

NEW CROSSOVER TO COUNCIL REQUIREMENTS. CROSSOVER HAS BEEN LOCATED TO ENSURE THE WING OF THE LAYBACK KERB CLEARS THE LINTEL OF THE EXISTING KERB INLET PIT

REFER TO LANDSCAPE PLAN & ELEVATION FOR FRONT BOUNDARY FENCE. FENCE SHALL BE AT LEAST 50% OPEN AREA SO AS NOT TO IMPEDE FLOOD WATERS WITH MINIMUM OPENINGS OF 75mm x 75mm IN ACCORDANCE WITH THE FLOOD REPORT

DEMOLISH EXISTING CROSSOVER AND MAKE GOOD KERB & FOOTPATH TO COUNCIL REQUIREMENTS

SHADED AREA DENOTES 600 WIDE CLEARANCE EITHER SIDE OF SEWER LINE

FENCE & GATE BETWEEN DWELLING & BOUNDARY ON BOTH EAST & WEST SIDES. FENCE & GATE SHALL BE AT LEAST 50% OPEN AREA SO AS NOT TO IMPEDE FLOOD WATERS WITH MINIMUM OPENINGS OF 75mm x 75mm IN ACCORDANCE WITH THE FLOOD REPORT

DECK OVER EXISTING SEWER CONSTRUCTED TO SATISFY GUIDELINES FOR BUILDING OVER OR ADJACENT TO SYDNEY WATER PIPE ASSETS

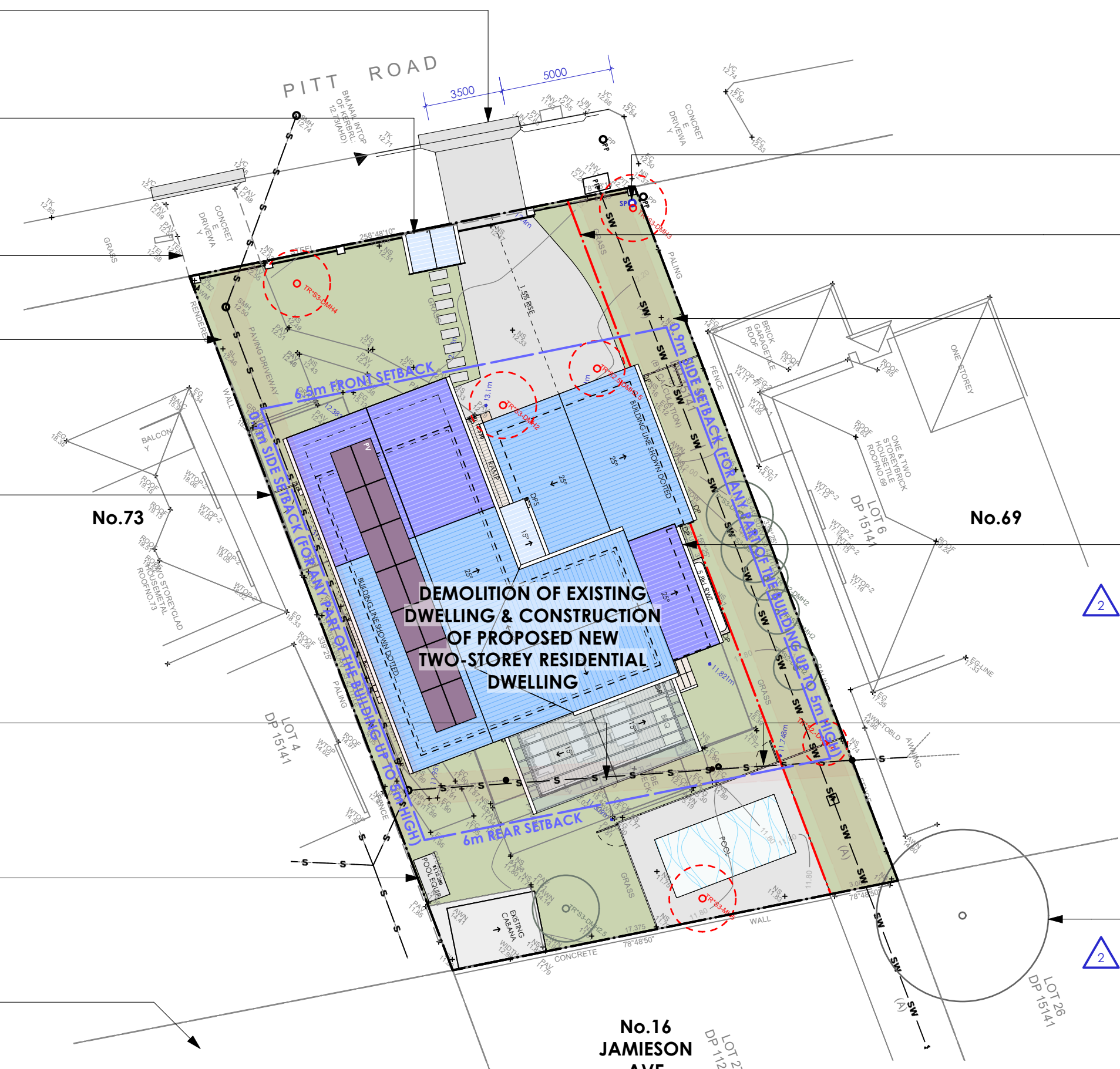
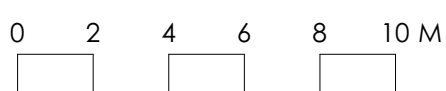
ALL CHEMICALS AND ELECTRICAL EQUIPMENT ASSOCIATED WITH THE POOL SHALL BE LOCATED ABOVE THE FLOOD PLANNING LEVEL 12.28m AHD IN ACCORDANCE WITH THE FLOOD REPORT.

NO TREES HIGHER THAN 5m ON THIS LOT

NOTE: REFER TO LANDSCAPE PLAN FOR PROPOSED REPLISHMENT TREES

NOTE: REFER TO A3 91.01 DCP COMPLIANCE - LANDSCAPED AREA FOR LANDSCAPED AREA CALCULATIONS

1 SITE PLAN 1:200



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

NEW ELECTRICITY SERVICE POLE TO ENERGY AUTHORITY REQUIREMENTS

EXISTING EASEMENT TO DRAIN WATER 3.045m WIDE FROM BOUNDARY

SHADED AREA DENOTES 900 WIDE CLEARANCE EITHER SIDE OF STORMWATER LINE

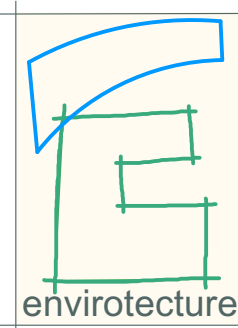
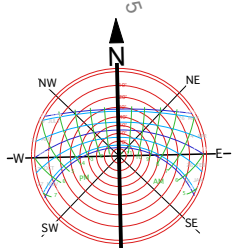
BIN STORAGE AREA (ONGOING WASTE)

NOTE ALL TREES WITHIN 5m OF THE PROPOSED WORKS ARE EITHER EXEMPT TREE SPECIES OR TREES UNDER 5m IN HEIGHT

POOL FENCE SHALL BE AT LEAST 50% OPEN AREA SO AS NOT TO IMPEDE FLOOD WATERS WITH MINIMUM OPENINGS OF 75mm x 75mm IN ACCORDANCE WITH THE FLOOD REPORT. POOL FENCE SHALL COMPLY WITH AS1926.1, AS1926.2 & THE NSW SWIMMING POOLS ACT 1992.

EXISTING COCOS PALMS (NORTHERN BEACHES COUNCIL EXEMPT SPECIES)

NOT FOR CONSTRUCTION



REV # 2	BY MS	DATE 1/07/2024	DA SUBMISSION	PROJECT #	S89
PROJECT NEW DWELLING				PROJECT STATUS	DA
ADDRESS 71 PITT ROAD, NORTH CURL CURL, 2099 NSW				DRG #	A3 11.01
LOT 1 / DP 1292851				REVISION #	2
CLIENT	CASS & ROB SIMS	DATE #	26/9/22	DRAWN	MS
DWG	SITE PLAN	SCALE	AS SHOWN	CHKD	AM
NSW: 48 KALANG ROAD, ELANORA HEIGHTS, 2101 (02 9913 3997)				ACCREDITED BUILDING DESIGNER:	
VIC: 22 SKIPTON STREET, BALLARAT, 3350 (0491 241 181)				DICK CLARKE #6029	
www.envirotecture.com.au				NOMINATED ARCHITECTS:	
envirotecture projects pty ltd ABN 49 078 853 577				TALINA EDWARDS: VIC #16512	
				ANDY MARLOW: NSW #9597	
				TAS #1280 VIC #00015	