMENT: T & W (PARTS), SECTION 12 CROWN PORTION: U & V (PARTS), SECTION 13 LAST PLAN REFERENCE: LOT Z PS837871Y TITLE REFERENCE: C/T VOL 12342 FOL 907	NOTATIONS  <u>LAND SUBJECT TO EASEMENT</u> EASEMENT E-1: DRAINAGE IN FAVOUR OF M.M.B.W. CREATED BY INSTRUMENT D21535.  EASEMENT E-2: WATER SUPPLY IN FAVOUR OF YARRA VALLEY WATER LIMITED. CREATED BY INSTRUMENT AF519729M.  <u>OTHER NOTATIONS</u> OCCUPATION AND ROAD WIDTHS ARE NOT DRAWN TO SCALE  FOR PERMANENT MARKS, PCM's AND REFERENCE MARKS SEE ABSTRACT OF FIELD RECORDS	
<div>SEE SHEETS 2 TO 4 FOR DIAGRAM</div>		
ORIGINAL SHEET SIZE: A3	CERTIFICATION BY SURVEYOR	SHEET 1 OF 4
SURVEYORS FILE REF: 308573-POS		
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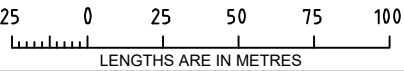






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SCALE  
1: 2500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

