

LBCPB DENOTES LOT BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY

SURVEYOR
Name: PAUL BARRY BYRNE
Date:
Reference: 11061SD ISSUE A

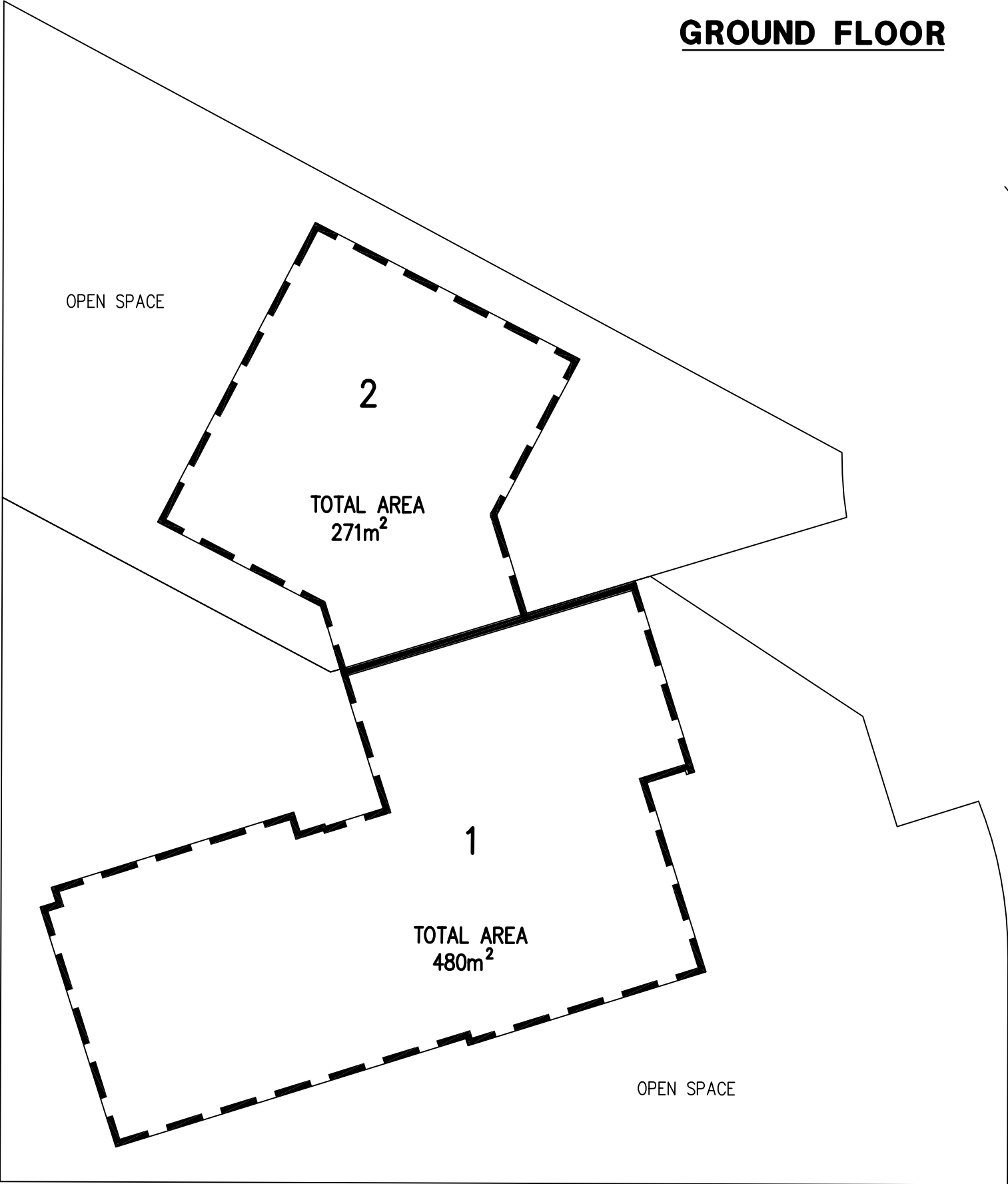
**PLAN OF
SUBDIVISION OF LOT 25 IN DP703692**

L.G.A: NORTHERN BEACHES
Locality: MONA VALE
Reduction Ratio: 1:200
Lengths are in metres.

Registered:

S.P. DRAFT

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150
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PLEASE NOTE:
THE POSITION OF THE PROPOSED LOT BOUNDARIES,
DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY



northern
beaches
council

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

DA2020/0627

LOTS 1 AND 2 ARE LIMITED IN STRATUM FROM
METRES BELOW (OR TO THE UPPER SURFACE OF
ANY UNDERLYING COMMON PROPERTY
STRUCTURAL CONCRETE) AND TO METRES ABOVE
THE UPPER SURFACE OF THE RESPECTIVE UNITS
GROUND FLOOR

ANY SERVICE LINE WITHIN ONE LOT SERVICING
ANOTHER LOT IS COMMON PROPERTY

ALL STRUCTURAL FEATURES INCLUDING WALLS, FLOORS, STAIRS,
CEILINGS, ROOFING, EAVES AND GUTTERS FORMS PART OF THAT LOT
AND ARE NOT COMMON PROPERTY EXCLUDING ANY COMMON SERVICE
LINES

AREAS SHOWN ON THE FLOOR PLAN ARE APPROXIMATE ONLY AND HAVE BEEN CALCULATED
FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY
DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES

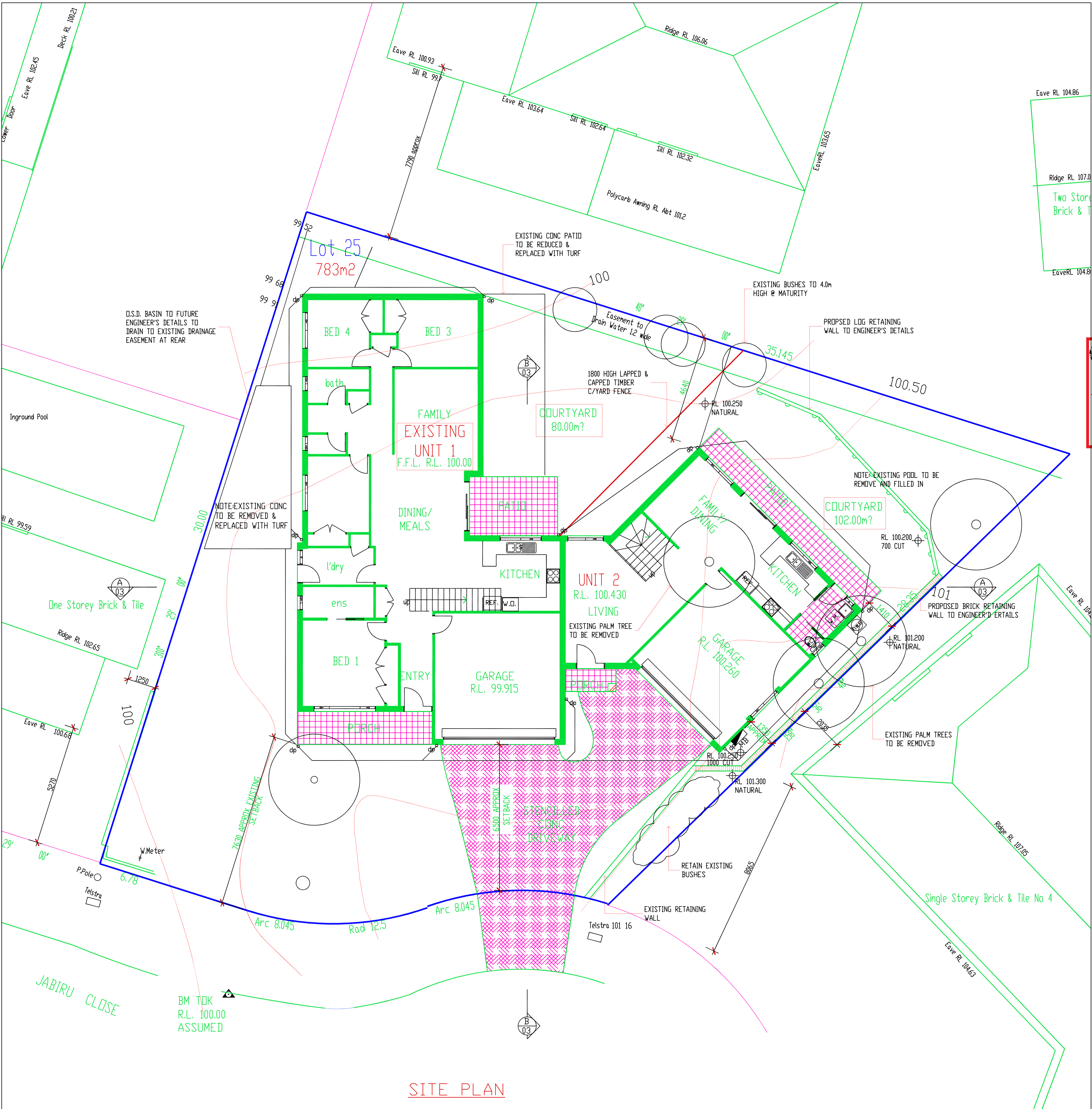
SURVEYOR
Name: PAUL BARRY BYRNE
Date:
Reference: 10611SD ISSUE A

**PLAN OF
SUBDIVISION OF LOT 25 IN DP703692**

L.G.A: NORTHERN BEACHES
MONA VALE
Reduction Ratio: 1:150
Lengths are in metres.

Registered:

S.P. DRAFT



- NOTES:**
1. All smoke detectors to be installed in accordance with AS 3786-1993 'Smoke Alarms', and connected to each unit in accordance with Part 3.7.2 of The Building Code of Australia.
 2. All exhaust fans to be installed in accordance with Part 4 of The Building Code of Australia and AS 16682-1991 - 'Mechanical Ventilation for Acceptable Indoor Air Quality'.
 3. Walls adjacent to baths & shower recesses to be finished with an approved impervious material to a minimum height of 1800mm above the floor all in accordance with AS 3740-1994 'Waterproofing of Wet Areas in Residential Buildings'.
 4. All bathrooms and laundry floors to be finished in a impervious material and graded to a suitable floor waste outlet, with finishes, flashings and wall floor junctions all to comply with AS 3740-1994 'Waterproofing of Wet Areas in Residential Buildings' + Part 3.8.1 of The Building Code of Australia.
 5. All footings and slabs to be constructed with termiteprotection barriers in accordance with AS 36681-1995 'Protection of Buildings from Subterranean Termites Part 1: New Buildings', & part 3.13 of The Building Code of Australia.
 6. All footings and slabs to be constructed with vapour barrier in accordance with AS 2870.1-1998 'Residential Slabs & Footings Construction'.
 7. Treads, risers and balustrades to comply with Part 3.9.1 and 3.9.2 of The Building Code of Australia.
 8. All glazed sliding doors and full height windows to be provided with a grade 'A' factory glazing in accordance with AS 2008 'Safety Glazing Materials for Use in Buildings (human Impact Consideration). All other glazing shall be installed in accordance with Table 1A appendix 'A' of AS 1288 - Glass Installation Code.

B.C.A. ASSESSMENT.
Class 1a Building
All building work must comply with The Building Code of Australia.

GENERAL.
Dimensions shown are nominal and to be checked by contractor before commencing work.
DO NOT scale drawings use figured dimensions only.

A	20/11	Unit 1 amended, Unit 2 redesigned
Issue	date	amendment
AMENDMENTS		

ARCHITECTURAL



ASPECTS P/L
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PROJECT

**PROPOSED DUPLEX CONVERSION
AT No. 2 JABIRU CLOSE,
MONA VALE,
FOR,**

MR & MRS THOMPSON

TITLE

SITE PLAN

DRAWN	DATE	SCALE
F.R.L.	26/07/2000	1 : 100
ISSUE	DRAWING NO.	
'A'	2040 - 1 / 4	