

## 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 FLOOR WITH ENCLOSED SUB FLOOR TO HAVE R0.6 INSULATION (R1.3 INCLUDING CONSTRUCTION)  
 ROOF WITH MEDIUM SOLAR ABSORPTANCE TO HAVE FOIL SARKING AND CEILINGS WITH R3.0 INSULATION

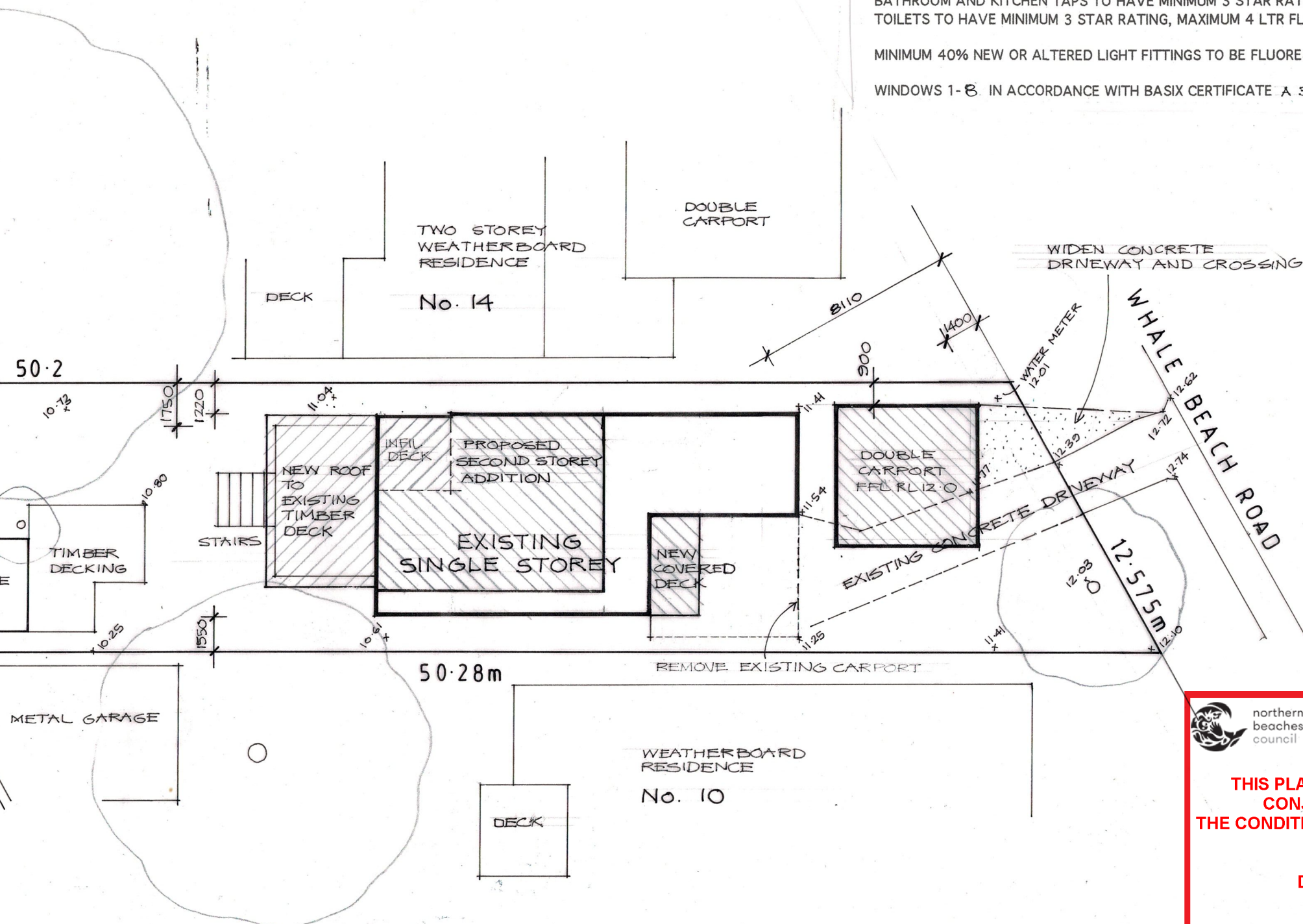
BATHROOM AND KITCHEN TAPS TO HAVE MINIMUM 3 STAR RATING. SHOWER MAXIMUM FLOW 9LTRS PER MINUTE.  
 TOILETS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM 4 LTR FLUSH

