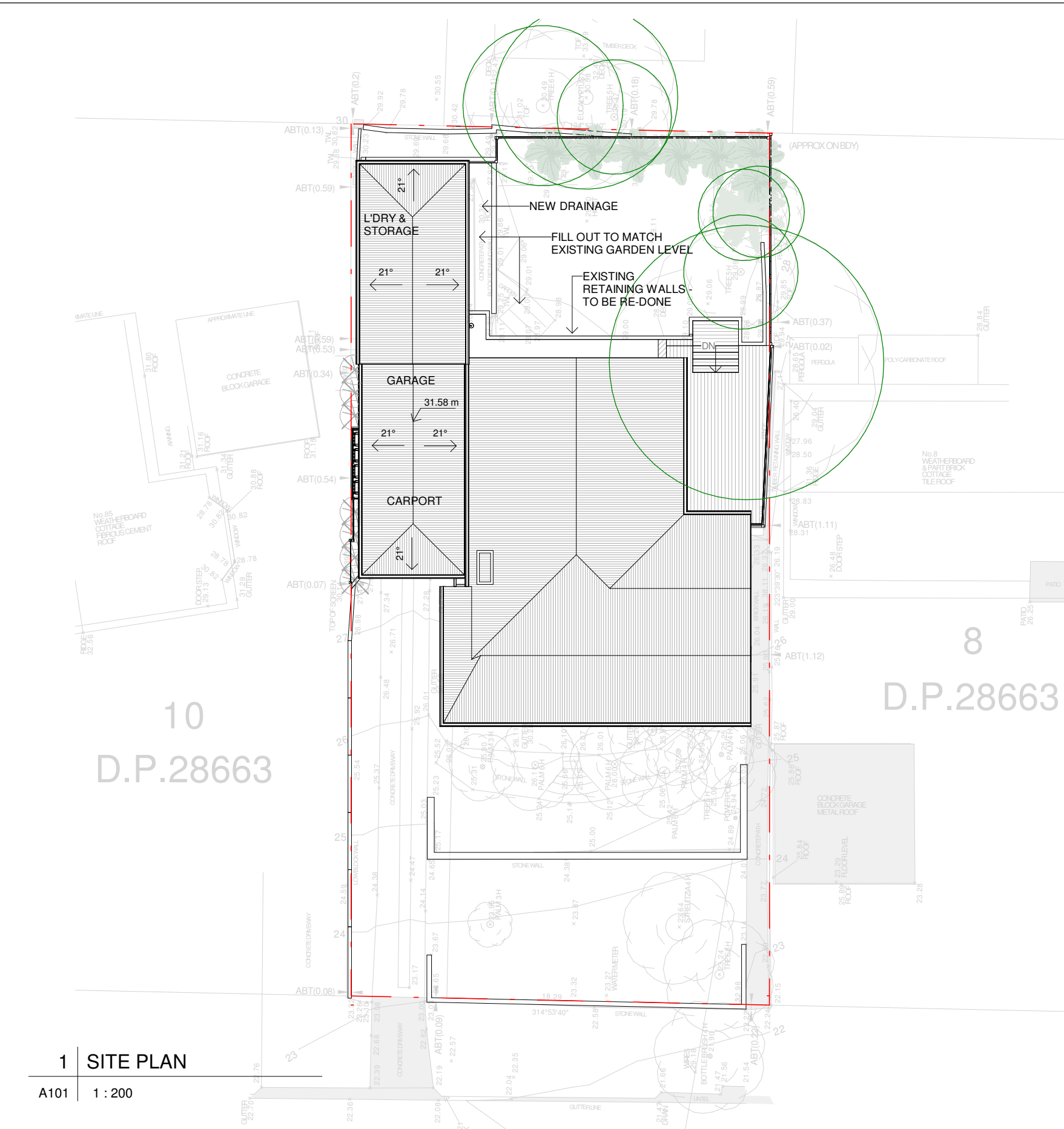
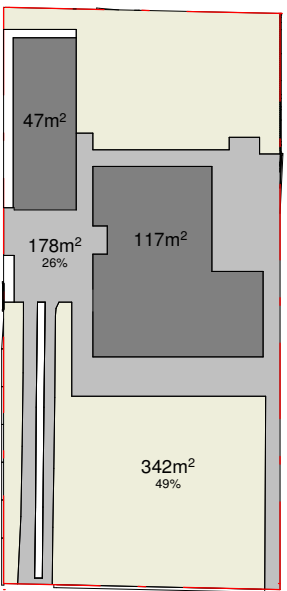
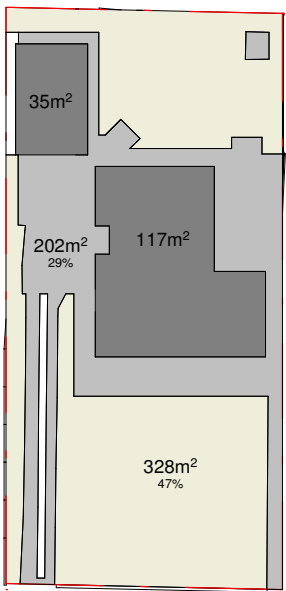


87 Dolphin Cres, Avalon Beach





CALCULATION TABLE			
ZONE	E4 - ENVIRONMENTAL LIVING		
HAZARDS	-		
SITE AREA	696.8 m ²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5 m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
TOTAL GROSS FLOOR AREA	110 m ²	-	110 m ²
GARAGE	30 m ²	30 m ²	42 m ²
SITE COVERAGE	152m ² / 22%	-	164 m ² / 24%
HARD SURFACE	202 m ² / 29%	21 m ²	178 m ² / 26%
SOFT LANDSCAPING	328 m ² / 47%	-	342 m ² / 49%



4 | SITE PLAN CALC. - EXISTING
A101 | 1 : 500

3 | SITE PLAN CALC. - PROPOSED
A101 | 1 : 500

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

Site Plan Calc. Legend
1 : 500

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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BUILDING DESIGNS

PO BOX 167

Newport 2106

E: info@bsbd.com.au

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PROJECT TITLE:

Alteration & addition

PROJECT NO.:

2020010

AT:

87 Dolphin Cres, Avalon Beach

FOR:

Sally Rhys Jones

SHEET TITLE:

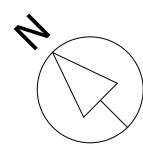
SITE PLAN

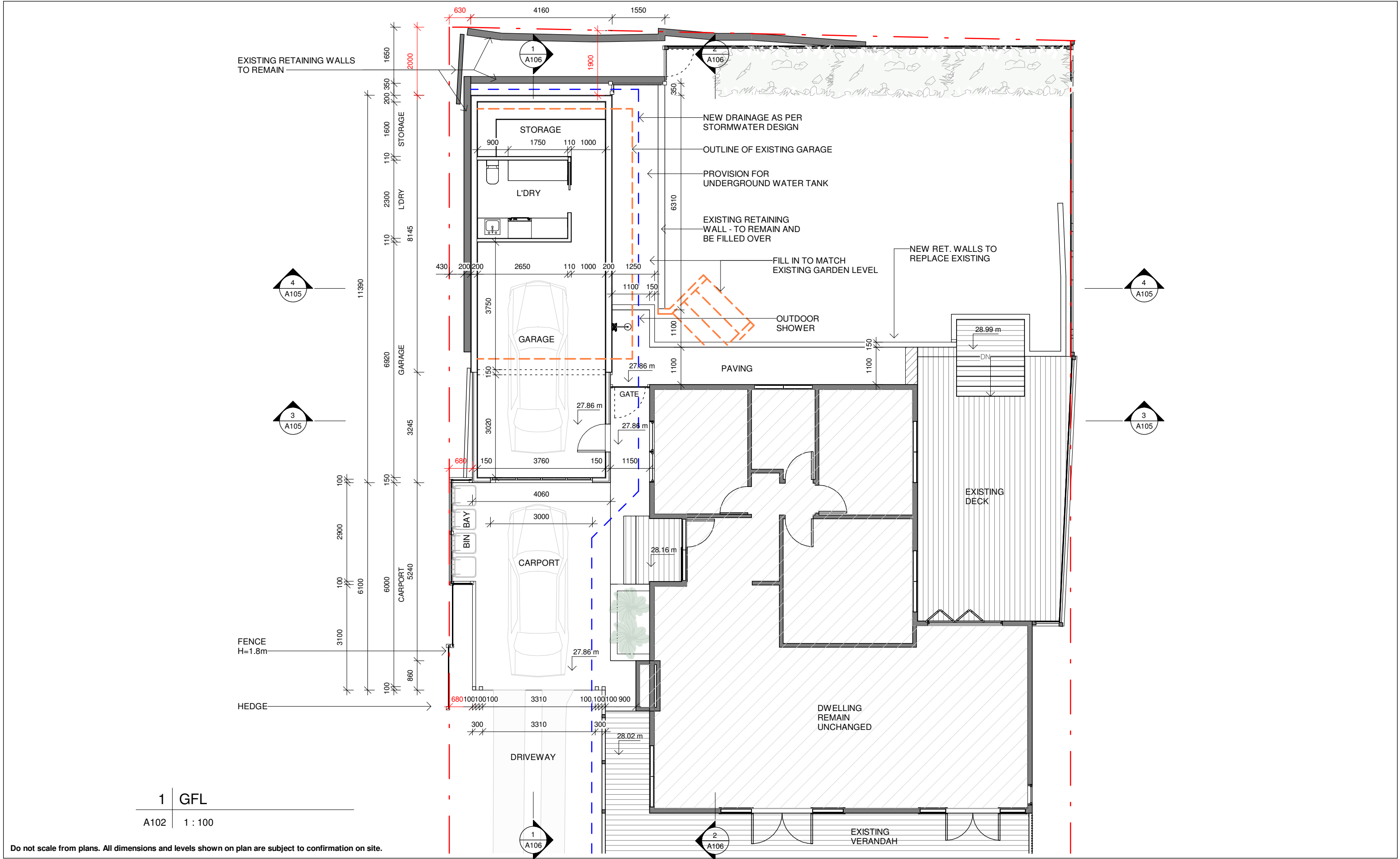
SHEET NO:

A101

SCALE A3:

As indicated





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FOR:

Sally Rhys Jones

SHEET TITLE:

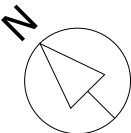
GARAGE PLAN

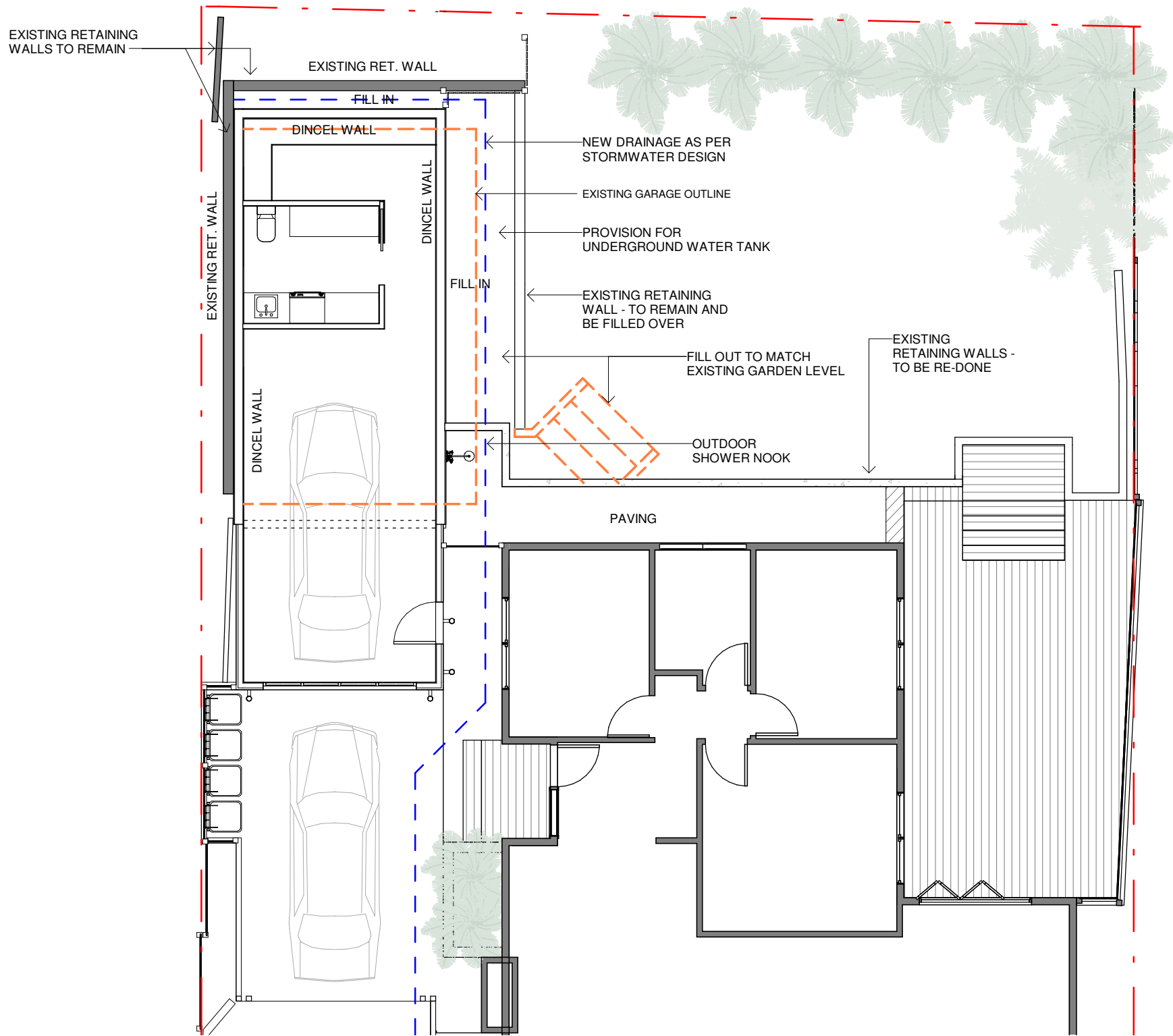
SHEET NO:

A102

SCALE A3:

1 : 100

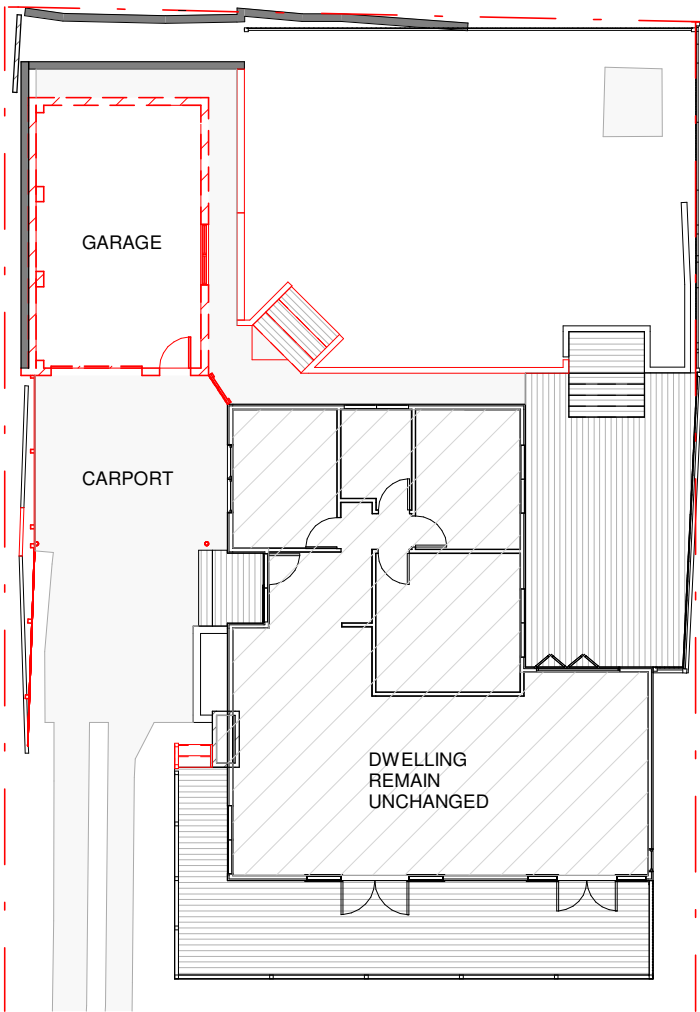




1 | RET. WALLS
A103 | 1 : 100

NOTES:

- 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
- Termite protection to be in accordance with AS 3600.1 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries 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
- Smoke alarms to be installed in accordance with NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.



3 | GFL - DEMOLITION
A103 | 1 : 200

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PROJECT TITLE:

Alteration & addition

PROJECT NO.:

2020010

AT:

87 Dolphin Cres, Avalon Beach

FOR:

Sally Rhys Jones

SHEET TITLE:

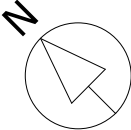
RETAINING WALLS

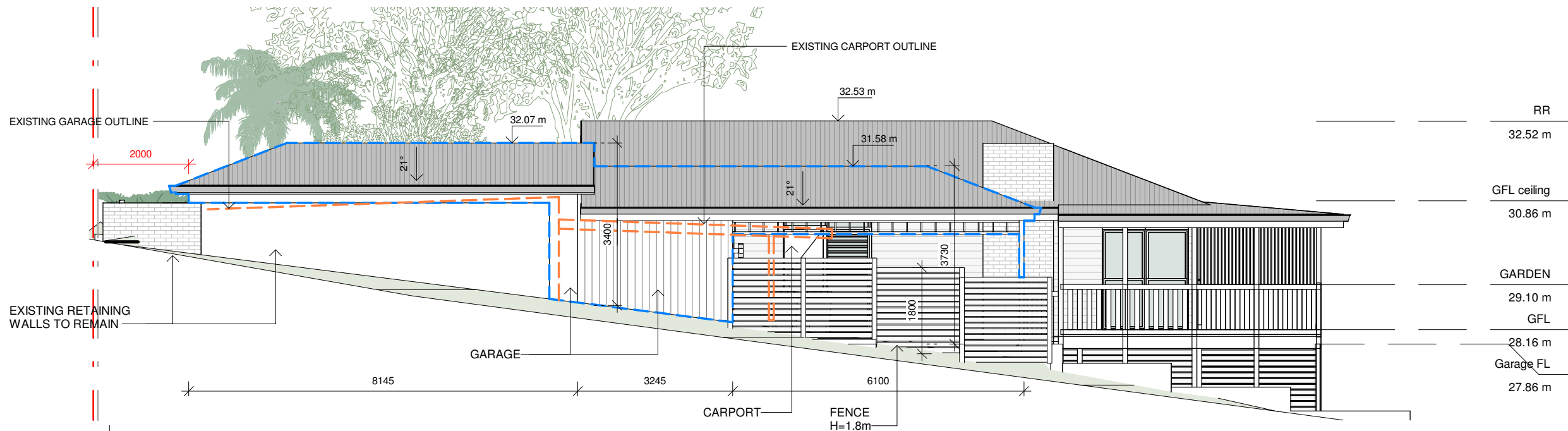
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A103

SCALE A3:

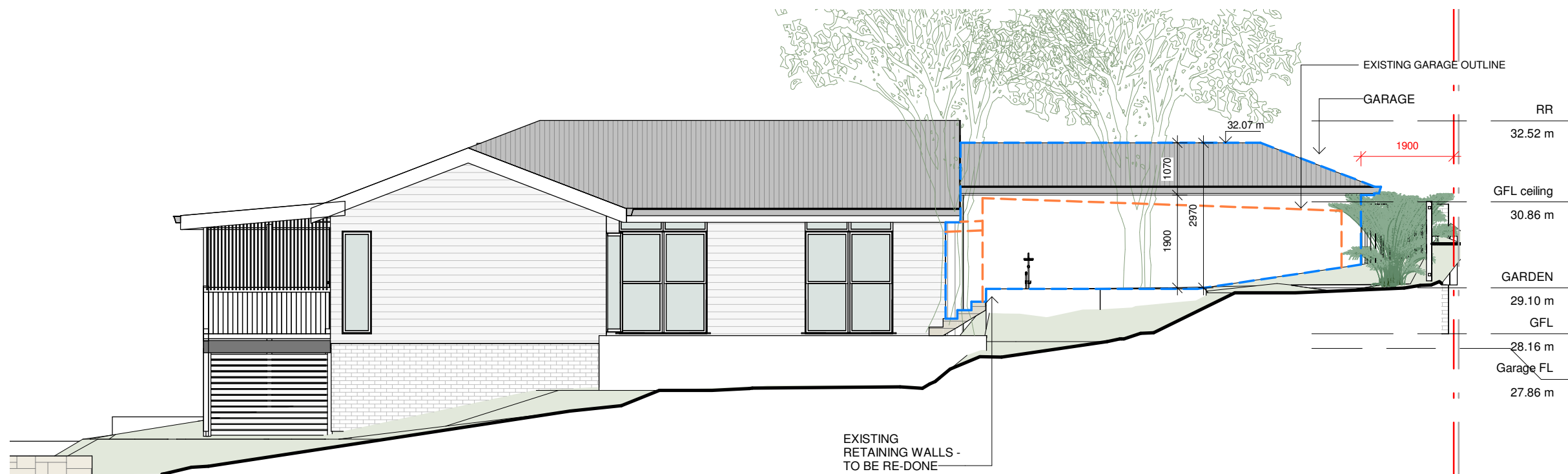
As indicated





1 NW ELEVATION

A104 1 : 100



2 SE ELEVATION

A104 1 : 100



ROOF AND EXTERNAL WALL FINISH
TO MATCH EXISTING

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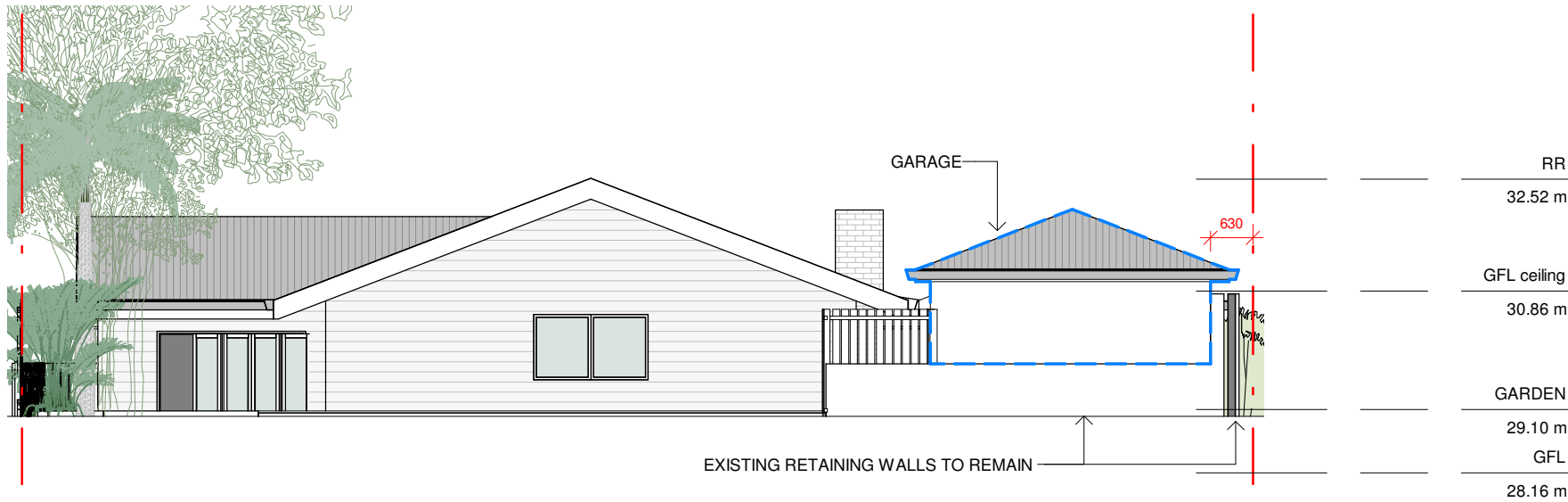
PROJECT TITLE: Alteration & addition
PROJECT NO.: 2020010
AT: 87 Dolphin Cres, Avalon Beach
FOR: Sally Rhys Jones

SHEET TITLE: ELEVATIONS

SHEET NO: A104

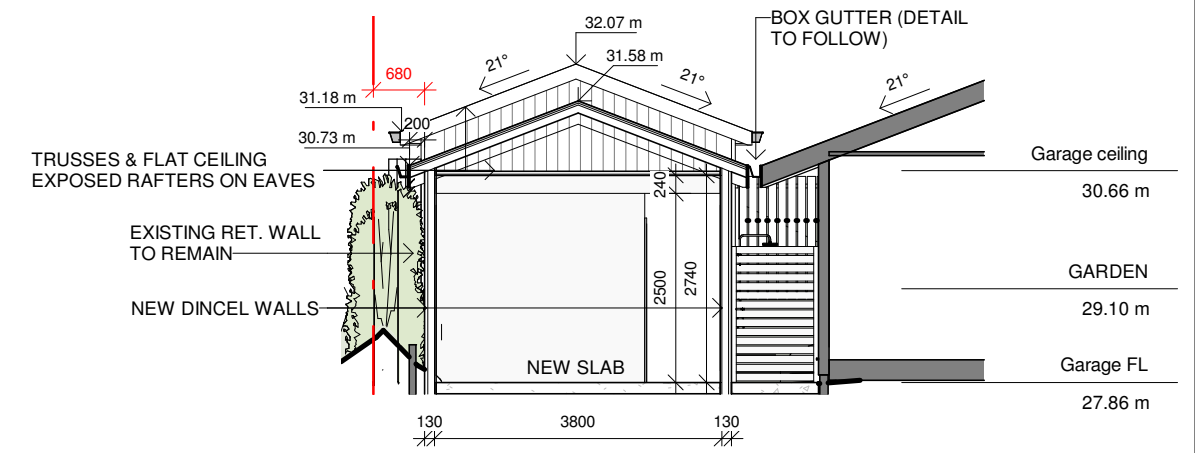
SCALE A3: 1 : 100

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1 NE ELEVATION

A105 1 : 100



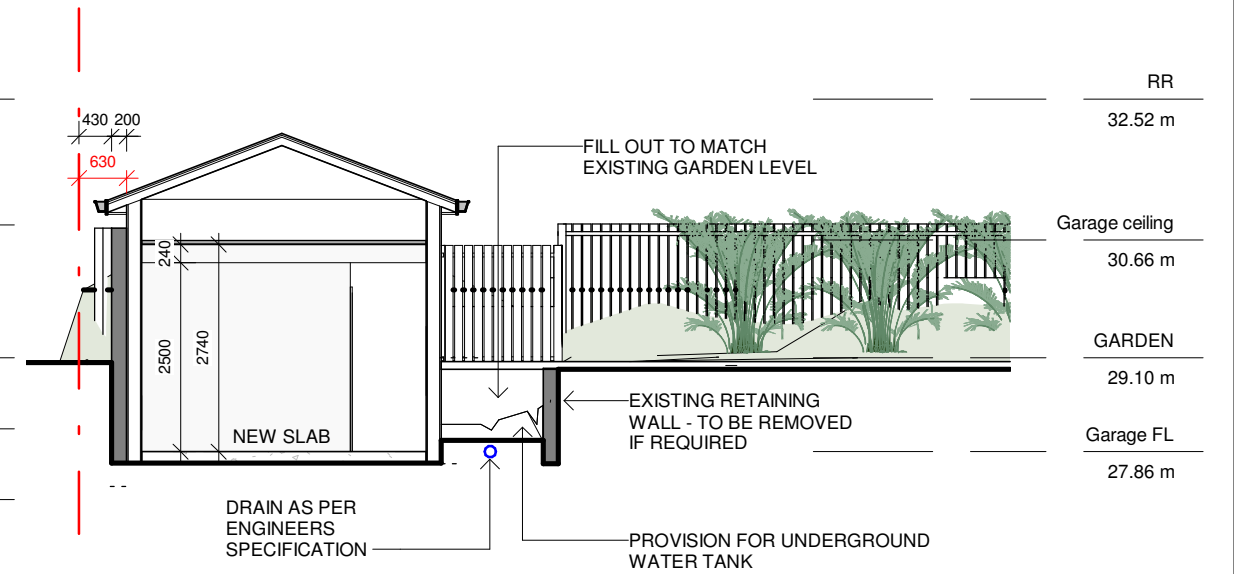
3 Section 2

A105 1 : 100



2 SW ELEVATION

A105 1 : 100



4 Section 3

A105 1 : 100

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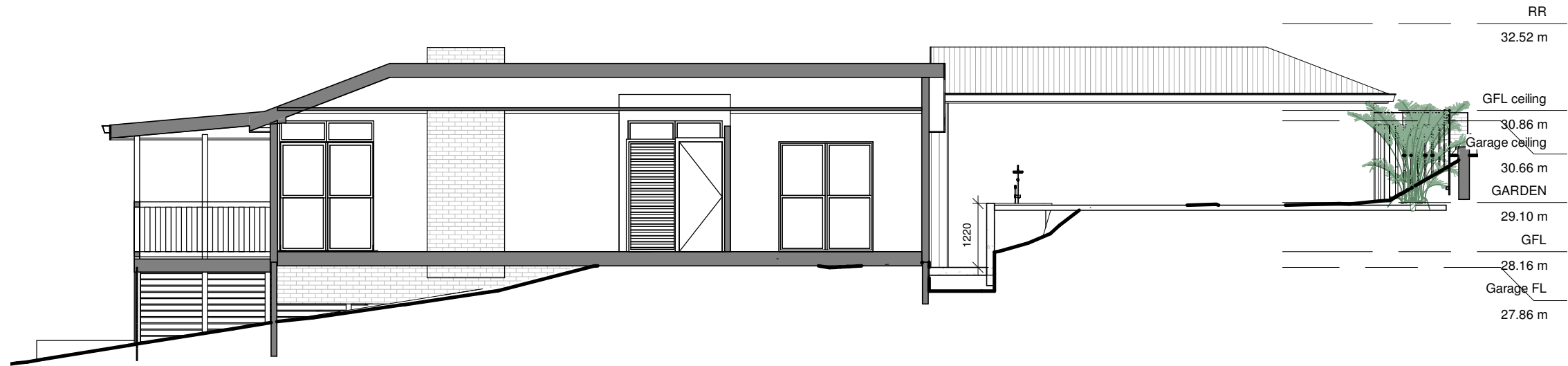
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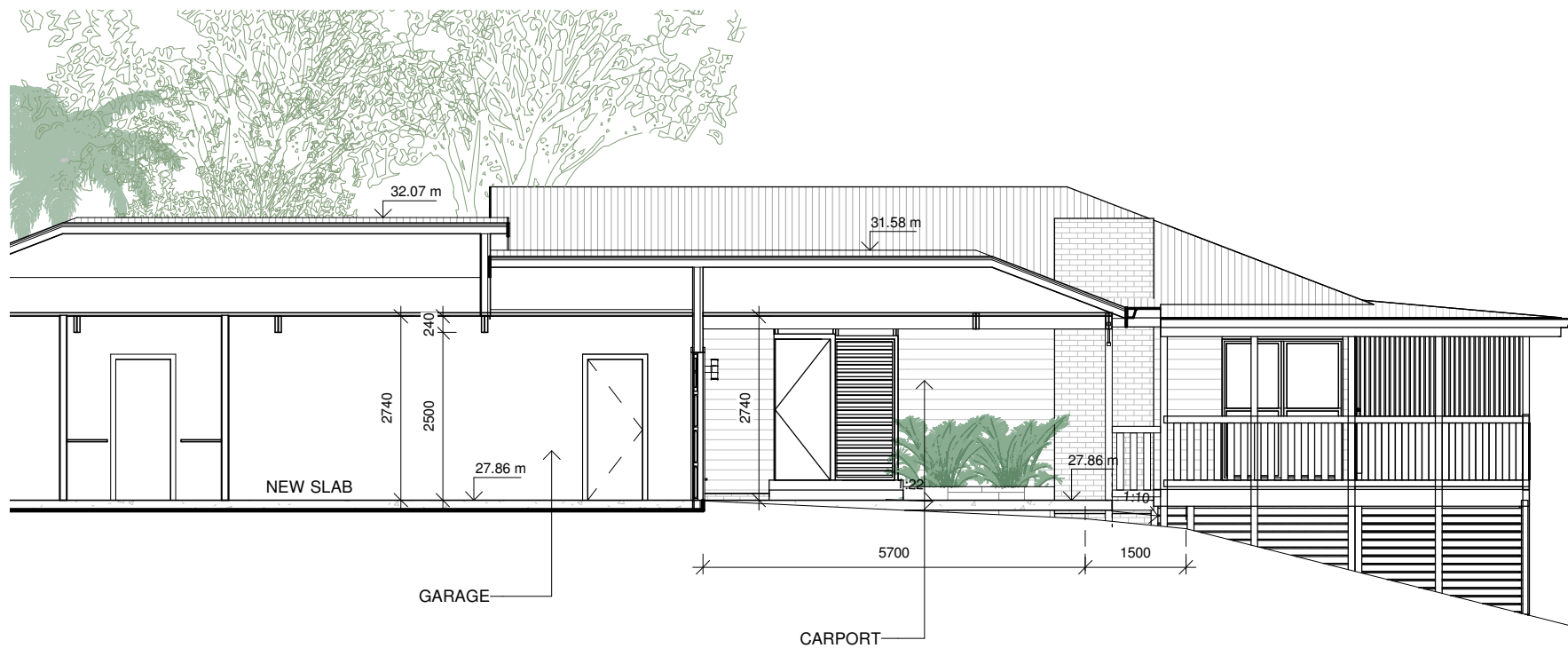
PROJECT TITLE:	Alteration & addition
PROJECT NO.:	2020010
AT:	87 Dolphin Cres, Avalon Beach
FOR:	Sally Rhys Jones

SHEET TITLE:	ELEVATIONS & SECTIONS
SHEET NO:	A105
SCALE A3:	1 : 100



2 Section 1-1

A106 1 : 100



1 DRIVEWAY PROFILE

A106 1 : 100

ALL BUILDING WORKS MUST BE CARRIED OUT
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE BUILDING CODE OF AUSTRALIA (BCA) AND
AUSTRALIAN STANDARDS

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PROJECT NO.:	2020010
AT:	87 Dolphin Cres, Avalon Beach
FOR:	Sally Rhys Jones

SHEET TITLE: SECTIONS

SHEET NO: A106

SCALE A3: 1 : 100



1 3D View 1

A107



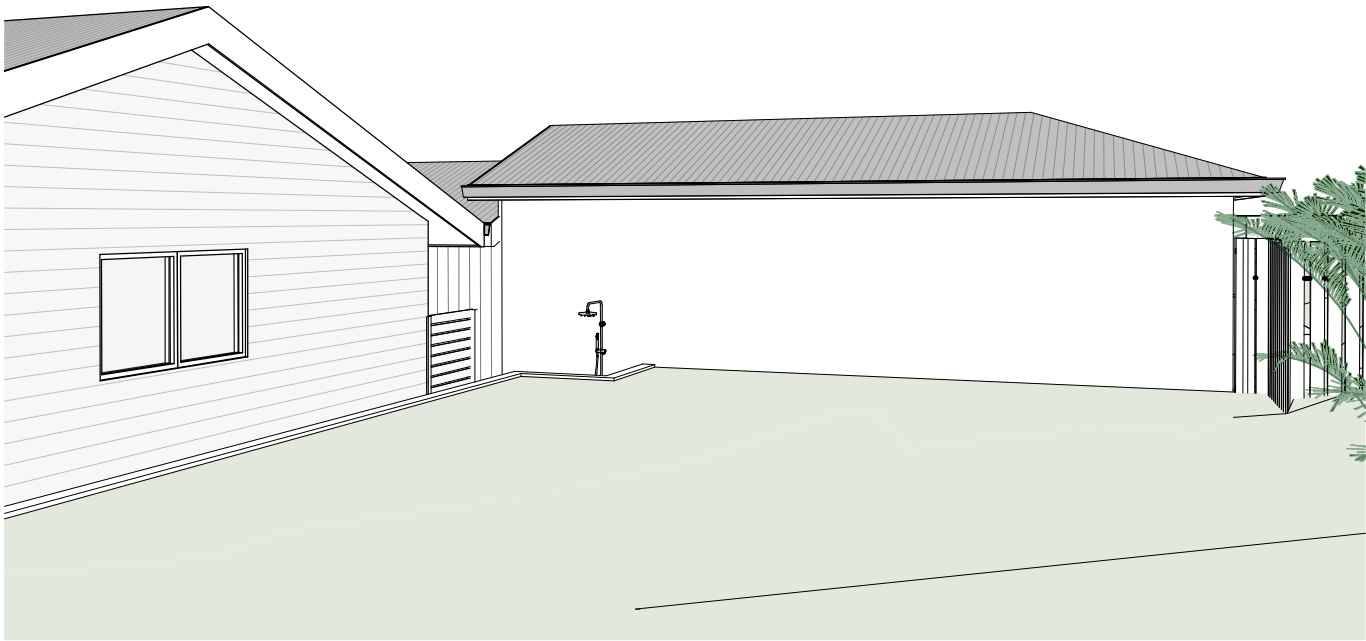
2 3D View 7

A107



3 3D View 2

A107



4 3D View 9

A107

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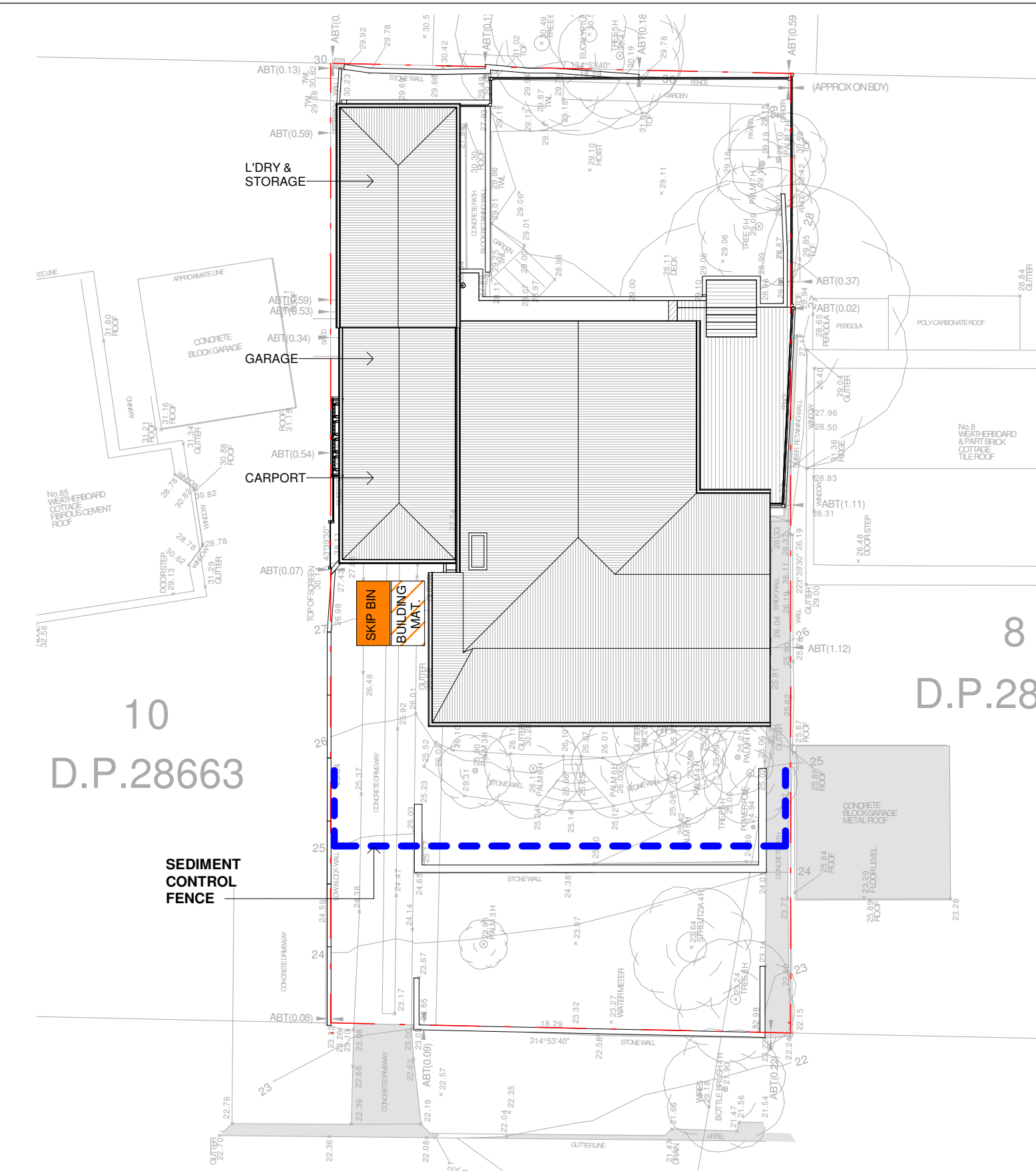
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PROJECT TITLE:	Alteration & addition
PROJECT NO.:	2020010
AT:	87 Dolphin Cres, Avalon Beach
FOR:	Sally Rhys Jones

SHEET TITLE:	3D VIEWS
SHEET NO:	A107
SCALE A3:	



1 WASTE MANAGMENT & SEDIMENT CONTROL PLAN
A108 1 : 200

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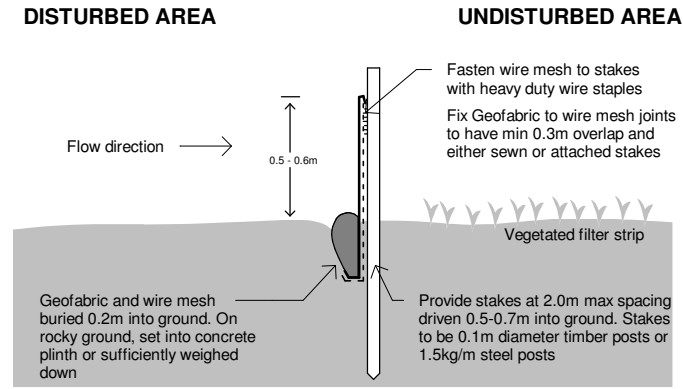
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SILT FENCE DETAIL & NOTES:

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



WASTE MANAGEMENT PLAN

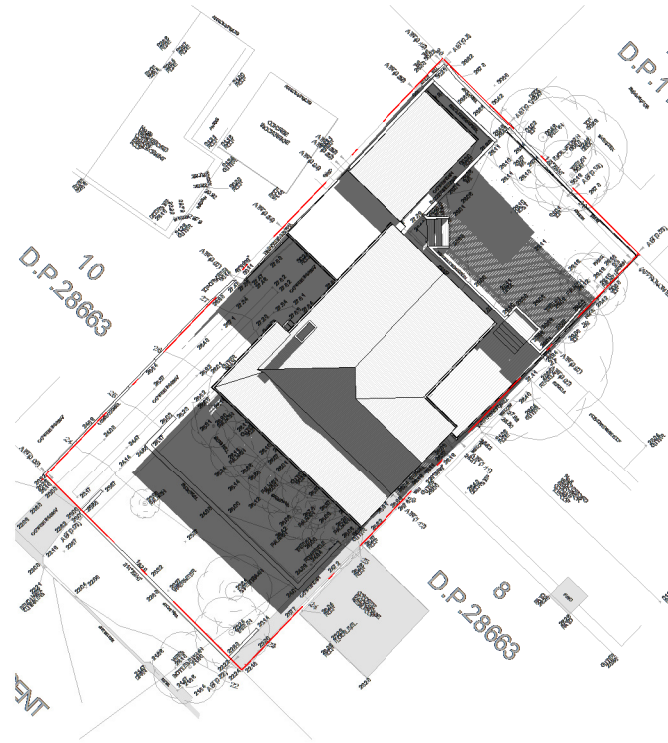
CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

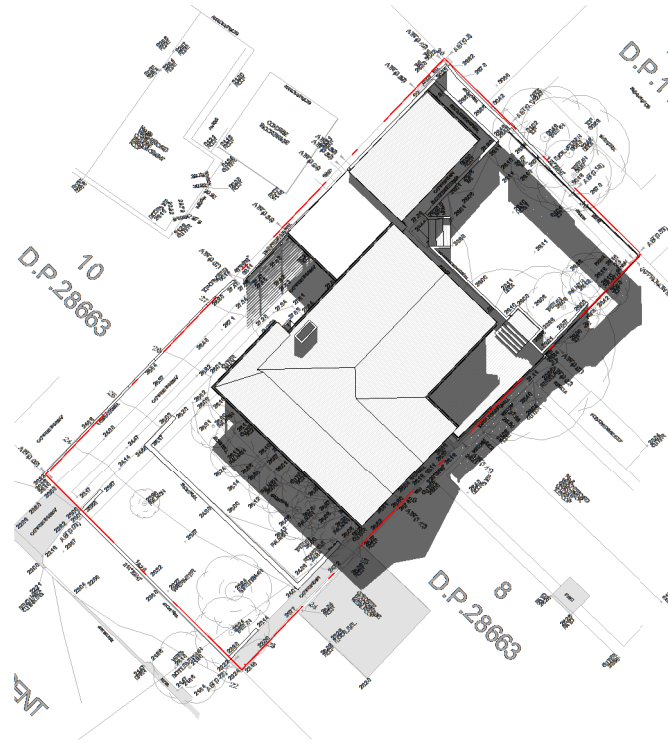
KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

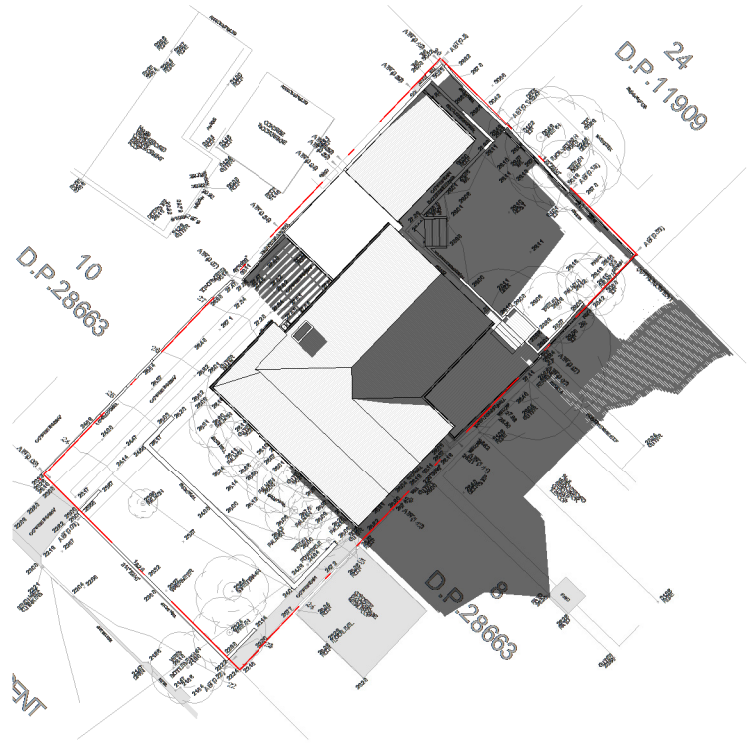
WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL	20m³			SOIL & CRASHED ROCK TO KIMBRICKI	
GREEN WASTE	3m³		DISPOSED ON SITE		
BRICKS	0.5m³		REUSED FOR FILL INS		
CONCRETE	20m³	0.1m³		KIMBRIKI RECYCLE	
TIMBER	5m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS		0.2m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMO.				ASBESTOS REMOVALIST
ROOF TILES					
METALS	4m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	1m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	1m³	1m³			KIMBRIKI BY BUILDER



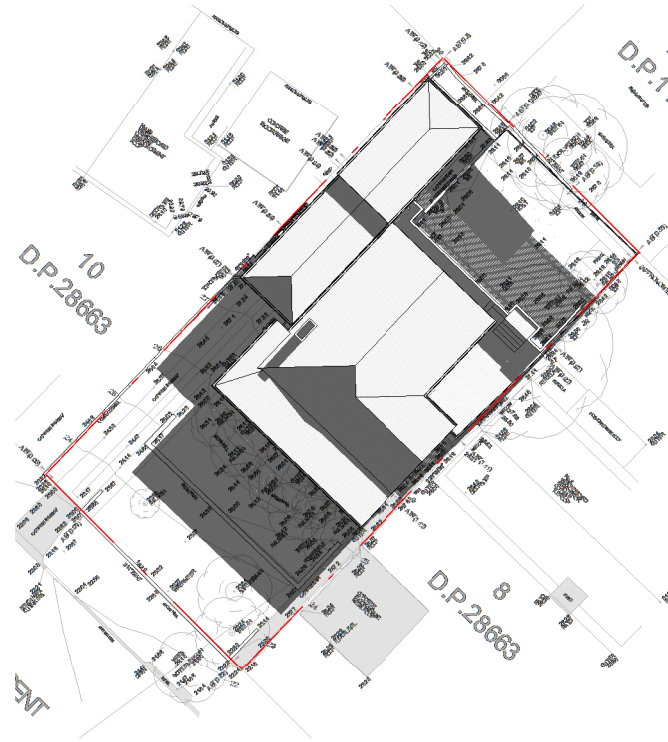
1 | 21 JUNE 9am_EXISTING
A109 | 1 : 500



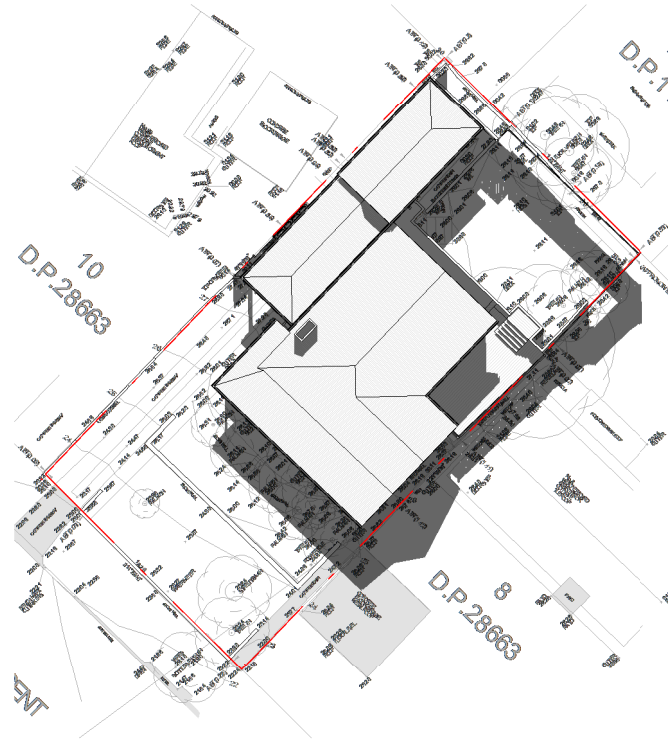
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A109 | 1 : 500



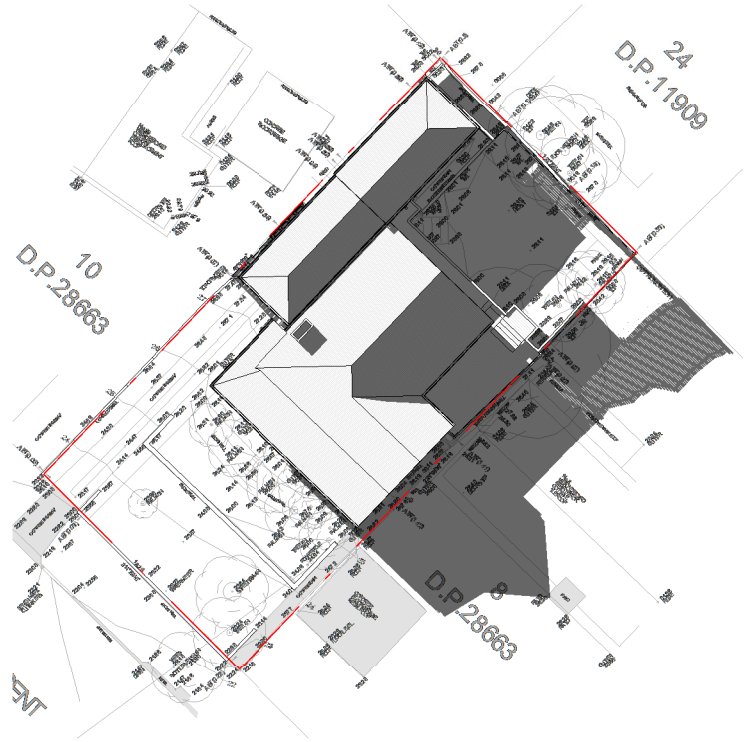
3 | 21 JUNE 3pm_EXISTING
A109 | 1 : 500



4 | 21 JUNE 9am_PROPOSED
A109 | 1 : 500



5 | 21 JUNE 12pm_PROPOSED
A109 | 1 : 500



6 | 21 JUNE 3pm_PROPOSED
A109 | 1 : 500

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PROJECT NO.:	2020010
AT:	87 Dolphin Cres, Avalon Beach
FOR:	Sally Rhys Jones

SHEET TITLE:	SHADOW DIAGRAMS
SHEET NO:	A109
SCALE A3:	1 : 500

