

STREETSCAPE ELEVATION
(NOT TO SCALE)



58 ST HELENS
DOUBLE STOREY
RENDER DWELLING

56 ST HELENS
SINGLE STOREY
RENDER DWELLING

54A ST HELENS
DOUBLE STOREY
RENDER DWELLING

3D POINT CLOUD
(NOT TO SCALE)



54A ST HELENS
DOUBLE STOREY
RENDER DWELLING

54B ST HELENS
DOUBLE STOREY
RENDER DWELLING

58 ST HELENS
DOUBLE STOREY
RENDER DWELLING

56 ST HELENS
SINGLE STOREY
RENDER DWELLING

EXPLANATORY NOTES

ANY MEASUREMENTS ANNOTATED ON THE PLAN SUPERSEDE MEASUREMENTS TAKEN FROM A DIGITAL COPY OF THE PLAN.
MEASUREMENTS SHOULD NOT BE TAKEN FROM A DIGITAL VERSION OF THIS PLAN WITHOUT PRIOR CONSULTATION OF OUR OFFICE.

ACCURACY OF LEVELS $\pm 0.02m$
ACCURACY OF FEATURES $\pm 0.05m$

THE PURPOSE OF THIS PLAN IS TO SHOW THE MAIN BUILDING FOOTPRINT, EASEMENT AND SIMPLE LEVELS OF THE SUBJECT SITE.

FOR ADDITIONAL SITE DETAIL INCLUDING OUTBUILDINGS, VEGETATION AND SURROUNDING HOUSES REFER TO THE SUPPLIED
POINT CLOUD.

THIS OFFICE IS NOT RESPONSIBLE FOR FURTHER INTERPRETATION OF THE POINT CLOUD DATA UNLESS INSTRUCTED BY THE
CLIENT.

ALL LEVELS AND CONTOURS ARE TO A.H.D. (AUSTRALIAN HEIGHT DATUM)
DERIVED FROM PERMANENT SURVEY MARKS
- BORROONDARA PM 282 (RL 52.85)

FOR OFFSETS BETWEEN OCCUPATION AND TITLE AND STREET CONNECTION, REFER TO PLAN OF
TITLE BOUNDARY RE-ESTABLISHMENT SURVEY.

LEGEND

- HW GROUND STOREY WINDOW (HABITABLE ROOM)
NH GROUND STOREY WINDOW (NON-HABITABLE ROOM)
HW2 SECOND STOREY WINDOW (HABITABLE ROOM)
NH2 SECOND STOREY WINDOW (NON-HABITABLE ROOM)
x LOCATION OF LEVEL
--- FENCE
--- CONTOUR LINE
--- TITLE BOUNDARY
--- EASEMENT

2 1 0 2 4 6 8
DISTANCES ARE IN METRES
ORIGINAL SCALE 1:100
ORIGINAL SHEET SIZE A1

PLAN OF SURVEY OF
56 ST HELENS ROAD
HAWTHORN EAST 3123
LOT 1 ON TP 106130, C/T 11280/251

T COOPER & ASSOCIATES LAND SURVEYORS SUBDIVISION CONSULTANTS PO BOX 906, ELTHAM VIC 3095 P: 9439 8059 M: 0418 997 962 Email: info@tcooper.com.au	PLAN 1 OF 1 CONTOUR INTERVAL 0.2m DATE OF SURVEY 03/03/2022 DRAWN C. DODDS REF No. 22062	VERSION 2 1 2	DATE 03/03/2022 01/04/2022	COMMENTS ORIGINAL SURVEY ADDED SURROUNDING DETAIL AND LEVELS ON SITE
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54A ST HELENS
DOUBLE STOREY
RENDER DWELLING

