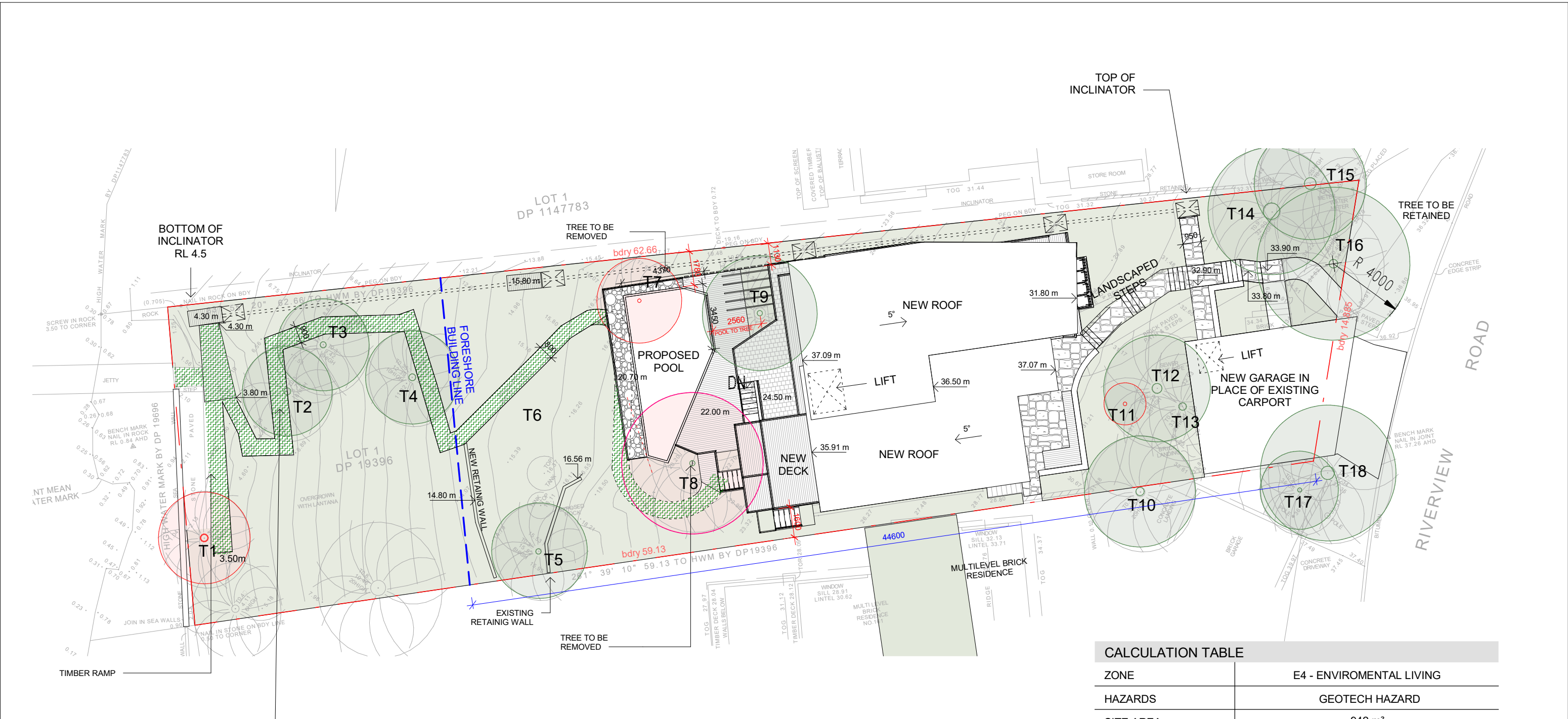




PATHS LESS THAN 1M WIDE
IN TOTAL APPROX. 50m² / 5%

1 | SITE PLAN
A101 | 1 : 200

CALCULATION TABLE		
ZONE	E4 - ENVIROMENTAL LIVING	
HAZARDS	GEOTECH HAZARD	
SITE AREA	942 m ²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m / 10 m	
BUILDING ENVELOPE	3.5 m - SIDE BOUNDARY ENVELOPES	
	EXISTING	PROPOSED
TOTAL FLOOR AREA	1358 m ²	1503 m ²
SITE COVERAGE	255 m ² / 27 %	274 m ² / 29 %
HARD SURFACE		103 m ²
