

Site Analysis

1. Where to locate the New Dwelling?
The decision to locate the new dwelling in the area of the existing dwelling (proposed for demolition) was not taken lightly or without due thought.
By locating the new dwelling where proposed, the existing and substantial equine infrastructure can remain and continue throughout the construction works and into the future.
Additionally, the existing building services can be re-used and supplemented as required.
The views enjoyed by the existing dwelling will remain.

2. Solar access
The proposed dwelling has located its primary living spaces to the North-East which coincides with the primary views over the paddocks below and the bushland beyond.
These spaces will enjoy wonderful solar gain through the morning even in winter. The provision of covered external areas, and trellised areas will provide shielding from the summer sun.

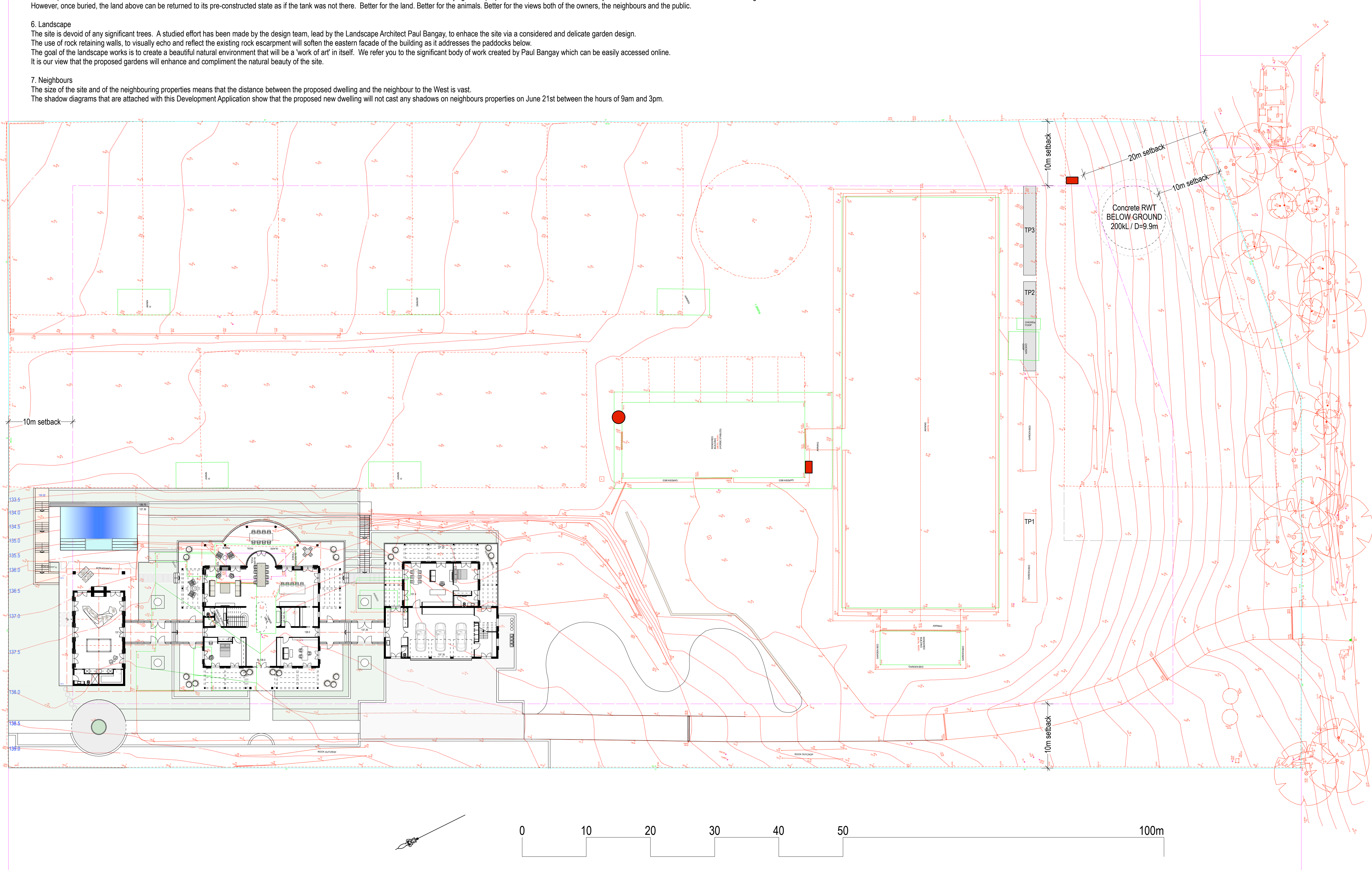
3. Prevailing winds
The proposed dwelling has been located to capture the predominant Northern Beaches north-easterlies. These will be enjoyed by occupants both on the external terrace spaces as well as within the dwelling.
The proposed garage building is located to the south of the proposed building works and will provide a buffer to the harsh southerlies.

4. Bushfire
The Bushfire Report captures the recommendations for the site. We have set the northern facade of the Games Room 10m back from the boundary and also located the pool to this boundary to aid potential bushfire threat.

5. Site Area untouched
The proposed works effect approximately 20% of the site area. The vast majority of the site will remain untouched and operational. This is an intentional decision based on the owner's request to respect the natural beauty of the existing landscape.
An example of an action that demonstrates the owner's desire to 'not clutter their land with stuff' is their decision to commit resources to the burying of the proposed 200KL rain water tank. To bury a tank costs around 3 times the cost of an above ground tank.
However, once buried, the land above can be returned to its pre-constructed state as if the tank was not there. Better for the land. Better for the animals. Better for the views both of the owners, the neighbours and the public.

6. Landscape
The site is devoid of any significant trees. A studied effort has been made by the design team, lead by the Landscape Architect Paul Bangay, to enhance the site via a considered and delicate garden design.
The use of rock retaining walls, to visually echo and reflect the existing rock escarpment will soften the eastern facade of the building as it addresses the paddocks below.
The goal of the landscape works is to create a beautiful natural environment that will be a 'work of art' in itself. We refer you to the significant body of work created by Paul Bangay which can be easily accessed online.
It is our view that the proposed gardens will enhance and compliment the natural beauty of the site.

7. Neighbours
The size of the site and of the neighbouring properties means that the distance between the proposed dwelling and the neighbour to the West is vast.
The shadow diagrams that are attached with this Development Application show that the proposed new dwelling will not cast any shadows on neighbours properties on June 21st between the hours of 9am and 3pm.



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Nominated Architect
Jonathon Peterson NSW ARB 5776

Client
**Jenny and David
Austin**

Project
Austin Residence

13 Morgan Road Belrose
2085

Project Code
AUST01

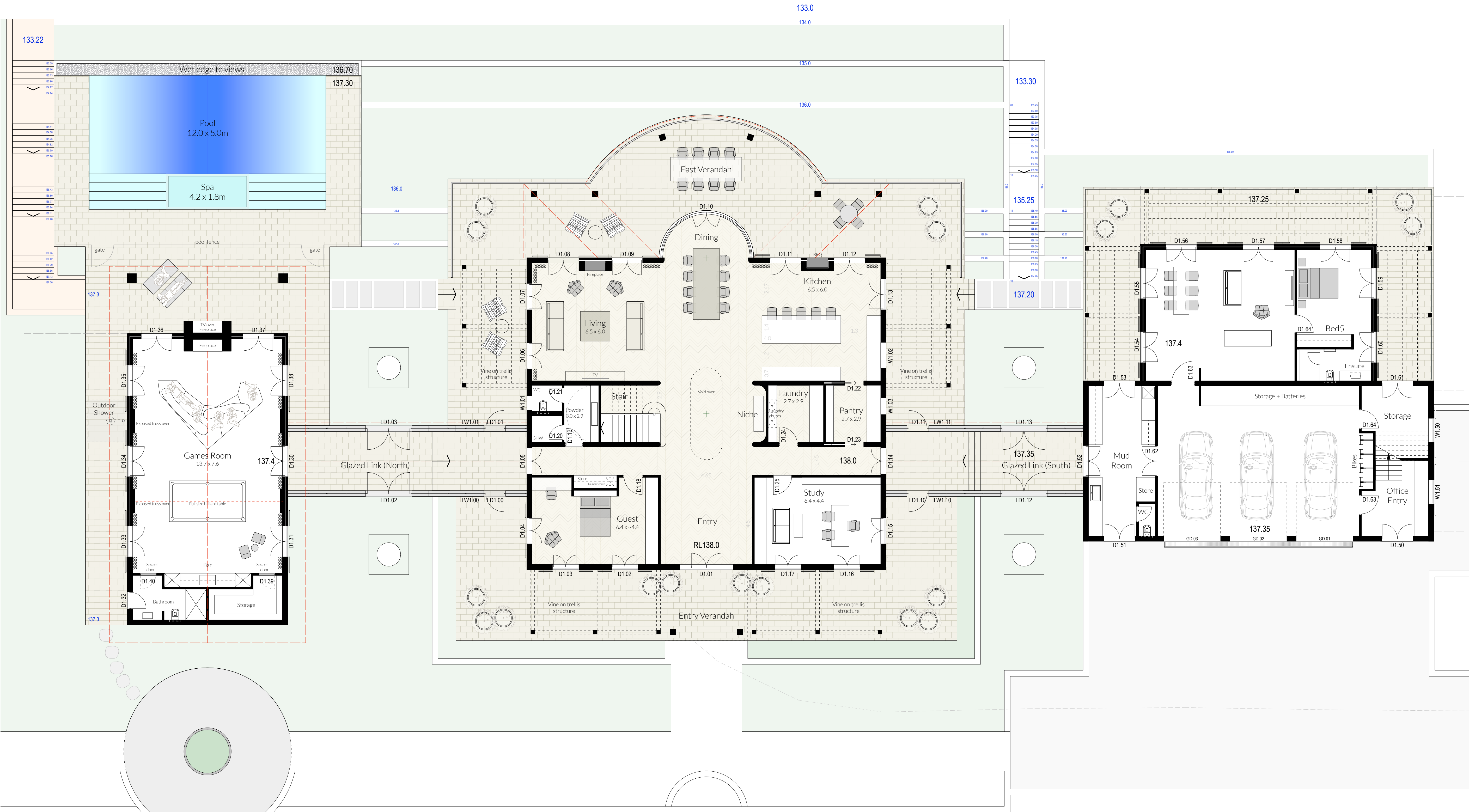
Development
Application

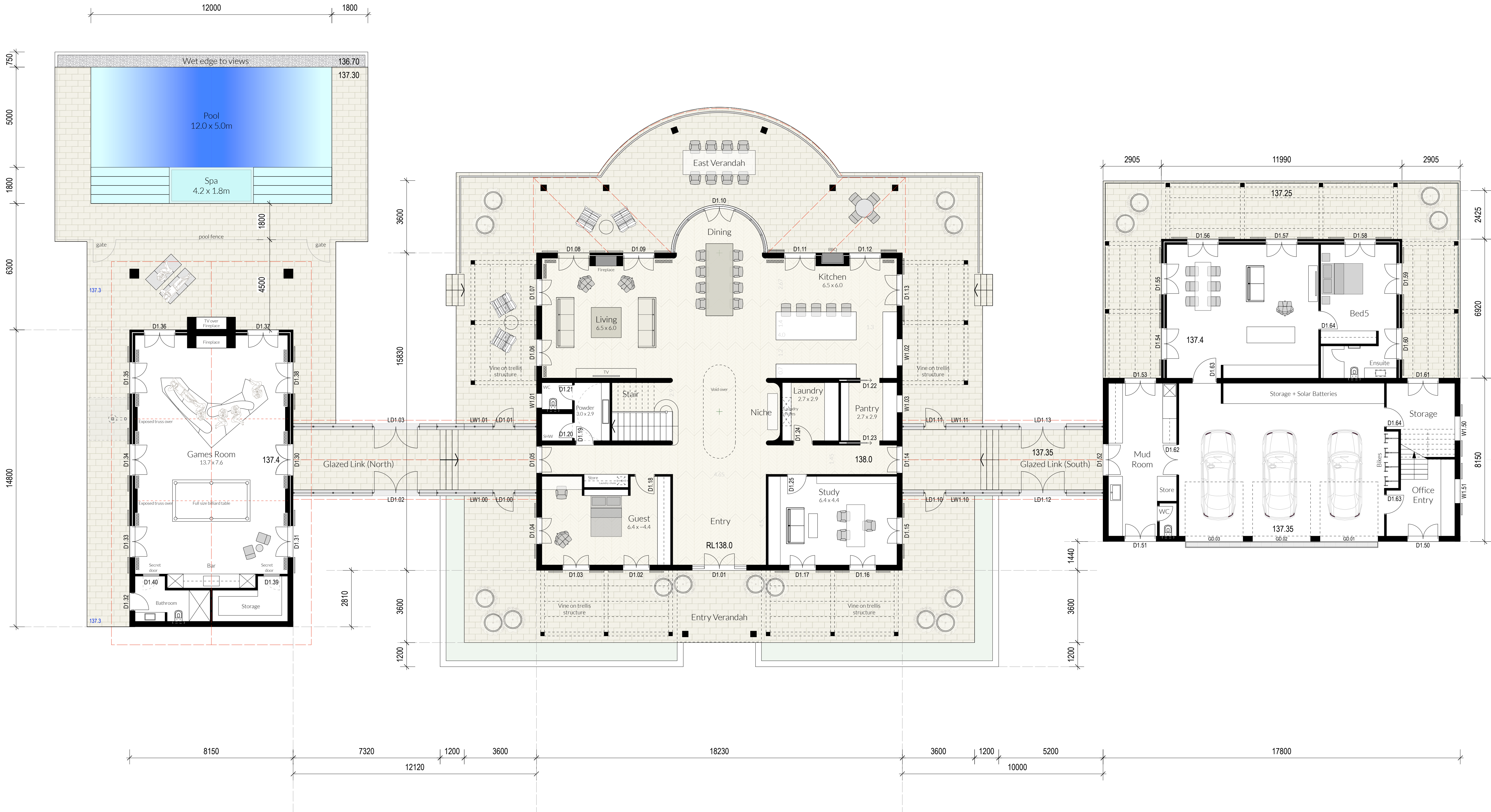
A 9/7/21 DA Issue

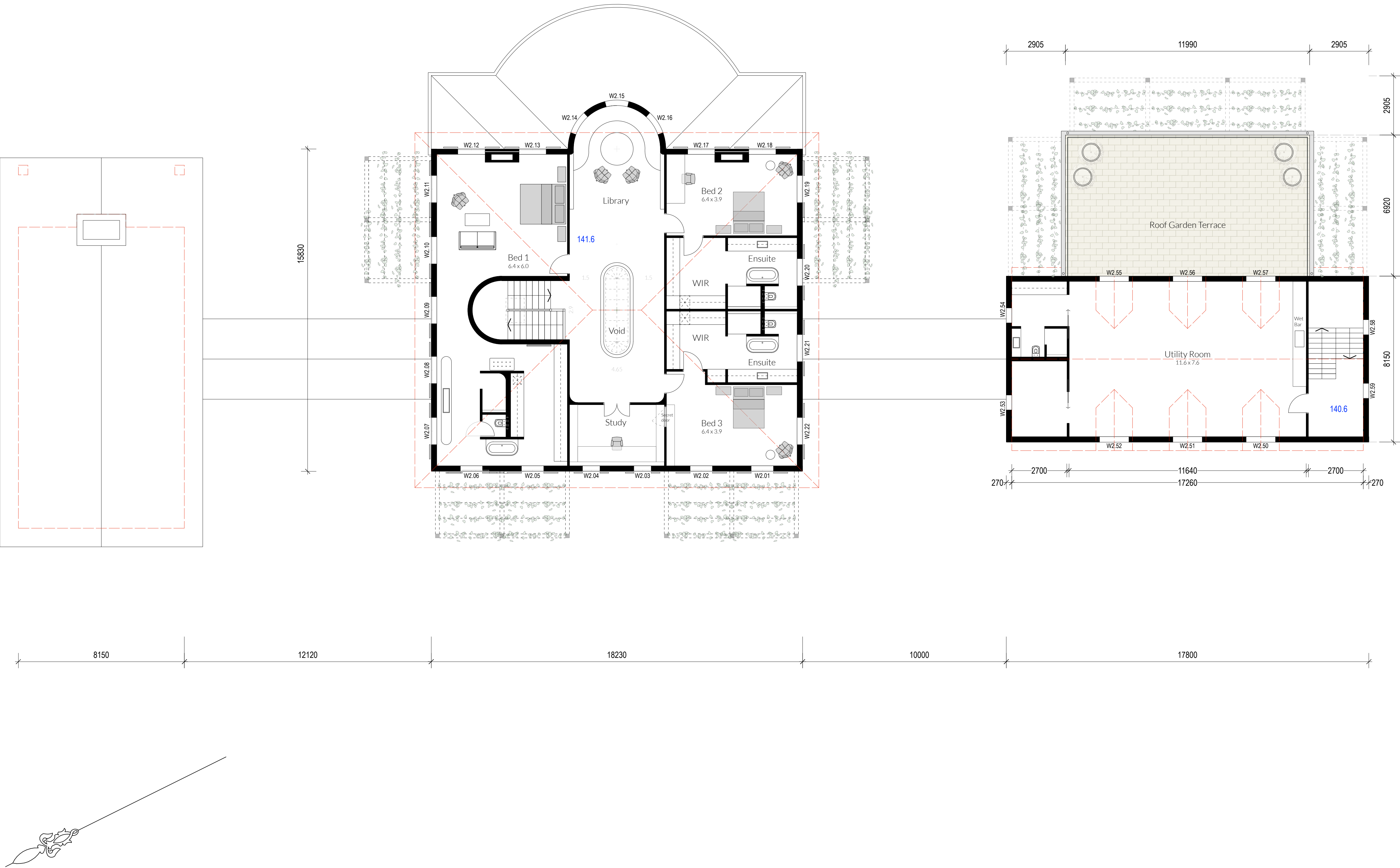
Drawing
Site Plan

Drawing Number
DA01

Revision
A
Scale
1:300 @ A1
Rev Date
9/7/21
Drawn by
JDP
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Drawing

First Floor Plan

Drawing Number

DA03

Revision

A

Scale

1:100 @ A1

Rev Date

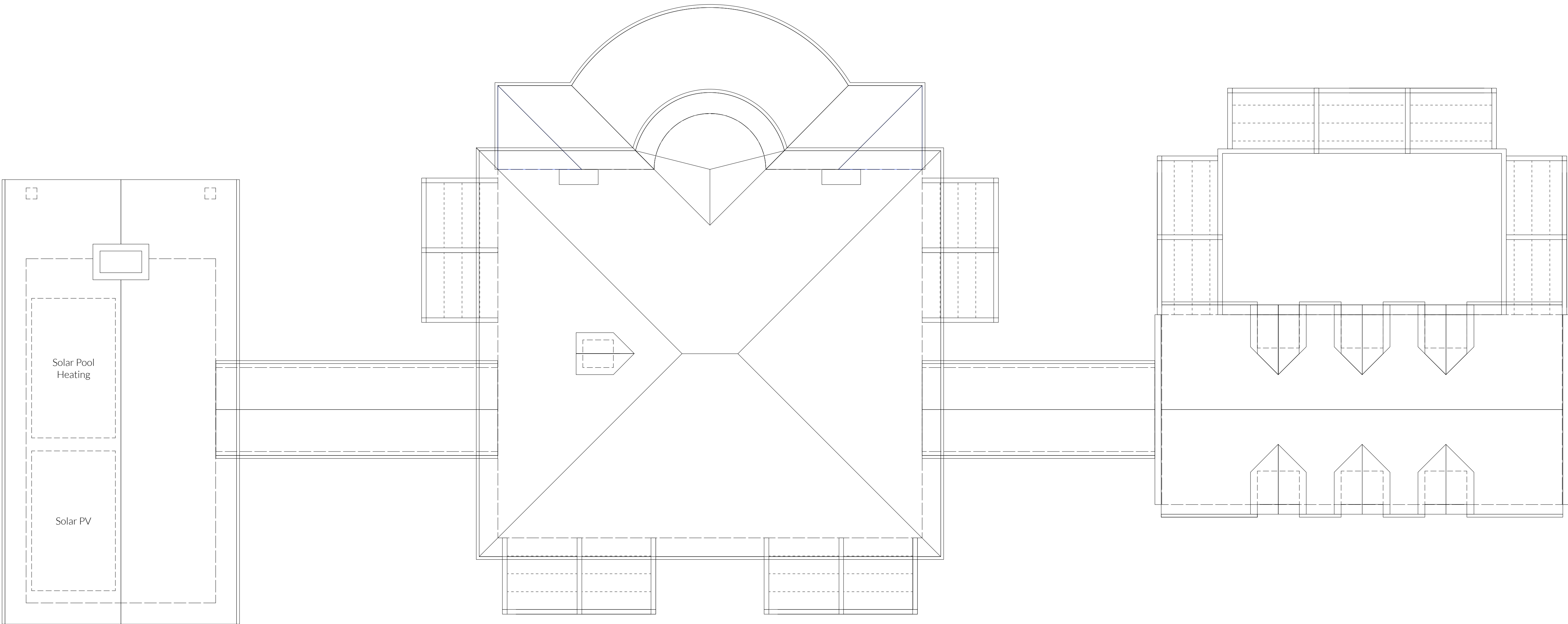
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1 Roof Plan

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Application

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Drawing
Roof Plan

Drawing Number
DA04

Revision
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1 North Elevation



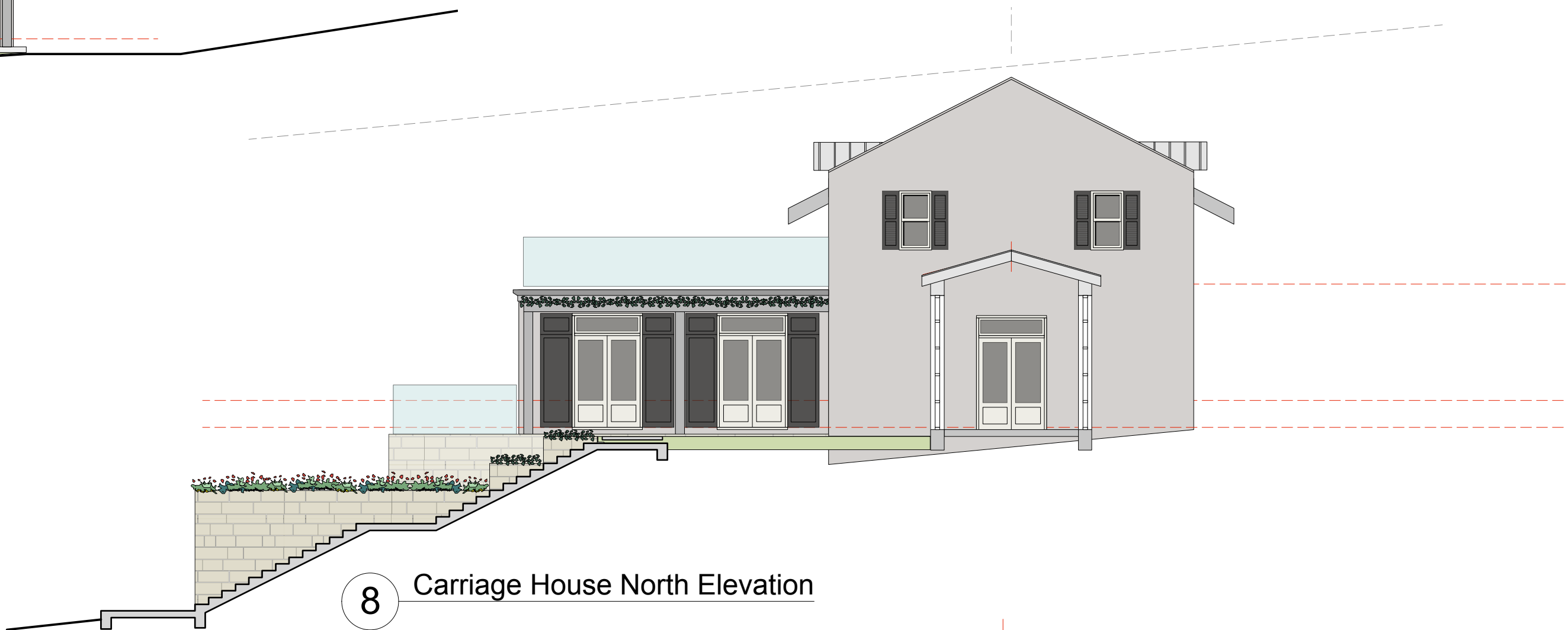
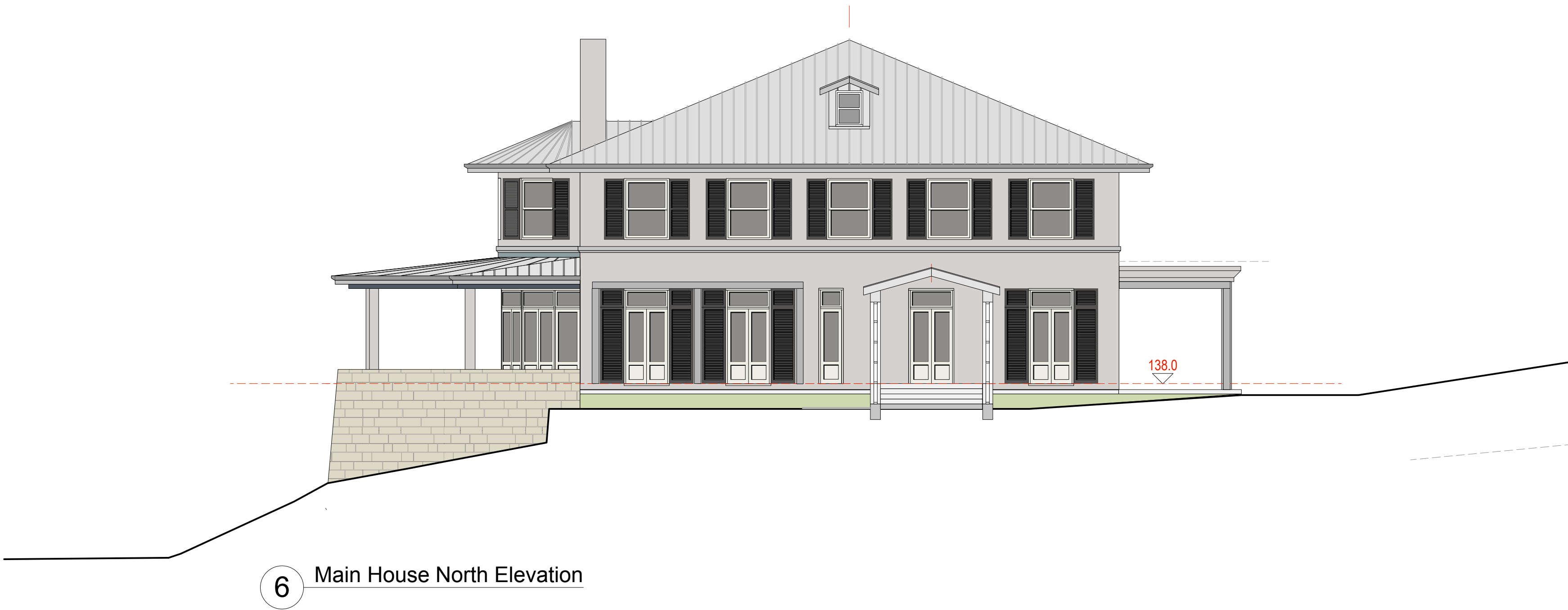
2 South Elevation

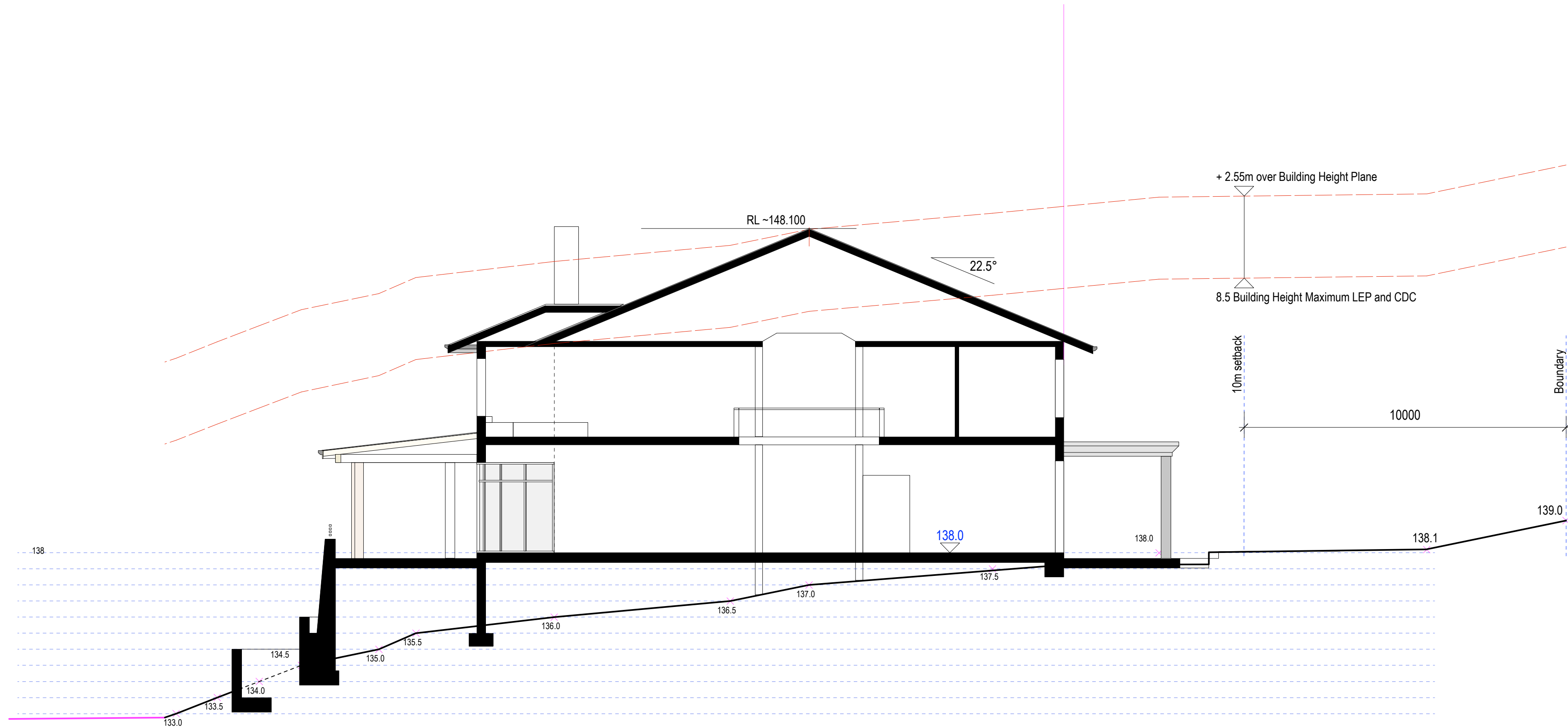


3 West Elevation



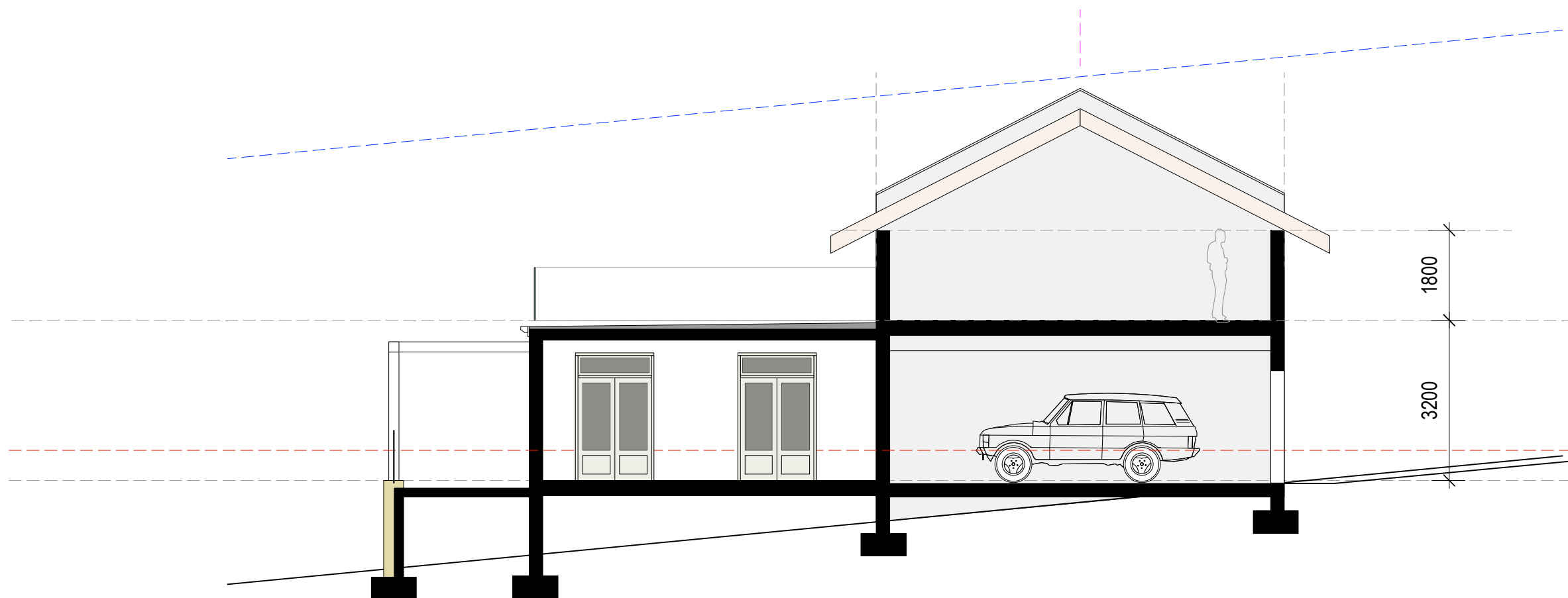
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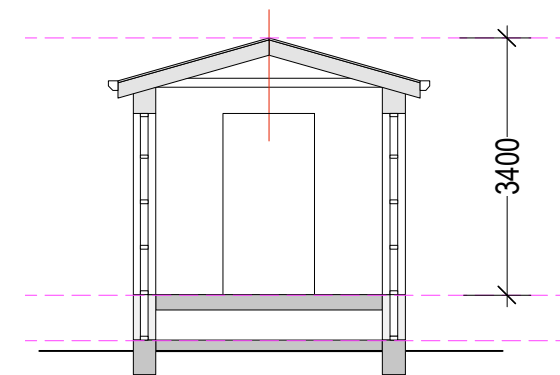


1 Section A-A

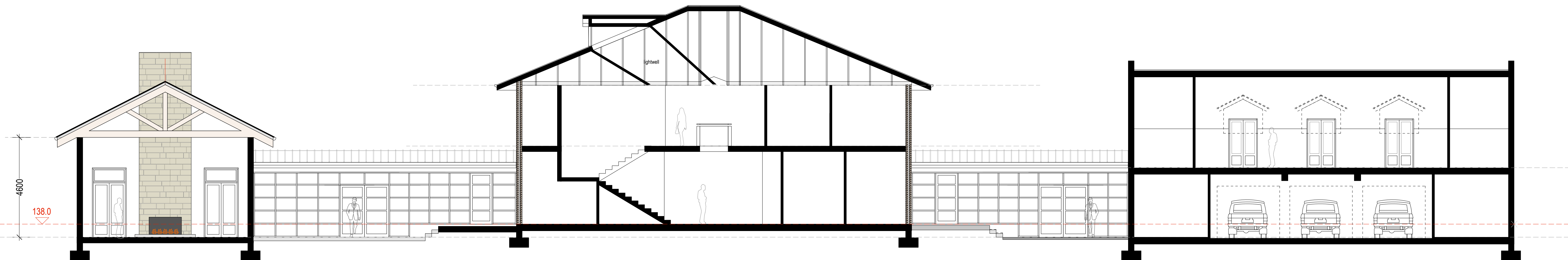
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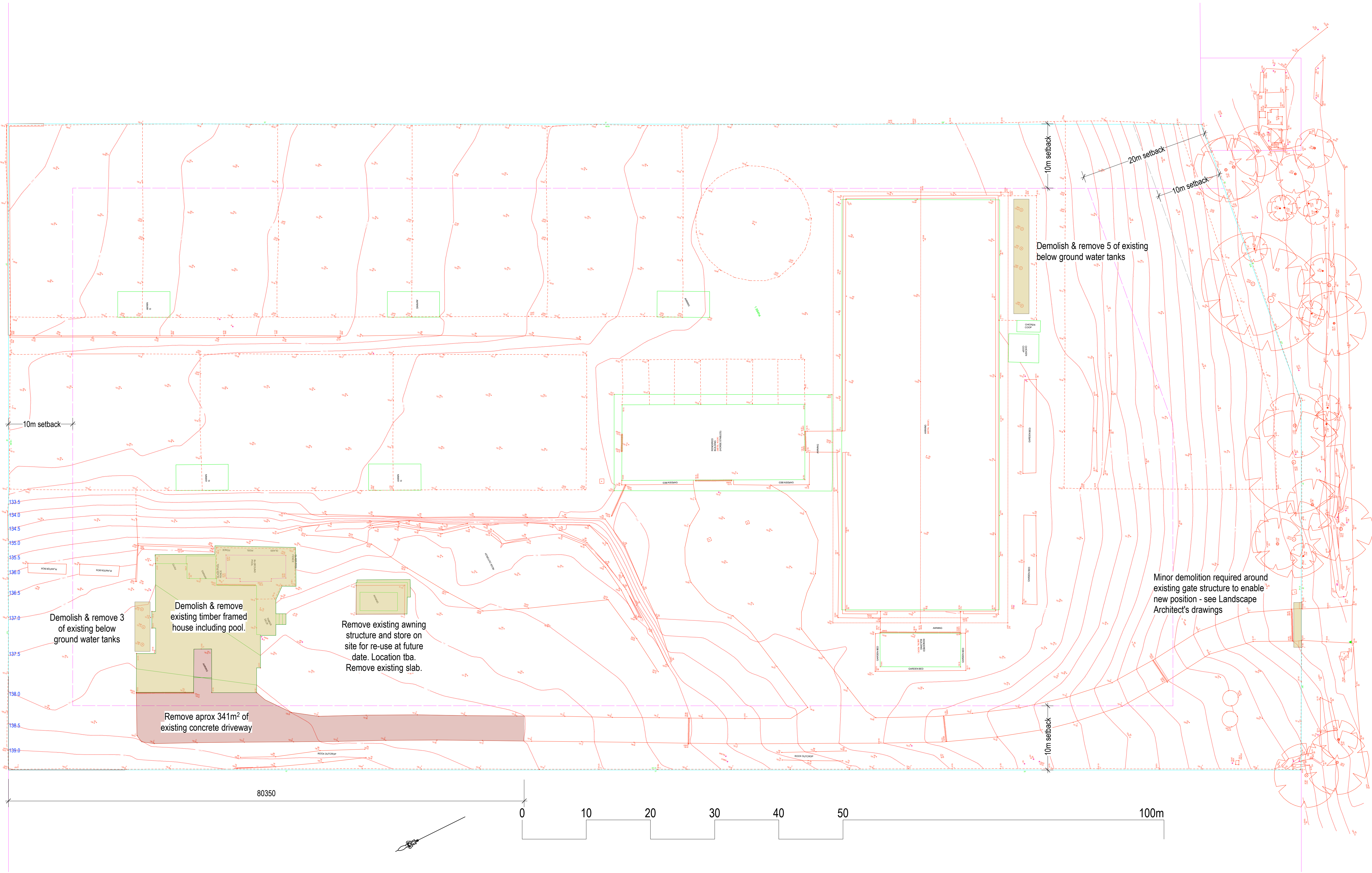
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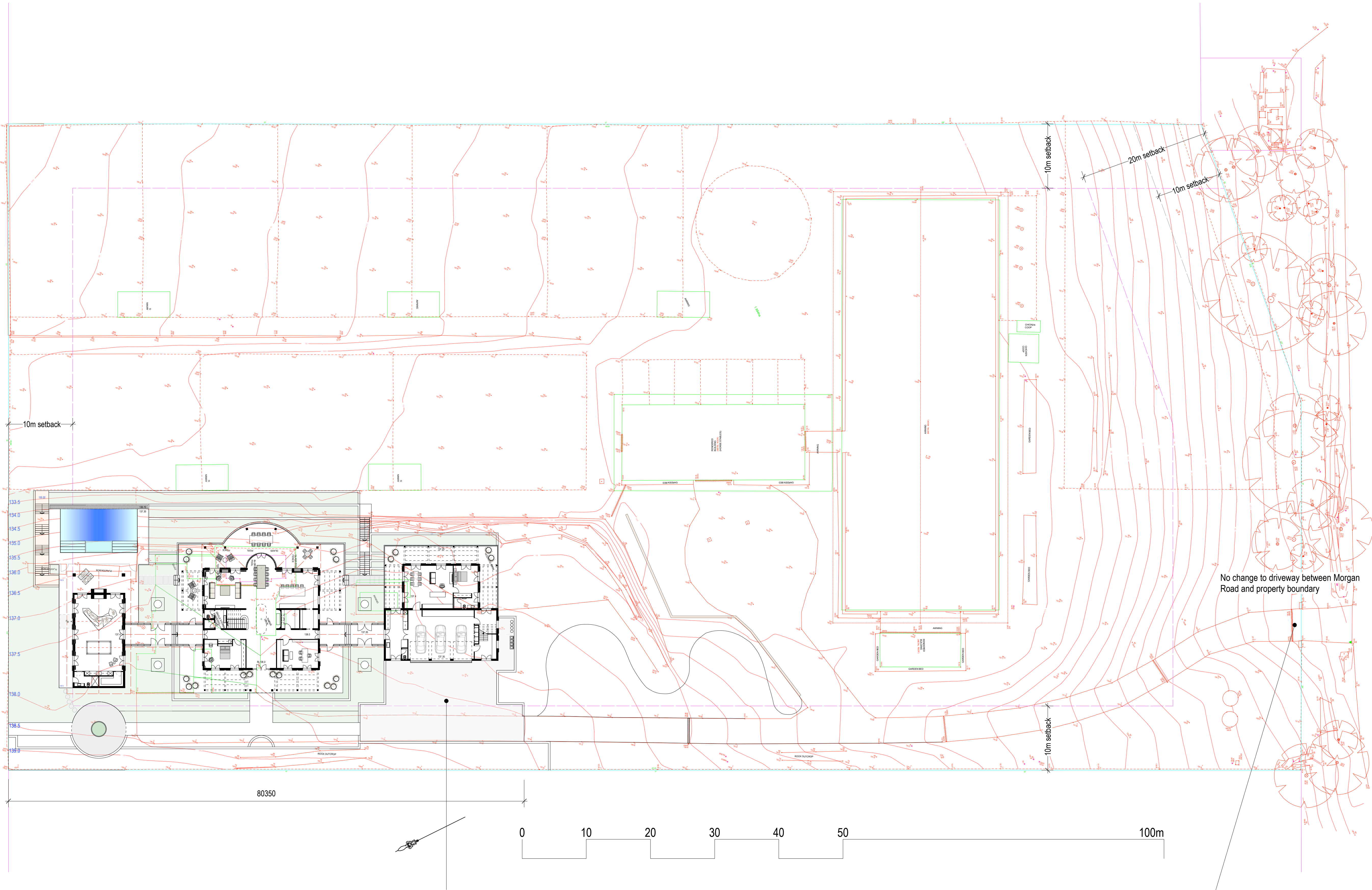


3 Section C-C



4 Section D-D





It is proposed that approximately 341m² of existing concrete driveway be removed (see Demolition Plan DEM01). The Landscape Architect has proposed that the area westward of the proposed garage structure be surfaced in selected gravel. An image depicting a similar design solution is included in our architectural finishes plan FIN01. Drainage of this area has been considered by the project's hydraulic engineer and documented accordingly.

Minor change to entry gate and supporting structure. See Landscape Architect's plans. Reason: when entering the site, a car + trailer cannot fit between the closed gate and the road pavement. This has potential safety consequences as vehicles travelling eastward have little time to stop from the westward corner. Moving the gate further into the property as proposed will allow for a vehicle and trailer to be fully off the road whilst the gate is opened.

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Development
Application

A 9/7/21 DA Issue

Drawing

Driveway Plan

Drawing Number

DRV01

Revision

A

Scale

1:300 @ A1

Rev Date

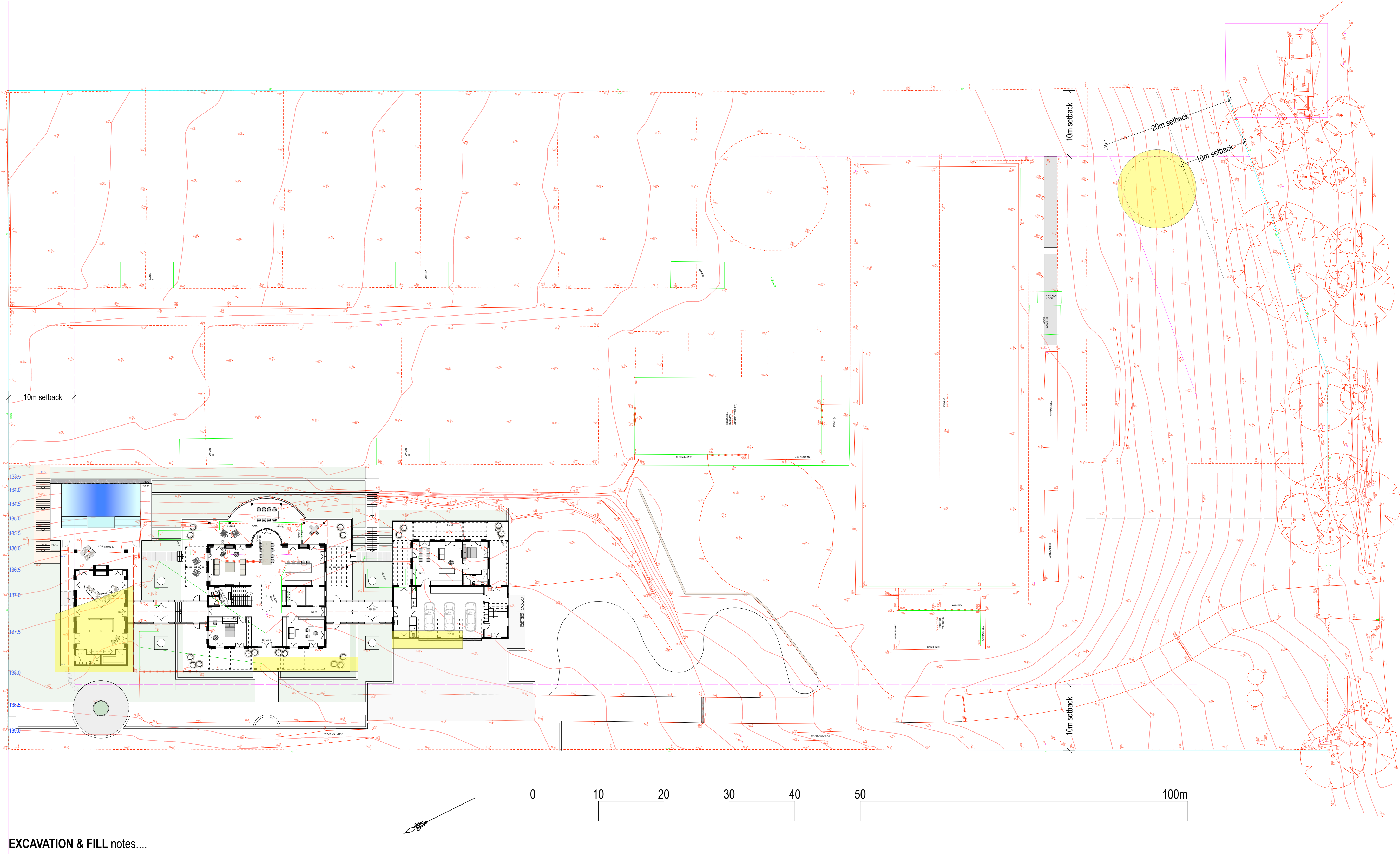
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EXCAVATION & FILL notes....

1. Principles informing the design: the design has been undertaken with a view to limit the amount of excavation required to undertake the works. We have done this to a) minimise cost of construction, b) minimise noise pollution during construction, c) minimise disturbance to the land generally and the land's hydrology specifically, d) minimise truck movements to/fro site.
2. The most significant excavation will occur to enable the burying of the proposed 200KL concrete water tank. The tank has a diameter of 9.9m. However, it needs a 12m diameter excavation to allow for construction access. The height of the tank is 3.6m. As the tank is located on sloping ground, the contours guide the average depth of excavation to be 4.9m. The volume of excavation is therefore approximately 2120m³. We anticipate that approximately 3/5 of the excavated material will be sandstone (say 1275m³ of sandstone). It is our hope that the quality of this sandstone will be sufficient to use in the copious areas of sandstone clad retaining walls throughout the works. However, this will depend on what we find during excavation. The remaining excavated material will be used as backfill around the tank once it is constructed. Any excess material (either sandstone that is not useable in the new works, or spoil) will be taken away from the site by commercial contractors.
3. Games Room - the western end of the games room sits below the existing natural ground level. The land is around 700mm above ground at the south-western corner of the Games Room. This will require trimming of the site in this location. The depth of the underlying sandstone shelf in this location has been tested by the project's geotechnical engineer and it sits approximately 200-300mm below ground. Again, it is hoped that any sandstone excavated in this area can be re-used throughout the works but only time will tell as to the quality of what we find.
4. Minor other areas to enable works - the project's structural engineer will develop the design of the building's footings as part of the design documentation phase of the works. It is hoped that the existence of rock as the underlying base material under the proposed building will result in very little excavation to enable the works.
5. Swimming pool - it is noted that the swimming pool is unlikely to require any excavation as it has been designed to have a finished level similar to the Games Room, and therefore the floor of the pool will sit above the existing ground level.

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Application

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Drawing

Excavation & Fill Plan

Drawing Number

EXF01

Revision

A

Scale

1:300 @ A1

Rev Date

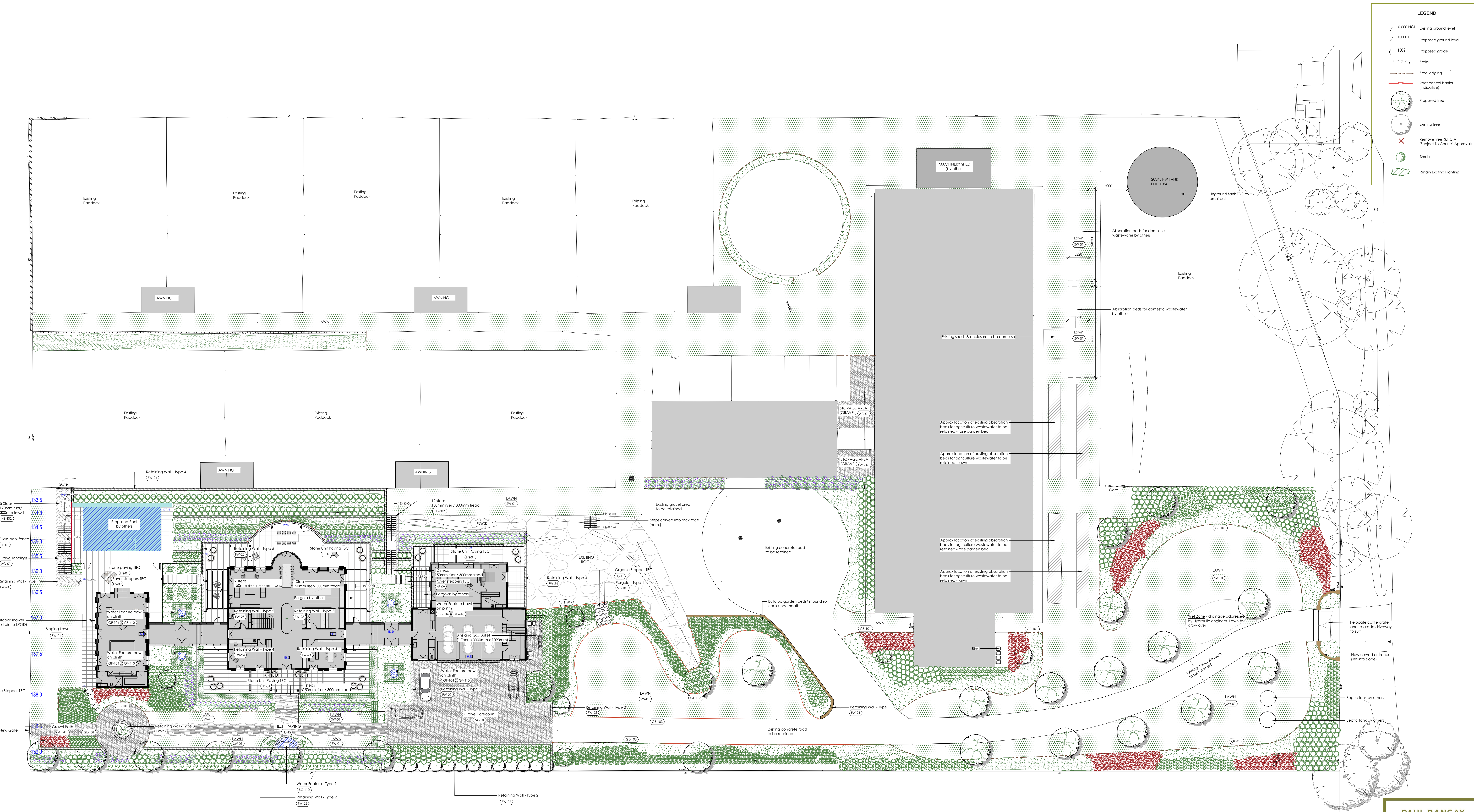
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SOFT WORKS SCHEDULE LANDSCAPE PLAN

SYMBOL	LAWN DESCRIPTION	QTY	TYPE	Supplier	State
(SW-01)	'Sis' Water	3,989 m ²	Soft Leaf Buffalo	Local Supplier	NSW

NOTE: Landscape Contractor to confirm area - Indicative quantities given only

HARDSTAND SCHEDULE LANDSCAPE PLAN

SYMBOL	DESCRIPTION	QTY	Material	Unit Size	Finish	Colour/Description	Pattern	Supplier	Supplier Contact
(HS-01)	Stone Unit Paving	517.3 m ²	T.B.C	T.B.C	T.B.C	T.B.C	T.B.C	T.B.C	T.B.C
(HS-02)	Paver Steppers	1346	T.B.C	1350x600mm	T.B.C	T.B.C	As Shown	T.B.C	T.B.C
(HS-11)	Organic Stepper	9	Stone	Various x 30mm	T.B.C	T.B.C	As Shown	T.B.C	T.B.C
(HS-12)	Rain T.B.C	88.3 m ²	T.B.C	30-80 x 30-50mm	T.B.C	T.B.C	As Shown	ECO OUTDOOR	Rob Lutton (Ph: 0412 066 446)

SYMBOL	DESCRIPTION	QTY	Material	Unit Size	Finish	Supplier	Supplier Contact
(HS-02)	Stair Treads	26.9 m ²	To match paving	various	To match paving		

NOTE: Please allow for 12-20 week lead time for certain items. Where PFB Design's preferred suppliers are not used, a sample of the product is to be provided for approval prior to ordering. It is the contractor's responsibility to ensure that the specified product is available before pouring any slabs. Should a supply issue arise PFB Design is to be contacted immediately for approval of change.

COATING, COSSING, WALL COSSING: Stair treads and risers are not included in quantity estimate.

INDICATIVE QUANTITIES CONTRACTOR MUST VERIFY ALL QUANTITIES FROM SITE MEASURE PRIOR TO ORDERING STOCK

GARDEN EDGING SCHEDULE LANDSCAPE PLAN

SYMBOL	DESCRIPTION	QTY	Type	Specification
(GE-101)	Steel Edge - Type 1	401.1 m	Mild Steel	75x3mm, Grade 300, slaked @ 1m centres
(GE-102)	Steel Edge - Type 2	203.1 m	Mild Steel	20x6mm, Grade 300, slaked @ 1m centres. Painted Black (epoxy enamel)

GARDEN FEATURES/ORNAMENTS SCHEDULE LANDSCAPE PLAN

SYMBOL	POSTS/ARNS DESCRIPTION	QTY	Size/Code	Dimensions	Finish/Colour	Material	Supplier	Notes
(GF-01)	Client's Sculpture	1	T.B.C	T.B.C	T.B.C	T.B.C	By Client	
SYMBOL	BOWLS DESCRIPTION	QTY	Size/Code	Dimensions	Finish/Colour	Material	Supplier	Notes
(GF-104)	Designer Bowl	4	1200	1200 dia. x 600mm (H)	T.B.C	GRC	Quattro	Water Feature
SYMBOL	PLANTING DESCRIPTION	QTY	Size/Code	Dimensions	Finish/Colour	Material	Supplier	Notes
(GF-410)	Plinth 1300 Lb.c	4	XXLarge	1300 x 1300 x 300 (H)	Stone	To match paving	By Contractor	Ref Paving Supplier

NOTE: Please allow 12-20 week lead time for certain items. If items unselected please contact PFB Design Studio for selections or to arrange a shopping day with Paul Bangay. All pots to be connected to irrigation and drainage.

AGGREGATE SCHEDULE LANDSCAPE PLAN

SYMBOL	GRAVEL DESCRIPTION	QTY	Size	Colour	Supplier	Details	Install Type
(AG-01)	Gravel TBS	455.1 m ²	7-10mm	T.B.C	Local Supplier	T.B.C	Loose

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FENCES AND WALLS LANDSCAPE PLAN

SYMBOL	RETAINING WALLS DESCRIPTION	QTY	Specification	Material
(FW-21)	Retaining Wall - Type 1	32.8 m	300mm W x 100mm H	Sandstone
(FW-22)	Retaining Wall - Type 2	144.1 m	300mm W x 700 mm H	Sandstone
(FW-23)	Retaining Wall - Type 3	7.5 m	300mm W x 400mm H	Sandstone
(FW-24)	Retaining Wall - Type 4	266.6 m	300mm W x Height TBC	Sandstone
(FW-25)	Retaining Wall - Type 5	48.8 m	400mm W x 100mm H TBC	Sandstone

SPECIAL CONSTRUCTION LANDSCAPE PLAN

SYMBOL	DESCRIPTION	QTY	Finish	Specification	Notes	Material
(SC-101)	Pergola - Type 1	1	Paint to match house	'Classic', Refer Eng.	Without pier base	Timber
(SC-110)	Water Feature - Type 1	1	T.B.C		Pond	T.B.C

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DATE: 5th JULY 2021

REVISION: 00-2

SCALE: 1:200 @ A0

DRAWING NUMBER: 1 of 3

LANDSCAPE ARCHITECT: HM

ARCHITECT: PRESTON PETERSON

JOB TITLE: AUSTIN

13 MORGAN ROAD,
BEL RIDGE,
NSW

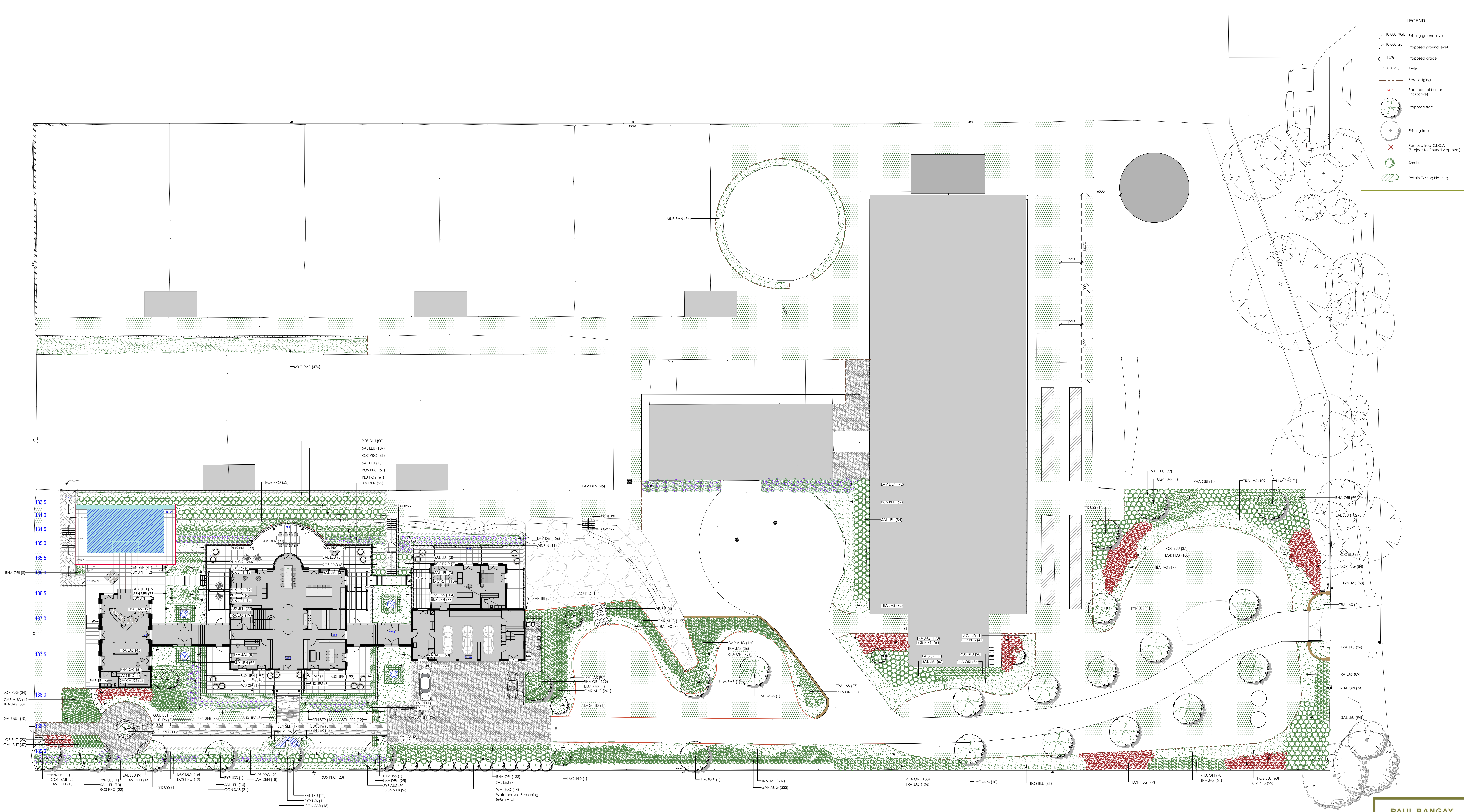
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DESIGN DEVELOPMENT - DA

HARDSCAPE LANDSCAPE PLAN

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LEGEND

10,000 NGCL

Existing ground level

10,000 GL

Proposed ground level

100%

Proposed grade

Stairs

Steel edging

Root control barrier (indicative)

Proposed tree

Existing tree

Remove tree S.T.C.A (Subject to Council Approval)

Shrubs

Retain Existing Planting

PLANT SCHEDULE LANDSCAPE PLAN						
TREES	BOTANICAL NAME	COMMON NAME	SIZE (AT POT)	SPACING	SIZE (MATURE HxW)	NVEX EVG/DEC
JAC MIN	Jacaranda mimosaefolia	Jacaranda	100L (2.5-3.5m H)	AS SHOWN	100mm	Ex. Dec.
LAG IND	Lagerstroemia indica 'Natchez'	White Crape Myrtle	100L (2.5-3.5m H)	AS SHOWN	60mm	Ex. Dec.
LAG 30	Lagerstroemia x 'Sour'	Pink Crape Myrtle	100L (2.5-3.5m H)	AS SHOWN	50mm	Ex. Dec.
TRA OR	Pistacia chinensis	Chinese Pistache	75L (2-2.5m H)	AS SHOWN	80mm	Ex. Dec.
PYR USS	Pyrus ussuriensis	Manchurian Pear	100L (2.5-3.5m H)	AS SHOWN/ 2.5m	90mm	Ex. Dec.
ULM PAR	Ulmus parvifolia	Chinese Elm	100L (2.5-3.5m H)	AS SHOWN	130mm	Ex. Dec.
WAT FLO	Waterhousea floribunda	Weeping Lily Pilly	20L (5-6m H)	AS SHOWN	100mm	Nv. Evg.
WAT 6m ATOP						
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE (SUPPLY)	SPACING	SIZE (MATURE HxW)	NVEX EVG/DEC
BUX PH	Buxus microphylla japonica	Japanese Box Hedge	300mm Pot	600mm dia.	0.60x0.6m	Ex. Evg.
BUX PH	Buxus microphylla japonica	Japanese Box Sphere	300mm	300mm	0.60x0.6m	Ex. Evg.
GAR AUG	Gardenia augusta	Common Gardenia	25cm Pot	1x1m	60mm	Ex. Dec.
GAU BUT	Gaura lindheimeri 'Whirling Butterflies'	White Gaura	20cm Pot	300mm	0.80x0.5m	Ex. Dec.
LAV DEN	Lavandula dentata	French Lavender	14cm Pot	800mm	1x1.2m	Ex. Evg.
LOR PLG	Loropetalum chinense 'Plum Gorgeous'	Pink Fringe Flower	20cm Pot	700mm	1.5x2m	Ex. Evg.
MUR PAN	Moraea paniculata	Orange Jessamine	400mm	400mm	30m	Ex. Evg.
PLU ROY	Plumbago auriculata 'Royal Cape'	Blue Plumbago	14cm Pot	1m	1.5x2m	Ex. Evg.
RHA ORI	Rhaphanopis indica 'Oriental Pearl'	White Indian Hawthorn	25cm Pot	400mm	0.8x1m	Ex. Evg.
SAL LEU	Salvia leucantha	Mexican Bush Sage	14cm Pot	900mm	1x1m	Ex. Dec.
CLIMBERS	BOTANICAL NAME	COMMON NAME	SIZE (SUPPLY)	SPACING	SIZE (MATURE HxW)	NVEX EVG/DEC
PAR TR	Parthenocissus tricuspidata	Boston Ivy	1000mm	climbs to 1.5m	8m	Ex. Dec.
WIS SN	Wisteria sinensis	Chinese Wisteria - White	25cm Pot	AS SHOWN to trellis/ wire	climbs to 8m	Ex. Dec.
WIS SP	Wisteria sinensis	Chinese Wisteria - Purple	25cm Pot	AS SHOWN to trellis/ wire	climbs to 8m	Ex. Dec.
HEDGES	BOTANICAL NAME	COMMON NAME	SIZE (SUPPLY)	SPACING	SIZE (MATURE HxW)	NVEX EVG/DEC
STY AUS	Syzygium australe	Bush Cherry	100L (2.5-3.5m H)	720mm	60mm	Nv. Evg.
SMALL SHRUBS & GRASSES	BOTANICAL NAME	COMMON NAME	SIZE (SUPPLY)	SPACING	SIZE (MATURE HxW)	NVEX EVG/DEC
RCS BLU	Romatulus blue lagoon	Semi-Prostrate Rosemary	20cm Pot	700mm	1x1m	Ex. Evg.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE (SUPPLY)	SPACING	SIZE (MATURE HxW)	NVEX EVG/DEC
CON LAB	Convolvulus labialis	Moroccan Glory Vine	14cm Pot	300mm	Ex. Evg.	100
DIC RST	Dichondra repens	Kidney Grass (between steps)	14cm Pot	250mm	0.1x1m	Nv. Evg.
MYO PAR	Myoporum parviflorum	Trailing Myoporum	14cm Pot	300mm	0.2x1.5m	Nv. Evg.
RCS PRO	Rapanea prostrata	Prostrate Rapanea	14cm Pot	300mm	0.5x2.5m	Ex. Evg.
SEN SER	Senecio serpens	Blue Chalkicks	20cm Pot	400mm	0.3x0.8m	Ex. Evg.
TRA JAS	Trachelospermum jasminoides	Star Jasmine	20cm Pot	300mm	0.5x2m	Ex. Evg.

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SCALE: 1:200 @ A0

DRAWING NUMBER: 2 of 3

LANDSCAPE ARCHITECT: HM

ARCHITECT: PRESTON PETERSON

JOB TITLE: AUSTIN
13 MORGAN ROAD,
BELMORE,
NSW

DRAWING TITLE: DESIGN DEVELOPMENT - DA
SOFTSCAPE LANDSCAPE PLAN

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Client
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Project
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**13 Morgan Road Belrose
2085**

Project Code
AUST01

First Release



Artist's impression

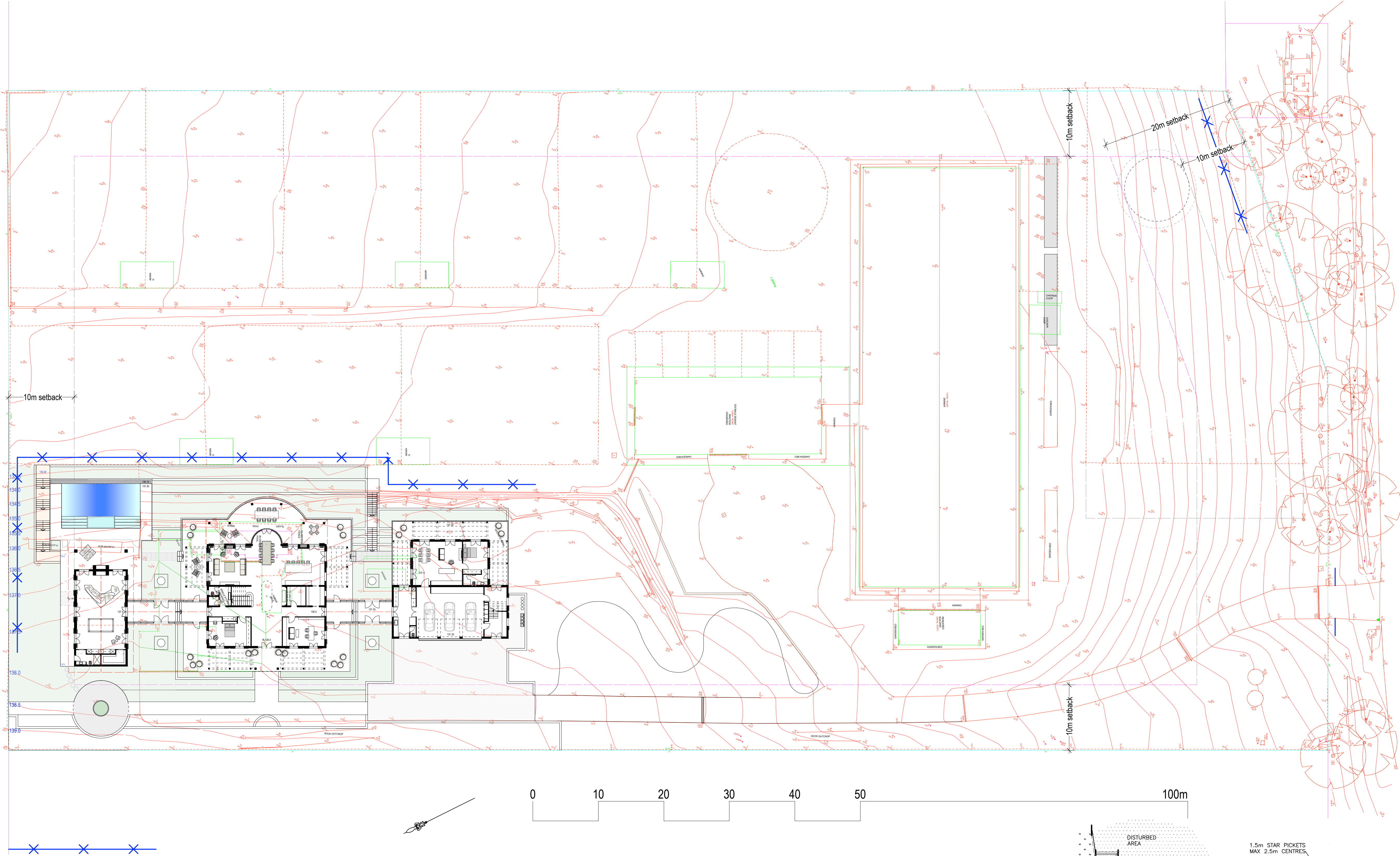
This artist's impression is based on a series of photographs taken from the upper balcony of the western neighbour of 13 Morgan Road Belrose. The artist's impression and computed generated images (3D) are for illustrative purposes only. They are provided in good faith and represent actual measurements and specifications. However changes may occur as the project develops. This illustrations and information are indicative depictions for presentation purposes only.

A 18/2/21 First Release

Drawing
Neighbour's View

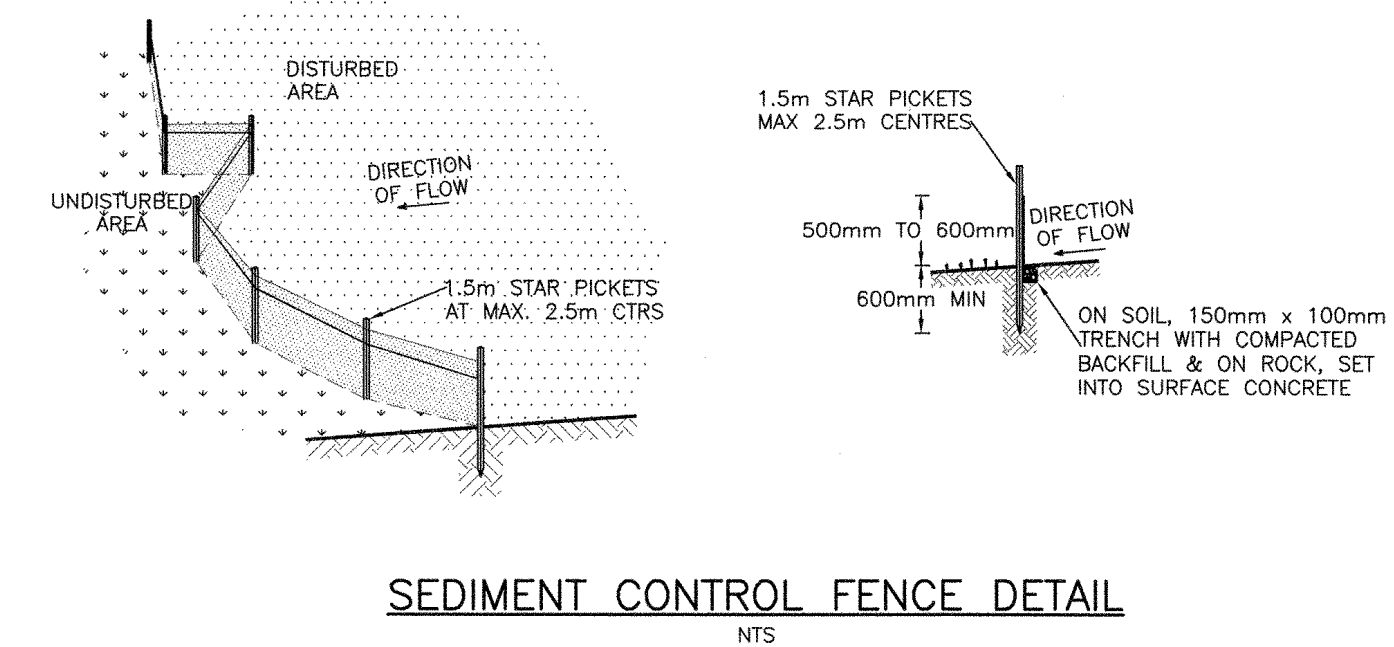
Drawing Number
V01

Revision
A
Scale
NA
Rev Date
18 Feb 2021
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Location where Builder to provide **SEDIMENT FENCE** to cleanse any run-off in accordance with the following:

1. Temporary sediment and erosion control devices will be retained until after the lands they are protecting are completely rehabilitated.
2. The Contractor will inspect the site at least weekly or after any storm event and will:
 - ensure that drains operate properly and to effect any necessary repairs
 - remove spilled sand or other materials from hazard areas (eg: lands closer than five metres from areas of likely concentrated or high velocity flows especially drains, waterways and paved areas)
 - remove trapped sediment whenever less than design capacity remains within the structure
 - ensure rehabilitated lands have effectively reduced the erosion hazard and to initiate upgrading or repair as appropriate
 - construct additional erosion and/or sediment control works as required
 - maintain erosion and sediment control measures in a fully functioning condition until all earthwork activities are completed and the site is rehabilitated
 - remove temporary erosion and sediment control structures as the last activity in the rehabilitation program.



SEDIMENT FENCE 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 10YR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO THE GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GOETEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GOETEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GOETEXTILE 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 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GOETEXTILE.

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Nominated Architect
Jonathon Peterson NSW ARB 5776

Client
Jenny and David Austin

Project
Austin Residence

13 Morgan Road Belrose 2085

Project Code
AUST01

Development
Application

A 9/7/21 DA Issue

Drawing

Sediment & Erosion Control

Drawing Number

SEC01

Revision

A

Scale

1:300 @ A1

Rev Date

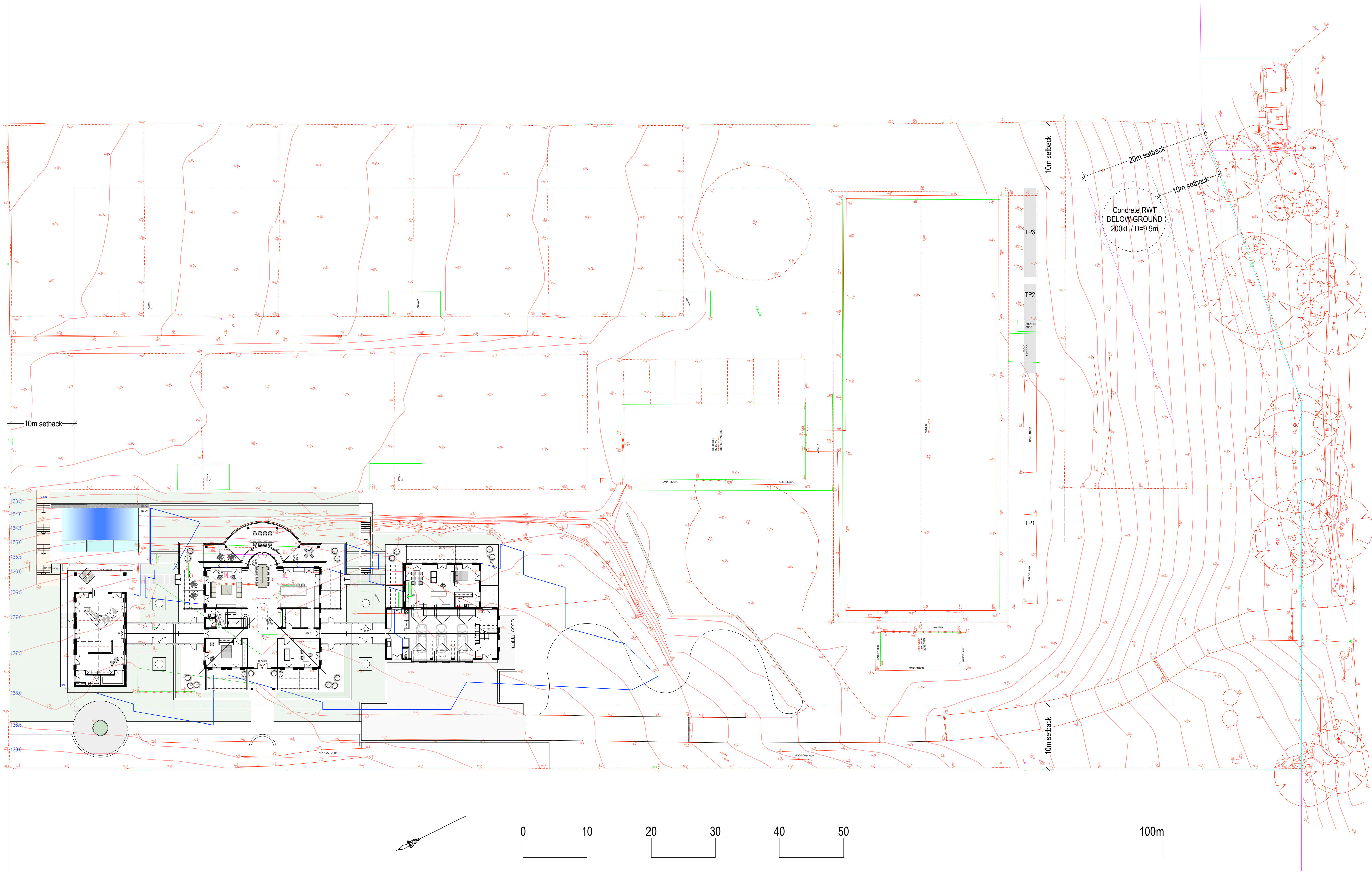
9/7/21

Drawn by

JDP

Checked by

JLP



This Shadow Diagram has been prepared using Vectorworks 3D CAD software with site modeling based on 500mm contours as surveyed.

I certify that the shadow profiles are accurate.

Analysis: the shadow modeling indicates that the proposed building works do not create shadows that are cast onto any neighbouring property on the 21st June between the hours of 9am and 3pm.

Certified by Jonathon Peterson - Registered Architect in NSW - Registration #5776

[Handwritten signature]

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Austin Residence

**13 Morgan Road Belrose
2085**

Project Code
AUST01

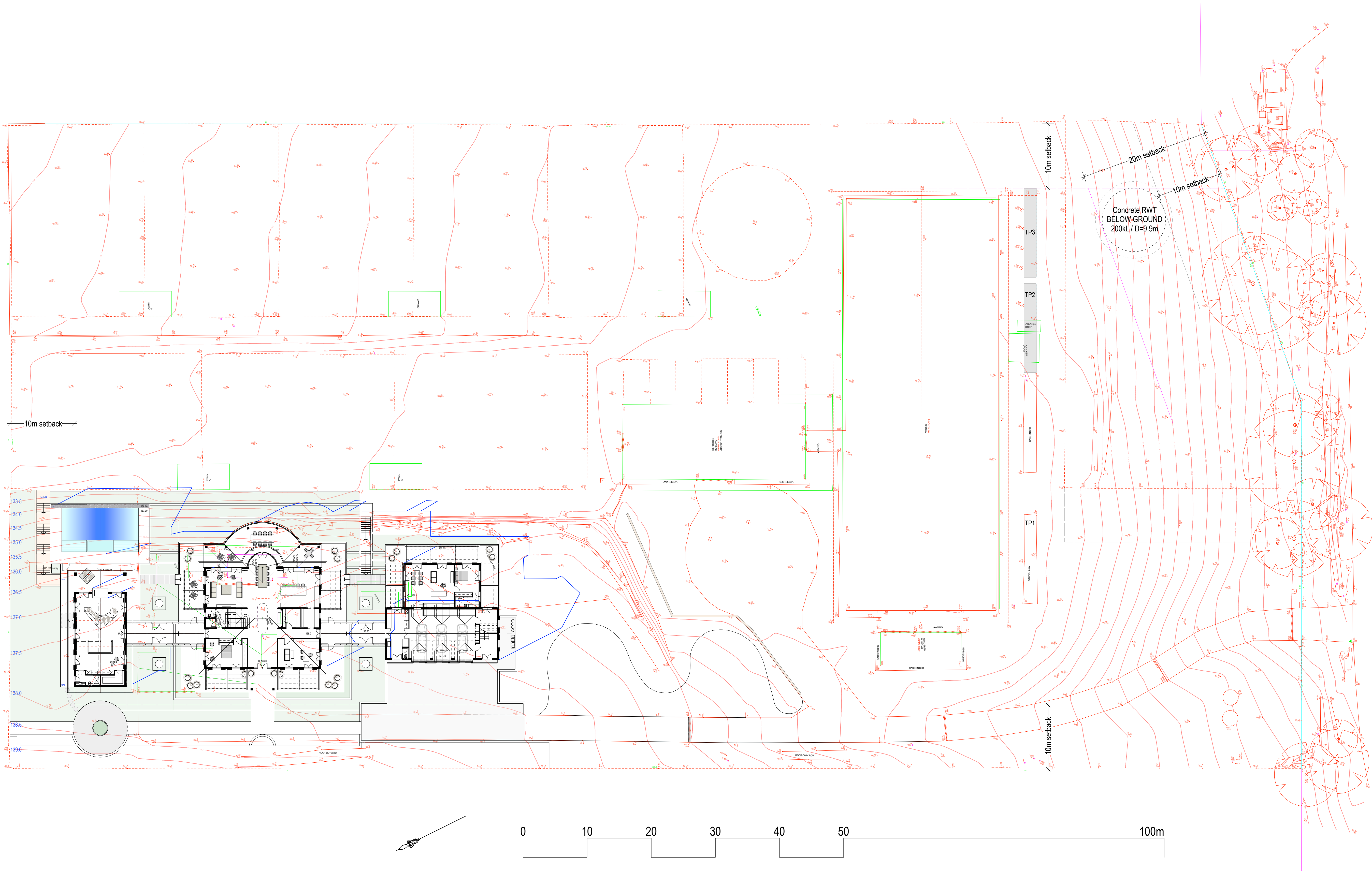
**Development
Application**

A 9/7/21 DA Issue

Drawing
**Shadow
9am 21st June**

Drawing Number
SH_9am

Revision
A
Scale
1:300 @ A1
Rev Date
9/7/21
Drawn by
JDP
Checked by
JLP



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Jonathon Peterson

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2085**

Project Code
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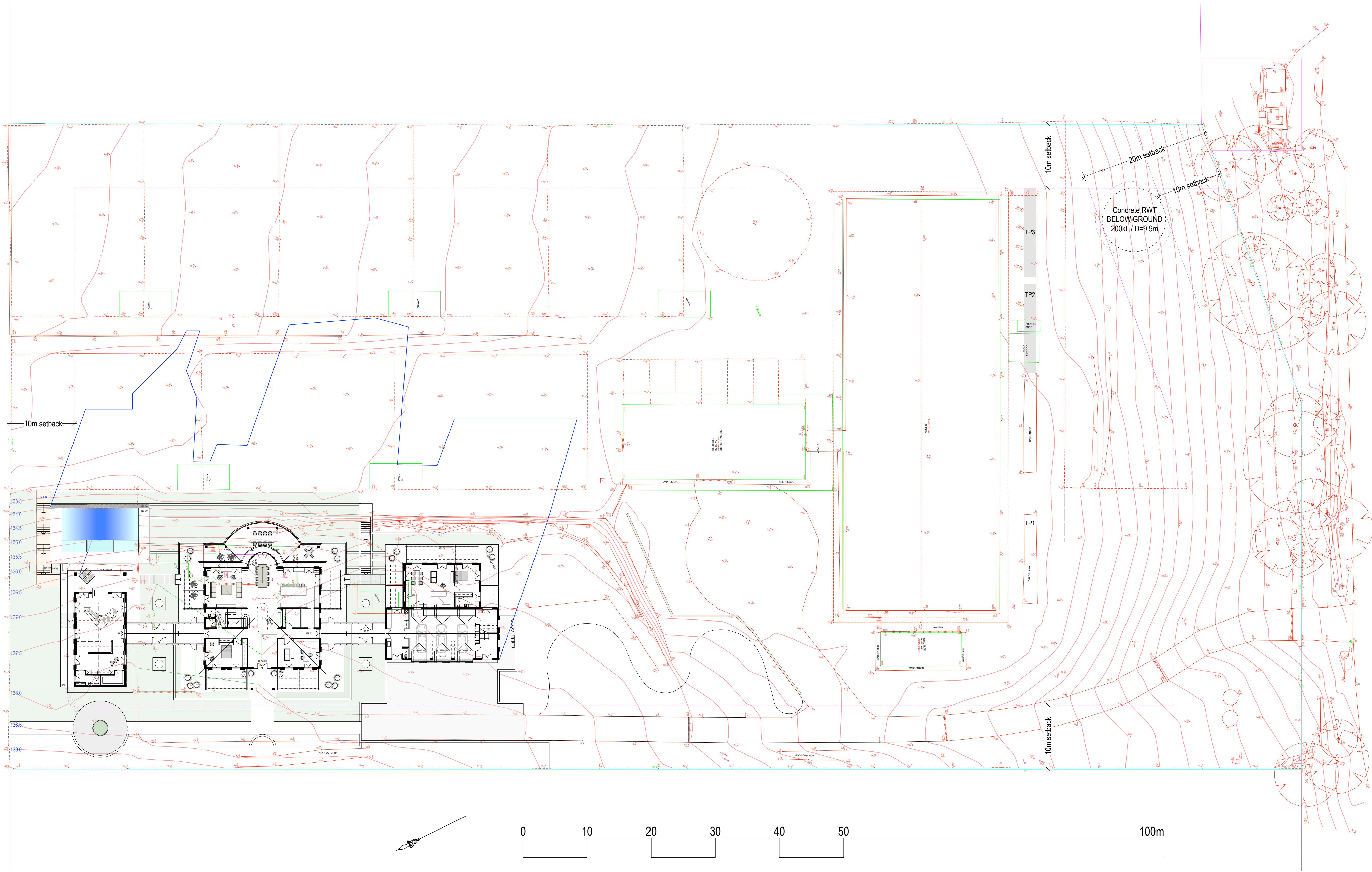
Development
Application

A 9/7/21 DA Issue

Drawing
**Shadow
Noon 21st June**

Drawing Number
SH_Noon

Revision
A
Scale
1:300 @ A1
Rev Date
9/7/21
Drawn by
JDP
Checked by
JLP



This Shadow Diagram has been prepared using Vectorworks 3D CAD software with site modeling based on 500mm contours as surveyed.

I certify that the shadow profiles are accurate.

Analysis: the shadow modeling indicates that the proposed building works do not create shadows that are cast onto any neighbouring property on the 21st June between the hours of 9am and 3pm.

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[Handwritten signature]

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Project
Austin Residence

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2085**

Project Code
AUST01

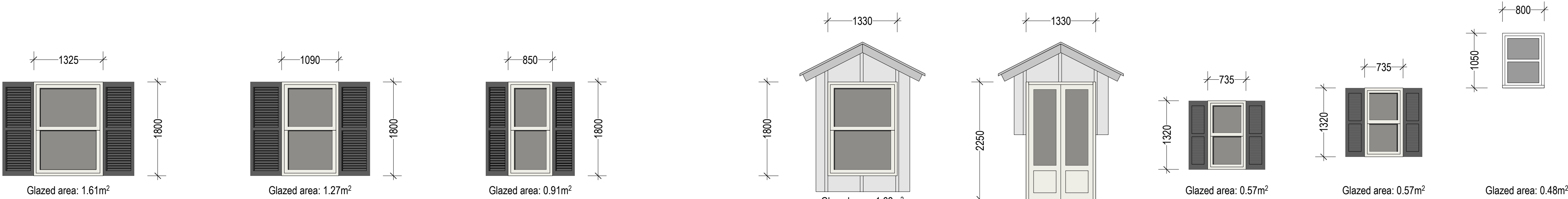
Development
Application

A 9/7/21 DA Issue

Drawing
**Shadow
3pm 21st June**

Drawing Number
SH_3pm

Revision
A
Scale
1:300 @ A1
Rev Date
9/7/21
Drawn by
JDP
Checked by
JLP



W2.07 - North
W2.08 - North
W2.09 - North
W2.10 - North
W2.11 - North
W2.12 - East
W2.13 - East
W2.17 - East
W2.18 - East
W2.19 - South
W2.20 - South
W2.21 - South
W2.22 - South

W2.01 - West
W2.02 - West
W2.05 - West
W2.06 - West
W2.14 - North
W2.15 - East
W2.16 - South

W2.03 - West
W2.04 - West

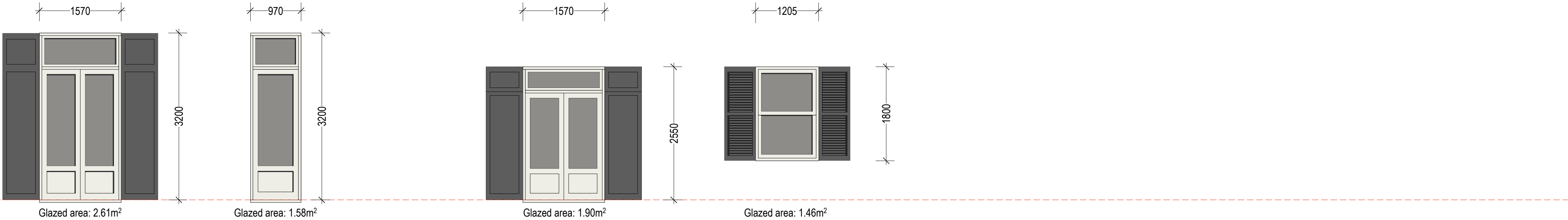
W2.50 - West
W2.51 - West
W2.52 - West

W2.55 - East
W2.56 - East
W2.57 - East

W2.53 - North
W2.54 - North

W2.58 - South
W2.59 - South

RW3.01 - North

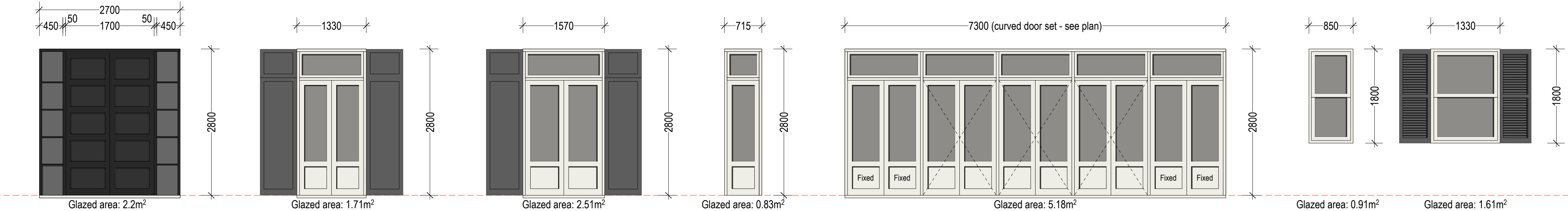


D1.30 - South
D1.31 - South
D1.33 - North
D1.34 - North
D1.35 - North
D1.36 - East (no shutters)
D1.37 - East (no shutters)
D1.38 - South

D1.32 - North

D1.50 - West (no shutters)
D1.51 - West (no shutters)
D1.52 - North (no shutters)
D1.53 - East (no shutters)
D1.54 - North
D1.55 - North
D1.56 - East
D1.57 - East
D1.58 - East
D1.59 - South
D1.60 - South
D1.61 - East (no shutters)
D1.62 - Internal (no shutters)

W1.50 - South
W1.51 - South



D1.01 - West
Solid Core Panel Door
Glazed Sidelights

D1.02 - West
D1.03 - West
D1.04 - North
D1.05 - North
D1.06 - North
D1.07 - North
D1.14 - South
D1.15 - South
D1.16 - West
D1.17 - West

D1.08 - East
D1.09 - East
D1.11 - East
D1.12 - East
D1.13 - South

W1.01 - North

D1.10 - Curved - generally East

W1.05 - South

W1.04 - South



Sandstone steps and retaining walls

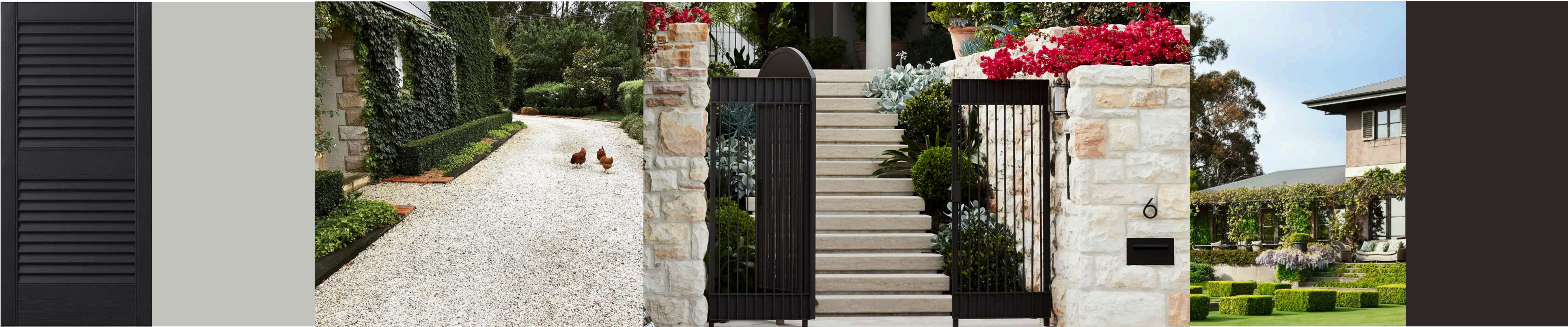
Internal void and rooflight above

Roof Material
Maxline colorbond - mid tone grey

Animals
Life is better with them

Steel window & door frames
For glazed links between building pavilions

Sandstone retaining walls
with beautifully crafted gardens



Operable shutters
Dulux Black

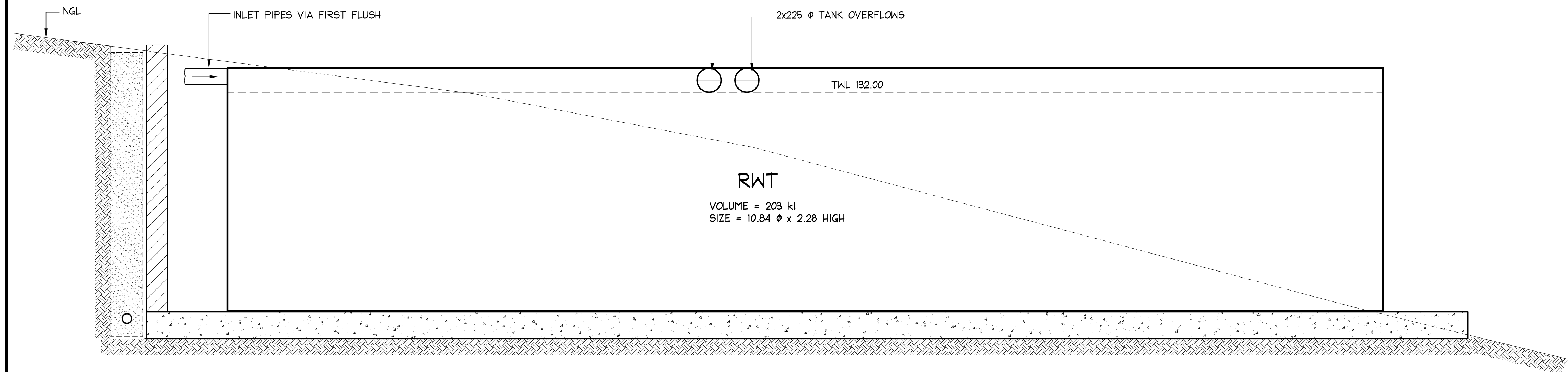
External Rendered Walls
Mid-tone grey
Dulux Silkworth & Flooded Gum

Gravel entry courtyard, ivy and layered gardens

Sandstone walls and stairs
Black steel

Beautifully crafted gardens
by Paul Bangay

Dulux Black
Shutters & steelwork



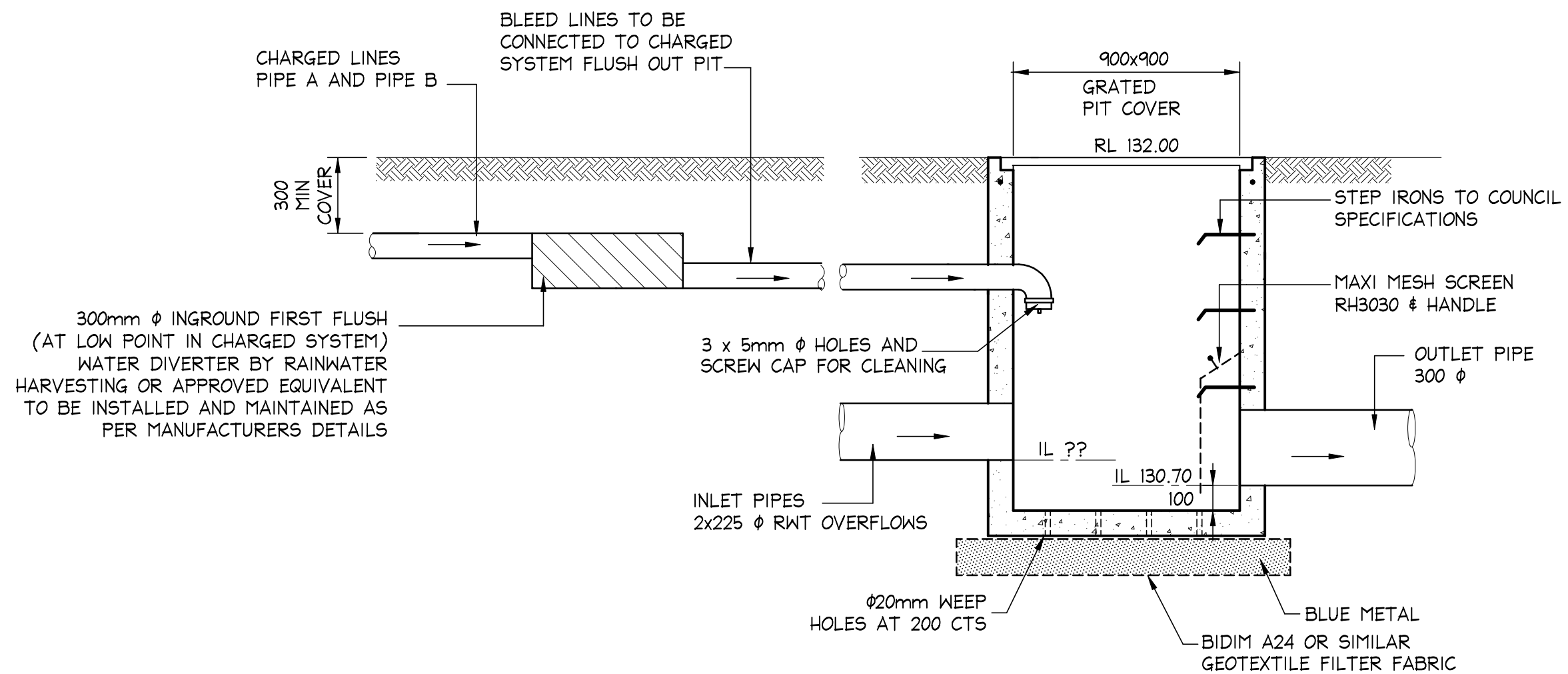
NOTE:
TANK BASE AND RETAINING WALL STRUCTURE
TO STRUCTURAL ENGINEERS DETAIL

RAINWATER RE-USE TANK DETAIL
SCALE = N.T.S.

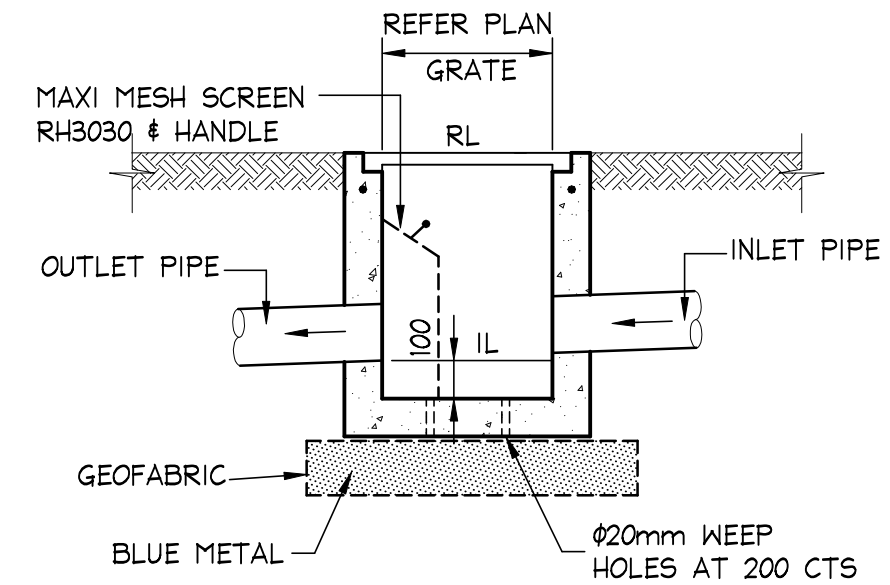


LEGEND:
BLACK ON
YELLOW
BACKGROUND

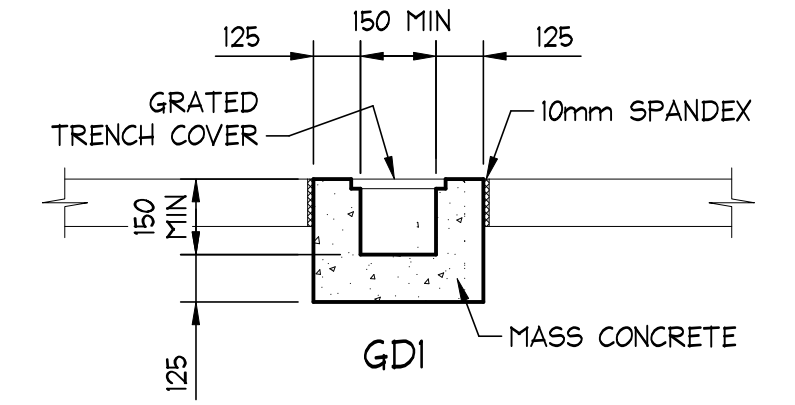
SIGN FOR RWT AND OUTLETS
SCALE = N.T.S.



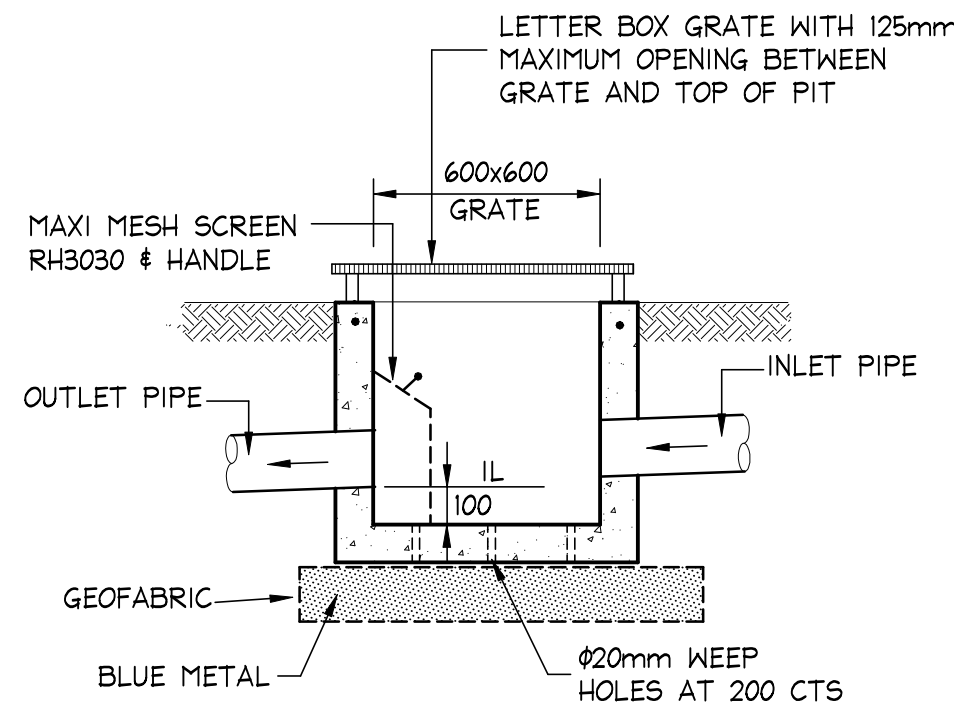
FLUSH OUT PIT DETAIL
SCALE = N.T.S.



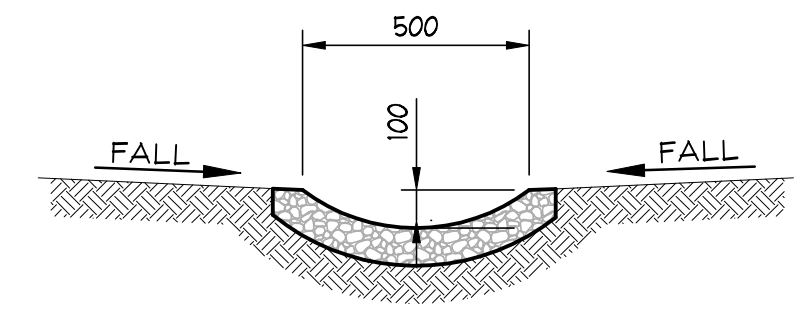
PRECAST OR CAST INSITU PIT
REFER STORMWATER NOTES
ALTERNATIVE POLYPROPYLENE PIT BY MANUFACTURER
TYPICAL PIT DETAIL
SCALE = N.T.S.



OR PRECAST GRATED DRAIN
ALTERNATIVE POLYPROPYLENE PIT BY MANUFACTURER
TYPICAL GRATED DRAIN
SCALE = 1 : 20



TYPICAL PIT DETAIL
SCALE = N.T.S.



ROCK LINED SWALE CHANNEL
SCALE = N.T.S.

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CONSTRUCTION

IF IN DOUBT ASK

AI												DOCUMENT CERTIFICATION		 Consulting Engineers STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616		Architect: PRESTONPETERSON		Project: ALTERATIONS AND ADDITIONS 13 MORGAN ROAD, BELROSE		Date: JUNE 2021	Design: CF	Drawn: MC	
												12-07-2021 Date :  Michael Wachjo B.E.(Civil), MIEAust. (Director NB Consulting Engineers)		Sydney: Ph: (02) 9984 7000 Fax: (02) 9984 7444 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Suite 1, 30B Griffith Street Coolangatta QLD 4225 E : nb@nbconsulting.com.au W : www.nbconsulting.com.au		Client: DAVID & JENNY AUSTIN		Drawing Title: STORMWATER MANAGEMENT DETAILS		Job No: 210575	Drawing No: D03	Issue: A	
05-07-2021		A	ISSUED FOR D.A. SUBMISSION								MC	HO											
Date:	Issue:	Description:										By:	Review:	The copyright of this drawing remains with Northern Beaches Consulting Engineers Pty Ltd. Trading as NB Consulting Engineers									

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