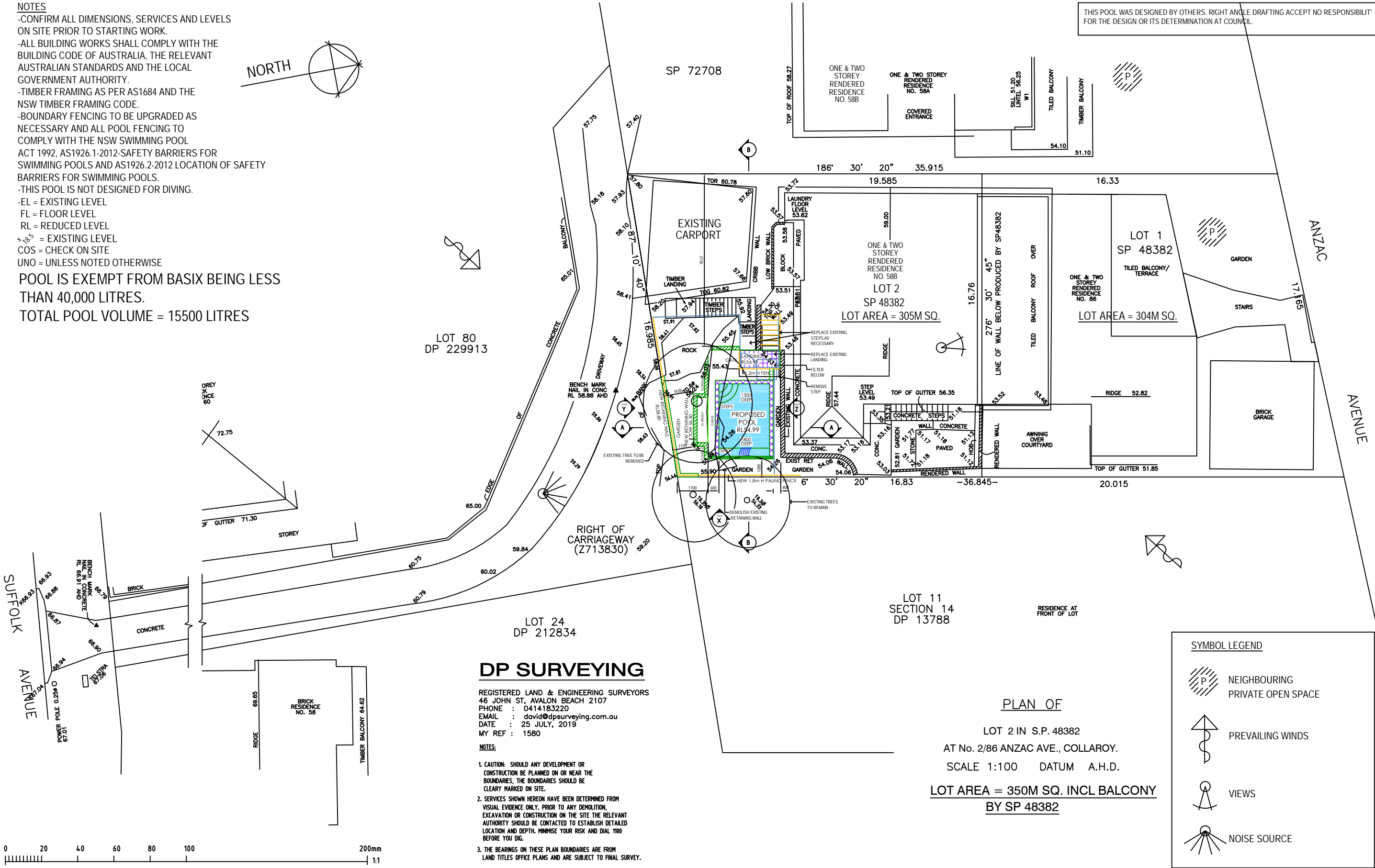


NOTES  
-CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.  
-ALL BUILDING WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.  
-TIMBER FRAMING AS PER AS1684 AND THE NSW TIMBER FRAMING CODE.  
-BOUNDARY 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  
+<sub>RL</sub> = EXISTING LEVEL  
COS = CHECK ON SITE  
UNO = UNLESS NOTED OTHERWISE

POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.  
TOTAL POOL VOLUME = 15500 LITRES



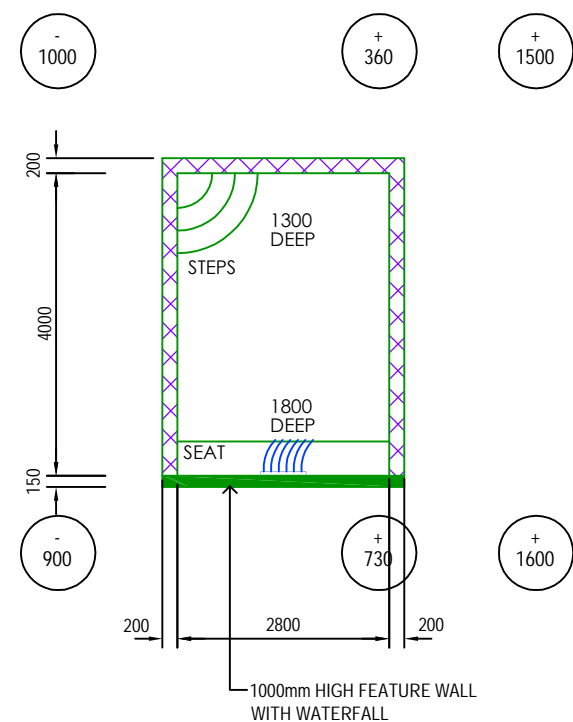
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HORTICULTURE CERT III  
ASSOC. DIPLOMA STRUCTURAL ENGINEERING  
NZCD ARCHITECTURAL DRAFTING  
P.O. Box 1049 SURRY HILLS 2010  
PH: 8399-0072  
EMAIL: info@rightangledesign.com.au  
ABN: 70 150 745 556

REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS  
BRYAN AND NICOLE HALLETT  
LOT 2 SP48382  
No. 2/86 ANZAC AVENUE  
COLLAROY 2097

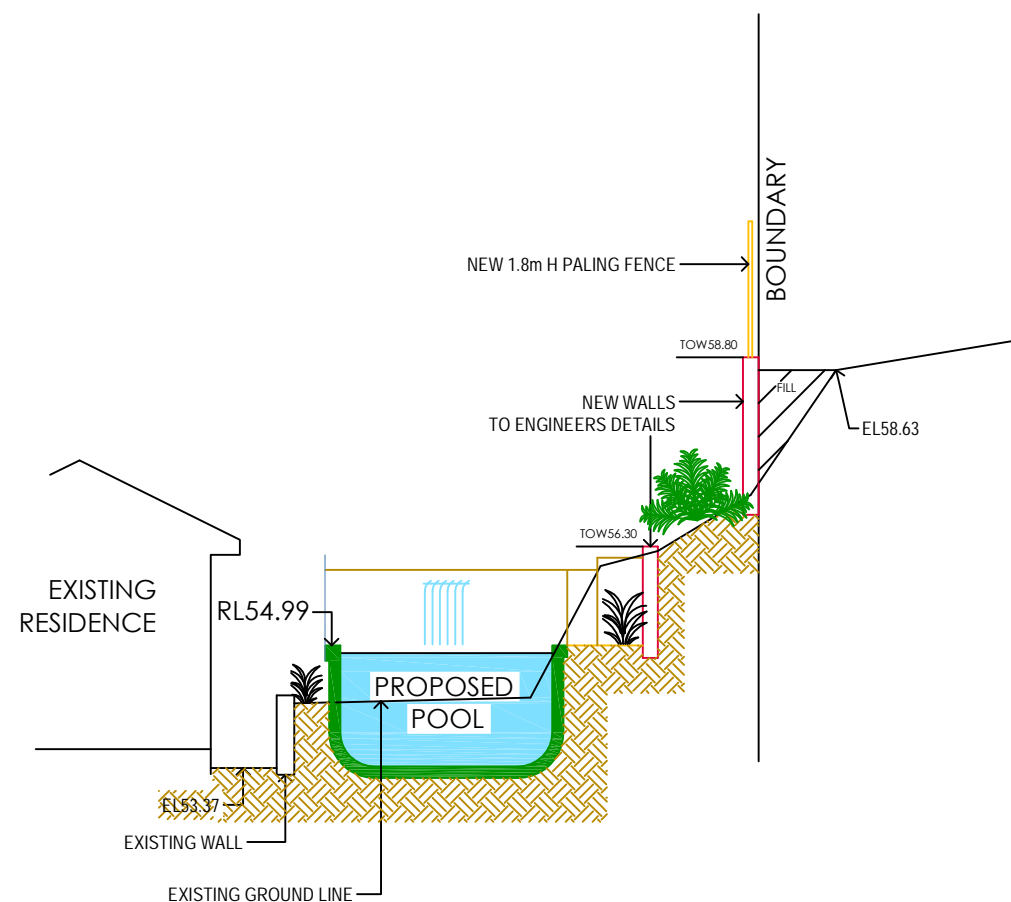
DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 19	1:200	RADD19054	P1



