

LANDSCAPE CALCULATION - GENERAL CODE USED

SITE AREA = 607m²
 DWELLING = 190m²
 OTHER AREAS (deck, driveway, patio, shed etc.) = 160m²
 PROPOSED POOL AREA (incl. coping) = 44m²
 TOTAL SITE B.U.A. = 394m²
 SOFT LANDSCAPED ON ENTIRE LOT = 213m²

FOR CDC COMPLIANCE
 AS SITE AREA IS 607m² - 182m² TO BE SOFT LANDSCAPED.
 TOTAL OF SOFT LANDSCAPED AREAS 1.5m WIDE OR GREATER ON SITE = 195m²

LOT WIDTH 18m PLUS 50% L/SCAPE FORWARD OF BUILDING LINE
 LOT WIDTH 18m & UNDER 25% L/SCAPE FORWARD OF BUILDING LINE
 MINIMUM OF 50% OF LANDSCAPING TO BE LOCATED BEHIND BUILDING LINE
 PRIVATE OPEN SPACE AREA REQUIRED FOR SITE >300m² = 24m²

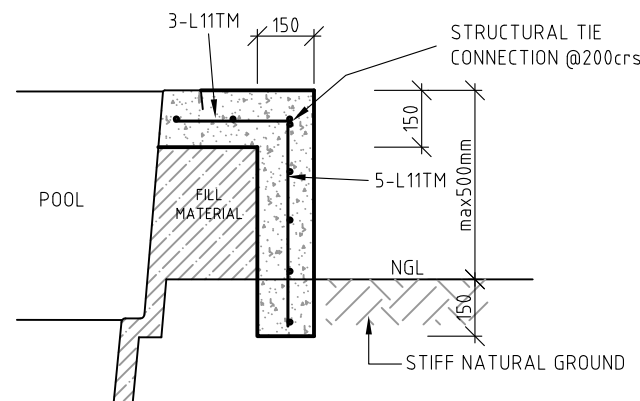
northern beaches council

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

DA2019/1114

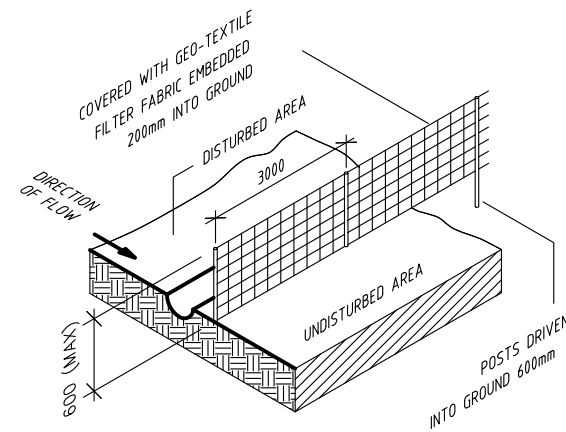
▲ DATUM - TOP OF EXISTING PATH. TOP OF POOL TO BE LEVEL WITH THE DATUM AT 10.0 (ASSUMED)

ALL FENCES TO COMPLY WITH TO AS1926.1-2012 AND THE SWIMMING POOL ACT AND LOCAL COUNCIL REQUIREMENTS

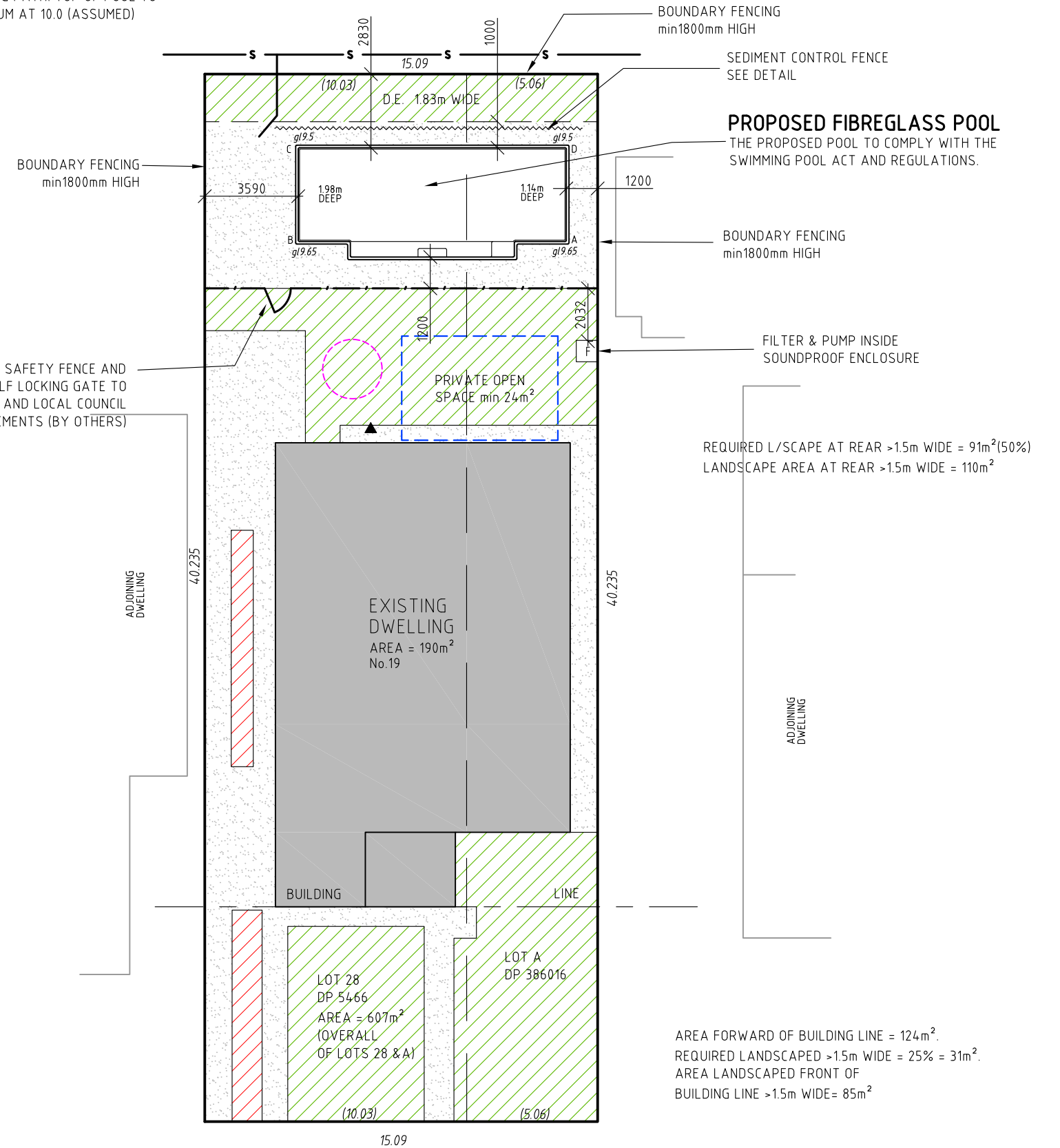


TYPICAL DROP EDGE BEAM DETAIL
 SCALE 1:20@A3

- LEGEND:
- DENOTES SOFT LANDSCAPE 1.5m WIDE & GREATER
 - DENOTES SOFT LANDSCAPE LESS THAN 1.5m WIDE
 - DENOTES HARDSTAND (CONCRETE, GRAVEL, PAVERS ETC.)
 - DENOTES BUILDING STRUCTURES



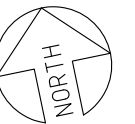
SEDIMENT FENCE DETAIL
 NOT TO SCALE



SURFERS PARADE

AREA FORWARD OF BUILDING LINE = 124m².
 REQUIRED LANDSCAPED >1.5m WIDE = 25% = 31m².
 AREA LANDSCAPED FRONT OF BUILDING LINE >1.5m WIDE = 85m²

REQUIRED L/SCAPE AT REAR >1.5m WIDE = 91m²(50%)
 LANDSCAPE AREA AT REAR >1.5m WIDE = 110m²



SITE PLAN
 SCALE 1:200@A3

SITE LEVELS
 TOP OF POOL COPING LEVEL +/- FROM EXISTING GROUND LEVEL.

A: +350
B: +350
C: +500
D: +500

DESIGNATED AREA FOR WASTE & MATERIAL STOCKPILE. EXCESS WASTE TO BE REMOVED FROM SITE

BARRIER REEF POOLS

Sydney City x Central Coast x Illawarra
 sales@barrierreefpoolssydney.com.au
 www.barrierreefpoolssydney.com.au
 Office 3, Suite 3,10, 4 Ilya Ave, Erina NSW 2250 - 0422172781

Pool: **VENICE 10.5 x 4.4m**
 Volume: **44,000 LTRS**

THE PROPOSED POOL TO COMPLY WITH THE SWIMMING POOL ACT AND REGULATIONS.

CUSTOMER / ADDRESS

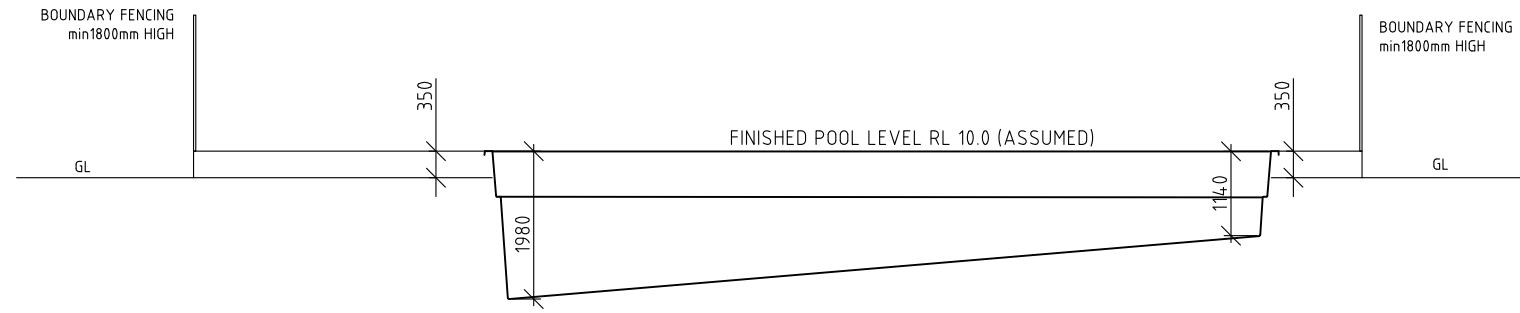
KELLY KRIGE
19 SURFERS PARADE
FRESHWATER NSW

ISSUE	DATE	REVISION
A	29/07/19	INITIAL ISSUE
B	01/10/19	FPL RL & POOL DEPTHS ADDED TO ELEVATIONS

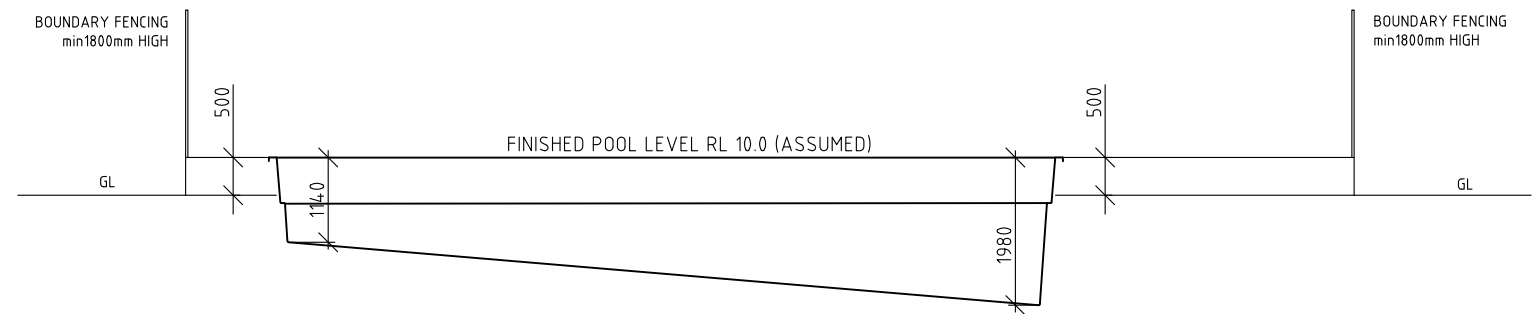
SHEET
1 of 2

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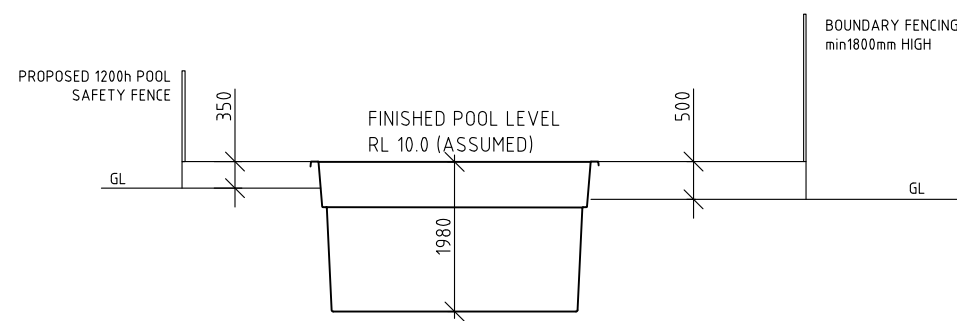
DA2019/1114



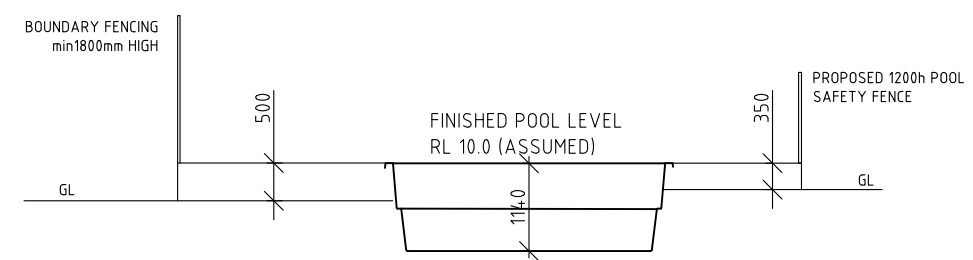
SOUTH-ELEVATION
SCALE 1 : 100@A3



NORTH-ELEVATION
SCALE 1 : 100@A3



EAST-ELEVATION
SCALE 1 : 100@A3



WEST-ELEVATION
SCALE 1 : 100@A3

SITE LEVELS
TOP OF POOL COPING LEVEL +/-
FROM EXISTING GROUND LEVEL.

- A: +350**
- B: +350**
- C: +500**
- D: +500**



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