

NOTES

SITE SURVEY INFORMATION:

THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE CMS BOUNDARY IDENTIFICATION SURVEY PLAN #20448. REFER TO THE SURVEY DRAWING FOR EXISTING PROPERTY BOUNDARIES, EXISTING FEATURES, RL LEVELS & DATUM. SURVEYED SITE CONDITIONS AND BUILDING SET-OUT TO BE CONFIRMED BY THE BUILDER BEFORE CONSTRUCTION COMMENCES.

LEGEND

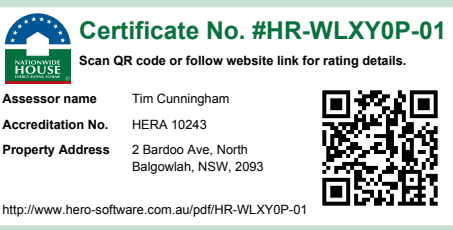
NOTES

• **SITE SURVEY INFORMATION:**  
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE CMS SURVEY PLANS #20448. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, RL LEVELS & DATUM. SURVEYED SITE CONDITIONS AND BUILDING SET-OUT TO BE CONFIRMED BY THE BUILDER BEFORE CONSTRUCTION COMMENCES.

• **COORDINATION:**  
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

• **DETAIL DRAWINGS:**  
UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR SET-OUT INFORMATION. DETAIL DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

• **EXECUTION OF THE WORKS:**  
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS, OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS OF COUNCIL AND/OR OTHER AUTHORITIES.



CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

ALL DIMENSIONS ARE IN MILLIMETRES (MM).

PLEASE NOTIFY DU PLESSIS + DU PLESSIS ARCHITECTS IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND. COPYRIGHT APPLIES TO THIS DOCUMENT.

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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CONSULTANT & OTHER DETAIL DOCUMENTATION, SPECIFICATIONS, REPORTS & OTHER.

ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, CURRENT BCA 2022 AND COUNCIL BUILDING REQUIREMENTS.

**DU PLESSIS**  
**DU PLESSIS ARCHITECTS**

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NSW REGISTERED ARCHITECT #7435  
NOMINATED ARCHITECT: EUGENE DU PLESSIS

PROJECT TITLE:  
**2 BARDOO AVENUE**  
**2 New Detached Houses**

CLIENT:  
**H&S Hughes Property Pty Ltd**

ADDRESS:  
**2 Bardoo Avenue,**  
**North Balgowlah NSW 2093**

DRAWING TITLE:  
**PROPOSED DRAFT**  
**SUBDIVISION PLAN**

DRAWN:  
**D DU PLESSIS**

CHECKED:  
**E DU PLESSIS**

SCALE:  
**1:100 [A1]**

DRAWING NO:

**DA.03**

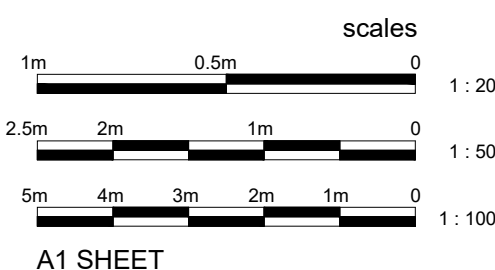
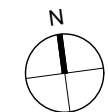
ISSUE:  
**A**

DATE:  
**08.04.2025**

DRAWING STATUS:  
**DEVELOPMENT APPLICATION**

*2 Houses Detached Dual Occupancy*  
**2 Bardoo Avenue, North Balgowlah**

D.P. 214562  
SITE AREA 829.1m<sup>2</sup>



**SUB-DIVISION PLAN**  
SCALE 1:100/A1

