

northern
beaches
council

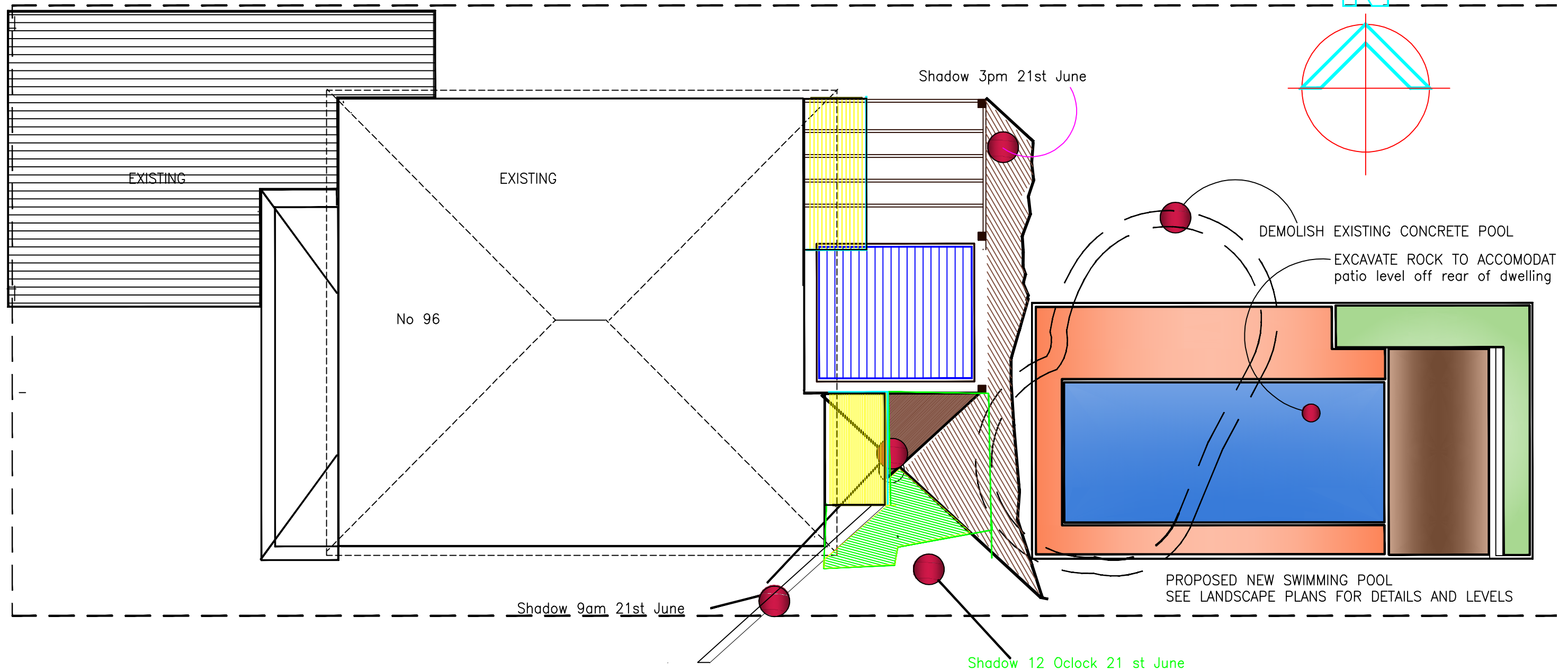
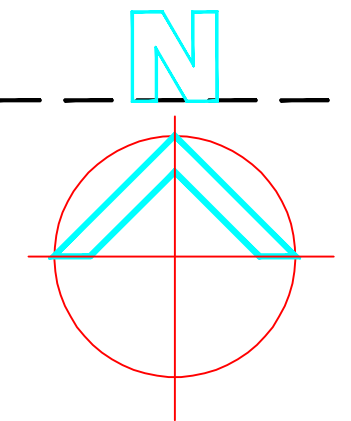
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**


DA2019/1307

PREMISES 96 CLONTARF STREET NORTH BALGOWLAH
INTERNAL ALTERATIONS AND ADDITIONS INCLUDING
A NEW INGROUND SWIMMING POOL & LANDSCAPING
Peter Formosa 0410 403442 DWG No 96A

28/10/2019

No 98



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No 28

SHADOW DIAGRAM

PREMISES 96 CLONTARF STREET NORTH BALGOWLAH
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Peter Formosa 0410 403442 DWG No 96A
28/10/2019

EROSION AND SEDIMENT MANAGEMENT PLAN 1:200

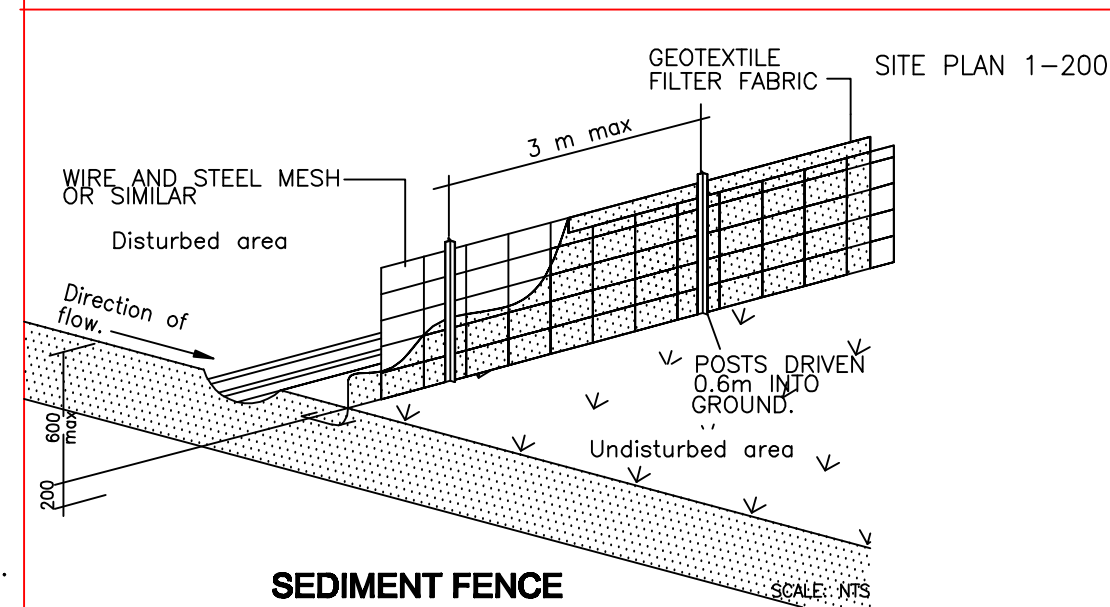
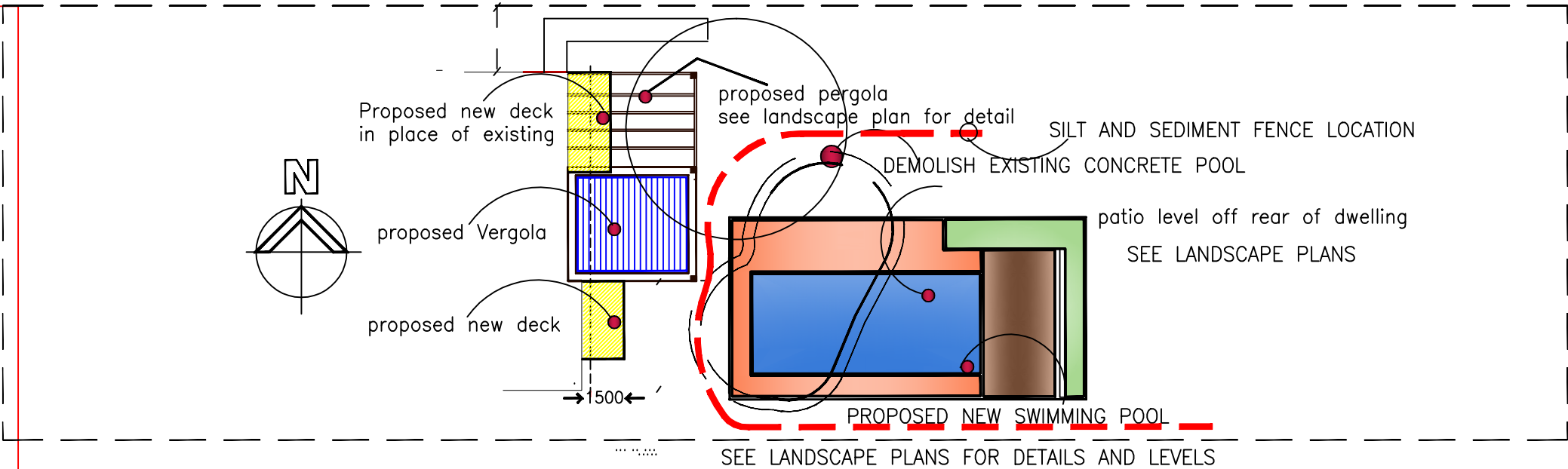
SOIL CONSERVATION NOTES

A. PRIOR TO ANY CLEARING OR EXCAVATION AT THE PROJECT SITE, A TEMPORARY SEDIMENT TRAP ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.

PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.

B. DURING CONSTRUCTION

- 1) SILTATION PROTECTION DESCRIBED ABOVE SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
- 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL BE CLEANED AND REPLACED (IF REQUIRED) TO COUNCIL'S SATISFACTION.
- 5) OTHER METHODS OF SEDIMENT CONTROL AS MAY BE REQ'D BY THE COUNCIL SHALL BE COMPLIED WITH.



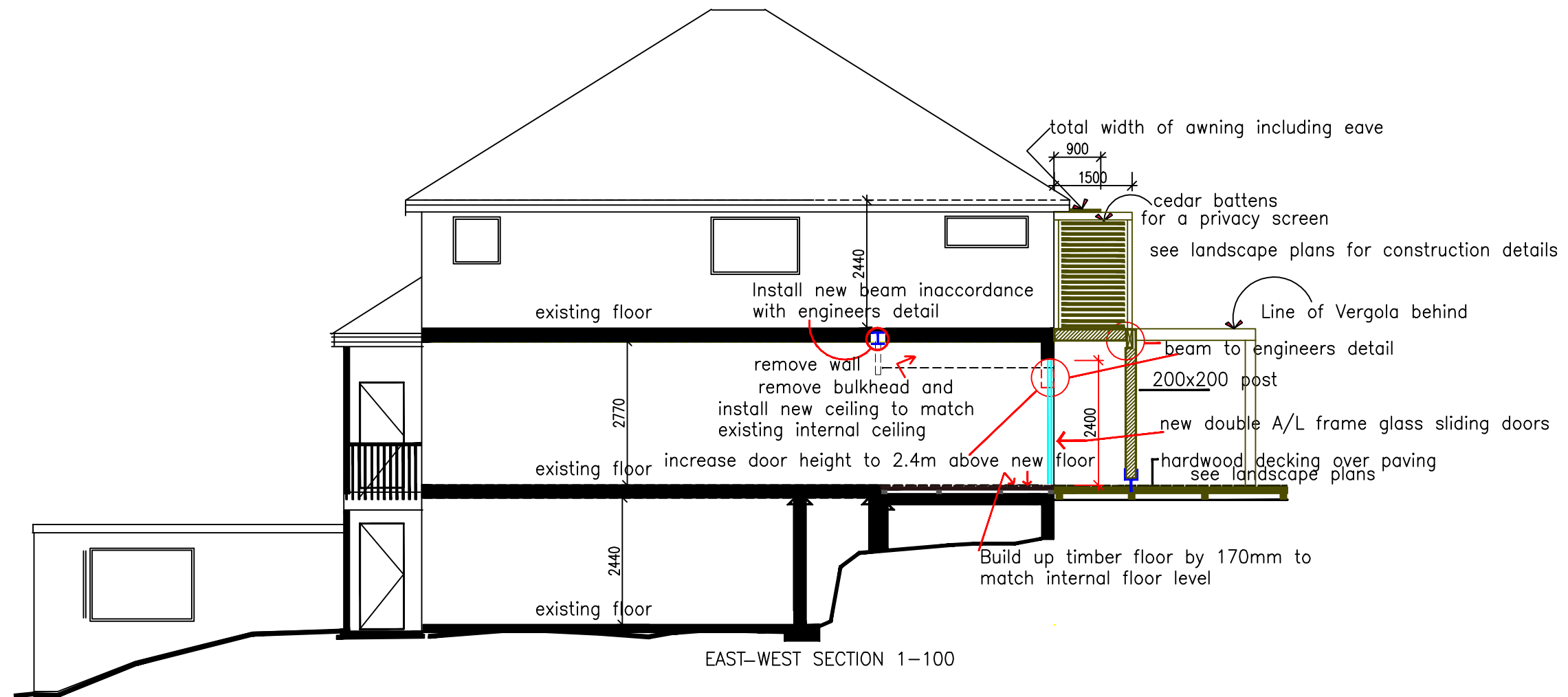
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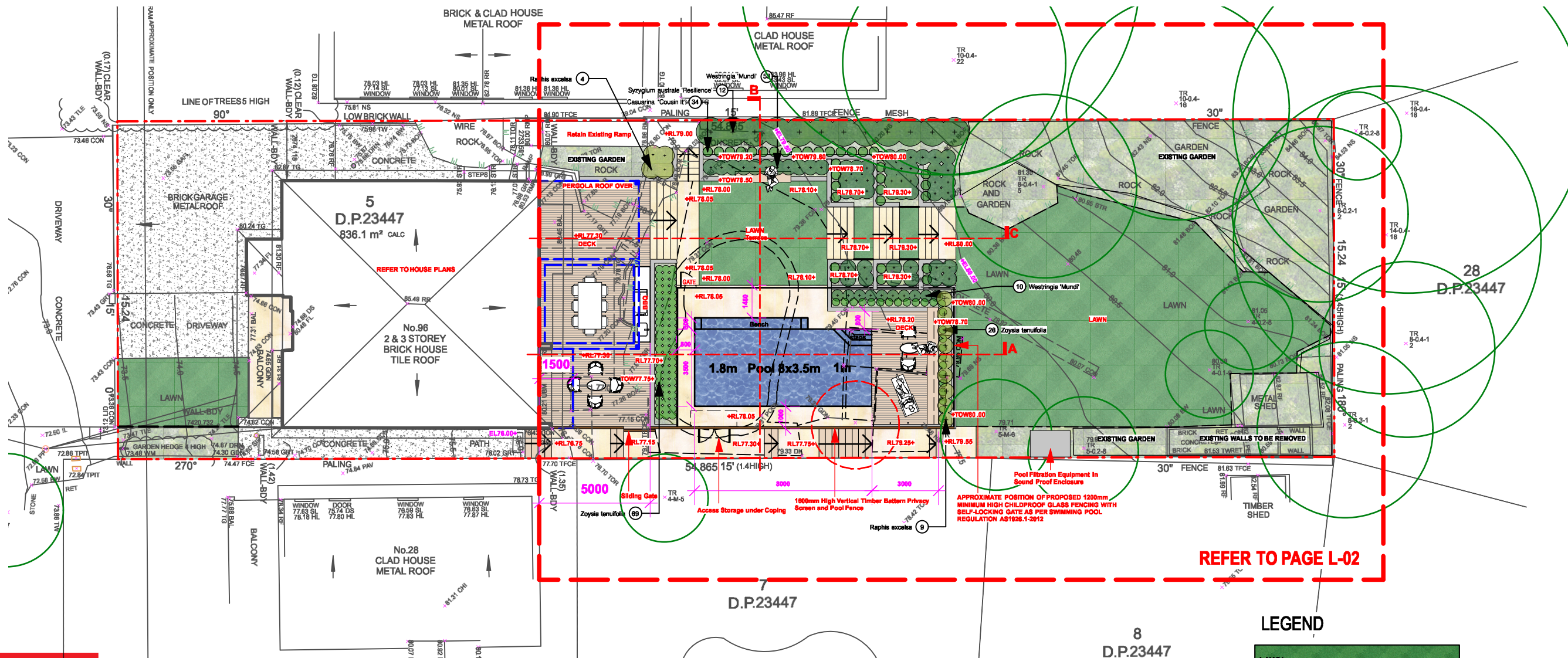
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INTERNAL ALTERATIONS AND ADDITIONS INCLUDING
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28/10/2019

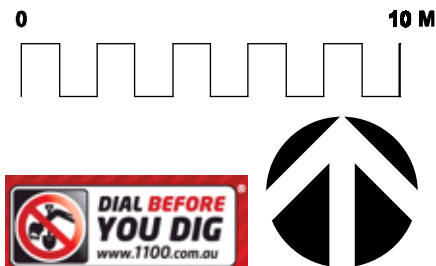




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NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by Sitedesign for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.
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EXISTING TREE LEGEND

-  EXISTING TREES TO BE RETAINED
-  EXISTING TREE TO BE REMOVED




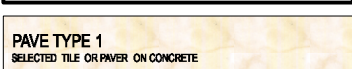

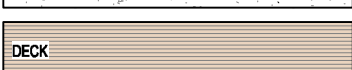
SITE COVERAGE CALC



SITE AREA OF BLOCK = 836 sqm

PROPOSED SOFT LANDSCAPE AREA
=383sqm = 46% of Site Area

POOL WATER VOLUME = Approx. 39.9 KL

LEGEND

-  LAWN
-  DEEP SOIL GARDENS
-  PROPOSED RESIDENCE
-  PAVE TYPE 1
SELECTED TILE OR PAVES ON CONCRETE
-  CONCRETE PAVE
-  DECK

-  BOUNDARY LINE
-  GARDEN EDGE

A 02/10/19 For Client Review
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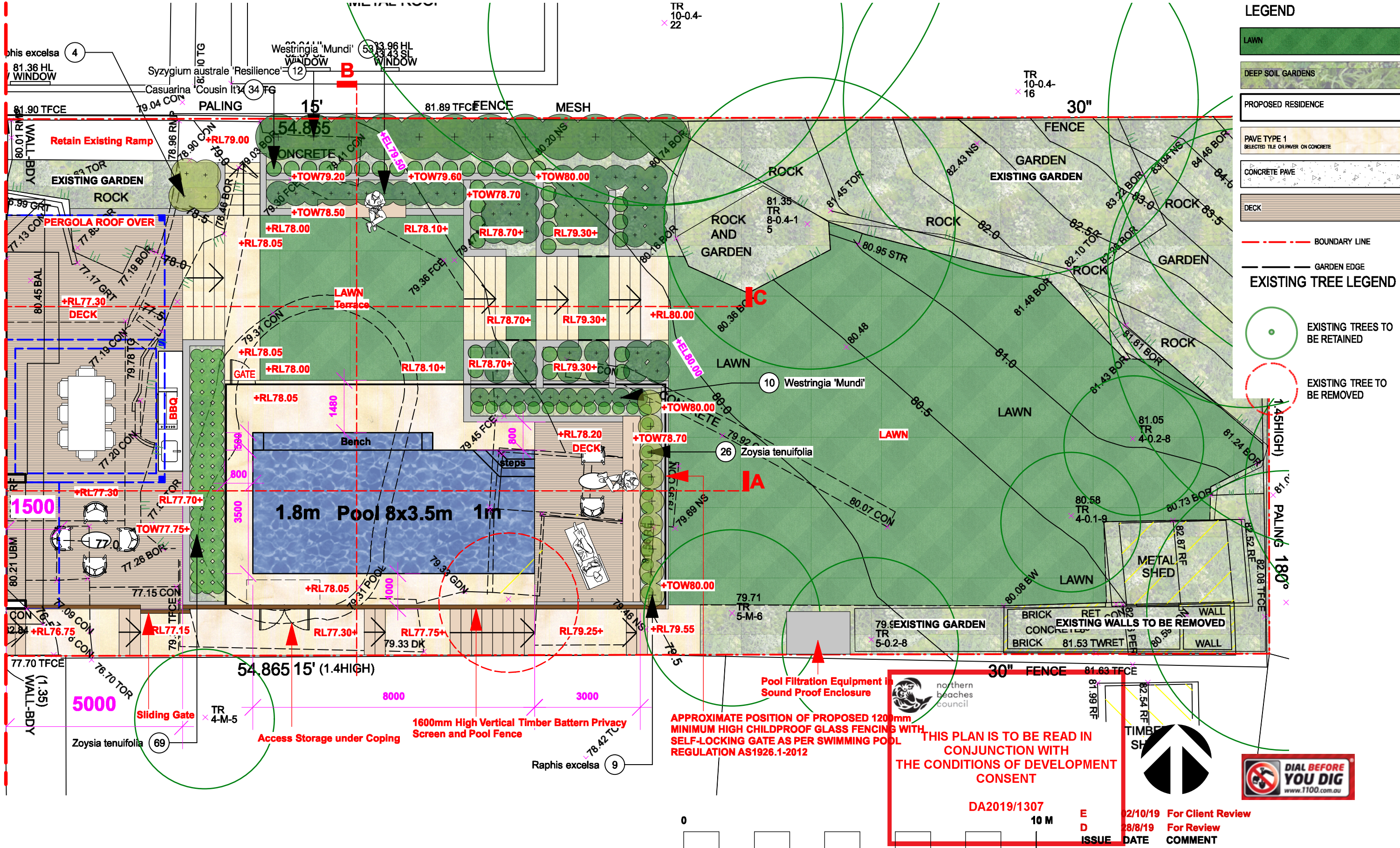
Project **John Davies**
Address **96 Clontarf Street North Balgowlah**
Drawing Title **LANDSCAPE SITE PLAN**

Date **120819**
Scale **1:200@A3**
Drawing No. **1139**

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REFER TO PAGE L-02



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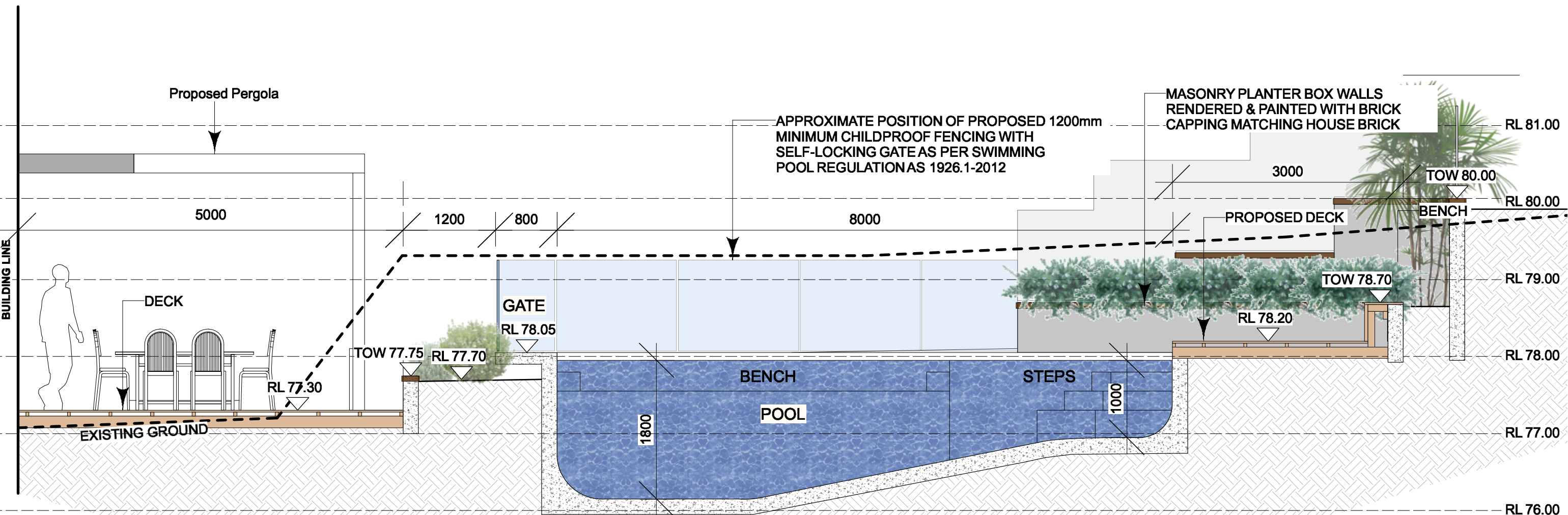
Project John Davies
Address 96 Clontarf Street North Balgowlah

Drawing Title REAR YARD LANDSCAPE PLAN

DA2019/1307
10 M
E
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02/10/19 For Client Review
28/8/19 For Review
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Scale 1:100@A3
Drawing No. 1139

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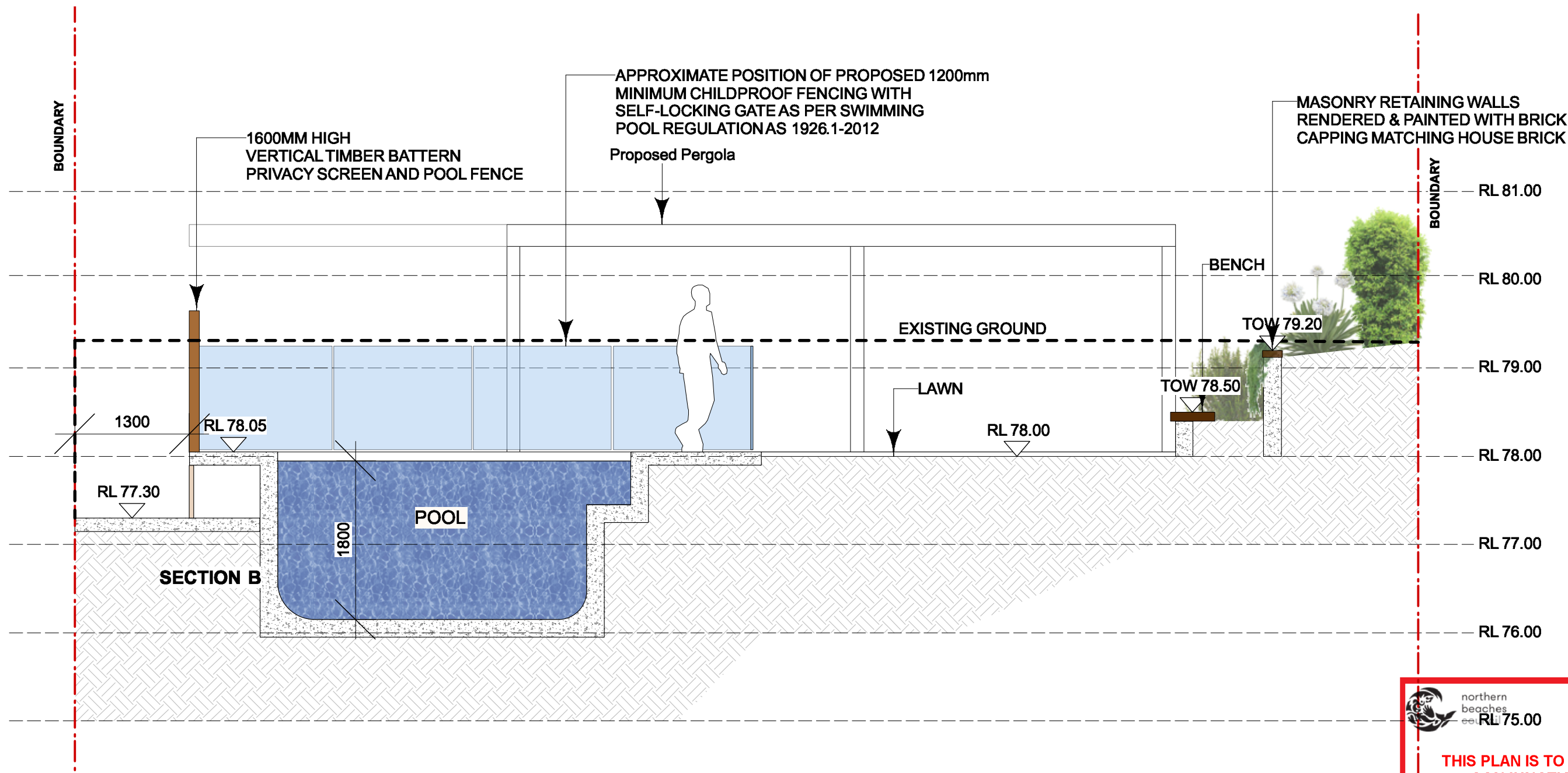
SECTION A



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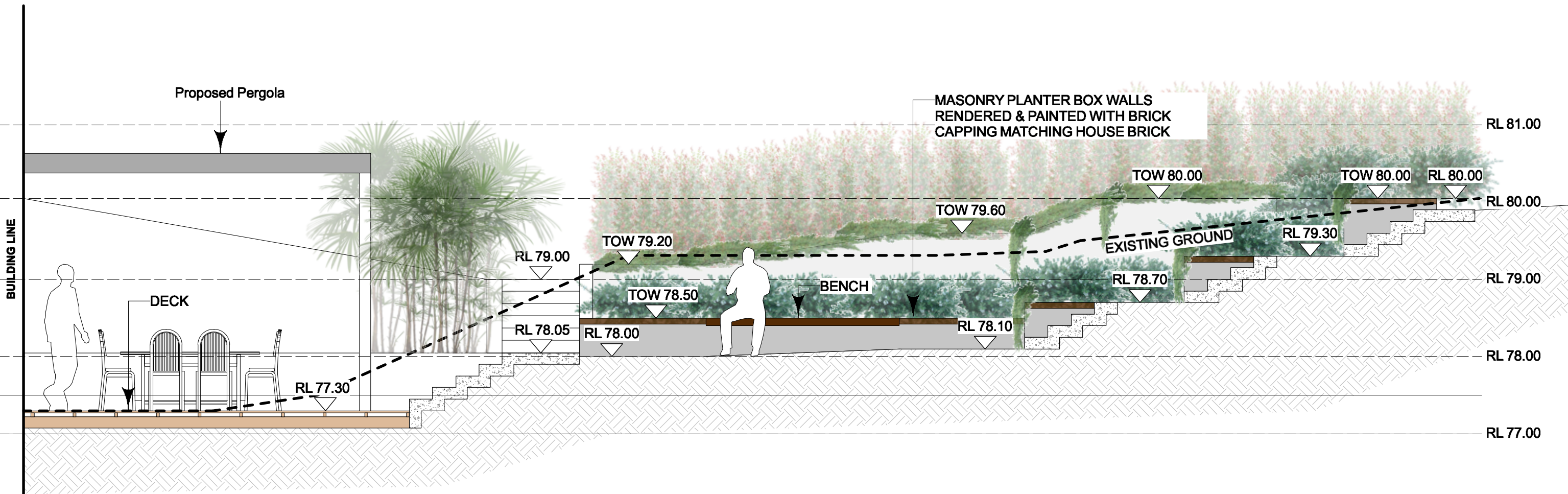
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Project **John Davies**
Address **96 Clontarf Street North Balgowlah**
Drawing Title **SECTION B**


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Drawing No. **1139**

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SECTION C

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