

proposed new lift to
manufacturer's details

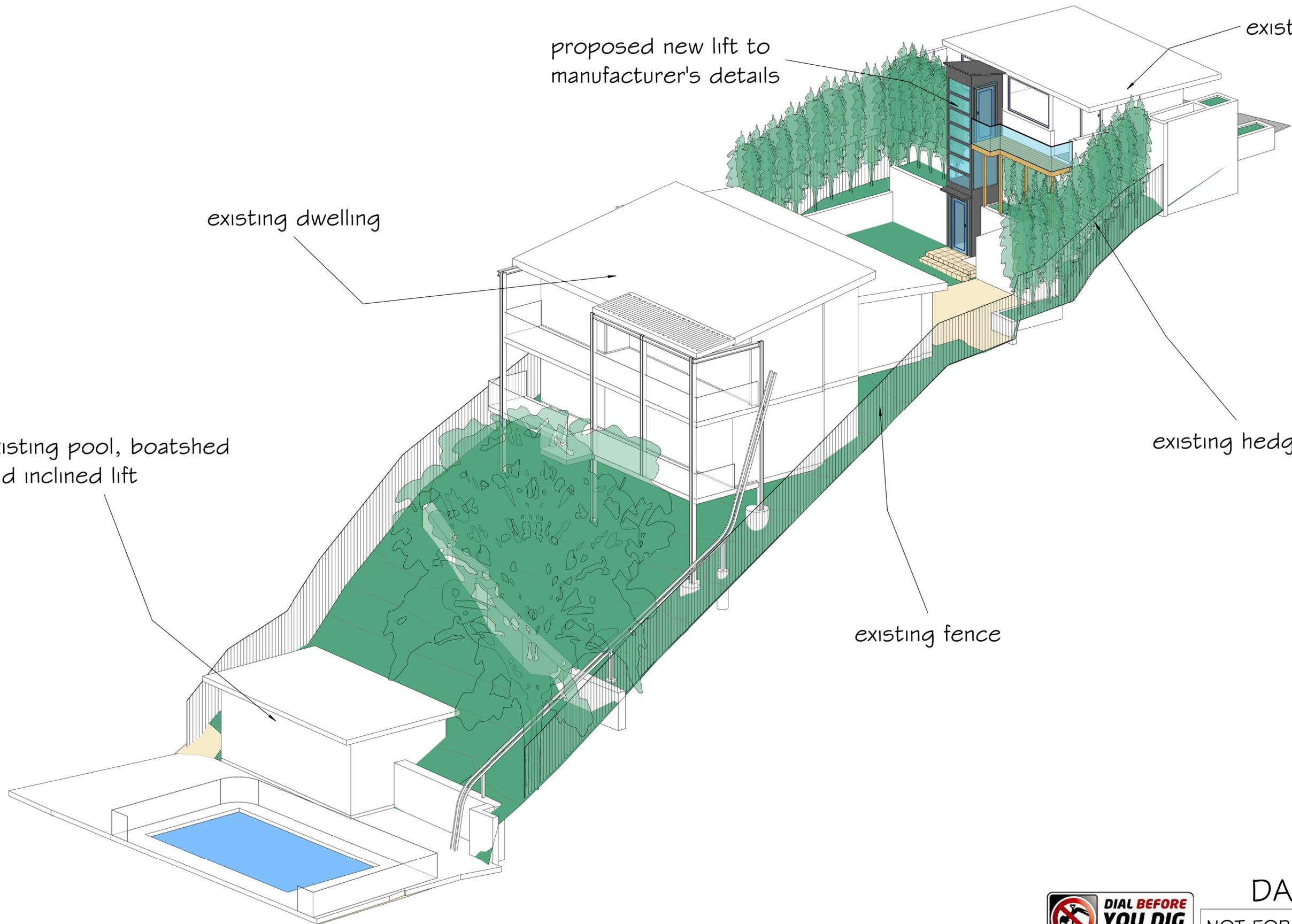
existing garage

existing dwelling

existing pool, boatshed
and inclined lift

existing hedges

existing fence



DA ISSUE

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PROJECT Proposed alterations and additions including a new lift at 16 Cabarita Road Avalon Beach

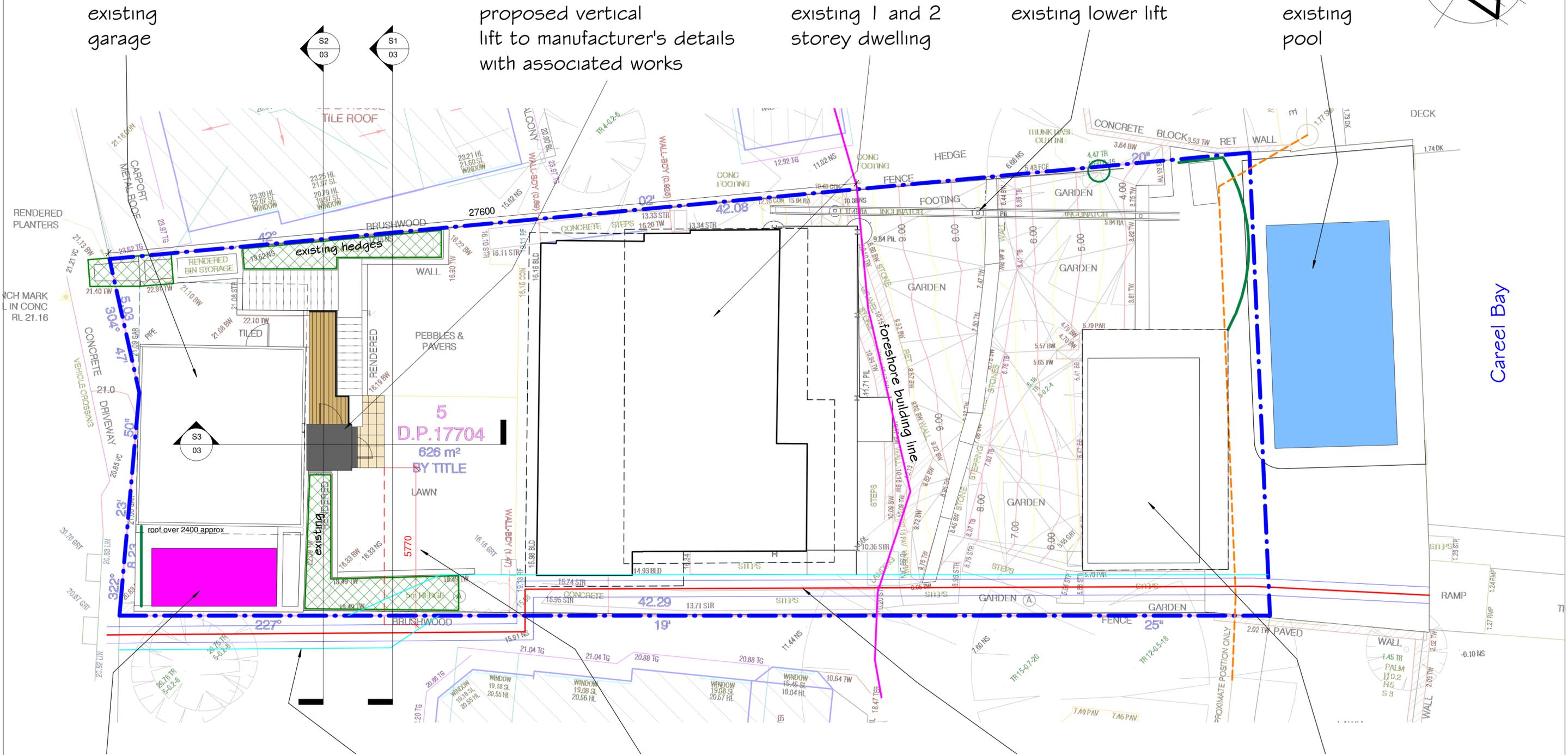
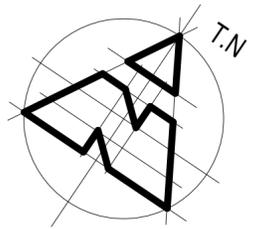
DRAWING Cover Sheet

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SCALE	DATE 21.10.24
DRG. A2 2430 00	



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waste management area

cyan line = drainage easement Z68884

distance of nearest new construction to outside of pipe

red line = 600mm stormwater pipe plotted from ALR 2019-0339 by MGP

existing boatshed

REVISION



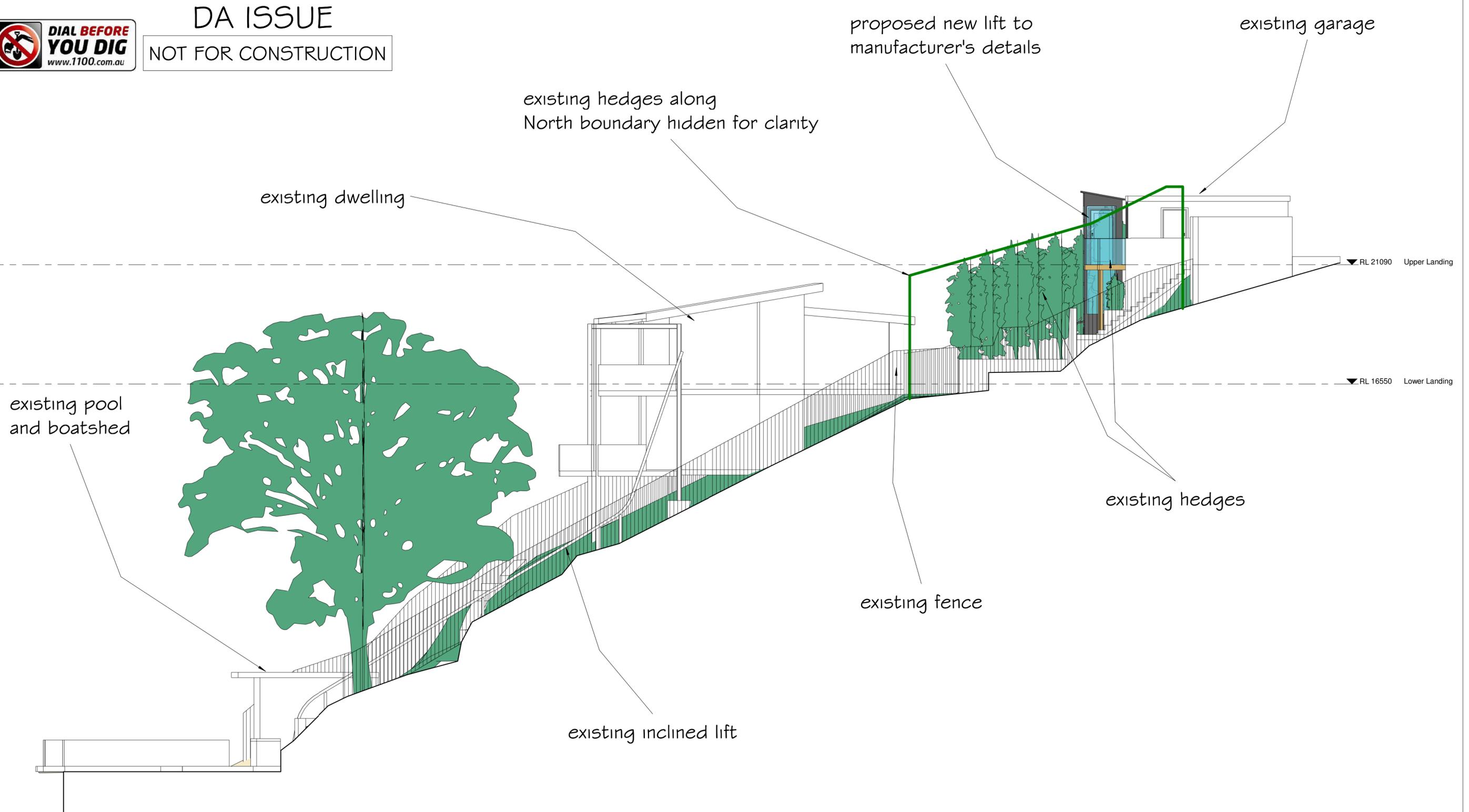
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PROJECT Proposed alterations and additions including a new lift at 16 Cabarita Road Avalon Beach
DRAWING Site Plan

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SCALE 1 : 100	DATE 21.10.24
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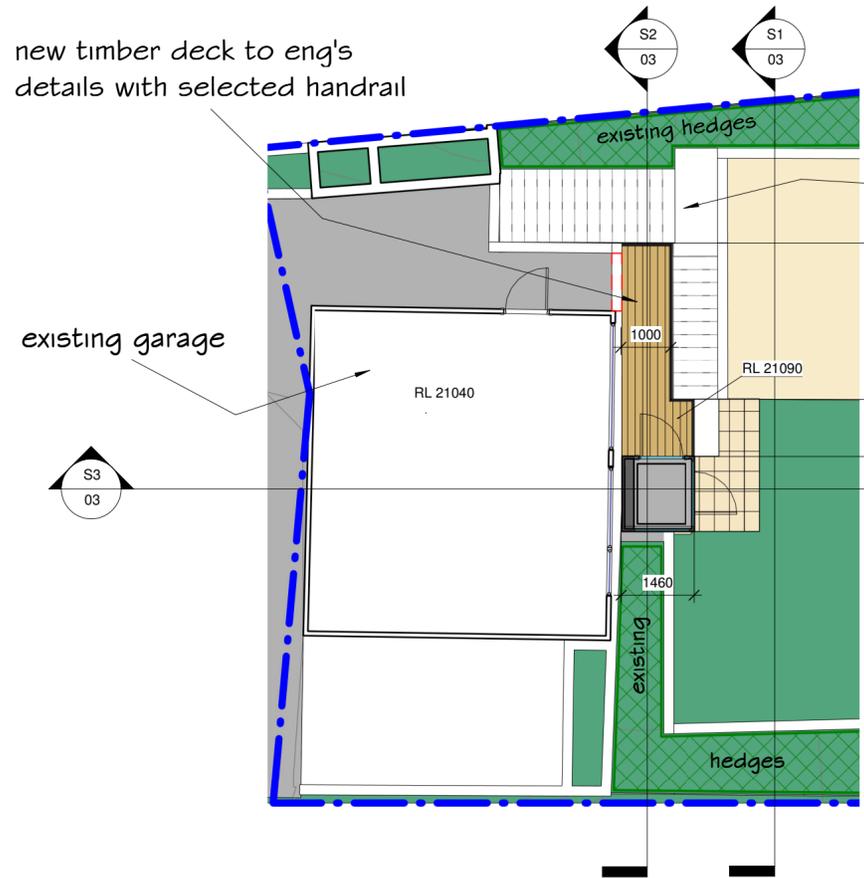


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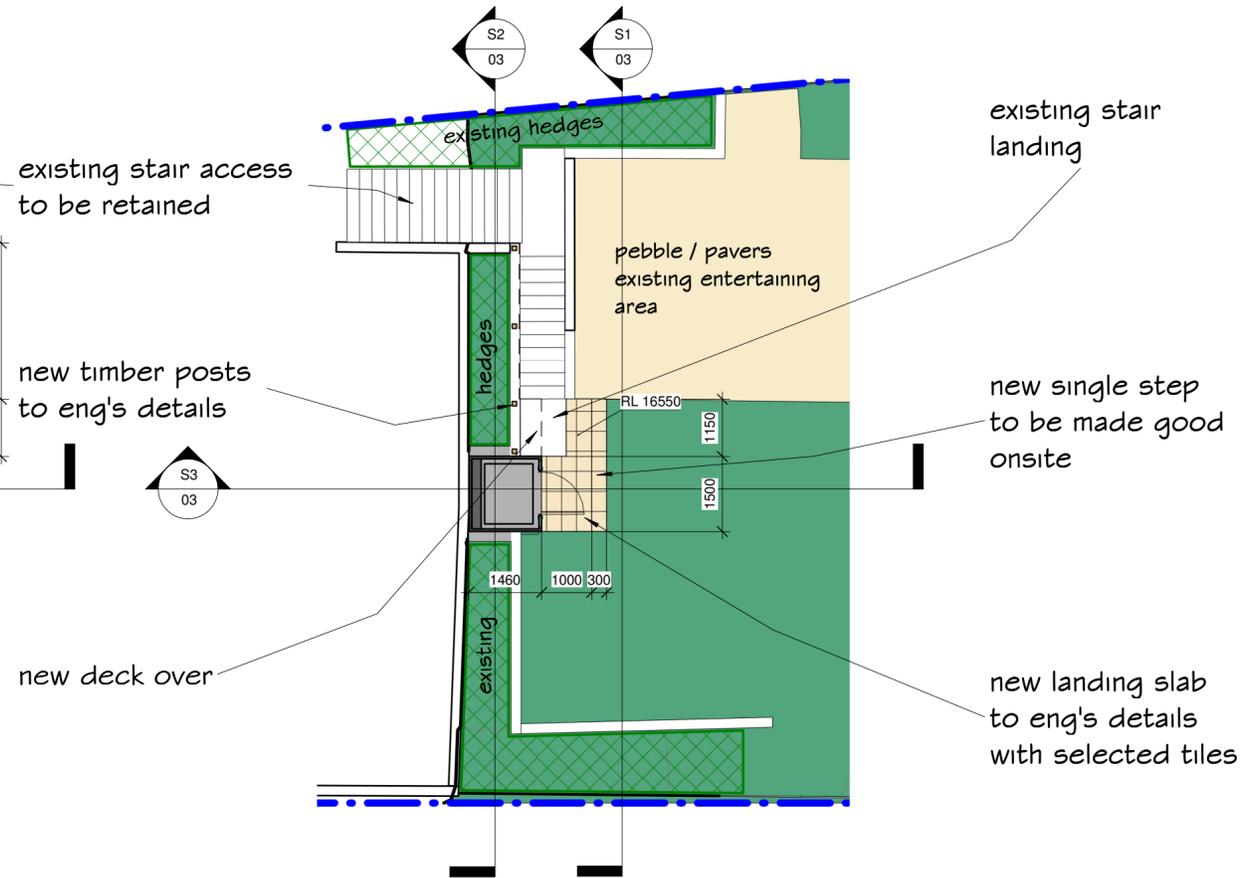
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DRAWING North

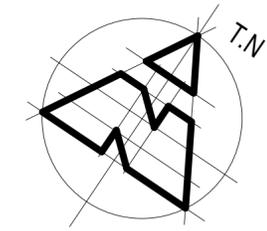
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GARAGE LANDING

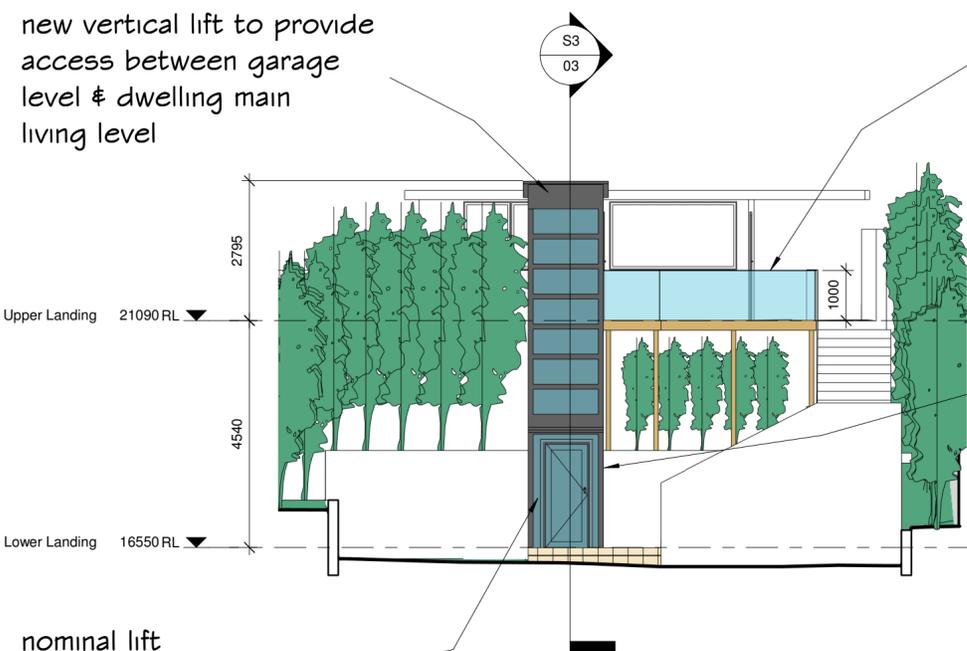


GARDEN LANDING

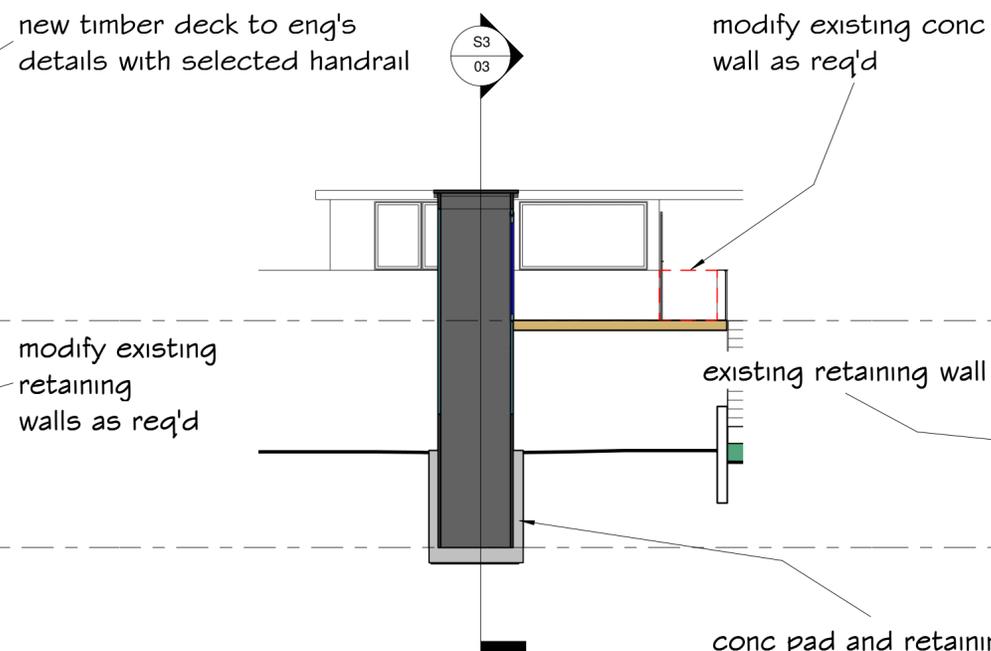


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ALL DIMENSIONS ARE TBC BY LIFT MANUFACTURER AND BUILDER ONSITE



SECTION 1



SECTION 2



SECTION 3

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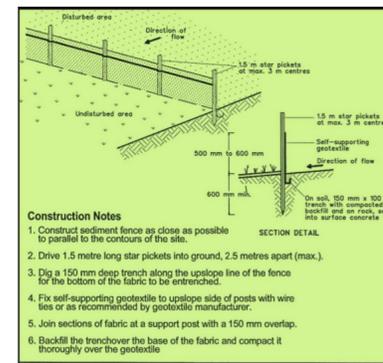
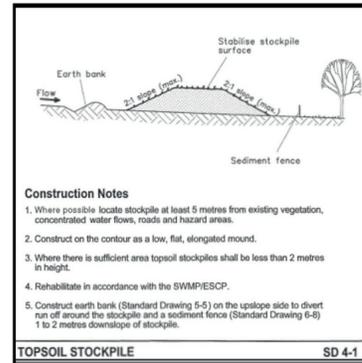
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DRAWING Lift Details

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DRG. A2 2430 03	



EROSION AND SEDIMENT CONTROL PLAN

1. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
2. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
3. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.
4. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
5. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
6. Builder to confirm the locations of barrier fences and stockpiles onsite.
7. Sediment fences and stockpiles to be constructed in accordance with modern standards and the diagrams seen to the right.
8. Due to the steeply sloping site, special care will be taken to prevent soil runoff into existing drains or the waterway.
9. Note that due to the constraints of the site, barriers may need to be relocated during construction.
10. All ESCP measures are to be installed and managed in accordance with Landcom's Managing Urban Stormwater: Soils and Construction 2004.



BUILDING NOTES

All work to be carried out by suitably licensed and qualified tradesmen, and to comply with all Australian Standards and Council requirements.

Main contractor to be responsible for obtaining all necessary inspection certificates.

An approved sedimentation control system is to be installed and maintained for the duration of the contract.

Adjoining properties to be adequately protected at all times.

Asbestos (if encountered) is to be removed and disposed of by a suitably qualified contractor.

Builder and lift manufacturer to confirm all dimensions onsite.

Lift noise level shall not exceed 60dB(A) when measured 1 meter from any adjoining premises.

New lift to be painted to match existing garage.

Proposed Lift, associated doors and safety mechanisms to manufacturer's details, designed and constructed to all relevant Australian Standards.

All handrails and gates are to be installed in accordance with BCA 2022 Housing Provisions Part 11.3.

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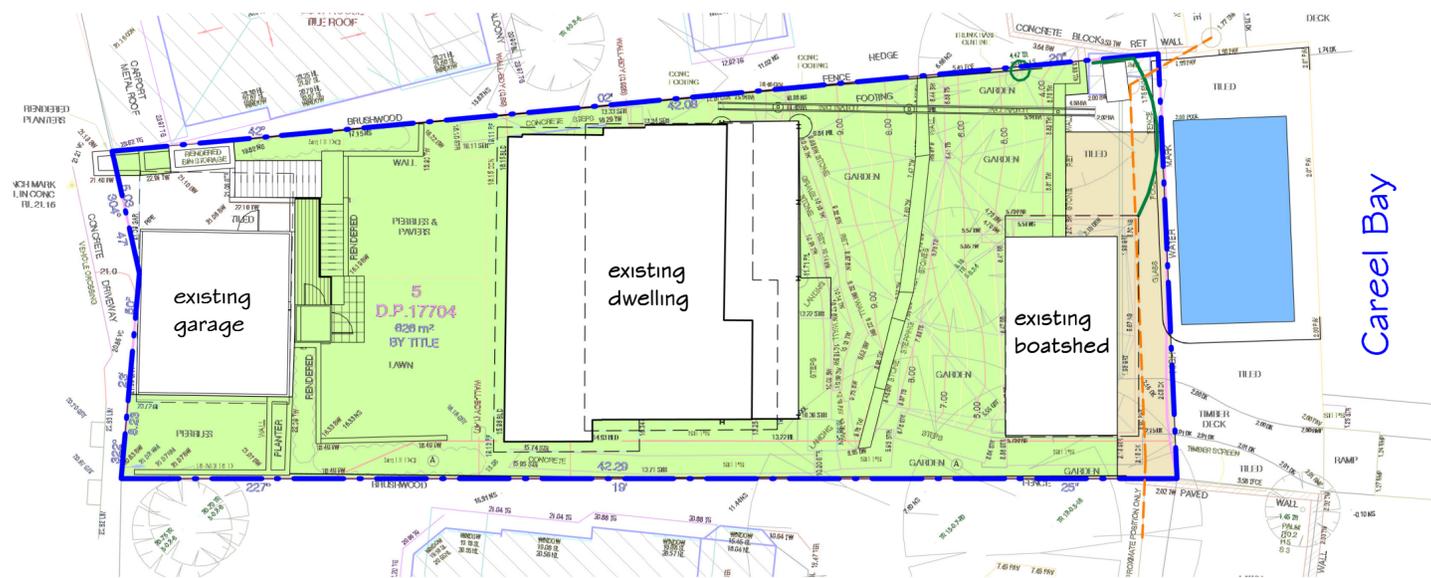
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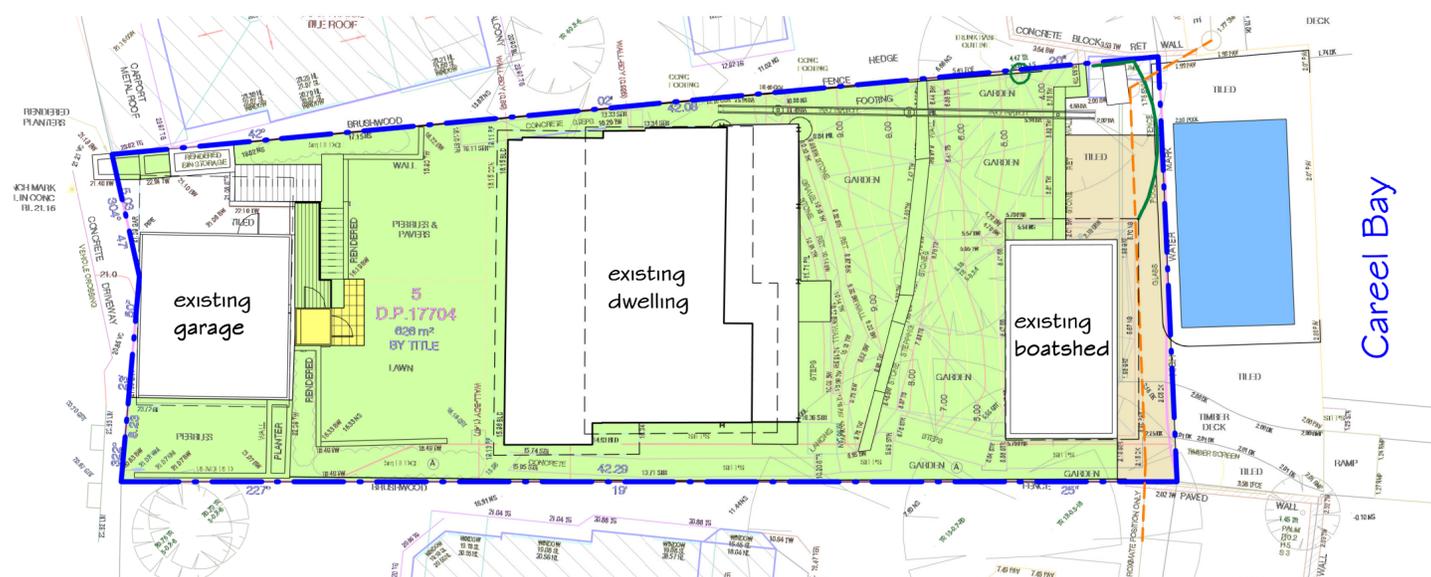
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DRAWING NOTES / ESCP

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EXISTING



PROPOSED

LANDSCAPED AREA CALCULATIONS

Total Site Area =	626 m ²
Existing LSA =	341.2 m ² / 55 %
Hardscaping =	37.6 m ² / 6 %
Total existing LSA =	378.8 m ² / 61 %
New built upon area =	5 m ²
Proposed LSA =	336.2 m ² / 54 %
Hardscaping =	37.6 m ² / 6 %
Total proposed LSA =	373.8 m ² / 60 %

Colour Key

- = LSA
- = Hardscaping
- = New built upon area

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DRAWING Landscaped Area

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