

IMPORTANT NOTE

DATE OF SURVEY:

The initial fieldwork for this site mapping was completed on 9/08/2023 and the updated tree locations fieldwork was completed on 20/09/2024.

TITLE:

The title boundaries shown hereon have been re-established by field survey vide marks from PS740009K, PS934089N, PS408362E, PS437626E, PS65064E, PS70481U & PS534463E. The title boundaries shown hereon were not marked by the author at the time of survey.
(S) - DENOTES LAND USE VICTORIA APPROVED SURVEY DISTANCE

LAND SUBJECT TO EASEMENTS

E-1 - DRAINAGE
E-2, E-3, E-4 - TRANSMISSION OF ELECTRICITY
E-4 - WATER SUPPLY AND CONNECTION
E-5 - SEWERAGE

LICENSED SURVEYORS CERTIFICATION:

I, G.J. Ladner of Suite 1, Building 2, 3 Ordish Road Dandenong South 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 01-06-2023, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(i) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 11/9/2023

Licensed Surveyor
Surveying Act 2004

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DATUM NOTATION:

HORIZONTAL DATUM

Co-ordinates are plane co-ordinates computed from the following:

Orientation:

This survey was connected to MGA2020 using GNSS observations corrected by the MelbPos Network. MGA2020 Zone 55 orientation has been fixed using observation to various traverse stations.

Origin of Co-ordinates:

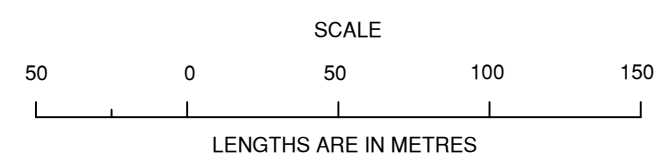
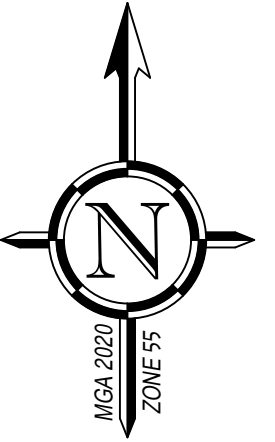
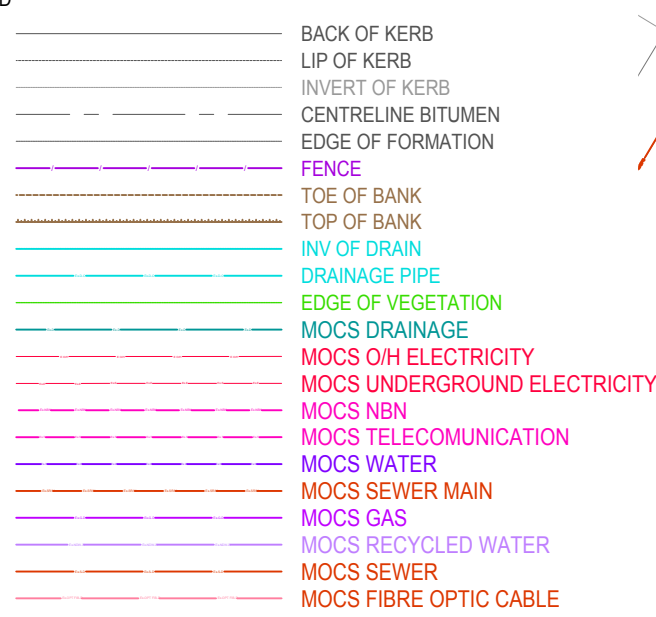
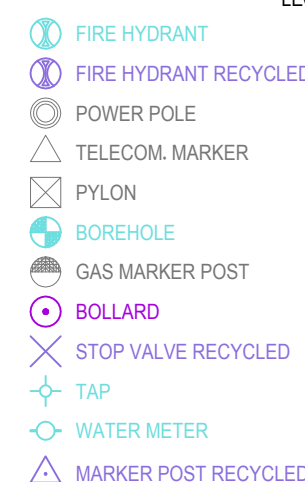
MELBpos observations have been verified by comparison with SMES values at CRANBOURNE PM309 and by comparison with E.D.M. traverse distances.
SMES Nominated Horizontal Order Accuracy: 3
Point CRANBOURNE PM309 has been used as the origin for MGA94 Zone 55 co-ordinates.

HEIGHT DATUM

Heights are to the Australian Height Datum, derived from the following:

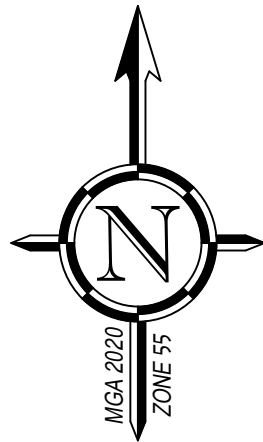
Origin of AHD Levels from CRANBOURNE PM17 with RL 36.093
SMES Nominated Vertical Order Accuracy: 3

Contour Interval is 0.2 metres.



Client:
Marnabek Management
Pty Ltd
Title Details:
Vol.9267 Fol.278
Lot 1 on PS840869N
Reference: 6935.00 DE01
Plan Date: 20/09/2024
Version: 2
Scale: 1:2500
Sheet: 1 of 9
Sheet Size: A1





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LAND SUBJECT TO EASEMENTS

E-1 - DRAINAGE
E-2, E-3, E-4 - TRANSMISSION OF ELECTRICITY
E-4 - WATER SUPPLY AND CONNECTION
E-5 - SEWERAGE

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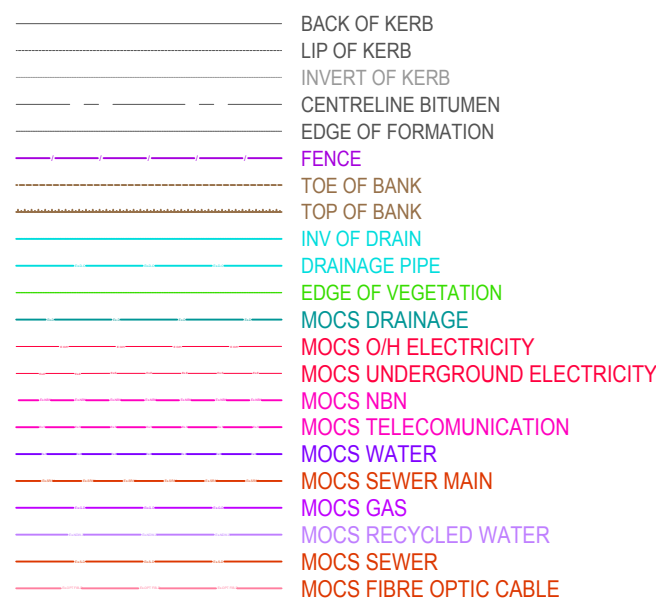
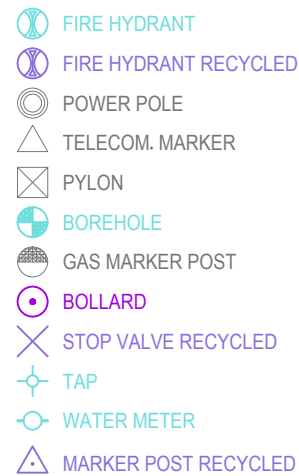
Origin of Co-ordinates:

MELBpos observations have been verified by comparison with SMES values at CRANBOURNE PM309 and by comparison with E.D.M. traverse distances. SMES Nominated Horizontal Order Accuracy: 3 Point CRANBOURNE PM309 has been used as the origin for MGA94 Zone 55 co-ordinates.

