

 northern
beaches
council



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2024/0437

1 Existing First Floor Plan

1 : 300

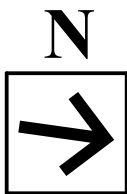
Legend

-  EXISTING DEVELOPMENT
-  PROPOSED UNIT FOR WORKS

Notes

This drawing is the copyright of Andrew Moss and not to be altered, reproduced or transmitted in any form or by any means in part or in whole without the permission of Andrew Moss. Builder to check all site dimensions prior to fabrication. All heights and clearances to comply with NCC 2022. All work shall conform to the contract documents which include specifications, the drawings, all amendments, finishes, schedules and modifications issued by the designer. Do not scale measure from drawings, figured dimensions are to be used only. The builder / contractor is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions. The builder / contractor is to check and verify all dimensions on site prior to commencement of any work, creation of shop drawings or fabrication of components. All errors and omissions are to be verified by the builder / contractor / client and referred to the designer prior to the commencement of works.

REV.	DATE	COMMENTS	DRAWN
A	9/11/2023	DEVELOPMENT APPLICATION	A.M



Andrew K Moss

ardourprojects@gmail.com

David Spessot
Mezzanine Level

3 / 8 Narabang Way
Belrose NSW 2085

Drawing Title
Existing First Floor Plan

Scale
1 : 300 ○ A3

Date
14/04/2024 3:50:05 PM

Drawing No.
2

Rev.
2

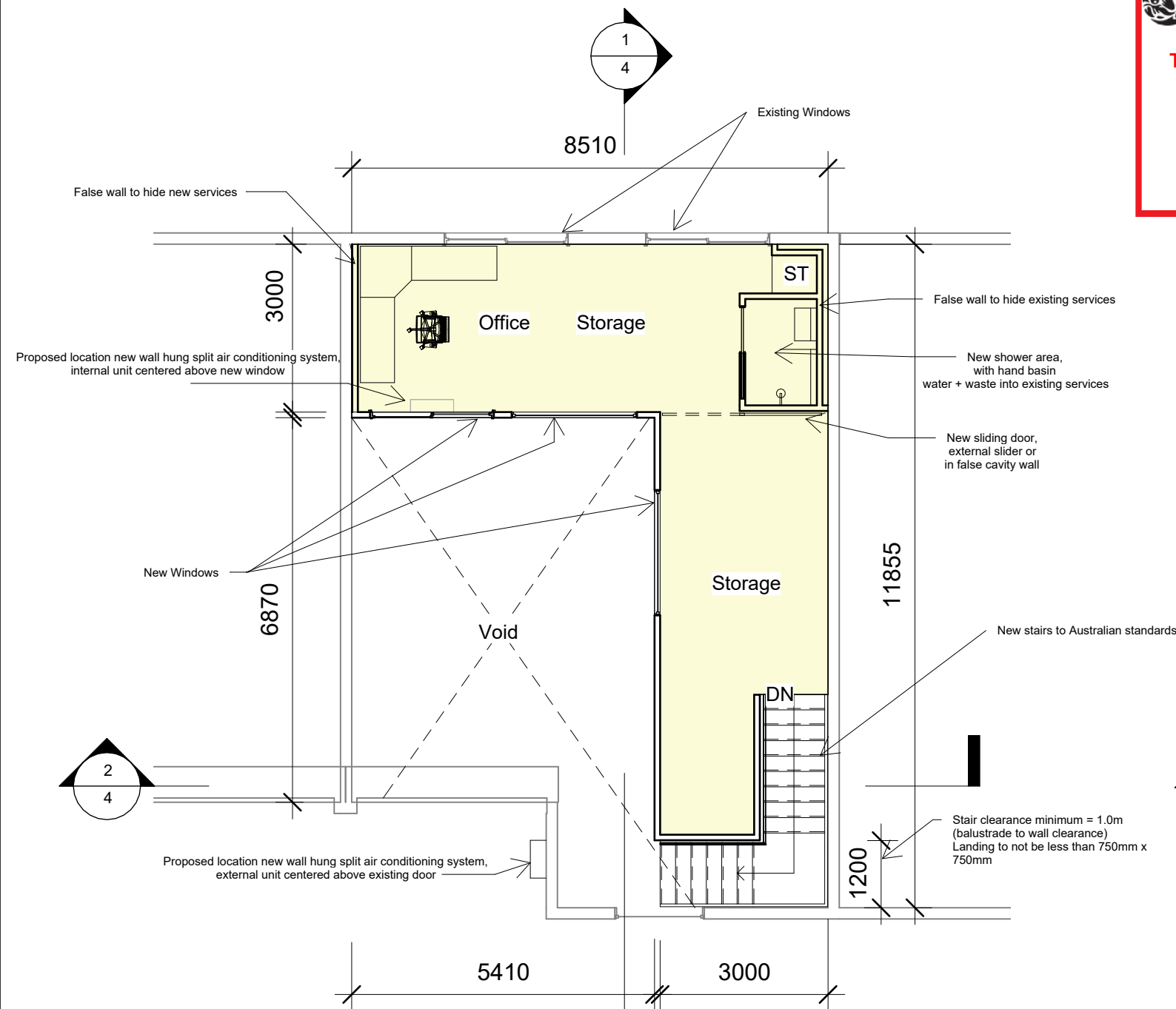
Drawing Status
DA



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF
DEVELOPMENT CONSENT

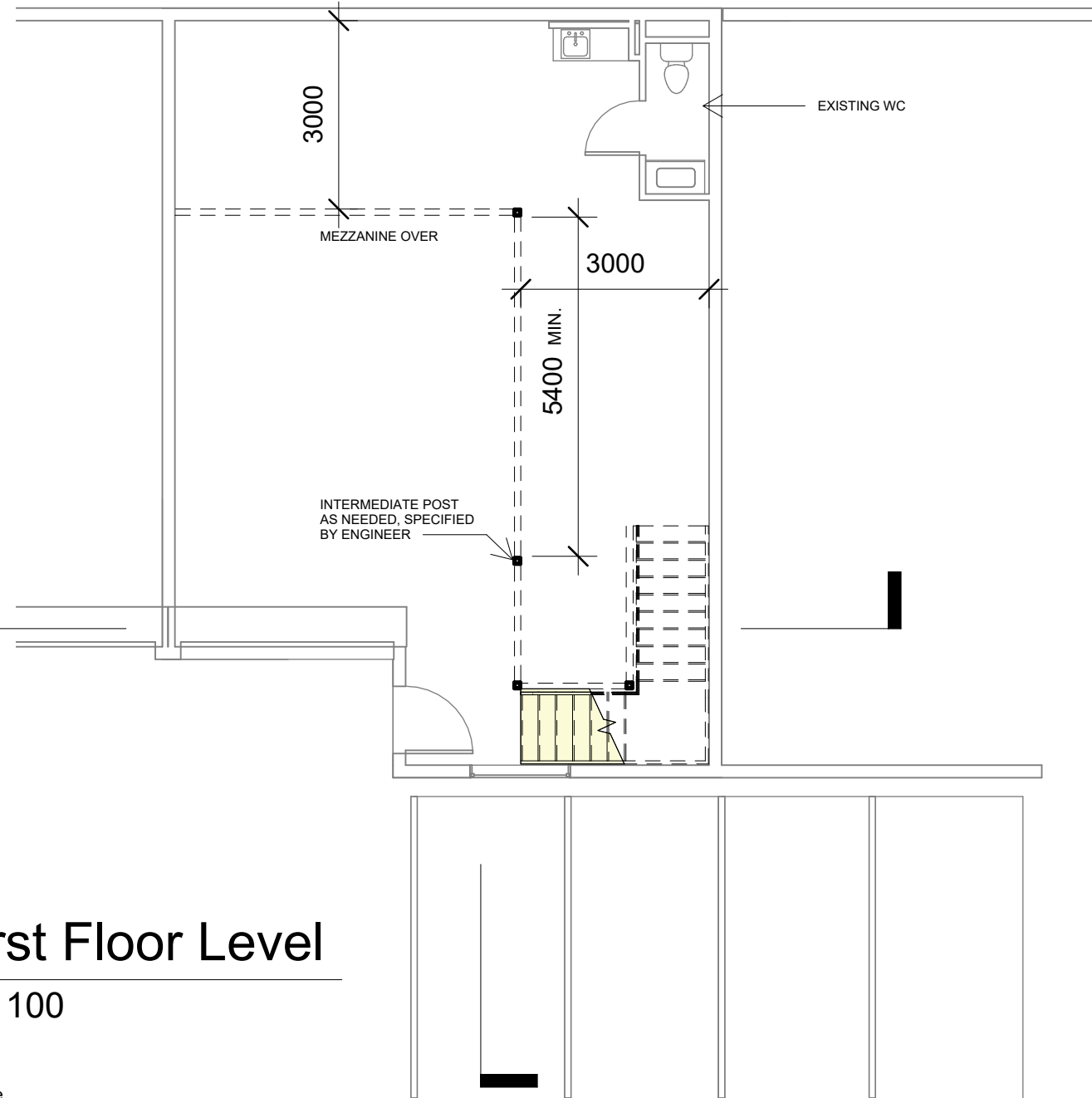
DA2024/0437



1

Mezzanine Level

1 : 100



2

First Floor Level

1 : 100

Notes from bylaws: Walls and Columns: All concrete walls and columns are load bearing and must not be drilled , cut or penetrated, under any circumstances, without the approval of the Owners Corporation and any structural engineer appointed by the owners corporation.

