

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.
- BOUNDARY FENCING TO BE UPGRADED AS NECESSARY AND ALL POOL FENCING TO COMPLY WITH THE NSW SWIMMING POOL ACT 1992, AS1926.1-2007 SAFETY BARRIERS FOR SWIMMING POOLS AND AS1926.2-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

BASIX REQUIREMENTS

1. A RAINWATER TANK OF 1503 LITRES MUST BE INSTALLED ON THE PROPERTY IN ACCORDANCE WITH THE APPLICABLE REGULATORY AUTHORITIES.
2. THE RAINWATER TANK MUST COLLECT RUNOFF FROM AT LEAST 276 SQUARE METRES OF ROOF AREA.
3. THE RAINWATER TANK MUST BE CONNECTED TO A TAP LOCATED WITHIN 10M OF THE EDGE OF THE POOL AND SPA AREA.
4. THE SWIMMING POOL MUST BE LOCATED OUTDOORS.
5. THE SWIMMING POOL MUST NOT HAVE A CAPACITY OF GREATER THAN 75 KILOLITRES.
6. THE POOL MUST HAVE A POOL COVER.
7. A POOL PUMP TIMER MUST BE INSTALLED.
8. THE POOL MUST NOT HAVE A SOLAR/GAS HEATING SYSTEM INSTALLED AS PART OF THIS DEVELOPMENT.

TOTAL POOL VOLUME = 75000 LITRES

LANDSCAPE CALCULATION

DENSITY SUB ZONE 3	
SITE AREA = 869.4m ²	
BUILT ON AREA	
HOUSE	= 290.4m ²
DRIVEWAY	= 75.3m ²
TOTAL BUILT ON	= 365.7m ²
TOTAL OPEN SPACE	= 503.7m ²
OR 57% OF SITE	
HARD SURFACE	
PAVING	= 23.5m ²
POOL	= 76.5m ²
TOTAL HARD SURFACE	= 100.0m ²
SOFT SURFACE	= 403.7m ²
AREAS <2M	= 46m ²
TOTAL SOFT SURFACE	= 357.7m ²
OR 71% OF OPEN SPACE	

This is the plan/spec. referred to in
Fitzgerald Certifiers Certificate
Cert. No: 2010/846
20/5/10
Paul Fitzgerald Accreditation No BPB 0119

SYMBOL LEGEND

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

PROPOSED CHILDPROOF SAFETY FENCE WITH SC/SL GATE TO BE IN ACCORDANCE WITH A.S.1926-2007 AND THE SWIMMING POOLS ACT, 1992 (BY OTHERS)

A 13.5.10 -REVISED TO CC CONDITIONS

RIGHT ANGLE

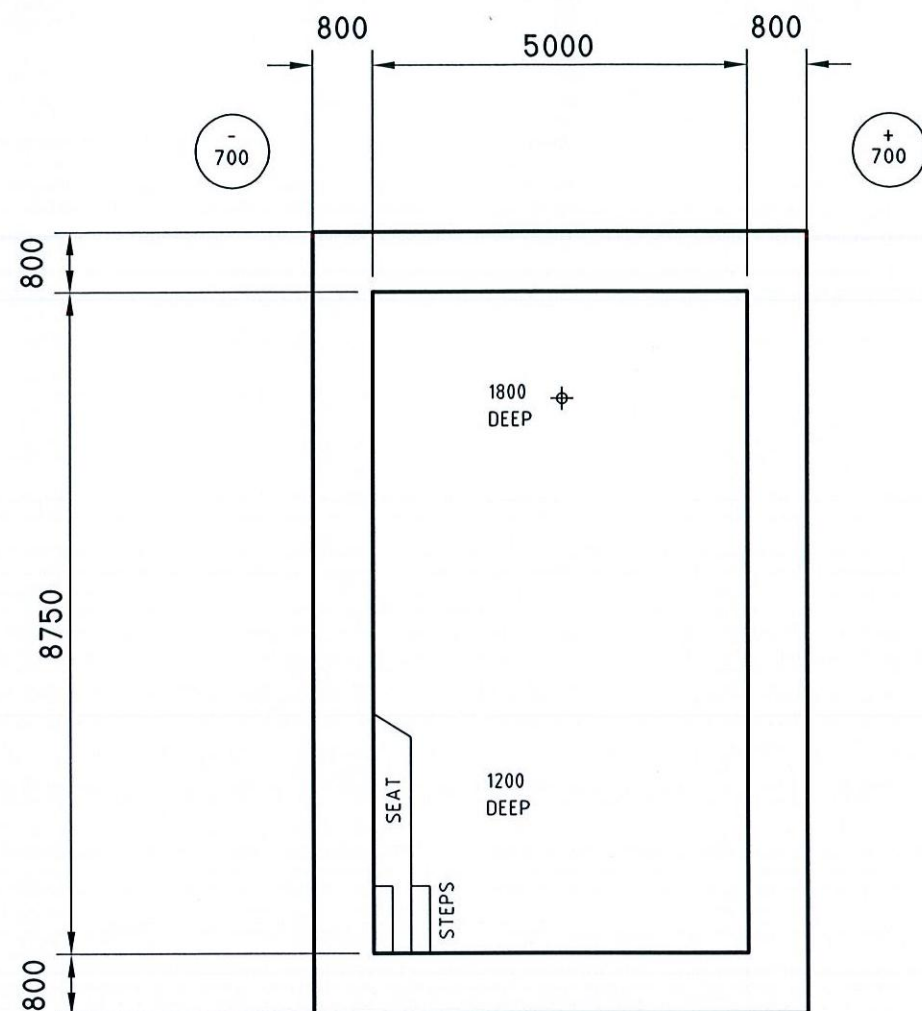
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
CERT ARCHITECTURAL DRAFTING
52 / 11-33 MADDISON STREET
EAST REDFERN NSW 2016
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MOBILE: 0425 227-055
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ABN: 72 884 786 455

PROPOSED NEW SWIMMING POOL
NEIL AND SUSAN MACLEAN
LOT A DP360797
30 ADDISON ROAD
MANLY

DWG NAME

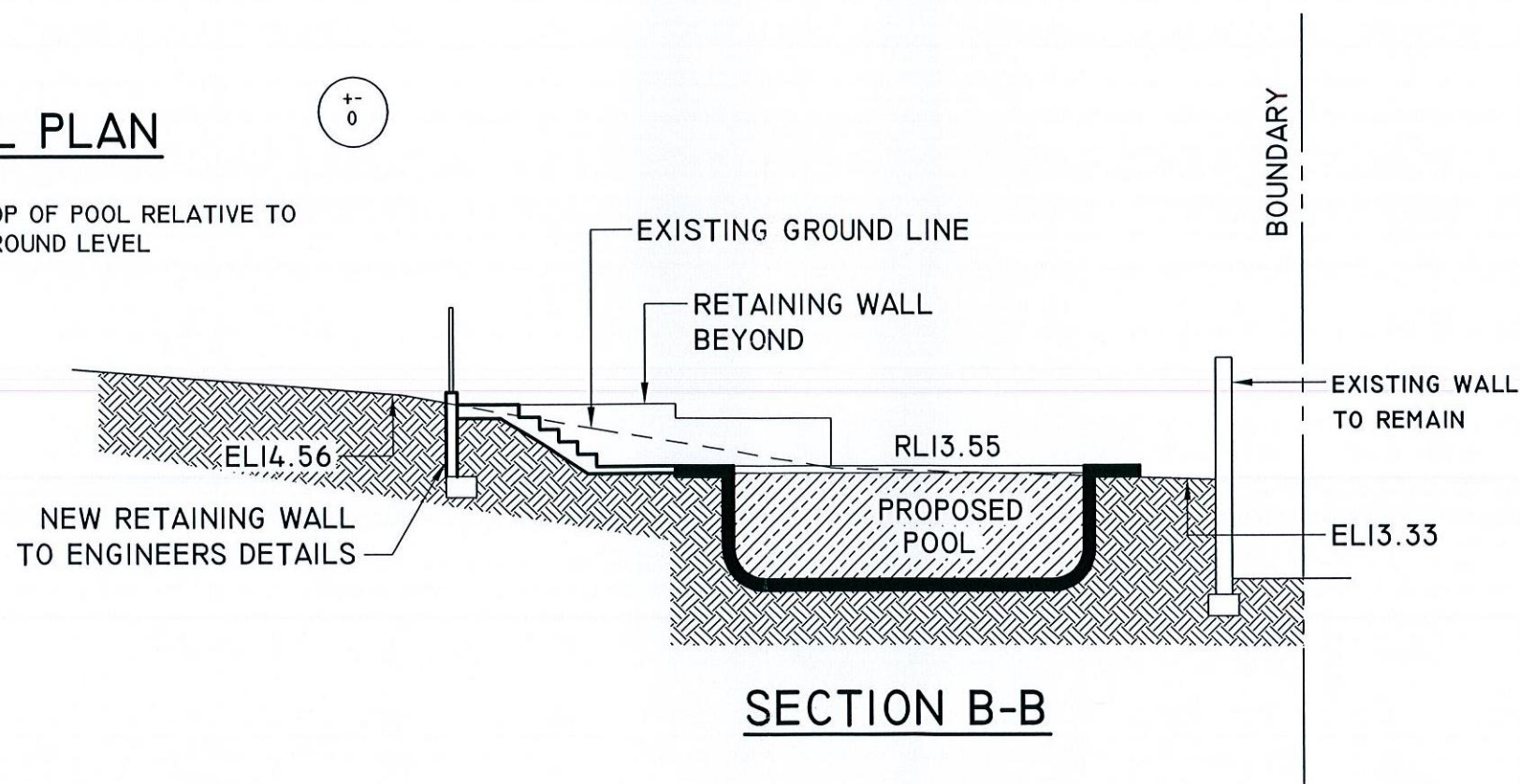
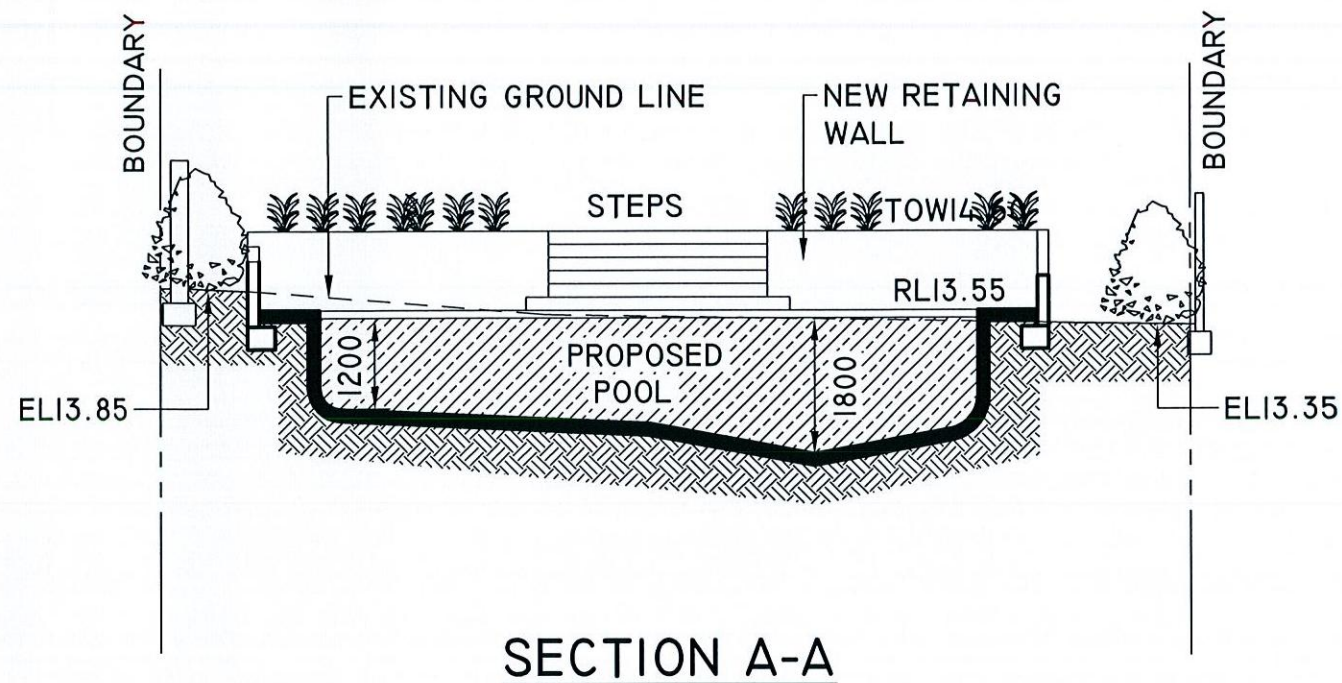
SITE PLAN / SITE ANALYSIS PLAN

DATE AUG 09 SCALE AT A3 1:200 JOB NUMBER WRI0903 DWG NUMBER PI A



POOL PLAN

+100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



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A 13.5.10 -REVISED TO CC CONDITIONS

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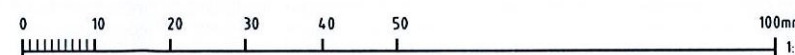
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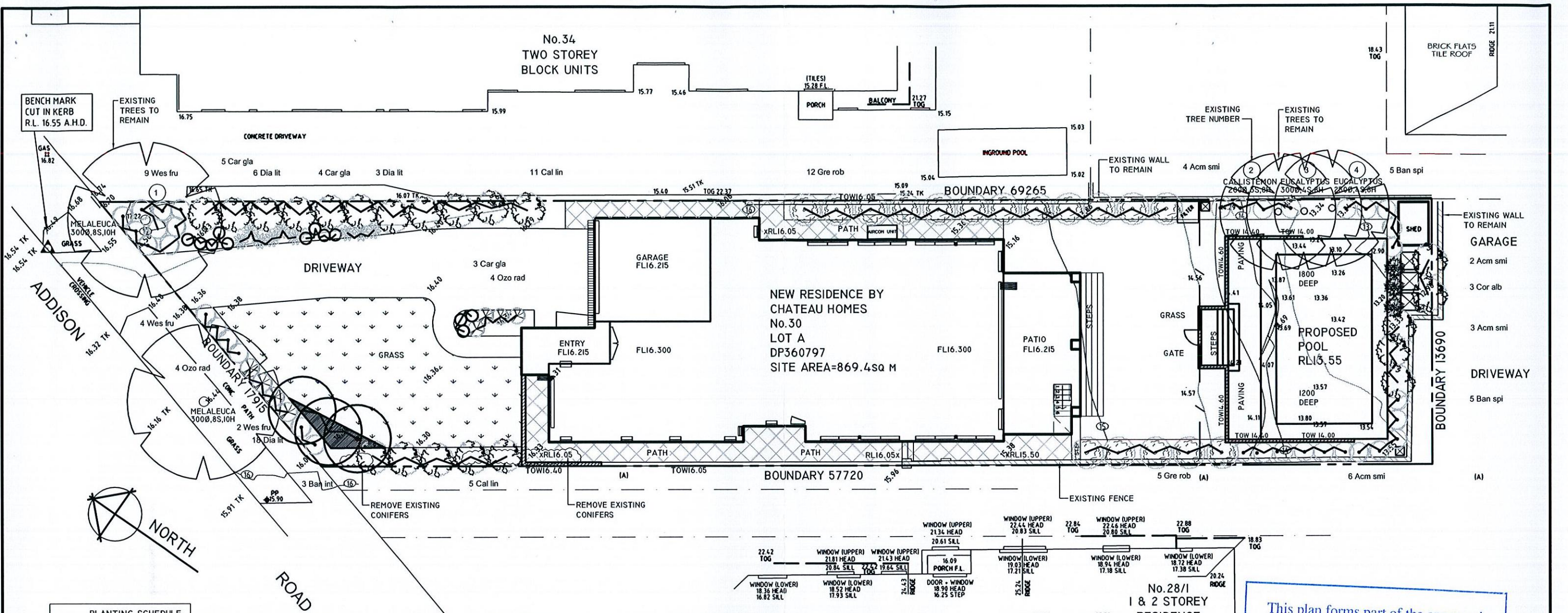
PROPOSED NEW SWIMMING POOL
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30 ADDISON ROAD
MANLY

DWG NAME

POOL PLAN AND SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 09	1:100	WRI0903	P2 A

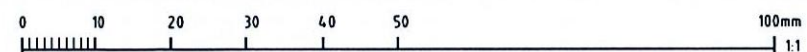
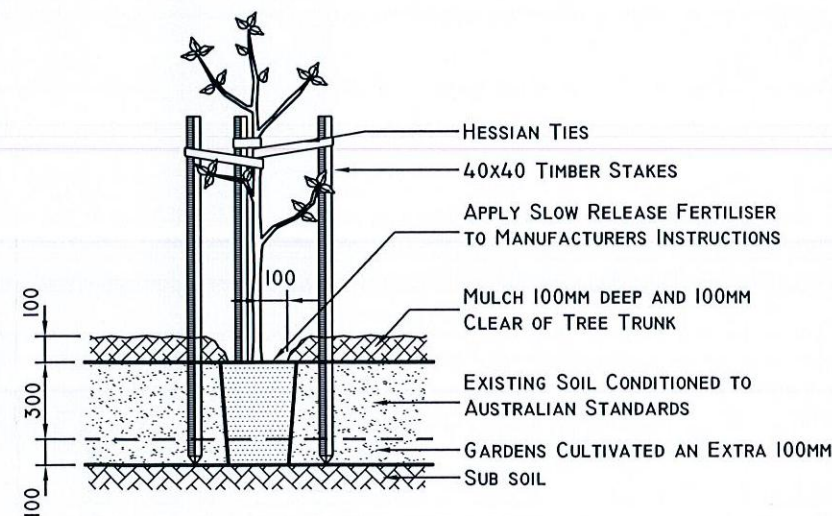




PLANTING SCHEDULE					
CODE	SPECIES	COMMON NAME	POT SIZE	HEIGHT	NUMBER
Ban int	Banksia integrifolia	Coastal Banksia	25L	5m	3
Acm smi	Acmena smithii 'Red Tips'	Small Leaved Lily Pilly	200mm	4m	15
Gre rob	Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	200mm	3m	17
Ban spi	Banksia spinulosa	Hairpin Banksia	200mm	3m	10
Cor Alb	Corea Alba	White Corea	200mm	1m	3
Ozo rad	Ozothamnus 'Radiance'	Native Rice Flower	200mm	1m	8
Wes fru	Westringia fruticosa	Coastal Rosemary	200mm	1.5m	15
Cal lin	Callistemon linearis	Narrow Leaved Bottlebrush	200mm	3m	16
Car gla	Carpobrotus glaucescens	Coastal Pigs Face	150mm	0.3m	12
Dia lit	Dianella Little Jess	Purple Flax	150mm	0.4m	28

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.



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A 18.05.10 -UPDATED FOR CC

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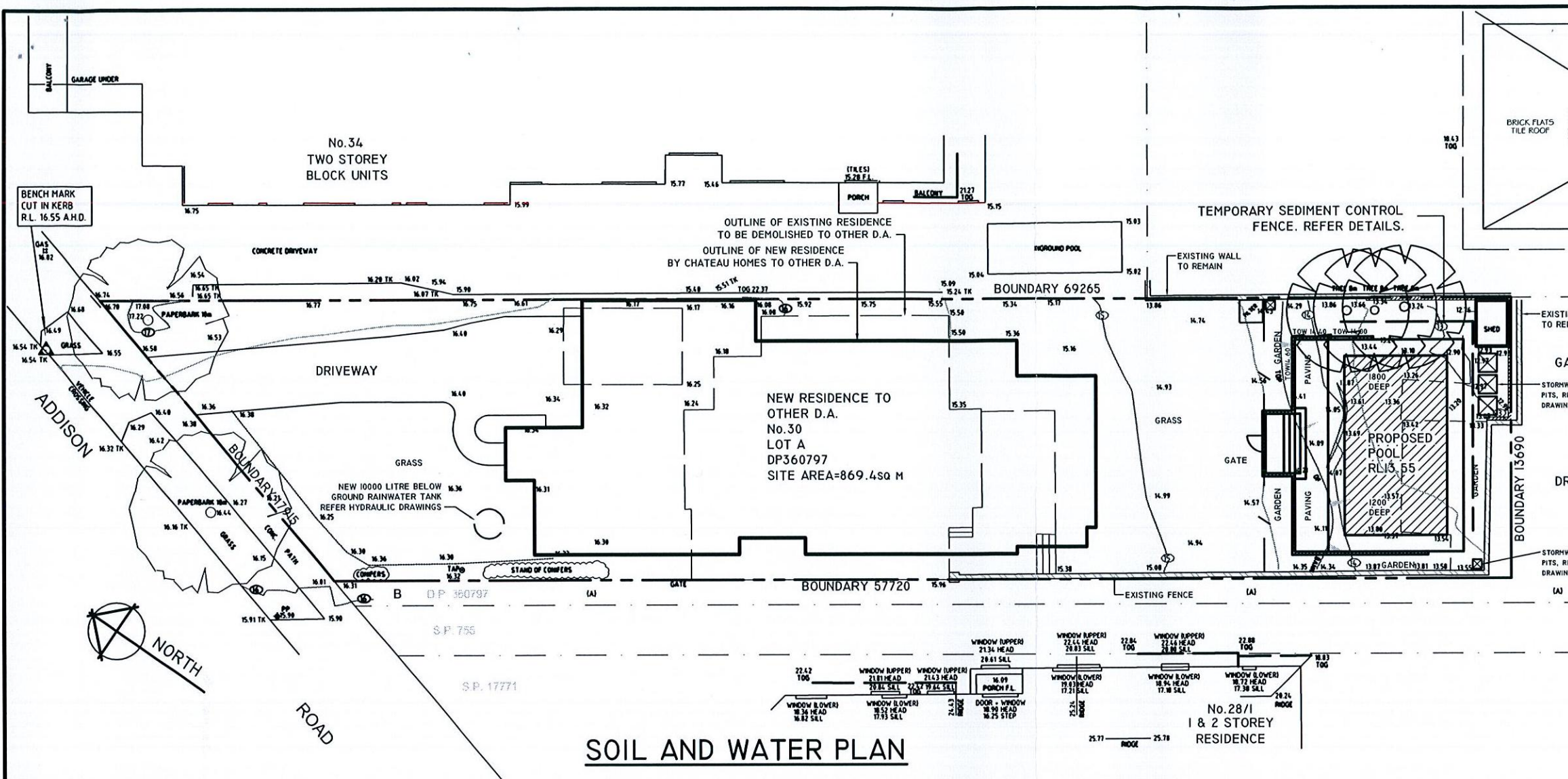
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DRAFTING

PROPOSED NEW SWIMMING POOL
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LOT A DP360797
30 ADDISON ROAD
MANLY

DWG NAME
LANDSCAPE PLAN

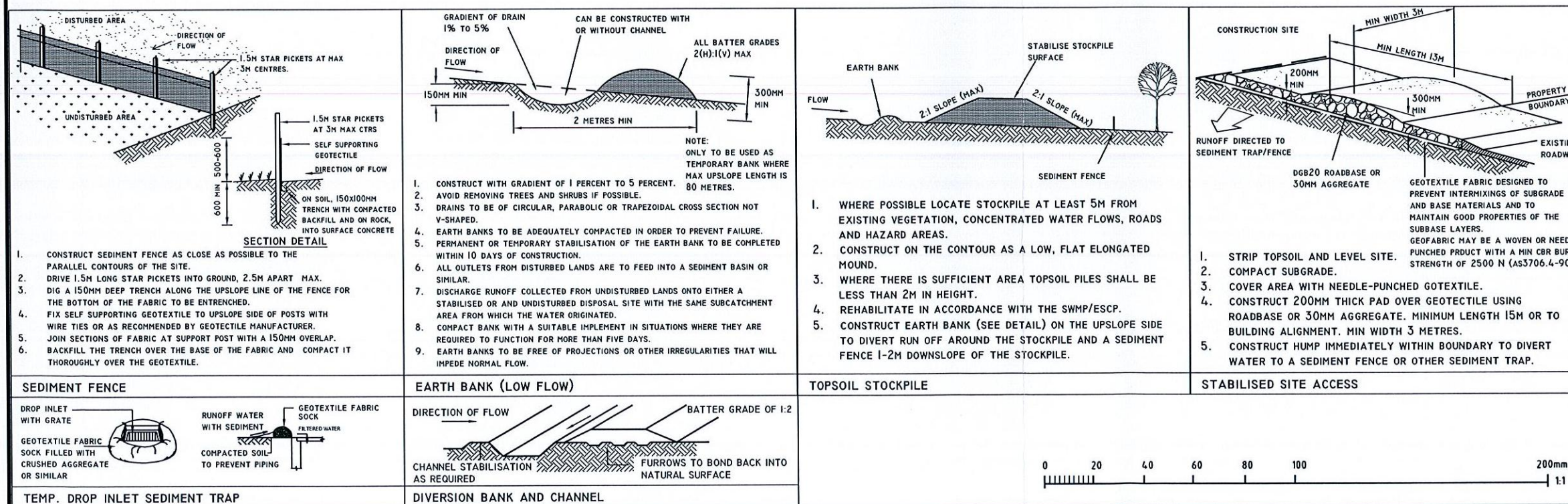
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AUG 09 1:200 WRI0903 P3 A



- NOTES:
- 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 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. 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.

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DRAFTING

PROPOSED NEW SWIMMING POOL
NEIL AND SUSAN MACLEAN
LOT A DP360797
30 ADDISON ROAD
MANLY

DWG NAME

SOIL AND WATER PLAN

DATE

AUG 09

SCALE AT A3

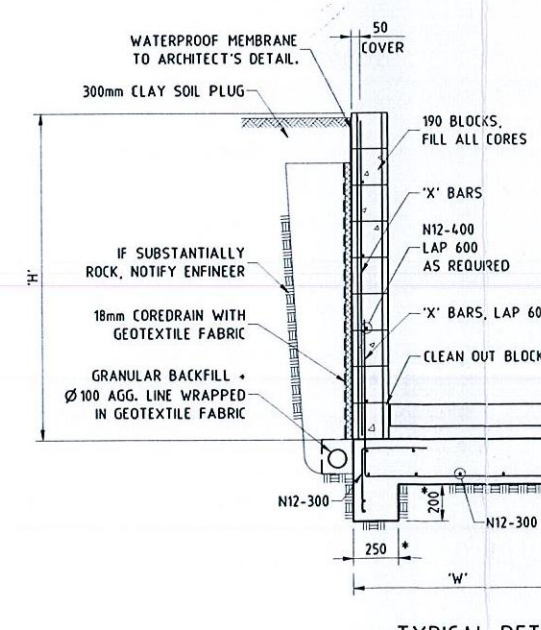
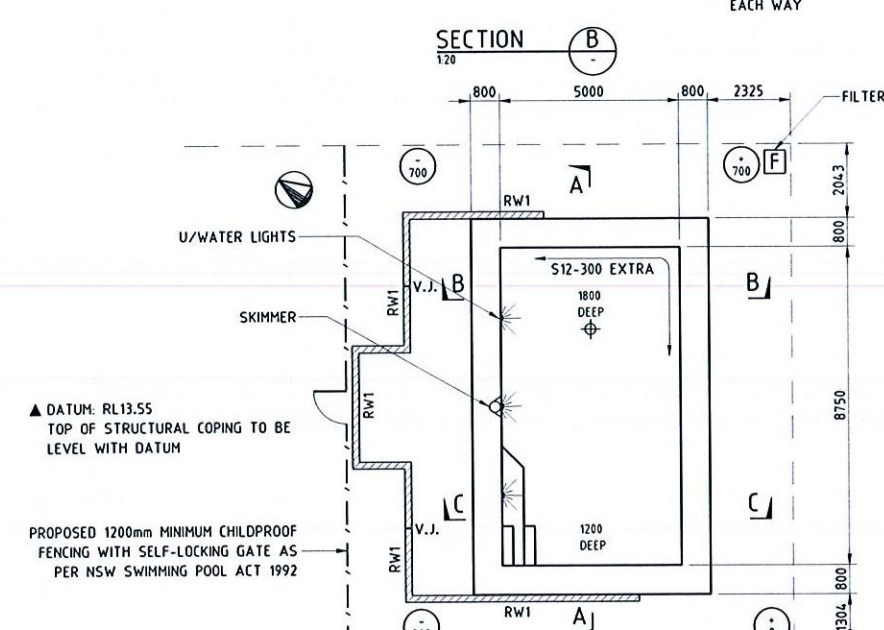
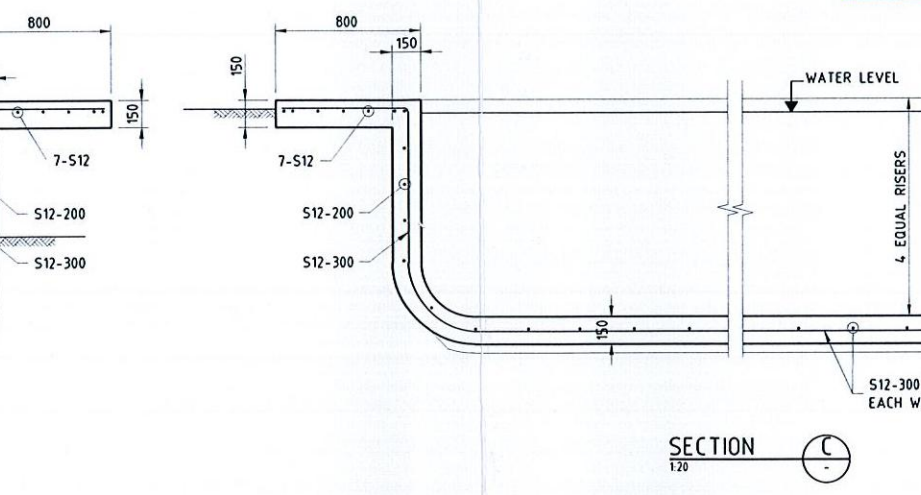
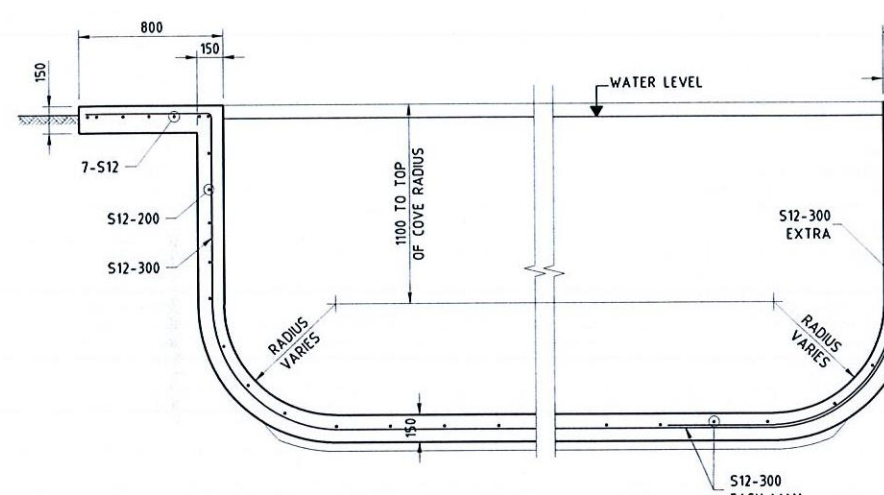
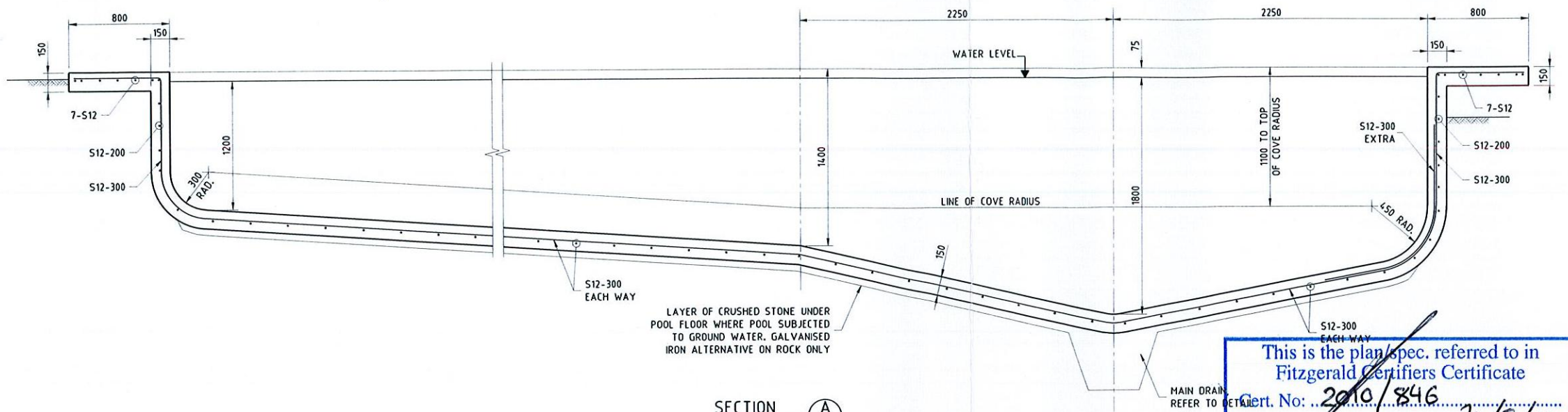
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JOB NUMBER

WRI0903

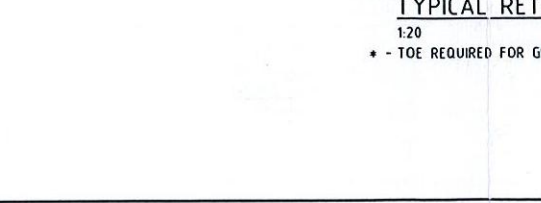
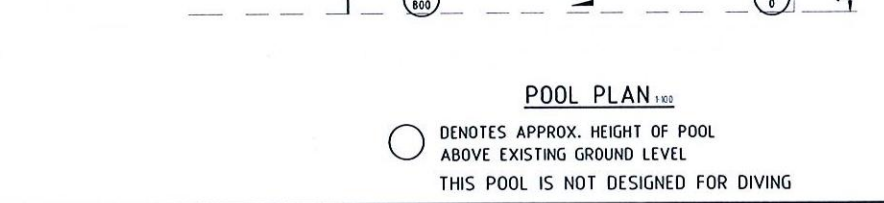
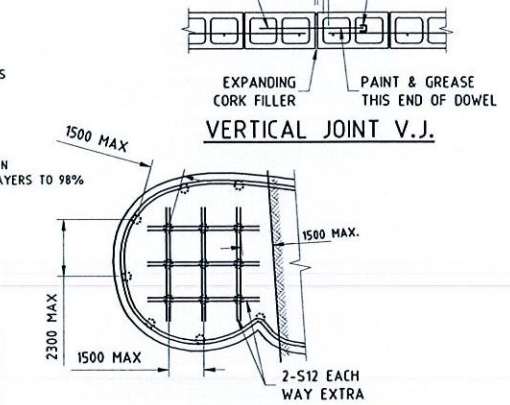
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P4 A



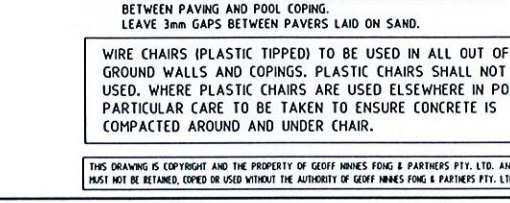
RETAINING WALL SCHEDULE

HEIGHT 'H'	WIDTH 'W'	'X' BARS
800	600	N12-400
1200	800	N16-400
1600	1100	N16-400
2000	1400	N16-200

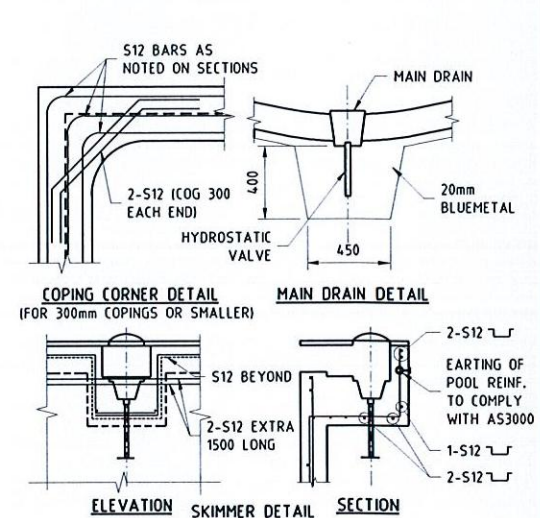


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HEIGHT 'H'	WIDTH 'W'	'X' BARS
800	600	N12-400
1200	800	N16-400
1600	1100	N16-400
2000	1400	N16-200



- POOL BUILDER: GENERAL NOTES**
- G1 This design applies only for ground levels as shown.
 - G2 All workmanship and materials shall comply with relevant current SAA codes, By-laws and ordinances of the local Building Authority.
 - G3 The overall dimensions shall be checked on site. Dimensions shown are concrete sizes and do not include finishes. These drawings are to be read in conjunction with the Contract but do not form part of the Contract. Do not scale from this drawing. Any discrepancies shall be notified to the Engineer.
 - G4 The foundation material must be stable, in natural ground, and uniform and shall have a minimum bearing capacity of 150 kPa, for piers 350 kPa. Any variation in foundations from that assumed shall be immediately referred to the Engineer.
 - G5 Excavations shall not be permitted within 2 metres of an existing structure without prior approval or recommendations for shoring or underpinning provided by the Engineer.
 - G6 Walkways have been designed for a distributed load of 30Pa. Pointload load is 30 kg/m UNO. No additional loads shall be permitted without prior approval from the Engineer. N.B. Engineer should be notified if masonry walls, planter boxes or heavy loads are to be placed on walkways.
 - G7 Provide temporary drain holes in both shallow and deep ends of pool shell. Hydro valve to be cleared of debris on completion of concreting.
 - G8 Underside of pool shell to be separated from underlying material by 75mm layer of crushed stone draining to hydrostatic valve. Place membrane between pool shell and blue metal. Corrugated iron alternative on rock only. Fill main drain sump with blue metal.
 - G9 Notify Engineer if pool more than 900 above RGL.
- CONCRETE NOTES**
- C1 The mix shall be proportioned to produce a minimum 28 day compressive strength of 32MPa when tested in accordance with AS512 and suitable for pneumatic application. All workmanship and materials shall be in accordance with AS1831:1991.
 - C2 Exclude calcium chloride. Max aggregate size 10mm. Max slump 80mm. Cement type GP.
 - C3 Reinforcement cover - Soil Face Air Face Water Face
- | | Soil Face | Air Face | Water Face |
|---------|-----------|----------|------------|
| Walkway | 45 | 40 | 60 |
| Floor | 65 | 50 | 60 |
| Walls | 65 | 50 | 60 |
| Beams | 50 | 50 | 60 |
| Piers | 65 | 65 | - |
- C4 Vibrate concrete in piers longer than 2m and all beams.
 - C5 Plumbing piping to be behind reinforcement and to have minimum 65 clear cover from soil or air.
 - C6 Reinforcement to comply with SAA Standards and be supported on non-rusting chairs at approximately 1m centres.
 - C7 Reinforcement to be adequately wire tied with wire ends flattened into plane of bars. Separate lap bars by 75mm.
 - C8 All splices to bars and fabric to be 450.
 - C9 S = Grade 230 structural grade deformed
 - C10 N = Grade 430 tempcore deformed
 - C11 R = Grade 230 plane grade round.
 - C12 F = Grade 450 hard drawn wire fabric.
 - C13 Plastic chairs that restrict entry of concrete into and around them shall not be used.
- POOL OWNER NOTES**
- O1 If owner is dissatisfied with initial pool set out, location or depths, builder should be notified before steel reinforcement is fixed.
 - O2 The position of skimmers, lights, return lines etc. on this drawing is indicative only and final position to be determined on site.
 - O3 The pool concrete should be cured by having four times per day for seven days (10 days in summer) to keep exposed concrete continuously wet after concrete placement.
 - O4 Safety fencing should be in accordance with Local Councils requirements and conform to Australian Standards.
 - O5 The pool is not designed for diving. Provide safety signage to SAA code and Council requirements and AS2446, AS2899.2. O6 Notify engineer if pool to be emptied after finishing.



wrightpools

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Rev No	Eng	Revision Description	Amended By	Approval Date
A	B.F.	POOL & LEVELS ALTERED, ADD RETAINING WALL	ABS	17.05.10

GEOFF NINNES, FONG & PARTNERS PTY. LTD. - Trading as SWIMMING POOL CONSULTANTS

ACN No. 001 849 289
Consulting Engineers
Civil Structural Stormwater

Level 1,
88-70 Crown Street,
Woolloomooloo, N.S.W. 2011
Phone 9332 5100 Fax 9331 2963
Email: sydney@gnfp.com.au

Project PROPOSED NEW SWIMMING POOL FOR MR & MRS MACLEAN
30 ADDISON ROAD, MANLY

Title STRUCTURAL DETAILS

Drawn	Checked	Drwg. No.
ABS	B.FONG	WR1009

Scale 1:100, 20 Date MAY 2010