

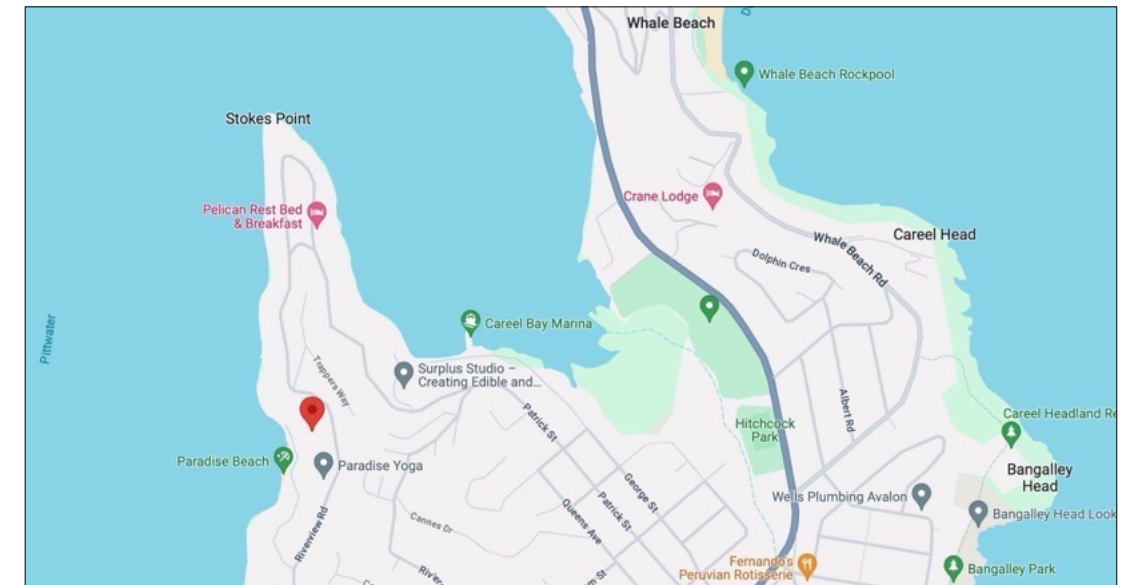
# FOR DA APPLICATION

## CABANA, POOL & LANDSCAPE WORKS

99 RIVERVIEW ROAD, AVALON BEACH NSW 2107

## DRAWING LIST

| <u>SHEET NO.</u> | <u>SHEET TITLE</u>                             | <u>REVISION</u> | <u>DATE</u> |
|------------------|--|-----------------|-------------|
| L/00             | COVER SHEET                                    | B               | 24.01.25    |
| L/01             | SITE PLAN & SITE ANALYSIS PLAN                 | B               | 24.01.25    |
| L/02             | TREE REMOVAL & RETENTION PLAN                  | B               | 24.01.25    |
| L/03             | LANDSCAPE MASTER PLAN                          | B               | 24.01.25    |
| L/04             | SECTION AA (1:200)                             | B               | 24.01.25    |
| L/05             | SECTION AA (1:100)                             | B               | 24.01.25    |
| L/06             | SECTION BB                                     | B               | 24.01.25    |
| L/07             | SECTION CC                                     | B               | 24.01.25    |
| L/08             | NORTH ELEVATION                                | B               | 24.01.25    |
| L/09             | SOUTH ELEVATION                                | B               | 24.01.25    |
| L/10             | SECTIONAL ELEVATION DD - CABANA EAST ELEVATION | B               | 24.01.25    |
| L/11             | WEST ELEVATION                                 | B               | 24.01.25    |
| L/12             | 3D IMAGES                                      | B               | 24.01.25    |
| L/13             | COLOURS & MATERIALS SCHEDULE                   | B               | 24.01.25    |
| L/14             | AREA CALCULATIONS PLAN                         | B               | 24.01.25    |
| L/15             | SEDIMENT & EROSION CONTROL PLAN                | B               | 24.01.25    |
| L/16             | STORMWATER CONCEPT PLAN                        | B               | 24.01.25    |
| L/17             | WASTE MANAGEMENT PLAN                          | B               | 24.01.25    |
| L/18             | CUT/FILL PLAN                                  | B               | 24.01.25    |
| L/19             | BASIX COMMITMENTS                              | B               | 24.01.25    |





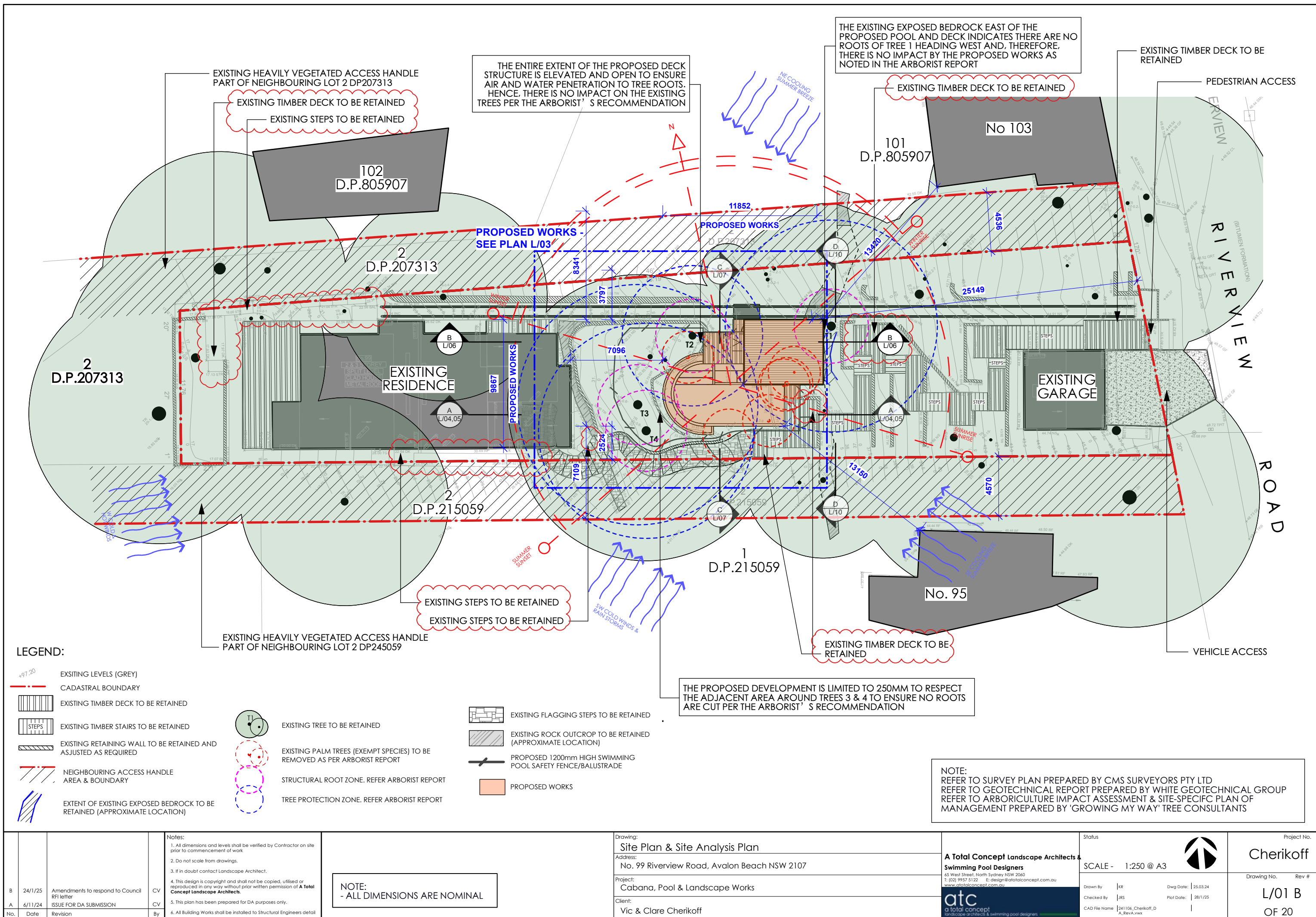
LOCATION MAP (FONT: GOOGLE MAPS)



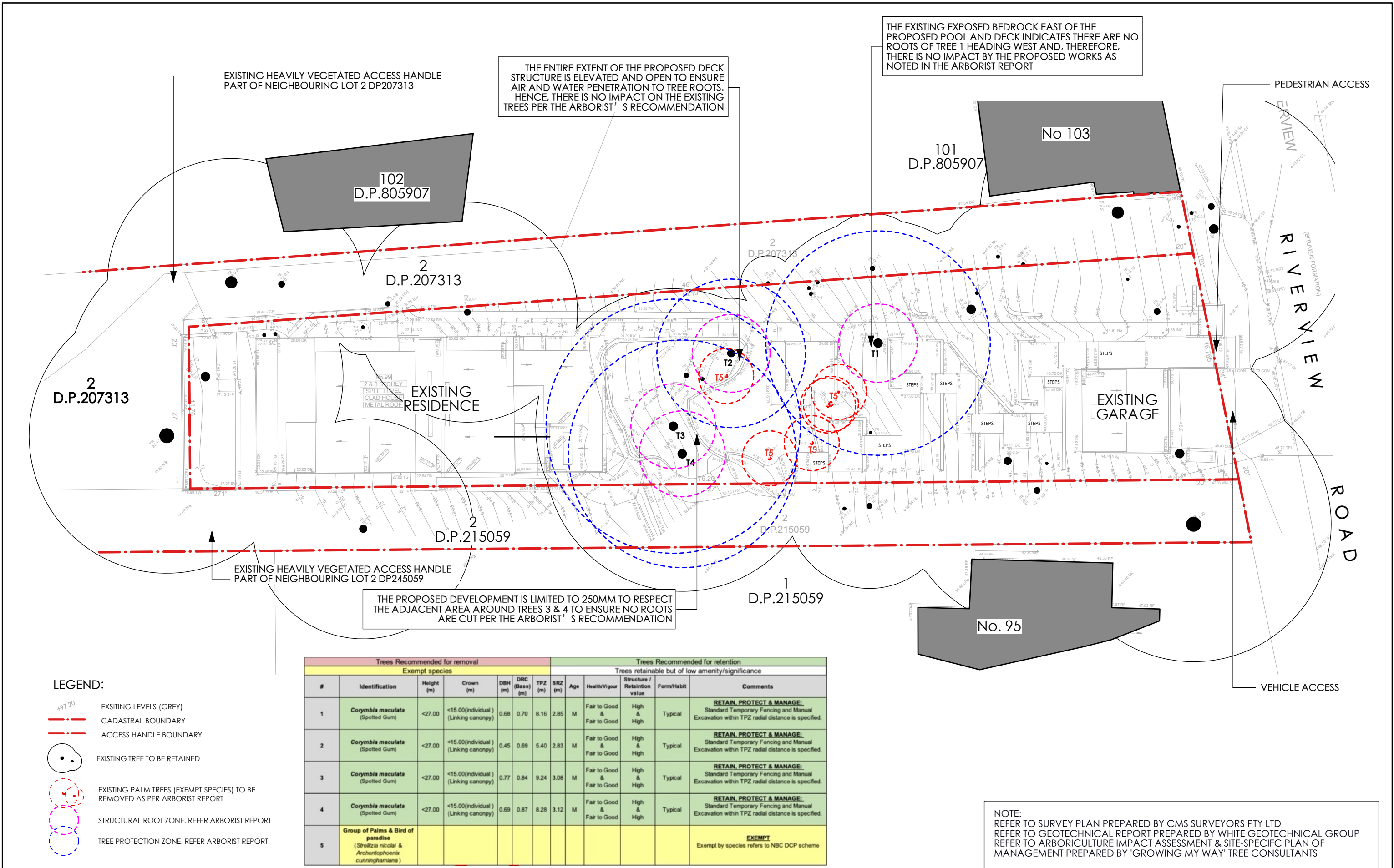
SATELLITE VIEW (FONT: GOOGLE MAPS)

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

|     |         |   |    |  |  |  |   |  |
|-----|---------|---|----|--|--|--|---|--|
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV | Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>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> .<br>5. This plan has been prepared for DA purposes only.<br>6. All Building Works shall be installed to Structural Engineers detail | Drawing:<br><b>Cover Sheet</b><br>Address:<br>No. 99 Riverview Road, Avalon Beach NSW 2107<br>Project:<br>Cabana, Pool & Landscape Works<br>Client:<br>Vic & Clare Cherikoff | <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>65 West Street, North Sydney NSW 2060<br>T: (02) 9957 5122 E: design@ataotalconcept.com.au<br><a href="http://www.ataotalconcept.com.au">www.ataotalconcept.com.au</a><br> | Status<br>SCALE - NTS @ A3<br> Project No.<br><b>Cherikoff</b> | Drawing No. Rev #<br><b>L/00 B</b><br><b>OF 20</b> |
|     |         |   |    |  |  |  |   |  |
|     |         |   |    |  |  |  |   |  |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |  |  |  |   |  |
| No. | Date    | Revision                                    | By |  |  |  | Drawn By   KR<br>Checked By   JRS<br>CAD File Name   241106_Cherikoff_D A_RevA.vwx<br>Dwg Date:   25.03.24<br>Plot Date:   28/1/25                  |  |













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| Notes:   |  |  |  | Drawing:                                     |  |  |  | Status   |  |  |  | Project No. |  |
| 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  |  |  |  | Tree Removal & Retention Plan                |  |  |  | Cherikoff  |  |  |  | Drawing No. |  |
| 2. Do not scale from drawings.   |  |  |  | Address:                                     |  |  |  | SCALE - 1:250 @ A3   |  |  |  | Rev #       |  |
| 3. If in doubt contact Landscape Architect.  |  |  |  | No. 99 Riverview Road, Avalon Beach NSW 2107 |  |  |  | A Total Concept Landscape Architects & Swimming Pool Designers |  |  |  | L/02 B      |  |
| 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. |  |  |  | Project:                                     |  |  |  | 65 West Street, North Sydney NSW 2060                          |  |  |  | OF 20       |  |
| 5. This plan has been prepared for DA purposes only.   |  |  |  | Cabana, Pool & Landscape Works               |  |  |  | T: (02) 9957 5122 E: design@atotalconcept.com.au               |  |  |  |             |  |
| 6. All Building Works shall be installed to Structural Engineers detail  |  |  |  | Client:                                      |  |  |  | www.atotalconcept.com.au                                       |  |  |  |             |  |
|  |  |  |  | Vic & Clare Cherkoff                         |  |  |  | Drawn By: JCR  |  |  |  |             |  |
|  |  |  |  |  |  |  |  | Checked By: JRS  |  |  |  |             |  |
|  |  |  |  |  |  |  |  | CAD File Name: 241106_Cherikoff_D A_RevA.vwx                   |  |  |  |             |  |
|  |  |  |  |  |  |  |  | Dwg Date: 25.03.24   |  |  |  |             |  |
|  |  |  |  |  |  |  |  | Plot Date: 28/11/25  |  |  |  |             |  |

- 1 PROPOSED SWIMMING POOL
- 2 PROPOSED INTEGRATED SPA
- 3 PROPOSED CABANA WITH CONCERTINA DOORS  
OPENING TOWARDS POOL AND VIEW
- 5 PROPOSED POOLSIDE DECK ENTERTAINING AREA WITH  
POOL FILTER EQUIPMENT UNDER
- 6 PROPOSED INCLINATOR STOP TO MATCH  
PROPOSED DECK LEVEL
- 7 PROPOSED HOB RETAINING WALL TO MATCH  
EXISTING STONE RETAINING WALLS. EXISTING FLAGGING  
STEPS TO BE ADJUSTED AS SHOWN
- 8 EXISTING DECK LANDING TO BE RETAINED AND EXTENDED  
TO CREATE TIMBER WALKWAY TO PROPOSED CABANA AND  
DECK ENTERTAINING AREA
- 9 PROPOSED POOL WET EDGE AND BALANCE TANK

- |   |   |
|---|---|
| +RL10.23  | PROPOSED FINISHED GROUND LEVEL                                  |
| +TW10.99  | PROPOSED TOP OF WALL LEVEL                                      |
| +RL10.23  | EXISTING FINISHED GROUND LEVEL                                  |
| +TW10.99  | EXISTING TOP OF WALL LEVEL                                      |
| +97.20  | EXISTING LEVELS (GREY)  |
|  | CADASTRAL BOUNDARY  |
|  | EXISTING TIMBER DECK TO BE RETAINED                             |
|  | EXISTING TIMBER STAIRS TO BE RETAINED                           |
|  | EXISTING RETAINING WALL TO BE RETAINED AND ADJUSTED AS REQUIRED |
|  | 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)

EXISTING TREE TO BE RETAINED

STRUCTURAL ROOT ZONE. REFER ARBORIST REPORT

TREE PROTECTION ZONE. REFER ARBORIST REPORT

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

— APPROXIMATE LOCATION OF EXISTING ROCK  
OUTCROP (SHOWN GREY)

— EXTENT OF EXISTING EXPOSED BEDROCK (APPROXIMATE LOCATION. SHOWN DASHED, BLUE OUTLINE)

— EXISTING HEAVILY VEGETATED ACCESS HANDLE  
PART OF NEIGHBOURING LOT 2 DP207313

— EXISTING TIMBER DECK TO BE RETAINED

THE ENTIRE EXTENT OF THE PROPOSED DECK STRUCTURE IS ELEVATED AND OPEN TO ENSURE AIR AND WATER PENETRATION TO TREE ROOTS. HENCE, THERE IS NO IMPACT ON THE EXISTING TREES PER THE ARBORIST' S RECOMMENDATION

EXISTING  
RESIDENCE

THE PROPOSED DEVELOPMENT IS LIMITED TO 250MM TO RESPECT THE ADJACENT AREA AROUND TREES 3 & 4 TO ENSURE NO ROOTS ARE CUT PER THE ARBORIST' S RECOMMENDATION

EXISTING STEPS TO BE RETAINED

EXISTING STEPS TO BE RETAINED

7756

BALANCE TANK

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT

EXISTING HEAVILY VEGETATED ACCESS HANDLE  
— PART OF NEIGHBOURING LOT 2 DP245059

— EXISTING TIMBER DECK TO BE RETAINED


|    |         |   |    |  |
|----|---------|---|----|--|
|    |         |   |    | Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect. |
| B  | 24/1/25 | Amendments to respond to Council RFI letter | CV | 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> .                       |
| A  | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV | 5. This plan has been prepared for DA purposes only.   |
| No | Date    | Revision                                    | Bv | 6. All Building Works shall be installed to Structural Engineers detail.   |

NOTE:  
- ALL DIMENSIONS ARE NOMINAL

|          |  |
|----------|--|
| Drawing: | Landscape Master Plan                        |
| Address: | No. 99 Riverview Road, Avalon Beach NSW 2107 |
| Project: | Cabana, Pool & Landscape Works               |
| Client:  | Vic & Clare Cherkoff                         |

**A Total Concept Landscape Architects & Swimming Pool Designers**  
65 West Street, North Sydney NSW 2060  
T: (02) 9957 5122 E: [design@atotalconcept.com.au](mailto:design@atotalconcept.com.au)  
[www.atotalconcept.com.au](http://www.atotalconcept.com.au)

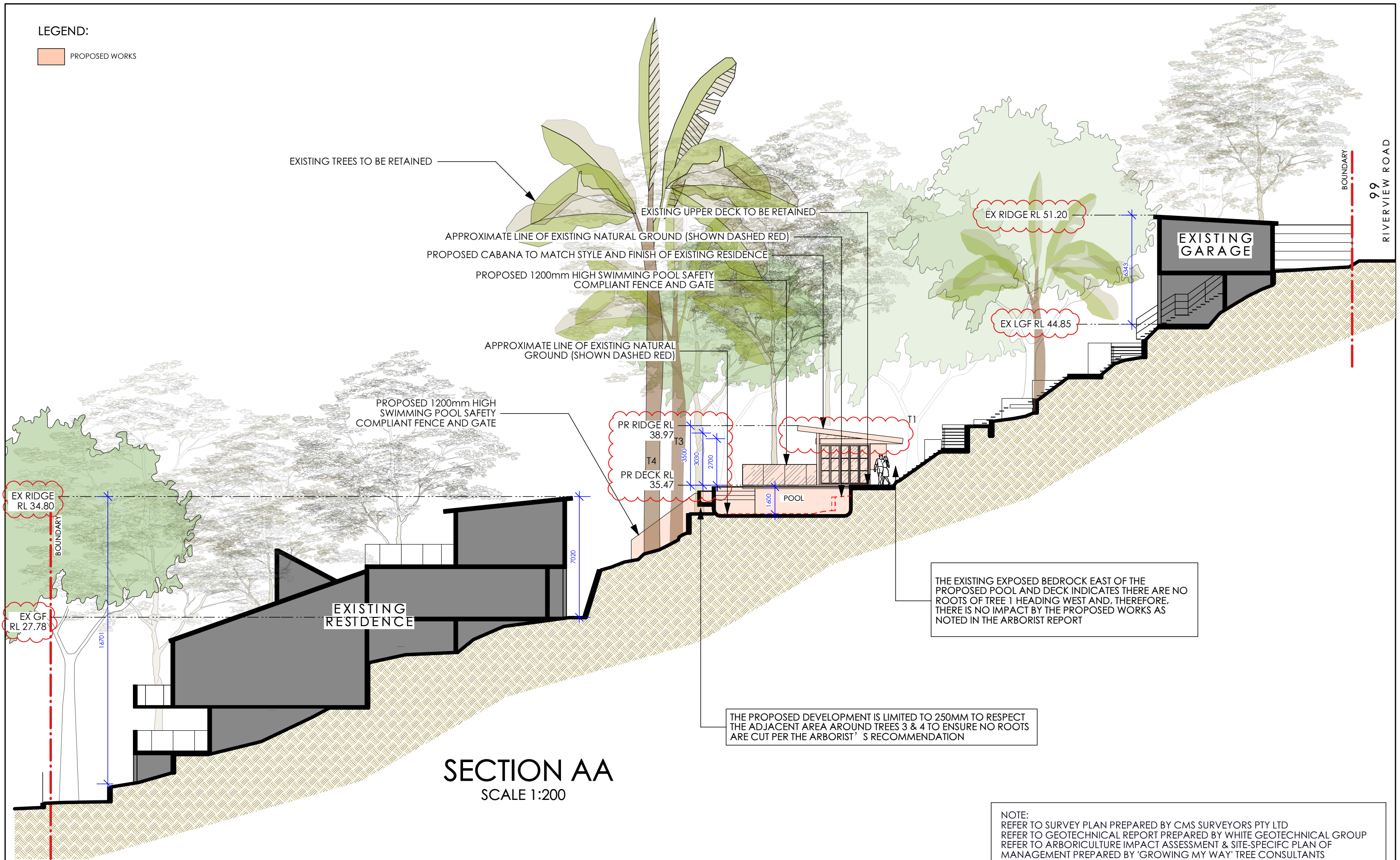
**atc**  
a total concept  
landscape architects & swimming pool designers

|                    |                                |   |             |   |
|--------------------|--------------------------------|---|-------------|---|
| Status             |                                |  | Project No. |   |
| SCALE - 1:100 @ A3 |                                |   | Cherikoff   |   |
| Drawn By           | KR                             | Dwg Date:   | 04.07.24    | Drawing No.      Rev #<br><br>L/03 B<br><br>OF 20 |
| Checked By         | JRS                            | Plot Date:  | 28/11/25    |   |
| CAD File Name      | 241104_Chirikoff_D<br>RevA.dwg |   |             |   |



LEGEND:

PROPOSED WORKS



NOTE:  
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD  
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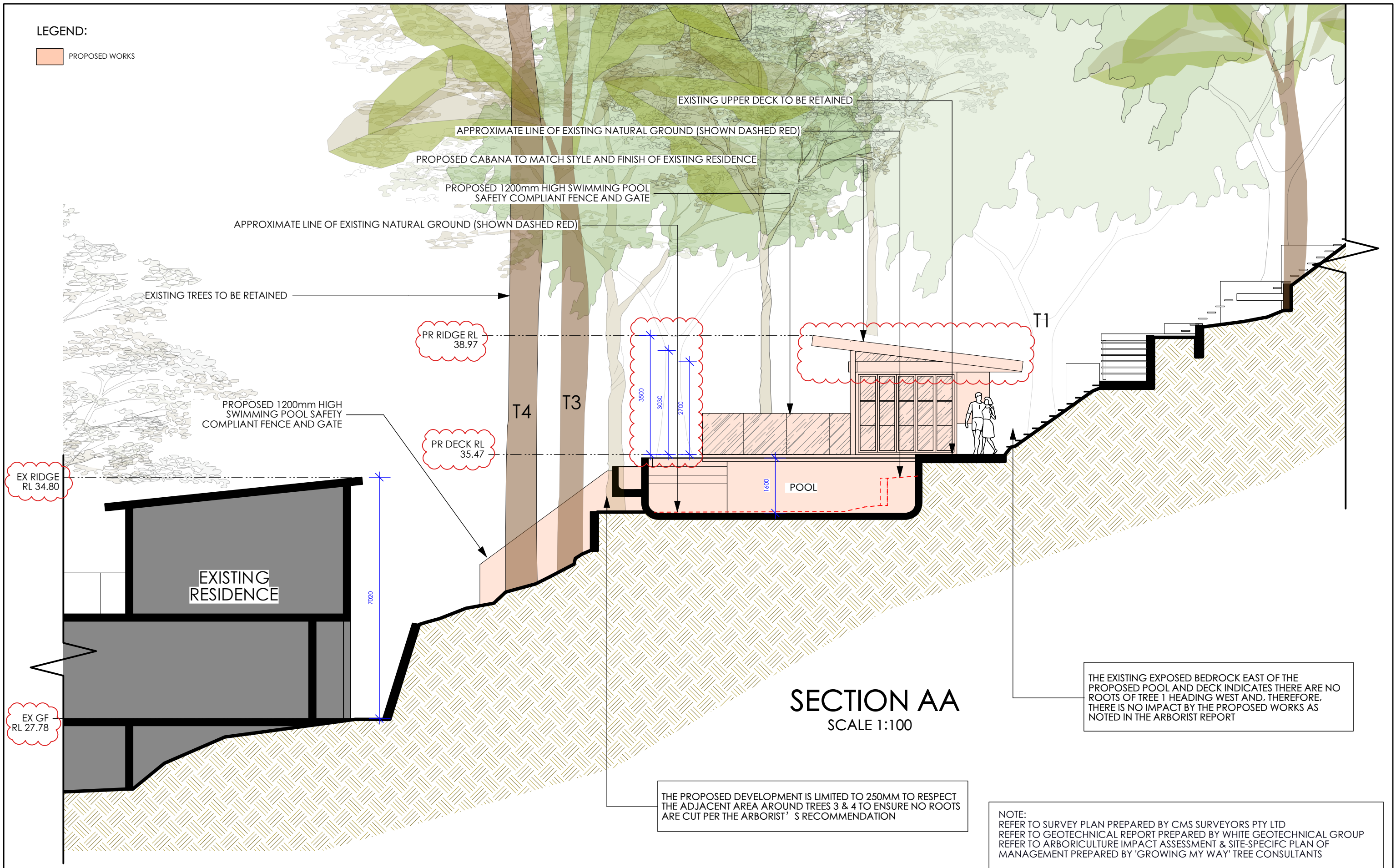
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|-----|---------|---|--------|---|--|-----------------------|--|---|--|-------------------|--|
|     |         |   | Notes: |   | Drawing:                                     |                       | <div>A Total Concept Landscape Architects &amp; Swimming Pool Designers</div> <div>65 West Street, North Sydney NSW 2060</div> <div>T: (02) 9957 5122 E: design@atotalconcept.com.au</div> <div>www.atotalconcept.com.au</div> <div>atc</div> <div>a total concept</div> <div>landscape architects &amp; swimming pool designers</div> | Status                                      |  | Project No.       |  |
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV     | <div>NOTE:</div> <div>- ALL DIMENSIONS ARE NOMINAL</div>                | Sections                                     |                       |  | SCALE - 1:200 @ A3                          |  | Cherikoff         |  |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV     |   | Address:                                     |                       |  | Drawn By CV                                 |  | Drawing No. Rev # |  |
| No. | Date    | Revision                                    | By     |   | No. 99 Riverview Road, Avalon Beach NSW 2107 |                       |  | Checked By JRS                              |  | L/04 B            |  |
|     |         |   |        |   | Project:                                     |                       |  | CAD File Name 241106_Cherikoff_D A_RevA.vrx |  | OF 20             |  |
|     |         |   |        | 6. All Building Works shall be installed to Structural Engineers detail |  | Client:               |  |   |  |                   |  |
|     |         |   |        |   |  | Vic & Clare Cherikoff |  |   |  |                   |  |


NOTE:  
- ALL DIMENSIONS ARE NOMINAL



LEGEND:

PROPOSED WORKS



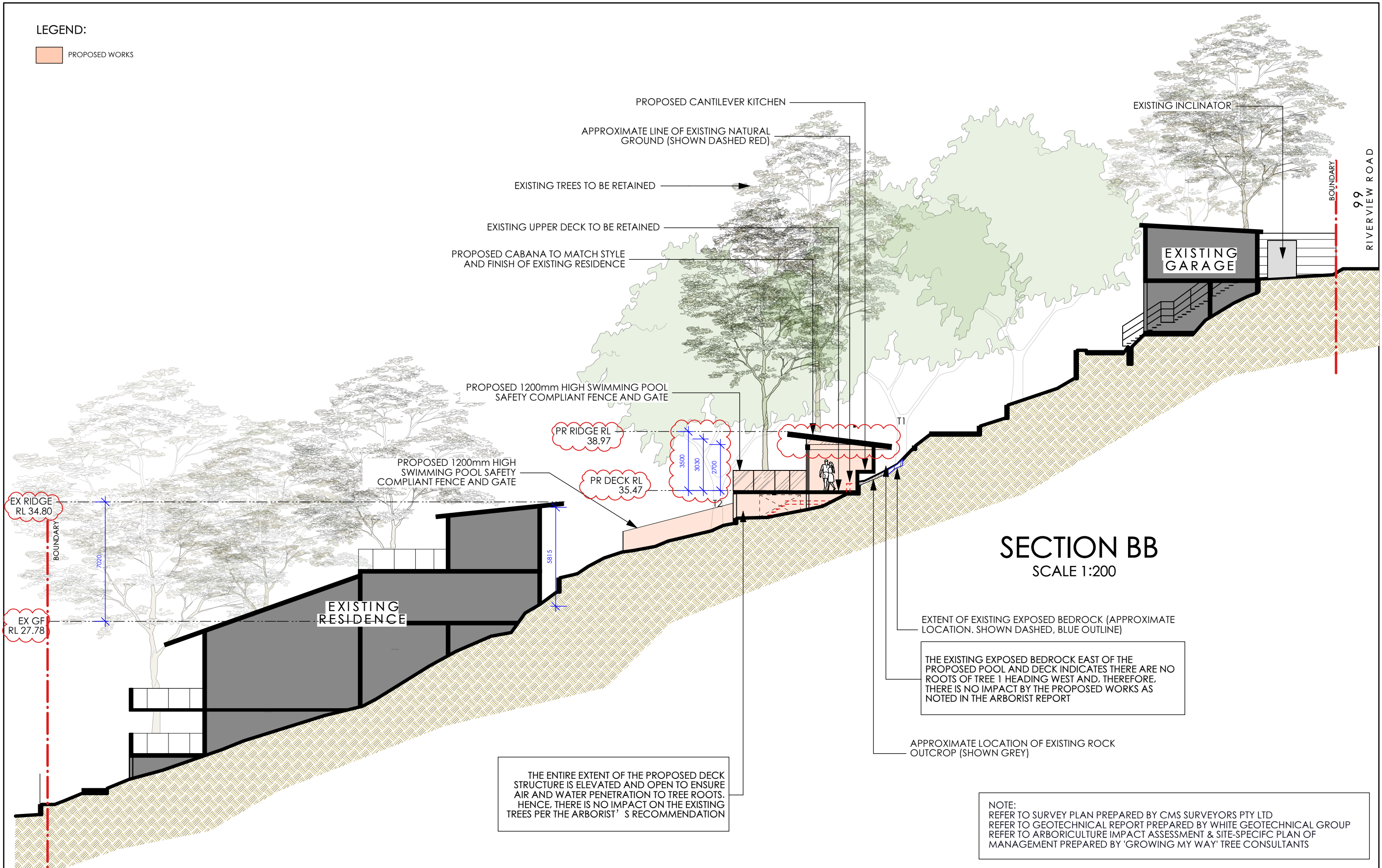
|   |         |   |    |    |    |   |   |   |                                  |                                     |  |
|---|---------|---|----|----|----|---|---|---|----------------------------------|-------------------------------------|--|
| B | 24/1/25 | Amendments to respond to Council RFI letter | CV | CV | By | Notes:<br><br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br><br>2. Do not scale from drawings.<br><br>3. If in doubt contact Landscape Architect.<br><br>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> .<br><br>5. This plan has been prepared for DA purposes only.<br><br>6. All Building Works shall be installed to Structural Engineers detail | Drawing:<br><br><b>Sections</b><br><br>Address:<br>No. 99 Riverview Road, Avalon Beach NSW 2107<br><br>Project:<br>Cabana, Pool & Landscape Works<br><br>Client:<br>Vic & Clare Cherikoff | <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>45 West Street, North Sydney NSW 2060<br>T: (02) 9957 5122 E: design@atotalconcept.com.au<br>www.atotalconcept.com.au<br> | Status<br><br>SCALE - 1:100 @ A3 | Project No.<br><br><b>Cherikoff</b> |  |
|   |         |   |    |    |    |   |   |   |                                  |                                     | Drawing No. Rev #<br><br>L/05 B<br><br>OF 20 |
|   |         |   |    |    |    |   |   |   |                                  |                                     |  |

NOTE:  
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LEGEND:

PROPOSED WORKS



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| Notes:   |  |  |  | Drawing:                                     |  |  |  | Status                                      |  | Project No.         |  |
| 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  |  |  |  | Sections                                     |  |  |  | SCALE - 1:200 @ A3                          |  | Cherikoff           |  |
| 2. Do not scale from drawings.   |  |  |  | Address:                                     |  |  |  | Drawn By CV                                 |  | Dwg Date: 09.07.24  |  |
| 3. If in doubt contact Landscape Architect.  |  |  |  | No. 99 Riverview Road, Avalon Beach NSW 2107 |  |  |  | Checked By JRS                              |  | Plot Date: 28/11/25 |  |
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| 5. This plan has been prepared for DA purposes only.   |  |  |  | Cabana, Pool & Landscape Works               |  |  |  |   |  | L/06 B              |  |
| 6. All Building Works shall be installed to Structural Engineers detail  |  |  |  | Client:                                      |  |  |  |   |  | OF 20               |  |
| By   |  |  |  | Vic & Clare Cherikoff                        |  |  |  |   |  |                     |  |
| No.  |  |  |  |  |  |  |  |   |  |                     |  |
| Date   |  |  |  |  |  |  |  |   |  |                     |  |
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|  |  |  |  |  |  |  |  |   |  |                     |  |



LEGEND:

PROPOSED WORKS

PROPOSED CABANA TO MATCH STYLE  
AND FINISH OF EXISTING RESIDENCE

NEIGHBOURING  
PROPERTY  
No. 103

PROPOSED 1200mm HIGH  
SWIMMING POOL SAFETY  
COMPLIANT FENCE AND GATE

ACCESS HANDLE  
PART OF  
NEIGHBOURING  
LOT 2 D.P.207313

PR RIDGE RL  
38.97

PR DECK RL  
35.47

APPROXIMATE LINE OF EXISTING  
NATURAL GROUND

THE ENTIRE EXTENT OF THE PROPOSED DECK  
STRUCTURE IS ELEVATED AND OPEN TO ENSURE  
AIR AND WATER PENETRATION TO TREE ROOTS.  
HENCE, THERE IS NO IMPACT ON THE EXISTING  
TREES PER THE ARBORIST' S RECOMMENDATION

SECTION CC  
SCALE 1:100

ACCESS HANDLE  
PART OF  
NEIGHBOURING  
LOT 2  
D.P.215059

NEIGHBOURING  
PROPERTY  
No. 95

EXISTING TREES TO BE RETAINED

EXISTING FLAGGING STEPS TO BE RETAINED

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

Notes:

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3. If in doubt contact Landscape Architect.
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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

Drawing:

Sections

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**

65 West Street, North Sydney NSW 2060  
T: (02) 9957 5122 E: design@atotalconcept.com.au  
www.atotalconcept.com.au

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Status

SCALE - 1:100 @ A3

Drawn By CV Dwg Date: 09.07.24  
Checked By JRS Plot Date: 28/11/25  
CAD File Name 241106\_Cherikoff\_D  
A\_RevA.vrx

Project No.

**Cherikoff**

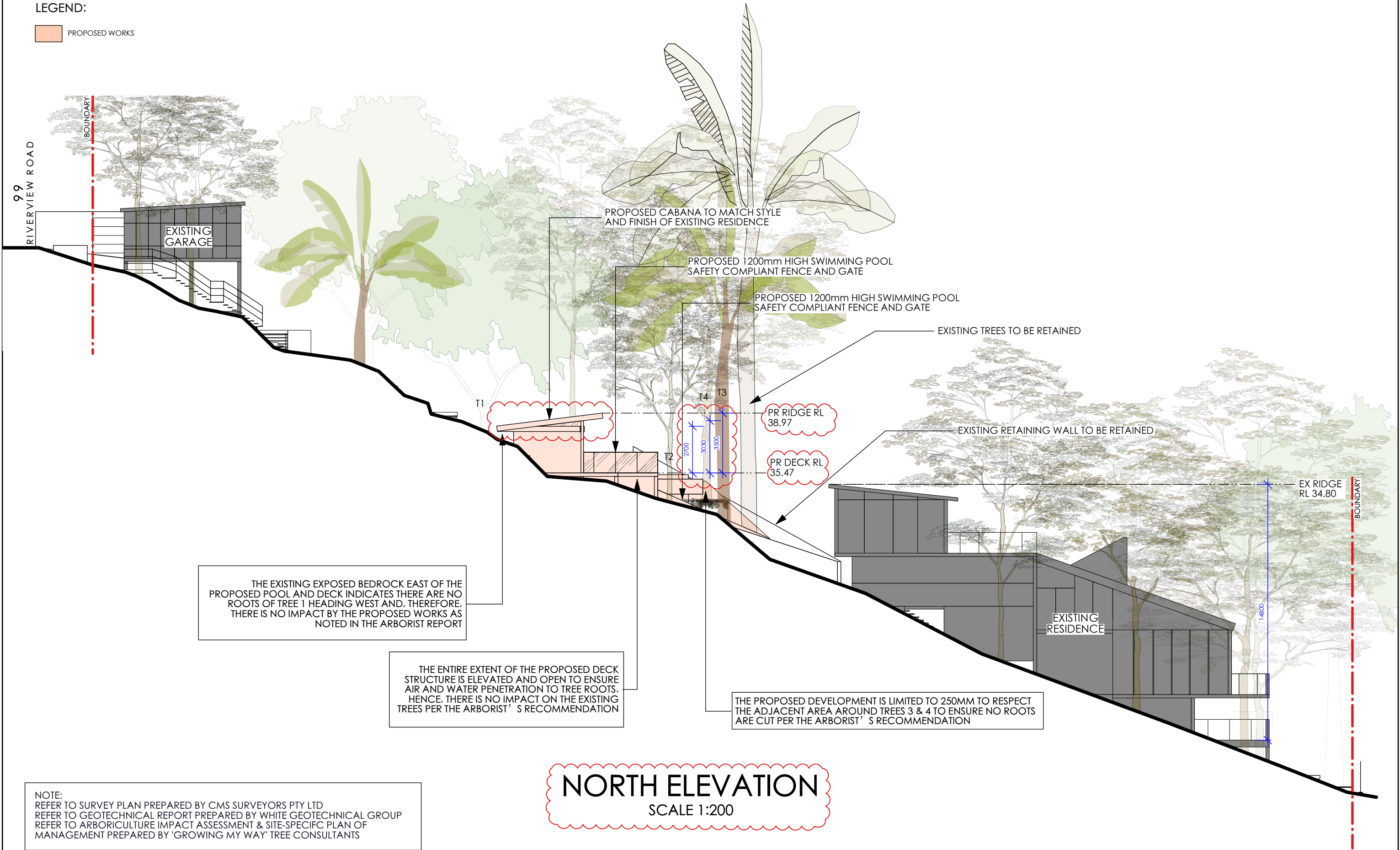
Drawing No. Rev #

**L/07 B**  
OF 20

|     |         |   |    |
|-----|---------|---|----|
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |
| No. | Date    | Revision                                    | By |



LEGEND:  
PROPOSED WORKS



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

## NORTH ELEVATION

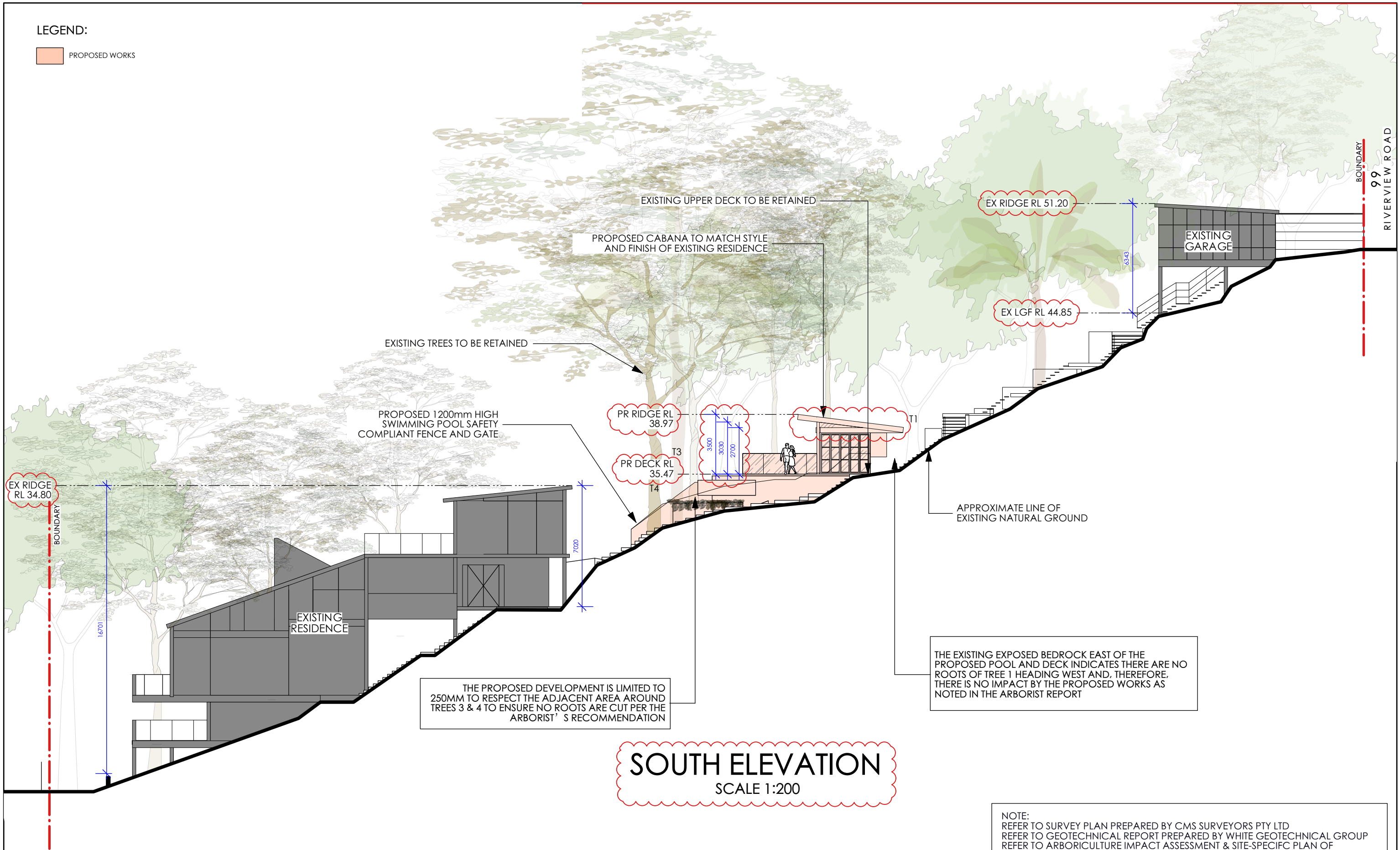
SCALE 1:200

|   |         |   |    |   |  |   |  |  |  |
|---|---------|---|----|---|--|---|--|--|--|
| Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.<br>5. This plan has been prepared for DA purposes only.<br>6. All Building Works shall be installed to Structural Engineers detail |         |   |    | Drawing:<br>North Elevation<br>Address:<br>No. 99 Riverview Road, Avalon Beach NSW 2107<br>Project:<br>Cabana, Pool & Landscape Works<br>Client:<br>Vic & Clare Cherikoff |  | A Total Concept Landscape Architects & Swimming Pool Designers<br>65 West Street, North Sydney NSW 2060<br>T: (02) 9957 5122 E: design@atotalconcept.com.au<br>www.atotalconcept.com.au<br>atc<br>a total concept<br>landscape architects & swimming pool designers |  | Status<br>SCALE - 1:200 @ A3<br>Drawn By CV<br>Checked By JRS<br>CAD File Name 241106_Cherikoff_D<br>A_RevA.vrx<br>Dwg Date: 09.07.24<br>Plot Date: 28/11/25 | Project No.<br>Cherikoff<br>Drawing No. Rev #<br>L/08 B<br>OF 20 |
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV | NOTE:<br>- ALL DIMENSIONS ARE NOMINAL   |  |   |  |  |  |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |   |  |   |  |  |  |
| No.   | Date    | Revision                                    | By |   |  |   |  |  |  |



LEGEND:

PROPOSED WORKS



## SOUTH ELEVATION

SCALE 1:200

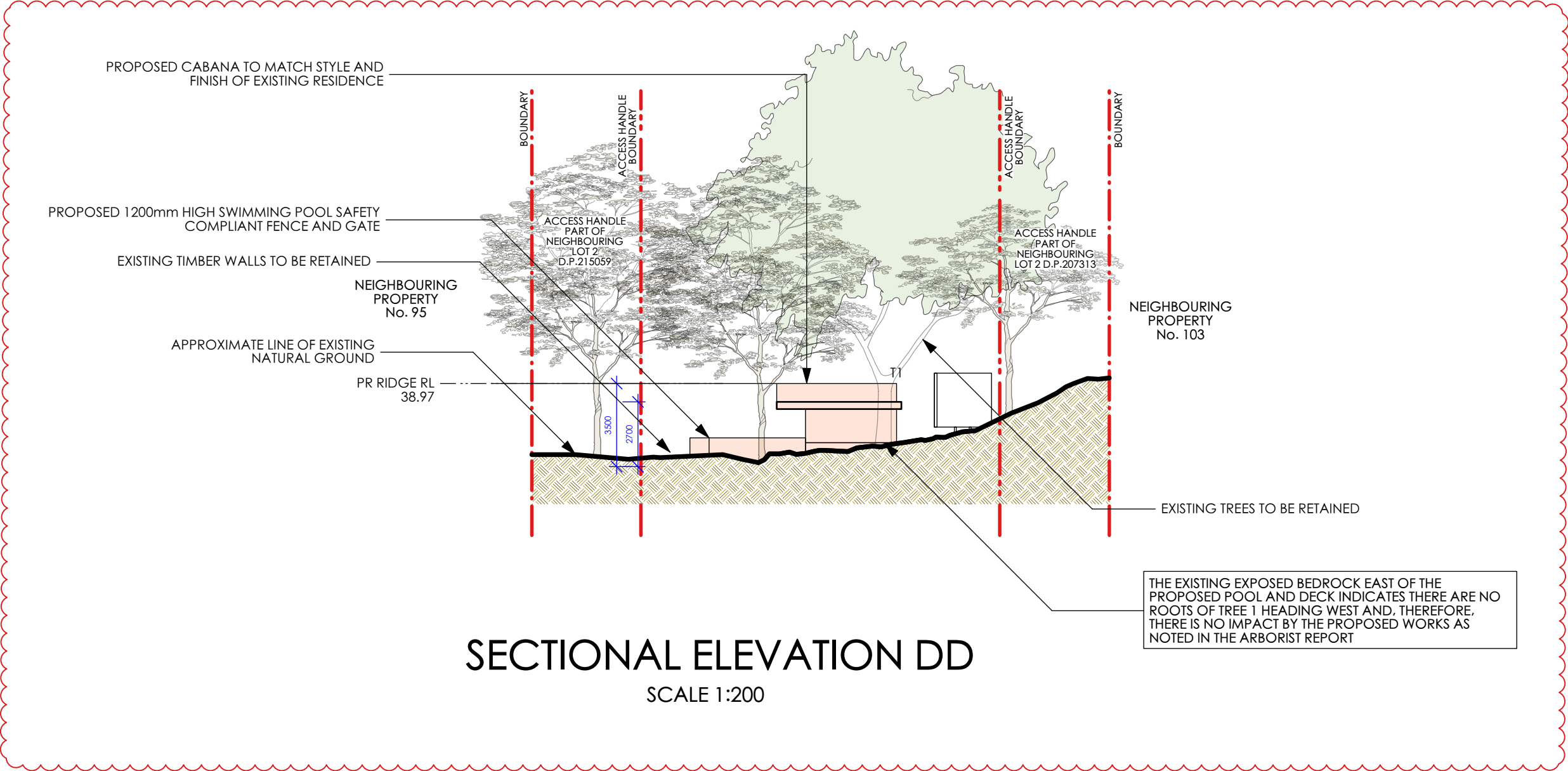
NOTE:  
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD  
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP  
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF  
MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

|   |  |  |   |  |  |  |  |  |   |  |  |  |  |  |   |  |  |
|---|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|
|   |  |  | <div>Notes:</div> <div>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.</div> <div>2. Do not scale from drawings.</div> <div>3. If in doubt contact Landscape Architect.</div> <div>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>.</div> <div>5. This plan has been prepared for DA purposes only.</div> <div>6. All Building Works shall be installed to Structural Engineers detail</div> |  |  | <div>NOTE:</div> <div>- ALL DIMENSIONS ARE NOMINAL</div> |  |  | <div>Drawing:</div> <div>South Elevation</div>                                |  |  | <div>A Total Concept Landscape Architects &amp; Swimming Pool Designers</div> <div>65 West Street, North Sydney NSW 2060</div> <div>T: (02) 9957 5122 E: design@atotalconcept.com.au</div> <div>www.atotalconcept.com.au</div> <div>atc</div> <div>a total concept</div> <div>landscape architects &amp; swimming pool designers</div> |  |  | <div>Status</div> <div>Project No.</div> <div>Cherikoff</div> |  |  |
| <div>Address:</div> <div>No. 99 Riverview Road, Avalon Beach NSW 2107</div>                 |  |  |   |  |  |  |  |  | <div>SCALE - 1:200 @ A3</div>   |  |  |  |  |  |   |  |  |
| <div>Project:</div> <div>Cabana, Pool &amp; Landscape Works</div>                           |  |  |   |  |  |  |  |  | <div>Drawing No.</div> <div>Rev #</div> <div>L/09 B</div>                     |  |  |  |  |  |   |  |  |
| <div>Client:</div> <div>Vic &amp; Clare Cherikoff</div>                                     |  |  |   |  |  |  |  |  | <div>OF 20</div>  |  |  |  |  |  |   |  |  |
| <div>No. 24/1/25</div> <div>Amendments to respond to Council RFI letter</div> <div>CV</div> |  |  |   |  |  |  |  |  | <div>Drawn By</div> <div>CV</div> <div>Dwg Date:</div> <div>09/07/24</div>    |  |  |  |  |  |   |  |  |
| <div>A. 6/11/24</div> <div>ISSUE FOR DA SUBMISSION</div> <div>CV</div>                      |  |  |   |  |  |  |  |  | <div>Checked By</div> <div>JRS</div> <div>Plot Date:</div> <div>28/1/25</div> |  |  |  |  |  |   |  |  |
| <div>No. 6/11/24</div> <div>Date Revision</div> <div>By</div>                               |  |  |   |  |  |  |  |  | <div>CAD File Name</div> <div>241106_Cherikoff_D A_RevA.vwx</div>             |  |  |  |  |  |   |  |  |



LEGEND:

PROPOSED WORKS



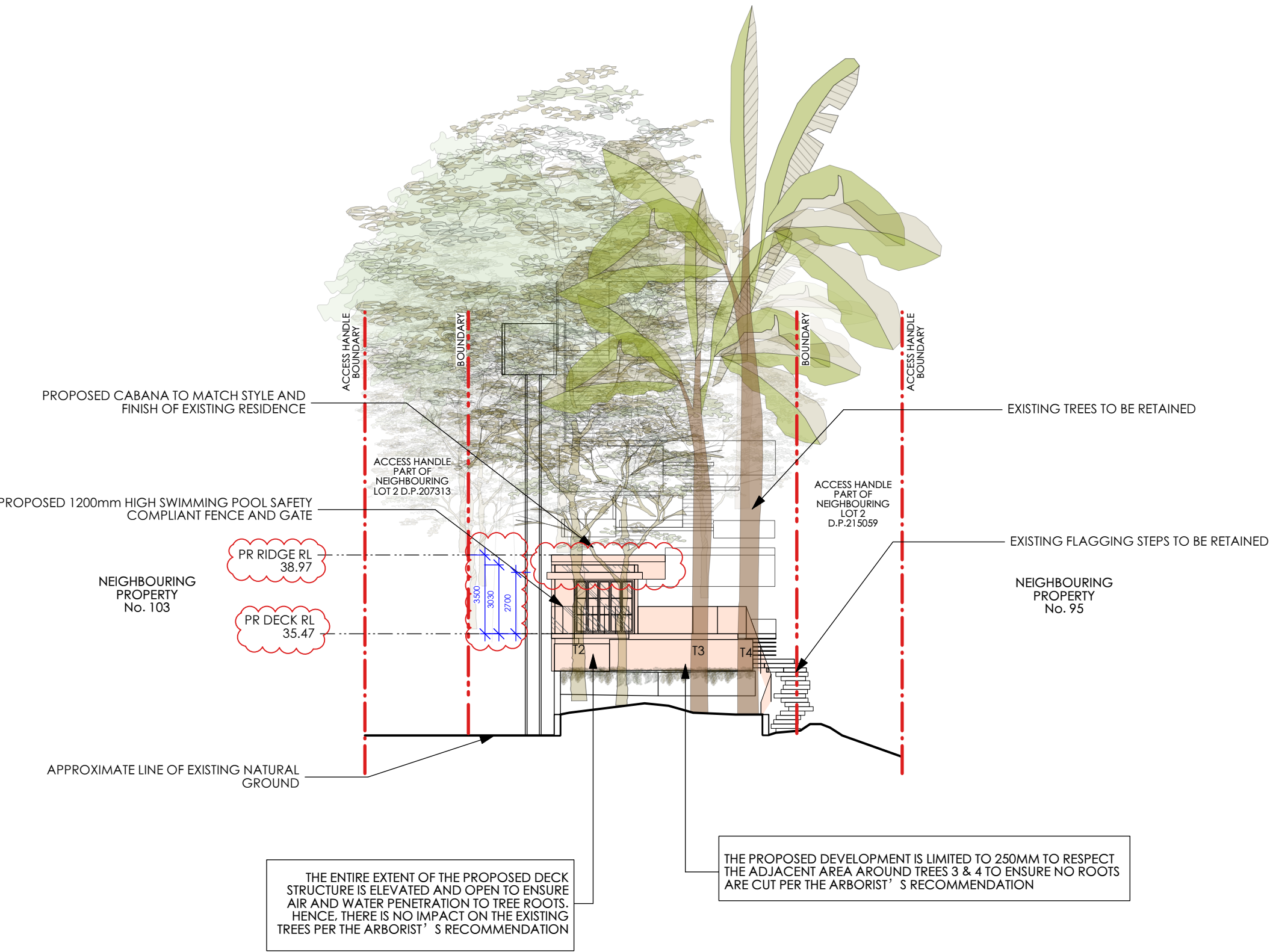
NOTE:  
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD  
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP  
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

|     |         |   |   |   |                    |  |  |                   |  |   |  |  |        |  |             |  |
|-----|---------|---|---|---|--------------------|--|--|-------------------|--|---|--|--|--------|--|-------------|--|
|     |         |   | <div>NOTE:<br/>- ALL DIMENSIONS ARE NOMINAL</div> | Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>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> .<br>5. This plan has been prepared for DA purposes only.<br>6. All Building Works shall be installed to Structural Engineers detail |                    |  | Drawing:<br>Sectional Elevation DD - Cabana East Elevation |                   |  | <div><div><div>A Total Concept Landscape Architects &amp; Swimming Pool Designers</div><div>65 West Street, North Sydney NSW 2060<br/>T: (02) 9957 5122 E: design@atotalconcept.com.au<br/>www.atotalconcept.com.au</div></div><div><div>atc</div><div>a total concept<br/>landscape architects &amp; swimming pool designers</div></div></div> |  |  | Status |  | Project No. |  |
| B   | 24/1/25 | Amendments to respond to Council RFI letter |   | CV  | SCALE - 1:200 @ A3 |  |  | Cherikoff         |  |   |  |  |        |  |             |  |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     |   | CV  |                    |  |  | Drawing No. Rev # |  |   |  |  |        |  |             |  |
| No. | Date    | Revision                                    |   | By  |                    |  |  | L/10 B            |  |   |  |  |        |  |             |  |
|     |         |   |   |   |                    |  | CAD File Name   241106_Cherikoff_D A_RevA.vwx              |                   |  |   |  |  |        |  |             |  |
|     |         |   |   |   |                    |  | OF 20  |                   |  |   |  |  |        |  |             |  |
|     |         |   |   |   |                    |  |  |                   |  |   |  |  |        |  |             |  |
|     |         |   |   |   |                    |  |  |                   |  |   |  |  |        |  |             |  |




LEGEND:

PROPOSED WORKS

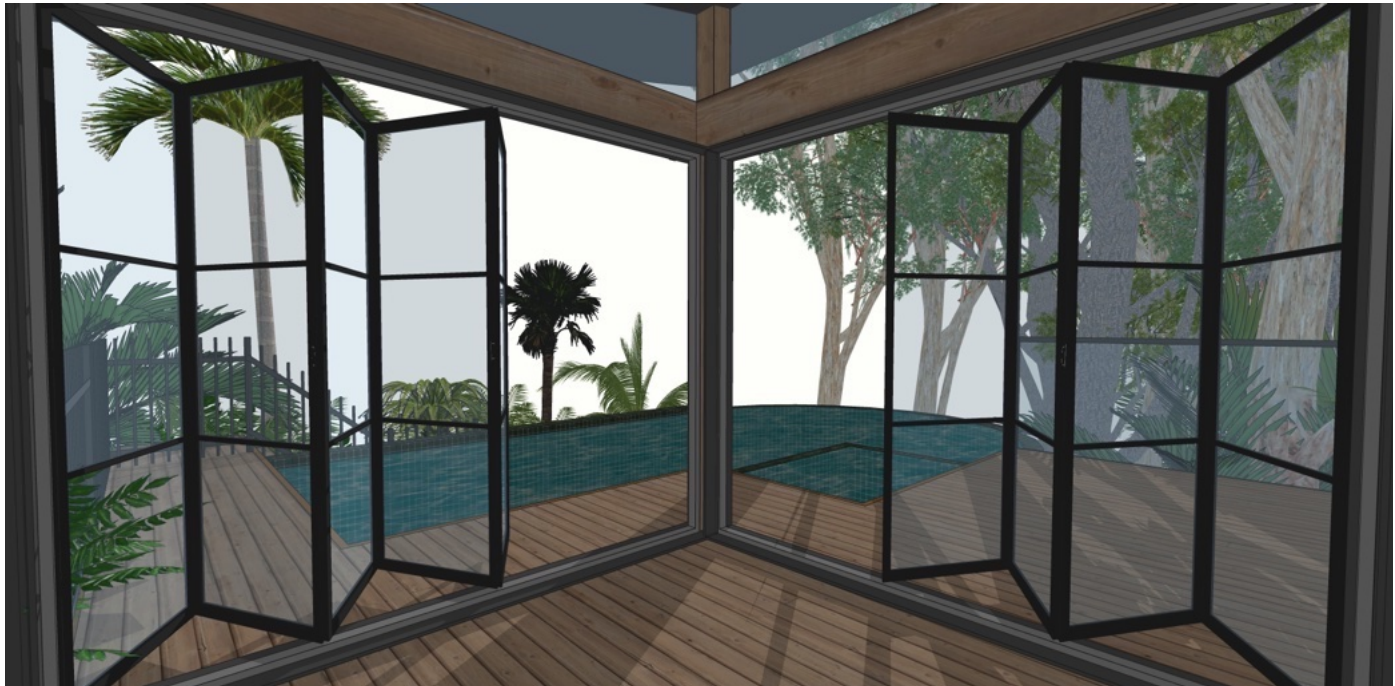


WEST ELEVATION  
SCALE 1:200

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

|   |         |   |    |  |  |   |  |   |  |
|---|---------|---|----|--|--|---|--|---|--|
| Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>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> .<br>5. This plan has been prepared for DA purposes only.<br>6. All Building Works shall be installed to Structural Engineers detail |         |   |    | Drawing:<br>West Elevation<br>Address:<br>No. 99 Riverview Road, Avalon Beach NSW 2107<br>Project:<br>Cabana, Pool & Landscape Works<br>Client:<br>Vic & Clare Cherikoff |  | <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>65 West Street, North Sydney NSW 2060<br>T: (02) 9957 5122 E: design@atotalconcept.com.au<br>www.atotalconcept.com.au<br> |  | Status<br>SCALE - 1:200 @ A3<br>Drawn By CV Dwg Date: 09.07.24<br>Checked By JRS Plot Date: 28/11/25<br>CAD File Name 241106_Cherikoff_D A_RevA.vwx | Project No.<br><b>Cherikoff</b><br>Drawing No. Rev #<br><b>L/11 B</b><br>OF 20 |
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV | NOTE:<br>- ALL DIMENSIONS ARE NOMINAL  |  |   |  |   |  |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |  |  |   |  |   |  |
| No.   | Date    | Revision                                    | By |  |  |   |  |   |  |





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

|     |         |   |    |   |  |  |   |  |   |
|-----|---------|---|----|---|--|--|---|--|---|
|     |         |   |    | Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>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> .<br>5. This plan has been prepared for DA purposes only.<br>6. All Building Works shall be installed to Structural Engineers detail | Drawing:<br><b>3D Images</b><br>Address:<br>No. 99 Riverview Road, Avalon Beach NSW 2107<br>Project:<br>Cabana, Pool & Landscape Works<br>Client:<br>Vic & Clare Cherikoff |  | <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>65 West Street, North Sydney NSW 2060<br>T: (02) 9957 5122 E: design@atotalconcept.com.au<br>www.atotalconcept.com.au<br><b>atc</b><br>a total concept<br>landscape architects & swimming pool designers | Status<br><br>SCALE - NTS @ A3<br><br>Drawn By CV Dwg Date: 09.07.24<br>Checked By JRS Plot Date: 28/1/25<br>CAD File Name 241106_Cherikoff_D A_RevA.vwx | Project No.<br><b>Cherikoff</b><br>Drawing No. Rev #<br><b>L/12 B</b><br><b>OF 20</b> |
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV |   | NOTE:<br>- IMAGES ARE DIAGRAMMATIC ONLY  |  |   |  |   |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |   |  |  |   |  |   |
| No. | Date    | Revision                                    | By |   |  |  |   |  |   |



LEGEND:

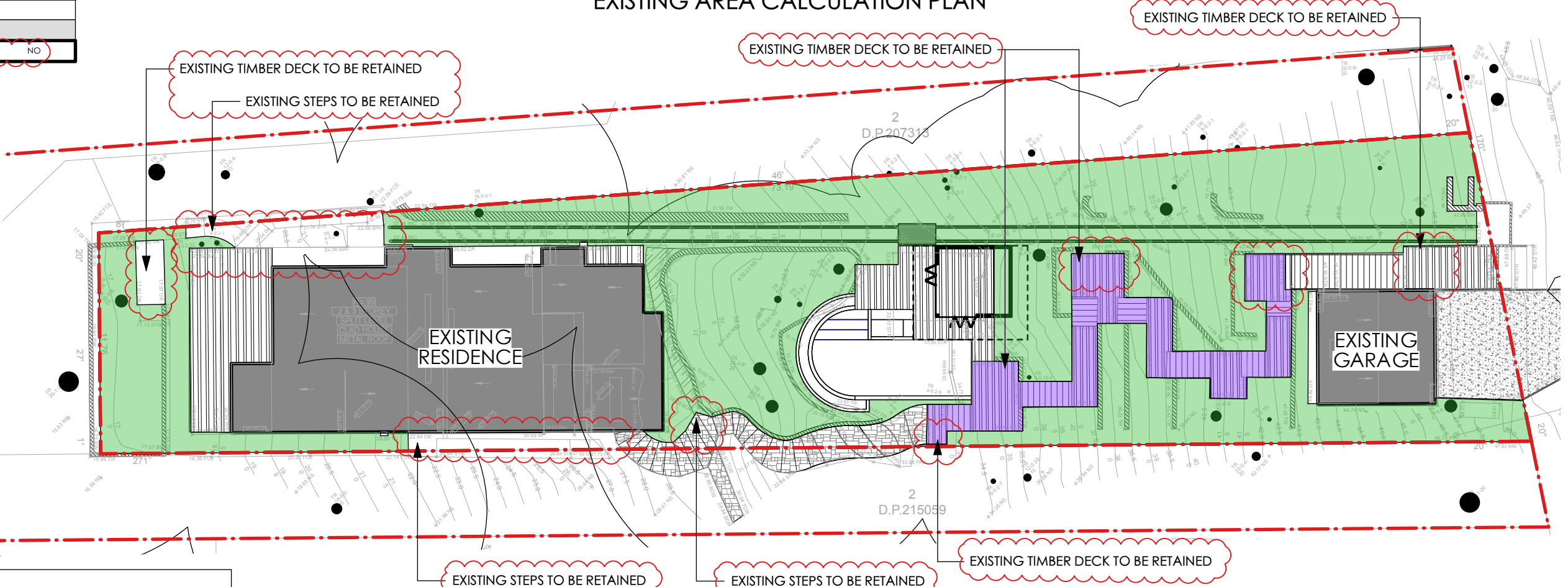
- EXISTING BUILDINGS
- LANDSCAPED AREAS
- PERVIOUS DECK AND STAIRS INCLUDED AS LANDSCAPED AREA
- NEIGHBOURING ACCESS HANDLE BOUNDARY
- EXISTING LEVELS (GREY)
- CADASTRAL BOUNDARY

LANDSCAPED AREA TABLE:

|                                |          |           |            |
|--------------------------------|----------|-----------|------------|
| SITE AREA = 1057m2             |          |           |            |
|                                | AREA (%) | AREA (m2) | COMPLIANCE |
| LANDSCAPED AREA                |          |           |            |
| MINIMUM LANDSCAPED AREA        | 60%      | 634.2 m2  |            |
| EXISTING LANDSCAPED AREA       | 55.5%    | 586.6 m2  |            |
| EXISTING PERVIOUS DECK         | 6%       | 63.4 m2   |            |
| EXISTING TOTAL LANDSCAPED AREA | 61.5%    | 650.02 m2 | YES        |
| PROPOSED LANDSCAPED AREA       | 50.7%    | 536.2 m2  |            |
| PROPOSED PERVIOUS DECK         | 6%       | 63.4 m2   |            |
| PROPOSED TOTAL LANDSCAPED AREA | 56.7%    | 599.6 m2  | NO         |



EXISTING AREA CALCULATION PLAN



PROPOSED AREA CALCULATION PLAN

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

- Notes:
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  - If in doubt contact Landscape Architect.
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  - This plan has been prepared for DA purposes only.
  - All Building Works shall be installed to Structural Engineers detail

NOTE:  
- ALL DIMENSIONS ARE NOMINAL

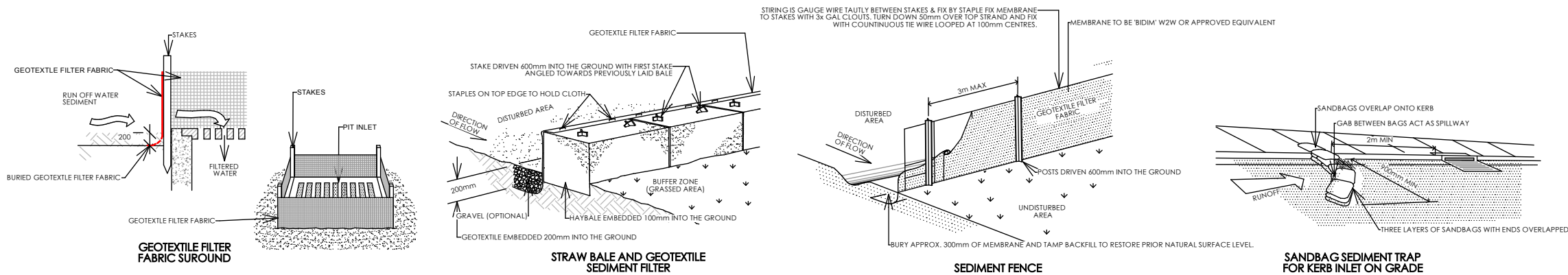
Drawing:  
Area Calculations Plan  
Address:  
No. 99 Riverview Road, Avalon Beach NSW 2107  
Project:  
Cabana, Pool & Landscape Works  
Client:  
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers  
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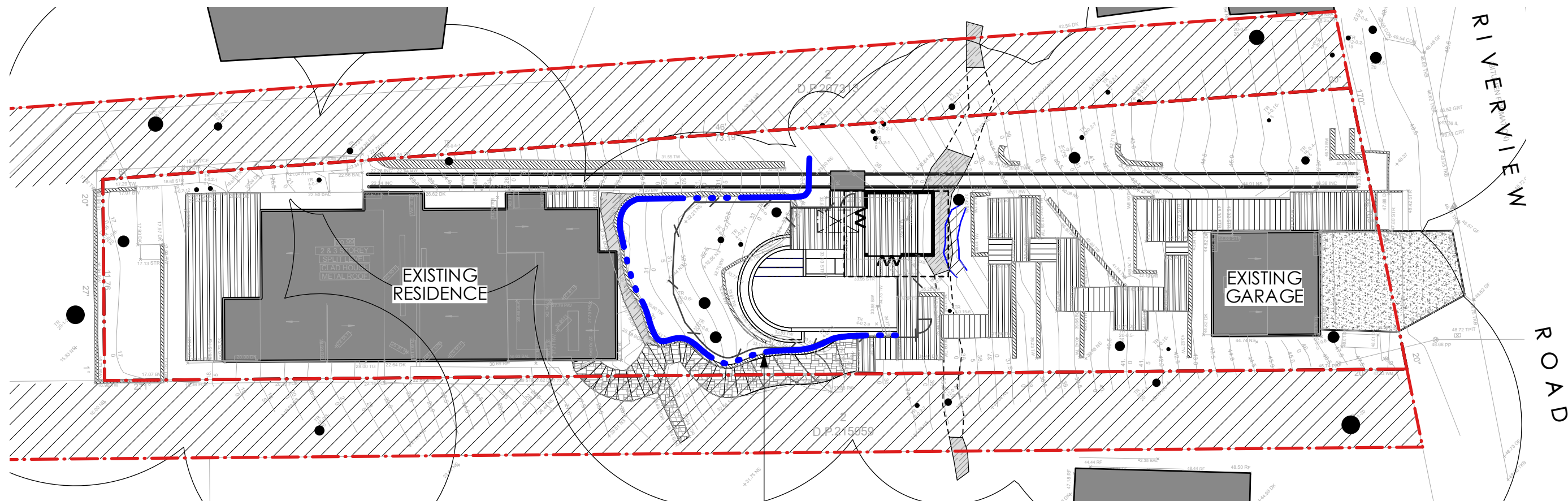
Status  
SCALE - 1:250 @ A3  
Drawn By: KR  
Checked By: JRS  
CAD File Name: 241106\_Cherikoff\_D A\_RevA.vrx  
Dwg Date: 25.03.24  
Plot Date: 28/11/25

Project No.  
Cherikoff  
Drawing No. Rev #  
L/13 B  
OF 20





- GENERAL NOTES:**
1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
    - A. LOCAL AUTHORITY REQUIREMENTS
    - B. EPA REQUIREMENTS
    - C. NSW DEPARTMENT OF HOUSING MANUAL
  2. MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
  3. WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SILT FENCES ARE ERECTED AROUND PITS.
  4. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENTATION CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
  5. CLEAN BEHIND FENCE EACH MAJOR STORM OR OTHERWISE AS DIRECTED AND REMOVE ALL SILT FROM THE SITE.
  6. SILT FENCE IS TO BE INSTALLED & APPROVED BY COUNCIL'S SUPERVISING ENGINEERS BEFORE OVERBURDEN IS REMOVED. THIS FENCE MAY REQUIRE REPLACEMENT AT TIMES IF LOCATED WITHIN OR NEARBY CONSTRUCTION ZONES.
  6. 'BIDIM' W2W IS SUPPLIED BY GEOFABRICS AUSTRALIA P/L



**LEGEND:**

- |  |  |  |   |
|--|--|--|---|
|  | EXISTING FLAGGING STEPS TO BE RETAINED                                   |  | EXISTING TIMBER DECK TO BE RETAINED                             |
|  | EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)              |  | EXISTING TIMBER STAIRS TO BE RETAINED                           |
|  | PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE               |  | EXISTING RETAINING WALL TO BE RETAINED AND ADJUSTED AS REQUIRED |
|  | EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION) |  | NEIGHBOURING ACCESS HANDLE AREA & BOUNDARY                      |
- CADASTRAL BOUNDARY  
--- PROPOSED SEDIMENTATION FENCING

APPROXIMATE LOCATION OF SEDIMENTATION FENCING OR ALTERNATIVE MITIGATION MEASURE (AS INDICATED ABOVE) INSTALLED DURING CONSTRUCTION (SHOWN DASHED BLUE)

**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

|        |  |  |
|--------|--|--|
| 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

Drawing:  
**Sediment & Erosion Control 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**  
65 West Street, North Sydney NSW 2060  
T: (02) 9957 5122 E: design@atotalconcept.com.au  
www.atotalconcept.com.au  
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landscape architects & swimming pool designers

|  |                  |
|--|------------------|
| Status   | Project No.      |
| SCALE - 1:250 @ A3                             | <b>Cherikoff</b> |
| Drawn By:   KR                                 | Drawing No.      |
| Checked By:   JRS                              | Rev #            |
| CAD File Name:   241106_Cherikoff_D A_RevA.vrx |                  |
| Dwg Date:   25.03.24                           |                  |
| Plot Date:   28/11/25                          |                  |
|  | <b>L/14 B</b>    |
|  | <b>OF 20</b>     |



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 ASJUSTED 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
- 
- 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
- |     |         |   |    |
|-----|---------|---|----|
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |
| No. | Date    | Revision                                    | By |
- Notes:

  - All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  - Do not scale from drawings.
  - If in doubt contact Landscape Architect.
  - This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
  - This plan has been prepared for DA purposes only.
  - All Building Works shall be installed to Structural Engineers detail
- NOTE:  
- ALL DIMENSIONS ARE NOMINAL
- 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**  
65 West Street, North Sydney NSW 2060  
T: (02) 9957 5122 E: design@atotalconcept.com.au  
www.atotalconcept.com.au  
**atc**  
a total concept  
landscape architects & swimming pool designers
- Status  
SCALE - 1:250 @ A3  
Drawn By: JCR  
Checked By: JRS  
CAD File Name: 241106\_Cherikoff\_D A\_RevA.vrx  
Dwg Date: 25.03.24  
Plot Date: 28/11/25  
Project No.  
**Cherikoff**  
Drawing No. Rev #  
**L/15 B**  
OF 20



