

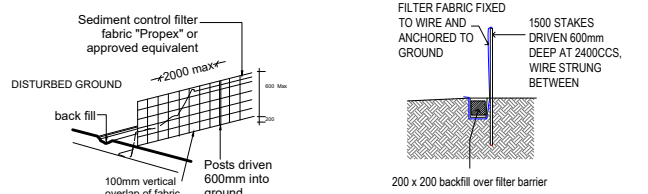
LOCATION PLAN

LEGEND:

- BOUNDARY LINE
PROPOSED SWIMMING POOL
EXISTING DWELLING
PROPOSED POOL FENCE
LOCATION OF FILTER BOX
BUILDING FRONT LINE
PROPOSED OUTBUILDING (RIDGED CLADDING SIMILAR TO KLIP LOK)
PROPOSED DECK
PROPOSED GUTTER LINE
PROPOSED DOWNPIPES
- EXISTING LANDSCAPE AREAS MORE THAN 1.5m WIDE
EXISTING CONCRETE AND HARDSCAPE AREAS
EXISTING EASEMENT
SEDIMENT CONTROL FENCE
PROPOSED PAVED AREA

STORMWATER.

PROPOSED DOWNPIPES ARE TO CONNECTED TO THE EXISTING STORMWATER SYSTEM. NO ADDITIONAL CONCENTRATED FLOWS WILL IMPACT NEIGHBOUR PROPERTIES.



