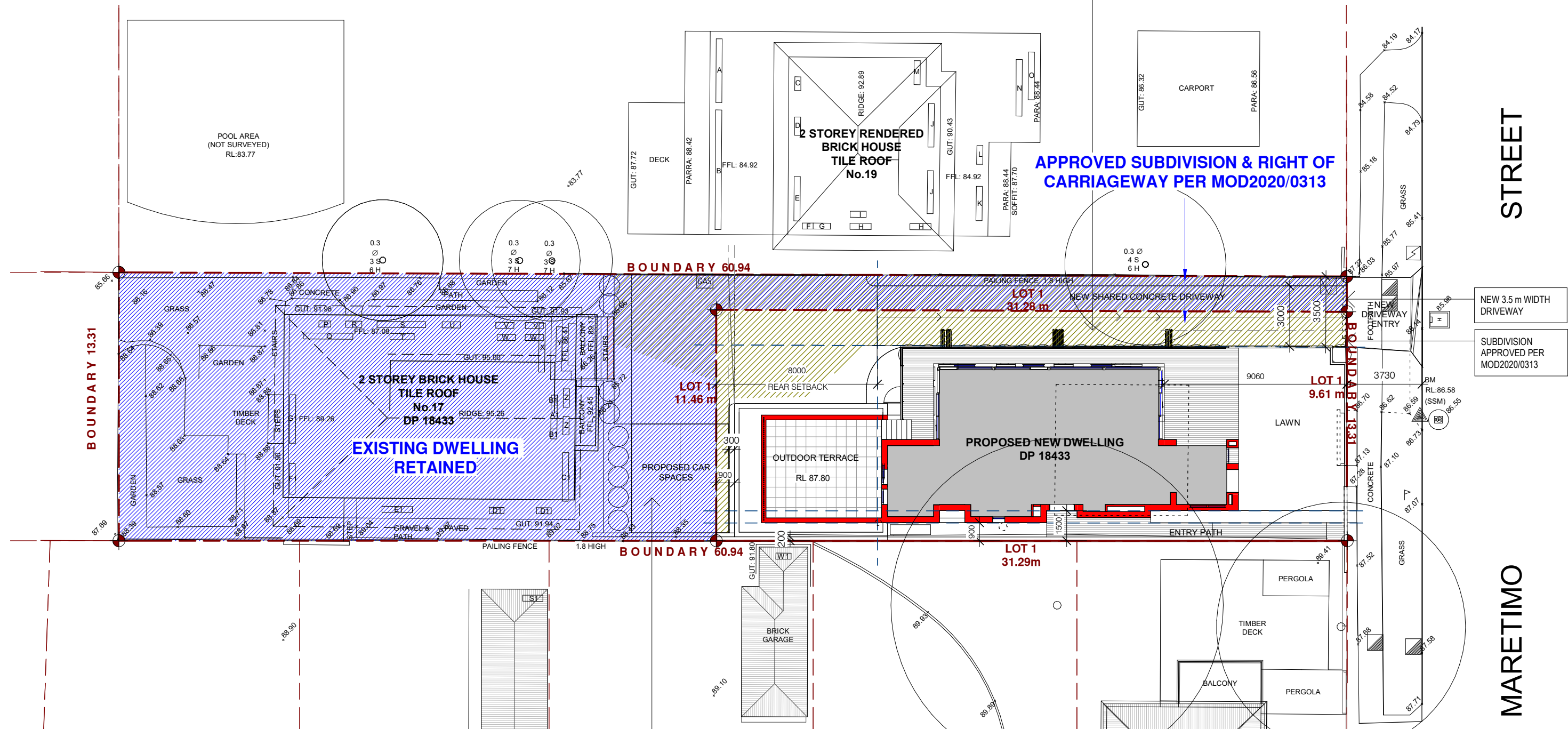


NOTE: SECTION 455 MODIFICATIONS OF DEVELOPMENT CONSENT 219/2016 GRANTED FOR DEMOLITION WORKS, ALTERATIONS AND ADDITIONS AND SUBDIVISION. (Mod2020/0313)

PROPOSED RIGHT OF WAY AREA AS SHOWN SHADED



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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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	

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.

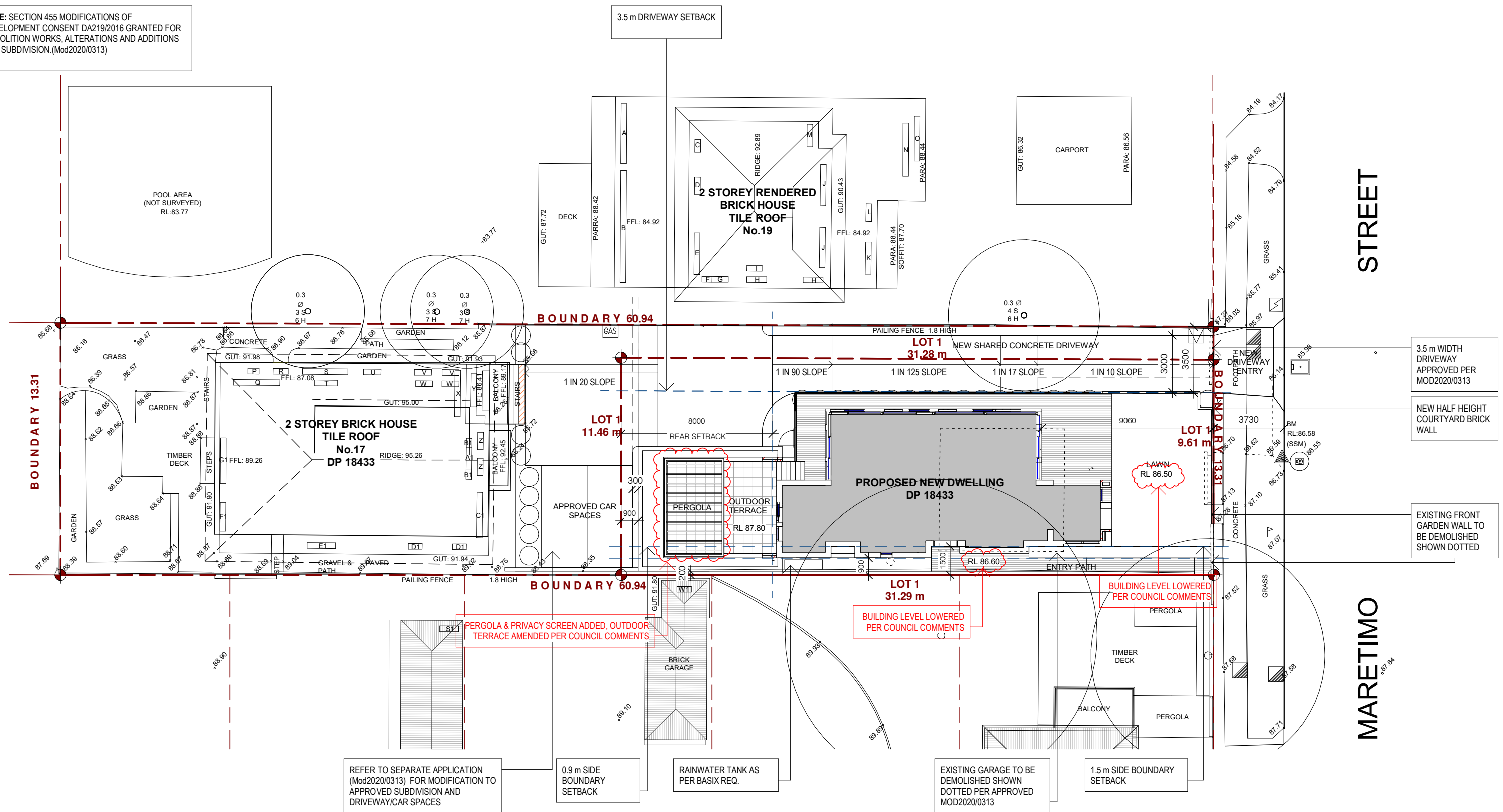
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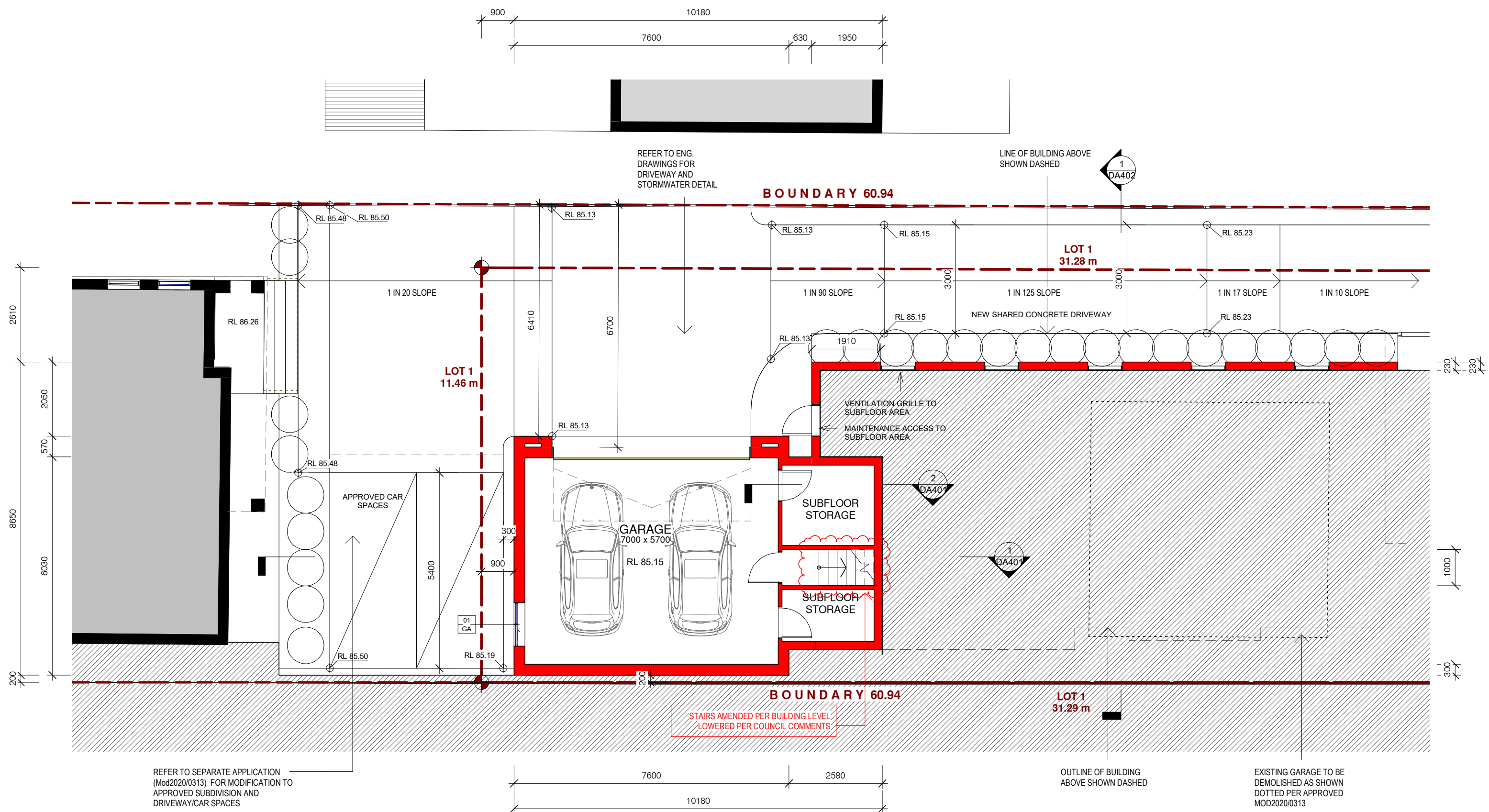
REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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 GARAGE FLOOR PLAN
1 : 100



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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	(S) SMOKE ALARM	PAGLIARO	As indicated		GARAGE FLOOR PLAN
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021	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: **PAGLIARO**

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

DRAWN BY: **ST**

DESIGNED BY: **RU**

PROJECT NO. **17.14**

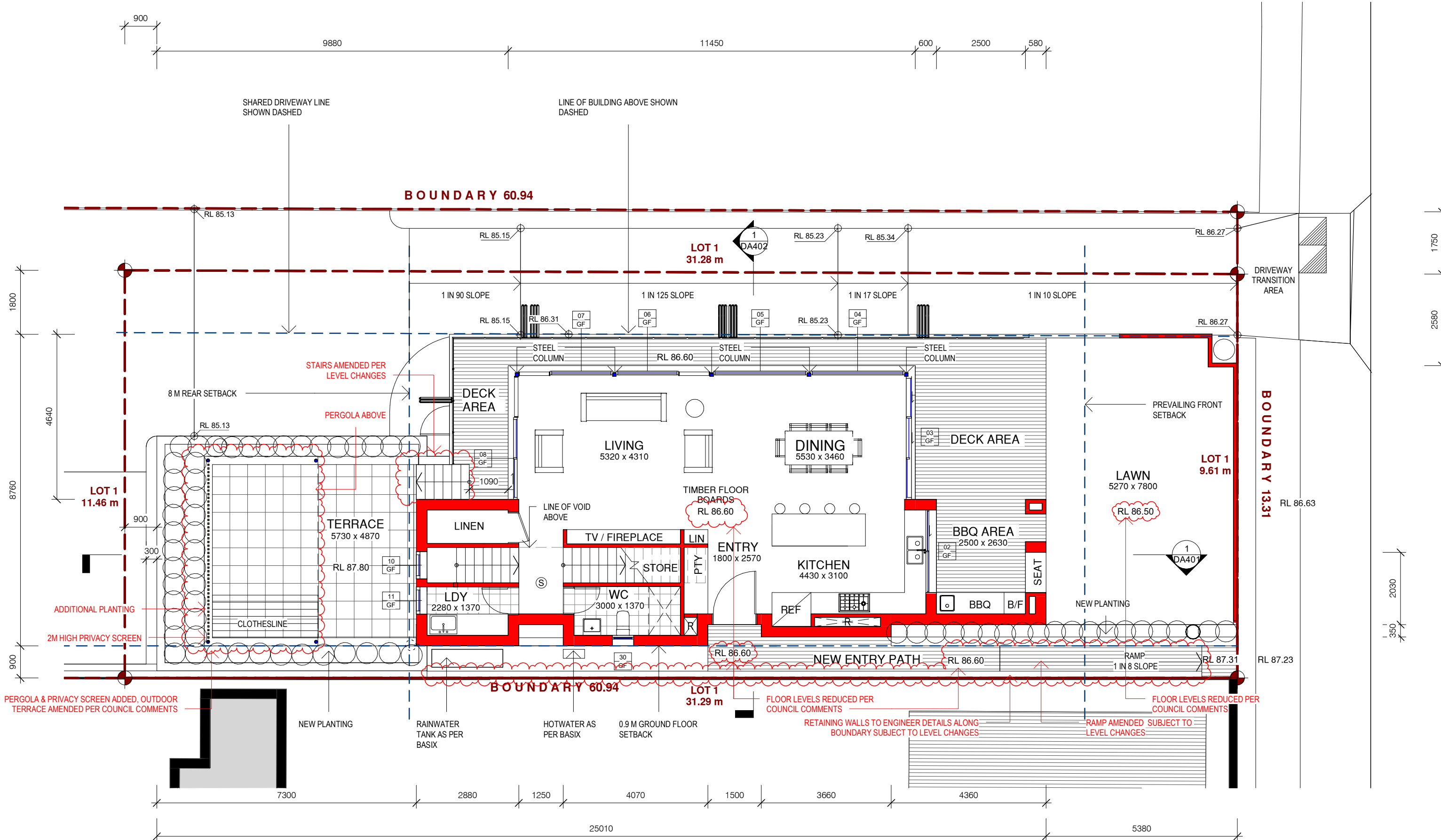
REV **B**

TRUE NORTH



DATE: **29.06.2021**

DRAWING NO.: **DA301**



1 GROUND FLOOR PLAN
1 : 100

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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021

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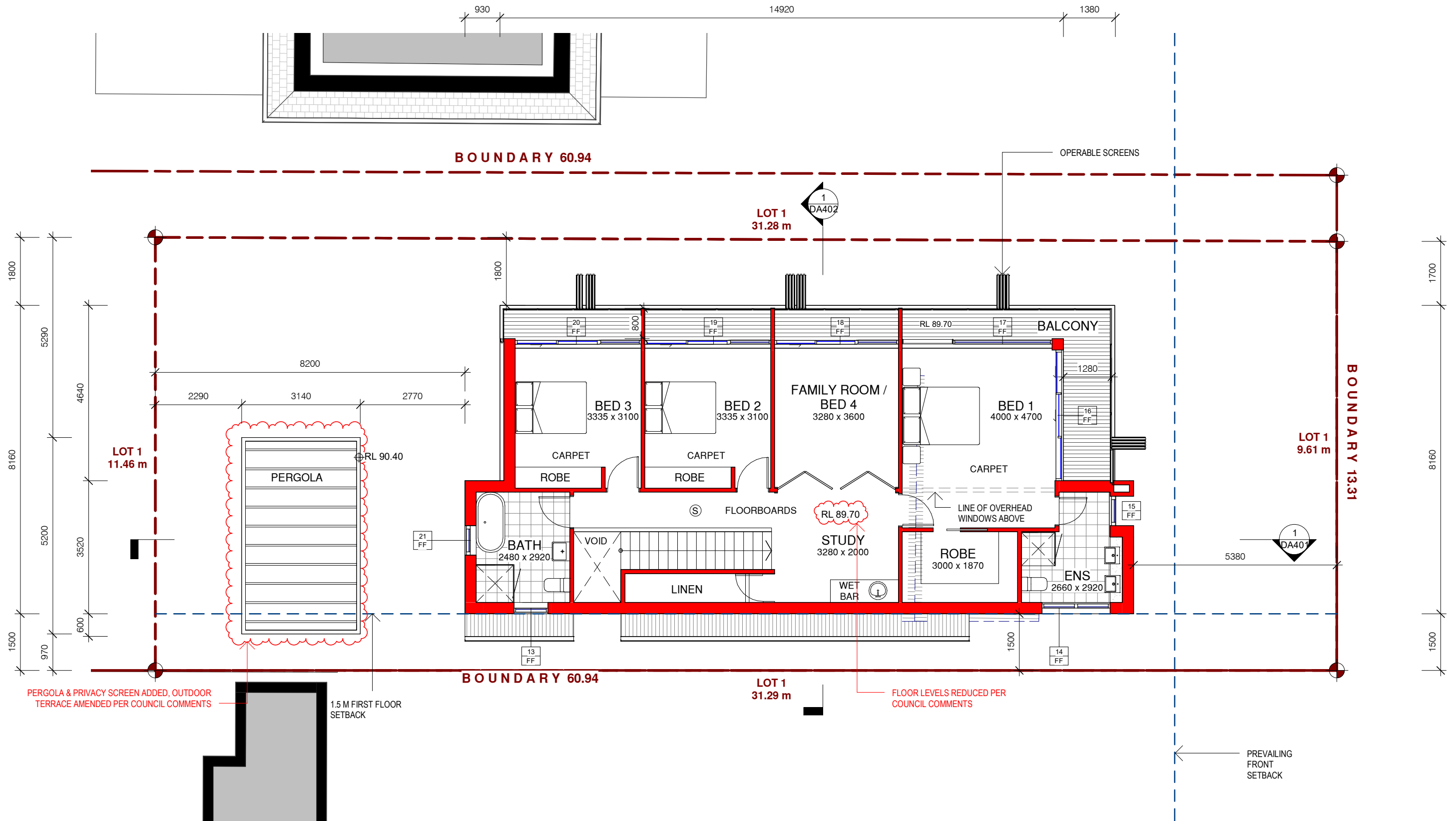
LEGEND & NOTES
(S) SMOKE ALARM
R RISER
LC LAUNDRY CHUTE
REF REFRIGERATOR
B/F BAR FRIDGE

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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

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

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
ST	RU		29.06.2021
PROJECT NO.	REV		DRAWING NO.
17.14	B		DA302



1 FIRST FLOOR PLAN
1 : 100



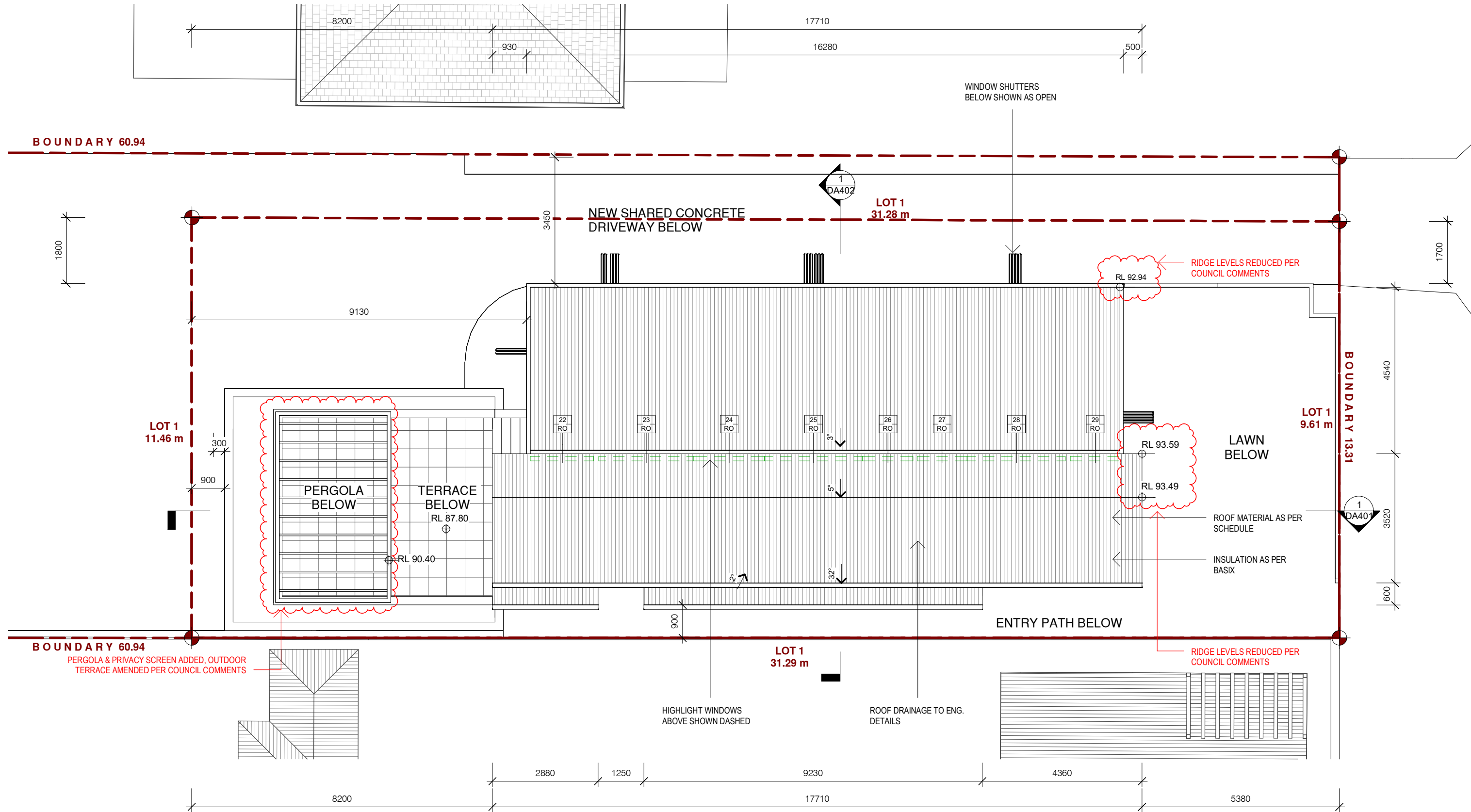
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	(S) SMOKE ALARM
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021	R RISER
			LC LAUNDRY CHUTE
			REF REFRIGERATOR
			B/F BAR FRIDGE

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REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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	B	29.06.2021
			DRAWING NO.
			DA303



1 ROOF PLAN
1 : 100



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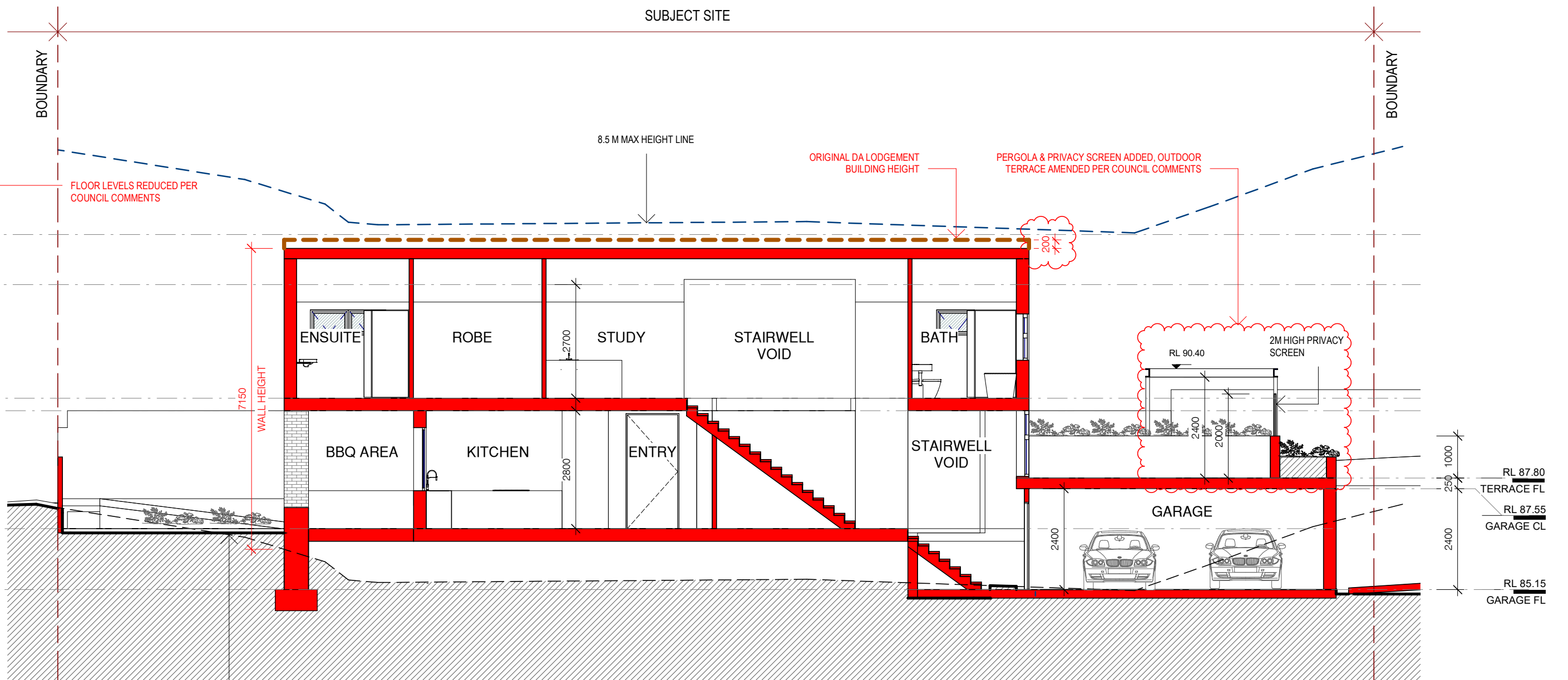
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021	

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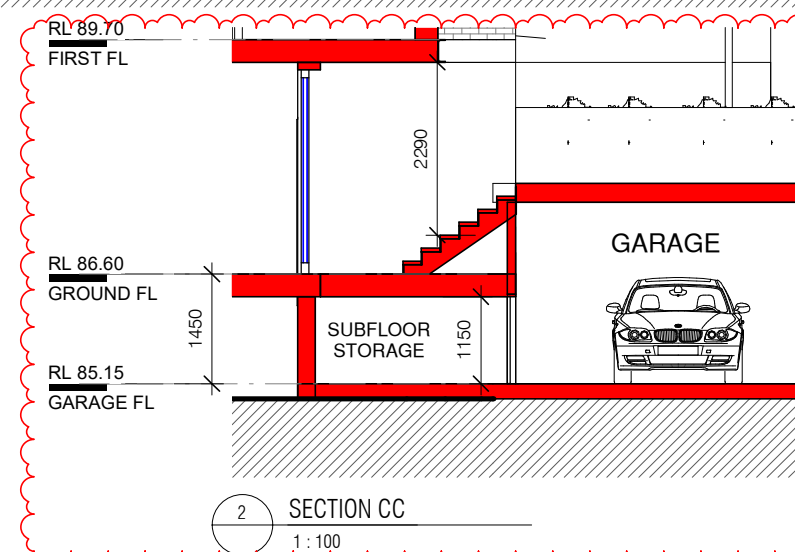
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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	1 : 100		ROOF PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU	
	PROJECT NO.	REV	DATE
	17.14	B	29.06.2021
			DRAWING NO.
			DA304



1 LONG SECTION
1 : 100



2 SECTION CC
1 : 100

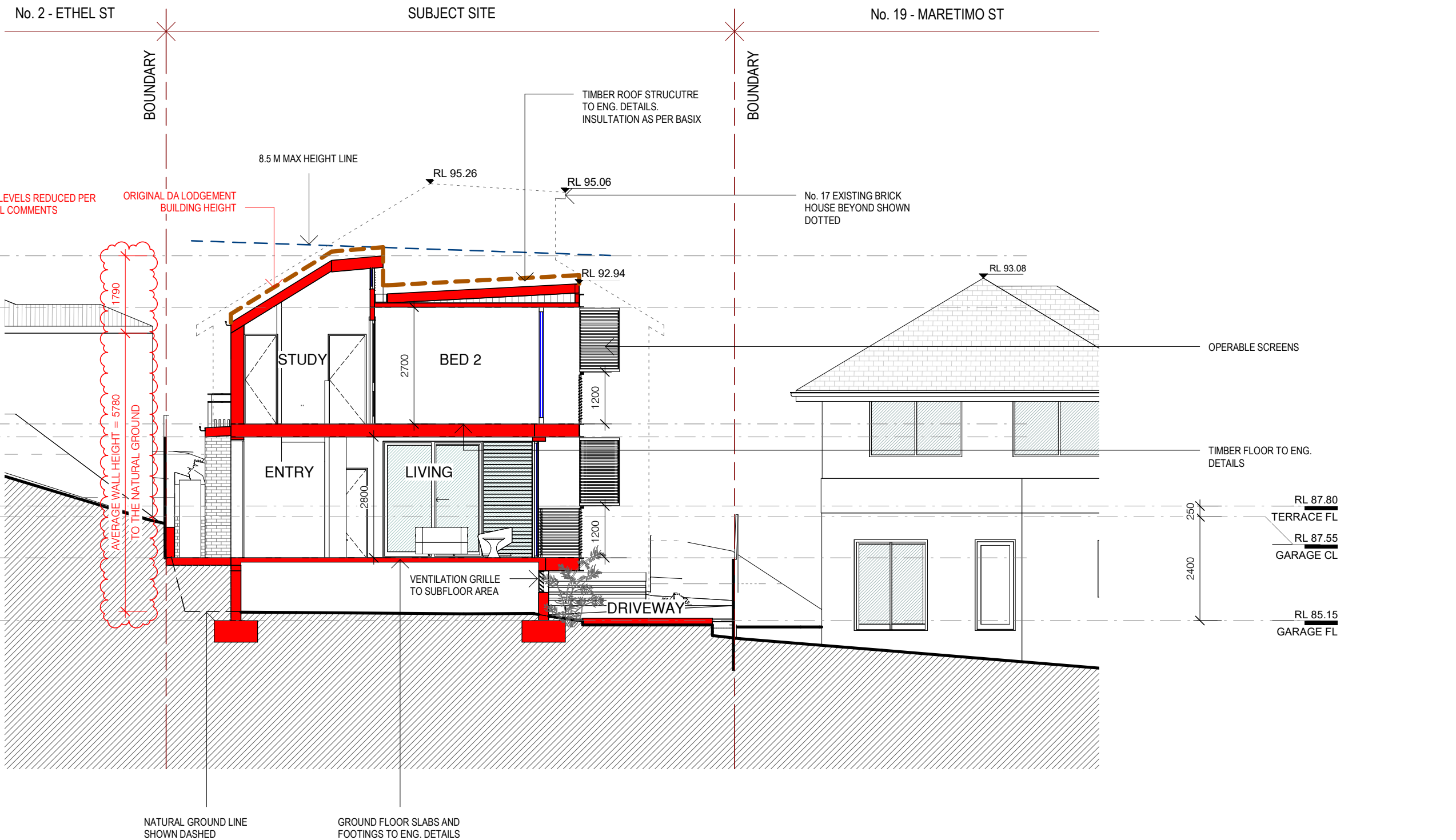
REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021	

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		29.06.2021
	PROJECT NO.	REV		DRAWING NO.
	17.14	B		DA401

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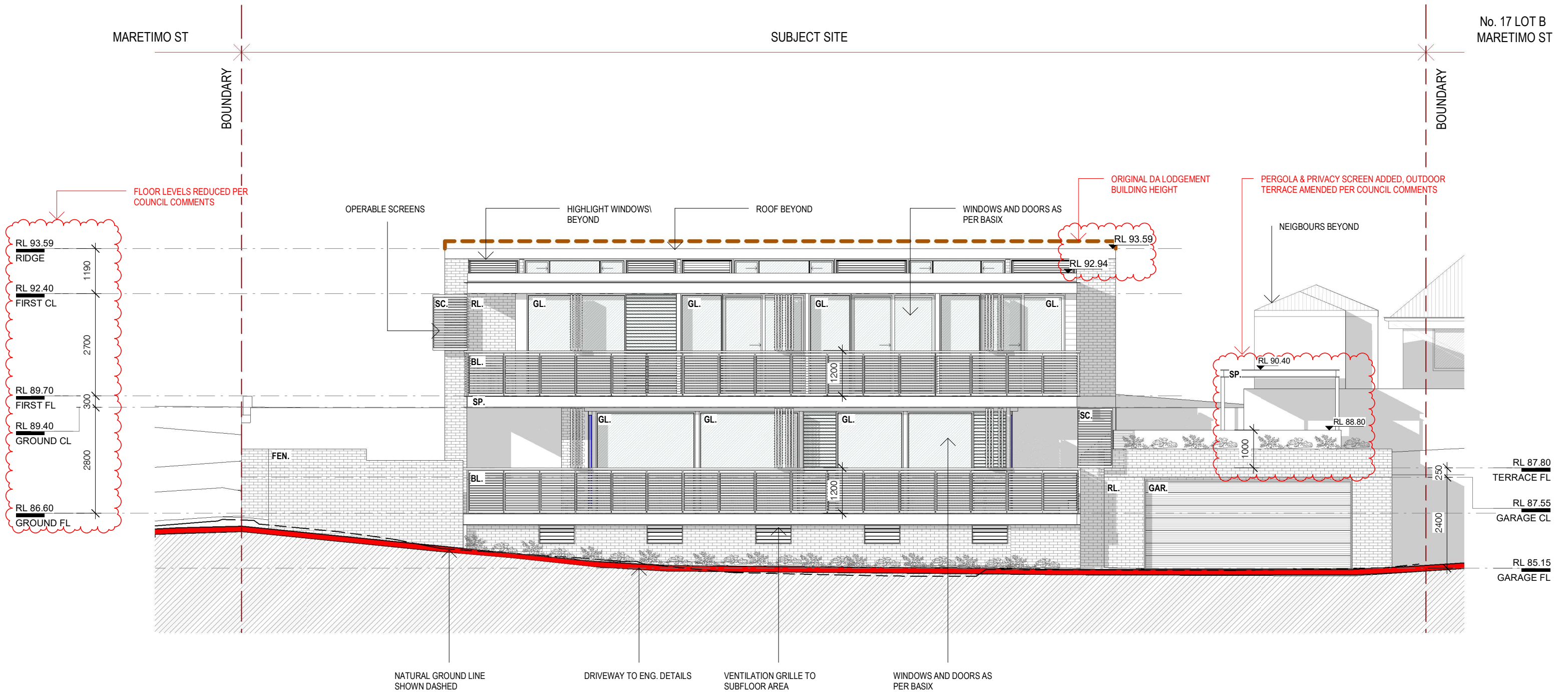


REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021	

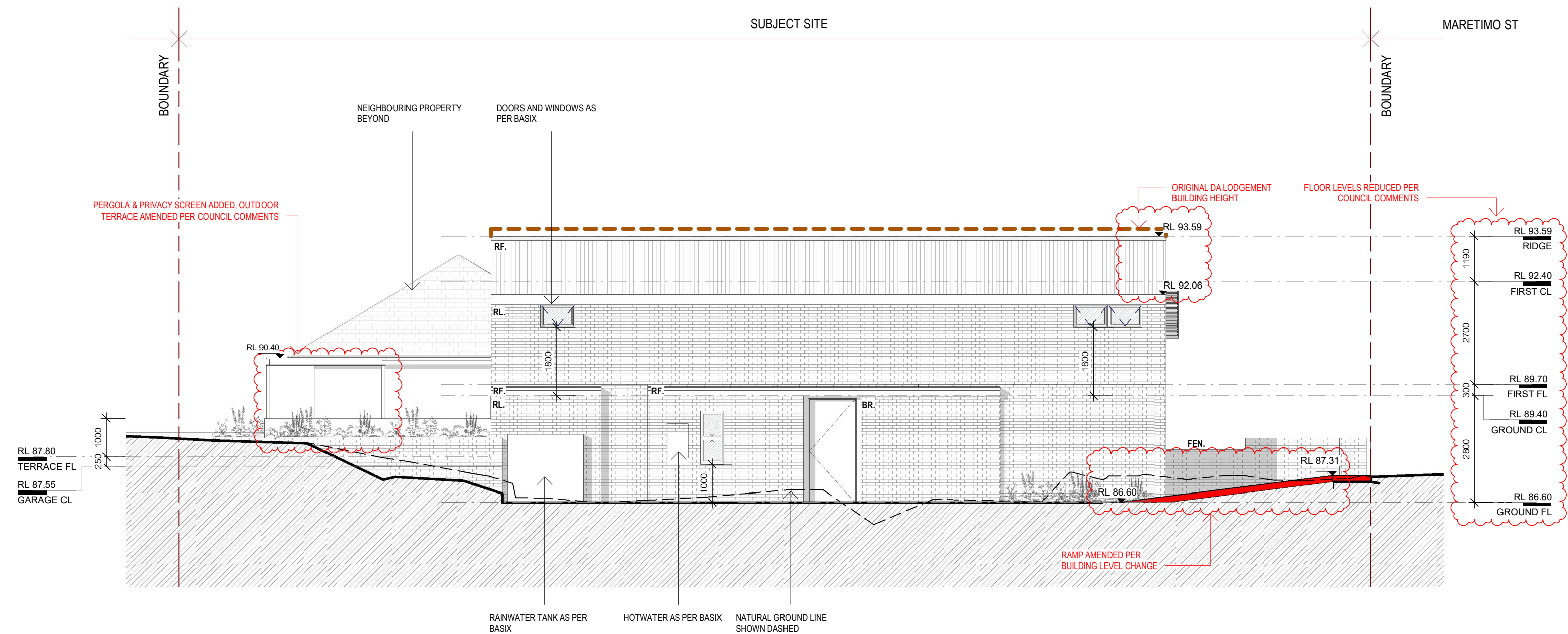
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE 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	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
PAGLIARO	1:100		SECTIONS 02	ST	RU		29.06.2021
ADDRESS	PROJECT NO.	REV					DRAWING NO.
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	17.14	B					DA402



REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



1

SOUTH ELEVATION

1 : 100

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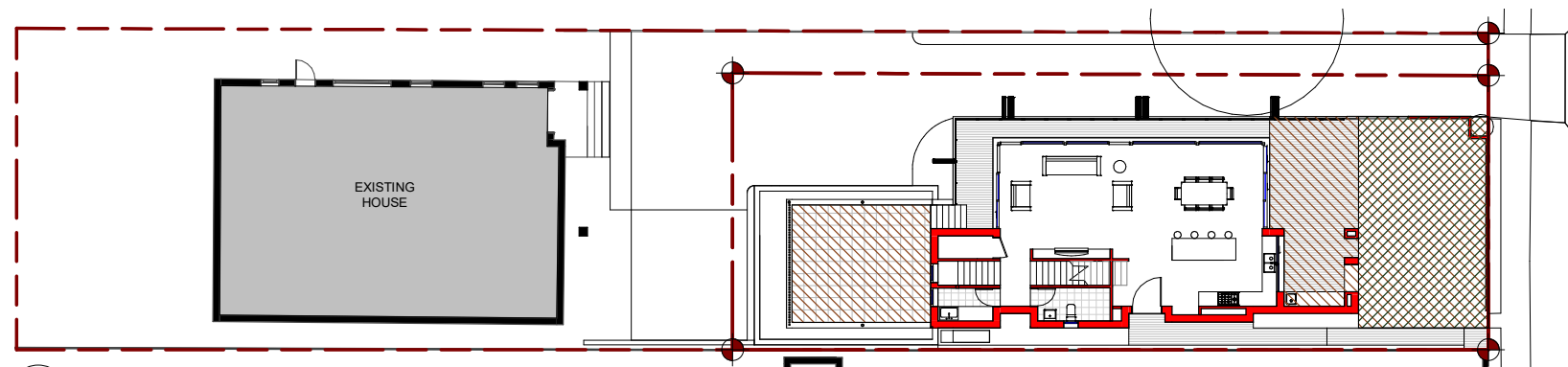
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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

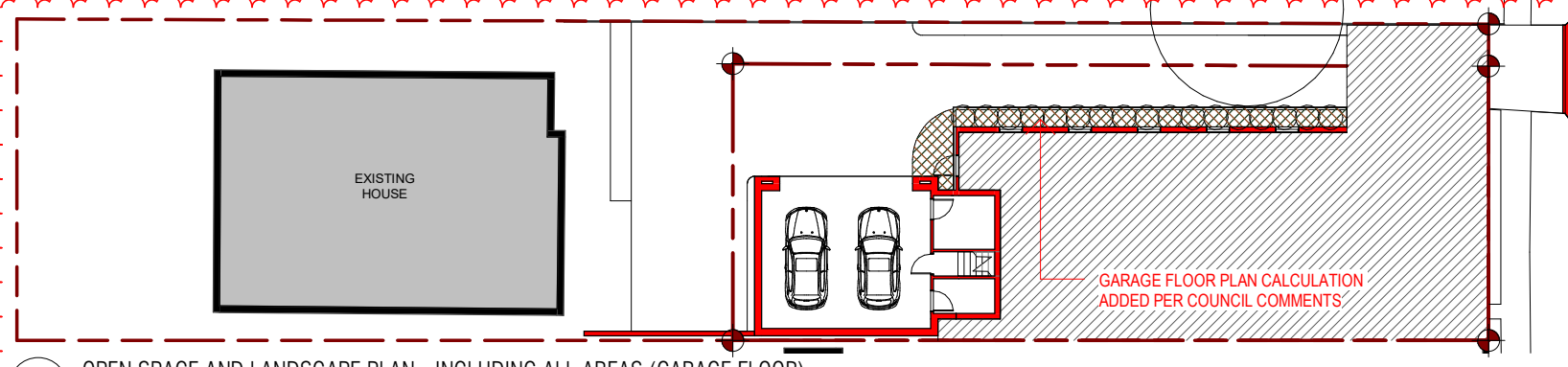
REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION							
REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	<u>MATERIALS LEGEND</u> (REFER TO DA901)	PAGLIARO	1 : 100		SOUTH ELEVATION
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021					
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				17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	ST	RU	
					PROJECT NO.	REV	DATE
					17.14	B	29.06.2021
							DRAWING NO.
							DA502

RL - RENDERED LIGHT
CL - CLADDING
BL - BALUSTRADES
SP - STEEL PROFILE
RF - ROOF
GL - GLASS

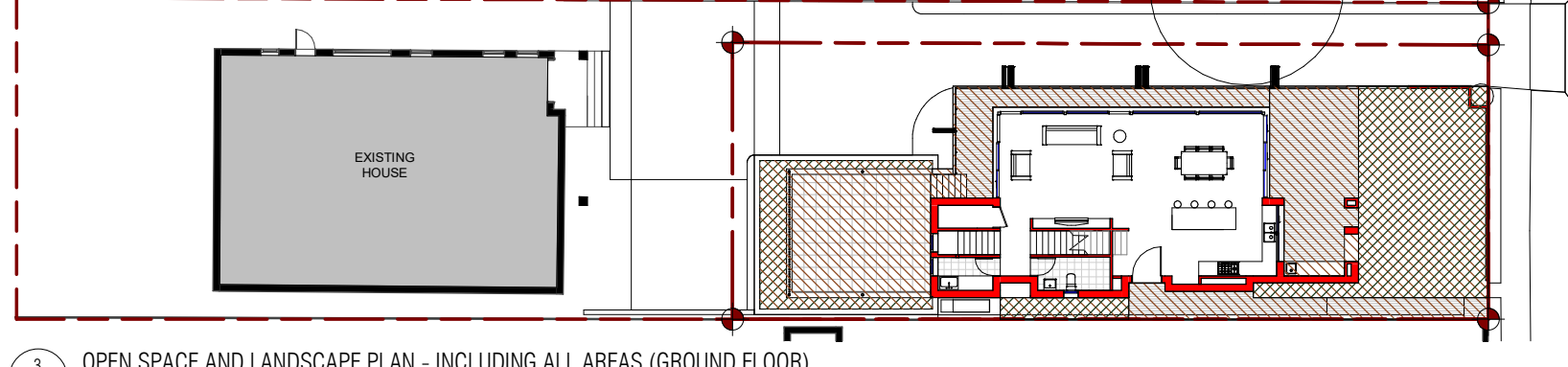
FR - FRAME
SC - SCREENS
FEN - FENCE
DE - DECKING
DR - DRIVEWAY
GAR - GARAGE DOOR



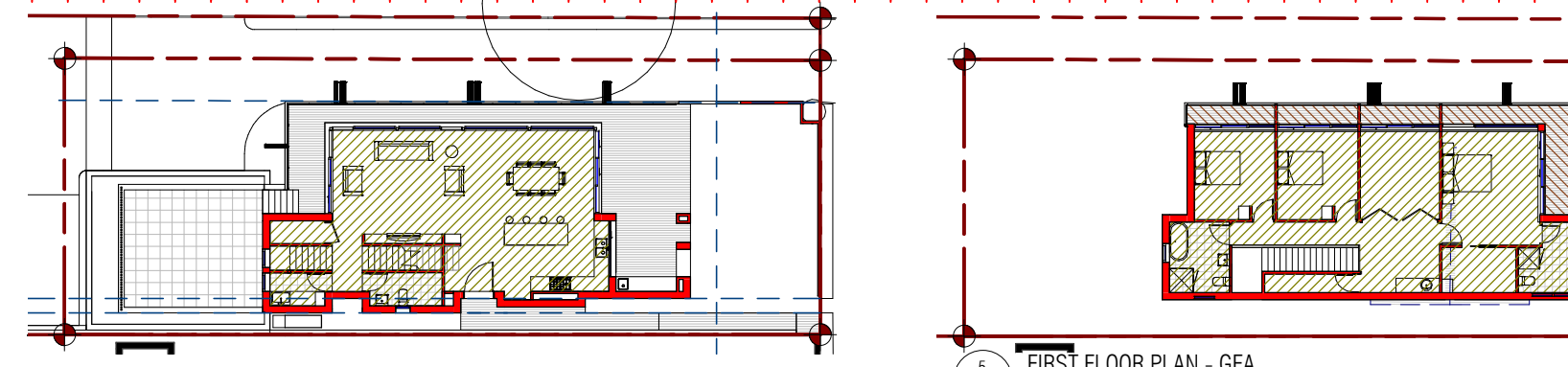
1 OPEN SPACE AND LANDSCAPE PLAN - AS PER DCP
1 : 300



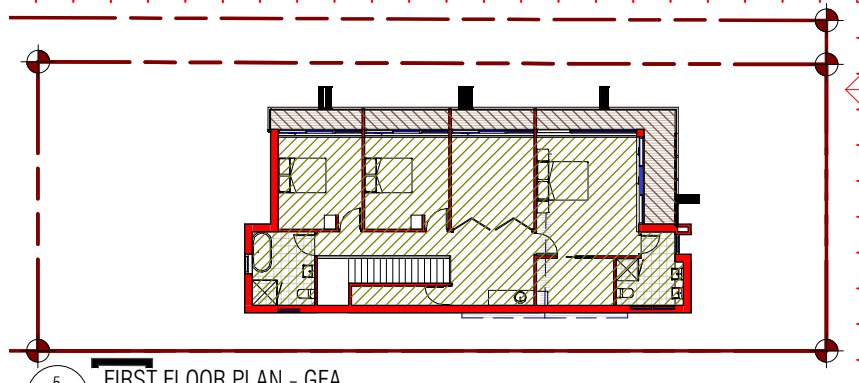
2 OPEN SPACE AND LANDSCAPE PLAN - INCLUDING ALL AREAS (GARAGE FLOOR)
1 : 300



3 OPEN SPACE AND LANDSCAPE PLAN - INCLUDING ALL AREAS (GROUND FLOOR)
1 : 300



4 GROUND FLOOR PLAN - GFA
1 : 300



5 FIRST FLOOR PLAN - GFA
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	178.4 SQM
TOTAL FSR	0.5 : 1

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	73.4 SQM
ABOVE GROUND OPEN SPACE	27.9 SQM
TOTAL OPEN SPACE	(28.3% OF SITE) 101.3 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	(24% OF TOS) 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 (incl GARAGE)	112.8 SQM
ABOVE GROUND OPEN SPACE	79.4 SQM
TOTAL OPEN SPACE	(53.8% OF SITE) 192.2 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	(42% OF TOS) 83.2 SQM

LANDSCAPE & TOTAL OPEN SPACE CALCULATIONS UPDATED
PER FLOOR PLAN AMENDMENTS PER COUNCIL COMMENTS

FLOOR PLAN GRAPHICS AMENDED

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION




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www.ursino.com.au

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021	



OPEN SPACE AREA



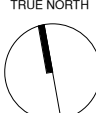
GROSS FLOOR AREA

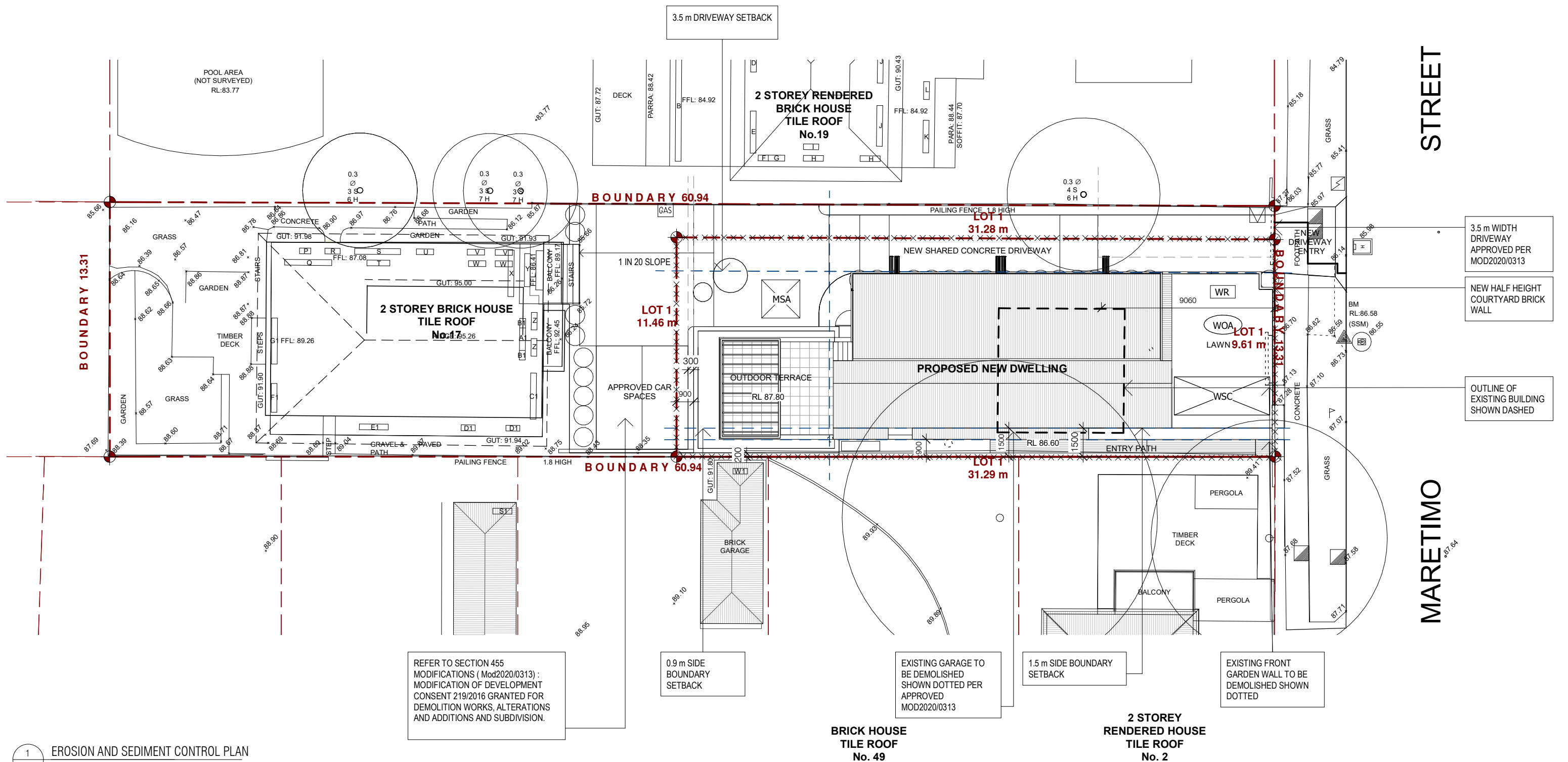


LANDSCAPED AREA

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CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	As indicated		CALCULATIONS
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	B	29.06.2021
			DRAWING NO.
			DA701



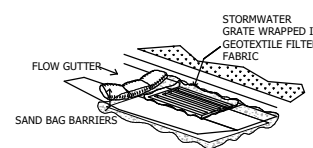
1 EROSION AND SEDIMENT CONTROL PLAN
1 : 200

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

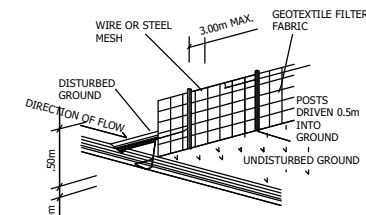
SEDIMENT CONTROL NOTES

- 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

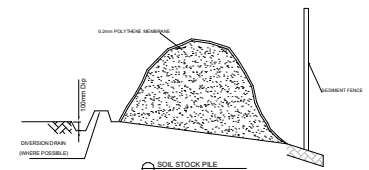


SEDIMENT DAM

- 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

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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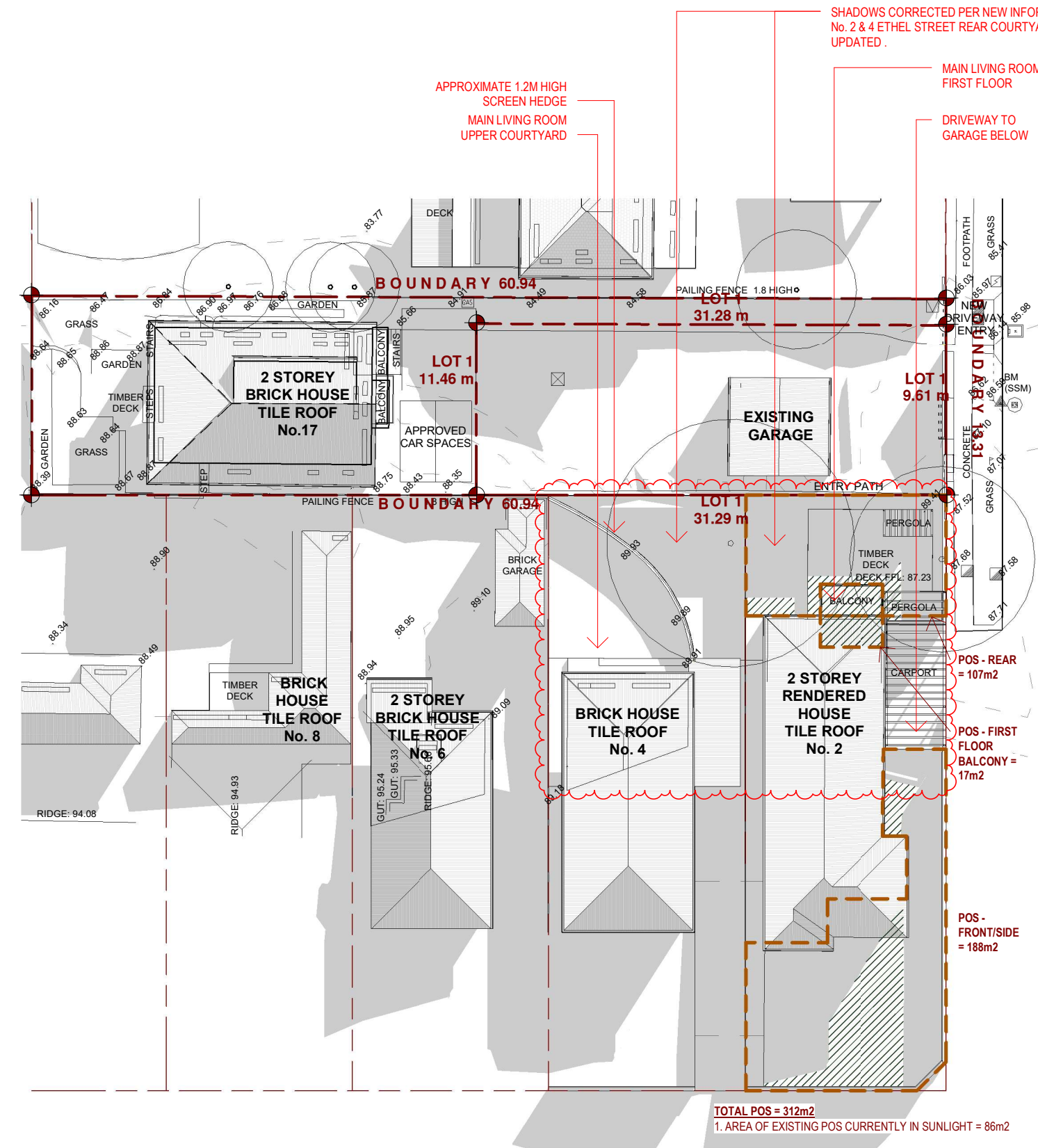
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www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

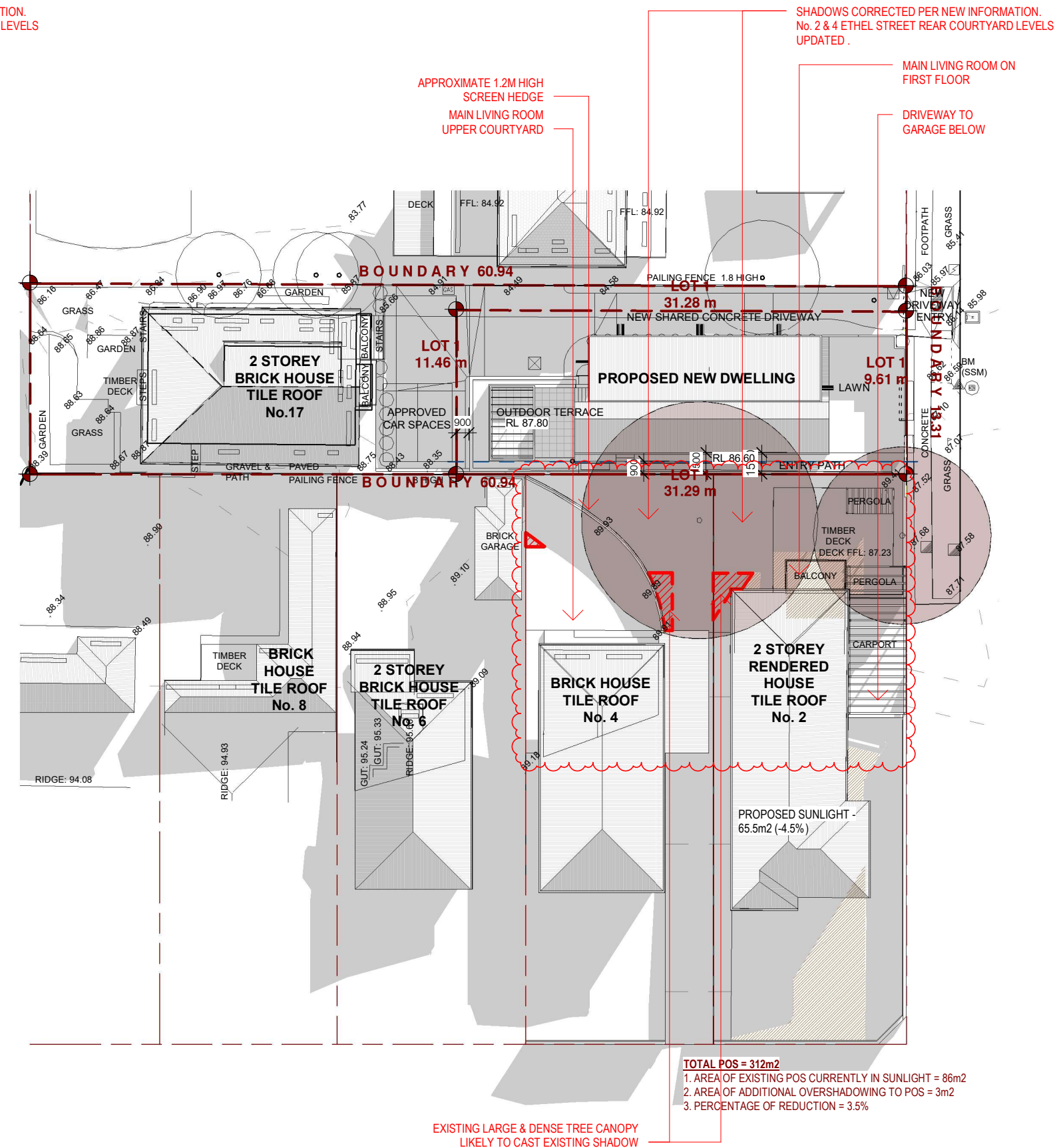
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021	

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	
	PROJECT NO.	REV	DATE
	17.14	A	23.03.2021
			DRAWING NO.
			DA702



1 SHADOW DIAGRAM 21 JUNE 9 AM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 9 AM PROPOSED
1 : 350

REVISION B - ADDITIONAL INFORMATION - 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

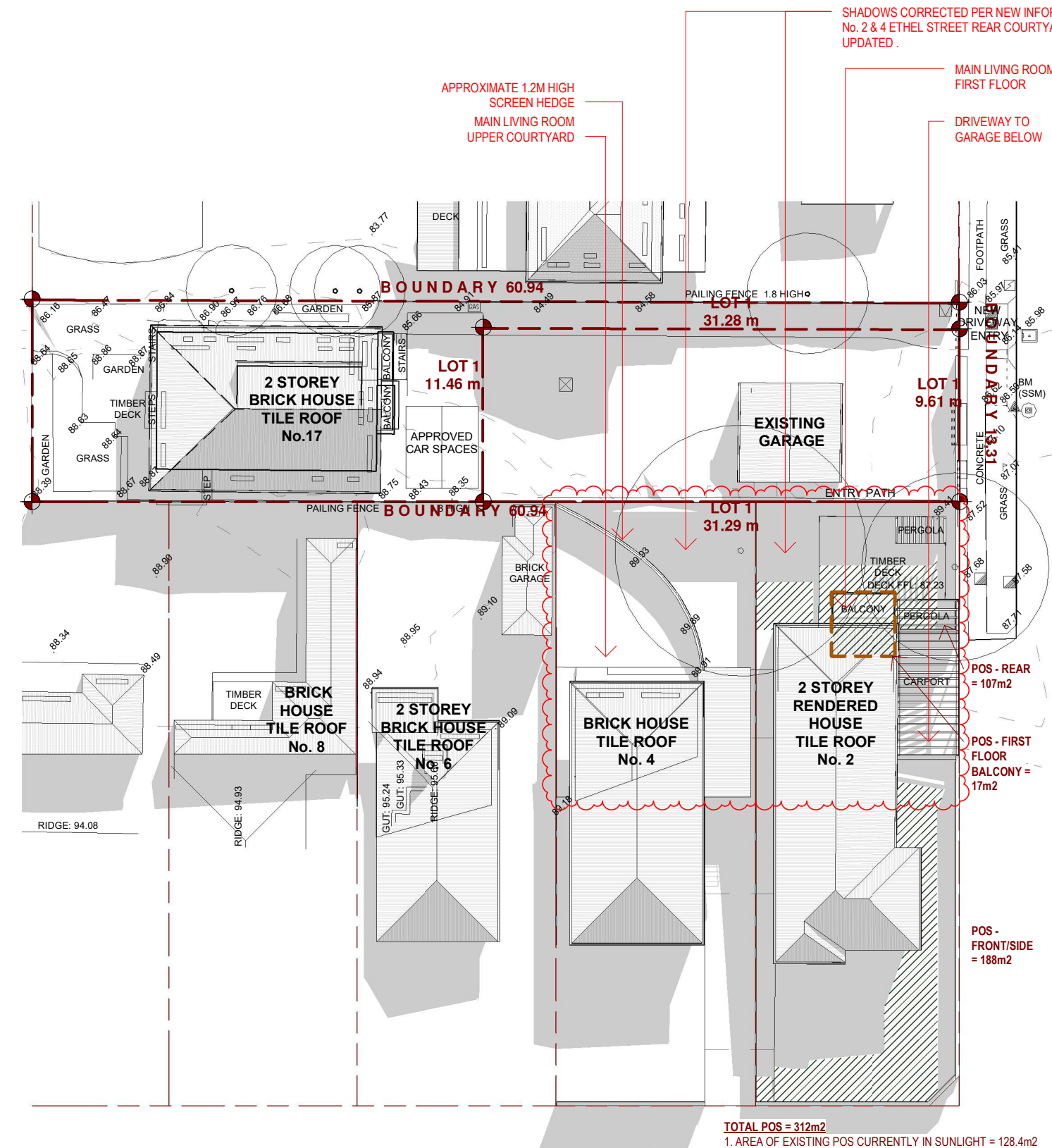
REVISION	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021

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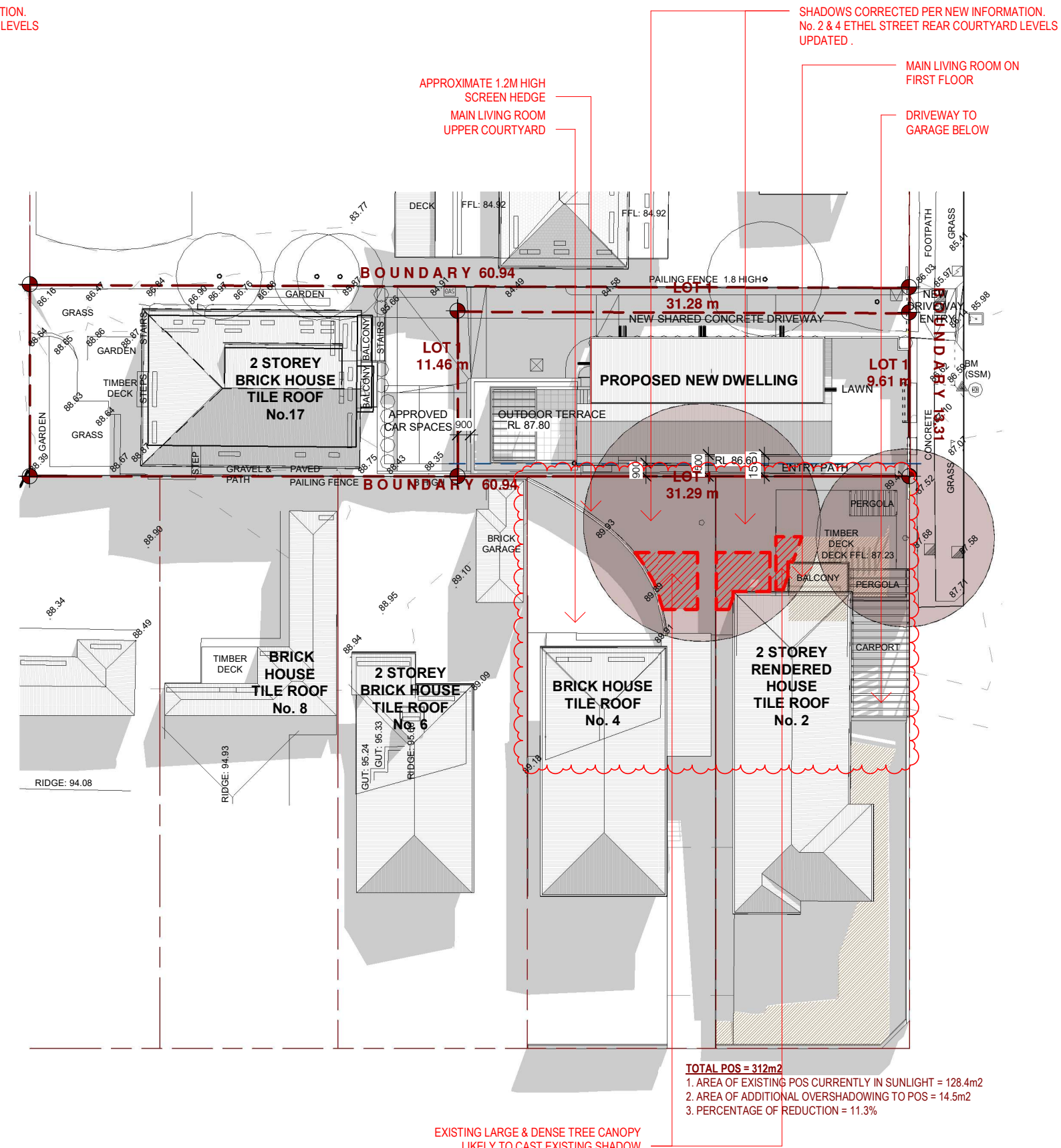
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LEGEND & NOTES	
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING	EXISTING SOLAR ACCESS
PROPOSED INCREASE IN SHADOW	PROPOSED SOLAR ACCESS
EXISTING SHADOWS	SHADOW CAST BY EXISTING TREE

CLIENT	PAGLIARO	SCALE	@ A3	DRAWING TITLE	SHADOW DIAGRAMS 21 JUNE 9 AM
ADDRESS	17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	As indicated			
DRAWN BY.	ST	DESIGNED BY.	RU	TRUE NORTH	DATE
PROJECT NO.	17.14	REV	C		11.08.2021
					DRAWING NO.
					DA703



1 SHADOW DIAGRAM 21 JUNE 10 AM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 10 AM PROPOSED
1 : 350

REVISION B - ADDITIONAL INFORMATION - 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
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

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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LEGEND & NOTES

- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- PROPOSED INCREASE IN SHADOW
- EXISTING SHADOWS
- EXISTING SOLAR ACCESS
- PROPOSED SOLAR ACCESS
- SHADOW CAST BY EXISTING TREE

CLIENT
PAGLIARO

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

SCALE @ A3
As indicated

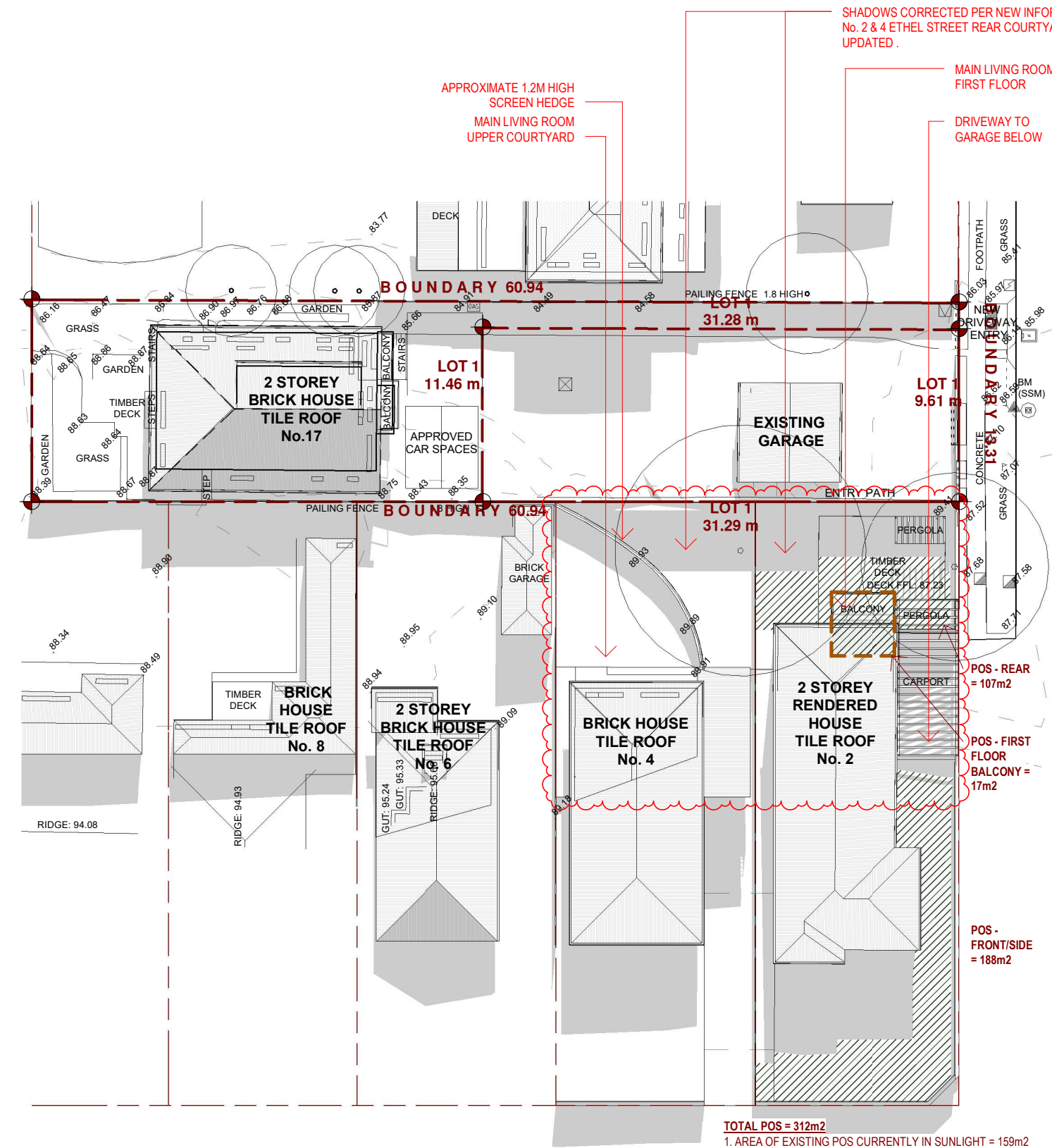
DRAWING TITLE
**SHADOW DIAGRAMS 21
JUNE 10 AM**

DRAWN BY: SS
DESIGNED BY: RU
PROJECT NO.: 17.14
REV: D

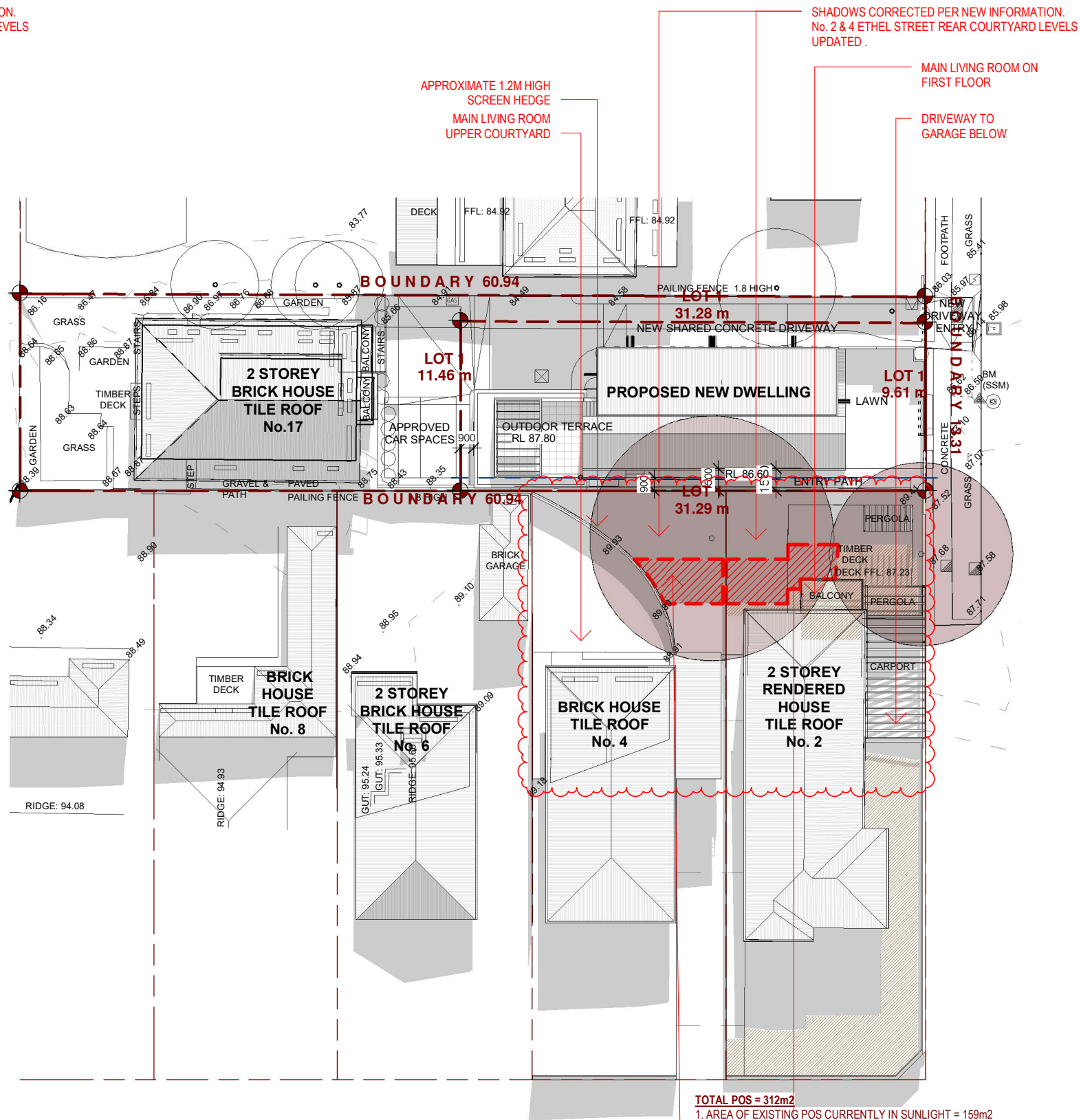
TRUE NORTH

DATE
27.08.2021

DRAWING NO.
DA710



1 SHADOW DIAGRAM 21 JUNE 11 AM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 11 AM PROPOSED
1 : 350

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



URSINO ARCHITECTS







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(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
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

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LEGEND & NOTES

-  ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
-  PROPOSED INCREASE IN SHADOW
-  EXISTING SHADOWS
-  EXISTING SOLAR ACCESS
-  PROPOSED SOLAR ACCESS
-  SHADOW CAST BY EXISTING TREE


CLIENT
PAGLIARO

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

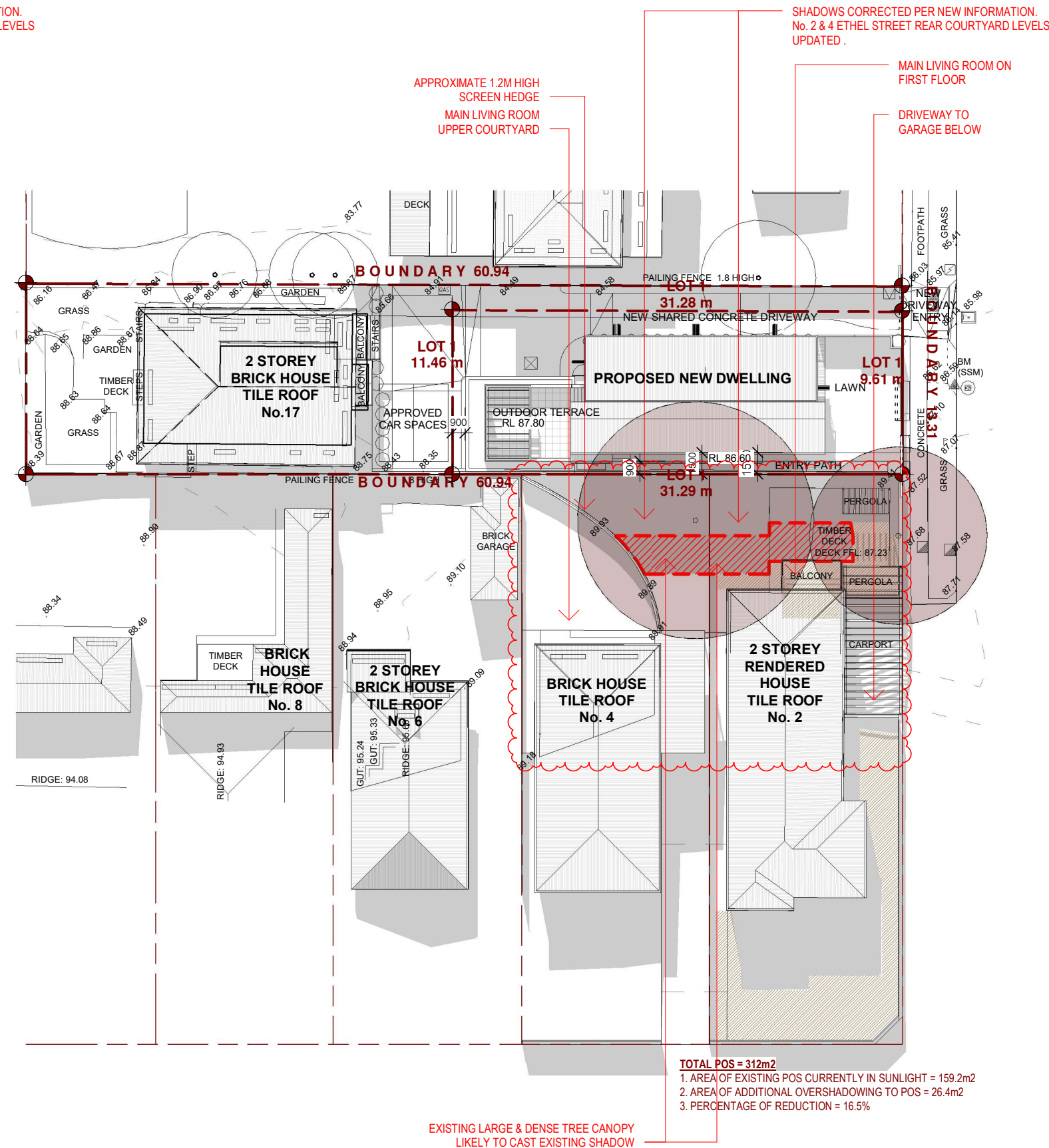
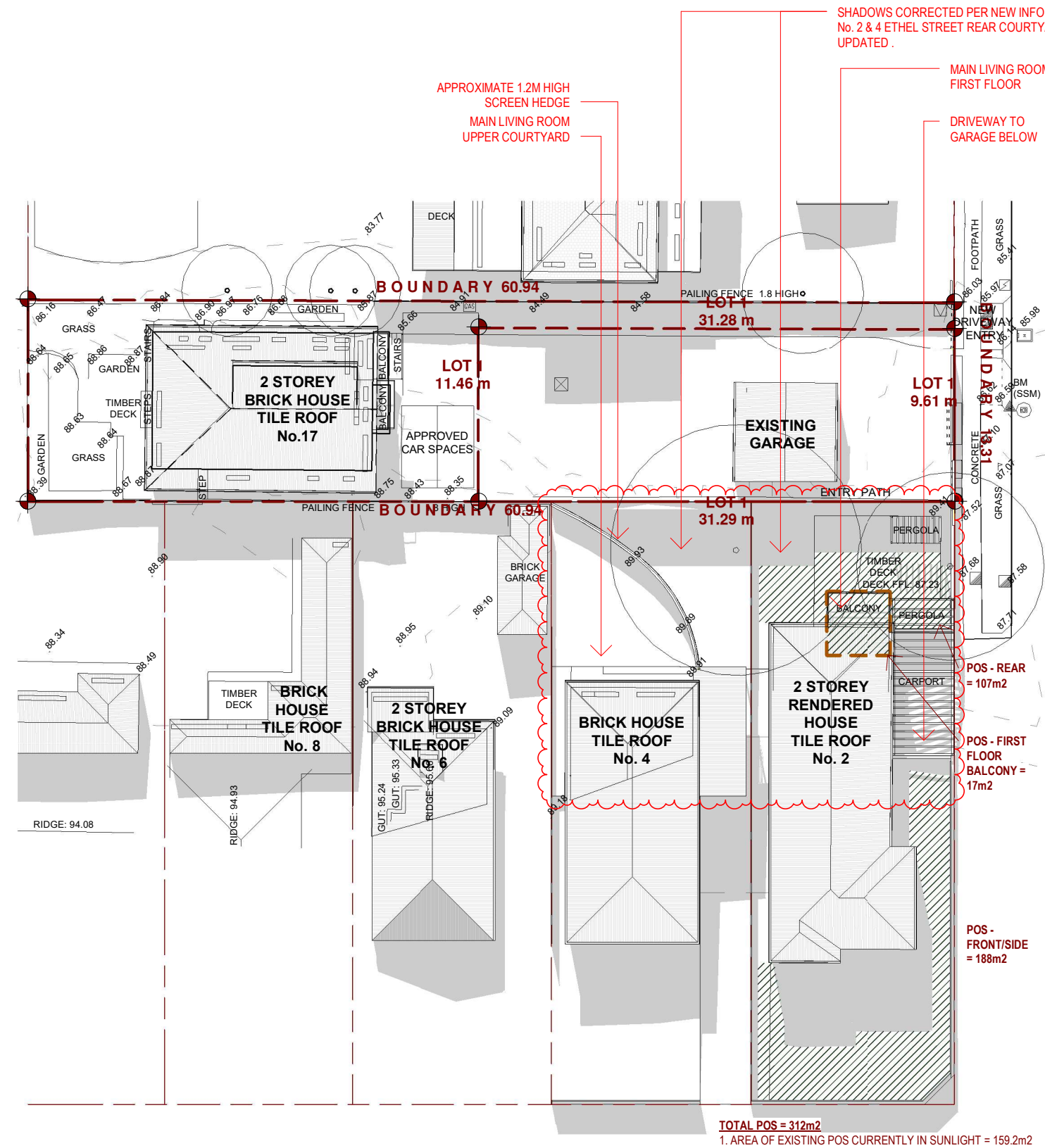
SCALE @ A3
As indicated

DRAWING TITLE
**SHADOW DIAGRAMS 21
JUNE 11 AM**

DRAWN BY: SS
DESIGNED BY: RU
PROJECT NO.: 17.14
REV: D

TRUE NORTH


DATE
27.08.2021
DRAWING NO.
DA711



1 SHADOW DIAGRAM 21 JUNE 12 AM EXISTING
1 : 350

2 SHADOW DIAGRAM 21 JUNE 12 AM PROPOSED
1 : 350

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

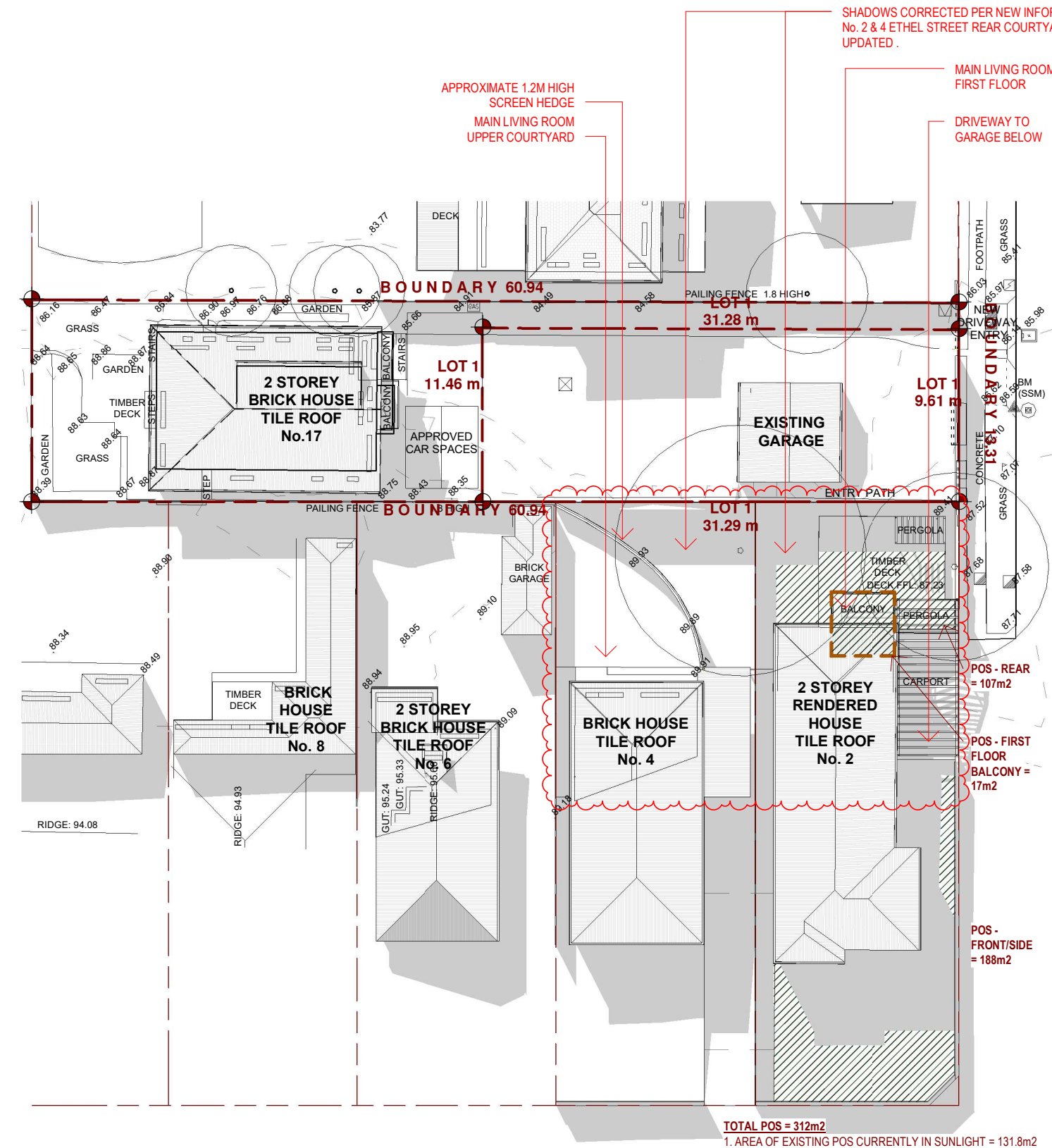
REVISION	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021

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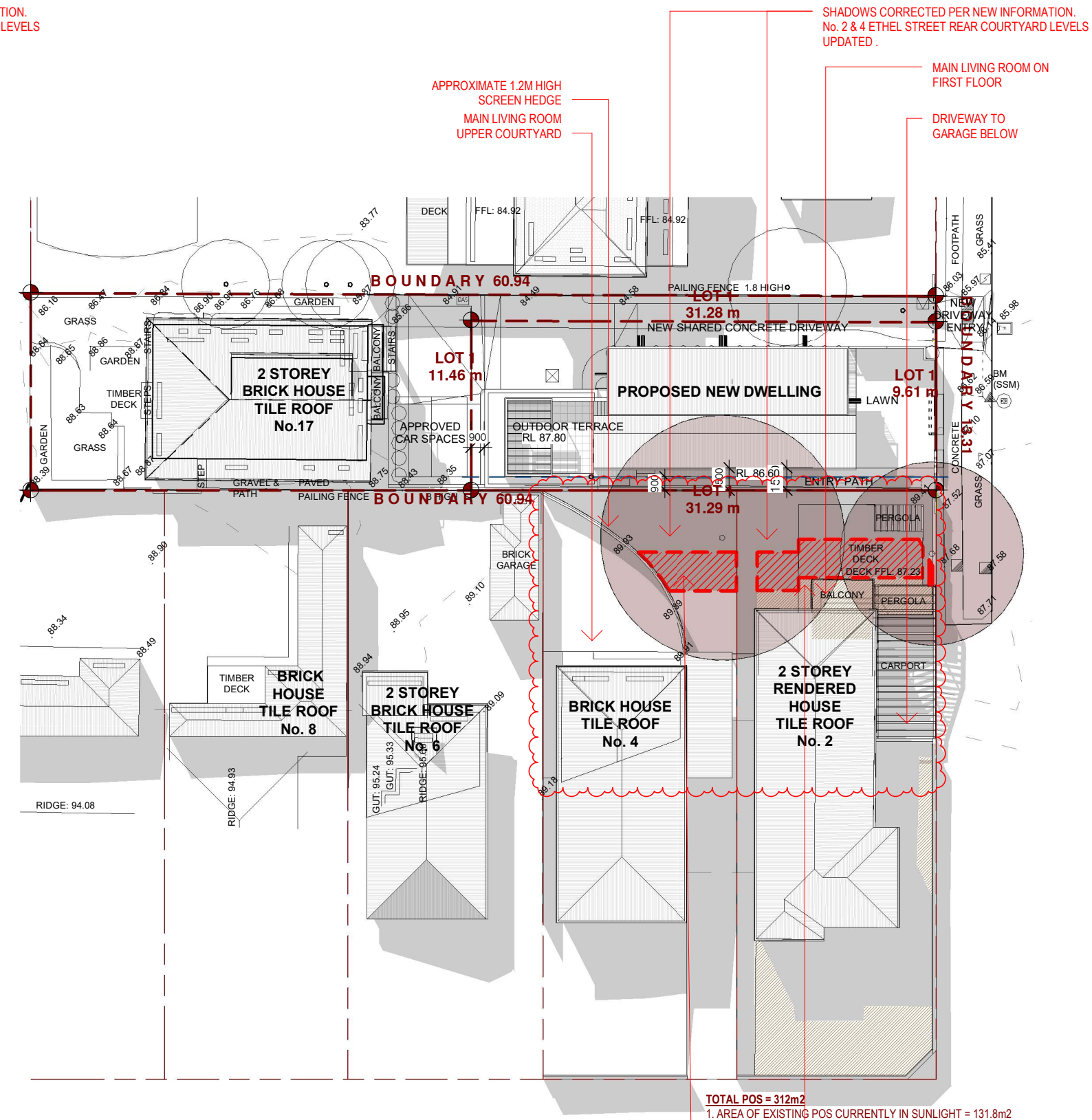
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LEGEND & NOTES	
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING	EXISTING SOLAR ACCESS
PROPOSED INCREASE IN SHADOW	PROPOSED SOLAR ACCESS
EXISTING SHADOWS	SHADOW CAST BY EXISTING TREE

CLIENT	PAGLIARO	SCALE	@ A3	DRAWING TITLE	SHADOW DIAGRAMS 21 JUNE 12 PM
ADDRESS	17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	DRAWN BY.	ST	DESIGNED BY.	RU
		PROJECT NO.	17.14	REV	C
		TRUE NORTH		DATE	11.08.2021
				DRAWING NO.	DA704



1 SHADOW DIAGRAM 21 JUNE 1 PM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 1 PM PROPOSED
1 : 350

REVISION B - ADDITIONAL INFORMATION - 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
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

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LEGEND & NOTES

-  ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
-  PROPOSED INCREASE IN SHADOW
-  EXISTING SHADOWS
-  EXISTING SOLAR ACCESS
-  PROPOSED SOLAR ACCESS
-  SHADOW CAST BY EXISTING TREE

CLIENT
PAGLIARO

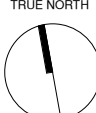
ADDRESS
**17 MARETIMO ST
BALGOWLAH, NSW 2093
LOT 6 IN DP 18433**

SCALE @ A3
As indicated

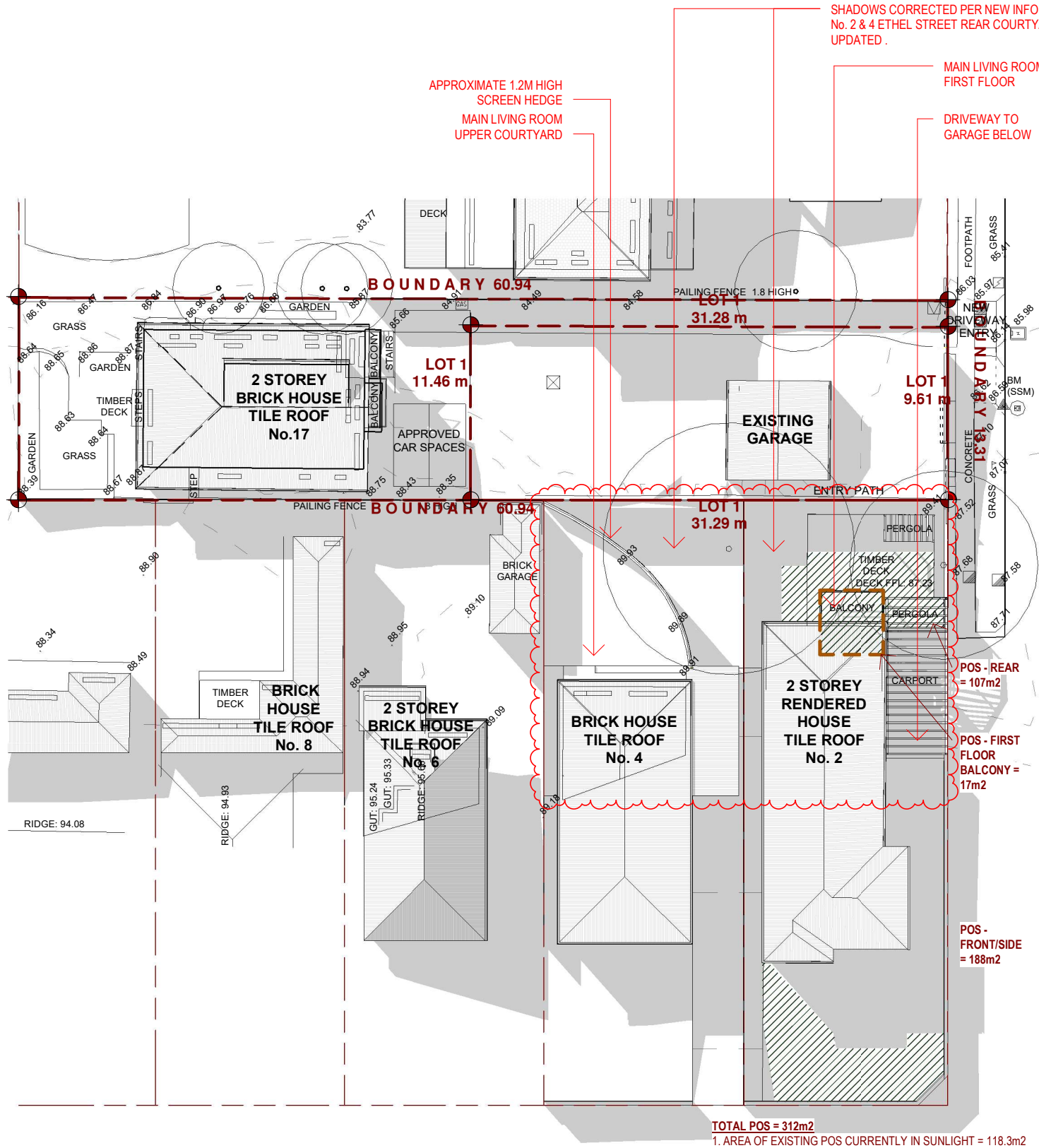
DRAWING TITLE
**SHADOW DIAGRAMS 21
JUNE 1 PM**

DRAWN BY: **SS**
PROJECT NO: **17.14**

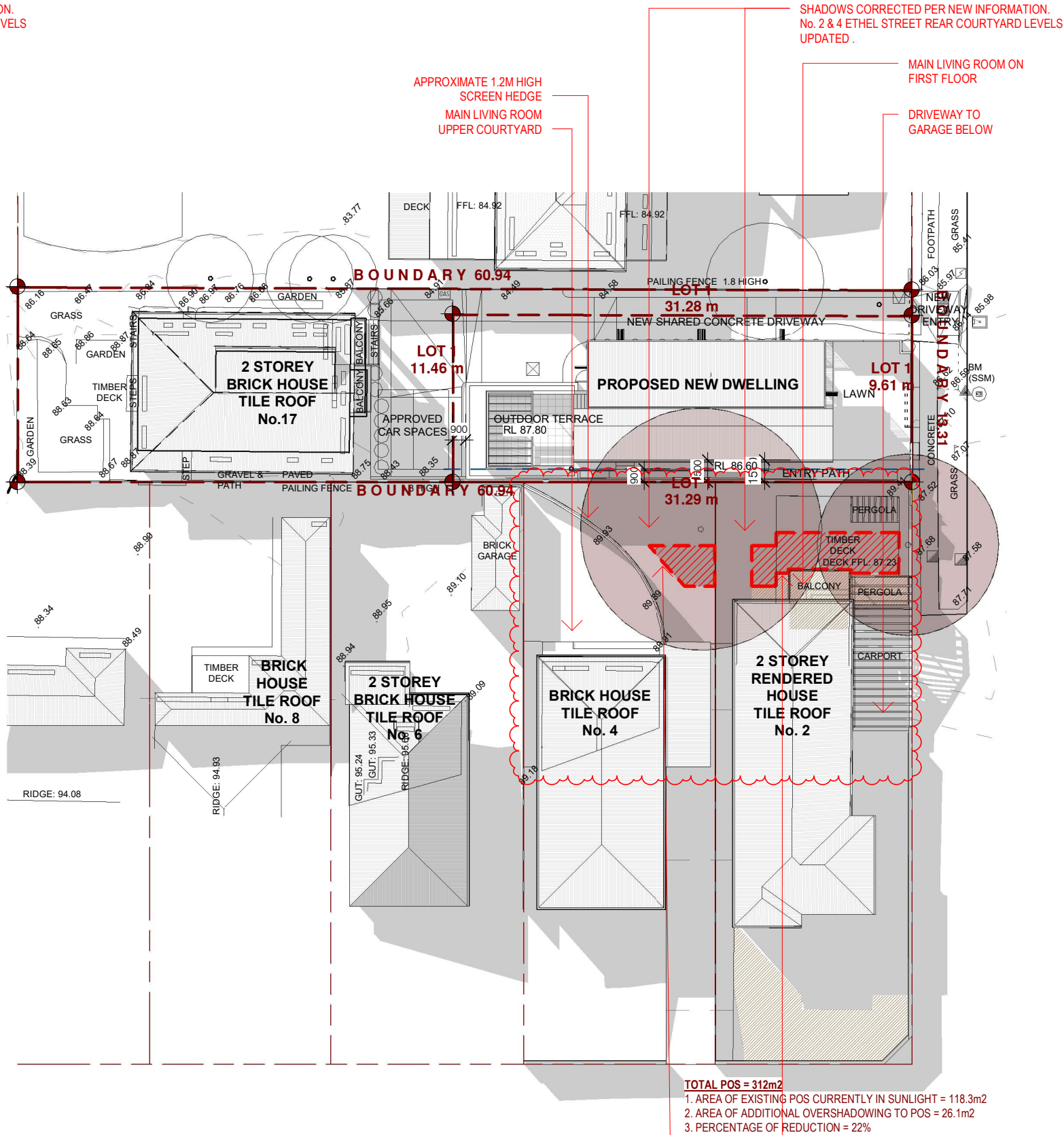
DESIGNED BY: **RU**
REV: **D**

TRUE NORTH


DATE
27.08.2021
DRAWING NO.
DA712



1 SHADOW DIAGRAM 21 JUNE 2 PM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 2 PM PROPOSED
1 : 350

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

URSINO ARCHITECTS

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(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

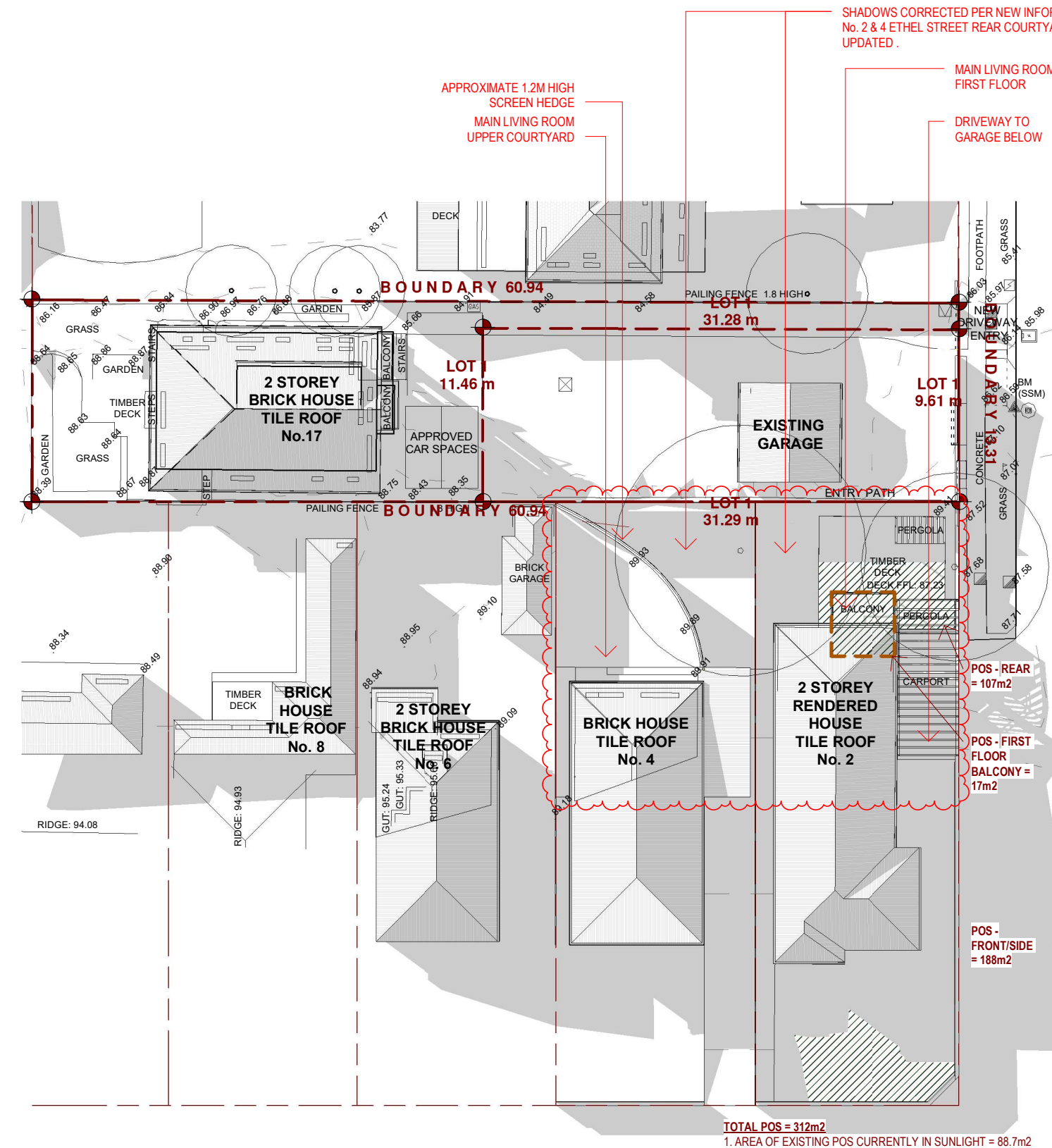
REVISION	DESCRIPTION	DATE
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

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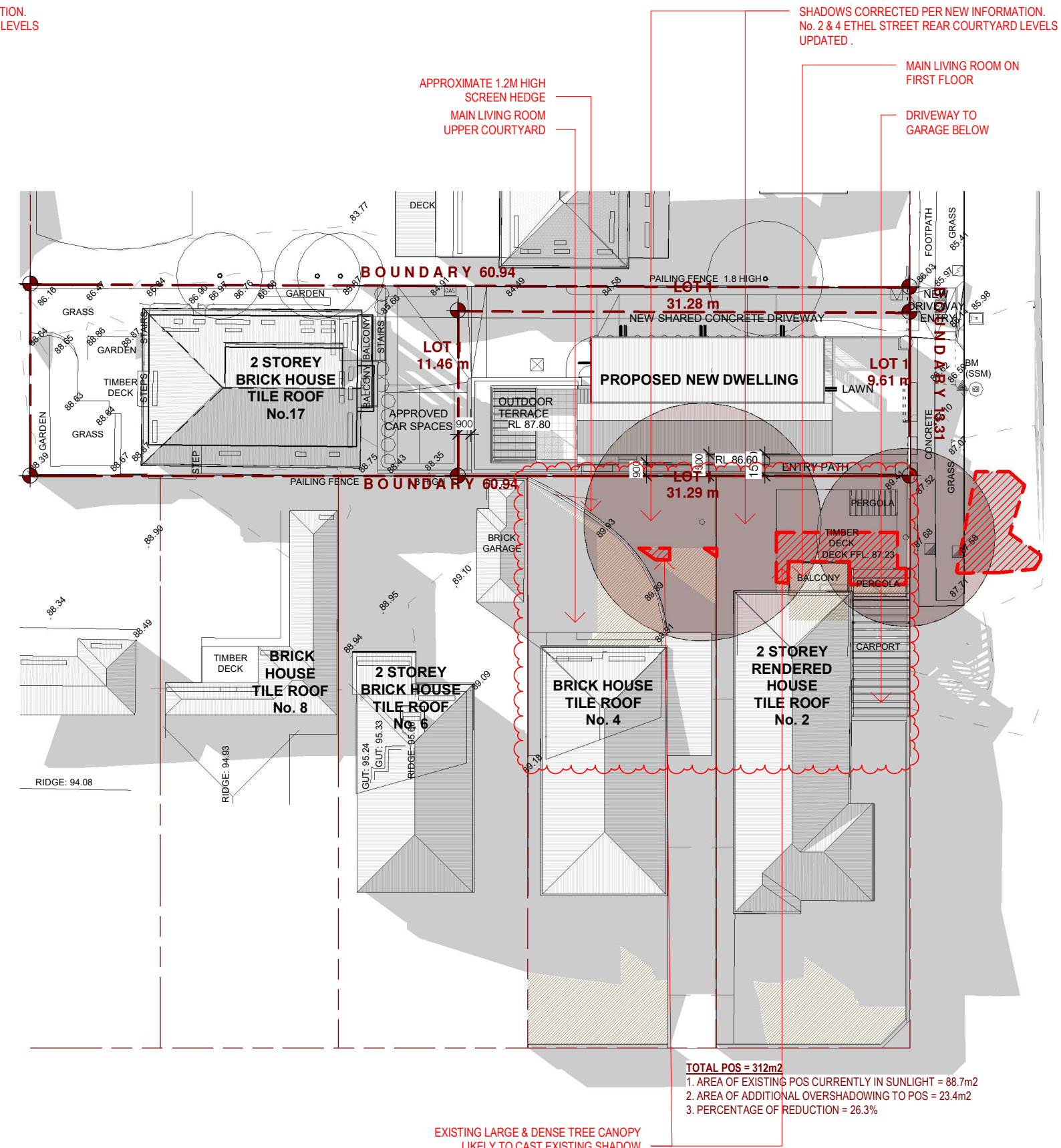
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LEGEND & NOTES	
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING	EXISTING SOLAR ACCESS
PROPOSED INCREASE IN SHADOW	PROPOSED SOLAR ACCESS
EXISTING SHADOWS	SHADOW CAST BY EXISTING TREE

CLIENT	SCALE	@ A3	DRAWING TITLE
PAGLIARO	As indicated		SHADOW DIAGRAMS 21 JUNE 2 PM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	SS	RU	DATE 27.08.2021
	PROJECT NO.	REV	DRAWING NO.
	17.14	D	DA713



1 SHADOW DIAGRAM 21 JUNE 3 PM EXISTING
1 : 350



2 SHADOW DIAGRAM 21 JUNE 3 PM PROPOSED
1 : 350

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(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
A	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	23.03.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	29.06.2021
C	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	11.08.2021

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LEGEND & NOTES

-  ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
-  PROPOSED INCREASE IN SHADOW
-  EXISTING SHADOWS
-  EXISTING SOLAR ACCESS
-  PROPOSED SOLAR ACCESS
-  SHADOW CAST BY EXISTING TREE

CLIENT
PAGLIARO


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

SCALE @ A3
As indicated

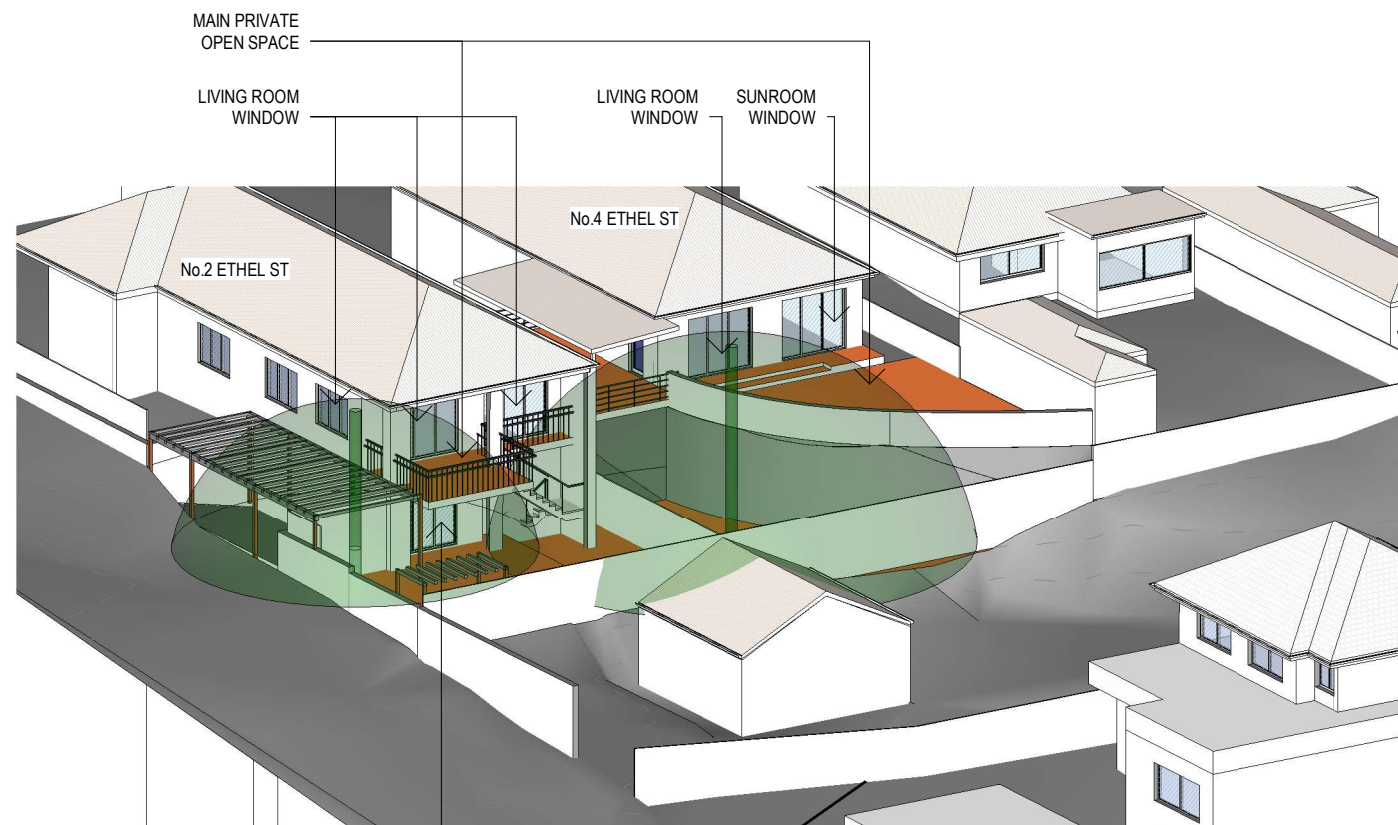
DRAWING TITLE
SHADOW DIAGRAM 21 JUNE 3 PM

DRAWN BY: **ST**
PROJECT NO: **17.14**

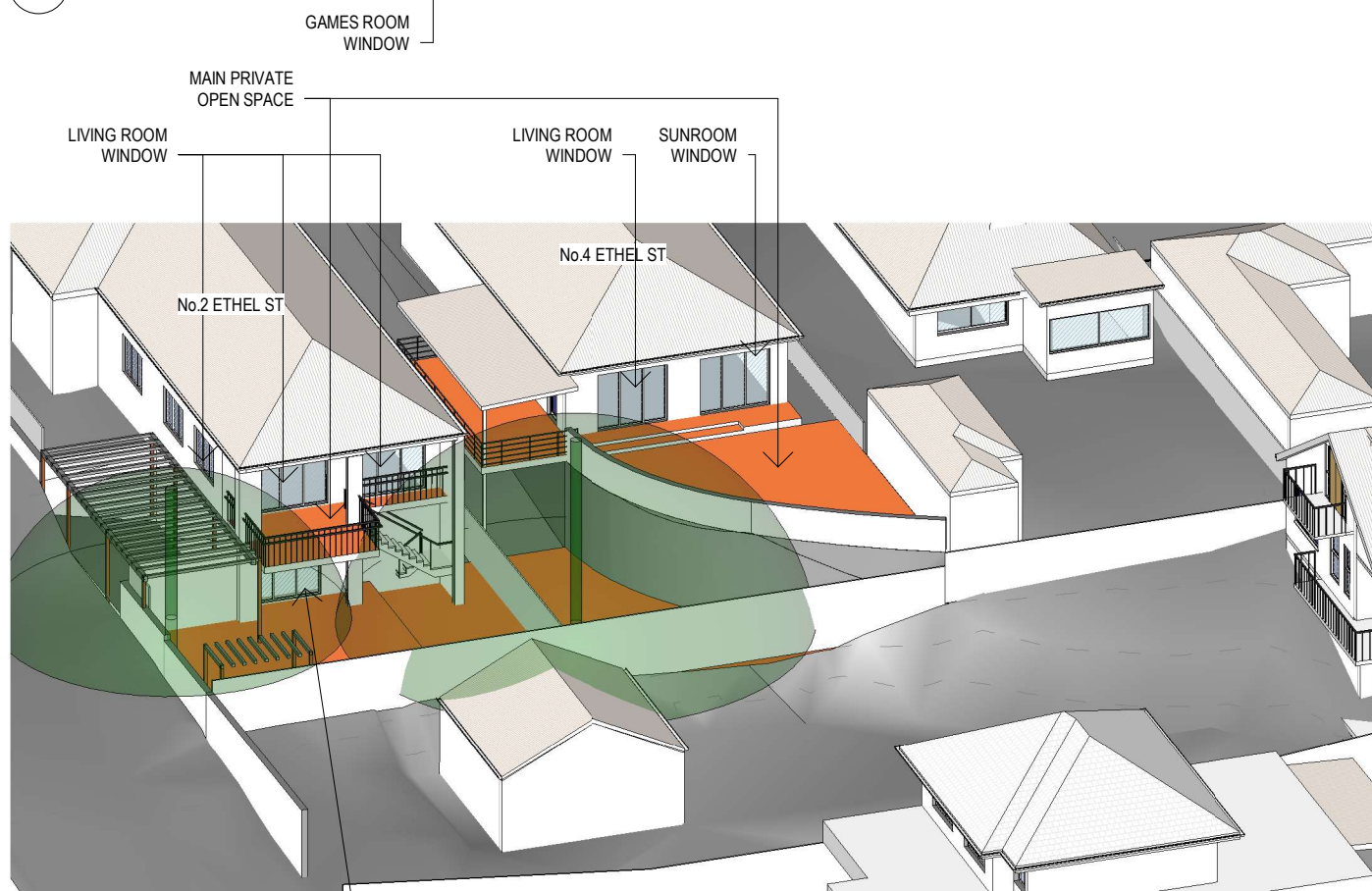
DESIGNED BY: **RU**
REV: **C**

TRUE NORTH


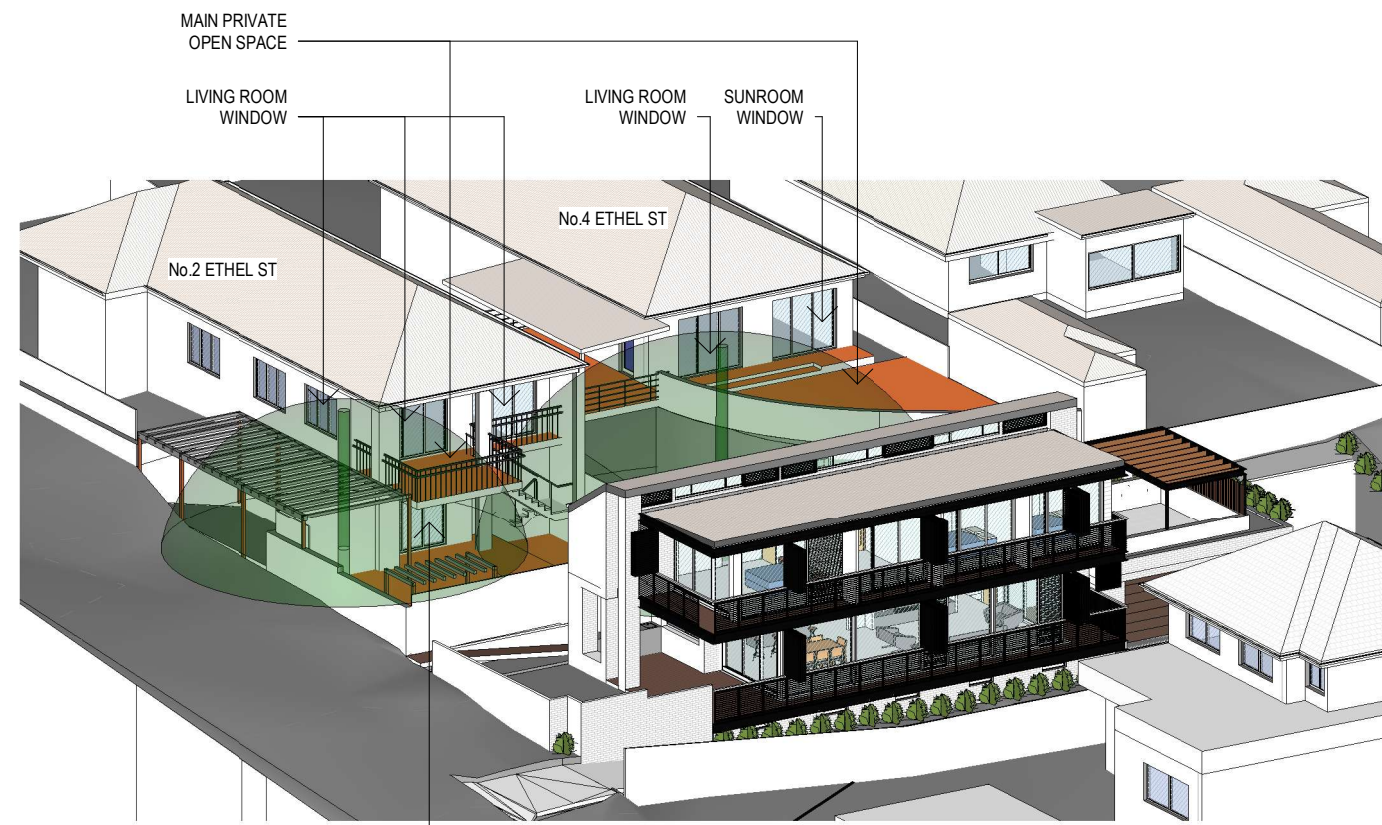
DATE
11.08.2021
DRAWING NO.
DA705



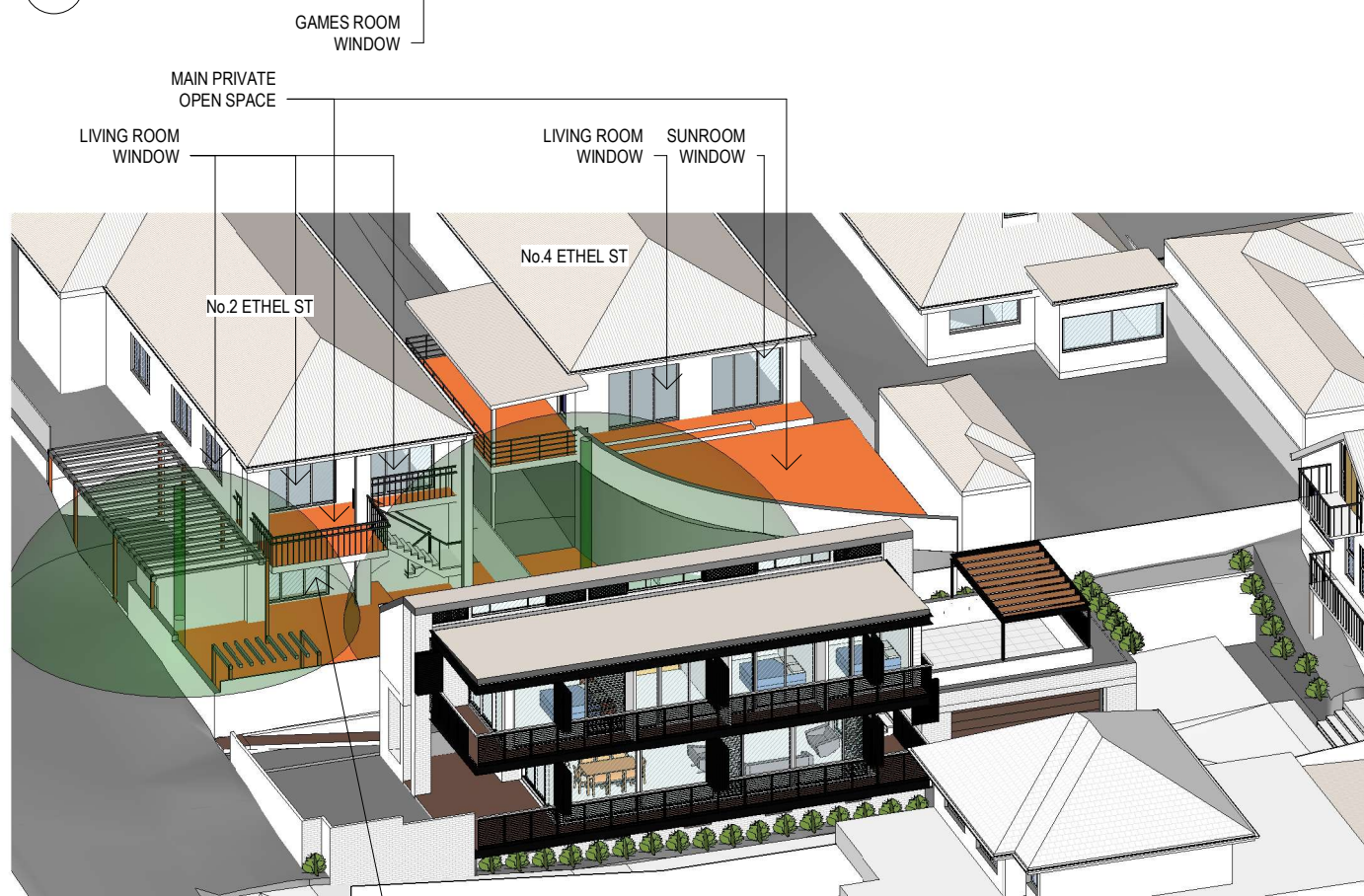
1 JUNE 21 - 9AM - EXISTING



3 JUNE 21 - 10AM - EXISTING





2 JUNE 21 - 9AM - PROPOSED



4 JUNE 21 - 10AM - PROPOSED

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

LEGEND & NOTES
 NEIGHBOURING PROPERTIES PRIVATE OPEN SPACES
 EXISTING TREE HEIGHT & SPAN PER SURVEY PLAN

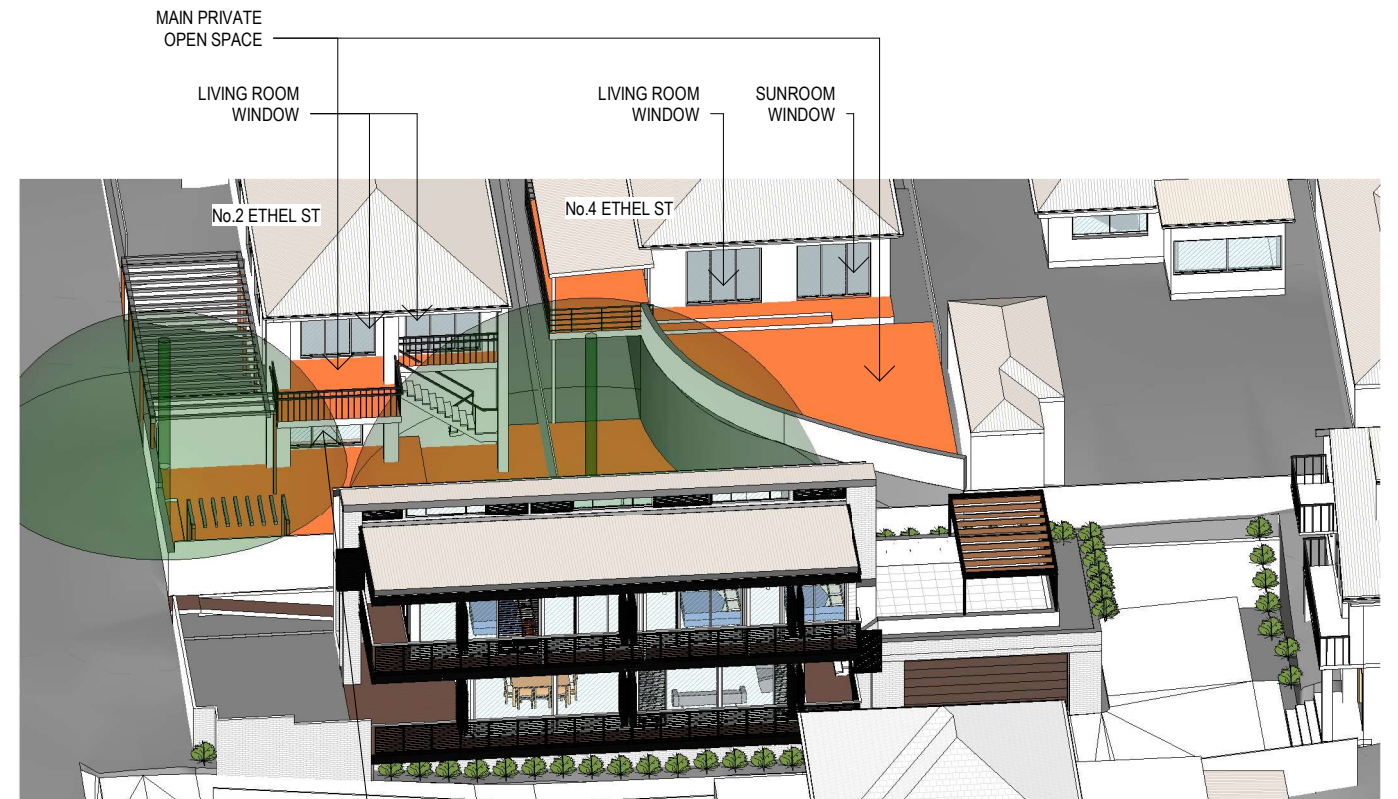
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE 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	SCALE	1 : 200	@ A3	DRAWING TITLE	SHADOW DIAGRAMS 21 JUNE - VFS
ADDRESS	17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	DRAWN BY.	SS	DESIGNED BY.	RU	TRUE NORTH
		PROJECT NO.	17.14	REV	D	DATE
						27.08.2021
						DRAWING NO.
						DA714



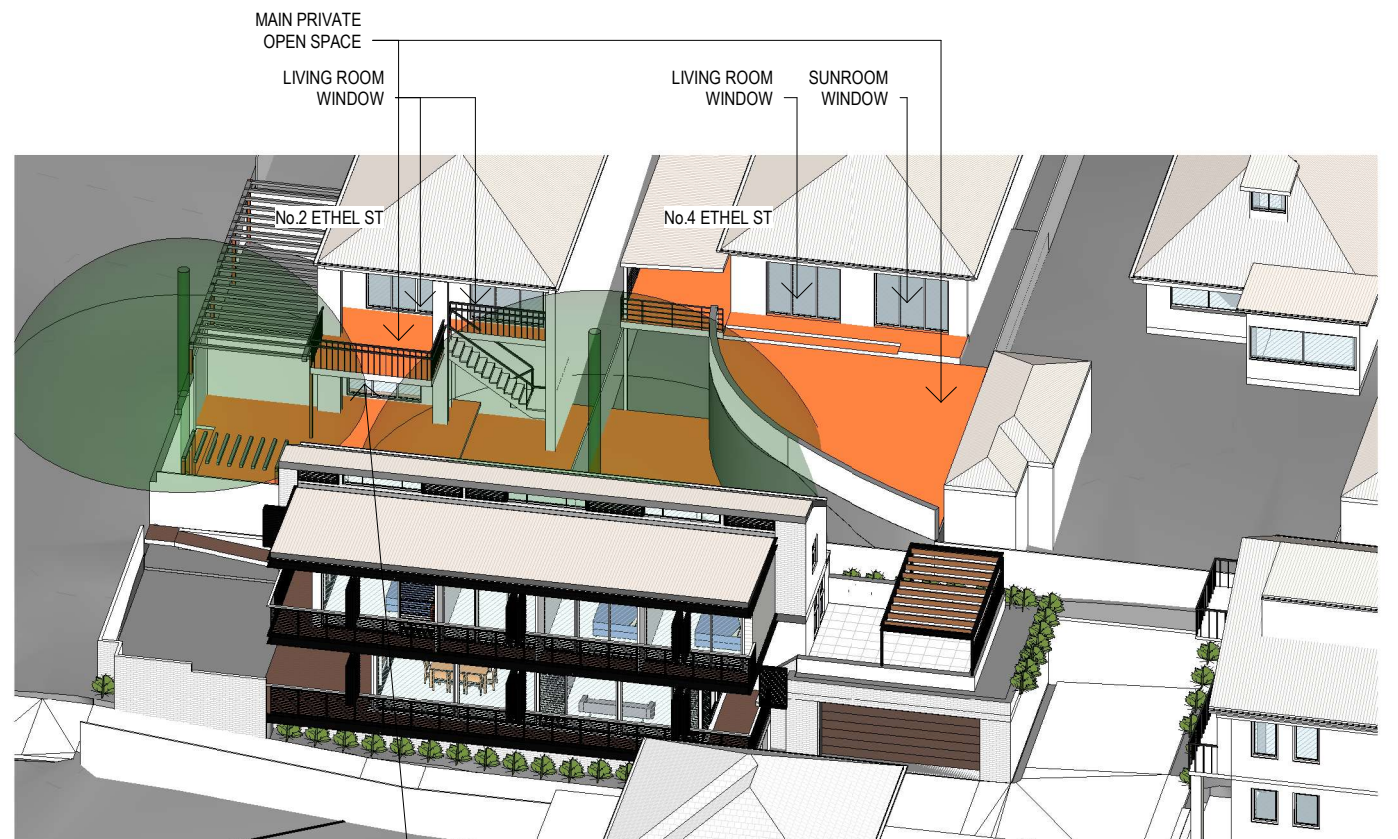
1 JUNE 21 - 11 AM - EXISTING



2 JUNE 21 - 11AM - PROPOSED



3 JUNE 21 - 12PM - EXISTING



4 JUNE 21 - 12PM - PROPOSED

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

LEGEND & NOTES
 NEIGHBOURING PROPERTIES PRIVATE OPEN SPACES
 EXISTING TREE HEIGHT & SPAN PER SURVEY PLAN

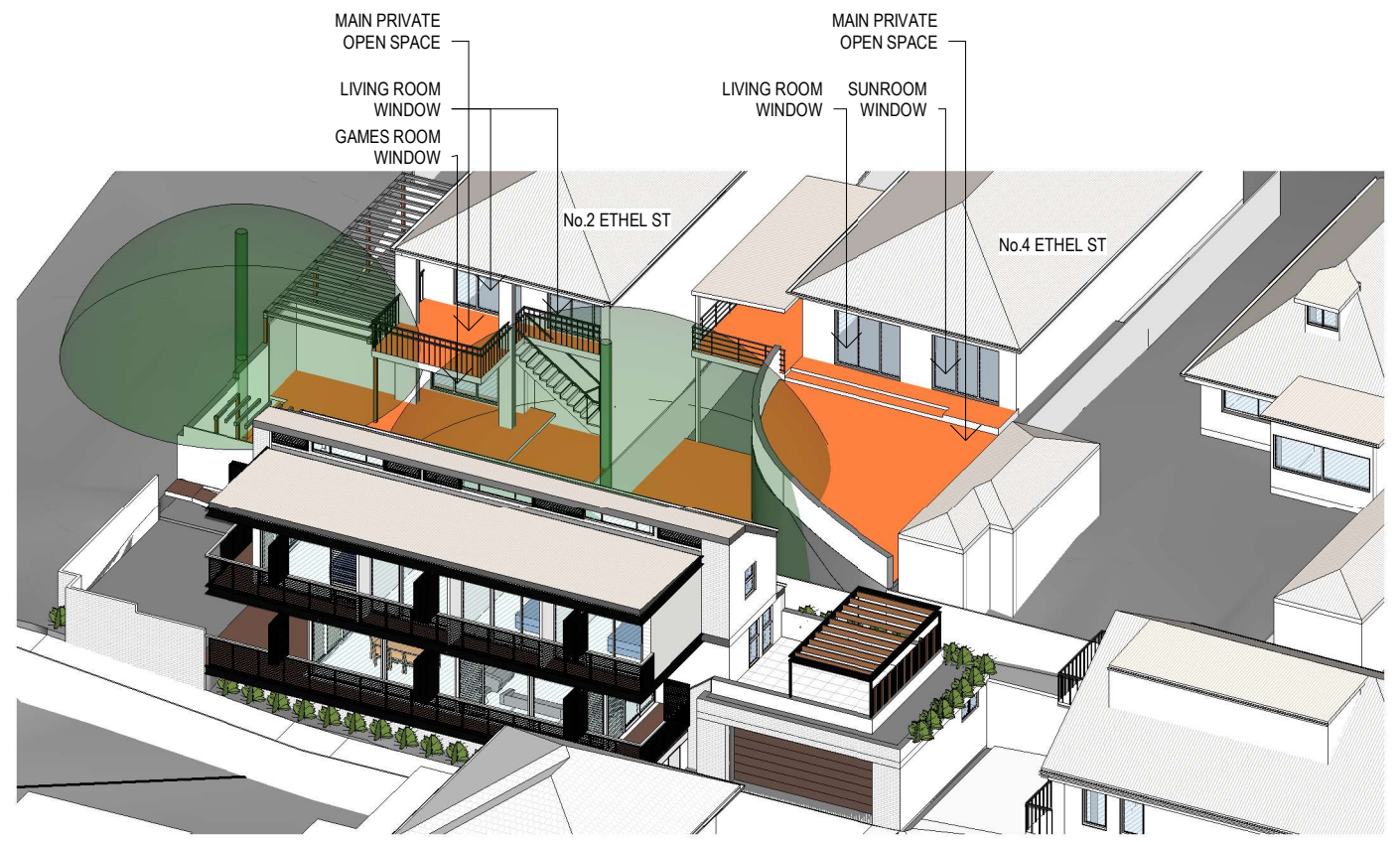
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE 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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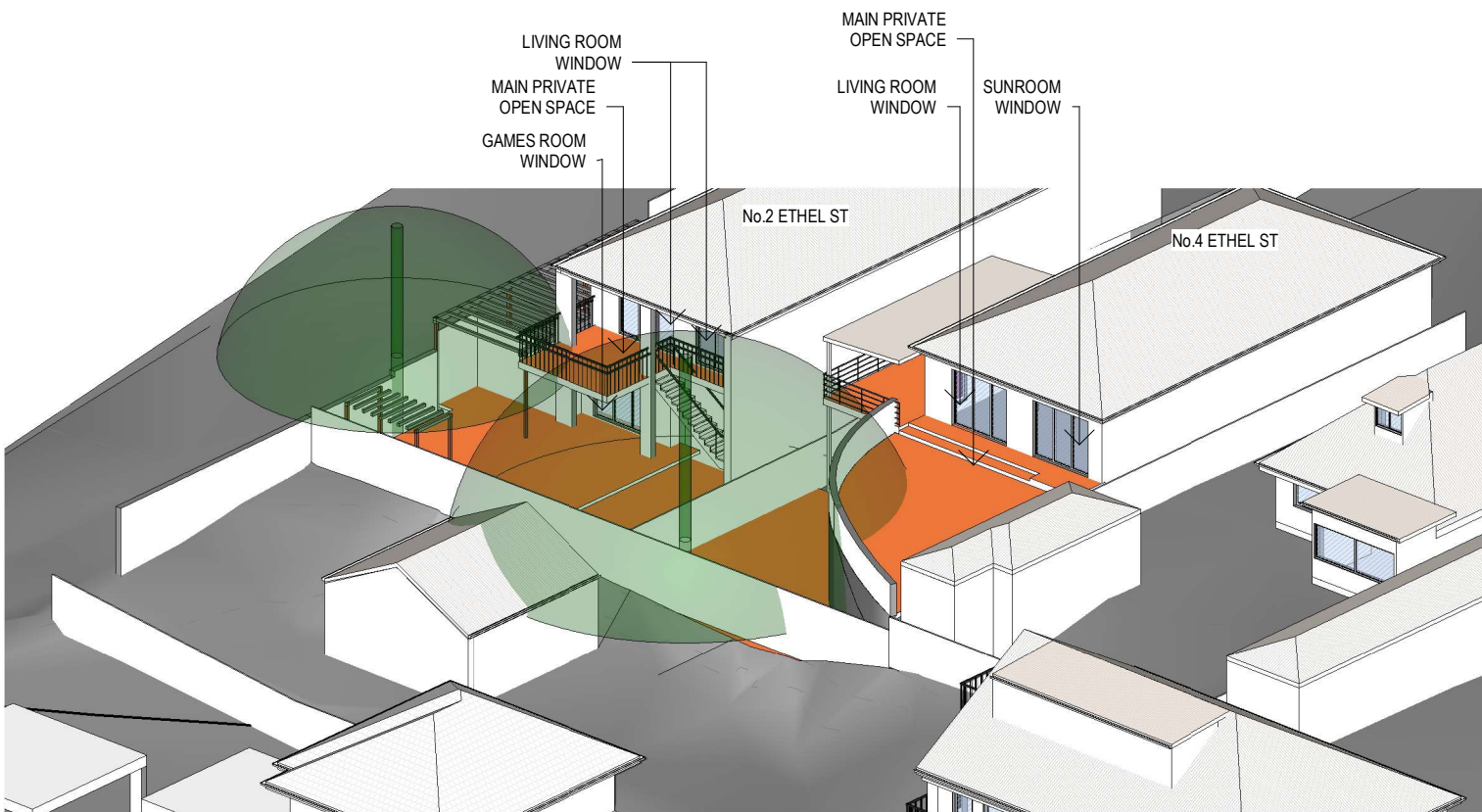
CLIENT PAGLIARO	SCALE 1 : 200	@ A3	DRAWING TITLE SHADOW DIAGRAMS 21 JUNE - VFS
ADDRESS 17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	DRAWN BY. SS	DESIGNED BY. RU	TRUE NORTH DATE 27.08.2021
	PROJECT NO. 17.14	REV D	DRAWING NO. DA715



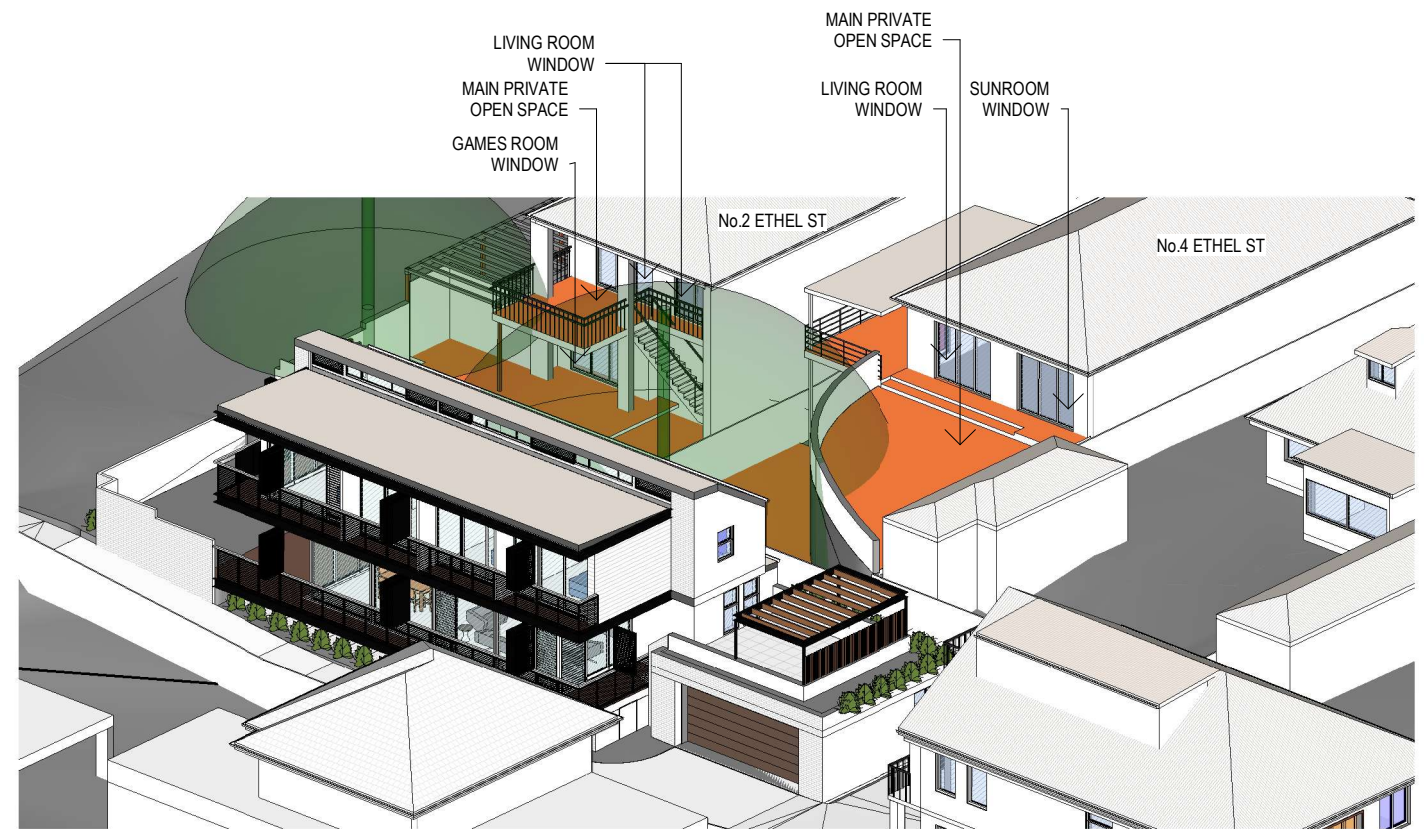
1 JUNE 21 - 1PM - EXISTING



2 JUNE 21 - 1PM - PROPOSED



3 JUNE 21 - 2PM - EXISTING



4 JUNE 21 - 2PM - PROPOSED

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

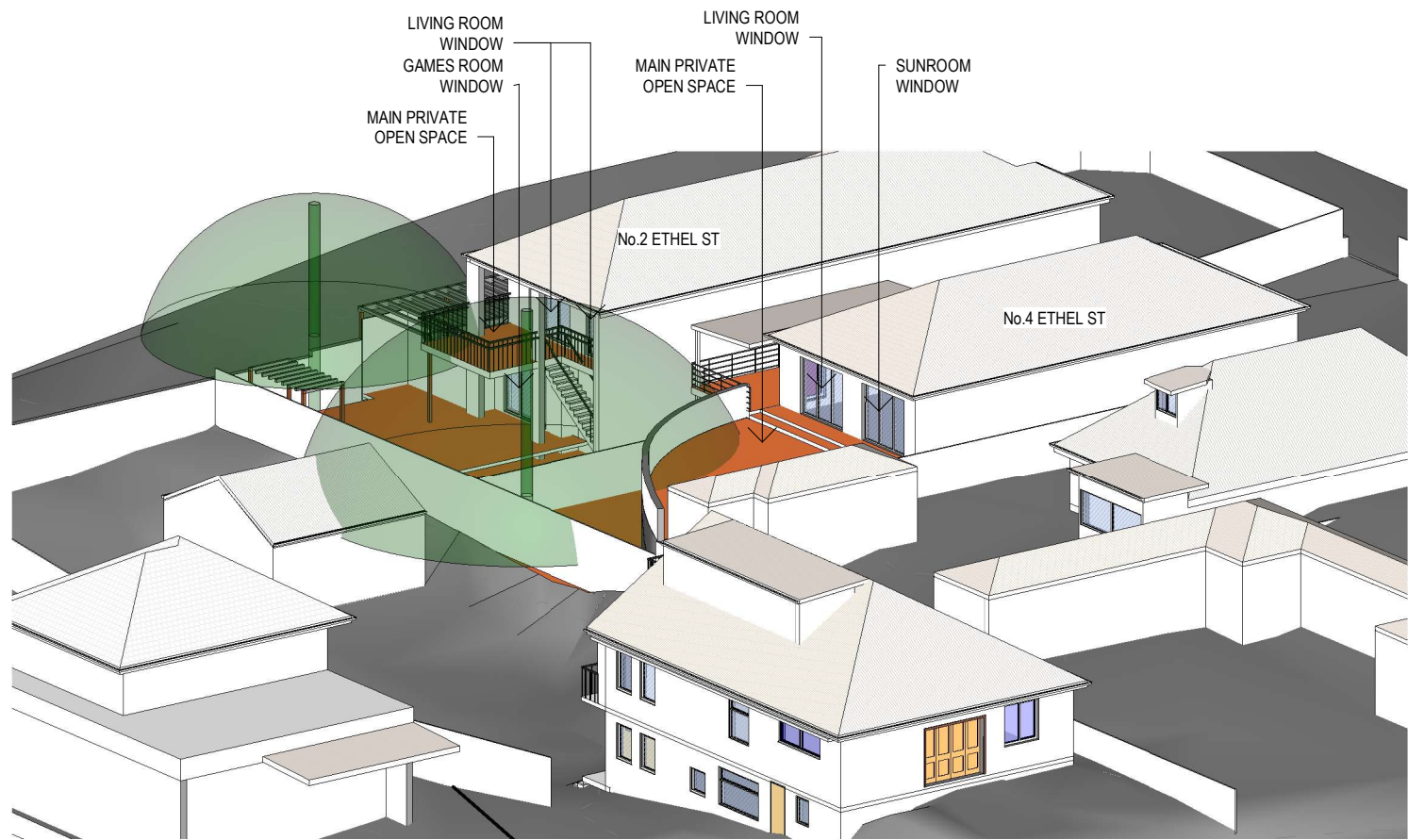
LEGEND & NOTES

- NEIGHBOURING PROPERTIES
PRIVATE OPEN SPACES
- EXISTING TREE HEIGHT & SPAN
PER SURVEY PLAN

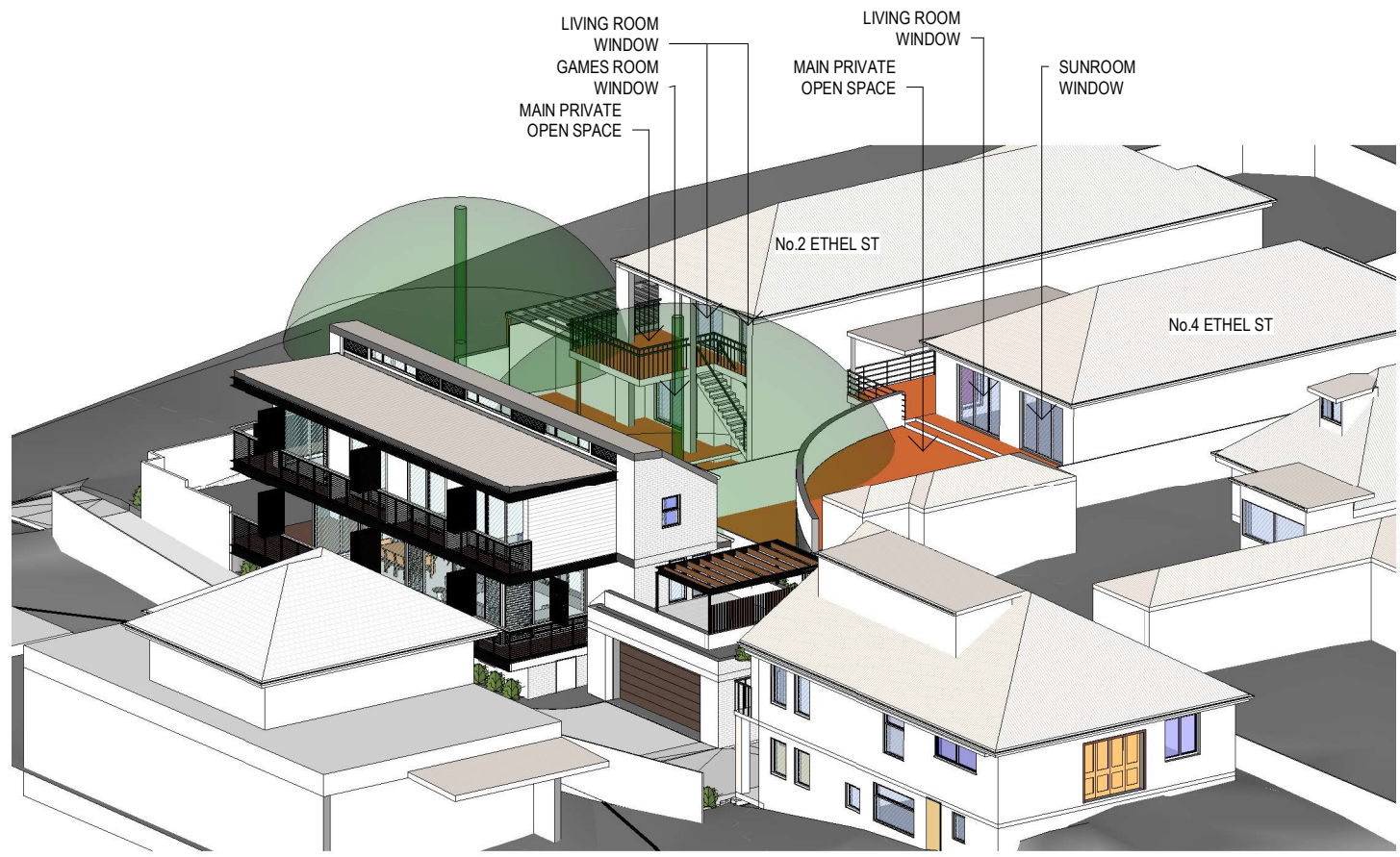
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE 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	SCALE	@ A3 1 : 200	DRAWING TITLE	SHADOW DIAGRAMS 21 JUNE - VFS
ADDRESS	17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	DRAWN BY.	SS	DESIGNED BY.	RU
		PROJECT NO.	17.14	REV	D
		TRUE NORTH		DATE	27.08.2021
				DRAWING NO.	DA716



1 JUNE 21 - 3PM - EXISTING

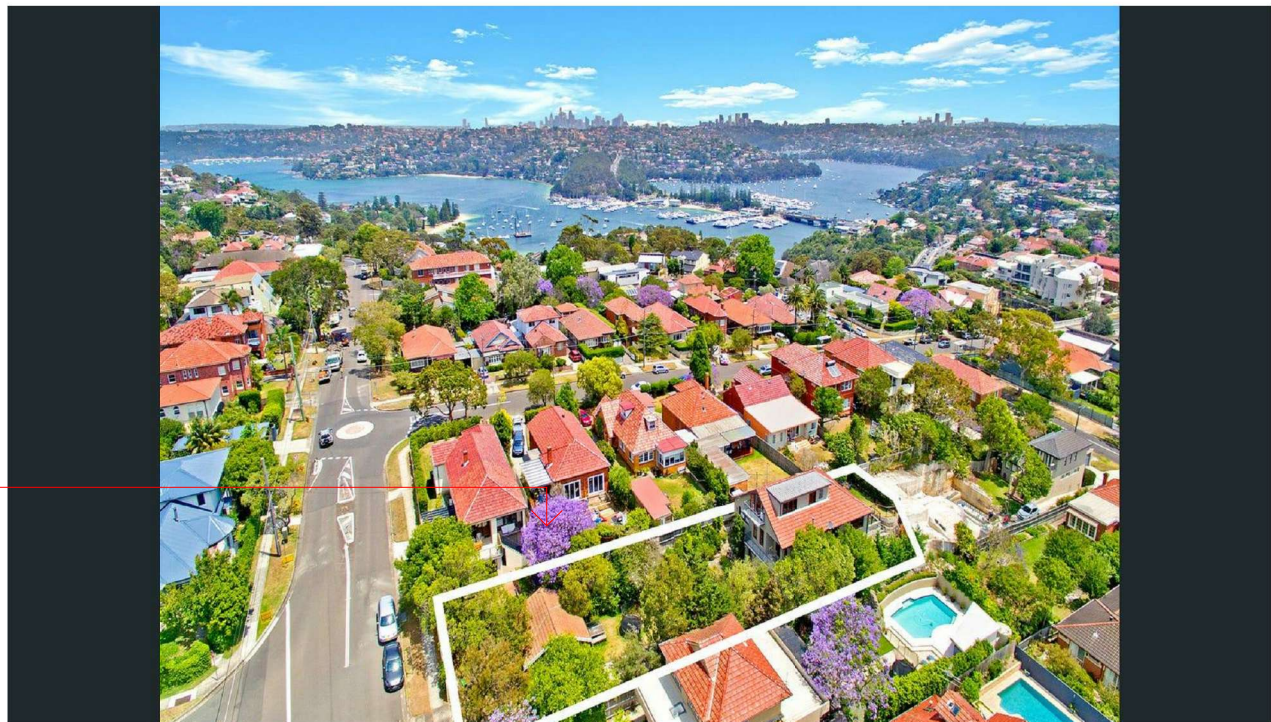


2 JUNE 21 - 3PM - PROPOSED



AERIAL VIEW OF EXISTING SITE

EXISTING LARGE & DENSE TREE CANOPY (REAR OF No4 ETHEL ST) CASTS EXISTING SHADOW ON No2 & No4 (ETHEL ST) PRIVATE OPEN SPACES





AERIAL VIEW OF EXISTING SITE

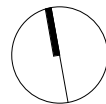
REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

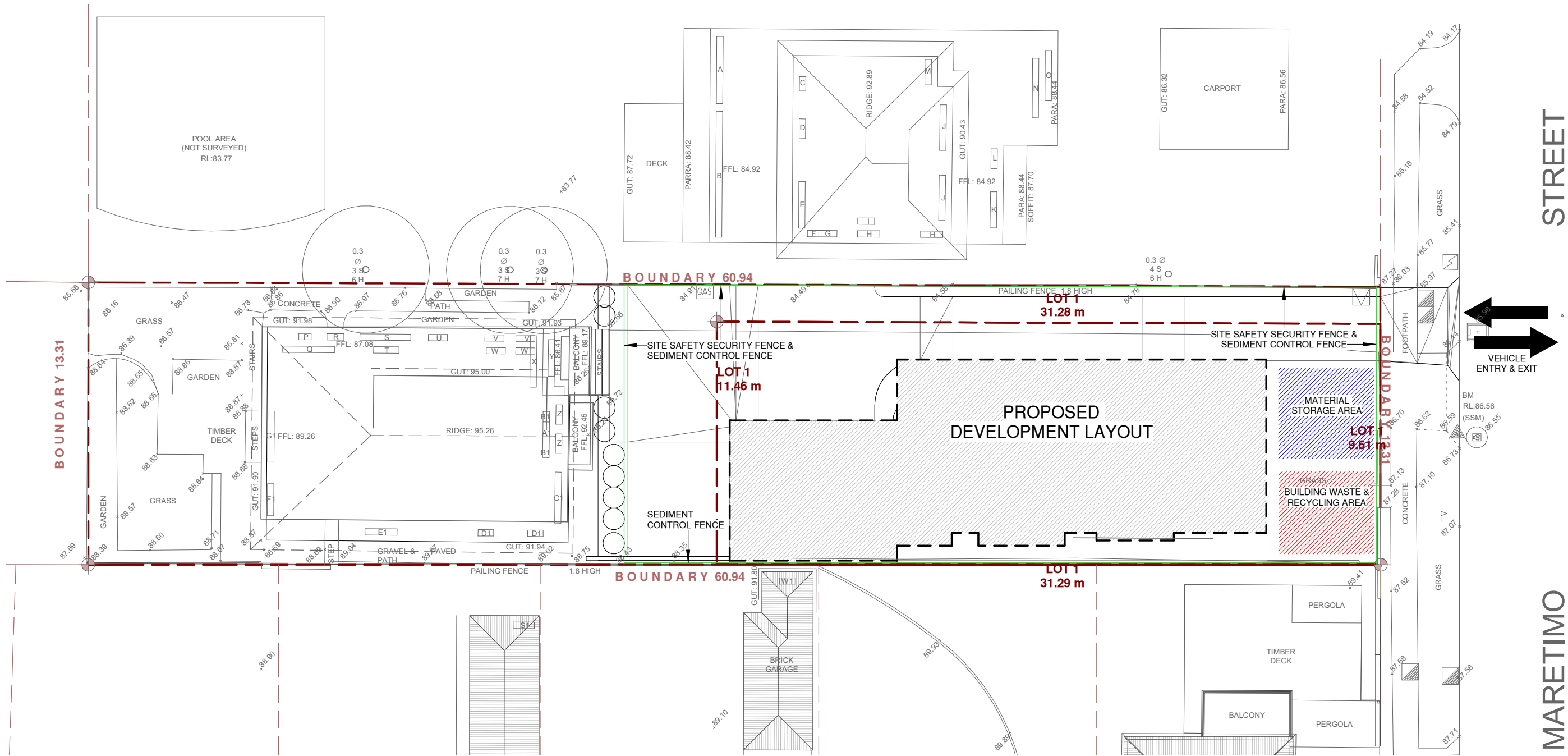
REVISION	DESCRIPTION	DATE
D	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	27.08.2021

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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LEGEND & NOTES
 NEIGHBOURING PROPERTIES PRIVATE OPEN SPACES
 EXISTING TREE HEIGHT & SPAN PER SURVEY PLAN

CLIENT PAGLIARO	SCALE 1 : 200	@ A3	DRAWING TITLE SHADOW DIAGRAMS 21 JUNE - VFS
ADDRESS 17 MARETIMO ST BALGOWLAH, NSW 2093 LOT 6 IN DP 18433	DRAWN BY. SS	DESIGNED BY. RU	TRUE NORTH 
	PROJECT NO. 17.14	REV D	DATE 27.08.2021
			DRAWING NO. DA717



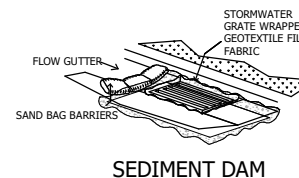
1 CONSTRUCTION MANAGEMENT PLAN
1 : 200

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



- 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



REVISION B - ADDITIONAL INFORMATION - 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	

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

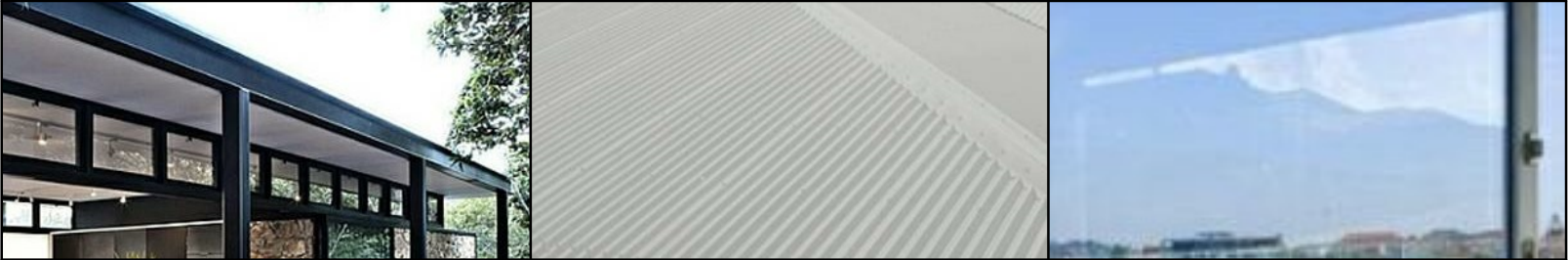


RL. RENDERED LIGHT
LEXICON QUARTER

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

REVISION B - ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION