

proposed new lift to
manufacturer's details

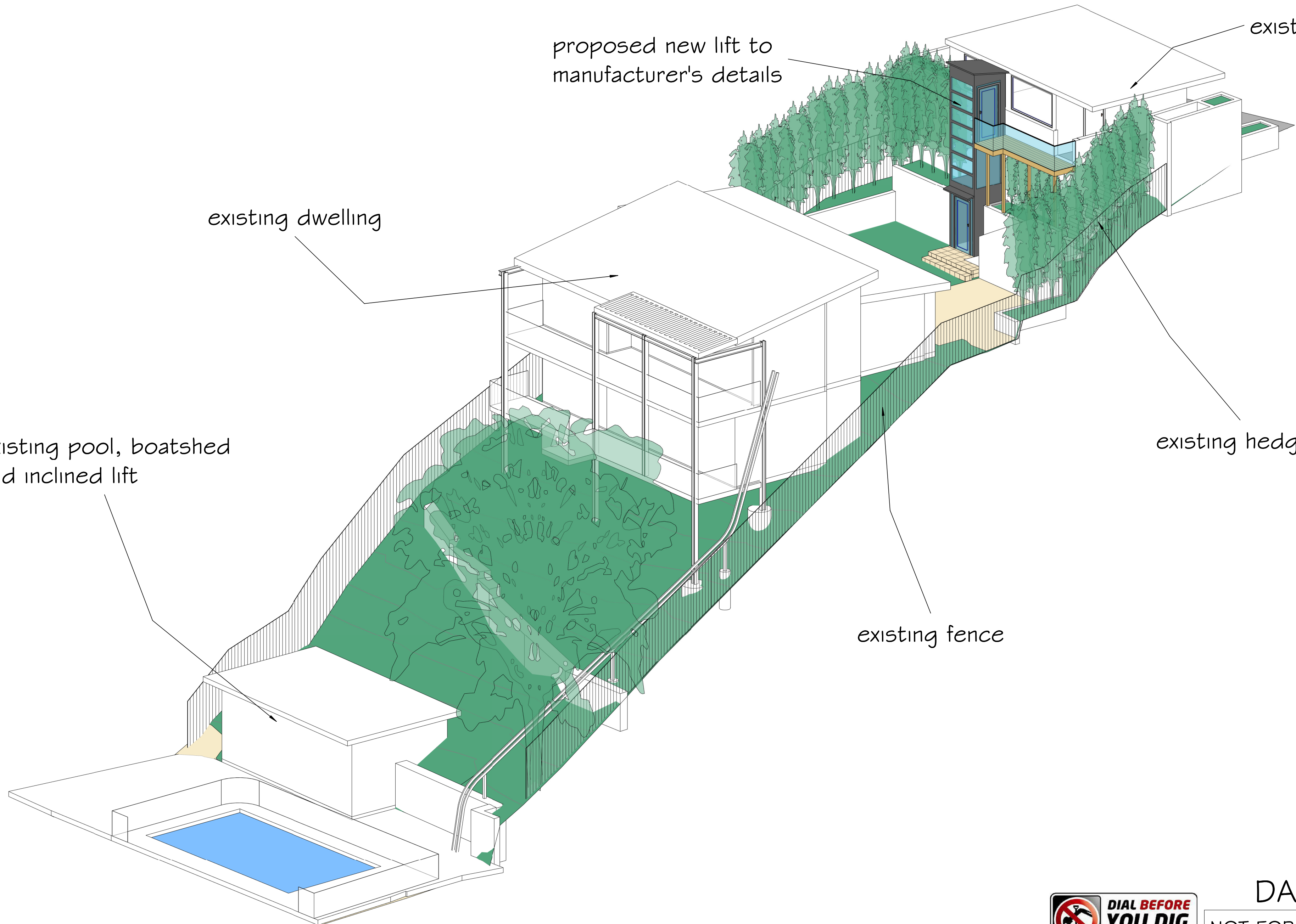
existing garage

existing dwelling

existing hedges

existing pool, boatshed
and inclined lift

existing fence



DA ISSUE

NOT FOR CONSTRUCTION

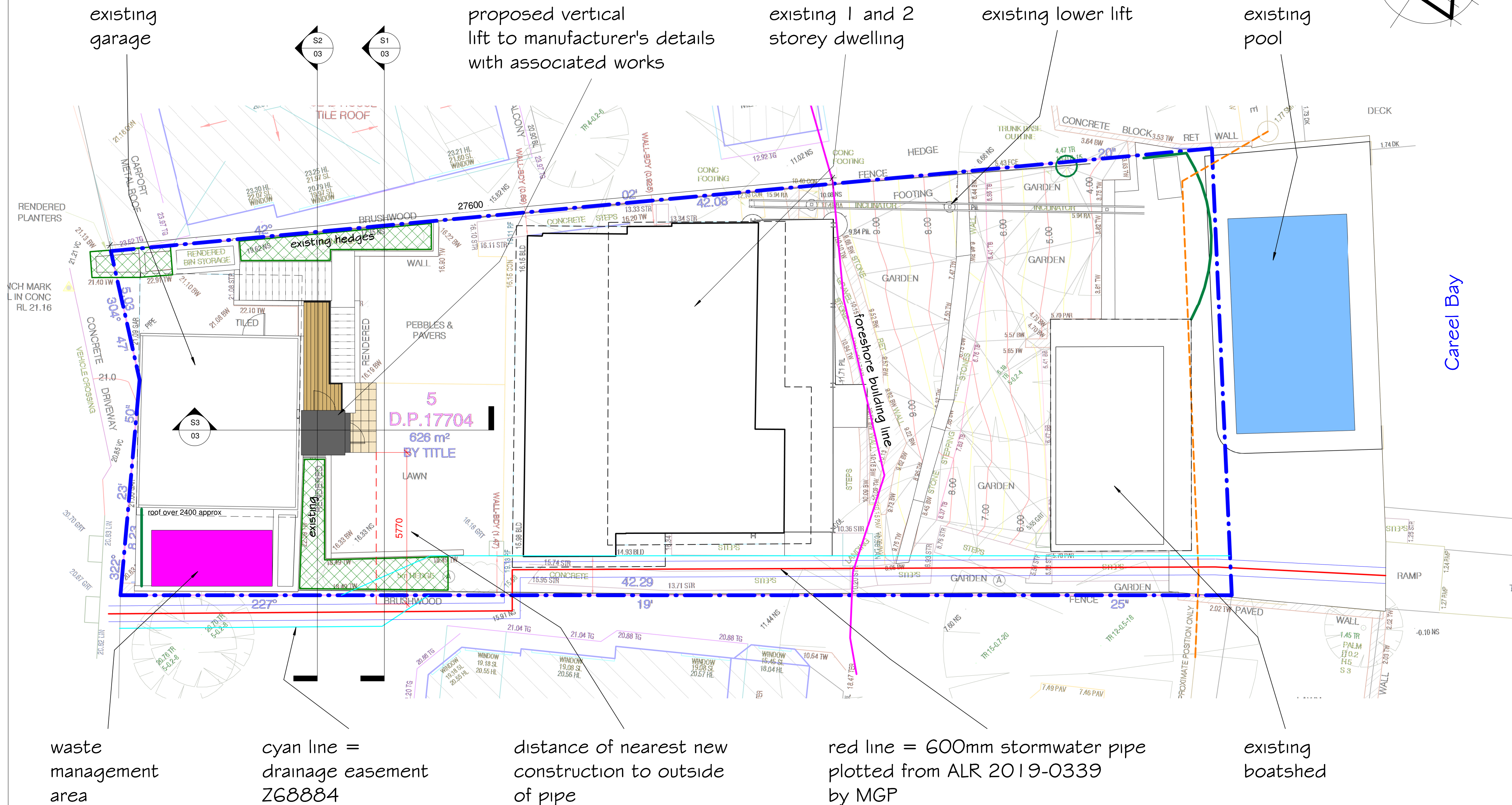
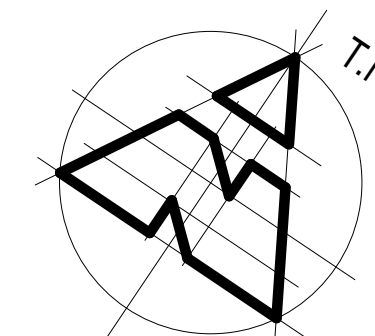
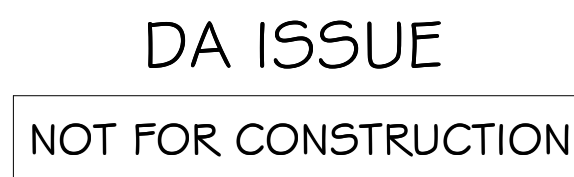
REVISION



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

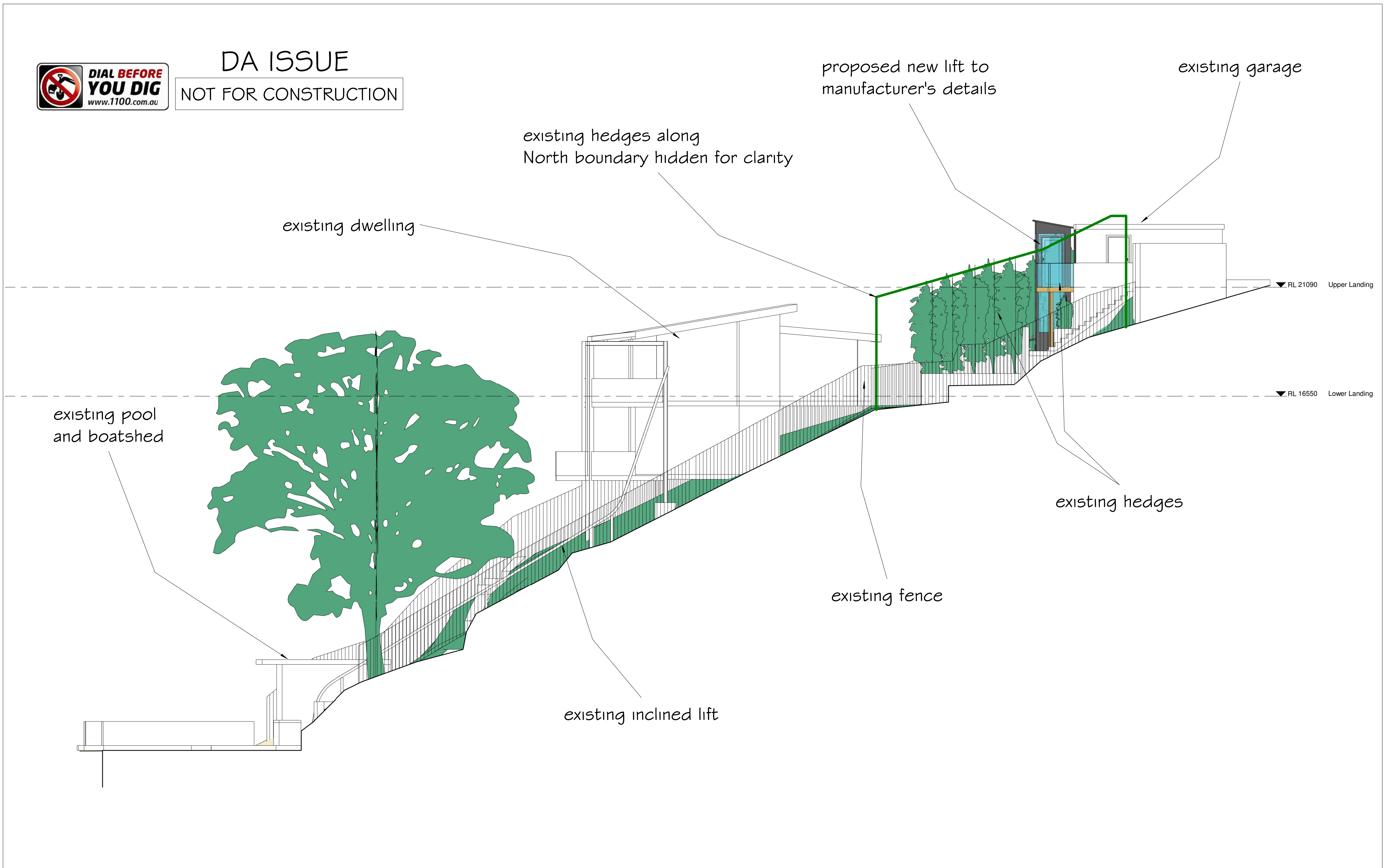
DRAWN SD	CHECKED SD
SCALE	DATE 21.10.24
DRG. A2 2430 00	



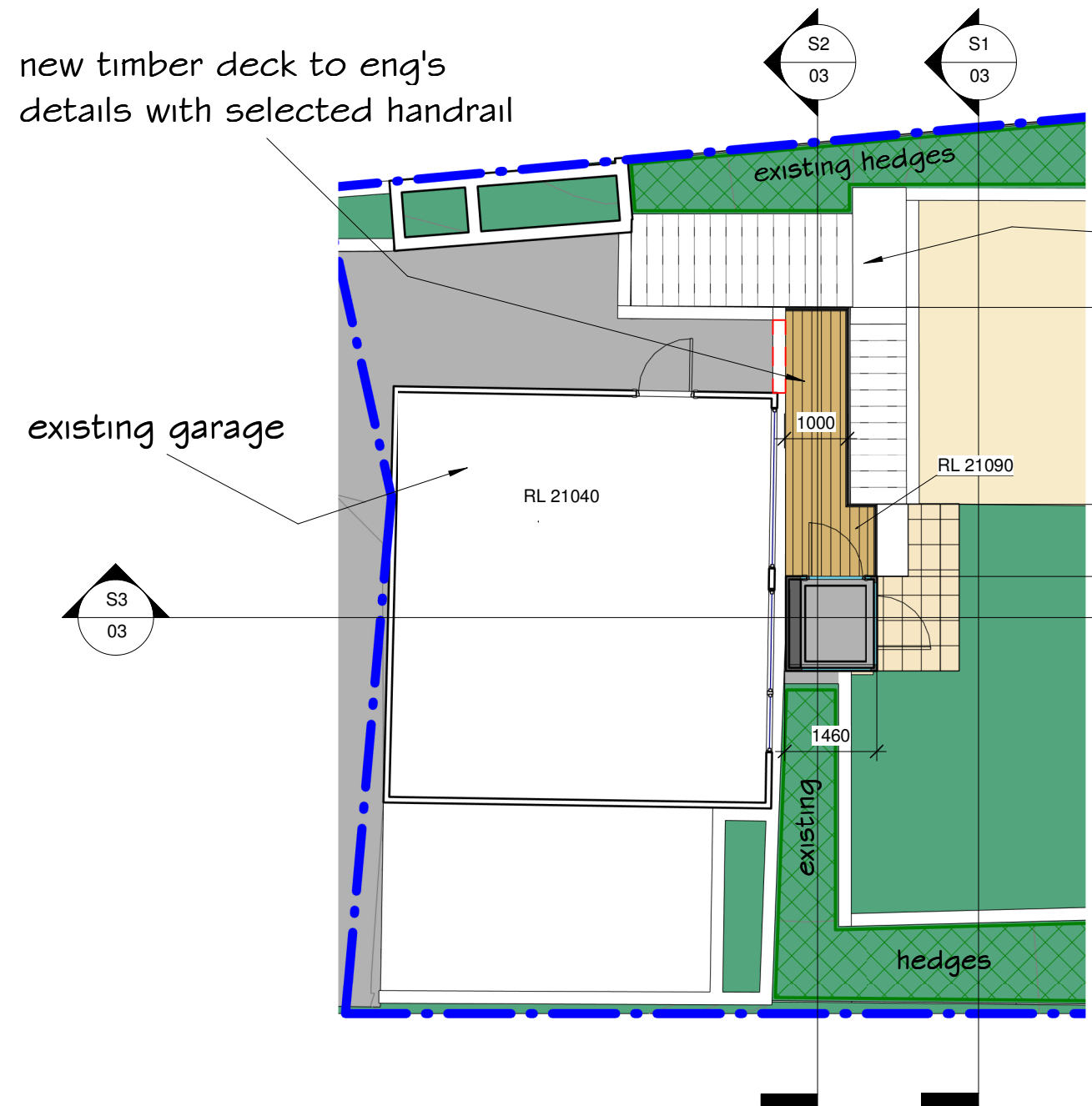
REVISION		 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT	Proposed alterations and additions including a new lift at 16 Cabarita Road Avalon Beach	DRAWN SD	CHECKED SD
			DRAWING	Site Plan	SCALE 1 : 100	DATE 21.10.24
			DRG. A2 2430 01			



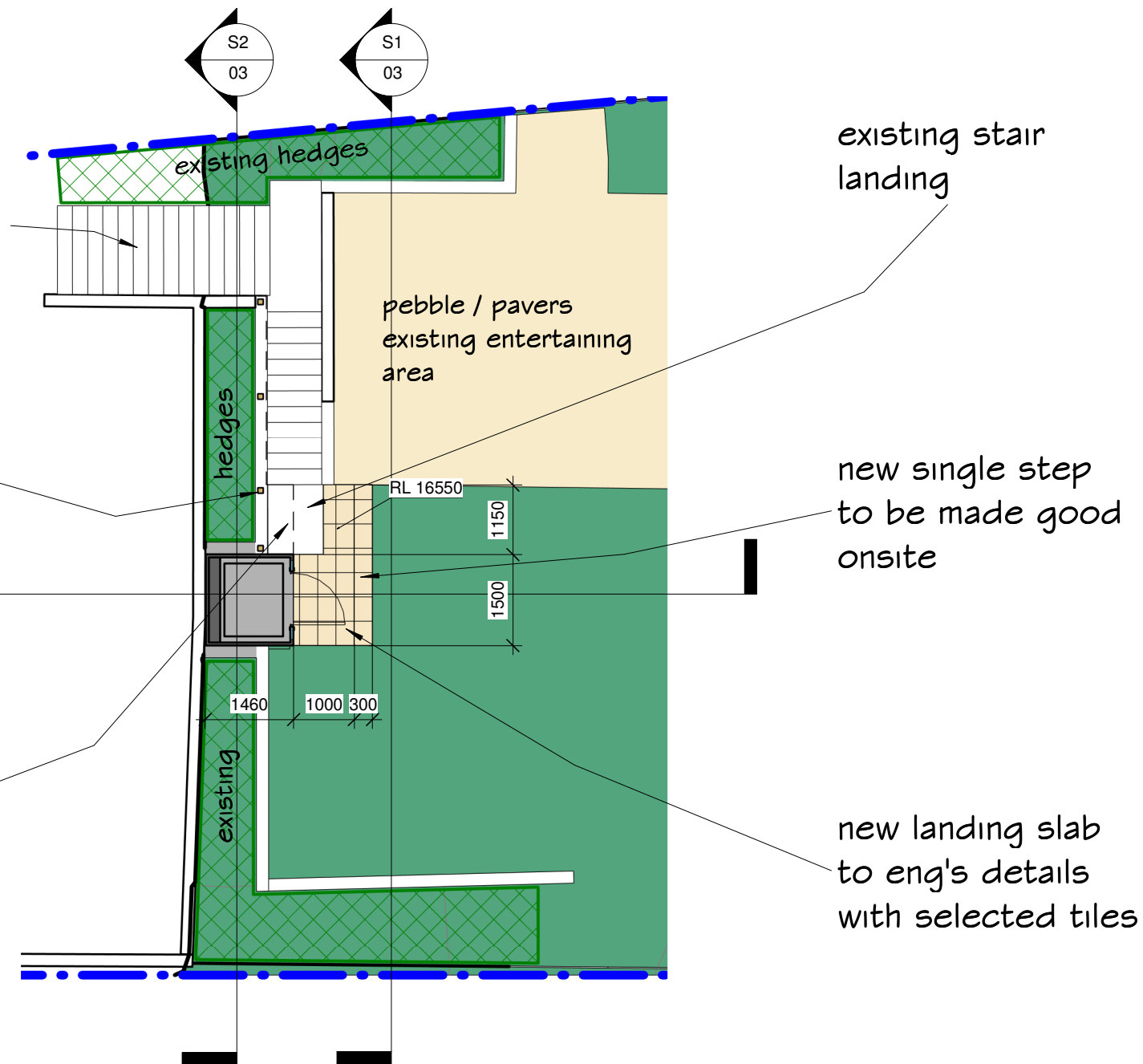
DA ISSUE
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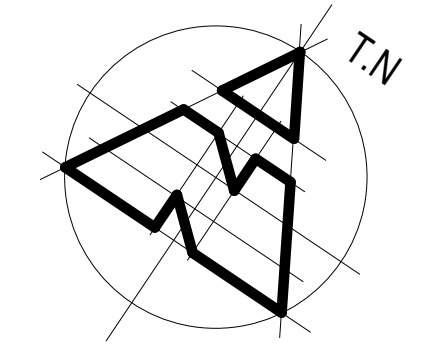
REVISION			 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT Proposed alterations and additions including a new lift at 16 Cabarita Road Avalon Beach	DRAWING North	DRAWN SD	CHECKED SD
						SCALE 1 : 100	DATE 21.10.24
						DRG.	
						A2 2430 02	



GARAGE LANDING

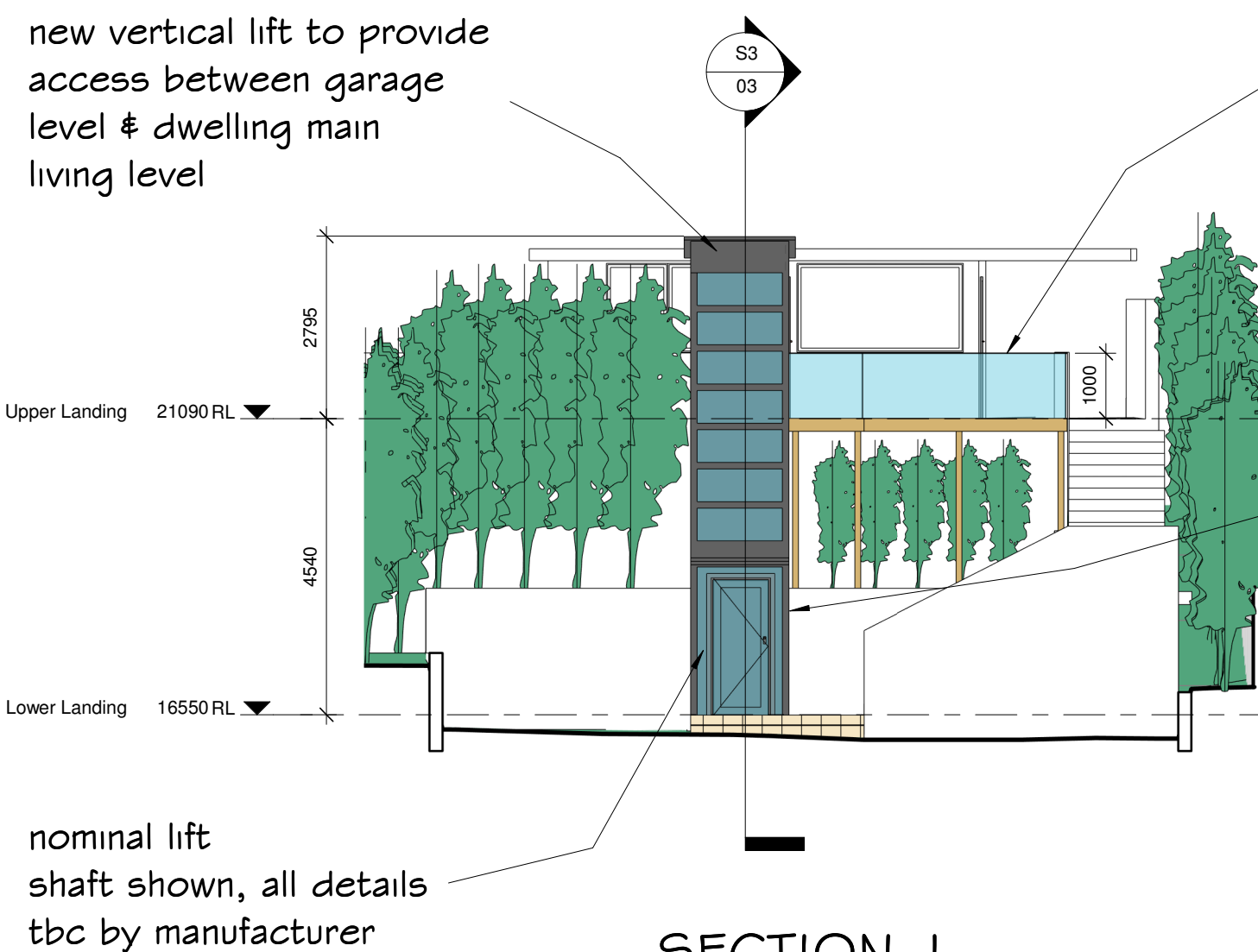


GARDEN LANDING

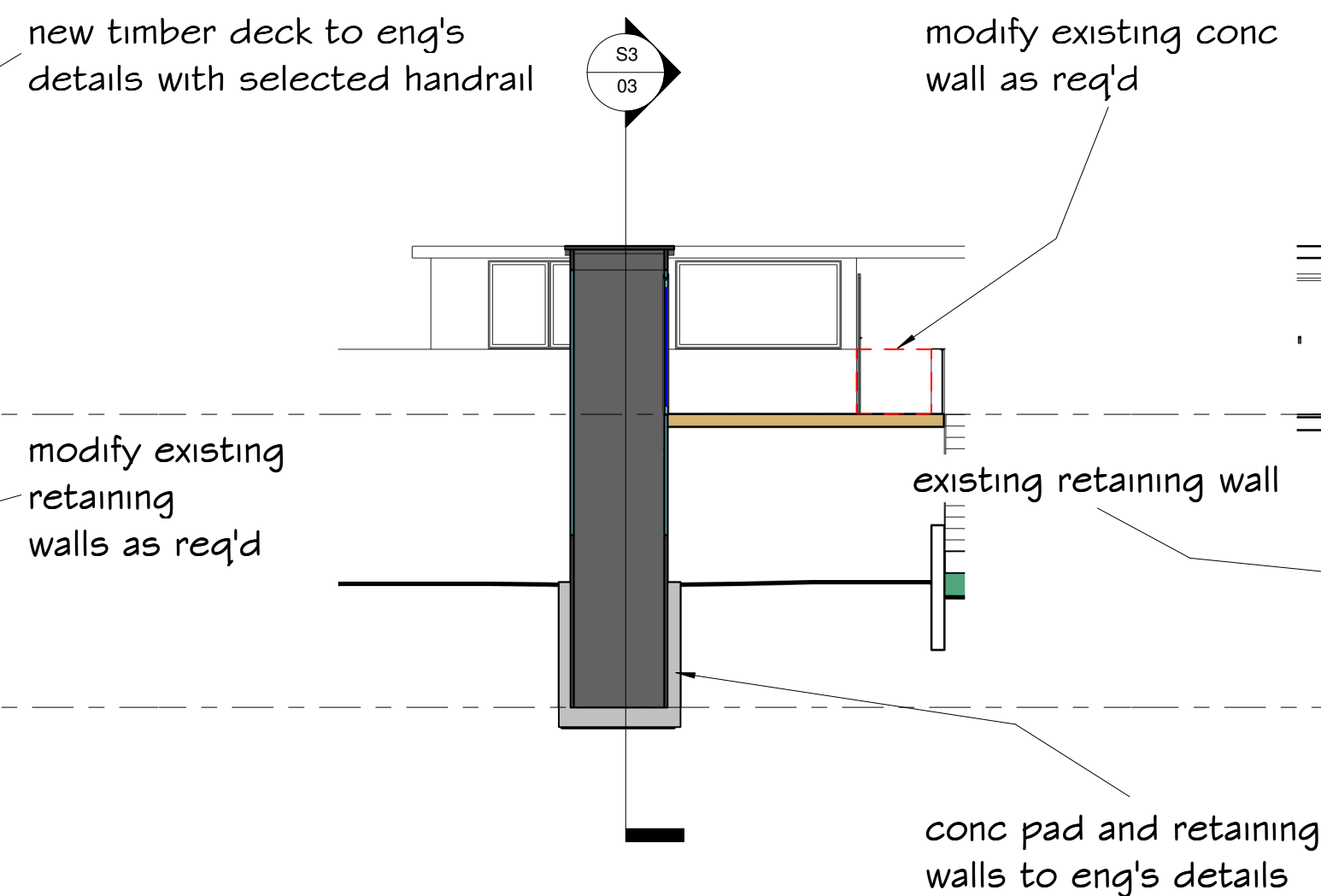


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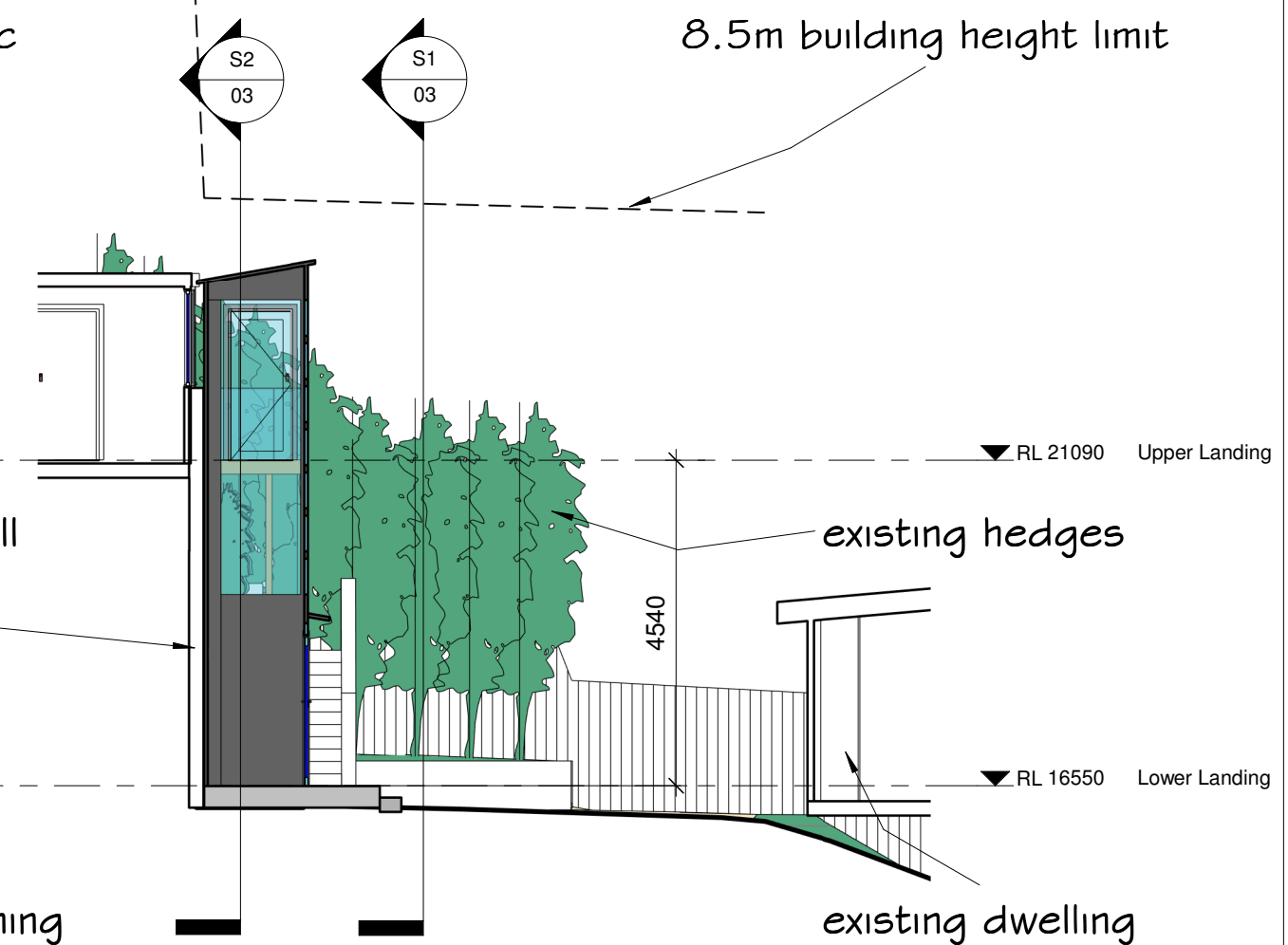
ALL DIMENSIONS ARE TBC BY LIFT MANUFACTURER AND BUILDER ONSITE



SECTION 1



SECTION 2



SECTION 3

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

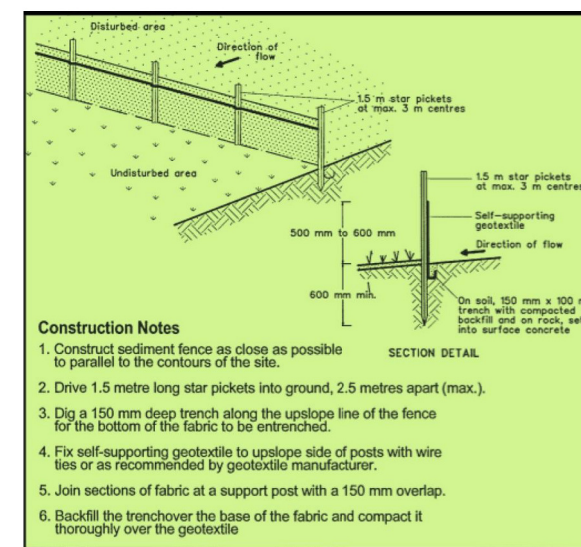
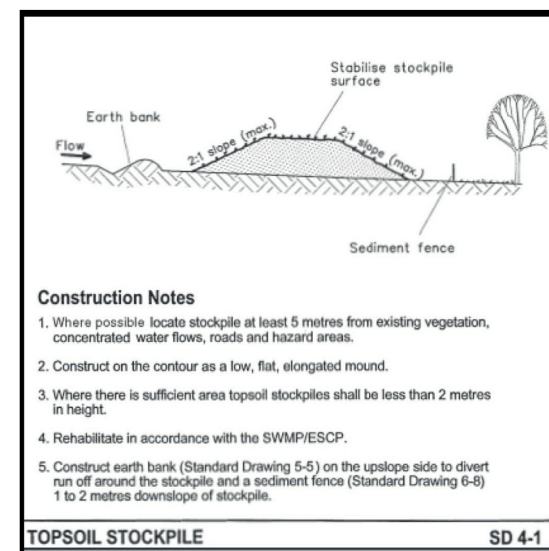
DRAWING Lift Details

DRAWN SD	CHECKED SD
SCALE 1 : 100	DATE 21.10.24
DRG. A2 2430 03	

NOT FOR CONSTRUCTION



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



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

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

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

Adjoining properties to be adequately protected at all times.

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

Builder and lift manufacturer to confirm all dimensions onsite.

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

New lift to be painted to match existing garage.

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

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

REVISION



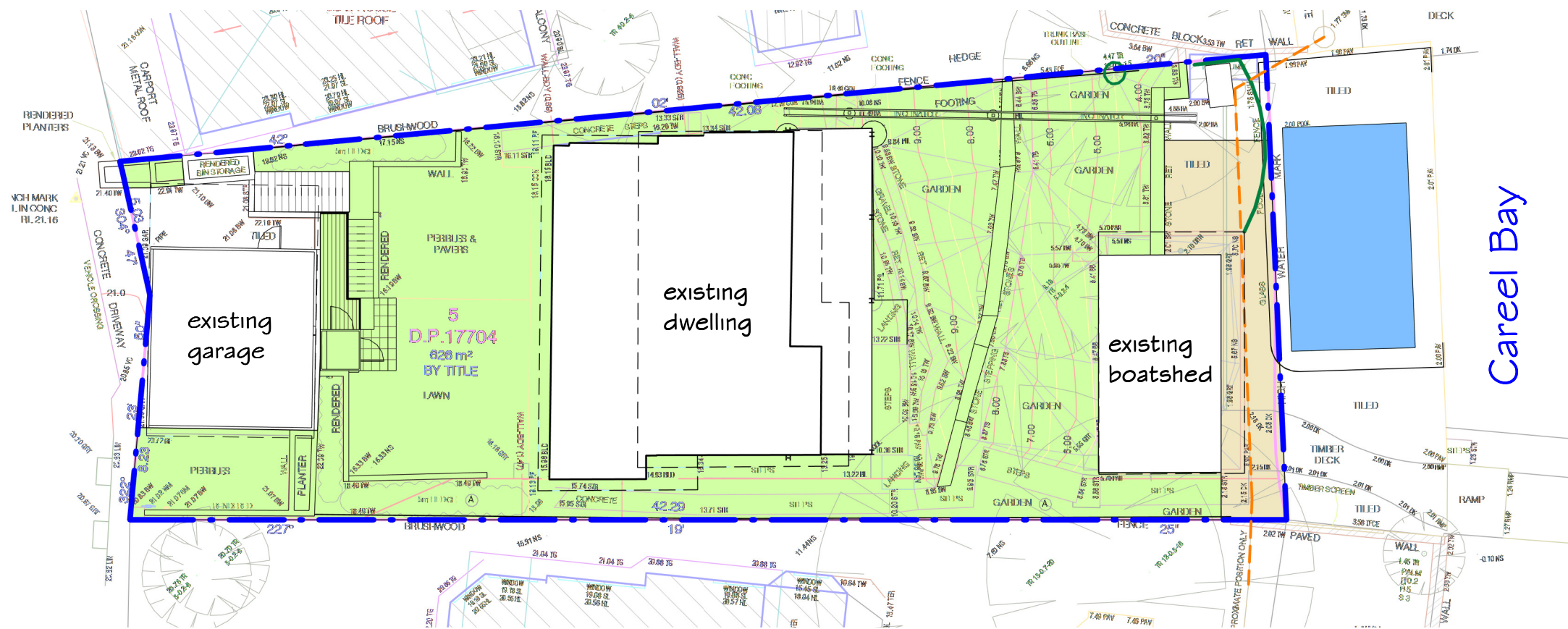
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PROJECT	Proposed alterations and additions including a new lift at 16 Cabarita Road Avalon Beach
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DRAWING

DRAWN SD	CHECKED SD
SCALE	DATE 21.10.24
DRG. A2 2430 04	



EXISTING



PROPOSED

LANDSCAPED AREA CALCULATIONS

Total Site Area =	626 m2
Existing LSA =	341.2 m2 / 55 %
Hardscaping =	37.6 m2 / 6 %
Total existing LSA =	378.8 m2 / 61 %
New built upon area =	5 m2
Proposed LSA =	336.2 m2 / 54 %
Hardscaping =	37.6 m2 / 6 %
Total proposed LSA =	373.8 m2 / 60 %

Colour Key

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

REVISION

BUILDING DESIGNERS AUSTRALIA NSW

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PROJECT	Proposed alterations and additions including a new lift at 16 Cabarita Road Avalon Beach	DRAWN	CHECKED
		SD	SD
DRAWING	Landscaped Area	SCALE	DATE
		1 : 200	21.10.24
		DRG.	
		A2	2430 LSA