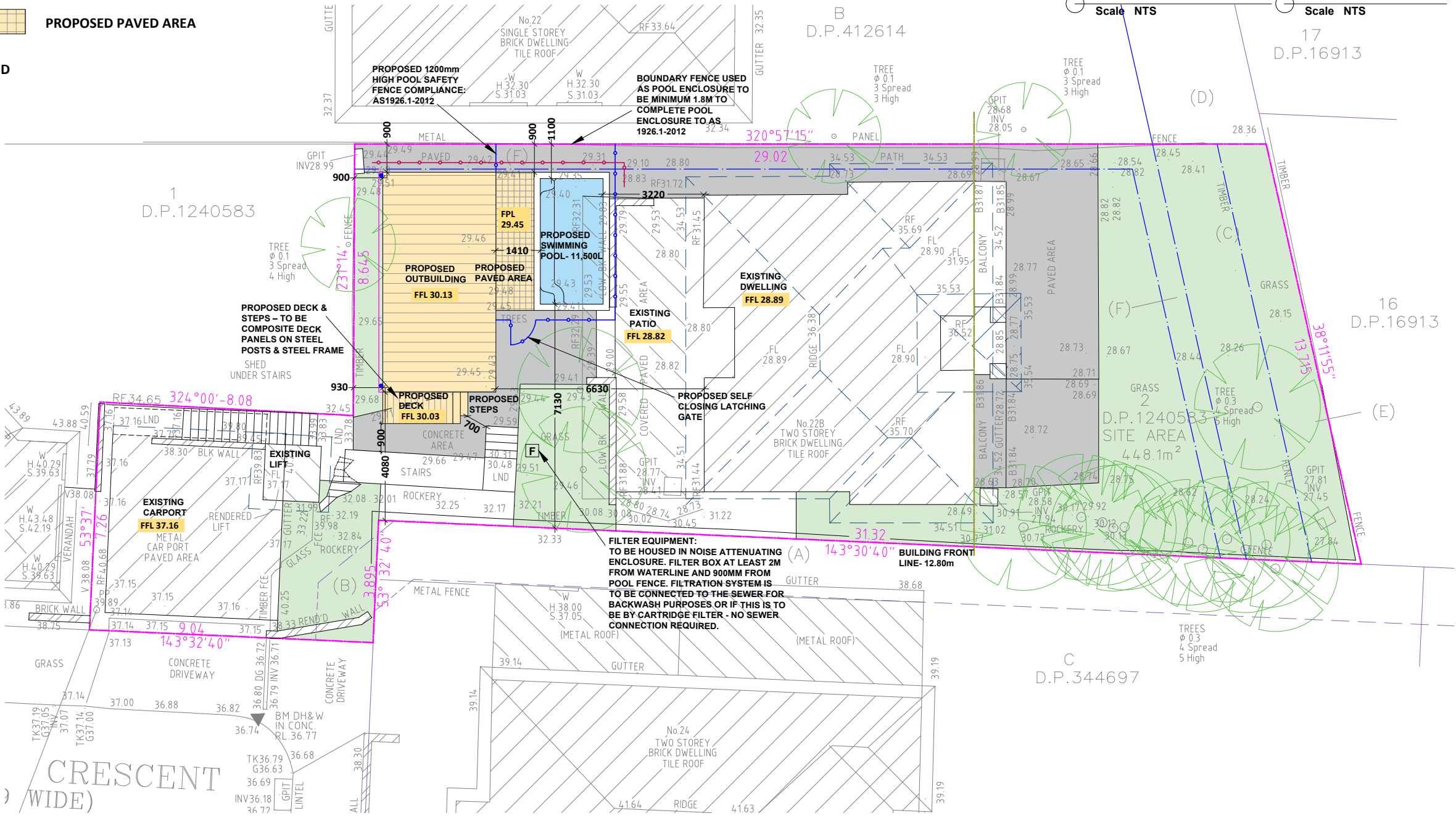
SILT FENCE PERSPECTIVE
Scale NTS

SILT FENCE SECTION
Scale NTS

SITE CALCULATIONS (sqm)

Area of site	448.100	
Floor Area- Existing dwelling: Ground floor & first Floor	200.000	
Proposed Outbuilding	22.700	
Gross/Total Floor Area	200.000000	
Floor Space Ratio	44.63%	
Existing dwelling & patio	114.000	
Proposed Outbuilding	25.200	
Proposed deck	3.100	
Proposed paved area	6.200	
Proposed Swimming pool + Coping	10.500	
Existing retaining walls	2.200	
Existing Lift, Carport & steps	47.000	
Total Footprint	208.20	
Site coverage	46.46%	
Existing concrete areas	78.50	
Existing landscape areas less than 1.5m wide	16.00	
Total Hardsurface area	94.5000	
Total building + Hardsurface	302.7000	
Total landscape area	145.4000	
Landscape coverage	32.45%	
Total Area in front of Building line	141.20	
Actual Landscape in front of building line	98.00	69.40%
Actual Landscape behind building line	47.40	32.70%

SITE PLAN
SCALE 1:150



LEGEND:

- FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL
EGL - EXISTING GROUND LEVEL
F - FILTER
FPL - FINISHED POOL COPING LEVEL
NCC - NATIONAL CONSTRUCTION CODE
- TW - TOP OF WALL LEVEL
BW - BOTTOM OF WALL LEVEL
ZOI - ZONE OF INFLUENCE
BLD - EXTERNAL BUILDING LEVEL
DK - FINISHED DECK LEVEL
PAV - FINISHED PAVING LEVEL
TIL - FINISHED TILE LEVEL
TW - TOP OF WALL LEVEL

FOR APPROVAL PURPOSE ONLY

DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED SWIMMING POOL & OUTBUILDING

Client: GRAHAM

Site: LOT 2 D.P. 1240583
22b Bardwell Crescent
Earlwood

Drawing Title: PROPOSED SITE PLAN

Scale: AS NOTED
Date: 19.03.2025
Checked: A.J.
Authorised:

Designers / Architects / Drafters:



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Round Corner, Nsw 2158

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North Point:



Job Reference:

