166 Pittwater Road, Manly



source: NSW Six Maps

site location plan

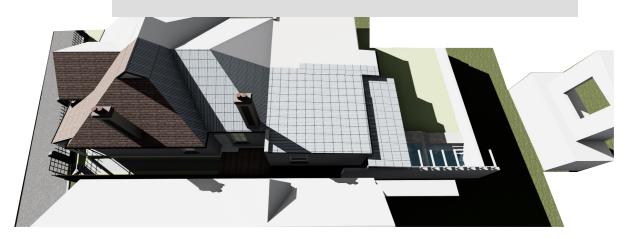




drawing register

		Issue Date:
	Day	12
	Month	4
	Year	23
DA//00	Site Location & Drawing Register	С
DA//01	Perspective Views // Exg & Prop.	С
DA//02	Area & Compliance Table	С
DA//03	Area Calculation Plans	С
DA//04	Site Analysis Plan	С
DA//05	Site // Entry Level Plan // Exg.	С
DA//06	Site // Entry Level Plan // Prop.	С
DA//07	First Floor Plan // Proposed	С
DA//08	Roof Plan // Proposed	С
DA//09	Section // Proposed	С
DA//10	Elevations N // Exg. & Prop.	С
DA//11	Elevations S // Exg & Prop.	С
DA//12	Elevations E // Exg. & Prop.	С
DA//13	Elevations W // Exg. & Prop.	С
DA//14	Ex. Door & Win Sched. Sht 1 of 2	С
DA//15	Ex. Door & Win Sched. Sht 2 of 2	С
DA//16	Finishes Schedule	С
DA//17	Shadow Diagram June 21st 9am	С
DA//18	Shadow Diagram June 21st 12pm	С
DA//19	Shadow Diagram June 21st 3pm	С
DA//20	Shadow Diagrams Elevations	С
DA//21	Sed. & Erosion // Site Setup Plan	С
DA//22	Sed & Erosion Control Details Sht 1	С
DA//23	Sed & Erosion Control Details Sht 2	С
DA//24	Sed & Erosion Control Details Sht 3	С
DA//25	Perspective Views // Street Study Exg. Prop. // West	С
DA//26	Perspective Views // Street Study Exg. Prop. // South Wes	
DA//27	First Floor Plan // BCA Diagrams	С
DA//AA	Notification Plans	С

Issue:	Recipients:	
(DA)	Clients: B. & C. Laws	•
(DA)	Council: Northern Beaches Council	•



existing dwelling birdseye view

DA2022/2270 As Determined

Not For Construction

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

address:
166 Pittwater Rd, Manly, NSW 2095
LOT 107 IN DP1176623

166 Pittv	vater Rd, Manly, NSW 2095
LOT 107	IN DP1176623
client:	B. & C. Laws

/ IN DP11/6623	
B. & C. Laws	drawn by:
Alterations & additions	JOB

Site Location & Drawing Register scale: dwg. no.:

Rev. no.: С 11/05/2023

DA//00

(DA)(RFI#02)

RIAI

Principal Designer //
Director
(RIAI Arch.Tech.)
(Affiliate RAIA)

BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





street view // existing



rear view // existing



street view // proposed



rear view // proposed

JOB

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

addiess.
166 Pittwater Rd, Manly, NSW 2095
LOT 107 IN DP1176623

B. & C. Laws

Alterations & additions

Perspective Views // Exg & Prop. drawn by:

scale:

Rev. no.: С 11/05/2023

dwg. no.: DA//01 (DA)(RFI#02)



(R IA I Arch. Tech.) (Affiliate R A IA)

info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531



Development Application (DA) planning approval pathway

'alterations & additions'

COMPLIANCE TABLE - AREA CALCULATIONS FOR DA (m2)

Manly Local Environmental Plan (LEP) 2013 & Manly Development Control Plan 2013

Local Goverment Area: Northern Beaches Council - Manly

	AREAS:			CONTRO	DLS:	Manly L	.ocal E	nvironm	nental Plan	2013								Manly De	evelopmen	t Control Plan -	2013	
	Site	Ground	First	LAND	MIN	ACID	BIO	ACTIVE	LANDSLIDE	FLOOD	FORESHORE	FORESHORE	GEO	HERITAGE or	MAX.	FLOOR	BUSHFIRE	WALL	LANDSLIDE	OPEN	LANDSCAPED	PARKING
	Area	Floor	Floor	ZONE	LOT	SULPHTE	DIVER.	STREET	RISK	RISK	SCENIC	BUILDING	TECH	CONSERV.	BUILDING	SPACE	PRONE	HEIGHT	RISK	SPACE	AREA	
					SIZE	SOILS		FRONT.	LAND		PROTECT.	LINE	HAZARD	AREA	HEIGHTS	RATIO	LAND		LAND	REQ.		
CONTROL					Area 'C'		-			-		-	-	Pittwater Rd	Area 'I'	Area 'F'		4.1.2.1	Area 'G3'	DCP Area 'OS3'	DCP Area 'OS3'	
				LZN	LSZ				refer to					Conservation	НОВ Мар_003	FSR Map_003	-	(a)	DCP	55%	35%	
				Мар_003	Мар_003				DCP					Area	= 8.5 M	0.6 : 1		= 6.5 M	Geo Мар	of Site Area	of Open Space	
					250 sqm				Section					Significance	MAX.	146.7 sqm		MAX.		MIN	MIN	
					MIN									Local		MAX.				= 134 sqm	= 47 sqm	
EXISTING	244.5 sqm	103.7 sqm	-	R 3	-	Class 4	-	-	-	-	YES	-	-	YES	-	103.6 sqm GFA 0.42 : 1	-	-	-	92.9 sqm = 38% inclds pool 21sqm (<30%)	32 sqm = 24%	0
PROPOSED	244.5 sqm	103.7 sqm	42.8 sqm	R 3	-	Class	-	-	-	-		-	-	YES	YES	146.5 sqm GFA	-	YES	YES	92.9 sqm	32 sqm	
						4					YES					0.6 : 1				= 38%	= 24%	0
																				inclds pool 21sqm (<30%)		
COMPLIANCE	-	✓	✓	✓	✓	✓	N/A	N/A	-	N/A	REFER SEE	N/A	N/A	REFER SEE	✓	✓	N/A	✓	REFER SEE	REFER SEE	REFER SEE	N/A

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

166 Pitty	vater Rd, Manly, NSW 2095
LOT 107	IN DP1176623
client:	B. & C. Laws

Alterations & additions

JOB



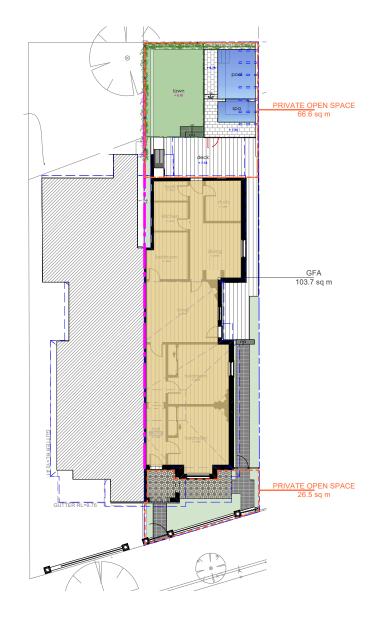
BALGOWLAH, NSW 2093.

VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531

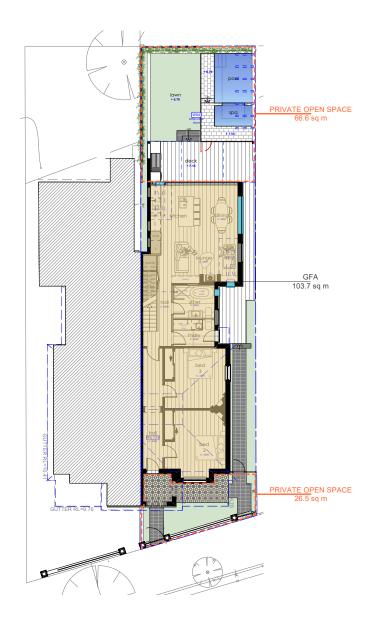


Principal Designer // Director (R IA I Arch. Tech.)





site // entry level plan - existing



site // entry level plan - proposed



first floor plan - proposed

plan reference key:

gross floor area existing

landscaped area

proposed extended gross floor area

open space

entry

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.



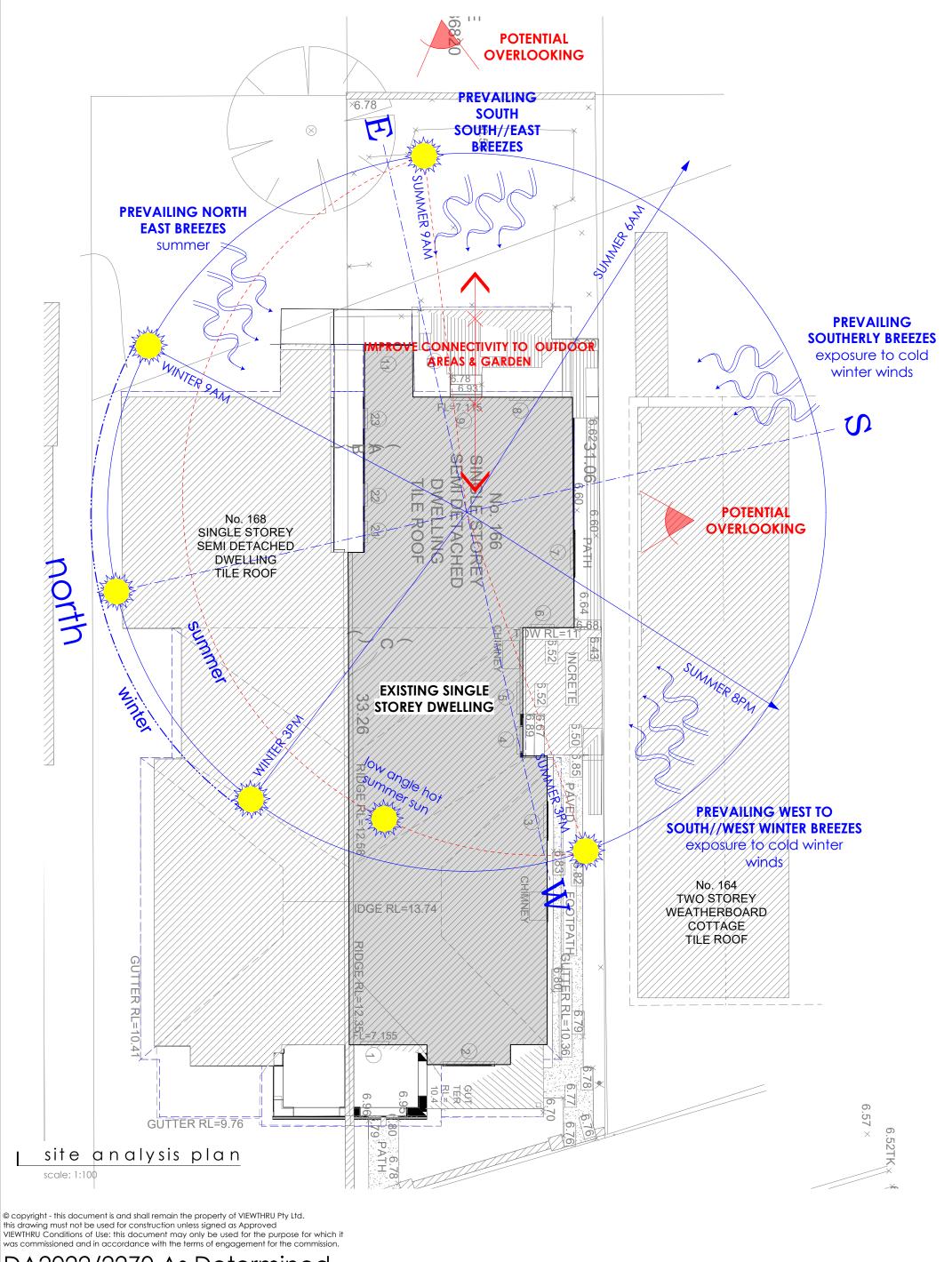
address:		title:			
	vater Rd, Manly, NSW 2095. IN DP1176623	Area Calculation P	lans @ VIEW//THRI	11	
client:	B. & C. Laws	drawn by:	scale:	dw	
project:	Alterations & additions	JOB	nts	D	

	DA//03	(DA)(RFI#02)		
ΓHRU.	dwg. no.:	issue:		
	11/05/2023	С		
	date:	Rev. no.:		



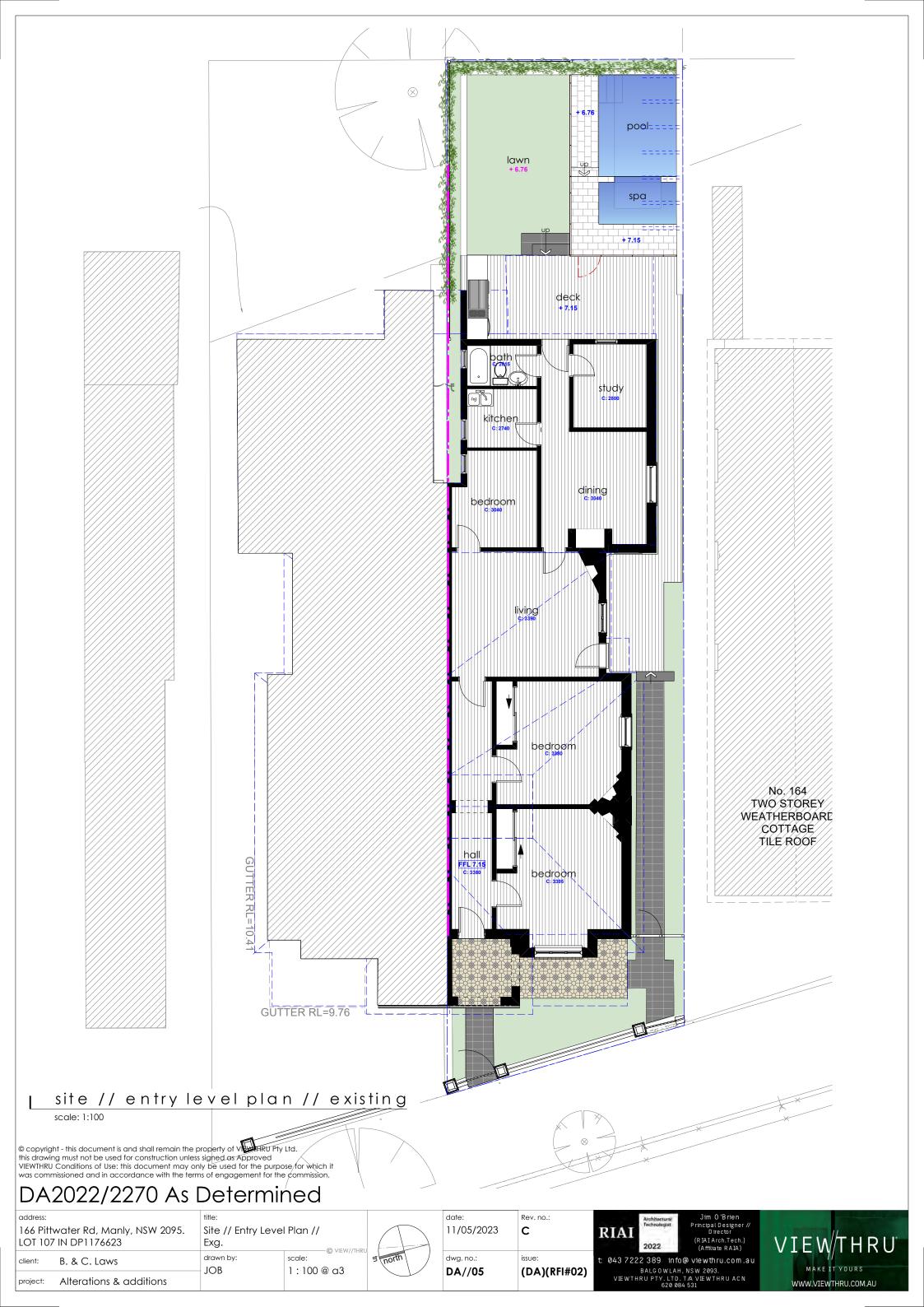
VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531

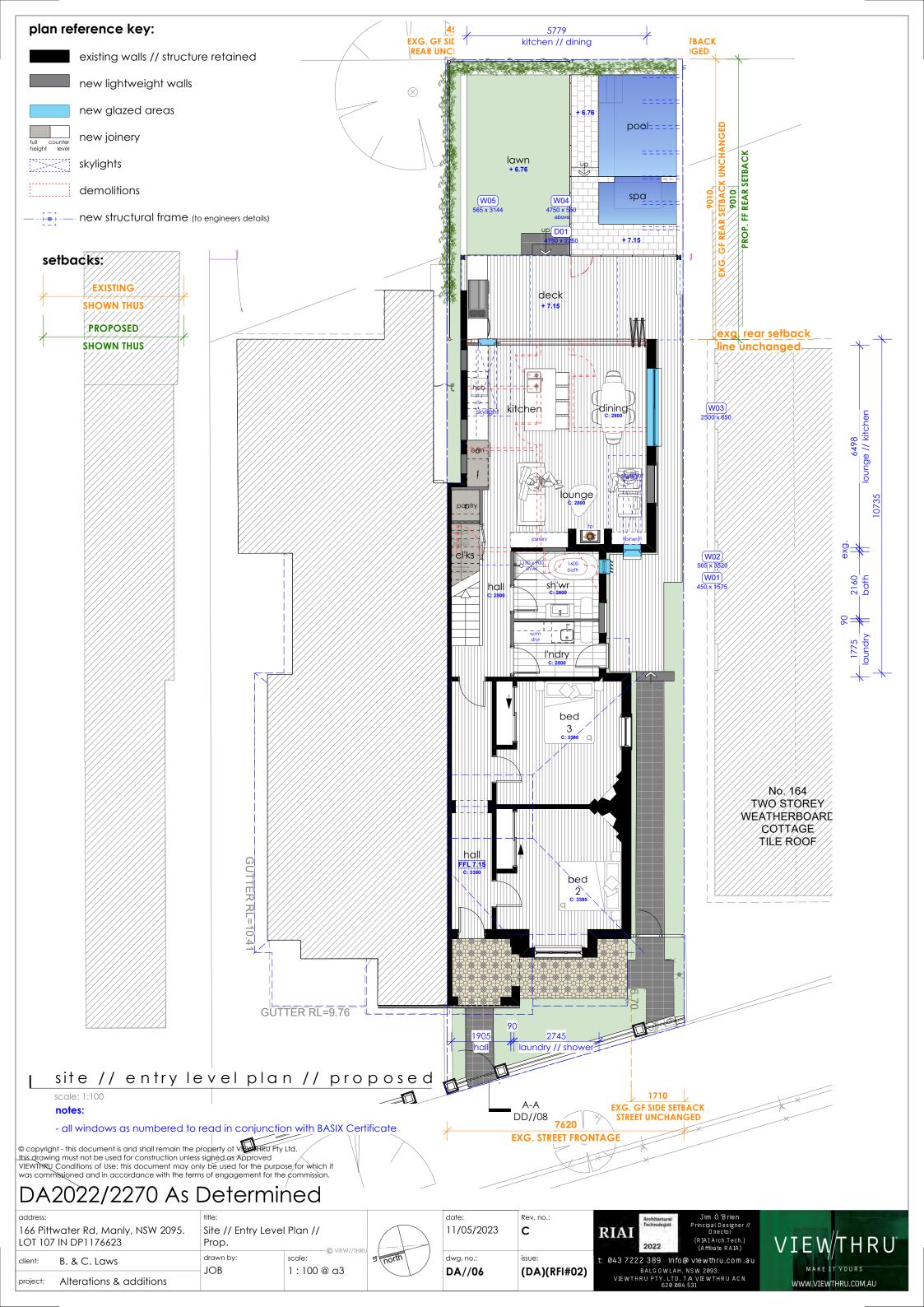


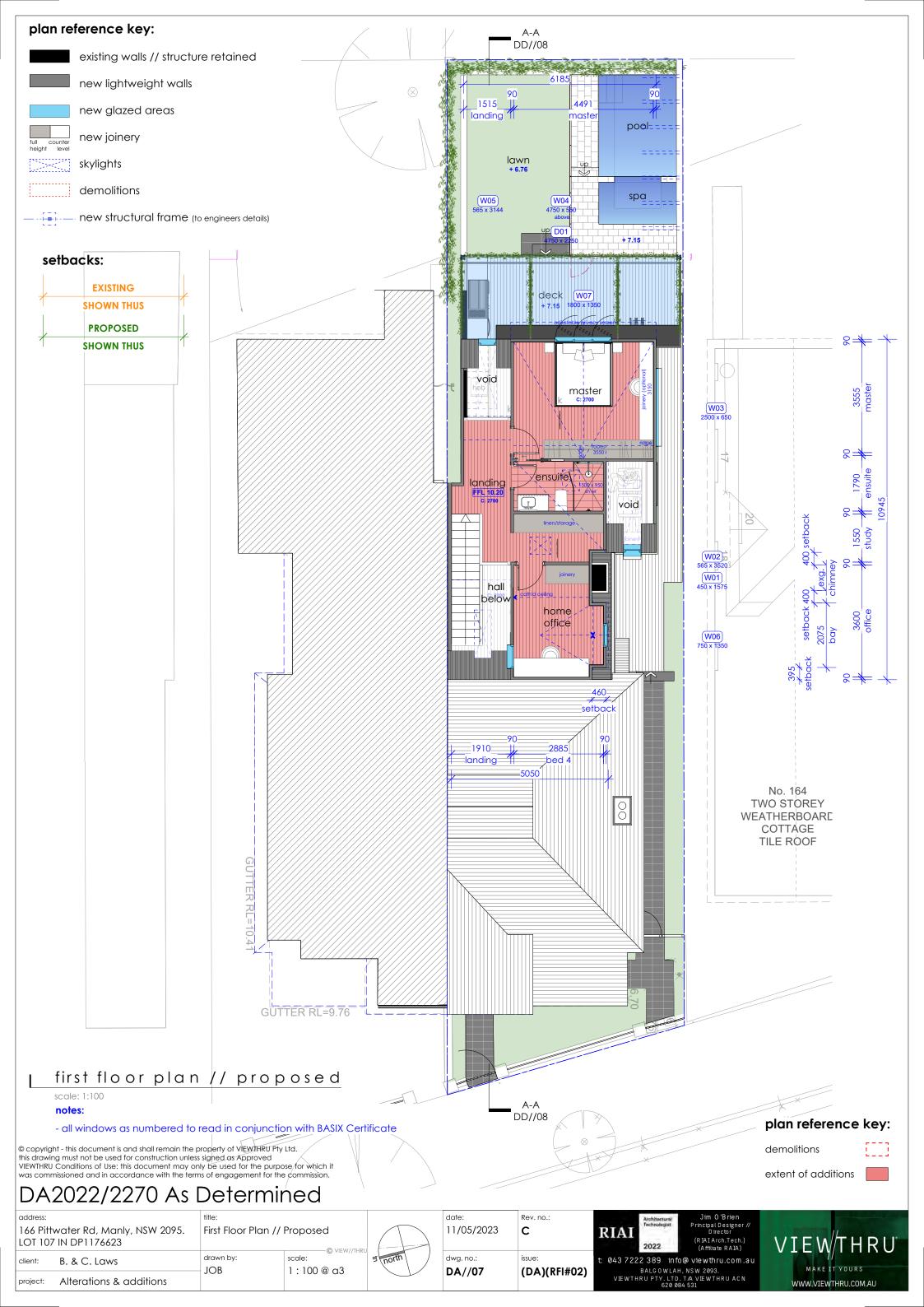


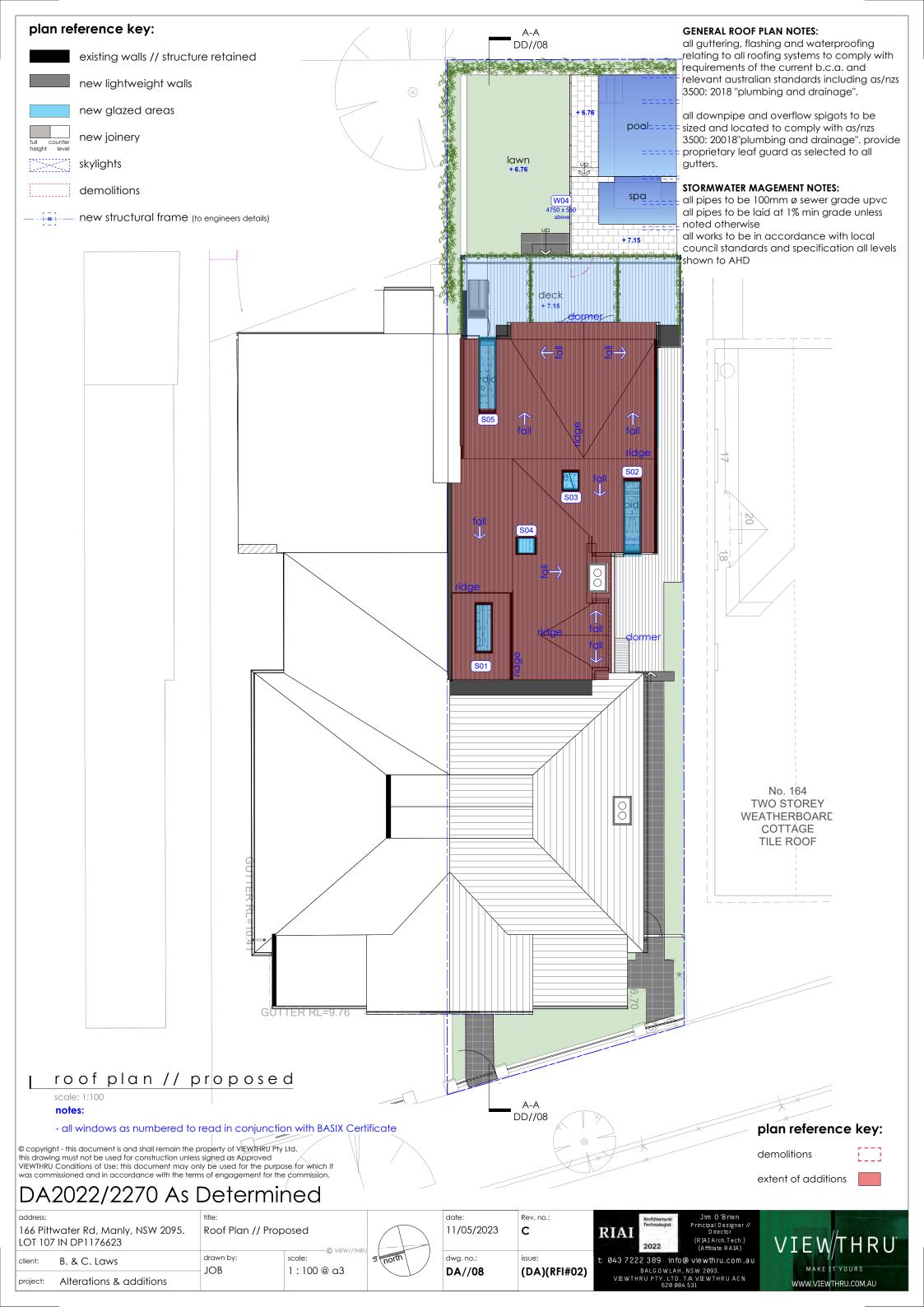
was commissioned and in accordance with the terms of engagement for the commission.

	•							
address:		title:			date:	Rev. no.:	Architectural Jim O'Brien	The state of the s
	twater Rd, Manly, NSW 2095. 7 IN DP1176623	Site Analysis Plan			11/05/2023	С	RIAI Technologist Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAIA)	VIEWTHRU
client:	B. & C. Laws	drawn by: JOB	scale: 1:100 @ a3	# north	dwg. no.:		t: 043 7222 389 info@ viewthru.com.au	
project:	Alterations & additions	ЈОВ	1.100@03		DA//04	(DA)(RFI#02)	BALG O W LAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531	WWW.VIEWTHRU.COM.AU











section a - a // proposed

scale: 1:100

plan reference key:

demolitions

extent of additions



DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

	address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623						
client:	B. & C. Laws						

project: Alterations & additions

1:100@a3

JOB

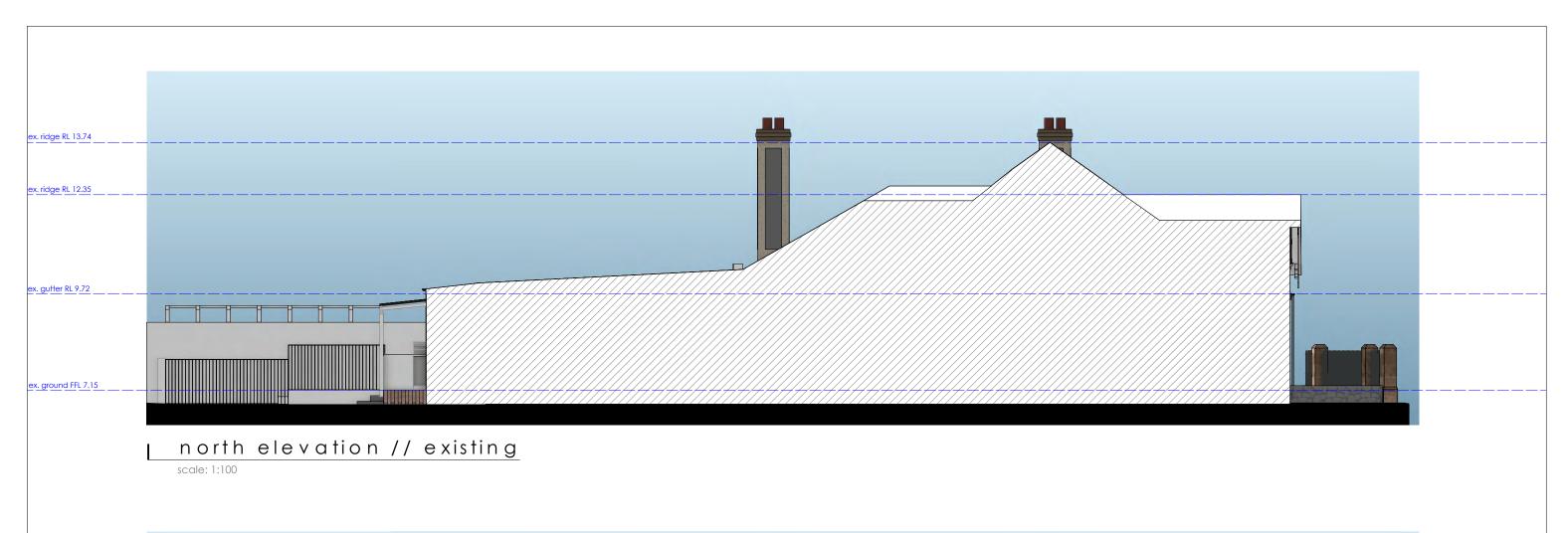


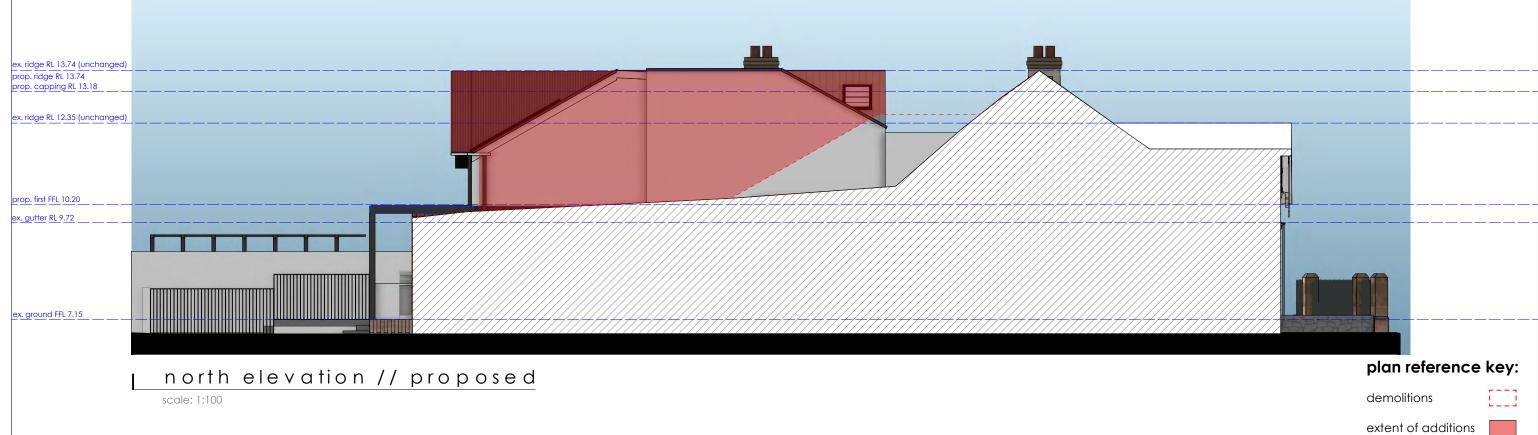
Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAIA)

VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531

info@viewthru.com.au BALGOWLAH, NSW 2093.







DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

address:
166 Pittwater Rd, Manly, NSW 2095.
LOT 107 IN DP1176623
client: B & C Laws

7 IN DP1176623	Ele
B. & C. Laws	drav
Alterations & additions	JO

Elevations N // Exg. & Prop.

1:100@a3

11/05/2023 W//THRU dwg. no.:

DA//10

C issue:

(DA)(RFI#02)

Rev. no.:

RIAI Technologis

t. 043 7222 389

Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAIA)

(R IA1 Arch. Tech.)
(Affliate R AIA)

043 7 2 2 2 389 info@viewthru.com.au

BALGOWLAH, NSW 2093.
VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





south elevation // existing

scale: 1:100



south elevation // proposed

plan reference key:

demolitions

extent of additions

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623

B. & C. Laws

project: Alterations & additions

Elevations S // Exg & Prop. drawn by: scale: JOB 1:100@a3 11/05/2023 dwg. no.:

(DA)(RFI#02) DA//11

Rev. no.:

С

RIAI

Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAIA)

043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531







DOOR SCHEDULE IMAGE	ID	Туре	Opening Height	Opening Width	Unit Area	Glazing Type	No. Doors	Comments
	D01	Stacking Door	2250 mm	4750 mm	10.688 m2	REFER TO BASIX		

WINDOWS SCHEDULE							
IMAGE	ID	Туре	Opening Height	Opening Width	Unit Area	Glazing Type	Comments
<u>↓</u>	W01	Sashless DH Window	1575 mm	450 mm	0.709 m2	REFER TO BASIX	
<u>↑</u>	W02	Sashless DH Window	3520 mm	565 mm	1.989 m2	REFER TO BASIX	
$\longrightarrow \longleftarrow$	W03	Sashless Sliding Window	650 mm	2500 mm	1.625 m2	REFER TO BASIX	
	W04	Louvre Window	550 mm	4750 mm	2.612 m2	REFER TO BASIX	louvre // fixed
↑ ↓	W05	Sashless DH Window	3144 mm	565 mm	1.776 m2	REFER TO BASIX	

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

	166 Pittv	vater Rd, Manly, NSW 2095.
	LOT 107	IN DP1176623
	client:	B. & C. Laws

project: Alterations & additions

Ex. Door & Win Sched. Sht 1 of 2 drawn by: scale: dwg. no.:

JOB

Rev. no.: С 11/05/2023 issue: DA//14 (DA)(RFI#02)



Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAIA)

info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531 MAKE IT YOURS WWW.VIEWTHRU.COM.AU

WINDOWS SCHEDULE							
IMAGE	ID	Туре	Opening Height	Opening Width	Unit Area	Glazing Type	Comments
-	W06	Sashless DH Window	1350 mm	750 mm	1.012 m2	REFER TO BASIX	
	W07	Sashless DH Window	1350 mm	1800 mm	2.43 m2	REFER TO BASIX	
	W08	Louvre Window	650 mm	750 mm	0.487 m2	REFER TO BASIX	

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

address:
166 Pittwater Rd, Manly, NSW 2095.
LOT 107 IN DP1176623

B. & C. Laws

project: Alterations & additions

client:

JOB

11/05/2023

DA//15

dwg. no.:





(R IA I Arch. Tech.)
(Affiliate R A IA)

: 043 7222 389 info@viewthru.com.au
BALGOWLAH, NSW 2093.
VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





ROOF TILES & RIDGE TILES

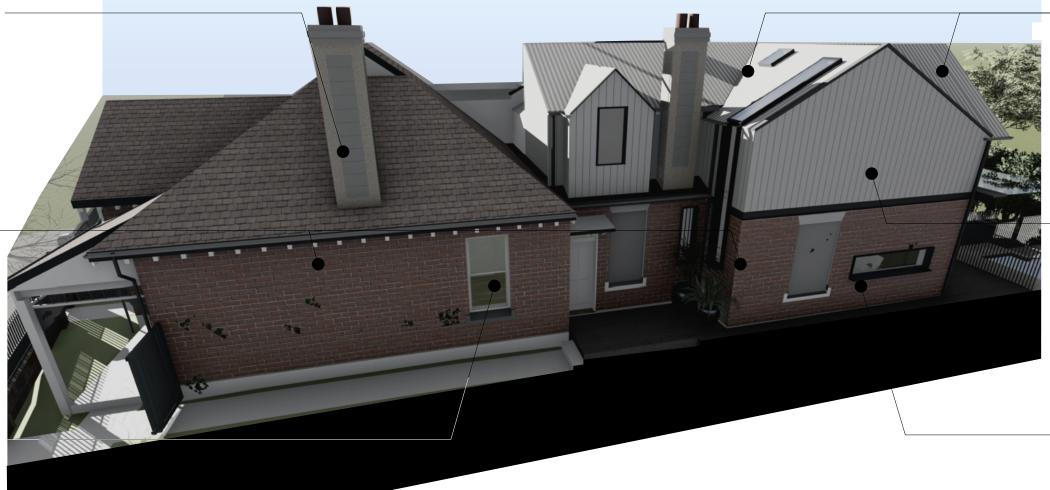
existing retained

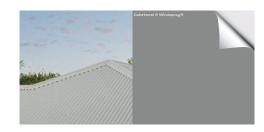


BRICKWORK existing retained



WINDOWS painted timber existing retained





NEW ROOFING

'Custom Orb' - Colour: 'Windspray'



EXTERNAL CLADDING

painted - Colour: 'Windspray'



ALUMINIUM WINDOW AND EXTERNAL **DOOR FRAMES**

Color - eg. Domino or similar to new works as denoted

external finishes schedule

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623 B. & C. Laws

Alterations & additions

Finishes Schedule drawn by:

JOB

scale:

11/05/2023 dwg. no.: DA//16 Rev. no.: С

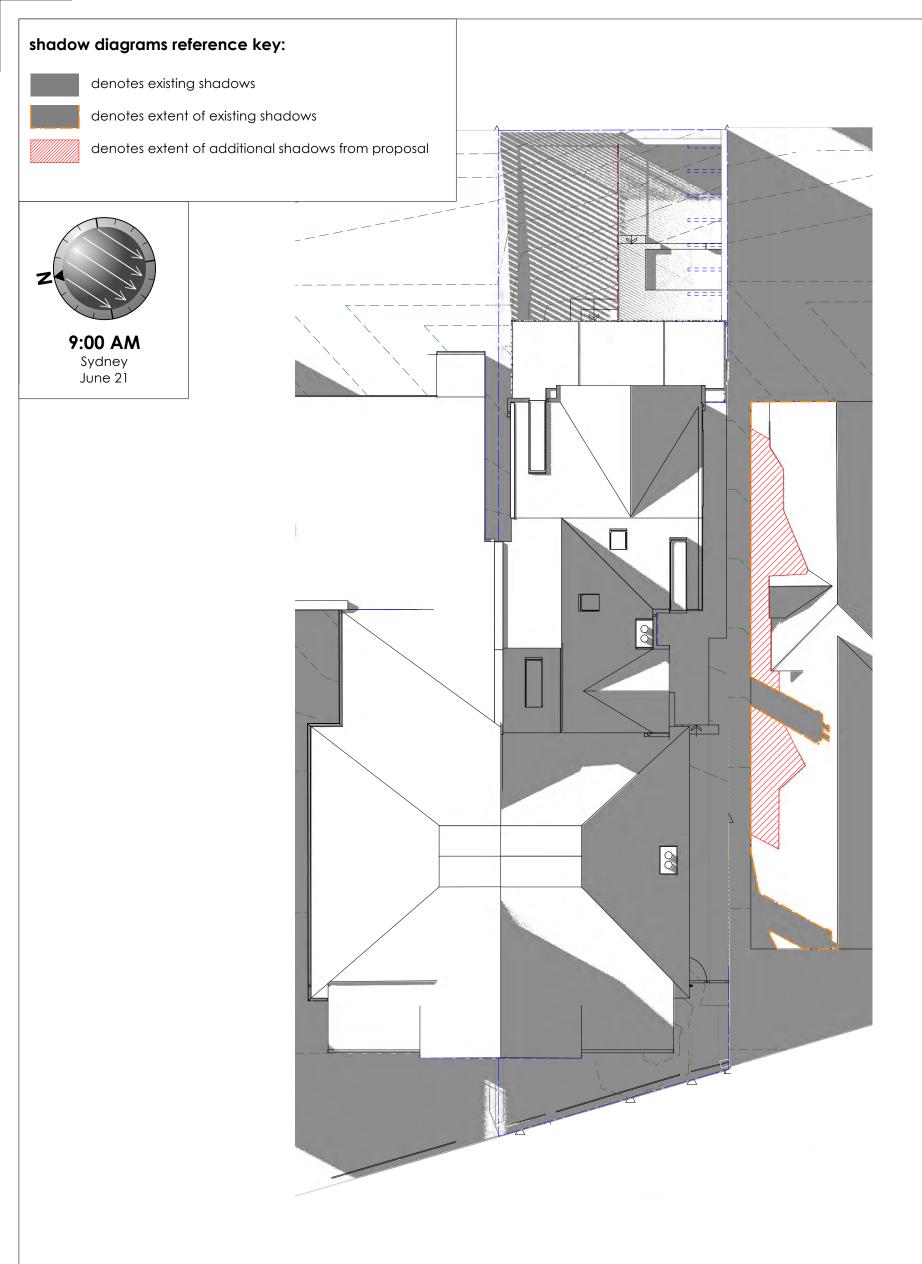
(DA)(RFI#02)

RIAI

(RIAI Arch.Tech.)

043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531



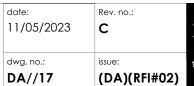


existing // proposed shadow diagrams June 21st 9am

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

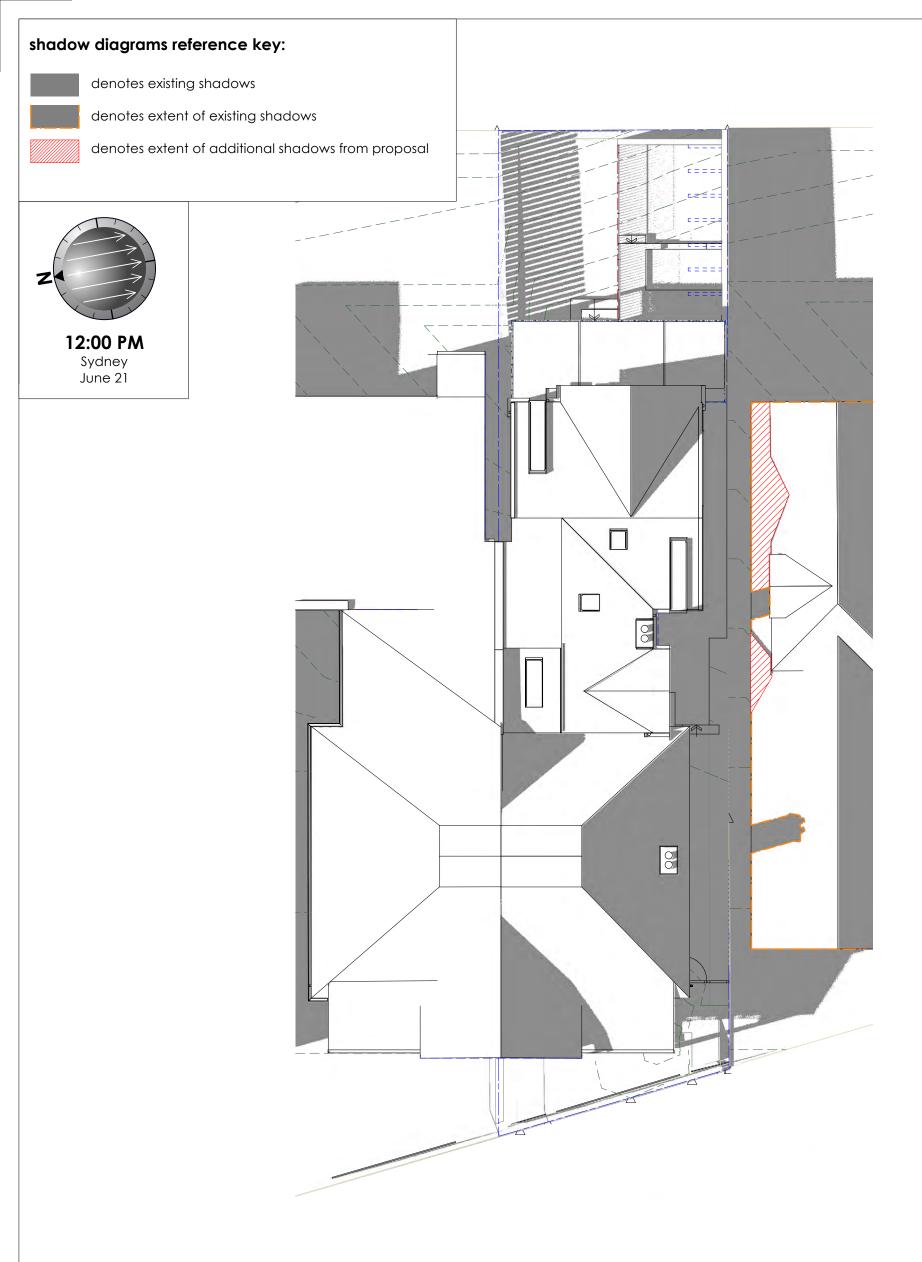
	•			
address	:	title:		
1	ittwater Rd, Manly, NSW 2095. 07 IN DP1176623	Shadow Diagram June 21st 9am		1
client:	B. & C. Laws	drawn by: JOB	scale: 1:125 @ a3	5
project:	Alterations & additions	JOB	1.123 @ 03	











existing // proposed shadow diagrams June 21st 12pm

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

	•			
address:		title:		
1	water Rd, Manly, NSW 2095. 7 IN DP1176623	Shadow Diagran 12pm		
client:	B. & C. Laws	drawn by: JOB	scale: 1:125@a3	# north
project:	Alterations & additions	JOB	1.123 @ 03	











existing // proposed shadow diagrams
June 21st 3pm

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

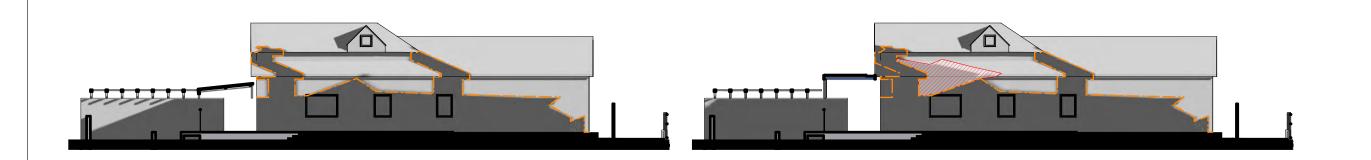
	•			
address:		title:		
1	ttwater Rd, Manly, NSW 2095. 07 IN DP1176623	Shadow Diagram June 21st 3pm		
client:	B. & C. Laws	drawn by: JOB	© VIEW//THRU scale: 1:125@ q3	ま
project:	Alterations & additions	100	1.125 @ US	



DA//19	(DA)(RFI#02)
dwg. no.:	issue:
date: 11/05/2023	Rev. no.:

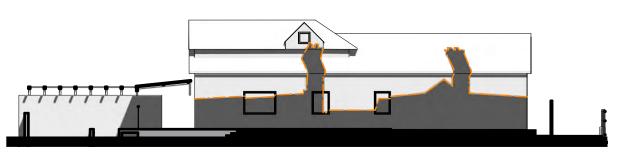




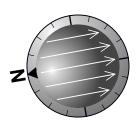




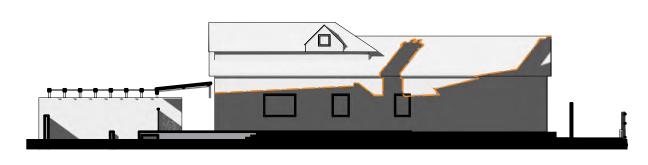
3:00 PM Sydney June 21



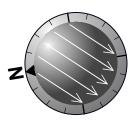




12:00 PM Sydney June 21







9:00 AM Sydney June 21

existing // proposed shadow diagrams // south neighbour at no. 164 June 21st

shadow diagrams reference key:



denotes existing shadows



denotes extent of existing shadows



denotes extent of additional shadows from proposal

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

addiess.
166 Pittwater Rd, Manly, NSW 209.
LOT 107 IN DP1176623

LOT 107 IN DP1176623			
client:	B. & C. Laws	drav	
project:	Alterations & additions	JO	

title:		date:	
Shadow Diagrams		11/05/2023	
		O VIEW//THRU.	
drawn by:	scale:		dwg. no.:

1:200 @ a3

D A / / 20	(DA)(RFI#0
dwg. no.:	issue:

С

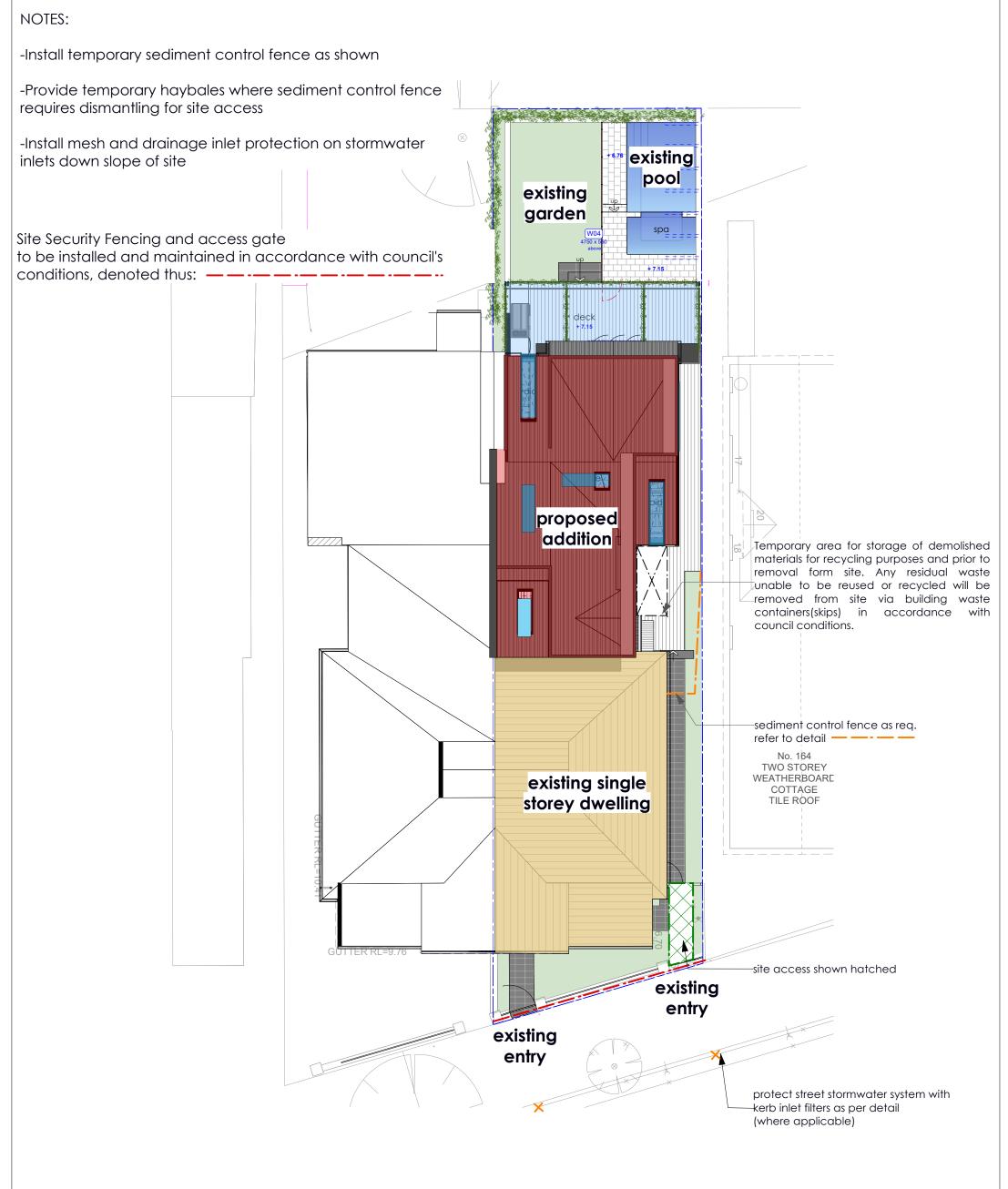


Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAIA)

t: 043 7222 389 info@viewthru.com.au

BALGOWLAH, NSW 2093.
VIEWTHRU PTY LTD TAY VIEWTHRU ACN 620 084 531





erosion&sediment control plan//site setup plan

scale: 1:200

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

•						
address:	title:		date:	Rev. no.:	Architectural Jim O'Brien	
166 Pittwater Rd, Manly, NSW 2095.	Sed. & Erosion // Site Setup		11/05/2023	С	RIAI Principal Designer // Director	The second second
LOT 107 IN DP1176623	Plan				(R IA I Arch. Tech.) 2022 (A ffiliate R A IA)	VIEWTHRU
client: B. & C. Laws	drawn by: scale:	# north	dwg. no.:	issue:	t: 043 7222 389 info@ viewthru.com.au	
	JOB 1:100 @ a3		DA//21	(DA)(RFI#02)	BALGOWLAH, NSW 2093.	MAKE IT YOURS
project: Alterations & additions	111111111111111111111111111111111111111		5,1,721	(27.7)(1111102)	VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531	WWW.VIEWTHRU.COM.AU

SEDIMENT & EROSION CONTROL - DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS

controling contamination on site

avoid contamination of stormwater with sediment, use diversion devices to reduce the volume of stormwater reaching the disturbed area, on compact urban sites avoid overland flow through the work area by installing the final stormwater drainage system as early as possible in the construction process. before installation of the final stormwater system, install an up-slope perimeter bank and catch drain connected to a temporary drop pipe, to take uncontaminated stormwater directly to the stormwater system, on steep sites, line catch drains with turf or geotextile fabric.

uncontaminated stormwater from the channel should discharge to the stormwater system. in some cases discharge onto non-erodable areas of land is permissible. check with your local council. do not allow discharge into neighbouring properties, roof drainage must discharge to the stormwater system, unless rainwater is being harvested. complete the final stormwater drainage system before the roof is installed, connect using either temporary or permanent downpipes

designated site manager/builder

prior to commencement of work a site manager or builder must be nominated. the site manager or builder will be responsible and liable for all works carried out on the site, this assumes the resonsibility for the actions of all subcontracted parties as well as advising them of council's requirements when carrying out works.

topsoil management

prior to the stripping of topsoil, the vegetative cover must be reduced by either slashing or mowing.

all topsoil is to be retained and protected for reuse on site.

soil stockpiles must not be located on nature strips, footpaths, roadways, kerbs, accessways, within drainage lines/flows/paths or around or against tree shrubs. sediment control measures must be incorporated with any resulting stockpile. the stockpile can be protected from erosion by covering it with an impervious material, in conjunction with the installation of a sediment fence around it.

if stockpiles are to remain for more than one month they are to be grassed immediately and stabilised within fourteen days. surplus topsoil must be reasonably removed from site.

builidng material stockpiling

sufficient area must be allocated within the site for such storage of building materials, demolition waste, waste containers, etc. as will be required.

sediment fences

a sediment fence should be located along the downslope boundary(s) of the site, on the construction side of the turf filter strip or native vegetation, and around all stockpiles of material on the site.

vehicle movements

to limit disturbance to the site and tracking of material onto the street all vehicles and plant equipment are to use a single entry/exit point unless coumcil has approved alternative arrangements.

access points and aprking areas are to be stabilised with compacted sub-grade as soon as possible after their formation.

where spillage does occur it is to be contained immediately and carefully removed. the area affected is to be restored to a standard equal to or better than its previous condition.

all vehicles are to be washed prior to existing the site. this serves the purpose of removing site material on the vehicle and prevents it from being deposited on the road network adjacent to the site and thus, the storwater system, all polluted water must be retained on site for treatment before it is discharged into the stormwater system.

no vehicle associated with the work is to be parked on a footpath or public reserve.

all vehilces visiting the site during demolition, excavation and/or construction works, are to comply with the parking requirements in that area.

sediment traps

where a sediment fence is not used appropriate sediment traps should be located at all points where stormwater leaves the construction site or leaves the gutter and enters the drainage system, a common technique is the gravel sausage.

diversion channels

a diversion channel is an excavated earth ditch or path. these structures aree used to intercept and direct run-off to a desired location where possible.

all stormwater run-off flowing onto disturbed areas, including stockpiles, must be intercepted, diverted and/or safely disposed of, this can be achived by constructing a temporary earth bank around the upslope extent of the construction site where the diversion does not affect the neighbouring properties.

dust control

all trucks/utes must cover their loads at all times.

appropriate methods are to be employed to prevent blowing dust creating an unacceptable hazard or nuisance on the site or down wind, production of dust can be minimised by limiting area of earthworks, watering and progressive vegetation.

where dust is created as a result works and/or soil exposure. the bare soil areas must be watered, during and/or at the end of each day to lay the dust.

earth movong activities should be avoided where winds are sufficiently strong enough to raise visible dust.

drawn by

JOB

erosion & sediment controls

appropriate erosion and sediment controls must be implemented on all sites that involve soil disturbance. the measures must be in place prior to the commencement of work.

those controls are to be monitored and maintained in order to serve their intended function for the duration of thw works or until such time as the site is fully stabilised, if any controls are damaged or become ineffective during the course of the works they are to be reinstated or replaced immediately, sufficient access to these controls must be provided in case of the need to repair.

post-construction and erosion control

stabilise the site as soon as possible after construction, or while the last trades are finishing, to minimise the potential for ongoing soil erosion. turf lawns are commonly used to stabilise soil but their high water consumption can be an environmental burden. native ground cover plants do the same thing with considerably lower water use. avoid replacing native vegetation with turf.

mulch (straw or other material) can be used on open garden beds to protect soil and support plant growth. mulch spread to a depth of 75-100mm minimises soil and water loss and controls weed growth, mulch may be less suitable on steep sites and in high wind areas.

temporary, quick germinating grasses such as rye and oats can be used to stabilise soil until slower growing plants can be established. this method is only effective after the grass seeds have germinated and established a root structure.

semi permeable paving can be used to stabilise areas of the site. avoid excessive use of hard surfaces that prevent stormwater being absorbed. biodegradable erosion control mats are useful when revegetating steep slopes.

integrate landscaping strategy with sediment control. for example, diversion channels and trenches that filter sediment can be used with rubble in the base to create a deep root planting opportunity.

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623

Alterations & additions

B. & C. Laws

Sed & Erosion Control Details Sht 1

scale:

Rev. no. С 11/05/2023

issue:

dwg. no.:

DA//22

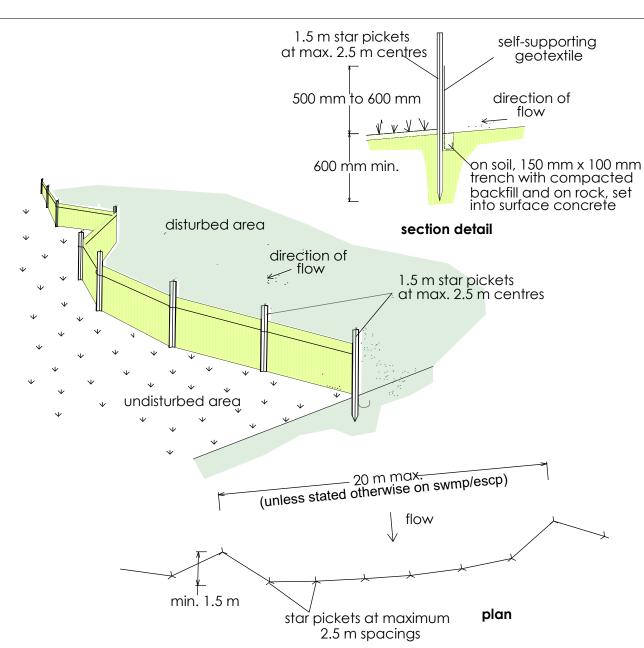
(DA)(RFI#02)

RIAI

Principal Designer //
Director (RIAI Arch.Tech.)

043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





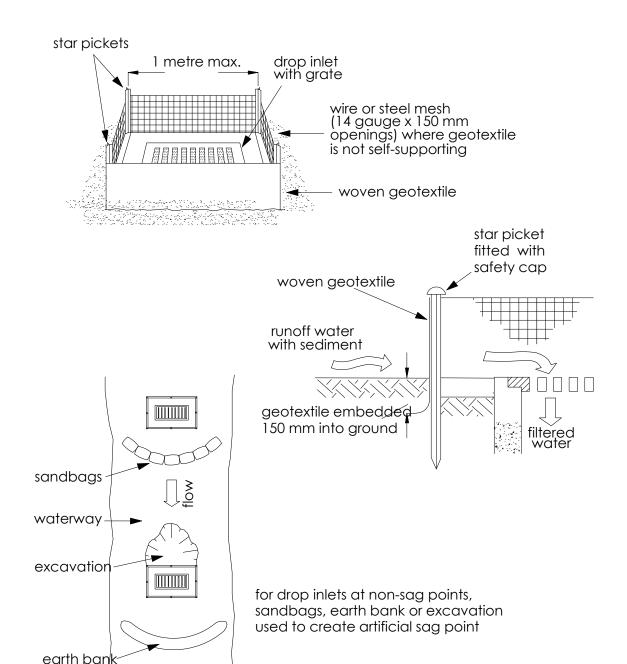
construction notes

- 1. construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. the catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- 2. cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- 3. drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. ensure any star pickets are fitted with safety caps.
- 4. fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. fix the geotextile with wire ties or as recommended by the manufacturer, only use geotextile specifically produced for sediment fencing. the use of shade cloth for this purpose is not satisfactory.
- 5. join sections of fabric at a support post with a 150-mm overlap.
- 6. backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

sediment fence

sd 6-8

Alterations & additions



construction notes

1. fabricate a sediment barrier made from geotextile or straw bales.

dwg. no.:

- 2. follow standard drawing 6-7 and standard drawing 6-8 for installation procedures for the straw bales or geofabric. reduce the picket spacing to 1 metre centres.
- 3. in waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
- 4. do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

geotextile inlet filter

sd 6-12

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623

B. & C. Laws

Sed & Erosion Control Details Sht 2 drawn by scale:

JOB

Rev. no.: 11/05/2023 С DA//23 (DA)(RFI#02)

RIAI

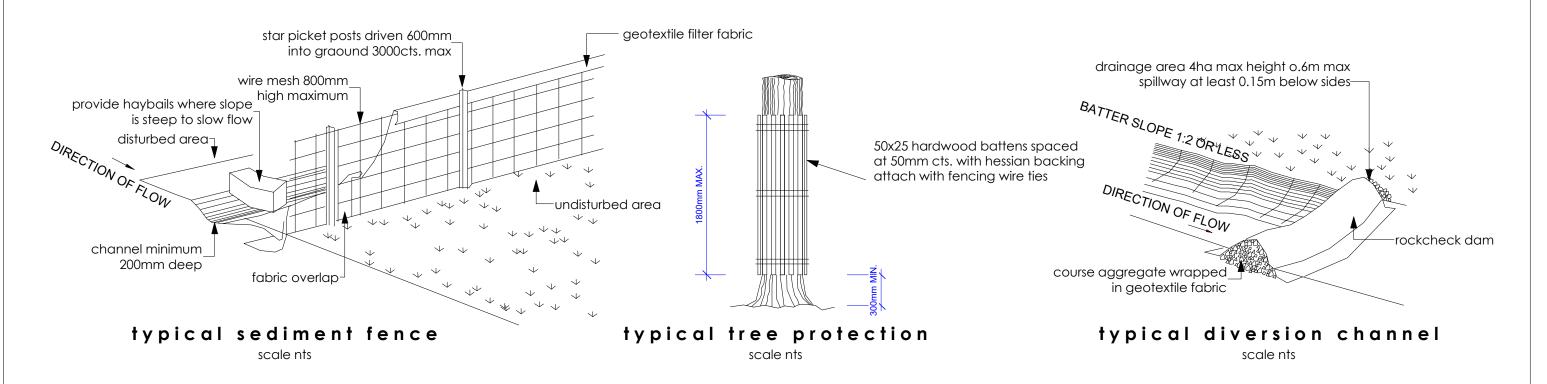
(RIAI Arch.Tech.

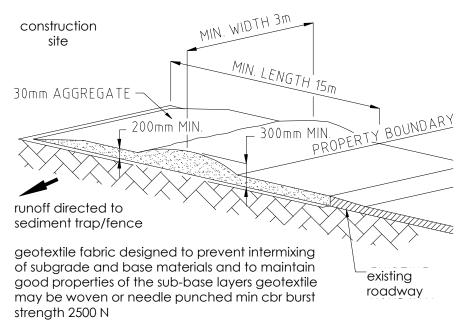
Principal Designer //
Director

043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531

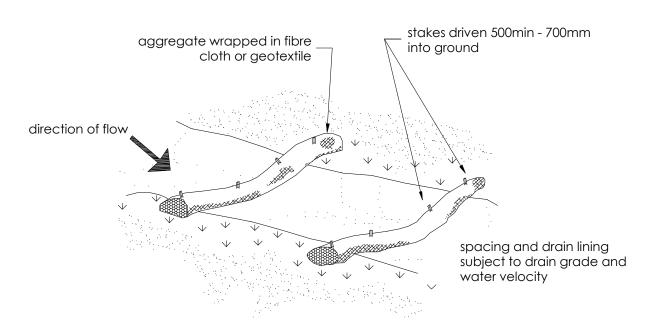


SEDIMENT & EROSION CONTROL - DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS





stabilised site access



gravel sock check scale nts

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623

B. & C. Laws

Alterations & additions

V 2095. S∈

JOB

Sed & Erosion Control Details Sht 3

drawn by:

scale:

11/05/2023

dwg. no.:

DA//24

Rev. no.:

(DA)(RFI#02)

RIAI

Jim O'Brien
Principal Designer
Director
(RIAI Arch. Tech.

t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





existing street view // west

nts



proposed street view // west

nts

drawn by:

JOB

existing tree retained unchanged, shown transparent for presentation purposes only

DA//25

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

address:
166 Pittwater Rd, Manly, NSW 2095
LOT 107 IN DP1176623

Alterations & additions

B. & C. Laws

Perspective Views // Street Study
Exg. Prop. // West

11/05/2023 © VIEW//THRU dwg. no.: Rev. no.:

(DA)(RFI#02)

RIAI Technology

Jim O'Brien Principal Designer Director (RIAI Arch.Tech.) (Affiliate RAIA)

2022 (A ffiliate R A IA)

: 043 7222 389 info@viewthru.com.au

BALGOWLAH, NSW 2093.

VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





existing street view // south west



proposed street view // south west

drawn by:

JOB

existing tree retained unchanged, shown transparent for presentation purposes only

DA2022/2270 As Determined

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623

Alterations & additions

B. & C. Laws

Perspective Views // Street Study Exg. Prop. // South West

dwg. no.:

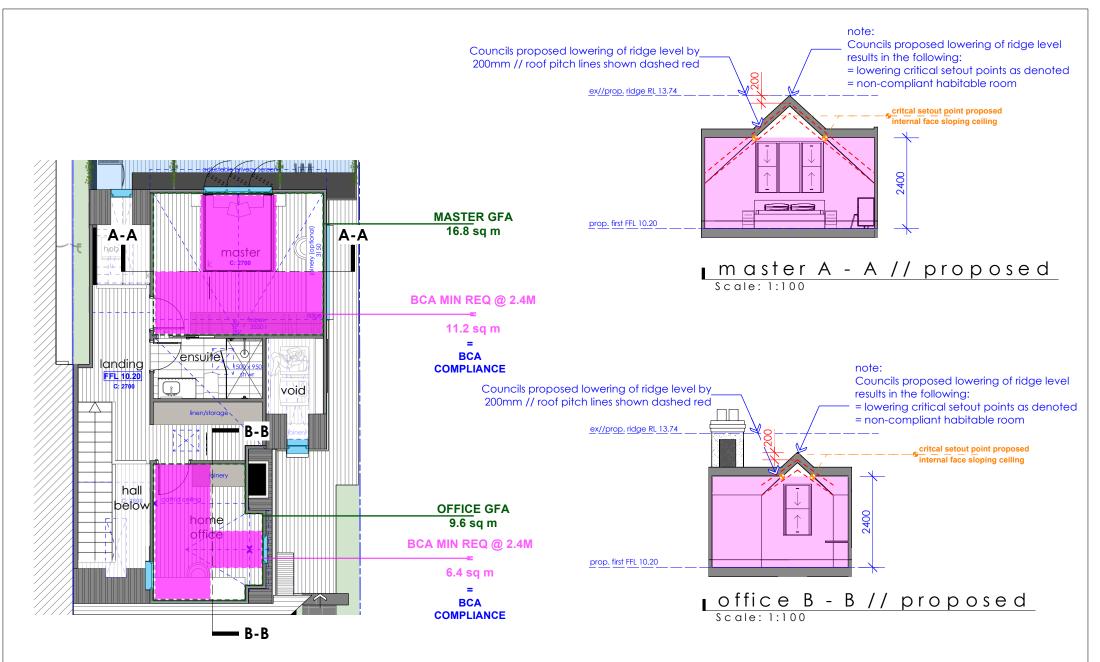
Rev. no.: С 11/05/2023

DA//26 (DA)(RFI#02)

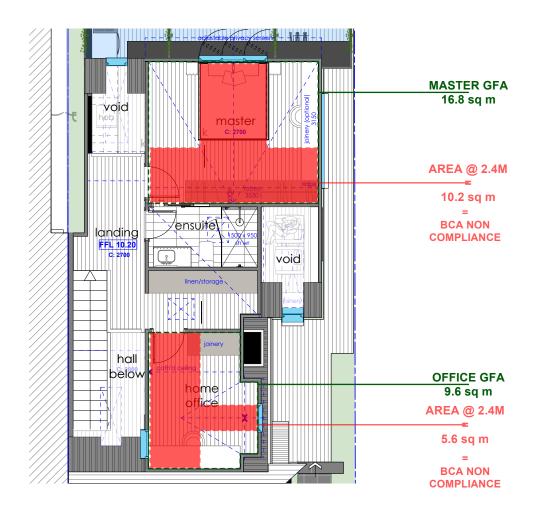
RIAI

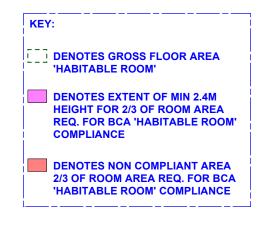
BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531





part first floor plan // BCA compliance diagrams // as proposed





part first floor plan // BCA compliance diagrams // as proposed by Council

© copyright - this document is and shall remain the property of VIEWTHRU Pty Ltd. this drawing must not be used for construction unless signed as Approved VIEWTHRU Conditions of Use: this document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

address:		title:			date:	Rev. no.:	Architectural Jim O'Brien	
	twater Rd, Manly, NSW 2095. 7 IN DP1176623	First Floor Plan // Diagrams	BCA © VIEW//THRU		11/05/2023	С	RIAI Technologist Principal Designer // Director (RIAI Arch. Tech.) (Affiliate RAIA)	VIEWTHRU
client:	B. & C. Laws	drawn by: JOB	scale: 1:100 @ a3	# north	dwg. no.:	issue:	t: 043 7222 389 info@ viewthru.com.au	MAKE IT YOURS
project:	Alterations & additions	1 . 100 @ d3			DA//27	(DA)(RFI#02)	VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531	WWW.VIEWTHRU.COM.AU