

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

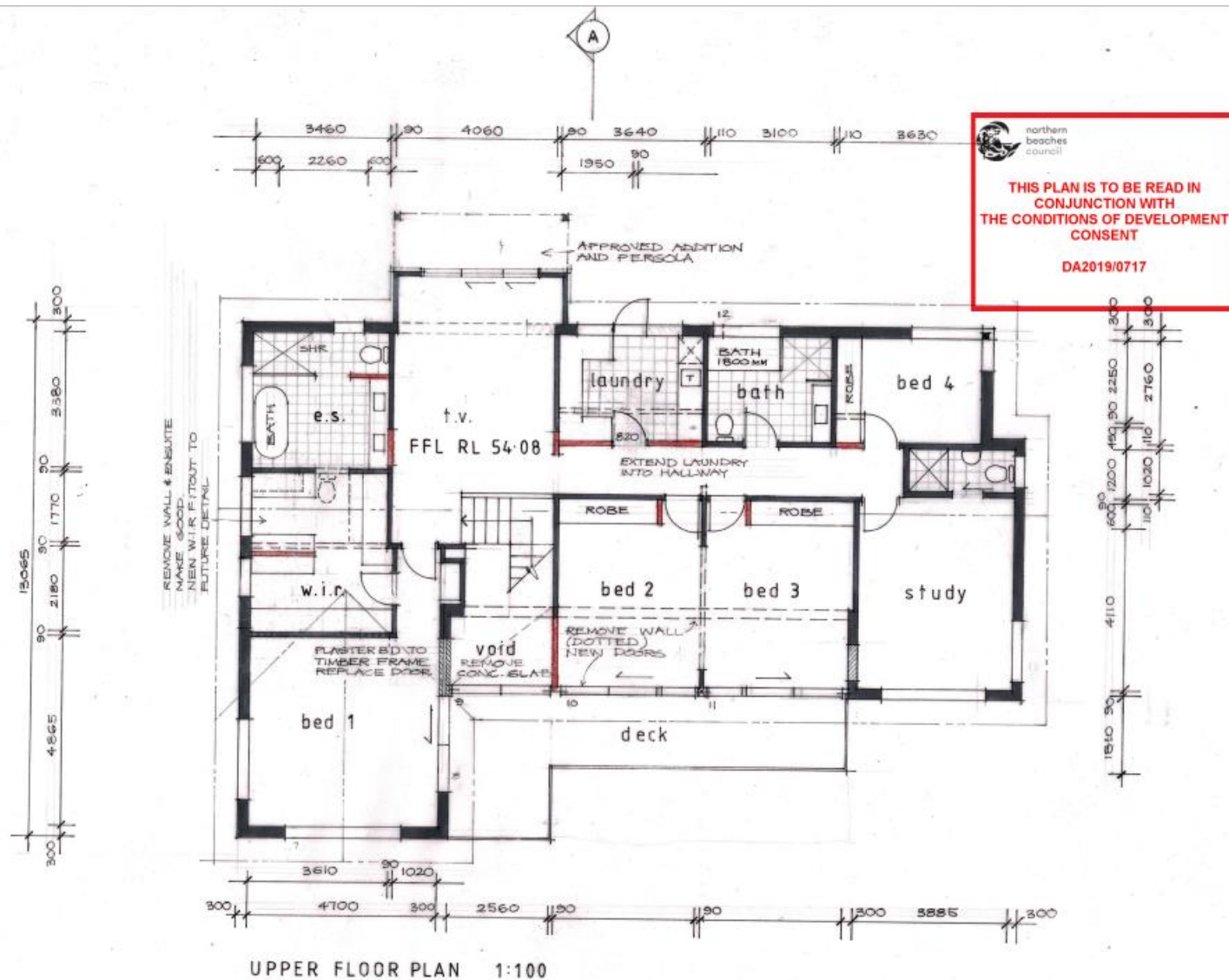
# Report Contents

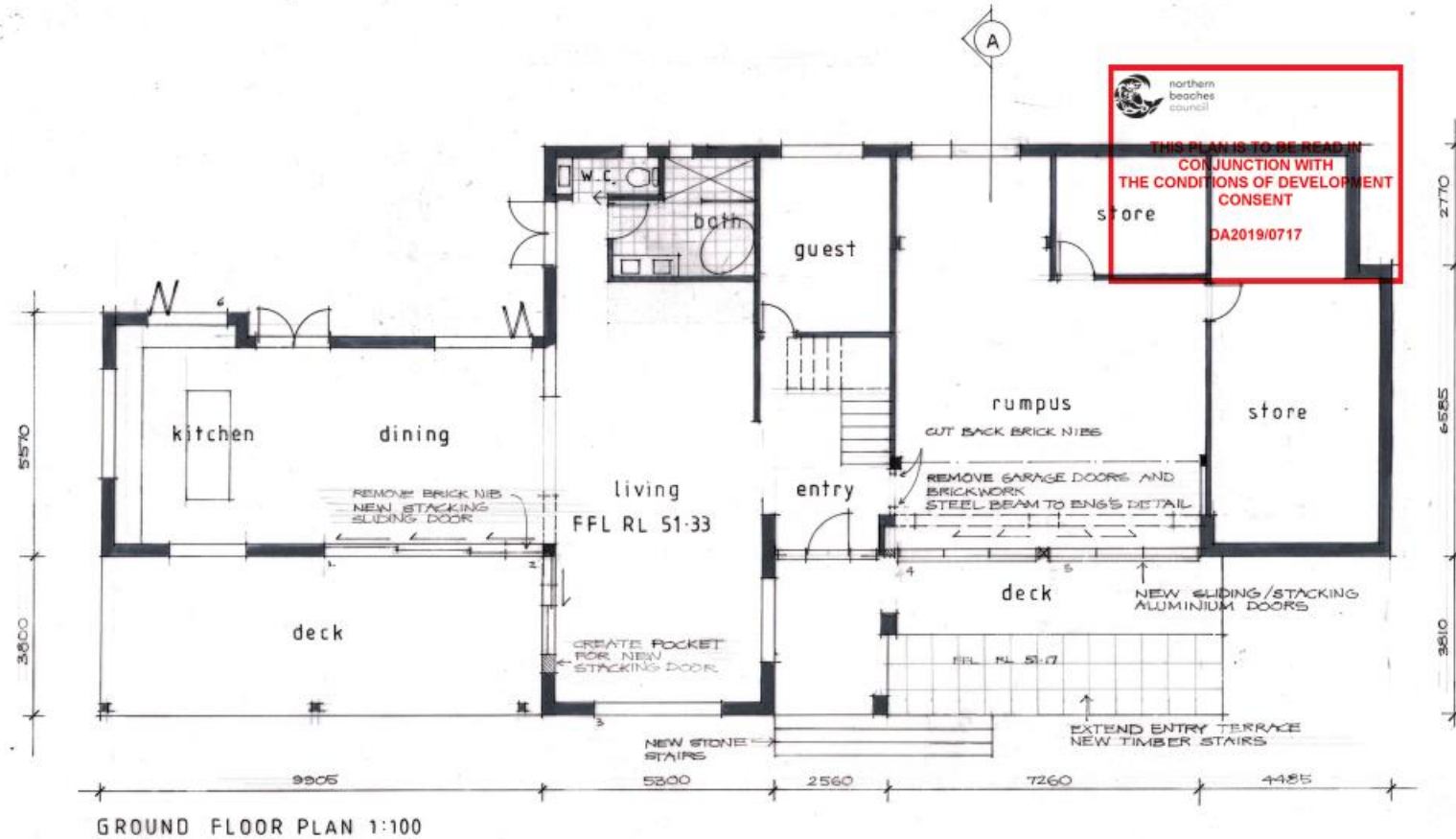
1. Original Stamped Plans
2. Original Stamped Plans with relevant impacted Sections highlighted to show where the modifications will be
3. Modified Plans for each relevant elevation

# Section 1: Original Stamped Plans

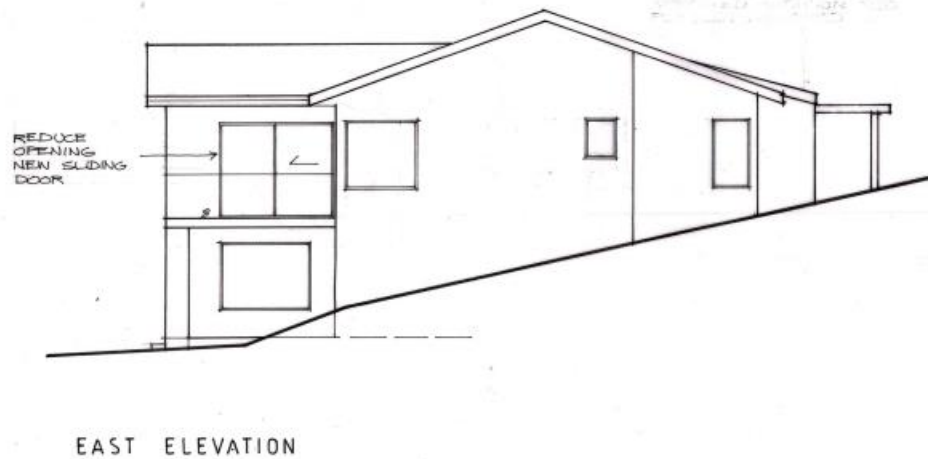
- This section is a copy of the original stamped plans



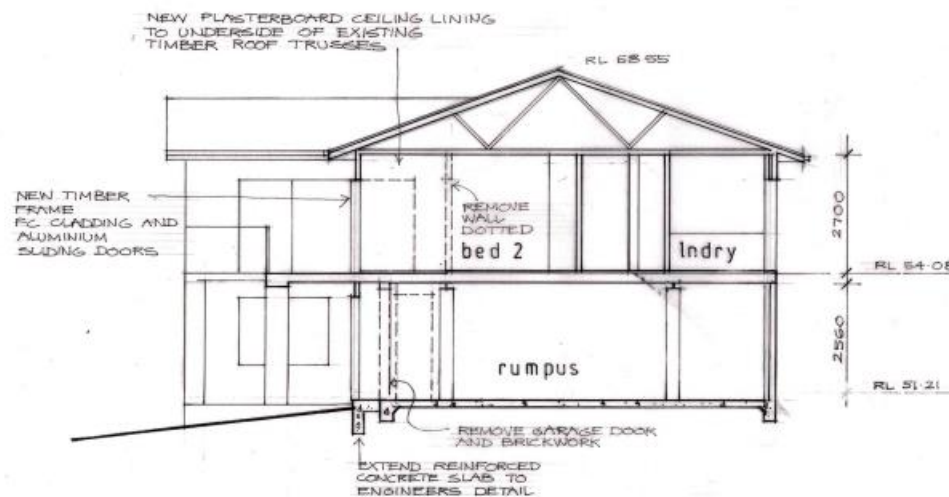




**PROPOSED ALTERATIONS AND ADDITIONS**  
**KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON**  
 JULY 2019 DWG 1719 - 3/5 SHIMDESIGN design and drafting 0400 898 744







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  
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 ROOF WATER AND SUBSOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED  
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 ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

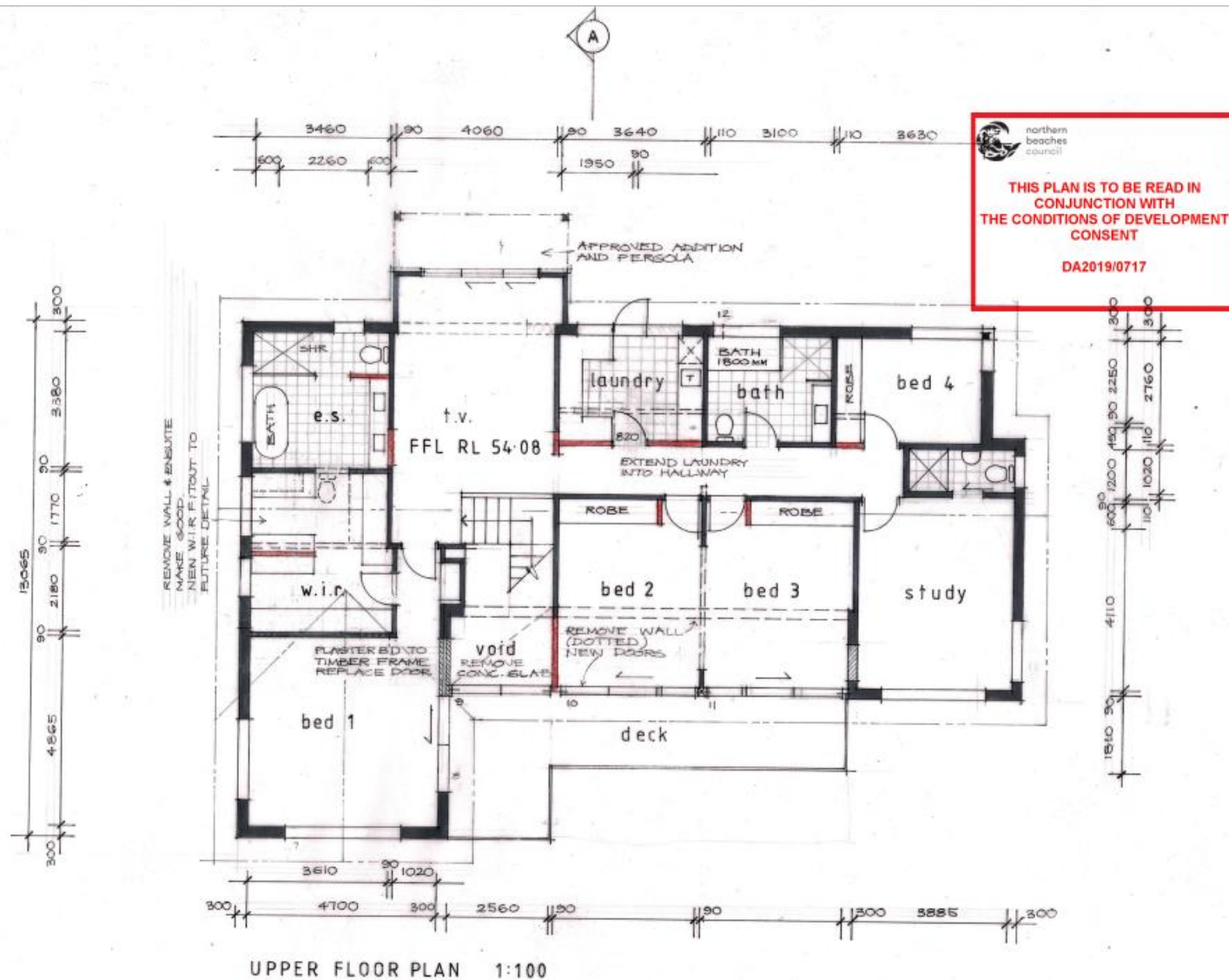
#### BASIX NOTES

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.  
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 WINDOWS 1-12 IN ACCORDANCE WITH BASIX CERTIFICATE A.350271 DATED 2.7.2019

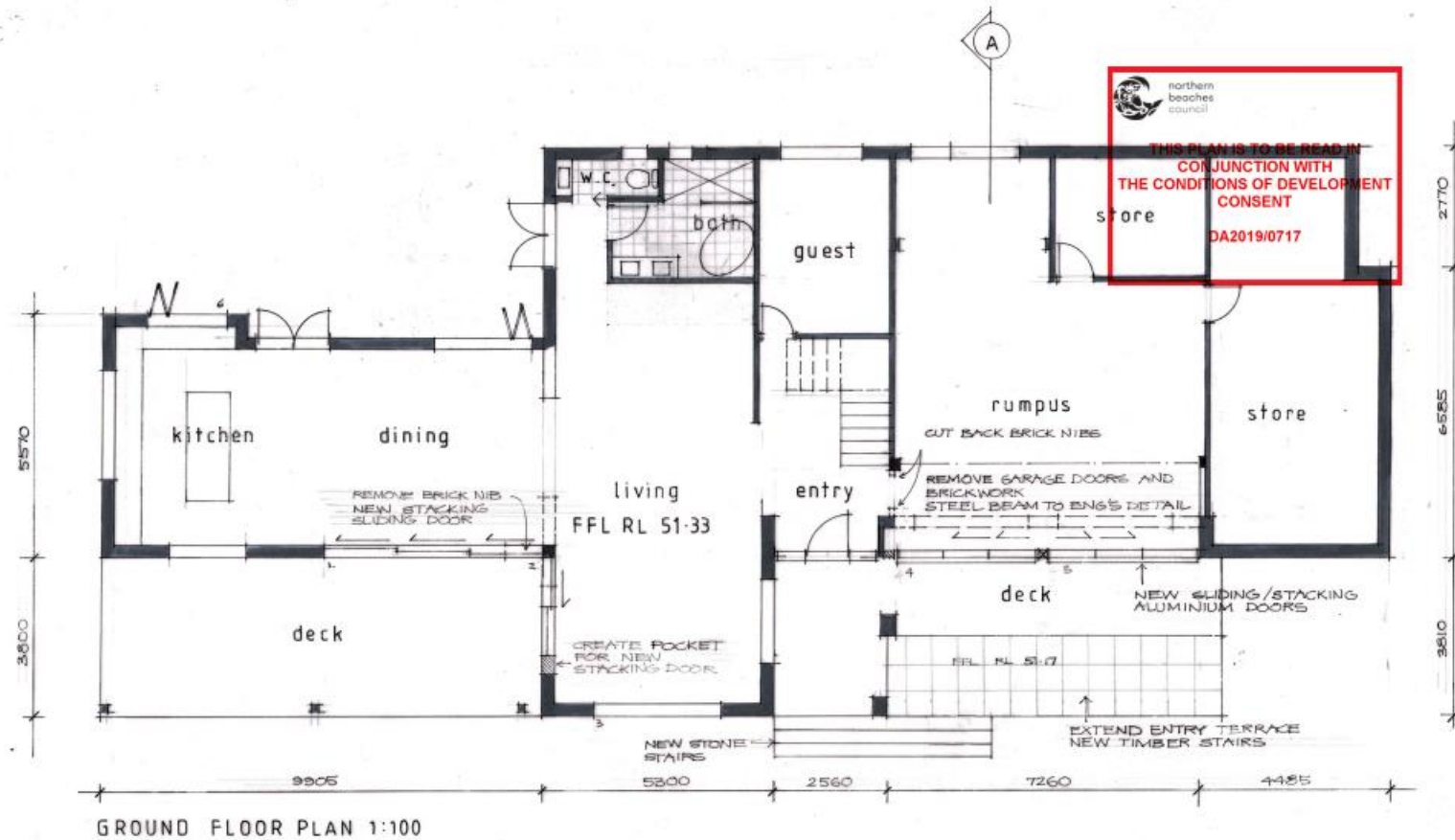
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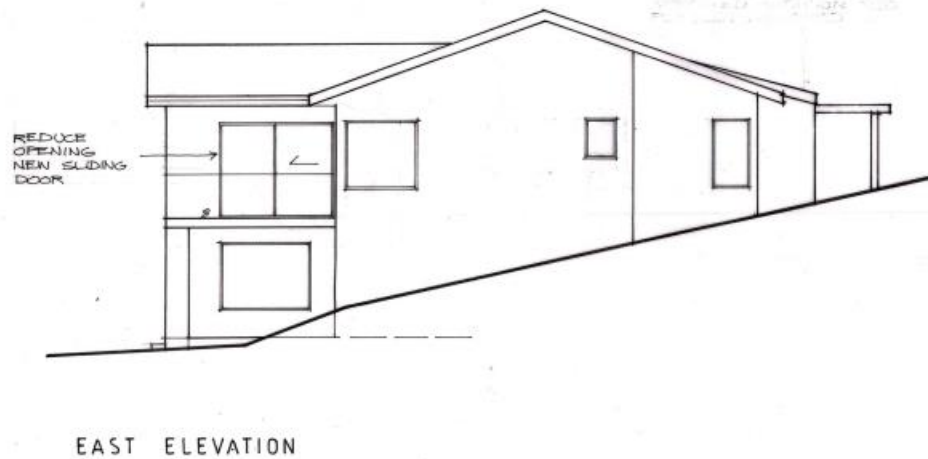




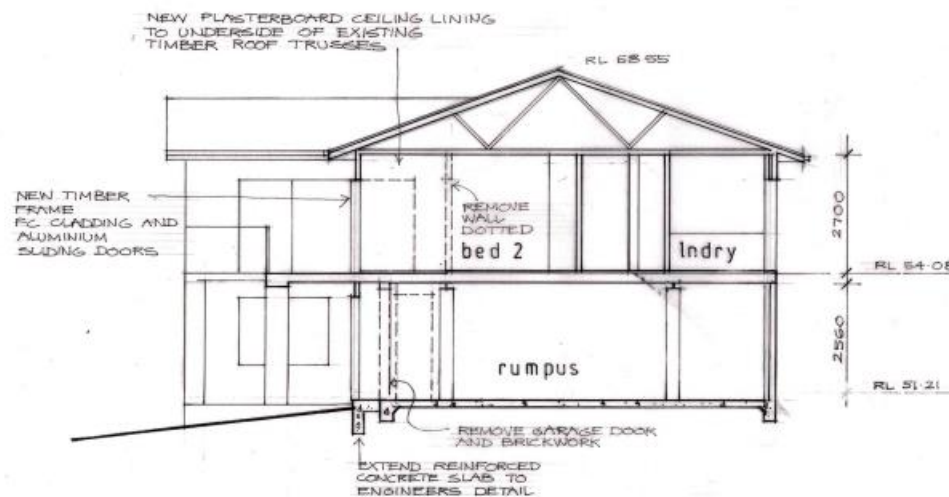
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 JULY2109 DWG 1719 - 2/5 SHIMDESIGN design and drafting 0400 898 744



**PROPOSED ALTERATIONS AND ADDITIONS**  
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## 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

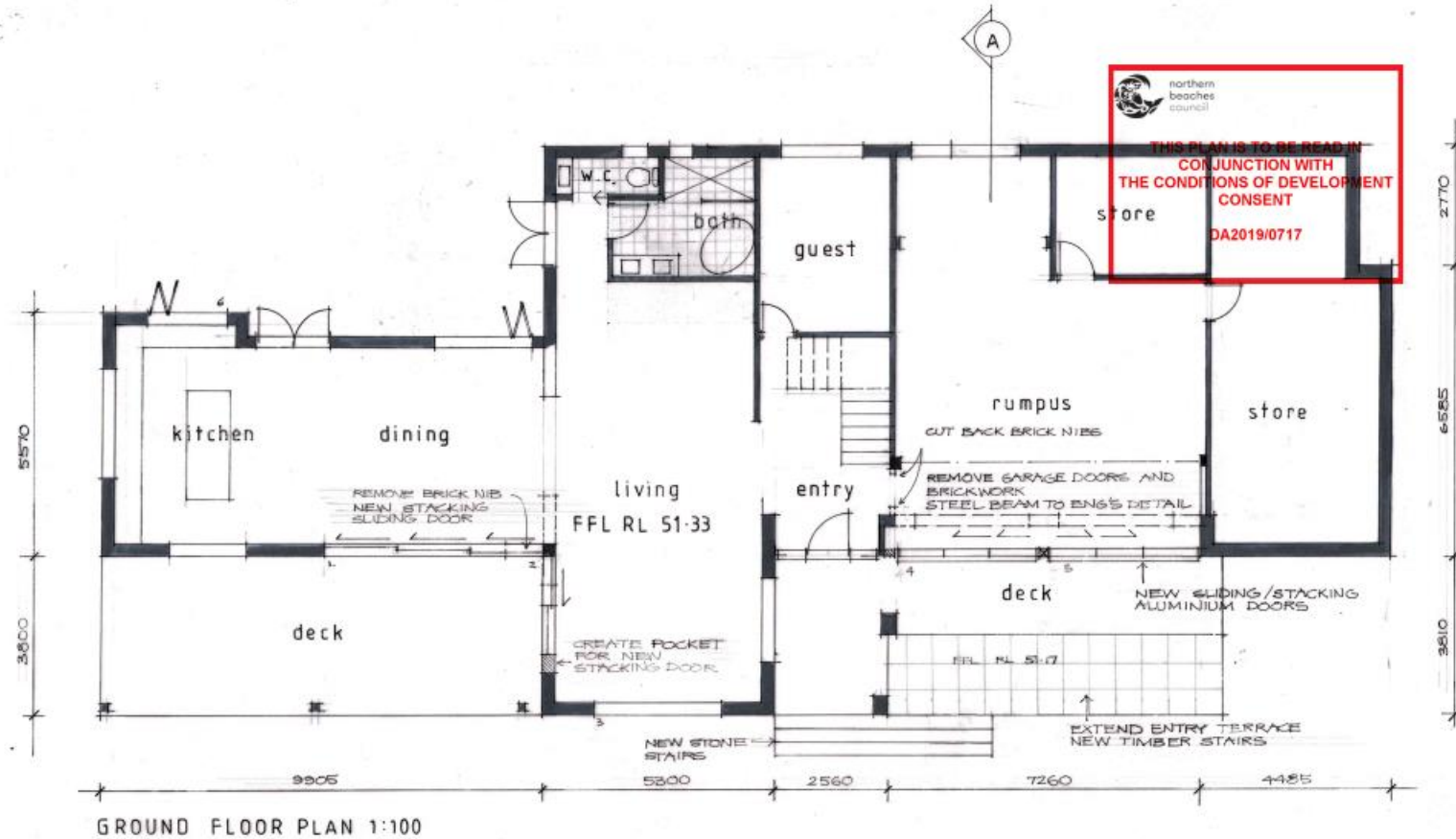




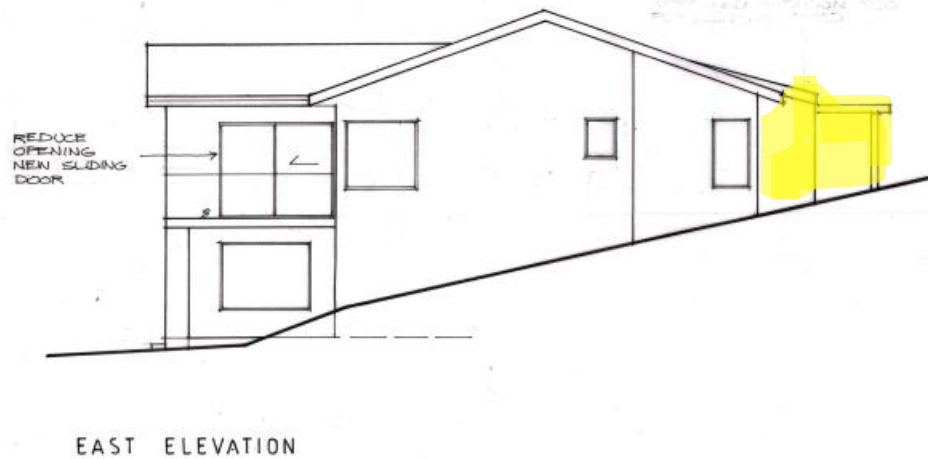
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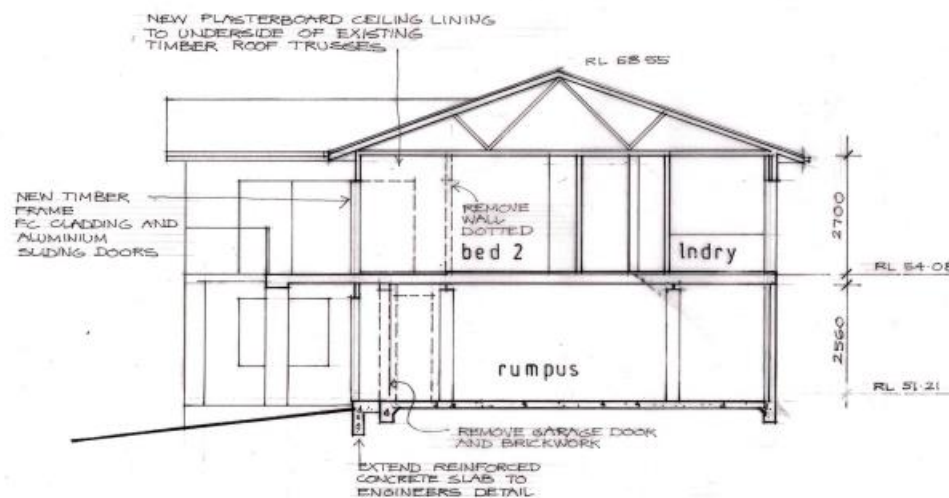




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## Section 3: Original Stamped Plans

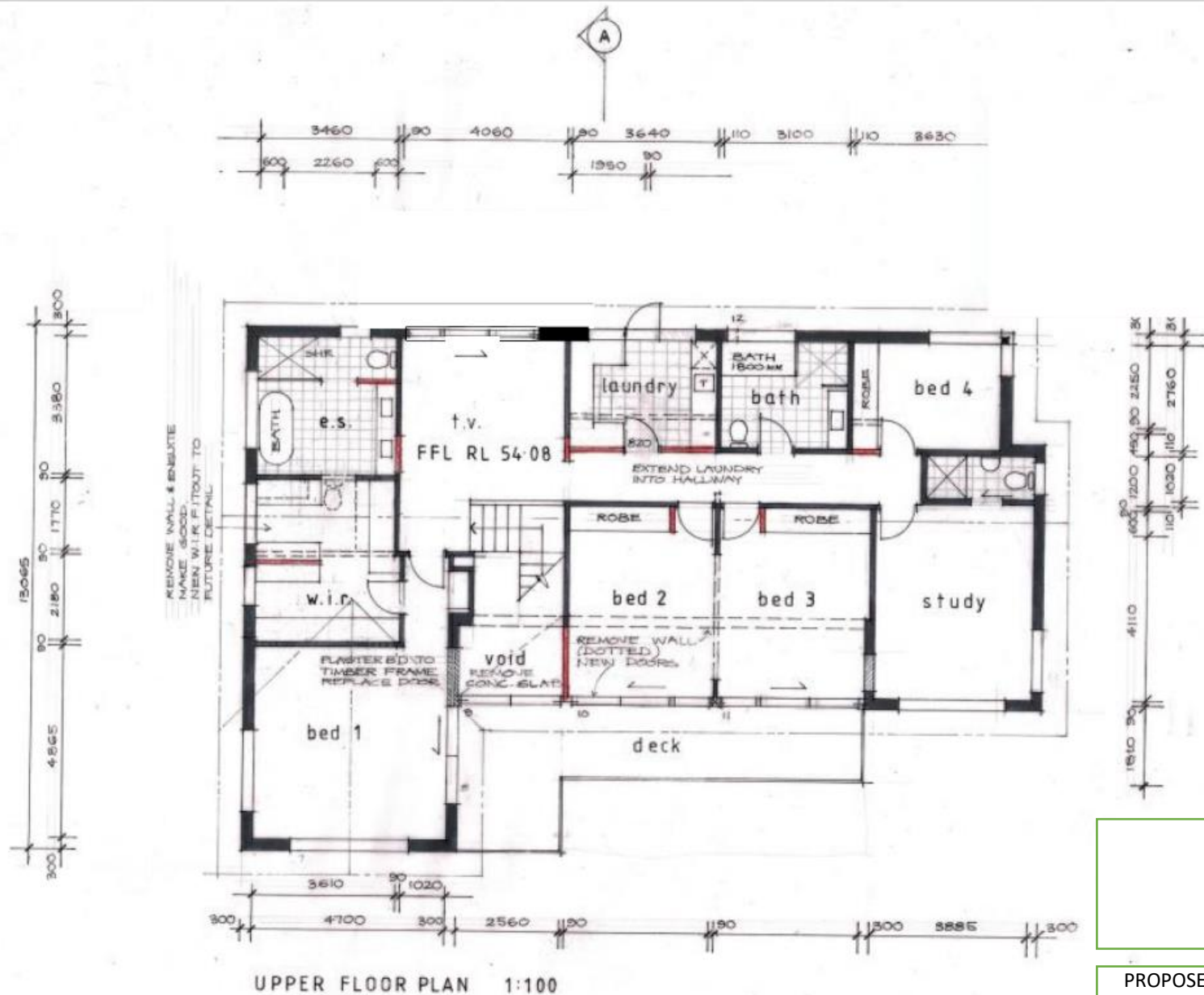
- This section are the modification proposed plans, where the small extension and pergola are removed from the plans





AREA: 2024m  
LOT 55 DP 11462

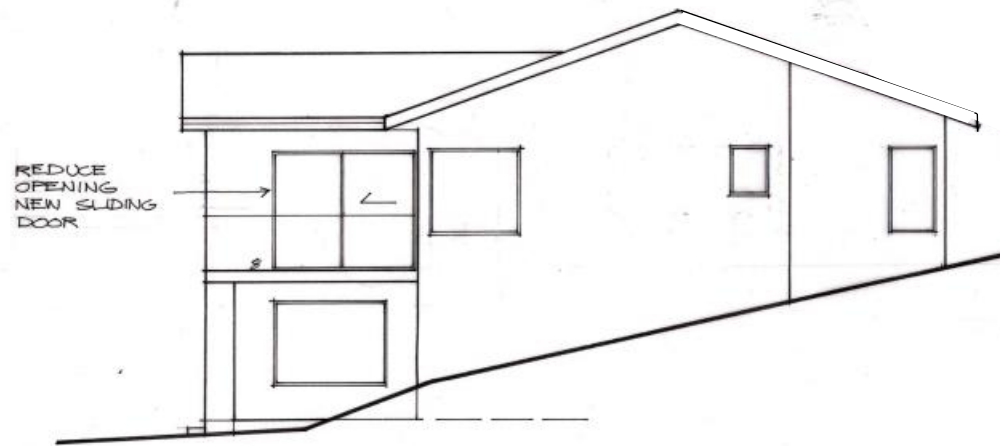
PROPOSED MODIFICATION TO ALTERATIONS AND ADDITIONS  
DA2019/0717  
KKEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON  
APRIL 2023 DWG 1719 – 1/3 0438 277 794  
REVISION 1.0



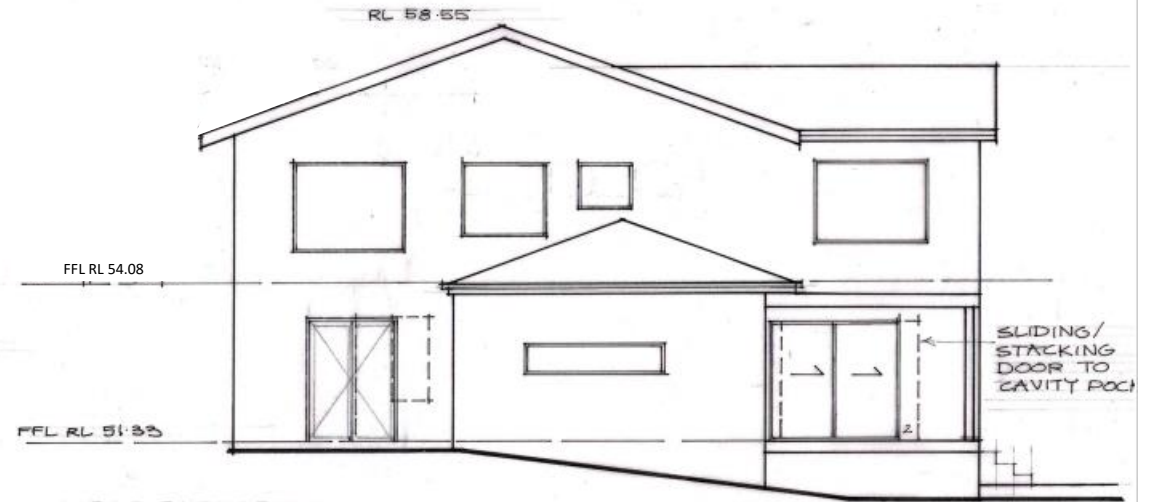
UPPER FLOOR PLAN 1:100

AREA: 2024m  
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EAST ELEVATION



WEST ELEVATION

AREA: 2024m  
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