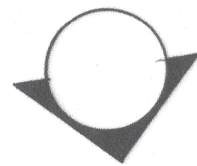


NOTES

ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB
ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS
ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY
ROOF WATER AND SUBSOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED
DOWN PIPE LOCATION TO BE DETERMINED BY THE ROOF PLUMBER
ELECTRICAL, POWER AND LIGHT OUTLETS TO BE DETERMINED BY THE OWNER
STRUCTURAL DETAIL AND DESIGN TO BE APPROVED BY A STRUCTURAL ENGINEER
ANY ADDITIONAL DETAILING SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

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

MOD2023/0660



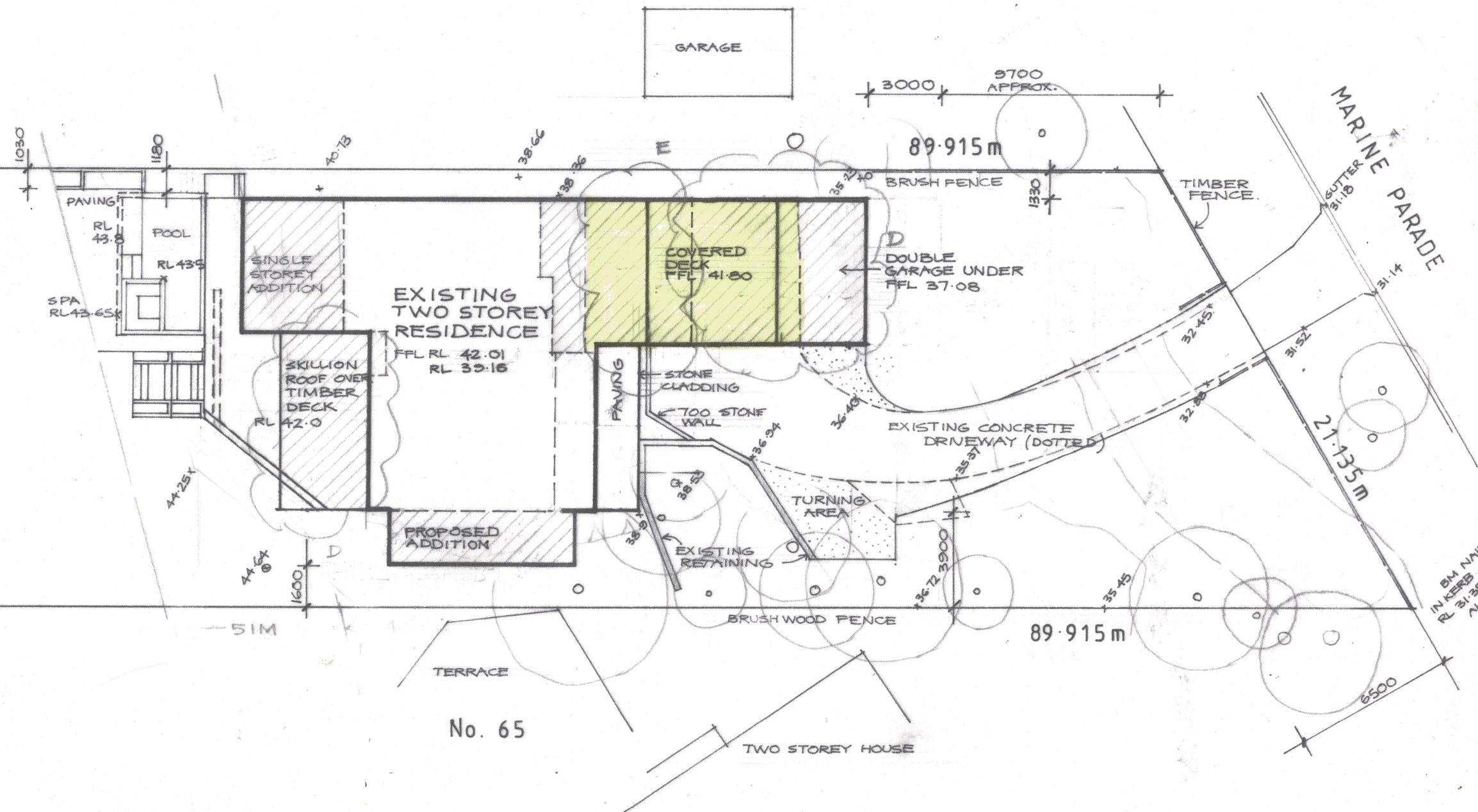
No. 61

No. 63

No. 65

SITE PLAN 1:200

LOT 109 DP 8394 AREA 1644m²



F. 10.09.23 CONNECT GARAGE, EXTEND DECK & LIVING ROOM OVER

14.4.21 DELETE SECONDARY DWELLING / REDUCE FRONT DECK
FREESTANDING GARAGE IN LIEU

12.5.20 POOL DECK DELETED / CONDITIONS OF CONSENT FOR C.C.

10.12.14 MODIFICATION TO DA NO 263/14

24.11.14 REDUCE ROOF TO DECK / DELETE CABANA ROOF
PERGOLA IN LIEU

PROPOSED ALTERATIONS & ADDITIONS

WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH

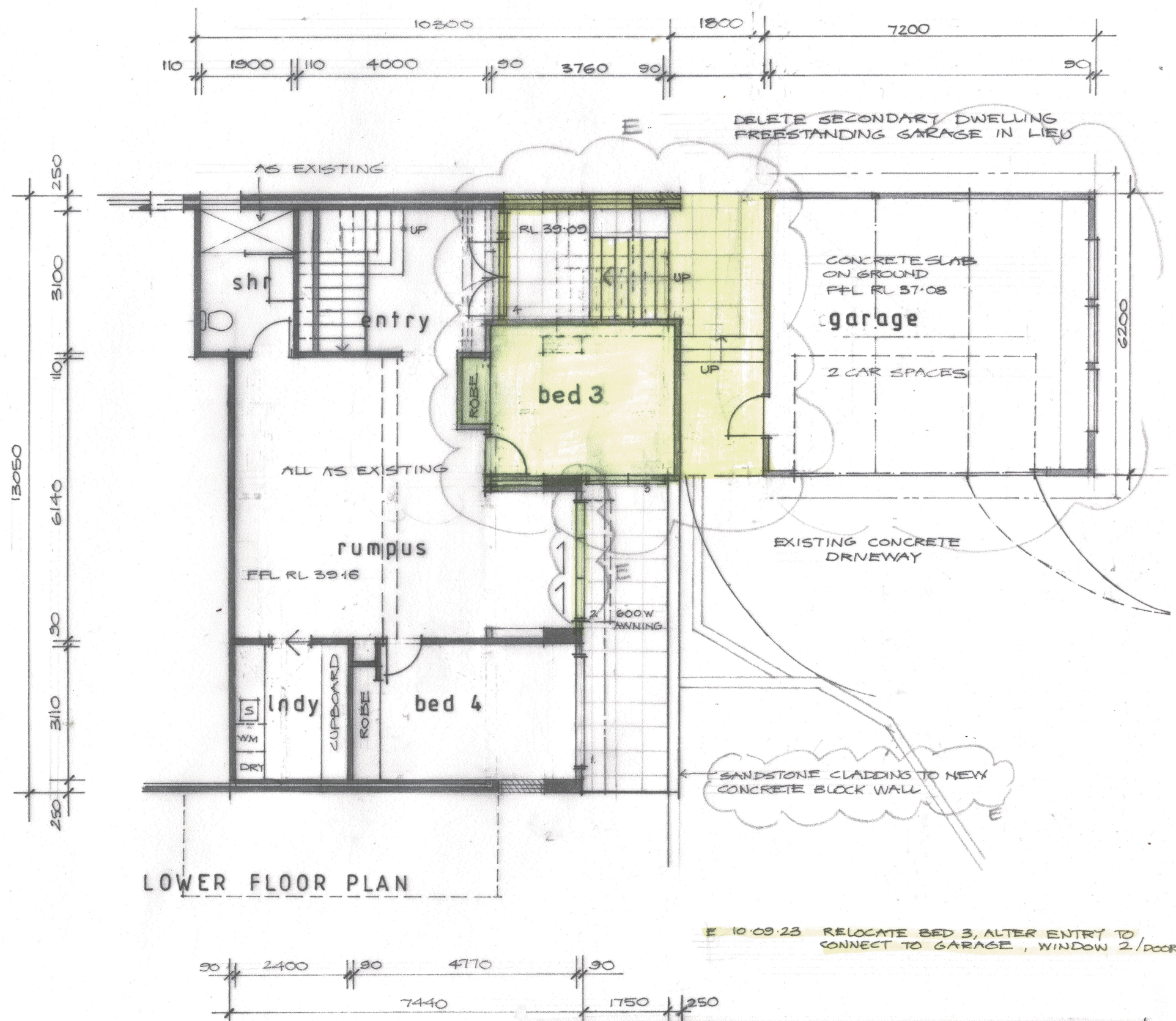
MARCH 2019 (MOD APRIL 2022)

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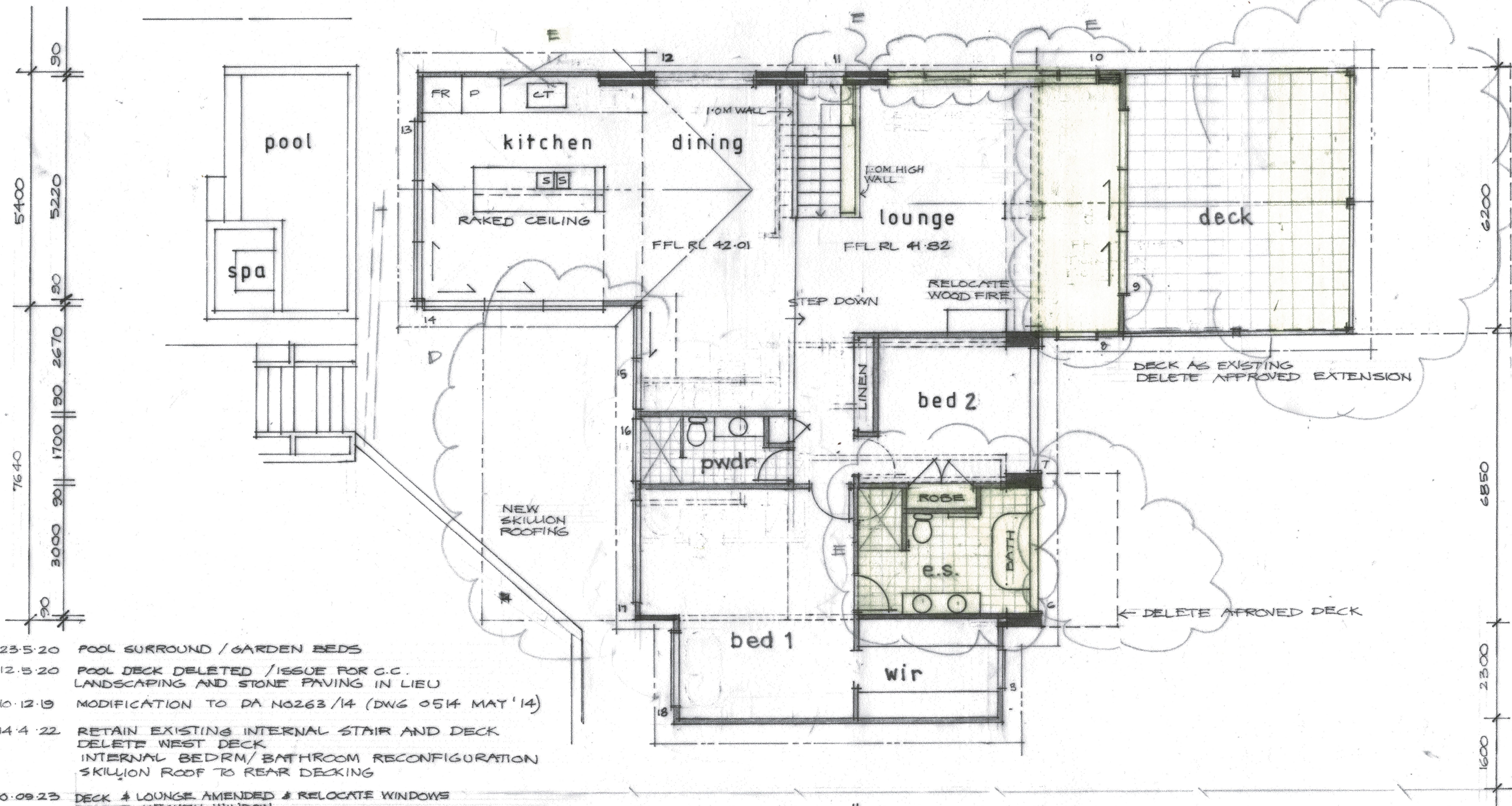
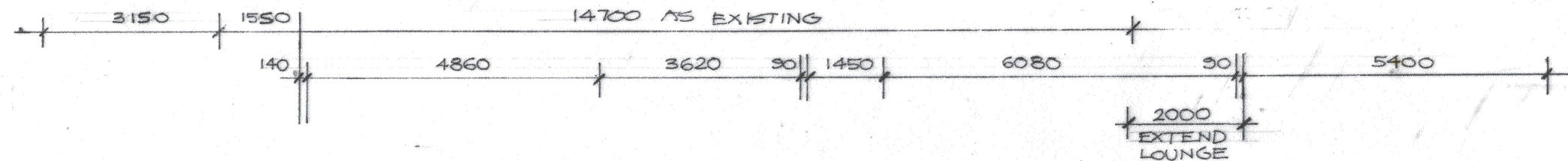
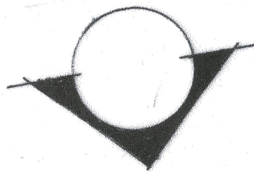
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MOD2023/0660



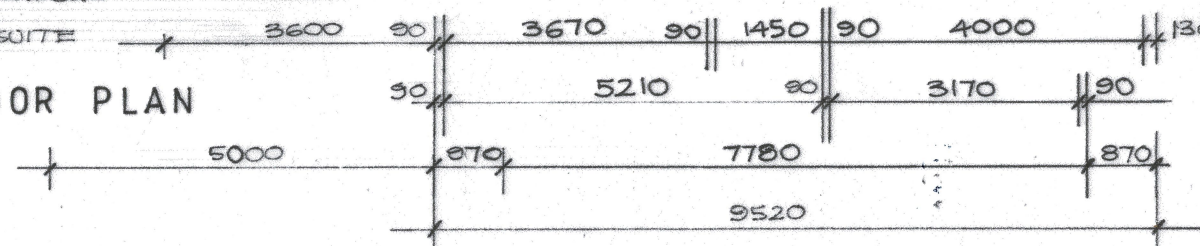
D. 14.4.2020 DELETE SECONDARY DWELLING
FREE STANDING DOUBLE GARAGE IN LIEU
RETAIN EXISTING ENTRY, STAIR, RUMPUS
ROOM AND BATHROOM.

PROPOSED ALTERATIONS & ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
MARCH 2019 (MOD APRIL 2022)
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- C. 23.5.20 POOL SURROUND / GARDEN BEDS
- B. 12.5.20 POOL DECK DELETED / ISSUE FOR C.C. LANDSCAPING AND STONE PAVING IN LIEU
- A. 10.12.19 MODIFICATION TO DA N0263/14 (DWG 0514 MAY '14)
- D. 14.4.22 RETAIN EXISTING INTERNAL STAIR AND DECK
DELETE WEST DECK
INTERNAL BEDRM/ BATHROOM RECONFIGURATION
SKILLION ROOF TO REAR DECKING
- E. 10.09.23 DECK & LOUNGE AMENDED & RELOCATE WINDOWS
DELETE KITCHEN WINDOW
REDESIGN MAIN BEDROOM / RELOCATE ENSUITE

UPPER FLOOR PLAN

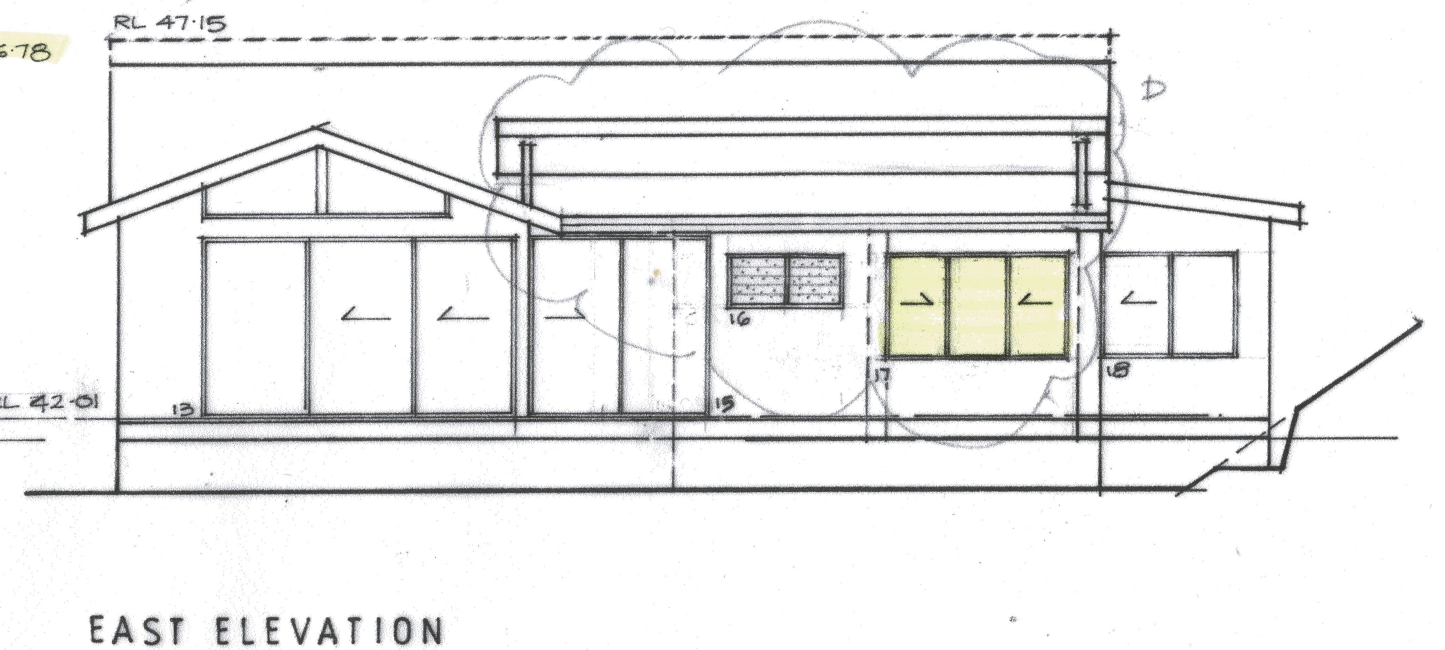
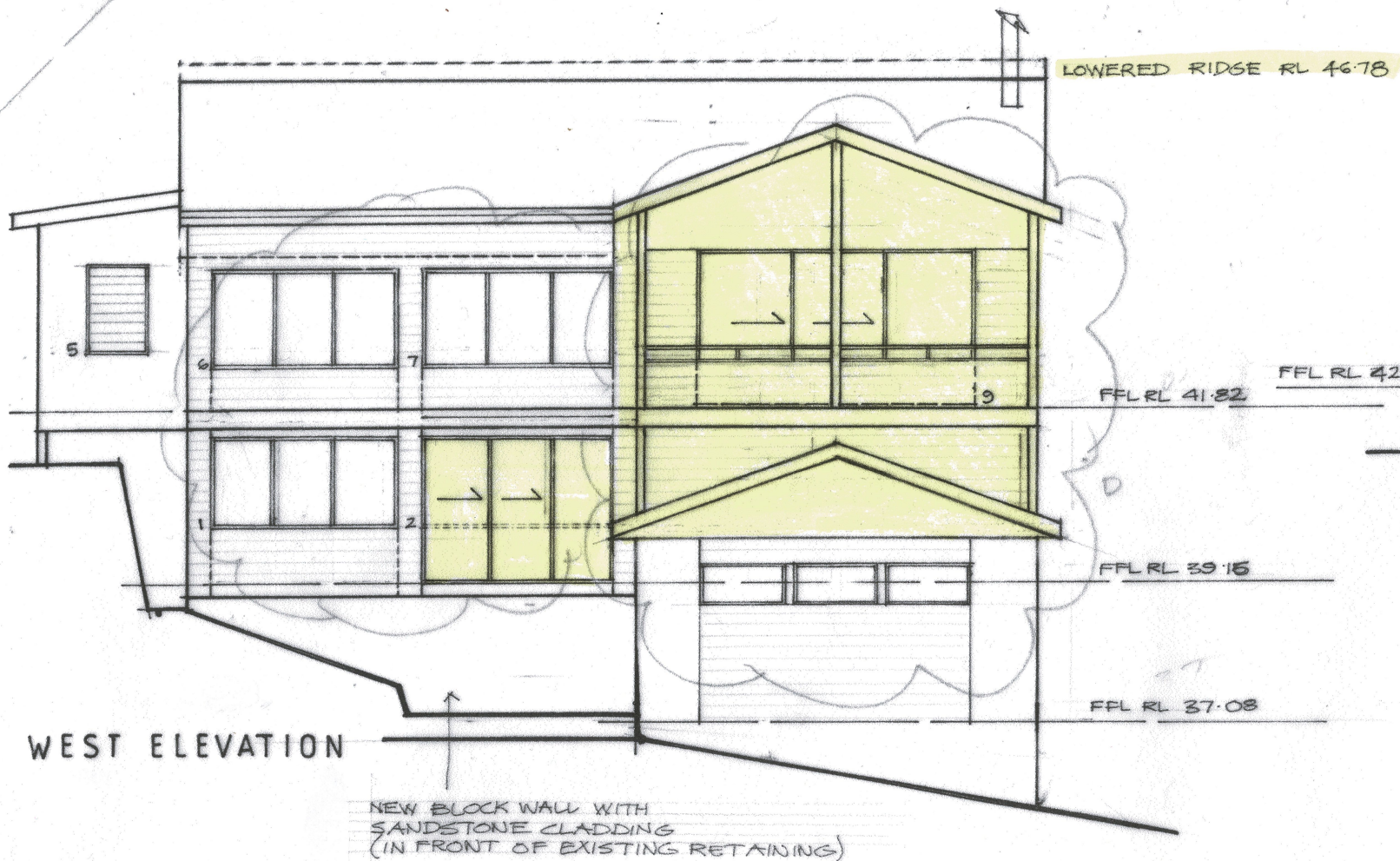


PROPOSED ALTERATIONS & ADDITIONS

WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH

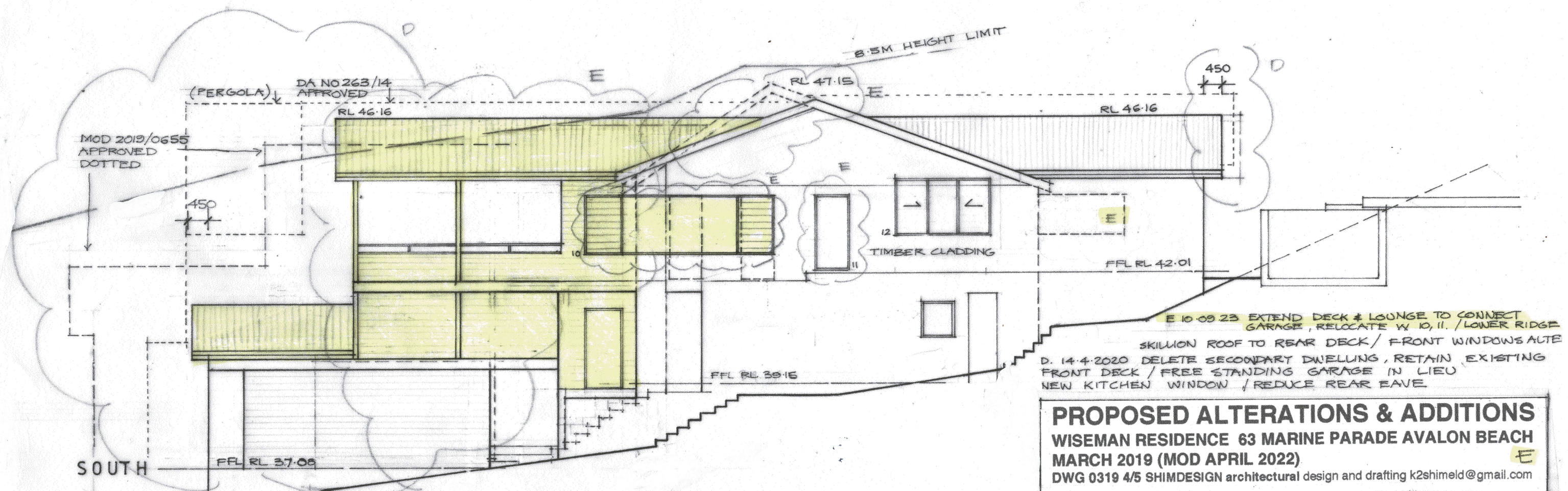
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PROPOSED ALTERATIONS & ADDITIONS
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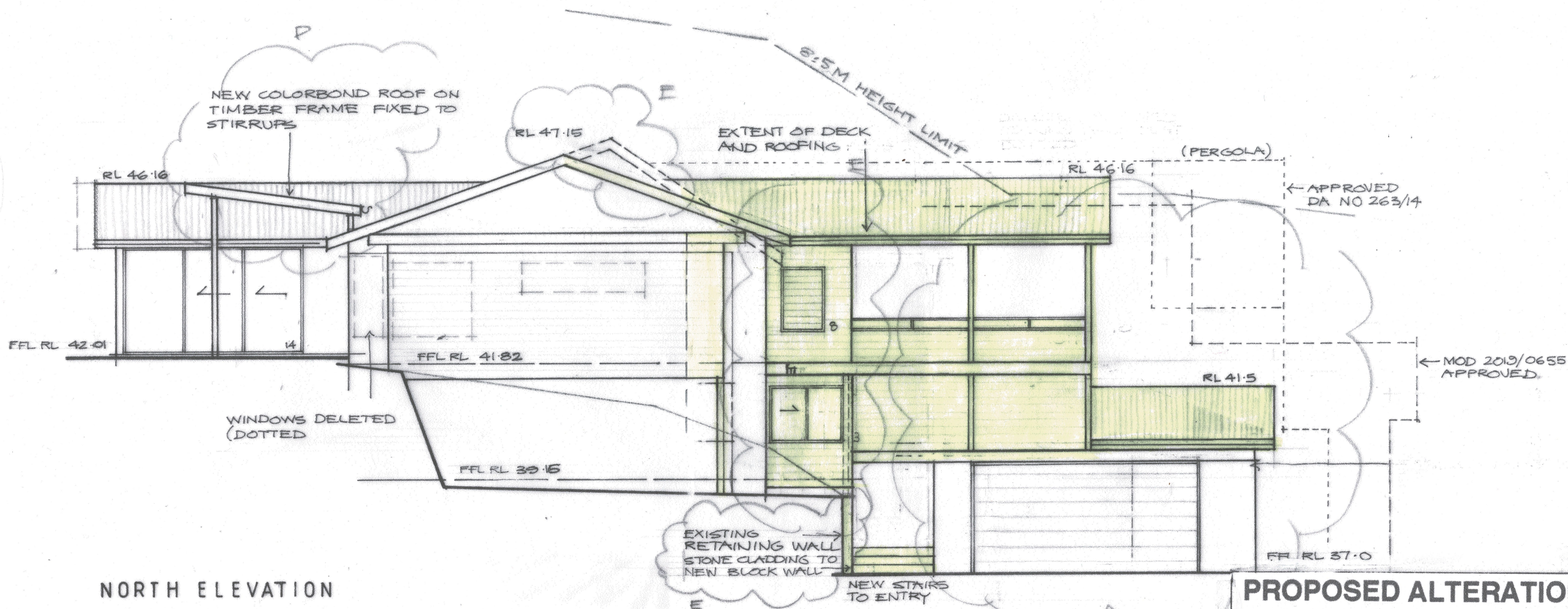
NATIONAL CONSTRUCTION REQUIREMENTS

PEST CONTROL TO COMPLY WITH NCC PART 3.1.3 AS3660.1-2000/20014
BATHROOM WINDOW GLAZING TO BE TOUGHENED GLASS
STAIR CONSTRUCTION TO COMPLY WITH NCC PART 3.9.1
BALUSTRADES AND HANDRAILS TO COMPLY WITH NCC PART 3.9
SMOKE ALARMS AS INDICATED ON PLAN TO COMPLY WITH NCC PART 3.7.2

BASIX NOTES

SWIMMING POOL TO BE OUTDOORS, CAPACITY NOT GREATER THAN 16 KILOLITRES, TO HAVE POOL COVER AND POOL PUMP TIMER AND SOLAR HEATING WITH GAS BOOSTER
SPA CAPACITY NOT GREATER THAN 2.7 KILOLITRES, MUST HAVE SPA COVER AND SPA PUMP TIMER.
SPA HEATER TO BE GAS
A RAINWATER TANK WITH MINIMUM 1181LTS CAPACITY TO BE INSTALLED, COLLECTING AT LEAST 256 M2 OF ROOF AREA OF RAINWATER RUNOFF AND CONNECTED TO AT LEAST ONE TAP LOCATED WITHIN 10M OF THE EDGE OF THE POOL/SPA
EXTERNAL FRAMED WEATHERBOARD CLAD WALLS TO HAVE MIN. R1.3 INSULATION (R1.7 INC. CONSTRUCTION)
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR TO HAVE MIN. R0.6 INSULATION (R1.30 INC. CONSTRUCTION)
ROOF WITH DARK SOLAR ABSORPTANCE TO HAVE FOIL SARKING AND CEILINGS WITH R3.0 CEILING INSULATION

BATHROOM AND KITCHEN TAPS AND SHOWER TO HAVE MINIMUM 3 STAR RATING/MAX 9LTRS PER MINUTE
TOILETS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM 4 LTR FLUSH
MINIMUM 40% NEW OR ALTERED LIGHT FITTINGS TO BE FLUORESCENT, COMPACT FLURO OR LED LAMPS.
WINDOWS 1-18 IN ACCORDANCE WITH BASIX CERTIFICATE A506514 DATED 08 SEPT 2023



NORTH ELEVATION

10-09-23 EXTEND LOUNGE & DECK
TO CONNECT GARAGE
WINDOWS 8,3, LOWER RIDGE

14-4-2020 DELETE SECONDARY DWELING
RETAIN EXISTING FRONT DECK, DOUBLE GARAGE IN LIEU
DELETE NORTHERN WINDOWS, SKILLION ROOF TO REAR

PROPOSED ALTERATIONS & ADDITIONS

WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
MARCH 2019 (MOD APRIL 2022)

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