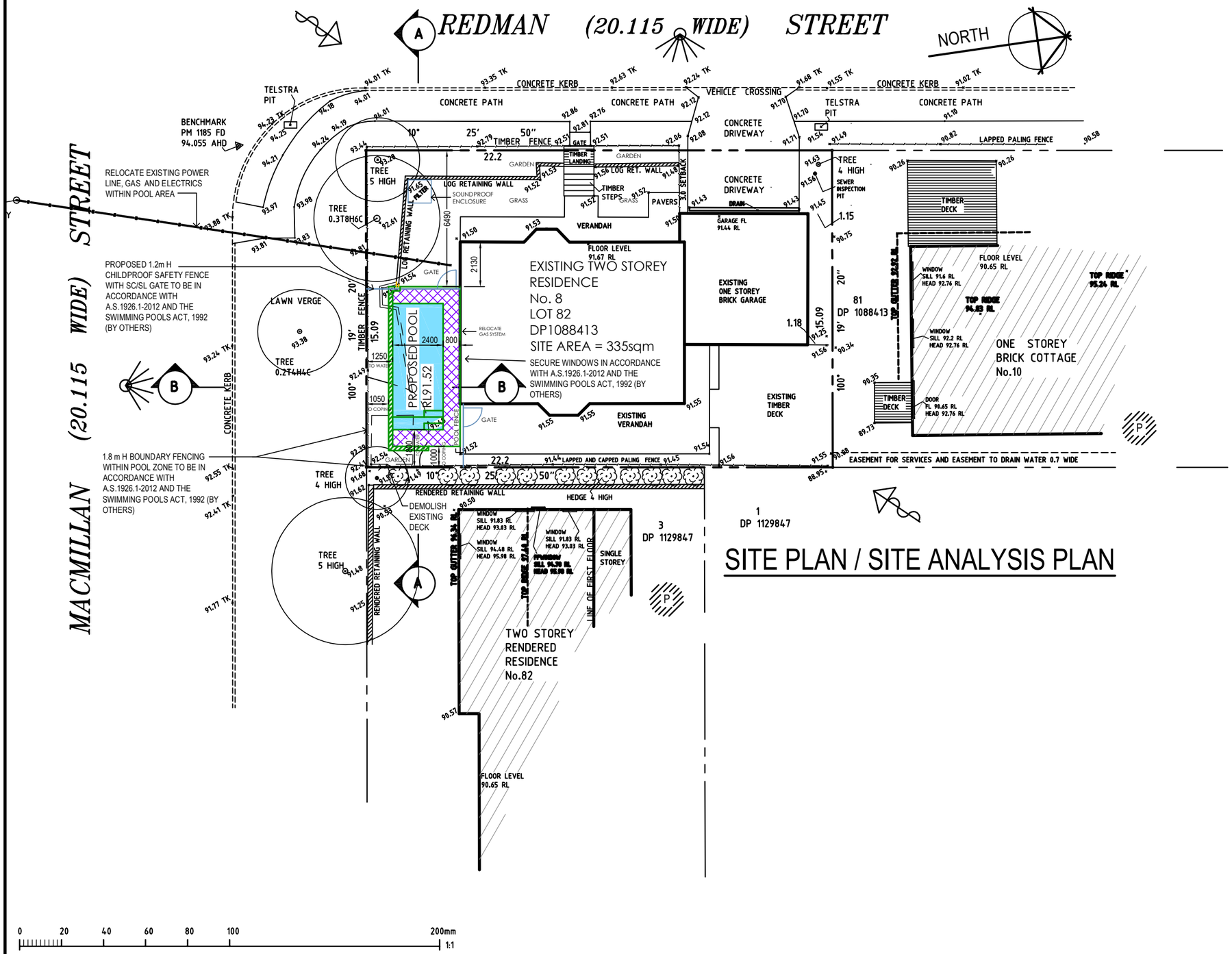

SITE PLAN / SITE ANALYSIS PLAN

THIS POOL WAS DESIGNED BY OTHERS. RIGHT ANGLE DRAFTING ACCEPT NO RESPONSIBILIT 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
+18.5 = EXISTING LEVEL
COS = CHECK ON SITE
UNO = UNLESS NOTED OTHERWISE

POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.
TOTAL POOL VOLUME = 20200 LITRES

GEOGRAPHIC SOLUTIONS SURVEYORS
8 TRICKETT ROAD
CRONULLA
NSW 2230
Tel : (02) 9501 5207
Email: geographicsolns@optusnet.com.au

NOTES:
- RIDGE & GUTTER LEVELS HAVE BEEN DETERMINED BY REMOTE METHODS & ARE APPROXIMATE ONLY.
+ DENOTES SPOT HEIGHT POSITION
- TREE DIMENSIONS ARE APPROXIMATE ONLY.
- NO SERVICES SEARCH HAS BEEN UNDERTAKEN. ONLY THOSE SERVICE STRUCTURES EVIDENT / VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED. DIAL 1100 BEFORE YOU DIG FOR SERVICES CONFIRMATION.
- BOUNDARIES SHOULD BE MARKED PRIOR TO ANY CONSTRUCTION
DENOTES OVERHEAD ELECTRICITY LINES

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

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HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAUGHTING
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
GARETH AND MEGAN KIRKBY
LOT 82 DP1088413
No. 8 REDMAN STREET
SEAFORTH NSW 2092

DWG NAME
SITE PLAN / SITE ANALYSIS PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:200	RADD19081	P1

REDMAN STREET

NORTH

TELSTRA PIT

BENCHMARK
PM 1185 FD
94.055 AHD

CONCRETE KERB

CONCRETE PATH

CONCRETE PATH

VEHICLE CROSSING

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

TEL PIT

RELOCATE EXISTING POWER LINE, GAS AND ELECTRICS WITHIN POOL AREA

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)

1.8 m H BOUNDARY FENCING WITHIN POOL ZONE TO BE IN ACCORDANCE WITH A.S.1926.1-2012 AND THE SWIMMING POOLS ACT, 1992 (BY OTHERS)

MACMILLAN STREET

CONCRETE KERB

TREE
5 HIGH

TREE
0.3T8H6C

TREE
0.2T4H4C

TREE
4 HIGH

LAWN VERGE

TIMBER FENCE

TIMBER FENCE

GATE

TIMBER LANDING

GARDEN

LOG RET. WALL

LOG RETAINING WALL

FILTER

SOUNDPROOF ENCLOSURE

GRASS

TIMBER STEPS

GRASS

PAVERS

3.0 SETBACK

DRAIN

GARAGE FL
91.44 RL

VERANDAH

FLOOR LEVEL
91.67 RL

EXISTING TWO STOREY RESIDENCE
No. 8
LOT 82
DP1088413
SITE AREA = 335sqm

EXISTING ONE STOREY BRICK GARAGE

RELOCATE GAS SYSTEM

SECURE WINDOWS IN ACCORDANCE WITH A.S.1926.1-2012 AND THE SWIMMING POOLS ACT, 1992 (BY OTHERS)

PROPOSED POOL
RL91.52

GATE

POOL FENCE

EXISTING VERANDAH

EXISTING TIMBER DECK

GARDEN

LAPPED AND CAPPED PALING FENCE

RENDERED RETAINING WALL

HEDGE 4 HIGH

DEMOLISH EXISTING DECK

WINDOW
SILL 91.83 RL
HEAD 93.03 RL

1
DP 1129847

3

B

B

0 10 20 30 40 50 100mm 1:1

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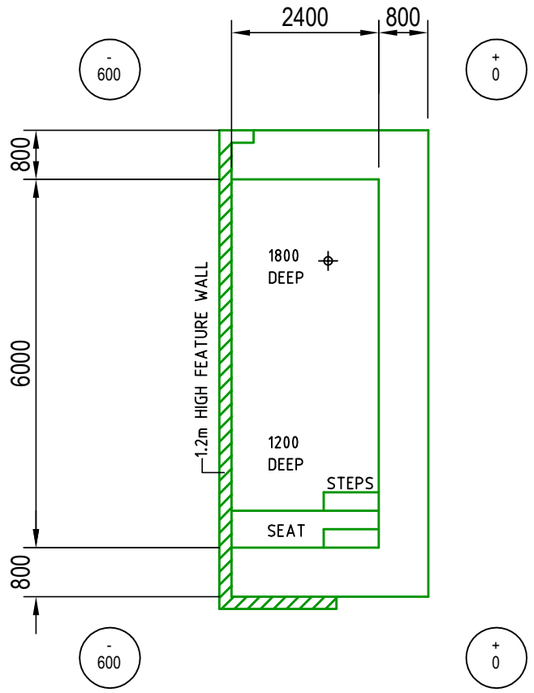
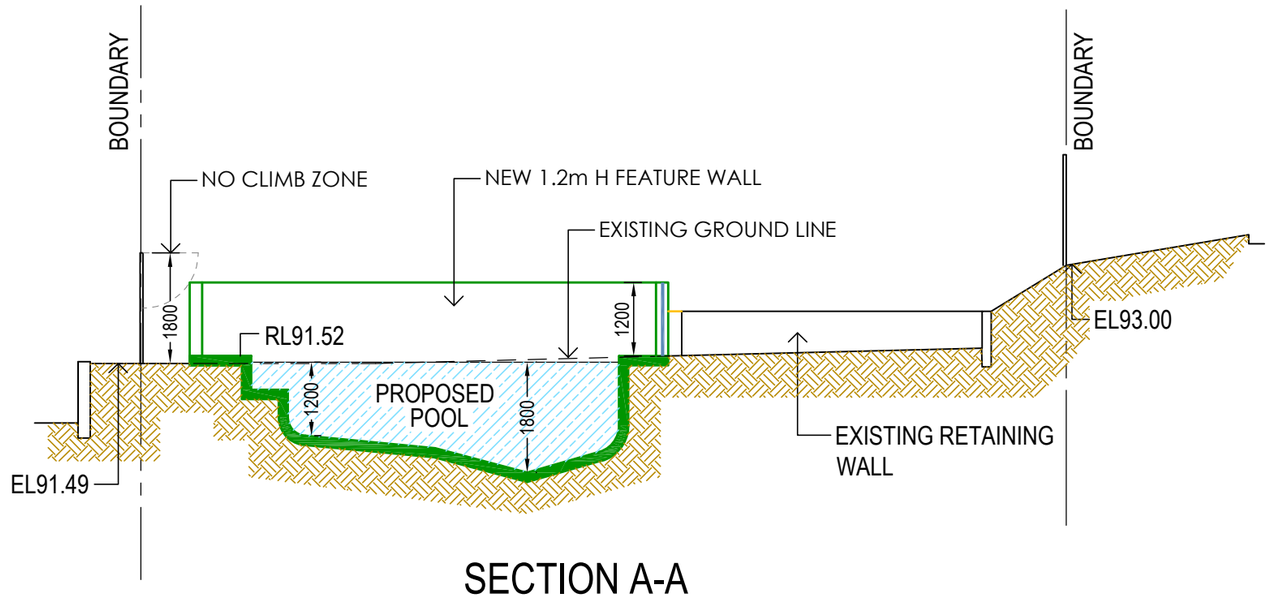
DWG NAME
PLAN AT REAR YARD

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:100	RADD19081	P2

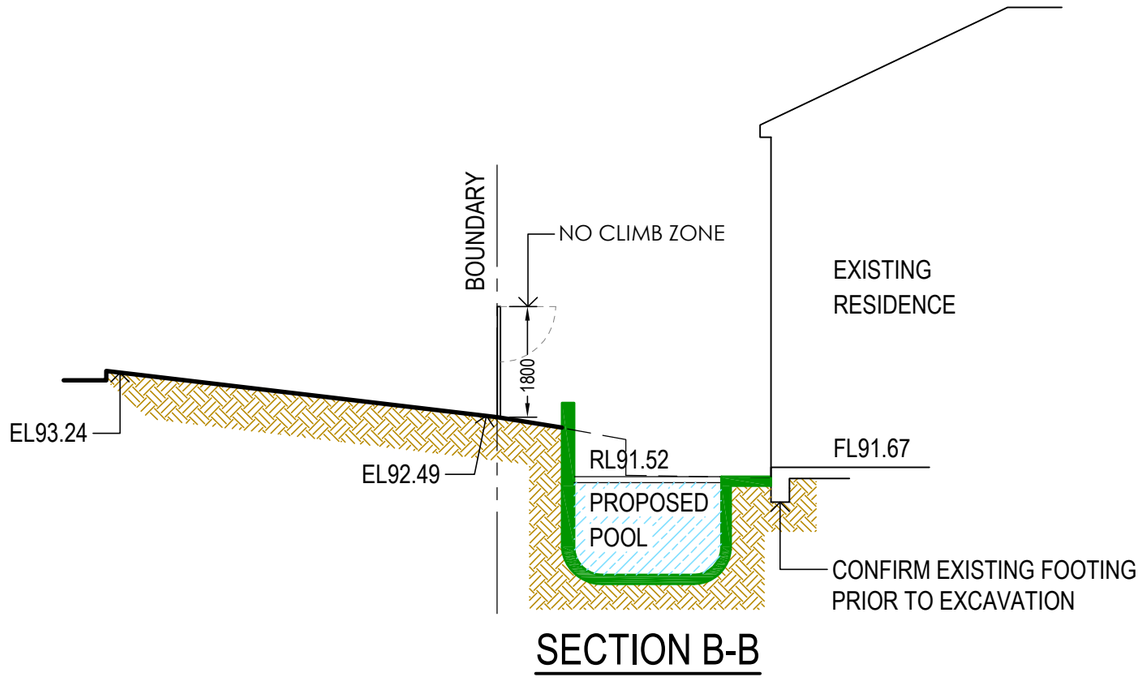


POOL PLAN

+100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



SECTION A-A



SECTION B-B

0 10 20 30 40 50 100mm 1:1

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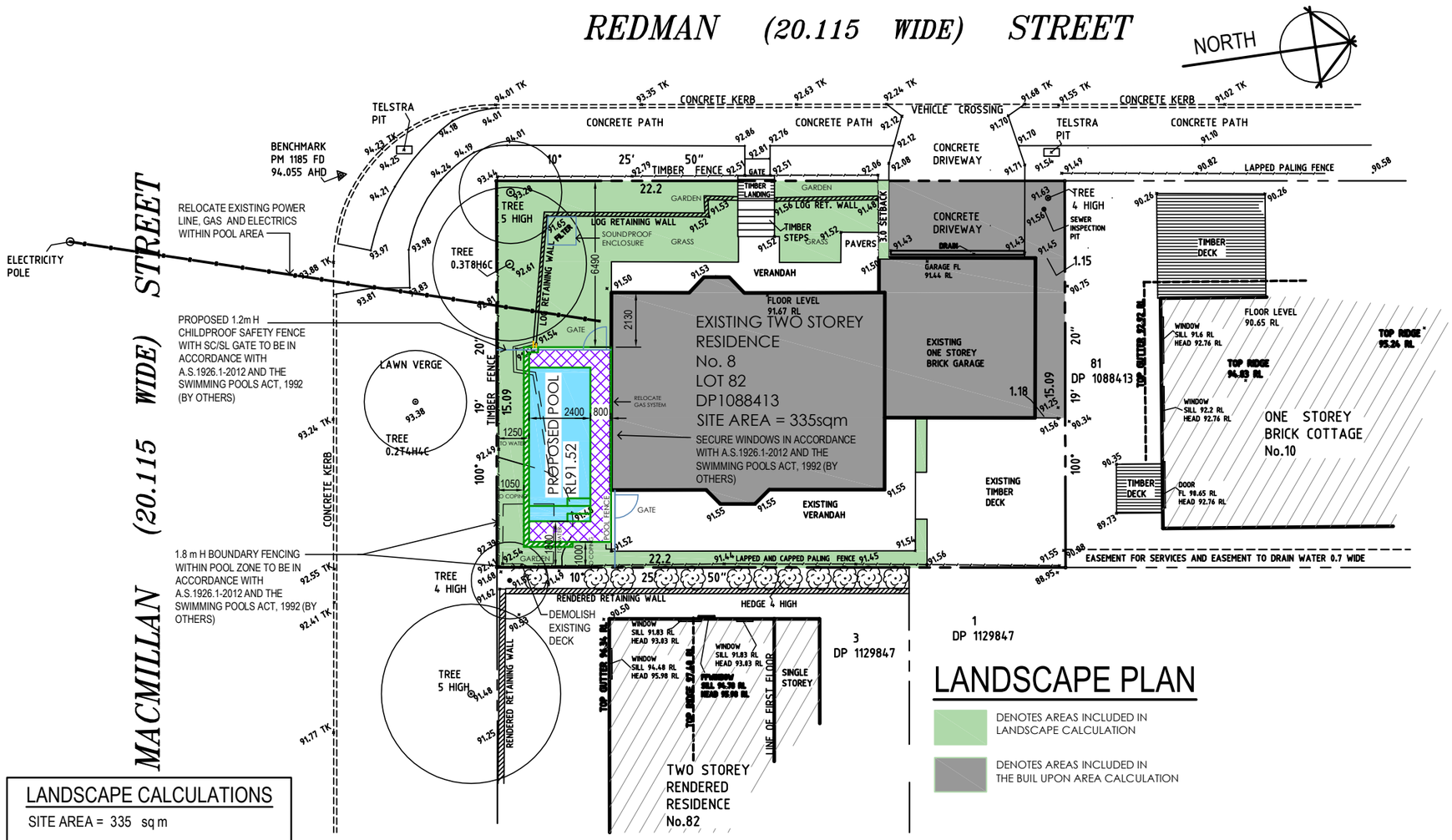
REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS
GARETH AND MEGAN KIRKBY
LOT 82 DP1088413
No. 8 REDMAN STREET
SEAFORTH NSW 2092

DWG NAME
POOL PLAN AND SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:100	RADD19081	P3



LANDSCAPE PLAN

DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

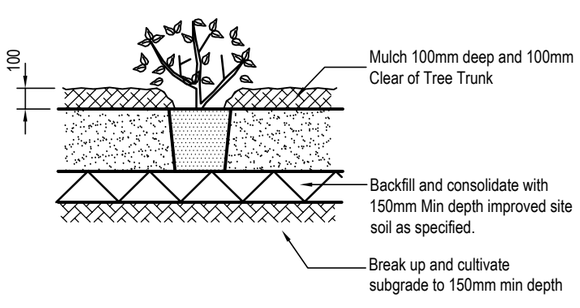
DENOTES AREAS INCLUDED IN THE BUIL UPON AREA CALCULATION

LANDSCAPE CALCULATIONS

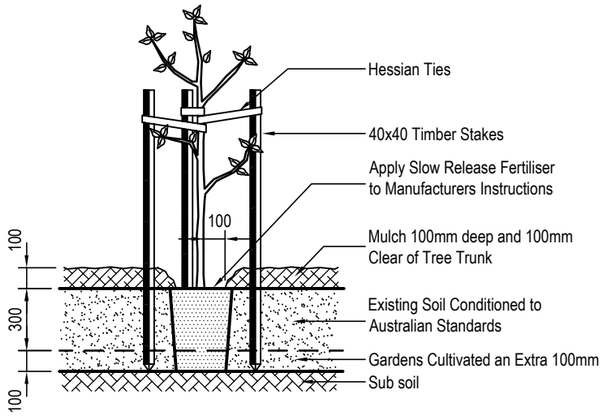
SITE AREA = 335 sq m

BUILT UPON AREA	
HOUSE	= 83.6 m²
GARAGE	= 37.1 m²
DRIVEWAY	= 16.1 m²
AREA < 3M WIDE	= 11.8m²
TOTAL BUILT UPON	= 148.6m²
TOTAL OPEN SPACE OR 56 % OF THE SITE	= 186.4m²
REQUIRED OPEN SPACE OR 55% OF THE SITE	= 184.3

HARD SURFACE	
DECK	= 31.8m²
REAR VERANDAH	= 30.4 m²
FRONT VERANDAH & PATH	= 17.9 m²
PROPOSED POOL	= 26.3m²
TOTAL HARD SURFACE	= 106.4 m²
PROPOSED LANDSCAPED OR 43% OF THE TOTAL OPEN SPACE	= 80.0m²
REQUIRED LANDSCAPE OR 35% OF TOTAL OPEN SPACE	= 69.4m²
POOL IS 14% OF TOTAL OPEN SPACE	
EXISTING BUILT UPON	= 148.6m²
EXIST TOTAL OPEN SPACE	= 186.4m²/56%
EXISTING LANDSCAPED	= 101.7m²/54%



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL

0 10 20 30 40 50 100mm 1:1

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 beddir 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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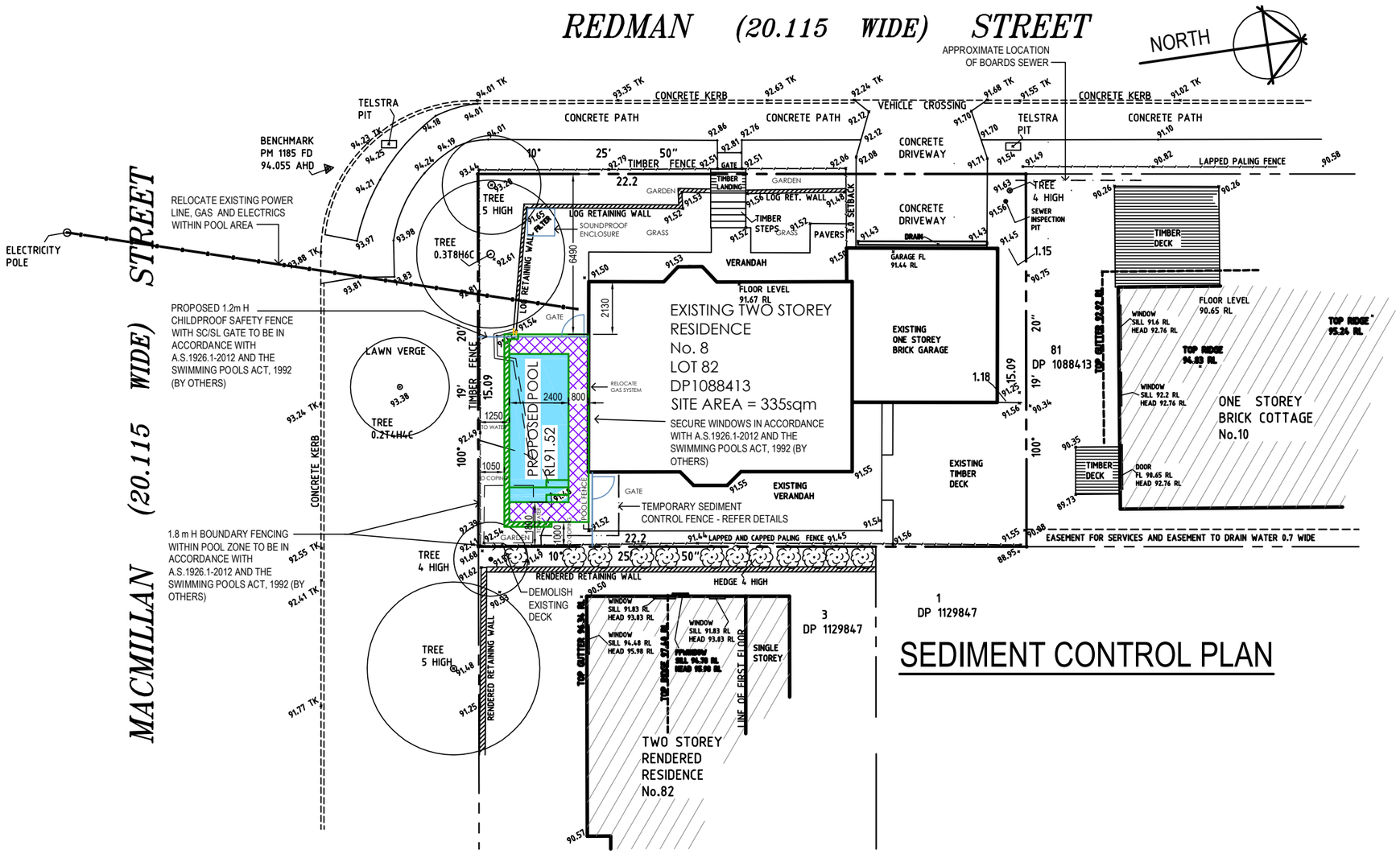
PROPOSED POOL & ASSOCIATED WORKS
GARETH AND MEGAN KIRKBY
LOT 82 DP1088413
No. 8 REDMAN STREET
SEAFORTH NSW 2092

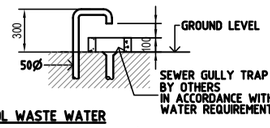
DWG NAME
LANDSCAPE PLAN / LANDSCAPE CALCULATION PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:200	RADD19081	P4



SEDIMENT CONTROL PLAN

1. all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
2. site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
3. 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.
4. sediment fences and barrier fences shall be installed as shown.
5. 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.
6. all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
7. 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 occurance 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 veicle parking areas.
8. 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.
9. guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
10. topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
11. all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

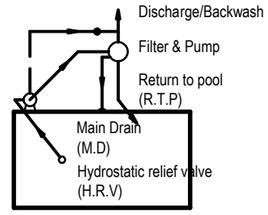


POOL WASTE WATER

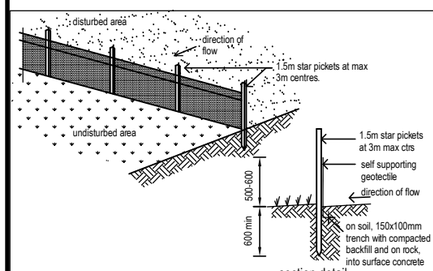
-SHALL BE COLLECTED BY 50Ø PVC PIPE FROM FILTER INTO SEWER GULLY TRAP SUPPLIED BY OTHERS AS SHOWN:

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

Surface Skimmer Box (S.B)



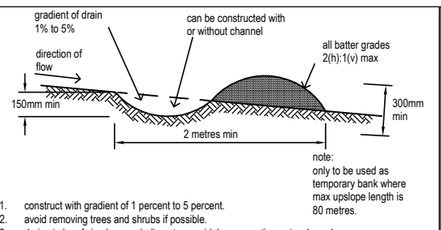
PLUMBING LAYOUT
DIAGRAMMATIC ONLY



section detail

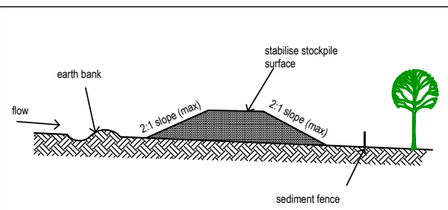
1. construct sediment fence as close as possible to the parallel contours of the site.
2. drive 1.5m long star pickets into ground, 2.5m apart max.
3. dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. fix self supporting geotextile to upslope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

sediment fence



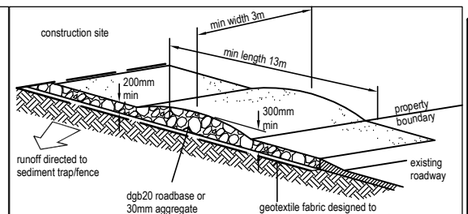
1. construct with gradient of 1 percent to 5 percent.
2. avoid removing trees and shrubs if possible.
3. drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
4. earth banks to be adequately compacted in order to prevent failure.
5. permanent or temporary stabilisation of the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

earth bank (low flow)



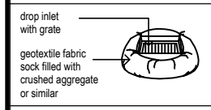
1. where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
2. construct on the contour as a low, flat elongated mound.
3. where there is sufficient area topsoil piles shall be less than 2m in height.
4. rehabilitate in accordance with the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

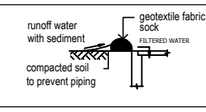


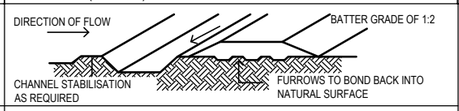
1. strip topsoil and level site.
2. compact subgrade.
3. cover area with needle-punched gotextile.
4. construct 200mm thick pad over geotectile using roadbase or 30mm aggregate. minimum length 15m or to building alignment. min width 3 metres.
5. construct hump immediately within boundary to divert water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

stabilised site access

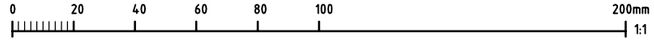


temp. drop inlet sediment trap





diversion bank and channel



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SEAFORTH NSW 2092

DWG NAME
SEDIMENT CONTROL PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
DEC 19	1:200	RADD19081	P5

MATERIALS AND FINISHES FOR 8 REDMAN STREET, SEAFORTH

TRAVERTINE TILE FOR THE SWIMMING POOL COPING AND SURROUNDS

SWIMMING POOL FENCING—TO COMPLY WITH POOL FENCING ACT