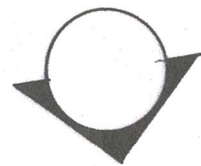


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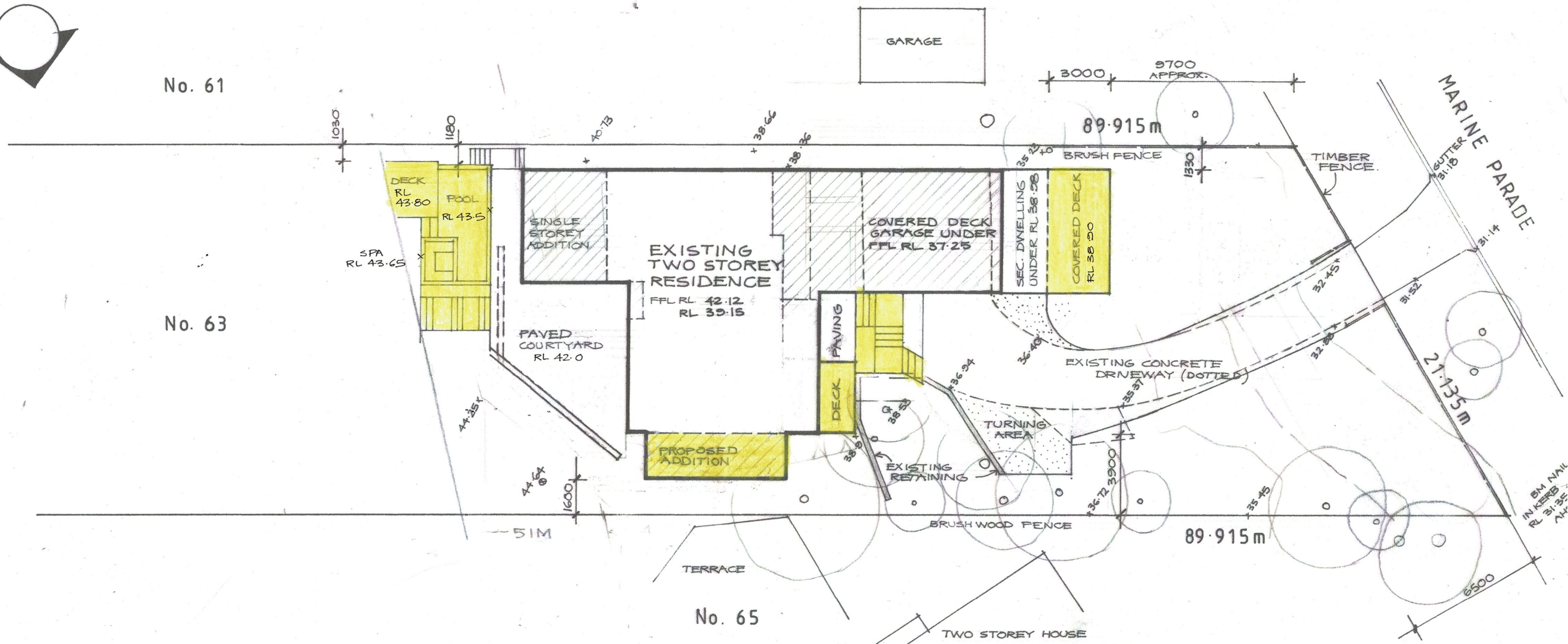
ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB
ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS
ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION 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



