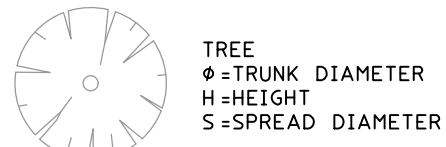
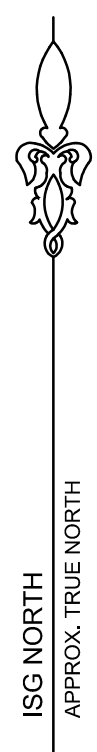


## LEGEND:

BAL = BALCONY  
 BB = BOTTOM OF BANK  
 BIT = BITUMEN  
 BLD = EXTERNAL BUILDING  
 BRG = BRIDGE  
 CL = CENTRELINE  
 CON = CONCRETE  
 DK = DECK  
 DSIL = DOOR SILL LEVEL  
 FCE = FENCE  
 GRT = GRATE  
 HL = WINDOW HOOD LEVEL  
 HW = HEAD WALL  
 IL = INVERT LEVEL  
 LIN = LINTEL  
 NS = NATURAL SURFACE  
 PAV = PAVED  
 PIT = MISCELLANEOUS PIT LID  
 PP = POWER POLE  
 RF = TOP OF ROOF  
 RR = ROOF RIDGE  
 SGN = SIGN  
 SIP = SEWER INSPECTION PIT  
 SL = WINDOW SILL LEVEL  
 SMH = SEWER MANHOLE  
 TB = TOP OF BANK  
 TEL = TELSTRA  
 TG = TOP OF GUTTER  
 TR = TREE  
 WC = WATERCOURSE  
 = ELECTRICITY



## EXTRA LEGEND:



ROAD

(BITUMEN FORMATION)

KAMILAROI

CRESCENT

ALEXANDRA

2  
 D.P.1016440  
 768.4 m<sup>2</sup>

WATERCOURSE

D.P.1016440

RESTRICTION ON USE  
 APPROXIMATE LOCATION  
 SCALED FROM DP1016440  
 LABELLED (B)

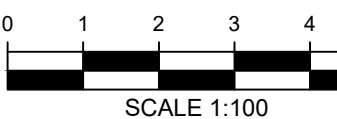
TITLE INDICATES THAT LOT 2 IN D.P.1016440 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
 (A) - DP1016440 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM  
 (B) - DP1016440 RESTRICTIONS(S) ON THE USE OF LAND - RELATING TO BUILDING OVER THE WATERCOURSE AND KEEPING IT NATURAL (APPROXIMATE POSITION)

## 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 LES HILL.
- 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.bvda.com.au](http://www.bvda.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 2025.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MARK REID  
 REGISTERED SURVEYOR BOSS NUMBER 183

3	TREES ADDED	03/03/2025
2	DETAIL UPDATED	20/04/2021
1	FIRST ISSUE	08/07/2013



HORIZONTAL DATUM:  
 CO-ORDINATE SYSTEM: ASSUMED  
 MARKS ADOPTED: N/A

VERTICAL DATUM:  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: SSM 14628  
 R.L. 18.201 (CLASS LC)  
 SOURCE: S.C.I.M.S. (22/01/2004)

CLIENT:

LES HILL

LGA: NORTHERN BEACHES

**BOUNDARY IDENTIFICATION  
 AND DETAIL & LEVEL SURVEY  
 OVER LOT 2 IN DP1016440  
 No.3 ALEXANDRA CRESCENT  
 BAYVIEW, NSW, 2104**

**CMS SURVEYORS**  
 CMS SURVEYORS PTY LTD  
 ACN 096 240 201  
 PO Box 463 Dee Why, NSW, 2099  
 2/99A South Creek Road, Dee Why, NSW, 2099  
 (02) 9871 4802  
 info@cmssurveyors.com.au  
 www.cmssurveyors.com.au

SURVEYED MK/H/BS	DRAWN GP	CHECKED MK/H/BS	APPROVED DR
SURVEY INSTRUCTION 11208B	SCALE 1:100@A1	DATE OF SURVEY 27/06/13 - 21/02/25	
DRAWING NAME 11208Bdetail		SHEET 1 OF 1	ISSUE 1
CAD FILE 11208Bdetail 3.dwg			