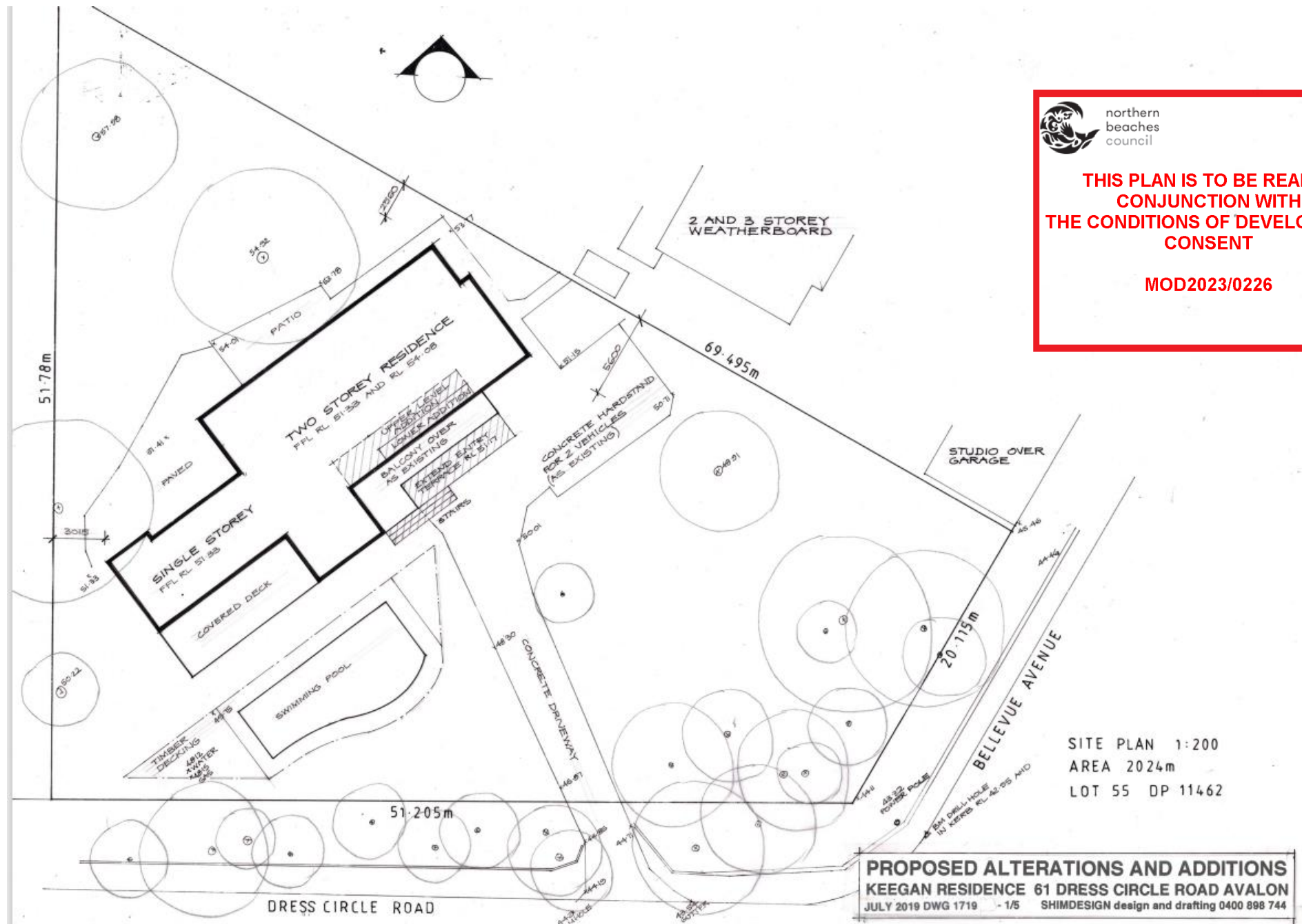


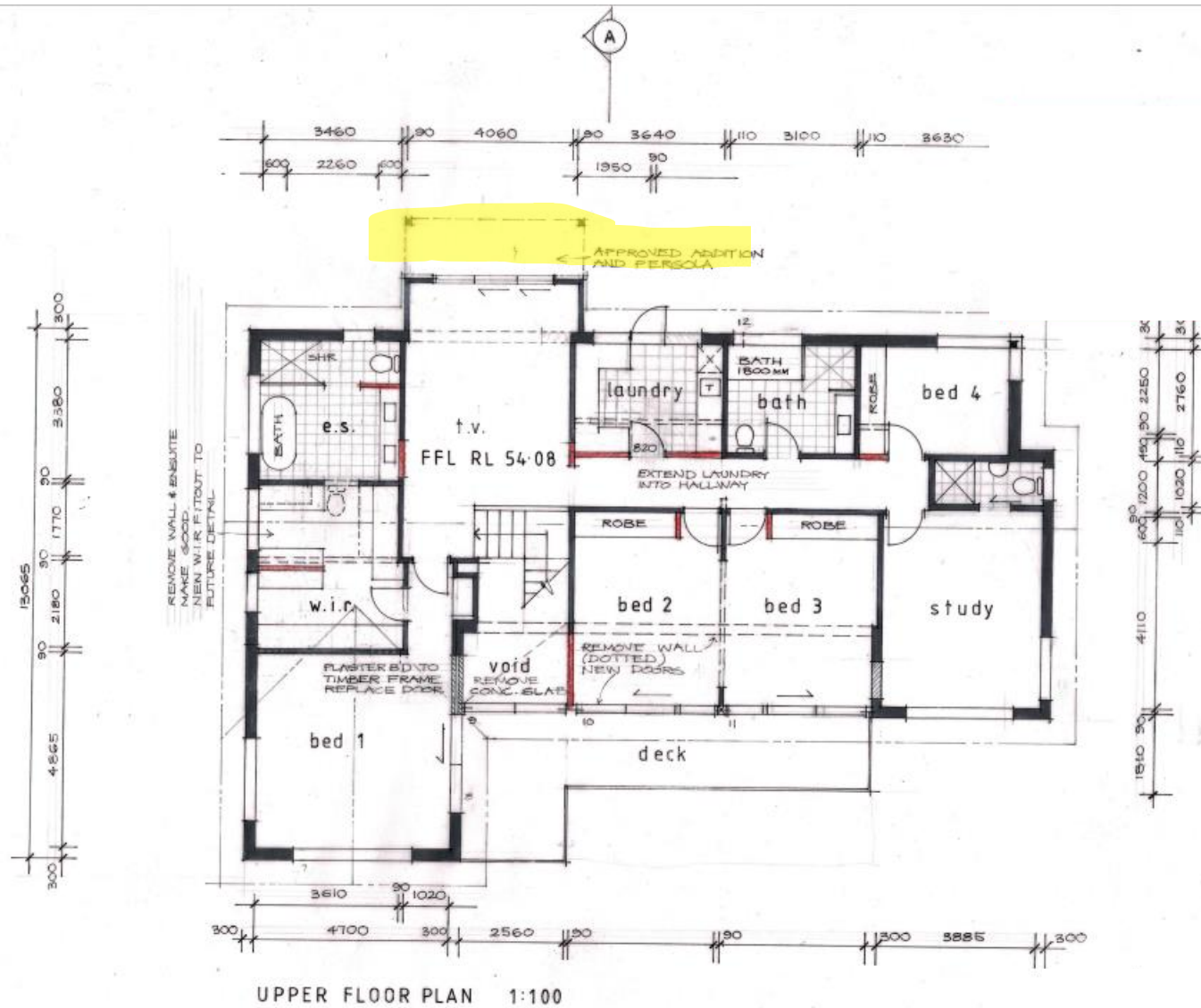


MOD2023/0226



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

MOD2023/0226



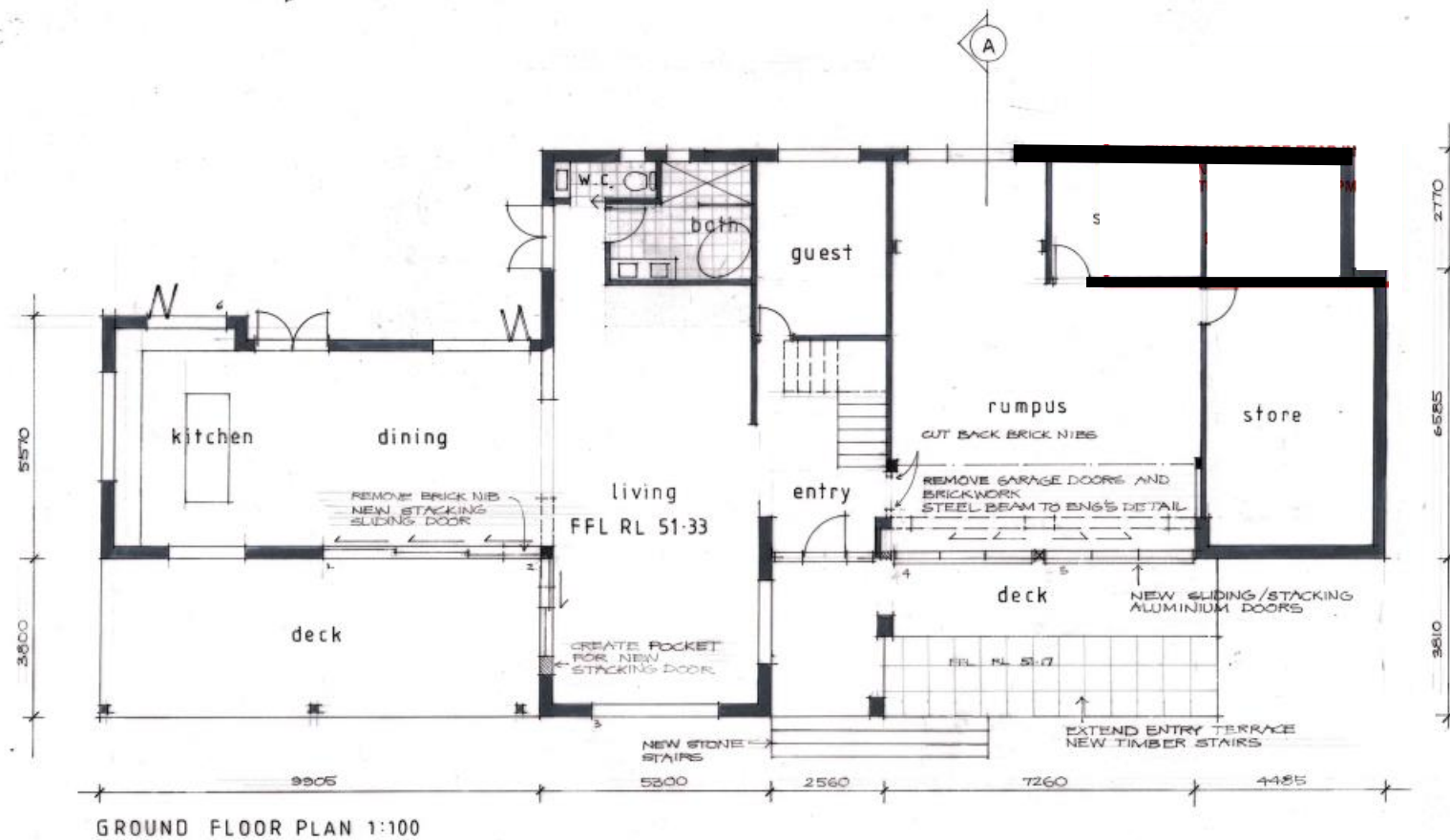
PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
 JULY2109 DWG 1719 - 2/5 SHIMDESIGN design and drafting 0400 898 744



