

1. DEMOLITION

Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:

- Protection of site workers and the general public
- Asbestos handling and disposal where applicable

2. PEST CONTROL

Termite protection to be provided in accordance with NCC 3.1.4 and AS 3660.1

3. TIMBER FRAMING

All timber framing shall comply with AS1684

4. SMOKE ALARMS S

Hard wired smoke alarms to comply with NCC 3.7.5 and AS3786-1993

5. FIRE SAFTY

An external wall of Class 1 buildings and any openings in that wall must comply with NCC 3.7.2 if the wall is less than 900mm from an allotment boundary
Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA

5. BALUSTRADES

In accordance with NCC 3.9.2 - balustrades to be at least 1m above the FFL of balconies and landings , and no less rhan 865mm above nosing line of stairs ; incorporate openings no larger than 125mm and where the fall of >4m, to have no climbable members between 150-760mm
Balustrades to comply with AS1170

6. WATERPROOFING

Waterproofing shall be carried out in accordance with NCC 3.8.1 and AS4654-2012

7. SEDIMENT CONTROL

Sediment & Erosion control are to be installed and maintained during the life of the project

8. SOLID FUEL BURNER

Solid fuel burner and flue system should comply with AS/NZS 2918:2018

9. POOL

Pool overflow to be connected to existing Sewer System

10. POOL FENCING

Pool fencing to be designed, located and maintained in accordance with the swimming pools act 1992, Regulation Pools Act 1992, Regulation and Australian Standard 1926.1 & comply with BCA Vol.2, Housing Provisions, Part 3.9.3 and AS1926.1.
The min H of pool fence balustrade is 1200mm and openings not grater than 100mm.



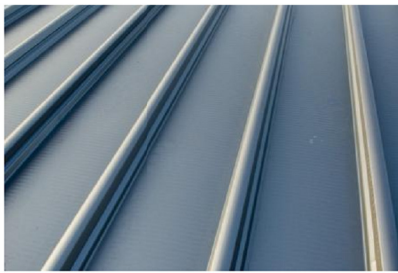
JH LINEA WEATHERBOARD 150mm
COLOUR: MONUMENT



SHELL LIMESTONE



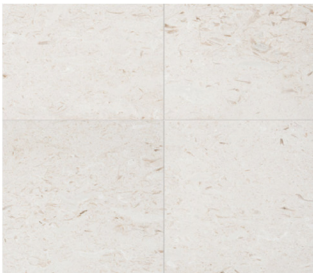
HARDWOOD BATTENS (E.G.
SILVERTOP ASH)



ROOF PROFILE: LYSAGHT KLIP-LOK 700
HI-STRENGTH
COLOUR : MONUMENT



MONUMENT
NCC CLASSIFICATION: DARK

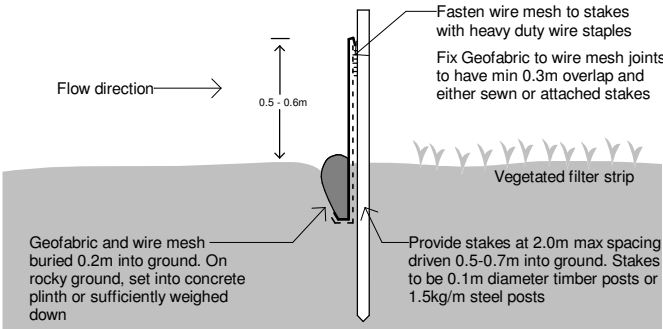


SHELL WHITE TRAVERTINE TILES



CONCRETE

DISTURBED AREA UNDISTURBED AREA



SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

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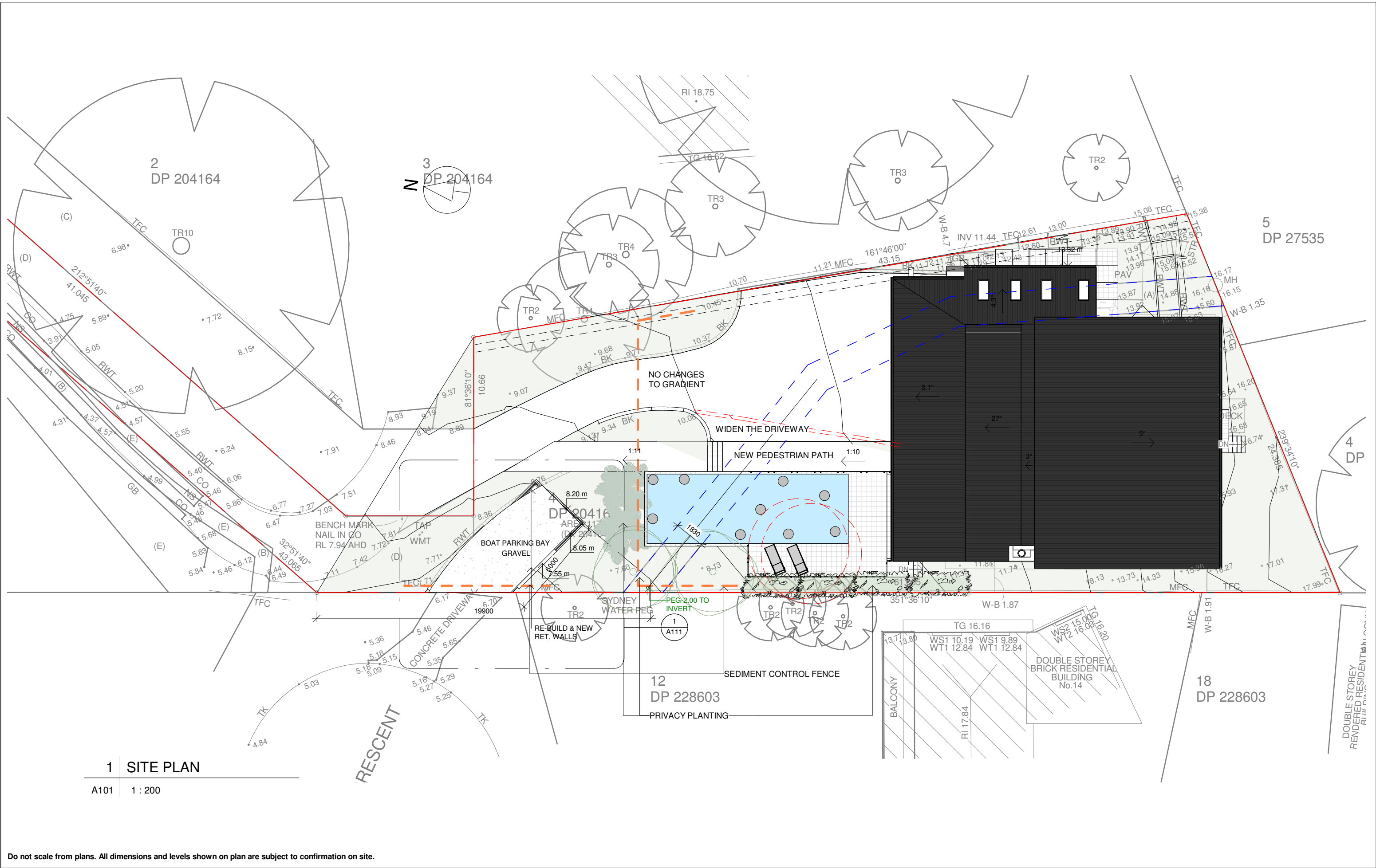
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	AVA.2021012
AT:	139 GEORGE ST, AVALON 2107
FOR:	DARREN KERSHAW

SHEET TITLE:	NOTES
SHEET NO:	A100
SCALE A3:	As indicated

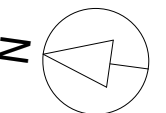


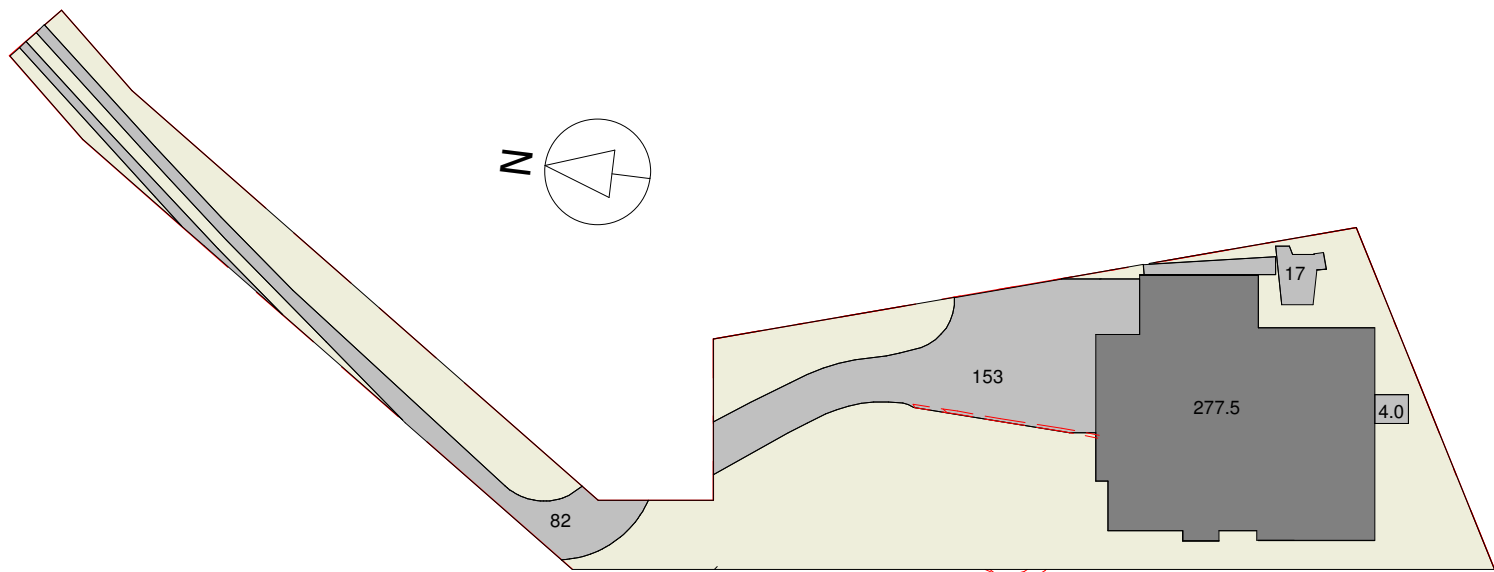
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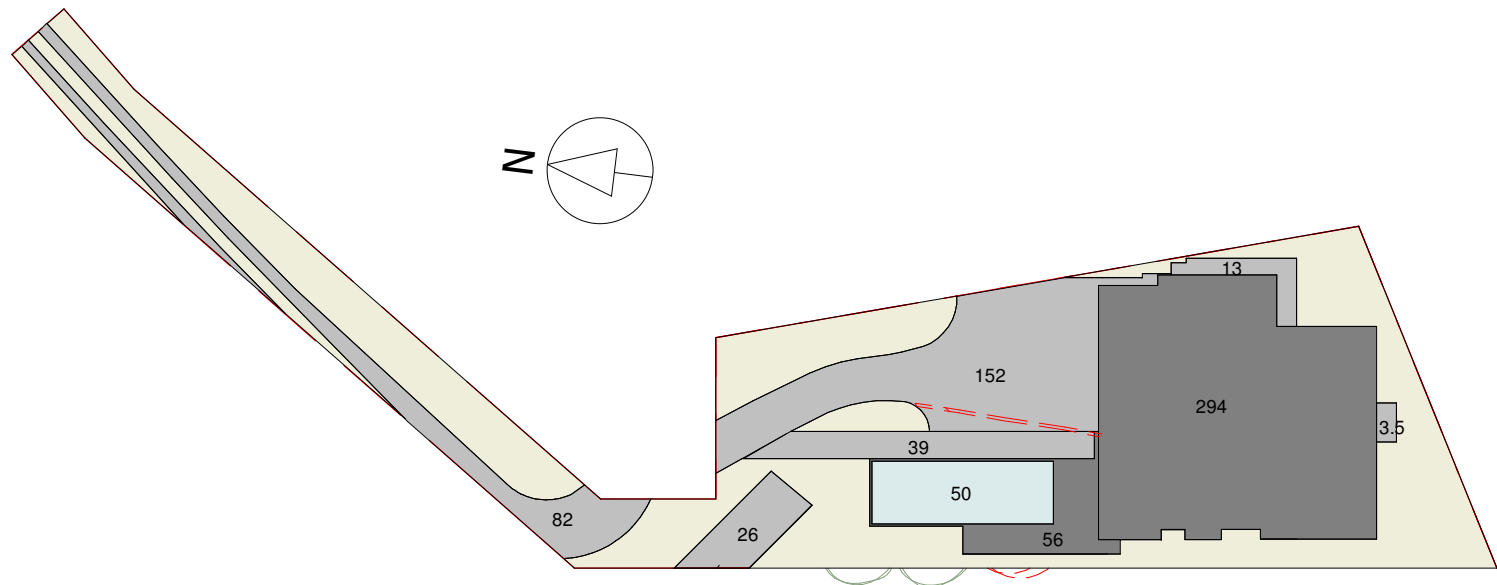
SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	1 : 200





3 CALCULATIONS - EXISTING

A102 1 : 500



1 CALCULATIONS - PROPOSED

A102 1 : 500



VIEW FROM 139 GEORGE ST, AVALON - RIDGE LINE
(IMAGE FROM REALESTATE.COM.AU)



VIEW FROM 2 CAREEL BAY CRES, AVALON
(IMAGE FROM REALESTATE.COM.AU)



VIEW FROM 140 CABARITA RD, AVALON
(IMAGE FROM REALESTATE.COM.AU)



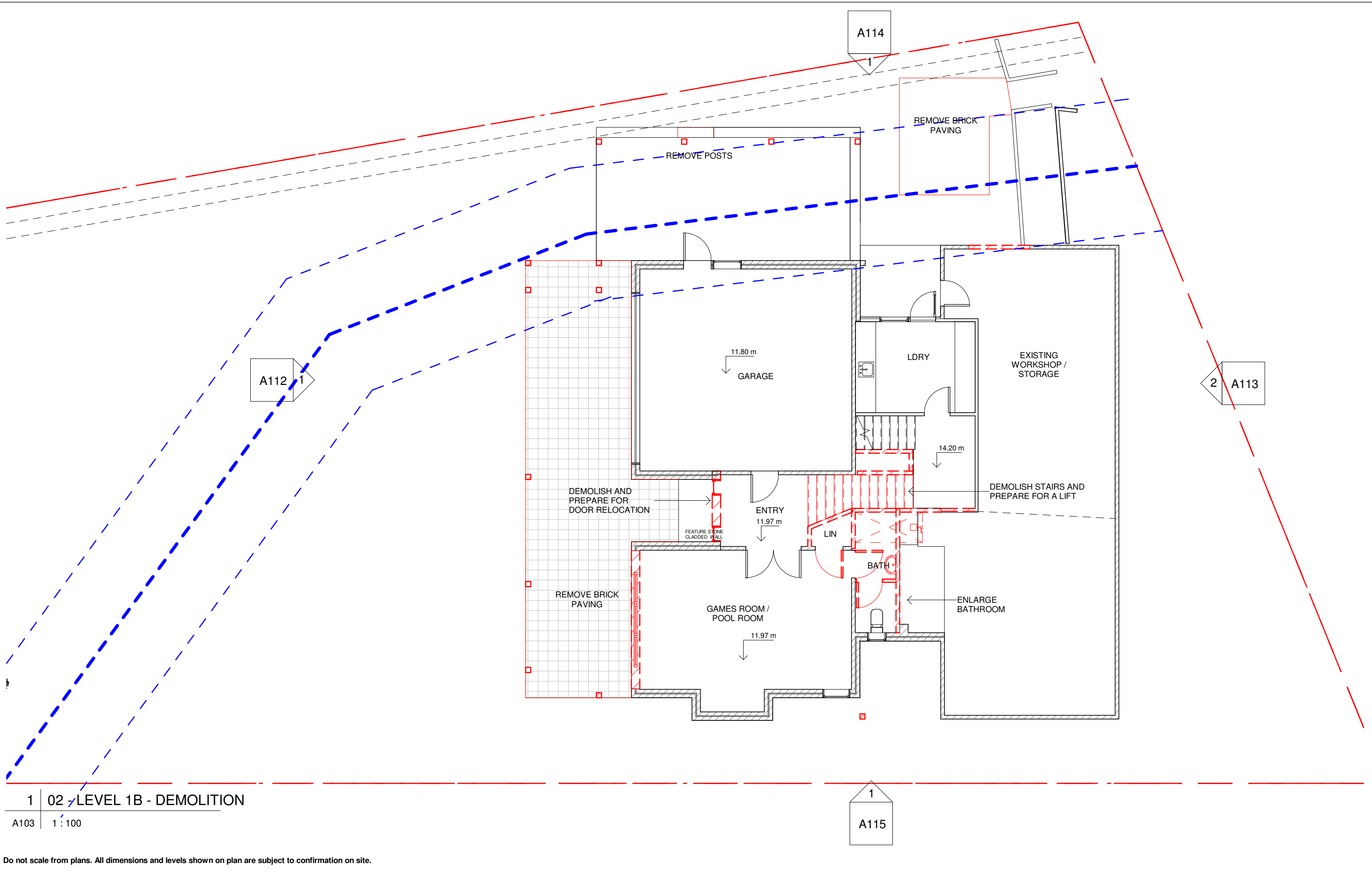
VIEW FROM 138 CABARITA RD, AVALON
(IMAGE FROM REALESTATE.COM.AU)

CALCULATION TABLE		
TITLE:	LOT 4 DP 204164	
ZONE	C4 - ENVIRONMENTAL LIVING	
HAZARDS	FLOOD RISK , ESTUARINE HAZARD	
SITE AREA	1170 m ²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
	EXISTING	PROPOSED
GROSS FLOOR AREA	61+175+96= 332m ²	70+177+100 = 347m ²
GARAGE / WORKSHOP	38+38= 76m ²	38+38=76m ²
SITE COVERAGE	277.5 m ² / 24%	350 m ² / 30%
HARD SURFACE	256 m ² / 22%	315.5 m ² / 27%
SOFT LANDSCAPING	636.5 m ² / 54.4%	454.5 m ² / 39%
POOL SURFACE	- m ² / -%	50 m ² / 4%
TOTAL LANDSCAPED	636.5 m ² / 54.4%	504.5 m ² / 43%

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

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PROJECT TITLE:

ALTERATION & ADDITION

PROJECT NO.:

AVA.2021012

AT:

139 GEORGE ST, AVALON 2107

FOR:

DARREN KERSHAW

SHEET TITLE:

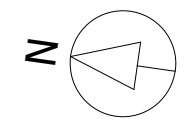
LEVEL 1 - DEMOLITION

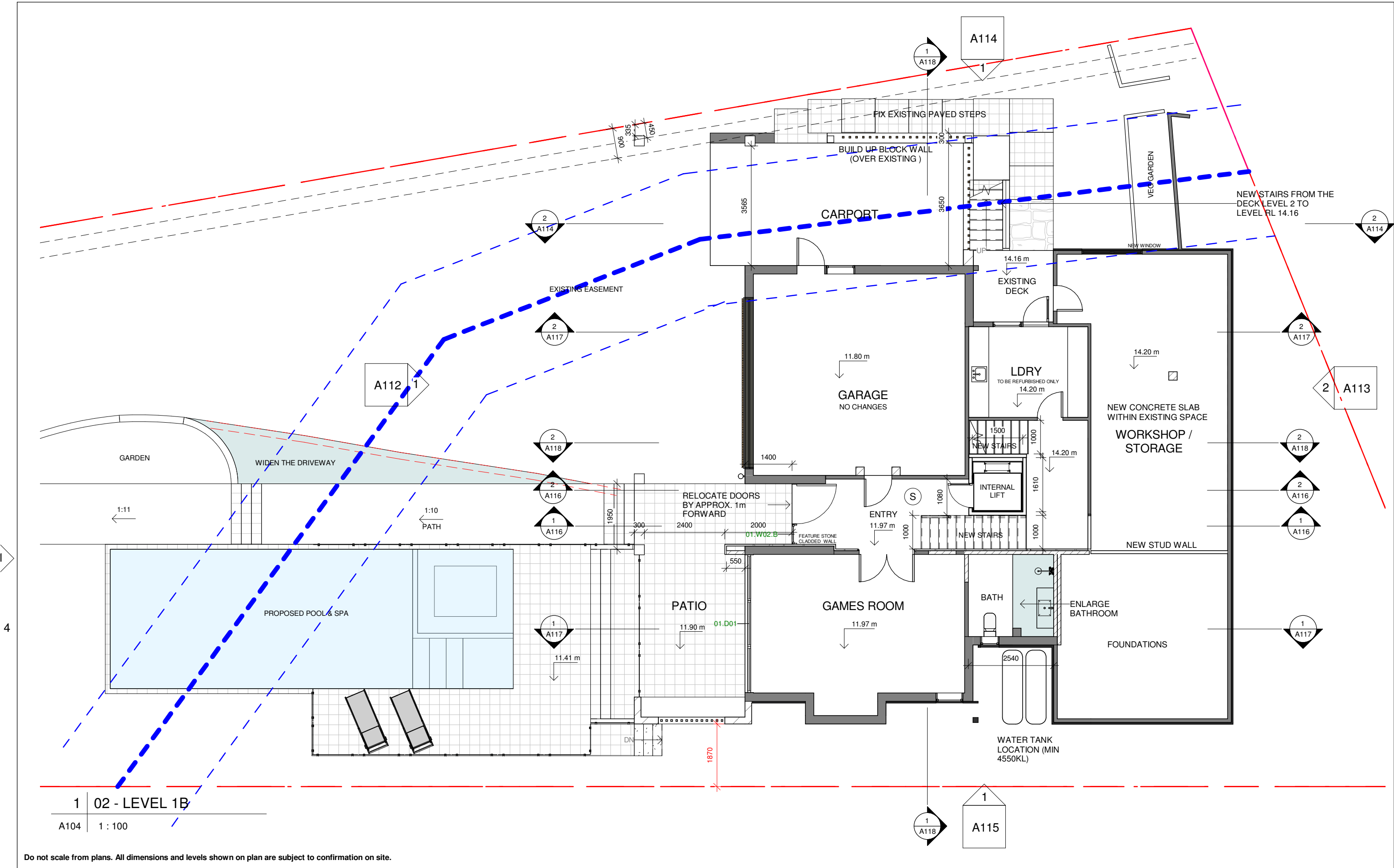
SHEET NO:

A103

SCALE A3:

1 : 100





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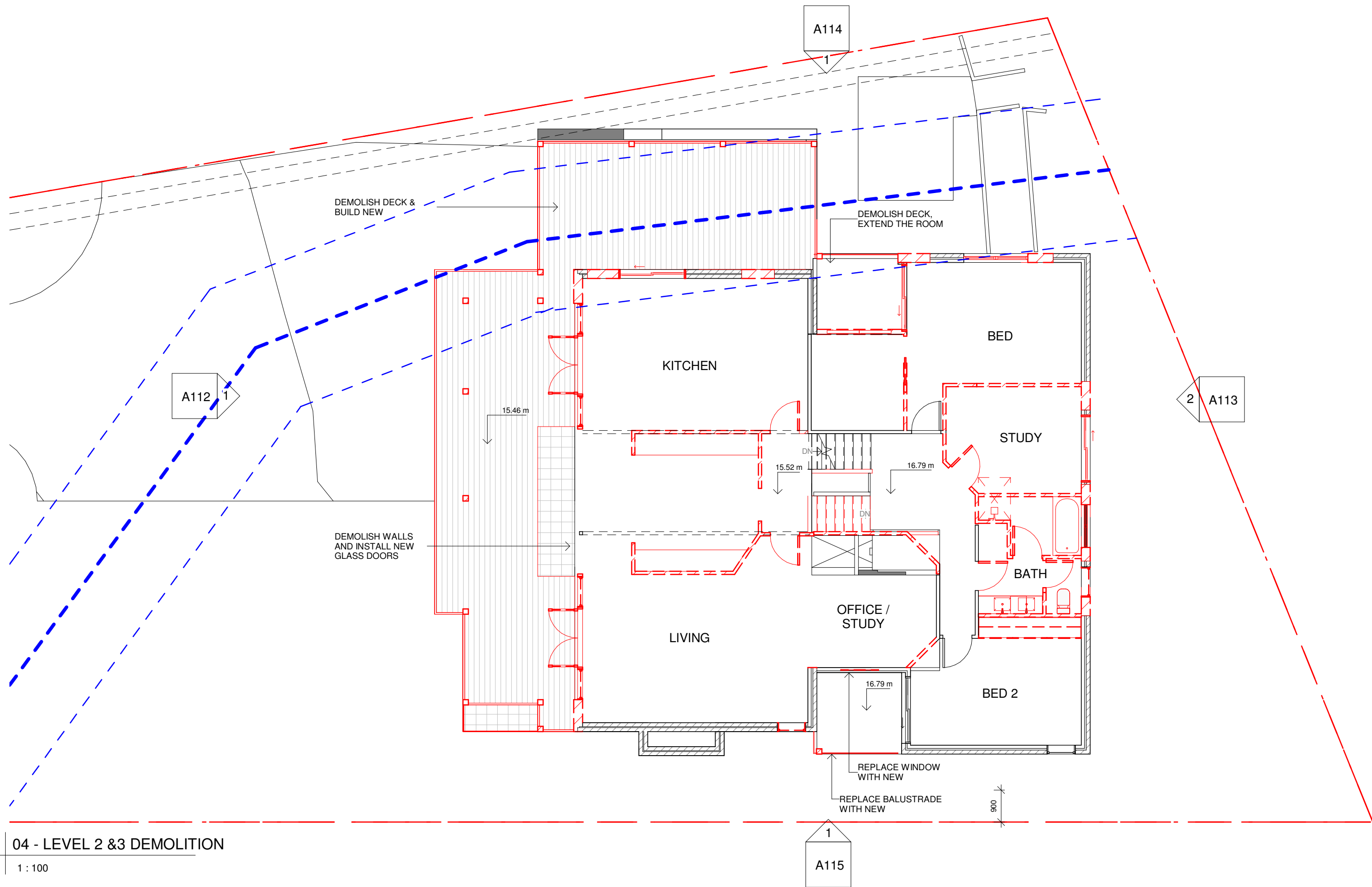


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PROJECT NO.:	AVA.2021012
AT:	139 GEORGE ST, AVALON 2107
FOR:	DARREN KERSHAW

SHEET TITLE:	LEVEL 1 - PROPOSED
SHEET NO:	A104
SCALE A3:	1 : 100



1 04 - LEVEL 2 & 3 DEMOLITION

A105 1 : 100

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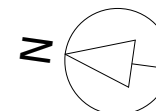
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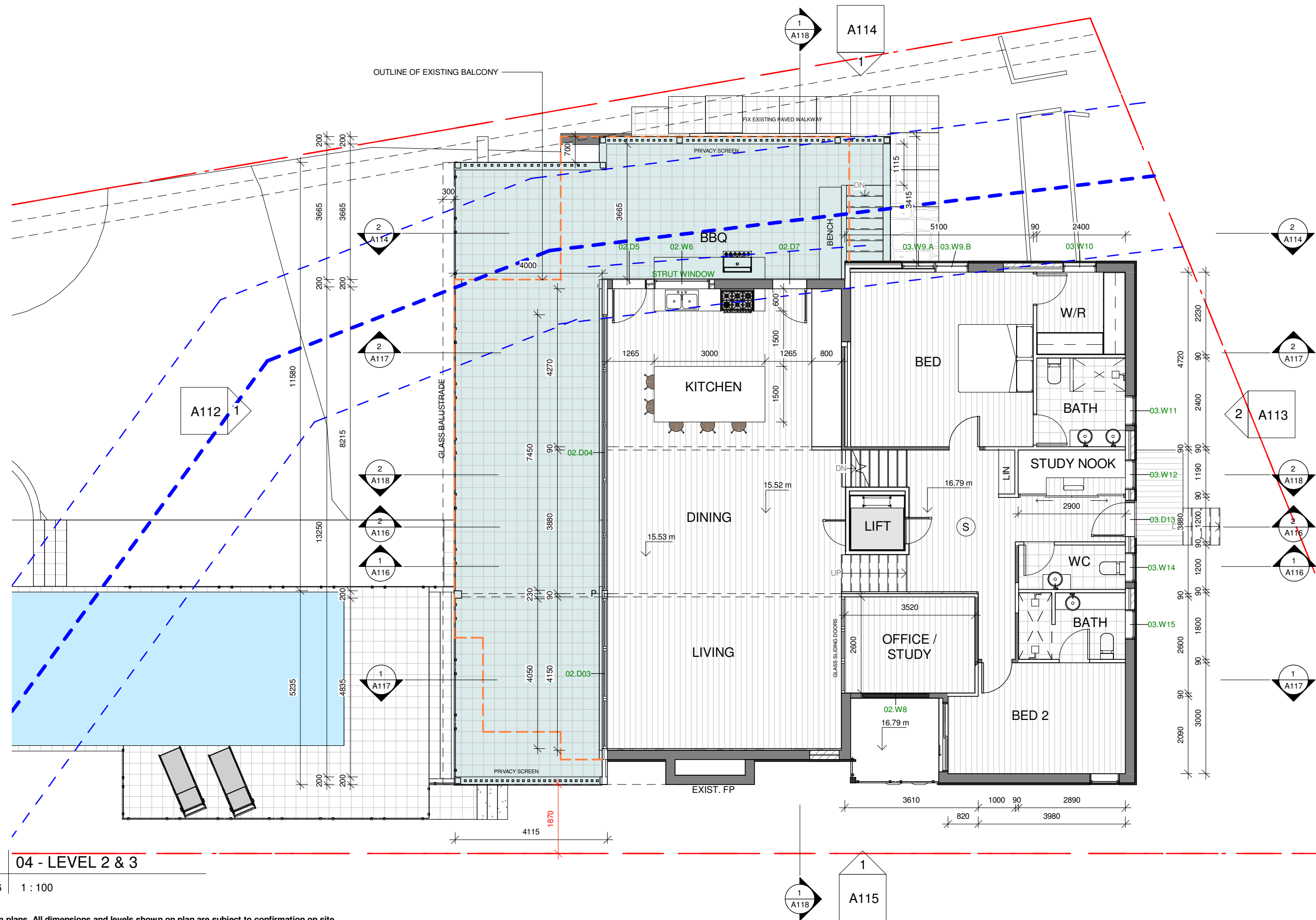
PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: AVA.2021012
AT: 139 GEORGE ST, AVALON 2107
FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 2 & 3 - DEMOLITION

SHEET NO: A105

SCALE A3: 1 : 100





1 04 - LEVEL 2 & 3

A106 1 : 100

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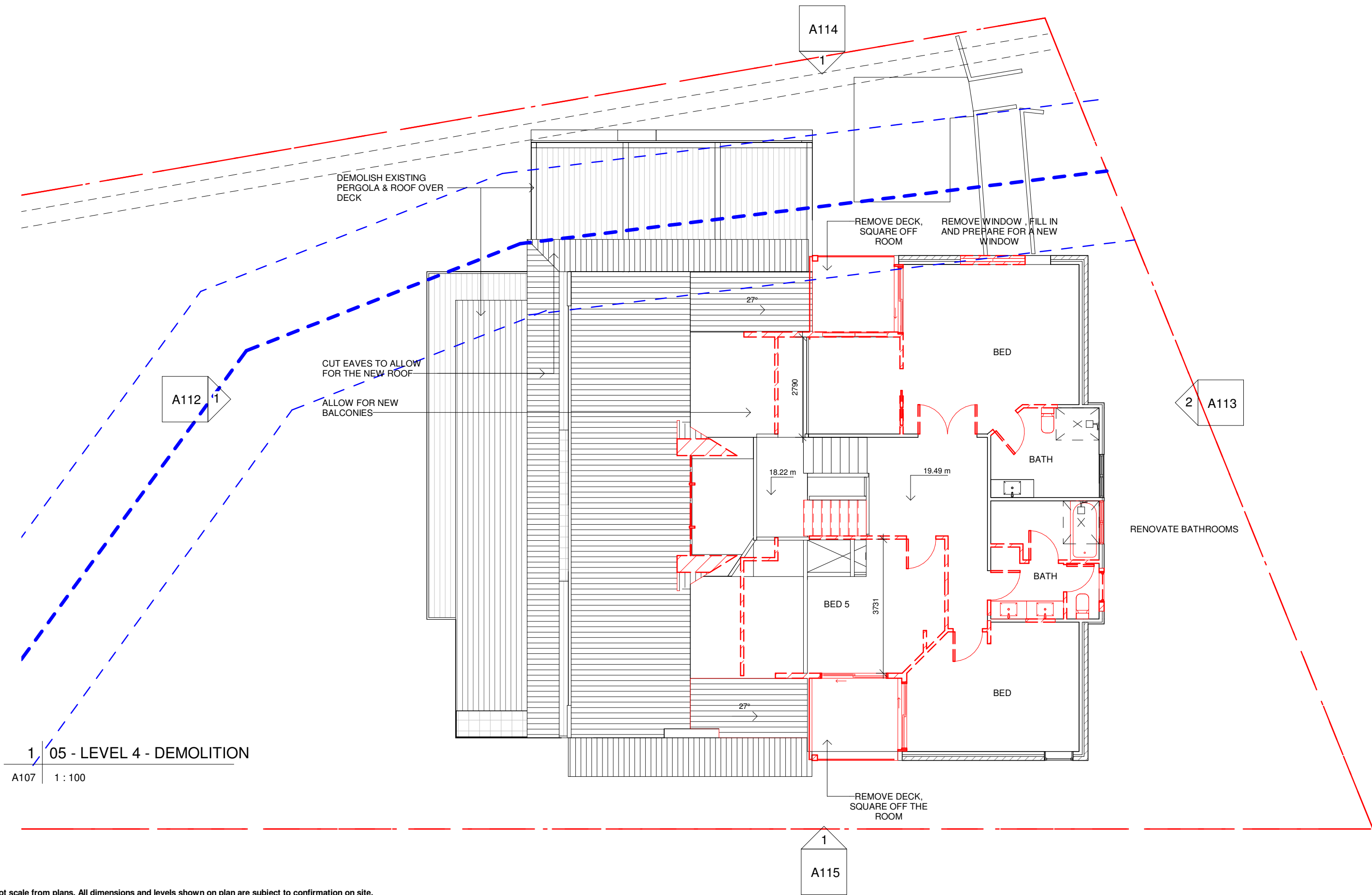
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 2 & 3 - PROPOSED

SHEET NO: A106

SCALE A3: 1 : 100



1 | 05 - LEVEL 4 - DEMOLITION
A107 | 1 : 100

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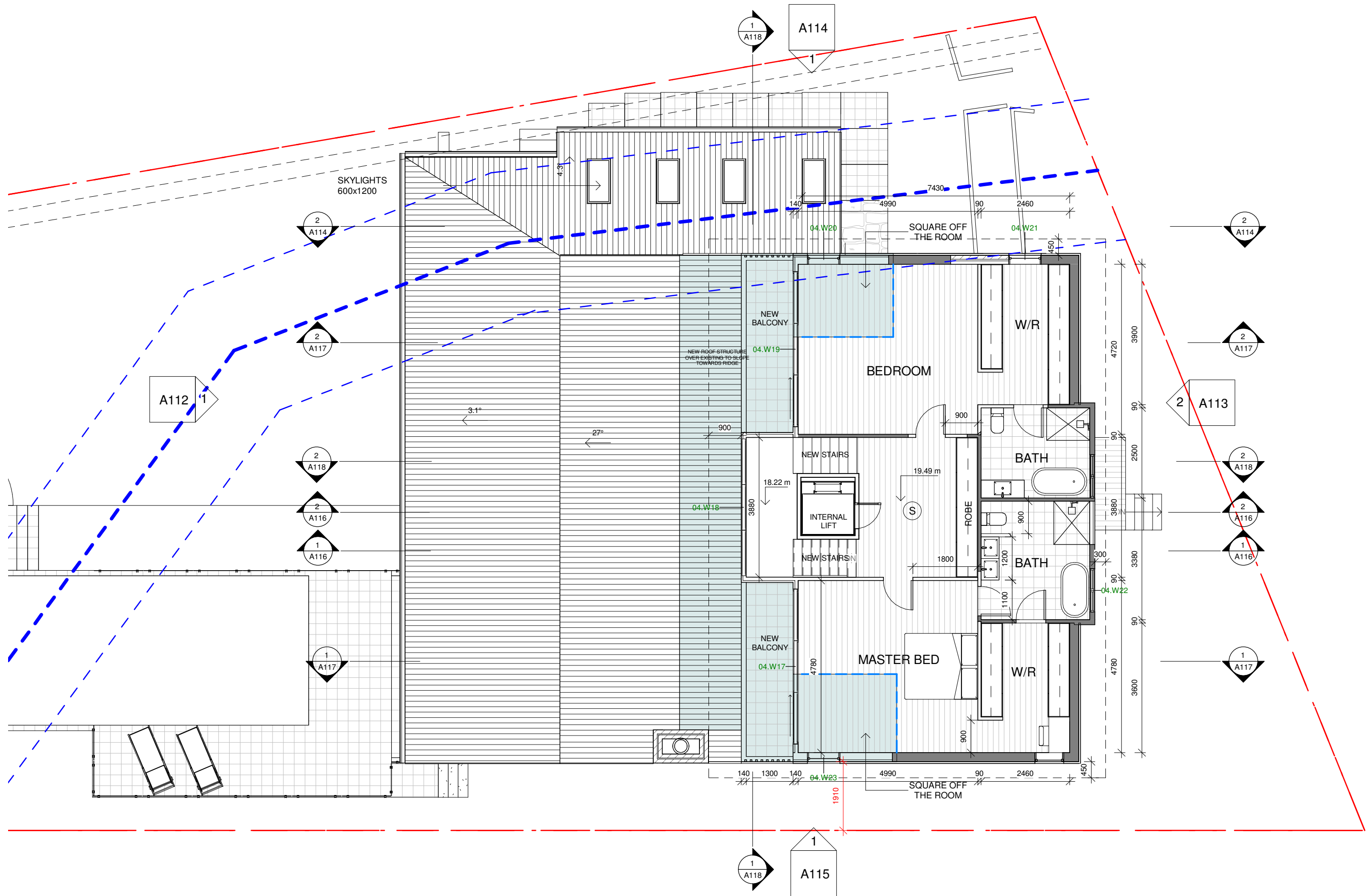
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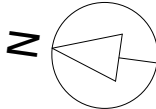
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FOR:	DARREN KERSHAW

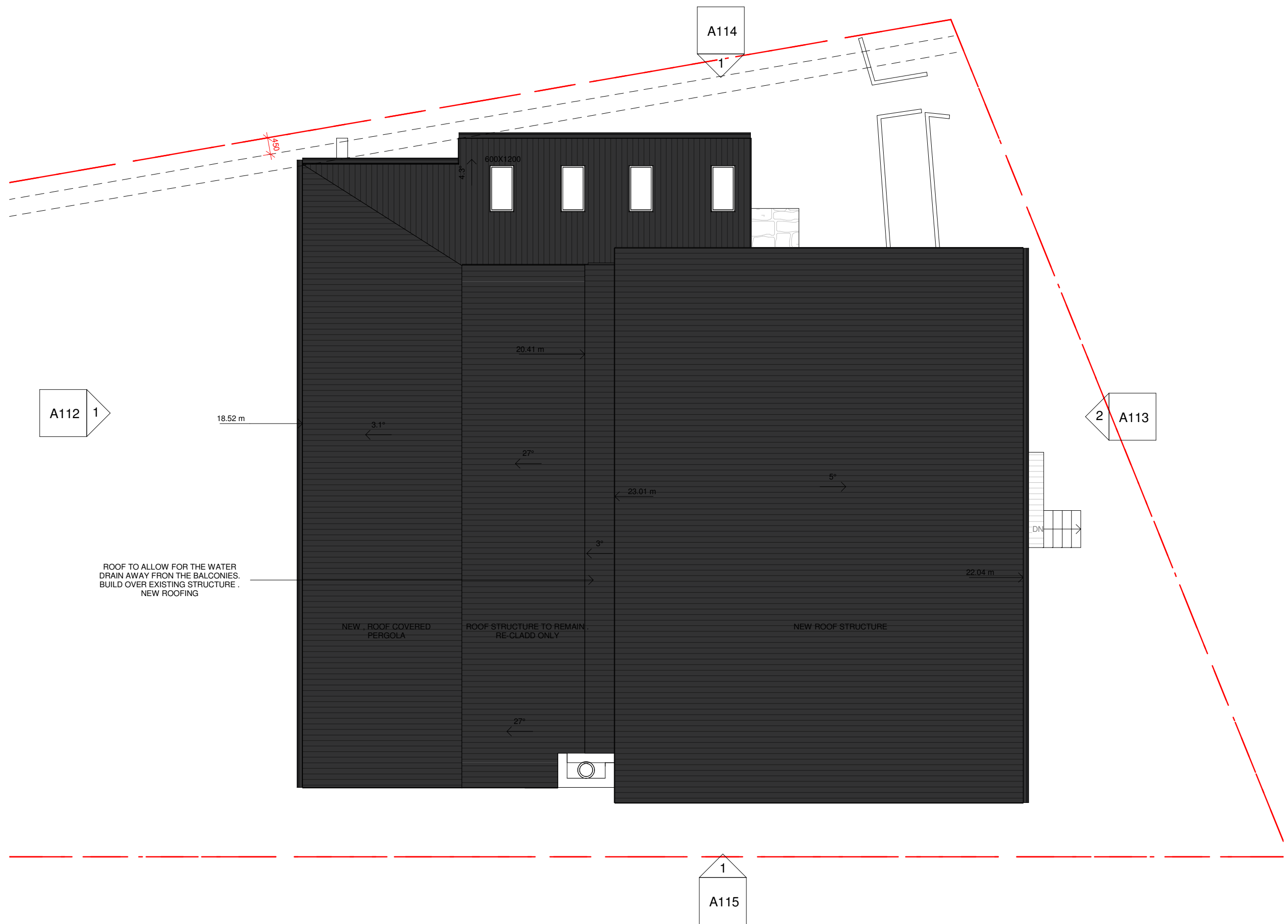
SHEET TITLE:	LEVEL 4 - DEMOLITION
SHEET NO:	A107
SCALE A3:	1 : 100



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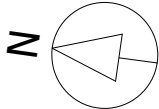
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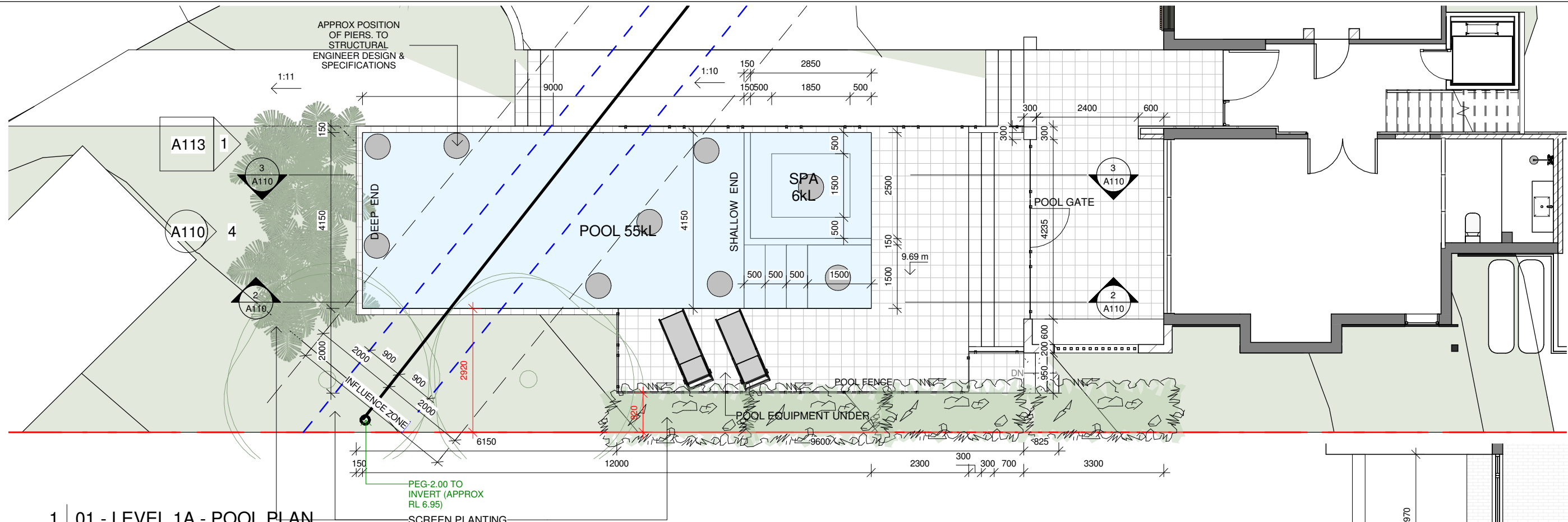
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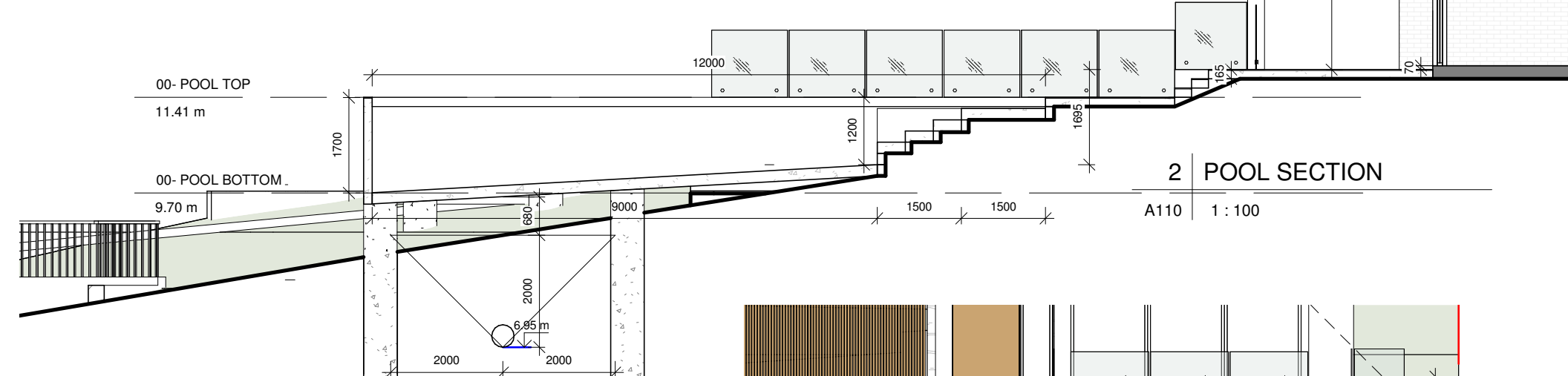
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	AVA.2021012
AT:	139 GEORGE ST, AVALON 2107
FOR:	DARREN KERSHAW

SHEET TITLE:	ROOF PLAN
SHEET NO:	A109
SCALE A3:	1 : 100

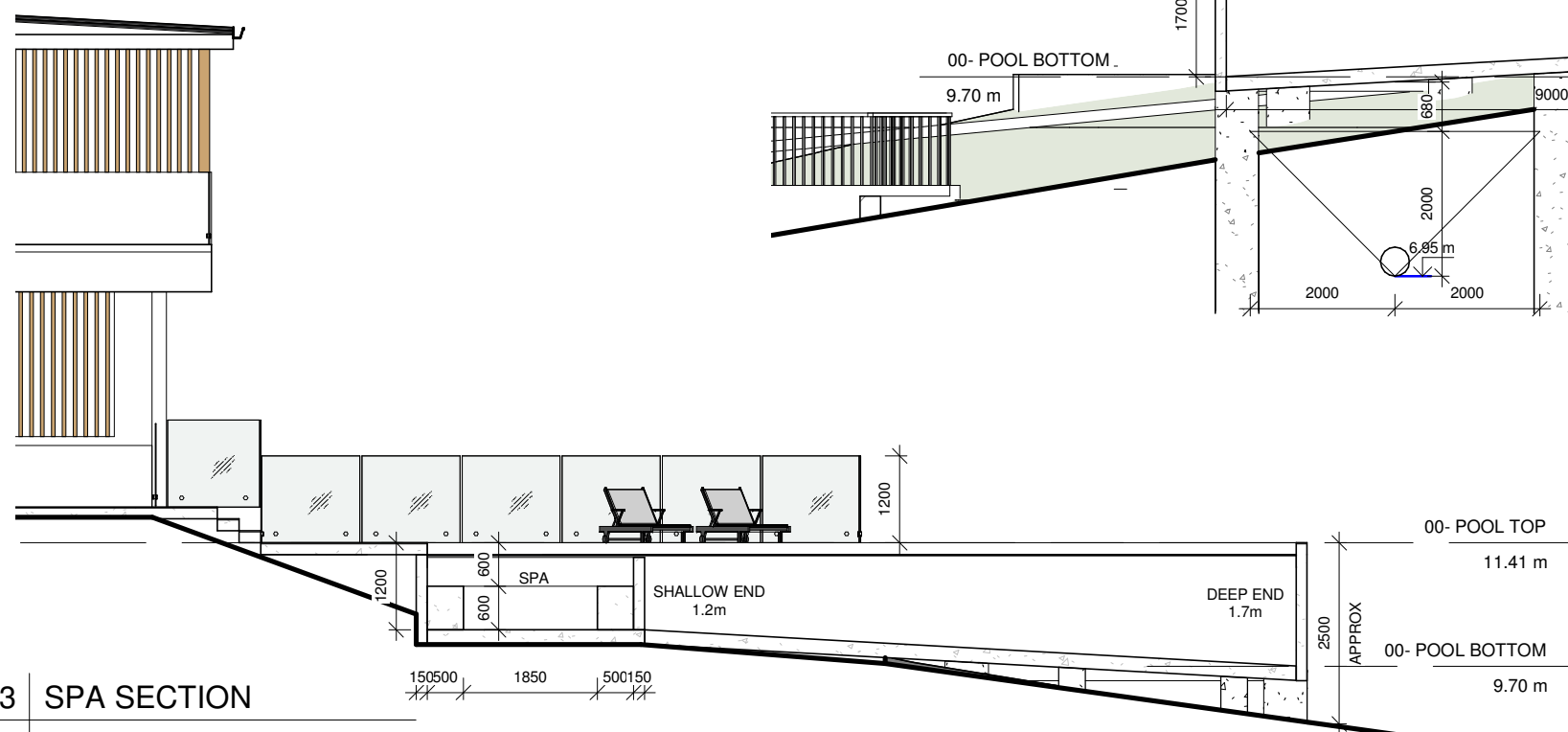




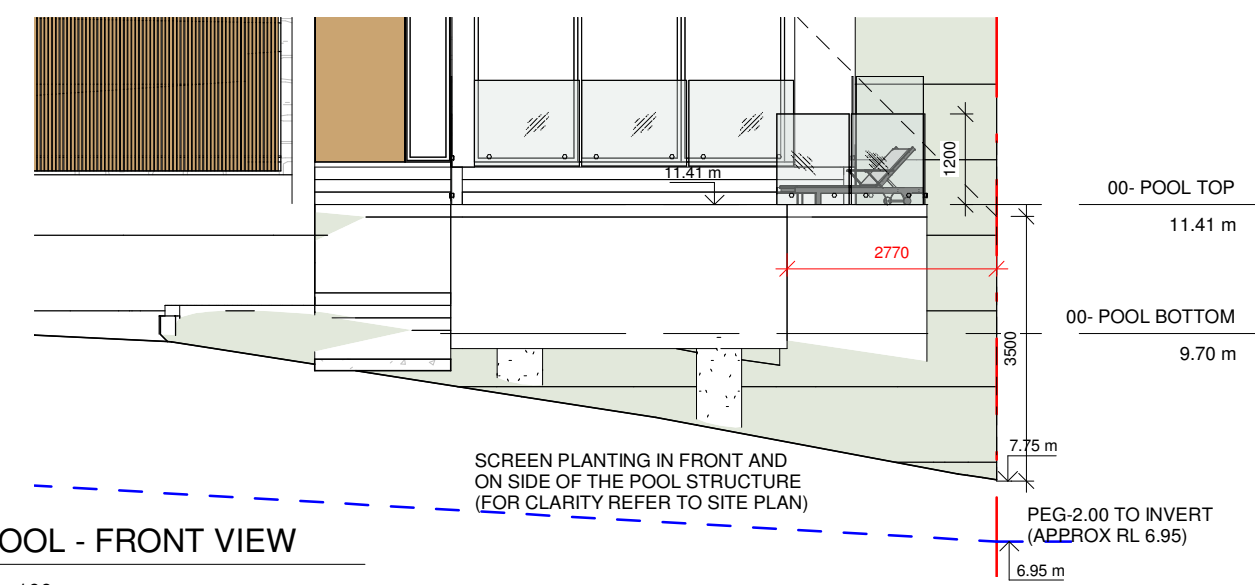
1 01 - LEVEL 1A - POOL PLAN
A110 1 : 100



2 POOL SECTION
A110 1 : 100



3 SPA SECTION
A110 1 : 100



4 POOL - FRONT VIEW
A110 1 : 100

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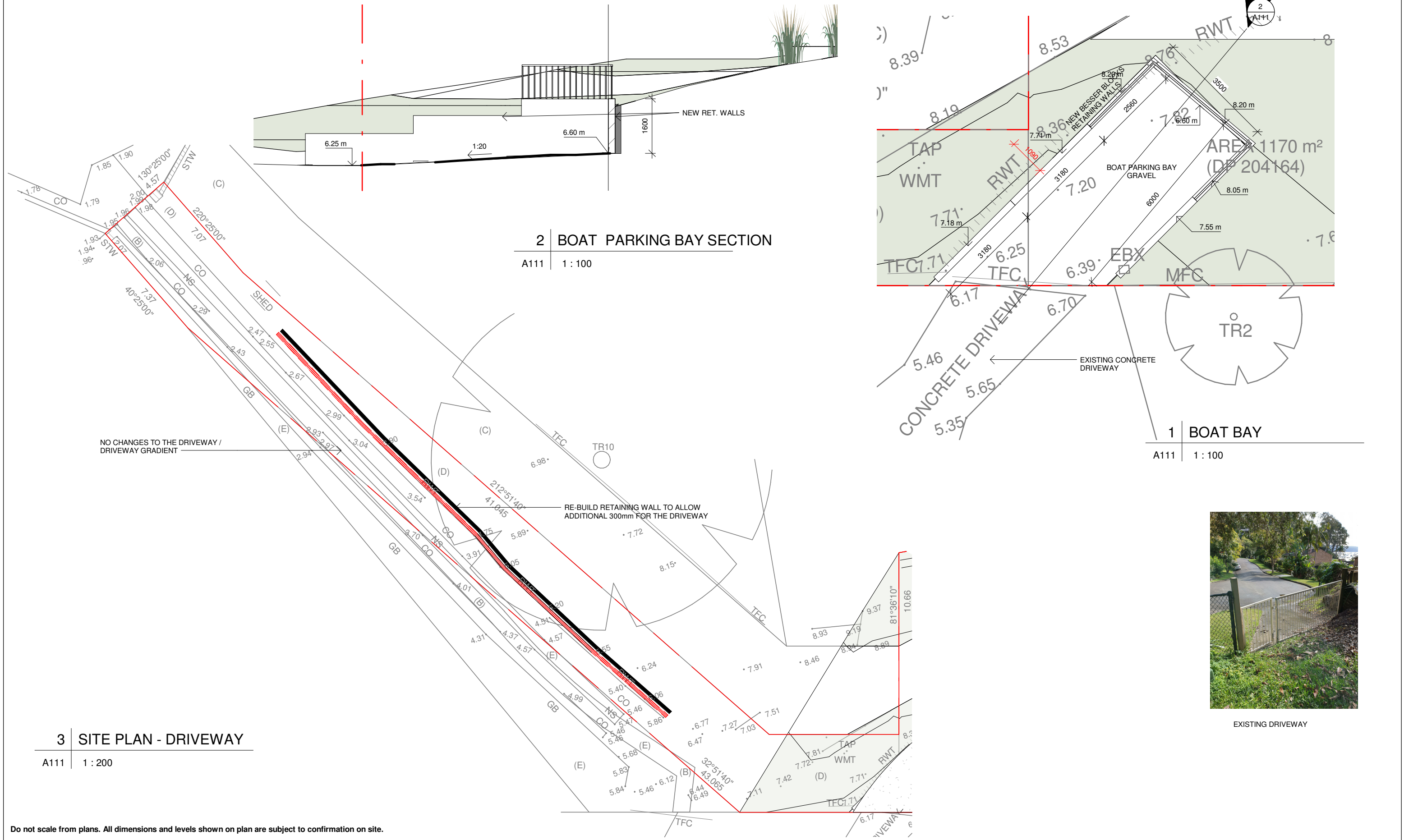


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PROJECT NO.:	AVA.2021012
AT:	139 GEORGE ST, AVALON 2107
FOR:	DARREN KERSHAW

SHEET TITLE:	POOL PLAN
SHEET NO:	A110
SCALE A3:	1 : 100



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PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: BOAT BAY & DRIVEWAY

SHEET NO: A111

SCALE A3: As indicated



2 | 3D View 2

A112



3 | 3D View 3

A112

1 | NORTH

A112 | 1 : 100

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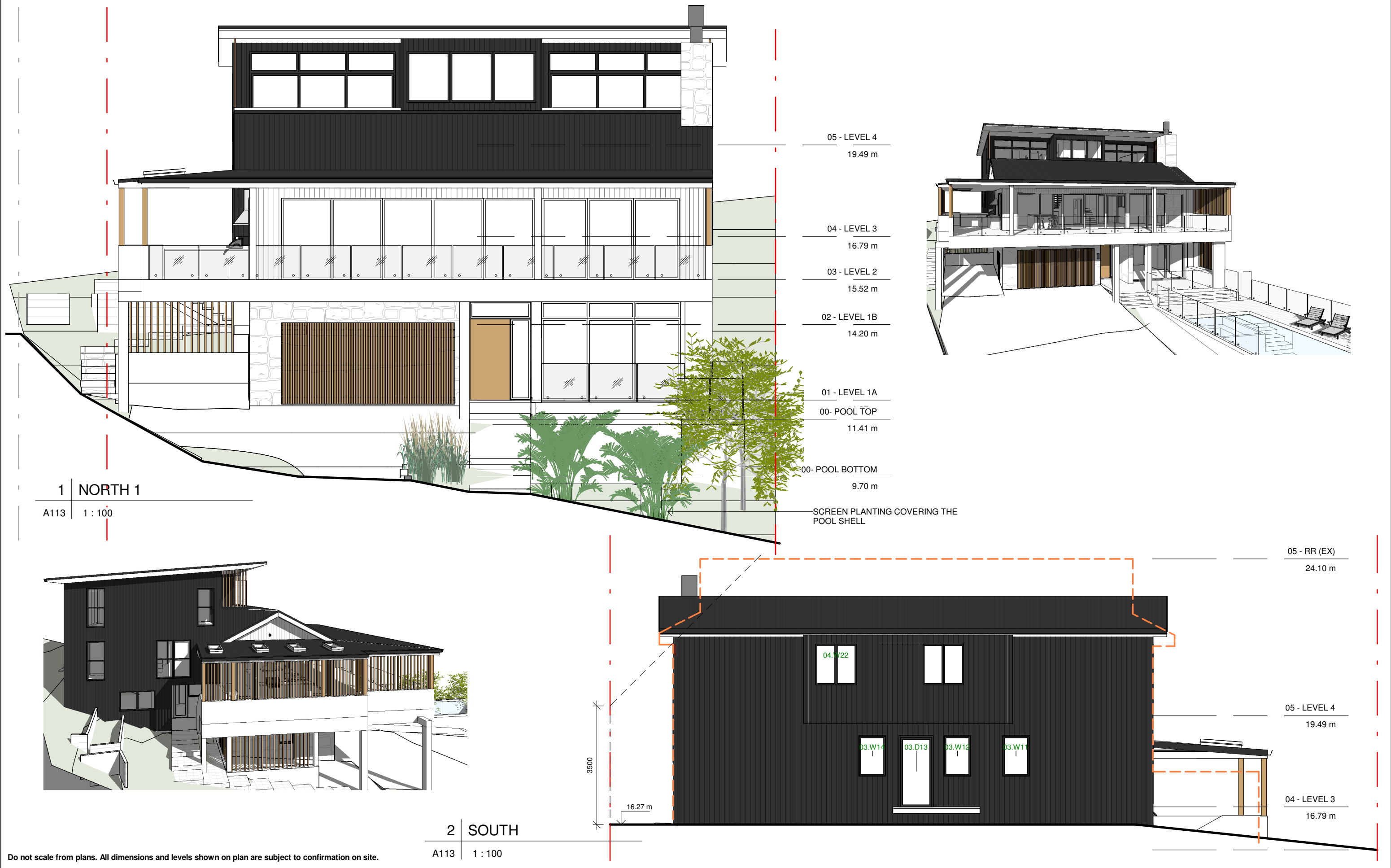
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: ELEVATIONS

SHEET NO: A112

SCALE A3: 1 : 100



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AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: ELEVATION

SHEET NO: A113

SCALE A3: 1 : 100



1 | WEST

A115 1 : 100

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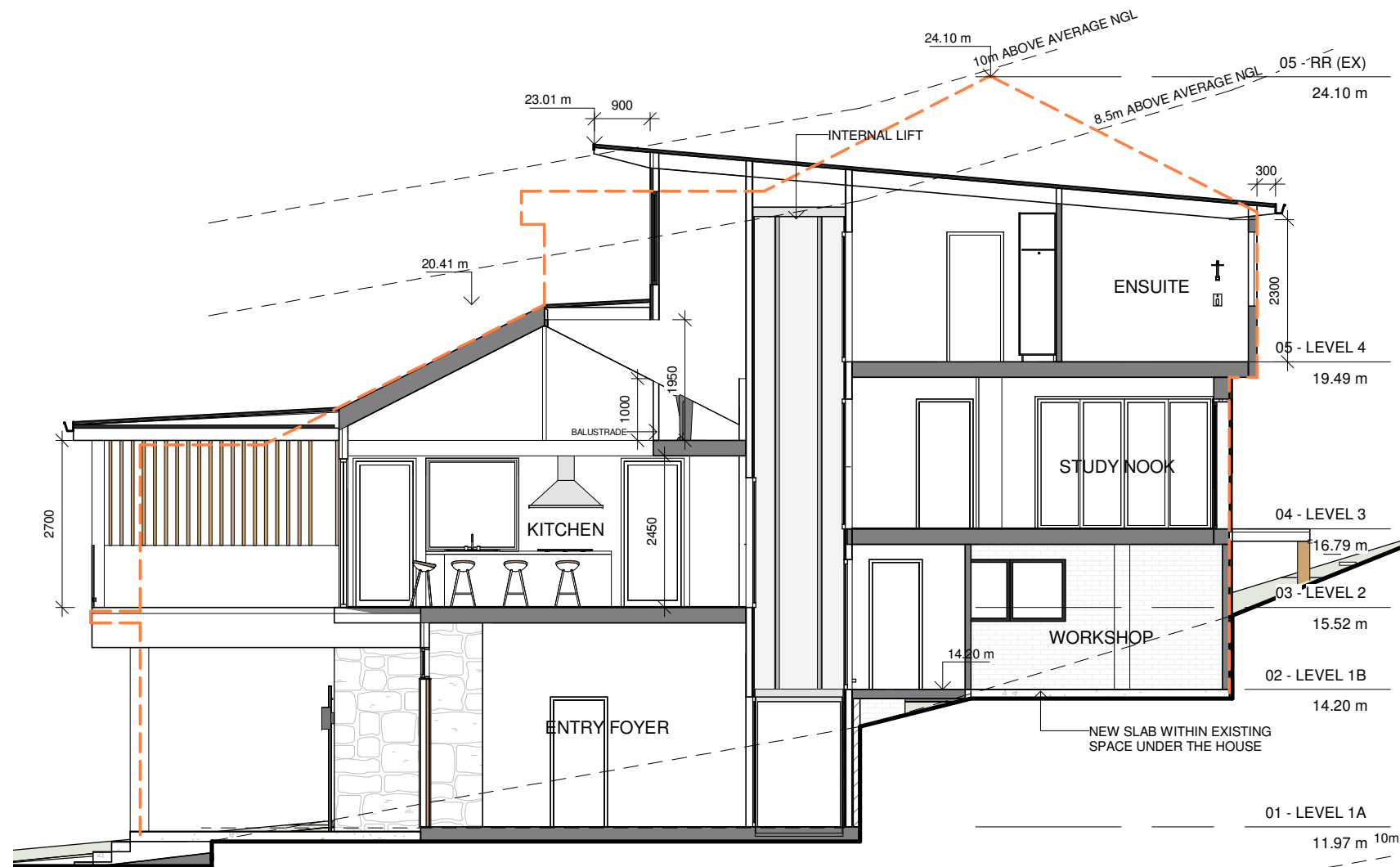
FOR: DARREN KERSHAW

SHEET TITLE: ELEVATIONS

SHEET NO: A115

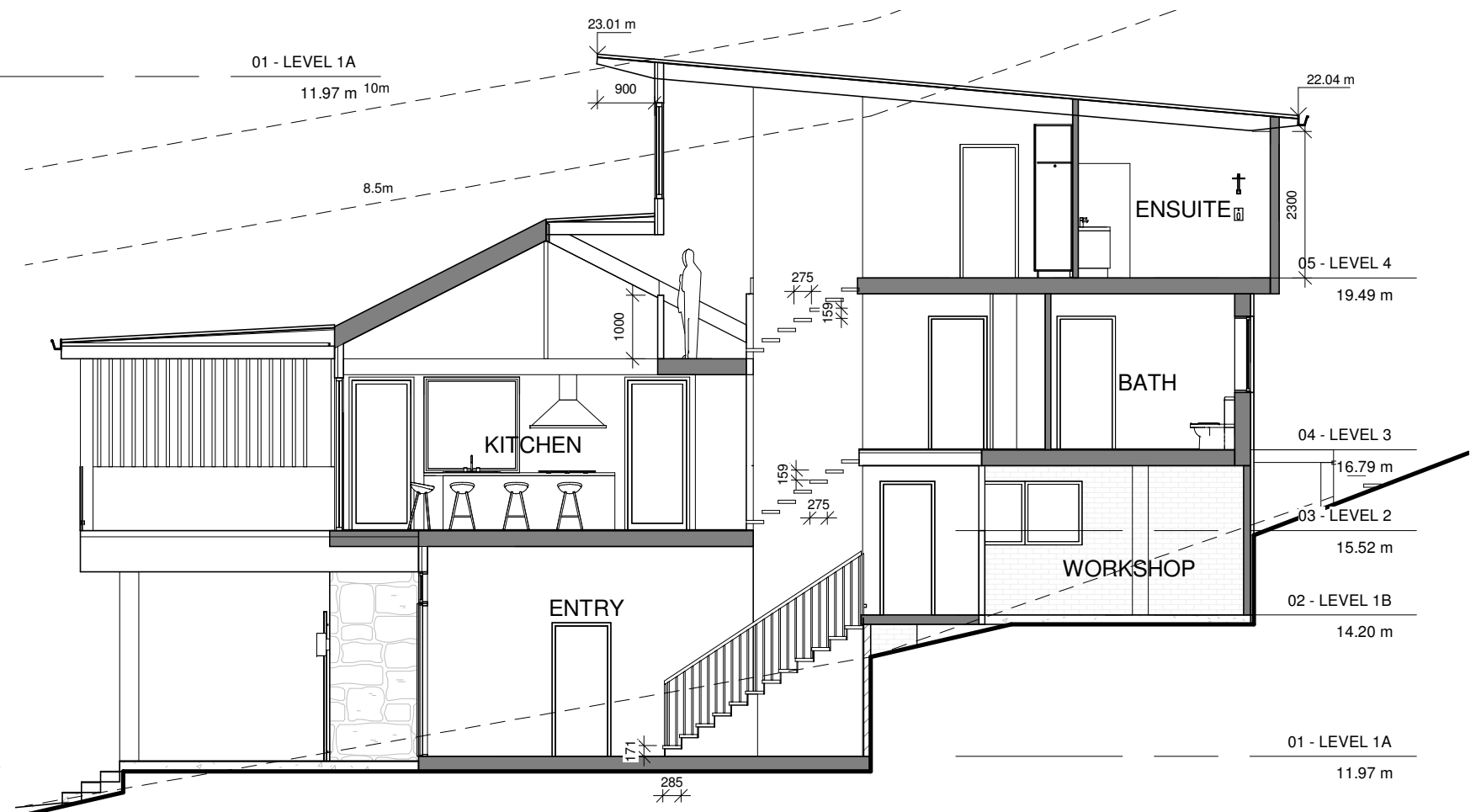
SCALE A3: 1 : 100

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2 SECTION 1-1

A116 1 : 100



1 SECTION 2-2

A116 1 : 100

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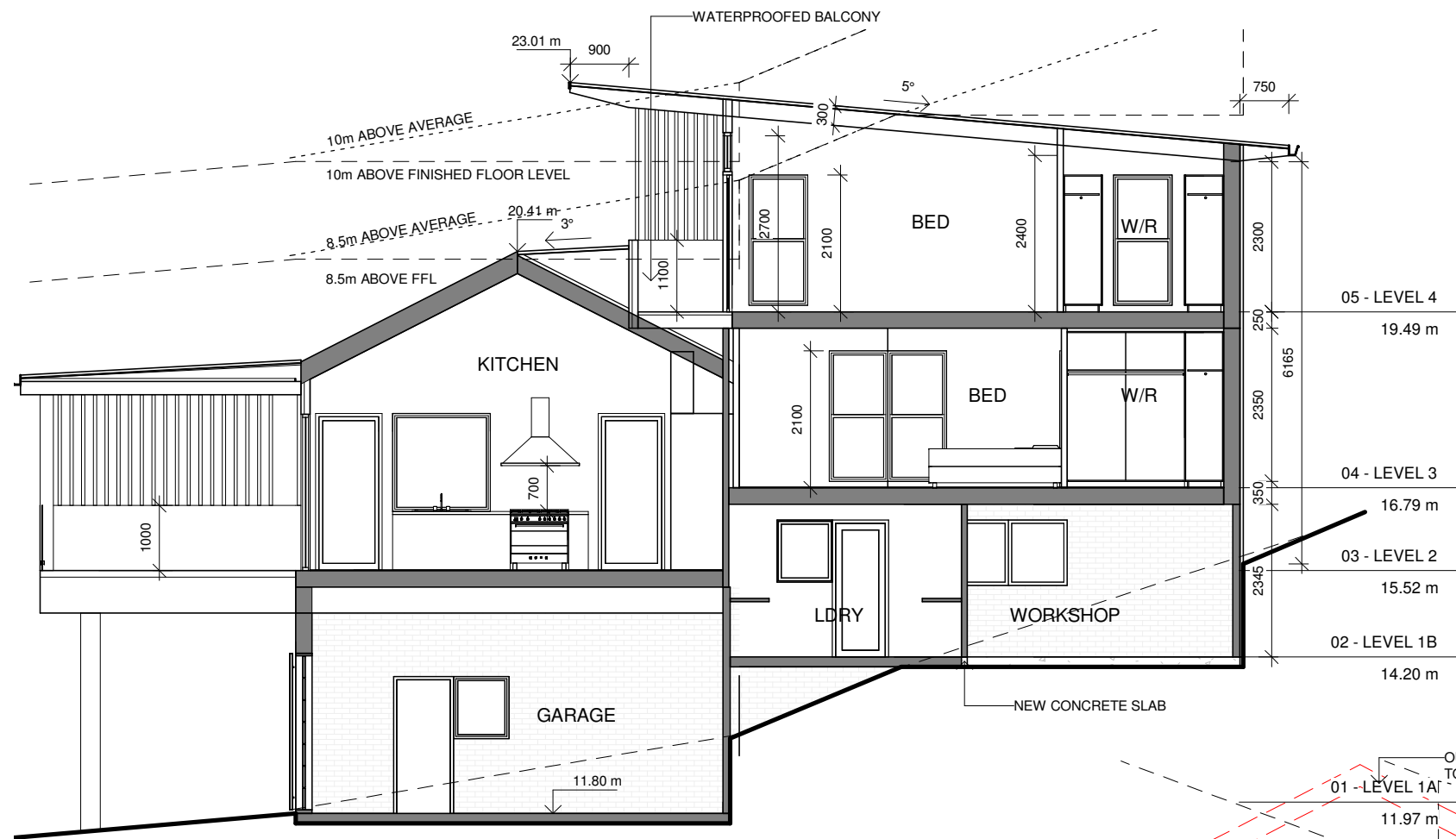
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: SECTIONS

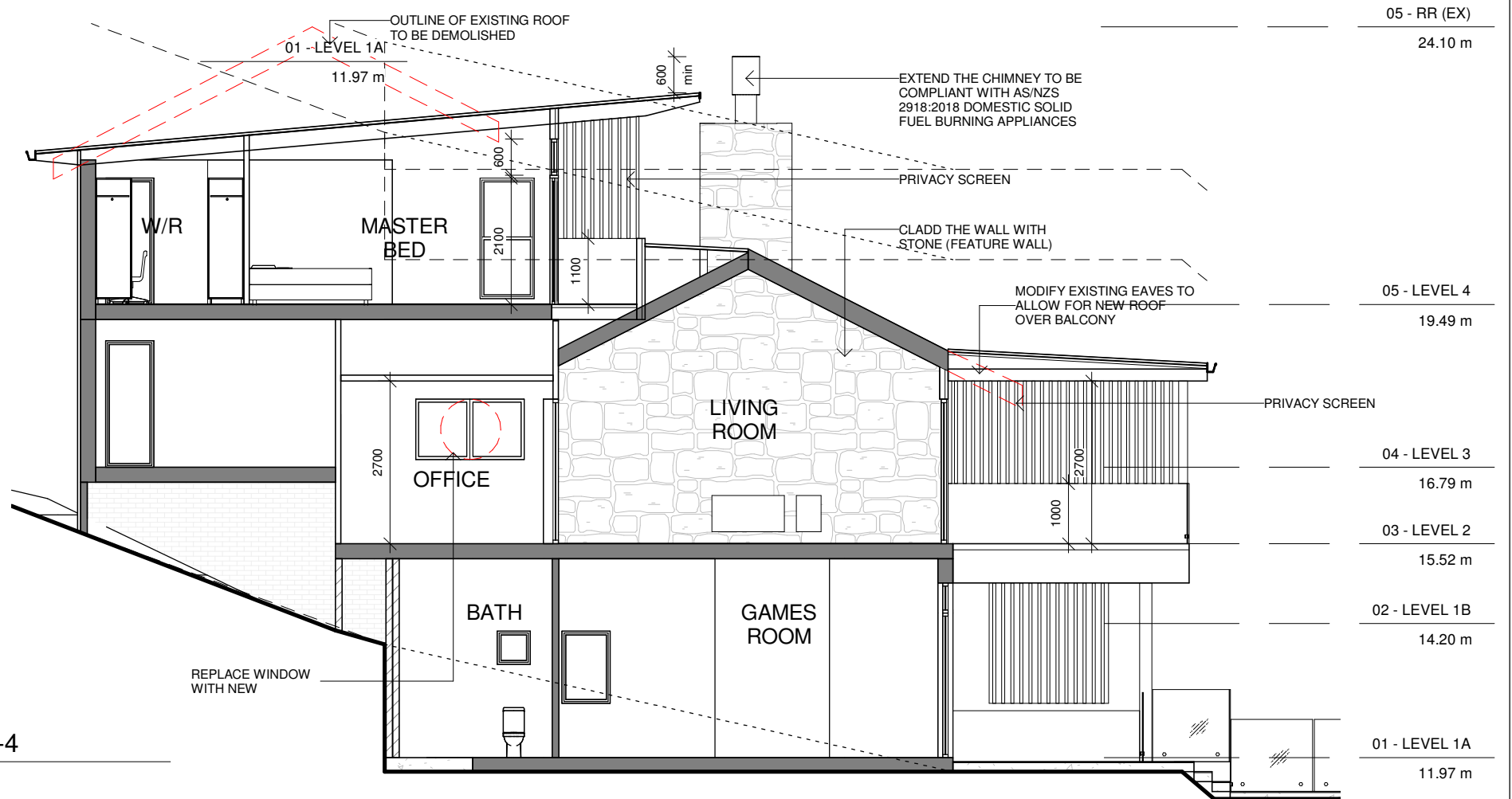
SHEET NO: A116

SCALE A3: 1 : 100



2 SECTION 3-3

A117 1 : 100



1 SECTION 4-4

A117 1 : 100

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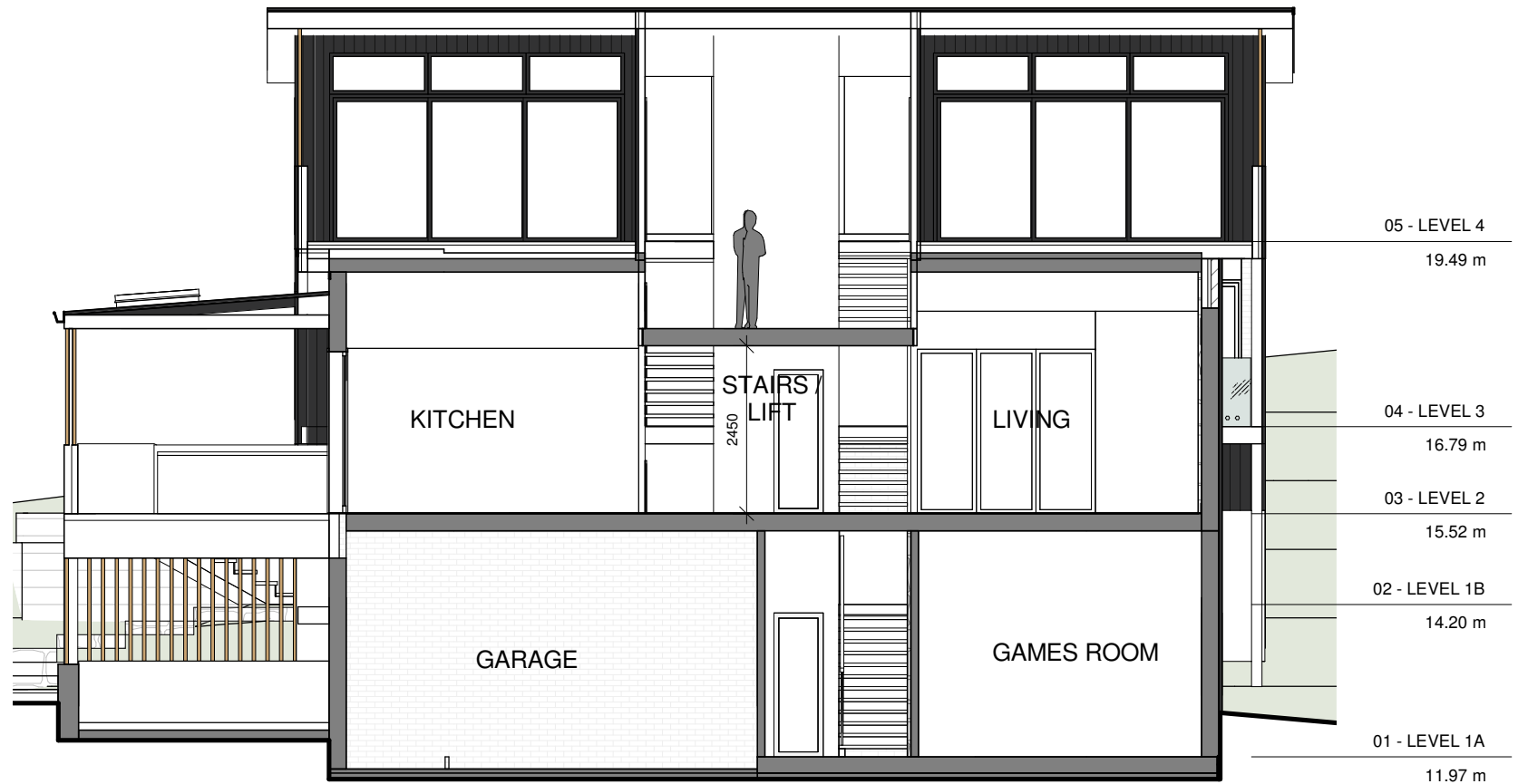
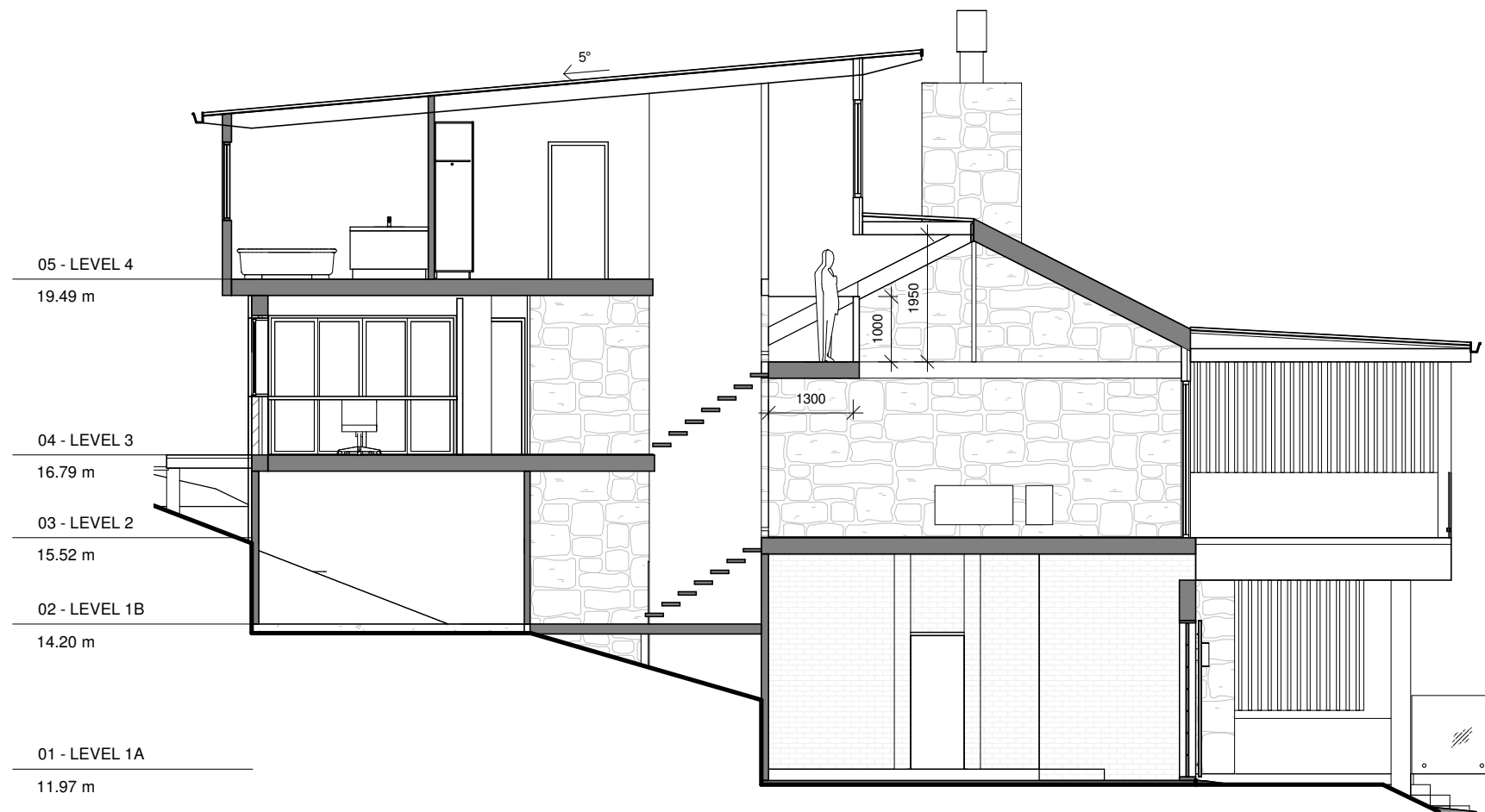
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: SECTIONS

SHEET NO: A117

SCALE A3: 1 : 100



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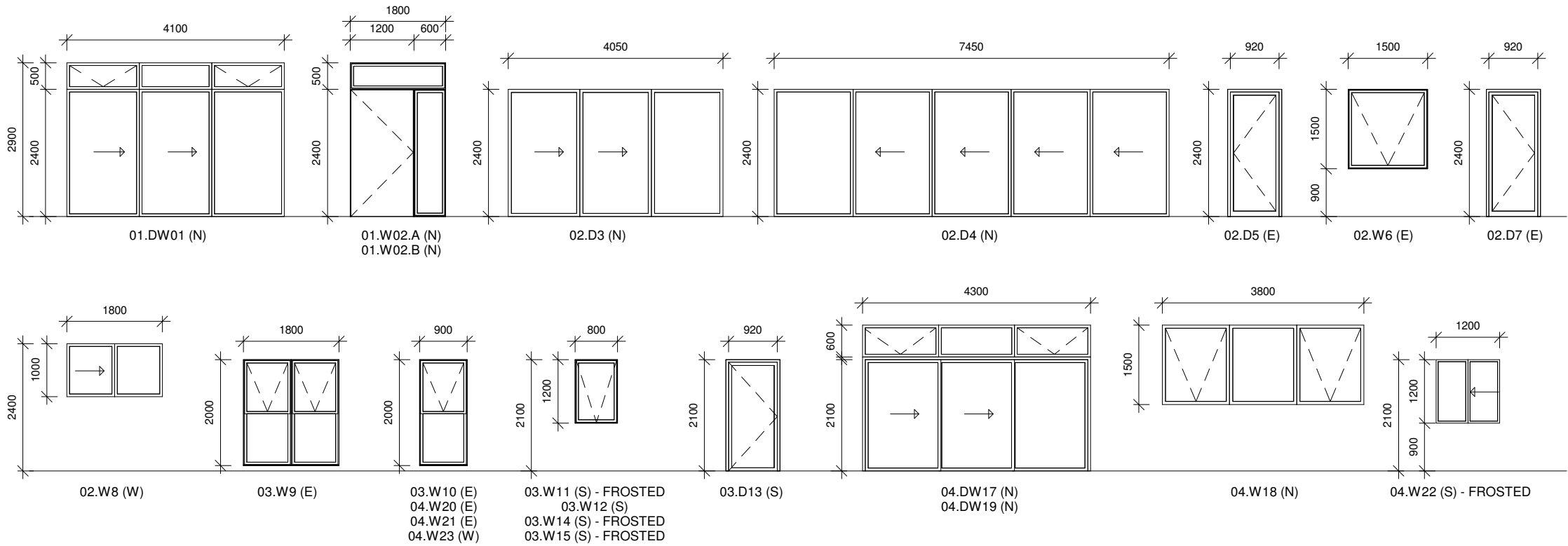
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: SECTIONS

SHEET NO: A118

SCALE A3: 1 : 100



NOTE: ALL DOORS AND WINDOWS ARE SHOWN FROM OUTSIDE.

THIS SCHEDULE WAS PREPARED FOR BASIX AND PRICING PURPOSES ONLY. ALL OPENINING SHOULD BE MEASURED AND DOOR/WINDOW SIZES CONFIRMED PRIOR THE ORDER.

WINDOW & DOOR SCHEDULE

Mark	Width	Height	Area	Comments
01.D01	4100	2400	9.8 m²	N
01.W01	4100	500	2.1 m²	N
01.W02.A	1800	500	0.9 m²	N
01.W02.B	600	2400	1.4 m²	N
02.D03	4050	2400	9.7 m²	
02.D04	7450	2400	17.9 m²	N
02.W6	1500	1500	2.3 m²	E
02.W8	1800	1000	1.8 m²	W
03.W9.A	900	2000	1.8 m²	E
03.W9.B	900	2000	1.8 m²	E
03.W10	900	2000	1.8 m²	E
03.W11	800	1200	1.0 m²	S
03.W12	800	1200	1.0 m²	S
03.W14	800	1200	1.0 m²	S
03.W15	800	1200	1.0 m²	
04.W17	4300	600	2.6 m²	N
04.W18	3800	1500	5.7 m²	N
04.W19	4300	600	2.6 m²	N
04.W20	900	2000	1.8 m²	E
04.W21	900	2000	1.8 m²	E
04.W22	1200	1200	1.4 m²	S
04.W23	900	2000	1.8 m²	W

DOOR SCHEDULE

Mark	Width	Height	Area	Comments
02.D5	920	2350	2.2 m²	E
02.D7	920	2350	2.2 m²	E
03.D13	920	2050	1.9 m²	S
04.D17	4200	2100	8.8 m²	N
04.D19	4200	2100	8.8 m²	N

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	16.07.2021	EXISTING	KM	-
2B	24.01.2022	CONCEPT	KM	
1	18.02.2022	DA ISSUE	KM	

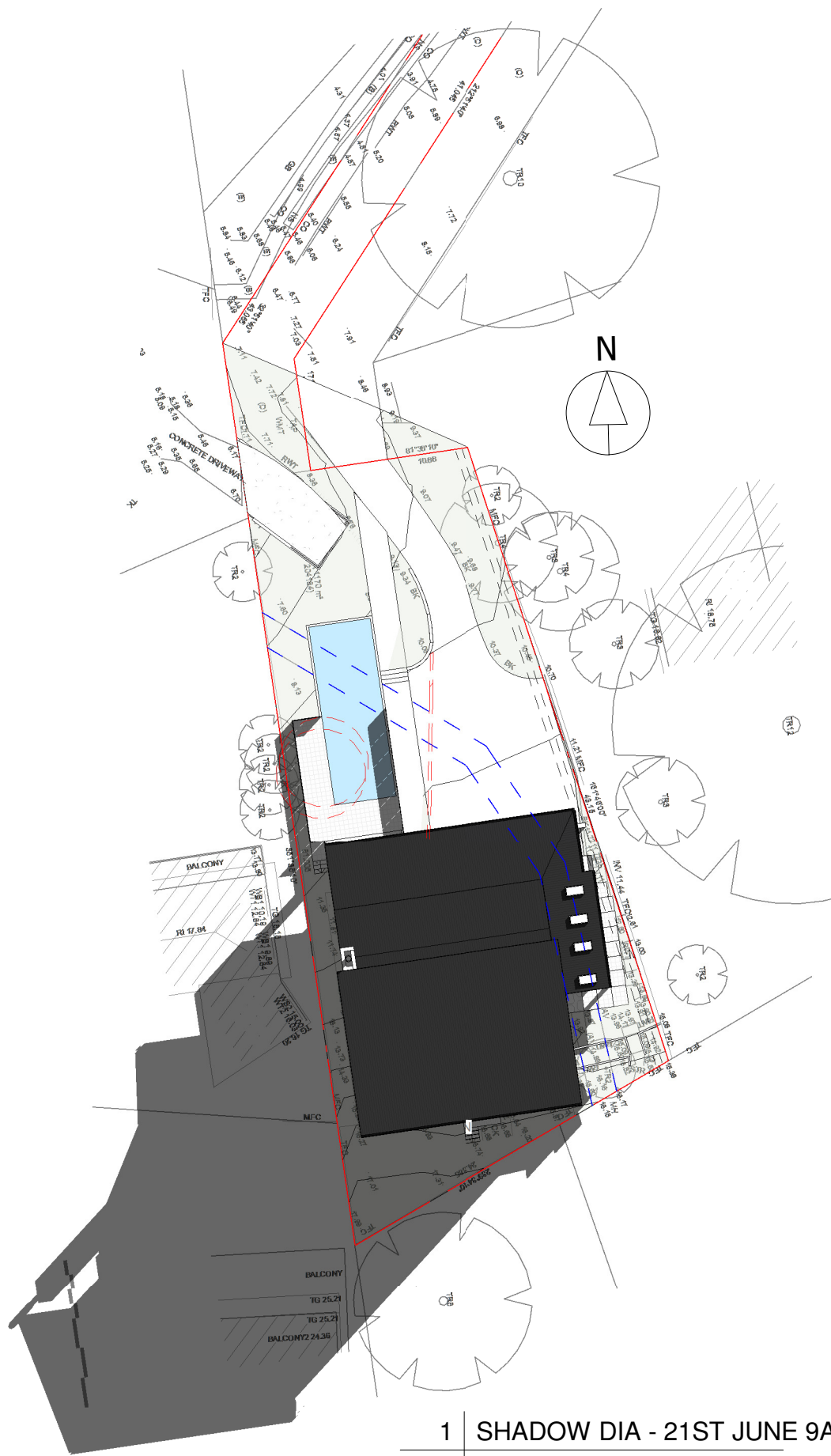
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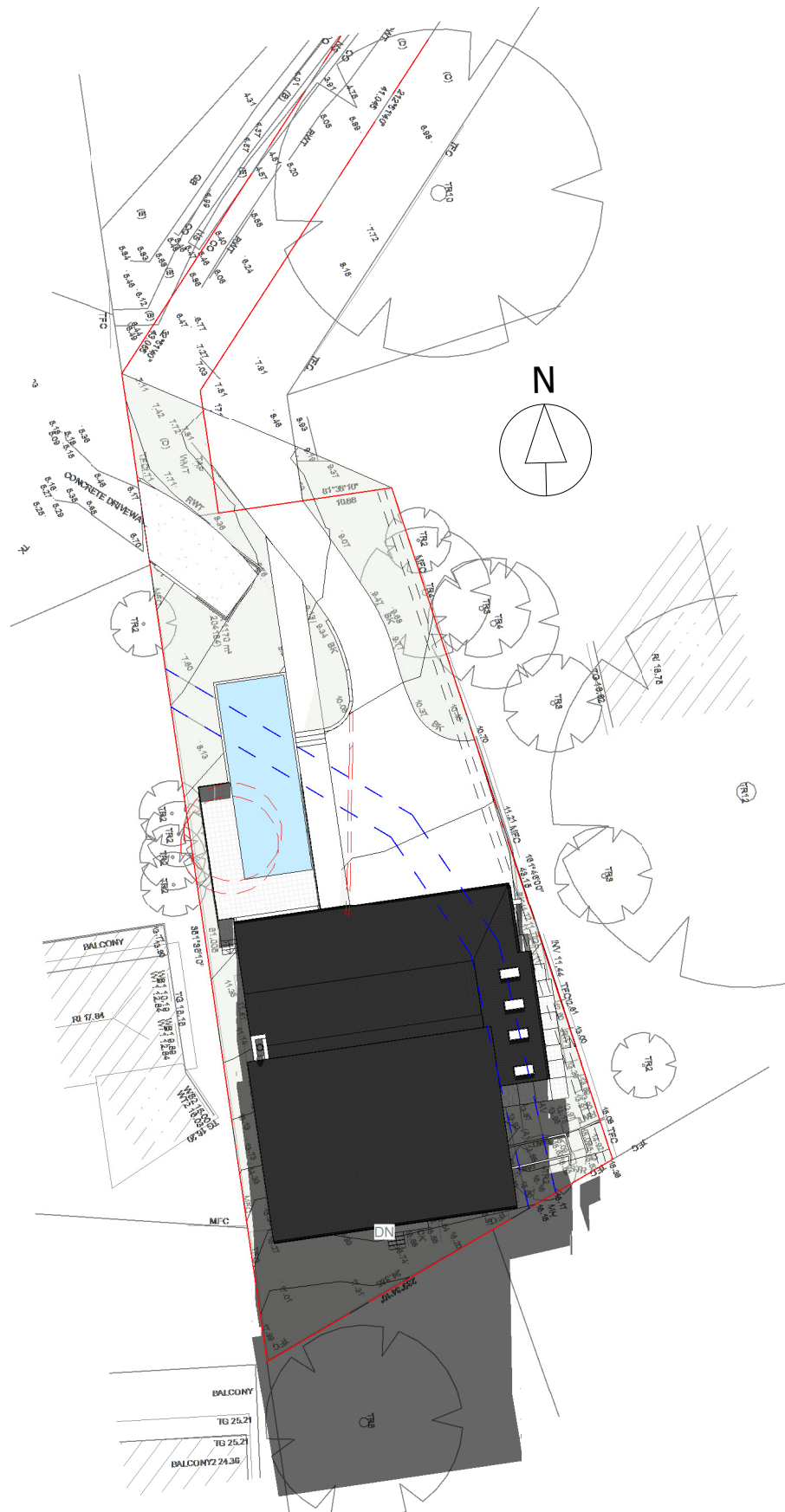
E: info@bsbd.com.au

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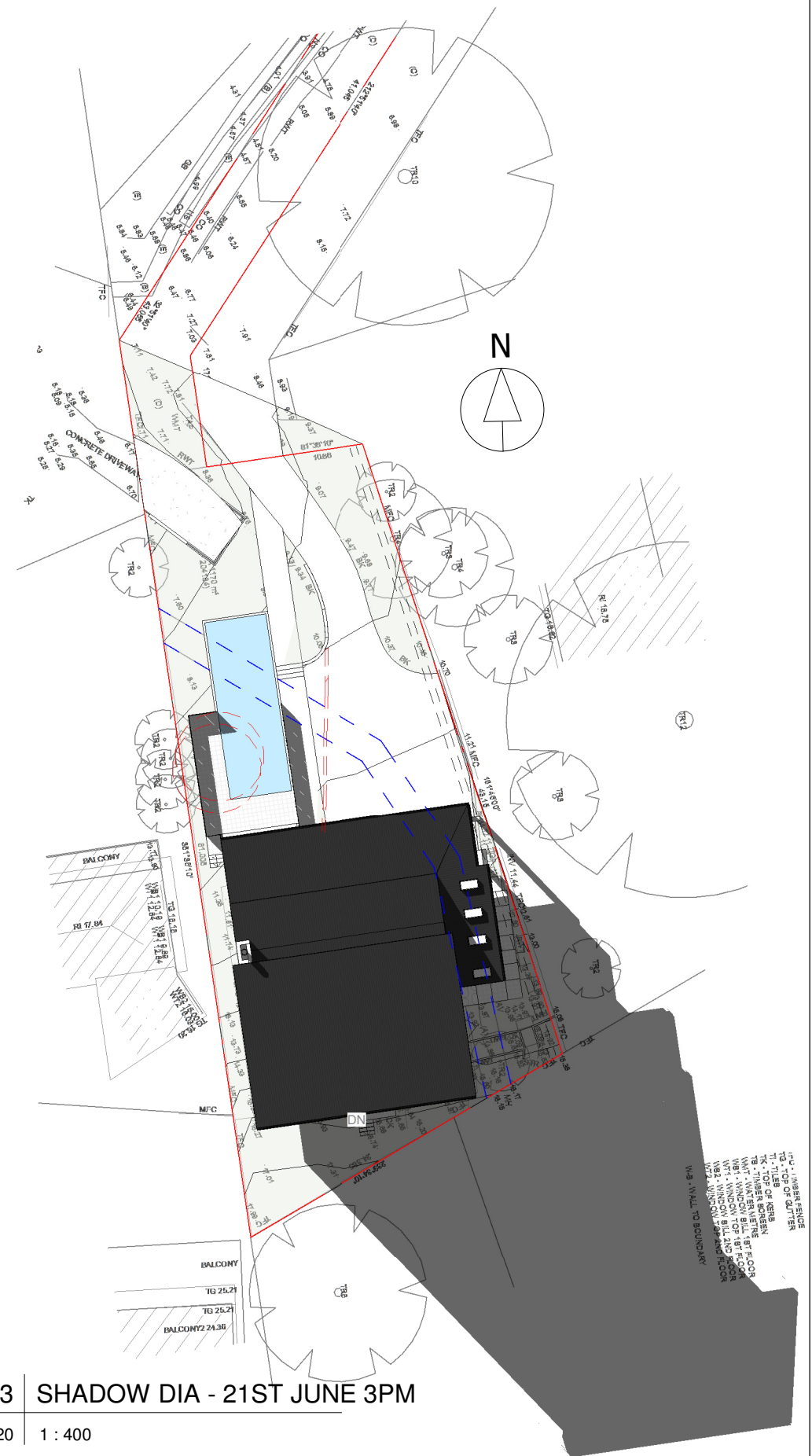
PROJECT TITLE:	ALTERATION & ADDITION	SHEET TITLE:	DOOR AND WINDOW SCHEDULE
PROJECT NO.:	AVA.2021012		
AT:	139 GEORGE ST, AVALON 2107	SHEET NO:	A119
FOR:	DARREN KERSHAW	SCALE A3:	1 : 100



1 | SHADOW DIA - 21ST JUNE 9AM
A120 | 1 : 400



2 | SHADOW DIA - 21ST JUNE 12PM
A120 | 1 : 400



3 | SHADOW DIA - 21ST JUNE 3PM
A120 | 1 : 400

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	16.07.2021	EXISTING	KM	-
2B	24.01.2022	CONCEPT	KM	
1	18.02.2022	DA ISSUE	KM	

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: SHADOW DIAGRAM - PROPOSED

SHEET NO: A120

SCALE A3: 1 : 400