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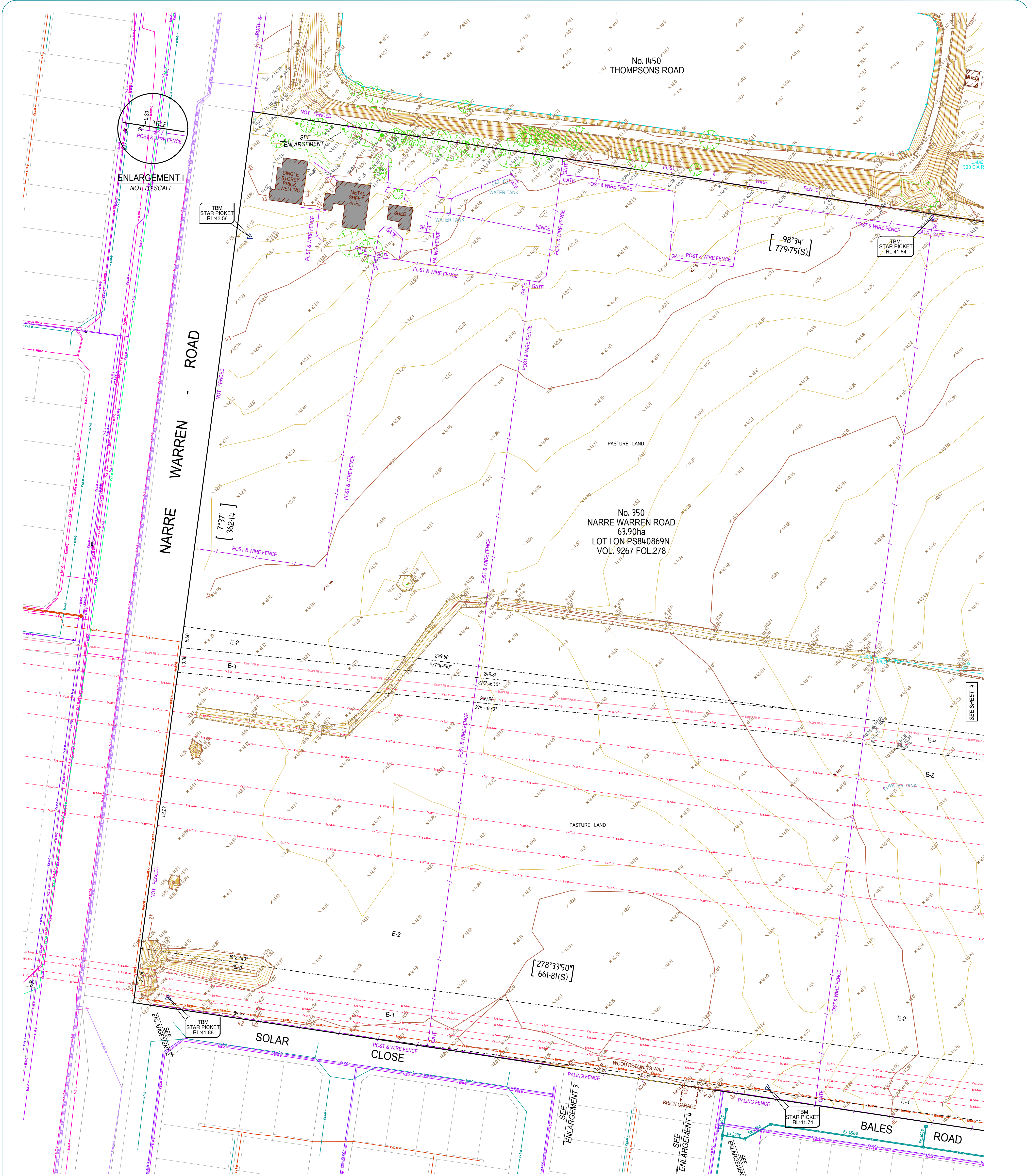
Origin of AHD Levels from CRANBOURNE PM 17 with RL 36.093 SMES Nominated Vertical Order Accuracy: 3



Nearmap
Photomap From: 02/04/2022

Client:
Marnabeck Management
Pty Ltd
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Lot 1 on PS840869N
Reference: 6935.00 DE01
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SCALE
50 0 50 100 150
LENGTHS ARE IN METRES



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E-5 - SEWERAGE

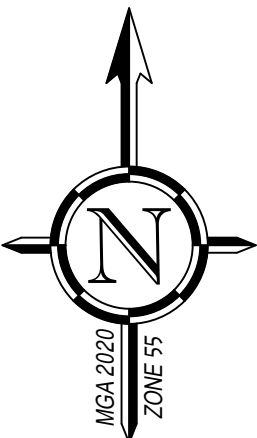
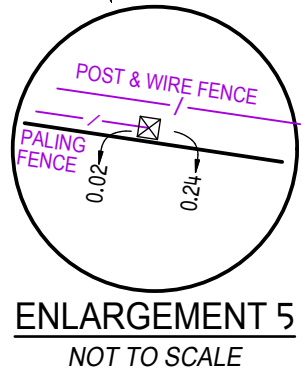
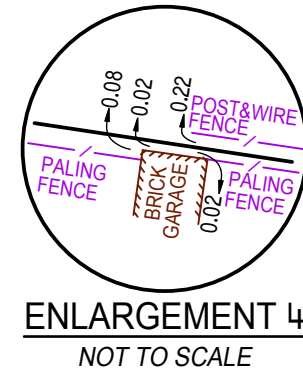
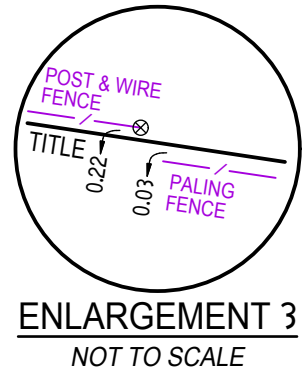
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G.J. Ladner
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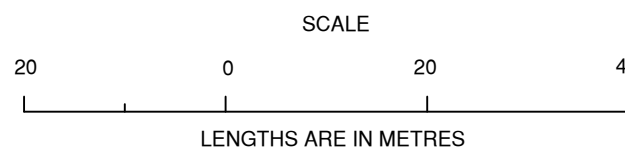
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HEIGHT DATUM
Heights are to the Australian Height Datum, derived from the following:
Origin of AHD Levels from CRANBOURNE PM 17 with RL 36.093
SMES Nominated Vertical Order Accuracy: 3
Confirmed by GNSS observation to: CRANBOURNE PM 1658 with RL 39.26 Height Difference: 0.02
Contour Interval is 0.2 metres.

