

LEGEND

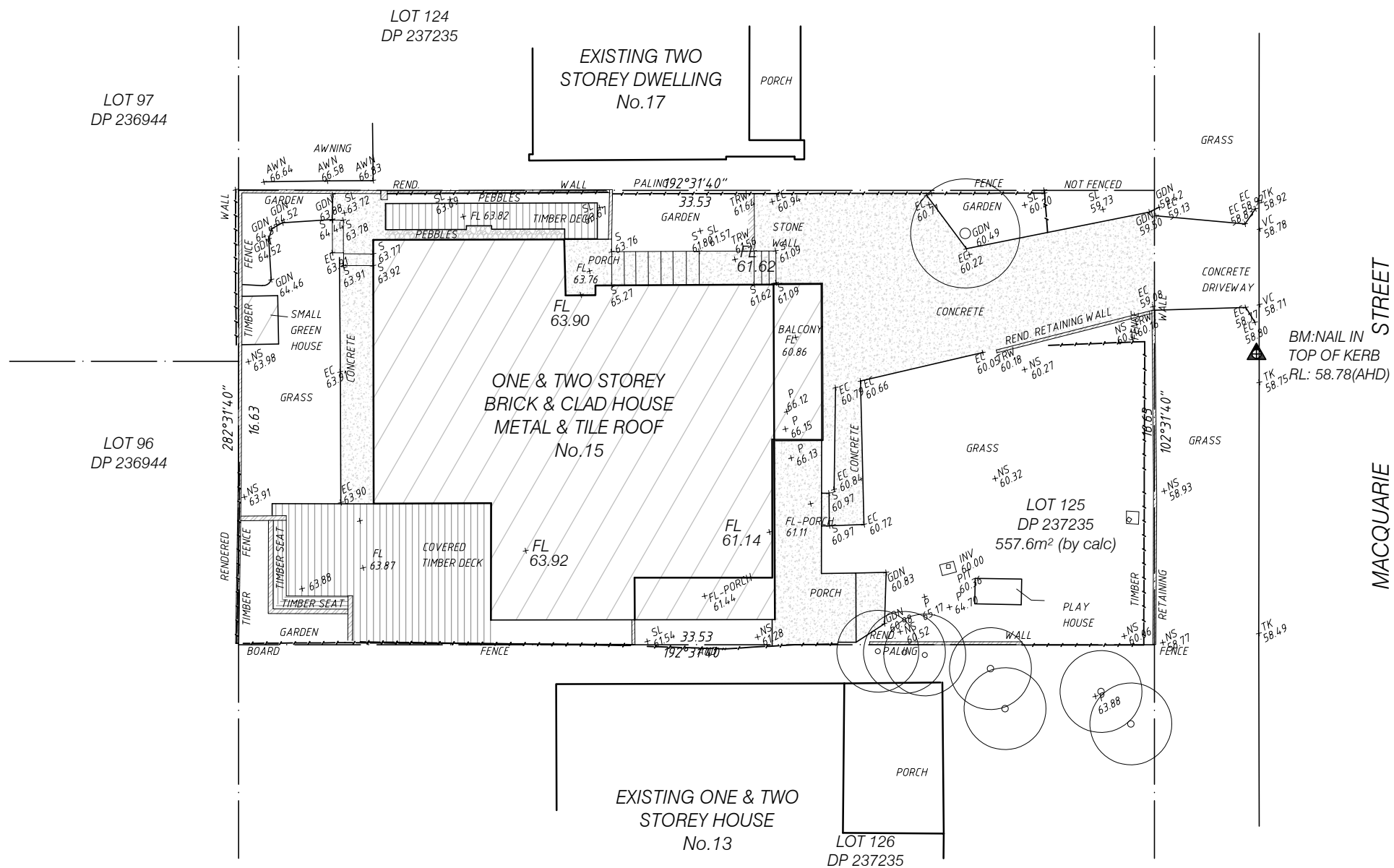
BOUNDARY

EXISTING BUILDING/STRUCTURE

EXISTING PAVING

EXISTING RETAINING WALL/WALL

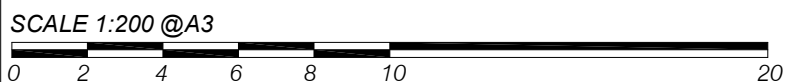
EXISTING TREE



EXISTING SITE CALCULATIONS

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





northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0502

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



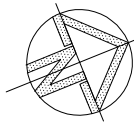
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CLIENT
MEYER RESIDENCE
SITE
15 MACQUARIE ST
CROMER

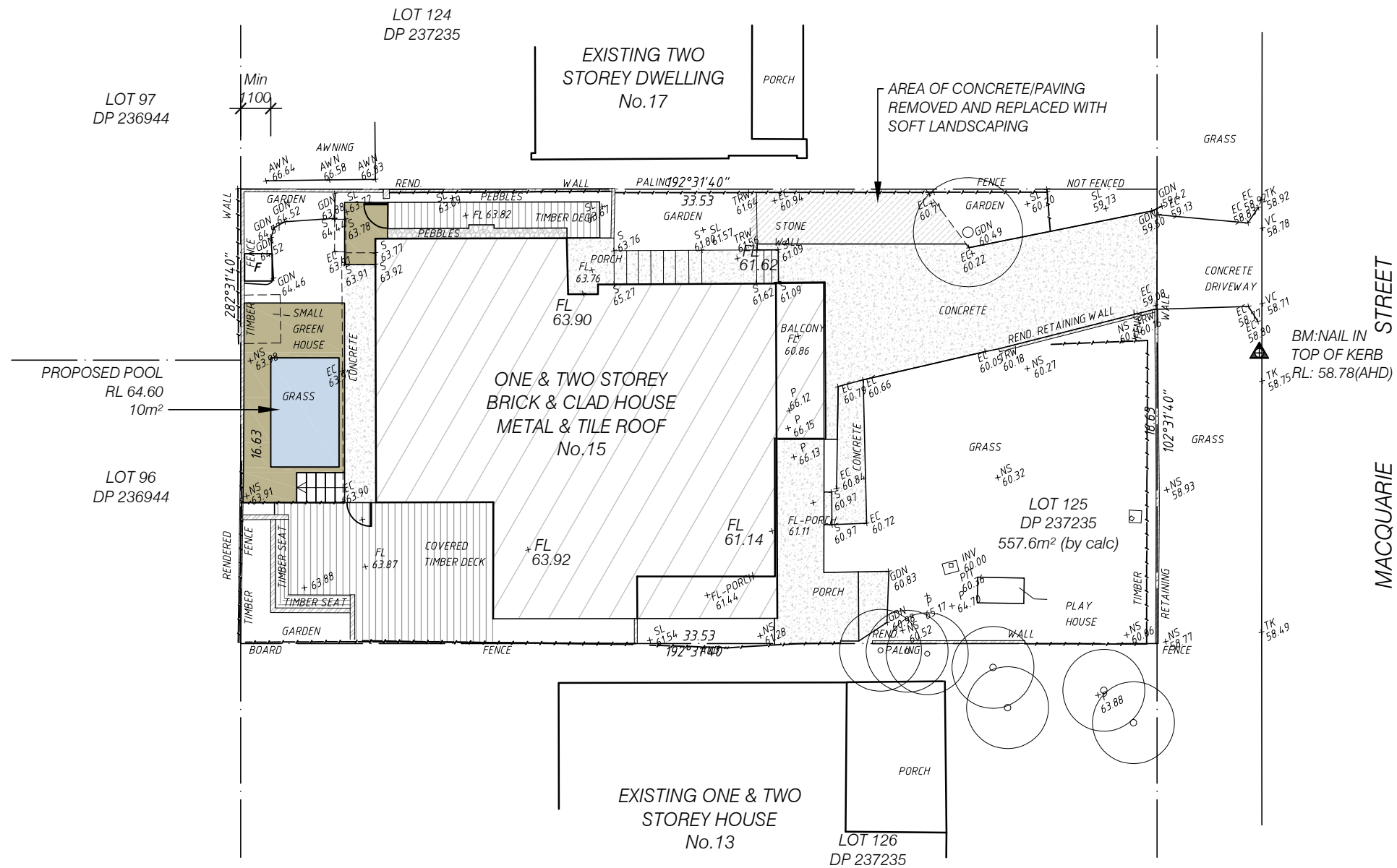
DRAWING
SITE ANALYSIS
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

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.

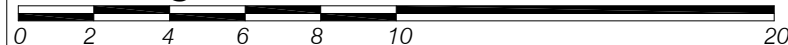


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beaches
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DA2023/0502

SCALE 1:200 @A3



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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

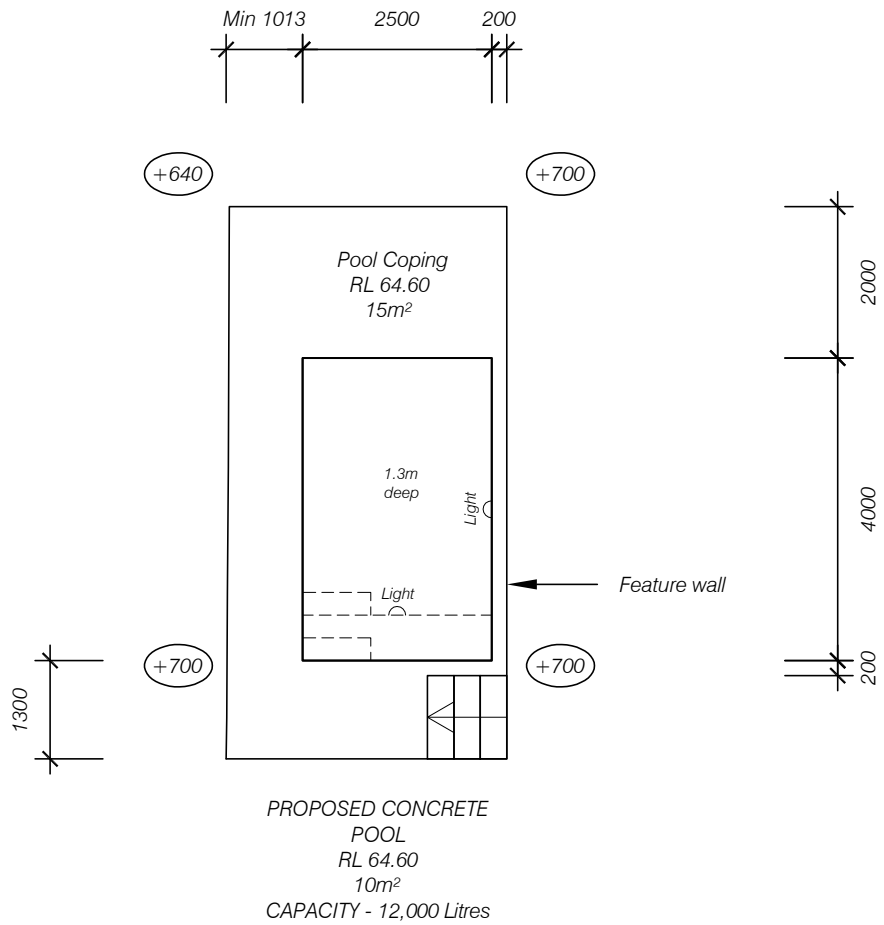
JOB No
23-07
ISSUE
C
DWG No
2



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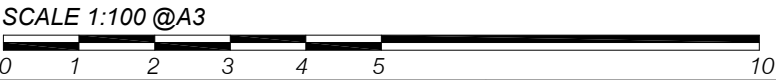
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POOL DETAIL

LEVELS SHOWN INDICATE FINISHED LEVEL

+ ABOVE - OR BELOW EXISTING GROUND LEVELS



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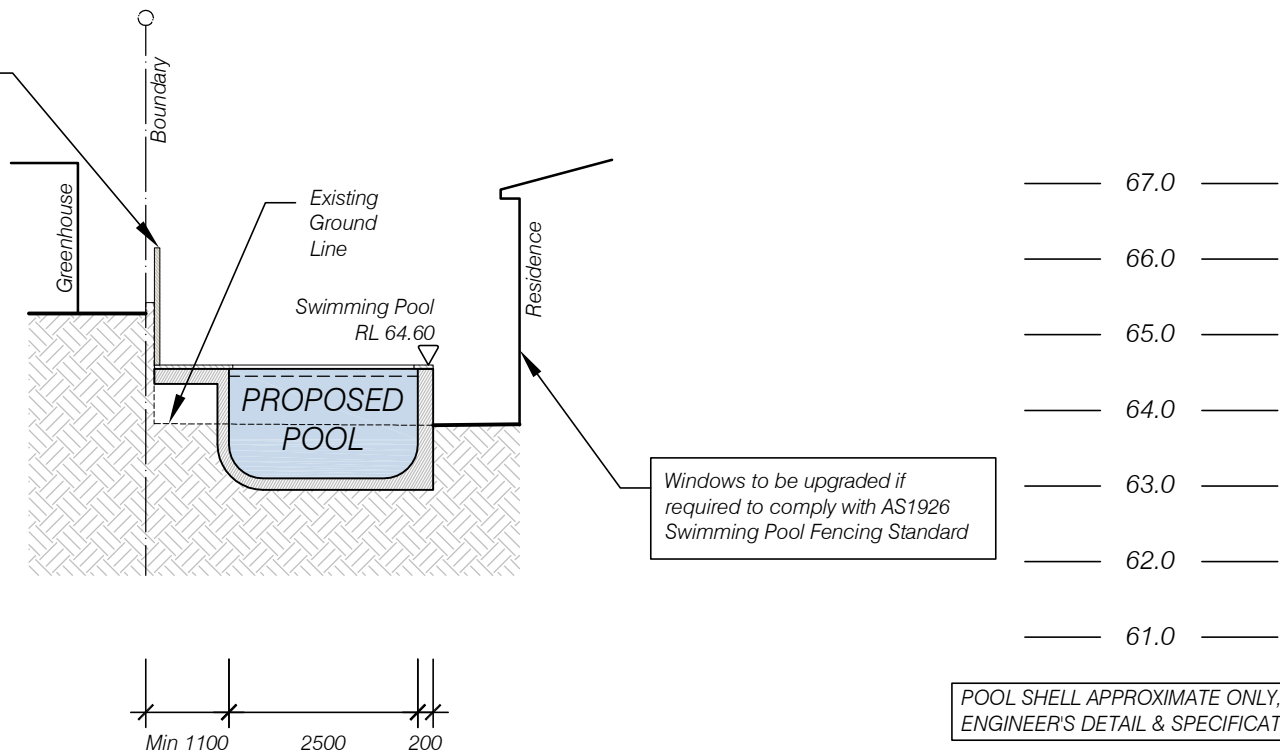
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DRAWING
POOL DETAIL
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

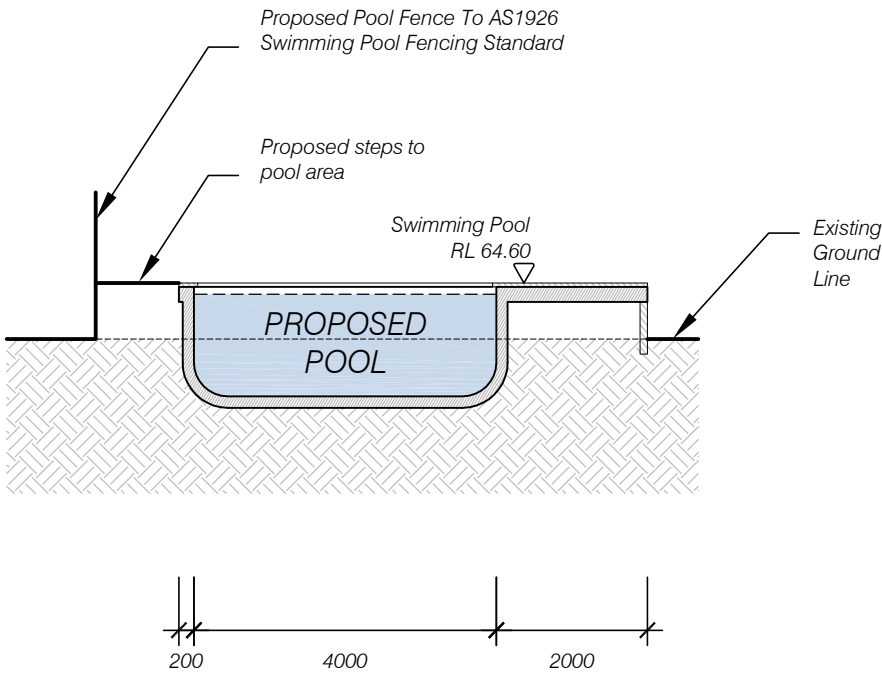
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4

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



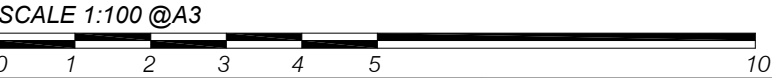
SECTION Y-Y




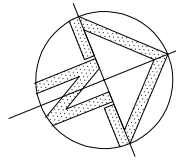
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beaches
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DA2023/0502



<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>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>MEYER RESIDENCE</div> <div>SITE</div> <div>15 MACQUARIE ST</div> <div>CROMER</div>	<div>DRAWING</div> <div>SECTIONS</div> <div>PROJECT</div> <div>PROPOSED SWIMMING POOL AND LANDSCAPING</div>	Date of Issue		JOB No
				A 15-03-2023		23-07
				B 24-03-2023		ISSUE
				C 30-03-2023		C



LOT 124
DP 237235

EXISTING TWO STOREY DWELLING
No.17

PORCH

LEGEND

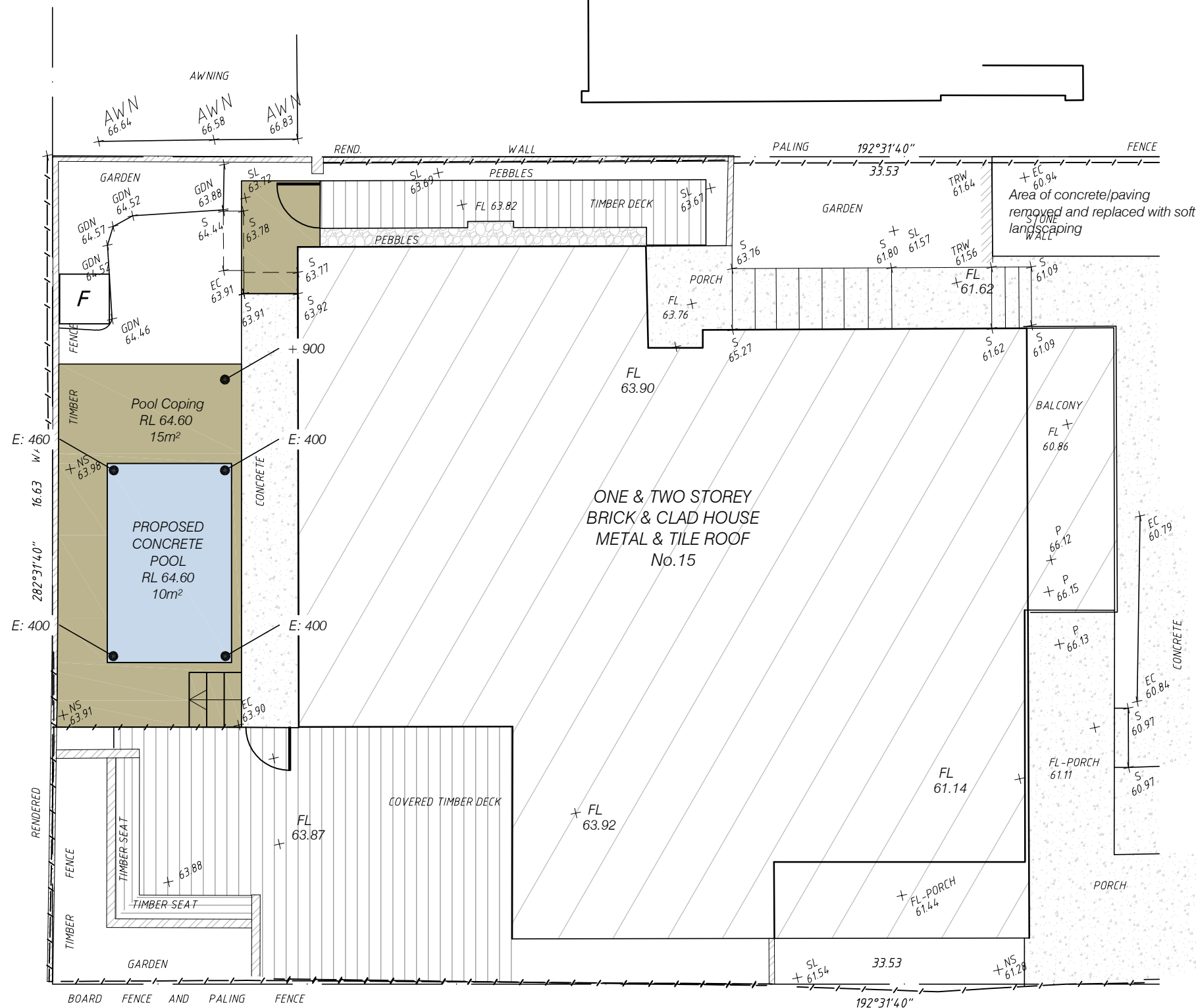
- BOUNDARY
- EXISTING BUILDING/STRUCTURE
- EXISTING PAVING
- EXISTING DECK
- PROPOSED PAVING
- PROPOSED POOL
- EXISTING TREE

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



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IDENTIFY & MARK THE LOCATION OF ALL
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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
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DECKS TO AS 1684 RESIDENTIAL
TIMBER FRAMED CONSTRUCTION

SCALE 1:100 @A3



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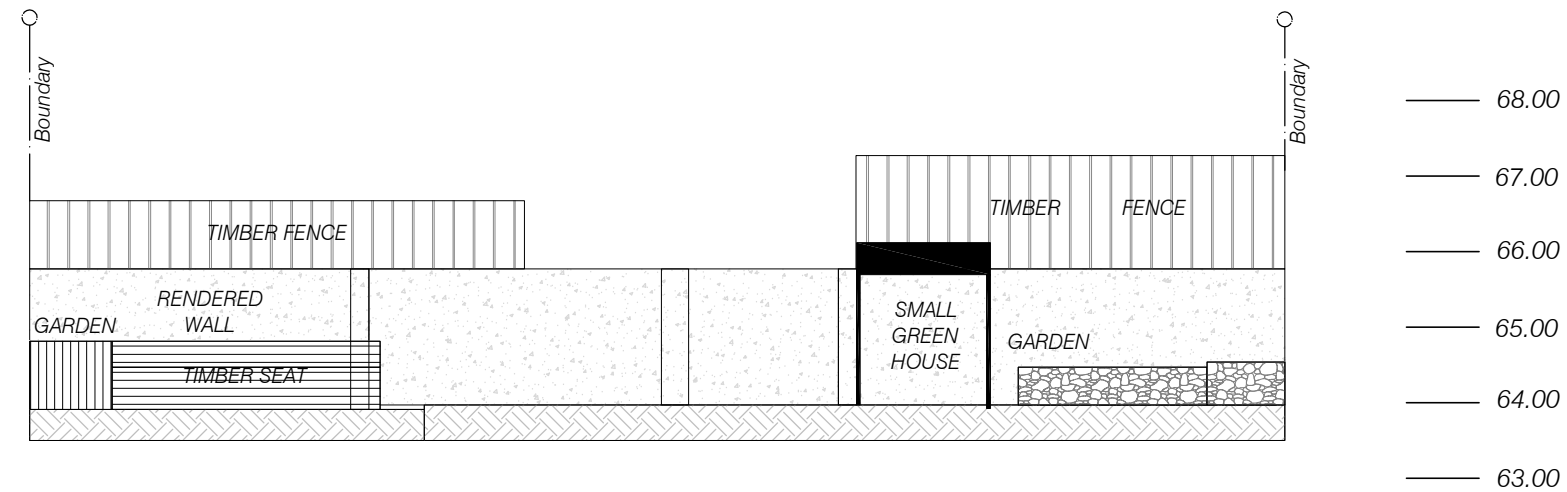
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DRAWING
EXCAVATION PLAN
PROJECT
PROPOSED SWIMMING POOL AND
LANDSCAPING

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23-07
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DWG No
6

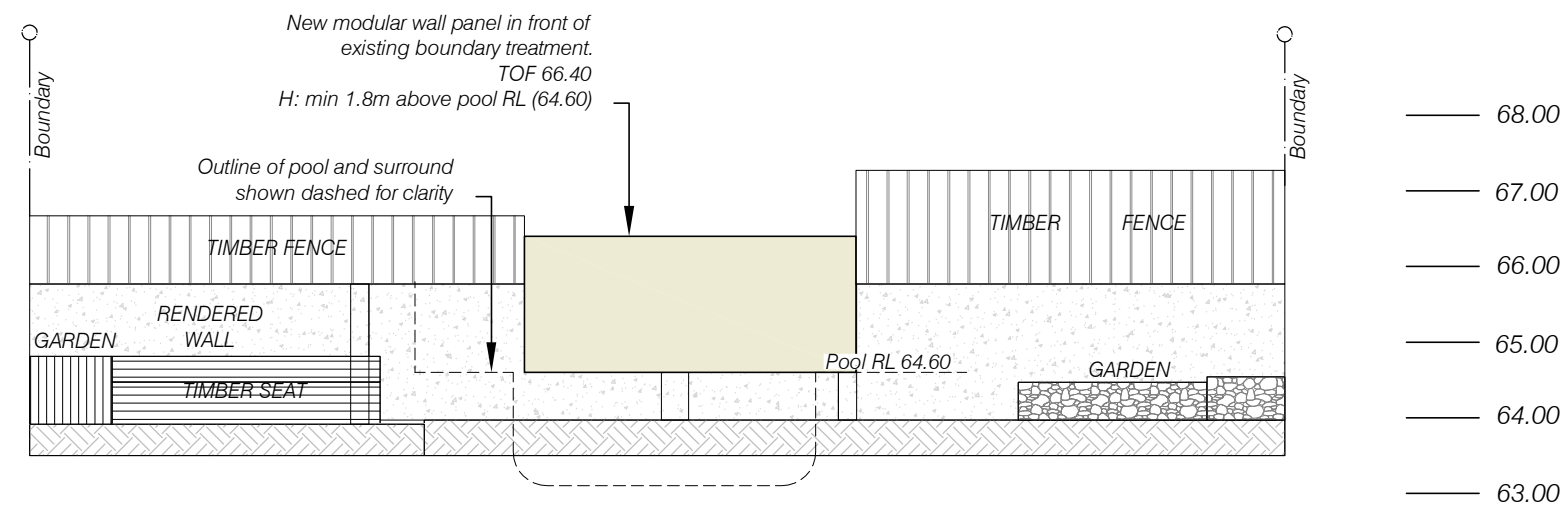


ELEVATION SOUTHERN BOUNDARY - Existing

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ELEVATION SOUTHERN BOUNDARY - Proposed

SCALE 1:100 @A3

0 1 2 3 4 5 10

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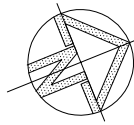
DRAWING
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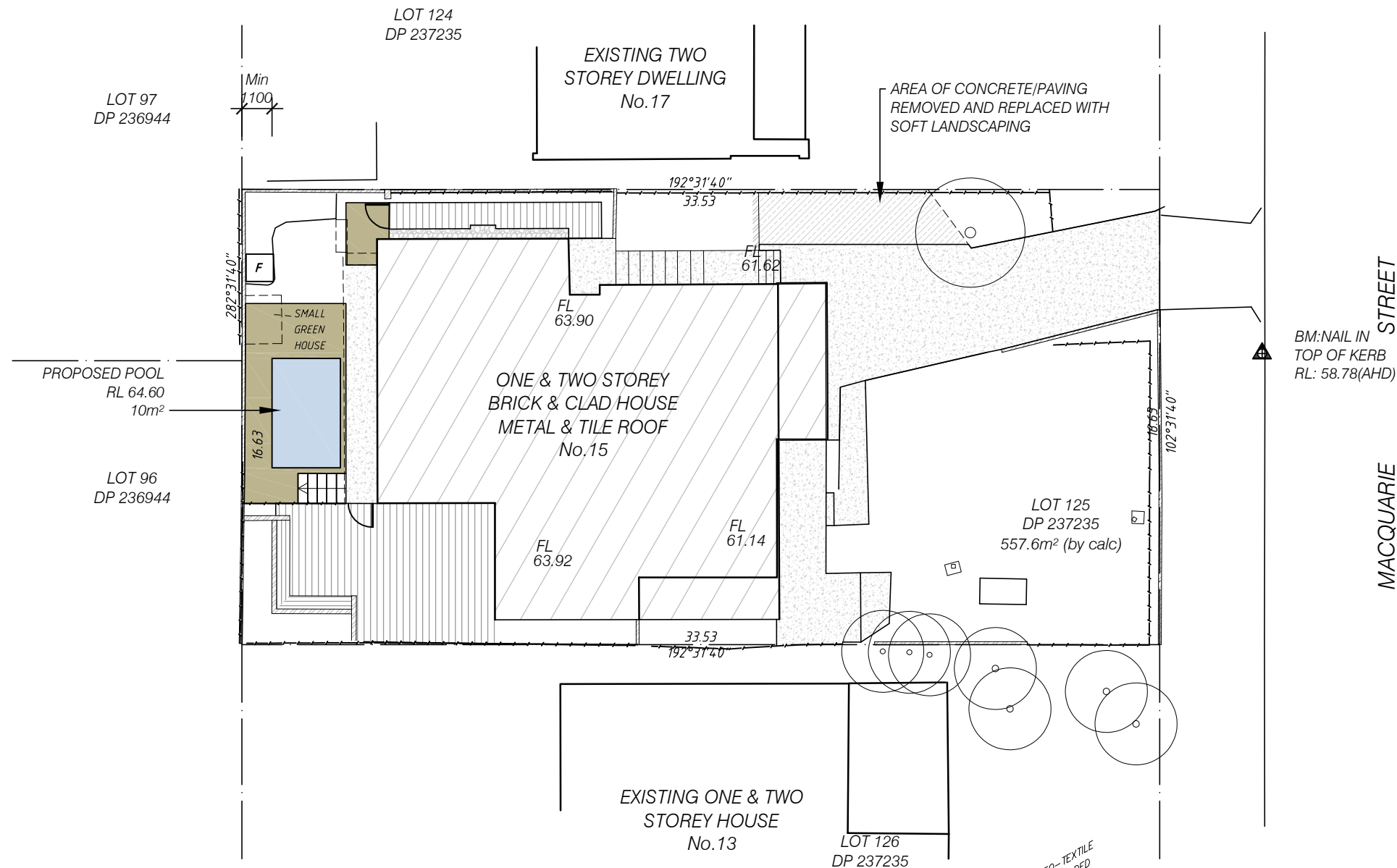
JOB No
23-07

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

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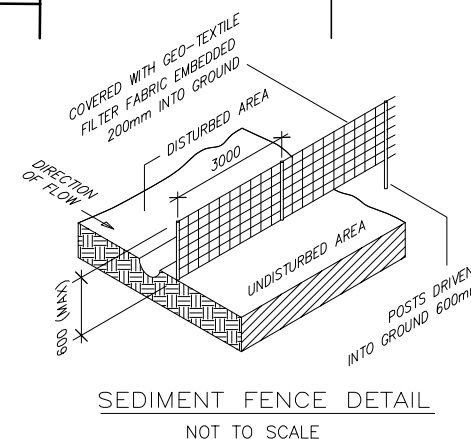
F SOUND PROOF FILTER BOX

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

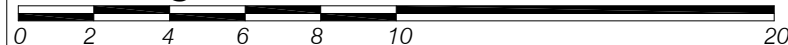
- CONSTRUCT SEDIMENT FENCE ALONG CONTOURS OF SITE
- DRIVE 1.5m POSTS INTO THE GROUND. PROVIDE UPHILL RETURNS AT EITHER END
- CONNECT THE GEOTEXTILE FABRIC TO THE POSTS IN A SECURE MANNER
- CONSTRUCT A TRENCH ALONG THE UPSLOPE SIDE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE BURIED
- BACKFILL THE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



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SCALE 1:200 @A3



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SITE
15 MACQUARIE ST CROMER

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

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