


SITE - 557.6m²

LANDSCAPED OPEN SPACE
(Required - 40% of the site, min 2.0m wide) 223m²

Proposed - 166m² (DOES NOT COMPLY)

Site information based on survey by C and A
SURVEYORS dated 20/02/2023
REFER TO SURVEY FOR FULL SITE DETAILS

SCALE 1:200 @A3



0 2 4 6 8 10 20

DRAWN BY
Unit 20
12 Phillip Mall
West Pymble 2073

outside
LIVING

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

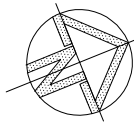
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

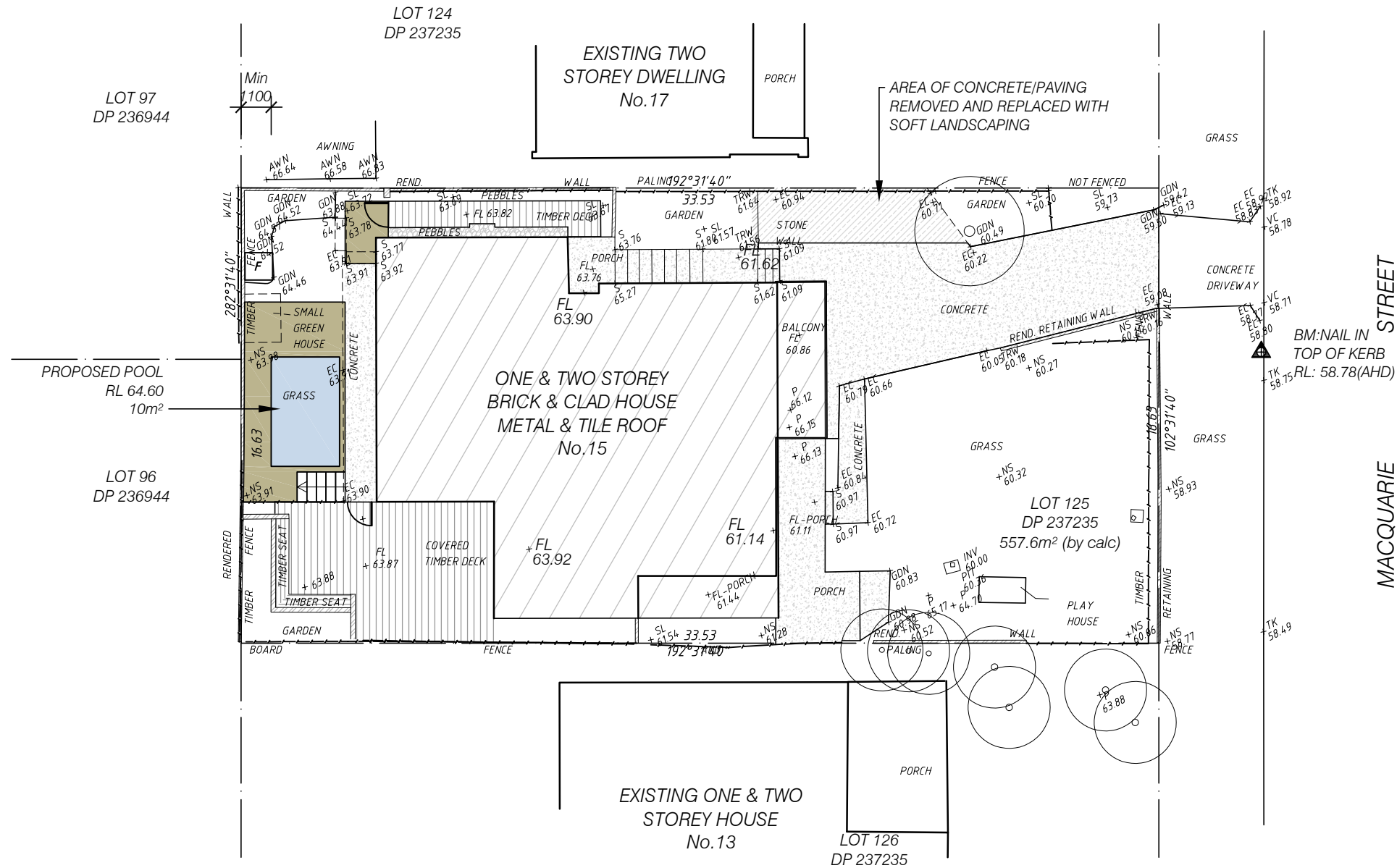
DRAWING
SITE ANALYSIS
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

23-07
ISSUE C
DWG No 1



REFER TO PART SITE PLAN FOR DETAIL



LEGEND

- BOUNDARY
- EXISTING BUILDING/STRUCTURE
- EXISTING PAVING
- EXISTING DECK
- PROPOSED PAVING
- PROPOSED POOL
- EXISTING TREE

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

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

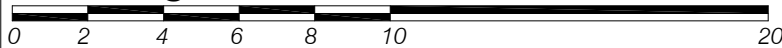
NOTE- FENCE LOCATIONS HAVE NOT BEEN DETERMINED IN RELATION TO BOUNDARIES

DECKS TO AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION

NOTES

- All dimensions to be verified prior to commencement by the builder. Any discrepancies are to be resolved with the designer.
- All structural work to engineer's detail.
- Levels shown are indicative (unless provided by a registered surveyor)
- All services are to be located and verified prior to commencement of building work.
- Materials and workmanship to comply with the provisions of the National Construction Code, relevant Australian Standards and the requirements of the Local Government Authority.
- The structure is to be maintained in a stable condition during construction.

