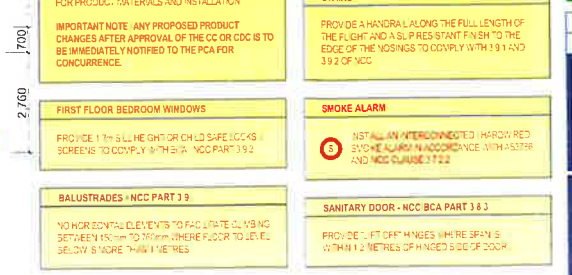
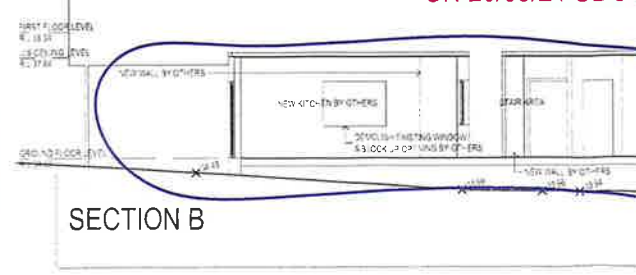
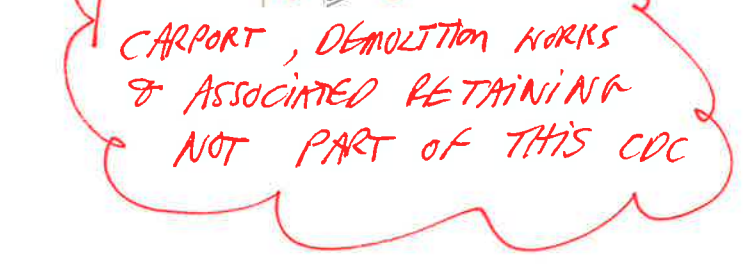
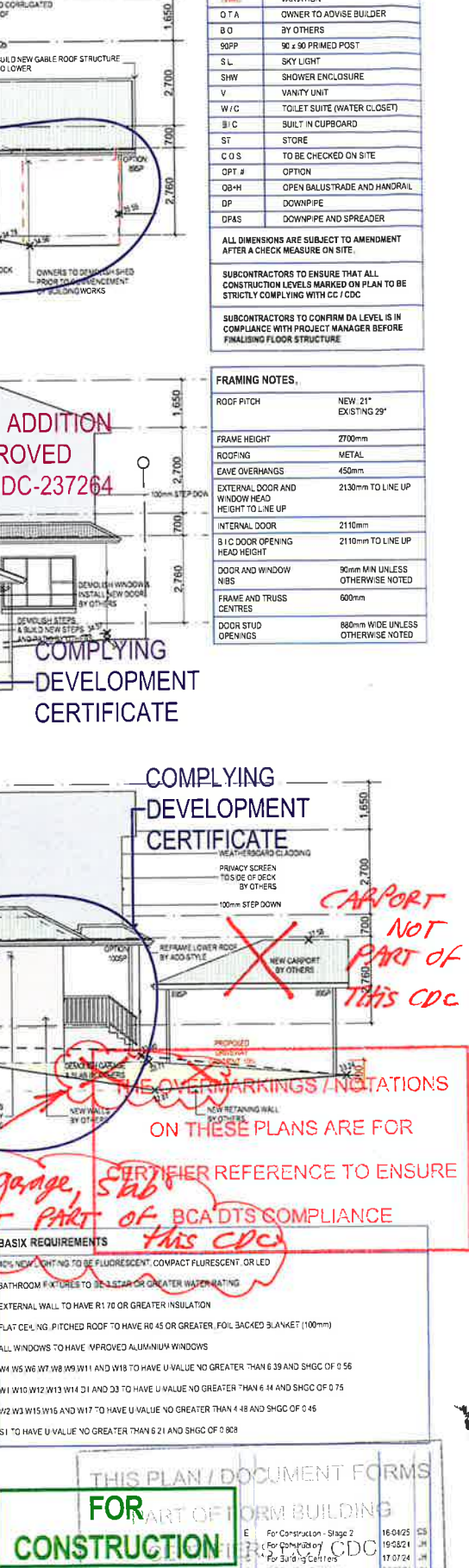
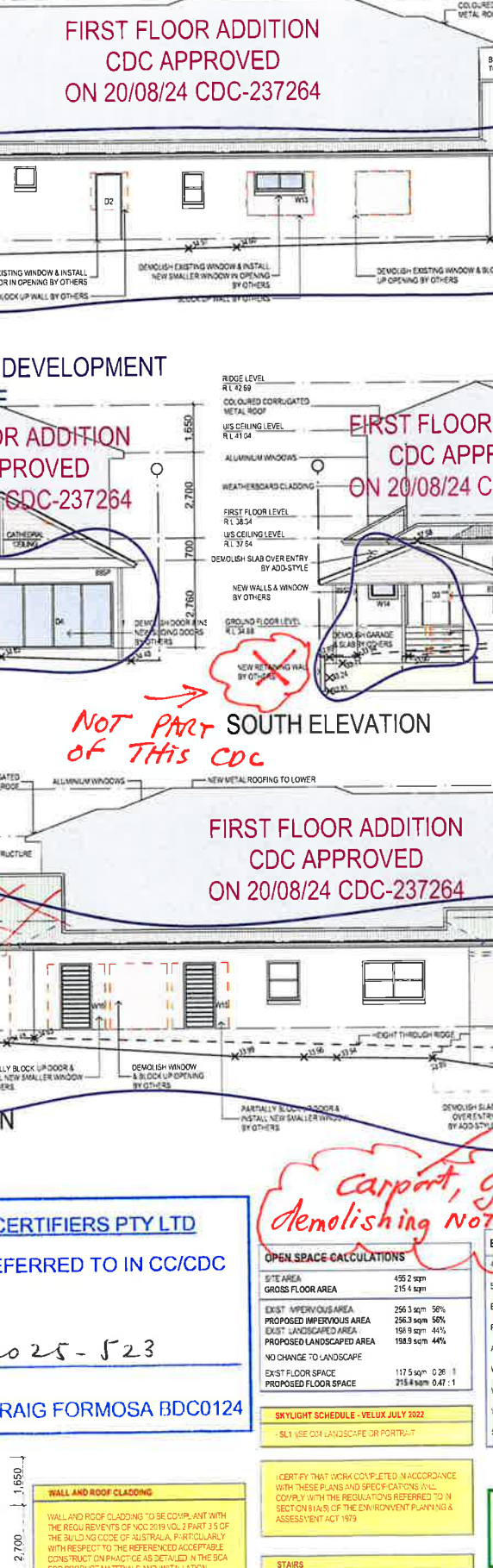