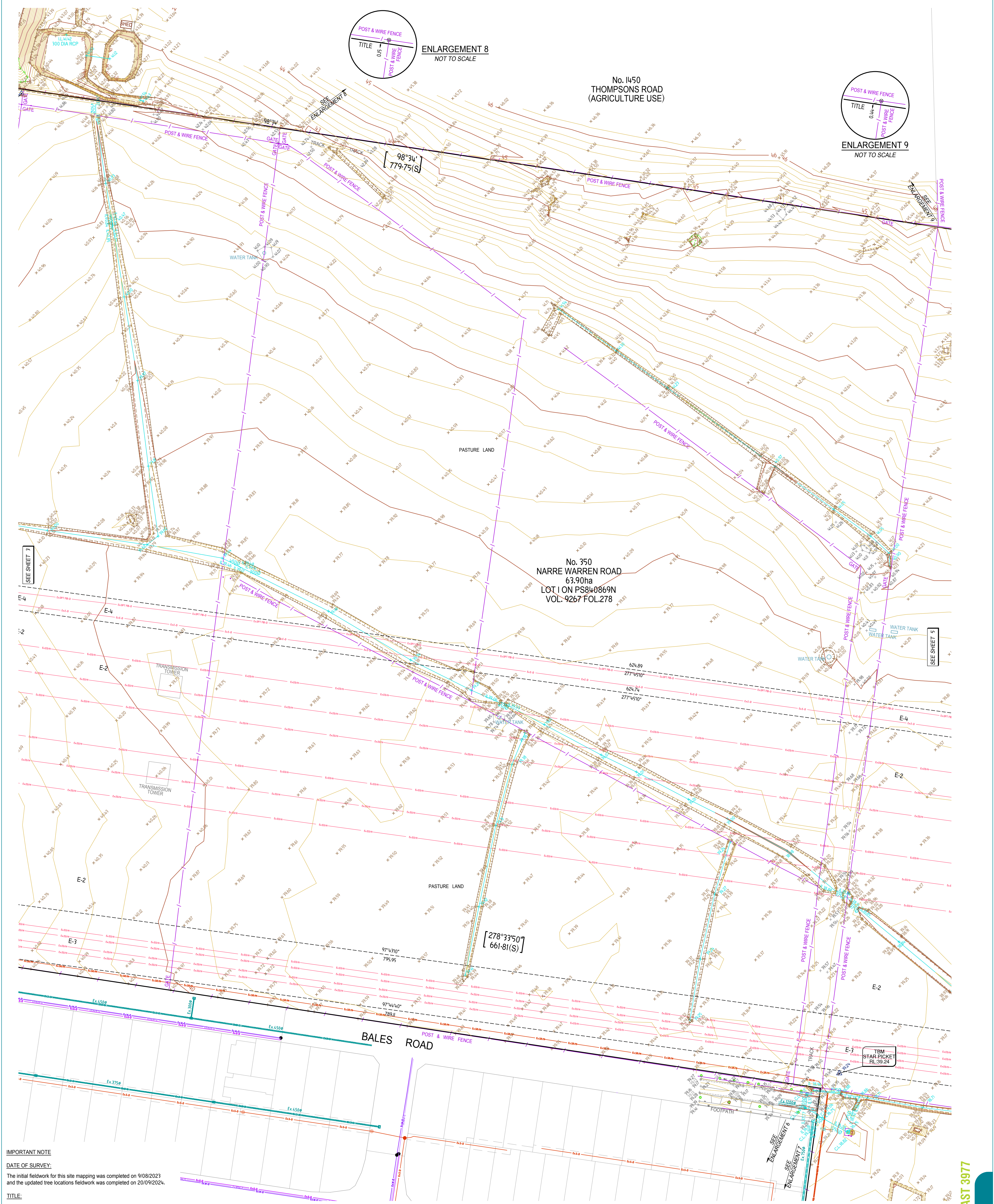
- LEGEND**
- SEWER PIT
 - LETTER BOX
 - SIGN
 - TELECOM. PIT
 - LIGHT POLE
 - TREE
 - PIT
 - GRATE
 - S.E.P.
 - ELEC. PIT
 - MARKER POST
 - STOP VALVE
 - FIRE PLUG
 - FIRE HYDRANT
 - FIRE HYDRANT RECYCLED
 - POWER POLE
 - TELECOM. MARKER
 - PYLON
 - BOREHOLE
 - GAS MARKER POST
 - BOLLARD
 - STOP VALVE RECYCLED
 - TAP
 - WATER METER
 - MARKER POST RECYCLED
 - BACK OF KERB
 - LIP OF KERB
 - INVERT OF KERB
 - CENTRELINE BITUMEN
 - EDGE OF FORMATION
 - FENCE
 - TOE OF BANK
 - TOP OF BANK
 - INV OF DRAIN
 - DRAINAGE PIPE
 - MOC'S DRAINAGE
 - MOC'S OH ELECTRICITY
 - MOC'S UNDERGROUND ELECTRICITY
 - MOC'S NBN
 - MOC'S TELECOMMUNICATION
 - MOC'S WATER
 - MOC'S SEWER MAIN
 - MOC'S GAS
 - MOC'S RECYCLED WATER
 - MOC'S SEWER
 - MOC'S FIBRE OPTIC CABLE



Client:
Marnabeck Management Pty Ltd
Title Details:
Vol 9267 Fol 278
Lot 1 on PS840869N

Reference: 6935.00 DE01
Plan Date: 20/09/2024
Version: 2
Scale: 1:750
Sheet: 3 of 9
Sheet Size: A1