SCALE 1:200 @A3



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



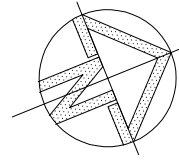
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE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

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

DRAWING
SITE PLAN
PROJECT
PROPOSED SWIMMING POOL AND LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

JOB No
23-07
ISSUE
C
DWG No
2



Exceeds 4m

Existing irregular steps replaced with new paving to marry with deck path in side setback

Boundary fences min 1.8m above walkway (measured internally) with NCZs as required. New modular wall panel in front of existing boundary treatment TOF 66.40

Enclose Pool Area To AS1926 Swimming Pool Fencing Standard

Windows to be upgraded if required to comply with AS1926 Swimming Pool Fencing Standard

LEGEND

- BOUNDARY
- EXISTING BUILDING/STRUCTURE
- EXISTING PAVING
- EXISTING DECK
- PROPOSED PAVING
- PROPOSED POOL
- EXISTING TREE

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

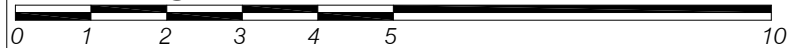
F SOUND PROOF FILTER BOX

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

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

DECKS TO AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION

SCALE 1:100 @A3



outside LIVING
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

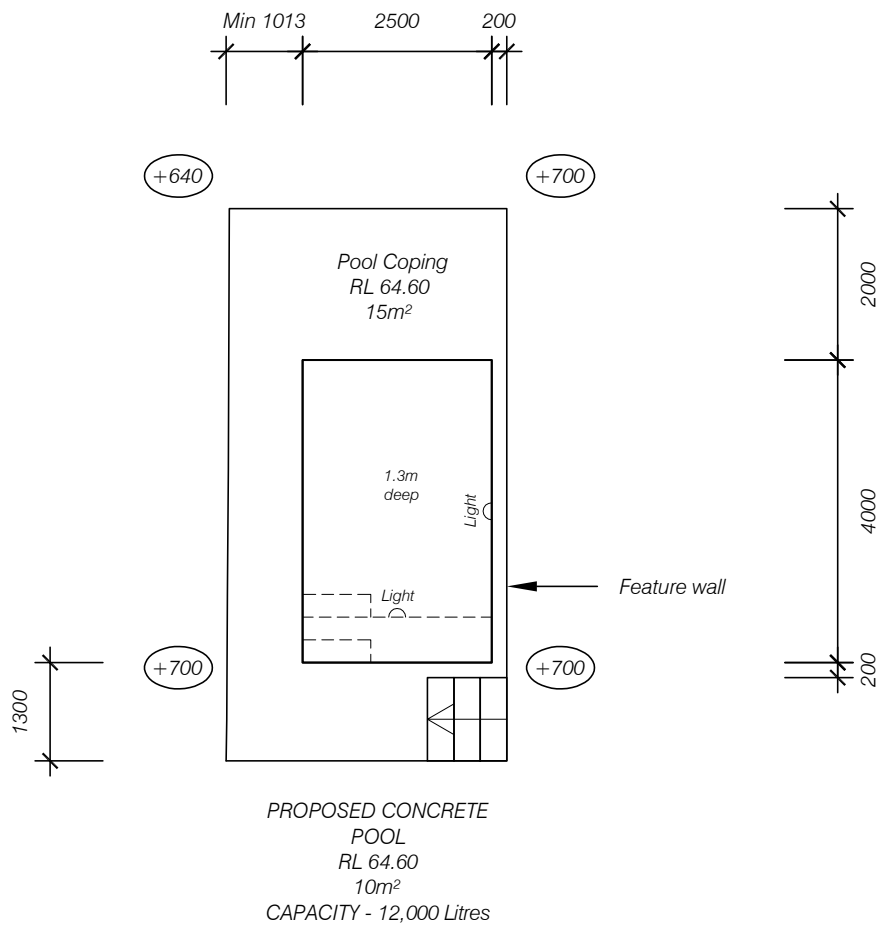
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE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

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST CROMER

DRAWING
PART SITE PLAN
PROJECT
PROPOSED SWIMMING POOL AND LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

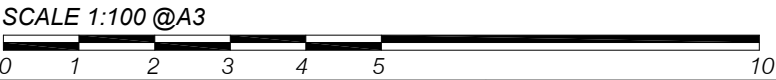
JOB No
23-07
ISSUE
C
DWG No
3



POOL DETAIL

LEVELS SHOWN INDICATE FINISHED LEVEL

+ ABOVE - OR BELOW EXISTING GROUND LEVELS



DRAWN BY
Unit 20
12 Phillip Mall
West Pymble 2073

outside
LIVING

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
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

