

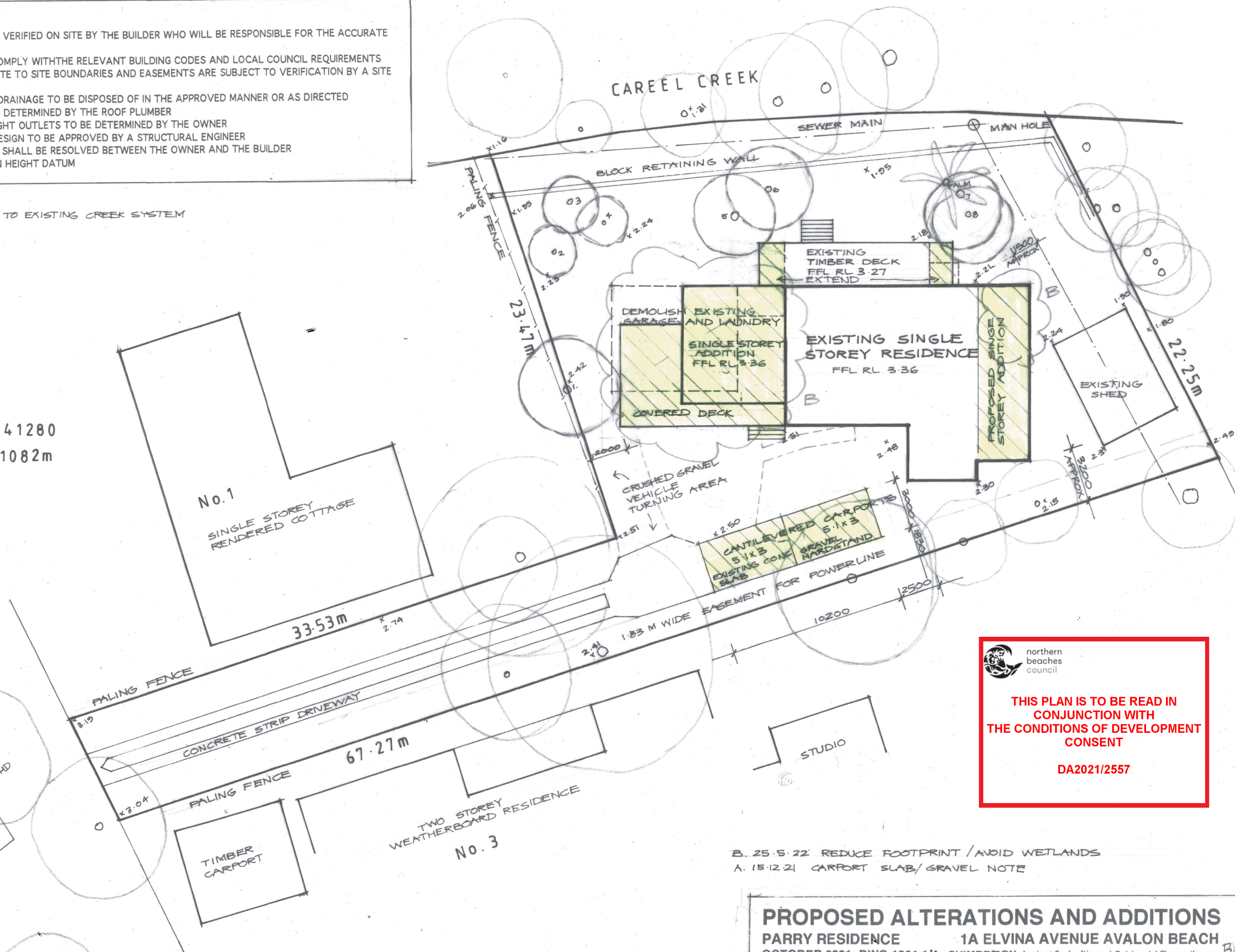
# NOTES

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

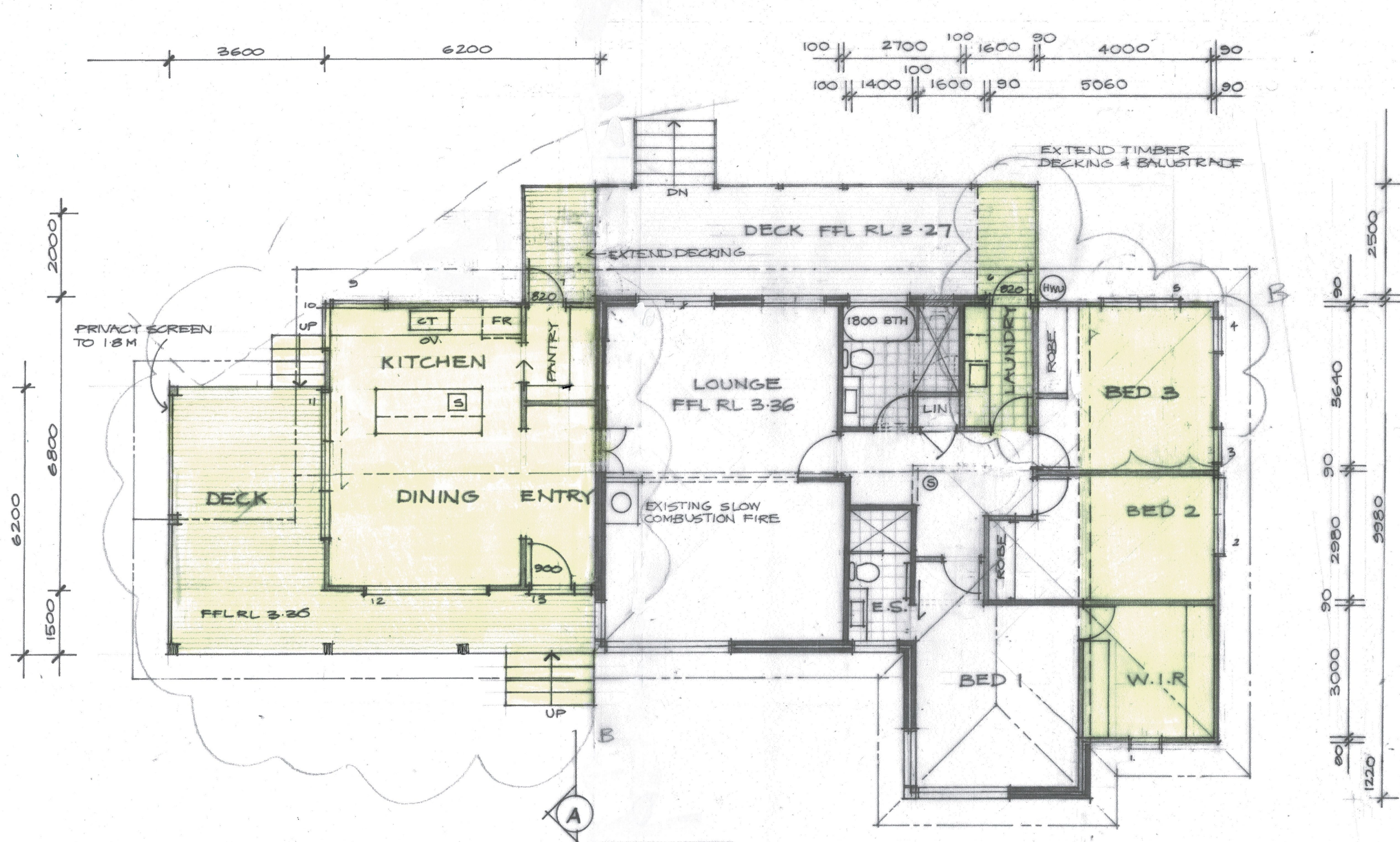
\* STORMWATER PIPED TO EXISTING CREEK SYSTEM

LOT 2 DP 541280  
SITE AREA 1082m

ELVINA AVENUE







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

DA2021/2557

#### 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

EXTERNAL BRICK VENEER WALLS TO HAVE MIN. R1.16 INSULATION (R1.7 INCLUDING CONSTRUCTION)  
SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR TO HAVE R0.6 INSULATION (R1.3 INCLUDING CONSTRUCTION)  
ROOF WITH MEDIUM SOLAR ABSORPTANCE TO HAVE 75MM MINIMUM FOIL BACKED BLANKET  
FLAT CEILINGS TO HAVE R1.45 INSULATION, RAKED CEILINGS TO HAVE 1.74 INSULATION  
BATHROOM AND KITCHEN TAPS TO HAVE MINIMUM 3 STAR RATING. SHOWER MAXIMUM FLOW 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- 13 IN ACCORDANCE WITH BASIX CERTIFICATE A 431689-02

B. 25.5.22 KITCHEN / ENTRY / LAUNDRY - AVOID WETLANDS

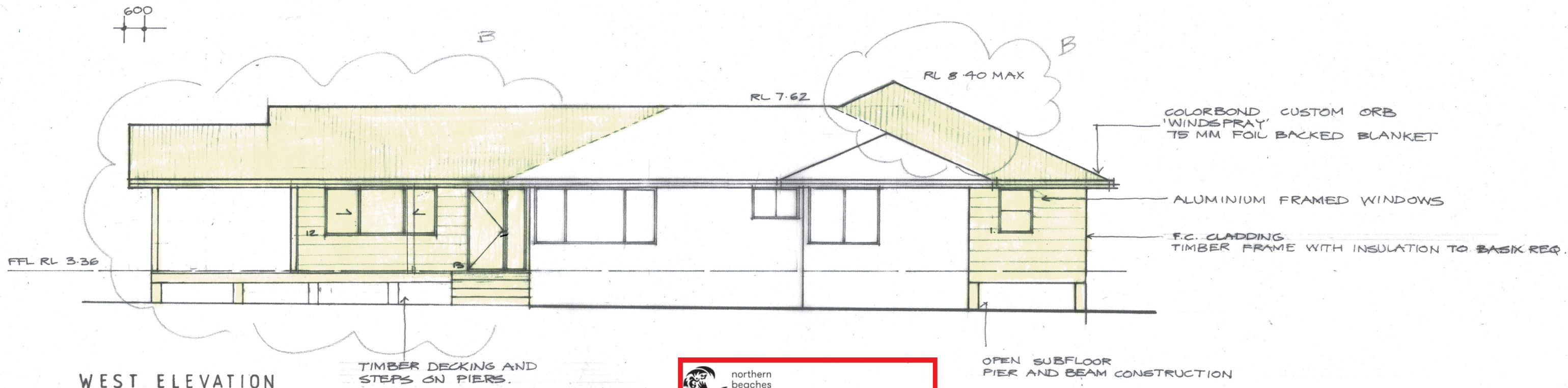
## PROPOSED ALTERATIONS AND ADDITIONS

PARRY RESIDENCE

1A ELVINA AVENUE AVALON BEACH

OCTOBER 2021 DWG 1021 2/4 SHIMDESIGN design & drafting k2shimeld@gmail.com

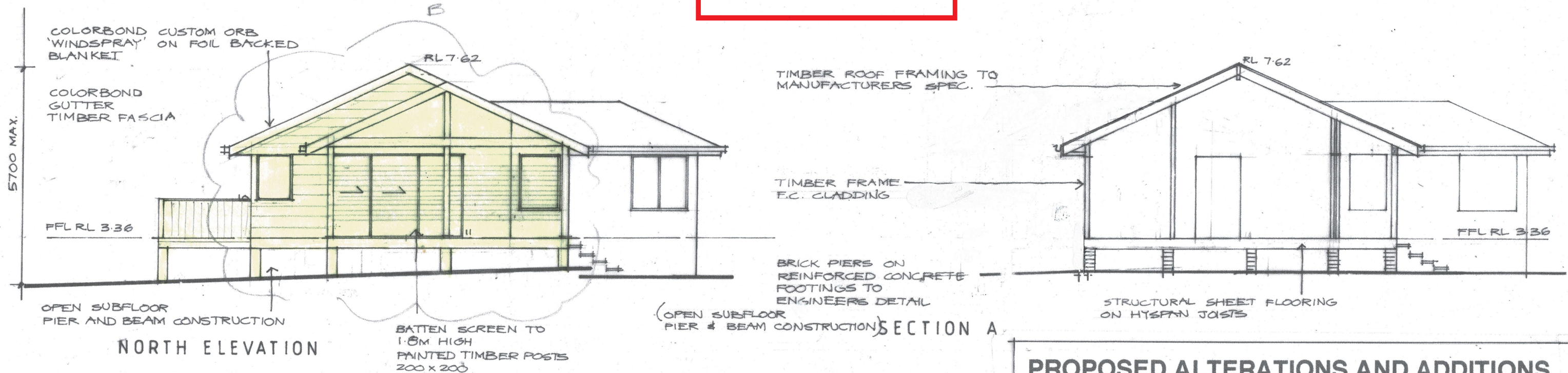




northern  
beaches  
council

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B, 25.4.22 AMENDED TO AVOID WETLANDS

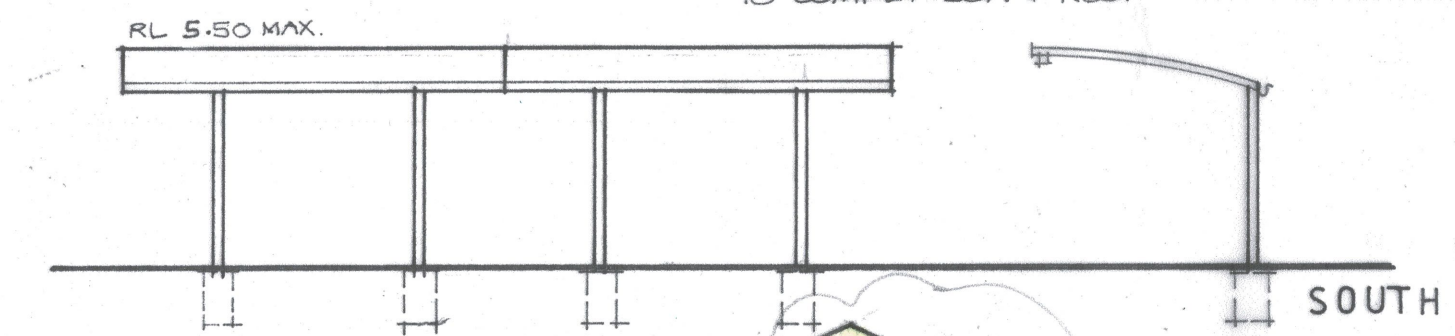
**PROPOSED ALTERATIONS AND ADDITIONS**  
**PARRY RESIDENCE** 1A ELVINA AVENUE AVALON BEACH  
 OCTOBER 2021 DWG 1021 3/4 SHIMDESIGN design & drafting k2shimeld@gmail.com



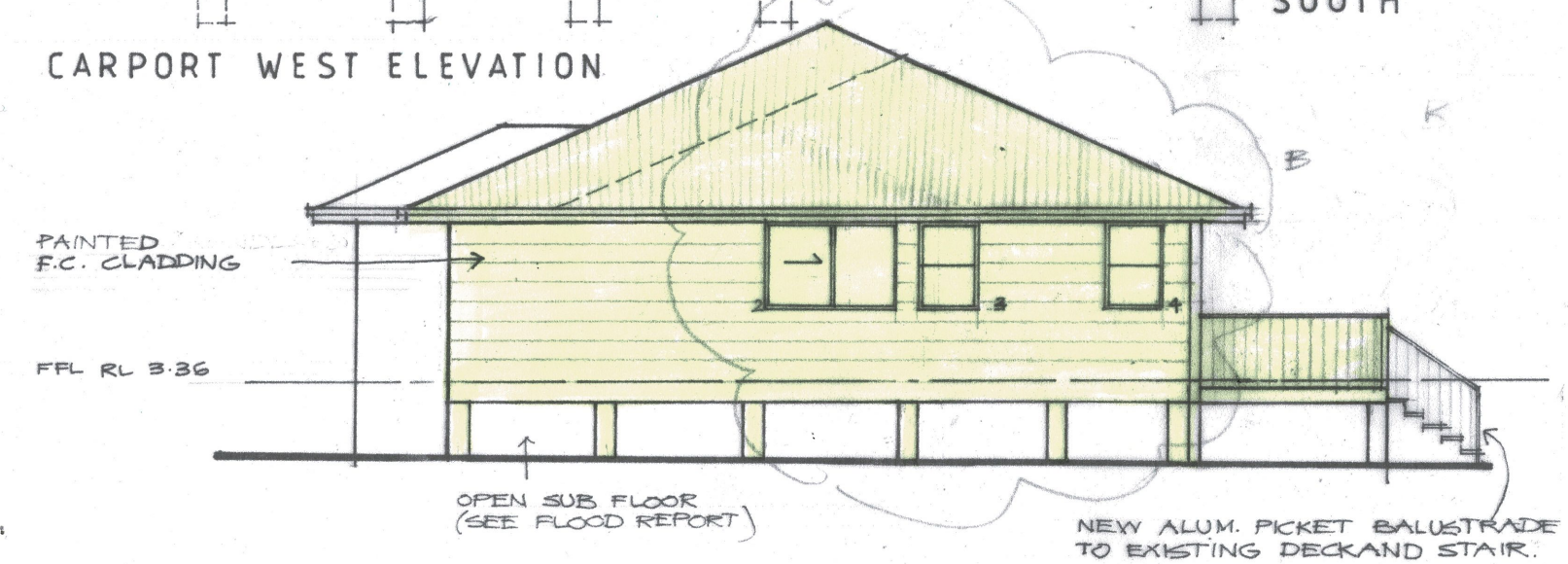


EAST ELEVATION

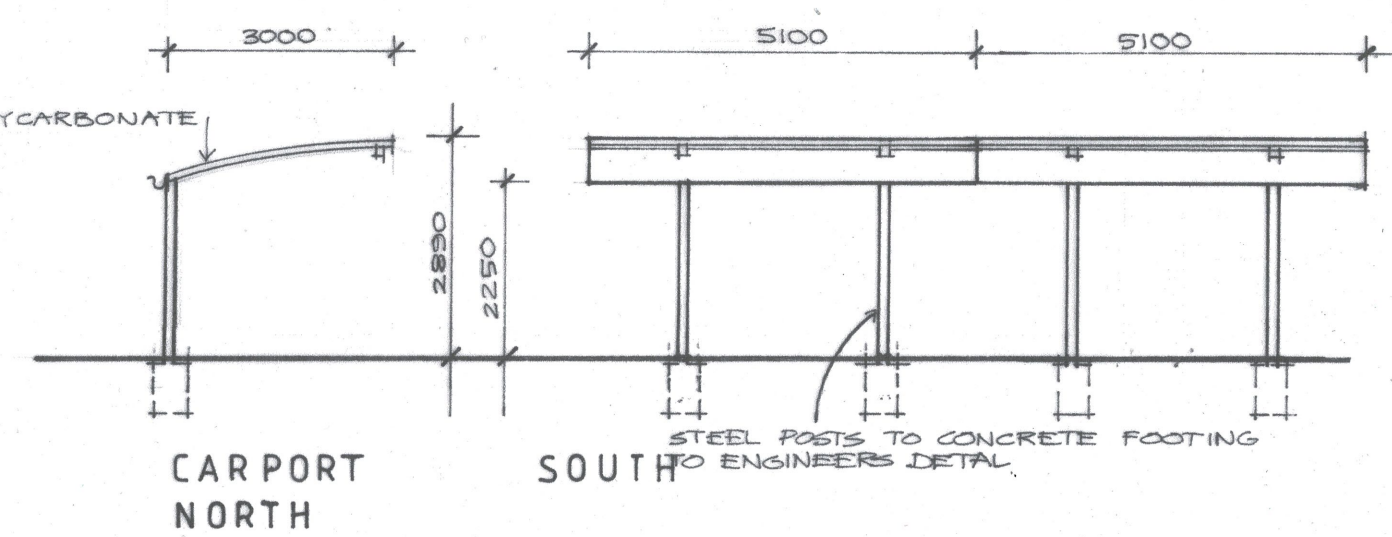
EXISTING TIMBER DECK ON BRICK PIERS. NEW HARDWOOD STAIRS NEW BLACK ALUMINIUM PICKET BALUSTRADE TO COMPLY BCA & NCC.



CARPORT WEST ELEVATION




SOUTH ELEVATION



CARPORT NORTH

SOUTH

 northern beaches council

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**DA2021/2557**

B. 25.5.22 REDUCE FOOTPRINT / AVOID WETLANDS  
A. 15.12.21 CARPORT ELEVATIONS

**PROPOSED ALTERATIONS AND ADDITIONS**  
**PARRY RESIDENCE** 1A ELVINA AVENUE AVALON BEACH  
OCTOBER 2021 DWG 1021 4/4 SHIMDESIGN design & drafting k2shimeld@gmail.com