



**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	— T— Telecom 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	— Window Head
⊕ Electricity Pole/Light	— Non Habitable Window Head
⊕ Electricity Pit	WS Window Sill
⊕ Gas Meter	DH Door Head
⊕ Gas Meter Post	— Door Sill
⊕ Sewer Pit	— Parapet Height
⊕ Sewer Unclassified	— Floor Level
⊕ Sewer Vent/Pipe	— Side Entry Pit - S.E.P
⊕ Sewer Inspection Shaft	— Grated Pit - G.Pit
⊕ Water Stop Valve	— Junction Pit - J.Pit
⊕ Picture Point	— Drainage Pit - D.Pit

**TITLE INFORMATION**  
 Title Reference: Vol.9014 Fol.526  
 Last Plan Reference: LP 110244 (LOT 10)

**LAND SUBJECT TO EASEMENT:**  
 E-1 - Drainage & Sewerage Easement

- 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 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.

**AMENDMENTS**

VERS.	DESCRIPTION	SURVEY DATE	SURVEYOR
1	Design Response	05/07/2024	D.H
2	Design Response	05/07/2024	D.H
3	Trees Added	05/07/2024	D.H
4	Crossover and boundary changed	05/07/2024	D.H
4	Offset dimensions added	05/07/2024	D.H

Drawn: J.J  
 Original sheet size: A1  
 Scale: A1 = 1:150  
 Client: ANNIE HOMMELHOFF  
 Project: 12 ELGIN STREET DRYSDALE 3222  
 Details: DESIGN RESPONSE  
 Sheet: 1 of 1  
 Job Number: 2024-0039

**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 05/07/2024, 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: 13/01/2025  
 Licensed Surveyor, Surveying Act 2004.

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