

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

Project
PROPOSED NEW SINGLE DWELLING

Address
17 MARETIMO ST BALGOWLAH, NSW 2093
LOT 6 IN DP 18433

Client
PAGLIARO

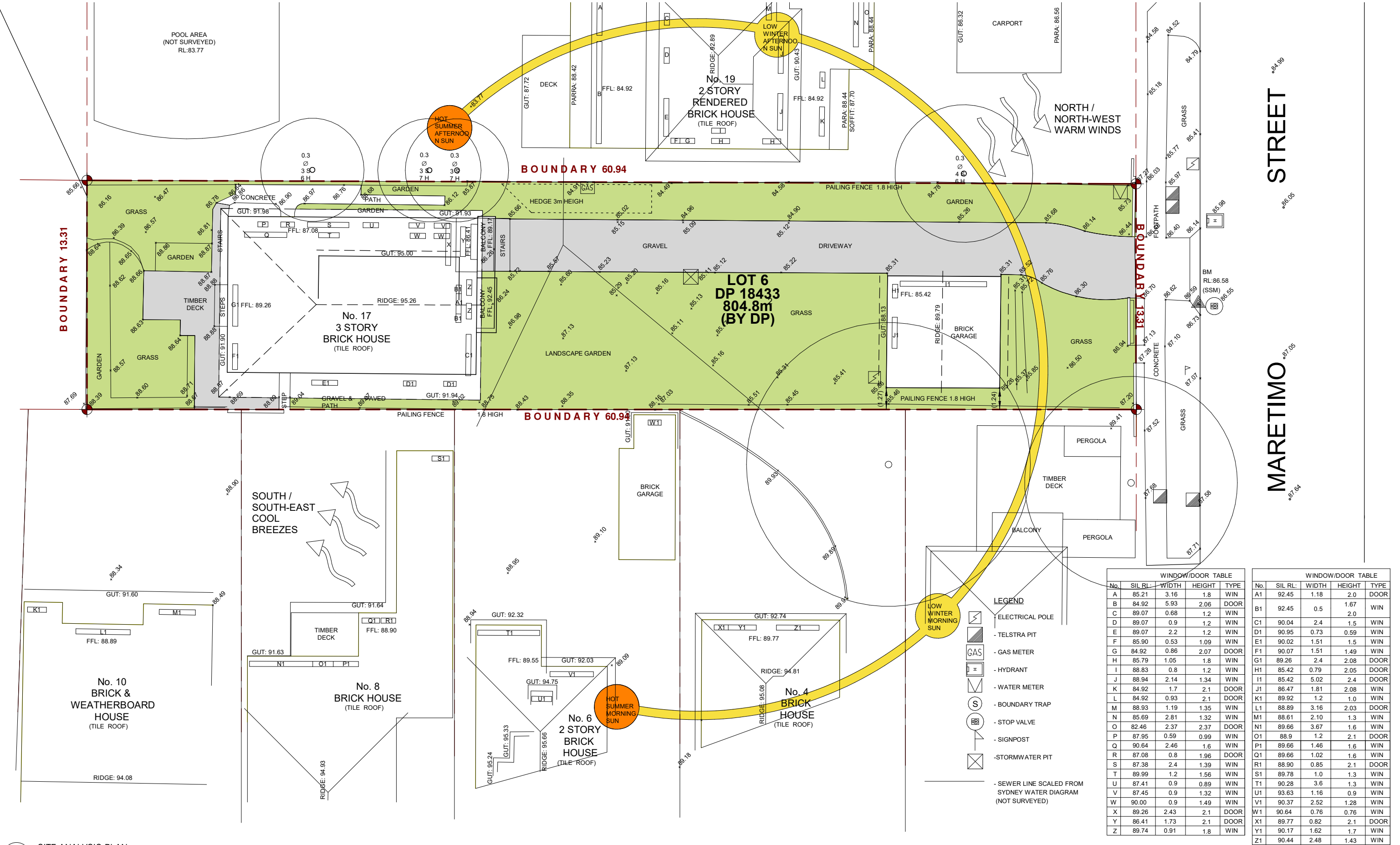
Project Number
17.14

Date
23.03.2021

DRAWING LIST

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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



1 SITE ANALYSIS PLAN
1 : 200



URSINO

ARCHITECTS

Suite 313 , 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	<div><div>---</div>PROPERTY BOUNDARY</div> <div><div>→</div>VIEW CORRIDORS FROM ADJOINING BUILDINGS</div> <div><div>→</div>VIEWS FROM SUBJECT SITE</div> <div><div>→</div>PREVAILING WINDS</div> <div><div>■</div>LANDSCAPED AREA</div> <div><div>■</div>HARD SURFACE AREA</div>

GENERAL NOTES:

ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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NOTES:
1. THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENTS SHOWN HEREON IN RELATION TO BOUNDARIES ARE DIAGRAMATIC ONLY; 2. FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES; 3. CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS; 4. MAJOR TREES SHOWN ONLY; 5. DIMENSIONS AND AREA ARE SUBJECT TO SURVEY

THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF ROBERT URSINO

CLIENT

PAGLIARO

ADDRESS

17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433

SCALE

@ A3
1 : 200

DRAWING TITLE

SITE ANALYSIS PLAN

DRAWN BY.

ST

DESIGNED BY.

RU


PROJECT NO.

17.14

REV

A

TRUE NORTH



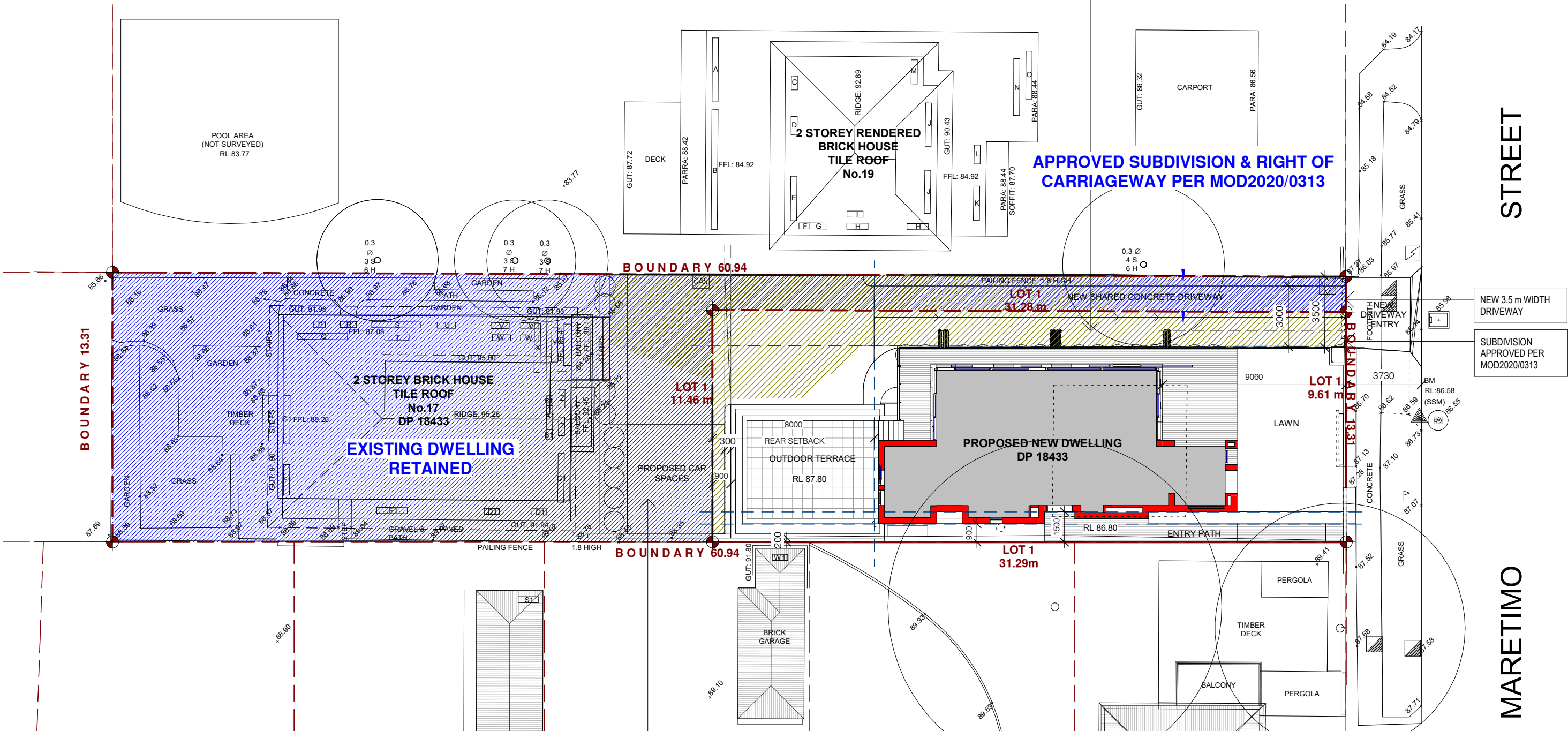
DATE

23.03.2021

DRAWING NO.

DA201

NOTE: SECTION 455 MODIFICATIONS OF DEVELOPMENT CONSENT 219/2016 GRANTED FOR DEMOLITION WORKS, ALTERATIONS AND ADDITIONS AND SUBDIVISION. (Mod2020/0313)



REFER TO SECTION 455 MODIFICATIONS (Mod2020/0313) :
MODIFICATION OF DEVELOPMENT
CONSENT DA219/2016 GRANTED FOR
DEMOLITION WORKS, ALTERATIONS AND
ADDITIONS AND SUBDIVISION.

1 APPROVED SUBDIVISION PLAN
1 : 200

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A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

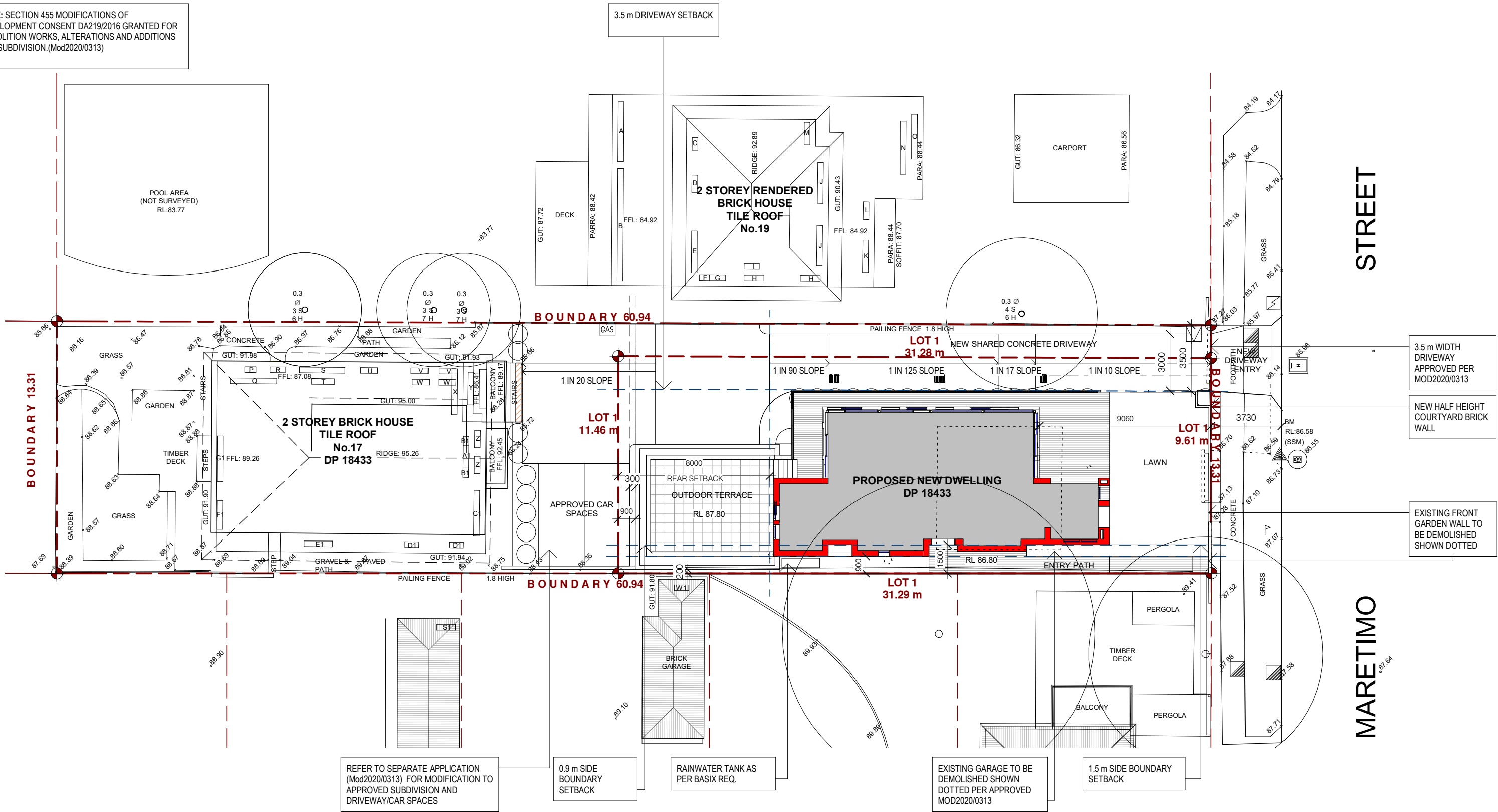
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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 200		APPROVED SUBDIVISION PLAN

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU		23.03.2021
	PROJECT NO.	REV		DRAWING NO.
	17.14	A		DA204

NOTE: SECTION 455 MODIFICATIONS OF DEVELOPMENT CONSENT DA219/2016 GRANTED FOR DEMOLITION WORKS, ALTERATIONS AND ADDITIONS AND SUBDIVISION.(Mod2020/0313)



1 SITE PLAN
1 : 200

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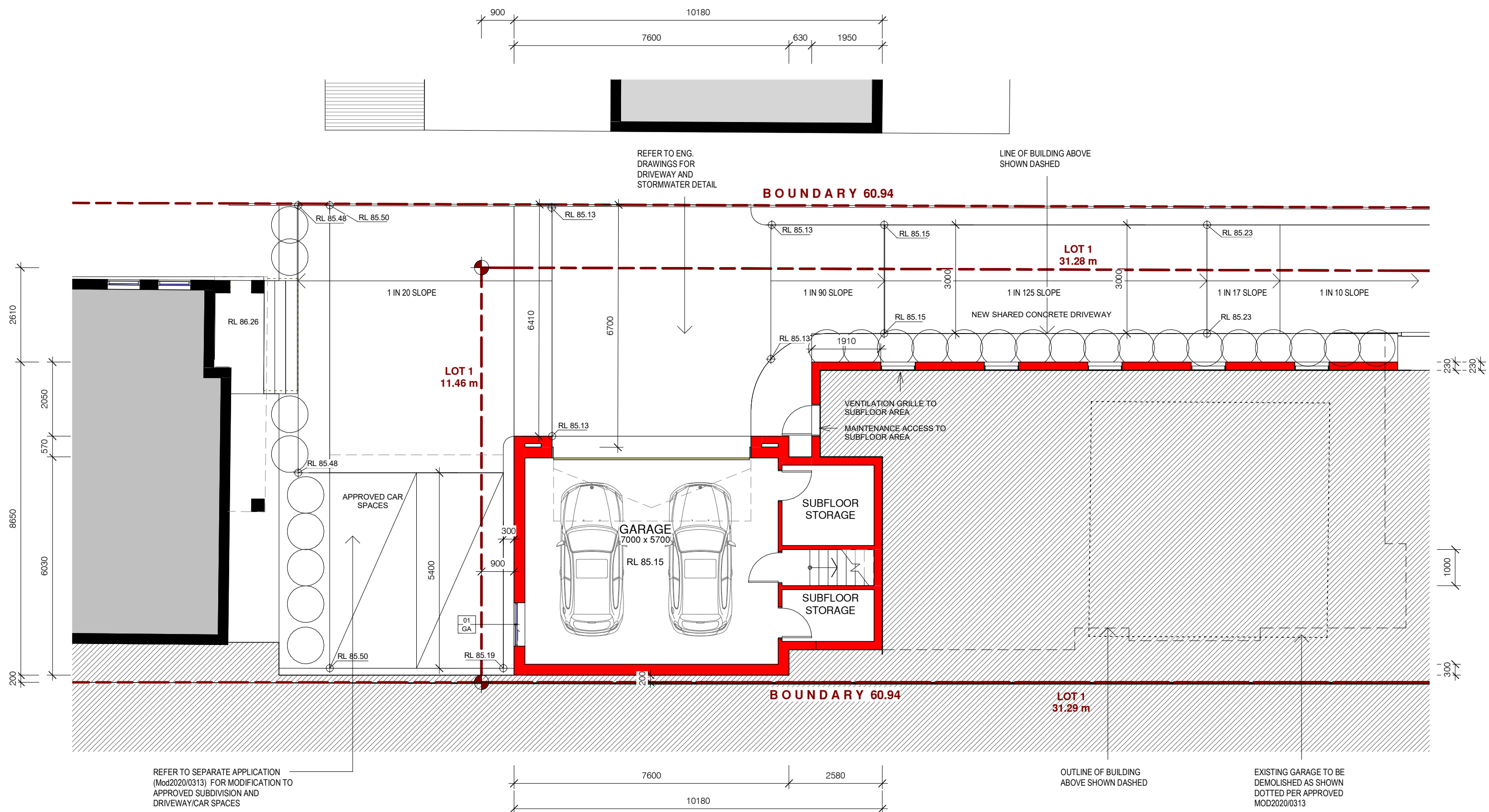
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
PAGLIARO	1 : 200		SITE PLAN	ST	RU		23.03.2021
ADDRESS	PROJECT NO.	REV					DRAWING NO.
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	17.14	A					DA205



1 GARAGE FLOOR PLAN
1 : 100

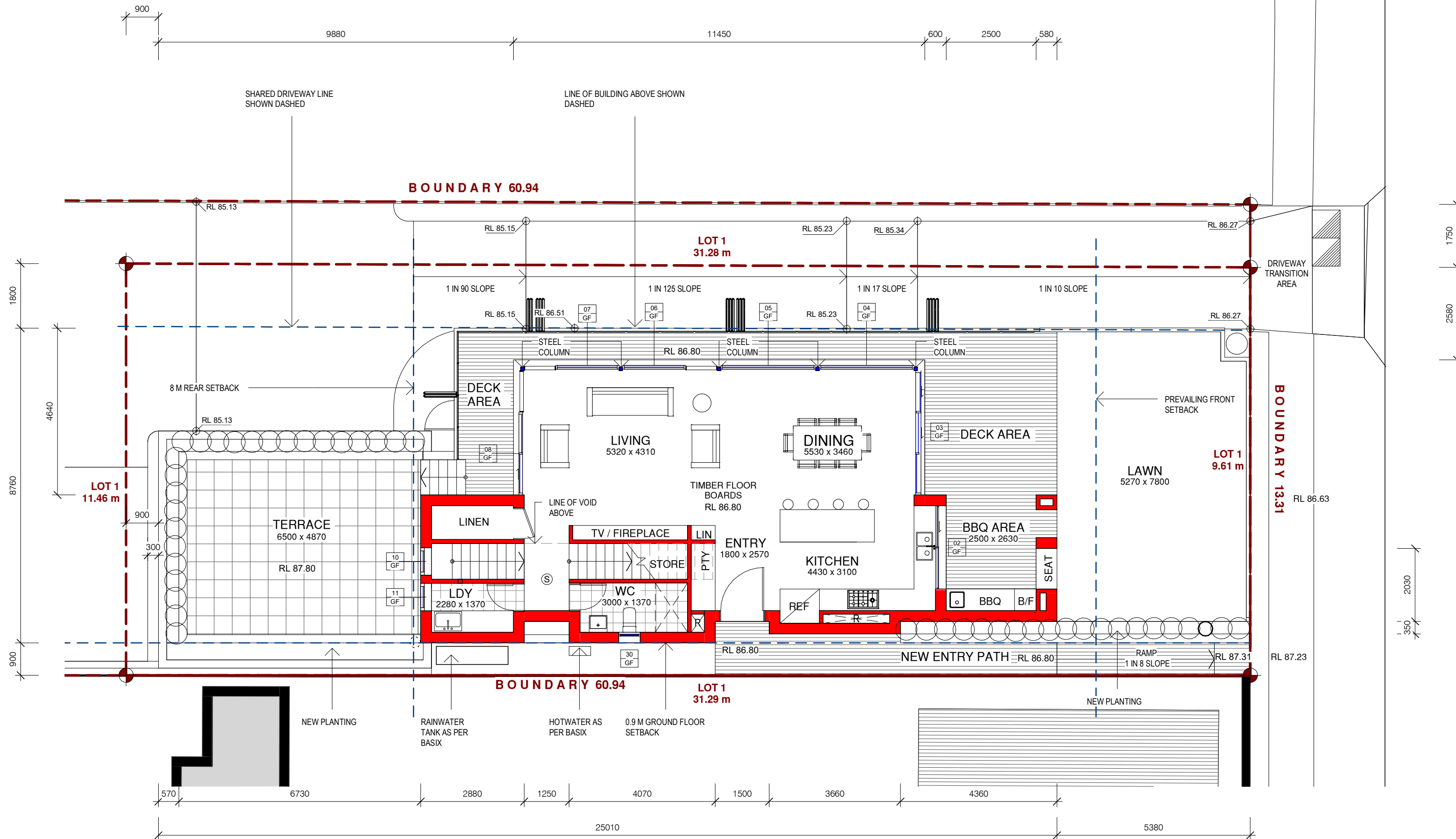
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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	Ⓢ SMOKE ALARM R RISER LC LAUNDRY CHUTE REF REFRIGERATOR B/F BAR FRIDGE	PAGLIARO	As indicated		GARAGE FLOOR PLAN	
<div><div>GENERAL NOTES:</div><div>ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</div><div>COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</div></div>				ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
				17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU		23.03.2021
					PROJECT NO.	REV		DRAWING NO.
					17.14	A		DA301



1 GROUND FLOOR PLAN
1 : 100

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

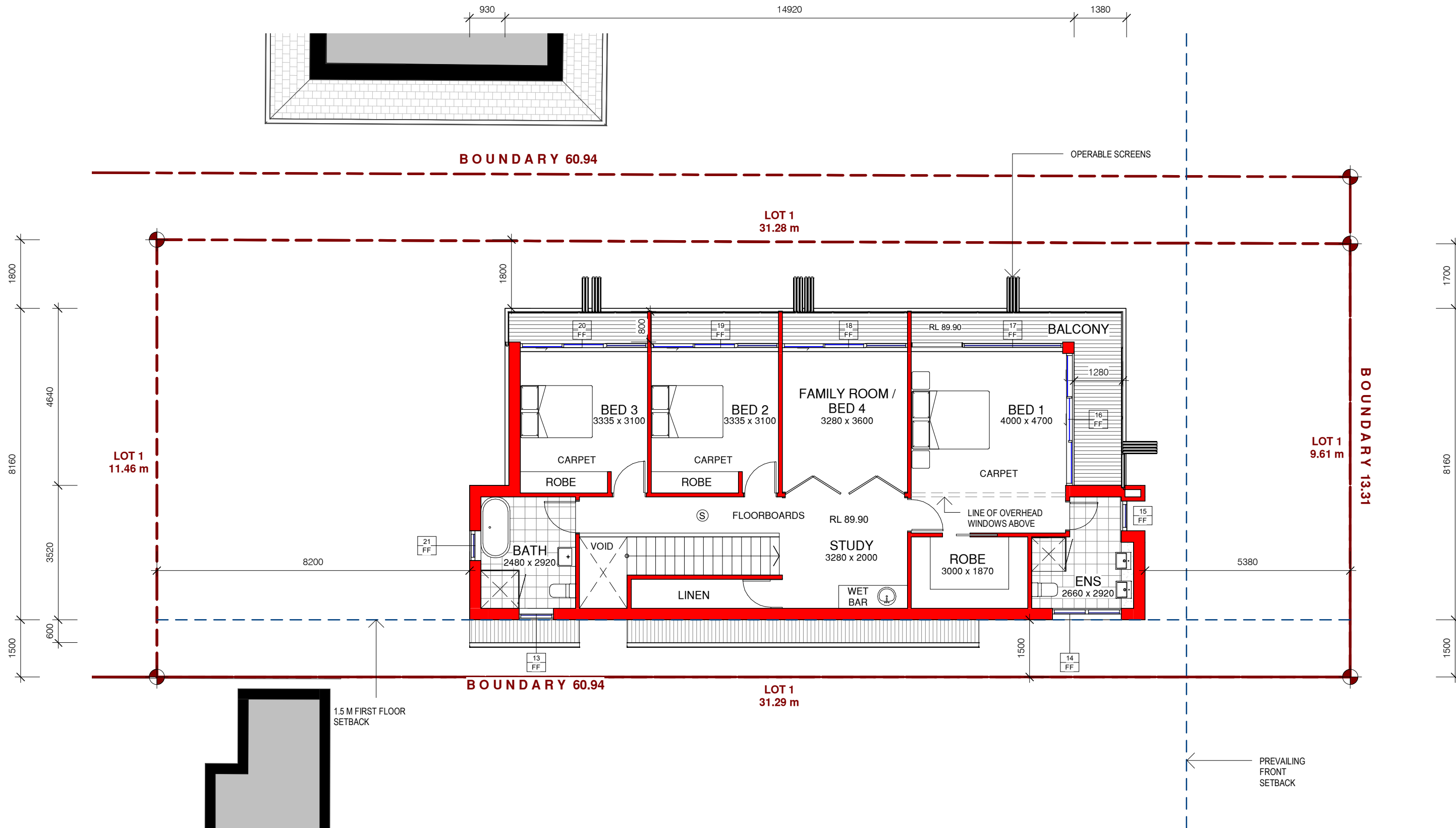
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	(S) SMOKE ALARM R RISER LC LAUNDRY CHUTE REF REFRIGERATOR B/F BAR FRIDGE

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	As indicated		GROUND FLOOR PLAN

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU		23.03.2021
	PROJECT NO.	REV		DRAWING NO.
	17.14	A		DA302



1 FIRST FLOOR PLAN
1 : 100



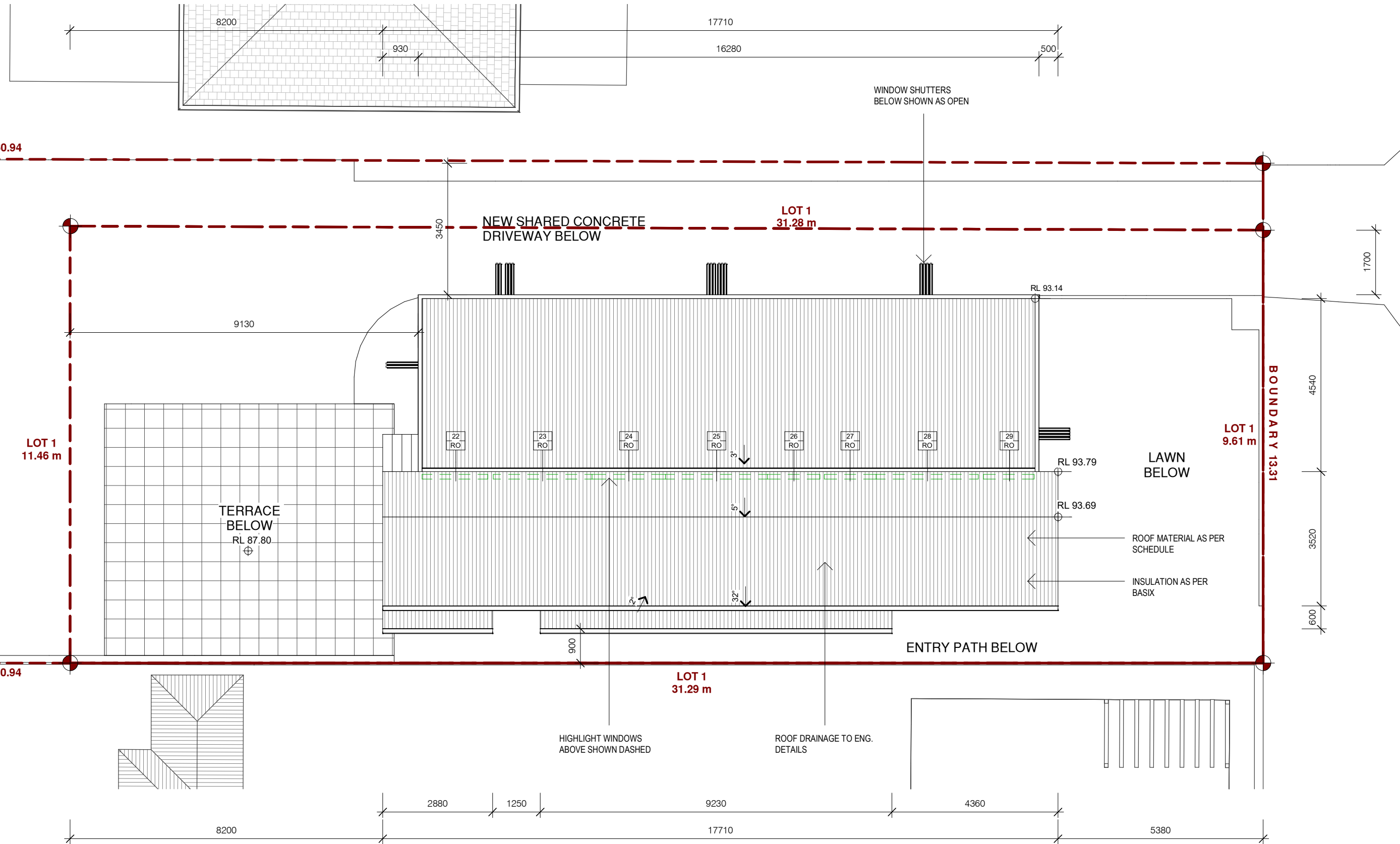
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	As indicated		FIRST FLOOR PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU	
	PROJECT NO.	REV	DATE
	17.14	A	23.03.2021
			DRAWING NO.
			DA303



1 ROOF PLAN
1 : 100



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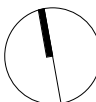
Suite 313 , 49 Queens Road Five Dock NSW 2046
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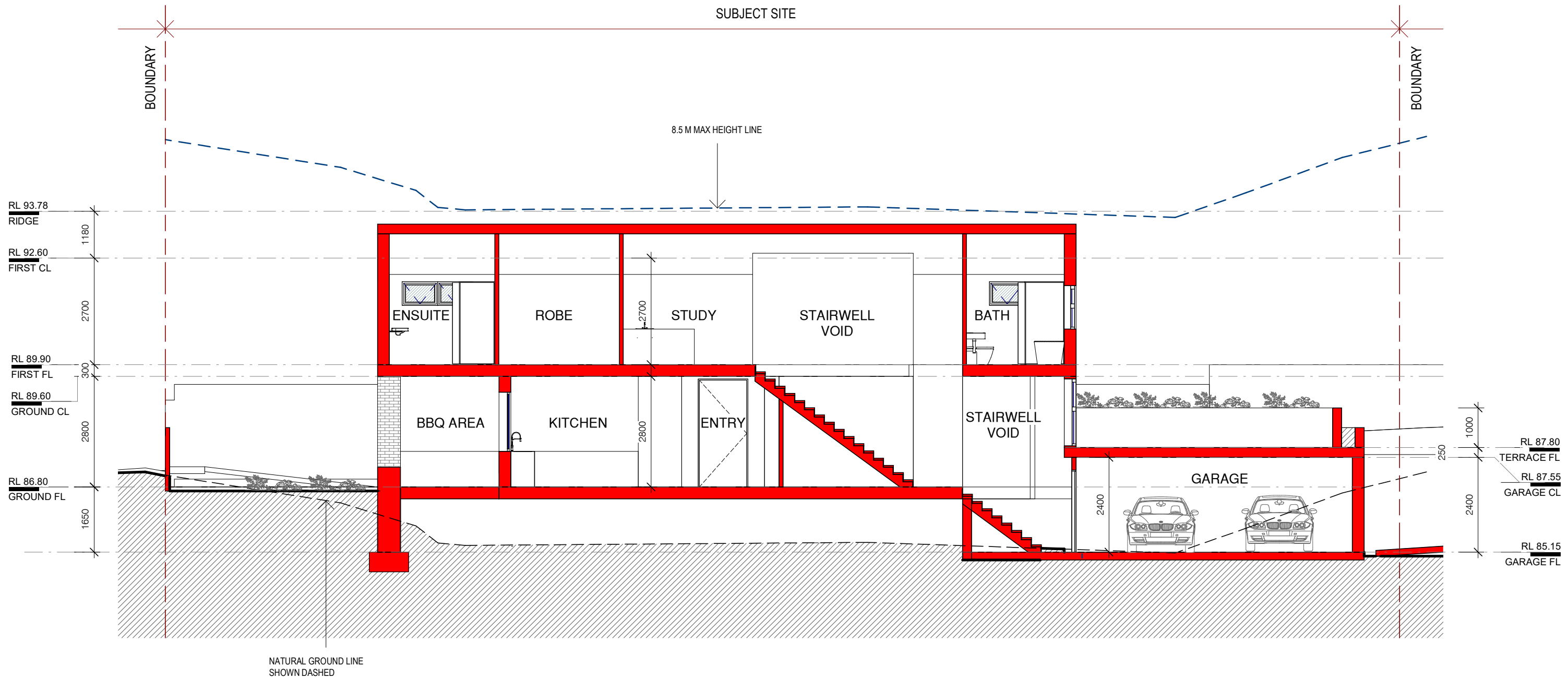
REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

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A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 100		ROOF PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU	
	PROJECT NO.	REV	DATE
	17.14	A	23.03.2021
			DRAWING NO.
			DA304



1

LONG SECTION
1 : 100



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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

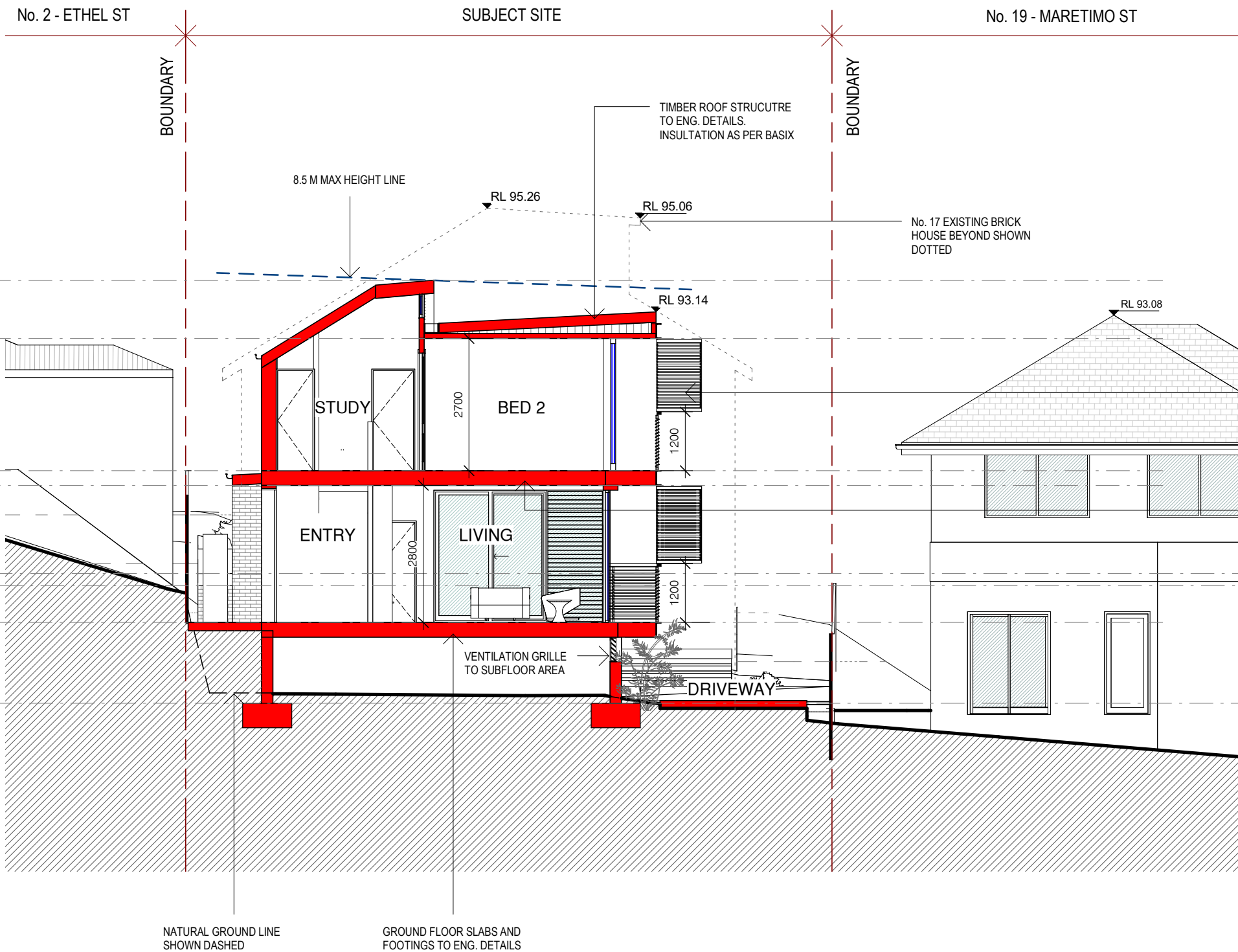
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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 100		SECTIONS 01

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU		23.03.2021
	PROJECT NO.	REV		DRAWING NO.
	17.14	A		DA401



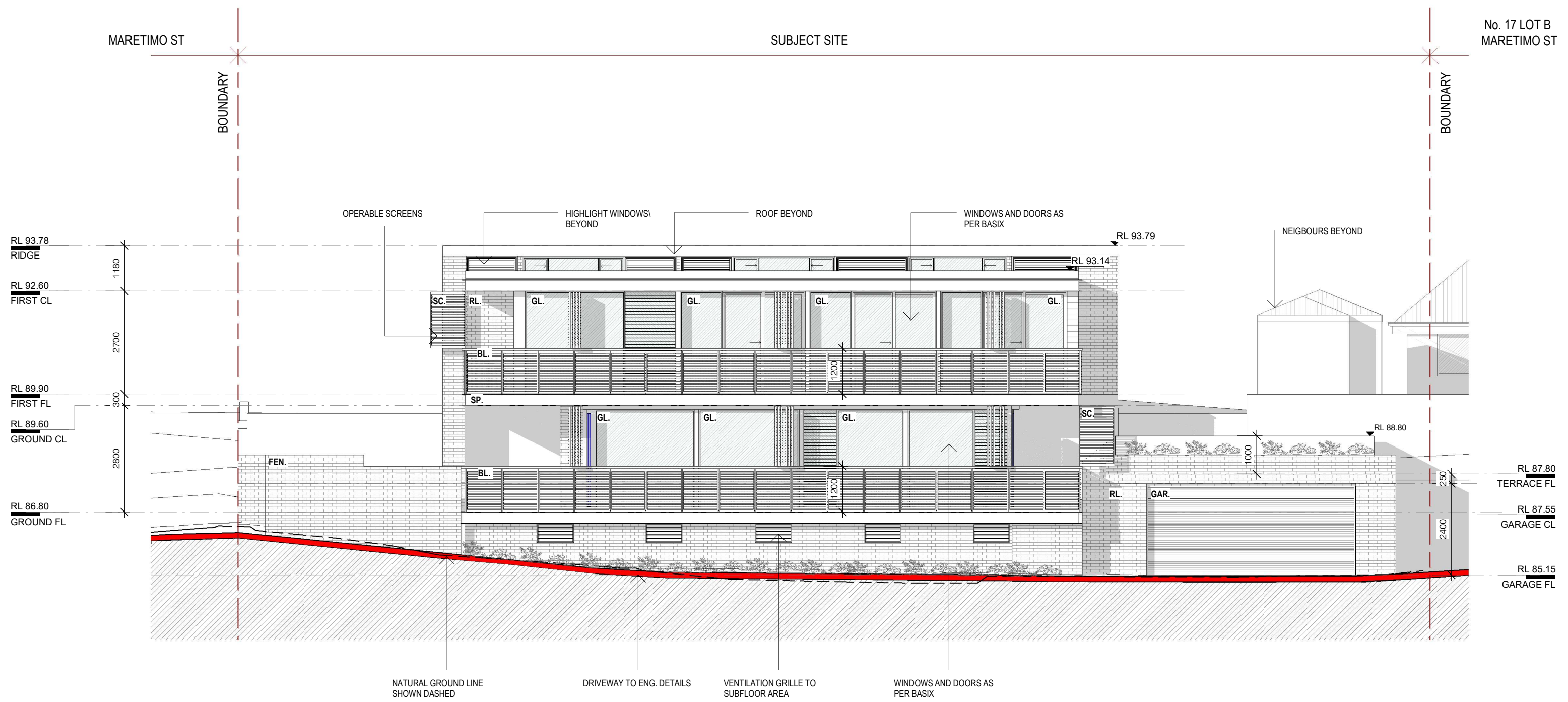
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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 100		SECTIONS 02

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU		23.03.2021
	PROJECT NO.	REV		DRAWING NO.
	17.14	A		DA402



1

NORTH ELEVATION

1 : 100

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	<div><div>MATERIALS LEGEND</div><div>(REFER TO DA901)</div><div>BR - BRICK</div><div>CL - CLADDING</div><div>BL - BALUSTRADES</div><div>SP - STEEL PROFILE</div><div>RF - ROOF</div><div>GL - GLASS</div><div>FR - FRAME</div><div>SC - SCREENS</div><div>FEN - FENCE</div><div>DE - DECKING</div><div>DR - DRIVEWAY</div><div>GAR - GARAGE DOOR</div></div>

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CLIENT	SCALE	@ A3	DRAWING TITLE
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ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU	
	PROJECT NO.	REV	DATE
	17.14	A	23.03.2021
			DRAWING NO.
			DA501

BOUNDARY

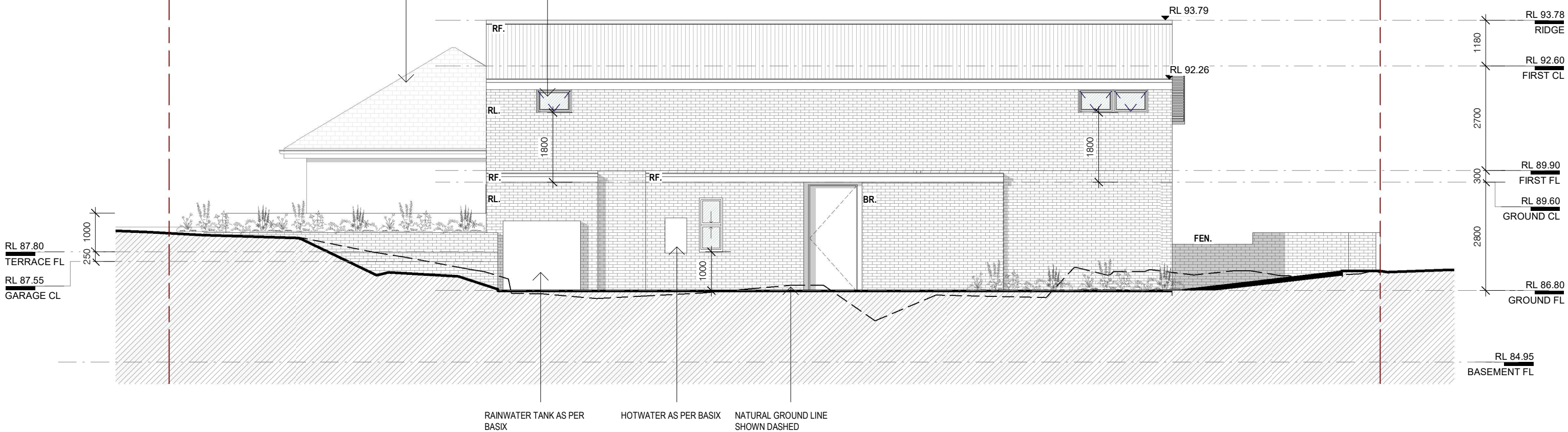
SUBJECT SITE

MARETIMO ST

BOUNDARY

NEIGHBOURING PROPERTY
BEYOND

DOORS AND WINDOWS AS
PER BASIX



1 SOUTH ELEVATION
1 : 100

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LEGEND & NOTES
MATERIALS LEGEND
(REFER TO DA901)

BR - BRICK
CL - CLADDING
BL - BALUSTRADES
SP - STEEL PROFILE
RF - ROOF
GL - GLASS

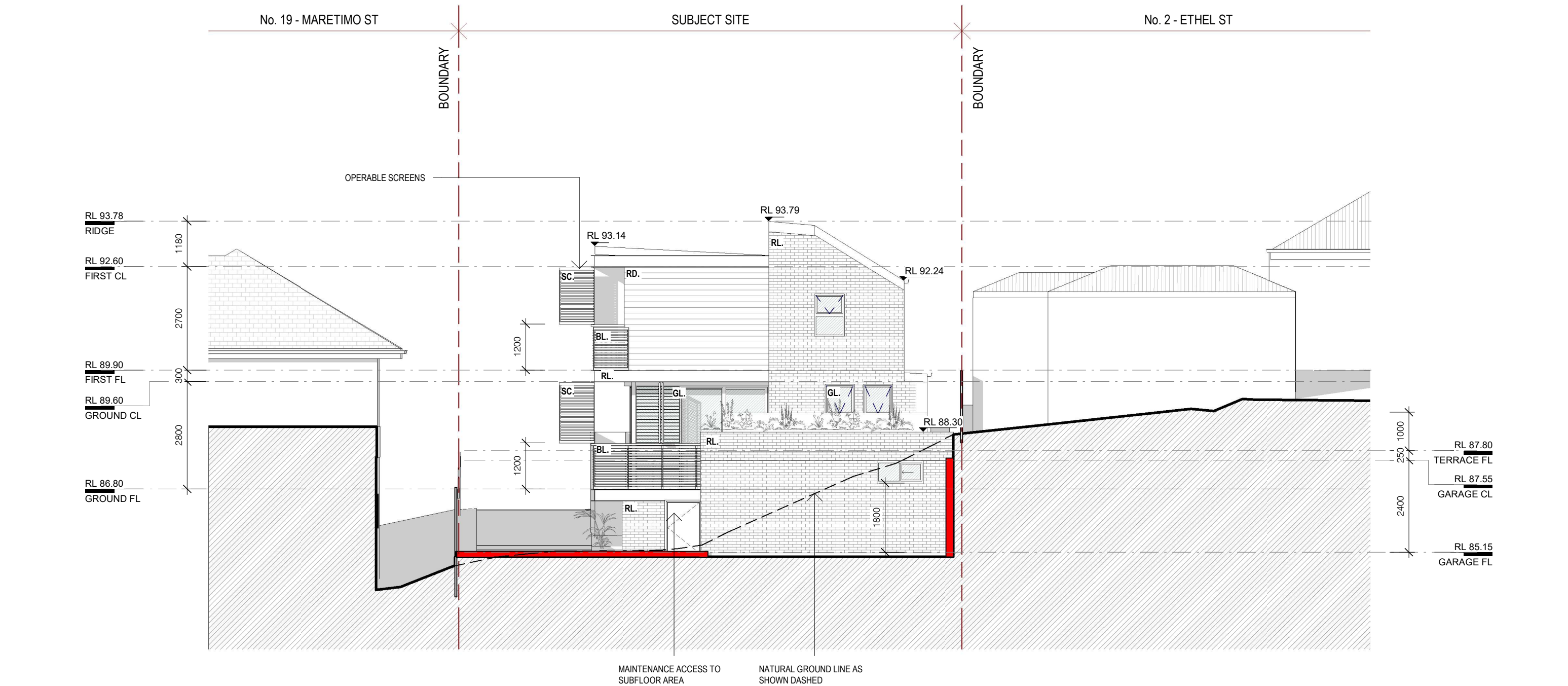
FR - FRAME
SC - SCREENS
FEN - FENCE
DE - DECKING
DR - DRIVEWAY
GAR - GARAGE DOOR

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 100		SOUTH ELEVATION

ADDRESS
**17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433**

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
ST	RU		23.03.2021
PROJECT NO.	REV		DRAWING NO.
17.14	A		DA502



1 WEST ELEVATION
1:100

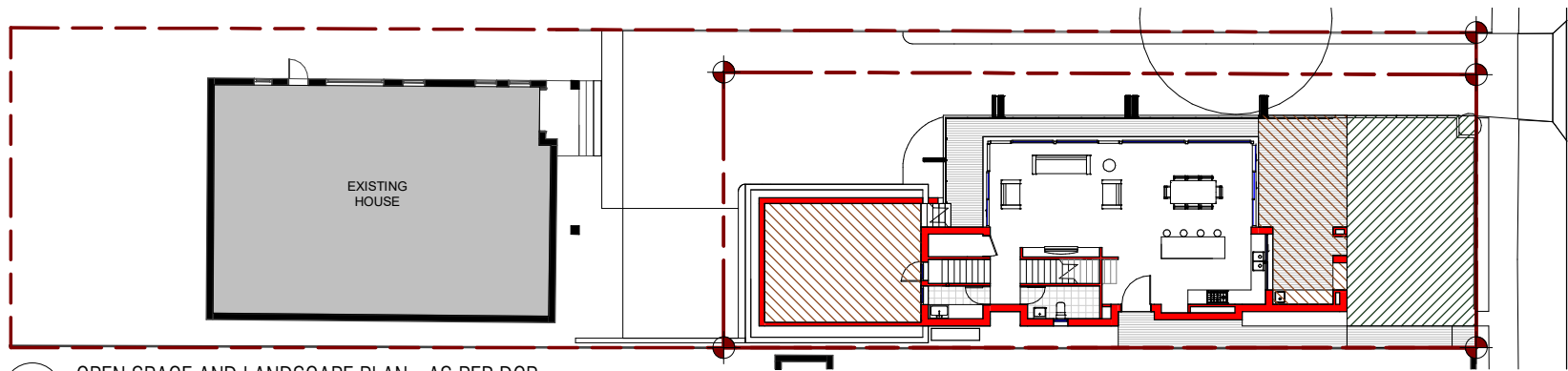


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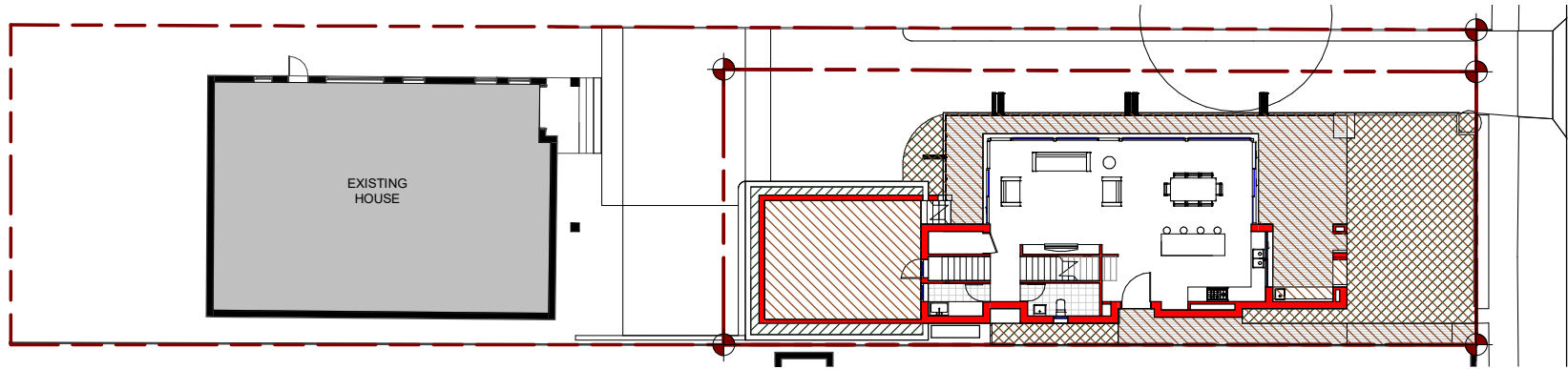
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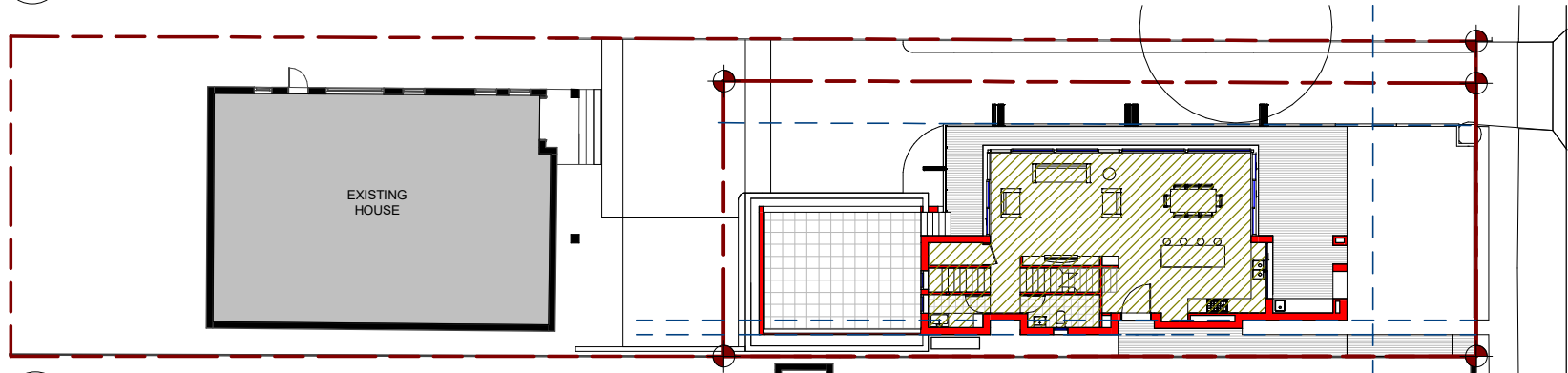
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A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	<u>MATERIALS LEGEND</u> (REFER TO DA901)	PAGLIARO	1 : 100		WEST ELEVATION	
<div><div>BR - BRICK</div><div>CL - CLADDING</div><div>BL - BALUSTRADES</div><div>SP - STEEL PROFILE</div><div>RF - ROOF</div><div>GL - GLASS</div></div> <div><div>FR - FRAME</div><div>SC - SCREENS</div><div>FEN - FENCE</div><div>DE - DECKING</div><div>DR - DRIVEWAY</div><div>GAR - GARAGE DOOR</div></div>				ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
<div><div>GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</div><div>COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</div></div>				17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU		23.03.2021
				PROJECT NO.	REV		DRAWING NO.	
					17.14	A	DA504	



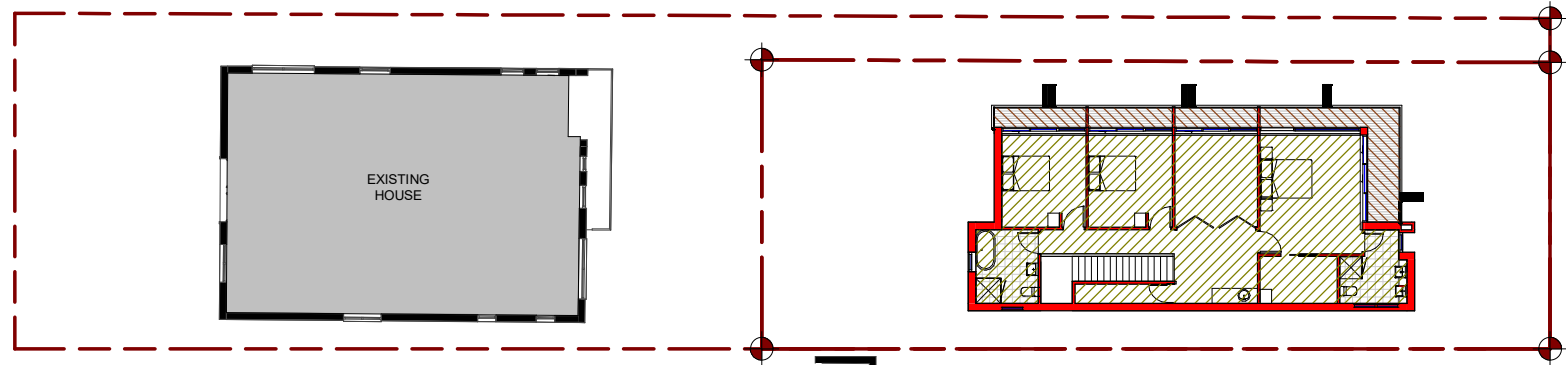
1 OPEN SPACE AND LANDSCAPE PLAN - AS PER DCP
1 : 300



2 OPEN SPACE AND LANDSCAPE PLAN - INCLUDING ALL AREAS
1 : 300



3 GROUND FLOOR PLAN
1 : 300



4 FIRST FLOOR PLAN
1 : 300

FLOOR SPACE RATIO ANALYSIS

SITE AREA	356.8 SQM
COUNCIL REQUIREMENTS	
ALLOWABLE FSR	0.5 : 1
ALLOWABLE GROSS FLOOR AREA	178.4 SQM
PROPOSED AREA	
GROUND FLOOR	84.2 SQM
FIRST FLOOR	94.2 SQM
TOTAL GROSS FLOOR AREA	
TOTAL FSR	0.5 : 1
TOTAL GROSS FLOOR AREA	178.4 SQM

OPEN SPACE ANALYSIS

(AS PER DCP)	
SITE AREA	356.8 SQM
COUNCIL REQUIREMENTS	
MINIMUM TOTAL OPEN SPACE	(55% OF SITE) 196.2 SQM
. CLASSIFIED AS AREA OS3 . MINIMUM DIMENSION OF 3 METRES . MINIMUM UNBROKEN AREA OF 12SQM	
PROPOSED AREA	
ON GROUND OPEN SPACE	72.5 SQM
ABOVE GROUND OPEN SPACE	32 SQM
TOTAL OPEN SPACE	
(29.3% OF SITE)	104.5 SQM

LANDSCAPED AREA ANALYSIS

(AS PER DCP)	
REQUIRED OPEN SPACE AREA	196.2 SQM
COUNCIL REQUIREMENTS	
MIN. LANDSCAPED AREA	68.67 SQM
(35% OF TOTAL OPEN SPACE)	
PROPOSED AREA	
TOTAL LANDSCAPED AREA	(69% OF REQUIRED) 47 SQM

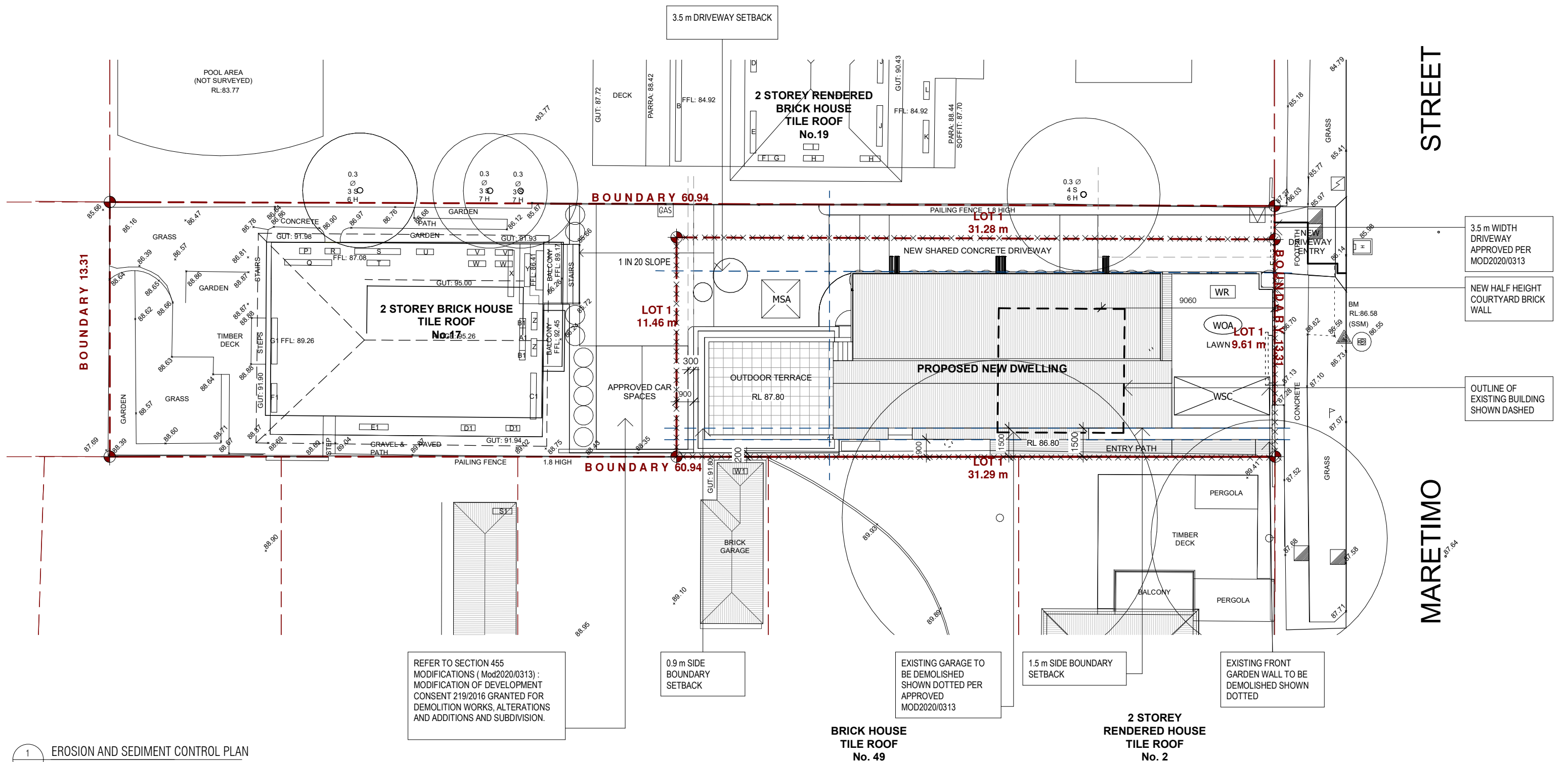
TOTAL OPEN SPACE ANALYSIS

(INCLUDING ALL AREAS)	
SITE AREA	356.8 SQM
COUNCIL REQUIREMENTS	
MIN. OPEN SPACE AREA	(55% OF SITE) 196.2 SQM
PROPOSED AREA	
ON GROUND OPEN SPACE	100.42 SQM
ABOVE GROUND OPEN SPACE	74 SQM
TOTAL OPEN SPACE	
(51% OF SITE)	174.42 SQM

LANDSCAPED AREA ANALYSIS

(INCLUDING ALL AREAS)	
REQUIRED TOTAL OPEN SPACE AREA	196.2 SQM
COUNCIL REQUIREMENTS	
MIN. LANDSCAPED AREA	68.67 SQM
(35% OF TOTAL OPEN SPACE)	
PROPOSED AREA	
TOTAL LANDSCAPED AREA	(86% OF REQUIRED) 59.1 SQM

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



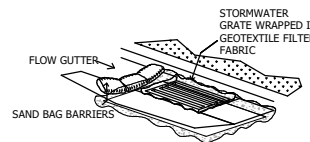
1 EROSION AND SEDIMENT CONTROL PLAN
1 : 200

LEGEND

- SEDIMENT CONTROL FENCE
- BUILDING WASTE & RECYCLING STORAGE AREA
- MATERIALS STORAGE AREA
- VEHICLE ENTRY & EXIT
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREE

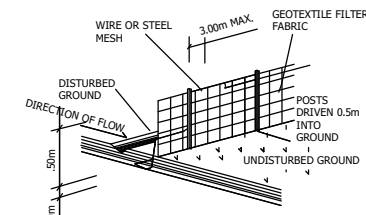
SEDIMENT CONTROL NOTES

- ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS
- SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS
- FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE

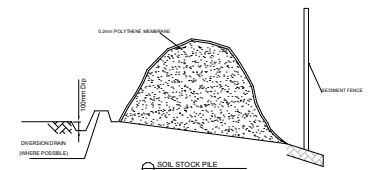


SEDIMENT DAM

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



SEDIMENT FENCE



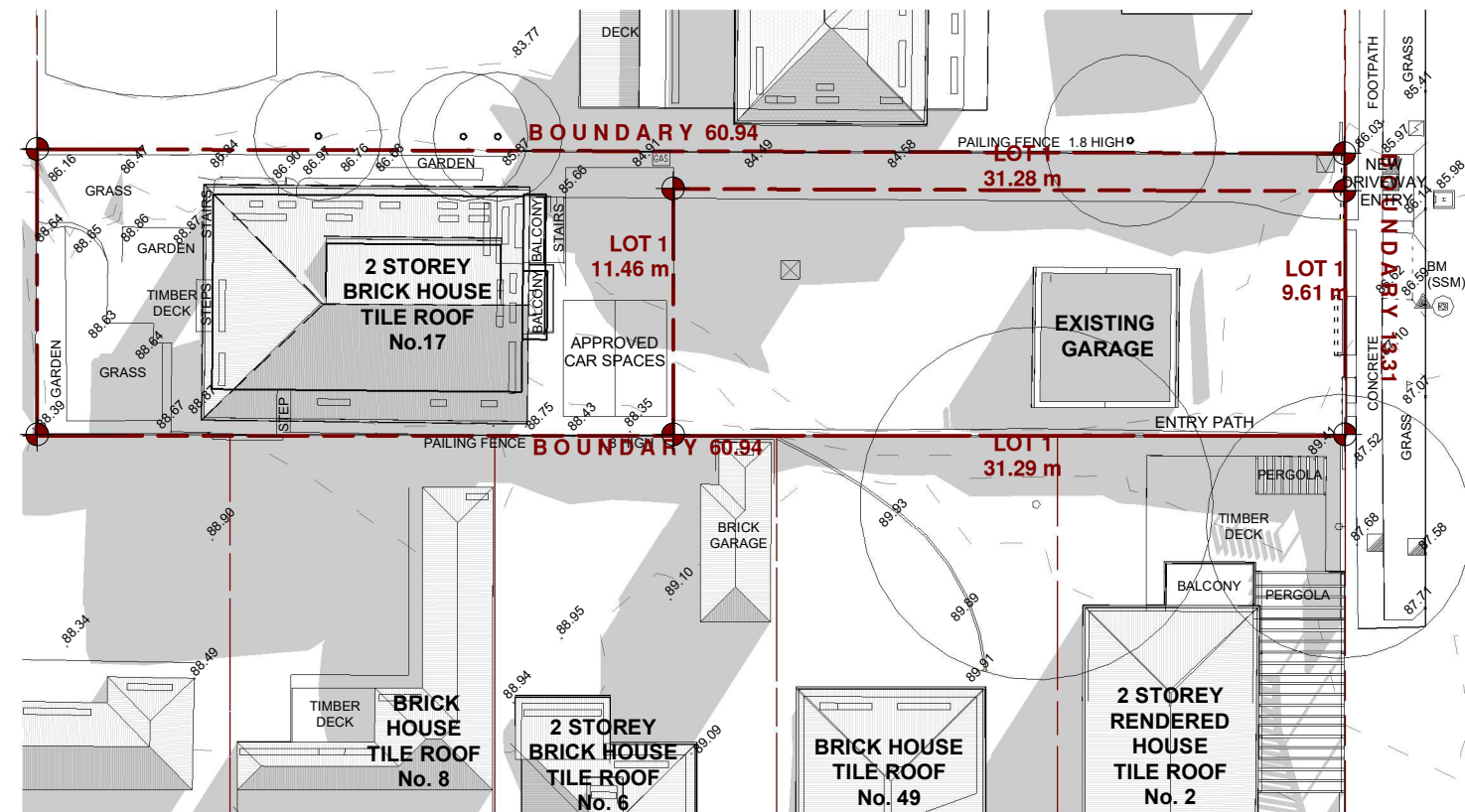
SECTION AA

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

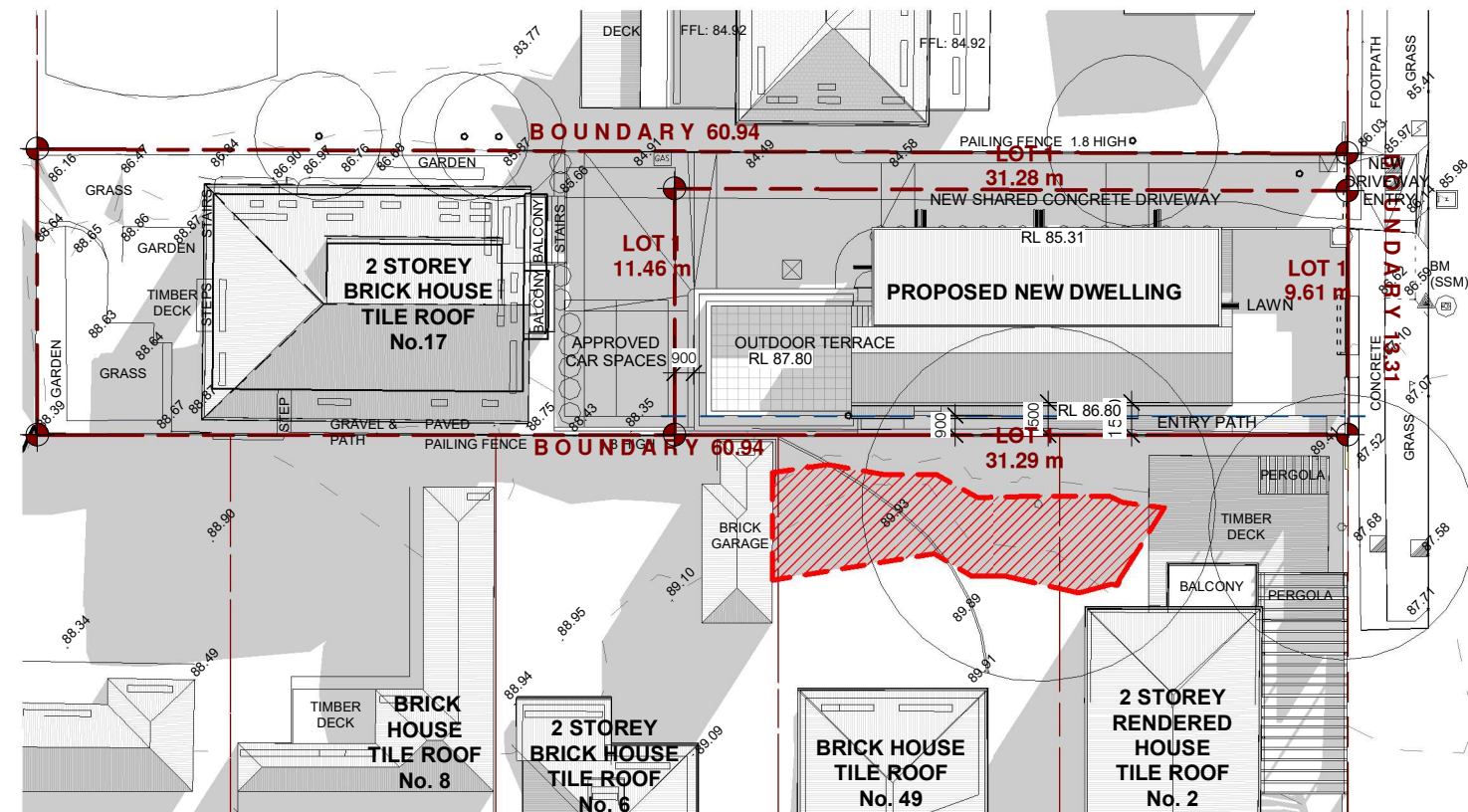
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.
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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 200		EROSION AND SEDIMENT CONTROL PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU	DATE 23.03.2021
	PROJECT NO.	REV	DRAWING NO.
	17.14	A	DA702



1 SHADOW DIAGRAM 21 JUNE 9 AM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 9 AM PROPOSED
1 : 350

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	



ADDITIONAL SHADOW
CAST BY PROPOSED
BUILDING



PROPOSED
INCREASE IN
SHADOW



EXISTING SHADOWS

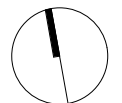
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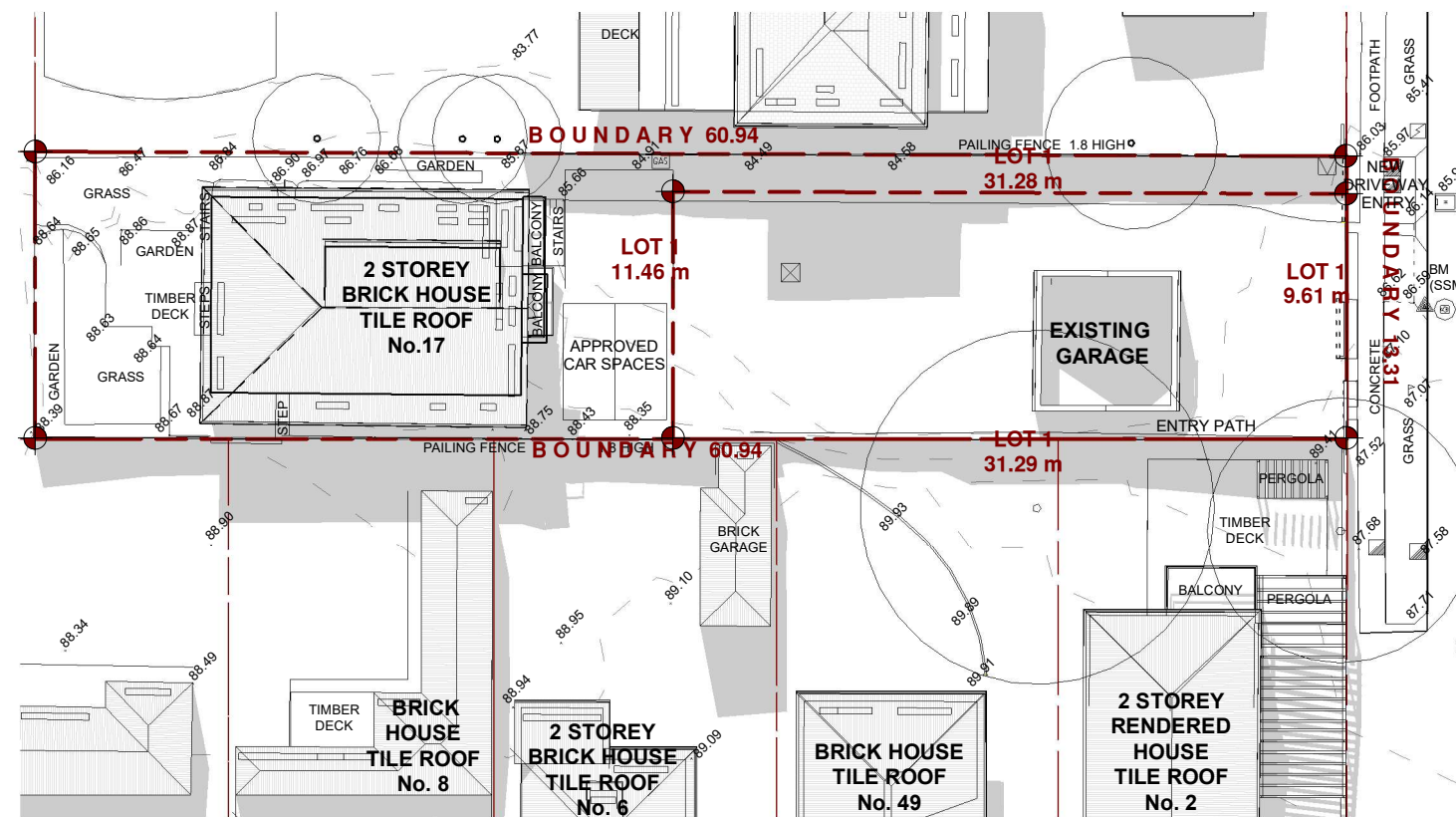
CLIENT
PAGLIARO

ADDRESS
**17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433**

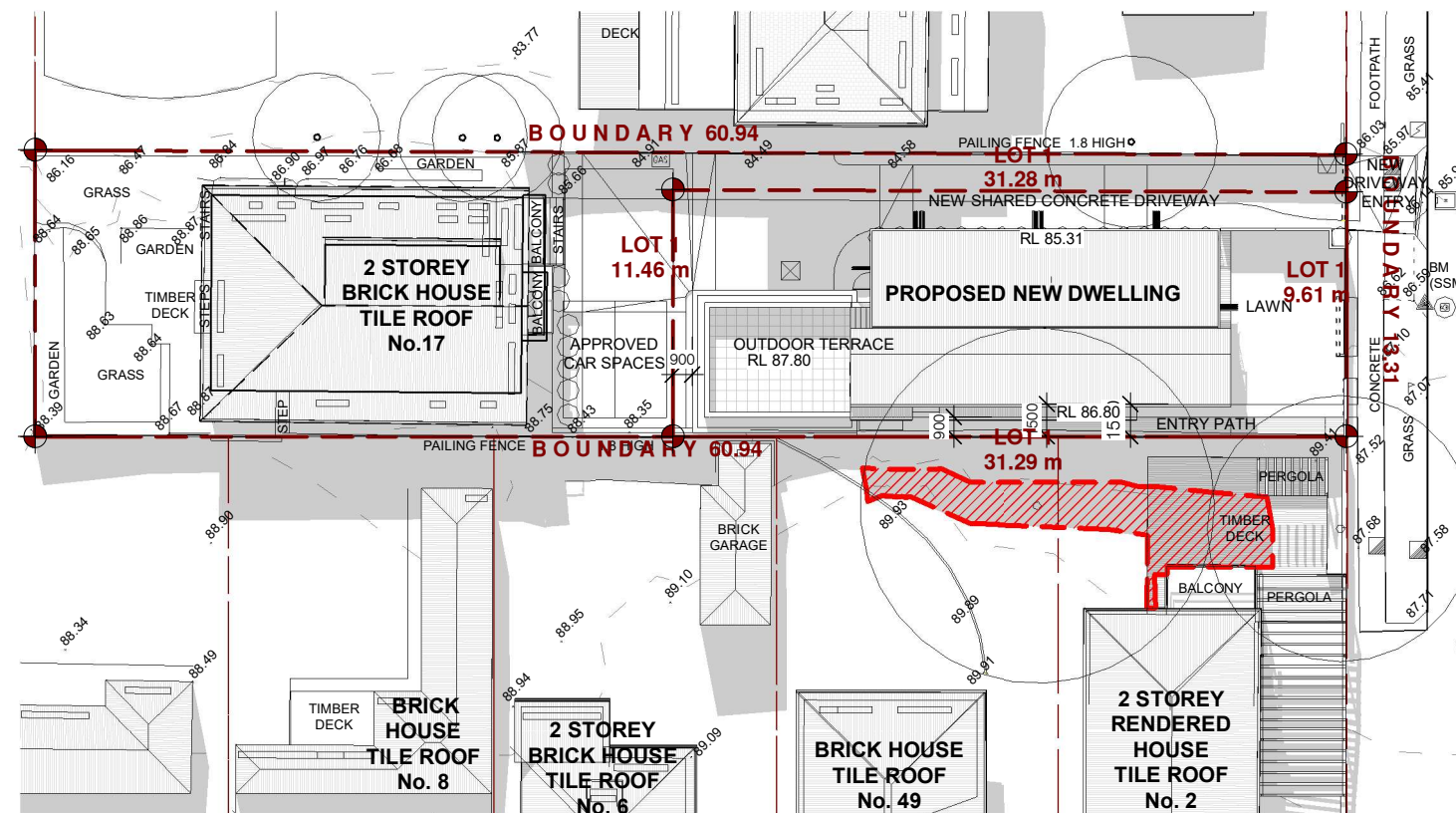
SCALE @ A3 DRAWING TITLE
**As indicated SHADOW DIAGRAMS 21
JUNE 9 AM**

DRAWN BY. DESIGNED BY. TRUE NORTH DATE
ST RU 23.03.2021
PROJECT NO. REV DRAWING NO.
17.14 A DA703





1 SHADOW DIAGRAM 21 JUNE 12 AM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 12 AM PROPOSED
1 : 350

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021

LEGEND & NOTES



ADDITIONAL SHADOW
CAST BY PROPOSED
BUILDING



PROPOSED
INCREASE IN
SHADOW



EXISTING SHADOWS

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

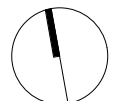
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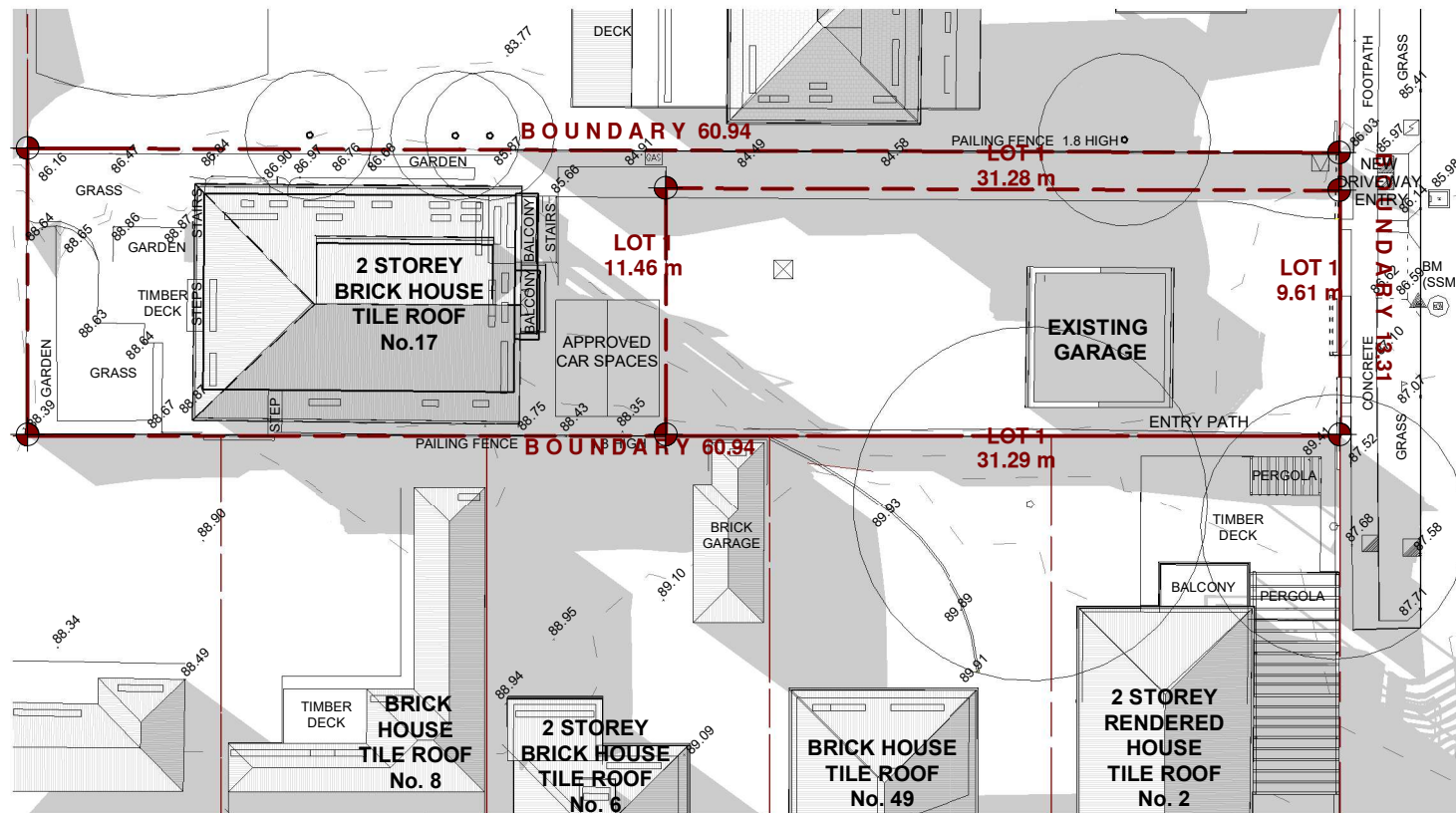
CLIENT
PAGLIARO

ADDRESS
**17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433**

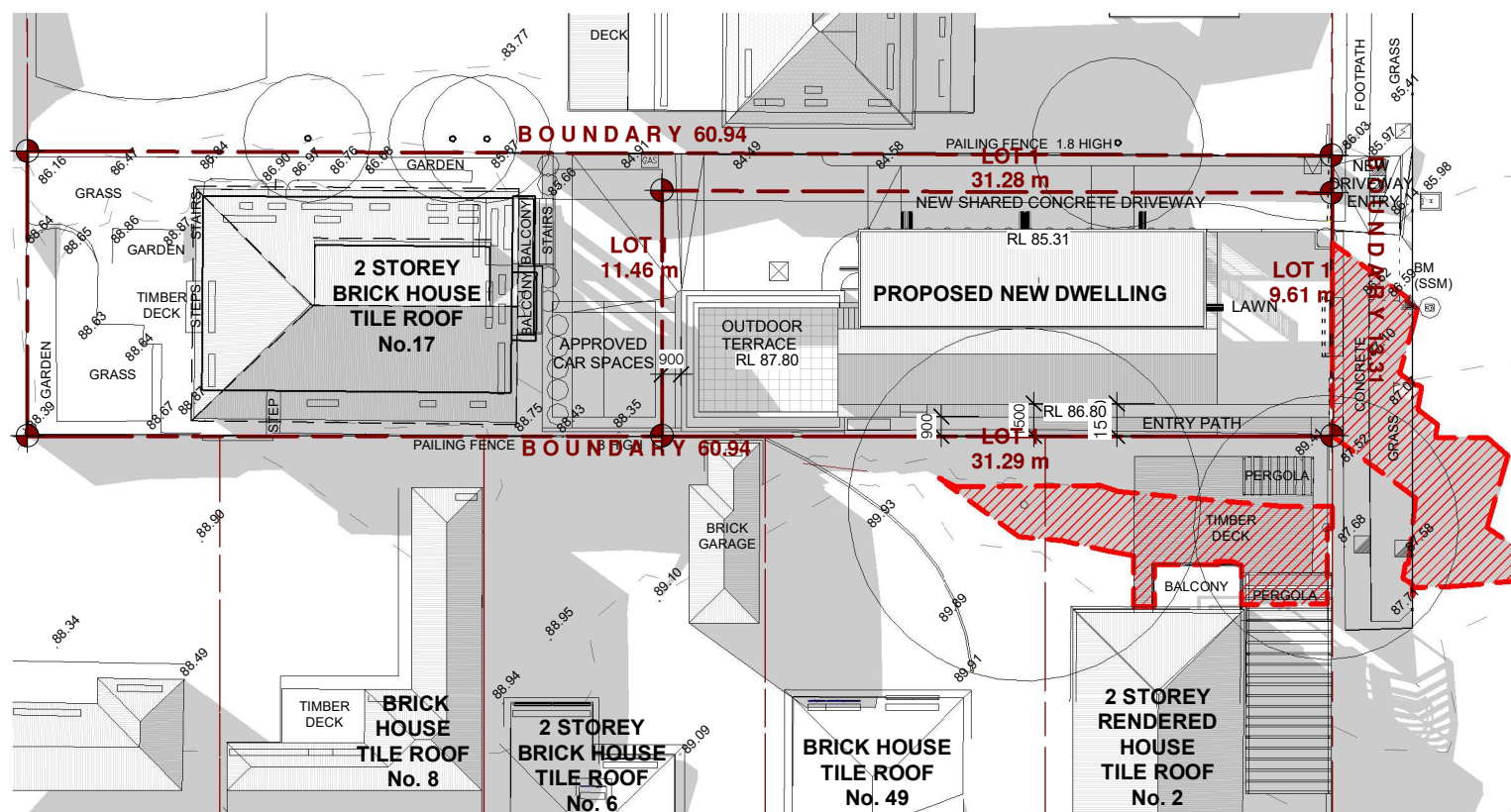
SCALE @ A3 DRAWING TITLE
**As indicated SHADOW DIAGRAMS 21
JUNE 12 PM**

DRAWN BY. DESIGNED BY. TRUE NORTH DATE
ST RU 23.03.2021
PROJECT NO. REV DRAWING NO.
17.14 A DA704





1 SHADOW DIAGRAM 21 JUNE 3 PM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 3 PM PROPOSED
1 : 350

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	



ADDITIONAL SHADOW
CAST BY PROPOSED
BUILDING



EXISTING SHADOWS



PROPOSED
INCREASE IN
SHADOW

CLIENT
PAGLIARO

ADDRESS
**17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433**

SCALE @ A3
As indicated

DRAWING TITLE
**SHADOW DIAGRAM 21 JUNE
3 PM**

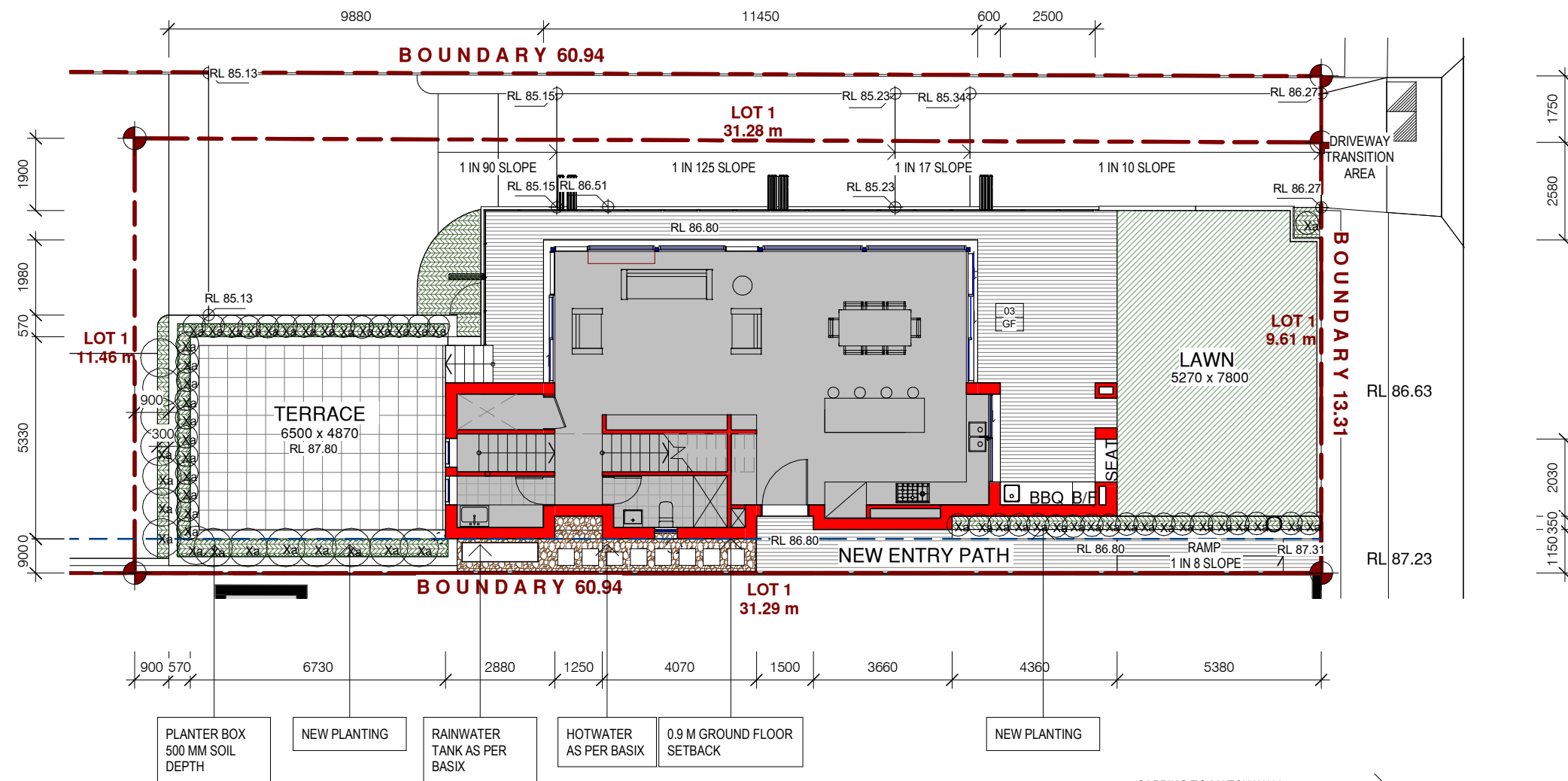
DRAWN BY. **ST**
DESIGNED BY. **RU**
PROJECT NO. **17.14**
REV **A**

TRUE NORTH

DATE
23.03.2021
DRAWING NO.
DA705

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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1 GROUND FLOOR PLAN
1 : 150

PROPOSED PLANTS

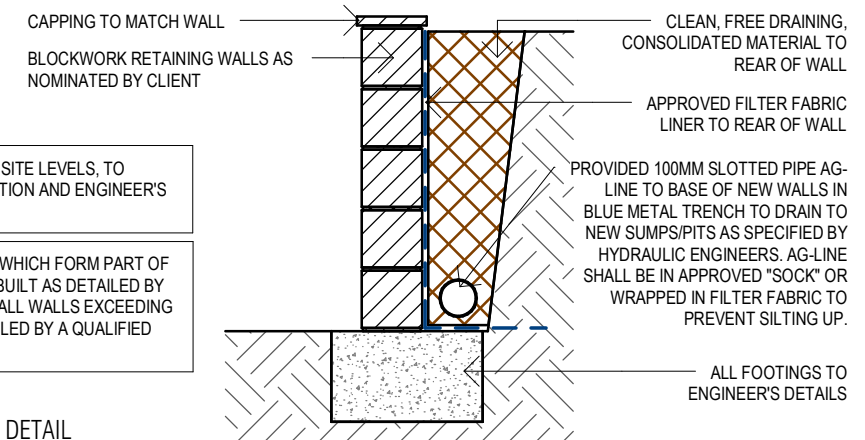
REF.	BOTANICAL NAME	COMMON NAME	MATURE H X S	POT SIZE	QTY
TREES					
SHRUBS					
PLANTS					
Xa	Philodendron "Xanadu"	Dwarf Philodendron	700mm x 700mm	140mm	60
LAWN	Stenotaphrum secundatum	Buffalo Grass			



NOTE: INSTALL WALL TO SUIT SITE LEVELS, TO MANUFACTURER'S SPECIFICATION AND ENGINEER'S DETAILS

NOTE: ALL RETAINING WALLS WHICH FORM PART OF DRAINAGE WORKS SHALL BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEERS. ALL WALLS EXCEEDING 1M IN HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER.

RETAINING WALL DETAIL
1 : 25



Buffalo Grass



Philodendron 'Xanadu' (Xa)



Bamboo textilis gracilis - Bamboo Weavers (Bt)

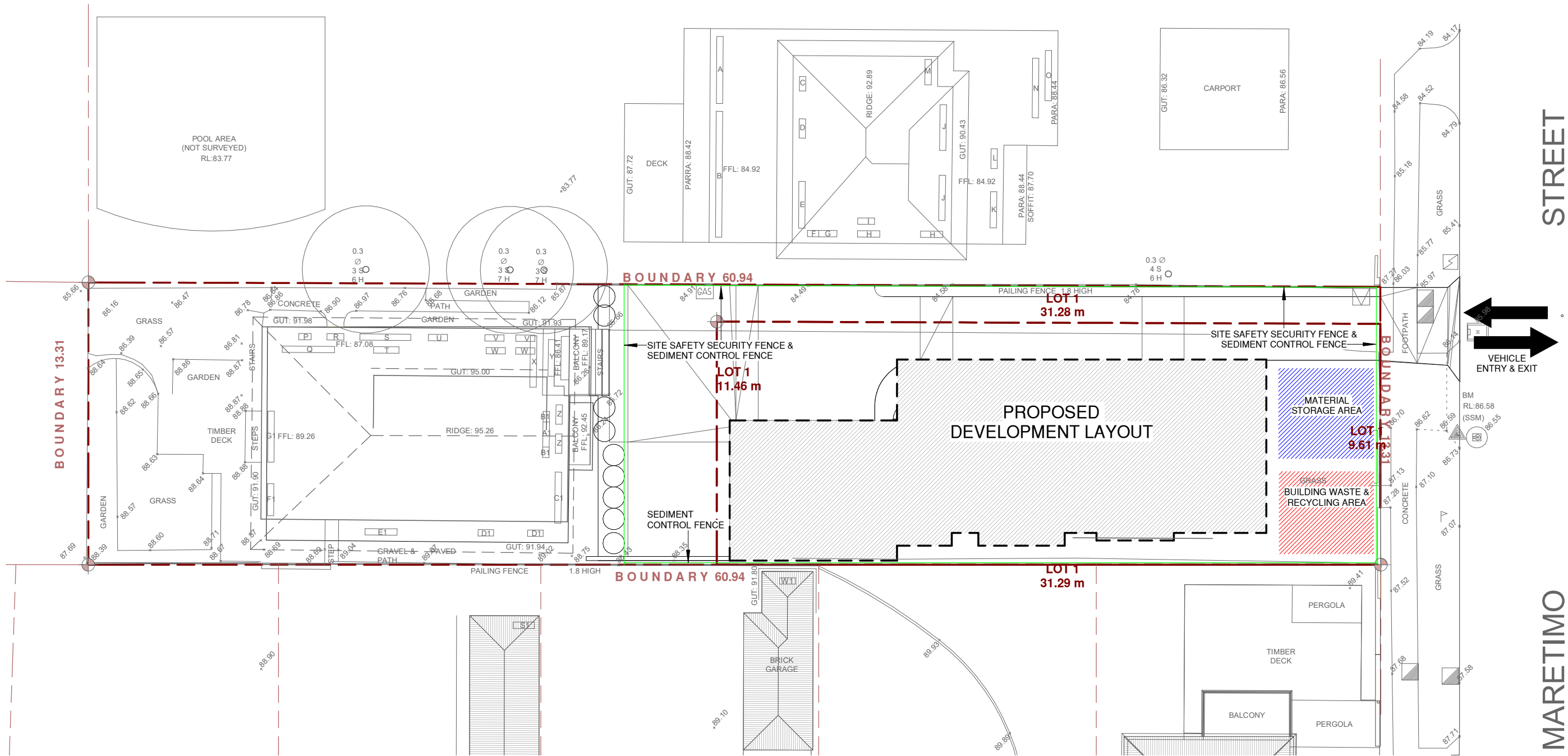
CONCEPT LANDSCAPE PLAN NOTES

- This plan should be read in conjunction with Architectural and Civil Engineering Plans
- All retaining walls to Engineer's Details

This plan is for DA Approval Only - Not for Construction

- All noxious weeds listed in Council's weed lists & located on the site shall be continually removed and suppressed.
- The design & location of new letter boxes shall be in accordance with Australia Post's Requirements of Delivery of Mail to Residential Premises.

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



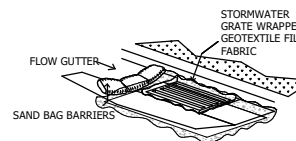
1 CONSTRUCTION MANAGEMENT PLAN
1 : 200

LEGEND

- SEDIMENT CONTROL FENCE
- BUILDING WASTE & RECYCLING STORAGE AREA
- MATERIALS STORAGE AREA
- VEHICLE ENTRY & EXIT
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREE

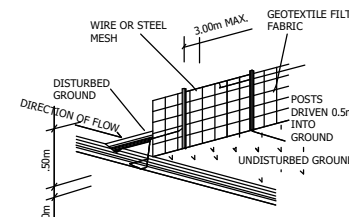
SEDIMENT CONTROL NOTES

- ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS
- SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS
- FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE

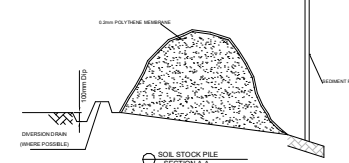


SEDIMENT DAM

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- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



SEDIMENT FENCE



FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

URSINO ARCHITECTS

Suite 313 , 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

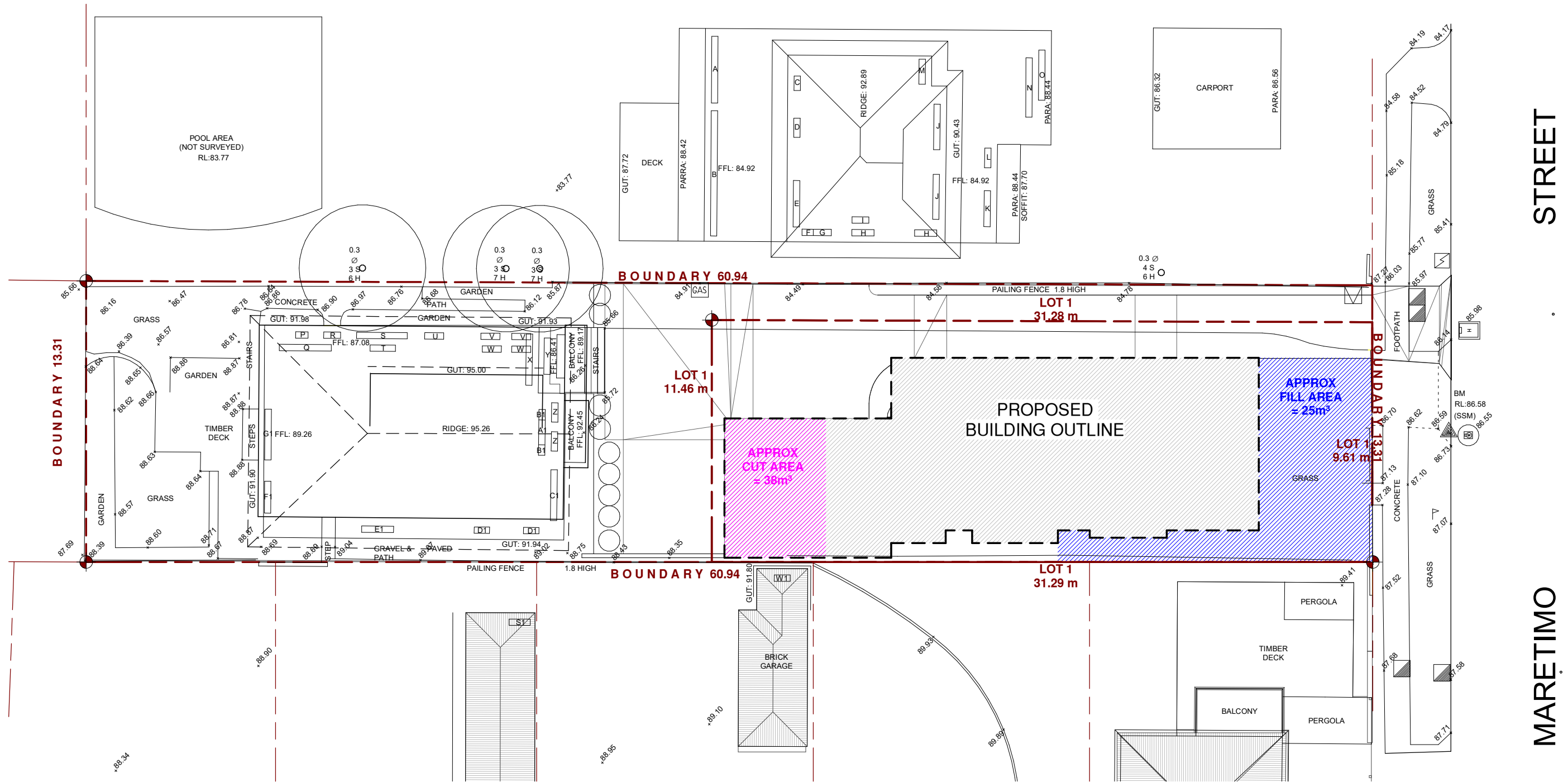
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 200		CONSTRUCTION MANAGEMENT PLAN

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	SS	RU		23.03.2021
	PROJECT NO.	REV		DRAWING NO.
	17.14	A		DA708



1 CUT & FILL PLAN
1 : 200

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 200		CUT & FILL PLAN

ADDRESS
**17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433**

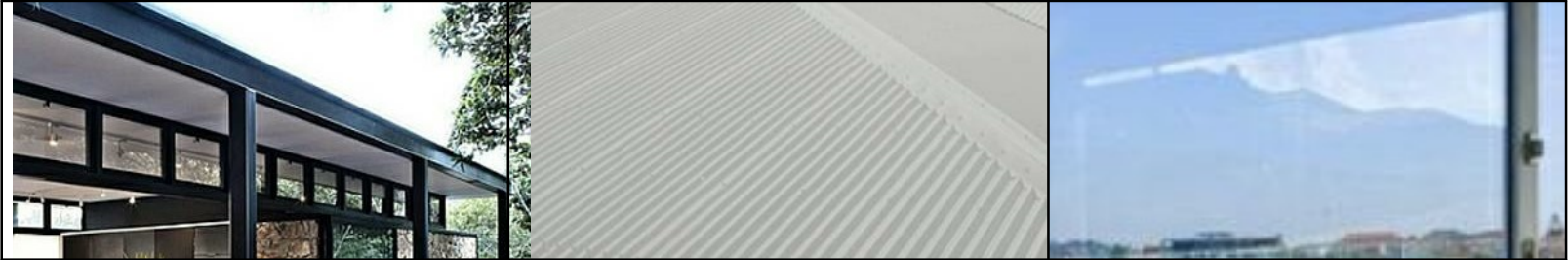
DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
SS	RU		23.03.2021
PROJECT NO.	REV		DRAWING NO.
17.14	A		DA709



RL. RENDERED LIGHT
LEXICON QUARTER
RL - LEXICON QUARTER (RENDERED LIGHT)

RD. RENDER - DARK
SCYON AXON HORIZONTALLY CLADDED
MONUMENT

BL. BALUSTRADES
ALUMINIUM OR ALUMINIUM (TIMBER) BATTENS
MONUMENT



SP. STEEL PROFILE
POWDER COATED
EXPOSED FINISH

RF. ROOF
COLOURBOND ROOFING SHEET
SURFMIST

GL. GLASS



FR. FRAMES
POWDER COATED
MOUNMENT

SC. SCREENS
ALUMINIUM OR ALUMINIUM (TIMBER) BATTENS
MONUMENT

FEN. FENCE
TO MATCH RL. - RENDERED LIGHT



DE. DECKING
TIMBER DECK
SPOTTED GUM

DR. DRIVEWAY
CONCRETE DRIVEWAY
SMOOTH FINISH

GAR. GARAGE DOOR
ALUMINIUMUM
MATT FINISH

WINDOW SCHEDULE					
NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION
01	GA	1200	600	0.7 m²	WEST
02	GF	2320	1500	3.5 m²	EAST
03	GF	3460	2700	9.3 m²	EAST
04	GF	2640	2700	7.1 m²	NORTH
05	GF	2640	2700	7.1 m²	NORTH
06	GF	2640	2700	7.1 m²	NORTH
07	GF	2640	2700	7.1 m²	NORTH
08	GF	3460	2700	9.3 m²	EAST
10	GF	765	1700	1.3 m²	WEST
11	GF	765	1700	1.3 m²	WEST
13	FF	900	600	0.5 m²	SOUTH
14	FF	1800	600	1.1 m²	SOUTH
15	FF	780	2700	2.1 m²	EAST
16	FF	3460	2700	9.3 m²	EAST
17	FF	3970	2700	10.7 m²	NORTH
18	FF	3280	2700	8.9 m²	NORTH
19	FF	3335	2700	9.0 m²	NORTH
20	FF	3335	2700	9.0 m²	EAST
21	FF	780	1100	0.9 m²	EAST
22	RO	1750	500	0.9 m²	NORTH
23	RO	2590	500	1.3 m²	NORTH
24	RO	1990	500	1.0 m²	NORTH
25	RO	2665	500	1.3 m²	NORTH
26	RO	1395	500	0.7 m²	NORTH
27	RO	1395	500	0.7 m²	NORTH
28	RO	2660	500	1.3 m²	NORTH
29	RO	1395	500	0.7 m²	NORTH
30	GF	600	1400	0.8 m²	SOUTH

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION