

PART SITE PLAN
SCALE = 1:100

POOL PUMP TO BE HOUSED IN A ENCLOSURE THAT IS SOUNDPROOFED & TO BE IN ACCORDANCE WITH SEPP-SUBDIVISION 4. C1.3.28 (3)
DISCHARGED WATER TO BE CONNECTED TO THE SEWER MAIN

AREAS:

THE CITY OF CANTERBURY BANKSTOWN COUNCIL AREA
ZONE: R3 MEDIUM DENSITY RESIDENTIAL
Refer to CANTERBURY DCP 2012 (AS AMENDED 30-1-2017) **sq.m.**

SITE AREA = 318.86

TOTAL SITE COVERAGE

EXISTING DWELLING FOOTPRINT = 157.50
(FROM EDEN BRAE HOMES APPROVAL
DRAWING No.AND-32796 SEPT. 2020)

PROPOSED POOL + PERIMETER COPING = 38.50

TOTAL SITE COVERAGE (58.05%) = 196.00
MAX. PERMISSABLE (60%)

PROPOSED LANDSCAPING

FRONT YARD DEEP SOIL ZONE (EXISTING) = 11.96

REAR YARD DEEP SOIL ZONE = 57.92

TOTAL DEEP SOIL LANDSCAPING PROVIDED = 81.92

% OF SITE PROVIDED 25.7%
% OF SITE REQUIRED 15%

PRIVATE OPEN SPACE

AREA BEHIND THE FRONT BUILDING LINE = 104
(MINIMUM COUNCIL REQUIRED = 80 Sq.M.)

SITE COVERAGE

UNCHANGED FLOOR AREAS
(MAXIMUM COUNCIL ALLOWED = 60%)

THIS SWIMMING POOL TO BE MANUFACTURED IN ACCORDANCE WITH AS/NZS 1838.1994 'SWIMMING POOL-PREMOULDED FIBRE-REINFORCED PLASTICS-DESIGN AND FABRICATION' AND THIS SWIMMING POOL TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 1839.1994 'SWIMMING POOL-PREMOULDED FIBRE-REINFORCED PLASTICS-INSTALLATION'

REVISIONS	ISSUE	DATE	DESCRIPTION
	B	21-7-2022	UPDATED FOR DA
	A	3-6-2022	PLANTING REMOVED

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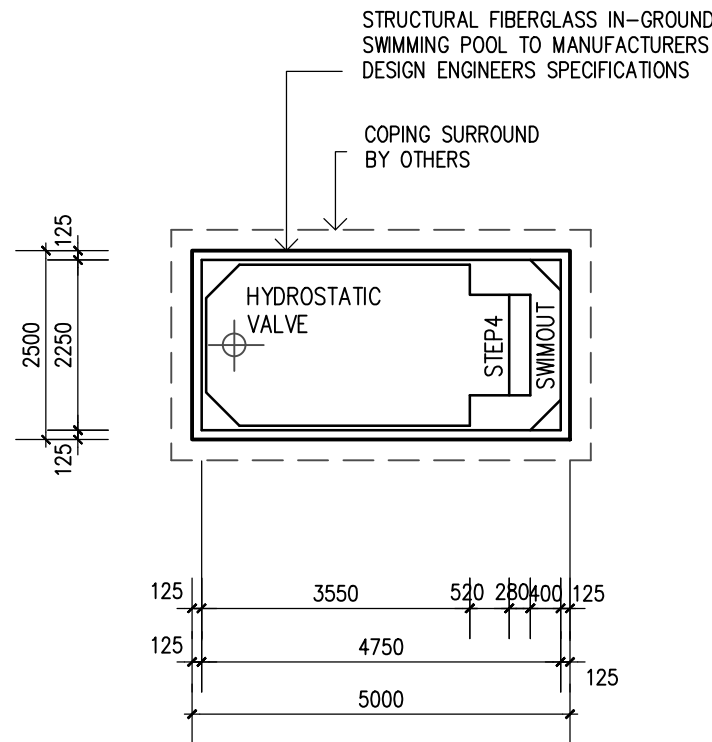
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE & REPORT ANY DISCREPANCY TO THE PRINCIPAL OR HIS DELEGATE BEFORE PROCEEDING WITH THE WORK.

BUILDER
INTOUCH
CONSTRUCT'S
PTY. LTD.

Compudraft Pty Ltd
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UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2154
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EMAIL: info.compudraft.com.au WEB: www.compudraft.com.au

SCALE 1:100, 1:200	PROPOSED SWIMMING POOL AT 91B ROGERS STREET KINGSGROVE FOR Mr. BILL HATZIMITROS	JOB NUMBER 1156-8	DRAWING NUMBER 1 of 5
DATE 30-5-2022			
DRAWN J.H.			B

LOT 1
DP 1215153



POOL PLAN

SCALE = 1:100

WATER VOLUME = 32160 Litres

SWIMMING POOL FENCES TO COMPLY WITH THE NCC PART 3. SUBDIVISION 4 REQUIREMENTS FOR CHILD-RESTRAINT BARRIERS AND ASSOCIATED AUST. STANDARDS

NOTE : THIS POOL IS NOT DESIGNED FOR DIVING

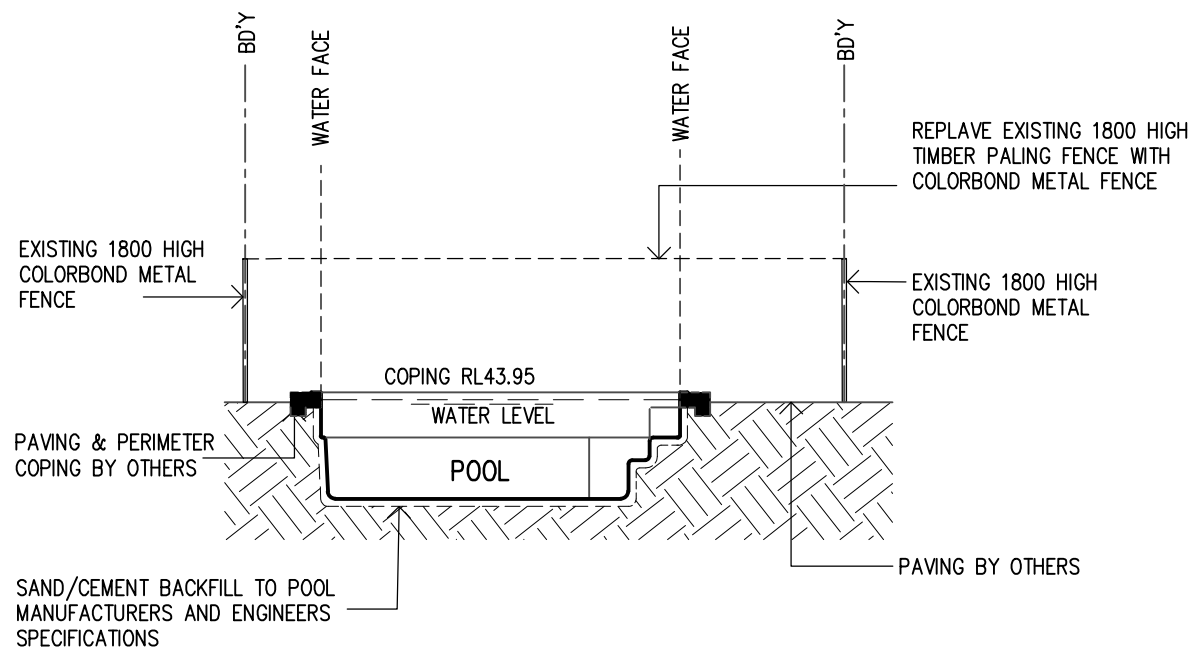
POOL LOCATION AND DIMENSIONS TO BE CHECKED BY BUILDER PRIOR TO INSTALLATION.

THE POSITION OF SKIMMERS, LIGHTS, RETURN LINES ETC. ON THIS DRAWING IS INDICATIVE ONLY AND FINAL POSITION TO BE DETERMINED BY POOL INSTALLER.

SAFETY FENCING SHOULD BE IN ACCORDANCE WITH LOCAL COUNCILS REQUIREMENTS AND CONFORM TO AUSTRALIAN STANDARDS AS1926.1 - 2012

ANY UNDERWATER LIGHTS INSTALLED MUST BE FULLY SUBMERGED DURING USE.

POOL VOLUME = 32 kL APPROX.
WHICH IS LESS THAN 40 kL.
NO BASIX CERTIFICATE REQUIRED



SECTION A

SCALE 1:100

A
1

POOL SPECIFICATION

ALL WORK TO BE DONE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, THE LOCAL COUNCIL HEALTH & BUILDING CODE, THE STANDARD SPECIFICATIONS & ALL STANDARD CODES COVERING EACH TRADE. ALL GENERAL FINISHES TO BE AS SPECIFIED BY THE OWNER PRIOR TO START ALL MEASUREMENTS, GROUND LINES TO BE VERIFIED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF WORKS. POOL MANUFACTURE BY "MODERN POOL MANUFACTURING PTY. LTD.

EXCAVATOR

THE BUILDER TO CLEAR THE BUILDING SITE, REMOVE ALL RUBBISH, GRASSES AND SURFACE TOP SOIL PRIOR TO BULK EXCAVATION AND LEVELLING OF BUILDING PLATFORM. EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH NCC (BCA) 3.2.2. UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE NCC (BCA) 3.2.2 OR PERFORMANCE REQUIREMENTS PART 3.2, PART 2.23 AND CLAUSE 1.0.10.

SERVICES

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

DEMOLITION

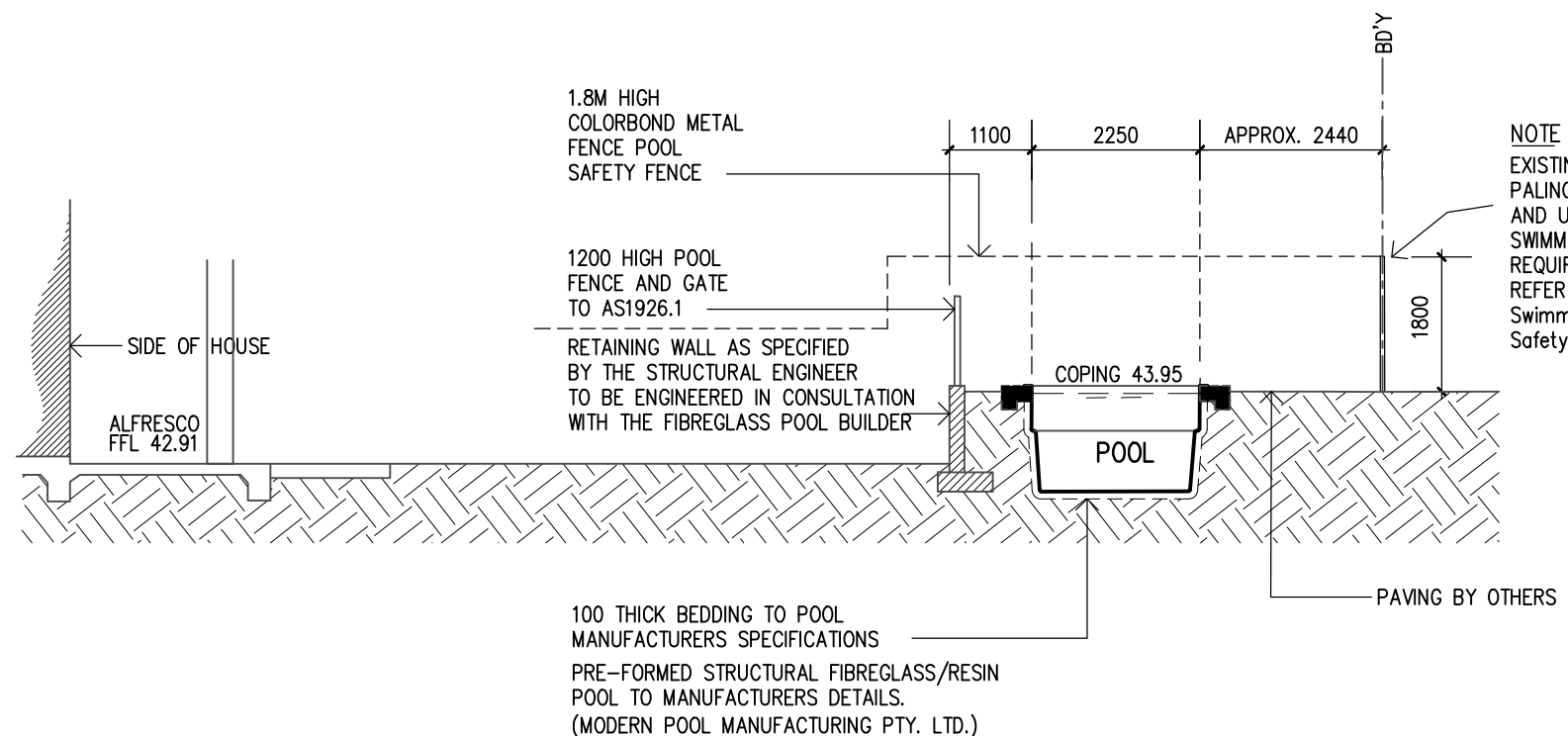
ALL DEMOLISHED MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH THE SUBMITTED WASTE MANAGEMENT FORM. ANY ASBESTOS FOUND DURING THE EXCAVATION TO BE REMOVED BY A LICENCED OPERATOR IN ACCORDANCE WITH THE CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2nd. EDITION NOHSC:2002(2005).

ELECTRICIAN

THE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL ELECTRICAL AUTHORITY, THE CURRENT WIRING CODES. THE INSTALLATION IS TO SATISFY ANY TEST REQUIRED BY THE SUPPLY AUTHORITY ON COMPLETION.

COMPLETION

THE BUILDING IS TO BE COMPLETED IN EVERY TRADESMAN MANNER. THE BUILDING IN ALL RESPECT TO BE LEFT CLEAN AND FIT FOR OCCUPATION. ALL SURPLUS MATERIAL TO BE REMOVED BY THE BUILDER.



NOTE
EXISTING 1.8M HIGH TIMBER PALING FENCE TO BE CHECKED AND UPGRADED IF NEEDED TO SWIMMING POOL FENCE SAFETY REQUIREMENTS. REFER TO AS1926.1-2012 Swimming Pool Safety PART 1: Safety Barriers for Swimming Pools

SECTION B

SCALE 1:100

B
1

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A	3-6-2022	PLANTING REMOVED		

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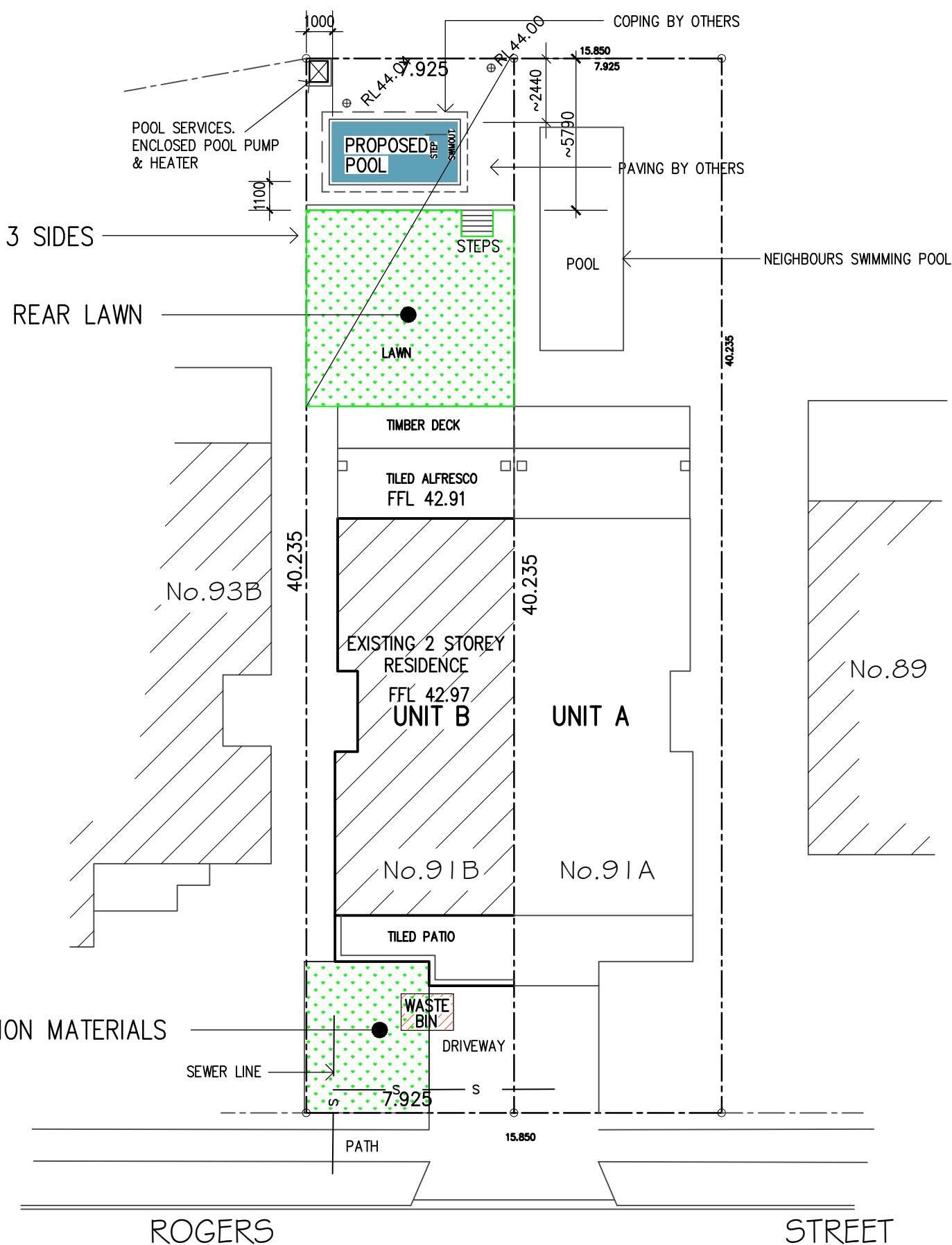
SCALE 1:100
DATE 30-5-2022
DRAWN J.H.

PROPOSED SWIMMING POOL AT
91B ROGERS STREET KINGSGROVE
FOR Mr. BILL HATZIMITROS
POOL DETAILS

JOB NUMBER
1156-8

DRAWING NUMBER
2 of 5
A

LOT 1
DP 1215153




SCALE = 1:200

WASTE SITE STORAGE & COLLECTION

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BUILDER



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DATE	21-7-2022			4 of 5
DRAWN	J.H.	SITE ANALYSIS PLAN + MATERIALS STORAGE		

FRONT YARD (UNCHANGED FORM HOUSE APPROVALS) PROVIDED	= 11.96 = ~24
REAR YARD PROVIDED	= 57.92
TOTAL LANDSCAPING PROVIDED	= 82.00

The diagram illustrates a Geofabric Sediment Fence installed in a channel. Key components and dimensions include:

- Wire or steel mesh:** A grid structure supporting the geotextile filter fabric.
- Disturbed area:** The region immediately upstream of the fence where sediment is being captured.
- Direction of flow:** Indicated by an arrow pointing towards the fence.
- Geotextile filter fabric:** The permeable material that allows water to pass while trapping sediment.
- Posts driven 0.6m into ground:** Vertical supports that anchor the fence into the bed.
- Undisturbed area:** The region downstream of the fence where the bed remains relatively stable.
- Detail of overlap:** A close-up view showing the 0.2m overlap between adjacent sections of the geotextile filter fabric.
- Dimensions:**
 - 3m max.:** The maximum length of a single section of the fence.
 - 0.6m max.:** The maximum height of the fence structure.

GEOFABRIC SEDIMENT FENCE


NOT TO SCALE

REAR LANDSCAPED LAWN
(UNCHANGED)

FRONT LANDSCAPING
(UNCHANGED)
24 SQ.M.



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SCALE	1:200
DATE	21-7-2022
DRAWN	J.H.

PROPOSED SWIMMING POOL AT
91B ROGERS STREET KINGSGROVE
FOR Mr. BILL HATZIMITROS

LANDSCAPE/EROSION & SEDIMENT CONTROL PLAN

JOB NUMBER
1156-8

DRAWING NUMBER
5 of 5