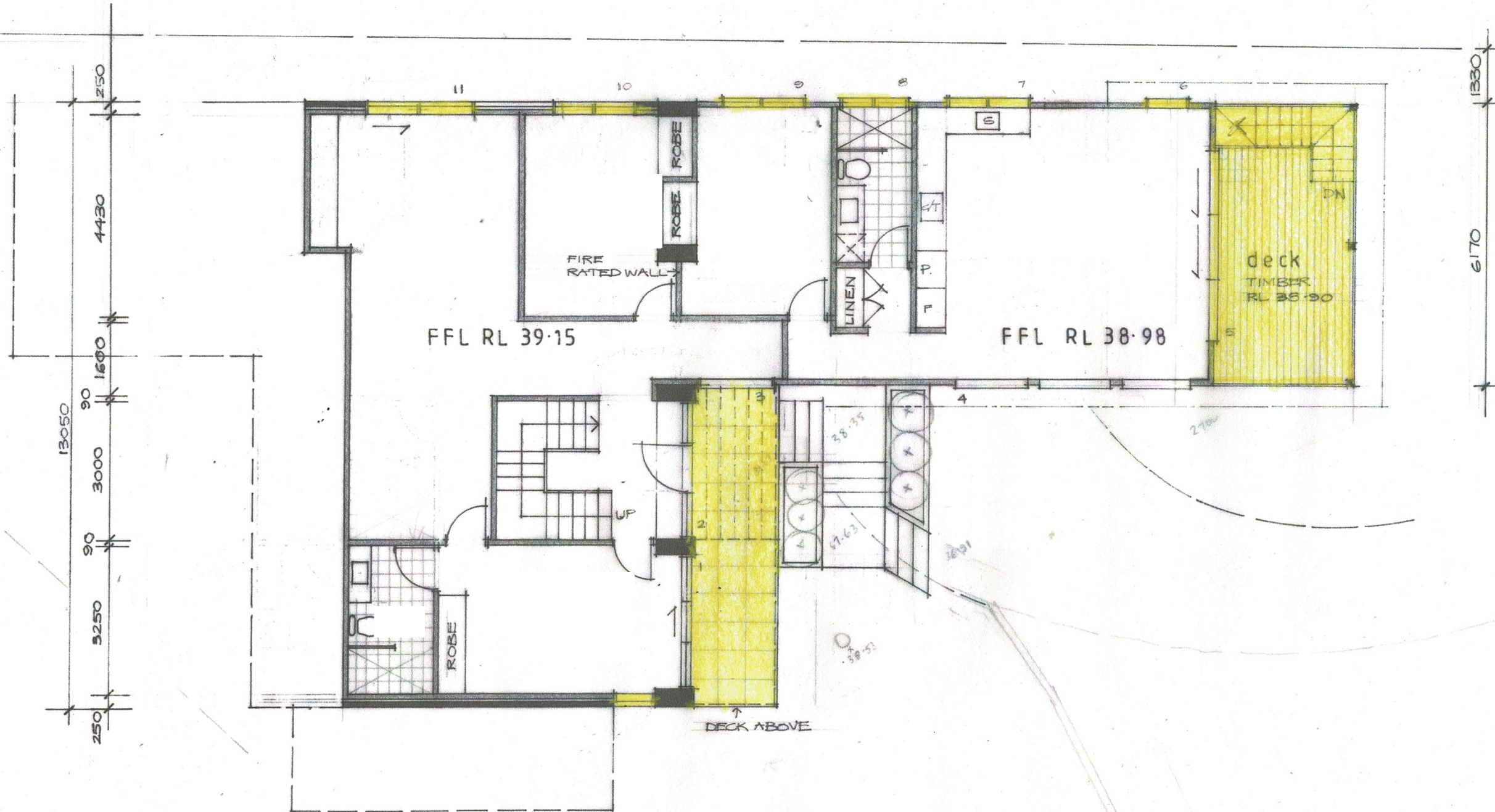
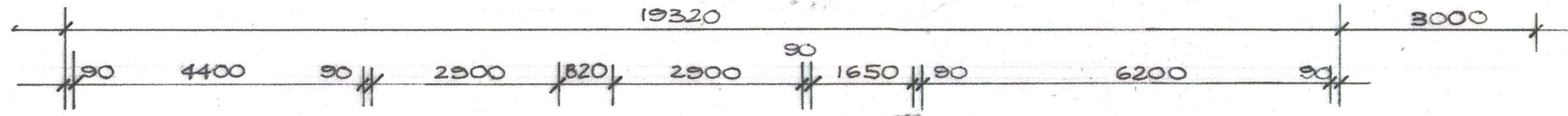
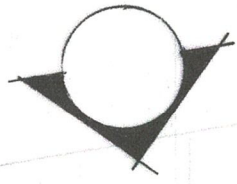
SITE PLAN 1:200

LOT 109 DP 8394 AREA 1644m²

10.12.14 MODIFICATION TO DA NO 263/14

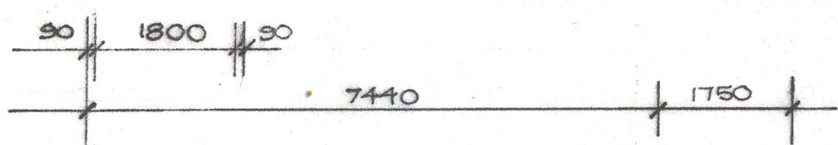
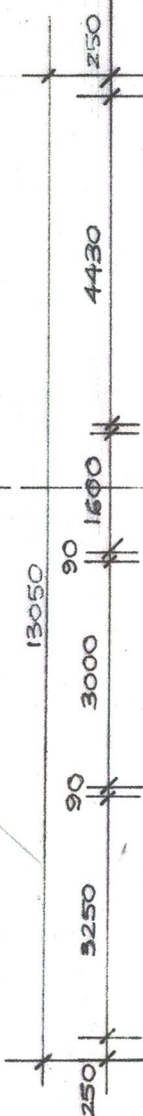
24.11.14 REDUCE ROOF TO DECK / DELETE CABANA ROOF PERGOLA IN LIEU.


PROPOSED ALTERATIONS AND ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON
 MAY 2014 DWG 0514 - 1/5 SHIMDESIGN design and drafting 0400 898 744



FFL RL 39.15

FFL RL 38.98



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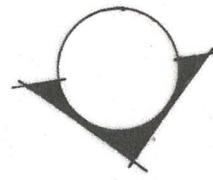
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2019/0655

LOWER FLOOR PLAN 1:100

10.12.19 MODIFICATION TO DA NO263/14 (DWG 0514 MAY 14)

PROPOSED ALTERATIONS AND ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
 MARCH 2019 DWG 0319 - 2/5 SHIMDESIGN design and drafting 0400 898 744

