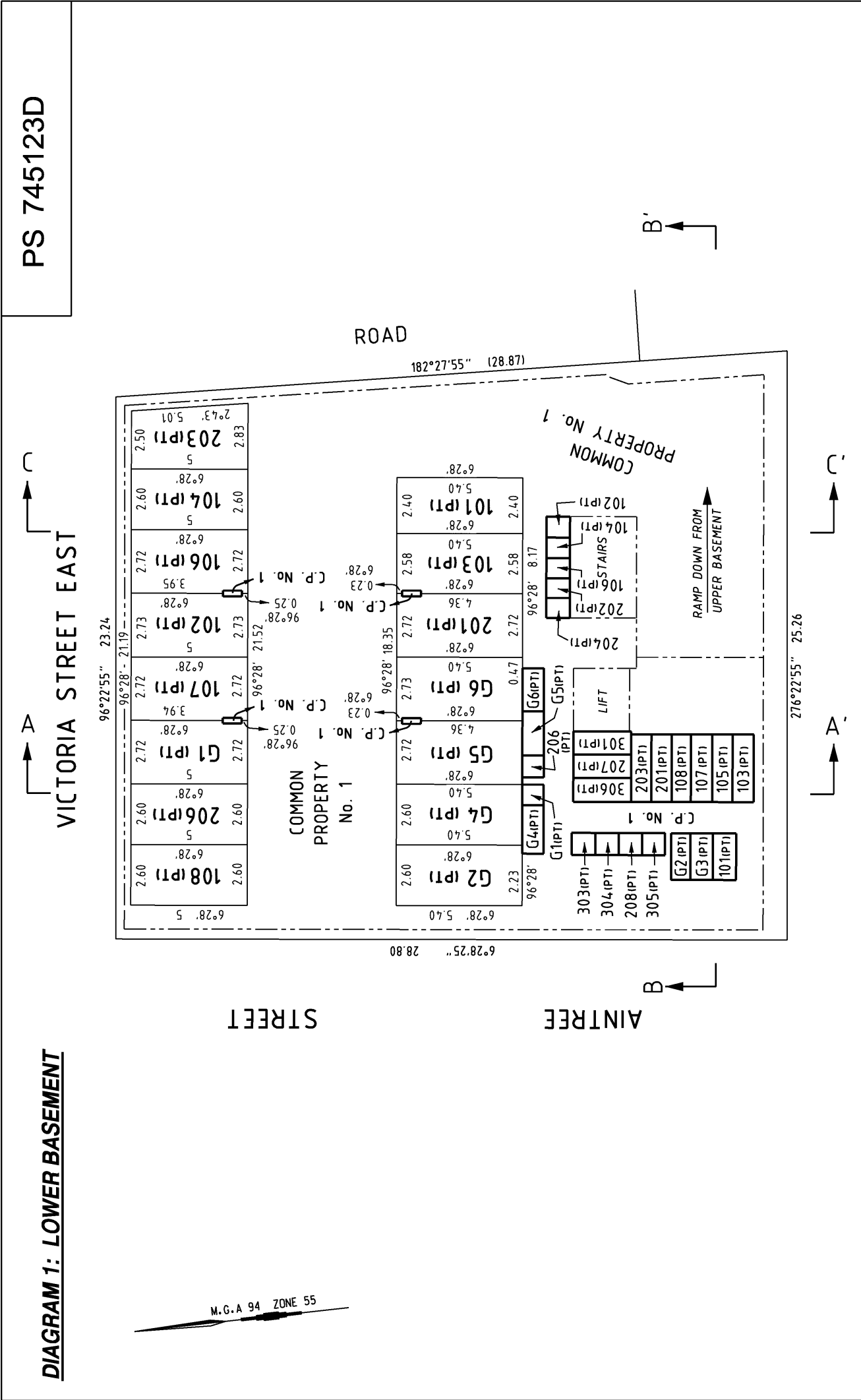


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS 745123D</b>	
<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> JIKA JIKA</p> <p><b>TOWNSHIP:</b> -----</p> <p><b>SECTION:</b> -----</p> <p><b>CROWN ALLOTMENT:</b> -----</p> <p><b>CROWN PORTION:</b> 105 (PART)</p> <p><b>TITLE REFERENCE:</b> VOL. 11270 FOL. 248</p> <p><b>LAST PLAN REFERENCE:</b> LP 73513 (LOTS 5 &amp; 6)</p> <p><b>POSTAL ADDRESS:</b> 50 VICTORIA STREET EAST, (at time of subdivision) BRUNSWICK EAST, VIC. 3057</p> <p><b>MGA CO-ORDINATES:</b> E: 322,020                      ZONE: 55 (of approx centre of land                      N: 5,817,885                      GDA 94 in plan)</p>		<p>Council Name: Moreland City Council</p> <p>Council Reference Number: SC/2018/216                  Planning Permit Reference: SP/2018/207                  SPEAR Reference Number: S126355C</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p><b>Statement of Compliance</b></p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Graeme Bruce Linsell for Moreland City Council on 24/01/2019</p>		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
<b>NOTATIONS</b>		<p><b>BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS.</b></p> <p><u>Location of boundaries defined by buildings -</u></p> <p style="text-align: center;">Interior face: All boundaries</p> <p>Interior face is defined as the structural face of the buildings internal to the lots.</p> <p>The structure of any wall, floor, ceiling, window, door or balustrade which define boundaries are contained within Common Property No. 1.</p> <p>All internal columns, service ducts, pipe shafts &amp; cable ducts, vents and service installations within the buildings are deemed to be part of Common Property No.1. The position of these columns, service ducts, pipe shafts &amp; cable ducts, vents and service installations may not have been shown on the diagrams contained herein.</p> <p>- LENGTHS SHOWN APPENDED WITH AN ASTERISK THUS: 4.33* ARE TO THE NEAR FACE OF THE RELEVANT BUILDING OR STRUCTURE.</p> <p>- BUILDING FEATURES SHOWN THUS: - - - - - ARE FOR PLAN INTERPRETATION ONLY AND DO NOT DEFINE BOUNDARIES.</p> <p>Lots 1 to 100, 109 to 200 and 209 to 300 (all inclusive) have been omitted from this plan.</p> <p>All Lots are comprised of 4 parts except for Lots G3 &amp; G4 that are comprised of 5 parts.</p>		
<p><b>DEPTH LIMITATION:</b> Does Not Apply</p> <p><b>SURVEY:</b> This plan is based on survey.</p> <p><b>STAGING:</b> This is not a staged subdivision.</p> <p><b>PLANNING PERMIT No:</b> SP / 2018 / 207</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;"><b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNER'S CORPORATIONS.</b></p> <p style="font-size: small;">FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT &amp; LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</p> </div> <p>This survey has been connected to permanent marks No(s).</p> <p>In Proclaimed Survey Area No. ---</p>				
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easements and Rights pursuant to Section 12 (2) of the Subdivision Act 1988 applies to all the land on this plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
 <p><b>Peninsula Survey Group</b> PTY LTD                  Consulting Land Surveyors                  24A Progress Street, Mornington, VIC. 3931.                  Phone: 9787 2980 mail@peninsulasurvey.com.au                  ACN 067 077 614</p>		<p>FILE REF: 6022 / PS</p> <p>Digitally signed by: Alan Leslie Runting, Licensed Surveyor,                  Surveyor's Plan Version (3.0),                  15/01/2019, SPEAR Ref: S126355C</p>		<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 10</p>
<p><b>PLAN REGISTERED</b></p> <p>TIME: 4:48pm      DATE: 1 / 2 / 2019</p> <p style="text-align: center;">Rod Speer                  Assistant Registrar of Titles</p>				



