

SITE PLAN

40 BUNGOONA AVE, ELANORA HEIGHTS

EXISTING GROUND LEVELS

- A- EGL- 72.75
- B- EGL- 72.76
- C-EGL- 72.76
- D-EGL- 72.75

NOTES AND SPECIFICATIONS

**POOL AND POOL FENCING**  
Installation of pool shell and surrounds to be done in accordance with manufacturers specifications and details  
Installation of pool fencing to be in accordance with The Swimming Pools Act 1992 and AS 1926- the pool fence shall be not less than 1.2m all the way around with a self closing gate.  
No ancillary structures not immediately associated with the swimming pool, must be kept within the pool fenced area  
It is the property owner's responsibility to ensure the fence is maintained and the self closing pool gate is in good working order

SITE CALCULATIONS

Total site area= 1012m2  
(Landscaped requirement- 60% of lot size=607.20m2)  
(minus 6% (60.72m2) as permitted for variations for impervious landscape treatments)= 546.48m2  
Total existing hard space =598.60m2  
(includes house, driveway, deck, sheds, paths.)  
Percentage (%) of existing hard space=59.10%  
Existing hard surface to be removed=nil  
Proposed new (hard surface) works=nil  
(including pool, surrounds and area less than 1.5m wide)  
Total new hard space  
(including proposed works)=598.60m2  
Percentage of hard space=59.10 %  
Percentage of landscaped space (balance)= 40.90%  
Total landscape area=413.90m2

LANDSCAPER DESIGNER  
**LANDSCAPE DESIGN BY JACQUI RAY**  
PO Box 844, ST IVES, 2075  
M: 0417680228 F: 43771433 E: jacqui@jacquiray.com.au

NOTES  
1. Drawing not suitable for construction purposes.  
2. Do not scale from drawings- use written dimensions only.  
3. Contractor to verify location of all pipes and services prior to starting Works.  
4. All Works to carried out in accordance with the BCA.  
5. DA approved plans are required to be constructed as approved to obtain occupancy certificate.  
6. Plans are protected by Copyright Laws. No plan or part thereof may be used, copied or reproduced in any way without the prior written permission of Dig This

PROJECT  
**SWIMMING POOL AND SURROUNDS**  
LOCATION  
CHEESMAN RESIDENCE  
40 BUNGOONA AVE  
ELANORA HEIGHTS

DRAWN  
**JR**  
TITLE  
**SITE PLAN**

SCALE  
**1:200@A3**  
DATE  
**6/1/20**

DWG NO  
**1 of 1**

REV  
**3**

PROPOSED SWIMMING POOL  
COMPASS VOGUE MAXI RIB 8.2m x 4.2m  
(INCLUDES POOL LIP)  
POOL CAPACITY 35,200L  
(TO BE LOCATED WITHIN EXISTING  
CONCRETE POOL SHELL)  
EXISTING TREES TO BE MAINTAINED  
AND PROTECTED DURING  
CONSTRUCTION

ELANORA  
COUNTRY CLUB  
LAND

SUSPENDED CONCRETE SLAB TO  
EXTEND FROM WATER'S EDGE OF NEW  
POOL SHELL TO EXISTING POOL  
COPPING

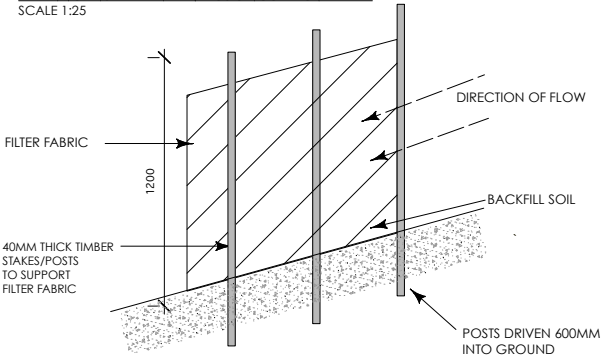
EXISTING PAVED POOL SURROUND  
TO BE RE-TILED

WATER'S EDGE TO BE 1400MM  
FROM THE SIDE BOUNDARY  
(AT THE CLOSEST POINT)

POOL FILTER AND EQUIPMENT TO BE  
COVERED ENCLOSED WITHIN THE  
EXISTING SOUND PROOF BOX  
APPROX. DIMENSION 1700MM X  
1200MM

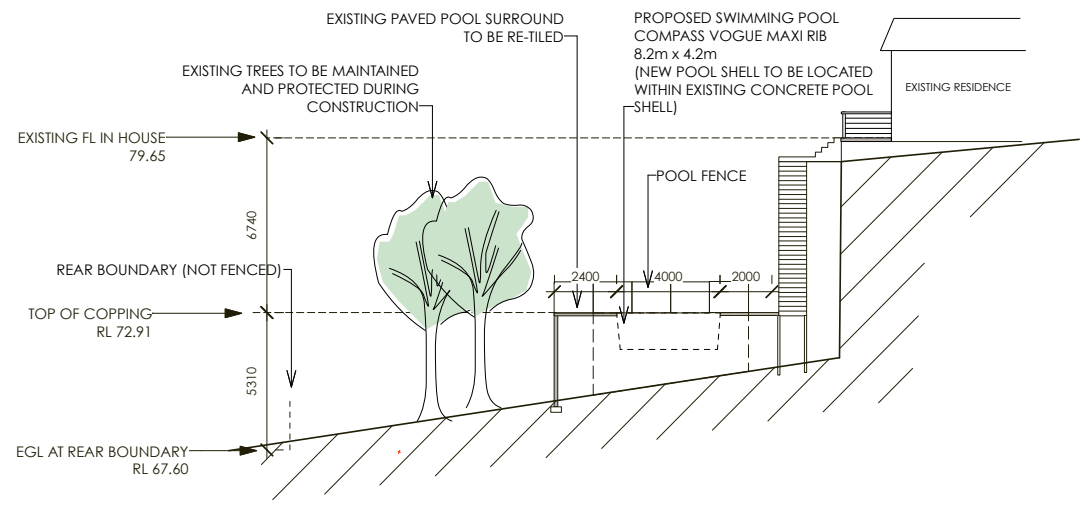
EXISTING RESIDENCE  
LOT 154  
DP 224239  
SITE AREA 1012M2

DETAIL 1 OF 1- SEDIMENT AND EROSION CONTROL BARRIER  
SCALE 1:25

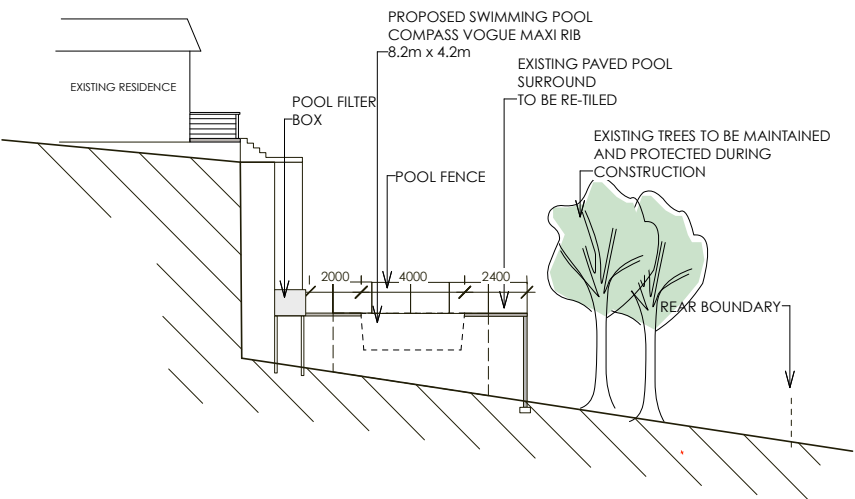


SECTION/ELEVATION PLAN  
40 BUNGOONA AVE, ELANORA HEIGHTS

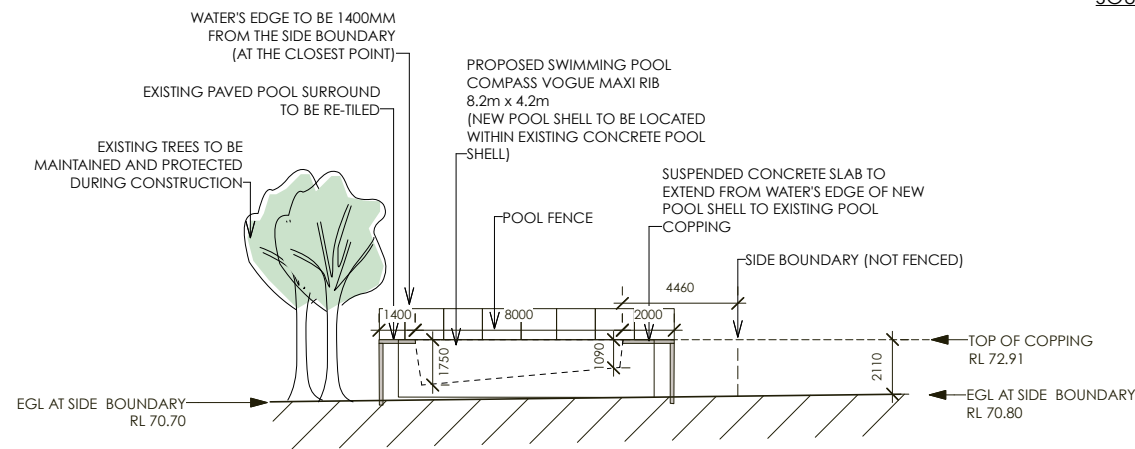
WESTERN ELEVATION



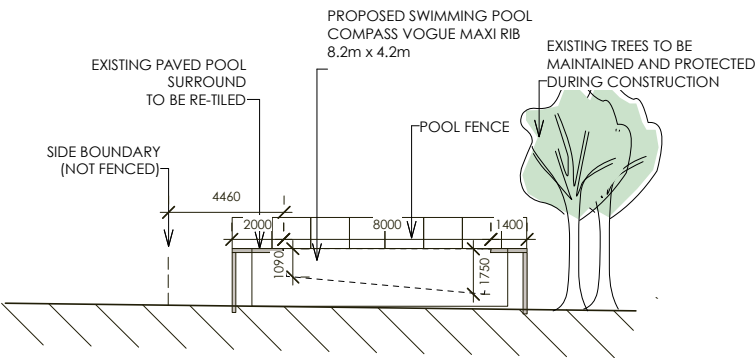
EASTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION



LANDSCAPER DESIGNER  
LANDSCAPE DESIGN BY JACQUI RAY  
PO Box 844, ST IVES, 2075  
M: 0417680228 F: 43771433 E: jacqui@jacquiray.com.au

NOTES  
1. Drawing not suitable for construction purposes.  
2. Do not scale from drawings- use written dimensions only.  
3. Contractor to verify location of all pipes and services prior to starting Works.  
4. All Works to be carried out in accordance with the BCA.  
5. DA approved plans are required to be constructed as approved to obtain occupancy certificate.  
6. Plans are protected by Copyright Laws. No plan or part thereof may be used, copied or reproduced in any way without the prior written permission of Dig This

PROJECT  
SWIMMING POOL AND SURROUNDS  
LOCATION  
CHEESMAN RESIDENCE  
40 BUNGOONA AVE  
ELANORA HEIGHTS

DRAWN  
JR  
SCALE  
1:200@A3  
DATE  
6/1/20  
TITLE  
SECTION/ELEVATION PLAN

DWG NO  
2 OF 2

REV  
3