northern
beaches
council

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

MOD2023/0226



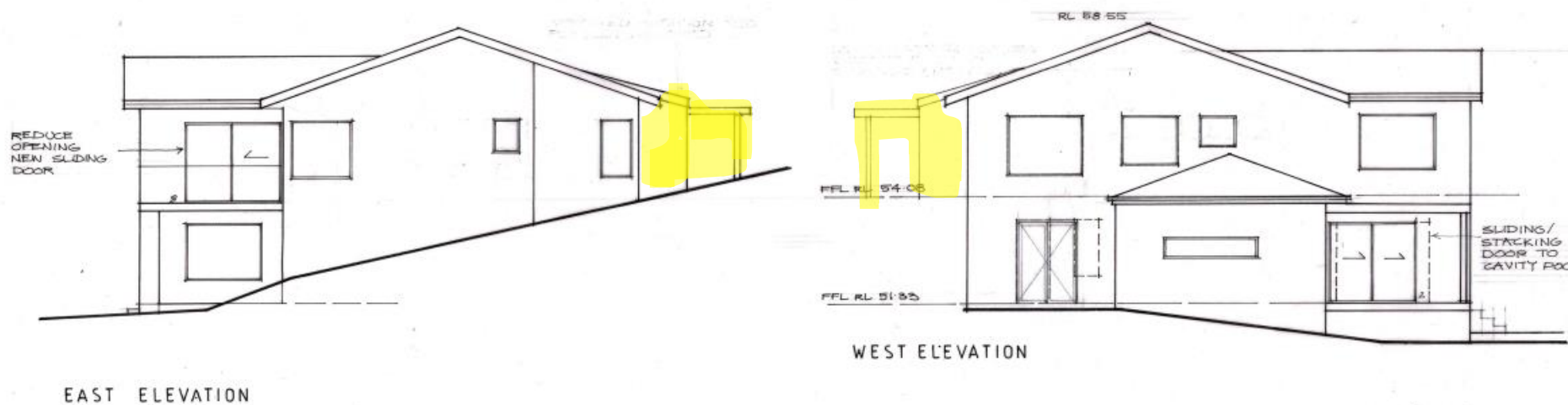
PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
JULY 2019 DWG 1719 - 3/5 SHIMDESIGN design and drafting 0400 898 744



northern
beaches
council

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

MOD2023/0226



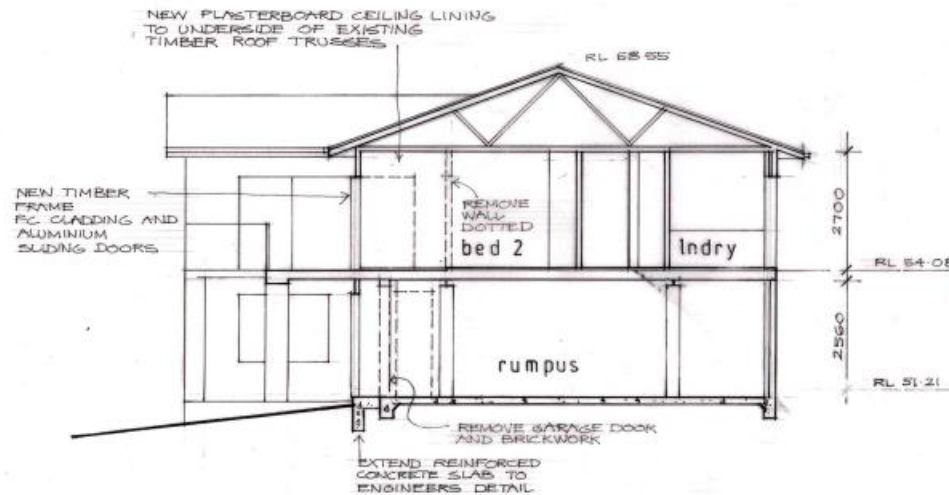
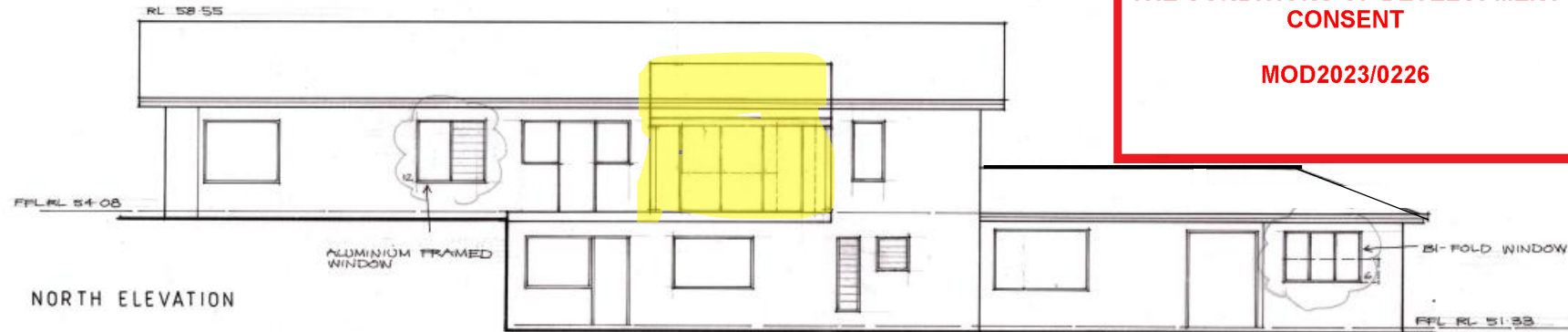
PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
JULY 2019 DWG 1719 - 4/5 SHIMDESIGN design and drafting 0400 898 744



