

| LEGEND |                         |
|--------|-------------------------|
|        | BOUNDARY                |
|        | SEWER                   |
|        | TO BE REMOVED           |
|        | EXISTING CONTOURS       |
|        | ALUMINIUM EDGE          |
|        | EXISTING FENCE          |
|        | PROPOSED FENCE          |
|        | PROPOSED POOL FENCE     |
|        | EXISTING CONCRETE       |
|        | EXISTING PAVING         |
|        | PROPOSED PAVING         |
|        | EXISTING TIMBER DECK    |
|        | PROPOSED TIMBER DECK    |
|        | PROPOSED RETAINING WALL |
|        | PROPOSED MULCH          |
|        | EXISTING LAWN           |
|        | PROPOSED LAWN           |
|        | EXISTING PLANTING       |
|        | PROPOSED PLANTING       |
|        | PROPOSED LEVELS         |
|        | TREE TO BE RETAINED     |

| SITE ANALYSIS LEGEND                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>SITE VEHICLE ENTRY</p>                                                                                                                                       |  <p>PRINCIPAL PRIVATE OPEN SPACE</p>                                                                                                                                                                                                                  |
| <p>NEW WORKS COLOURS</p> <div>  <p>TIMBER</p> </div> <div>  <p>GLASS</p> </div> | <div>  <p>BRICK</p> </div> <div>  <p>CONCRETE</p> </div> <div>  <p>METAL</p> </div> |

**NOTES:**

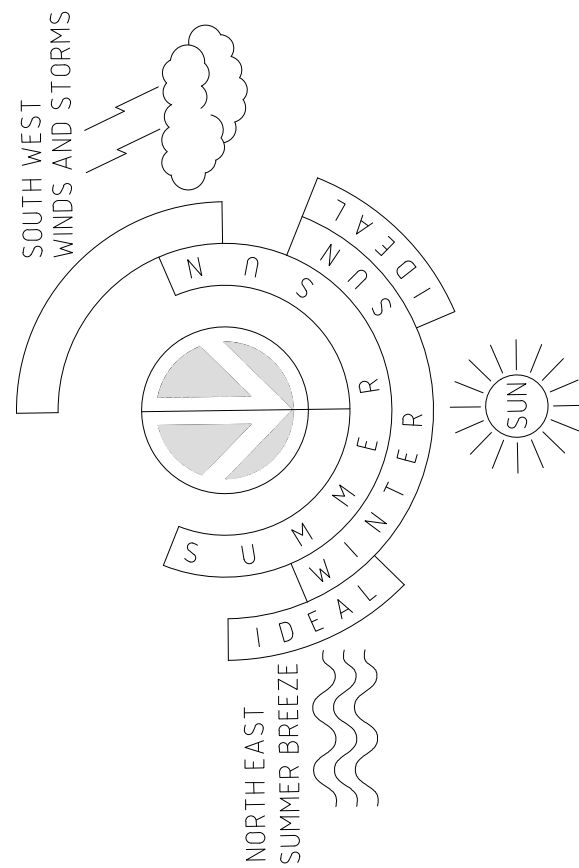
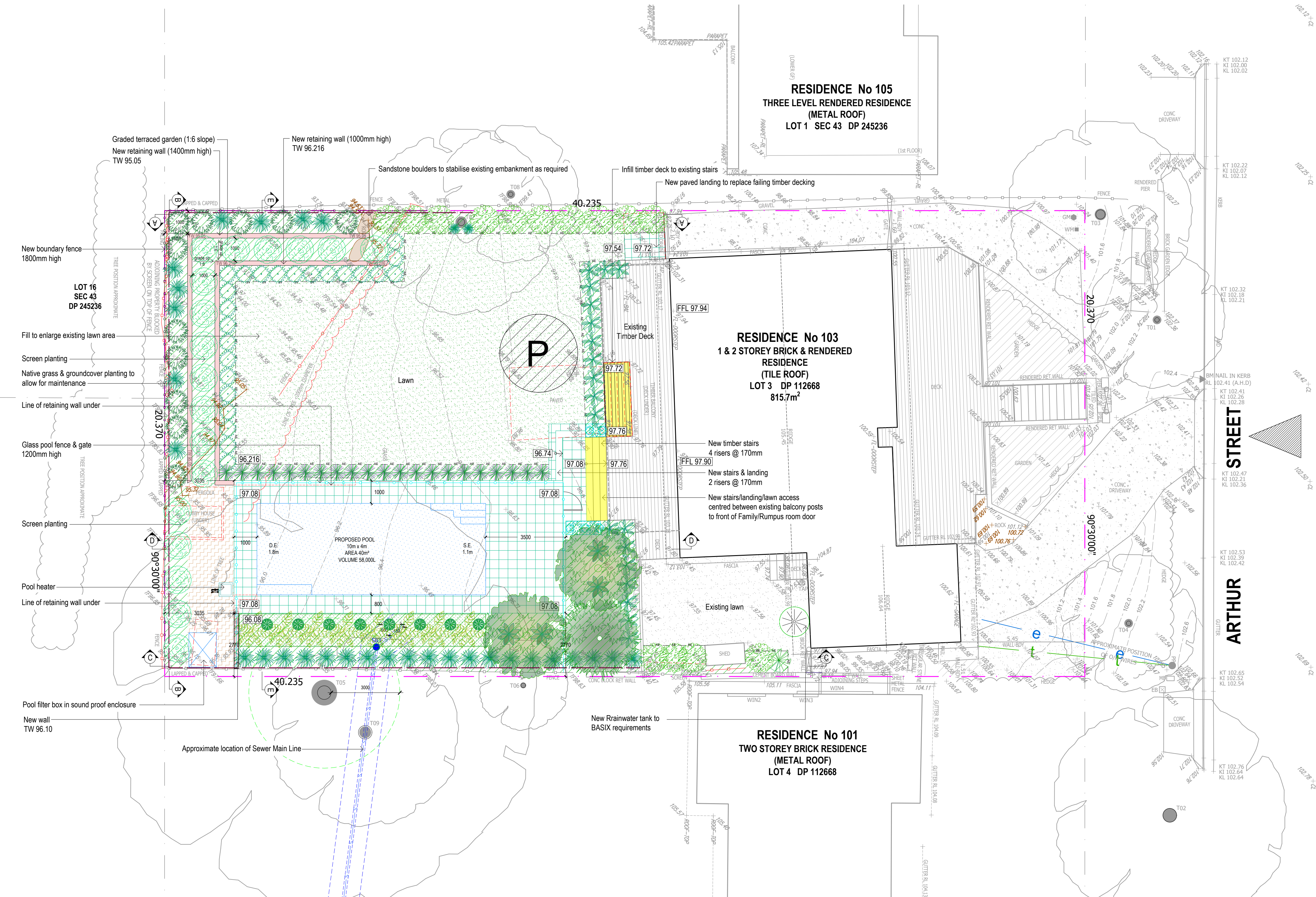
1/ Refer to Pool Fencing Code per AS 1926.1 - 2012 for compliance of the safety barriers for swimming pools