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(S) - DENOTES LAND USE VICTORIA APPROVED SURVEY DISTANCE

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E-1 - DRAINAGE
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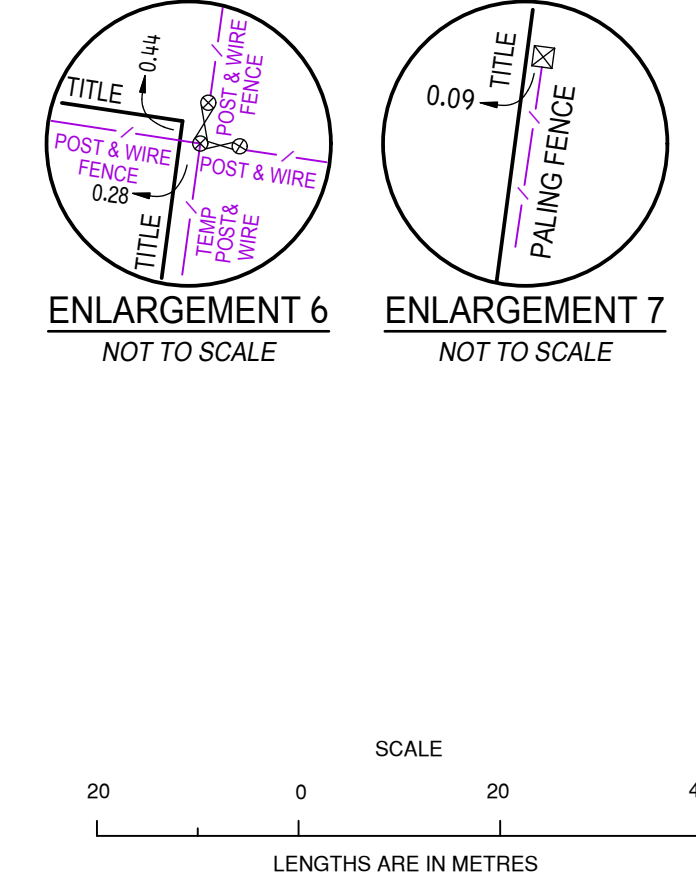
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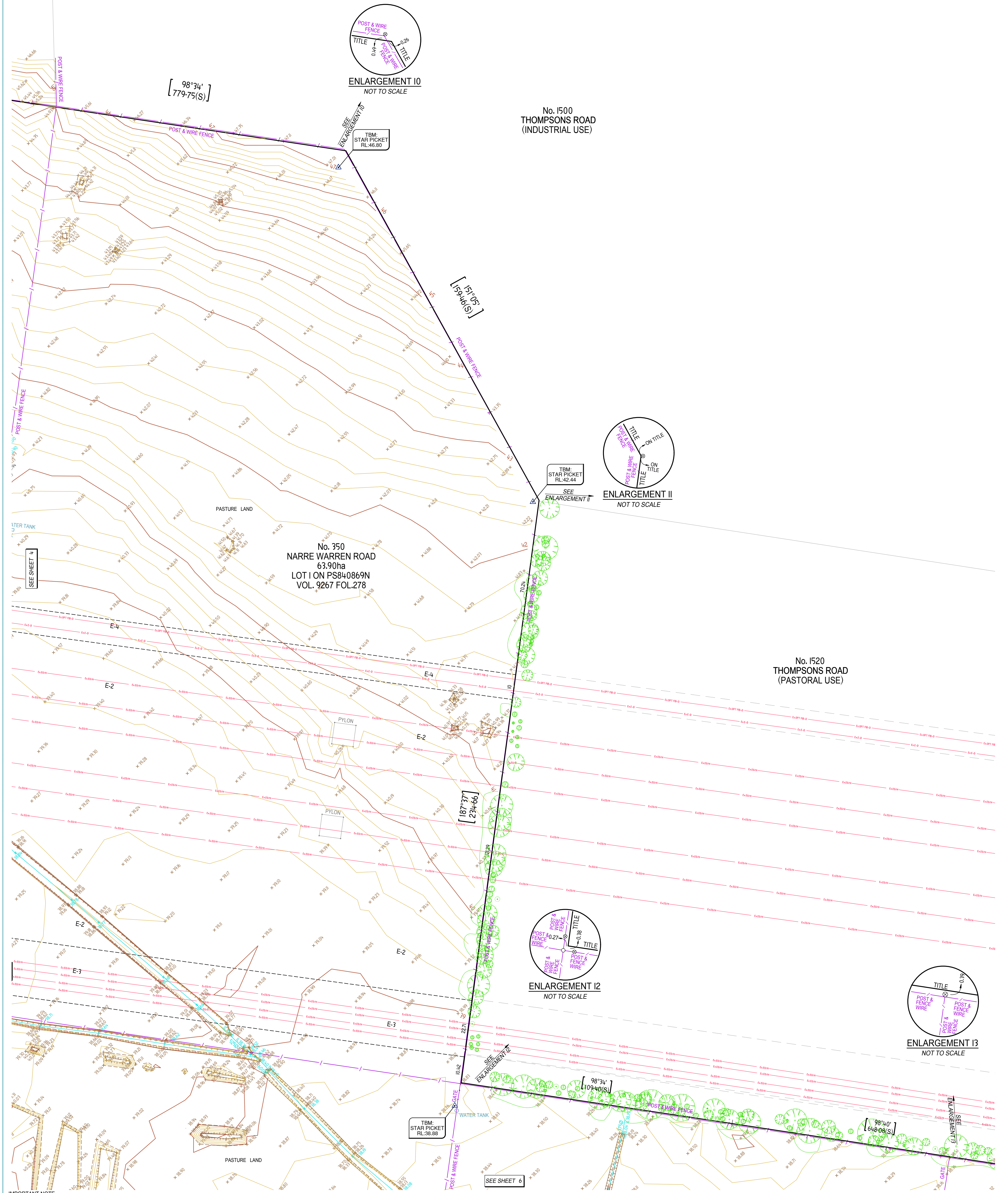
Client:
Marnabek Management Pty Ltd

Title Details:
Vol 9287 Fol 278
Lot 1 on PS84089N

Reference: 6935.00 DE01
Plan Date: 20/09/2024
Version: 2
Scale: 1:750
Sheet: 4 of 9
Sheet Size: A1

KLM SPATIAL
LAND SURVEYING & MAPPING
www.klm.com.au

350 NARRE WARREN ROAD, CRANBOURNE EAST 3977
Plan of Survey



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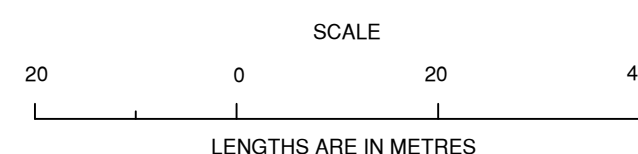
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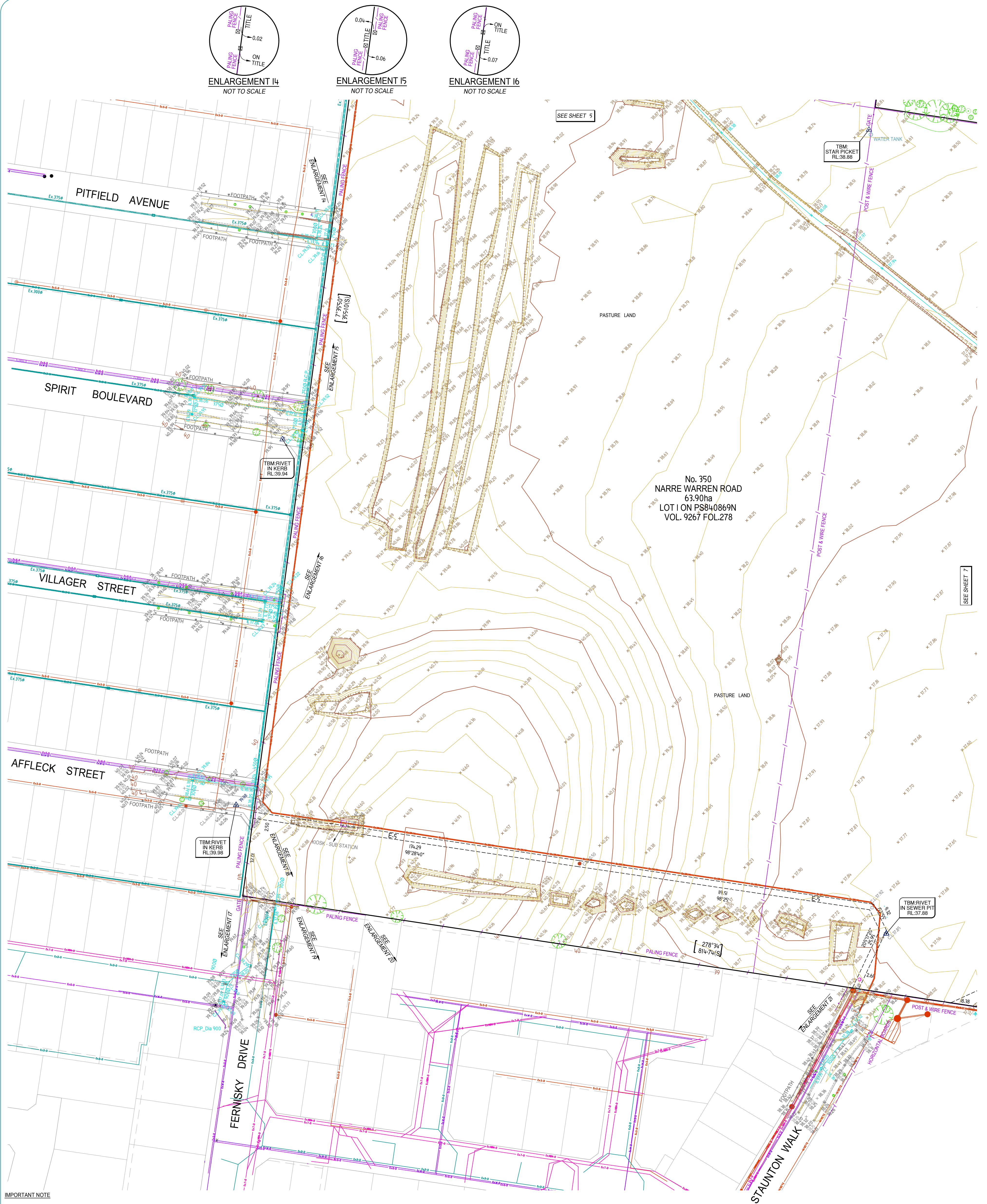
- LEGEND**
- | | | | |
|--|-----------------------|--|------------------------------|
| | SEWER PIT | | BACK OF KERB |
| | LETTER BOX | | LIP OF KERB |
| | SIGN | | INVERT OF KERB |
| | TELECOM PIT | | CENTRELINE BITUMEN |
| | LIGHT POLE | | EDGE OF FORMATION |
| | TREE | | FENCE |
| | PIT | | TOE OF BANK |
| | GRATE | | TOP OF BANK |
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| | FIRE PLUG | | MOCs OH ELECTRICITY |
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| | TELECOM MARKER | | MOCs WATER |
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| | BOREHOLE | | MOCs RECYCLED WATER |
| | GAS MARKER POST | | MOCs SEWER |
| | BOLLARD | | MOCs FIBRE OPTIC CABLE |
| | STOP VALVE RECYCLED | | |
| | TAP | | |
| | WATER METER | | |
| | MARKER POST RECYCLED | | |



