

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

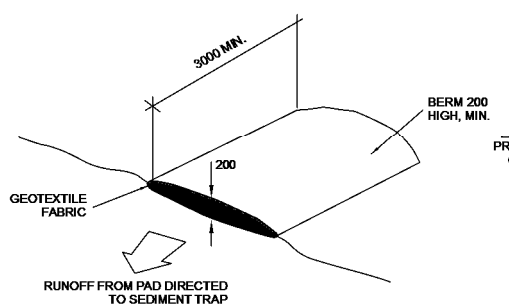
DA2022/1447

1 SITE PLAN, SITE ANALYSIS PLAN & ROOF PLAN, DEMOLITION PLAN, WASTE MANAGEMENT PLAN, LANDSCAPE PLAN AND SEDIMENT & EROSION CONTROL PLAN
1 : 200

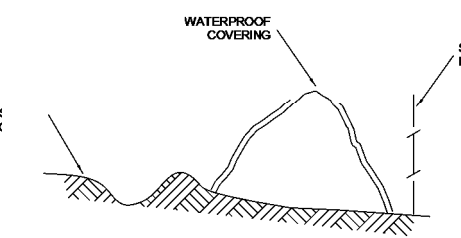
- LEGENDS :**
- SITE BOUNDARY
 - DEMOLISH IN ACCORDANCE TO "AS 2601-2001 THE DEMOLITION OF STRUCTURES"
 - PRIVATE OPEN SPACE - 80 m² GRADIENT NOT STEEPER THAN 1:20
 - LANDSCAPED AREA

13
D.P.24536

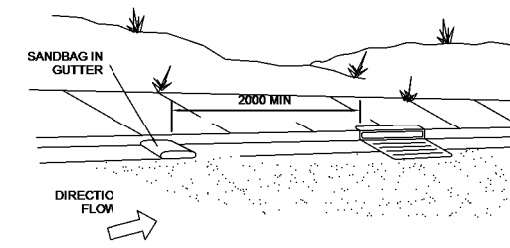
SITE CALCULATIONS	
SITE AREA:	689.2 m ²
AREA OF EXISTING HOUSE FLOOR:	103.1 m ² (UNCHANGED)
LANDSCAPING	
LANDSCAPING BEHIND:	189.4m ²
MIN. LANDSC. FORWARD BUILDING LINE: 60% OF THE FORWARD AREA = 0.60 x 193.1 m ²	115.9m ²
LANDSCAPING FORWARD:	137.4 m ² (UNCHANGED) > 115.9 m ²
PROPOSED TOTAL LANDSCAPING:	326.8 m ² (47.4% OF SITE AREA)
PRIVATE OPEN SPACE	
MIN. 80 m ² (MIN. 3.0 x 3.0m)	80 m ² (8.0 x 10.0m)



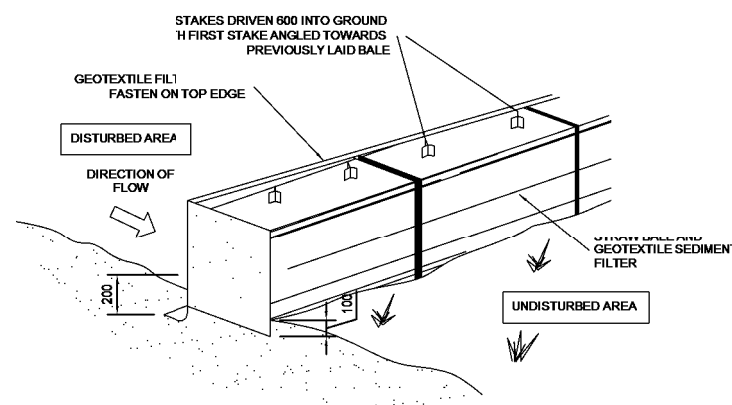
VEHICLE ACCESS TO SITE
NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



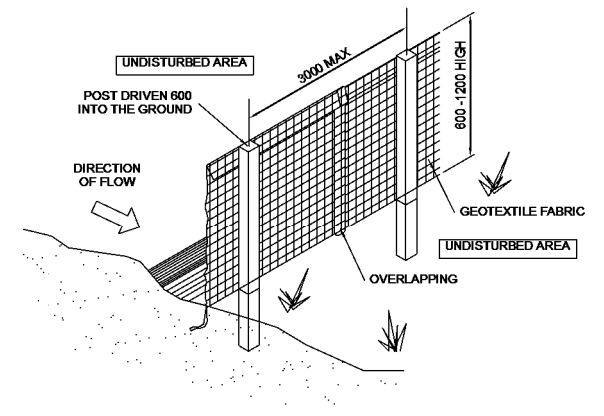
BUILDING MATERIAL STOCKPILES
N.T.S
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION. THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



INDBAG KERB SEDIMENT TRAP
N.T.S
CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL
N.T.S



SEDIMENT AND EROSION FENCE DETAIL
N.T.S

REV	DATE	DESCRIPTION	BY
B	10.01.2023	AMENDED FOR DA	SM
A	20.04.2022	ISSUE FOR DA	SM

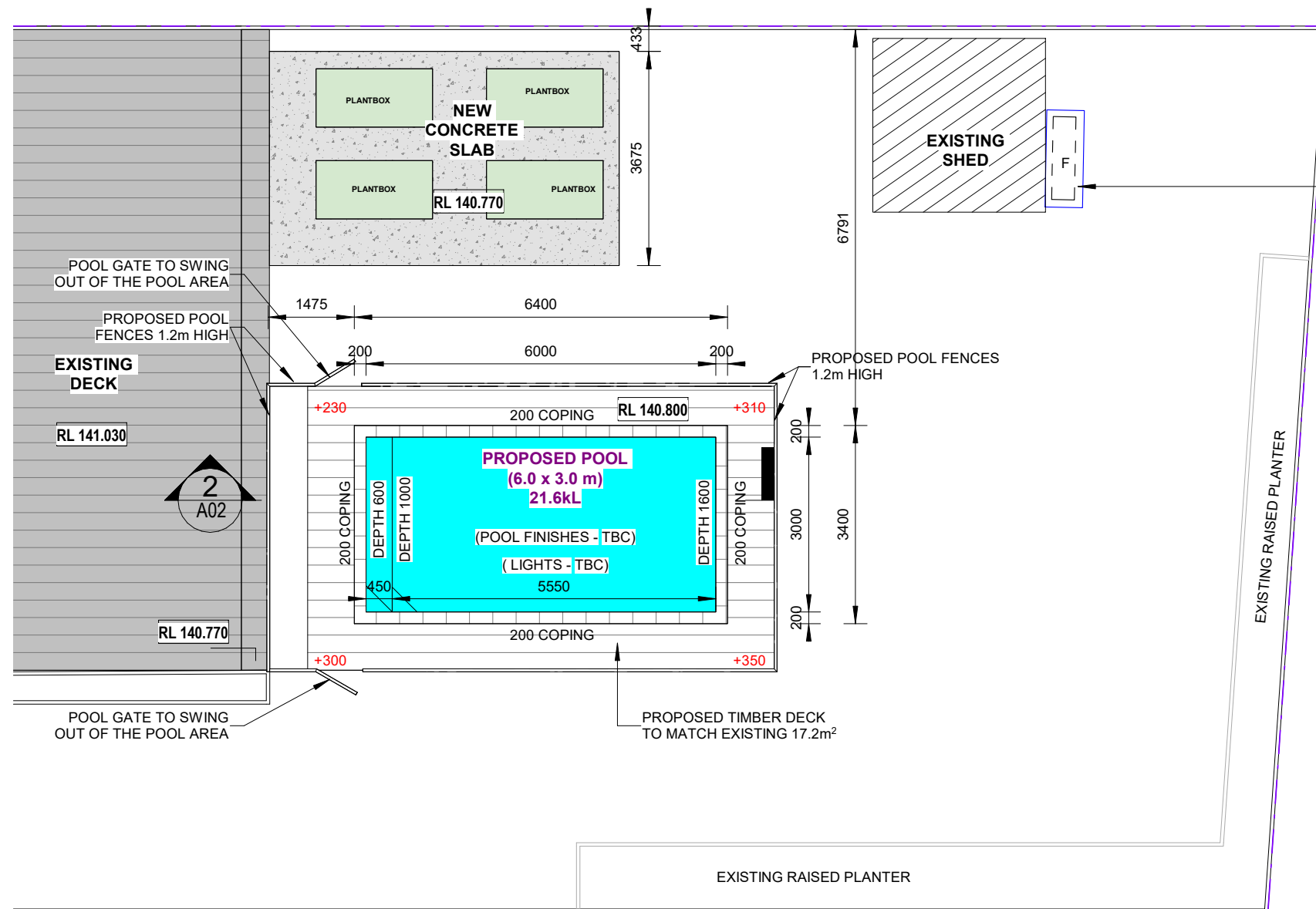
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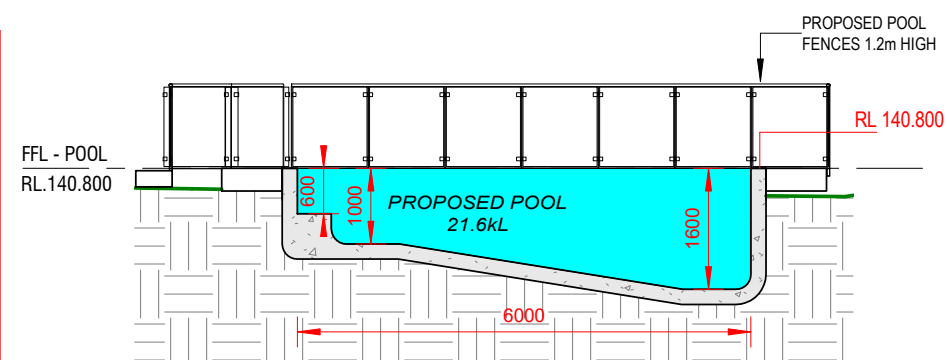
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PROPOSED POOL
108 PLATEAU ROAD, BILGOLA PLATEAU
LOT 27, DP 12838
SITE PLAN, SITE ANALYSIS PLAN & ROOF PLAN, DEMOLITION PLAN, WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN

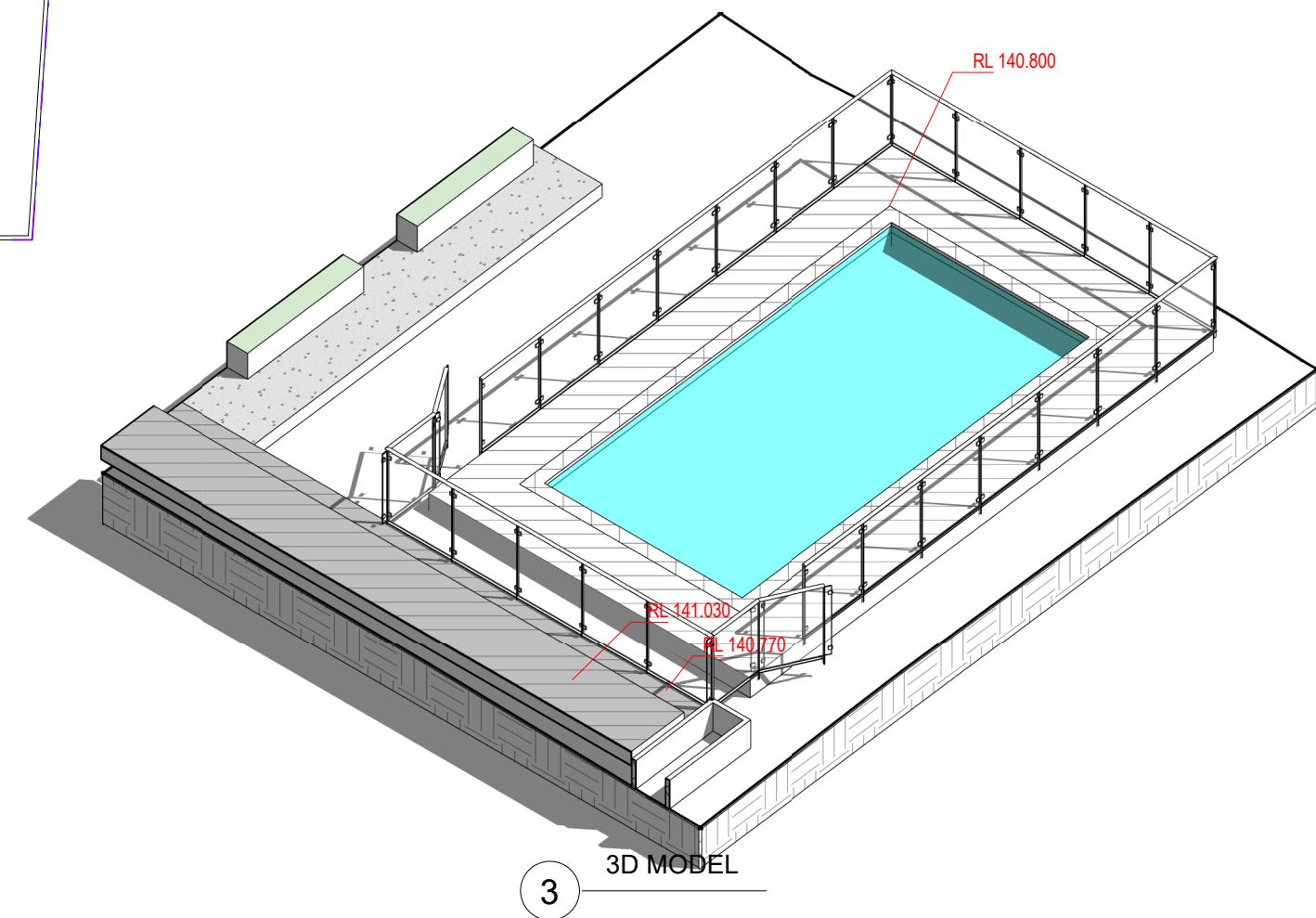
JOB NUMBER: 22202	DWG NUMBER: A01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 10.01.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 PROPOSED POOL PLAN
1 : 100




2 POOL SECTION
1 : 100



3 3D MODEL

- NOTE:
1. Required pool dimensions to be checked and confirmed on site.
 2. Proposed pool to comply with AS 1926.1-2012.
 3. Pool gates with child resistant barrier.
 4. Pool gates to open away from pool area.
 5. Pool fencing to be non-combustible.
 6. Boundary fence (acting as pool barrier) to be min. 1.80m high from the level of pool decking. No footholds on the barrier.
 7. Lights, skimmer and internal plumbing designed by builder.
 8. Damage whilst gaining access to perform excavation duties to any hard or soft area is the responsibility of the Customer.
 9. Depths of ledge and steps are not relevant to Housing Australian standards but rather relevant to freeform cut and design to pools.
 10. Shotcrete, hairline cracks, weepers are normal. Interior renders & treatments applied at final stage.
 11. Common shotcrete slumpage may result in variations within acceptable tolerances.
 12. Basix requirements for pools over 40,000 litres is the responsibility of customer.
 13. Coping widths and surrounds can be increased at permit stage to accommodate larger tiles and faster fence erection
 14. Additional hard surface areas must not be laid around the pool without permit approval
 15. Concrete surrounds poured after the pool build must be laid with correct expansion joint and never dowelled into pool structure or warranty will be affected.
 16. Level to be checked / confirmed on site.
 17. Refer to "Pool Building Contract" for more details.
 18. Sand bags / sedimentation to stop soils entering the roadways – by Customer.
 19. Dewatering of excavation/void to minimize dilapidation – pump by Customer.
 20. Generator for pumping out on an unpowered site- generator by customer.

FOR VACANT BLOCKS : Owner must provide access to water / electricity etc:

 northern beaches council

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**STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN**

PROPOSED POOL 108 PLATEAU ROAD, BILGOLA PLATEAU LOT 27, DP 12838	
PROPOSED POOL DETAILS	

JOB NUMBER: 22202	DWG NUMBER: A02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 10.01.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	