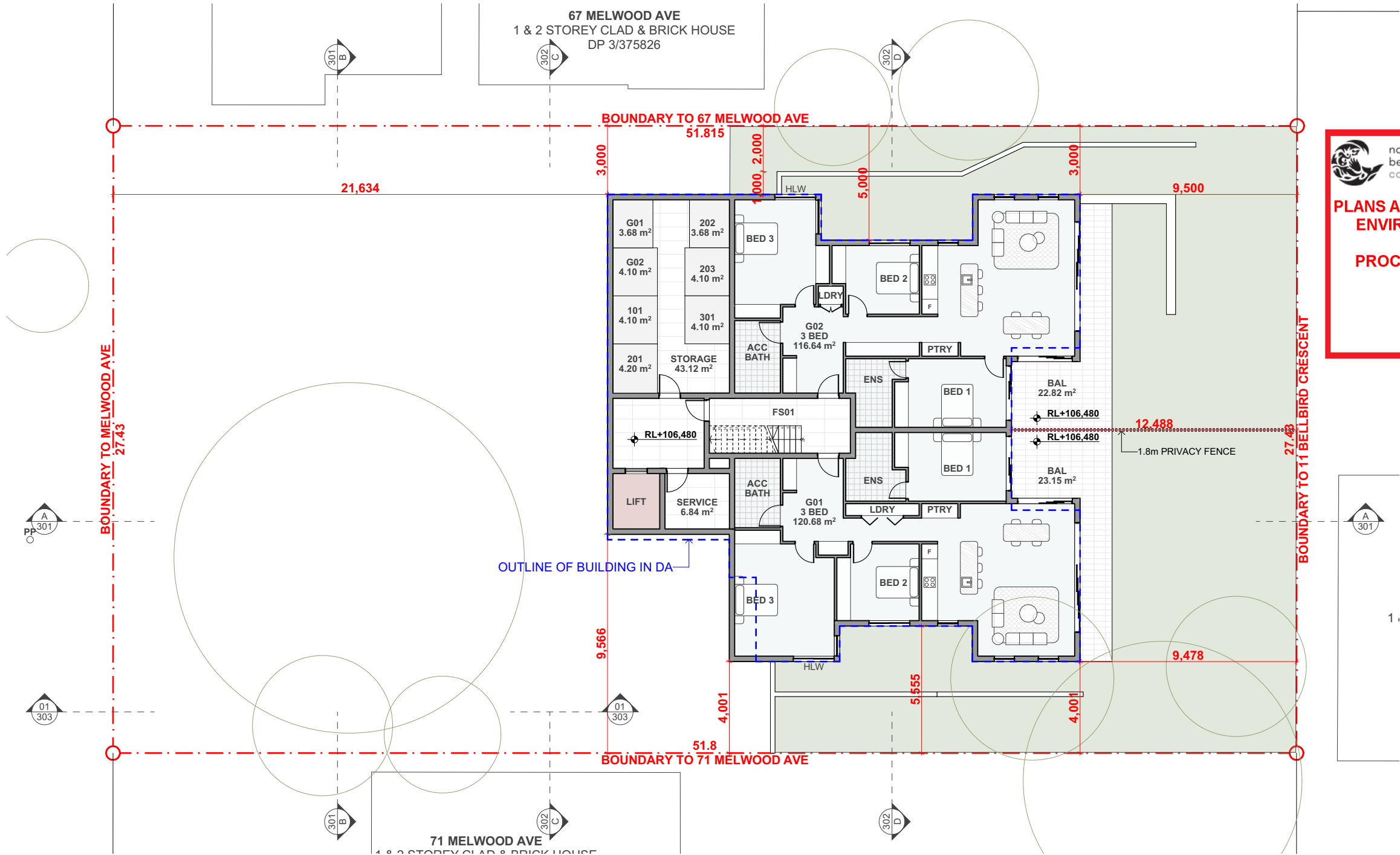




PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025

0.
-

GROUND FLOOR
1:200

LEGEND

HLW HIGH LEVEL WINDOW WITH 1.7m SILL HEIGHT
FW FROSTED WINDOW TO 1.7M
BHFV BENCH HEIGHT FROSTED WINDOW TO 1.7M

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889

E: office@texcodesign.com.au



TRUE NORTH

Drawn | Checked
Revision Date: 10/07/2025
Project NO: 2502
Project Status: S34

Client: GRAHAM MCKEE
Site: 69 MELWOOD AVE, FORESTVILLE
Climate Zone: 5
Wind Region: A

PAPER

A3

1:200

DRAWING TITLE :

PLANS
GROUND FLOOR PLAN

PROJECT NAME :

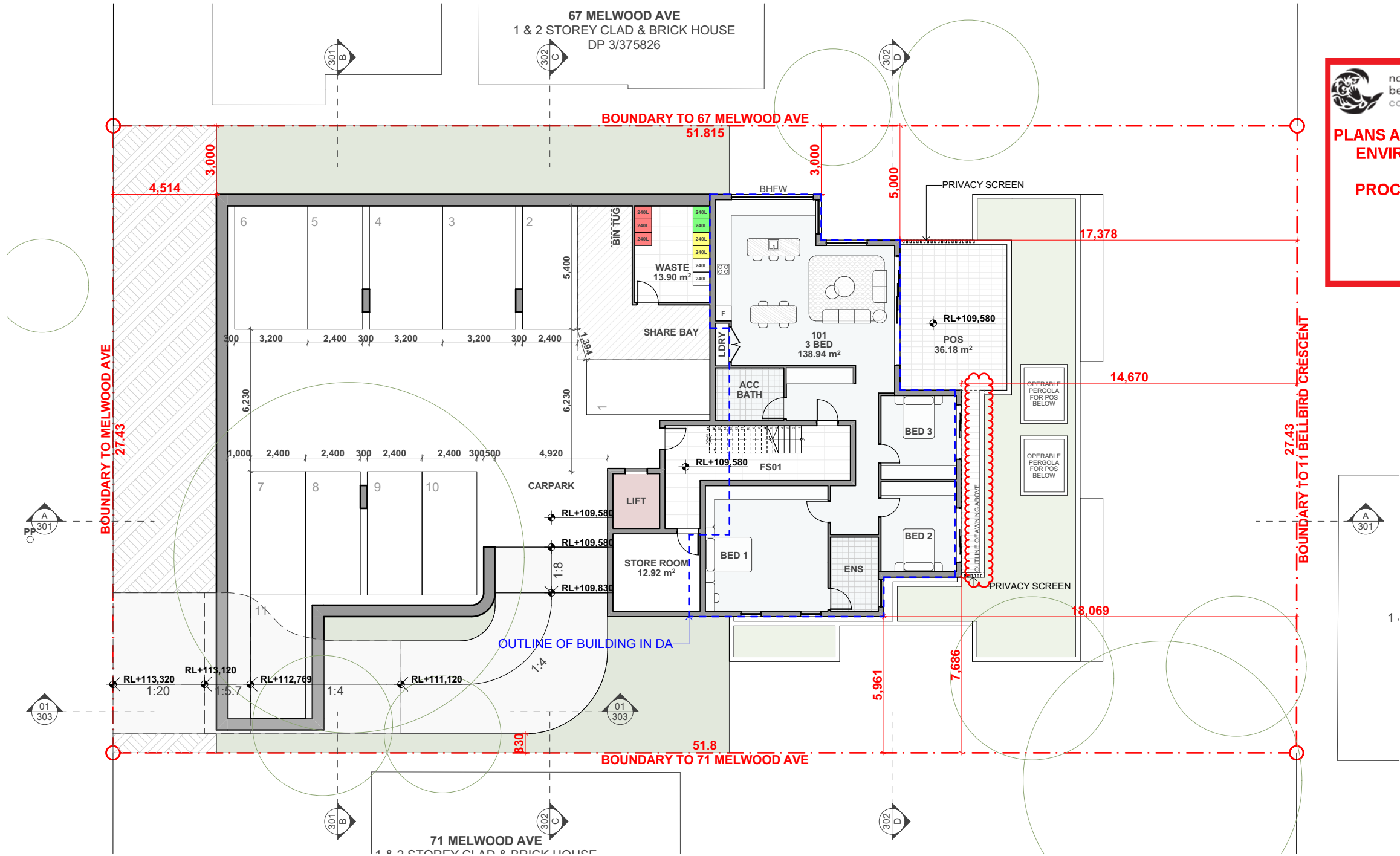
69 MELWOOD AVE,
FORESTVILLE

REVISION NO.

D

DRAWING NO.

101



northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025

1. -

LEVEL 1
1:200

LEGEND

HLW HIGH LEVEL WINDOW WITH 1.7m SILL HEIGHT
FW FROSTED WINDOW TO 1.7M
BHFW BENCH HEIGHT FROSTED WINDOW TO 1.7M

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

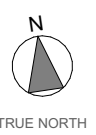
Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

Project Designer

TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889
E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 10/07/2025
Project NO: 2502
Project Status: S34

Client: GRAHAM MCKEE
Site: 69 MELWOOD AVE, FORESTVILLE
Climate Zone: 5
Wind Region: A

PAPER
A3
1:200

DRAWING TITLE :
PLANS
LEVEL 1 PLAN

PROJECT NAME :
69 MELWOOD AVE,
FORESTVILLE

REVISION NO.
D

DRAWING NO.
102



northern
beaches
council

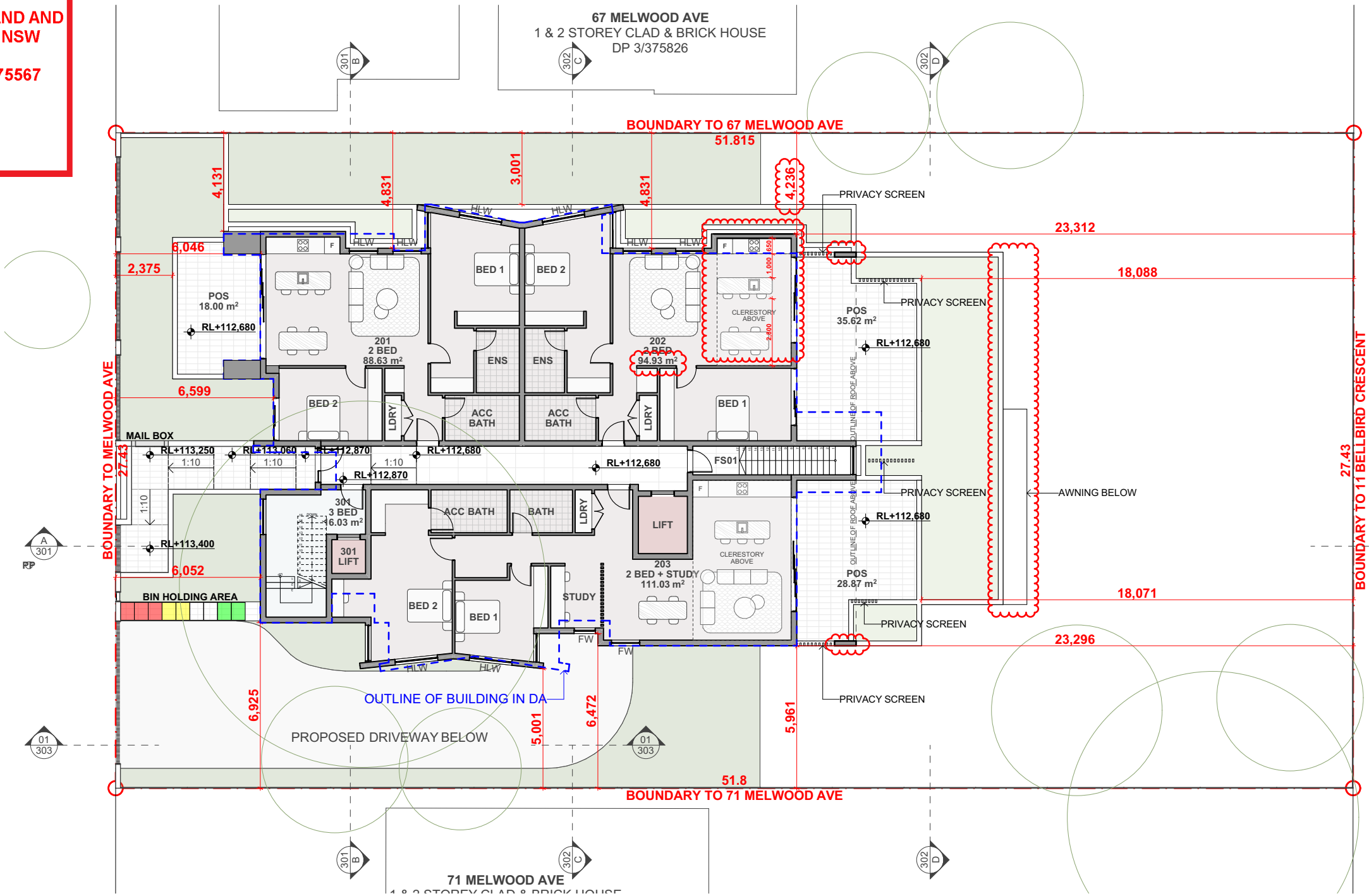
PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025



NORTHERN ELEVATION
POP-OUT BAY WINDOW OF UNIT 202



2.
-

LEVEL 2
1:200

LEGEND

- HLW

FW

BFW
- HIGH LEVEL WINDOW WITH 1.7m SILL HEIGHT

FROSTED WINDOW TO 1.7M

BENCH HEIGHT FROSTED WINDOW TO 1.7M

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

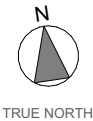
Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked

Revision Date:

Project NO.

Project Status

AW I TZ |

10/07/2025

2502

S34

Client

Site:

Climate Zone

Wind Region

GRAHAM MCKEE

69 MELWOOD AVE, FORESTVILLE

5

A

PAPER
A3
1:200

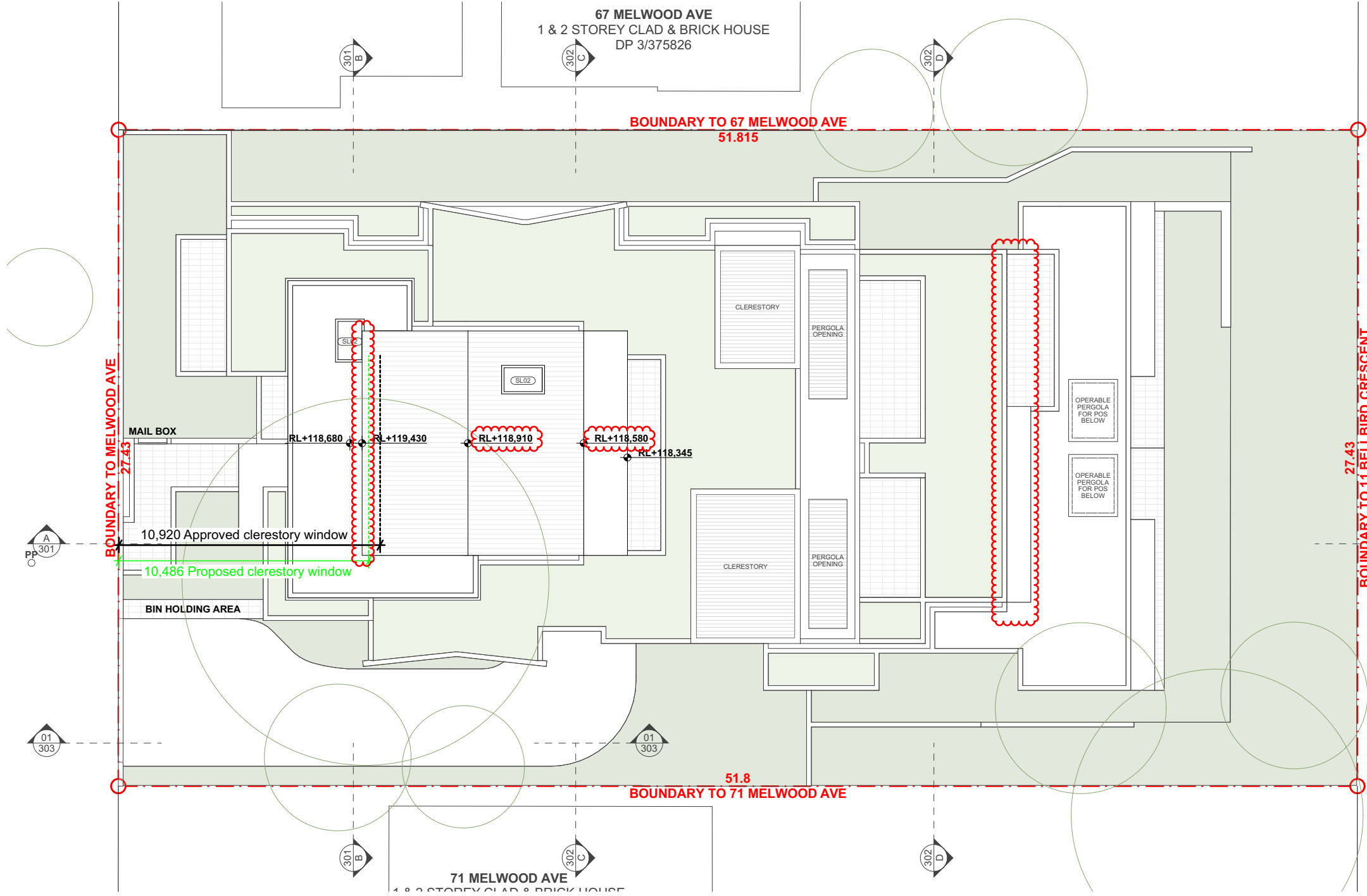
DRAWING TITLE :

PLANS
LEVEL 2 PLAN

PROJECT NAME :
**69 MELWOOD AVE,
FORESTVILLE**

REVISION NO.
D

DRAWING NO.
103



 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025

4. ROOF
1:200

LEGEND

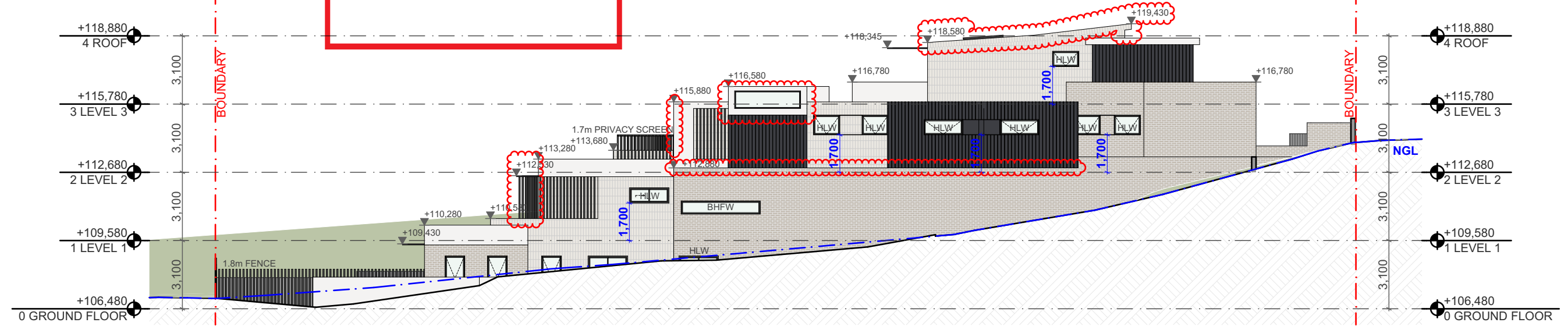
HLW HIGH LEVEL WINDOW WITH 1.7m SILL HEIGHT
FW FROSTED WINDOW TO 1.7M
BHFH BENCH HEIGHT FROSTED WINDOW TO 1.7M



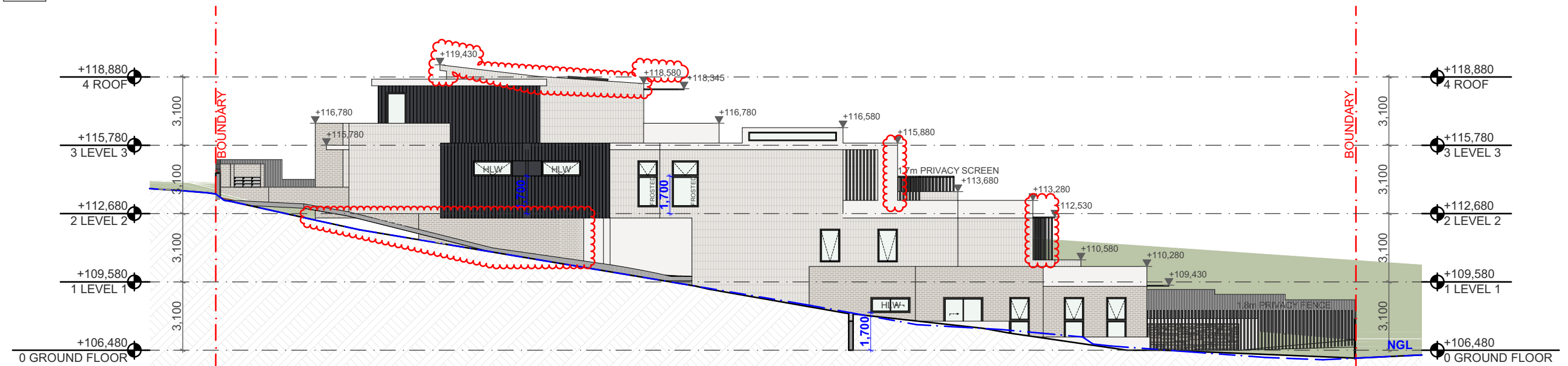
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025



NORTH ELEVATION
1:200



SOUTH ELEVATION
1:200

LEGEND

- HLW HIGH LEVEL WINDOW WITH 1.7m SILL HEIGHT
FW FROSTED WINDOW TO 1.7M
BHFV BENCH HEIGHT FROSTED WINDOW TO 1.7M

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

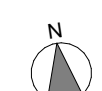
Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889

E: office@texcodesign.com.au



TRUE NORTH

Drawn | Checked
Revision Date:
Project NO.
Project Status

AW I TZ |
10/07/2025
2502
S34

Client
Site:
Climate Zone
Wind Region

GRAHAM MCKEE
69 MELWOOD AVE, FORESTVILLE
5
A

PAPER

A3

1:200

DRAWING TITLE :

ELEVATION
NORTH & SOUTH ELEVATIONS

PROJECT NAME :

69 MELWOOD AVE,
FORESTVILLE

REVISION NO.

D

DRAWING NO.

201

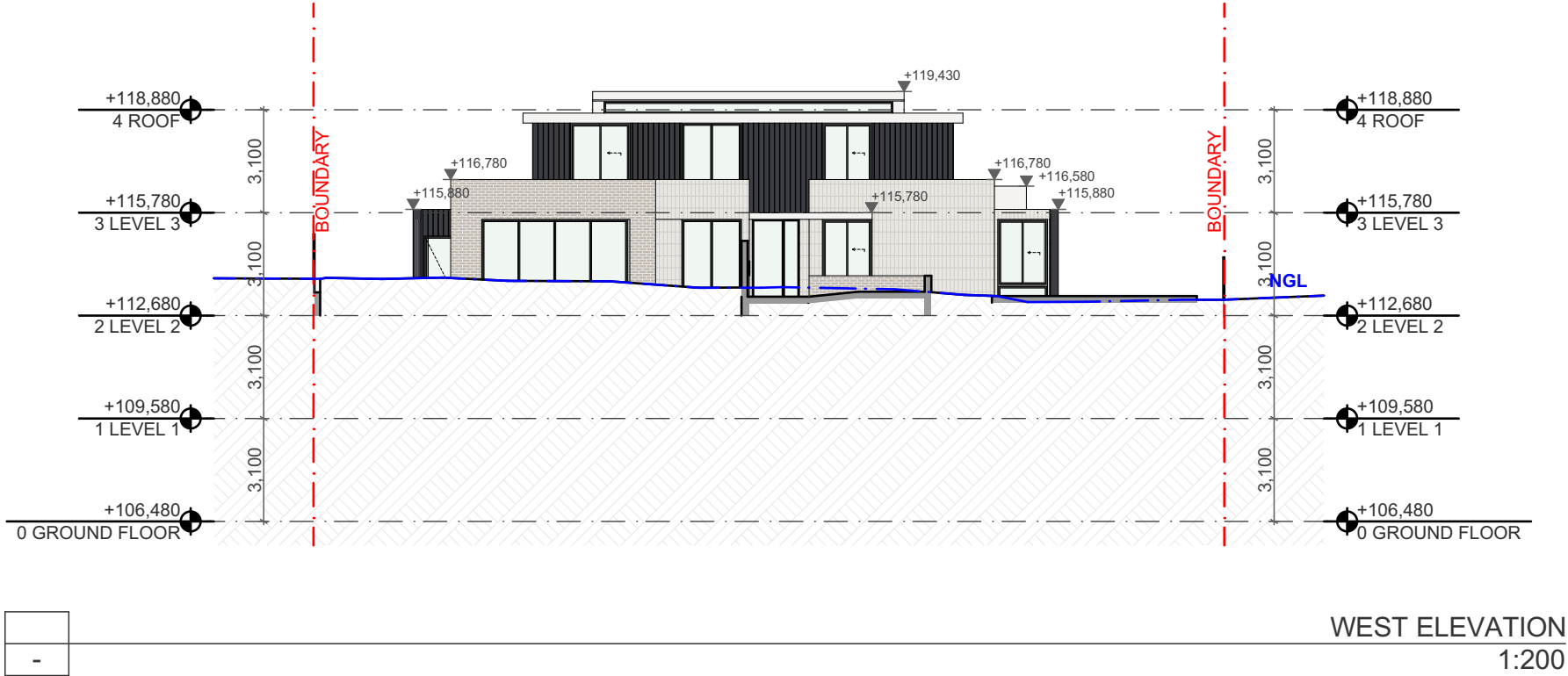
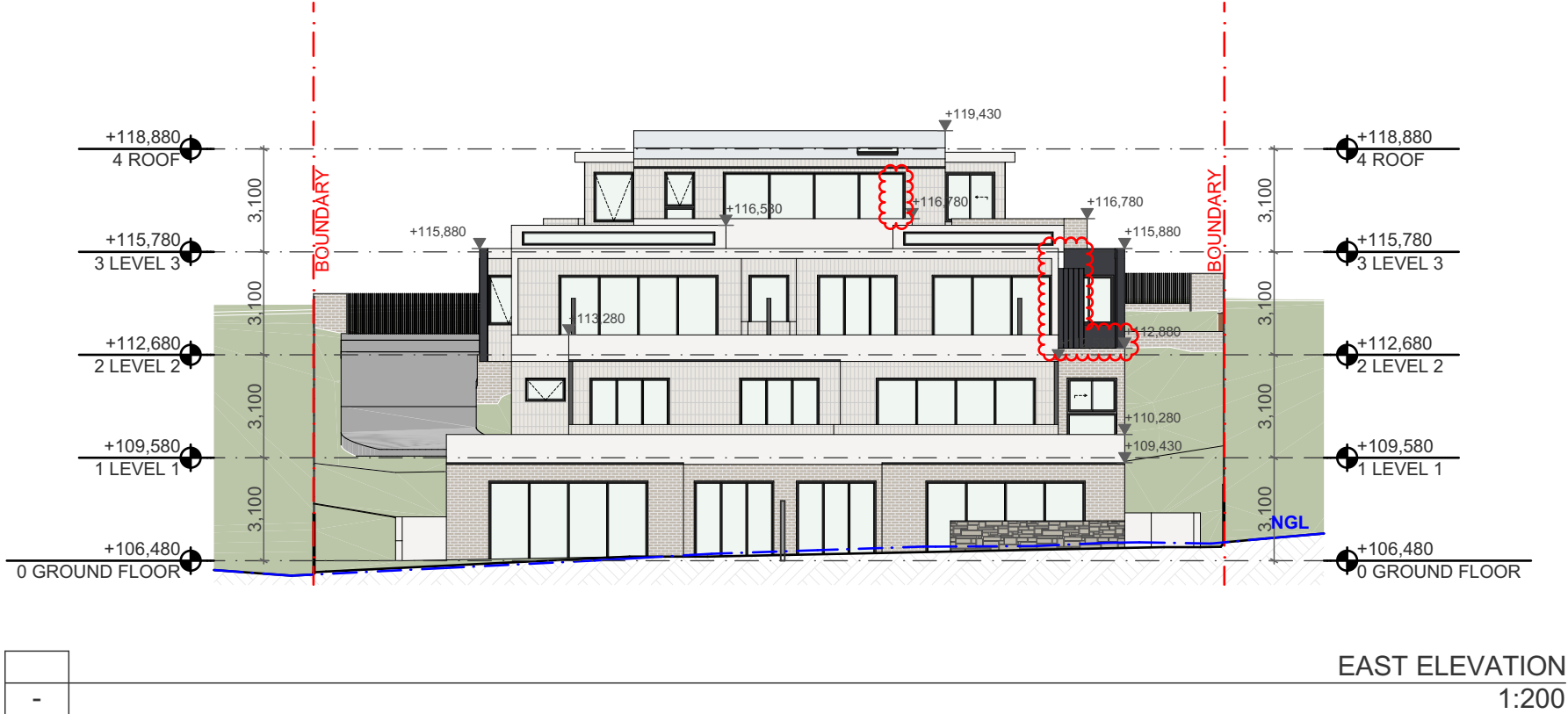


northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025



LEGEND

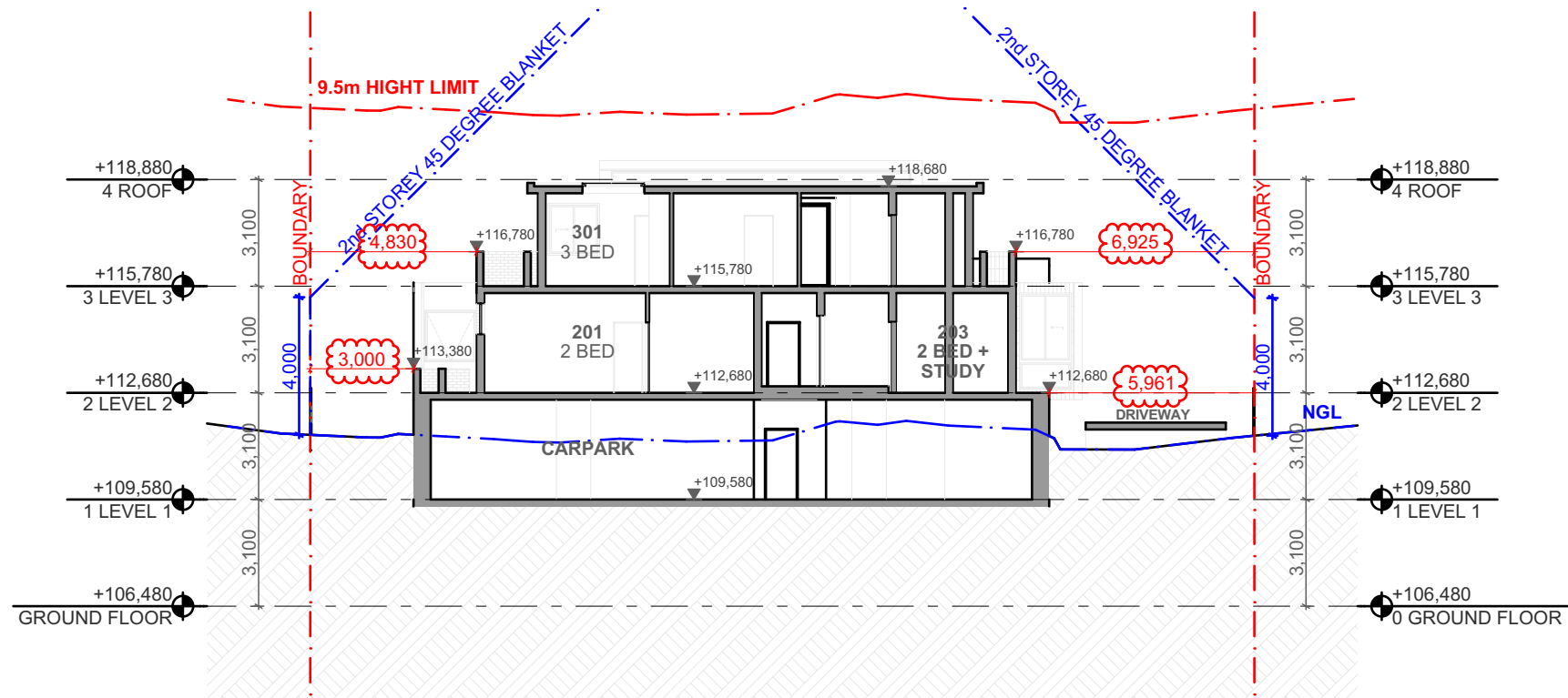
HLW HIGH LEVEL WINDOW WITH 1.7m SILL HEIGHT
FW FROSTED WINDOW TO 1.7M
BHFw BENCH HEIGHT FROSTED WINDOW TO 1.7M

 **northern
beaches
council**

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

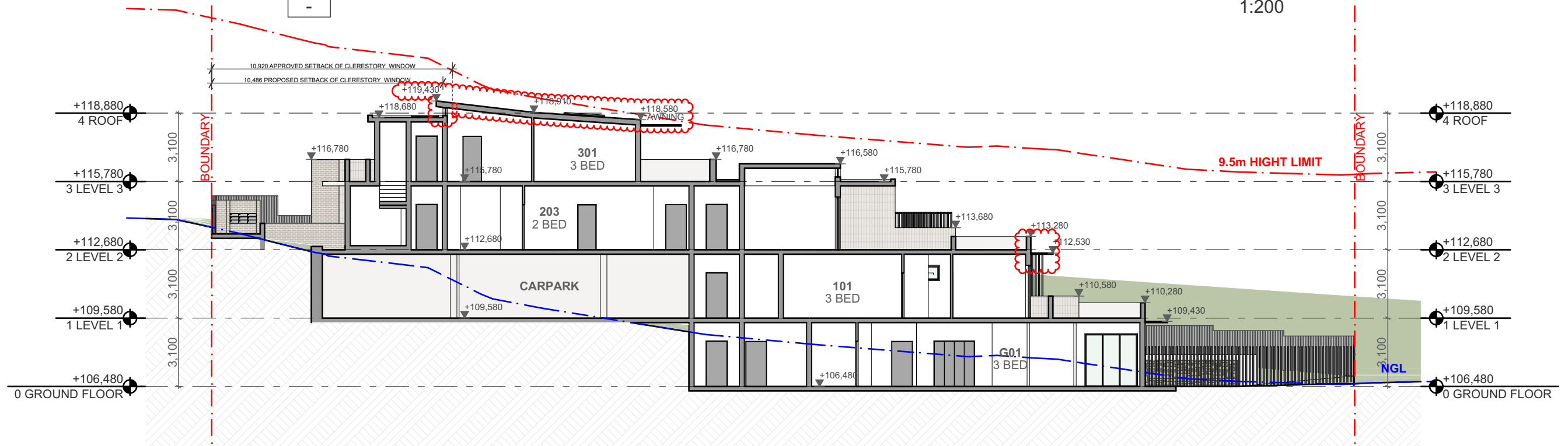
PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025



B
-

SECTION B
1:200



A
-

SECTION A
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

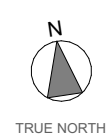
Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 10/07/2025
Project NO: 2502
Project Status: S34

Client: GRAHAM MCKEE
Site: 69 MELWOOD AVE, FORESTVILLE
Climate Zone: 5
Wind Region: A

PAPER
A3
1:200

DRAWING TITLE :
**SECTION
SECTION A & B**

PROJECT NAME :
**69 MELWOOD AVE,
FORESTVILLE**

REVISION NO.
D

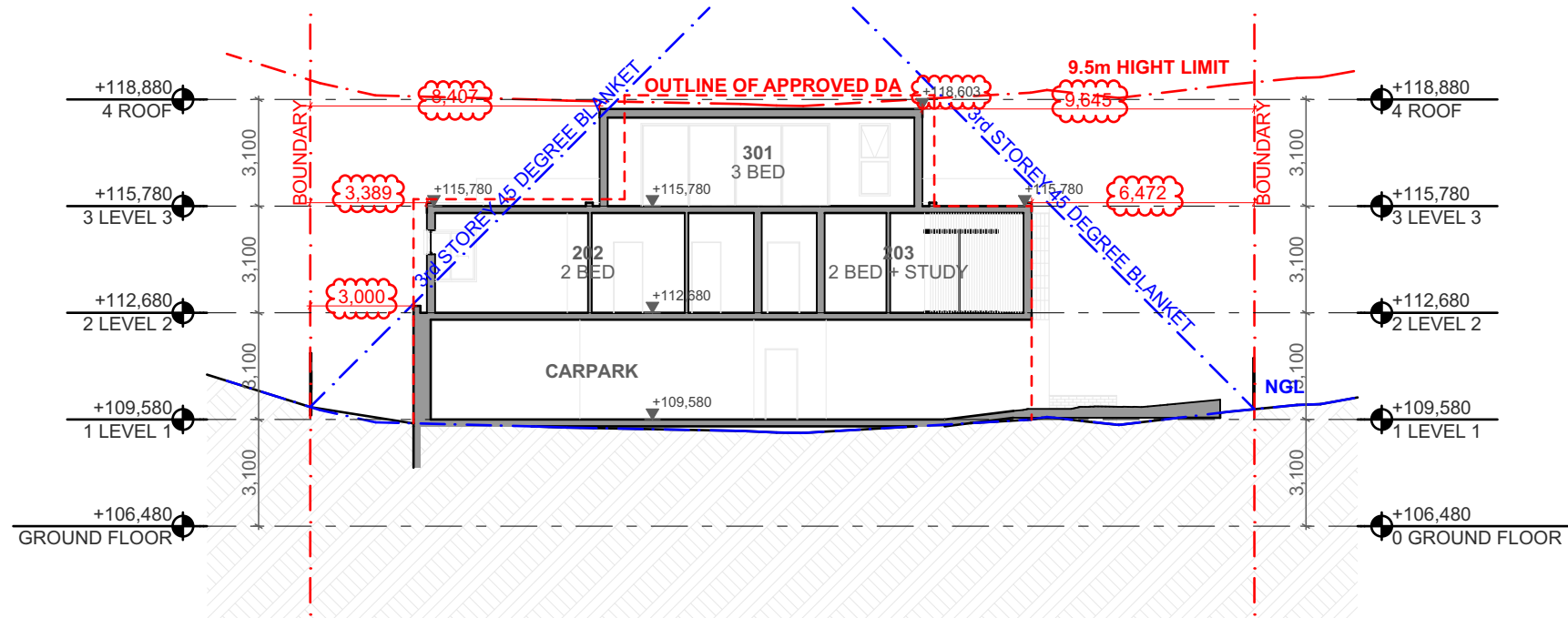
DRAWING NO.
301

 **northern
beaches
council**

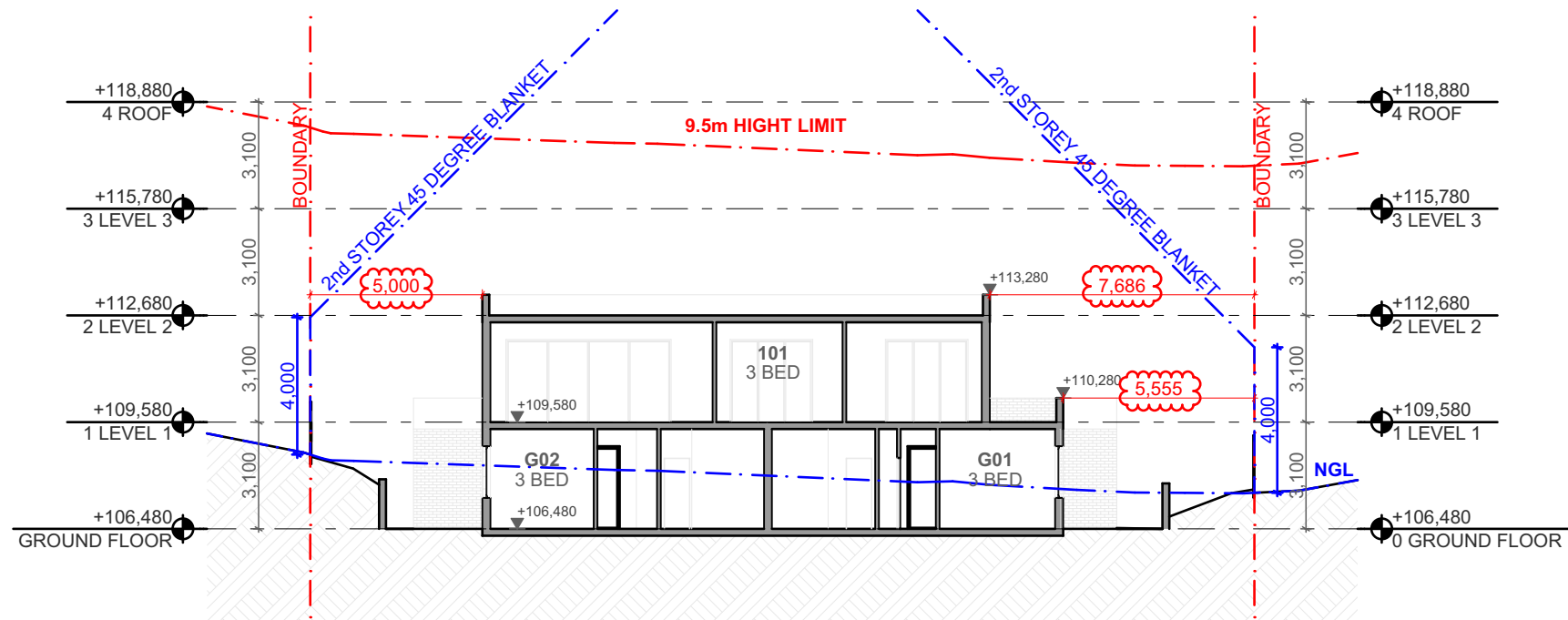
**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025



C SECTION C
1:200



D SECTION D
1:200

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

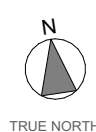
Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 10/07/2025
Project NO: 2502
Project Status: S34

Client: GRAHAM MCKEE
Site: 69 MELWOOD AVE, FORESTVILLE
Climate Zone: 5
Wind Region: A

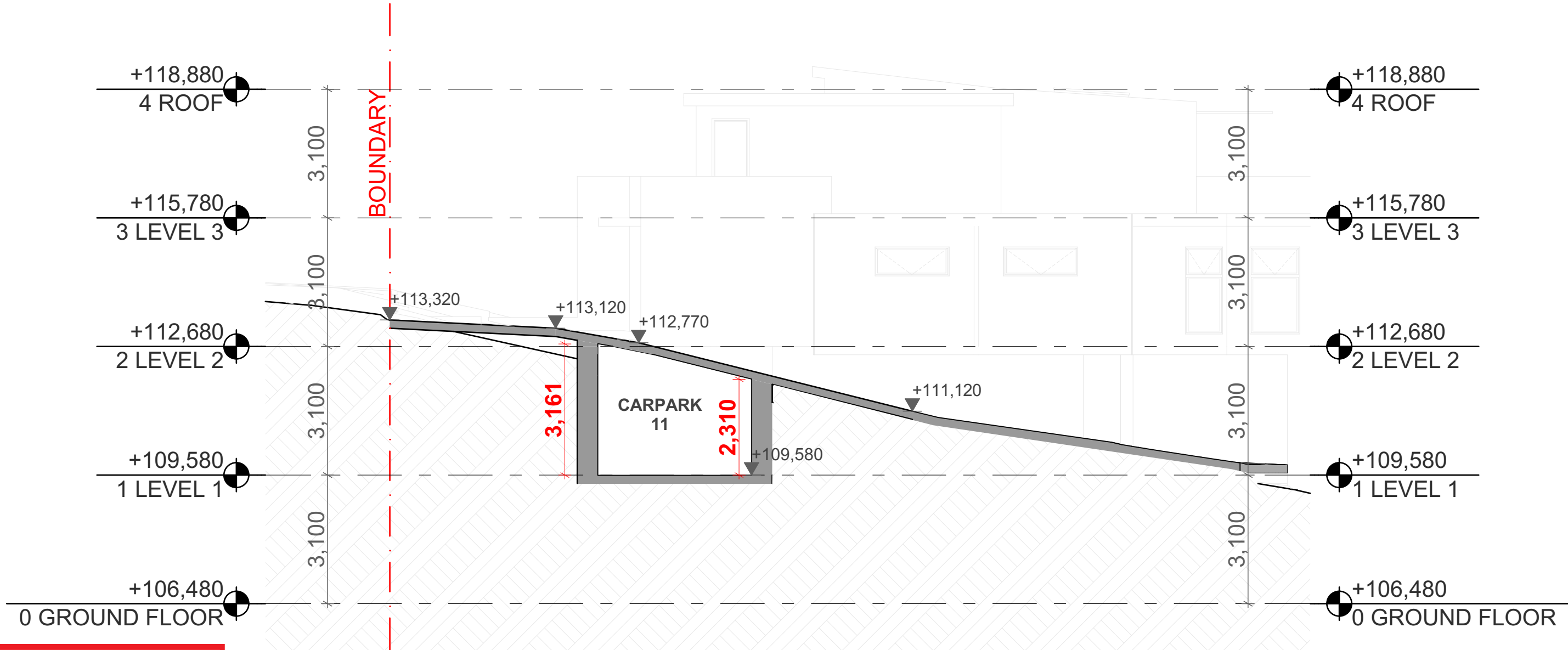
PAPER
A3
1:200

DRAWING TITLE :
SECTION C & D

PROJECT NAME :
**69 MELWOOD AVE,
FORESTVILLE**

REVISION NO.
D

DRAWING NO.
302



 northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/475567

DATED: 21.08.2025

01
-

DETAIL SECTION 01
1:100

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed

RevID	Transmittal Set Date	Approved by	Rev. Note
D	10/07/2025	TZ	ISSUE FOR S34
C	16/06/2025	TZ	ISSUE FOR S34
B	16/06/2025	TZ	ISSUE FOR S34
A	15/06/2025	TZ	ISSUE FOR S34

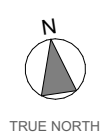
Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked
Revision Date: 10/07/2025
Project NO: 2502
Project Status: S34

Client: GRAHAM MCKEE
Site: 69 MELWOOD AVE, FORESTVILLE
Climate Zone: 5
Wind Region: A

PAPER
A3
1:100

DRAWING TITLE :
SECTION
**DETAIL SECTION 01 - DRIVEWAY
DETAIL**

PROJECT NAME :
**69 MELWOOD AVE,
FORESTVILLE**

REVISION NO.
D

DRAWING NO.
303