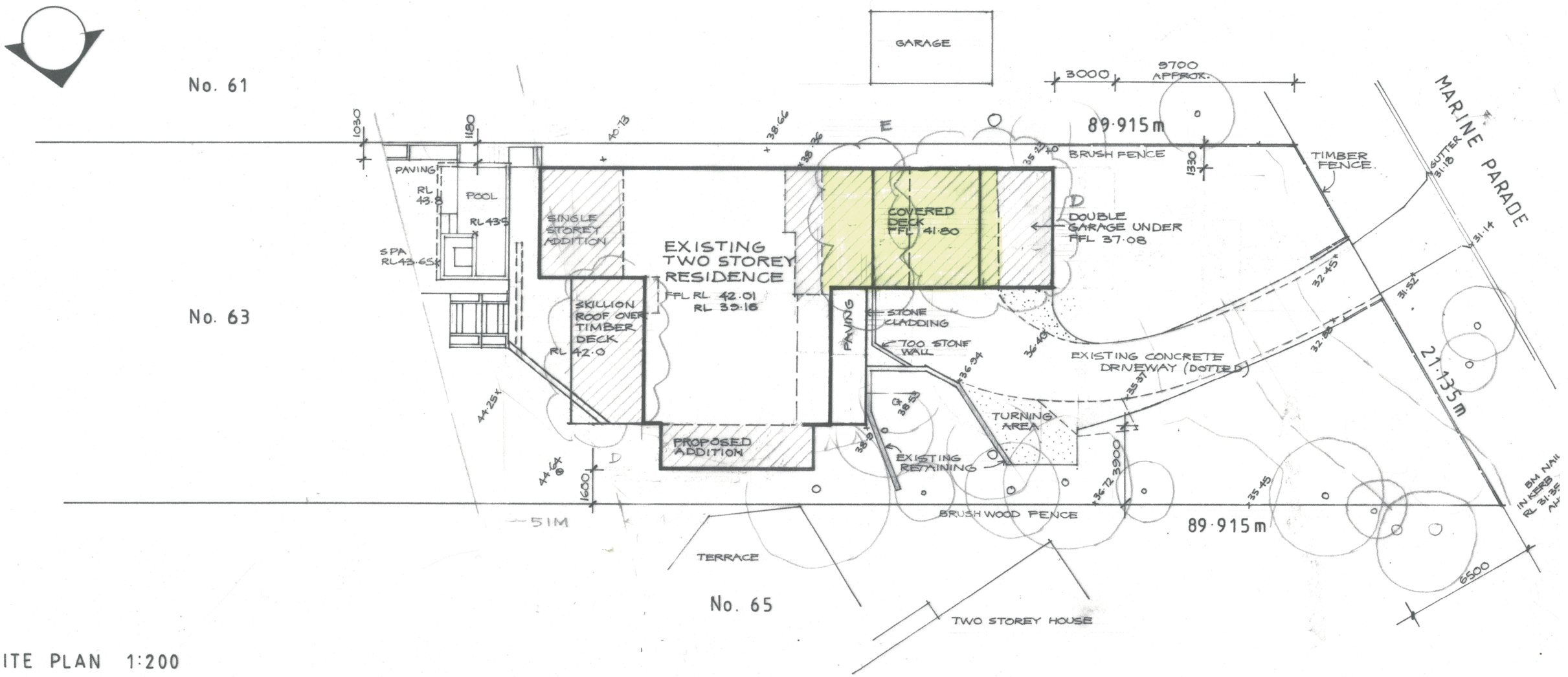
NOTES

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 WITHTHE 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 DISPODED 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



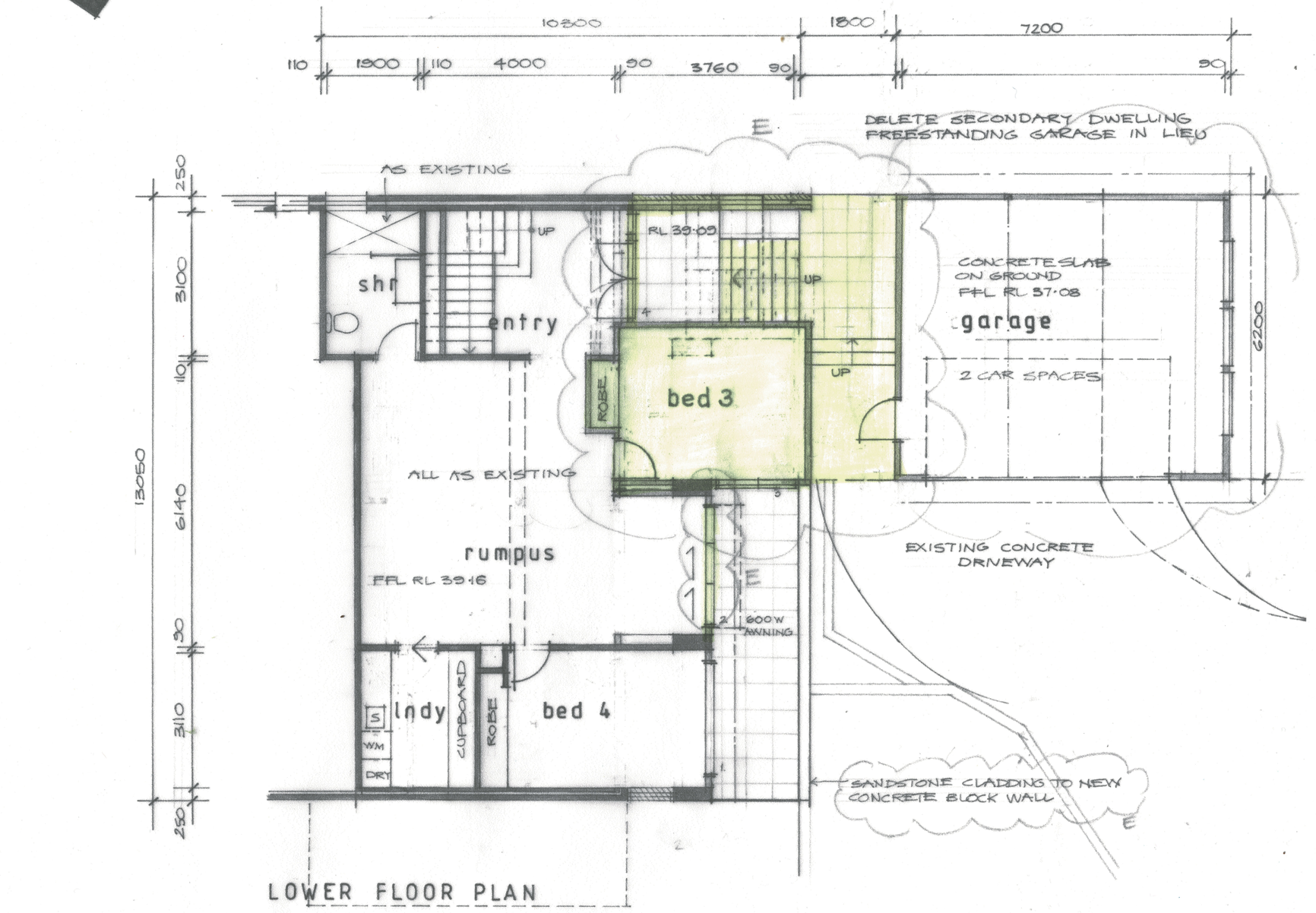
SITE PLAN 1:200
LOT 109 DP 8394 AREA 1644m²

E. 10·05·23 CONNECT GARAGE, EXTEND DECK & LINING 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) E
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E 10.09.23 RELOCATE BED 3, ALTER ENTRY TO CONNECT TO GARAGE, WINDOW 2/DOOR

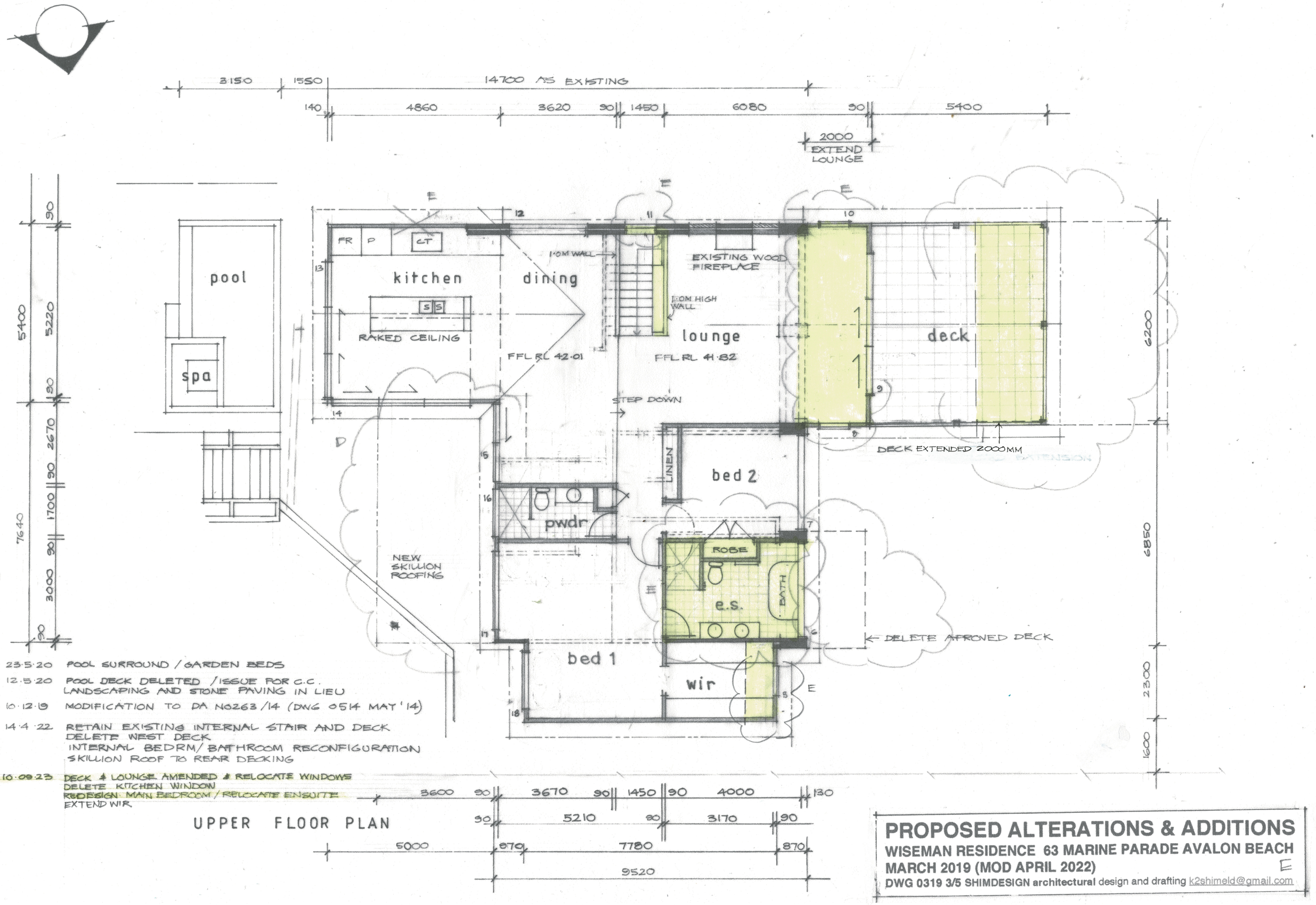
D. 14.4.2020 DELETE SECONDARY DWELLING FREE STANDING DOUBLE GARAGE IN LIEU RETAIN EXISTING ENTRY, STAIR, RUMPUS ROOM AND BATHROOM.

PROPOSED ALTERATIONS & ADDITIONS

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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 EXTEND WIR

UPPER FLOOR PLAN

PROPOSED ALTERATIONS & ADDITIONS

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LOWERED RIDGE RL 46·78

FFL RL 41·82

GABLE IN LIEU HIP

FFL RL 39·15

FFL RL 37·08

NEW BLOCK WALL WITH SANDSTONE CLADDING (IN FRONT OF EXISTING RETAINING)

WEST ELEVATION

RL 47·15

FFL RL 42·01

EAST ELEVATION

8·5M HEIGHT LIMIT

(PERGOLA)

DA NO 263/14 APPROVED

RL 46·16

MOD 2019/0655 APPROVED DOTTED

450

RELOCATE WINDOWS

TIMBER CLADDING

FFL RL 42·01

FFL RL 39·15

FFL RL 37·08

SOUTH

E 10·09·23 EXTEND DECK & LOUNGE TO CONNECT GARAGE, RELOCATE W 10, 11. / LOWER RIDGE SKILLION ROOF TO REAR DECK / FRONT WINDOWS ALTE

