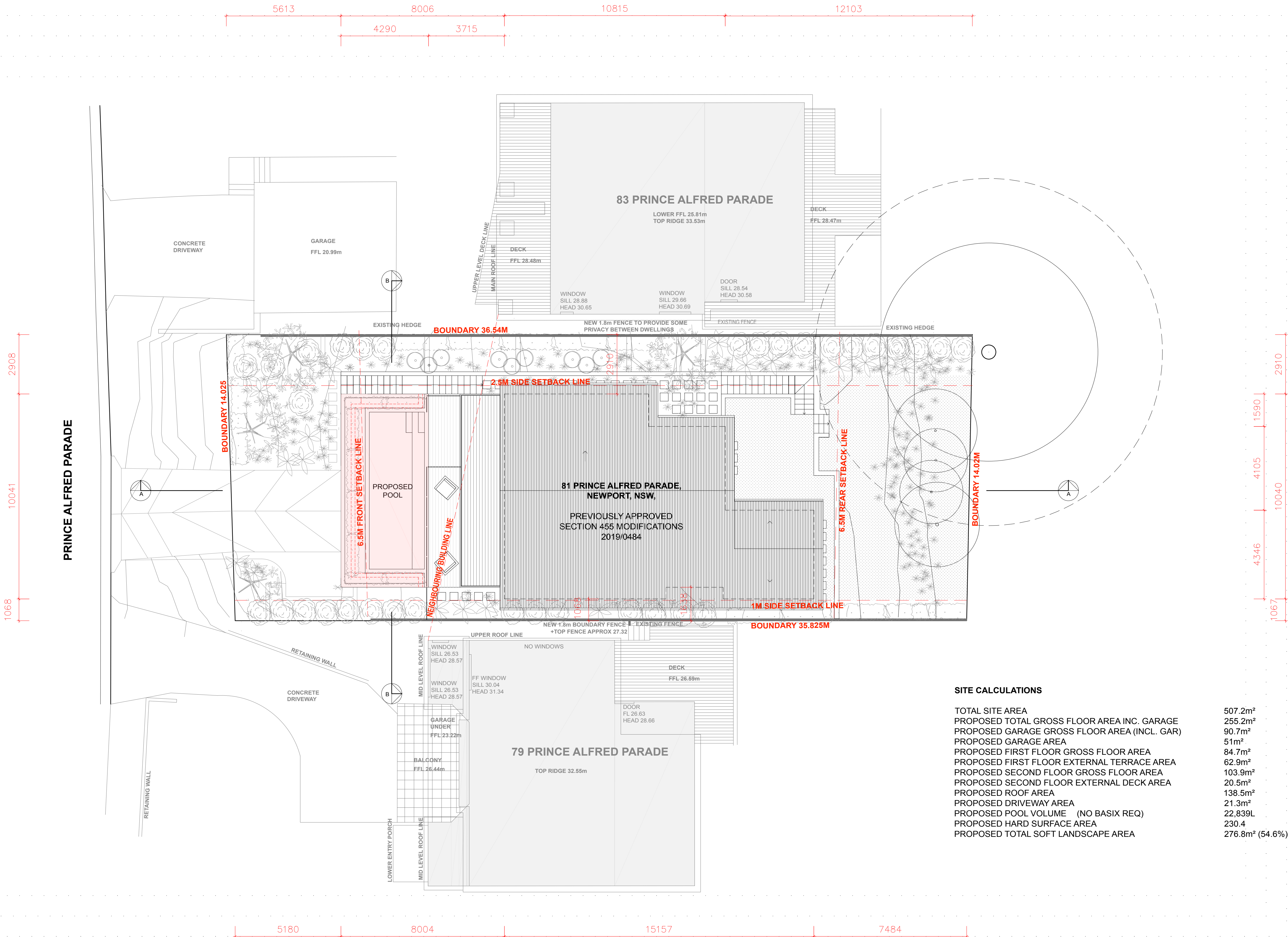


 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0267



SITE CALCULATIONS

TOTAL SITE AREA	507.2m ²
PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE	255.2m ²
PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR)	90.7m ²
PROPOSED GARAGE AREA	51m ²
PROPOSED FIRST FLOOR GROSS FLOOR AREA	84.7m ²
PROPOSED FIRST FLOOR EXTERNAL TERRACE AREA	62.9m ²
PROPOSED SECOND FLOOR GROSS FLOOR AREA	103.9m ²
PROPOSED SECOND FLOOR EXTERNAL DECK AREA	20.5m ²
PROPOSED ROOF AREA	138.5m ²
PROPOSED DRIVEWAY AREA	21.3m ²
PROPOSED POOL VOLUME (NO BASIX REQ)	22,839L
PROPOSED HARD SURFACE AREA	230.4
PROPOSED TOTAL SOFT LANDSCAPE AREA	276.8m ² (54.6%)

SITE PLAN 1:100 @ A1 OR 1:200 @ A3

NORTH

IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION

NOTE: DO NOT SCALE OFF THIS DRAWING

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.


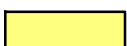

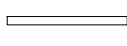
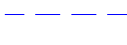

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS

NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS

KEY:

-  DENOTES AREA OF PROPOSED ADDITION
-  DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING
-  DENOTES PROPOSED WALLS
-  DENOTES EXISTING WALLS TO REMAIN
-  DENOTES OUTLINE OF EXISTING BUILDING
-  DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

PROJECT:
PROPOSED SWIMMING POOL ABOVE APPROVED GARAGE

CLIENT:
MATTHEW & KELLY SCHOTT

LOCATION:
81 PRINCE ALFRED PARADE, NEWPORT, NSW.

PROJECT STAGE:
DA

DRAWING TITLE:
SITE PLAN

SCALE:
1:100 @ A1

DATE OF ISSUE:
26.02.2020

DRAWING NO.
DA-001

REVISION:
A

rama

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new reg. #9788

thomas martin
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new reg. #10383

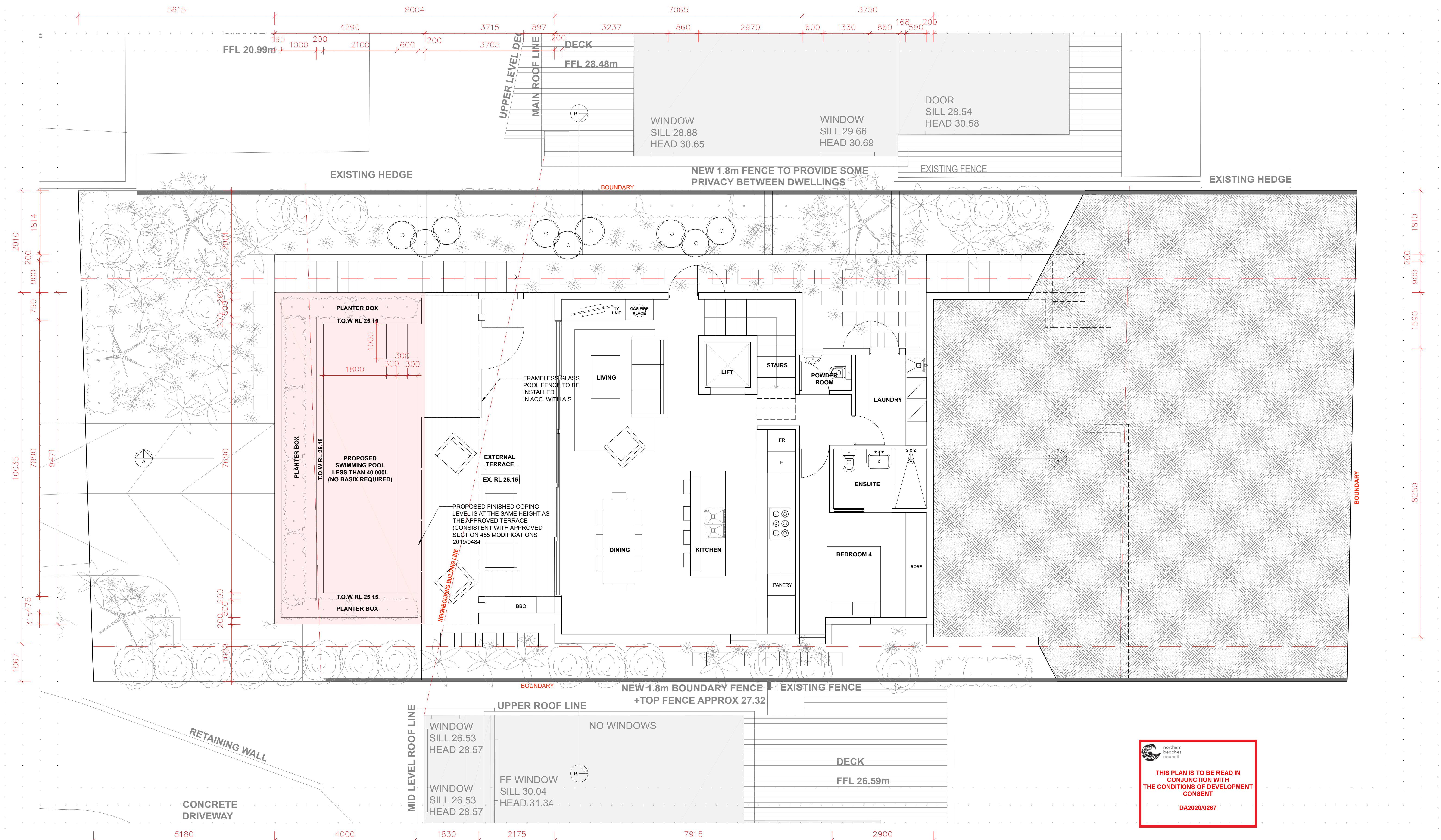
6/20 AVALON PARADE,
AVALON BEACH, NSW, 2107

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e. info@ramaarchitects.com

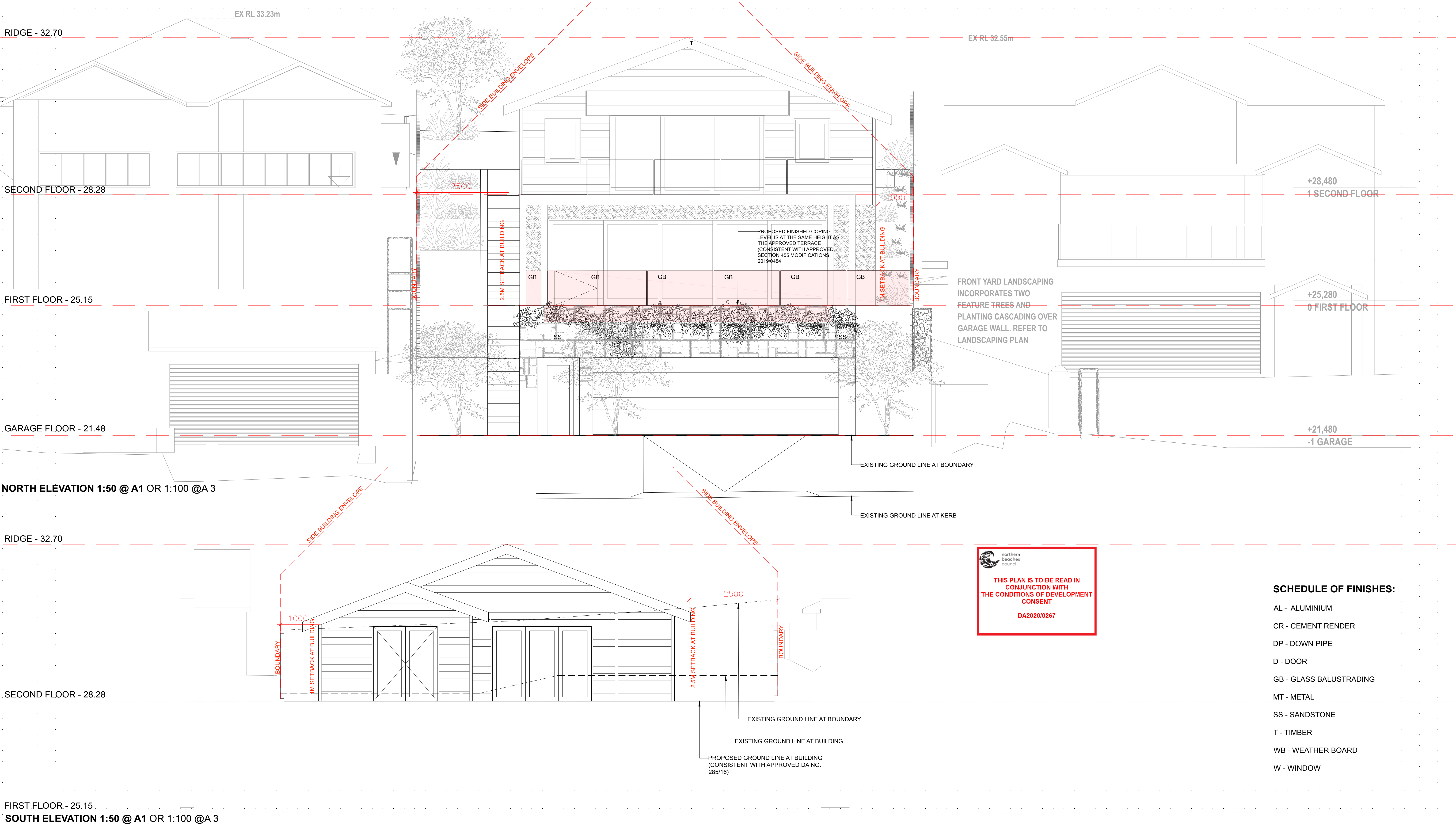
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POOL PLAN 1:50 @ A1 OR 1:100 @ A3

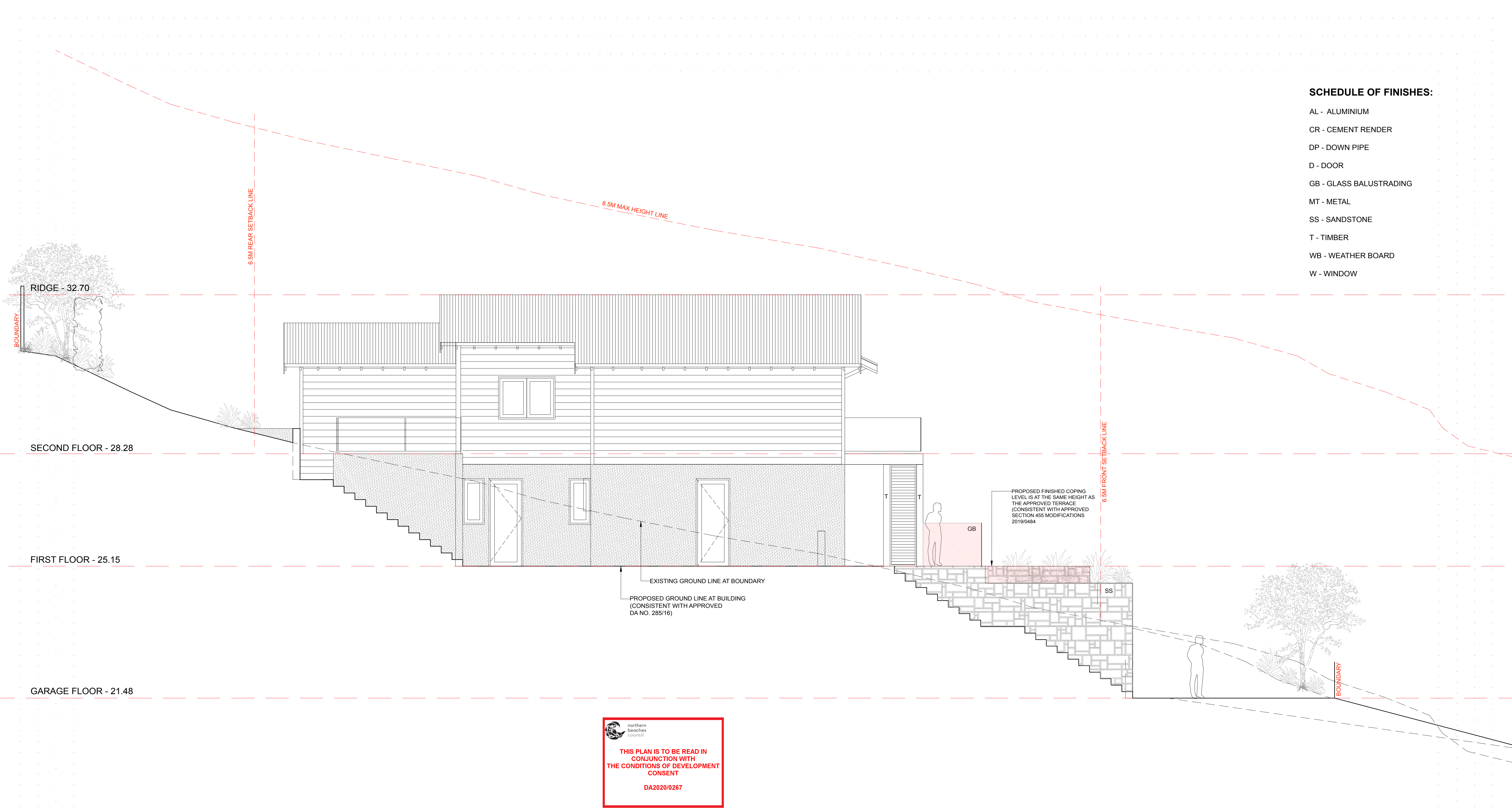
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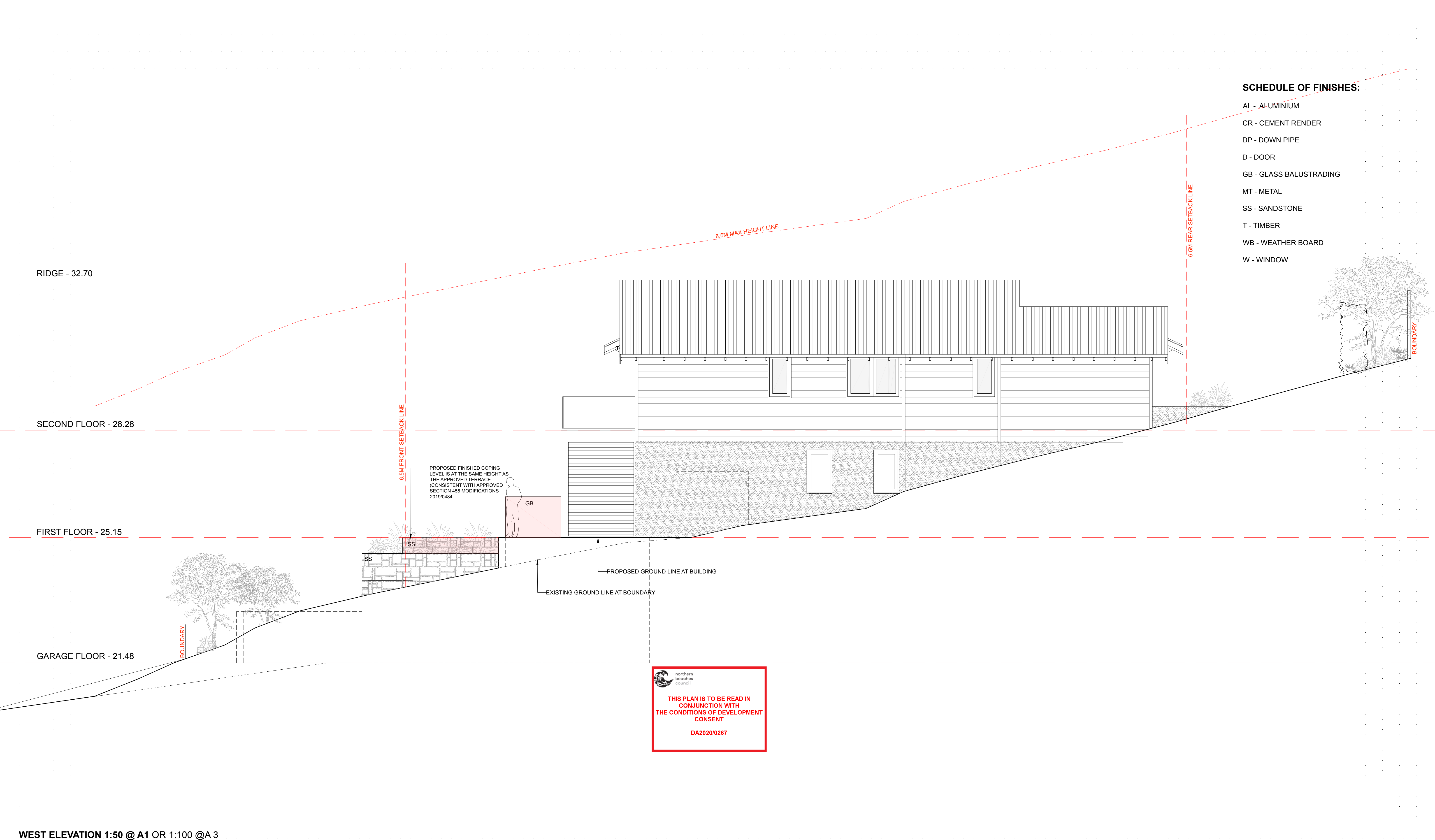
SCHEDULE OF FINISHES:

- AL - ALUMINIUM
- CR - CEMENT RENDER
- DP - DOWN PIPE
- D - DOOR
- GB - GLASS BALUSTRADING
- MT - METAL
- SS - SANDSTONE
- T - TIMBER
- WB - WEATHER BOARD
- W - WINDOW



EAST ELEVATION 1:50 @ A1 OR 1:100 @A 3

<p>IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION</p> <p>NOTE: DO NOT SCALE OFF THIS DRAWING</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p> <p>NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS</p>		<p>KEY:</p> <ul style="list-style-type: none">DENOTES AREA OF PROPOSED ADDITIONDENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDINGDENOTES PROPOSED WALLSDENOTES EXISTING WALLS TO REMAINDENOTES OUTLINE OF EXISTING BUILDINGDENOTES OUTLINE OF EXISTING TO BE DEMOLISHED	<p>PROJECT: PROPOSED SWIMMING POOL ABOVE APPROVED GARAGE</p> <p>CLIENT: MATTHEW & KELLY SCHOTT</p> <p>LOCATION: 81 PRINCE ALFRED PARADE, NEWPORT, NSW.</p>	<p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: ELEVATION SHEET 02</p> <p>SCALE: 1:50 @ A1</p>	<p>DATE OF ISSUE: 26.02.2020</p> <p>DRAWING NO. DA-301</p> <p>REVISION: A</p>	<p>rama</p> <p>daniel raymond architect new reg. #9788</p> <p>thomas martin architect new reg. #10383</p> <p>6/20 AVALON PARADE, AVALON BEACH, NSW, 2107</p> <p>www.ramaarchitects.com</p> <p>e. info@ramaarchitects.com</p> <p>ABN 612 713 425</p> <p>COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
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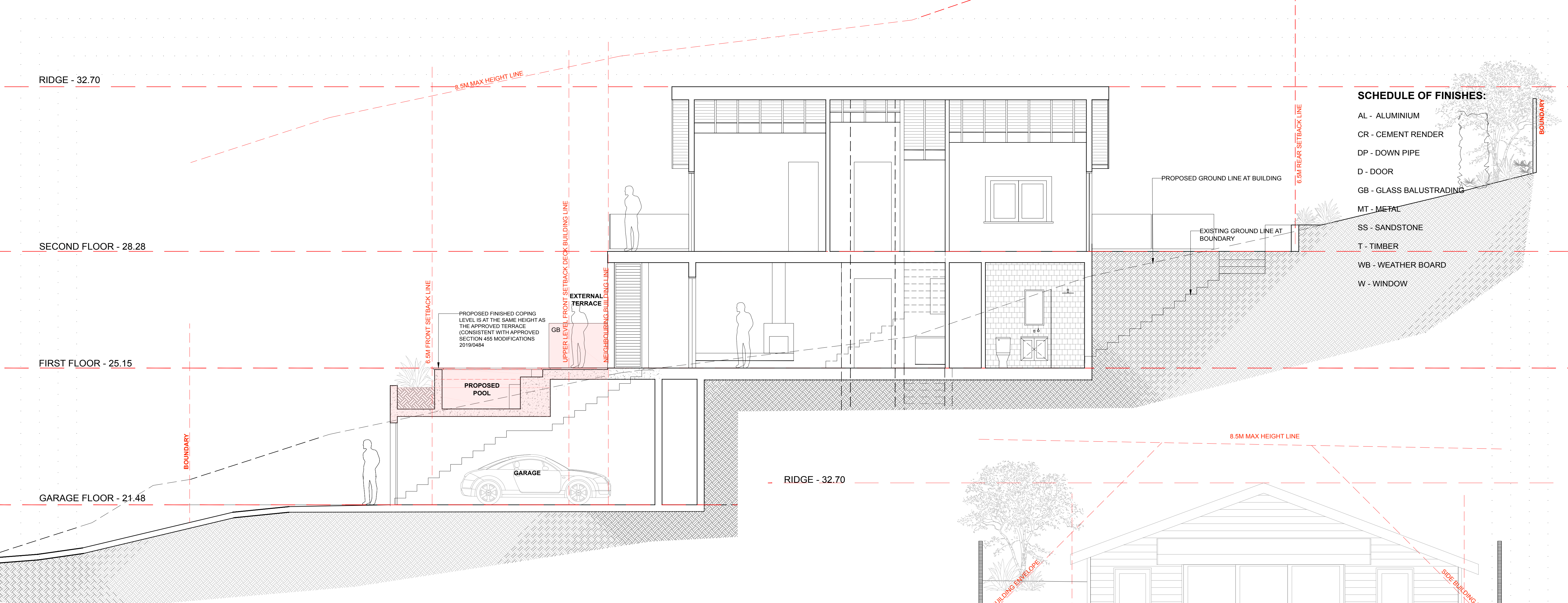


SCHEDULE OF FINISHES:


- AL - ALUMINIUM
- CR - CEMENT RENDER
- DP - DOWN PIPE
- D - DOOR
- GB - GLASS BALUSTRADING
- MT - METAL
- SS - SANDSTONE
- T - TIMBER
- WB - WEATHER BOARD
- W - WINDOW

WEST ELEVATION 1:50 @ A1 OR 1:100 @ A3

	<p>IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION</p> <p>NOTE: DO NOT SCALE OFF THIS DRAWING</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p> <p>NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS</p> <p>NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS</p>	<p>KEY:</p> <ul style="list-style-type: none"> DENOTES AREA OF PROPOSED ADDITION DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING DENOTES PROPOSED WALLS DENOTES EXISTING WALLS TO REMAIN DENOTES OUTLINE OF EXISTING BUILDING DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED	<p>PROJECT: PROPOSED SWIMMING POOL ABOVE APPROVED GARAGE</p> <p>CLIENT: MATTHEW & KELLY SCHOTT</p> <p>LOCATION: 81 PRINCE ALFRED PARADE, NEWPORT, NSW.</p>	<p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: ELEVATION SHEET 03</p> <p>SCALE: 1:50 @ A1</p>	<p>DATE OF ISSUE: 26.02.2020</p> <p>DRAWING NO. DA-302</p> <p>REVISION: A</p>	<p>rama</p> <p>daniel raymond architect new reg. #9788</p> <p>thomas martin architect new reg. #10383</p> <p>6/20 AVALON PARADE, AVALON BEACH, NSW. 2107</p> <p>www.ramaarchitects.com</p> <p>e. info@ramaarchitects.com</p> <p>ABN 612 713 425</p> <p><small>COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</small></p>
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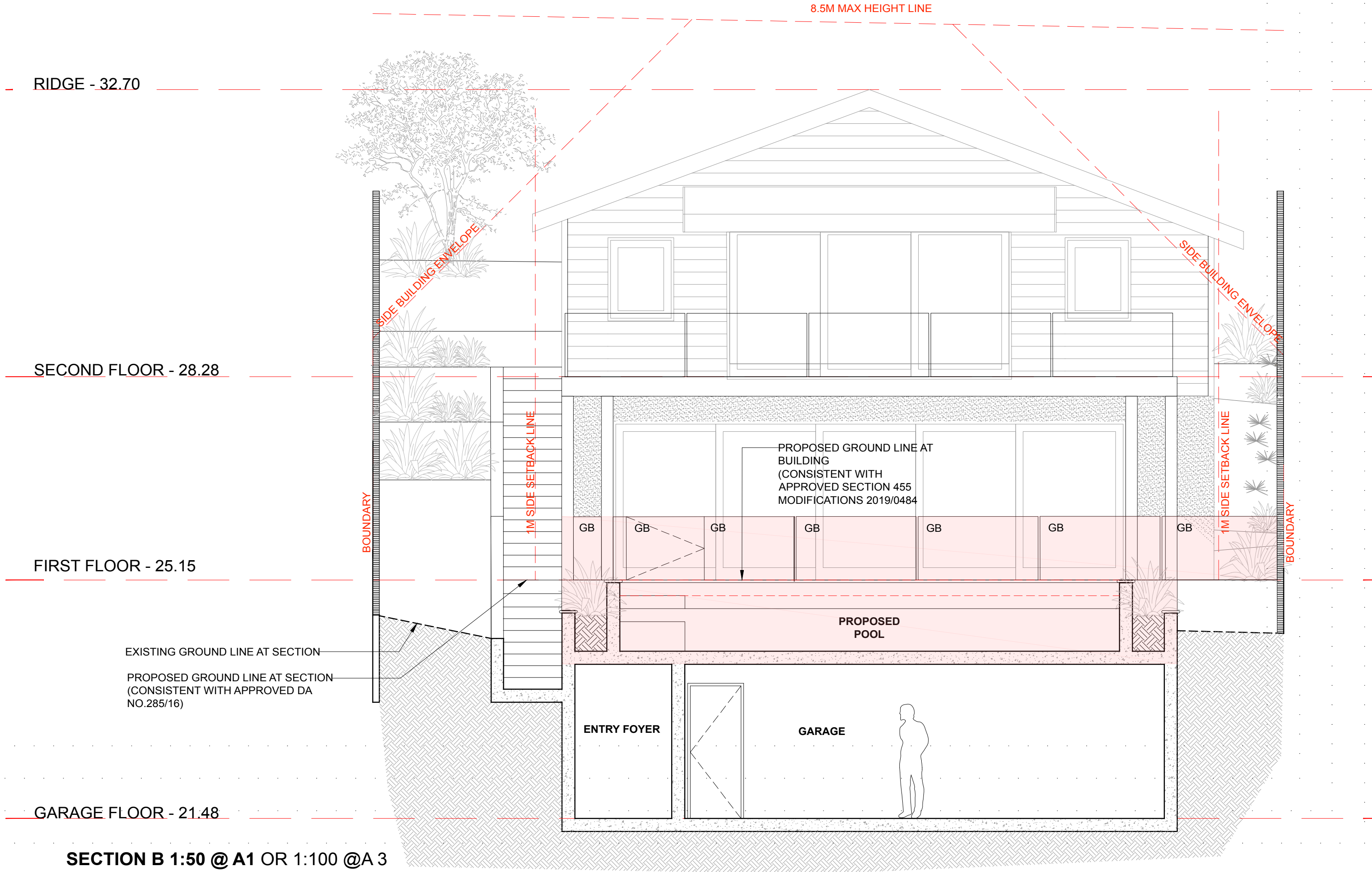


SECTION A 1:50 @ A1 OR 1:100 @A 3

 northern
beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0267



SECTION B 1:50 @ A1 OR 1:100 @A 3

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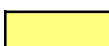
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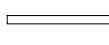
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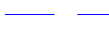
KEY:


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 DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING

 DENOTES PROPOSED WALLS

 DENOTES EXISTING WALLS TO REMAIN

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PROJECT:
PROPOSED SWIMMING POOL ABOVE
APPROVED GARAGE

CLIENT:
MATTHEW & KELLY SCHOTT

LOCATION:
81 PRINCE ALFRED PARADE,
NEWPORT, NSW.

PROJECT STAGE:
DA

DRAWING TITLE:
SECTION SHEET
01

SCALE:
1:50 @ A1

DATE OF ISSUE:
26.02.2020

DRAWING NO.
DA-400

REVISION:
A

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thomas martin
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new reg. #10383

6/20 RIVINGTON PARADE,
AVALON BEACH, NSW. 2107

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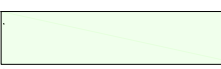
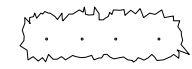
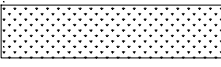

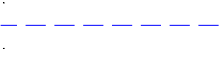





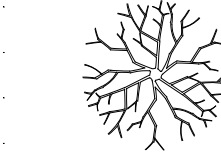

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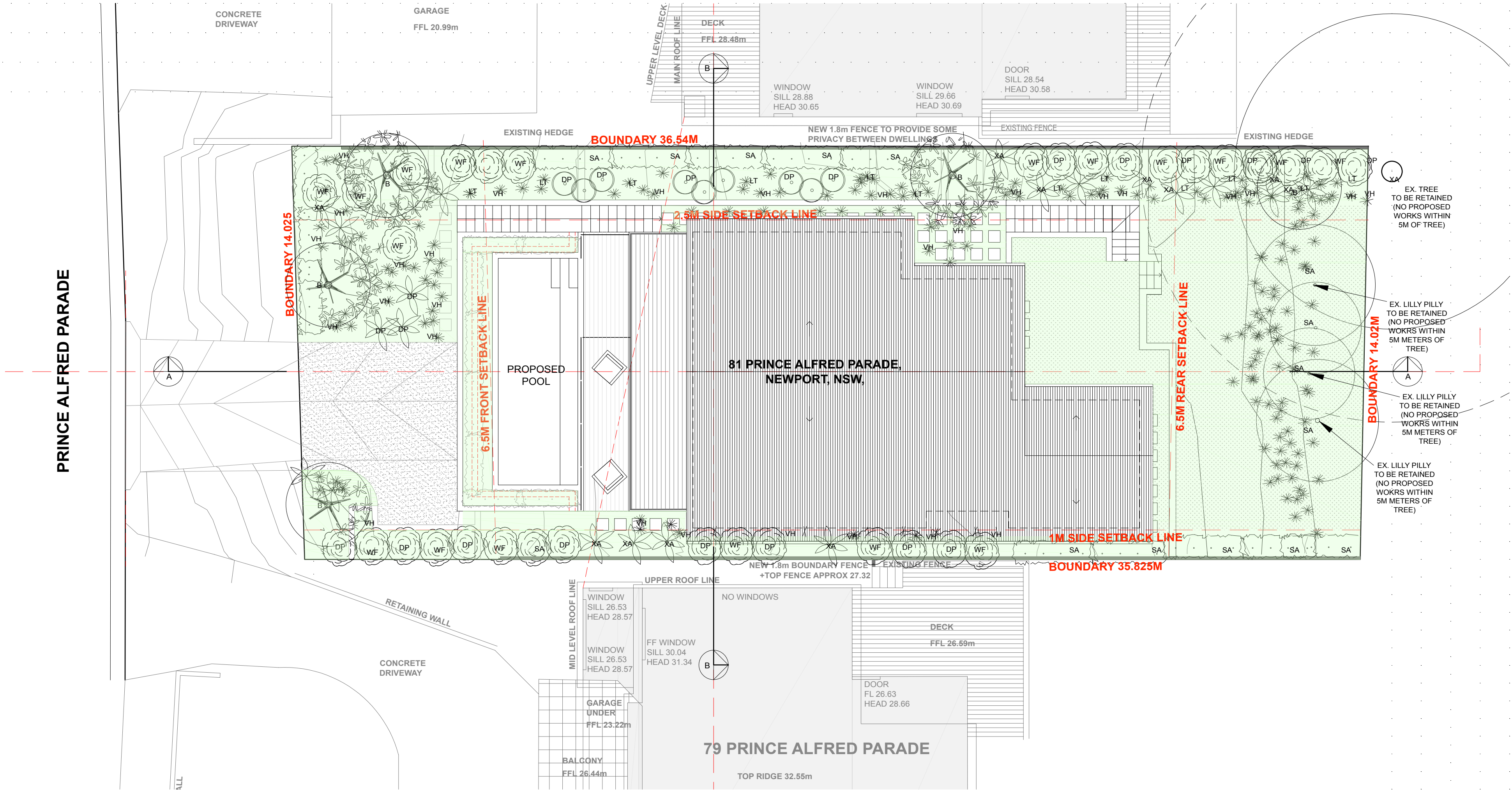
SITE CALCULATIONS

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PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE	255.2m ²
PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR)	90.7m ²
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PROPOSED HARD SURFACE AREA	230.4
PROPOSED TOTAL SOFT LANDSCAPE AREA	276.8m ² (54.6%)

KEY:

	DENOTES CALCULATED SOFT LANDSCAPE AREA		DENOTES PROPOSED SCREENING HEDGE
	DENOTES GRASS LAWN AREA		DENOTES PROPOSED SHRUBS
	DENOTES OUTLINE OF EXISTING BUILDING		DENOTES PROPOSED FEATURE PLANT
	DENOTES TREE		DENOTES PROPOSED GRASSES & GROUND COVER
	DENOTES EXISTING TREE TO BE REMOVED		DENOTES TERRACE AREA
	DENOTES PROPOSED FEATURE TREE		DENOTES CONCRETE DRIVEWAY AREA

 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2020/0267



LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION
All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the PZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunnelling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use hand saw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system.
If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.
Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.
Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.
Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system.
Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

TOPSOIL
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas.
Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction.
Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300mm
Grass areas: 100mm

Turf
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas.
Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction.
Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300mm
Grass areas: 100mm

PLANTING
TREES: EXCAVATE A PLANT HOLE TO TWICE THE DIAMETER OF THE ROOT BALL AND AT LEAST 100MM DEEPER THAN THE ROOT BALL. BREAK UP THE BASE OF THE HOLE TO A FURTHER DEPTH OF 100MM, AND LOOSEN THE COMPACTED SIDES OF THE HOLE.
SHRUBS/GROUND COVERS: EXCAVATE A HOLE BIG ENOUGH FOR THE PLANT PLUS 100MM ALL ROUND. PROVIDE PLANTS WHICH HAVE LARGE HEALTHY ROOT SYSTEMS, WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE, ARE VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS, OF GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY AND ARE HARDENED OFF, NOT SOFT OR FORCED, AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE.
TREES: PROVIDE TREES WHICH, UNLESS REQUIRED TO BE MULTI-STEMMED, HAVE A SINGLE LEADING SHOOT. TREES SHOULD BE STAKED AS SPECIFIED.
LABEL AT LEAST ONE PLANT OF EACH SPECIES OR VARIETY IN A BATCH USING A DURABLE, READABLE TAG. DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. IN OTHER THAN SANDY SOILS, SUSPEND EXCAVATION WHEN THE SOIL IS WET, OR DURING FROST PERIODS. WHEN THE HOLD IS OF THE CORRECT SIZE, REMOVE THE PLANT FROM THE CONTAINER WITH MINIMUM DISTURBANCE TO THE ROOT BALL. ENSURE THAT THE ROOT BALL IS MOIST AND PLACE IN THE FINAL POSITION, IN THE HOLE AND PLUMB, WITH THE TOP SOIL LEVEL OF THE PLANT ROOT BALL LEVEL WITH THE FINISHED SURFACE.
OF THE SURROUNDING SOIL, OR 75MM BELOW PAVING LEVEL TO ALLOW PLACEMENT OF MULCH. BACKFILL WITH TOPSOIL MIXTURE. LIGHTLY TAMP AND WATER TO ELIMINATE AIR POCKETS. ENSURE THAT TOPSOIL IS NOT PLACED OVER THE TOP OF THE ROOTBALL, SO THAT THE PLANT STEM IS THE SAME HEIGHT AS IN THE CONTAINER.
THOROUGHLY WATER PLANTS BEFORE PLANTING AND IMMEDIATELY AFTER PLANTING.

IN PLANTING BEDS AND INDIVIDUAL PLANTINGS, PLACE SLOW RELEASE FERTILISER PELLETS AROUND PLANTS AT THE TIME OF PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER.

MULCHING
All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.
Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

DECORATIVE GRAVEL
All areas nominated as Decorative Gravel are to be finished as detailed with sandstone pebbles 10mm-20mm average diameter, same or similar to that supplied by Australian Native Landscapes. Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks.
Tamp pebbles to an even surface flush with the surrounding finished levels.

DECORATIVE ROCK MULCH
All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Benedicts Sand and Gravel.

DECOMPOSED GRANITE PAVEMENT
Decomposed granite is to be fine-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface.

INSTALLATION OF BRICK GARDEN EDGE
A stretcher or single paver brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar footing 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turfing detail.

FERTILISER
Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

DRAINAGE
Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

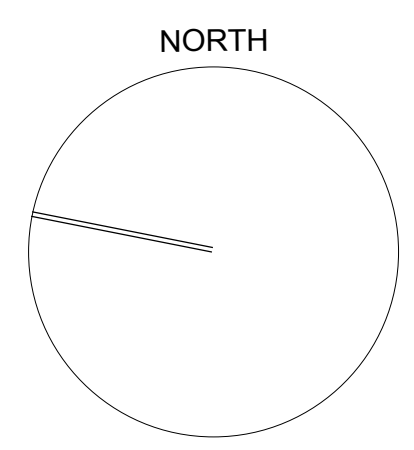
RETAINING WALLS
Retaining walls to be constructed as per Engineer's details.

CONCRETE WORKS
All paths, steps, slabs and footings shall be to Engineer's specification.
Materials and construction to AS3600 and AS3610.
Supply and install ready mixed concrete to AS1379 with selected aggregate.
Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.

MAINTENANCE
Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

GENERAL NOTES
1. I advise that this plan has been designed to comply with council requirements.
2. Lighting and irrigation to be designed and installed by specialist.
3. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
4. Do not scale from drawings.
5. Detailing of all structural components of design shall be by Consulting Structural Engineer.
6. Existing levels refer survey by others.
7. All landscape components of this design require Council Approval prior to construction.

LANDSCAPE CONCEPT PLAN 1:100 @A1 OR 1:200 @A3



IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION

NOTE: DO NOT SCALE OFF THIS DRAWING

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A.


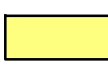


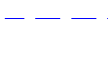
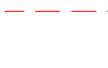
NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS

NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS

KEY:

-  DENOTES AREA OF PROPOSED ADDITION
-  DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING
-  DENOTES PROPOSED WALLS
-  DENOTES EXISTING WALLS TO REMAIN
-  DENOTES OUTLINE OF EXISTING BUILDING
-  DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

PROJECT:
PROPOSED SWIMMING POOL ABOVE APPROVED GARAGE

CLIENT:
MATTHEW & KELLY SCHOTT

LOCATION:
81 PRINCE ALFRED PARADE, NEWPORT, NSW.

PROJECT STAGE:
DA

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SCALE:
1:100 @A1

DATE OF ISSUE:
26.02.2020

DRAWING NO.
DA-500

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A

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