

Sheet 5 No 98 Shadow 3pm 21st June **EXISTING** DEMOLISH EXISTING CONCRETE POOL EXCAVATE ROCK TO ACCOMODAT patio level off rear of dwelling No 96 PROPOSED NEW SWIMMING POOL SEE LANDSCAPE PLANS FOR DETAILS AND LEVELS <u>Shadow 9am 21st June</u> Shadow 12 Oclock 21 st June No 28 SHADOW DIAGRAM PREMISES 96 CLONTARF STREET NORTH BALGOWLAH INTERNAL ALTERATIONS AND ADDITIONS INCLUDING

A NEW INGROUND SWIMMING POOL & LANDSCAPING

DWG No 96A

Peter Formosa 0410 403442

28/10/2019

northern beaches council

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

DA2019/1307

EXISTING

EROSION AND SEDIMENT MANAGEMENT PLAN 1:200

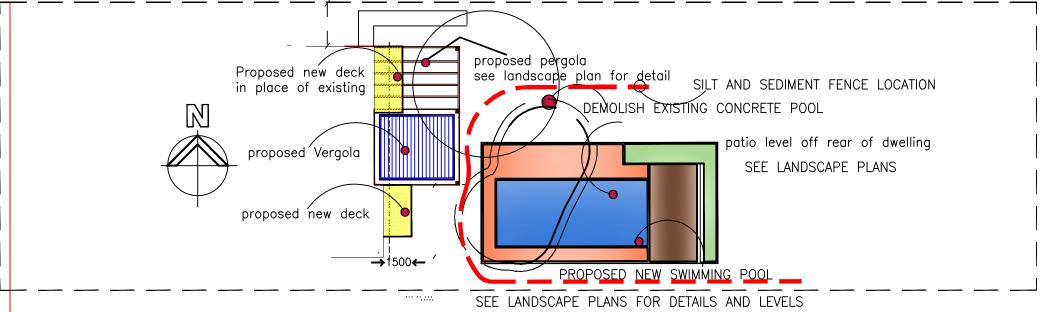
SOIL CONSERVATION NOTES

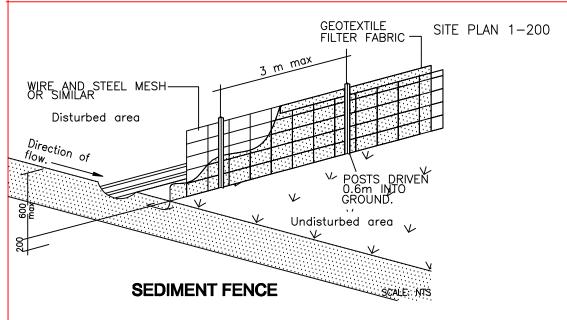
A. PRIOR TO ANY CLEARING OR EXCAVATION AT THE PROJECT SITE, A TEMPORARY SEDIMENT TRAP ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.

PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.

B. DURING CONSTRUCTION

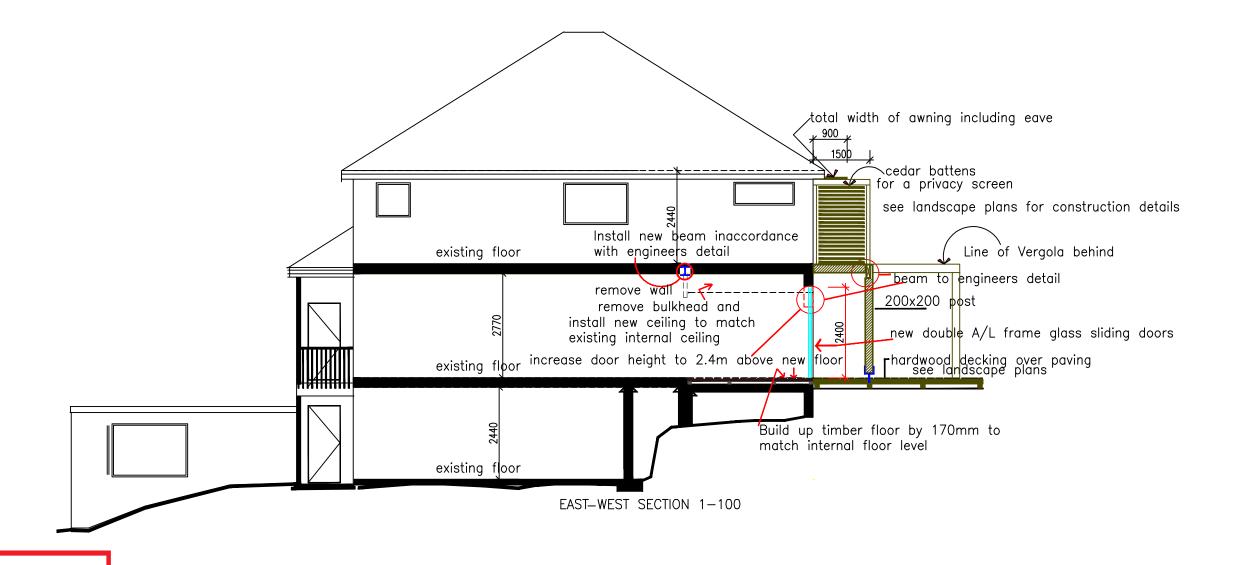
- 1) SILTATION PROTECTION DESCRIBED ABOVE SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
- 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL 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.







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

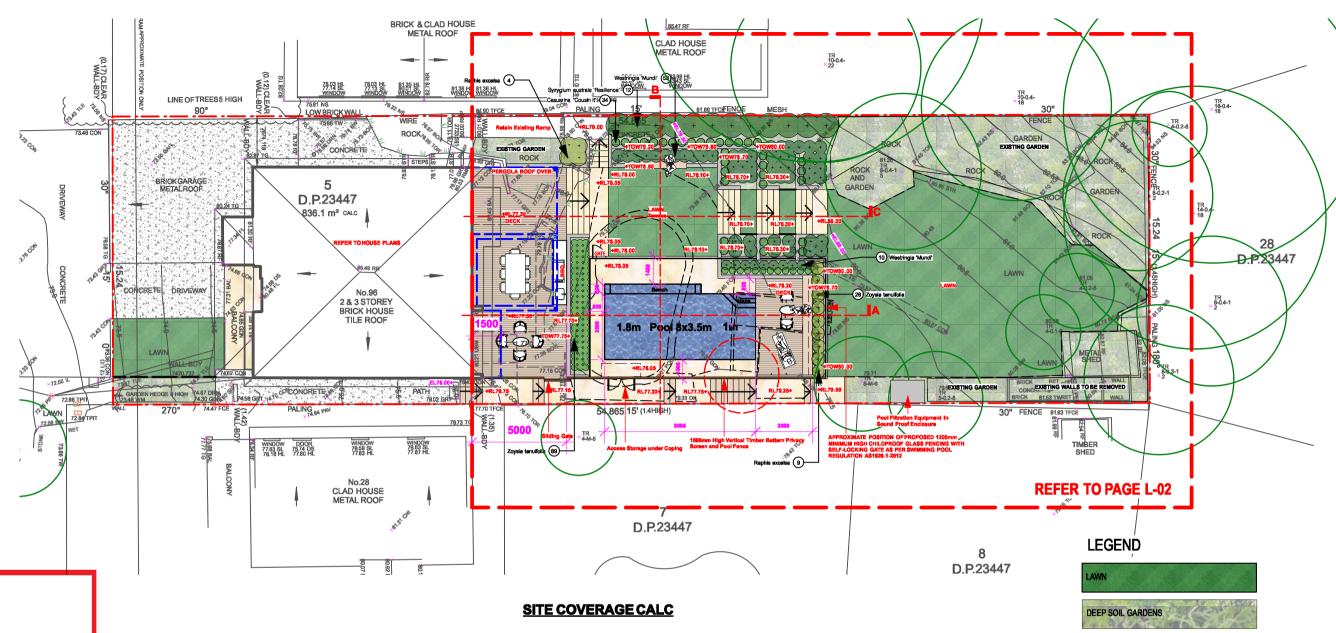




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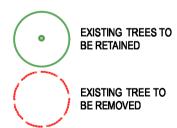
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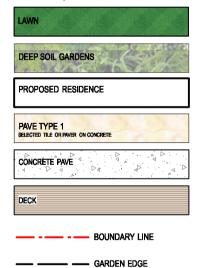
EXISTING TREE LEGEND



SITE AREA OF BLOCK = 836 sqm

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

POOL WATER VOLUME = Approx. 39.9 KL



A 02/10/19 For Client Review ISSUE DATE COMMENT

Drawing No.1139

AMENDMENTS

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SEMERAL MOTES
Whork to be carried out in accordance with the Building Code of Australia, all Local and State Government. Ordinances, relevant Australian Standards, Local authorities Regulations and all other relevant Authorities concerned.

Ill structural work end sits dirainage to be subject to Engineer's details or cartification where required by Council. This shall include r.c. slabs and footings, r.c. a

steetbeams. & columns, wind bracing to AS 1170
and AS4056, and/or rods or bots, tiedowns, fixings etc., driveway slabs and drainage to Council's setisfaction. All timbers to be in accordance with SAA Timber
Structure Code AS1720 and SAA Timber Framing Code AS 1884. All work to be carried out in a professional and workman-shiplike manner according to the plan
and specification.

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.

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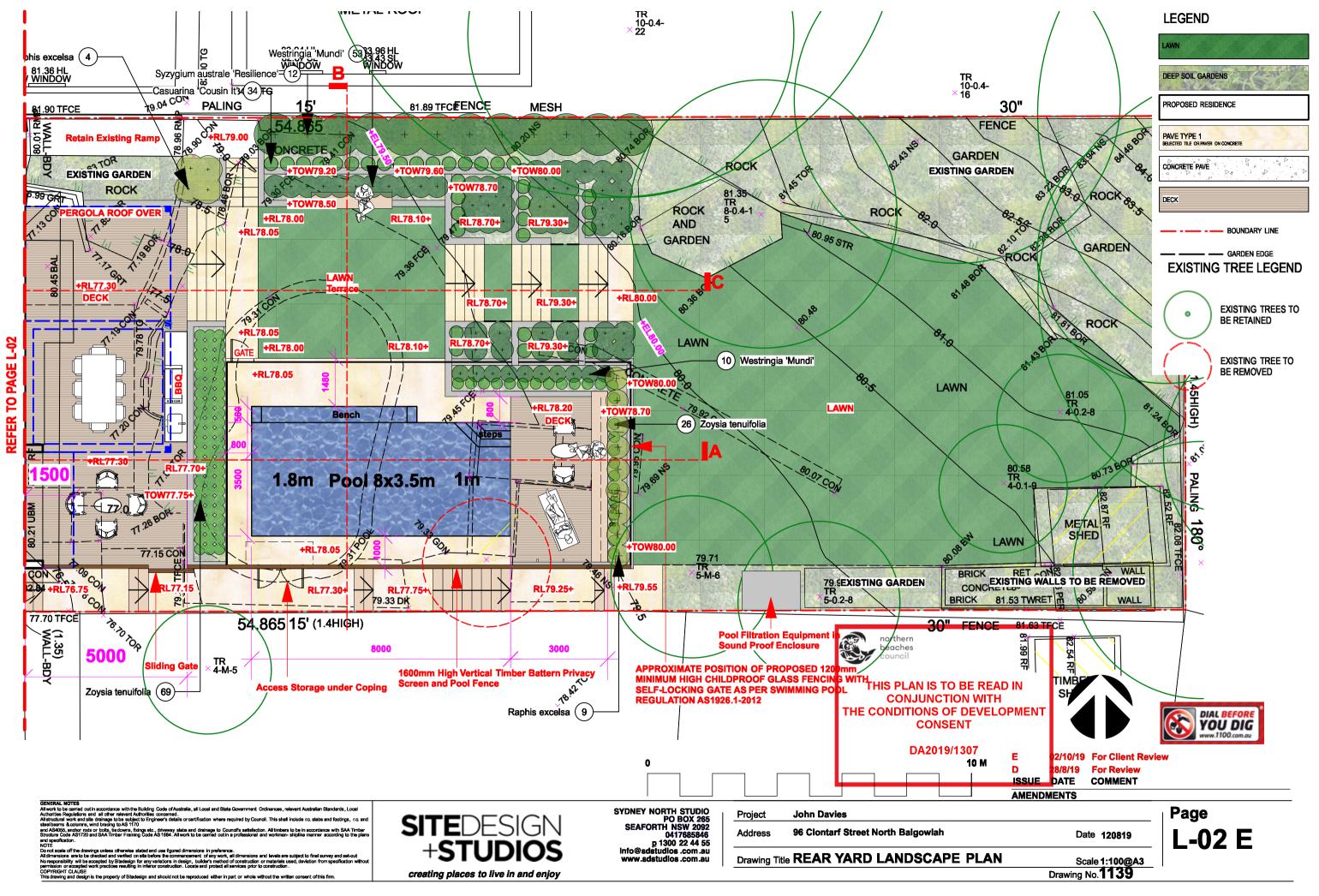
SYDNEY NORTH STUDIO
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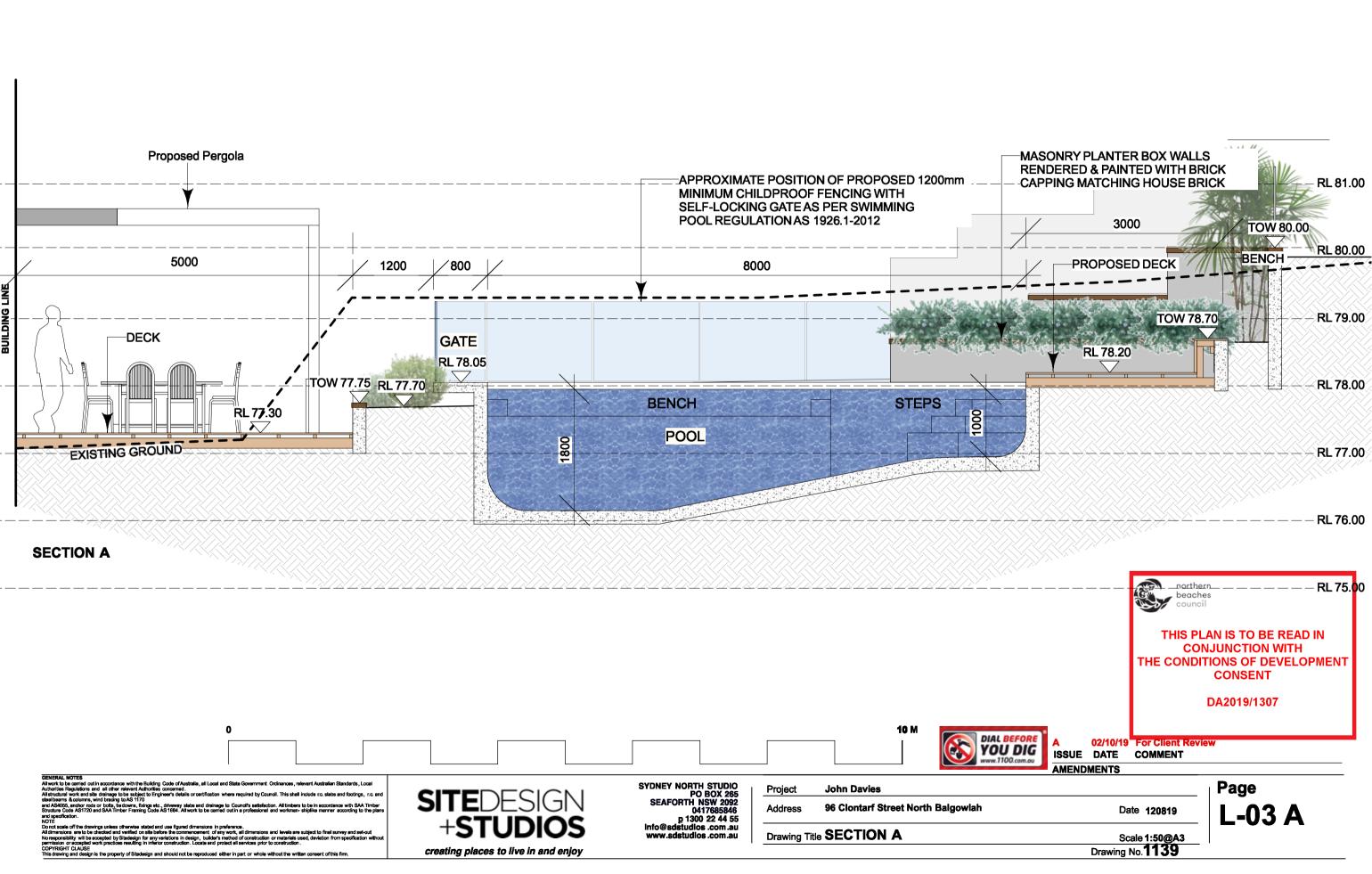
 Project
 John Davies

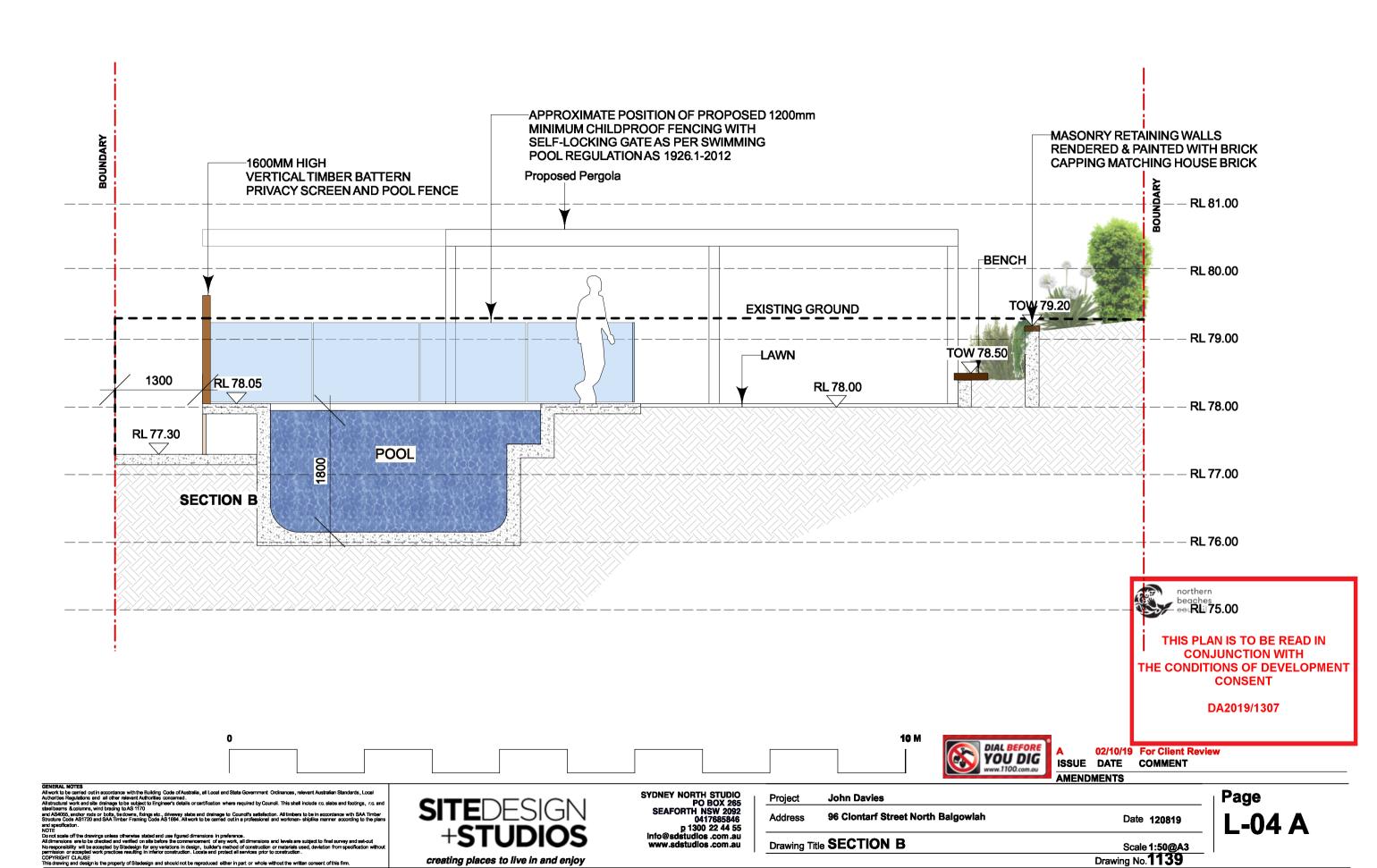
 Address
 96 Clontarf Street North Balgowlah
 Date 120819

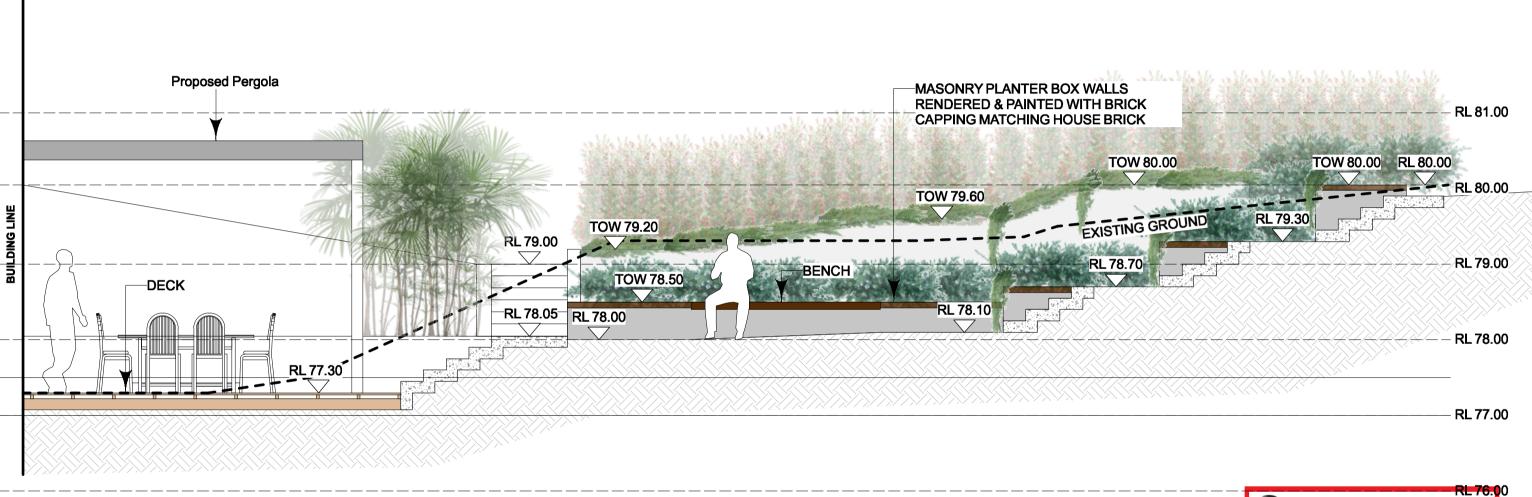
 Drawing Title LANDSCAPE SITE PLAN
 Scale 1:200@A3

Page L-01 A















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AMENDMENTS

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Project **John Davies** 96 Clontarf Street North Balgowlah Address Date 120819 Drawing Title SECTION C Scale 1:50@A3
Drawing No. 1139 Page L-05 A

Plant List

ID	Botanical Name Common Name		Scheduled Size	Mature Height	Mature Spread	Qty	
Shrubs							
rap-exc	Raphis excelsa	Lady Palm	300mm	3m	1m	13	
syz-au're'	Syzygium australe 'Resilience' Lilly Pilly		200mm	2.5m	1.5m	12	
Wes-mun	Westringia 'Mundi'	Dwarf Coastal Rosemary	200mm	0.5m	0.6m	63	
Ground Cov	ers						
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m	34	
Zoy-ten	Zoysia tenuifolia	Petting Grass	150mm	0.0 - 0.3m	0.3 - 0.6m	95	



Buxus microphylla japonica **Buxus Ball**



Zoysia tenuifolia **Petting grass**



Raphis excelsa **Lady Palm**



Syzygium Australe-resilience **Lilly Pilly**



Westringia 'Mundi' **Dwarf coastal rosemary**



Casuarina 'Cousin it' Cousin it

PROPOSED 1200mm MINIMUM HIGH CHILDPROOF POOL FENCING

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CONSENT

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GENERAL NOTES

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local
Authorities Regulations and all other relevant Authorities concerned.

All structural work and sits drainage to be subject to Engineer's details or certification where required by Council. This shall include cc. siables and foolings, r.c. and
steatbleams & columns, wind bearing to ASS 1150.

And AS4055, enchor node or botts, tied downs, fixings etc., drivewey slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber
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NOTE

On oft 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.
Noresponsibility will be accepted by Sibdesign for any veriations in design, bublichs exhebod of construction or materials used, deviation from specification with open construction or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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John Davies Project Address

96 Clontarf Street North Balgowlah

Date 120819

Drawing No.1139

Scale N.T.S@A3

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Drawing Title PLANTING & MATERIAL PALETTE

Page

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	(SEASOL)	IRRIGATION	HAND WEED REMOVAL	PRUNING	SPARAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	М	W	F	М	D	W
JAN	W	M	М	W	F	М	D	w
FEB	W	M	М	W	F	М	D	W
MAR	F	M	М	F	M	М	D	w
APR	F	N/A	М	F	M	М	D	W
MAY	F	N/A	М	M	M	М	D	w
JUNE	M	N/A	М	M	N/A	N/A	2ND D	w
JULY	M	N/A	М	M	N/A	N/A	2ND D	w
AUG	M	N/A	М	M	N/A	N/A	2ND D	W
SEP	М	M	М	M	N/A	N/A	2ND D	w
ост	F	F	М	F	M	М	D	W
NOV	F	F	М	F	М	М	D	w

KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY,

MAINTENANCE GENERAL NOTES

SECTION C: LANDSCAPE MAINTENANCE SPECIFICATION 1.0 SCOPE

The 52 week Planting Establishment Period commences at the date of registration of the repective plan. The contractor is to also allow for maintenance from the date of Practical Completion to the start date of the 52 week Planting Establishment Period. The allowance shall be for a weekly rate which will then be implemented until the formal maintenance period commences. 1.2 PROGRAM

Furnish a proposed planting maintenance program with the tender. 1.3 MAINTENANCE LOGBOOK

Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to: - Activities carried out during each attendance;

- Irregularities encountered and actions taken;
NB: Maintenance payments will be evaluated on submission of monthly logbooks.

1.4 RECURRENT WORKS

Throughout the Planting Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertillising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.

1.5 PLANTING

Commence recurrent planting maintenance works at the completion of planting. Ensure the stock arriving on site

Continue to replace failed, damaged or stolen plants for the extent of the Planting Establishment Period.

1.7 MULCHED SURFACES

Maintain the surface in a clean and tidy condition and reinstate the mulch as necessar 1.8 GRASSED AREAS

Commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and Planting Establishment Period, maintaining healthy weed free growth.

1.9 STAKES AND TIES Adjust or replace as required. Remove those not required at the end of the Planting Establishment Period 1.10 WATERING/ IRRIGATION

An irrigation system is to be installed to all mass planted beds and new tree planting, connected to a pump and the railmater tank /OSD tank. Install one tap near the front boundary (Wurrook Circuit) and one tap on the rear (eastern) boundary. This system shall be installed and maintained for the duration of the maintenance period (52 weeks) and in perpetuity of the development. All irrigation works shall be performed by a licensed irrigation contractor. Materials to be used are to be submitted to the site superintendent for approval. The contractor shall provide design drawings and material specifications/samples prior to commencing work. All works are to be conducted to all current and relevant Australian Standards.

The contractor is to be completely responsible for the coordination of the installation of the irrigation system with other services throughout the site. Recommended flow rates: The system shall be set up on a trial basis and them adjusted to suit the local requirements and conditions. Once the system is satisfactorily adjusted the contractor shall make fortnightly visits within the establishment period to ensure satisfactory performance of the system and to adjust the watering periods as required. Aminimum even coverage of 25mm of water per week is

AMENDMENTS

2.1 LANDSCAPE MAINTENANCE REPORT

2.1 Dandscape Maintenance Reports' shall be submitted to the Principle Certifying Authority by the contractor werifying that satisfactory maintenance of the landscape works has been undertaken and that any necessary rectification measures have been carried out to a high professional standard. This documentation is to be submitted through the plant establishment period.

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