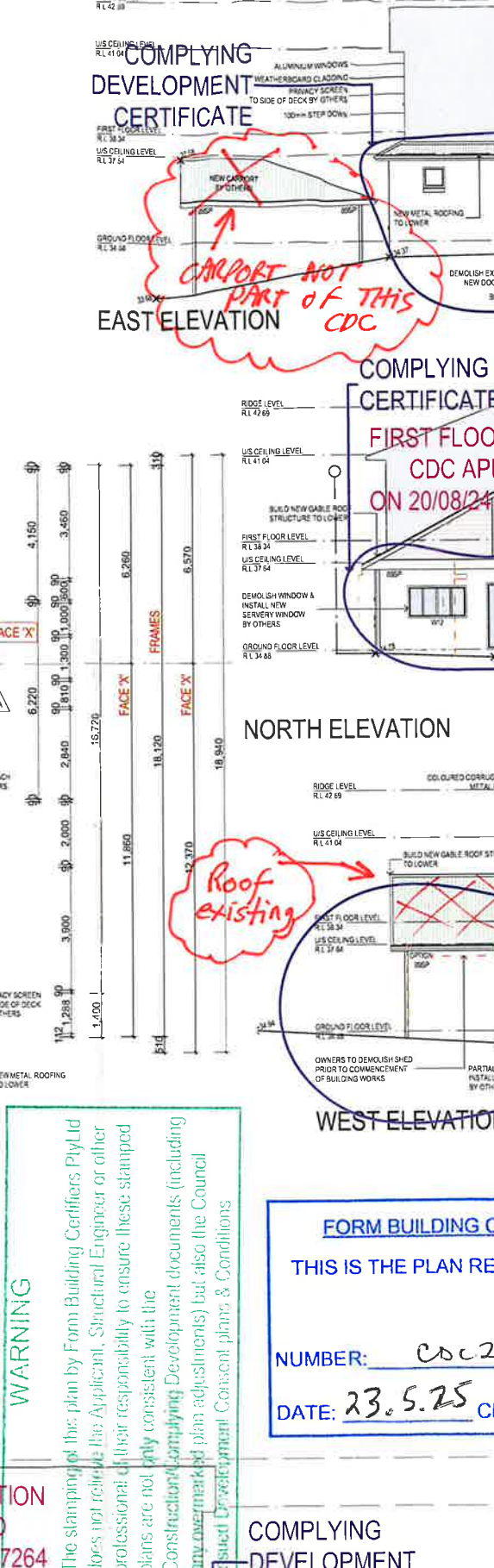
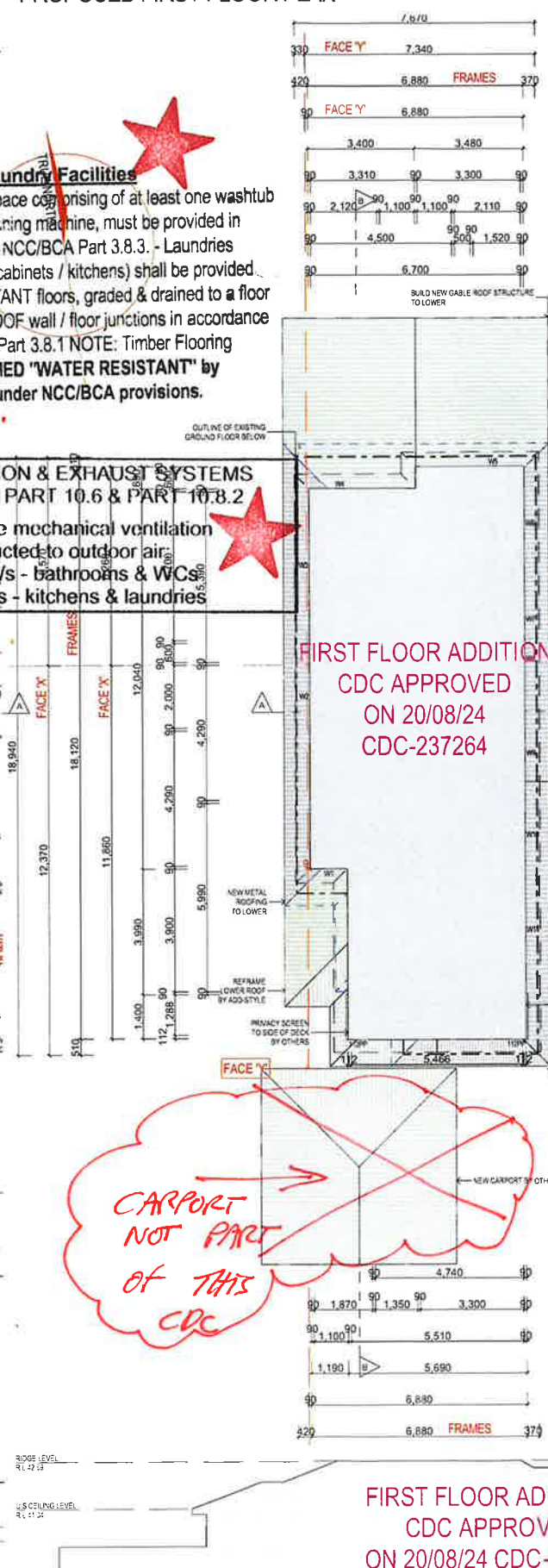
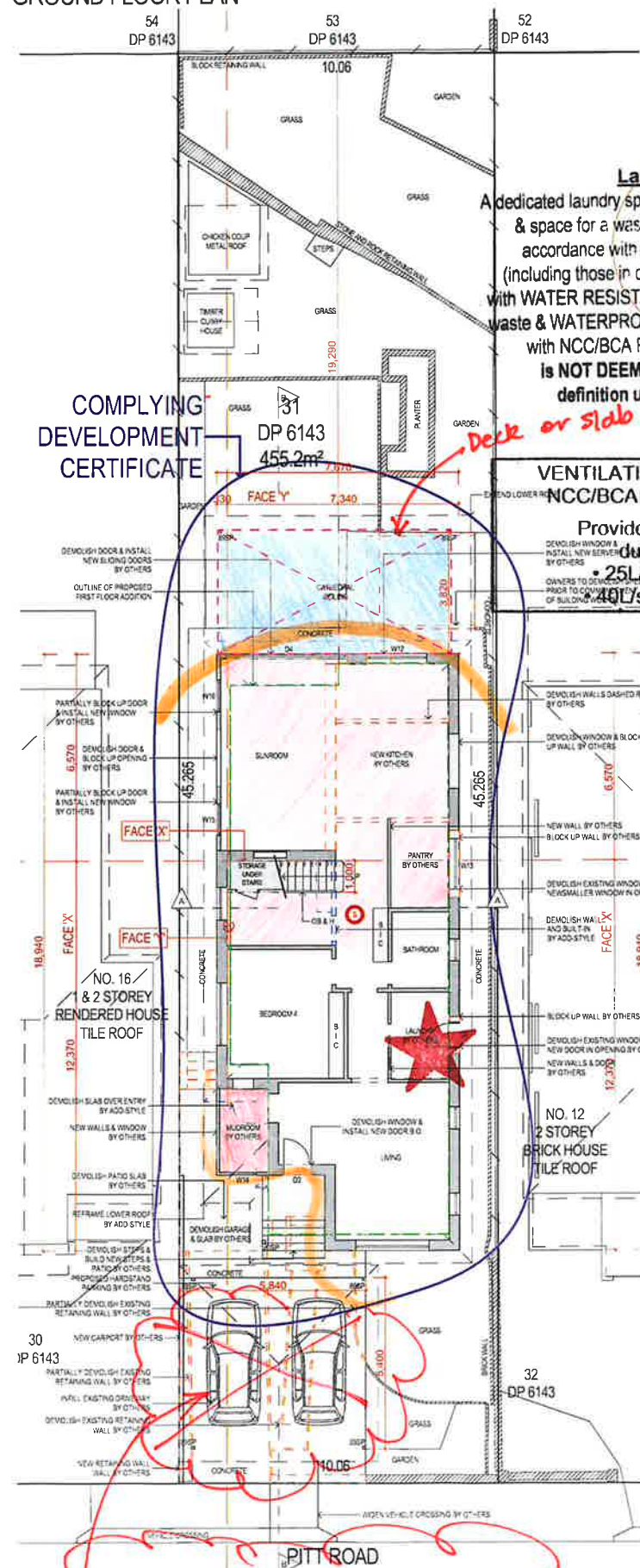
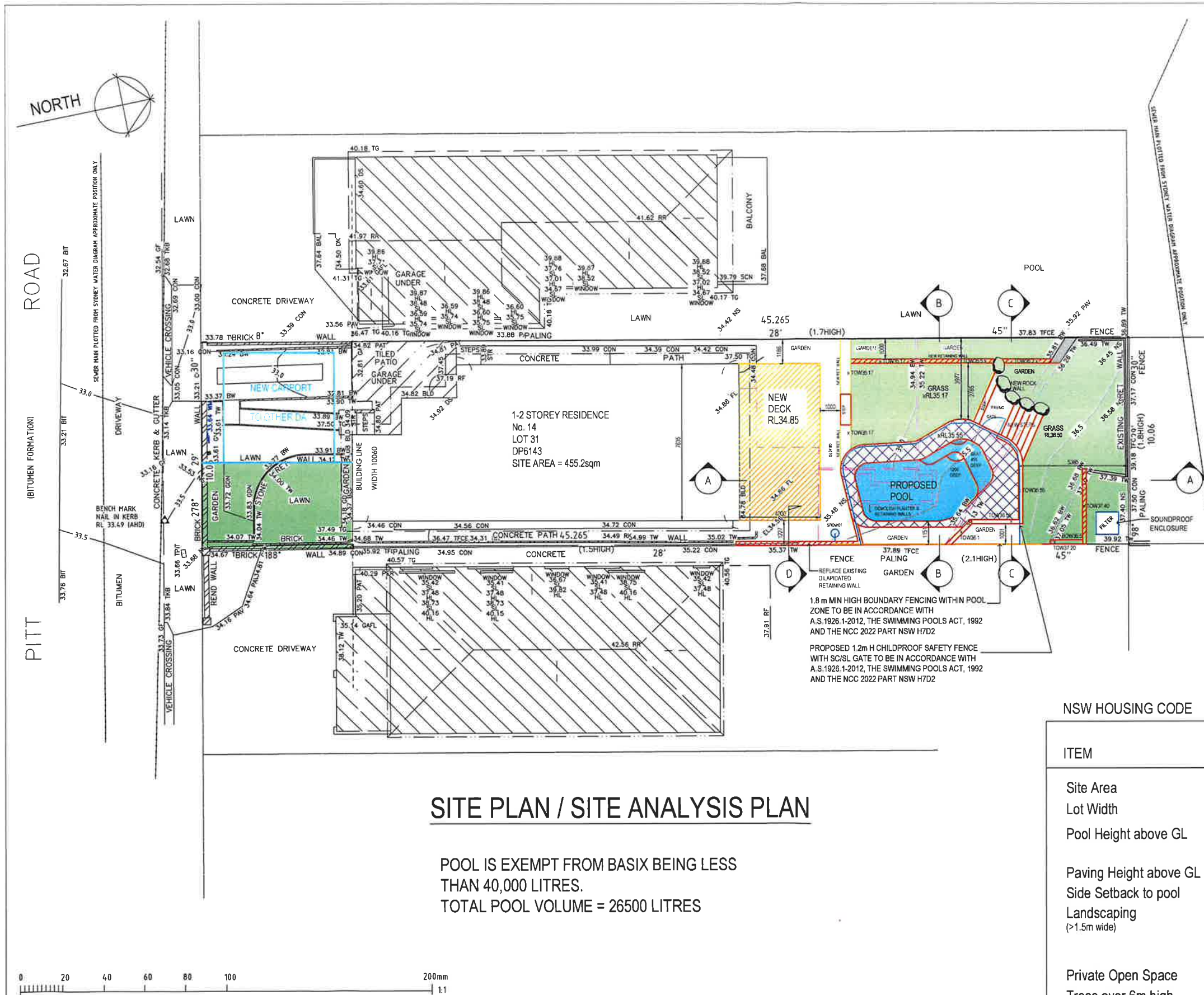


GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN





SITE PLAN / SITE ANALYSIS PLAN

POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.
TOTAL POOL VOLUME = 26500 LITRES

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

- NOTES
- CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
 - ALL BUILDING WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2022, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.
 - ALL WORKS TO BE CARRIED OUT IN COMPLIANCE WITH THE APPROVED DEVELOPMENT APPLICATION AND THE CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS.
 - WORKS TO COMPLY WITH THE CURRENT BASIX CERTIFICATE.
 - COORDINATE WITH OTHER CONSULTANTS DOCUMENTATION REQUIREMENTS INCLUDING ARBORIST AND GEOTECHNICAL RECOMMENDATIONS.
 - RIGHT ANGLE RECOMMEND A BOUNDARY PEGOUT BE CARRIED OUT BY A REGISTERED SURVEYOR PRIOR TO THE SETOUT OF THE CONSTRUCTION. DO NOT ASSUME THE EXISTING FENCE LINES ARE LOCATED ON THE BOUNDARY.
 - WHERE A SURVEY IS PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE SURVEYORS PLANS.
 - WHERE SEWER PEGOUTS ARE PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE PEGOUT DOCUMENT.
 - ALL SWIMMING POOL BARRIERS, GLASS POOL FENCING AND ALL BOUNDARY FENCING WITHIN THE POOL ZONE IS TO BE UPGRADED AS NECESSARY TO COMPLY WITH:-
 - NATIONAL CONSTRUCTION CODE NCC2022 NSW H7D2,BCA NSW H7P1,
 - NSW SWIMMING POOL ACT 1992,
 - SWIMMING POOLS AMENDMENT ACT 2009
 - SWIMMING POOLS REGULATIONS 2018,
 - AS1926 SWIMMING POOL SAFETY
 - AS1926.1-2012 SAFETY BARRIERS FOR SWIMMING POOLS,
 - AS1926.2-2007 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS,
 - A21926.3-2012 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS
 - NCC 2022 - ABCB Housing Provisions Part NSW H7D2
 - AS1288 - 2021 GLASS IN BUILDINGS,
 - AS/NZS 2208 - SAFETY GLASS
 - AS1170 STRUCTURAL DESIGN ACTIONS

- A SWIMMING POOL FENCE IS NOT A SUBSTITUTE FOR SUPERVISION.
- THIS POOL IS NOT DESIGNED FOR DIVING.
- A WARNING SIGN STATING 'YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS POOL' IS TO BE INSTALLED
- A CARDIO PULMONARY RESUSCITATION SIGN MUST BE DISPLAYED IN A PROMINENT POSITION WITHIN THE POOL ZONE.
- THE POOL BACKWASH IS TO BE CONNECTED TO THE SEWER AS PER AS3500 AND SYDNEY WATER REQUIREMENTS
- SWIMMING POOLS AND SPAS MUST BE REGISTERED WITH THE DIVISION OF LOCAL GOVERNMENT.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH NCC PART 11.2.1 AND PART 11.2.2 PROVIDE NON SLIP RESISTANT WALKING SURFACES ON STAIRWAY TREADS AND LANDINGS NEAR THE EDGE OF NOSINGS OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF NOT LESS THAN THAT LISTED IN TABLE 11.2.3

KEY:
EGL = EXISTING GROUND LEVEL
EL = EXISTING LEVEL
FL = FLOOR LEVEL
RL = REDUCED LEVEL
+0.00 = EXISTING LEVEL
COS = CHECK ON SITE
UNO = UNLESS NOTED OTHERWISE
TOW = TOP OF WALL
BOW = BOTTOM OF WALL



