

TITLE INDICATES THAT LOT 1 IN D.P.589286 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- Q307395 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF

LOTS 1 & 2 IN DP589286

- Q416356 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PARTY WALL WITHIN LOT 2 DP589286 SHOWN THEREIN



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.
A ALL MELLEN MUNICIPE LINE TO BE CONNECTED TO THE EVICTING OTORNALILITED OVERTER

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

DN . DO NOT SCALE THE DRAWING.
IT TO VERIFICATION BY A SITE SURVEY.
N OF LOCAL COUNCIL REQUIREMENTS.

DIRECTED BY LOCAL COUNCIL.

ATERIAL WHERE POSSIBLE.

PROJECT ADDRESS:

SOA PACIFIC PDE.

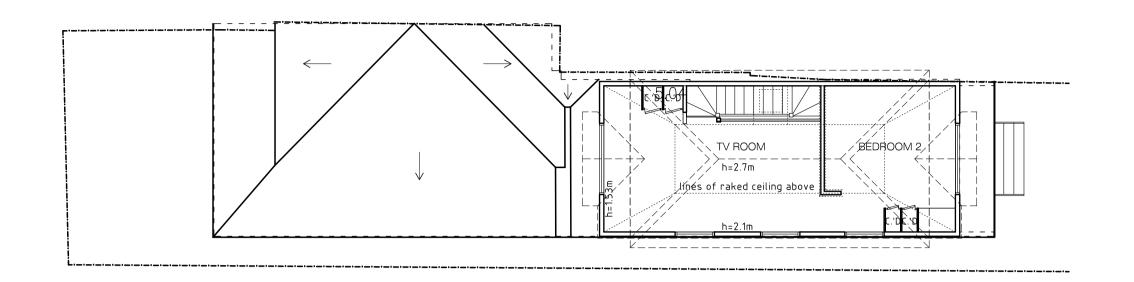
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B. V.

DRAWING No.

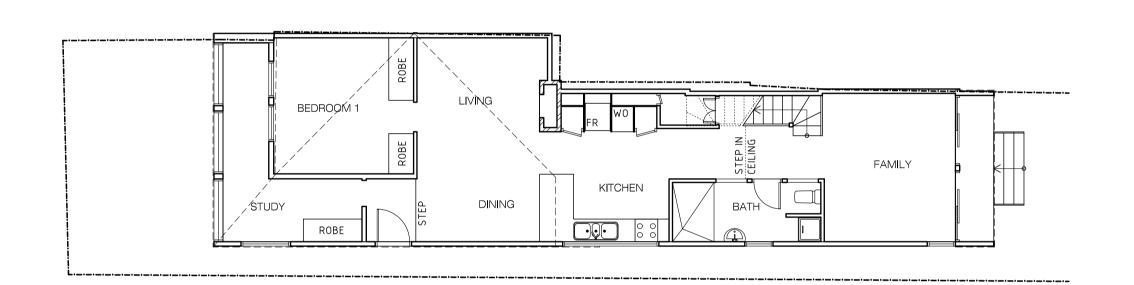
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	041 3389	036	9981 55 56
<u></u> 5	E-mail:	info@highdesign. com. au	
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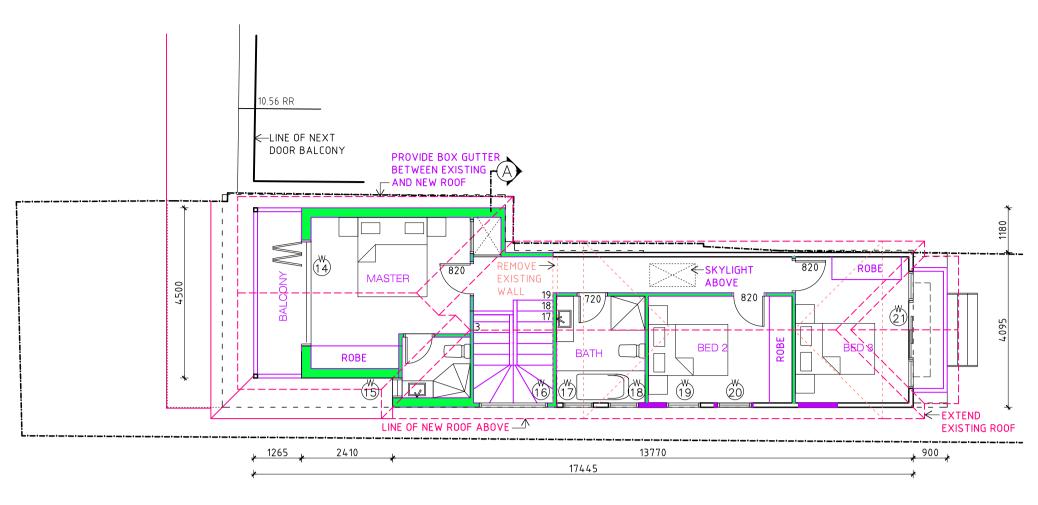
EXISTING FIRST FLOOR PLAN

SCALE 1:100



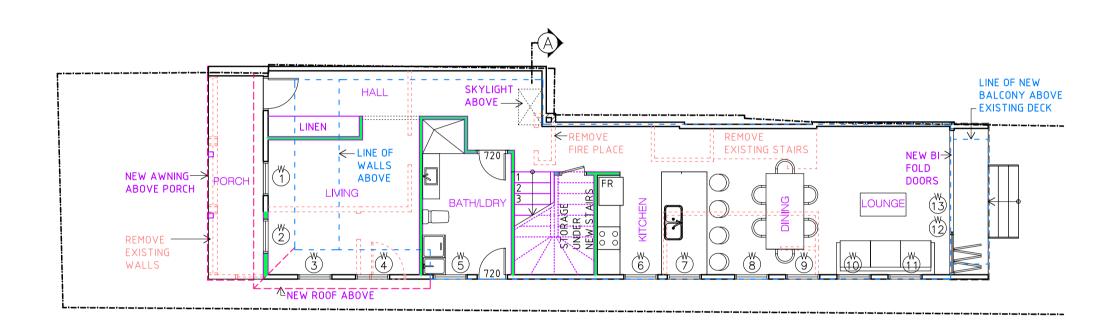
EXISTING GROUND FLOOR PLAN

SCALE 1:100



PROPOSED FIRST FLOOR PLAN

SCALE 1:100



PROPOSED GROUND FLOOR PLAN

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

EAST ELEVATION

SCALE 1:100

NORTH ELEVATION SCALE 1:100

SECTION A-A

PROVIDE BOX GUTTER BETWEEN EXISTING

SCALE 1:100

SITE AREA 201.2 sqm **EXISTING TOTAL FLOOR AREA 117 sqm** PROPOSED TOTAL FLOOR AREA 133 sqm OR 66% **EXISTING LANDSCAPE AREA 59.5 sqm** PROPOSED LANDSCAPE AREA 61.5 sqm



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8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.

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PROJECT ADDRESS: Jan. 2020 50a PACIFIC PDE. DRAWN BY: B. V. DRAWING No. CLIENT: 2-2 856 19 HD Niall Magee

