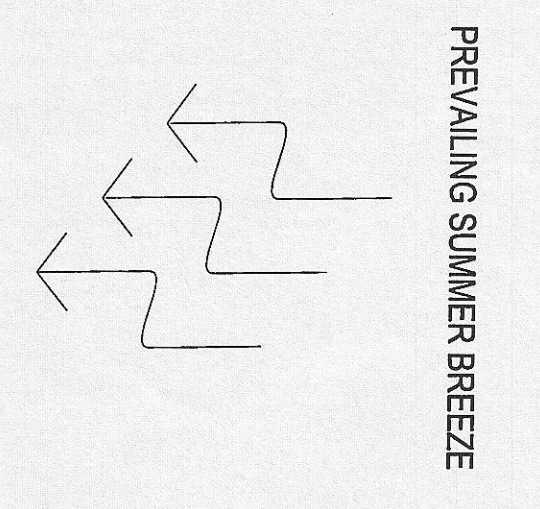


LEGEND

	BOUNDARY
	SEWER
	EXISTING CONTOURS
	EROSION & SEDIMENTATION CONTROL FENCE
	EXISTING CONCRETE



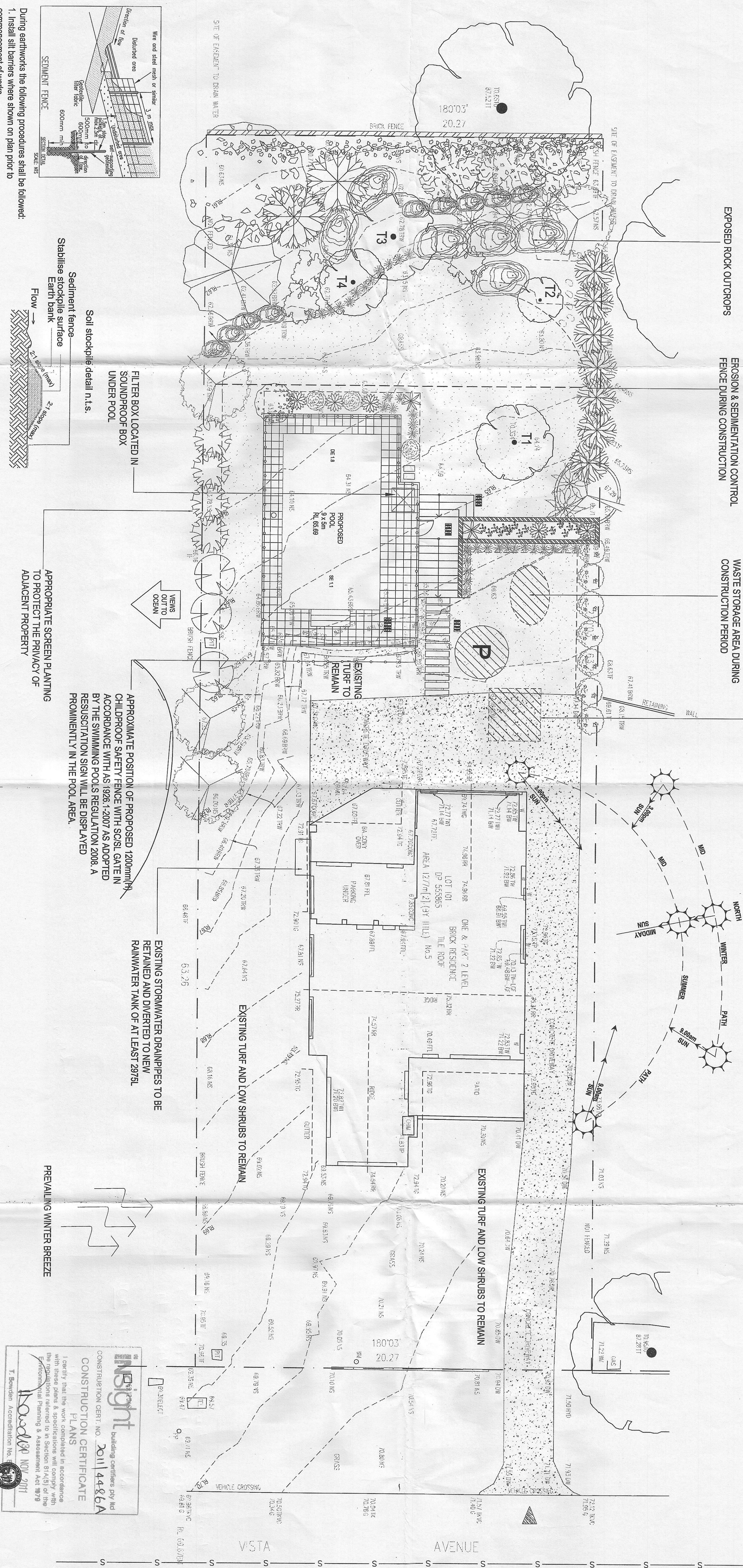
BASIX REQUIREMENTS

RAINWATER TANK
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2975 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 60 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 66.5 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: SOLAR ONLY.

SITE ANALYSIS LEGEND

	PRINCIPAL PRIVATE OPEN SPACE		EXISTING TREES TO BE RETAINED
	PREVAILING WIND		SITE VEHICLE ENTRY
	WASTE STORAGE AREA		MATERIALS STORAGE AREA

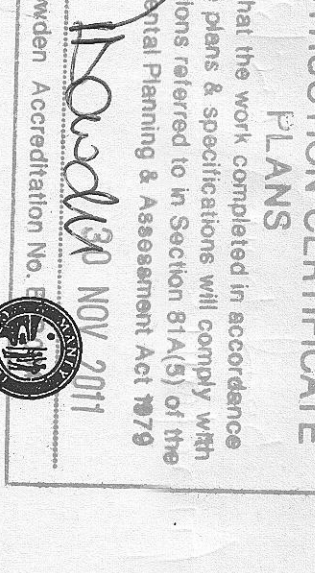
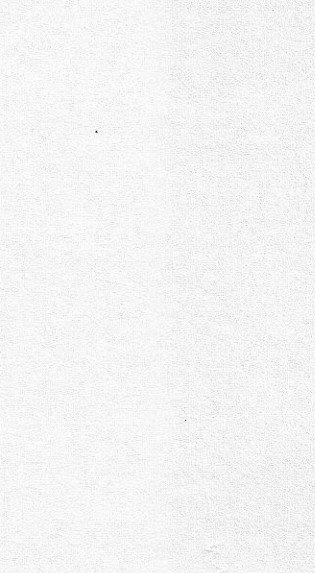
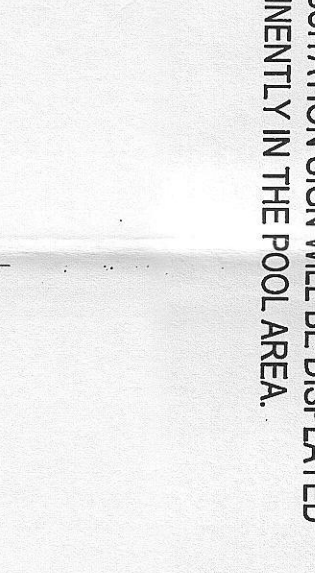
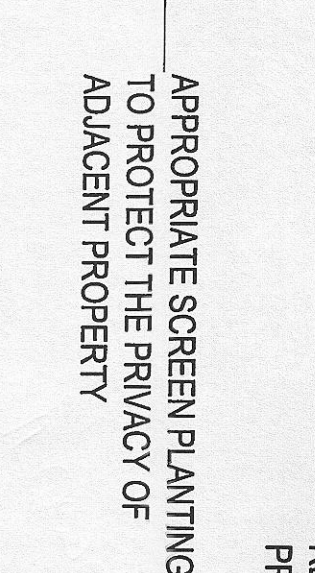
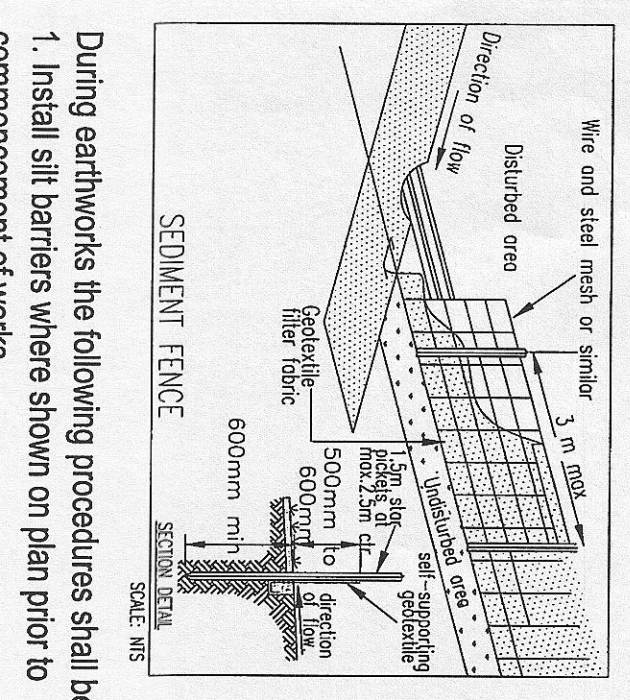
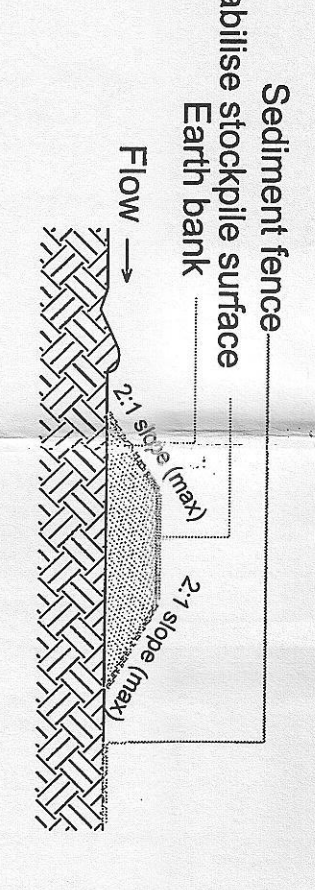


INSIGHT building certifiers Pty Ltd
CONSTRUCTION CERT. NO. 20114486A
CONSTRUCTION CERTIFICATE PLANS

I certify that the work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81(4)(b) of the Environmental Planning & Assessment Act 1979

INSIGHT NOV 2011
T. Swettenham Accreditation No. 1319

These plans relate to Development Consent No. 164/11-556(1)
The plans are NOT for construction.



- 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 surts, paints and acid washings will be provided by contractor.

1. Where possible located stockpile at least 5m from existing vegetation, water flows, roads and hazards.
2. Construct on the contour as a low, flat elongated mound.
3. Where there is sufficient area topsoil piles shall be less than 2m in height.
4. Construct earth bank (see detail) on the upslope side to divert run off around the stockpile and a sediment fence 1-2m downslope of the stockpile.

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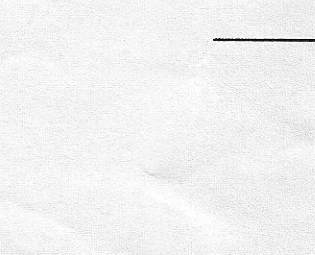
Rev.	Date	Issue	Checked
A	23/06/11	DA Issue	BB
B	27/07/11	DA Issue	BB

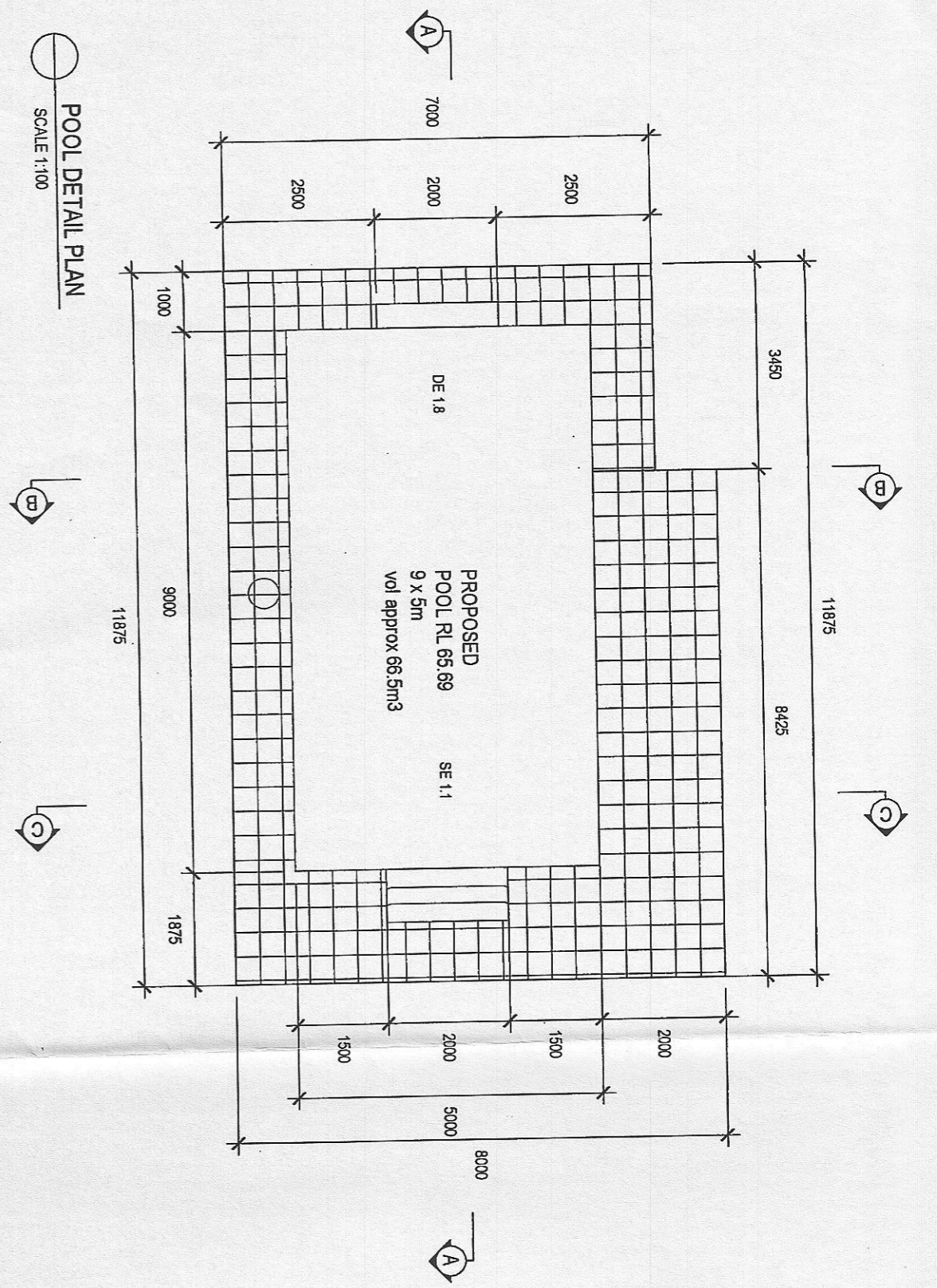
Space Landscapes Designs Pty Ltd
Suite 138, 117 Old Pittwater Road
Brookvale NSW 2100
Tel: 9905 7870 Fax: 9905 7657
www.spaceplans.com.au
asn 60 799 068 674 asn 139 916 251

Sue and David Sinclair
Address: 5 Vista Avenue
Balgowlah Heights

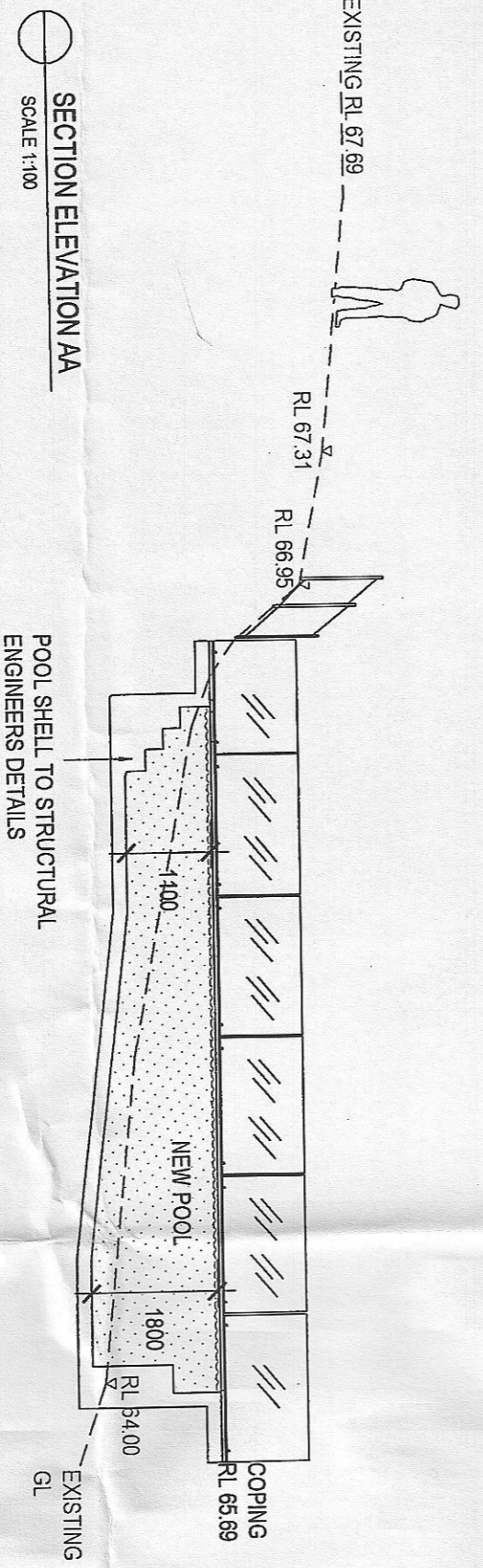
Client: Sue and David Sinclair
Date Created: 16/06/11
Scale: 1:100@A1
Project No: 11594

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Drawing No: L-01 of 3
Rev: B

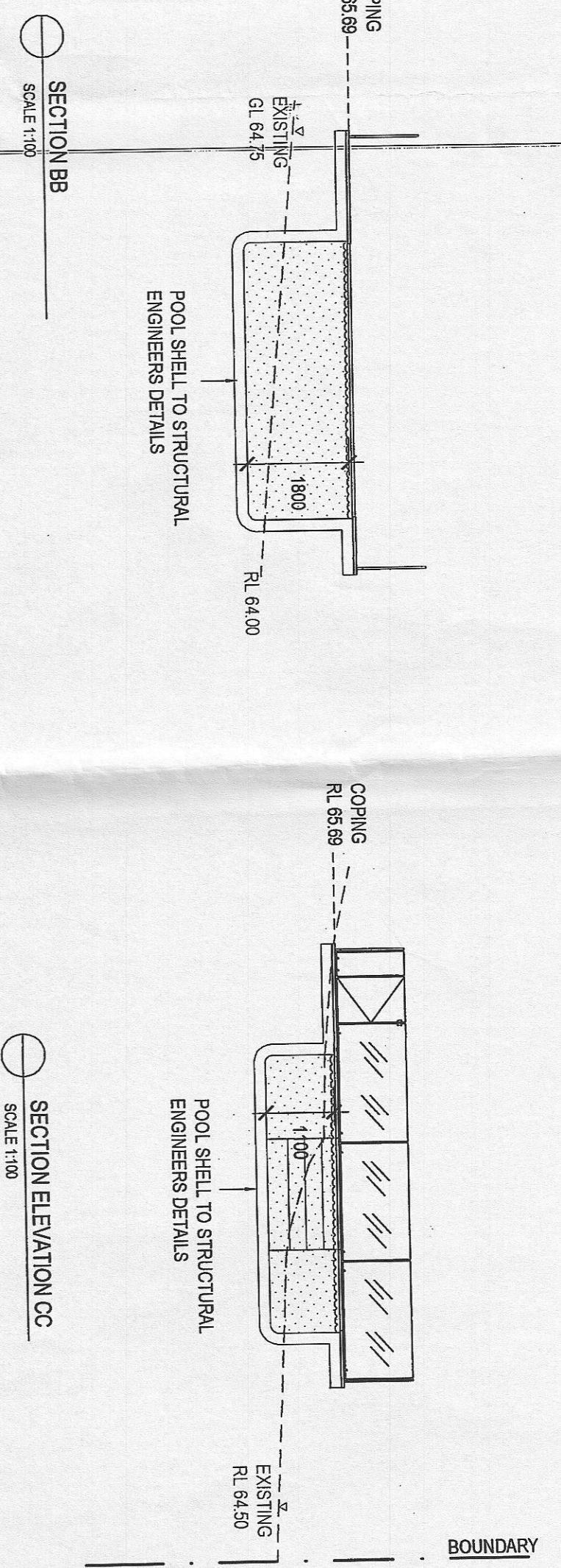




POOL DETAIL PLAN
SCALE 1:100

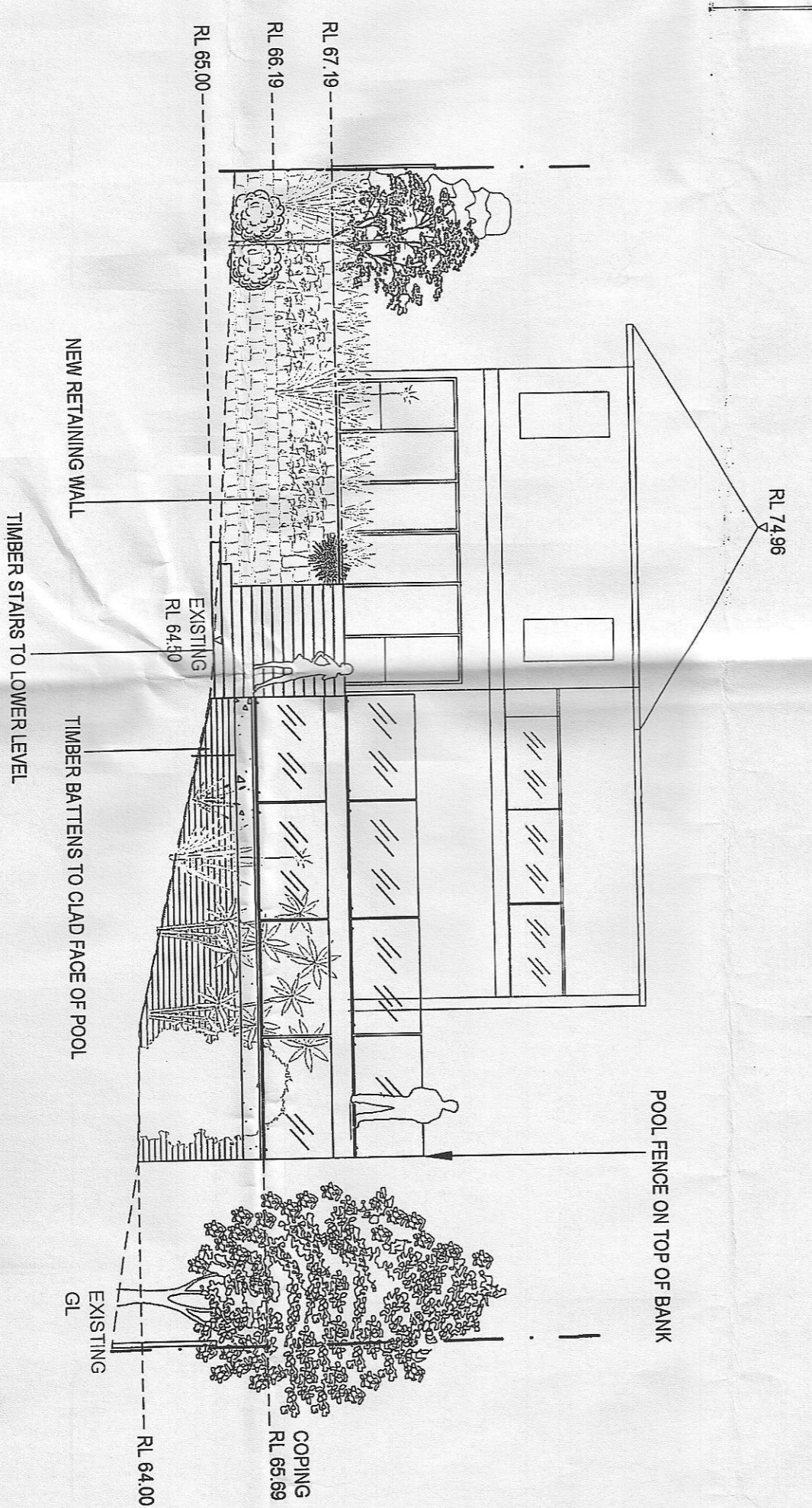


SECTION ELEVATION AA
SCALE 1:100



SECTION BB
SCALE 1:100

SECTION ELEVATION CC
SCALE 1:100



WESTERN SECTION ELEVATION
SCALE 1:100

These plans relate to Development
Consent No. 184/111 - 396(1)
The plans are NOT for construction.

Rev.	Date	Issue	Checked
A	16/06/11	Preliminary Issue	BB
B	24/06/11	DA Issue	BB
C	27/07/11	DA Issue	BB



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Suite 138, 117 Old Pittwater Road
Brookvale NSW 2100
Tel: 9905 7870 Fax: 9905 7657
www.space-designs.com.au
dnr 60 799 663 874 am 139 316 251

Client: Sue and David Sinclair
Address: 5 Vista Avenue
Balgowlah Heights

Drawn: A. ELBOZ ALDM #905
Date Created: 16/06/11
Scale: 1:100@A2
Project No: 11594

Title: POOL DETAILS & SECTIONS PLAN
Drawing No: L-02 of 3
Per: [Signature]



OPEN SPACE CALCULATIONS

Identify Site Zone 7 requires 40% of total open space to be Soft Open Space with 40% of that open space to be Soft