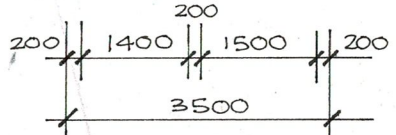
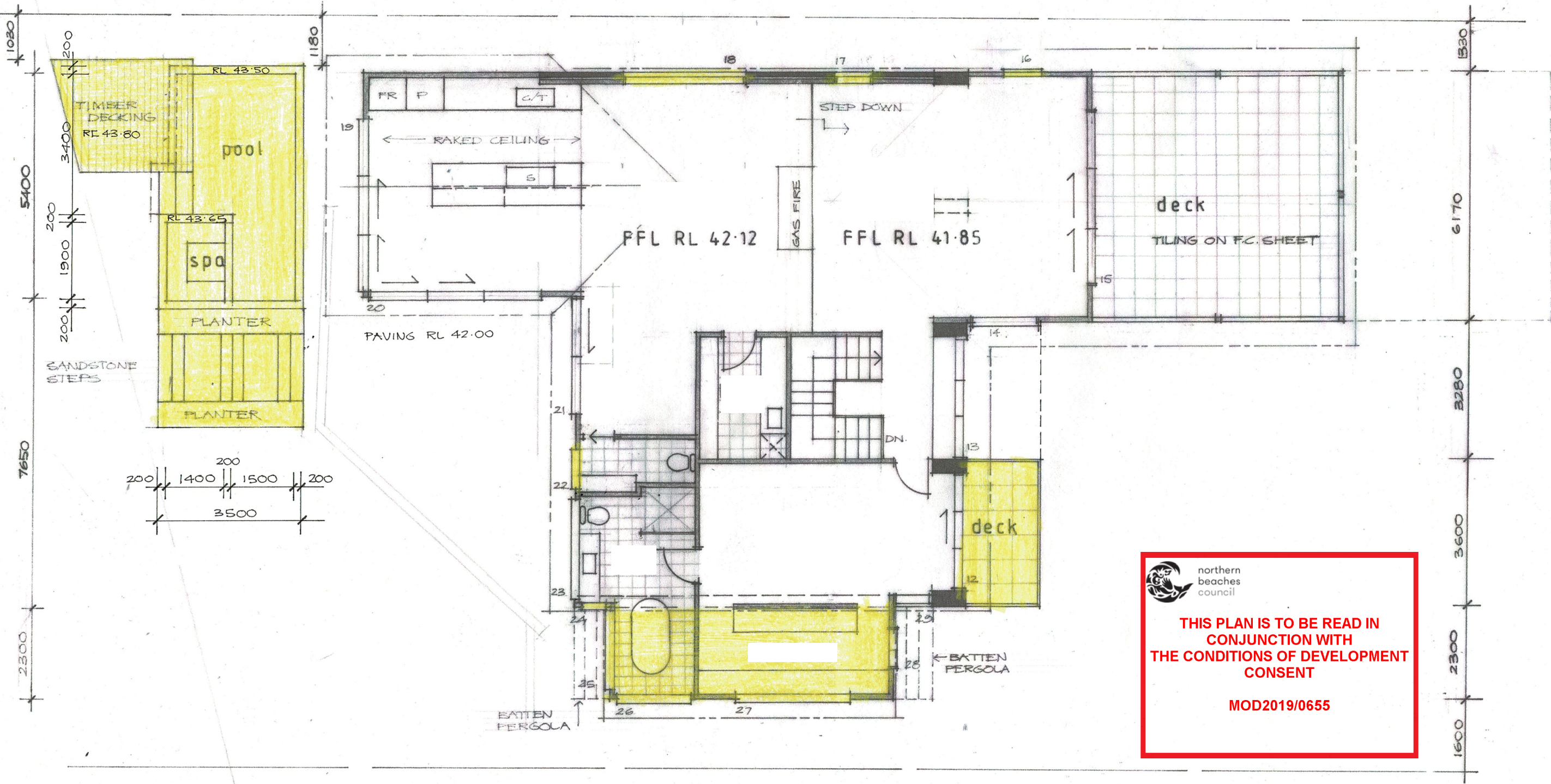


3000

1500

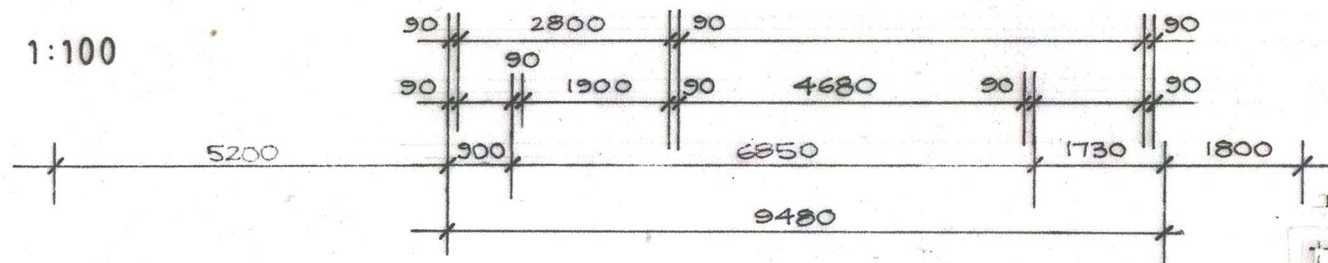
17680

6200



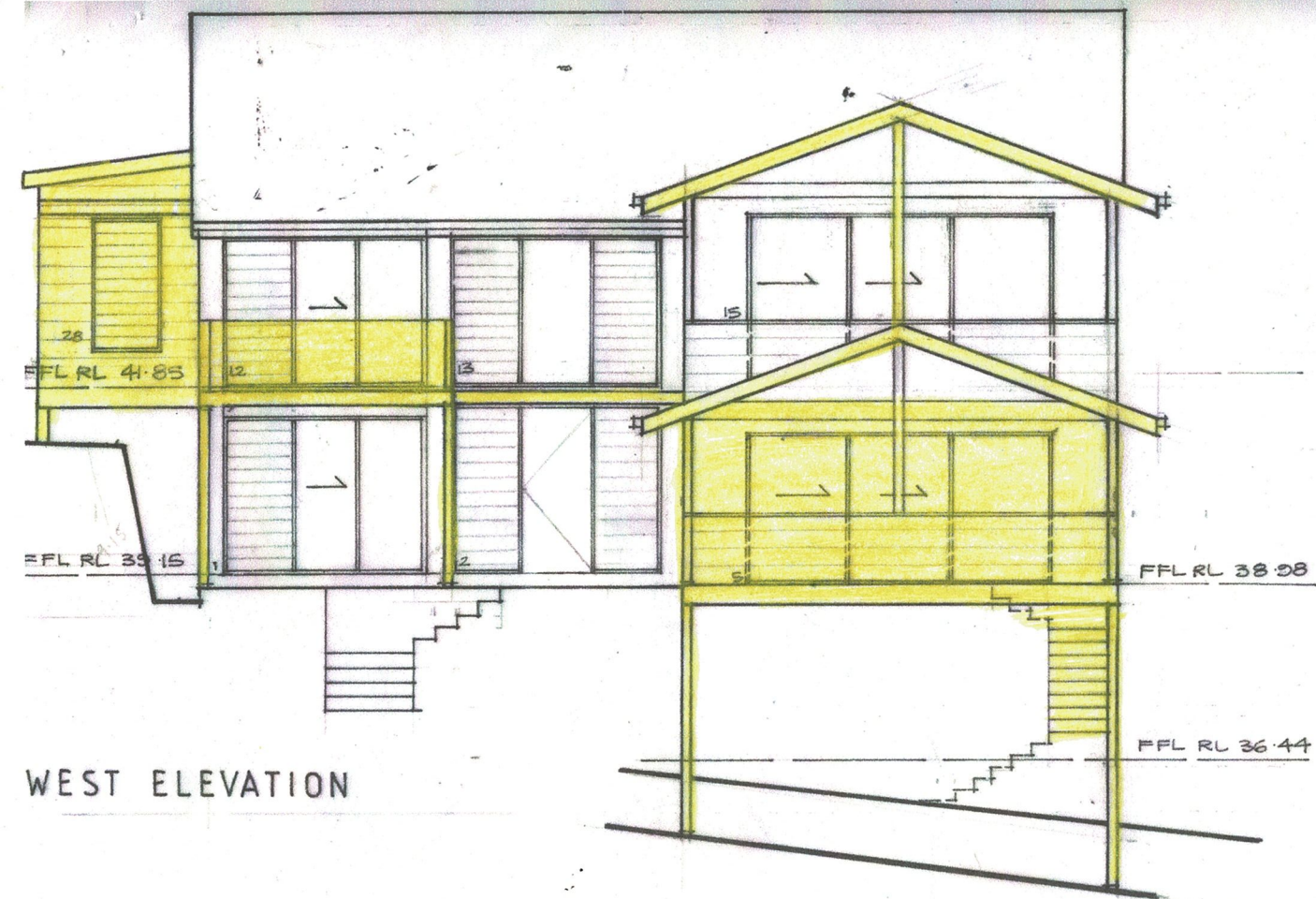

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MOD2019/0655

UPPER FLOOR PLAN 1:100

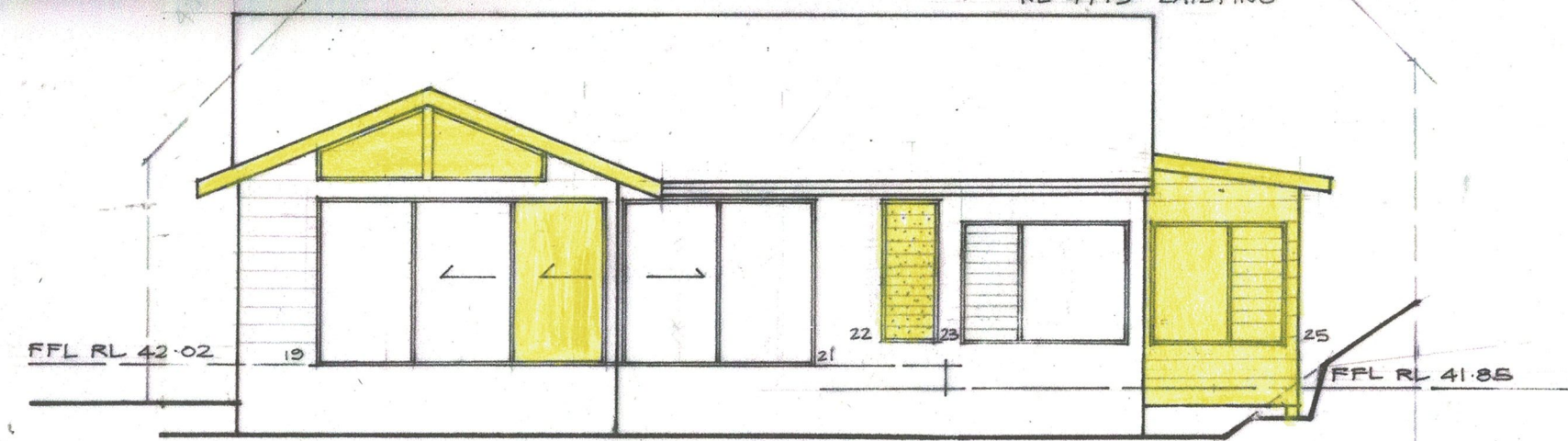


