



The background of the page is a detailed architectural sketch of a site plan. It features a central grid pattern, possibly representing a road network or a building layout. There are several rectangular and irregular shapes, some with internal details like windows or structural elements. The drawing is done in black ink on a light background, with some areas shaded to indicate depth or different materials. The overall style is that of a hand-drawn technical drawing or a conceptual site plan.

Appendix B

Site Survey Report

3rd February 2015

Attention: Daniel Podlewski

Mushan Design Studio Pty Ltd
Level 15, 333 Collins Street,
Melbourne, VIC, 3000.

Dear Daniel,

**BOUNDARY RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
AND SITE ANALYSIS.
29 BROWNS ROAD, CLAYTON.
OUR REF: 30515**

The Re-establishment, Feature and Level Survey and Site Analysis at 29 Browns Road, Clayton is now complete.

Accordingly, please find attached the following documents relating to the survey:

- Re-establishment, Feature and Level Plan Ref.30515100BA.
- Site Analysis Plan Ref.3051500AA.
- Site Photograph Plan Ref.3051500CA.
- Certificate of Title Vol. 8476 Fol. 789.
- Instrument B265305.
- Underground service information (MOCS).

Boundary Re-establishment

The attached Re-establishment, Feature and Level Plan Ref. 3051500BA shows the relationship between existing occupation relative to the Title boundaries. The site is an old primary school and in general the occupation agrees well with the Adopted boundaries.

Along the western boundary (Browns Road frontage) a low chain wire fence has good agreement with Adopted Boundaries. An old peg found at the south western corner and galvanised iron post at the north western corner accord with the Adopted boundary.

A high chain wire fence along the Northern boundary agrees with Adopted Bounadary. At the north east corner adjacent to No.79 Moriah Street a 0.34m gap exists between the chain wire fence and brick wall.

Along the eastern boundary (neighbouring No81 Moriah Street) the brick wall is virtually on Title. At the change in occupation from brick to paling the paling fence is inside the adopted boundary by 0.29m at the northern end and is practically on Title at the Southern end.

The southern boundary of No.83 Moriah Street is occupied by a paling fence that is encroaches into the Adopted Boundary by up to 0.27m. A peg was found at the south western corner of No.83.

The Moriah Street Frontage (eastern boundary) is defined by a spike found on Title in the north east corner and a peg found on Title in the south east corner. The low chain wire fencing give reasonable agreement with Title.

The Paling Fence along the southern boundary (abutting No.87 Moriah Street) encroaches into our Title by 0.38m at the eastern end and 0.33 at the northern end. An old peg was found at the bend in Adopted Boundary.

The southern boundary is defined by chain wire fencing, a high brick wall and a brick factory wall. The chain wire fencing at the eastern end gives reasonable agreement with Title. There is a paling fence well inside Title along the southern boundary. The high brick wall also generally agrees with Title dimensions. The abutting brick factory practically agrees with title while the chain wire fencing at the western end of the southern boundary is outside Title by up to 0.4m.



**Bosco Jonson
Pty Ltd**

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Due to the age of the Title, Title dimensions differ from boundary dimensions and Land Registry approval must be sort prior to any detailed Design on the new adopted boundaries.

In general where the occupation is inside the Title boundary, we recommend limiting any future development to the location of the existing occupation. This is under the assumption that the adjoining owners may have accrued possessory rights over that portion of land they occupy. Alternatively where the occupation is outside the Title boundary, any future development should be limited to the Title Boundary. Should you wish to relocate the encroaching fence/structure on to the Title boundary we recommend seeking written agreement with the adjoin owner before doing so.

Encumbrances and Appurtenances

Certificate of Title is encumbered by drainage, sewerage and water supply easements shown as E-1, E-2 and E-3 on Plan Ref. 3051500BA.

Feature and Level Survey

The Boundary Re-establishment Feature and Level Plan Ref. 3051500BA shows levels and contours to Australian Height Datum. The location and levels of the existing building, significant visible features and services in and abutting the site, abutting buildings including eave and ridge heights and window locations within 9 metres of the site boundaries and floor level of the existing buildings are also shown on the Plan for your reference.

The Site Context Plan includes the property boundaries for the surrounding area, and along with the Digital Photo Plan can form the base for a Town Planning submission.