DRAWING
POOL DETAIL
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

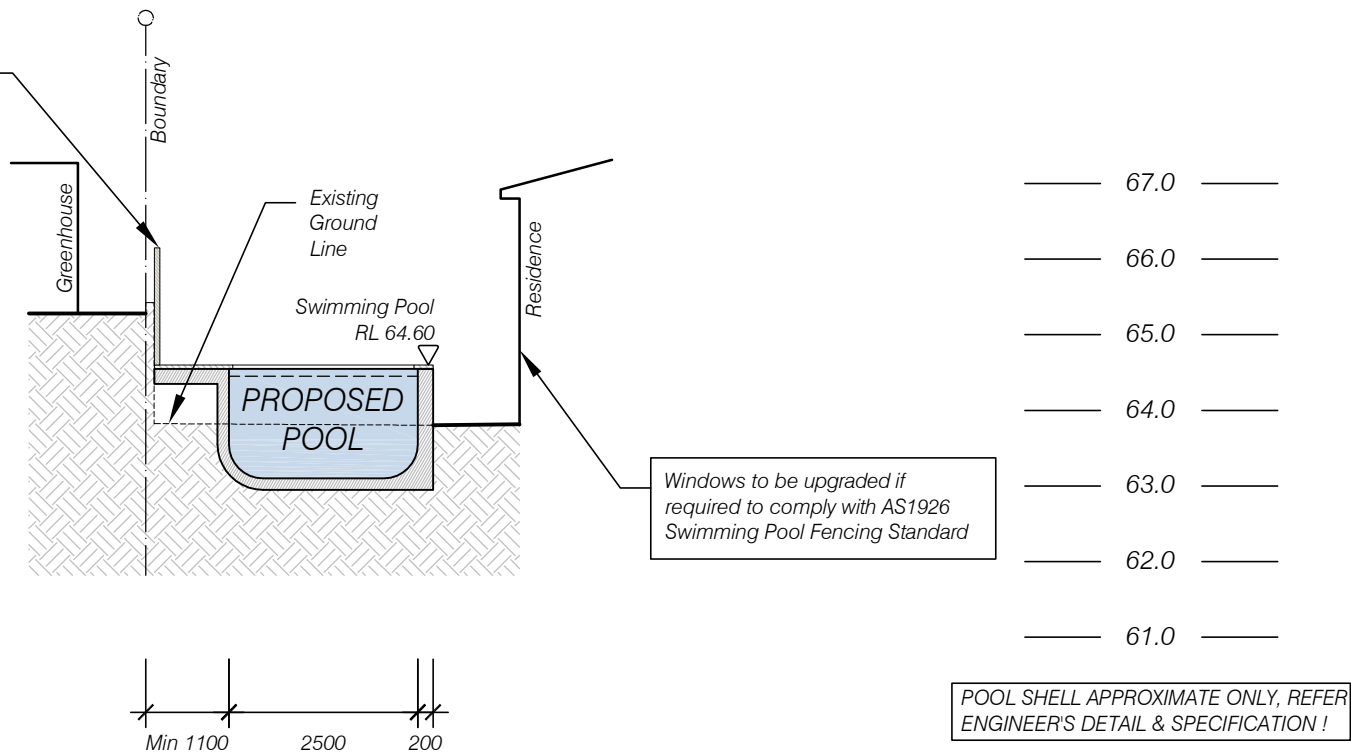
Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

JOB No
23-07

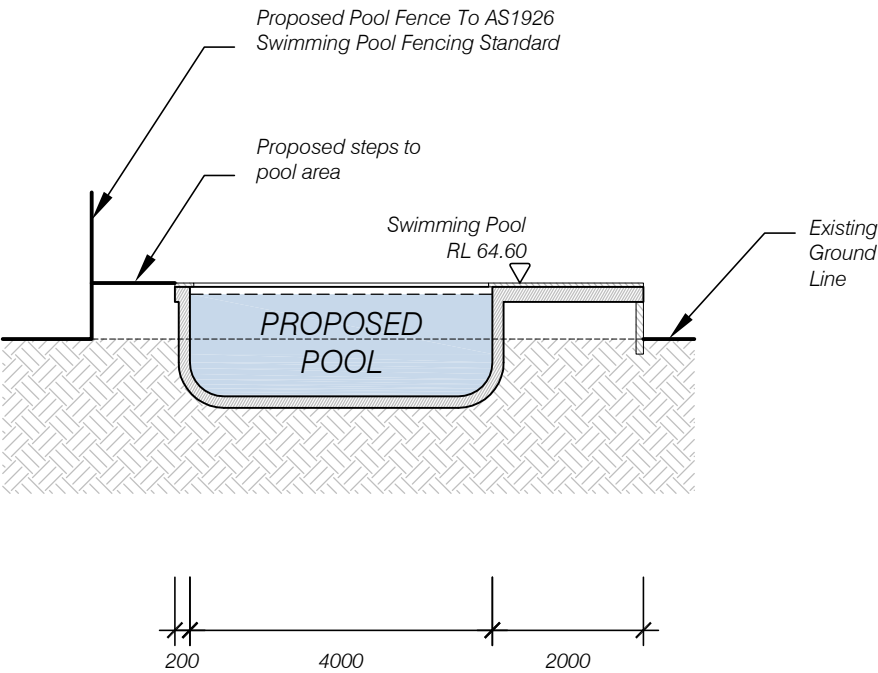
ISSUE
C

DWG No
4

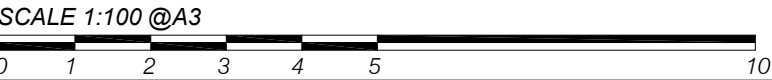
Proposed fences to be upgraded to comply with AS1926 Swimming Pool Fencing Standard. New modular wall panel in front of existing boundary treatment



SECTION X-X



SECTION Y-Y



DRAWN BY

Unit 20

12 Phillip Mall

West Pymble 2073

Phone 9440 5451

ABN 97 077 163 663

Facsimile 9402 6499

Fellow of Australian Institute of Landscape Designers and Managers

outside

LIVING

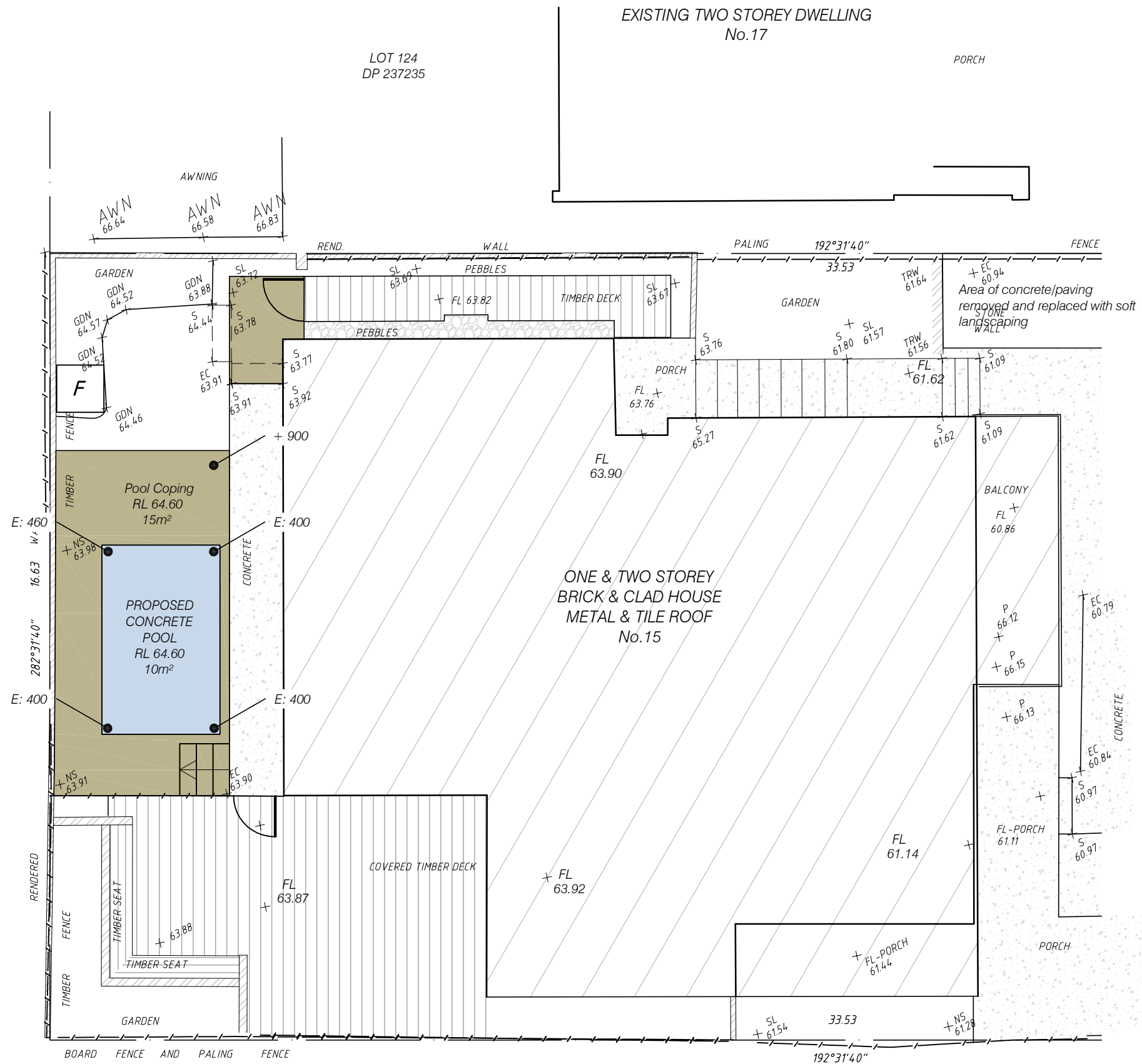
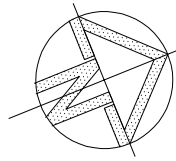
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE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

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

DRAWING
SECTIONS
PROJECT
PROPOSED SWIMMING POOL AND LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

JOB No	23-07
ISSUE	C
DWG No	5



LEGEND

- BOUNDARY
- EXISTING BUILDING/STRUCTURE
- EXISTING PAVING
- EXISTING DECK
- PROPOSED PAVING
- PROPOSED POOL
- EXISTING TREE

+500 EXTENT ABOVE (+) OR BELOW (-) EXISTING GROUND
E: 500 EXTENT OF EXCAVATION

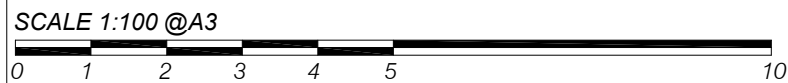
IDENTIFY & MARK THE LOCATION OF ALL ABOVE & BELOW GROUND SERVICES PRIOR TO COMMENCING ANY WORK. TAKE ALL REQUIRED PRECAUTIONS TO PREVENT DAMAGE TO SERVICES

F SOUND PROOF FILTER BOX

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

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

DECKS TO AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION



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



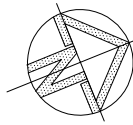
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE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

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

DRAWING
EXCAVATION PLAN
PROJECT
PROPOSED SWIMMING POOL AND LANDSCAPING

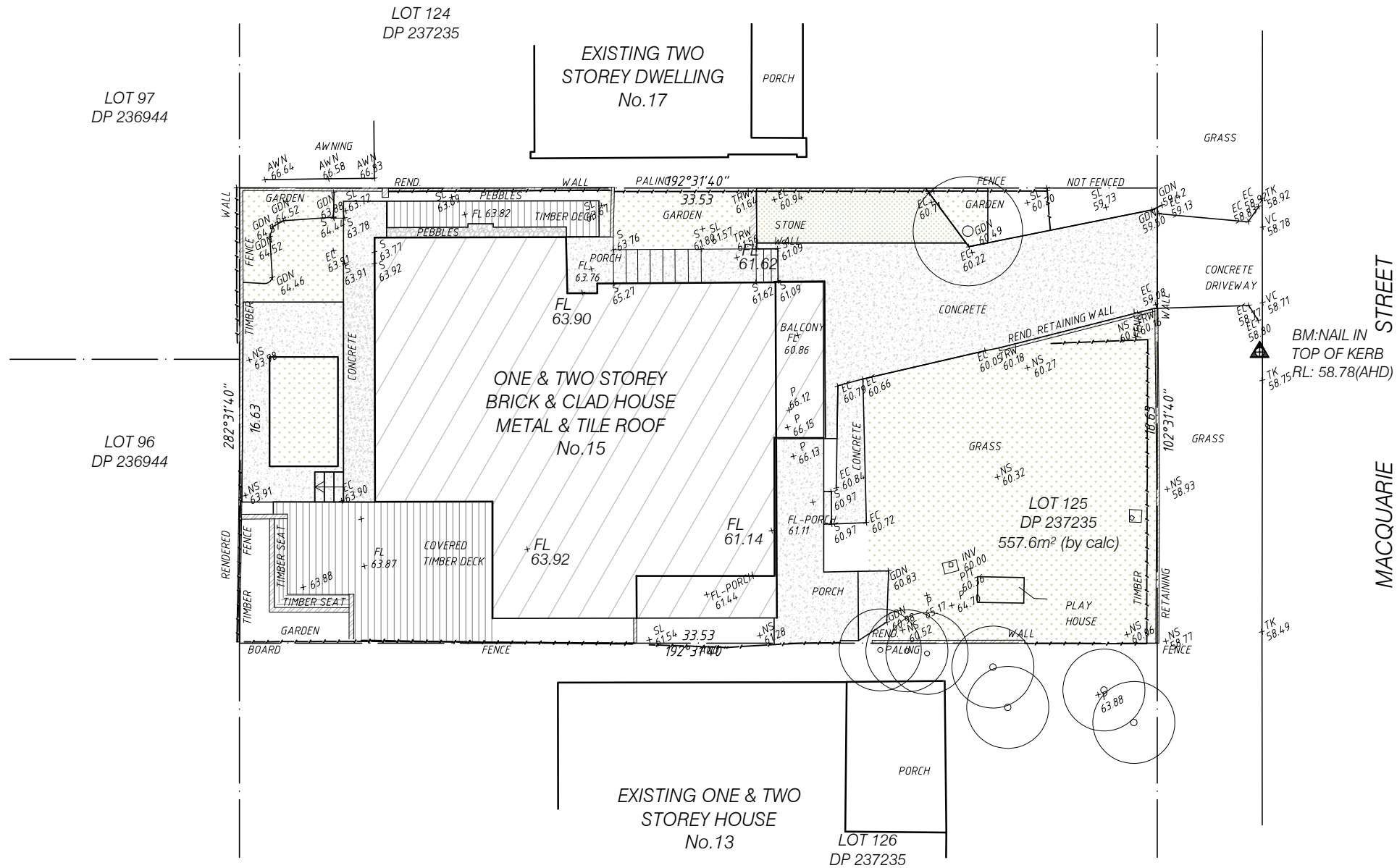
Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

JOB No
23-07
ISSUE
C
DWG No
6



LEGEND

- BOUNDARY
- BUILDING/STRUCTURE
- PAVING
- DECK
- EXISTING RETAINING WALL/WALL
- EXISTING LANDSCAPE OPEN SPACE
- PROPOSED LANDSCAPE OPEN SPACE
- EXISTING TREE



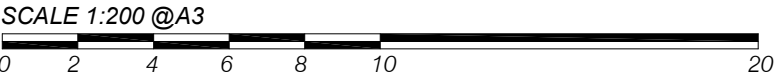
PROPOSED SITE CALCULATIONS - DA

(Incl extra deck)
SITE - 557.6m²

Proposed pool - 10m²
Proposed pool coping and steps - 16.9m²

LANDSCAPED OPEN SPACE
(Required - 40% of the site, min 2.0m wide) 223m²

Proposed - 169.3m² (DOES NOT COMPLY)



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



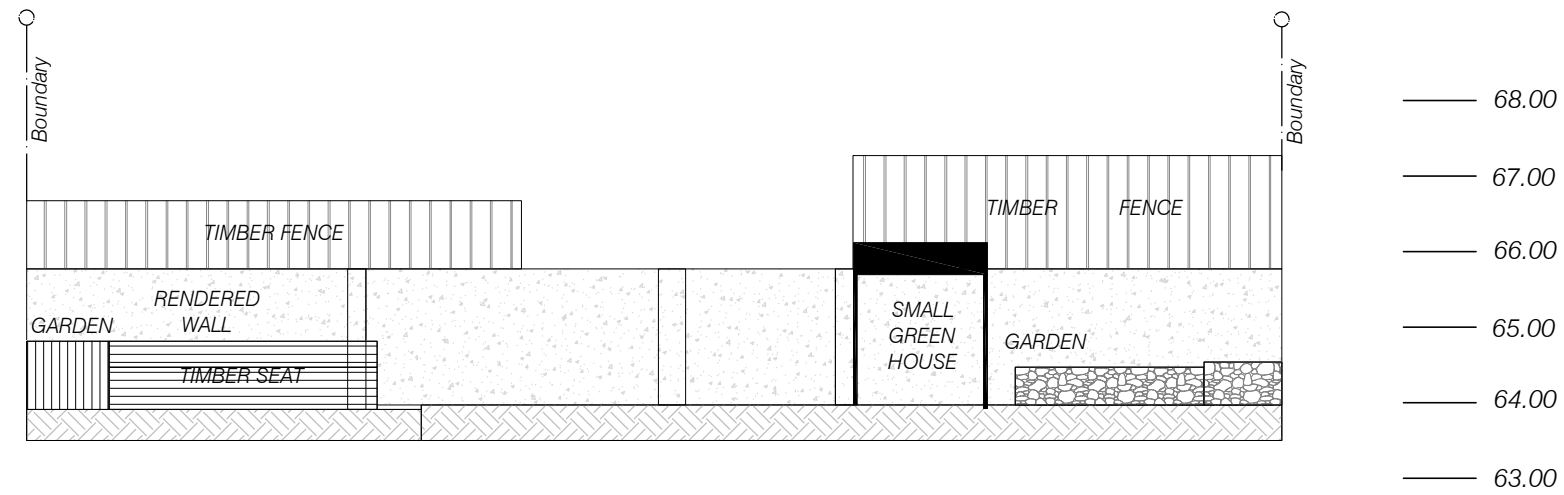
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE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

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

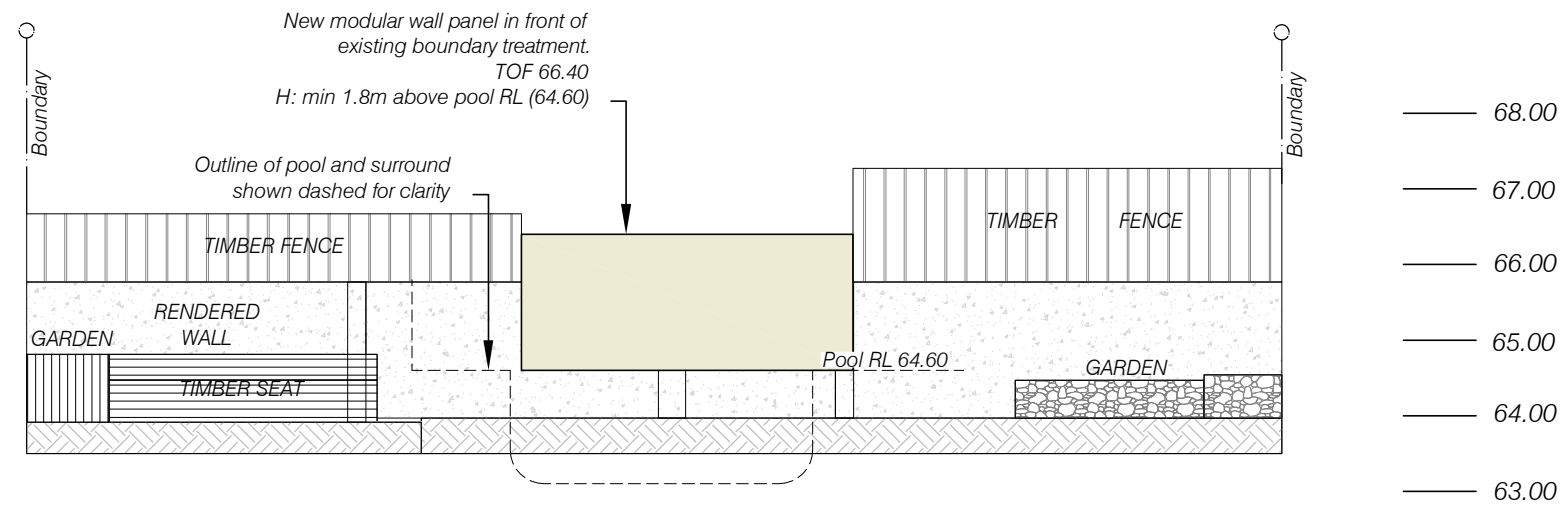
DRAWING
LANDSCAPE AREA PLAN
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

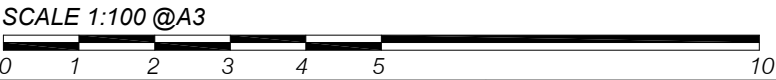
JOB No
23-07
ISSUE
C
DWG No
7



ELEVATION SOUTHERN BOUNDARY - Existing



ELEVATION SOUTHERN BOUNDARY - Proposed



DRAWN BY
Unit 20
12 Phillip Mall
West Pymble 2073

outside
LIVING

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

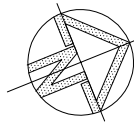
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE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

CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

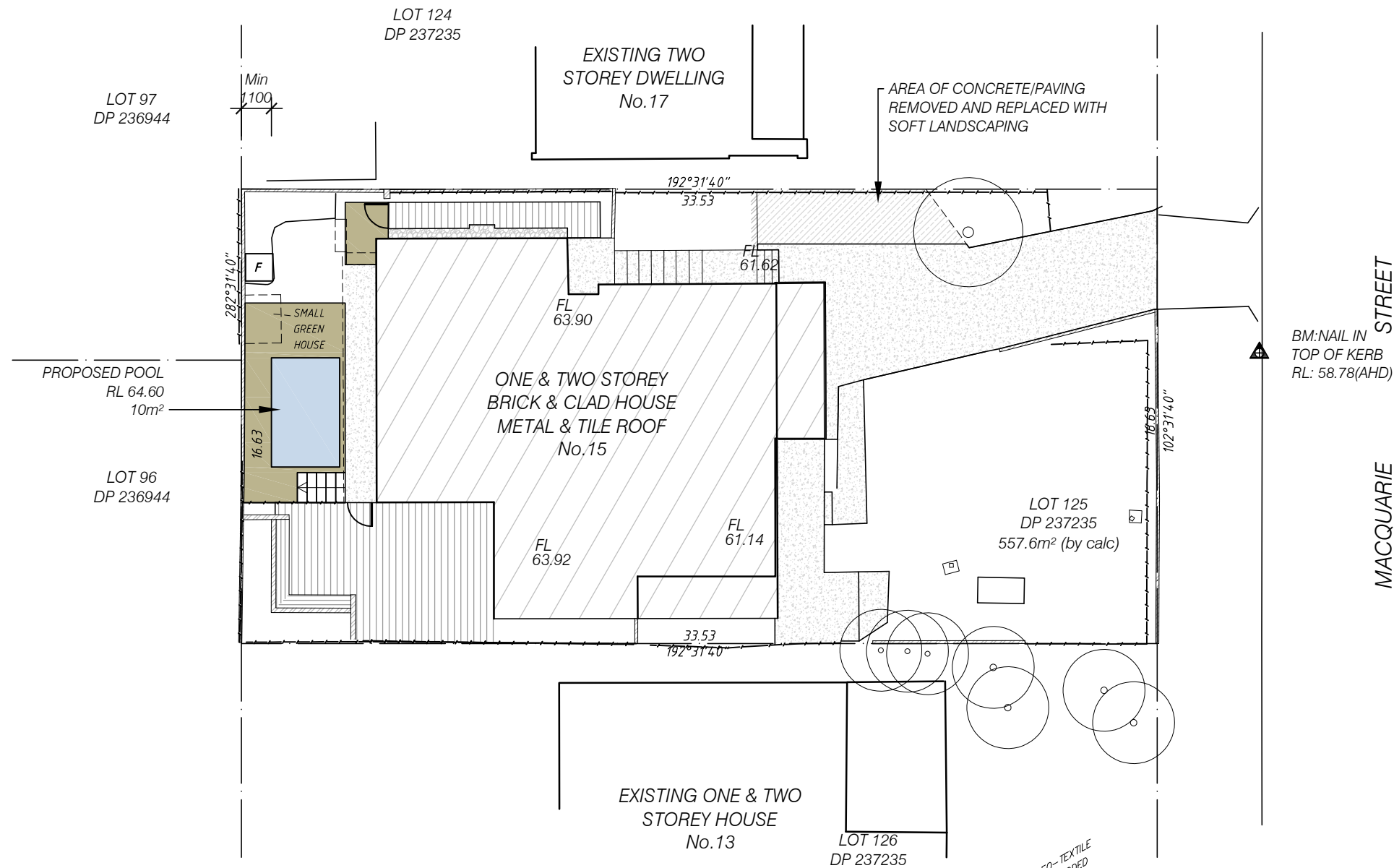
DRAWING
REAR FENCE ELEVATION
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

JOB No
23-07
ISSUE
C
DWG No
8



REFER TO PART SITE PLAN FOR DETAIL



LEGEND	
	BOUNDARY
	EXISTING BUILDING/STRUCTURE
	EXISTING PAVING
	EXISTING DECK
	PROPOSED PAVING
	PROPOSED POOL
	EXISTING TREE

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

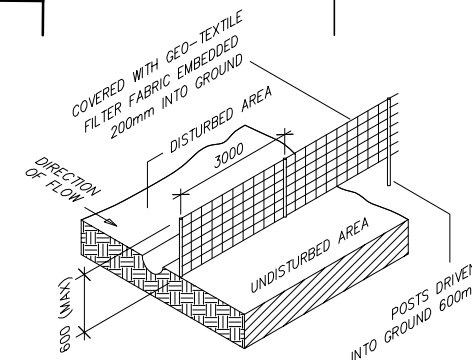
SOUND PROOF FILTER BOX

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

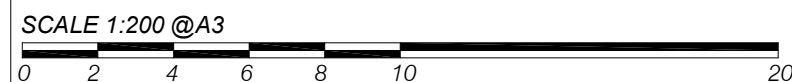
NOTES TO SILT & SEDIMENT CONTROL FENCE CONSTRUCTION

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



SEDIMENT FENCE DETAIL
NOT TO SCALE



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
MEYER RESIDENCE
SITE
15 MACQUARIE ST CROMER

DRAWING
EROSION AND SEDIMENT CONTROL PLAN
PROJECT
PROPOSED SWIMMING POOL AND LANDSCAPING

Date of Issue
A 15-03-2023
B 24-03-2023
C 30-03-2023

JOB No
23-07
ISSUE
C
DWG No
9

LOT 97
DP 236944LOT 96
DP 236944


LEGEND:

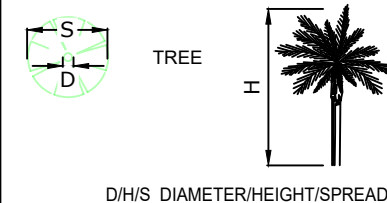
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
A-B	AWNING TO BOUNDARY
BB	BOTTOM OF BANK
BL-B	BALCONY TO BOUNDARY
BM	BENCH MARK
BOW	BOTTOM OF WALL
BRW	BOTTOM OF RETAINING WALL
CL	CENTRE LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
EP	ELECTRICAL BOX
EXR	EXPOSED ROCK
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IC	INSPECTION COVER
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
LIP	LIP OF KERB
NS	NATURAL SURFACE
P	POWERLINE
PAV	PAVERS
PP	POWER POLE
PR	PLANTER
RL	REDUCED LEVEL
RTK	ROLLING TOP OF KERB
S	STEPS
S-B	SHED TO BOUNDARY
SL	SURFACE LEVEL
SILL	WINDOW SILL
SIP	SEWER INSPECTION POINT
SMH	SEWER MAN HOLE
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
UC	UNDER SIDE OF EAVES
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW



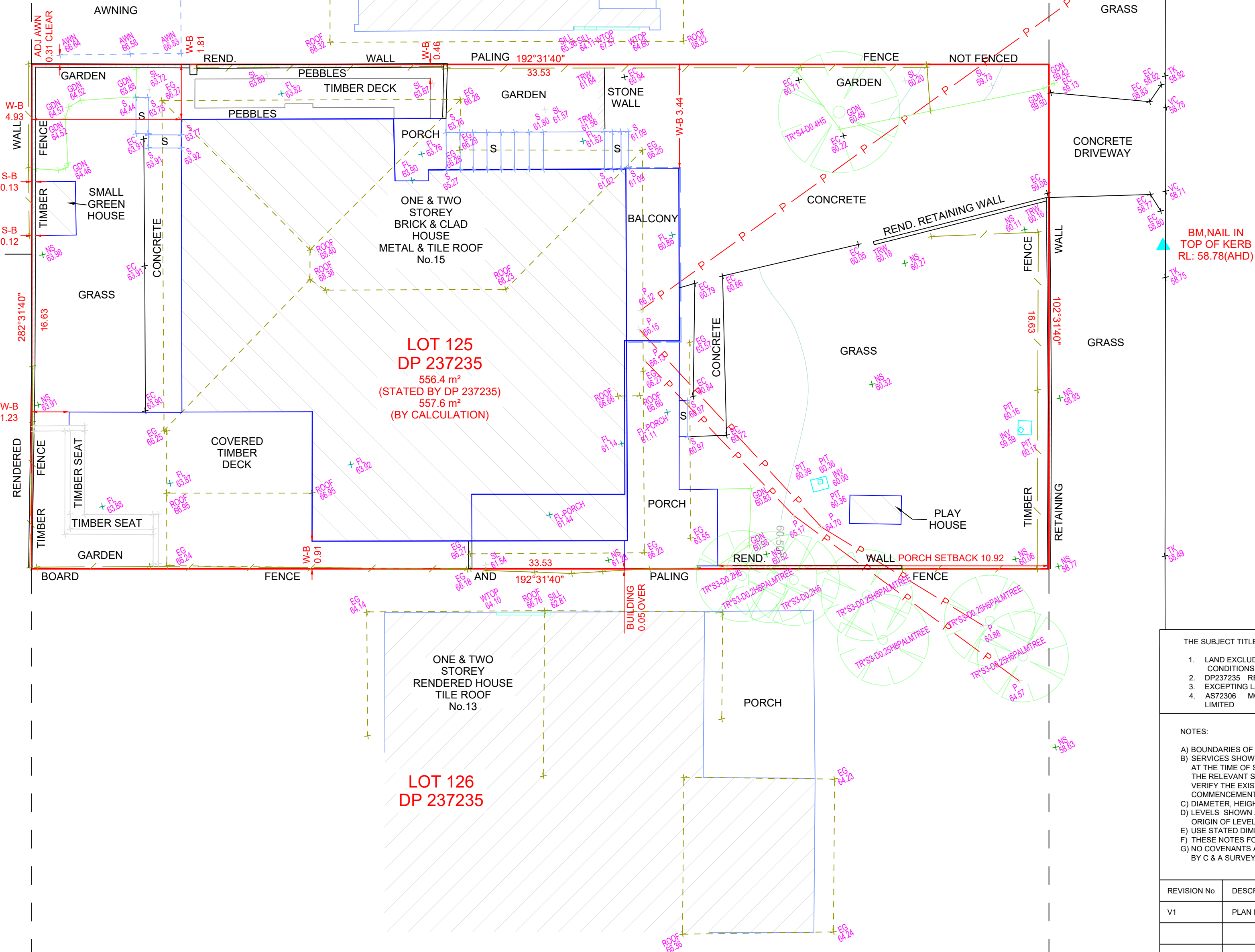
C&A SURVEYORS
30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: Operations@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 125 IN DP 237235, LOCATED AT
No. 15, MACQUARIE STREET, CROMER.

	APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS	
	APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS	
	OVERHEAD ELECTRIC LINE	
 TELSTRA PIT	 STOP VALVE	 POWER POLE
 WATER METER	 HYDRANT	



INSTRUCTING PARTY:		KAREN STAUNTON-ROSS		SURVEYED BY: GB		DATUM: AHD	
LGA: NORTHERN BEACHES		AREA BDY DP: 556.4 m²		DRAWN BY: KO		CHECKED BY: JD	
SURVEY DATE: 16/2/2023		AREA BY CALC: 557.6 m²		SCALE: 1:100@A2		REF.NO: 24270-23 DET ID	
DATE DRAWN: 20/2/2023		CONTOUR INTERVAL: 0.5 m		REV No: V1		SHEET: 1 OF 1	



MACQUARIE STREET

BM, NAIL IN
TOP OF KERB
RL: 58.78(AHD)

MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. 183

THE SUBJECT TITLE NOTES : AS AT 15/2/2023

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. DP237235 RESTRICTION(S) ON THE USE OF LAND
3. EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
4. AS72306 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTES:

- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
E) ORIGIN OF LEVELS : PM 7468, RL 22.496(AHD), CLASS LB.
F) USE STATED DIMENSIONS. DO NOT SCALE.
G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.