

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

Prior to any works commencing on site, including demolition, sediment and erosion controls must be installed in accordance with Landcom's 'Managing Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of heavy rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute meshing or matting.

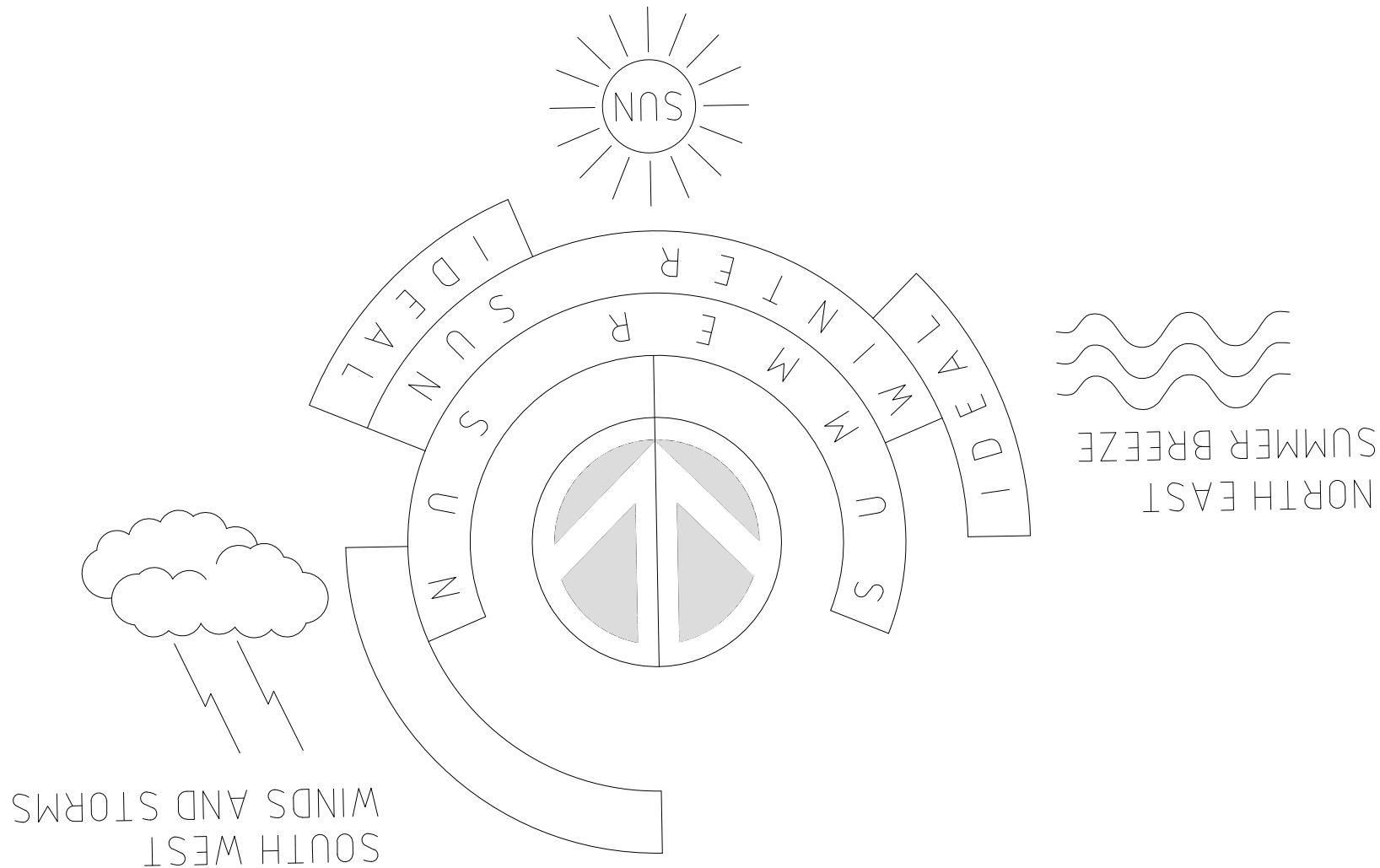
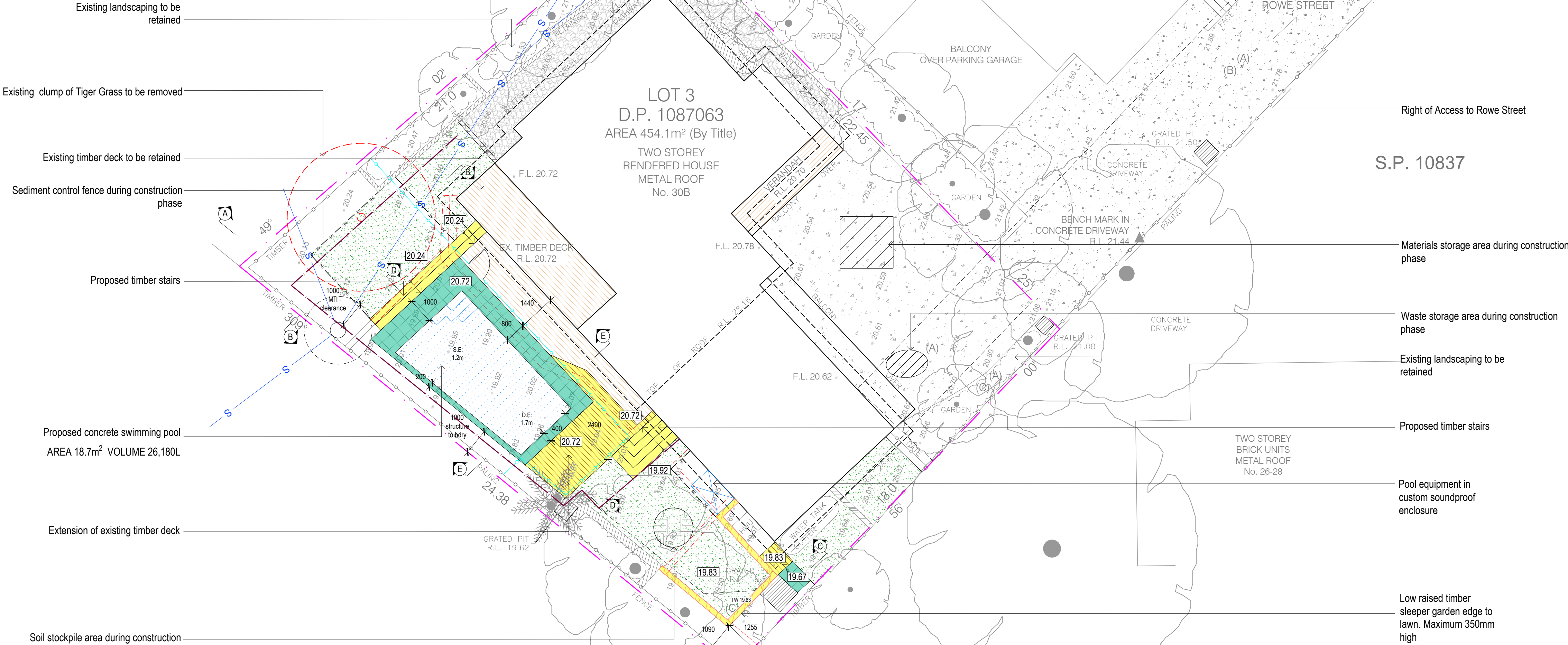
Unless identified by the development consent, existing trees shall be protected in accordance with AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4, with no ground intrusion into the tree protection zone and no trunk, branch nor canopy disturbance.

Maintenance of Road Reserve
The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the works.

- Should any hazardous materials be identified by the contractor, contact SafeWork NSW to find a licensed removalist and assessor
- Notify SafeWork NSW five calendar days before undertaking any licenced asbestos removal work.
- The site must be fenced prior to demolition and must comply with SafeWork NSW requirements.
- Demolition to be carried out in accordance with AS 2601-2001, *The Demolition of Structures*.

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition.

- No demolition material shall be placed on Council's footpath, road or grass verges without Council Approval.
- Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- Demolition works are restricted to 8am to 5pm Monday to Friday only
- Where demolition works have been completed and new construction works have not commenced within 4 weeks of completion of the demolition works that area affected by the demolition works shall be maintained in a safe and clean state until such time new construction works commence.



NOTES:	Rev. A B	Date 04/05/21 20/05/21	Issue Preliminary Issue DA Issue	Checked AE AE
<ul style="list-style-type: none"> Connectors to check and verify all dimensions and all levels on site prior to any works. Any discrepancies should be immediately referred to Space Landscape Designers. All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards. Dimensions recognised over scaling. All measurements are in millimetres. 				

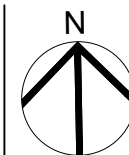


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PROJECT:
Jason Ardus

SITE ADDRESS:
30B Rowe Street,
FRESHWATER NSW 2096

CLIENT: Jason Arduś
DRN: T.Browne (B.L.)
SCALE: 1:100@A1
PROJECT NO: 211856



DRAWING TITLE: SITE PLAN & SITE ANALYSIS
SEDIMENT & EROSION CONTROL PLAN

DRAWING No: DA-01

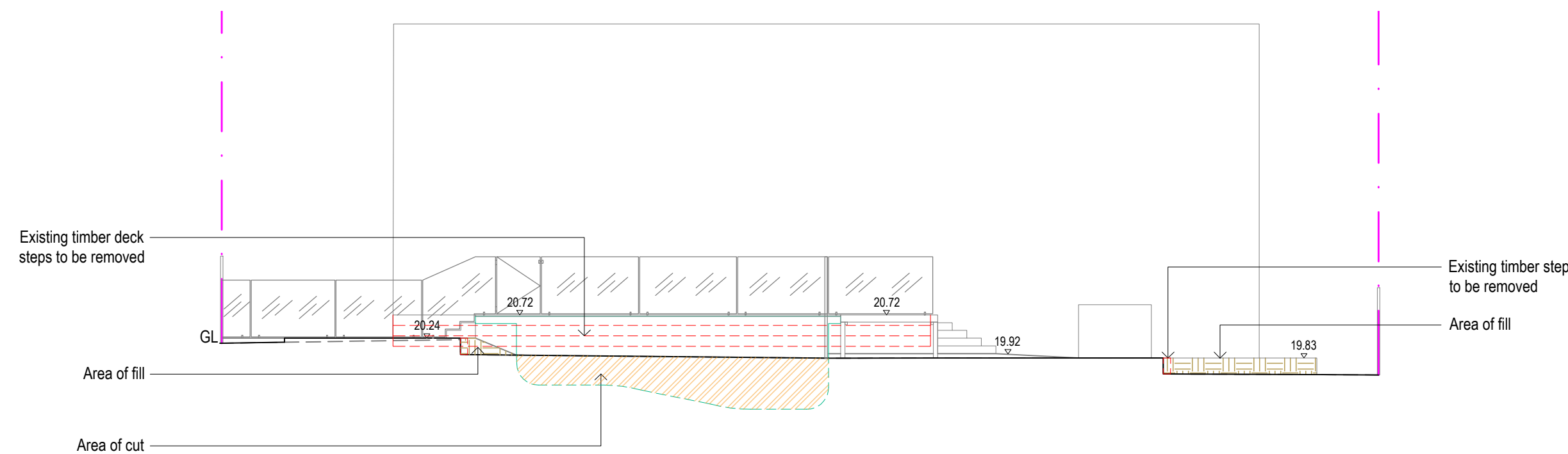
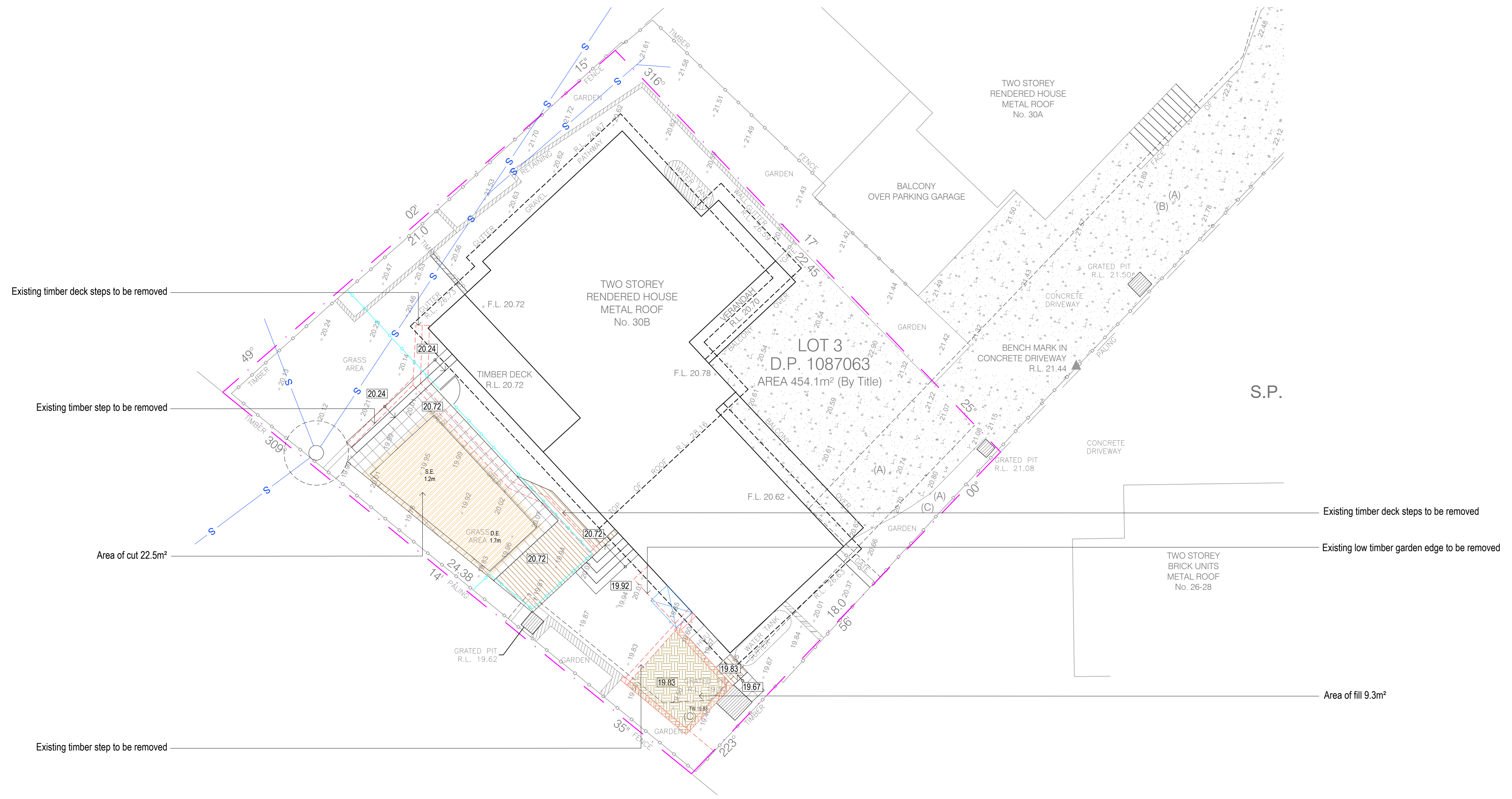
Rev: B

Rev: B

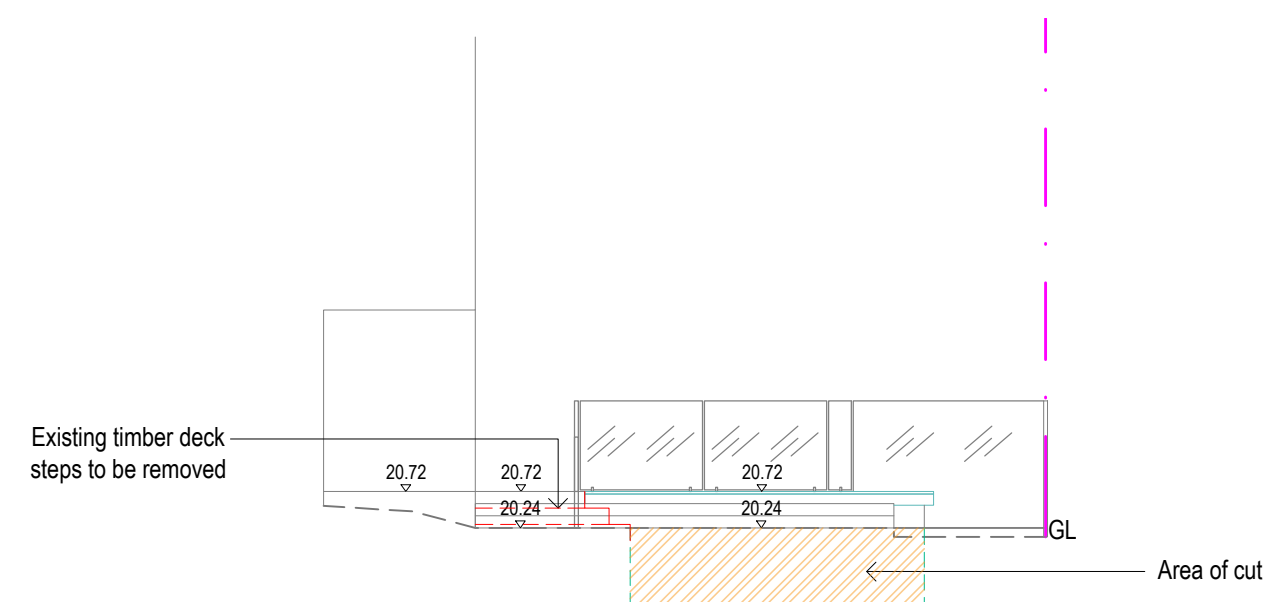
EXISTING STRUCTURES
TO BE REMOVED

AREA OF CUT

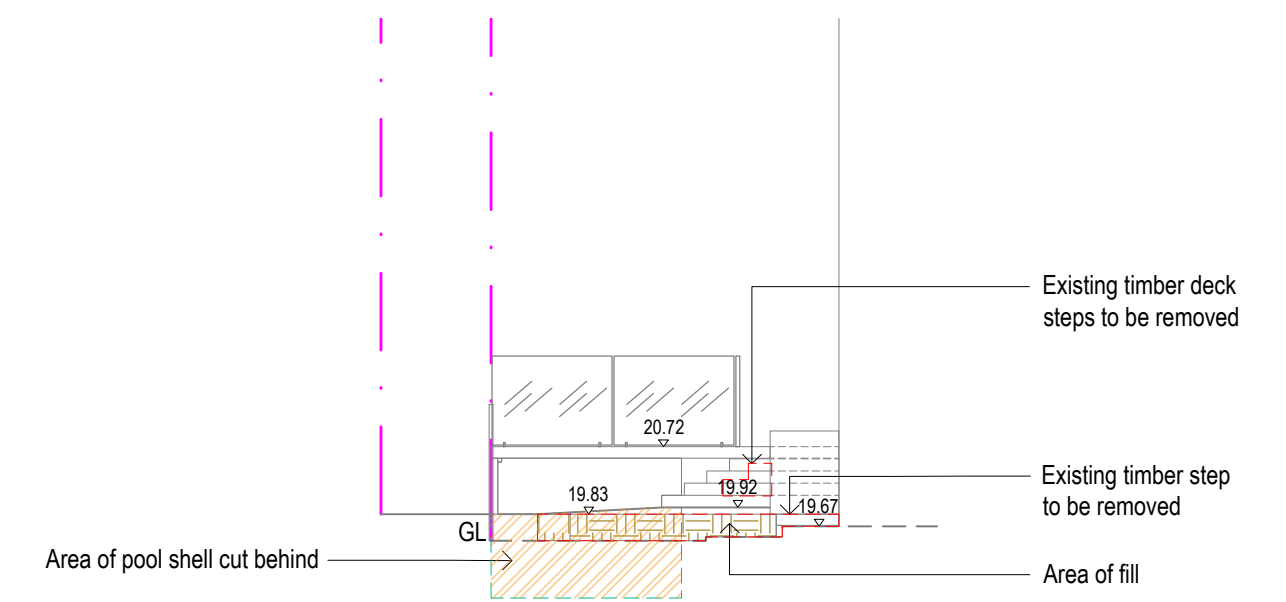
AREA OF FILL



 SOUTH WEST ELEVATION - AA
SCALE 1:100



NORTH WEST ELEVATION - BB
SCALE 1:100








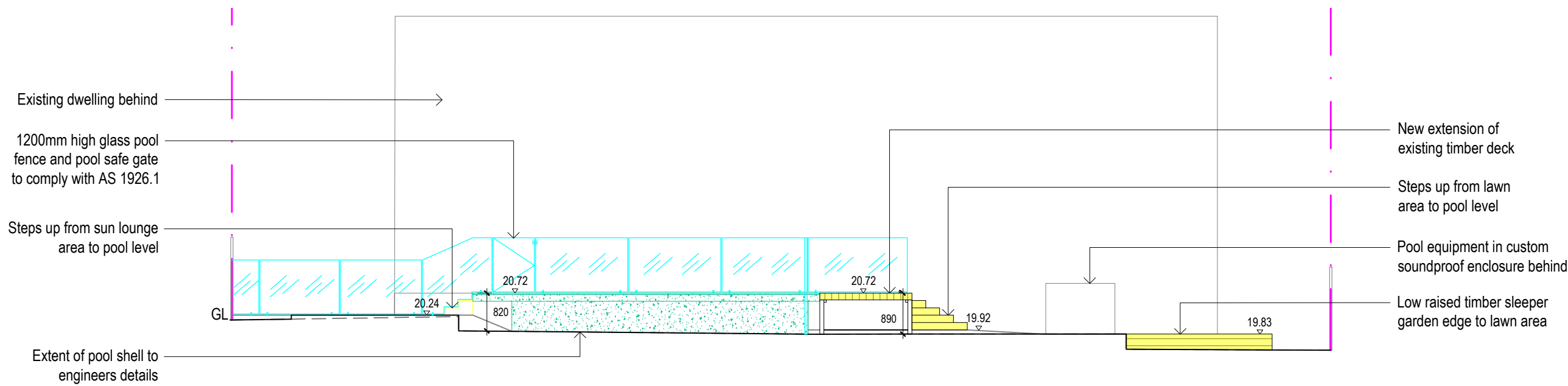
 SOUTH EAST ELEVATION - CC
SCALE 1:100

Checked
AE
AE

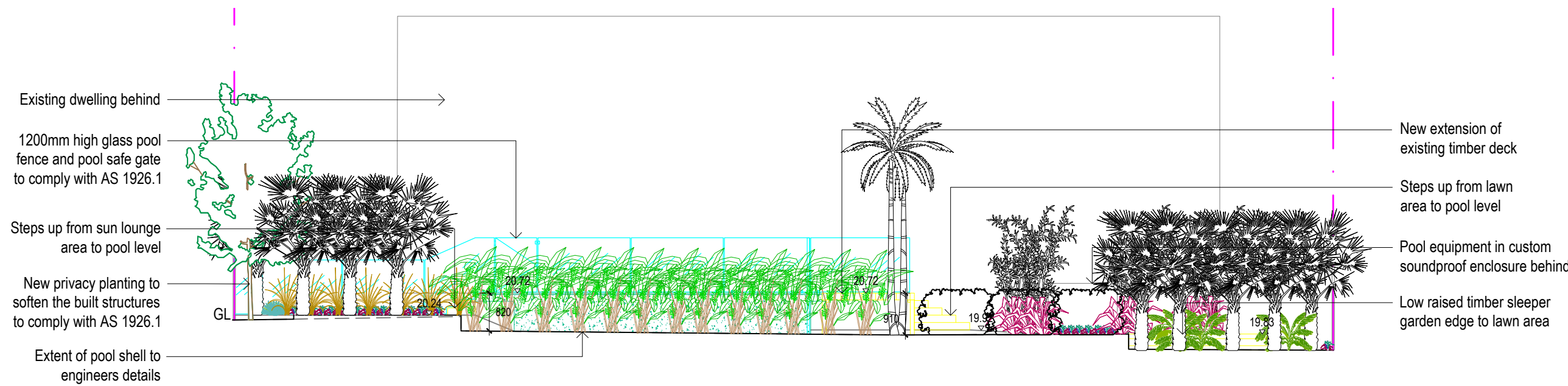
DRAWING TITLE:
DEMOLITION PLAN
EXCAVATION & FILL PLAN
DRAWING No:
DA-02

Rev: B

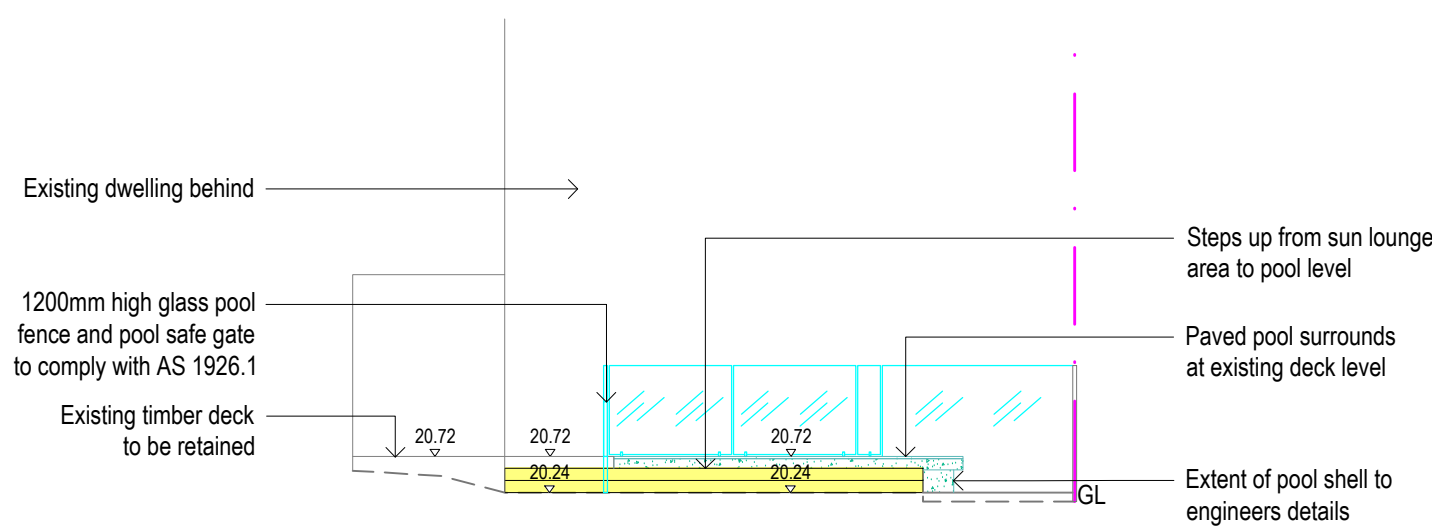
NEW WORKS COLOURS			
	TIMBER		BRICK
	GLASS		CONCRETE
			METAL



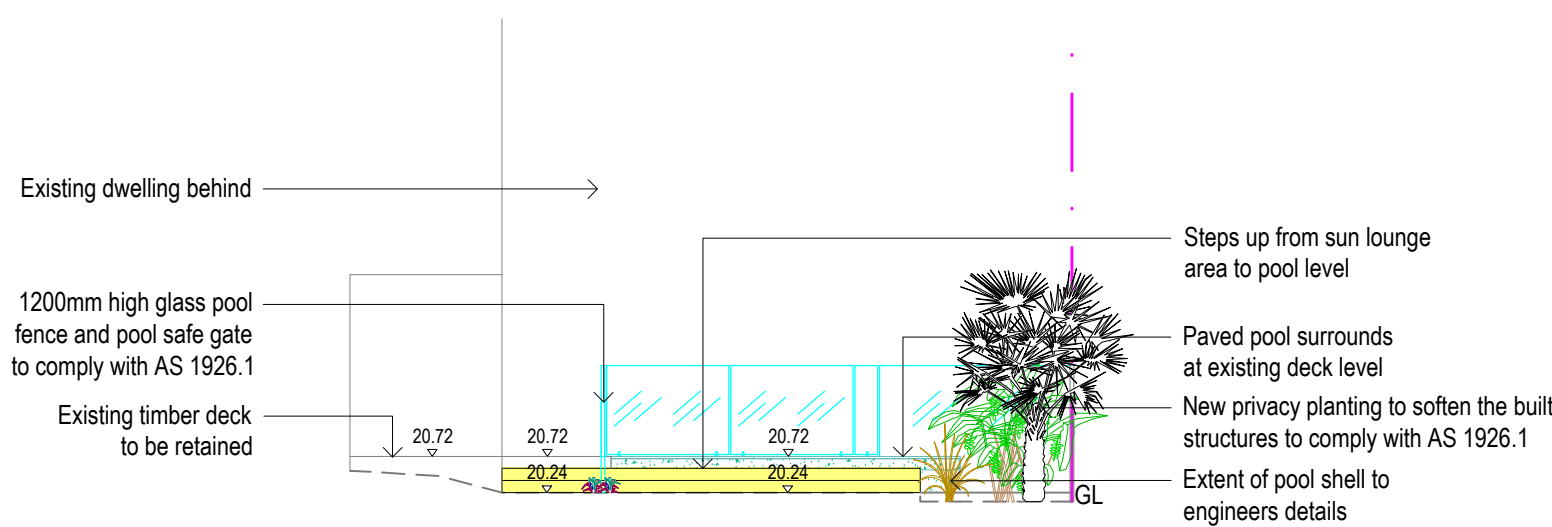
 SOUTH WEST ELEVATION - AA
SCALE 1:100



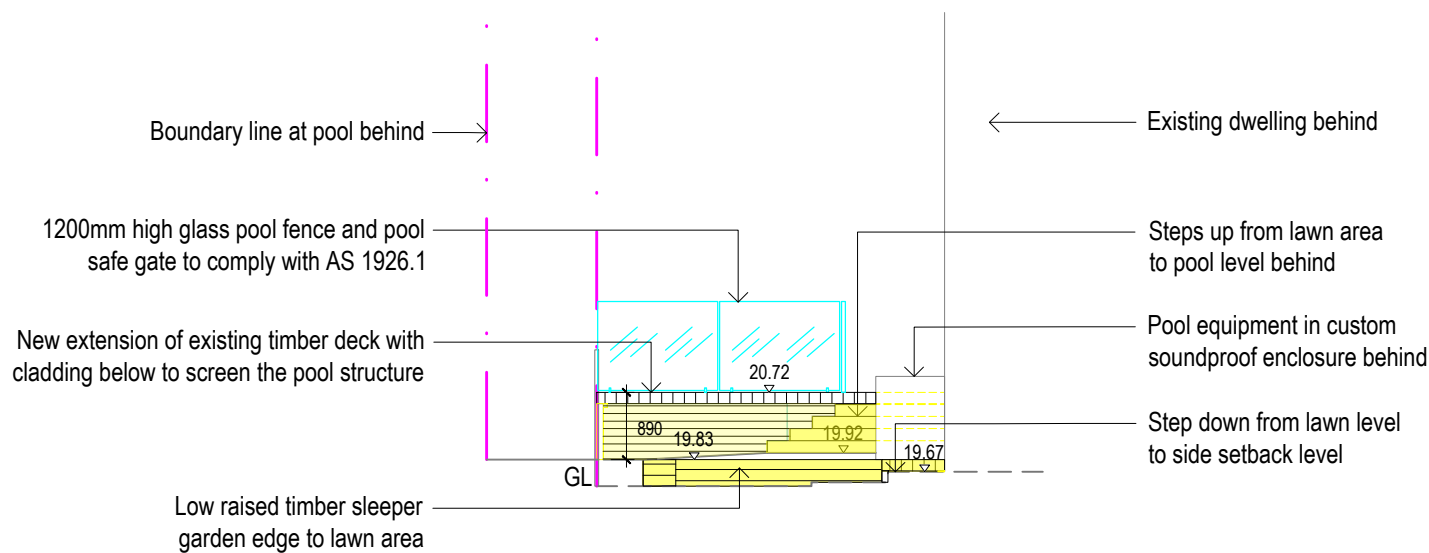
 SOUTH WEST ELEVATION - AA - WITH PLANTING
SCALE 1:100



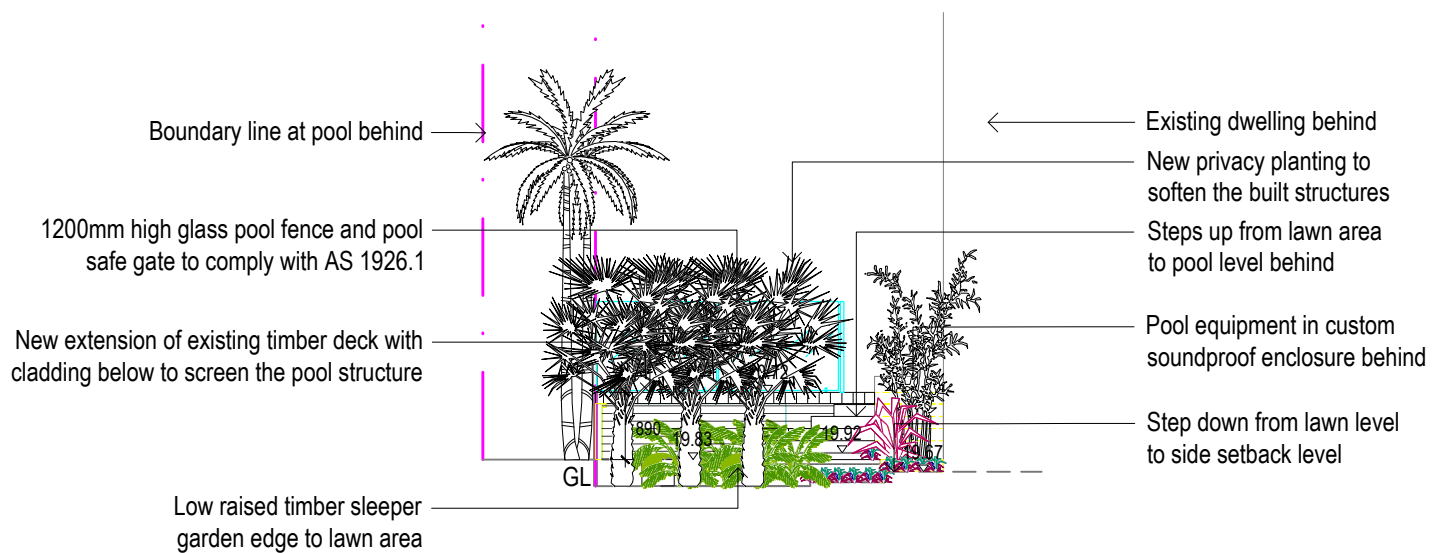
 NORTH WEST ELEVATION - BB
SCALE 1:100



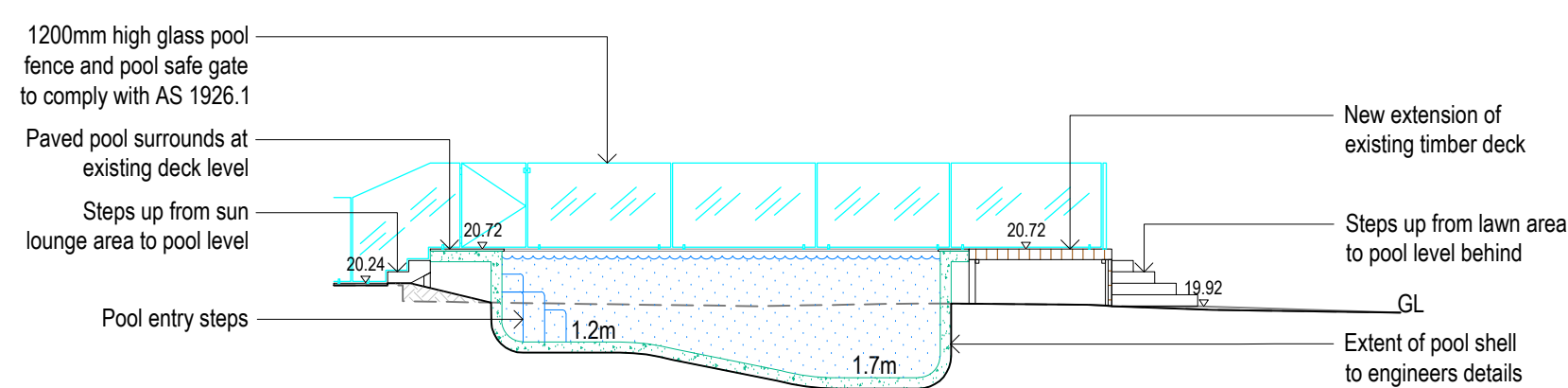
○ NORTH WEST ELEVATION - BB - WITH PLANTING
SCALE 1:100



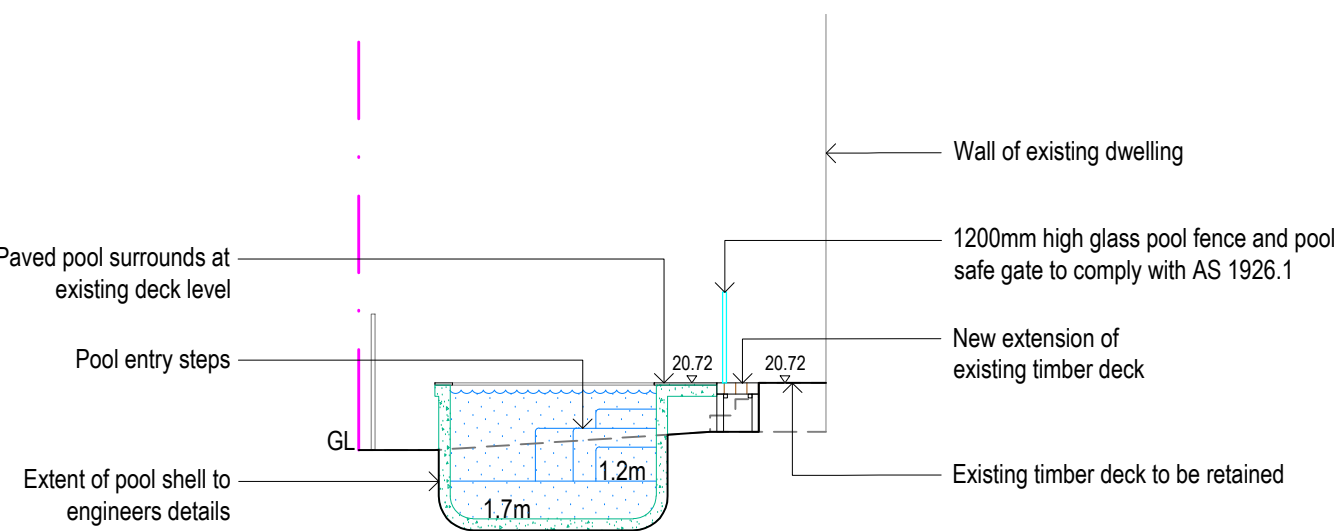
 SOUTH EAST ELEVATION - CC
SCALE 1:100



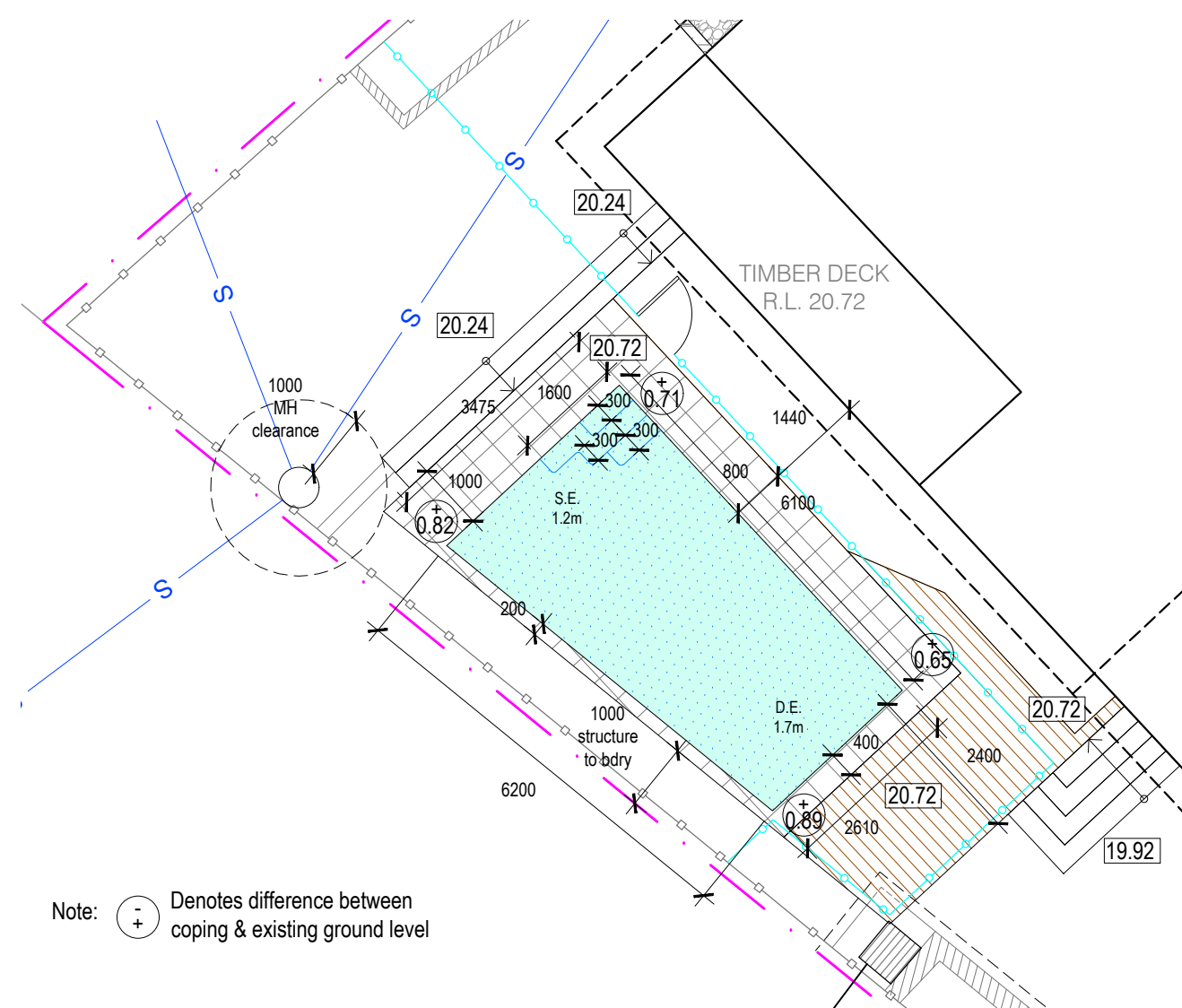
 SOUTH EAST ELEVATION - CC - WITH PLANTING
SCALE 1:100



POOL SECTION - DD
SCALE 1:100

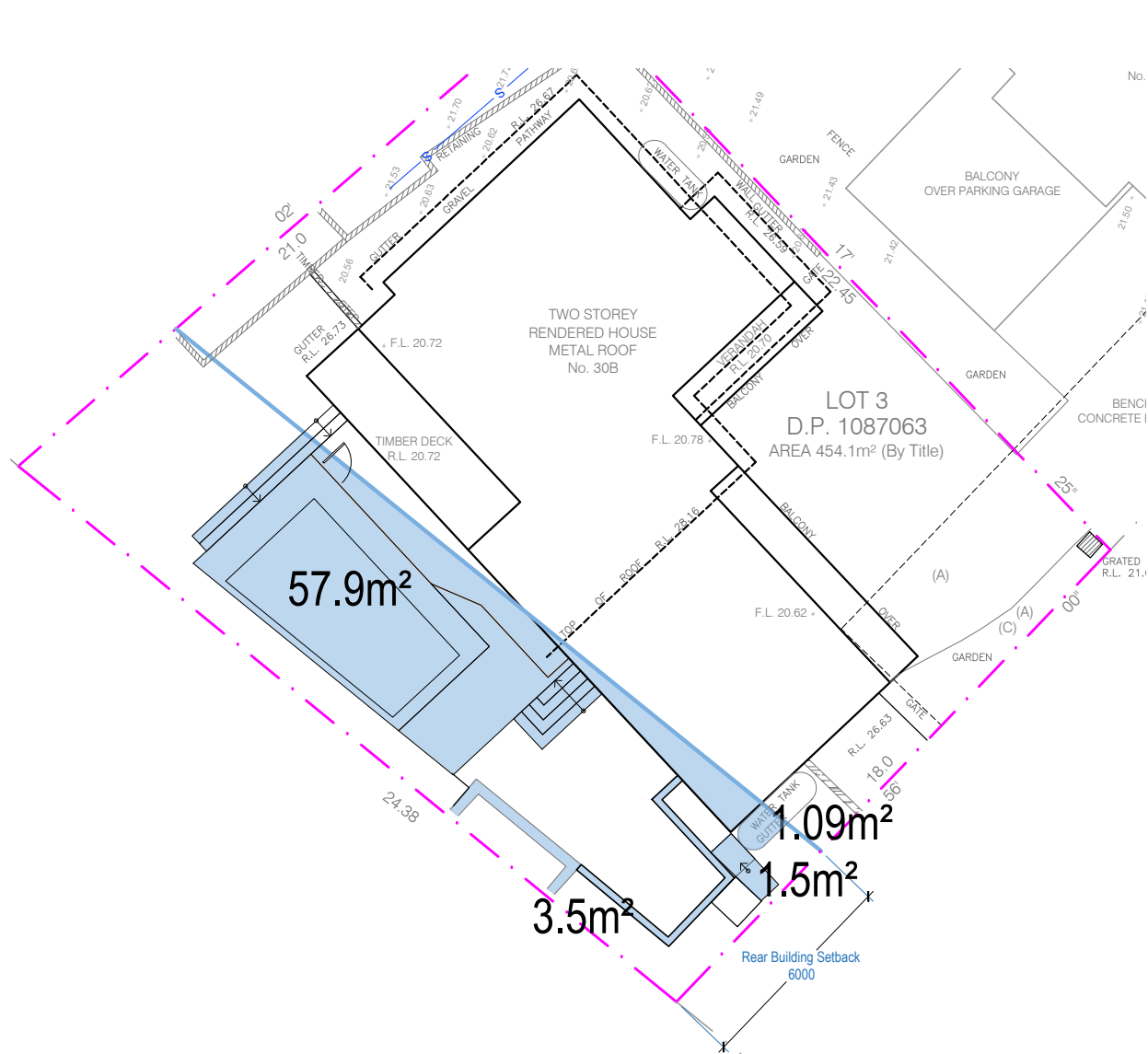


POOL SECTION - EE
SCALE 1:100



POOL SET OUT PLAN
SCALE 1:100

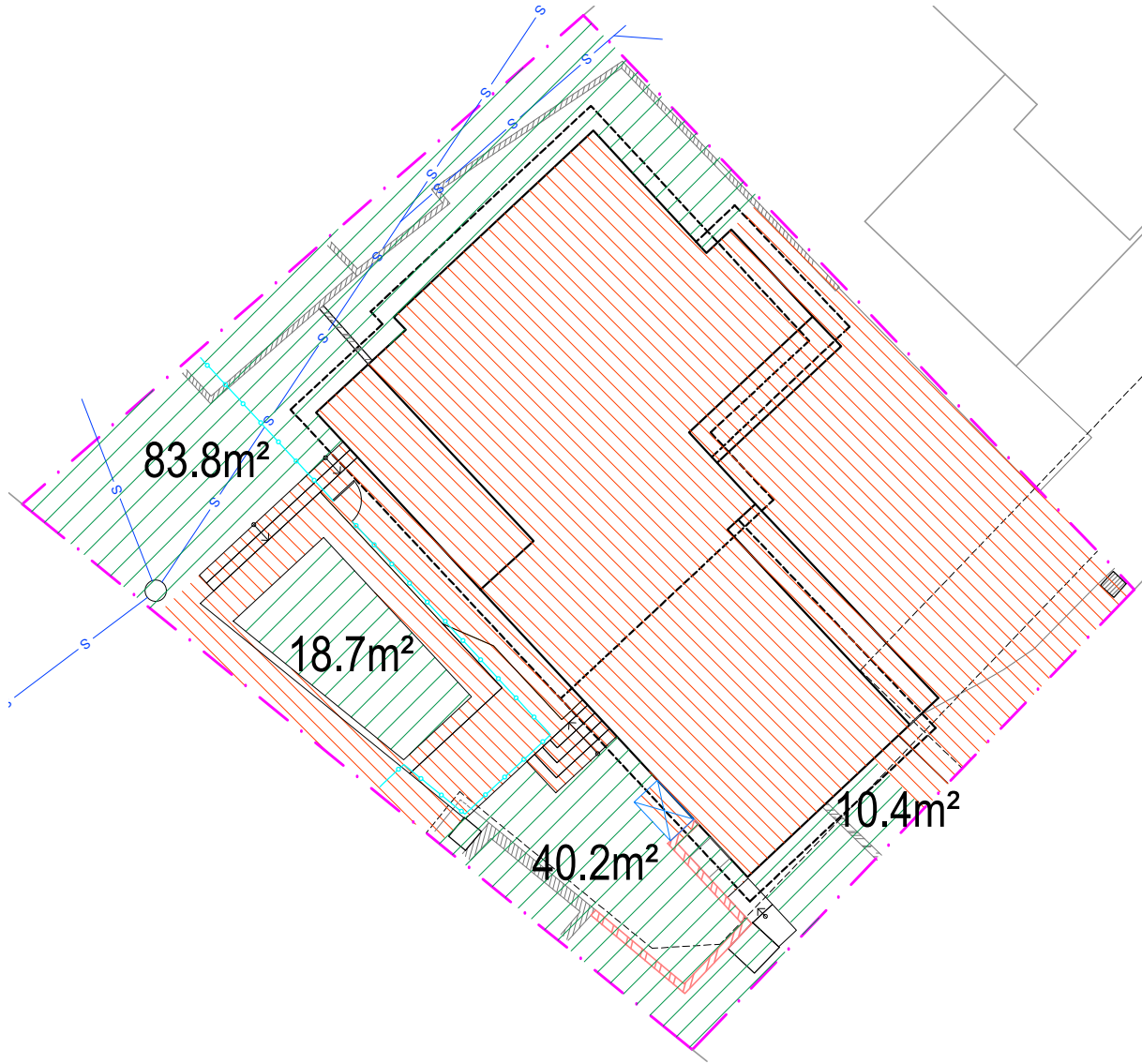
<div>NOTES:</div> <div><div>- Contractors to check and verify all dimensions and all levels on site prior to any works.</div><div>- Any dimensions shown but not included within the drawings shall be referred to Space Landscape Designs.</div><div>- All work to comply with C.S.A. Statutory Authorities and relevant Australian Standards.</div><div>- Dimensions recognised over scaling. All measurements are in millimetres.</div></div>				<div><div>Rev.</div><div>A</div></div> <div><div>Date</div><div>04/05/21</div></div> <div><div>Issue</div><div>Preliminary Issue</div></div> <div><div>Checked</div><div>AE</div></div>	<div><div>Space Landscape Designs Pty Ltd</div><div>ABN 60 799 663 674 ACN 139 316 251</div><div>info.spacelandscape.com.au</div><div>spacelandscape.com.au</div><div>P 02 9905 7870 F 02 9905 7867</div><div>Suite 138, 117 Old Pittwater Rd, Brookvale NSW 2100</div></div> <div><div>SPACE</div><div>LANDSCAPE DESIGNS</div></div>	<div><div>PROJECT:</div><div>Jason Ardus</div></div> <div><div>SITE ADDRESS:</div><div>30B Rowe Street, FRESHWATER NSW 2096</div></div>	<div><div>CLIENT:</div><div>Jason Ardus</div></div> <div><div>DRN:</div><div>T.Browne (B.L Arch)</div></div> <div><div>SCALE:</div><div>1:100@A1</div></div> <div><div>PROJECT NO:</div><div>211856</div></div> <div><div></div></div>	<div><div>DRAWING TITLE:</div><div>SECTION ELEVATIONS</div></div> <div><div>DRAWING NO:</div><div>DA-03</div></div> <div><div>Rev:</div><div>B</div></div>
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REAR BUILDING SETBACK CALCULATIONS PLAN
SCALE 1:200

REAR BUILDING SETBACK CALCULATIONS

Rear Building Setback Area 6m	146.3m²
Maximum Rear Building Setback Area	73.14m² (50%)
Proposed Rear Building Setback Area	63.9m² (43.7%)

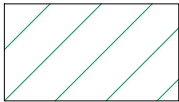


LANDSCAPE OPEN SPACE CALCULATIONS PLAN
SCALE 1:200

SITE CALCUALTIONS KEY



SITE COVERAGE



LANDSCAPED OPEN SPACE >2m

LANDSCAPE OPEN SPACE CALCULATIONS

Site Area	454.1m²
Required Landscape Open Space	181.6m² (40%)
Existing Landscape Open Space	169.8m² (37.4%)
Proposed Landscape Open Space	153.1m² (33.7%)

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
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- Dimensions recognised over scaling. All measurements are in millimetres.

Rev. A
Date 20/05/21
Issue DA Issue

Checked AE

SPACE
LANDSCAPE DESIGNS

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PROJECT:
New Swimming Pool
SITE ADDRESS:
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CLIENT: Jason Ardus
DRN: T.Browne (B.L.Arch)
SCALE: 1:200@A3
PROJECT NO: 211856



DRAWING TITLE:
SITE CALCULATIONS
DRAWING No:
DA-05

Rev: A