

THIS POOL WAS DESIGNED BY OTHERS. RIGHT ANGLE DRAFTING ACCEPT NO RESPONSIBILITY FOR THE DESIGN OR ITS DETERMINATION AT COUNCIL.

NOTES

- CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
- ALL BUILDING WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2022, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.
- ALL WORKS TO BE CARRIED OUT IN COMPLIANCE WITH THE APPROVED DEVELOPMENT APPLICATION AND THE CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS.
- WORKS TO COMPLY WITH THE CURRENT BASIX CERTIFICATE.
- COORDINATE WITH OTHER CONSULTANTS DOCUMENTATION REQUIREMENTS INCLUDING ARBORIST AND GEOTECHNICAL RECOMMENDATIONS.
- RIGHT ANGLE RECOMMEND A BOUNDARY PEGOUT BE CARRIED OUT BY A REGISTERED SURVEYOR PRIOR TO THE SETOUT OF THE CONSTRUCTION. DO NOT ASSUME THE EXISTING FENCE LINES ARE LOCATED ON THE BOUNDARY.
- WHERE A SURVEY IS PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE SURVEYORS PLANS.
- WHERE SEWER PEGOUTS ARE PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE PEGOUT DOCUMENT.
- ALL SWIMMING POOL BARRIERS, GLASS POOL FENCING AND ALL BOUNDARY FENCING WITHIN THE POOL ZONE IS TO BE UPGRADED AS NECESSARY TO COMPLY WITH :-
- NATIONAL CONSTRUCTION CODE NCC2022 NSW H7D2,BCA NSW H7P1,
- NSW SWIMMING POOL ACT 1992,
- SWIMMING POOLS AMENDMENT ACT 2009
- SWIMMING POOLS REGULATIONS 2018,
- AS1926 SWIMMING POOL SAFETY
- AS1926.1-2012- SAFETY BARRIERS FOR SWIMMING POOLS,
- AS1926.2-2007 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS,
- A21926.3-2012 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS
- NCC 2022 - ABCB Housing Provisions Part NSW H7D2
- AS1288 - 2021 GLASS IN BUILDINGS,
- ASINZS 2208 - SAFETY GLASS
- AS1170 STRUCTURAL DESIGN ACTIONS

- A SWIMMING POOL FENCE IS NOT A SUBSTITUTE FOR SUPERVISION.
- THIS POOL IS NOT DESIGNED FOR DIVING.
- A WARNING SIGN STATING 'YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS POOL' IS TO BE INSTALLED
- A CARDIO PULMONARY RESUSCITATION SIGN MUST BE DISPLAYED IN A PROMINENT POSITION WITHIN THE POOL ZONE.
- THE POOL BACKWASH IS TO BE CONNECTED TO THE SEWER AS PER AS3500 AND SYDNEY WATER REQUIREMENTS
- SWIMMING POOLS AND SPAS MUST BE REGISTERED WITH THE DIVISION OF LOCAL GOVERNMENT.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH NCC PART 11.2.1 AND PART 11.2.2 PROVIDE NON SLIP RESISTANT WALKING SURFACES ON STAIRWAY TREADS AND LANDINGS NEAR THE EDGE OF NOSINGS OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF NOT LESS THAN THAT LISTED IN TABLE 11.2.3

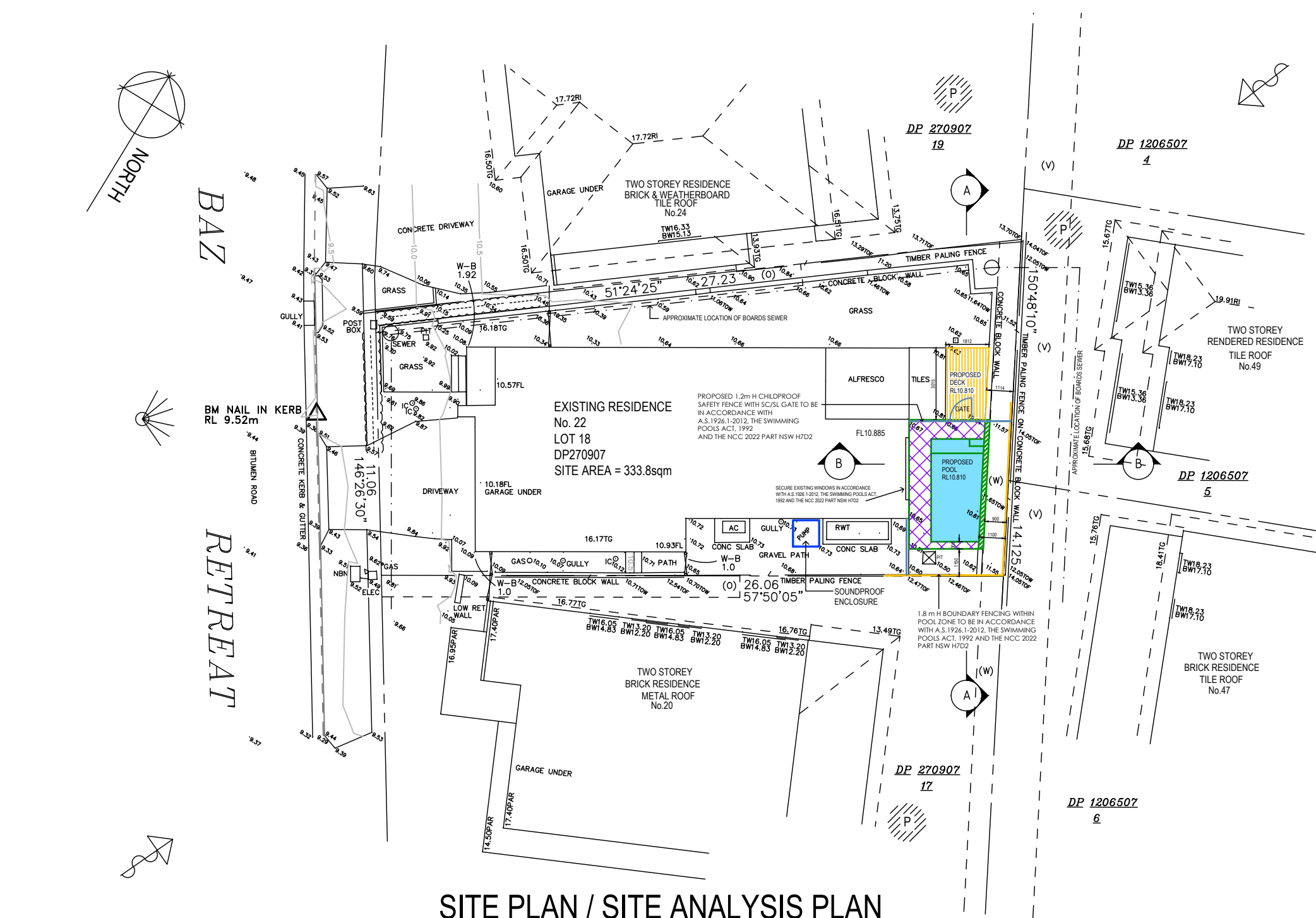
KEY:

- EGL = EXISTING GROUND LEVEL
- EL = EXISTING LEVEL
- FL = FLOOR LEVEL
- RL = REDUCED LEVEL
- +/- = EXISTING LEVEL
- COS = CHECK ON SITE
- UNO = UNLESS NOTED OTHERWISE
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL



SYMBOL LEGEND

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



SITE PLAN / SITE ANALYSIS PLAN

POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.
TOTAL POOL VOLUME = 11,700 LITRES

RIGHT ANGLE
DESIGN & DRAFTING PTY LTD

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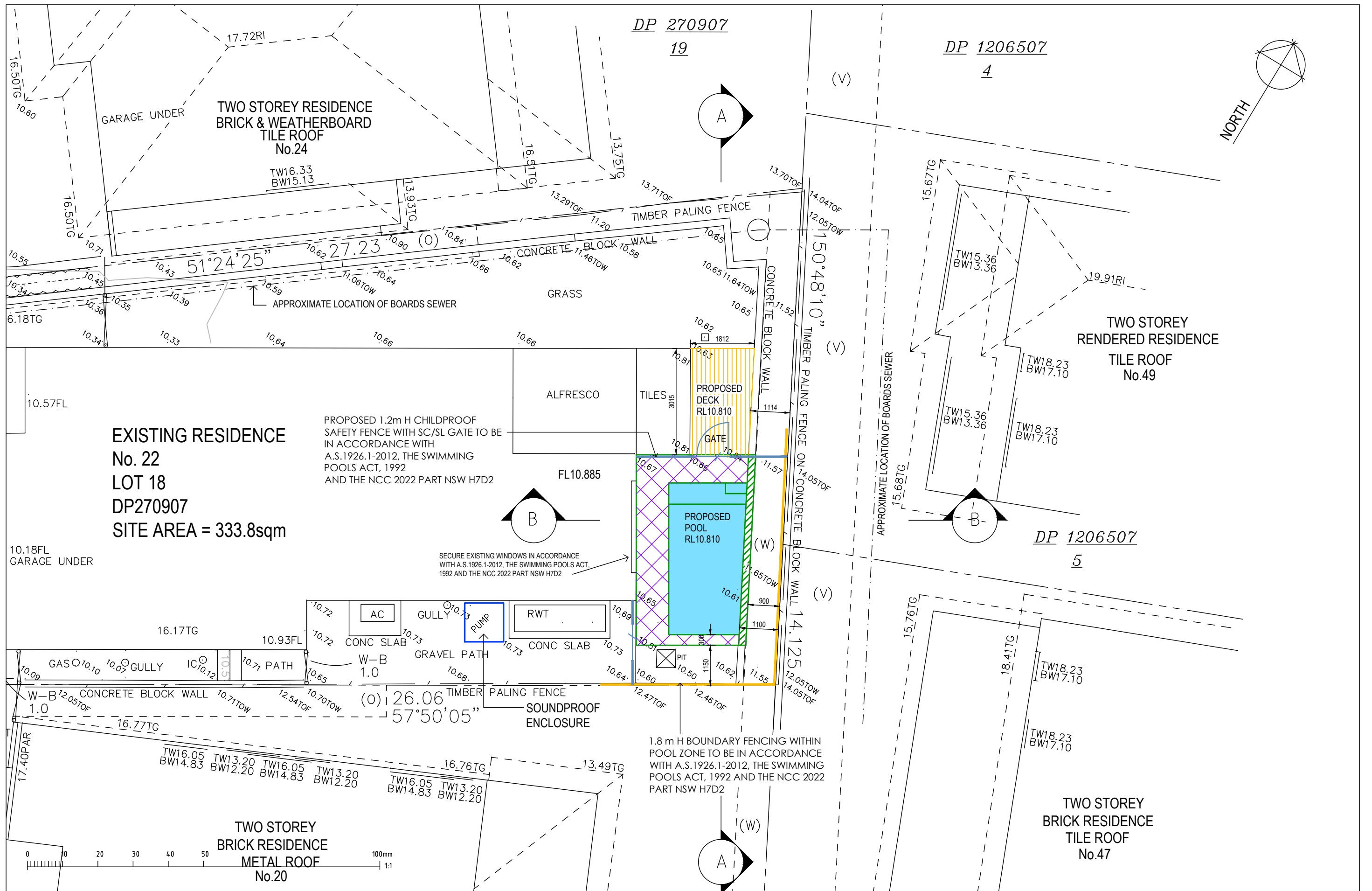
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAFTING


MEMBER: SWIMMING POOL & SPA ASSOCIATION
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

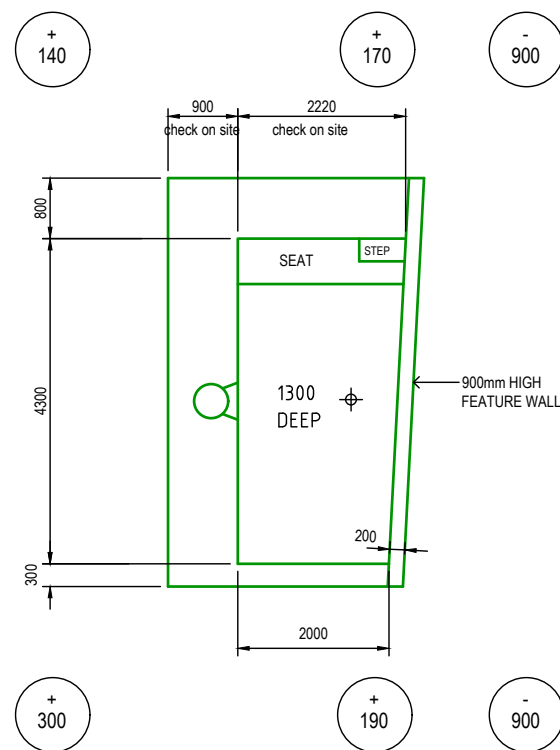
REVISIONS:

PROPOSED CONCRETE POOL AND ASSOCIATED WORKS
MARK KENSLEY & ALANA SAHAKIAN
LOT 18 DP270907
No. 22 BAZ RETREAT
WARRIEWOOD 2102

DWG NAME			
SITE PLAN / SITE ANALYSIS PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUN 2025	1:200	RADD25047	P1



<div><div>RIGHT ANGLE DESIGN & DRAFTING PTY LTD</div><div><div>P.O.Box 1049 SURRY HILLS 2010 PHONE: 0425227055 EMAIL: info@rightangledesign.com.au ABN: 70 150 745 556</div><div>ROBYN GOOD HORTICULTURE CERT III ASSOC. DIPLOMA STRUCTURAL ENGINEERING NZCD ARCHITECTURAL DRAUGHTING</div></div><div>MEMBER: SWIMMING POOL & SPA ASSOCIATION BUILDING DESIGNERS ASSOCIATION AUSTRALIA</div></div>	REVISIONS:	PROPOSED CONCRETE POOL AND ASSOCIATED WORKS MARK KENSLEY & ALANA SAHAKIAN LOT 18 DP270907 No. 22 BAZ RETREAT WARRIEWOOD 2102		DWG NAME	
				PLAN AT REAR YARD	
				DATE	SCALE AT A3
		JUN 2025	1:100	RADD25047	P2

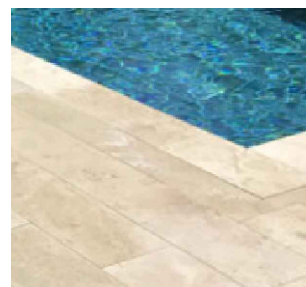


POOL PLAN

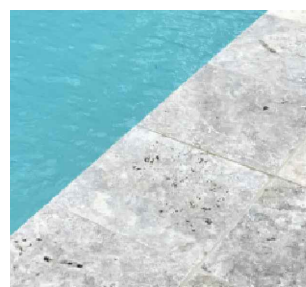
+100
DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



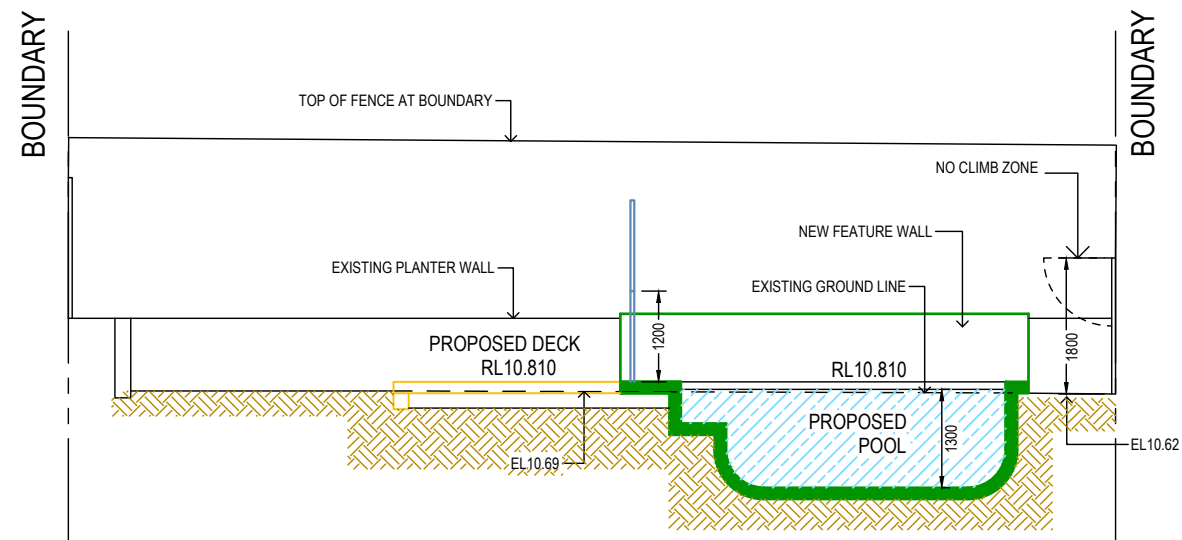
POOL FENCING: GLASS



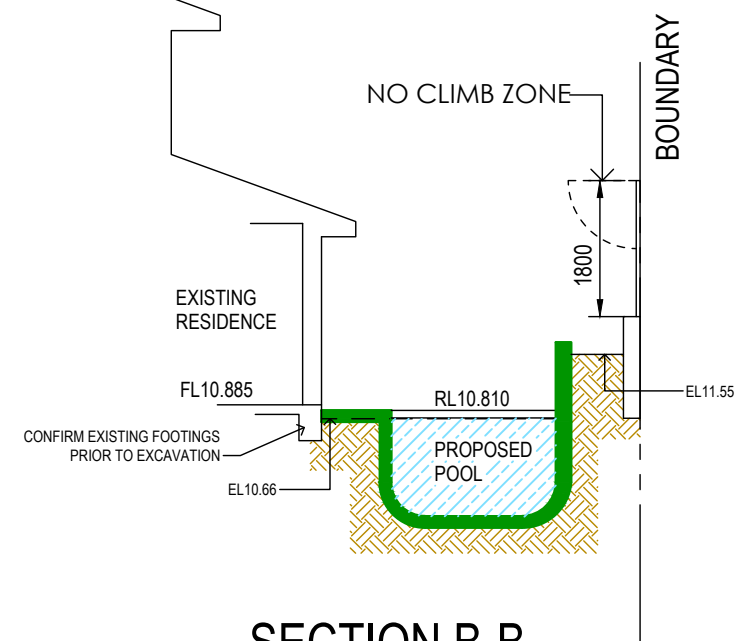
POOL PAVING: LIGHT / SILVER TRAVERTINE STYLE



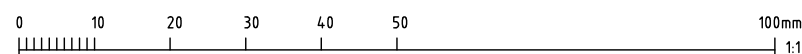
MATERIALS AND FINISHES



SECTION A-A



SECTION B-B



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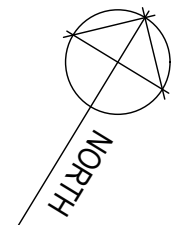
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DWG NAME
POOL PLAN AND SECTIONS
MATERIALS AND FINISHES

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
JUN 2025	1:100	RADD25047	P3

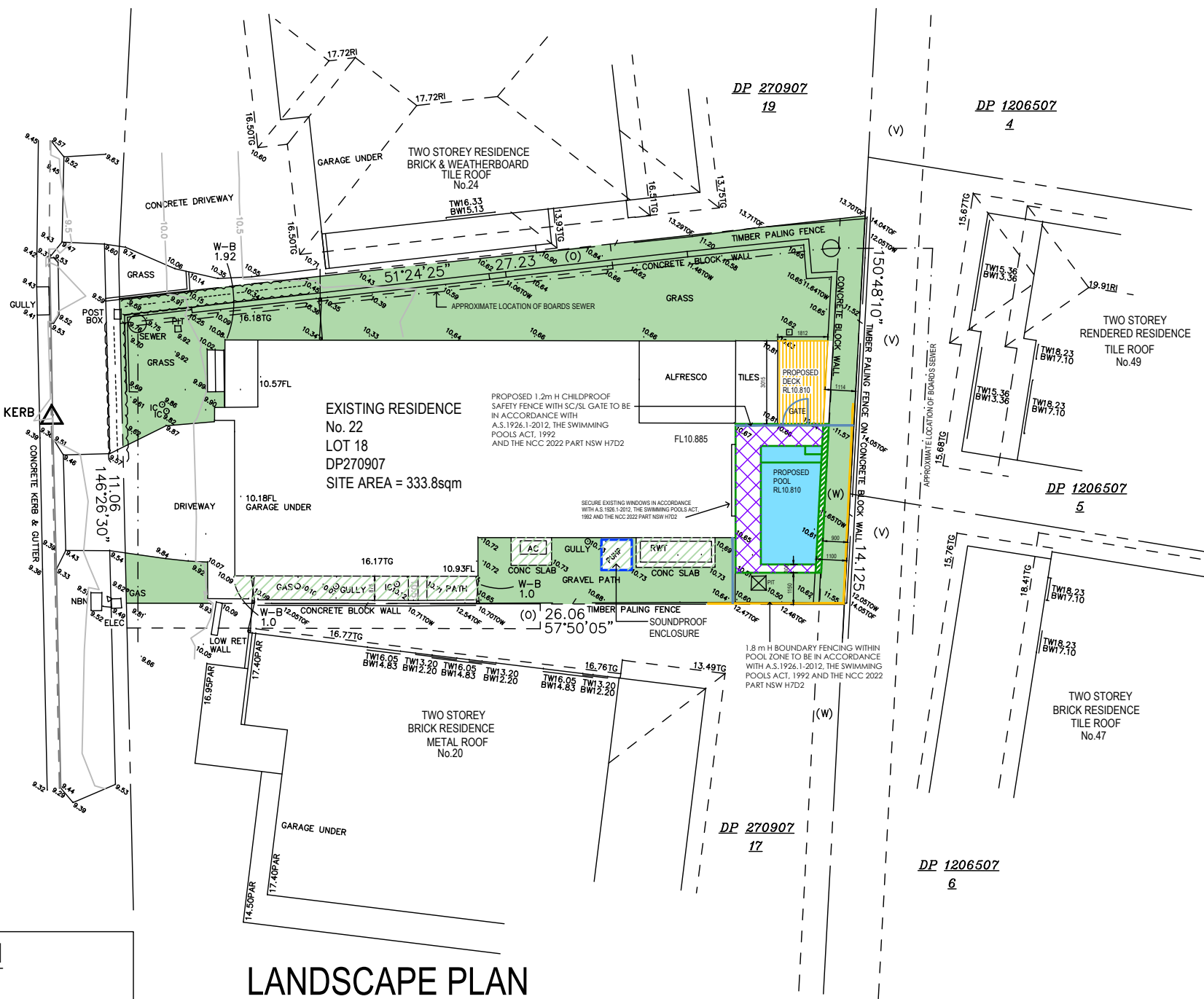


BAZ

RETREAT

BM NAIL IN KERB
RL 9.52m

BITUMEN ROAD



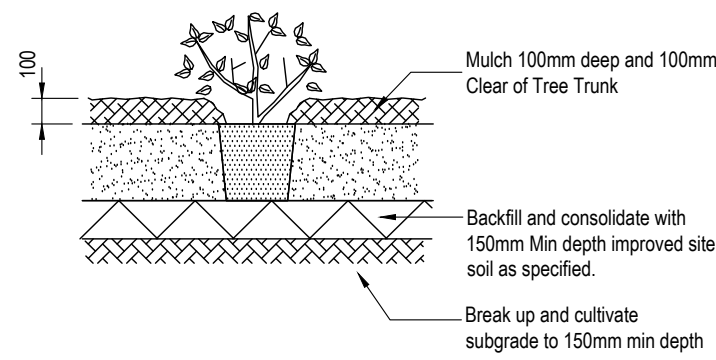
LANDSCAPE CALCULATION

SITE AREA	= 333.8m ²	
HARD SURFACE	AREA	% OF SITE
HOUSE	= 132.8m ²	
ALFRESCO	= 10.4m ²	
DRIVEWAY	= 18.9m ²	
PAVING	= 8.3m ²	
PROPOSED DECK	= 5.2m ²	
PROPOSED POOL	= 17.6m ²	
TOTAL HARD SURFACE	= 193.2m ²	58%
VARIATIONS		
PATHS < 1.0m W		
- SOUTHERN PATH	= 7.5m ²	
- SERVICES	= 5.7m ²	
6% OF SITE	= 20.0m ²	
TOTAL	= 33.2m ²	
PROPOSED LANDSCAPED	= 173.8m ²	52%
EXISTING HARD SURFACE	= 170.4m ²	51%
VARIATIONS	= 32.0m ²	
EXISTING LANDSCAPED	= 195.4m ²	59%
REQUIRED LANDSCAPED	= 166.9m ²	50%

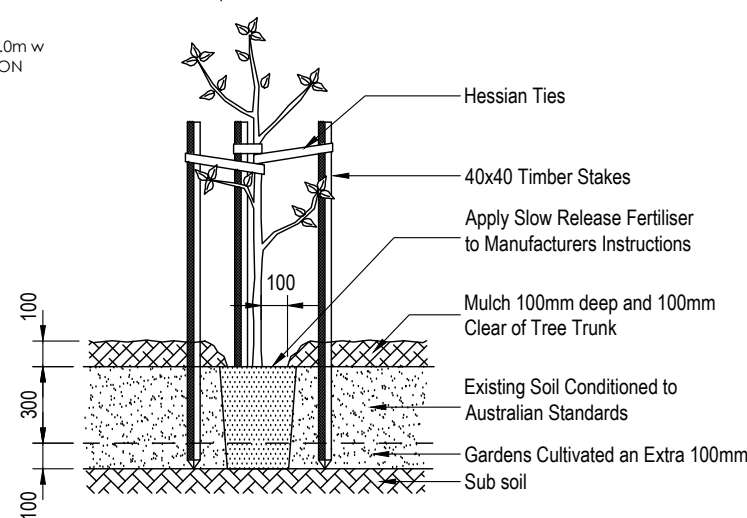
LANDSCAPE PLAN

DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

DENOTES PAVING < 1.0m w INCLUDED IN VARIATION



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 bedding on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.

Retaining walls and concrete driveways / paths to engineers details.



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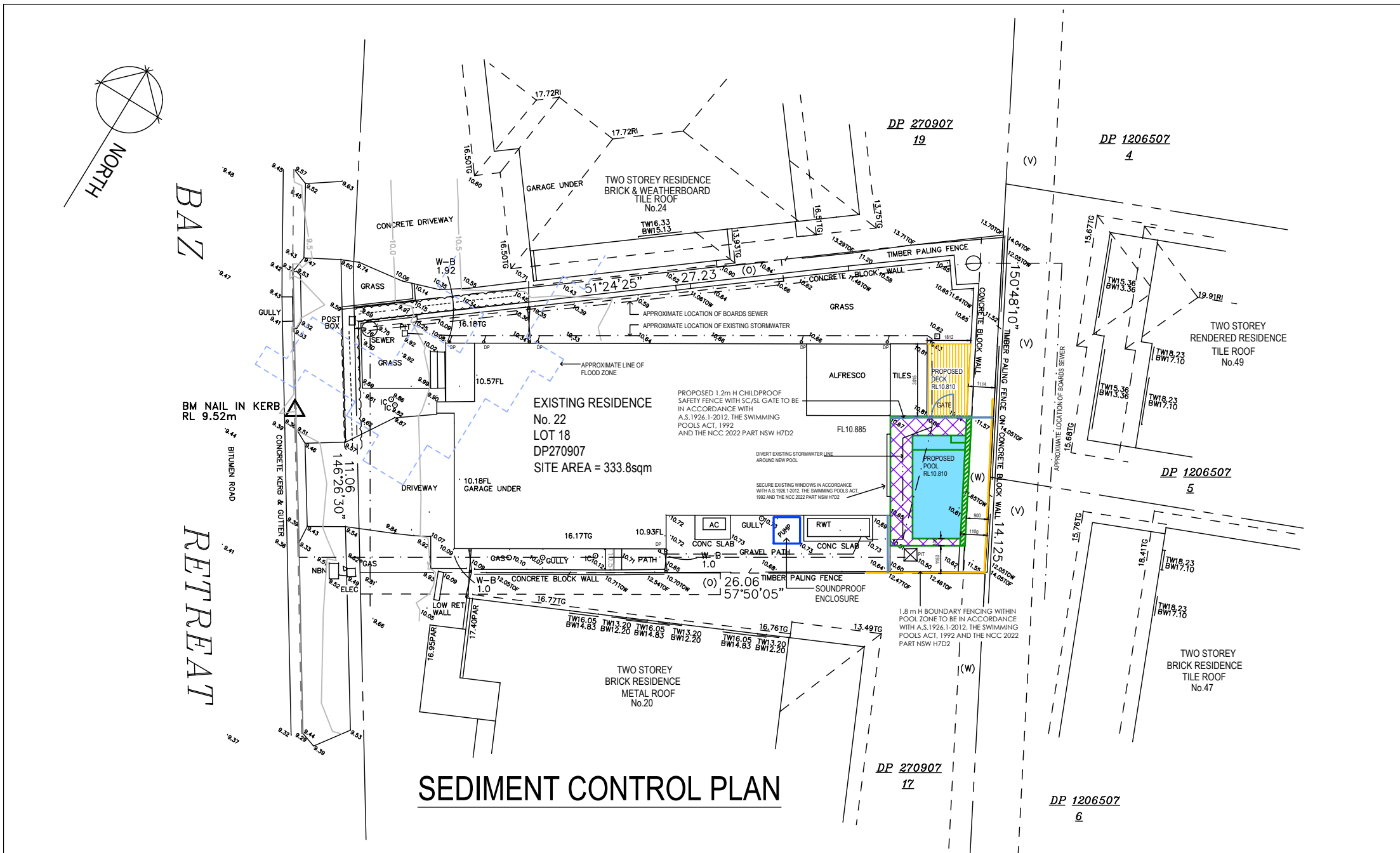
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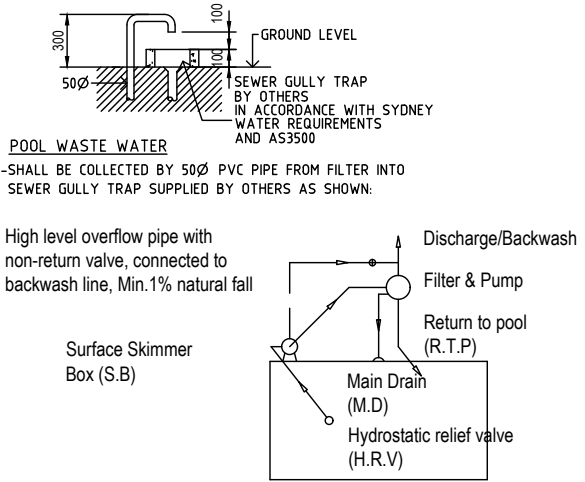
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DWG NAME
LANDSCAPE PLAN

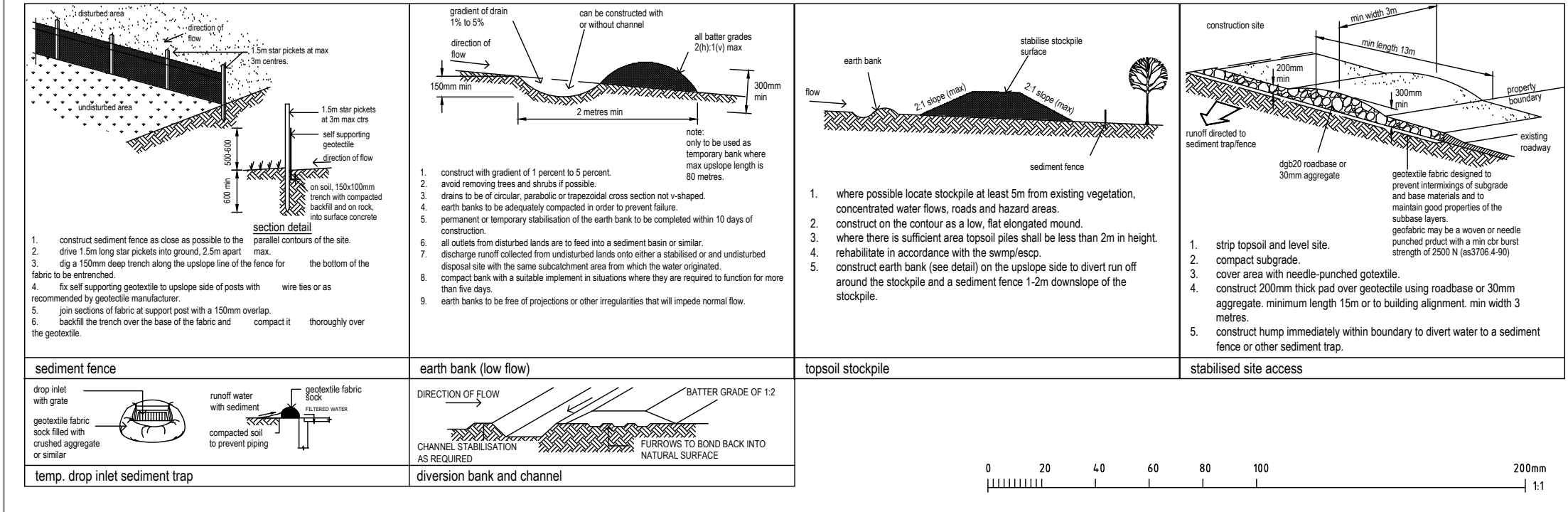
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- notes:
- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
 - site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below 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 veicle 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.



PLUMBING LAYOUT
DIAGRAMMATIC ONLY



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DWG NAME
SEDIMENT CONTROL PLAN

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