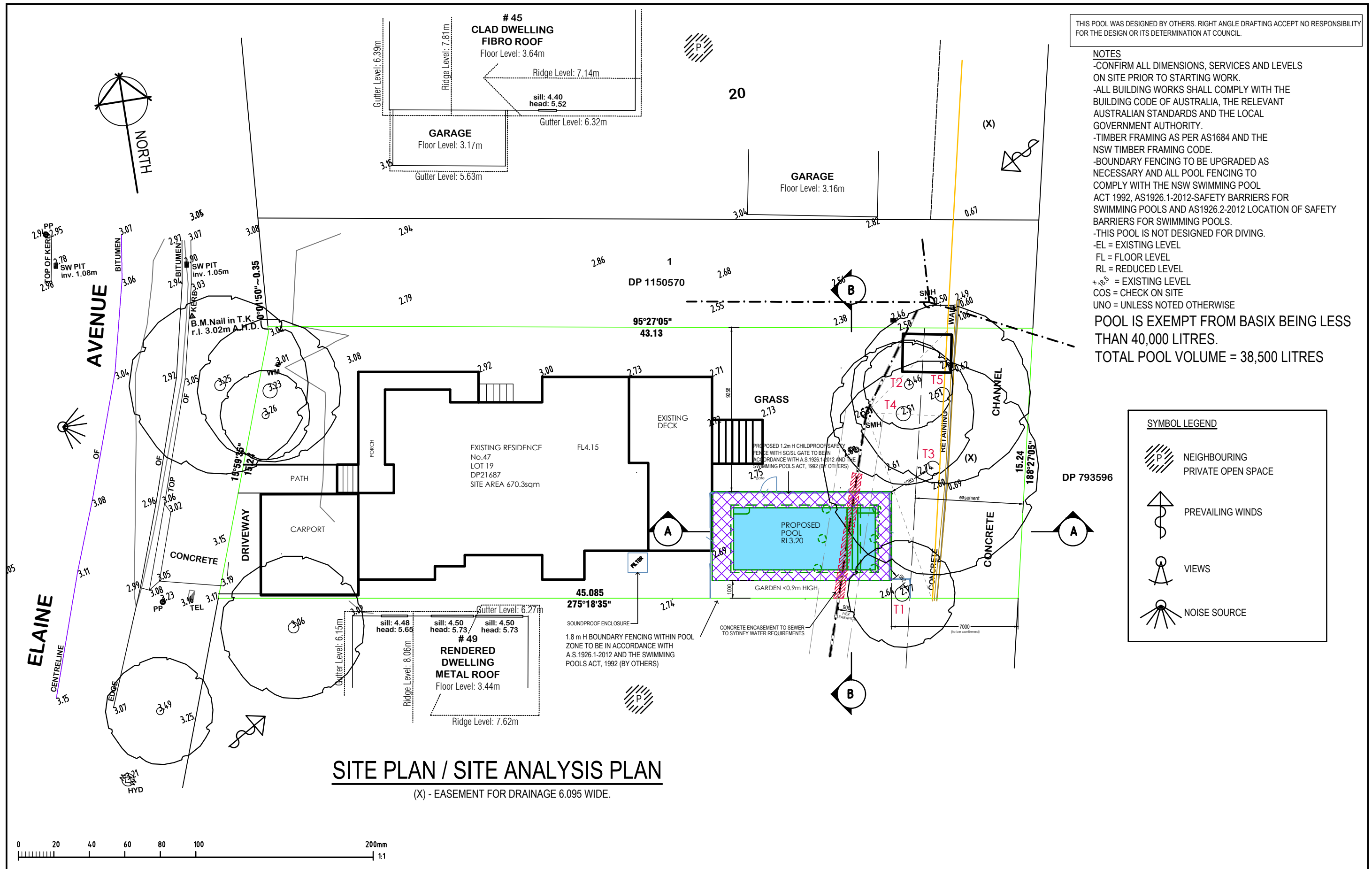
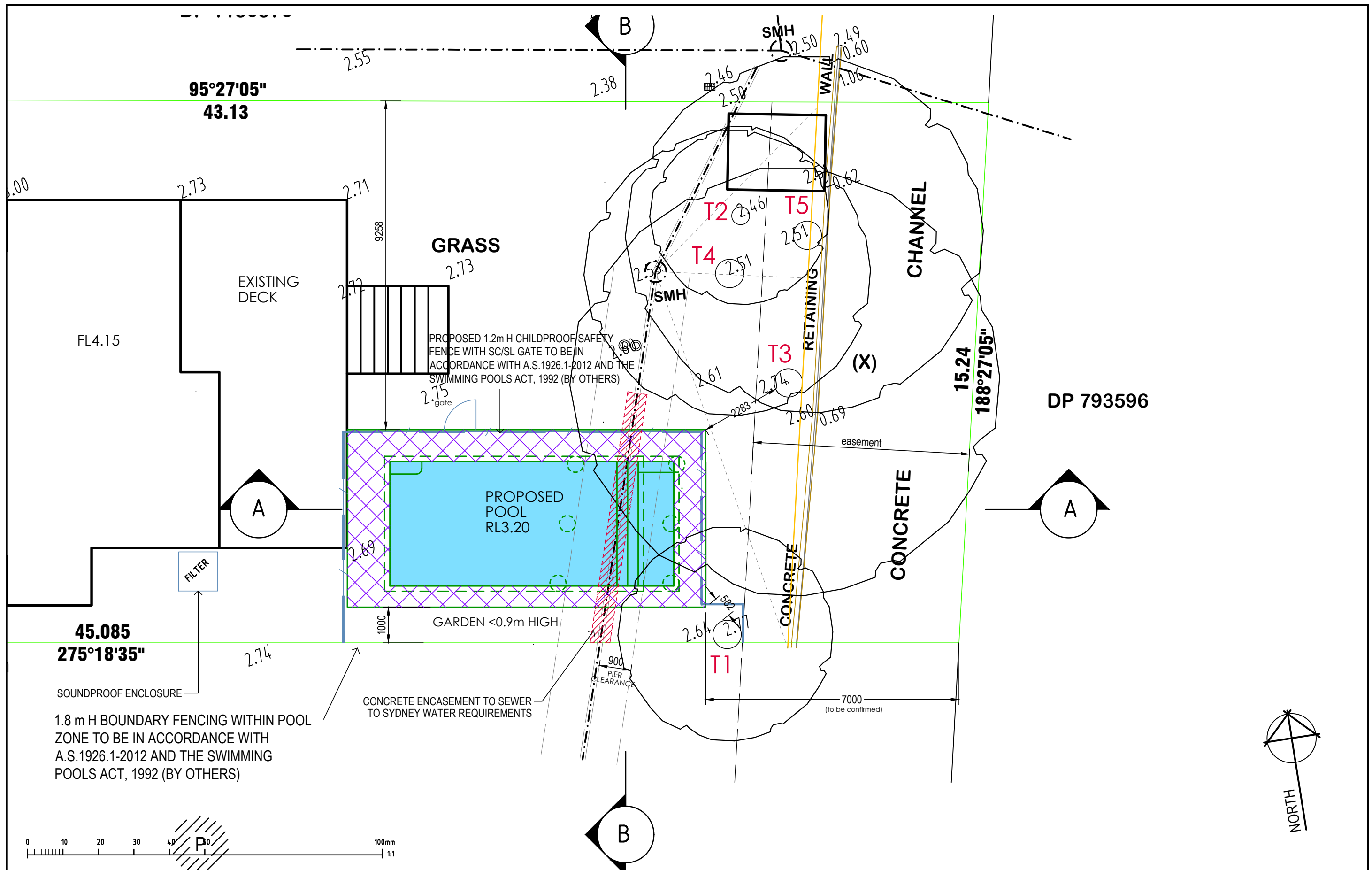
