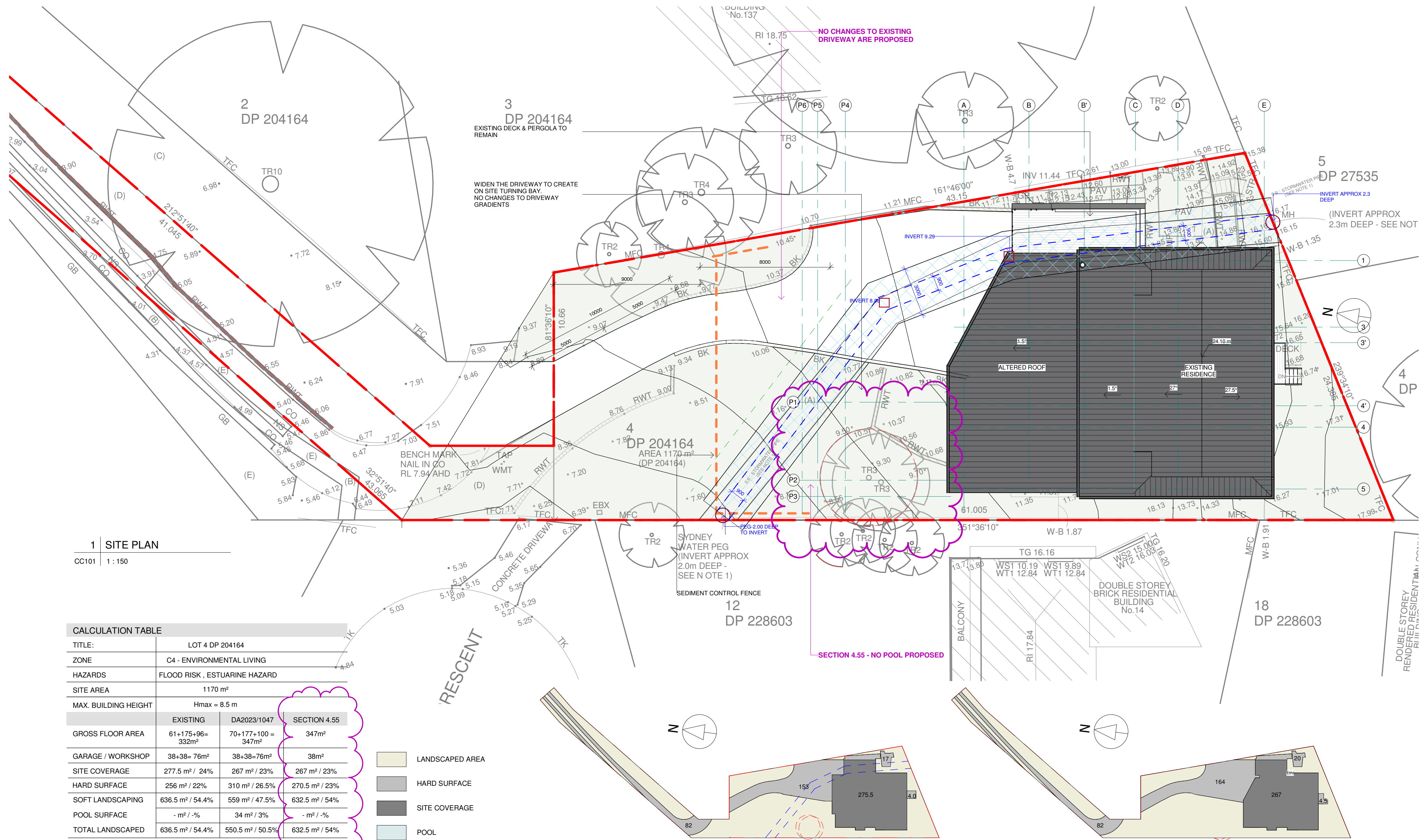




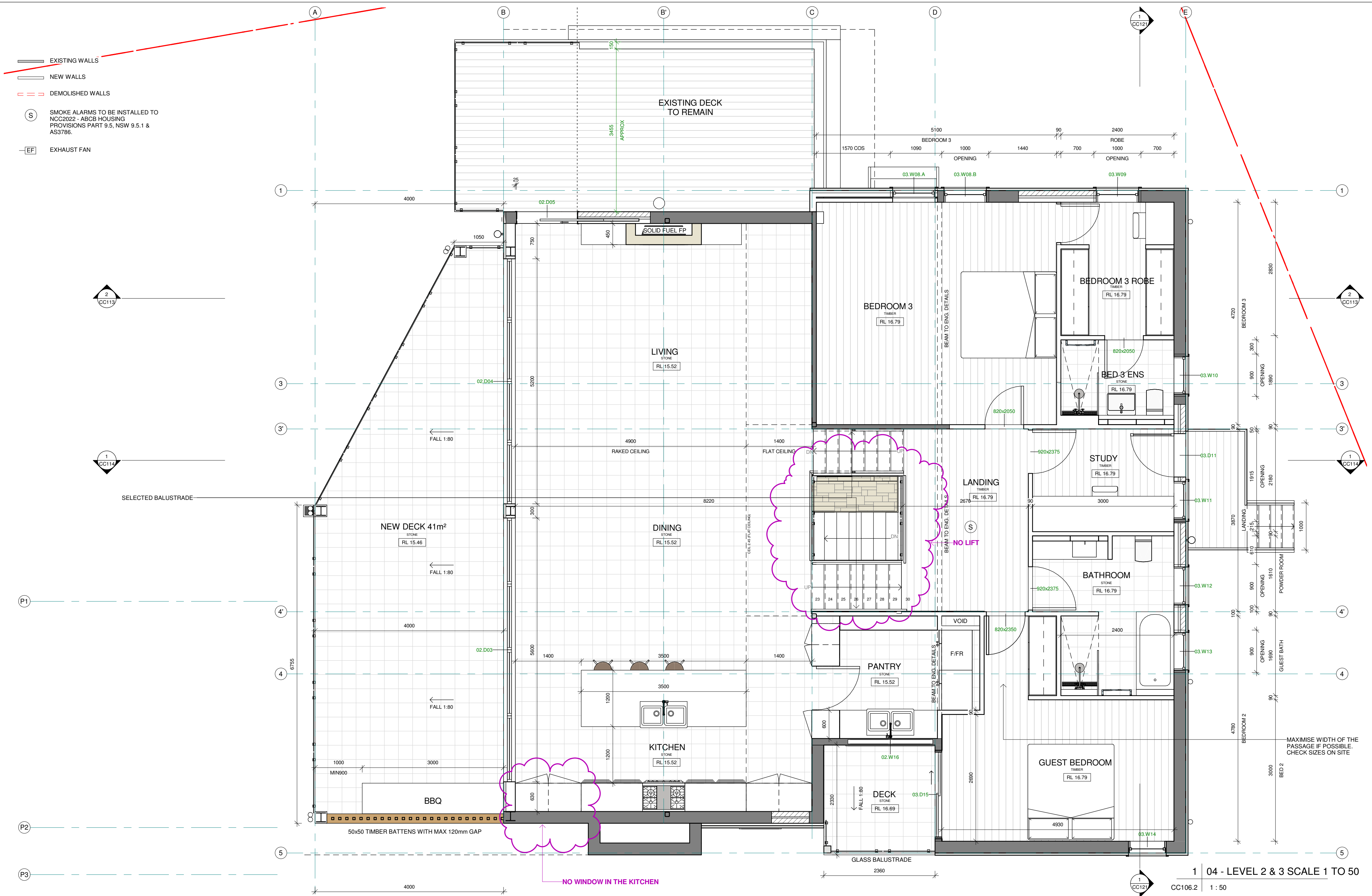
1 SITE PLAN
CC101 1:150

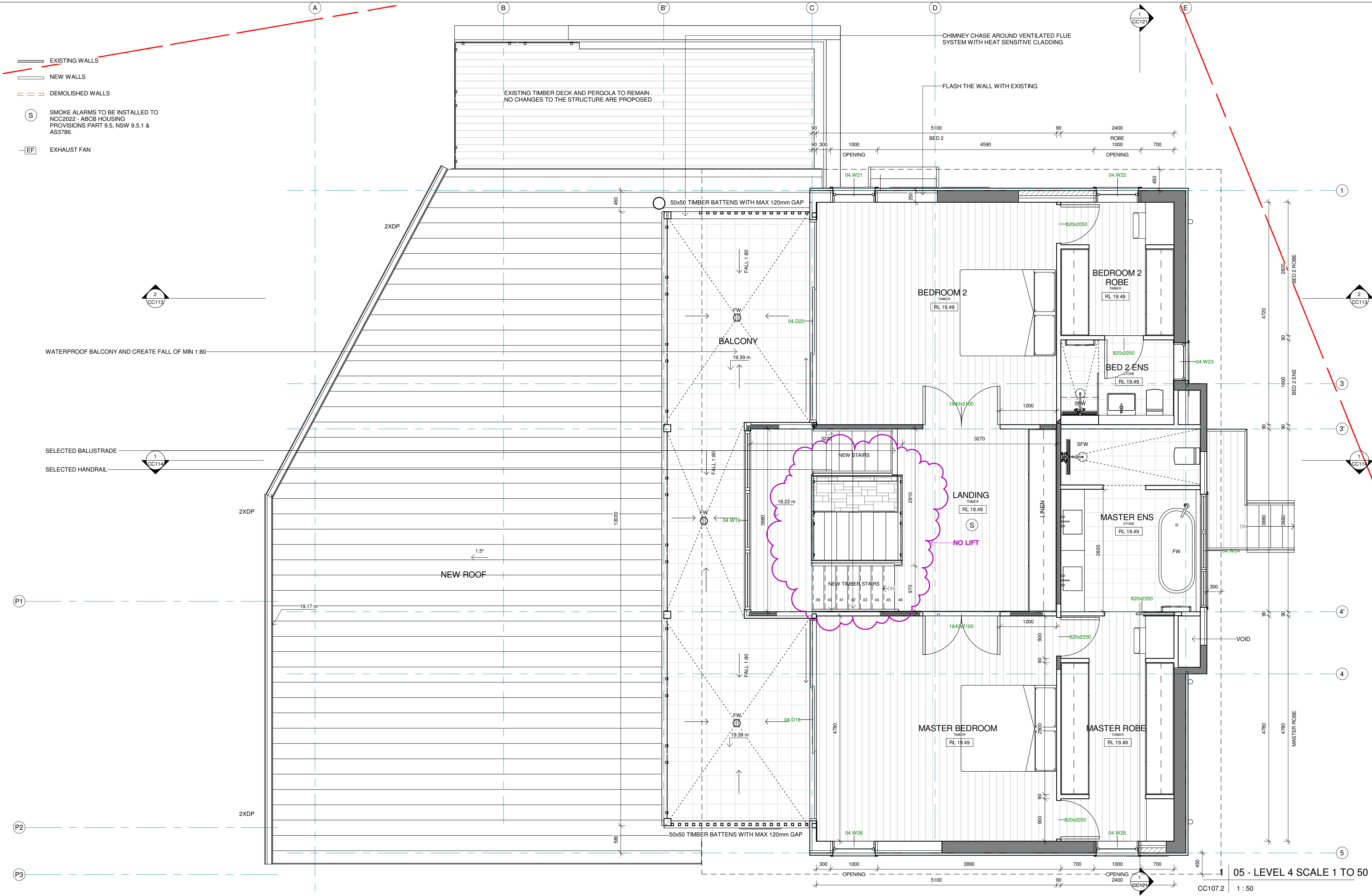
CALCULATION TABLE			
TITLE:	LOT 4 DP 204164		
ZONE	C4 - ENVIRONMENTAL LIVING		
HAZARDS	FLOOD RISK , ESTUARINE HAZARD		
SITE AREA	1170 m²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
	EXISTING	DA2023/1047	SECTION 4.55
GROSS FLOOR AREA	61+175+96= 332m²	70+177+100 = 347m²	347m²
GARAGE / WORKSHOP	38+38= 76m²	38+38=76m²	38m²
SITE COVERAGE	277.5 m² / 24%	267 m² / 23%	267 m² / 23%
HARD SURFACE	256 m² / 22%	310 m² / 26.5%	270.5 m² / 23%
SOFT LANDSCAPING	636.5 m² / 54.4%	559 m² / 47.5%	632.5 m² / 54%
POOL SURFACE	- m² / -%	34 m² / 3%	- m² / -%
TOTAL LANDSCAPED	636.5 m² / 54.4%	550.5 m² / 50.5%	632.5 m² / 54%

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

2 CALCULATIONS - EXISTING
CC101 1:600

3 CALCULATIONS - PROPOSED
CC101 1:600





CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	
2	07.05.2024	CC1 ISSUE	KM	
1	14.05.2025	SECTION 4.55	KM	



E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: AVA.2021012
AT: 139 GEORGE ST, AVALON 2107
FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 4 (SCALE 1 TO 50)
SHEET NO: CC107.2
SCALE A2: As indicated

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.

An advanced profile featuring either transverse fluting across the width or longitudinal fluting¹ along the length of the panel.