**PS 745123D**

**DIAGRAM 1: LOWER BASEMENT**

VICTORIA STREET EAST

STREET

AINTRÉE

ROAD

B'

B

A

A

C

C

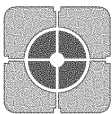
M.G.A 94 ZONE 55

SCALE	1.5	0	1.5	3	4.5	6
SCALE 1: 150	1.5	0	1.5	3	4.5	6
LENGTHS ARE IN METRES						

FILE REF: 6022 / PS

Digitally signed by: Alan Leslie Runting, Licensed Surveyor,  
Surveyor's Plan Version (3.0),  
15/01/2019, SPEAR Ref: S126355C

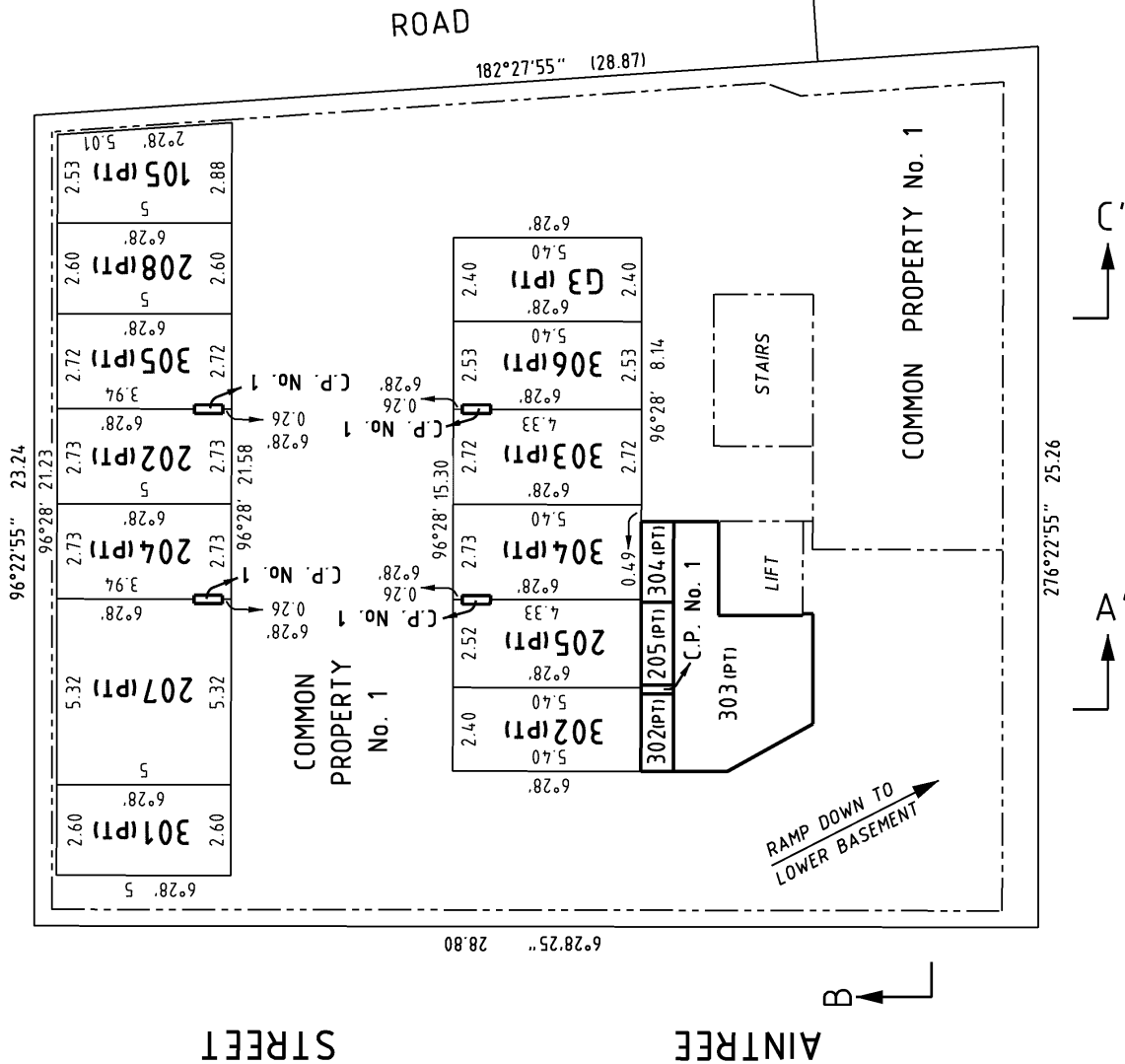
Digitally signed by:  
Moreland City Council,  
24/01/2019,  
SPEAR Ref: S126355C