56 ST HELENS
SINGLE STOREY
RENDER DWELLING

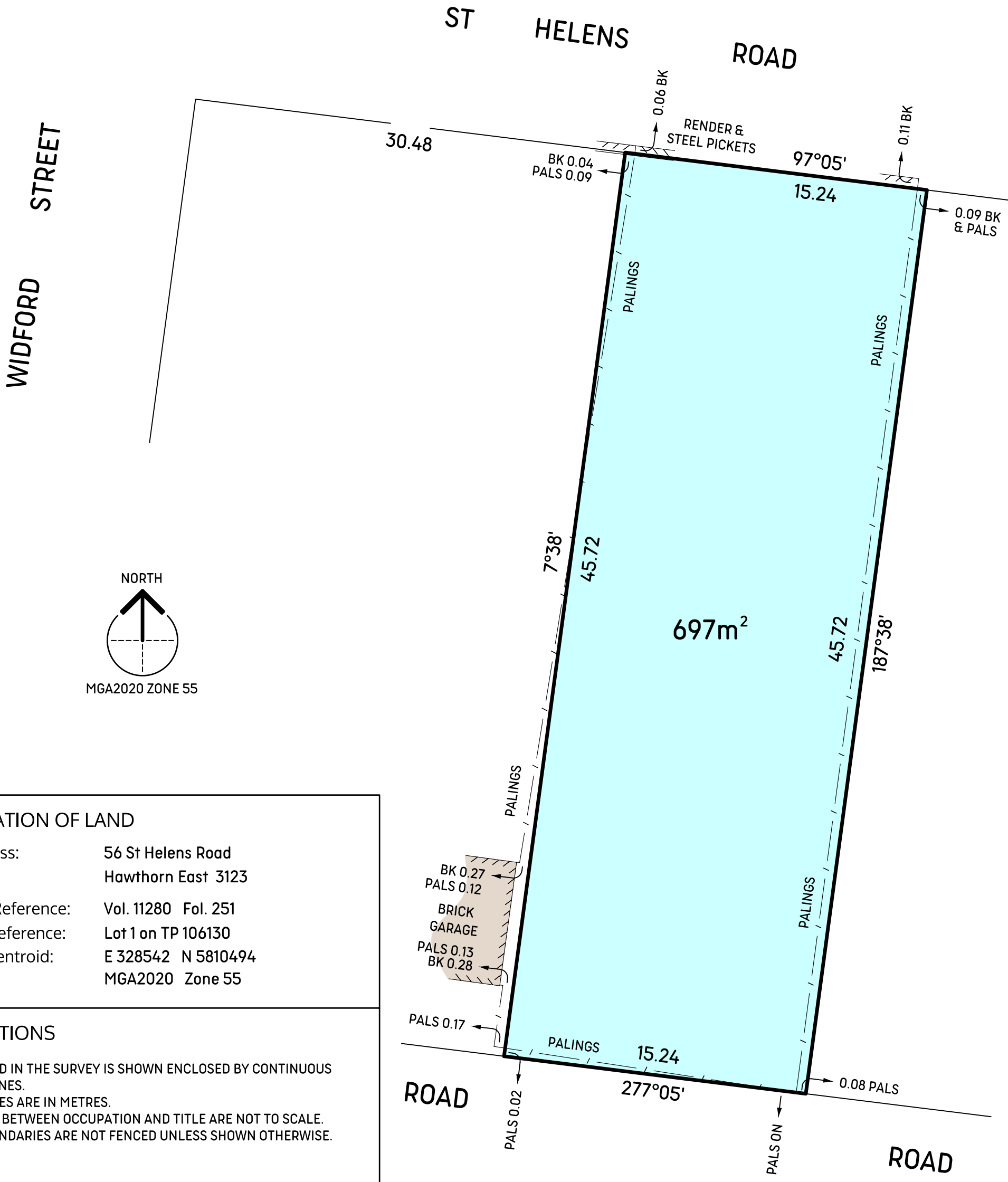
58 ST HELENS
DOUBLE STOREY
RENDER DWELLING

54B ST HELENS
DOUBLE STOREY
RENDER DWELLING

697m²

ROAD

PLAN OF TITLE BOUNDARY
RE-ESTABLISHMENT SURVEY



LOCATION OF LAND

Address: 56 St Helens Road
Hawthorn East 3123

Title Reference: Vol. 11280 Fol. 251

Plan reference: Lot 1 on TP 106130

Paracentroid: E 328542 N 5810494
MGA2020 Zone 55

NOTATIONS

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.

DISTANCES ARE IN METRES.

OFFSETS BETWEEN OCCUPATION AND TITLE ARE NOT TO SCALE.

ALL BOUNDARIES ARE NOT FENCED UNLESS SHOWN OTHERWISE.

ORIGINAL SHEET SIZE: A3

CERTIFICATION BY LICENSED SURVEYOR

SHEET 1 OF 1



SURVEYORS REF: 22062

T COOPER & ASSOCIATES
LAND SURVEYORS / SUBDIVISION CONSULTANTS
PO BOX 906, ELTHAM VIC 3095
P: 9439 8059 M: 0418 997 962
Email: info@tcooper.com.au

I, Troy Cooper of 3 Helene Street, Eltham, VIC, 3095 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 03/03/2022, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Signature

07/03/2022
Signed by Troy Cooper
Licensed Surveyor
Surveying Act 2004