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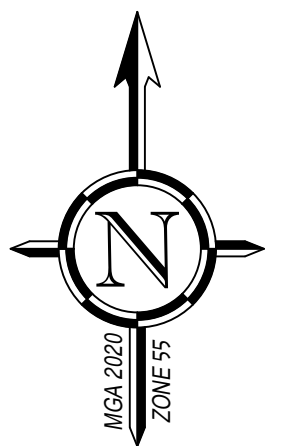
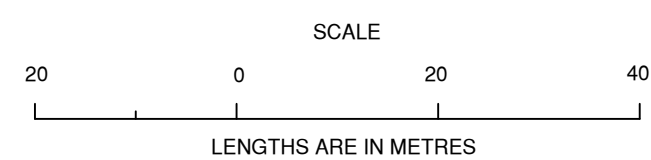
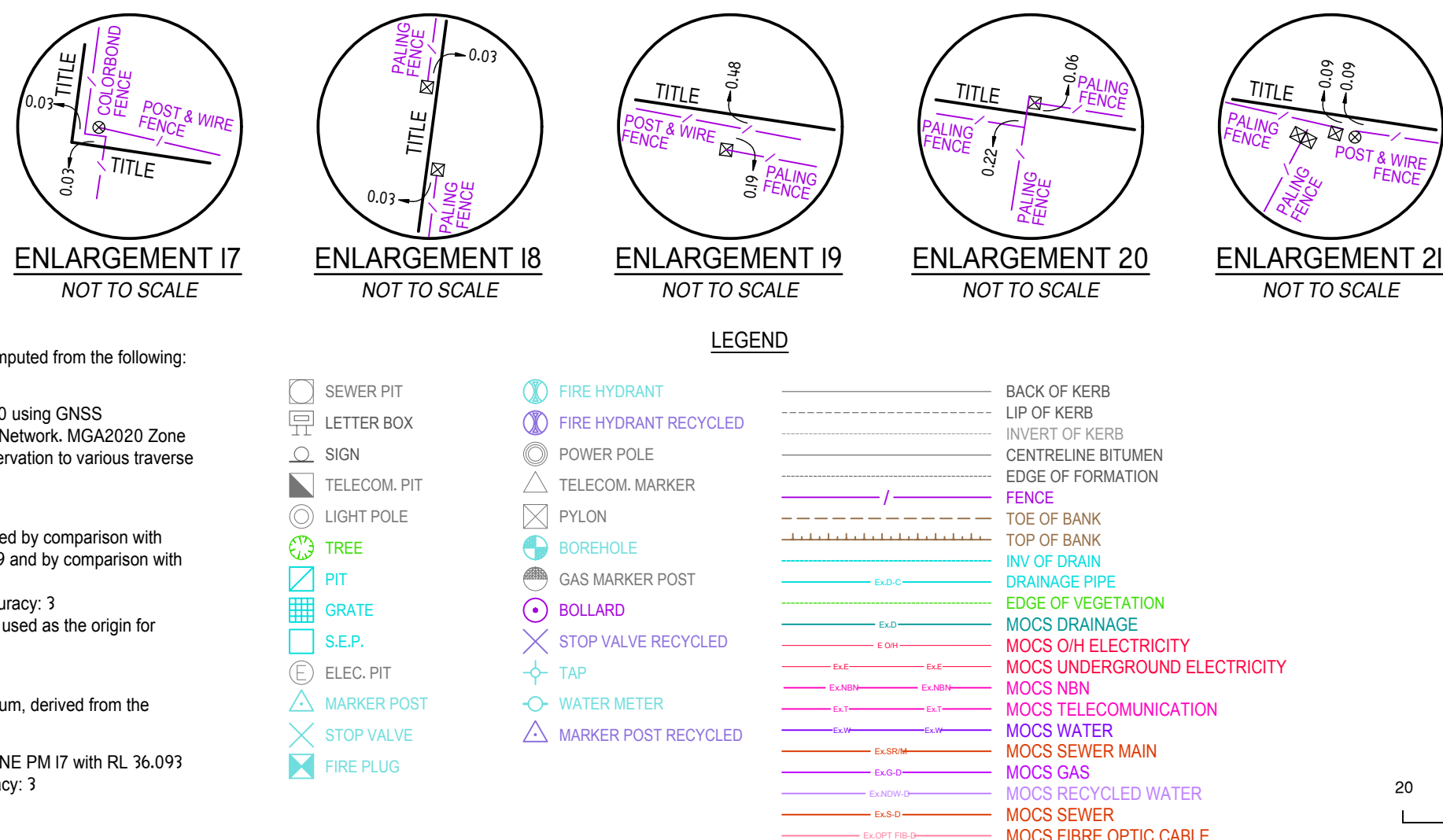
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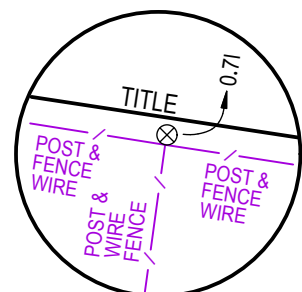
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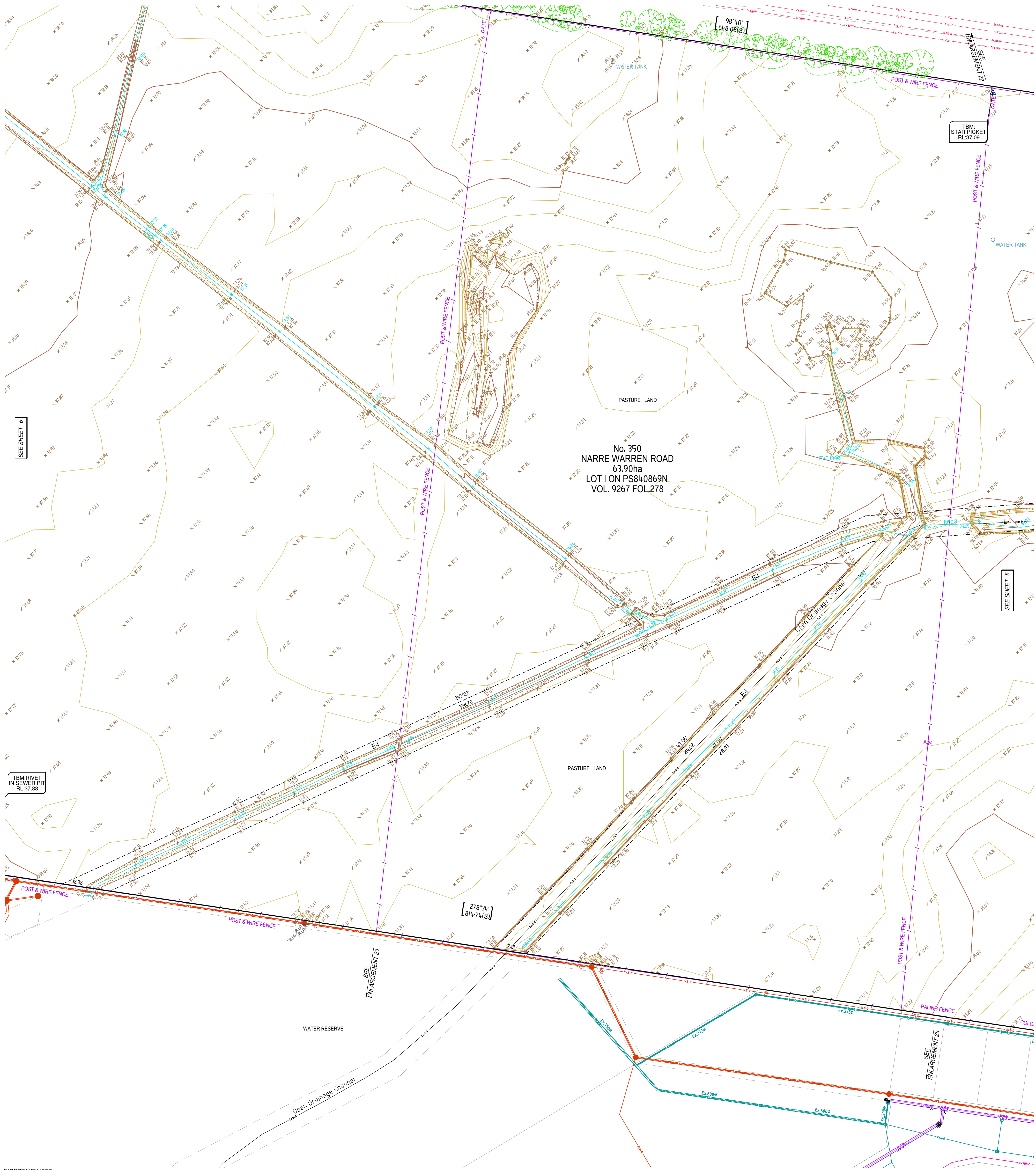
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Version: Lot 1 on PS840869N
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ENLARGEMENT 22
NOT TO SCALE



