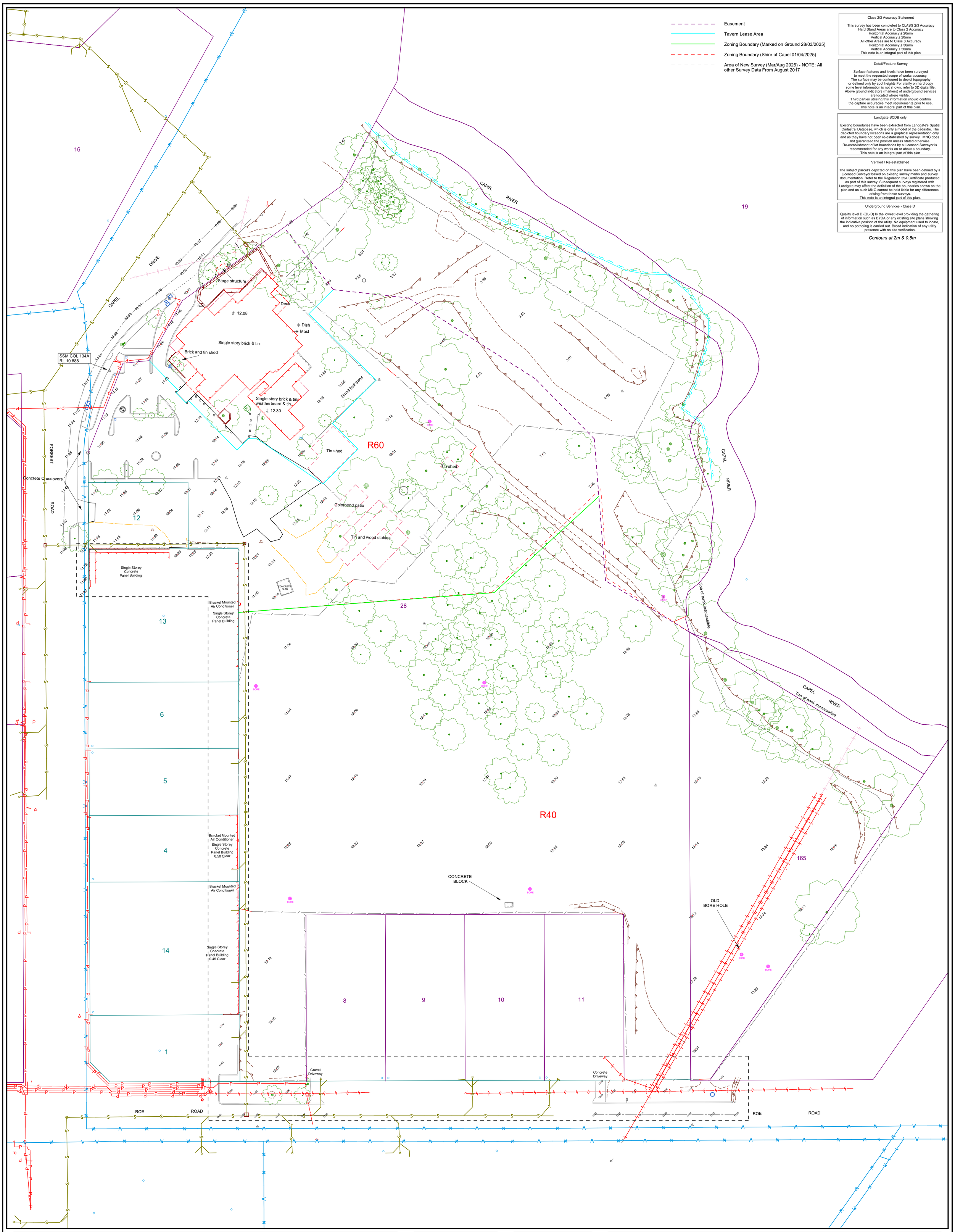

Class 2/3 Accuracy Statement

This survey has been completed to CLASS 2/3 Accuracy
Hard Stand Areas are to Class 2 Accuracy
Horizontal Accuracy ± 20mm
Vertical Accuracy ± 20mm
All other Areas are to Class 3 Accuracy
Horizontal Accuracy ± 30mm
Vertical Accuracy ± 50mm
This note is an integral part of this plan

Detail/Feature Survey

Surface features and levels have been surveyed to meet the requested scope of works accuracy. The surface may be contoured to depict topography or defined only by spot heights.For clarity on hard copy some level information is not shown, refer to 3D digital file. Above ground indicators (markers) of underground services are located where visible. Third parties utilising this information should confirm the capture accuracies meet requirements prior to use. This note is an integral part of this plan.

