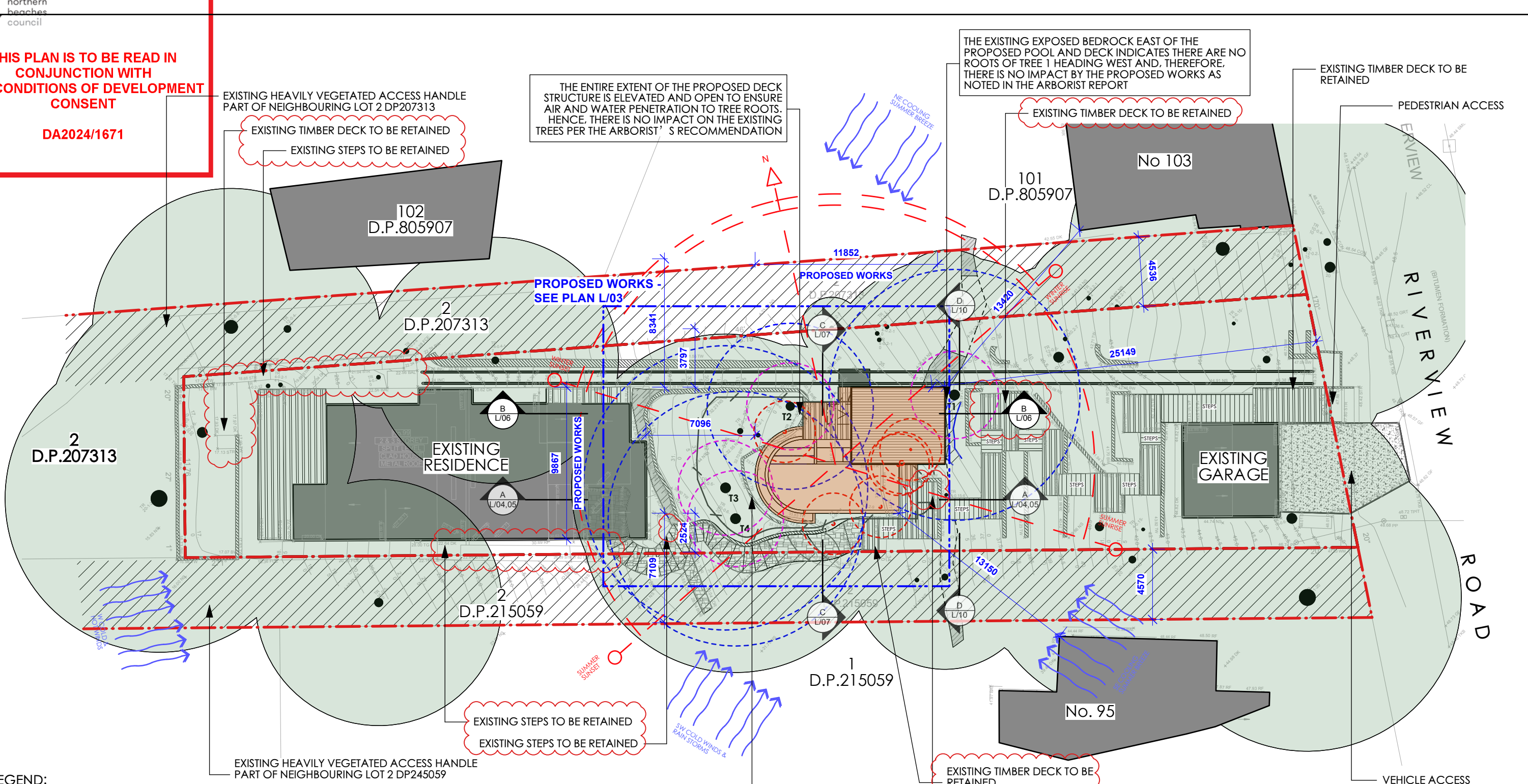


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/1671



THE ENTIRE EXTENT OF THE PROPOSED DECK STRUCTURE IS ELEVATED AND OPEN TO ENSURE AIR AND WATER PENETRATION TO TREE ROOTS. HENCE, THERE IS NO IMPACT ON THE EXISTING TREES PER THE ARBORIST'S RECOMMENDATION

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT

THE PROPOSED DEVELOPMENT IS LIMITED TO 250MM TO RESPECT THE ADJACENT AREA AROUND TREES 3 & 4 TO ENSURE NO ROOTS ARE CUT PER THE ARBORIST'S RECOMMENDATION

LEGEND:

- EXISTING LEVELS (GREY)
- CADASTRAL BOUNDARY
- EXISTING TIMBER DECK TO BE RETAINED
- EXISTING TIMBER STAIRS TO BE RETAINED
- EXISTING RETAINING WALL TO BE RETAINED AND ADJUSTED AS REQUIRED
- NEIGHBOURING ACCESS HANDLE AREA & BOUNDARY
- EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION)
- EXISTING TREE TO BE RETAINED
- EXISTING PALM TREES (EXEMPT SPECIES) TO BE REMOVED AS PER ARBORIST REPORT
- STRUCTURAL ROOT ZONE. REFER ARBORIST REPORT
- TREE PROTECTION ZONE. REFER ARBORIST REPORT
- EXISTING FLAGGING STEPS TO BE RETAINED
- EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)
- PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE
- PROPOSED WORKS

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing: **Site Plan & Site Analysis Plan**
Address: **No. 99 Riverview Road, Avalon Beach NSW 2107**
Project: **Cabana, Pool & Landscape Works**
Client: **Vic & Clare Cherikoff**

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

Status:
SCALE - 1:250 @ A3
Drawn By: JRS
Checked By: JRS
CAD File Name: 241106_Cherikoff_D A_RevA.vwx
Dwg Date: 25.03.24
Plot Date: 28/1/25

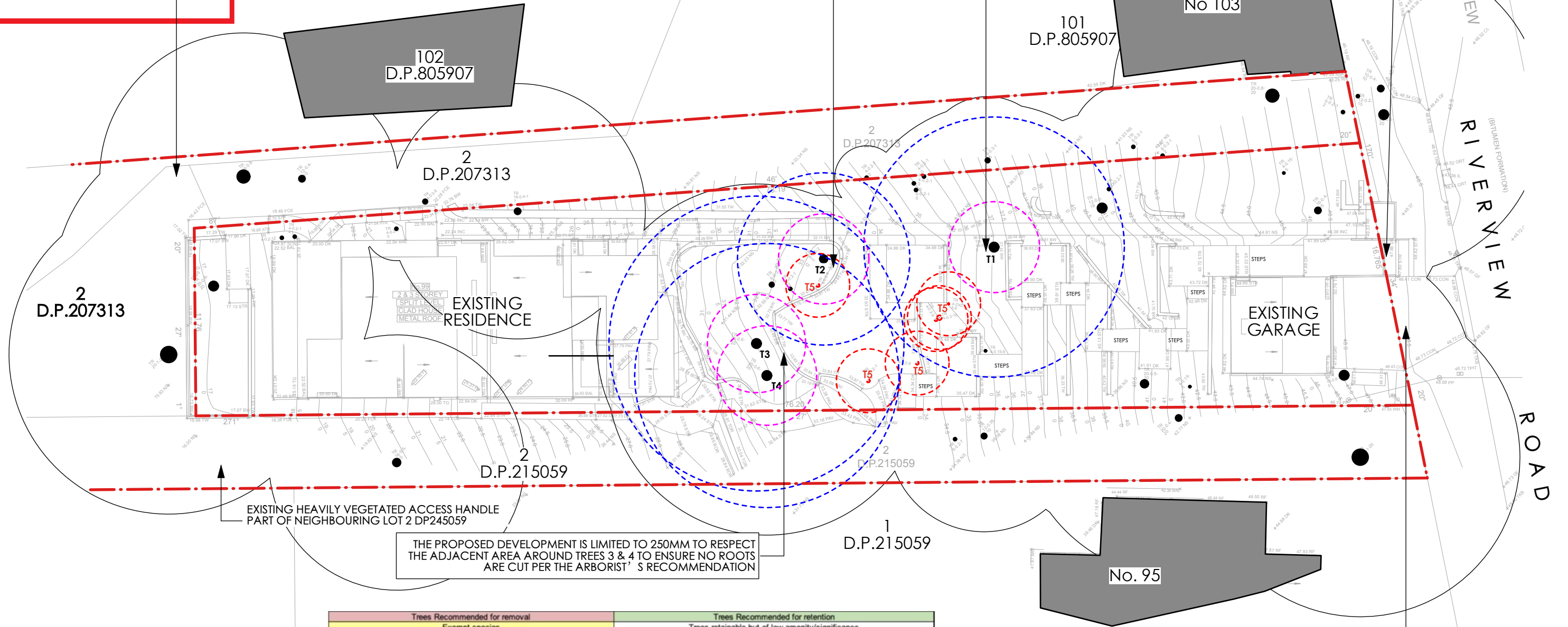
Project No. **Cherikoff**
Drawing No. **L/01 B**
Rev # **OF 20**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/1671

EXISTING HEAVILY VEGETATED ACCESS HANDLE PART OF NEIGHBOURING LOT 2 DP207313

THE ENTIRE EXTENT OF THE PROPOSED DECK STRUCTURE IS ELEVATED AND OPEN TO ENSURE AIR AND WATER PENETRATION TO TREE ROOTS. HENCE, THERE IS NO IMPACT ON THE EXISTING TREES PER THE ARBORIST'S RECOMMENDATION

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT



EXISTING HEAVILY VEGETATED ACCESS HANDLE PART OF NEIGHBOURING LOT 2 DP245059

THE PROPOSED DEVELOPMENT IS LIMITED TO 250MM TO RESPECT THE ADJACENT AREA AROUND TREES 3 & 4 TO ENSURE NO ROOTS ARE CUT PER THE ARBORIST'S RECOMMENDATION

LEGEND:

- EXISTING LEVELS (GREY)
- CADASTRAL BOUNDARY
- ACCESS HANDLE BOUNDARY
- EXISTING TREE TO BE RETAINED
- EXISTING PALM TREES (EXEMPT SPECIES) TO BE REMOVED AS PER ARBORIST REPORT
- STRUCTURAL ROOT ZONE. REFER ARBORIST REPORT
- TREE PROTECTION ZONE. REFER ARBORIST REPORT

Trees Recommended for removal											Trees Recommended for retention										
Exempt species											Trees retainable but of low amenity/significance										
#	Identification	Height (m)	Crown (m)	DBH (m)	DRC (Base) (m)	TPZ (m)	SRZ (m)	Age	Health/Vigour	Structure / Retention value	Form/Habit	Comments									
1	<i>Corymbia maculata</i> (Spotted Gum)	<27.00	<15.00 (individual) (Linking canopy)	0.68	0.70	8.16	2.85	M	Fair to Good & Fair to Good	High & High	Typical	RETAIN, PROTECT & MANAGE: Standard Temporary Fencing and Manual Excavation within TPZ radial distance is specified.									
2	<i>Corymbia maculata</i> (Spotted Gum)	<27.00	<15.00 (individual) (Linking canopy)	0.45	0.69	5.40	2.83	M	Fair to Good & Fair to Good	High & High	Typical	RETAIN, PROTECT & MANAGE: Standard Temporary Fencing and Manual Excavation within TPZ radial distance is specified.									
3	<i>Corymbia maculata</i> (Spotted Gum)	<27.00	<15.00 (individual) (Linking canopy)	0.77	0.84	9.24	3.08	M	Fair to Good & Fair to Good	High & High	Typical	RETAIN, PROTECT & MANAGE: Standard Temporary Fencing and Manual Excavation within TPZ radial distance is specified.									
4	<i>Corymbia maculata</i> (Spotted Gum)	<27.00	<15.00 (individual) (Linking canopy)	0.69	0.87	8.28	3.12	M	Fair to Good & Fair to Good	High & High	Typical	RETAIN, PROTECT & MANAGE: Standard Temporary Fencing and Manual Excavation within TPZ radial distance is specified.									
5	Group of Palms & Bird of paradise (<i>Strelitzia nicotai</i> & <i>Archontophoenix cunninghamiana</i>)											EXEMPT Exempt by species refers to NBC DCP scheme									

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Tree Removal & Retention Plan
Address:
No. 99 Riverview Road, Avalon Beach NSW 2107
Project:
Cabana, Pool & Landscape Works
Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
45 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

Status
SCALE - 1:250 @ A3
Drawn By: JER
Checked By: JRS
CAD File Name: 241106_Cherikoff_D A_RevA.vvx
Dwg Date: 25.03.24
Plot Date: 28/1/25

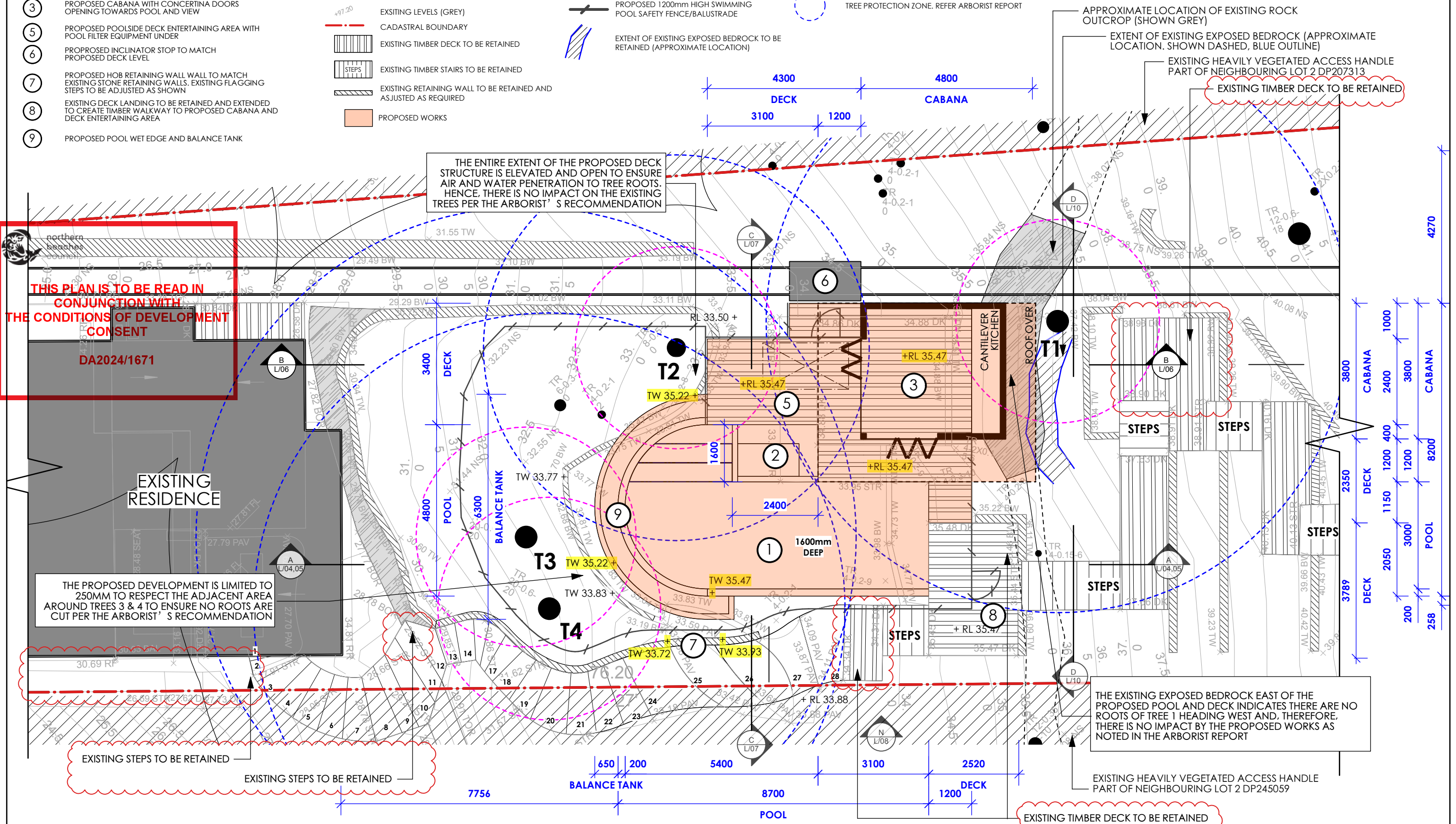
Project No.
Cherikoff
Drawing No. Rev #
L/02 B
OF 20

LEGEND:

- ① PROPOSED SWIMMING POOL
 - ② PROPOSED INTEGRATED SPA
 - ③ PROPOSED CABANA WITH CONCERTINA DOORS OPENING TOWARDS POOL AND VIEW
 - ⑤ PROPOSED POOLSIDE DECK ENTERTAINING AREA WITH POOL FILTER EQUIPMENT UNDER
 - ⑥ PROPOSED INCLINATOR STOP TO MATCH PROPOSED DECK LEVEL
 - ⑦ PROPOSED HOB RETAINING WALL WALL TO MATCH EXISTING STONE RETAINING WALLS. EXISTING FLAGGING STEPS TO BE ADJUSTED AS SHOWN
 - ⑧ EXISTING DECK LANDING TO BE RETAINED AND EXTENDED TO CREATE TIMBER WALKWAY TO PROPOSED CABANA AND DECK ENTERTAINING AREA
 - ⑨ PROPOSED POOL WET EDGE AND BALANCE TANK
- +RL10.23 PROPOSED FINISHED GROUND LEVEL
 - +TW10.99 PROPOSED TOP OF WALL LEVEL
 - +RL10.23 EXISTING FINISHED GROUND LEVEL
 - +TW10.99 EXISTING TOP OF WALL LEVEL
 - EXISTING LEVELS (GREY)
 - CADASTRAL BOUNDARY
 - EXISTING TIMBER DECK TO BE RETAINED
 - EXISTING TIMBER STAIRS TO BE RETAINED
 - EXISTING RETAINING WALL TO BE RETAINED AND ASJUSTED AS REQUIRED
 - PROPOSED WORKS

- EXISTING FLAGGING STEPS TO BE RETAINED
- EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)
- PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE
- EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION)
- EXISTING TREE TO BE RETAINED
- STRUCTURAL ROOT ZONE. REFER ARBORIST REPORT
- TREE PROTECTION ZONE. REFER ARBORIST REPORT

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS



No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail.

