


DUST CONTROL :
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
 2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION. ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES. IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
 PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
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1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200

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REV.	DATE	COMMENTS	DRWN
A	10/11/2020	CC SET - DRAFT	DLR
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LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
 ROBBIE BEMPASCUTIO

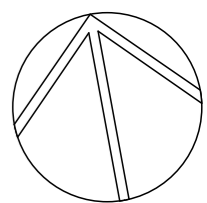
PROJECT ADDRESS
 26 SEAVIEW AVENUE,
 CURL CURL NSW 2096

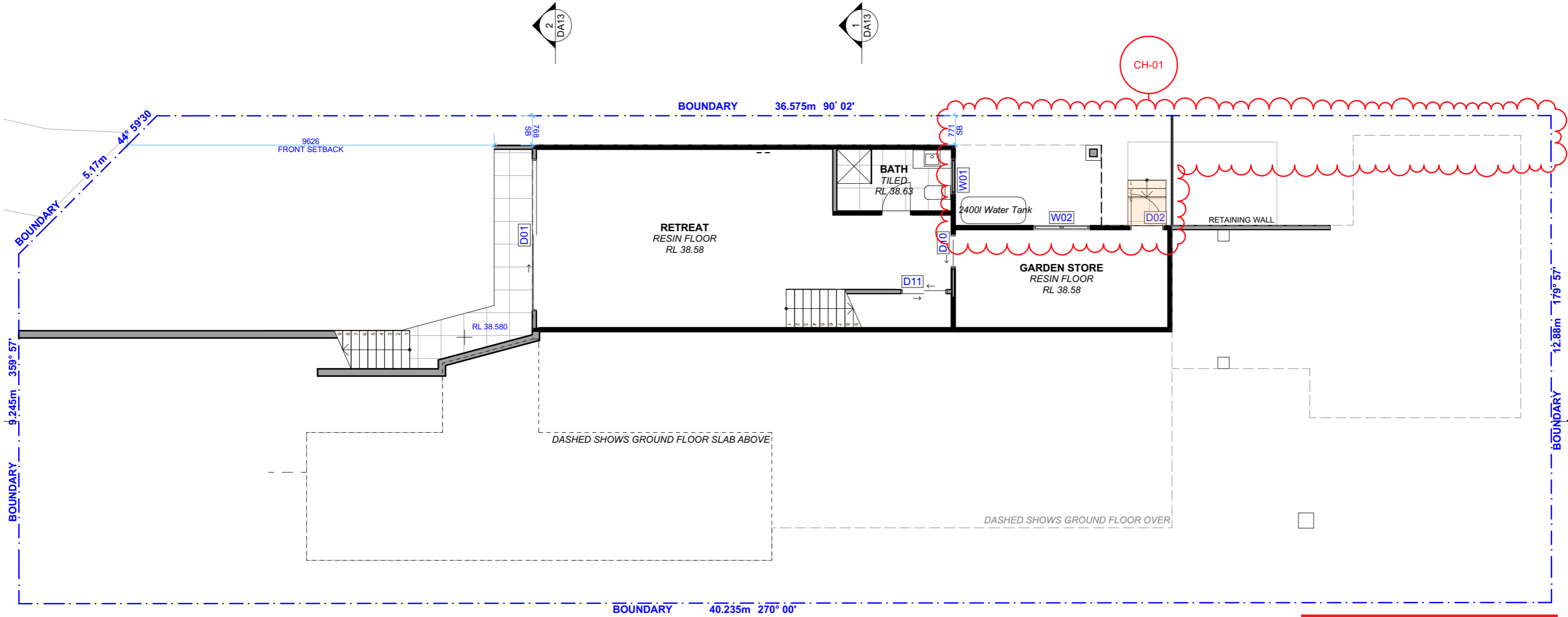
DRAWING NO.
S4.5501

DATE
 Monday, 10 May 2021

DRAWING NAME
 SITE / ROOF / SEDIMENT
 EROSION / WASTE
 MANAGEMENT / STORMWATER
 CONCEPT PLAN

SCALE
 1:100, 1:1.46, 1:200
 @A3






 northern beaches council
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1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

REFER TO ENGINEERS DRAWINGS S40 - 19/08/20


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LEGEND
 PROPOSED
 EXISTING
 DEMOLISHED

CLIENT
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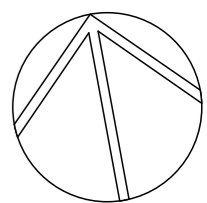
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DRAWING NO.
S4.5505

DATE
 Monday, 10 May 2021

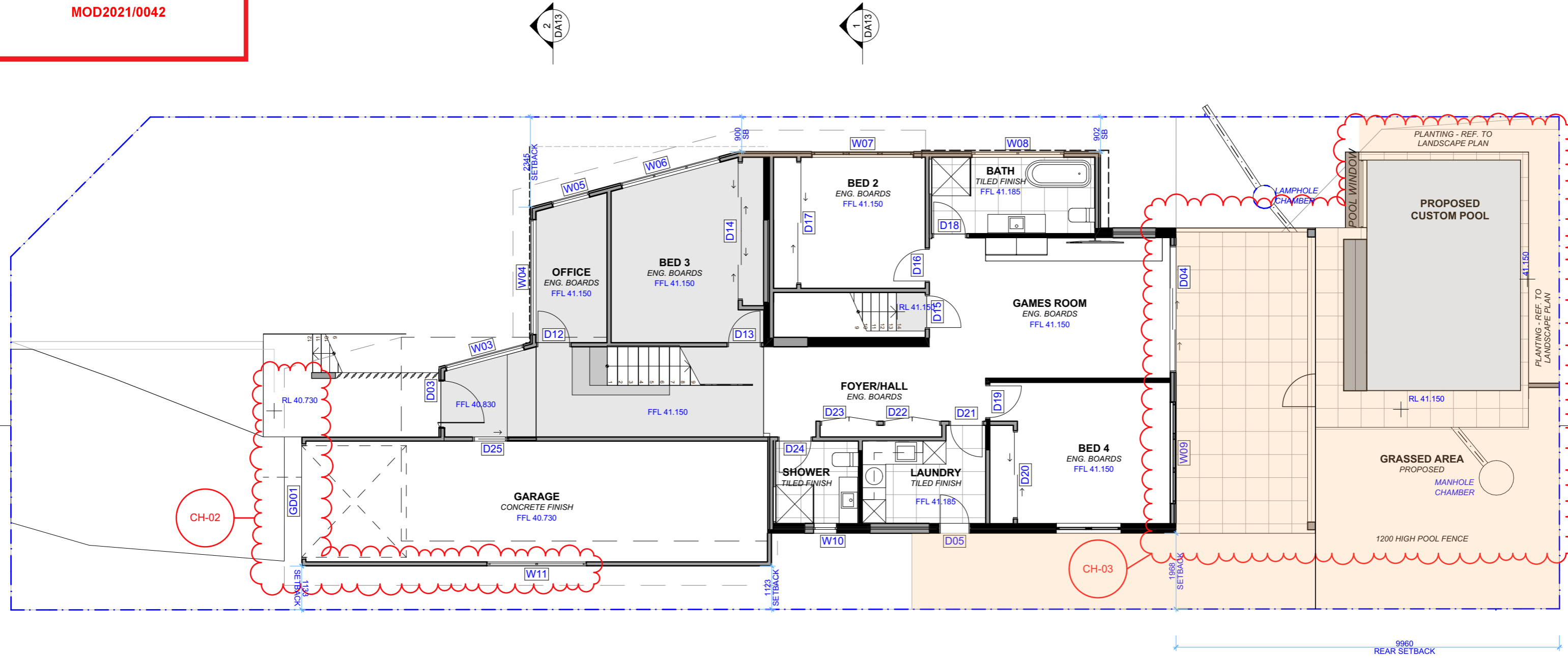
DRAWING NAME
 PROPOSED LOWER GROUND FLOOR PLAN

