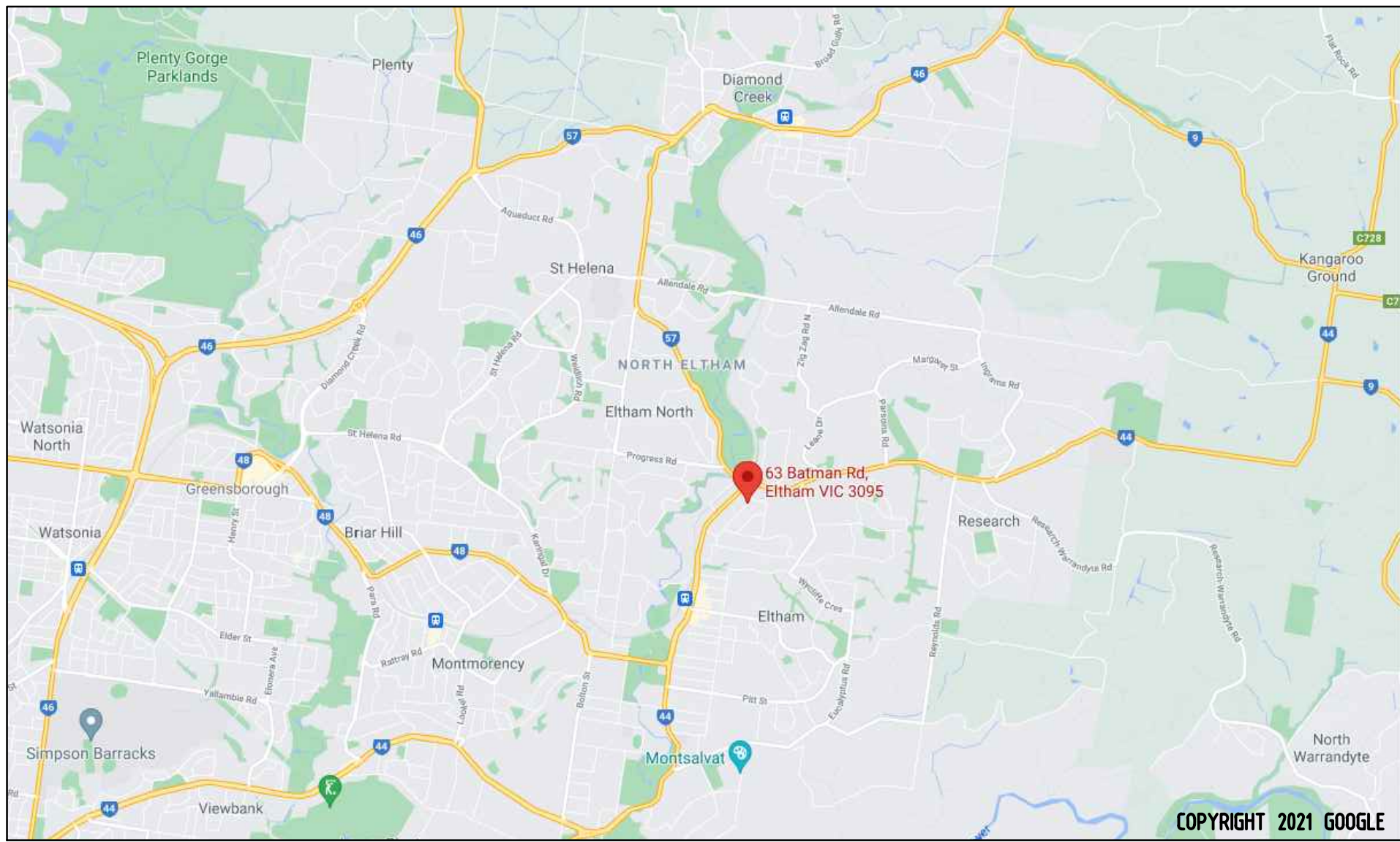
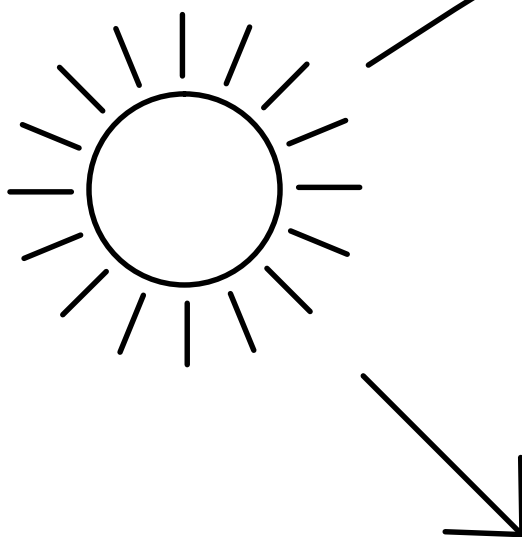


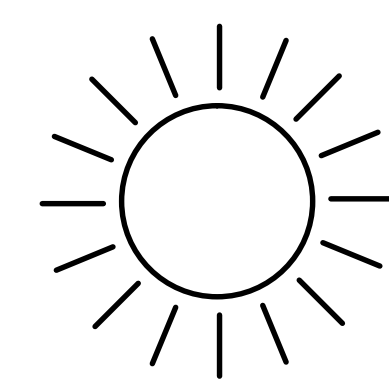
LOCALITY MAP (NOT TO SCALE)



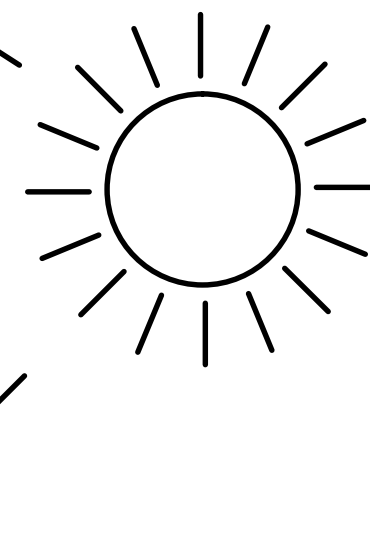
AFTERNOON SUN



MIDDAY SUN



MORNING SUN



SITE CHARACTERISTICS

- A** SITE FALLS APPROX. 11m FROM EASTERN CORNER TO THE WESTERN CORNER
- B** ADJACENT OPEN SPACE TO BE PROTECTED FROM OVER-LOOKING & OVERSHADOWING
- C** SOLAR ACCESS & PRIVACY TO ADJOINING WINDOWS TO BE PROTECTED
- D** DIRECTION OF MAIN VEHICULAR & PEDESTRIAN ACCESS TO THE SITE
- E** EXISTING FRONT SETBACKS TO BOTH ADJOINING PROPERTIES
- F** EXISTING MEDIUM DENSITY UNIT DEVELOPMENTS WITHIN CLOSE PROXIMITY TO THE SITE

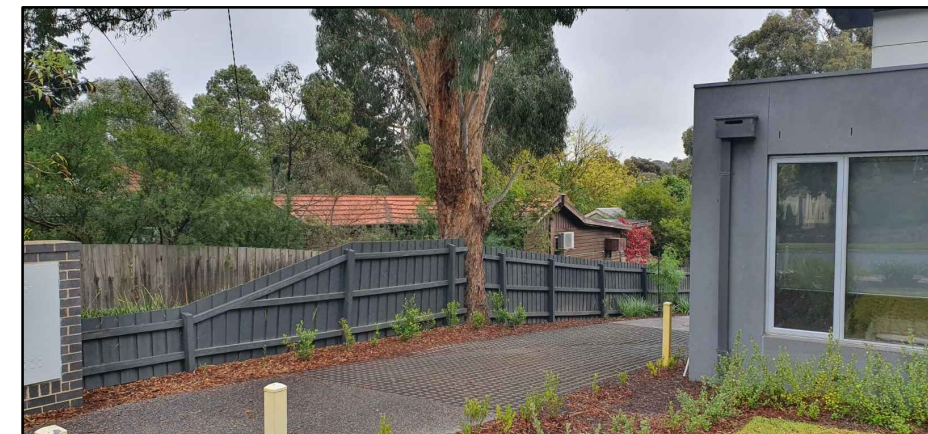
No.52 BATMAN ROAD



No.60 BATMAN ROAD



No.1/53 BATMAN ROAD



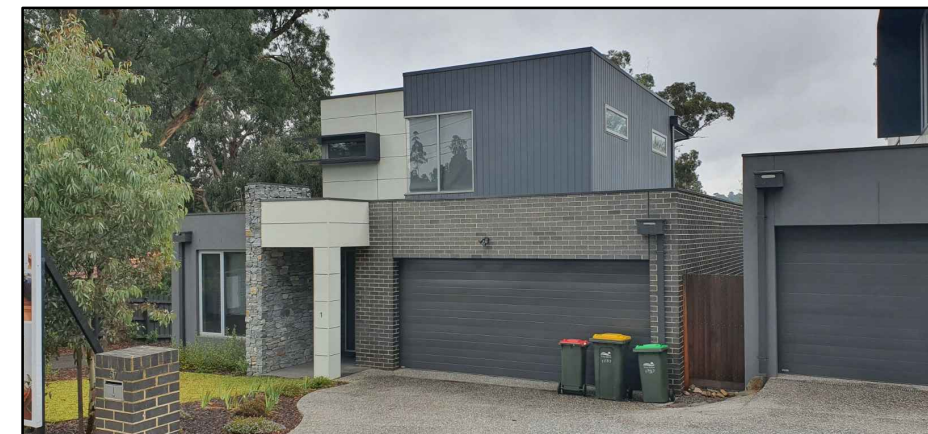
No.62 BATMAN ROAD



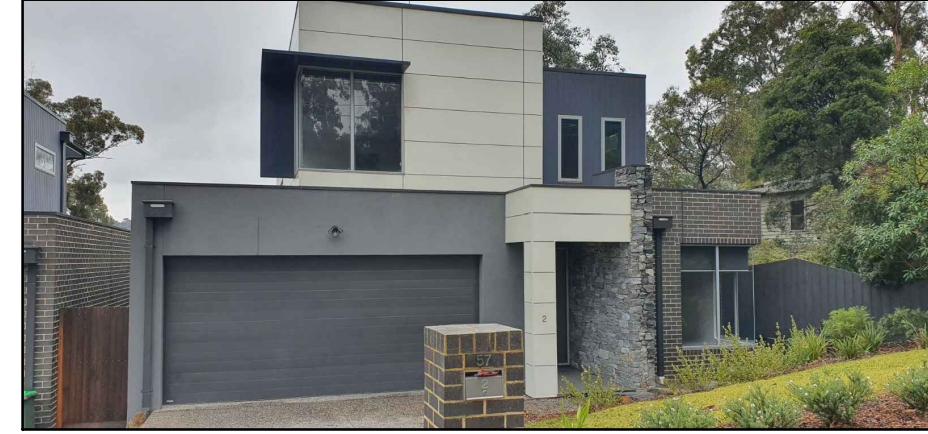
No.54 BATMAN ROAD



No.1/57 BATMAN ROAD



No.2/57 BATMAN ROAD



No.58 BATMAN ROAD



No.63 BATMAN ROAD (SUBJECT SITE)



No.1/59 BATMAN ROAD



No.67 BATMAN ROAD



LEGEND

- C/C CONCRETE CROSSING
- SEP SIDE ENTRY PIT
- SV STOP VALVE
- EP ELECTRICITY PIT
- SP SEWER PIT
- GP GRATED PIT
- TEL TELEPHONE PIT
- TEL TELEPHONE POLE & OVERHEAD WIRES
- WM WATER METER
- GM GAS METER
- GATE
- FH FIRE HYDRANT
- S SIGN
- P POLE
- NH1 FIRST STOREY NON-HABITABLE WINDOW
- NH2 FIRST STOREY HABITABLE WINDOW
- NH3 SECOND STOREY NON-HABITABLE WINDOW
- NH4 SECOND STOREY HABITABLE WINDOW
- D DOOR
- DW DOOR & SIDE WINDOW
- GD GLASS DOOR
- GOW GLASS DOOR & WINDOW
- TITLE
- FENCE
- ROCK WALL

No.4/2-4 PARK WEST ROAD



No.1/5 PARK WEST ROAD



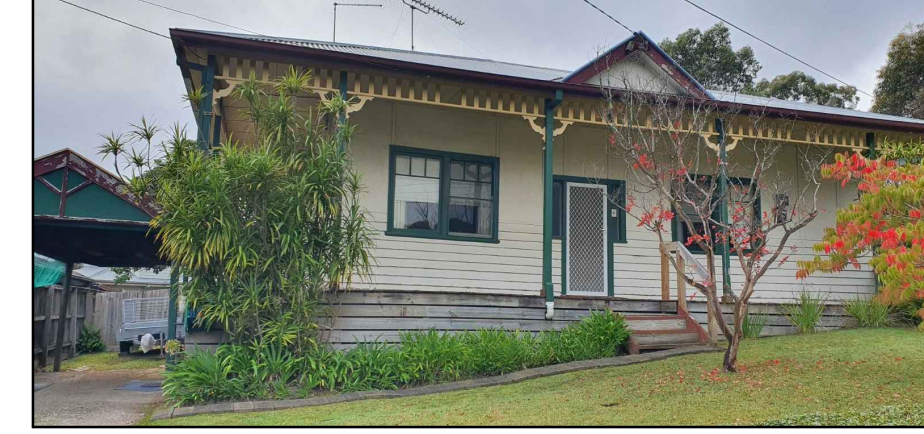
No.1/6 PARK WEST ROAD



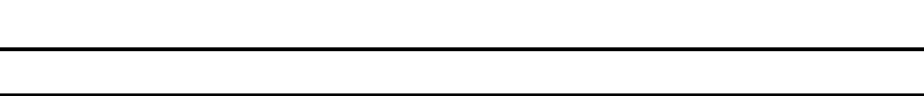
No.9 PARK WEST ROAD



No.2/6 PARK WEST ROAD



No.7 PARK WEST ROAD



I, Brodie Richards of 337 Greensborough Road, Watsons North, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveyors Act 2004 and completed on 27/04/2021. That this plan is accurate and correctly represents the adopted boundaries and that the survey records with that required by regulation 710 of the Surveying (Cadastral Surveys) Regulations 2015.

Date: _____
Brodie Richards
LICENSED SURVEYOR

NOTATIONS

ALL LEVELS AND CONTOURS ARE TO A.M.D. (AUSTRALIAN HEIGHT DATUM) DERIVED FROM PERMANENT SURVEY MARKS - NILLUMBURGH PH 403 (RL 47.81m)

ALL GUTTER HEIGHTS ARE MEASURED TO THE TOP OF GUTTER. ALL TOP HEIGHTS ARE MEASURED TO THE TOP OF WALL/STRUCTURE.

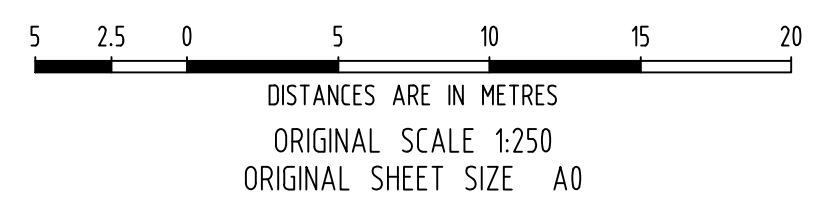
FOR OFFSETS BETWEEN OCCUPATION AND TITLE, AND FOR ADDITIONAL SITE DETAIL SEE PLAN OF SURVEY.

VERSION 2: PLAN UPDATED TO SHOW EXTRA SURROUNDING FEATURE DETAIL & CHARACTERISTICS (SURVEYED 27/04/2021)

THE SOLAR TRAVERSE DIAGRAM IS FOR A SUMMER SUN

WARNING

SIGNIFICANT DIFFERENCES MIGHT EXIST BETWEEN OCCUPATION (FENCING) AND TITLE POSITION. POSSESSORY RIGHTS OF ADJOINING TITLES MIGHT EXIST AND THESE RIGHTS SHOULD BE RESPECTED. DUE CONSIDERATION SHOULD BE GIVEN TO THESE RIGHTS WHEN DESIGNING STRUCTURES ON OR NEAR BOUNDARIES.



**PLAN OF FEATURE SURVEY OF
63 BATMAN ROAD
ELTHAM 3095
LOT ON CP 158343P, Vol.9580 Fol.603**

PLAN 1 OF 1	VERSION 2	PETER RICHARDS SURVEYING
CONTOUR INTERVAL 0.2m		LICENSED LAND SURVEYORS
DATE OF SURVEY 27/04/2021		337-339 GREENSBOROUGH ROAD
DRAWN GELARE		WATSONIA 3007
REF No. 18659		TEL: 9432 6944
		Email: mail@prsveying.com.au