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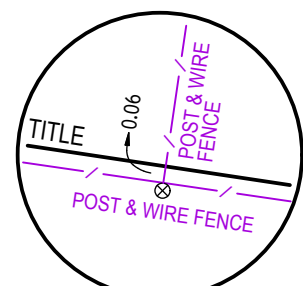
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HEIGHT DATUM

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Origin of AHD Levels from CRANBOURNE PM 17 with RL 36.093 SMES Nominated Vertical Order Accuracy: 3

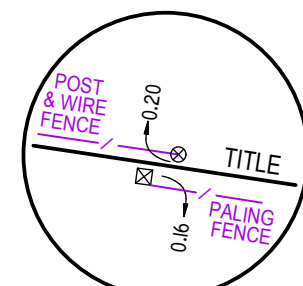
Contour Interval is 0.2 metres.



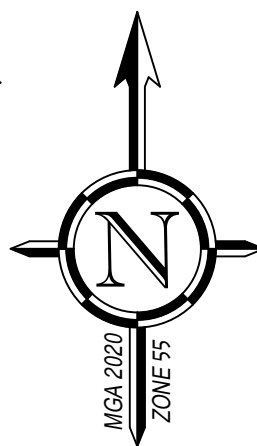
ENLARGEMENT 23
NOT TO SCALE

LEGEND

	SEWER PIT		BACK OF KERB
	LETTER BOX		LIP OF KERB
	SIGN		INVERT OF KERB
	TELECOM PIT		CENTRELINE BITUMEN
	LIGHT POLE		EDGE OF FORMATION
	TREE		FENCE
	PIT		TOE OF BANK
	GRATE		TOP OF BANK
	S.E.P.		INV OF DRAIN
	ELEC. PIT		DRAINAGE PIPE
	MARKER POST		EDGE OF VEGETATION
	STOP VALVE		MOCs DRAINAGE
	FIRE PLUG		MOCs OH ELECTRICITY
			MOCs UNDERGROUND ELECTRICITY
			MOCs NBN
			MOCs TELECOMMUNICATION
			MOCs WATER
			MOCs SEWER MAIN
			MOCs RECYCLED WATER
			MOCs SEWER
			MOCs FIBRE OPTIC CABLE



