

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.

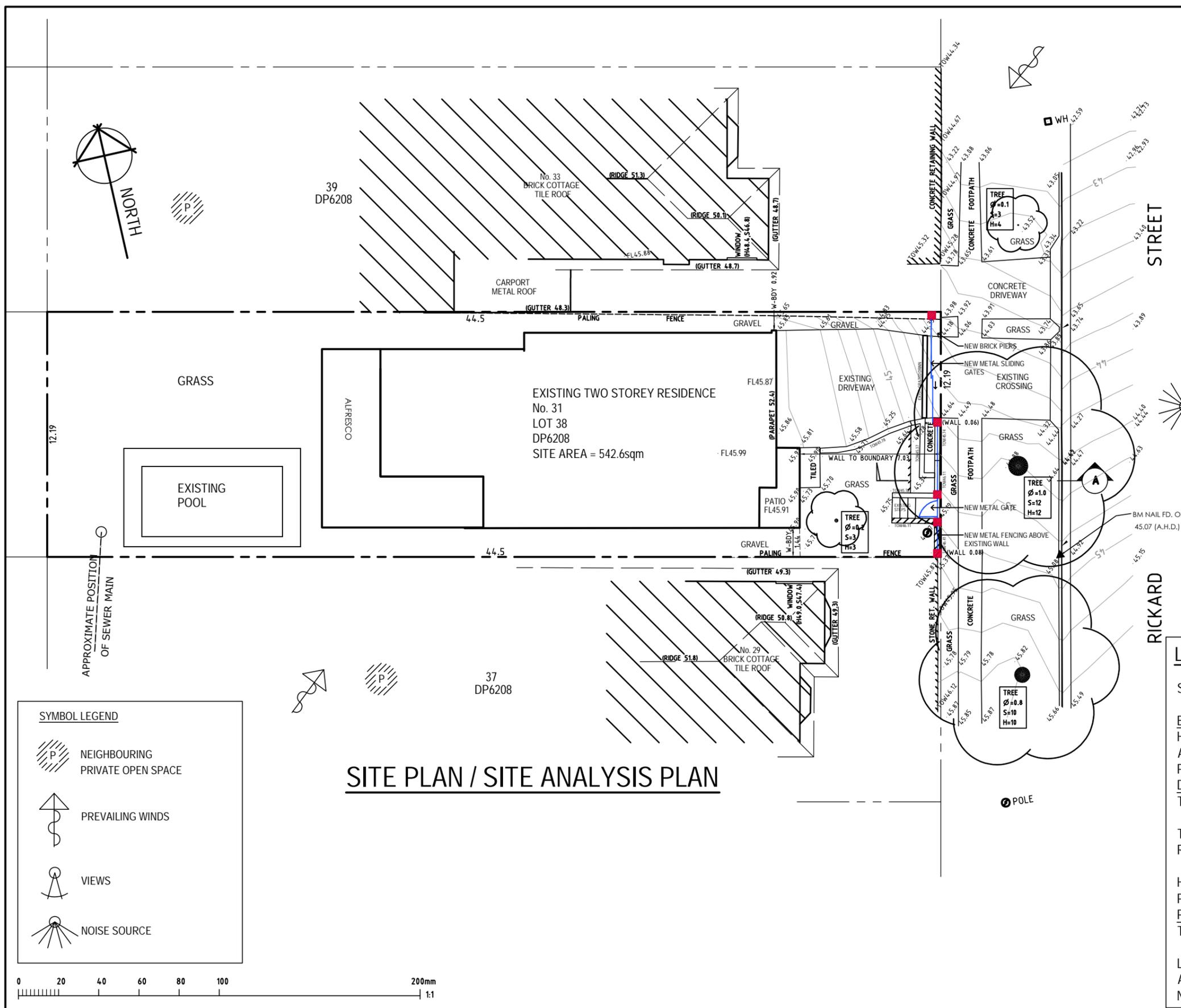
- KEY:**
- EGL = EXISTING GROUND LEVEL
 - EL = EXISTING LEVEL
 - FL = FLOOR LEVEL
 - RL = REDUCED LEVEL
 - ± 10.5 = EXISTING LEVEL
 - COS = CHECK ON SITE
 - UNO = UNLESS NOTED OTHERWISE
 - TOW = TOP OF WALL
 - BOW = BOTTOM OF WALL



LANDSCAPE CALCULATION

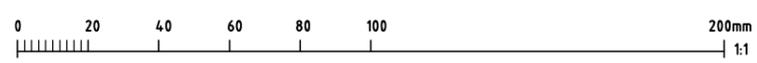
SITE AREA	= 542.6m ²	
BUILT UPON	AREA	% OF SITE
HOUSE	= 170.4m ²	
ALFRESCO	= 39.4m ²	
PATIO	= 6.4m ²	
DRIVEWAY	= 42.5m ²	
TOTAL	= 258.7m²	48%
TOTAL OPEN SPACE	= 283.9m²	52%
REQUIRED OPEN SPACE	= 298.4m²	55%
HARD SURFACE		
POOL	= 44.8m ²	
PAVING	= 6.5m ²	
TOTAL	= 51.3m²	18% OF OPEN SPACE
LANDSCAPED AREA	= 232.6m²	82% OF OPEN SPACE
ALLOWABLE	= 99.4m²	35% OF OPEN SPACE
NO CHANGE PROPOSED FROM EXISTING		

SITE PLAN / SITE ANALYSIS PLAN



SYMBOL LEGEND

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



RIGHT ANGLE DESIGN & DRAFTING PTY LTD

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 HORTICULTURE CERT III
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 NZCD ARCHITECTURAL DRAUGHTING

MEMBER: SWIMMING POOL & SPA ASSOCIATION
 BUILDING DESIGNERS ASSOCIATION AUSTRALIA

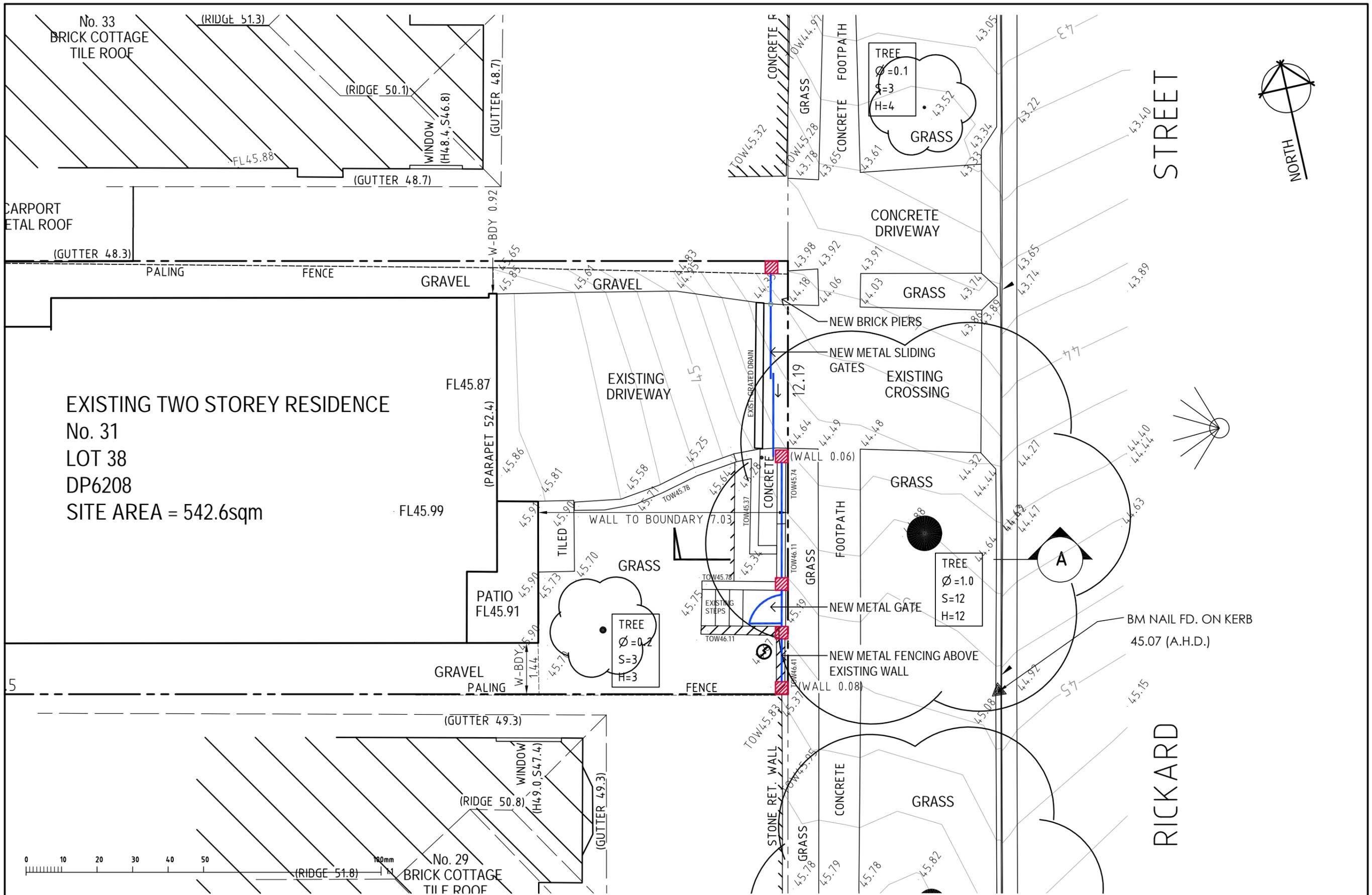
REVISIONS:

PROPOSED FRONT FENCE
 DOMINIQUE ROHAN
 LOT 38 DP6208
 No. 31 RIKARD STREET
 BALGOWLAH 2093

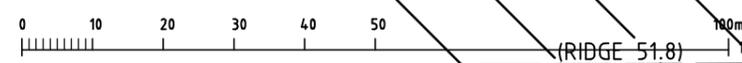
DWG NAME

SITE PLAN / SITE ANALYSIS PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUNE 2022	1:200	RADD22062	F1



EXISTING TWO STOREY RESIDENCE
 No. 31
 LOT 38
 DP6208
 SITE AREA = 542.6sqm



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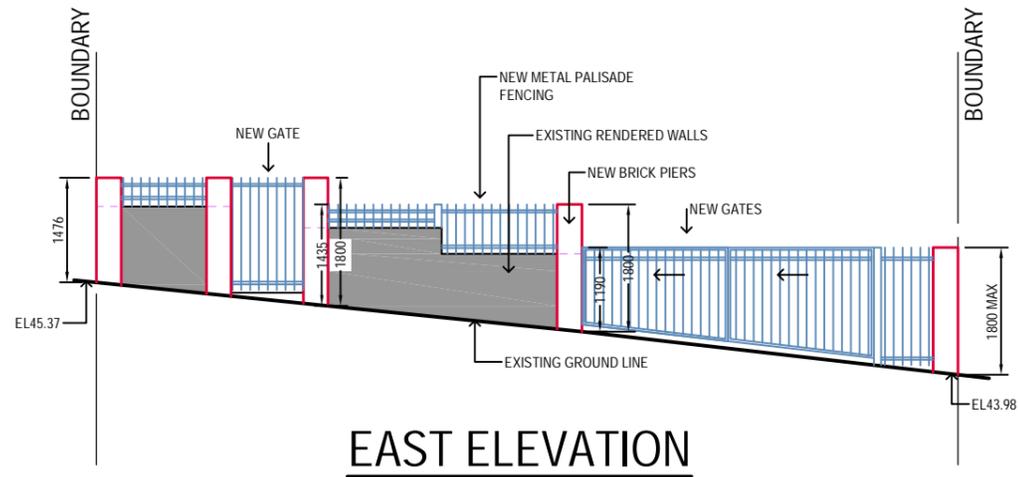
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REVISIONS:

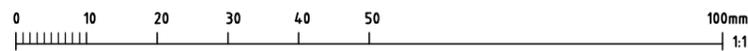
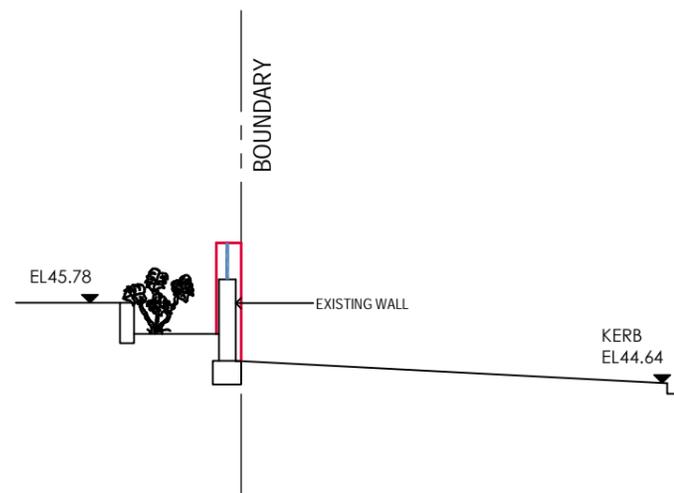
PROPOSED FRONT FENCE
 DOMINIQUE ROHAN
 LOT 38 DP6208
 No. 31 RIKARD STREET
 BALGOWLAH 2093

DWG NAME			
PLAN AT FRONT YARD			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUNE 2022	1:100	RADD22062	F2



FRONT GATES: METAL PALISADE FENCING

MATERIALS BOARD



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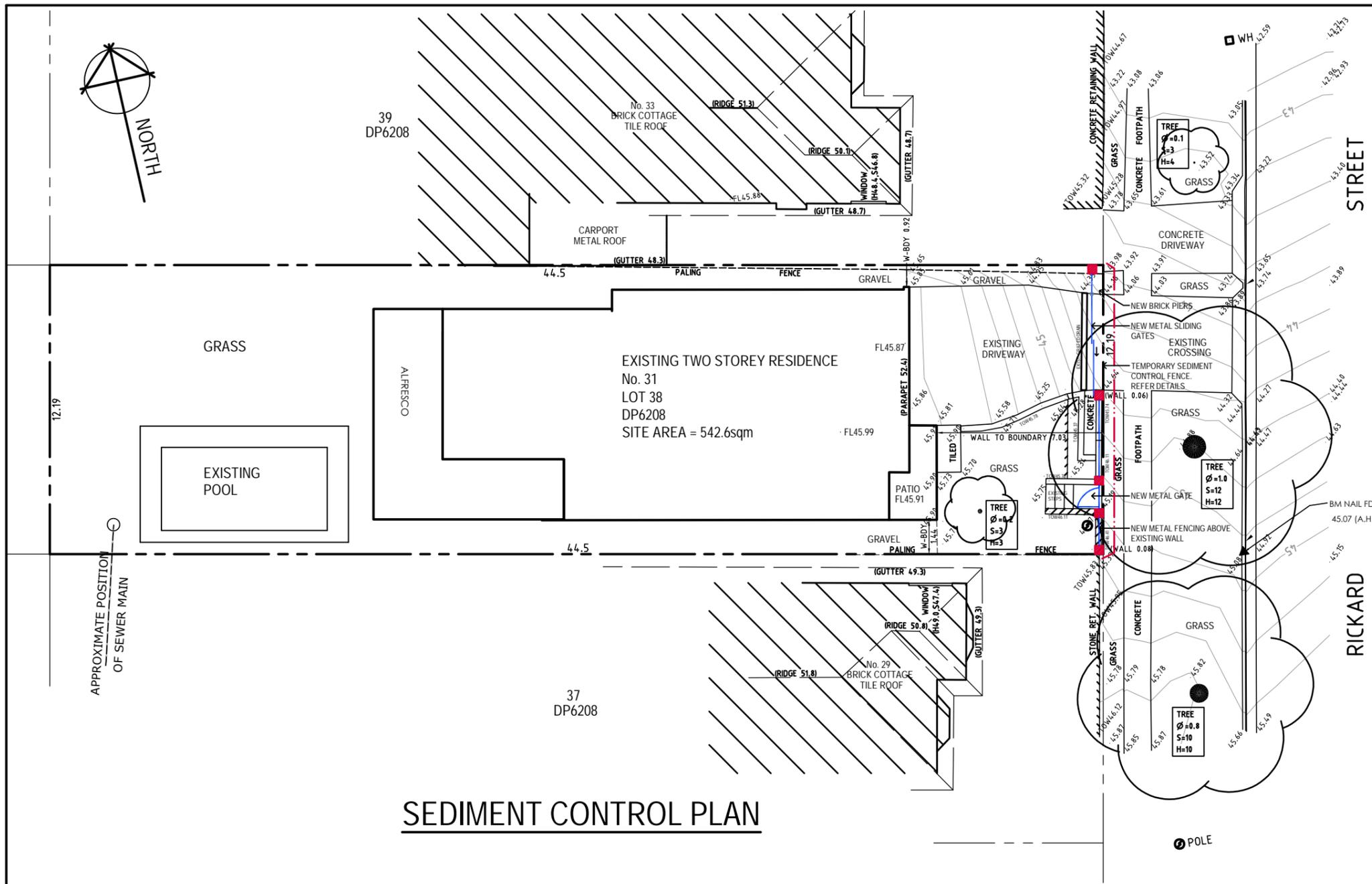
MEMBER: SWIMMING POOL & SPA ASSOCIATION
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

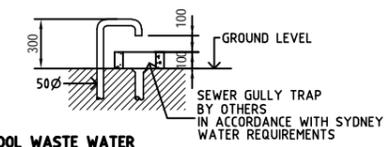
PROPOSED FRONT FENCE
DOMINIQUE ROHAN
LOT 38 DP6208
No. 31 RIKARD STREET
BALGOWLAH 2093

DWG NAME
EAST ELEVATION AT FENCE & SECTION A
MATERIALS BOARD

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUNE 2022	1:100	RADD22062	F3

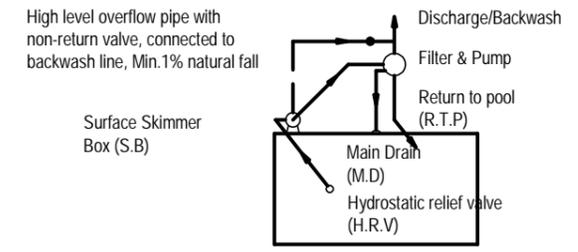


- notes:
1. all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
 2. site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
 3. the entry to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



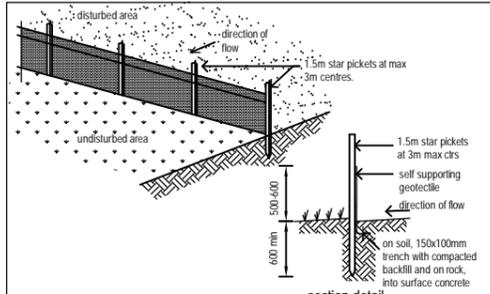
POOL WASTE WATER

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

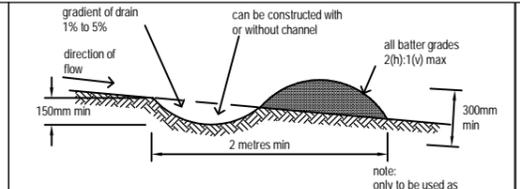
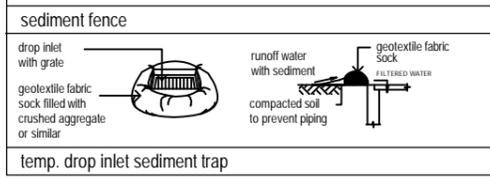


PLUMBING LAYOUT DIAGRAMMATIC ONLY

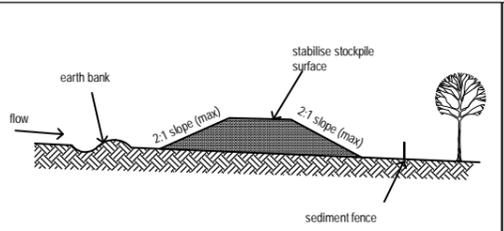
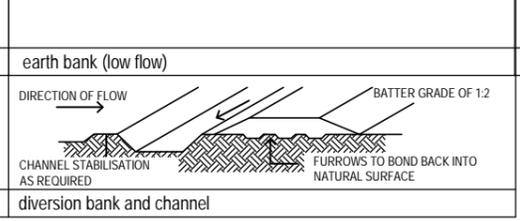
SEDIMENT CONTROL PLAN



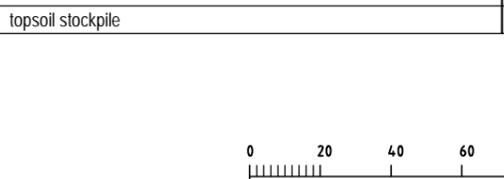
1. construct sediment fence as close as possible to the parallel contours of the site.
2. drive 1.5m long star pickets into ground, 2.5m apart max.
3. dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile 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.



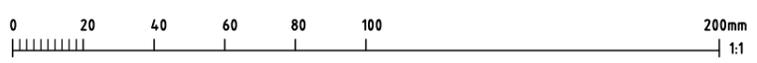
1. construct with gradient of 1 percent to 5 percent.
2. avoid removing trees and shrubs if possible.
3. drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
4. earth banks to be adequately compacted in order to prevent failure.
5. permanent or temporary stabilisation of the 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 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.



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.



1. strip topsoil and level site.
2. compact subgrade.
3. cover area with needle-punched geotextile.
4. construct 200mm thick pad over geotextile using roadbase or 300mm 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.



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DWG NAME	SEDIMENT CONTROL PLAN
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SCALE AT A3	1:200
JOB NUMBER	RADD22062
DWG NUMBER	F4