

SITE AREA	4,087.325 m <sup>2</sup>
EXIST. FLOOR AREA	399.00m <sup>2</sup>
PROPOSED AREA	35.70m <sup>2</sup>

ALL BOUNDARY FENCING TO COMPLY WITH AS1926.1-2012  
AND IS BY OTHERS.

1.2m HIGH POOL FENCING WITH GRATE TO COMPLY WITH  
AS1926.1-2012 - BY OTHERS.

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA REQUIREMENTS (NCC) AND AUSTRALIAN STANDARDS AND THEIR MOST CURRENT AMENDMENTS. ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE MET IN RELATION TO THE CLASS AND TYPE OF CONSTRUCTION.

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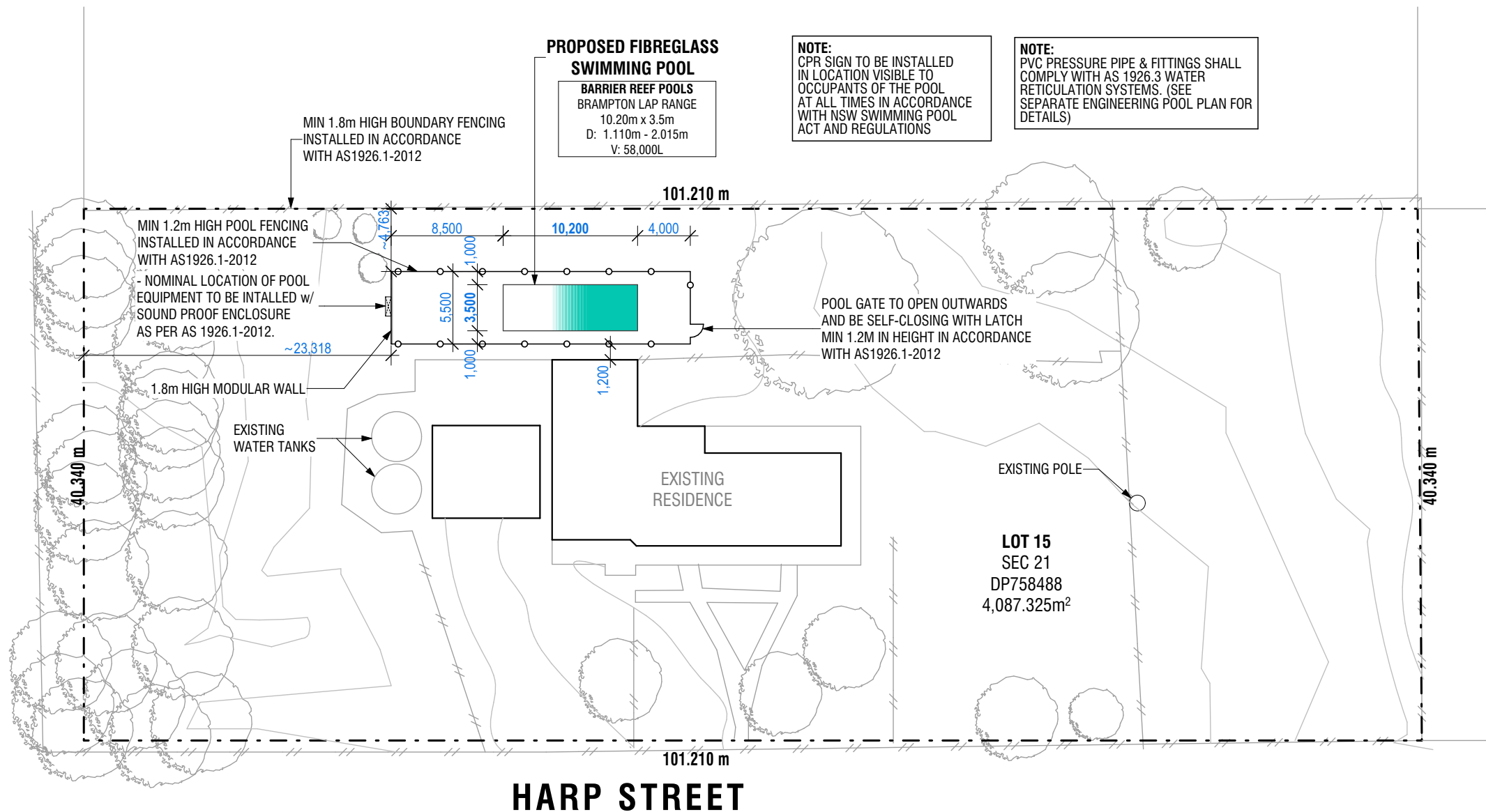
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THE LOCATION OF ALL EXISTING SERVICES TO THE SITE  
AND ANY SURVEY INFORMATION IS TO BE CONFIRMED ON  
SITE PRIOR TO THE COMMENCEMENT OF ANY  
CONSTRUCTION WORKS INCLUDING EARTHWORKS

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<div><p>Pool and Spa Solutions Canberra 161 Newcastle Street, Fyshwick Phone: 02 6280 8438 Web: <a href="http://www.poolandspasolutions.com.au">www.poolandspasolutions.com.au</a></p></div>	AMENDMENT DESCRIPTION		REV	DRAWN	DATE	CLIENT: _____	ANDREW KOMINEK	PROPOSED POOL	7 GUNDAROO TERRACE GUNDAROO, NSW 2620	SHEET NAME:  SITE PLAN	
				FIRST ISSUE	A	JS					
						CLIENT: _____					
						DATE: _____					
						BUILDER: _____					
<div><p>Drawn By: Simple Site Plans Pty Ltd E-mail: <a href="mailto:admin@simplesiteplans.com.au">admin@simplesiteplans.com.au</a></p></div>						DATE: _____			SCALE: 1:400 @A3	DRAWING No. A.01	

