

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.

SITE PLAN / SITE ANALYSIS PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0078

SYMBOL LEGEND	
	NEIGHBOURING PRIVATE OPEN SPACE
	PREVAILING WINDS
	VIEWS
	NOISE SOURCE

RIGHT ANGLE DESIGN & DRAFTING PTY LTD

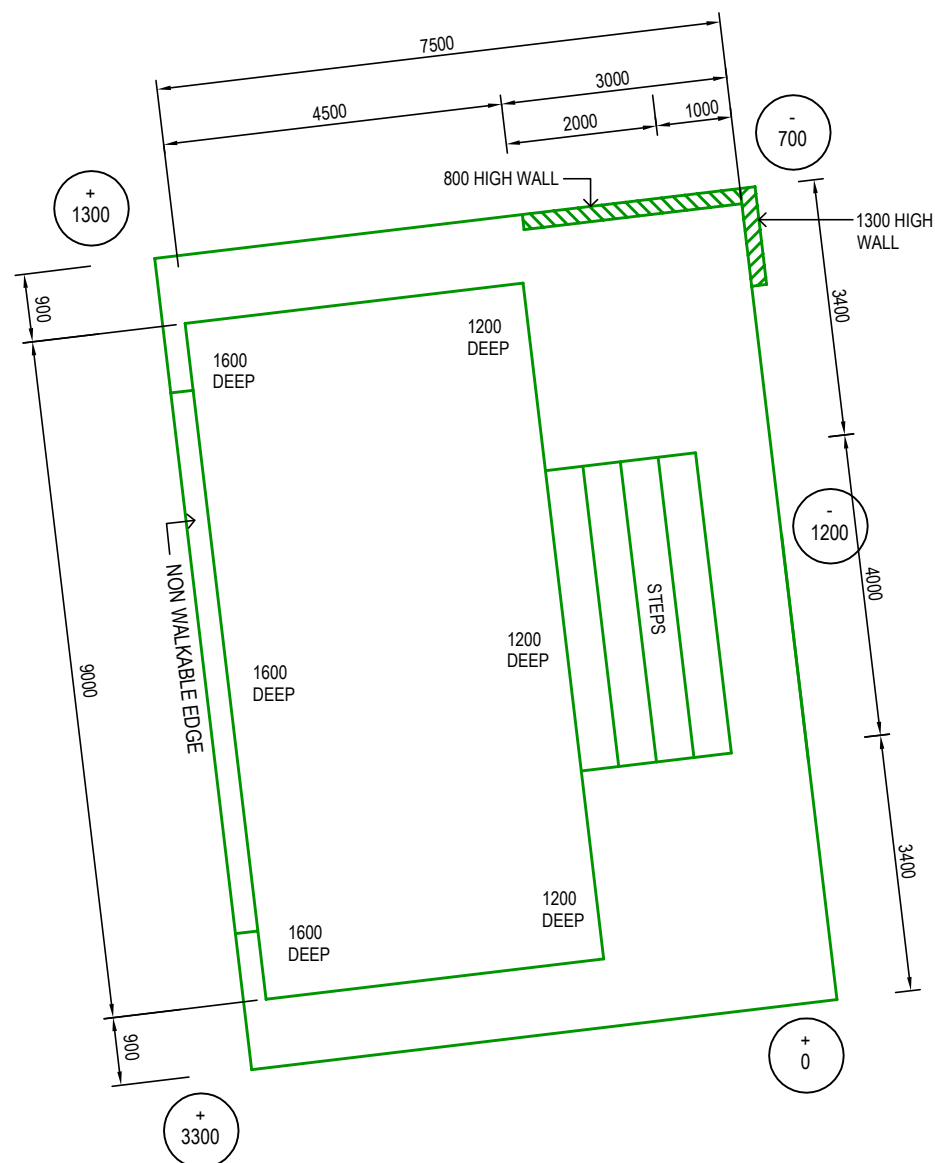
ROBYN GOOD
HORTICULTURE CERT II
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZQD ARCHITECTURAL DRAFTING

P.O. Box 1049 SURRY HILLS 2010
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REVISIONS:

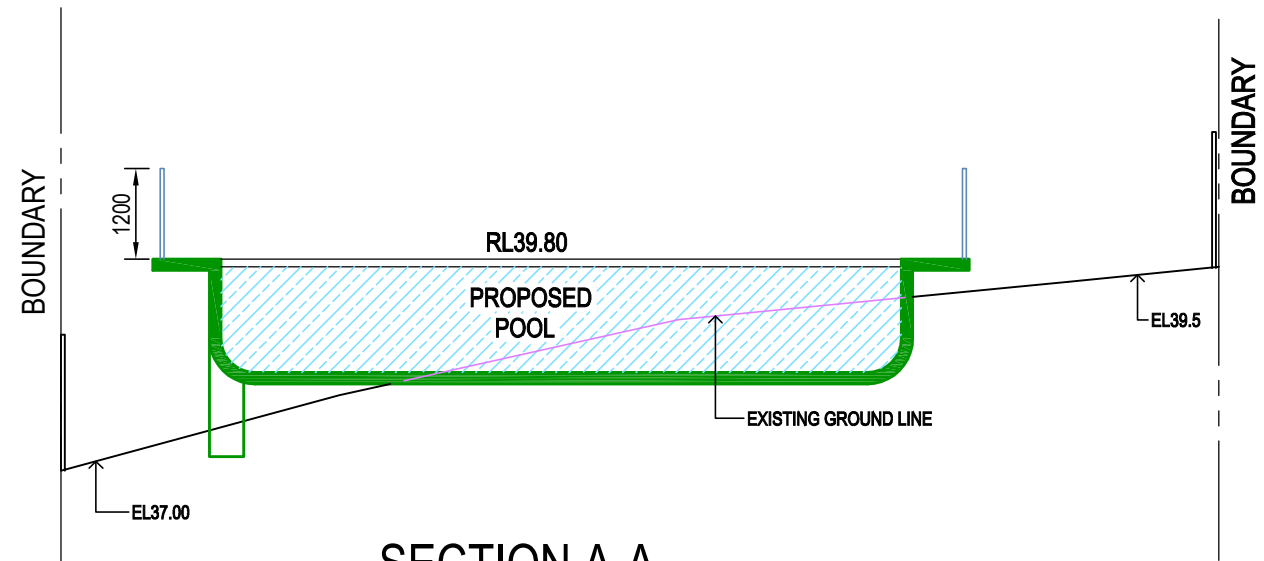
PROPOSED POOL & ASSOCIATED WORKS
STEPHEN WOODS & KERRIE WILSON
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JAN 2021	1:200	RADD20090	P1

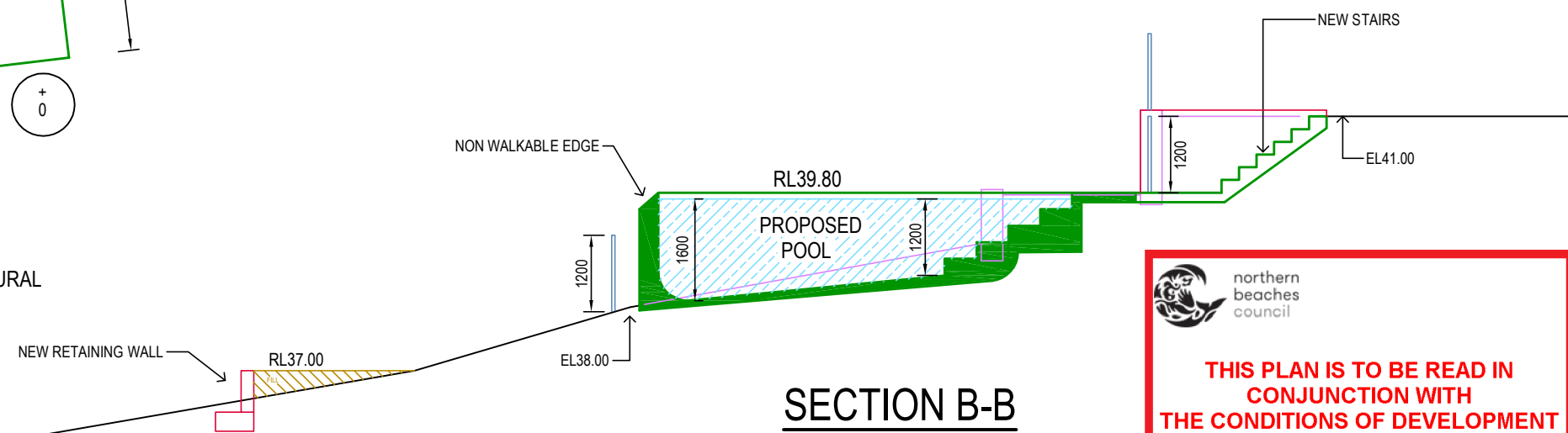


POOL PLAN

+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



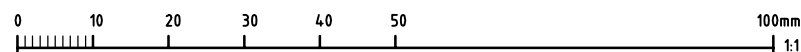
SECTION A-A



SECTION B-B

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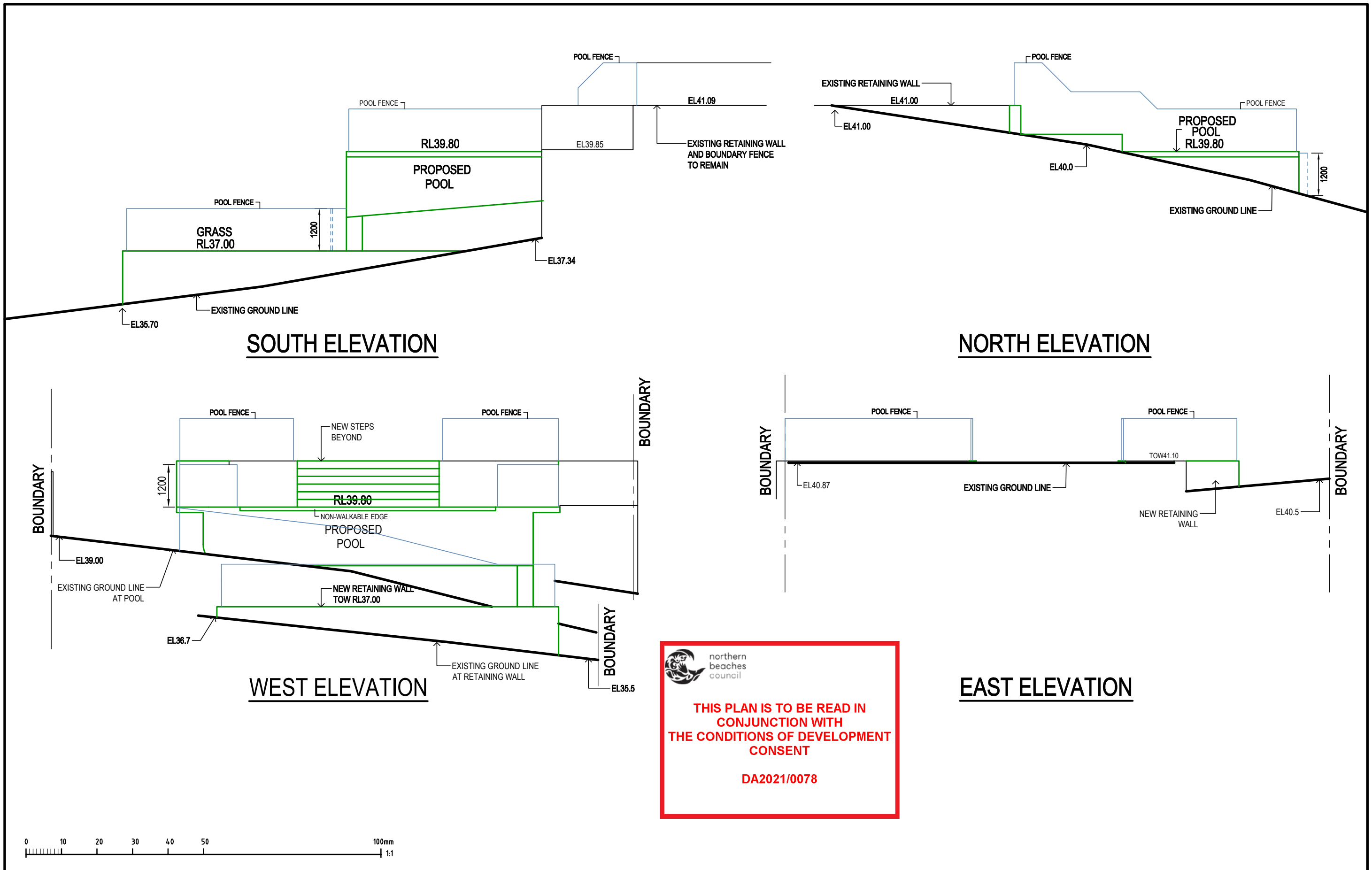
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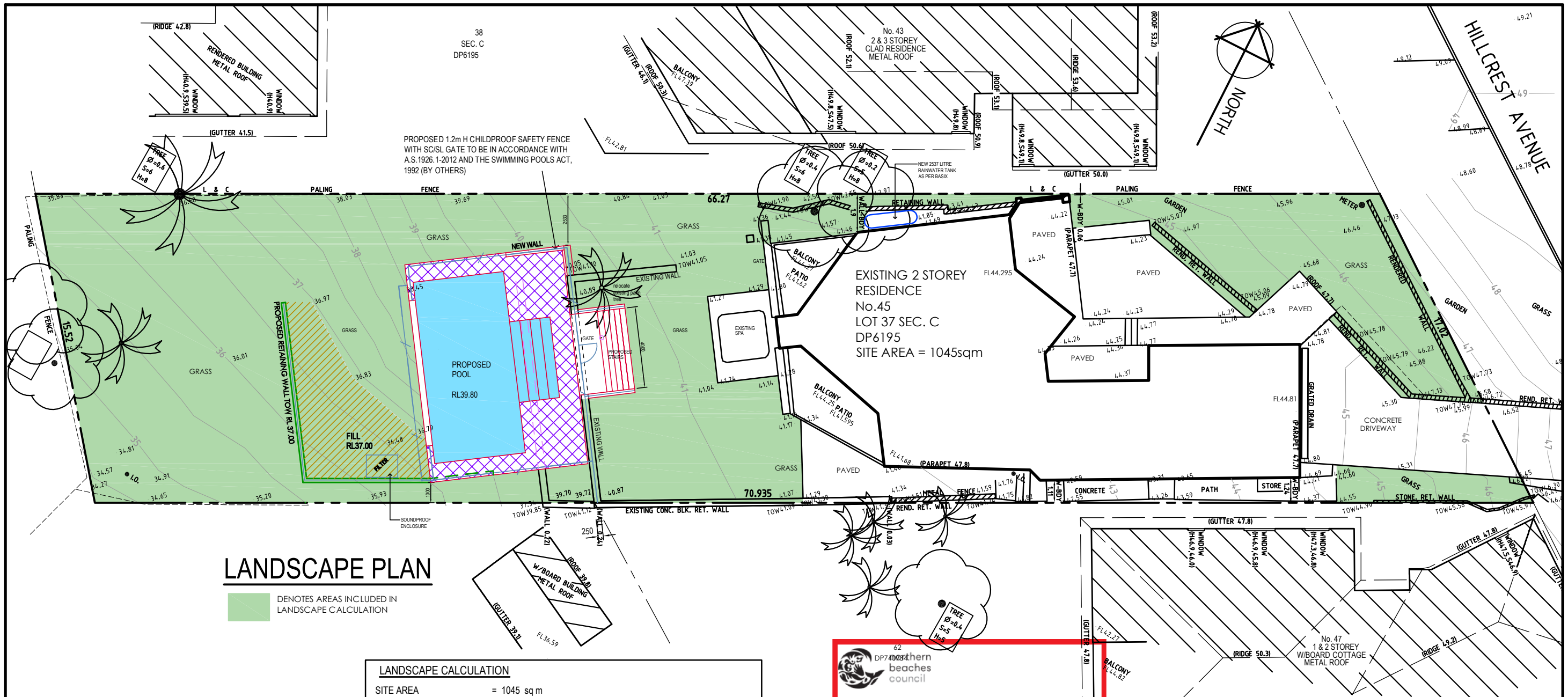
PROPOSED POOL & ASSOCIATED WORKS
STEPHEN WOODS & KERRIE WILSON
LOT 37 SEC C DP6195
No. 45 HILLCREST AVENUE
MONA VALE 2103

DWG NAME
POOL PLAN AND SECTIONS

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



<div></div> <div><p>RIGHT ANGLE DESIGN & DRAFTING PTY LTD</p><p>ROBYN GOOD HORTICULTURE CERT II ASSOC. DIPLOMA STRUCTURAL ENGINEERING NZQD ARCHITECTURAL DRAFTING</p><p>P.O.Box 1049 SURRY HILLS 2010 PH: 8399-0072 EMAIL: info@rightangledesign.com.au ABN: 70 150 745 556</p></div>	REVISIONS:	PROPOSED POOL & ASSOCIATED WORKS STEPHEN WOODS & KERRIE WILSON 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

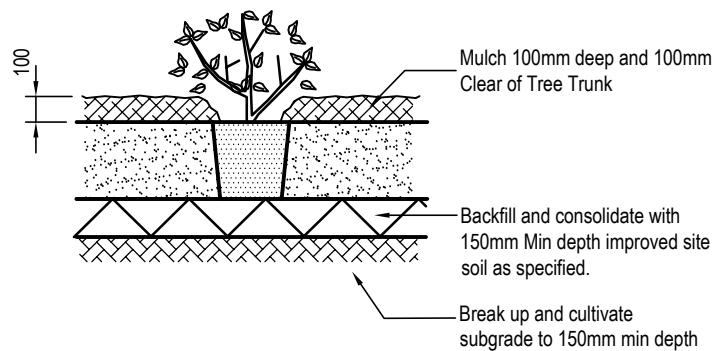
DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

<u>LANDSCAPE CALCULATION</u>			
SITE AREA		= 1045 sq m	
<u>BUILT UPON AREAS</u>			
HOUSE	= 195.7 m ²	PROPOSED BUILT UPON	= 424.2m ² /41%
BALCONIES	= 26.3 m ²	PROPOSED LANDSCAPED	= 620.8m ² /59%
DRIVEWAY	= 47.8 m ²	REQUIRED LANDSCAPE	= 627.0m ² /60%
PAVING	= 121.0 m ²	EXISTING BUILT UPON	= 328.1m ² /31%
PROPOSED STAIRS	= 12.0 m ²	(incl 6% variation)	
PROPOSED POOL	= 84.3 m ²	EXISTING LANDSCAPED	= 716.9m ² /69%
TOTAL BUILT UPON	= 487.1 m ²		
<u>VARIATIONS</u>			
6% OF SITE	= 62.7m ²		

LANDSCAPE NOTES:

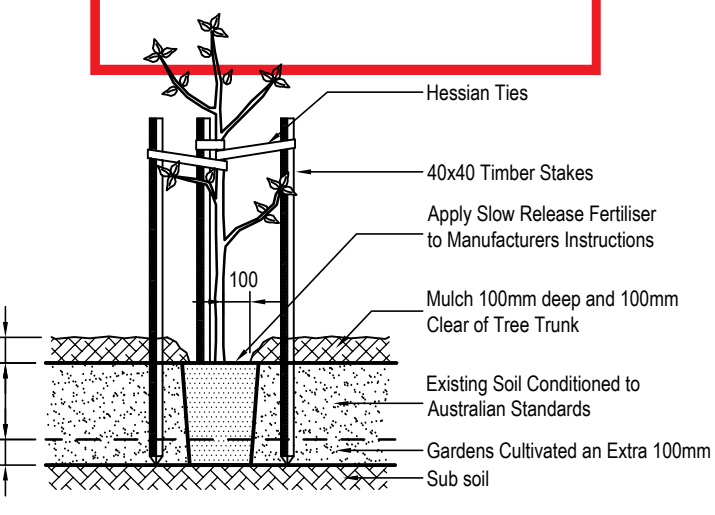
Check boundaries, levels, dimensions and locate services on site prior to starting work.
Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
Protect any trees to be retained to council requirements.
Grade site to achieve proposed final grades. Cultivate 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.

TYPICAL SHRUB PLANTING DETAIL



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TYPICAL PLANTING DETAIL



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DWG NAME
LANDSCAPE PLAN

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