

LEGEND:

- PROPOSED WORKS

EXISTING FLAGGING STEPS TO BE RETAINED

EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)

PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE

EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION)

CADASTRAL BOUNDARY

EXISTING TIMBER DECK TO BE RETAINED

EXISTING TIMBER STAIRS TO BE RETAINED

EXISTING RETAINING WALL TO BE RETAINED AND AS JUSTED AS REQUIRED

NEIGHBOURING ACCESS HANDLE AREA & BOUNDARY
- PROPOSED LOCATION OF NEW DOWNPIPE TO BE CONNECTED TO PROPOSED BASIX RAINWATER TANK
- PROPOSED LOCATION OF 5000 LITRES RAINWATER TANK (UNDER) AS REQUIRED BY BASIX
- PROPOSED SWIMMING POOL SHALL BE CONNECTED TO THE EXISTING SEWER IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS
- PROPOSED TIMBER DECKING AREAS SHALL BE PERVIOUS
- EXISTING STORMWATER DISPOSAL SYSTEM TO BE CONNECTED TO PROPOSED BASIX RAINWATER TANK
- EXISTING STORMWATER DISPOSAL SYSTEM TO EXISTING RESIDENCE TO BE RETAINED
- The site plan illustrates the layout of the property at No. 99 Riverview Road, Avalon Beach NSW 2107. It shows the existing residence, garage, and various outdoor areas. Key features include the proposed swimming pool, rainwater tank, and decking areas. The plan also indicates the location of existing stormwater disposal systems and the proposed connection to the BASIX rainwater tank. The site is bounded by Riverview Road to the east and a neighbouring access handle area to the south. The plan includes a detailed legend and various annotations regarding the proposed works and existing structures.
- NOTE:  
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD  
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP  
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS
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| Notes:   |  |  |  |
| 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  |  |  |  |
| 2. Do not scale from drawings.   |  |  |  |
| 3. If in doubt contact Landscape Architect.  |  |  |  |
| 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of <b>A Total Concept Landscape Architects</b> . |  |  |  |
| 5. This plan has been prepared for DA purposes only.   |  |  |  |
| 6. All Building Works shall be installed to Structural Engineers detail  |  |  |  |
- NOTE:  
- ALL DIMENSIONS ARE NOMINAL
- |          |  |
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| Drawing: | Stormwater Concept Plan                      |
| Address: | No. 99 Riverview Road, Avalon Beach NSW 2107 |
| Project: | Cabana, Pool & Landscape Works               |
| Client:  | Vic & Clare Cherikoff                        |
- A Total Concept Landscape Architects & Swimming Pool Designers**  
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landscape architects & swimming pool designers
- |               |                          |
|---------------|--------------------------|
| Status        | SCALE - 1:250 @ A3       |
| Drawn By      | JKR                      |
| Checked By    | JRS                      |
| CAD File Name | 241106_Cherikoff_D A.vrx |
| Dwg Date      | 25.03.24                 |
| Plot Date     | 20/11/24                 |
- Project No.  
**Cherikoff**

Drawing No. Rev #  
**L/14 A**  
**OF 18**