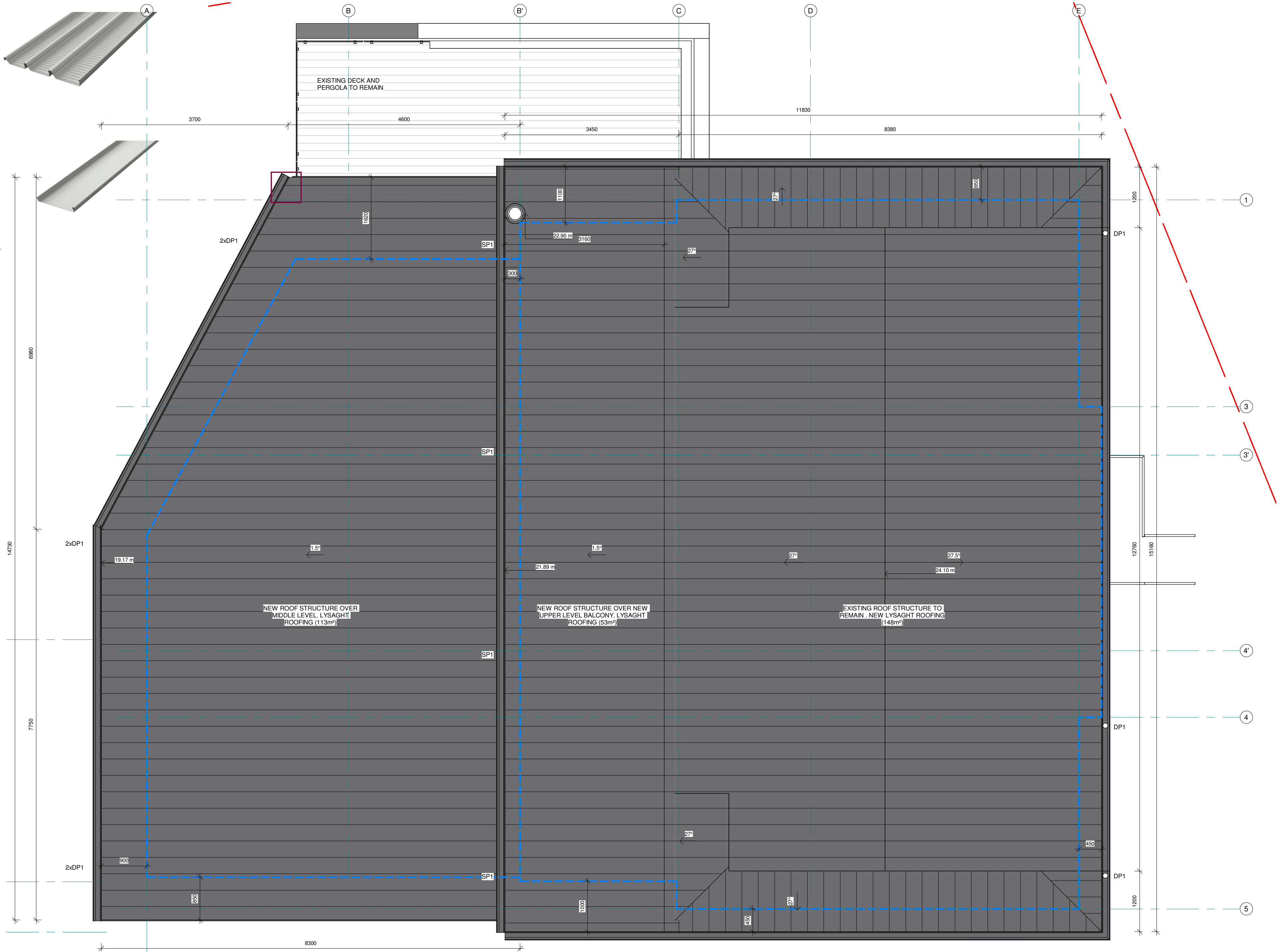
MINIMUM ROOF SLOPE:	SUITABLE FOR:
1° (subject to design provisions being met)	Roofing Walling

Standard variant of IMPERIAL™ with a narrower 325mm cover width

MINIMUM ROOF SLOPE:	SUITABLE FOR:
1°	Roofing Walling

COLOUR:

A powerful, modern grey with a neutral cast, Basalt® deliberately lacks the green tones that would soften its impact when used in ultra-modern designs. Exuding the strength and solidity of the rock after which it is named, the use of Basalt® lends buildings a feeling of being anchored to the earth.



