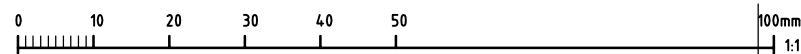
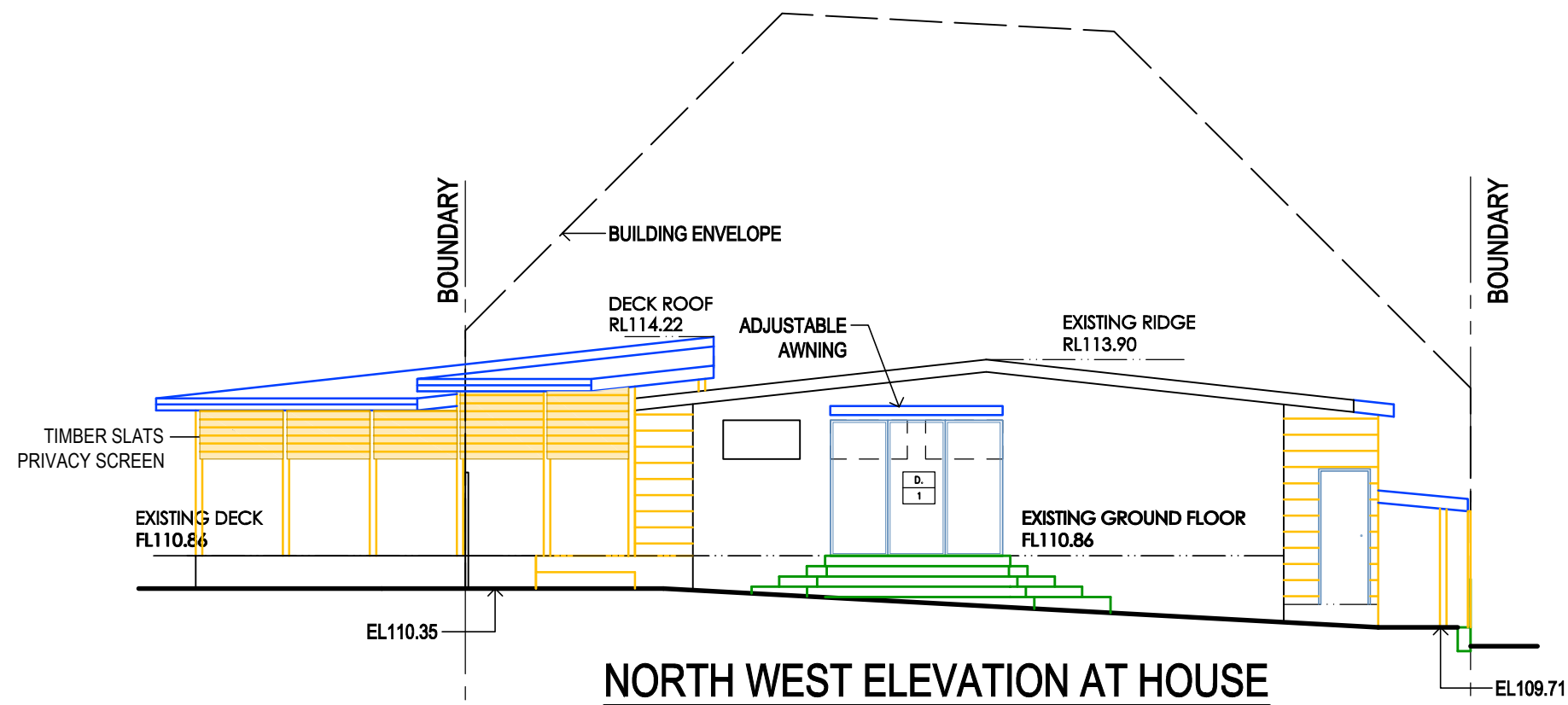
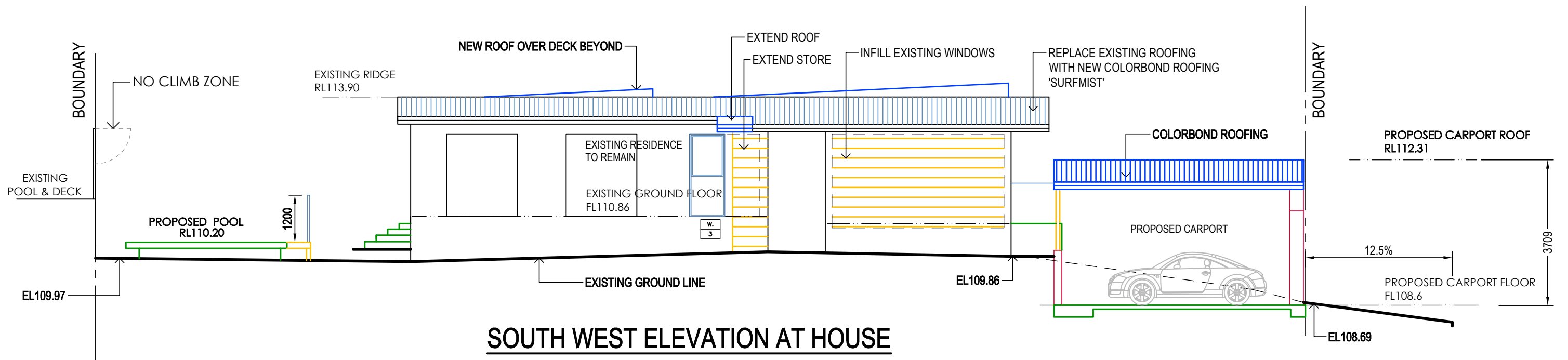
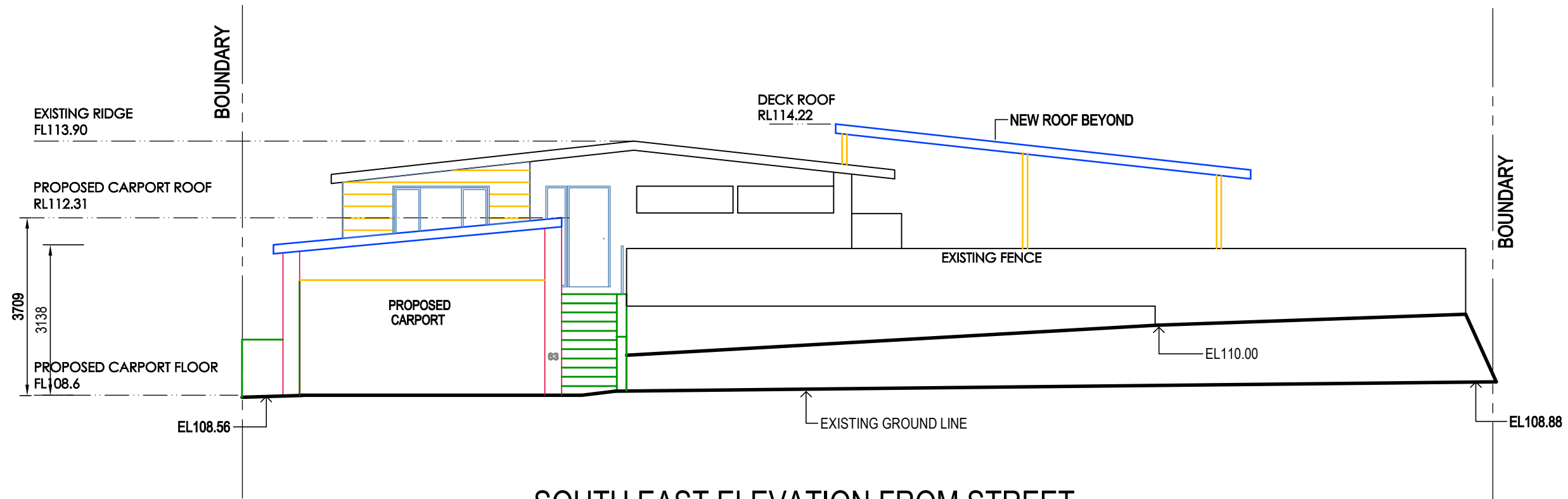


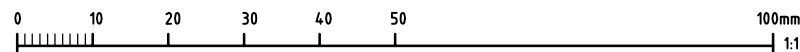
<div></div> <div>RIGHT ANGLE DESIGN & DRAFTING PTY LTD</div> <div>ROBYN GOOD HORTICULTURE CERT III ASSOC. DIPLOMA STRUCTURAL ENGINEERING NZCQ ARCHITECTURAL DRAFTING P.O. Box 1049 SURRY HILLS 2010 PH: 8399-0072 EMAIL: info@rightangledesign.com.au ABN: 70 150 745 556</div>	REVISIONS:	PROPOSED ALTERATIONS, CARPORT, ROOF OVER DECK, POOL & ASSOCIATED WORKS NIGEL AND GEMMA JOHNSTON LOT 40 DP31216 No. 63 BEACON AVENUE BEACON HILL 2100	DWG NAME			
			NORTH EAST & SOUTH EAST ELEVATIONS			
			DATE	SCALE	AT A3	JOB NUMBER
MAR 18	1:100		RADD17082	A4		



 <p>RIGHT ANGLE DESIGN & DRAFTING PTY LTD ROBYN GOOD HORTICULTURE CERT III ASSOC. DIPLOMA STRUCTURAL ENGINEERING NZCQ ARCHITECTURAL DRAUGHTING P.O. Box 1049 SURRY HILLS 2010 PH: 8399-0072 EMAIL: info@rightangledesign.com.au ABN: 70 150 745 556</p>	<p>REVISIONS:</p> <p>A 21.08.19 -CARPORT DOOR AND GATE REMOVED</p>	<p>PROPOSED ALTERATIONS, CARPORT, ROOF OVER DECK, POOL & ASSOCIATED WORKS NIGEL AND GEMMA JOHNSTON LOT 40 DP31216 No. 63 BEACON AVENUE BEACON HILL 2100</p>	<p>DWG NAME SW & NW ELEVATIONS</p>			
			DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
			MAR 18	1:100	RADD17082	A5



SOUTH EAST ELEVATION FROM STREET



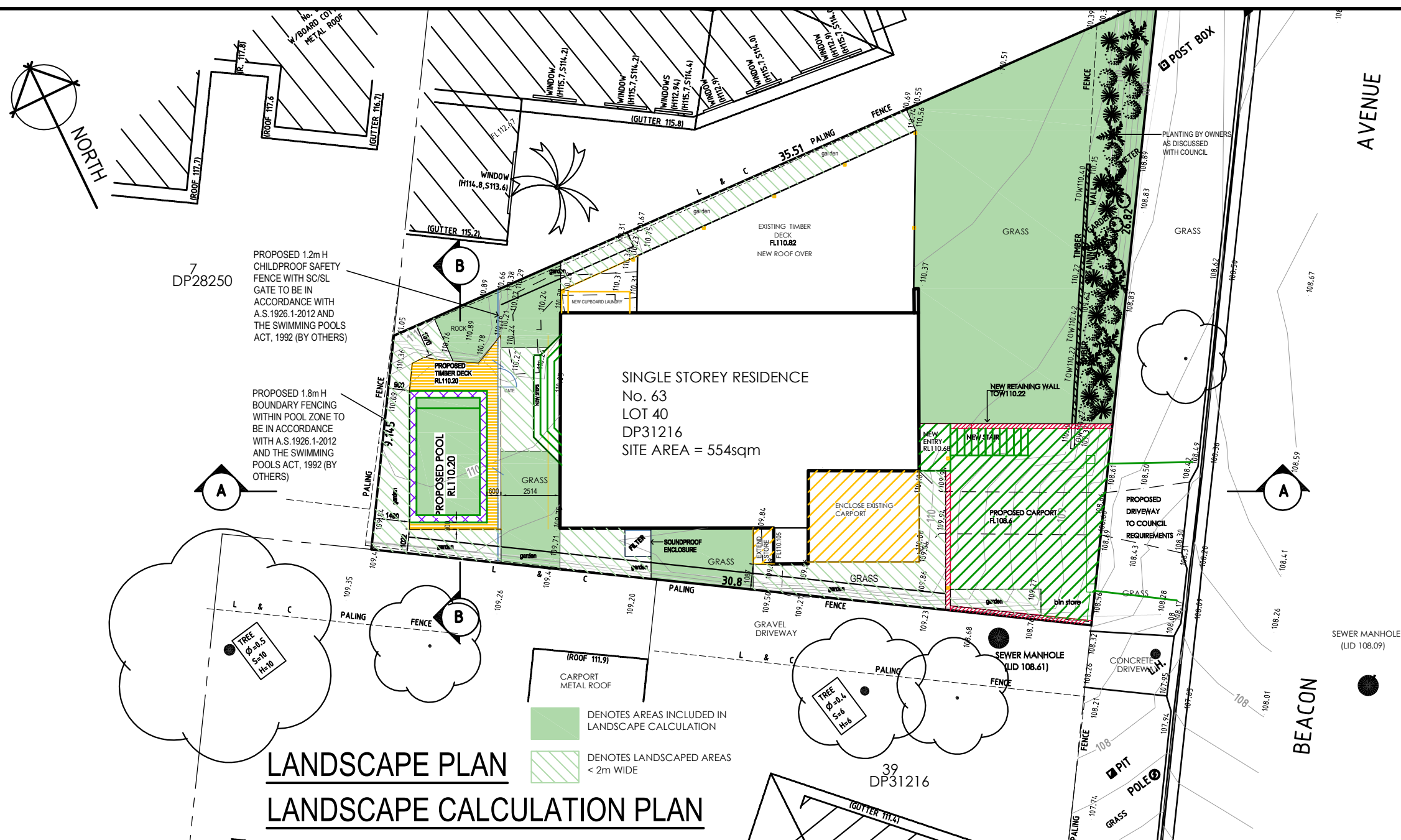
**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

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REVISIONS:
A 21.08.19 - CARPORT DOOR AND GATE REMOVED

PROPOSED ALTERATIONS, CARPORT,
ROOF OVER DECK, POOL & ASSOCIATED WORKS
NIGEL AND GEMMA JOHNSTON
LOT 40 DP31216
No. 63 BEACON AVENUE
BEACON HILL 2100

DWG NAME			
SOUTH EAST ELEVATION FROM STREET			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MAR 18	1:100	RADD17082	A6 ^A



LANDSCAPE CALCULATION

SITE AREA = 554 sq m

HARD SURFACE

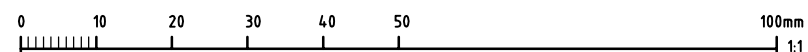
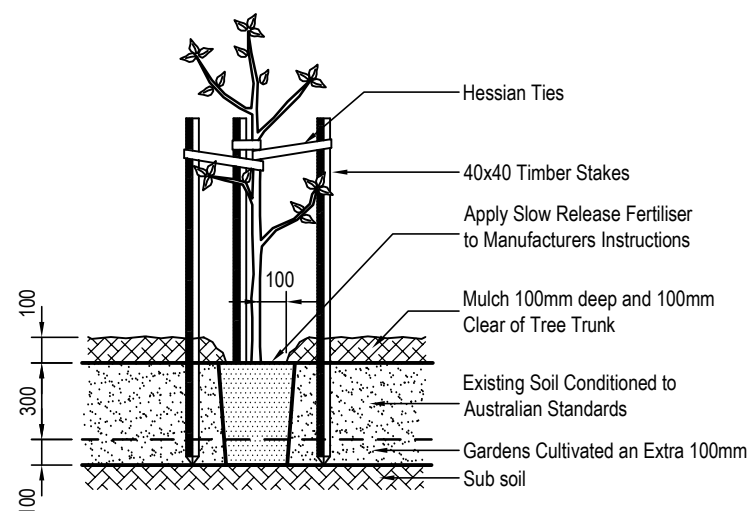
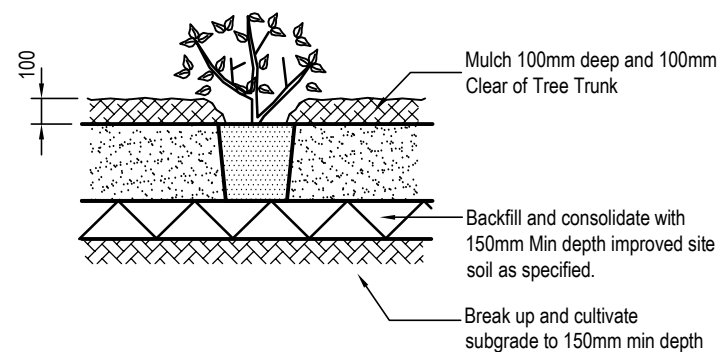
HOUSE	=142.9 m ²
EXISTING DECK	= 59.5 m ²
EXISTING STORE	= 2.2 m ²
PROPOSED STORE	= 1.4 m ²
PROPOSED CARPORT	= 35.8 m ²
PROPOSED PAVING&STEPS	= 27.5 m ²
PROPOSED DECK & LAUNDRY	= 5.6 m ²
PROPOSED POOL PAVING	= 5.0 m ²
PROPOSED HARD SURFACE	=279.9 m ²
OR 50.5% OF THE SITE	

LANDSCAPED AREAS < 2m WIDE = 68.7 m²

PROPOSED LANDSCAPED AREA = 205.4m² OR 37% OF THE SITE.

EXISTING HARD SURFACE = 227.8m² / 41%
EXISTING LANDSCAPED AREAS < 2m WIDE = 36.8m²
EXISTING LANDSCAPED = 289.4m² / 52%

REQUIRED LANDSCAPED AREA = 40%



A 21.08.19 -CARPORT DOOR AND GATE REMOVED



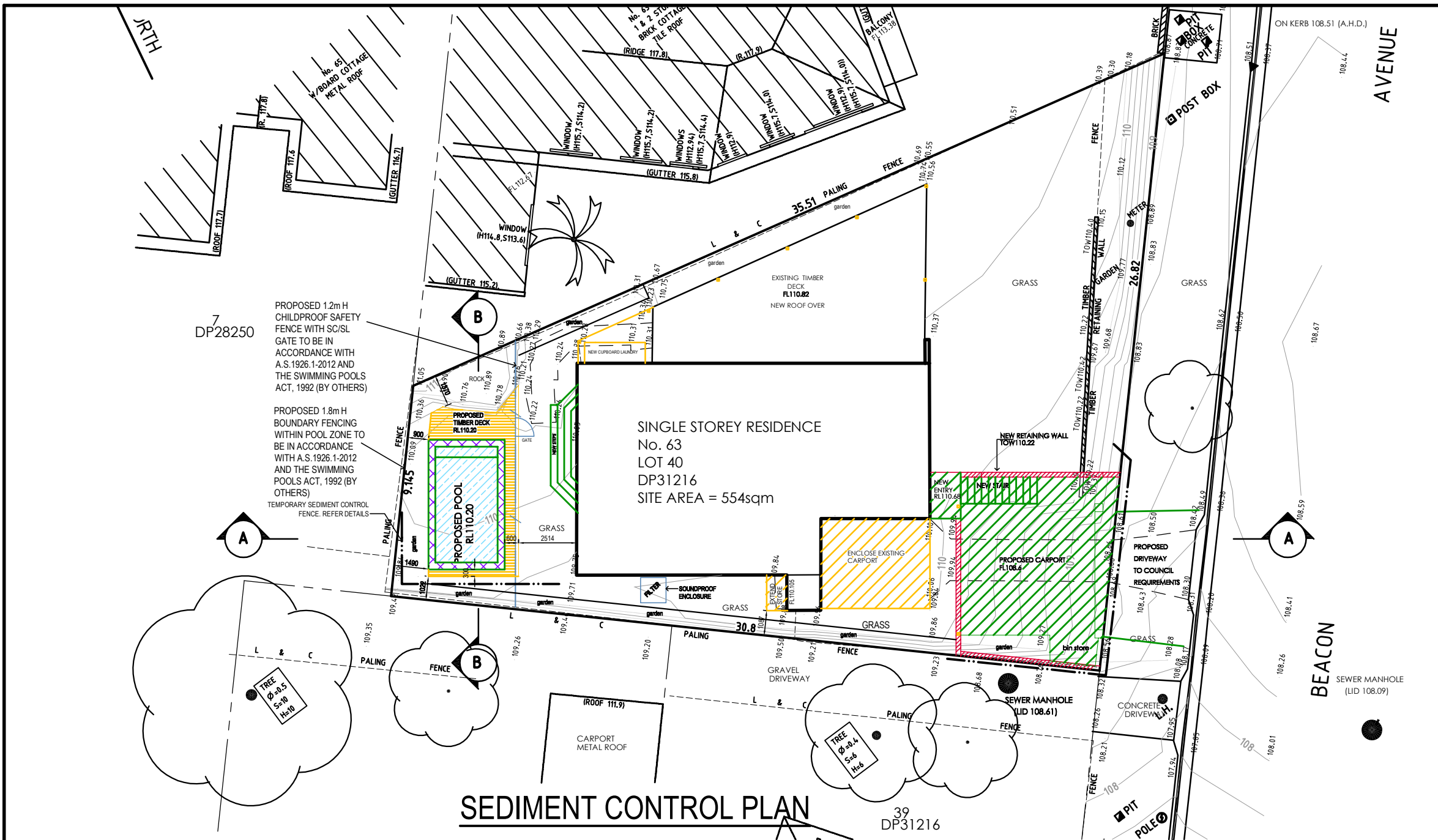
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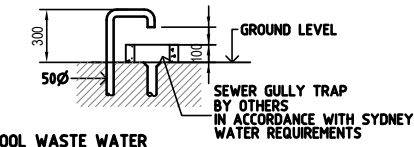
PROPOSED ALTERATIONS, CARPORT, ROOF OVER DECK, POOL & ASSOCIATED WORK:
NIGEL AND GEMMA JOHNSTON
LOT 40 DP31216
No. 63 BEACON AVENUE
BEACON HILL 2100

DWG NAME
LANDSCAPE PLAN
LANDSCAPE CALCULATION PLAN

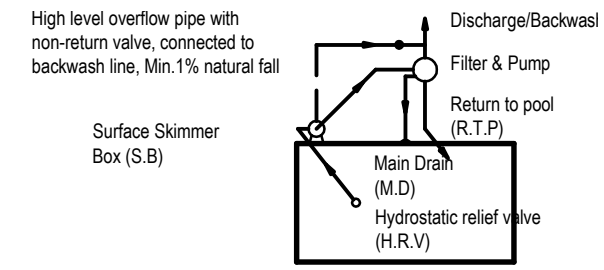
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MAR 18	1:200	RADD17082	A8 A



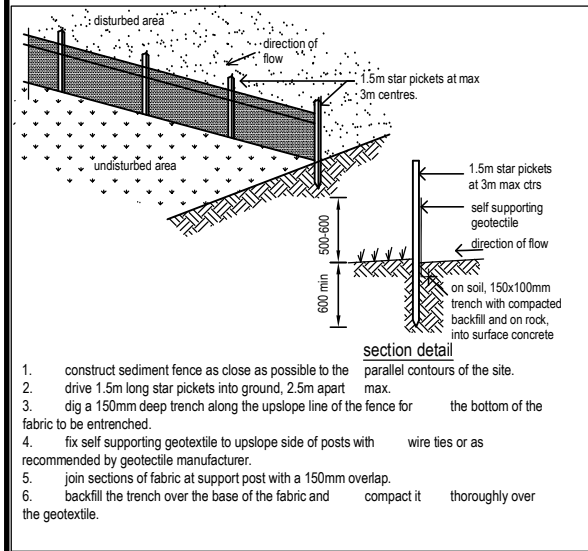
- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
- site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
- the entry to and departure 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.
- sediment fences and barrier fences shall be installed as shown.
- 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.
- all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
- 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.
- 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.
- guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
- topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
- all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.



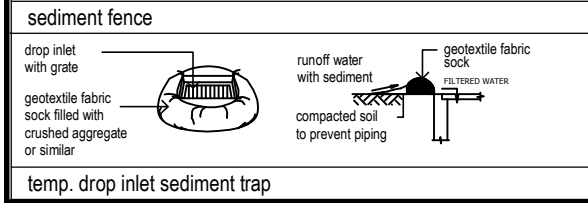
POOL WASTE WATER
-SHALL BE COLLECTED BY 500PVC PIPE FROM FILTER INTO SEWER GULLY TRAP SUPPLIED BY OTHERS AS SHOWN:



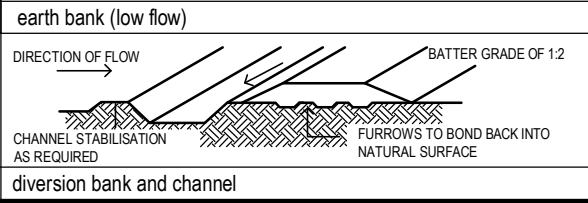
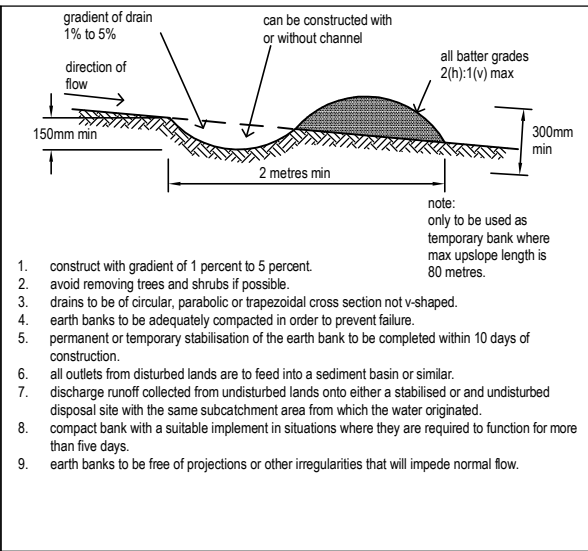
PLUMBING LAYOUT
DIAGRAMMATIC ONLY



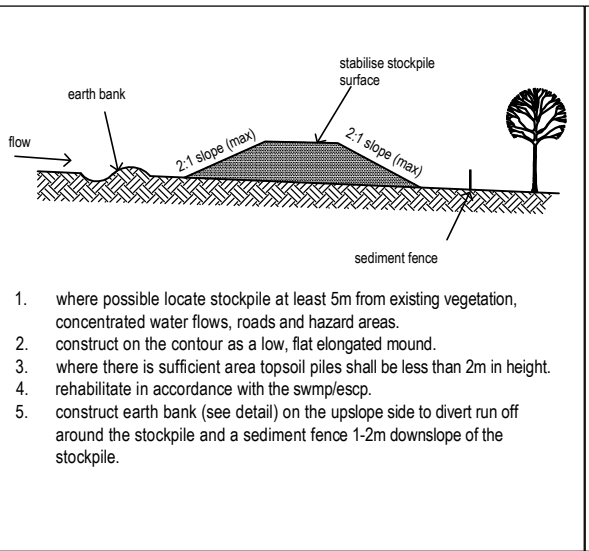
- construct sediment fence as close as possible to the parallel contours of the site.
- drive 1.5m long star pickets into ground, 2.5m apart max.
- dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- join sections of fabric at support post with a 150mm overlap.
- backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.



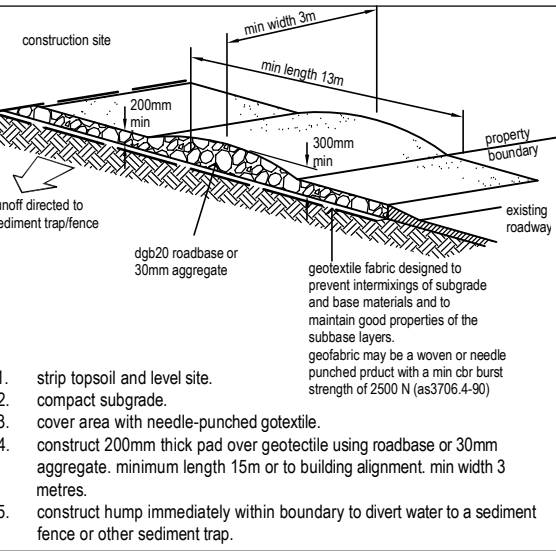
sediment fence



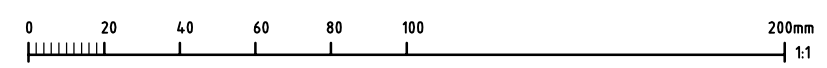
earth bank (low flow)



topsoil stockpile



stabilised site access



A 21.08.19 -CARPORT DOOR AND GATE REMOVED

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PROPOSED ALTERATIONS, CARPORT, ROOF OVER DECK, POOL & ASSOCIATED WORKS
NIGEL AND GEMMA JOHNSTON
LOT 40 DP31216
No. 63 BEACON AVENUE
BEACON HILL 2100

DWG NAME			
SEDIMENT CONTROL PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MAR 18	1:200	RADD17082	A9 A

PHOTOS OF 63 BEACON AVENUE, BEACON HILL

SHOWING NEW PLANTING ALONG FRONT BOUNDARY AND RETAINING WALL



