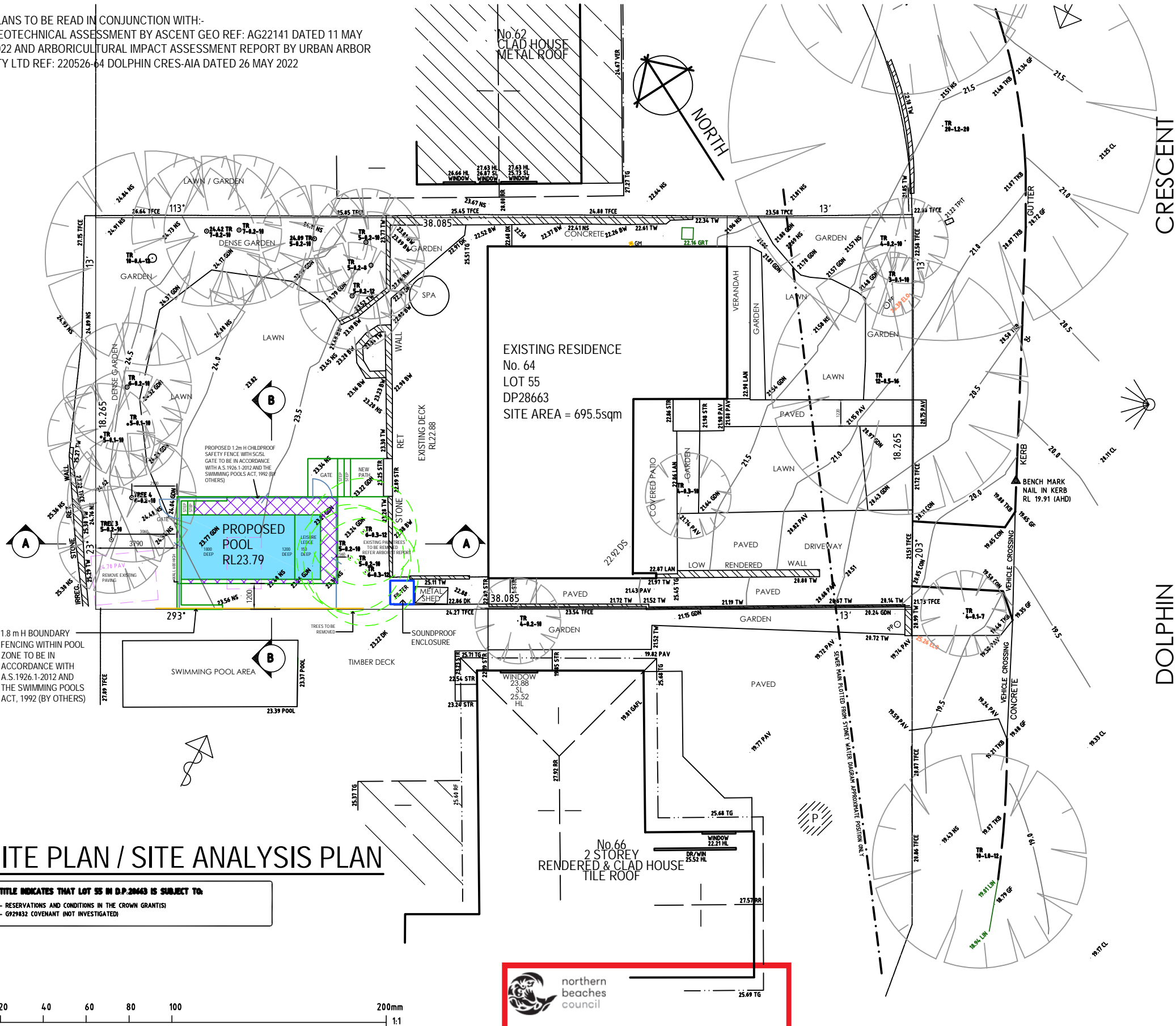


PLANS TO BE READ IN CONJUNCTION WITH:-  
GEOTECHNICAL ASSESSMENT BY ASCENT GEO REF: AG22141 DATED 11 MAY 2022 AND ARBORICULTURAL IMPACT ASSESSMENT REPORT BY URBAN ARBOR PTY LTD REF: 220526-64 DOLPHIN CRES-AIA DATED 26 MAY 2022



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



POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.  
TOTAL POOL VOLUME = 25300 LITRES

SYMBOL LEGEND

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

SITE PLAN / SITE ANALYSIS PLAN

TITLE INDICATES THAT LOT 55 IN D.P.28663 IS SUBJECT TO:  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- G929832 COVENANT (NOT INVESTIGATED)

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
DA2022/0977

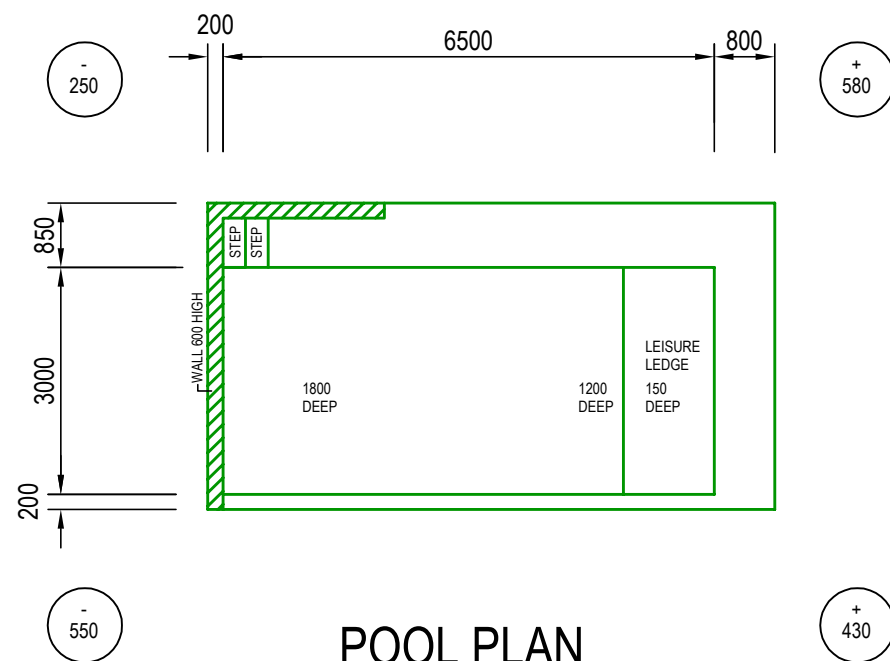
**RIGHT ANGLE**  
DESIGN & DRAFTING PTY LTD  
P.O. Box 1049 SURRY HILLS 2010  
PHONE: 8399-0072  
EMAIL: info@rightangledesign.com.au  
ABN: 70 150 745 556  
MEMBER: SWIMMING POOL & SPA ASSOCIATION  
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS  
TOM AND JESS ZUKOWSKI  
LOT 55 DP28663  
No. 64 DOLPHIN CRESCENT  
AVALON BEACH 2107

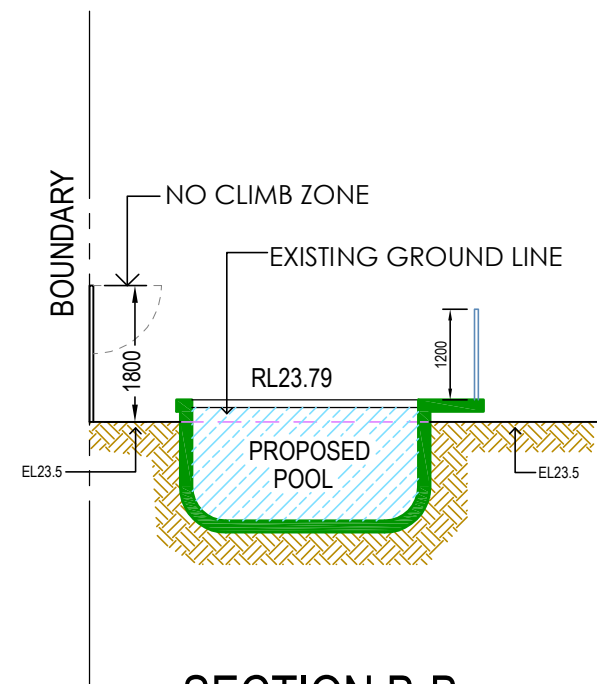
DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MARCH 2022	1:200	SRP22002	P1





**POOL PLAN**

+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL

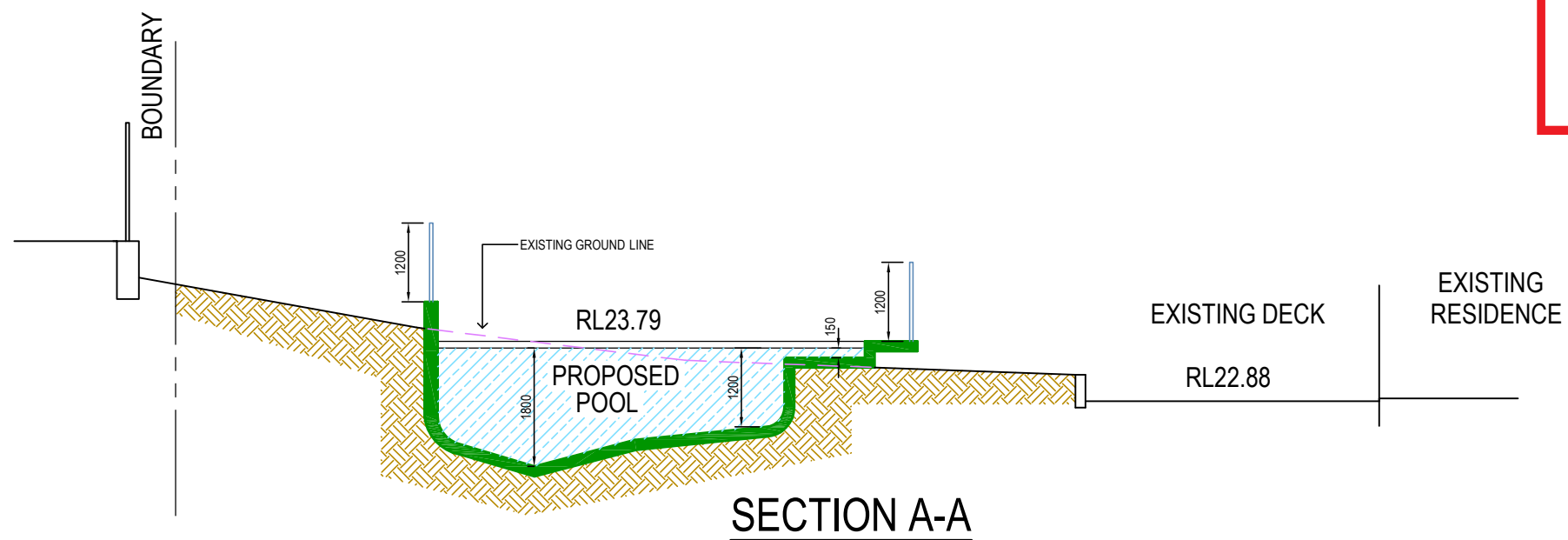


**SECTION B-B**

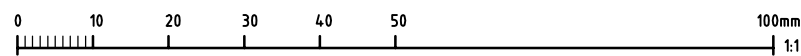
**northern beaches council**

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

**DA2022/0977**



**SECTION A-A**



**RIGHT ANGLE**  
DESIGN & DRAFTING PTY LTD

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ROBYN GOOD  
HORTICULTURE CERT III  
ASSOC. DIPLOMA STRUCTURAL ENGINEERING  
NZCD ARCHITECTURAL DRAUGHTING

MEMBER: SWIMMING POOL & SPA ASSOCIATION  
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS  
TOM AND JESS ZUKOWSKI  
LOT 55 DP28663  
No. 64 DOLPHIN CRESCENT  
AVALON BEACH 2107

DWG NAME			
POOL PLAN AND SECTIONS			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MARCH 2022	1:100	SRP22002	P3



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.



northern  
beaches  
council

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

**DA2022/0977**



**RIGHT ANGLE**  
DESIGN & DRAFTING PTY LTD

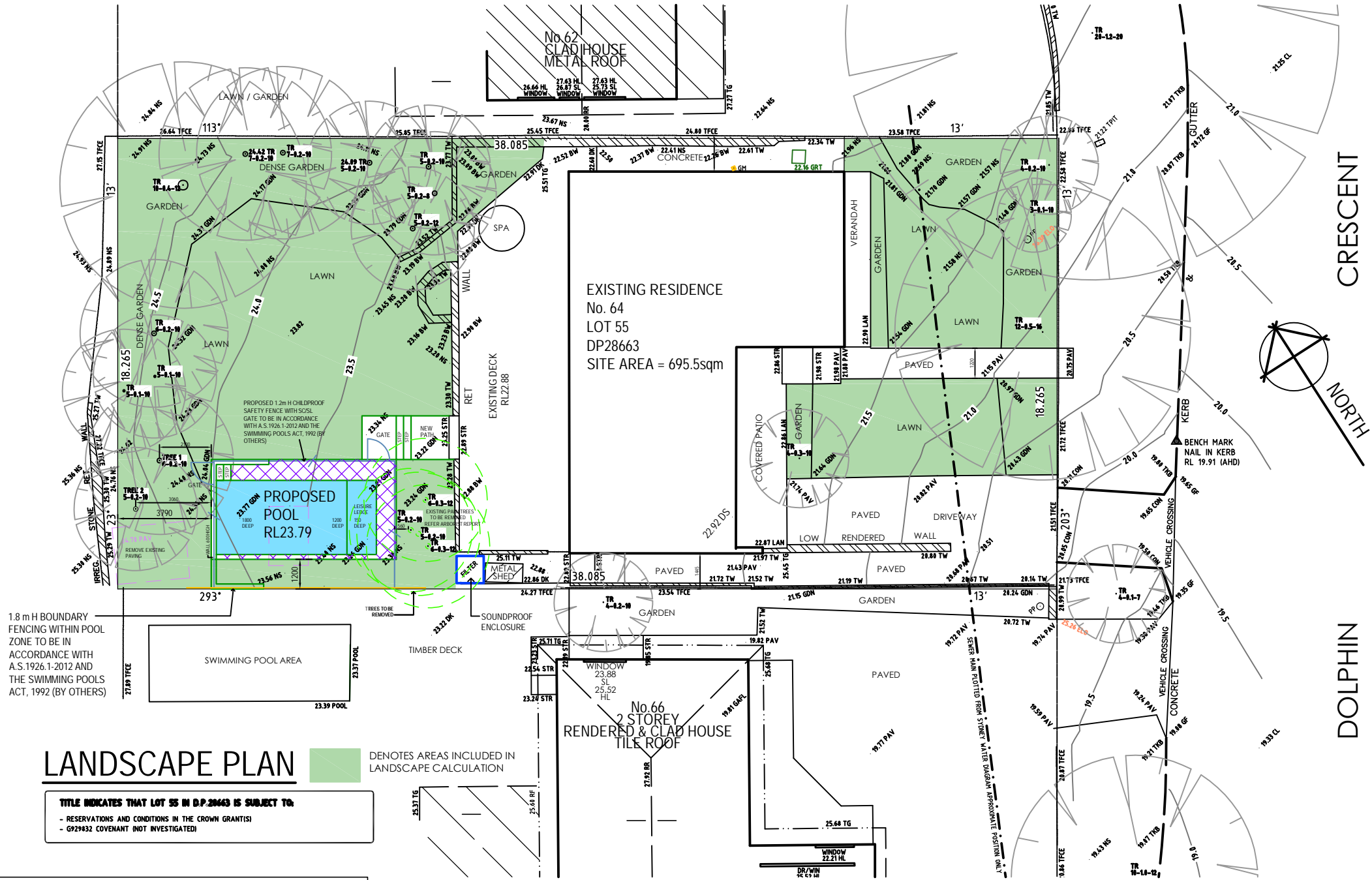
P.O.Box 1049 SURRY HILLS 2010  
PHONE: 8399-0072  
EMAIL: info@rightangledesign.com.au  
ABN: 70 150 745 556

MEMBER: SWIMMING POOL & SPA ASSOCIATION  
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

**PROPOSED POOL & ASSOCIATED WORKS**  
**TOM AND JESS ZUKOWSKI**  
**LOT 55 DP28663**  
**No. 64 DOLPHIN CRESCENT**  
**AVALON BEACH 2107**

DWG NAME  
**LANDSCAPE PLAN**

DATE SCALE AT A3 JOB NUMBER DWG NUMBER  
**MARCH 2022 1:200 SRP22002 P4**



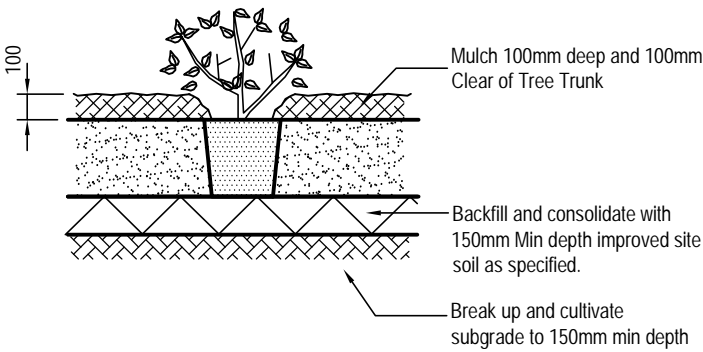
**LANDSCAPE PLAN**

**TITLE INDICATES THAT LOT 55 IN D.P.28663 IS SUBJECT TO:**  
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
- GP29832 COVENANT (NOT INVESTIGATED)

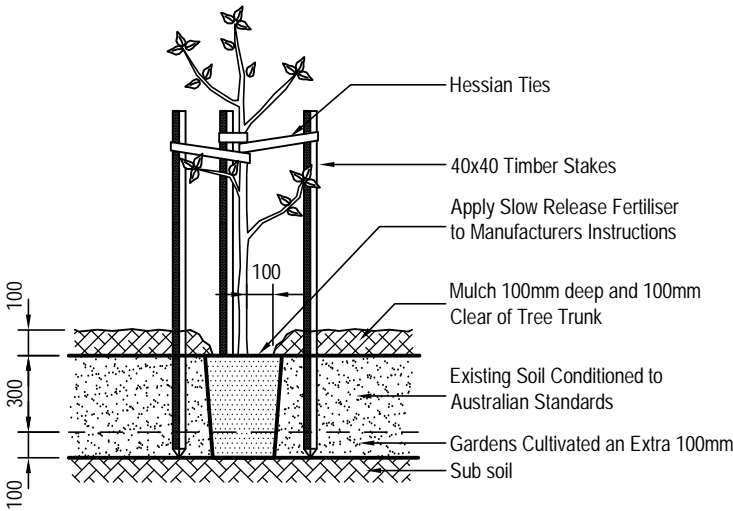
■ DENOTES AREAS INCLUDED IN  
LANDSCAPE CALCULATION

**LANDSCAPE CALCULATION**

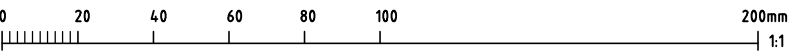
SITE AREA	= 695.5 m <sup>2</sup>	
<b>HARD SURFACE</b>	<b>AREA</b>	<b>% OF SITE</b>
HOUSE	= 136.9m <sup>2</sup>	
PATIO	= 17.0m <sup>2</sup>	
VERANDAH	= 7.6 m <sup>2</sup>	
DRIVEWAY	= 34.0m <sup>2</sup>	
DECK incl SPA	= 70.1 m <sup>2</sup>	
PAVING	= 65.2m <sup>2</sup>	
PROPOSED PAVING	= 7.0 m <sup>2</sup>	
PROPOSED POOL	= 30.3m <sup>2</sup>	
TOTAL HARD SURFACE	= 368.1 m <sup>2</sup>	53%
VARIATION -6% OF SITE	= 41.73 m <sup>2</sup>	
PROPOSED LANDSCAPED	= 369.13m <sup>2</sup>	53%
EXISTING HARD SURFACE	= 330.8m <sup>2</sup>	47%
EXISTING VARIATION	= 41.73m <sup>2</sup>	
EXISTING LANDSCAPED	= 406.4m <sup>2</sup>	58%
REQUIRED LANDSCAPED	= 417.3m <sup>2</sup>	60%

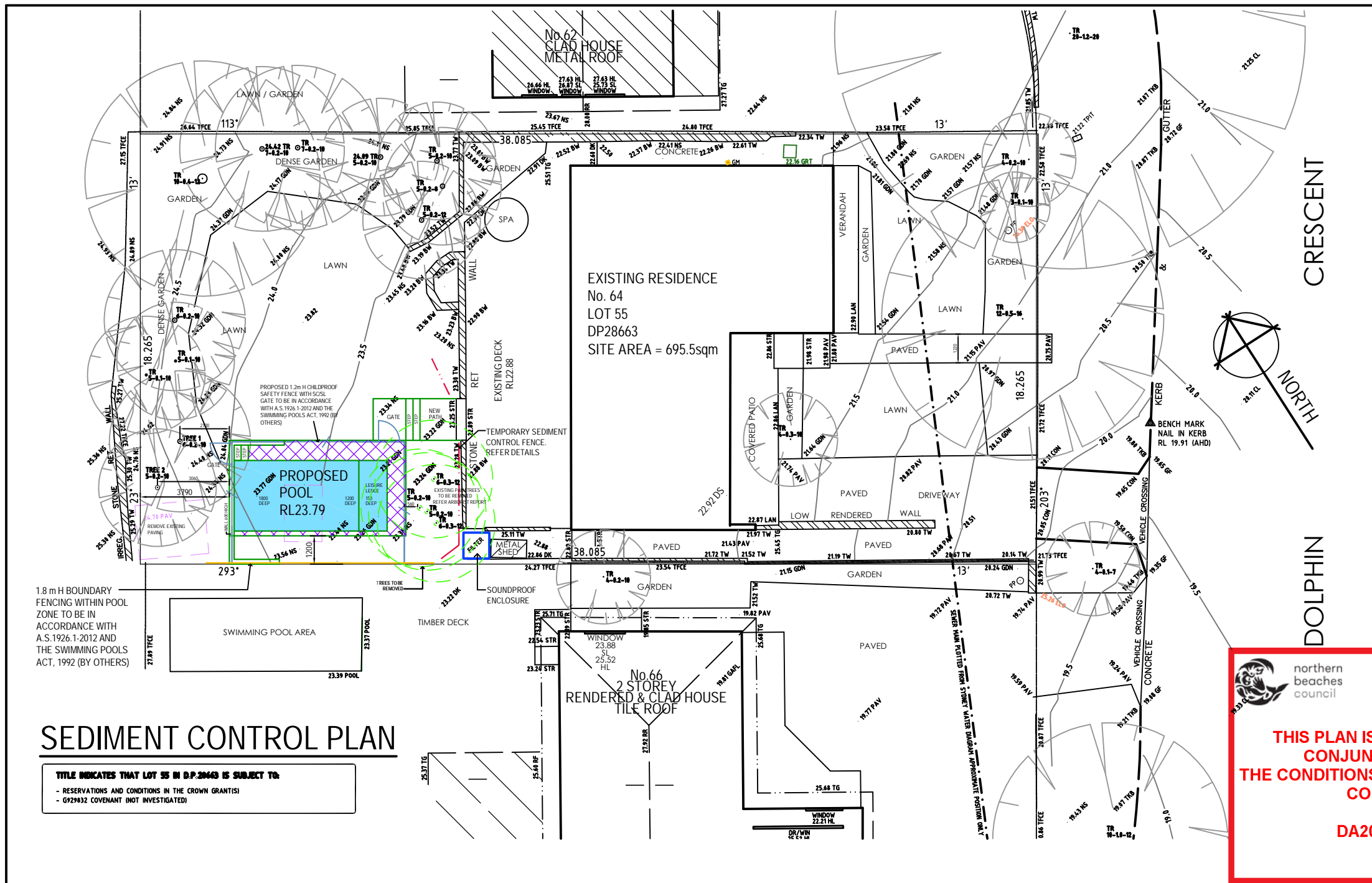


**TYPICAL SHRUB PLANTING DETAIL**

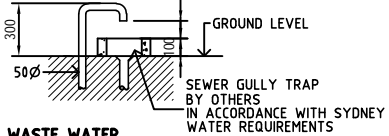


**TYPICAL PLANTING DETAIL**





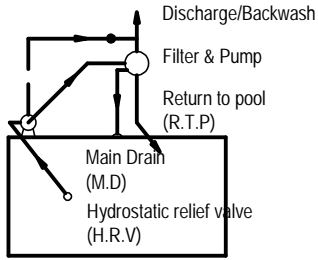
- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
- site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
- the entry to and departure 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.



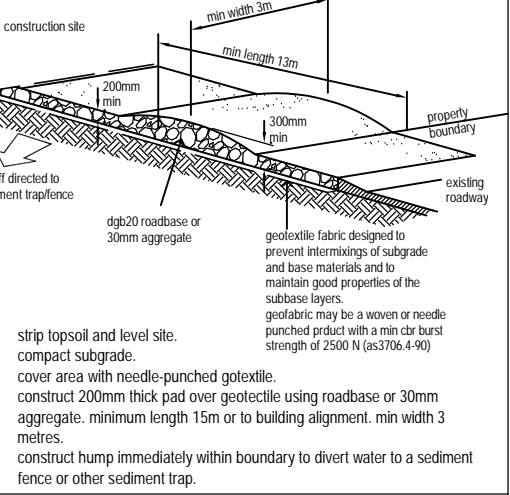
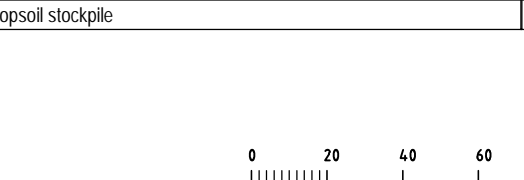
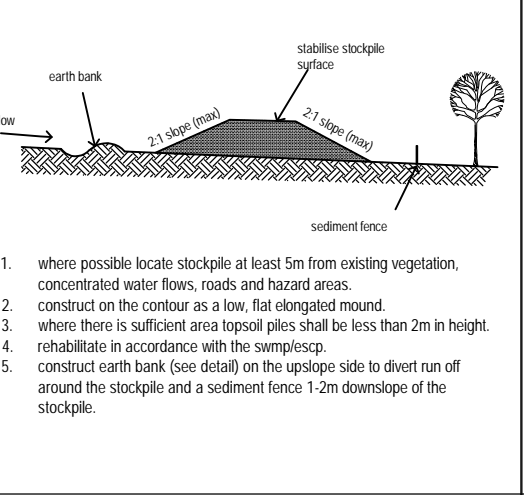
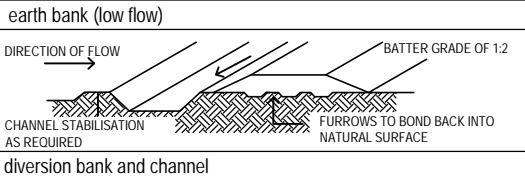
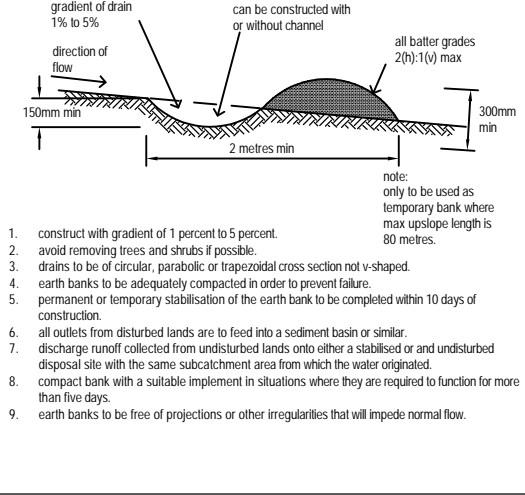
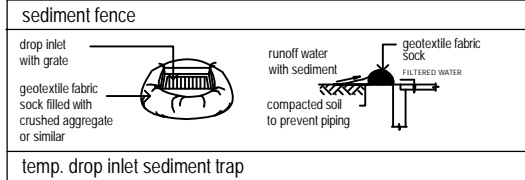
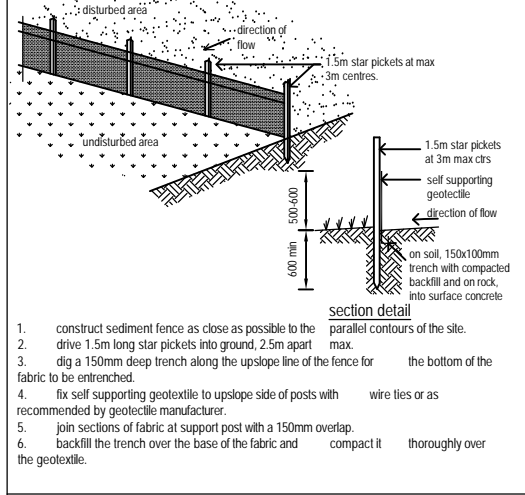
**POOL WASTE WATER**

-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



**PLUMBING LAYOUT**  
DIAGRAMMATIC ONLY



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**PROPOSED POOL & ASSOCIATED WORKS**  
**TOM AND JESS ZUKOWSKI**  
**LOT 55 DP28663**  
**No. 64 DOLPHIN CRESCENT**  
**AVALON BEACH 2107**

DWG NAME	SEDIMENT CONTROL PLAN
DATE	MARCH 2022
SCALE AT A3	1:200
JOB NUMBER	SRP22002
DWG NUMBER	P5