 <p><b>Peninsula Survey Group</b> PTY LTD Consulting Land Surveyors 24A Progress Street, Mornington, VIC 3931. Phone: 9787 2980 mail@peninsulasurvey.com.au ACN 067 077 614</p>	<p>ORIGINAL SHEET SIZE: A3</p>	SHEET 2
	<p>6022 / PS</p>	

**DIAGRAM 2: UPPER BASEMENT**

PS 745123D

VICTORIA STREET EAST



96°22'55" 23.24

96°28' 21.23

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

2.73

182°27'55" (28.87)

276°22'55" 25.26

6°28'25" 28.80

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

M.G.A 94 ZONE 55

6°28'25" 28.80

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

96°28' 15.30

96°28' 8.14

96°28' 21.58

Peninsula Survey Group  
 Consulting Land Surveyors  
 24A Progress Street, Mornington, VIC 3931.  
 Phone: 9787 2980 mail@peninsulasurvey.com.au  
 ACN 067 077 614

FILE REF: 6022 / PS

Scale 1: 150  
 Lengths are in metres  
 1.5 0 1.5 3 4.5 6

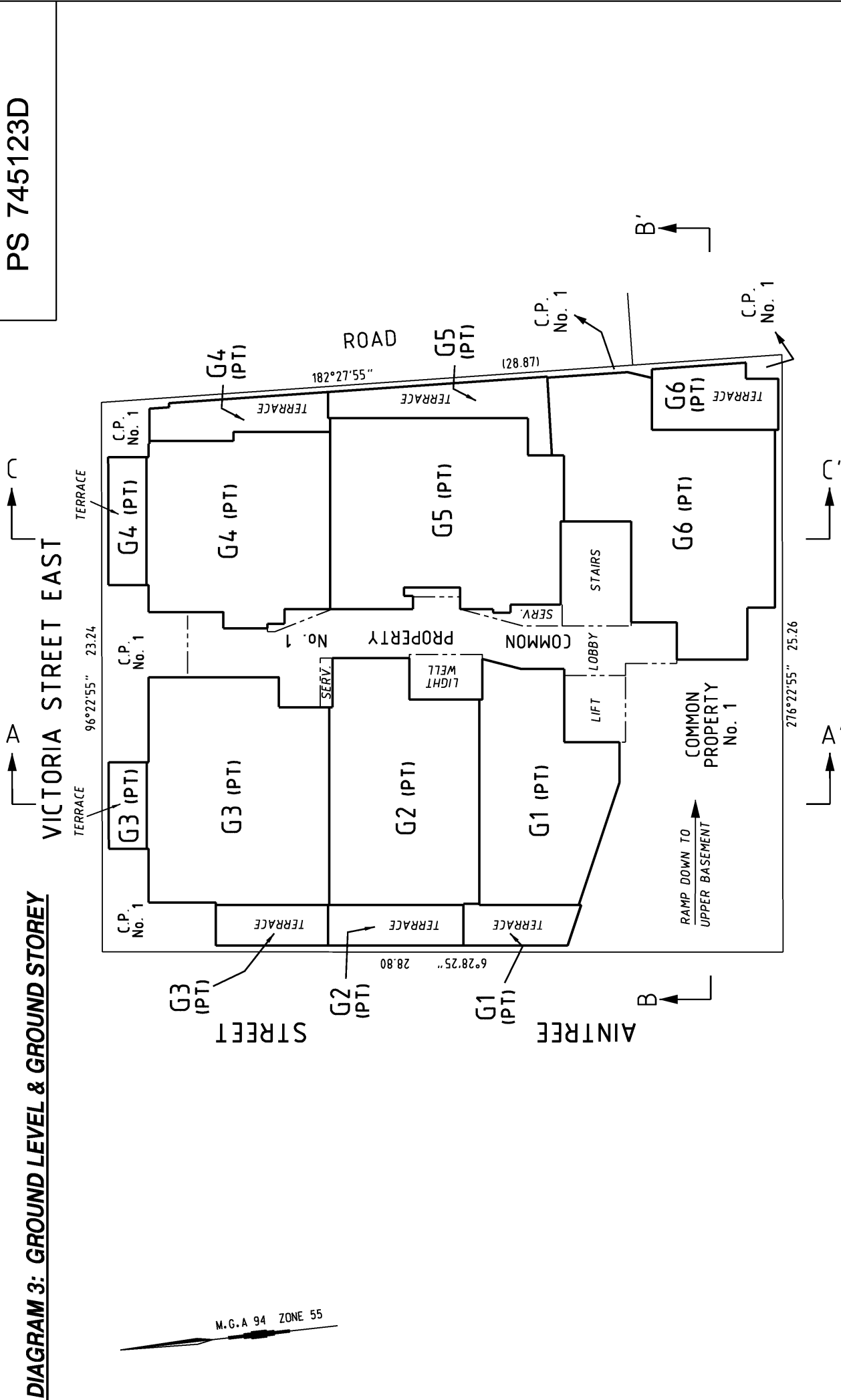
Digitally signed by: Alan Leslie Running, Licensed Surveyor,  
 Surveyor's Plan Version (3.0),  
 15/01/2019, SPEAR Ref: S126355C

