

Notes:

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO THE BOUNDARIES OF THE LAND MUST NOT BE HARDED ON THE BUILDING SET-OUT.
- THE SURVEYOR'S FIELD BOOKS AND COPIES OF THE SUBJECT LAND PLAN THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SET-OUT.
- TREE ZONES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOHN PHILLIPS.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATICALLY SHOWN. DIMENSIONS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH DIMENSIONS SHALL BE AS SHOWN.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BALD BEFORE YOU DIG. SERVICES ARE NOT SHOWN. IT IS THE CLIENT'S OBLIGATION TO INVESTIGATE INCLUDING A UTILITY LOCATION SURVEY. SERVICES NOT UNDERTAKEN ARE NOT SHOWN. BUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SIVNEY WATER SEWER DIAGRAM.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- HORIZONTAL INTERVAL - 0.5 metres - SPOT LEVELS SHOULD BE ACCEPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF:
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CHS SURVEYS MAY BE REPRODUCED.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVABLE MEDIUM, TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS AUTHORIZED BY THE COPYRIGHT OWNER.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO REFERENCE TO OR IDENTIFICATION OF THE SURVEYOR.
- THIS NOTICE MUST NOT BE ERASED.

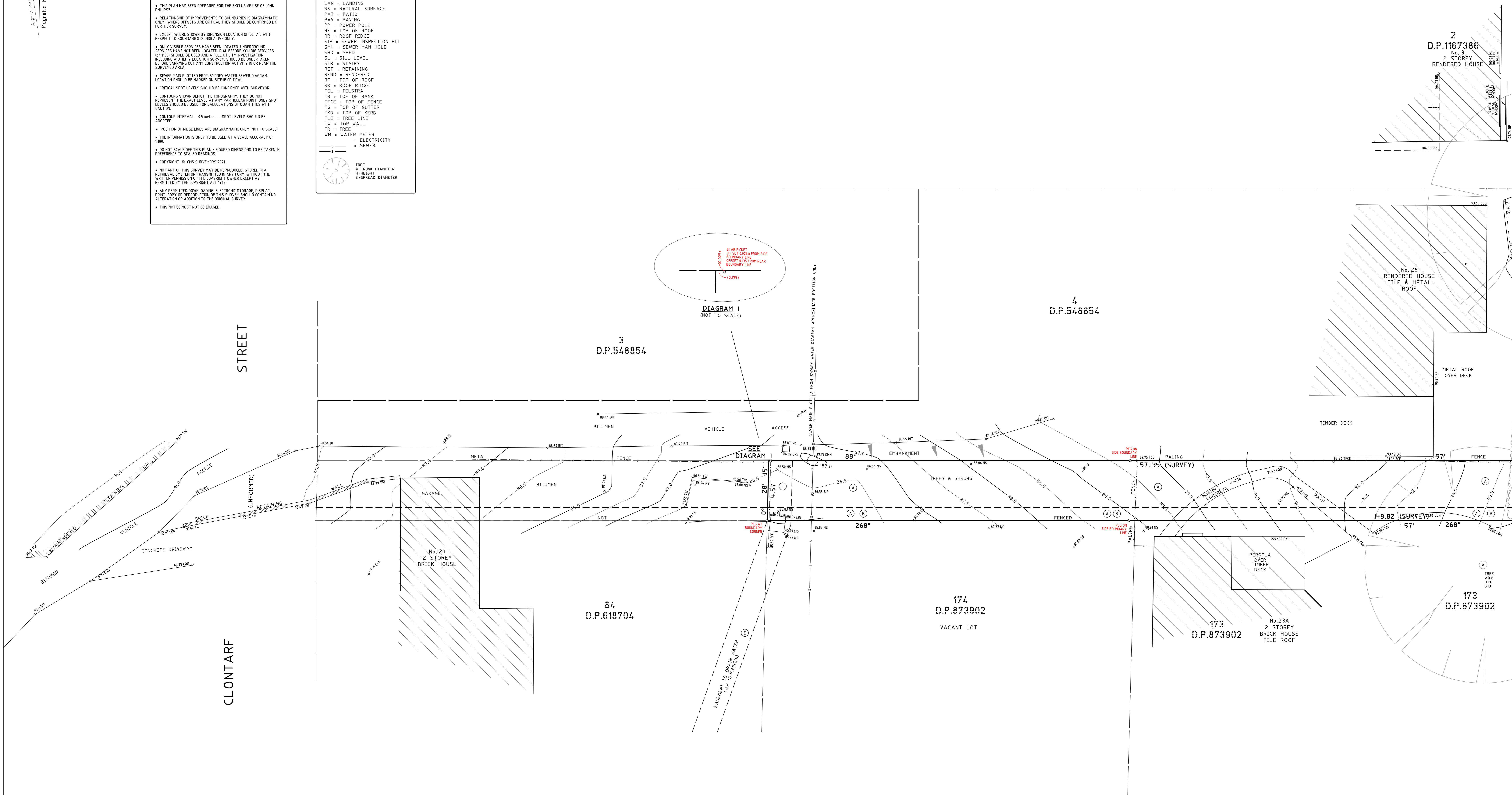
**LEGEND:**

AW = AWNING  
BL = BALCONY  
BIT = BITUMEN  
BWT = BOTTLED WATER  
BLD = BUILDING  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
FCE = FENCE  
FL = FLOOR LEVEL  
GRT = GRATE  
HL = HEAD LEVEL  
LAN = LANDING  
NS = NATURAL SURFACE  
PAT = PAVING  
PAY = PAYING  
PP = POLE POWER  
RF = ROOF OF ROOF  
RFR = ROOF RIDGE  
SEI = SEWER INSPECTION PIT  
SMH = SEWER MAN HOLE  
SHD = SHED  
SL = SILL LEVEL  
STR = STAIRS  
RET = RETAINING  
RND = RENDERED  
RFR = ROOF OF ROOF  
RRL = ROOF RIDGE  
TEL = TELSTRA  
TB = TOP OF BANK  
TFC = TOP OF FENCE  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TLE = TREE LINE  
TW = TOP WALL  
TR = TREE  
WM = WATER METER



**NOTE**

NOTE: BUILDING STILL UNDER CONSTRUCTION AT TIME OF SURVEY 20/09/21. FLOOR LEVELS AND DECK LEVELS ARE NOT YET AT FINISHED DESIGN LEVEL.




TITLE INDICATES THAT LOT 83 IN D.P.618704 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN (SEE CROWN GRANTS)
- DP#04372 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE EXISTING LINE OF PIPES SHOWN SO BURDENED IN DP#04704
- DP#04372 RESTRICTION(S) ON THE USE OF LAND
- DP#04372 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP#04704 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP#04704 RESTRICTION(S) ON THE USE OF LAND
- DP#04704 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

A graphical scale bar labeled "SCALE 1:100". It consists of a horizontal line with vertical tick marks at intervals of 1 unit, labeled from 0 to 10. The bar is divided into alternating black and white segments, with the first segment (0 to 1) being black.

  
STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 160

**PLAN SHOWING BOUNDARY MARKS PLACED  
AND DETAIL & LEVEL SURVEY  
OVER LOT 83 IN D.P.618704  
No.19 MONS ROAD  
NORTH BALGOWLAH NSW 2093**

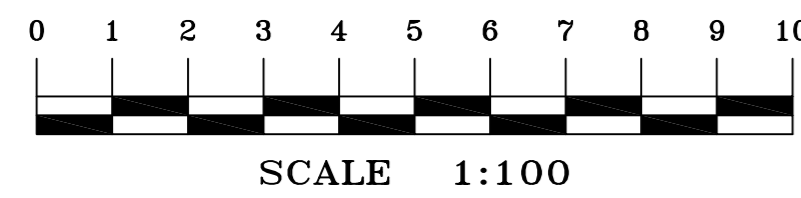
 **C.M.S. Surveyors  
Pty Limited**  
ACN: 096 240 201  
PO Box 463 Dee Why NSW 2099  
2/99A South Creek Road, Dee Why NSW 2099  
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822  
E-mail: [info@cmsurveyors.com.au](mailto:info@cmsurveyors.com.au)

SURVEYED MC/MB/NS	DRAWN ABS/RN/NS	CHECKED MC/MB/NS	APPROVED SE
SURVEY INSTRUCTION 12266B		SCALE 1:100 1/4" A0	DATE OF SURVEY 25/04/78, 9/1/79 22/09/79
DRAWING NAME 12266detail			SHEET 1 OF 2 4
CAD FILE 12266Bdetail 4.dwg			

			<b>HORIZONTAL DATUM:</b>
4	DETAIL UPDATE AND PART BOUNDARY MARKING	26/09/21	CO-ORDINATE SYSTEM: ASSUMED
3	EASEMENT REMOVED	09/01/20	MARKS ADOPTED:
2	SELECTED DETAIL UPDATED & BOUNDARY MARKS PLACED	17/04/19	
1	FIRST ISSUE	10/07/14	L.G.A. <b>NORTHERN BEACHES</b>

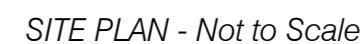
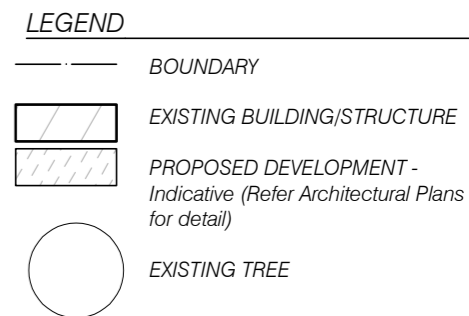
**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT  
 DATUM (AHD)  
 B.M. ADOPTED: PM 399  
 R.L. 90.37 (ORDER 4)  
 SOURCE: S.C.I.M.S. (04/08/04)

CLIENT:  
JOHN PHILIPPSZ  
19 MONS ROAD  
NORTH BALGOWLAH NSW 2093



STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1607

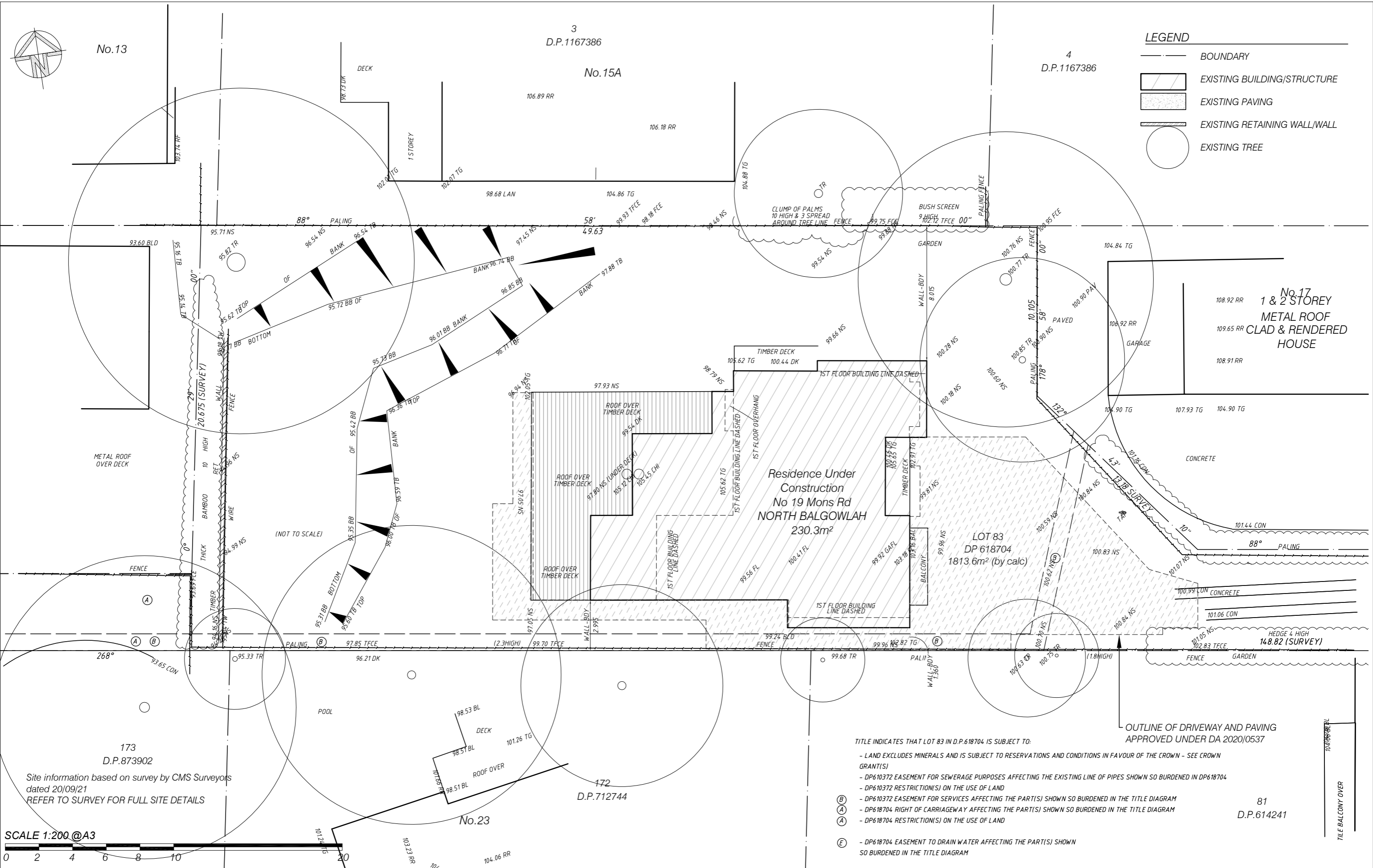
			<b>HORIZONTAL DATUM:</b>  CO-ORDINATE SYSTEM: ASSUMED  MARKS ADOPTED:  L.G.A. <b>NORTHERN BEACHES</b>	<b>VERTICAL DATUM:</b>  DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  B.M. ADOPTED: PM 399 R.L. 90.37 (ORDER 4) SOURCE: S.C.1.M.S. (04/08/04)	<b>CLIENT:</b>  <b>JOHN PHILIPSZ</b>  <b>19 MONS ROAD</b>  <b>NORTH BALGOWLAH NSW 2093</b>	<b>PLAN SHOWING BOUNDARY MARKS PLACED</b>  <b>AND DETAIL &amp; LEVEL SURVEY</b>  <b>OVER LOT 83 IN D.P.618704</b>  <b>No.19 MONS ROAD</b>  <b>NORTH BALGOWLAH NSW 2093</b>	<div><div></div><div><b>C.M.S. Surveyors</b> <b>Pty Limited</b></div><div>ACN: 096 240 201 PO Box 463 Des Why NSW 2099 2/99A South Creek Road, Des Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au</div></div>	SURVEYED MC/MB/NS	DRAWN ABS/RN/NS	CHECKED MC/MB/NS	APPROVED SE	
4	DETAIL UPDATE AND PART BOUNDARY MARKING	26/09/21										
3	EASEMENT REMOVED	09/01/20										
2	SELECTED DETAIL UPDATED & BOUNDARY MARKS PLACED	17/04/19										
1	FIRST ISSUE	10/07/14										
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								DRAWING NAME <b>12266detail</b>		SHEET 2 OF 2		ISSUE <b>4</b>
								CAD FILE 122668detail 4.dwg				

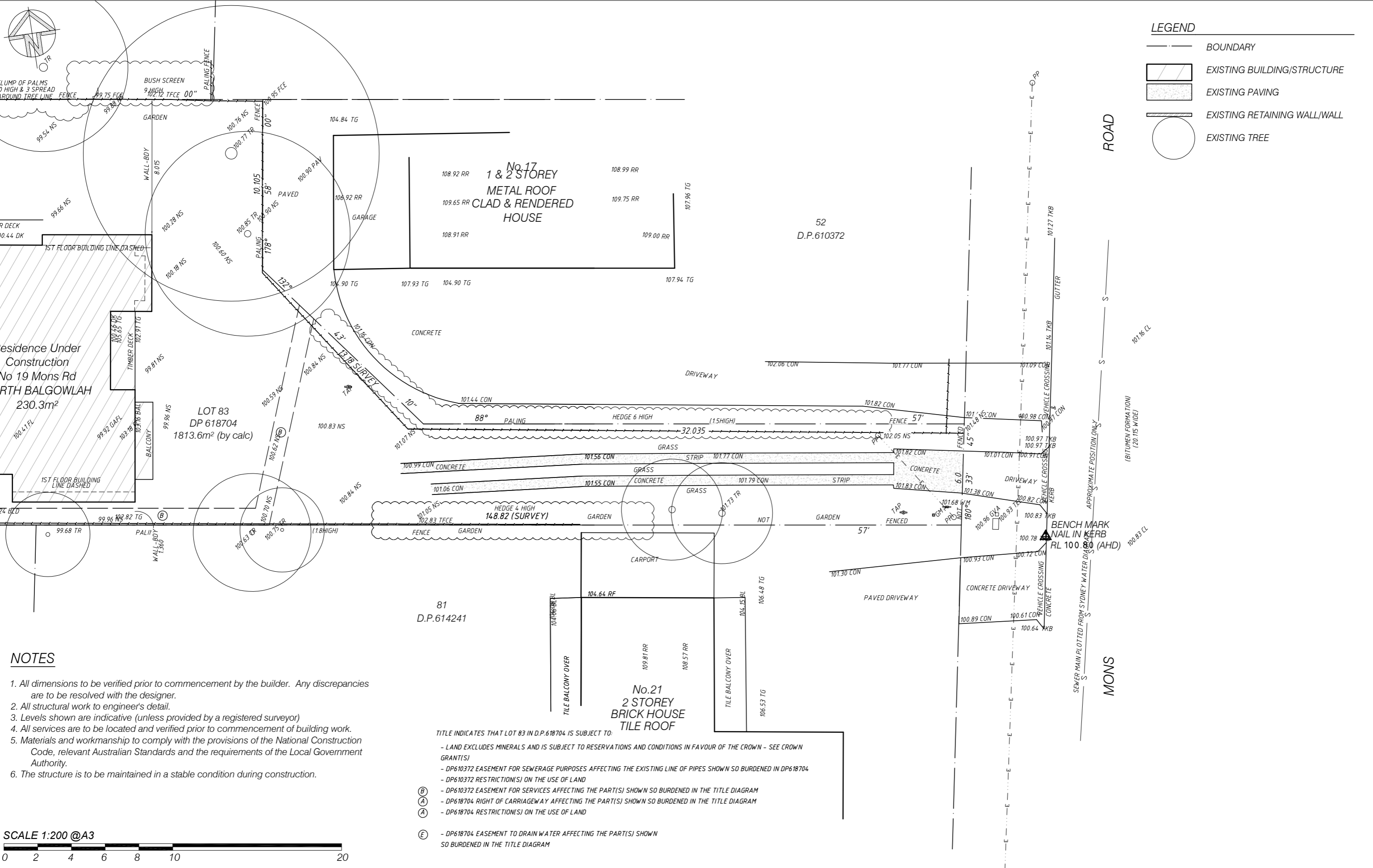


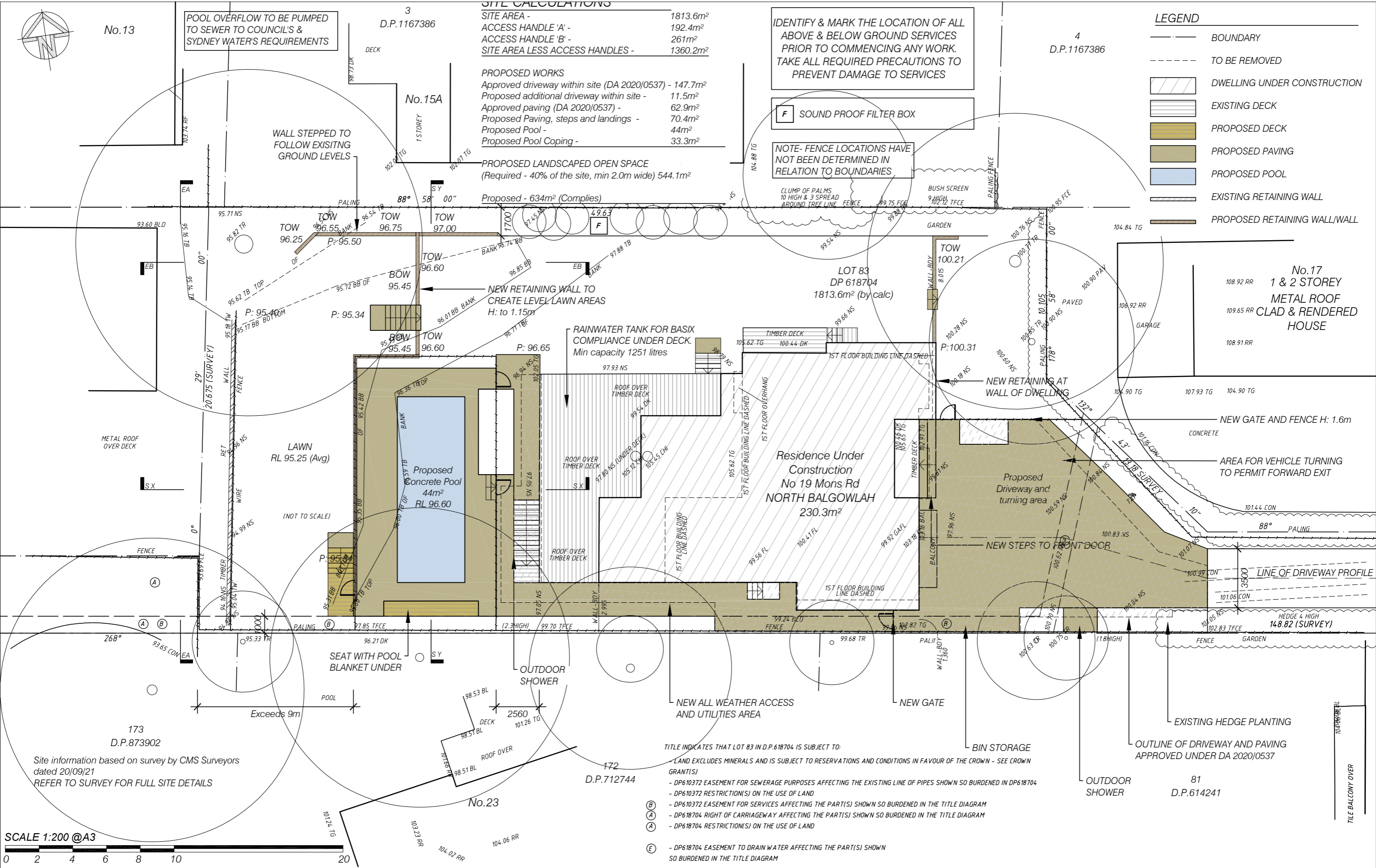
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- DP618704 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

JOB No	22-13
ISSUE	B
DWG No	01







DRAWN BY  
Unit 20  
12 Phillip Mall  
West Pymble 2073

Phone 9440 5451 Facsimile 9402 6499  
ABN 97 077 163 663  
Fellow of Australian Institute of Landscape Designers and Managers

NOTES TO THE PLAN  
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT  
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION  
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED

CLIENT  
PHILIPSZ RESIDENCE  
SITE  
19 MONS ROAD  
NORTH BALGOWLAH

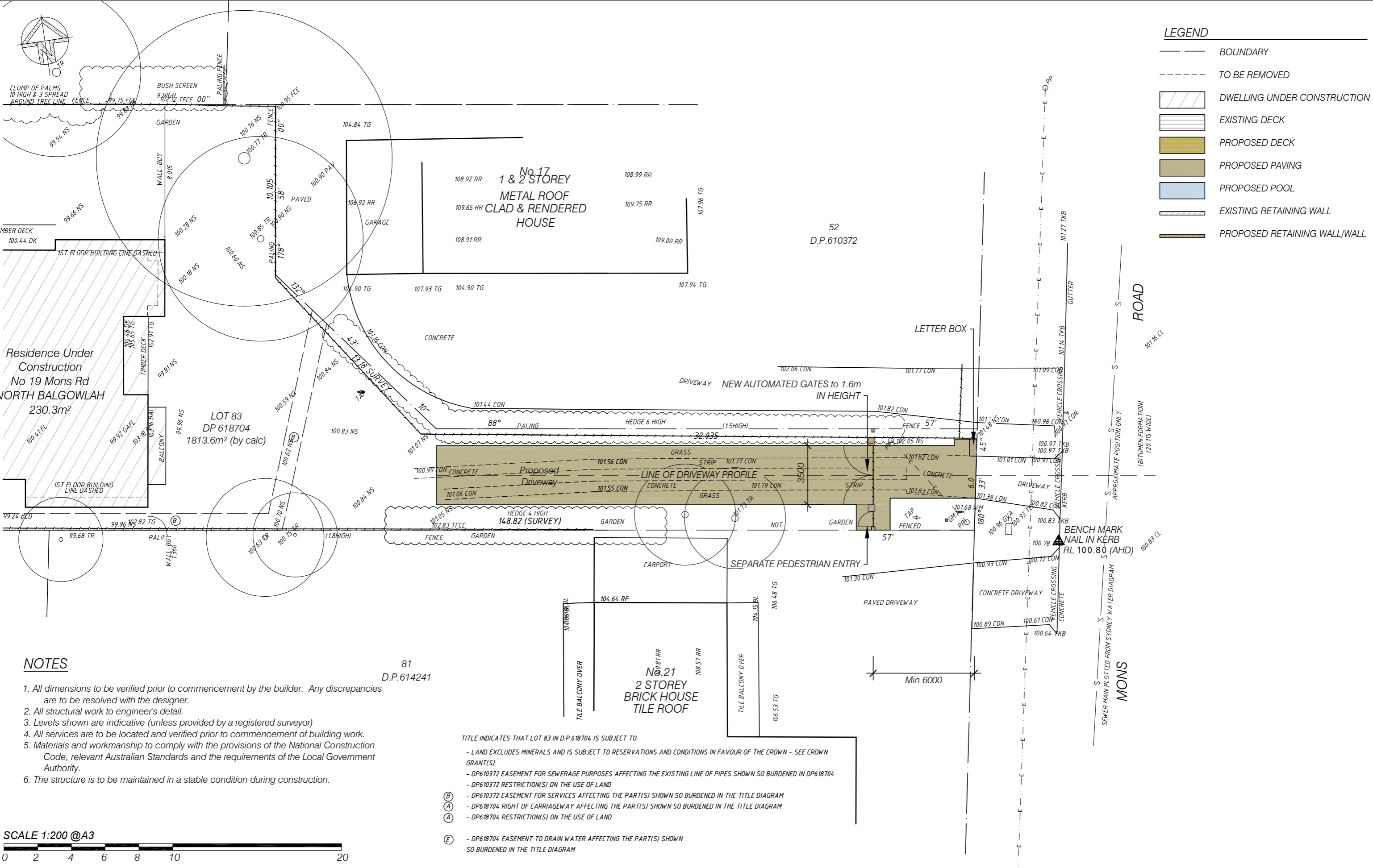
DRAWING  
SITE PLAN  
PROJECT  
PROPOSED SWIMMING POOL & LANDSCAPING

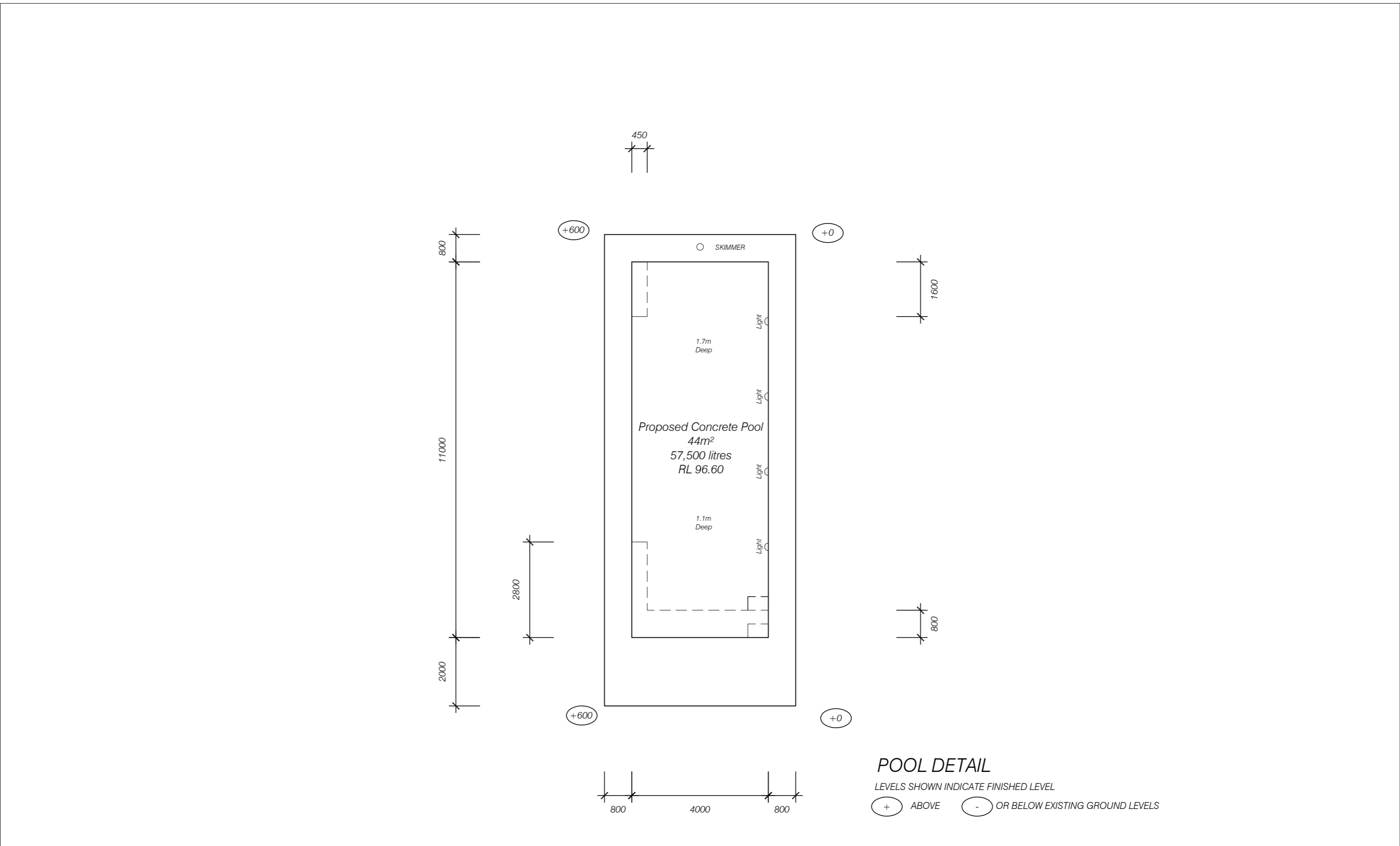
Date of Issue  
A 16.03.22  
B 12.05.22

JOB No  
22-13

ISSUE  
B

DWG No  
04

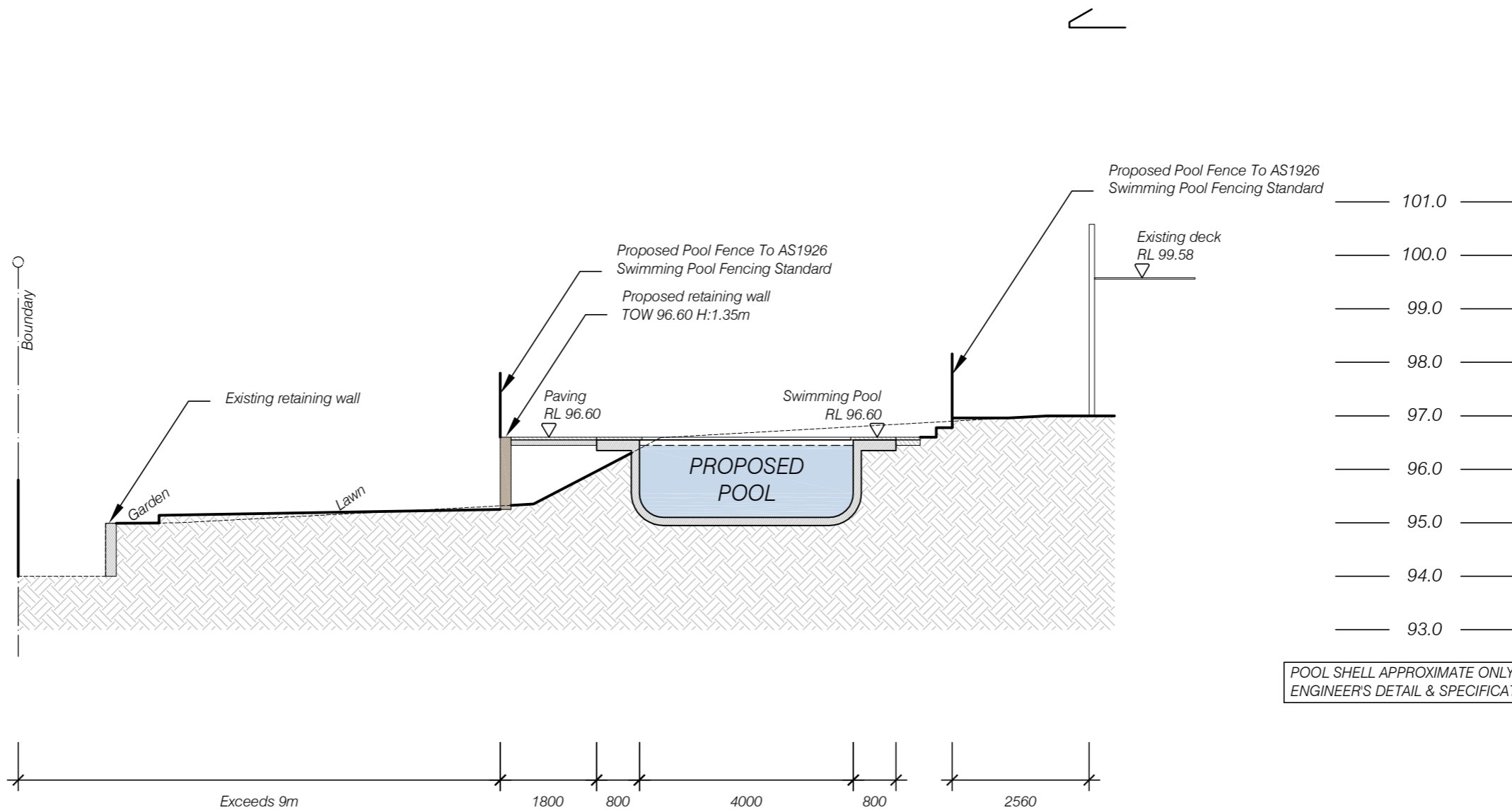




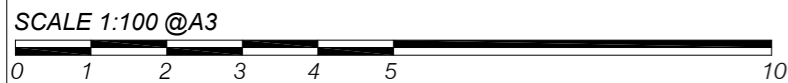
SCALE 1:100 @A3

0 1 2 3 4 5 10

<div><div>DRAWN BY</div><div>Unit 20</div><div>12 Phillip Mall</div><div>West Pymble 2073</div><div>Phone 9440 5451 Facsimile 9402 6499</div><div>ABN 97 077 163 663</div><div>Fellow of Australian Institute of Landscape Designers and Managers</div></div> <div><div>outside</div><div>LIVING</div></div>	<div>NOTES TO THE PLAN</div> <div>THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT</div> <div>THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION</div> <div>ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED</div>	<div>CLIENT</div> <div>PHILIPSZ RESIDENCE</div> <div>SITE</div> <div>19 MONS ROAD</div> <div>NORTH BALGOWLAH</div>	<div>DRAWING</div> <div>POOL DETAIL</div> <div>PROJECT</div> <div>PROPOSED SWIMMING POOL &amp; LANDSCAPING</div>	<div>Date of Issue</div> <div>A 16.03.22</div> <div>B 12.05.22</div>	<div>JOB No</div> <div>22-13</div> <div>ISSUE</div> <div>B</div> <div>DWG No</div> <div>6</div>
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SECTION X-X



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West Pymble 2073

outside  
LIVING

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CLIENT  
**PHILIPSZ RESIDENCE**  
SITE  
**19 MONS ROAD**  
**NORTH BALGOWLAH**

DRAWING  
**SECTION X-X**  
PROJECT  
**PROPOSED SWIMMING POOL & LANDSCAPING**

Date of Issue  
**A 16.03.22**  
**B 12.05.22**  
**C 08.08.22**

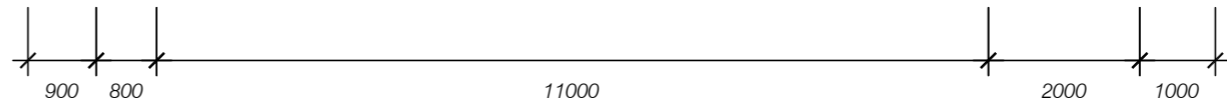
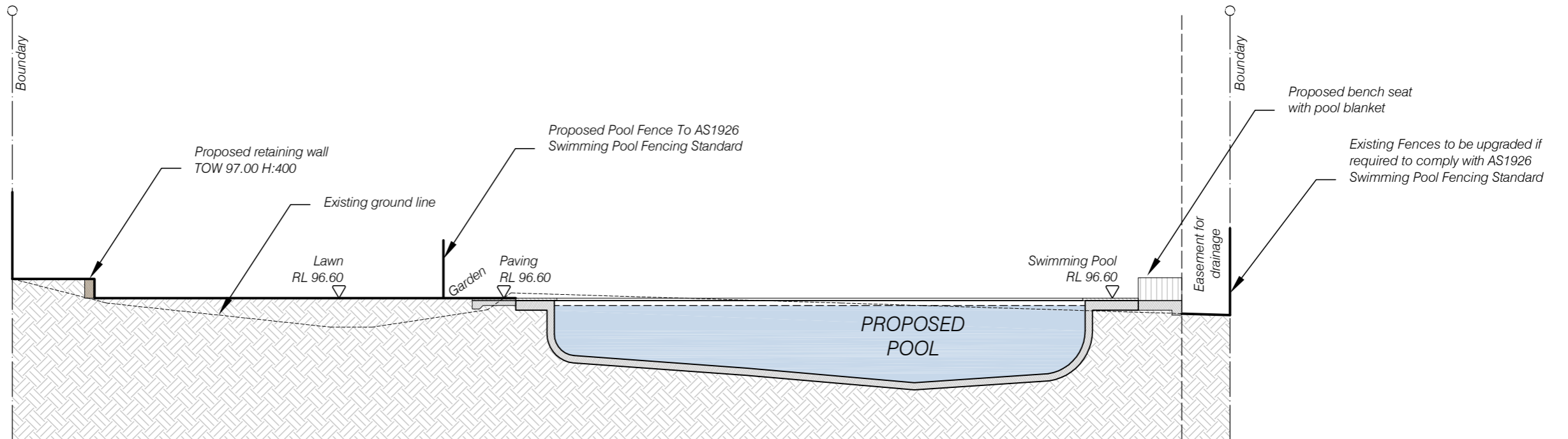
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**22-13**

ISSUE  
**C**

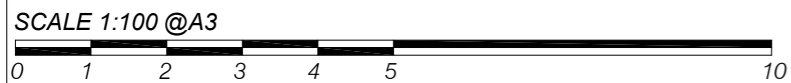
DWG No  
**7**

101.0  
100.0  
99.0  
98.0  
97.0  
96.0  
95.0  
94.0  
93.0

POOL SHELL APPROXIMATE ONLY, REFER  
ENGINEER'S DETAIL & SPECIFICATION !



SECTION Y-Y



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ABN 97 077 163 663  
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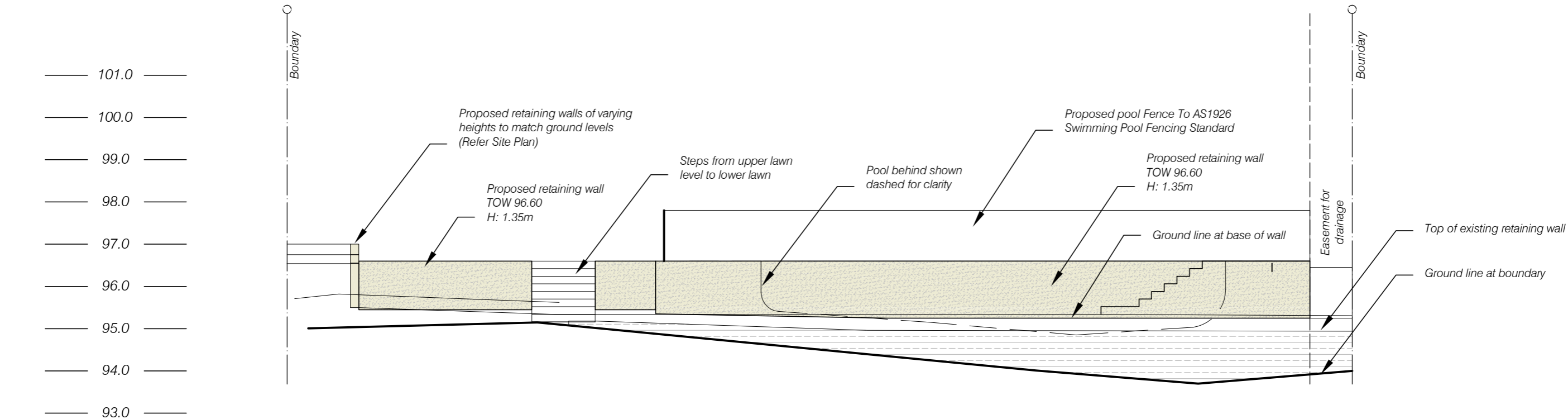
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**PHILIPSZ RESIDENCE**  
SITE  
**19 MONS ROAD**  
**NORTH BALGOWLAH**

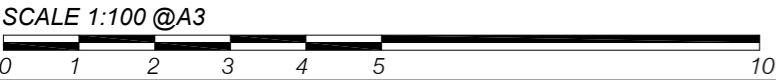
DRAWING  
**SECTION Y-Y**  
PROJECT  
**PROPOSED SWIMMING POOL &  
LANDSCAPING**

Date of Issue  
**A 16.03.22**  
**B 12.05.22**

JOB No  
**22-13**  
ISSUE  
**B**  
DWG No  
**8**



ELEVATION A-A (WEST)



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Phone 9440 5451 Facsimile 9402 6499  
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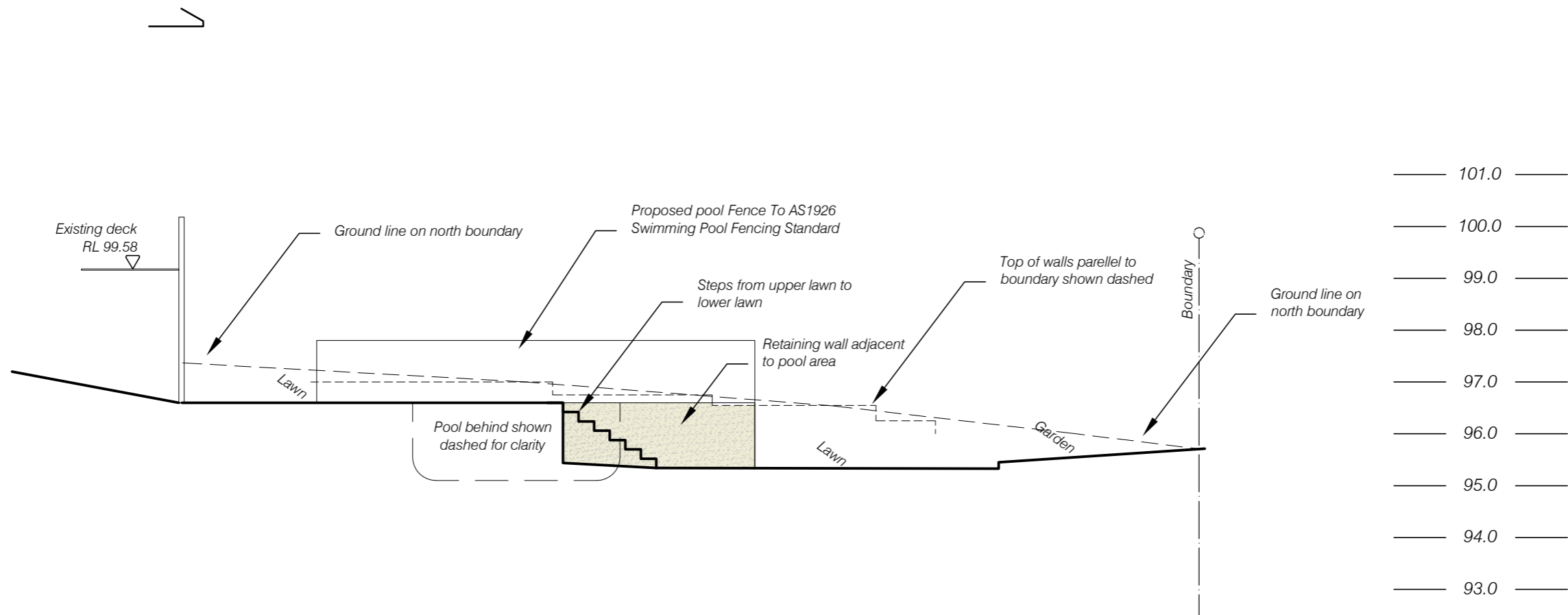
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SITE  
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**NORTH BALGOWLAH**

DRAWING  
**WEST ELEVATION**  
PROJECT  
**PROPOSED SWIMMING POOL & LANDSCAPING**

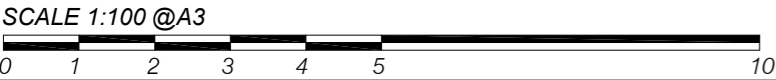
Date of Issue  
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**B 12.05.22**

JOB No  
**22-13**  
ISSUE  
**B**  
DWG No  
**9**



POOL SHELL APPROXIMATE ONLY, REFER  
ENGINEER'S DETAIL & SPECIFICATION !

ELEVATION B-B (NORTH)



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Unit 20  
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West Pymble 2073  
  
Phone 9440 5451 Facsimile 9402 6499  
ABN 97 077 163 663  
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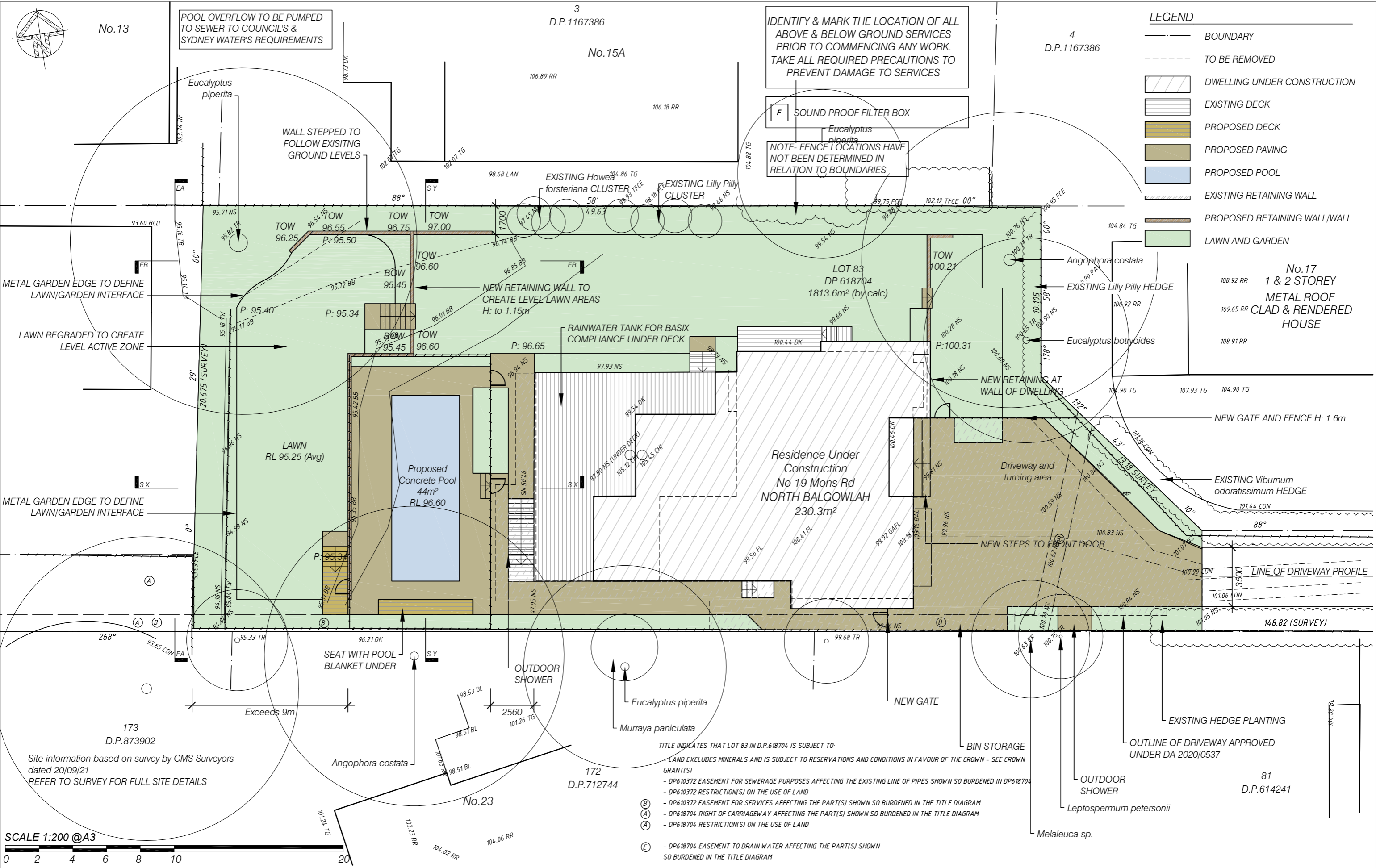
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SITE  
**19 MONS ROAD**  
**NORTH BALGOWLAH**

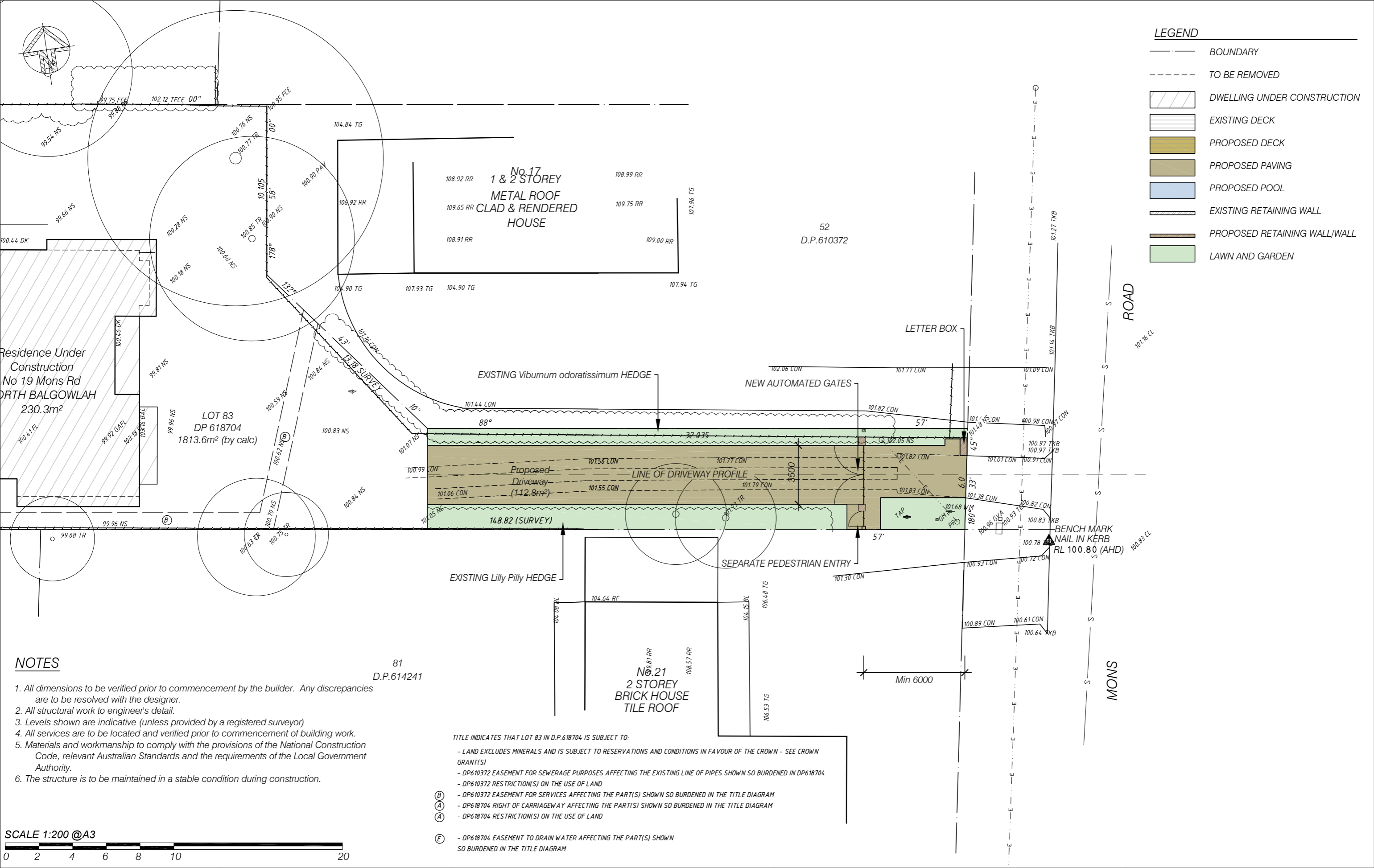
DRAWING  
**NORTH ELEVATION**  
PROJECT  
**PROPOSED SWIMMING POOL &  
LANDSCAPING**

Date of Issue  
**A 16.03.22**  
**B 12.05.22**

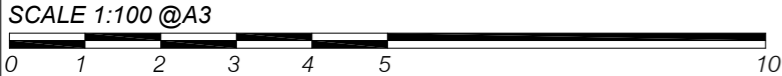
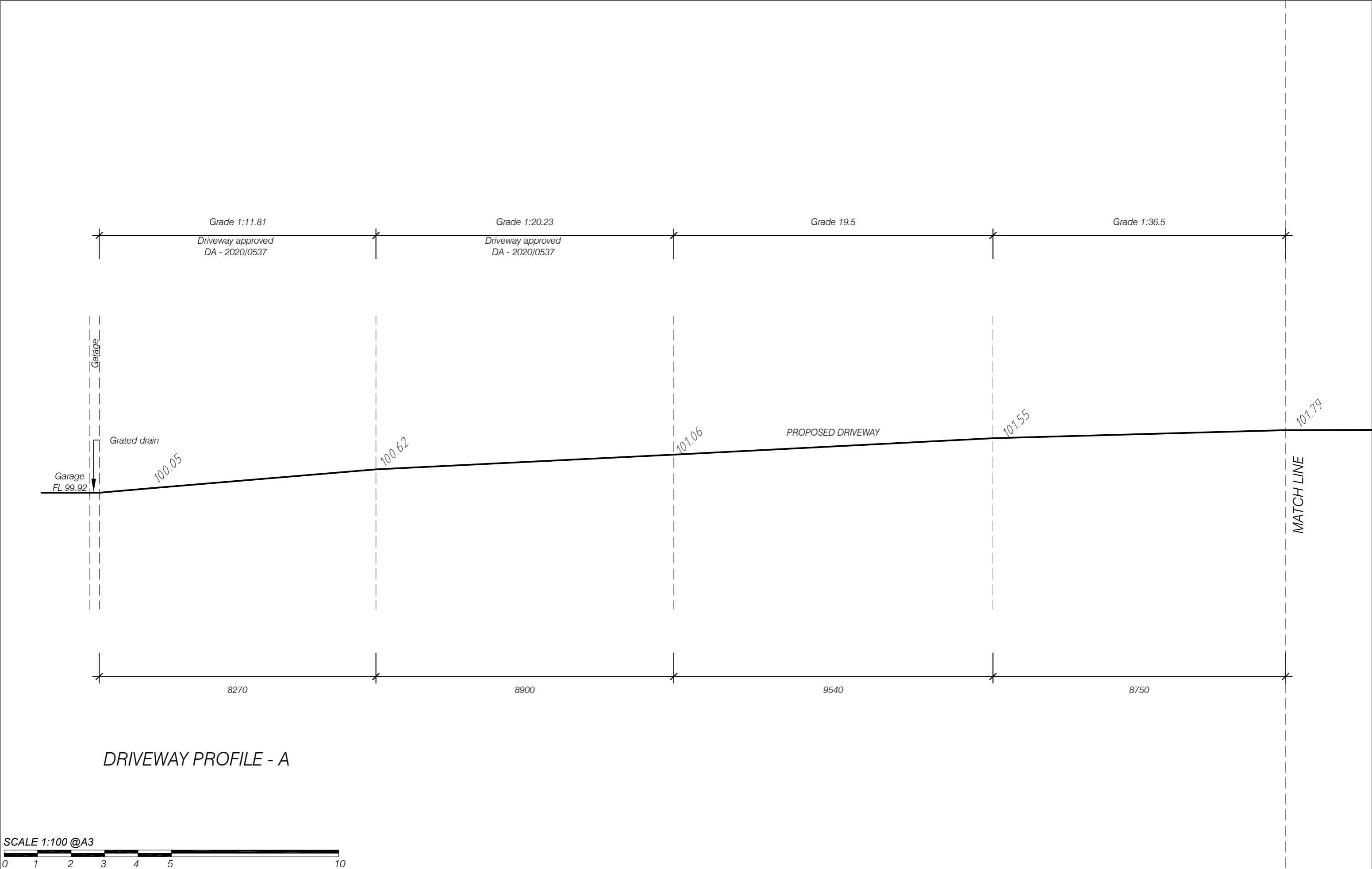
JOB No  
**22-13**  
ISSUE  
**B**  
DWG No  
**10**



<p>DRAWN BY Unit 20 12 Phillip Mall West Pymble 2073</p> <p>Phone 9440 5451    Facsimile 9402 6499</p> <p>ABN 97 077 163 663</p> <p>Fellow of Australian Institute of Landscape Designers and Managers</p>	<p><b>outside</b> LIVING</p> <p>NOTES TO THE PLAN</p> <p>THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT</p> <p>THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION</p> <p>ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED</p>	<p>CLIENT <b>PHILIPSZ RESIDENCE</b></p> <p>SITE <b>19 MONS ROAD</b></p> <p><b>NORTH BALGOWLAH</b></p>	<p>DRAWING <b>LANDSCAPE CONCEPT PLAN</b></p> <p>PROJECT <b>PROPOSED SWIMMING POOL &amp; LANDSCAPING</b></p>	<p>Date of Issue <b>A 16.03.22</b> <b>B 12.05.22</b></p>	<p>JOB No <b>22-13</b></p> <p>ISSUE <b>B</b></p> <p>DWG No <b>11</b></p>
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Unit 20  
12 Phillip Mall  
West Pymble 2073

Phone 9440 5451 Facsimile 9402 6499  
ABN 97 077 163 663  
Fellow of Australian Institute of Landscape Designers and Managers

**outside**  
LIVING

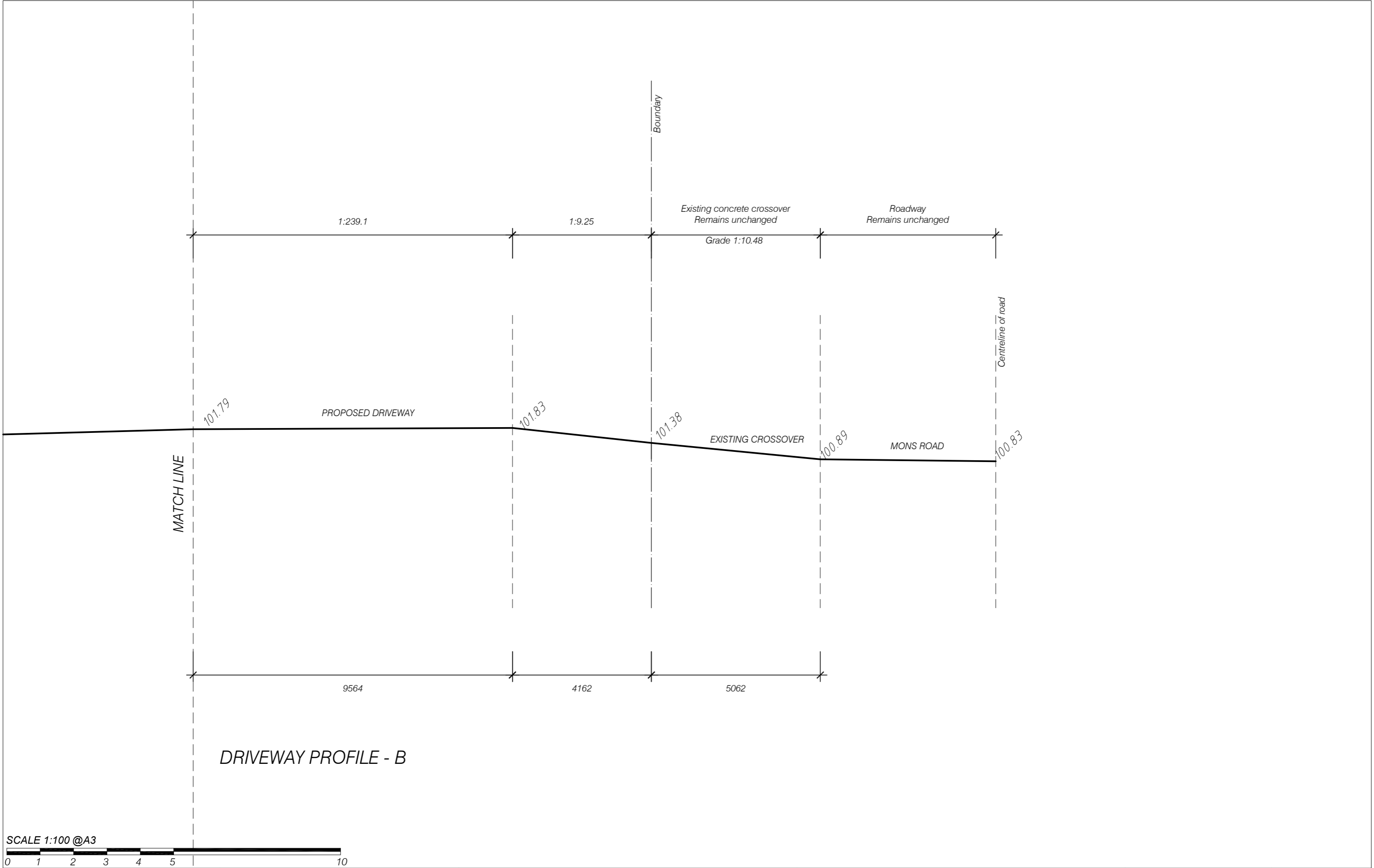
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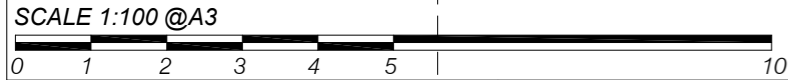
DRAWING  
**DRIVEWAY PROFILE - A**  
PROJECT  
**PROPOSED SWIMMING POOL & LANDSCAPING**

Date of Issue  
**A 16.03.22**  
**B 12.05.22**

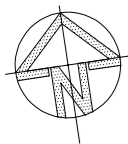
JOB No  
**22-13**  
ISSUE  
**B**  
DWG No  
**14**



DRIVEWAY PROFILE - B



<div><div><div>DRAWN BY</div><div>Unit 20</div><div>12 Phillip Mall</div><div>West Pymble 2073</div></div><div><div>Phone 9440 5451</div><div>Facsimile 9402 6499</div><div>ABN 97 077 163 663</div><div>Fellow of Australian Institute of Landscape Designers and Managers</div></div><div><div>outside</div><div>LIVING</div></div></div>	<div>NOTES TO THE PLAN</div> <div>THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT</div> <div>THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION</div> <div>ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED</div>	<div>CLIENT</div> <div>PHILIPSZ RESIDENCE</div> <div>SITE</div> <div>19 MONS ROAD</div> <div>NORTH BALGOWLAH</div>	<div>DRAWING</div> <div>DRIVEWAY PROFILE - B</div> <div>PROJECT</div> <div>PROPOSED SWIMMING POOL &amp; LANDSCAPING</div>	<div>Date of Issue</div> <div>A 16.03.22</div> <div>B 12.05.22</div>	<div>JOB No</div> <div>22-13</div>
					<div>ISSUE</div> <div>B</div>
					<div>DWG No</div> <div>15</div>



POOL OVERFLOW TO BE PUMPED  
TO SEWER TO COUNCIL'S &  
SYDNEY WATER'S REQUIREMENTS

SITE CALCULATIONS	
SITE AREA -	1813.6m <sup>2</sup>
ACCESS HANDLE 'A' -	192.4m <sup>2</sup>
ACCESS HANDLE 'B' -	261m <sup>2</sup>
SITE AREA LESS ACCESS HANDLES -	1360.2m <sup>2</sup>

PROPOSED WORKS	
Approved driveway within site (DA 2020/0537) -	147.7m <sup>2</sup>
Proposed additional driveway within site -	11.5m <sup>2</sup>
Approved paving (DA 2020/0537) -	62.9m <sup>2</sup>
Proposed Paving, steps and landings -	70.4m <sup>2</sup>
Proposed Pool -	44m <sup>2</sup>
Proposed Pool Coping -	33.3m <sup>2</sup>

PROPOSED LANDSCAPED OPEN SPACE  
(Required - 40% of the site, min 2.0m wide) 544.1m<sup>2</sup>

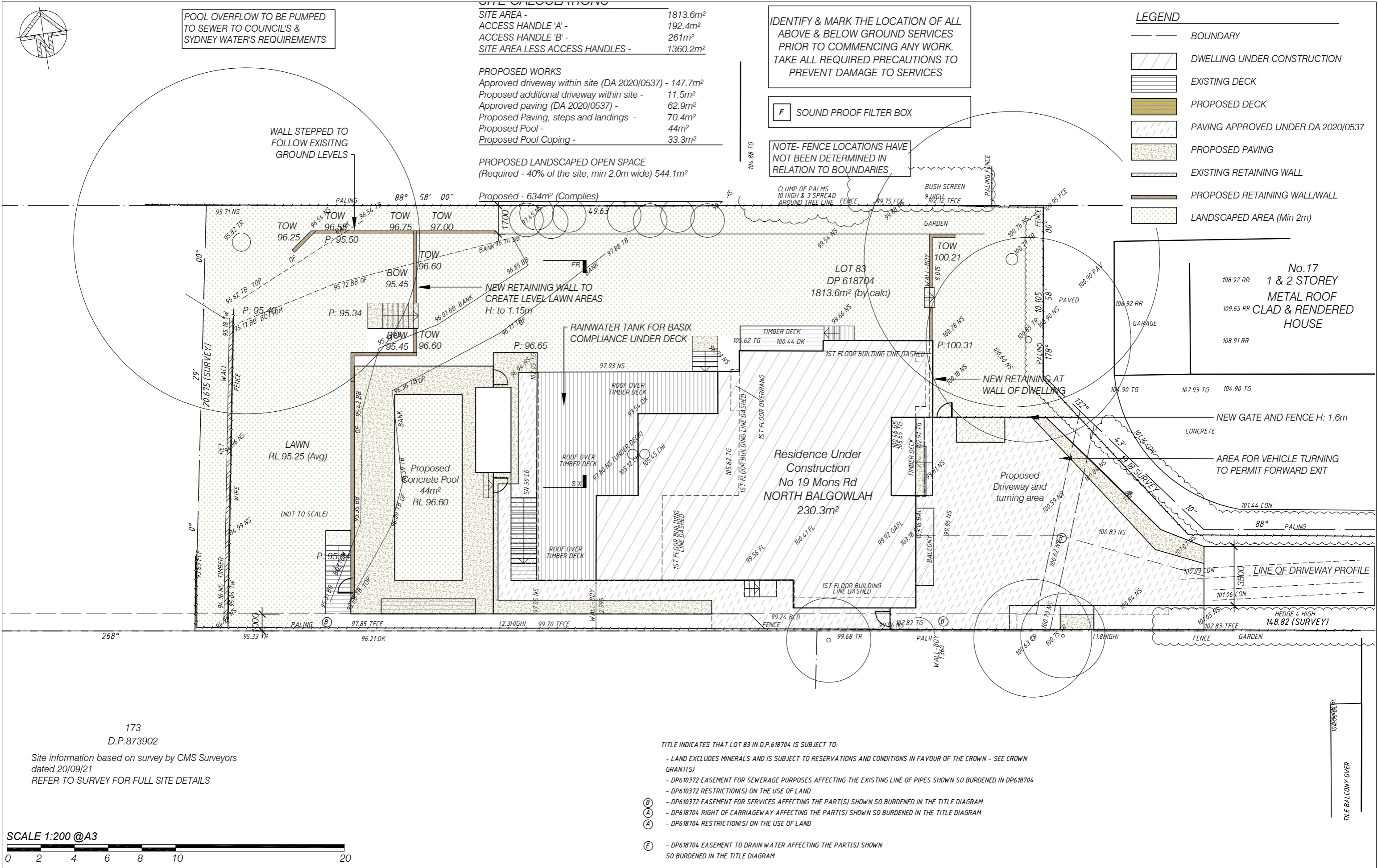
IDENTIFY & MARK THE LOCATION OF ALL  
ABOVE & BELOW GROUND SERVICES  
PRIOR TO COMMENCING ANY WORK.  
TAKE ALL REQUIRED PRECAUTIONS TO  
PREVENT DAMAGE TO SERVICES

**F** SOUND PROOF FILTER BOX

NOTE- FENCE LOCATIONS HAVE  
NOT BEEN DETERMINED IN  
RELATION TO BOUNDARIES

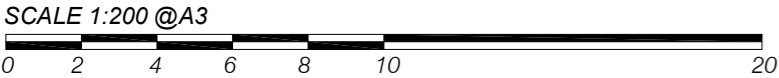
#### LEGEND

	BOUNDARY
	DWELLING UNDER CONSTRUCTION
	EXISTING DECK
	PROPOSED DECK
	PAVING APPROVED UNDER DA 2020/0537
	PROPOSED PAVING
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL/WALL
	LANDSCAPED AREA (Min 2m)



173  
D.P.873902

Site information based on survey by CMS Surveyors  
dated 20/09/21  
REFER TO SURVEY FOR FULL SITE DETAILS



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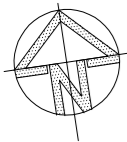
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CLIENT  
PHILIPSZ RESIDENCE  
SITE  
19 MONS ROAD  
NORTH BALGOWLAH

DRAWING  
LANDSCAPE AREA CALCULATIONS  
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PROPOSED SWIMMING POOL &  
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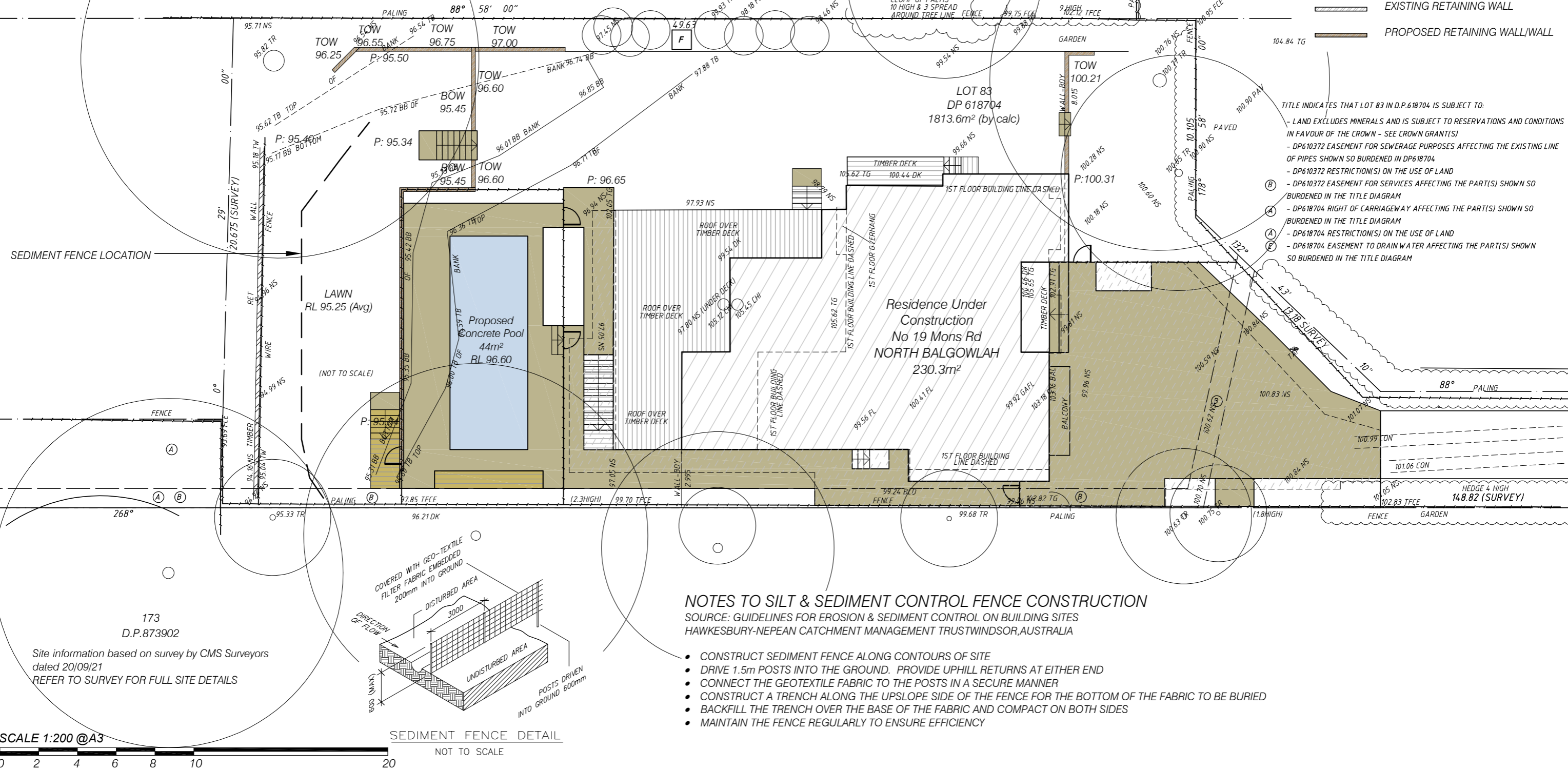
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4  
D.P.1167386

LEGEND	
	BOUNDARY
	TO BE REMOVED
	DWELLING UNDER CONSTRUCTION
	EXISTING DECK
	PROPOSED DECK
	PROPOSED PAVING
	PROPOSED POOL
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL/WALL



### NOTES TO SILT & SEDIMENT CONTROL FENCE CONSTRUCTION

SOURCE: GUIDELINES FOR EROSION & SEDIMENT CONTROL ON BUILDING SITES  
HAWKESBURY-NEPEAN CATCHMENT MANAGEMENT TRUST WINDSOR, AUSTRALIA

- CONSTRUCT SEDIMENT FENCE ALONG CONTOURS OF SITE
- DRIVE 1.5m POSTS INTO THE GROUND. PROVIDE UPHILL RETURNS AT EITHER END
- CONNECT THE GEOTEXTILE FABRIC TO THE POSTS IN A SECURE MANNER
- CONSTRUCT A TRENCH ALONG THE UPSLOPE SIDE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE BURIED
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT ON BOTH SIDES
- MAINTAIN THE FENCE REGULARLY TO ENSURE EFFICIENCY

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