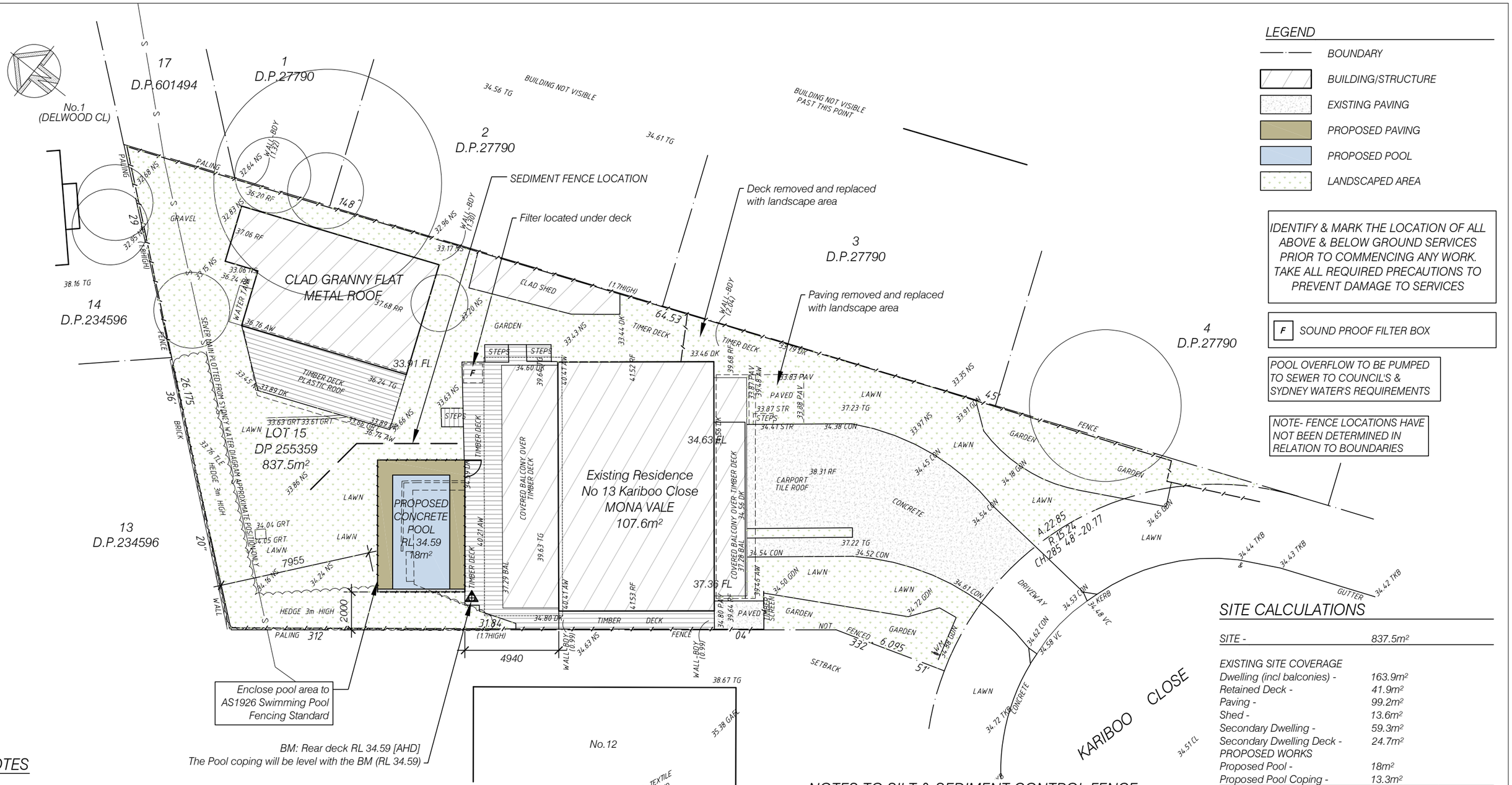
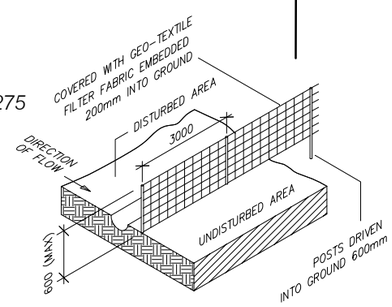


NOTES

1. All dimensions to be verified prior to commencement by the builder. Any discrepancies are to be resolved with the designer.
2. All structural work to engineer's detail.
3. Levels shown are indicative (unless provided by a registered surveyor)
4. All services are to be located and verified prior to commencement of building work.
6. Materials and workmanship to comply with the provisions of the National Construction Code, relevant Australian Standards and the requirements of the Local Government Authority.
7. The structure is to be maintained in a stable condition during construction.

SCALE 1:200 @A3

0 2 4 6 8 10 20



SEDIMENT FENCE DETAIL

NOT TO SCALE

NOTES TO SILT & SEDIMENT CONTROL FENCE CONSTRUCTION

SOURCE: GUIDELINES FOR EROSION & SEDIMENT CONTROL ON BUILDING SITES HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT TRUSTWINDSOR,AUSTRALIA

- CONSTRUCT SEDIMENT FENCE ALONG CONTOURS OF SITE
- DRIVE 1.5m POSTS INTO THE GROUND. PROVIDE UPHILL RETURNS AT EITHER END
- CONNECT THE GEOTEXTILE FABRIC TO THE POSTS IN A SECURE MANNER
- CONSTRUCT A TRENCH ALONG THE UPSLOPE SIDE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE BURIED
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT ON BOTH SIDES
- MAINTAIN THE FENCE REGULARLY TO ENSURE EFFICIENCY

SITE CALCULATIONS

SITE -	837.5m²
EXISTING SITE COVERAGE	
Dwelling (incl balconies) -	163.9m²
Retained Deck -	41.9m²
Paving -	99.2m²
Shed -	13.6m²
Secondary Dwelling -	59.3m²
Secondary Dwelling Deck -	24.7m²
PROPOSED WORKS	
Proposed Pool -	18m²
Proposed Pool Coping -	13.3m²
TOTAL -	433.9m²

PROPOSED SOFT LANDSCAPED AREAS -TOTAL
Required - 60% of the site area 502.5m²
Proposed - 407.8m² (48.7%)

For single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

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NOTES TO THE PLAN

THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT

THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED

CLIENT
K AND P SPENCE
SITE
13 KARIBOO CLOSE
MONA VALE

DRAWING
LANDSCAPE AREA PLAN
PROJECT
PROPOSED SWIMMING POOL

Date of Issue
A 10-06-21
B 15-06-21

JOB No 21-30
ISSUE B
DWG No 5