

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 / CLADDING

All timber framing shall comply with AS1684
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2
All external wall Claddings must be complaint with the requirements of N.C.C. 2019 Vol 2 Part 3.5.4. deemed to satisfy provisions and AS/NZS 1859.4.

4. METAL ROOF

Metal Roof Design and Installation shall be in accordance with N.C.C 2019 Vol 2 Part 3.5.1. AS/NZS 156

5. STAIRS

All stairs providing access to comply with N.C.C. 2019 Vol2 Part 3.9.1 & 3.9.2 and AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

6. 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 AS 1288 and AS/NZS 2208

7. WINDOWS

All windows to be restricted in accordance with N.C.C 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 meters

8. WATERPROOFING

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

9. CONDENSATION S

Condensation Management must be adhered to in accordance with N.C.C. 2019 Vol 2 Part 3

9. SMOKE ALARMS

Proved hardwired & interconnected smoke and fire detection devices. Smoke alarms to be installed to AS 3786 and the N.C.C. 2019 Vol 2 Part 3.7.5

10. 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

11. SEDIMENT CONTROL

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

12. POOL

Pool overflow to be connected to existing Sewer System

13. 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.



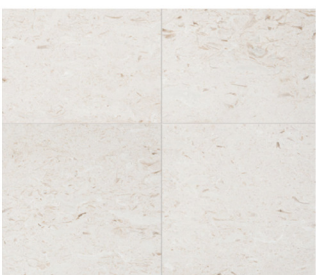
JH AXON 150mm
COLOUR: VERY LIGHT GREY



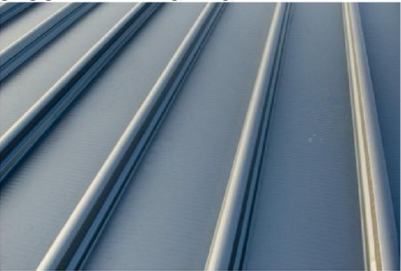
SHELL LIMESTONE
PATTERN: COTTLESLOE



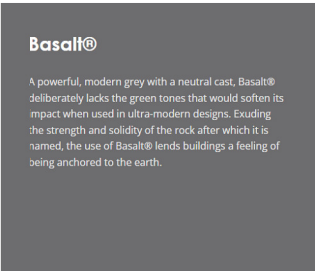
Cottesloe



SHELL WHITE TRAVERTINE TILES



ROOF PROFILE: LYSAGHT KLIP-LOK 700
HI-STRENGTH



BASALT
NCC CLASSIFICATION: MEDIUM



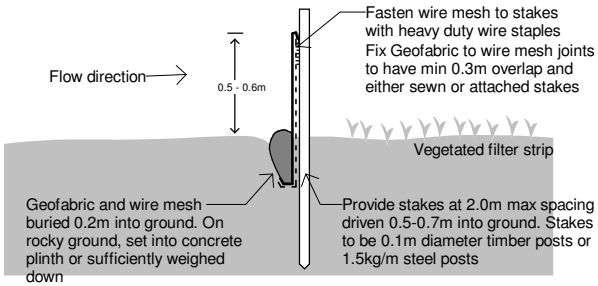
CONCRETE



HARDWOOD BATTENS (E.G.
SILVERTOP ASH)

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

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

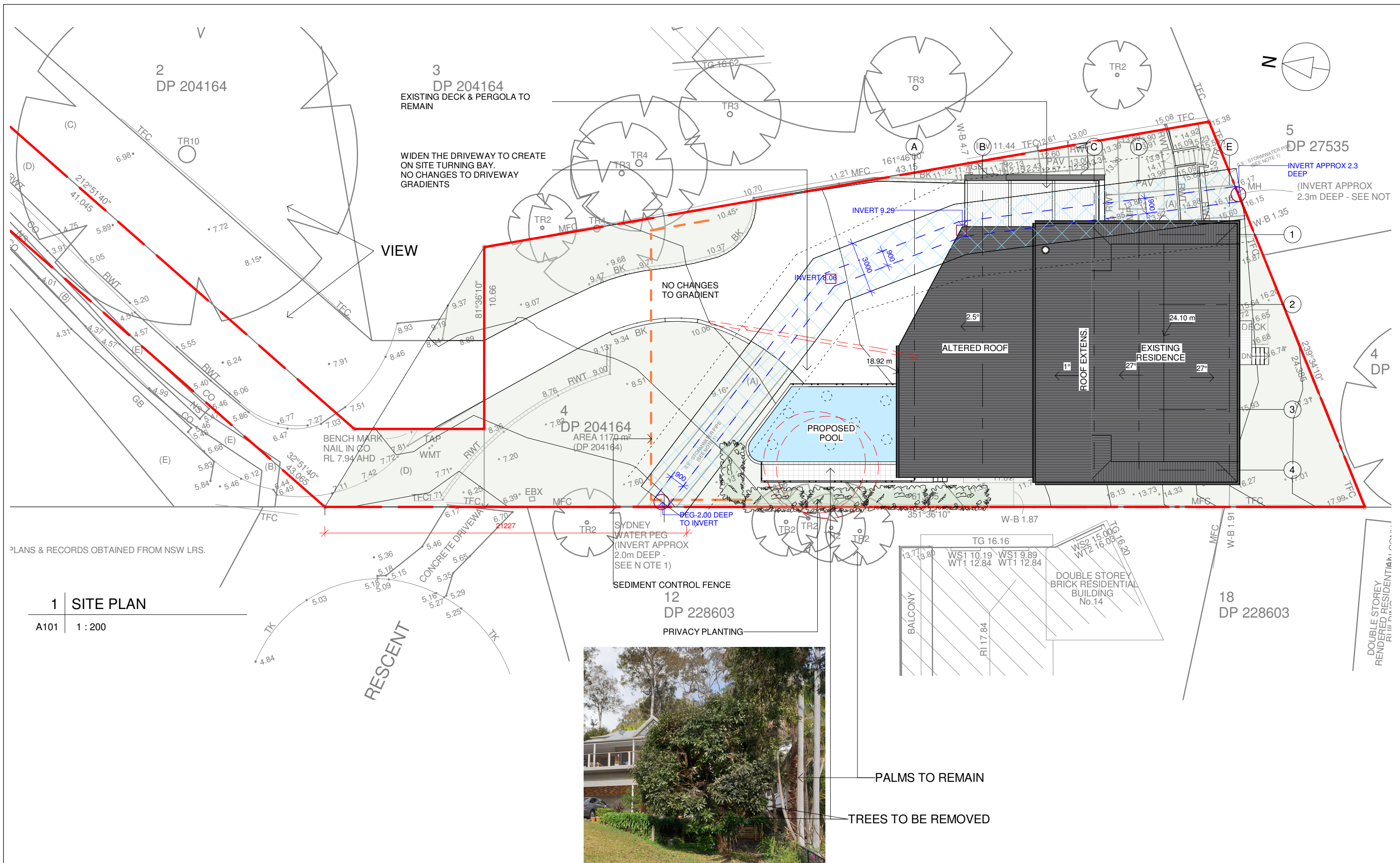
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: NOTES

SHEET NO: A100

SCALE A3: As indicated

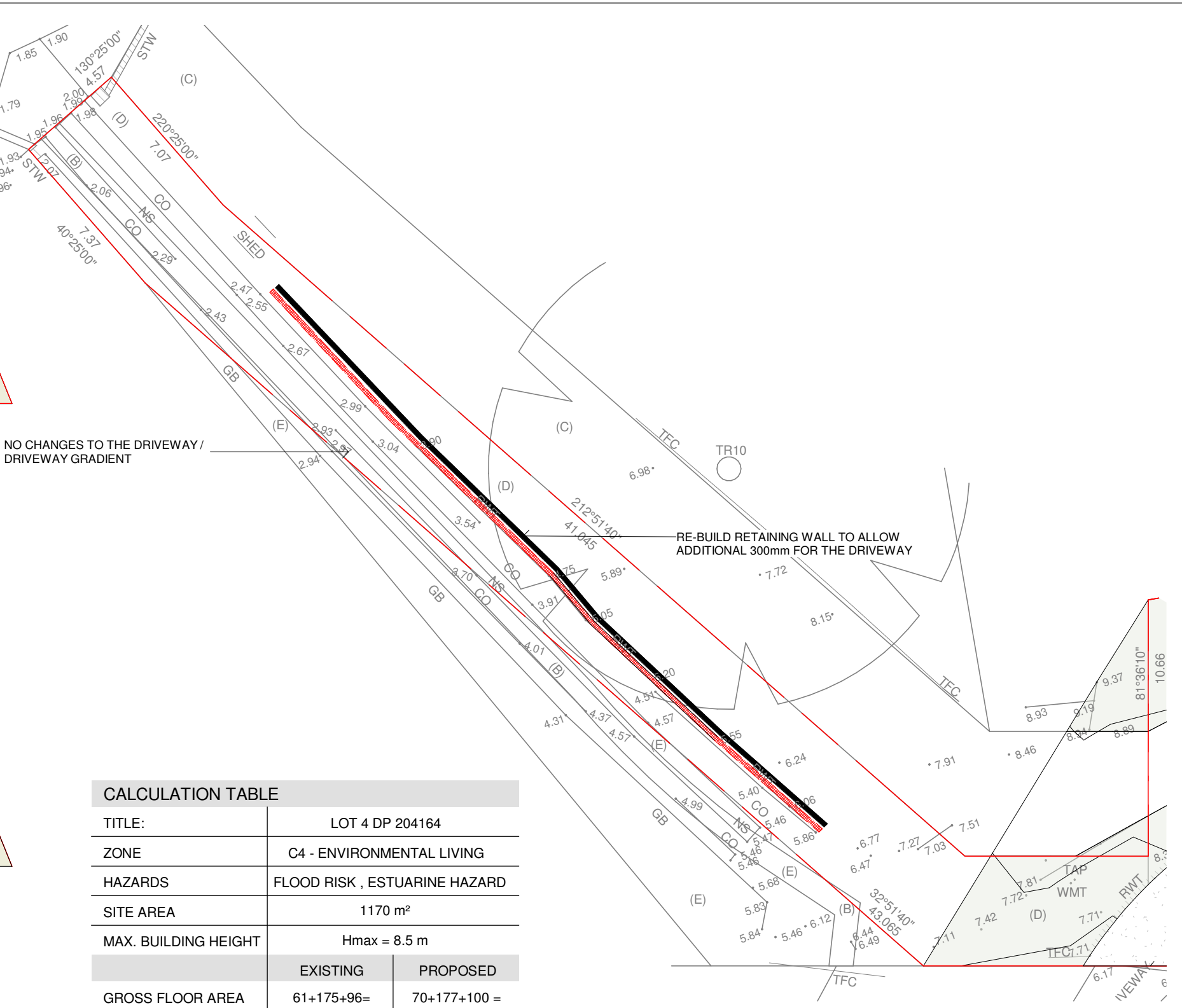
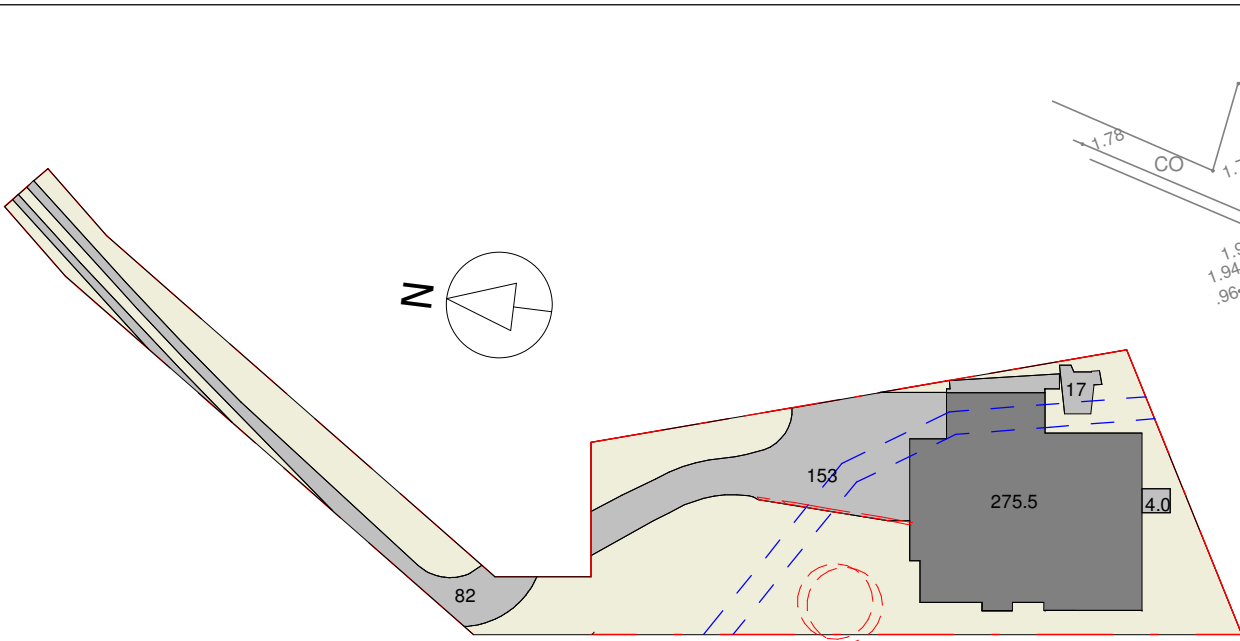


1 | SITE PLAN

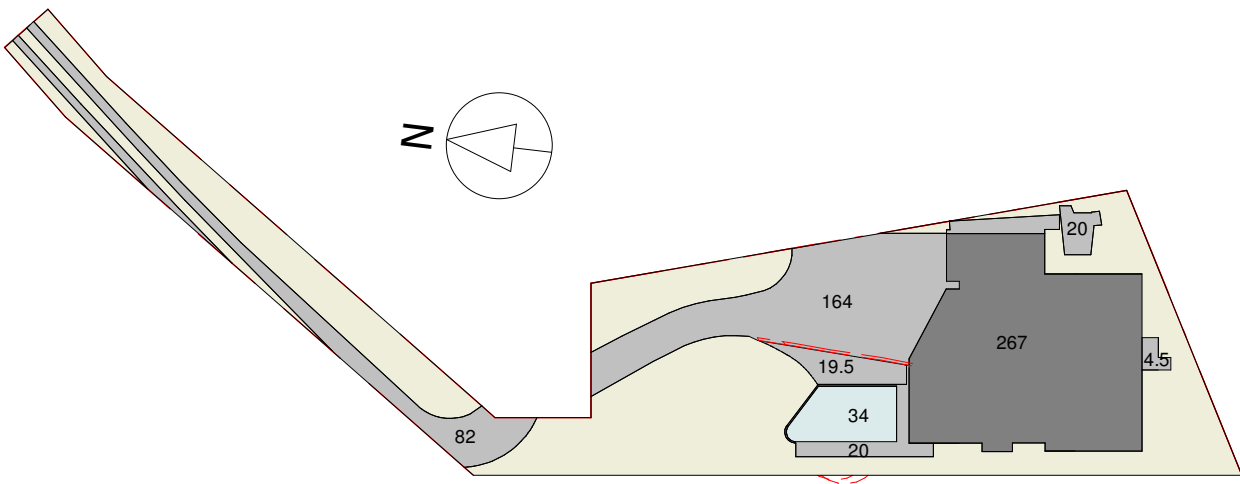
Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.





3 CALCULATIONS - EXISTING
A102 1 : 600



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%	267 m ² / 23%
HARD SURFACE	256 m ² / 22%	310 m ² / 26.5%
SOFT LANDSCAPING	636.5 m ² / 54.4%	559 m ² / 47.5%
POOL SURFACE	- m ² / -%	34 m ² / 3%
TOTAL LANDSCAPED	636.5 m ² / 54.4%	550.5 m ² / 50.5%

4 SITE PLAN - DRIVEWAY
A102 1 : 200

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	
This drawing is copyright and remains the property of Blue Sky Building Designs P/L.				



E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

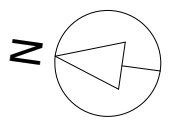
AT: 139 GEORGE ST, AVALON 2107

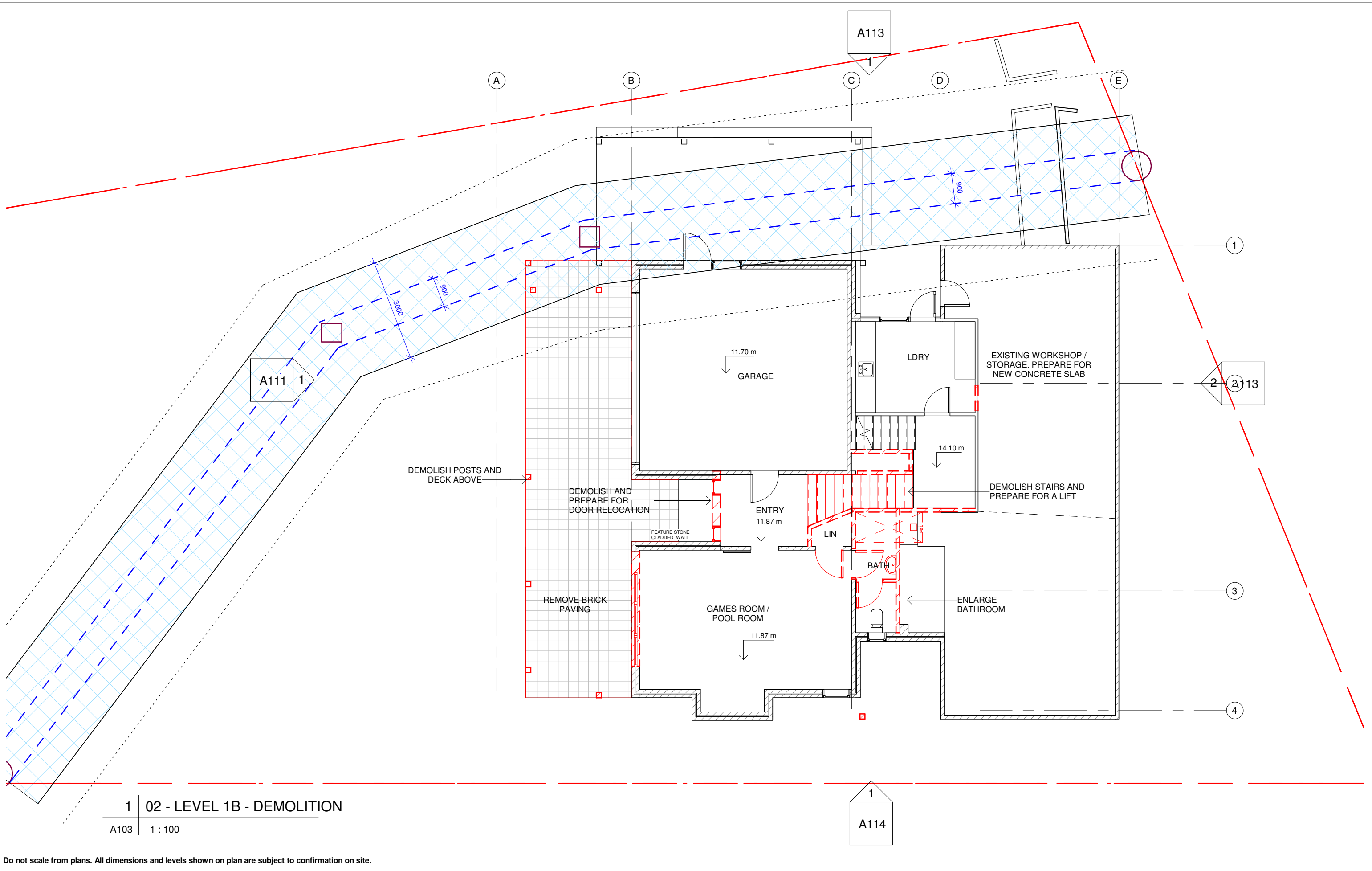
FOR: DARREN KERSHAW

SHEET TITLE: SITE ANALYSIS

SHEET NO: A102

SCALE A3: As indicated





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

ALTERATION & ADDITION

PROJECT NO.:

AVA.2021012

AT:

139 GEORGE ST, AVALON 2107

FOR:

DARREN KERSHAW

SHEET TITLE:

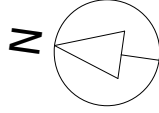
LEVEL 1 - DEMOLITION

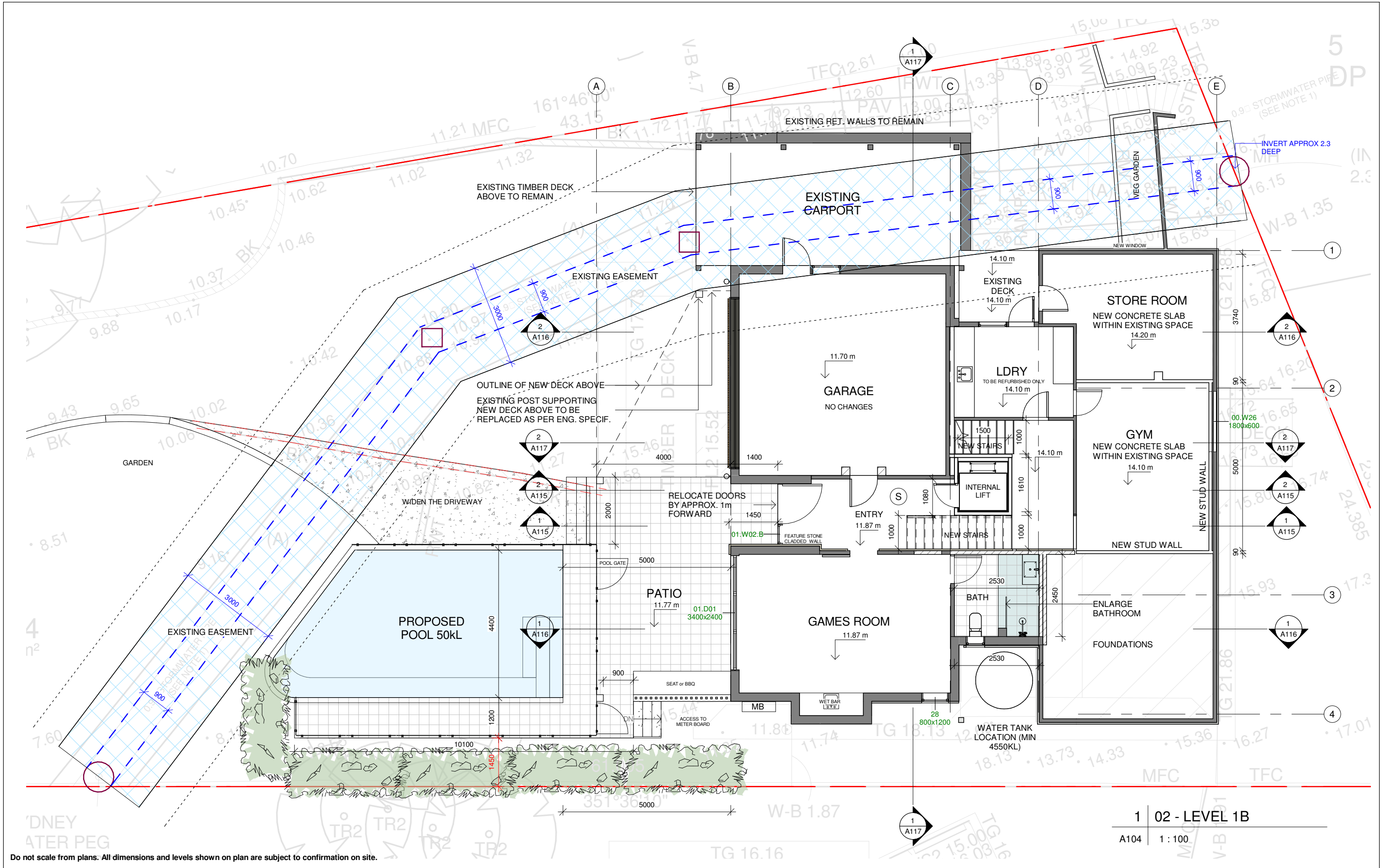
SHEET NO:

A103

SCALE A3:

1 : 100





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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

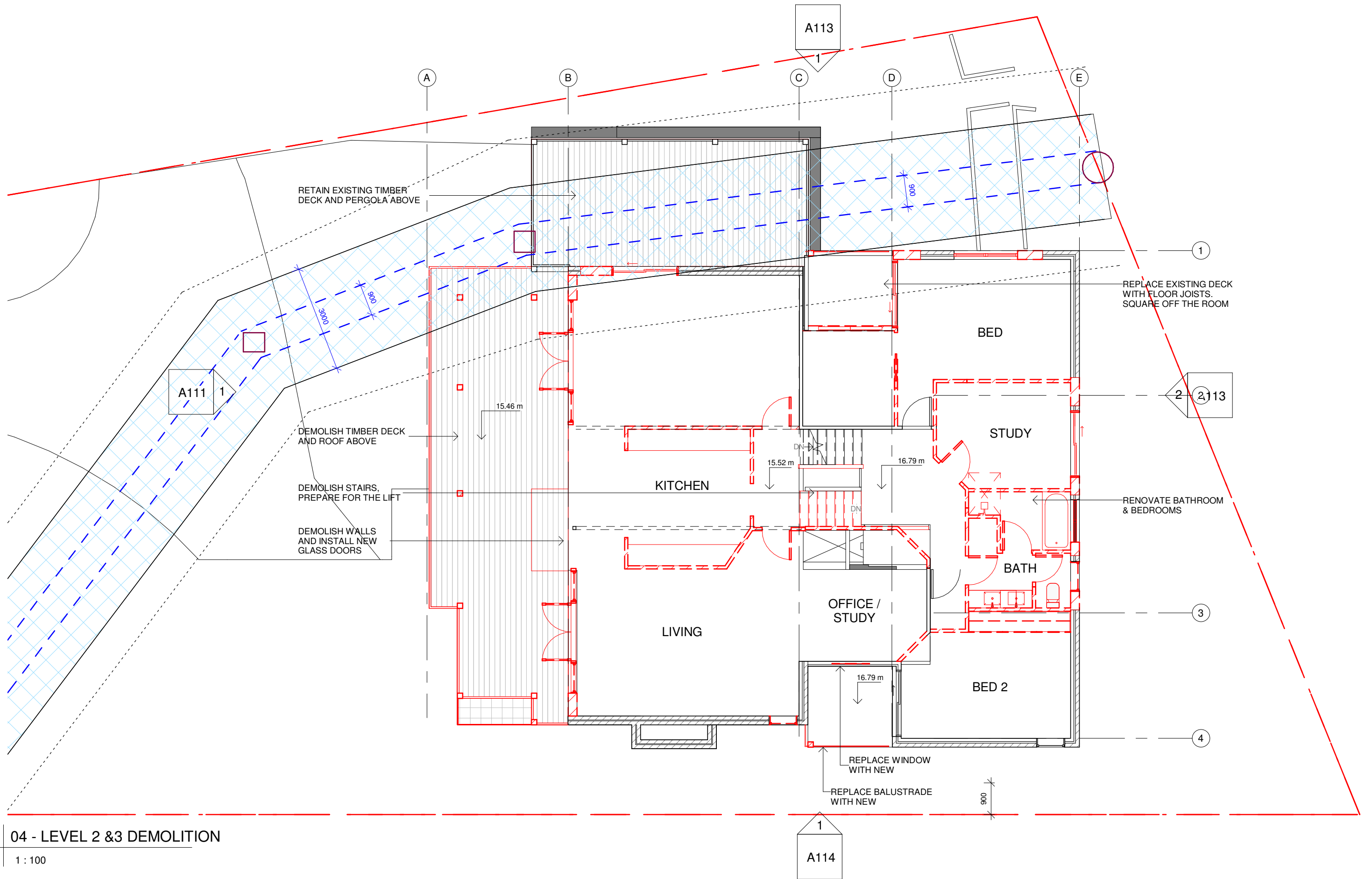


E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	ALTERATION & ADDITION
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

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

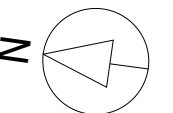
AT: 139 GEORGE ST, AVALON 2107

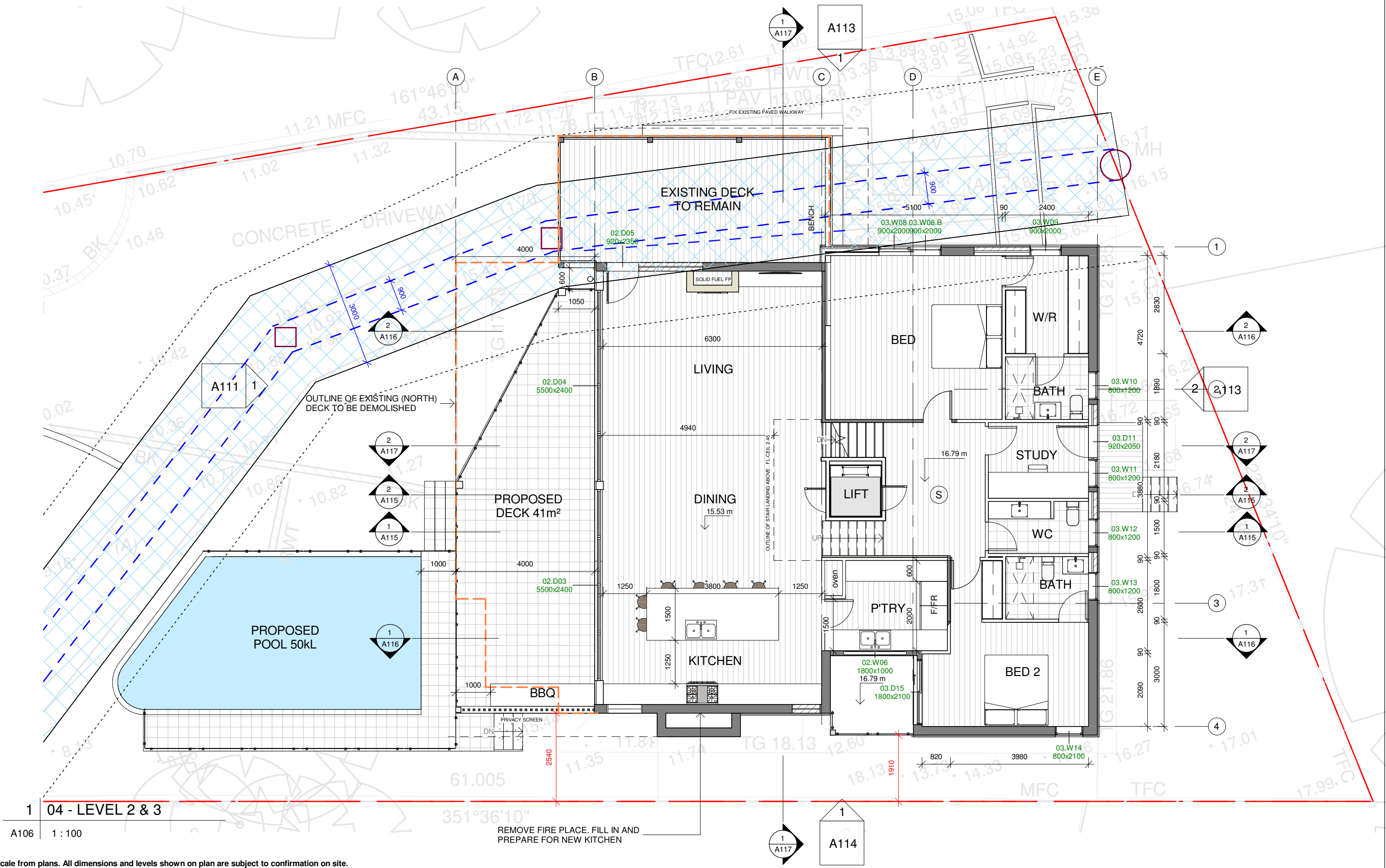
FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 2 & 3 - DEMOLITION

SHEET NO: A105

SCALE A3: 1 : 100





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

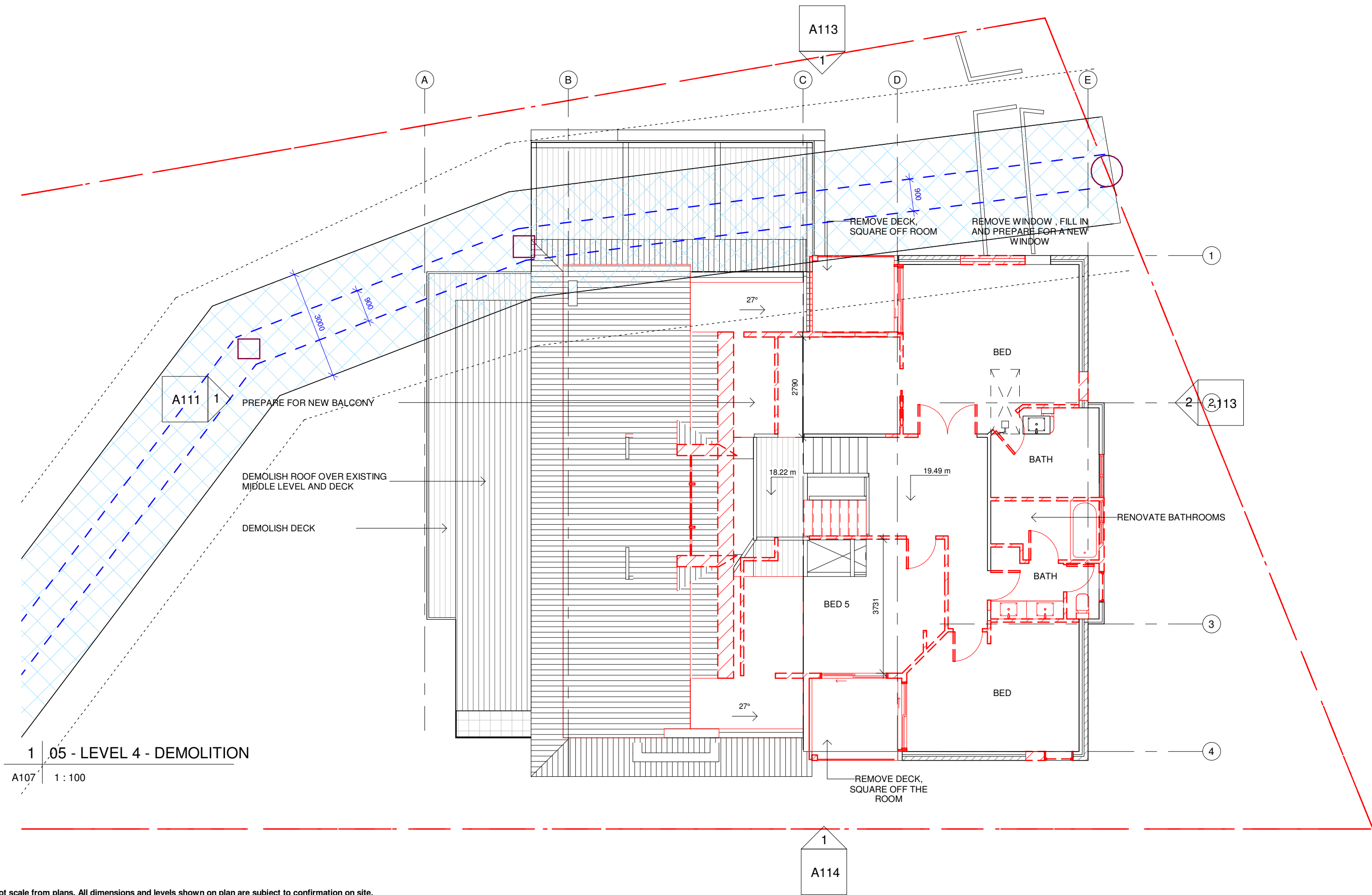
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 2 & 3 - PROPOSED

SHEET NO: A106

SCALE A3: 1 : 100



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

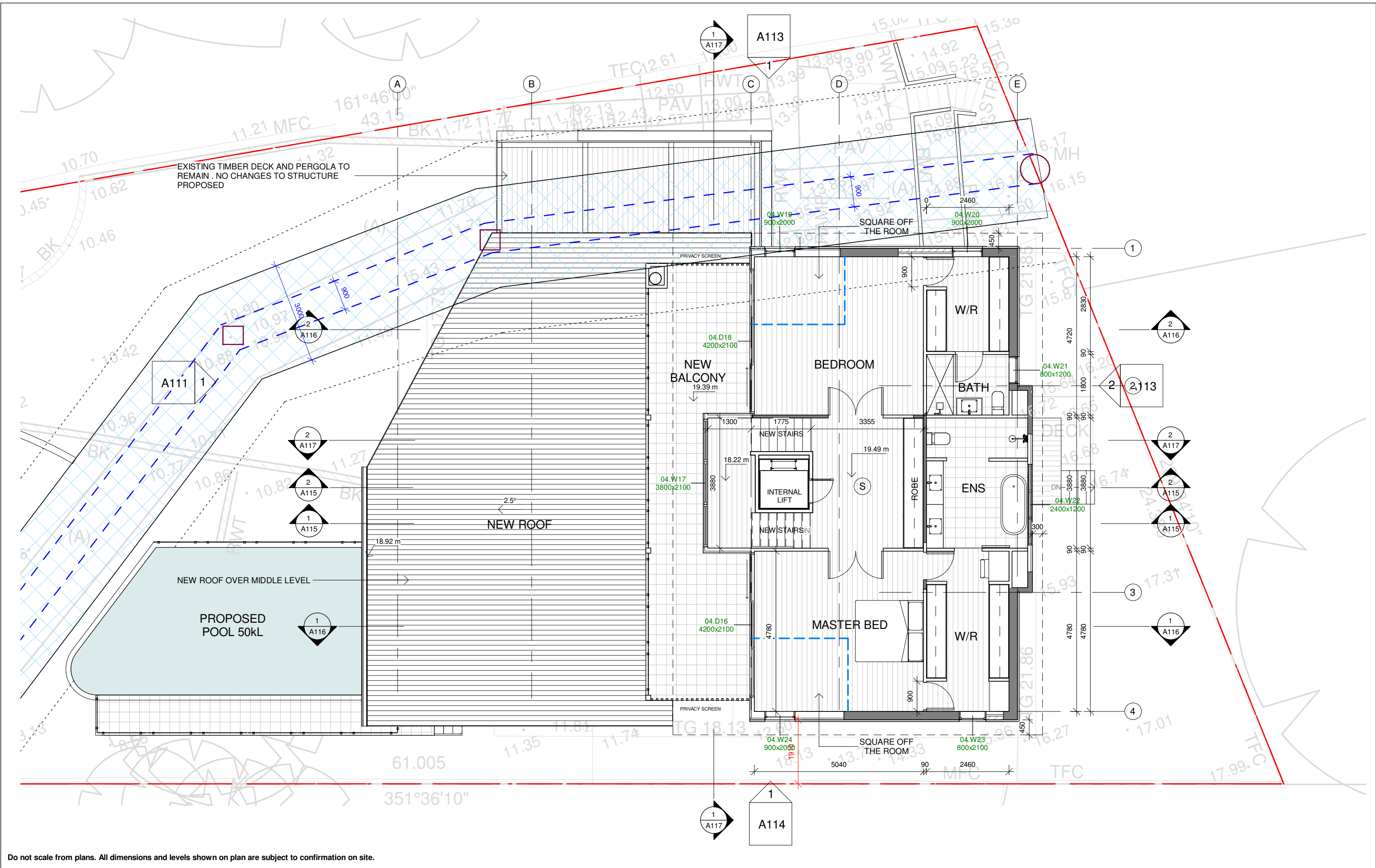
AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 4 - DEMOLITION

SHEET NO: A107

SCALE A3: 1 : 100



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

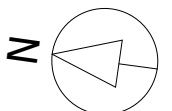
AT: 139 GEORGE ST, AVALON 2107

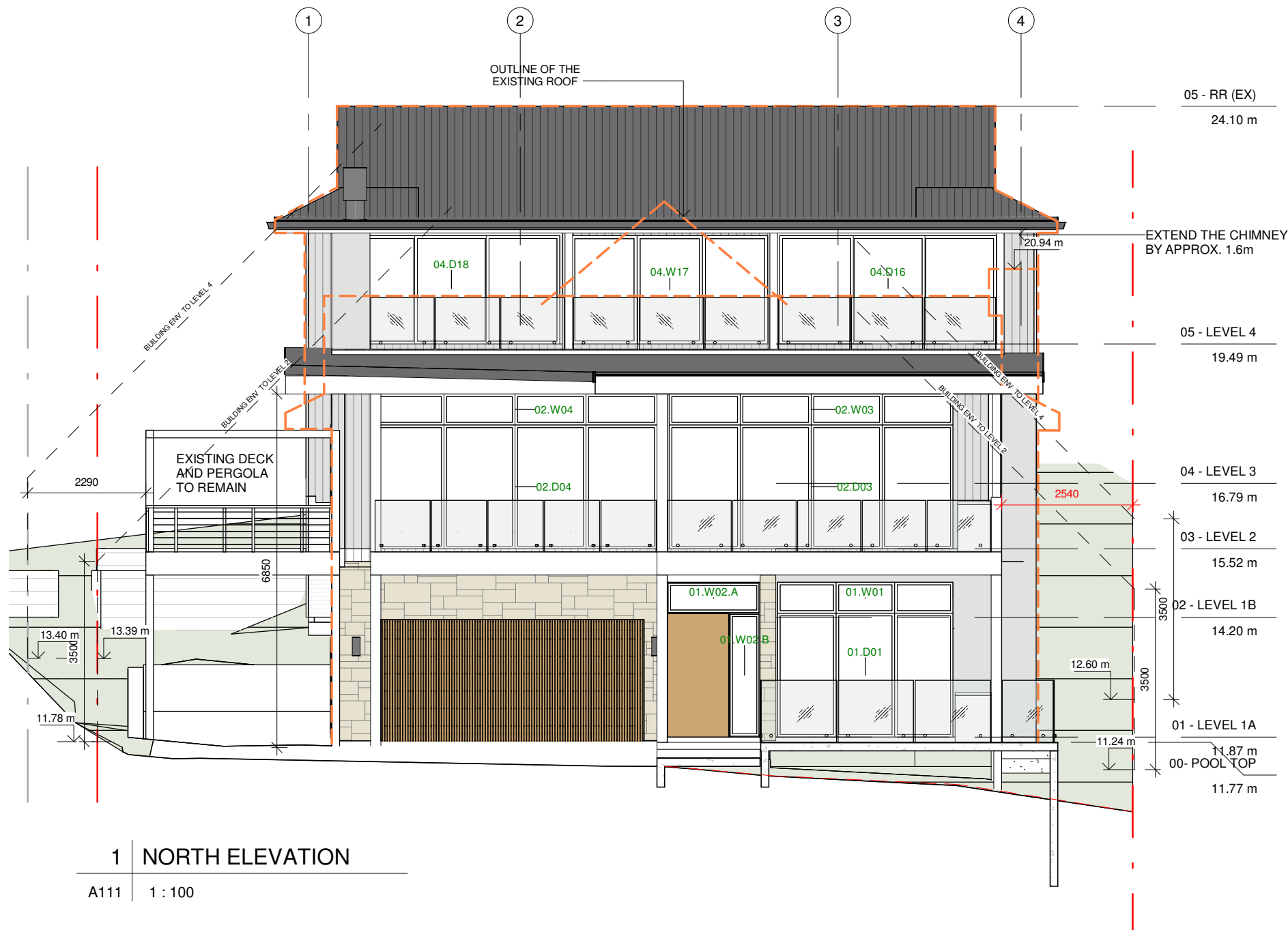
FOR: DARREN KERSHAW

SHEET TITLE: LEVEL 4 - PROPOSED

SHEET NO: A108

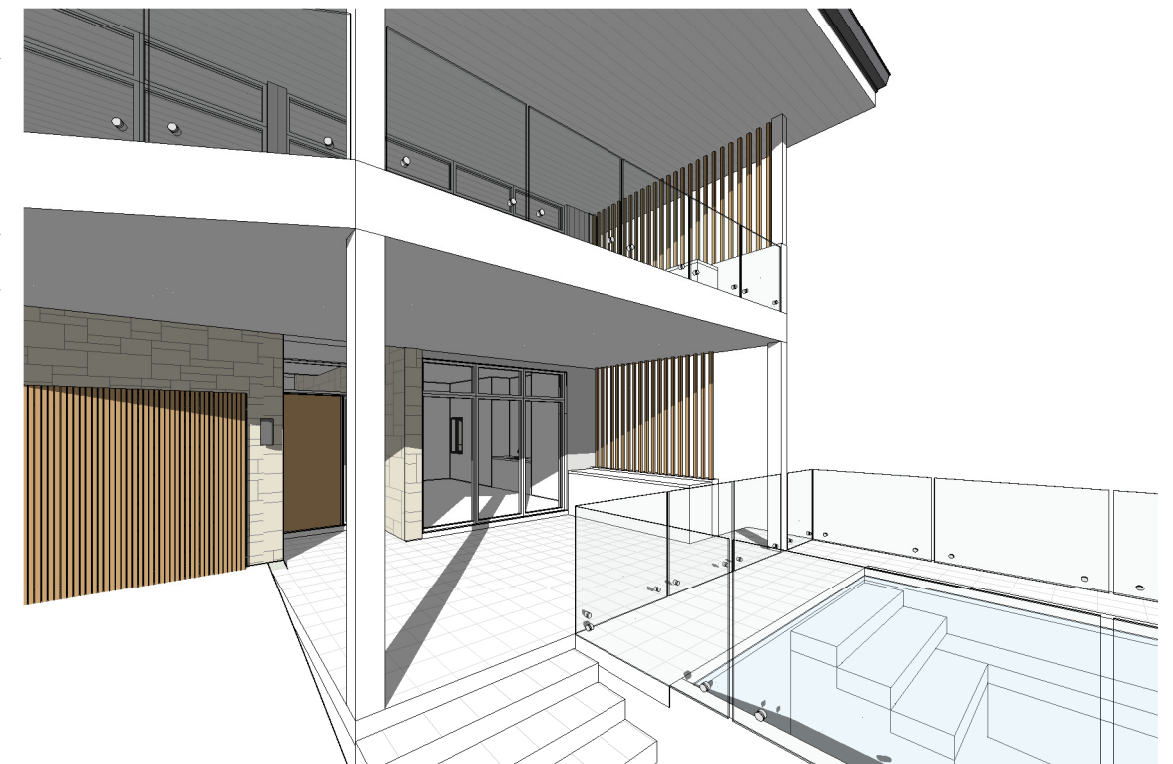
SCALE A3: 1 : 100





2 3D View 2

A111



3 3D View 3

A111

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: NORTH ELEVATION

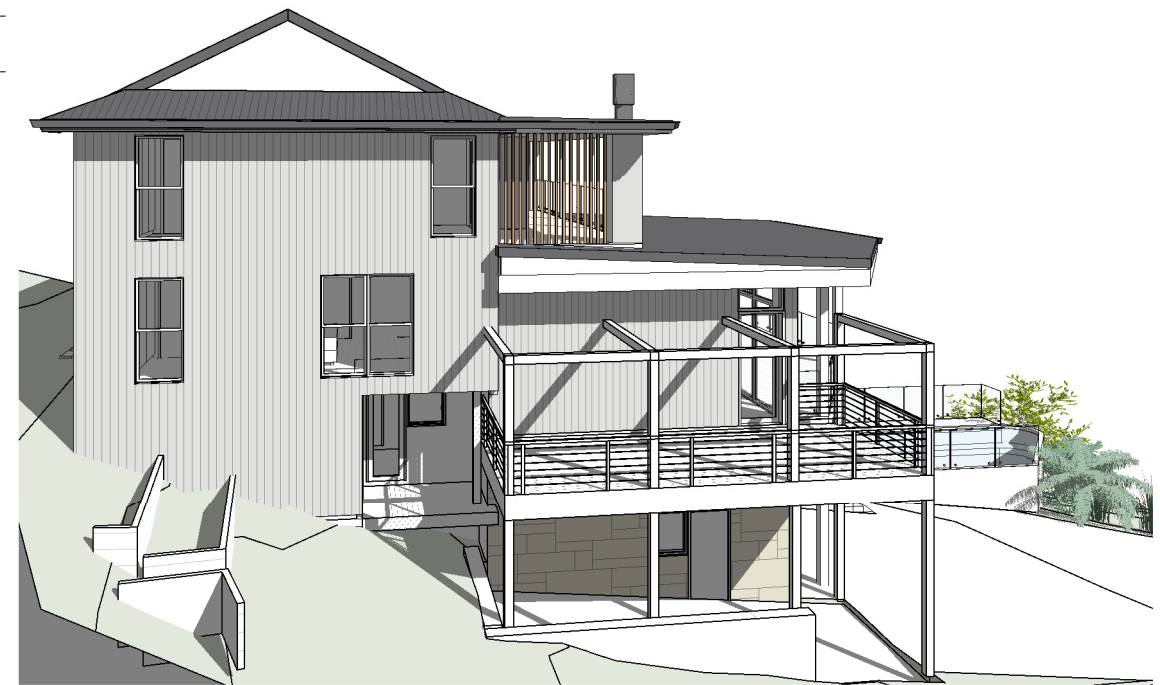
SHEET NO: A111

SCALE A3: 1:100

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



- 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
11.87 m
- 00 - POOL TOP
11.77 m



1 NORTH ELEVATION & POOL

A112 1 : 100

SCREEN PLANTING COVERING THE
POOL SHELL

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: NORTH ELEVATION INCL POOL

SHEET NO: A112

SCALE A3: 1 : 100

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



1 WEST ELEVATION

A114 1 : 100

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: AVA.2021012

AT: 139 GEORGE ST, AVALON 2107

FOR: DARREN KERSHAW

SHEET TITLE: WEST ELEVATION

SHEET NO: A114

SCALE A3: 1 : 100

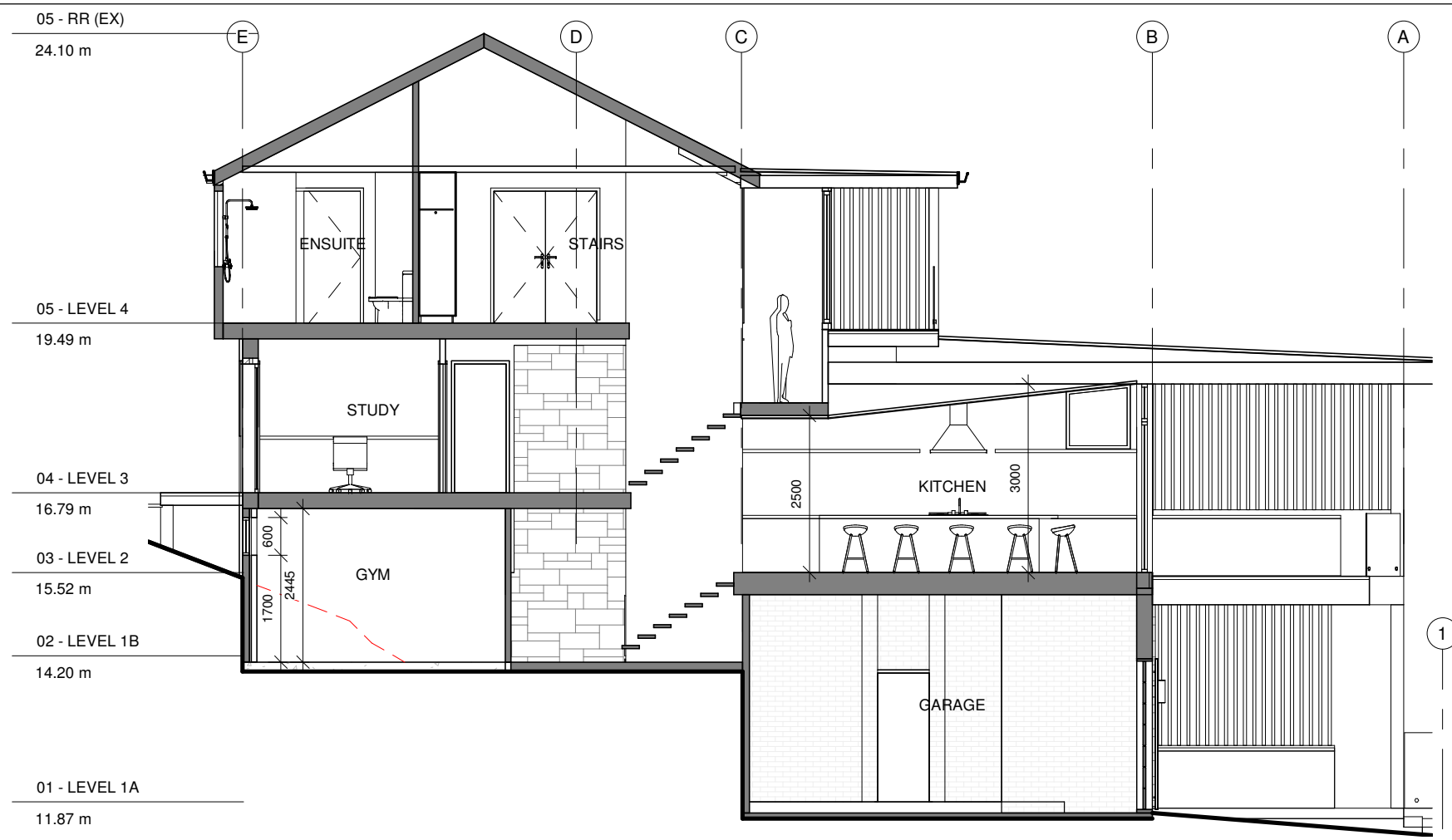


ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



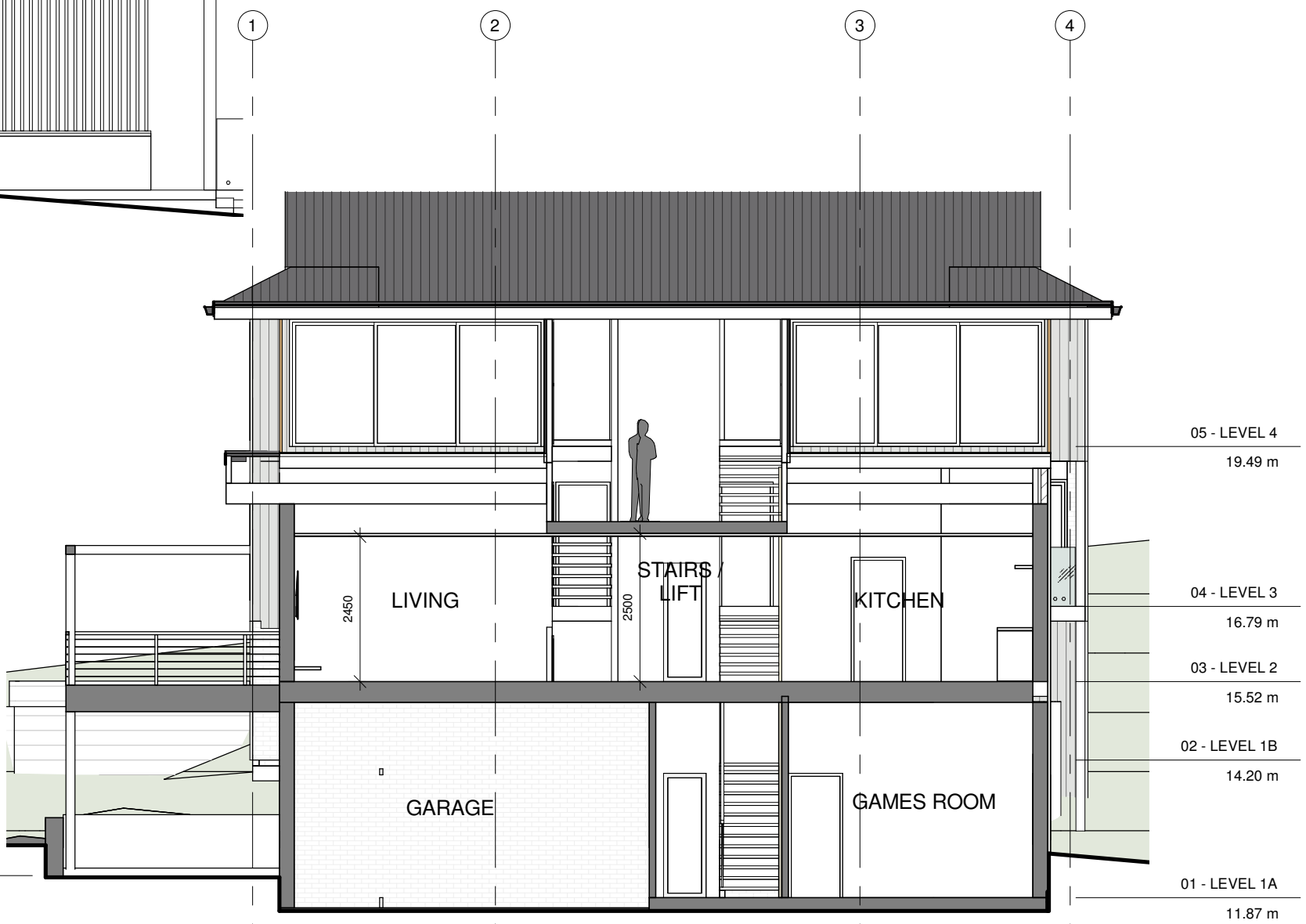
This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



2 | SECTION 5-5

A117 | 1 : 100



1 | SECTION 6-6

A117 | 1 : 100

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



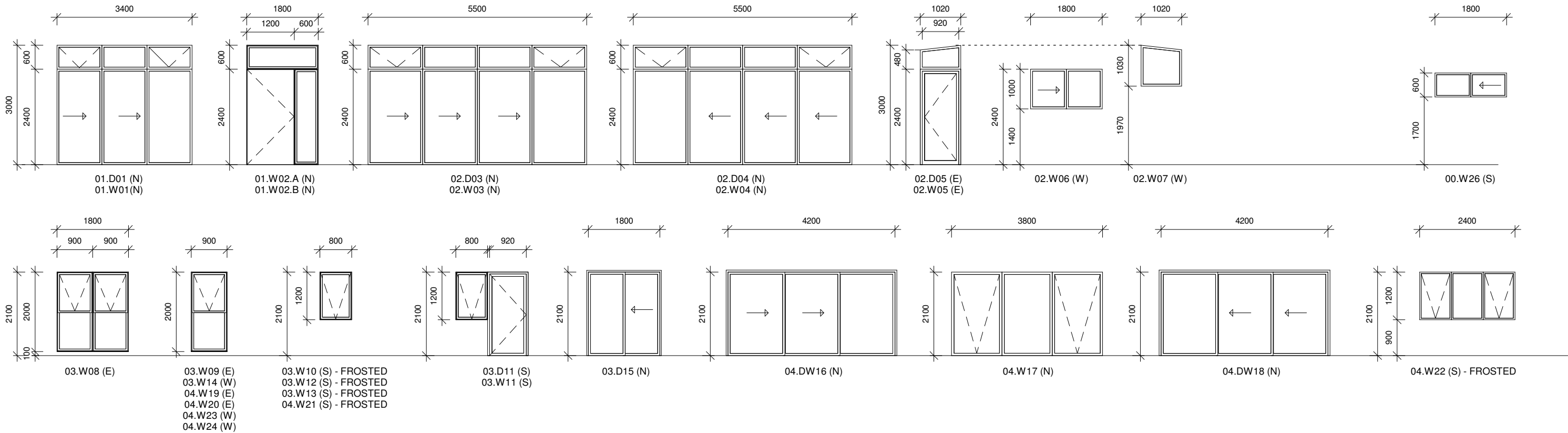
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

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

SHEET TITLE:	SECTIONS
SHEET NO:	A117
SCALE A3:	1 : 100

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



NOTE: ALL DOORS AND WINDOWS ARE SHOWN FROM OUTSIDE.

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

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

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