SCALE
 1:100 @A3



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1 PROPOSED GROUND FLOOR PLAN 1:100

REFER TO ENGINEERS DRAWINGS S30 - 19/08/20

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LEGEND

 PROPOSED
 EXISTING
 DEMOLISHED

CLIENT
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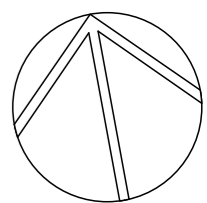
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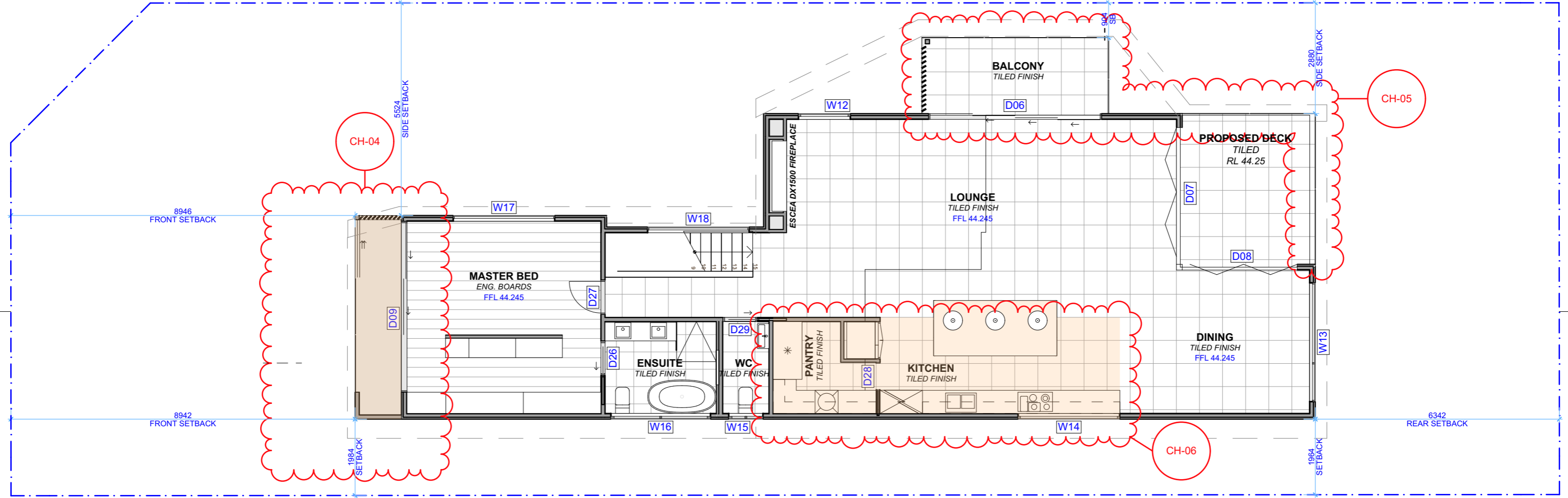
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S4.5506

DATE
 Monday, 10 May 2021

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

SCALE
 1:100 @A3





1 PROPOSED FIRST FLOOR PLAN 1:100

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LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
ROBBIE BEMPASCUTIO

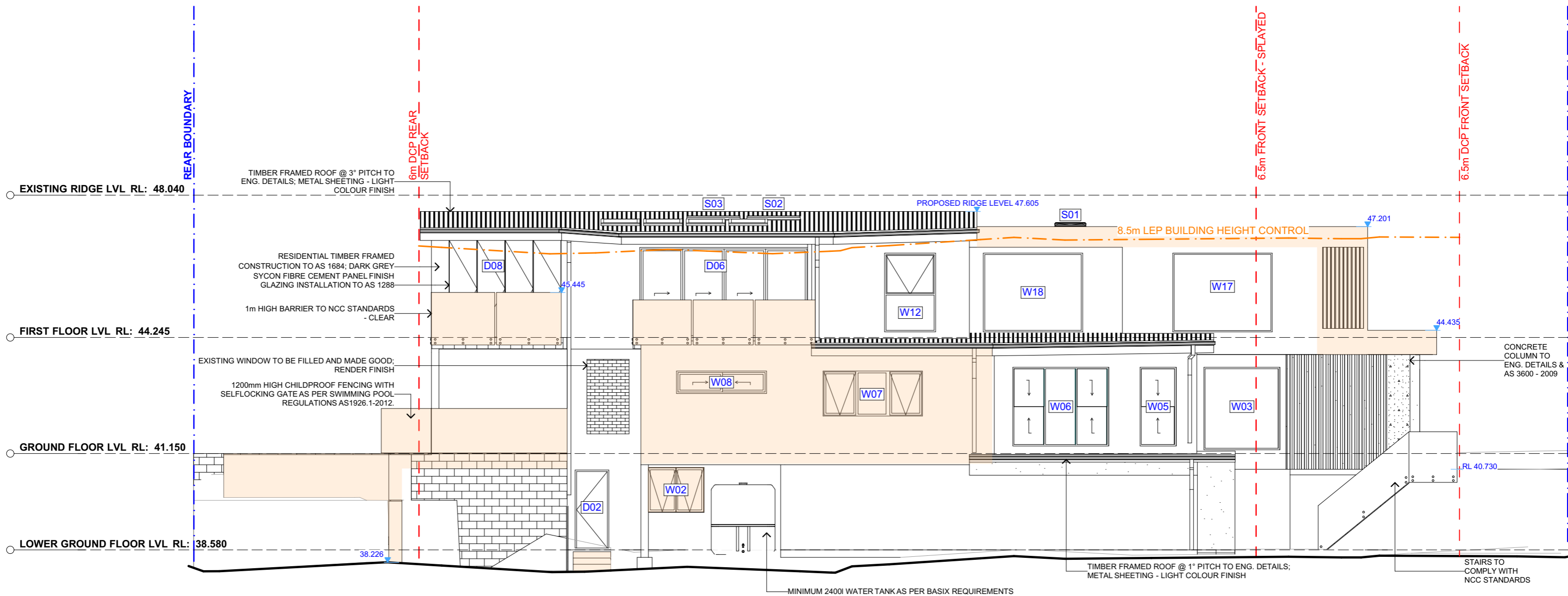
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S4.5507