ORIGINAL SHEET SIZE: A3  
 SHEET 3

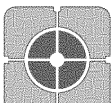

Digitally signed by:  
 Moreland City Council,  
 24/01/2019,  
 SPEAR Ref: S126355C

PS 745123D

**DIAGRAM 3: GROUND LEVEL & GROUND STOREY**

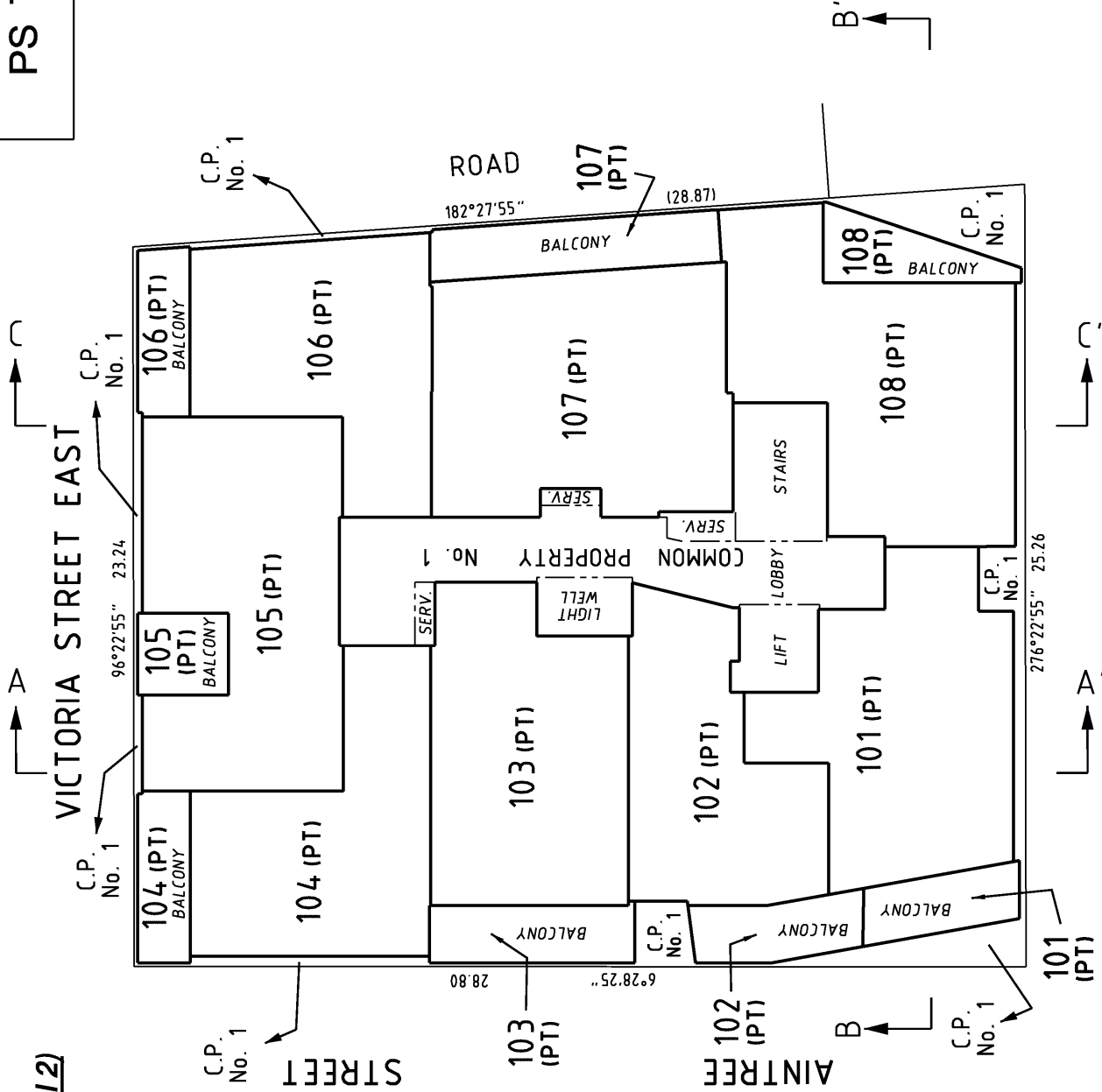


M.G.A 94 ZONE 55

 <p><b>Peninsula Survey Group</b> PTY LTD Consulting Land Surveyors 24A Progress Street, Mornington, VIC. 3931. Phone: 9787 2980 mail@peninsulasurvey.com.au ACN 067 077 614</p>	FILE REF: 6022 / PS	SCALE 1: 150	<p>LENGTHS ARE IN METRES</p> 	ORIGINAL SHEET SIZE: A3	SHEET 4
	Digitally signed by: Alan Leslie Running, Licensed Surveyor, Surveyor's Plan Version (3.0), 15/01/2019, SPEAR Ref: S126355C Digitally signed by: Alan Leslie Running, Licensed Surveyor, Moreland City Council, 24/01/2019, SPEAR Ref: S126355C				

PS 745123D

**DIAGRAM 4: FIRST STOREY (Level 2)**



FILE REF: 6022 / PS

**Peninsula Survey Group** PTY LTD  
 Consulting Land Surveyors  
 24A Progress Street, Mornington, VIC 3931.  
 Phone: 9787 2980 mail@peninsulasurvey.com.au  
 ACN 067 077 614