CONSTRUCTION NOTES:

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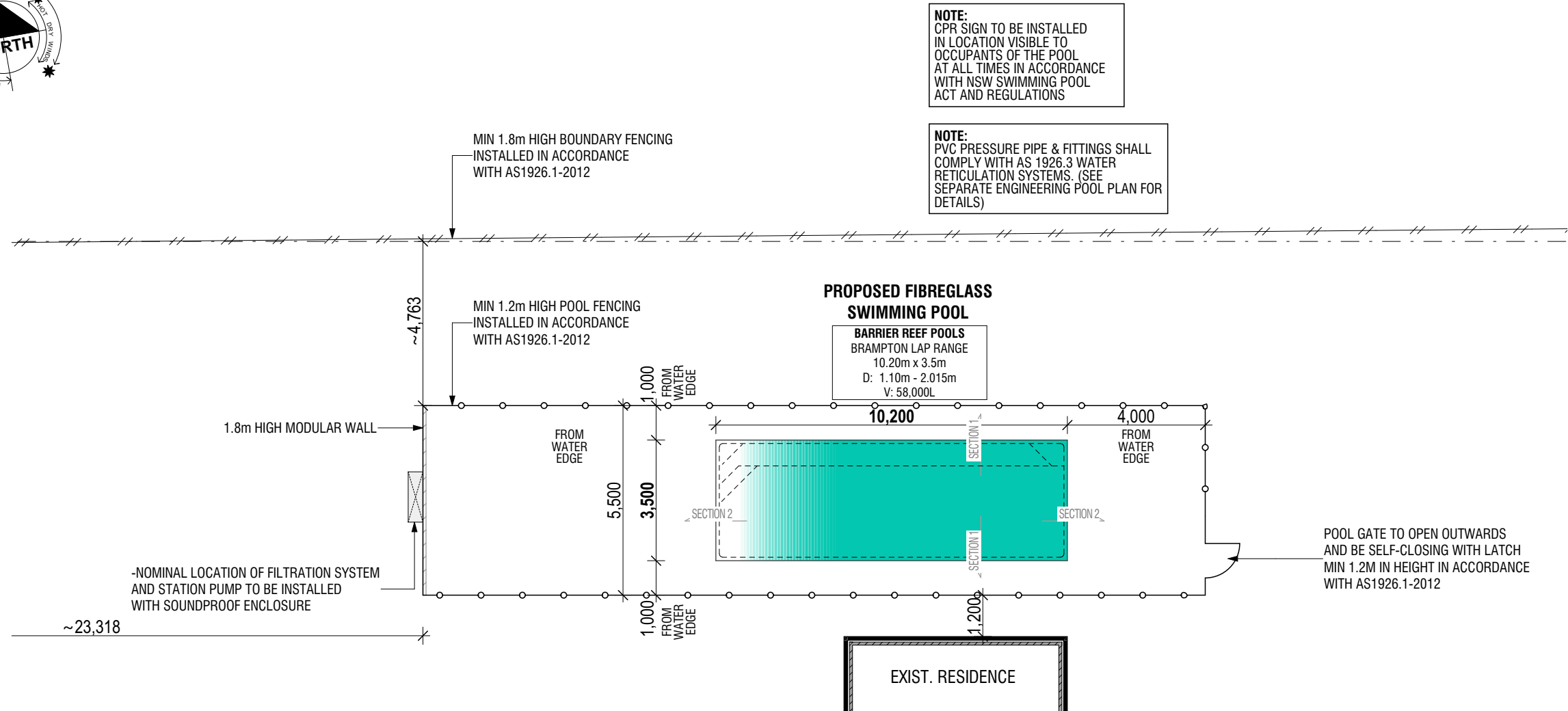
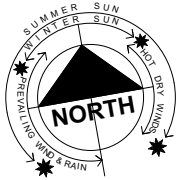
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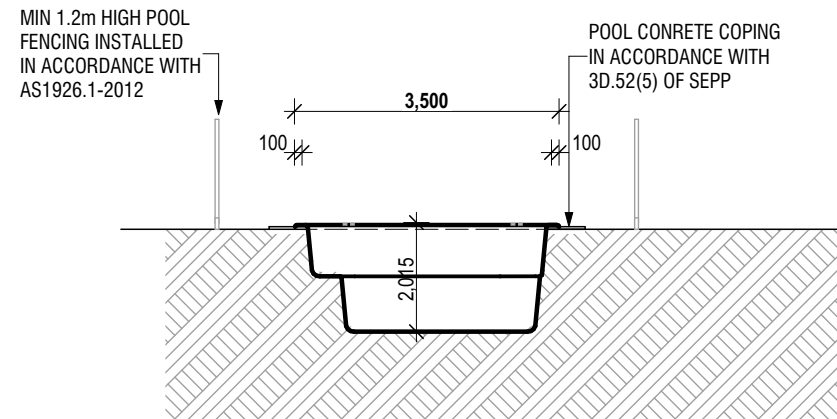
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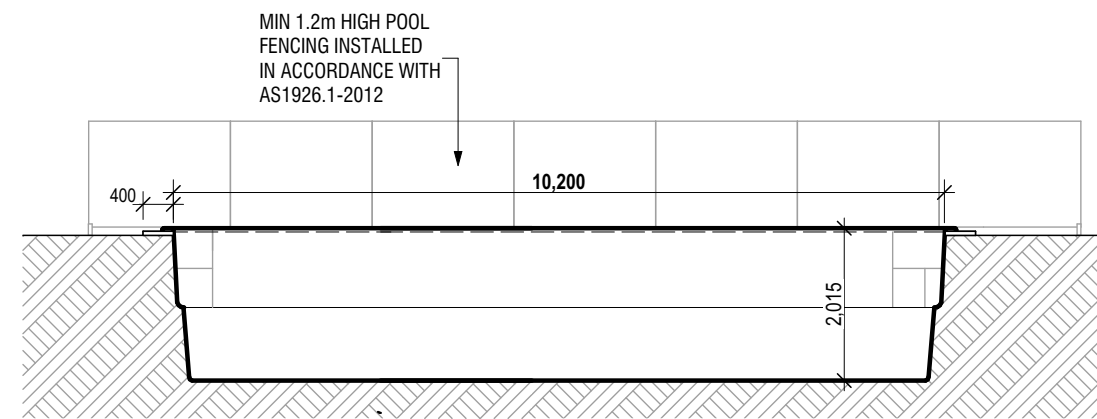


**NOTE:**  
CPR SIGN TO BE INSTALLED  
IN LOCATION VISIBLE TO  
OCCUPANTS OF THE POOL  
AT ALL TIMES IN ACCORDANCE  
WITH NSW SWIMMING POOL  
ACT AND REGULATIONS

**NOTE:**  
PVC PRESSURE PIPE & FITTINGS SHALL  
COMPLY WITH AS 1926.3 WATER  
RETICULATION SYSTEMS. (SEE  
SEPARATE ENGINEERING POOL PLAN FOR  
DETAILS)



**SECTION 1**  
SCALE 1:75



**SECTION 2**  
SCALE 1:75

 Pool and Spa Solutions Canberra	Pool and Spa Solutions Canberra 161 Newcastle Street, Fyshwick Phone: 02 6280 8438 Web: www.poolandspasolutions.com.au		DRAWN	DATE	CLIENT:	CLIENT: <b>ANDREW KOMINEK</b>	PROJECT: <b>PROPOSED POOL</b>	ADDRESS: <b>7 GUNDAROO TERRACE GUNDAROO, NSW 2620</b>	SHEET NAME: <b>POOL DETAILS</b>	
	AMENDMENT DESCRIPTION	REV			DATE:					
	FIRST ISSUE	A	JS	31.01.2025	CLIENT:					
					DATE:					
					BUILDER:					
 SIMPLE SITE PLANS	Drawn By: Simple Site Plans Pty Ltd E-mail: admin@simplesiteplans.com.au				DATE:				SCALE: <b>NTS @A3</b>	DRAWING No. <b>A.02</b>

General notes:

1. All dimensions are in millimeters.
2. Dimensions take preference over scale & are to structure not finish.
3. All dimensions must be verified on site before commencing any work or making any construction drawings. Use figured dimensions only & do scale off the drawing.
4. Surveyor to confirm easement locations prior to commencement of works.
5. Work shall comply with the BCA & all relevant current Australian standards. Any outdated standards listed in these notes are to be referred to the current edition.
6. Manufacturers specification means a current approved specification use under conditions applicable.
7. 1800mm(h) timber paling fence to rear & side boundaries - to building as per any relevant lease & development conditions or BSR requirements
8. All levels, side cuts, ground levels, FFL be confirmed on site prior to commencement of any works, (including driveway levels)
9. Any discrepancies to be directed to the builder &/or designer immediately.
10. Inclusions list to take precedence over drawings.
11. Carry out all work in compliance with the relevant SAA & NCC codes of practice in the best tradesman-like manner to the approval of the building certifier and authorities having jurisdiction over the works including but not restricted to

A. ACT government.

B. Building code of Australia & the ACT appendix

C. ACT electricity & water.

D. AS1684 timber framing code & as further specified
12. Materials & workmanship to be in accordance with the BCA, all other relevant codes & Australian standards
13. Provide smoke alarms in accordance with part 3.7.2 of the BCA, electrician to confirm.
14. All windows glazed doors to be minimum aluminum improved frames (unless noted otherwise) as per attached EER.
15. Lighting to comply with 3.12.5.5 of the BCA
16. All timber framing & construction to be in accordance with the latest timber framing code as 1684 & BCA
17. External wall to be brick veneer unless stated on plans, when lightweight cladding is used it is to be installed to manufacturers specification sarked & insulated as per the BCA & attached EER.
18. All insulation R-values & window SHGC & u-values as per the EER.
19. All openable windows & sliding doors to have flyscreens to be powder coated aluminum frames to match windows. Note: metallic flyscreens are required in some bushfire prone areas

SITE WORKS:

1. Site to be excavated & air filled to the levels shown.
2. Footings to place as per building spec. Engineering details or survey mark.
3. Footing to bear on non-exponsive natural materials hace a min bearing capacity of 100ka
4. Ground surface to be sloped 1:20 (min) away from building form 900mm (min) & to a point where ponding will not occur near the building.

5. Dish drains & ag-pipes to be provided as indicated to facilitate drainage of water away from the building to the drainage system.

SERVICES/ELECTRICAL/WASTE

1. No internal drainage for proposed structure to be located in sewer easement pope protection envelope. All works done to ACTEW guidelines/advice.
2. All building waste to be collected in hopper located on site. Residential waste to be collected by roadside pickup & bins to be located on site
3. Meter box to be installed to ACTEW AGL service & installation rules
4. Lighting to comply with 3.12.5.5 of the BCA - artificial lighting must not exceed 514/m2. Electrician to confirm prior to commencement.
5. Water heater in hot water supply system to comply with 3.12.5.6 of the BCA. stormwater, sewer & water ties to be located on hydraulic/drainage plans.
7. Telstra & gas ties to be provided by gas fitter & electrician.
8. 100x75 rectangular (tbc) downpipes size & location to roof plumbers specifications - to be confirmed prior to drainage.
9. Ensure the development complies with territory & municipal services (TAMS) stating that waste facilities & management associated with development are in accordance with the development control code for best practice waste management in the ACT 1999.

DRIVEWAY NOTES: (IF APPLICABLE)

1. Driveway to abut footpath (if relevant). Footpath to take precedence over driveway. Driveway requirements:

A. 1.2m horizontally clear of stormwater sumps & services

B. 1.5 horizontally clear of transformers, bus stops, light poles.

C. uphill grade of less than 17% downhill grade or less than 12%

D. At a right angle to the kerb line with a maximum 10% deviation.

E. A maximum of 5.5m width, & minimum 5m width at the kerb, a minimum 3m width at the front boundary, & a maximum width no greater than the width at kerb/

F. Outside of the drip line of mature trees, & a minimum of 3m clear of small & new street trees.

G. Compliant with AS2890.1

H. Compliant with T.A.M.S requirements/advice

BUSHFIRE MITIGATION MEASURES (WHERE REQUIRED)

1. Bushfire attack level 12.5 (BAL -12.5) & bushfire attack level 19 (bal-19) in accordance with Australian standard 3959-2009
2. Block with ember asset protection zone building of these blocks to comply with AS 3959-2009
3. External walls to be constructed of non-combustible materials such as brick, cladding over sarked timber frame.
4. All windows shall be toughened glass minimum 4mm unless stated otherwise
5. All vents & weephole openings to be protected with fine mesa material.
6. Skylights require penetrations & shafts to be sealed with a non-combustible lining with toughened or wire mesh within metal frames.
7. External gutter protection to prevent accumulation of leaf litter or other flammable material with a flammable index of no more than 5% measure against AS1530.1.
8. Water and gas pipes to be metal until into the building or buried at least 33mm underground
9. Refer to structural engineers attached documentation for all structural details.
10. All external windows to have brick on edge window sills with damp proof membrane under to BCA.
11. Provide termite protection to code & AS3660-2000 parts 1 , 2 & 3.
- EROSION & SEDIMENT CONTROL PLAN

1. Maintain as many grass areas as possible, particularly on the verges to trap soil before it reaches the roadway & stormwater system, fence off undisturbed areas.

2. Use only one exit/entry to the site. Build a stabilised access point by using road base, 50mm aggregate, recycled concrete or similar.

3. Assign a designated parking area.

4. Limit access to the site during & immediately after we weather.

5 keep stockpiles with the site area & away from the stormwater system.

6. Install on-site waste collection.

7. Regularly remove any sediment from roads adjacent to the site. Do not wash into the stormwater system.

8. Install a sediment control barrier of geotextile fabric on the low side of the block (as noted on the verge management plan & as per detail)

9. Designate a brick cutting & washing area away from stormwater drains.

10. Ensure the area is large enough to contain all excess water, residues & waste.

11. Regularly check & maintain pollution controls throughout construction.

12. Ensure that the development complies with the ACT environment protection authority, environment protection guidelines for construction & land development in the ACT, March 2010.

RETAINING WALL:

1. Retaining walls not specifically detailed & foundation waling required to retain earth up to be min 230mm(h). Up to a height of 750mm
2. Retained earth cavity walls used to retain earth are to have the leaf adjacent to the retaining earth a minimum of 230mm thick, to a maximum of 900mm of retained earth height.
3. All retaining wall be to property bonded & provide agricultural drain to the earth side of the wall.

4. For retaining walls above heights of retained earth listed above shall require engineering details.

5. All retaining walls are to comply with planning policy on retaining walls & embankment on residential building sites.

DESIGN LOADS:

1. All timber member sizes deducted from as 1684.
2. All remaining timber sizing to be deducted from Australian domestic construction manuals or manufactures drawings & specifications.
3. All steel member to be in accordance with the engineers' drawings & specifications.

REINFORCED CONCRETE:

1. All reinforced concrete shall be in accordance with the engineers details & specifications.

BLOCKWORK:

1. All blockwork shall be in accordance with the engineers details & specifications.
2. All concrete blockwork & reinforced masonry units shall comply with AS1500, AS4473 or AS3700.
3. Construction bedding - all face & end joints shall be fully filled with mortar & joints shall be squeezed tight. Slushing of mortar into joints shall not be permitted. The first course of blocks shall be laid on a full bed of mortar,
4. Joints - internal joints shall be ironed. Where flush joints are left exposed, they shall be first compacted, than repointed & excess mortar removed. All other joint shell be finished as specified with a joint shaping tool to on adequately compacted surface.

5. Artificial joints - shall be located where specified & shall form continuous vertical break from top to button of the wall or from bond beam. Joints shall be filed with mortar & raked back 16mm & painted with a non-hardening plastic filer. No reinforcing shall be carried across control joint. Provision shall be made for adequate lateral stability.

- 6 articulation joints are prohibited over garage doors. Joint reinforcement - reinforce every 600mm in height & it the two course immediately above & below window openings. Lap mesh at least 150mm at all joints & intersections except at articulation & expansion joints where a slip joint may be required.

7. Weatherproofing - all concrete masonry wall exposed to the weather or below ground level shall be adequate water proofed using an approved paint or other coating & applied in accordance with manufacturer's specifications & instructions.

BRICKWORK:

1. Brickwork to confirm to as 3700 1008 masonry in buildings code.
2. Walls shall have a continuous cavity kept clear of mortar droppings.
3. Brick foundations walls under timber floors shall have brick vents at 200mm spacing.
4. Provide wall tiles at 600mm spacing both vertical & horizontal & within 300mm of articulation joints.

5. Articulations joint shall form a continuous vertical joint from top to bottom of the wall articulation joint spacing shell not exceed 600mm.

STEEL WORK:

1. All steel work shall be in accordance with engineers' drawings, detail & specifications.

TIMBER FRAMING:

1. All timber framing shall be in accordance with as 1684. 1999 national timber framing code.
2. Pre fabrication frames & roof trusses shall be installed as per the mahufacturer's drawings, spec & details.

TIMBER FRAMING:

1. All timber framing shall be in accordance with as 1684. 1999 national timber framing code.

SMOKE DETECTORS:

1. Smoke detectors to be hard wired with emergency backup installed per AS3766. Electrician to confirm locations.

STAIR REQUIREMENTS:

1. Stairs shall be constructed in accordance with BCA 3.9.1 - BCA 3.9.2.
2. Handrails to be a min 1000mm from FFL including floor finish to top of rail.
3. Treads to be a non-slip surface.
4. Openings between treads net to exceed 125mm.
5. Min tread size 240mm - min riser 115mm (non spiral stair)
6. Max tread size 355mm - max riser 190mm (non spiral stair)

POOL RETICULATION SYSTEMS

In compliance with AC H7P2 Swimming Pool Reticulation Systems. Any pool discharge, overflow or backwash must be in accordance with AS/NZS 3500.2.

RELEVANT STANDARDS:

1. AS 1288 - 1994 - glass in buildings selections & installations.
2. AS 1562 - 1992 - design & installation of sheet roof & wall cladding.
3. AS 1684 - 1992 - national timber framing code.
4. AS 2049 - 1993 - roof tiles
5. AS 2050 - 1995 - installation of roof tiles
6. AS 2870 - 1996 - residential slab & footings - construction.
7. AS/NZS 2904 - 1995 - damp proof course & flashings.
8. AS 3600 - 1994 - concrete structures.
9. AS 3660 - 2004 - barriers for subterranean termites.
10. AS 37C0 - 1998 - Masonry in buildings.

11. AS 3786 - 1993 - waterproofing of wet areas in residential buildings.

12. AS 4055 - 1992 - wind loading for houses.

13. AS 4100 - 1996 - steel structures.

POOL RETICULATION SYSTEMS



In compliance with AC H7P2 Swimming Pool Reticulation Systems. Any pool discharge, overflow or backwash must be in accordance with AS/NZS 3500.2.

POOL FENCING:

1. All pool fencing shall be a 1200mm(h) & In accordance with as 1926.1.

SWIMMING POOL SAFETY:

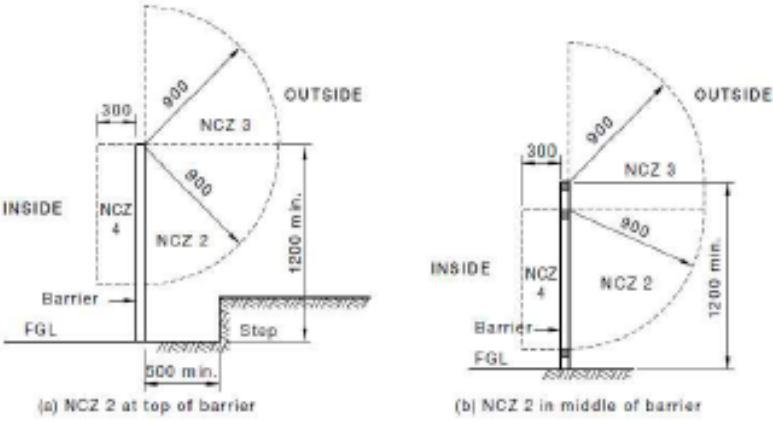
Location of safety barriers for swimming pools must comply with AS1926.2-2007

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					DATE: -----					
					BUILDER: -----					
					DATE: -----					



POOL SAFETY BARRIER REQUIREMENTS

NON-CLIMBABLE ZONE



NOTE: The lower radius point of NCZ 2 may be located anywhere on the barrier provided there are no aids for climbing within the arc.

DIMENSIONS IN MILLIMETRES

FIGURE 2.1 (in part) EXAMPLES OF NON-CLIMBABLE ZONES (NCZs)

BOUNDARY BARRIERS

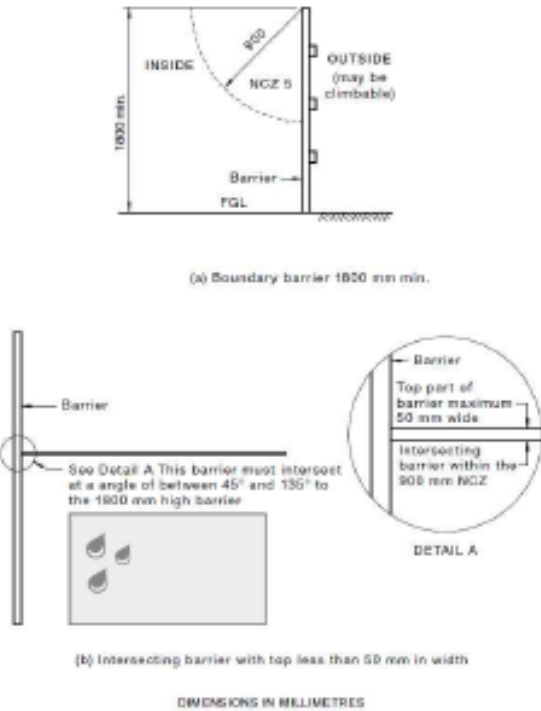


FIGURE 2.2 (in part) BOUNDARY BARRIERS

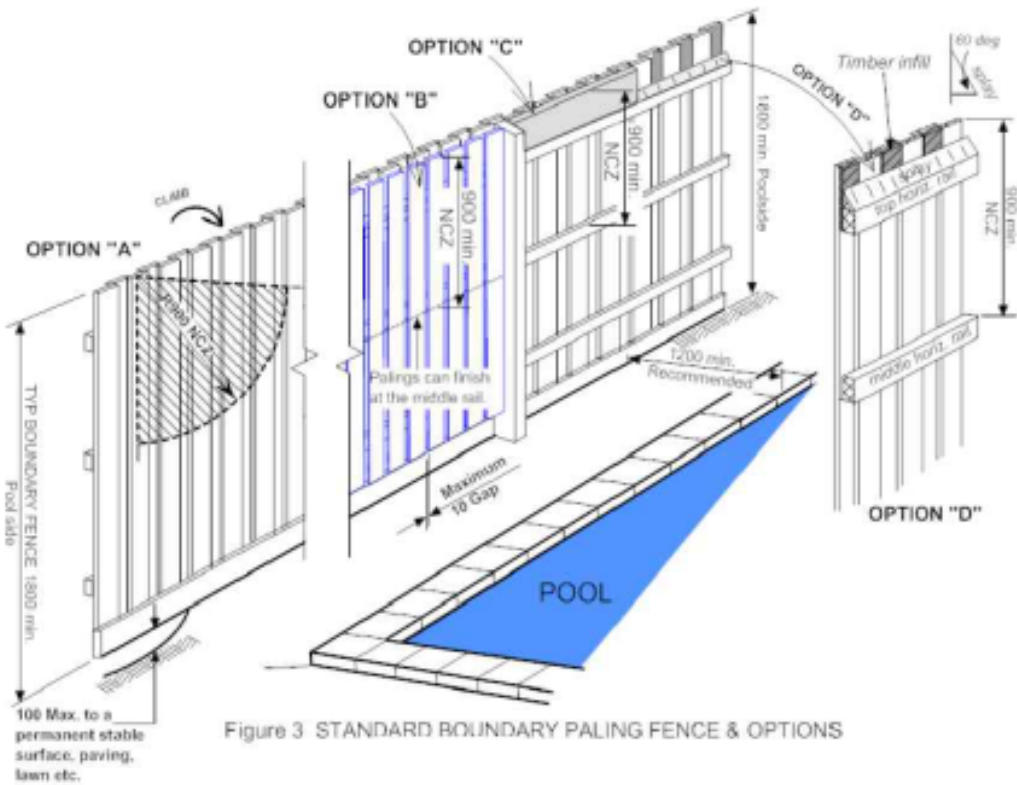


Figure 3 STANDARD BOUNDARY PALING FENCE & OPTIONS

BOUNDARY BARRIER INTERSECTING WITH INTERNAL BARRIER

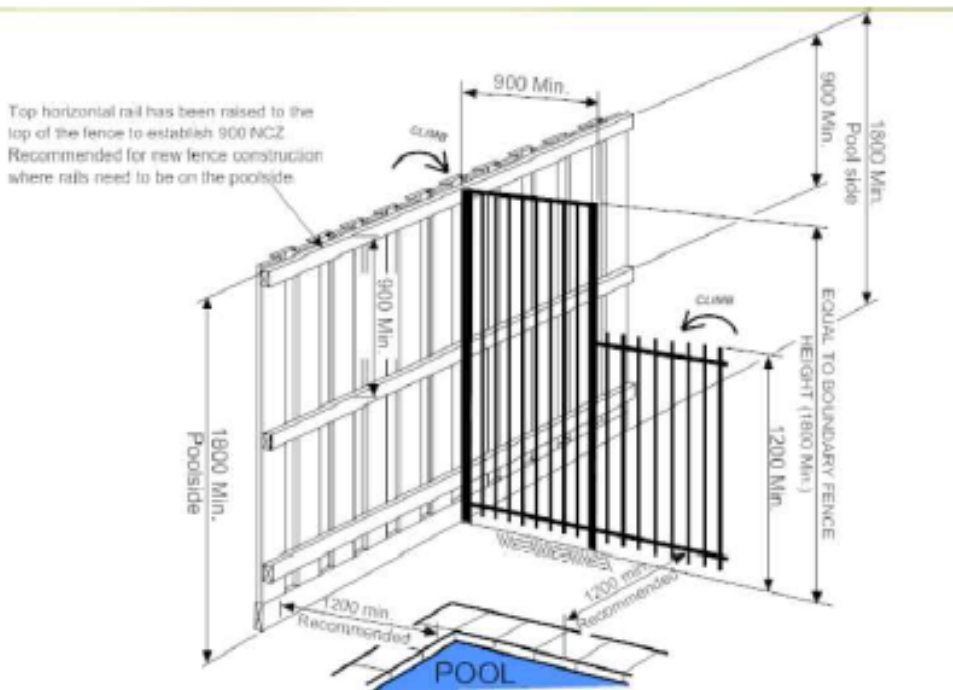


Figure 5 ALTERNATIVE BOUNDARY FENCE INTERSECTING A TYPICAL POOL BARRIER

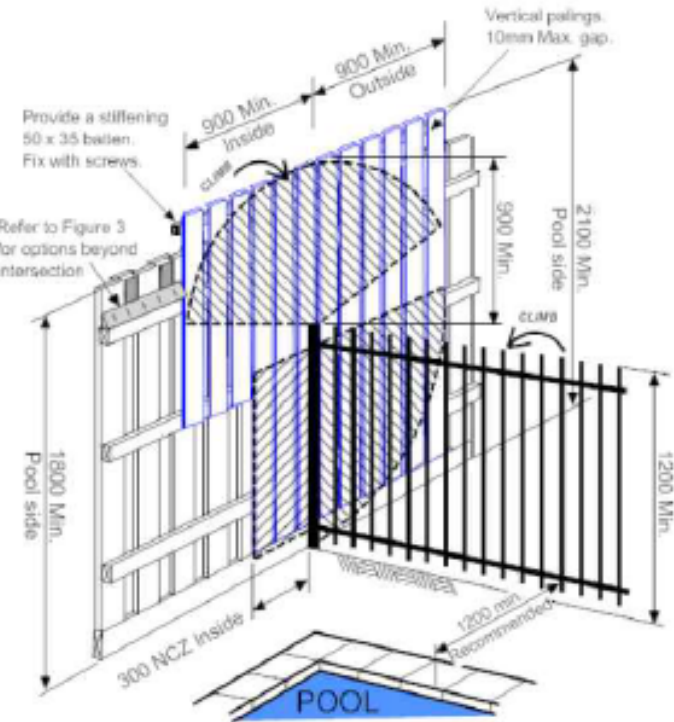


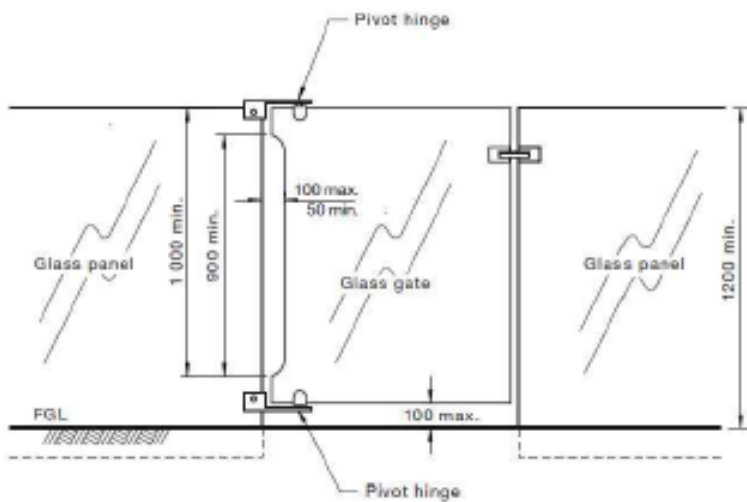


Figure 4 PROPERTY BOUNDARY FENCE INTERSECTING AN INTERNAL POOL BARRIER (Existing Fence)

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POOL SAFETY BARRIER REQUIREMENTS

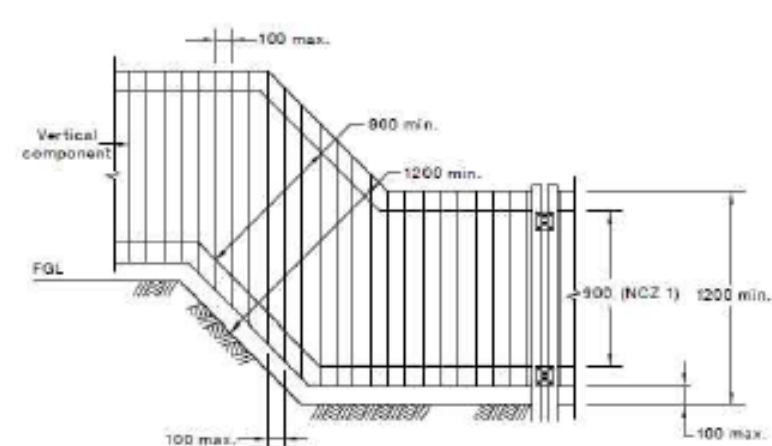
GLASS BARRIERS



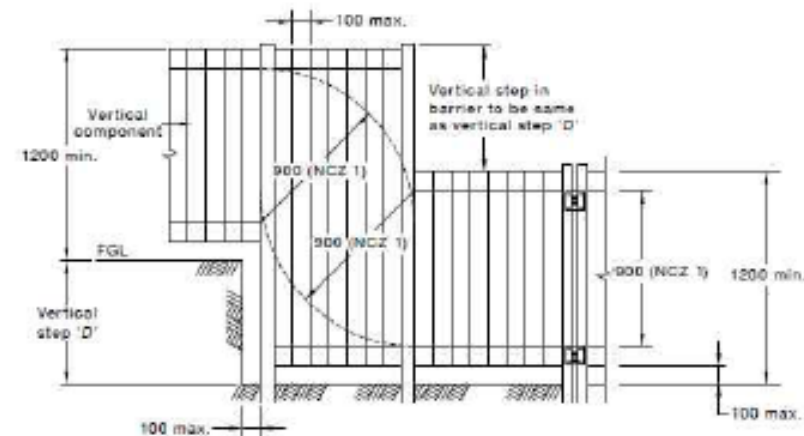
DIMENSIONS IN MILLIMETRES

FIGURE 2.4 GLASS GATE WITH PIVOT HINGES

BARRIER CONSTRUCTION DIMENSIONS



(a) Sloping ground

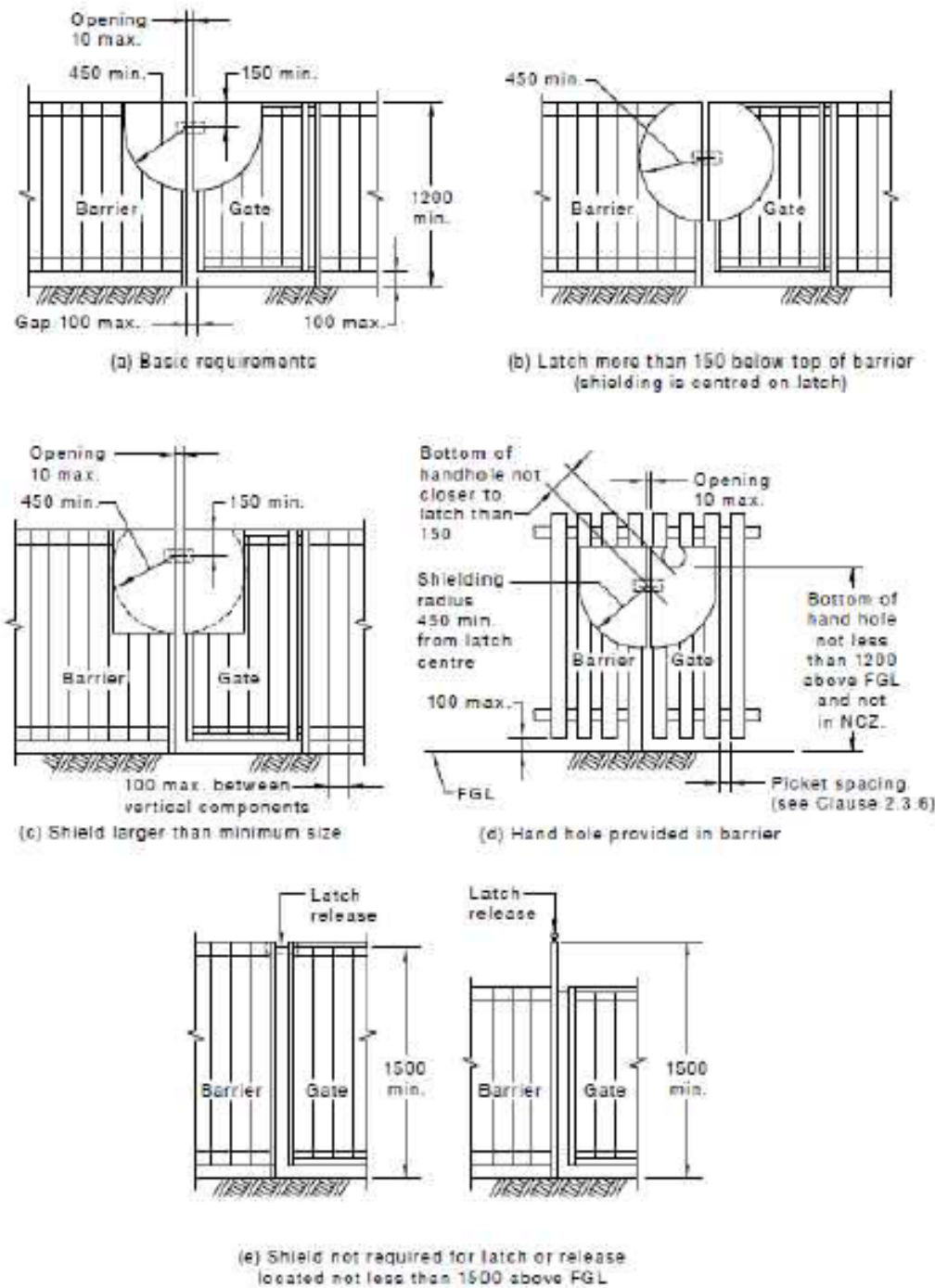


(b) Stepped ground

DIMENSIONS IN MILLIMETRES



FIGURE 2.8 (in part) PERPENDICULAR BARRIER DIMENSIONS

LATCHING DEVICE SHIELDING



DIMENSIONS IN MILLIMETRES

FIGURE 2.9 ALTERNATIVE LATCH SHIELDING OPTIONS FOR GATES WITH VERTICAL OPENINGS 10–100 mm

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