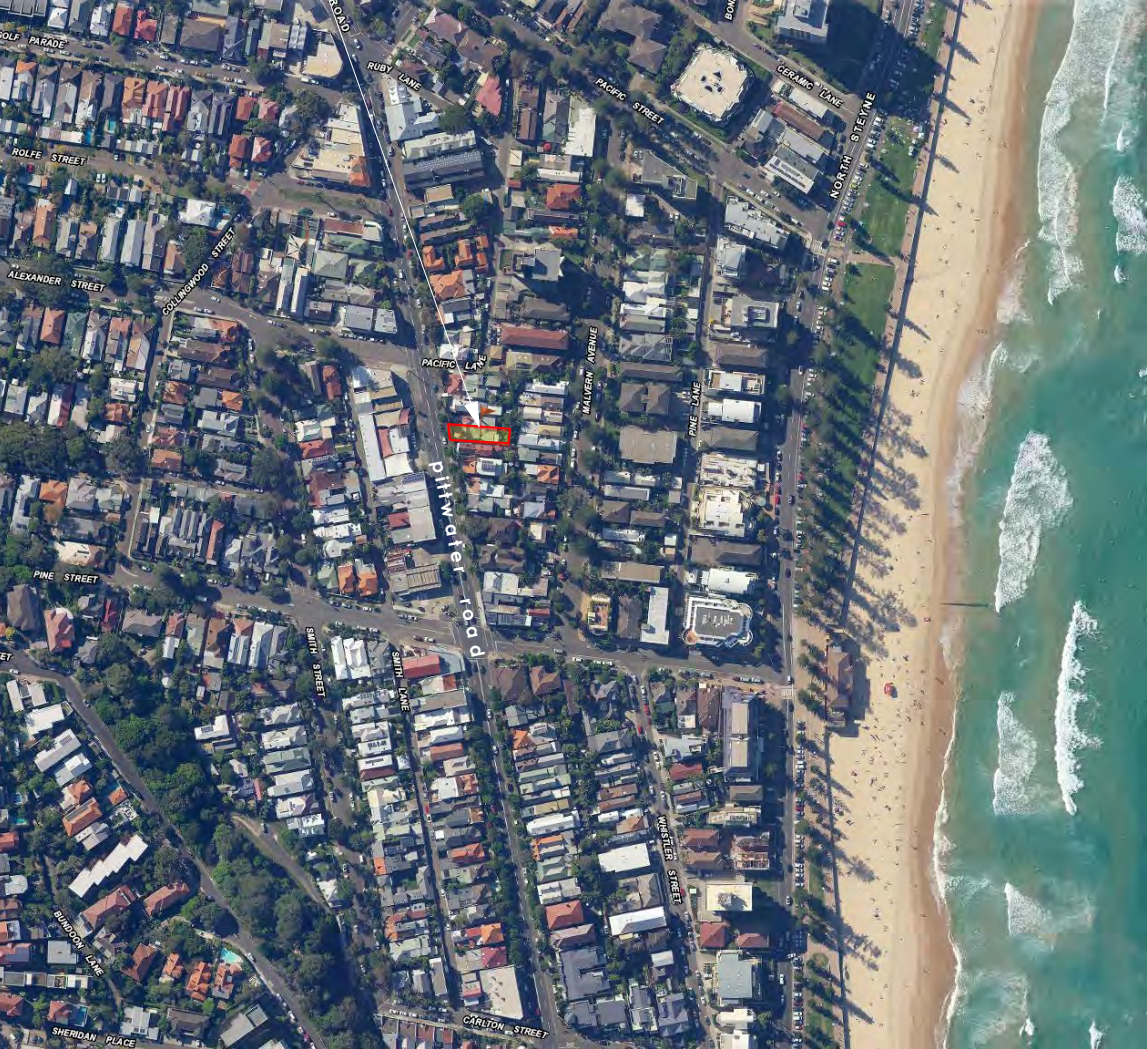


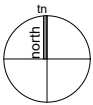
166 Pittwater Road, Manly



source: NSW Six Maps

site location plan

nts



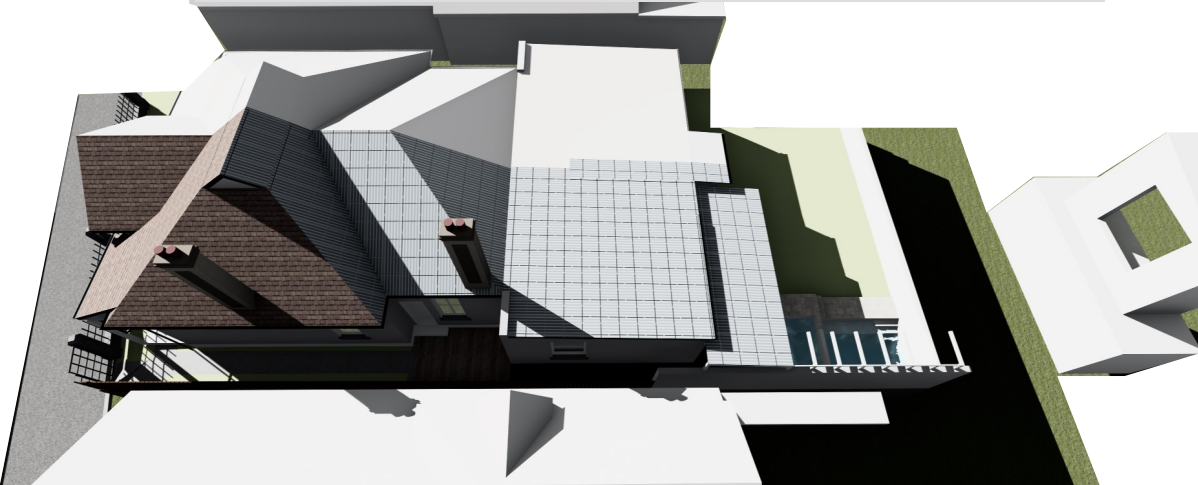
existing dwelling birdseye view

nts

drawing register

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

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



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address:	166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623	title:	Site Location & Drawing Register	date:	20/12/2022	Rev. no.:	A
client:	B. & C. Laws	drawn by:		dwg. no.:	DA//00	issue:	(DA)
project:	Alterations & additions	JOB		scale:			



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Technologist
2022

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street view // existing
nts



street view // proposed
nts



rear view // existing
nts



rear view // proposed
nts

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client:	B. & C. Laws
project:	Alterations & additions

title:	Perspective Views // Exg & Prop.
drawn by:	JOB
scale:	© VIEW//THRU

date:	20/12/2022
dwg. no.:	DA // 01
Rev. no.:	A
issue:	(DA)

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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:			CONTROLS:	Manly Local Environmental Plan 2013														Manly Development Control Plan - 2013				
	Site Area	Ground Floor	First Floor	LAND ZONE	MIN LOT SIZE	ACID SULPHTE SOILS	BIO DIVER.	ACTIVE STREET FRONT.	LANDSLIDE RISK LAND	FLOOD RISK	FORESHORE SCENIC PROTECT.	FORESHORE BUILDING LINE	GEO TECH HAZARD	HERITAGE or CONSERV. AREA	MAX. BUILDING HEIGHTS	FLOOR SPACE RATIO	BUSHFIRE PRONE LAND	WALL HEIGHT	LANDSLIDE RISK LAND	OPEN SPACE REQ.	LANDSCAPED AREA	PARKING	
CONTROL				LZN Map_003	Area 'C' LSZ Map_003 250 sqm MIN		-		refer to DCP Section	-		-	-	Pittwater Rd Conservation Area Significance Local	Area 'I' HOB Map_003 = 8.5 M MAX.	Area 'F' FSR Map_003 0.6 : 1 146.7 sqm MAX.	-	4.1.2.1 (a) = 6.5 M MAX.	Area 'G3' DCP Geo Map	DCP Area 'OS3' 55% of Site Area MIN = 134 sqm	DCP Area 'OS3' 35% of Open Space MIN = 47 sqm		
EXISTING	244.5 sqm	103.6 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	103.6 sqm	43.4 sqm	R 3	-	Class 4	-	-	-	-	YES	-	-	YES	YES	147 sqm GFA 0.6 : 1	-	YES	YES	92.9 sqm = 38% inclds pool 21sqm (<30%)	32 sqm = 24%	0	
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	

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address:
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LOT 107 IN DP1176623

client: B. & C. Laws

project: Alterations & additions

title:
Area & Compliance Table

drawn by:
JOB

scale:

date:
20/12/2022

dwg. no.:
D A / / 0 2

Rev. no.:
A

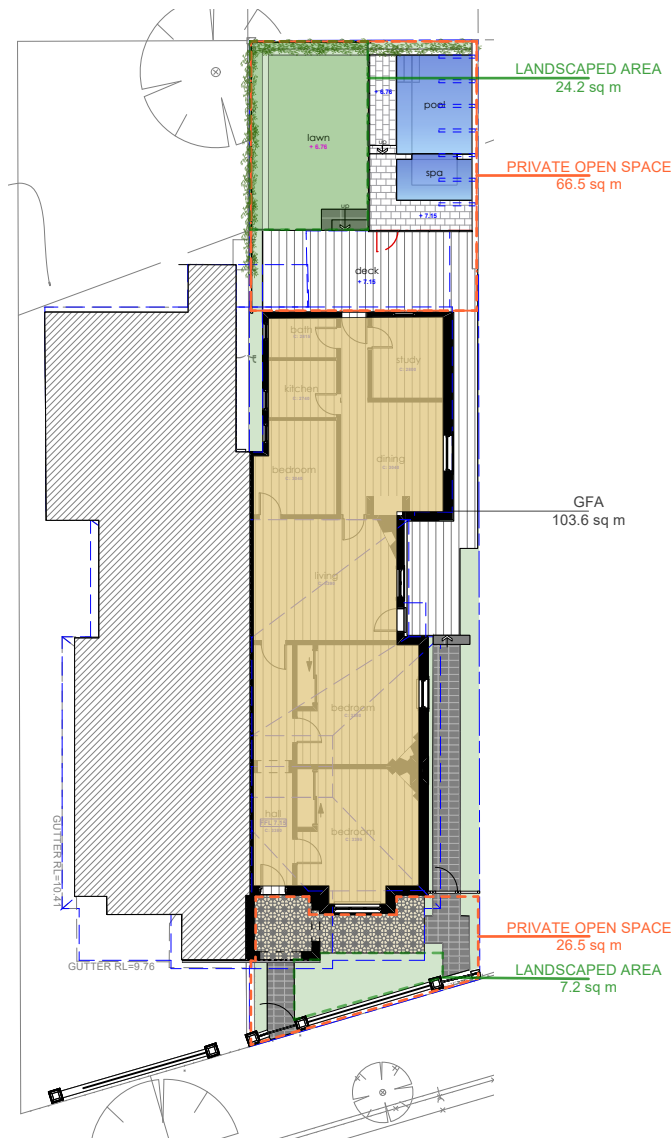
issue:
(DA)



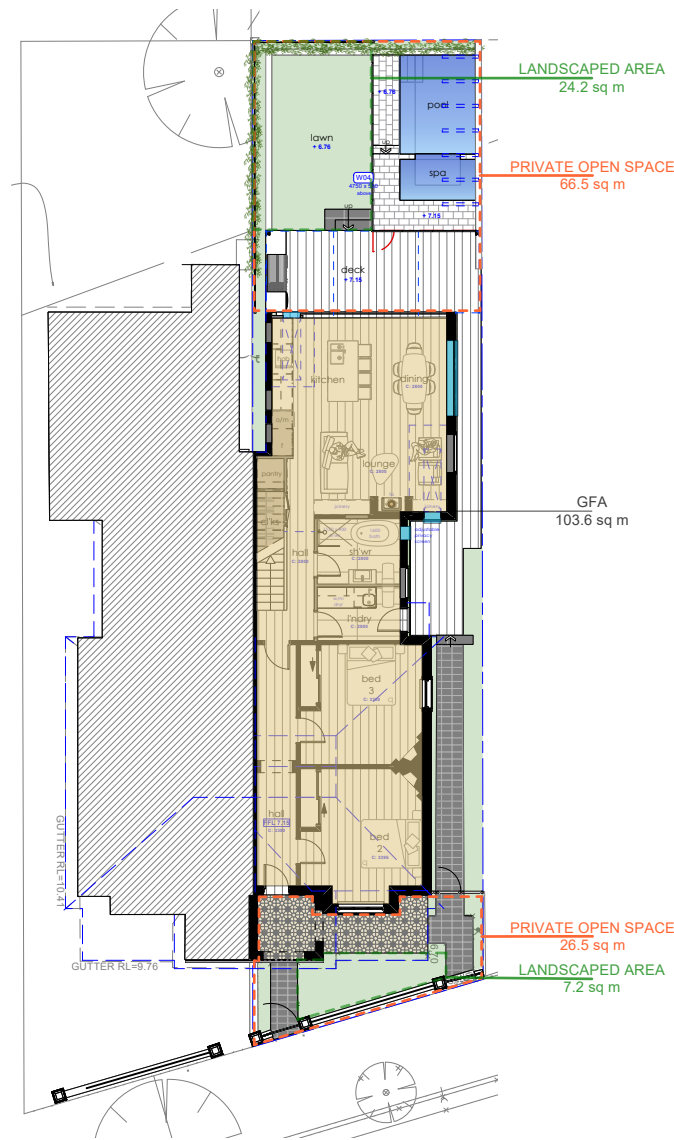
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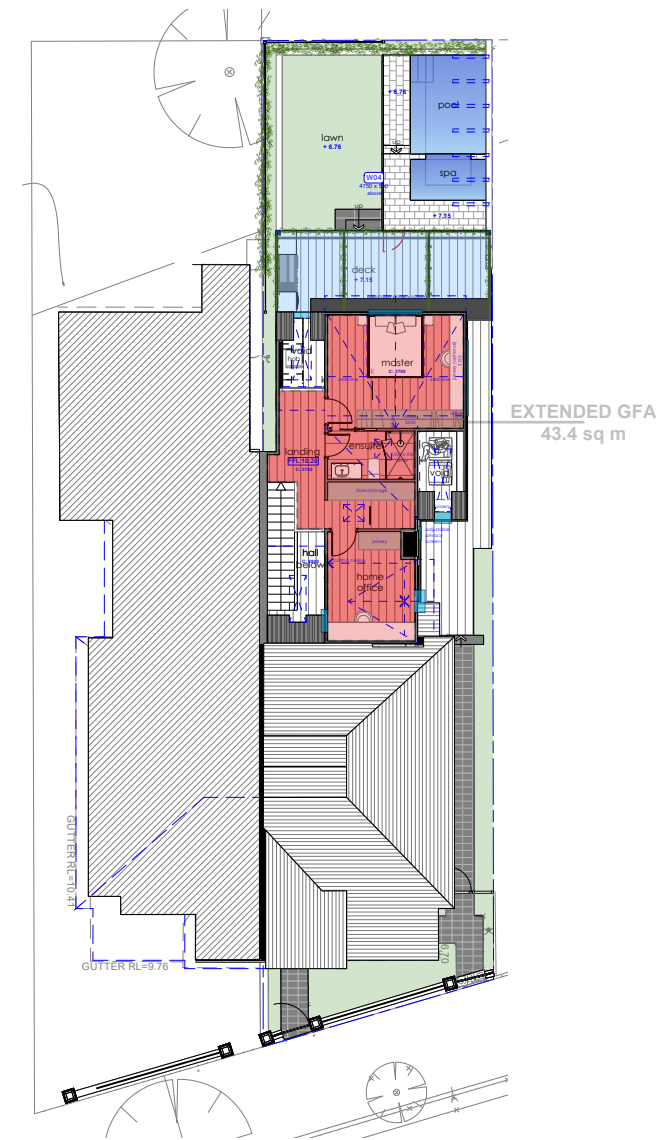
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site // entry level plan - existing
nts



site // entry level plan - proposed
nts



first floor plan - proposed
nts

plan reference key:

- gross floor area existing
- landscaped area
- proposed extended gross floor area
- open space
- entry

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LOT 107 IN DP1176623

client: B. & C. Laws

project: Alterations & additions

title:
Area Calculation Plans

drawn by: JOB

scale: nts

date:
20/12/2022

dwg. no.: DA//03

Rev. no.: A

issue: (DA)



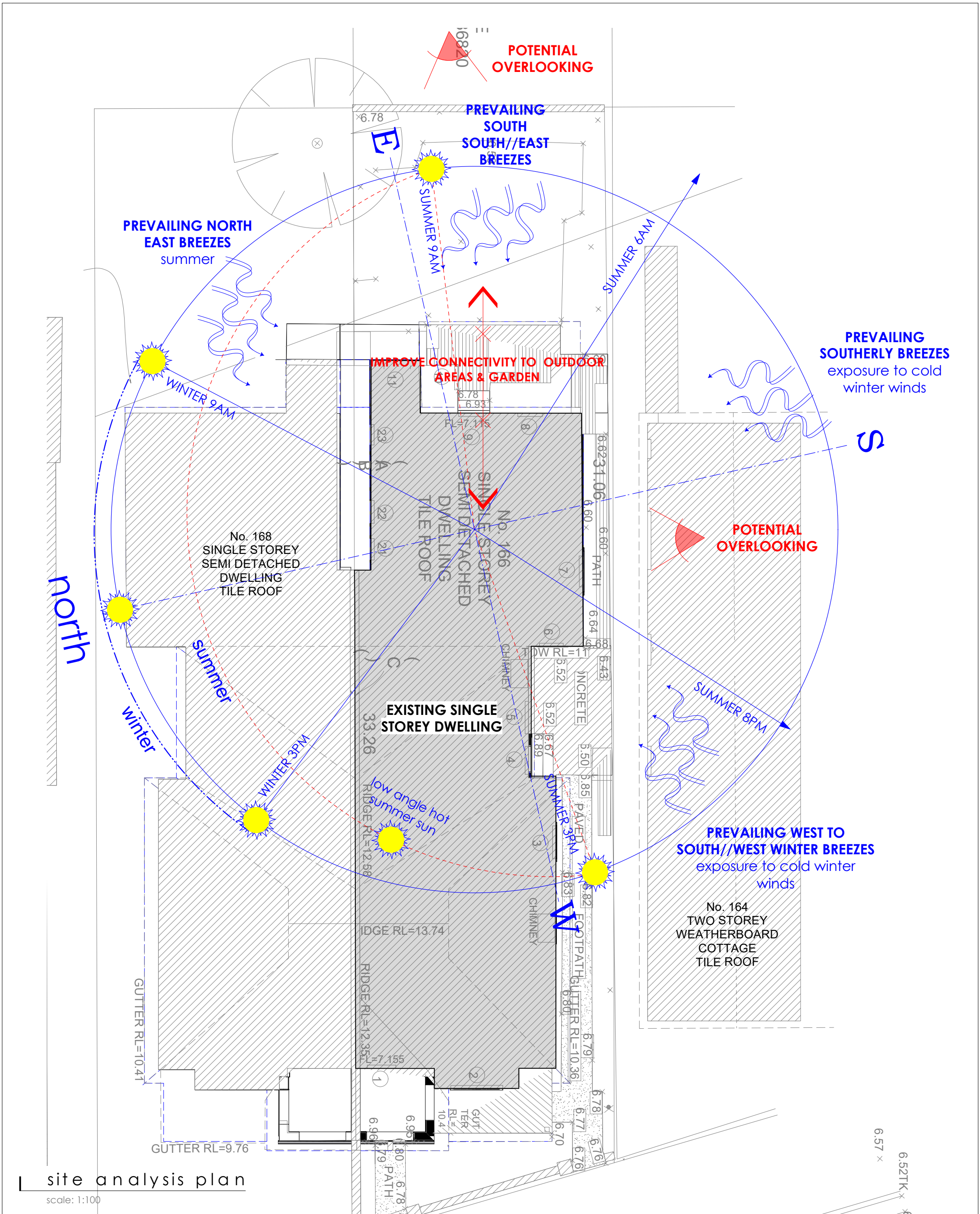
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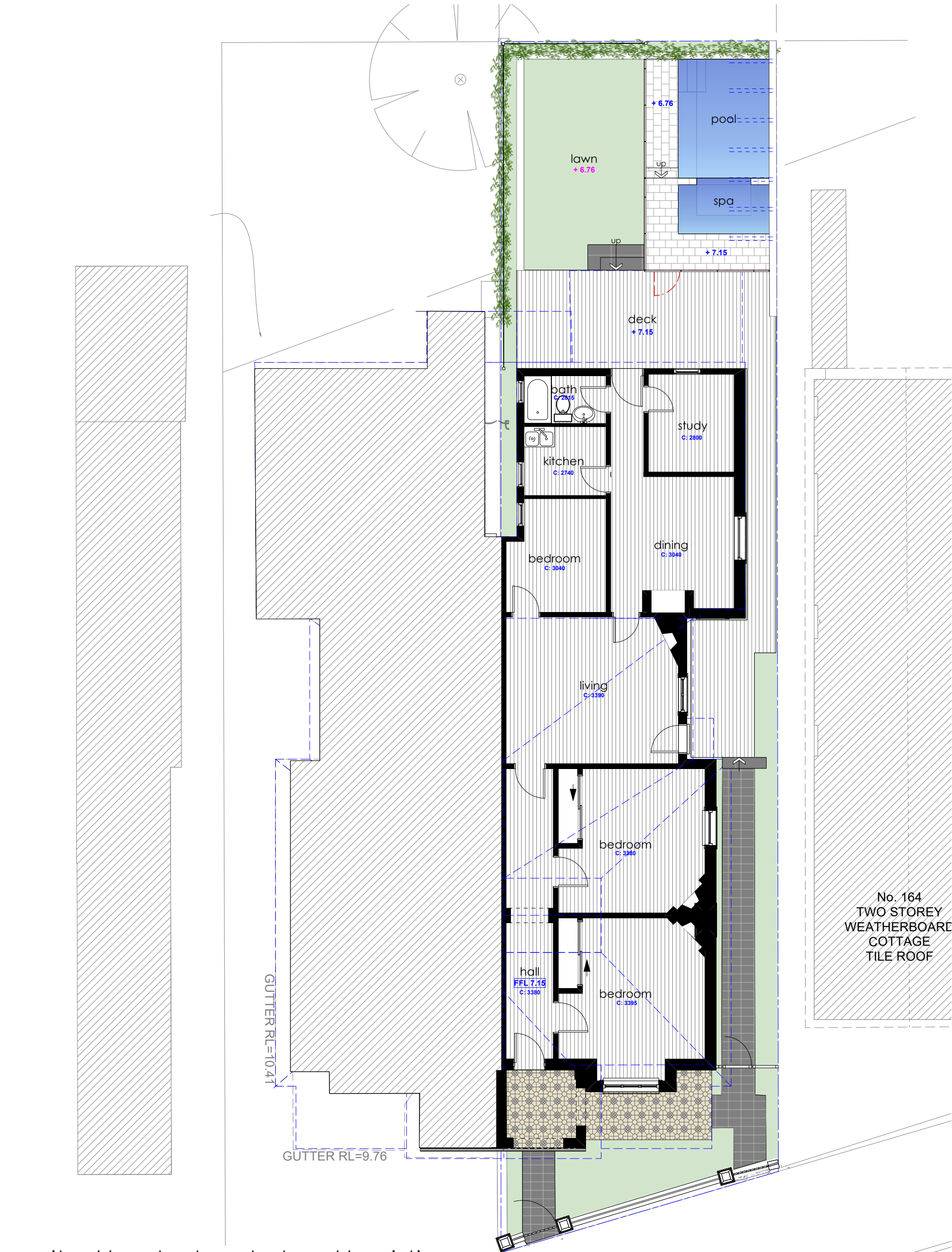


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address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623	title: Site Analysis Plan	date: 20/12/2022	Rev. no.: A	RIAI Architectural Technologist 2022 Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RAlA) t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531
client: B. & C. Laws	drawn by: JOB	dwg. no.: DA//04	issue: (DA)	
project: Alterations & additions	scale: 1 : 100 @ a3			





site // entry level plan // existing
scale: 1:100

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LOT 107 IN DP1176623

client: B. & C. Laws

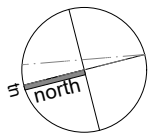
project: Alterations & additions

title:
Site // Entry Level Plan //
Exg.

drawn by:
JOB

scale:
1 : 100 @ a3

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date:
20/12/2022

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DA//05

Rev. no.:
A

issue:
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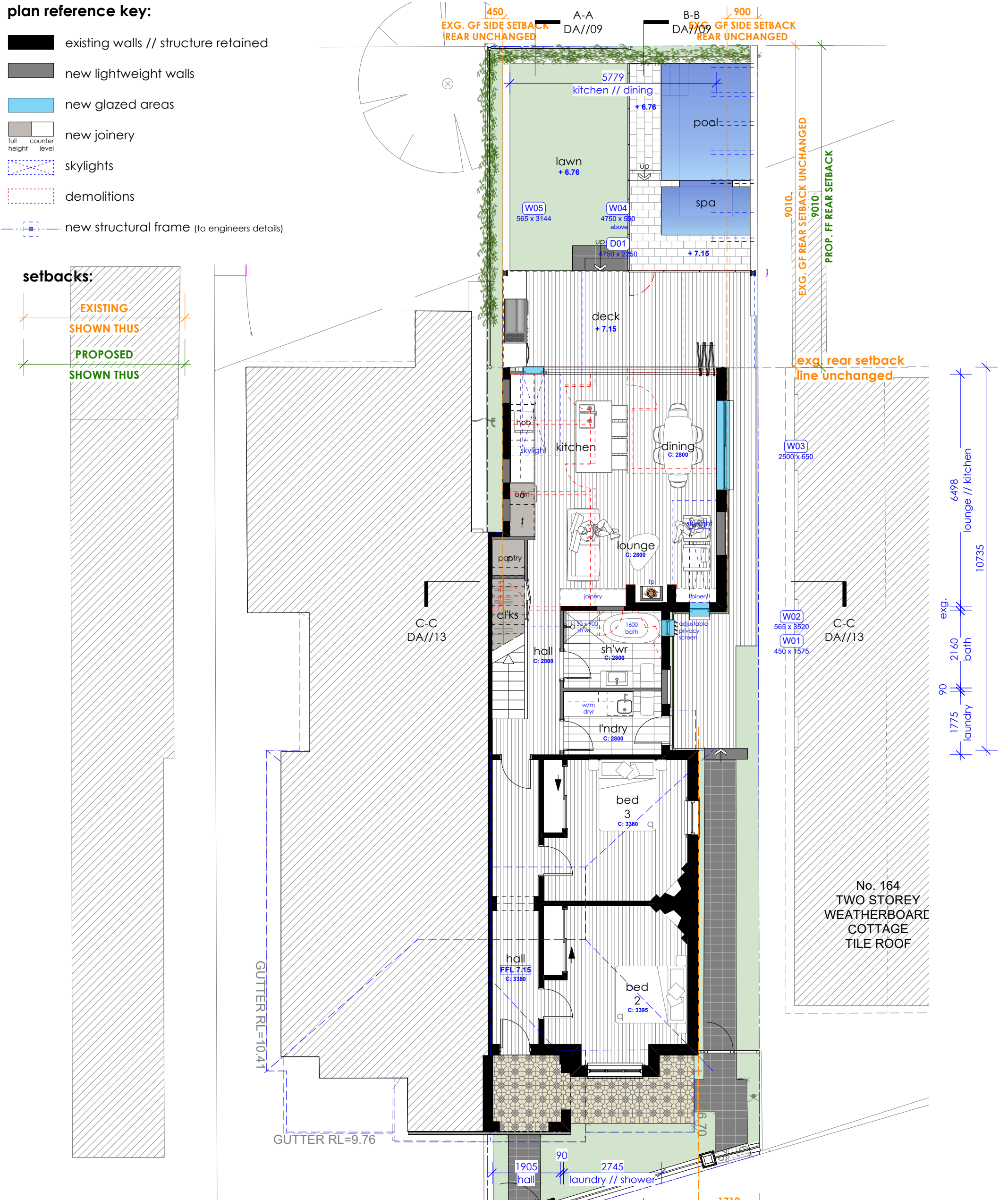
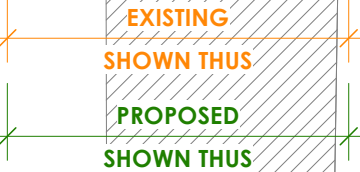
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plan reference key:

- existing walls // structure retained
- new lightweight walls
- new glazed areas
- new joinery
- skylights
- demolitions
- new structural frame (to engineers details)

setbacks:



site // entry level plan // proposed

scale: 1:100

notes:

- all windows as numbered to read in conjunction with BASIX Certificate

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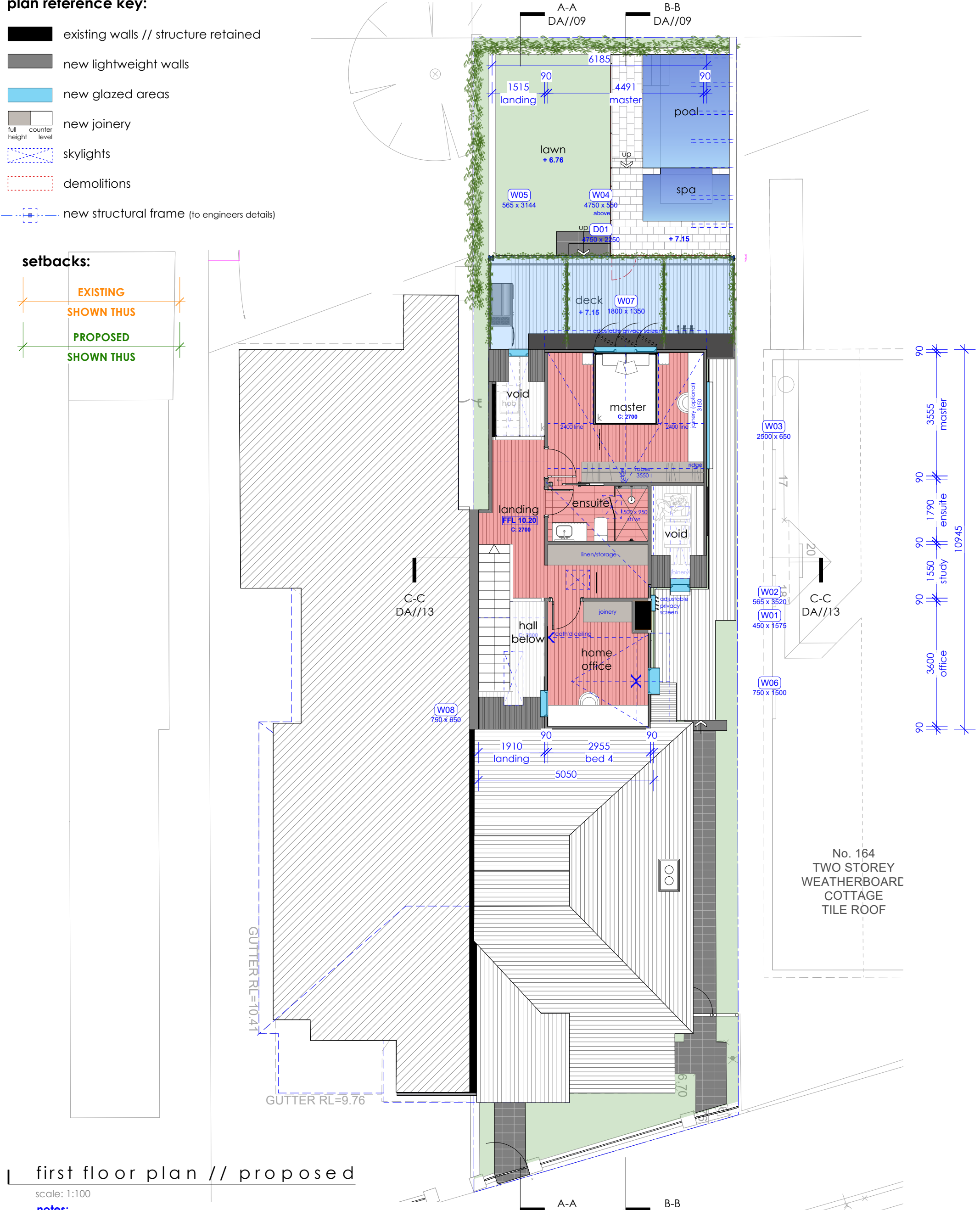
address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title: Site // Entry Level Plan // Prop.		date: 20/12/2022		Rev. no.: A		Architectural Technologist 2022 Jim O'Brien Principal Designer // Director (RAIA Arch.Tech.) (Affiliate RAIA)	
client: B. & C. Laws	drawn by: JOB	scale: 1 : 100 @ a3		dwg. no.: DA//06	issue: (DA)	t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531			
project: Alterations & additions							VIEWTHRU MAKE IT YOURS WWW.VIEWTHRU.COM.AU		

plan reference key:

- existing walls // structure retained
- new lightweight walls
- new glazed areas
- new joinery
- skylights
- demolitions
- new structural frame (to engineers details)

setbacks:

- EXISTING SHOWN THUS
- PROPOSED SHOWN THUS



first floor plan // proposed

scale: 1:100

notes:

- all windows as numbered to read in conjunction with BASIX Certificate

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LOT 107 IN DP1176623

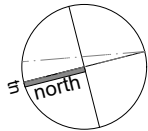
client: B. & C. Laws

project: Alterations & additions

title:
First Floor Plan // Proposed

drawn by:
JOB

scale:
1 : 100 @ a3



date:
20/12/2022

dwg. no.:
DA//07

Rev. no.:
A

issue:
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plan reference key:

- demolitions
- extent of additions

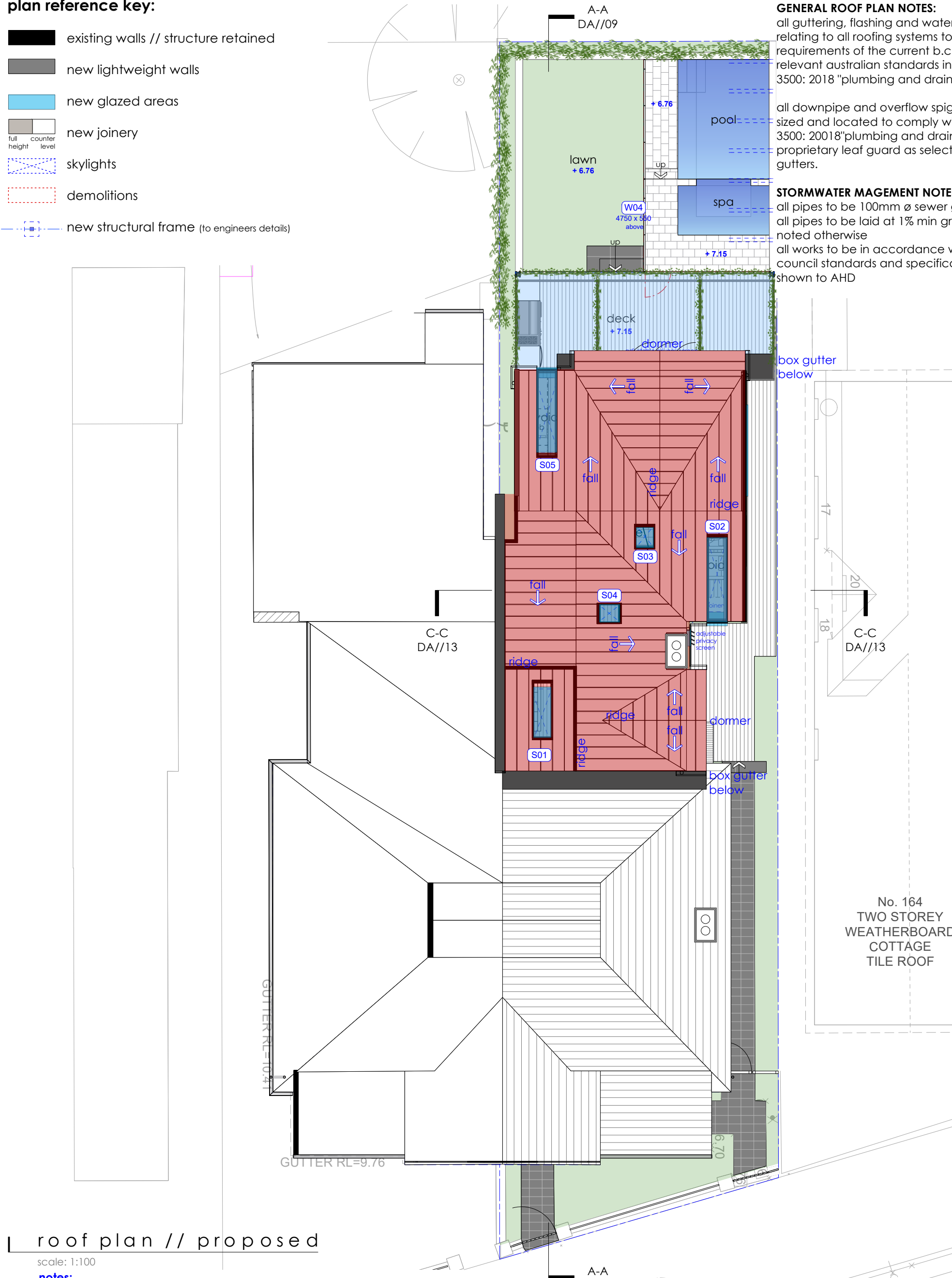
plan reference key:

- existing walls // structure retained
- new lightweight walls
- new glazed areas
- new joinery
- skylights
- demolitions
- new structural frame (to engineers details)

GENERAL ROOF PLAN NOTES:
all guttering, flashing and waterproofing relating to all roofing systems to comply with requirements of the current b.c.a. and relevant australian standards including as/nzs 3500: 2018 "plumbing and drainage".

all downpipe and overflow spigots to be sized and located to comply with as/nzs 3500: 20018"plumbing and drainage". provide proprietary leaf guard as selected to all gutters.

STORMWATER MAGEMENT NOTES:
all pipes to be 100mm ø sewer grade upvc
all pipes to be laid at 1% min grade unless noted otherwise
all works to be in accordance with local council standards and specification all levels shown to AHD



roof plan // proposed

scale: 1:100

notes:

- all windows as numbered to read in conjunction with BASIX Certificate

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LOT 107 IN DP1176623

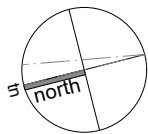
client: B. & C. Laws

project: Alterations & additions

title:
Roof Plan // Proposed

drawn by:
JOB

scale:
1 : 100 @ a3



date:
20/12/2022

dwg. no.:
DA//08

Rev. no.:
A

issue:
(DA)

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2022
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plan reference key:

- demolitions
- extent of additions

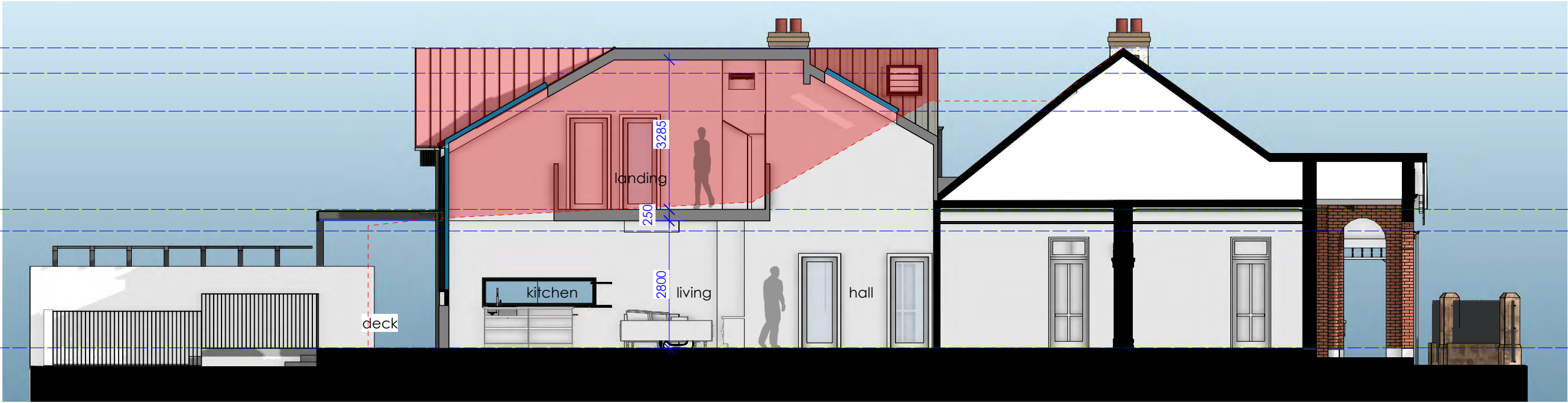
ex. ridge RL 13.74 (unchanged)
prop. ridge RL 13.74
prop. capping RL 13.18

ex. ridge RL 12.35 (unchanged)

prop. first FFL 10.20

ex. gutter RL 9.72

ex. ground FFL 7.15



section a - a // proposed
scale: 1:100

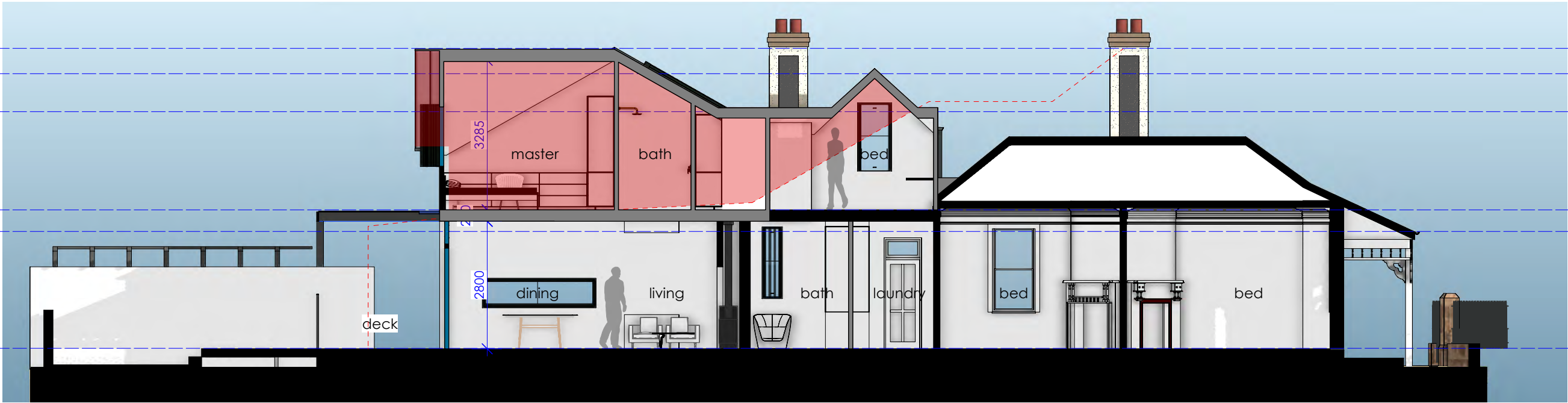
ex. ridge RL 13.74 (unchanged)
prop. ridge RL 13.74
prop. capping RL 13.18

ex. ridge RL 12.35 (unchanged)

prop. first FFL 10.20

ex. gutter RL 9.72

ex. ground FFL 7.15



section b - b // proposed
scale: 1:100

plan reference key:

- demolitions 
- extent of additions 

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address:
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LOT 107 IN DP1176623

client: B. & C. Laws
project: Alterations & additions

title:
Sections // Proposed

drawn by: JOB
scale: 1 : 100 @ a3

date:
20/12/2022

dwg. no.:
DA // 09

Rev. no.:
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issue:
(DA)

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2022
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Jim O'Brien
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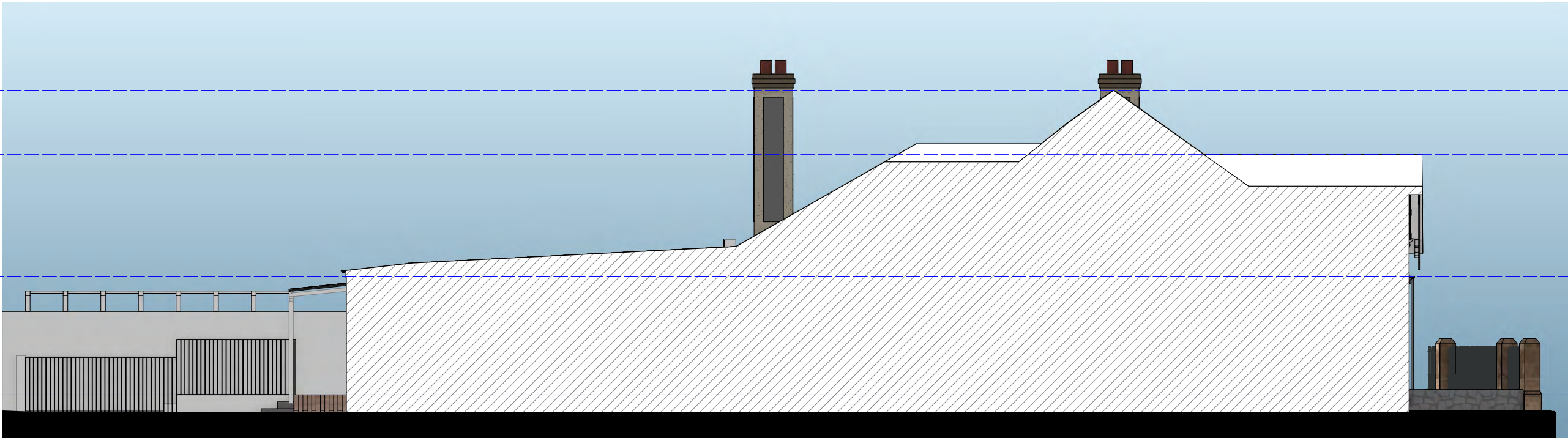
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ex. ridge RL 13.74

ex. ridge RL 12.35

ex. gutter RL 9.72

ex. ground FFL 7.15



north elevation // existing

scale: 1:100

ex. ridge RL 13.74 (unchanged)

prop. ridge RL 13.74

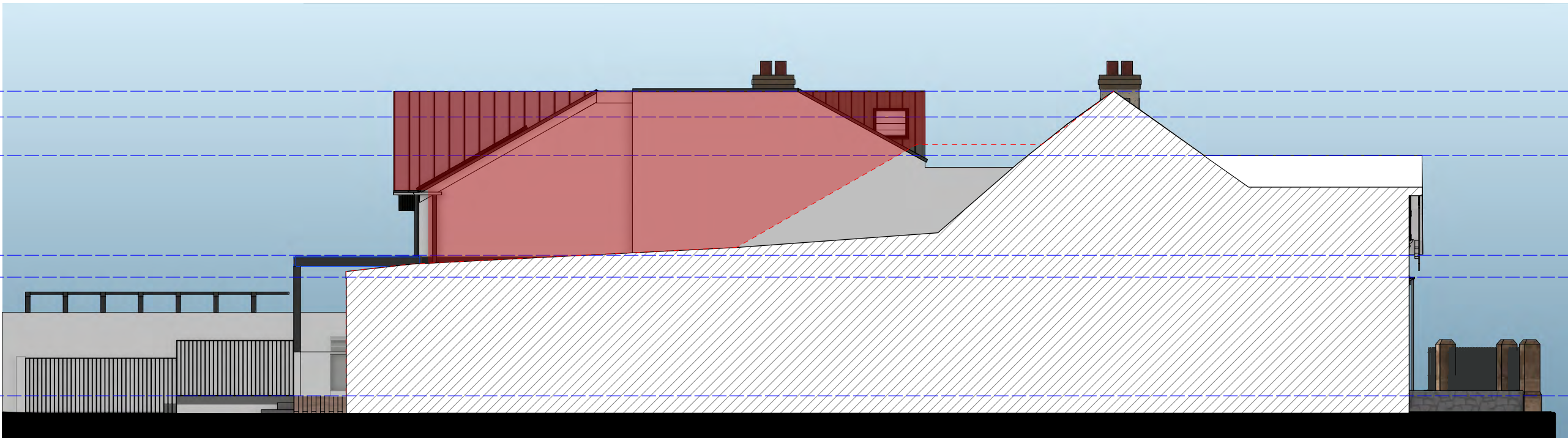
prop. capping RL 13.18

ex. ridge RL 12.35 (unchanged)

prop. first FFL 10.20

ex. gutter RL 9.72

ex. ground FFL 7.15



north elevation // proposed

scale: 1:100

plan reference key:

demolitions



extent of additions



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address:
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LOT 107 IN DP1176623

client: B. & C. Laws
project: Alterations & additions

title:
Elevations N // Exg. & Prop.

drawn by: JOB
scale: 1 : 100 @ a3

date:
20/12/2022

dwg. no.:
D A // 1 0

Rev. no.:
A

issue:
(DA)

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south elevation // existing

scale: 1:100



south elevation // proposed

scale: 1:100

plan reference key:

demolitions 

extent of additions 

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LOT 107 IN DP1176623

client: B. & C. Laws
project: Alterations & additions

title:
Elevations S // Exg & Prop.

drawn by: JOB
scale: 1 : 100 @ a3

date:
20/12/2022

dwg. no.:
D A // 11

Rev. no.:
A

issue:
(DA)



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Technologist
2022

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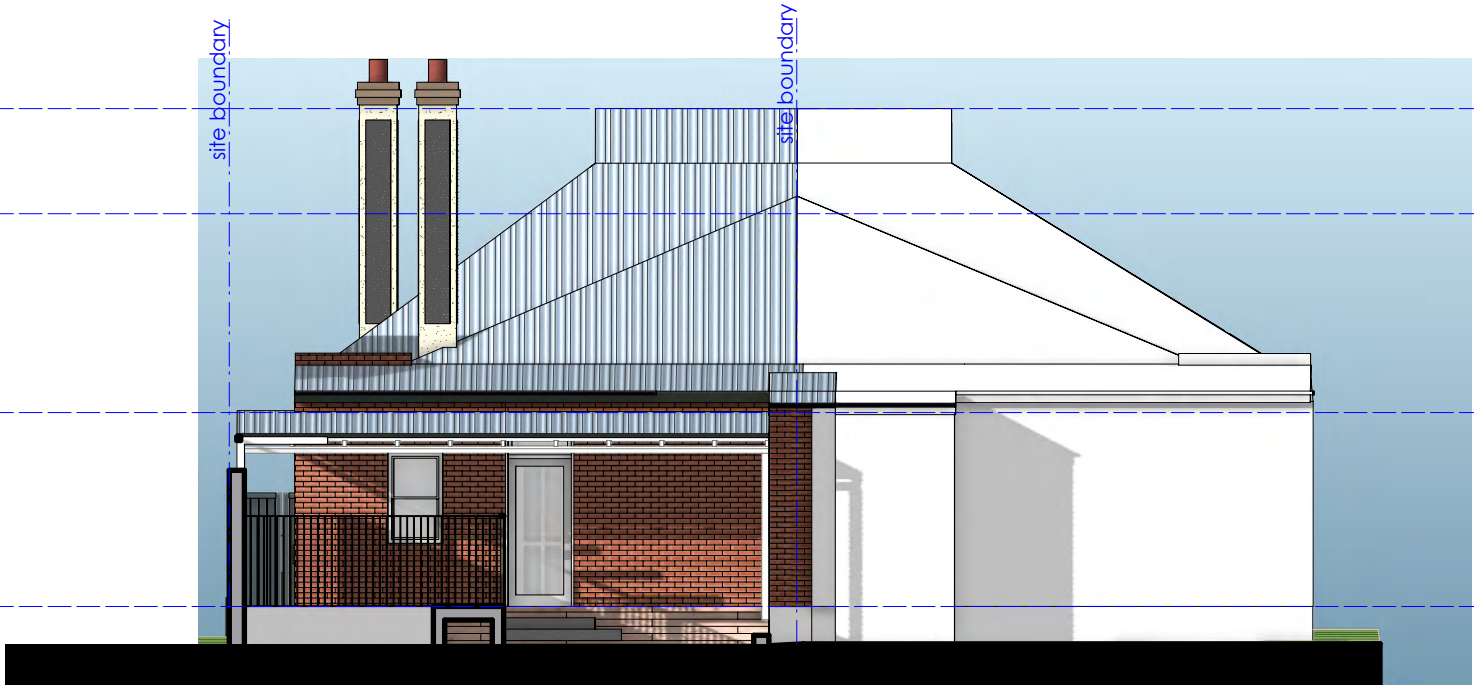
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ex. ridge RL 13.74

ex. ridge RL 12.35

ex. gutter RL 9.72

ex. ground FFL 7.15



east elevation // existing
scale: 1:100

ex. ridge RL 13.74 (unchanged)

prop. ridge RL 13.74
prop. capping RL 13.18

ex. ridge RL 12.35 (unchanged)

prop. first FFL 10.20

ex. gutter RL 9.72

ex. ground FFL 7.15



east elevation // proposed
scale: 1:100

plan reference key:

demolitions



extent of additions



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LOT 107 IN DP1176623

client: B. & C. Laws
project: Alterations & additions

title:
Elevations E // Exg. & Prop.

drawn by: JOB
scale: 1 : 100 @ a3

date:
20/12/2022

dwg. no.:
D A // 1 2

Rev. no.:
A

issue:
(DA)



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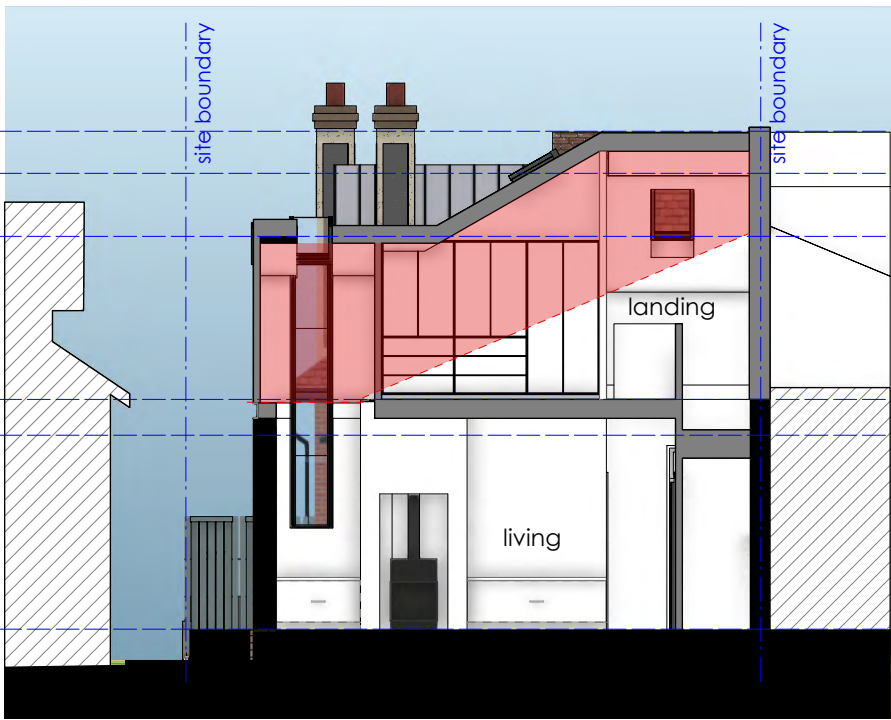
west elevation // existing
scale: 1:100

plan reference key:

- demolitions
- extent of additions



west elevation // proposed
scale: 1:100



section c - c // proposed
scale: 1:100

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

client: B. & C. Laws

project: Alterations & additions

title:
Elevations W // Exg. & Prop.

drawn by: JOB

scale: 1 : 100 @ a3

date:
20/12/2022

dwg. no.:
DA // 13

Rev. no.:
A

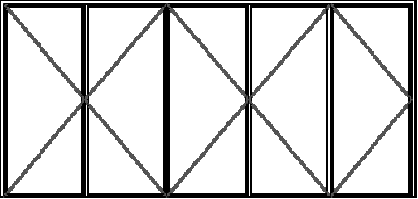
issue:
(DA)

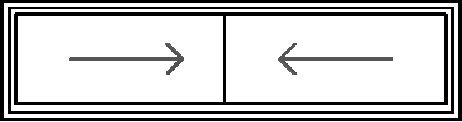
RIAI Architectural Technologist
2022

Jim O'Brien
Principal Designer // Director
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DOOR SCHEDULE								
IMAGE	ID	Type	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	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Comments
	W01	Sashless DH Window	1575 mm	450 mm	0.709 m2	REFER TO BASIX	
	W02	Sashless DH Window	3520 mm	565 mm	1.989 m2	REFER TO BASIX	
	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	

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address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title: Ex. Door & Win Sched. Sht 1 of 2 © VIEW//THRU	
client: B. & C. Laws	drawn by: JOB	scale:	dwg. no.: DA // 14
project: Alterations & additions			issue: (DA)

date: 20/12/2022	Rev. no.: A
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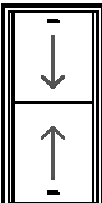
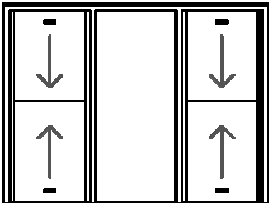
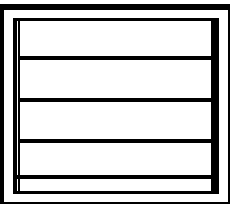
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WINDOWS SCHEDULE							
IMAGE	ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Comments
	W06	Sashless DH Window	1500 mm	750 mm	1.125 m2	REFER TO BASIX	
	W07	Sashless DH Window	1350 mm	1800 mm	2.43 m2	REFER TO BASIX	
	W08	Louvre Window	650 mm	750 mm	0.487 m2	REFER TO BASIX	

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address:	166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title:	Ex. Door & Win Sched. Sht 2 of 2 © VIEW//THRU	
client:	B. & C. Laws		drawn by:	JOB	scale:
project:	Alterations & additions				

date:	20/12/2022	Rev. no.:	A
dwg. no.:	DA // 15	issue:	(DA)



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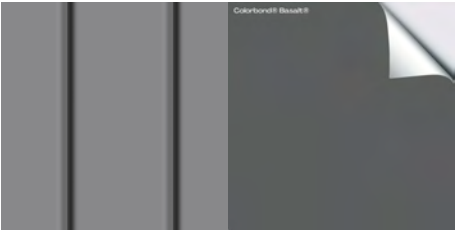
ROOF TILES & RIDGE TILES
existing retained



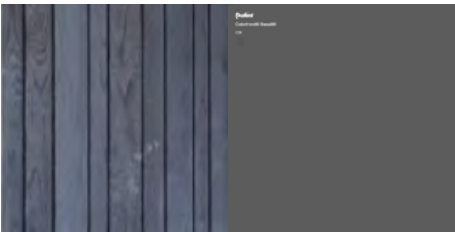
BRICKWORK
existing retained



WINDOWS
painted timber existing retained



METAL ROOFING
Eg. Lysaght Enseam 'Basalt' or similar



EXTERNAL CLADDING
timber contemporary profile painted eg. 'Basalt' or similar



ALUMINIUM WINDOW AND EXTERNAL DOOR FRAMES
Color - eg. Domino or similar to new works as denoted

external finishes schedule

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

title:	Finishes Schedule
drawn by:	JOB

scale:

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date:	20/12/2022
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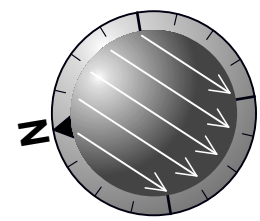
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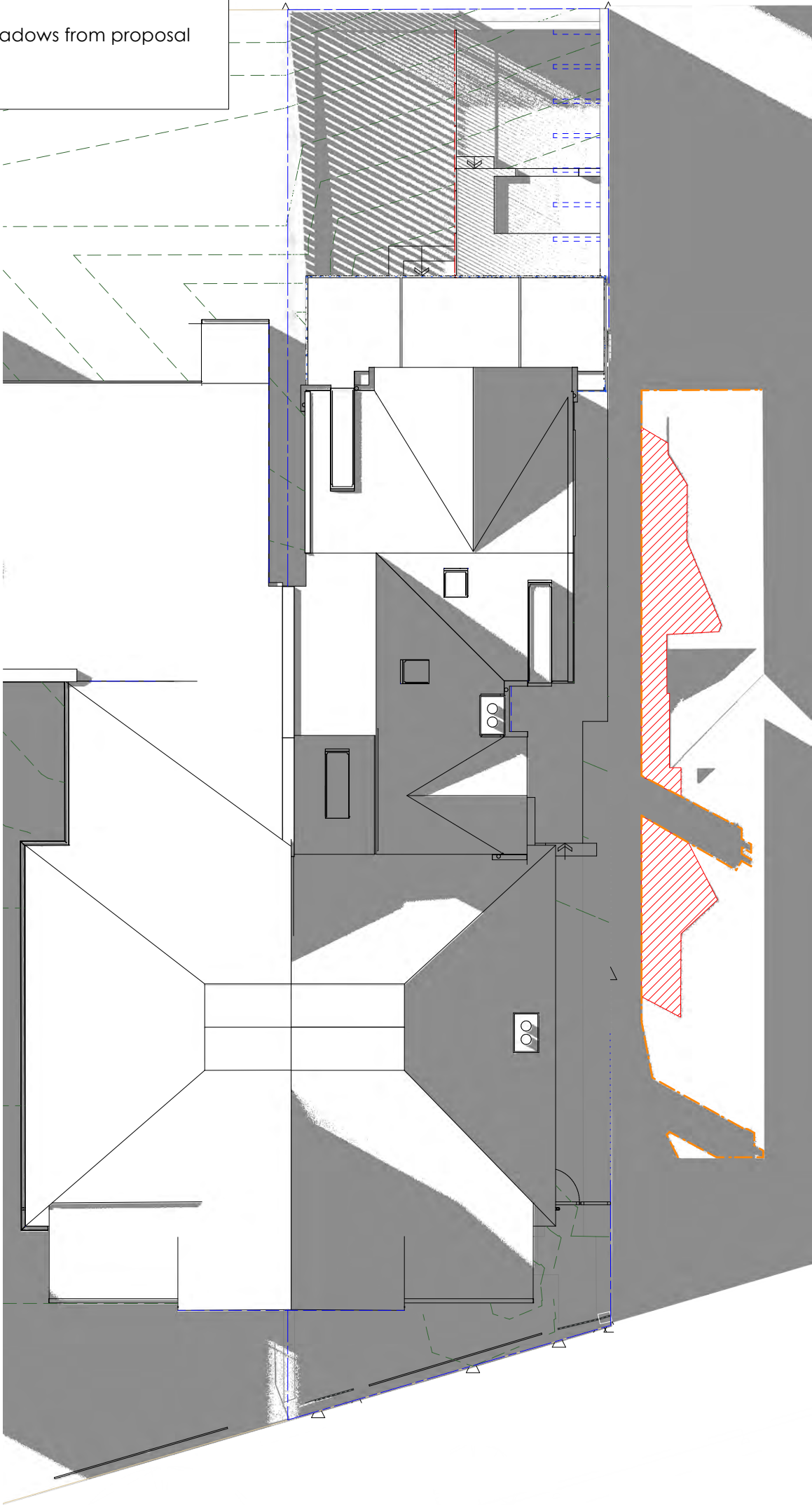
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shadow diagrams reference key:

- denotes existing shadows
- denotes extent of existing shadows
- denotes extent of additional shadows from proposal



9:00 AM
Sydney
June 21



existing // proposed
shadow diagrams
June 21st 9am

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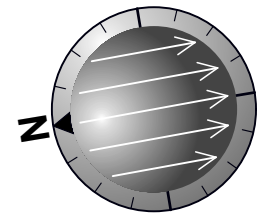
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address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title: Shadow Diagram June 21st 9am			date: 20/12/2022	Rev. no.: A	Architectural Technologist RIAI 2022 Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate R A I A) t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531 VIEW/THRU MAKE IT YOURS WWW.VIEWTHRU.COM.AU	
client: B. & C. Laws	drawn by: JOB	scale: 1 : 125 @ a3	dwg. no.: DA//17		issue: (DA)			
project: Alterations & additions								

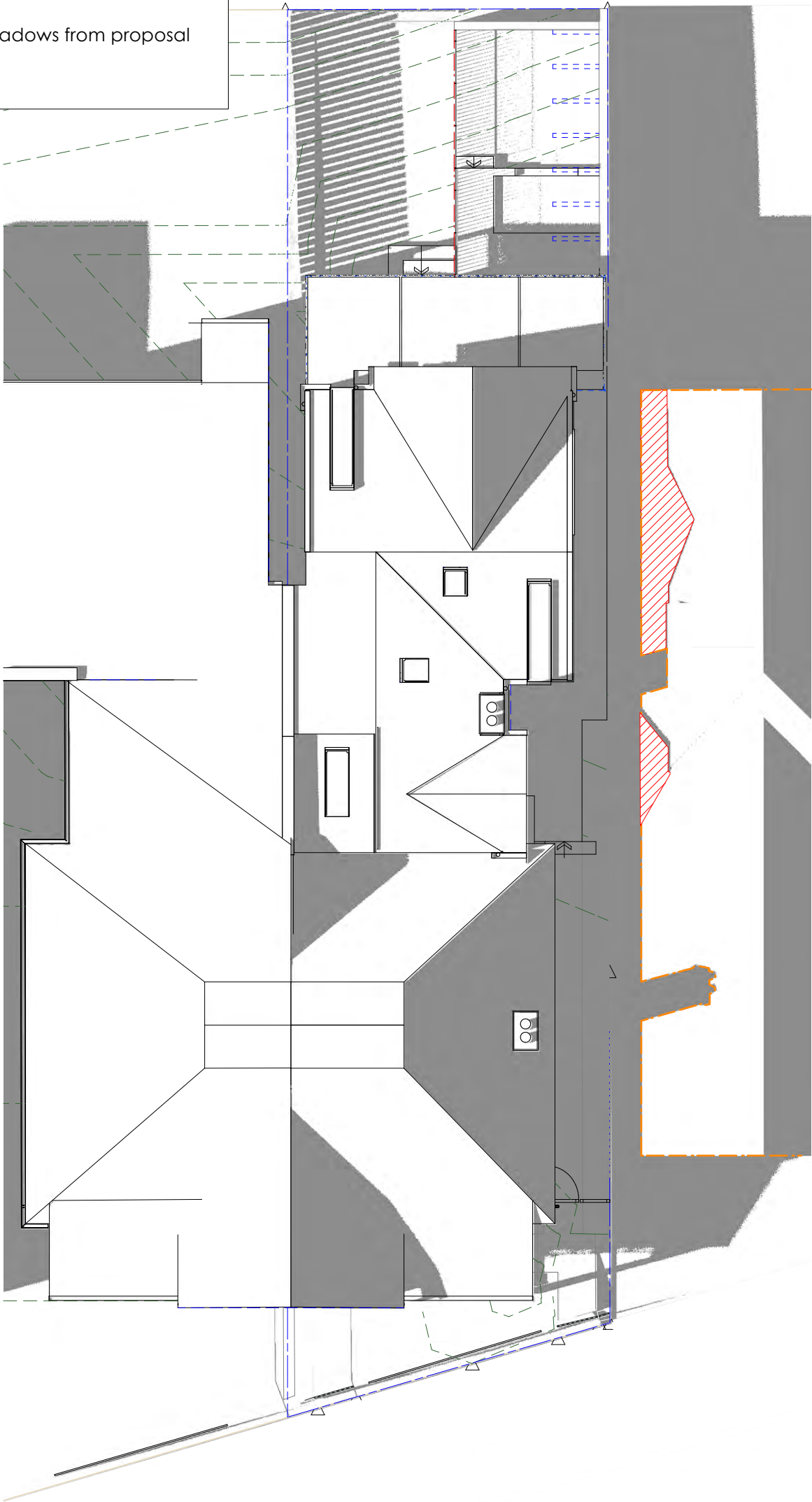
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shadow diagrams reference key:

- denotes existing shadows
- denotes extent of existing shadows
- denotes extent of additional shadows from proposal



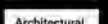
12:00 PM
Sydney
June 21



existing // proposed
shadow diagrams
June 21st 12pm

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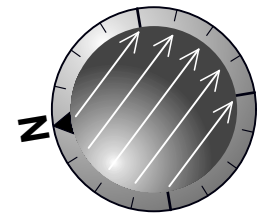
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address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title: Shadow Diagram June 21st 12pm			date: 20/12/2022	Rev. no.: A	 Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RIAI) t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531
client: B. & C. Laws	drawn by: JOB	scale: 1 : 125 @ a3	dwg. no.: DA//18		issue: (DA)		
project: Alterations & additions							

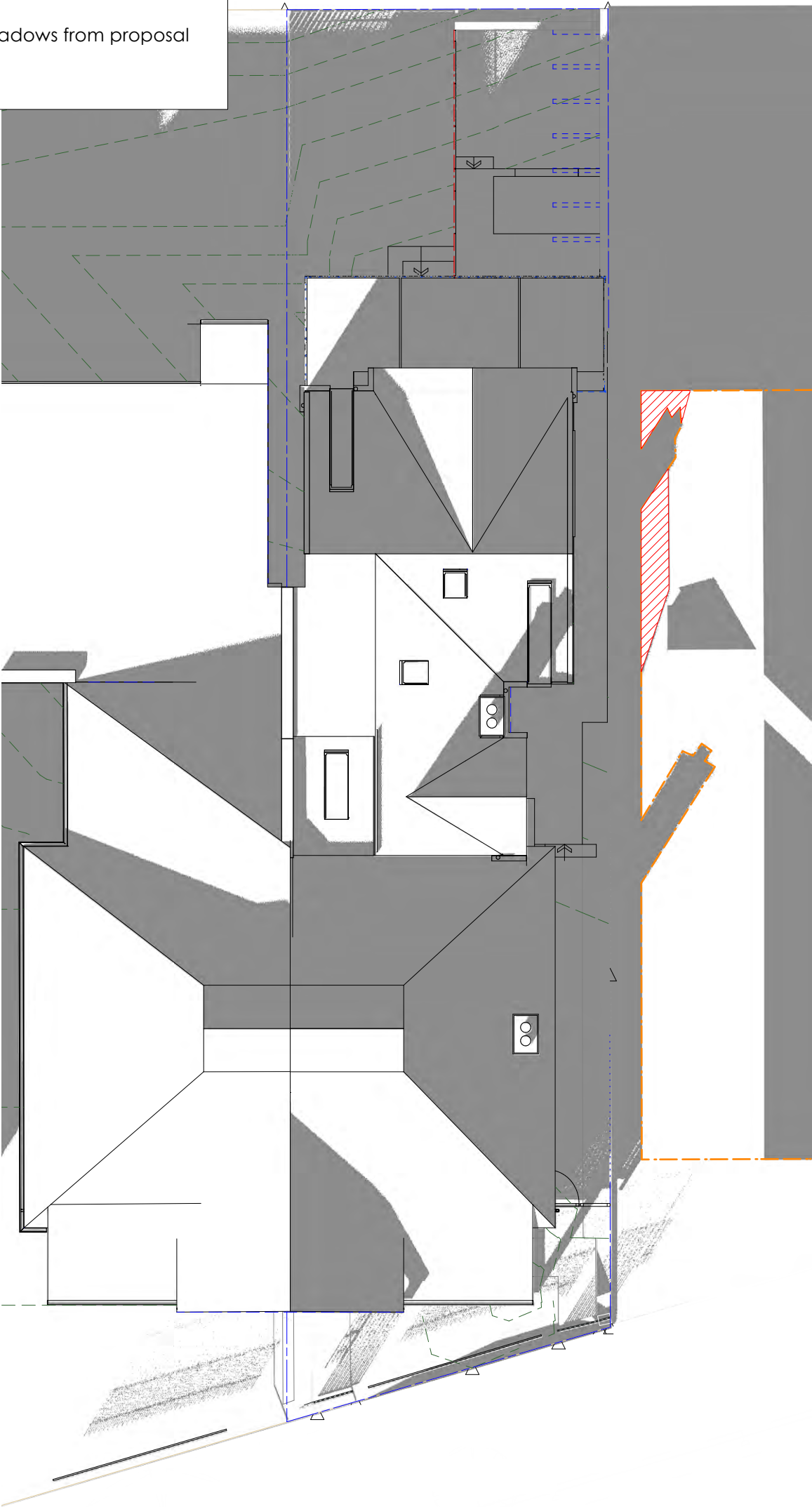
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shadow diagrams reference key:

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- denotes extent of existing shadows
- denotes extent of additional shadows from proposal



3:00 PM
Sydney
June 21

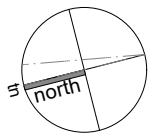


existing // proposed
shadow diagrams
June 21st 3pm

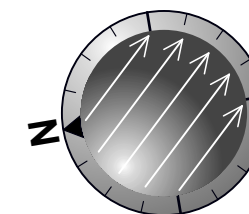
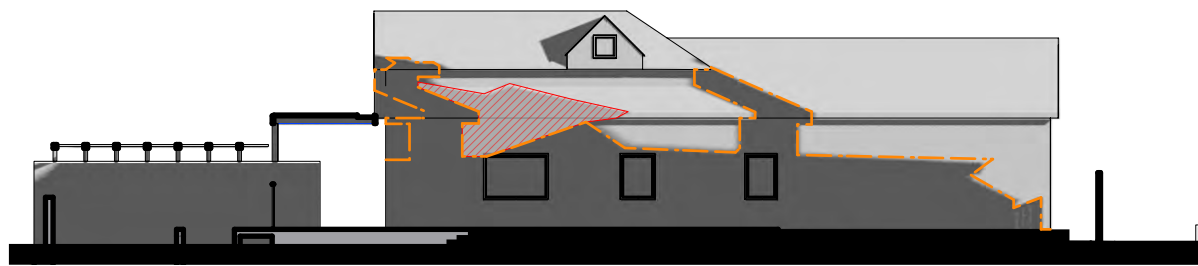
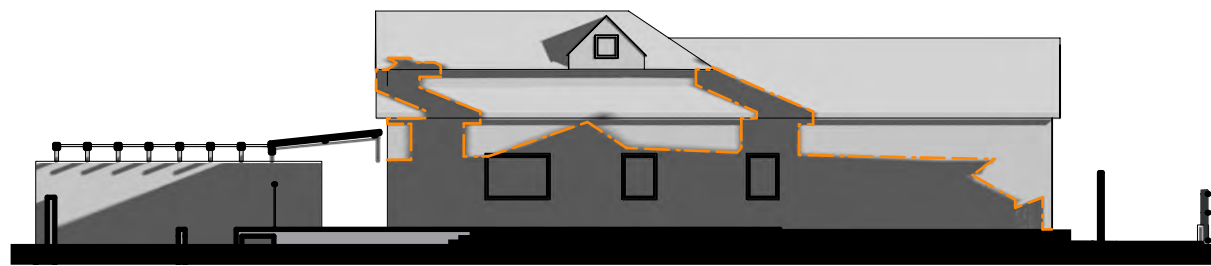
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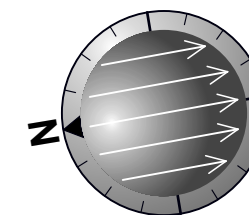
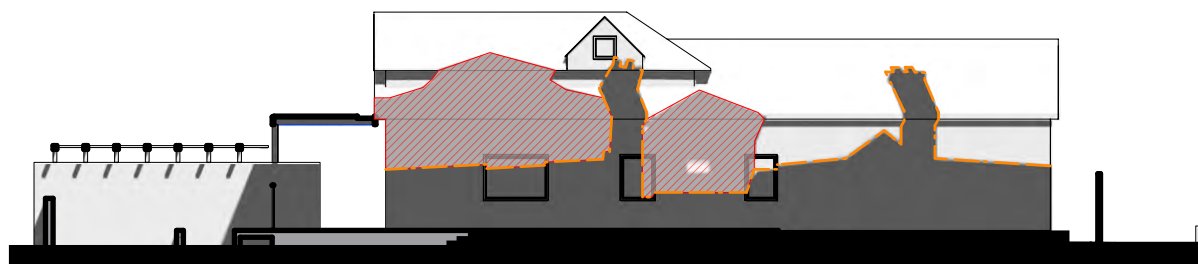
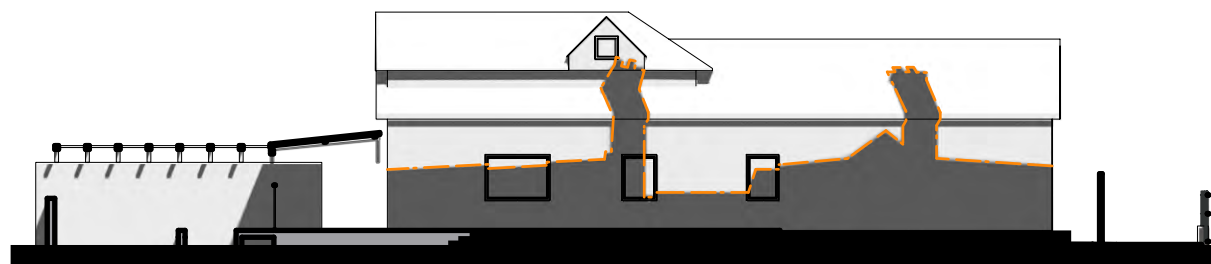
address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title: Shadow Diagram June 21st 3pm			date: 20/12/2022	Rev. no.: A	Architectural Technologist RIAI 2022 Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RIAI) t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531		
client: B. & C. Laws	drawn by: JOB	scale: 1 : 125 @ a3	dwg. no.: DA//19		issue: (DA)				
project: Alterations & additions									



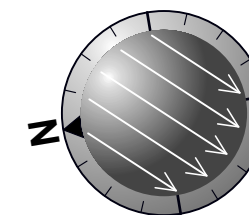
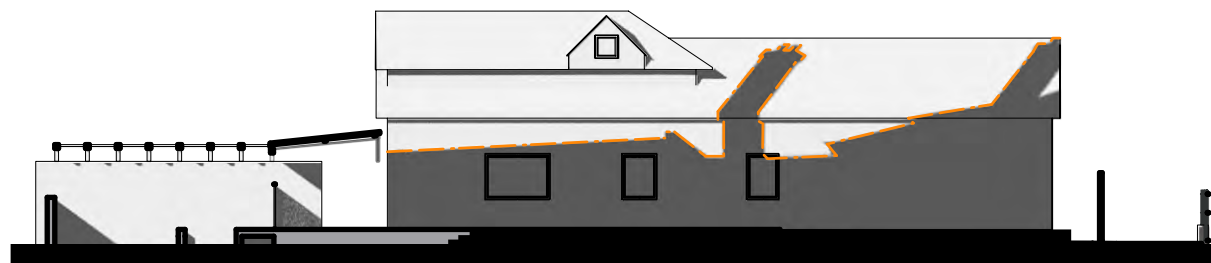
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3:00 PM
Sydney
June 21



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:

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-  denotes extent of existing shadows
-  denotes extent of additional shadows from proposal

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

client: B. & C. Laws
project: Alterations & additions

title:
Shadow Diagrams Elevations

drawn by: JOB
scale: 1 : 200 @ a3

date:
20/12/2022

dwg. no.:
DA // 20

Rev. no.:
A

issue:
(DA)

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2022
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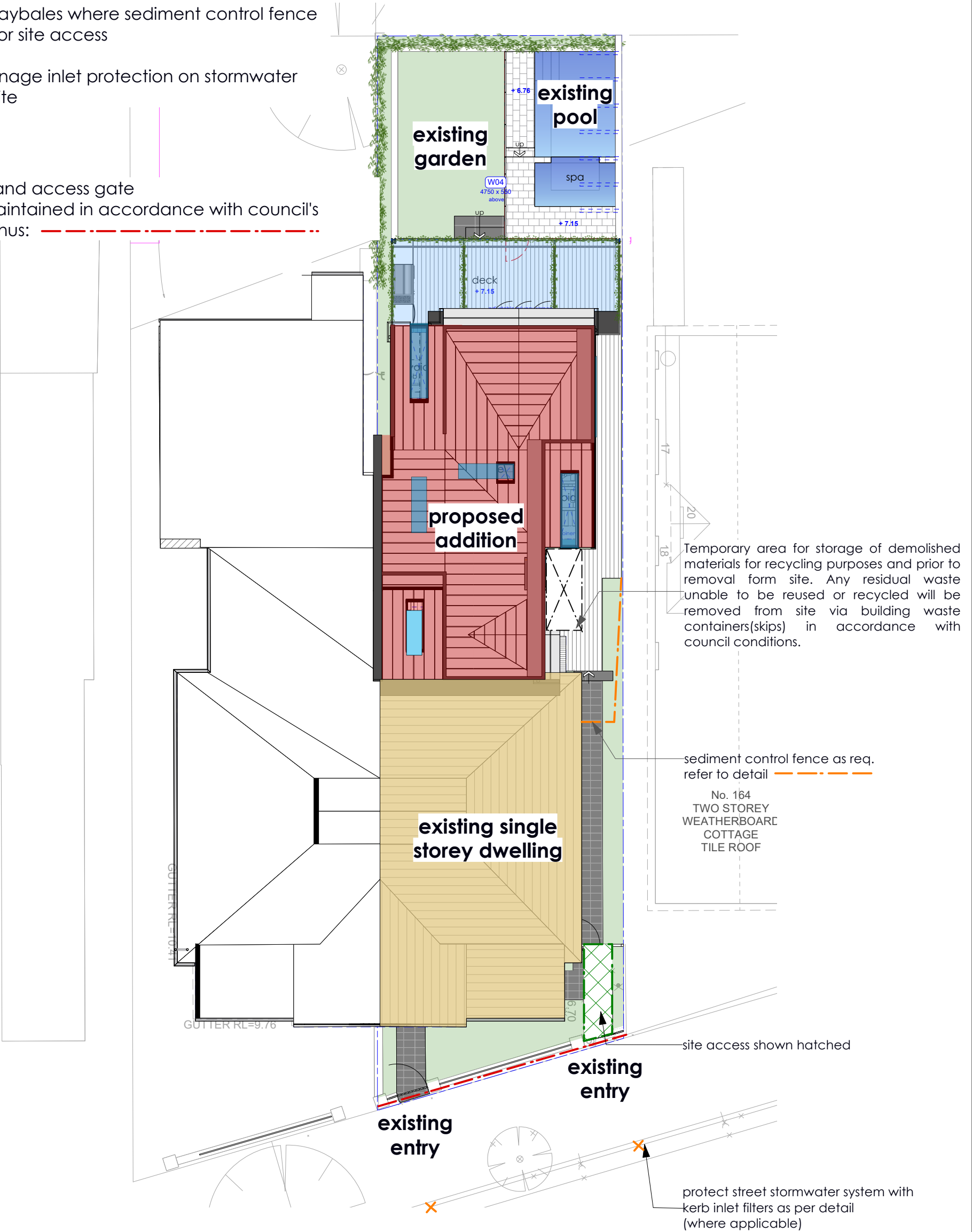
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NOTES:

- Install temporary sediment control fence as shown
- Provide temporary haybales where sediment control fence requires dismantling for site access
- Install mesh and drainage inlet protection on stormwater inlets down slope of site

Site Security Fencing and access gate to be installed and maintained in accordance with council's conditions, denoted thus: - - - - -



erosion&sediment control plan//site setup plan

scale: 1 : 200

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address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623	title: Sed. & Erosion // Site Setup Plan	date: 20/12/2022	Rev. no.: A	RIAI Architectural Technologist 2022 Jim O'Brien Principal Designer // Director (RIAI Arch.Tech.) (Affiliate RIAI) t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531
client: B. & C. Laws	drawn by: JOB	dwg. no.: DA//21	issue: (DA)	
project: Alterations & additions	scale: 1 : 100 @ a3			

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

controlling 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 responsibility 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.

building 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 council has approved alternative arrangements.

access points and parking 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 exiting 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 stormwater 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 vehicles 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 are 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 achieved 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 of 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 moving activities should be avoided where winds are sufficiently strong enough to raise visible dust.

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 the 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.

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address:	166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623		title:	Sed & Erosion Control Details Sht 1 © VIEW//THRU		date:	20/12/2022	Rev. no.:	A
client:	B. & C. Laws		drawn by:		scale:	dwg. no.:	D A / / 2 2	issue:	(DA)
project:	Alterations & additions		JOB						



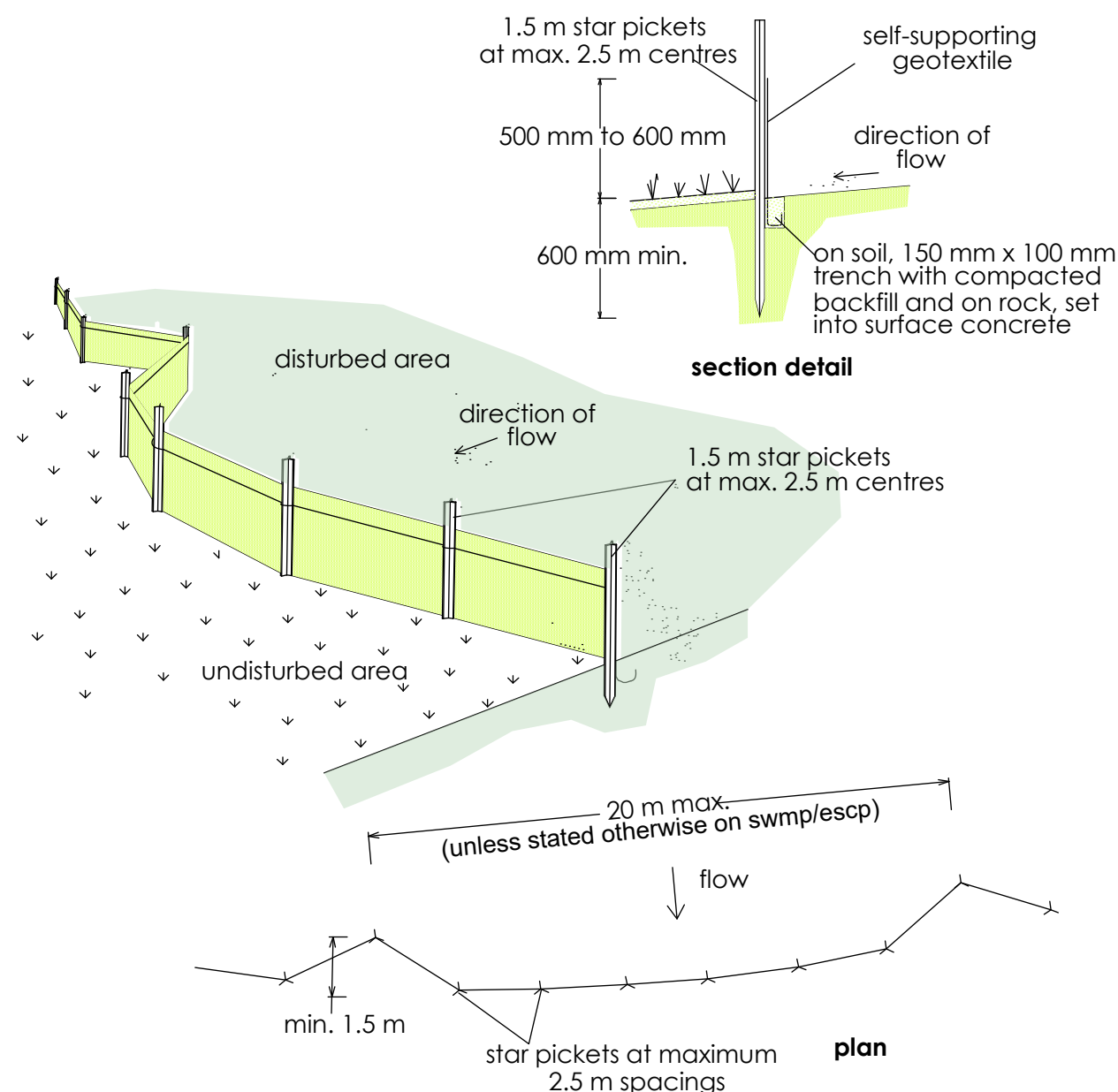
Architectural
Technologist
2022

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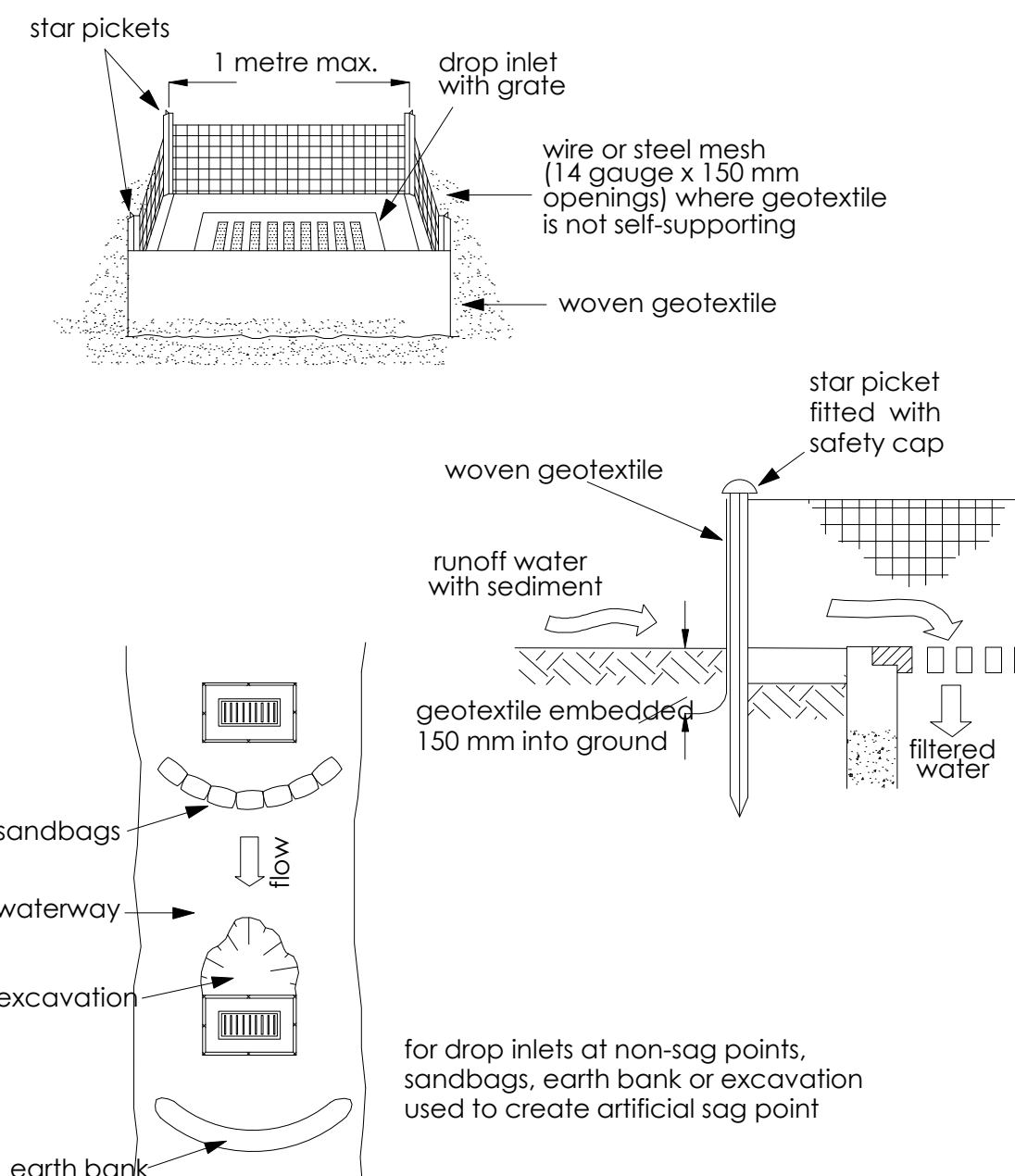


construction notes

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



construction notes

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

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

title:	Sed & Erosion Control Details Sht 2
drawn by:	JOB
scale:	© VIEW//THRU

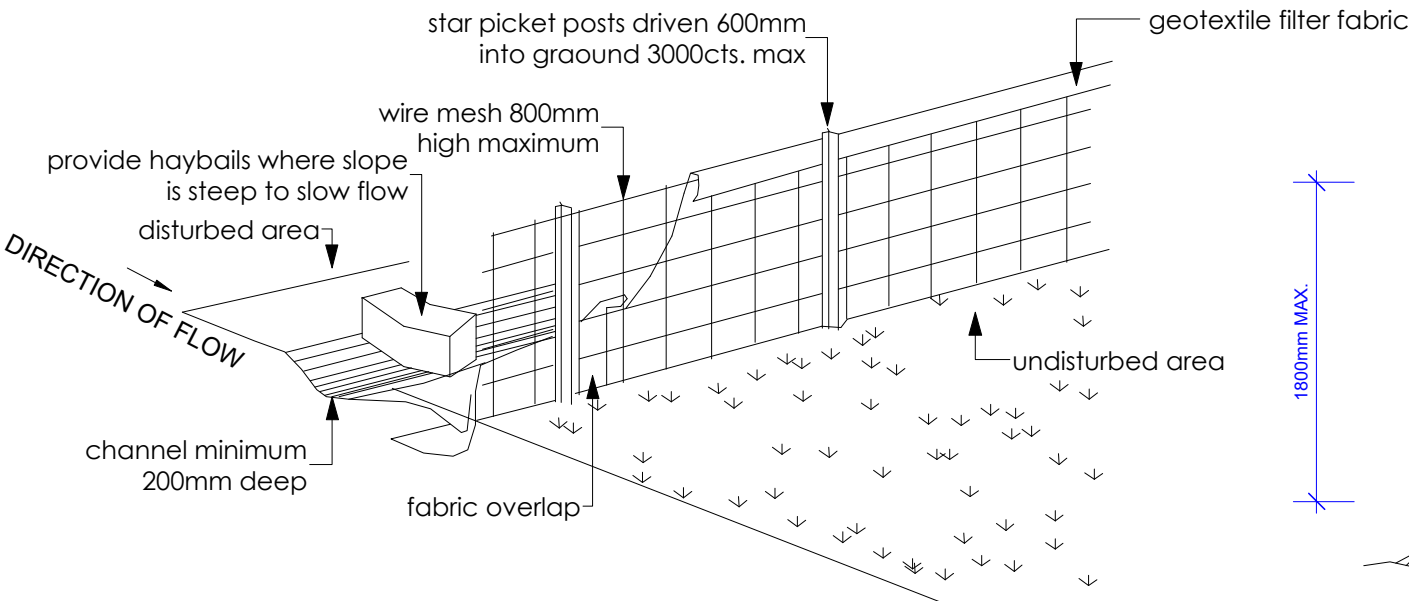
date:	20/12/2022
dwg. no.:	DA // 23

Rev. no.:	A
issue:	(DA)

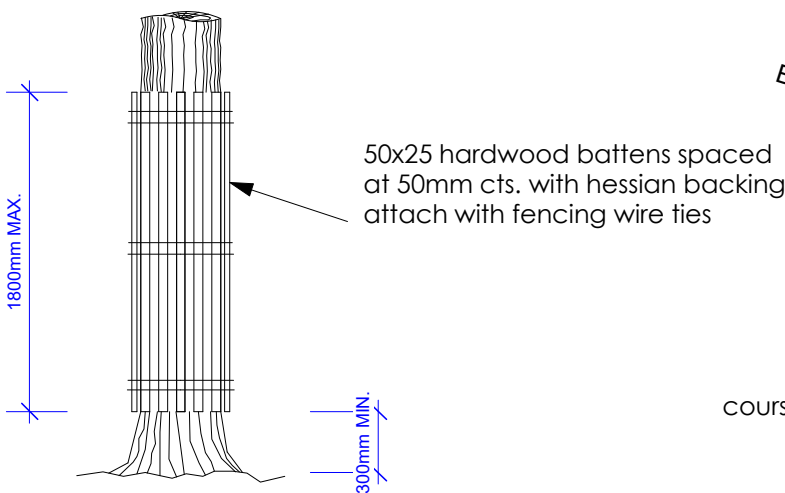
RIAI Architectural Technologist 2022	Jim O'Brien Principal Designer // Director (RIAI Arch. Tech.) (Affiliate RIAI)
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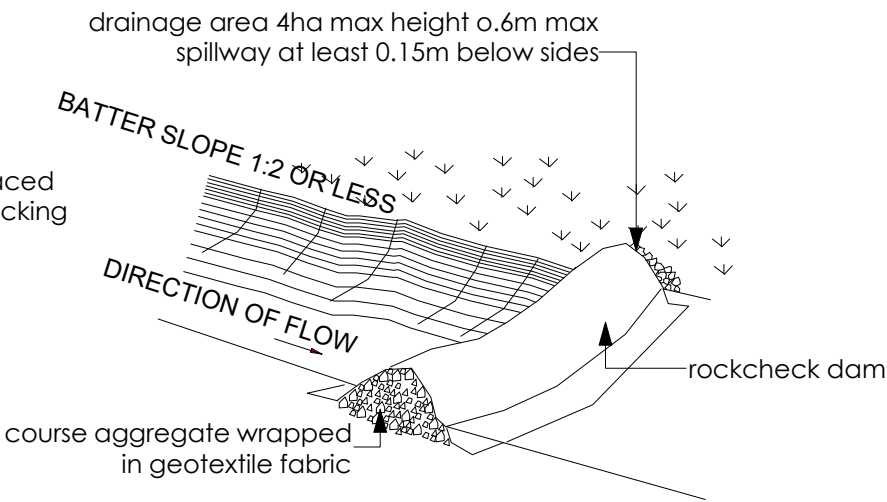
SEDIMENT & EROSION CONTROL - DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS



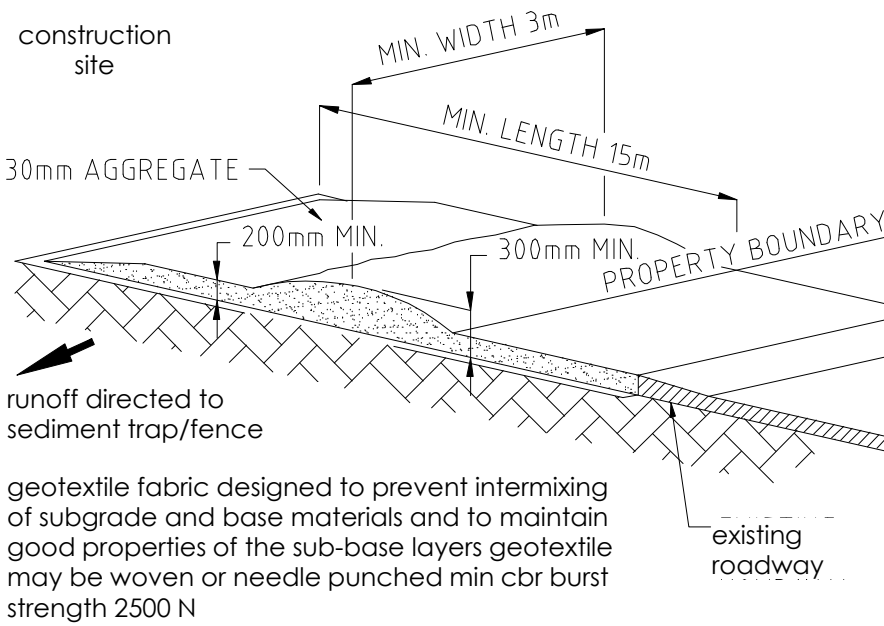
typical sediment fence
scale nts



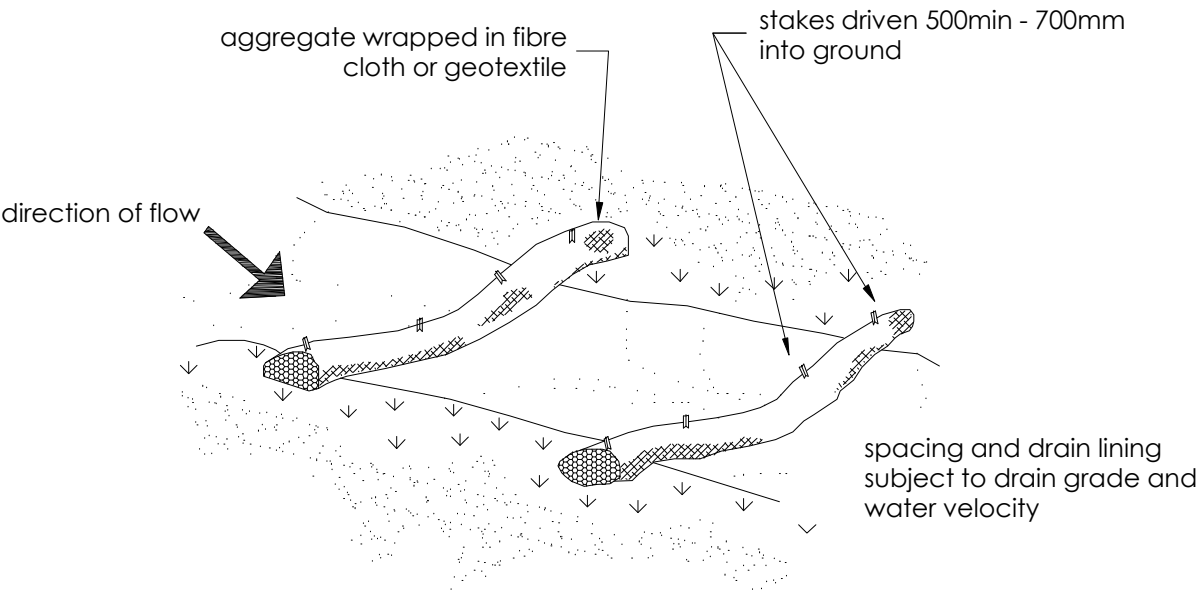
typical tree protection
scale nts



typical diversion channel
scale nts



stabilised site access
scale nts



gravel sock check
scale nts

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

client: B. & C. Laws
project: Alterations & additions

title:
Sed & Erosion Control Details Sht 3

drawn by:
JOB

scale:

date:
20/12/2022

dwg. no.:
DA//24

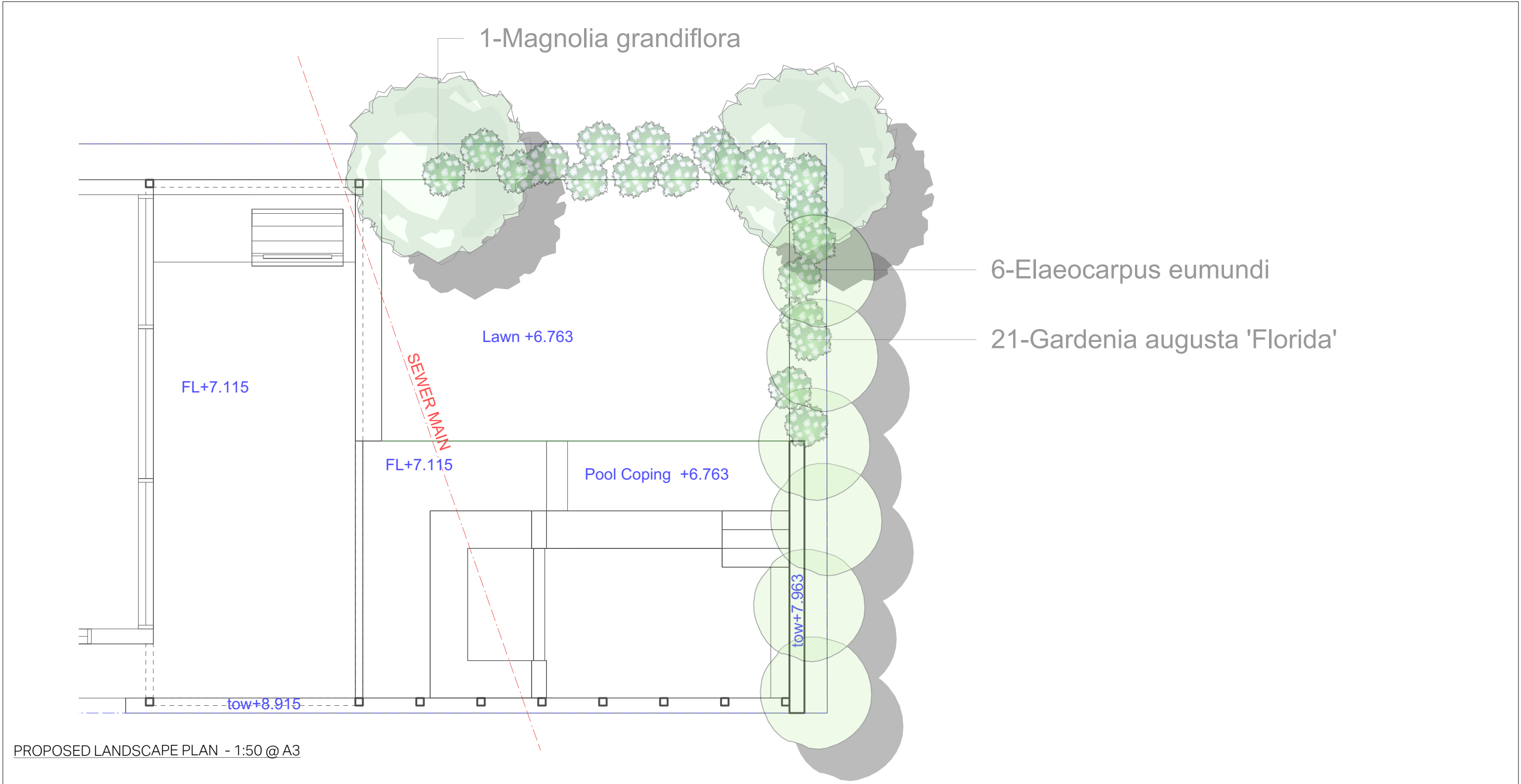
Rev. no.:
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issue:
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(RIAI Arch. Tech.)
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PROPOSED LANDSCAPE PLAN - 1:50 @ A3

Plant List							
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees							
Gtr	6	Smoothed leaved Quandong	Elaeocarpus eumundi	100 Ltr	5 - 10m	2.0 - 3.5m	Native (Existing)
Bl	2	Southern Magnolia	Magnolia grandiflora	75 Ltr	15 - 20m	15 - 20m	
Shrubs							
Gf	21	Gardenia	Gardenia augusta 'Florida'	300mm	600 mm	600 mm	
Total	58						

PREV. APPROVED
DA CONSENT: DA2020/0482

Notes:

This drawing is for design guidance only. final details must meet site conditions, relevant authorities and applicable building standards. verify all dimensions on site and with detailed site survey prior to off site fabrications.

GOODMANORS

Pool + Garden

02 9818 3377
goodmanors.com.au

Project

Laws Residence

166 Pittwater Road
Manly NSW 2095.

Drawn

Drawn By PP

Scale

1:50 @ A3

Date

10.04.20

Dwg No

LPP 01

Rev

A

Drawing Title

Landscape Plan Proposed plant list