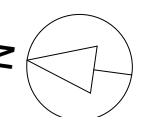
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	
2	07.05.2024	CC1 ISSUE	KM	
1	14.05.2025	SECTION 4.55	KM	



E: info@bsbd.com.au

FOR: DARREN KERSHAW

SCALE A2: 1 : 50



CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.

	FINISH
1	SHELL LIMESTONE. PATTERN: COTTLESLOE (OR SIMILAR)
2	JH AXON 150mm. LIGHT GREY
3	BRICK WALL RENDERED AND PAINTED LIGHT GREY
4	BRICK WALL RENDERED AND PAINTED WHITE
5	JH TEX BASE SHEET & TEXTURE COAT SYSTEM. WHITE
6	LYSAGHT ROOFING. BASALT
7	HARDWOOD BATTENS



SECTION 4.55 - MAY 2025

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	
2	07.05.2024	CC1 ISSUE	KM	
1	14.05.2025	SECTION 4.55	KM	

BLUE SKY
BUILDING DESIGNS
www.blueskybuildingdesigns.com.au
E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: AVA.2021012
AT: 139 GEORGE ST, AVALON 2107
FOR: DARREN KERSHAW

SHEET TITLE: NORTH ELEVATION
SHEET NO: CC109
SCALE A2: 1 : 50

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.



	FINISH
1	SHELL LIMESTONE, PATTERN: COTTLESLOE (OR SIMILAR)
2	JH AXON 150mm, LIGHT GREY
3	BRICK WALL RENDERED AND PAINTED LIGHT GREY
4	BRICK WALL RENDERED AND PAINTED WHITE
5	JH TEX BASE SHEET & TEXTURE COAT SYSTEM, WHITE
6	LYSAGHT ROOFING, BASALT
7	HARDWOOD BATTENS

06 - RR (EX)
24.10 m

05 - LEVEL 4
19.49 m

04 - LEVEL 3
16.79 m

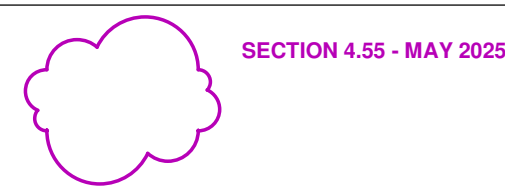
03 - LEVEL 2
15.52 m

02 - LEVEL 1B
14.20 m

01 - LEVEL 1A
00 - POOL TOP
11.77 m

1 EAST ELEVATION

CC110 1 : 50



SECTION 4.55 - MAY 2025

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	-
2	07.05.2024	CC1 ISSUE	KM	-
1	14.05.2025	SECTION 4.55	KM	-

