

1. DOUBLE STOREY BRICK / RENDERED HOUSE



2. DOUBLE STOREY BRICK HOUSE



3. SINGLE STOREY BRICK UNITS



4. SINGLE STOREY WEATHERBOARD HOUSE



5. SINGLE STOREY BRICK HOUSE



6. DOUBLE STOREY BRICK HOUSE



7. SHOPS NEARBY TO SITE - SCOTSBURN AVE



8. SINGLE STOREY BRICK HOUSE

Legend

- Subject Site
- Residential buildings - 1 Storey
- Residential buildings - 2 Storey
- Potential Development Site
- Warehouse
- Apartments / Flats
- Sensitive Interface
- XO Existing Crossover
- Potential New Crossover and Entry to Site
- Potential Streetfront Vehicular Access to TH's
- Trees to be Retained
- Bus route (704 - East Clayton)
- Shopping Strip
- Site Contour (1Metre)

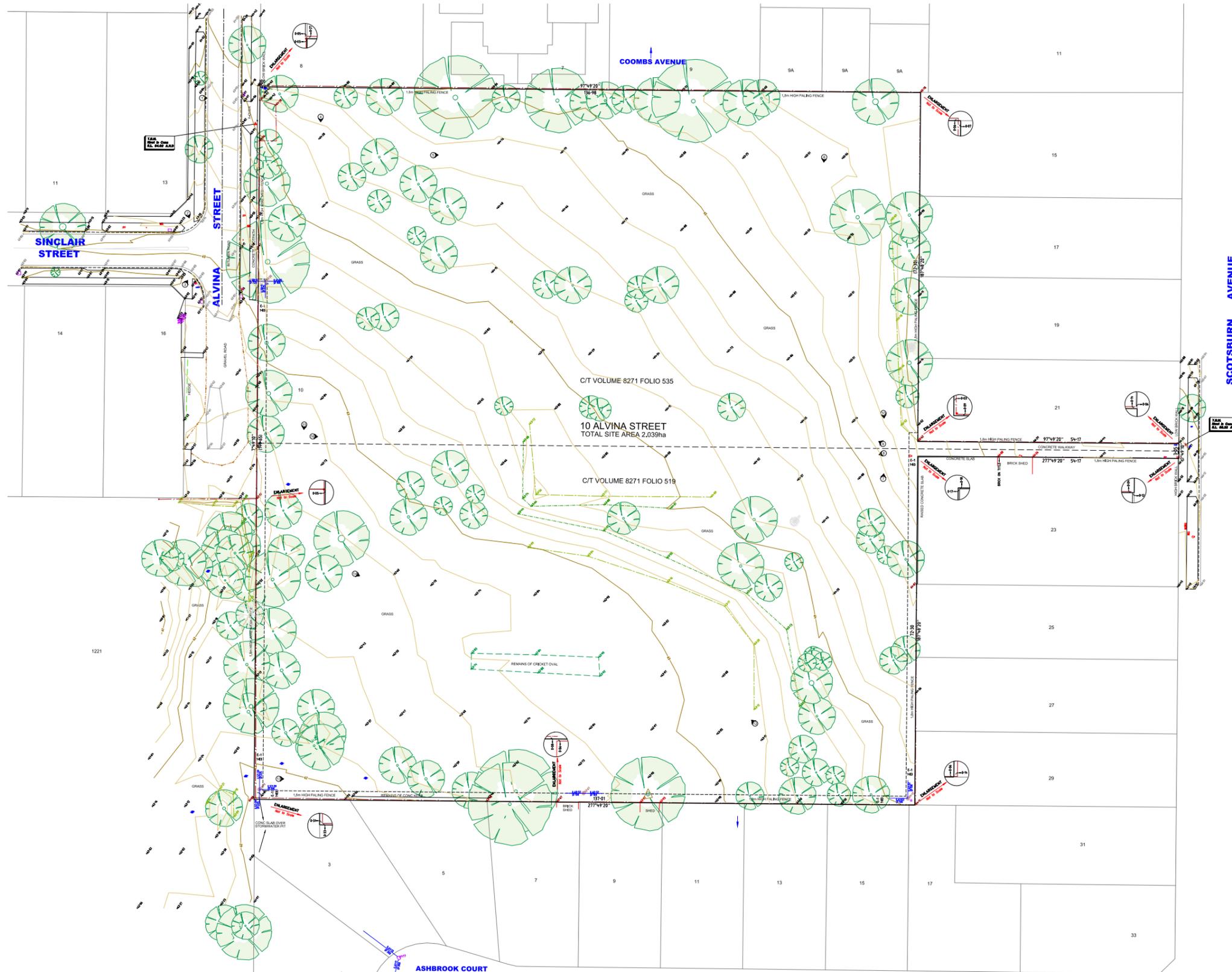
Opportunities

- 1 Opportunity to engage with views towards Monash University - (North East of subject site)
- 2 Opportunity to create and encourage pedestrian flow through the site for activation and access.
- 3 Close proximity to bus and train routes.
- 4 Opportunity to enhance and activate residential street frontage to a once abandoned site
- 5 Potential to engage with future development site to the south west of the site.
- 6 Potential to re-invigorate nearby shopping strip

Constraints

- 7 Limited existing street frontage
- 8 Adjacent residential built forms require a sensitive building response to ensure no overshadowing / overlooking.
- 9 Protection of trees on subject site and adjacent properties close to the boundary.





**Legend**

4	Instrument Station	▲
102	Top of Bench	●
103	Existing Surface	—
104	Change of Grade	—
201	Tree-Job	●
203	Group Trees/Brush	●
206	Dead Tree	●
308	Side Entry Pit	□
309	Gravel Pit	□
310	Junction Pit	□