2/ Overflow of pool is to be connected to sewer according to Sydney Water specifications.

3/ Pool pavement pattern and setout shown is indicative only. No allowance has been made for coping overhang, mortar gaps and joints.

4/ Pool fence shown is the approximate position of proposed 1200mm(h) minimum childproof safety barrier with SC/SL gate in accordance with AS1926.1-2012. The proposed pool enclosure has been designed to comply with the Australian Standard, the Swimming Pools Act and Swimming Pool Regulations.

5/ The boundary fence inside the pool zone must be a minimum height of 1800mm with a non climbable zone of 900mm on the inside of the fencing. Any shrubs or plants located adjacent to the inside of the boundary fence must be maintained for the lifetime of the development at a height that does not interfere with the 900mm non climbable zone.



## BASIX REQUIREMENTS

## RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1641 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 70 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

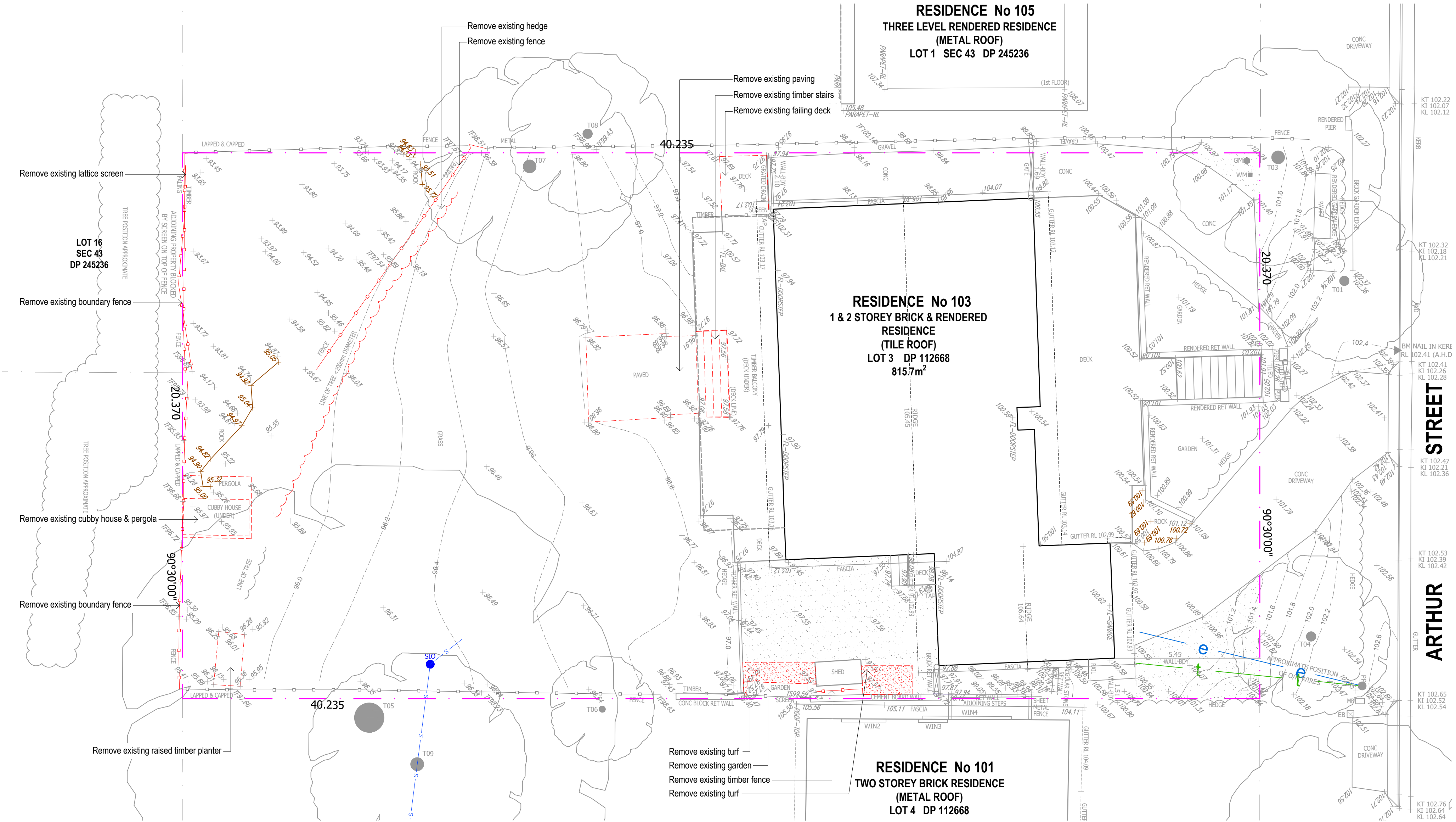
THE SWIMMING POOL MUST BE OUTDOORS.  
THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 58 KILOLITRES.  
THE SWIMMING POOL MUST HAVE A POOL COVER.  
THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL.  
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT: ELECTRIC HEAT PUMP

|                                                                                                                                                                                                                                                                                                                                                                         |                                                             |                              |                                        |                     |                                        |                                                                                                                                                                                                                                      |                                    |                                                                                      |                                                                                       |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------|----------------------------------------|---------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------|
| NOTES:<br><br>- Contractors to check and verify all dimensions and all levels on site prior to any works.<br>- Any alterations should be immediately referred to Spatial Landscape Design.<br>- All works to comply with S.C.A. Statutory Authorities and relevant Australian Standards.<br>- Dimensions highlighted over scaling. All measurements are in millimeters. | Rev:<br>A<br>B                                              | Date<br>23/09/23<br>26/09/23 | Issue<br>Preliminary Issue<br>DA Issue | Checked<br>AE<br>AE | <div>SPACE<br/>LANDSCAPE DESIGNS</div> | <div>Space Landscape Designs Pty Ltd<br/>ABN 60 799 663 674 ACN 139 316 251<br/>info@spacedesigns.com.au<br/>spacedesigns.com.au<br/>P 02 9905 7870 F 02 9905 7657<br/>Suite 138, 117 Old Pittwater Rd,<br/>Brookvale NSW 2100</div> | PROJECT:<br><br>Pool & landscaping | CLIENT: Kocybik<br>DRN: C.Wallace (B.LArch)<br>SCALE: 1:100@A1<br>PROJECT NO: 252279 |  | DRAWING TITLE:<br><br>SITE PLAN / SITE ANALYSIS |
|                                                                                                                                                                                                                                                                                                                                                                         | SITE ADDRESS:<br>103 Arthur Street,<br>FORESTVILLE NSW 2087 |                              |                                        |                     |                                        |                                                                                                                                                                                                                                      | DRAWING NO:<br>DA-01<br>Rev: B     |                                                                                      |                                                                                       |                                                 |



LEGEND

EXISTING STRUCTURES TO BE REMOVED



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.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

| Rev. | Date     | Issue             |
|------|----------|-------------------|
| A    | 23/09/25 | Preliminary Issue |
| B    | 26/09/25 | DA Issue          |

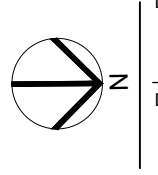
|         |
|---------|
| Checked |
| AE      |
| AE      |

**S P A C E**  
LANDSCAPE DESIGNS

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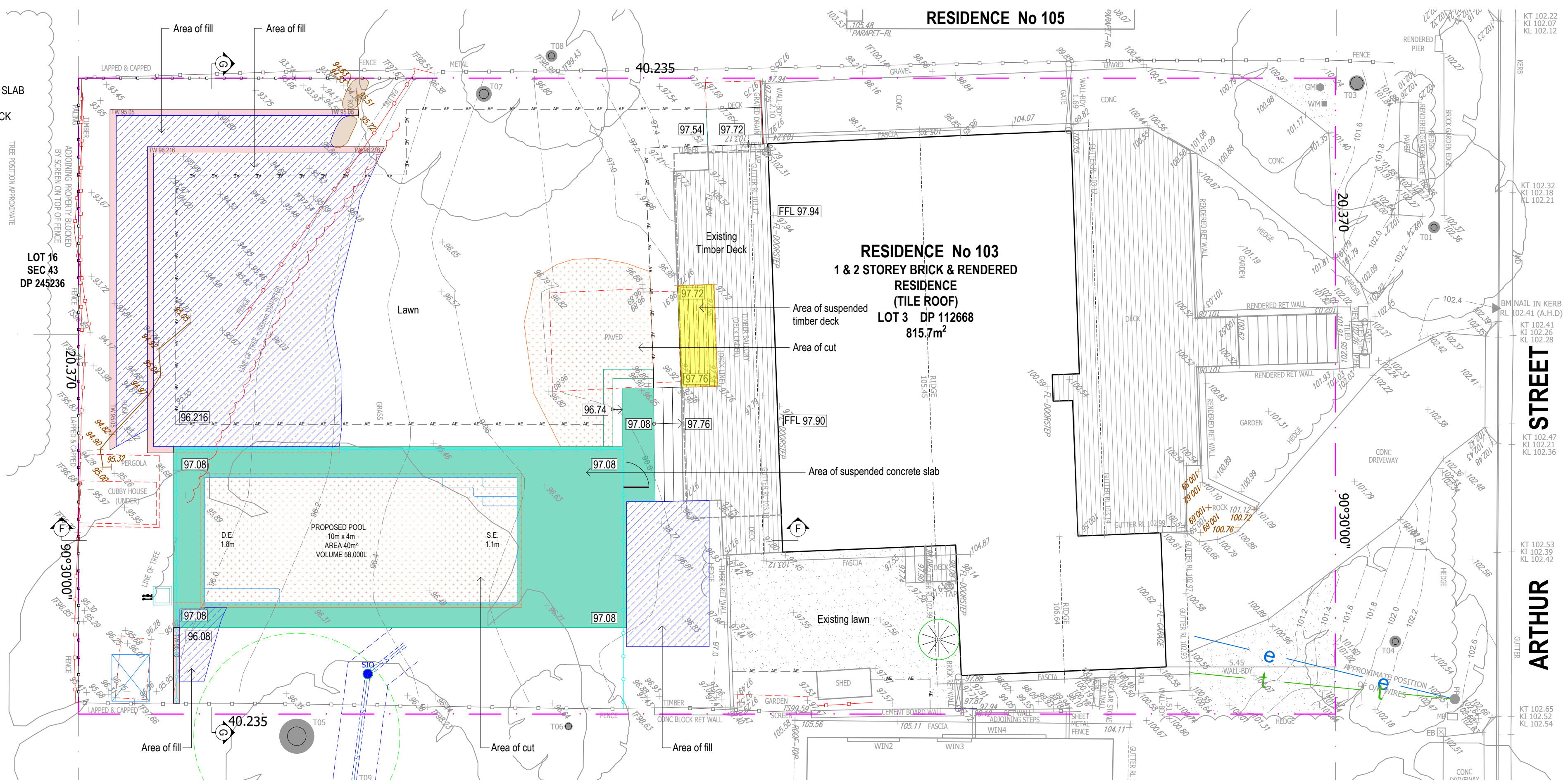
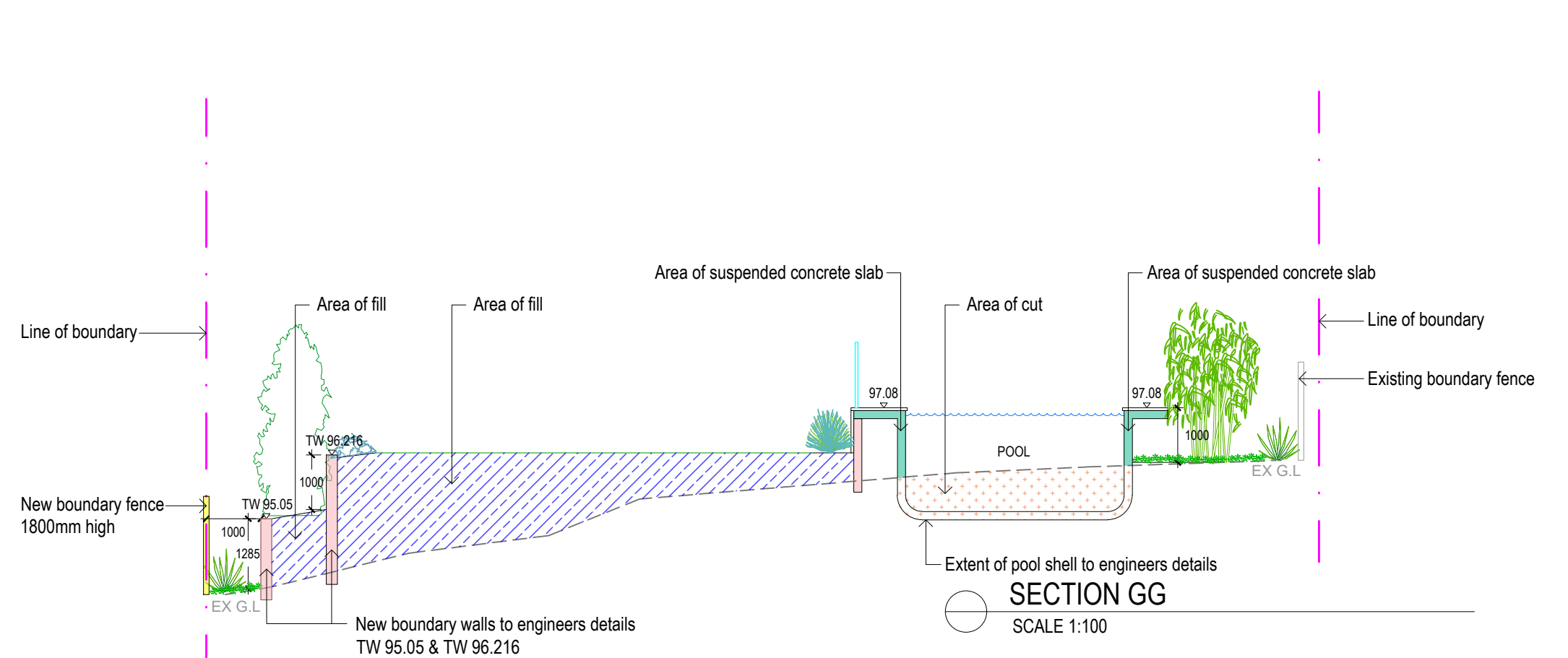
PROJECT:  
Pool & landscaping  
SITE ADDRESS:  
103 Arthur Street,  
FORESTVILLE NSW 2087

CLIENT: Kocybik  
DRN: C.Wallace (B.LArch)  
SCALE: 1:100@A2  
PROJECT NO: 252279



DRAWING TITLE:  
**DEMOLITION PLAN**  
DRAWING No:  
**DA-02**  
Rev: **B**





Key: **B**





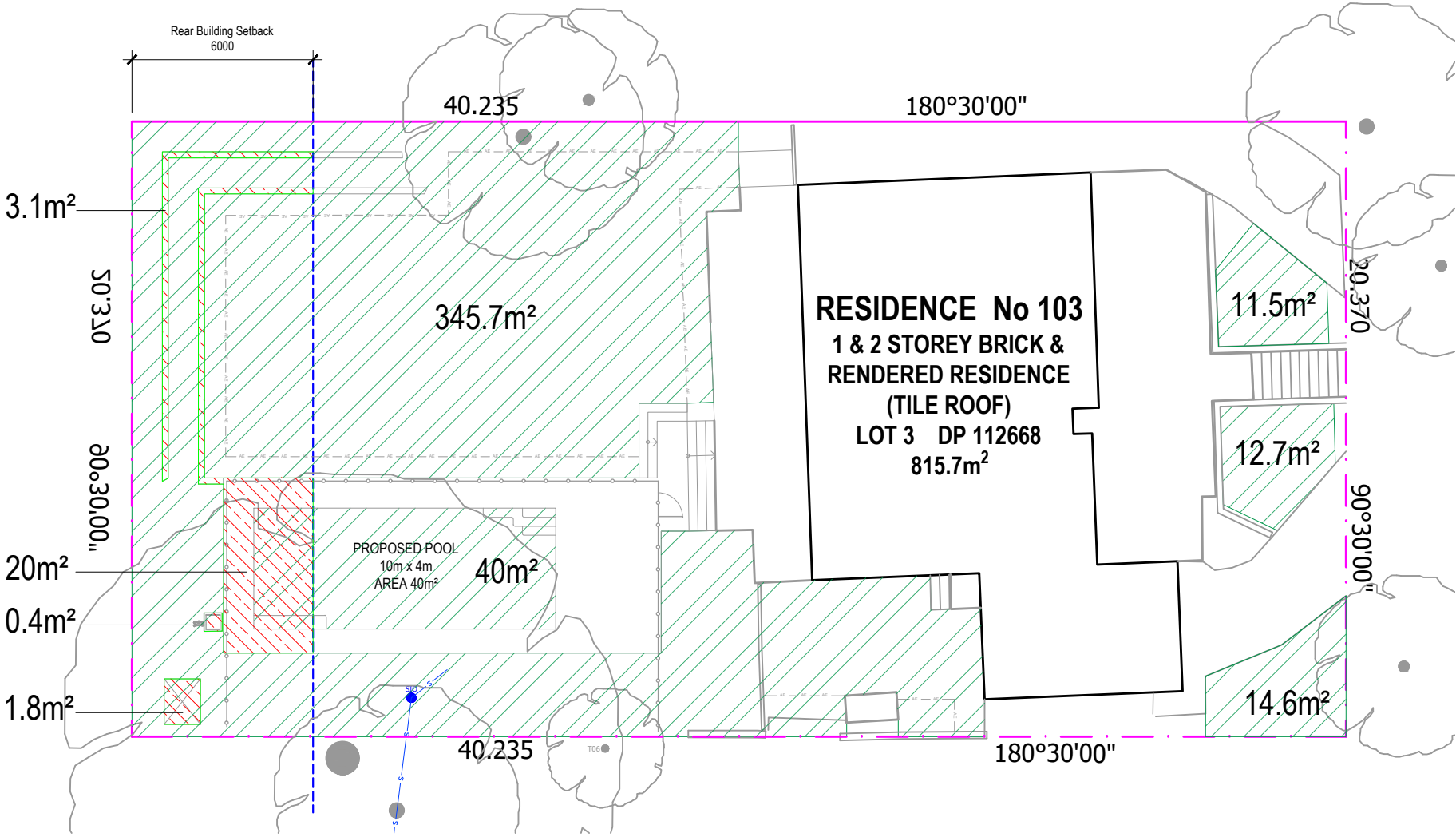
NEW WORKS COLOURS

|                                                                                   |                     |                                                                                   |          |
|-----------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------|----------|
|  | TIMBER              |  | BRICK    |
|  | GLASS               |  | CONCRETE |
|  | FIBRE CEMENT SHEETS |  | METAL    |

| Rev. | Date     | Issue             |
|------|----------|-------------------|
| A    | 23/09/25 | Preliminary Issue |
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Checked  
AE  
AE





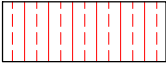
LANDSCAPE OPEN SPACE CALCULATIONS FOR R2 LOW DENSITY RESIDENTIAL

|                                    |                            |
|------------------------------------|----------------------------|
| Site Area                          | 815.7m <sup>2</sup>        |
| Required Landscape Open Space > 2m | 326.28m <sup>2</sup> (40%) |
| Proposed Landscape Open Space      | 424.5m <sup>2</sup> (52%)  |

 DENOTES LANDSCAPE AREA >2m

REAR BOUNDARY SETBACK CALCULATIONS

|                                |                            |
|--------------------------------|----------------------------|
| Rear Building Setback Area     | 122.2m <sup>2</sup>        |
| Maximum Rear Building Setback  | 61.1m <sup>2</sup> (50%)   |
| Proposed Rear Building Setback | 25.5m <sup>2</sup> (20.7%) |

 DENOTES STRUCTURES IN REAR BUILDING SETBACK AREA

NOTES:  
- Contractors to check and verify all dimensions and all levels on site prior to any works.  
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- Dimensions recognised over scaling. All measurements are in millimetres.

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| AE      |
| AE      |

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PROJECT:  
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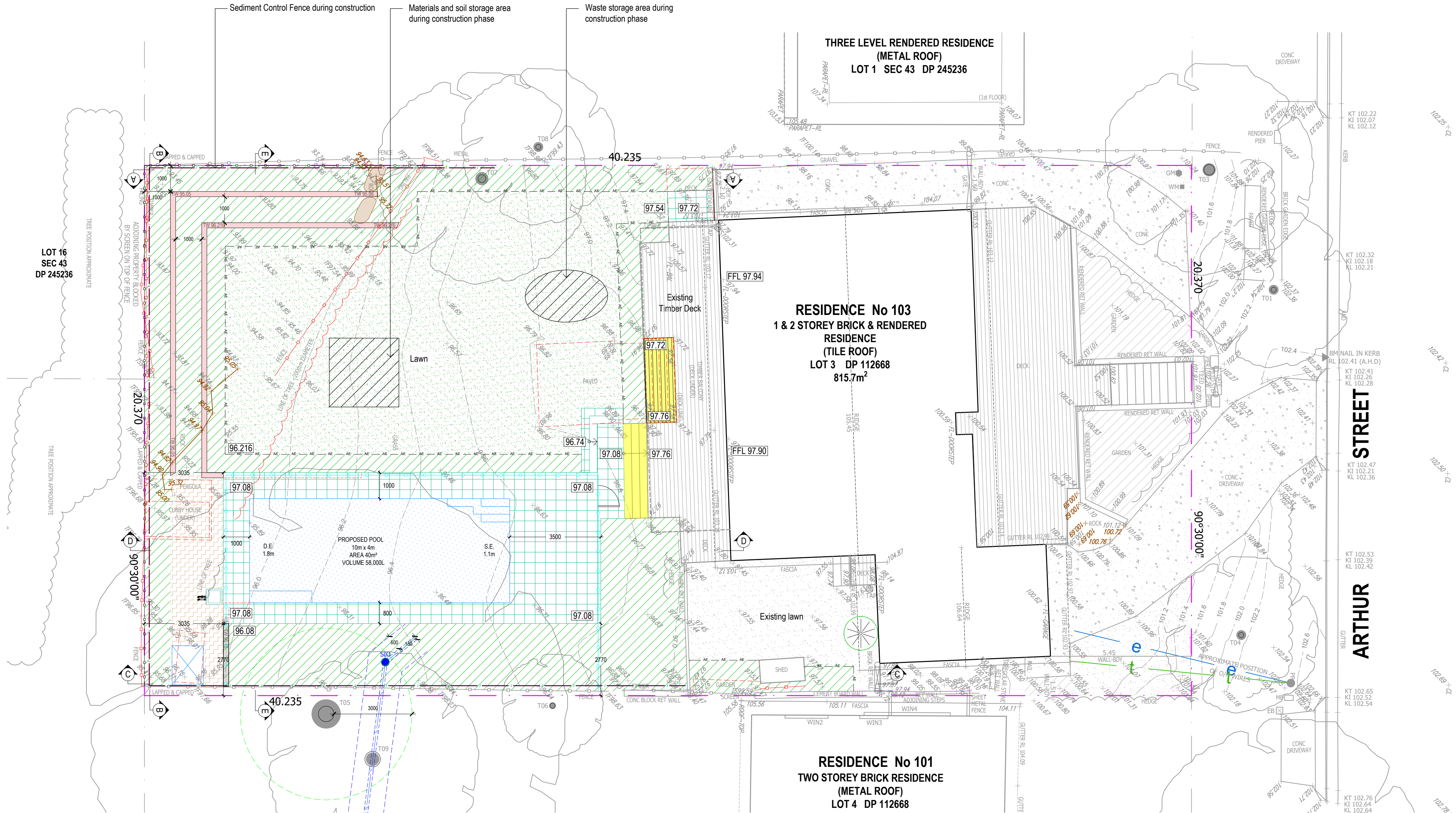
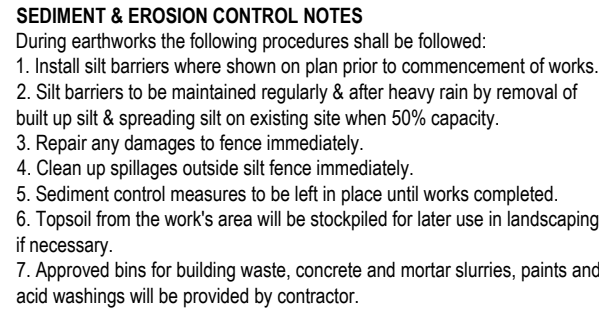
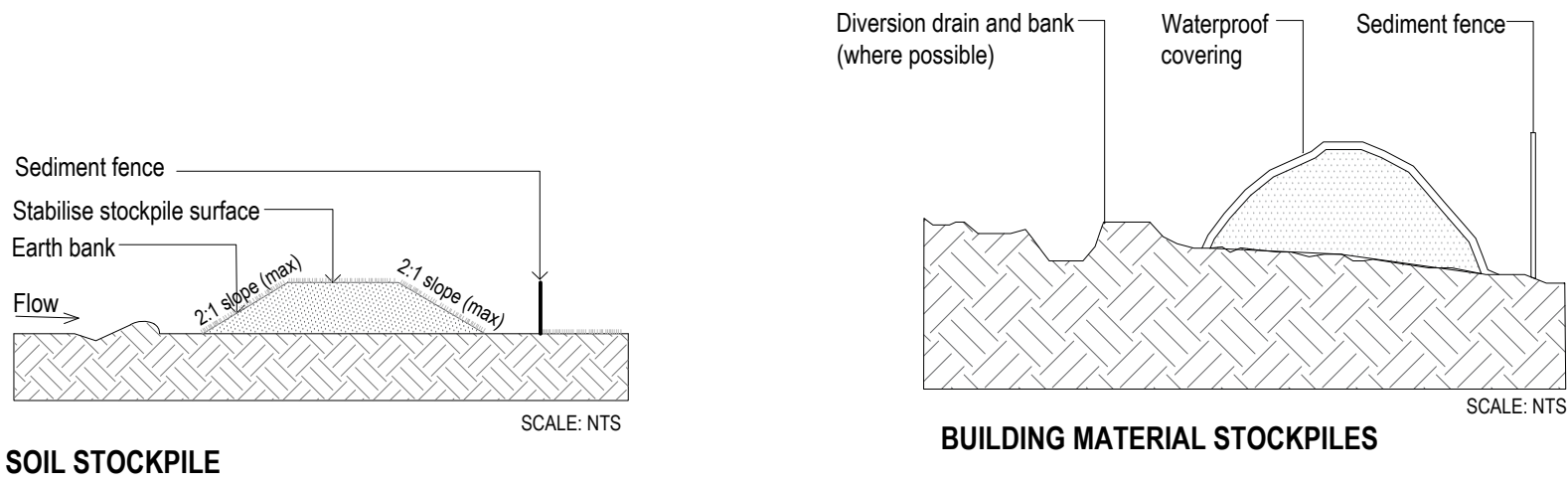
CLIENT: Kocybik  
DRN: C.Wallace (B.LArch)  
SCALE: 1:200@A3  
PROJECT NO: 252279



DRAWING TITLE:  
**SITE CALCULATIONS PLAN**  
DRAWING No:  
**DA-05**

Rev: **B**





**Work Plan**

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.