



HEATON AVENUE

(BITUMEN FORMATION)

HEATON AVENUE



LEGEND:

- AW = AWNING
- BAL = BALCONY
- BB = BOTTOM OF BANK
- BOR = BOTTOM OF ROCK
- BW = BOTTOM WALL
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DRN = DRAIN
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GAFI = GARAGE FLOOR LEVEL
- GDV = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRA = GRAVEL
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAV = PAVING
- PER = PERGOLA
- PP = POWER POLE
- RK = ROCK
- RR = ROOF RIDGE
- SCN = SCREEN
- SGN = SIGN
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- SVE = SEWER VENT
- TB = TOP OF BANK
- TER = TERRACE
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TIL = TILE
- TKB = TOP OF KERB
- TOR = TOP OF ROCK
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- WM = WATER METER

= ELECTRICITY OVERHEAD
 = SEWER UNDERGROUND

= TREE
 SPREAD-DIAMETER-HEIGHT

TITLE INDICATES THAT LOT 1 IN D.P.210445 IS SUBJECT TO:
 - LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GEORGE KOKKINIS.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2023.
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 - THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
 REGISTERED SURVEYOR BOSS NUMBER 1462

1 FIRST ISSUE 12/09/2023

BEFORE YOU DIG
 You Dig Australia
 Zero Damage - Zero Hassle

0 1 2 3 4 5
 SCALE 1:100

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: MGA 2020 GROUND
 MARKS ADOPTED: SSM 4886 & PM 5980

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 5980
 F.L. 50.071 (CLASS LB)
 SOURCE: S.C.I.M.S. (5/09/2023)

CLIENT:
 GEORGE KOKKINIS

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP210445 No.3 KANANGRA CRESCENT CLONTARF, NSW, 2093

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SURVEYED JL	DRAWN GP	CHECKED JL	APPROVED RM
SURVEY INSTRUCTION 22741	SCALE 1:100@A1	DATE OF SURVEY 1/09/2023	
DRAWING NAME 22741detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 22741detail 1.dwg			