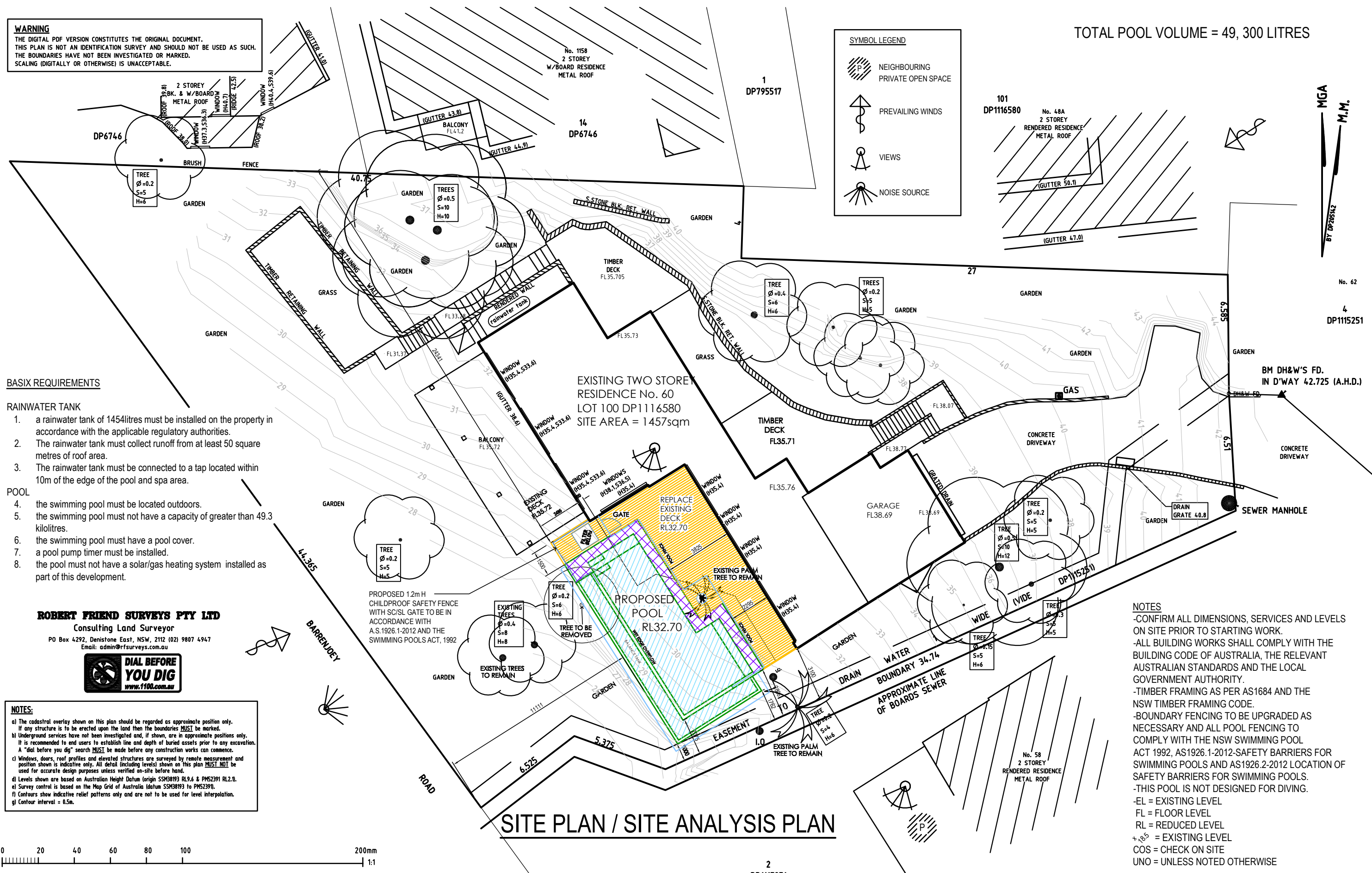


WARNING
THE DIGITAL PDF VERSION CONSTITUTES THE ORIGINAL DOCUMENT.
THIS PLAN IS NOT AN IDENTIFICATION SURVEY AND SHOULD NOT BE USED AS SUCH.
THE BOUNDARIES HAVE NOT BEEN INVESTIGATED OR MARKED.
SCALING (DIGITALLY OR OTHERWISE) IS UNACCEPTABLE.

SYMBOL LEGEND

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

TOTAL POOL VOLUME = 49, 300 LITRES



BASIX REQUIREMENTS

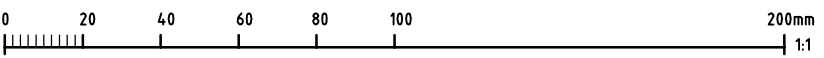
- RAINWATER TANK**
- a rainwater tank of 1454litres must be installed on the property in accordance with the applicable regulatory authorities.
 - The rainwater tank must collect runoff from at least 50 square metres of roof area.
 - The rainwater tank must be connected to a tap located within 10m of the edge of the pool and spa area.
- POOL**
- the swimming pool must be located outdoors.
 - the swimming pool must not have a capacity of greater than 49.3 kilolitres.
 - the swimming pool must have a pool cover.
 - a pool pump timer must be installed.
 - the pool must not have a solar/gas heating system installed as part of this development.

ROBERT FRIEND SURVEYS PTY LTD
Consulting Land Surveyor
PO Box 4292, Denistone East, NSW, 2112 (02) 9807 4947
Email: admin@rfsurveys.com.au



- NOTES:**
- The cadastral overlay shown on this plan should be regarded as approximate position only. If any structure is to be erected upon the land then the boundaries **MUST** be marked.
 - Underground services have not been investigated and, if shown, are in approximate positions only. It is recommended to end users to establish line and depth of buried assets prior to any excavation. A "dial before you dig" search **MUST** be made before any construction works can commence.
 - Windows, doors, roof profiles and elevated structures are surveyed by remote measurement and position shown is indicative only. All detail (including levels) shown on this plan **MUST NOT** be used for accurate design purposes unless verified on-site before hand.
 - Levels shown are based on Australian Height Datum (origin SSM38193 RL9.6 & PMS2391 RL2.1).
 - Survey control is based on the Map Grid of Australia (datum SSM38193 to PMS2391).
 - Contours show indicative relief patterns only and are not to be used for level interpolation.
 - Contour interval = 0.5m.

- 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
 - COS = CHECK ON SITE
 - UNO = UNLESS NOTED OTHERWISE

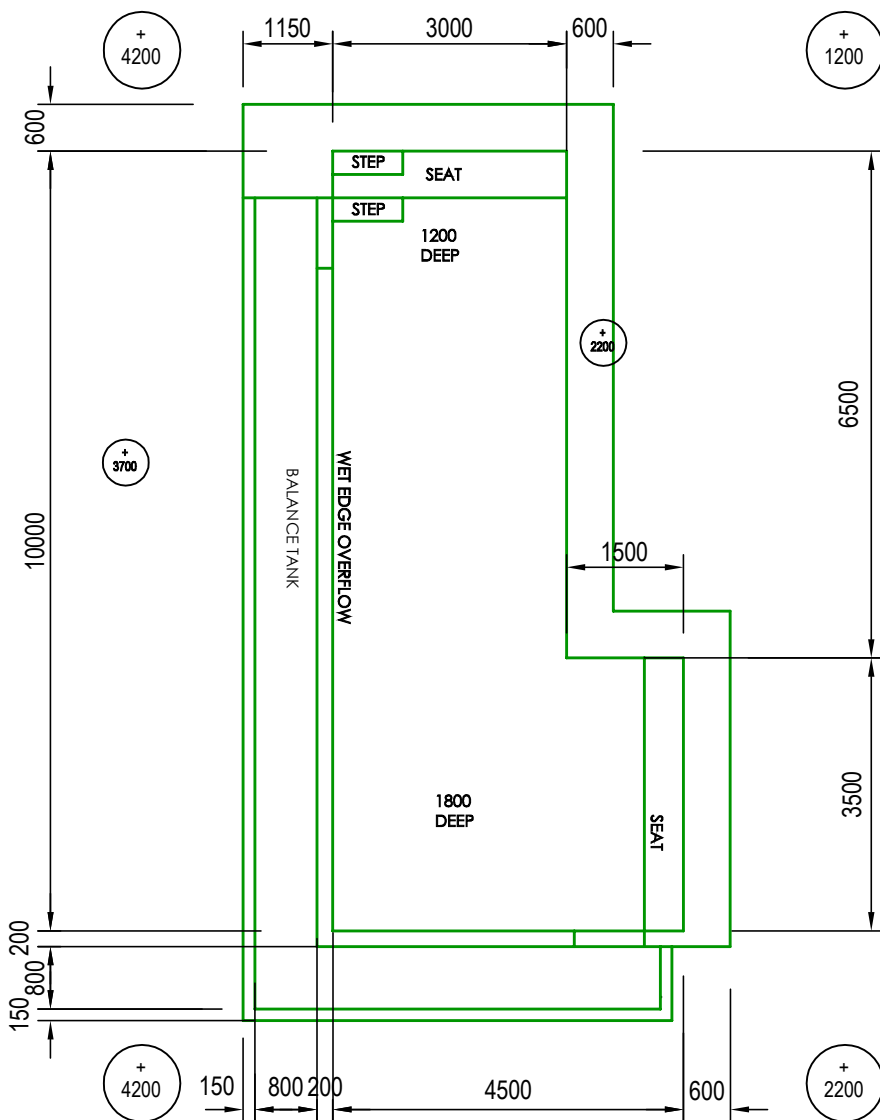


RIGHT ANGLE DESIGN & DRAFTING PTY LTD
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAFTING
P.O. Box 1049 SURRY HILLS 2010
PH: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

REVISIONS:

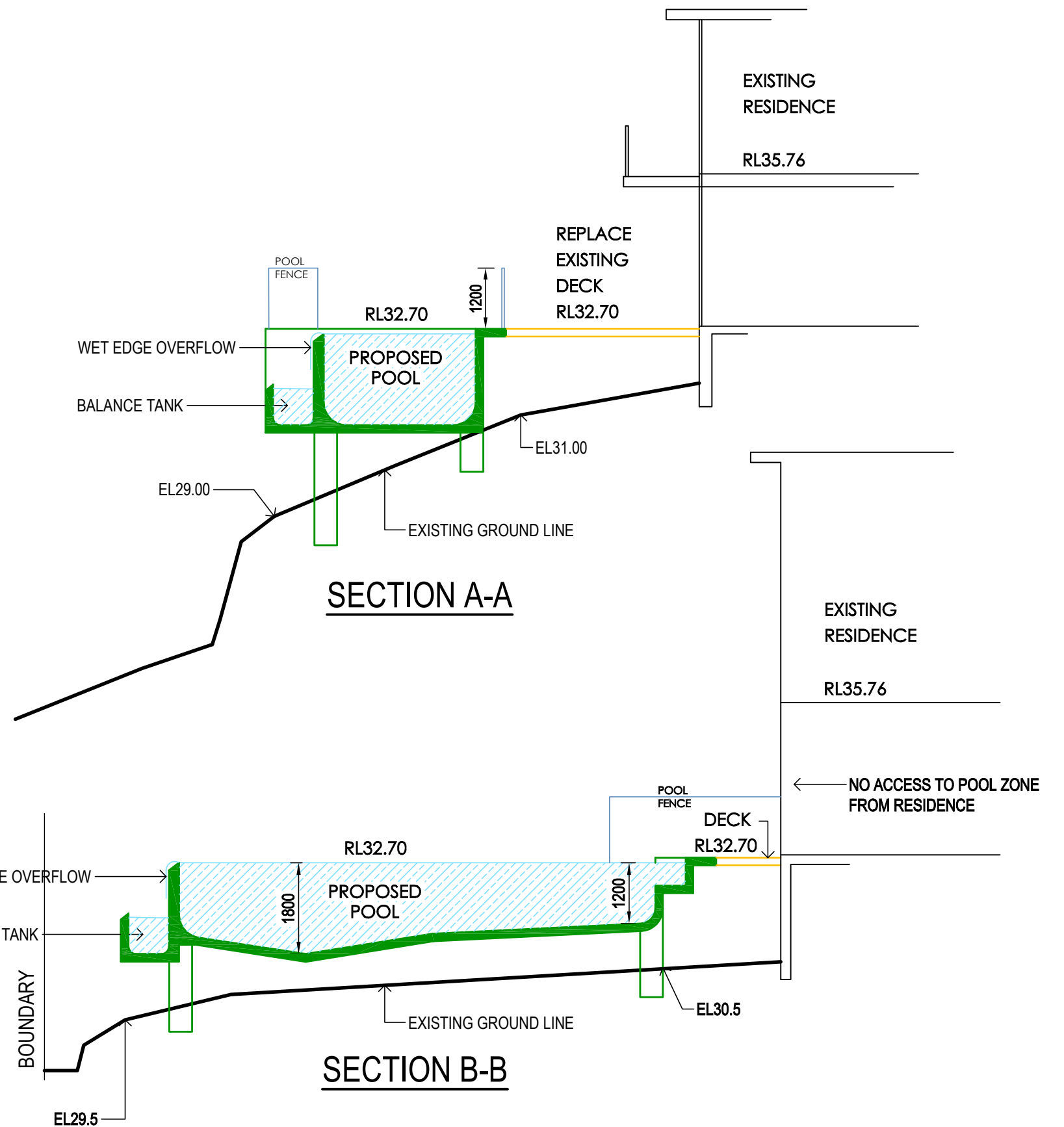
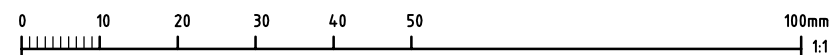
PROPOSED POOL & ASSOCIATED WORKS
LESLIE AND LYN MATHESON
LOT 100 DP1116580
No. 60 PALM BEACH ROAD
PALM BEACH 2108

DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUN 19	1:200	RADD19035	P1



POOL PLAN

+ 500 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAFTING
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
LESLIE AND LYN MATHESON
LOT 100 DP1116580
No. 60 PALM BEACH ROAD
PALM BEACH 2108

DWG NAME

POOL PLAN AND SECTIONS

DATE

SCALE AT A3

JOB NUMBER

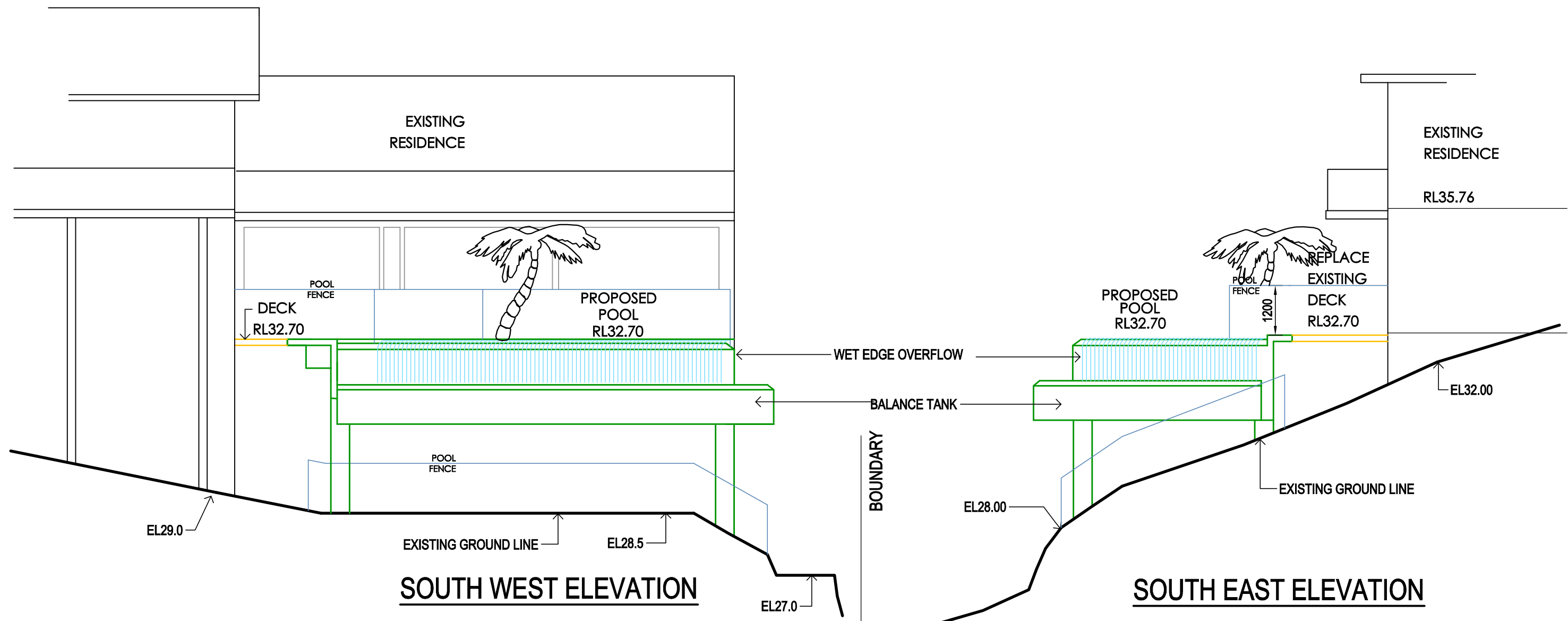
DWG NUMBER

JUN 19

1:100

RADD19035

P3





**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

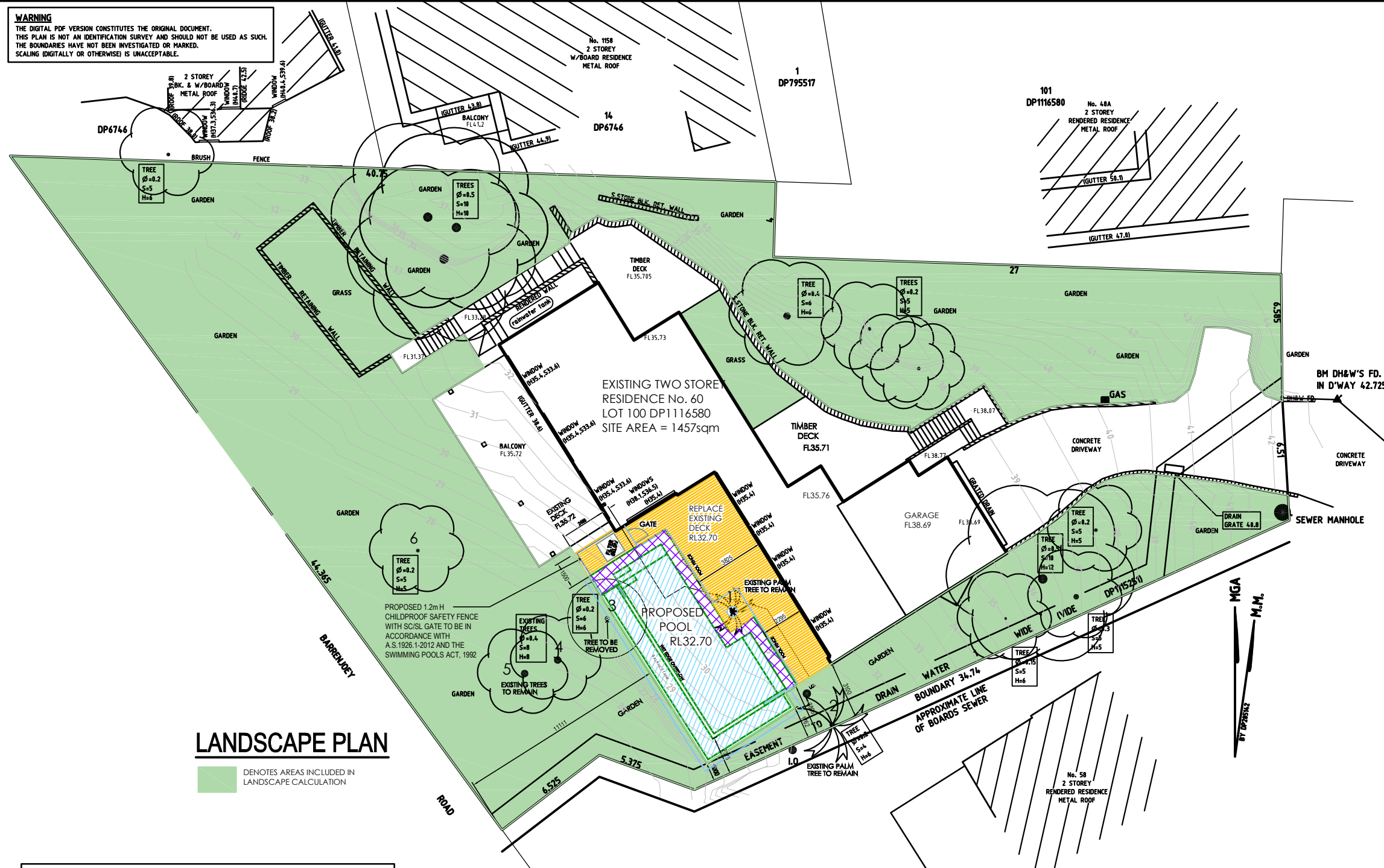
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAFTING
P.O. Box 1049 SURRY HILLS 2010
PH: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

REVISIONS:

PROPOSED POOL & ASSOCIATED WORKS
LESLIE AND LYN MATHESON
LOT 100 DP1116580
No. 60 PALM BEACH ROAD
PALM BEACH 2108

DWG NAME ELEVATIONS			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUN 19	1:100	RADD19035	P4

WARNING
THE DIGITAL PDF VERSION CONSTITUTES THE ORIGINAL DOCUMENT.
THIS PLAN IS NOT AN IDENTIFICATION SURVEY AND SHOULD NOT BE USED AS SUCH.
THE BOUNDARIES HAVE NOT BEEN INVESTIGATED OR MARKED.
SCALING (DIGITALLY OR OTHERWISE) IS UNACCEPTABLE.



LANDSCAPE CALCULATION

SITE AREA = 1457 sq m

HARD SURFACE

HOUSE incl garage = 190.5 m²

TIMBER DECKS & STAIRS = 79.3 m²

DRIVEWAY	= 91.6m ²
----------	----------------------

BALCONY = 47.2m²

PROPOSED DECK = 44.6m²

PROPOSED POOL = 62.7 m²

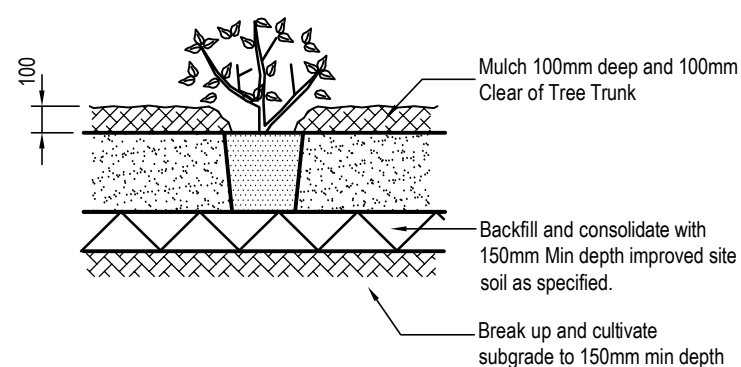
TOTAL HARD SURFACE	= 515.9m ²
--------------------	-----------------------

OR 35 % OF THE SITE

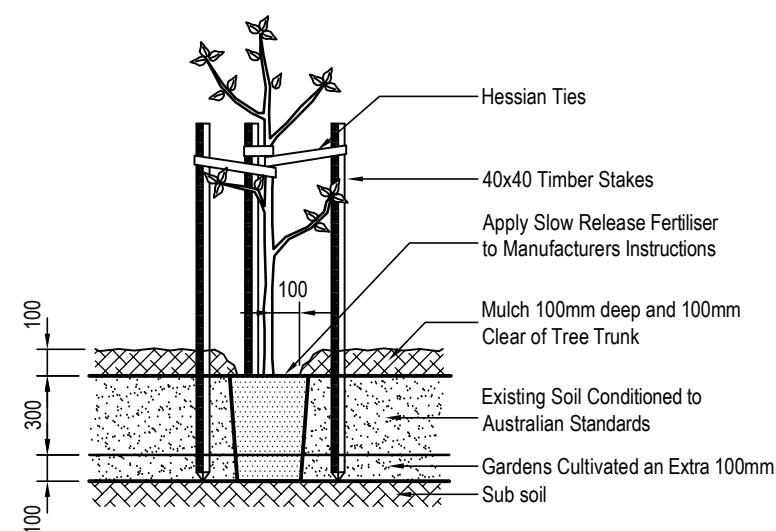
TOTAL SOFT SURFACE = 941.1m²

OR 65% OF THE SITE.

REQUIRED LANDSCAPED = 874.2m²/60%



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 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 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.



RIGHT ANGLE DESIGN
& DRAFTING PTY LTD

ROBYN GOOD
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

PROPOSED POOL & ASSOCIATED WORKS
LESLIE AND LYN MATHESON
LOT 100 DP1116580
No. 60 PALM BEACH ROAD
PALM BEACH 2108

DWG NAME

LANDSCAPE PLAN

DATE _____

SCALE AT A3

JOB NUMBER

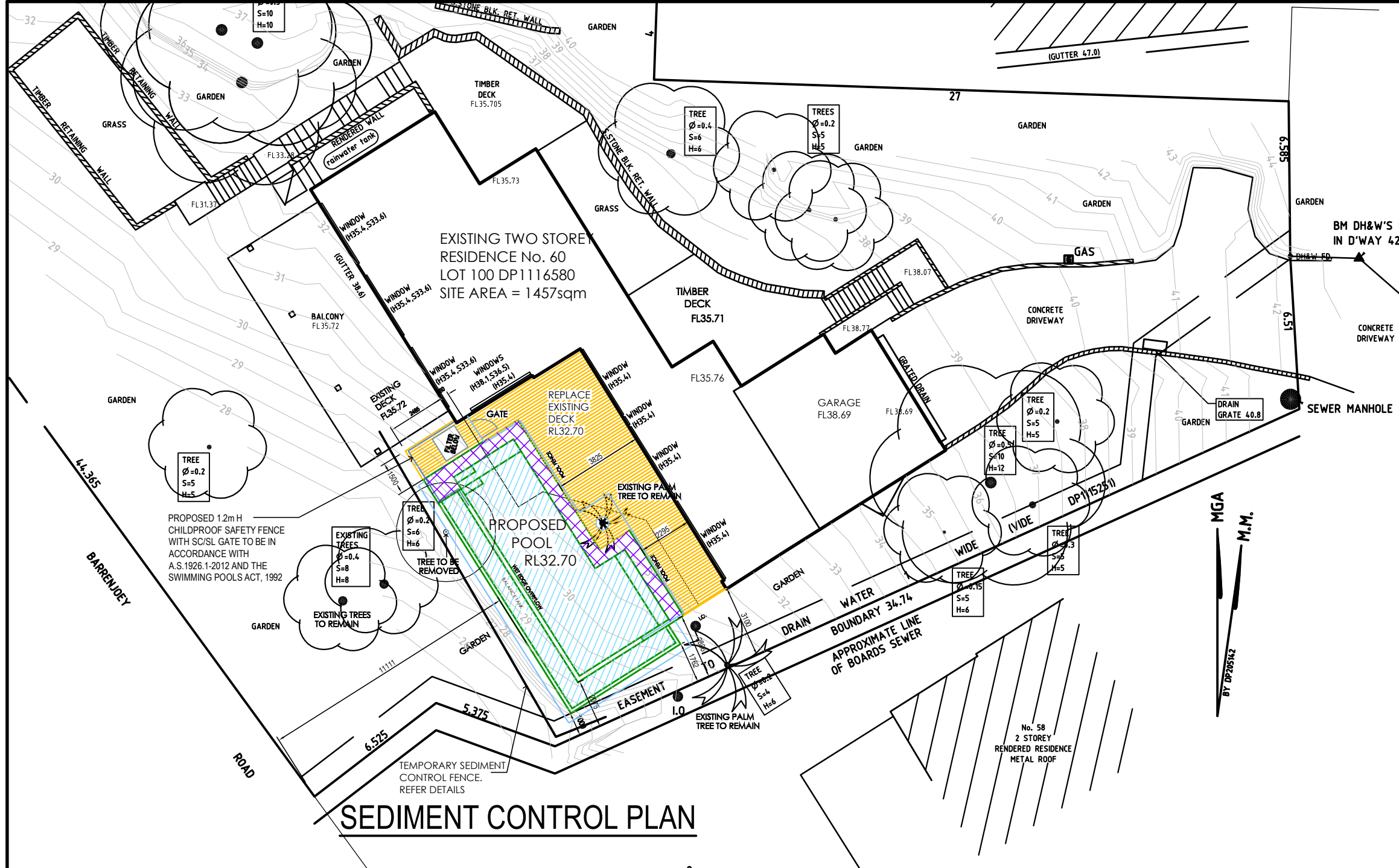
DWG NUMBER

JUN 19

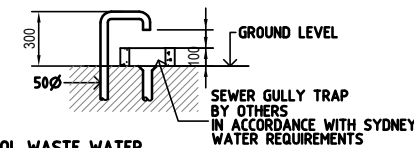
1:250

RADD19035

P5



- 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.

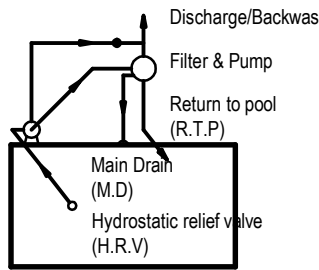


POOL WASTE WATER

-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

section detail

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

temp. drop inlet sediment trap

earth bank (low flow)

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

diversion bank and channel

topsoil stockpile

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

stabilised site access

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

RIGHT ANGLE DESIGN & DRAFTING PTY LTD

ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAFTING

P.O.Box 1049 SURRY HILLS 2010
PH: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

PROPOSED POOL & ASSOCIATED WORKS

LESLIE AND LYN MATHESON

LOT 100 DP1116580

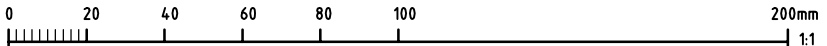
No. 60 PALM BEACH ROAD

PALM BEACH 2108

DWG NAME

SEDIMENT CONTROL PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUN 19	1:200	RADD19035	P6



MATERIALS AND FINISHES FOR 60 PALM BEACH ROAD, PALM BEACH



TRAVERTINE TILE FOR THE SWIMMING POOL COPING AND SURROUNDS



SWIMMING POOL FENCING—TO COMPLY WITH POOL FENCING ACT



HARDWOOD OR MODWOOD FOR DECK REPLACEMENT