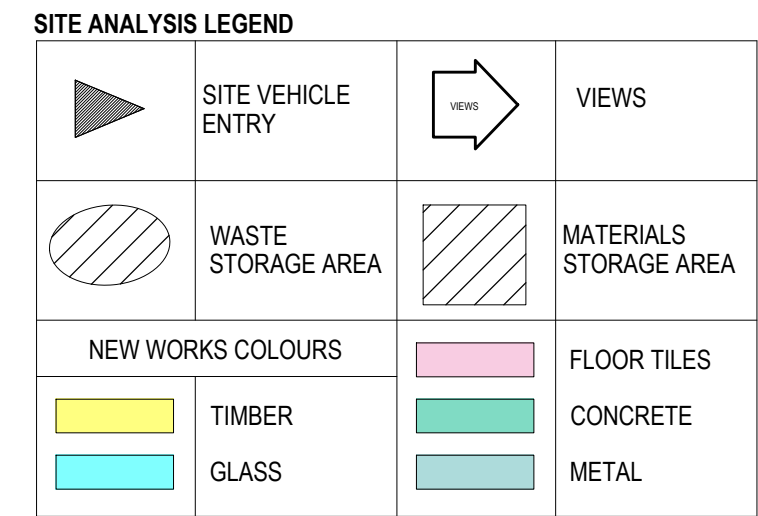
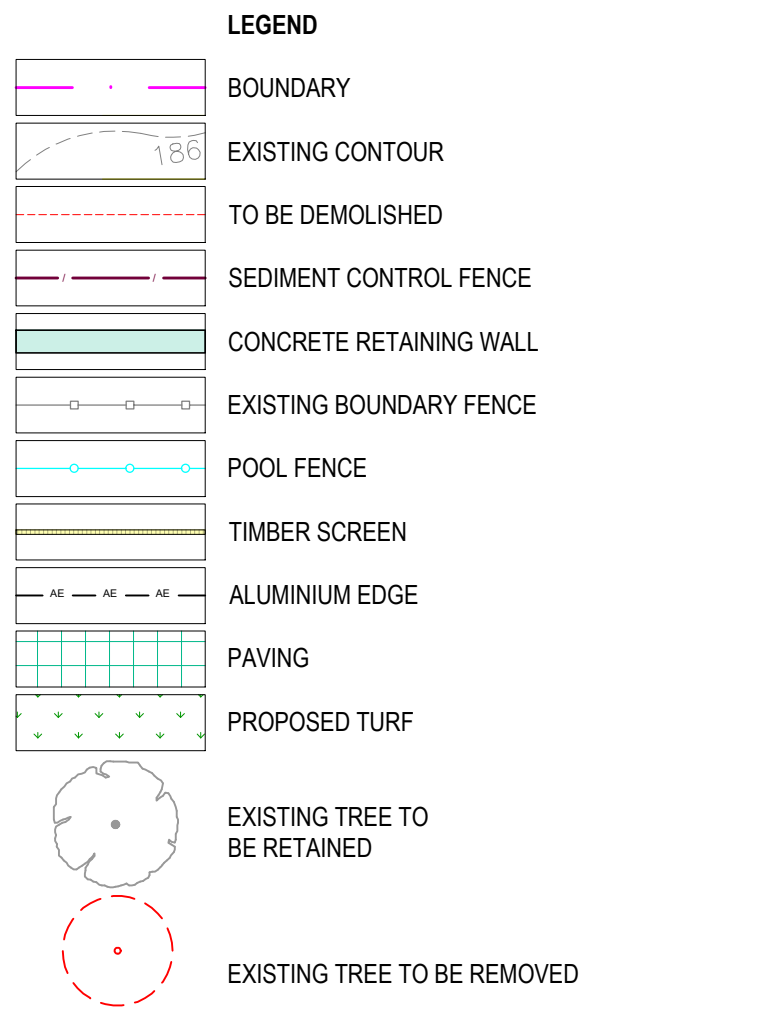
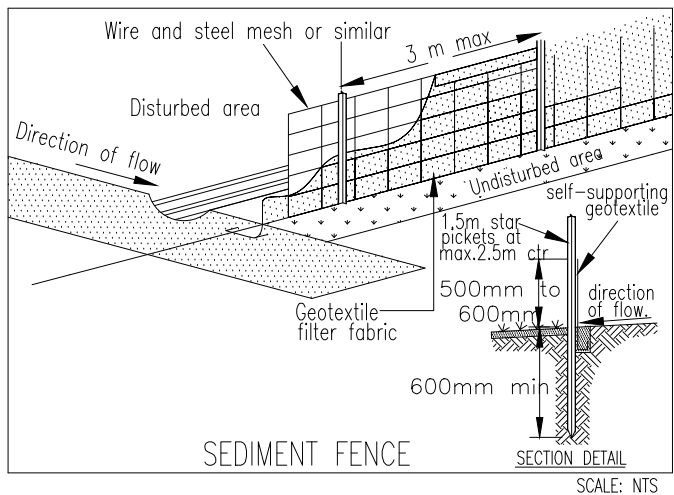




TITLE INDICATES THAT LOT 2 IN D.P.1118329 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- DP1100756 EASEMENT TO DRAIN WATER 0.62 & 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- AD439153 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- Ⓐ - DP1118329 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- Ⓐ - DP1118329 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- Ⓑ - DP1118329 EASEMENT FOR SERVICES VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- Ⓑ - DP1118329 EASEMENT FOR SERVICES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- Ⓒ - DP1118329 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- Ⓒ - DP1118329 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1118329 POSITIVE COVENANT REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
- DP1118329 RESTRICTION(S) ON THE USE OF LAND
- DP1118329 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT
- Ⓓ - DP1140515 RIGHT OF CARRIAGEWAY 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140515



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.

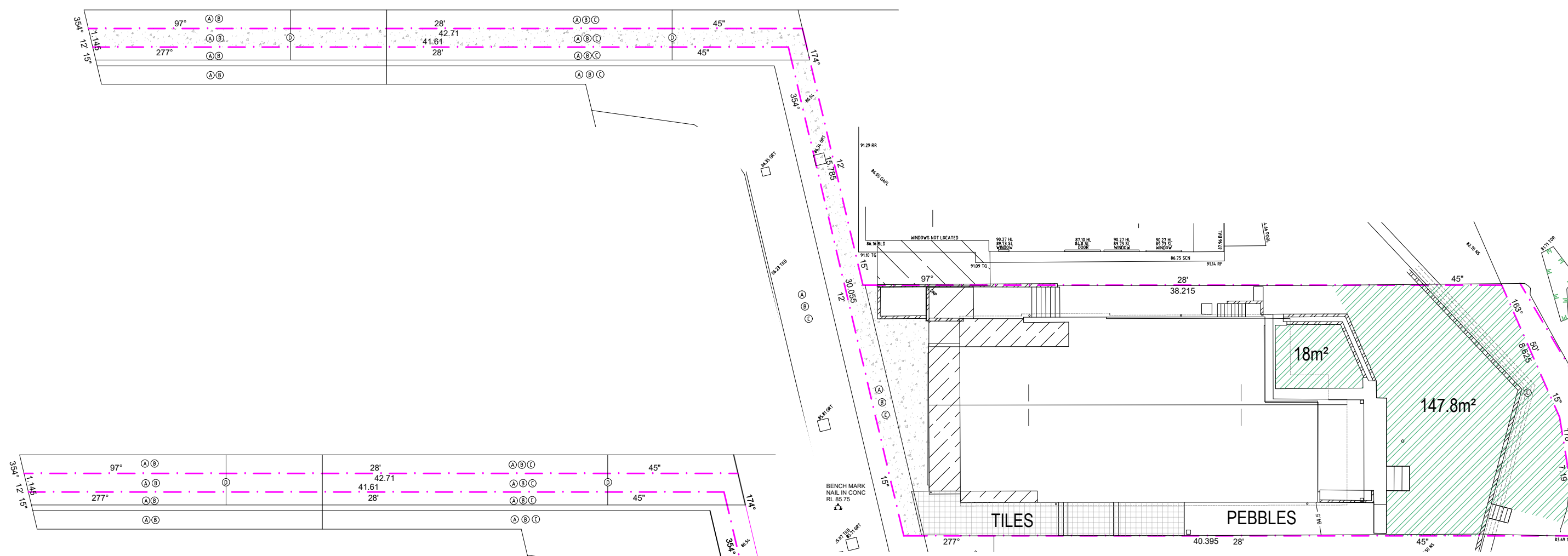
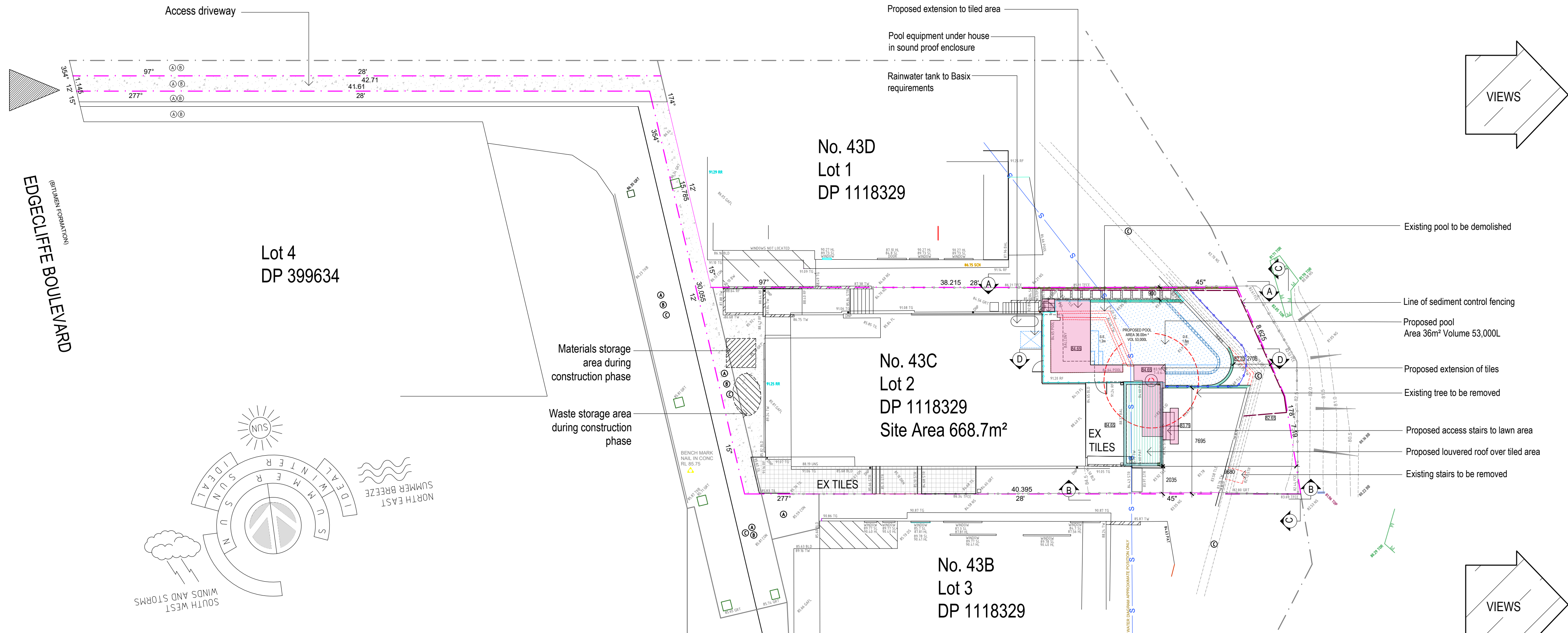
BASIX REQUIREMENTS

RAINWATER TANK
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1200 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 100 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.

OUTDOOR SWIMMING POOL
THE SWIMMING POOL MUST BE OUTDOORS. THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 53 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

POOL NOTES:

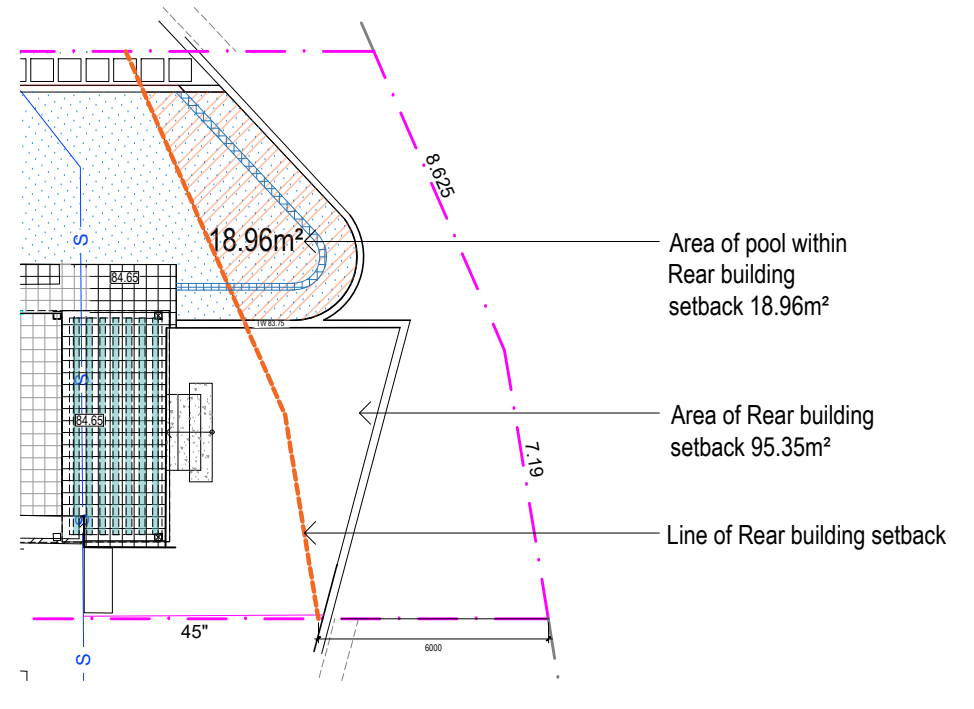
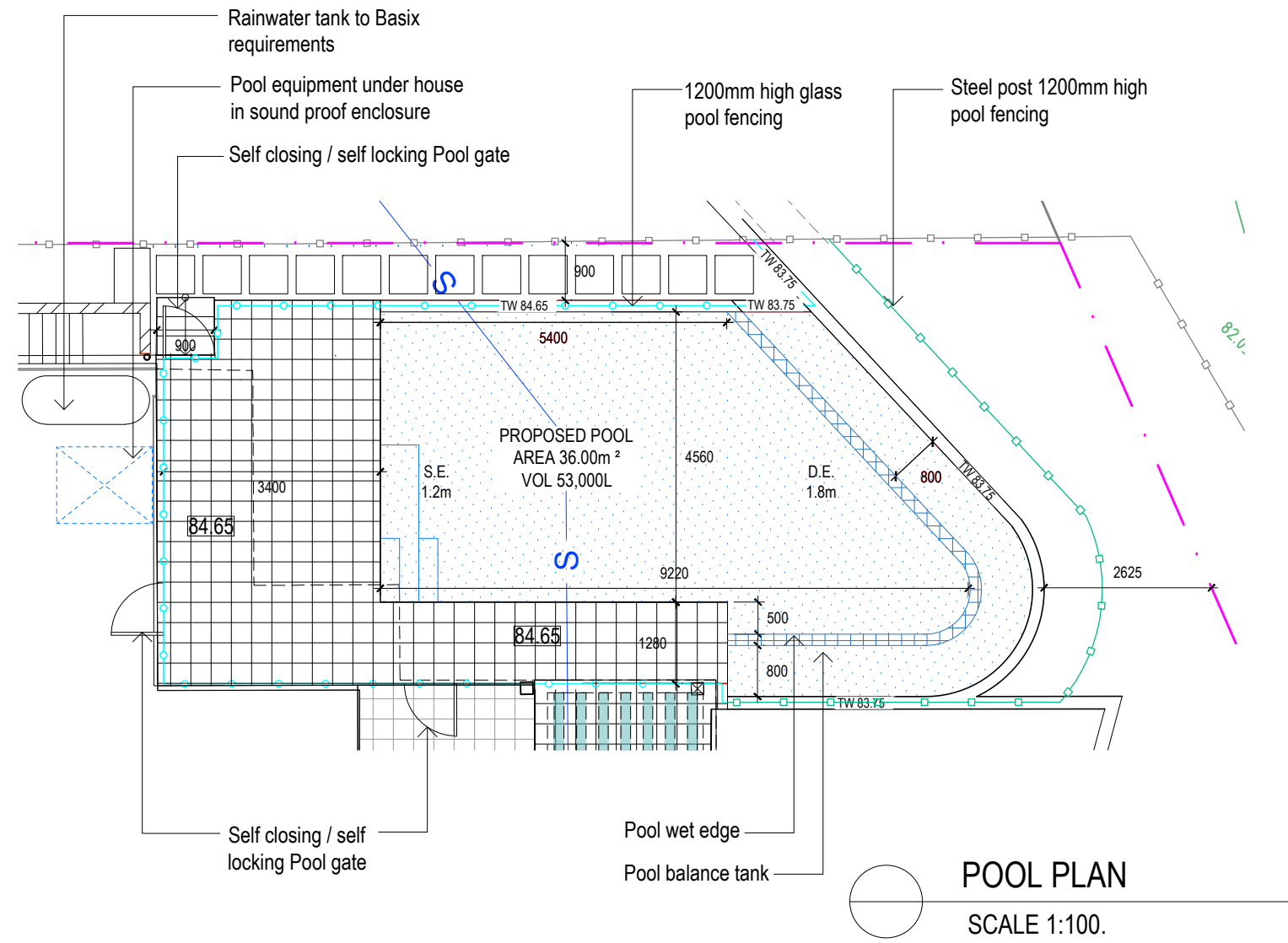
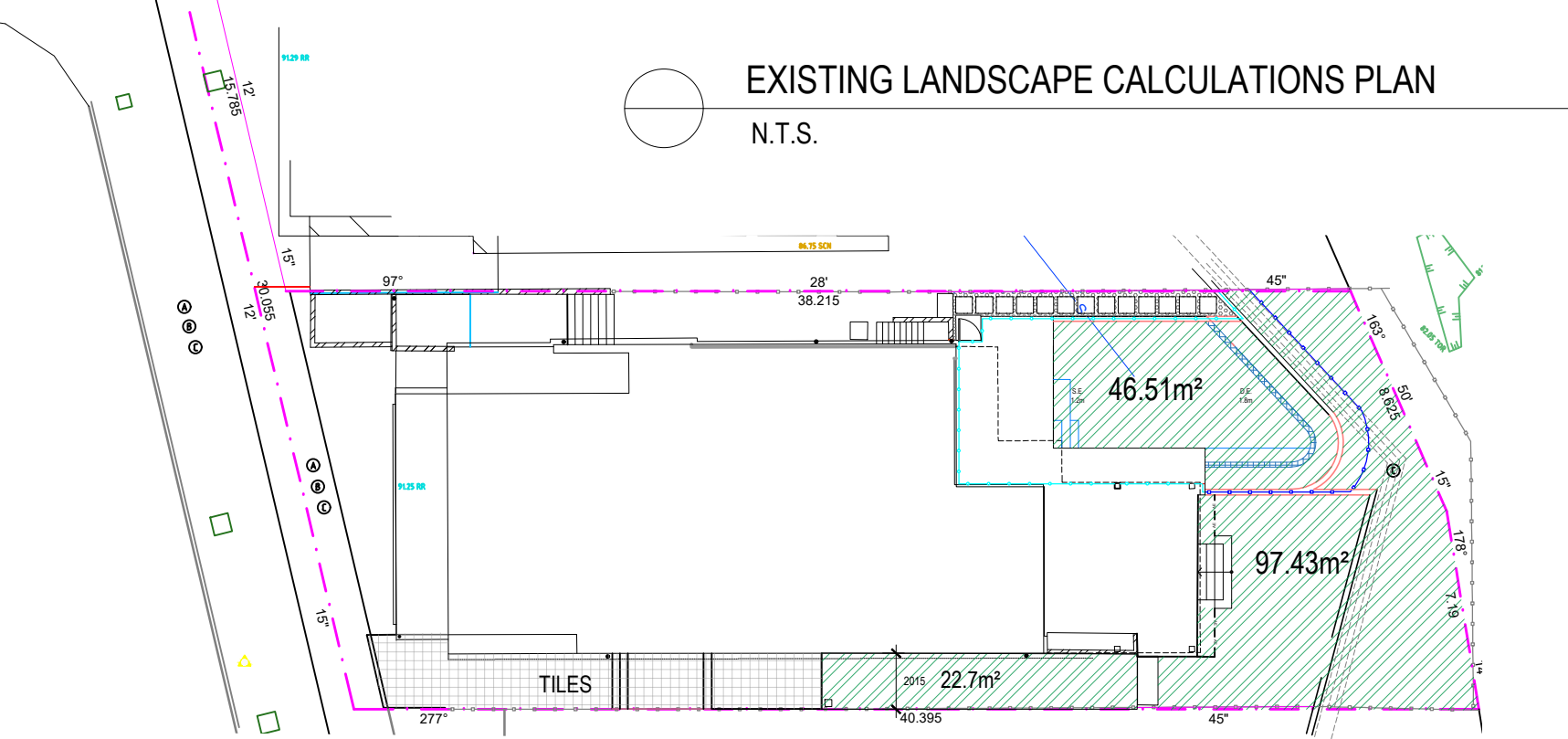
- 1/ Refer to Pool Fencing Code per AS 1926.1 - 2012 for compliance of the safety barriers for swimming pools.
- 2/ Overflow of pool is to be connected to sewer according to Sydney Water specifications.
- 3/ Pool pavement pattern and setout shown is indicative only. No allowance has been made for coping overhang, mortar gaps and joints.
- 4/ Pool fence shown is the approximate position of proposed 1200mm(h) minimum childproof safety barrier with solid gate in accordance with AS1926.1-2012. The proposed pool enclosure has been designed to comply with the Australian Standard, the Swimming Pools Act and Swimming Pool Regulations.
- 5/ The boundary fence inside the pool zone must be a minimum height of 1800mm with a non climbable zone of 900mm on the inside of the fencing. Any shrubs or plants located adjacent to the inside of the boundary fence must be maintained for the lifetime of the development at a height that does not interfere with the 900mm non climbable zone.



LANDSCAPE OPEN SPACE CALCULATIONS

Site Area	668.7m ²
Required Landscape Open Space > 2m	267.48m ² (40%)
Existing Landscape Open Space	165.8m ² (24.8%)
Proposed Landscape Open Space	166.6m ² (25%)

DENOTES LANDSCAPE AREA >2m



NOTES:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. (Building Code of Australia) and relevant Australian Standards.
- Dimensions rounded up or down. All measurements are in millimetres.

Rev	Date	Issue	Checked
A	12/11/19	Preliminary Issue	AE
B	17/02/20	DA Issue	AE

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9505 7870 F 02 9505 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

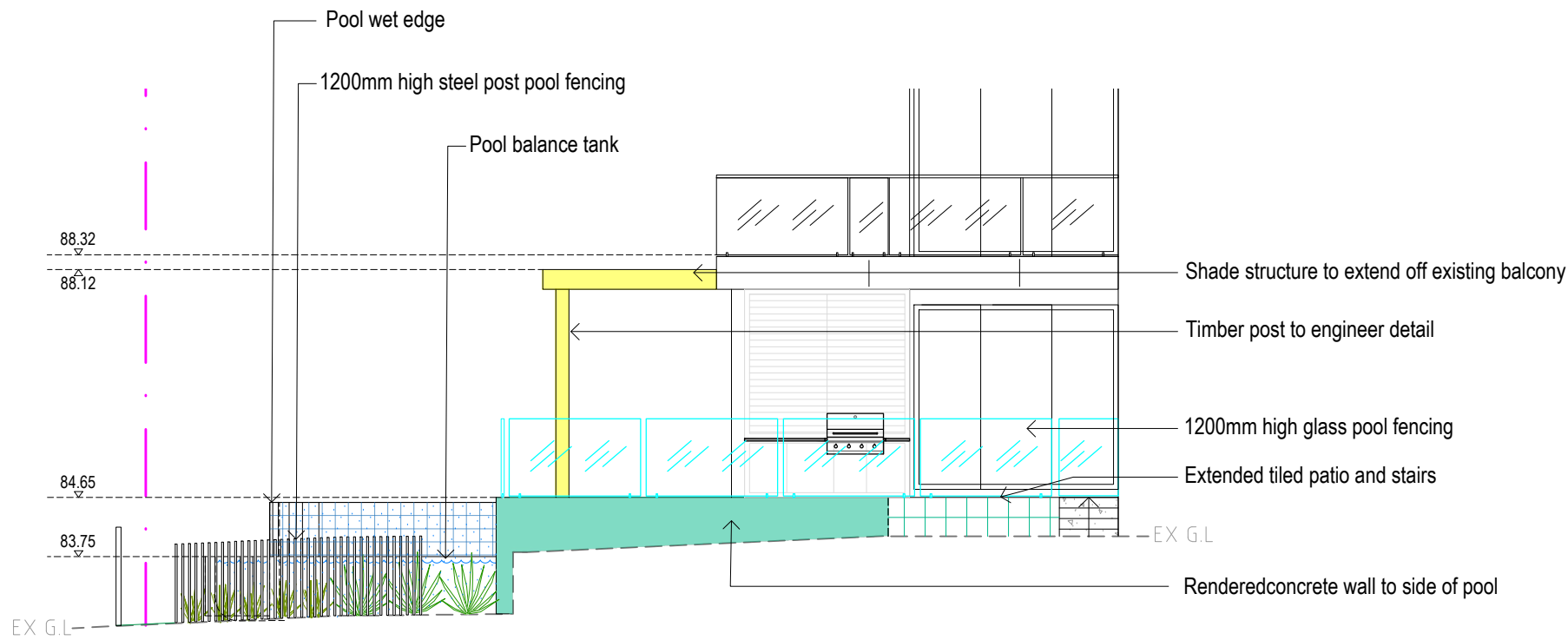
CLIENT
Steve Norman
ADDRESS
43C Edgecliffe Boulevard,
Collaroy Plateau NSW 2097

DRN: L.Poulton
DATE: 12/11/2019
SCALE: 1:100@A2
PROJECT NO: 191685

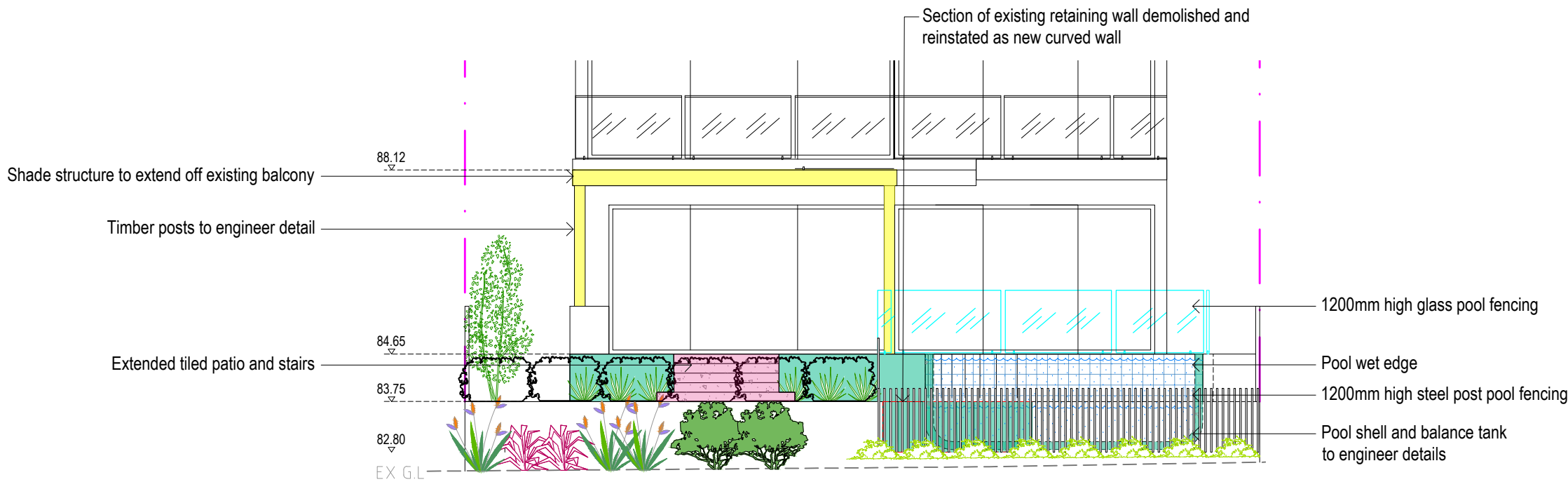
NORTH

SITE PLAN / SITE ANALYSIS
EROSION & SEDIMENT CONTROL PLAN
DA-01
Rev B

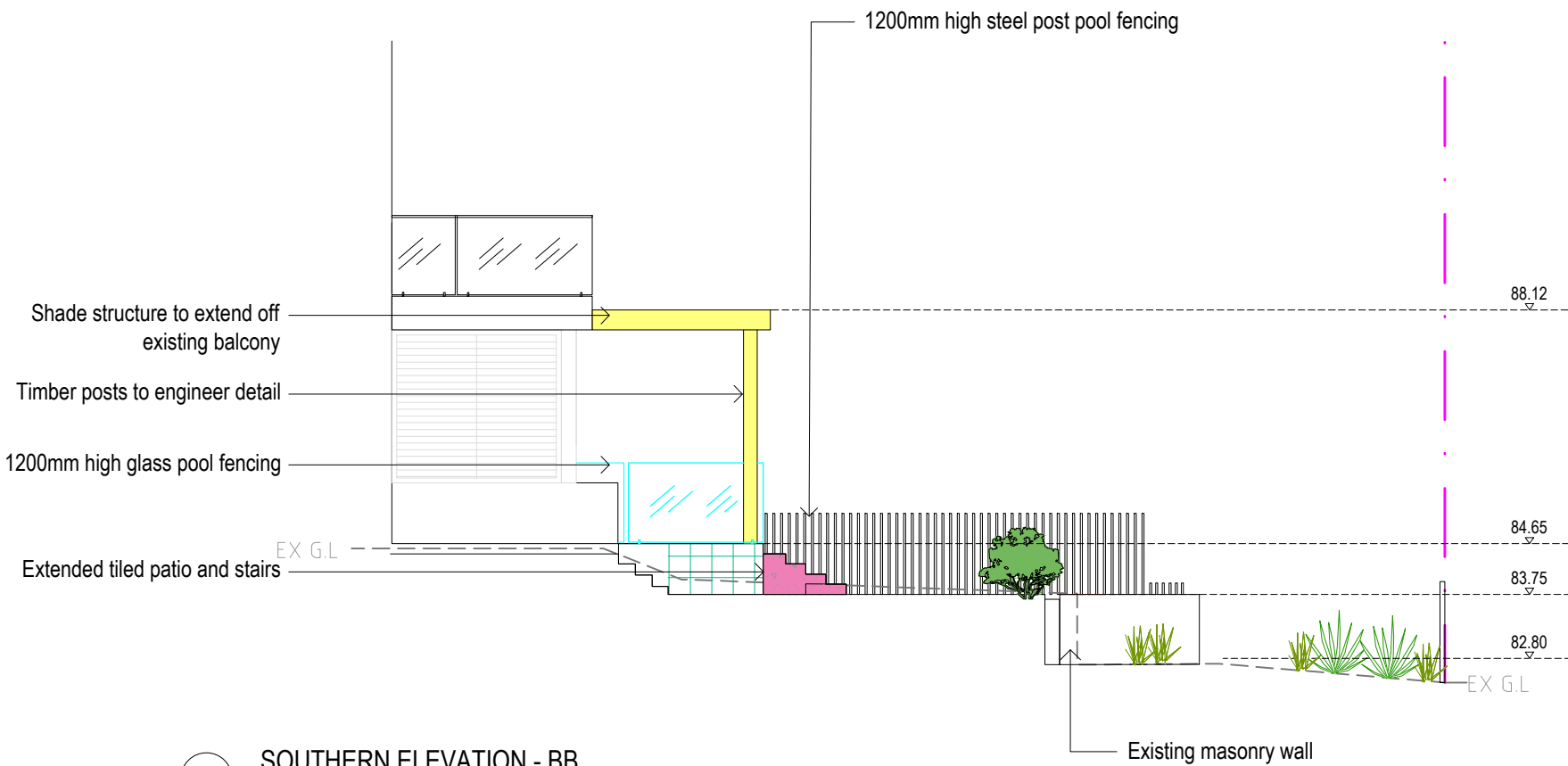
NEW WORKS COLOURS			FLOOR TILES
	TIMBER		CONCRETE
	GLASS		METAL



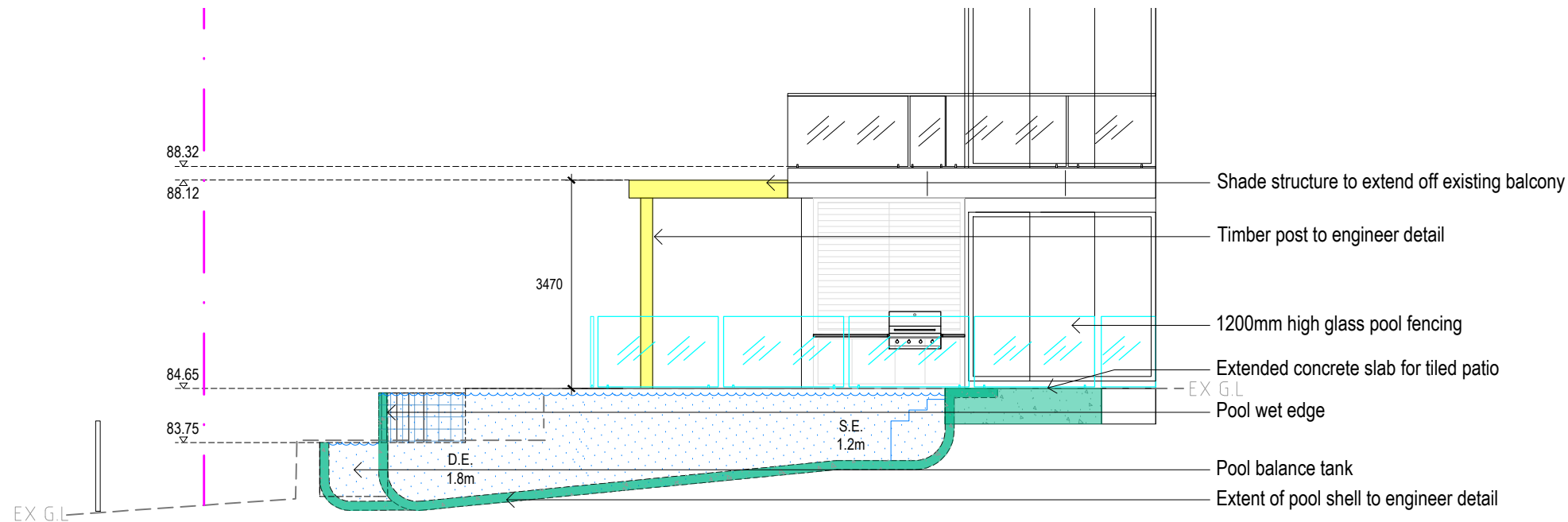
NORTHERN ELEVATION - AA
SCALE 1:100



WESTERN ELEVATION - CC
SCALE 1:100



SOUTHERN ELEVATION - BB
SCALE 1:100



POOL SECTION - DD
SCALE 1:100

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	06/02/20	Preliminary Issue
B	17/02/20	DA Issue

Checked
AE
AE

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Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

CLIENT
Steve Norman
ADDRESS
**43C Edgecliffe Boulevard,
Collaroy Plateau NSW 2097**

DRN: **L.Poulton**
DATE: **06/02/2020**
SCALE: **1:100@A2**
PROJECT NO: **191685**



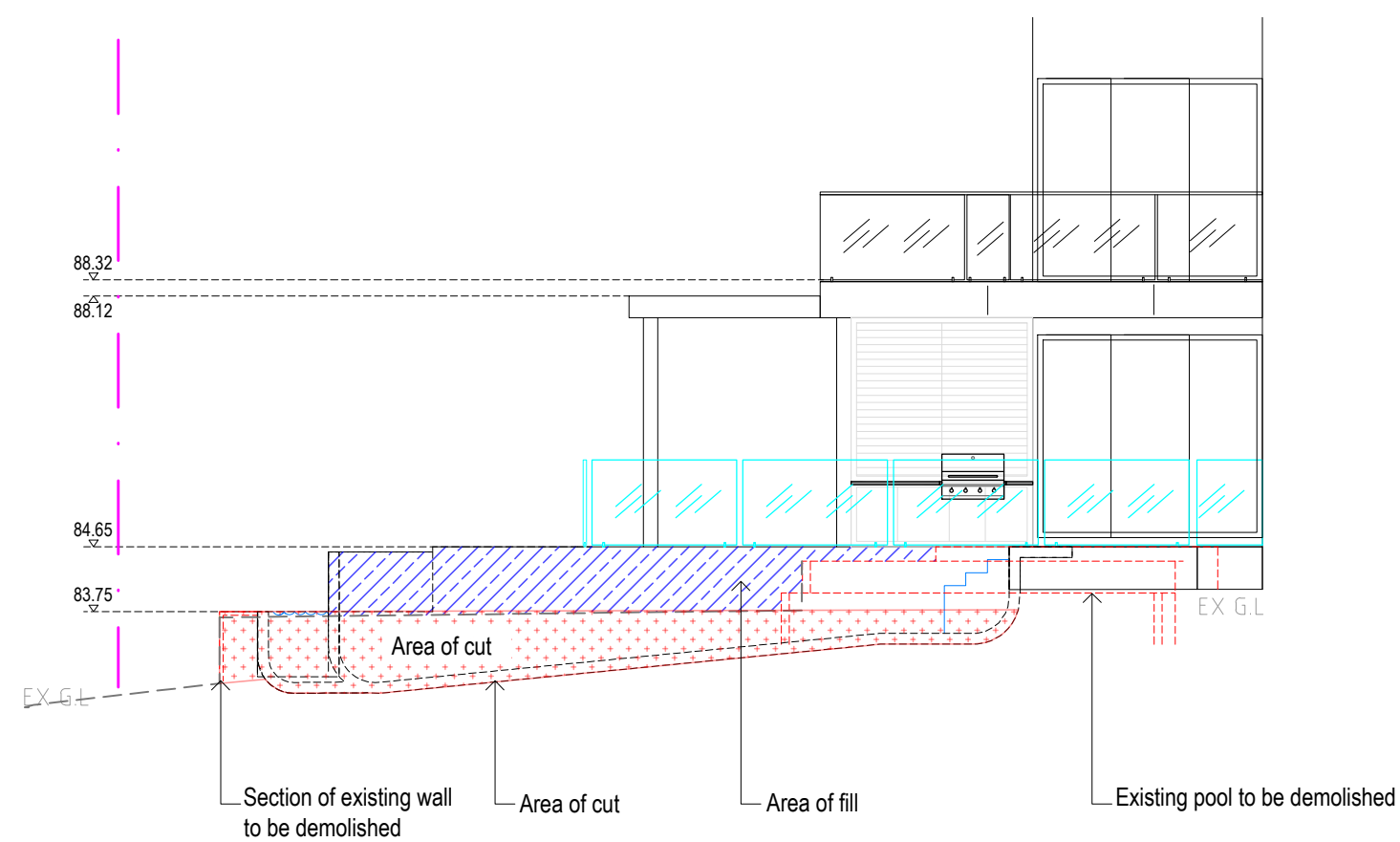
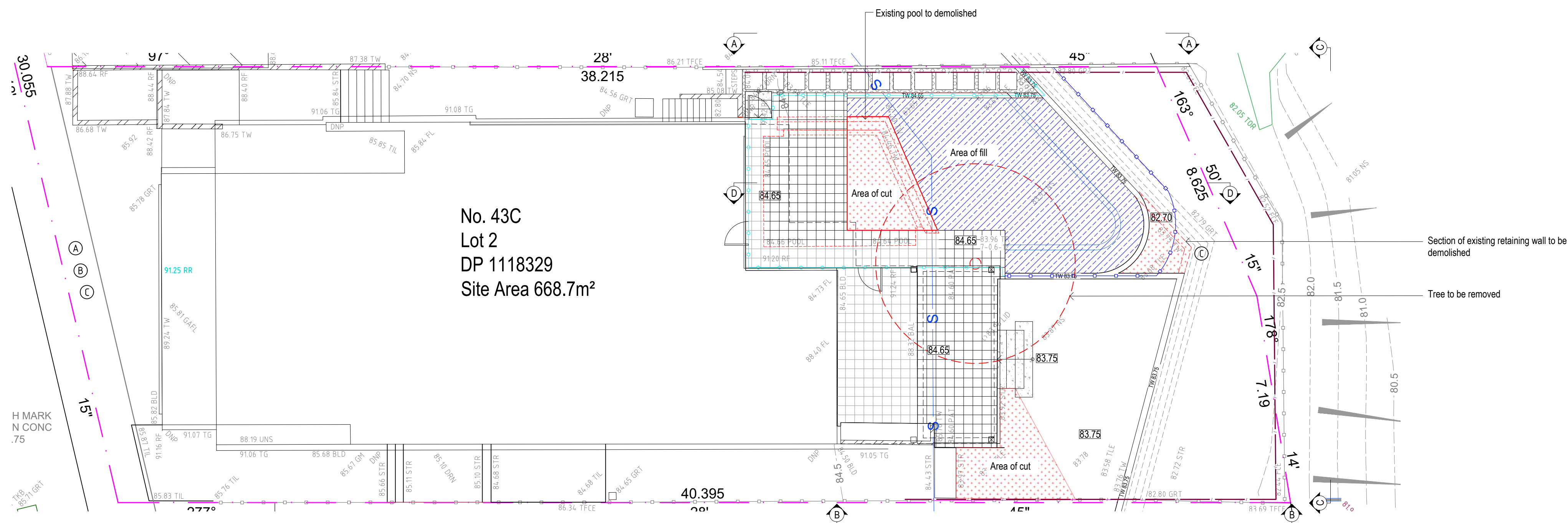
SECTION / ELEVATIONS
DA-02

Rev **B**

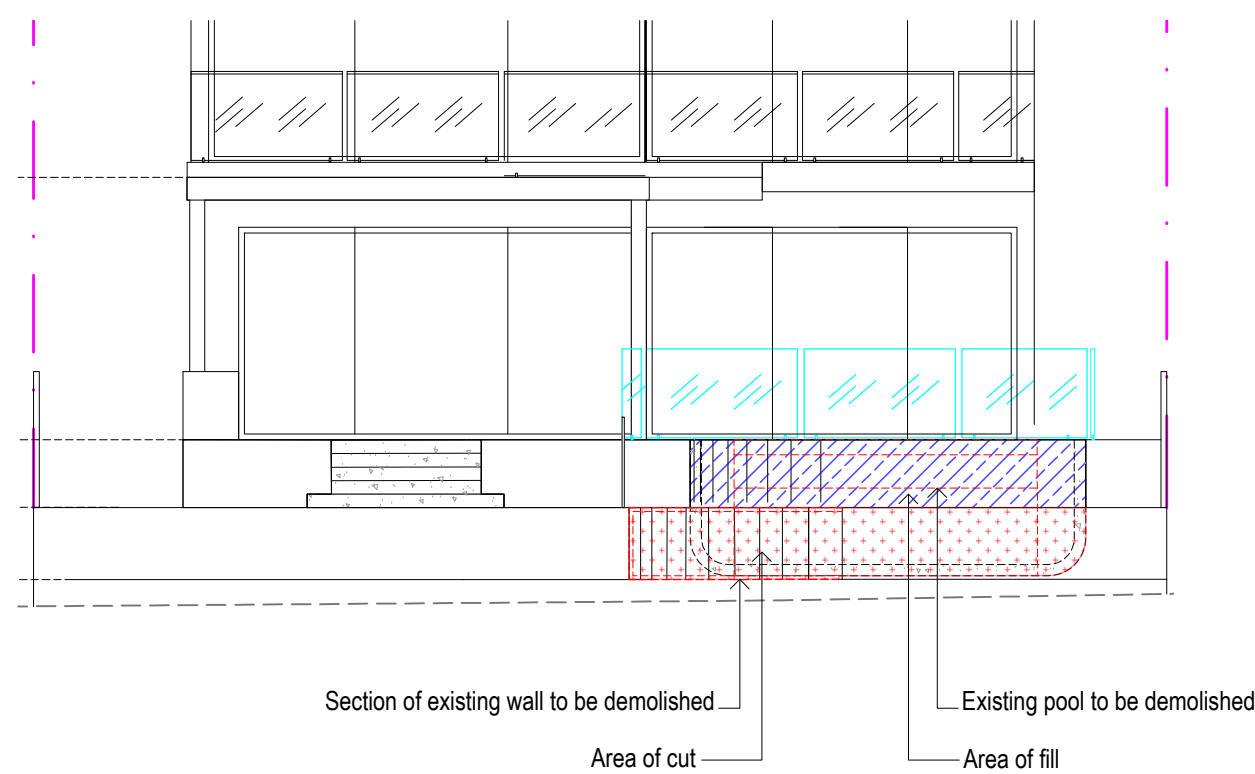
EXCAVATION

FILL

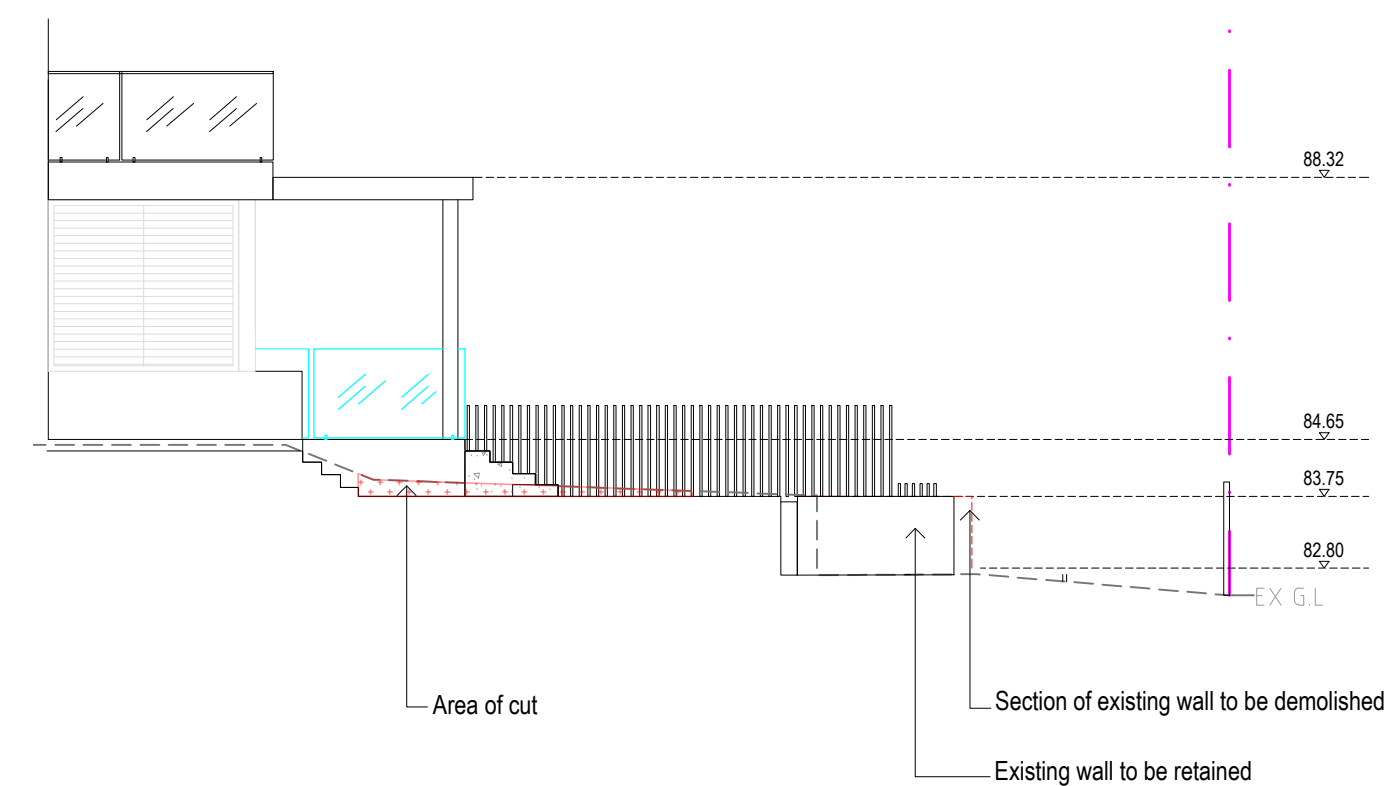
TO BE DEMOLISHED



NORTHERN ELEVATION - AA
SCALE 1:100



WESTERN ELEVATION - CC
SCALE 1:100



 SOUTHERN ELEVATION - BB
SCALE 1:100

NOTES:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	06/02/20	Preliminary Issue
B	17/02/20	DA Issue

Checked
AE
AF

S P A C E
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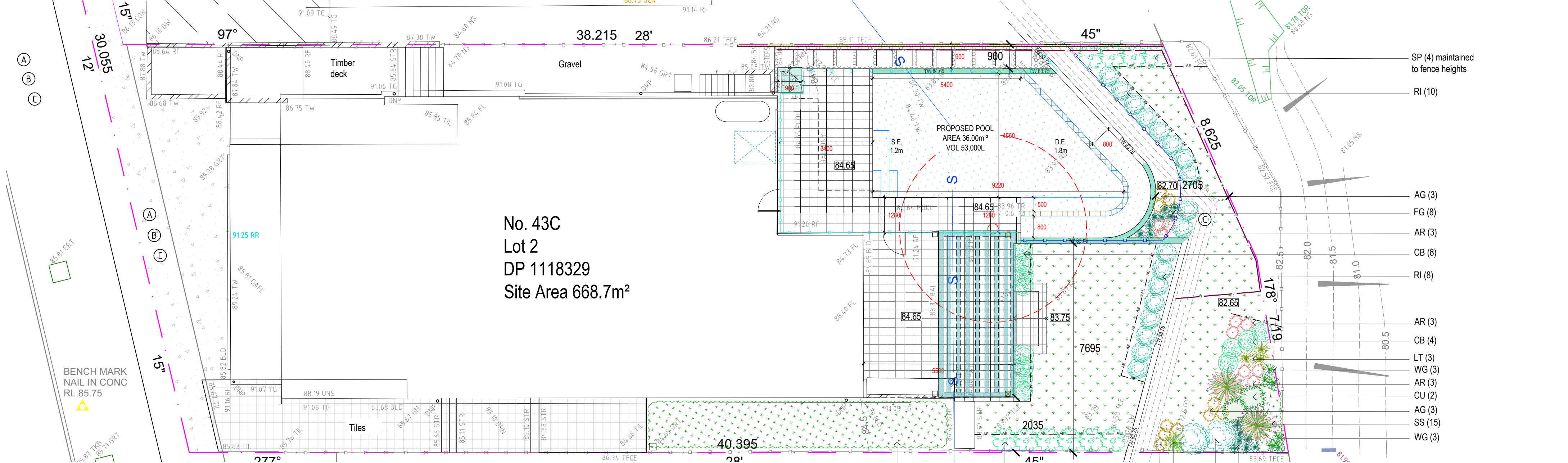
DRN:	L.Poulton
DATE:	06/02/2020
SCALE:	1:100@A2
PROJECT NO:	191685



DEMOLITION PLAN &
EXCAVATION AND FILL PLAN

DA-03 Rev. B

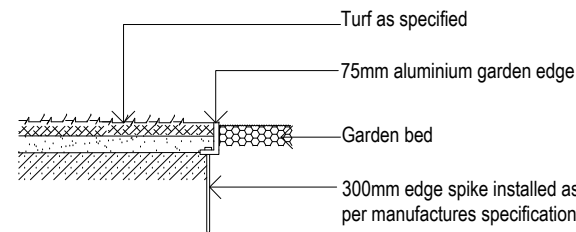
Rev **B**



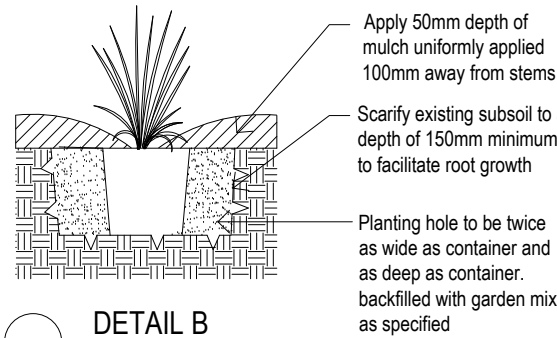
LEGEND

- BOUNDARY
- EXISTING CONTOUR
- TO BE DEMOLISHED
- SEDIMENT CONTROL FENCE
- CONCRETE RETAINING WALL
- EXISTING BOUNDARY FENCE
- POOL FENCE
- TIMBER SCREEN
- ALUMINIUM EDGE
- PAVING
- PROPOSED TURF
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

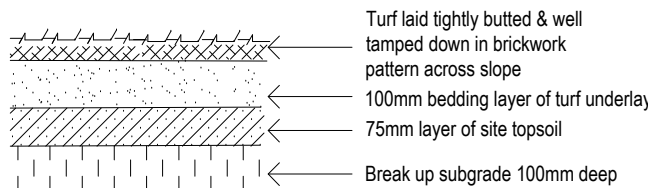
NEW WORKS COLOURS			
	TIMBER		FLOOR TILES
	GLASS		CONCRETE
			METAL



DETAIL A
ALUMINIUM EDGE DETAIL N.T.S.



DETAIL B
SHRUB PLANTING DETAIL N.T.S.



DETAIL C
TURF DETAIL N.T.S.

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
SHRUBS					
CA	CORREA ALBA	WHITE CORREA	2	1.5m	250mm
CB	CRASSULA ARBORESCENS 'BLUEBIRD'	SILVER DOLLAR JADE	12	0.8m	200mm
CU	CRASSULA UNDULATIFOLIA 'MAX COOK'	BLUE WAVES	2	0.8m	200mm
PT	PHORMIUM TENAX 'APPLE GREEN'	NEW ZEALAND FLAX	1	1m	250mm
RI	RAPHIOLEPIS INDICA 'SNOW MAIDEN'	SNOW MAIDEN	18	0.8m	250mm
SP	SYZYGIUM PANICULATUM 'DWARF'	DWARF LILLY PILLY	10	2.5m	250mm
WG	WESTRINGIA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGIA	6	0.4m	250mm
GRASSES / GROUND COVERS					
AI	ALCANTAREA IMPERIALIS 'RUBRA'	GIANT BROMELIAD	2	1.5m	200mm
AR	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	9	0.4m	140mm
AG	ANIGOZANTHOS 'GOLD VELVET'	GOLD KANGAROO PAW	10	0.6m	140mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	3	0.6m	140mm
FG	FESTUCA GLAUCA	BLUE FESCUE	15	0.3m	140mm
SS	SENECIO SERPENS	BLUE CHALK STALKS	15	0.2m	140mm
VH	VIOLA HEDERACEA	NATIVE VIOLET	20	0.1m	140mm

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:
Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone (SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:
entry of machinery or storage of building materials, parking of any kind of vehicle, erection or placement of site facilities, removal or stockpiling of soil or site debris, disposal of liquid waste including paint & concrete wash, excavation or trenching of any kind (including irrigation or electrical connections), Attaching any signs or any other objects to the tree, placement of waste disposal or skip bins, pruning and removal of branches, other than those by a qualified Arborist
Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

REMOVAL OF EXISTING TREES
All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

ELIMINATE WEEDS
Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION
Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE
Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding.
Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL
Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

TREE STOCK
Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use. Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species.
Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

ALUMINIUM GARDEN EDGING
Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into pre-punched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer. Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

TIMBER DECK, STAIRS & BENCH SEATS
Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joints in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.
Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

MULCHING
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting area impacted by building works to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING
New turf- Sir Walter Softed Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

STEPPING STONES
Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 20mm above adjacent surface.

RETAINING WALLS & PLANTER BOXES
All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.