

PROPOSED 1.2m H CHILDPROOF
SAFETY FENCE WITH SC/SL GATE TO BE
IN ACCORDANCE WITH A.S.1926.1-2012
AND THE SWIMMING POOLS ACT, 1992
(BY OTHERS)

APPROXIMATE LOCATION
OF BOARD SEWER

SITE PLAN / SITE ANALYSIS PLAN

TITLE INDICATES THAT LOT 22 IN D.P.25964 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S).
- G421912 COVENANT (RELATING TO BUILDING MATERIALS)

POOL IS EXEMPT FROM BASIX BEING LESS
THAN 40,000 LITRES.
TOTAL POOL VOLUME = 34500 LITRES

THIS POOL WAS DESIGNED BY OTHERS. RIGHT ANGLE DRAFTING ACCEPT NO RESPONSIBILT
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.
- 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
- +6.5 = EXISTING LEVEL
- COS = CHECK ON SITE
- UNO = UNLESS NOTED OTHERWISE





**C.M.S. Surveyors
Pty Limited**

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/90A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT
BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR
ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF
THE LAND MUST BE MARKED OR THE BUILDING SETOUT..
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT
LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER
MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE
OF MARK BRADLEY
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS
DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY
SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL
WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED.
UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL
BEFORE YOU DIG SERVICES (PH 1100) SHOULD BE USED AND A
FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION
SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY
CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER
DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH
SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF
DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT
REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF
QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 METRE. - SPOT LEVELS SHOULD
BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT
TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE
ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO
BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2020.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN
A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM,
WITHOUT THE WRITTEN PERMISSION OF THIS SURVEY
OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE,
DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY
SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE
ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

SYMBOL LEGEND

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

0 20 40 60 80 100 200mm
1:1



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

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

REVISIONS:

A 17.09.21 - ISSUED FOR DEVELOPMENT APPLICATION

PROPOSED POOL & ASSOCIATED WORKS
MARK BRADLEY
LOT 22 DP25964
No. 16 HURDIS AVENUE
FRENCHS FOREST 2086

DWG NAME

SITE PLAN / SITE ANALYSIS PLAN

DATE

SCALE AT A3

JOB NUMBER

DWG NUMBER

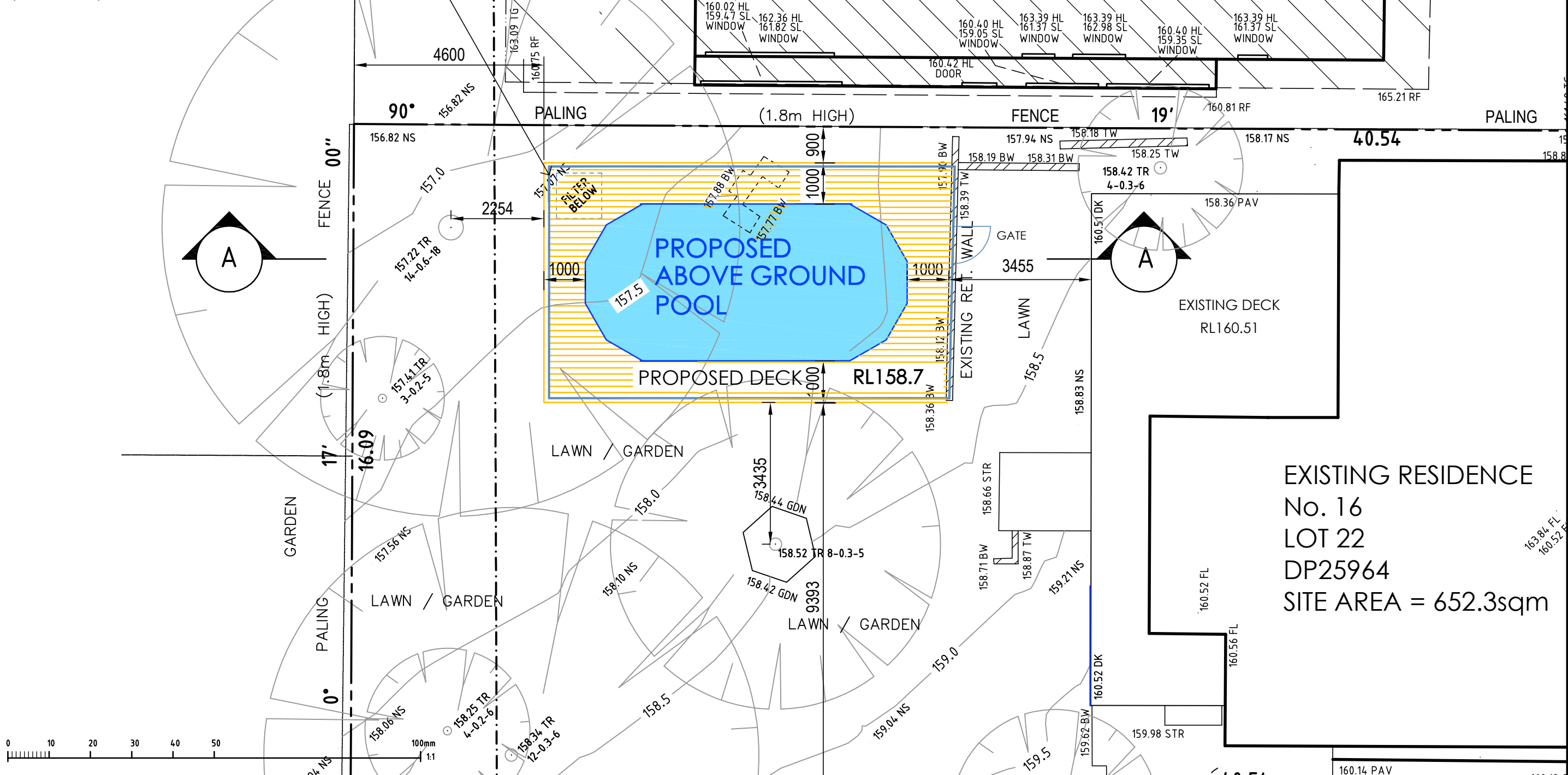
SEPT 20

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RADD20083

P1

PROPOSED 1.2m H CHILDPROOF SAFETY FENCE WITH SC/SL GATE TO BE IN ACCORDANCE WITH A.S.1926.1-2012 AND THE SWIMMING POOLS ACT, 1992 (BY OTHERS)



