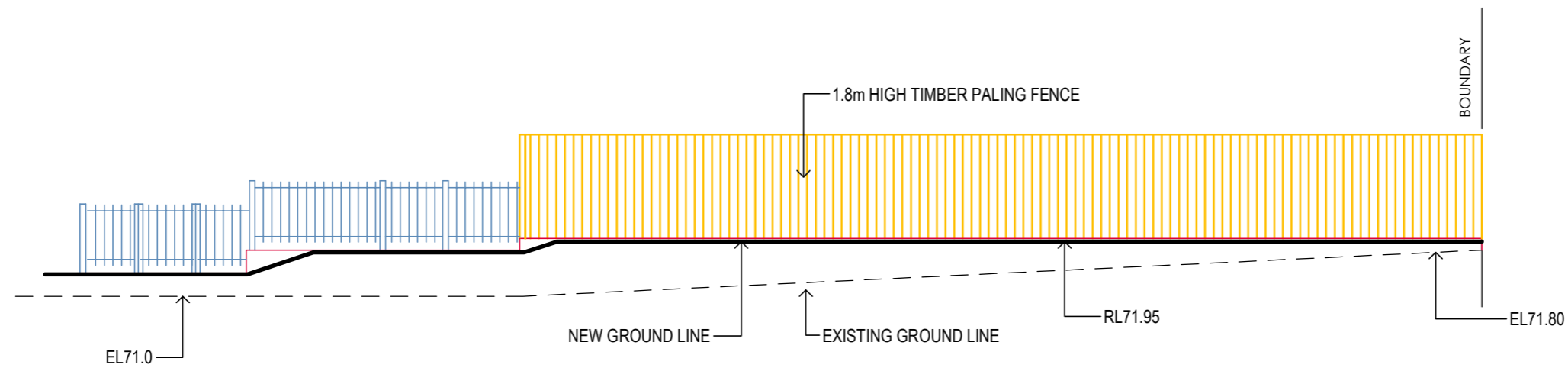
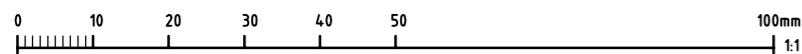


WEST ELEVATION AT FRONT FENCE TO BEACONVIEW STREET



SOUTH ELEVATION AT SECONDARY FRONT FENCE TO DOBROYD ROAD



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

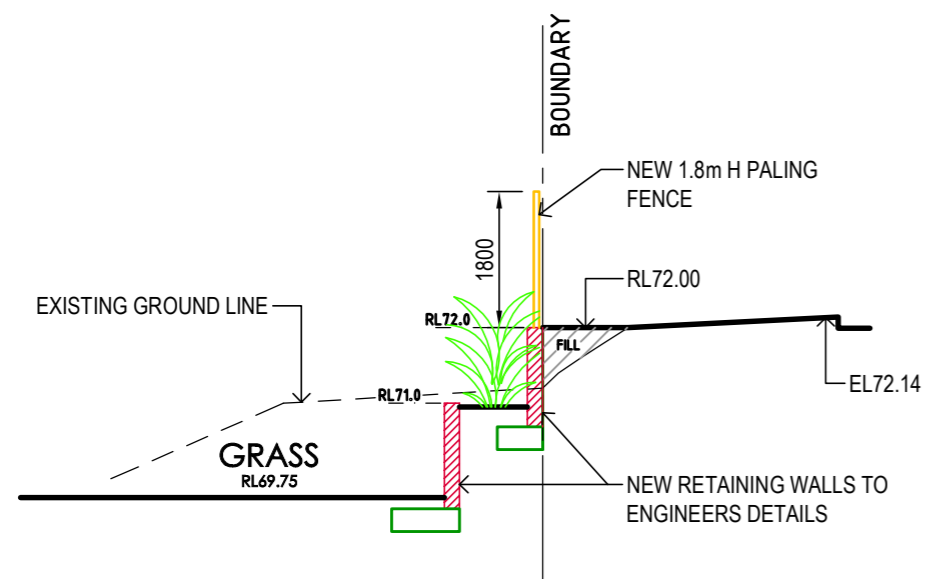
ROBYN GOOD
HORTICULTURE CERT II
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZQC ARCHITECTURAL DRAFTING
P.O. Box 1049 SURRY HILLS 2010
PH: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

REVISIONS:

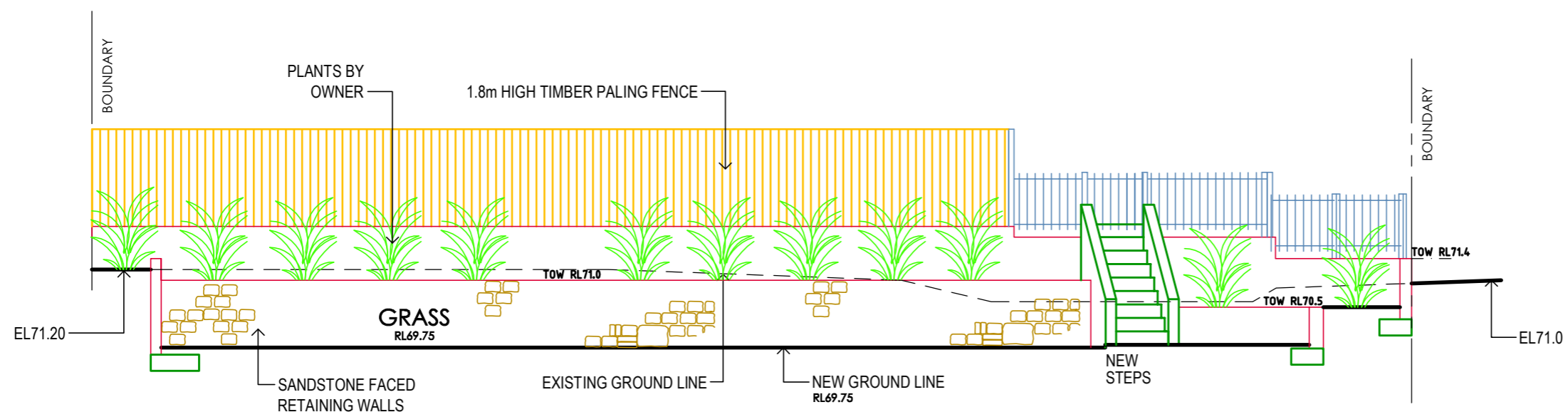
PROPOSED FENCES AND RETAINING WALLS
JAGS SARAI
LOT 13 SEC 24 DP758044
No. 4 DOBROYD ROAD
BALGOWLAH HEIGHTS 2093

DWG NAME
ELEVATIONS AT FRONT FENCE

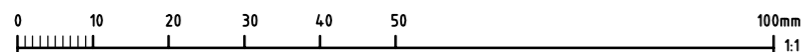
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 19	1:100	RADD18078F	F2



SECTION A-A



SECTION B-B



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

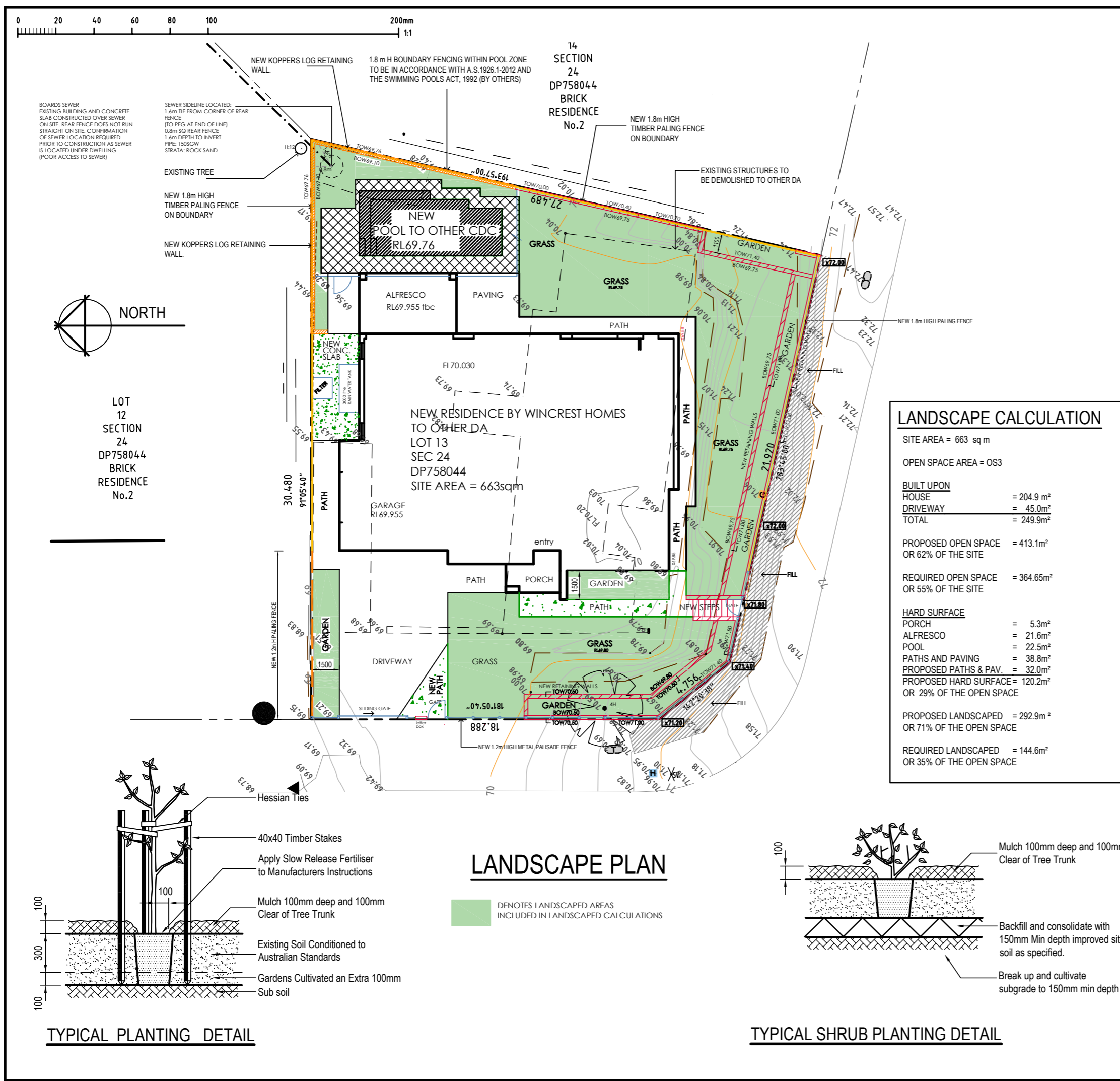
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCDD ARCHITECTURAL DRAUGHTING
P.O. Box 1049 SURRY HILLS 2010
PH: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

REVISIONS:

PROPOSED FENCES AND RETAINING WALLS
JAGS SARAI
LOT 13 SEC 24 DP758044
No. 4 DOBROYD ROAD
BALGOWLAH HEIGHTS 2093

DWG NAME
SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 19	1:100	RADD18078F	F3



LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.

Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.

Protect any trees to be retained to council requirements.

Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.

Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.

Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.

Gardens are to be mulched to a 75mm depth using Native Le Litter Mulch or wood chip that meets Australian Standards.

Keep mulch clear of all plant stems.


Level turf areas and spread lawn food as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.

Fill gaps and depressions with sand and allow 4 weeks before cutting.

Paving to be laid on compacted surface of 50mm sand bed on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.

Retaining walls and concrete driveways / paths to engineers details.

LANDSCAPE CALCULATION	
SITE AREA = 663 sq m	
OPEN SPACE AREA = OS3	
BUILT UPON	
HOUSE	= 204.9 m ²
DRIVEWAY	= 45.0m ²
TOTAL	= 249.9m ²
PROPOSED OPEN SPACE = 413.1m ² OR 62% OF THE SITE	
REQUIRED OPEN SPACE = 364.65m ² OR 55% OF THE SITE	
HARD SURFACE	
PORCH	= 5.3m ²
ALFRESCO	= 21.6m ²
POOL	= 22.5m ²
PATHS AND PAVING	= 38.8m ²
PROPOSED PATHS & PAV.	= 32.0m ²
PROPOSED HARD SURFACE = 120.2m ² OR 29% OF THE OPEN SPACE	
PROPOSED LANDSCAPED = 292.9m ² OR 71% OF THE OPEN SPACE	
REQUIRED LANDSCAPED = 144.6m ² OR 35% OF THE OPEN SPACE	



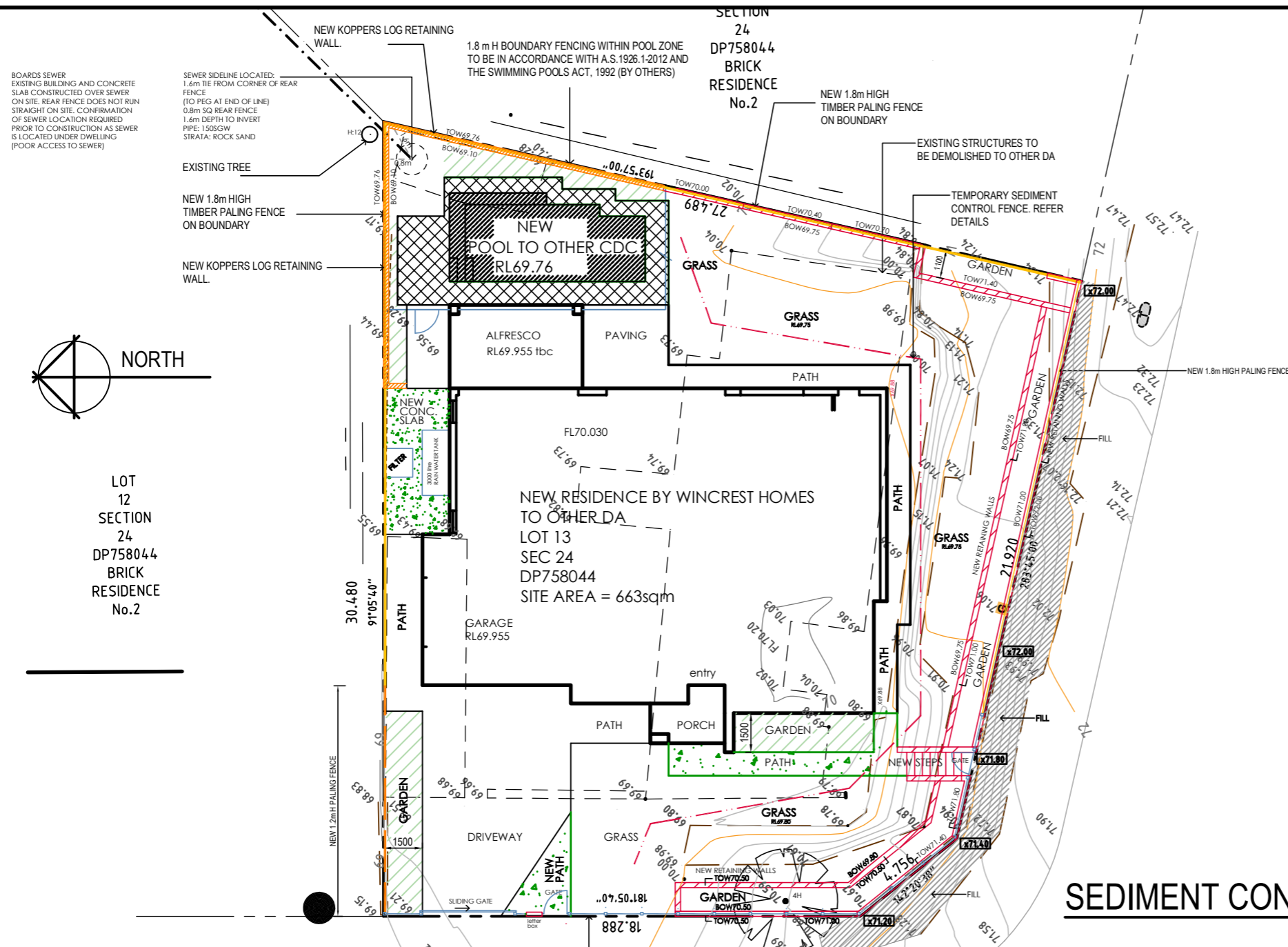
RIGHT ANGLE DESIGN & DRAFTING PTY LTD

ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAUGHTING

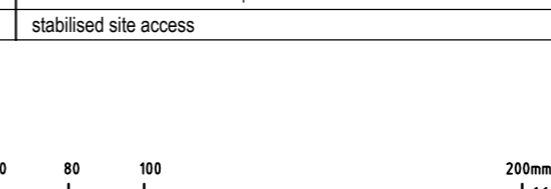
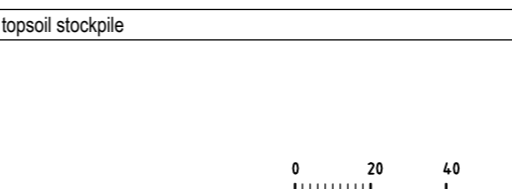
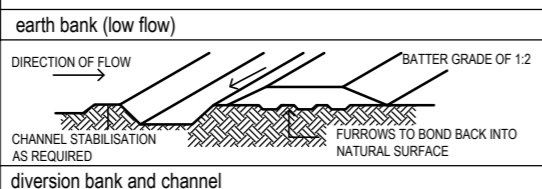
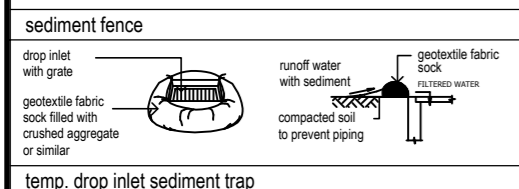
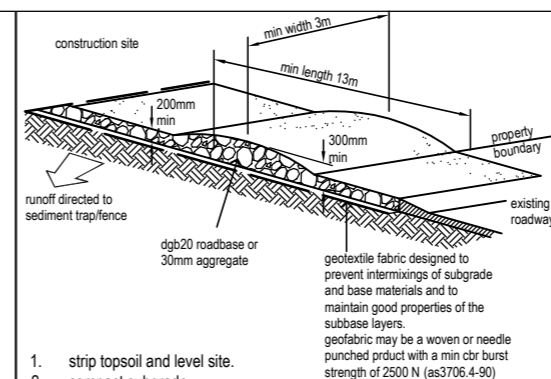
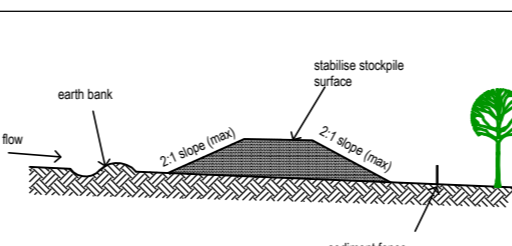
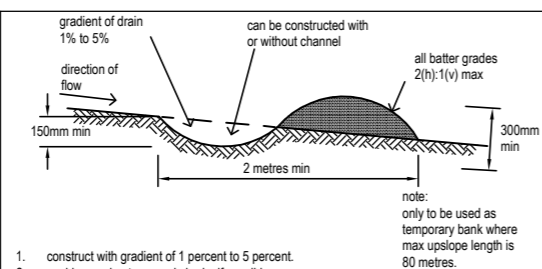
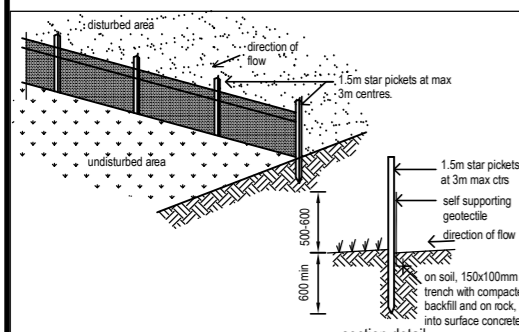
P.O.Box 1049 SURRY HILLS 2010
PH: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556


PROPOSED FENCES AND RETAINING WALLS
JAGS SARAI
LOT 13 SEC 24 DP758044
No. 4 DOBROYD ROAD
BALGOWLAH HEIGHTS 2093

DWG NAME	LANDSCAPE PLAN
DATE	OCT 19
SCALE AT A3	1:200
JOB NUMBER	RADD18078F
DWG NUMBER	F4



1. all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
2. site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
3. the entry to and departure of vehicles from the site will be confined to one stabilised point. sediment or barriers fencing will be used to restrict all vehicular movements to that point. stabilisation will be achieved by either:-
 - constructing a sealed driveway to the street,
 - constructing a stabilised site access or other suitable technique approved by council.
4. sediment fences and barrier fences shall be installed as shown.
5. topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site if necessary. otherwise the excavation material is to be removed from site at the responsibility of the excavation contractor.
6. all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
7. lands outside of the scope of works and on the footpath will not be disturbed during works except where essential eg. drainage works across footpath. where works are necessary they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. they will be rehabilitated (grassed) as soon as possible. stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
8. approved bins for building waste, concrete and mortar slurries, paints, acid washings and letter will be provided and arrangements made for regular collection and disposal.
9. guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
10. topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
11. all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.



	<h1>RIGHT ANGLE DESIGN & DRAFTING PTY LTD</h1>		
	ROBYN GOOD HORTICULTURE CERT III ASSOC. DIPLOMA STRUCTURAL ENGINEERING NZCD ARCHITECTURAL DRAUGHTING		
	P.O.Box 1049 SURRY HILLS 2010 PH: 8399-0072 EMAIL: info@rightangledesign.com.au ABN: 70 150 745 556		
	PROPOSED FENCES AND RETAINING WALLS JAGS SARAI LOT 13 SEC 24 DP758044 No. 4 DOBROYD ROAD BALGOWLAH HEIGHTS 2093		
	DWG NAME SEDIMENT CONTROL PLAN		