

PLANS TO BE READ IN CONJUNCTION WITH:-
 GEOTECHNICAL ASSESSMENT BY ASCENT GEO REF: AG22141 DATED 11 MAY 2022 AND ARBORICULTURAL IMPACT ASSESSMENT REPORT BY URBAN ARBOR PTY LTD REF: 220526-64 DOLPHIN CRES-AIA DATED 26 MAY 2022

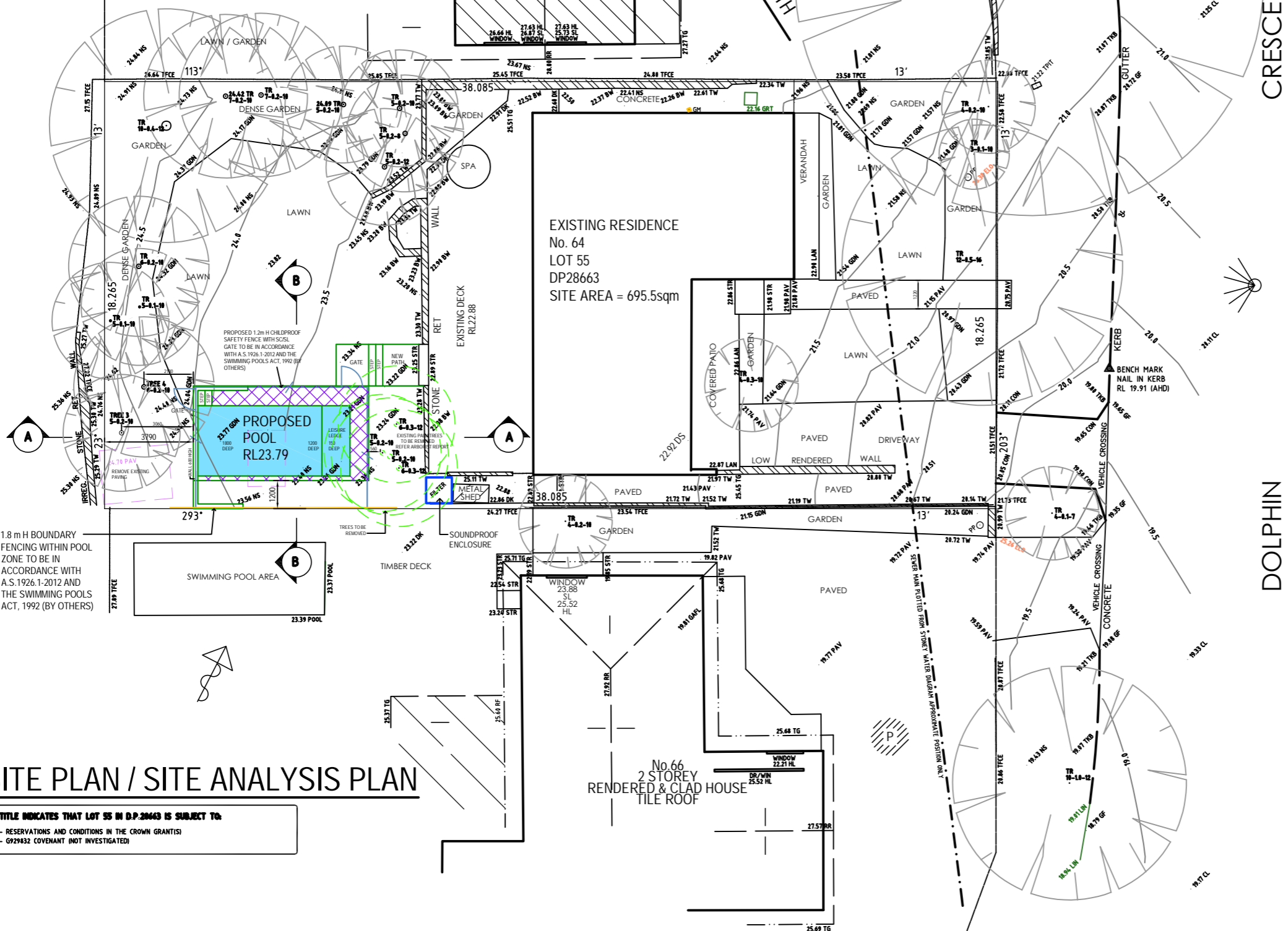
THIS POOL WAS DESIGNED BY OTHERS. RIGHT ANGLE DRAFTING ACCEPT NO RESPONSIBILITY FOR THE DESIGN OR ITS DETERMINATION AT COUNCIL.

- NOTES**
- CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
 - ALL BUILDING WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, 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.
 - 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.
 - ALL POOL FENCING AND ALL BOUNDARY FENCING WITHIN THE POOL ZONE IS TO BE UPGRADED AS NECESSARY TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, THE NSW SWIMMING POOL ACT 1992, SWIMMING POOLS REGULATIONS 2018, AS1926.1-2012-SAFETY BARRIERS FOR SWIMMING POOLS, AS1926.2-2012 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS A21926.3-2012 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS.
 - A SWIMMING POOL FENCE IS NOT A SUBSTITUTE FOR SUPERVISION.
 - THIS POOL IS NOT DESIGNED FOR DIVING.
 - A CARDIO PULMONARY RESUSCITATION SIGN MUST BE DISPLAYED IN A PROMINENT POSITION WITHIN THE POOL ZONE.

- KEY:**
- EGL = EXISTING GROUND LEVEL
 - EL = EXISTING LEVEL
 - FL = FLOOR LEVEL
 - RL = REDUCED LEVEL
 - +10.5 = EXISTING LEVEL
 - COS = CHECK ON SITE
 - UNO = UNLESS NOTED OTHERWISE
 - TOW = TOP OF WALL
 - BOW = BOTTOM OF WALL

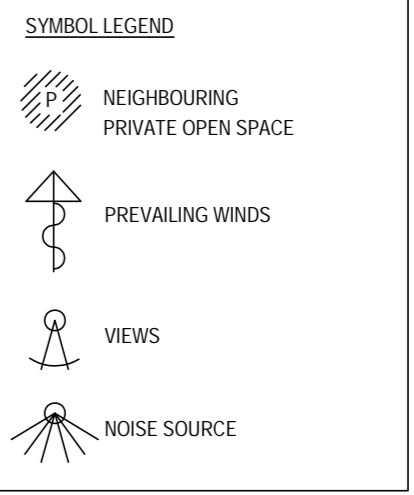
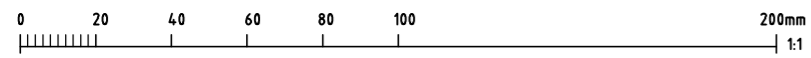


POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.
 TOTAL POOL VOLUME = 25300 LITRES



SITE PLAN / SITE ANALYSIS PLAN

TITLE INDICATES THAT LOT 55 IN D.P.28663 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
 - G229832 COVENANT (NOT INVESTIGATED)



RIGHT ANGLE DESIGN & DRAFTING PTY LTD
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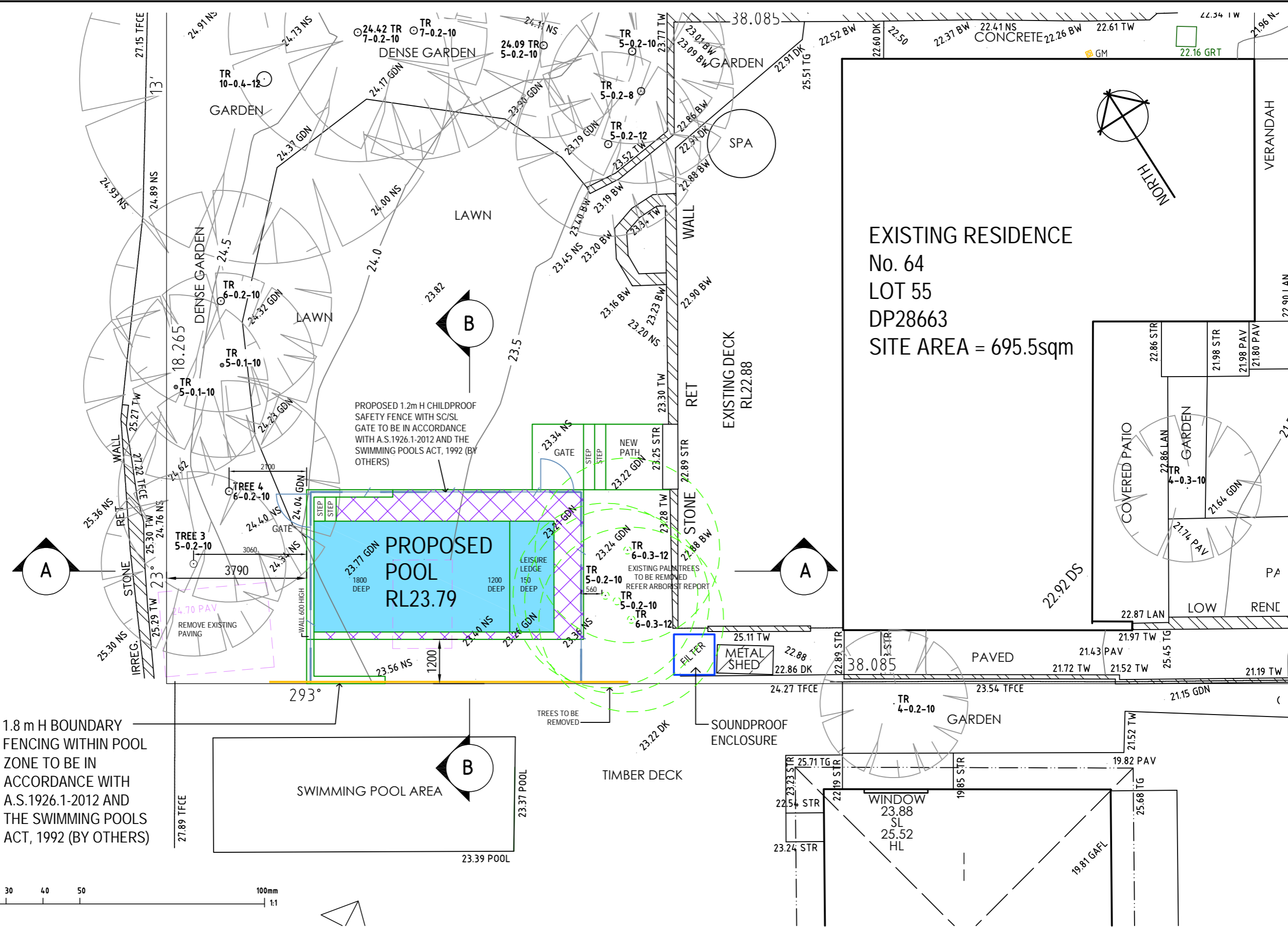
ROBYN GOOD
 HORTICULTURE CERT III
 ASSOC. DIPLOMA STRUCTURAL ENGINEERING
 NZCD ARCHITECTURAL DRAUGHTING