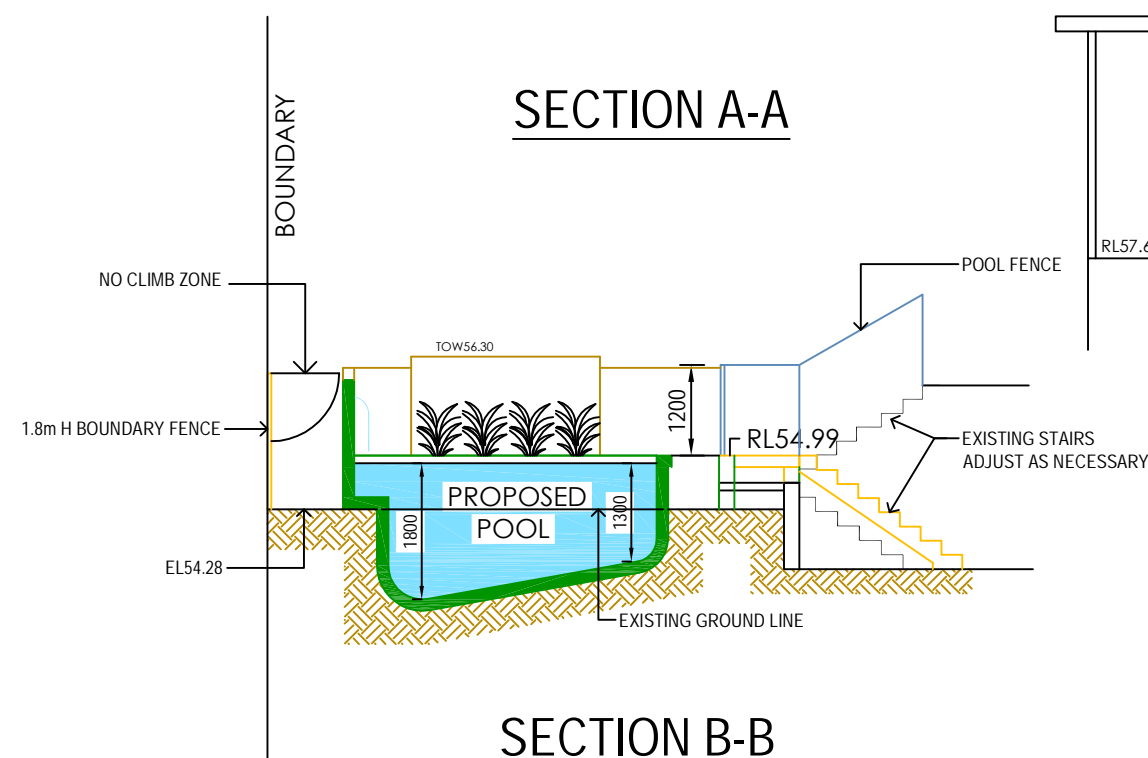


## POOL PLAN

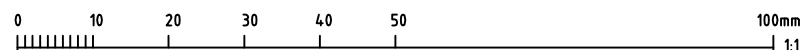
+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



## SECTION A-A



## SECTION B-B



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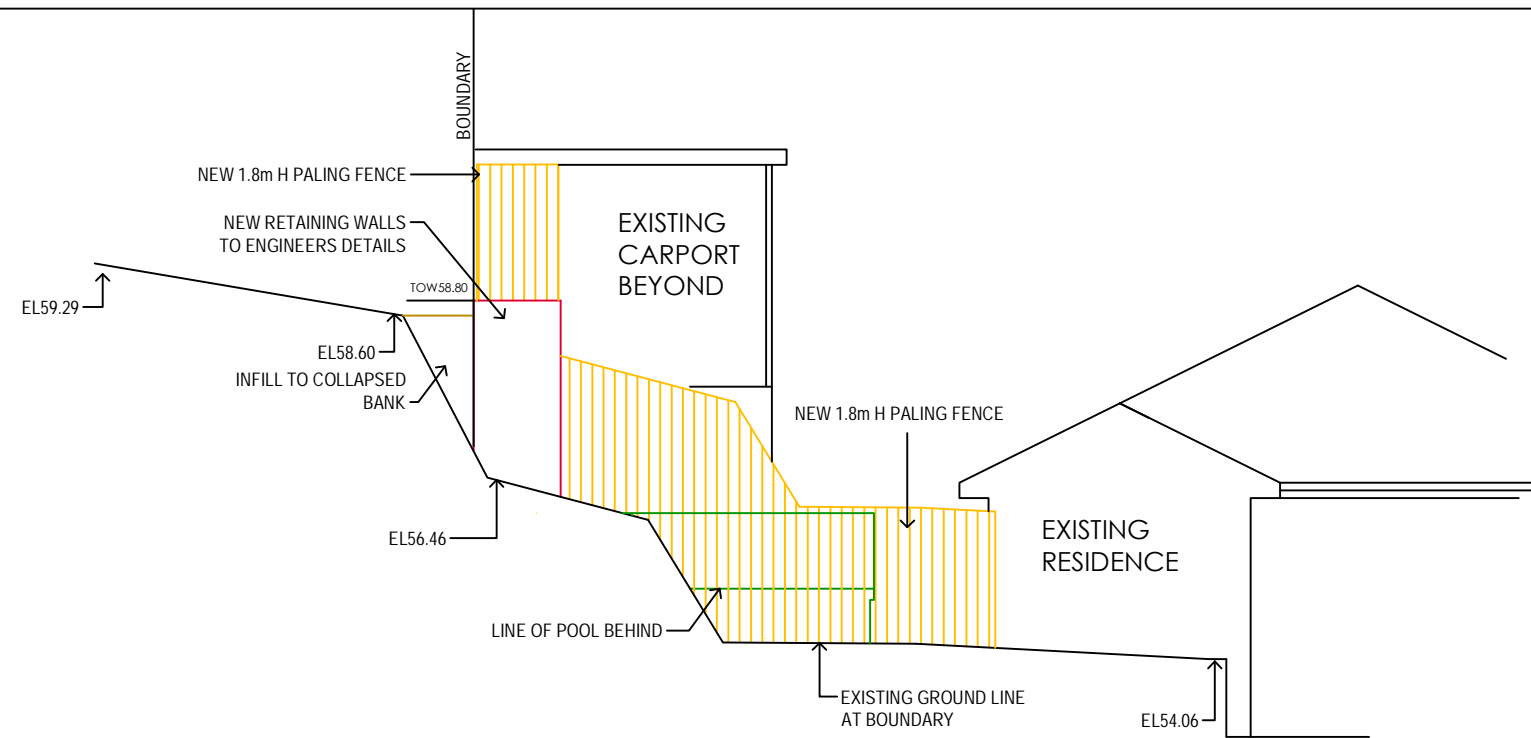
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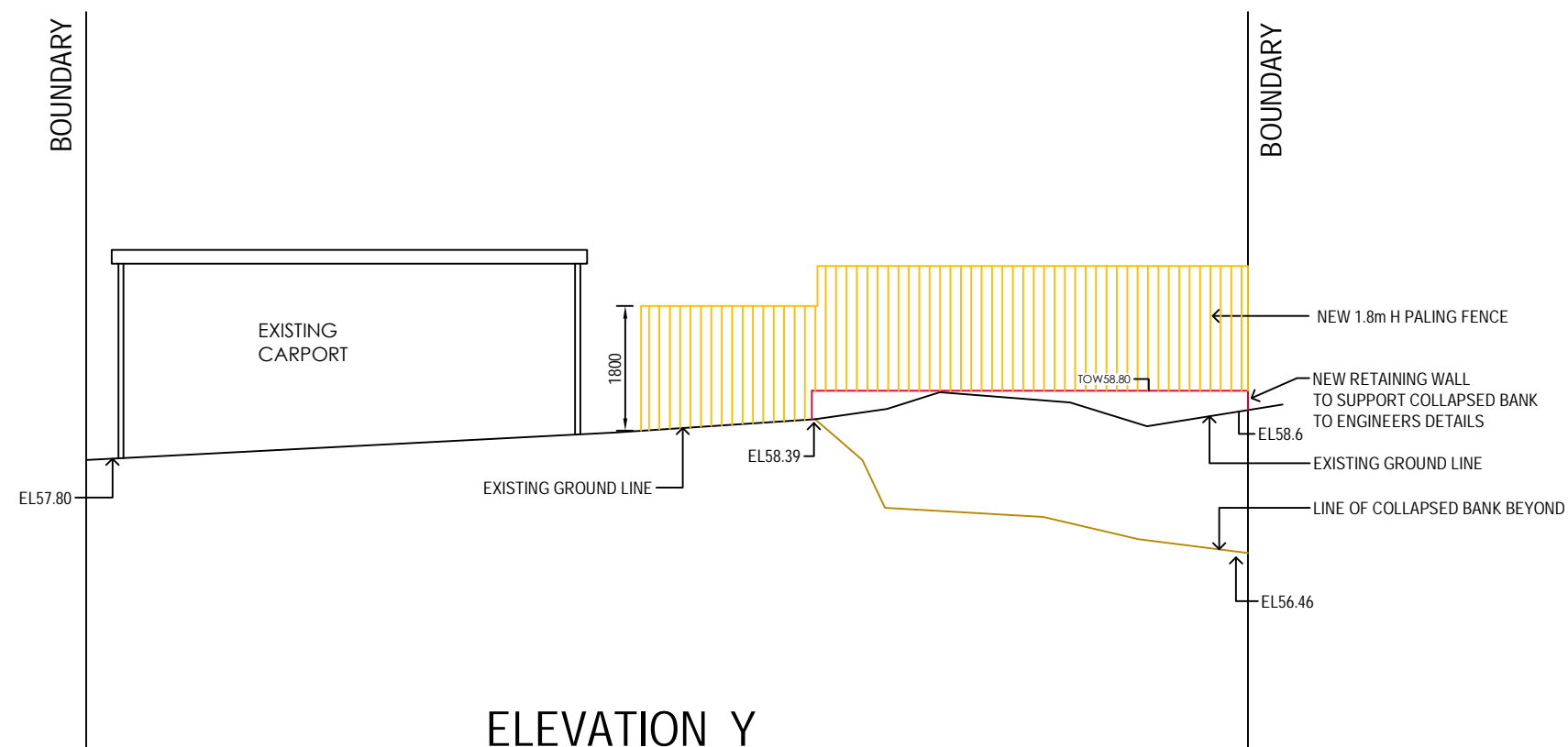
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No. 2/86 ANZAC AVENUE  
COLLAROY 2097

DWG NAME  
POOL PLAN AND SECTIONS

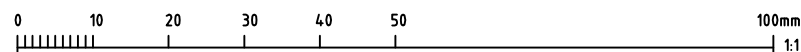
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 19	1:100	RADD19054	P3



ELEVATION X



ELEVATION Y



RIGHT ANGLE DESIGN  
& DRAFTING PTY LTD

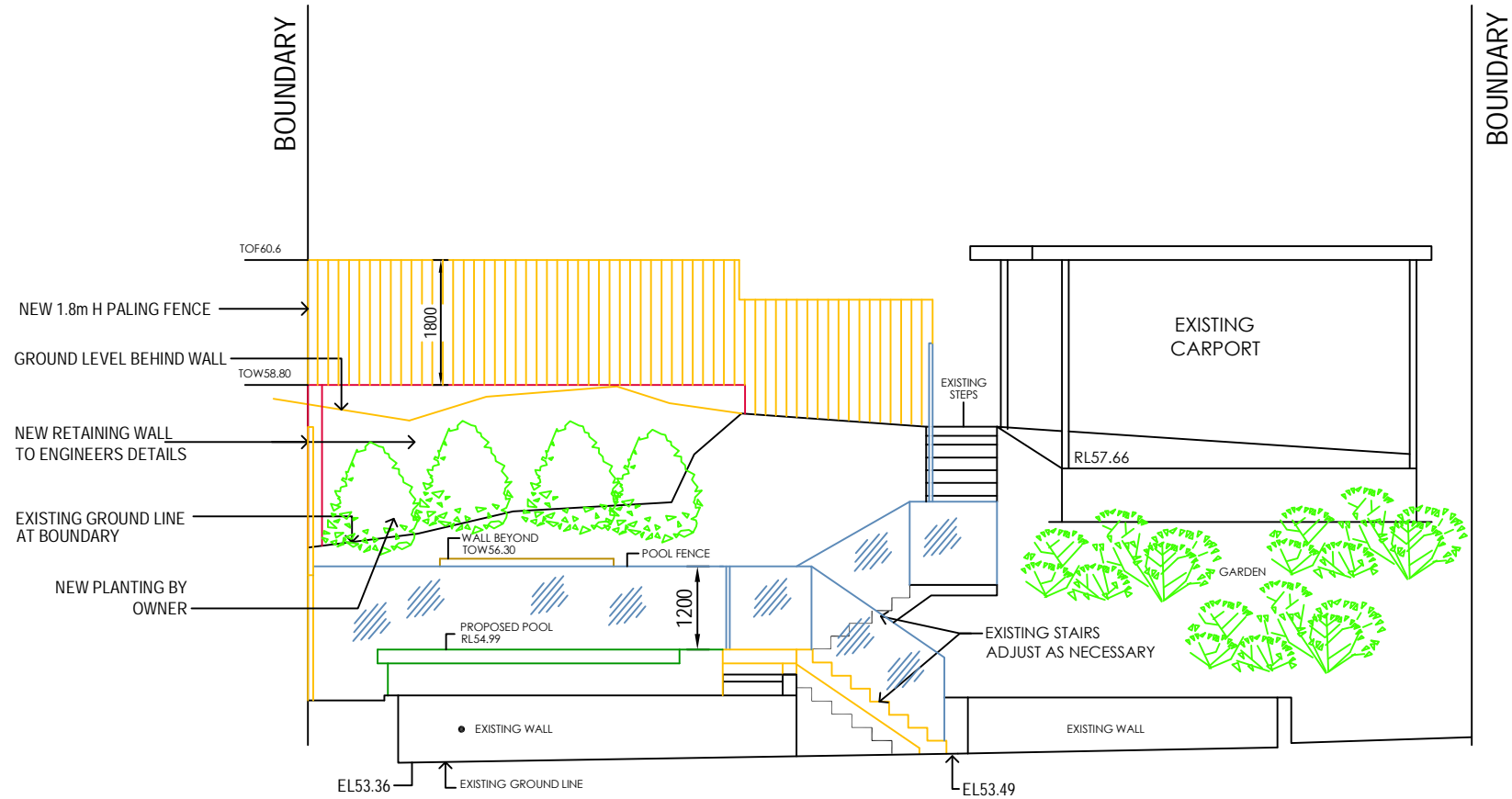
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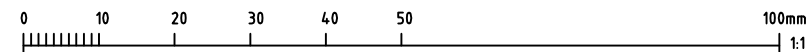
PROPOSED POOL & ASSOCIATED WORKS  
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COLLAROY 2097

DWG NAME  
ELEVATIONS X & Y

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 19	1:100	RADD19054	P4



ELEVATION Z



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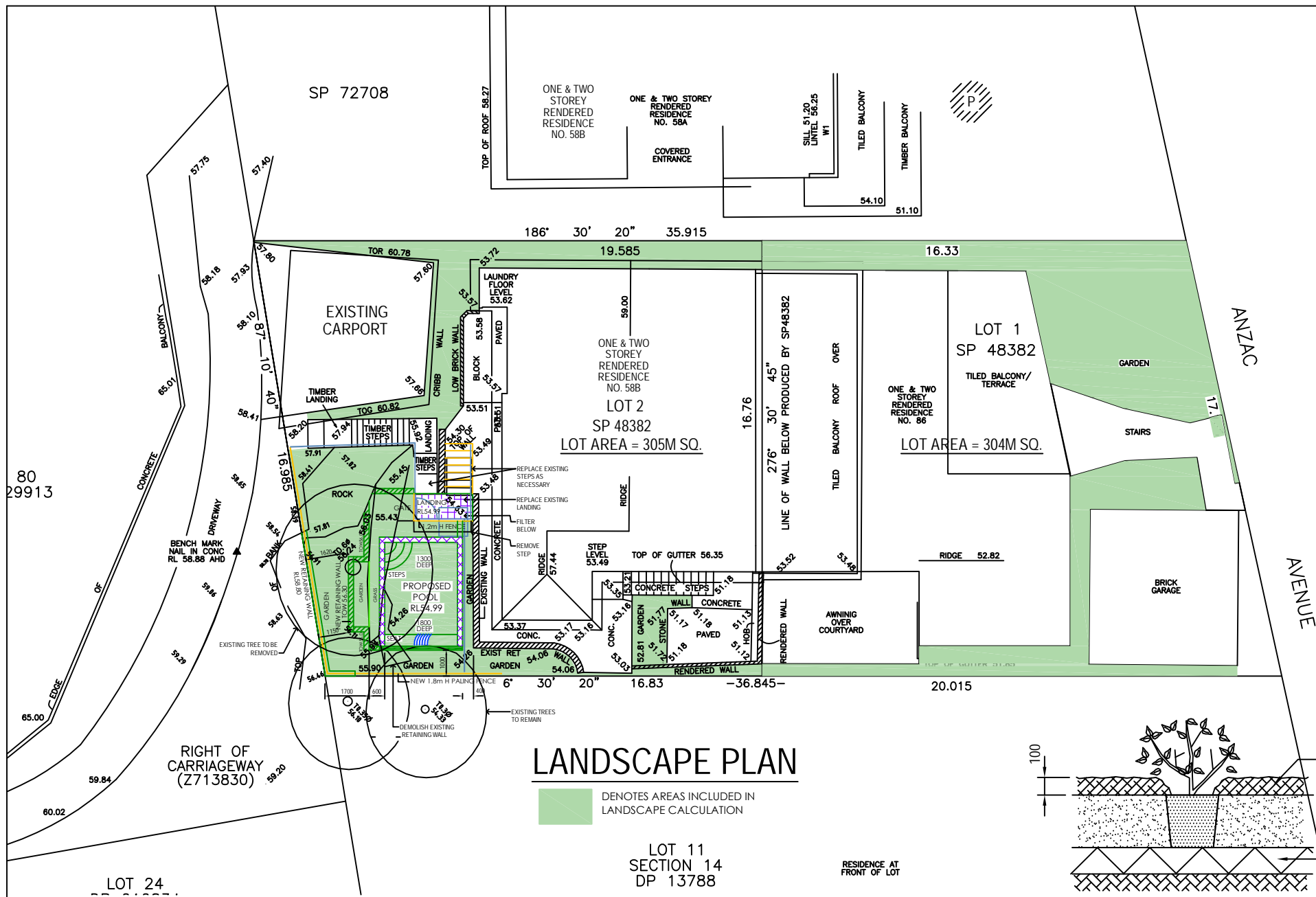
REVISIONS:

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COLLAROY 2097

DWG NAME  
ELEVATIONS Z

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 19	1:100	RADD19054	P5





## LANDSCAPE PLAN

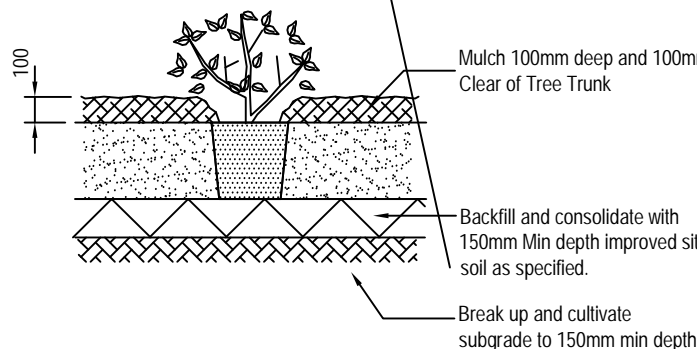
DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

LOT 11  
SECTION 14  
DP 13788

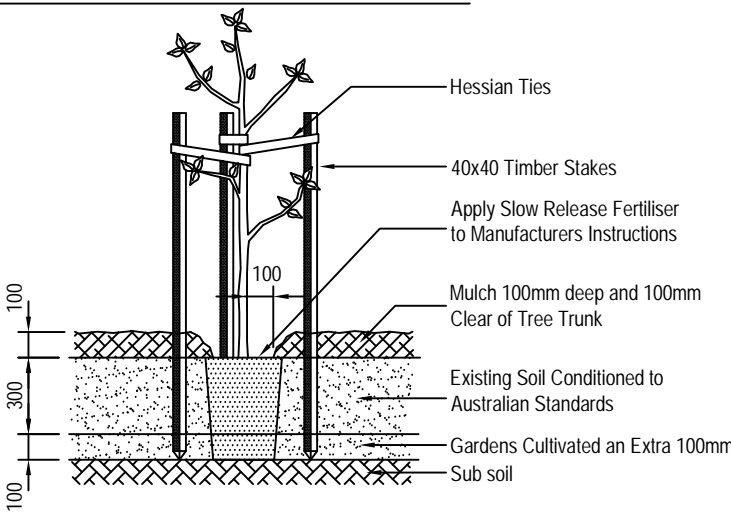
RESIDENCE AT FRONT OF LOT

### LANDSCAPE CALCULATIONS

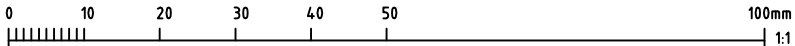
TITLE	LOT 2	LOT 1	TOTAL
SITE AREA	305m <sup>2</sup>	304m <sup>2</sup>	609m <sup>2</sup>
<u>HARD SURFACE</u>			
HOUSE	120.9m <sup>2</sup>	119.1m <sup>2</sup>	
CARPORT	36.9m <sup>2</sup>	—	
GARAGE	—	34.2m <sup>2</sup>	
PATHS & STEPS	51.9m <sup>2</sup>	37.4m <sup>2</sup>	
TERRACE		30.2m <sup>2</sup>	
PROPOSED POOL	2.3m <sup>2</sup>		
TOTAL	212.0m <sup>2</sup>	220.9m <sup>2</sup>	432.9m <sup>2</sup>
PROPOSED HARD SURFACE AS A % OF THE SITE	70%	73%	71%
PROP. LANDSCAPED	93m <sup>2</sup> /30%	83m <sup>2</sup> /27%	176.1m <sup>2</sup> /29%
EXISTING HARD SURF.	211.2m <sup>2</sup> /69%	220.9m <sup>2</sup> /73%	432.1m <sup>2</sup> /71%
EXISTING LANDSCAPED	93.8m <sup>2</sup> /31%	83m <sup>2</sup> /27%	176.8m <sup>2</sup> /29%



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL



### 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 bed 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.

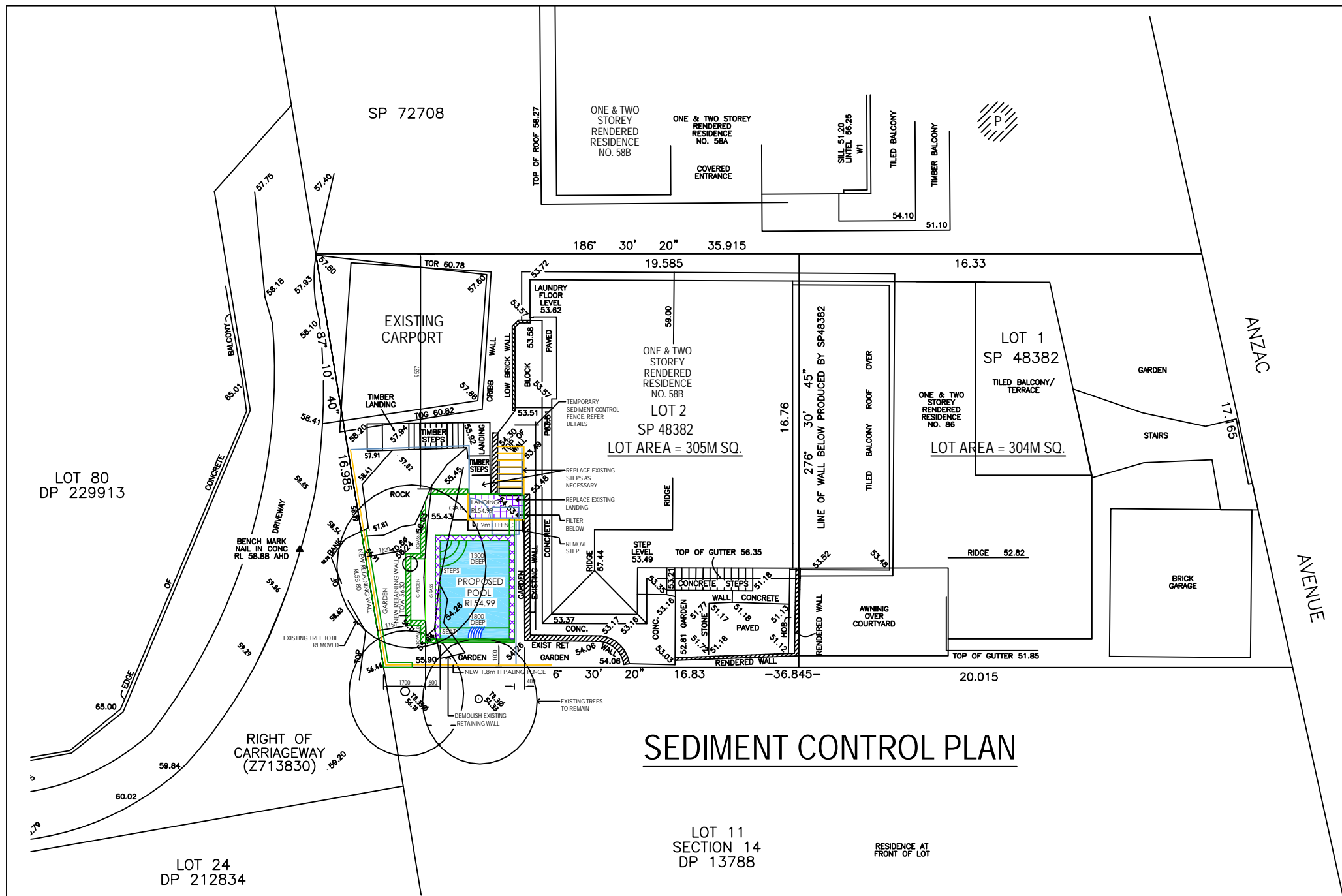


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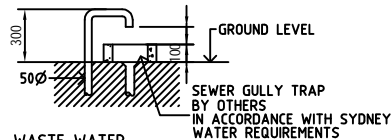
**PROPOSED POOL & ASSOCIATED WORKS**  
**BRYAN AND NICOLE HALLETT**  
**LOT 2 SP48382**  
**No. 2/86 ANZAC AVENUE**  
**COLLAROY 2097**

DWG NAME  
**LANDSCAPE PLAN**

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 19	1:200	RADD19054	P6



- 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.

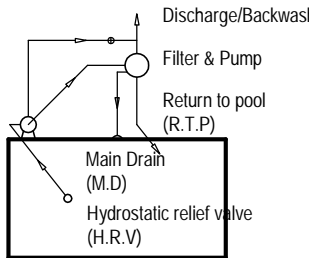


POOL WASTE WATER

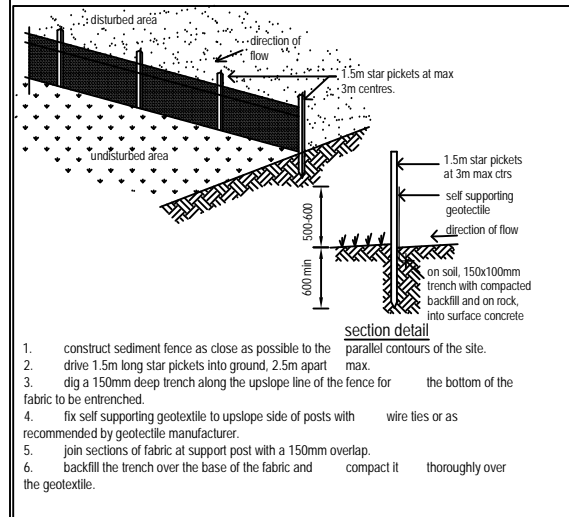
-SHALL BE COLLECTED BY 500 PVC PIPE FROM FILTER INTO SEWER GULLY TRAP SUPPLIED BY OTHERS AS SHOWN:

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

Surface Skimmer Box (S.B)

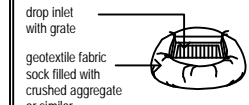


PLUMBING LAYOUT  
DIAGRAMMATIC ONLY

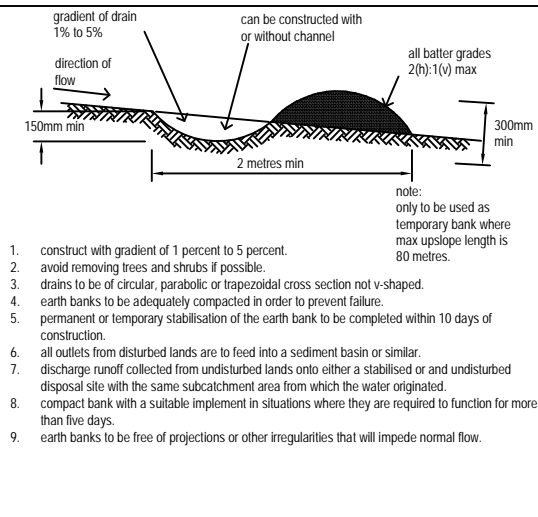


- construct sediment fence as close as possible to the disturbed area
- drive 1.5m long star pickets into ground, 2.5m apart
- dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- fix self supporting geotextile to upslope side of posts with wire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

sediment fence

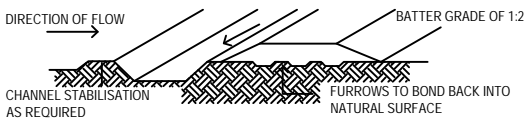


temp. drop inlet sediment trap

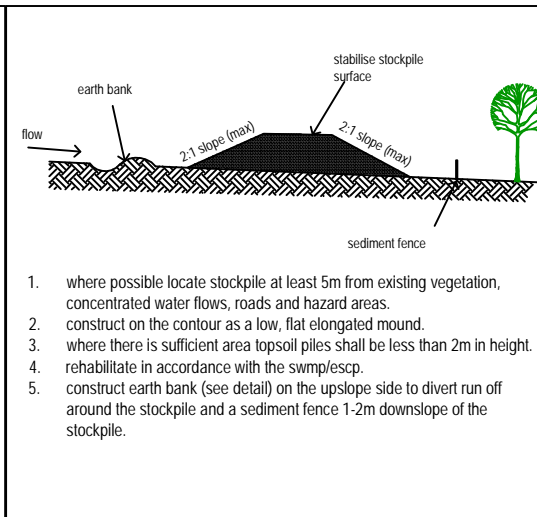


- construct with gradient of 1 percent to 5 percent.
- avoid removing trees and shrubs if possible.
- drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
- earth banks to be adequately compacted in order to prevent failure.
- permanent or temporary stabilisation of the earth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

earth bank (low flow)

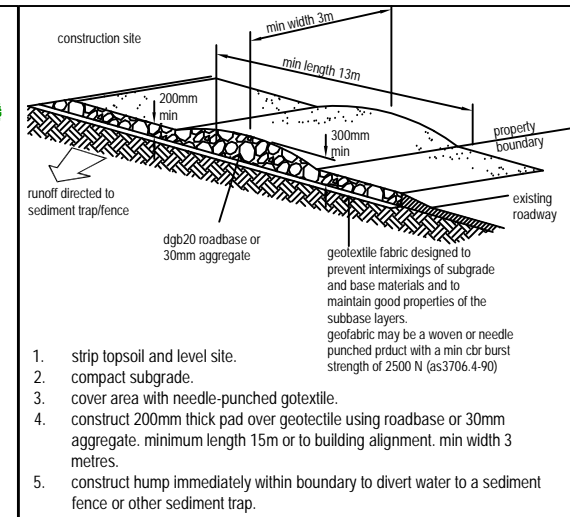


diversion bank and channel



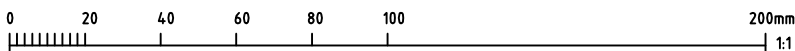
- where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
- construct on the contour as a low, flat elongated mound.
- where there is sufficient area topsoil piles shall be less than 2m in height.
- rehabilitate in accordance with the swmp/escp.
- 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



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

stabilised site access



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**LOT 2 SP48382**  
**No. 2/86 ANZAC AVENUE**  
**COLLAROY 2097**

DWG NAME

SEDIMENT CONTROL PLAN

DATE

SEPT 19

SCALE AT A3

1:200

JOB NUMBER

RADD19054

DWG NUMBER

P7



MATERIALS AND FINISHES FOR 2/86 ANZAC AVENUE, COLLAROY



TRAVERTINE TILE FOR THE SWIMMING POOL COPING AND SURROUNDS



POOL FENCING