

 **northern beaches council**

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

MOD2023/0094

1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS A DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO 'HIGH DESIGN' - Architectural Design

PROJECT ADDRESS:
**103 KING STREET
MAINLY VALE**

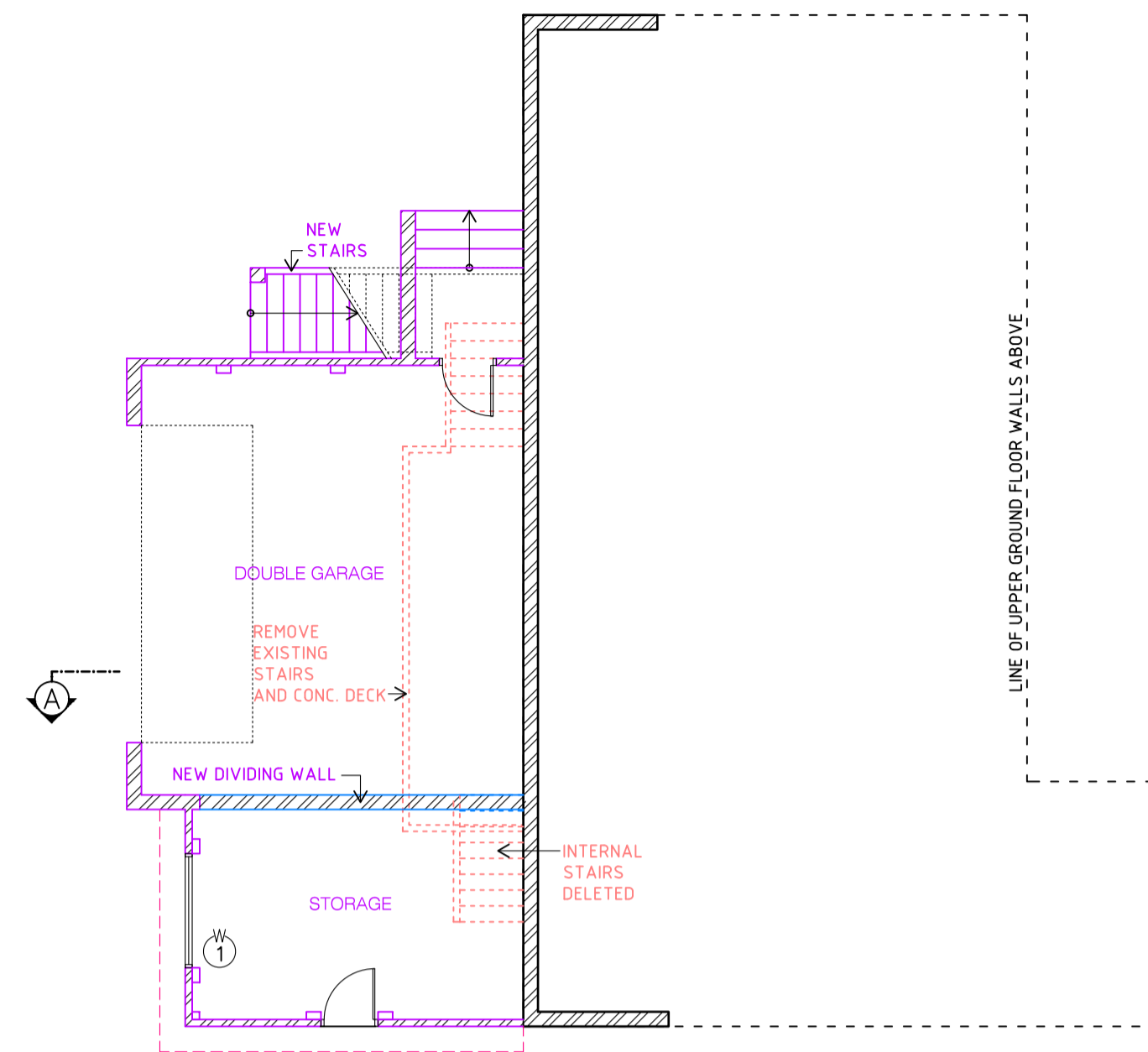
CLIENT:
David Worley

DEC , 2022	CHECKED
DRAWN BY: B. V.	
DRAWING No. 1-3 826 19	ISSUE

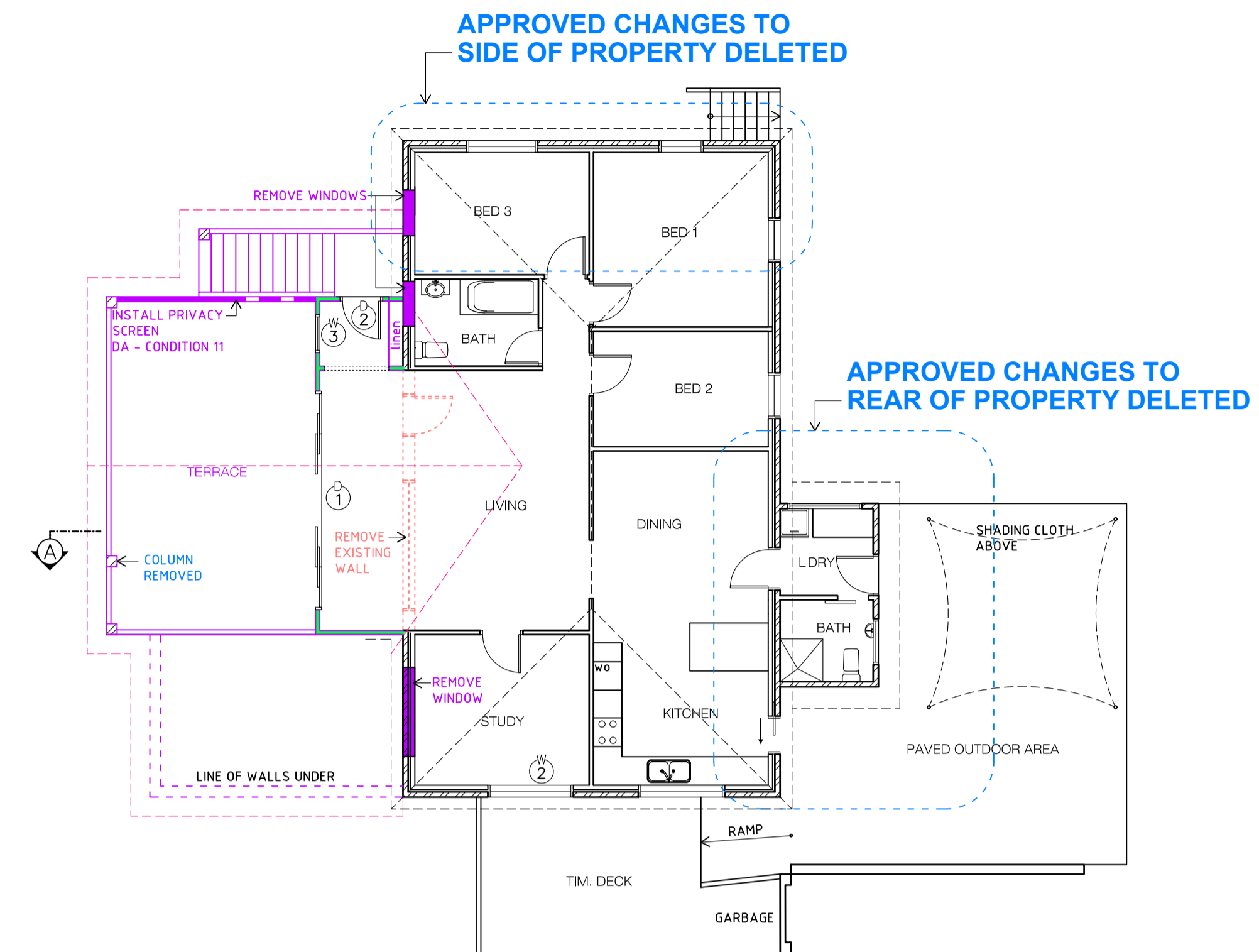


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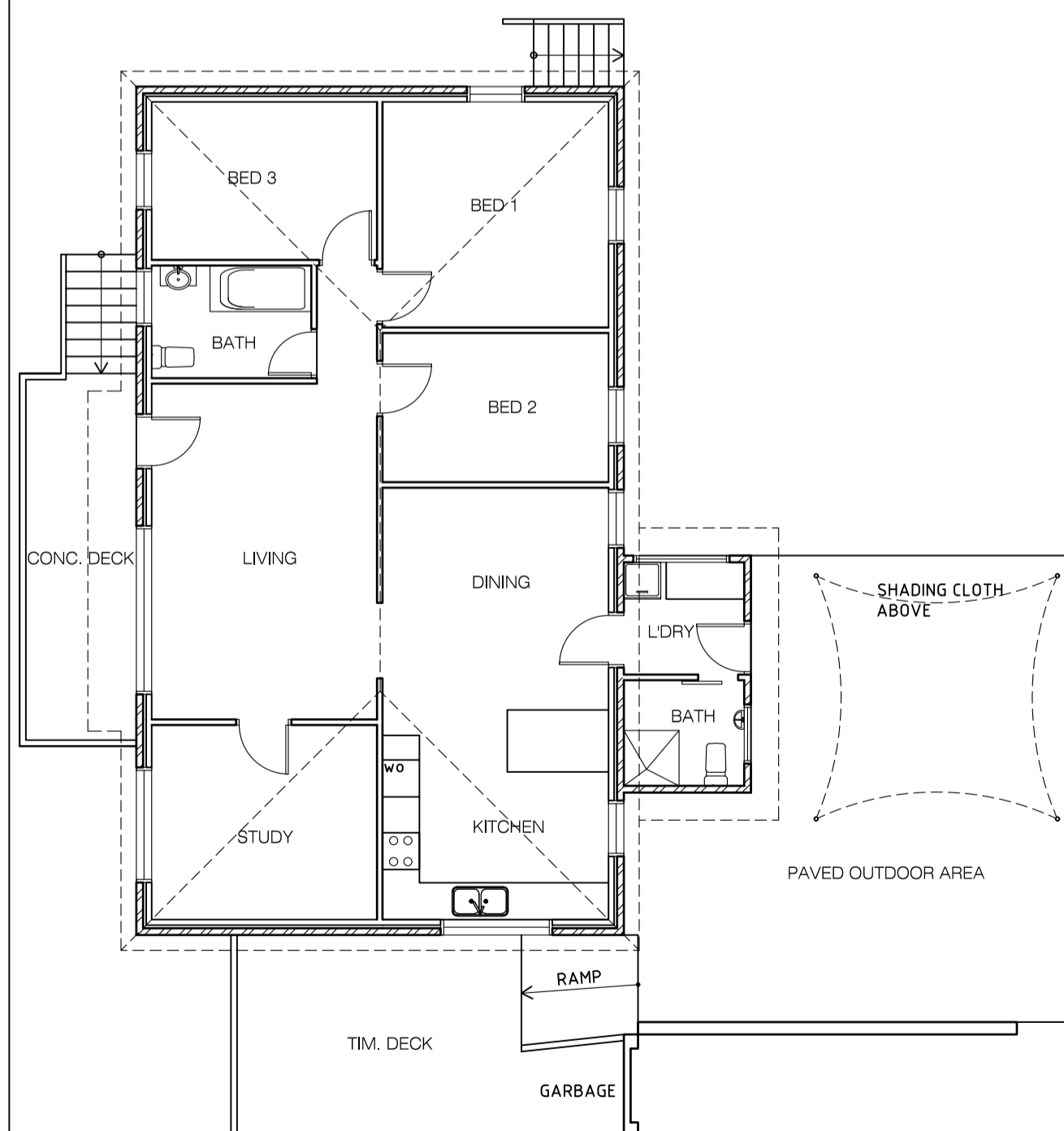
CHANGES SHOWN IN BLUE



