

SITE PLAN

GENERAL

- G1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS2783-1992  
G2 THE SETTINGS OUT DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING EXCAVATION  
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G4 THE WALKWAYS AND COPINGS HAVE BEEN DESIGNED FOR A LOAD OF 4 kPa  
G5 THE ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED VARIATION TO THE PRIOR TO PLACING THE REINFORCEMENT  
G6 PRIOR TO EMPTYING THE POOL, THE OWNER SHALL ENSURE THAT ALL EXTERNAL GROUNDWATER HAS BEEN REMOVED FROM THE BASE AND WALLS OF THE POOL  
G7 THE ENGINEER SHALL BE NOTIFIED IF THE POOL IS OUT OF THE GROUND BY MORE THAN 900

date	revision	description
18/05/18	A	GRANNY FLAT DECREASE IN SIZE
20/01/18		FOR DA APPROVAL

**home constructionete**  
architectural and structural design and drafting

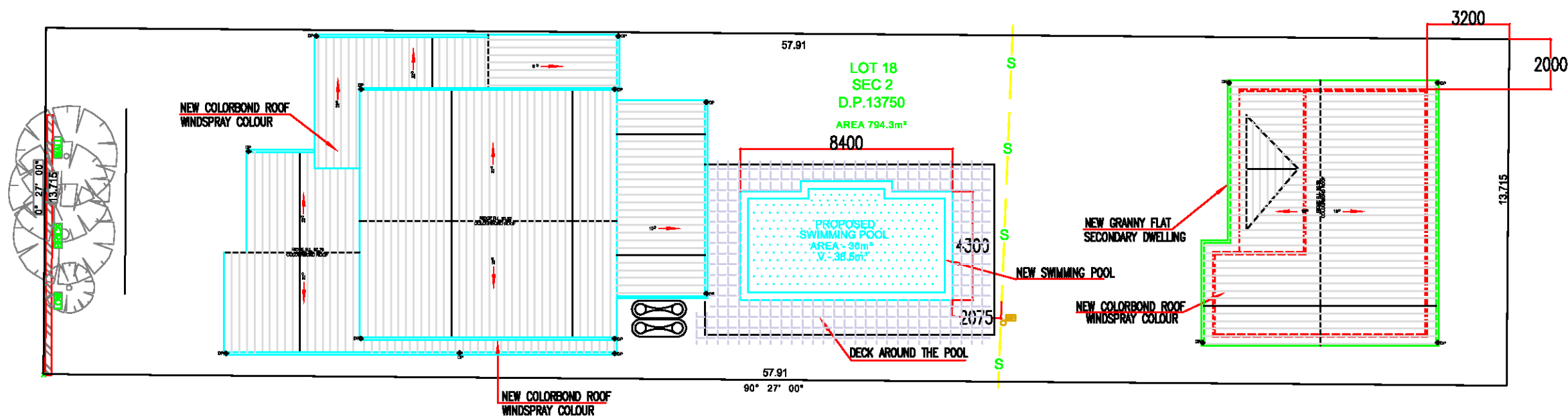
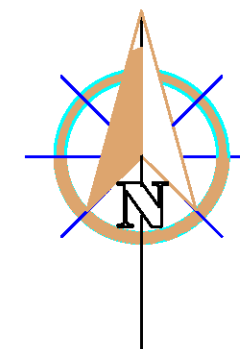
21 Binalong Ave, Allambie Heights  
ph. 9400 2350; mob. 0404 474 363  
gt@optusnet.com.au

CLIENT:  
Mr George & Mrs Romi Troharov  
36 Clontarf St, Seaforth  
Lot 18 DP 13750

PROJECT:  
Alteration and Addition to the Existing Dwelling,  
Granny Flat and Swimming Pool  
36 Clontarf St, Seaforth, NSW 2092

TITLE:  
**site plan**

DATE	20/01/2018	SCALE	1:200 / A3
PROJECT	1801	DRAWING No	A03
REVISION:			A



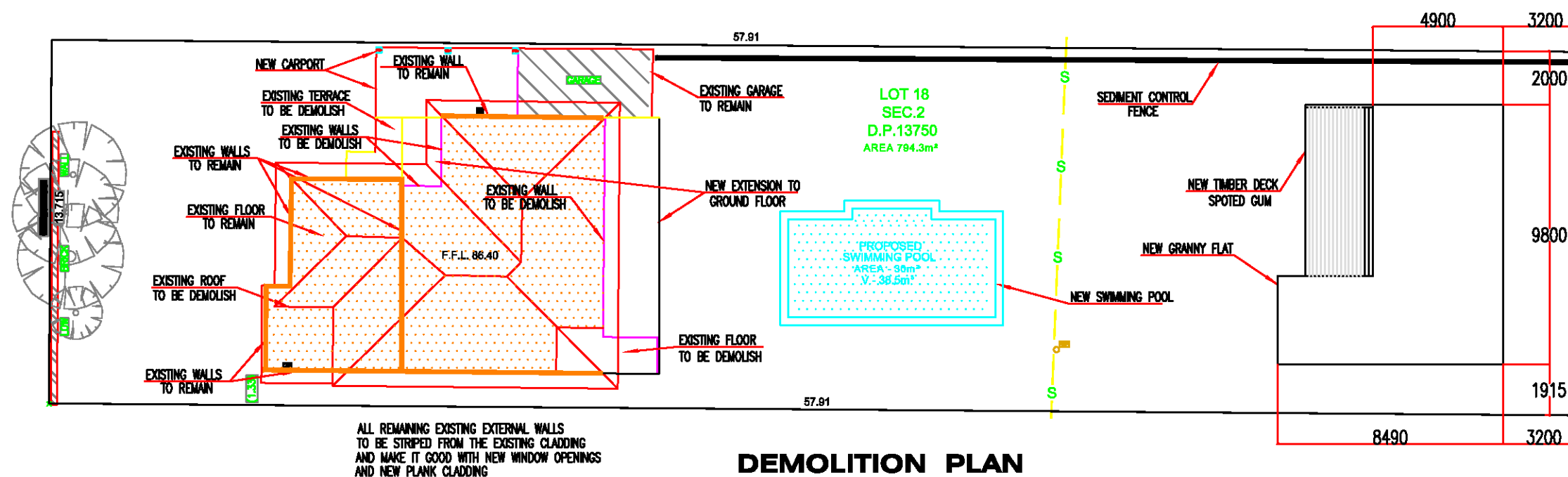
ROOF PLAN

NORTHERN BEACHES  
COUNCIL

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Endorsement Date: 04/07/2018

DA2018/384



DEMOLITION PLAN

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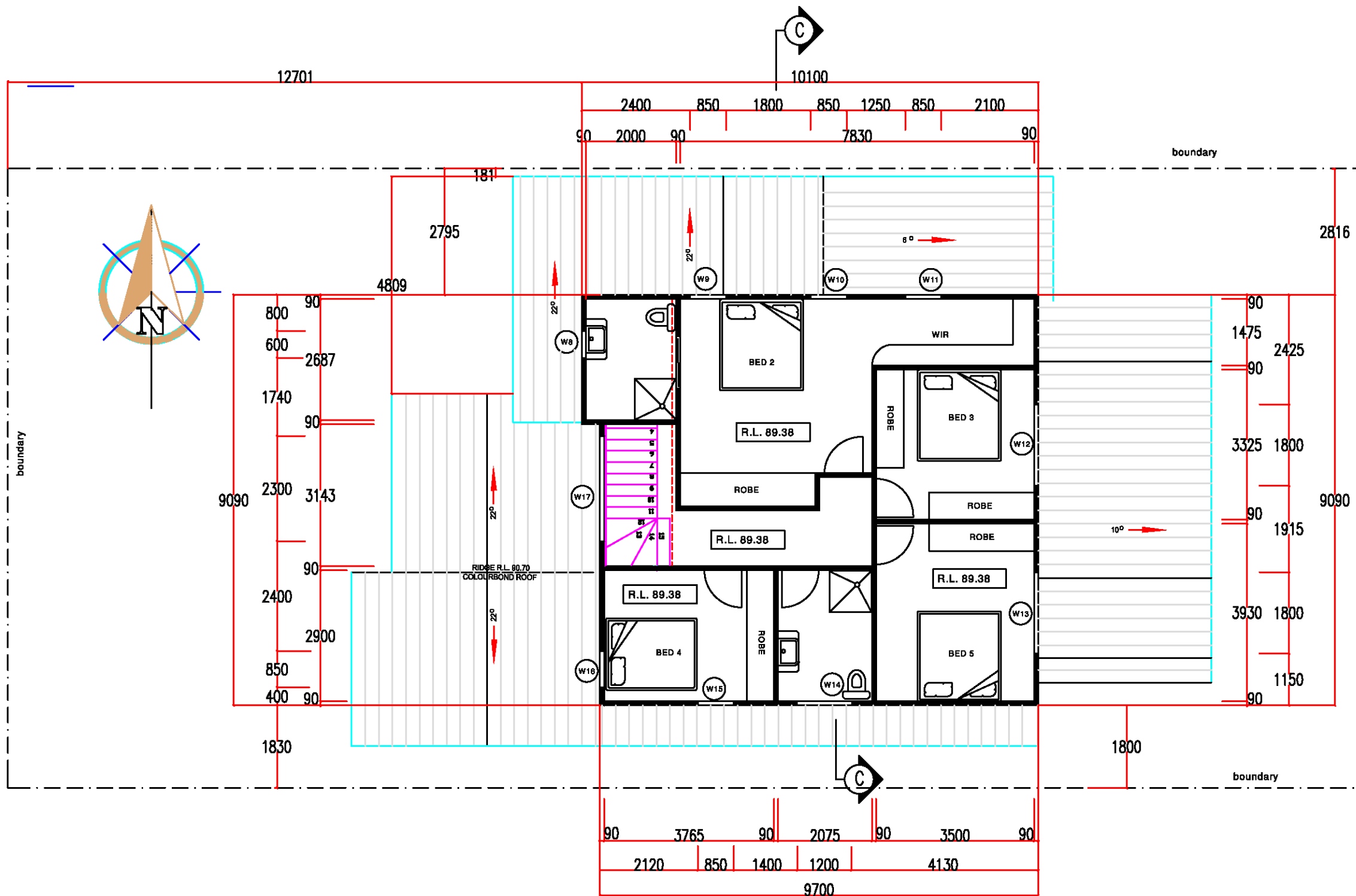
21 Binalong Ave, Allambie Heights  
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Mr George & Mrs Romi Troharov  
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Lot 18 DP 13750

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TITLE: demolition plan roof plan		
DATE	20/01/2018	SCALE 1:200 / A3
PROJECT	DRAWING No	REVISION:
1801	A04	A





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**DA2018/384**

**FIRST FLOOR PLAN**

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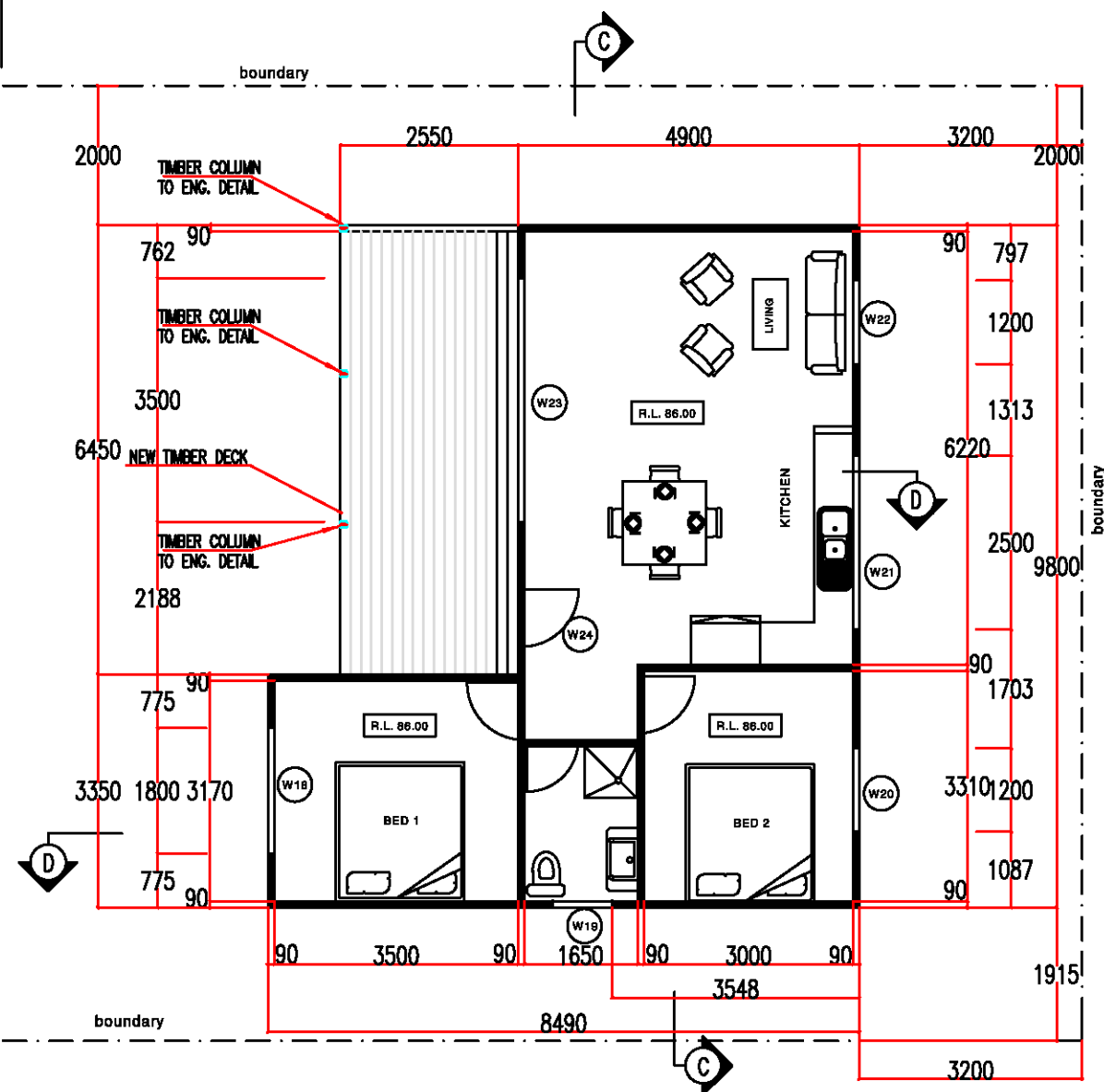
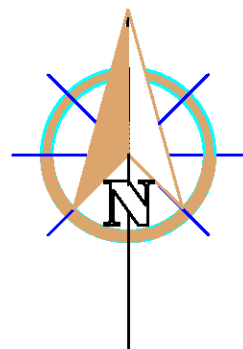
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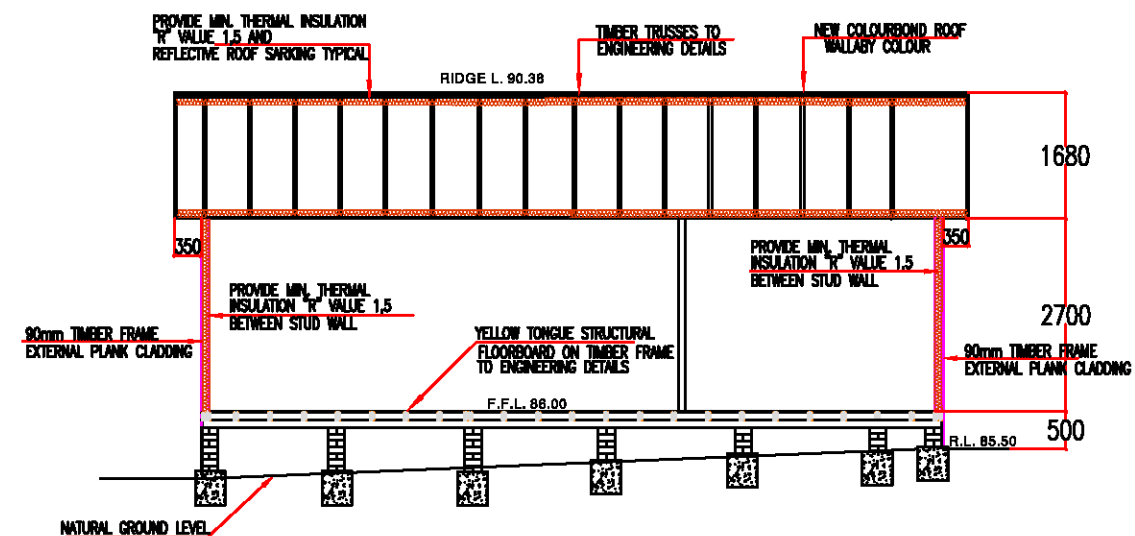
**CLIENT:**  
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36 Clontarf St, Seaforth  
Lot. 18 DP 13750

**PROJECT:**  
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<b>TITLE:</b>	<b>first floor plan</b>		
<b>DATE</b>	20/01/2018	<b>SCALE</b>	1:100 / A3
<b>PROJECT</b>	<b>DRAWING No</b>	<b>REVISION:</b>	
<b>1801</b>	<b>A06</b>		



GRANNY FLAT FLOOR PLAN



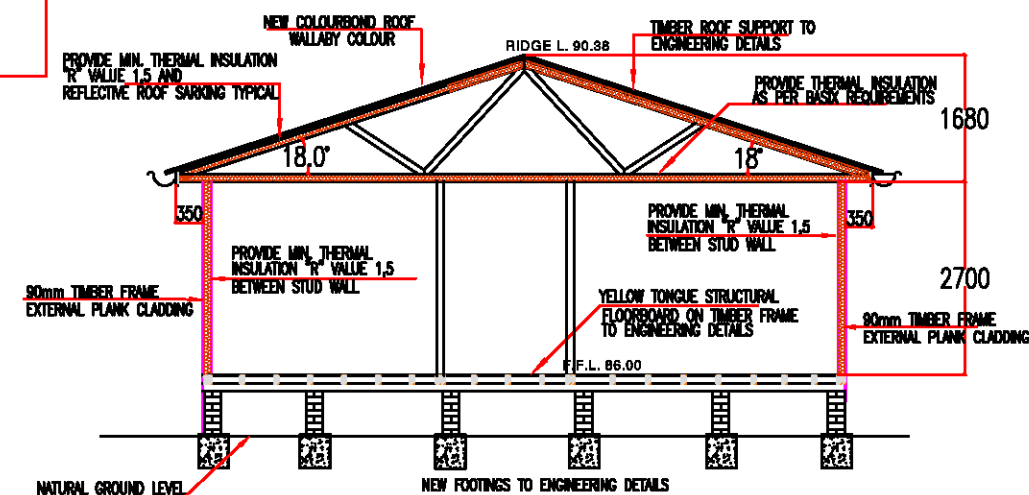
SECTION C - C

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SECTION D - D

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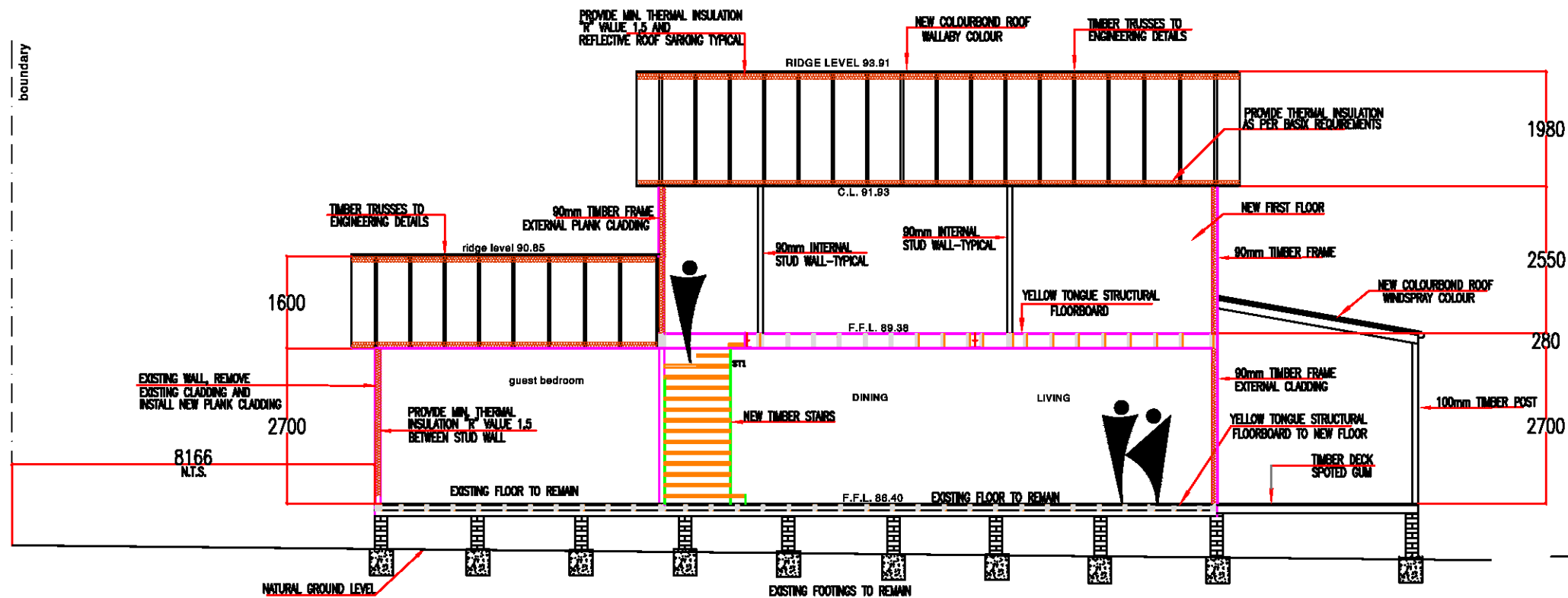
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plan & sections**

DATE 20/01/2018 SCALE 1:100 / A3

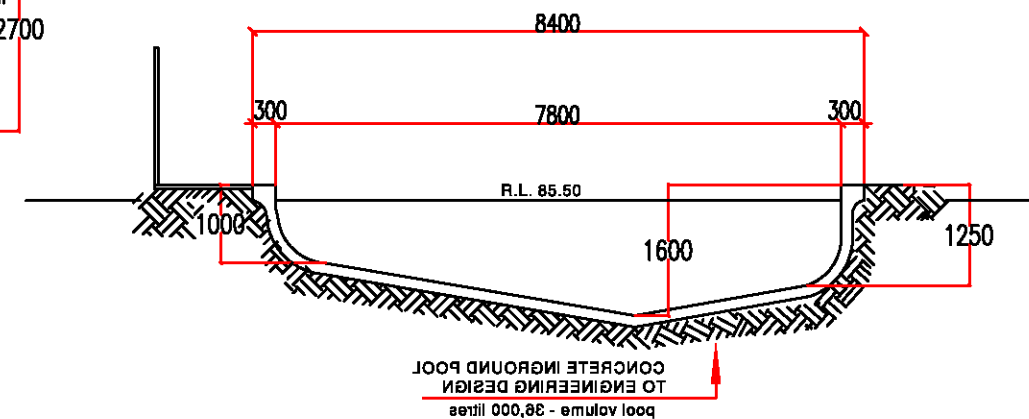
PROJECT DRAWING No REVISION:

**1801 A07 A**





SECTION A - A



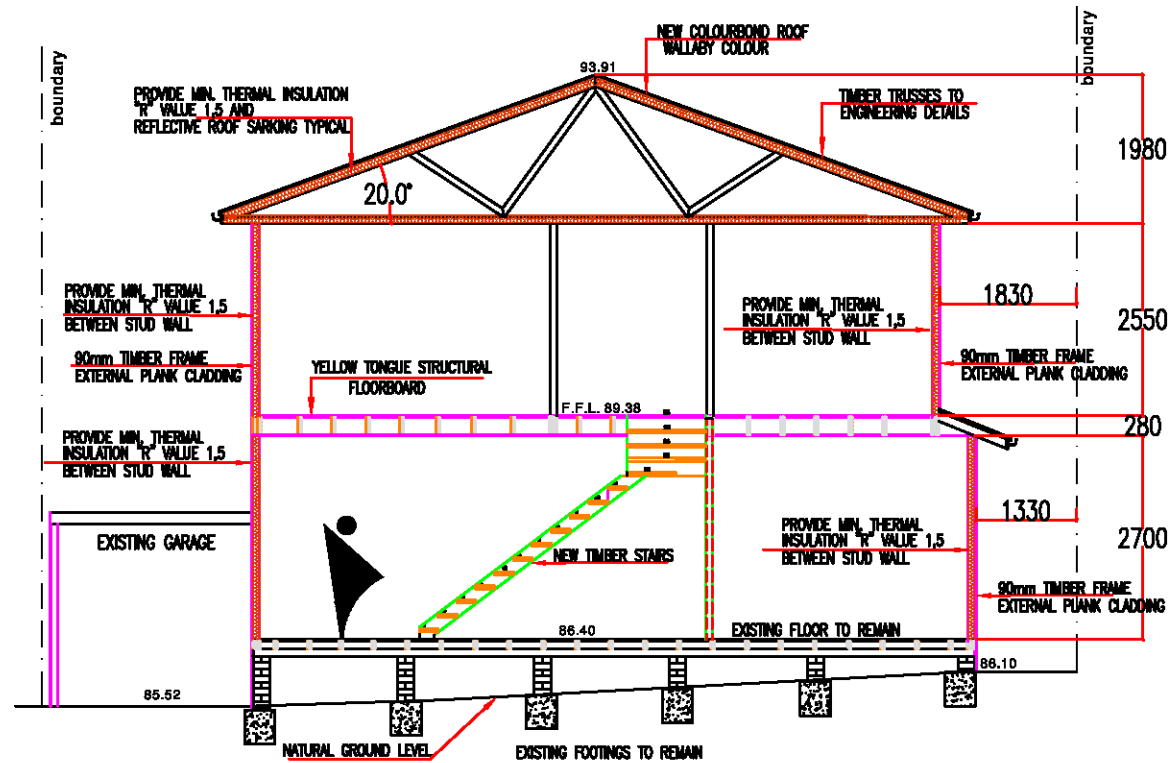
SECTION ALONG SWIMMING POOL

NORTHERN BEACHES COUNCIL

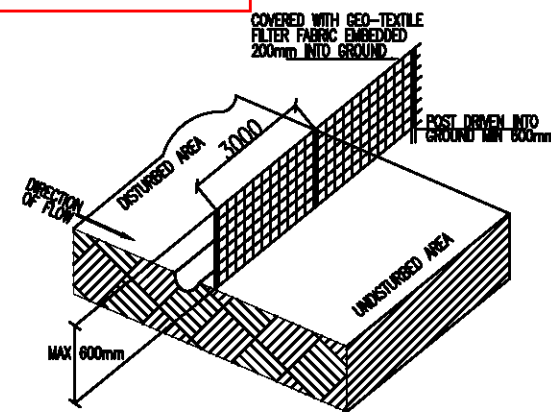
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Endorsement Date: 04/07/2018

DA2018/384



SECTION B - B



sediment fence detail  
not to scale

## sediment fence

### SEDIMENT CONTROL NOTES:

1. INSTALL SEDIMENT CONTROL STRUCTURE IN LOCATIONS SHOWN ON THE DRAWINGS.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
3. ALL DRAINAGE WORK SHALL BE CONSTRUCTED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
5. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURE IS FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
7. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
8. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES FABRIC SHALL BE BURIED 150mm ALONG ITS LONGER EDGE).

## erosion and sediment control plan

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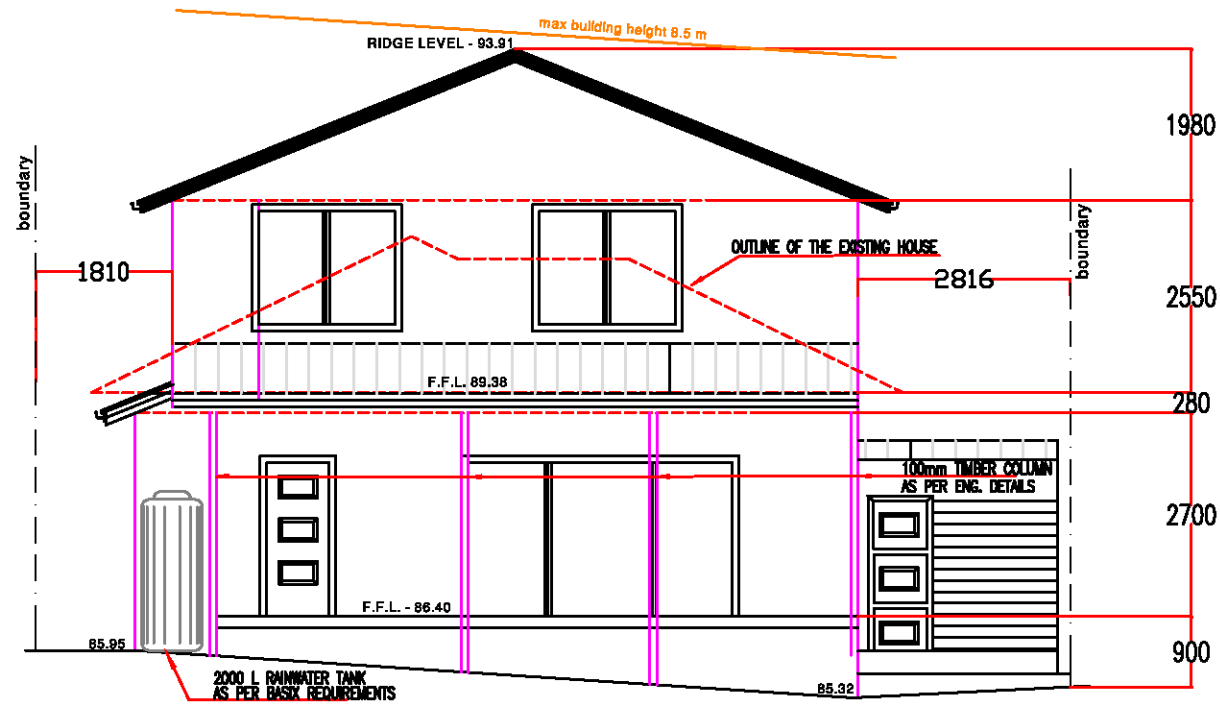
### PROJECT:

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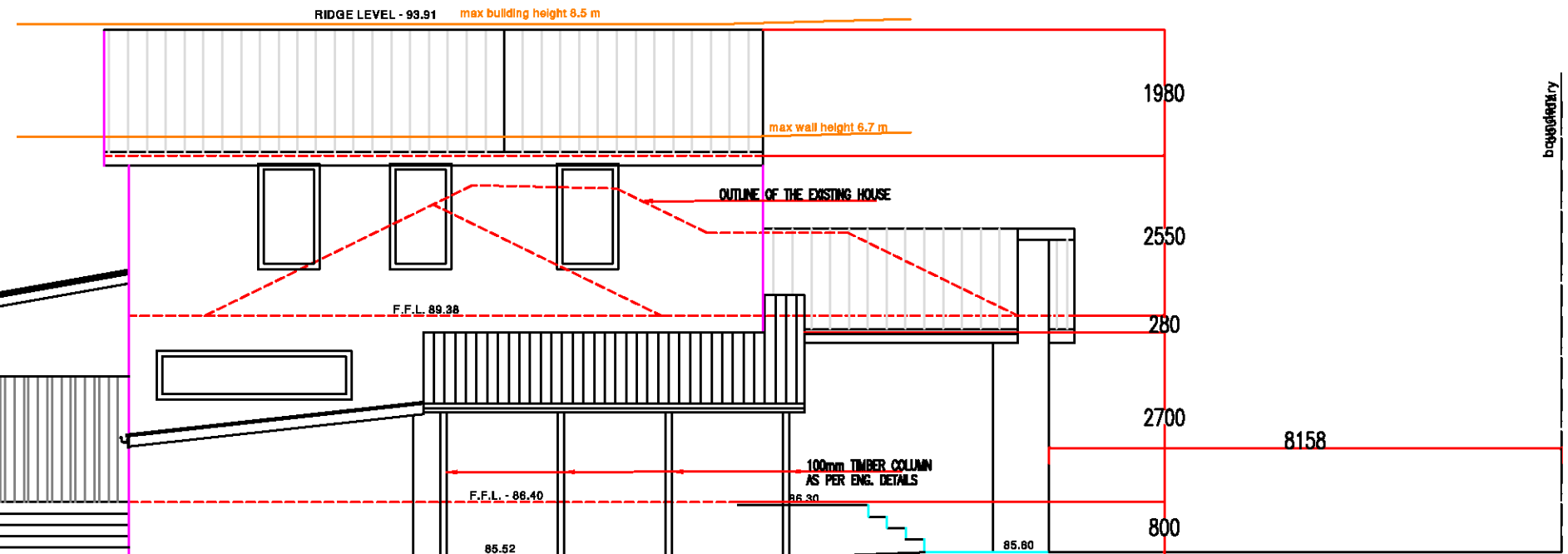
### TITLE:

**sections and  
sediment control plan**

DATE 20/01/2018 SCALE 1:100/A3  
PROJECT DRAWING No 1801 REVISION: A08



EAST ELEVATION



NORTH ELEVATION

NORTHERN BEACHES  
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#### TITLE:

**east & north  
elevations**

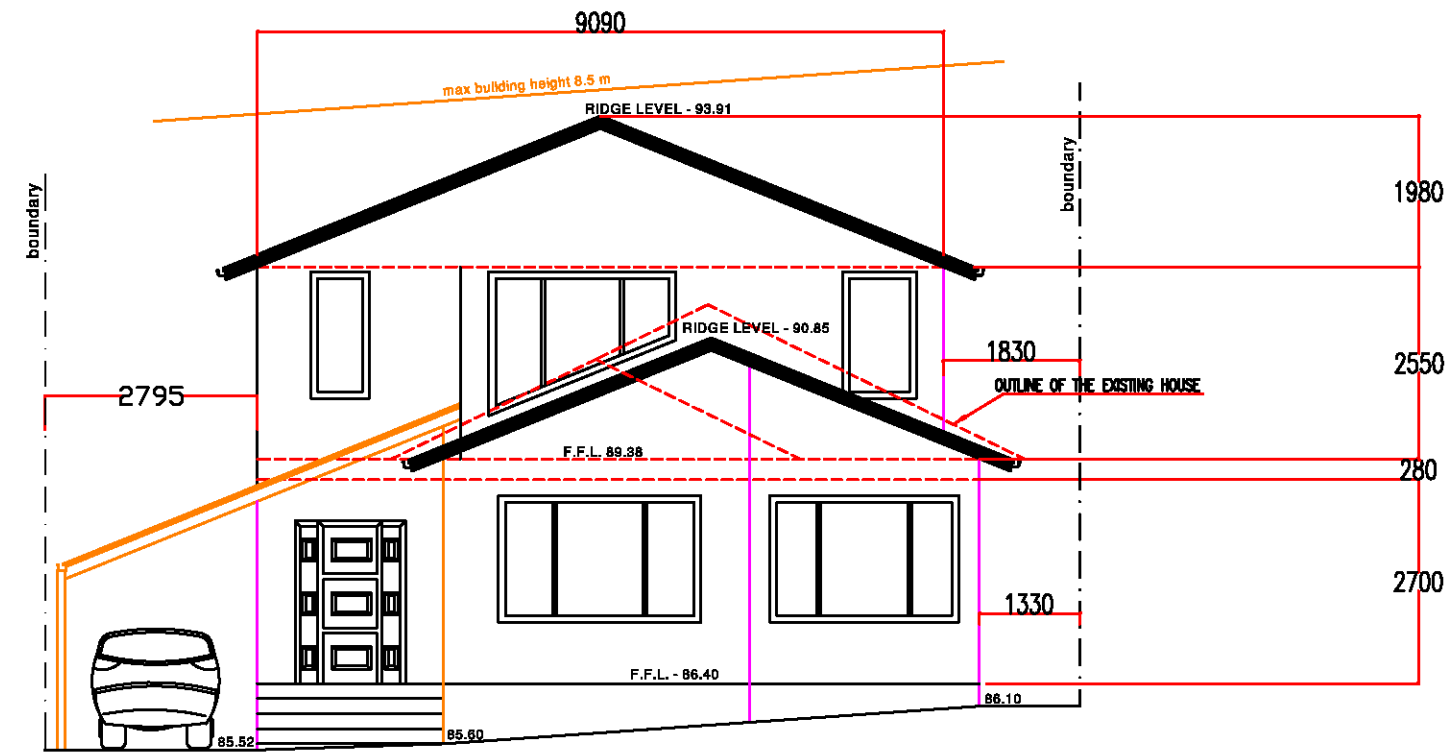
DATE	SCALE	1 : 100 / A3
20/01/2018		
PROJECT	DRAWING No	REVISION:
1801	A09	

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COUNCIL

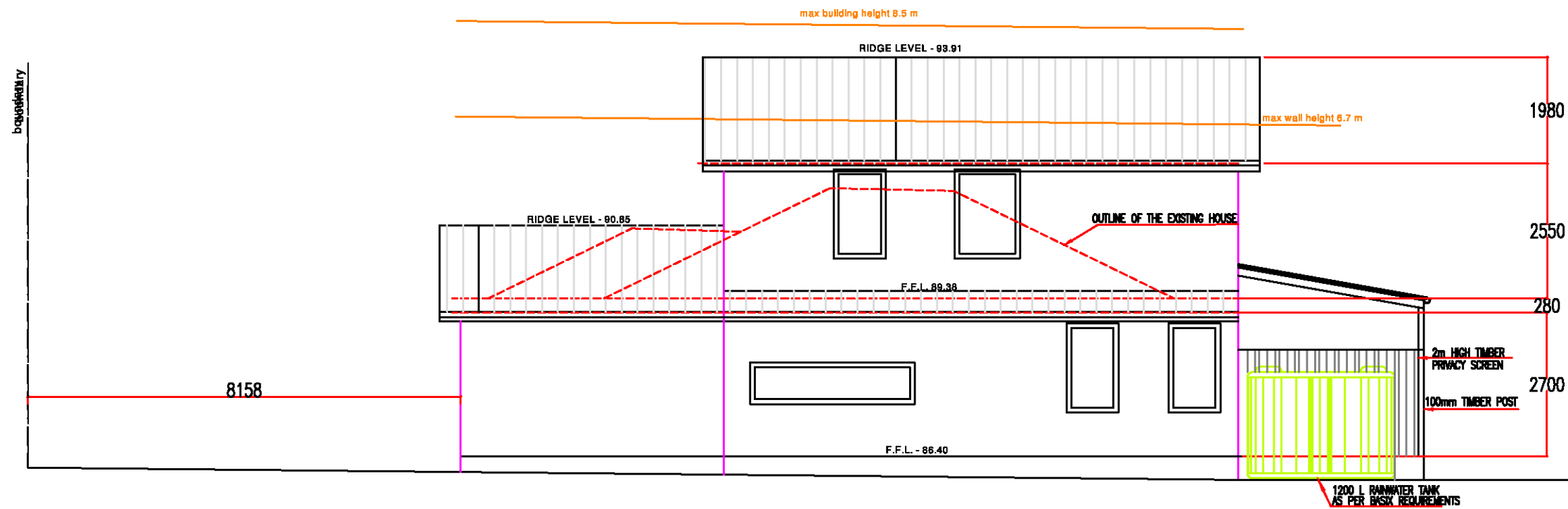
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WEST ELEVATION



SOUTH ELEVATION



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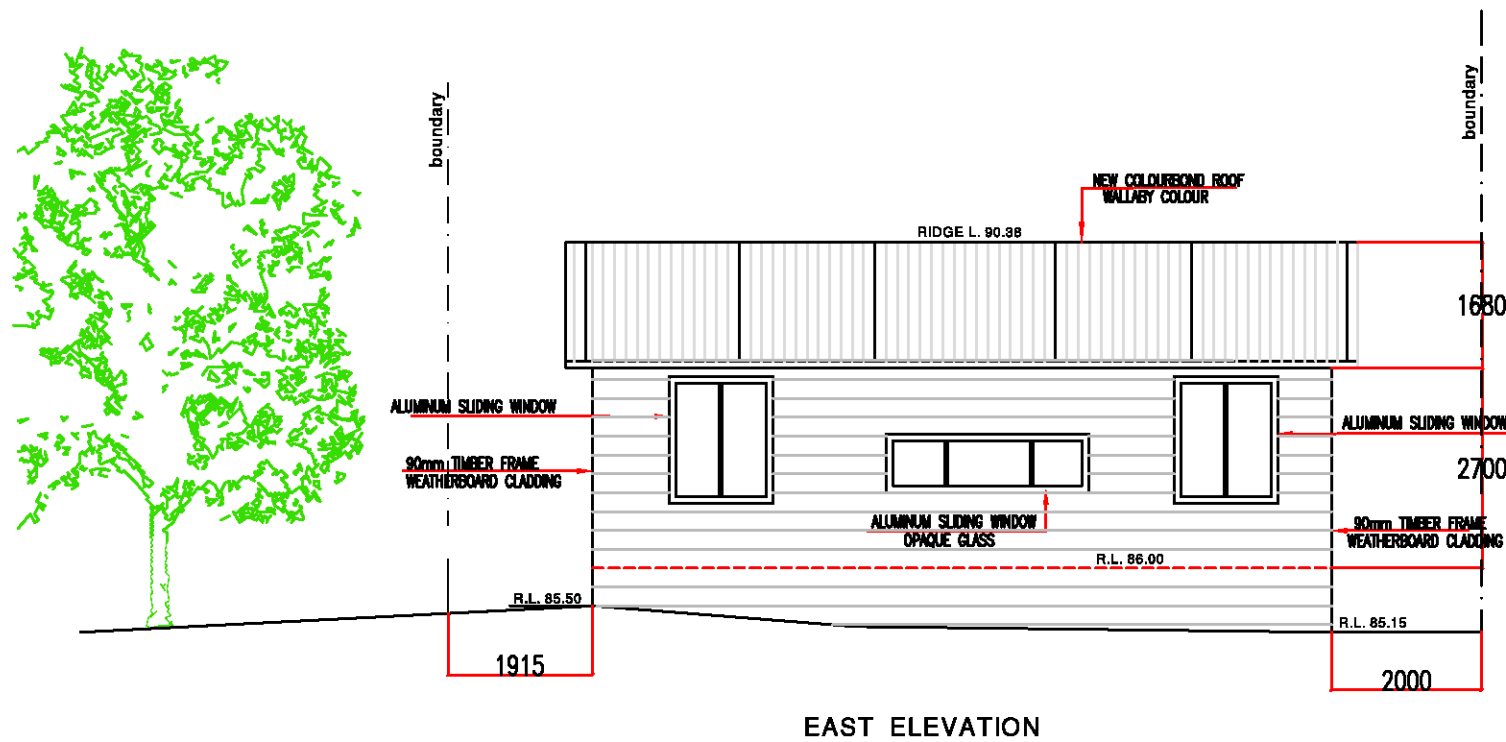
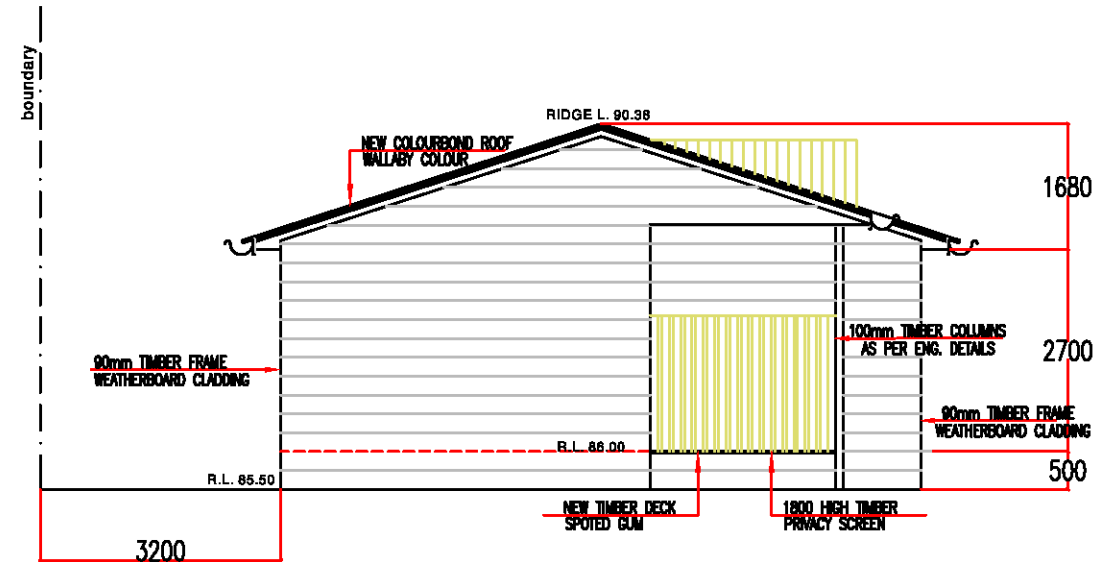
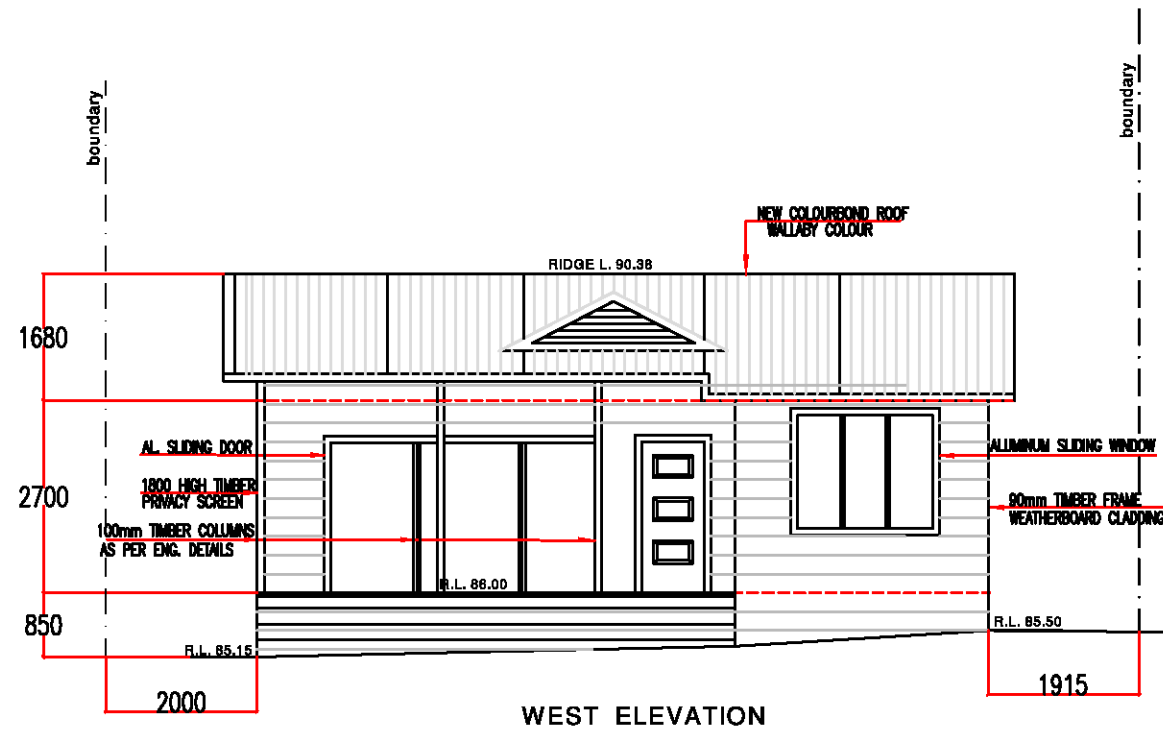
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TITLE: **west & south elevations**  
DATE 20/01/2018 SCALE 1:100/A3  
PROJECT DRAWING No REVISION:  
**1801 A10**



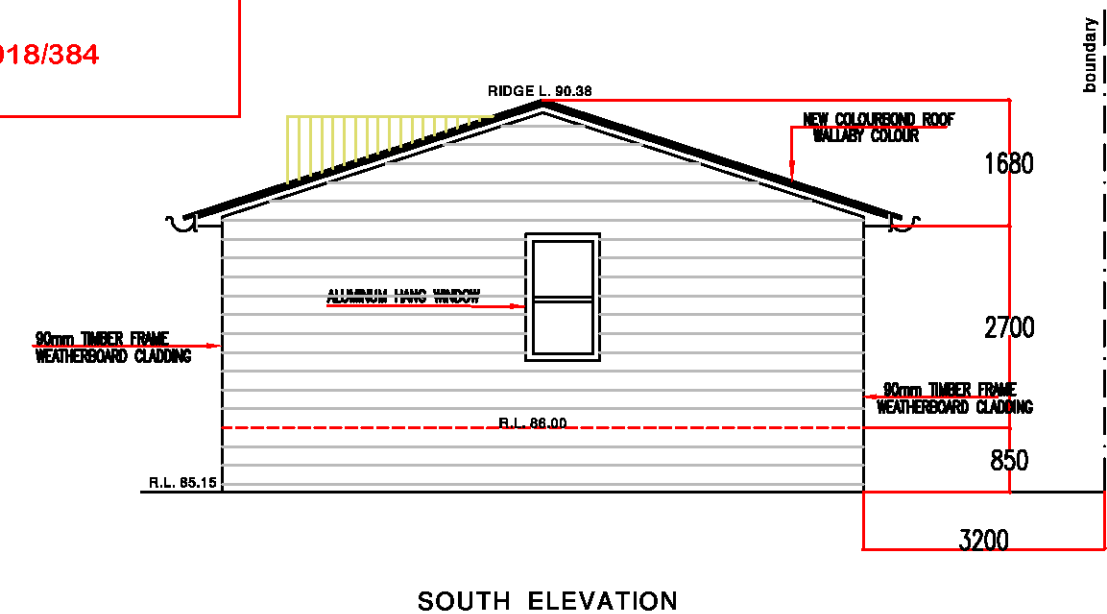


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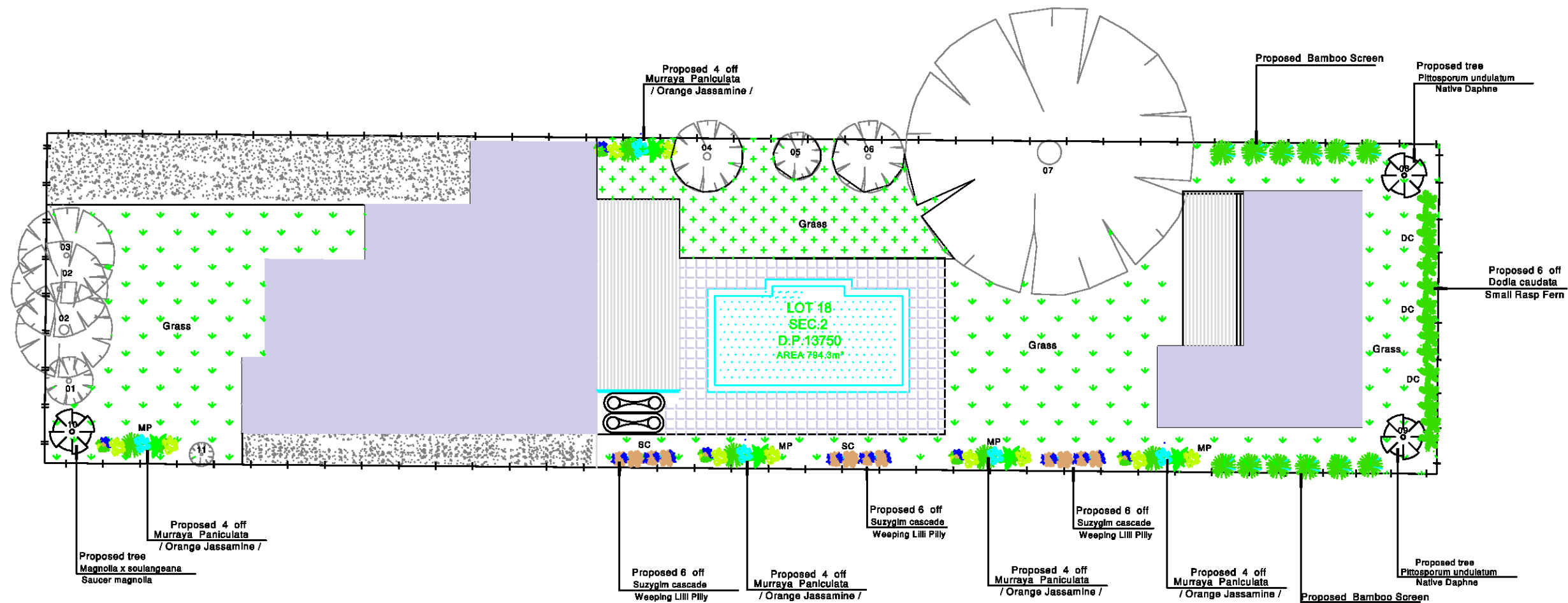
PROJECT:  
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TITLE: **granny flat elevations**

DATE 20/01/2018 SCALE 1:100 / A3

PROJECT DRAWING No REVISION:

**1801 A11 A**



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Existing surveying levels

Existing tree to remain

Proposed tree

Proposed additional landscape area and weed management required

Proposed grass area and weed management required only.

TIMBER PALING FENCE

TIMBER FENCE WHITE COLOUR

RETAINING WALL / 650mm high /

## LANDSCAPE SPECIFICATION

### 1. SITE PREPARATION

Any minor leveling, either cutting or filling, shall be undertaken by the Landscape Contractor so that areas are left ready for final finishes. Adequate watering points shall be provided to enable the Landscape Contractor to maintain planted area throughout construction and the maintenance period. All weeds are to be removed by hand. No pesticides are to be used on this site. The following works shall be done prior to the commencement of the landscape work:

- Tree protection fencing to be fixed.
- Erosion control measures and siltation fences to be in place.

### 2. MASS PLANTING

**2.1 Materials:**  
All planting to occur into existing soil. Trees and plants shall be true to name and variety. Substitutes in size and variety shall not be made without approval of the Principals Representative. All plants shall be true to size in well developed healthy condition, free from insects and diseases, with well established root systems. Sample of each species to be shown to Principals Representative for approval before installation.

**2.2 Installation:**  
Planting shall not be carried out in dry soil or in extreme weather condition. The root systems must moist before planting to ensure turgidity. The plants shall be removed from their containers with as little disturbance as possible to the root system. Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plants to aid penetration of water. Avoid hilling up of top soil around young plant stems. Firm soil around the root ball and thoroughly soak the areas after planting. On completion cultivate, rake and leave all garden areas in the neat and tidy condition. Remove old containers and plant labels from the site.

### 3. GARDEN MULCH

**3.1 Materials:**  
Mulch to be comprised of maximum 25mm fresh hardwood chips such as Eucalyptus mulch from Australian Native Landscapes or equal. Samples to be shown to Superintendent for approval before installation. Mulch to comply with AS 4454-2003: Composts, soil conditioners and mulches.

**3.2 Installation:**  
Following planting, rake all garden areas and tamp lightly to give an even graded surface. Spread 75mm layer of mulch over the surface of all garden beds and cove down to finish flush with tops of pavements and garden edging. Care shall be taken not to mix soil and mulch together.

## SCHEDULE OF EXISTING AND PROPOSED TREES

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD	MATURE HEIGHT
01	Callistemon	Bottle Brush	3 x 2 m	4
02	Camellia Reticulata	Camellia	3 x 3 m	4
03	Callistemon	Bottle Brush	3 x 3 m	4
04	Cyathia australis	Rough Tree Fern	8 x 3 m	8
05	Camellia Reticulata	Camellia	3 x 2 m	4
06	Cyathia australis	Rough Tree Fern	5 x 4 m	8
07	Liquid Amber styraciflua	Liquid Amber	18 x 12 m	20
08	Pittosporum undulatum #	Native Daphne	11 x 6 m	11
09	Pittosporum undulatum #	Native Daphne	11 x 6 m	11
10	Magnolia x soulangeana #	Saucer magnolia	10 x 8 m	12
11	Camellia Reticulata	Camellia	3 x 2 m	4

# Minimum 3 endemic trees / existing or proposed / to reach a mature height of at least 10m in accordance with Manly Council DCP 2013, Figure 37

### Minimum Tree Plantings - MANLY DCP 2013

- i) The minimum tree numbers must be in accordance with Figure 37 - Minimum Number of Native Trees Required.
- ii) The minimum tree requirement may include either existing established native trees or new native trees planted at a pot/container size to be at least 25 litres capacity and being a species selected in accordance with Schedule 4 Part B - Native Tree Selection.

Figure 37 - Minimum Number of Native Trees Required

Site Area (sqm)	Minimum number of native trees
up to 500 Area 'C'	1 tree
up to 500	2 trees
between 500 and 800	3 trees
over 800 Area	4 trees

## SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	SCHEDULED SIZE
BC	Blechnum cartilagineum	Gristle Fern	4	0.4 m	250mm
SC	Suzyglm cascade	Weeping Lilli Pilly	12	3.5 m	300mm
DC	Dodla caudata	Small Rasp Fern	2	0.5 m	250mm
LL	Lomandra longifolia	Mat Rush	6	1 m	250mm
VO	Viburnum odoratissimum	Sweet Viburnum	5	4 m	350mm
PR	Pittosporum revolutum	Yellow Pittosporum	4	3 m	300mm
MP	Murraya paniculata	Orange Jasmines	12	3.5 m	300mm

The majority of the plants in this schedule have been selected from predominantly native species and from a list of indigenous riparian Sydney Sandstone Gully Forest species.

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Alteration and Addition to the Existing Dwelling,  
Granny Flat and Swimming Pool  
36 Clontarf St, Seaforth, NSW 2092

TITLE:		
landscape plan		
DATE	SCALE	REVISION:
20/01/2018	1:200 / A3	
PROJECT	DRAWING No	
1801	A17	A