

Notations

I, James Phillip Tyrrell LS of Spiire Australia Pty. Ltd. 16 Bridge Street, Bendigo 3550 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on 22/11/2024, that this plan is accurate and correctly represents the adopted boundaries and that the survey accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 27/11/2024

Licensed Surveyor,
Surveying Act 2004

Sheet	1 of 1
Reference	322958FS00.dwg
Version	2
Date	01/01/2024
Drawn by	NF / JP
Checked by	NF / JT



MGA2020 ZN55

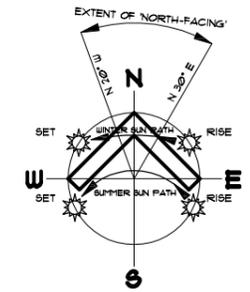


Scale at A3 1: 250

**31 Elgin Street Maryborough
Proposed 4 Lot Subdivision**



115 Doveton Street South
PO Box 668
Ballarat Central Vic 3353
T 61 3 5312 7000
spiire.com.au



OVERALL SITE PLAN 1 : 350

-  DEFENDABLE SPACE
-  BUILDING FRONT WALL SETBACK
-  BUILDING ENVELOPE 10m x 15m (56.04-2)
-  DRIVEWAY 4.5m WIDE

CRAIG STEEL
building design
 PO BOX 403
 Maryborough, Vic, 3465
 Ph (03) 54613008 Fax (03) 54613009

"KARBUSS NOMINEES P/L"
 PROPOSED 4 LOT RESIDENTIAL
 SUBDIVISION FOR : KARBUSS
 NOMINEES PTY LTD, 31 ELGIN ROAD
 MARYBOROUGH, VIC, 3465

OVERALL SITE PLAN
 Designed C STEEL MARCH 2025
 Checked C STEEL Date 20 MARCH 2025

 **REGISTERED**
 Building Practitioner
 DP - AD 2555

K1125/25/01