

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 BUILDING CODE OF AUSTRALIA, 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.
- 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.
- ALL POOL FENCING AND ALL BOUNDARY FENCING WITHIN THE POOL ZONE IS TO BE UPGRADED AS NECESSARY TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, THE NSW SWIMMING POOL ACT 1992, SWIMMING POOLS REGULATIONS 2018, AS1926.1-2012-SAFETY BARRIERS FOR SWIMMING POOLS, AS1926.2-2012 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS, A21926.3-2012 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS.
- A SWIMMING POOL FENCE IS NOT A SUBSTITUTE FOR SUPERVISION.
- THIS POOL IS NOT DESIGNED FOR DIVING.
- A CARDIO PULMONARY RESUSCITATION SIGN MUST BE DISPLAYED IN A PROMINENT POSITION WITHIN THE POOL ZONE.

KEY:

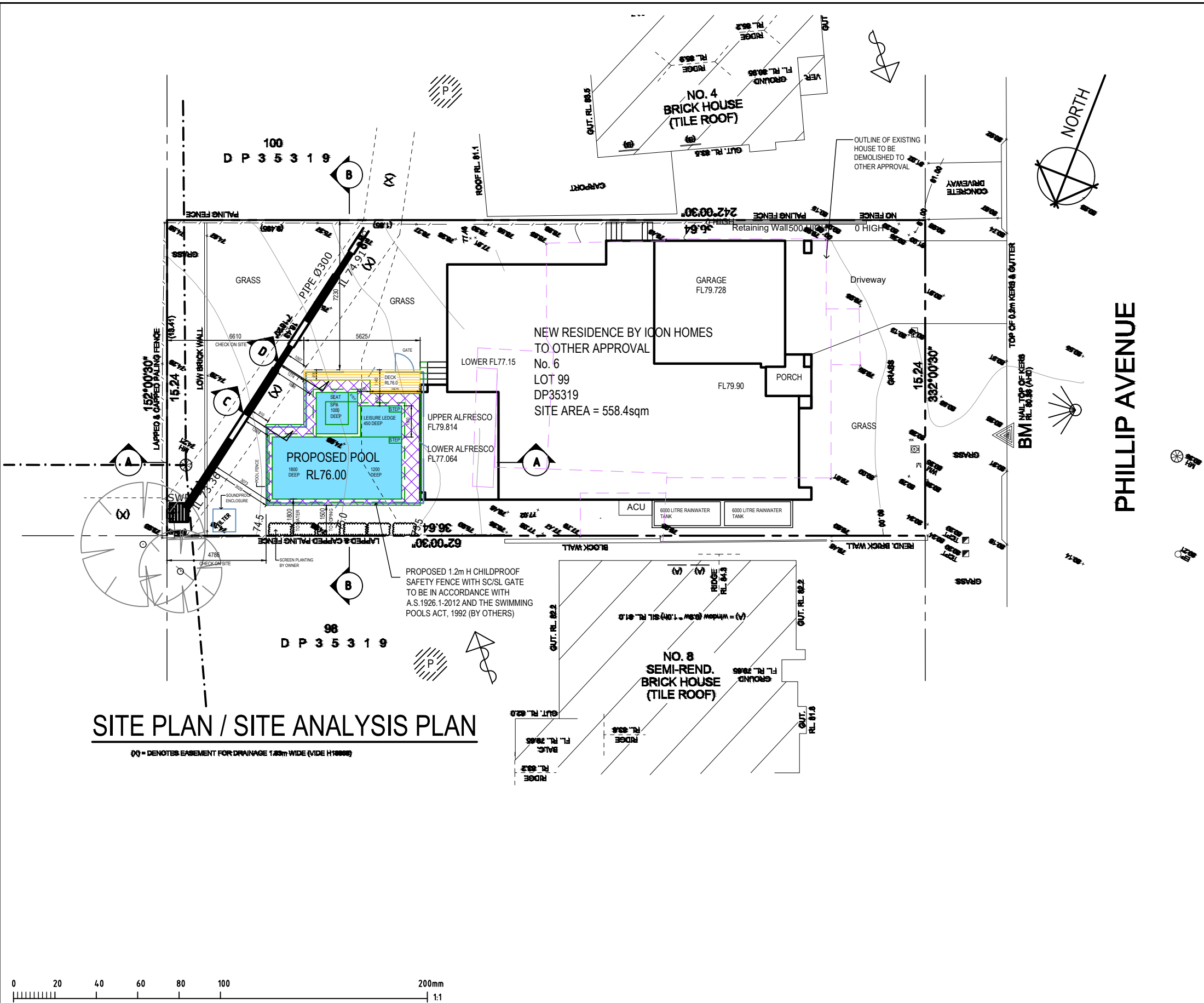
- EGL = EXISTING GROUND LEVEL
- EL = EXISTING LEVEL
- FL = FLOOR LEVEL
- RL = REDUCED LEVEL
- +/- = EXISTING LEVEL
- COS = CHECK ON SITE
- UNO = UNLESS NOTED OTHERWISE
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL



POOL IS EXEMPT FROM BASIX BEING LESS THAN 40,000 LITRES.
TOTAL POOL VOLUME = 27100 LITRES
TOTAL SPA VOLUME = 3200 LITRES

SYMBOL LEGEND

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



RIGHT ANGLE
DESIGN & DRAFTING PTY LTD

P.O.Box 1049 SURRY HILLS 2010
PHONE: 8399-0072
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

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

MEMBER: SWIMMING POOL & SPA ASSOCIATION
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

- A 24.01.23 - COUNCIL STORMWATER PIPE ADDED
- B 09.02.23 - DIMENSIONS ADDED FOR COUNCIL

PROPOSED POOL & ASSOCIATED WORKS
CHRIS AND ERIN GOOCH
LOT 99 DP35319
No. 6 PHILLIP AVENUE
SEAFORTH 2092

DWG NAME

SITE PLAN / SITE ANALYSIS PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2022	1:200	RADD22099	P1 ^B



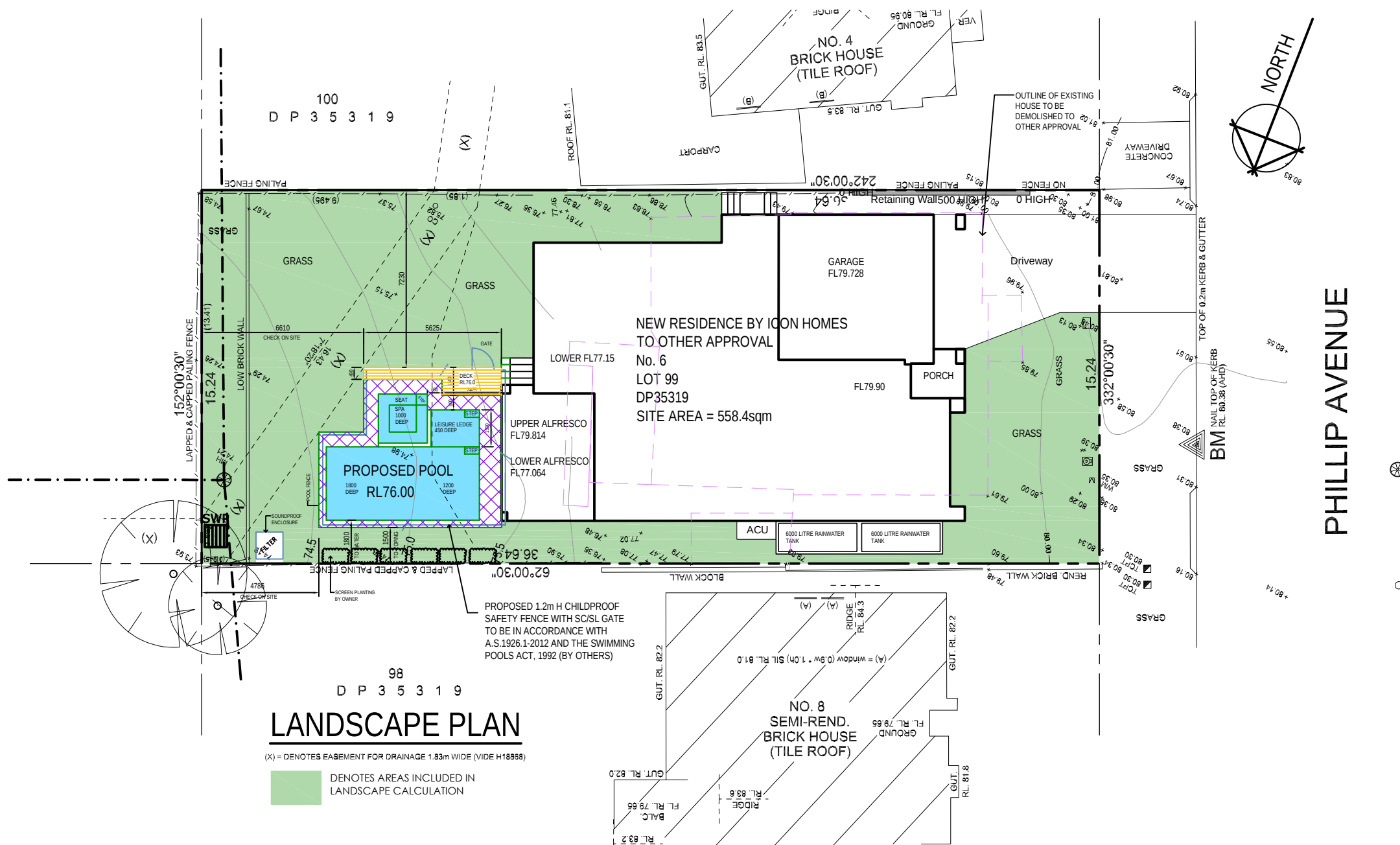
REVISIONS: A 24.01.23 - COUNCIL STORMWATER PIPE ADDED B 09.02.23 - DIMENSIONS ADDED FOR COUNCIL C 28.02.23 - LINE OF INFLUENCE REVISED FOR COUNCIL
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PROPOSED POOL & ASSOCIATED WORKS
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DWG NAME

POOL PLAN AND SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER C
OCT 2022	1:100	RADD22099	P3



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.

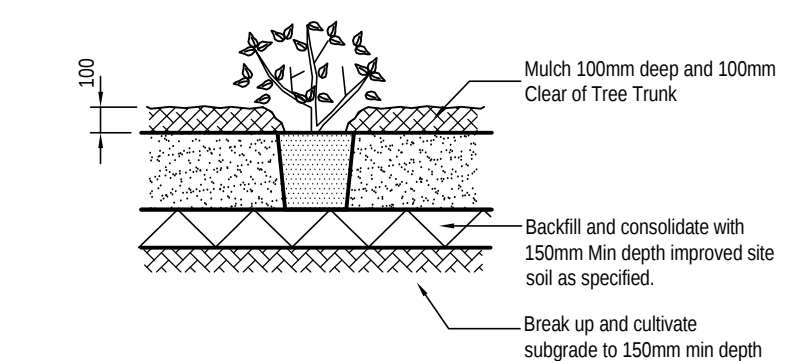
Retaining walls and concrete driveways / paths to engineers details.

LANDSCAPE PLAN

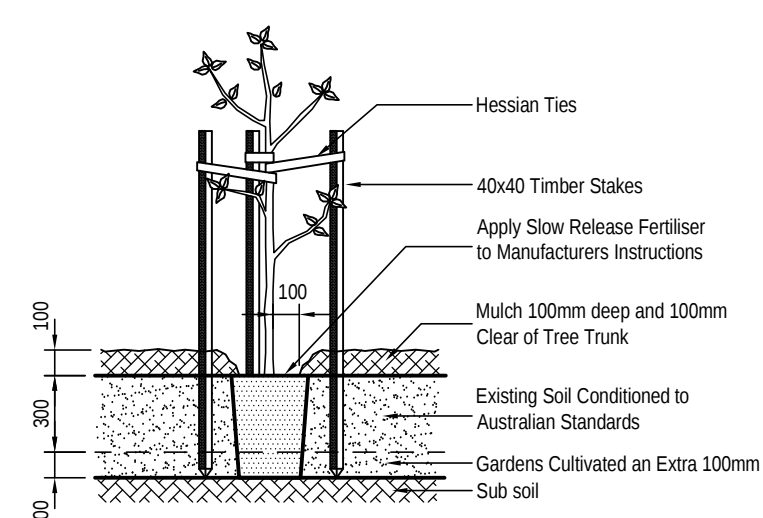
(X) = DENOTES EASEMENT FOR DRAINAGE 1.83m WIDE (VIDE H18898)

DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

LANDSCAPE CALCULATION		
MAP A RESIDENTIAL DENSITY AREA D5		
MAP B OPEN SPACE AREA OS3		
SITE AREA = 558.4m ²		
AREA	TOTAL	%
BUILT UPON		
HOUSE INCL GARAGE	= 187.3 m ²	
DRIVEWAY	= 31.8 m ²	
TOTAL	= 219.1 m ²	
PROPOSED OPEN SPACE	= 339.3m ²	61% OF SITE
REQUIRED OPEN SPACE	= 307.12 m ²	55% OF SITE
EXISTING OPEN SPACE	= 339.3 m ²	61% OF SITE
HARD SURFACE		
PORCH	= 4.0m ²	
ALFRESCO	= 20.0m ²	
STEPS	= 3.6m ²	
SERVICES	= 11.7m ²	
PROPOSED DECK	= 4.3m ²	
PROPOSED POOL	= 39.6m ²	
PROPOSED HARD SURFACE	= 83.2 m ²	25% OF OPEN SPACE
PROPOSED LANDSCAPED AREA	= 256.1 m ²	75% OF OPEN SPACE
REQUIRED LANDSCAPE	=118.8m ²	35% OF OPEN SPACE
EXISTING HARD SURFACE	= 39.3m ²	12% OF OPEN SPACE
EXISTING LANDSCAPED	= 300m ²	88% OF OPEN SPACE
POOL IS 11.7% OF OPEN SPACE		



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL

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CHRIS AND ERIN GOOCH

LOT 99 DP35319

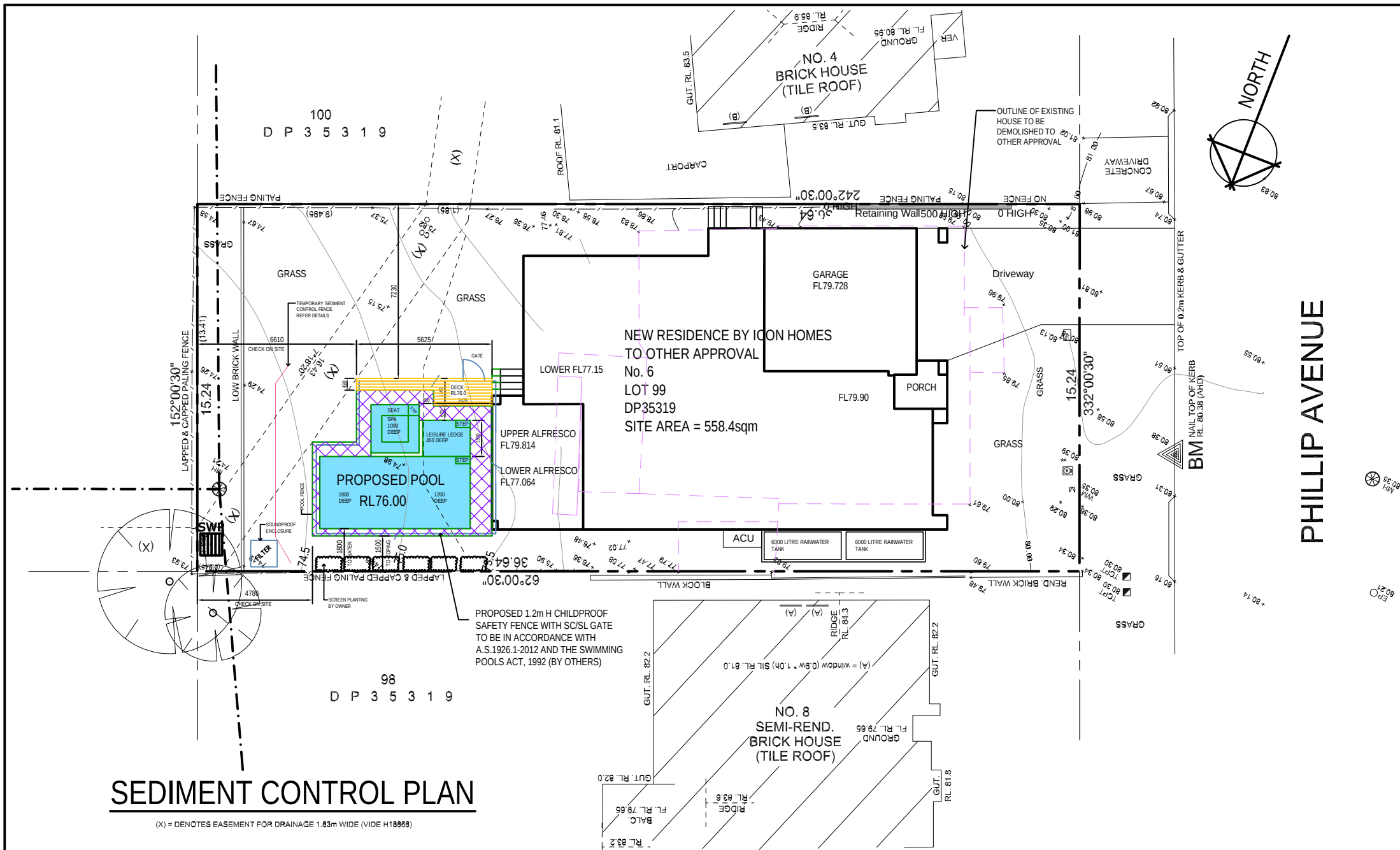
No. 6 PHILLIP AVENUE

SEAFORTH 2092

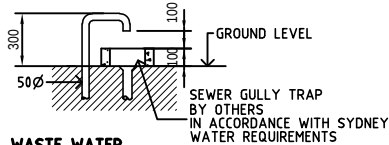
DWG NAME

LANDSCAPE PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
OCT 2022	1:200	RADD22099	P4

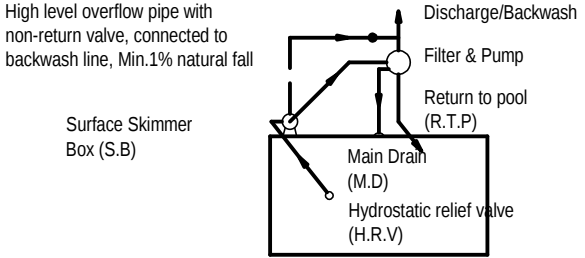


- notes:
- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
 - site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
 - the entry to and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



POOL WASTE WATER

-SHALL BE COLLECTED BY 50Ø PVC PIPE FROM FILTER INTO SEWER GULLY TRAP SUPPLIED BY OTHERS AS SHOWN:

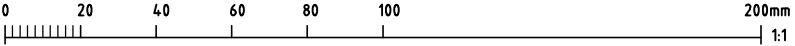


PLUMBING LAYOUT
DIAGRAMMATIC ONLY

SEDIMENT CONTROL PLAN

(X) = DENOTES EASEMENT FOR DRAINAGE 1.83m WIDE (VIDE H18888)

- construct sediment fence as close as possible to the drive 1.5m long star pickets into ground, 2.5m apart - 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.	- 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.	- 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.	- 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.
sediment fence	earth bank (low flow)	topsoil stockpile	stabilised site access



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