NSW HOUSING CODE

ITEM	REQUIREMENTS	PROPOSED	COMPLIES Y / N
Site Area	200sq m MIN	455.2sq m	Y
Lot Width	6m min	10.06m	Y
Pool Height above GL	Max. 0.6m if coping > 0.3m wide Max. 1.4m if coping < 0.3m wide	0.6m max	Y
Paving Height above GL	Max. 0.6m	0.10m	Y
Side Setback to pool	1.0m to water	1.0m	Y
Landscaping (>1.5m wide)	20 % or 91.04 sqm 50% at rear or 45.52 sqm 25% of front or 18.4 sqm	115.2sqm 84.4sqm 30.8sqm	Y Y Y
Private Open Space	Min. 24 sq m	24sq m	Y
Trees over 6m high	3.0m clearance	N/A	.

REVISIONS:
A 09.05.25 - RETAINING WALL ALTERED

PROPOSED CONCRETE POOL AND ASSOCIATED WORKS
DANI JORDAN
LOT 31 DP6143
No. 14 PITT ROAD
NORTH CURL CURL 2096

DWG NAME
SITE PLAN / SITE ANALYSIS PLAN

DATE OCT 2024 SCALE AT A3 JOB NUMBER RADD24070 DWG NUMBER P1

FORM BUILDING CERTIFIERS PTY LTD

THE OVERMARKINGS / NOTATIONS

The stamping of this plan by Form Building Certifiers Pty Ltd does not relieve the Applicant, Structural Engineer or other professional of their responsibility to ensure these stamped plans are not only consistent with the Construction/Complying Development documents (including any overmarked plan adjustments) but also the Council issued Development Consent plans & Conditions.

