

LOT 55 DP 11462

DA2019/0717

61 DRESS CIRCLE ROAD

Modifications to Stamped Plans

This modification proposes the removal of the planned pergola at the upper floor rear of the property in DP 11462.

The following elevation drawings (original DWG 1719) are modified:

East West | North | Upper Floorplan

Report Contents

1. Original Stamped Plans
2. Original Stamped Plans with relevant impacted Sections highlighted to show where the modifications will be
3. Modified Plans for each relevant elevation

Section 1: Original Stamped Plans

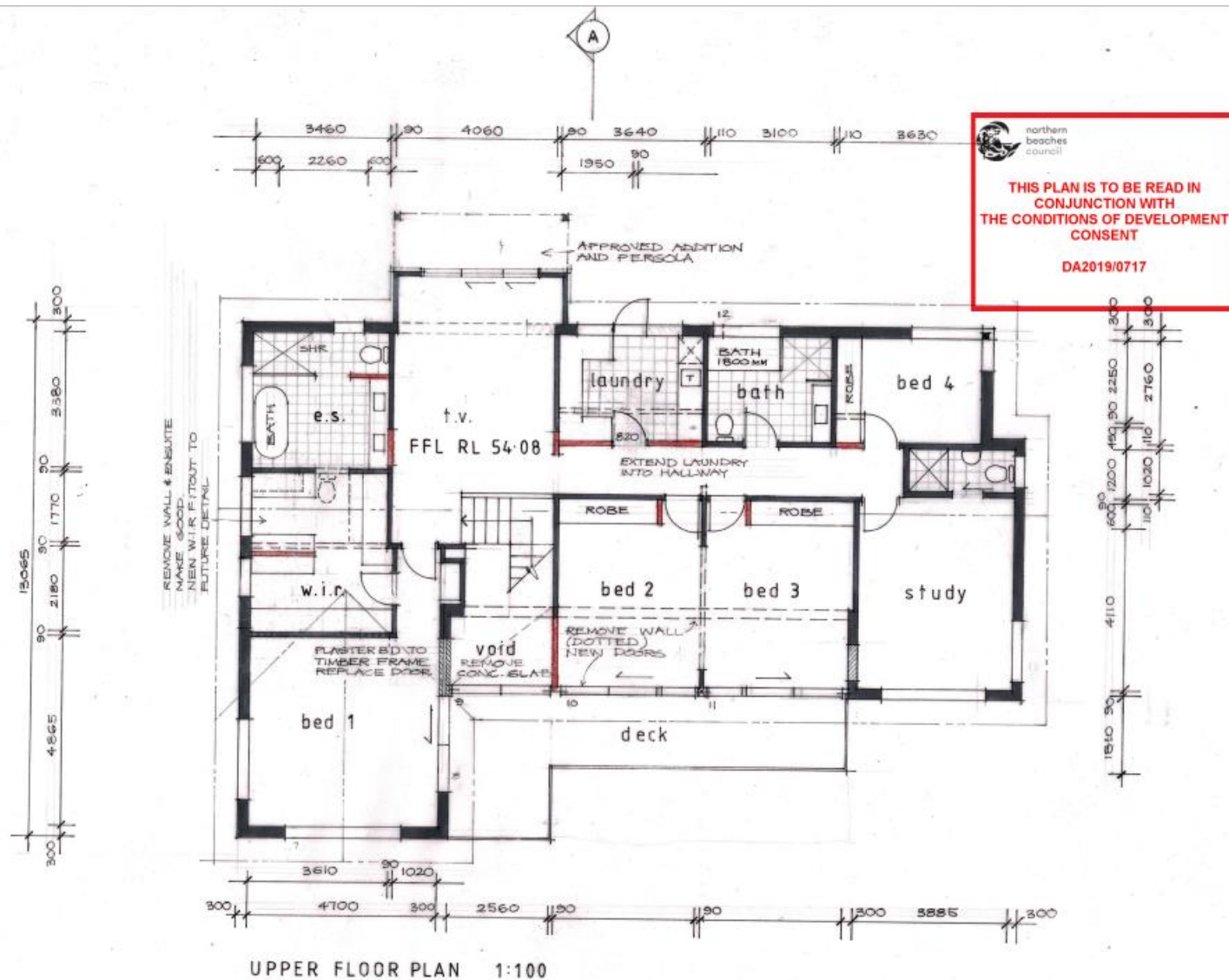
- This section is a copy of the original stamped plans

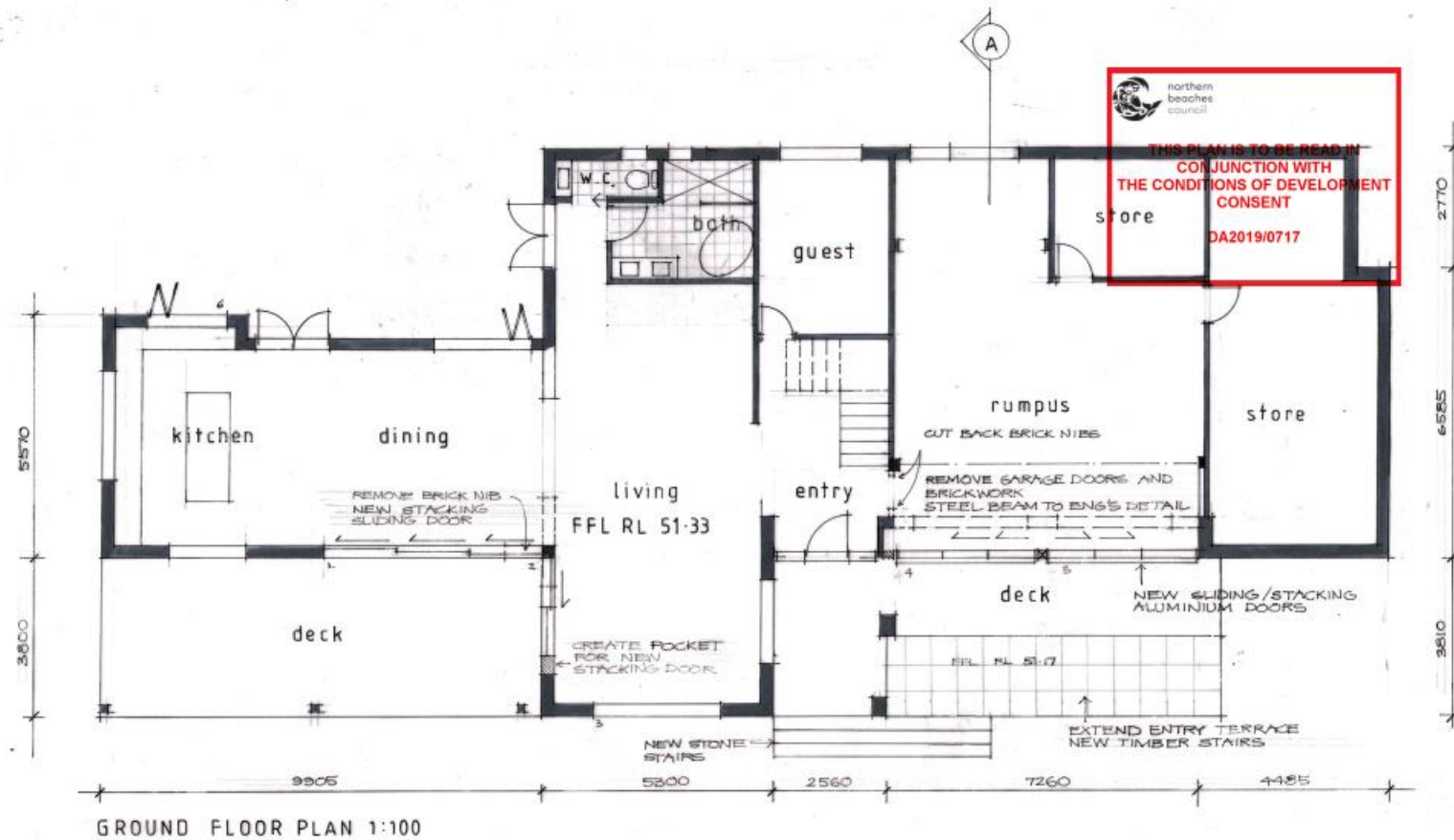


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

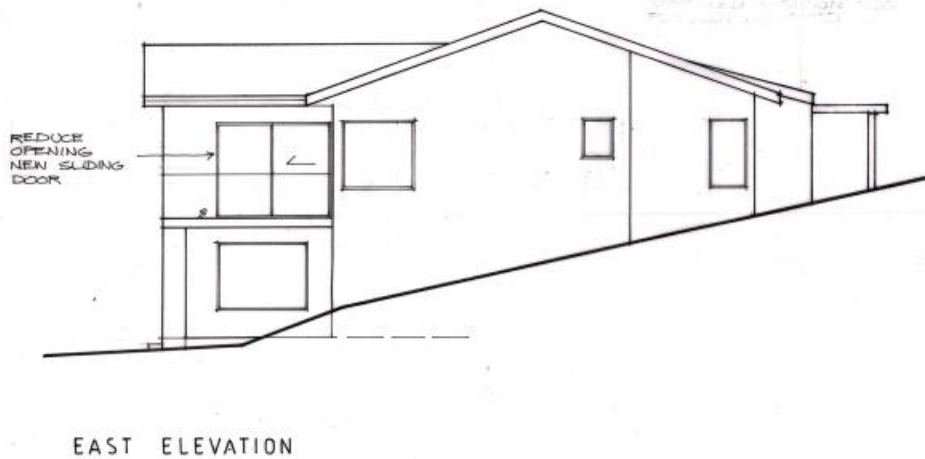
DA2019/0717

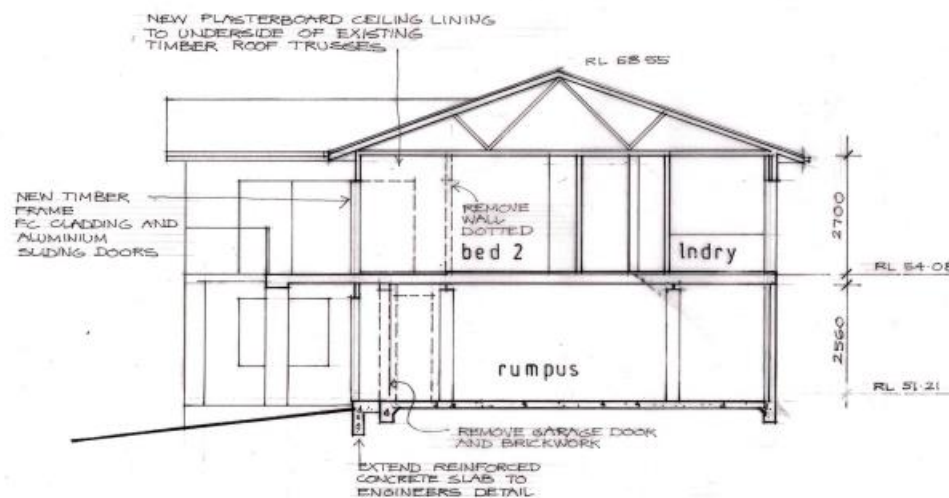






PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
 JULY 2019 DWG 1719 - 3/5 SHIMDESIGN design and drafting 0400 898 744





SECTION A

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

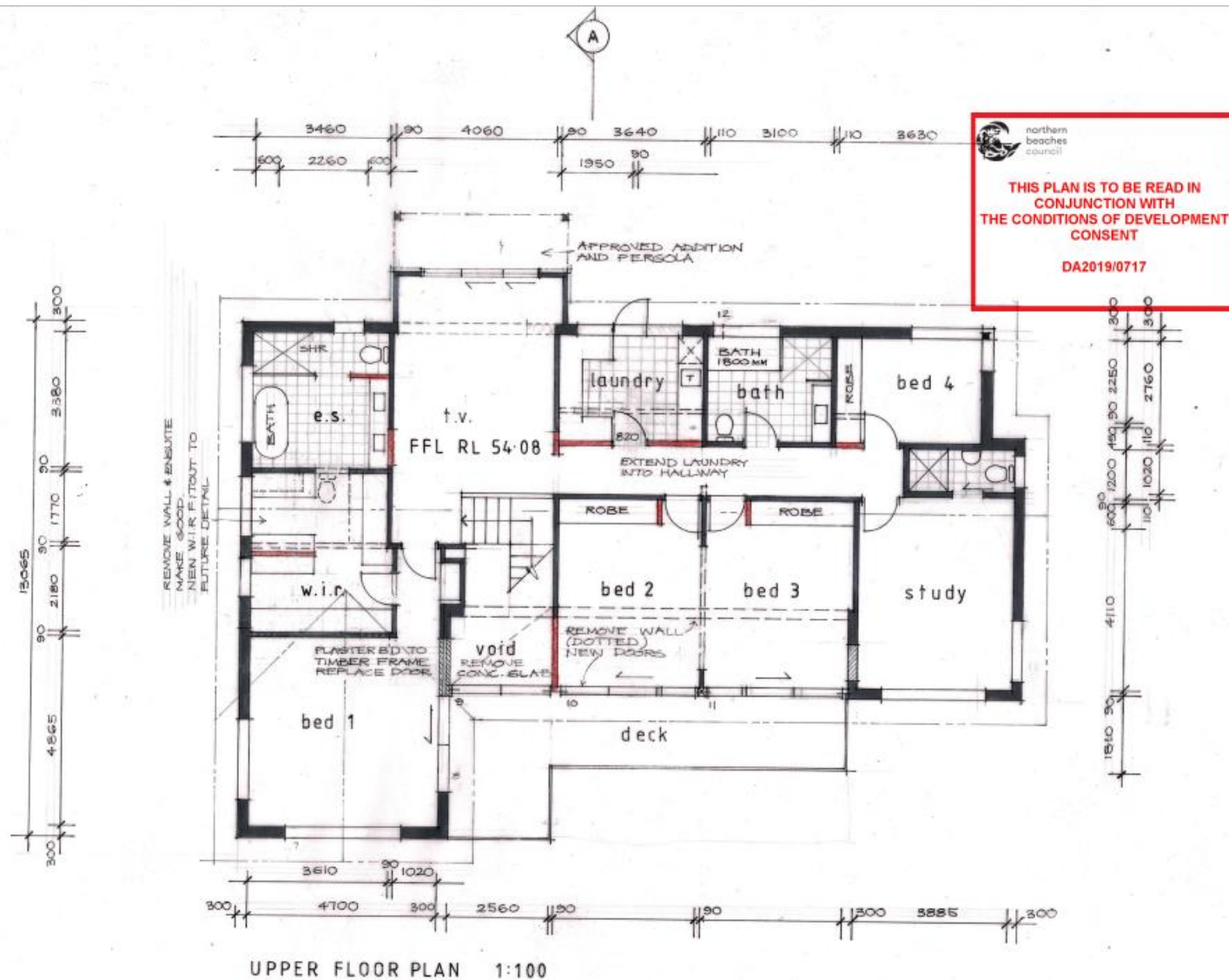
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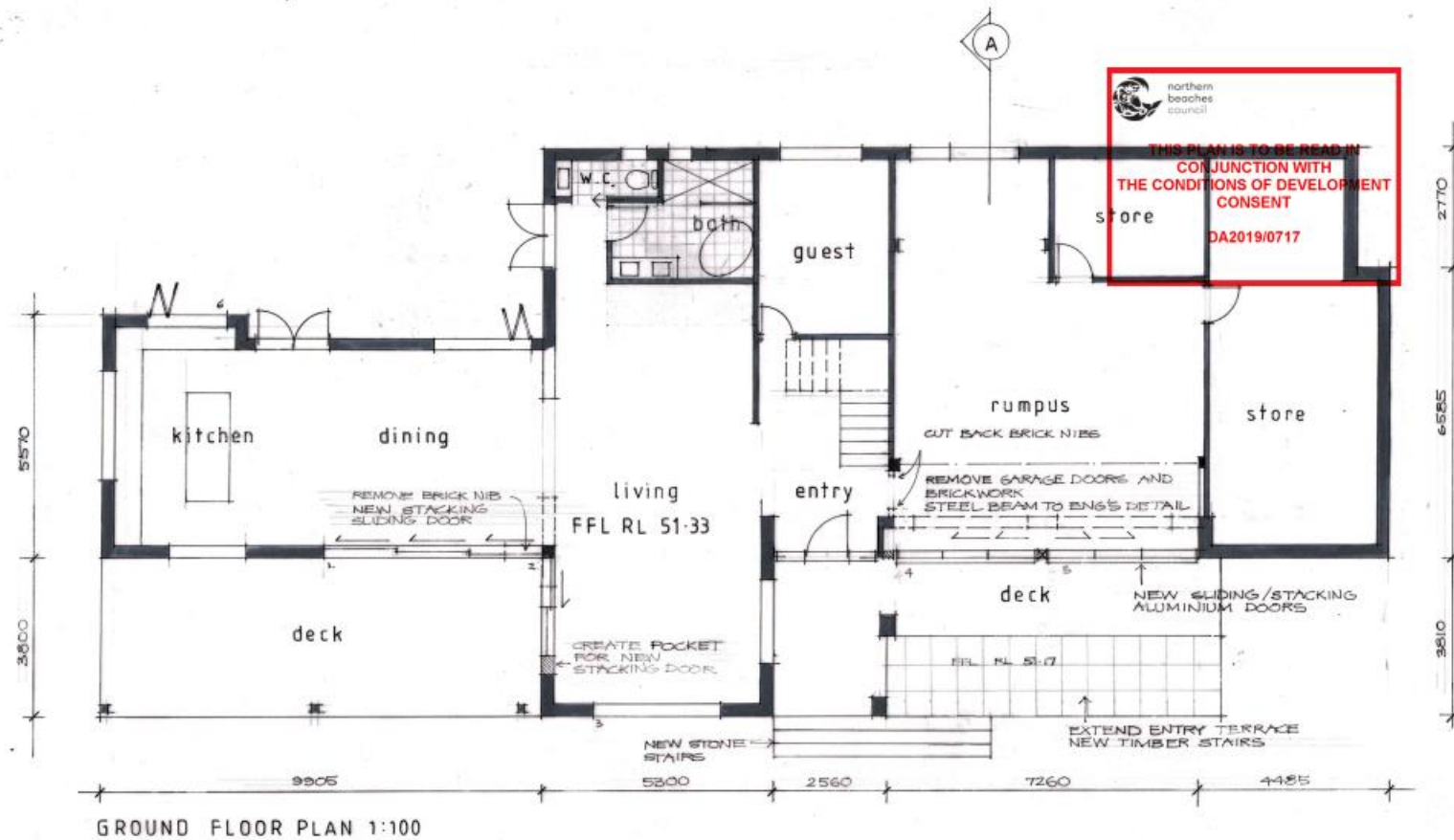


northern
beaches
council

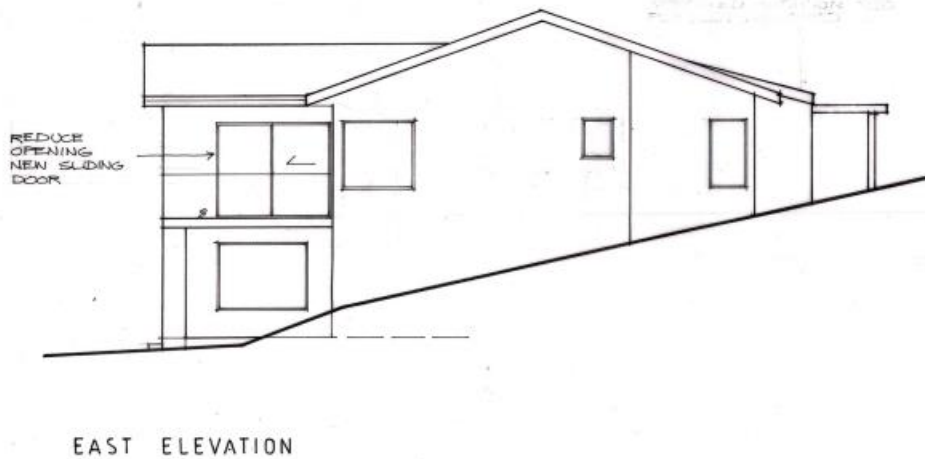
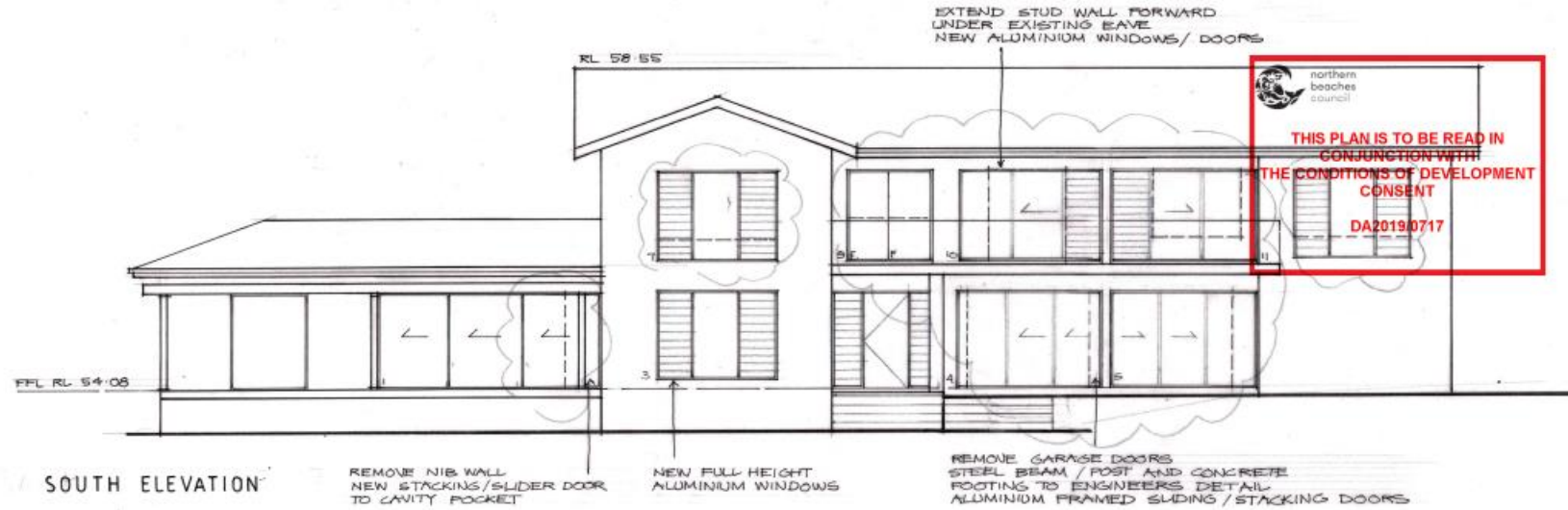
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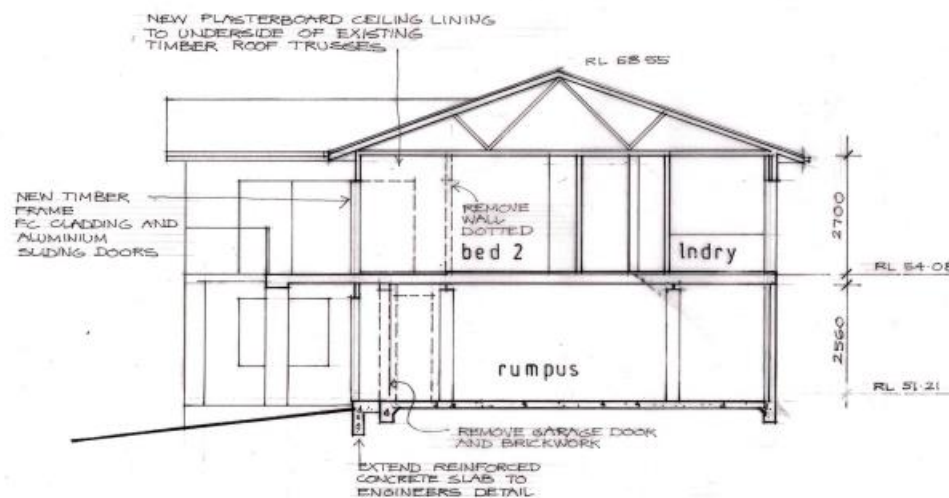






PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
 JULY 2019 DWG 1719 - 3/5 SHIMDESIGN design and drafting 0400 898 744





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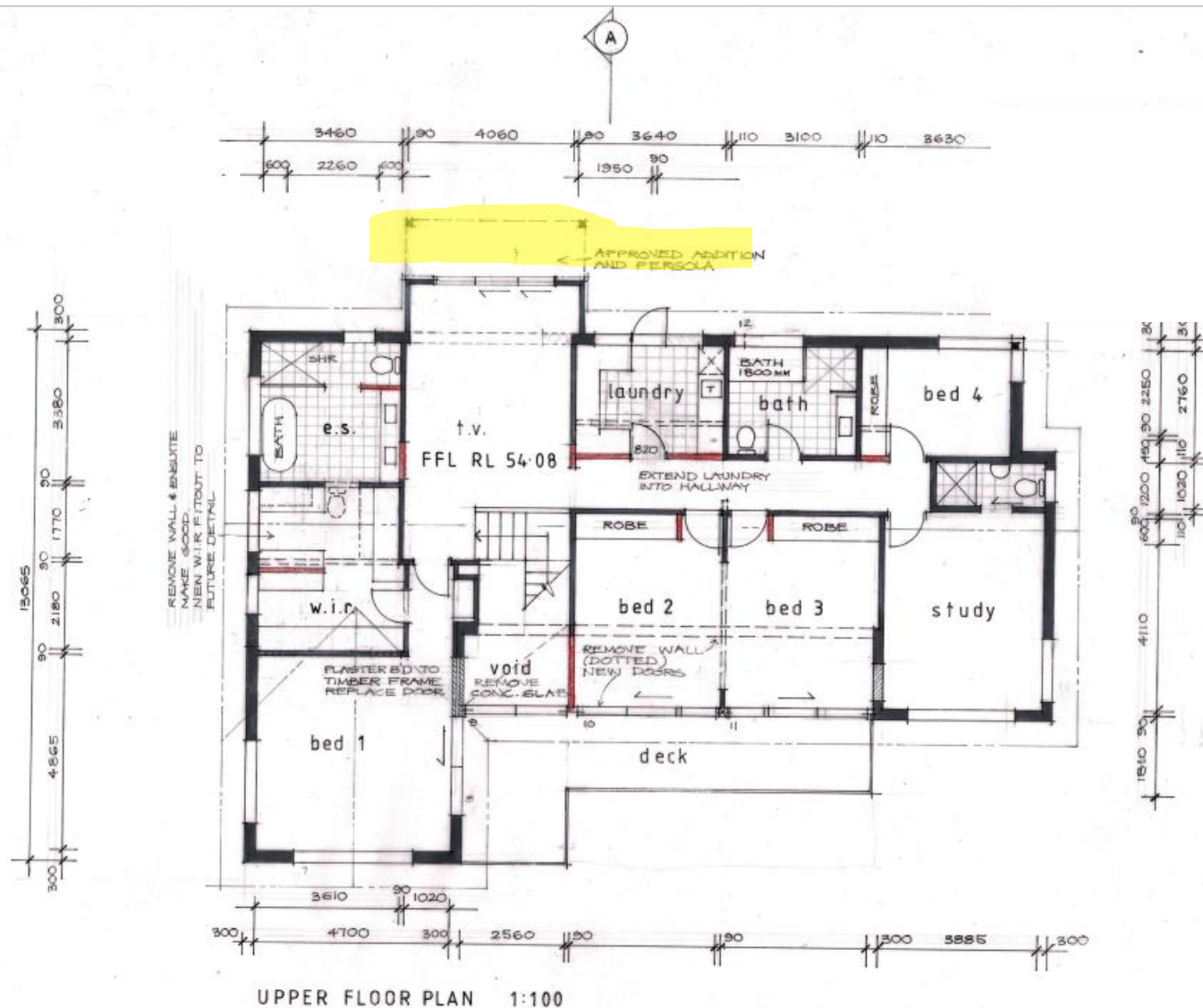
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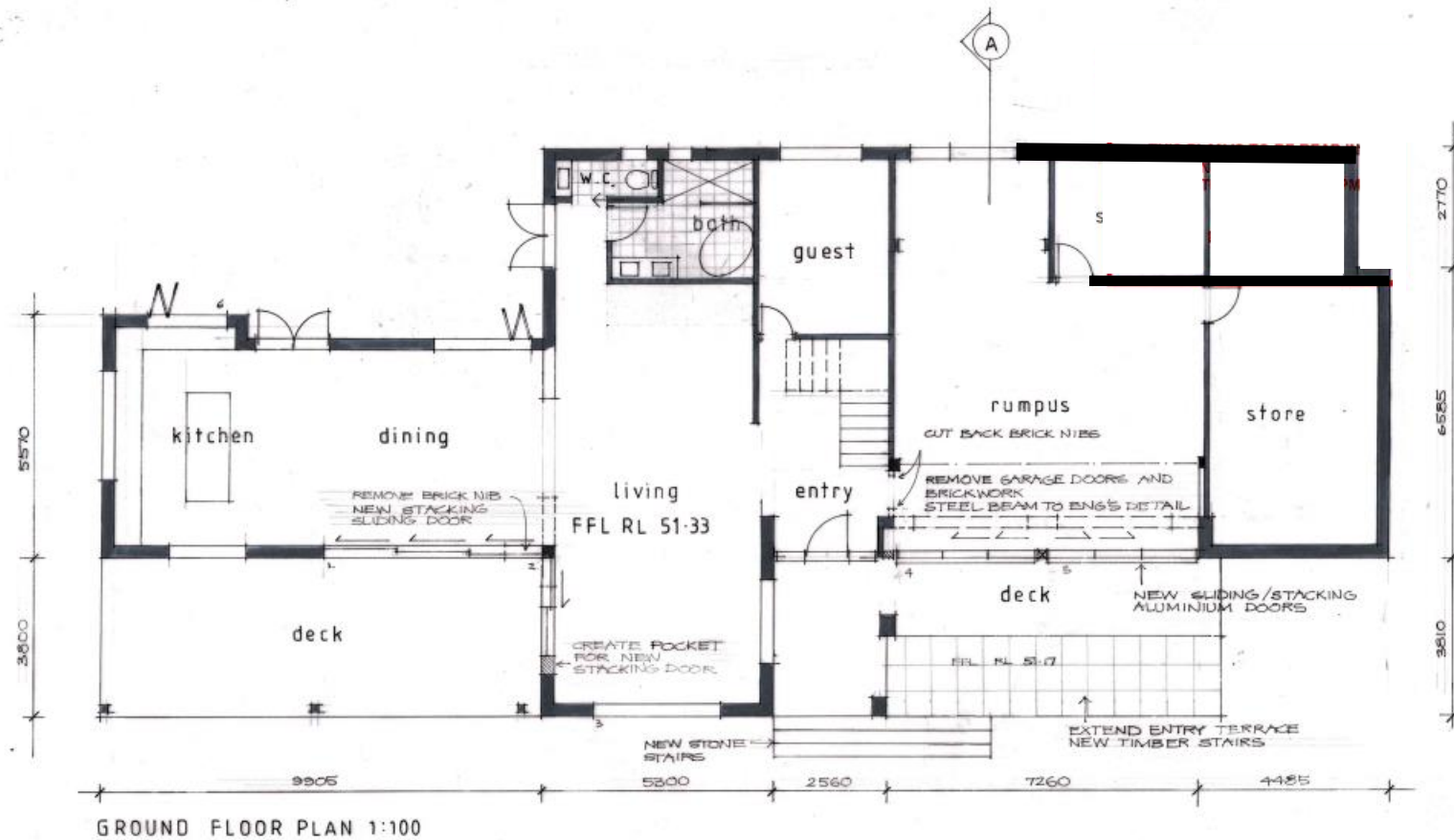
PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
 JULY 2019 DWG 1719 - 5/5 SHIMDESIGN design and drafting 0400 898 744

Section 2: Original Stamped Plans with Highlighting to show where modifications are proposed

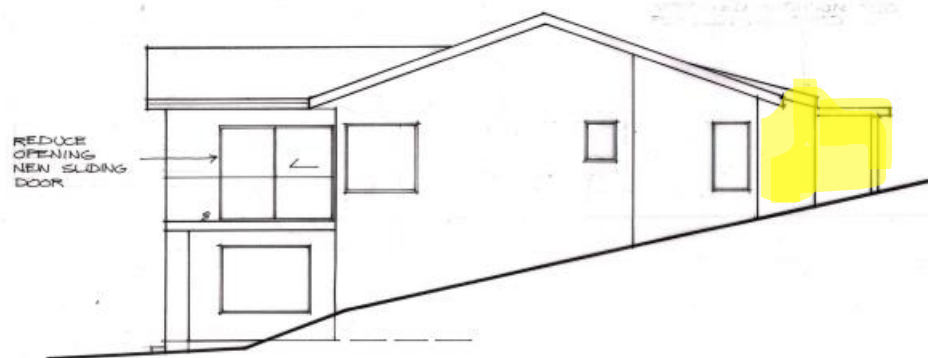
- This section highlights the sections of the stamped plans that are to be modified



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



PROPOSED ALTERATIONS AND ADDITIONS
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 JULY 2019 DWG 1719 - 3/5 SHIMDESIGN design and drafting 0400 898 744

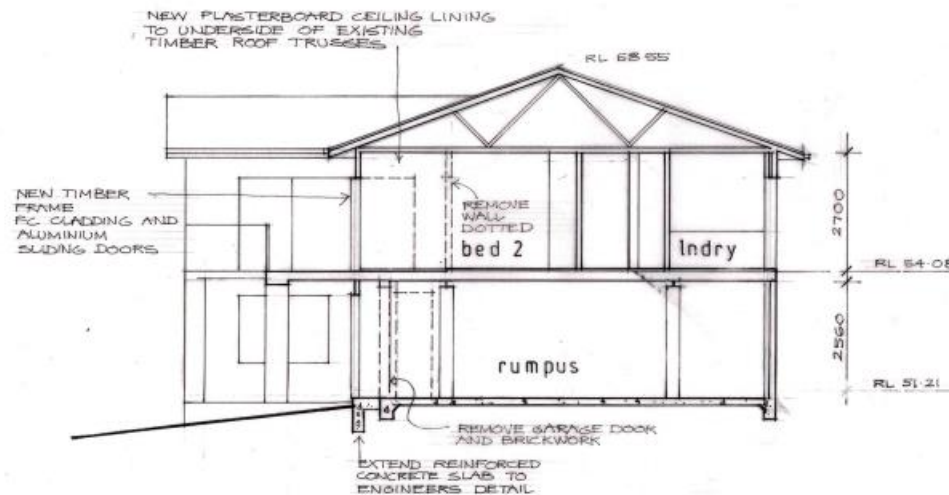


EAST ELEVATION



WEST ELEVATION

PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
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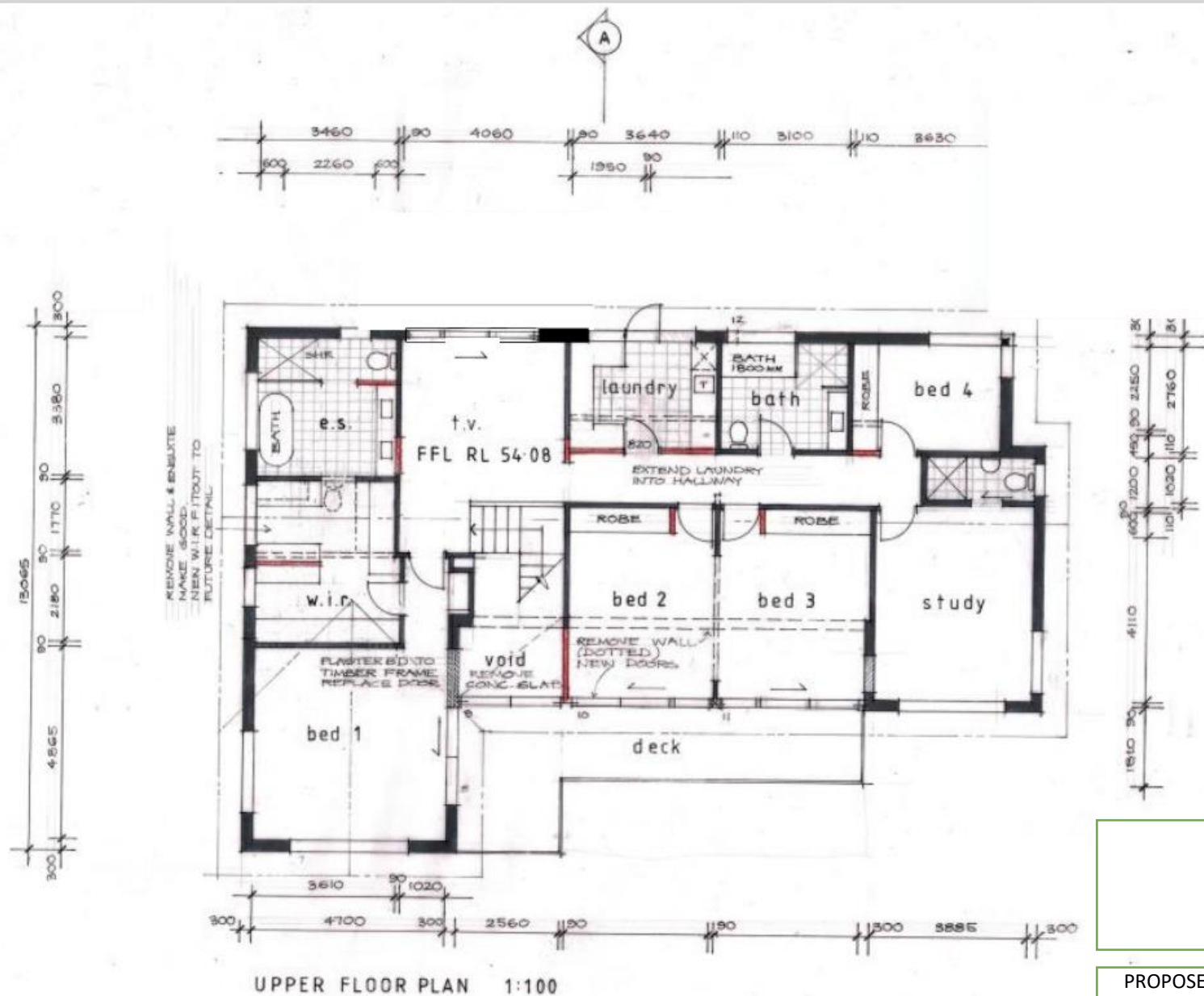
Section 3: **Proposed Plans**

- This section are the modification proposed plans, where the small extension and pergola are removed from the plans



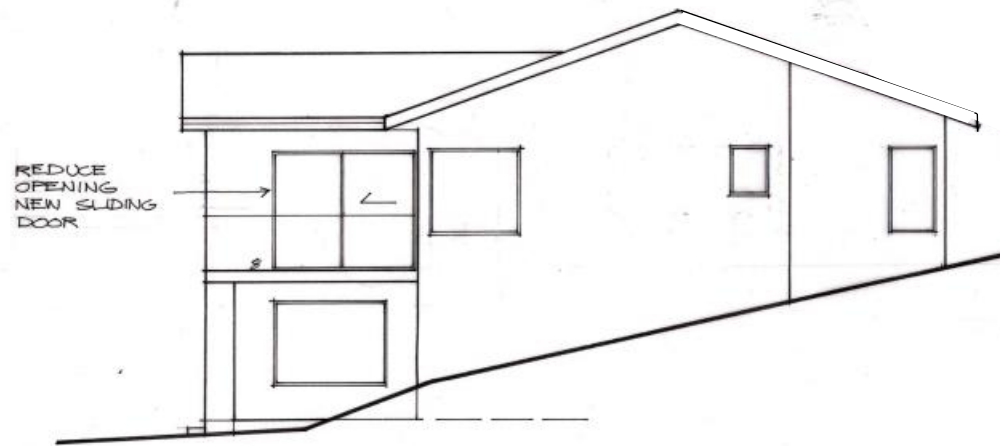
AREA: 2024m
LOT 55 DP 11462

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



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

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