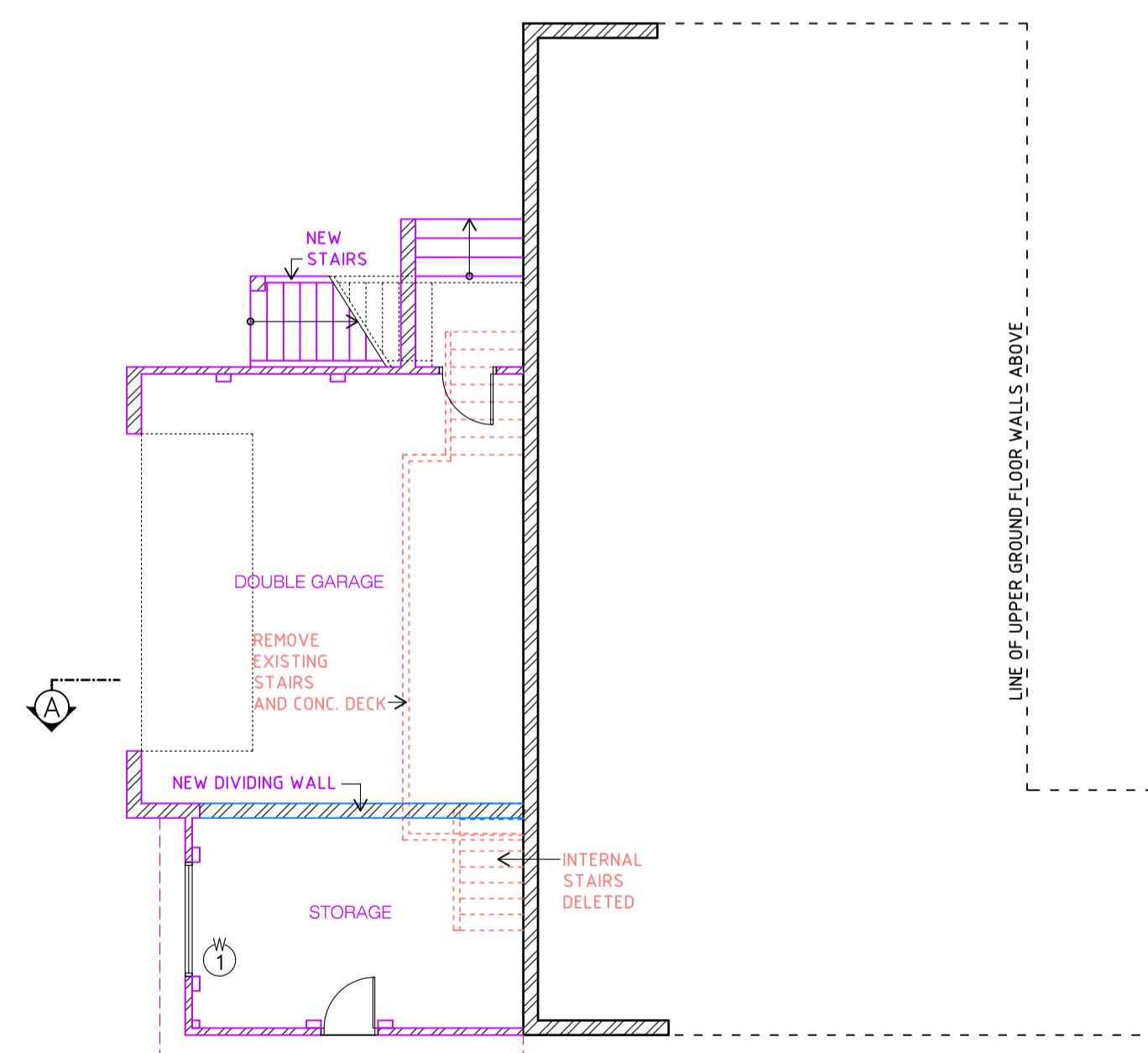
PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100