10.12.13 MODIFICATION TO DA N0263/14 (DWG 0514 MAY '14)

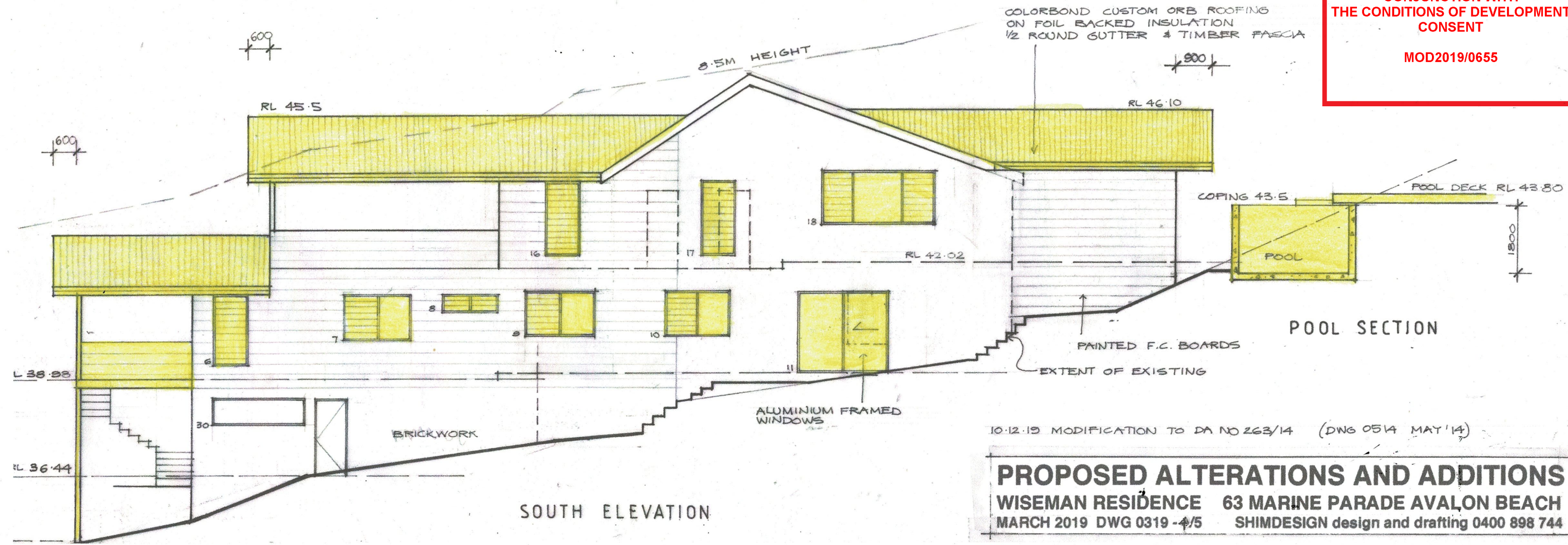
PROPOSED ALTERATIONS AND ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
 MARCH 2019 DWG 0319 -3/5 SHIMDESIGN design and drafting 0400 898 744



WEST ELEVATION



EAST ELEVATION

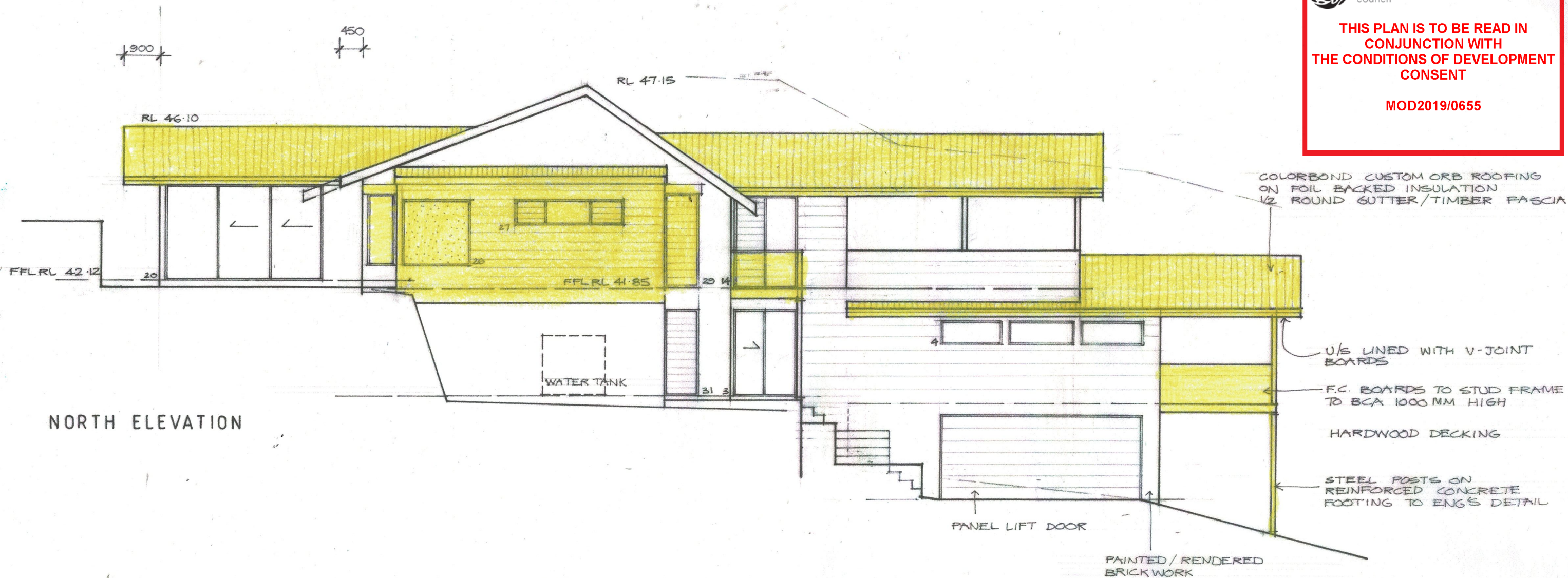


SOUTH ELEVATION

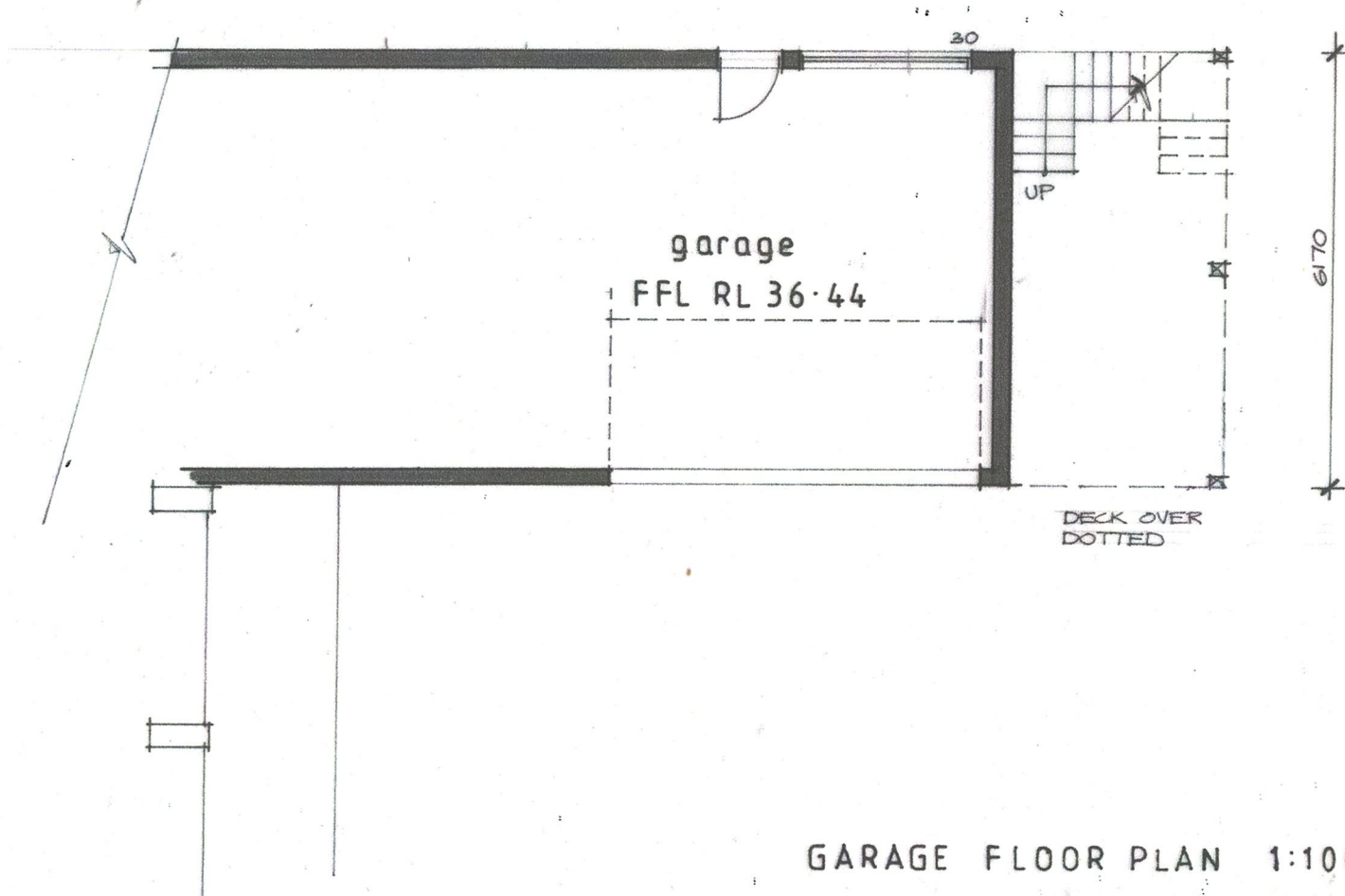

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2019/0655

10.12.19 MODIFICATION TO DA NO 263/14 (DWG 0514 MAY'14)

PROPOSED ALTERATIONS AND ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
 MARCH 2019 DWG 0319 -4/5 SHIMDESIGN design and drafting 0400 898 744



NORTH ELEVATION



GARAGE FLOOR PLAN 1:100

BASIX NOTES

SWIMMING POOL TO BE OUTDOORS, CAPACITY NOT GREATER THAN 16 KILOLITRES
TO HAVE A POOL COVER AND POOL PUMP TIMER AND SOLAR HEATING WITH GAS BOOSTER
SPA CAPACITY NOT GREATER THAN 2.7 KILOLITRES, MUST HAVE A SPA COVER AND SPA PUMP TIMER
SPA HEATER TO BE GAS
A RAINWATER TANK WITH MINIMUM 1175L CAPACITY COLLECTING AT LEAST 321M2 OF ROOF AREA OF RAINWATER RUNOFF TO BE INSTALLED AND CONNECTED TO AT LEAST ONE TAP LOCATED WITHIN 10M OF THE EDGE OF THE POOL/SPA

EXTERNAL FRAMED WALLS TO HAVE MIN. R1.3 INSULATION (R1.7 INCLUDING CONSTRUCTION)
SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR TO HAVE R0.6 INSULATION (R1.3 INCLUDING CONSTRUCTION)
ROOF WITH DARK SOLAR ABSORPTANCE TO HAVE FOIL SARKING AND CEILINGS WITH R3.0 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

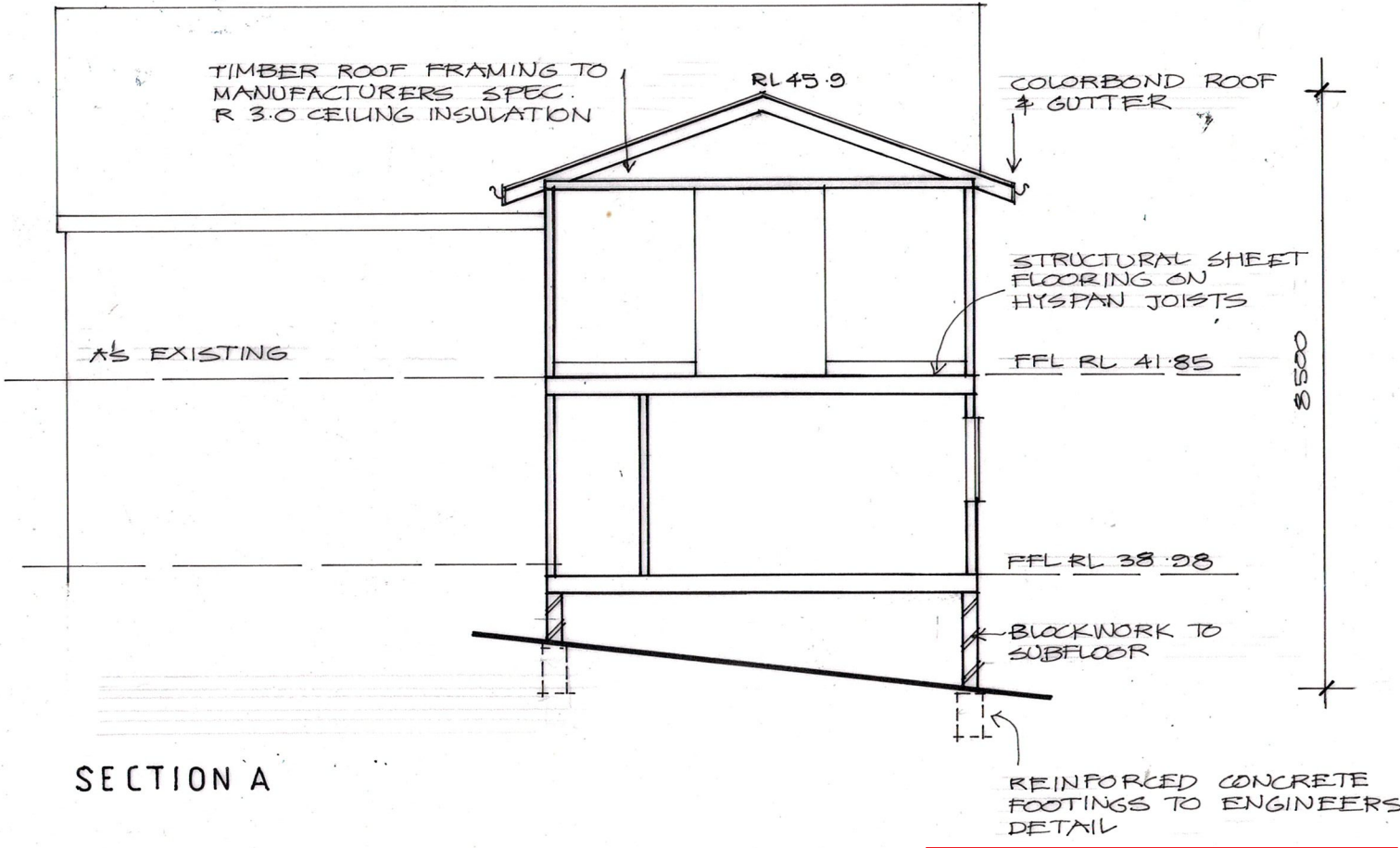
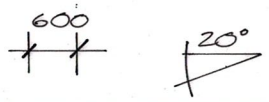
MINIMUM 40% NEW OR ALTERED LIGHT FITTINGS TO BE FLUORESCENT, COMPACT FLURO OR LED LAMPS.

GAS INSTANANEOUS HOT WATER SYSTEM

WINDOWS 1- 30 IN ACCORDANCE WITH BASIX CERTIFICATE A184304_02 DATED 19 DECEMBER 2019

10.12.19 MODIFICATION TO DA NO 263/14 (DWG 0514 MAY '14)

PROPOSED ALTERATIONS AND ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
MARCH 2019 DWG 0319 - 5/5 SHIMDESIGN design and drafting 0400 898 744

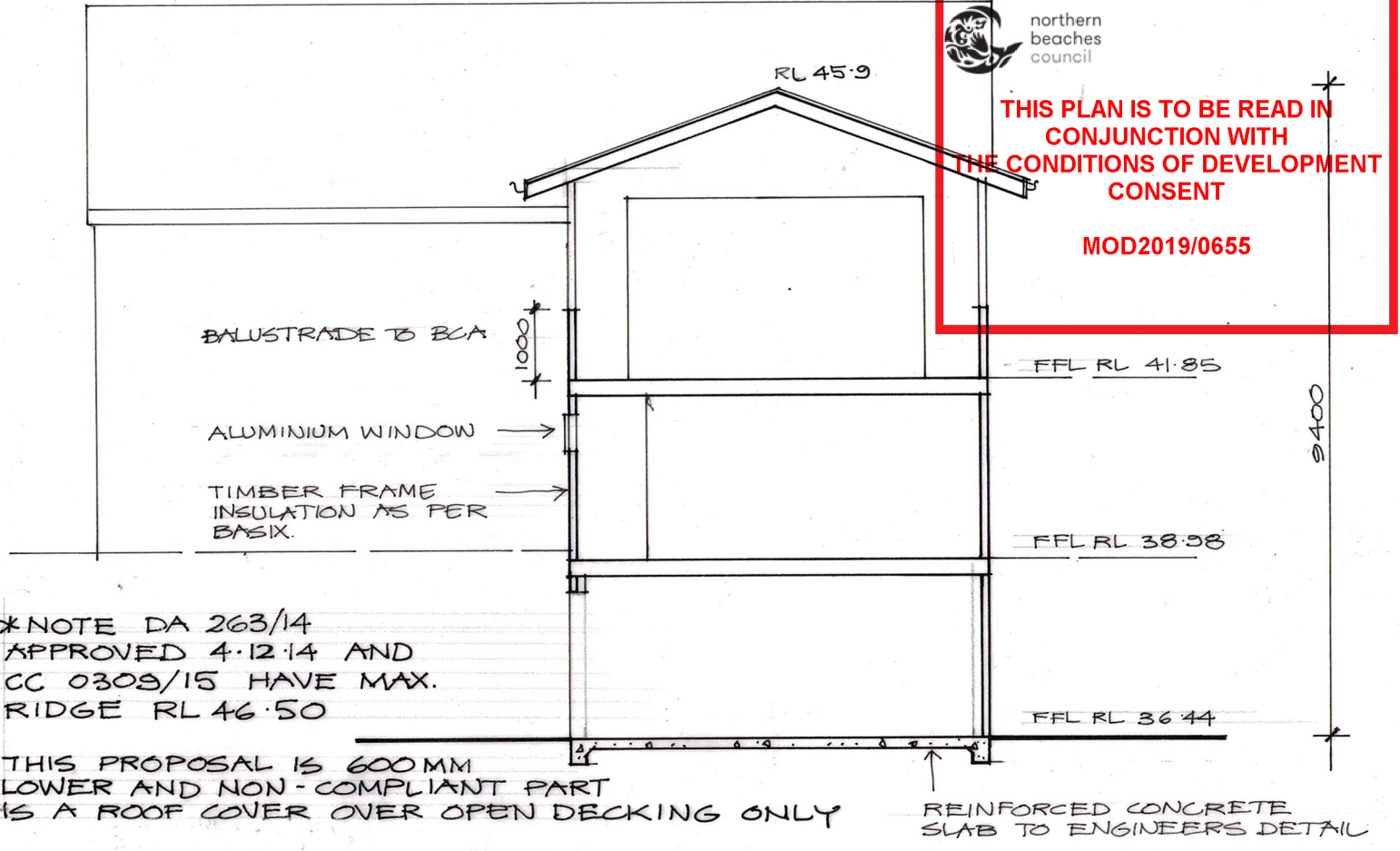


SECTION A

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

MOD2019/0655



SECTION B

PROPOSED ALTERATIONS AND ADDITIONS
WISEMAN RESIDENCE 63 MARINE PARADE AVALON BEACH
 FEBRUARY 2020 DWG 0319 / 6 SHIMDESIGN design and drafting 0400 898 744