

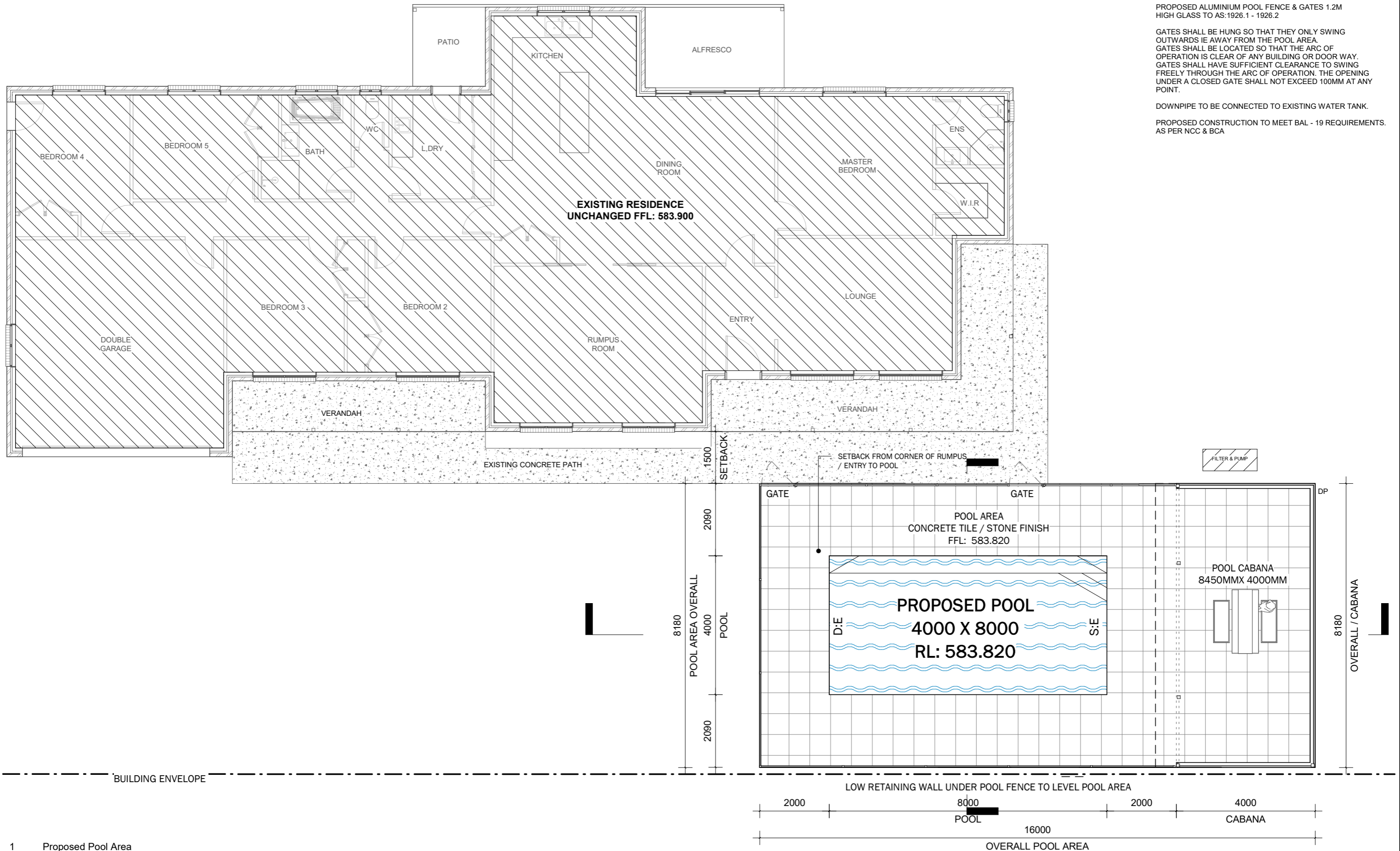
POOL BARRIER NOTES:

