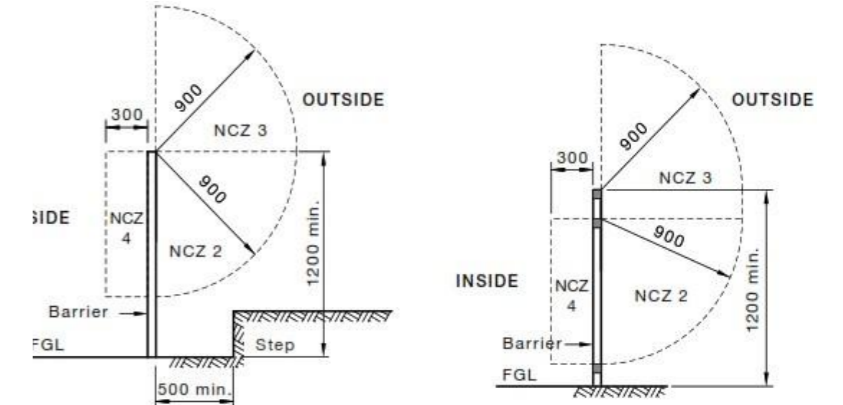
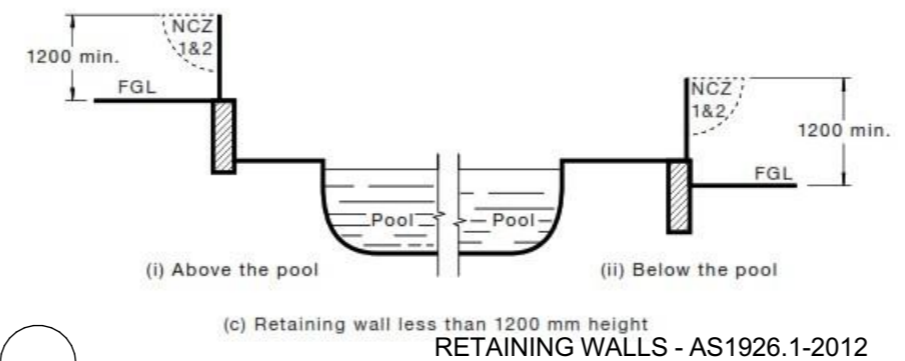
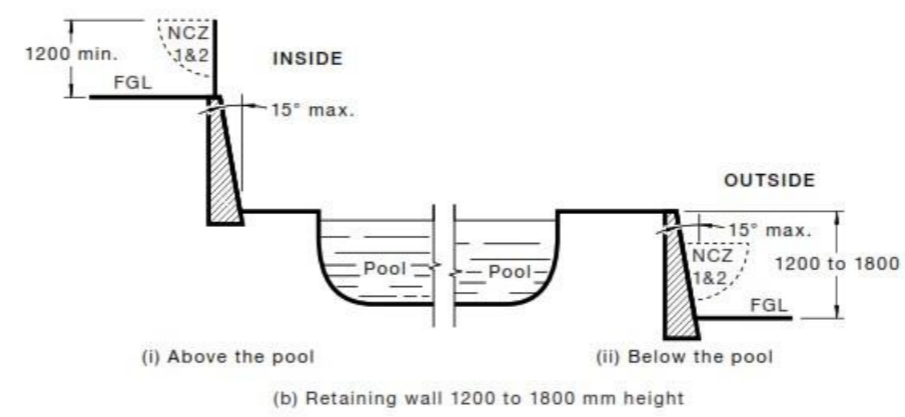
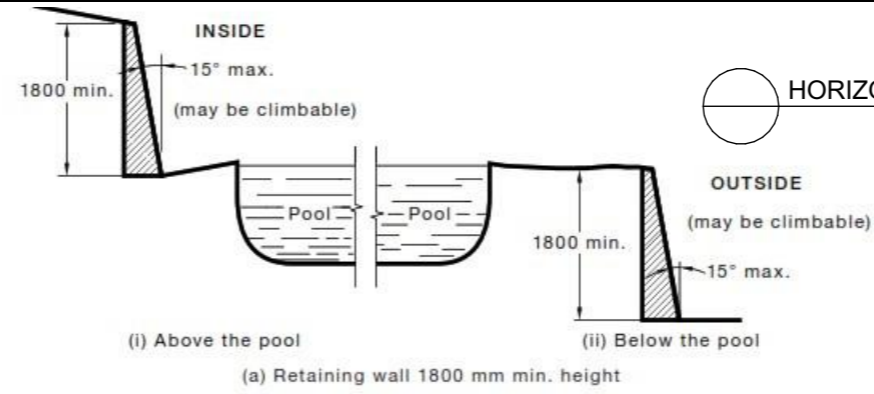
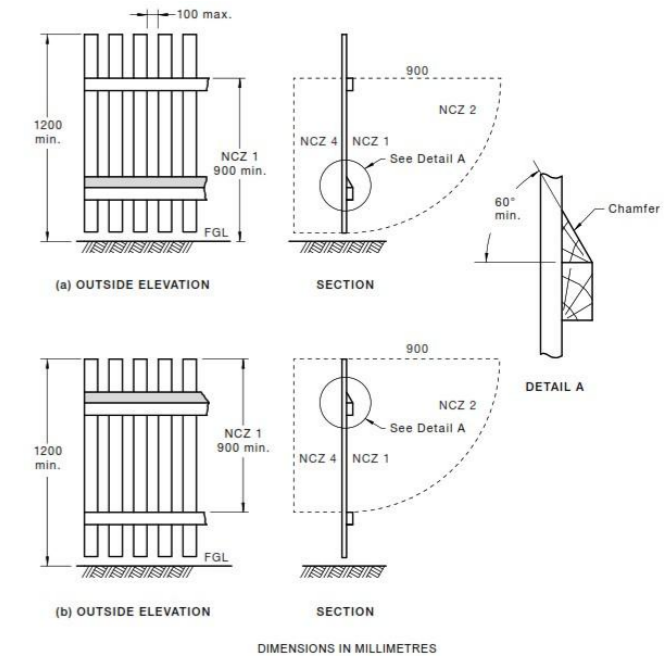


ARCHITECTURAL PROJECT NOTES AND SPECIFICATION

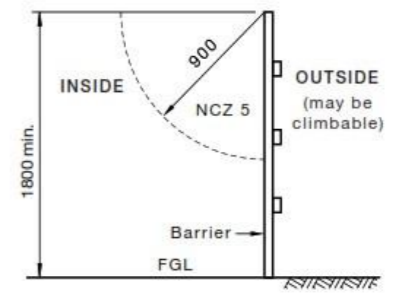
GENERAL	
1	ALL DIMENSIONS ARE INDICATIVE ONLY AND FOR THE PURPOSE OF THE CDC APPLICATION. WHERE A SURVEY IS NOT PROVIDED, ALL DIMENSIONS ARE TAKEN FROM THE BOUNDARY FENCE AND TO BE CHECKED ONSITE. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE PROJECT ARCHITECT IMMEDIATELY.
2	UNO ALL DIMENSIONS ARE TAKEN FROM EXISTING PROPERTY FENCE LINES. NO DETAIL SURVEY OF BOUNDARIES HAVE BEEN UNDERTAKEN AS PART OF THIS APPLICATION. IT IS ASSUMED THAT THE EXISTING FENCE LINE IS THE PROPERTY BOUNDARY UNO BY THE PROPERTY OWNER.
3	DIAL BEFORE YOU DIG AND REVIEW OF ALL ONSITE SERVICES IS TO BE CONDUCTED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION
4	ALL WORKS INCLUDING DEMOLITION, SITE PREPARATION AND CONSTRUCTION ARE TO BE
5	TEMPORARY SITE FENCES TO BE USED THROUGHOUT CONSTRUCTION. THE POOL IS NOT TO BE USED UNTILL THE POOL HAS RECEIVED REGISTRATION AND OCCUPATION CERTIFICATE.
6	THE APPLICANT IS TO ENSURE THAT ALL MANDATORY INSPECTIONS ARE CARRIED OUT BY AUTHROITIES INCLUDING BUYT NOT LIMITED TO, COUNCIL, PROJECT ENGINEERS, PROJECT ARCHITECT, SERVICE PROVIDERS AND THE NOMINATED PROJECT CERTIFIER.
7	ALL ARCHITECTURAL DOCUMENTATION TO BE READ IN CONJUNCTION WITH SPECIALIST DOCUEMNAITON INCLUDING BUT NOT LIMITED TO ENGINEERS DRAWINGS AND REPORTS, SERVICE PEGOUT REPORTS, SURVEYS ETC
8	DO NOT SCALE PLAN TO OBTAIN ANY DIMENSIONS. ARCHITECT TO PROVIDE REQUESTED DIMENSIONS.
9	THIS ARCHITECTURAL DOCUMENTATION SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.
10	REPORT ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DOCUMENTATION & OTHER PROJECT DOCUMENTATION IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORKS ON SITE.
11	ALL STRUCTURAL MEMBERS & SERVICES EQUIPMENT SIZES & LOCATIONS SHOWN NOTED IN THESE ARCHITECTURAL DOCUMENTS IS INDICATIVE ONLY. REFER RELEVANT CONSULTANT DOCUMENTATION FOR ALL PARTICULARS.
12	ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES AND THE BYLAWS, ORDINANCES AND OTHER REQUIREMENTS OF THE RELEVANT BUILDING AUTHORITIES.
13	ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL NSW WORKCOVER AND RELEVANT OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
14	ALL FRAMING, LOADING BEARING, RETAINING & SUPPORT ELEMENTS ETC TO BE SIZED & FIXED TO STRUCTURAL ENGINEER'S & MANFT'S APPROVAL.
15	ALL PEDESTRIAN SURFACE FINISHES TO ACHIEVE A SLIP RESISTANCE AS RECOMM D BY SAA 'HB 197:1999 SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS'
16	ALL WORK TO MEET 'GUIDE TO STANDARDS AND TOLERANCES 2007' PUB VICTORIAN BUILDING COMMISSION.
17	ALL ON-SITE VEHICLE ACCESS & PARKING/ LOADING AREAS TO THE REQUIREMENTS OF AS2890.1 PARKING AND TO COUNCIL'S APPROVAL.

SITE WORKS	
1	OBTAIN NECESSARY PERMISSIONS FOR THE DEMOLITION OF STRUCTURES, SERVICES ETC ON THE SITE. TERMINATE SERVICES NEAR THE BOUNDARY ON THE SITE TO THE SUPERINTENDENT'S & UTILITIES APPROVAL.
2	A HAZARDOUS MATERIALS SURVEY HAS NOT BEEN UNDERTAKEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT/ PROVIDE BEFORE COMECNEMENT.
3	COMPLY WITH 'EXCAVATION WORK CODE OF PRACTICE', PUB WORK COVER NSW, MARCH 2000.
4	WHERE IT IS UNKOWN AS TO THE DEPTH OF EXISTING STRUCTURES IN THE GROUND, THE CONTRACTOR IS TO PROVIDE ONSITE TESTING TO ENSURE SATISFACTORY PROTECTION OF ANY ZOI IS PROTECTED DURING DEMOLITION, EXCAVION AND CONSTRUCTION.
5	WHERE AN ASSET IS IDENTIFIED ONSITE THAT WAS NOT ANTICIPATED, THE PROJECT ARCHITECT IS TO BE ADVISED IMMEDIATELY.
6	POOL TO BE INSTALLED TO MEET THE REQUIREMENTS OF AS1839:2021. POOL LEVEL SHOWN IS INDICATIVE ONLY AND TO BE CONFIRMED ONSITE BY BUYER TO ENSURE COMPLIANCE WITH AS1839:2021.
7	ALL PROPRIETARY ITEMS (INCLUDING UT NOT LIMITED TO FIBREGLASS DROP IN POOLS) ARE TO BE INSTALLED TO MEET THE MANUFACTURES SPECIFICATION, INSTALLATION MANUAL AND STRUCTURAL DRAWINGS/NOTES.
8	ALL EXISTING ASSETS ONSITE IDENTIFIED DURING DESIGN AND CONSTRUCTION ARE TO BE REVIEWED ONSITE DURING CONSTRUCTION TO ENSURE THAT ANY PROPOSED STRUCTURE DOES NOT IMPACT THE ZOI OF AN EXISTING ASSET. EXISTING ASSETS INCLUDE HOWEEVR NOT LIMITED TO, BUILDINGS, RETAINING WALLS, FENCES, SERVICES, SEWERS AND STORMWATER LINES. IF ANY ASSET IS OWNER BY A SERVICE AUTHORITY (IE SYDNEY WATER), THE REQUIRED SERVICE PROVIDER AUTHORITY APPROVALS ARE TO BE SOUGHT.
9	ALL FILTERS, PUMPS AND HEATERS ARE TO BE SIZED AND SPECIFIED BY THE POOL CONTRACTOR.
10	ANY SHORING AND PILING (TEMPORARY & PERMANENT) TO STRUCTURAL & GEOTECHNICAL ENGINEER'S APPROVAL.
11	WHERE REQUIRED, DE -WATERING & SEEPAGE CONTROL MEASURES TO GEOTECHNICAL & HYDRAULIC ENGINEER'S APPROVAL.
12	COMPLETE DILAPIDATION REPORTS ON ALL NEIGHBOURING PROPERTIES ADVISED BEFORE COMMENCEMENT OF ANY WORKS. THESE DILAPIDATION REPORTS TO BE SUBMITTED TO THE PCA BEFORE COMMENCEMENT OF ANY WORKS AND ARE THE RESPONSIBILITY OF THE APPLICANT.
13	ALL TREE PROTECTION MEASURES TO BE INSTALLED TO MEET COUNCIL'S REQUIREMENTS.
14	APPLICANT TO ENSURE THAT ALL NECESSARY PERMISSIONS FROM ADJACENT PROPERTY OWNERS FOR THE DEMOLITION OF 'COMMON' SHARED STRUCTURES E.G. FENCES ARE RECEIVED
15	ASBESTOS REMOVAL TO COMPLY WITH THE 'NATIONAL CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2nd ED [NOHSC:2002(2005)]', PUB NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION & WORKCOVER AUTHORITY OF NSW AND DISPOSED OF IN ACCORDANCE WITH NSW OFFICE OF ENVIRONMENT AND HERITAGE (OEH).
16	ALL DEMOLITION WORK TO BE IN ACCORDANCE WITH AS 2601 'THE DEMOLITION OF STRUCTURES' AND THE NSW OCCUPATIONAL HEALTH AND SAFETY ACT & REGULATIONS.
17	ENSURE THAT REQUIRED AND MANDATORY CLEARANCES AND/OR EARTHING IS PROVIDED TO ELECTRICAL SERVICES IN RELATION TO SWIMMING POOLS AND WORK ZONES.
18	ALL FIXTURES, FITTINGS AND FINISHES ARE TO BE FIT-FOR-PURPOSE AND RELEVANT TO THE LOCATION, CLIMATE AND CONDITIONS OF THE SUBJECT SITE

SWIMMING POOL COMPLIANCE	
1	(FOR CDC ONLY) ENSURE POOL CONCOURSE IS NO MORE THAN 600MM ABOVE NATURAL EXISTING GROUND LEVEL. CONCOURSE TO BE CONSIDERED AS ANY SURFACE AROUND THE POOL AREA WIDER THAN 300MM
2	APPLICANT TO ENSURE THAT THE POOL PUMP IS TO BE CONTAINED WITHIN A SOUNDPROOFED ACTOUSTIC ENCLOSURE TO THE POOL MNFTS SPEC AND REQS. LOCATION TO BE DETERMINED ONSITE BY CONTRACTOR AND OWNER. CERTIFIER TO BE CONTACTED WITH ANY QUESTION ON COMPLIANCE
3	ENSURE THAN ALL BOUNDARY FENCES WITHIN 900MM OF THE POOL ENCLOSURE ARE TO BE MIN. 1.8M H AND NON CLIMABABLE TO COMPLY WITH A S1926.1.
4	ENSURE THAN ALL INTERNAL POOL FENCES ARE TO BE MIN. 1.2M H AND NON CLIMABABLE TO COMPLY WITH AS1926.1.
5	THE APPLICANT IS TO ENSURE THAT AN OC IS SOUGHT AT THE FINALISATION OF THE PROJECT BUILD TO ENSURE THAT THE POOL IS REGISTERED IN NSW PRIOR TO USE.
6	ALL WORKS ARE TO COMPLY WITH THE CURRENT NCC (NATIONAL CONSTRUCTION CODE)
7	ALL WORKS ARE TO COMPLY WITH THE CURRENT AND RELEVANT AUSTRALIAN STANDARDS
8	ALL WORKS ARE TO COMPLY WITH COUNCIL REQUIREMENTS
9	ALL WORKS TO COMPLY WITH THE APPROVED NATHERS/BASIX CERTIFICATE (IF INCLUDED IN THE APPROVAL DOCUMENTATION).
10	ENSURE THAT ANY WINDOW AND/OR DOOR FACING TO THE POOL AREA HAS FIT-FOR-PURPOSE AND APPROVED RESTRICTORS IN PLACE (PERMANENTLY). RESTRICTORS ARE NOT TO ALLOW MORE THAN 120MM SPHERE TO PASS THROUGH.
11	ENSURE THAT ALL WORKS COMPLY WITH APPRVED SYDNEY WATER TAP IN APPLICATION AND IF REQUIRED RELEVANT THRID PARTY APPROVALS FROM WATER SERVICING CO-ORDIANATORS.



NON CLIMB ZONE 1.2M H POOL FENCE - AS1926.1-2012



1.8M H BOUNDARY BARRIER - AS1926.1-2012

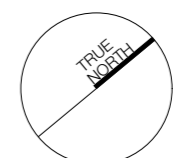
HORIZONTAL ELEMENTS NOT ACTING AS A HOLD FOR CLIMBING- AS1926.1-2012

RETAINING WALLS - AS1926.1-2012

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 Nominated Architect: Richard Carr NSW ARB 9697

Lot/DP: LOT 353 / DP 16719

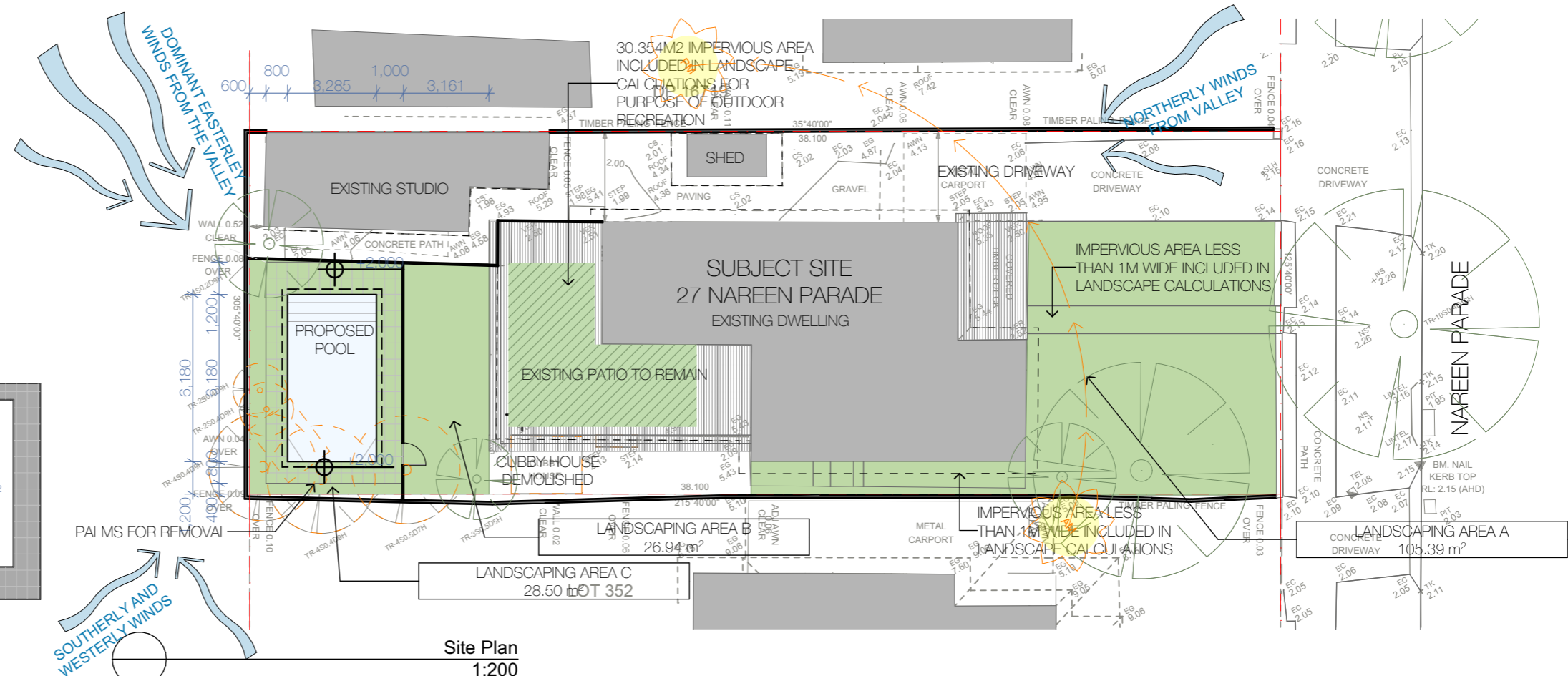
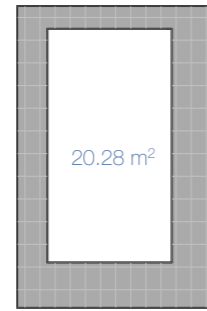


drawing: ARCHITECTURAL NOTES
 drawing no: DA-1002
 scale: 1:1 AS SHOWN ON A3
 drawing issue: A

Wind Rose
Annual (5 Year Average)



5 YEAR AVERAGE WIND

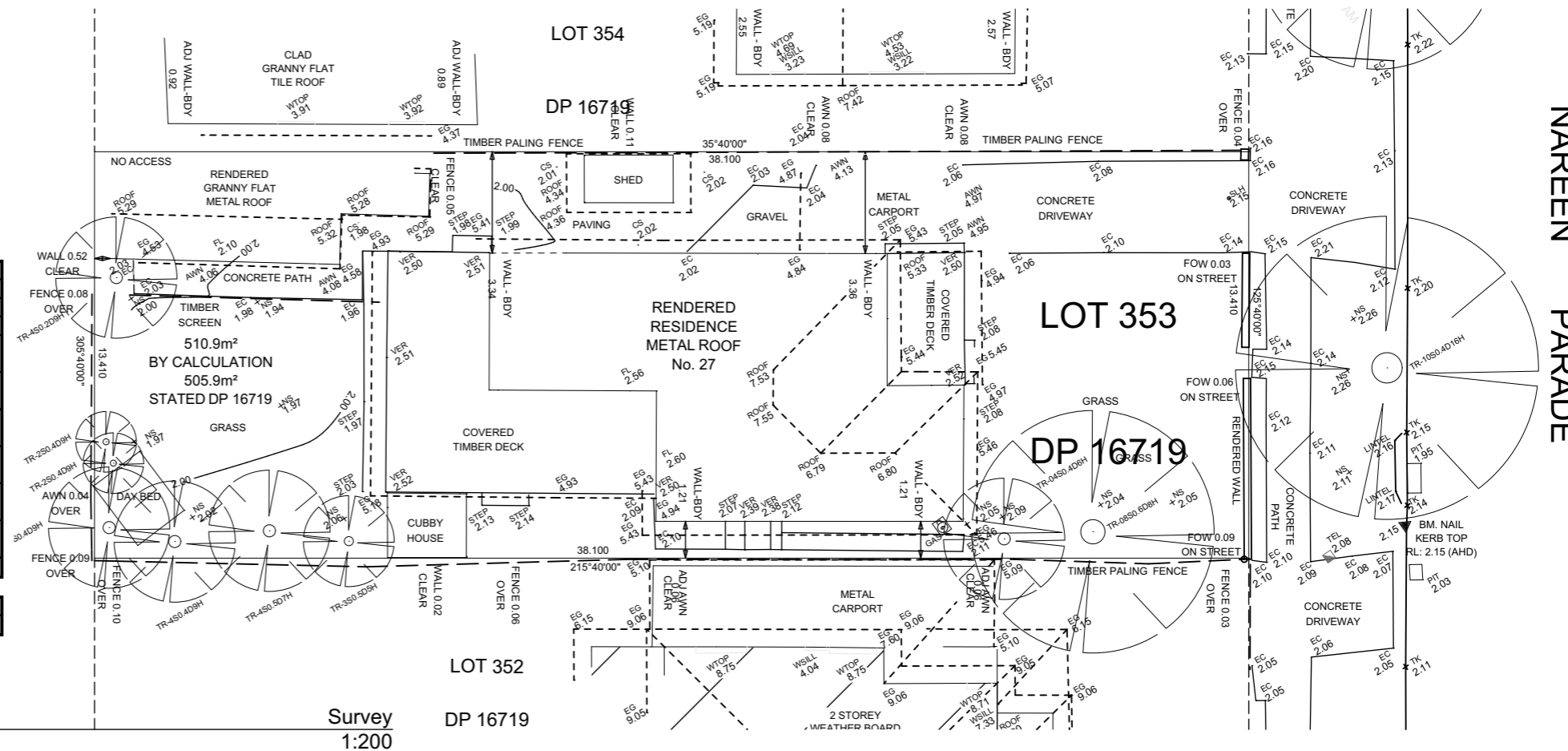


Site Plan
1:200

DA DEVELOPMENT CALCS

ITEM	REQUIREMENTS	EXISTING	PROPOSED
SITE AREA			505.9 m ²
AREA FORWARD OF BUILDING LINE			126.62 m ²
POOL HEIGHT ABOVE GL			0 m
SIDE SETBACK TO POOL (WATERLINE)			1.2 m
SIDE SETBACK TO POOL (PAVING)			0.4 m
REAR SETBACK TO POOL (WATERLINE)			1.4 m
REAR SETBACK TO POOL (PAVING)			0.6 m
IMPERVIOUS AREAS		59%	65%
		298.80 m ²	328.76 m ²
LANDSCAPING AREA TOTAL	min 50%	42%	37.7%
	total 252.95 m ²	211.524 m ²	190.524 m ²
MAX IMPERVIOUS AREA TO INCL IN LANDSCAPE CALC	max 6%	6%	6%
	max 30.354 m ²	30.354 m ²	30.354 m ²
LANDSCAPING AREA FORWARD OF BUILDING LINE	min 50%	73%	73%
	total 63.31 m ²	92.96 m ²	92.96 m ²
PRIVATE OPEN SPACE	min 80 m ²	80 m ²	80 m ²
PROPOSED POOL	AQUIFY POOLS - ISTANA		
POOL CAPACITY	21,500L		

DEVELOPMENT CALCULATIONS

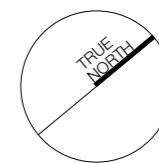


Survey
1:200

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Lot/DP:
LOT 353 / DP 16719



drawing:
SITE PLAN &
CALCULATIONS

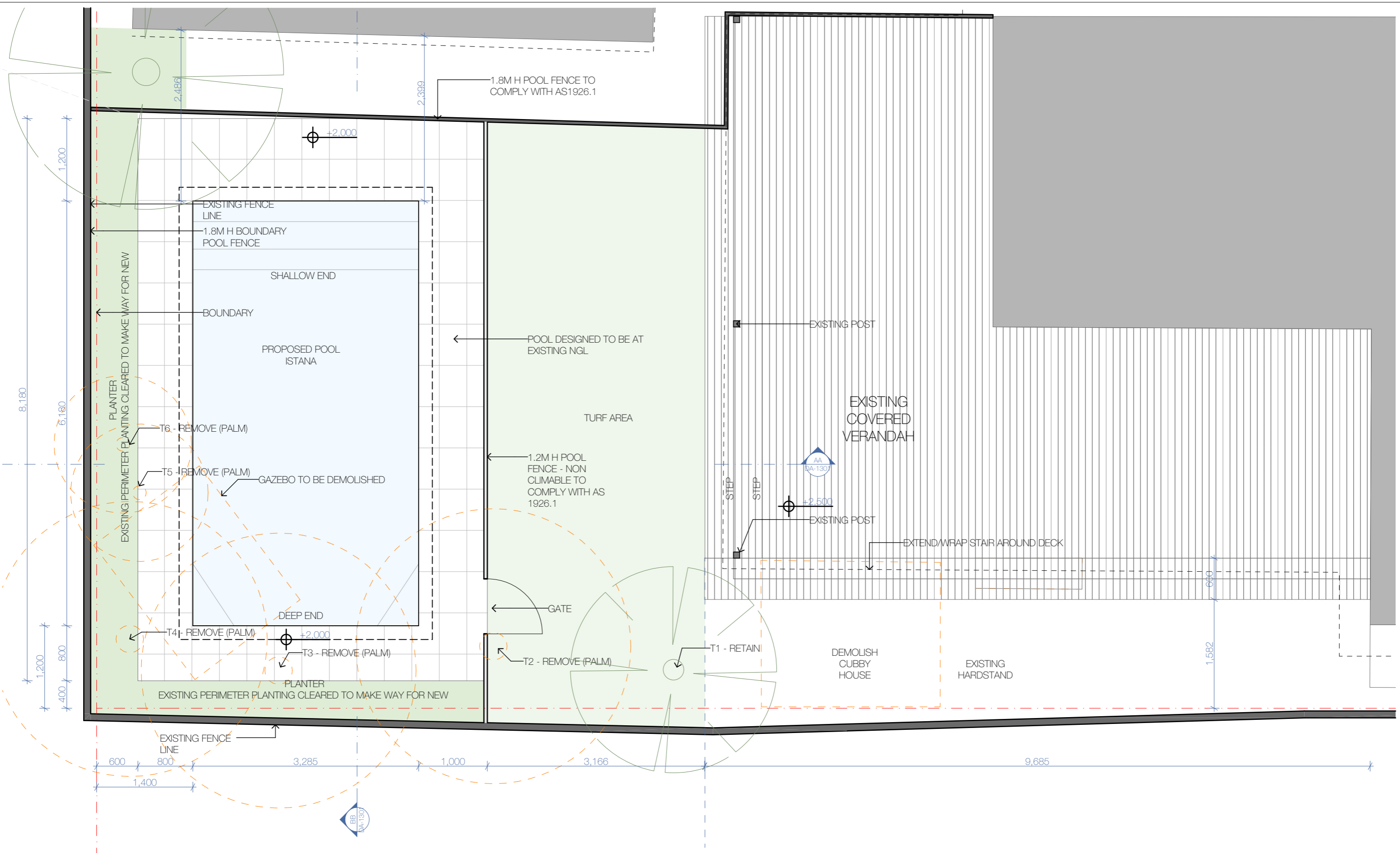
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AS SHOWN ON A3

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DA-1101

drawing issue:

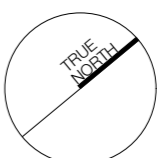
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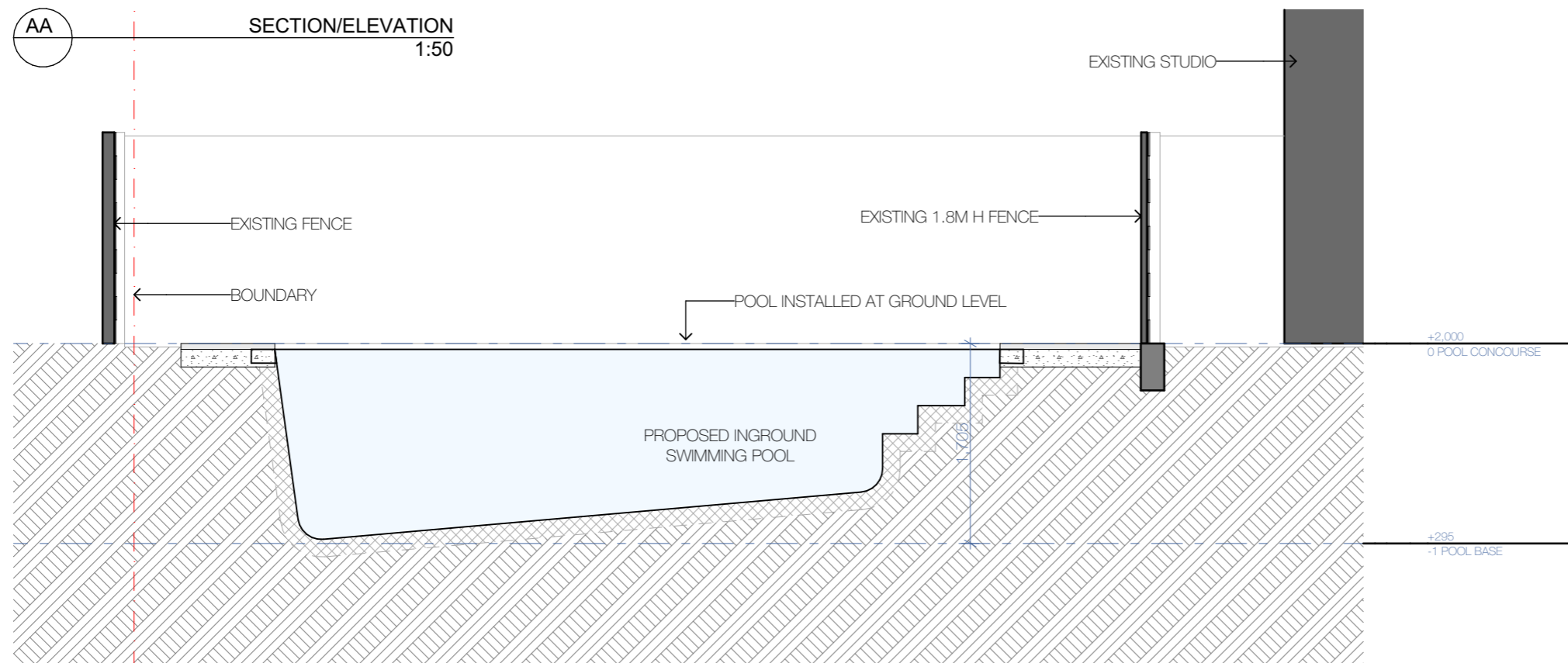
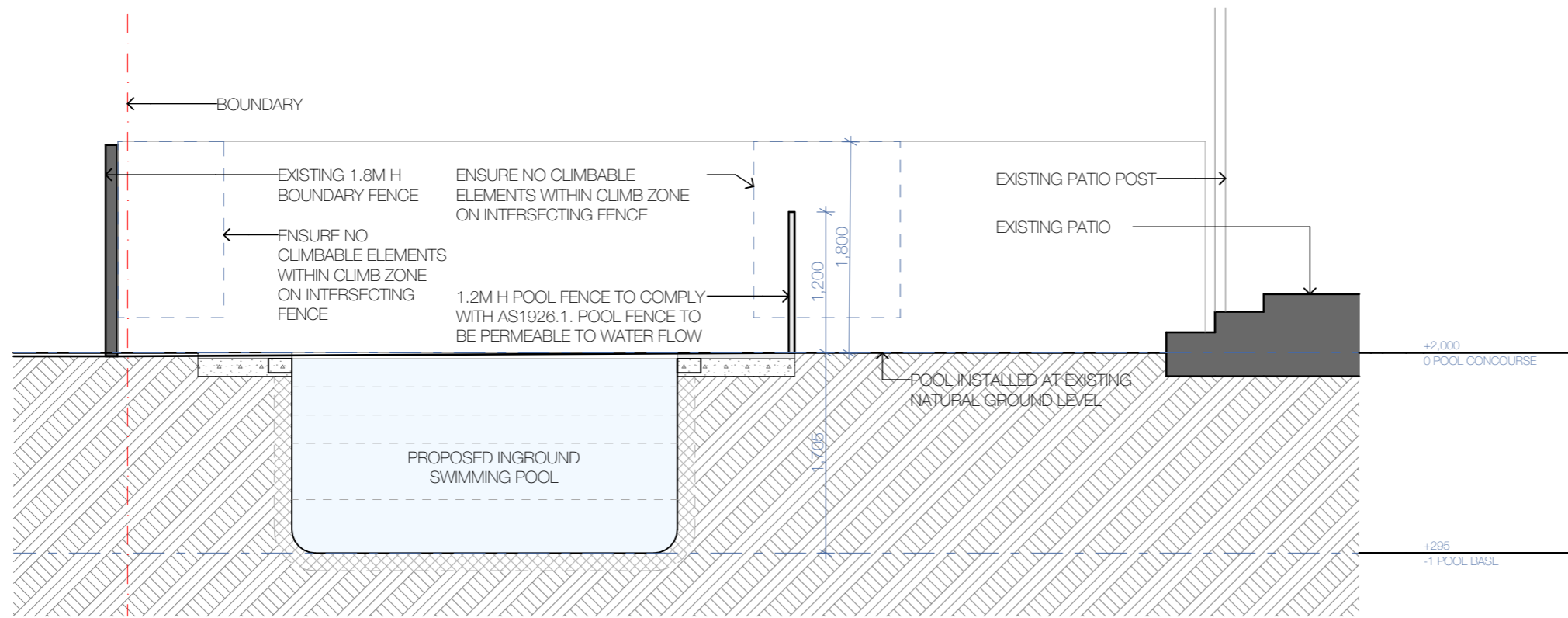
A LANDSCAPE PLAN
1:50

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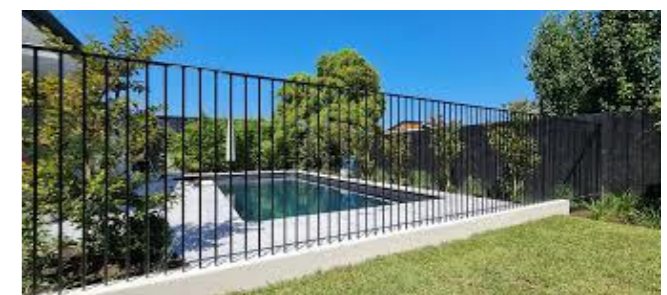
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 drawing issue: A



MATERIALS AND FINISHES



PAVED POOL SURROUND

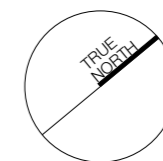


SLATTED POOL FENCE

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Lot/DP:
 LOT 353 / DP 16719



drawing:
 SECTIONS

drawing no:
 DA-1301

scale:
 1:50
 AS SHOWN ON A3

drawing issue:
 A

WATER AND SEDIMENT CONTROL MEASURES

1. PRE-EXISTING SITE ACCESS POINTS ARE RETAINED DURING CONSTRUCTION. SITE ACCESS POINTS ARE STABILISED WITH GEO-TEXTILE FABRIC AND BLUE METAL. A VEHICLE GRID ENSURES MINIMAL SOIL PARTICLES ARE REMOVED FROM THE SITE.
2. GEO-TEXTILE SEDIMENT FENCES LOCATED ALONG THE LOWER SITE BOUNDARIES TO CONTROL SEDIMENT RUNOFF.
3. KERBSIDE DRAINS ARE PROTECTED WITH GRAVEL SAUSAGES WHERE REQUIRED.
4. MATERIAL STOCKPILES ARE COVERED AND LOCATED WITHIN SEDIMENT FENCES.
5. EXCAVATED MATERIAL IS PLACED UPSLOPE OF SERVICE TRENCHES. TRENCHES ARE FILLED AND COMPACTED IMMEDIATELY AFTER INSTALLATION OF SERVICES.
6. PAVED AREAS AND FOOTPATHS ARE SWEEPED DAILY WITH SEDIMENT COLLECTED.
7. EROSION AND SEDIMENT CONTROLS ARE TO BE CHECKED DAILY AND REPAIRED WHEN NECESSARY.

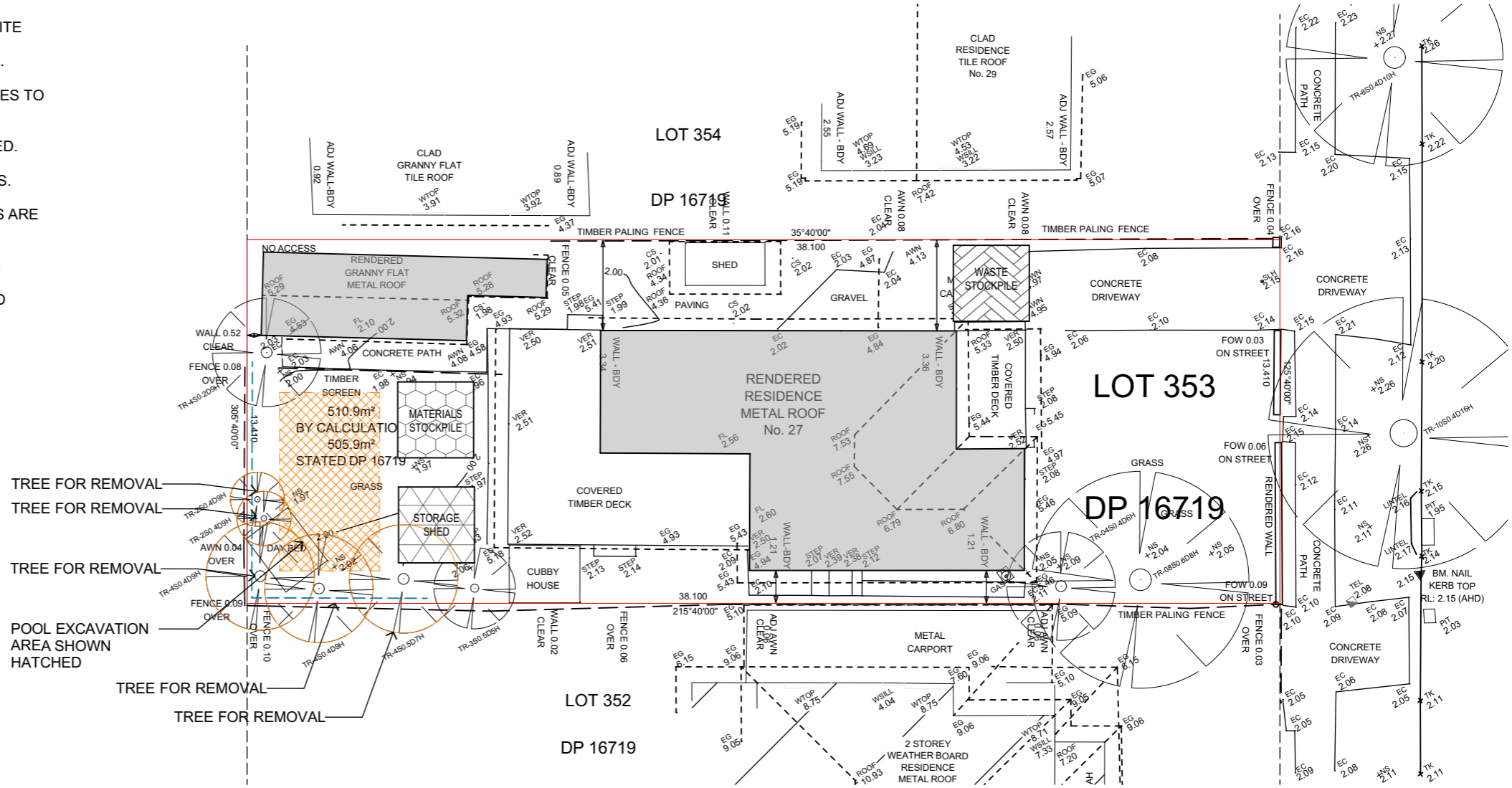
WASTE GENERATION

ALL CONSTRUCTION AND WASTE MATERIALS TO BE STORED DESIGNATED AREAS NOMINATED DURING CONSTRUCTION STAGE.

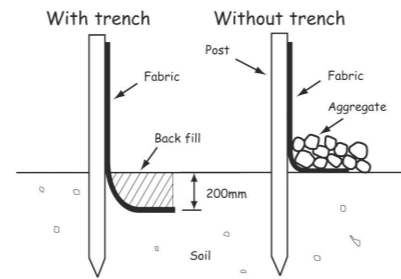
ALL DEMOLITION AND EXCAVATION MATERIALS TO BE COLLECTED WEEKLY FROM SITE DURING DEMOLITION/EXCAVATION STAGE.

LEGEND

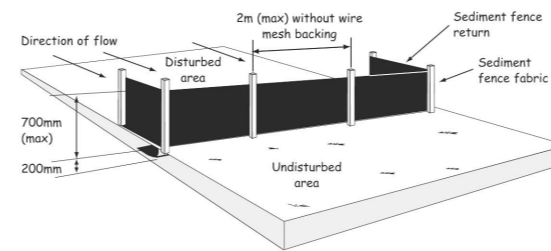
- MATERIALS STOCKPILE AREA DURING CONSTRUCTION PHASE
- PROPOSED STORAGE DURING CONSTRUCTION PHASE
- WASTE STOCK PILE AREA DURING CONSTRUCTION PHASE
- SEDIMENT FENCING AS PER EPA AND COUNCIL REQUIREMENTS
- 1.8m (H) TEMPORARY SITE FENCE INCLUDING GATE DURING CONSTRUCTION PHASE - NO REQUIRED
- EXISTING BUILDING FOR DEMOLITION SHOWN DASHED ORANGE



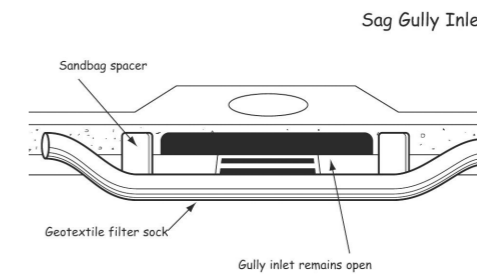
SEDIMENT CONTROL PLAN
1:200



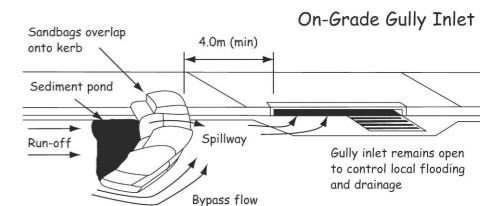
Alternative sediment fence installations (with and without a trench)



Typical sediment fence installation



Gully inlet remains open



02 ALTERNATIVE SEDIMENT FENCING DIAGRAM

03 SEDIMENT FENCE

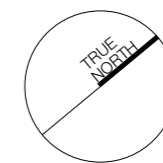
04 SAG GULLY INLET DIAGRAM

06 ONGRADE GULLY INLET DIAGRAM

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Lot/DP:
LOT 353 / DP 16719



drawing: SEDIMENT & EROSION CONTROL PLAN.
scale: 1:200 AS SHOWN ON A3
drawing no: DA-1501
drawing issue: A