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

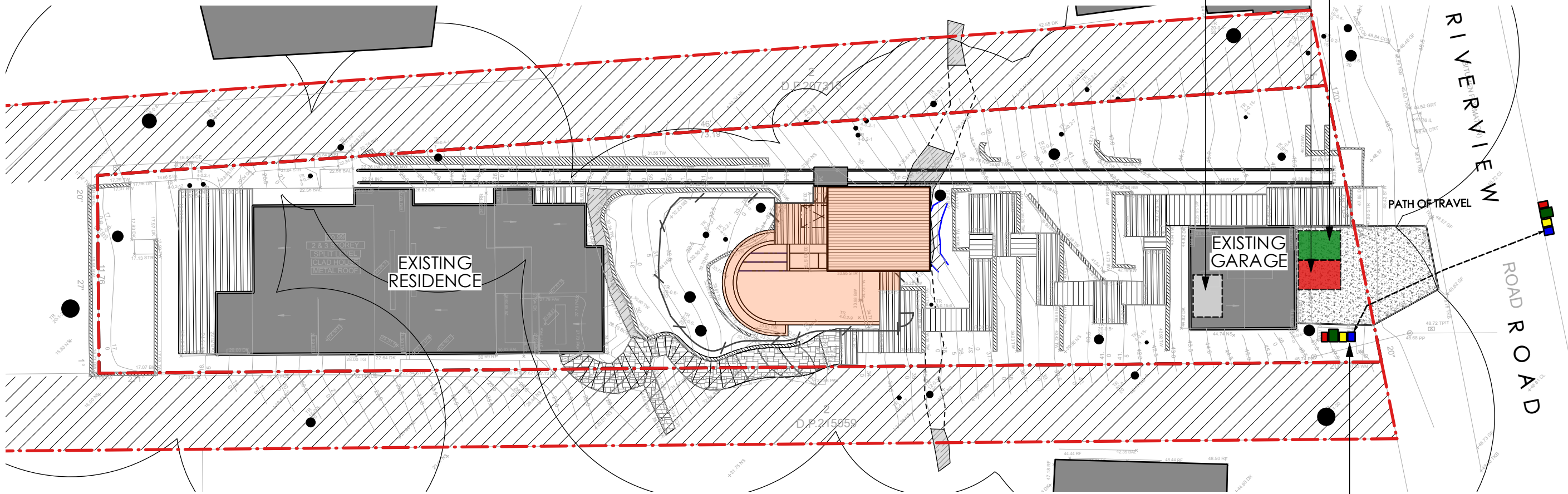
EXISTING RETAINING WALL TO BE RETAINED AND AS JUSTED AS REQUIRED

NEIGHBOURING ACCESS HANDLE AREA & BOUNDARY

PROPOSED LOCATION OF ON-SITE RECYCLING WASTE STOCKPILE DURING CONSTRUCTION (OVER EXISTING SLAB)

PROPOSED LOCATION OF ON-SITE WASTE STOCKPILE DURING CONSTRUCTION (OVER EXISTING SLAB)

PROPOSED LOCATION OF ON-SITE MATERIALS STOCKPILE DURING CONSTRUCTION (UNDER)



EXISTING LOCATION OF ON SITE ON-GOING WASTE BIN STORAGE IN PROPOSED BIN STORAGE LOCATION

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

|     |         |   |    |
|-----|---------|---|----|
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |
| No. | Date    | Revision                                    | By |

Notes:  
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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 **A Total Concept Landscape Architects**.  
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

Drawing:  
**Waste Management Site 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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T: (02) 9957 5122 E: design@atotalconcept.com.au  
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**atc**  
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landscape architects & swimming pool designers

Status  
SCALE - 1:250 @ A3  
Drawn By: JCR  
Checked By: JRS  
CAD File Name: 241106\_Cherikoff\_D A\_RevA.vrx  
Dwg Date: 25.03.24  
Plot Date: 28/11/25




Project No.  
**Cherikoff**  
Drawing No. Rev #  
**L/16 B**  
**OF 20**



#### PROPOSED WORKS



 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



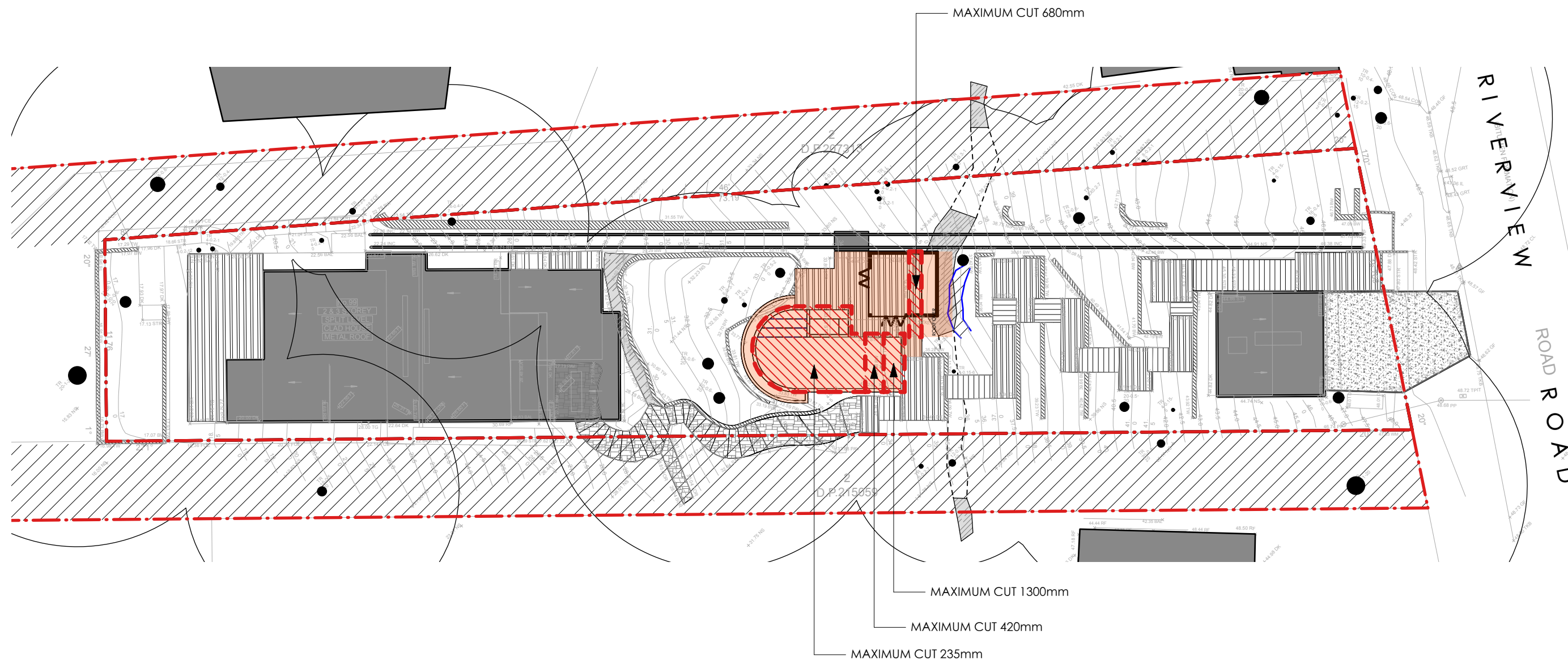
EXISTING TIMBER STAIRS TO BE RETAINED



EXISTING RETAINING WALL TO BE RETAINED AND  
ADJUSTED AS REQUIRED



PROPOSED CUT



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:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>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> .<br>5. This plan has been prepared for DA purposes only. |
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV |  |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |  |
| No. | Date    | Revision                                    | By | 6. All Building Works shall be installed to Structural Engineers detail  |

NOTE:  
- ALL DIMENSIONS ARE NOMINAL

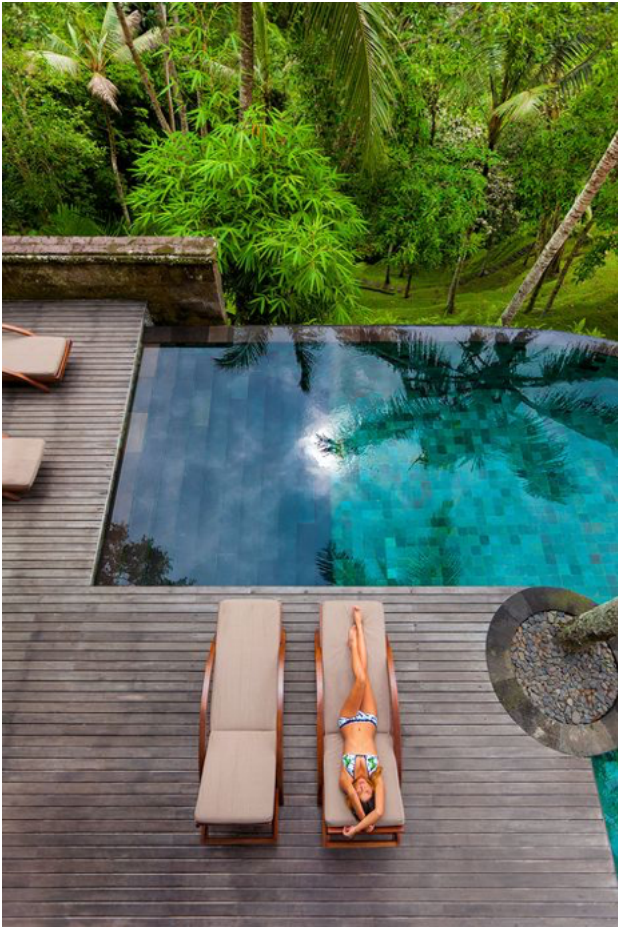
|          |  |
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| Drawing: | Cut/Fill Plan                                |
| Address: | No. 99 Riverview Road, Avalon Beach NSW 2107 |
| Project: | Cabana, Pool & Landscape Works               |
| Client:  | Vic & Clare Cherikoff                        |

**A Total Concept Landscape Architects & Swimming Pool Designers**  
65 West Street, North Sydney NSW 2060  
T: (02) 9957 5122 E: [design@atotalconcept.com.au](mailto:design@atotalconcept.com.au)  
[www.atotalconcept.com.au](http://www.atotalconcept.com.au)

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a total concept

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| Status  |  | Project No.                                       |  |
| SCALE - 1:250 @ A3  |  | Cherikoff   |  |
| Drawn By   KR<br>Checked By   JRS<br>CAD File Name   241106_Cherikoff_D<br>  A_RevA.vwx |  | Drawing No.      Rev #<br><br>L/17 B<br><br>OF 20 |  |





PROPOSED SWIMMING POOL AND INTEGRATED SPA



PROPOSED CABANA WITH CONCERTINA DOORS TO MATCH STYLE AND FINISH OF EXISTING RESIDENCE



CONCERTINA DOORS



EXISTING HOUSE



DARK COLOUR



PROPOSED 1200mm HIGH BLACK ALUMINIUM SWIMMING POOL SAFETY FENCE/BALUSTRADE



PROPOSED TIMBER DECK TO MATCH EXISTING TIMBER DECK



PROPOSED HOB RETAINING WALL TO MATCH EXISTING STONE RETAINING WALLS

PROPOSED POOL, WET EDGE AND BALANCE TANK WALL TO BE RENDERED IN DARK COLOUR TO MATCH EXISTING RESIDENCE

|  |  |  |  |  |  |  |  |  |             |  |
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|  |  |  | Notes:   |  | Drawing:                                     |  | Status   |  | Project No. |  |
|  |  |  | 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  |  | Colours & Materials Schedule                 |  | SCALE - NTS @ A3   |  | Cherikoff   |  |
|  |  |  | 2. Do not scale from drawings.   |  | Address:                                     |  | A Total Concept Landscape Architects & Swimming Pool Designers   |  | Drawing No. |  |
|  |  |  | 3. If in doubt contact Landscape Architect.  |  | No. 99 Riverview Road, Avalon Beach NSW 2107 |  | 45 West Street, North Sydney NSW 2060.<br>T: (02) 9957 5122 E: design@atotalconcept.com.au<br>www.atotalconcept.com.au |  | Rev #       |  |
|  |  |  | 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> . |  | Project:                                     |  | atc<br>a total concept<br>landscape architects & swimming pool designers   |  | L/18 B      |  |
|  |  |  | 5. This plan has been prepared for DA purposes only.   |  | Cabana, Pool & Landscape Works               |  | CAD File Name   241106_Chirikoff_D<br>A_RevA.vwx   |  | OF 20       |  |
|  |  |  | 6. All Building Works shall be installed to Structural Engineers detail  |  | Client:                                      |  |  |  |             |  |
|  |  |  |  |  | Vic & Clare Chirikoff                        |  |  |  |             |  |
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Alterations and Additions

Certificate number: A1771854

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

Secretary  
Date of issue: Wednesday, 06 November 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project address  |  |
|--|--|
| Project name   | Pool and Landscape Works   |
| Street address   | 99 RIVERVIEW Road AVALON BEACH 2107  |
| Local Government Area  | Northern Beaches Council   |
| Plan type and number   | Deposited Plan DP207313  |
| Lot number   | 1  |
| Section number   | *  |
| Project type   |  |
| Dwelling type  | Dwelling house (detached)  |
| Type of alteration and addition  | The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa). |
| N/A  | N/A  |
| Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small> |  |
| Name / Company Name: Storwall Pty Ltd  |  |
| ABN (if applicable):   |  |

| Pool and Spa  | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|------------------|------------------------------|-----------------|
| Rainwater tank  |                  |                              |                 |
| The applicant must install a rainwater tank of at least 4462.5 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. | ✔                | ✔                            | ✔               |
| The applicant must configure the rainwater tank to collect rainwater runoff from at least 64 square metres of roof area.  |                  | ✔                            | ✔               |
| The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.  |                  | ✔                            | ✔               |
| Outdoor swimming pool   |                  |                              |                 |
| The swimming pool must be outdoors.   | ✔                | ✔                            | ✔               |
| The swimming pool must not have a capacity greater than 41.31 kilolitres.   | ✔                | ✔                            | ✔               |
| The swimming pool must have a pool cover.   |                  | ✔                            | ✔               |
| The applicant must install a pool pump timer for the swimming pool.   |                  | ✔                            | ✔               |
| The applicant must install the following heating system for the swimming pool that is part of this development: gas.  |                  | ✔                            | ✔               |
| Outdoor spa   |                  |                              |                 |
| The spa must not have a capacity greater than 4.6 kilolitres.   | ✔                | ✔                            | ✔               |
| The spa must have a spa cover.  |                  | ✔                            | ✔               |

| Legend   |
|--|
| In these commitments, "applicant" means the person carrying out the development.   |
| Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).           |
| Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.   |

| Pool and Spa   | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|------------------|------------------------------|-----------------|
| The applicant must install a spa pump timer.   |                  | ✔                            | ✔               |
| The applicant must install the following heating system for the outdoor spa that is part of this development: gas. |                  | ✔                            | ✔               |

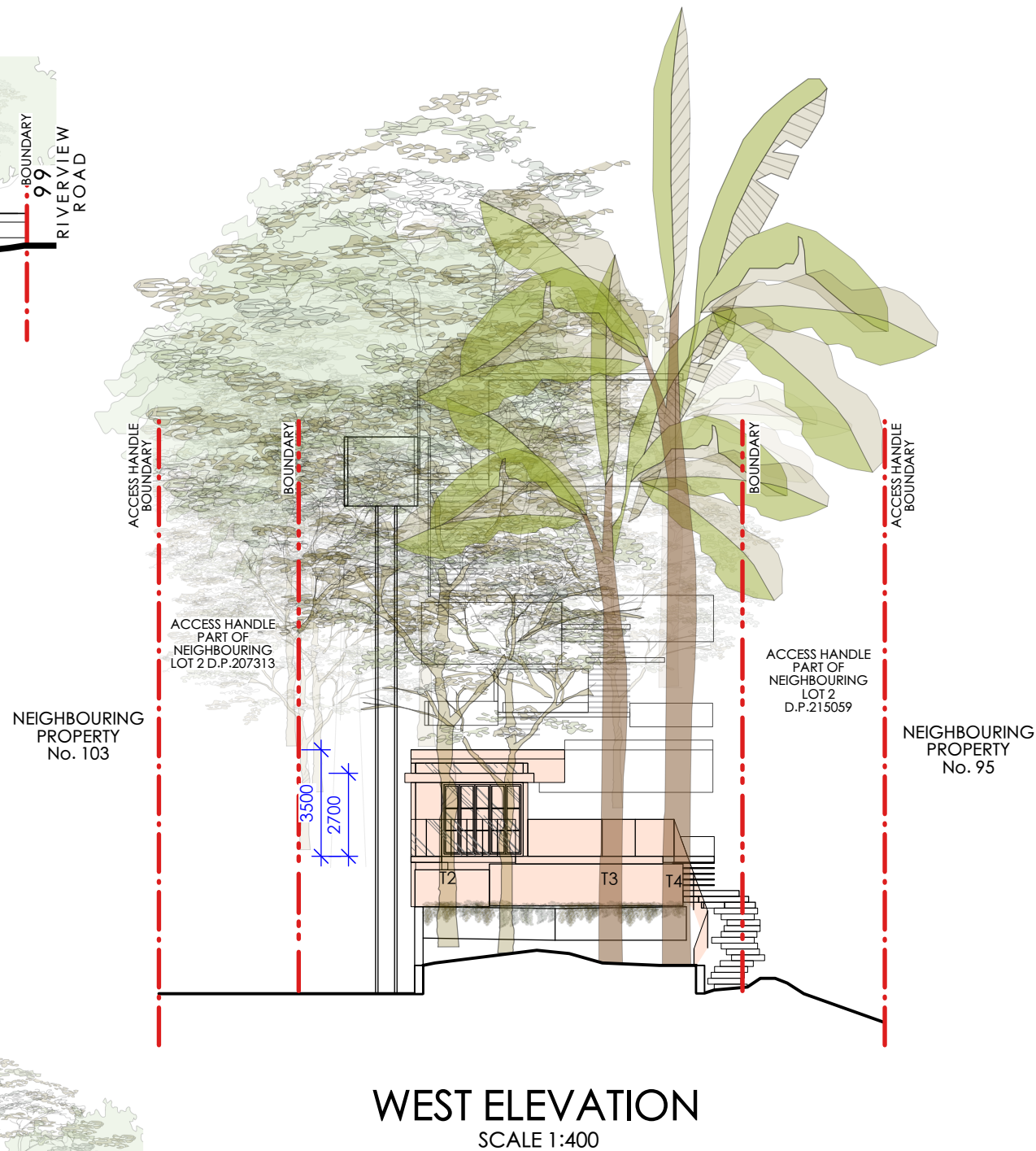
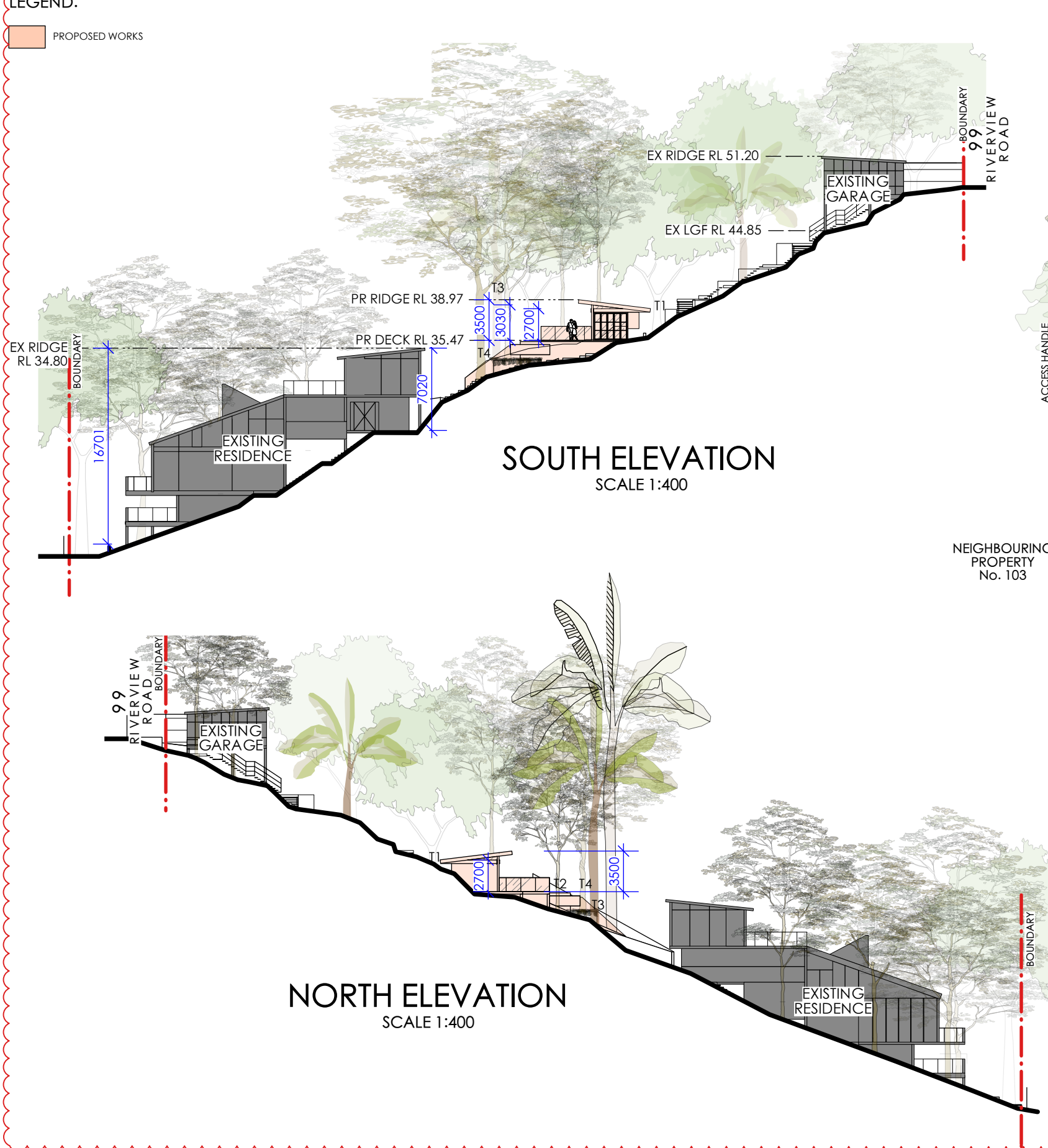
| Fixtures and systems   | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|------------------|------------------------------|-----------------|
| Lighting   |                  |                              |                 |
| The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. |                  | ✔                            | ✔               |

|   |         |   |    |   |   |  |   |
|---|---------|---|----|---|---|--|---|
| Notes:<br>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.<br>2. Do not scale from drawings.<br>3. If in doubt contact Landscape Architect.<br>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> .<br>5. This plan has been prepared for DA purposes only.<br>6. All Building Works shall be installed to Structural Engineers detail |         |   |    | Drawing:<br>BASIX Commitments<br>Address:<br>No. 99 Riverview Road, Avalon Beach NSW 2107<br>Project:<br>Cabana, Pool & Landscape Works<br>Client:<br>Vic & Clare Cherikoff | <b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b><br>65 West Street, North Sydney NSW 2060<br>T: (02) 9957 5122 E: design@atotalconcept.com.au<br>www.atotalconcept.com.au<br><b>atc</b><br>a total concept<br>landscape architects & swimming pool designers | Status<br><br>SCALE - NTS @ A3<br><br>Drawn By:   KR Dwg Date:   25.03.24<br>Checked By:   JRS Plot Date:   28/11/25<br>CAD File Name:   241106_Cherikoff_D A_RevA.vrx | Project No.<br><b>Cherikoff</b><br><br>Drawing No. Rev #<br><b>L/19 B</b><br><b>OF 20</b> |
| B   | 24/1/25 | Amendments to respond to Council RFI letter | CV |   |   |  |   |
| A   | 6/11/24 | ISSUE FOR DA SUBMISSION                     | CV |   |   |  |   |
| No.   | Date    | Revision                                    | By |   |   |  |   |



LEGEND:

PROPOSED WORKS



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:   |  |  |  | Drawing:   |  |  |  | Status                                      |  |  |  | Project No.        |  |
| 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  |  |  |  | Notification Plan  |  |  |  | SCALE - 1:400 @ A3                          |  |  |  | Cherikoff          |  |
| 2. Do not scale from drawings.   |  |  |  | Address:   |  |  |  | Drawn By CV                                 |  |  |  | Dwg Date: 09.07.24 |  |
| 3. If in doubt contact Landscape Architect.  |  |  |  | No. 99 Riverview Road, Avalon Beach NSW 2107                   |  |  |  | Checked By JRS                              |  |  |  | Plot Date: 28/1/25 |  |
| 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. |  |  |  | Project:   |  |  |  | CAD File Name 241106_Cherikoff_D A_RevA.vrx |  |  |  | Drawing No. Rev #  |  |
| 5. This plan has been prepared for DA purposes only.   |  |  |  | Cabana, Pool & Landscape Works                                 |  |  |  | L/20 B                                      |  |  |  | OF 20              |  |
| 6. All Building Works shall be installed to Structural Engineers detail  |  |  |  | Client:  |  |  |  | Vic & Clare Cherikoff                       |  |  |  |                    |  |
| By   |  |  |  | A Total Concept Landscape Architects & Swimming Pool Designers |  |  |  |   |  |  |  |                    |  |
| B 24/1/25 Amendments to respond to Council RFI letter  |  |  |  | atc  |  |  |  |   |  |  |  |                    |  |
| A 6/11/24 ISSUE FOR DA SUBMISSION  |  |  |  | a total concept  |  |  |  |   |  |  |  |                    |  |
| No. Date Revision  |  |  |  | landscape architects & swimming pool designers                 |  |  |  |   |  |  |  |                    |  |

NOTE:  
- ALL DIMENSIONS ARE NOMINAL