northern
beaches
council

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

MOD2023/0226



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

BASIX NOTES

EXTERNAL FRAMED WALLS TO HAVE MIN. R1.3 INSULATION (R1.7 INCLUDING CONSTRUCTION)
SUSPENDED CONCRETE FLOOR TO HAVE MIN. R0.9 INSULATION, R1.5 INC. CONSTRUCTION
BATHROOM AND SHOWER TAPS TO HAVE MINIMUM 3 STAR RATING, 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 FLUORO OR LED LAMPS.
WINDOWS 1-12 IN ACCORDANCE WITH BASIX CERTIFICATE A.350271 DATED 2.7.2019

PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
JULY 2019 DWG 1719 - 5/5 SHIMDESIGN design and drafting 0400 898 744



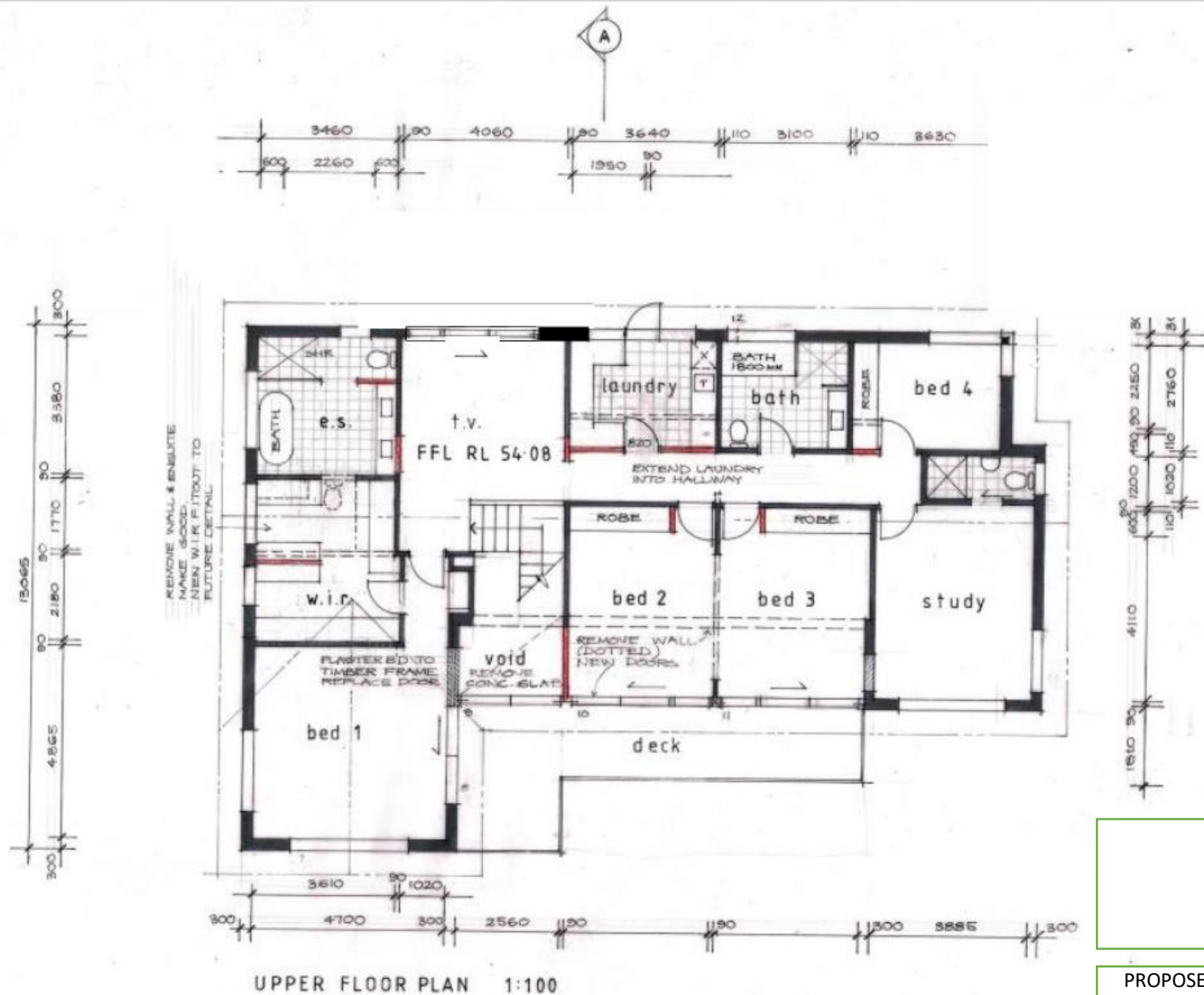
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2023/0226



AREA: 2024m
LOT 55 DP 11462

PROPOSED MODIFICATION TO ALTERATIONS AND ADDITIONS
DA2019/0717
KKEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
APRIL 2023 DWG 1719 – 1/3 0438 277 794
REVISION 1.0

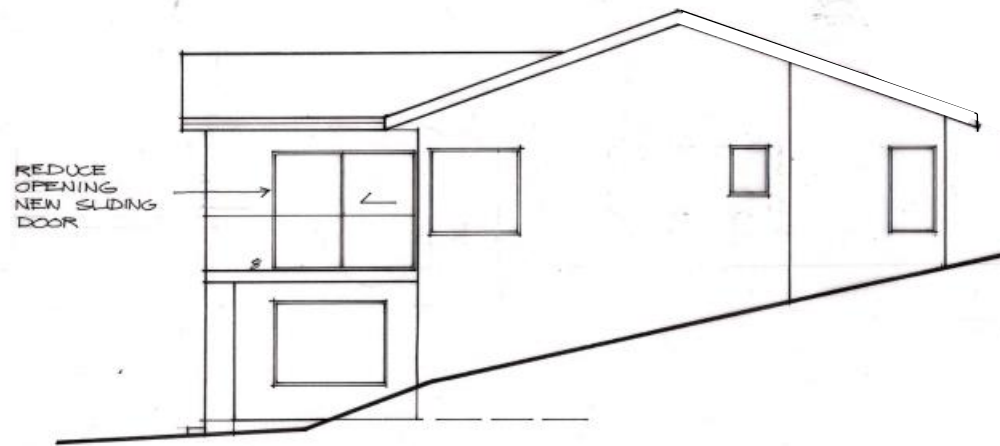


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2023/0226

AREA: 2024m
LOT 55 DP 11462

PROPOSED MODIFICATION TO ALTERATIONS AND ADDITIONS
DA2019/0717
KKEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
APRIL 2023 DWG 1719 – 2/3 0438 277 794
REVISION 1.0



EAST ELEVATION



WEST ELEVATION



northern
beaches
council

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

MOD2023/0226

AREA: 2024m
LOT 55 DP 11462

PROPOSED MODIFICATION TO ALTERATIONS AND ADDITIONS
DA2019/0717
KKEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
APRIL 2023 DWG 1719 – 3/3 0438 277 794
REVISION 1.0