

SITE ANALYSIS PLAN.

OVERLOOKING BY
NEIGHBOURS

COOLING SUMMER
BREEZE

59 DRESS CIRCLE ROAD

51.78m

28 BELLEVUE AVENUE
2 AND 3 STOREY
WEATHERBOARD

69.495m

TWO STOREY RESIDENCE
RL 51.28 AND RL 51.28

SINGLE STOREY
RL 51.22

DISTRICT VIEWS

TERRACED
LAWN

STUDIO OVER
GARAGE

300 M TO
SHOPS
800 M TO
BEACH

AREA 2024m

50 M TO
AVALON PUBLIC SCHOOL

PROPOSED ALTERATIONS AND ADDITIONS
KEEGAN RESIDENCE 61 DRESS CIRCLE ROAD AVALON
SHIMDESIGN design and drafting 0400 898 744

DRESS CIRCLE ROAD

BELLEVUE AVENUE

GRAVEL PARKING

SWIMMING POOL

CONCRETE DRIVEWAY

PAVED

PATIO

ART
WATER
FALLS

COVERED DECK

51.41

51.33

51.28

51.22

51.28

51.28

51.28

51.28

51.28

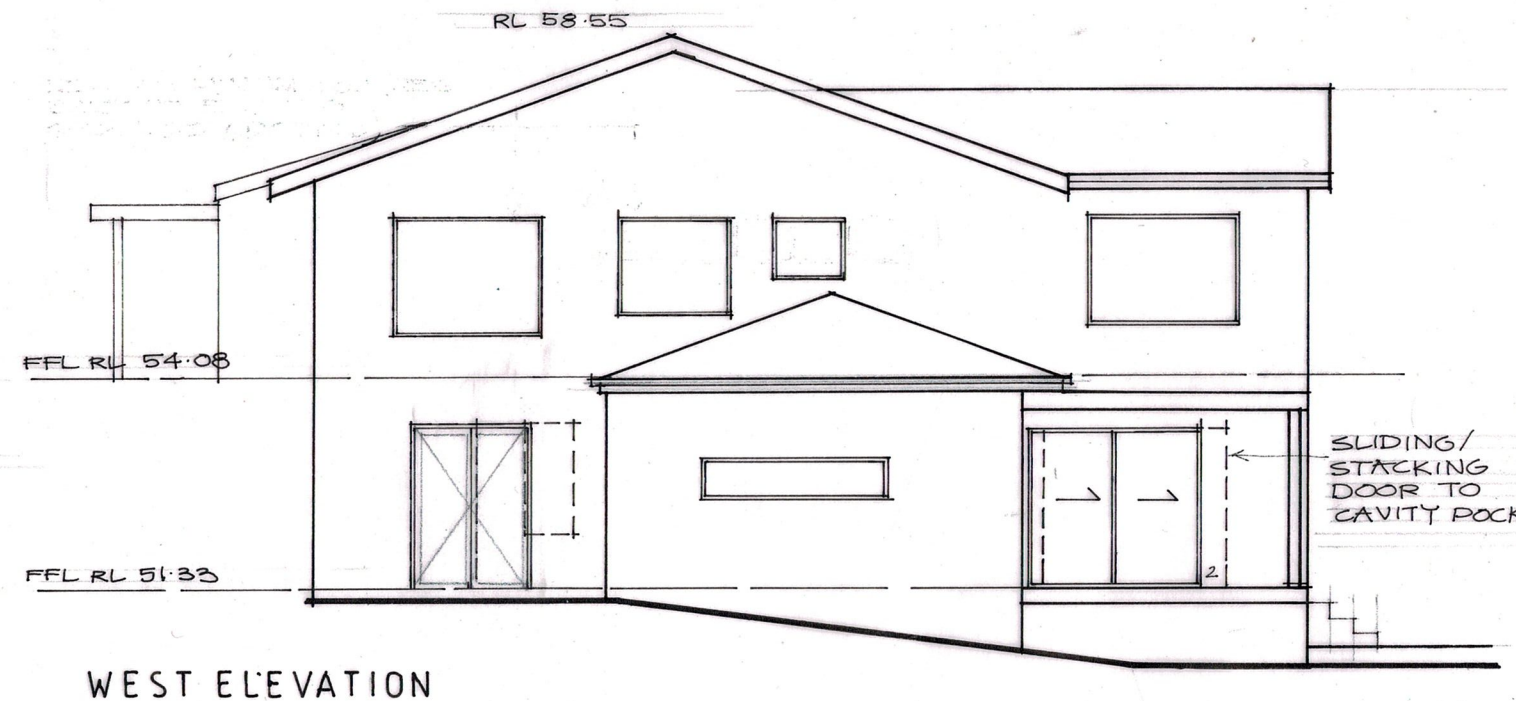
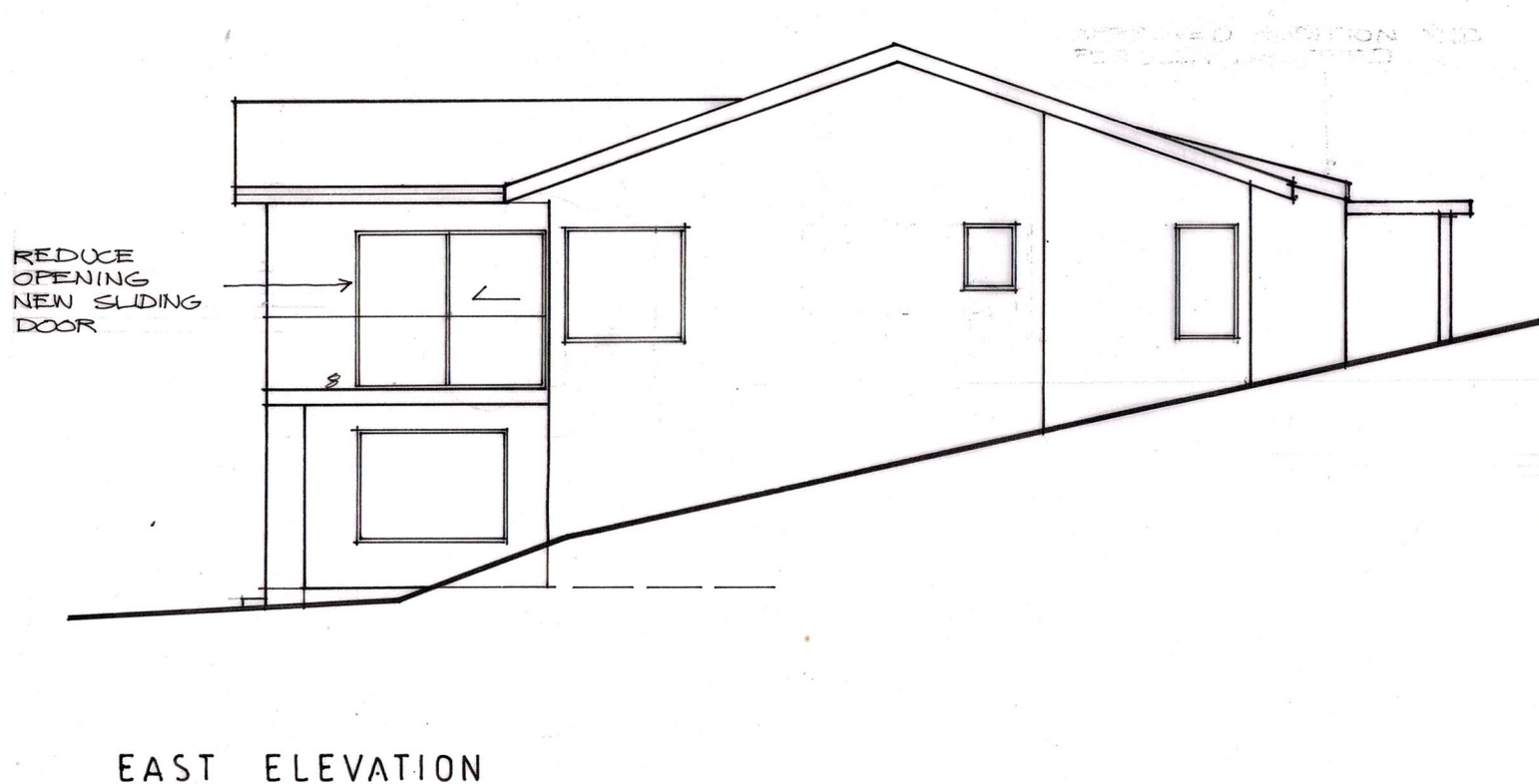
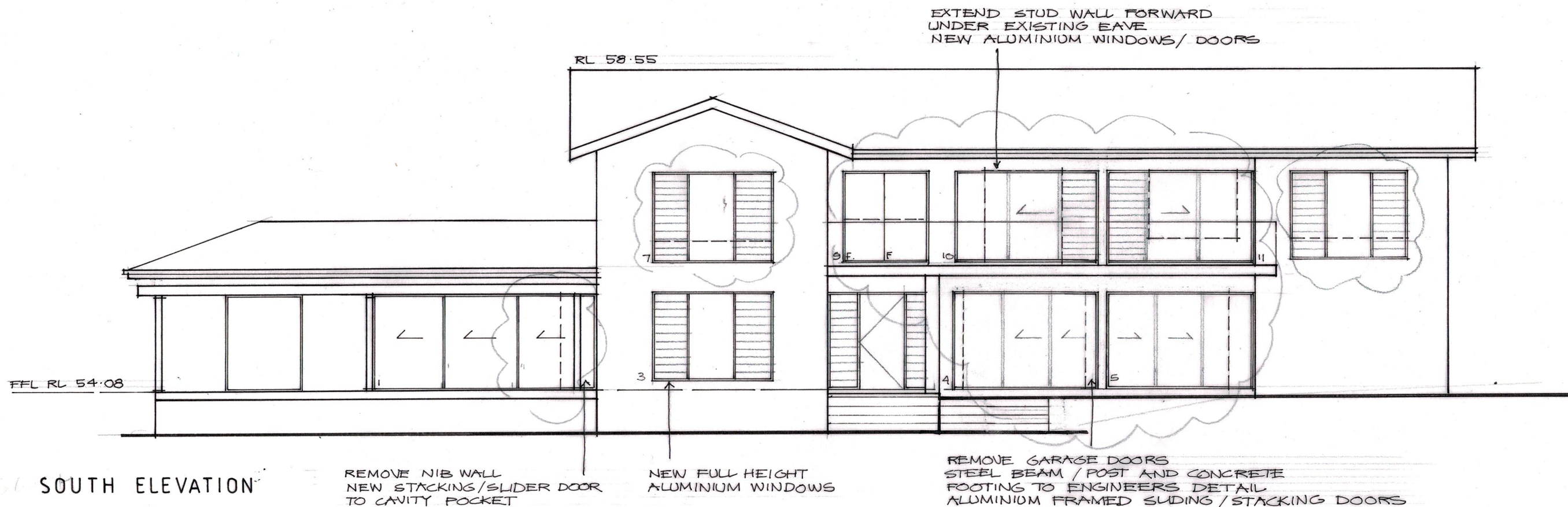
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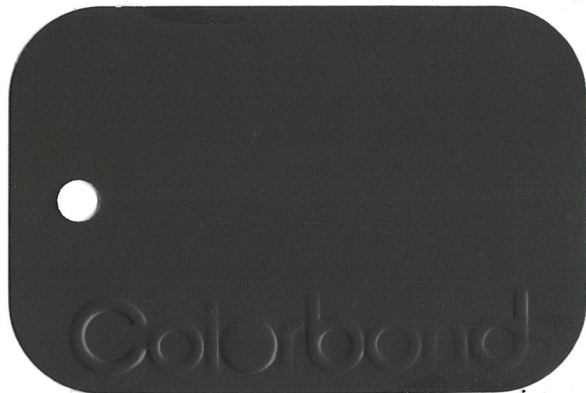
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SCHEDULE OF COLOURS AND FINISHES

