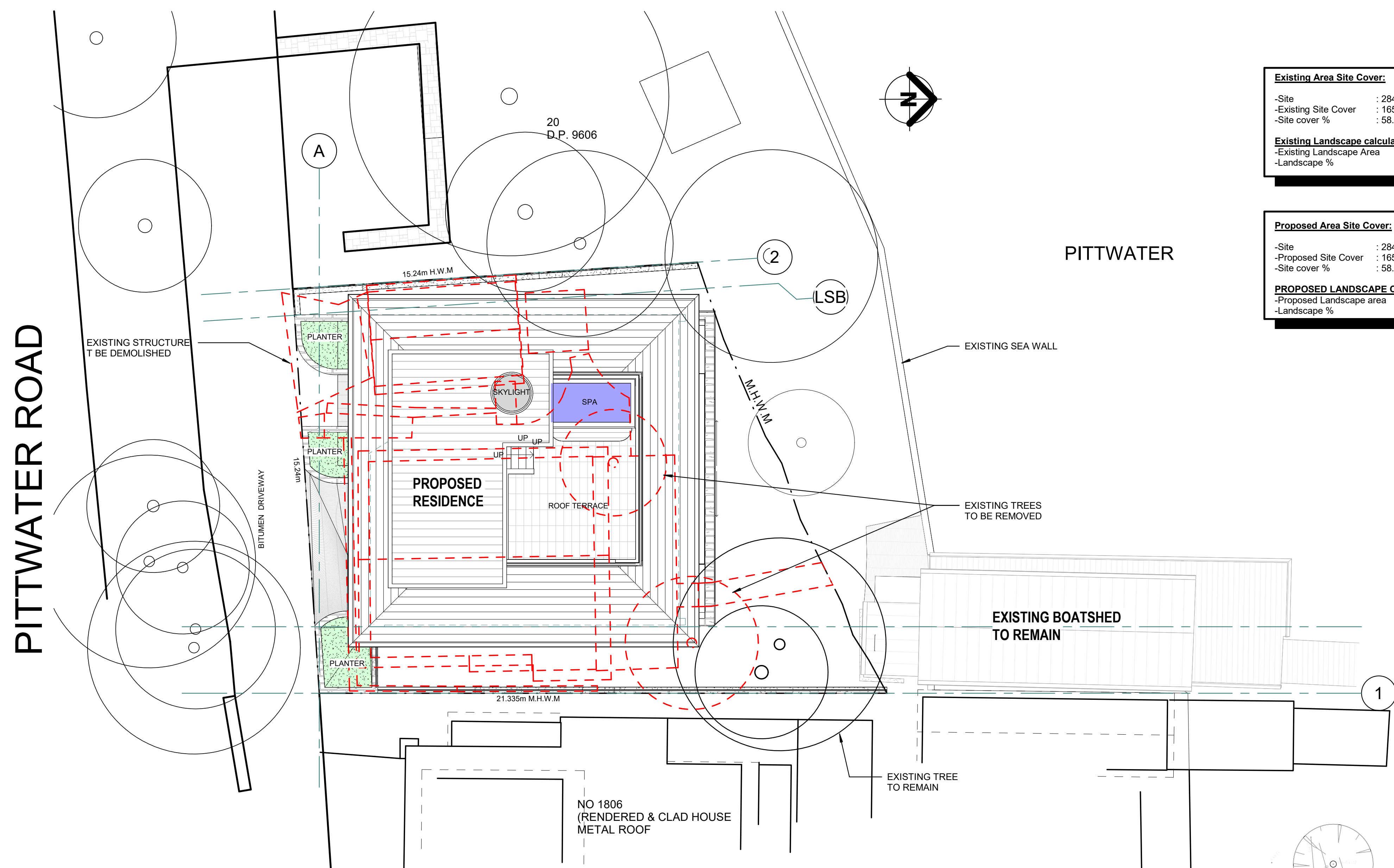




1 SITE PLAN
1 : 100

Existing Area Site Cover:

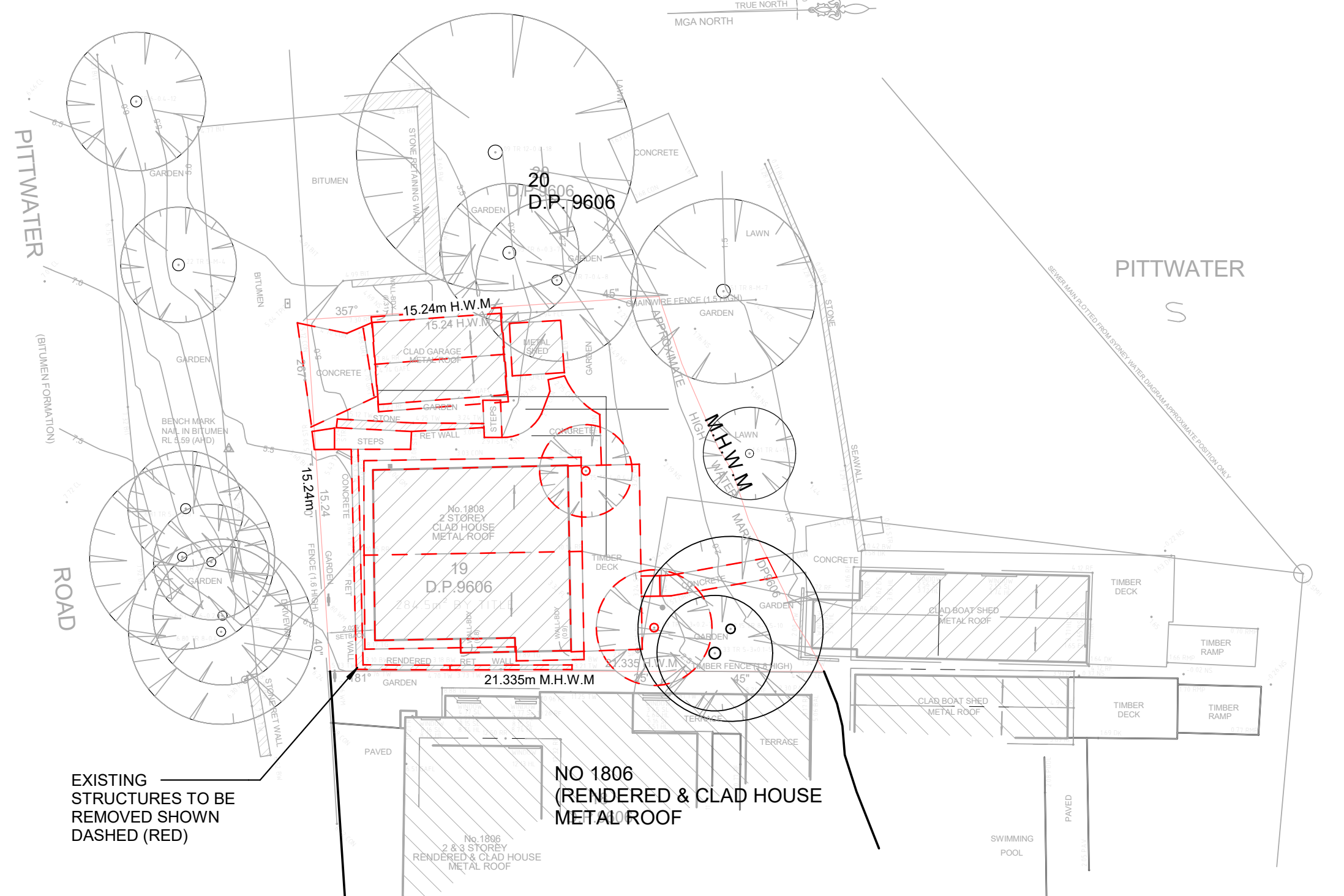
-Site	: 284.5m2
-Existing Site Cover	: 165.1m2
-Site cover %	: 58.03%

Existing Landscape calculation:

Proposed Area Site Cover:

-Site	: 284.5m2
-Proposed Site Cover	: 165.08m2
-Site cover %	: 58.02%

PROPOSED LANDSCAPE CALCULATION:	
-Proposed Landscape area	:119.42m2
-Landscape %	: 41.97%



2 DEMOLITION PLAN

Revisions		
No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
B	DA plans-Plans updated for submission	17.01.24
C	DA Plans- revised plans to council letter dated 12.03.24	20.05.24
D	DA plans-Basis certificate updated	Date 4

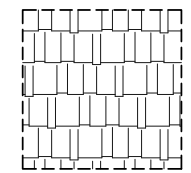
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Project Number	1808 Pittwater Road, Bayview NSW 2104
2023-11	
Project Status	DA
Sheet	

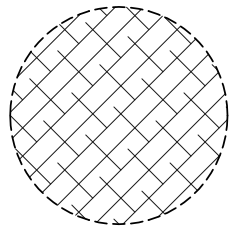
SITE PLAN

Print Date & Time		11/06/2024 4:15:38 PM	
File Path		Z:\2023_11_Backmore\00 - Architectural Plans\02 DA Development Application\DA-3-C-Current letter\BACMOMORE not	
Drawn By	Checked By	Approved By	
JS	-	WB	
Scale @ A1 As indicated			
Drawing Number	A100		Issue D

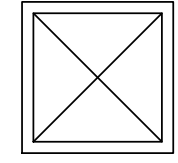
WASTE MANAGEMENT LEGEND



Material Stockpile area.



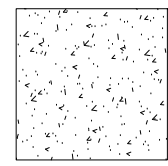
Waste stockpile & material sorting area.



Storage recycling bins for segregated waste.



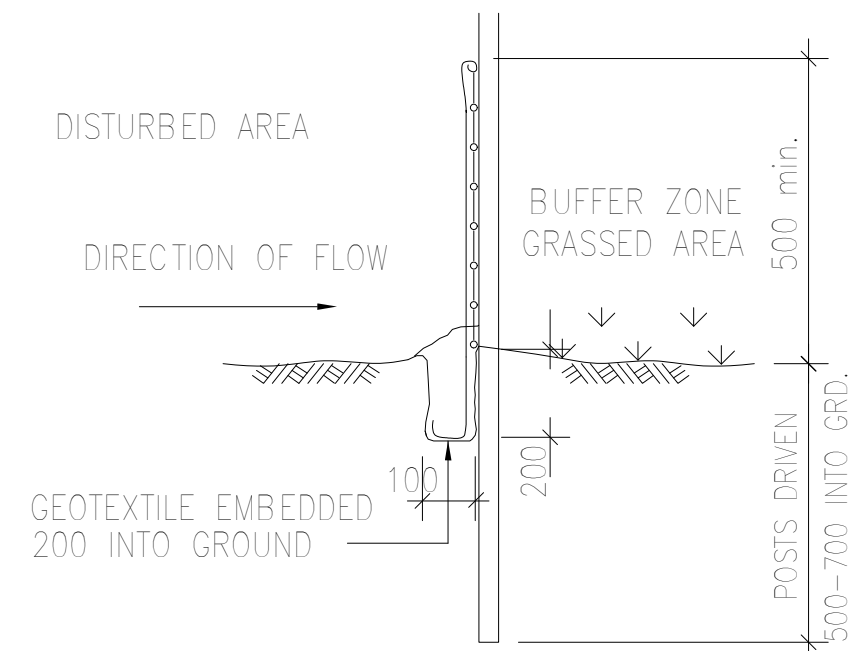
Chemical toilets.



Temporary builders d/way.

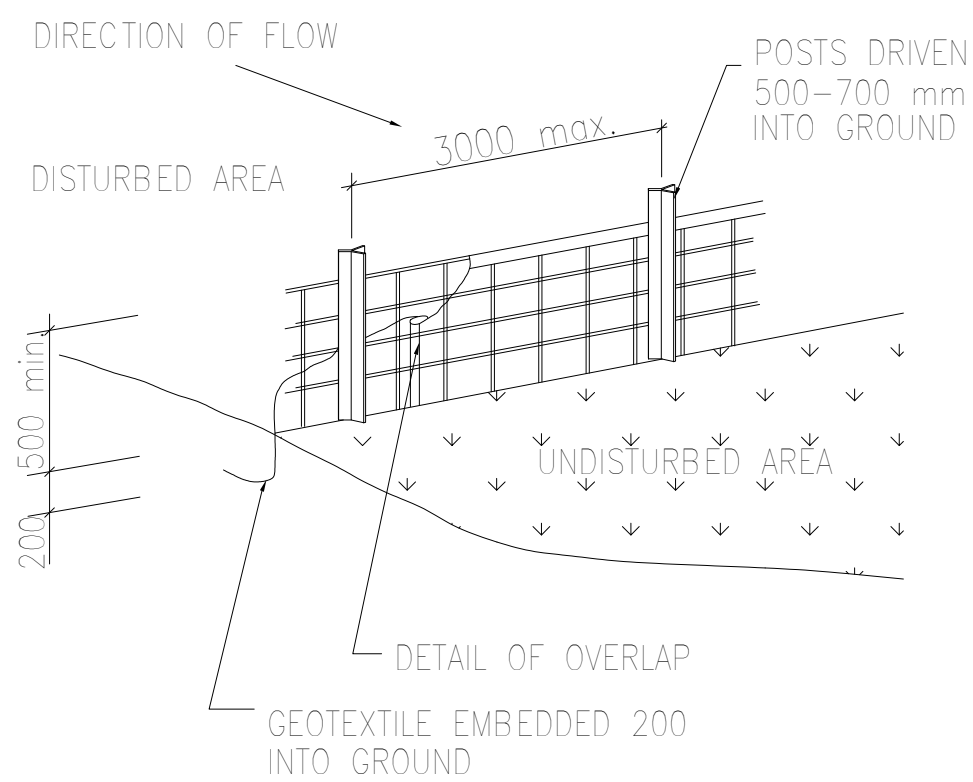


Fit standard 600 high greensilt fence



NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED
4. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE



- 1- Builder shall provide sediment fencing material during construction to the low side boundaries. The sediment fencing material to cyclone wire security fence. Sediment control fabric shall be an approved material (e.g. humes propex Silt Stop) Standing 300 min, above ground and extending 200 below ground.
- 2- Existing drains located within the site shall also be isolated by sediment fencing material.
- 3- No parking or stockpiling of materials is permitted on the lower side of the sediment fence.
- 4- Grass verges shall be maintained as much as practical to provide a buffer zone to the Construction site.
- 5- Road drainage is to be connected to the stormwater system as soon as practical.
- 6- Builder to carry on required maintenance for the erosion and sediment controls detailed in this plan. Builder to outline a program fo maintenance to be carried out on regular time basis to ensure that all sediment details are appropriately located and maintained as per the drawing.

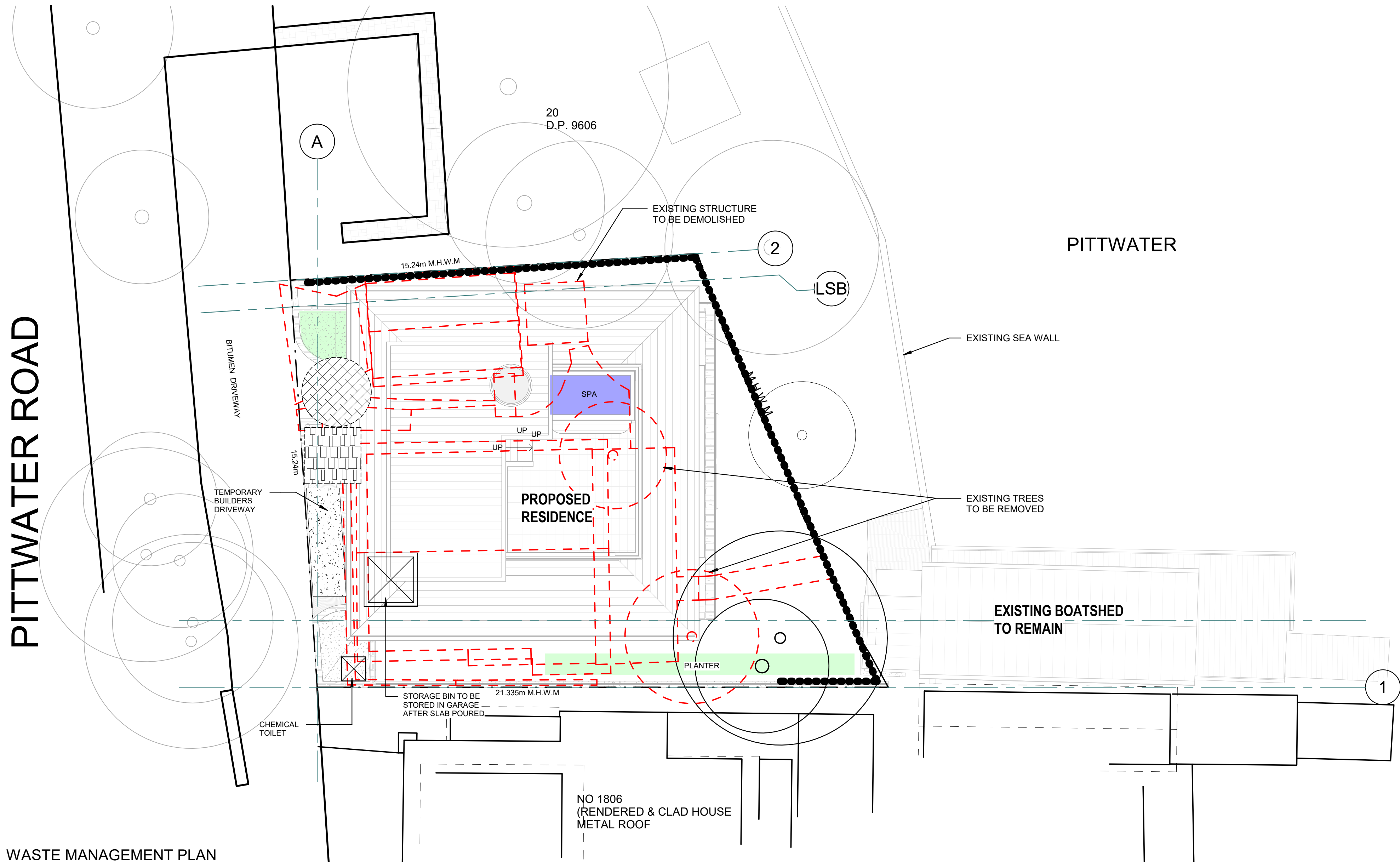
DUST CONTROL MEASURES:

- IF THE SITE BECOMES DUSTY DURING THE COURSE OF CONSTRUCTION THE BUILDER WILL SPRINKLE WATER ON THE DUST AND SEDIMENT.

NOISE & VIBRATION MEASURES:

- ALL EXCAVATION WILL CARRIED OUT BETWEEN THE TIME SET OUT IN THE COUNCIL CONDITIONS
- MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIREMENT FOR THE PROJECT.

1 WASTE MANAGEMENT PLAN
1:100



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Nominated Architect: Adrian Ball 7745
2.04 13-15 Wentworth Avenue Sydney NSW 2000
www.walterbardadesign.com ABN: 48 072 136 513
Office: 02 9264 4240

Revisions		
No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
B	DA plans-Plans updated for submission	17.01.24
C	DA Plans- revised plans to council letter dated 12.03.24	20.05.24
D	DA plans-Basic certificate updated	Date 4

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Project Number	2023-11	1808 Pittwater Road, Bayview NSW 2104
Project Status	DA	
Sheet	WASTE MANAGEMENT PLAN	

Print Date & Time	11/06/2024 4:16:58 PM		
File Path	Z:\2023_11_Blackmore\00 - Architectural Plans\02 DA Development Application\03 DA-Council letter-BLACKMORE-V4		
Drawn By	JS	Checked By	WB
Scale @ A1 As indicated			
Drawing Number	A101		Issue D

LANDSCAPE PLANTING SAMPLE IMAGES

TREES:



Elaeocarpus Eumundi (EE)



Syzgium Australe (SA)



Yucca Elephantipes (YE)



Laurus Nobilis (LN)



Banksia Integrifolia (BI)



Tristaniopsis Luscious (TL)

SHRUBS:

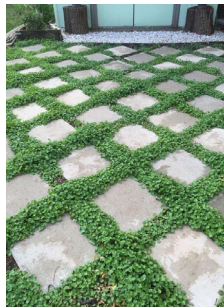


Correa Alba (CA)

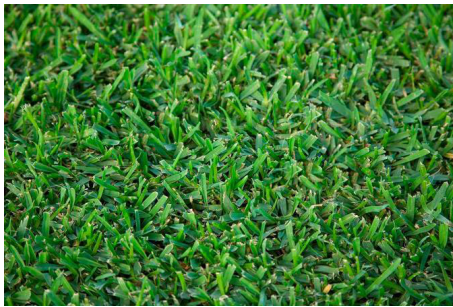


Lomandra Longifolia (LL)

GROUNDCOVERS:

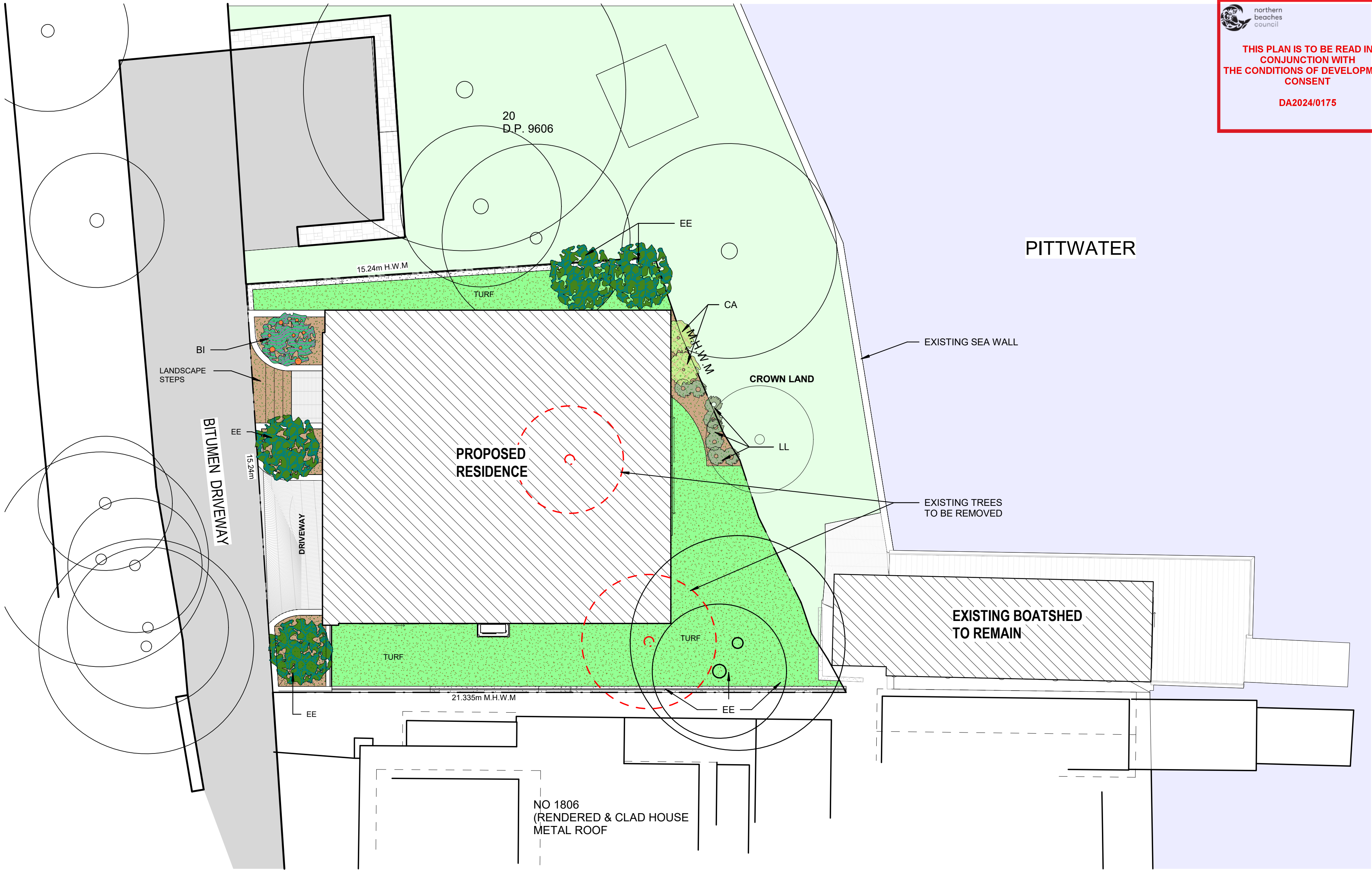


Dichondra Repens (DR)



'Sir Walter' Buffalo Turf

PITTWATER ROAD



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/0175

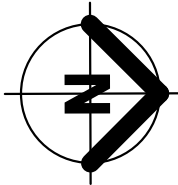
LANDSCAPE PLAN PLANTING LIST					
TREES			SHRUBS		
CODE	SPECIES	MATURE SIZE H(m) x W(m)	CODE	SPECIES	MATURE SIZE H(m) X W(m)
EE	Elaeocarpus Eumundi	5 x 2	CA	Correa Alba	1 x 1
SA	Syzgium Australe	4 x 3	LL	Lomandra Longifolia	1 X 1
YE	Yucca Elephantipes	3 x 2			
LN	Laurus Nobilis	2 x 1			
BI	Banksia Integrifolia	8 x 5			
TL	Tristaniopsis Luscious	4 x 4			
GROUNDCOVERS			Turf		
CODE	SPECIES	MATURE SIZE H(m) X W(m)	CODE	SPECIES	MATURE SIZE H(m) X W(m)
DR	Dichondra Repens	0.1 x 1			
TURF	'Sir Walter' Buffalo Grass	--			

- NOTES:
- Garden beds irrigated with drip irrigation from water tank
 - Garden beds mulched with 150mm layer shredded wood chips
 - Trees staked for 12 months after planting
 - All plant stock to be 200mm pot size
 - Garden edging to be galvanized steel flat bar rolled to profile
 - Drip Irrigatrd from on-site water tank.

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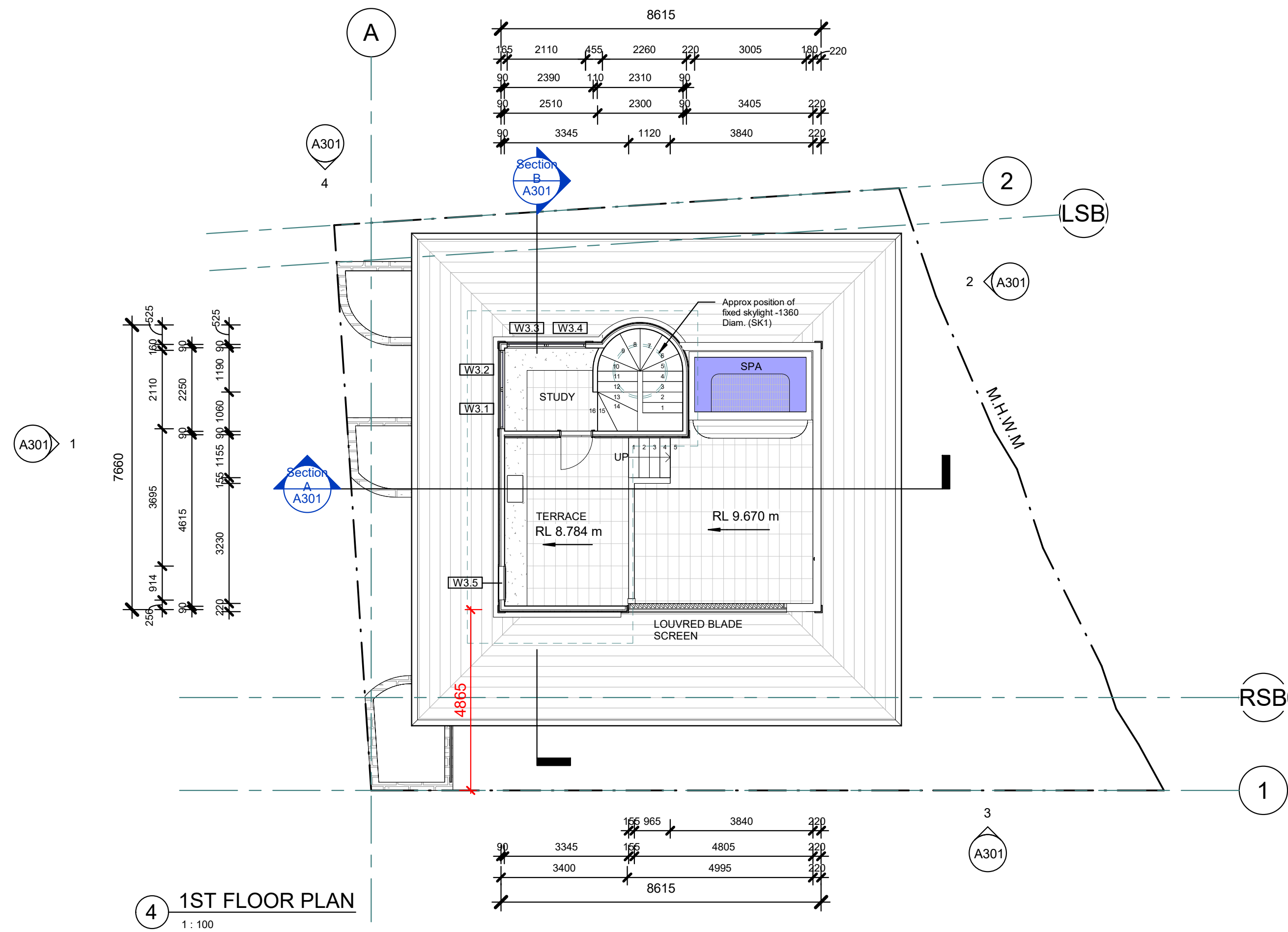
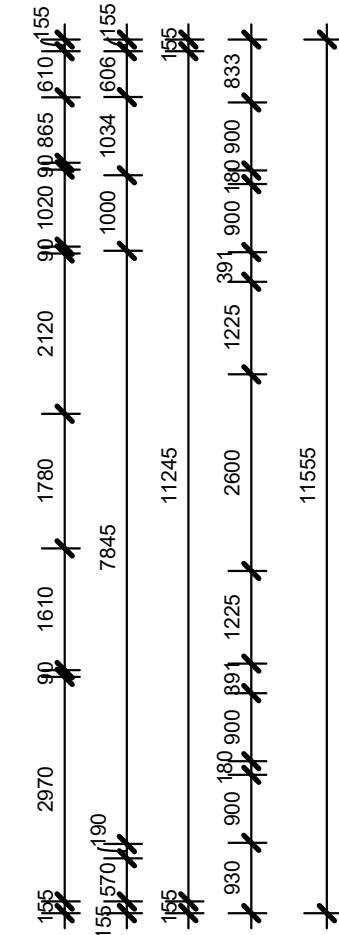
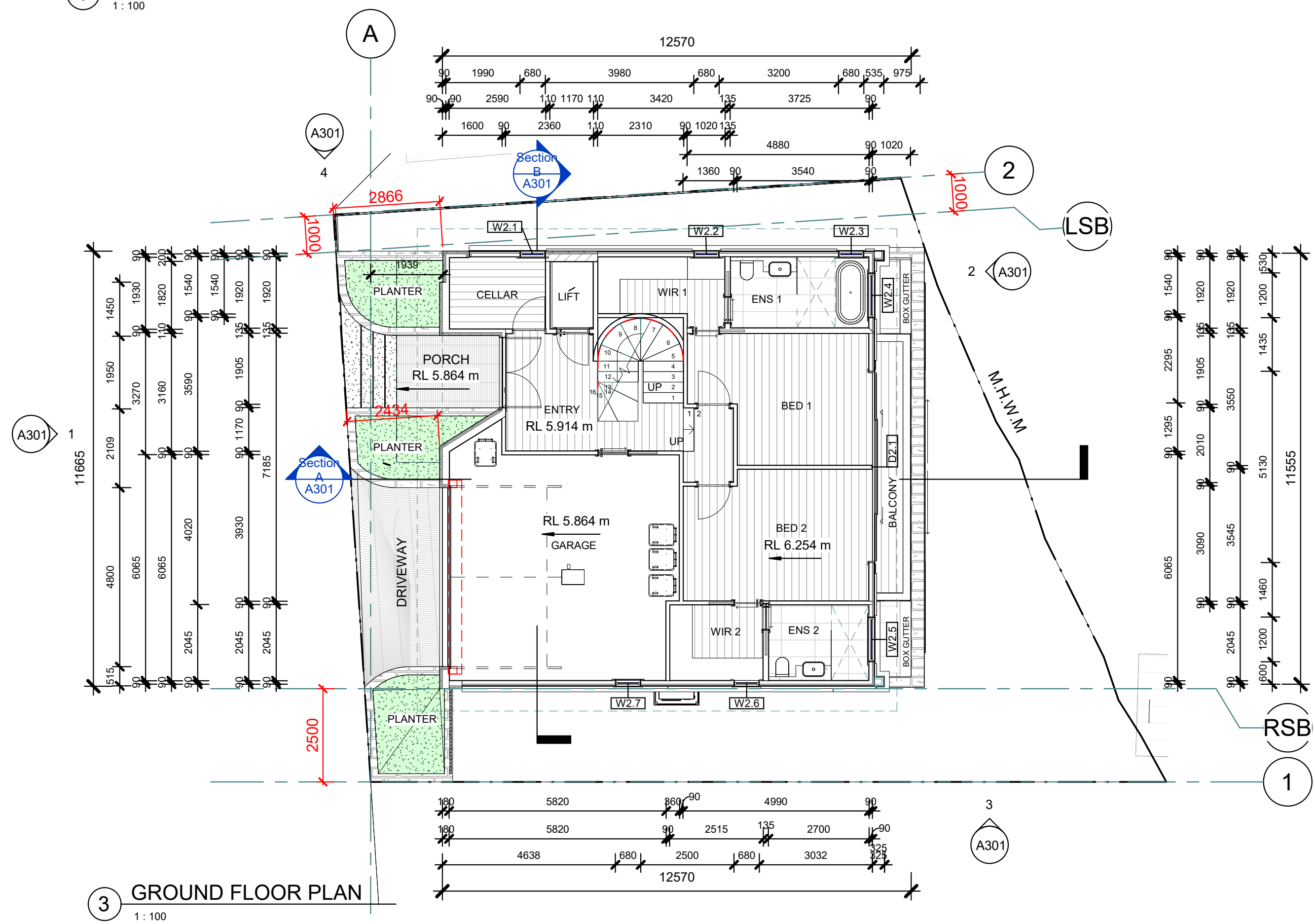
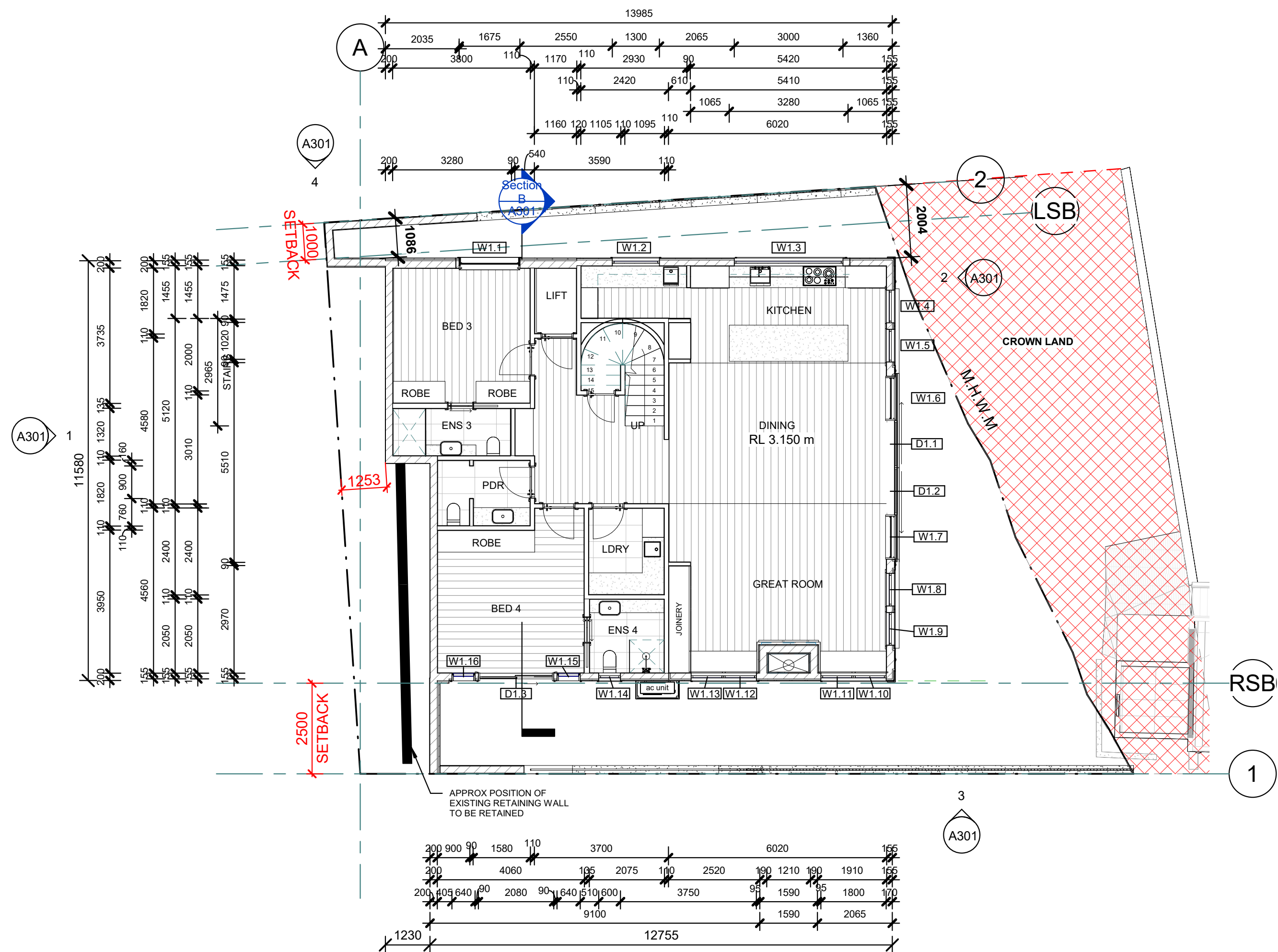


Revisions		
No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
B	DA plans-Plans updated for submission	17.01.24
C	DA Plans- revised plans to council letter dated 12.03.24	20.05.24
D	DA plans-Basic certificate updated	Date 4

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Project Number	2023-11	1808 Pittwater Road, Bayview NSW 2104
Project Status	DA	
Sheet	LANDSCAPE PLAN	

Print Date & Time	11/06/2024 4:18:02 PM	
File Path	Z:\2023_11_Blackmore\00 - Architectural Plans\02 DA Development Application\03 DA-1-1-C-Consent letter-BLACKMORE-v4	
Drawn By	JS	Checked By - Approved By WB
Scale @ A1 1 : 100		
Drawing Number	A105	Issue D



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2.04 13-15 Wentworth Avenue Sydney NSW 2000
www.walterbardadesign.com ABN: 48 072 136 513
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No.	Description	Date
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D	DA plans-Basic certificate updated	Date 4

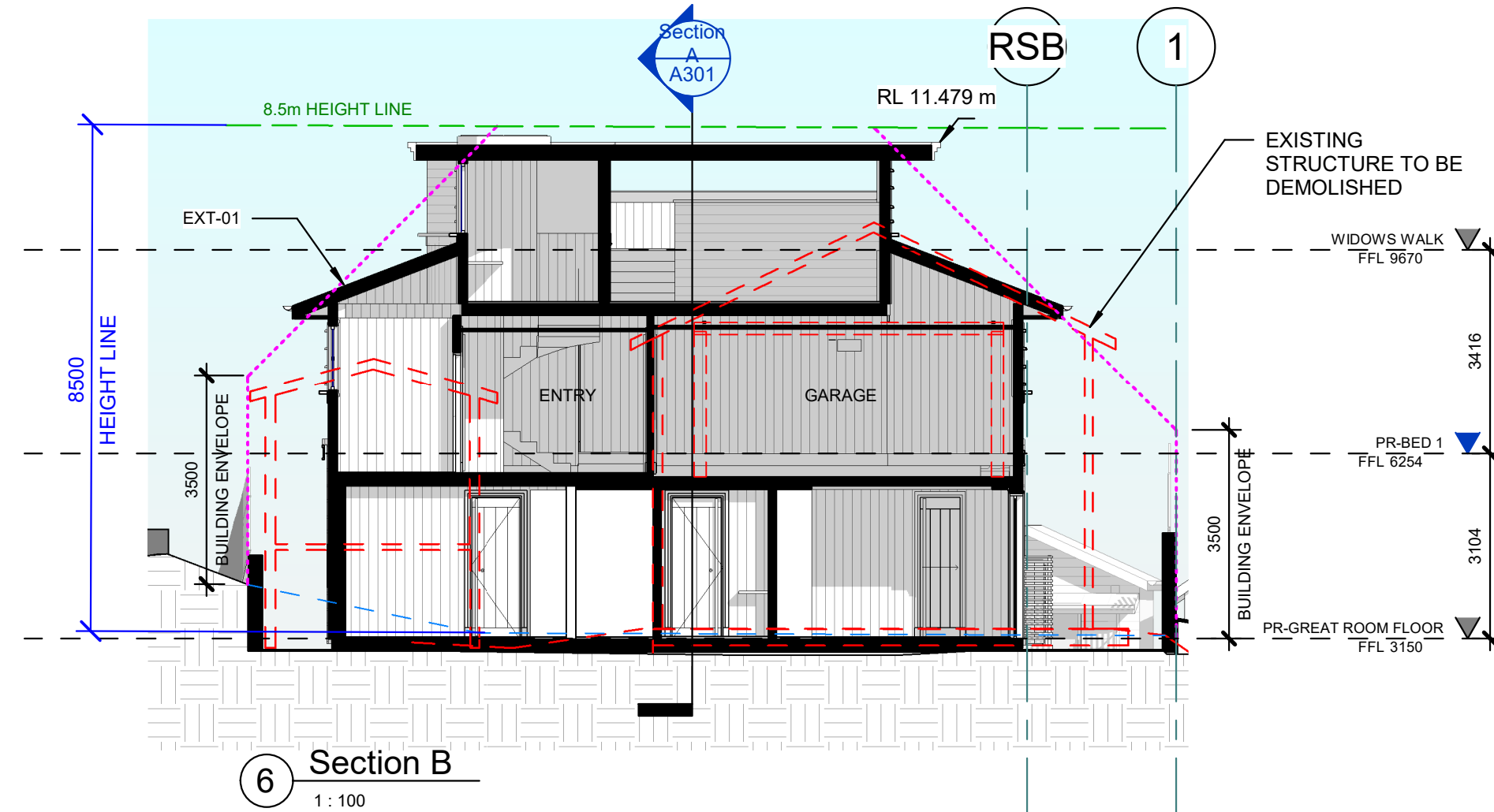
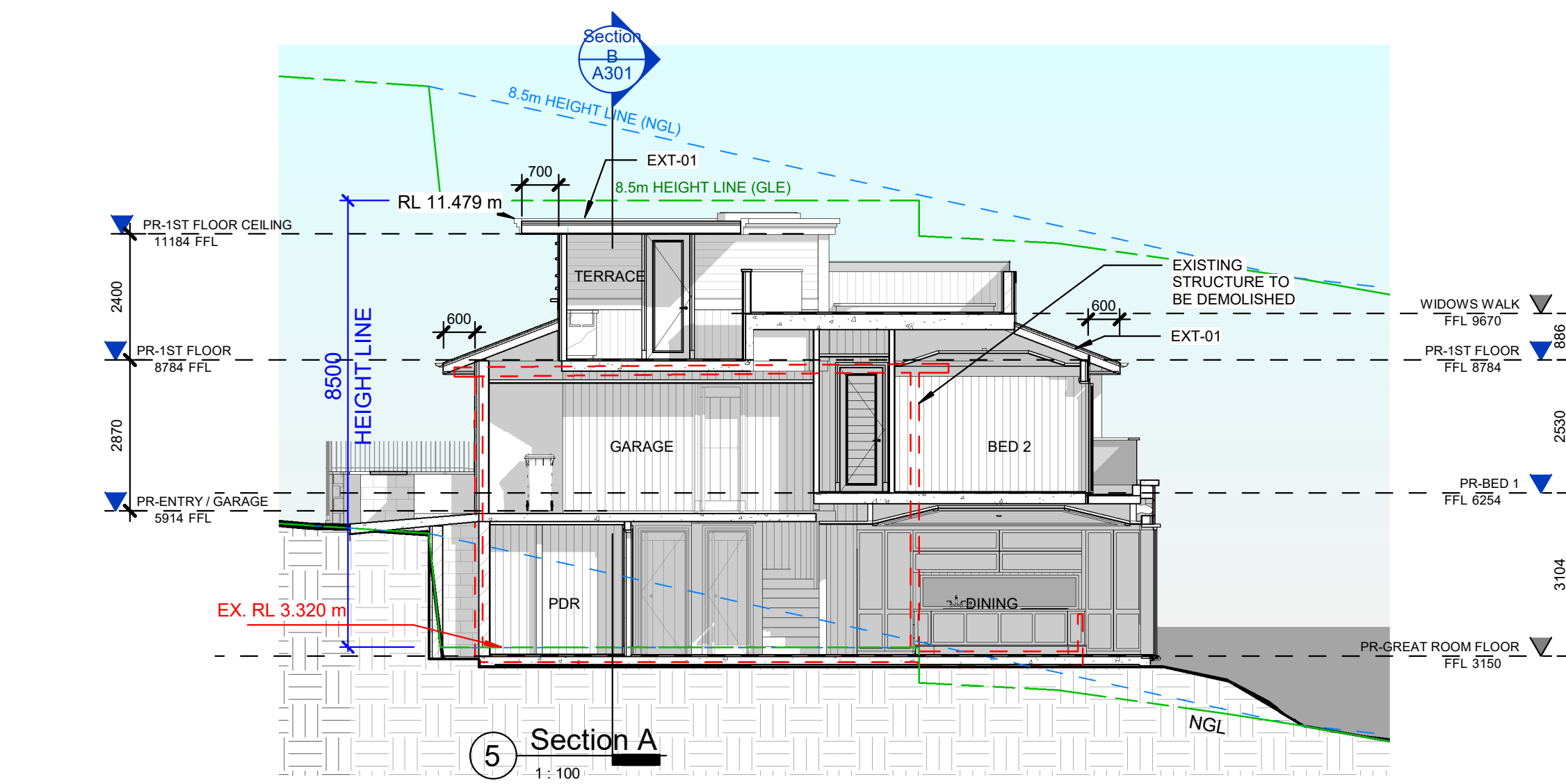
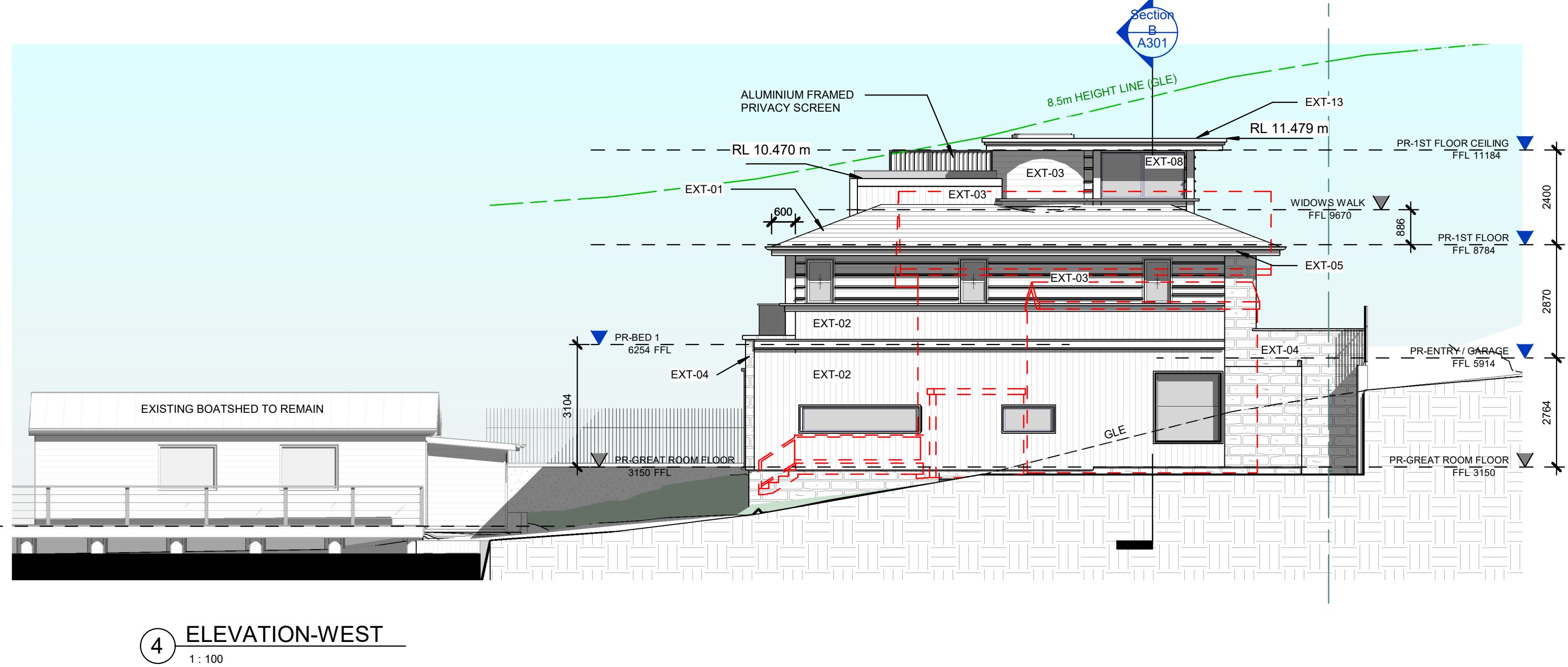
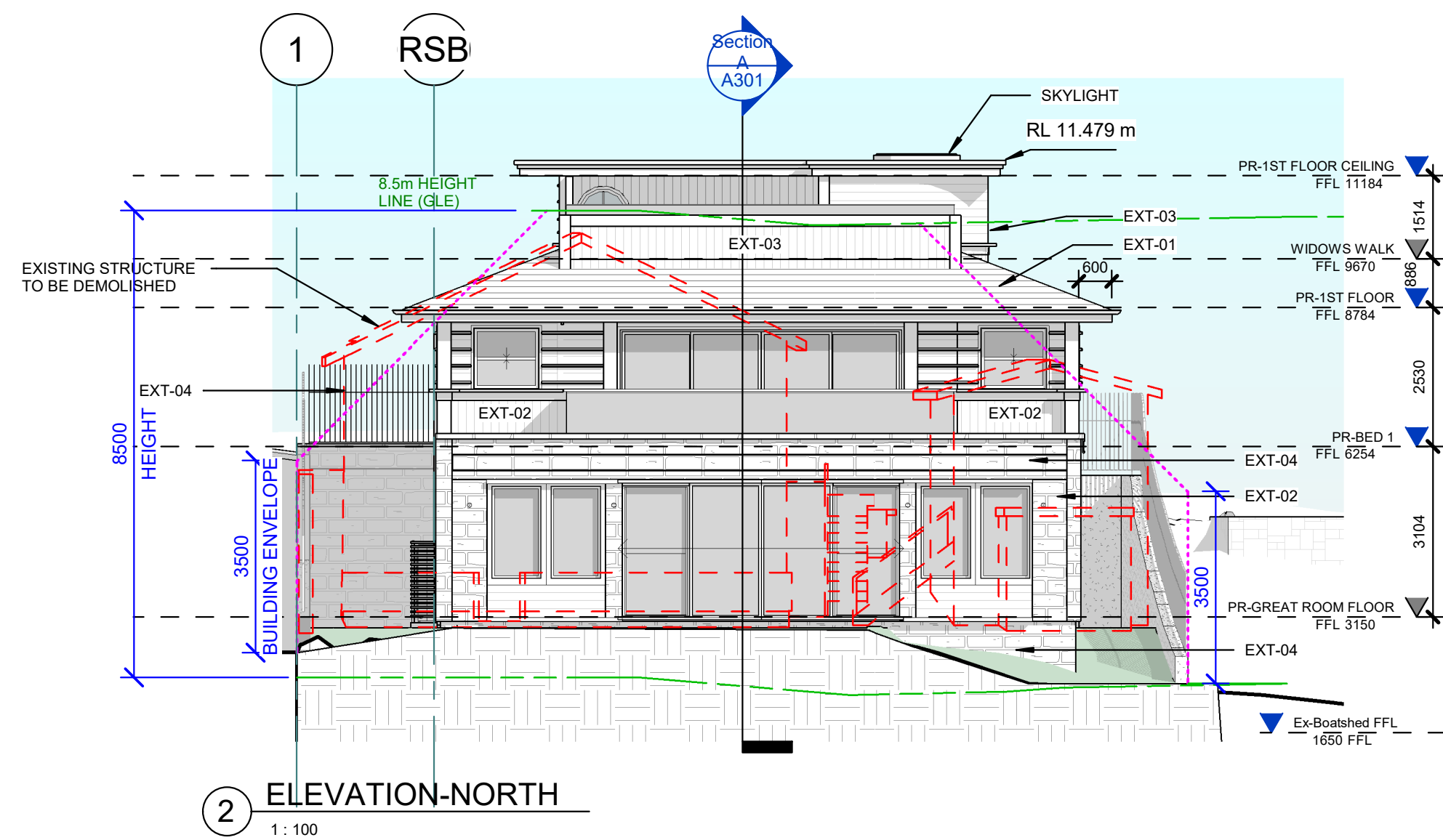
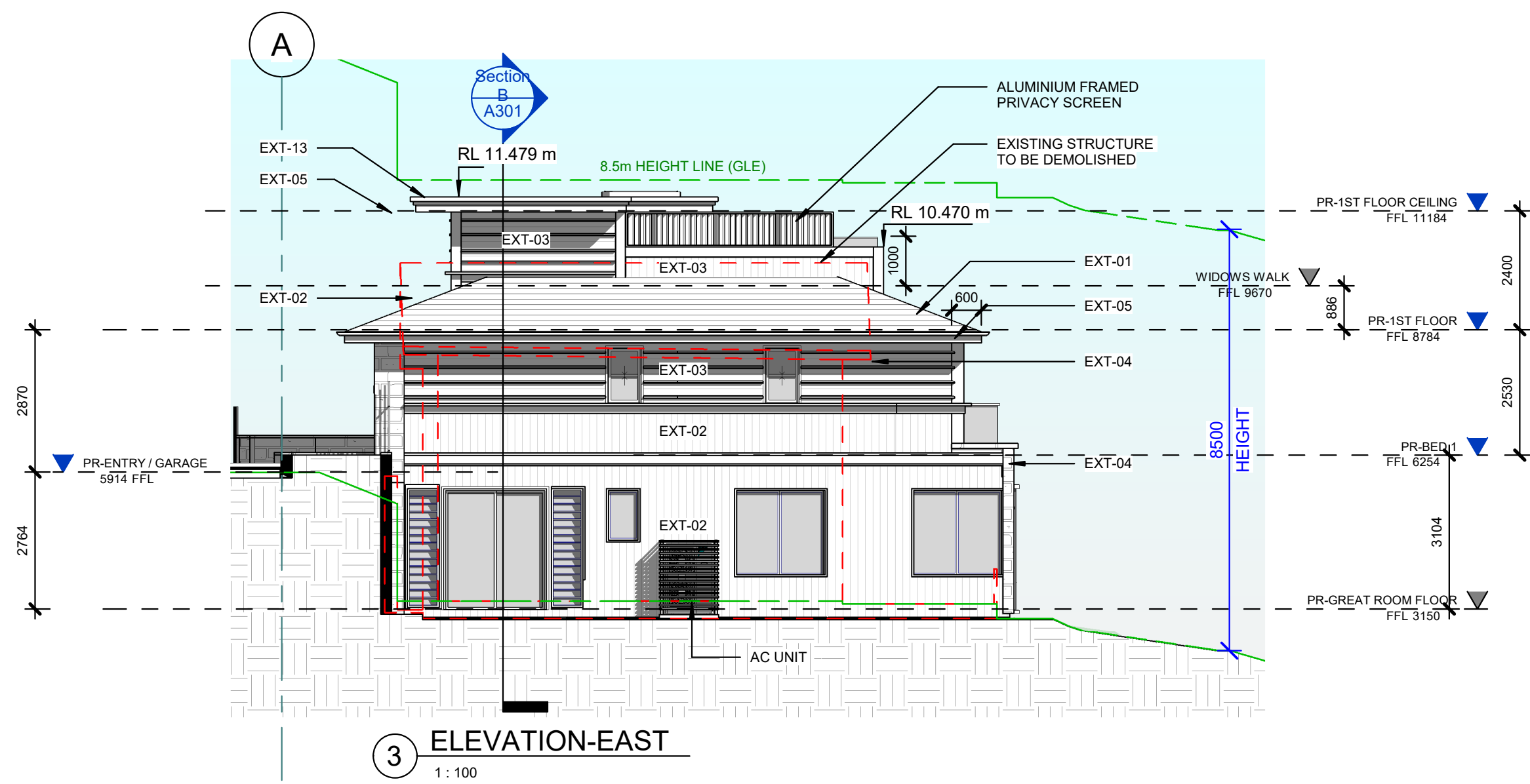
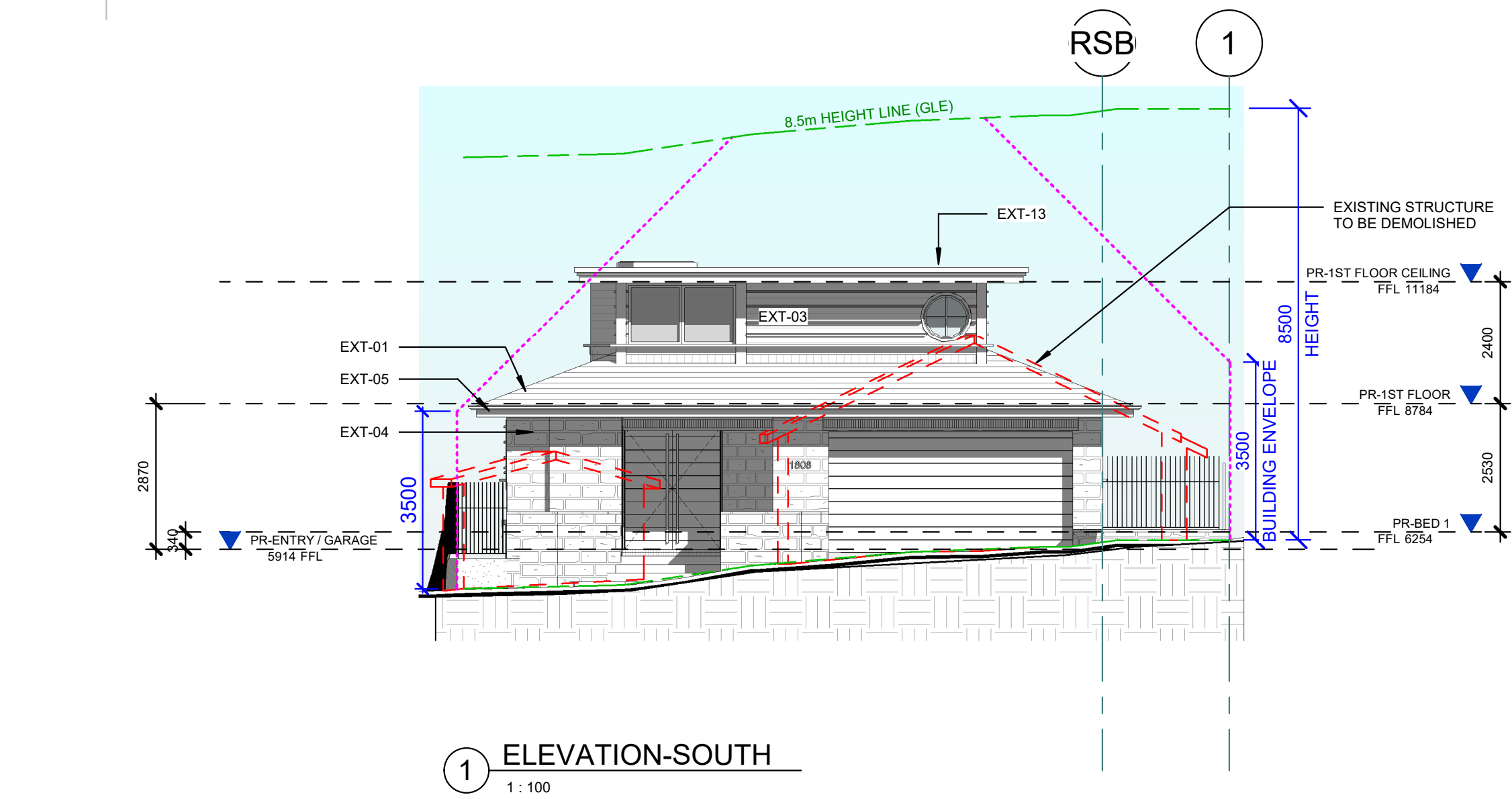
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Project Number	2023-11	1808 Pittwater Road, Bayview NSW 2104	Print Date & Time	11/06/2024 4:16:06 PM
Project Status	DA		File Path	2\2023_11_Blackmore00 - Architectural Plans\02 DA Development Approval\02 DA-1-C-Council letter-BLACKMORE-v4
Sheet	FLOOR PLAN		Drawn By	JS
			Checked By	-
			Approved By	WB
			Scale @ A1	1:100
			Drawing Number	A200
			Issue	D



External Finishes Schedule	
Code	Description
EXT-01	Slate roofing- Nulok roofing
EXT-02	Weatherex-Weathergroove rough sawn 150mm-Installed Vertically-Painted finish-Porters- 'Palm Beach Black'
EXT-03	-Weatherex-Weathergroove rough sawn 150mm-Installed Horizontally-Painted finish-Black +H3 treated pine limber batten-60 x 40 mm- Painted finish- Porters- 'Palm Beach Black'
EXT-04	Masonry block wall /Retaining wall/ Cladding: Eco Outdoor 'Scala stone - vein cut' traditional format travertine wall cladding. (812 x 406 x 20mm)
EXT-05	-Eave Treatment - Soffit lining: Cladded in Blackbutt Timber-Stained finish. -150mm Half Round 'Windspray' s/steel gutters and down pipes-painted finish to match wall colour.
EXT-06	Toughened glass balustrade and Hwd Timber handrail 190 x 35 Stained finish
EXT-07	Timber posts clad in LOSP pine and painted finish-Porters Paint- 'low sheen 'Palm Beach Black'
EXT-08	Aluminum framed windows and sliding/bi-fold doors in marine grade powder coating - colour- 'Black'
EXT-09	190 x 35 birdsmouthed timber external corners, banding at sill board detail, Architrave - painted - Porters Paint 'Palm Beach Black' low sheen
EXT-10	100 x 100 x 50 'Endicott' Cobblestone driveway finish from Eco Outdoor
EXT-11	140 x 20 Pacific Teak timber decking, domed top, concealed fixed - Mortlock timber
EXT-12	Sectional Panel Lift garage door - cladded - Bronze finish
EXT-13	Standing seam profile Copper roofing with an approximate slope of 1 Degree.
NOTE: All colour's to be confirmed and signed off prior to purchase of painting or coating finished surfaces	

No.	Description	Date
A	Plans issued for review: Hydraulic design	21.11.23
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Project Status	DA		File Path	2\2023_11_Blackmore00 - Architectural Plans\02 DA Development Application\04 A301-General letter-BLACKMORE.rvt
Sheet	Elevations & Sections		Drawn By	JS
			Checked By	-
			Approved By	WB
			Scale @ A1	1: 100
			Drawing Number	A301
			Issue	D