SCALE 1: 150  
 LENGTHS ARE IN METRES  
 1.5 0 1.5 3 4.5 6

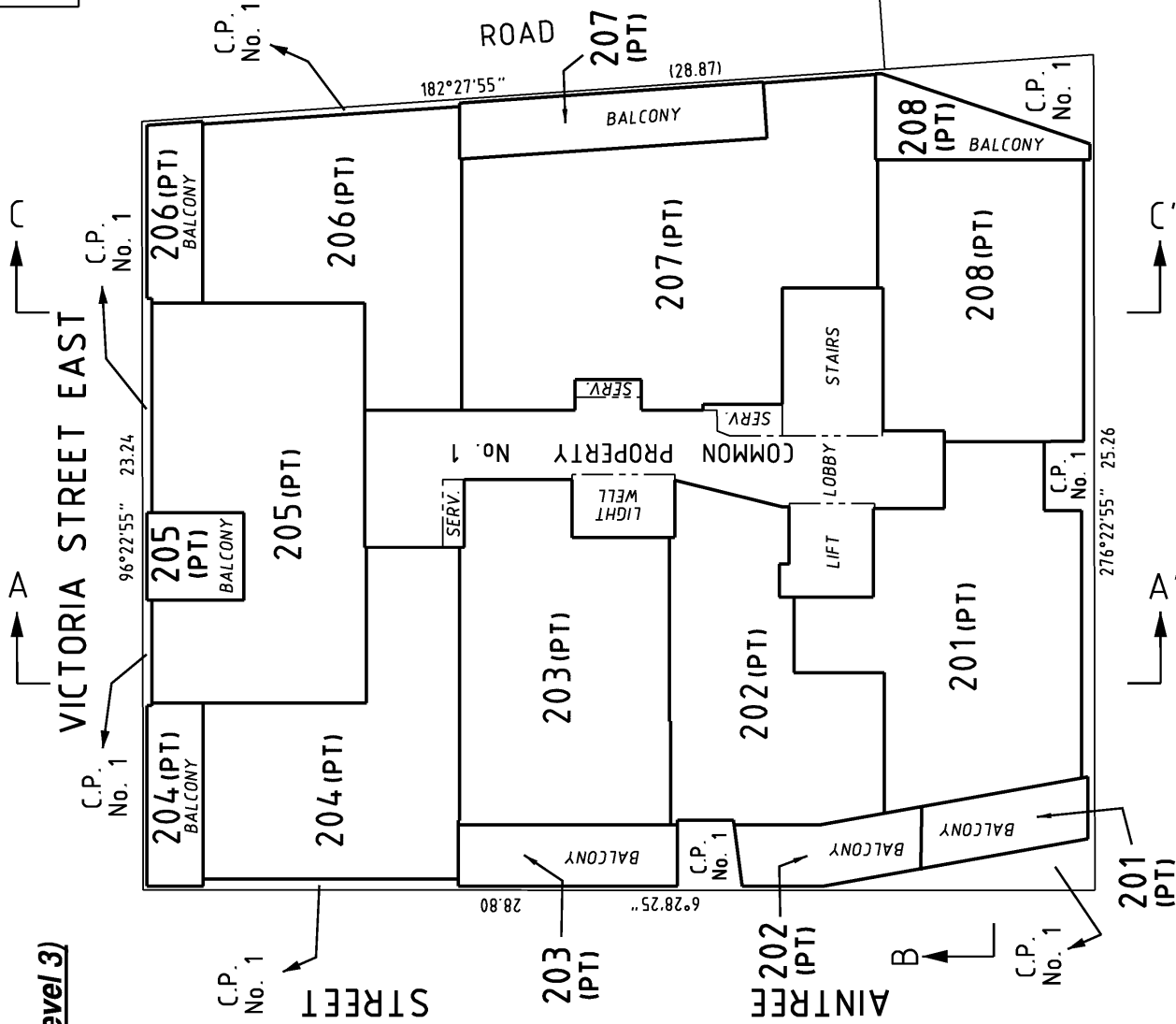
Digitally signed by: Alan Leslie Runtling, Licensed Surveyor,  
 Surveyor's Plan Version (3.0),  
 15/01/2019, SPEAR Ref: S126355C

ORIGINAL SHEET SIZE: A3 SHEET 5

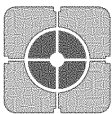
Digitally signed by:  
 Moreland City Council,  
 24/01/2019,  
 SPEAR Ref: S126355C

