

INHAUSDESIGNS

bdoo

REGISTERED BUILDING DESIGNER

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RESIDENTIAL / COMMERCIAL / INTERIORS

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TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT

SCALE

AS INDICATED @ A1

NOTES

. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE

DESCRIPTION

A 10.04.2025

ISSUED FOR FLOOR PLANS

B 15.04.2025

ISSUED FOR DESIGN PLANS

C 23.04.2025

ISSUED FOR CONSULTANTS

D 06.05.2025

ISSUED FOR DA SUBMISSION

E

F

LEGEND

NON-TRAFFICABLE

LANDSCAPE

CONCRETE PATH

CONCRETE SURFACE

SWIMMING POOL

TILED FLOOR

ARTICULATION

OVERHEAD

HIDDEN

SITE BOUNDARY

SMOKE ALARM

MECH VENTILATION

WET AREA FLOOR WASTE

90 STUD WALL

110 BRICK

250 BRICK VENEER

270 DOUBLE BRICK

130 CLADDING

200 HEBEL WALL

TITLE

BACKYARD PLAN

CHECKED BY

JE

DWG #

INHAUS-09

REVISION

D

PROJECT #

2525

POOL COMPLIANCE NOTES:

. ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT

. ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT

. ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING

. ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)

. ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE

. ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT

. REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.

. THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

NOTE:

. WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A SEWER MAIN.

. THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

ALL CDC CODES NOW REQUIRE THE EDGE OF POOL (NOT COPING) TO BE BEHIND THE BUILDING LINE OF THE DWELLING TO BOTH THE PRIMARY AND SECONDARY ROADWAY. (THIS IS MEASURED FROM THE CLOSEST POINT OF THE DWELLING TO EITHER ROADWAY. AS ALWAYS IF YOUR UNSURE WITH IRREGULAR SHAPED LOTS WE CAN ASSIST WITH PRELIMINARY REVIEWS SO YOU HAVE CONFIDENCE WHEN SPEAKING WITH CLIENTS IF THEY WANT TO PURSUE THE CDC PATHWAY OF APPROVAL.

CDC SWIMMING POOL PUMP- THE PUMP IS TO BE MINIMUM 450MM FROM THE LOT BOUNDARY AND HOUSED IN A SOUNDPROOFED ENCLOSURE. NOTE: WHERE THE PUMP/FILTER EQUIPMENT IS ADJACENT TO THE POOL BARRIER/FENCE (BOUNDARY AND INTERNAL) THE EQUIPMENT INCLUDING HOUSING IS TO BE MINIMUM 500MM AWAY FROM BARRIER TO NOT REDUCE BARRIER HEIGHT.

CDC SWIMMING POOL HEAT PUMP WATER HEATER – WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—at A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.

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. THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM

. THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM

. NO POTETIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION

. THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA

. IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS

. YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLS, BROKEN RAILS OR PAILINGS)

. THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION

. THE GATE LATCH MUST BE WORKING WELL SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN

. THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL

. THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM

. THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW HE TOP OF THE GATE

. ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINST THE LAW TO PROP THE GATE OPEN

. IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENING GREATER THAN 100MM

. ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A METAL SCREEN

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POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MMT AND 500MM AWAY)

1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1 - 2012

SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010

BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40KL OR 40m3

The backyard plan shows a rectangular swimming pool (blue) with a pool pump (grey) located to its right. A pool fence (dashed line) surrounds the pool area. A 1200mm high child proof safety fence and self-closing, self-locking gate are shown. The pool pump is housed in a sound proof enclosure. The plan also shows the pool area, pool pump, pool fence, and surrounding landscape. Dimensions are provided for various features, including the pool pump, pool fence, pool area, and surrounding landscape. The plan is titled 'BACKYARD PLAN' and includes a scale of 1:50.

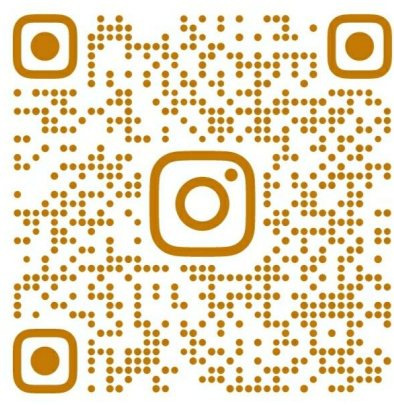
BACKYARD PLAN

1 : 50

VISUAL SCALE 1:50 @ A1

NOT FOR CONSTRUCTION

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ARCHITECTS

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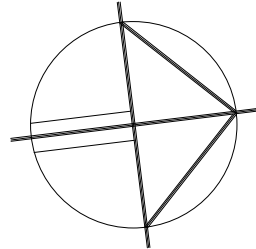
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LEGEND

TITLE

POOL SECTIONS

CHECKED BY

JE

DWG #

INHAUS-10

REVISION

D

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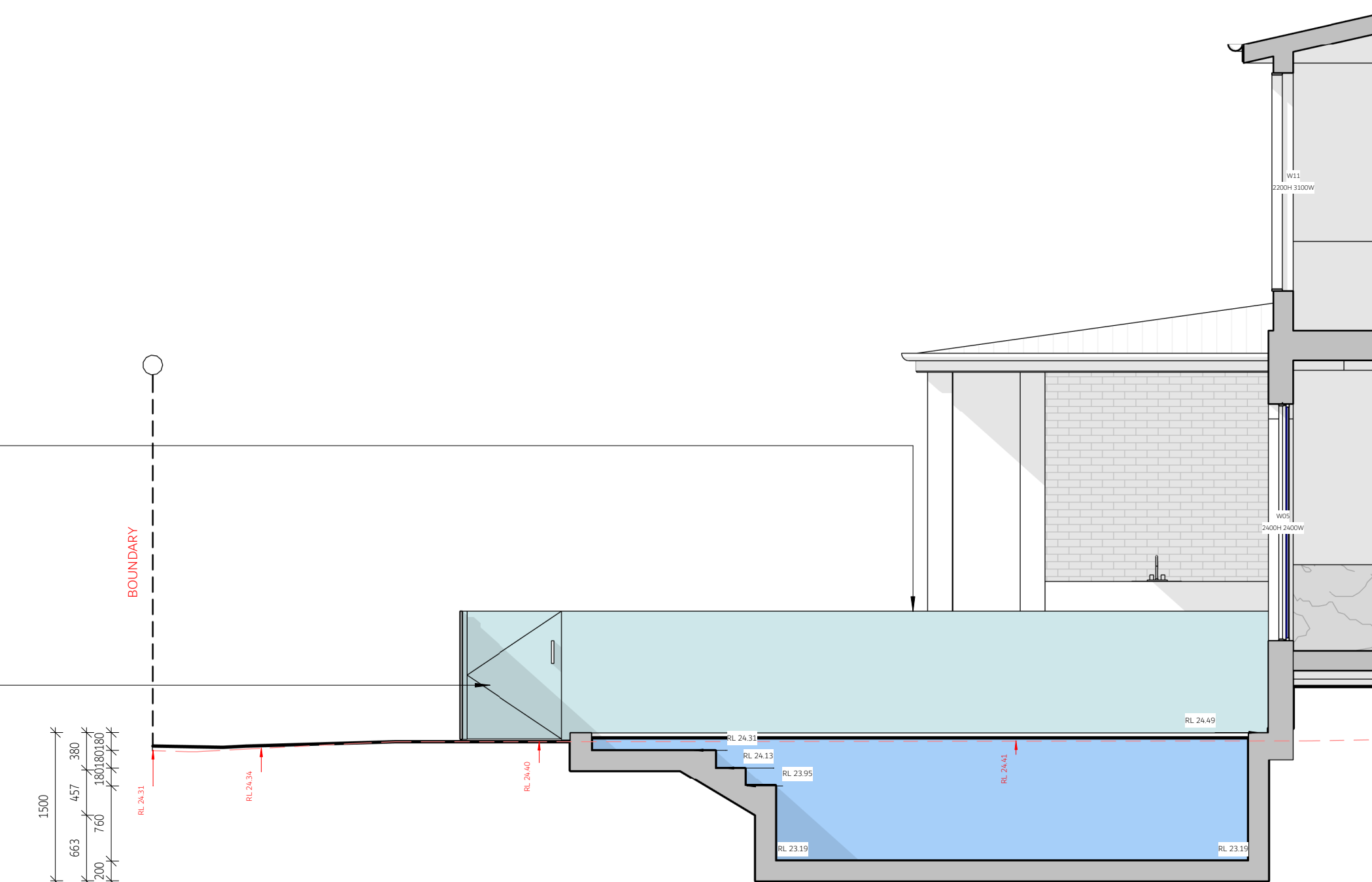
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1200MM HIGH CHILD PROOF SAFETY FENCE AND SELF CLOSING, SELF LOCKING GATE TO AS 1926.1 - 2012



4221	213	1251	300	306	4782	200
4221	213	896	762		4982	200
4221					7052	
4221					7052	
					11274	

LONG POOL SECTION

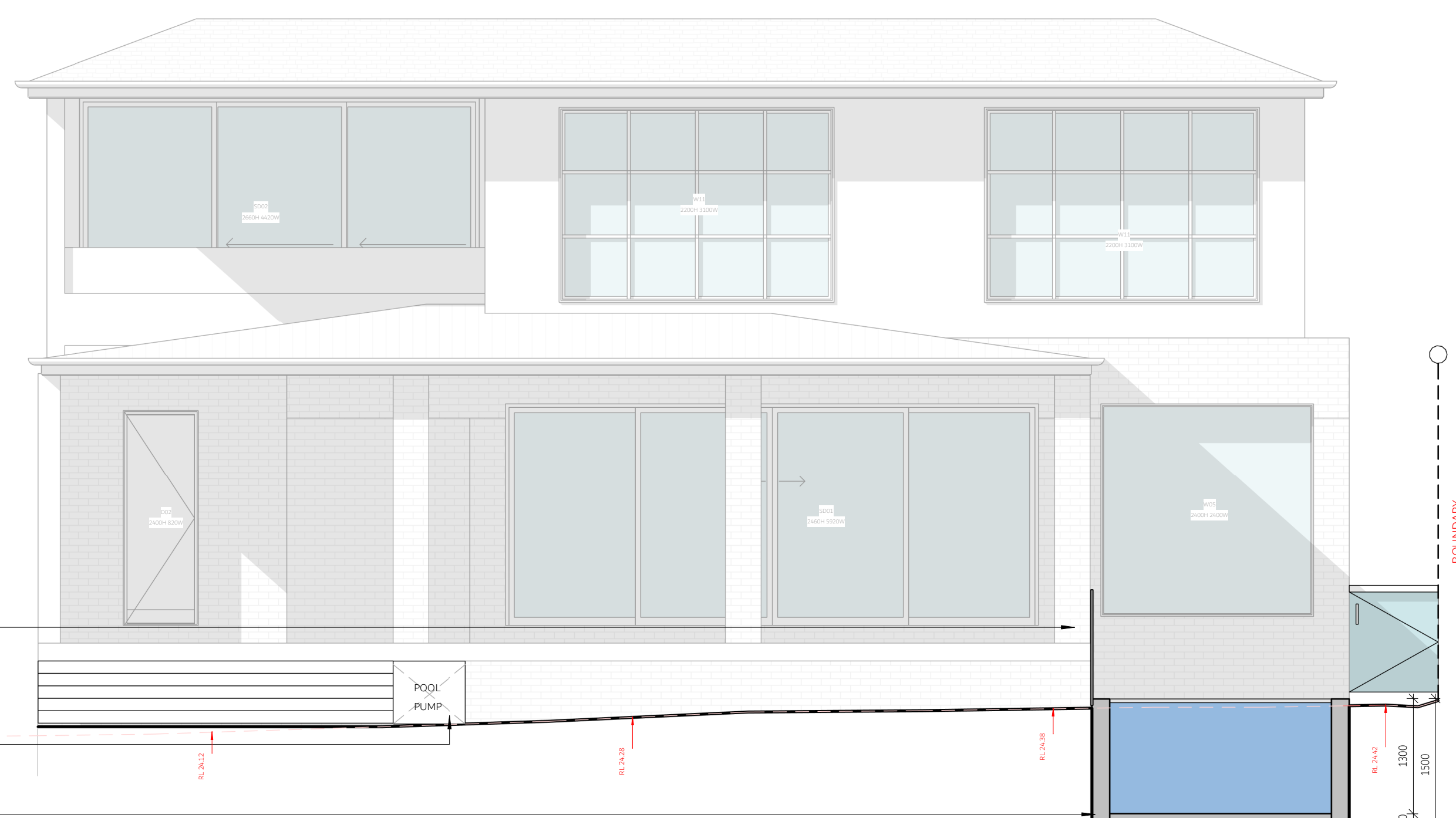
1 : 50

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BASIX CERTIFICATE (ENERGY EFFICIENCY) IS REQUIRE FOR POOLS EXCEEDING 40KL OR 40m3



200	2500	200
	2900	

CROSS POOL SECTION

1 : 50

NOT FOR CONSTRUCTION