Landgate SCDB only

Existing boundaries have been extracted from Landgate's Spatial Cadastral Database, which is only a model of the cadastre. The depicted boundary locations are a graphical representation only and as they have not been re-established by survey. MNG does not guaranteed the position unless stated otherwise. Re-establishment of lot boundaries by a Licensed Surveyor is recommended for any works on or about a boundary. This note is an integral part of this plan

Verified / Re-established

The subject parcel/s depicted on this plan have been defined by a Licensed Surveyor based on existing survey marks and survey documentation. Refer to the Regulation 25A Certificate produced as part of this survey. Subsequent surveys registered with Landgate may affect the definition of the boundaries shown on the plan and as such MNG cannot be held liable for any differences arising from these surveys. This note is an integral part of this plan.

Underground Services - Class D

Quality level D (QL-D) Is the lowest level providing the gathering of information such as BYDA or any existing site plans showing the indicative position of the utility. No equipment used to locate, and no potholing is carried out. Broad indication of any utility presence with no site verification.

Contours at 2m & 0.5m

Rev.	Description	Drawn	Date	Checked
B	Additional Survey Areas Added	GSU	08/08/2025	CPO
A	Initial Issue	GSU	01/04/2025	CPO

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Surveyor:- GSU
Survey Date:- 18/03/2025
Precal/Cad:- SCDB

N

DETAIL SURVEY
LOTS 12, 28 & 165 CAPEL DRIVE
CAPEL

CLIENT:

Ocean Gardens Pty Ltd

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

SCALE 1:500 @ A1
0 10 20 30 40 50
ALL DISTANCES ARE IN METRES
For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

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Project Mngr.	Casey Oliver	Datum	BCG94 / AHD

Job Number	Type	Plan Number	Revision
106959	DE	001	B

ROAD FEATURES

- Traffic Junction Box
- Traffic Signals - 1 Aspect
- Traffic Signals - 2 Aspect
- Traffic Signals - 3 Aspect
- Traffic Signals - 4 Aspect
- Pedestrian Signals
- Sign On One Pole
- Sign Multiple Poles
- Overhead Sign
- Traffic Controller Box
- Finger Sign (F SIGN)
- Traffic Earth Pit
- Police Traffic Camera
- Guide Post
- Km Marker (SLKP)
- Traffic Count
- Solar Panel - Single Pole
- Variable Speed Sign

ELECTRICAL

- Earth Pit (Earth)
- Electrical Pillar (E)
- Electrical Dome (WP)
- Light Pole - Directional
- Power Pole
- Transformer Single Pole
- Stay Pole
- Steel Wire Anchor
- High Mast Lighting (HL)
- Electrical Cable Marker
- MRWA Cable Marker (M)
- MRWA Electrical Cable Box (MR)
- Electrical Cable Pit/Box (E)
- MRWA Distribution Board (EDB)
- High Tension Power Pole (PP)
- Electrical Supply Pole (EP)
- Ground Floodlight (GFL)
- MRWA Electrical Manhole
- Meter Box (MB)
- Power Meter Box
- Electrical Transformer
- MRWA Light Pole
- MRWA Multiple Light Pole

COMMUNICATION

- Telstra Pillar
- Telstra Marker
- Telstra Pole
- Telephone Booth (T)
- Emergency Phone (TEL)
- Antenna
- Telstra Elevated Joint (T)
- Cable Marker (Optus)
- Telstra Tower
- Communication Manhole

WATER

- Water Meter (WM)
- Water Stop Valve (WA)
- Hydrant (Ground Level) (G.HYD)
- Hydrant (Pillar) (FH)
- Water Bore (WB)
- Stand Pipe
- Reticulation Sprinkler
- Reticulation Control Valve (WA)
- Well (WELL)
- Water Main Marker
- Water Tap
- Flushing Point (FP)
- Air Valve (AV)
- Peizometer (P)
- Water Access Chamber
- Hydrant Booster Box

