

NOTES:-

- (i) This Detail Survey is not a 'Survey' as defined by the Surveying Act, 2002. If any Construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
- (ii) Underground services have not been located. Dial Before You Dig Should be Contacted Prior to Excavation.
- (iii) Tree Species should be Verified by a Suitably Qualified Professional. Tree Spreads are Diagrammatic only & may not be Symmetrical. Pines Not located.

7 SECTION 2
D.P. 5318

2
D.P. 536175
2005m² SVY

STRAND AVENUE

THE
ESPLANADE

Client:-

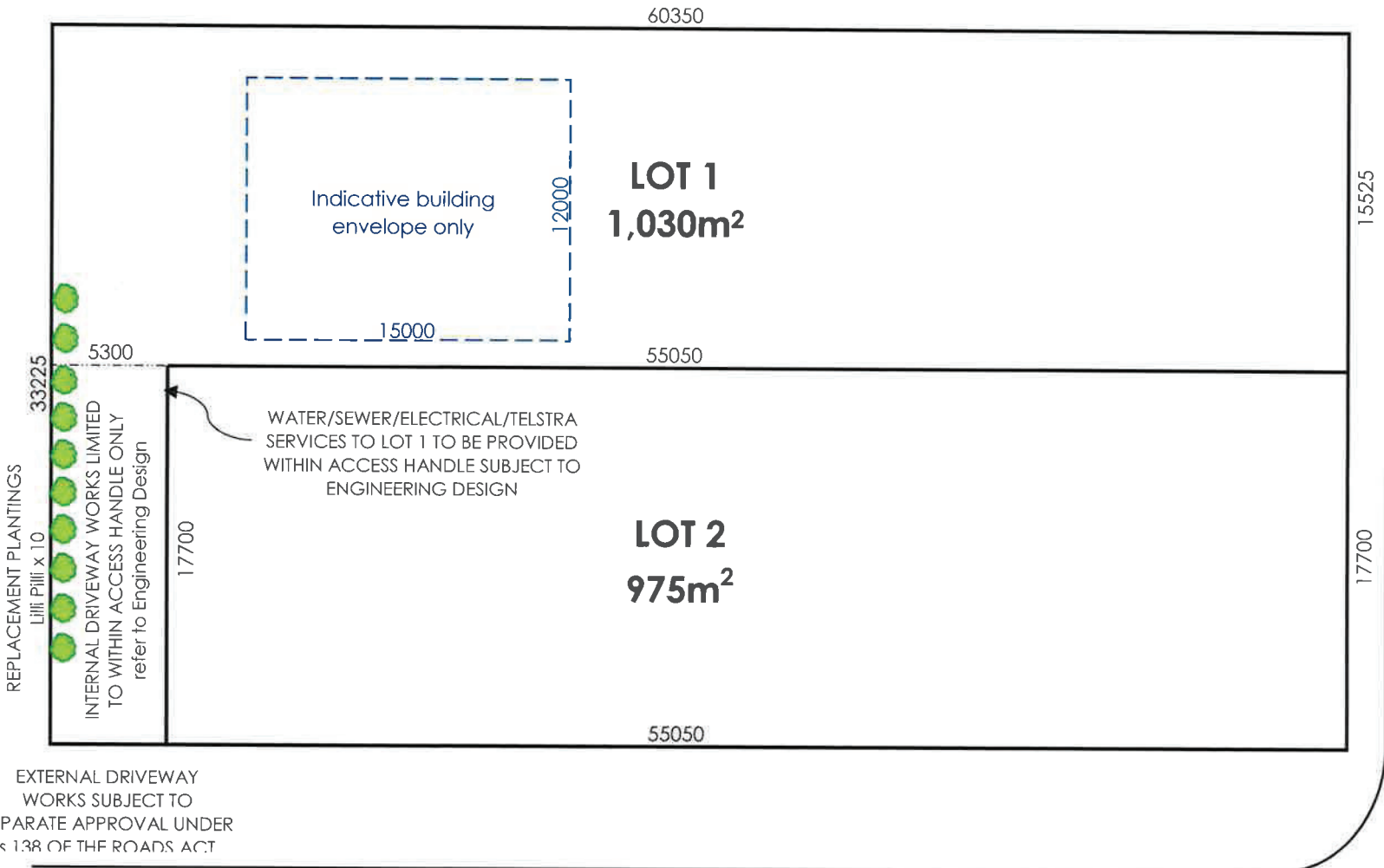
RIAN KRATZKE
RIAN@NEXUSMONEY.COM.AU

Scale:- 1:100 at A1 (Size)
Datum:- A.M.D.
Date:- 10th July 2017
Reference:- 3664a
File:- Portable HD
Drawn:- Cameron Barnett
Checked:- Scott Thompson

Scott Thompson
Surveying Pty Ltd
Trading As:
Canty's Surveyors
ABN 49 093 101 305

PLAN OF PARTIAL DETAIL SURVEY
LOT 2 D.P. 536175
#25 STRAND AVENUE, NEW BRIGHTON
SHIRE OF BYRON
PARISH OF BILLINGDUL GUNDOON

SHEET No 1
of SHEETS 1
P/BOOKS No Notes
Erected Origin
P.M. 1655 R.L. 2.189 (D.L.W.)
Coordinate Basis
As Shown



EXTERNAL DRIVEWAY WORKS SUBJECT TO SEPARATE APPROVAL UNDER s 138 OF THE ROADS ACT

STRAND AVENUE



1:300 @ A4
Subject to final survey

PROPOSED SUBDIVISION PLAN – STRATA SUBDIVISION
 Lot 2 DP 536175, No. 25 The Strand, New Brighton
 PLAN SD-01 - 11 December 2017

JOE DAVIDSON
 TOWN PLANNING

PROPOSED:- ALTERATIONS

FOR:- P. & R. LEE

**AT:- 25 THE ESPLANADE
NEW BRIGHTON**

**R.P.D.:- LOT 2
on DP 536175
AREA = 2022m²**

NOTE
ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND THE BUILDING ACT 1975 - 1991.

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE WORK COMMENCES. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS

ALL DIMENSIONS SHOWN ON THE SITE PLAN ARE TO THE WALL

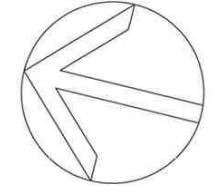
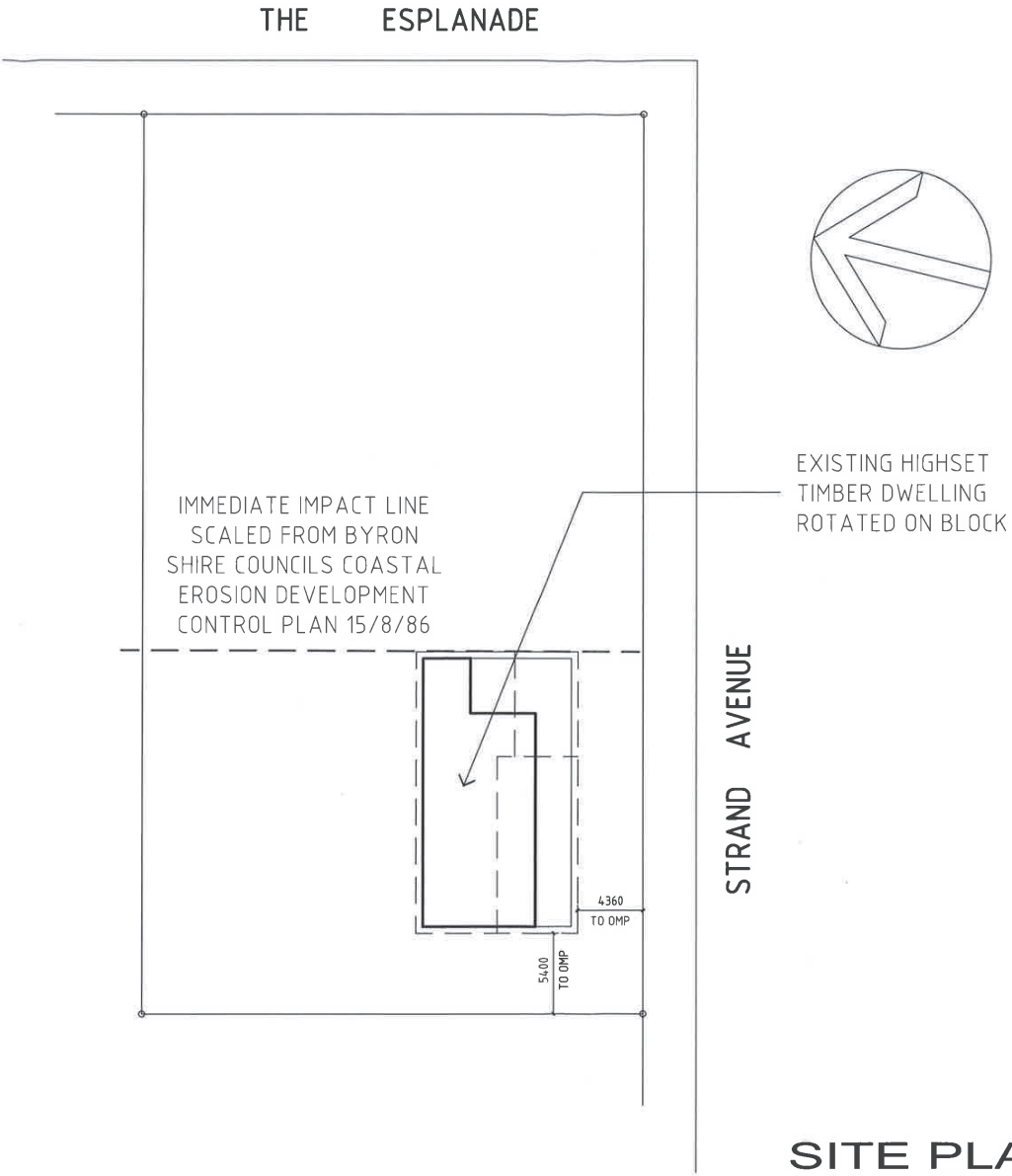
ALL EARTHWORKS SHALL COMPLY WITH THE REQUIREMENTS OF PART 4 OF THE STANDARD BUILDING REGULATIONS 1993 AS APPLICABLE.

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660

TIMBER SUPPLIER TO PROVIDE FORM 15 FOR THE DESIGN OF TIMBER MEMBERS AND TIMBER ENGINEERED PRODUCTS

FORM 15 REQUIRED FROM LICENSED ELECTRICIAN FOR SMOKE ALARMS TO INSTALLED AND INTER-CONNECTED TO COMPLY WITH NCC 3.7.2. & ALL ELECTRICAL WORK

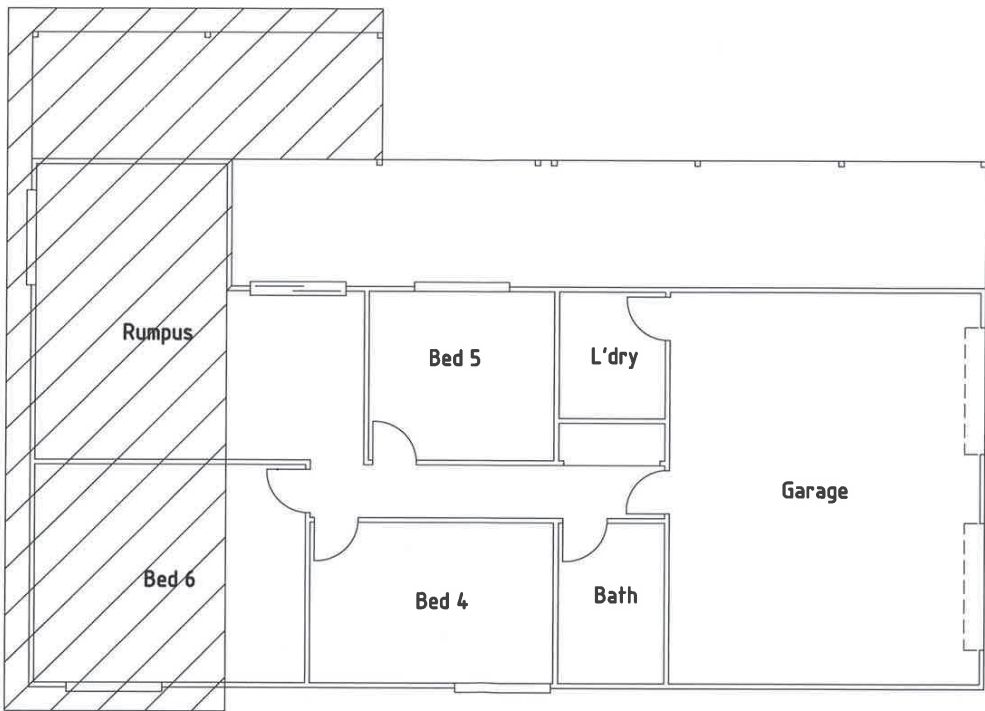
WIND RATING OF N2



EXISTING HIGHSET
TIMBER DWELLING
ROTATED ON BLOCK

1
SITE PLAN
Master Issue "F" 27/11/17

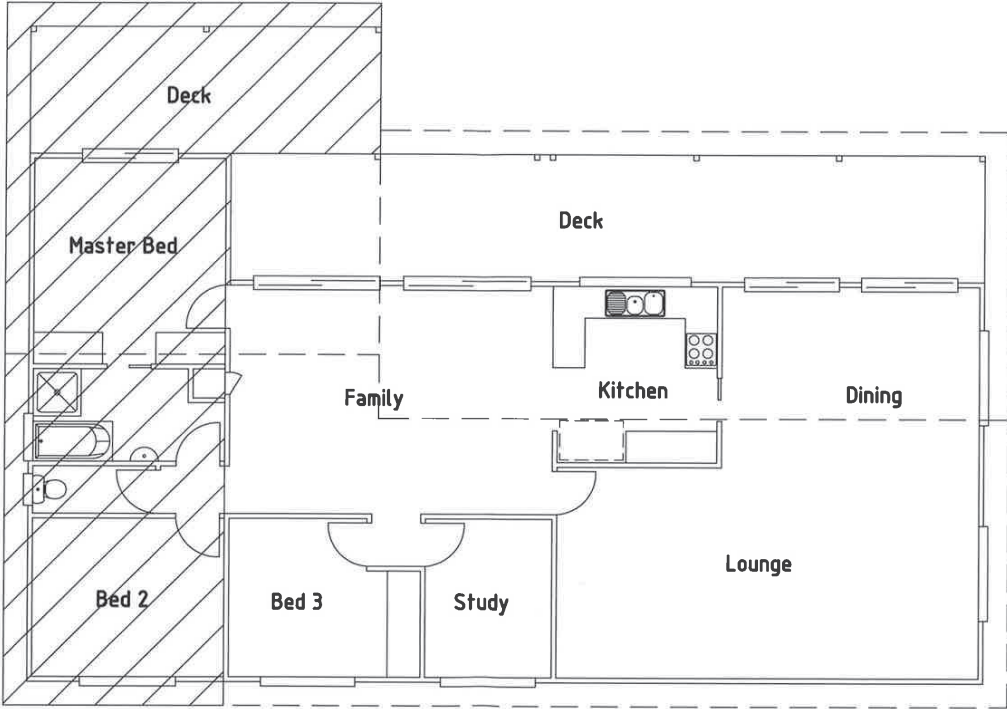
ALTERATIONS
For P. & R. LEE
At 25 THE ESPLANADE
NEW BRIGHTON
Drawn by - J. TYRRELL
Scale 1:350
QBCC # 65622
Date JUL 17



5
LOWER DEMO.

Master Issue "F" 27/11/17

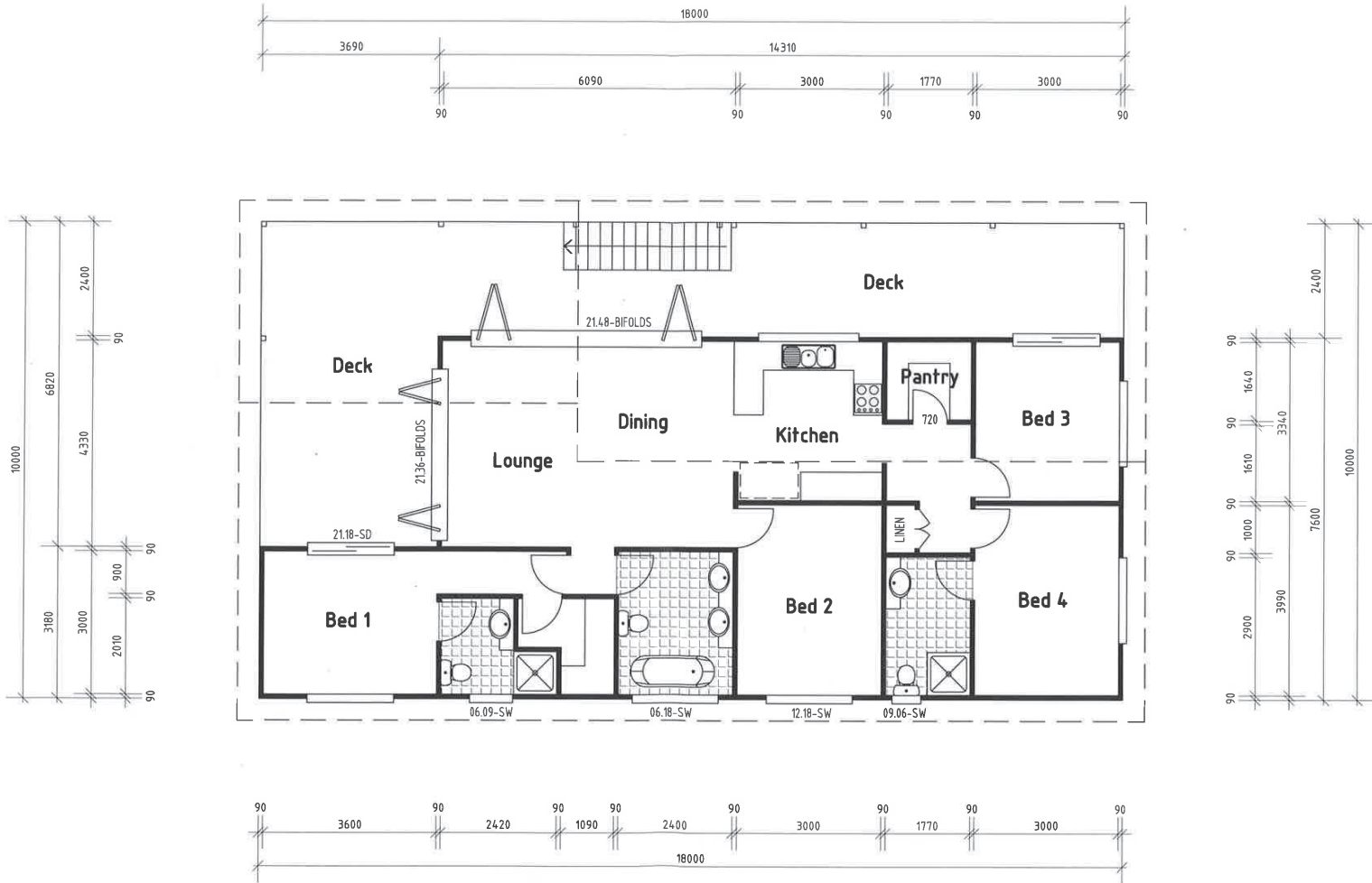
ALTERATIONS
For P. & R. LEE
At 25 THE ESPLANADE
NEW BRIGHTON
Drawn by : J. TYRRELL
Scale 1:100
QBCC # 65622
Date JUL 17



6
UPPER DEMO.

Master Issue "F" 27/11/17

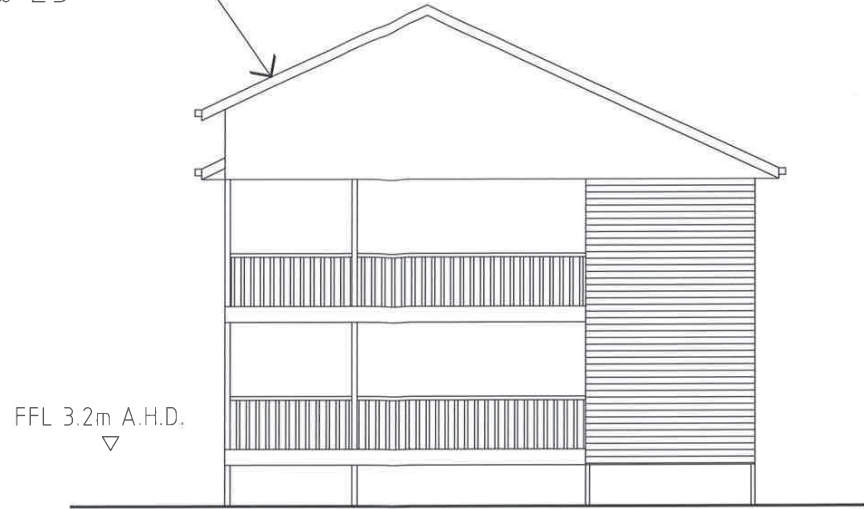
ALTERATIONS
For P. & R. LEE
At 25 THE ESPLANADE
NEW BRIGHTON
Drawn by : J. TYRRELL
Scale 1:100
QBCC # 65622
Date JUL 17



8
PROP. UPPER
 Master Issue "F" 27/11/17

ALTERATIONS
 For P. & R. LEE
 At 25 THE ESPLANADE
 NEW BRIGHTON
 Drawn by : J. TYRRELL
 Scale 1:100
 QBCC # 65622
 Date JUL 17

SHEET ROOF @ 25°



1 EASTERN ELEVATION
SCALE 1:100

ALUMINIUM JOINERY



2 NORTHERN ELEVATION
SCALE 1:100

9 ELEVATIONS
Master Issue "F" 27/11/17

ALTERATIONS
For P. & R. LEE
At 25 THE ESPLANADE
NEW BRIGHTON
Drawn by :- J. TYRRELL
Scale 1:100
OBCC # 65622
Date JUL 17



3 SOUTHERN ELEVATION
SCALE 1:100

SHEET ROOF @ 25°

TIMBER CLADDING

FFL 2.3m A.H.D.



4 WESTERN ELEVATION
SCALE 1:100

10 ELEVATIONS
Master Issue "F" 27/11/17

ALTERATIONS	
For	P. & R. LEE
At	25 THE ESPLANADE NEW BRIGHTON
Drawn by	- J. TYRRELL
Scale	1:100
Date	JUL 17

QBCC # 65622