

I, Darren John O'Shea of Steve Palmer Surveys Pty Ltd 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 07/10/2022, 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: 11/10/2022

Licensed Surveyor Surveying Act 2004

THE POSITION OF AERIAL PHOTOGRAPHY IS APPROXIMATE ONLY. DATE OF AERIAL PHOTOGRAPHY: 28/06/2022

DUE TO DISTORTIONS IN AERIAL PHOTO, ELEMENTS ABOVE GROUND LEVEL MAY APPEAR OUT OF POSITION IN THE PHOTO.

THIS IS A PRINT OF AN ELECTRONICALLY SUPPLIED FILE. THE SCALING OF LINEWORK HEREON MUST BE VERIFIED USING THE SCALE BAR AND/OR ANY DIMENSIONED LINEWORK. THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

Notations:

THE FOLLOWING NOTES ARE AN INTEGRAL PART OF THE PLAN: THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEYORS REPORT

DATE OF SURVEY: 06/10/2022 & 07/10/2022

THIS PLAN IS PREPARED FOR AHADIZADEH FAMILY SUPER & SERANIN PTY LTD FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY. OTHER HIDDEN OR UNDERGROUND SERVICES MAY EXIST AND PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER HIDDEN OR UNDERGROUND SERVICES.

LAND SUBJECT TO EASEMENT: NIL

LOCATION & HEIGHTS OF BUILDINGS/FEATURES BEYOND SITE BOUNDARIES ARE INDICATIVE ONLY. BUILDINGS/FEATURES & OTHER INFORMATION RELATING TO ADJUTING PROPERTIES THAT ARE NOT VISIBLE, AT GROUND HEIGHT, FROM THE SUBJECT SITE ARE NOT SHOWN ON THIS PLAN.

ANY ROOF AND/OR SPOUTING HEIGHTS FOR BUILDINGS ON THE SUBJECT SITE, SHOWN HEREON, HAVE BEEN MEASURED BY LASER AND ARE ONLY ACCURATE TO ±0.05m

FENCES HAVE ONLY BEEN LOCATED AT POINT WHERE OFFSET IS SHOWN

CONTOUR INTERVAL = 0.2 METRES.

TREE CANOPY TRUNKS, SHAPES & TREE HEIGHTS SHOWN HEREON ARE INDICATIVE ONLY.

REFERENCE BENCHMARK: PRAHRAN PM 77 (STATED RL: 24.153m A.H.D.).

THE ABOVE-MENTIONED STATED AHD RL HAS BEEN DERIVED FROM S.M.E.S. DATA COLLECTED ON 03/10/2022. STEVE PALMER SURVEYS PTY LTD OFFERS NO WARRANTY AS TO THE ACCURACY OF S.M.E.S. DATA & CANNOT ACCEPT LIABILITY FOR ANY INACCURACIES OR ERRORS WITHIN S.M.E.S. DATA.

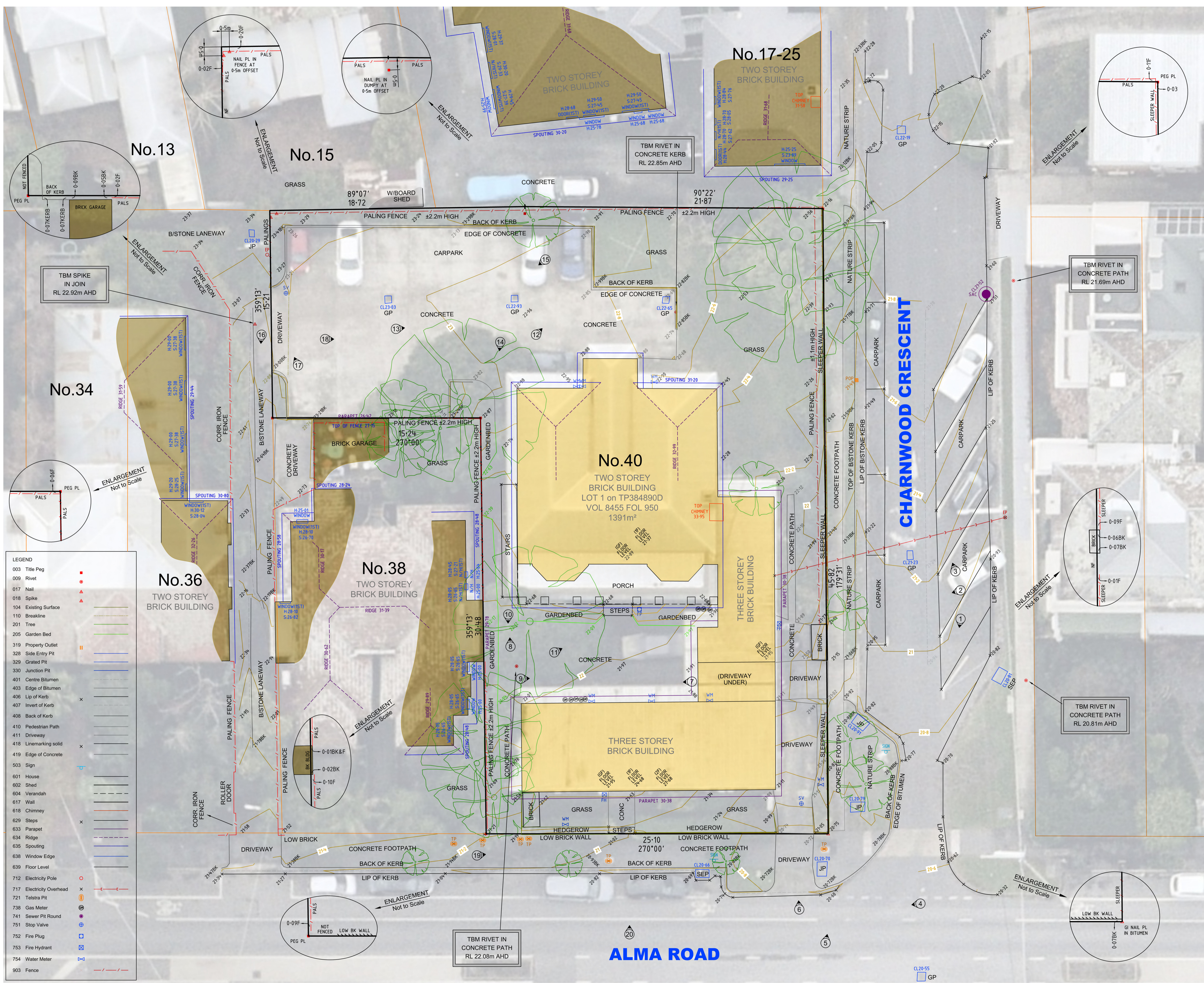
PROPERTY BOUNDARIES & OTHER PROPERTY DETAILS SURROUNDING THE SUBJECT SITE SHOWN HEREON HAVE BEEN DERIVED FROM DIGITAL VICMAP DRAWINGS & ARE APPROXIMATE ONLY. NO WARRANTY IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

1 DENOTES DIRECTION OF PHOTOGRAPH DISPLAYED AS PHOTO No.1 ON THE PHOTOGRAPH SCHEDULE (SEE PHA).

SOME DATA MAY HAVE BEEN FROZEN ON THIS PLAN, FOR VIEWING PURPOSES.

Rev Date Amendments

B 20/05/24 Laneway Occupation Added



LEGEND

| | | |
|-----|----------------------|---|
| 003 | Title Peg | ● |
| 009 | Rivet | ○ |
| 017 | Nail | ▲ |
| 018 | Spike | △ |
| 104 | Existing Surface | — |
| 110 | Breakline | — |
| 201 | Tree | — |
| 205 | Garden Bed | — |
| 319 | Property Outlet | — |
| 328 | Side Entry Pit | — |
| 329 | Grated Pit | — |
| 330 | Junction Pit | — |
| 401 | Centre Bitumen | — |
| 403 | Edge of Bitumen | — |
| 406 | Lip of Kerb | x |
| 407 | Invert of Kerb | x |
| 408 | Back of Kerb | x |
| 410 | Pedestrian Path | — |
| 411 | Driveway | — |
| 418 | Linemarking solid | x |
| 419 | Edge of Concrete | — |
| 503 | Sign | — |
| 601 | House | — |
| 602 | Shed | — |
| 604 | Verandah | — |
| 617 | Wall | — |
| 618 | Chimney | x |
| 629 | Steps | x |
| 633 | Parapet | — |
| 634 | Ridge | — |
| 635 | Spouting | — |
| 638 | Window Edge | — |
| 639 | Floor Level | — |
| 712 | Electricity Pole | ○ |
| 717 | Electricity Overhead | x |
| 721 | Telstra Pit | — |
| 738 | Gas Meter | — |
| 741 | Sewer Pit Round | — |
| 751 | Stop Valve | — |
| 752 | Fire Plug | — |
| 753 | Fire Hydrant | — |
| 754 | Water Meter | — |
| 903 | Fence | — |

Details:
Feature & Levels/Site Context
Title Re-establishment

Client:
AHADIZADEH FAMILY SUPER & SERANIN PTY LTD

Site Address:
40 ALMA ROAD
ST KILDA

Melway Ref: -

SCALE 1:125
1.25 0 1.25 2.5 3.75 5
LENGTHS ARE IN METRES

Certified: Darren O'Shea Licensed Surveyor

Job No: 22172
Dwg. No: 22172-RFL-B
Rev: B
Datum: AHD
Drawn: AC

Checked: DO
Sheet: 1 of 1
Date: 20/05/2024
Disk No: -
Orig. size: A1

