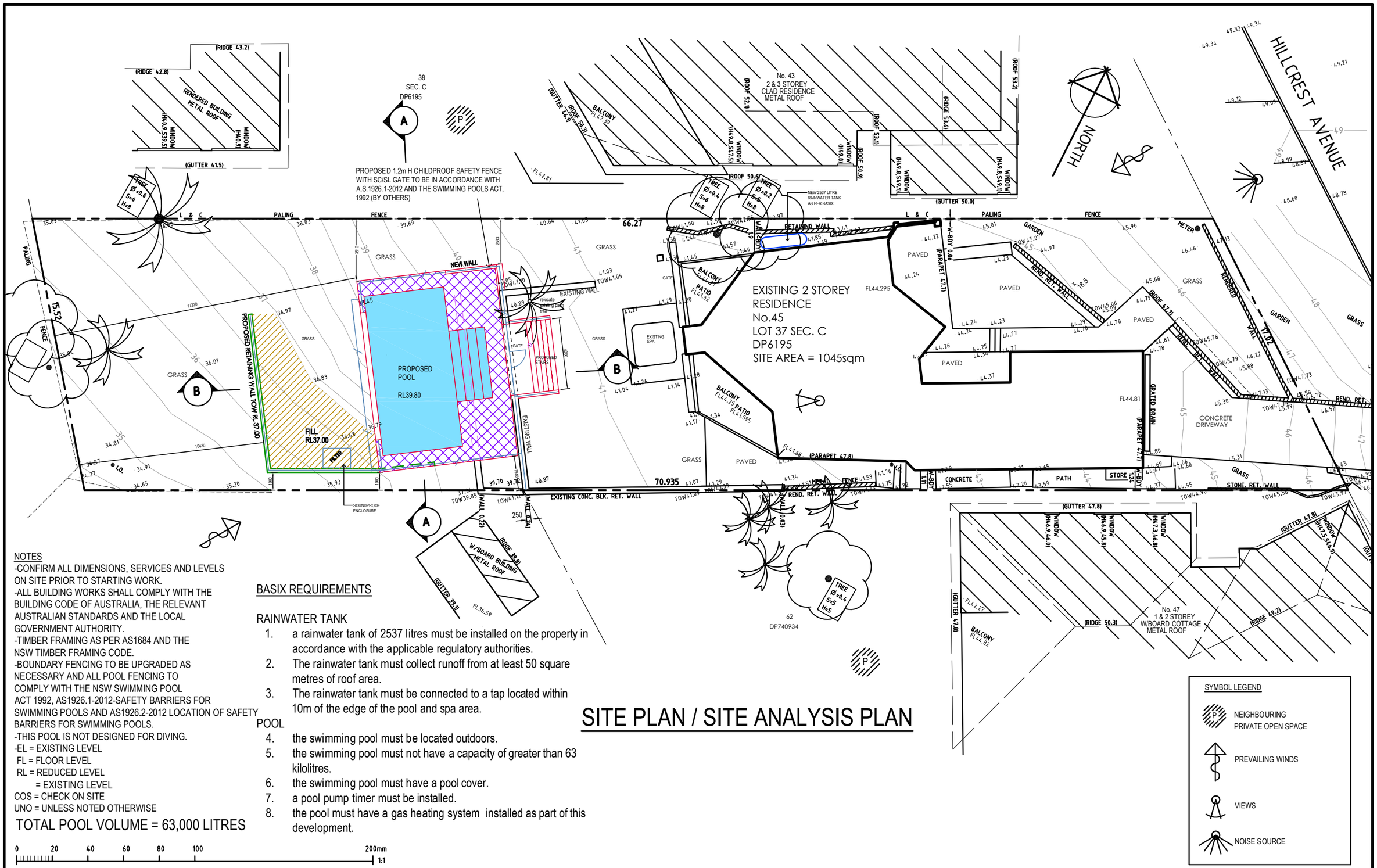

NOTES

-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
= EXISTING LEVEL
COS = CHECK ON SITE
UNO = UNLESS NOTED OTHERWISE

TOTAL POOL VOLUME = 63,000 LITRES

BASIX REQUIREMENTS

RAINWATER TANK

1. a rainwater tank of 2537 litres must be installed on the property in accordance with the applicable regulatory authorities.
2. The rainwater tank must collect runoff from at least 50 square metres of roof area.
3. The rainwater tank must be connected to a tap located within 10m of the edge of the pool and spa area.

