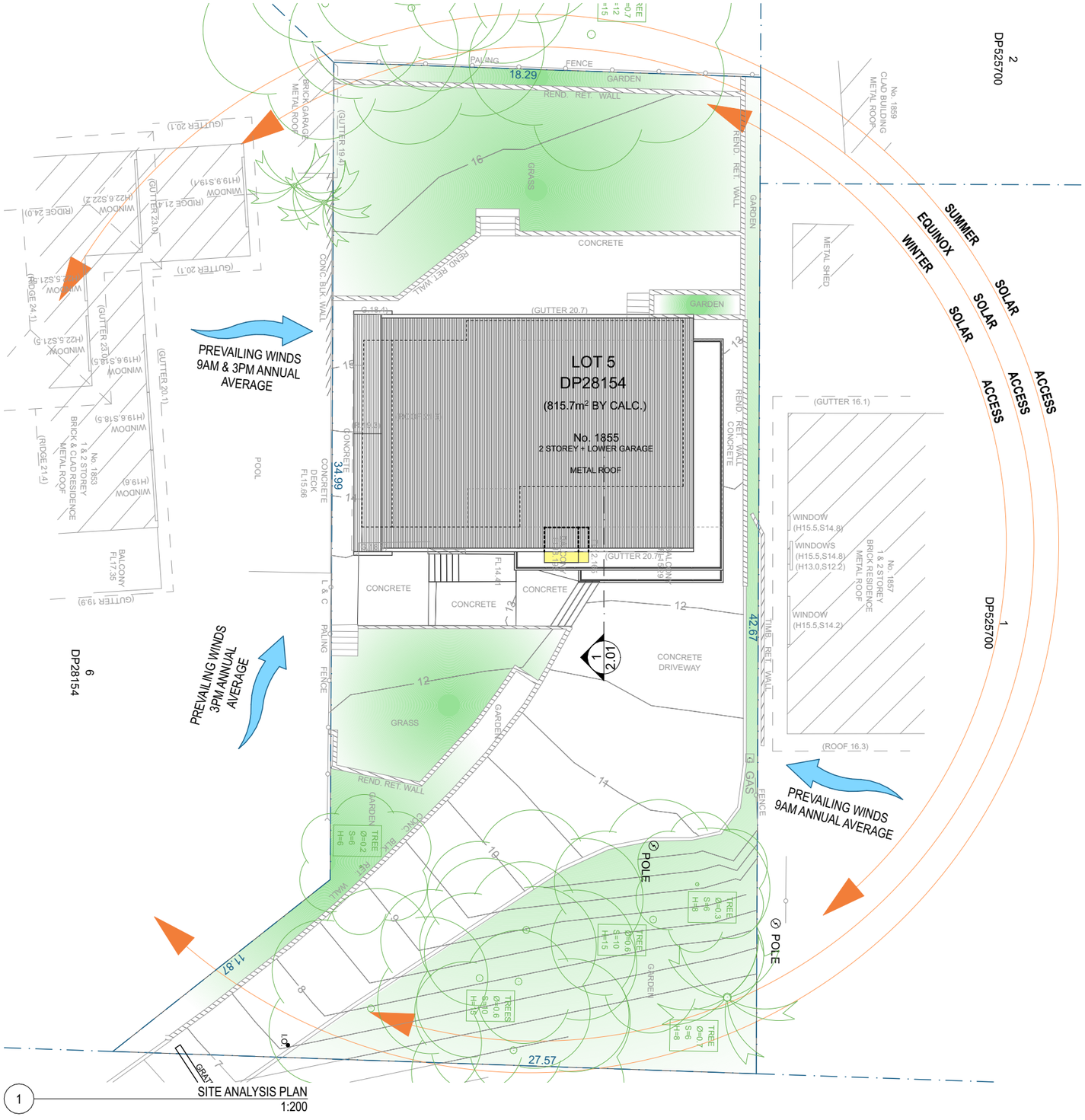
SITE CONTROLS AND CALCULATIONS

SITE AREA: 815.7m²
LGA: NORTHERN BEACHES COUNCIL
ZONE: R2 - LOW DENSITY RESIDENTIAL
MAXIMUM HEIGHT: 8.5m
FLOOR SPACE RATIO: NA

	EXISTING	PROPOSED
FLOOR SPACE CALCULATIONS		
TOTAL FLOOR AREA:	202.83m²	202.83m²



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ABN 72 615 068 736
Nominated Architect: Eliza Patterson NSWARB #11016

DATE	REV	COMMENTS	DRWN
22.12.2023	A	ISSUED FOR DA SUBMISSION	D.K.I.

REVOVATION STATUS

NO.	PEN	STATUS
1		EXISTING
2		NEW
3		TO BE DEMOLISHED
4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres
[1:100] @ A3 0 1 2 3 4 5metres

Client: MR. LUCA GIGLIOTTI

Site Description: LOT 5 DP28154

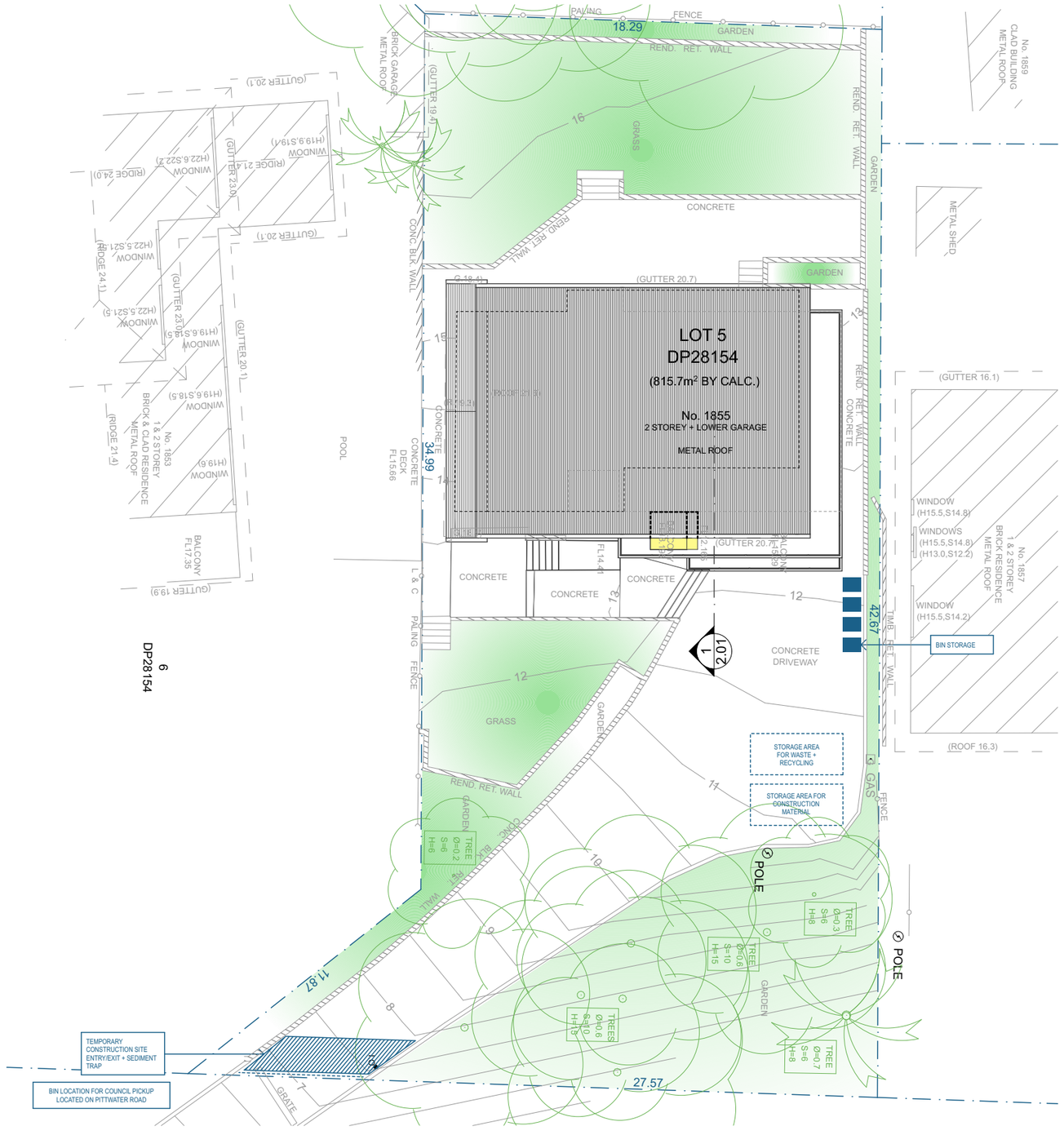
Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

Drawing Title: PROPOSED SITE ANALYSIS PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592

DRAWING NUMBER & REVISION: DA 0.01 (A)



1 WASTE MANAGEMENT & EROSION SEDIMENT CONTROL PLAN
1:200

SEDIMENT & EROSION CONTROL NOTES

E1 THE SEDIMENT & EROSION CONTROLS SHALL BE MAINTAINED EFFECTIVELY FOR THE DURATION OF THE PROJECT. THEY SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILIZED OR LANDSCAPED TO THE PRINCIPAL CERTIFYING AUTHORITIES SATISFACTION.

E2 A SINGLE ALL WEATHER ACCESS WAY SHALL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-80 MM AGGREGATE OR SIMILAR MATERIAL WITH A MINIMUM THICKNESS OF 150 MM LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC (BIDIM A14 OR SIMILAR) AND INSTALLED PRIOR TO ANY WORKS BEING COMMENCED ON SITE.

E3 WHERE THE BUILDING WORKS ARE GREATER THAN A SINGLE DWELLING DEVELOPMENT, A SHAKER PAD MUST BE INSTALLED AS PART OF THE VEHICULAR ACCESSWAY. THE SHAKER PAD SHALL BE:
- ESTABLISHED ON SUITABLE PREPARED & COMPACTED MATERIAL.
- CONSTRUCTED SUCH THAT IT IS FLUSH WITH THE ADJOINING SURFACES.
- A MINIMUM OF 5000 MM IN LENGTH AND BREADTH.
- DESIGNED WITH RUNGS SPACED 200-250 MM APART & WITH A MAXIMUM WIDTH OF 75 MM EACH.

E4 THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS DURING THE PROJECT.

E5 THE CONTRACTOR SHALL ENSURE THAT ALL KERB INLETS AND DRAINS AFFECTED BY STORMWATER FLOW FROM THE SITE ARE PROTECTED AT ALL TIMES DURING THE PROJECT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE. THESE SHALL BE REGULARLY MAINTAINED DURING THE PROJECT.

E6 THE STREET / ROAD SHALL BE KEPT CLEAN FROM DIRT AND DEBRIS FROM VEHICLES DEPARTING THE SITE.

E7 SEDIMENT FENCING SHALL BE SECURED TO POSTS (PLEASE NOTE THAT IF STAR PICKETS OR SIMILAR ARE USED THEN PLASTIC SAFETY CAPS SHALL BE INSTALLED ON TOP OF THE POSTS) AT 2000 MM INTERVALS WITH THE GEOTEXTILE FABRIC EMBEDDED A MINIMUM OF 200 MM IN TO THE SOIL.

E8 ALL THE TOPSOIL STRIPPED FROM THE SITE SHALL BE STOCKPILED SUCH THAT IT DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLET PITS. THE STOCKPILE SHALL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE AND SCREENED BY SEDIMENT FENCING.

SOIL CONSERVATION NOTE

C1 PRIOR TO THE COMMENCEMENT OF THE SITE WORKS THE FOLLOWING SHALL BE PROVIDED TO CAPTURE WATER BORNE SEDIMENTS:
- SEDIMENT FENCING
- SEDIMENT TRAP
- WASHOUT AREA

C2 THESE SHALL BE MAINTAINED REGULARLY DURING THE COURSE OF THE CONSTRUCTION WITH THE SEDIMENT TRAP CLEANED AFTER EACH STORM EVENT

SEDIMENT TRAP

T1 A 1000 X 1000 MM SQUARE BY 500 MM DEEP PIT LOCATED AT THE LOWS POINT OF THE SITE.

SEDIMENT FENCE

F1 PROVIDE SEDIMENT FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN.

F2 GEOTEXTILE FABRIC TO BE BURIED 200 MM BELOW GROUND AT THE LOWER EDGE.

F3 DRAINAGE AREA IS 0.5 HA WITH A MAXIMUM SLOPE GRADIENT 1:2 MAXIMUM AND A MAXIMUM SLOPE LENGTH OF 50 M.

VEHICLE ACCESS TO SITE

V1 VEHICLE ACCESS TO THE BUILDING SITE SHALL BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.

BUILDING MATERIALS STOCKPILES

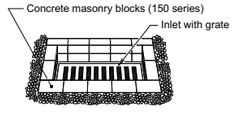
M1 WHERE THERE ARE STOCKPILES OF MATERIAL ON SITE THEY SHALL BE LOCATED AT LEAST 2000 MM AWAY FROM ANY HAZARD INCLUDING SURFACES WITH GRADES GREATER THAN 15%, AWAY FROM ZONES OF CONCENTRATED STORMWATER FLOWS, AWAY FROM DRIVEWAYS, TEMPORARY VEHICULAR ACCESSWAYS, FOOTPATHS, NATURE STRIPS, KERBS, OPEN SWALES & THE DRIP ZONE OF TREES.

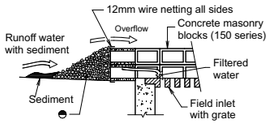
M2 SEDIMENT FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL STOCKPILES.

M3 THE STOCKPILE SHALL BE COVERED WITH A IMPERVIOUS COVER AND HELD DOWN FIRMLY AT ALL CORNERS AND SIDES.

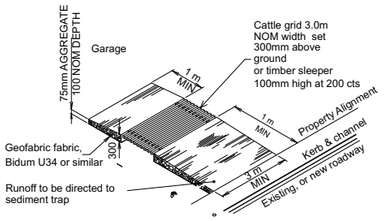
SANDBAG KERB SEDIMENT TRAP

K1 IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAYBE NEEDED IN THE STREET GUTTER.

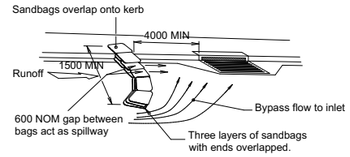




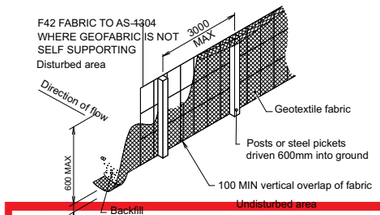
FIELD INLET SEDIMENT TRAP
N.T.S.



TEMPORARY CONSTRUCTION ENTRY / EXIT
SEDIMENT TRAP
N.T.S.



ON GRADE KERB INLET SEDIMENT TRAP
N.T.S.



northern beaches council ELEVATION
SEDIMENT FENCE
N.T.S.

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REVOVATION STATUS

NO.	PEN	STATUS
1		EXISTING
2		NEW
3		TO BE DEMOLISHED
4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres
[1:100] @ A3 0 1 2 3 4 5metres

Client: MR. LUCA GIGLIOTTI

Site Description: LOT 5 DP28154

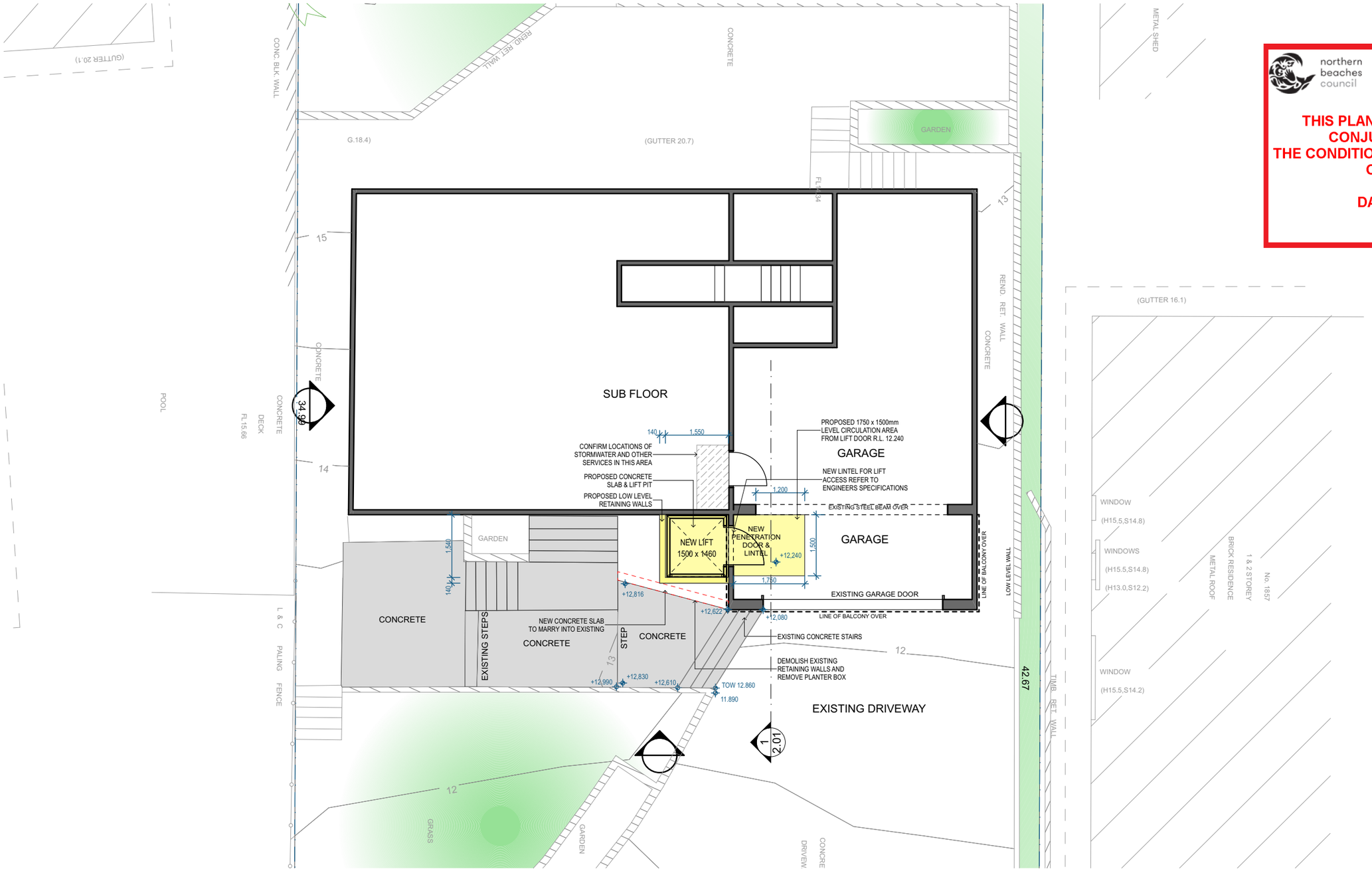
Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

Drawing Title: WASTE MANAGEMENT, EROSION AND SEDIMENT CONTROL PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592

DRAWING NUMBER & REVISION: DA 0.03 (A)



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1 GARAGE/BASEMENT FLOOR
1:100

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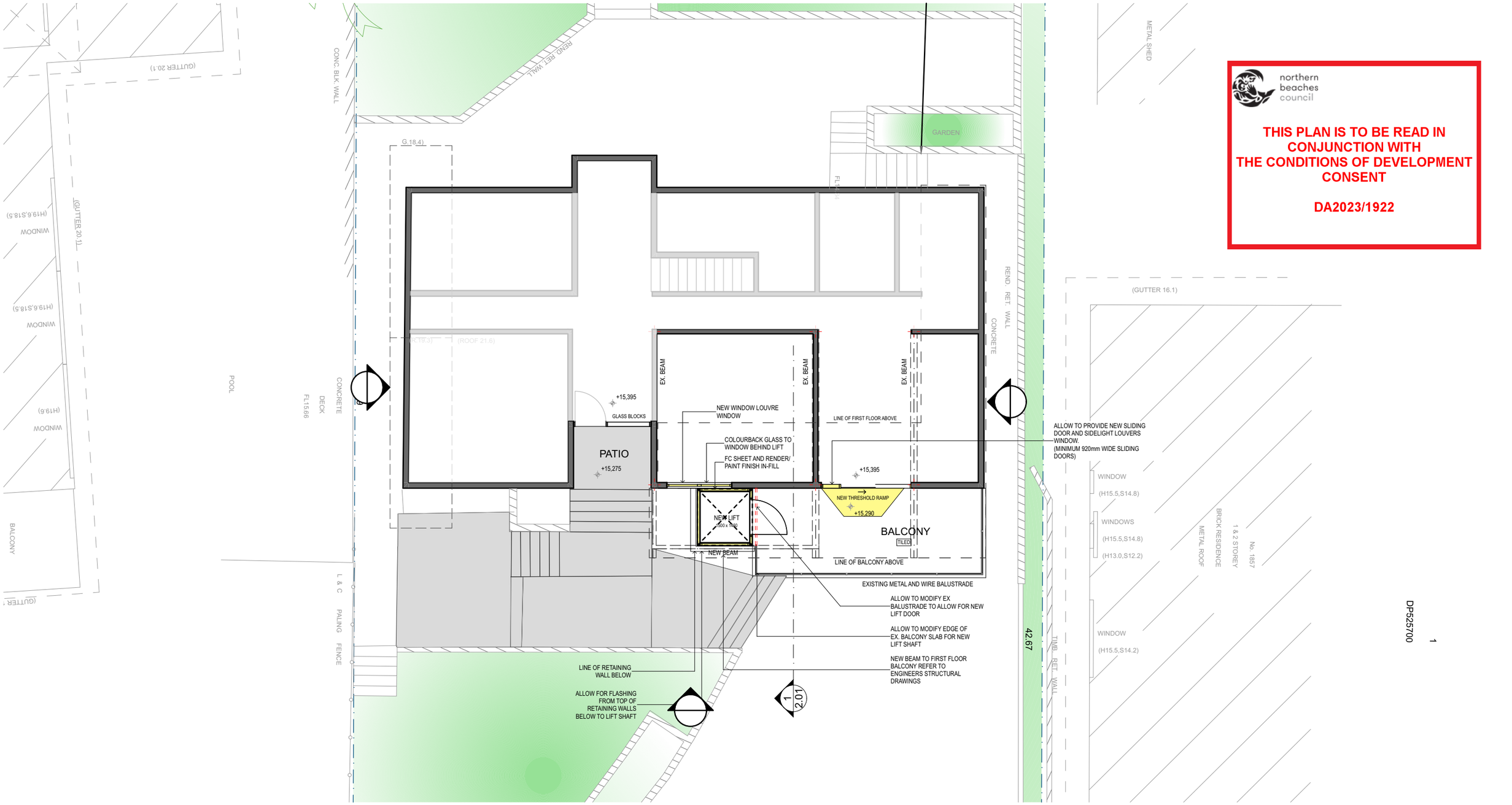
3		TO BE DEMOLISHED
4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres

[1:100] @A3 0 1 2 3 4 5metres

N

Client	Project Name	Drawing Title:
MR. LUCA GIGLIOTTI	PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104	PROPOSED GARAGE/BASMENT FLOOR PLAN
Site Description: LOT 5 DP28154		SCALE: AS SHOWN · STAGE: DA · DATE: 22/12/2023
		JOB NUMBER: 592 · DRAWING NUMBER & REVISION: SK 1.01 (A)



1 GROUND FLOOR
1:100

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4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres

[1:100] @ A3 0 1 2 3 4 5metres

N

Client: MR. LUCA GIGLIOTTI

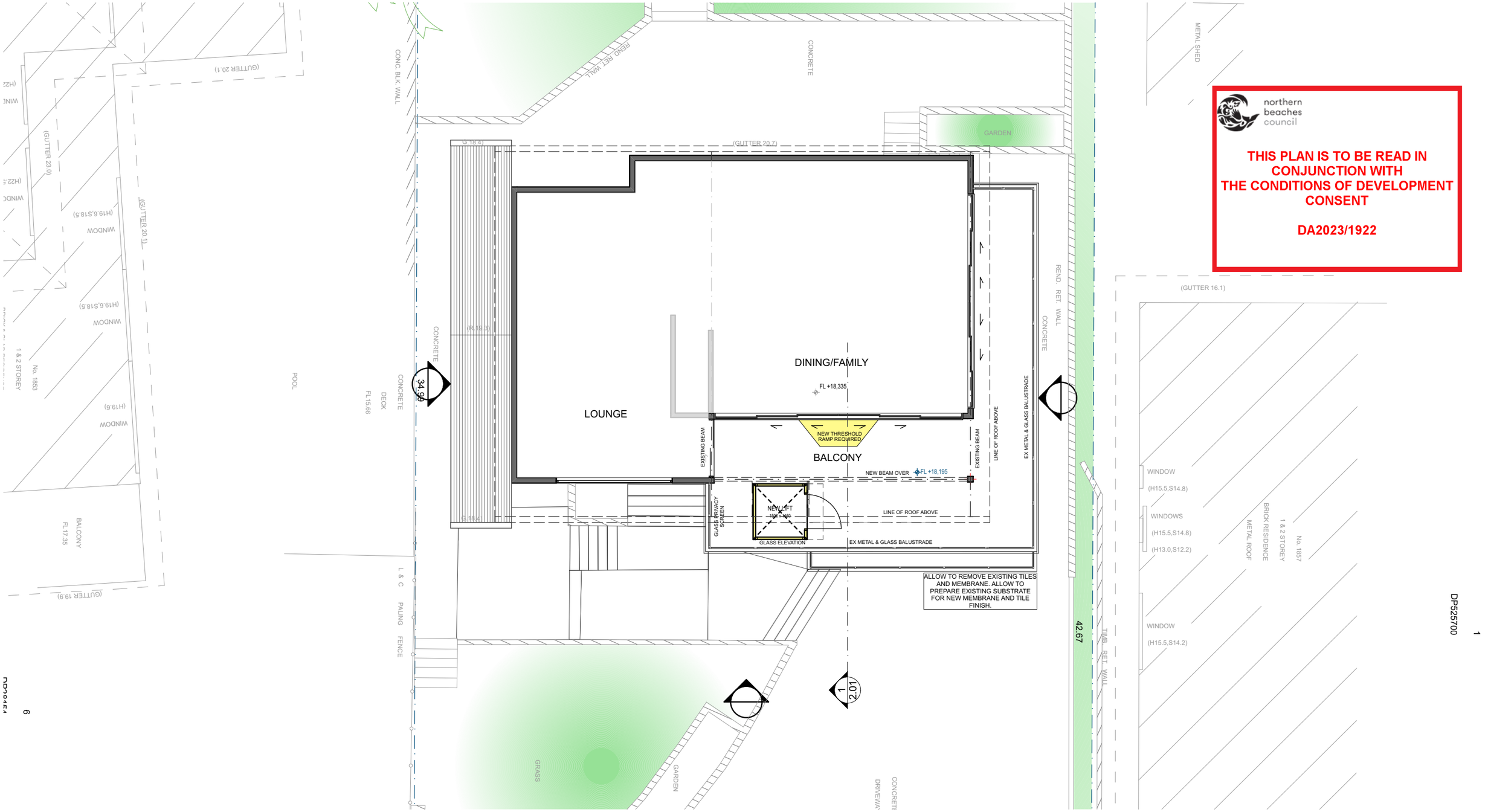
Site Description: LOT 5 DP28154

Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

Drawing Title: PROPOSED GROUND FLOOR PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592 | DRAWING NUMBER & REVISION: SK 1.02 (A)



1 FIRST FLOOR
1:100

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5		SETBACKS

[1:200] @ A3 — 0 2 4 6 8 10metres

[1:100] @ A3 — 0 1 2 3 4 5metres

N

Client: MR. LUCA GIGLIOTTI

Site Description: LOT 5 DP28154

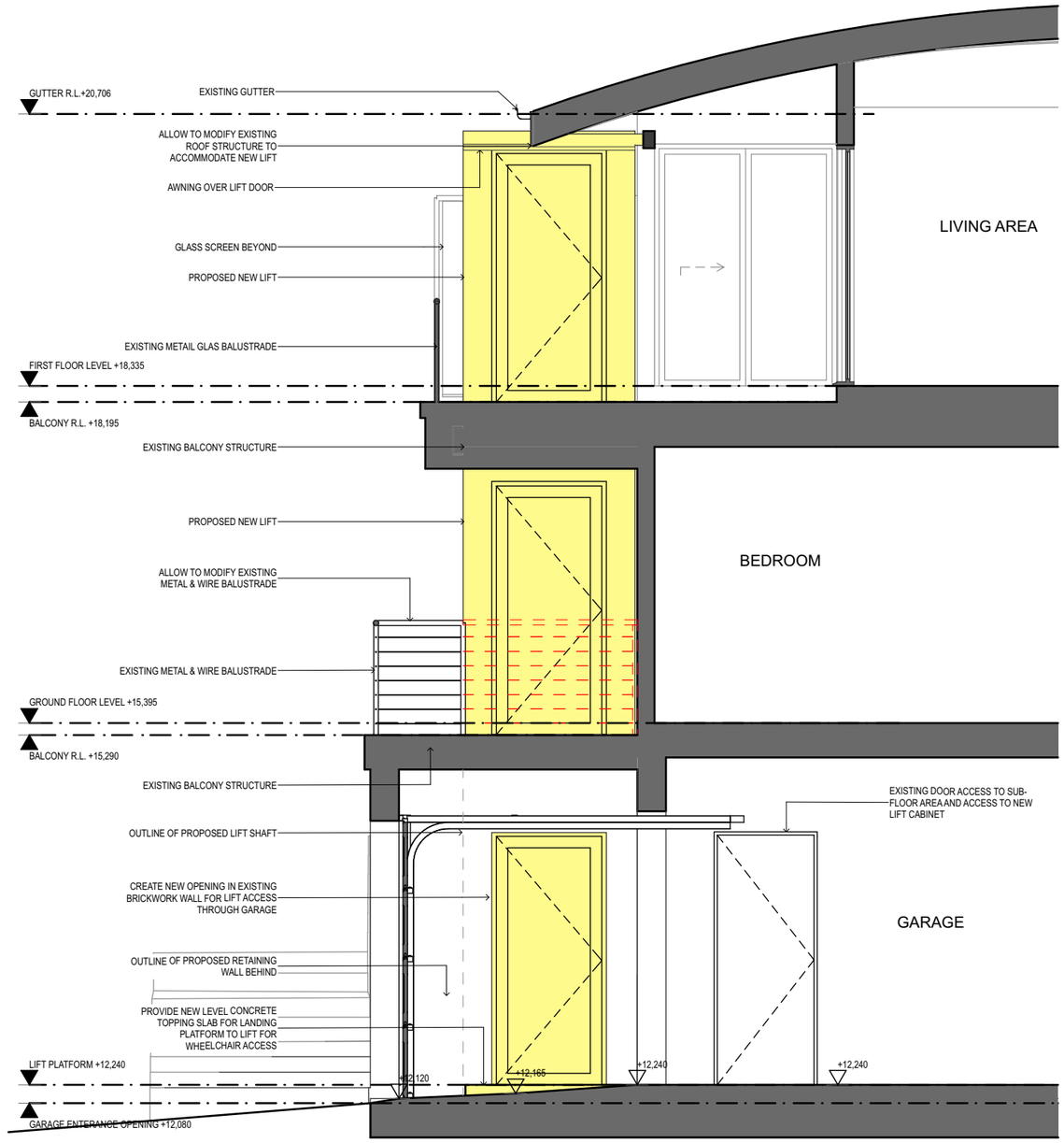
Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

Drawing Title: PROPOSED FIRST FLOOR PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592

DRAWING NUMBER & REVISION: SK 1.02 (A)



1 SECTION
1:50

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5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres

[1:100] @ A3 0 1 2 3 4 5metres

Client: MR. LUCA GIGLIOTTI

Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

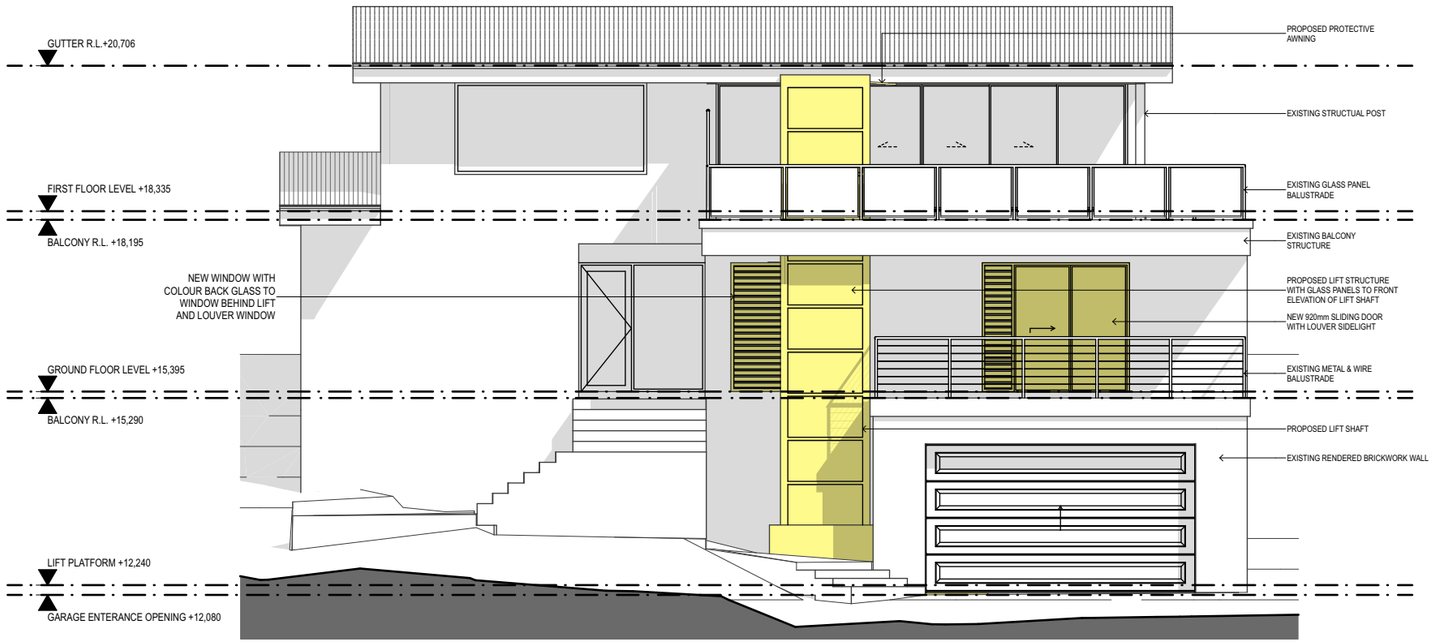
Site Description: LOT 5 DP28154

Drawing Title: PROPOSED SECTIONS

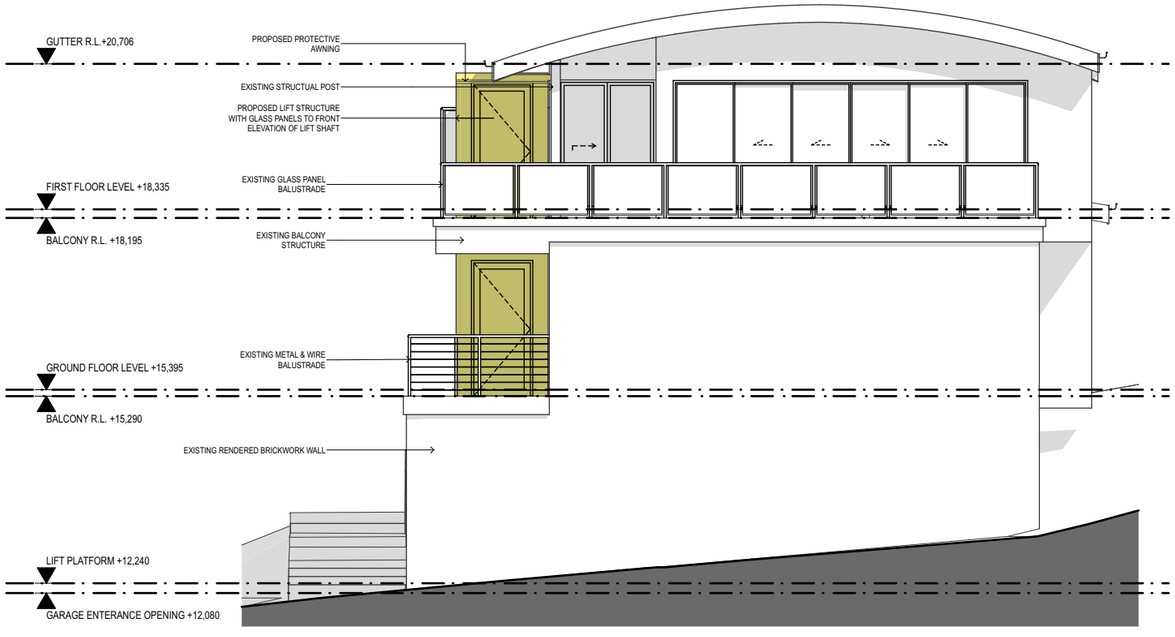
SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592

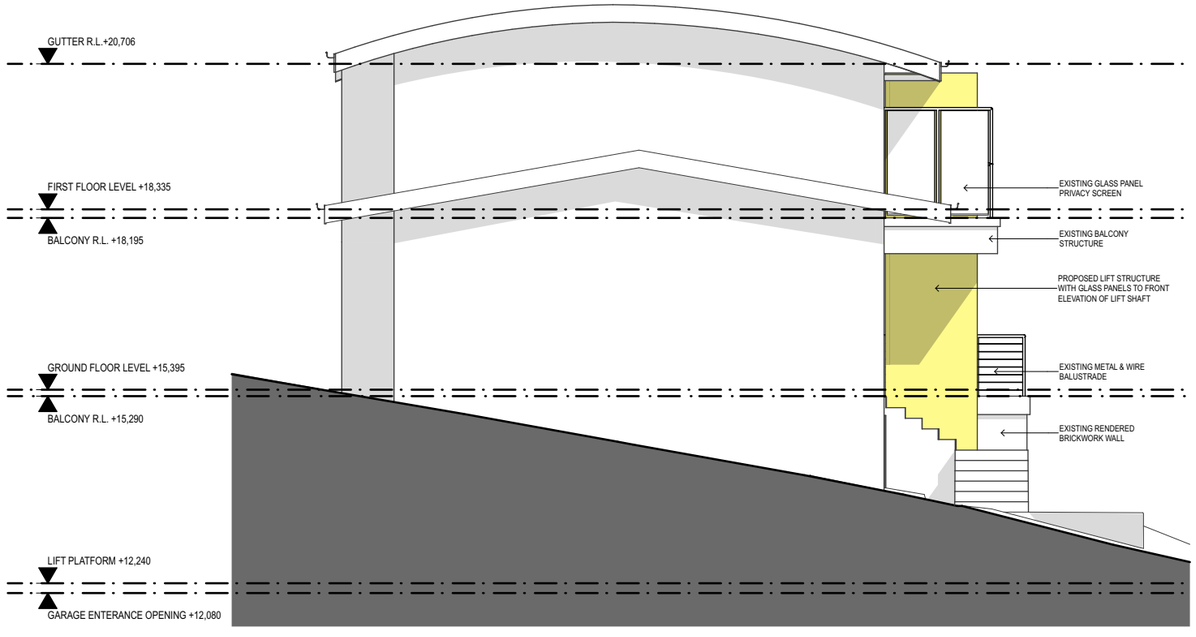
DRAWING NUMBER & REVISION: DA 2.01 (A)



1 FRONT ELEVATION (EASTERN)
1:100



2 SIDE ELEVATION (NORTHERN)
1:100



3 SIDE ELEVATION (SOUTHERN)
1:100

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5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres

[1:100] @ A3 0 1 2 3 4 5metres

Client: MR. LUCA GIGLIOTTI

Site Description: LOT 5 DP28154

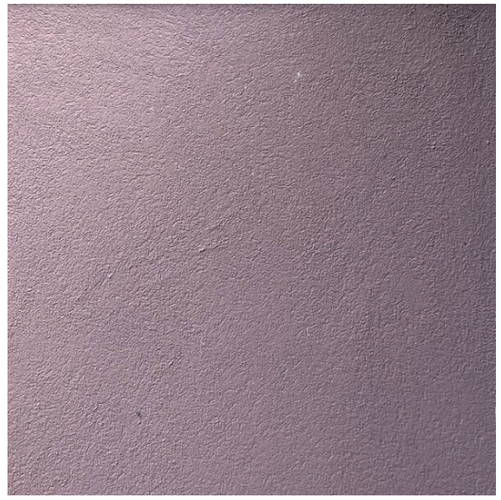
Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

Drawing Title: PROPOSED ELEVATIONS SHEET 1

SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592

DRAWING NUMBER & REVISION: DA 3.01 (A)



EXTERNAL WALLS RENDER AND PAINT TO MATCHING EXISTING PAINT COLOUR

PROPOSED NEW WINDOW AND DOOR FRAMES TO MATCH EXISTING

REPLACEMENT TILING IN TO BALCONIES AREAS IF REQUIRED TO MATCH EXISTING

PROPOSED LIFT SHAFT COLOUR

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[1:200] @ A3 — 0 2 4 6 8 10metres

[1:100] @ A3 — 0 1 2 3 4 5metres

Client: MR. LUCA GIGLIOTTI

Site Description: LOT 5 DP28154

Project Name: PROPOSED NEW LIFT TO 1855 PITTWATER ROAD BAYVIEW NSW, 2104

Drawing Title: PROPOSED MATERIALS BOARD

SCALE: AS SHOWN | STAGE: DA | DATE: 22/12/2023

JOB NUMBER: 592

DRAWING NUMBER & REVISION: DA 10.01 (A)