BLUE SKY
BUILDING DESIGNS
www.blueskybuildingdesigns.com.au

E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: EAST ELEVATION

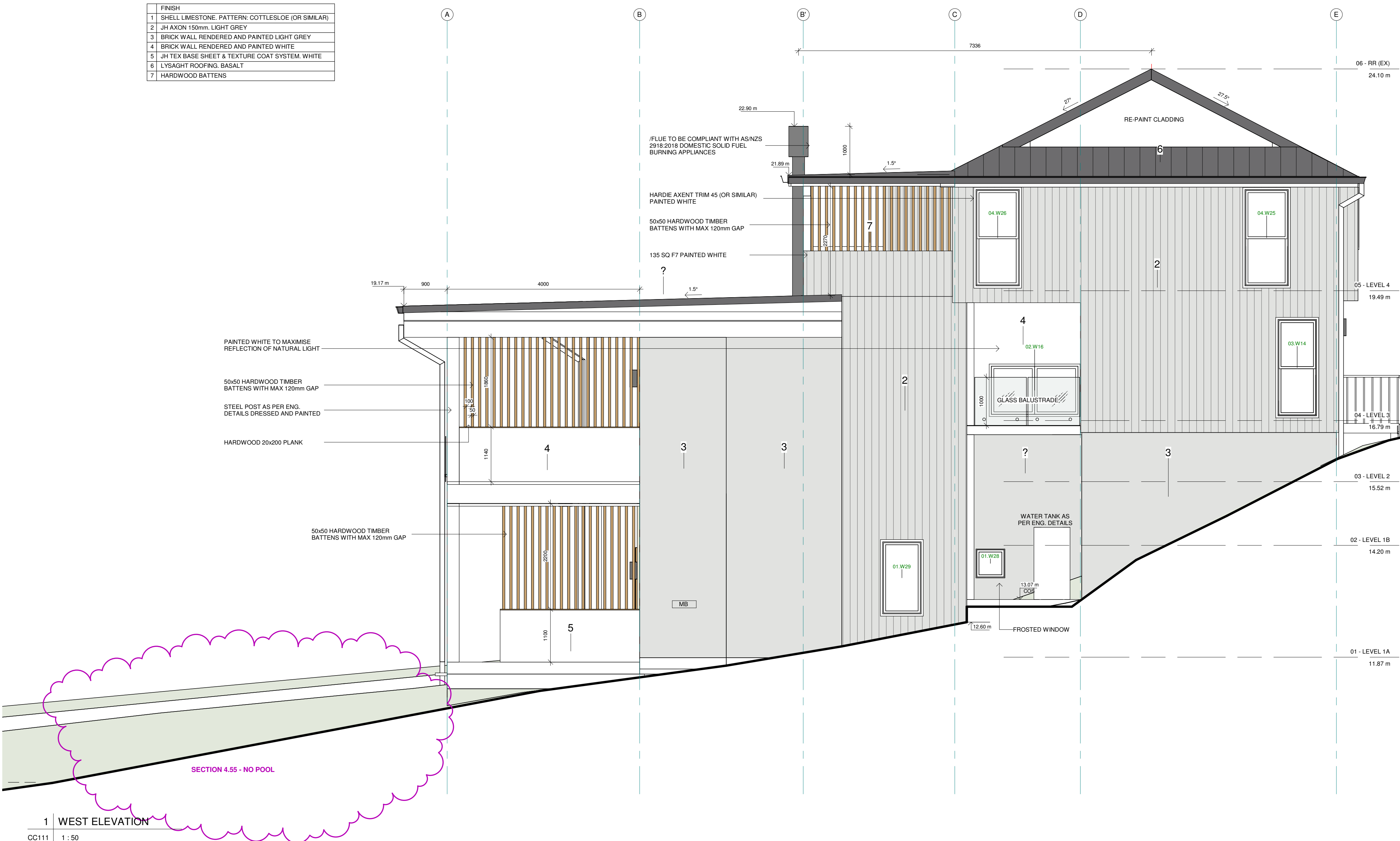
SHEET NO: CC110

SCALE A2: 1 : 50

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.

	FINISH
1	SHELL LIMESTONE. PATTERN: COTTLESLOE (OR SIMILAR)
2	JH AXON 150mm. LIGHT GREY
3	BRICK WALL RENDERED AND PAINTED LIGHT GREY
4	BRICK WALL RENDERED AND PAINTED WHITE
5	JH TEX BASE SHEET & TEXTURE COAT SYSTEM. WHITE
6	LYSAGHT ROOFING. BASALT
7	HARDWOOD BATTENS



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	
2	07.05.2024	CC1 ISSUE	KM	
1	14.05.2025	SECTION 4.55	KM	



PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	AVA.2021012
AT:	139 GEORGE ST, AVALON 2107
FOR:	DARREN KERSHAW

SHEET TITLE: WEST ELEVATION

SHEET NO: CC111

SCALE A2: 1 : 50

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.

	FINISH
1	SHELL LIMESTONE. PATTERN: COTTLESLOE (OR SIMILAR)
2	JH AXON 150mm. LIGHT GREY
3	BRICK WALL RENDERED AND PAINTED LIGHT GREY
4	BRICK WALL RENDERED AND PAINTED WHITE
5	JH TEX BASE SHEET & TEXTURE COAT SYSTEM. WHITE
6	LYSAGHT ROOFING. BASALT
7	HARDWOOD BATTENS



SECTION 4.55 - MAY 2025

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	-
2	07.05.2024	CC1 ISSUE	KM	-
1	14.05.2025	SECTION 4.55	KM	-

BLUE SKY
BUILDING DESIGNS
www.blueskybuildingdesigns.com.au

E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

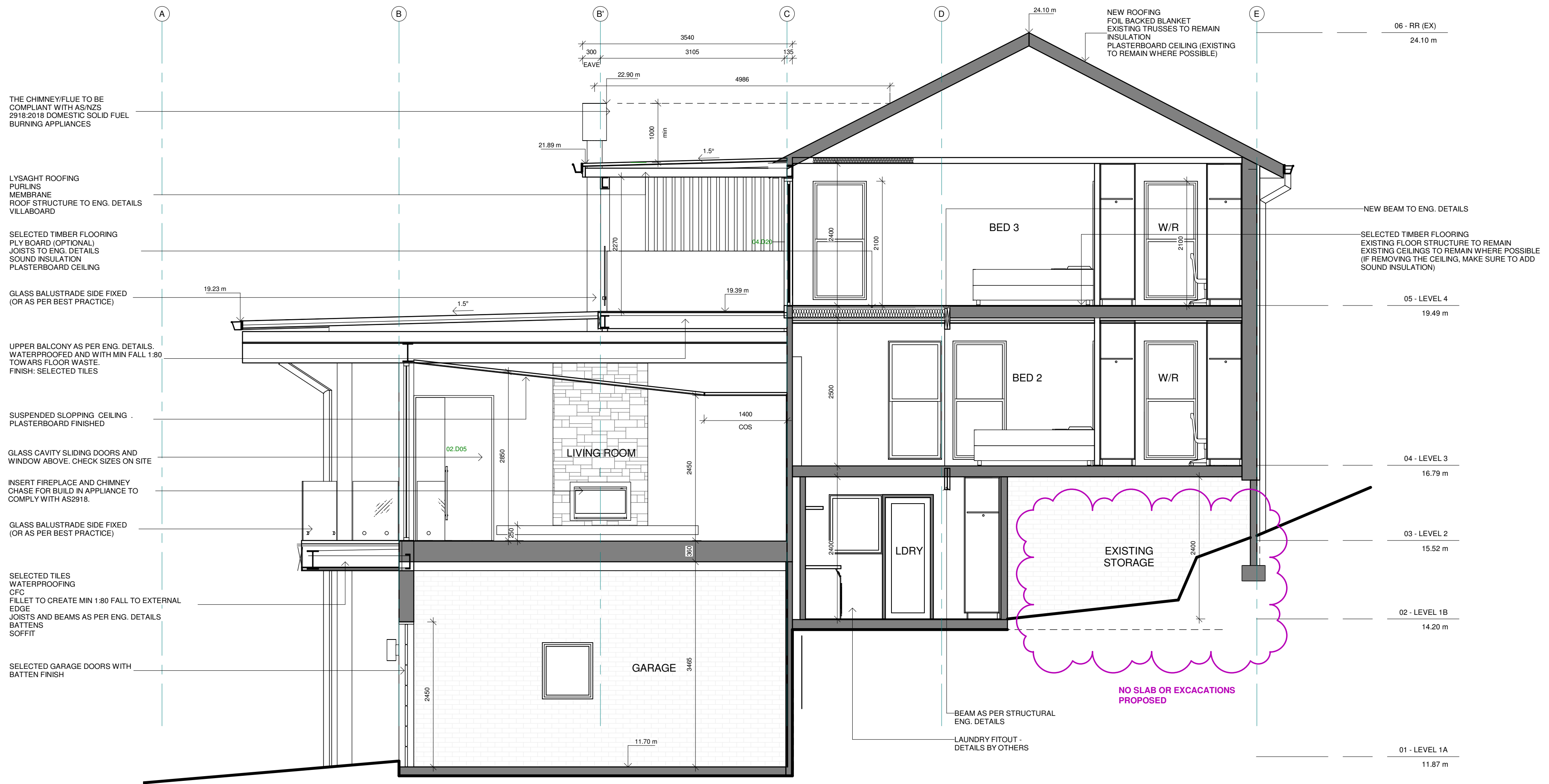
SHEET TITLE: SOUTH ELEVATION

SHEET NO: CC112

SCALE A2: 1 : 50

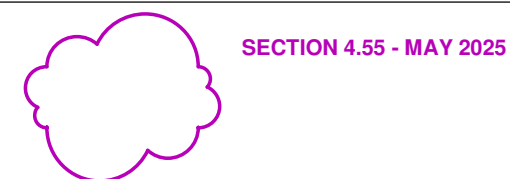
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.



2 | SECTION A-A

CC113 | 1 : 50



SECTION 4.55 - MAY 2025

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	-
2	07.05.2024	CC1 ISSUE	KM	-
1	14.05.2025	SECTION 4.55	KM	-

BLUE SKY
BUILDING DESIGNS
www.blueskybuildingdesigns.com.au

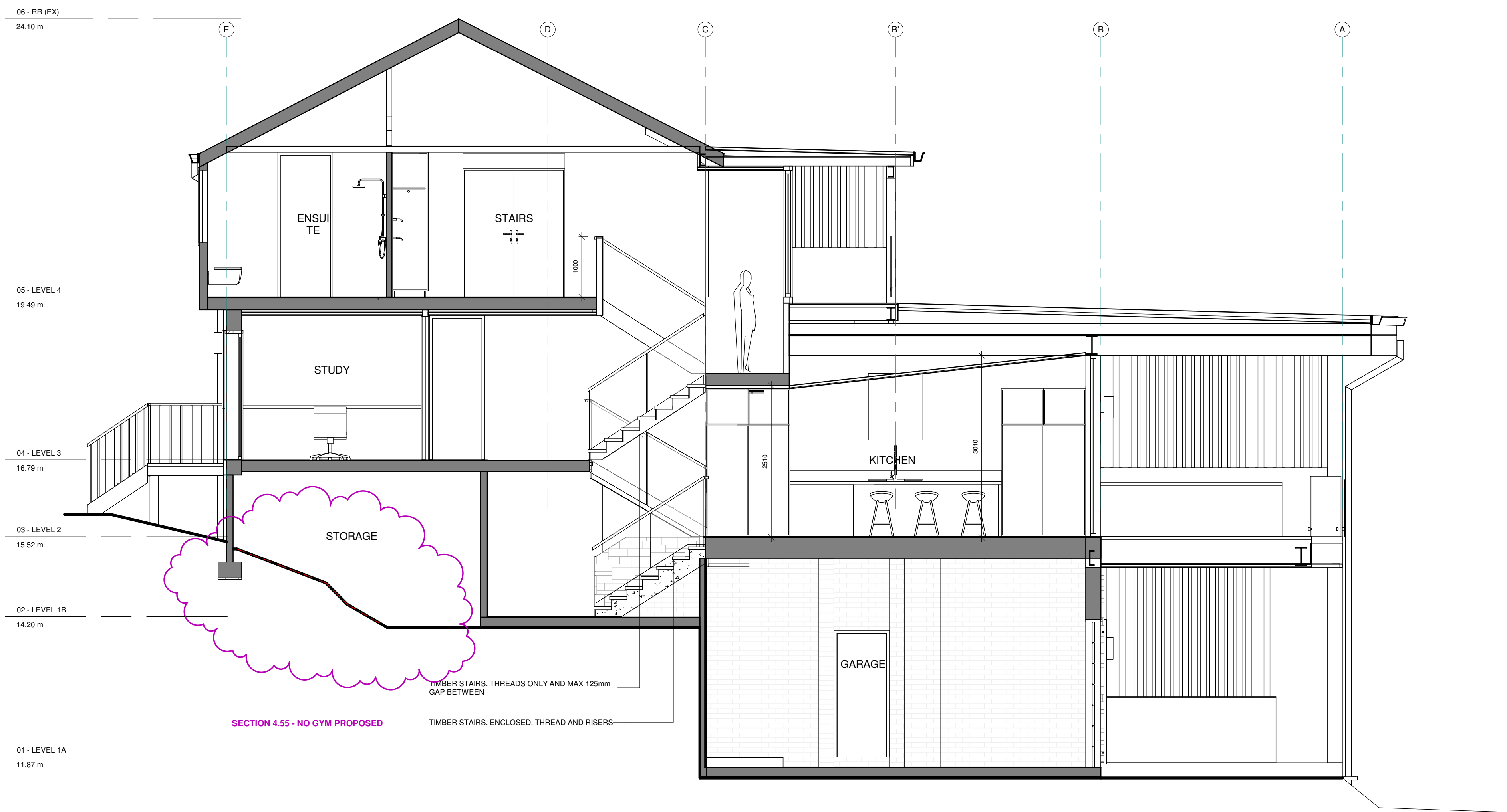
E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: AVA.2021012
AT: 139 GEORGE ST, AVALON 2107
FOR: DARREN KERSHAW

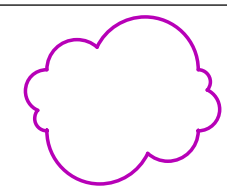
SHEET TITLE: SECTION A-A
SHEET NO: CC113
SCALE A2: 1 : 50

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.



1 | SECTION B-B
CC114 | 1 : 50

 SECTION 4.55 - MAY 2025

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	29.05.2023	DA ISSUE 2	KM	-
1	23.04.2024	FOR TENDER	KM	
2	07.05.2024	CC1 ISSUE	KM	
1	14.05.2025	SECTION 4.55	KM	



BLUE SKY
BUILDING DESIGNS
www.blueskybuildingdesigns.com.au

E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: AVA.2021012
AT: 139 GEORGE ST, AVALON 2107
FOR: DARREN KERSHAW

SHEET TITLE: SECTION B-B
SHEET NO: CC114
SCALE A2: 1 : 50

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

Copyright of design shown hereon is retained by BSBD Pty Ltd. Authority is required for any reproduction.