POOL

4. the swimming pool must be located outdoors.
5. the swimming pool must not have a capacity of greater than 63 kilolitres.
6. the swimming pool must have a pool cover.
7. a pool pump timer must be installed.
8. the pool must have a gas heating system installed as part of this development.

0 20 40 60 80 100 200mm 1:1

SITE PLAN / SITE ANALYSIS PLAN

RIGHT ANGLE DESIGN & DRAFTING PTY LTD
ROBYN GOOD
HORTICULTURE CERT II
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAUGHTING
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
STEPHEN WOODS & KERRIE WILSON
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

DWG NAME
SITE PLAN / SITE ANALYSIS PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JAN 2021	1:200	RADD20090	P1

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)

PALING FENCE

66.27

GRASS

NEW WALL

EXISTING WALL

relocate existing palm tree

PROPOSED POOL

RL39.80

PROPOSED STAIRS

GATE

PROPOSED RETAINING WALL TOW RL 37.00

FILL RL37.00

FILTER

SOUNDPROOF ENCLOSURE

EXISTING CONC. BLK. RET. WALL

70.935

EXISTING 2 STOREY RESIDENCE
No.45
LOT 37 SEC. C
DP6195
SITE AREA = 1045sqm

FL44.29

EXISTING SPA

BALCONY FL44.27

PATIO FL41.62

BALCONY FL44.25 PATIO FL41.595

RETAINING WALL

NEW 2537 LITRE RAINWATER TANK AS PER BASIX

TREE Ø=0.4 S=6 H=8

TREE Ø=0.2 S=5 H=8

WINDOW (H49.8)

WINDOW 9.8 S47.5)

(ROOF 50.6)

(ROOF 50.9)

(PARAPET 47.8)

GRASS

PAVED

METAL FENCE

REND. RET. WALL

W/BOARD BUILDING

IROOF 39.8)

NORTH

0 10 20 30 40 50 100mm 1:1

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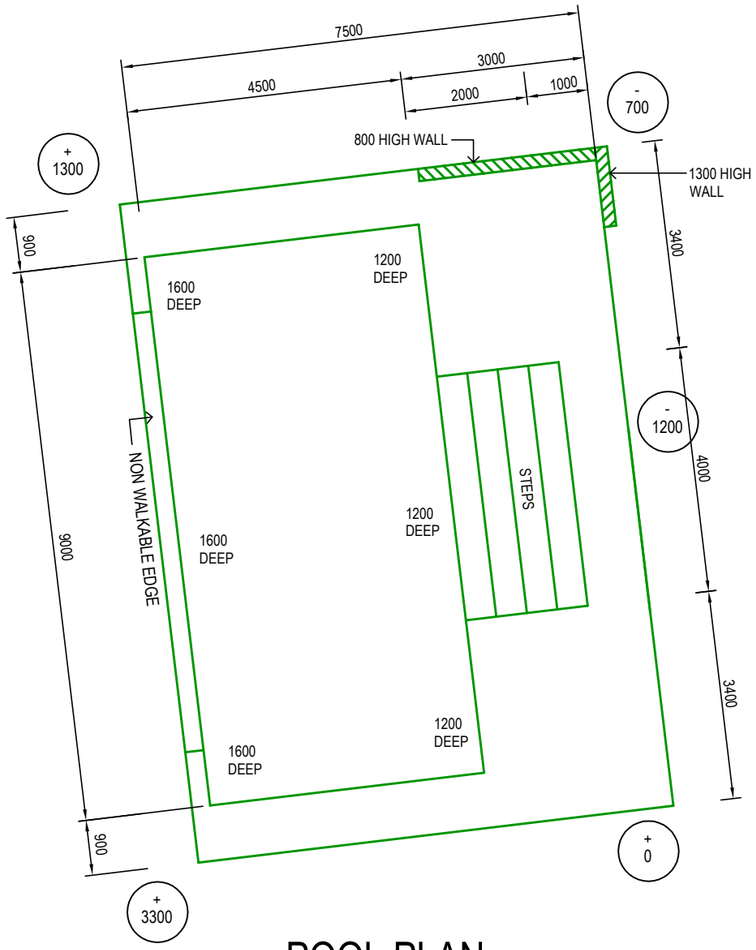
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