Plans were prepared using AutoCAD. Digital data has been emailed to you.

A copy of Title is also enclosed for your reference.

Please call me if you have any queries regarding the survey.

Yours faithfully,

Ross Nicholson
Senior Licensed Surveyor
Bosco Jonson Pty Ltd
rnicho@bosjon.com.au



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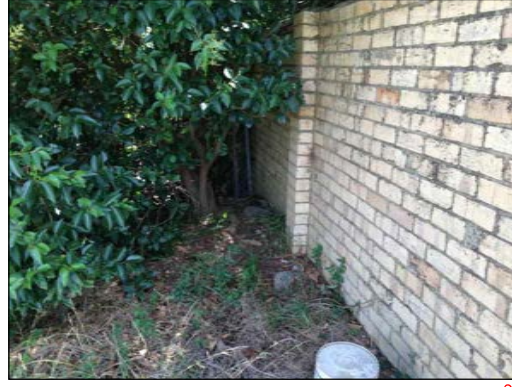
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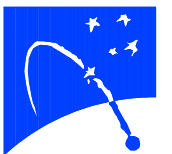
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Site Photographs 29 Browns Road Clayton

3051500CA.dwg
January 2015
Sheet 1 of 2

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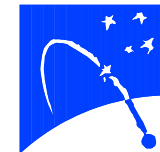


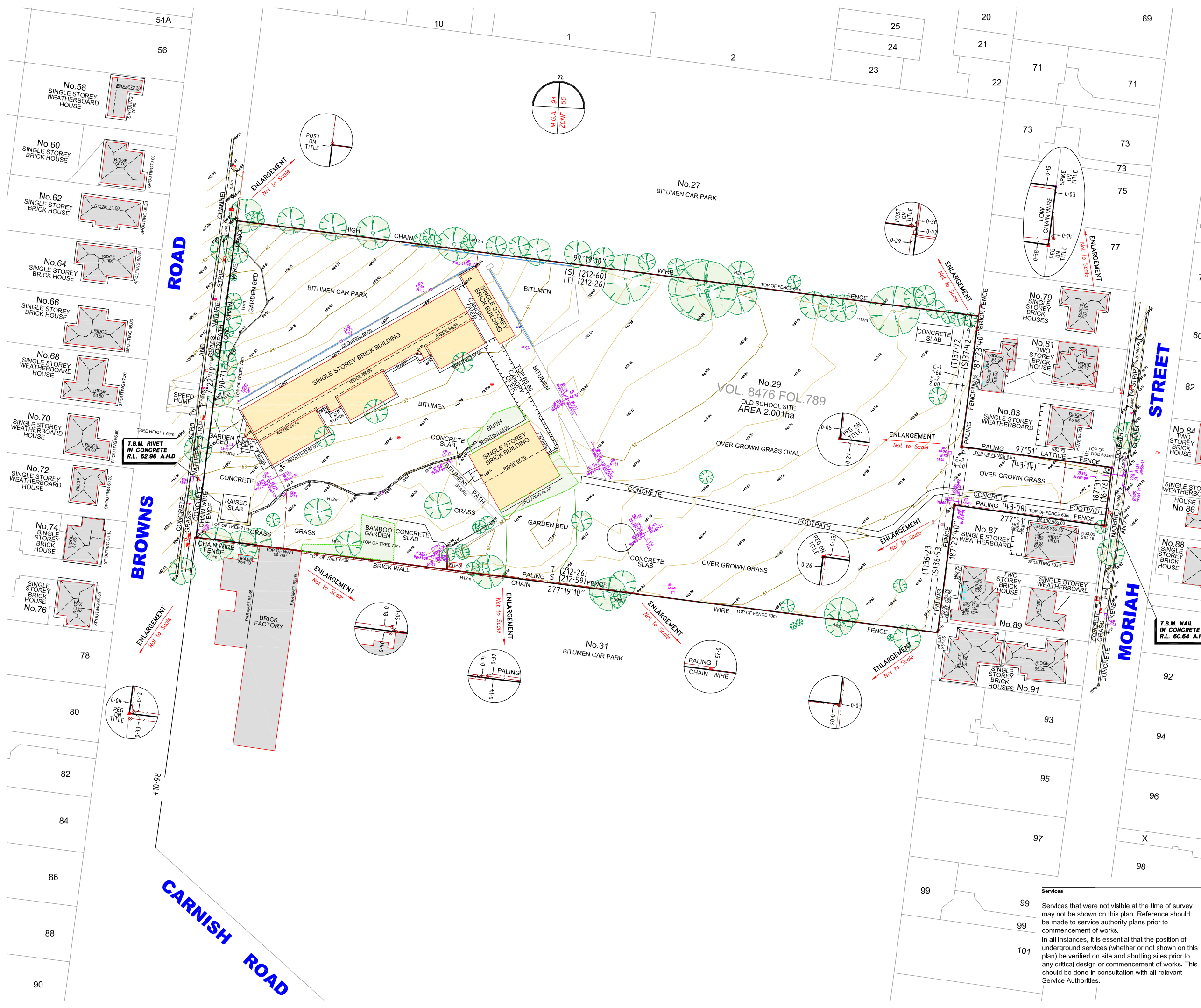
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Site Photographs 29 Browns Road Clayton

