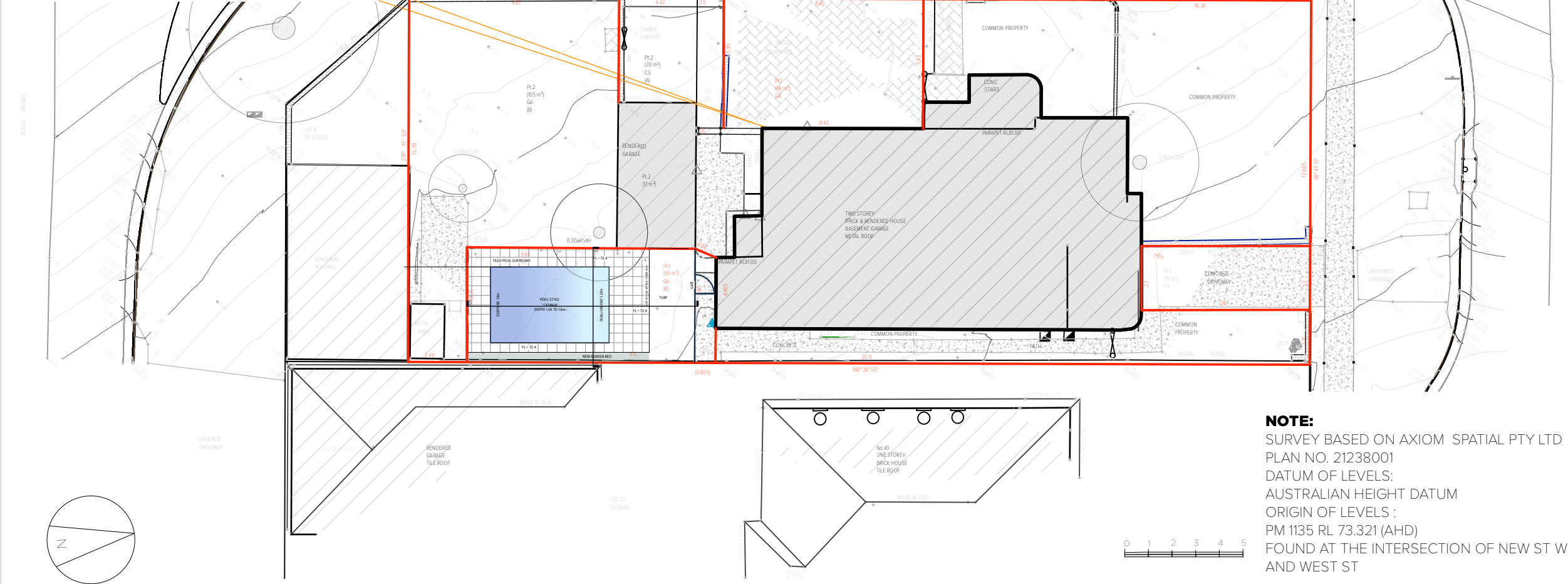


LAND CALCULATIONS	
Lot Area m2	
Total Combined Land size	585.8
This application - Lot 1 area	267
Lot 2 Area (private ownership by others	268
Common Property	50.8
Linear frontage	15.39
Lot 1 Allocated Open Space	96
Side Garden Area	46
Hard landscape area	46
Rear Garden Size	50
Pool Area	16
Hard landscape surround inc. new garden bed	21
Total Pool and surround	37
Deep soil remainder	13
Percentile deep soil of total allocated private open space	14%
Vol.of pool > 40,000l3 (BASIX not required)	16,000



NOTES:
POOL: 5000 X 3200 'CATANIA' FIBREGLASS POOL TO MANUFACTURERS SPECIFICATION - REFER ENGINEERING DRAWINGS. DEPTH 1.24m TO 1.8m

FILTER BOX WITH PUMP TO BE SOUNDPROOFED
Located under house with services.

POOL FENCING must comply with 1926.1- 2012:
- be at least 1.2m high (as measured from the finished ground level).
- not leave a gap at the bottom bigger than 10cm from the finished ground level.
- if a boundary fence is part of the pool fence, the barrier must be 1.8m high.
- not have gaps of more than 10cm between any vertical bars in the fence.

POOL GATE to comply with AS 1926.1- 2012:
- gate to swing outward away from pool area.
- catch to be shielded if less than 1500mm.
- hinges to be non-climbable or 900mm apart.

POOL COPING - (MIN 200) IS INCLUDED IN TILED SURROUND

BOUNDARY FENCING TO BE 1.8M HIGH AND COMPLIANT WITH AS 1926.1 - 2012.

STEPPED EDGE TO TURF WILL BE APPROX 200MM

NOTE:
SURVEY BASED ON AXIOM SPATIAL PTY LTD PLAN NO. 21238001
DATUM OF LEVELS:
AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS :
PM 1135 RL 73.321 (AHD)
FOUND AT THE INTERSECTION OF NEW ST W AND WEST ST

LEGEND

	FIBREGLASS POOL 5 X 3.2m STYLE "CATANIA" REFER MANUFACTURERS SPECIFICATION		LOT BOUNDARY		GARDEN BEDS
	TILED COPING AND PAVER SUBPOUND 400 x 400 mm		EXISTING CONTOUR		TURF
	1200 HIGH POOL FENCE FRAMELESS GLASS		EXISTING SPOT LEVEL		EXISTING TALL SHRUB GOLDERN DEWDROPS DURANTA ERRECTA
	1200 HIGH POOL GATE - FRAMELESS GLASS		FINISHED LEVEL		

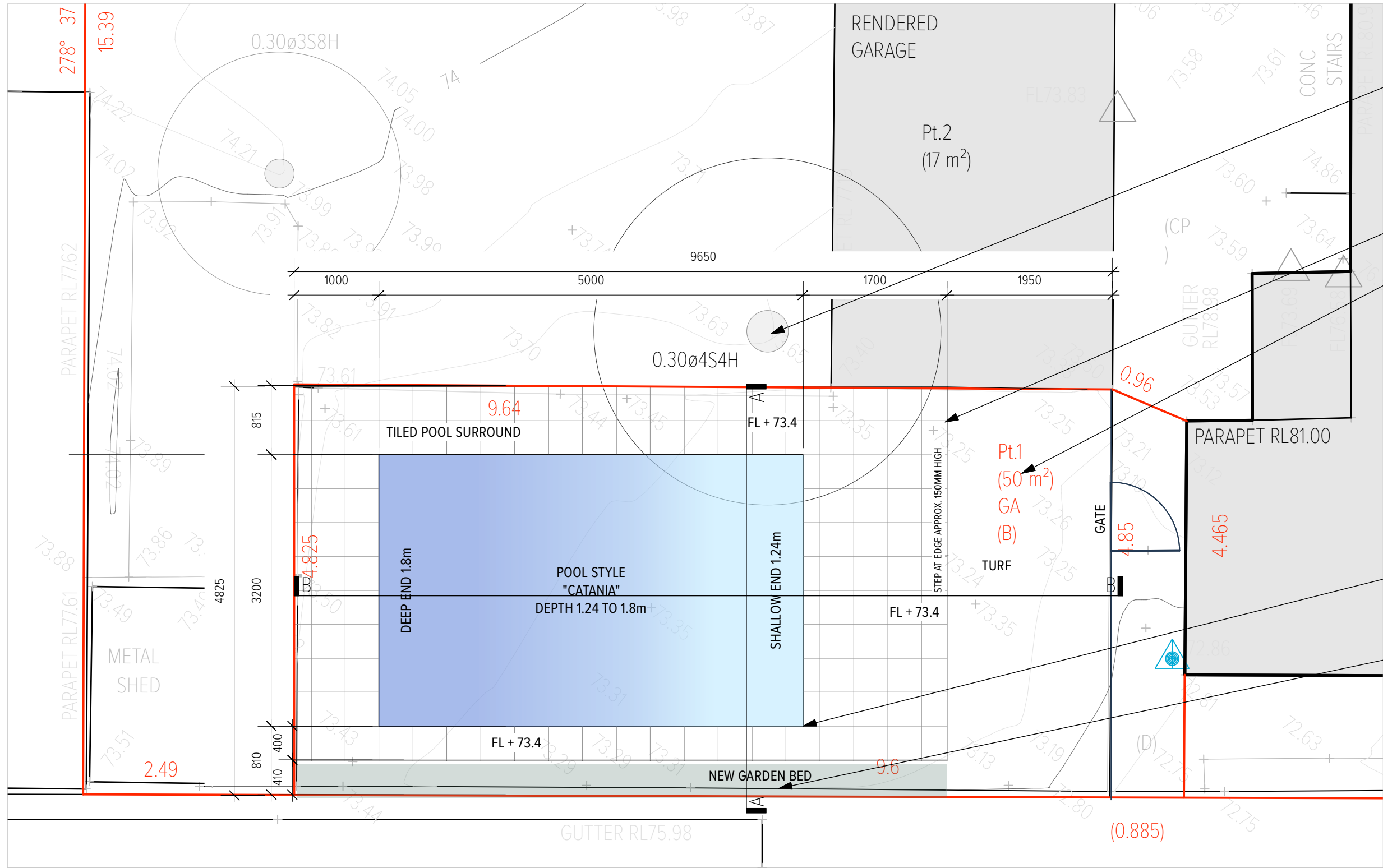
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/1537




REVISION	DATE	NOTE	PROJECT #
PROJECT	1/45 New Street West, Balgowlah		136
CLIENT	Kelly and David Tysoe	DATE # 25/6/21	DWG #
DWG	Site Plan	SCALE @ A3 1:200	DA.L1.01
		DRAWN BR	
		CHKD BR	REVISION

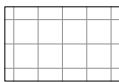
ROLLO DESIGN PTY LTD
ABN: 55 643 053 785 www.rollodesign.com.au 02 8065 6552 info@rollodesign.com.au





- NOTES:**
- EXISTING LARGE SHRUB Golden Dewdrops (*Duranta erecta*) is pruned to form a hedge and does not overhang the garden.
 - FILTER BOX WITH PUMP TO BE SOUNDPROOFED
Located under house with services.
 - POOL FENCING must comply with 1926.1- 2012
 - POOL GATE to comply with AS 1926.1- 2012.
STEPPED EDGE TO TURF WILL BE APPROX 150-200MM TO ACCOMMODATE INSTALLATION OF FIBREGLASS POOL. REFER ENGINEERING DRAWINGS FOR FURTHER INFORMATION. POOL COMPLIES WITH HEIGHT REQUIREMENTS AT MANLY DCP 4.19.1
 - POOL LOCATION MAINTAINS AMENITY AND CHARACTER OF THE NEIGHBOURHOOD.
 - POOL COPING - (MIN 200) IS INCLUDED IN TILED SURROUND
Tiled pavers are 400 x 400x 35mm. Tiled area approx. 18m².
 - BOUNDARY FENCING 1.8M HIGH. TO BE MADE COMPLIANT WITH AS 1926.1 - 2012.
 - FILTER BOX LOCATED OUTSIDE OF POOL AREA BENEATH THE DUPLEX WITH OTHER SERVICES AND IS TO BE SOUNDPROOFED TO REDUCE NOISE AS PER MANLY DCP OBJECTIVES.


LEGEND


- 


FIBREGLASS POOL
5 X 3.2m
STYLE "CATANIA"
REFER MANUFACTURERS SPECIFICATION
- 

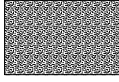
TILED COPING AND PAVER
SURROUND
400 x 400 mm
- 


LOT BOUNDARY
- 

EXISTING CONTOUR
- 

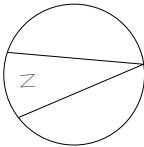
EXISTING SPOT LEVEL
- 

FINISHED LEVEL
- 

GARDEN BEDS
- 

TURF
- 

EXISTING TALL SHRUB
GOLDERN DEWDROPS
DURANTA ERCTA





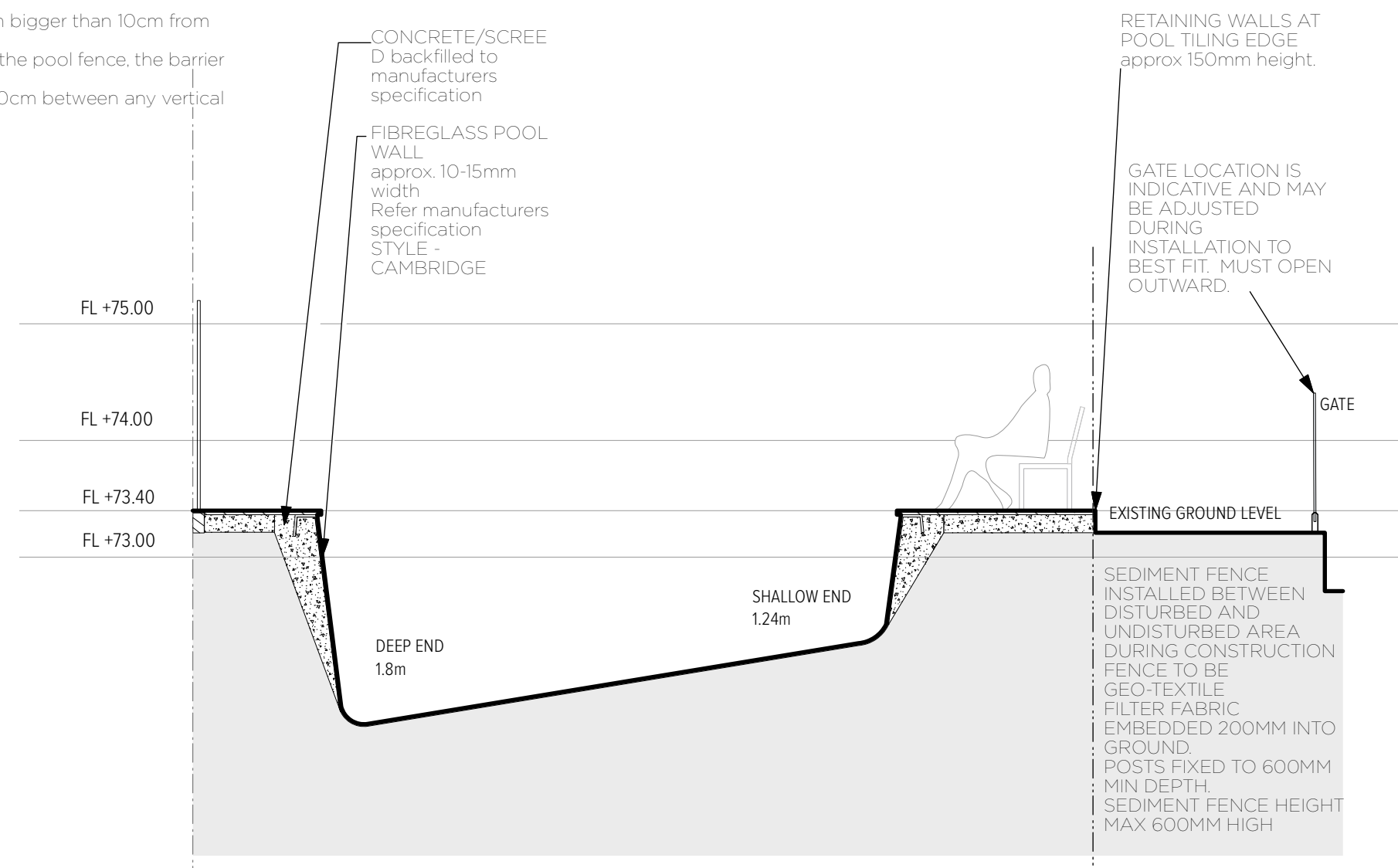
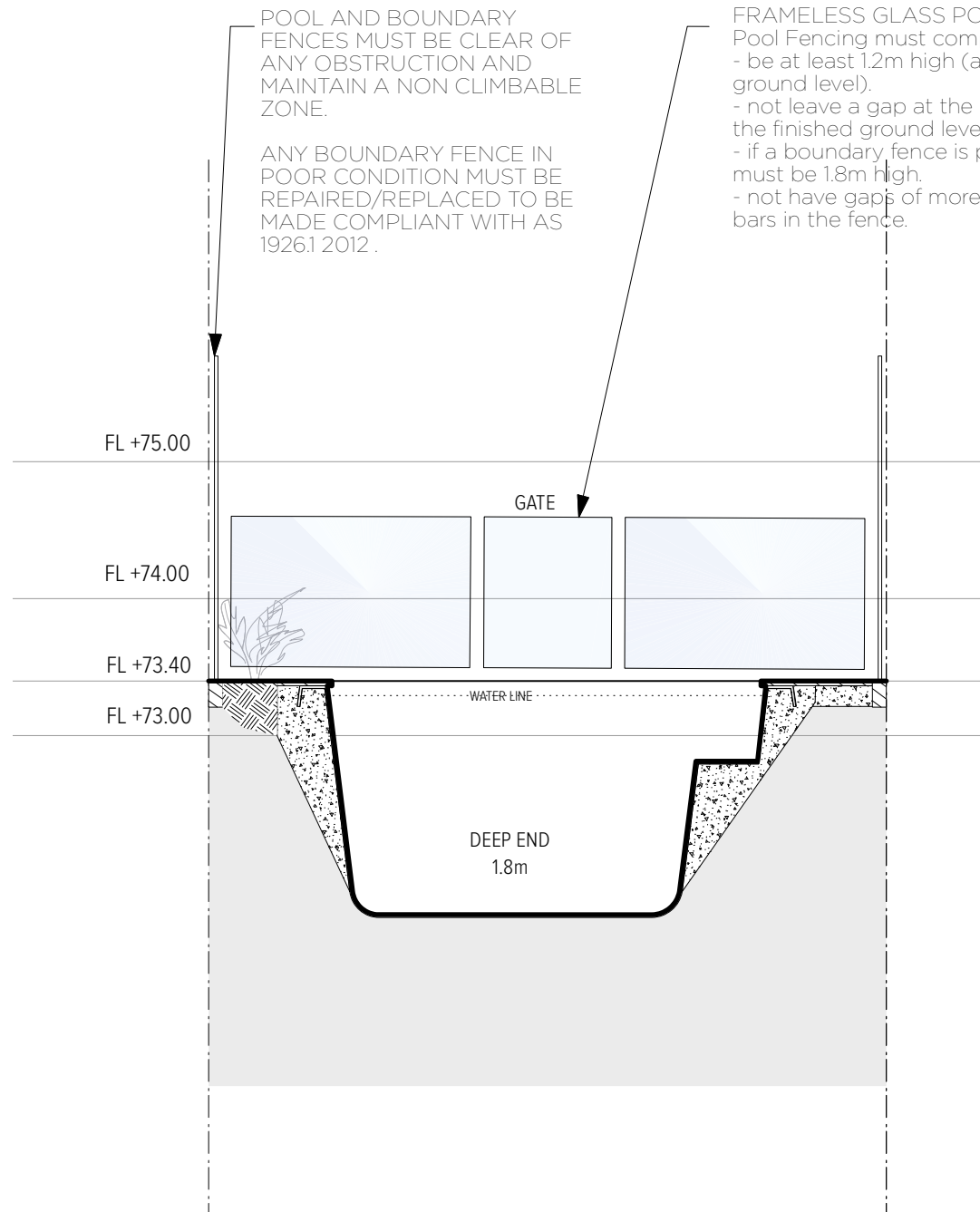
**northern
beaches
council**

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/1537



REVISION	DATE	NOTE	PROJECT #
PROJECT 1/45 New Street West, Balgowlah			136
CLIENT Kelly and David Tysoe			DWG #
DWG Detail Plan			DA.L1.02
DATE # 25/6/21			SCALE @ A3 1:50
DRAWN BR			CHKD BR
ROLLO DESIGN PTY LTD			REVISION



1 **SECTION A-A**
SCALE 1:75

2 **SECTION B-B**
SCALE 1:75

MAINTAIN NON CLIMBABLE ZONES AT FENCES

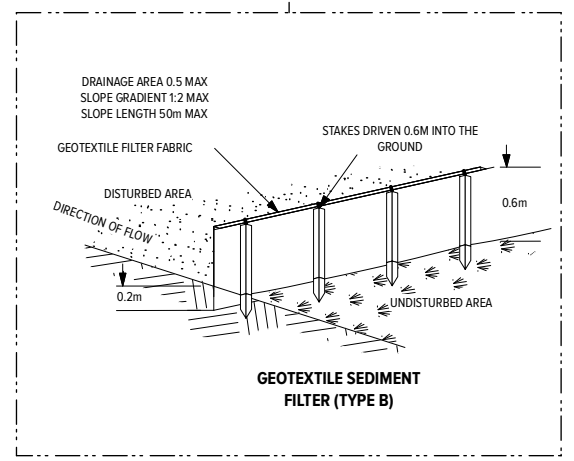
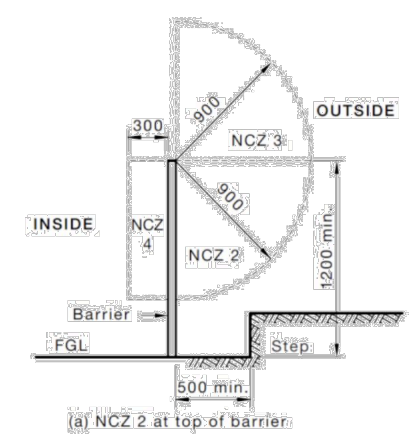
Fences to be made compliant with AS 1926.1-2012:

- Ensure that boundary fence (cyclone fencing) is free of obstruction, in good repair and is screened at 900 from the top to ensure Non Climbable Zones are compliant. Refer to fence image from the AS 1926.1-2012 at

All fences must be clear of giant bamboo and its roots. The NCZ must also be maintained.

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

DA2021/1537



REVISION	DATE	NOTE	PROJECT	PROJECT #
			1/45 New Street West, Balgowlah	136
CLIENT			Kelly and David Tysoe	DWG #
	DATE #	7/7/21		
DWG	SCALE @ A3	1:75		DA.L1.03
	DRAWN	BR		
	CHKD	BR		REVISION

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