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

WINDOWS 1-B. IN ACCORDANCE WITH BASIX CERTIFICATE A 368512 DATED 27 FEB 2020

## SITE PLAN

LOT 43 DP17189  
 AREA 553.3m



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

**DA2020/0232**

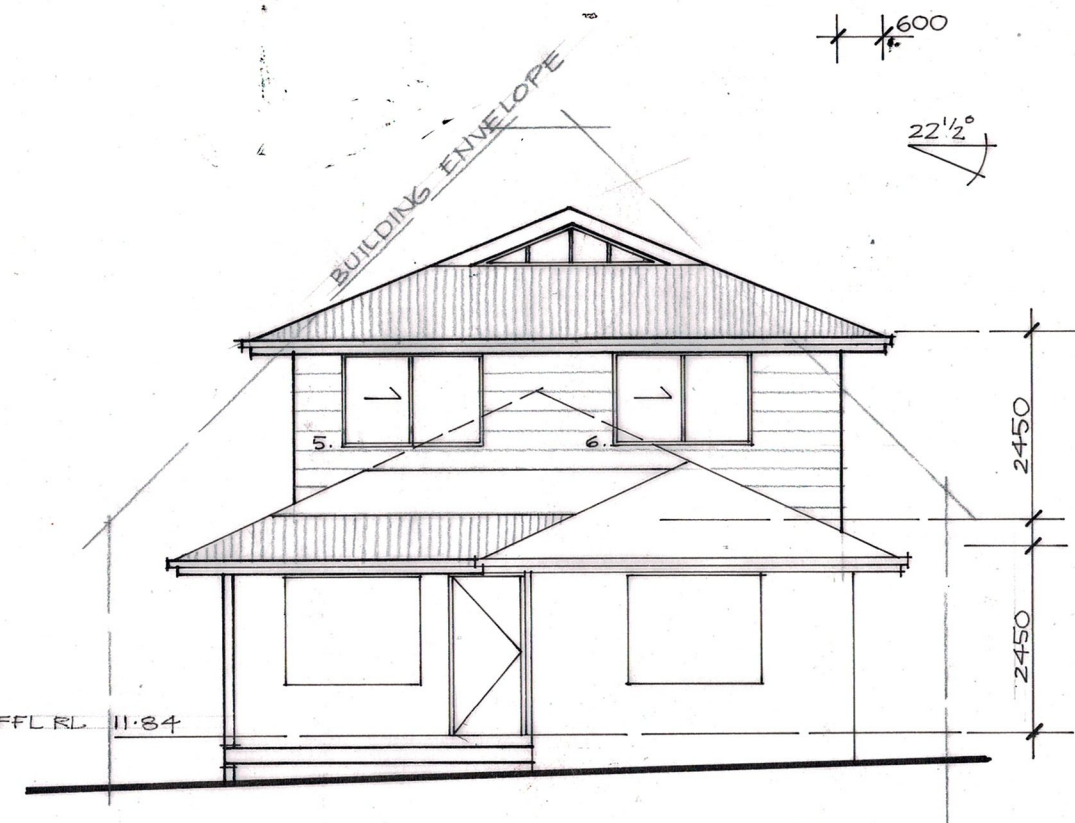
**PROPOSED ALTERATIONS AND ADDITIONS**  
**MOWER RESIDENCE 12 WHALE BEACH ROAD AVALON BEACH**  
 JANUARY 2020 DWG 0120 1/4 SHIMDESIGN design and drafting 0400 898 744



