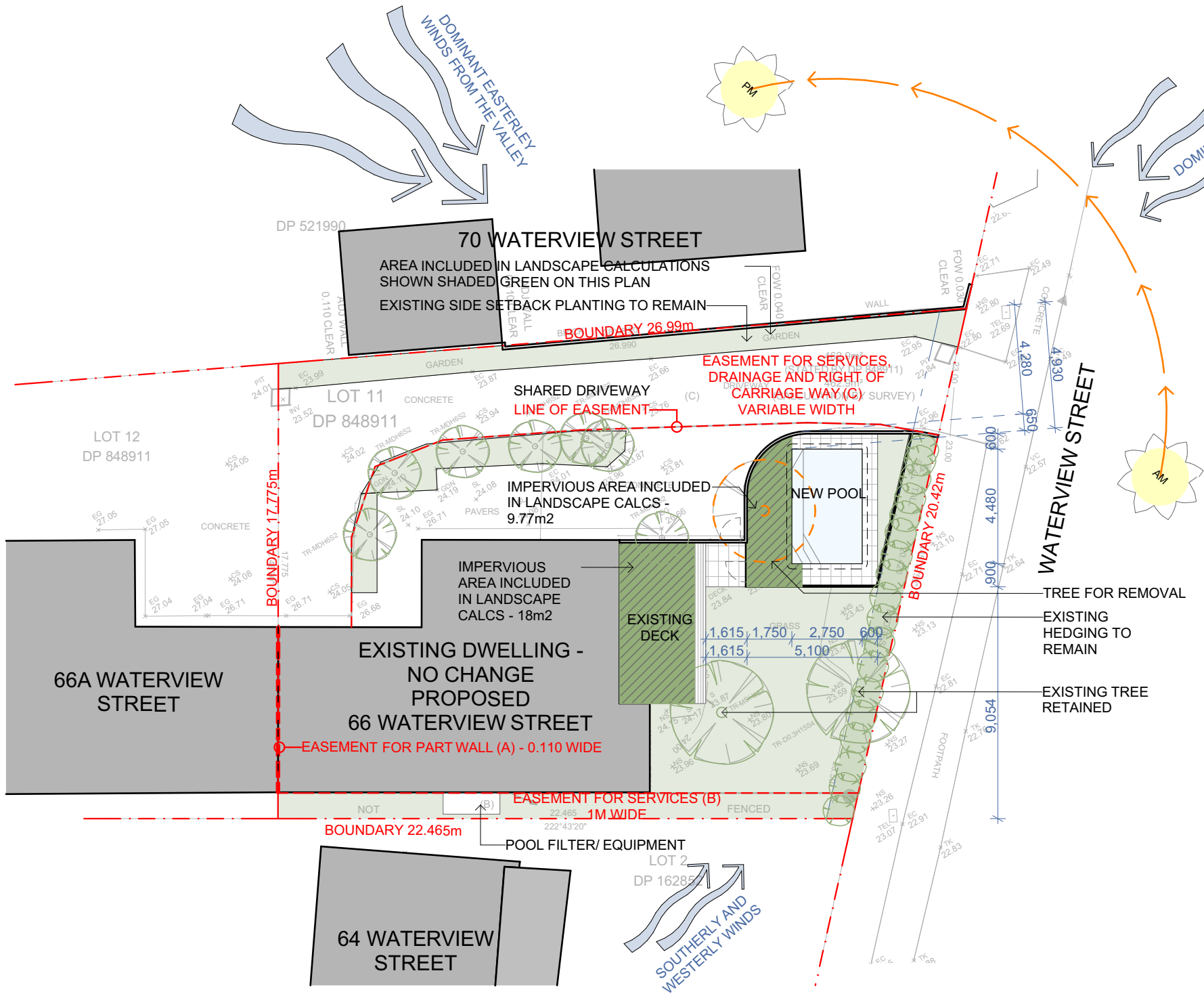




DA DEVELOPMENT CALCS

ITEM	REQUIREMENTS	EXISTING	PROPOSED
SITE AREA			462.9 m2
POOL HEIGHT ABOVE GL			0.35 m
SIDE SETBACK TO POOL (WATERLINE)			4.93 m
SIDE SETBACK TO POOL (PAVING)			4.37 m
FRONT SETBACK TO POOL (WATERLINE)			1.8 m
FRONT SETBACK TO POOL (PAVING)			1 m
IMPERVIOUS AREAS		64% 294.00 m2	70% 323.84 m2
LANDSCAPING AREA	min 50% total 231.45 m2	42% 192.454 m2	35.1% 162.494 m2
MAX IMPERVIOUS AREA TO INCL IN CALC	max 6% max 27.774 m2	6% 27.774 m2	6% 27.774
PRIVATE OPEN SPACE	min 24 m2	24 m2	24 m2

PROPOSED POOL	AQUIFY POOLS - ALTO
POOL CAPACITY	13,750L

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:

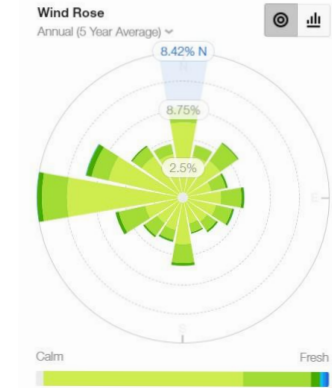
- COUNCIL CODES
- CURRENT NATIONAL CONSTRUCTION CODE (NCC) (AT DATE OF APPROVAL) WITH SPECIFIC REFERENCE TO REQUIREMENTS IN NSW.
- SWIMMING POOLS ACT 1992-NO.49
- SWIMMING POOLS SAFETY AS1926.2-2007
- SWIMMING POOLS SAFETY AS1926.1-2012

*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.

SITE PLAN
1:200



5 YEAR AVERAGE WIND



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LOT 11 / DP 848911

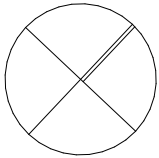
client:
JOE AND LAINEY ALLEN

issue date description

A 02.02.24 DA ISSUE A

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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



drawing:
SITE PLAN AND
CALCUATIONS

scale:
AS SHOWN ON A3

drawing no:
DA 1201

drawing issue:
A