DO NOT SCALE – USE WRITTEN DIMENSIONS ONLY

IMPORTANT NOTE

Please refer to Certificate of Title for any easements or encumberances.

- **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 land owners.**
- **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.

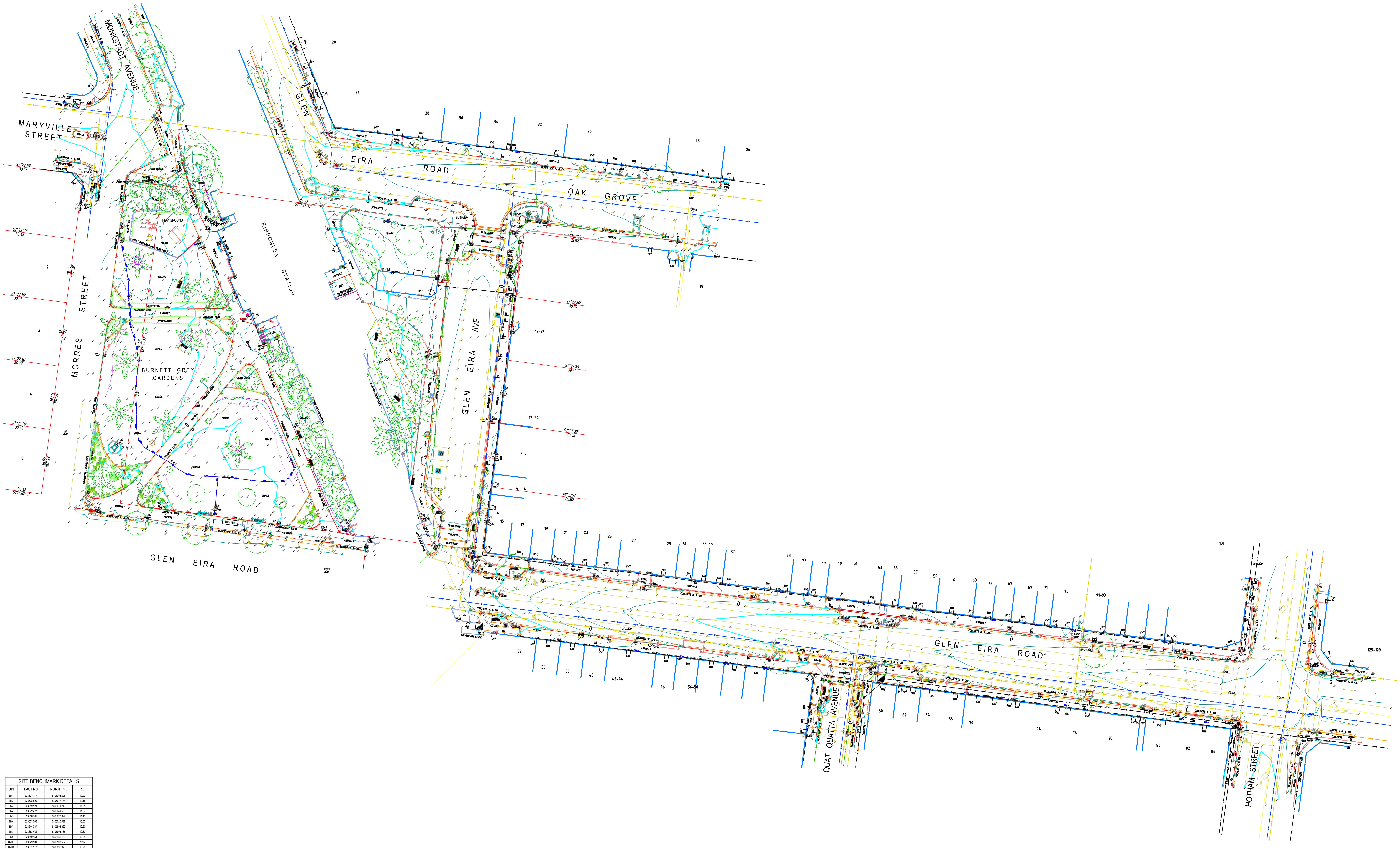
These notes are an integral part of this plan.

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 09/12/2024, 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: 18/12/2024

Licensed Surveyor,
Surveying Act 2004.



SITE BENCHMARK DETAILS			
POINT	EASTING	NORTHING	R.L.
BM1	323631.117	5806095.325	10.20
BM2	323628.529	5806077.184	10.15
BM3	323659.121	5806071.745	11.21
BM4	323672.477	5806041.536	11.57
BM5	323656.362	5806027.094	11.18
BM6	323623.205	5806020.027	10.67
BM7	323644.087	5805998.862	10.60
BM8	323688.432	5805995.765	10.87
BM9	323689.154	5805985.153	10.95
BM10	323629.101	5806103.562	9.86
BM11	323631.117	5806095.325	10.20
BM12	323629.221	5806086.092	9.95
BM13	323651.771	5806086.354	10.27
BM14	323689.938	5806096.006	9.92
BM15	323724.189	5806074.668	10.41
BM16	323738.160	5806072.415	10.44
BM17	323763.517	5806086.854	10.71
BM18	323788.742	5806083.553	11.02
BM19	323716.532	5806039.566	10.51
BM20	323731.455	5806023.730	10.68
BM21	323727.335	5805988.985	10.83
BM22	323733.769	5805979.039	11.07
BM23	323765.617	5805970.756	11.65
BM24	323771.780	5805981.571	11.60
BM25	323811.292	5805943.653	12.30
BM26	323820.366	5805973.411	12.26
BM27	323832.786	5805971.618	12.39
BM28	323881.871	5805965.429	12.52
BM29	323881.453	5805954.965	12.73
BM30	323924.985	5805987.160	12.43
BM31	323916.928	5805963.113	12.63
BM32	323920.181	5805945.785	12.67
BM33	323938.780	5805961.871	12.44
BM34	323952.278	5805958.350	12.53
BM35	323936.694	5805943.586	12.64
BM36	323934.611	5805939.285	12.68

No	DATE	AMENDMENTS	BY

SURFCOAST
Survey & Drafting Services P/L
142a Fyans Street
South Geelong Vic 3220
Phone : 03 5222 1234
Email : info@surfcoastsurvey.com.au
http://www.surfcoastsurvey.com.au
ABN 91 675 190 271

CLIENT
CITY OF PORT PHILLIP

PROJECT
BURNETT GREY GARDENS
RIPPONLEA

DRAWING
EXISTING CONDITIONS &
UNDERGROUND SERVICES PLAN

STATUS
ISSUED

NORTH POINT	SURVEYED	DRAWN
	SURFCOAST	SURFCOAST
	DESIGNED	DATUM
		AHD/MGA2020
	SCALE (A1) 1:500	SCALE (A3) 1:1000
DATE FEBRUARY 2026	APPROVED	
PROJ. NO. 2025-0987	FILE NAME BURNETT GREY GARD	REV. C

SHEET No. 1 of 1