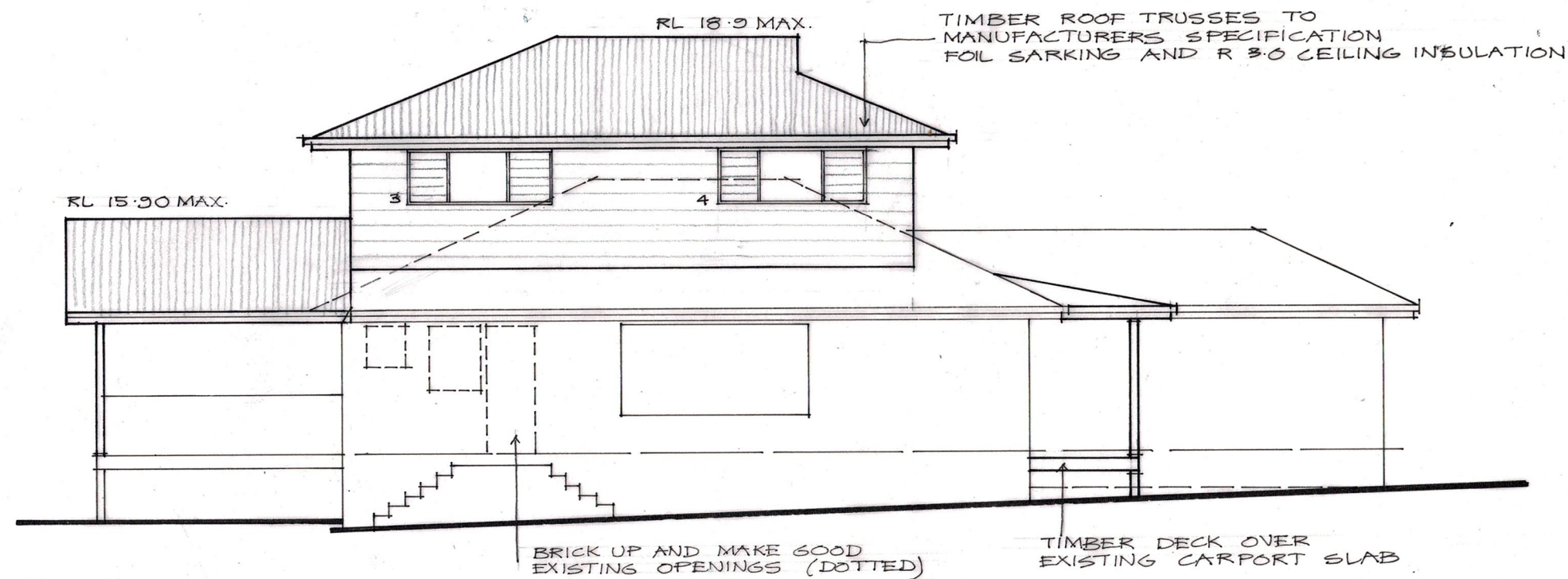


**PROPOSED ALTERATIONS AND ADDITIONS**  
**MOWER RESIDENCE 12 WHALE BEACH ROAD AVALON BEACH**  
 JANUARY 2020 DWG 0120 2/4 SHIMDESIGN design and drafting 0400 898 744

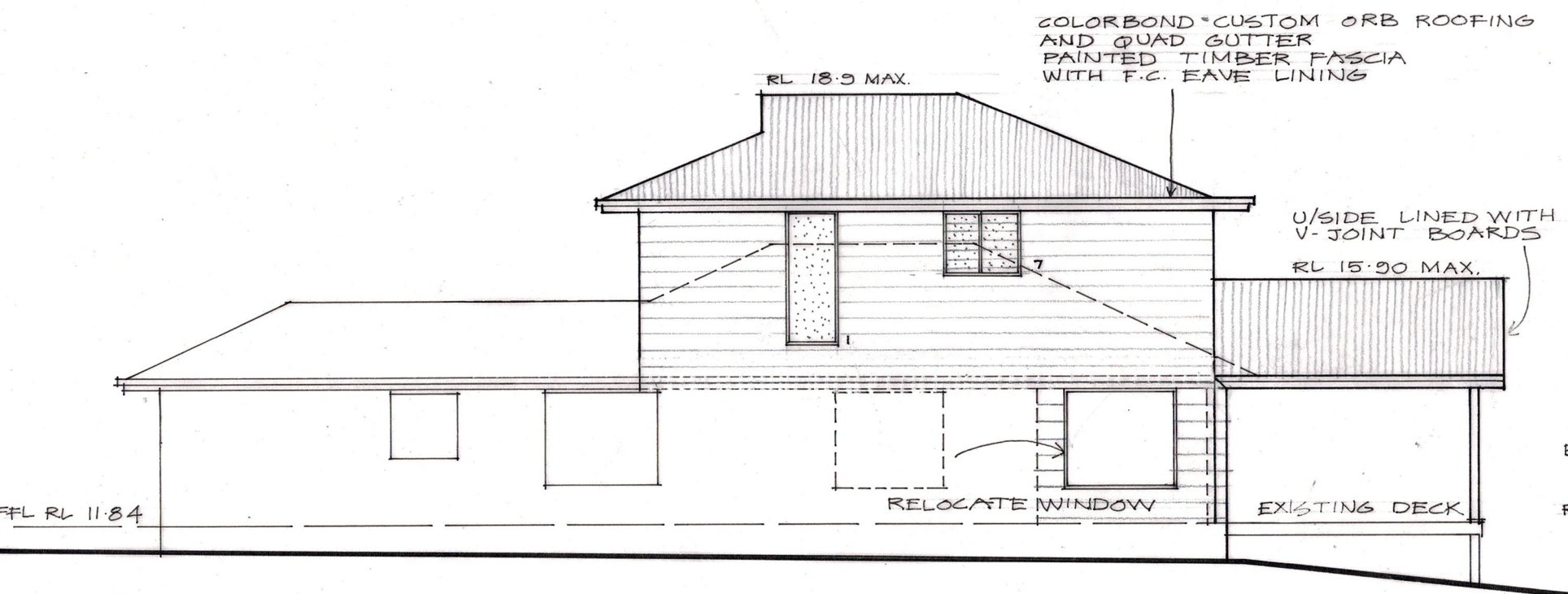




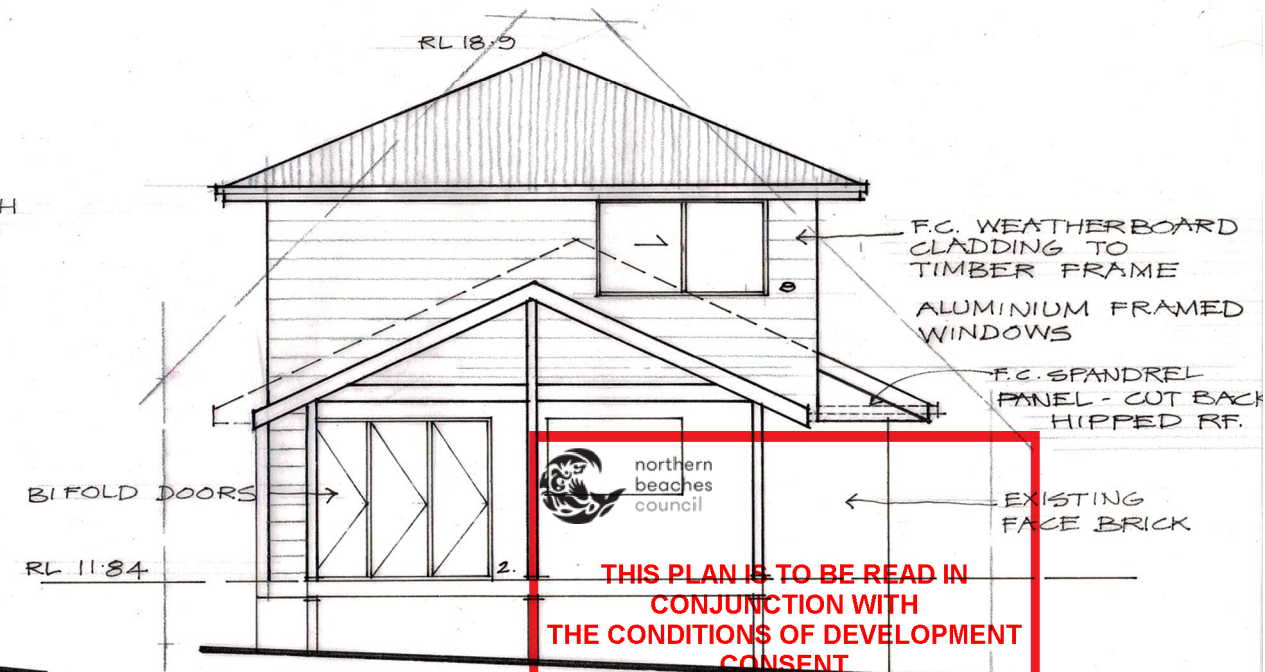
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

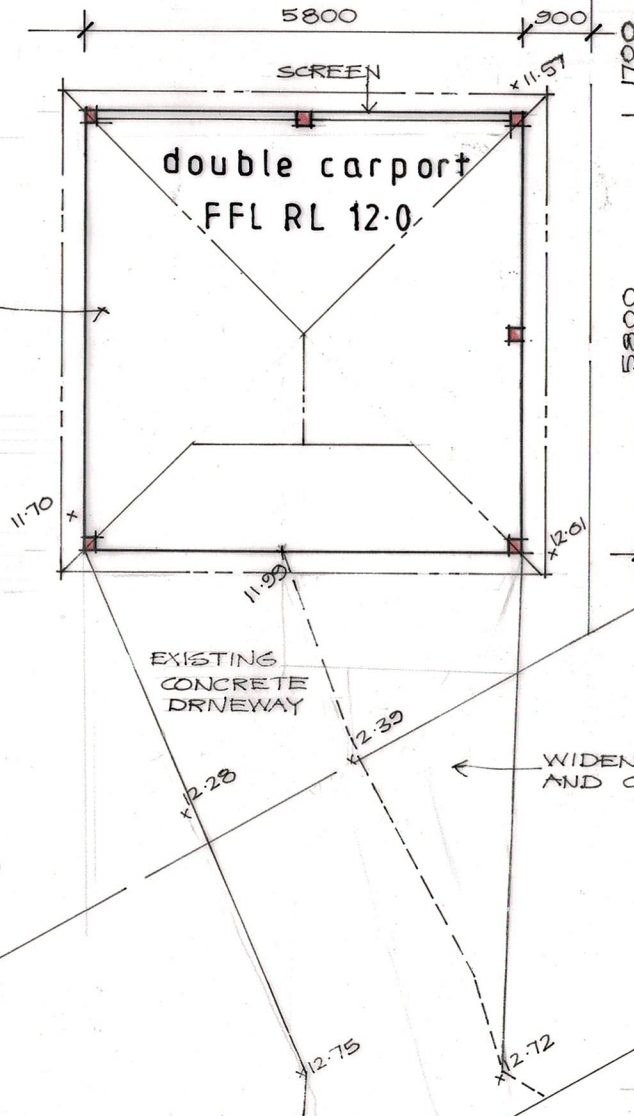
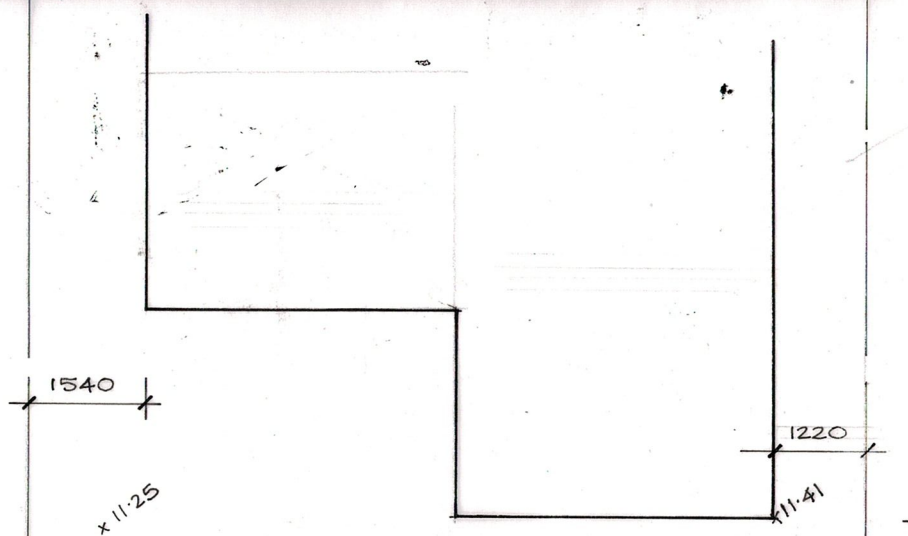


NORTH

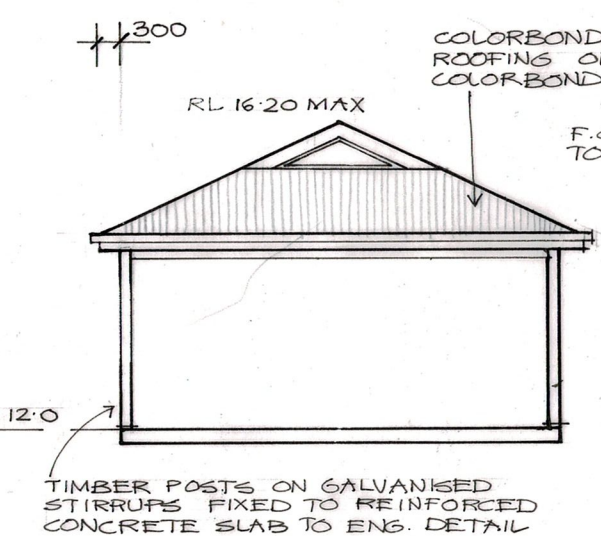
THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2020/0232

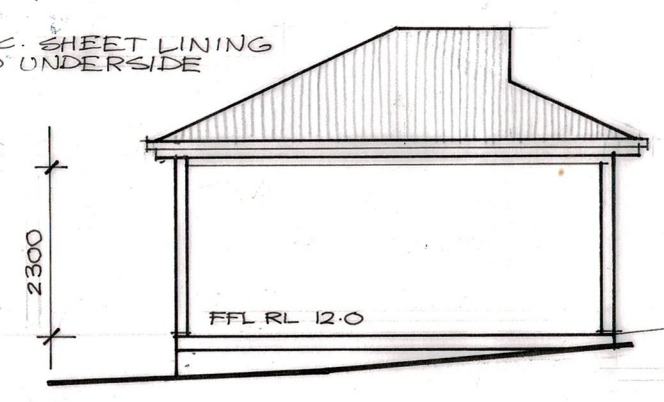




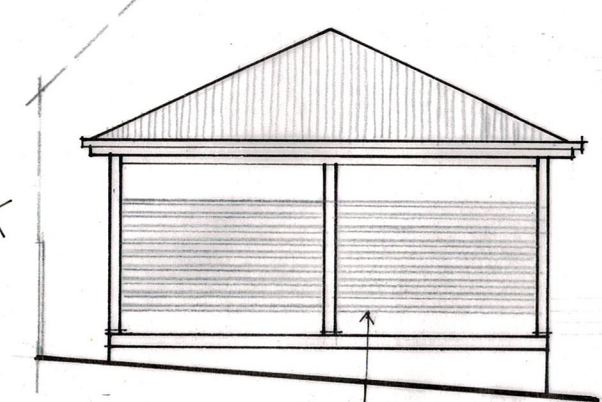
CARPORT PLAN 1:100



SOUTH ELEVATION



WEST - DRIVEWAY SECTION

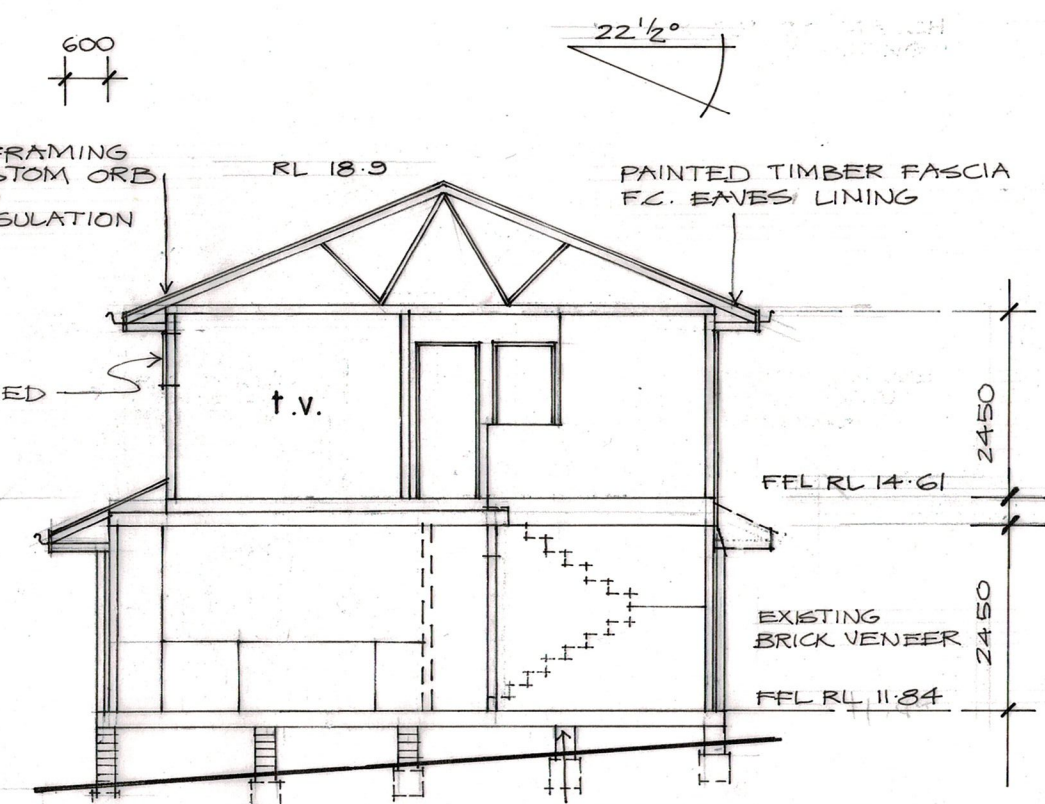


NORTH

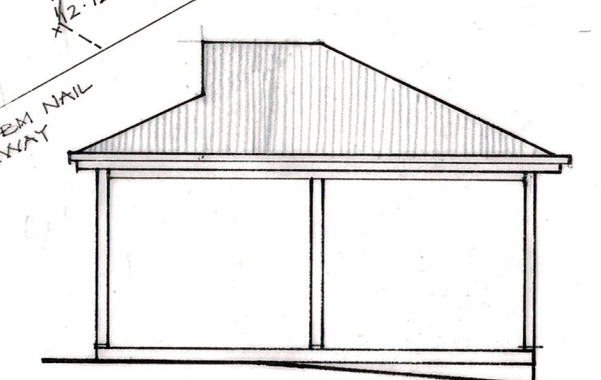
TIMBER ROOF FRAMING  
COLORBOND CUSTOM ORB  
ON FOIL SARKING  
R 3.0 CEILING INSULATION

ALUMINIUM FRAMED  
WINDOW

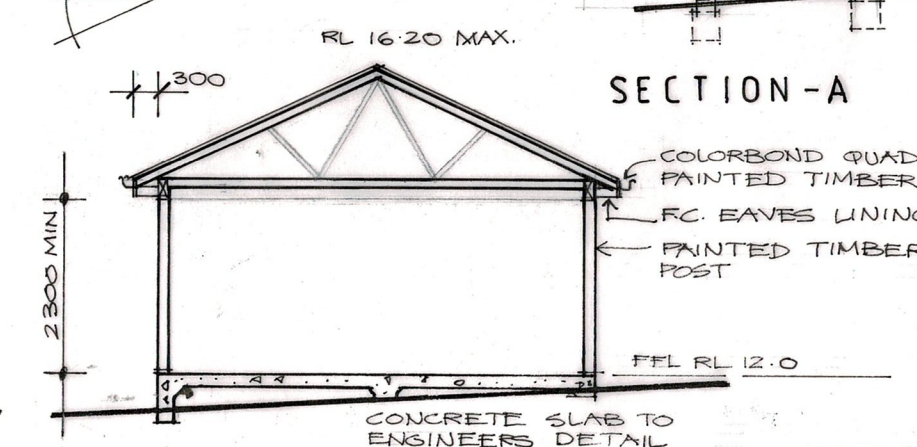
BATTEN SCREEN



SECTION - A



EAST ELEVATION

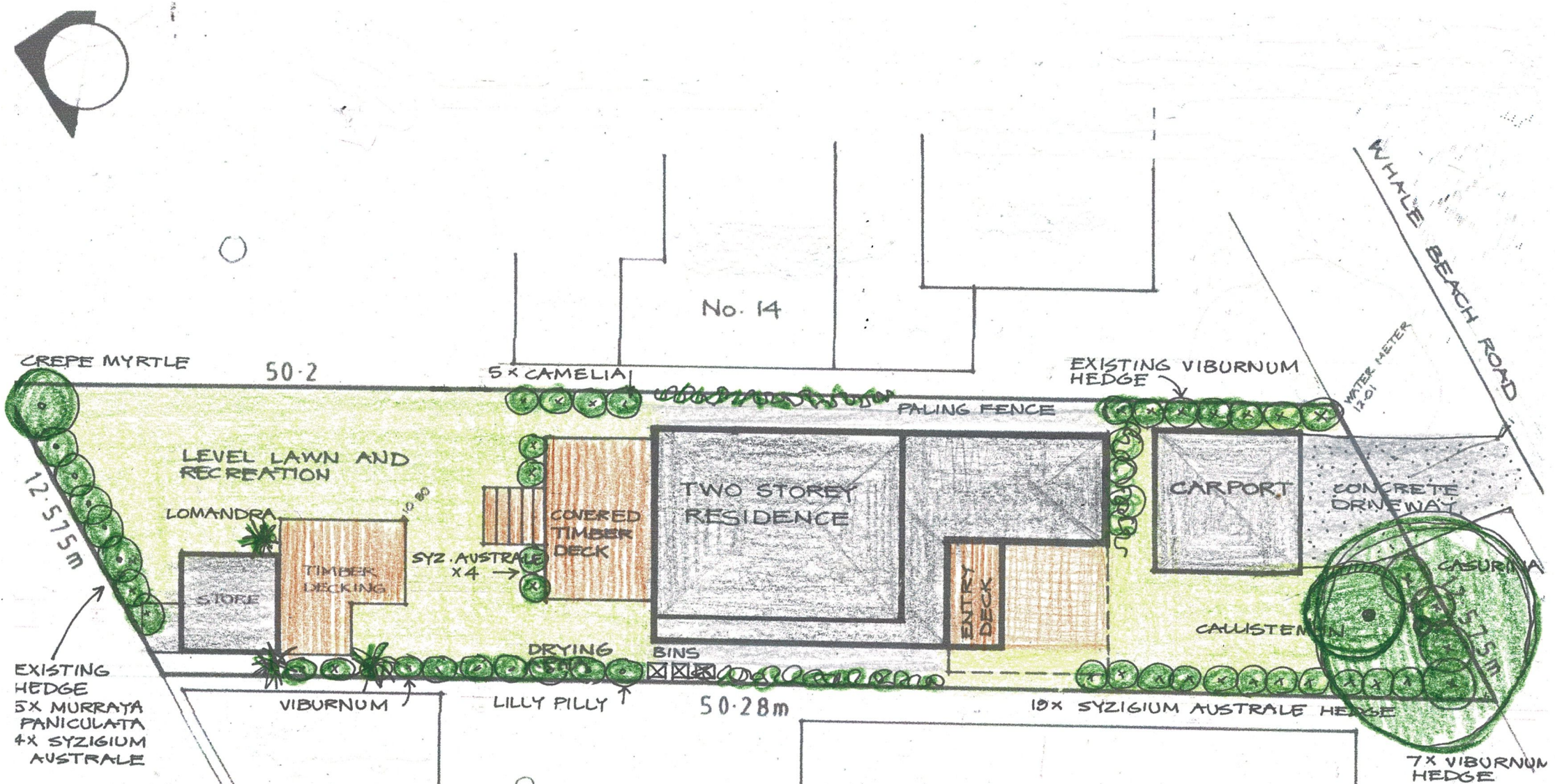


SECTION

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


**DA2020/0232**





# LANDSCAPE CONCEPT

EXISTING ESTABLISHED LANDSCAPING TO BE RETAINED



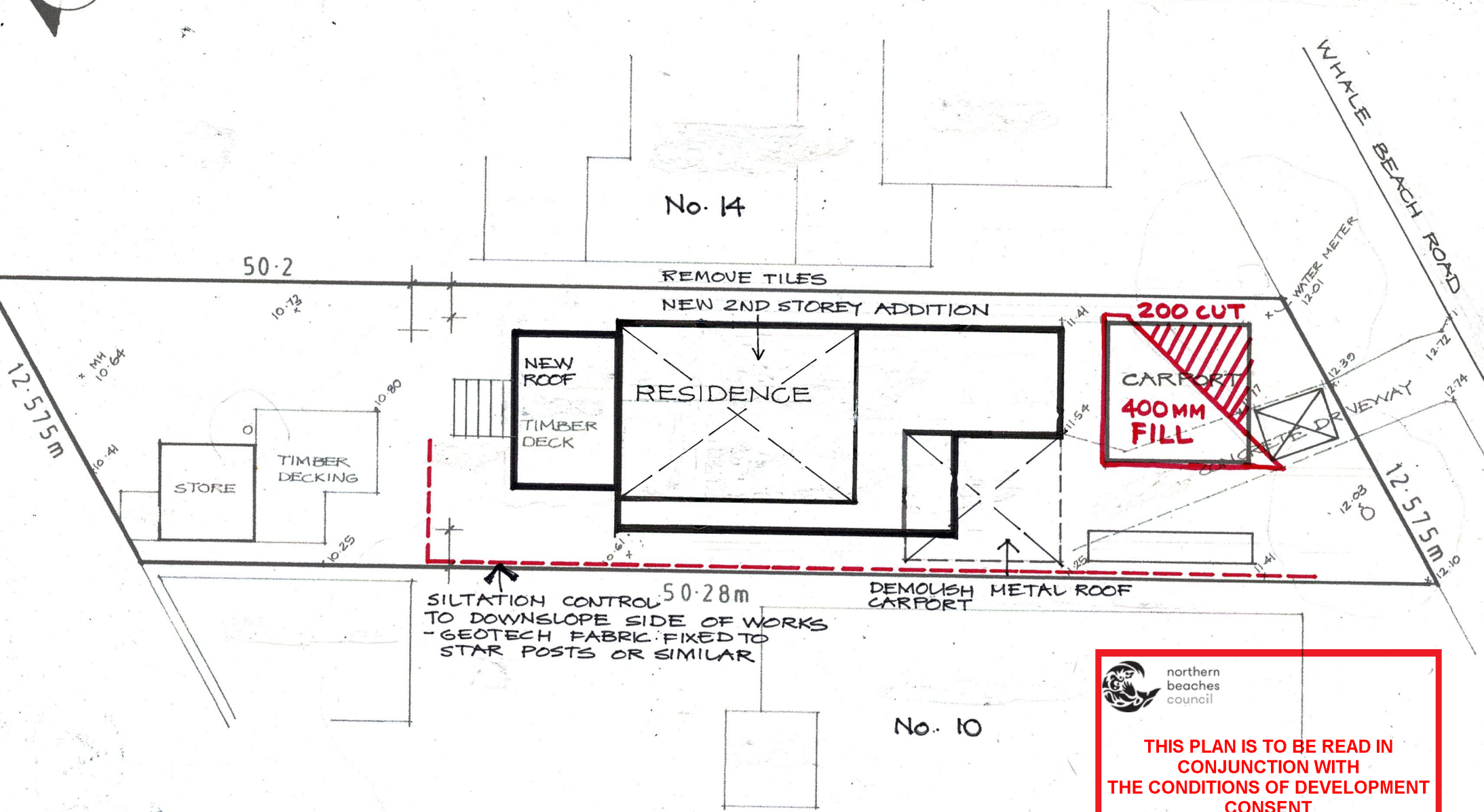
northern  
beaches  
council.

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

DA2020/0232

12 WHALE BEACH ROAD AVALON  
FOR MOWER





DEMOLITION PLAN  
EXCAVATION AND FILL PLAN

12 WHALE BEACH ROAD, AVALON  
FOR MOWER

SHIMDESIGN - ARCHITECTURAL DESIGN  
ph 0400898744 k2shimeld@gmail.com



northern  
beaches  
council

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

DA2020/0232

JANUARY 2020