

# PRELIMINARY PLAN



MAYBANKE COURT

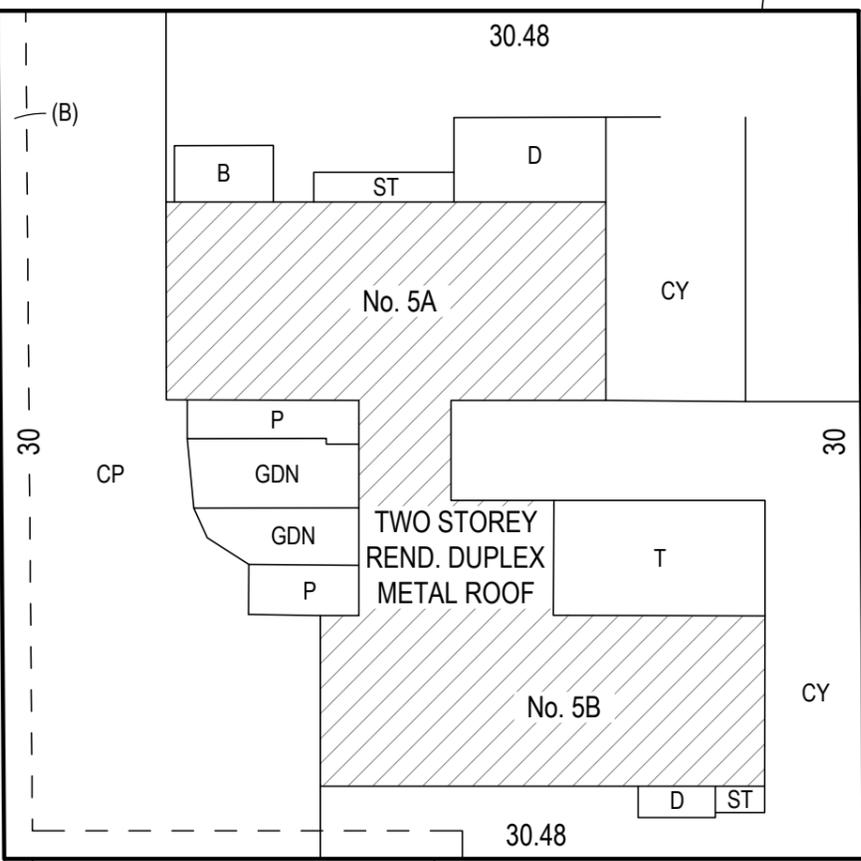
12  
DP 1011074

11  
DP 1011074

23  
DP 1014903

104  
DP 1020458

COURTYARD BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY



3  
DP 1034884

2  
DP 1037337

1  
DP 1037337

2  
DP 1034884

COURTYARD BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY

 northern beaches council

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

**DA2022/0889**

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

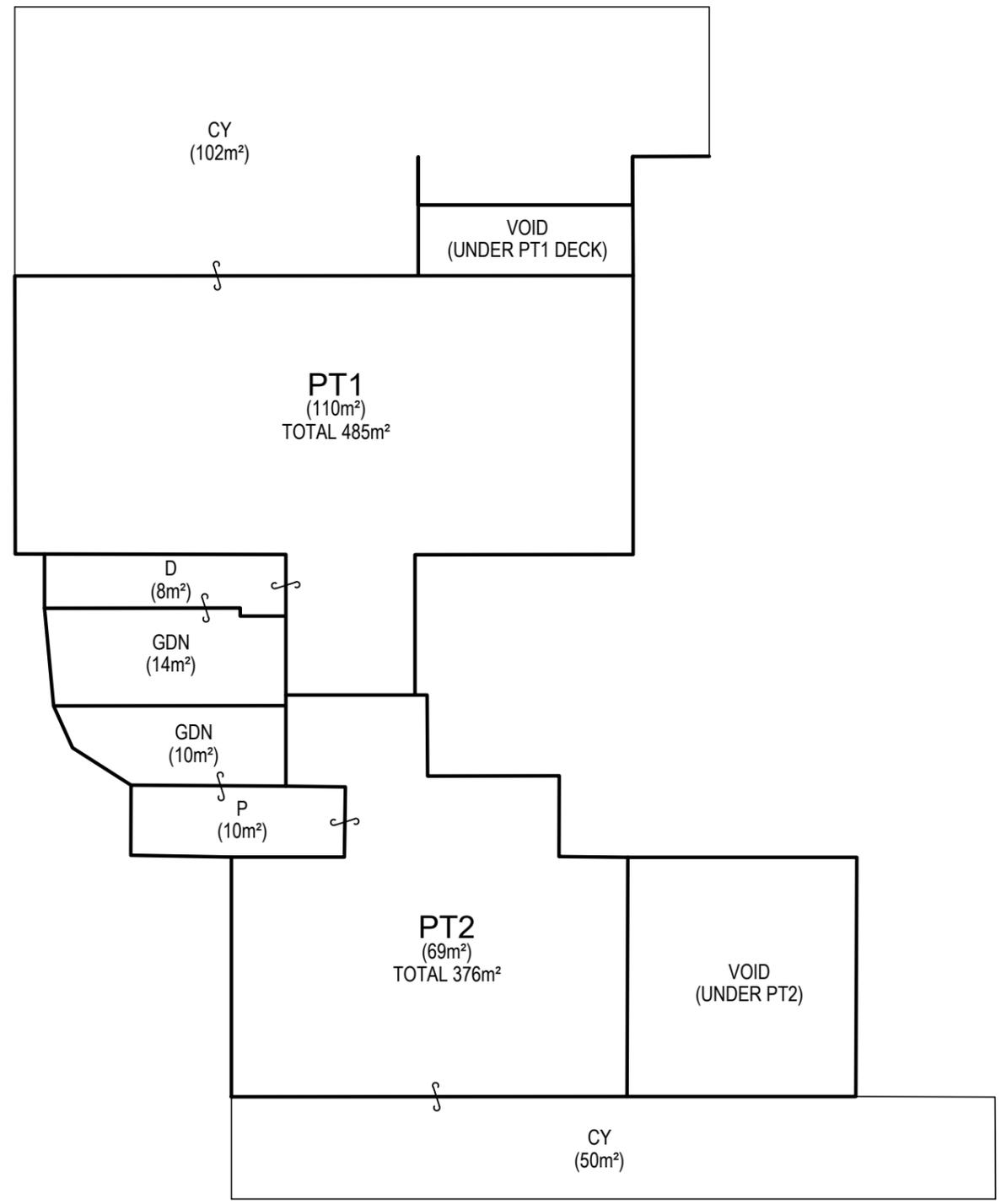
- (A) RIGHT OF CARRIAGE WAY 3.5 WIDE (VIDE 6894506 & DP 1037337)
- (B) EASEMENT TO DRAIN WATER 1 WIDE (VIDE DP 1037337)
- (C) EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP 1011074)
- (D) EASEMENT FOR SERVICES 1 WIDE (VIDE DP 1037337)

## LOCATION PLAN

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



 northern beaches council  
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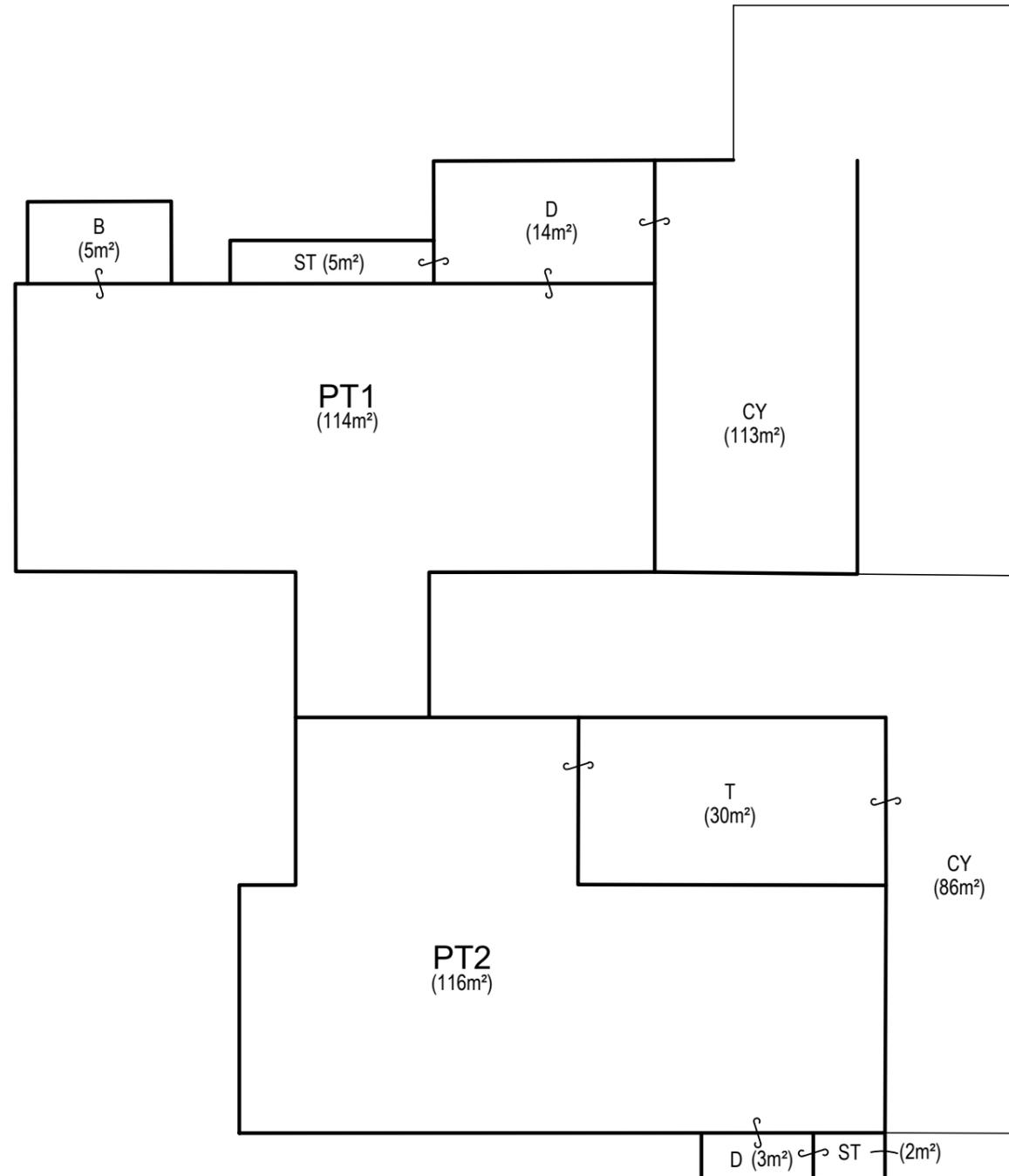
CY COURTYARD  
 D DECK  
 GDN GARDEN  
 P PORCH

## GROUND LEVEL FLOOR PLAN

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

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- 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.




 northern  
beaches  
council  
  
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- B BALCONY
- CY COURTYARD
- D DECK
- ST STAIRS
- T TERRACE

## LEVEL 1 FLOOR PLAN

<p>SURVEYOR Name: C &amp; A SURVEYORS Date: 12/04/2022 Reference: 20956-22 SP DRAFT V3</p>	<p style="text-align: center;">PLAN OF SUBDIVISION OF LOT 3 IN DP 1037337</p>	<p>LGA: NORTHERN BEACHES Locality: MONA VALE Reduction Ratio: 1:150 Length are in metres</p>	<p>Registered</p>	<p style="text-align: center; font-size: 2em;">SP</p>
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