ENLARGEMENT 24
NOT TO SCALE



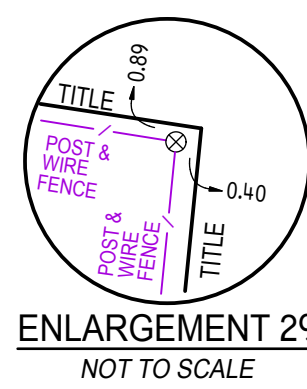
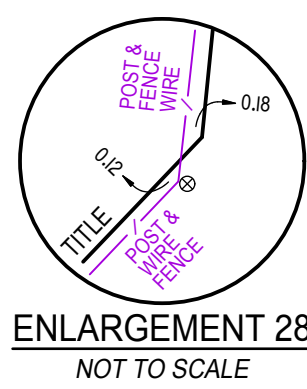
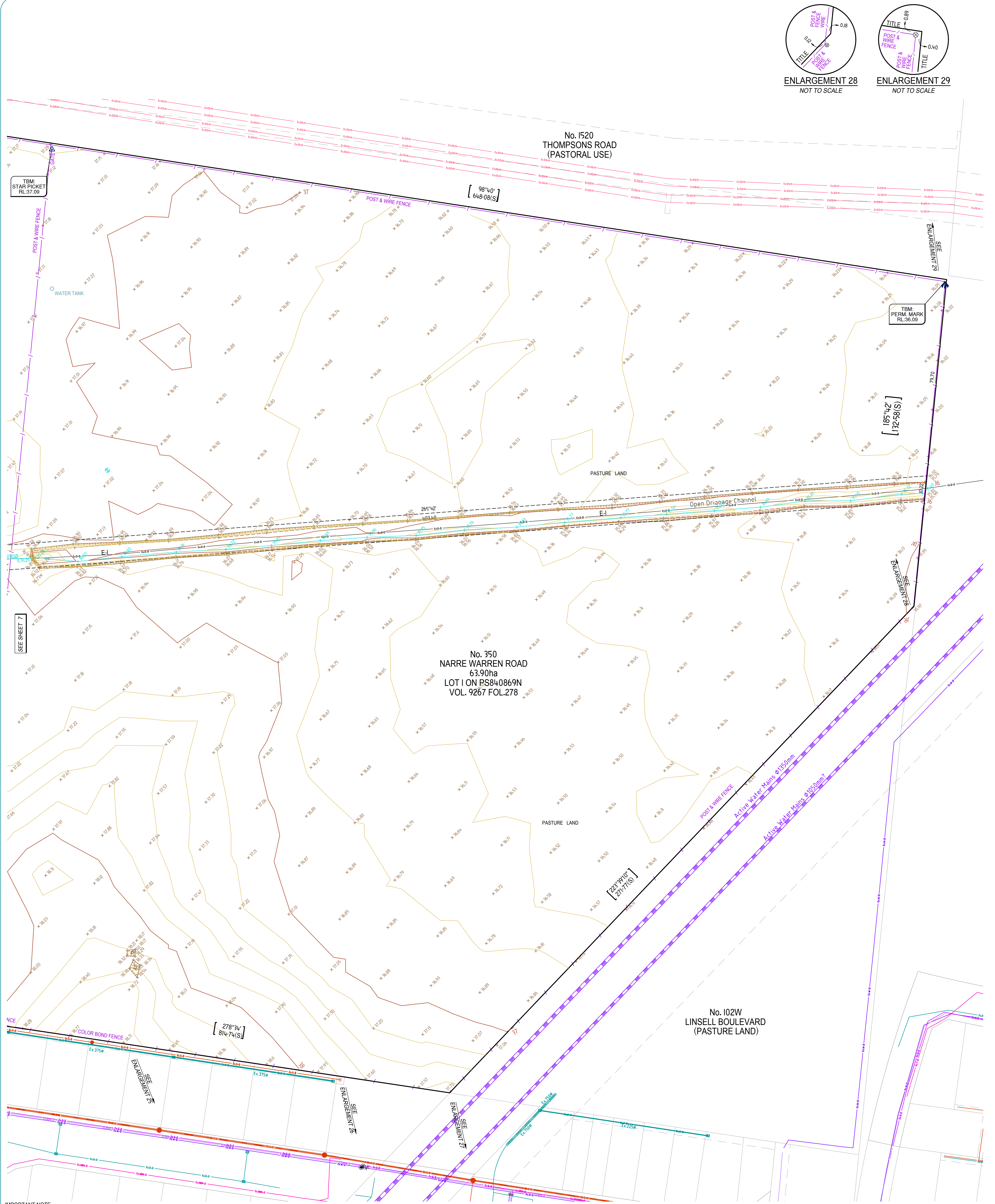
Client:
Marnabek Management Pty Ltd
Title Details:
Vol.9267 Fol.278
Lot 1 on PS840869N

Reference: 6935.00 DE01
Plan Date: 20/09/2024
Version: 2
Sheet: 7 of 9
Sheet Size: A1

SCALE
20 0 20 40
LENGTHS ARE IN METRES

350 NARRE WARREN ROAD, CRANBOURNE EAST 3977

Plan of Survey



IMPORTANT NOTE

DATE OF SURVEY:

The initial fieldwork for this site mapping was completed on 9/08/2023 and the updated tree locations fieldwork was completed on 20/09/2024.

TITLE:

The title boundaries shown hereon have been re-established by field survey vide marks from PS748009K, PS840869N, PS908362E, PS43762E, PS65064E, PS704818U & PS53463E. The title boundaries shown hereon were not marked by the author at the time of survey.

(S) - DENOTES LAND USE VICTORIA APPROVED SURVEY DISTANCE

LAND SUBJECT TO EASEMENTS

E-1 - DRAINAGE

E-2, E-3, E-4 - TRANSMISSION OF ELECTRICITY

E-4 - WATER SUPPLY AND CONNECTION

E-5 - SEWERAGE

LICENSED SURVEYORS CERTIFICATION:

I, G.J. Lader of Suite 1, Building 2, 3 Ordish Road Dandenong South 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 01-06-2023, 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: 11/9/2023

Licensed Surveyor

Surveying Act 2004

This note is an integral part of this plan.

This plan must not be passed on to any third party or reproduced in any documentation without the written approval of KLM Spatial.

DATUM NOTATION:

HORIZONTAL DATUM

Co-ordinates are plane co-ordinates computed from the following:

Orientation:

This survey was connected to MGA2020 using GNSS observations corrected by the MelbPos Network. MGA2020 Zone 55 orientation has been fixed using observation to various traverse stations.

Origin of Co-ordinates:

MELBpos observations have been verified by comparison with SMES values at CRANBOURNE PM309 and by comparison with E.D.M. traverse distances.

SMES Nominated Horizontal Order Accuracy: 3

Point CRANBOURNE PM309 has been used as the origin for MGA94 Zone 55 co-ordinates.

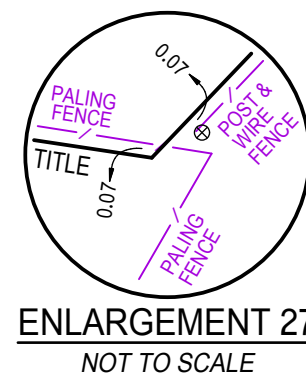
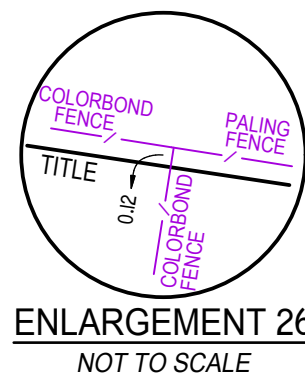
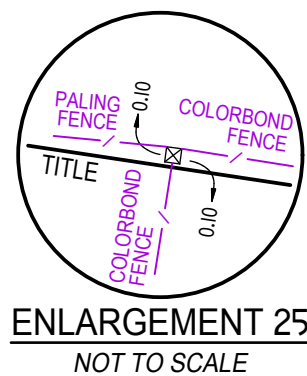
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Heights are to the Australian Height Datum, derived from the following:

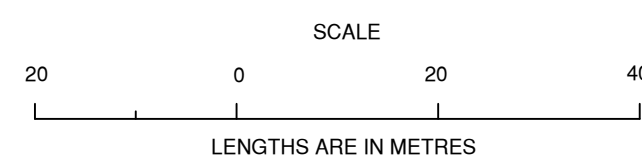
Origin of AHD Levels from CRANBOURNE PM 17 with RL 36.093

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- LEGEND**
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 - LETTER BOX
 - SIGN
 - TELECOM. PIT
 - LIGHT POLE
 - TREE
 - PIT
 - GRATE
 - S.E.P.
 - ELEC. PIT
 - MARKER POST
 - STOP VALVE
 - FIRE PLUG
 - FIRE HYDRANT
 - FIRE HYDRANT RECYCLED
 - POWER POLE
 - TELECOM. MARKER
 - BOREHOLE
 - GAS MARKER POST
 - BOLLARD
 - STOP VALVE RECYCLED
 - TAP
 - WATER METER
 - MARKER POST RECYCLED
 - BACK OF KERB
 - LIP OF KERB
 - INVERT OF KERB
 - CENTRELINE BITUMEN
 - EDGE OF FORMATION
 - FENCE
 - TOE OF BANK
 - TOP OF BANK
 - INV OF DRAIN
 - DRAINAGE PIPE
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 - MOC'S DRAINAGE
 - MOC'S OH ELECTRICITY
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 - MOC'S WATER
 - MOC'S SEWER MAIN
 - MOC'S RECYCLED WATER
 - MOC'S SEWER
 - MOC'S FIBRE OPTIC CABLE



Client: Marrabeck Management Pty Ltd

Title Details: Vol 9267 Fol 278

Version: 2

Lot 1 on PS840869N

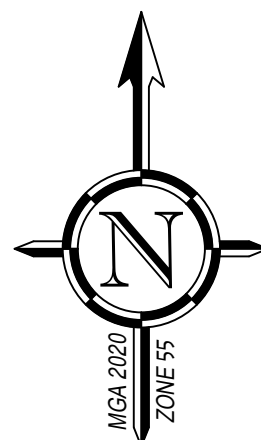
Reference: 6935.00 DE01

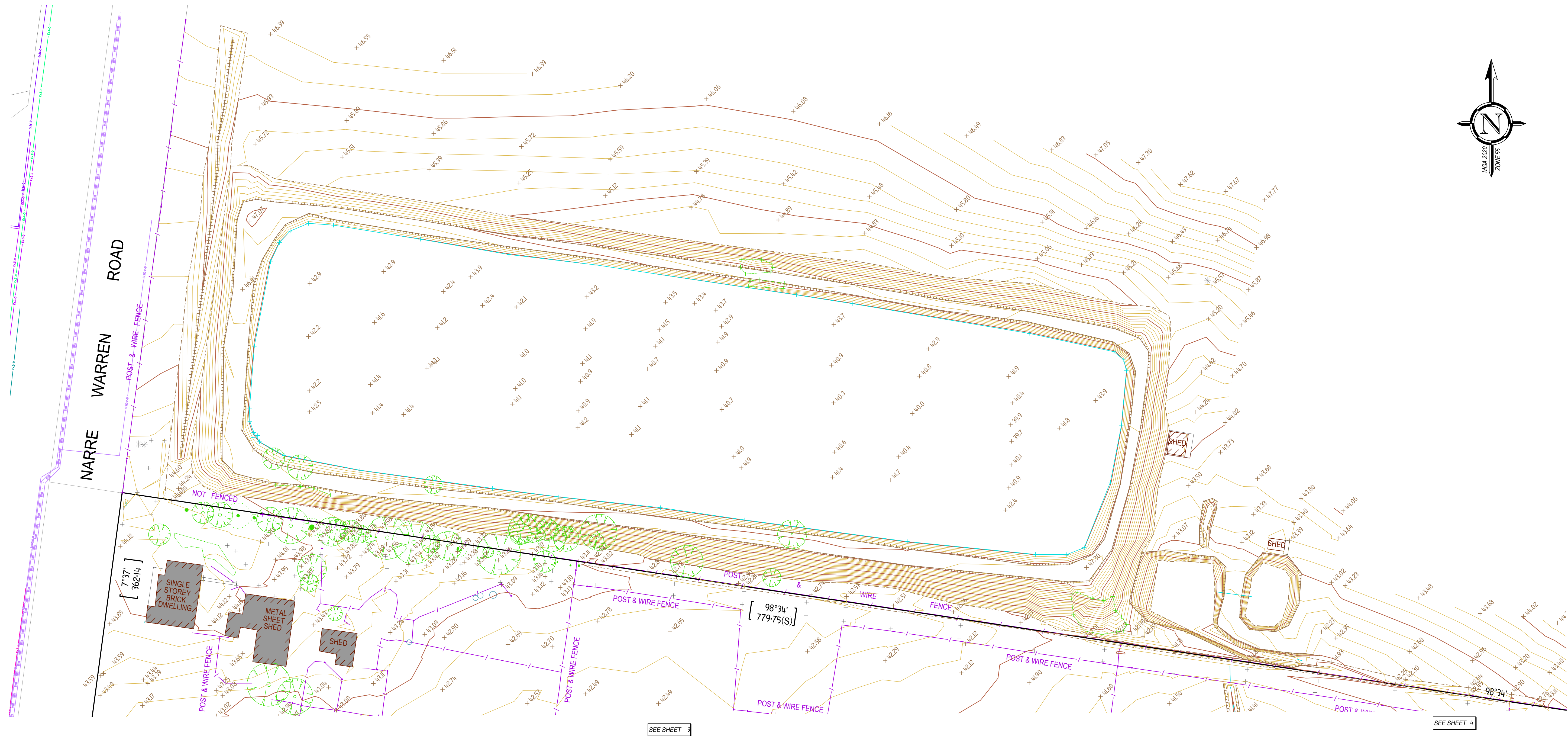
Plan Date: 20/09/2024

Scale: 1:750

Sheet: 8 of 9

Sheet Size: A1





IMPORTANT NOTE

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E-4 - WATER SUPPLY AND CONNECTION
E-5 - SEWERAGE

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Date: 10/9/2023

G.J. Ladner
Licensed Surveyor
Surveying Act 2004

This note is an integral part of this plan.

DATUM NOTATION:

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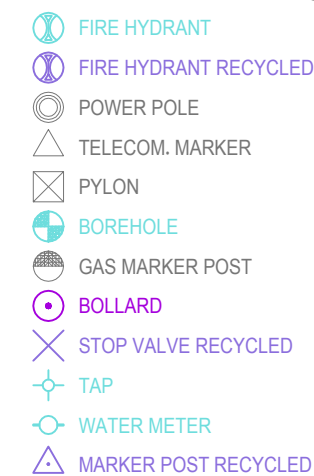
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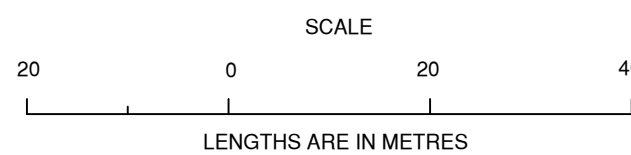
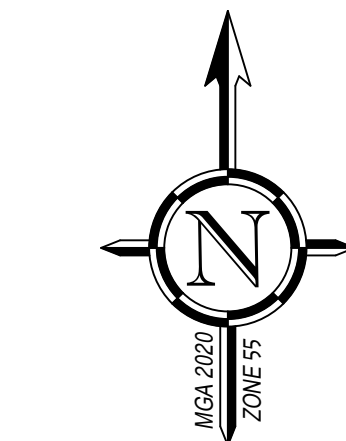
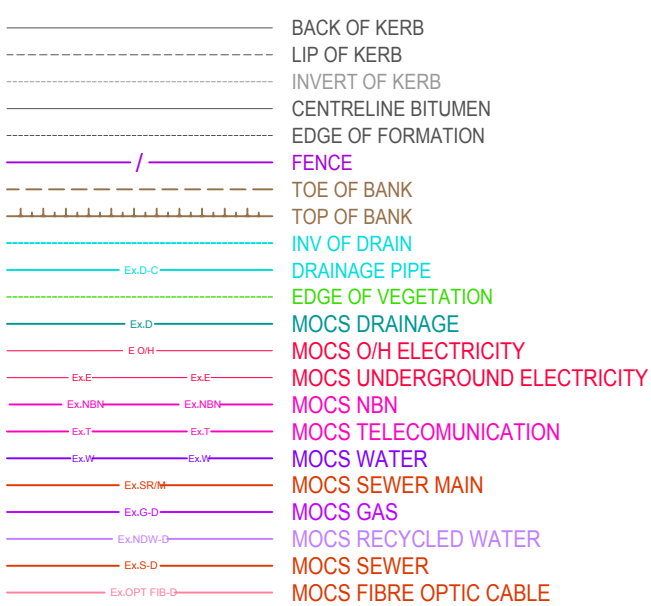
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LEGEND



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LAND DEVELOPMENT INTELLIGENCE
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350 NARRE WARREN ROAD, CRANBOURNE EAST 3977

Plan of Survey