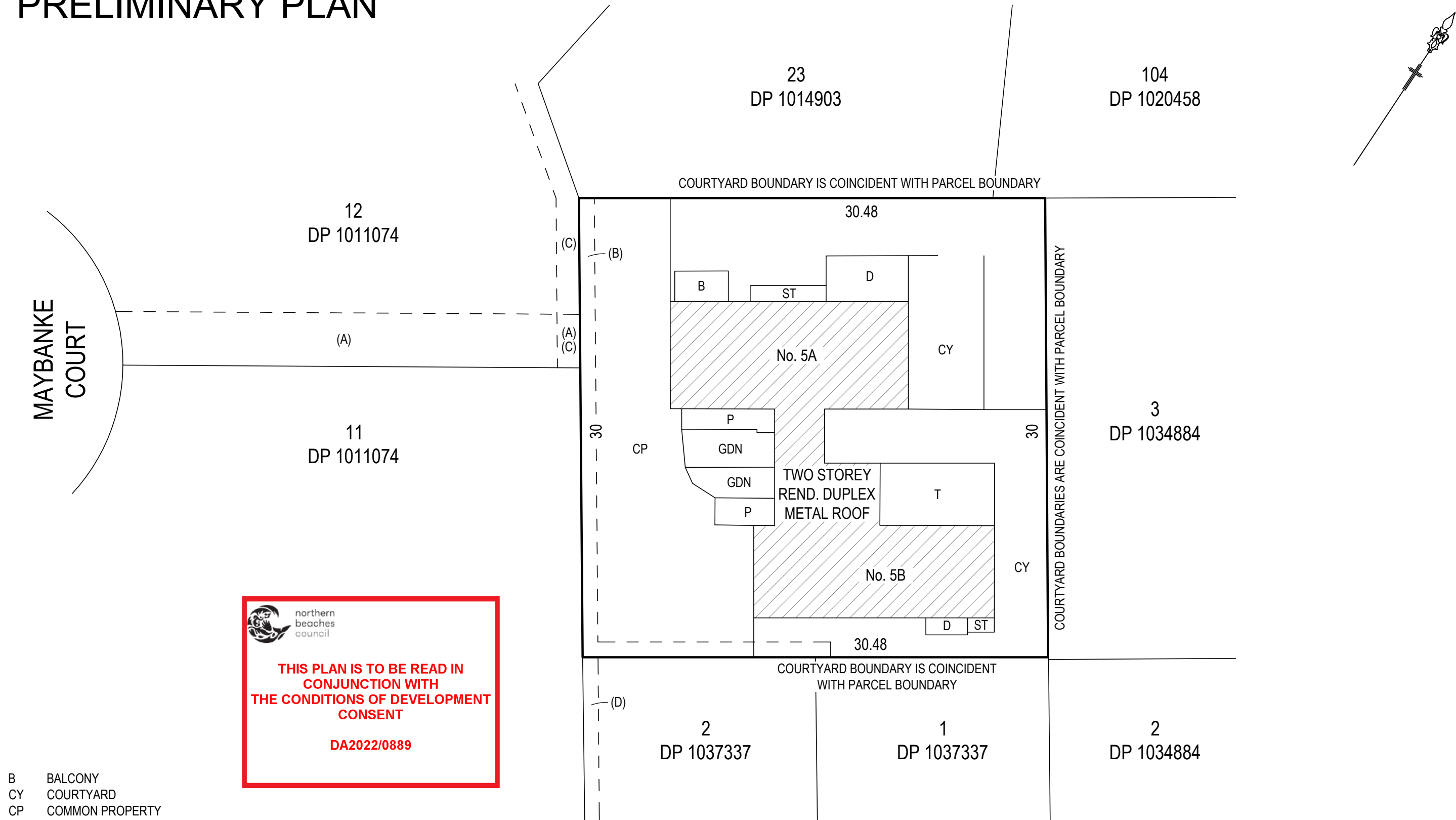


PRELIMINARY PLAN



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

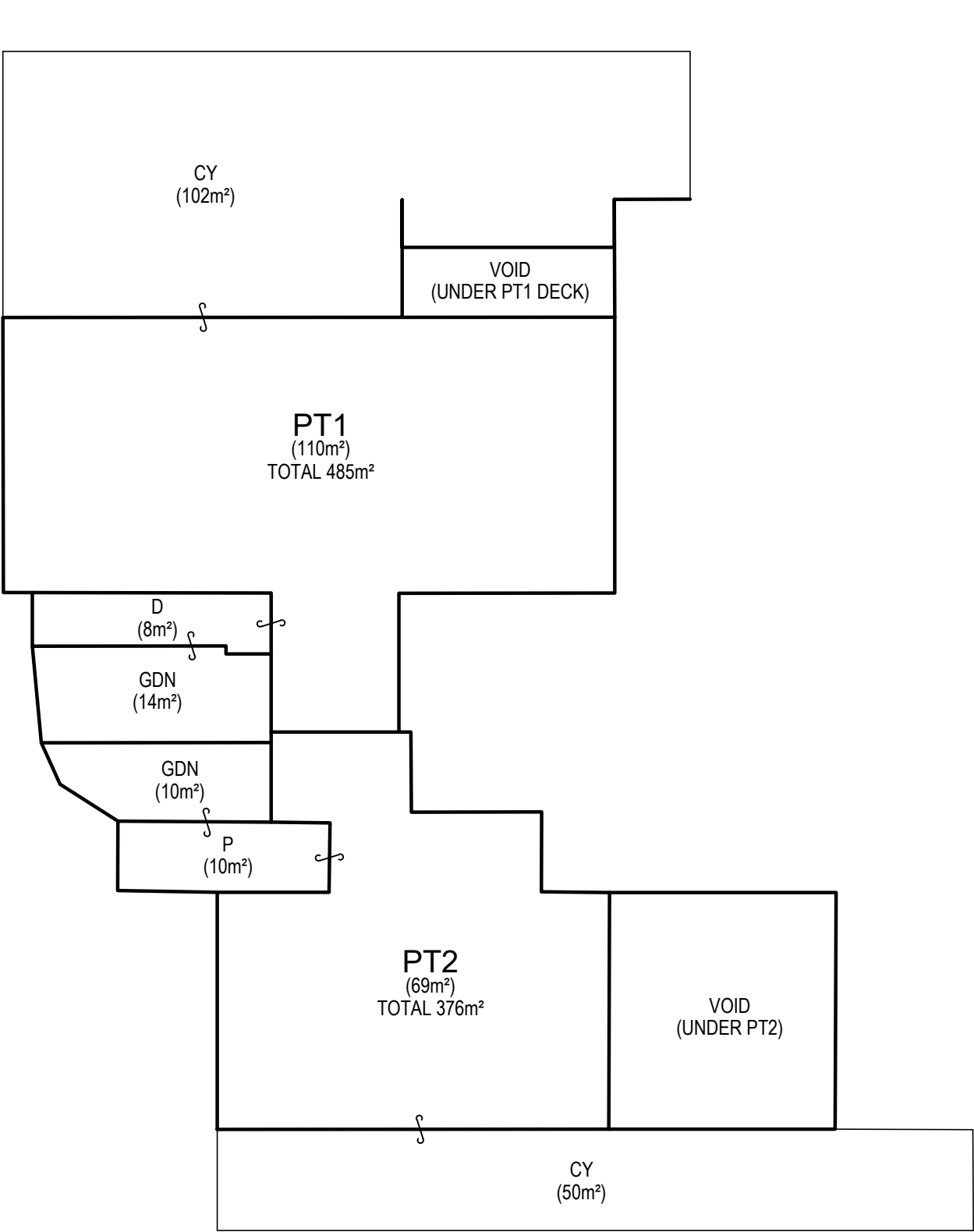
LOCATION PLAN

- (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)

<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>
---	--	---	-----------------------	---------------

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

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

DA2022/0889

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>
---	--	---	-----------------------	---------------

PRELIMINARY PLAN

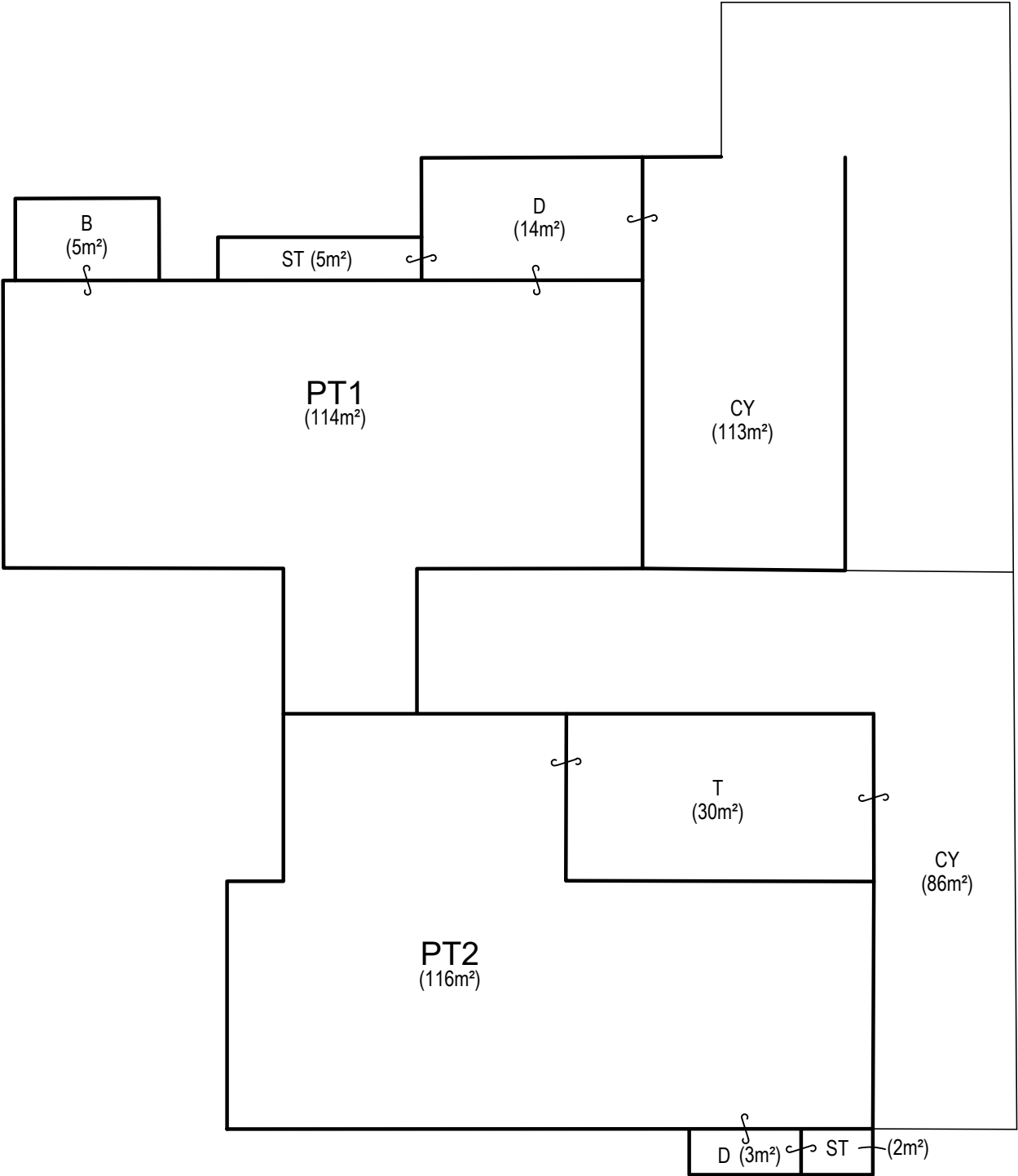
- AREAS AND FLOOR PLAN SHOULD BE CHECKED AND VERIFIED BY ARCHITECT/OWNER PRIOR OFFICIAL USE.
- ALL AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 AND ARE APPROXIMATE ONLY.
- ANY SERVICE SERVING ONE LOT WITHIN ANOTHER LOT IS COMMON PROPERTY.
- LINE BOUNDARIES ARE DEFINED BY 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.



northern
beaches
council

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

DA2022/0889



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>
---	--	---	-----------------------	---------------