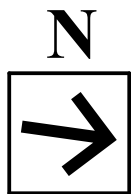
Internal Fit Out: No owner or occupier of a lot shall install or construct or permit to remain any partitioning or other fit-out in a lot unless it complies in all respects with the National Construction Code including, without limitation, the installation of any additional smoke detectors required by the NCC.

Note that the by law regulations are not limited to the above information, the by laws must be read in full prior to works commencing.

Refer to associated BCA Report supplied by third party. In particular, electrical work requirements are highlighted in the report Eg fire report details, smoke detectors, ventilation, etc
The BCA Report is to be read and understood in full prior to works comencing.

Andrew K Moss

ardourprojects@gmail.com



David Spessot
Mezzanine Level

3 / 8 Narabang Way
Belrose NSW 2085

Drawing Title
Proposed Unit 3 (lot 63)
Floor Plan

Scale
1 : 100 A3

Date
14/04/2024 3:50:05 PM

Drawing No.
3

Rev.
3

Drawing Status
DA

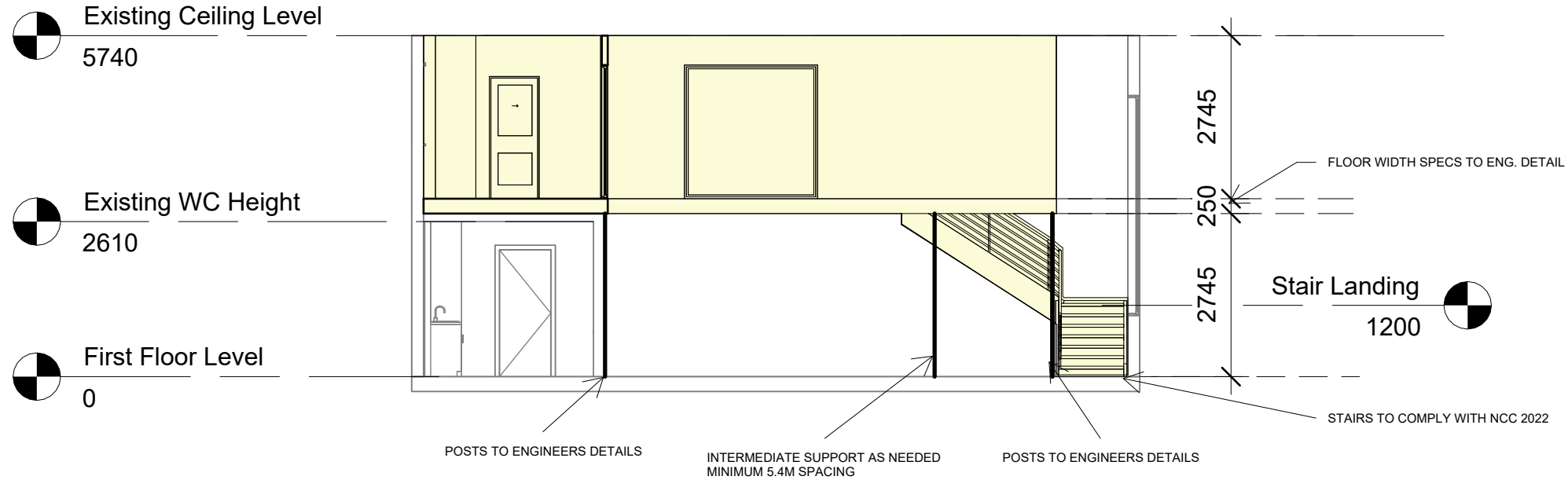
Legend

- EXISTING STRUCTURE
- PROPOSED WORKS

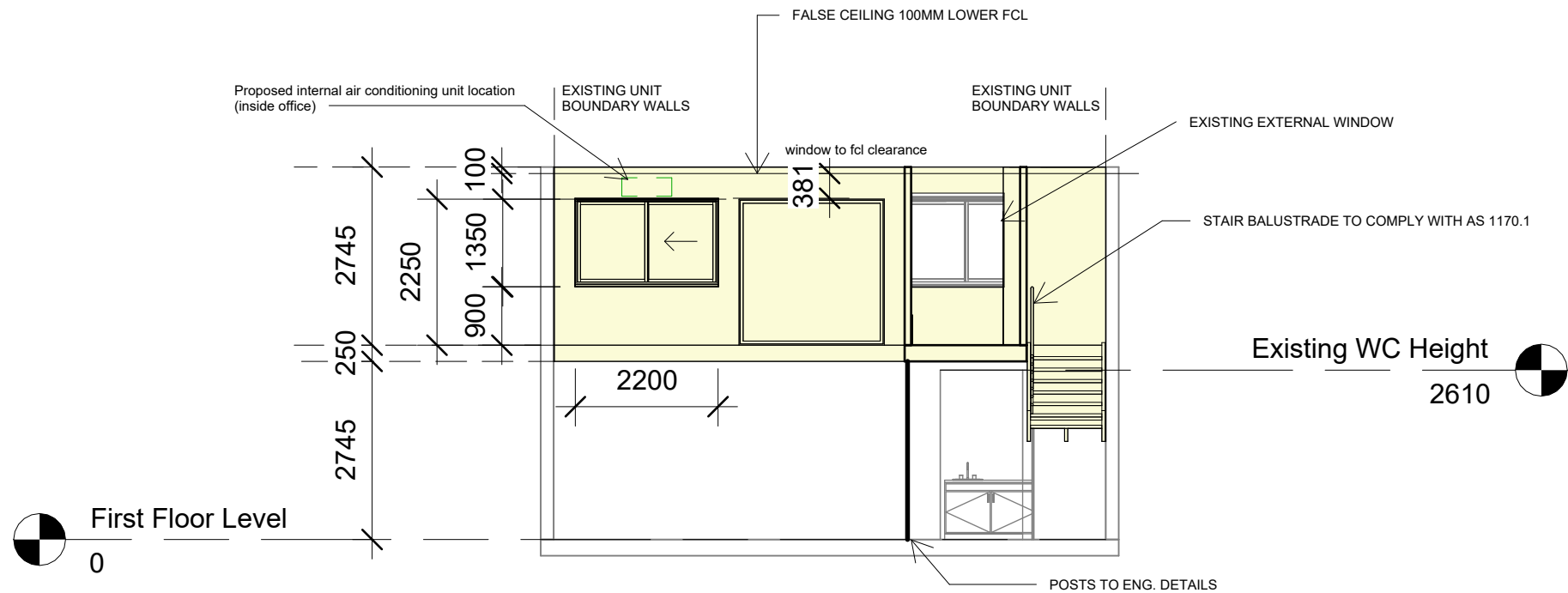
Notes

This drawing is the copyright of Andrew Moss and not to be altered, reproduced or transmitted in any form or by any means in part or in whole without the permission of Andrew Moss. Builder to check all site dimensions prior to fabrication. All heights and clearances to comply with NCC 2022. All work shall conform to the contract documents which include specifications, the drawings, all amendums, finishes, schedules and modifications issued by the designer. Do not scale measure from drawings, figured dimensions are to be used only. The builder / contractor is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions. The builder / contractor is to check and verify all dimensions on site prior to commencement of any work, creation of shop drawings or fabrication of components. All errors and omissions are to be verified by the builder / contractor / client and referred to the designer prior to the commencement of works.

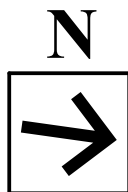
REV.	DATE	COMMENTS	DRAWN
A	9/11/2023	DEVELOPMENT APPLICATION	A.M



1 Section 1
1 : 100



2 Section 2
1 : 100



Andrew K Moss

ardourprojects@gmail.com

David Spessot
Mezzanine Level
3 / 8 Narabang Way
Belrose NSW 2085

Drawing Title
Mezzanine Sections
Scale
1 : 100 A3

Date
14/04/2024 3:50:06 PM
Drawing No.
4

Rev.
4
Drawing Status
DA

Notes
This drawing is the copyright of Andrew Moss and not to be altered, reproduced or transmitted in any form or by any means in part or in whole without the permission of Andrew Moss. Builder to check all site dimensions prior to fabrication. All heights and clearances to comply with NCC 2022. All work shall conform to the contract documents which include specifications, the drawings, all amendments, finishes, schedules and modifications issued by the designer. Do not scale measure from drawings, figured dimensions are to be used only. The builder / contractor is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions. The builder / contractor is to check and verify all dimensions on site prior to commencement of any work, creation of shop drawings or fabrication of components. All errors and omissions are to be verified by the builder / contractor / client and referred to the designer prior to the commencement of works.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/0437

Legend

	EXISTING STRUCTURE
	PROPOSED WORKS

REV.	DATE	COMMENTS	DRAWN
A	9/11/2023	DEVELOPMENT APPLICATION	A.M