

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
- +18.5 = EXISTING LEVEL
- COS = CHECK ON SITE
- UNO = UNLESS NOTED OTHERWISE
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL



#### LANDSCAPE CALCULATION

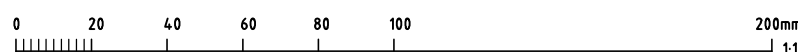
|                                  |                        |                   |
|----------------------------------|------------------------|-------------------|
| SITE AREA                        | = 542.6m <sup>2</sup>  |                   |
| BUILT UPON                       | AREA                   | % OF SITE         |
| HOUSE                            | = 170.4m <sup>2</sup>  |                   |
| ALFRESCO                         | = 39.4m <sup>2</sup>   |                   |
| PATIO                            | = 6.4m <sup>2</sup>    |                   |
| DRIVEWAY                         | = 42.5m <sup>2</sup>   |                   |
| TOTAL                            | = 258.7 m <sup>2</sup> | 48%               |
| TOTAL OPEN SPACE                 | = 283.9 m <sup>2</sup> | 52%               |
| REQUIRED OPEN SPACE              | = 298.4 m <sup>2</sup> | 55%               |
| HARD SURFACE                     |                        |                   |
| POOL                             | = 44.8m <sup>2</sup>   |                   |
| PAVING                           | = 6.5m <sup>2</sup>    |                   |
| TOTAL                            | = 51.3 m <sup>2</sup>  | 18% OF OPEN SPACE |
| LANDSCAPED AREA                  | = 232.6m <sup>2</sup>  | 82% OF OPEN SPACE |
| ALLOWABLE                        | = 99.4m <sup>2</sup>   | 35% OF OPEN SPACE |
| NO CHANGE PROPOSED FROM EXISTING |                        |                   |

## SITE PLAN / SITE ANALYSIS PLAN



**SYMBOL LEGEND**

- NEIGHBOURING PRIVATE OPEN SPACE
- PREVAILING WINDS
- VIEWS
- NOISE SOURCE



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BUILDING DESIGNERS ASSOCIATION AUSTRALIA

#### REVISIONS:

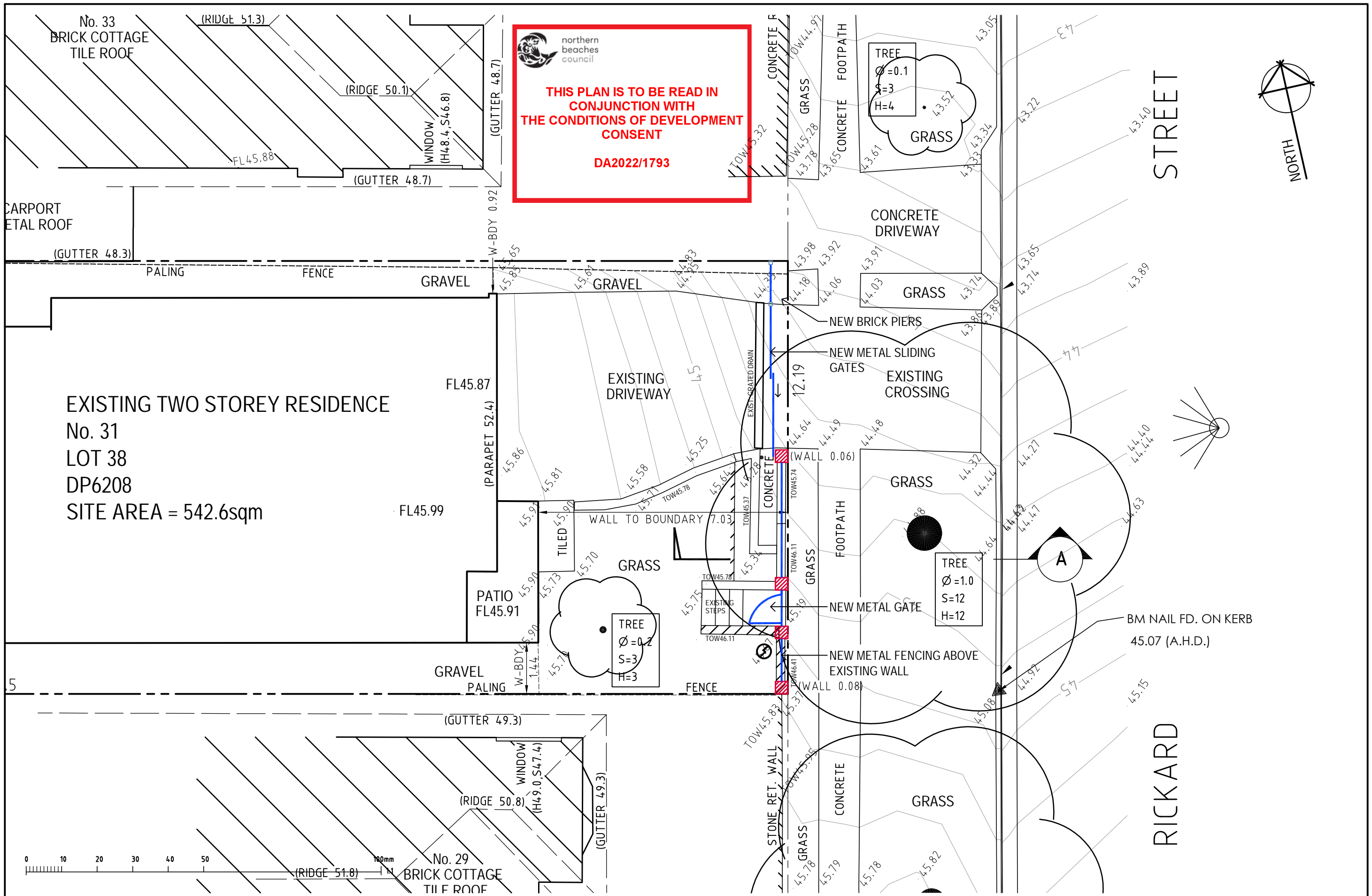
A 14.12.22 - FRONT FENCE REVISED

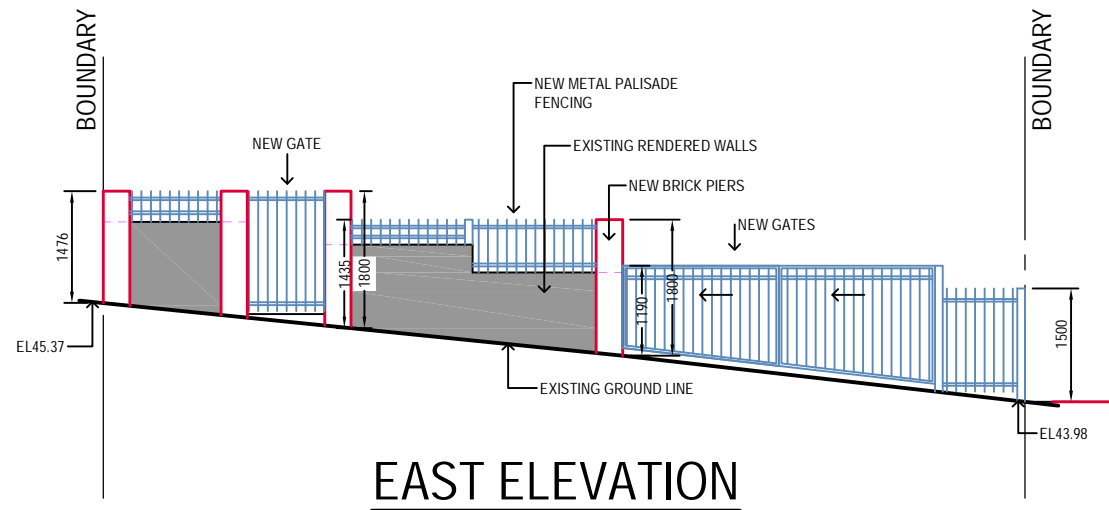
PROPOSED FRONT FENCE  
DOMINIQUE ROHAN  
LOT 38 DP6208  
No. 31 RIKARD STREET  
BALGOWLAH 2093

#### DWG NAME

SITE PLAN / SITE ANALYSIS PLAN

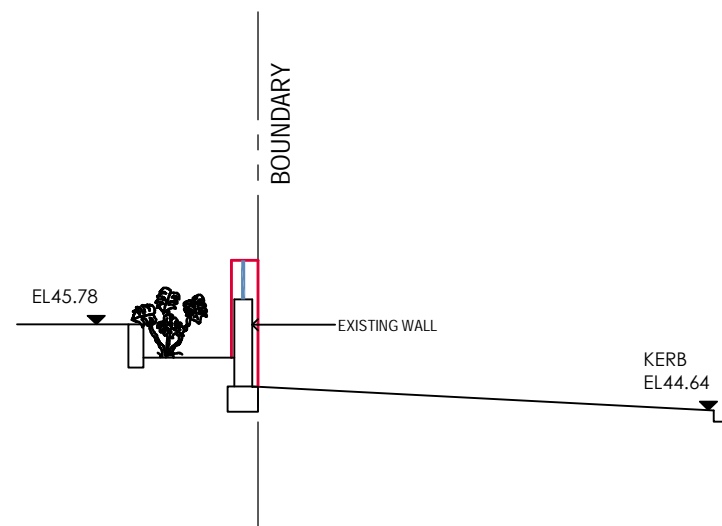
|           |             |            |                 |
|-----------|-------------|------------|-----------------|
| DATE      | SCALE AT A3 | JOB NUMBER | DWG NUMBER      |
| JUNE 2022 | 1:200       | RADD22062  | F1 <sup>A</sup> |





FRONT GATES: METAL PALISADE FENCING

## MATERIALS BOARD



## SECTION A-A