ON THESE PLANS ARE FOR

CERTIFIER REFERENCE TO ENSURE

BCA DTS COMPLIANCE

PART OF FORM BUILDING

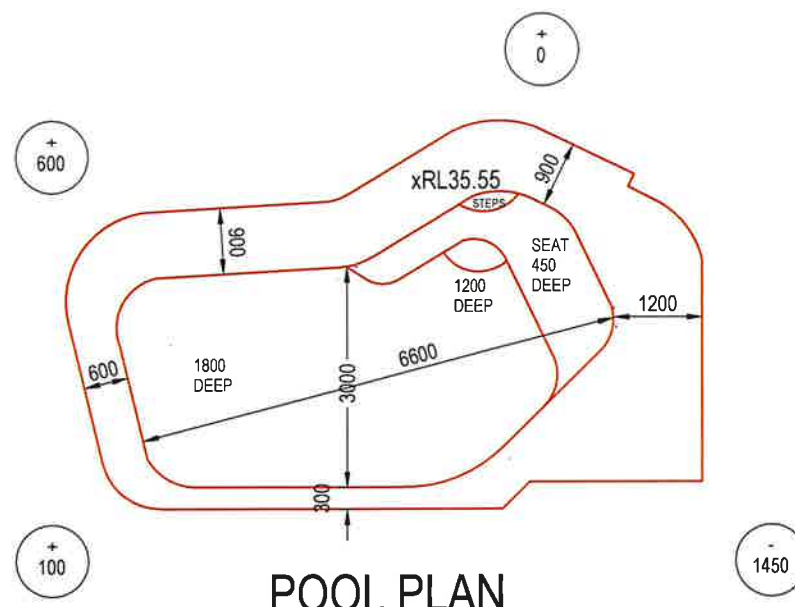
CERTIFIERS CC / CDC

THIS PLAN / DOCUMENT FORMS

CRAIG FORMOSA BDC0124

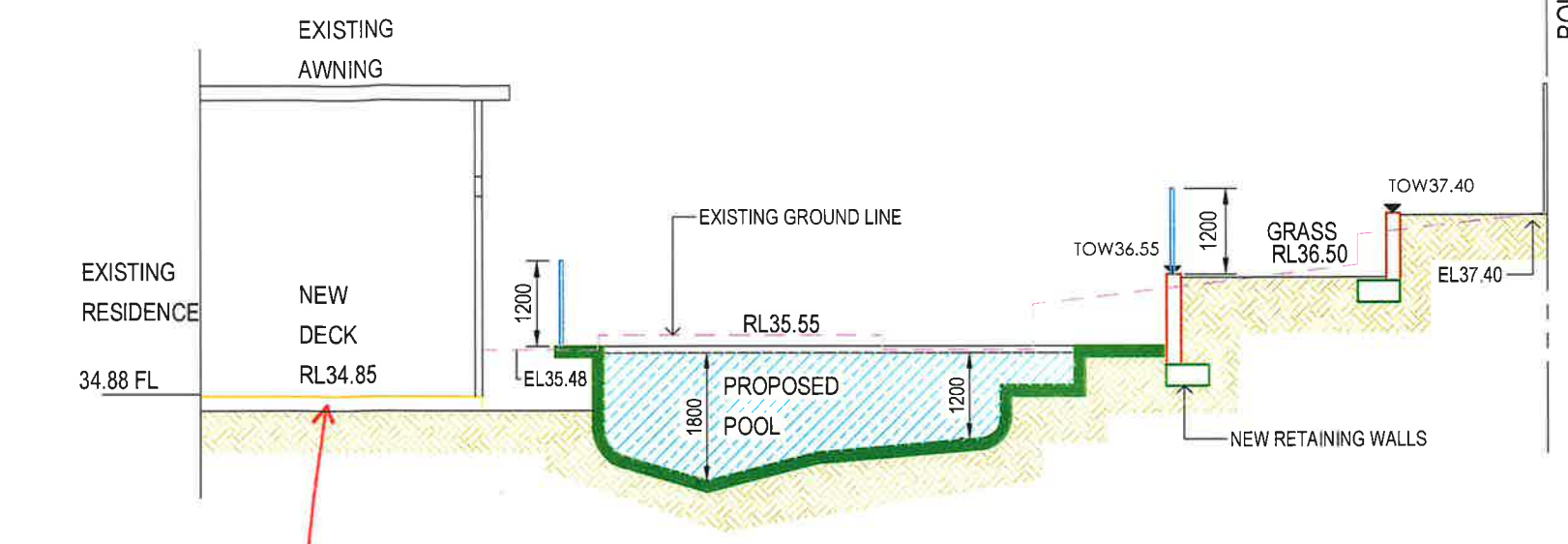
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DATE: 9.5.25



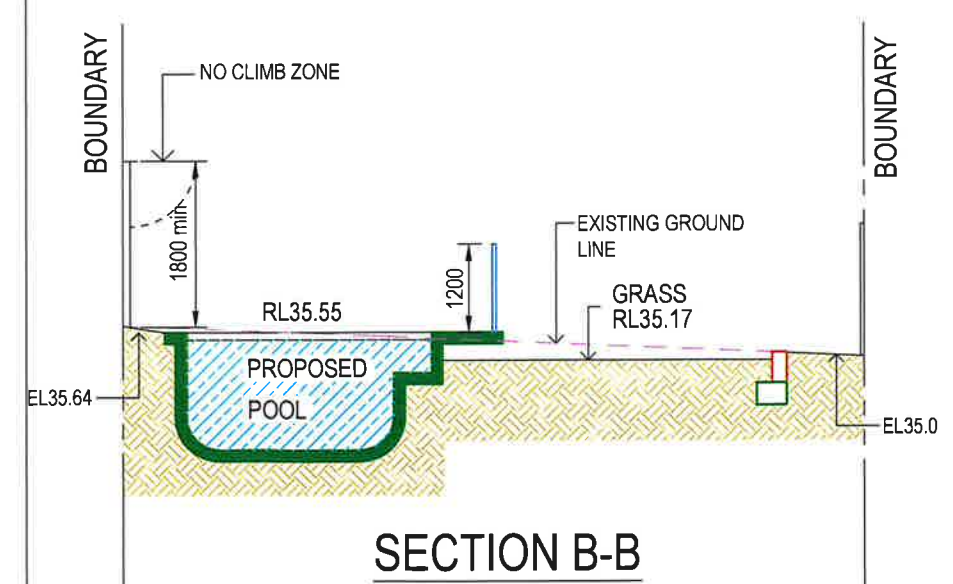
POOL PLAN

+100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL

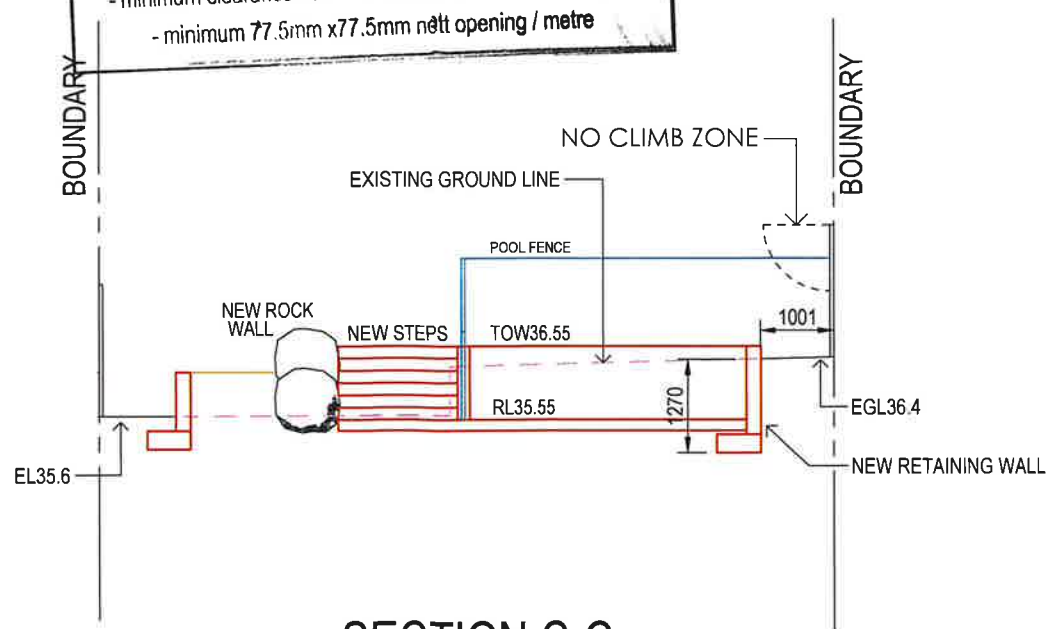


SECTION A-A

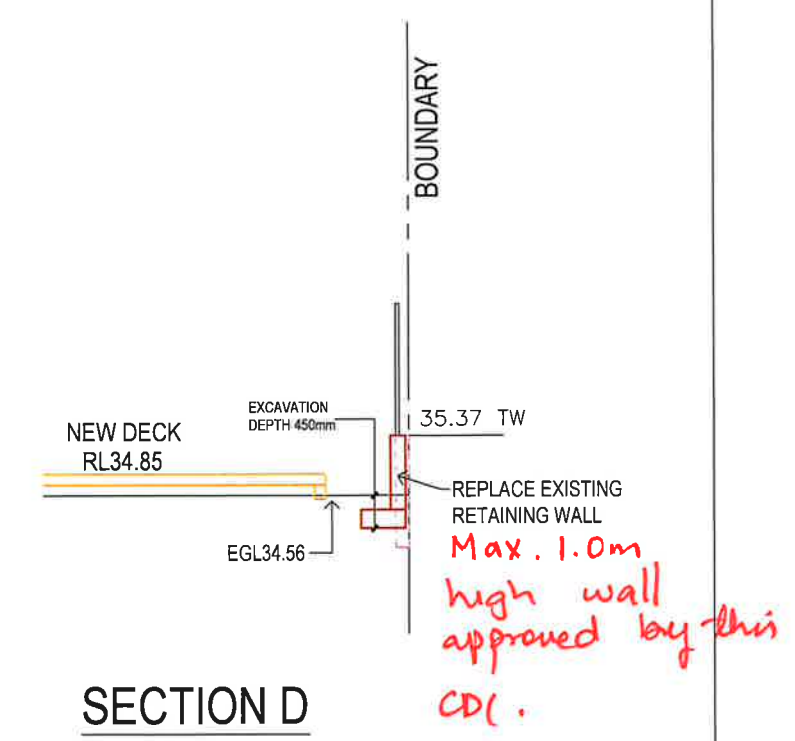
SUBFLOOR VENTILATION - NCC/BCA PART 6.2
Provide subfloor openings & ground clearance (Climatic Zone C)
- minimum clearance 150mm increasing to 400mm over 2m
- minimum 77.5mm x77.5mm nett opening / metre



SECTION B-B



SECTION C-C



SECTION D

RIGHT ANGLE
DESIGN & DRAFTING PTY LTD

P O Box 1049 SURRY HILLS 2010
PHONE 6553-3606
EMAIL info@rightangledesign.com.au
ABN 70 150 745 556

ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAUGHTING

MEMBER SWIMMING POOL & SPA ASSOCIATION
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:
A 09.05.25 - SECTIONS C-C AND D ADDED

PROPOSED CONCRETE POOL AND ASSOCIATED WORKS
DANI JORDAN
LOT 31 DP6143
No. 14 PITT ROAD
NORTH CURL CURL 2096

DWG NAME POOL PLAN AND SECTIONS			
DATE OCT 2024	SCALE AT A3 1:100	JOB NUMBER RADD24070	DWG NUMBER P3

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC