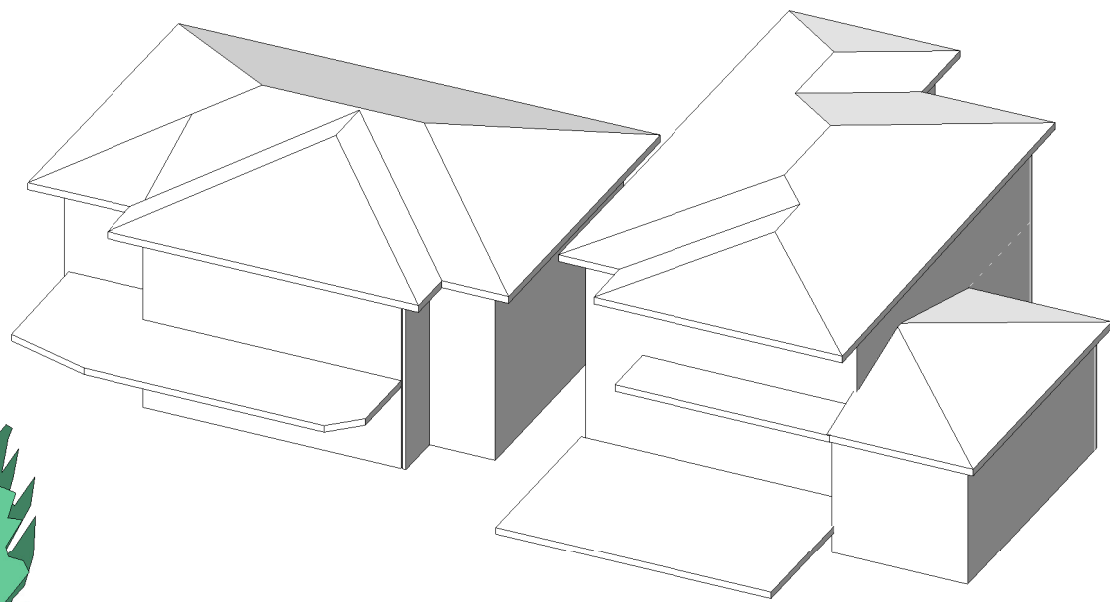


existing trees



DRAWING AND DOCUMENT SCHEDULE

arch drg's	Peter Downes Designs
detail survey	Richards and Loftus
boundary survey	C & A Surveyors
geotech report	Douglas Partners
bio diversity report	ACS Environmental
stormwater	Taylor Consultants
landscaping plans	Aspect Designs
arborist report	Joanne Willis
traffic report	Solution1 Traffic Engineers
BASIX	Victor Lin and assoc
bushfire	Bushfire Planning Services
S.E.E	Peter Downes Designs
construction management plan	Peter Madew
external finishes	Peter Downes Designs
waste management	Peter Downes Designs

REVISION

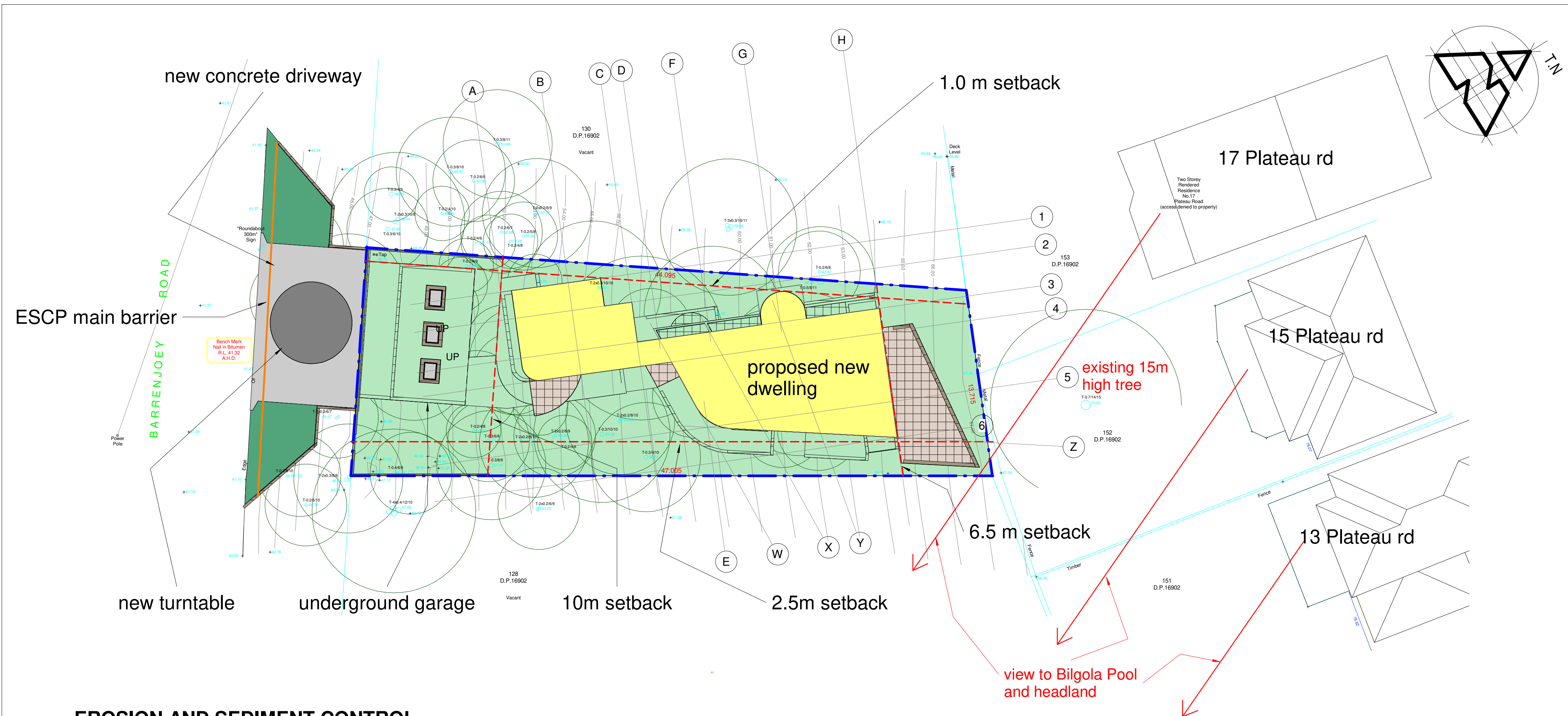


peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC	Proposed new dwelling at 521 Barrenjoey rd Bilgola Beach NSW 2107 for Peter Madew
DRAWIN	cover sheet

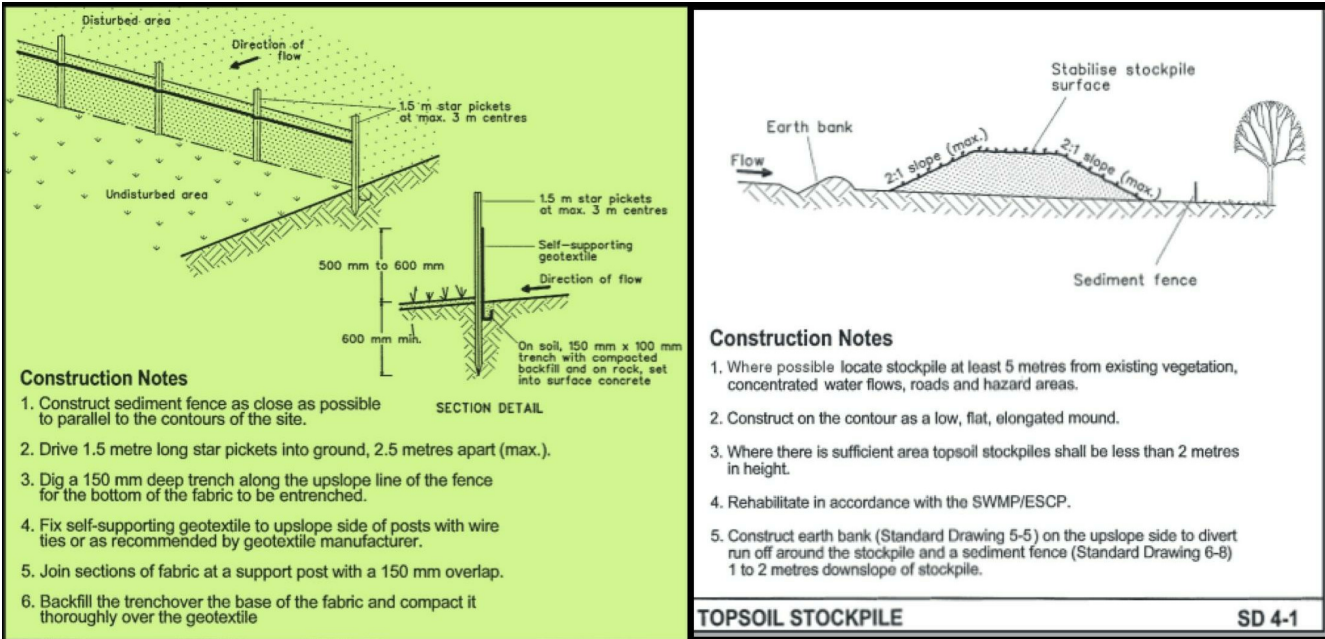
DRAW PD	CHECKE PD
SCAL E	DAT 17/06/21
DRG. A2 2004 00	



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 industry 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, see suggested main barrier fence location above.
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 sediment runoff into the roadway or stormwater system.
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.



REVISION

BUILDING
DESIGNERS
AUSTRALIA NSW

peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC

**Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**

DRAWIN

site plan and ESCP

DRAW

PD

CHECKE

PD

SCAL

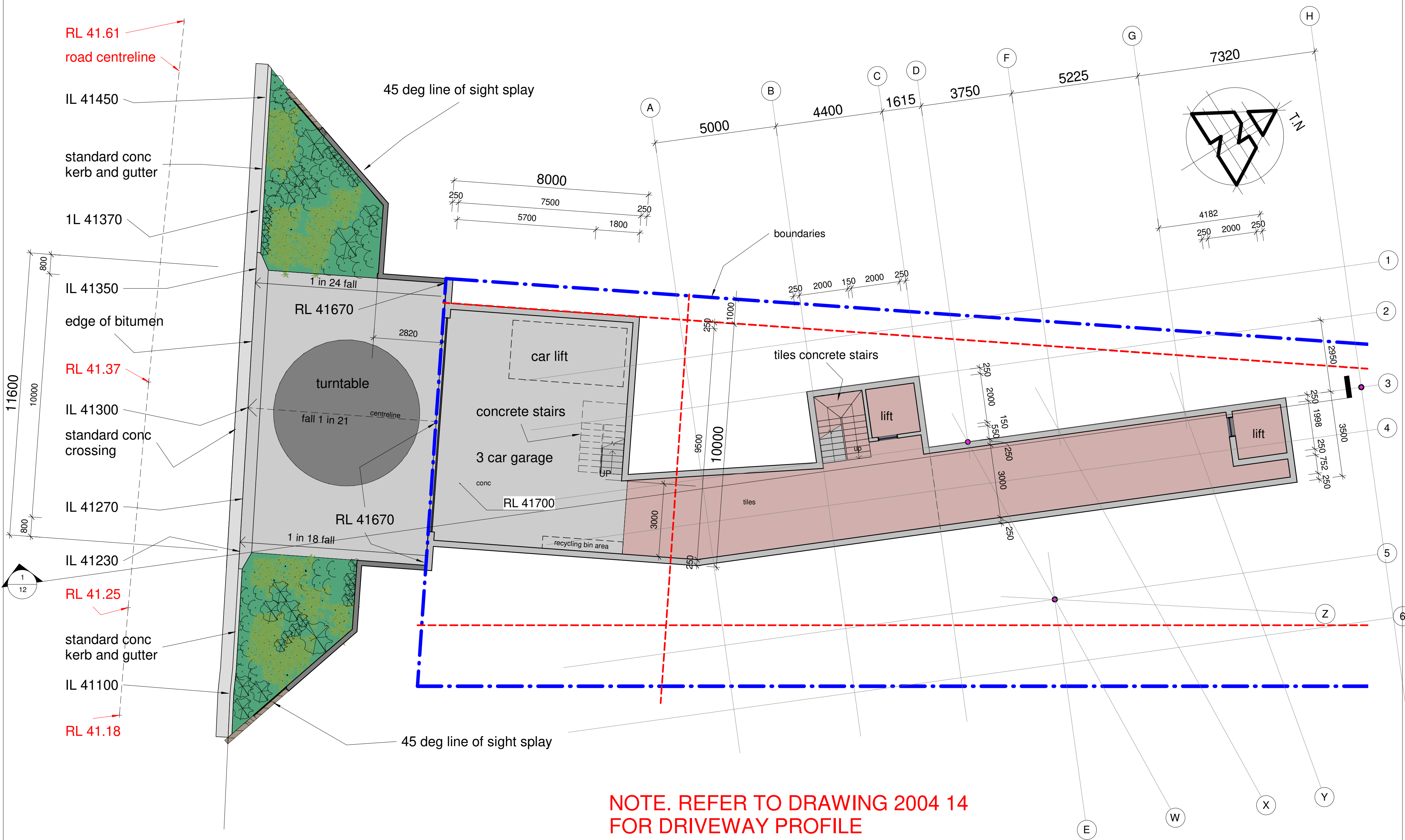
1 : 200

DAT

17/06/21

DRG.

A2 2004 01



NOTE. REFER TO DRAWING 2004 14
FOR DRIVEWAY PROFILE

REVISION

BUILDING
DESIGNERS
AUSTRALIA NSW

peterdownes

multi-award winner designs

address

77 Riviera rd, Avalon 2017

phone

0488 662 445 www.peterdownes.com.au

PROJEC

Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew

DRAWIN

garage 1

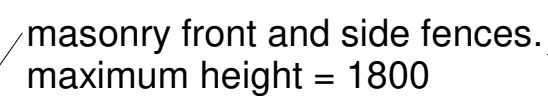
DRAW
PD

CHECKE
PD

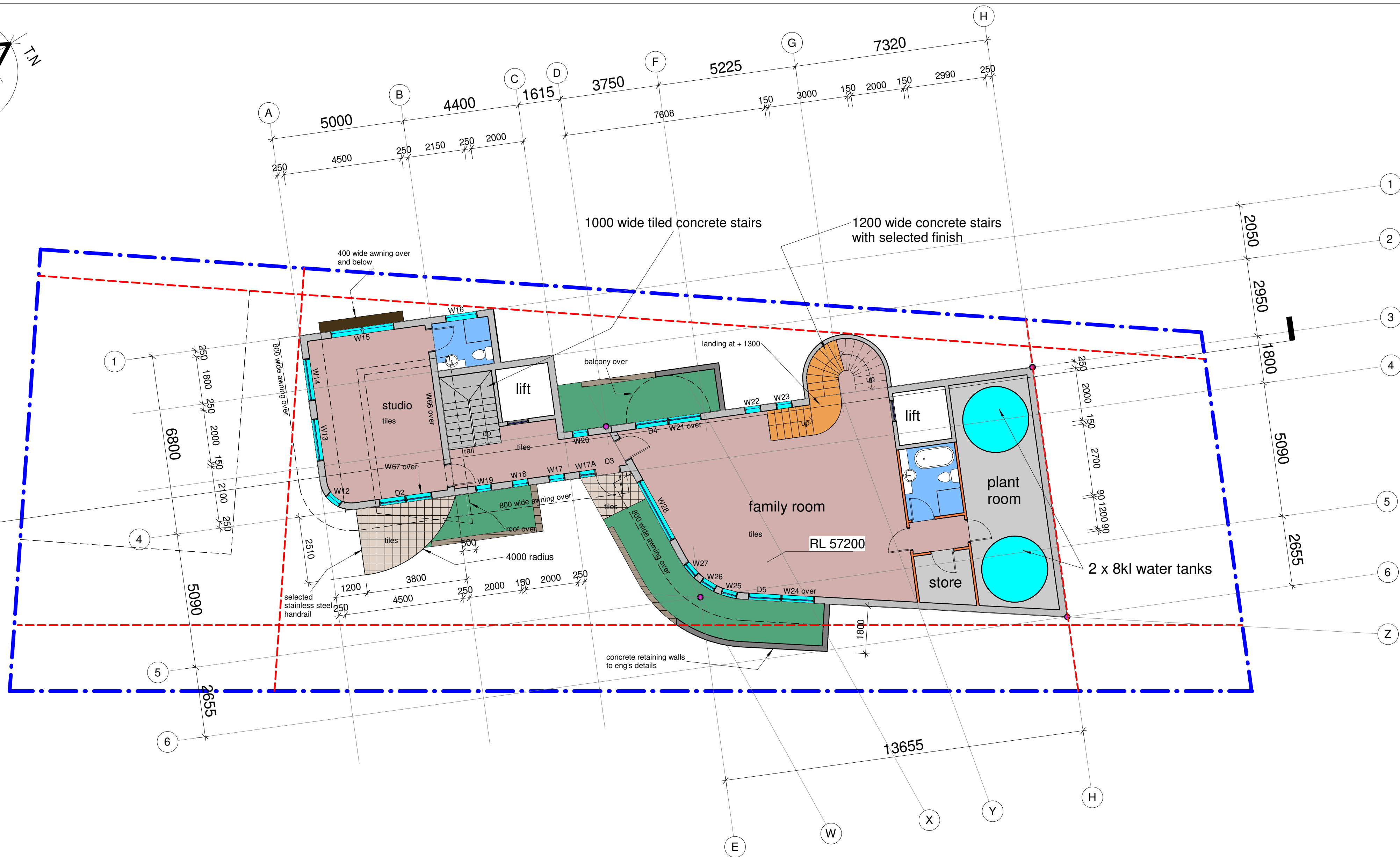
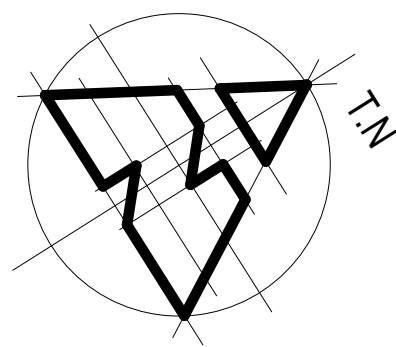
SCAL
1 : 100

DAT
17/06/21

DRG.
A2 2004 02



DRAW PD	CHECKE PD
SCAL E : 100	DAT 17/06/21
DRG. A2 2004 04	



REVISION

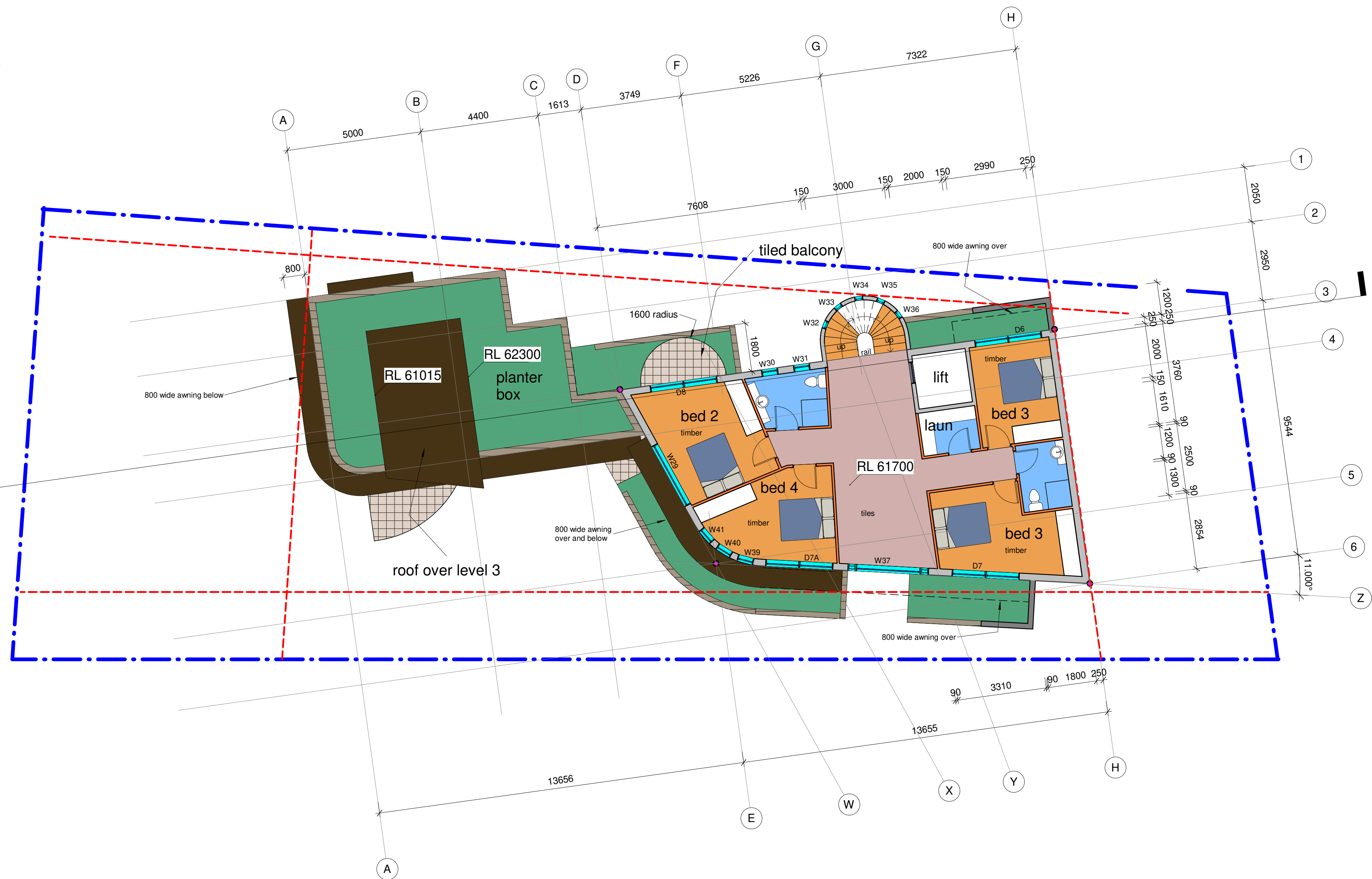
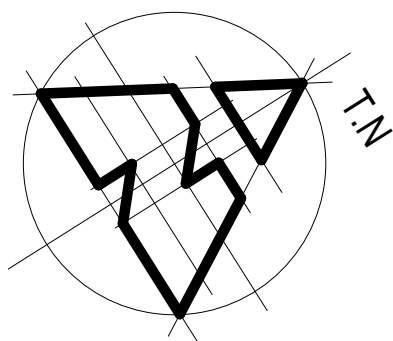


peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**
DRAWIN **level 3**

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 17/06/21
DRG. A2 2004 05	



REVISION

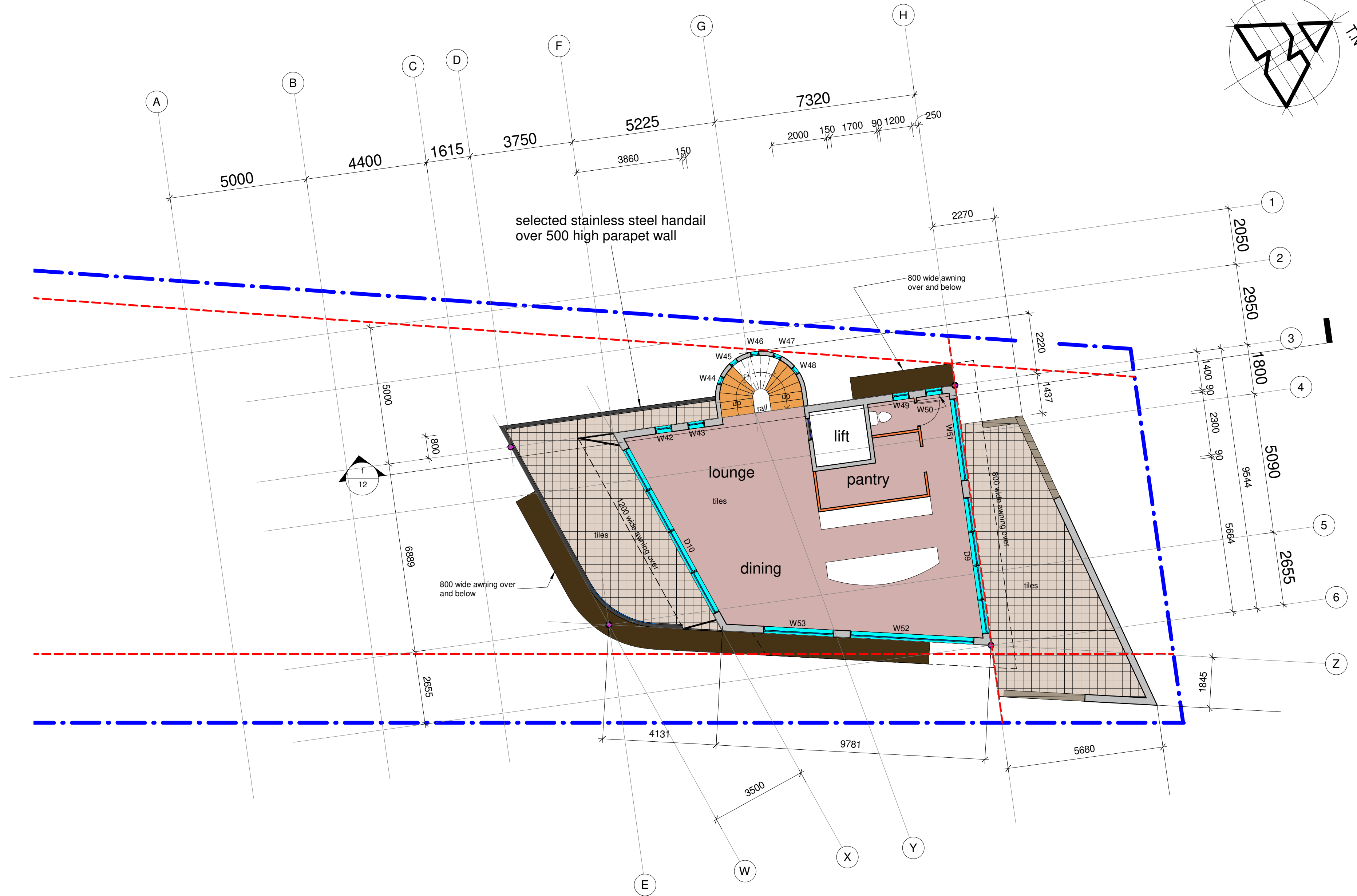
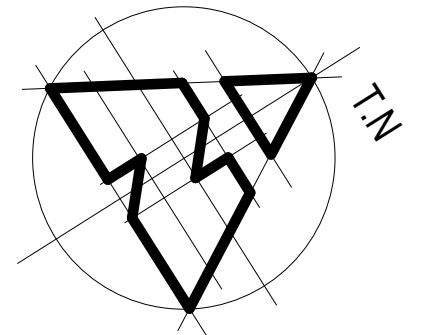


peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**
DRAWIN **level 4**

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 10/06/21
DRG. A2 2004 06	



REVISION

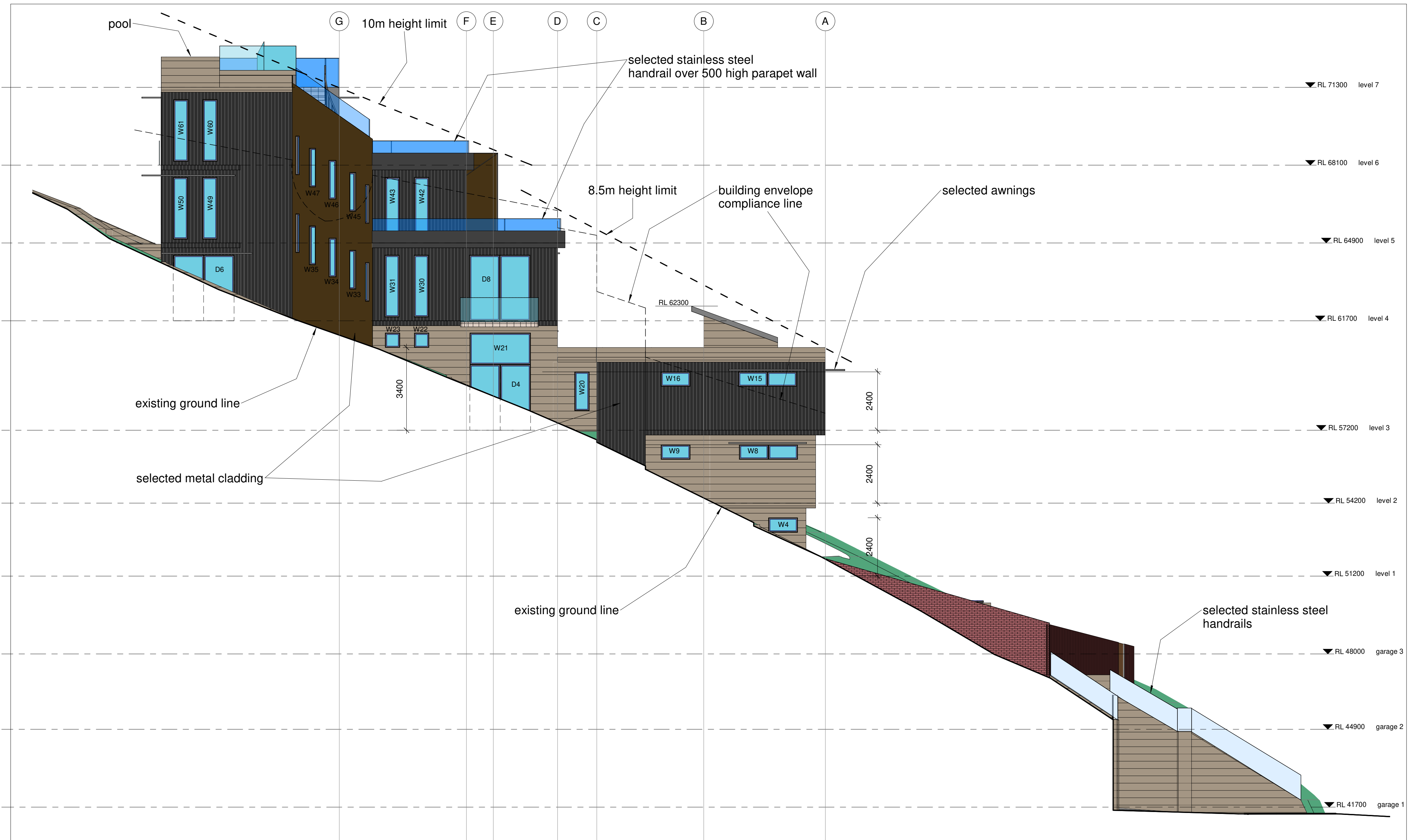


peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC	Proposed new dwelling at 521 Barrenjoey rd Bilgola Beach NSW 2107 for Peter Madew		
DRAWIN	level 5		

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 17/06/21
DRG. A2 2004 07	



REVISION



peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC

**Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**

DRAWIN

west elevation

DRAW
PD

CHECKE
PD

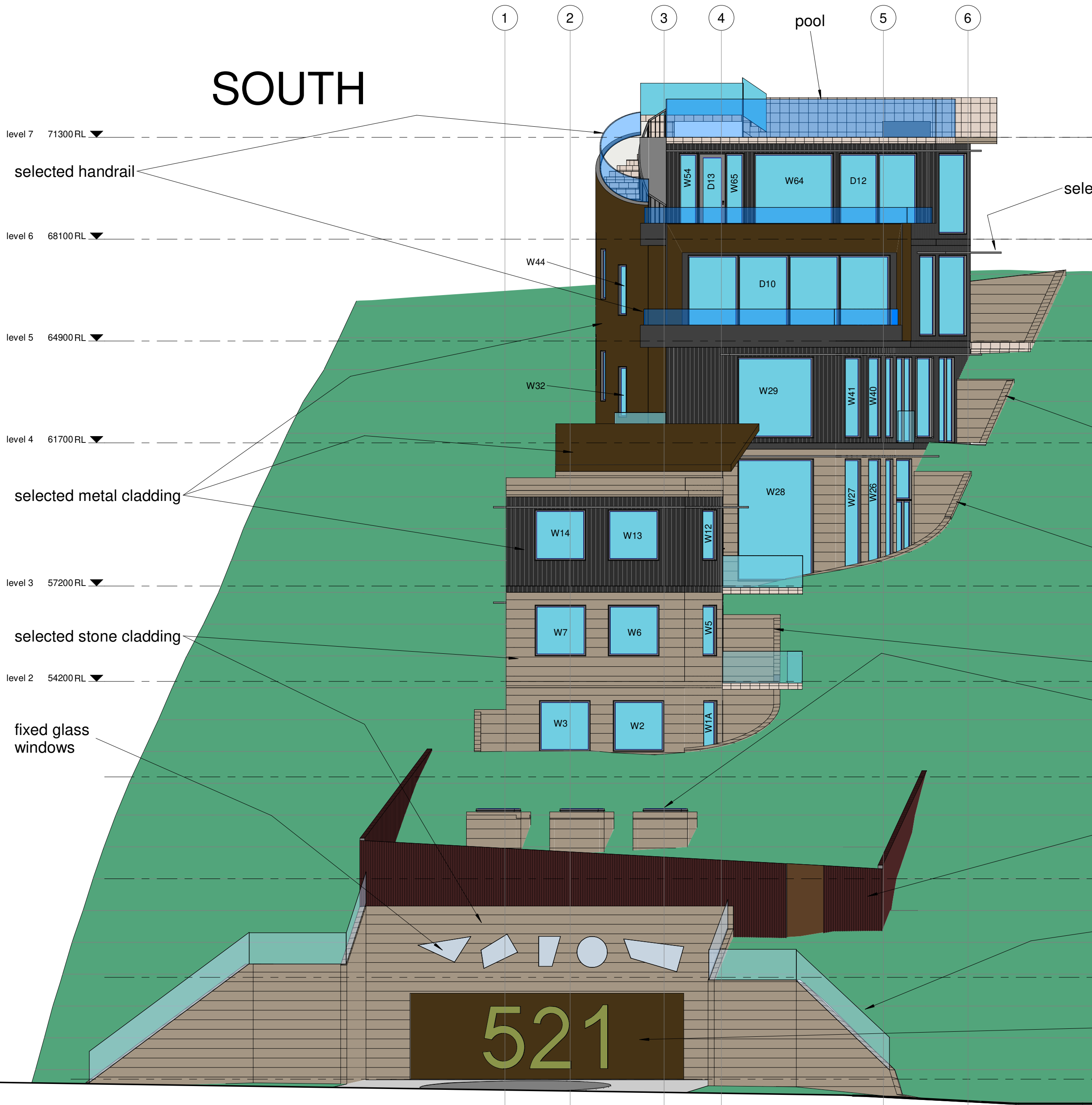
SCAL
E₁ : 100

DAT
17/06/21

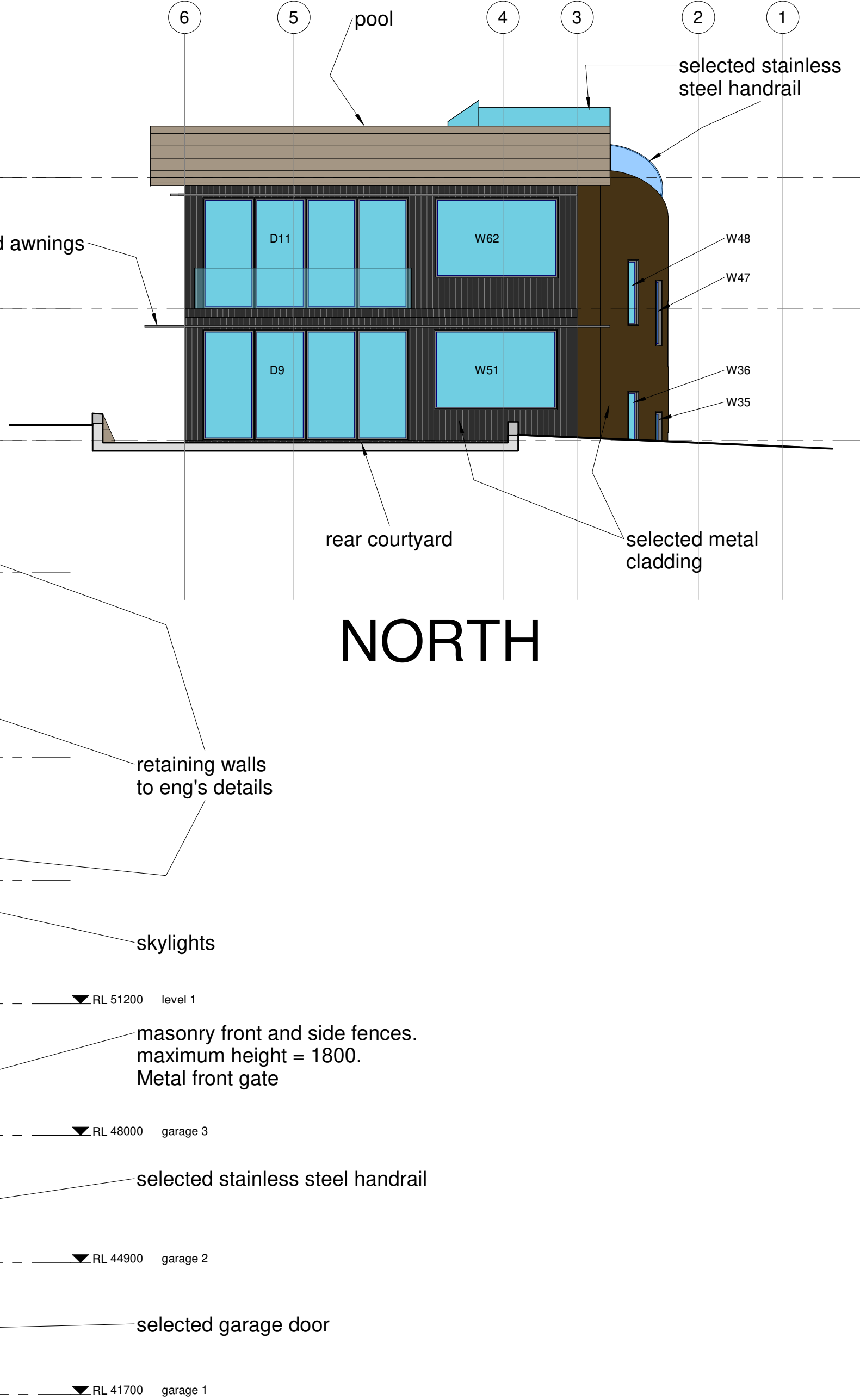
DRG.

A2 2004 10

SOUTH



NORTH



REVISION



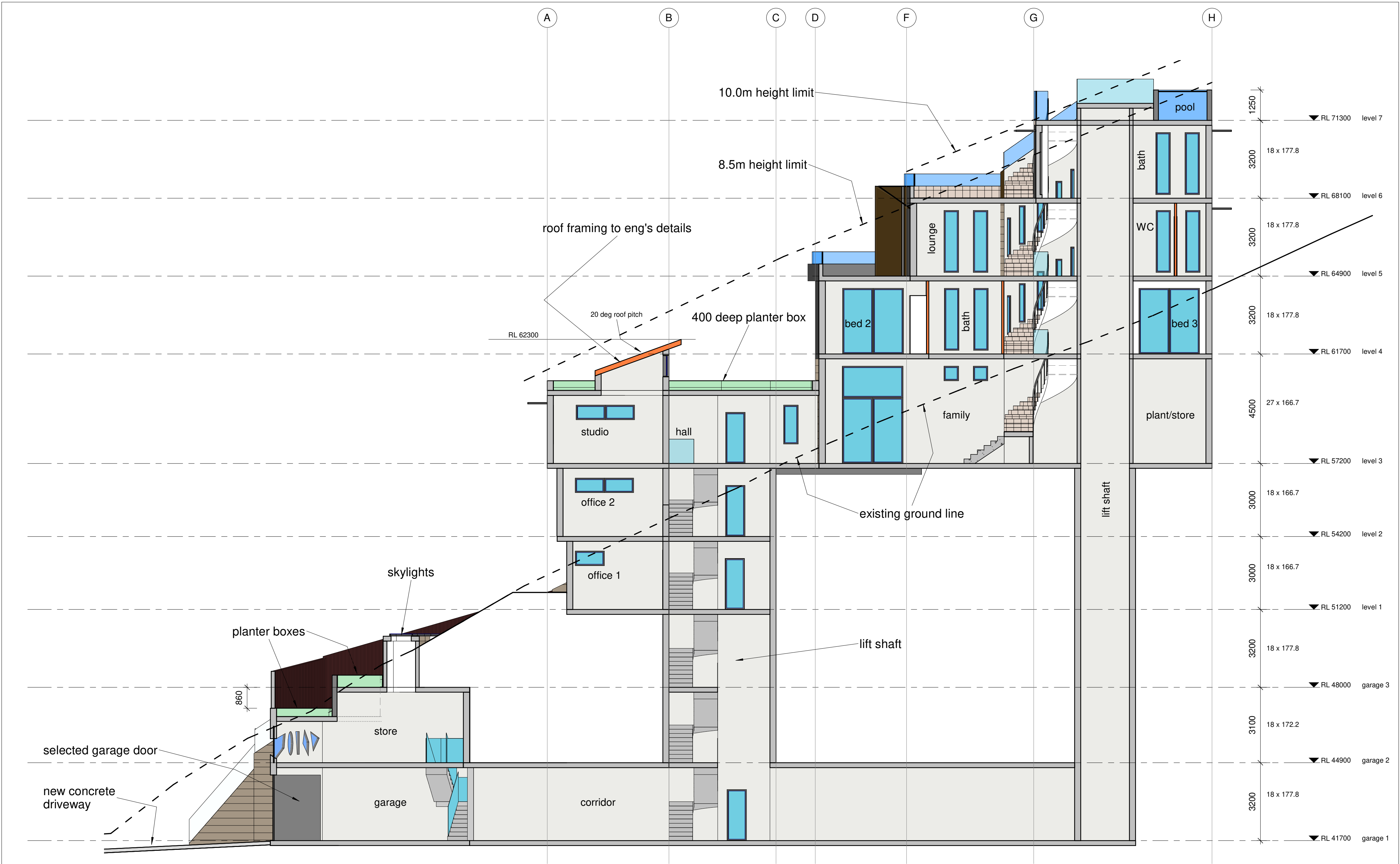
peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**

DRAWIN **north and south elevations**

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 17/06/21
DRG. A2 2004 11	



REVISION



peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC

Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew

DRAWIN

section

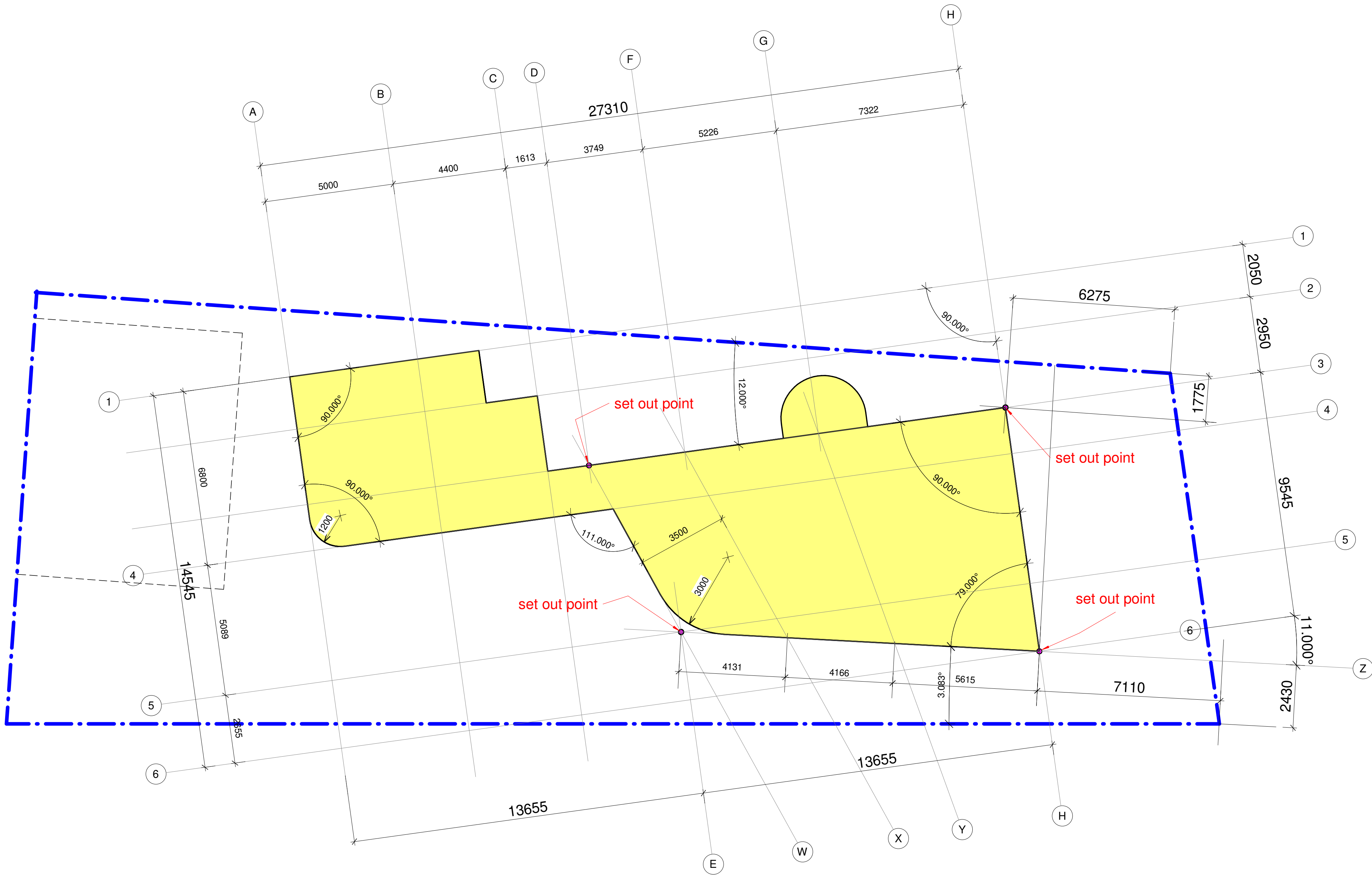
DRAW
PD

CHECKE
PD

SCAL
1 : 100

DAT
17/06/21

DRG.
A2 2004 12



REVISION



peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**

DRAWIN **set out dimensions**

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 17/06/21
DRG. A2 2004 13	

WINDOW AND DOOR NOTES

all windows and doors to be powder coated aluminium

all window and door dimensions to be verified by the builder

all doors and windows to be fitted with draft seals

glazing specification to be in accordance with BASIX etc

BUILDING NOTES

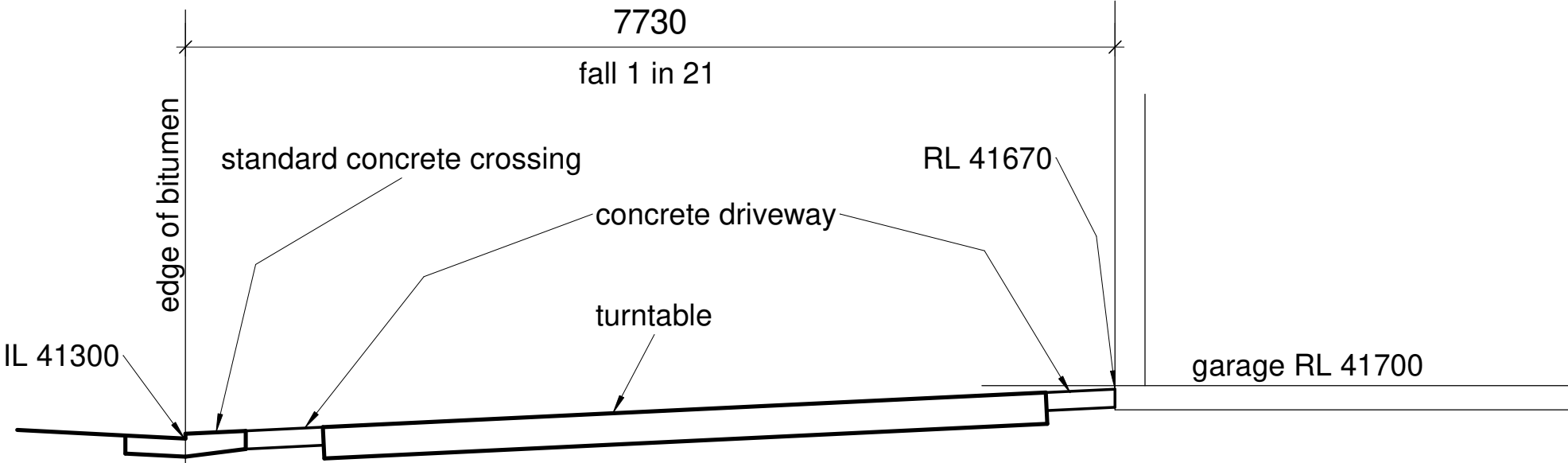
All work to be carried out by suitably licensed and qualified tradesmen, and to comply with all relevant standards and Councils requirements.

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

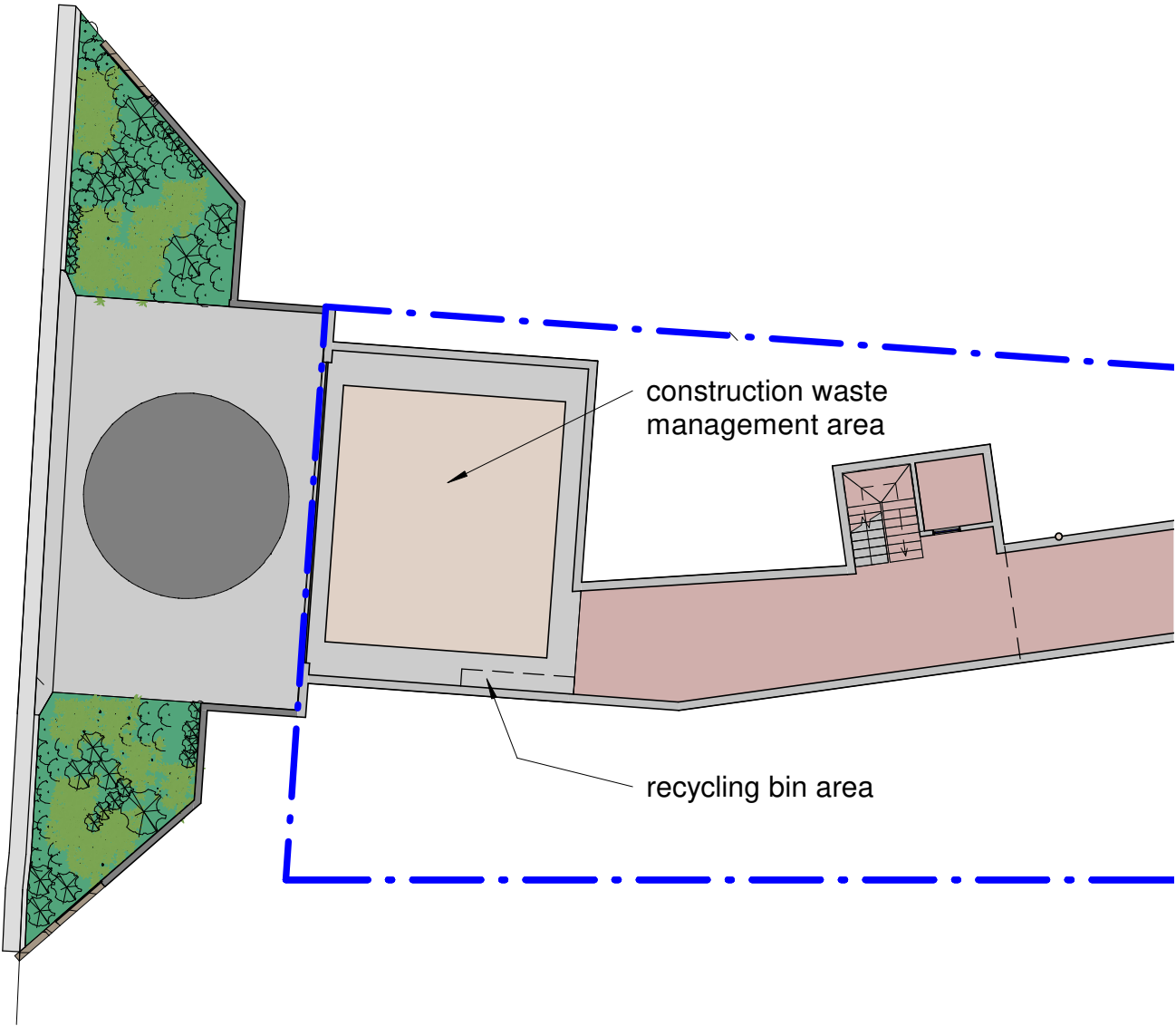
An approved sedimentation control system is to be installed and maintained for the duration of the construction.

Smoke alarms are to be fitted in accordance with Building Code of Australia requirements.

Termite protection is to be in the form of a physical barrier (eg Termimesh or similar) - no chemical barriers to be used.



DRIVEWAY PROFILE ON CENTRELINE



WASTE MANAGEMENT PLAN

WINDOW AND DOOR SCHEDULE					
Mark	Orientation	Width	Height	Glazed m2	Description
W1	SE	1200	1600	1.9	4 awning
W1A	E	600	1600	1.0	fixed
W2	S	1600	1600	2.6	fixed
W3	S	1600	1600	2.6	fixed
W4	W	1200	600	0.7	awning
W5	SE	600	1600	1.0	fixed
W6	S	1600	1600	2.6	fixed
W7	S	1600	1600	2.6	fixed
W8	W	2400	600	1.4	2 awning
W9	W	1200	600	0.7	awning
W10	E	600	1600	1.0	2 awning
W11	E	600	1600	1.0	2 awning
W12	SE	600	1600	1.0	fixed
W13	S	1600	1600	2.6	fixed
W14	S	1600	1600	2.6	fixed
W15	W	2400	600	1.4	2 awning
W16	W	1200	600	0.7	2 awning
W17	E	600	1600	1.0	2 awning
W17A	E	600	2250	1.4	fixed
W18	E	600	1600	1.0	fixed
W19	E	600	1600	1.0	2 awning
W20	W	600	1600	1.0	2 awning
W21	W	2500	1300	3.3	fixed
W22	W	600	600	0.4	fixed
W23	W	600	600	0.4	fixed
W24	E	2500	1300	3.3	fixed
W25	SE	600	3850	2.3	2 awning
W26	SE	600	3850	2.3	2 awning
W27	SE	600	3850	2.3	2 awning
W28	S	2550	3850	9.8	fixed
W29	S	2550	2550	6.5	fixed
W30	W	600	2550	1.5	2 awning
W31	W	600	2550	1.5	2 awning
W32	SW	300	1600	0.5	fixed
W33	W	300	1600	0.5	fixed
W34	W	300	1600	0.5	fixed
W35	W	300	1600	0.5	fixed
W36	NW	300	1600	0.5	fixed
W37	E	3000	2550	7.7	1 fixed, 2 louvre
W38		0	0	0.0	not used
W39	SE	600	2550	1.5	fixed
W40	SE	600	2550	1.5	fixed
W41	S	600	2550	1.5	fixed
W42	W	600	2550	1.5	2 awning
W43	W	600	2550	1.5	2 awning
W44	SW	300	1600	0.5	fixed
W45	W	300	1600	0.5	fixed
W46	W	300	1600	0.5	fixed
W47	W	300	1600	0.5	fixed
W48	NW	300	1600	0.5	fixed
W49	W	600	2550	1.5	2 awning
W50	W	600	2550	1.5	2 awning
W51	N	3000	1950	5.9	fixed
W52	E	4500	2550	11.5	fixed
W53	S	600	2550	1.5	fixed
W54	S	3500	2700	9.5	fixed
W55	not used	0	0	0.0	
W56	not used	0	0	0.0	
W57	not used	0	0	0.0	
W58	not used	0	0	0.0	
W59	not used	0	0	0.0	
W60	W	600	2550	1.5	2 awning
W61	W	600	2550	1.5	2 awning
W62	N	3000	1950	5.9	fixed
W63	E	4500	2550	11.5	fixed
W64	S	2550	2550	6.5	fixed
W65	S	600	2550	1.5	fixed
W66	N	4400	900	4.0	fixed
W67	E	2550	1150	2.9	fixed
D1	E	2000	2400	4.8	sliding
D2	E	2000	2400	4.8	sliding
D3	E	900	2400	2.2	selected front door
D4	W	2500	2700	6.8	sliding
D5	W	2500	2700	6.8	sliding
D6	W	2500	2700	6.8	sliding
D7	E	2500	2700	6.8	sliding
D7A	E	2500	2700	6.8	sliding
D8	W	2500	2700	6.8	sliding
D9	N	5000	2700	13.5	sliding
D10	S	2500	2700	6.8	sliding
D11	N	5000	2700	13.5	sliding
D12	S	2500	2700	6.8	sliding

245.4

REVISION

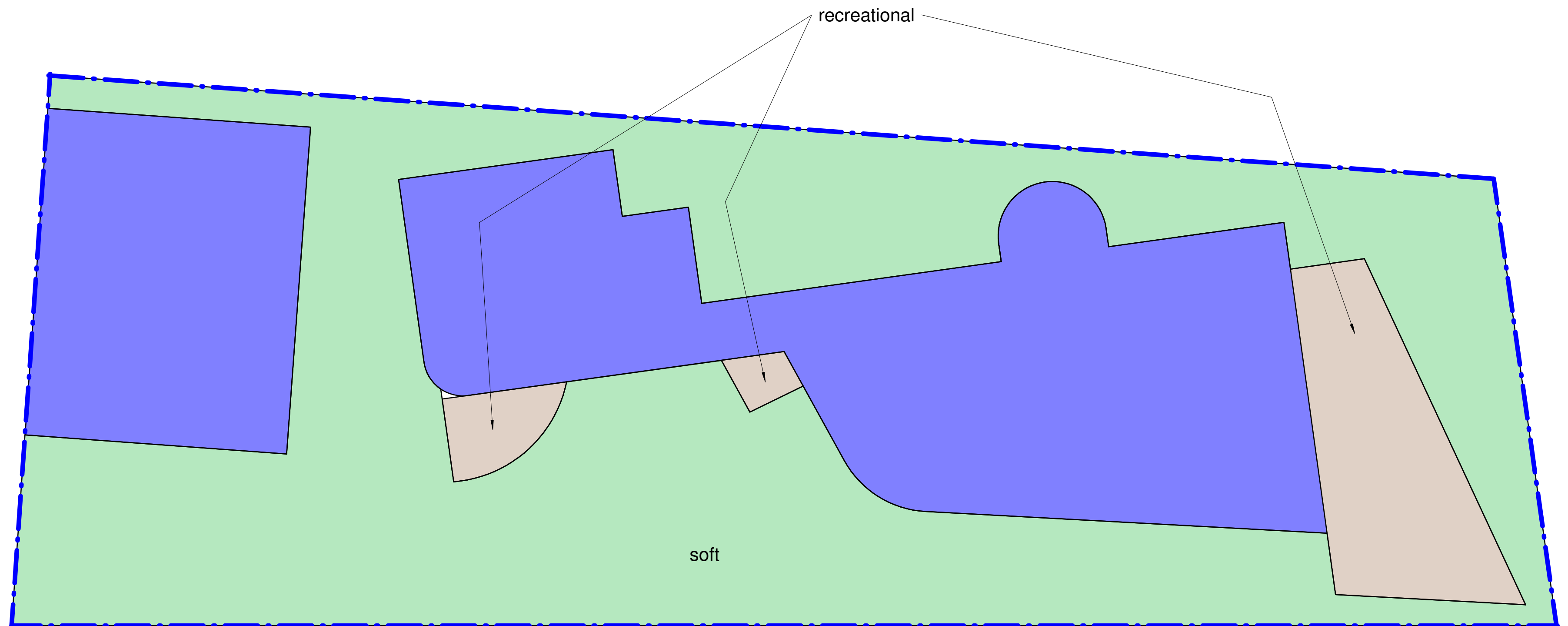
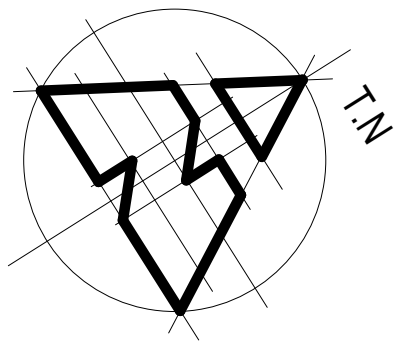


peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC	Proposed new dwelling at 521 Barrenjoey rd Bilgola Beach NSW 2107 for Peter Madew
DRAWIN	windows and doors, notes, driveway profile, waste management

DRAW PD	CHECKE PD
SCAL As indicated	DAT 17/06/21
A2	2004 14



site area	= 689.2 m2	
soft landscaping	= 373.3 m2	= 54.2%
recreational landscaping	= 51.0 m2	= 7.4 %
total landscaping	= 424.3	= 61.6 %

REVISION



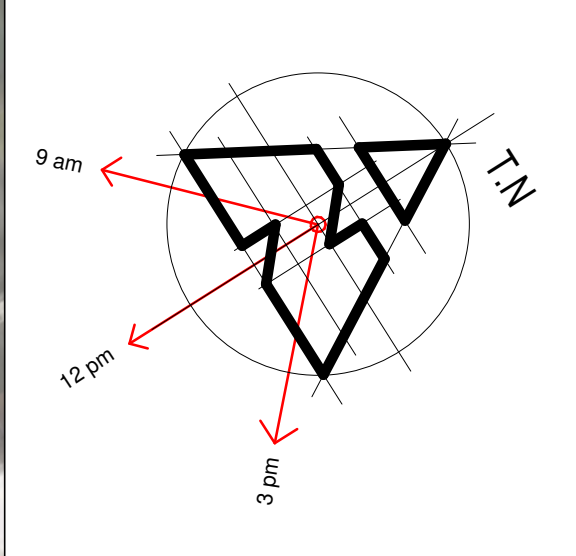
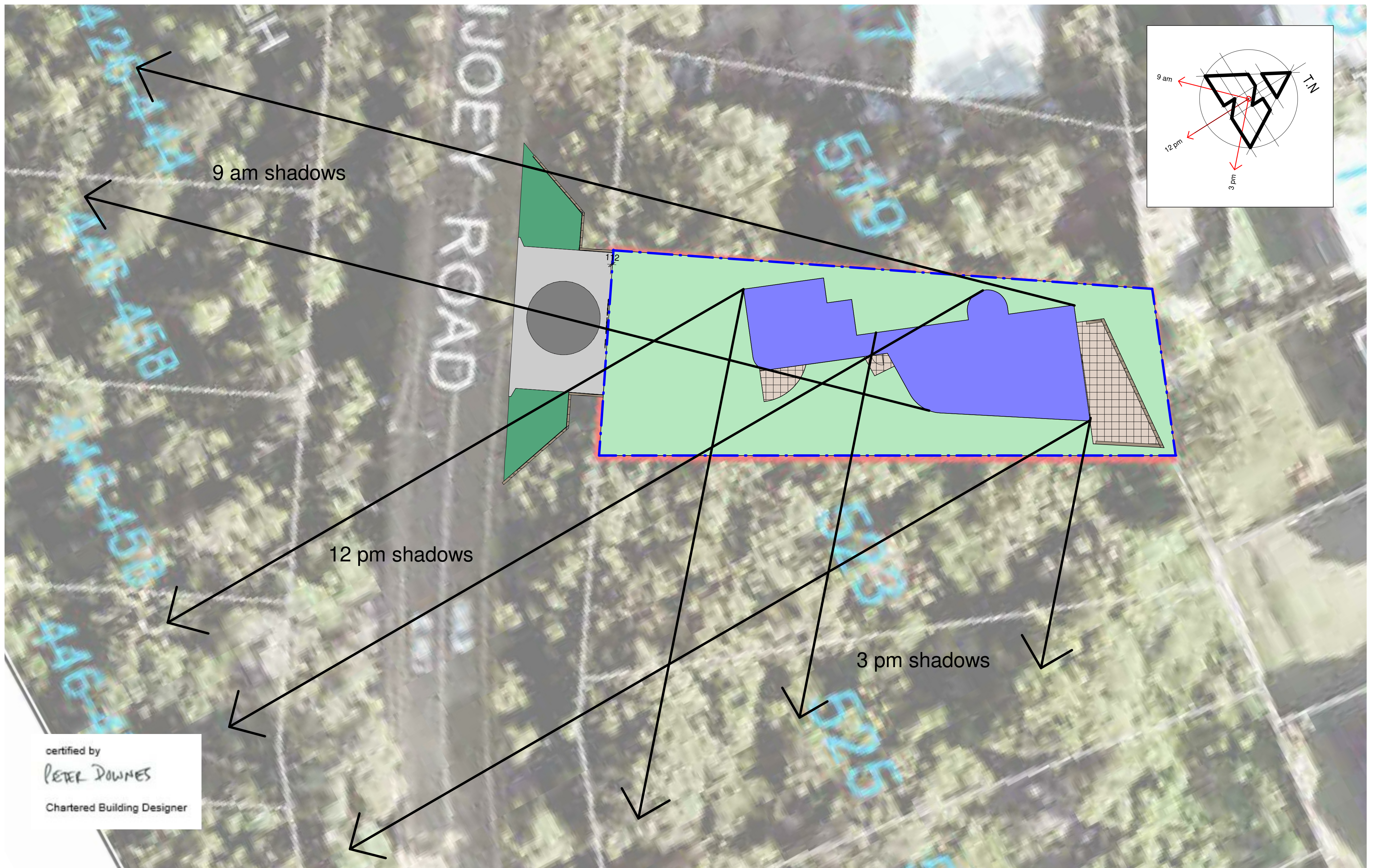
peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**

DRAWIN **landscaping calcs**

DRAW PD	CHECKE PD
SCAL 1 : 100	DAT 17/06/21
DRG. A2 2004 15	



certified by
PETER DOWNES
Chartered Building Designer

REVISION



peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2017
phone 0488 662 445 www.peterdownes.com.au

PROJEC **Proposed new dwelling at 521 Barrenjoey rd
Bilgola Beach NSW 2107 for Peter Madew**
DRAWIN **shadows 21.06.21**

DRAW PD	CHECKE PD
SCAL 1 : 200	DAT 17/06/21
DRG. A2 2004 16	



GOSFORD QUARRIES
MT WHITE BROWN



COLORBOND TERRAIN



COLORBOND WOODLANDS GREY



REVISION



peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2107
phone 0488 662 445 www.peterdownes.com

PROJECT
Proposed new dwelling at 521
Barrenjoey rd Bilgola Beach
NSW 2107 for Peter Madew
DRAWING
external finishes schedule

DRAWN PD	CHECKED PD
SCALE	DATE 17/06/21
DRG. A3	2004 EF