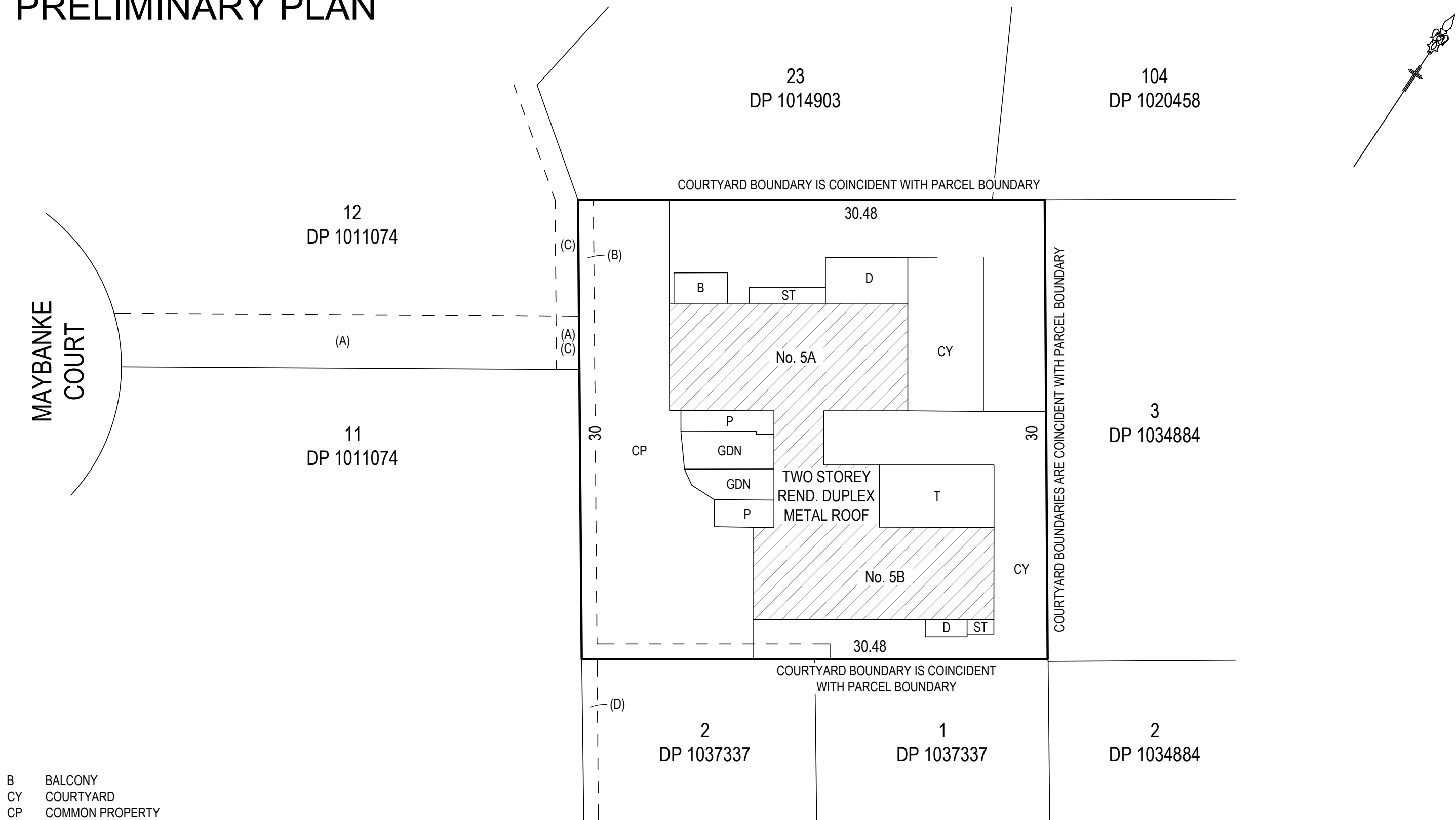


PRELIMINARY PLAN



- B BALCONY
- CY COURTYARD
- CP COMMON PROPERTY
- D DECK
- GDN GARDEN
- P PORCH
- ST STAIRS

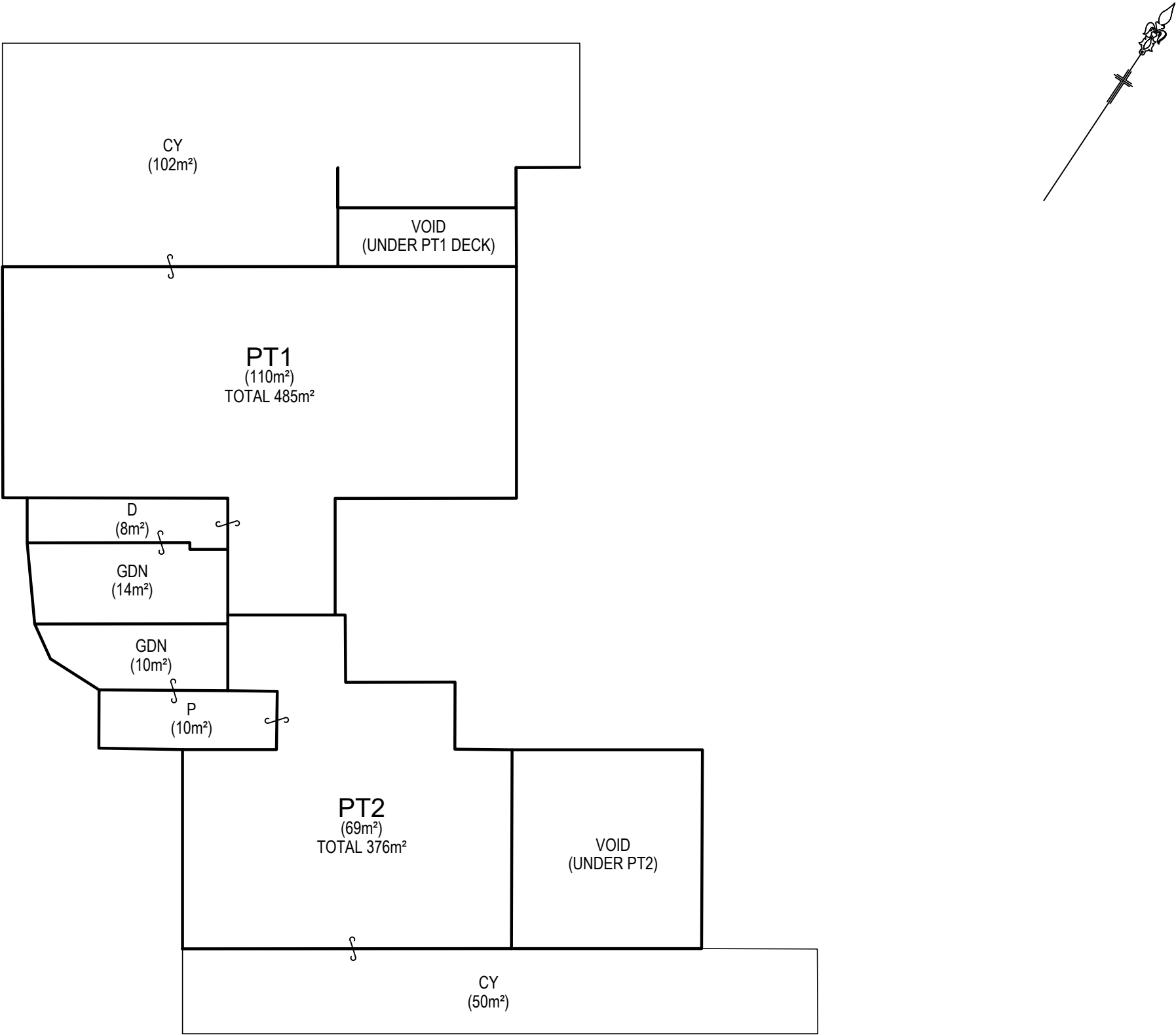
- (A) RIGHT OF CARRIAGE WAY 3.5 WIDE (VIDE 6894506 & DP 1037337)
- (B) EASEMENT TO DRAIN WATER 1 WIDE (VIDE DP 1037337)
- (C) EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP 1011074)
- (D) EASEMENT FOR SERVICES 1 WIDE (VIDE DP 1037337)

LOCATION PLAN

<div>SURVEYOR</div> <div>Name: C & A SURVEYORS</div> <div>Date: 12/04/2022</div> <div>Reference: 20956-22 SP DRAFT V3</div>	<div>PLAN OF SUBDIVISION OF</div> <div>LOT 3 IN DP 1037337</div>	<div>LGA: NORTHERN BEACHES</div> <div>Locality: MONA VALE</div> <div>Reduction Ratio: 1:250</div> <div>Length are in metres</div>	<div>Registered</div>	<div>SP</div>
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PRELIMINARY PLAN

- AREAS AND FLOOR PLAN SHOULD BE CHECKED AND VERIFIED BY ARCHITECT/OWNER PRIOR OFFICIAL USE.
- ALL AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 AND ARE APPROXIMATE ONLY.
- ANY SERVICE SERVING ONE LOT WITHIN ANOTHER LOT IS COMMON PROPERTY.
- LINE BOUNDARIES ARE DEFINED BY PERPENDICULAR OFFSETS FROM BUILDING OR OTHER STRUCTURAL FEATURES UNLESS OTHERWISE SHOWN.
- THE STRATUM OF THE COURTYARD & GARDEN IS LIMITED IN HEIGHT TO 5 ABOVE THE UPPER SURFACE OF THE RESPECTIVE UNITS GROUND LEVEL TILED FLOOR, EXCEPT WHERE COVERED WITHIN THESE LIMITS AND IN DEPTH TO 2 BELOW THE ABOVEMENTIONED SURFACE, EXCEPT WHERE STRUCTURE LIES BELOW.
- THE STRATUM OF THE PORCH IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR TILED FLOORS EXCEPT WHERE COVERED WITHIN THESE LIMITS AND IN DEPTH TO THE ABOVEMENTIONED SURFACE.
- THE STRATUM OF DECK IS LIMITED IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TIMBER FLOOR EXCEPT WHERE COVERED WITHIN THESE LIMITS.



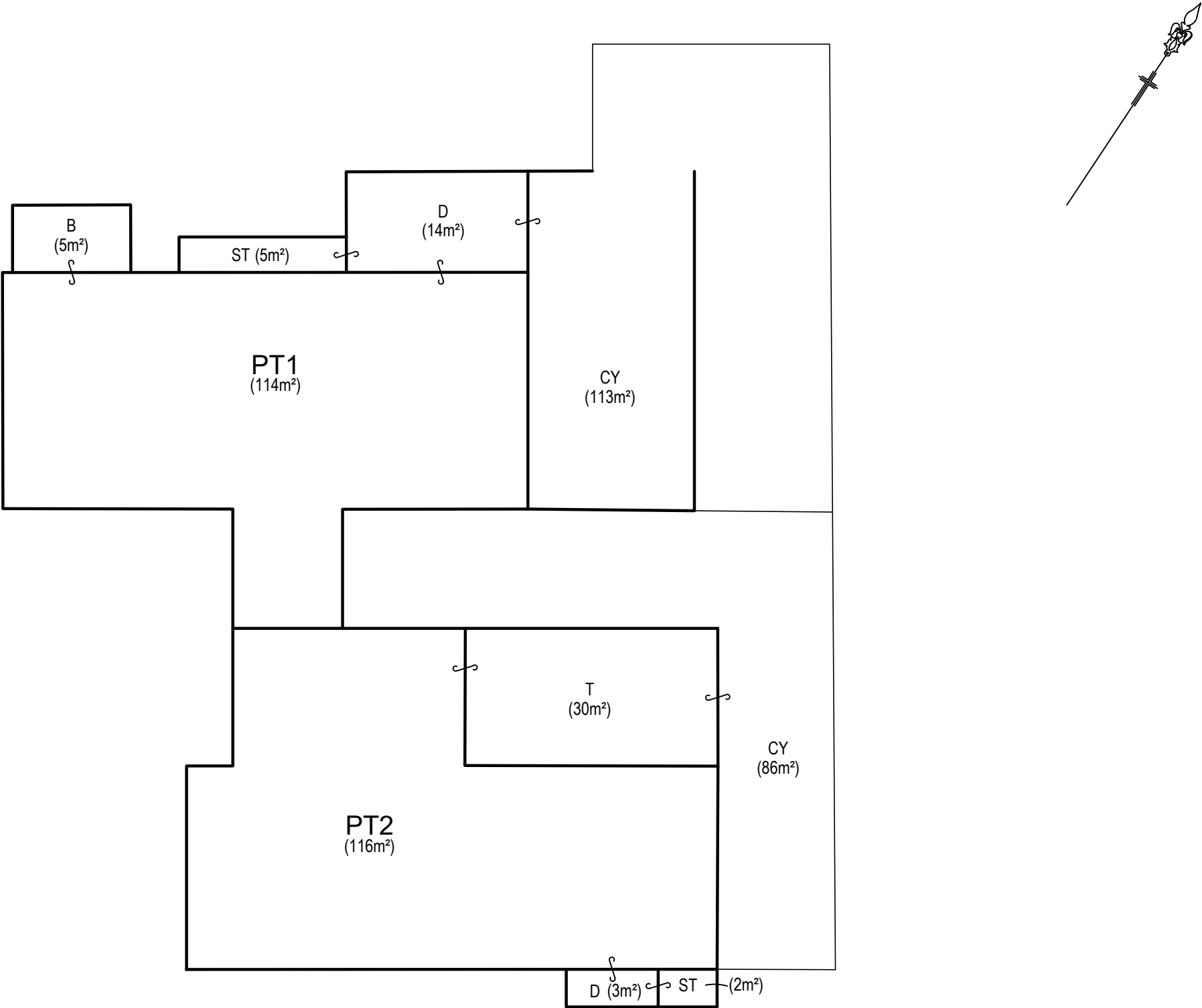
CY COURTYARD
D DECK
GDN GARDEN
P PORCH

GROUND LEVEL FLOOR PLAN

<div>SURVEYOR</div> <div>Name: C & A SURVEYORS</div> <div>Date: 12/04/2022</div> <div>Reference: 20956-22 SP DRAFT V3</div>	<div>PLAN OF SUBDIVISION OF</div> <div>LOT 3 IN DP 1037337</div>	<div>LGA: NORTHERN BEACHES</div> <div>Locality: MONA VALE</div> <div>Reduction Ratio: 1:150</div> <div>Length are in metres</div>	<div>Registered</div>	<div>SP</div>
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PRELIMINARY PLAN

- AREAS AND FLOOR PLAN SHOULD BE CHECKED AND VERIFIED BY ARCHITECT/OWNER PRIOR OFFICIAL USE.
- ALL AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 AND ARE APPROXIMATE ONLY.
- ANY SERVICE SERVING ONE LOT WITHIN ANOTHER LOT IS COMMON PROPERTY.
- LINE BOUNDARIES ARE DEFINED BY PERPENDICULAR OFFSETS FROM BUILDING OR OTHER STRUCTURAL FEATURES UNLESS OTHERWISE SHOWN.
- THE STRATUM OF THE COURTYARD IS LIMITED IN HEIGHT TO 5 ABOVE THE UPPER SURFACE OF THE RESPECTIVE UNITS LEVEL 1 TILED FLOOR, EXCEPT WHERE COVERED WITHIN THESE LIMITS AND IN DEPTH TO 2 BELOW THE ABOVEMENTIONED SURFACE, EXCEPT WHERE STRUCTURE LIES BELOW.
- THE STRATUM OF THE BALCONY & TERRACE IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR TILED FLOORS EXCEPT WHERE COVERED WITHIN THESE LIMITS AND IN DEPTH TO THE ABOVEMENTIONED SURFACE.
- THE STRATUM OF DECK & STAIRS IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TIMBER FLOOR EXCEPT WHERE COVERED WITHIN THESE LIMITS.



B BALCONY
CY COURTYARD
D DECK
ST STAIRS
T TERRACE

LEVEL 1 FLOOR PLAN

<div>SURVEYOR</div> <div>Name: C & A SURVEYORS</div> <div>Date: 12/04/2022</div> <div>Reference: 20956-22 SP DRAFT V3</div>	<div>PLAN OF SUBDIVISION OF</div> <div>LOT 3 IN DP 1037337</div>	<div>LGA: NORTHERN BEACHES</div> <div>Locality: MONA VALE</div> <div>Reduction Ratio: 1:150</div> <div>Length are in metres</div>	<div>Registered</div>	<div>SP</div>
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