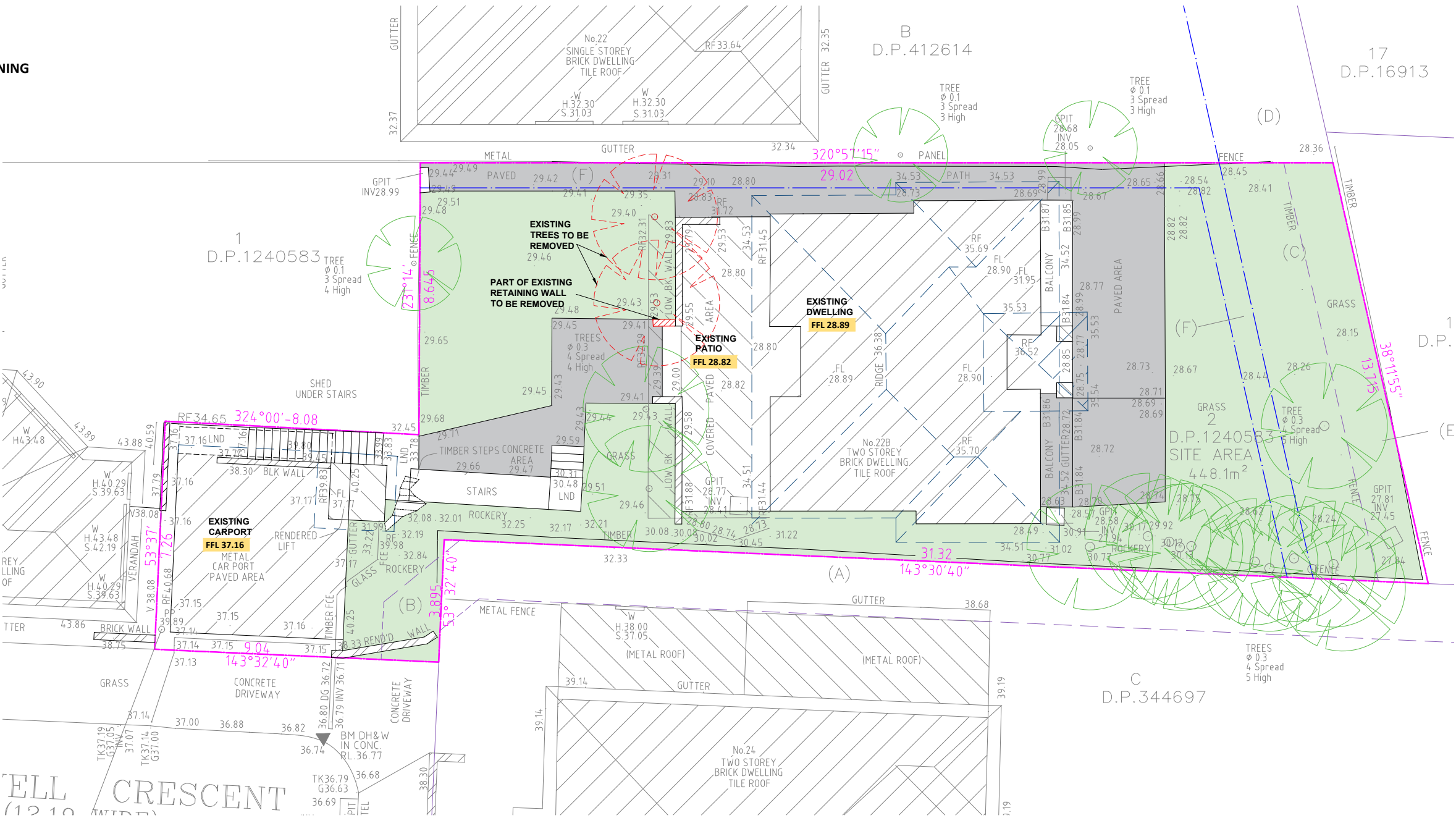
GRAHAM

Sheet No:

02 / 06

LEGEND:

- BOUNDARY LINE
- EXISTING CONCRETE AND
HARDSCAPE AREAS
- EXISTING DWELLING
- PART OF EXISTING RETAINING
WALL TO BE REMOVED
- EXISTING TREES TO BE
REMOVED



SITE PLAN- DEMOLITION
SCALE 1:400

LEGEND:

- FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL
EGL - EXISTING GROUND LEVEL
F - FILTER
FPL - FINISHED POOL COPING LEVEL
NCC - NATIONAL CONSTRUCTION CODE
- TW - TOP OF WALL LEVEL
BW - BOTTOM OF WALL LEVEL
ZOI - ZONE OF INFLUENCE
BLD - EXTERNAL BUILDING LEVEL
DK - FINISHED DECK LEVEL
PAV - FINISHED PAVING LEVEL
TIL - FINISHED TILE LEVEL
TW - TOP OF WALL LEVEL
- FOR APPROVAL PURPOSE ONLY**
- DRAWING ORIGINAL SIZE A3

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Project Name: **PROPOSED SWIMMING POOL & OUTBUILDING**

Client: **GRAHAM**

Site: **LOT 2 D.P. 1240583
22b Bardwell Crescent
Earlwood**

Drawing Title: **SITE PLAN- DEMOLITION**

Scale: **AS NOTED** Date: **19.03.2025** Checked: **A.J.** Authorised:

Designers / Architects / Drafters:



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North Point:



Job Reference:

GRAHAM

Sheet No:

02A / 06

LEGEND:

- BOUNDARY LINE
- PROPOSED SWIMMING POOL
- EXISTING DWELLING
- PROPOSED POOL FENCE
- F

LOCATION OF FILTER BOX
- BUILDING FRONT LINE
- PROPOSED OUTBUILDING (RIDGED CLADDING SIMILAR TO KLIP LOK)
- PROPOSED DECK
- PROPOSED EXTERNAL WALLS- 120mm THICKNESS
- PROPOSED GUTTER LINE
- PROPOSED DOWNPIPES
- EXISTING EASEMENT
- PROPOSED PAVED AREA

STORMWATER.

PROPOSED DOWNPIPES ARE TO CONNECTED TO THE EXISTING STORMWATER SYSTEM. NO ADDITIONAL CONCENTRATED FLOWS WILL IMPACT NEIGHBOUR PROPERTIES.

EAST ELEVATION

WINDOW SCHEDULE						
MARK	TYPE	W	H	S	AREA	LOCATION
W1	ALU. FRAMED AWNING WINDOW	945	600	1500	.567	PROPOSED OUTBUILDING
W2	ALU. FRAMED-(DOUBLE AWNING & BOTTOM FIXED) WINDOW	600	1800	300	1.08	PROPOSED OUTBUILDING
W3	ALU. FRAMED-(DOUBLE AWNING & BOTTOM FIXED) WINDOW	600	1800	300	1.08	PROPOSED OUTBUILDING
W4	ALU. FRAMED-(DOUBLE AWNING & BOTTOM FIXED) WINDOW	600	1800	300	1.08	PROPOSED OUTBUILDING
W5	ALU. FRAMED-(DOUBLE AWNING & BOTTOM FIXED) WINDOW	600	1800	300	1.08	PROPOSED OUTBUILDING

DOOR SCHEDULE				
MARK	TYPE	W	H	LOCATION
SD1	EXTERNAL SLIDING DOOR- TWO PANEL	1800	2100	PROPOSED OUTBUILDING

PROPOSED FLOOR PLAN
SCALE 1:100

WEST ELEVATION

SOUTH ELEVATION

LEGEND:

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FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
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TCL - TOP CEILING LEVEL
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EGL - EXISTING GROUND LEVEL
F - FILTER
FPL - FINISHED POOL COPING LEVEL

TW - TOP OF WALL LEVEL
BW - BOTTOM OF WALL LEVEL
ZOI - ZONE OF INFLUENCE
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DK - FINISHED DECK LEVEL
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TIL - FINISHED TILE LEVEL
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DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED SWIMMING POOL & OUTBUILDING

Client: GRAHAM

Site: LOT 2 D.P. 1240583
22b Bardwell Crescent
Earlwood

Drawing Title: FLOOR PLAN

Scale:	Date:	Checked:	Authorised:
AS NOTED	19.03.2025	A.J.	

Designers / Architects / Drafters:



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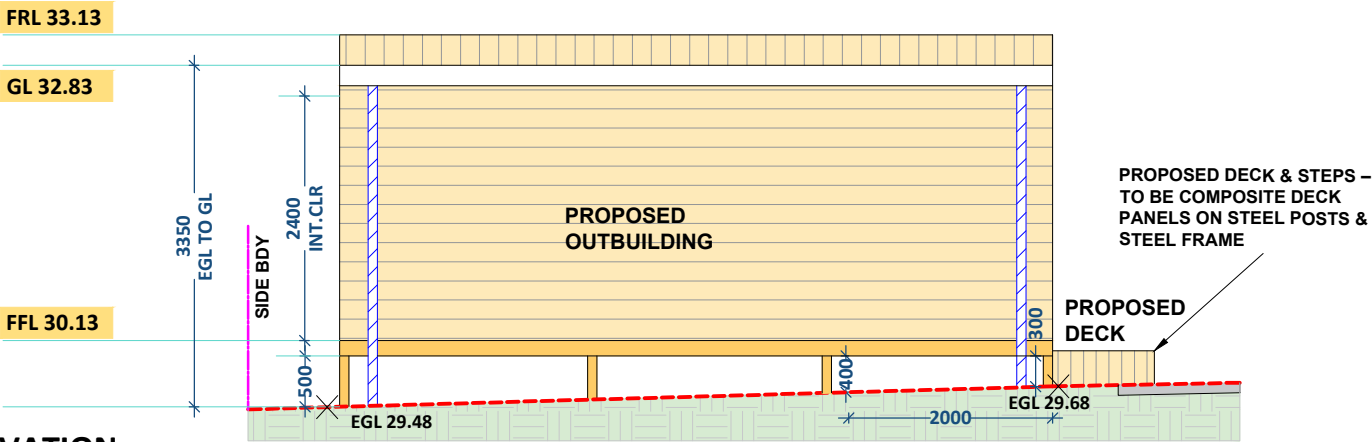
GRAHAM

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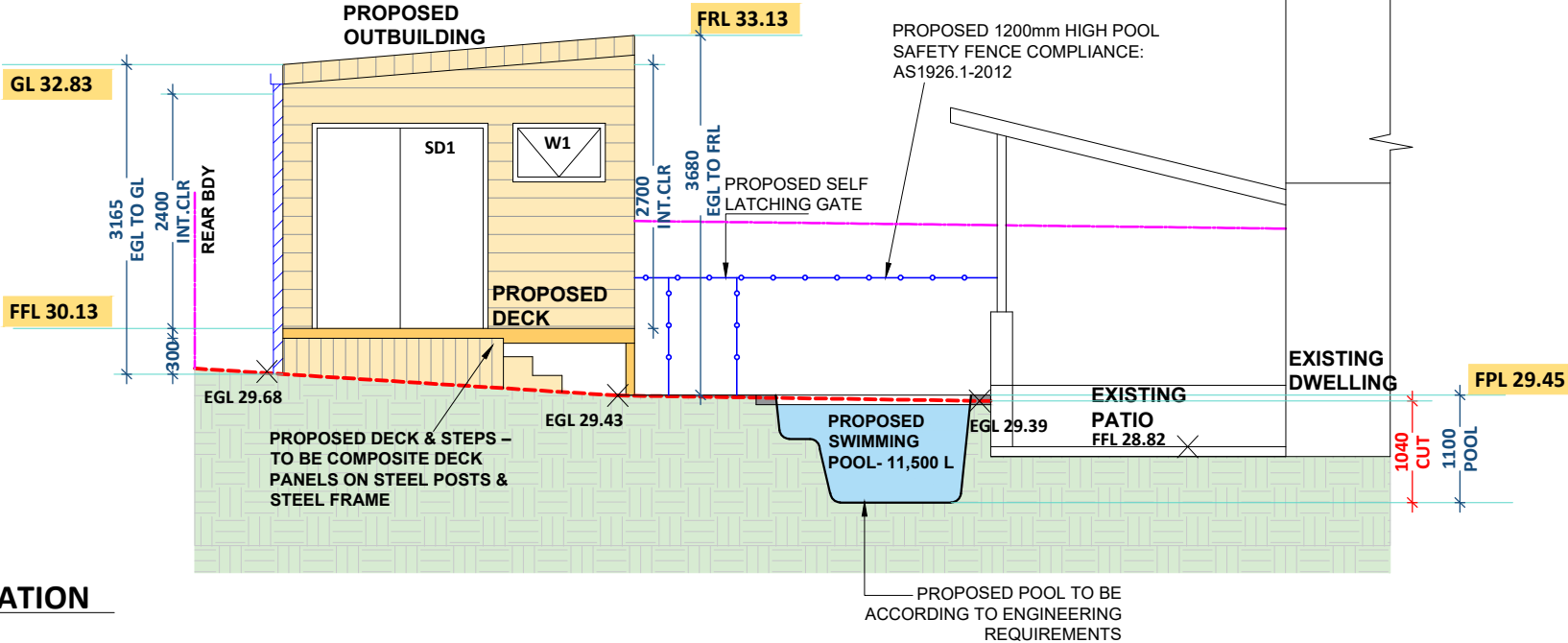
03 / 06

- LEGEND:**
- EXISTING GROUND LINE
 - (SUBJECT OF APPROVAL)
PROPOSED SWIMMING
POOL
 - EXISTING DWELLING
 - BOUNDARY LINE
 - PROPOSED POOL FENCE
 - PROPOSED STEP
 - PROPOSED DECK
 - PROPOSED SUPPORTS
 - PROPOSED OUTBUILDING (RIDGED
CLADDING SIMILAR TO KLIP LOK)
 - PROPOSED DOWNPIPES
 - EXISTING CONCRETE AREAS

NORTH ELEVATION
SCALE 1:75



WEST ELEVATION
SCALE 1:75



LEGEND:

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FCL - FINISHED CEILING LEVEL
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FBL - FLOOR BOTTOM LEVEL
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EGL - EXISTING GROUND LEVEL
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FPL - FINISHED POOL COPING LEVEL

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Client: GRAHAM

Site: LOT 2 D.P. 1240583
22b Bardwell Crescent
Earlwood

Drawing Title: ELEVATIONS

Scale:
AS NOTED

Date:
19.03.2025

Checked:
A.J.

Authorised:

Designers / Architects / Drafters:



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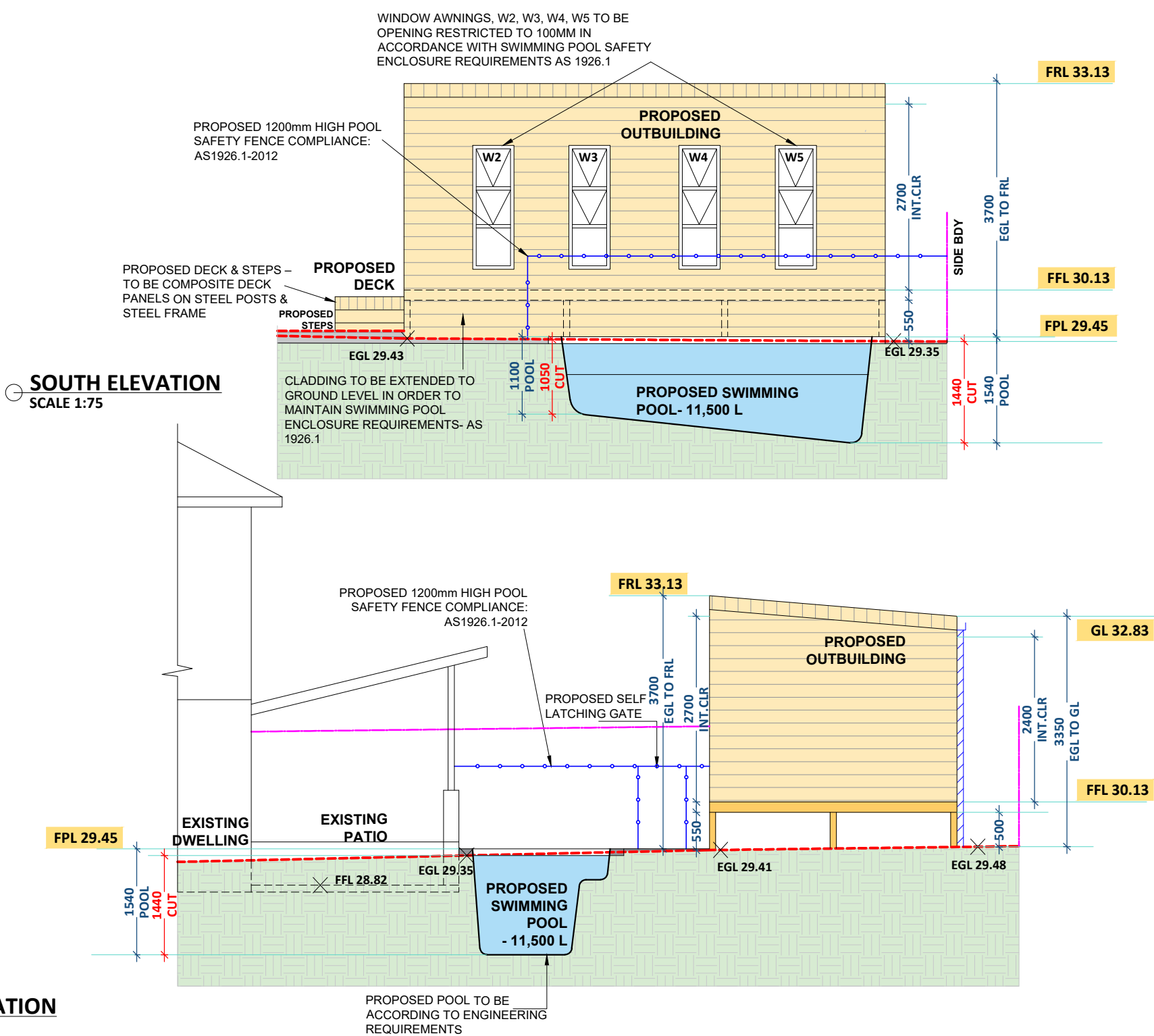
GRAHAM

Sheet No:

04/ 06

LEGEND:

- EXISTING GROUND LINE
- (SUBJECT OF APPROVAL)
PROPOSED SWIMMING
POOL
- EXISTING DWELLING
- BOUNDARY LINE
- PROPOSED POOL FENCE
- PROPOSED STEP
- PROPOSED DECK
- PROPOSED SUPPORTS
- PROPOSED OUTBUILDING (RIDGED
CLADDING SIMILAR TO KLIP LOK)
- PROPOSED DOWNPIPES
- EXISTING CONCRETE AREAS



LEGEND:

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Project Name: PROPOSED SWIMMING POOL & OUTBUILDING

Client: GRAHAM

Site: LOT 2 D.P. 1240583
22b Bardwell Crescent
Earlwood

Drawing Title: ELEVATIONS

Scale: AS NOTED

Date: 19.03.2025

Checked: A.J.

Authorised:

Designers / Architects / Drafters:



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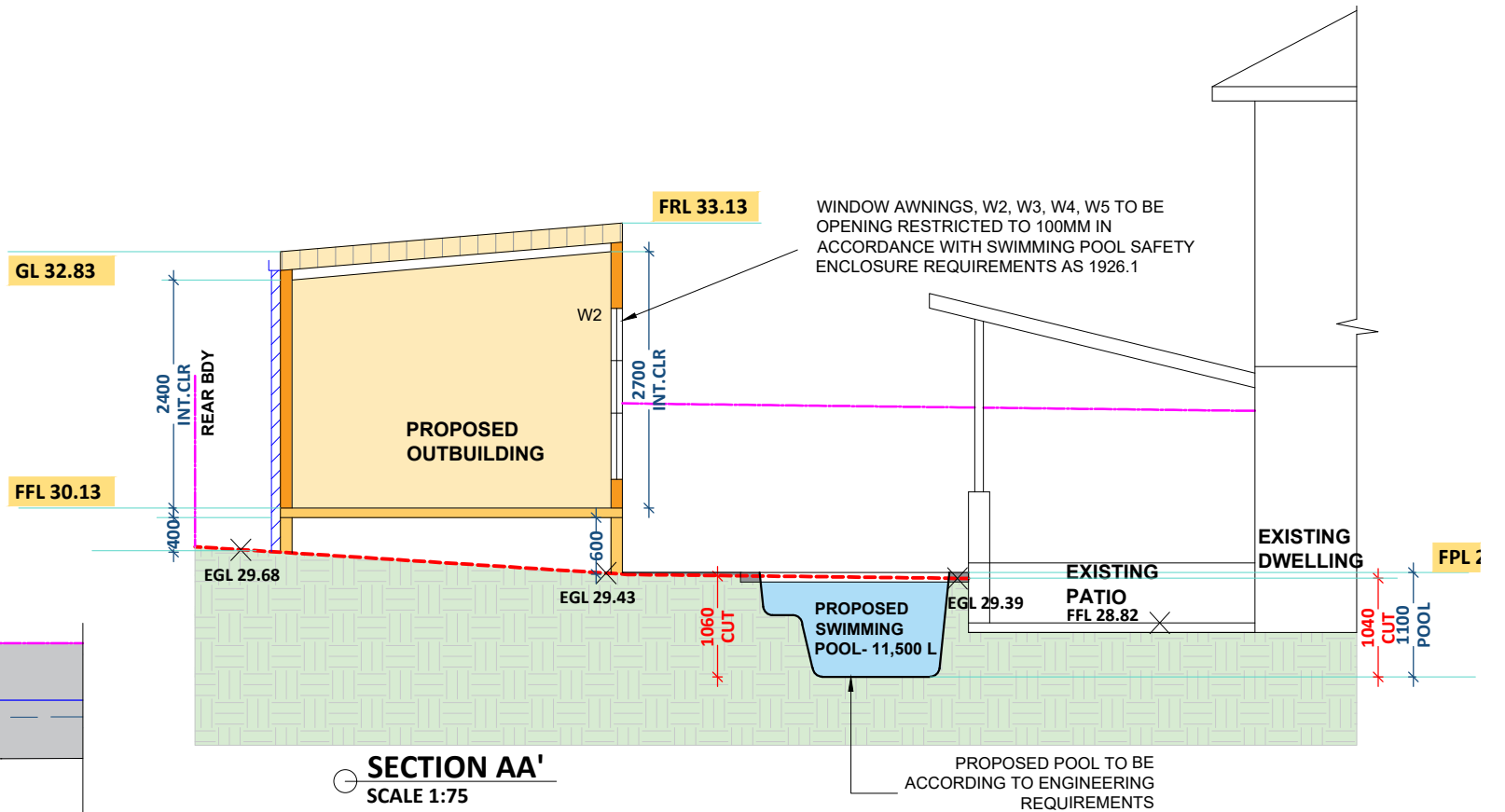
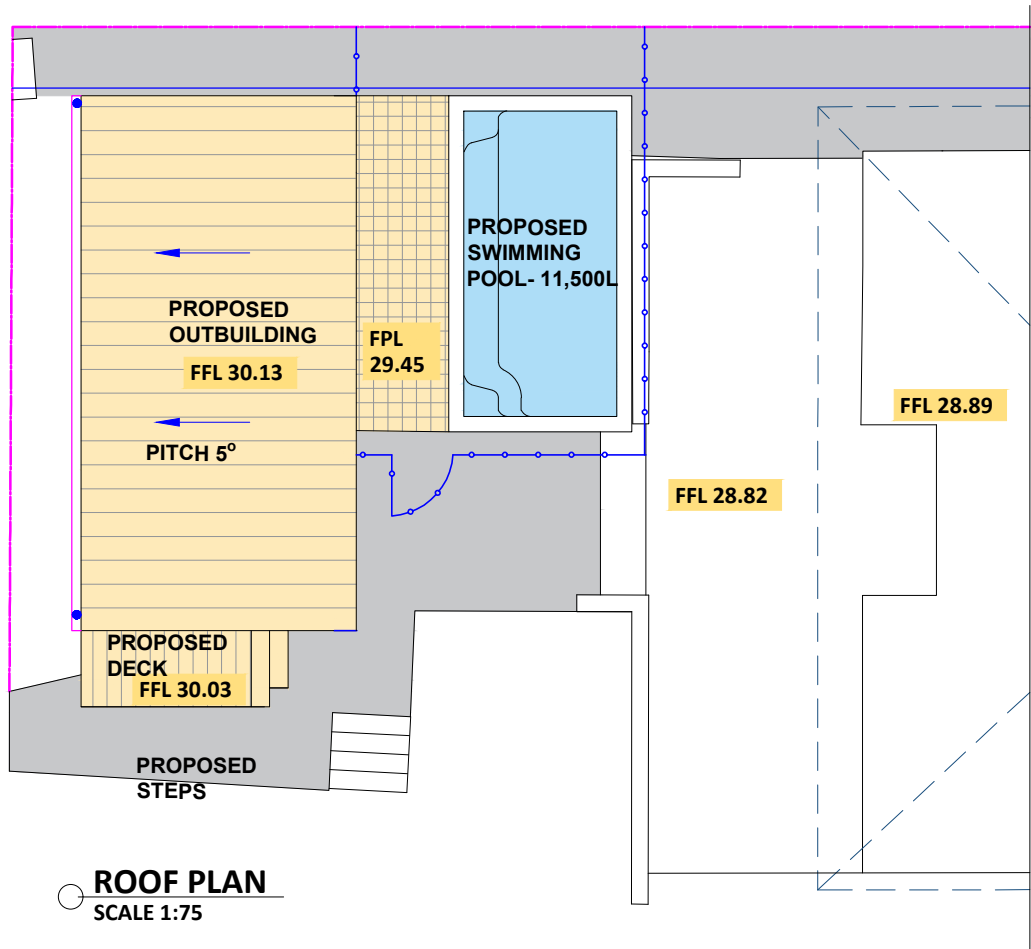
GRAHAM

Sheet No:

05/ 06

LEGEND:

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- (SUBJECT OF APPROVAL)
PROPOSED SWIMMING
POOL
- EXISTING DWELLING
- BOUNDARY LINE
- PROPOSED POOL FENCE
- PROPOSED SUPPORTS
- PROPOSED OUTBUILDING (RIDGED
CLADDING SIMILAR TO KLIP LOK)
- PROPOSED DOWNPIPES
- EXISTING CONCRETE AREAS
- PROPOSED PAVED AREA



SCHEDULE OF EXTERNAL FINISHES

FINISHED	COLOUR	PROFILE / SAMPLE
External Walls: TO BE COLOURBOND STEEL- BONVILLE STYLE CLADDING	JASPER COLOUR	
Roof Covering: TO BE COLOURBOND STEEL- BONVILLE STYLE CLADDING	JASPER COLOUR	
Gutters, Fascia & Downpipes COLOURBOND STEEL	JASPER COLOUR	
Windows & Doors: TO BE ALUMINUM	BLACK	
Deck & step: TO BE COMPOSITE DECKING		



PROPOSED STEEL CUSTOM
BONVILLE CLADDING

LEGEND:

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OUTBUILDING

Client: GRAHAM

Site: LOT 2 D.P. 1240583
22b Bardwell Crescent
Earlwood

Drawing Title: ELEVATIONS

Scale: AS NOTED Date: 19.03.2025 Checked: A.J. Authorised:

Designers / Architects / Drafters:



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06/ 06