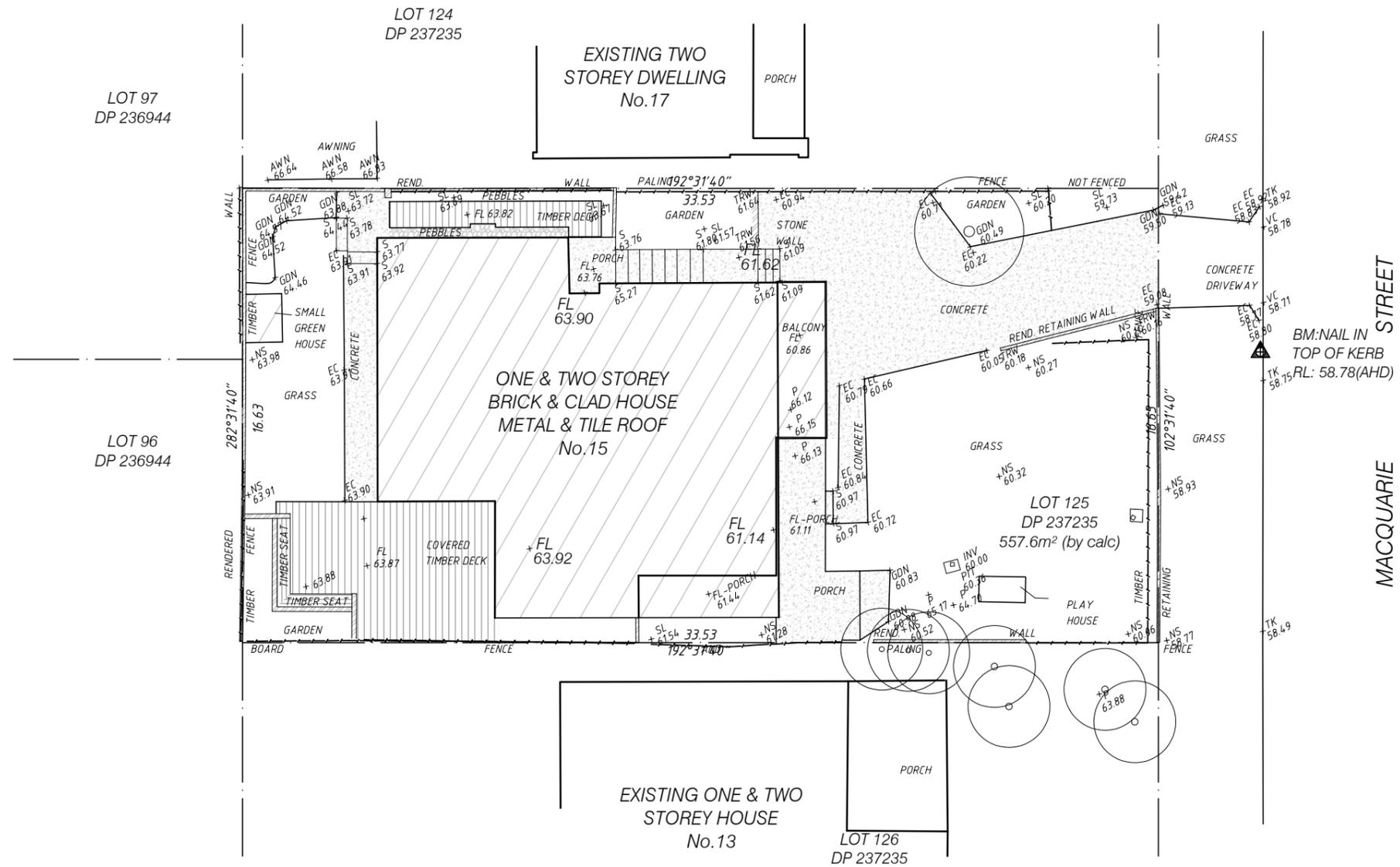


**LEGEND**

- BOUNDARY
- EXISTING BUILDING/STRUCTURE
- EXISTING PAVING
- EXISTING RETAINING WALL/WALL
- EXISTING TREE



**EXISTING SITE CALCULATIONS**

SITE - 557.6m<sup>2</sup>

LANDSCAPED OPEN SPACE  
(Required - 40% of the site, min 2.0m wide) 223m<sup>2</sup>

Proposed - 166m<sup>2</sup> (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



**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

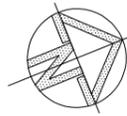
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED

CLIENT  
**MEYER RESIDENCE**  
SITE  
**15 MACQUARIE ST**  
**CROMER**

DRAWING  
**SITE ANALYSIS**  
PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

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

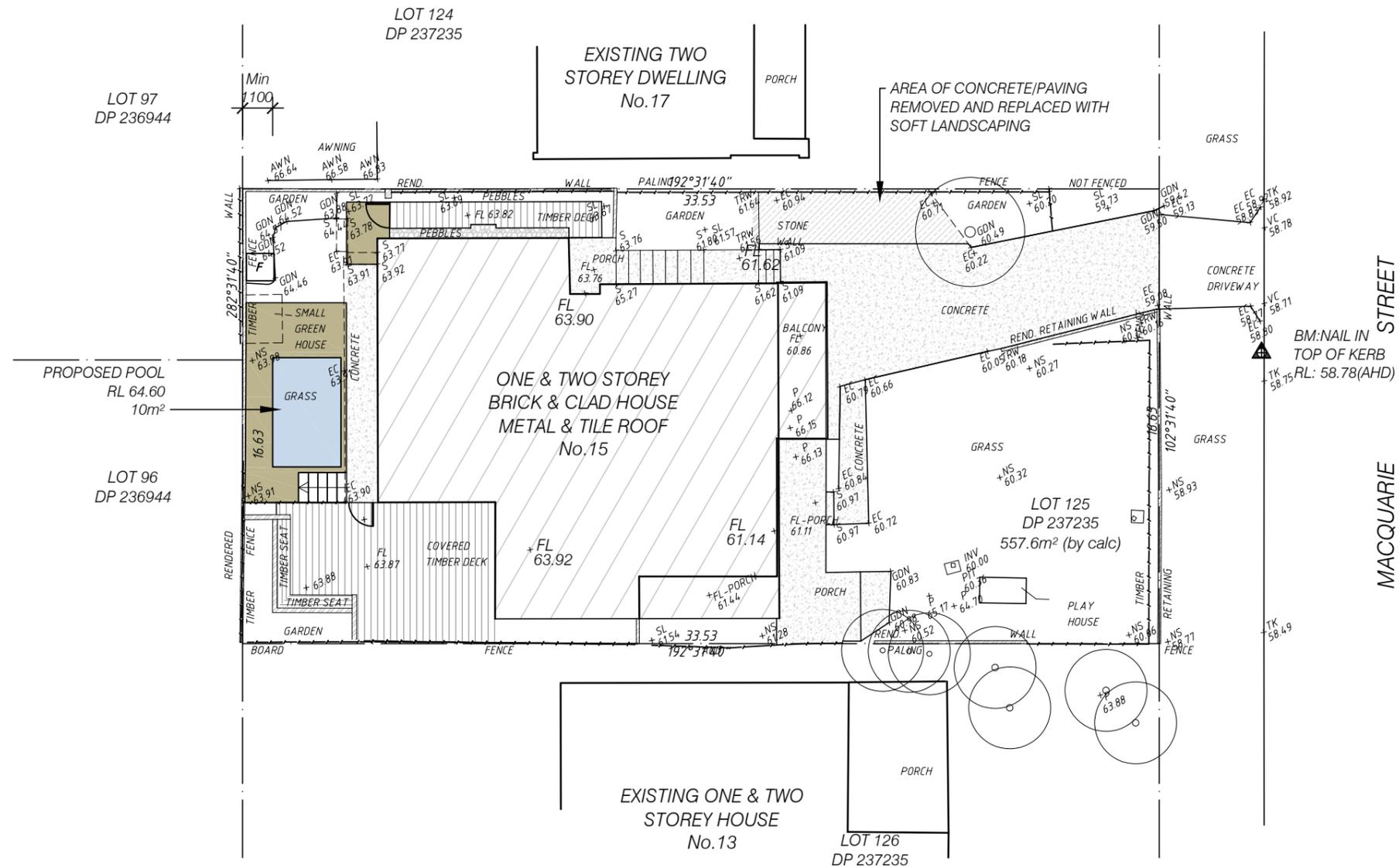
23-07  
ISSUE **C**  
DWG No **1**



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

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

SCALE 1:200 @A3



**outside LIVING**

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CLIENT  
**MEYER RESIDENCE**

SITE  
**15 MACQUARIE ST**

**CROMER**

DRAWING  
**SITE PLAN**

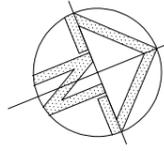
PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

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

JOB No  
23-07

ISSUE  
**C**

DWG No  
2

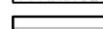
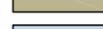


LOT 124  
DP 237235

EXISTING TWO STOREY DWELLING  
No. 17

PORCH

**LEGEND**

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

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

Area of concrete/paving removed and replaced with soft landscaping

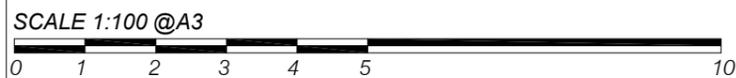
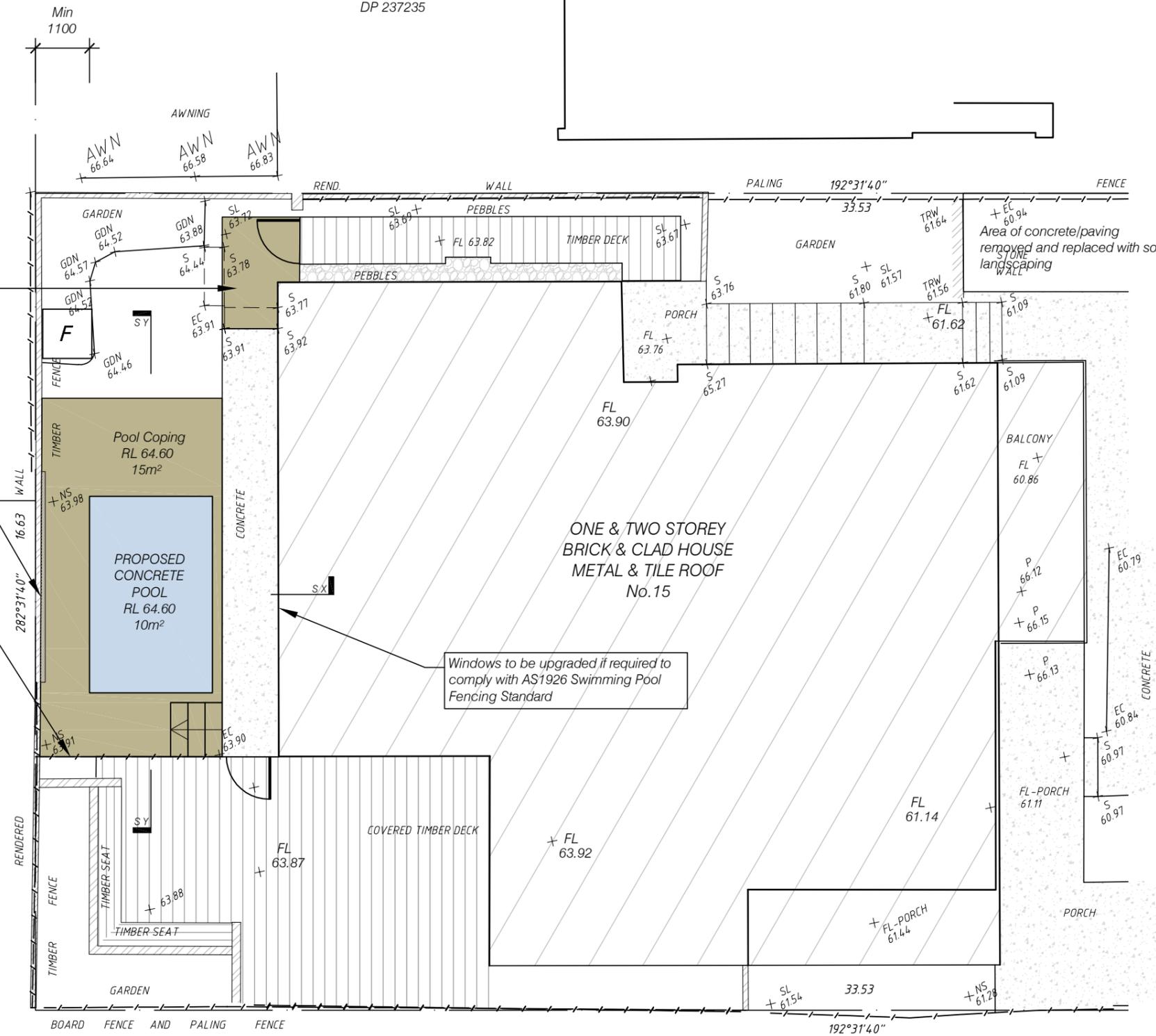
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NOTE- FENCE LOCATIONS HAVE NOT BEEN DETERMINED IN RELATION TO BOUNDARIES

DECKS TO AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION



**outside LIVING**

DRAWN BY  
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12 Phillip Mall  
West Pymble 2073

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CLIENT  
**MEYER RESIDENCE**

SITE  
**15 MACQUARIE ST CROMER**

DRAWING  
**PART SITE PLAN**

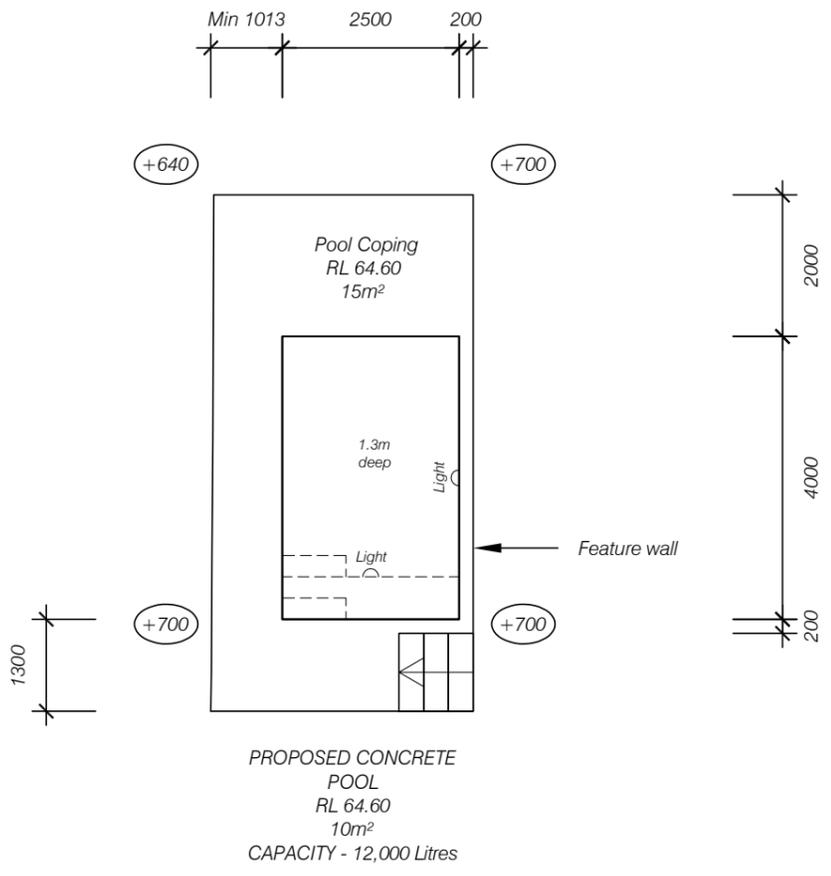
PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

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



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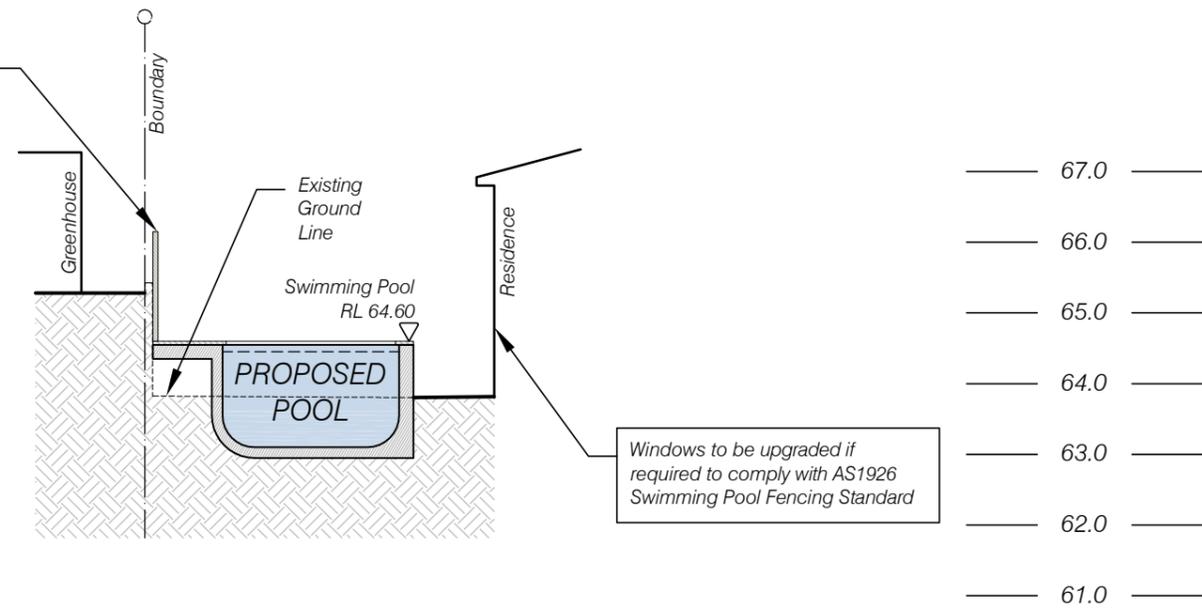
CLIENT  
**MEYER RESIDENCE**  
 SITE  
**15 MACQUARIE ST CROMER**

DRAWING  
**POOL DETAIL**  
 PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

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

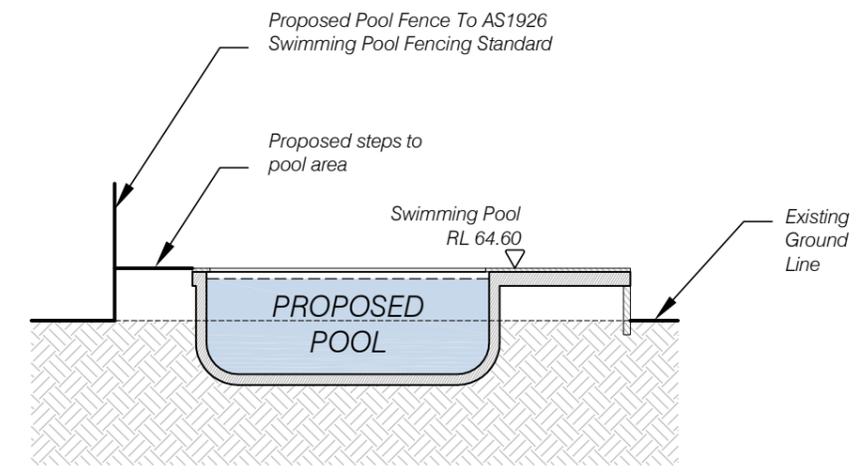
JOB No  
**23-07**  
 ISSUE  
**C**  
 DWG No  
**4**

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



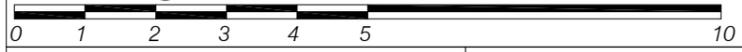
SECTION X-X

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



SECTION Y-Y

SCALE 1:100 @A3



**outside LIVING**  
 DRAWN BY  
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 12 Phillip Mall  
 West Pymble 2073  
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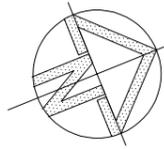
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**CLIENT**  
**MEYER RESIDENCE**  
**SITE**  
**15 MACQUARIE ST**  
**CROMER**

**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**



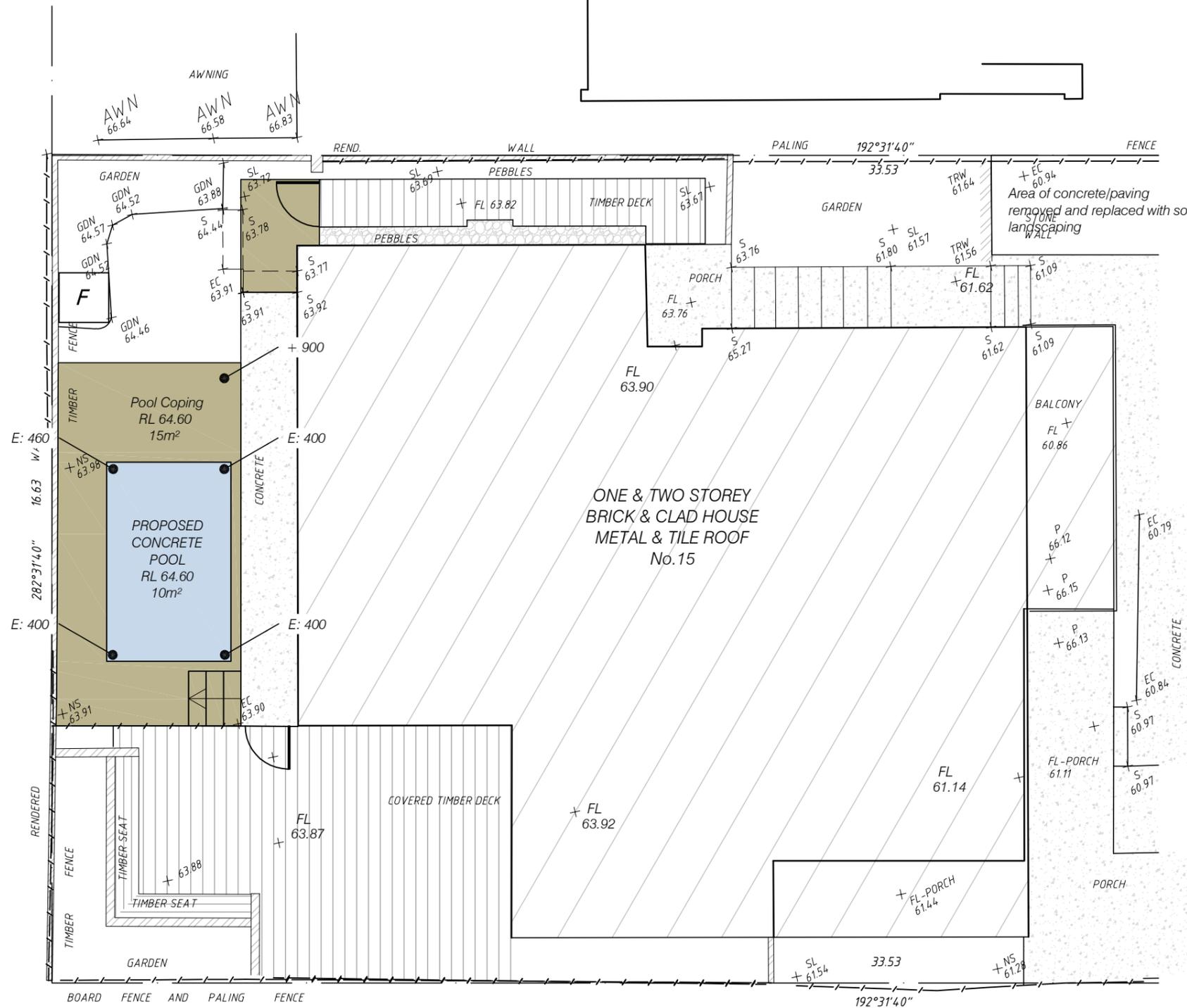
LOT 124  
DP 237235

EXISTING TWO STOREY DWELLING  
No.17

PORCH

**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

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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  
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West Pymble 2073  
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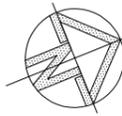
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CLIENT  
**MEYER RESIDENCE**  
SITE  
**15 MACQUARIE ST CROMER**

DRAWING  
**EXCAVATION PLAN**  
PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

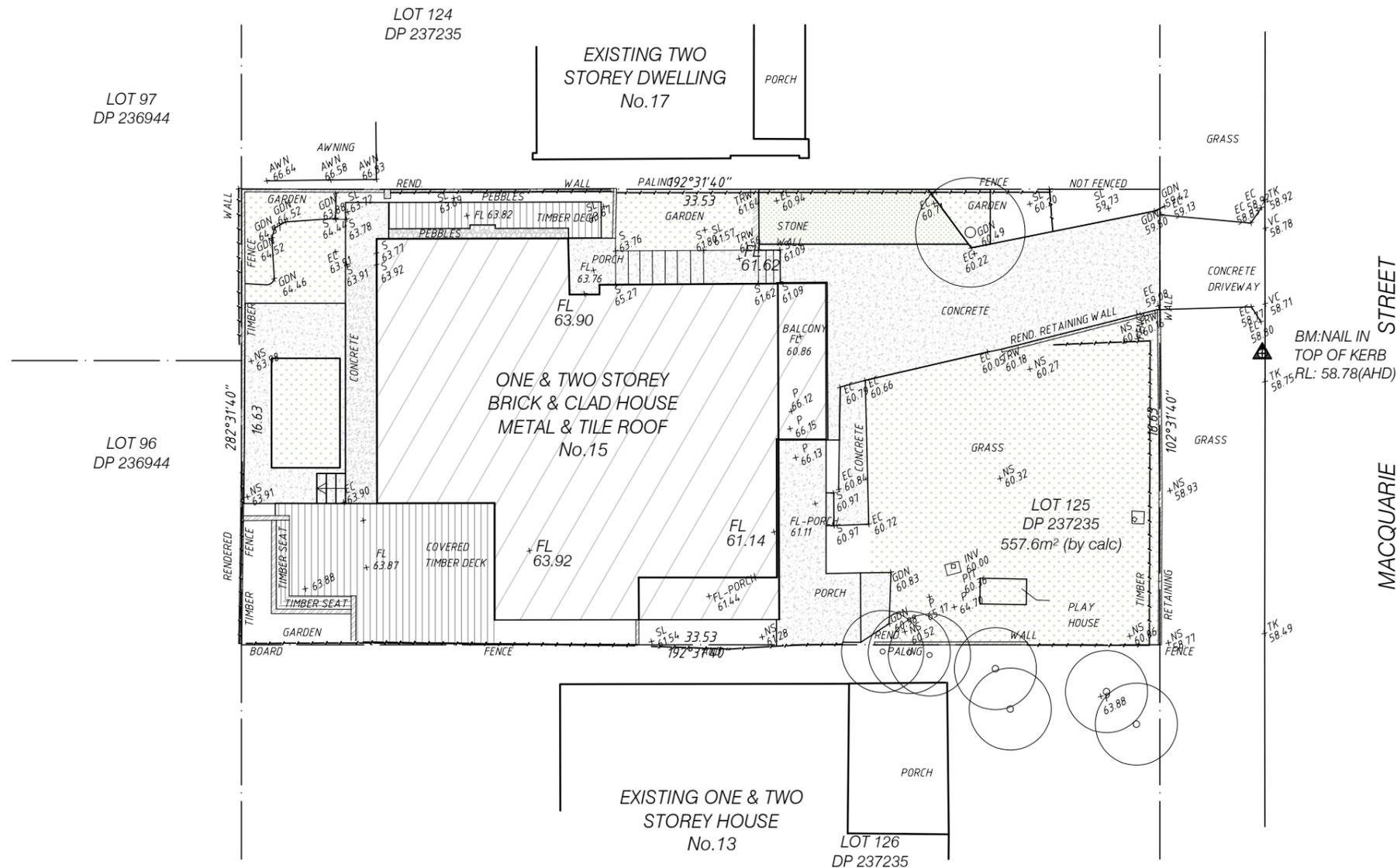
Date of Issue  
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B 24-03-2023  
C 30-03-2023

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 - 557.6m<sup>2</sup>

Proposed pool - 10m<sup>2</sup>

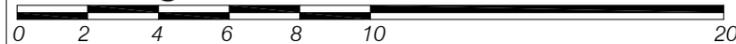
Proposed pool coping and steps - 16.9m<sup>2</sup>

**LANDSCAPED OPEN SPACE**

(Required - 40% of the site, min 2.0m wide) 223m<sup>2</sup>

Proposed - 169.3m<sup>2</sup> (DOES NOT COMPLY)

SCALE 1:200 @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

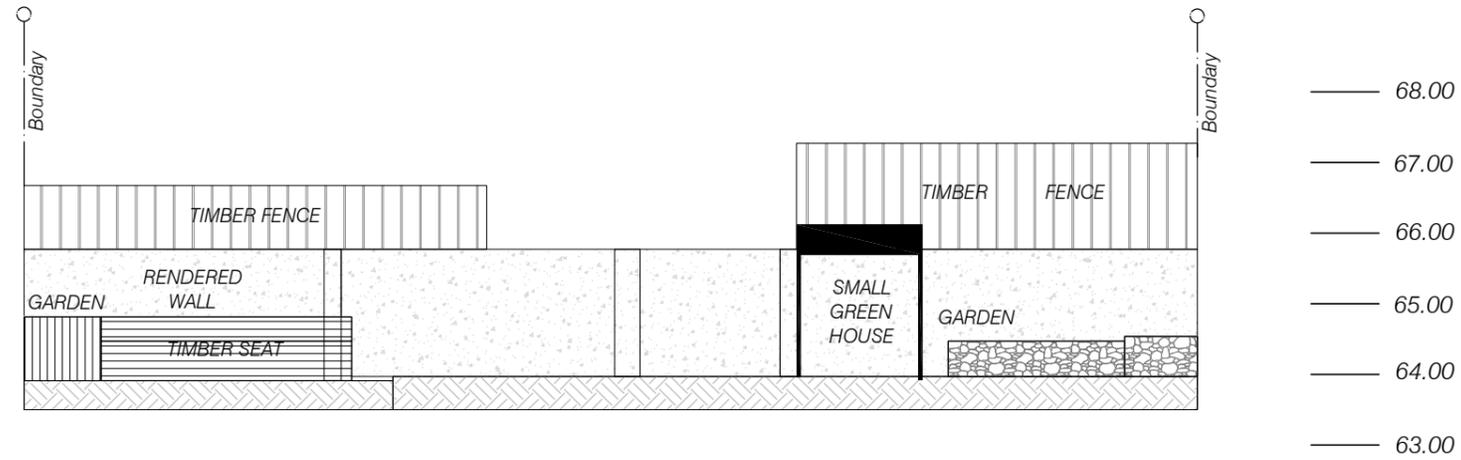
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CLIENT  
**MEYER RESIDENCE**  
 SITE  
**15 MACQUARIE ST**  
**CROMER**

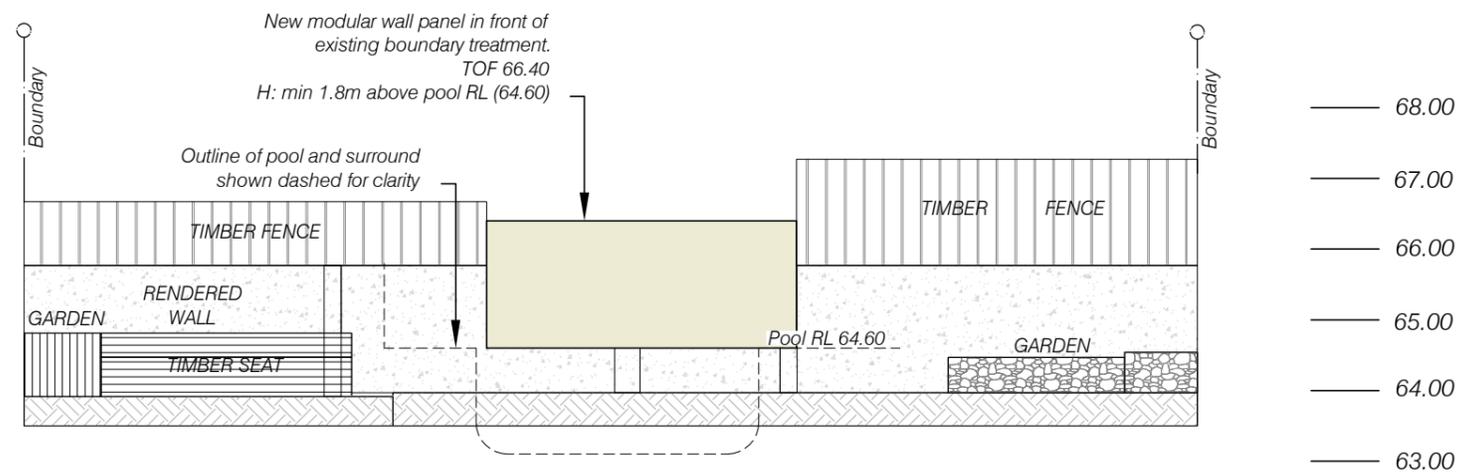
DRAWING  
**LANDSCAPE AREA PLAN**  
 PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

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

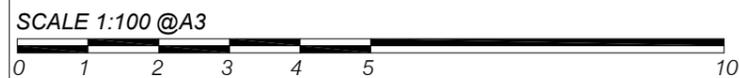
JOB No  
**23-07**  
 ISSUE  
**C**  
 DWG No  
**7**



ELEVATION SOUTHERN BOUNDARY - Existing



ELEVATION SOUTHERN BOUNDARY - Proposed



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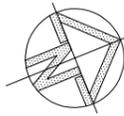
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CLIENT  
**MEYER RESIDENCE**  
 SITE  
**15 MACQUARIE ST**  
**CROMER**

DRAWING  
**REAR FENCE ELEVATION**  
 PROJECT  
**PROPOSED SWIMMING POOL AND LANDSCAPING**

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

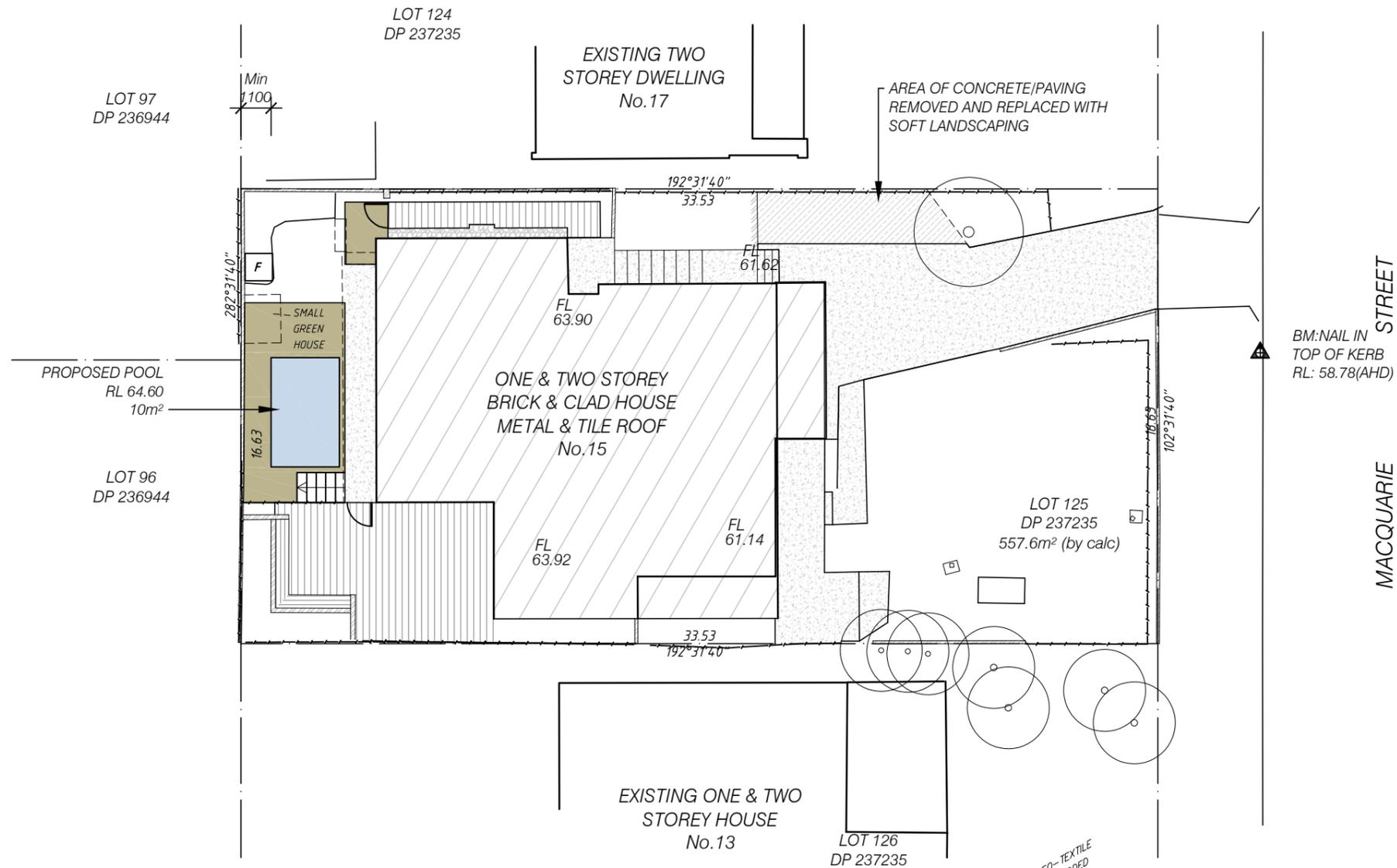
JOB No  
 23-07  
 ISSUE  
**C**  
 DWG No  
 8



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

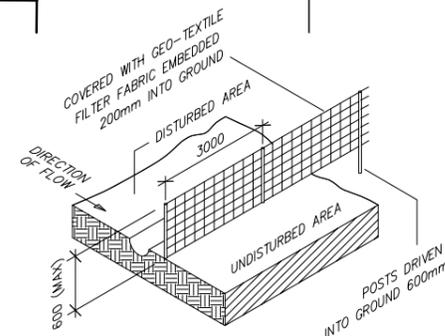
**F** SOUND PROOF FILTER BOX

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

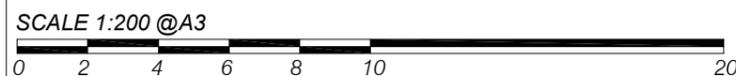
NOTES TO SILT & SEDIMENT CONTROL FENCE CONSTRUCTION

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



**outside LIVING**

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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 236944

LOT 124  
DP 237235

LOT 96  
DP 236944

LOT 125  
DP 237235

556.4 m<sup>2</sup>  
(STATED BY DP 237235)  
557.6 m<sup>2</sup>  
(BY CALCULATION)

LOT 126  
DP 237235



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

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

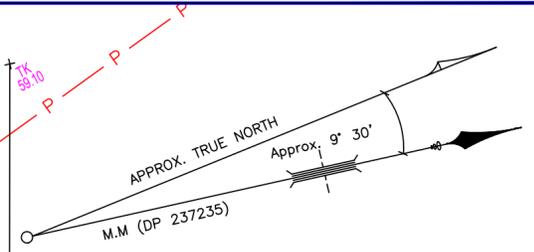
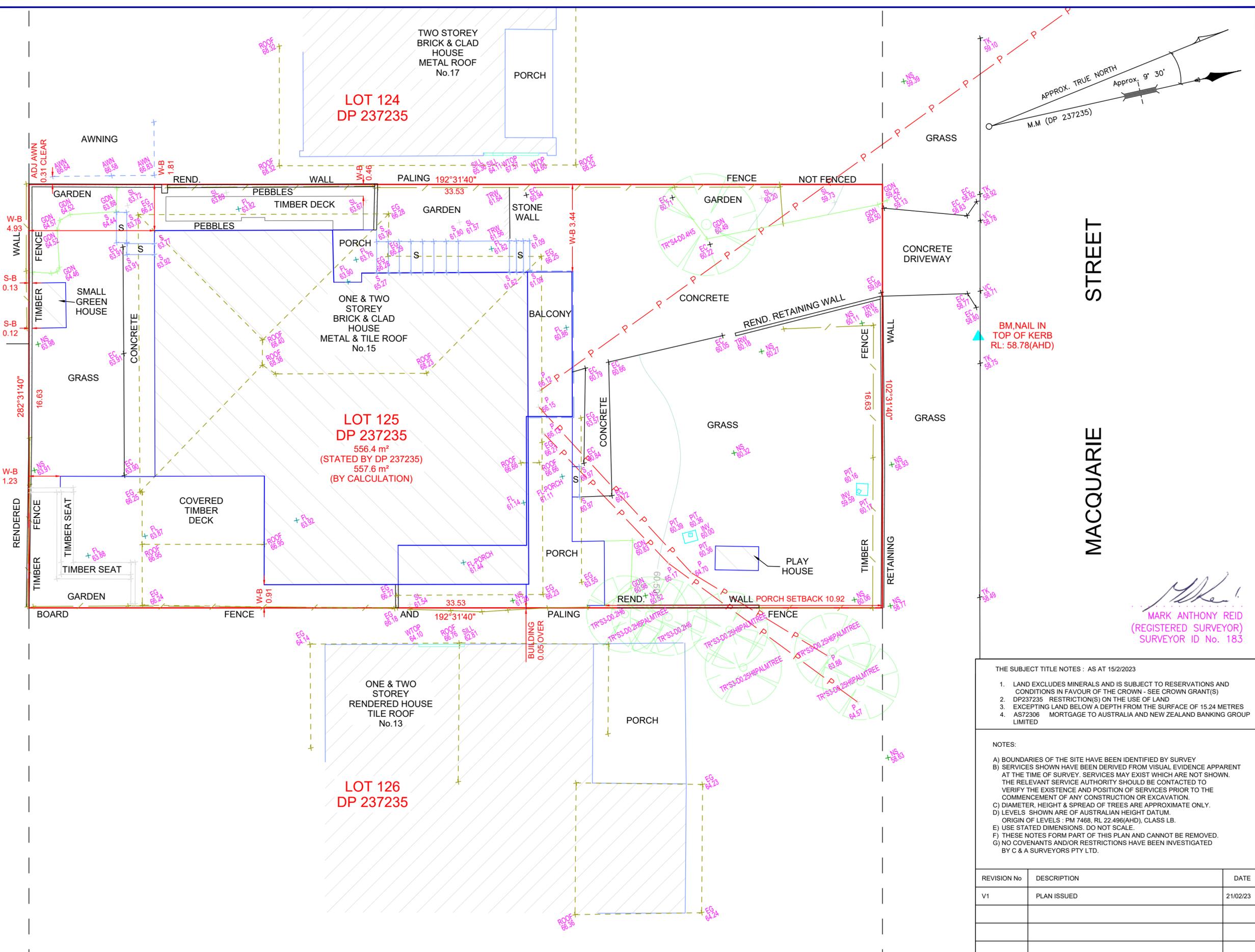
DETAIL & BOUNDARY IDENTIFICATION SURVEY OF  
LOT 125 IN DP 237235, LOCATED AT  
No. 15, MACQUARIE STREET, CROMER.

— S — S — APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS  
— W — W — APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS  
— P — P — OVERHEAD ELECTRIC LINE

TELSTRA PIT STOP VALVE POWER POLE  
WATER METER HYDRANT

TREE  
D/H/S DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY: KAREN STAUNTON-ROSS		SURVEYED BY: GB		DATUM: AHD	
LGA: NORTHERN BEACHES	AREA BDY DP: 556.4 m <sup>2</sup>	DRAWN BY: KO	CHECKED BY: JD		
SURVEY DATE: 16/2/2023	AREA BY CALC: 557.6 m <sup>2</sup>	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)

- 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. ORIGIN OF LEVELS : PM 7488, RL 22.496(AHD), CLASS LB.
  - E) USE STATED DIMENSIONS. DO NOT SCALE.
  - F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
  - G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

*Mark Anthony Reid*  
MARK ANTHONY REID  
(REGISTERED SURVEYOR)  
SURVEYOR ID No. 183