PS 745123D

**DIAGRAM 5: SECOND STOREY (Level 3)**



M.G.A 94 ZONE 55

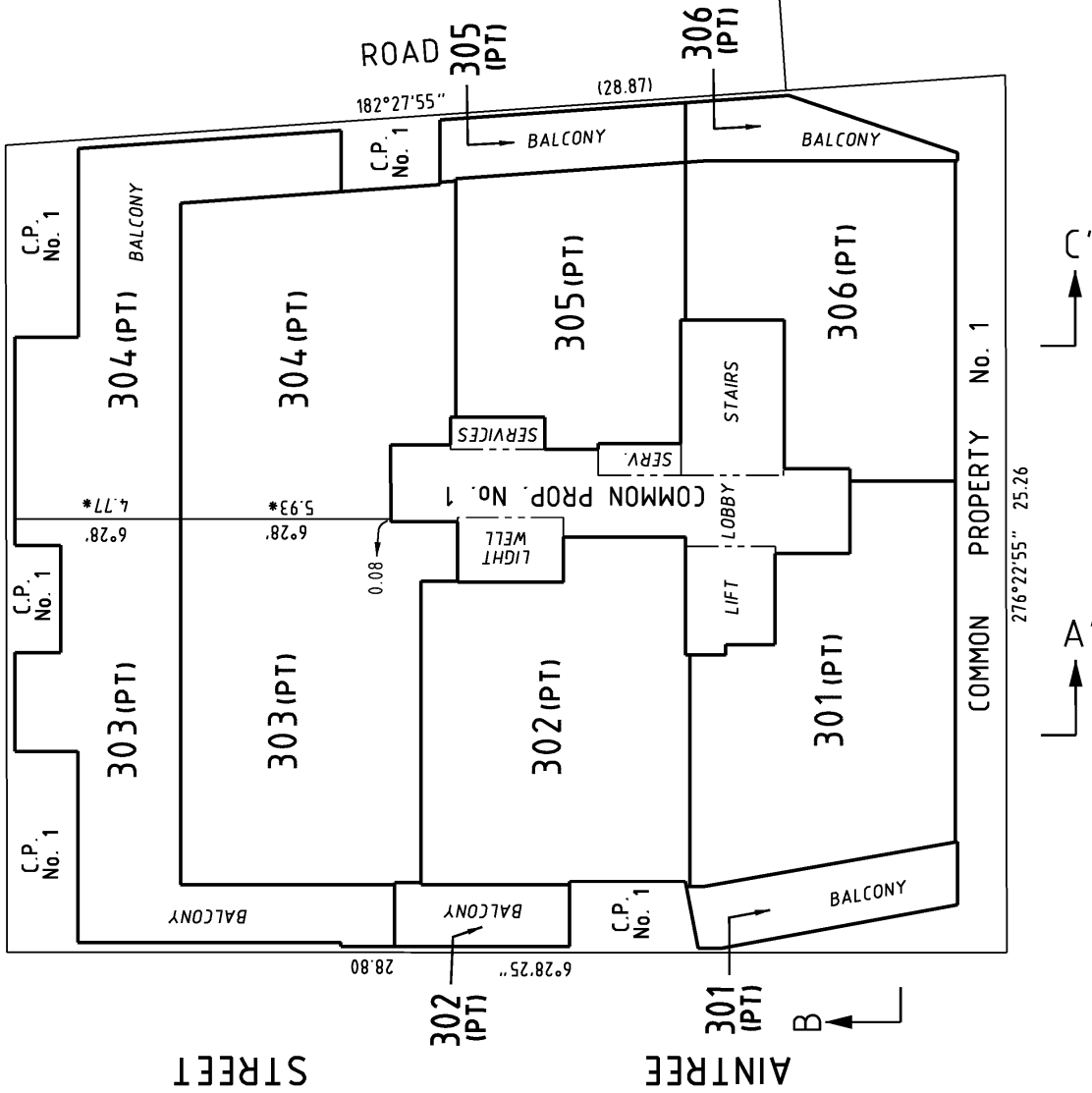
 <p><b>Peninsula Survey Group</b> PTY LTD Consulting Land Surveyors 24A Progress Street, Mornington, VIC 3931. Phone: 9787 2980 mail@peninsulasurvey.com.au ACN 067 077 614</p>	FILE REF: 6022 / PS	SCALE 1: 150	ORIGINAL SHEET SIZE: A3	SHEET 6
	Lengths are in metres 1.5 0 1.5 3 4.5 6		Digitally signed by: Alan Leslie Running, Licensed Surveyor, Surveyor's Plan Version (3.0), 15/01/2019, SPEAR Ref: S126355C	

PS 745123D

**DIAGRAM 6: TOPMOST STOREY (Level 4)**

VICTORIA STREET EAST

96°22'55" 23.24



SCALE 1: 150

1.5 0 1.5 3 4.5 6

LENGTHS ARE IN METRES

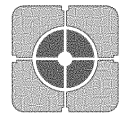
ORIGINAL SHEET SIZE: A3

SHEET 7

FILE REF: 6022 / PS

Digitally signed by: Alan Leslie Runtling, Licensed Surveyor,  
Surveyor's Plan Version (3.0),  
15/01/2019, SPEAR Ref: S126355C

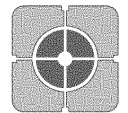
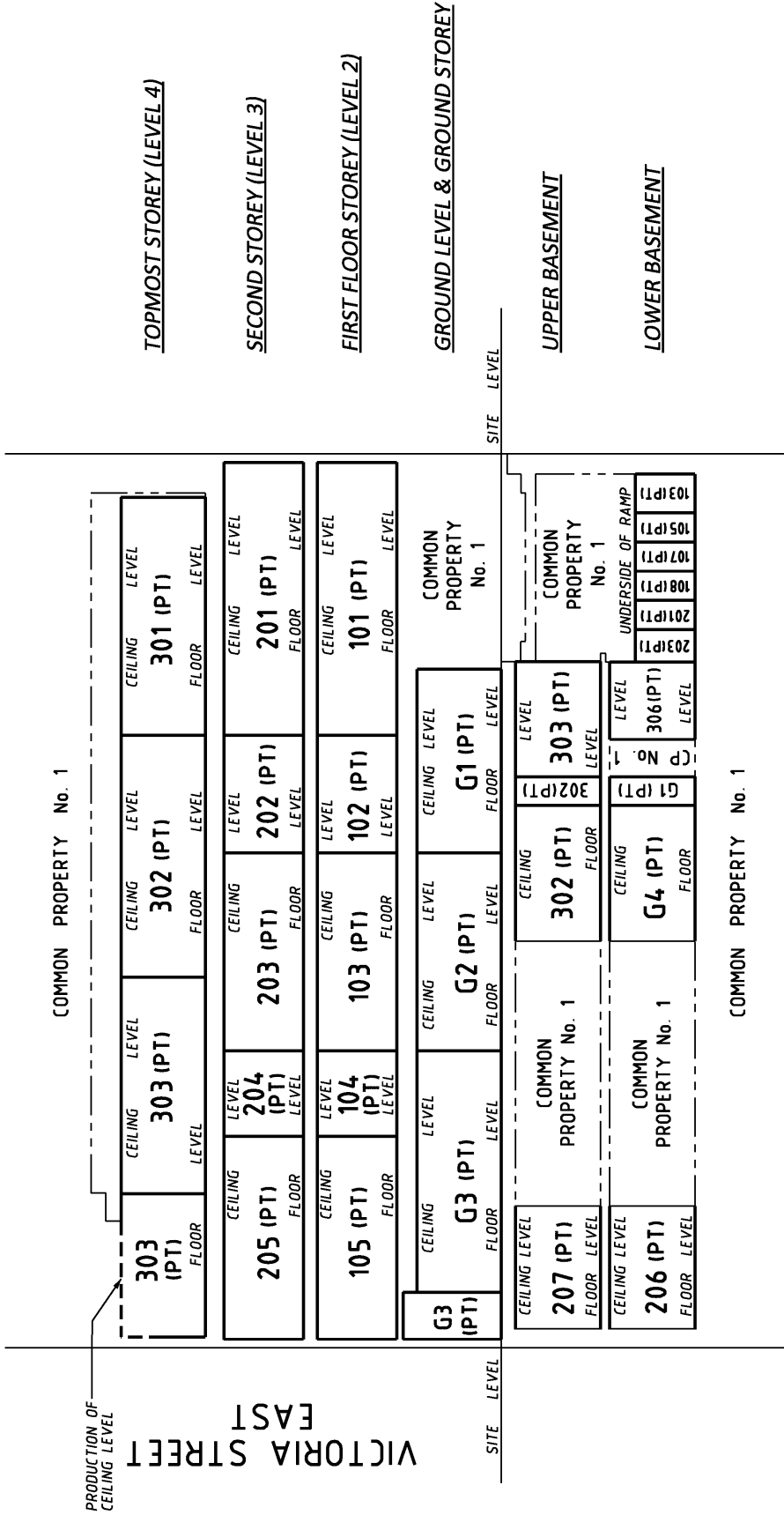
**Peninsula Survey Group** PTY LTD  
 Consulting Land Surveyors  
 24A Progress Street, Mornington, VIC. 3931.  
 Phone: 9787 2980 mail@peninsulasurvey.com.au  
 ACN 067 077 614



PS 745123D

**DIAGRAM 7: CROSS SECTION (A-A')**

NOT TO SCALE



**Peninsula Survey Group** PTY LTD  
 Consulting Land Surveyors  
 24A Progress Street, Mornington, VIC. 3931.  
 Phone: 9787 2980 mail@peninsulasurvey.com.au  
 ACN 067 077 614

FILE REF: 6022 / PS

SCALE  
N.T.S.

0 LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 8

Digitally signed by: Alan Leslie Runtig, Licensed Surveyor,  
 Surveyor's Plan Version (3.0),  
 15/01/2019, SPEAR Ref: S126355C

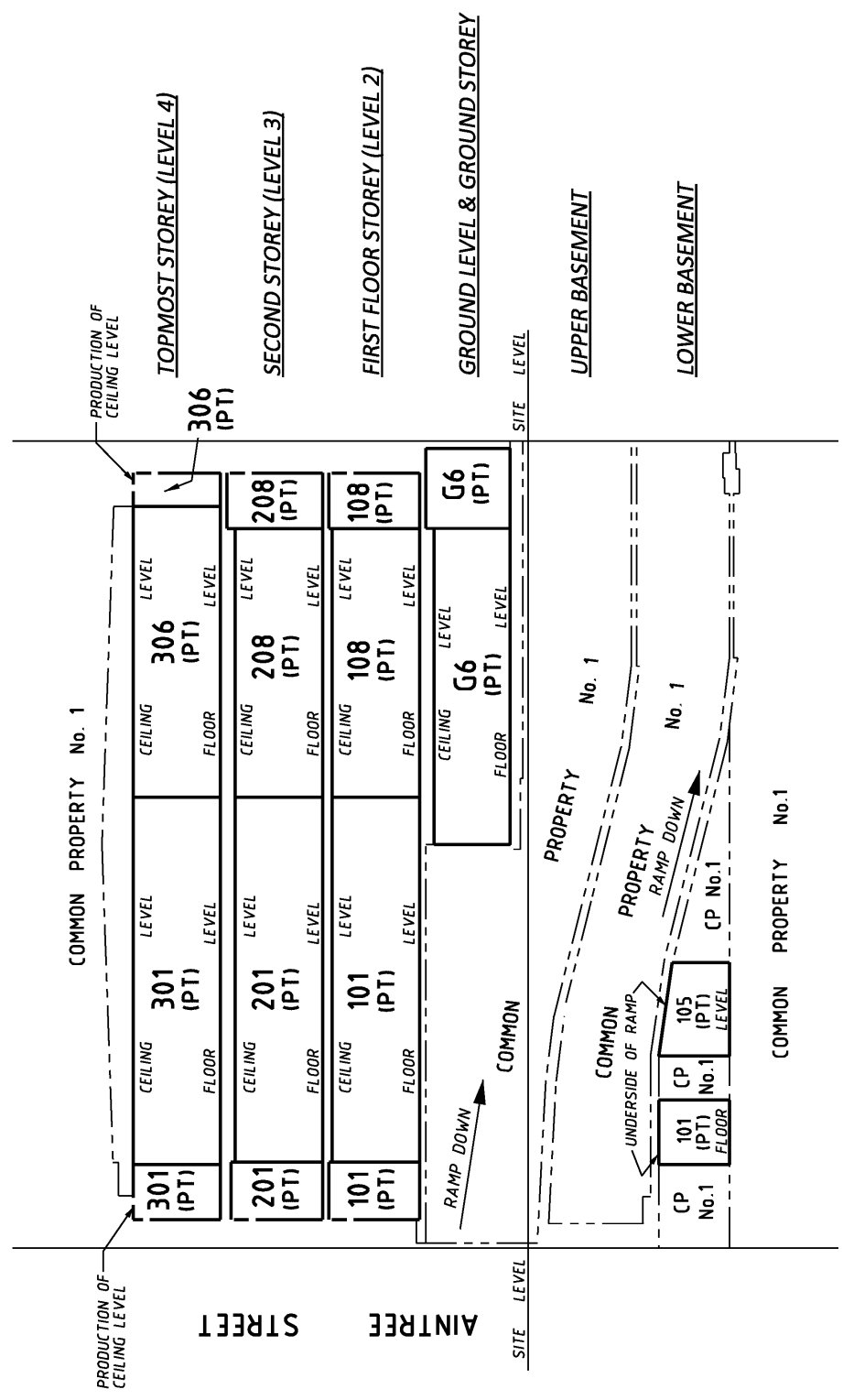
Digitally signed by:  
 Moreland City Council,  
 24/01/2019,  
 SPEAR Ref: S126355C