321	Inset Pipe or Pit	□
401	Centre of Blotum	—
402	Edge of Blotum	—
406	Lip of Kerb / Channel	—
407	Head of Kerb / Channel	—
408	Back of Kerb / Channel	—
412	Track (Vehicular)	—
418	Land Lines (Batter)	—
419	Edge of Concrete	—
503	Sign	—
521	Boiler	—
602	Shed	—
603	Building	—
613	Monitoring Well	—
617	Well	—
712	Electricity Pole	—
713	Electricity Pole with Light	—
721	Telco Pit	—
741	Sewerage Pit	—
750	Water Man	—
751	Stop Valve	—
752	Fire Plug	—
753	Fire Hydrant	—
754	Water Meter	—
761	Stay for Pole	—
803	Fence	—
904	Gate	—
960	Title	—
999	Easement	—

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.

Underground service information shown on this Plan has been derived from service plans provided by the relevant Service Authority and verified where possible by a service location contractor.

Services that are non-detectable may not have been shown on this Plan and reference should be made to relevant Service Authority plans.

Drainage details (inverts and pipe sizes) have been measured from the surface level with limited access to the pit. Such details and the connectivity between sites needs to be verified against records held by Council or the relevant authority.

**Reference**  
 Date of Survey December 2014 & September 2015  
 Land Subject to Easement  
 E-1 Drainage and Sewerage  
 This plan is to be read in conjunction with the attached Surveyors Report  
 Information relating to adjoining properties has only been shown where visible or access is available

The boundary dimensions shown do not accord with Title, however they have been examined and registered at Land Victoria. Title will be amended as part of the Future Subdivision.

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 PM 570 with a stated value of RL 63.921  
 Refer to frozen layers with a suffix of \_L for levels.  
 Refer to frozen layers with a suffix of \_C for crosses  
 Contour Interval 0.2 metres

**Scale**  
 1:250

Drawn	Greg Williams	Checked	Burton
Drawn	RU		
Date	15/08/2015		
Survey Date	30/05/10 & 06		
CAD Drawing Number	3035100AC		
Original sheet size	A0		
Client	Spire Group Pty Ltd C/- Point Polaris 10 Alvina Street Oakleigh South		
Project	Boundary Re-establishment, Feature and Level Survey Certificates of Title Volume 8271 Folio 519 Volume 8271 Folio 535		
Sheet	1 of 1		
Job Number	30351		

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Provided by Bosco Johnson

TYPE	LOT WIDTH	LOT DEPTH	LOT AREA	TOTAL LOT AREA	TOWNHOUSE GFA	GARAGE AREA	NO LEVELS	NO OF BEDS	NO CARPARKS	NO LOTS
C1	4400	20000	88.0 m <sup>2</sup>	1144.0 m <sup>2</sup>	169.9 m <sup>2</sup>	29.9 m <sup>2</sup>	3	3	2	13
C2	4400	20000	88.0 m <sup>2</sup>	704.0 m <sup>2</sup>	169.9 m <sup>2</sup>	29.9 m <sup>2</sup>	3	3	2	8
C3	4400	20000	88.0 m <sup>2</sup>	616.0 m <sup>2</sup>	169.9 m <sup>2</sup>	29.9 m <sup>2</sup>	3	3	2	7
D1	6600	22000	145.2 m <sup>2</sup>	1016.4 m <sup>2</sup>	163.5 m <sup>2</sup>	25.1 m <sup>2</sup>	2	4	2	7
D2	6600	22000	145.2 m <sup>2</sup>	435.6 m <sup>2</sup>	163.5 m <sup>2</sup>	25.1 m <sup>2</sup>	2	4	2	3
E1	5000	21700	108.5 m <sup>2</sup>	1410.5 m <sup>2</sup>	167.1 m <sup>2</sup>	24.7 m <sup>2</sup>	3	3	2	13
E2	5000	21700	108.5 m <sup>2</sup>	868.0 m <sup>2</sup>	167.1 m <sup>2</sup>	24.7 m <sup>2</sup>	3	3	2	8
F	5000	22000	110.0 m <sup>2</sup>	220.0 m <sup>2</sup>	132.9 m <sup>2</sup>	27.8 m <sup>2</sup>	2	2	1	2
G	12600	21400	269.6 m <sup>2</sup>	1078.6 m <sup>2</sup>	235.4 m <sup>2</sup>	35.5 m <sup>2</sup>	2	4	2	4
H	7000	21300	149.1 m <sup>2</sup>	298.2 m <sup>2</sup>	177.3 m <sup>2</sup>	44.7 m <sup>2</sup>	2	3	2	2
J	10000	21400	214.0 m <sup>2</sup>	214.0 m <sup>2</sup>	242.5 m <sup>2</sup>	38.1 m <sup>2</sup>	2	4	2	1
K	7800	23900	186.4 m <sup>2</sup>	372.8 m <sup>2</sup>	136.3 m <sup>2</sup>	29.6 m <sup>2</sup>	2	3	2	2
L	6600	21400	141.2 m <sup>2</sup>	1129.9 m <sup>2</sup>	158.8 m <sup>2</sup>	25.3 m <sup>2</sup>	2	3	2	8
M	7200	13500	97.2 m <sup>2</sup>	388.8 m <sup>2</sup>	191.1 m <sup>2</sup>	40.4 m <sup>2</sup>	3	3	2	4
M2	7200	13500	97.2 m <sup>2</sup>	97.2 m <sup>2</sup>	180.0 m <sup>2</sup>	38.8 m <sup>2</sup>	3	3	2	1
N	6000	21300	127.8 m <sup>2</sup>	1278.0 m <sup>2</sup>	158.2 m <sup>2</sup>	40.6 m <sup>2</sup>	2	3	2	10
P	14200	21400	303.9 m <sup>2</sup>	911.6 m <sup>2</sup>	207.9 m <sup>2</sup>	39.9 m <sup>2</sup>	2	4	2	3
12183.7 m <sup>2</sup>										96

\*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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