

DA DEVELOPMENT CALCS

ITEM	REQUIREMENTS	EXISTING	APPROVED	MODIFICATION
SITE AREA			462.9 m ²	NO CHANGE
POOL HEIGHT ABOVE GL			0.35 m	0.35 m
SIDE SETBACK TO POOL (WATERLINE)			4.93 m	5.83 m
SIDE SETBACK TO POOL (PAVING)			4.37 m	4.28 m
FRONT SETBACK TO POOL (WATERLINE)			1.8 m	2.93 m
FRONT SETBACK TO POOL (PAVING)			1 m	1.98 m
IMPERVIOUS AREAS		52%	52%	NO CHANGE
		242.68 m ²	242.65 m ²	NO CHANGE m ²
LANDSCAPING AREA	min 50%	42%	42%	NO CHANGE
	total 231.45 m ²	192.45 m ²	192.474 m ²	NO CHANGE m ²
MAX IMPERVIOUS AREA TO INCL IN CALC	max 6%	6%	6%	NO CHANGE
	max 27.774 m ²	27.774 m ²	27.774 m ²	NO CHANGE
PRIVATE OPEN SPACE	min 24 m ²	24 m ²	24 m ²	NO CHANGE m ²
PROPOSED POOL	AQUIFY POOLS - VERONA			
POOL CAPACITY	10,300L			

NOTES

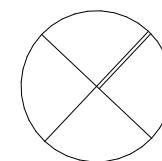
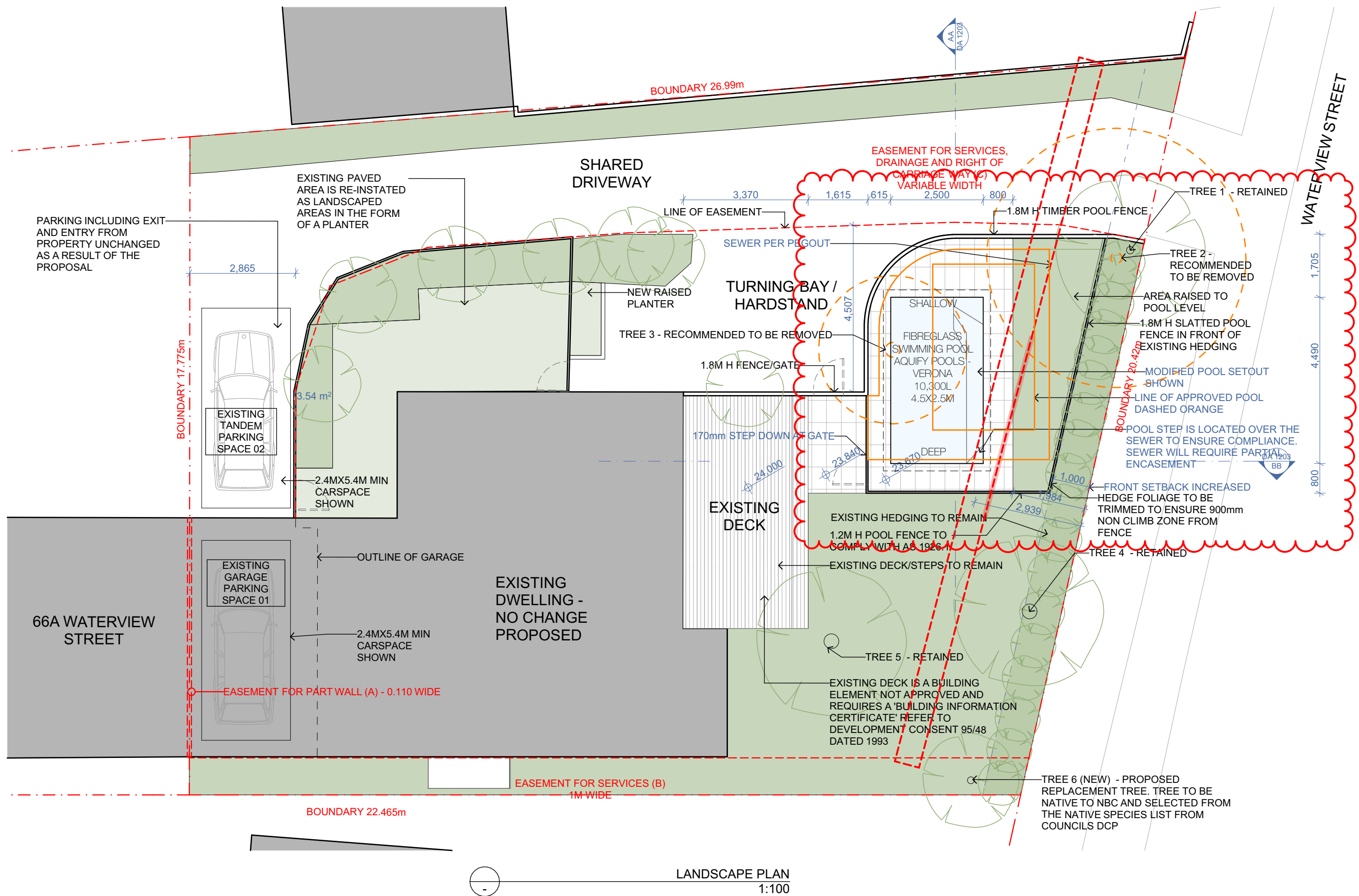
- * PROPOSED POOL AND SURROUNDS SHALL BE NO GREATER THAN 600mm ABOVE EXISTING GROUND LEVEL.
- * POOL PUMP IS TO BE CONTAINED WITHIN A SOUNDPROOFED ACOUSTIC ENCLOSURE TO POOL MNFTS SPEC. LOCATION TBC ONSITE WITH BUILDER AND OWNER.
- * SWIMMING POOL INCLUDING THE SAFETY FENCING IS TO COMPLY WITH:
 - COUNCIL CODES
 - CURRENT NATIONAL CONSTRUCTION CODE (NCC) (AT DATE OF APPROVAL) WITH SPECIFIC REFERENCE TO REQUIREMENTS IN NSW.
 - SWIMMING POOLS ACT 1992-NO.49
 - SWIMMING POOLS SAFETY AS1926.2-2007
 - SWIMMING POOLS SAFETY AS1926.1-2012
- * DIAL BEFORE YOU DIG AND REVIEW OF ALL ONSITE SERVICES IS TO BE CONDUCTED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION
- * UNO ALL DIMENSIONS ARE TAKEN FROM EXISTING PROPERTY FENCE LINES. . IT IS ASSUMED THAT THE EXISTING FENCE LINE IS THE PROPERTY BOUNDARY UNO BY THE PROPERTY OWNER.
- * POOL TO BE INSTALLED TO MEET THE REQUIREMENTS OF AS1839:2021. POOL LEVEL SHOWN IS INDICATIVE ONLY AND TO BE CONFIRMED ONSITE BY BUILDER TO ENSURE COMPLIANCE WITH AS1839:2021.

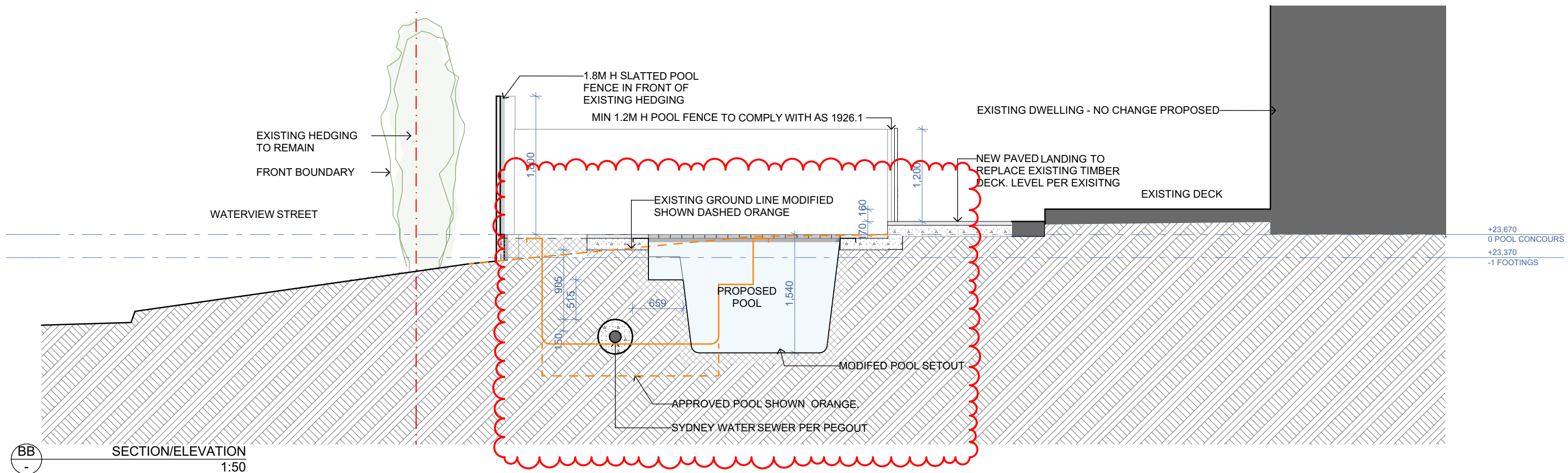
RICH CARR ARCHITECTS
RICHCARRARCHITECTS.COM.AU
T: 02 8593 2141 NSW ARB: 9697
E: info@richcarrarchitects.com.au

project: 66 WATERVIEW STREET MONA VALE 2103
client: JOE AND LAINEY ALLEN
MOD A 12.02.25 DA MODIFICATION 4.55
issue date description
COPYRIGHT © DA MODIFICATION
This document is the property of Rich Carr Architects Pty Ltd. This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited.
Note: Do not scale from drawings. Figured dimensions shall take precedence over scaled dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.
Nominated Architect: Richard Carr NSW ARB 9697

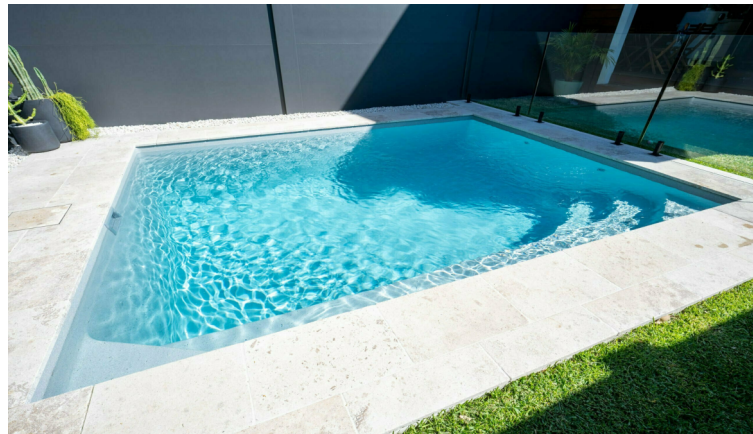
Lot/DP: LOT 11 / DP 848911

drawing: **SITE PLAN AND CALCUATIONS**
scale: AS SHOWN ON A3
drawing no: **DA 1201**
drawing issue: **MOD A**





MATERIALS AND FINISHES



A) PAVED POOL AREA



B) SLATTED FENCING



C) GLASS POOL FENCING

