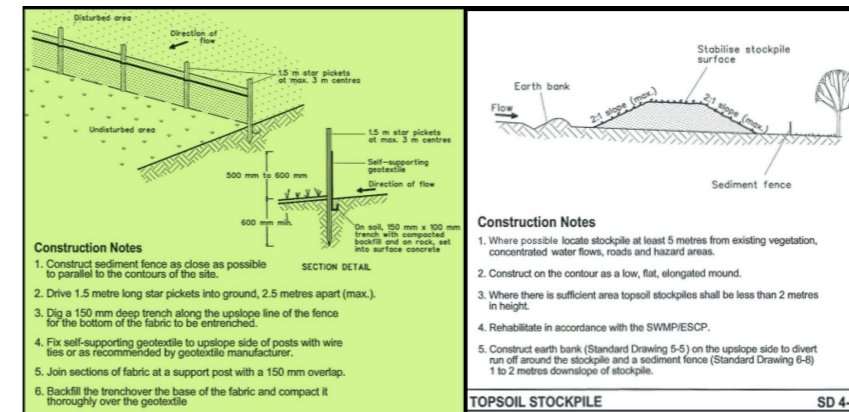


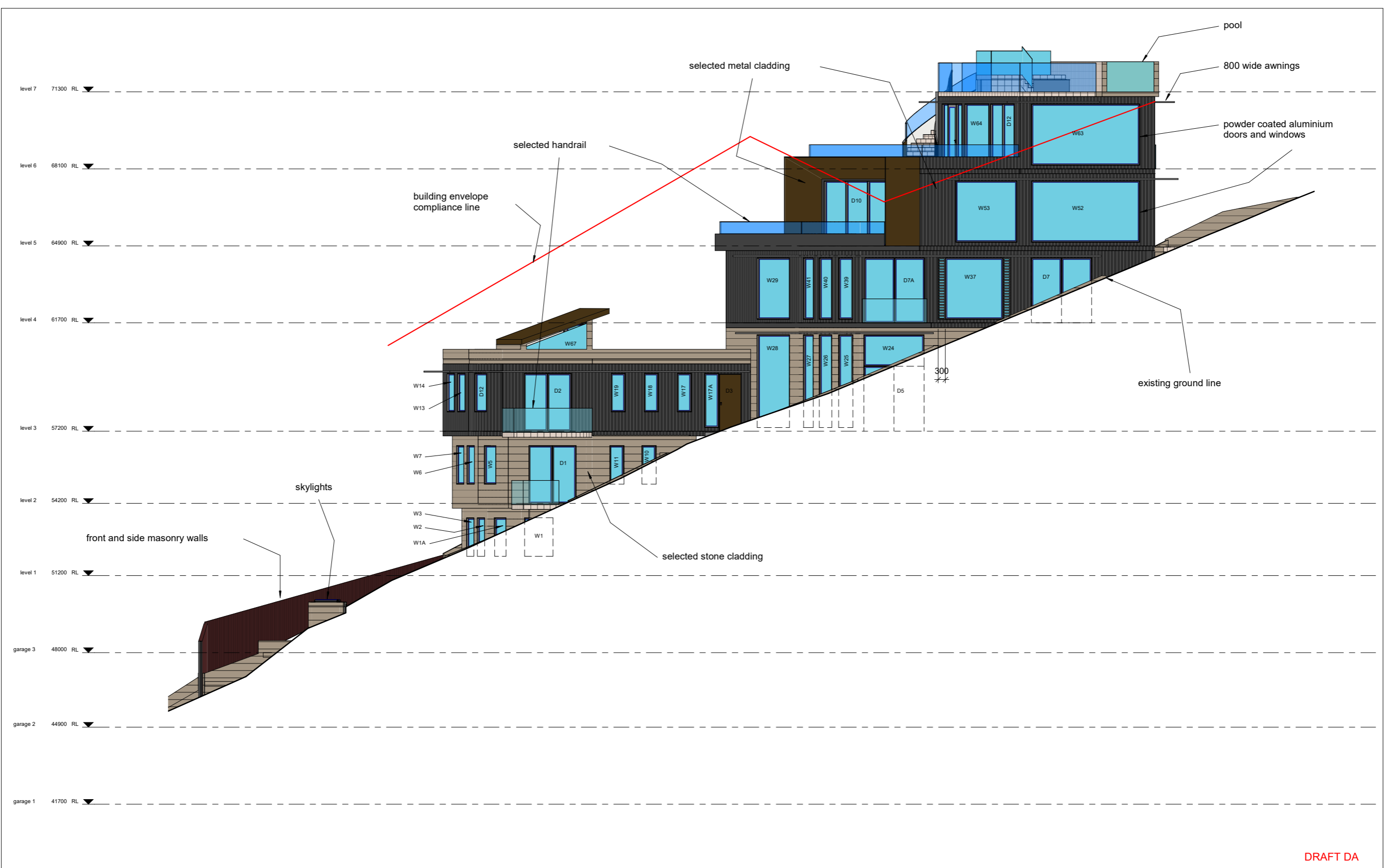
EROSION AND SEDIMENT CONTROL PLAN

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.



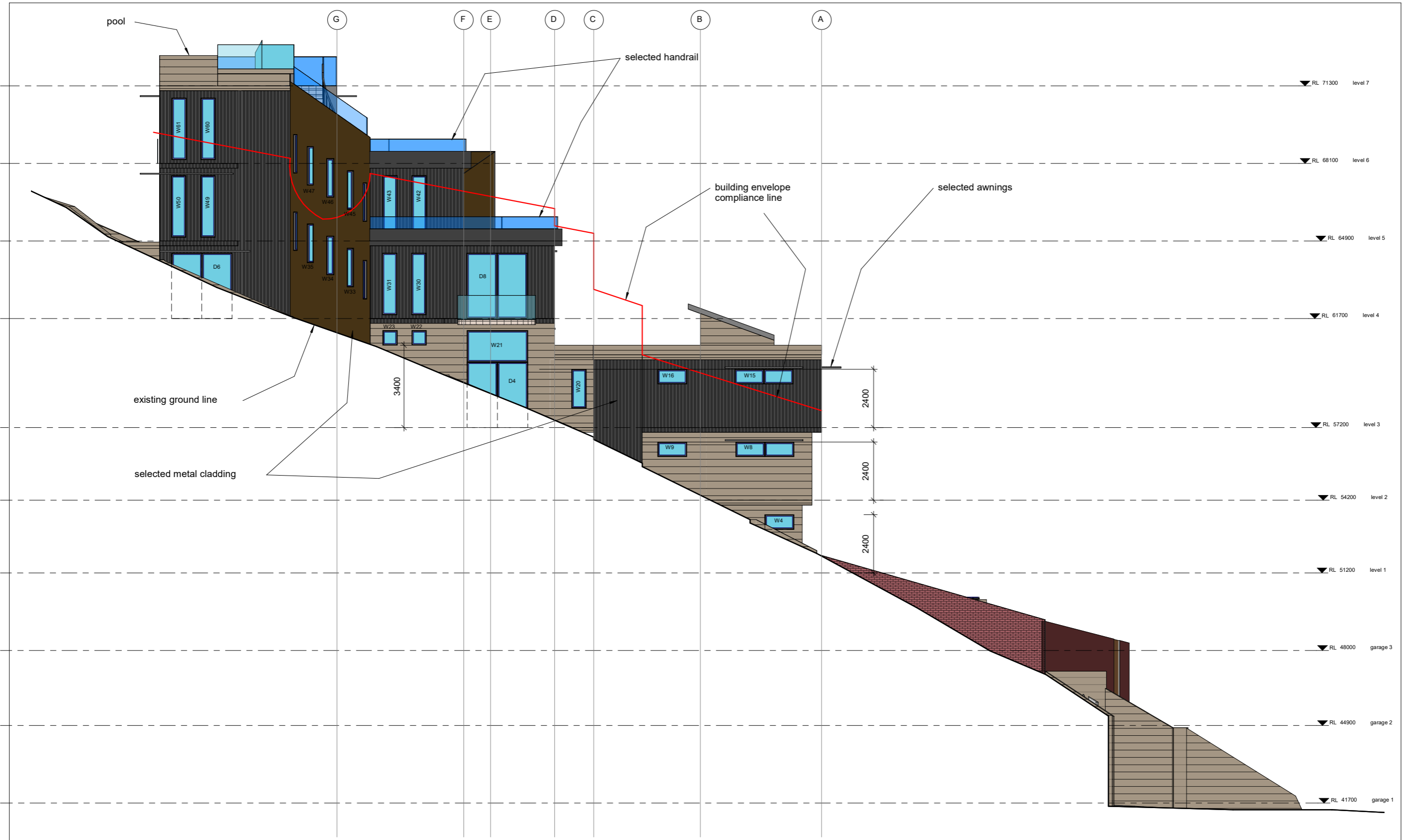
DRAFT DA

REVISION	<p>address 77 Riviera rd, Avalon 2017 phone 0488 662 445 www.peterdownes.com.au</p>		PROJECT	521 Barrenjoey rd Bilgola	DRAWN	CHECKED
			DRAWING	site plan and ESCP	SCALE	DATE
					DRG.	17/06/21
				A2	2004	01



DRAFT DA

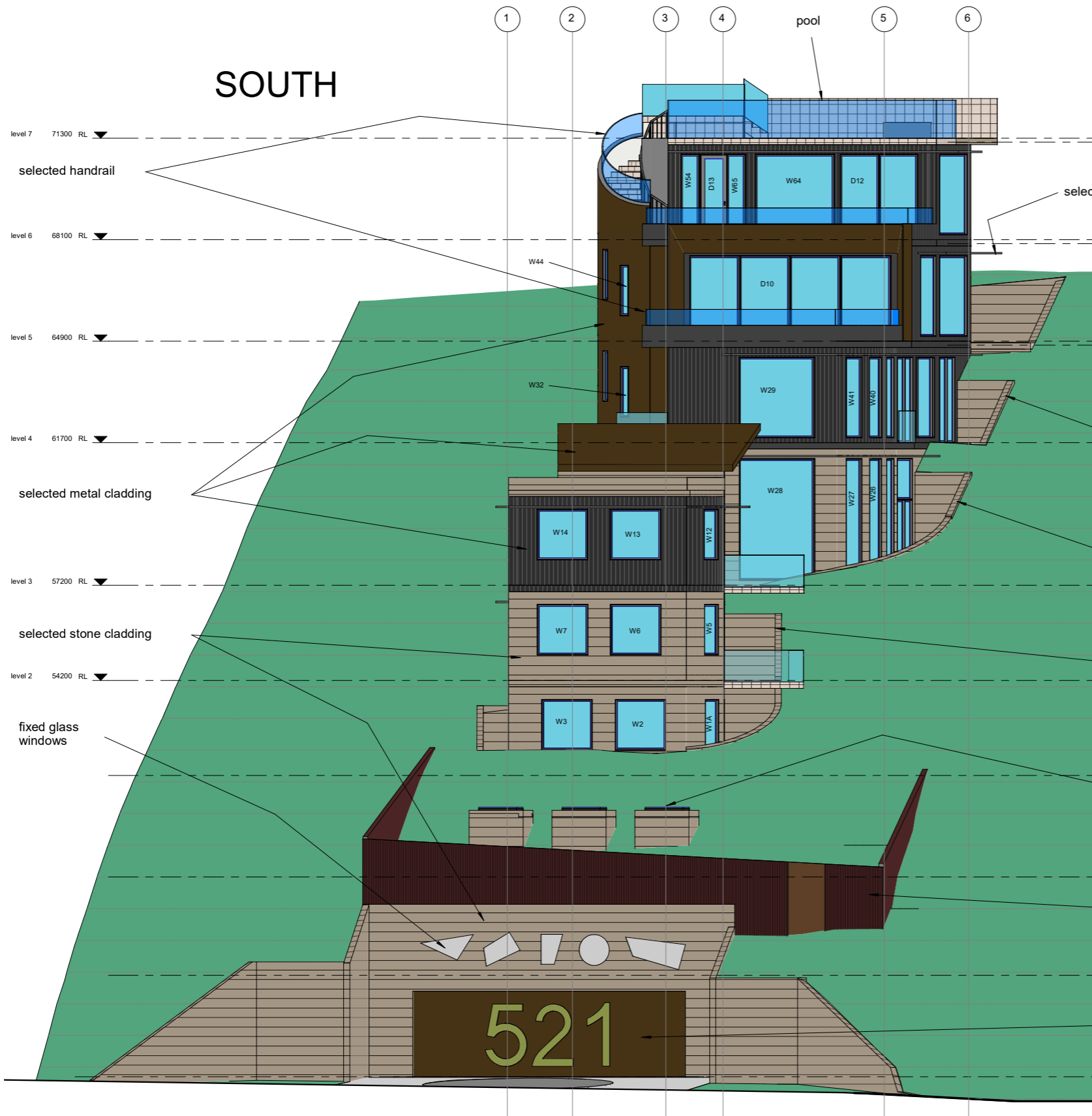
REVISION			PROJECT 521 Barrenjoey rd Bilgola	DRAWN PD	CHECKED PD
	address 77 Riviera rd, Avalon 2017 phone 0488 662 445 www.peterdownes.com.au		DRAWING east elevation	SCALE 1 : 100	DATE 17/06/21
				DRG. A2 2004 09	



DRAFT DA

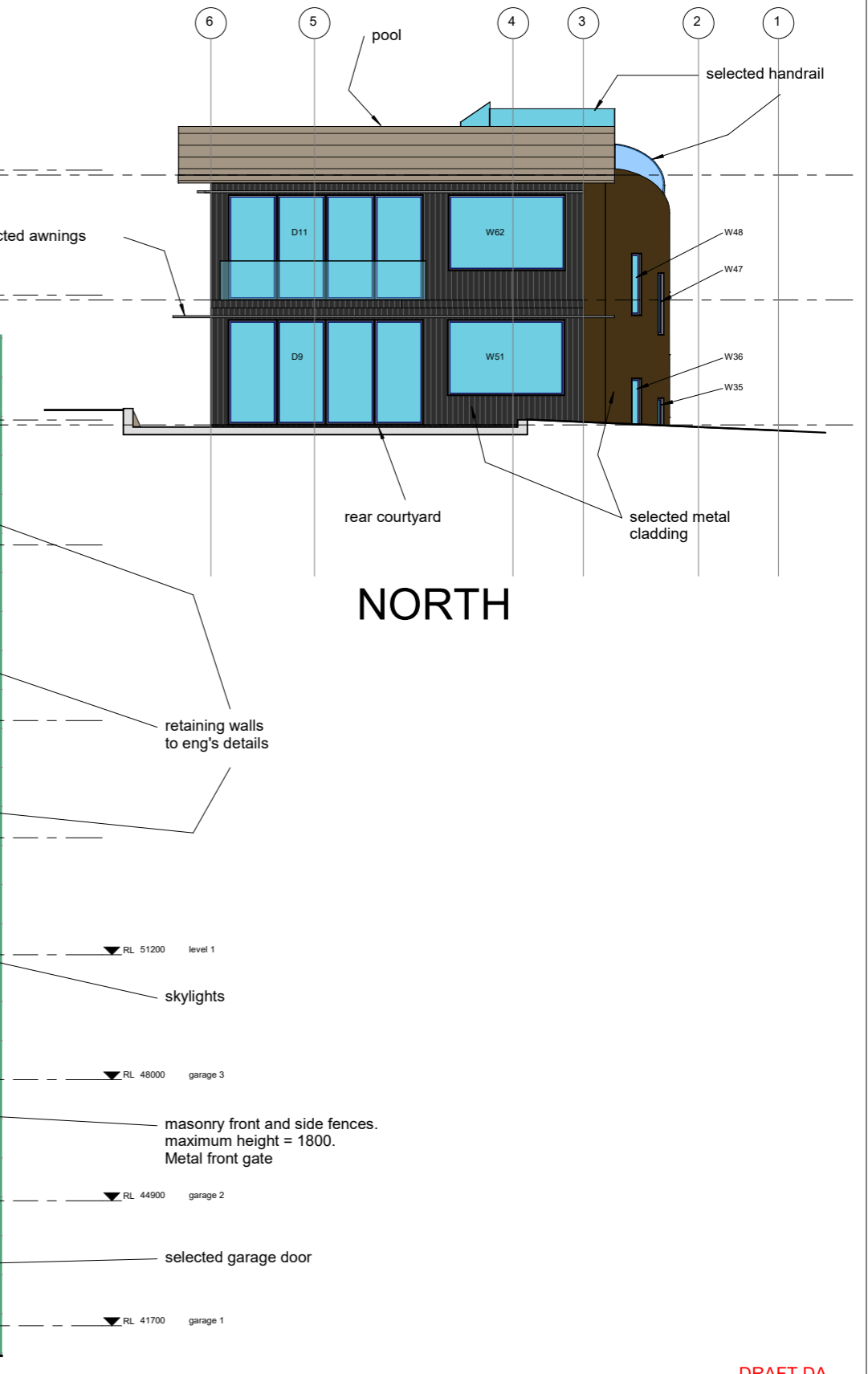
REVISION					PROJECT 521 Barrenjoey rd Bilgola		DRAWN PD CHECKED PD	
	address 77 Riviera rd, Avalon 2017 phone 0488 662 445 www.peterdownes.com.au		DRAWING west elevation		SCALE 1 : 100		DATE 17/06/21	
					DRG. A2 2004 10			

SOUTH



level 7 71300 RL
selected handrail
level 6 68100 RL
level 5 64900 RL
level 4 61700 RL
selected metal cladding
level 3 57200 RL
selected stone cladding
level 2 54200 RL
fixed glass windows

NORTH



selected awnings
selected handrail
rear courtyard
selected metal cladding
retaining walls to eng's details
skylights
level 1 51200 RL
garage 3 48000 RL
masonry front and side fences. maximum height = 1800. Metal front gate
garage 2 44900 RL
selected garage door
garage 1 41700 RL

DRAFT DA

REVISION



peterdownes
multi-award winner designs

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

PROJECT	521 Barrenjoey rd Bilgola	
DRAWING	north and south elevations	
DRAWN	PD	CHECKED
SCALE	1 : 100	DATE
DRG.	A2	2004 11

DRAWN	PD	CHECKED	PD
SCALE	1 : 100	DATE	17/06/21
DRG.	A2	2004	11