61 DRESS CIRCLE ROAD AVALON BEACH



← EXISTING COLORBOND ROOF
'WOODLAND GREY'



↑
PAINTED RENDER
'DARK GREY'
IN LIEU OF EXISTING
PALE CREAM / YELLOW

NEW ALUMINIUM WINDOWS / DOORS
'BLACK'

BALCONY FASCIA AND DECKING
'HARDWOOD'



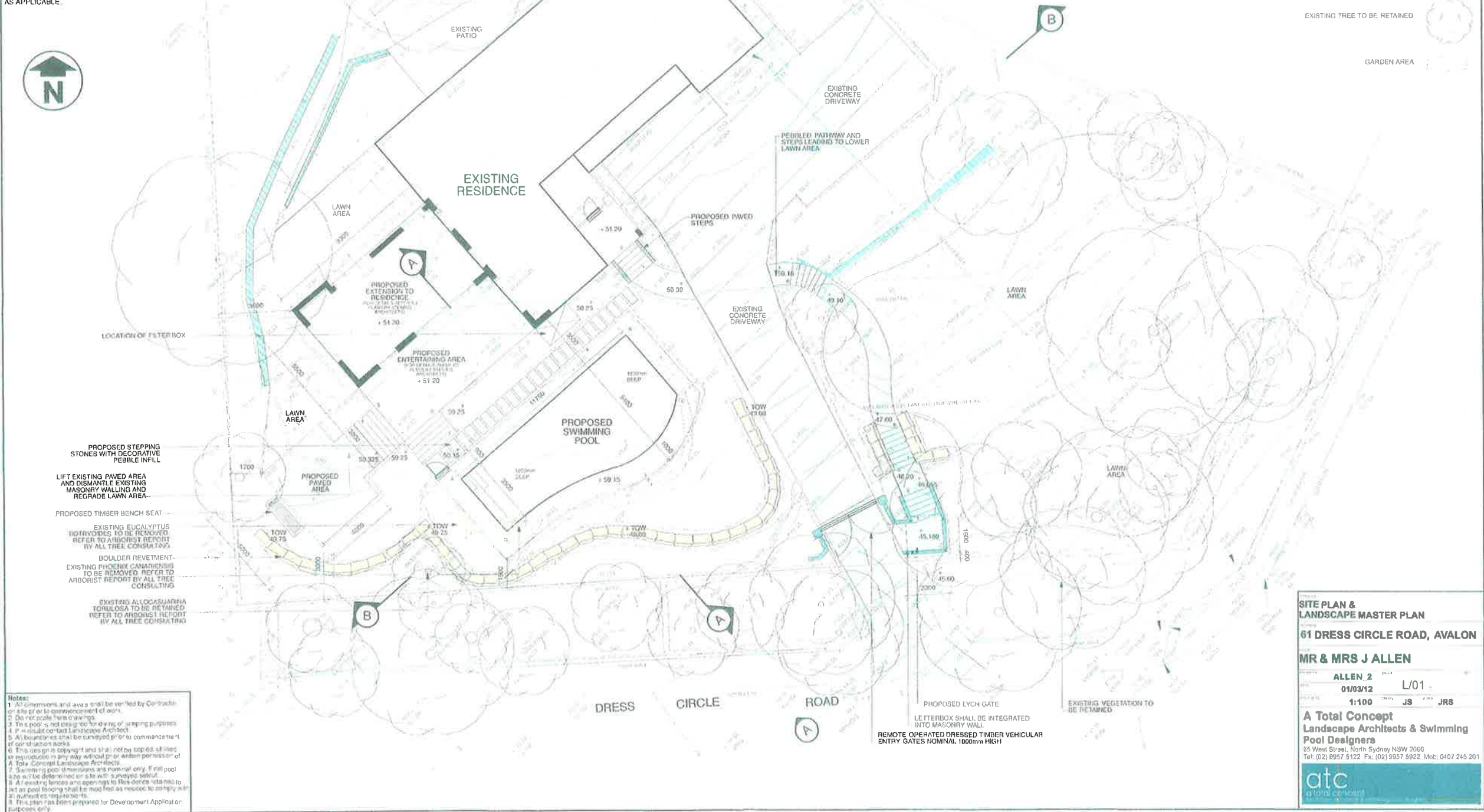
↑
CLADDING TO PIERS / SUB FLOOR
'SANDSTONE'

POOL COPING LEVELS (RELATIVE TO EXISTING GROUND LEVELS)

- A +1400mm
- B +1500mm
- C +1150mm
- D +1040mm

For Council use only
Not for tendering or construction purposes

-SWIMMING POOL SAFETY FENCING & SWIMMING POOL SHALL COMPLY WITH:
COUNCIL CODES
BUILDING CODE OF AUSTRALIA
-SWIMMING POOLS ACT 1992 NO. 40
-SWIMMING POOL SAFETY AS 1926 1-2007
-SWIMMING POOL SAFETY AS 1926 2-2007
-SWIMMING POOL SAFETY AS 1926 3 2003
AS APPLICABLE



- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 2. Do not scale from drawings.
 3. This pool is not designed for diving or jumping purposes.
 4. If a resident contact Landscape Architect.
 5. All boundaries shall be surveyed prior to commencement of construction work.
 6. This design is copyright and shall not be copied, utilized or reproduced in any way without prior written permission of A. Total Concept Landscape Architects.
 7. Swimming pool dimensions and material only. If pool pool size will be determined on site with a proposed layout.
 8. All existing fences and openings to Res. fence retained to act as pool fencing shall be modified as needed to comply with all applicable regulations.
 9. This plan is prepared for Development Application purposes only.

SITE PLAN & LANDSCAPE MASTER PLAN
61 DRESS CIRCLE ROAD, AVALON
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ALLEN, J 01/03/12 L/01 -
1:100 JS JRS
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