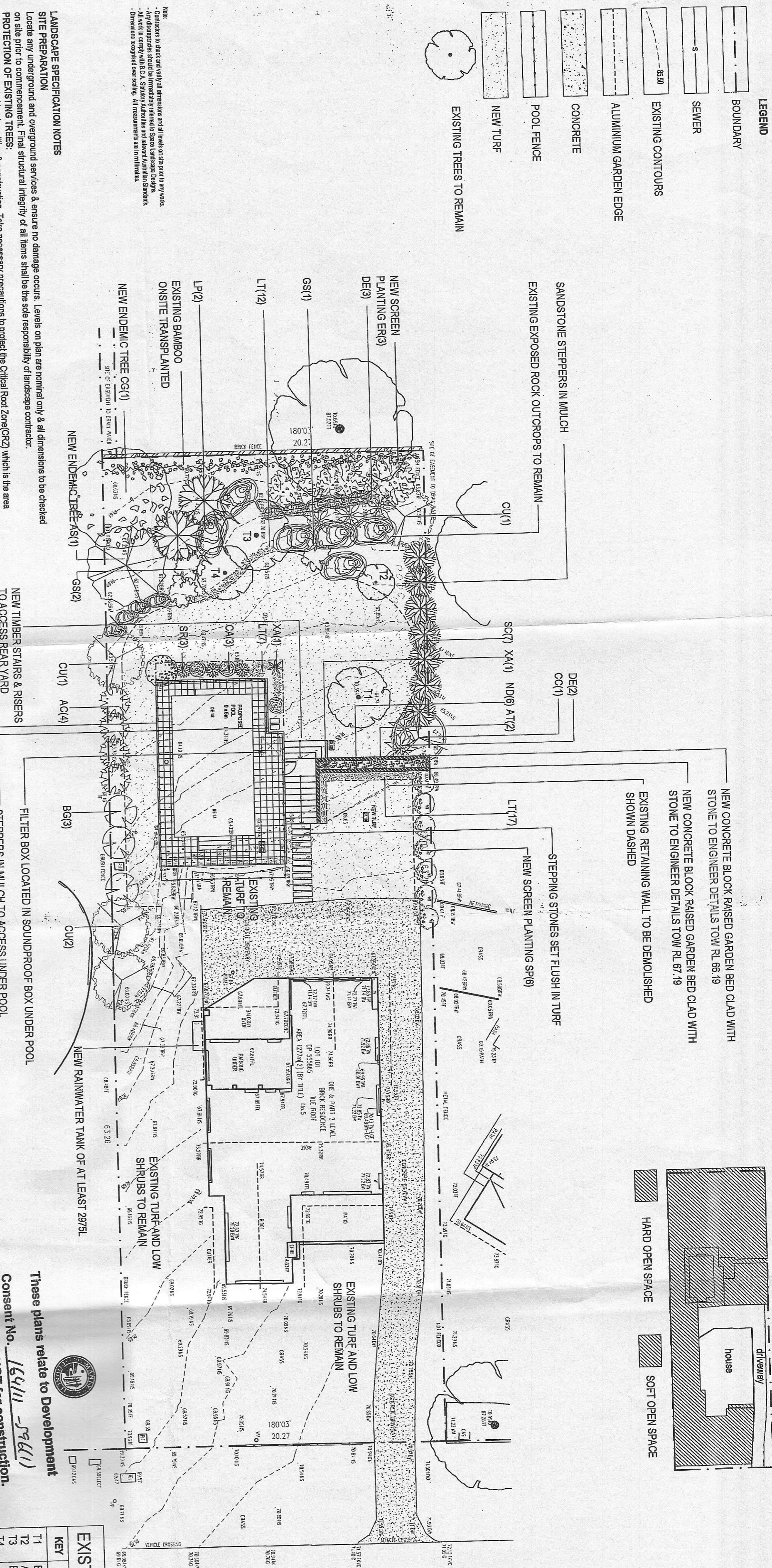
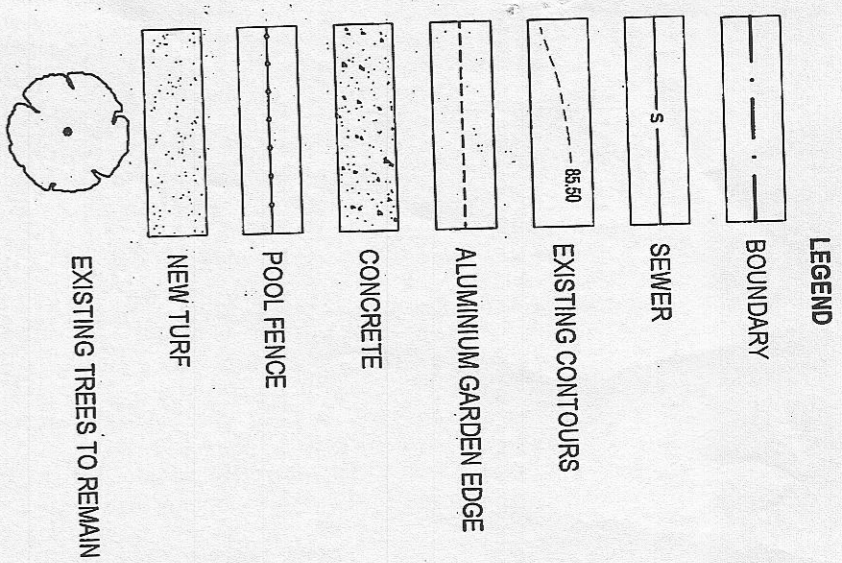
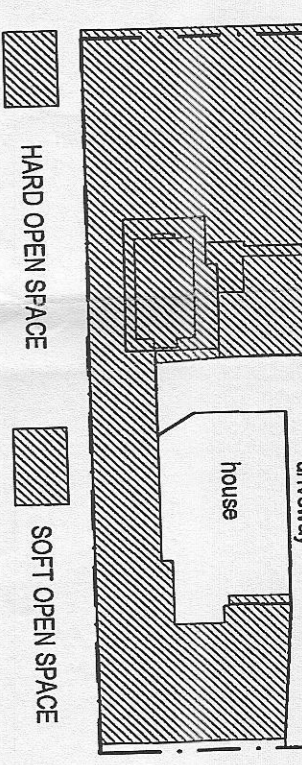
Site Area: 1277m²

Open Space required: 766.2m² 60%

Open Space proposed: 939m² 73%

Soft Open Space required: 306.5m² 40%

Soft Open Space proposed: 727.6m² 77%



LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overhead 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:

Protect all trees affected by demolition & construction. Take necessary precautions to protect the Critical Root Zone (CRZ) which is the area normally within 3m radius from each tree trunk. Prohibited Works within the CRZ:

- 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),
- attachment of 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/Compacting. 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.

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 precast corrugated eg. 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 Quality System: AS 4419 or as specified below.

Turf Areas: Turf Underlay, Premium Garden Mix, as supplied by ANL p. 02 9450 1444 or approved alternative.

Planting 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 be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

STAKING Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

TIMBER STAIRS Supply and install timber stairs to BCA requirements and to Australian Standards. All steps and risers to be hardwood.

MULCHING Quality system: AS 4454

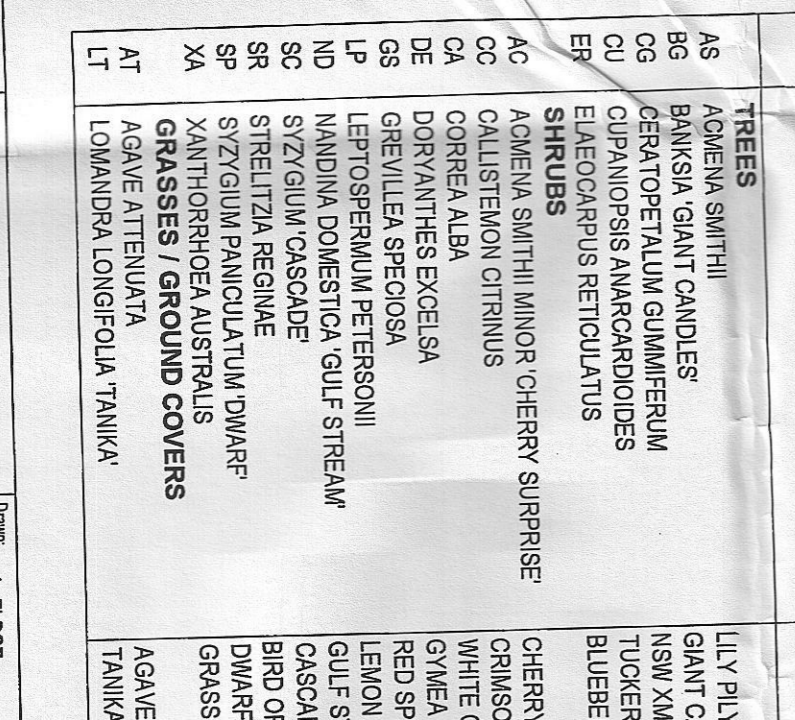
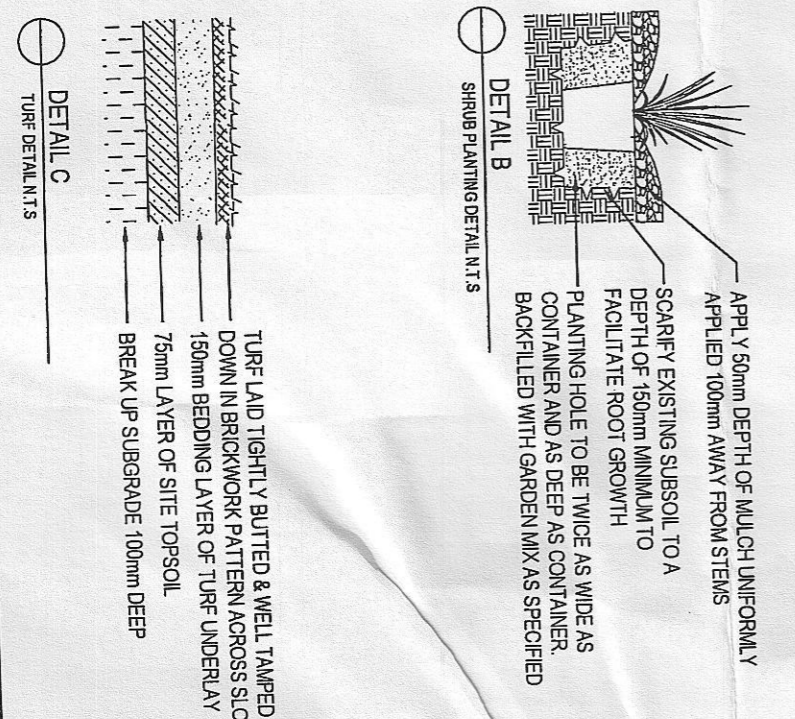
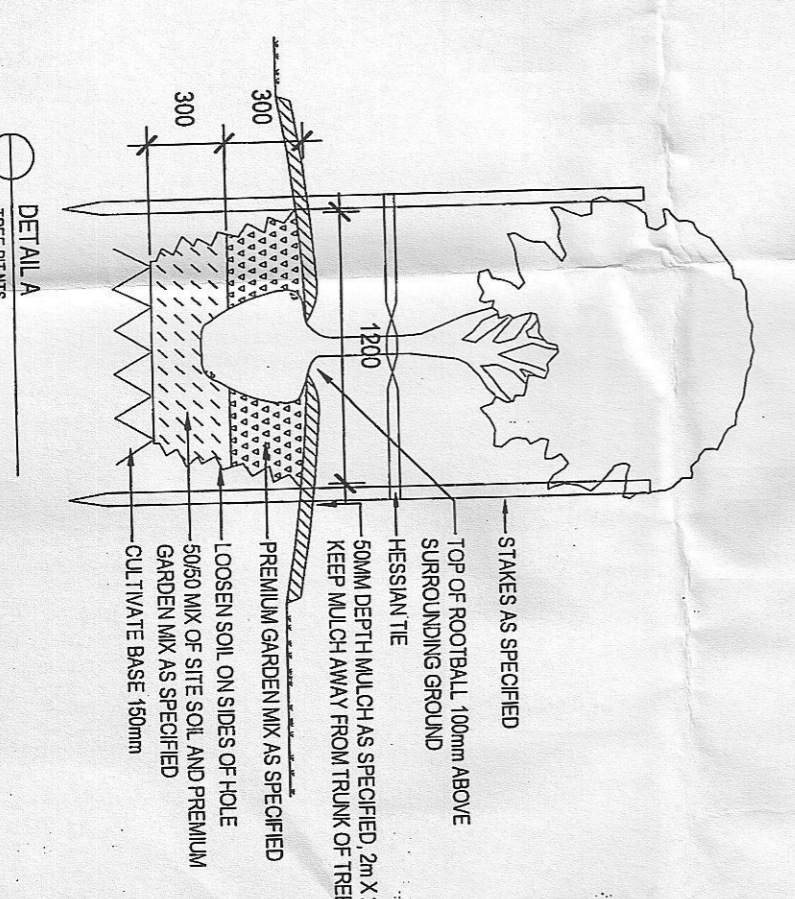
All planting area impacted by building works to receive 50-75mm of garden mulch. Droughtmaster, ANL p. 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING New Turf: St. Water Soft 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.

RETAINING WALL RAISED PLANTER BOX All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped eg. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations.



These plans relate to Development Consent No. 164/11 576/11

The plans are NOT for construction.

PROPOSED PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
AS	ACEMENA SMITHII	LILY PLY	1	10m	300mm
BG	BANKSIA GIANT CANDLES	GIANT CANDLES BANKSIA	3	4m	28Lr
CG	CEPHALOPetalum GUMMIFERUM	NSW XMAS BUSH	1	7m	45Lr
CU	CUPANIPORSIS AMARCAOIDIDES	TUCKERHO	1	7m	45Lr
ER	ELAEODCARPUS RETICULATUS	BLUEBERRY ASH	4	6m	25Lr
AC	ACEMENA SMITHII MINOR	CHERRY SURPRISE	4	2.5m	25Lr
CC	CALLISTEMON CITRINUS	CHERRY BOTTLEBRUSH	1	3m	200mm
CA	CORREA ALBA	WHITE CORREA	3	1.5m	25Lr
DE	DORVANTHES EXCELSA	GYMEA LILY	5	1.5m	200mm
CS	GREVILLEA SPECIOSA	RED SPIDER FLOWER	3	2.5m	200mm
LP	LEPTOSPERMUM PETERSONII	LEMON SCENTED TEA-TREE	2	2.5m	25Lr
ND	NANDINA DOMESTICA	GULF STREAM	7	0.7m	200mm
SC	SVZGIUM CASCADE	GULF STREAM	6	3.5m	200mm
SR	STRELTIZIA REGINAE	CASCADE	3	1.5m	200mm
SP	SVZGIUM PANICULATUM	BIRD OF PARADISE	2	1.5m	200mm
XA	XANTHORRHOEA AUSTRALIS	DIARR LILLY PILLY	2	3m	25Lr
AT	AGAVE ATTENUATA	GRASSES / GROUND COVERS	2	2m	25Lr
LT	LOMANDRA LONGIFOLIA TANIKA	AGAVE TANIKA	36	0.7m	200mm

EXISTING TREE SCHEDULE

KEY	BOTANICAL NAME	TRUNK DIA.	SPREAD
T1	BANKSIA INTEGRIFOLIA	0.3m	4m
T2	AGER PALMATUM	NOT SURVEYED	NOT SURVEYED
T3	EUCALYPTUS BOTRYOIDES	NOT SURVEYED	NOT SURVEYED
T4	JACARANDA MIMOSIFOLIA	NOT SURVEYED	NOT SURVEYED

space landscape designs

Space Landscape Designs Pty Ltd
Suite 138, 117 Old Pittwater Road
Brookvale NSW 2100
Tel: 9905 7870 Fax: 9905 7857
www.space3design.com.au
asn 80 939 683 074 fax 139 316 251

Client: Sue and David Sinclair

Date: 16/06/11

Scale: 1:200@A2

Project No: 11594

Title: LANDSCAPE PLAN

Drawing No: L-03 of 3

Rev: C