EXISTING RESIDENCE
No. 16
LOT 22
DP25964
SITE AREA = 652.3sqm



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DWG NAME

PLAN AT REAR YARD

DATE _____

SCALE AT A3

JOB NUMBER

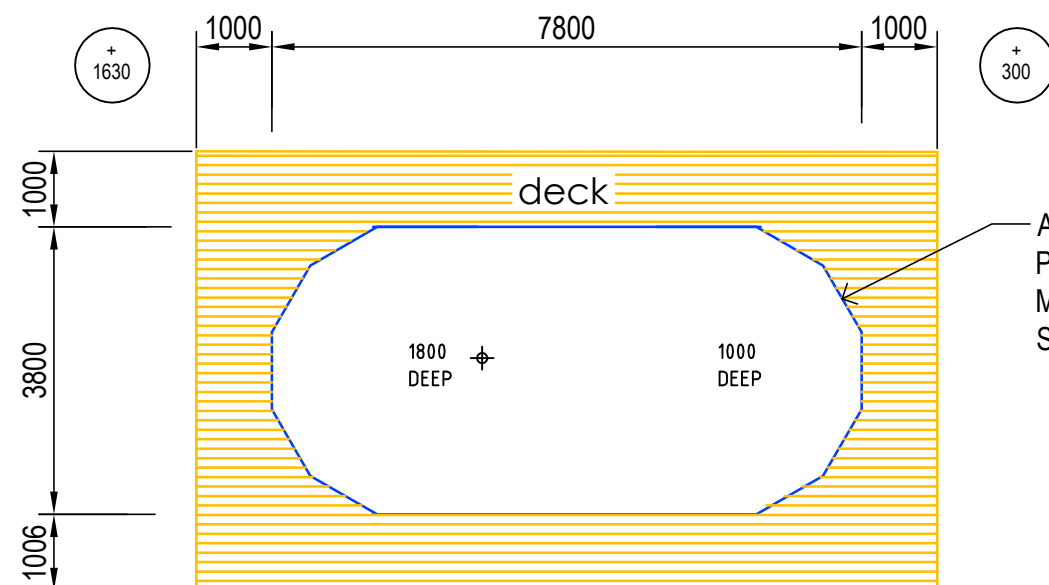
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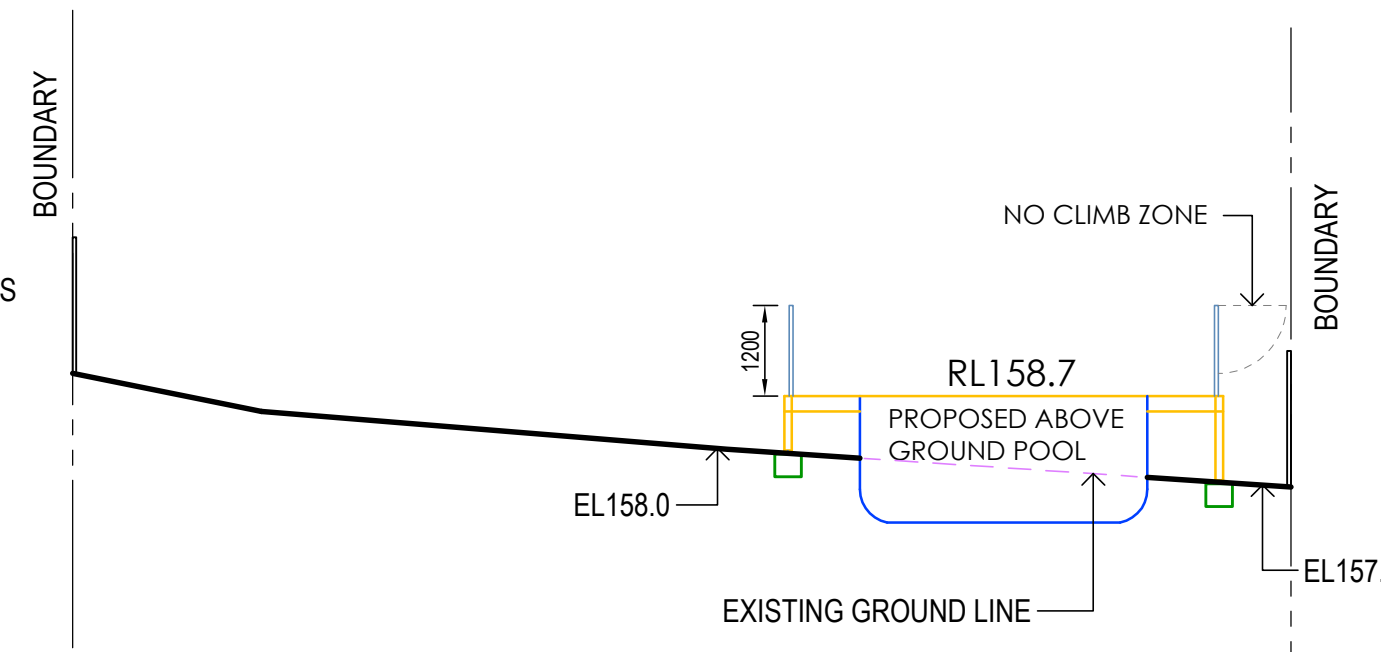
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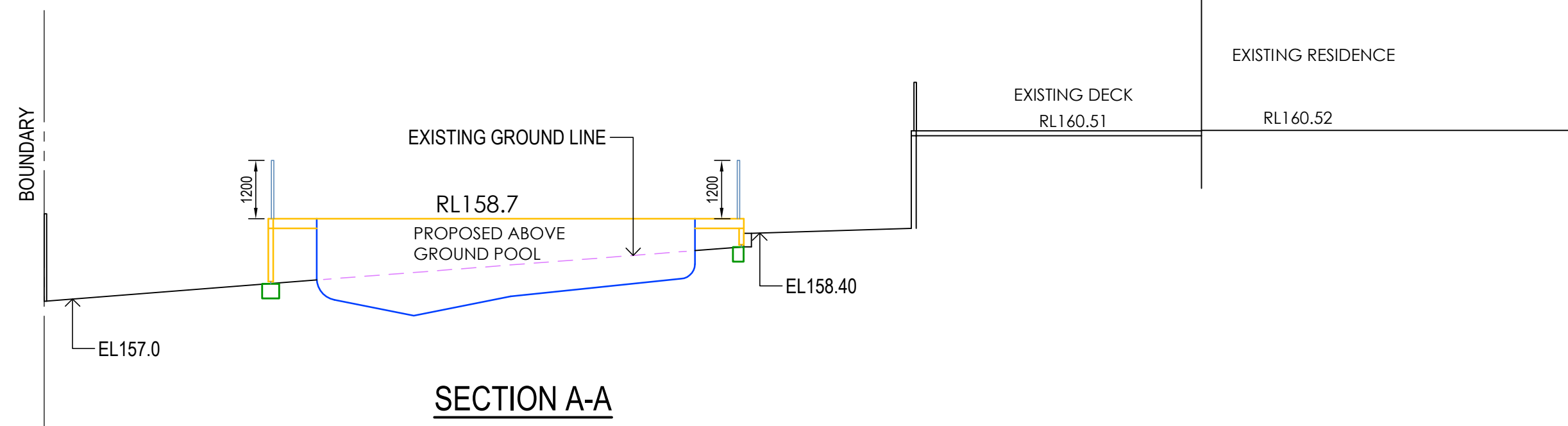


POOL PLAN

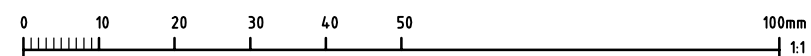
+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



SECTION B-B



SECTION A-A



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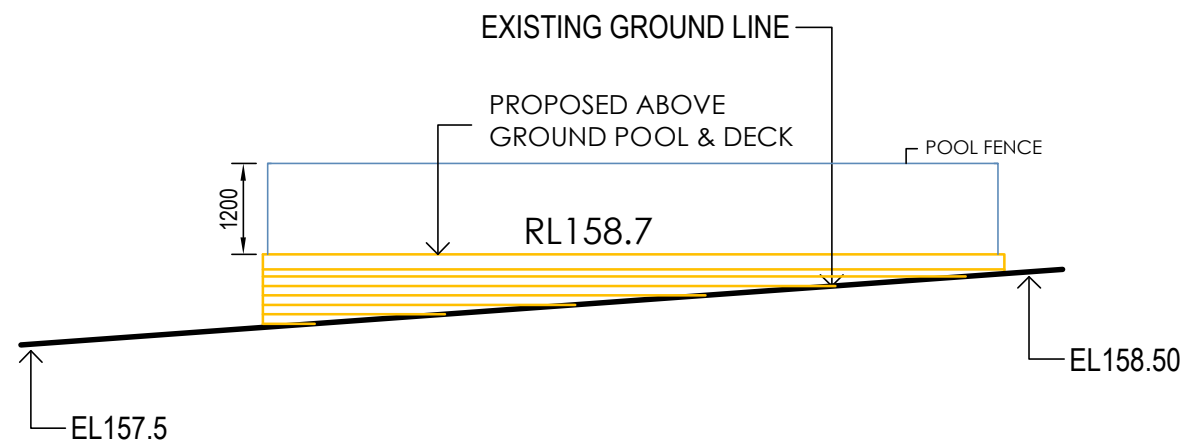
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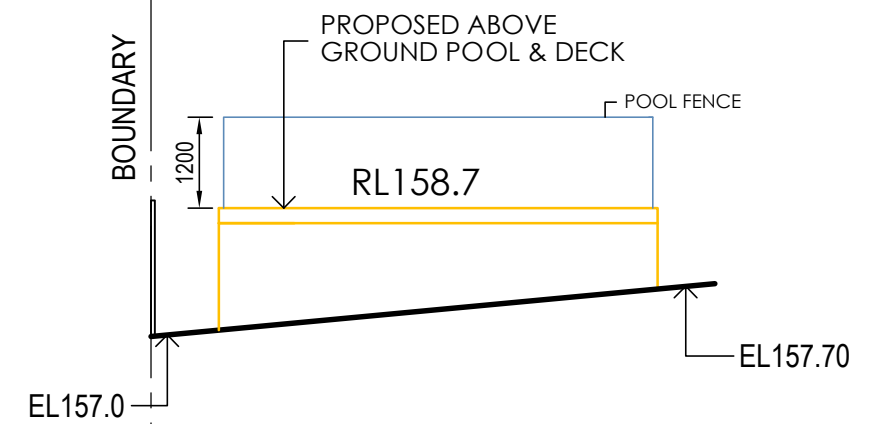
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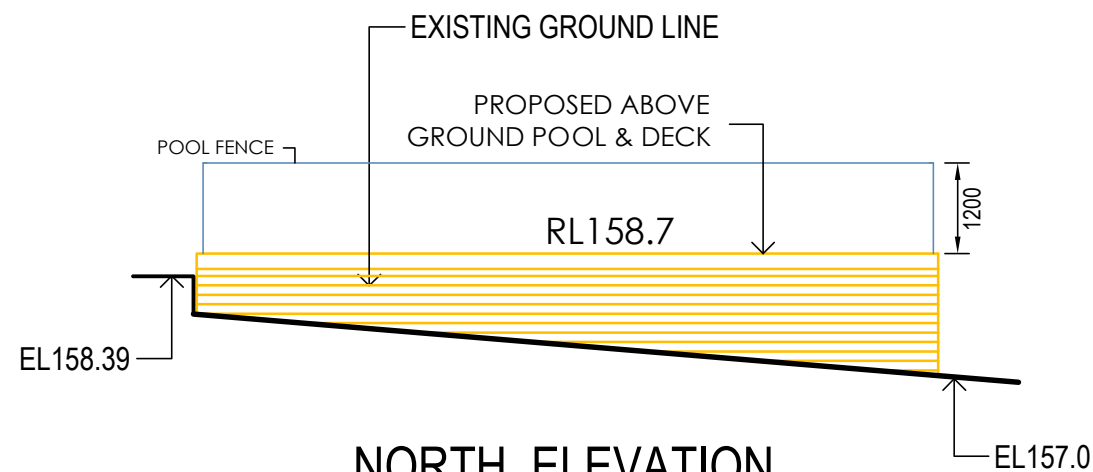
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POOL PLAN AND SECTIONS			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 20	1:100	RADD20083	P3



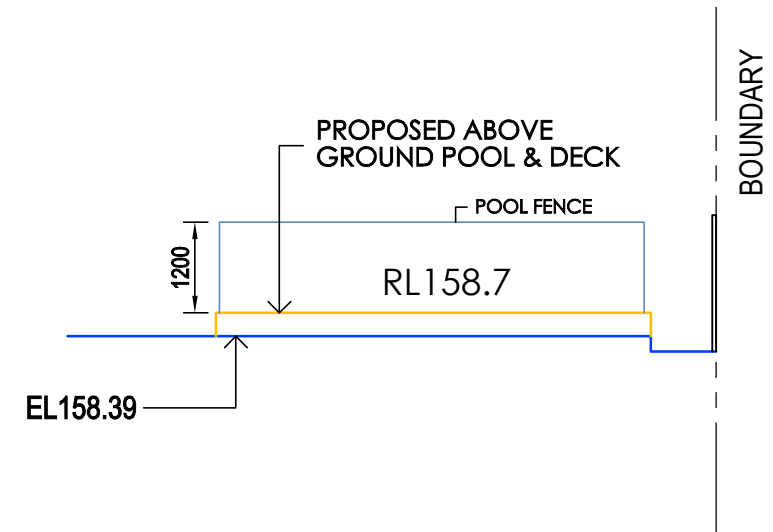
SOUTH ELEVATION



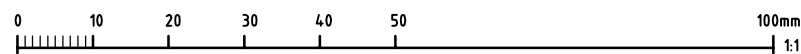
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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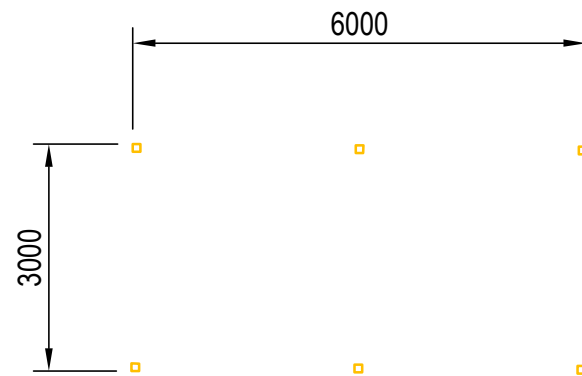
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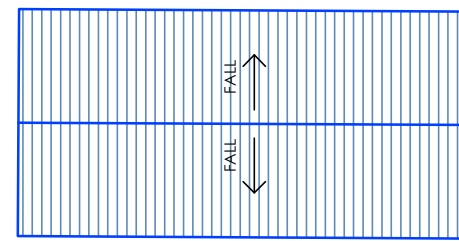
PROPOSED POOL & ASSOCIATED WORKS
MARK BRADLEY
LOT 22 DP25964
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DWG NAME
POOL ELEVATIONS

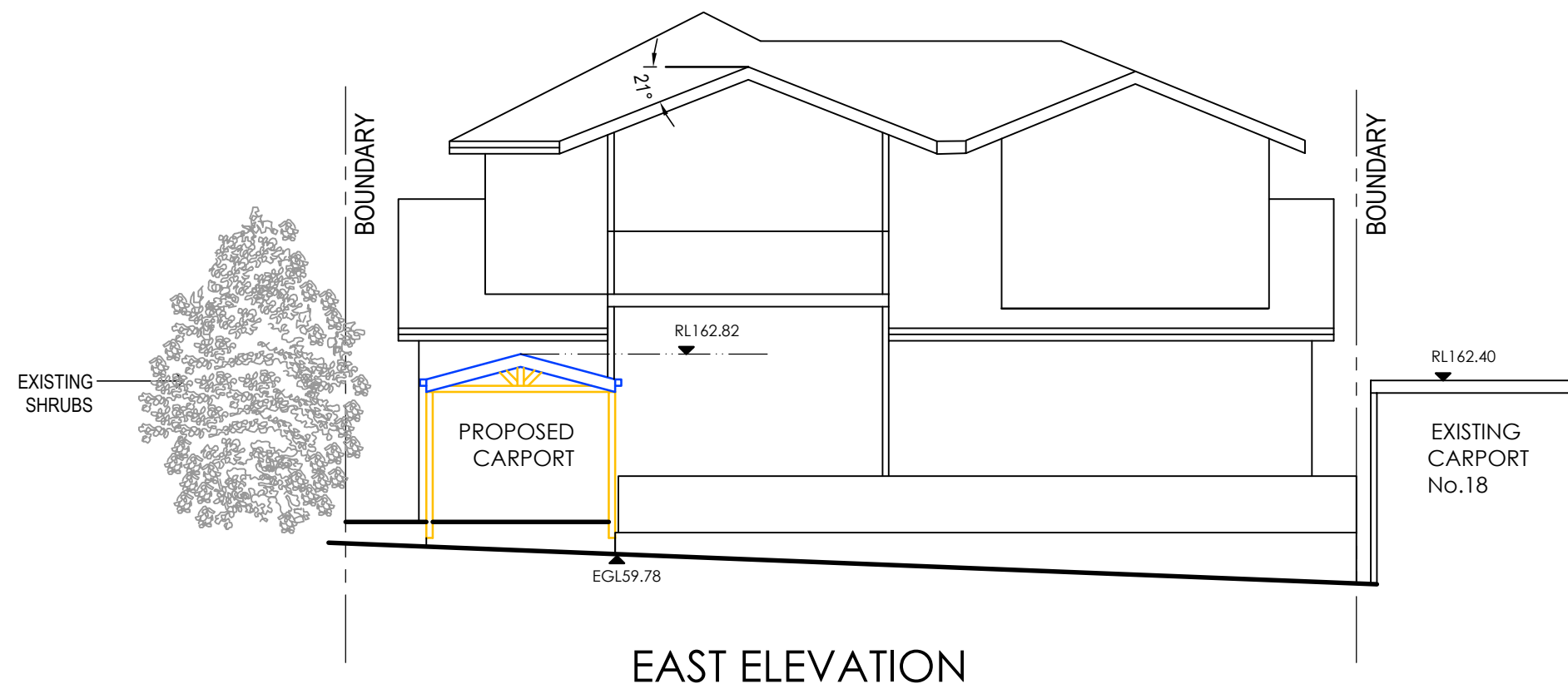
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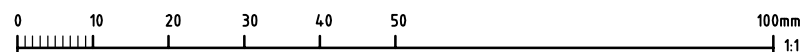
CARPORT FLOOR PLAN



CARPORT ROOF PLAN



EAST ELEVATION



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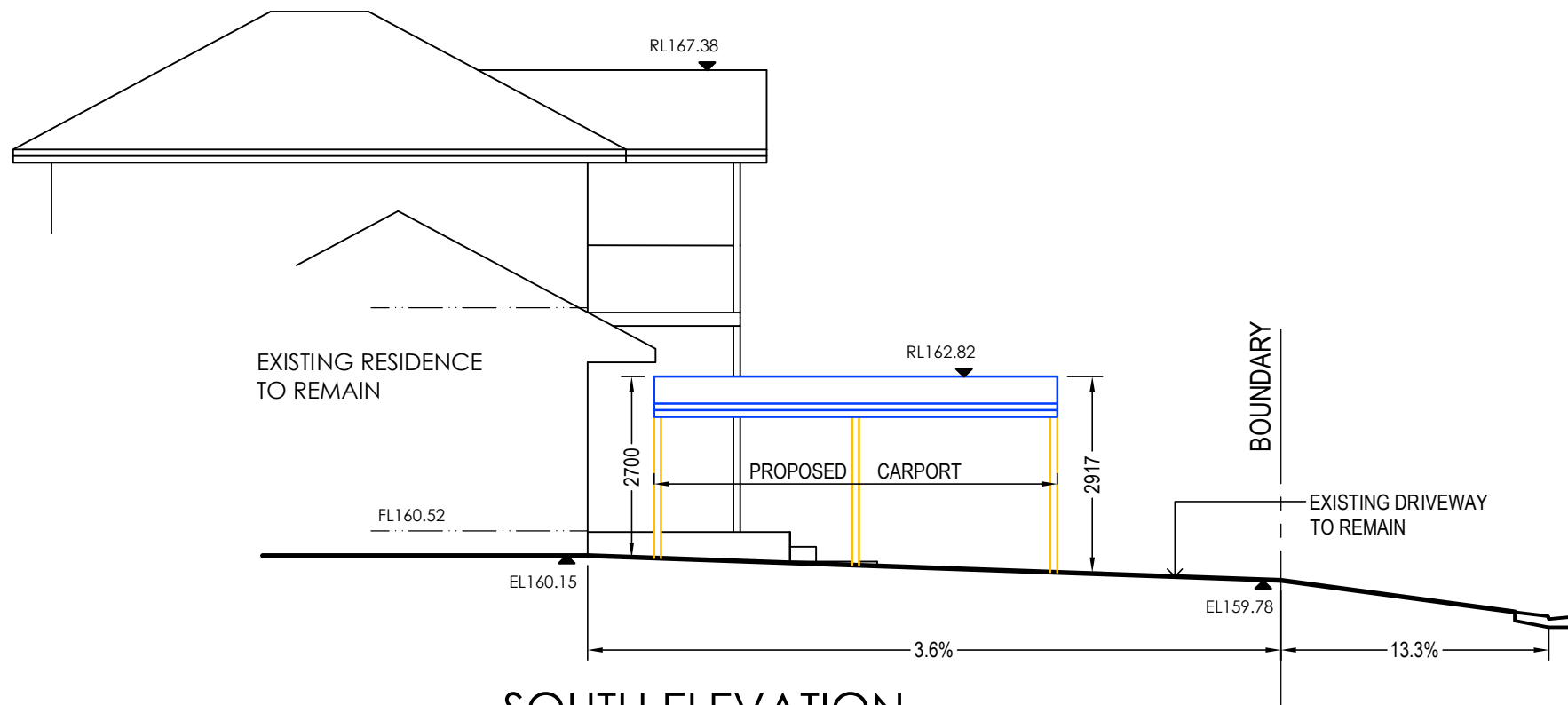
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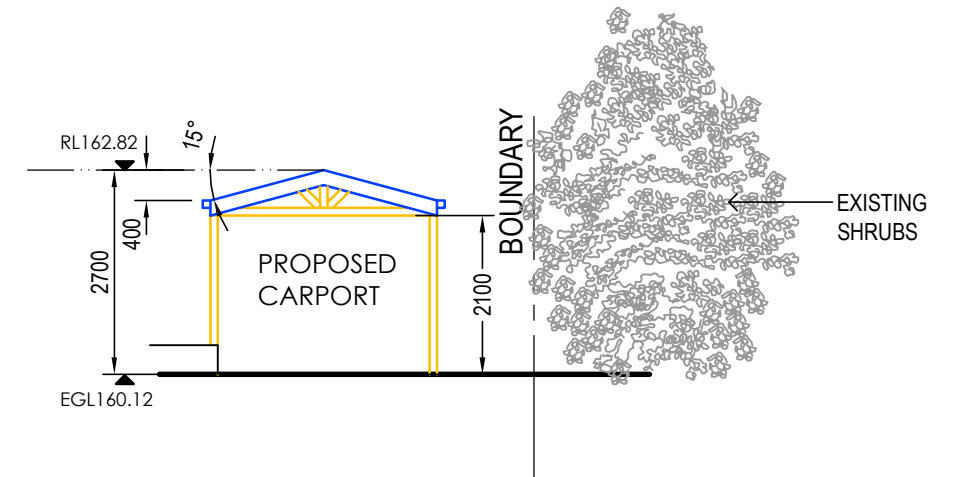
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FRENCHS FOREST 2086

DWG NAME
CARPORT FLOOR AND ROOF PLAN
CARPORT EAST ELEVATION

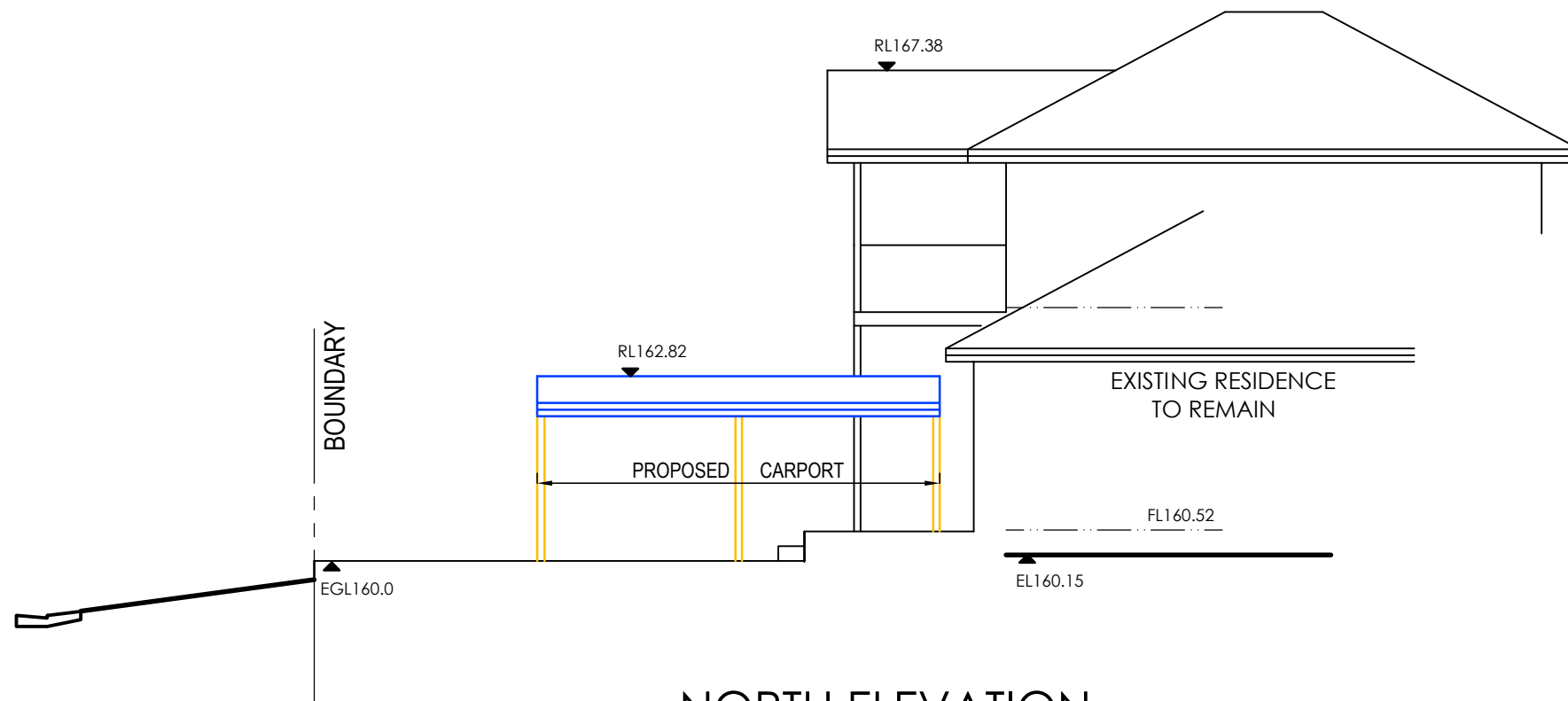
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SEPT 20	1:100	RADD20083	P5 ^A



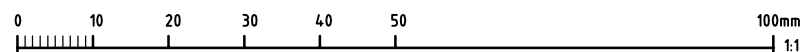
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



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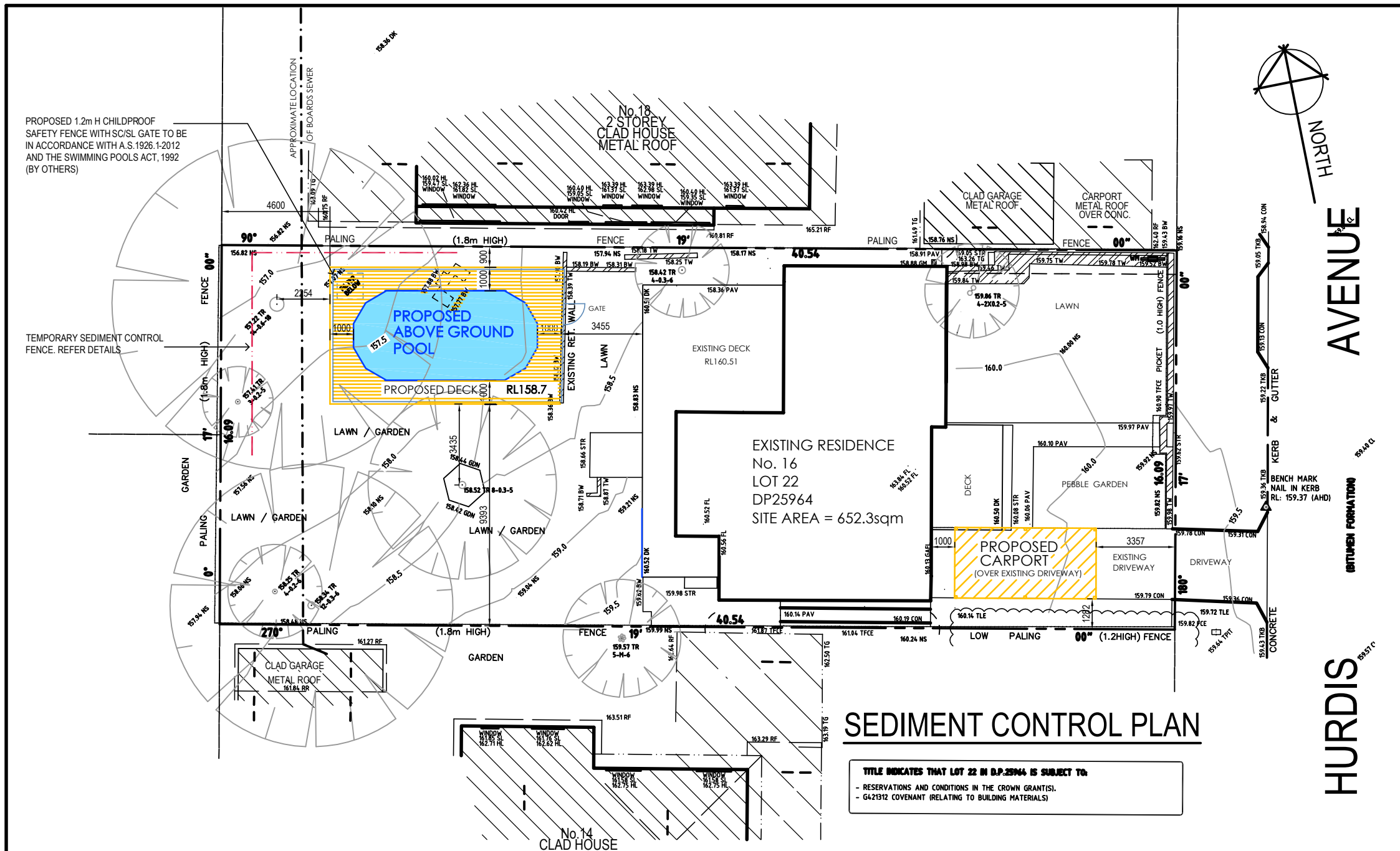
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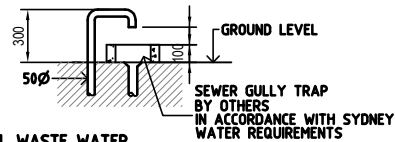
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DWG NAME
CARPORT ELEVATIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEPT 20	1:100	RADD20083	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.

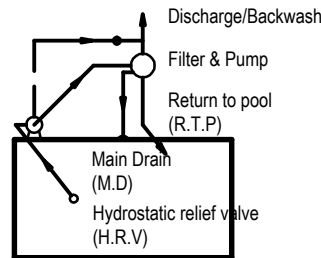


POOL WASTE WATER

-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

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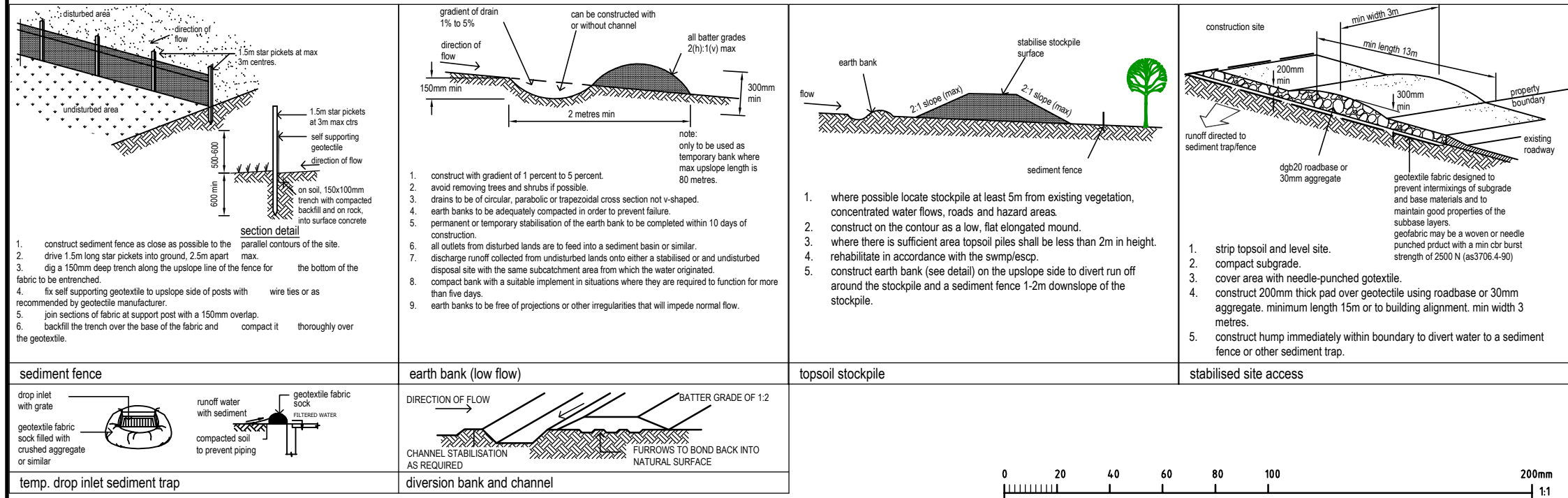
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NZ200 ARCHITECTURAL DRAFTING

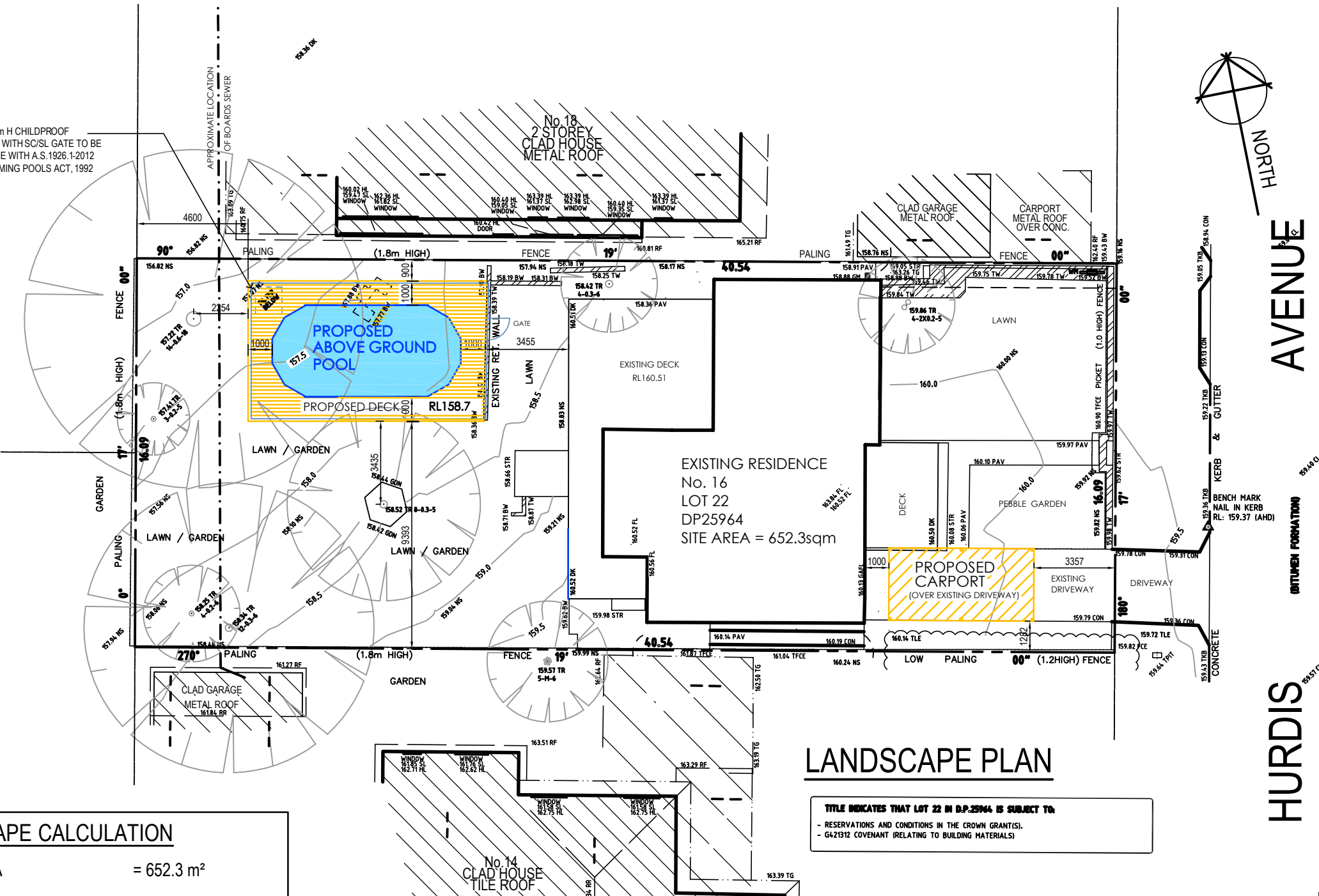
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PROPOSED POOL & ASSOCIATED WORKS
MARK BRADLEY
LOT 22 DP25964
No. 16 HURDIS AVENUE
FRENCHS FOREST 2086

DWG NAME	DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
SEDIMENT CONTROL PLAN	SEPT 20	1:200	RADD20083	P6

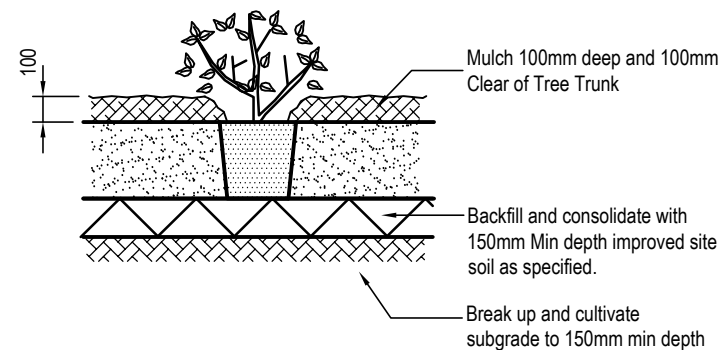


PROPOSED 1.2m H CHILDPROOF
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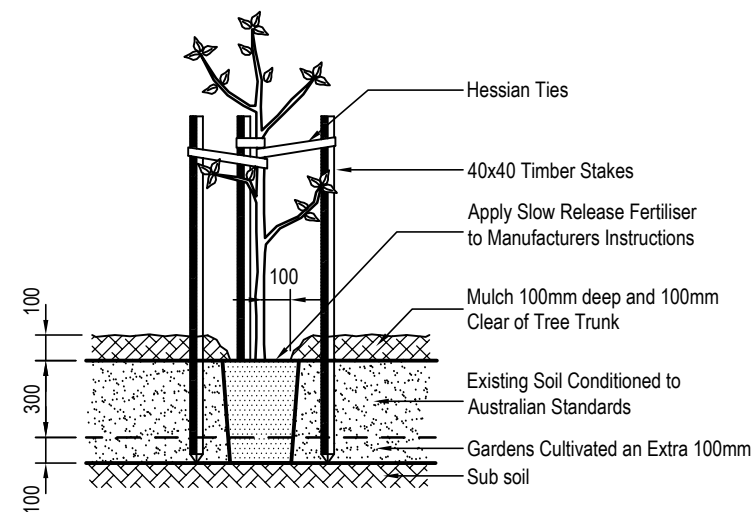


LANDSCAPE CALCULATION

SITE AREA	= 652.3 m ²
<u>HARD SURFACE</u>	
HOUSE	= 123.9 m ²
DECKS	= 63.1 m ²
DRIVEWAY	= 12.9 m ²
PAVING	= 41.9 m ²
PROPOSED CARPORT	= 18.0 m ²
PROPOSED DECK	= 30.0 m ²
PROPOSED POOL	= 27.0 m ²
TOTAL HARD SURFACE	= 316.8 m ²
OR 49 % OF THE SITE	
AREAS < 2.0m WIDE	= 8.9 m ²
PROPOSED LANDSCAPED	= 325.7 m ²
OR 50% OF THE SITE.	
EXISTING HARD SURFACE	= 259.8 m ² /40%
EXISTING LANDSCAPED	= 392.5 m ² / 60%



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 th 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 Le 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 beddri on 100mm compacted fine crushed rock. Ensure ground belo is also compacted. Check paving and setout prior to laying.
Retaining walls and concrete driveways / paths to engineers details.

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DWG NAME
LANDSCAPE PLAN

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SEPT 20	1:200	RADD20083	P5 ^A