D. 14·4·2020 DELETE SECONDARY DWELLING, RETAIN EXISTING FRONT DECK / FREE STANDING GARAGE IN LIEU NEW KITCHEN WINDOW / REDUCE REAR EAVE

PROPOSED ALTERATIONS & ADDITIONS

WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH

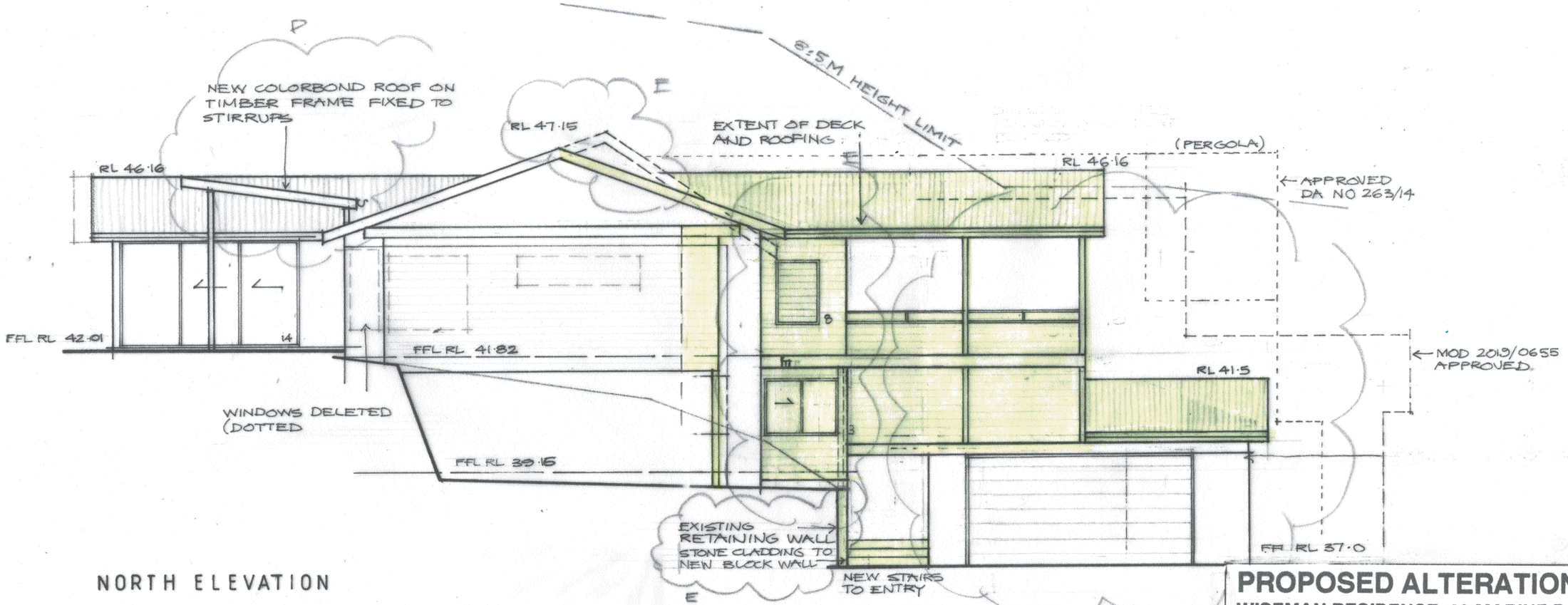
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NATIONAL CONSTRUCTION REQUIREMENTS
PEST CONTROL TO COMPLY WITH NCC PART 3.1.3 AS3660.1-2000/20014
BATHROOM WINDOW GLAZING TO BE TOUGHENED GLASS
STAIR CONSTRUCTION TO COMPLY WITH NCC PART 3.9.1
BALUSTRADES AND HANDRAILS TO COMPLY WITH NCC PART 3.9
SMOKE 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

E 10.09.23 EXTEND LOUNGE & DECK TO CONNECT GARAGE WINDOWS 8,3, LOWER RIDGE

D. 14.4.2020 DELETE SECONDARY DWELLING 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) E

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