GAS

- Gas Marker
- Gas Valve (GV)
- Gas Test Valve (GTV)
- LPG Tank (LPG)
- Gas Test Pit (Gas Pit)
- Gas Manhole

DRAINAGE

- Invert Level (IL)
- Overt Level (OL)
- Flood Level (FL)
- Water Line (WL)
- Flood Level Indicator (FL)
- Storm Water Grate
- Drainage Gully
- Drainage Manhole
- Drainage Headwall

SEWER

- Sewer Vent
- Sewer Line Marker
- Sewer Inspection Shaft (IS)
- Sewer Inspection Opening (IO)
- Sewer Manhole

RAIL

- Rail Traffic Signals (3)
- Rail Traffic Control Box (RAIL)
- Rail Telephone Box (T)
- Rail Cable Pit (RAIL)
- Rail Cable Marker
- Rail SLK Post (SLKP)
- Manhole - Rail Cable (RC)

STRUCTURE

- Deck Level (D.L.)
- Floor Level (FL)
- Column Centre

GENERAL

- Clothes Hoist
- Air Conditioner
- Marker Unk/Undefined
- Undefined Manhole
- Control Of Access Sign
- Count Station
- Advertising Sign (AD)
- Windmill
- Stock Trough (TROUGH)
- Litter Bin (BIN)
- Mail Box (MAIL)
- Parking Meter (PM)
- Bus Stop (BUS)
- Ticket Machine (T)
- Borehole (BORE)
- Flag Pole (FLAG)
- Bollard
- Fuel Bowser
- Underground Filler (UTF)
- Diesel Tank (D)
- Oil Main Marker
- Security Post
- Special Environment Area Marker ("yellow Hockey Sticks") (SEAM)
- Roadside Memorial Cross
- Other Pole/post
- Umbrella

GROUND FEATURES

- Natural Surface (1,2,3,4)
- Aerial Survey Marker

VEGETATION

- Tree Details - Canopy & Trunk
- Tree 0.1m-0.3m Trunk Diameter
- Tree 0.3m-0.5m Trunk Diameter
- Tree 0.5m-1.0m Trunk Diameter
- Tree > 1.0m Trunk Diameter
- Bush
- Die Back Area - Marker
- Nesting Tree
- Tree Trunk / Stump
- Grass Tree

SURVEY CONTROL

- Star Iron Picket
- Trig Point
- SSM
- Bench Mark (BM)
- Photo Point
- Cadastral Peg/Post (OP)
- Reference Peg (R.PEG)
- Alignment Control
- Spring Head Nail
- Spike (SP)
- TBM
- Peg Placed / Found
- Minor Vertical Control Mark Mvcm

COMMUNICATION PITS

- Amcom/Vocus Pit (A)
- NBN Pit (N)
- Next Gen Pit (NG)
- Optus Pit (O)
- Telstra Pit (T)

ROAD FEATURES

- Edge Of Bitumen
- Road Shoulder
- Edge Of Unsealed Road
- On Road
- Centre Of Road
- Kerb Top
- Kerb Bottom
- Cattle Grid
- Centre Of Driveway
- Edge Of Driveway
- Pedestrian Ramp
- Pedestrian Crosswalk
- Track
- Parking Bay
- Line Markings 1m Line & 1m Gap
- Line Markings 1m Line & 3m Gap
- Line Markings 3m Line & 9m Gap
- Lane Marking (9m*3m GAP)
- Lane Markings - Audible
- Shared Pathway - Guide Line 900mm*300mm GAP
- Footpath/Shared Path - Give Way 200mm*200mm GAP
- Giveway/Hold/Turn Lines 600mm*600mm GAP
- Double Barrier Line
- Overtaking Lane Left
- Overtaking Lane Right
- Single Solid Line
- Arrow Straight
- Arrow Straight/Left
- Arrow Straight/Right
- Arrow Left
- Arrow Right
- Arrow 3 Ways
- Arrow Right & Left
- Arrow U-Turn
- Arrow Merge
- Painted Lettering On Seal
- Painted Bicycle Traffic Signal Detector
- Guardrail - W Beam
- Guardrail - Thrie
- Barrier Concrete
- Barrier Steel Rope
- Barrier - Single Rail
- Barrier - Double Rail
- Barrier Triple Rail
- Bridge Barrier - (All Types)
- Bridge Expansion Joints
- Bridge - Outside Of Deck
- Soffit String

STRUCTURE

- Bridge
- Abutment
- Columns
- Piers
- Underpass
- Ramp
- Steps/Stairs
- Edge Of Concrete
- Bus Shelter
- Memorial
- Ruin
- Building / Structure
- Awning
- Shed
- Verandah
- Door Opening
- Window
- Roof Gutter Line
- Roof Ridge Line
- Top Of Wall
- Brick Wall
- Concrete Wall
- Livestock Grid

GROUND FEATURE

- Major Contour (10)
- Minor Contour
- Bank Bottom
- Bank Top
- Line Of Levels
- Levee Top
- Levee Bottom
- Rock Outcrop
- Ridge Line
- Borrow Pit
- Earthworks Area
- Ground Subsidence
- Rock Pitching

VEGETATION

- Tree Line/Canopy
- Bush Line
- Hedge
- Garden Bed
- Lawn Area
- Vineyard
- Plantation
- Orchard
- Nursery
- Market Garden
- Recreational Area
- Trunk Circumference Circle
- Tree-line Face Of Trunks

ELECTRICAL

- Varible Message Sign
- Electrical Structure String
- Overhead Powerlines - Null Height
- Overhead Powerlines - True Height
- High Tension Power Lines - Null Height
- High Tension Power Lines - True Height
- Guy-wire / Stay Wire / Anchor Wire - True Height
- Guy-wire / Stay Wire / Anchor Wire - 2D Null Height

COMMUNICATION

- Unidentifed Service Pit
- Telstra Cable (T)
- Amcom Cable
- Telstra Fibre Optic U/g -" Direct Measure"

WATER

- Water Pipe (W)

GAS

- Gas Line

DRAINAGE

- Drainage Pipe (D)
- Drainage Culvert
- Floodway
- Drain
- Edge Of Drain
- Sump
- Waters Edge
- Swamp
- Dam
- Edge Of Creek/Water
- Centre Of Channel
- Wet Area
- Flood Level Line
- Waterways Cross Section
- Obvert String - Top inside of drainage structure/pipe
- Top Outside of Pipe / Culvert

SEWER

- Sewer Pressure Main (PM)
- Sewer Pipe (S)

RAIL

- Railway Platform
- On Rail
- Rail Boom Gate
- Rail Underground Cable
- Dual Gauge Rail
- Narrow Gauge Rail
- Cross Setion - Rail
- Standard Gauge Rail
- Rail U/G Cable

CADASTRAL

- MNG Precal/Re Established
- (SCDB) - State Cadastral Data Base
- Cadastre By Others

GENERAL

- Swimming Pool
- Tank Perimeter
- Mine Shaft
- Mine Workings
- Koppa Logging Fence
- Fence/Gate
- Wall
- Top Of Barrier / Wall etc
- Retaining Wall
- Boundary Line
- Footpath
- Gas Cylinder/Tank
- Brick Paving
- Bike Rack
- Bench Seating
- Handrail
- Special Environment Area Boundary (line)
- Clearing Line - As Constructed/cleared
- Pegged Clearing Line

UNDERGROUND SERVICES - AUSTRALIAN STANDARDS CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION AS5488.1-2022

INDIRECT MEASUREMENT TO TOP OF SERVICE - CLASS B AND C		SERVICE LOCATION AT SURFACE- CLASS A to C		DIRECT MEASUREMENT TO TOP OF SERVICE- CLASS A		DBYD COMPILED - CLASS D - NO DEPTH	
(PZA)	Underground Amcom/Vocus Cable	HA	AMCOM/VOCUS Cable - Surface Location	(PQA)	Underground Amcom/Vocus Cable	QA	AMCOM/VOCUS Cable - Unverified, No Measurement
(PZC)	Underground Drainage Pipe	HC	Drainage Pipe / Stormwater - Surface Location	(PQC)	Underground Drainage Pipe	QC	Drainage Pipe / Stormwater - Unverified, No Measurement
(PZE)	LV/SL Underground Electrical Cable	HE	LV/SL Electrical Cable- Surface Location	(PQE)	LV/SL Underground Electrical Cable	QE	LV/SL Electrical Cable - Unverified, No Measurement
(PZE)	HV Underground Electrical Cable	HE	HV Electrical Cable - Surface Location	(PQE)	HV Underground Electrical Cable	QE	HV Electrical Cable - Unverified, No Measurement
(PZF)	Underground Western Power Comms	HF	Western Power Communication - Surface Location	(PQF)	Underground Western Power Comms	QF	Western Power Communication - Unverified, No Measurement
(PZG)	Underground Gas Line	HG	Gas Line - Surface Location	(PQG)	Underground Gas Line	QG	Gas Line - Unverified, No Measurement
(PZH)	Underground MRWA Comms	HH	MRWA Communication - Surface Location	(PQH)	Underground MRWA Comms	QH	MRWA Communication - Unverified, No Measurement
(PZI)	Underground MRWA Power	HI	MRWA Power - Surface Location	(PQI)	Underground MRWA Power	QI	MRWA Power- Unverified, No Measurement
(PZJ)	Underground NBN Comms	HJ	NBN Fibre - Surface Location	(PQJ)	Underground NBN Comms	QJ	NBN Comms - Unverified, No Measurement
(PZK)	Underground TPG /Pipe Networks	HK	TPG/Pipe Networks Surface Location	(PQK)	Underground TPG /Pipe Networks	QK	TPG/Pipe Networks - Unverified, No Measurement
(PZN)	Underground Next Gen Comms	HN	Next Gen Communication - Surface Location	(PQN)	Underground Next Gen Comms	QN	Next Gen Communication - Unverified, No Measurement
(PZO)	Underground Optus Fibre Optic	HO	Optus Optic Fibre - Surface Location	(PQO)	Underground Optus Fibre Optic	QO	Optus Optic Fibre - Unverified, No Measurement
(PZP)	Underground Optus Copper	HP	Optus Copper - Surface Location	(PQP)	Underground Optus Copper	QP	Optus Copper - Unverified, No Measurement
(PZR)	Underground Rail Services	HR	Rail Services - Surface Location	(PQR)	Underground Rail Services	QT	Telstra Copper - Unverified, No Measurement
(PZS)	Underground Sewer Pipe	HS	Sewer Pipe - Surface Location	(PQS)	Underground Sewer Pipe	QV	Telstra Optic Fibre - Unverified, No Measurement
(PZT)	Underground Telstra Copper	HT	Telstra Copper - Surface Location	(PQT)	Underground Telstra Copper	QR	Rail Services - Unverified, No Measurement
(PZU)	Underground Unknown Service	HU	Unknown Service - Surface Location	(PQU)	Underground Unknown Service	QS	Sewer Pipe - Unverified, No Measurement
(PZV)	Underground Telstra Optic Fibre	HV	Telstra Optic Fibre - Surface Location	(PQV)	Underground Telstra Optic Fibre	QU	Unknown Service - Unverified, No Measurement
(PZW)	Underground Water Pipe	HW	Water Pipe - Surface Location	(PQW)	Underground Water Pipe	QW	Water Pipe - Unverified, No Measurement
(PZX)	Underground Reticulation Pipe	HX	Reticulation - Surface Location	(PQX)	Underground Reticulation Pipe	QX	Reticulation - Unverified, No Measurement
(PZZ)	Abandoned Service	HZ	Abandoned Service - Surface Location	(PQZ)	Abandoned Service	QZ	Abandoned Service - Unverified, No Measurement

Rev.	Description	Drawn	Date	Checked
L	MNG Address Updated	SAH	18/02/2025	SDW
K	New Communication Pit Symbols added	DRD	19/10/2023	SAH
J	New Lines & Symbols added	DRD	21/03/2023	SAH
I	U/G Services Amended	DRD	18/08/2022	SAH
A	Initial Issue	SAH	30/10/2020	TKI

NOT TO SCALE

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor:- MNG
Survey Date:-
Precal/Cad:-

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N

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

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McMULLEN NOLAN GROUP
FEATURE SURVEY - GENERAL LEGEND

CLIENT: N/A

Project Mngr.	MNG	Datum	N/A

DOC 012 L
Type Plan Number Revision