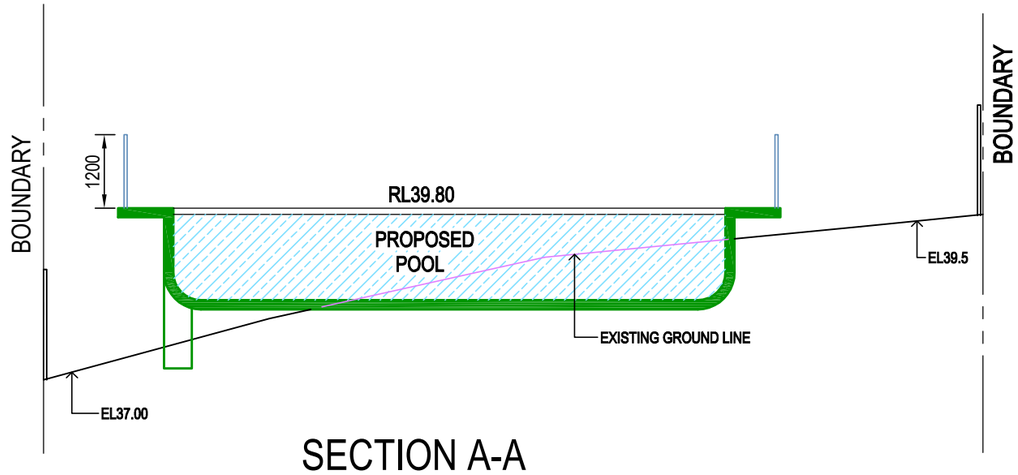
DWG NAME
PLAN AT REAR YARD

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2020	1:100	RADD20090	P2

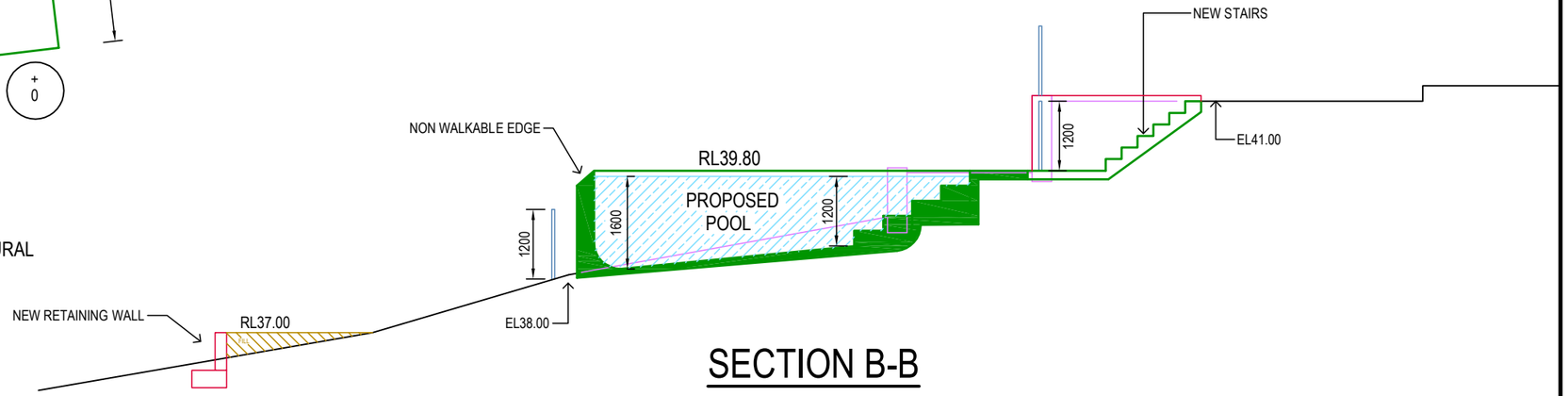


POOL PLAN

+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



SECTION A-A



SECTION B-B

0 10 20 30 40 50 100mm 1:1

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REVISIONS:

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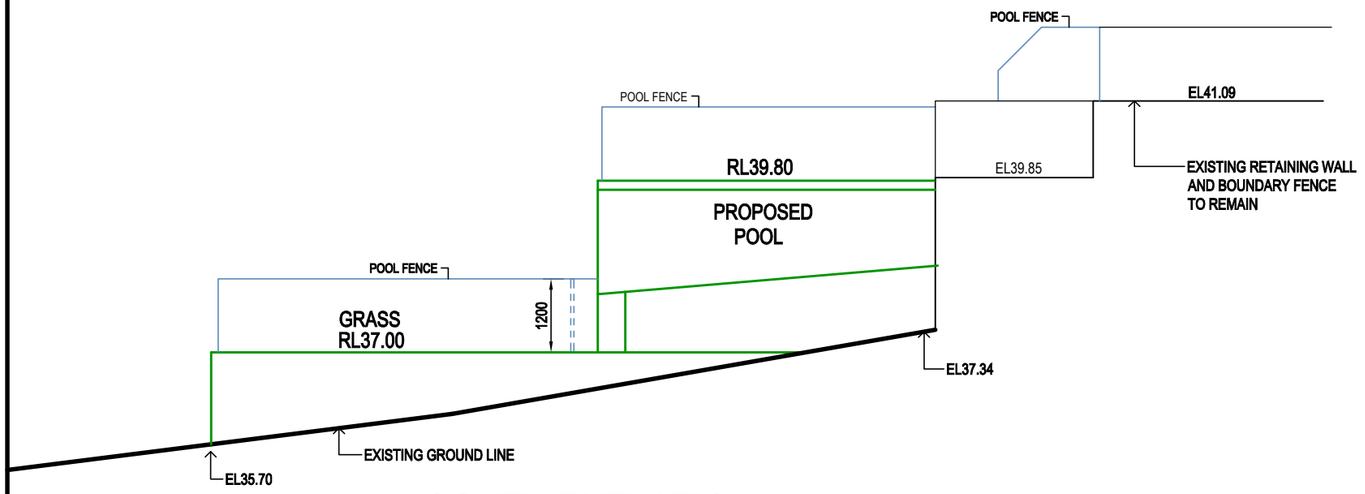
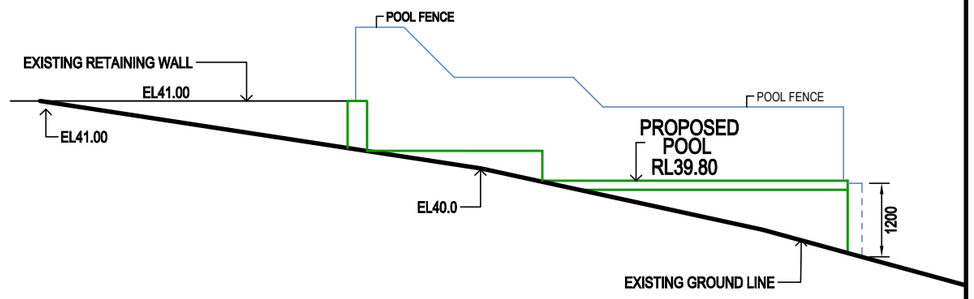
STEPHEN WOODS & KERRIE WILSON
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

DWG NAME
POOL PLAN AND SECTIONS

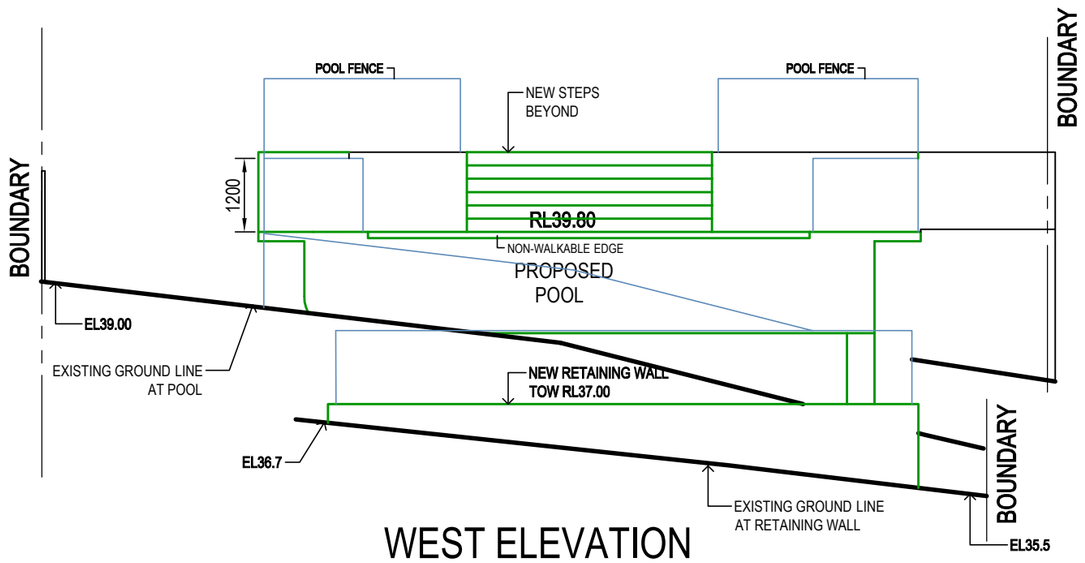
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2020	1:100	RADD20090	P3



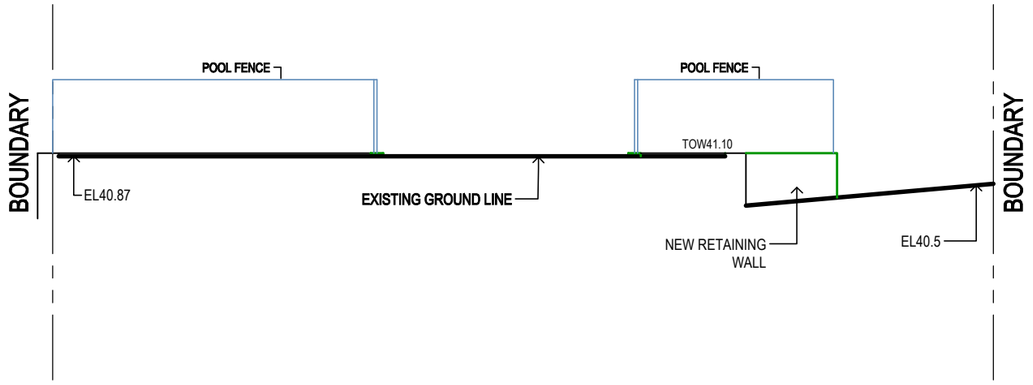
SOUTH ELEVATION



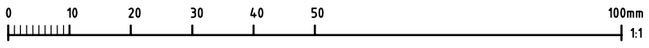
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS
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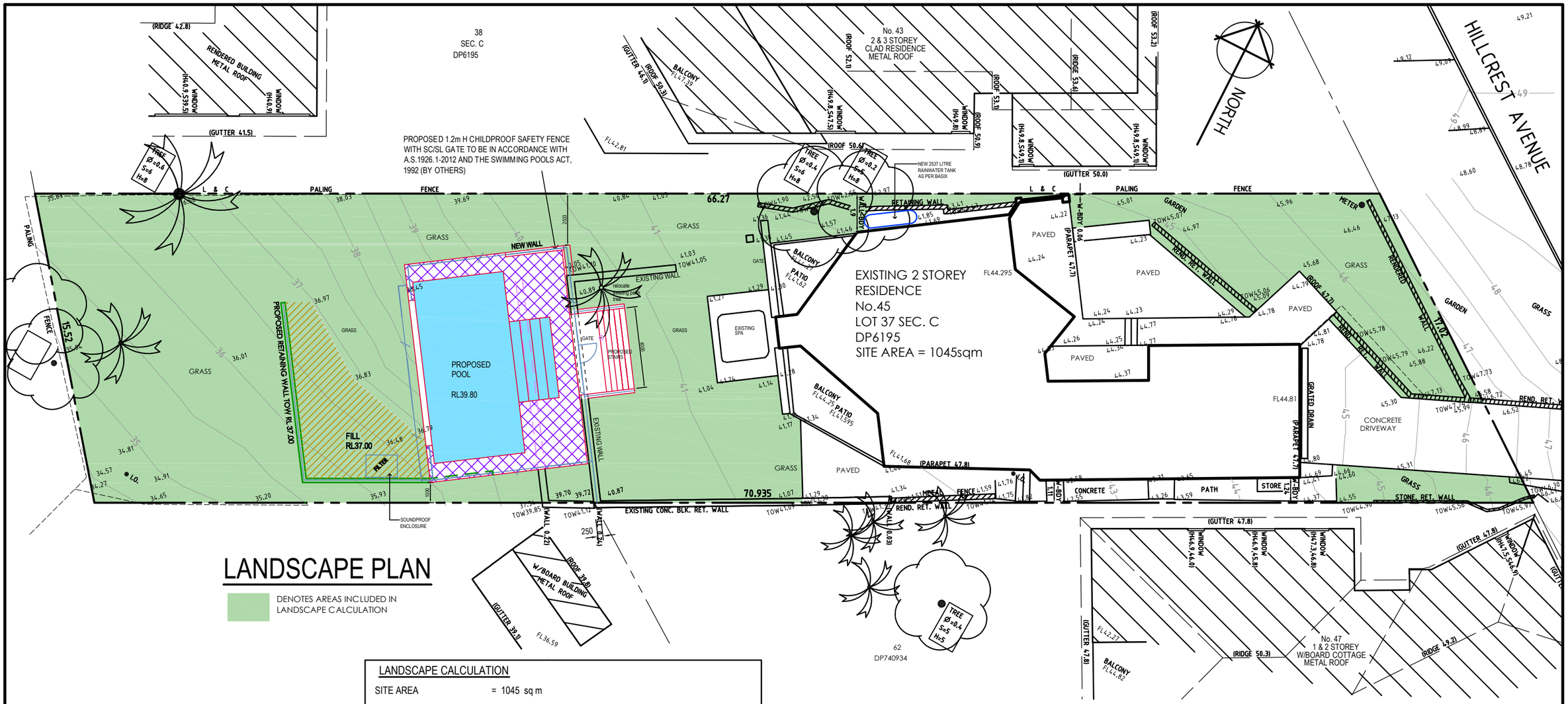
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

DWG NAME
ELEVATIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2020	1:100	RADD20090	P4



LANDSCAPE PLAN

DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

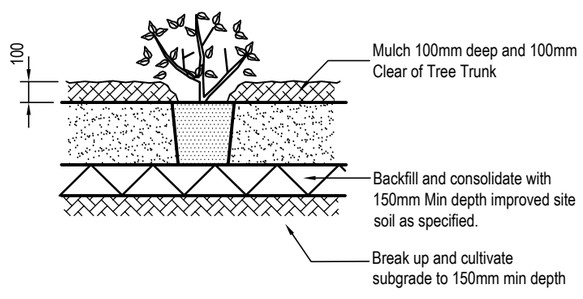
LANDSCAPE CALCULATION

SITE AREA	= 1045 sq m		
BUILT UPON AREAS		PROPOSED BUILT UPON	= 424.2m²/41%
HOUSE	= 195.7 m²	PROPOSED LANDSCAPED	= 620.8m²/59%
BALCONIES	= 26.3 m²	REQUIRED LANDSCAPE	= 627.0m²/60%
DRIVEWAY	= 47.8 m²		
PAVING	= 121.0 m²	EXISTING BUILT UPON	= 328.1m²/31%
PROPOSED STAIRS	= 12.0 m²	(incl 6% variation)	
PROPOSED POOL	= 84.3 m²	EXISTING LANDSCAPED	= 716.9m²/69%
TOTAL BUILT UPON	= 487.1 m²		
VARIATIONS			
6% OF SITE	= 62.7m²		

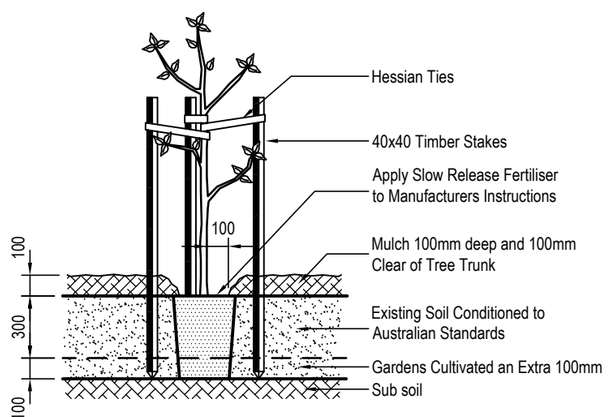
LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.
Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
Protect any trees to be retained to council requirements.
Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.
Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.
Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
Gardens are to be mulched to a 75mm depth using Native Leaf Litter Mulch or wood chip that meets Australian Standards. Keep mulch clear of all plant stems.
Level turf areas and spread lawn food as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.
Fill gaps and depressions with sand and allow 4 weeks before cutting.
Paving to be laid on compacted surface of 50mm sand bedding on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.
Retaining walls and concrete driveways / paths to engineers details.

0 20 40 60 80 100 200mm 1:1



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL

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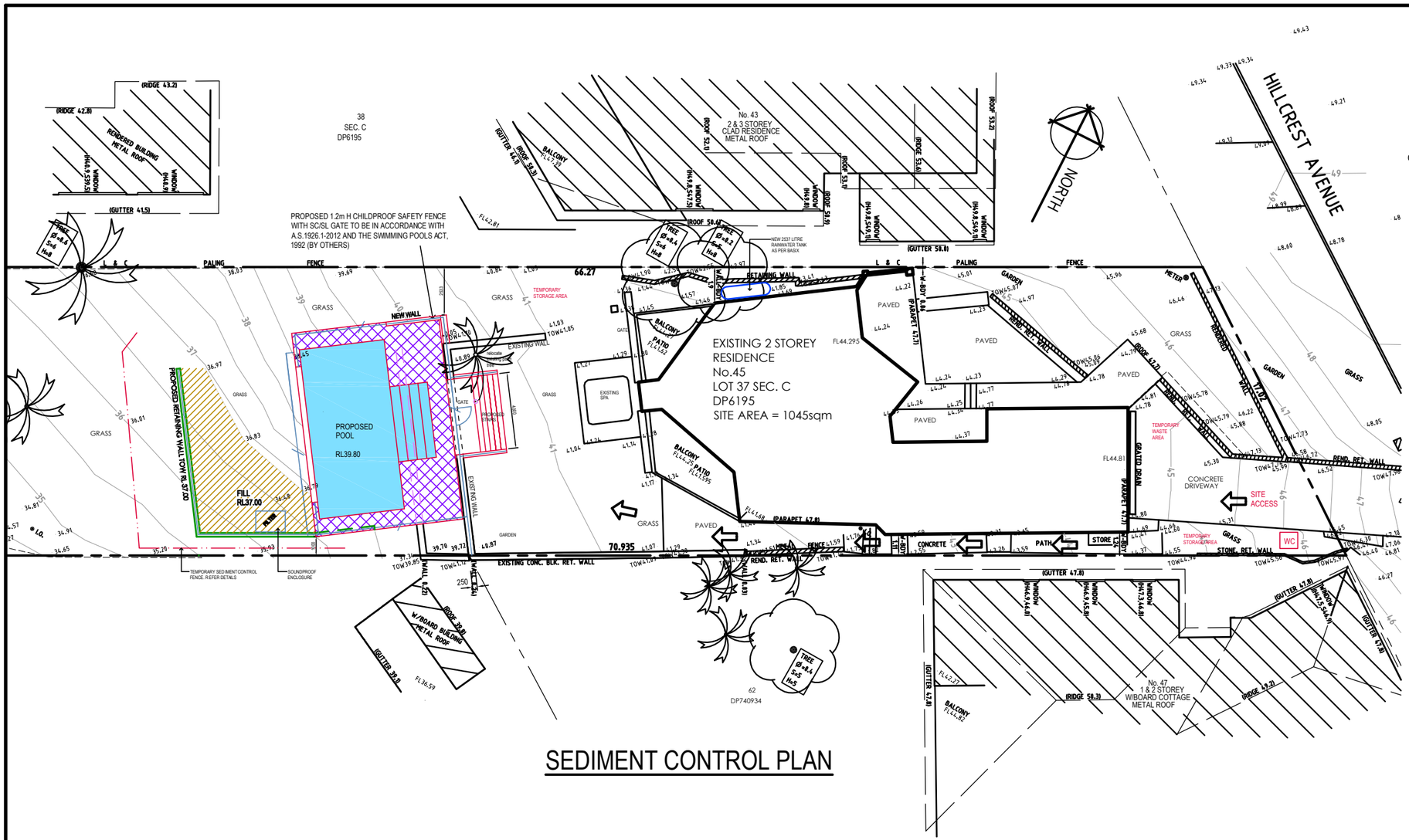
PROPOSED POOL & ASSOCIATED WORKS
STEPHEN WOODS & KERRIE WILSON
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

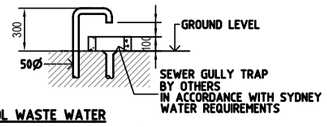
DWG NAME
LANDSCAPE PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2020	1:200	RADD20090	P5



SEDIMENT CONTROL PLAN

1. all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
2. site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
3. 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.
4. sediment fences and barrier fences shall be installed as shown.
5. 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.
6. all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
7. 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 occurance 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 veicle parking areas.
8. 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.
9. guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
10. topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
11. all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

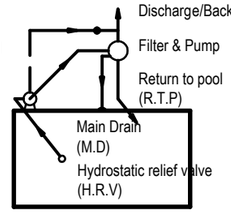


POOL WASTE WATER

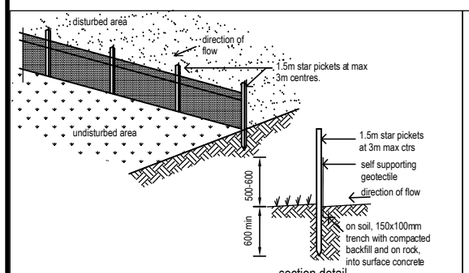
-SHALL BE COLLECTED BY 50Ø PVC PIPE FROM FILTER INTO SEWER GULLY TRAP SUPPLIED BY OTHERS AS SHOWN:

High level overflow pipe with non-return valve, connected to backwash line, Min.1% natural fall

Surface Skimmer Box (S.B)

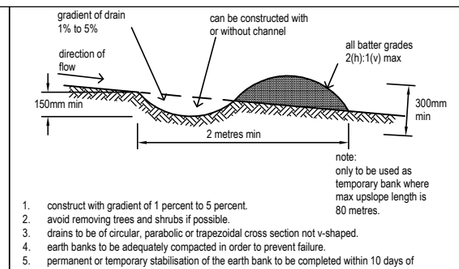


PLUMBING LAYOUT
DIAGRAMMATIC ONLY



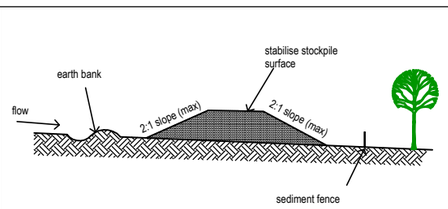
1. construct sediment fence as close as possible to the parallel contours of the site.
2. drive 1.5m long star pickets into ground, 2.5m apart max.
3. dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotectile manufacturer.
5. join sections of fabric at support post with a 150mm overlap.
6. backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

sediment fence



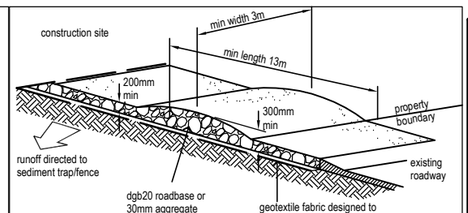
1. construct with gradient of 1 percent to 5 percent.
2. avoid removing trees and shrubs if possible.
3. drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
4. earth banks to be adequately compacted in order to prevent failure.
5. permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. all outlets from disturbed lands are to feed into a sediment basin or similar.
7. discharge runoff collected from undisturbed lands onto either a stabilised or and undisturbed disposal site with the same subcatchment area from which the water originated.
8. compact bank with a suitable implement in situations where they are required to function for more than five days.
9. earth banks to be free of projections or other irregularities that will impede normal flow.

earth bank (low flow)



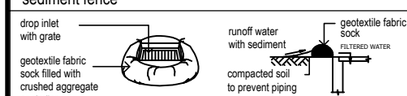
1. where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
2. construct on the contour as a low, flat elongated mound.
3. where there is sufficient area topsoil piles shall be less than 2m in height.
4. rehabilitate in accordance with the swmp/escp.
5. construct earth bank (see detail) on the upslope side to divert run off around the stockpile and a sediment fence 1-2m downslope of the stockpile.

topsoil stockpile



1. strip topsoil and level site.
2. compact subgrade.
3. cover area with needle-punched gotextile.
4. construct 200mm thick pad over geotectile using roadbase or 30mm aggregate. minimum length 15m or to building alignment. min width 3 metres.
5. construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

stabilised site access



temp. drop inlet sediment trap

diversion bank and channel

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LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

DWG NAME
SEDIMENT CONTROL PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2020	1:250	RADD20090	P6

MATERIALS AND FINISHES FOR 45 HILLCREST AVENUE, MONA VALE

TRAVERTINE TILE FOR THE SWIMMING POOL COPING AND SURROUNDS

SWIMMING POOL FENCING—TO COMPLY WITH POOL FENCING ACT

EXISTING RETAINING WALL TO CONTINUE ON NEW LOWER LEVEL RETAINING WALL

SANDSTONE FINISH FOR RETAINING WALL

REINFORCED BLOCK RETAINING WHERE NECESSARY