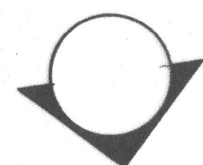


NOTES

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



No. 61

No. 63

No. 65

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

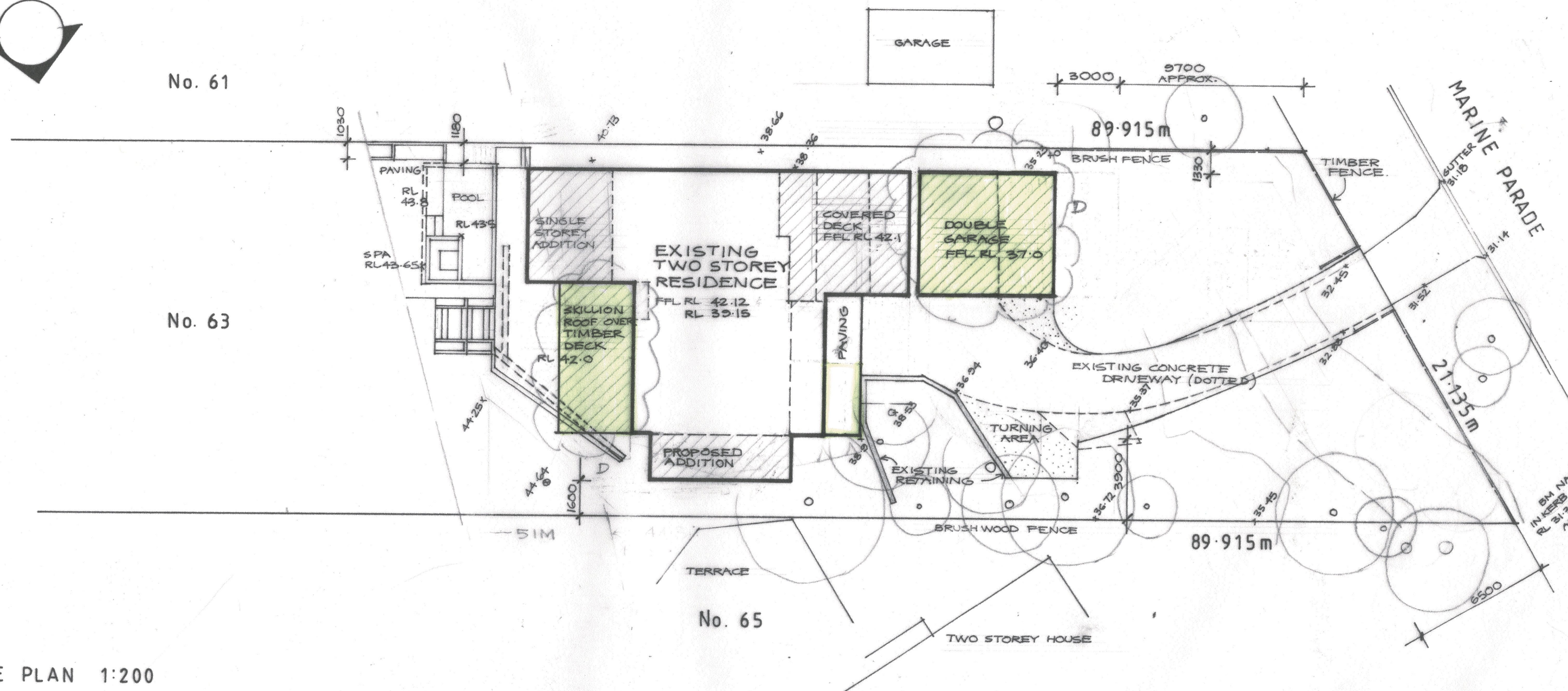
 northern
beaches
council

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

MOD2022/0220

- 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)
 DWG 0319 1/5 SHIMDESIGN architectural design and drafting k2shimeld@gmail.com

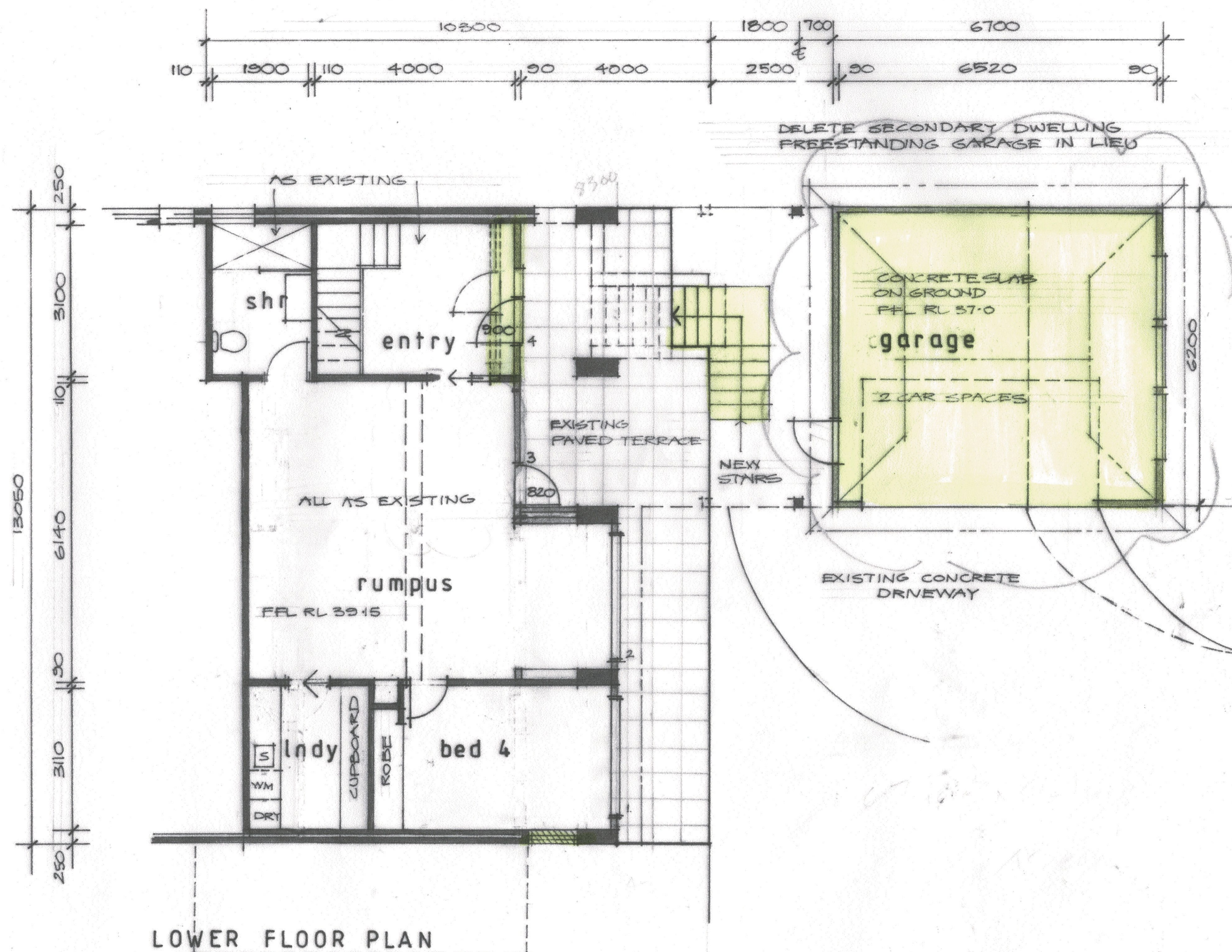
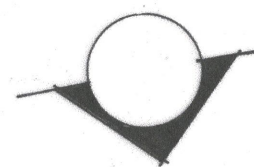




northern
beaches
council

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

MOD2022/0220

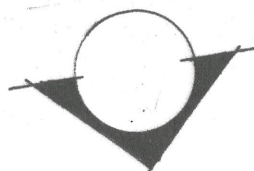


D. 14.4.2020 DELETE SECONDARY DWELLING
FREE STANDING DOUBLE GARAGE IN LIEU
RETAIN EXISTING ENTRY, STAIR, RUMPUS
ROOM AND BATHROOM.

PROPOSED ALTERATIONS & ADDITIONS

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

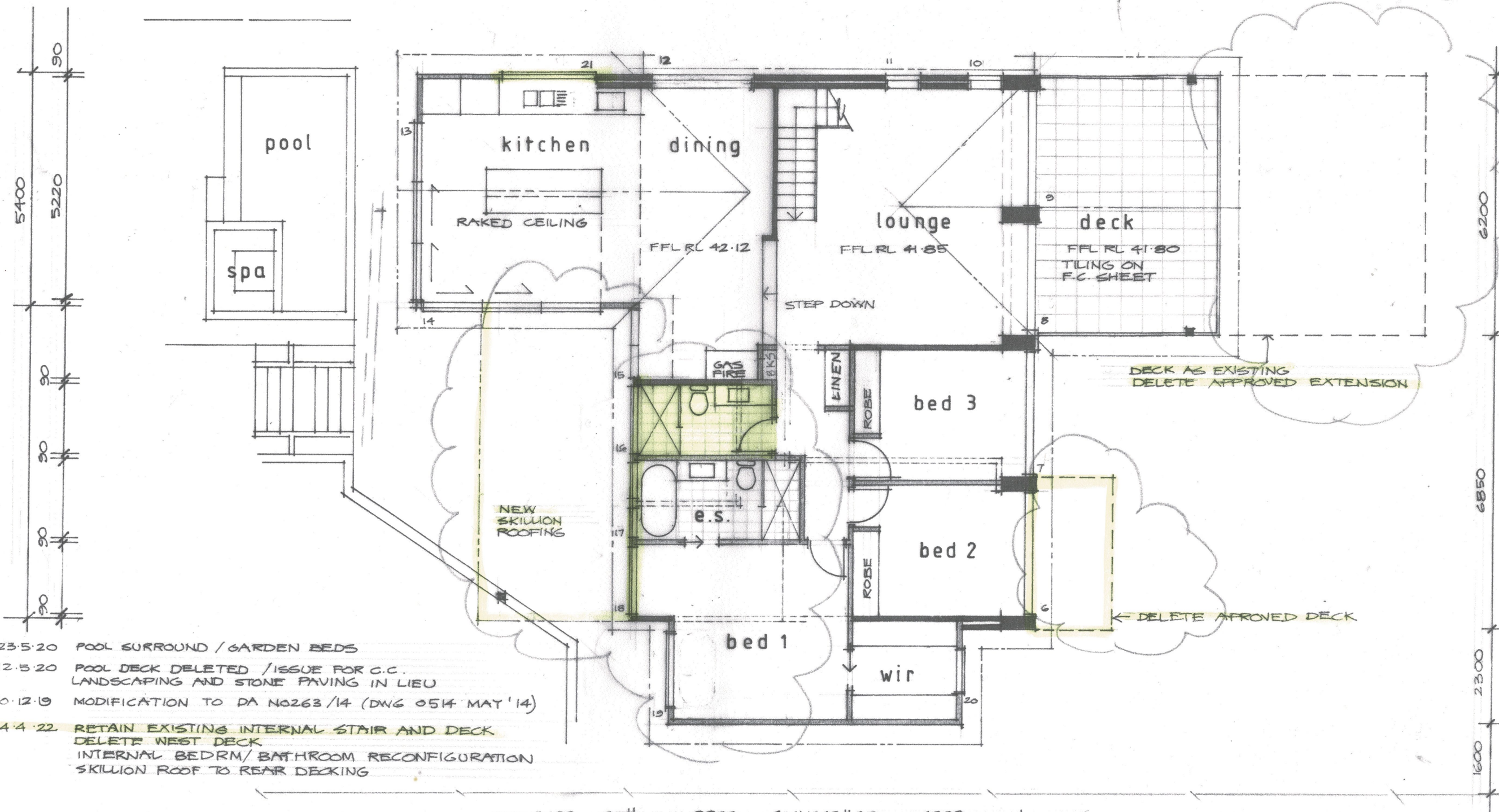
DWG 0319 2/5 SHIMDESIGN architectural design and drafting k2shimeld@gmail.com



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CONSENT

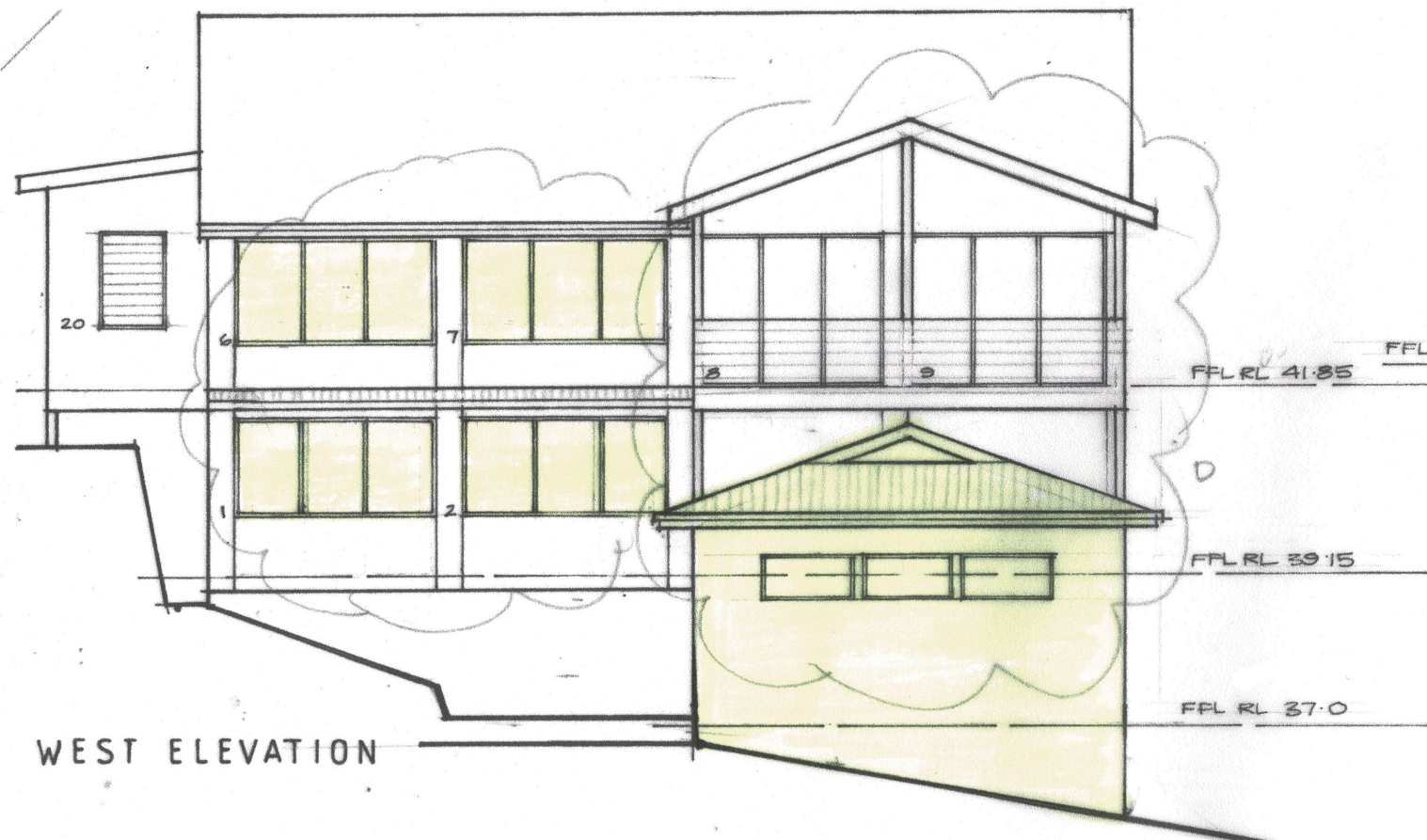
MOD2022/0220

3000 1500 14700 AS EXISTING 4300

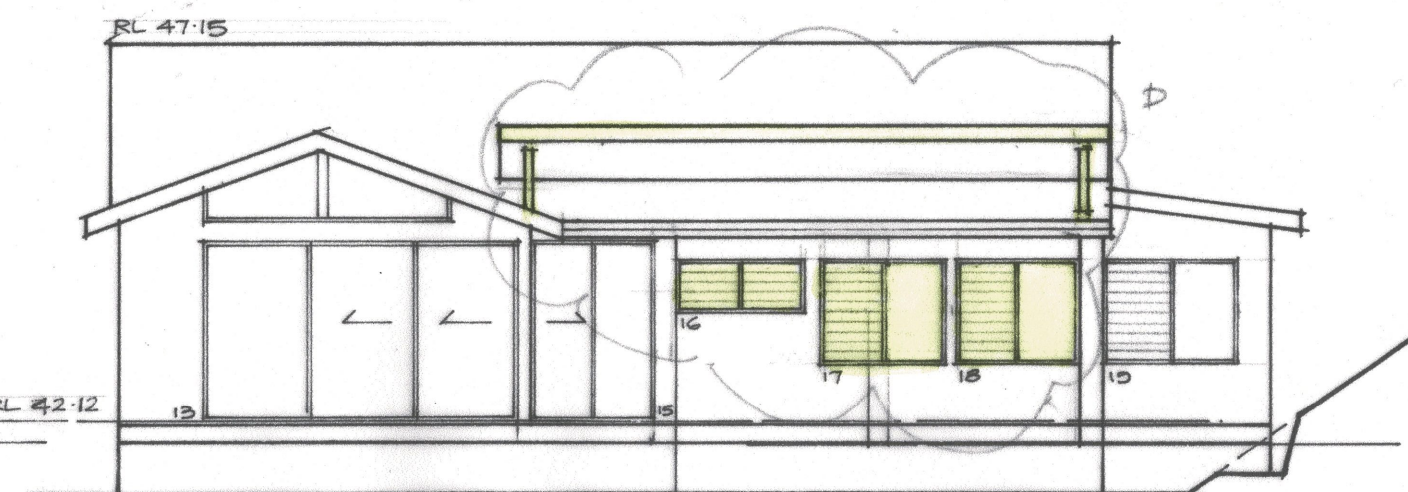


UPPER FLOOR PLAN

PROPOSED ALTERATIONS & ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
MARCH 2019 (MOD APRIL 2022)
DWG 0319 3/5 SHIMDESIGN architectural design and drafting k2shimeld@gmail.com



WEST ELEVATION



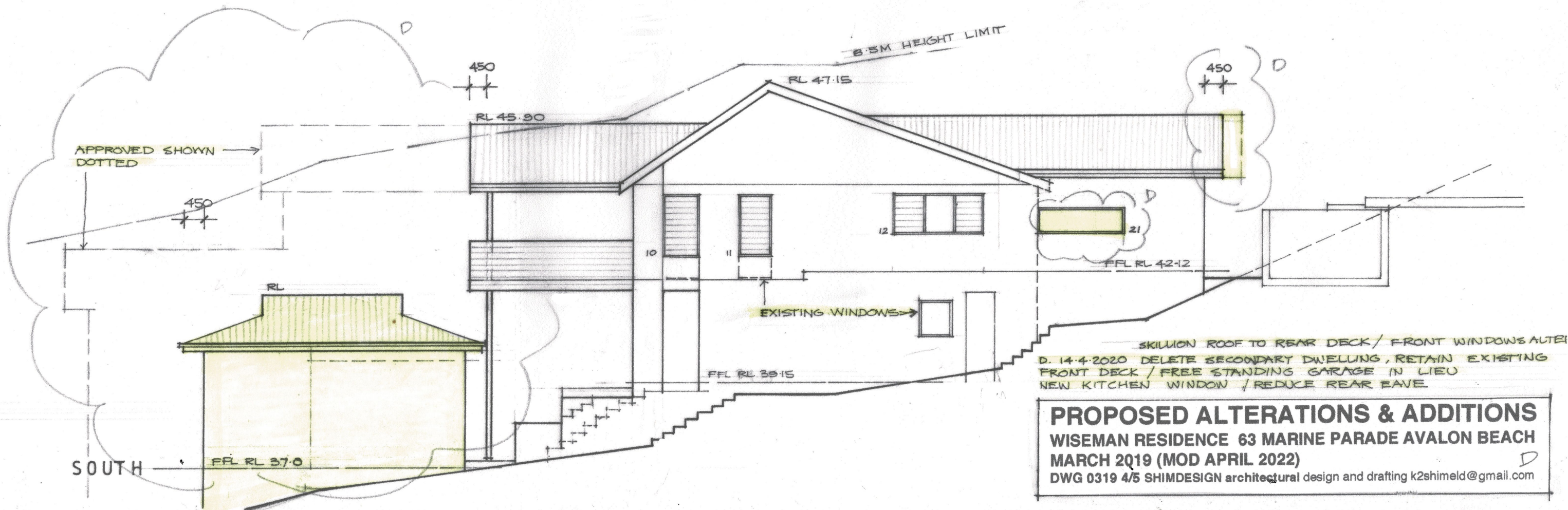
EAST ELEVATION



northern
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THIS PLAN IS TO BE READ IN
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CONSENT

MOD2022/0220



PROPOSED ALTERATIONS & ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
MARCH 2019 (MOD APRIL 2022)
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CONSENT**

MOD2022/0220

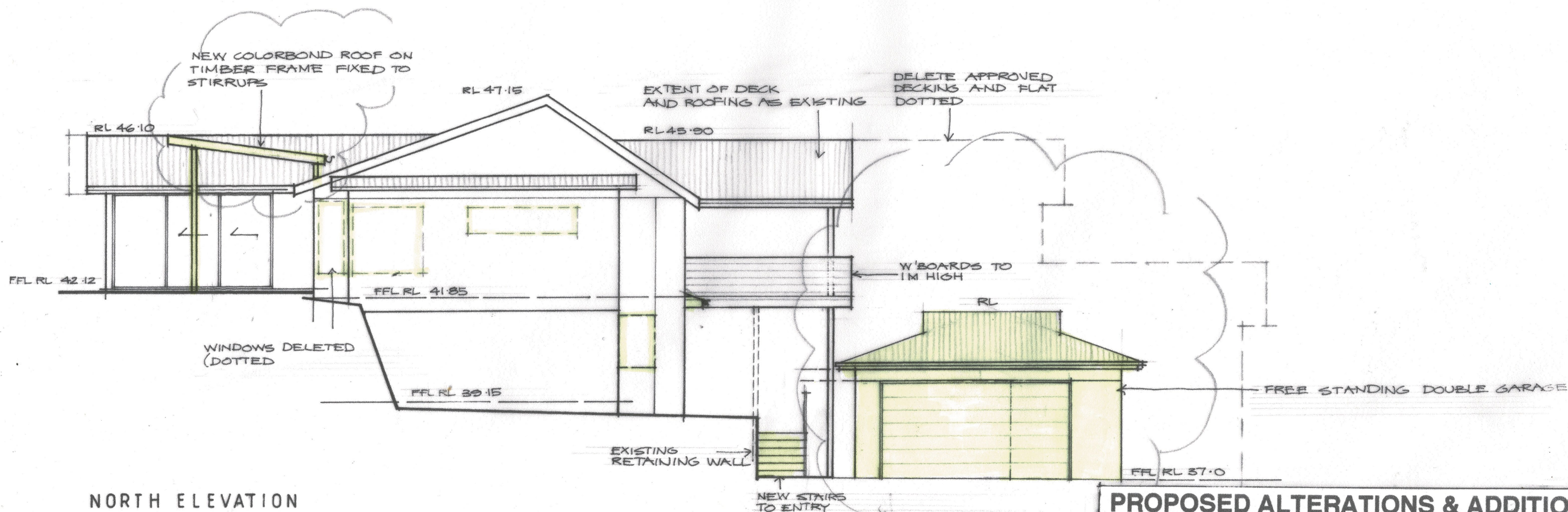
NATIONAL CONSTRUCTION REQUIREMENTS

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- 21 IN ACCORDANCE WITH BASIX CERTIFICATE A 184304- 03 DATED 4 AUGUST 2022



D. 14.4.2020 DELETE SECONDARY DWELLING
RETAIN EXISTING FRONT DECK, DOUBLE GARAGE IN REAR
DELETE NORTHERN WINDOWS, SKILLION ROOF TO REAR

PROPOSED ALTERATIONS & ADDITIONS

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

DWG 0319 5/5 SHIMDESIGN architectural design and drafting k2shimeld@gmail.com