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Landscape Master Plan
Address:
No. 99 Riverview Road, Avalon Beach NSW 2107
Project:
Cabana, Pool & Landscape Works
Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

SCALE - 1:100 @ A3
Drawn By: JER
Checked By: JRS
CAD File Name: 241106_Cherikoff_D A_RevA.vwx
Dwg Date: 04.07.24
Plot Date: 28/1/25

Project No.
Cherikoff
Drawing No. Rev #
L/03 B
OF 20

LEGEND:

PROPOSED WORKS



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

DA2024/1671

EXISTING TREES TO BE RETAINED

EXISTING UPPER DECK TO BE RETAINED

APPROXIMATE LINE OF EXISTING NATURAL GROUND (SHOWN DASHED RED)

PROPOSED CABANA TO MATCH STYLE AND FINISH OF EXISTING RESIDENCE

PROPOSED 1200mm HIGH SWIMMING POOL SAFETY COMPLIANT FENCE AND GATE

APPROXIMATE LINE OF EXISTING NATURAL GROUND (SHOWN DASHED RED)

PROPOSED 1200mm HIGH SWIMMING POOL SAFETY COMPLIANT FENCE AND GATE

EXISTING RESIDENCE

EXISTING GARAGE

EX RIDGE RL 51.20

EX LGF RL 44.85

EX RIDGE RL 34.80

EX GF RL 27.78

PR RIDGE RL 38.97

PR DECK RL 35.47

POOL

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT

THE PROPOSED DEVELOPMENT IS LIMITED TO 250MM TO RESPECT THE ADJACENT AREA AROUND TREES 3 & 4 TO ENSURE NO ROOTS ARE CUT PER THE ARBORIST'S RECOMMENDATION

SECTION AA
SCALE 1:200

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Sections
Address:
No. 99 Riverview Road, Avalon Beach NSW 2107
Project:
Cabana, Pool & Landscape Works
Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

Status

SCALE - 1:200 @ A3

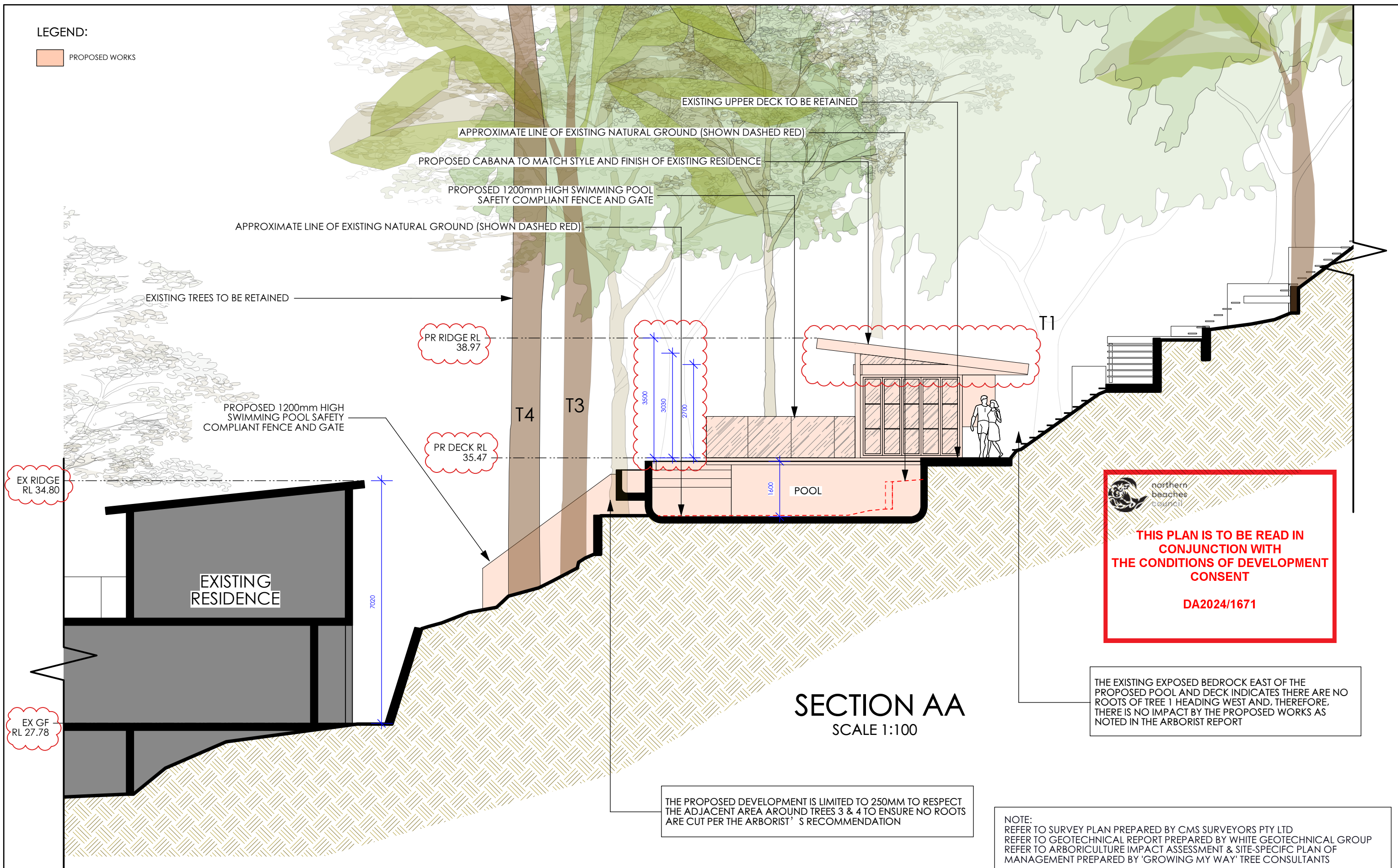
Drawn By CV Dwg Date: 09.07.24
Checked By JRS Plot Date: 28/11/25
CAD File Name 241106_Cherikoff_D A_RevA.vrx

Project No.
Cherikoff
Drawing No. Rev #
L/04 B
OF 20

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

LEGEND:

PROPOSED WORKS



northern beaches council

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

DA2024/1671

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT

THE PROPOSED DEVELOPMENT IS LIMITED TO 250MM TO RESPECT THE ADJACENT AREA AROUND TREES 3 & 4 TO ENSURE NO ROOTS ARE CUT PER THE ARBORIST'S RECOMMENDATION

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Sections

Address:
No. 99 Riverview Road, Avalon Beach NSW 2107

Project:
Cabana, Pool & Landscape Works

Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers

65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc
a total concept
landscape architects & swimming pool designers

Status

SCALE - 1:100 @ A3

Drawn By: CV Dwg Date: 09.07.24
Checked By: JRS Plot Date: 28/1/25
CAD File Name: 241106_Cherikoff_D A_RevA.vrx

Project No.
Cherikoff

Drawing No. Rev #
L/05 B
OF 20

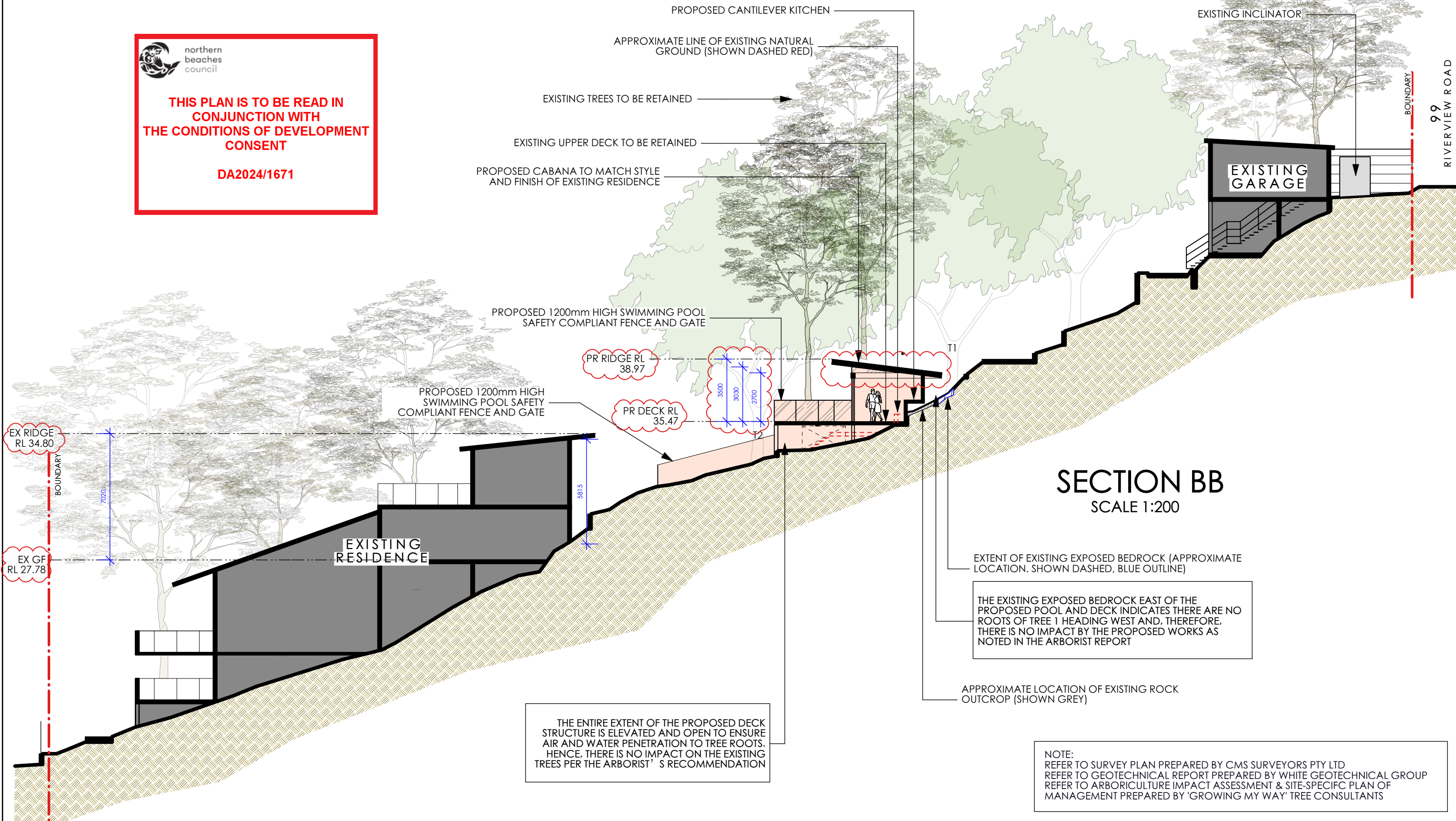
LEGEND:

PROPOSED WORKS

northern beaches council

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

DA2024/1671



SECTION BB
SCALE 1:200

EXTENT OF EXISTING EXPOSED BEDROCK (APPROXIMATE LOCATION, SHOWN DASHED, BLUE OUTLINE)

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT

THE ENTIRE EXTENT OF THE PROPOSED DECK STRUCTURE IS ELEVATED AND OPEN TO ENSURE AIR AND WATER PENETRATION TO TREE ROOTS. HENCE, THERE IS NO IMPACT ON THE EXISTING TREES PER THE ARBORIST'S RECOMMENDATION

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Sections
Address:
No. 99 Riverview Road, Avalon Beach NSW 2107

Project:
Cabana, Pool & Landscape Works

Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc
a total concept
landscape architects & swimming pool designers

Status

SCALE - 1:200 @ A3

Drawn By CV Dwg Date: 09.07.24
Checked By JRS Plot Date: 28/1/25
CAD File Name 241106_Cherikoff_D A_RevA.vrx

Project No.
Cherikoff

Drawing No. Rev #
L/06 B
OF 20

LEGEND:

PROPOSED WORKS

PROPOSED CABANA TO MATCH STYLE AND FINISH OF EXISTING RESIDENCE

NEIGHBOURING PROPERTY No. 103

PROPOSED 1200mm HIGH SWIMMING POOL SAFETY COMPLIANT FENCE AND GATE

ACCESS HANDLE PART OF NEIGHBOURING LOT 2 D.P. 207313

ACCESS HANDLE PART OF NEIGHBOURING LOT 2 D.P. 215059

NEIGHBOURING PROPERTY No. 95

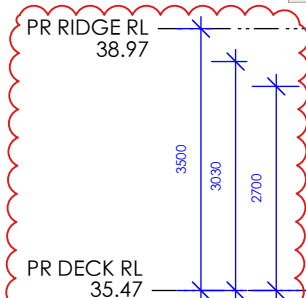
EXISTING TREES TO BE RETAINED

EXISTING FLAGGING STEPS TO BE RETAINED

northern beaches council

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

DA2024/1671



APPROXIMATE LINE OF EXISTING NATURAL GROUND

THE ENTIRE EXTENT OF THE PROPOSED DECK STRUCTURE IS ELEVATED AND OPEN TO ENSURE AIR AND WATER PENETRATION TO TREE ROOTS. HENCE, THERE IS NO IMPACT ON THE EXISTING TREES PER THE ARBORIST'S RECOMMENDATION

SECTION CC
SCALE 1:100

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Sections
Address:
No. 99 Riverview Road, Avalon Beach NSW 2107
Project:
Cabana, Pool & Landscape Works
Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc
a total concept
landscape architects & swimming pool designers

Status	Project No.
SCALE - 1:100 @ A3	Cherikoff
Drawn By CV	Dwg Date: 09.07.24
Checked By JRS	Plot Date: 28/11/25
CAD File Name 241106_Cherikoff_D A_RevA.vrx	

Drawing No.	Rev #
L/07 B	
OF 20	

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

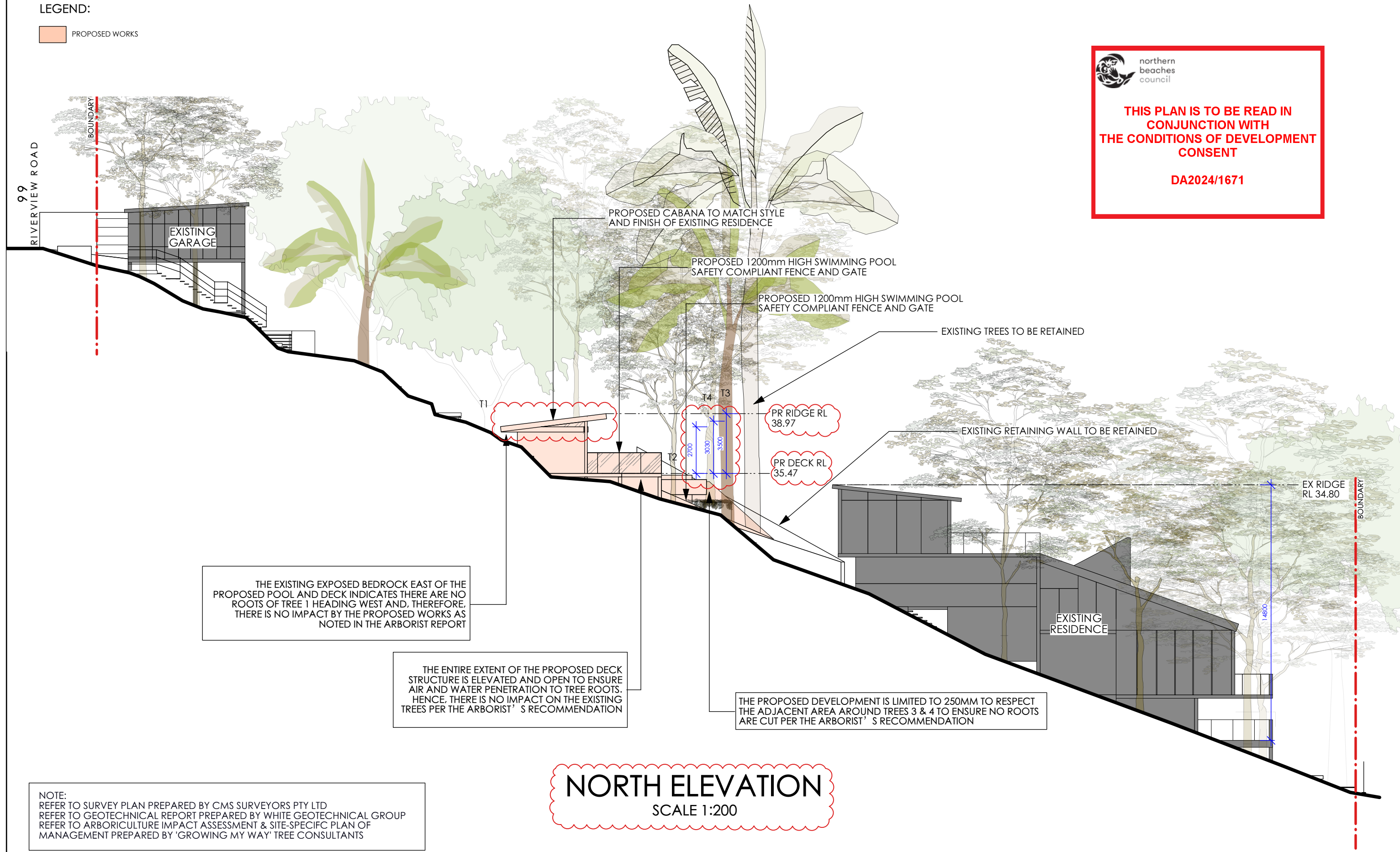
LEGEND:

PROPOSED WORKS



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

DA2024/1671



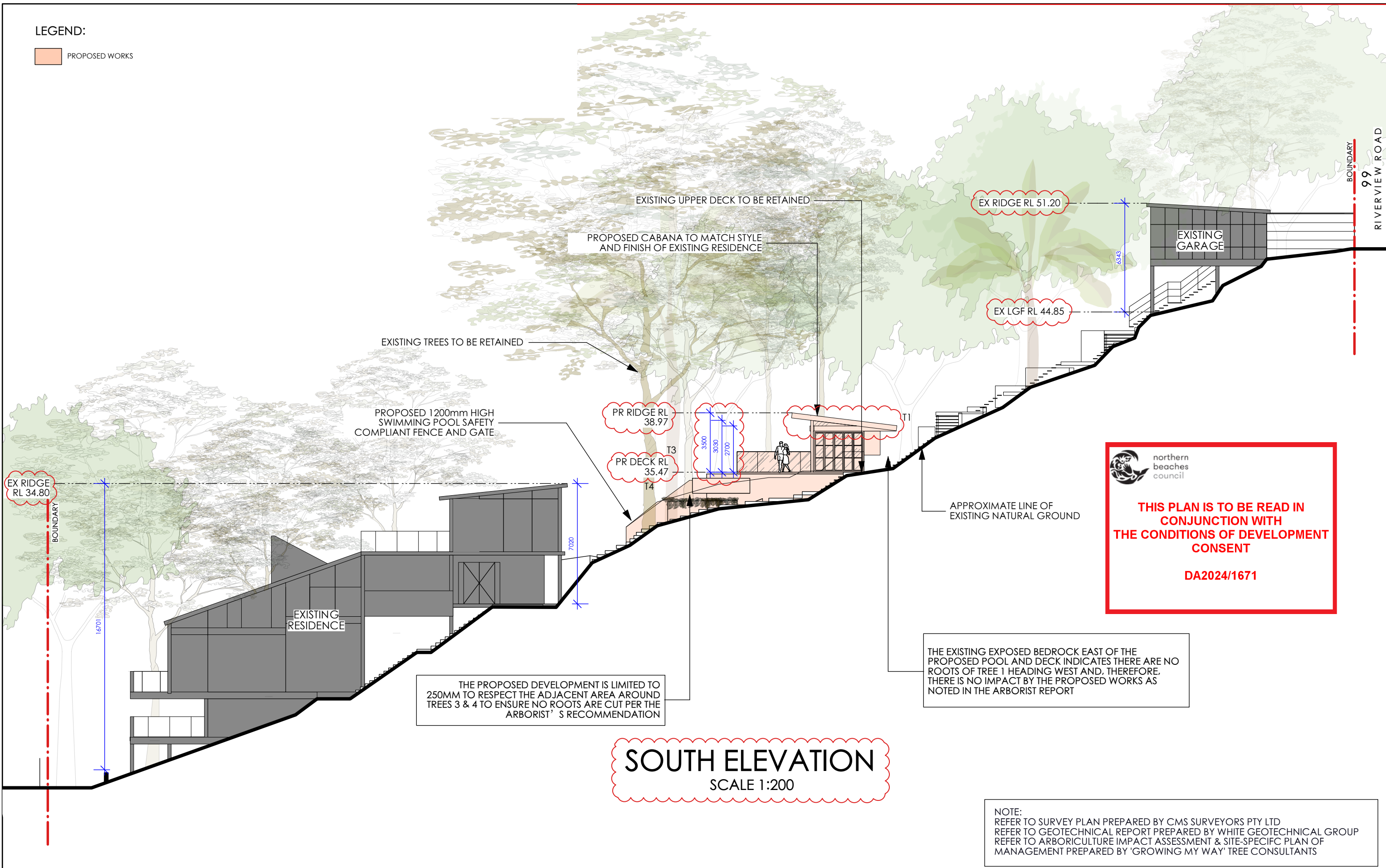
NORTH ELEVATION
SCALE 1:200

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

<p>Notes:</p> <ol style="list-style-type: none"> All dimensions and levels shall be verified by Contractor on site prior to commencement of work. Do not scale from drawings. If in doubt contact Landscape Architect. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. This plan has been prepared for DA purposes only. All Building Works shall be installed to Structural Engineers detail 		<p>Drawing: North Elevation</p> <p>Address: No. 99 Riverview Road, Avalon Beach NSW 2107</p> <p>Project: Cabana, Pool & Landscape Works</p> <p>Client: Vic & Clare Cherikoff</p>		<p>Status</p> <p>SCALE - 1:200 @ A3</p> <p>Drawn By: CV Checked By: JRS CAD File Name: 241106_Cherikoff_D A_RevA.vwx</p> <p>Dwg Date: 09.07.24 Plot Date: 28/11/25</p>		<p>Project No. Cherikoff</p> <p>Drawing No. Rev # L/08 B OF 20</p>	
<p>24/1/25 Amendments to respond to Council RFI letter</p>		<p>CV</p>		<p>A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 T: (02) 9957 5122 E: design@atotalconcept.com.au www.atotalconcept.com.au</p> <p>atc a total concept landscape architects & swimming pool designers</p>		<p>NOTE: - ALL DIMENSIONS ARE NOMINAL</p>	
<p>6/11/24 ISSUE FOR DA SUBMISSION</p>		<p>CV</p>					
No.	Date	Revision	By				

LEGEND:

PROPOSED WORKS



northern beaches council

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

DA2024/1671

SOUTH ELEVATION
SCALE 1:200

THE EXISTING EXPOSED BEDROCK EAST OF THE PROPOSED POOL AND DECK INDICATES THERE ARE NO ROOTS OF TREE 1 HEADING WEST AND, THEREFORE, THERE IS NO IMPACT BY THE PROPOSED WORKS AS NOTED IN THE ARBORIST REPORT

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
South Elevation

Address:
No. 99 Riverview Road, Avalon Beach NSW 2107

Project:
Cabana, Pool & Landscape Works

Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

atc
a total concept
landscape architects & swimming pool designers

Status

SCALE - 1:200 @ A3

Drawn By: CV
Checked By: JRS
CAD File Name: 241106_Cherikoff_D A_RevA.vrx

Dwg Date: 09.07.24
Plot Date: 28/1/25

Project No.
Cherikoff

Drawing No. Rev #
L/09 B
OF 20

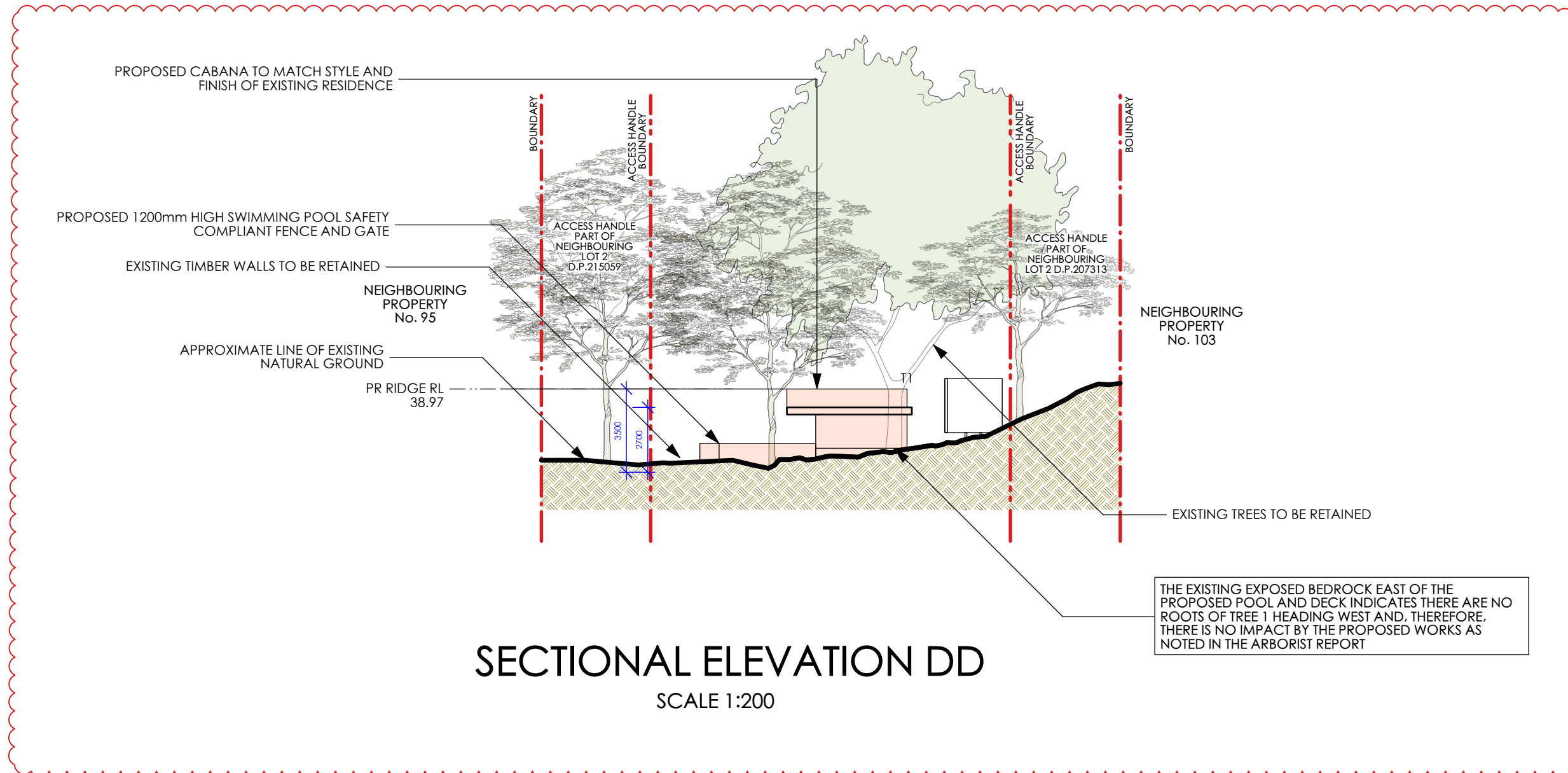
LEGEND:

 PROPOSED WORKS



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

DA2024/1671



SECTIONAL ELEVATION DD

SCALE 1:200

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing:
Sectional Elevation DD - Cabana East Elevation
Address:
No. 99 Riverview Road, Avalon Beach NSW 2107
Project:
Cabana, Pool & Landscape Works
Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
T: (02) 9957 5122 E: design@atotalconcept.com.au
www.atotalconcept.com.au

Status
SCALE - 1:200 @ A3
Drawn By CV Dwg Date: 09.07.24
Checked By JRS Plot Date: 28/1/25
CAD File Name 241106_Cherikoff_D A_RevA.vwx

Project No.
Cherikoff
Drawing No. Rev #
L/10 B
OF 20

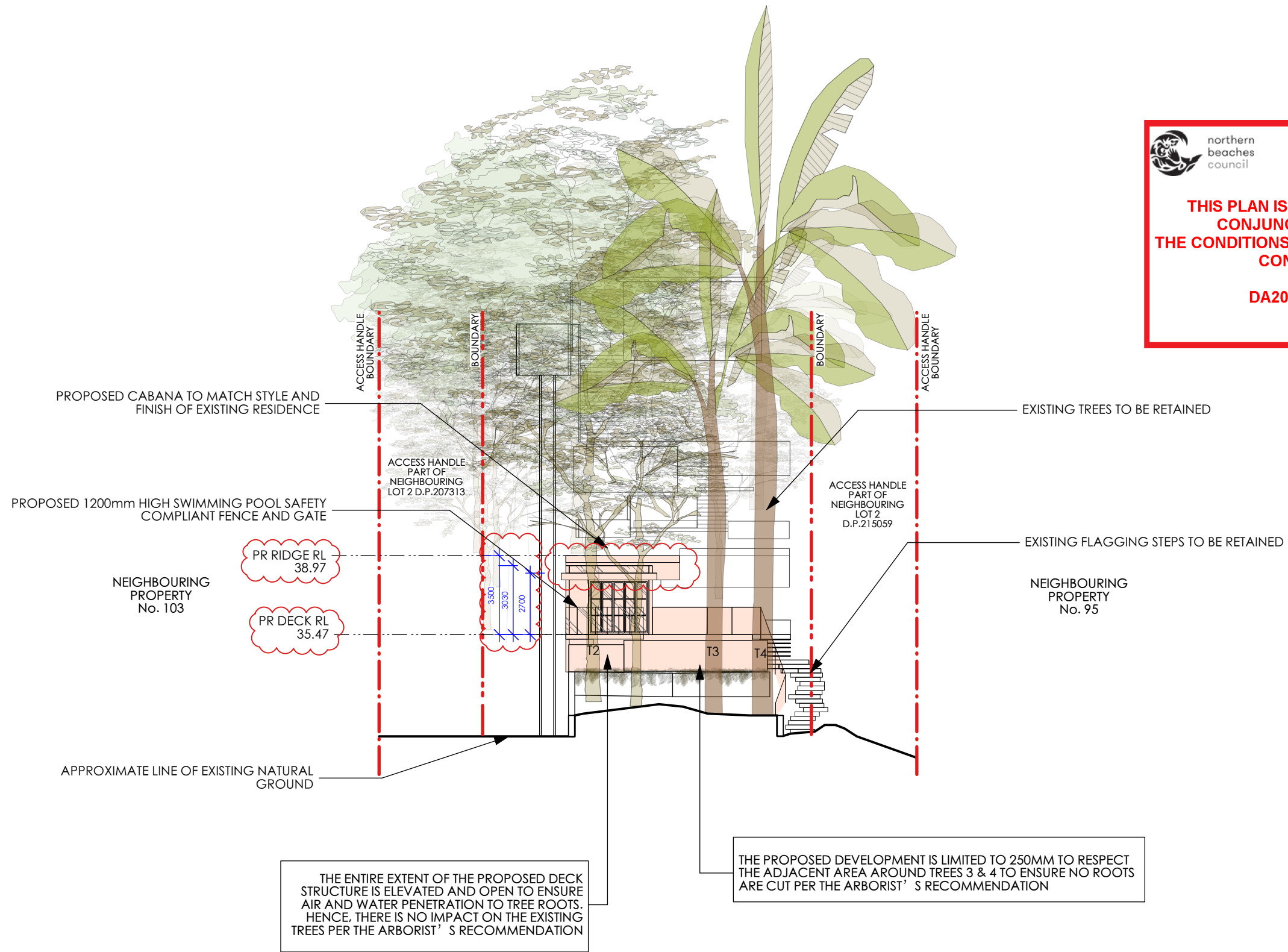
LEGEND:

PROPOSED WORKS



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

DA2024/1671

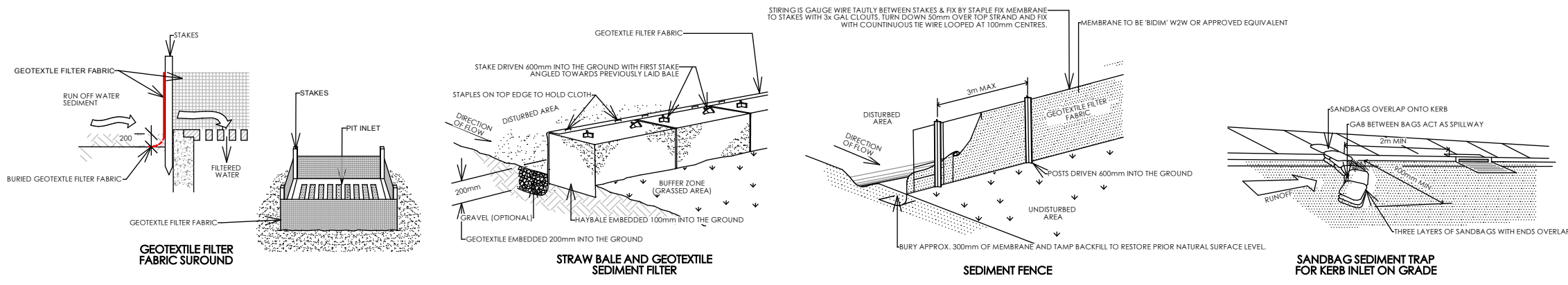


WEST ELEVATION

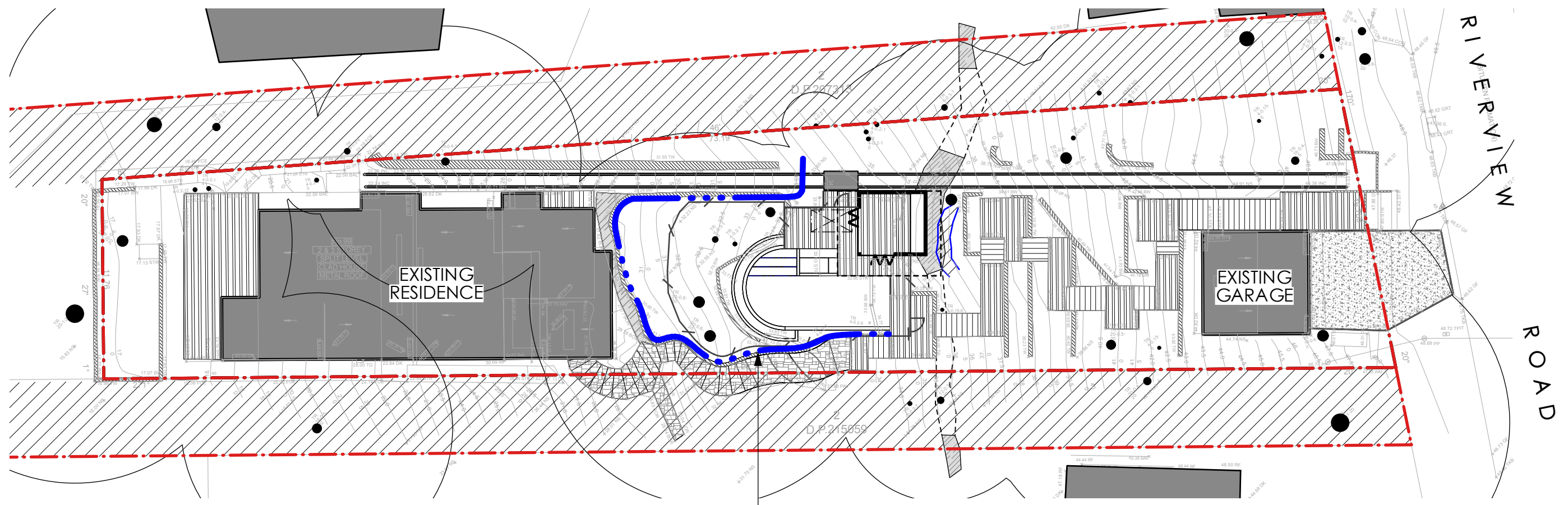
SCALE 1:200

NOTE:
REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

<p>Notes:</p> <ol style="list-style-type: none"> All dimensions and levels shall be verified by Contractor on site prior to commencement of work. Do not scale from drawings. If in doubt contact Landscape Architect. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. This plan has been prepared for DA purposes only. All Building Works shall be installed to Structural Engineers detail 				<p>NOTE: - ALL DIMENSIONS ARE NOMINAL</p>		<p>Drawing: West Elevation</p> <p>Address: No. 99 Riverview Road, Avalon Beach NSW 2107</p> <p>Project: Cabana, Pool & Landscape Works</p> <p>Client: Vic & Clare Cherikoff</p>		<p>A Total Concept Landscape Architects & Swimming Pool Designers</p> <p>65 West Street, North Sydney NSW 2060 T: (02) 9957 5122 E: design@atotalconcept.com.au www.atotalconcept.com.au</p> <p>atc a total concept landscape architect & swimming pool designers</p>		<p>Status</p> <p>SCALE - 1:200 @ A3</p> <p>Drawn By CV Dwg Date: 09.07.24 Checked By JRS Plot Date: 28/11/25 CAD File Name 241106_Cherikoff_D A_RevA.vwx</p>		<p>Project No.</p> <p style="font-size: 1.2em; font-weight: bold;">Cherikoff</p> <p>Drawing No. Rev #</p> <p style="font-size: 1.2em; font-weight: bold;">L/11 B</p> <p style="font-weight: bold;">OF 20</p>	
B	24/1/25	Amendments to respond to Council RFI letter	CV										
A	6/11/24	ISSUE FOR DA SUBMISSION	CV										
No.	Date	Revision	By										



- GENERAL NOTES:**
1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
 - A. LOCAL AUTHORITY REQUIREMENTS
 - B. EPA REQUIREMENTS
 - C. NSW DEPARTMENT OF HOUSING MANUAL
 2. MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
 3. WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SILT FENCES ARE ERECTED AROUND PITS.
 4. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENTATION CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
 5. CLEAN BEHIND FENCE EACH MAJOR STORM OR OTHERWISE AS DIRECTED AND REMOVE ALL SILT FROM THE SITE.
 6. SILT FENCE IS TO BE INSTALLED & APPROVED BY COUNCIL'S SUPERVISING ENGINEERS BEFORE OVERBURDEN IS REMOVED. THIS FENCE MAY REQUIRE REPLACEMENT AT TIMES IF LOCATED WITHIN OR NEARBY CONSTRUCTION ZONES.
 6. 'BIDIM' W2W IS SUPPLIED BY GEOFABRICS AUST. P/L



LEGEND:

- EXISTING FLAGGING STEPS TO BE RETAINED
- EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)
- PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE
- EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION)
- CADASTRAL BOUNDARY
- EXISTING TIMBER DECK TO BE RETAINED
- EXISTING TIMBER STAIRS TO BE RETAINED
- EXISTING RETAINING WALL TO BE RETAINED AND ASJUSTED AS REQUIRED
- NEIGHBOURING ACCESS HANDLE AREA & BOUNDARY
- PROPOSED SEDIMENTATION FENCING

northern beaches council











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

DA2024/1671

NOTE:
 REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
 REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
 REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

B	24/1/25	Amendments to respond to Council RFI letter	CV	Notes: 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 2. Do not scale from drawings. 3. If in doubt contact Landscape Architect. 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects . 5. This plan has been prepared for DA purposes only. 6. All Building Works shall be installed to Structural Engineers detail	<p>NOTE: - ALL DIMENSIONS ARE NOMINAL</p>	<p>Drawing: Sediment & Erosion Control Plan Address: No. 99 Riverview Road, Avalon Beach NSW 2107</p>	<p>A Total Concept Landscape Architects & Swimming Pool Designers 45 West Street, North Sydney NSW 2060 T: (02) 9957 5122 E: design@atotalconcept.com.au www.atotalconcept.com.au</p>	<p>Status</p> <p>SCALE - 1:250 @ A3</p> <p>Drawn By: JER Checked By: JRS CAD File Name: 241104_Cherikoff_D A_RevA.vwx</p>	<p>Project No. Cherikoff</p> <p>Drawing No. Rev # L/14 B OF 20</p>
	A	6/11/24	ISSUE FOR DA SUBMISSION						

LEGEND:

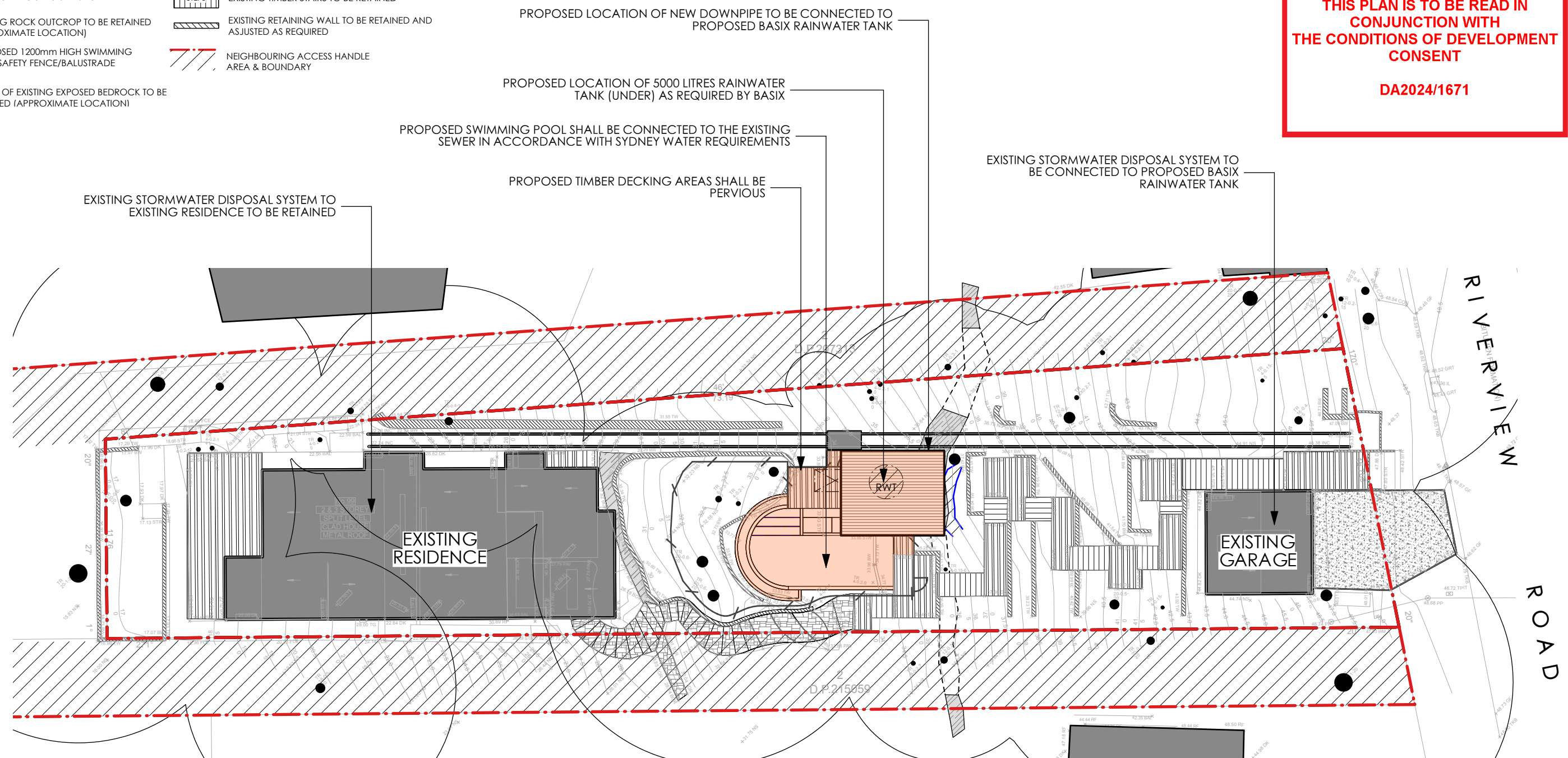
-  PROPOSED WORKS
-  EXISTING FLAGGING STEPS TO BE RETAINED
-  EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)
-  PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE
-  EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION)
-  CADASTRAL BOUNDARY
-  EXISTING TIMBER DECK TO BE RETAINED
-  EXISTING TIMBER STAIRS TO BE RETAINED
-  EXISTING RETAINING WALL TO BE RETAINED AND ASJUSTED AS REQUIRED
-  NEIGHBOURING ACCESS HANDLE AREA & BOUNDARY



northern beaches council

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

DA2024/1671



NOTE:
 REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
 REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
 REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- Do not scale from drawings.
- If in doubt contact Landscape Architect.
- This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
- This plan has been prepared for DA purposes only.
- All Building Works shall be installed to Structural Engineers detail

**NOTE:
- ALL DIMENSIONS ARE NOMINAL**

Drawing:
Stormwater Concept Plan

Address:
No. 99 Riverview Road, Avalon Beach NSW 2107

Project:
Cabana, Pool & Landscape Works

Client:
Vic & Clare Cherikoff

A Total Concept Landscape Architects & Swimming Pool Designers
 65 West Street, North Sydney NSW 2060
 T: (02) 9957 5122 E: design@atotalconcept.com.au
 www.atotalconcept.com.au



Status











SCALE - 1:250 @ A3

Drawn By: ER Dwg Date: 25.03.24
 Checked By: JRS Plot Date: 28/1/25
 CAD File Name: 241106_Cherikoff_D A_RevA.vwx

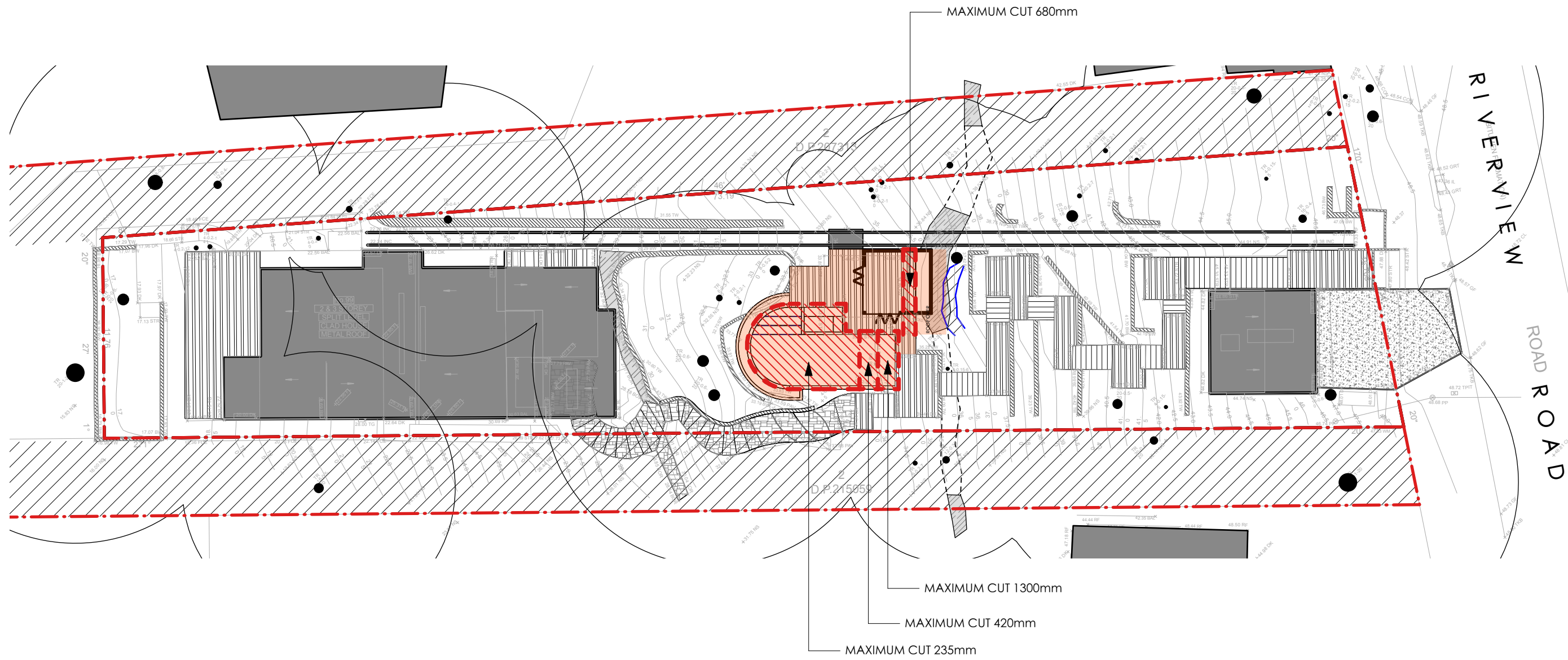
Project No.
Cherikoff

Drawing No. Rev #
L/15 B
OF 20

LEGEND:

-  PROPOSED WORKS
-  EXISTING FLAGGING STEPS TO BE RETAINED
-  EXISTING ROCK OUTCROP TO BE RETAINED (APPROXIMATE LOCATION)
-  PROPOSED 1200mm HIGH SWIMMING POOL SAFETY FENCE/BALUSTRADE
-  EXTENT OF EXISTING EXPOSED BEDROCK TO BE RETAINED (APPROXIMATE LOCATION)
-  CADASTRAL BOUNDARY
-  EXISTING TIMBER DECK TO BE RETAINED
-  EXISTING TIMBER STAIRS TO BE RETAINED
-  EXISTING RETAINING WALL TO BE RETAINED AND ASJUSTED AS REQUIRED
-  PROPOSED CUT

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/1671



NOTE:
 REFER TO SURVEY PLAN PREPARED BY CMS SURVEYORS PTY LTD
 REFER TO GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
 REFER TO ARBORICULTURE IMPACT ASSESSMENT & SITE-SPECIFIC PLAN OF MANAGEMENT PREPARED BY 'GROWING MY WAY' TREE CONSULTANTS

No.	Date	Revision	By
B	24/1/25	Amendments to respond to Council RFI letter	CV
A	6/11/24	ISSUE FOR DA SUBMISSION	CV

Notes:


1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of **A Total Concept Landscape Architects**.
5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail

NOTE:
- ALL DIMENSIONS ARE NOMINAL

Drawing: **Cut/Fill Plan**
 Address: **No. 99 Riverview Road, Avalon Beach NSW 2107**
 Project: **Cabana, Pool & Landscape Works**
 Client: **Vic & Clare Cherikoff**

A Total Concept Landscape Architects & Swimming Pool Designers
 65 West Street, North Sydney NSW 2060
 T: (02) 9957 5122 E: design@atotalconcept.com.au
 www.atotalconcept.com.au

atc
 a total concept
 landscape architects & swimming pool designers

Status: 
 SCALE - 1:250 @ A3
 Drawn By: JRS Dwg Date: 25.03.24
 Checked By: JRS Plot Date: 28/1/25
 CAD File Name: 241106_Cherikoff_D A_RevA.vrx

Project No.
Cherikoff
 Drawing No. Rev #
L/17 B
OF 20