SOFT LANDSCAPING		515 m ² / 55%
SOFT LANDSCAPING + LANDSCAPED PATHS LESS THAN 1M WIDE		565 m ² / 60%

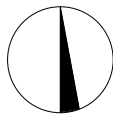
Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

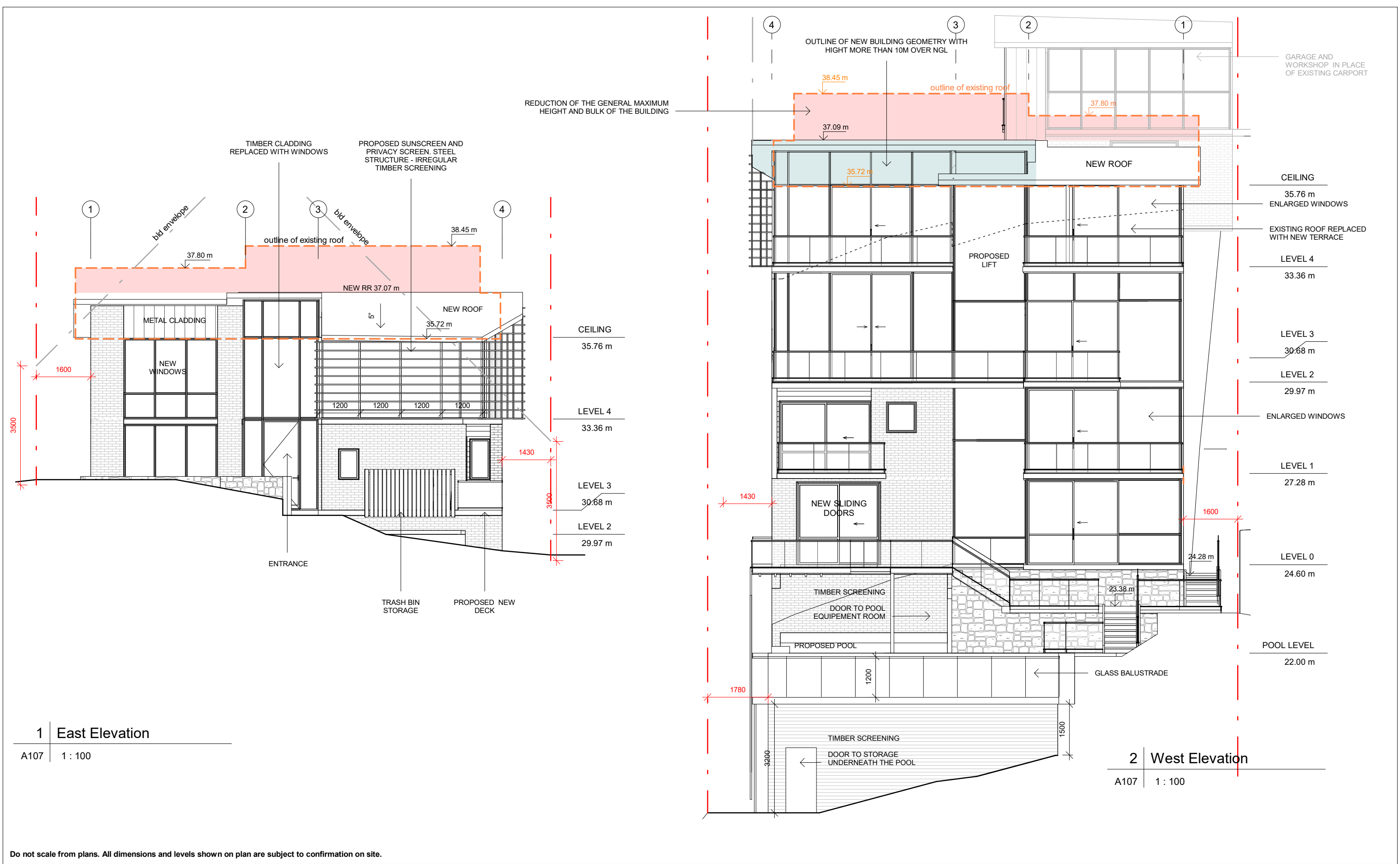
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.04.2018	PRE-DA	KC	
	01-16-22.08.2018	PRE-DA 2-4	KC	MW
DA	15.11.2018	DA PLANS	MW	
DA	17.12.2018	REVIEW 1	MW	
DA	15.03.2019	REVIEW 2_tree 16 to retain	MW	
DA	21.03.2019	REVIEW 3	MW	

DESIGNED BY : YIN & GEOFFREY LEE
PREPARED BY : BLUE SKY BUILDING DESIGNS
Mobile: 0 414 310 171
E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2018017
AT: 163 Riverview Rd, Avalon
FOR: Yin & Geoffrey Lee

SHEET TITLE: SITEPLAN
SHEET NO: A101
SCALE A3: As indicated





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.04.2018	PRE-DA	KC	
	01-16-22.08.2018	PRE-DA 2-4	KC	MW
DA	15.11.2018	DA PLANS	MW	
DA	17.12.2018	REVIEW 1	MW	
DA	15.03.2019	REVIEW 2_tree 16 to retain	MW	
DA	21.03.2019	REVIEW 3	MW	

DESIGNED BY : YIN & GEOFFREY LEE

PREPARED BY : BLUE SKY BUILDING DESIGNS

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E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018017

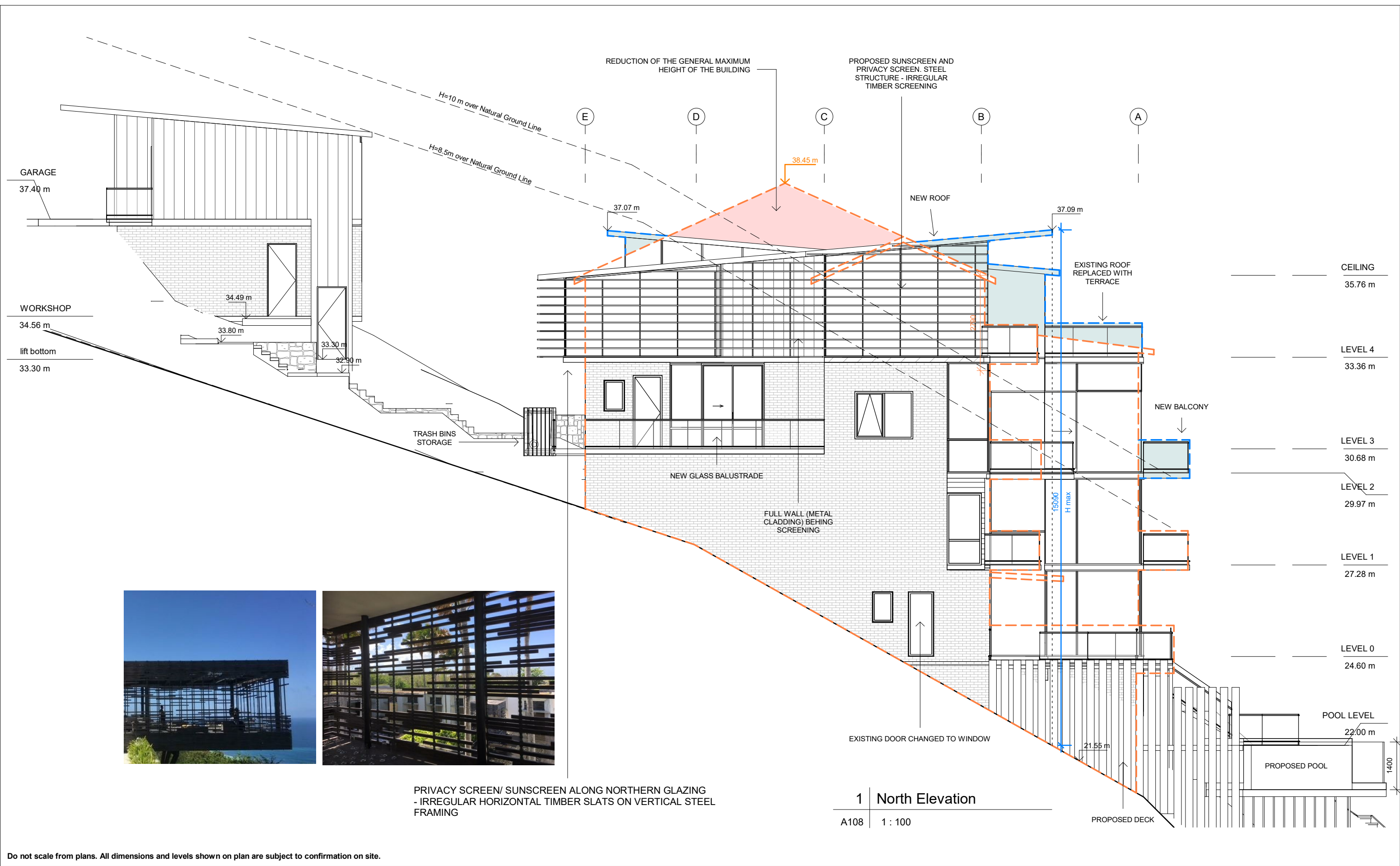
AT: 163 Riverview Rd, Avalon

FOR: Yin & Geoffrey Lee

SHEET TITLE: ELEVATIONS

SHEET NO: A107

SCALE A3: 1 : 100



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.04.2018	PRE-DA	KC	
	01-16-22.08.2018	PRE-DA 2-4	KC	MW
DA	15.11.2018	DA PLANS	MW	
DA	17.12.2018	REVIEW 1	MW	
DA	15.03.2019	REVIEW 2_tree 16 to retain	MW	
DA	21.03.2019	REVIEW 3	MW	

DESIGNED BY : YIN & GEOFFREY LEE

PREPARED BY : BLUE SKY BUILDING DESIGNS

Mobile: 0 414 310 171

E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018017

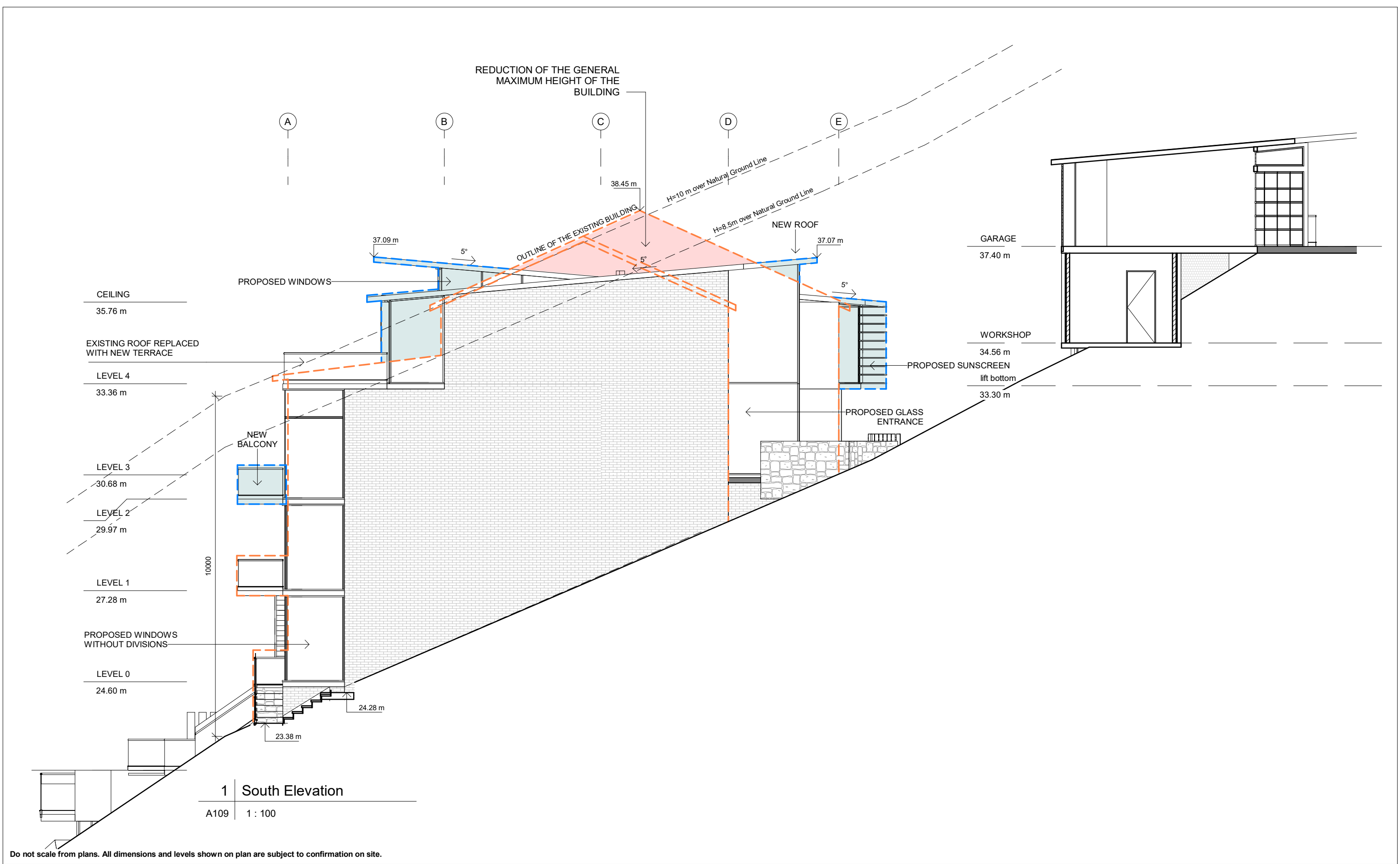
AT: 163 Riverview Rd, Avalon

FOR: Yin & Geoffrey Lee

SHEET TITLE: ELEVATIONS

SHEET NO: A108

SCALE A3: 1:100



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.04.2018	PRE-DA	KC	
	01-16-22.08.2018	PRE-DA 2-4	KC	MW
DA	15.11.2018	DA PLANS	MW	
DA	17.12.2018	REVIEW 1	MW	
DA	15.03.2019	REVIEW 2_tree 16 to retain	MW	
DA	21.03.2019	REVIEW 3	MW	

DESIGNED BY : YIN & GEOFFREY LEE

PREPARED BY : BLUE SKY BUILDING DESIGNS
Mobile: 0 414 310 171
E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018017

AT: 163 Riverview Rd, Avalon

FOR: Yin & Geoffrey Lee

SHEET TITLE: ELEVATIONS

SHEET NO: A109

SCALE A3: 1 : 100

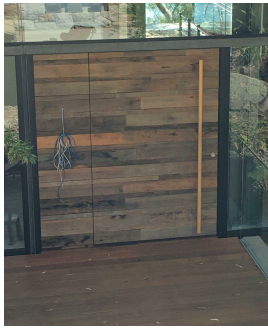
EXTERNAL FINISHES SCHEDULE



EXISTING BRICK WALLS



NEW METAL CLADDING
(PARTIALLY)



ENTRY DOOR



LANDSCAPING FINISHES:
- TIMBER FLOATING STEPS
- STONE STEPS
- STONE PATHH
-STONE RETAINING WALLS



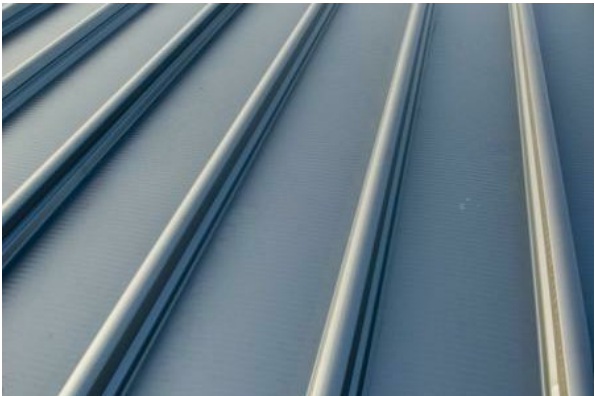
DARK CHARCOAL JOINERY



TIMBER SCREENNING ON STEEL
STRUCTURE - NORTH ELEVATION



DARK/ BLACK FASCIAS, GUTTERS
AND DOWNPIPES



MEDIUM GREY METAL ROOF FINISH



GLASS BALUSTERS WITH TOP RAILING



TIMBER SCREENNING TO THE POOL
AND POOL DECK



POOL INFINITY EDGE

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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DA	15.11.2018	DA PLANS	MW	
DA	17.12.2018	REVIEW 1	MW	
DA	15.03.2019	REVIEW 2_tree 16 to retain	MW	
DA	21.03.2019	REVIEW 3	MW	

DESIGNED BY : YIN & GEOFFREY LEE

PREPARED BY : BLUE SKY BUILDING DESIGNS
Mobile: 0 414 310 171
E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2018017

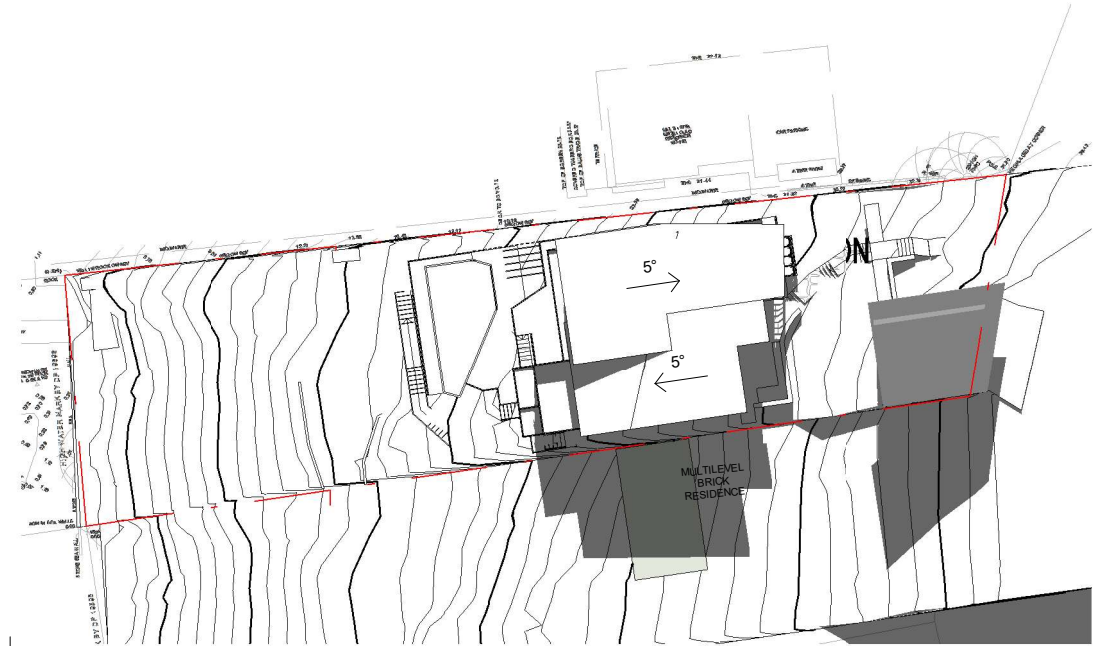
AT: 163 Riverview Rd, Avalon

FOR: Yin & Geoffrey Lee

SHEET TITLE: MATERIALS & FINISHES SCHEDULE

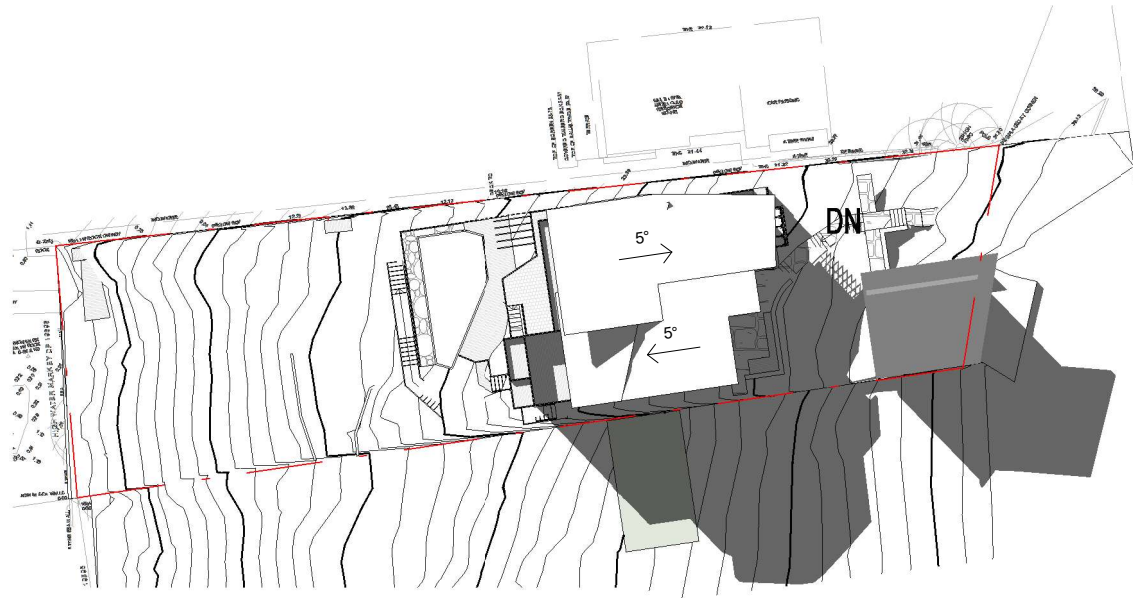
SHEET NO: A113

SCALE A3:



1 SITEPLAN SD 9 AM
A114 1 : 500

2 SITEPLAN SD 12 PM
A114 1 : 500



3 SITEPLAN SD 3 PM
A114 1 : 500

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.04.2018	PRE-DA	KC	
	01-16-22.08.2018	PRE-DA 2-4	KC	MW
DA	15.11.2018	DA PLANS	MW	
DA	17.12.2018	REVIEW 1	MW	
DA	15.03.2019	REVIEW 2_tree 16 to retain	MW	
DA	21.03.2019	REVIEW 3	MW	

DESIGNED BY : YIN & GEOFFREY LEE
PREPARED BY : BLUE SKY BUILDING DESIGNS
Mobile: 0 414 310 171
E: info@bsbd.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2018017
AT: 163 Riverview Rd, Avalon
FOR: Yin & Geoffrey Lee

SHEET TITLE: SHADOW DIAGRAMS - PROPOSED
SHEET NO: A114
SCALE A3: 1 : 500