PROPOSED ALUMINIUM POOL FENCE & GATES 1.2M HIGH GLASS TO AS:1926.1 - 1926.2

GATES SHALL BE HUNG SO THAT THEY ONLY SWING OUTWARDS IE AWAY FROM THE POOL AREA.
GATES SHALL BE LOCATED SO THAT THE ARC OF OPERATION IS CLEAR OF ANY BUILDING OR DOOR WAY.
GATES SHALL HAVE SUFFICIENT CLEARANCE TO SWING FREELY THROUGH THE ARC OF OPERATION. THE OPENING UNDER A CLOSED GATE SHALL NOT EXCEED 100MM AT ANY POINT.

DOWNPIPE TO BE CONNECTED TO EXISTING WATER TANK.

PROPOSED CONSTRUCTION TO MEET BAL - 19 REQUIREMENTS. AS PER NCC & BCA





1 Proposed Pool Area
A102 1 : 100

LEGEND:

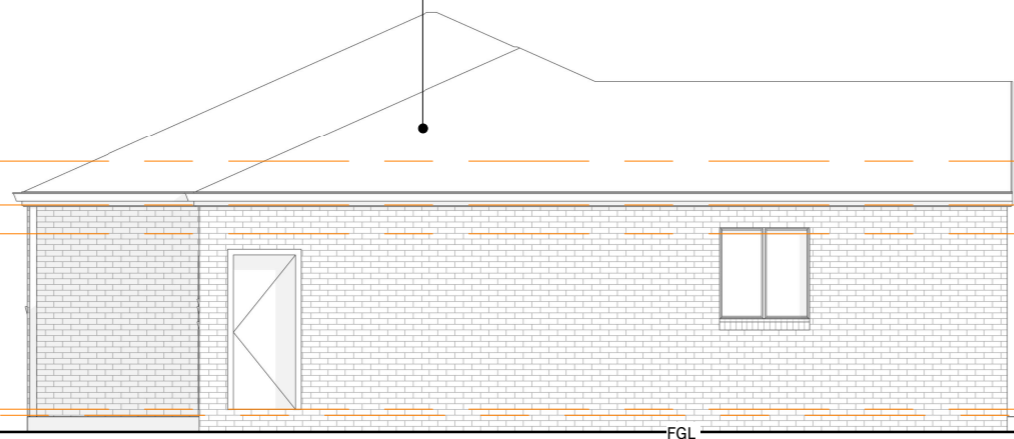
- FGL FINISHED GROUND LEVEL
- FFL FINISHED FLOOR LEVEL
- NGL NATURAL GROUND LEVEL
- RL REDUCED LEVEL

MATERIALS SCHEDULE:

-  CONCRETE SLEEPER RETAINING WALL
-  STONE CLADDING
- RF STEEL ROOFING MATCH EXISTING

EXISTING RESIDENCE UNCHANGED
SHOWN HALFTONE

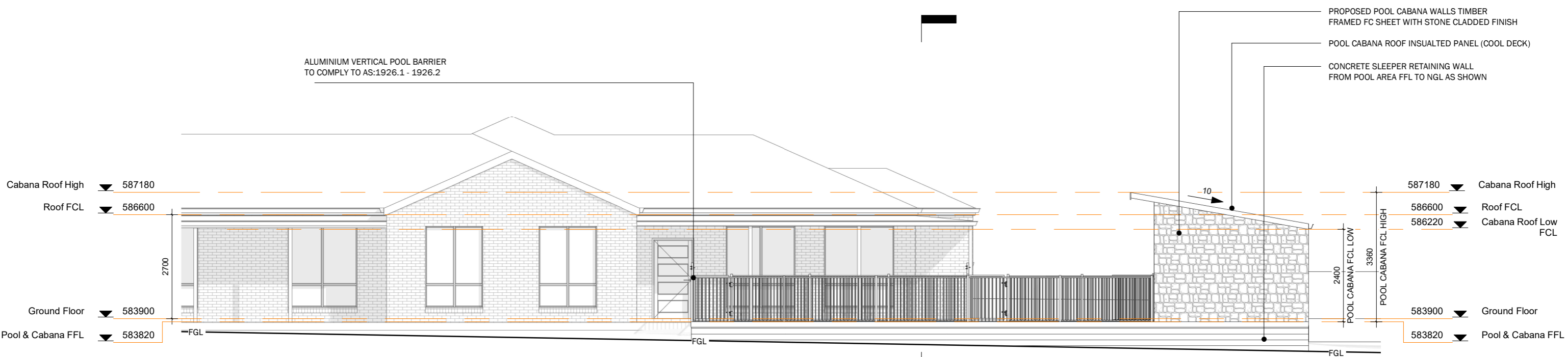
- Cabana Roof High ▼ 587180
- Roof FCL ▼ 586600
- Cabana Roof Low FCL ▼ 586220
- Ground Floor ▼ 583900
- Pool & Cabana FFL ▼ 583820



- POOL CABANA ROOF INSULATED PANEL (COOL DECK)
- STEEL POSTS & BEAMS
- PROPOSED POOL CABANA WALLS TIMBER FRAMED FC SHEET WITH STONE CLADDED FINISH
- PROPOSED INGROUND FIBREGLASS SWIMMING POOL 8000MMX4000MM
- ALUMINIUM VERTICAL POOL BARRIER TO COMPLY TO AS:1926.1 - 1926.2
- CONCRETE SLEEPER RETAINING WALL FROM POOL AREA FFL TO NGL AS SHOWN

- 587180 ▼ Cabana Roof High
- 586600 ▼ Roof FCL
- 586220 ▼ Cabana Roof Low FCL
- 2400 CABANA FCL LOW
- 2780 CABANA FCL HIGH
- 583900 ▼ Ground Floor
- 583820 ▼ Pool & Cabana FFL

2 East Side Elevation
A104 1 : 100



- Cabana Roof High ▼ 587180
- Roof FCL ▼ 586600
- Ground Floor ▼ 583900
- Pool & Cabana FFL ▼ 583820

- PROPOSED POOL CABANA WALLS TIMBER FRAMED FC SHEET WITH STONE CLADDED FINISH
- POOL CABANA ROOF INSULATED PANEL (COOL DECK)
- CONCRETE SLEEPER RETAINING WALL FROM POOL AREA FFL TO NGL AS SHOWN

- 587180 ▼ Cabana Roof High
- 586600 ▼ Roof FCL
- 586220 ▼ Cabana Roof Low FCL
- 2700
- 2400 POOL CABANA FCL LOW
- 3360 POOL CABANA FCL HIGH
- 583900 ▼ Ground Floor
- 583820 ▼ Pool & Cabana FFL

1 Front North Elevation
A104 1 : 100



Draft Up
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Kylie Farr
Governor - Pool & Cabana

Block: 17 Section: DP1144964
Suburb: MURRUMBATEMAN
12 Governor Drive



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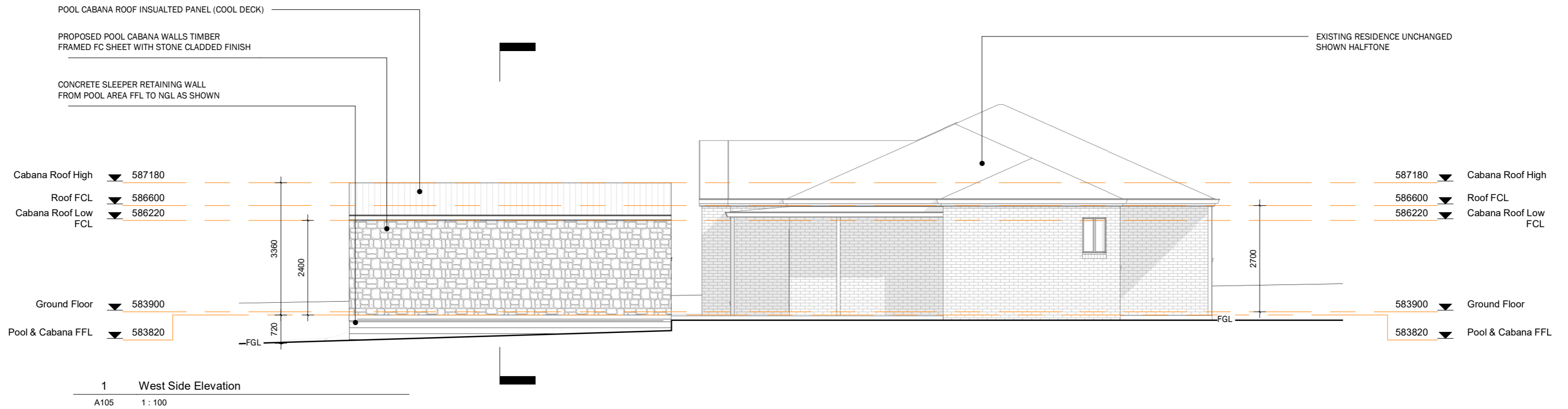
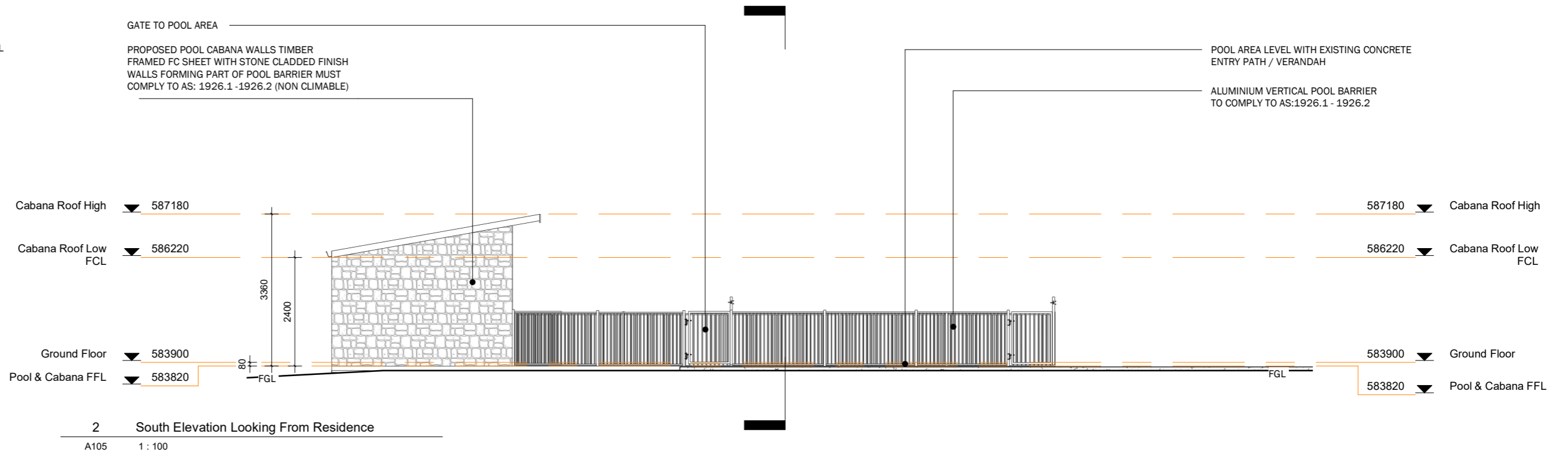
| Elevations | | 17/02/2025 | |
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| Status | DA SET | A104 | |
| Drawn by | J.M | | |
| Sheet size | A3 | Scale | 1 : 100 |

LEGEND:

- FGL FINISHED GROUND LEVEL
- FFL FINISHED FLOOR LEVEL
- NGL NATURAL GROUND LEVEL
- RL REDUCED LEVEL

MATERIALS SCHEDULE:

-  CONCRETE SLEEPER RETAINING WALL
-  STONE CLADDING
- RF STEEL ROOFING MATCH EXISTING



POOL NOTES:

1. POOL DESIGN AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT AS/NZS 1838 & AS/NZS 1839.
2. CONCRETE TO BE IN ACCORDANCE WITH AS 3600 AND TABLE 1 OF AS 2783-1992
- TO BE KEPT MOIST AND CURED FOR A MINIMUM OF 7 DAYS -N25/20 /80
3. REINFORCING STEEL YIELD STRENGTH FOR 'N' BARS $f_{sy} = 500 \text{ MPa}$
- MINIMUM LAP AT SPLICES AND CORNERS = 400 mm
- IF 400mm LAP CANNOT BE ACHIEVED THEN ADD N10 'L' BAR WITH 600mm LEGS TO EACH MESH BAR.
- CONCRETE COVER: WHEN CAST ON OR AGAINST GROUND = 60 mm ELSEWHERE = 50 mm
4. THE FIBREGLASS SHELL SHALL HAVE A MINIMUM THICKNESS OF 5mm WITH 3 AYERS OF 0.025 LBS/FT2 ROVINGS. THE FLOOR SHALL HAVE 3 LAYERS F HOP STRAND FIBREGLASS.
5. THE RIBS SHALL HAVE 1 LAYER OF 600 gr/m2 ROVINGS OVER RIBS FORMS LAMINATED TO POOL WALLS. RESIN TO GLASS RATIO 2.25: 1 BY WEIGHT. RIP RAILS & COPING TO BE 10mm MIN. THICKNESS.
6. FILTER TO BE CONNECTED TO SKIMMER BOX & WATER RETURN PORTS ITH 40mm IA. PVC PRESSURE PIPE & FITTINGS & SHALL COMPLY WITH AS 1926.3 WATER RETICULATION SYSTEMS. FIT UP TO HYDROSTATIC VALVE. RETURN PIPES SHALL BE 50MM DIA

BARRIER NOTES:

- PROPOSED ALUMINIUM POOL FENCE & GATES 1.2M HIGH GLASS TO AS:1926.1 - 1926.2
PROPOSED STEEL BOUNDARY BARRIER TO COMPLY TO AS:1926.1 - 1926.2 MIN 1.8M HIGH
GATES SHALL BE HUNG SO THAT THEY ONLY SWING OUTWARDS IE AWAY FROM THE POOL AREA.
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BUILDING NOTES:

FOOTINGS

- ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A CODE 2870.1 & ENGINEER'S SPECIFICATION. PROVIDE CONTINUOUS DAMPROOF MEMBRANE UNDER SLAB.
PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS, PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLE AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL, UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

STAIRS, BALUSTRADES AND HANDRAILS

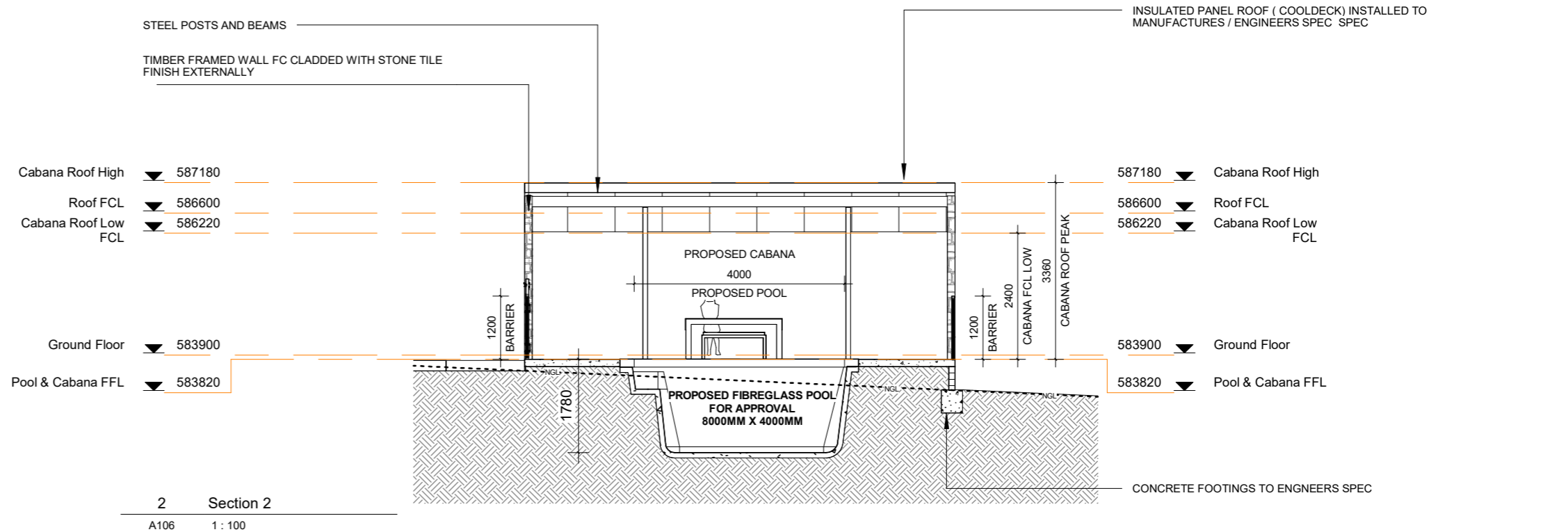
- THE HEIGHT OF THE BALUSTRADE ON A FINISHED FLOOR LEVEL, BALCONY, LANDING OR PATH MUST BE ABOVE 1000MM. OPENINGS IN THE BALUSTRADES MUST BE CONSTRUCTED SO THAT ANY OPENING DOES NOT PERMIT A 125MM SPHERE TO PASS THROUGH
IT. THIS SPACE IS TESTED ABOVE THE NOSING LINE ONLY. A HANDRAIL SHOULD BE PROVIDED ALONG AT LEAST ONE SIDE OF THE STAIRS. THE HANDRAILS SHOULD BE CONTINUOUS. ALL STAIRS, BALUSTRADES AND HANDRAILS SHALL COMPLY WITH AS AND BCA.

TIMBER FRAMING:

- TIMBER FRAMING AND SUB FLOOR VENTILATION MUST COMPLY WITH BCA VOL 2- 2022, PART 6.1 SCOPE AND APPLICATION OF SECTION 6
TIMBER FRAMING TO BE INSTALLED ACCORDANCE WITH AS1684-2010 (OR ALTERNATIVELY STEEL FRAMING IN ACCORDANCE WITH AS4100-1998 OR AS/NZS 4600-2018)
TERMITE PROTECTION TO BE INSTALLED ACCORDANCE WITH AS3660 OR BCA VOLUME 2, PART 3.1.4

BUSHFIRE:

- PROPOSED DEVELOPMENT IS ON BUSHFIRE PRONE LAND. LAND SPECIFIED AS BAL - 19 IN BUSHFIRE ASSESMENT REPORT. DEVELOPMENT TO BAL - 19 STANDARDS WITH AS3959 AND ANY REQUIREMENTS SETOUT BY YVC DURING THE DEVELOPMENT APPROVAL PROCESS.



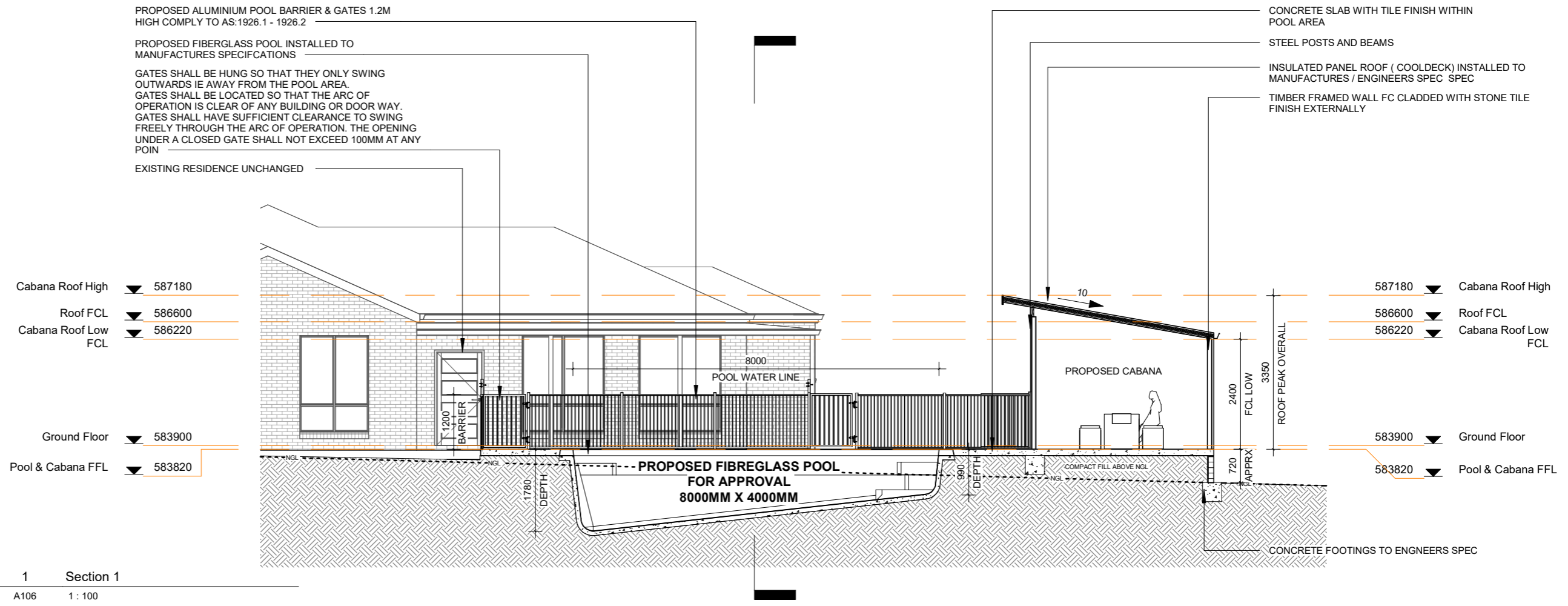
2 Section 2
A106 1 : 100

PROPOSED ALUMINIUM POOL BARRIER & GATES 1.2M HIGH COMPLY TO AS:1926.1 - 1926.2

PROPOSED FIBREGLASS POOL INSTALLED TO MANUFACTURES SPECIFICATIONS

GATES SHALL BE HUNG SO THAT THEY ONLY SWING OUTWARDS IE AWAY FROM THE POOL AREA. GATES SHALL BE LOCATED SO THAT THE ARC OF OPERATION IS CLEAR OF ANY BUILDING OR DOOR WAY. GATES SHALL HAVE SUFFICIENT CLEARANCE TO SWING FREELY THROUGH THE ARC OF OPERATION. THE OPENING UNDER A CLOSED GATE SHALL NOT EXCEED 100MM AT ANY POIN

EXISTING RESIDENCE UNCHANGED



1 Section 1
A106 1 : 100

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| Sections | | 17/02/2025 | |
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| Status | DA SET | A106 | |
| Drawn by | J.M | | |
| Sheet size | A3 | Scale | 1 : 100 |

