

**NOTES**

- CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
- ALL BUILDING WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.
- TIMBER FRAMING AS PER AS1684 AND THE NSW TIMBER FRAMING CODE.
- BOUNDARY FENCING TO BE UPGRADED AS NECESSARY AND ALL POOL FENCING TO COMPLY WITH THE NSW SWIMMING POOL ACT 1992, AS1926.1-2012-SAFETY BARRIERS FOR SWIMMING POOLS AND AS1926.2-2012 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.
- THIS POOL IS NOT DESIGNED FOR DIVING.
- EL = EXISTING LEVEL
- FL = FLOOR LEVEL
- RL = REDUCED LEVEL
- +x.x = EXISTING LEVEL
- COS = CHECK ON SITE
- UNO = UNLESS NOTED OTHERWISE

0 20 40 60 80 100 200mm  
1:1

## SITE PLAN / SITE ANALYSIS PLAN

- DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION
- DENOTES LANDSCAPED AREAS LESS THAN 2m WIDE

POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.  
POOL VOLUME = 35300 LITRES  
SPA VOLUME = 4100 LITRES  
TOTAL VOLUME = 39400 LITRES

THIS POOL WAS DESIGNED BY OTHERS. RIGHT ANGLE DRAFTING ACCEPT NO RESPONSIBILT FOR THE DESIGN OR ITS DETERMINATION AT COUNCIL.

LANDSCAPE CALCULATION	
SITE AREA = 516.1 sq m	
<b>HARD SURFACE</b>	
HOUSE incl GARAGE	= 177.5 m <sup>2</sup>
PORCH	= 5.4 m <sup>2</sup>
DRIVEWAY	= 40.7 m <sup>2</sup>
PATH	= 6.9 m <sup>2</sup>
ALFRESCO	= 32.8 m <sup>2</sup>
PROPOSED POOL COPING	= 5.2 m <sup>2</sup>
PROPOSED DECK	= 22.0 m <sup>2</sup>
TOTAL HARD SURFACE	= 290.5 m <sup>2</sup>
OR 56% OF THE SITE	
AREAS < 2m WIDE	= 74.4m <sup>2</sup>
PROPOSED LANDSCAPED	= 141.2m <sup>2</sup>
OR 27% OF THE SITE.	
REQUIRED LANDSCAPED	= 206.4m <sup>2</sup>
OR 40% OF THE SITE	
EXISTING HARD SURFACE	= 312.5m <sup>2</sup> /60%
EXISTING AREAS < 2m W	= 60.9m <sup>2</sup>
EXISTING LANDSCAPED	= 142.7m <sup>2</sup> /27%



**RIGHT ANGLE DESIGN & DRAFTING PTY LTD**

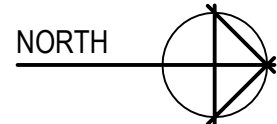
ROBYN GOOD  
HORTICULTURE CERT III  
ASSOC. DIPLOMA STRUCTURAL ENGINEERING  
NZCO ARCHITECTURAL DRAFTING

P.O. Box 1049 SURRY HILLS 2010  
PH: 8399-0072  
EMAIL: info@rightangledesign.com.au  
ABN: 70 150 745 556

REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS  
JENNEFER LAIRD  
LOT 142 DP11936  
No. 25 WORROBIL STREET  
NORTH BALGOWLAH 2093

DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:200	RADD19084	P1



LANDSCAPING - REFER PLAN  
BY URBAN GARDEN CO

EXISTING PINUS SPP.  
TO BE REMOVED.  
COUNCIL APPROVAL  
NOT REQUIRED FOR  
THIS SPECIES

OUTLINE OF NEW RESIDENCE  
TO OTHER DA

BALCONY  
LEVEL 1  
WINDOW  
WT47.50  
WB46.32  
WINDOW  
WT47.58  
WB46.62

GARDEN  
DECO GRANI

NEW RESIDENCE BY ICON  
TO OTHER DA  
No. 25  
LOT 142  
DP11936  
SITE AREA = 516.1sqm

FFRL+ 46.053

A

DECO GRANITE PATHWAY  
GARDEN

WINDOW  
WT50.55  
WB49.33  
WINDOW  
WT47.80  
WB46.49  
WINDOW  
WT50.55  
WB49.95

2 STOREY  
BRICK RESIDENCE  
No.23  
TILE ROOF

Ø.3/S6/H5

B

141  
DP 11936

Ø.6/S8/H8  
Ø.6/S8/H8

APPROXIMATE OUTLINE OF CREEK  
WIDE DP11936 SURVEYED DECEMBER 1922

GRASS

PROPOSED  
TIMBER STEPS  
GATE

PROPOSED DECK

DECK  
RL45.517

PROPOSED POOL  
RL45.067

SPA  
RL45.517

FILTER  
BELOW

TRAVERSE

Ø.15/S4/H6

PROPOSED 1.2m H CHILDPROOF SAFETY FENCE  
WITH SC/SL GATE TO BE IN ACCORDANCE WITH  
A.S.1926.1-2012 AND THE SWIMMING POOLS ACT,  
1992 (BY OTHERS)

143  
DP 11936

B

0 10 20 30 40 50 100mm 1:1



RIGHT ANGLE DESIGN  
& DRAFTING PTY LTD

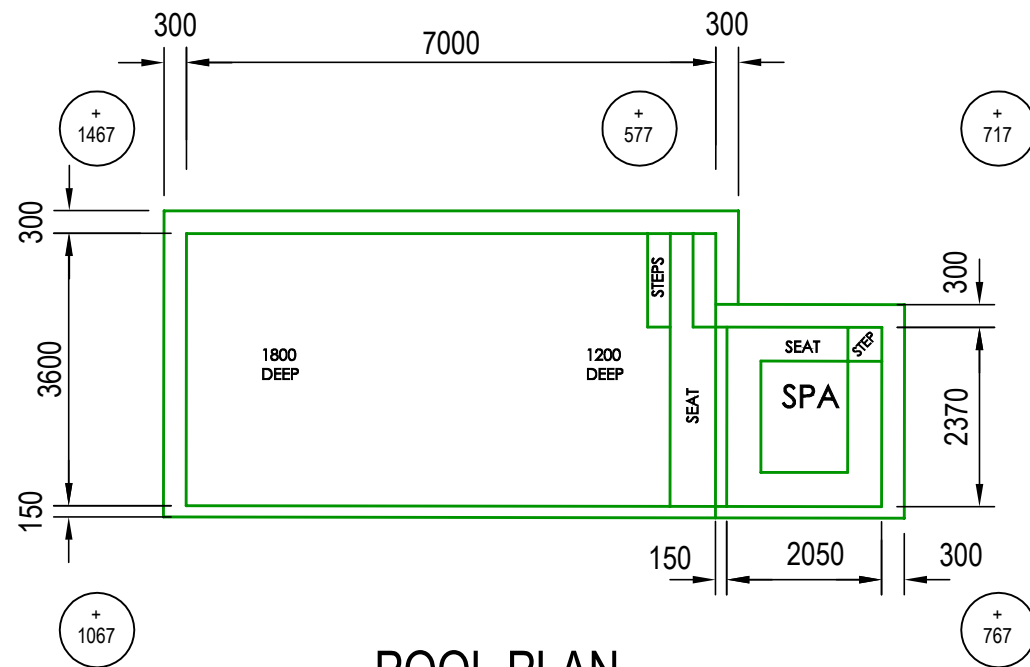
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No. 25 WORROBIL STREET  
NORTH BALGOWLAH 2093

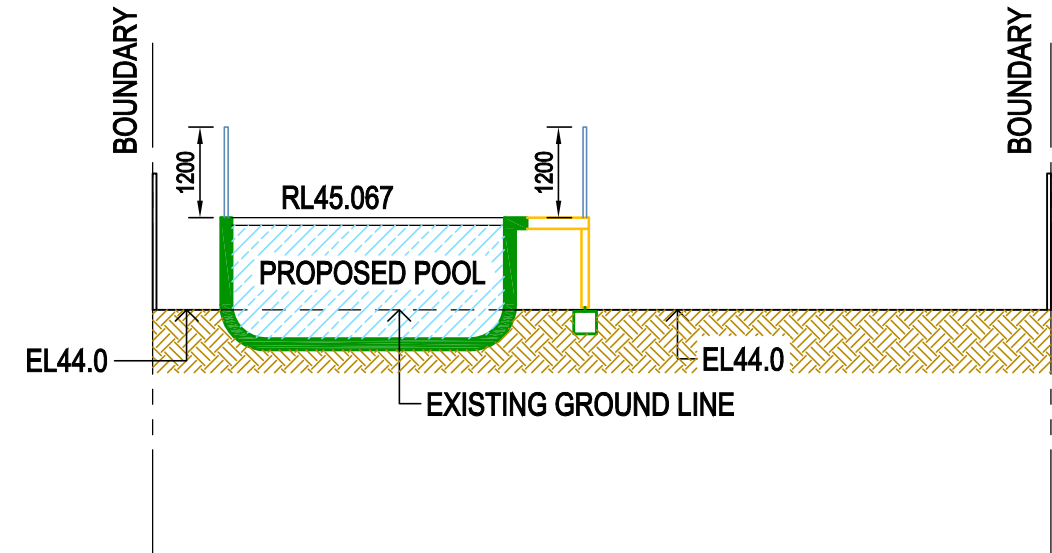
DWG NAME  
PLAN AT REAR YARD

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:100	RADD19084	P2

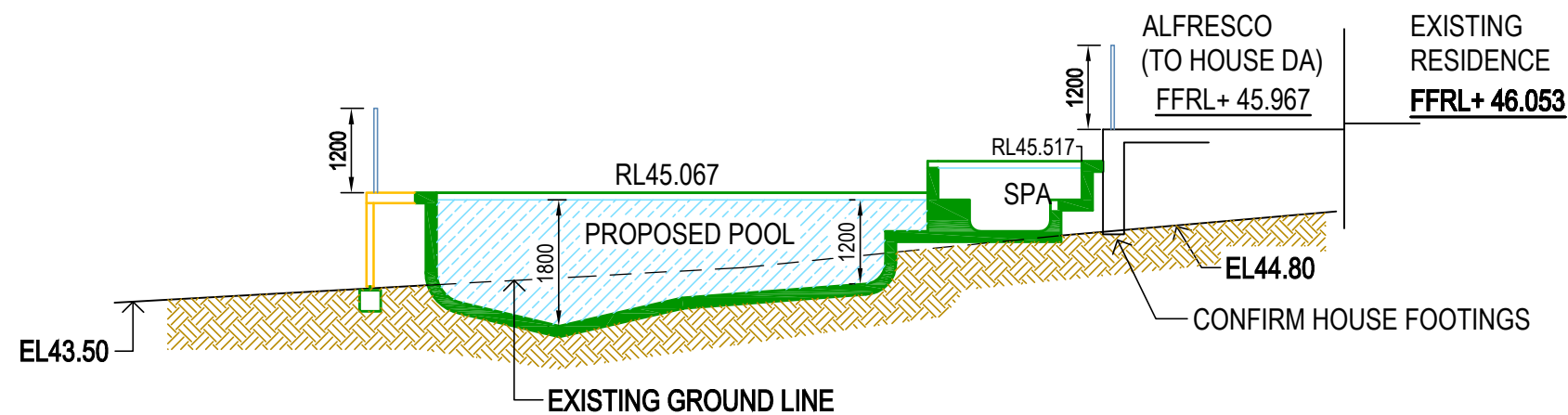


**POOL PLAN**

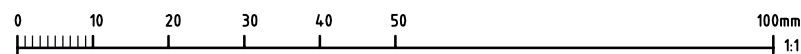
+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



**SECTION B-B**



**SECTION A-A**



**RIGHT ANGLE DESIGN  
& DRAFTING PTY LTD**

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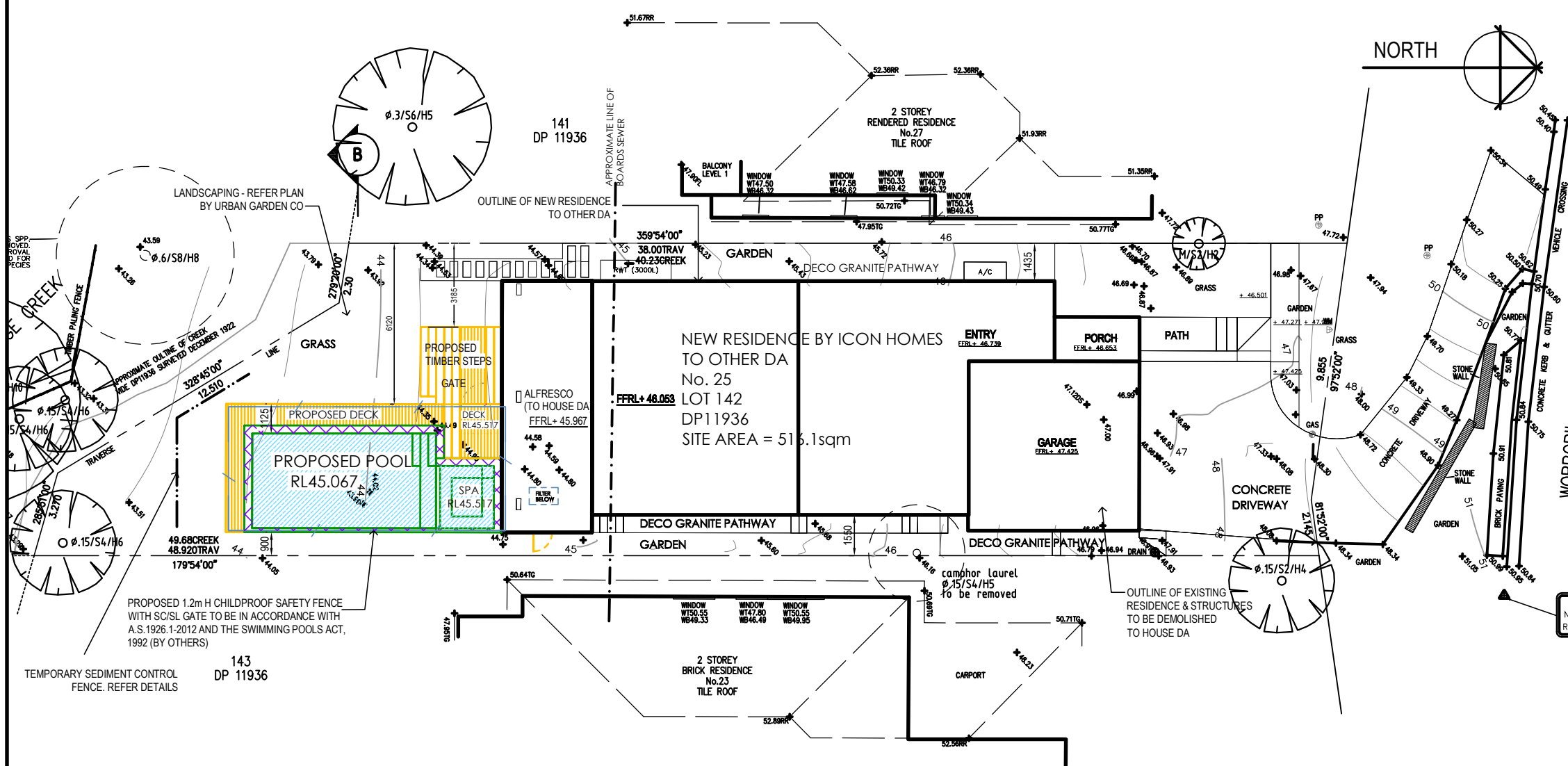
REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS  
JENNEFER LAIRD  
LOT 142 DP11936  
No. 25 WORROBIL STREET  
NORTH BALGOWLAH 2093

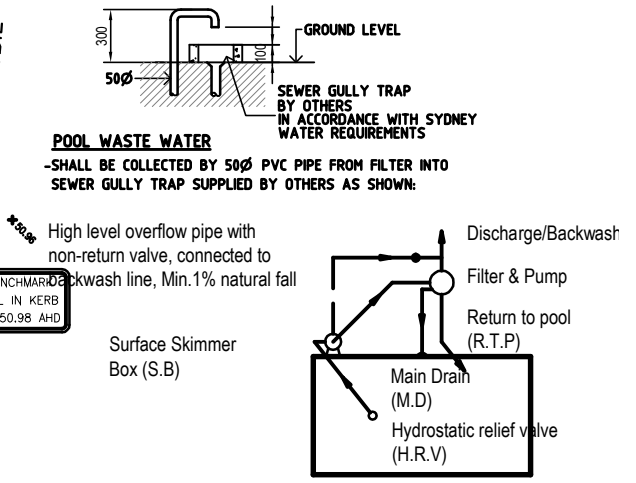
DWG NAME  
POOL PLAN AND SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:100	RADD19084	P3

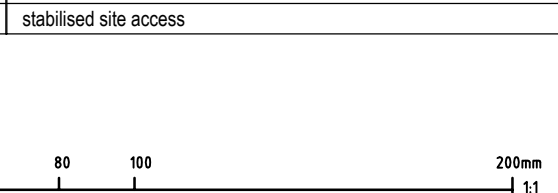
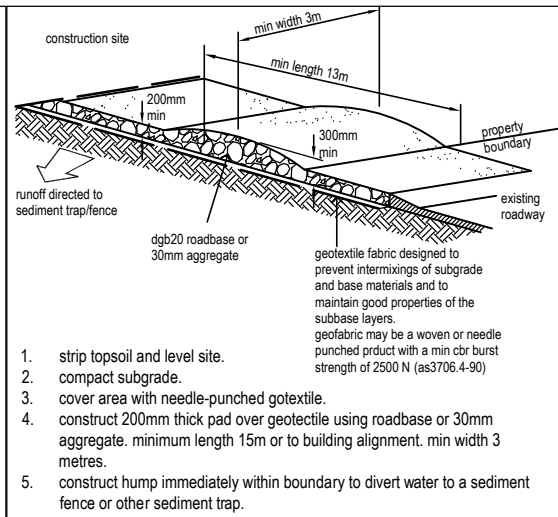
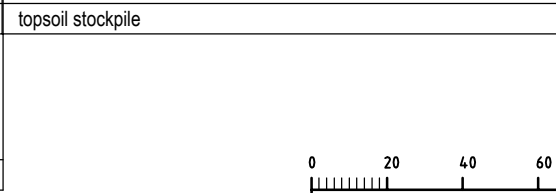
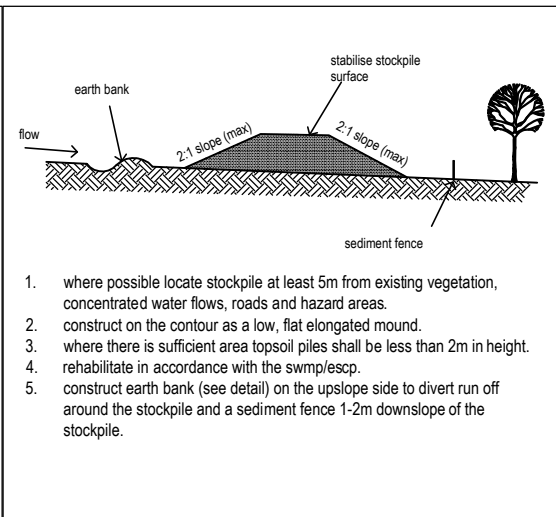
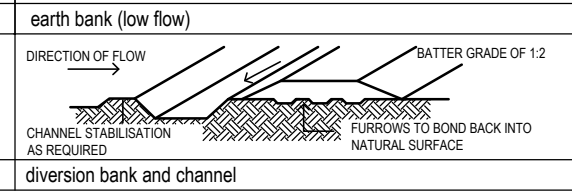
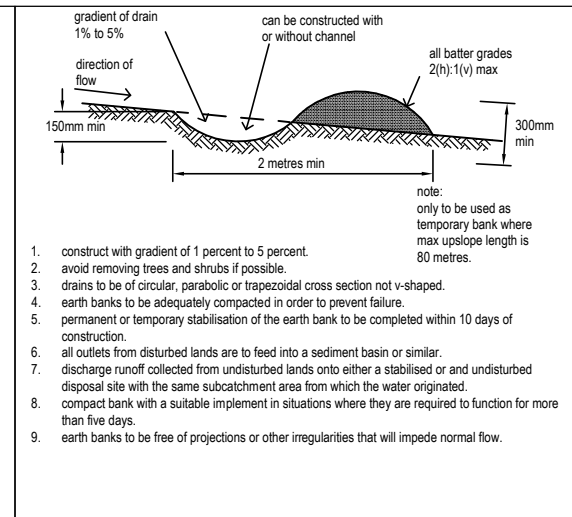
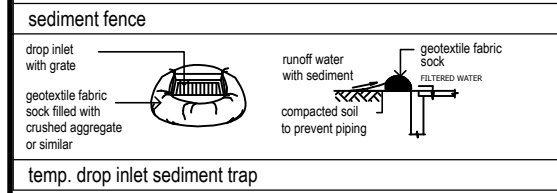
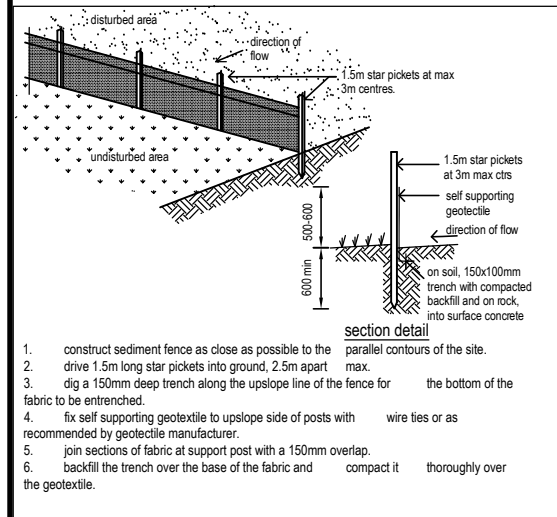




- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
- site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
- the entry to and departure of vehicles from the site will be confined to one stabilised point. sediment or barriers fencing will be used to restrict all vehicular movements to that point. stabilisation will be achieved by either:-
  - constructing a sealed driveway to the street,
  - constructing a stabilised site access or other suitable technique approved by council.
- sediment fences and barrier fences shall be installed as shown.
- topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site if necessary. otherwise the excavation material is to be removed from site at the responsibility of the excavation contractor.
- all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
- lands outside of the scope of works and on the footpath will not be disturbed during works except where essential eg. drainage works across footpath. where works are necessary they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. they will be rehabilitated (grassed) as soon as possible. stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
- approved bins for building waste, concrete and mortar slurries, paints, acid washings and letter will be provided and arrangements made for regular collection and disposal.
- guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
- topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
- all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.



## SEDIMENT CONTROL PLAN



## PLUMBING LAYOUT DIAGRAMMATIC ONLY

**RIGHT ANGLE DESIGN & DRAFTING PTY LTD**

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ABN: 70 150 745 556

**PROPOSED POOL & ASSOCIATED WORKS**

**JENNEFER LAIRD**  
**LOT 142 DP11936**  
**No. 25 WORROBIL STREET**  
**NORTH BALGOWLAH 2093**

DWG NAME	DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEDIMENT CONTROL PLAN	DEC 19	1:200	RADD19084	P4

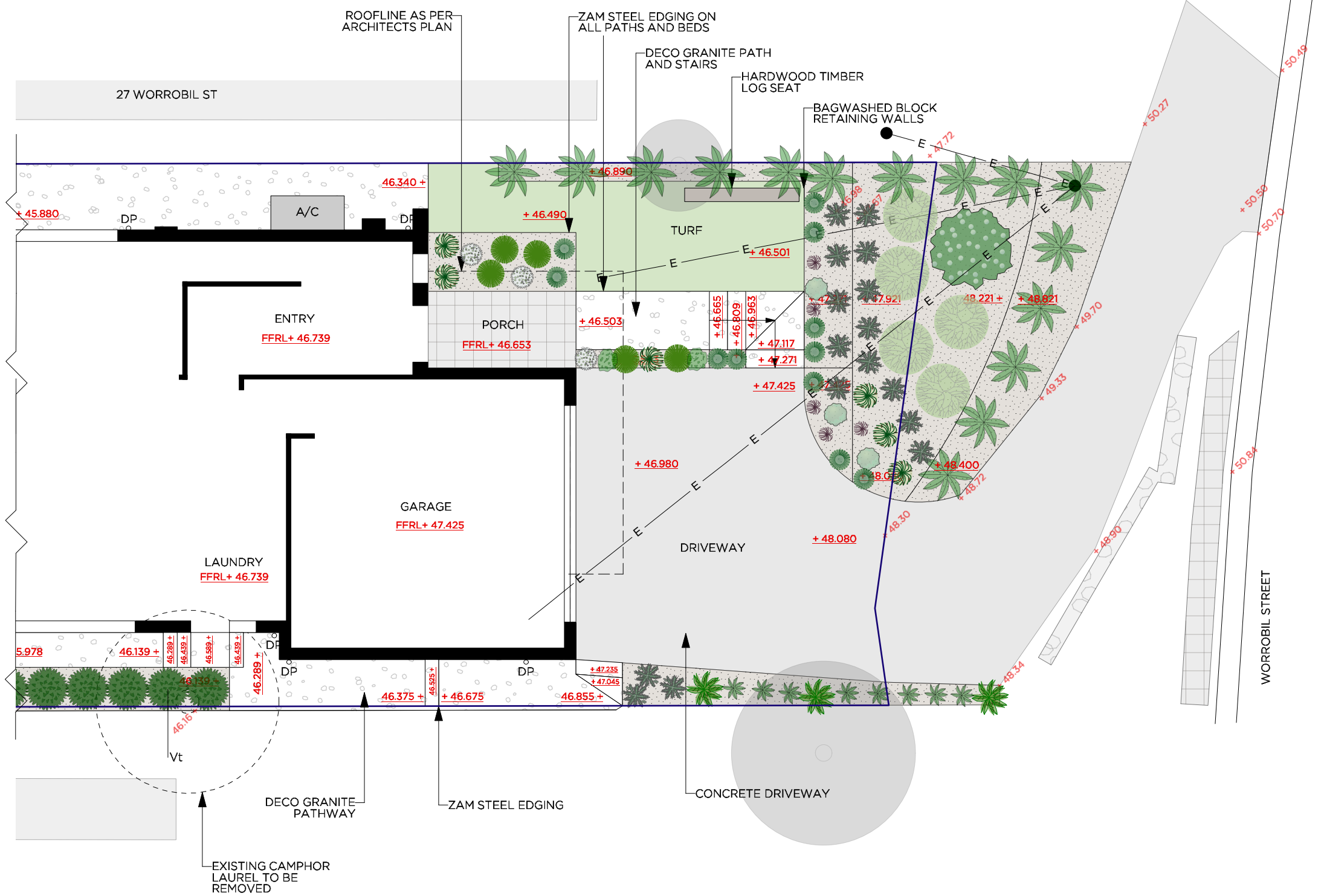
LEGEND

- BOUNDARY LINE
- ROOFLINE
- E ELECTRICITY
- EXISTING RL
- + 29.69 PROPOSED RL
- TP TAP
- DP DOWNPIPE
- TREES REMAINING
- TREES FOR REMOVAL



**CALCULATIONS**  
SITE AREA : 516.1m<sup>2</sup>  
LANDSCAPED AREA: 218.9m<sup>2</sup>  
(MINIMUM REQUIREMENT 206.44m<sup>2</sup> 40%)

- TURF
- MULCH
- POOL
- DECK
- WHITE DECO
- CONCRETE



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LANDSCAPE PLAN - FRONT

CLIENT: J & C LAIRD  
PROJECT: 25 WORROBIL ST NTH BALGOWLAH  
PROJECT #: LA11954

SCALE: 1:100  
DATE: 25.10.19  
DESIGNER: AS  
REV.: A  
PAGE #: 1

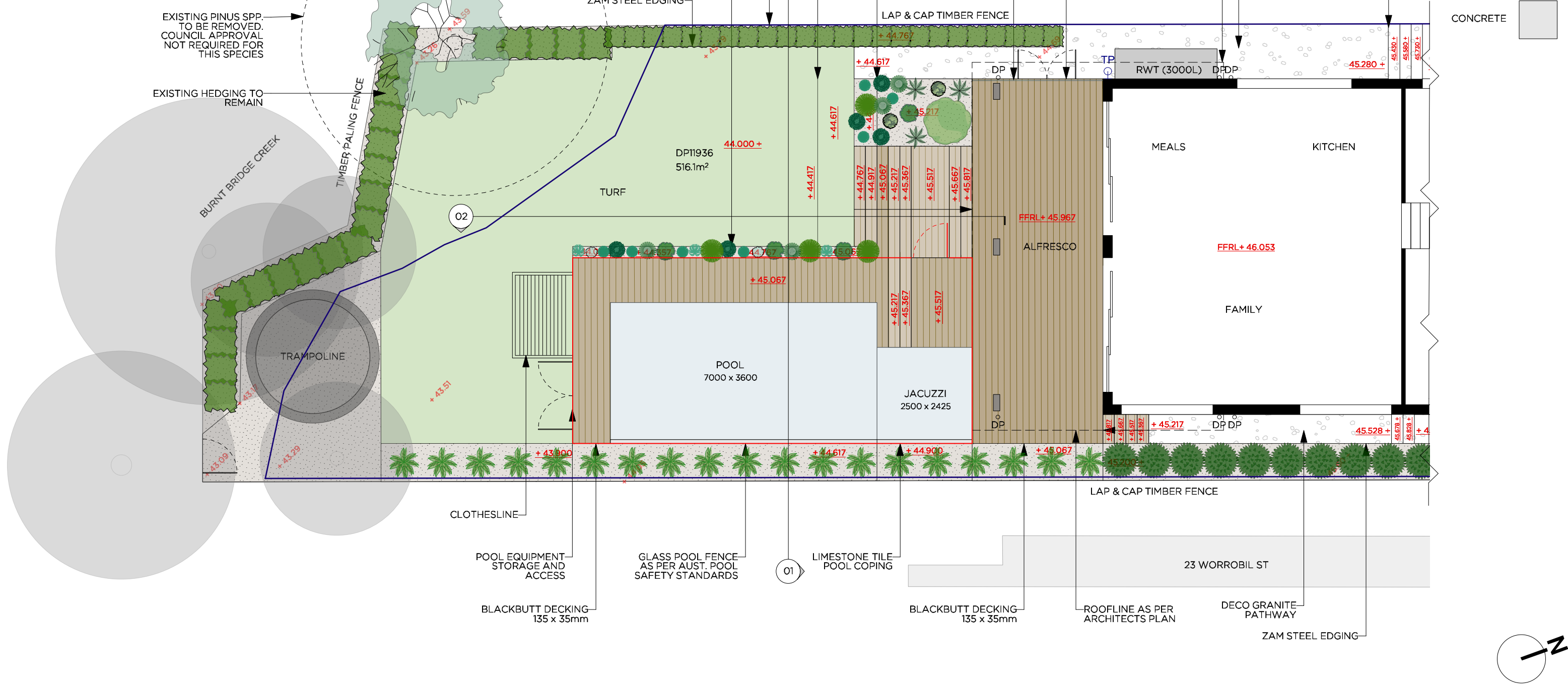
**GENERAL NOTES:**  
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LEGEND

- BOUNDARY LINE
- ROOFLINE
- E ELECTRICITY
- EXISTING RL
- + 29.69 PROPOSED RL
- TP TAP
- DP DOWNPIPE

- TREES REMAINING
- TREES FOR REMOVAL

- TURF
- MULCH
- POOL
- DECK
- WHITE DECO
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LANDSCAPE PLAN - BACK

CLIENT: J & C LAIRD
PROJECT: 25 WORROBIL ST NTH BALGOWLAH
PROJECT #: LA11954

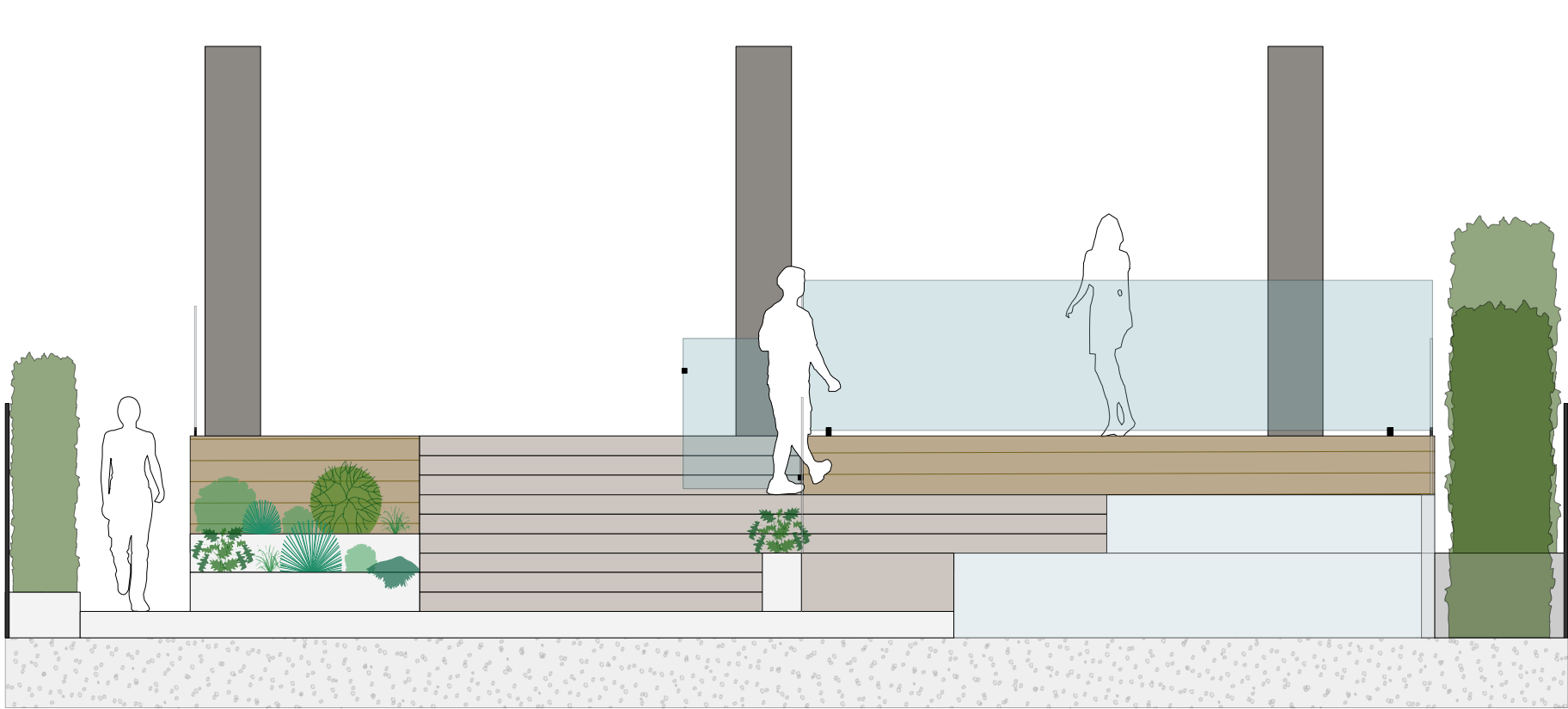
SCALE: 1:100 @ A3
DATE: 25.10.19
DESIGNER: AS
REV.: A
PAGE #: 2

GENERAL NOTES:  
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01

SECTION  
1:50



SUBSOIL

02

SECTION  
1:50



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SECTION ELEVATIONS

CLIENT: J & C LAIRD

PROJECT: 25 WORROBIL ST NTH BALGOWLAH

PROJECT #: LAI1954

SCALE:  
1:50

DATE: 25.10.19

DESIGNER: AS

REV.: A

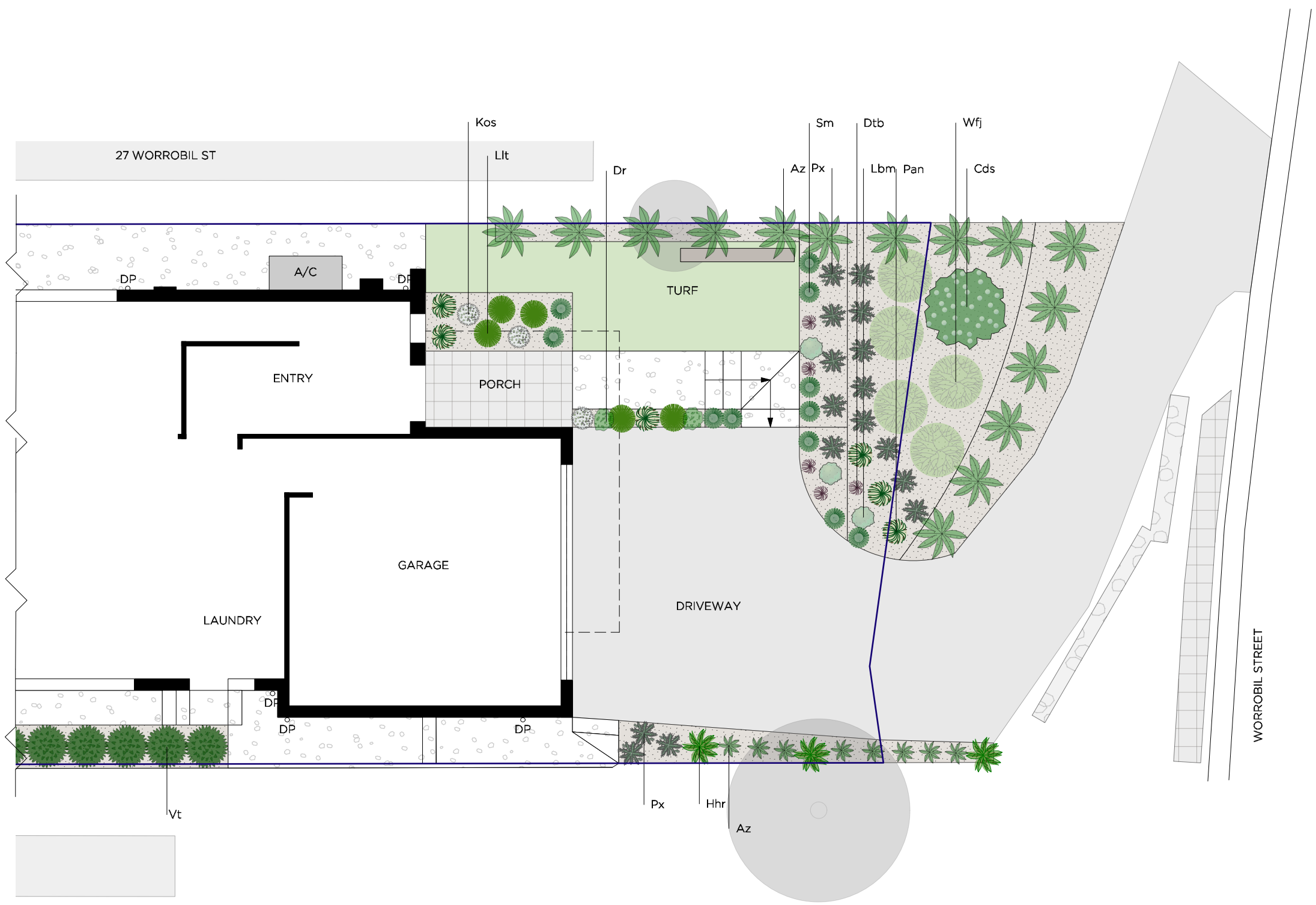
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LEGEND

- BOUNDARY LINE
- ROOFLINE
- E ELECTRICITY
- EXISTING RL
- + 29.69 PROPOSED RL
- TP TAP
- DP DOWNPIPE
- TREES REMAINING
- TREES FOR REMOVAL

- TURF
- MULCH
- POOL
- DECK
- WHITE DECO
- CONCRETE



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PLANTING PLAN - FRONT

CLIENT: J & C LAIRD
PROJECT: 25 WORROBIL ST NTH BALGOWLAH
PROJECT #: LA11954

SCALE: 1:100 @ A3
DATE:18.07.19
DESIGNER:AS
REV.: A
PAGE #: 5

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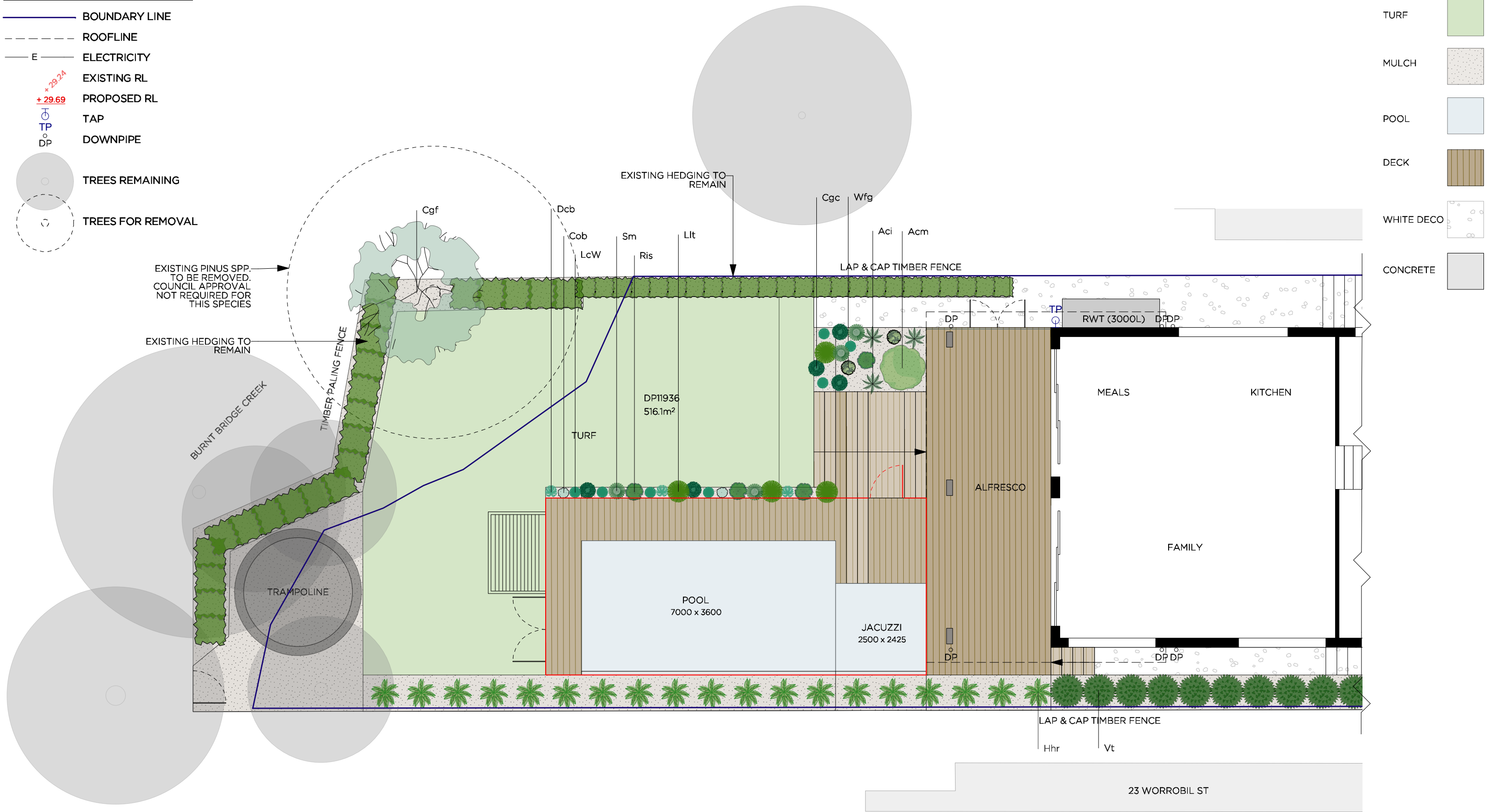


LEGEND

- BOUNDARY LINE
- ROOFLINE
- E ELECTRICITY
- EXISTING RL
- +29.69 PROPOSED RL
- TP TAP
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- TREES REMAINING
- TREES FOR REMOVAL

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








PLANTING PLAN - BACK

CLIENT: J & C LAIRD  
PROJECT: 25 WORROBIL ST NTH BALGOWLAH  
PROJECT #: LA11954

SCALE:  
1:100 @  
A3

DATE: 25.10.19  
DESIGNER: AS  
REV.: A  
PAGE #: 6









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IMAGES	ID	QTY	COMMON NAME	BOTANICAL NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	MAINTENANCE (FIRST 2 YEARS)
TREES								
	Cgf	1	NSW Christmas bush	Ceratopetalum gummiferum	500mm	10m	4m	Use hesian and stakes for support during establishment period. Remove lower wayawrd branches from the base, if necessary, to promote a uniform shape.
SHRUBS								
	Acm	1	Mini Cog	Acacia cognata 'Mini Cog'	250mm	0.7-0.8m	1.5-1.8m	Once established requires very little maintenance but responds well to tip pruning. Will tolerate dry periods but will benefit from from some watering.
	Az	23	Shell Ginger	Alpinia zerumbet	200mm	1.8-2.0m	0.5-0.8m	Remove spent flowers and old leaves as requiried. Cut old canes at the base.Feed with a liquid general purpose fertiliser two or three times during the growing season. Keep them moist.
	Aci	3	Renga Renga Lily	Arthropodium cirratum	140mm	0.6-1.0m	0.6-1.0m	Remove spent flowers and old leaves as requiried. Water well to establish and apply general purpose fertilizer biannually.
	Cds	1	Desert Star	Carissa 'Desert Star'	300mm	1.5-1.8m	1.5-1.8m	Water well until plant is established. Feed with all purpose fertilizer in spring. Prune to shape as required after flowering.
	Dcb	3	Cassa Blue Dianella	Dianella caerulea 'Cassa Blue'	140mm	0.3-0.6m	0.3-0.6	Remove older leaves as required or cut back halfway every 3-5 years.
	Dtb	5	Blaze Dianella	Dianella tasmanica 'Blaze'	140mm	0.3-0.4m	0.25-0.4m	Use slow release fertiliser in spring. Trim older leaves as required and cut back halfway every 3-7 years.
	Hhr	22	Hot Rio Nights	Heliconia bihai x Caribaea 'Hot Rio Nights'	250mm	0.9 - 1.5m	2.0 - 3.5m	Apply slow release fertiliser during spring and a liquid based fertiliser every 4 weeks during the warmer months, dilute your solution to half the recommended dose to avoid burn.
	Kos	3	Silver Spoons	Kalanchoe orgyalis 'Silver Spoons'	100mm	1.0m	0.5m	Fertilise during spring with an organic liquid feed mixed at half rate
	Lbm	3	Cushion Bush	Leucophyta brownii 'Moonshine'	140mm	0.5-0.6m	0.4-0.5m	Trim off the spent flowers at the end of summer. Feed in Spring and Autumn with a slow release fertiliser.
	Llt	9	Lime Tuff	Lomandra 'Lime Tuff'	150mm	0.5 - 0.6m	0.5 - 0.6m	Once established Lime Tuff is very hardy and requires no maintenance.
	LcW	7	Wingarra	Lomandra confertifolia 'Wingarra'	150mm	0.3m	0.3m	Trim foliage to 200mm every 3-4 years to promote fresh growth.
	Pan	6	Nafray	Pennisetum alopecuroides 'Nafray'	200mm	0.5-0.6m	0.5-0.6m	Use slow release fertiliser in late winter. Trim back annually to 1/3 the size in late autumn to winter.



<div> <div>URBAN GARDEN CO</div> <div>           PO BOX 3209            NORTH TURRAMURRA 2074            P. 0421 686 304            E. hello@theurbangardenco.com.au            W. theurbangardenco.com.au         </div> </div>	<div>PLANTING SCHEDULE - A</div>	CLIENT: J & C LAIRD	SCALE:  N/A	DATE:18.07.19	GENERAL NOTES: DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE. ALL WORK TO BE CARRIED OUT BY LICENSED CONTRACTOR AND COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS. LIGHTING TO BE INSTALLED BY A QUALIFIED ELECTRICIAN. DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS WHEN AVAILABLE. INSTALLATION OF DRIP IRRIGATION IS RECOMMENDED. THESE DRAWINGS ARE COPYRIGHT OF THE URBAN GARDEN CO.
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IMAGES	ID	QTY	COMMON NAME	BOTANICAL NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	MAINTENANCE (FIRST 2 YEARS)
	Px	16	Xanadu	Philodendron 'Xanadu'	200mm	0.6m	0.6m	Water well. Remove spent leaves. Fertilise annually in spring to encourage vigorous growth.
	Ris	4	Indian Hawthorn	Raphiolepis indica 'Snow Maiden'	200mm	0.6-1.0m	0.3-0.6m	Minimal pruning in Spring may maintain shape and keep it compact in size. Apply a well-balanced application of fertiliser in Summer, after flowering.
	Vt	15	Laurustinus	Viburnum tinus	300mm	2.5-3.0m	2.5-3.0m	Water well till established. Tip prune while young to encourage bushy growth.
	Wfj	5	Coastal Rosemary	Westringia fruticosa 'Jervis Gem'	200mm	1.2-1.6m	0.8-1.0m	Prune as required to maintain form and encourage. Fertilise with using a slow release fertiliser early spring.
	Wfg	2	Coastal rosemary	Westringia fruticosa 'Grey Box'	140mm	0.3-0.6m	0.3-0.6m	Leave unpruned in its tidy natural shape or prune to shape 1-3 times a year after flowering.
LOW PLANTS & GROUND COVERS								
	Cgc	5	Cousin it	Casuarina glauca 'Cousin it'	200mm	0.10-0.15m	0.5-1.5m	Mulch and water regularly until the plant is established, usually around 12 weeks. Prune tips while young to encourage dense growth and fertilise with a slow release fertiliser in spring.
	Cob	2	Blue waves	Crassula ovata 'Blue Waves'	100mm	0.3-0.4m	0.3-0.4m	Once established, water when soil is dry
	Dr	2	Kidney Weed	Dichondra repens 'Green'	150mm	80mm	700mm	Trim to shape as required
Total		138						



<div><div>URBAN GARDEN C<sup>o</sup></div><div>PO BOX 3209 NORTH TURRAMURRA 2074  P. 0421 686 304 E. hello@theurbangardenco.com.au W. theurbangardenco.com.au</div></div>	PLANTING SCHEDULE - B	CLIENT: J & C LAIRD	SCALE:  N/A	DATE:18.07.19	<div>GENERAL NOTES: DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE. ALL WORK TO BE CARRIED OUT BY LICENSED CONTRACTOR AND COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS. LIGHTING TO BE INSTALLED BY A QUALIFIED ELECTRICIAN. DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS WHEN AVAILABLE. INSTALLATION OF DRIP IRRIGATION IS RECOMMENDED. THESE DRAWINGS ARE COPYRIGHT OF THE URBAN GARDEN CO.</div>
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PLANT & MAINTENANCE SPECIFICATIONS

1. PREPARE THE SITE FOR OPTIMUM PLANT GROWTH

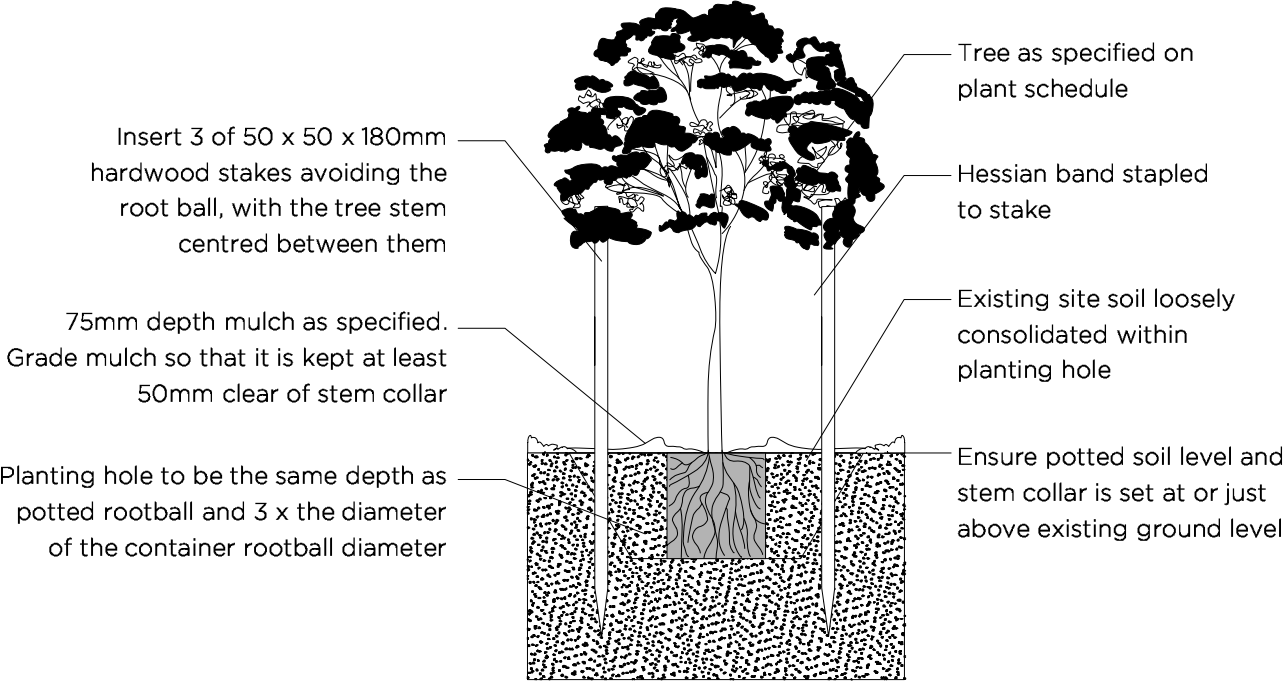
Ensure trees and shrubs are removed that need to be removed. Remove all building rubble from garden beds and lawn areas. Remove weeds: Spray ‘Roundup’ or similar product. Follow the manufacturers instructions. Ensure weeds are dead before pulling out. Ensure there is proper stormwater run-off and drainage on site. Compacted soil should be loosened and, where applicable (in clay soil) gypsum added. Fill garden beds with a minimum 300mm organic garden mix. Sprinkle granular wetting agent and water in well according to packet instructions.

2. PLANTING THE PLANTS AND TREES

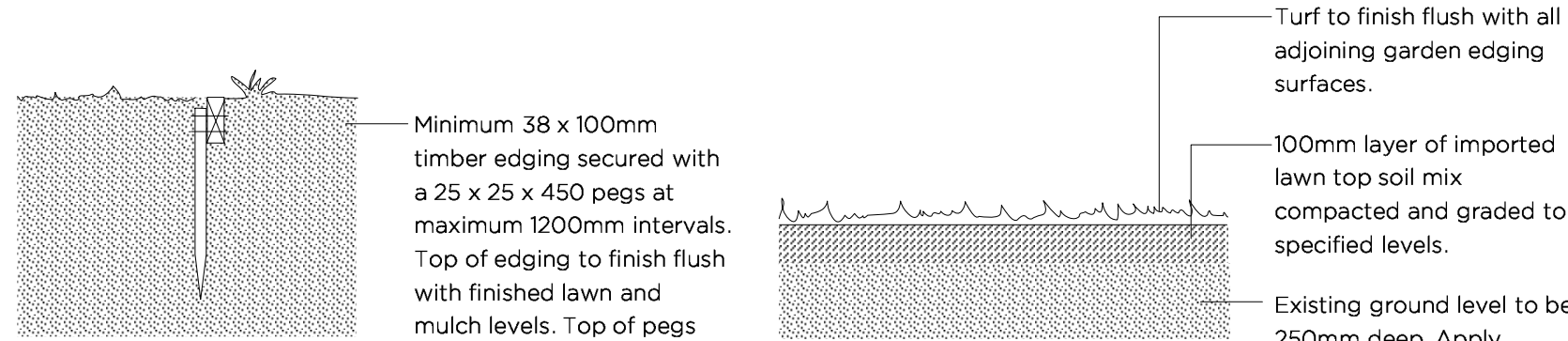
Stand plant pots in their position according to the planting plan. Dig a hole 1.5 times the width, and the same depth as the plant pot. Carefully remove the plants from the pots so as not to disturb the roots. Plant the plant so that the top of the root ball is level with the soil. Trees are to be staked with 3x (50x50x1800)mm hardwood stakes. Tie the trees and stakes with hessian. Avoid the rootball when inserting the stake. The stakes need to stay for at least 18 months for high wind areas.

3. LAWN

Ensure the turf is disease and weed free. Apply 150mm layer of good quality turf underlay. Level the topsoil into a smooth surface. Ensure the turf is finished at appropriate (flush) levels with adjoining paving or edging. Apply topdressing if/where required. Water often over the first 4 weeks. Gradually cut back the water to weekly in the first summer. Check the levels 2-4 times annually to topdress any depressions due to compaction over time. Hand weeding on a regular basis is important when the lawn is establishing.



TYPICAL SECTION  
HARDWOOD STAKING FOR TREES



TYPICAL SECTION  
TIMBER OR STEEL EDGING

TYPICAL SECTION  
LAWN AREA

4. IRRIGATION AND WATER

It is advised to run irrigation tubing over the soil and under the mulch. This is connected to a tap with a manual or automatic timer to ensure plants get sufficient water during establishment period to grow healthy and pest and disease free. Water plants well 3-4 times per week in the first month and 2 times per week in the second month (depending on weather conditions). Occasional hose watering is advised to allow even distribution of water to the roots. Apply a wetting agent to help soil maintain moisture and not become hydrophobic.

5. FOOD

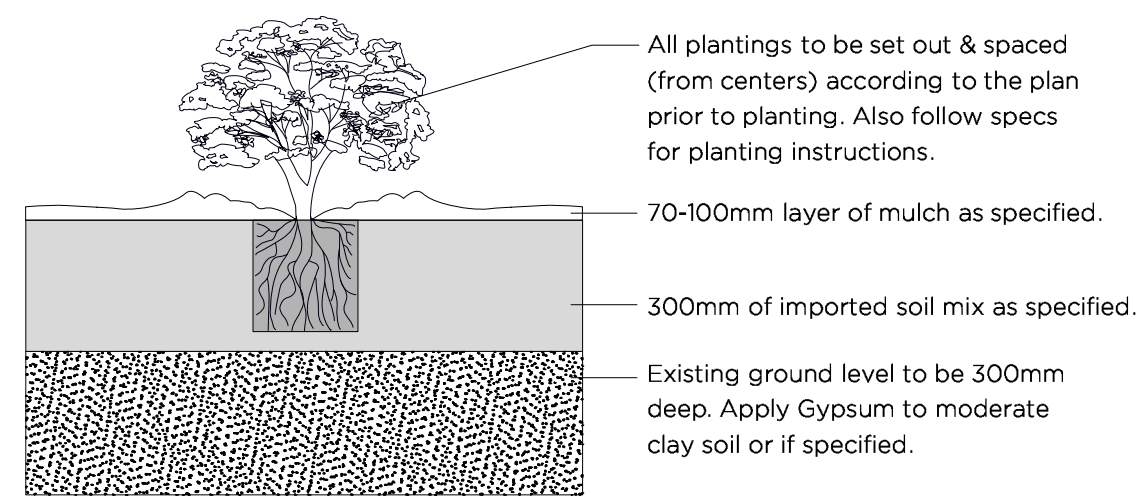
Fertilise with a general purpose slow release fertiliser such as ‘Osmocote’ or ‘Nutricote’. Fertilize natives with ‘Osmocote for Natives’. Apply as per manufacturers specifications for the plants size and type. Fertilizer needs to be reapplied regularly during the growing period, follow packet directions. Always under fertilise rather than over fertilise. Occasional dressing of organic compost is beneficial to all soils. Plants can benefit from seaweed solution during establishment stage.

6. MULCH

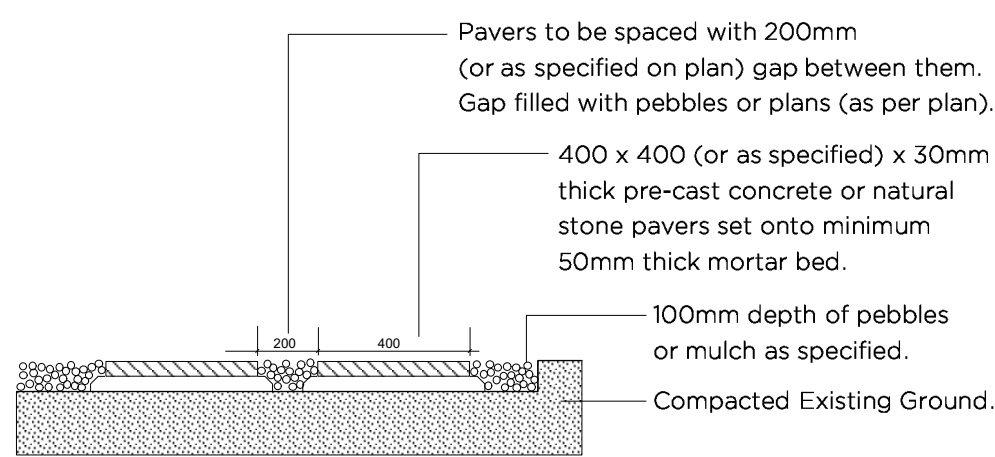
Cover the entire soil surface with a minimum of 75mm eucalyptus mulch or cypress mulch. The mulch surrounding trees needs to be less near the base of the trunk, to form a shallow watering dish. Care should be taken not to mix the mulch with the soil. Mulch suppresses weeds as well as preventing soil dehydration. Top up mulch annually or as required so that the correct thickness is maintained. Use an organic mulch such as Eucalyptus mulch, Cypress mulch/woodchip. Sugarcane or Lucern mulches are best suited for vegetable gardens.

7. TRIMMING

Prune hedges to desired height from a very young age by using a level string line. Tip prune all young plants to ensure compact and lush growth. Follow instructions in the above table for specific plants.



TYPICAL SECTION  
MASS PLANTING



TYPICAL SECTION  
STEPPING PAVERS

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## MATERIALS AND FINISHES FOR 25 WORROBIL STREET, NORTH BALGOWLAH



TRAVERTINE TILE FOR THE SWIMMING POOL COPING AND SURROUNDS



POOL FENCING





SWIMMING POOL FENCING—TO COMPLY WITH POOL FENCING ACT