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Monday, 10 May 2021

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @A3



1 NORTH ELEVATION 1:100



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LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
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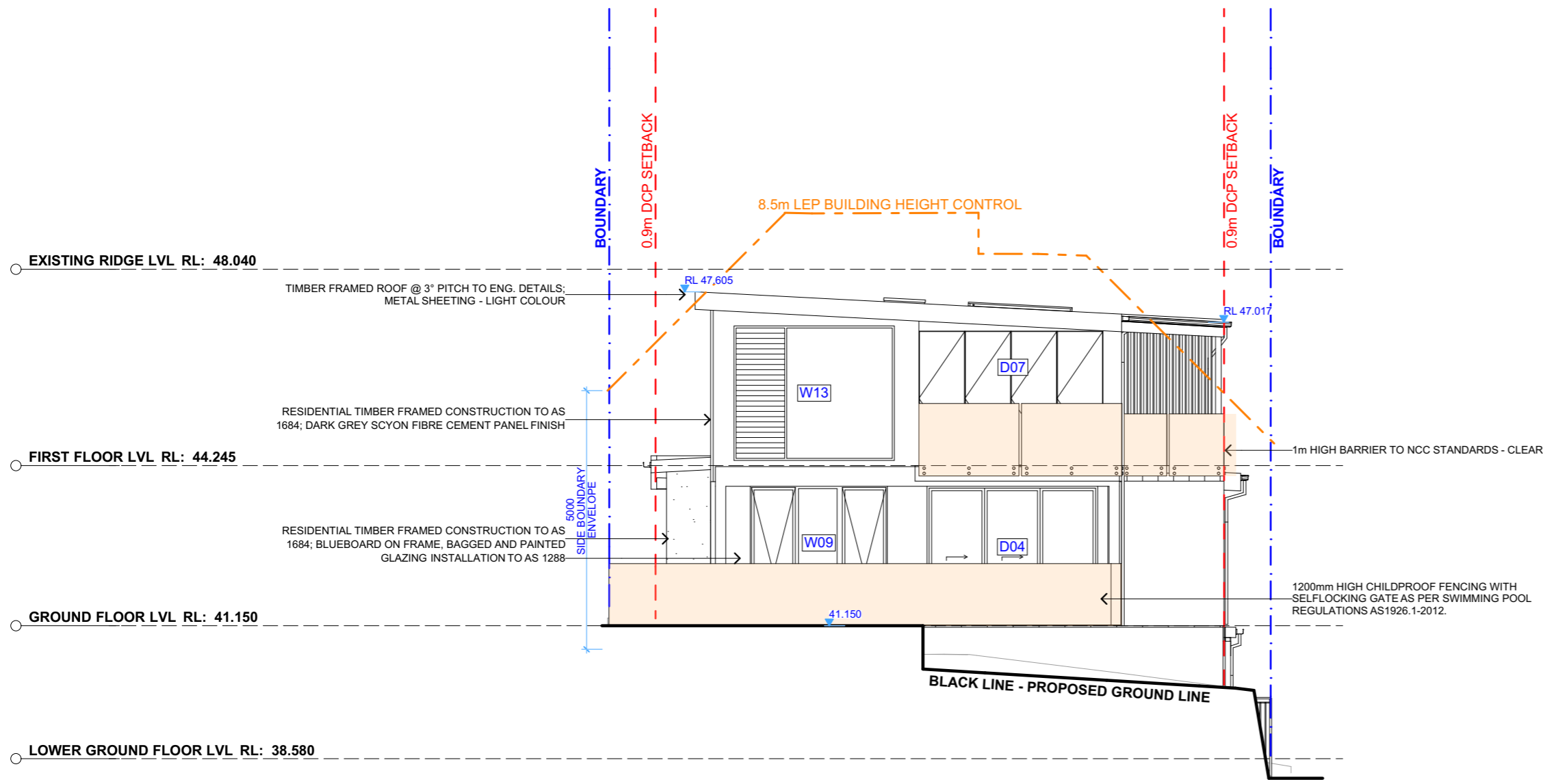
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S4.5508


DATE
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DRAWING NAME
 NORTH ELEVATION

SCALE
 1:100 @A3



1 EAST ELEVATION 1:100



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	EXISTING
	DEMOLISHED

CLIENT
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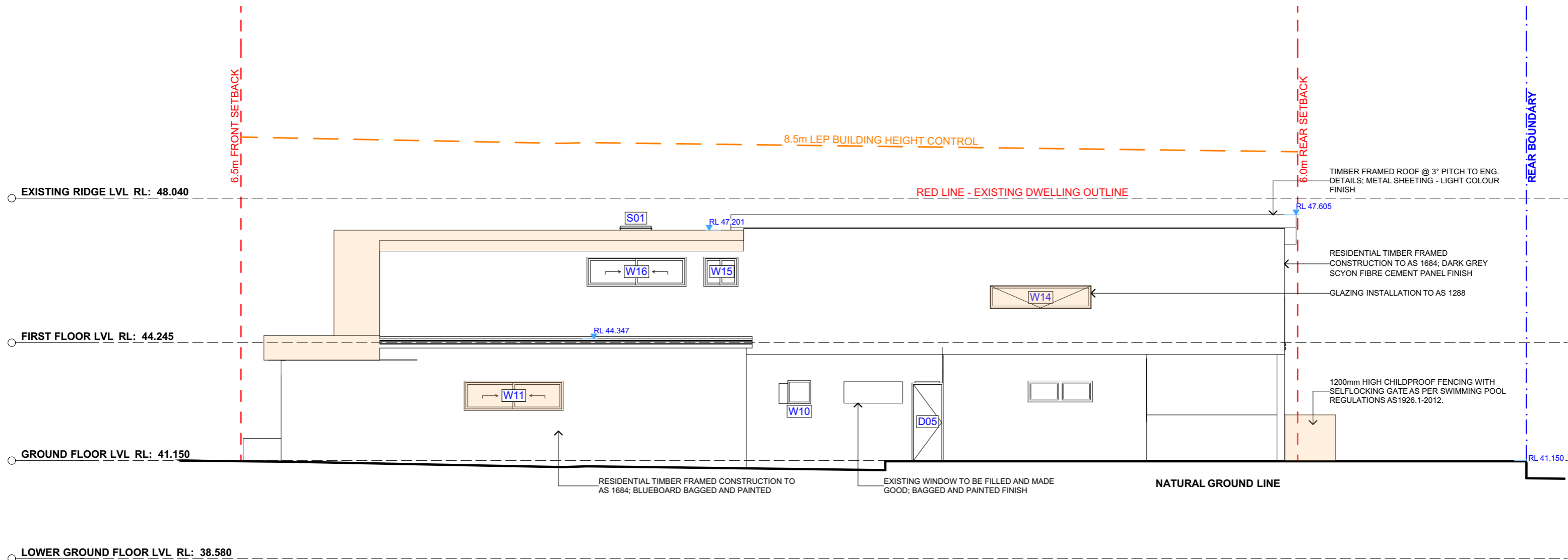
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S4.5509


DATE
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DRAWING NAME
 EAST ELEVATION

SCALE
 1:100 @A3



1 SOUTH ELEVATION 1:100



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LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
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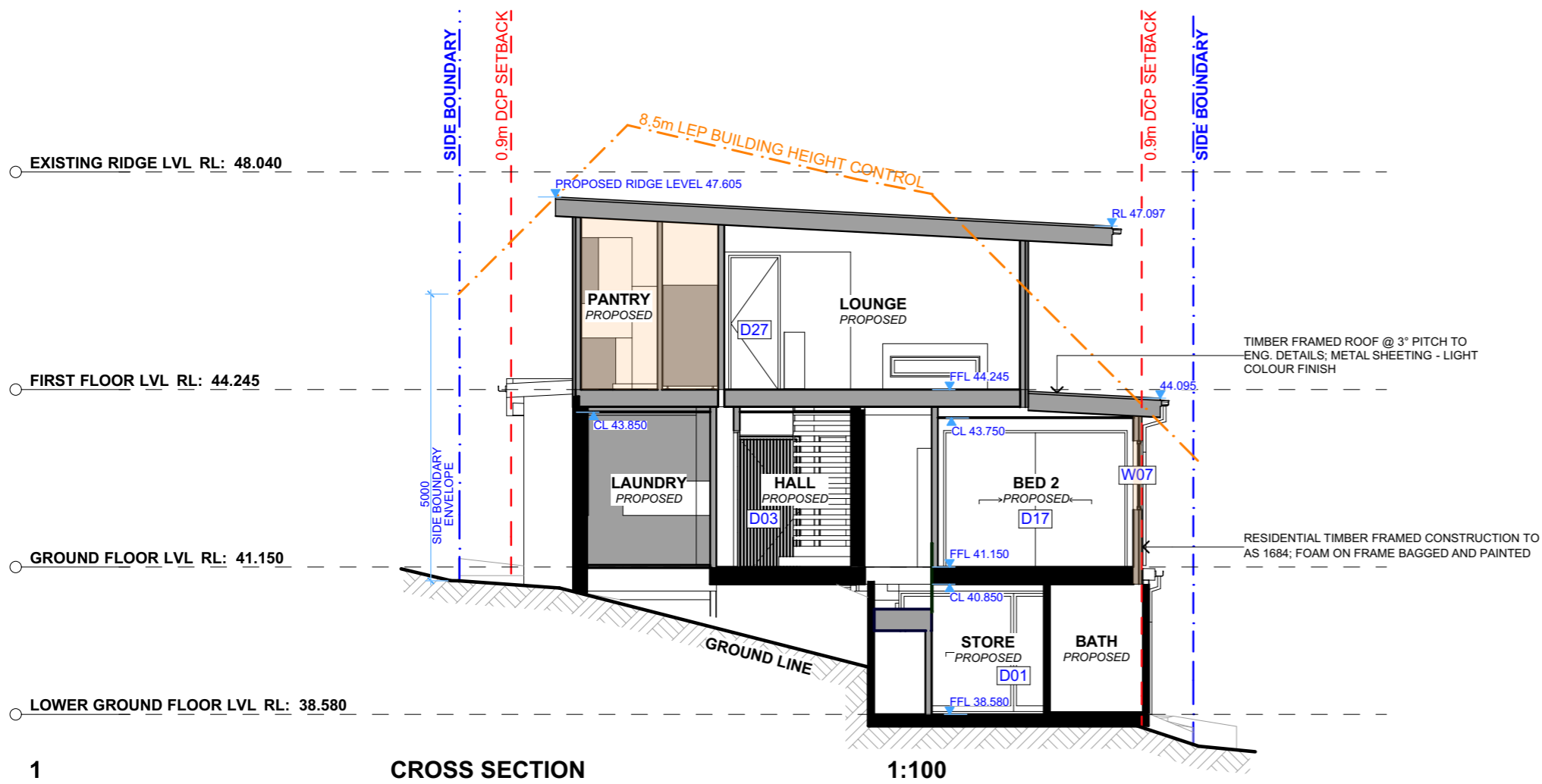
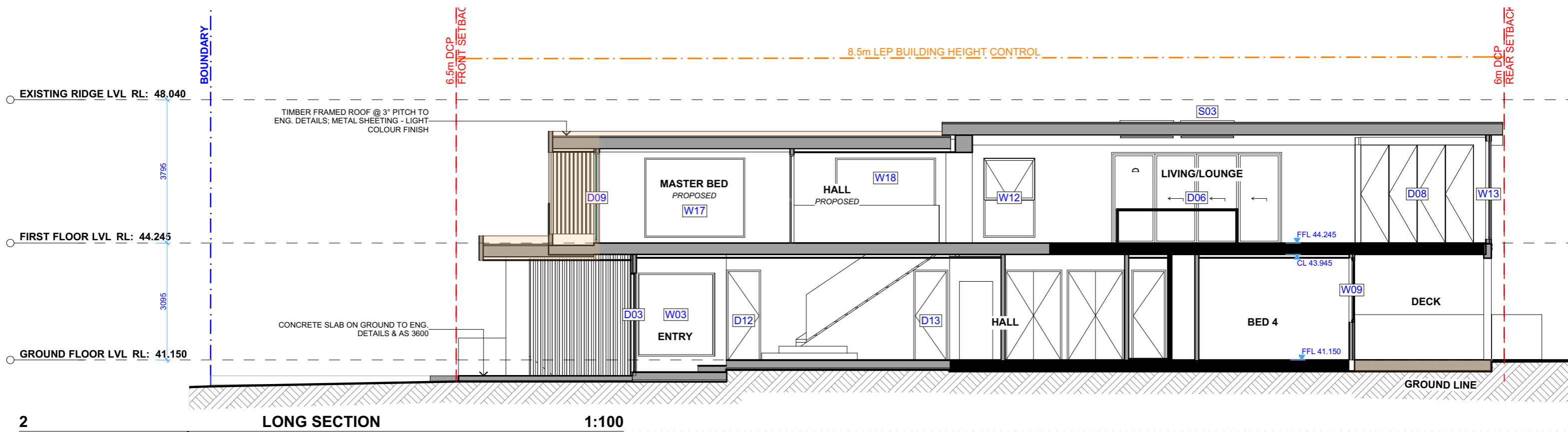
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S4.5510

DATE
 Monday, 10 May 2021

DRAWING NAME
 SOUTH ELEVATION

SCALE
 1:100 @A3



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LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
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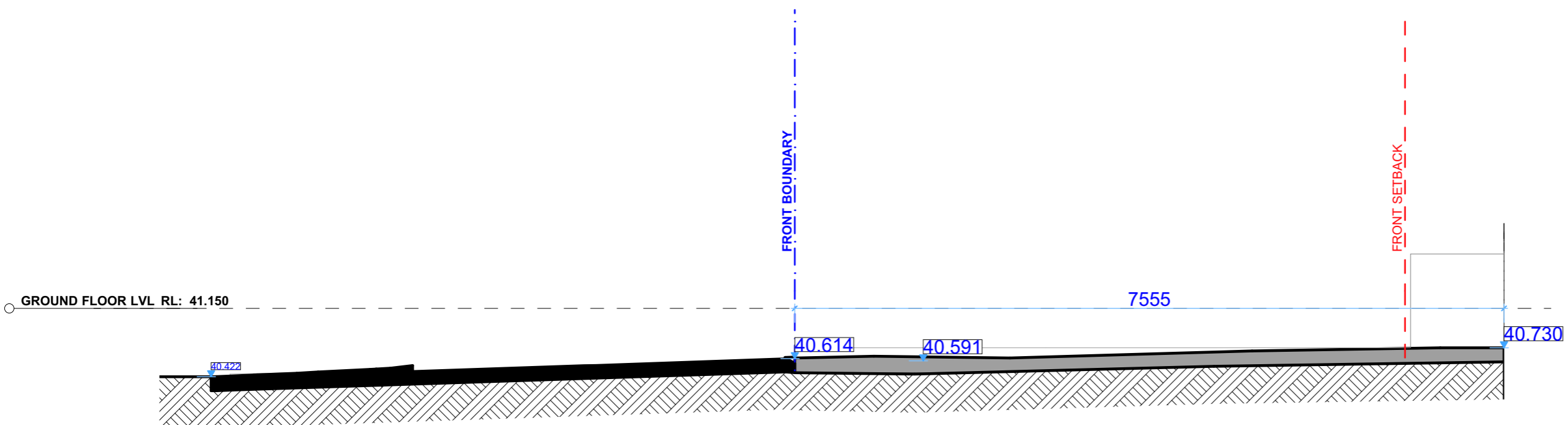
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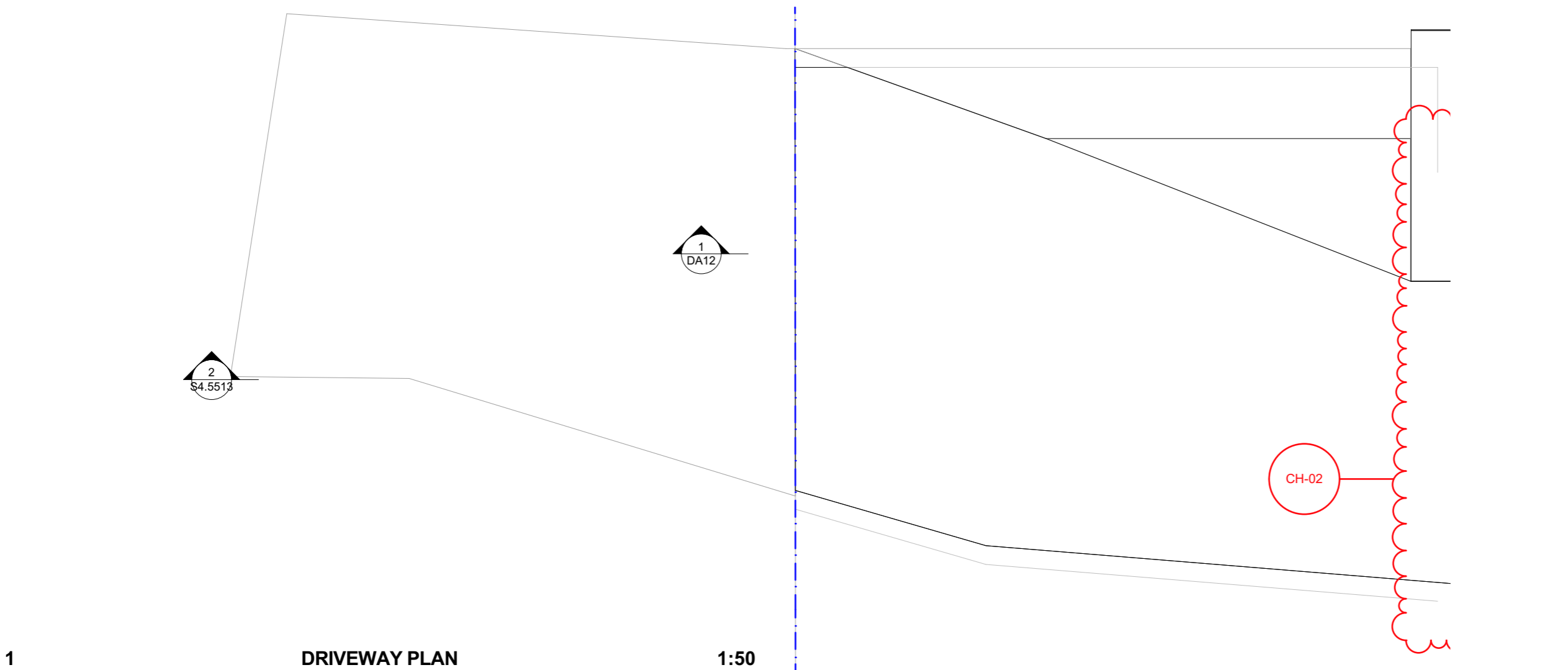
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DRAWING NAME
 LONG / CROSS SECTION

SCALE
 1:100 @A3



2 **DRIVEWAY LONG SECTION** **1:50**



1 **DRIVEWAY PLAN** **1:50**




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LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
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S4.5513

DATE
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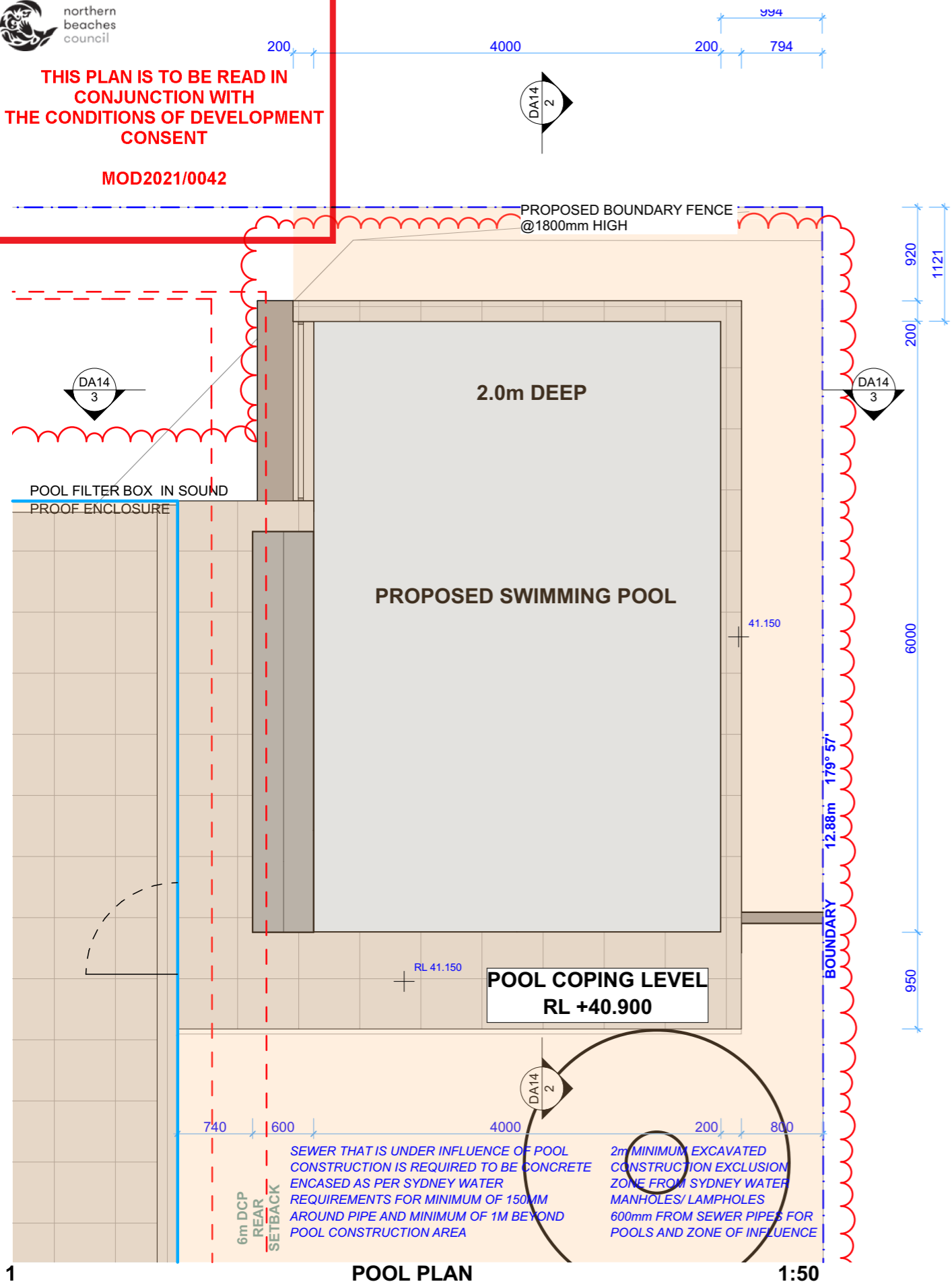
DRAWING NAME
 DRIVEWAY PLAN & LONG SECTION

SCALE
 1:50 @A3



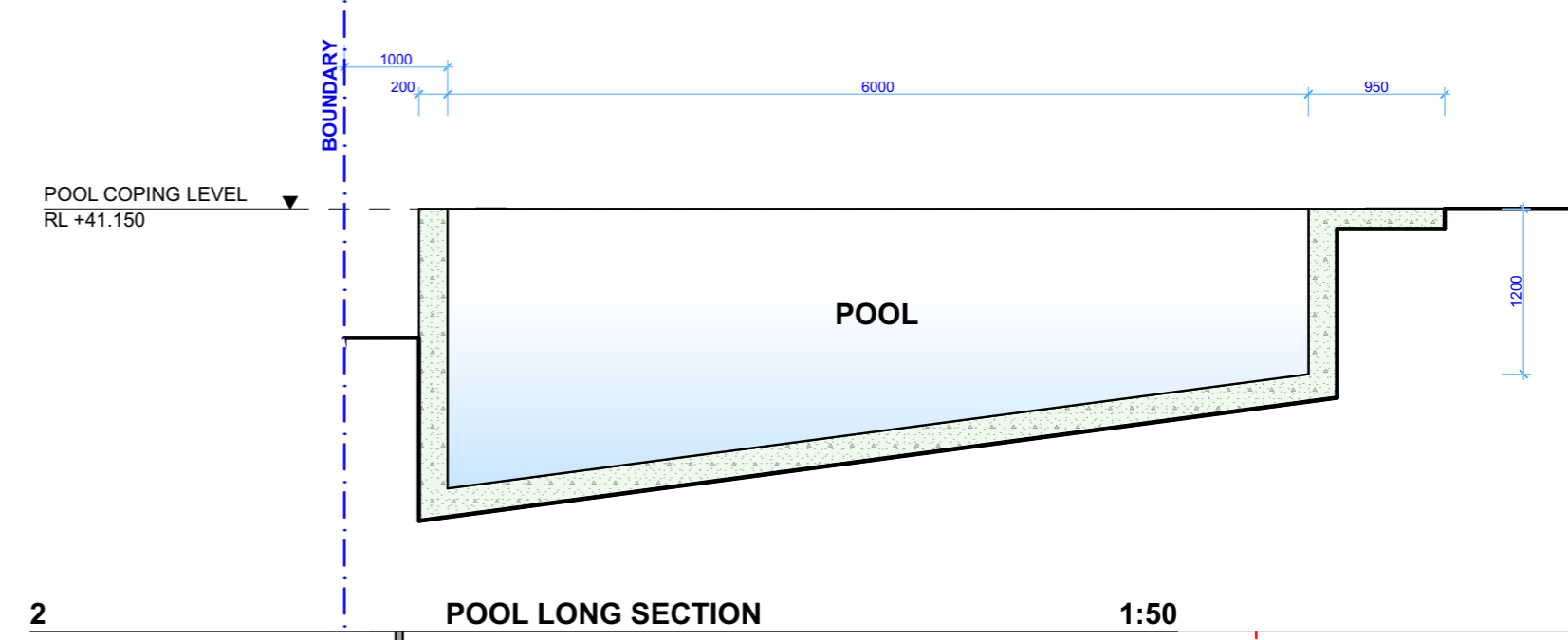
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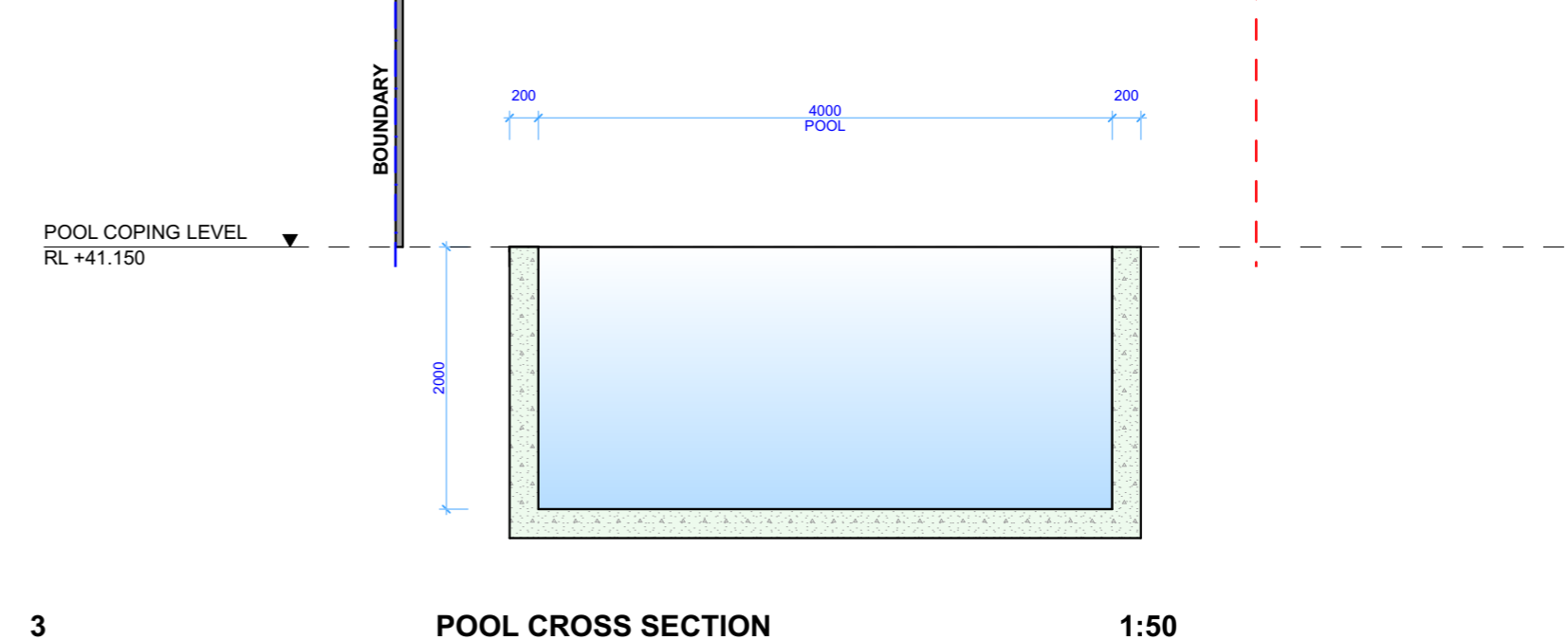


1 POOL PLAN 1:50

Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CC or CDC)
1. All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA
2. Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with AS1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors of building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3. Swimming Pool Recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction



2 POOL LONG SECTION 1:50



3 POOL CROSS SECTION 1:50

ALL POOL MEASUREMENTS ARE TO BE CONFIRMED WITH THE ENGINEER BEFORE ANY MATERIALS ARE ORDERED OR CONSTRUCTION IS TO BE COMMENCED. PLEASE REFER TO THE ENGINEERS DRAWINGS DATED 29/07/2020



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LEGEND

CLIENT
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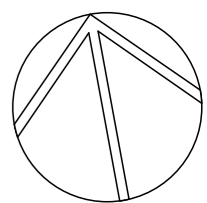
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DRAWING NO.
S4.5514

DATE
Monday, 10 May 2021

DRAWING NAME
POOL PLAN /SECTIONS

SCALE
1:50 @A3

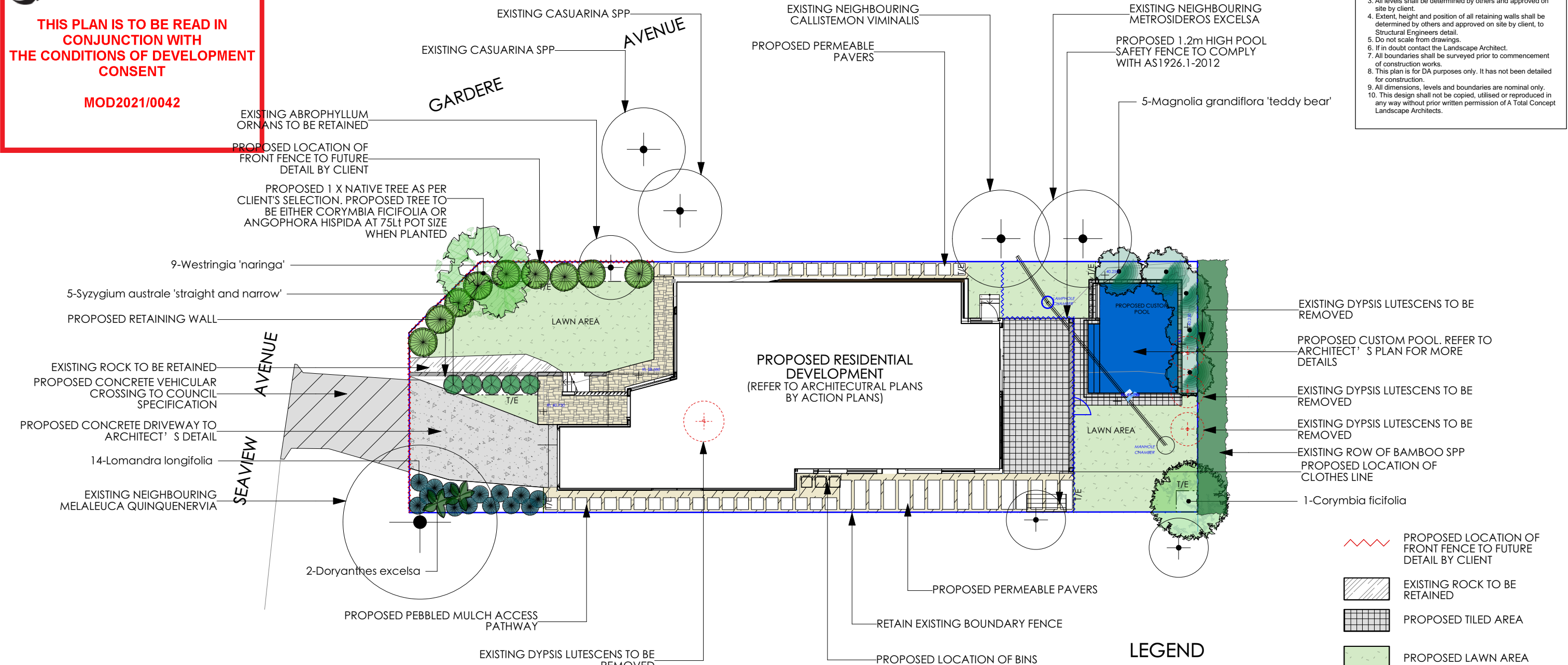




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MOD2021/0042

- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All boundaries shall be surveyed prior to commencement of construction works.
 8. This plan is for DA purposes only. It has not been detailed for construction.
 9. All dimensions, levels and boundaries are nominal only.
 10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.



PLANT SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Angophora hispida	Dwarf Apple Gum	1	75Lt	5000	6000
Corymbia ficifolia	Flowering Gum	1	75Lt	4000	6000
Doryanthes excelsa	Gynea Lily	2	300mm	1500	1500
Lomandra longifolia	Native Grass	14	200mm	900	900
Magnolia grandiflora 'teddy bear'	Magnolia Teddy Bear	5	75Lt	2500	6000
Syzygium australe 'straight and narrow'	Lilly Pilly	5	200mm	1000	6000
Westringia 'naringa'	Coastal Rosemary	9	200mm	1500	6000

PROPOSED TREE IN THE FRONT SETBACK; PROPOSED 1 X NATIVE TREE AS PER CLIENT'S SELECTION. PROPOSED TREE TO BE EITHER CORYMBIA FICIFOLIA OR ANGOPHORA HISPIDA AT 75Lt POT SIZE WHEN PLANTED

LEGEND

- BOUNDARY
- - - T/E TIMBER LAWN EDGE
- ~ ~ ~ PROPOSED 1.2m HIGH POOL SAFETY FENCE
- ▒ PROPOSED CONCRETE DRIVEWAY
- ▒ PROPOSED CONCRETE VEHICULAR CROSSING
- ▒ PROPOSED TRAVERTINE
- ⋈ PROPOSED LOCATION OF FRONT FENCE TO FUTURE DETAIL BY CLIENT
- ▒ EXISTING ROCK TO BE RETAINED
- ▒ PROPOSED TILED AREA
- ▒ PROPOSED LAWN AREA
- ▒ PEBBLED MULCH
- ▒ PROPOSED RETAINING WALL
- ▒ PROPOSED PERMEABLE PAVER
- ⊕ EXISTING TREE TO BE RETAINED
- ⊕ EXISTING TREE TO BE REMOVED



DATE - 07/05/21 REVISION - "C" SECTION 4.55 RESUBMISSION

DRAWING **PROPOSED LANDSCAPE PLAN**

ADDRESS **26 SEAVIEW AVENUE, CURL CURL**

CLIENT **ROBBIE BEMPASCUTIO**

PROJECT # **ACTION PLANS**

DWG # **L/01**

DATE # **27/03/20**

SCALE @ A3 **1:200**

DRAWN **BW**

CHKD **JS**

REVISION **C**

atc
a total concept
landscape architect & swimming pool designers

65 West Street, North Sydney NSW 2060
Tel: (02) 9949 4055 Fax: (02) 9957 5922