

NEIGHBOURHOOD AND SITE DESCRIPTION NOTES

The existing character is generally formed by brick or weatherboard single storey dwellings, interspersed with the occasional double storey dwelling, with generally hip tiled roofs. Gardens generally consist of scattered trees and shrubs with a lawn area behind front fences.

- Site #186 is occupied by a single storey brick and tile dwelling; site #188 is occupied by a single storey w/board and tile dwelling; Site #190 is occupied by a single storey w/board and tile dwelling; Site #192 is occupied by a single storey brick and tile dwelling.

- Sites contain some mature trees.

- Natural ground level falls approximately 1.6 metres from the south east corner to the north west corner at an average gradient of 2.1%.

- Hourigan Avenue, Bus Stop, Routes #631, #703 & #733 (150m south)
- Clayton Train Station (1km south)
- Clayton Shopping Plaza (1.2km south)
- Monash University (900m north east)
- Mannix College (1.2km east)
- St.Peters Primary School (850m south)
- Princess Highway Reserve (950m north west)
- Fregon Reserve (750m east)
- Huntingdale Golf Club (2.3km west)

[p.o.s.] Private open space

LEGEND KEY

W	Habitable Room Window (Ground Floor)	W2	Habitable Room Window (Second Floor)
W1	Habitable Room Window (First Floor)	Window elevations: window sill levels shown thus: 15.4s : window head levels shown thus: 17.6h	
Existing Surface Contours : Subject site at 0.20m intervals based on survey levels. : Surrounding land at 1.00m intervals derived from digital data.			

Refer to our plan reference 21005D01s for legend detailing service pit and pole descriptions.

- Denotes existing tree located in field survey
- ⊙ Denotes tree location derived from aerial photography

Notes:

1. This plan has been prepared to assist with a town planning permit application for the subject property and is not to be used for any other purpose without the written consent of Terrain Consulting Group Pty Ltd.
2. Refer to our plan reference 21005D01s for further feature and level details for the subject site and adjoining buildings.
3. The boundaries for the subject property shown on this plan have been derived from a Title re-establishment survey. Refer to plan reference 21005D01s and our written report for detailed boundary conditions and Title encumbrances.
4. Property boundaries shown on this plan, other than those of the subject site, are indicative only and are based on Vicmap Digital Property Cadastral Data.
5. Terrain Consulting Group Pty Ltd accepts no responsibility for the location of property boundaries that are only graphically depicted on this plan.

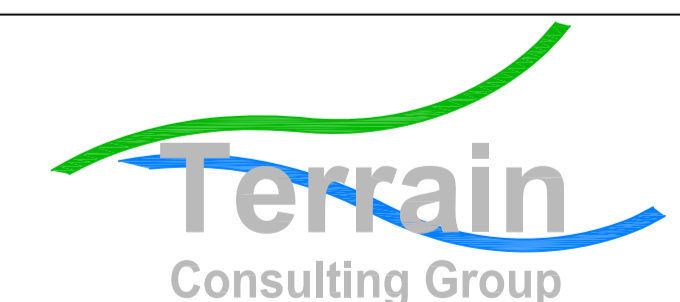
SCALE: 1:400

ORIGINAL SHEET: A1

DATE OF SURVEY: 12 January 2021

DRAWN: A. Ishmurzina

LEVEL DATUM: Australian Height Datum Vide Mordialloc PM 118 RL: 76.80



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PLAN: NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

SHEET 1 OF 1

ADDRESS: 186-192 CLAYTON ROAD, CLAYTON

DRAWING No.

MELWAYS REF: 70 C12

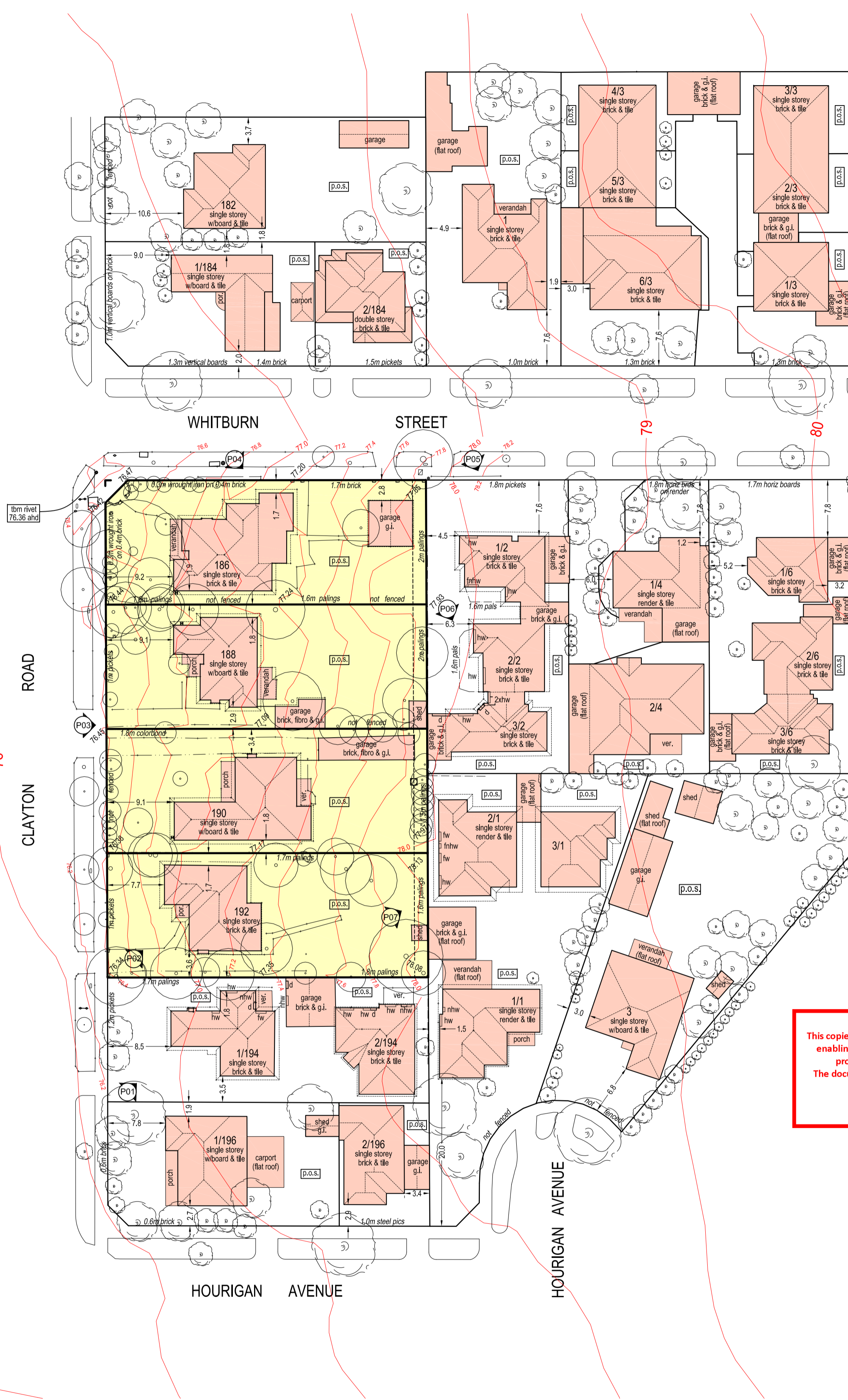
21005D02s

MUNICIPALITY: CITY OF MONASH

VERSION No:

PROJECT: PROPOSED RE-DEVELOPMENT

REVISION DATE:



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P01 View north east towards #1/194 Clayton Road.



P02 View north east towards #192 Clayton Road.



P03 View east towards #188 & #190 Clayton Road.



P04 View south east towards #186 Clayton Road from Whitburn Street.



P05 View south east towards #1/2 Whitburn Street.



P06 View south east towards #3/2 Whitburn Street.



P07 View north east towards the rear of #2/1 Hourigan Avenue.

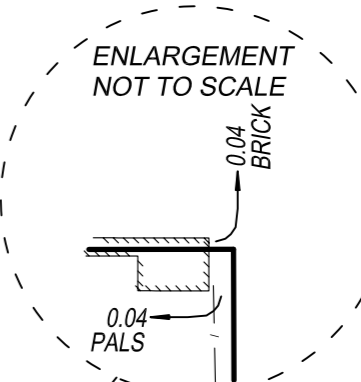
WARNING

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE PROPERTY ENCOACH INTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE, AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS. UNTIL ANY SUCH ISSUES HAVE BEEN RESOLVED, FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES AND ANY PROPOSED DESIGN SHOULD THEREFORE BE LIMITED TO ENCOACHING OCCUPATION.

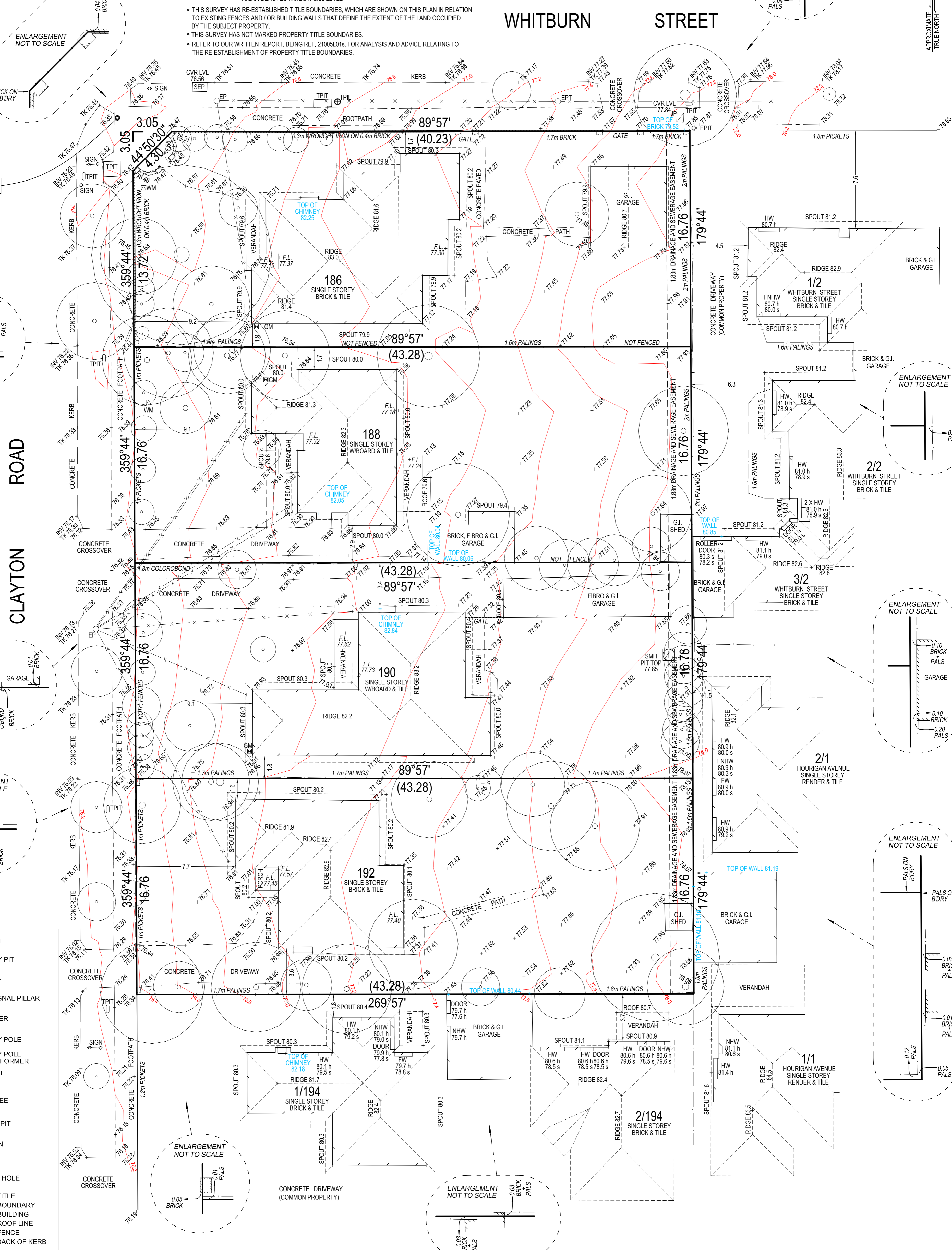
NOTES:

- LEVELS SHOWN THUS $+76.96$ ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD)
- WIDE MORDIALLOC PM 118, RL:76.80
- CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS TO AHD AND HAVE BEEN DERIVED FROM SURVEY.
- CONTOURS SHOWN THROUGH EXISTING BUILDINGS ARE INDICATIVE ONLY AND ARE BASED ON LEVELS OBSERVED OUTSIDE SUCH BUILDINGS.
- SMALL TREES AND SHRUBS HAVE NOT BEEN LOCATED IN THIS SURVEY.
- WINDOW DETAILS:
 - NHW: DENOTES GROUND STOREY HABITABLE WINDOW
 - NHWH: DENOTES GROUND STOREY NON HABITABLE WINDOW
 - FW: DENOTES FROSTED WINDOW
 - FNHW: DENOTES GROUND STOREY FROSTED NON HABITABLE WINDOW
 - 80.1 h: DENOTES WINDOW HEAD LEVEL
 - 79.2 s: DENOTES WINDOW SILL LEVEL
- THIS SURVEY HAS RE-ESTABLISHED TITLE BOUNDARIES, WHICH ARE SHOWN ON THIS PLAN IN RELATION TO EXISTING FENCES AND / OR BUILDING WALLS THAT DEFINE THE EXTENT OF THE LAND OCCUPIED BY THE SUBJECT PROPERTY.
- THIS SURVEY HAS NOT MARKED PROPERTY TITLE BOUNDARIES.
- REFER TO OUR WRITTEN REPORT, BEING REF. 21005D01s, FOR ANALYSIS AND ADVICE RELATING TO THE RE-ESTABLISHMENT OF PROPERTY TITLE BOUNDARIES.

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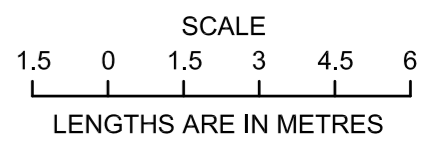
APPROXIMATE TRUE NORTH



CLAYTON ROAD

WHITBURN STREET

- LEGEND**
- TPIT TELSTRA PIT
 - ⊙ EPIT ELECTRICITY PIT
 - TPIT TELSTRA PIT
 - ⊕ TPIL TELSTRA SIGNAL PILLAR
 - ⊗ WM WATER METER
 - EP ELECTRICITY POLE
 - ⊙ EPT ELECTRICITY POLE WITH TRANSFORMER
 - ⊙ JP JUNCTION PIT
 - EXISTING TREE
 - SEP SIDE ENTRY PIT
 - SIGN STREET SIGN
 - GM GAS METER
 - SMH SEWER MAN HOLE
 - TITLE
 - BOUNDARY
 - BUILDING
 - ROOF LINE
 - FENCE
 - BACK OF KERB
 - OVERHEAD CABLE
 - DRIVE WAY
 - FOOTPATH
 - CONTOUR
 - EASEMENT



INCORPORATING THE PRACTICE OF
BARKER MONAHAN
 SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS
 581 GILBERT ROAD, PRESTON 3072

CERTIFICATION BY SURVEYOR
 I, Peter Michael McCarthy of Terrain Consulting Group Pty. Ltd a surveyor licensed under the Surveying Act 2004, certify that this plan correctly represents the information obtained by me from such sources as indicated hereon.
 Dated 15th January 2021

TITLE PARTICULARS:
 CT Volume 7675 Folios 048 & 051
 CT Volume 7612 Folios 089
 CT Volume 8040 Folios 785
 Lots 5, 6, 7 & 8 on LP21175
 Area of Titles: 2898m² (Total)
 SOURCE OF INFORMATION: LAND USE VIC.

SCALE: 1:150
 ORIGINAL SHEET: A1
 DATE OF SURVEY: 12 January 2021
 PARTY LEADER: P.Z. DRAWN: R.D.
 LEVEL DATUM: Aust Height Datum

PLAN: TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
ADDRESS: 186-192 CLAYTON ROAD, CLAYTON
MUNICIPALITY: CITY OF MONASH
PROJECT: PROPOSED DEVELOPMENT
MELWAY REF: 70 C12

SHEET 1 OF 1
 DRAWING No.
21005D01s
 VERSION No: 1
 REVISION DATE: