

LEGEND

NEW WORKS IN BLUE

BOUNDARY

TO BE DEMOLISHED

EXISTING CONTOURS

SEDIMENT CONTROL FENCE

BOUNDARY FENCE

POOL FENCE

RETAINING WALL

ALUMINIUM ENDGE

PAVING

DECKING

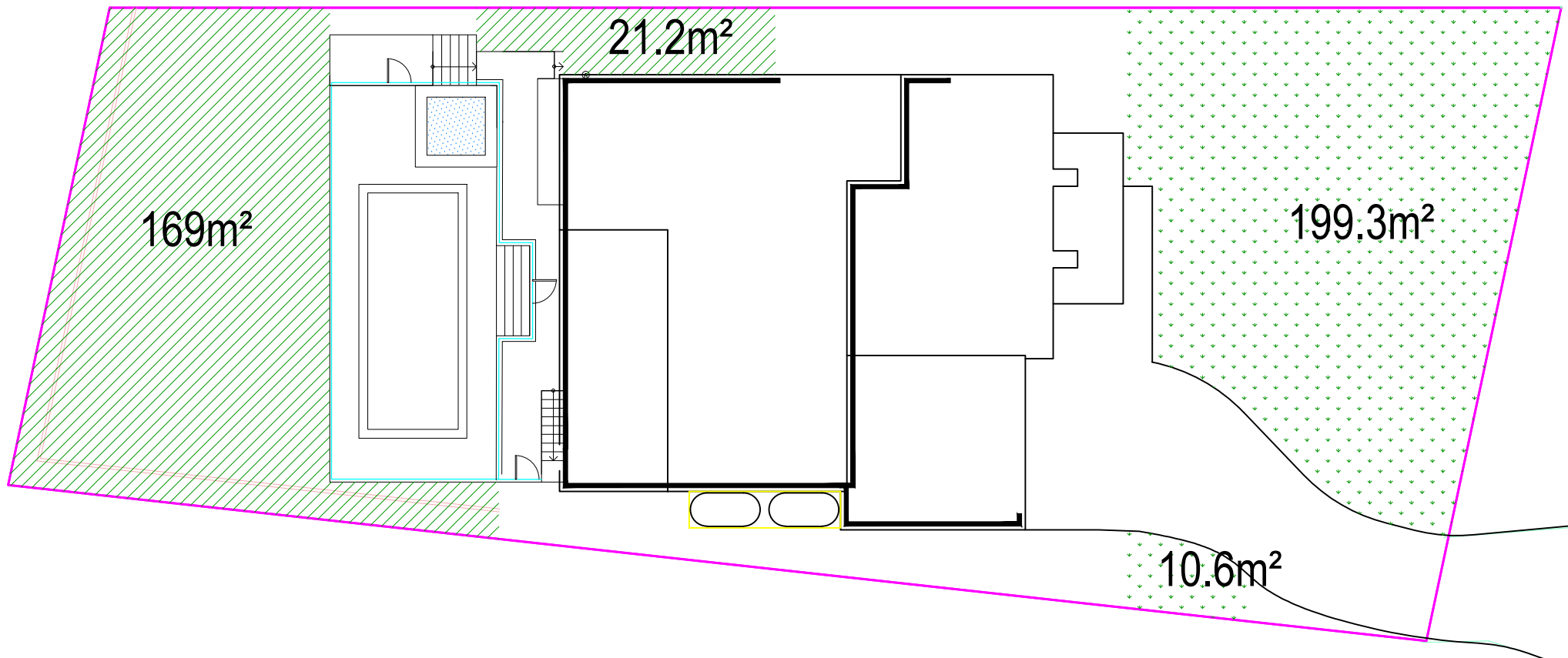
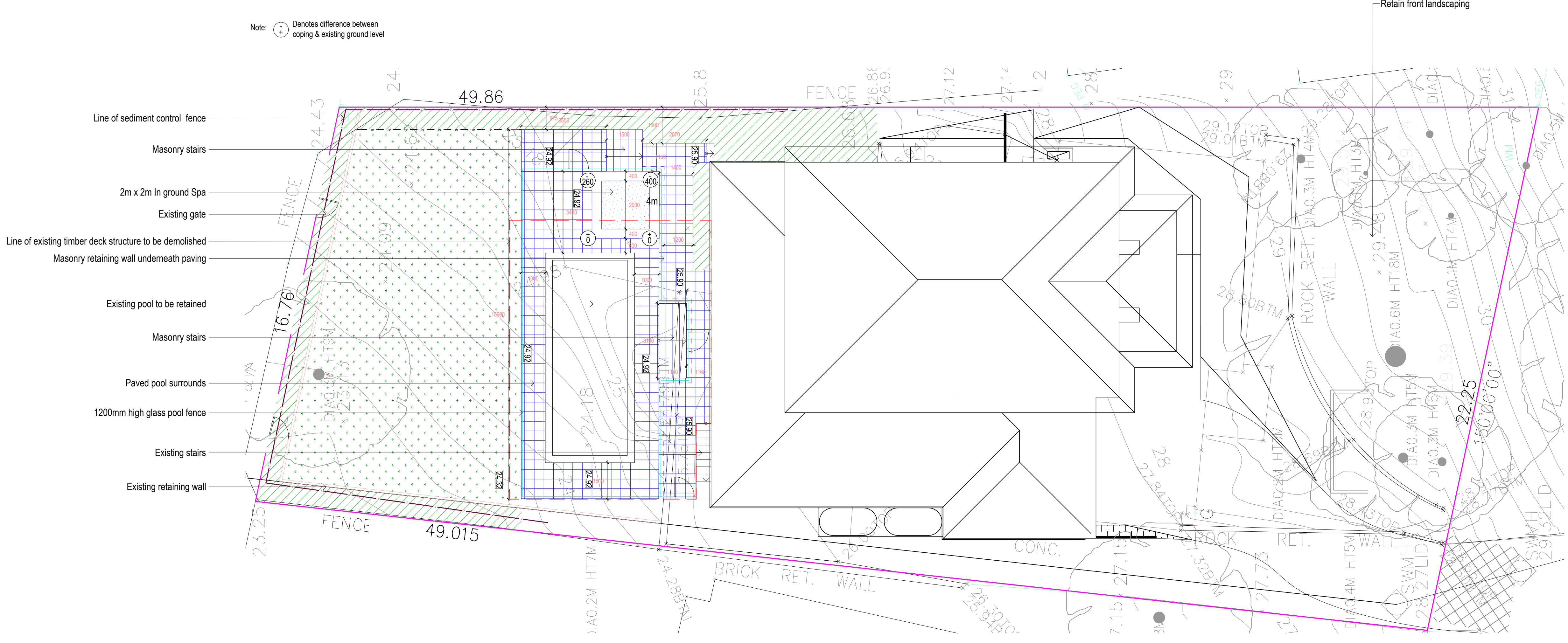
TURF

PROPOSED PLANTING

PROPOSED LEVELS

TREE TO BE RETAINED

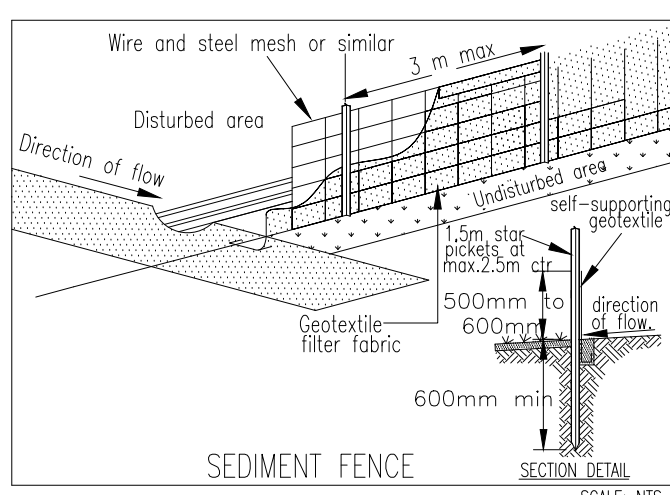
TREE TO BE REMOVED



Landscape area >1.5m front of building line

Landscape area >1.5m behind building line

NSW HOUSING CODE COMPLIANCE TABLE		
REQUIREMENT	REQUIRED	PROPOSED
Lot area	951m ²	
Principal Private Open Space >10m lot width	24m ²	24m ²
Lot Area 900-1500m ²		
Landscape Area required > 1.5m	40% of Lot area (380.4m ²)	400.1m ²
Landscape Area Forward of building line	50% of LAF 271 (135.5m ²)	209.9m ²
Landscape Area- Behind building line	50% of LA (190.2m ²)	190.2m ²
Decking not more than 600mm above existing GL		Yes
Setback 1m of water line of swimming pool		N/A
Coping not more than 1.4m above existing GL		YES
Excavation <1m from boundary	<1m high	300mm
The proposed spa and paving comply with the NSW Housing Code.		



- SEDIMENT & EROSION CONTROL NOTES
- During earthworks the following procedures shall be followed:
1. Install silt barriers where shown on plan prior to commencement of works.

2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.

3. Repair any damages to fence immediately.

4. Clean up spillages outside silt fence immediately.

5. Sediment control measures to be left in place until works completed.

6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.

7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.

Note: All retaining walls to be certified by a professional engineer as structurally sound, including in relation to (but not limited to) the ability to withstand the forces of lateral soil load, and has been designed so as not to redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property, and has adequate drainage lines connected to the stormwater drainage system for the site