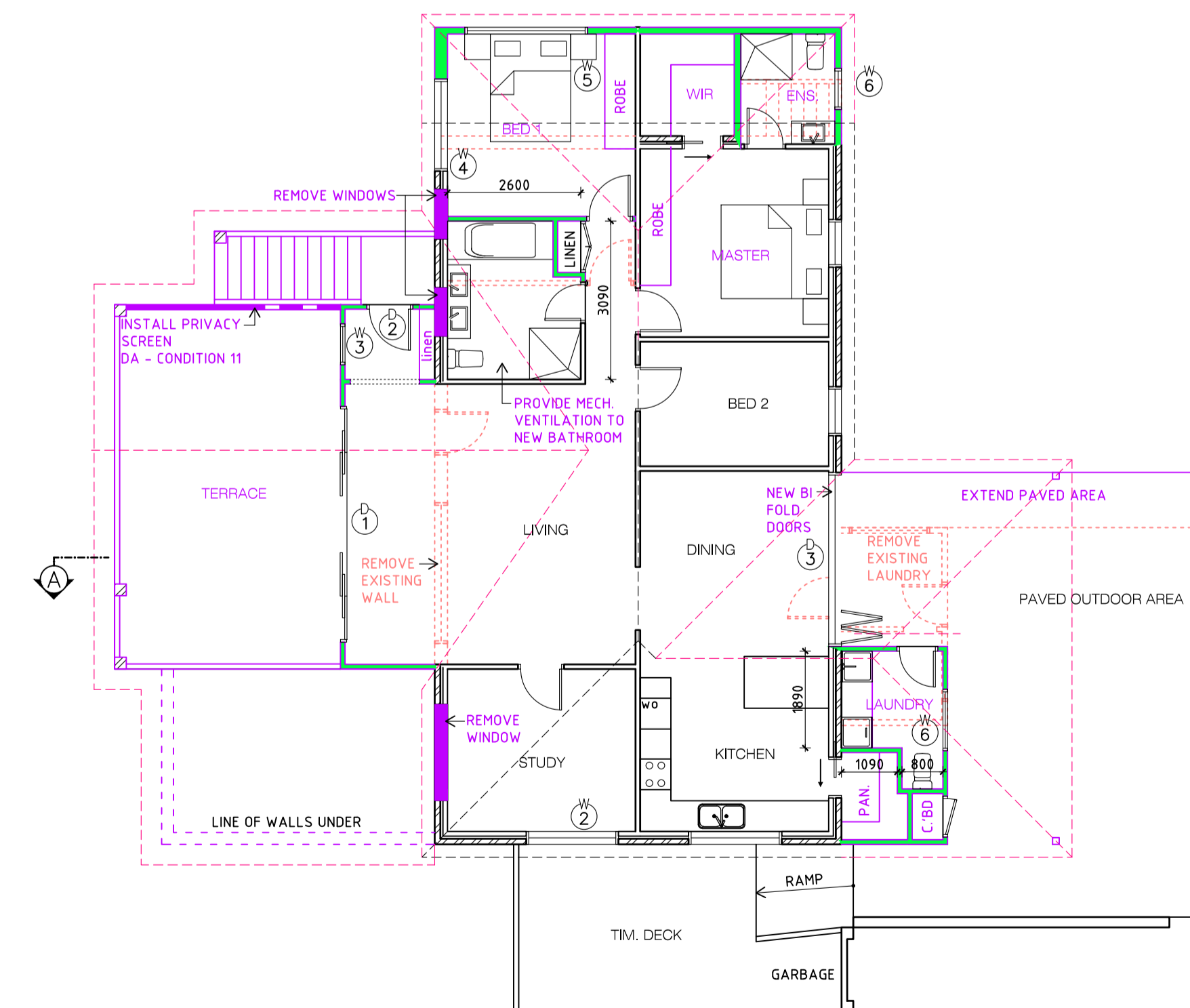
PROPOSED UPPER GROUND FLOOR PLAN
SCALE 1:100



EXISTING LOWER GROUND FLOOR PLAN
SCALE 1:100



APPROVED LOWER GROUND FLOOR PLAN
SCALE 1:100




APPROVED UPPER GROUND FLOOR PLAN
SCALE 1:100

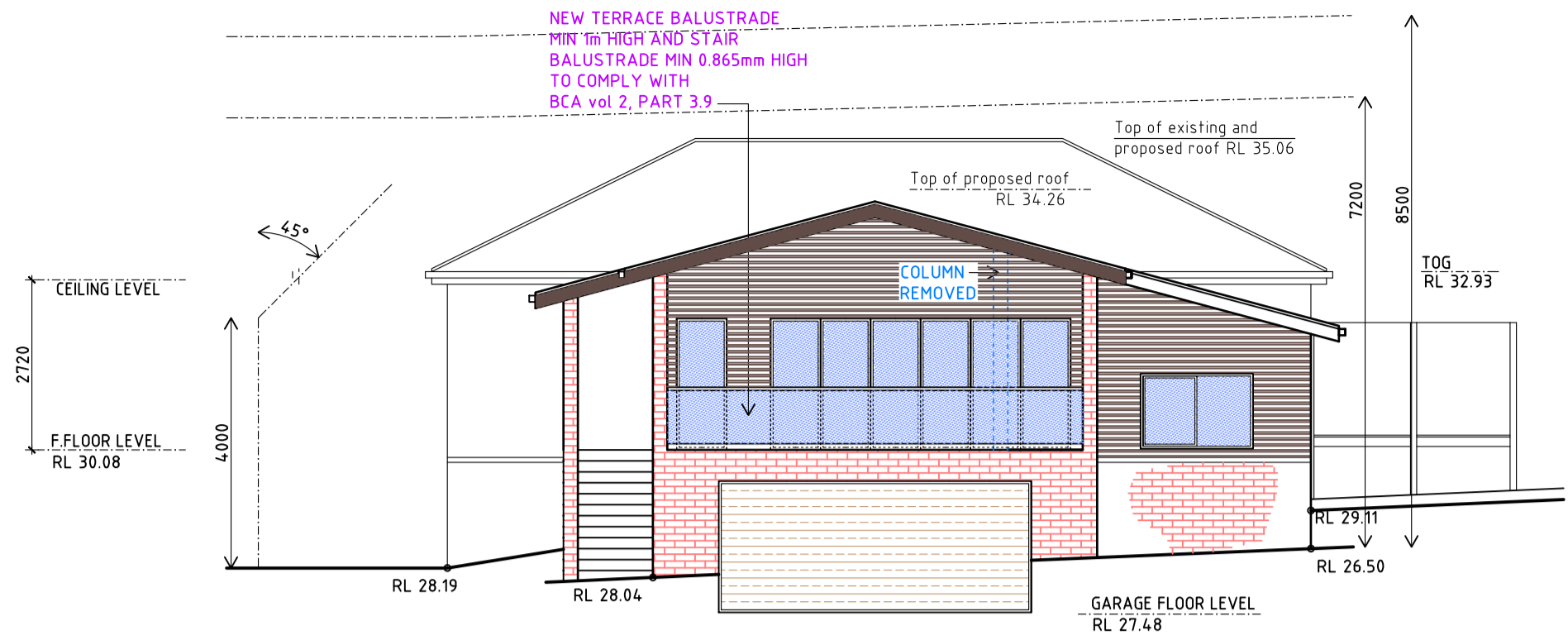


SITE AREA 920.4 sqm

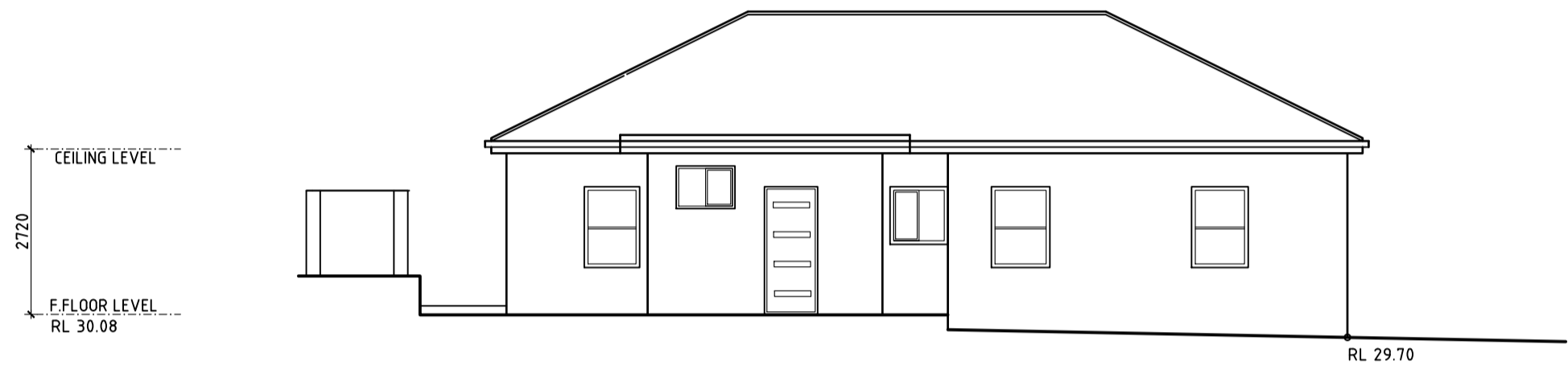
APPROVED LANDSCAPE AREA 490 sqm OR 53 %
PROPOSED LANDSCAPE AREA 491 sqm OR 53 %

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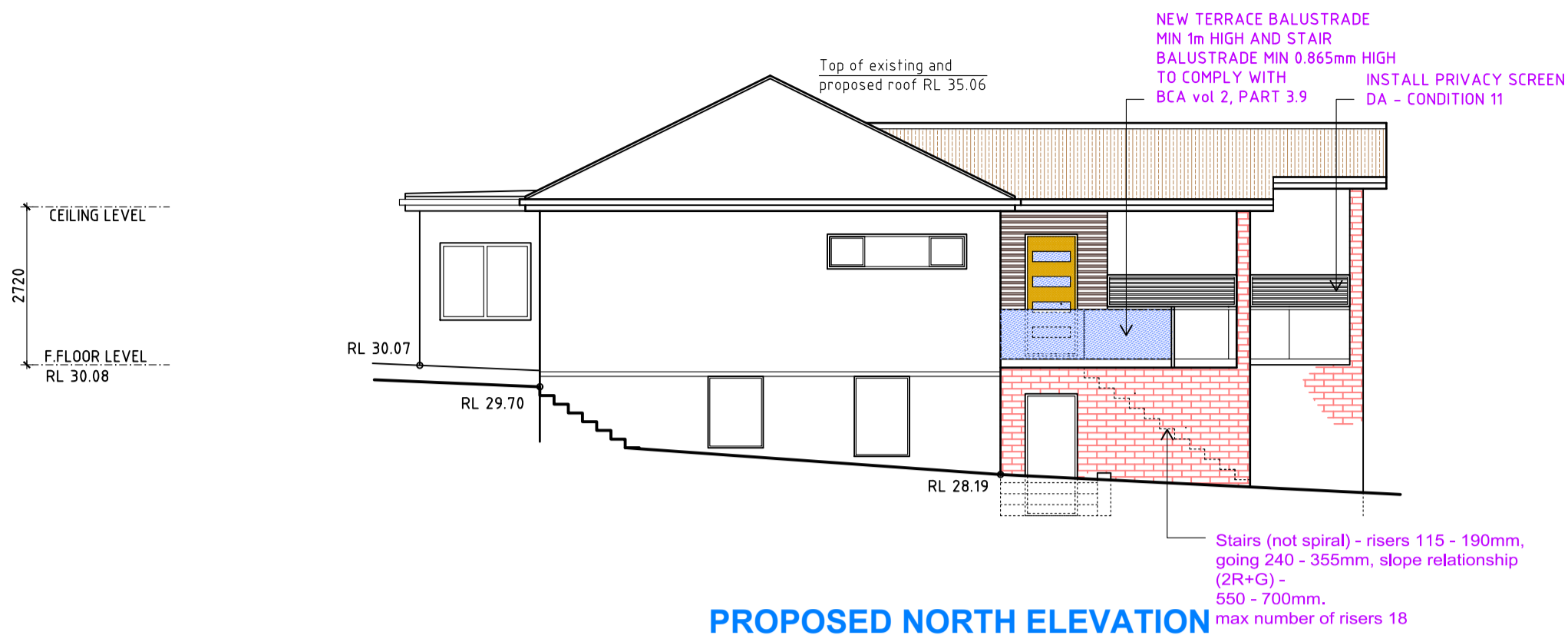
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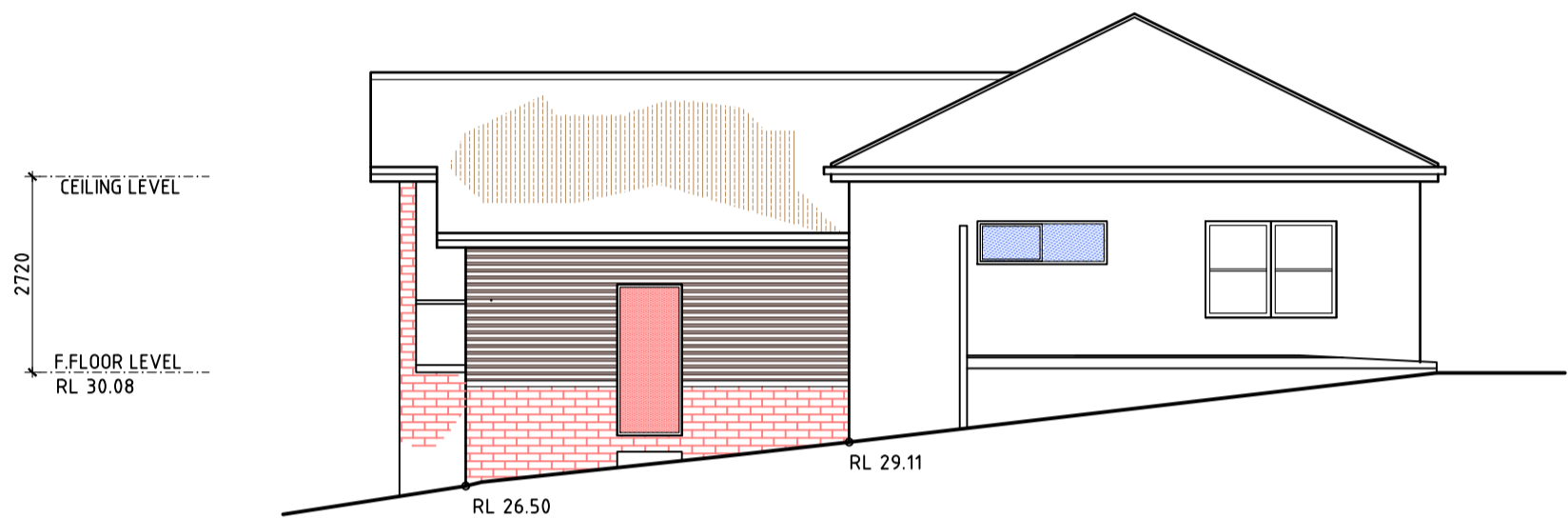
PROPOSED WEST ELEVATION
SCALE 1:100



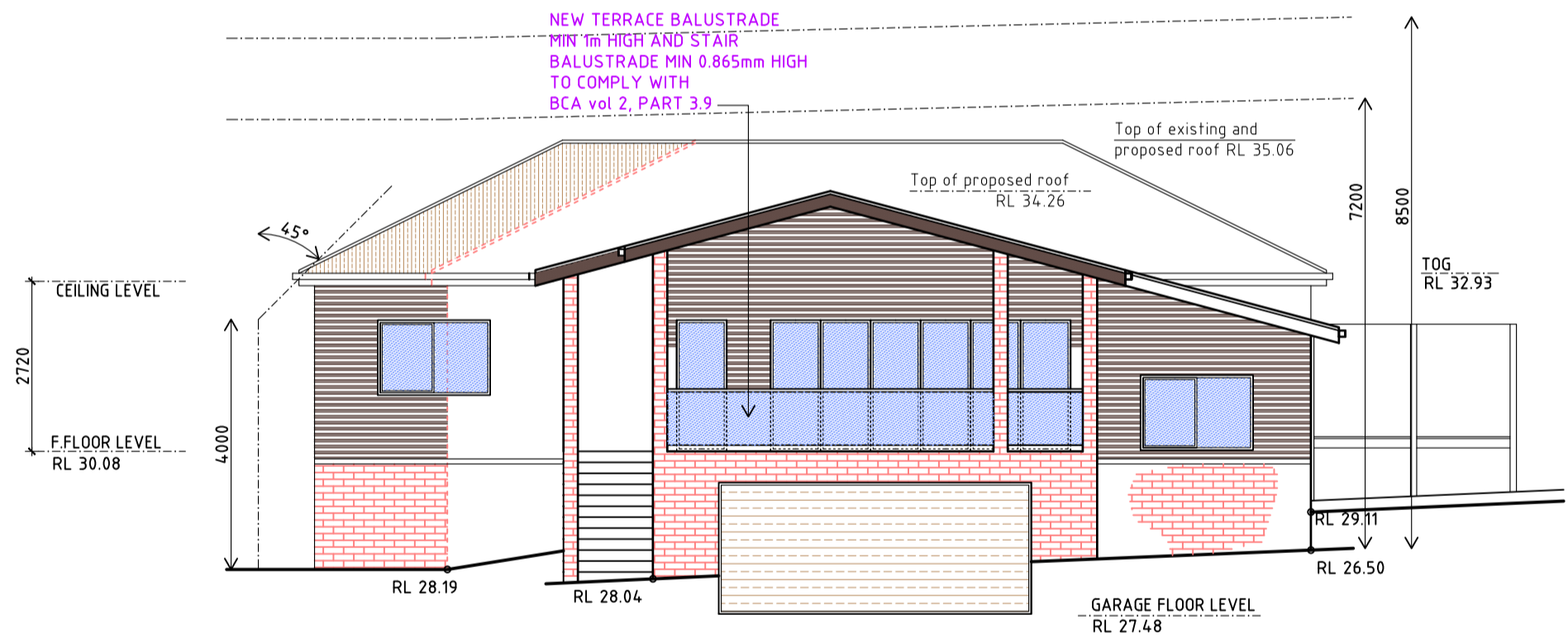
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SCALE 1:100



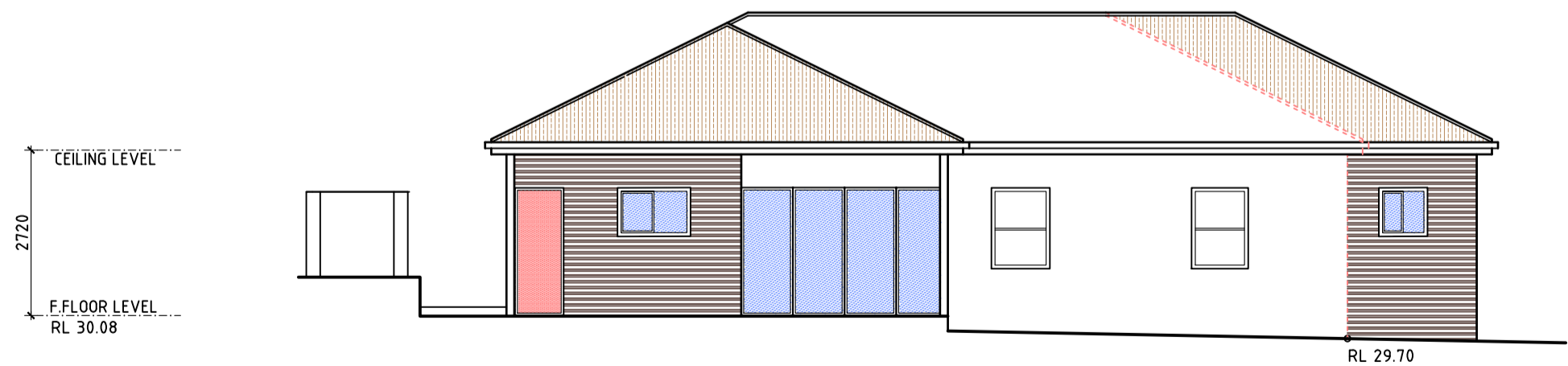
PROPOSED NORTH ELEVATION
SCALE 1:100



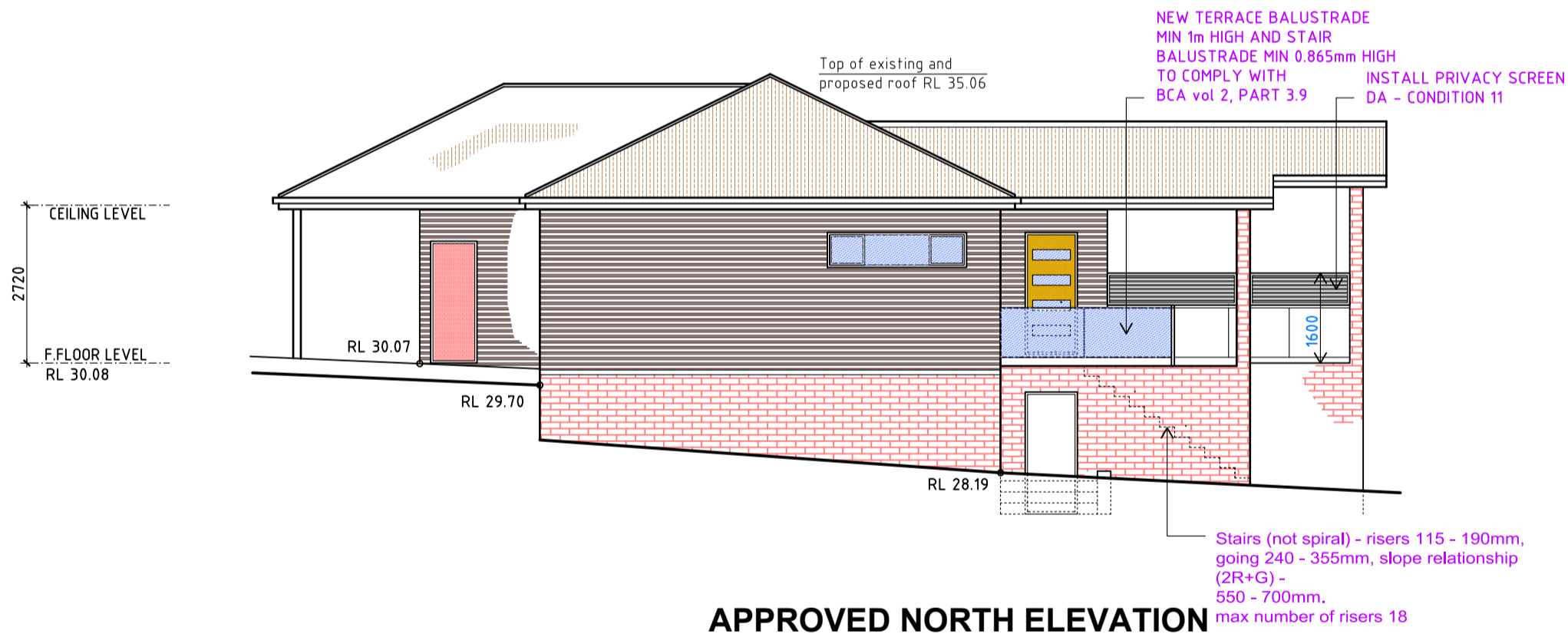
PROPOSED SOUTH ELEVATION
SCALE 1:100



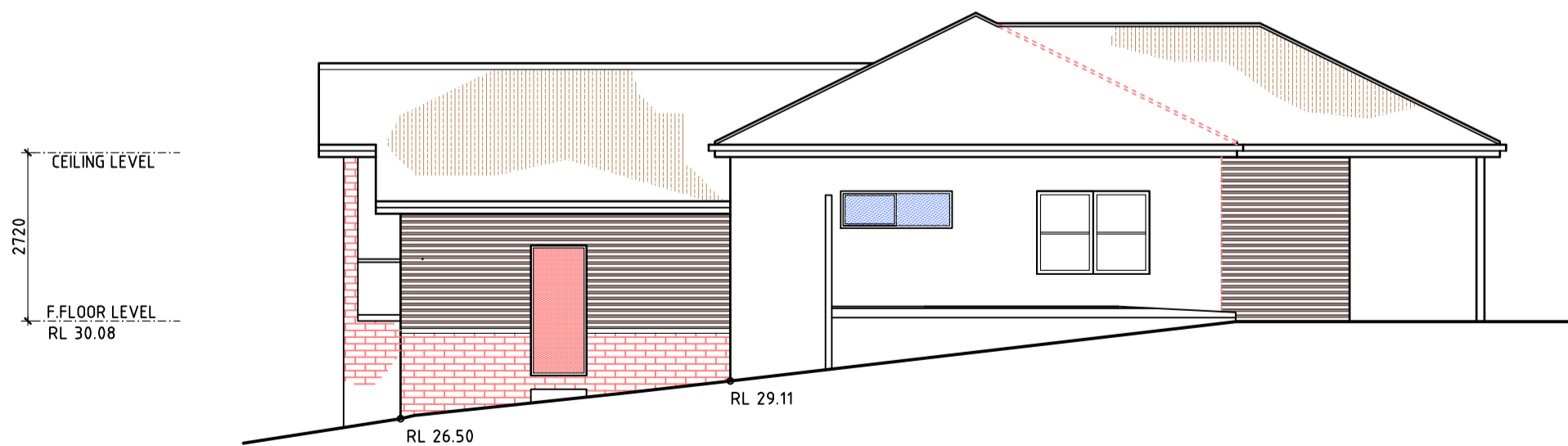
APPROVED WEST ELEVATION
SCALE 1:100



APPROVED EAST ELEVATION
SCALE 1:100




APPROVED NORTH ELEVATION
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APPROVED SOUTH ELEVATION
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