3051500CA.dwg
January 2015
Sheet 2 of 2

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Legend

3	Title Peg	▲
4	Instrument Station	△
5	Spike	◆
104	Existing Surface	x
107	Floor Level	MLX
201	Single Tree > 2m	○
203	Group Trees/Shrubs	○
205	Garden Bed	○
206	Dead Tree	○
207	Planter Box	○
301	Drain - Con/Earth	○
308	Side Entry Pit	○
309	Grated Pit	○
310	Junction Pit	○
321	Invert Pipe Or Pit	○
401	Centre Of Bitumen	x
403	Edge Of Bitumen	x
406	Lip Of Kerb/Channel	x
407	Invert Of Kerb/Channel	x
408	Back Of Kerb/Channel	x
410	Pedestrian Path	○
419	Edge Of Concrete	○
503	Signs	○
602	Shed	○
603	Major Building	○
604	Verandah	○
605	Window	○
628	Stairs / Steps	○
632	Eaves	○
633	Parapet	○
634	Ridge Line	○
635	Spouting	○
712	Electricity Pole Only	○
713	Electricity Pole With Light	○
716	Electricity Pit	○
721	Telecommunications Pit	○
741	Sewerage Pit	○
747	Inspection Shaft Cap	○
751	Stop Valve	○
761	Stay For Pole	○
762	Unclassified Pit	○
763	Basketball Ring	○
903	Fence	○
904	Gate	○
910	"Top of Fence"	○
950	Title	○
990	Easement	○

Notations

Date of Survey January 2015 April 2015

Land Subject to Easement
 E-1 Drainage and Sewerage
 E-2 Drainage and Sewerage
 E-3 Drainage and Water Supply

Windows H=Head S=Sil NH= Non Habitable
 Tree Height= H7m
 For O/H Powerline refer to frozen layers with a suffix of 717

This plan is to be read in conjunction with the attached Surveyors Report

Location of buildings beyond site boundaries are indicative only

Information relating to abutting properties has only been shown where visible or access is available

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development

Subtract 7'48'10" for Title bearings

Direction of photographs shown thus

All dimensions and survey marks shown on this plan should be verified/confirmed by all contractors & consultants prior to any future construction & site works

Levels shown thus are to Australian Height Datum vide PM554 with a stated value of RL50.840

Refer to frozen layers with a suffix of _L for levels.
 Refer to frozen layers with a suffix of _C for crosses
 Refer to frozen layer "TRIANGLE" for 3D Triangles

Contour Interval 0.2 metres

Scale 1:500

Certified Ross Nicholson Licensed Surveyor

Drawn TD

Date 23/04/15

Survey Data 30515005.see

CAD drawing number 3051500BB

Original sheet size A1

Client Mushan Design Studio Pty Ltd

Project 29 Browns Road Clayton

Details Boundary Re-establishment Feature and Level Survey C/T Vol. 8476 Fol.789

Sheet 1 of 1

Job Number 30515

Services

Services that were not visible at the time of survey may not be shown on this plan. Reference should be made to service authority plans prior to commencement of works.

In all instances, it is essential that the position of underground services (whether or not shown on this plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

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