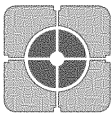


PS 745123D

**DIAGRAM 8: CROSS SECTION (B-B')**

NOT TO SCALE

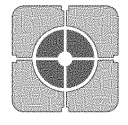
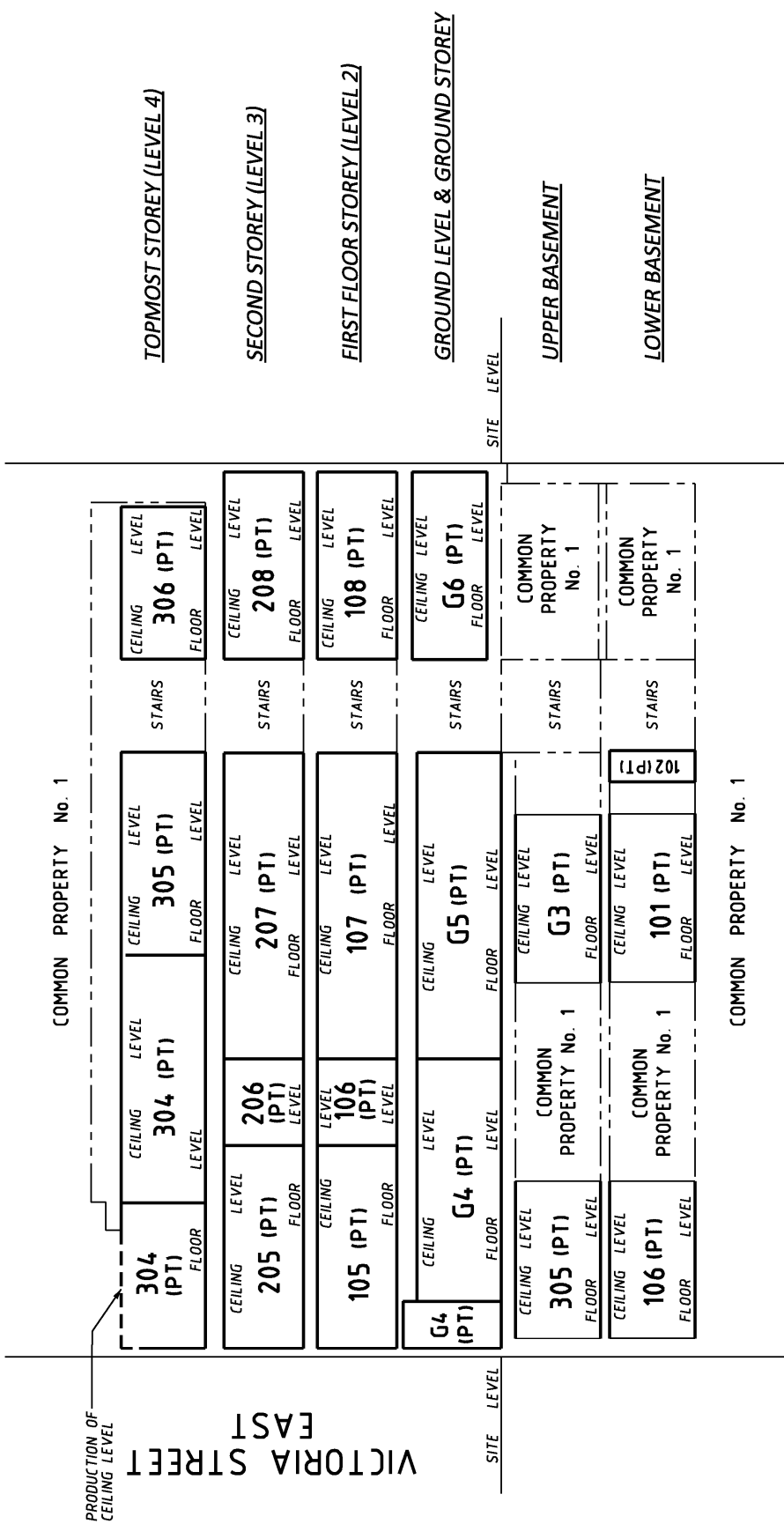


 <b>Peninsula Survey Group</b> Pty Ltd Consulting Land Surveyors 24A Progress Street, Mornington, VIC 3931. Phone: 9787 2980 mail@peninsulasurvey.com.au ACN 067 077 614	FILE REF: 6022 / PS	SCALE N.T.S.	0 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 9
	Digitally signed by: Alan Leslie Runtig, Licensed Surveyor, Surveyor's Plan Version (3.0), 15/01/2019, SPEAR Ref: S126355C		Digitally signed by: Moreland City Council, 24/01/2019, SPEAR Ref: S126355C		

PS 745123D

**DIAGRAM 9: CROSS SECTION (C-C')**

NOT TO SCALE



**Peninsula Survey Group**  
 Pty Ltd  
 Consulting Land Surveyors  
 24A Progress Street, Mornington, VIC 3931.  
 Phone: 9787 2980 mail@peninsulasurvey.com.au  
 ACN 067 077 614

FILE REF: 6022 / PS

SCALE  
 N.T.S.

0  
 LENGTHS ARE IN METRES

Digitally signed by: Alan Leslie Runtig, Licensed Surveyor,  
 Surveyor's Plan Version (3.0),  
 15/01/2019, SPEAR Ref: S126355C

ORIGINAL SHEET  
 SIZE: A3

SHEET 10

Digitally signed by:  
 Moreland City Council,  
 24/01/2019,  
 SPEAR Ref: S126355C