MEMBER: SWIMMING POOL & SPA ASSOCIATION
 BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS
 TOM AND JESS ZUKOWSKI
 LOT 55 DP28663
 No. 64 DOLPHIN CRESCENT
 AVALON BEACH 2107

DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
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1.8 m H BOUNDARY FENCING WITHIN POOL ZONE TO BE IN ACCORDANCE WITH A.S.1926.1-2012 AND THE SWIMMING POOLS ACT, 1992 (BY OTHERS)

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)

EXISTING PALM TREES TO BE REMOVED REFER ARBORIST REPORT

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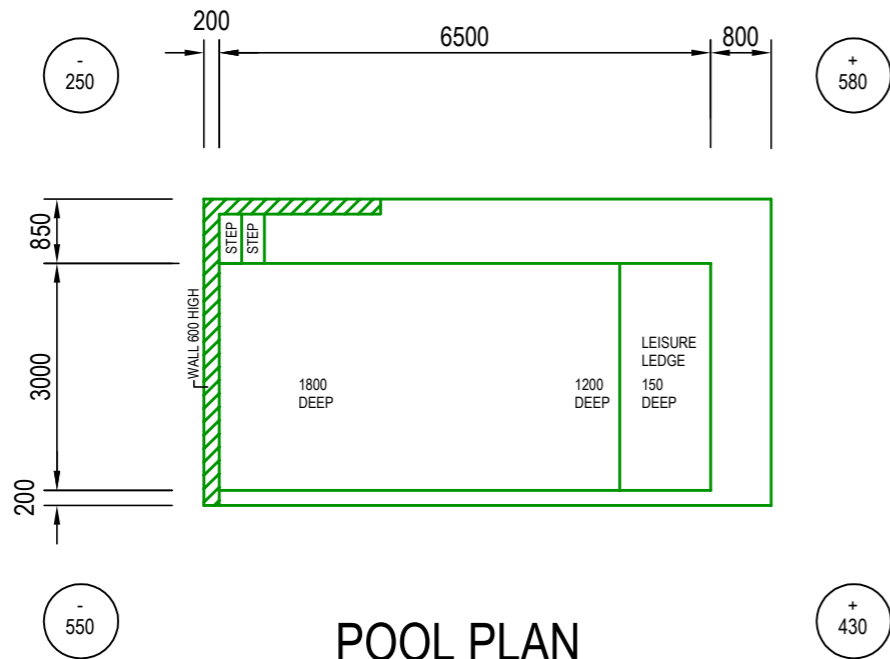
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REVISIONS:

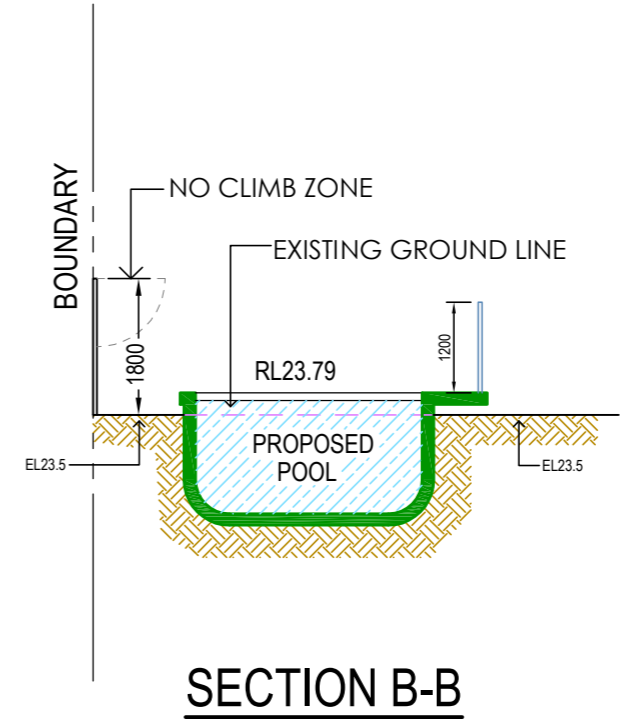
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DWG NAME			
PLAN AT REAR YARD			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MARCH 2022	1:100	SRP22002	P2

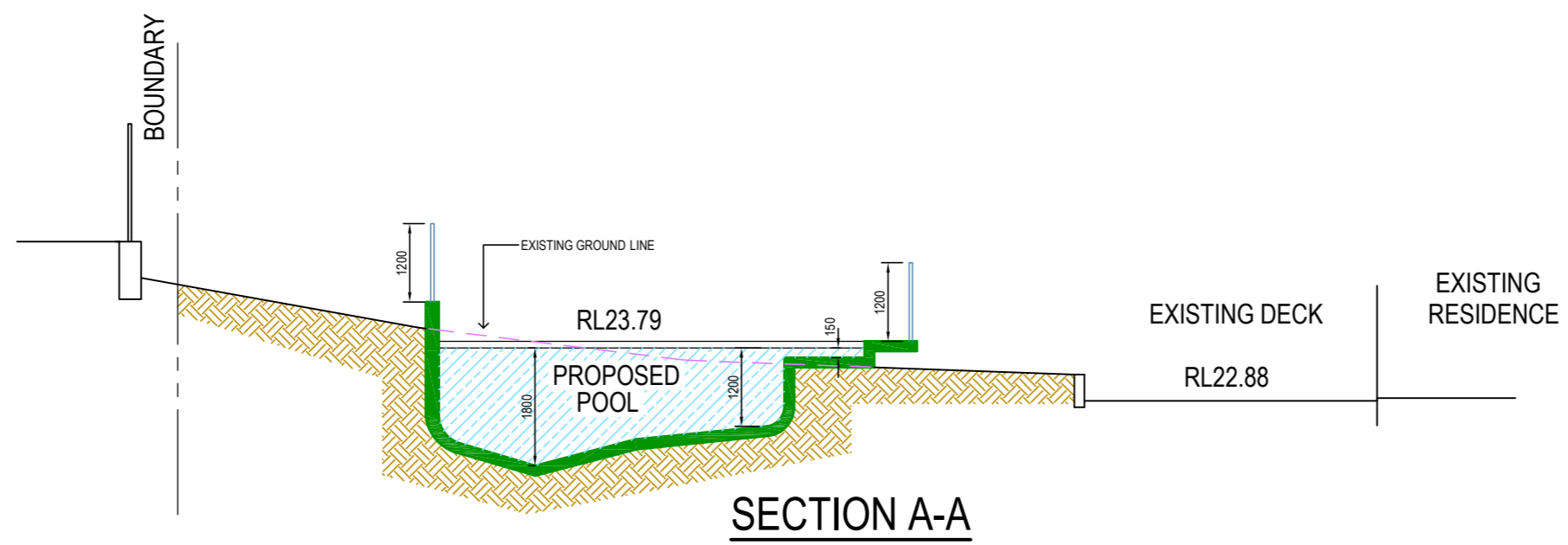


POOL PLAN

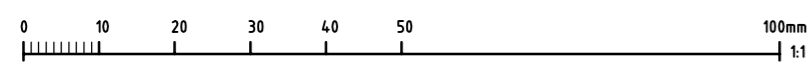
+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



SECTION B-B



SECTION A-A



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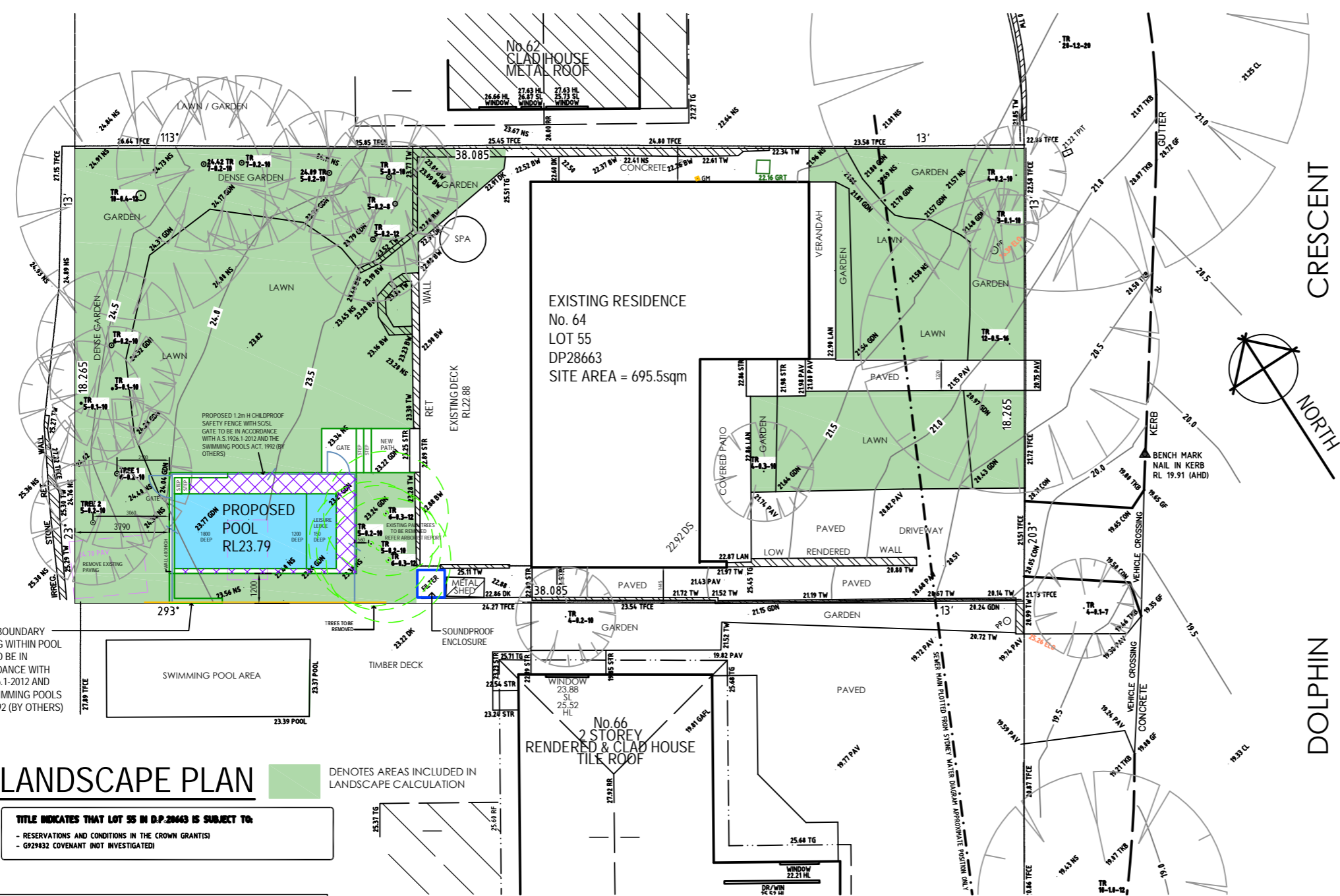
REVISIONS:

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DWG NAME			
POOL PLAN AND SECTIONS			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MARCH 2022	1:100	SRP22002	P3

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.



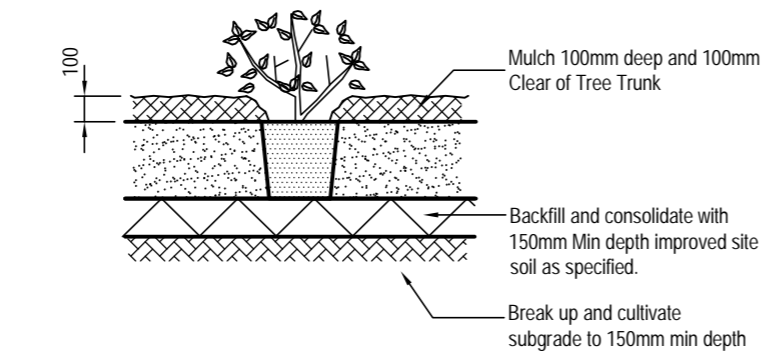
LANDSCAPE PLAN

TITLE INDICATES THAT LOT 55 IN D.P.28663 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - GP29832 COVENANT NOT INVESTIGATED

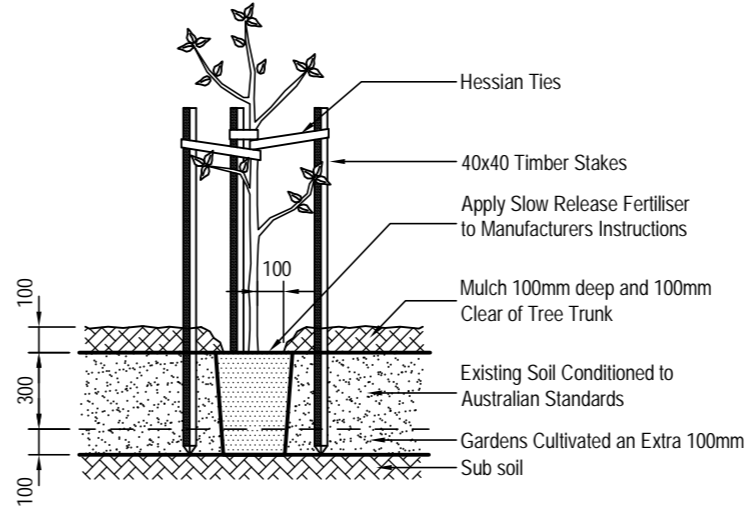
LANDSCAPE CALCULATION

SITE AREA	= 695.5 m ²	
HARD SURFACE	AREA	% OF SITE
HOUSE	= 136.9 m ²	
PATIO	= 17.0 m ²	
VERANDAH	= 7.6 m ²	
DRIVEWAY	= 34.0 m ²	
DECK incl SPA	= 70.1 m ²	
PAVING	= 65.2 m ²	
PROPOSED PAVING	= 7.0 m ²	
PROPOSED POOL	= 30.3 m ²	
TOTAL HARD SURFACE	= 368.1 m²	53%
VARIATION -6% OF SITE	= 41.73 m²	
PROPOSED LANDSCAPED	= 369.13 m²	53%
EXISTING HARD SURFACE	= 330.8 m ²	47%
EXISTING VARIATION	= 41.73 m ²	
EXISTING LANDSCAPED	= 406.4 m ²	58%
REQUIRED LANDSCAPED	= 417.3 m ²	60%

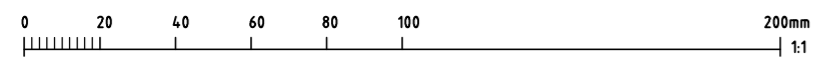
■ DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL

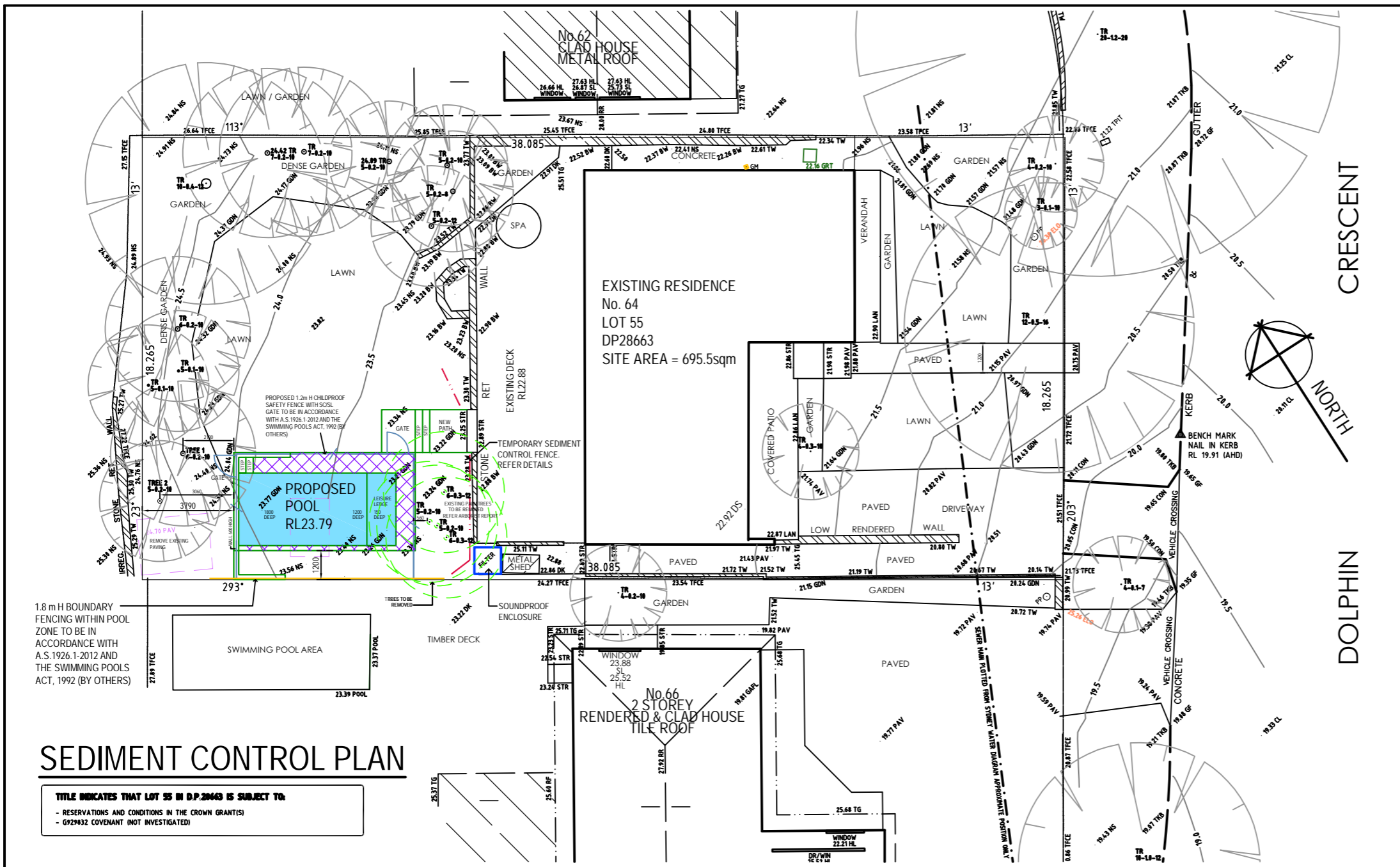


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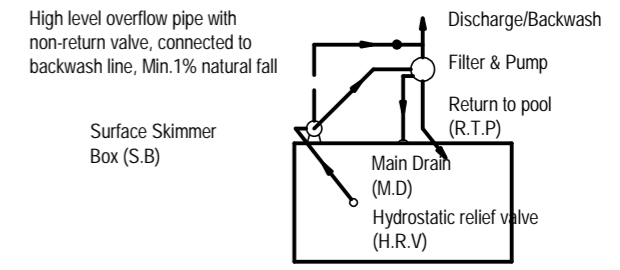
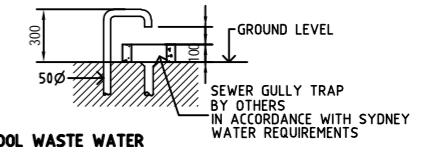
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DWG NAME
 LANDSCAPE PLAN

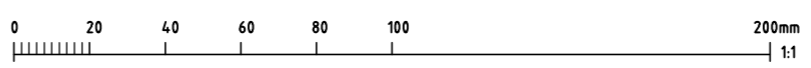
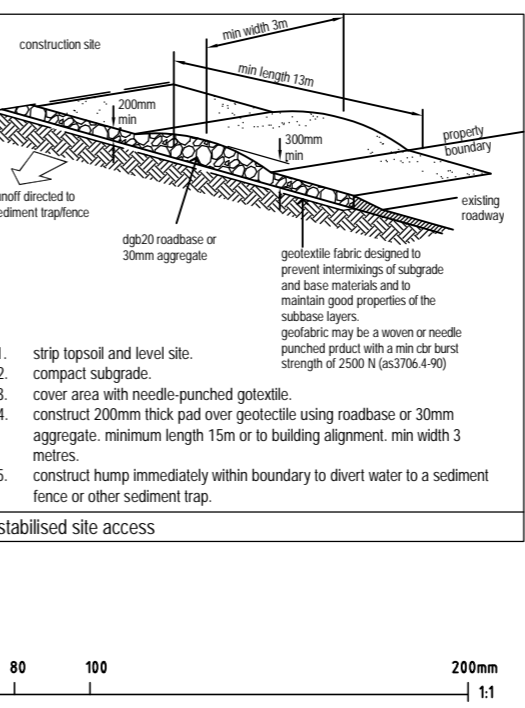
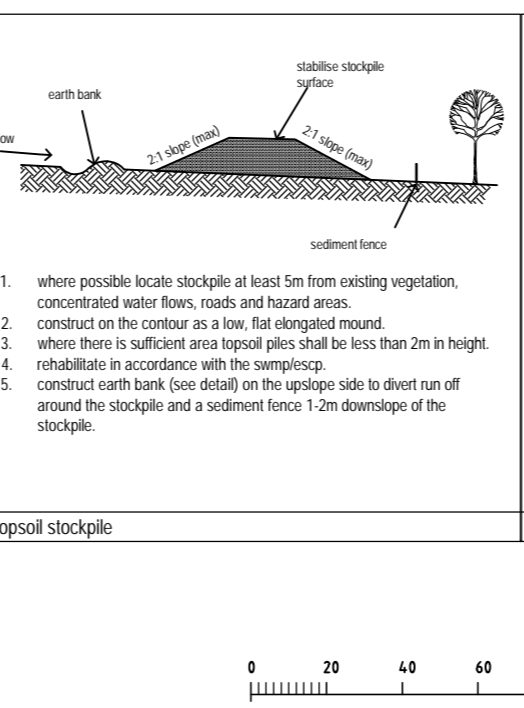
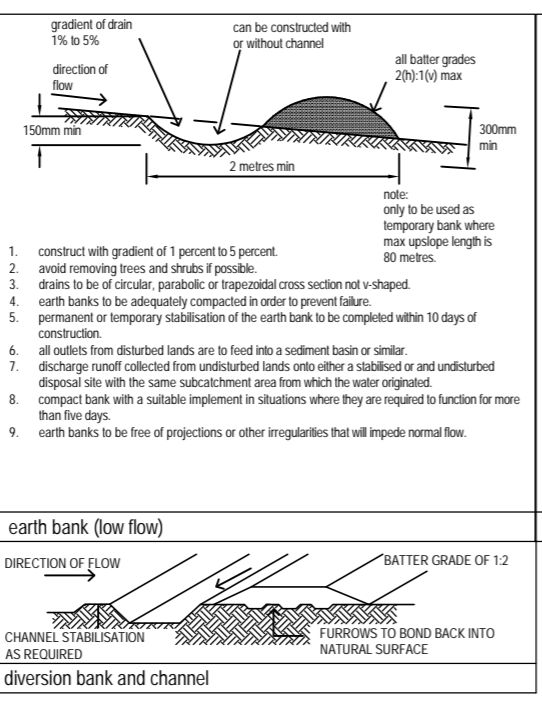
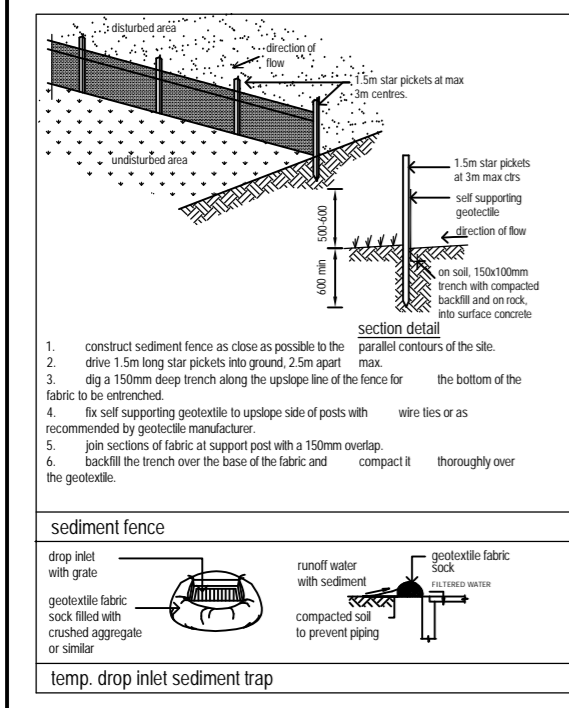
DATE: MARCH 2022
 SCALE AT A3: 1:200
 JOB NUMBER: SRP22002
 DWG NUMBER: P4



- 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.



PLUMBING LAYOUT
DIAGRAMMATIC ONLY



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AVALON BEACH 2107

DWG NAME
SEDIMENT CONTROL PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MARCH 2022	1:200	SRP22002	P5