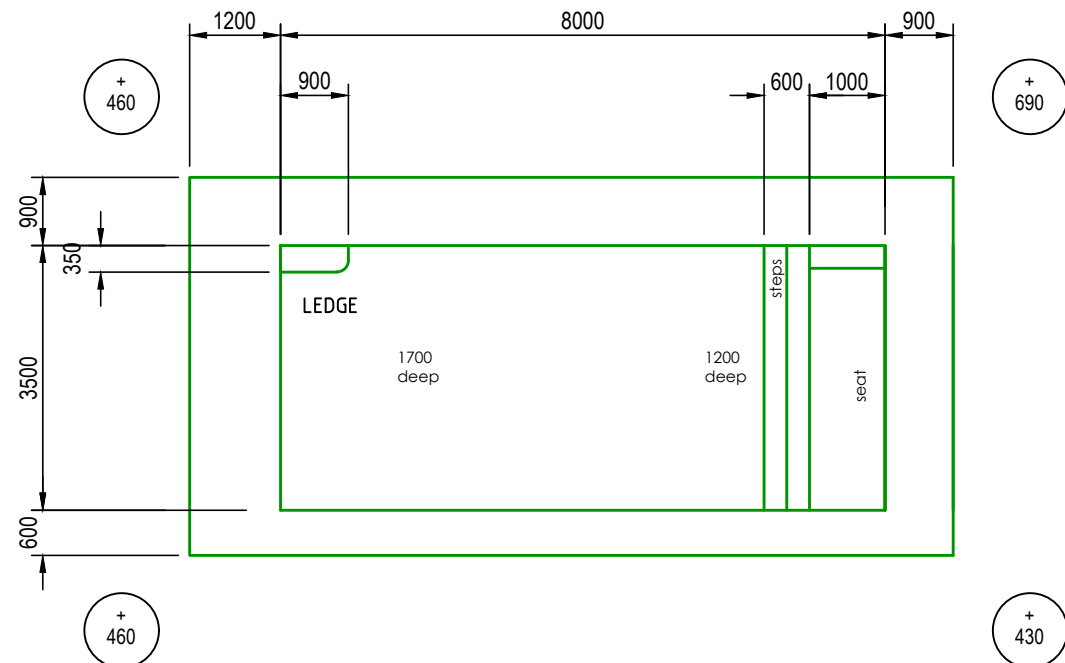




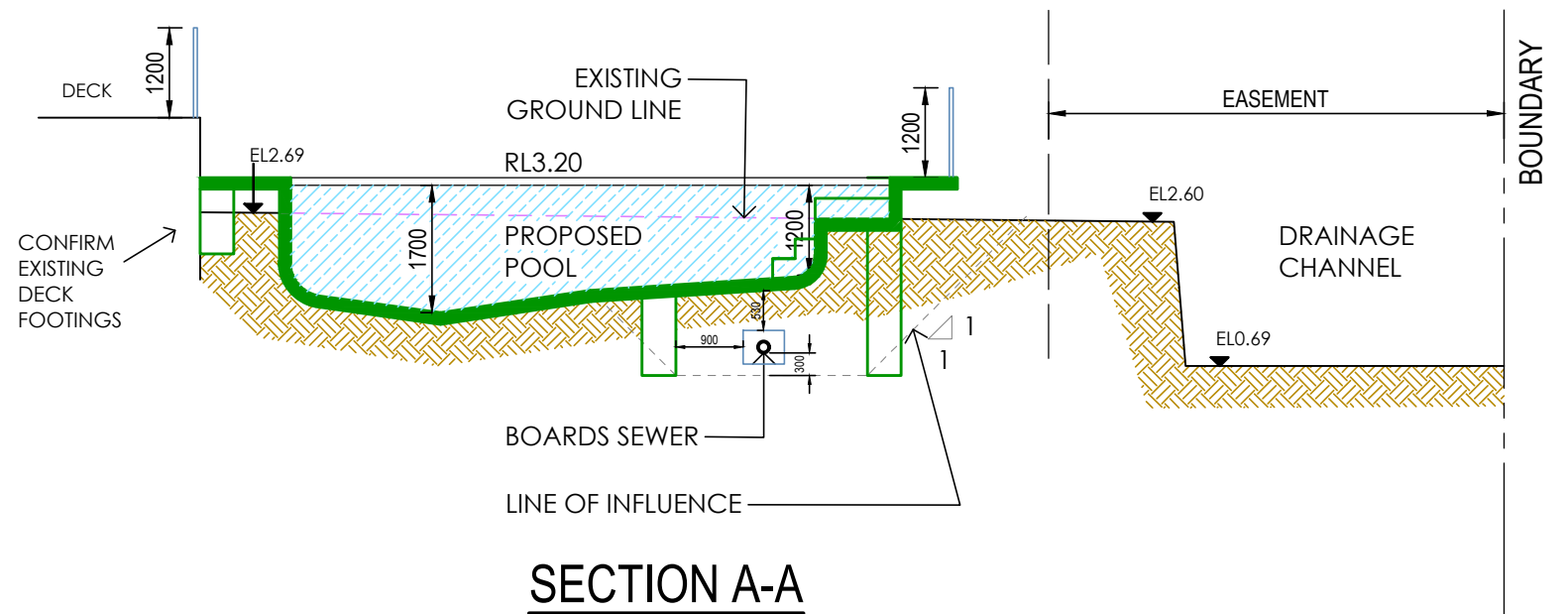


 RIGHT ANGLE DESIGN & DRAFTING PTY LTD ROBYN GOOD HORTICULTURE CERT III ASSOC. DIPLOMA STRUCTURAL ENGINEERING NZCD ARCHITECTURAL DRAUGHTING P.O.Box 1049 SURRY HILLS 2010 PH: 8399-0072 EMAIL: info@rightangledesign.com.au ABN: 70 150 745 556	REVISIONS:	PROPOSED POOL & ASSOCIATED WORKS JAMES AND ALICIA CAMPBELL LOT 19 DP21687 No. 47 ELAINE AVENUE AVALON BEACH 2107	DWG NAME PLAN AT REAR YARD			
			DATE MAR 2021	SCALE AT A3 1:100	JOB NUMBER RADD21026	DWG NUMBER P2

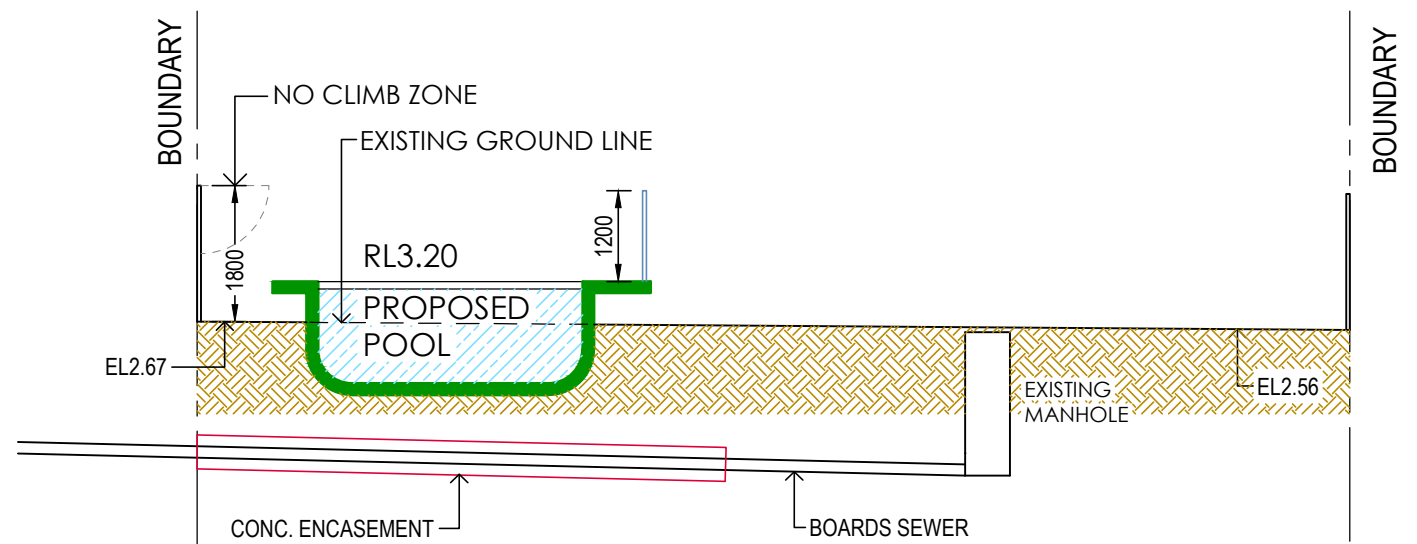


POOL PLAN

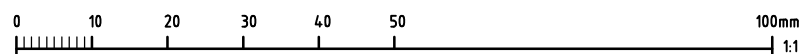
+ 100 DENOTES TOP OF POOL RELATIVE TO NATURAL GROUND LEVEL



SECTION A-A



SECTION B-B



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

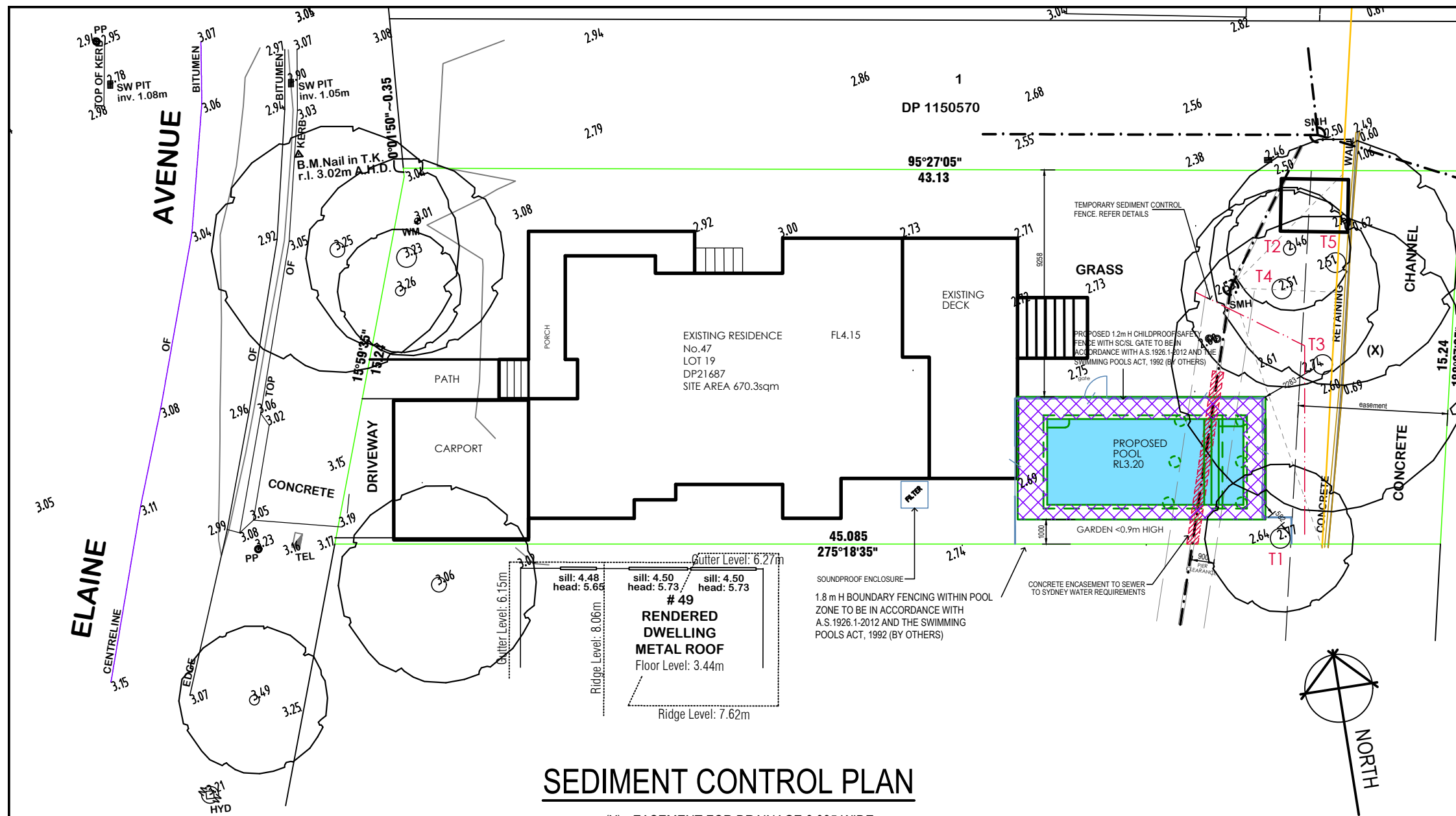
ROBYN GOOD
HORTICULTURE CERT III
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REVISIONS:

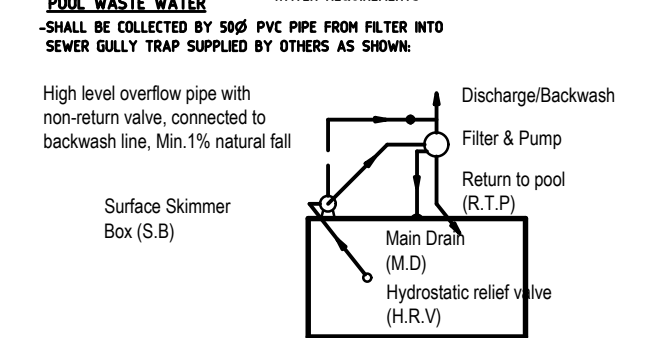
PROPOSED POOL & ASSOCIATED WORKS
JAMES AND ALICIA CAMPBELL
LOT 19 DP21687
No. 47 ELAINE AVENUE
AVALON BEACH 2107

DWG NAME
POOL PLAN AND SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MAR 2021	1:100	RADD21026	P3

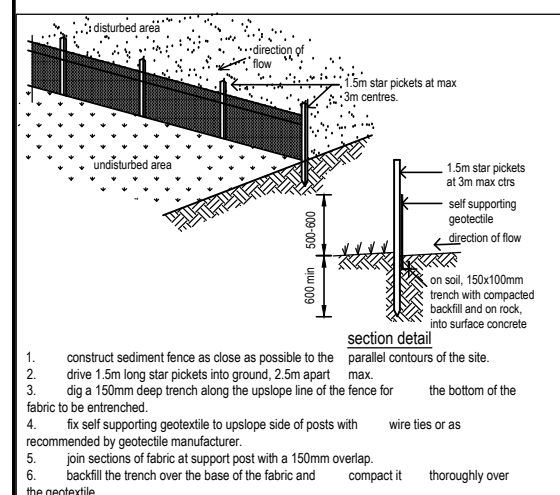


- notes:
- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
 - site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
 - the entry to and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

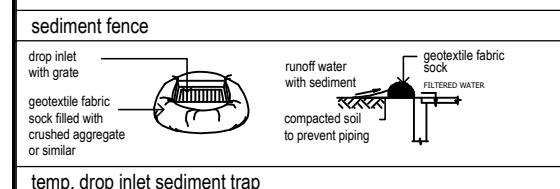


SEDIMENT CONTROL PLAN

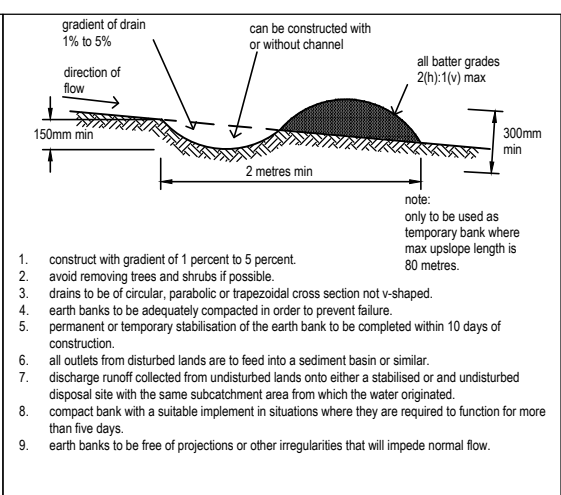
(X) - EASEMENT FOR DRAINAGE 6.095 WIDE.



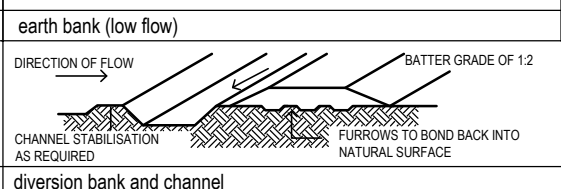
- construct sediment fence as close as possible to the parallel contours of the site.
- drive 1.5m long star pickets into ground, 2.5m apart max.
- dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- join sections of fabric at support post with a 150mm overlap.
- backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.



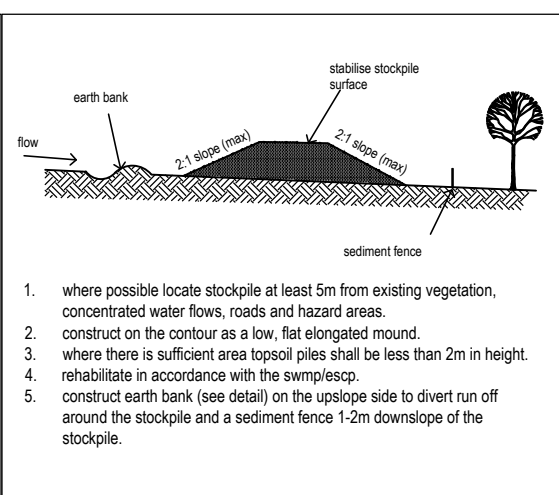
temp. drop inlet sediment trap



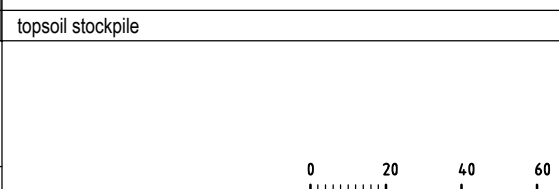
- construct with gradient of 1 percent to 5 percent.
- avoid removing trees and shrubs if possible.
- drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
- earth banks to be adequately compacted in order to prevent failure.
- permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
- all outlets from disturbed lands are to feed into a sediment basin or similar.
- discharge runoff collected from undisturbed lands onto either a stabilised or undisturbed disposal site with the same subcatchment area from which the water originated.
- compact bank with a suitable implement in situations where they are required to function for more than five days.
- earth banks to be free of projections or other irregularities that will impede normal flow.



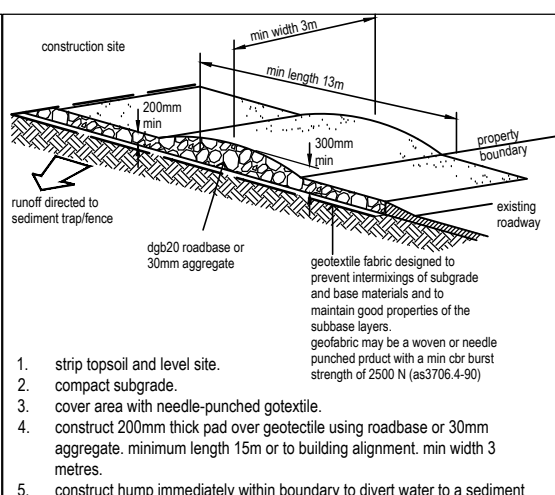
diversion bank and channel



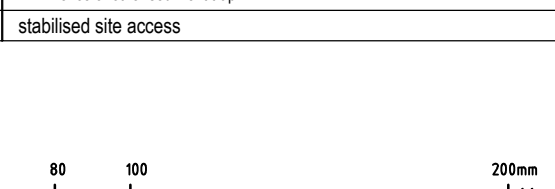
- where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
- construct on the contour as a low, flat elongated mound.
- where there is sufficient area topsoil piles shall be less than 2m in height.
- rehabilitate in accordance with the swmp/escp.
- construct earth bank (see detail) on the upslope side to divert run off around the stockpile and a sediment fence 1-2m downslope of the stockpile.



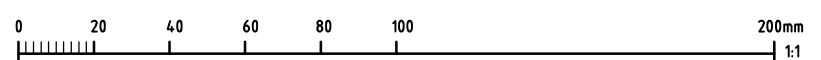
topsoil stockpile



- strip topsoil and level site.
- compact subgrade.
- cover area with needle-punched geotextile.
- construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. minimum length 15m or to building alignment. min width 3 metres.
- construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



stabilised site access

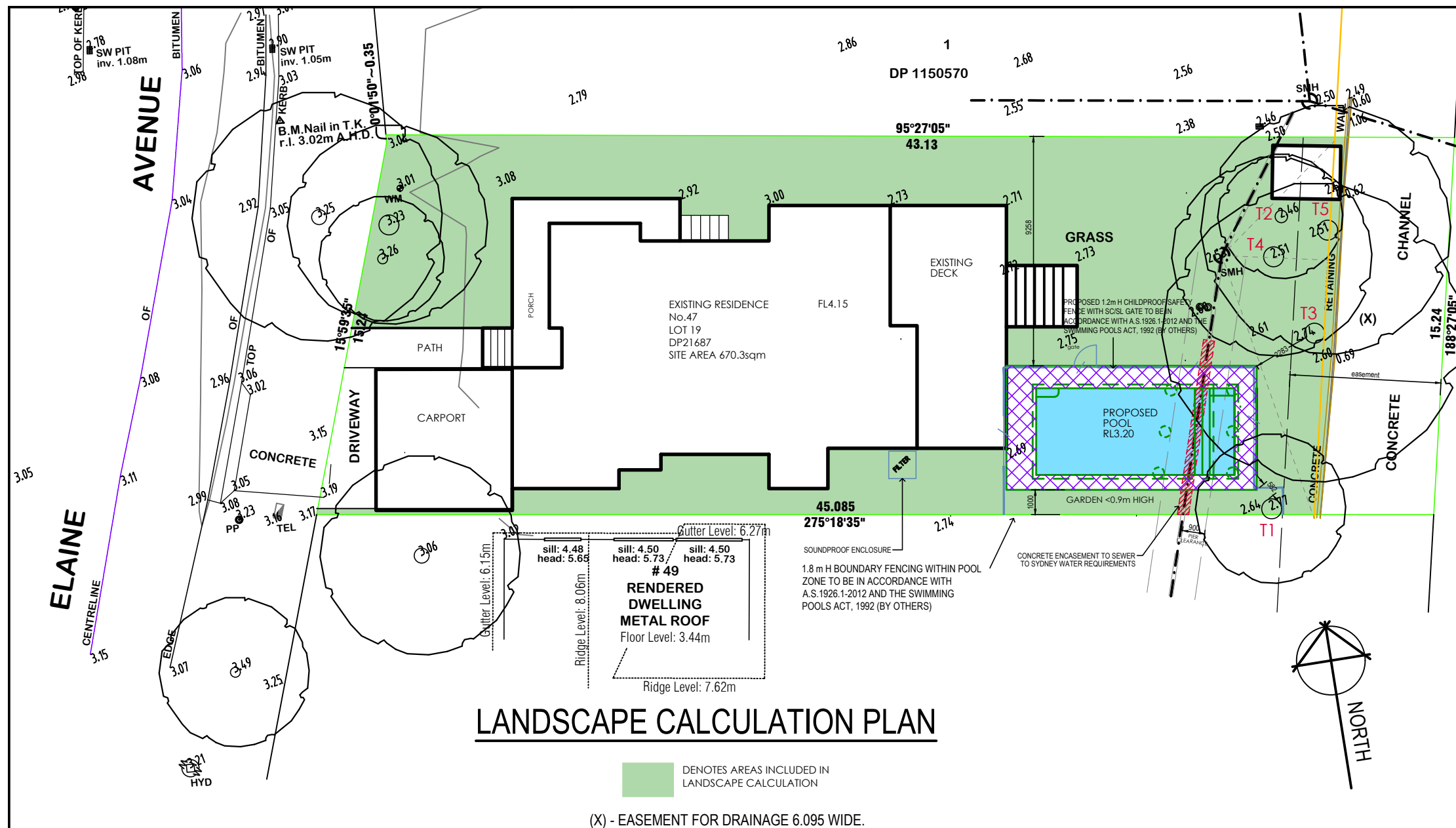


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PROPOSED POOL & ASSOCIATED WORKS
JAMES AND ALICIA CAMPBELL
LOT 19 DP21687
No. 47 ELAINE AVENUE
AVALON BEACH 2107

DWG NAME
SEDIMENT CONTROL PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
MAR 2021	1:200	RADD21026	P4



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.

LANDSCAPE CALCULATION

SITE AREA = 670.3 m²

HARD SURFACE

HOUSE = 147.5 m²
PORCH = 17.4 m²
DRIVEWAY & CARPORT = 44.8 m²
DECK = 40.7 m²
PATHS & STEPS = 19.5 m²
SHED = 6.0 m²
DRAINAGE CHANNEL = 67.7 m²
PROPOSED POOL = 50.5 m²
TOTAL HARD SURFACE = 394.1 m²
OR 59 % OF THE SITE

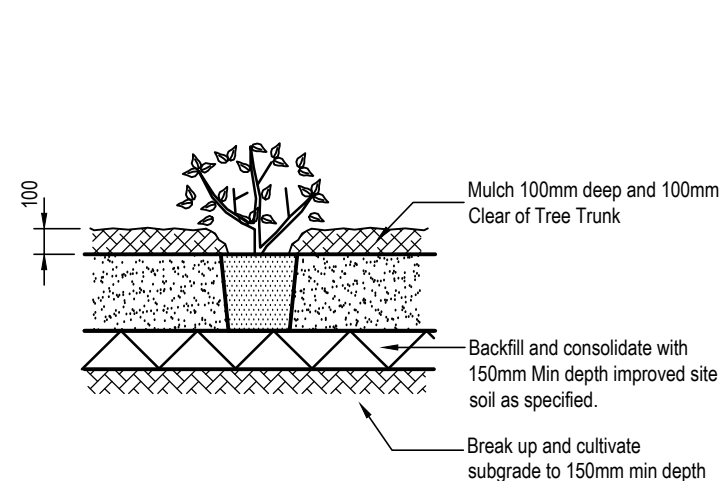
VARIATION
6% OF SITE = 40.22m²

PROPOSED LANDSCAPED = 316.4 m²
47% OF THE SITE.

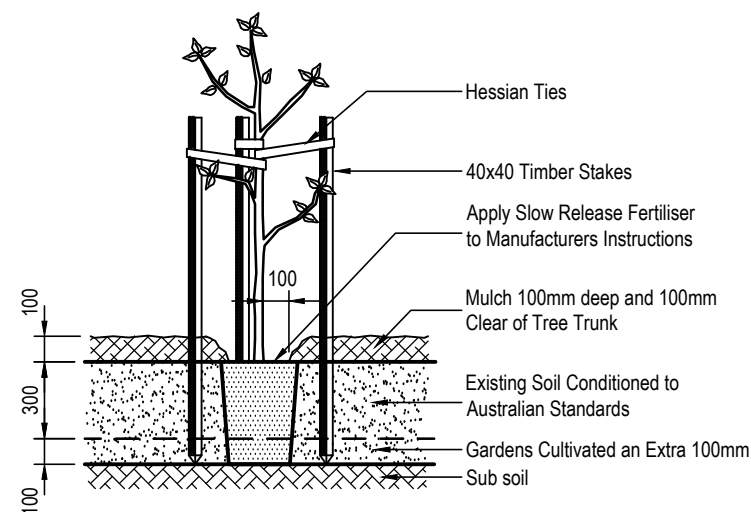
EXISTING HARD SURFACE = 326.4 m² / 49%
VARIATION = 40.22m²
EXISTING LANDSCAPED = 384.12 m² / 57%
REQUIRED LANDSCAPED = 335.2 m² / 50%

LANDSCAPE CALCULATION PLAN

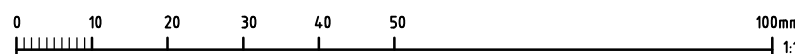
(X) - EASEMENT FOR DRAINAGE 6.095 WIDE.



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL



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DWG NAME
LANDSCAPE PLAN

DATE SCALE AT A3 JOB NUMBER DWG NUMBER
MAR 2021 1:200 RADD21026 P4