

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.

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED

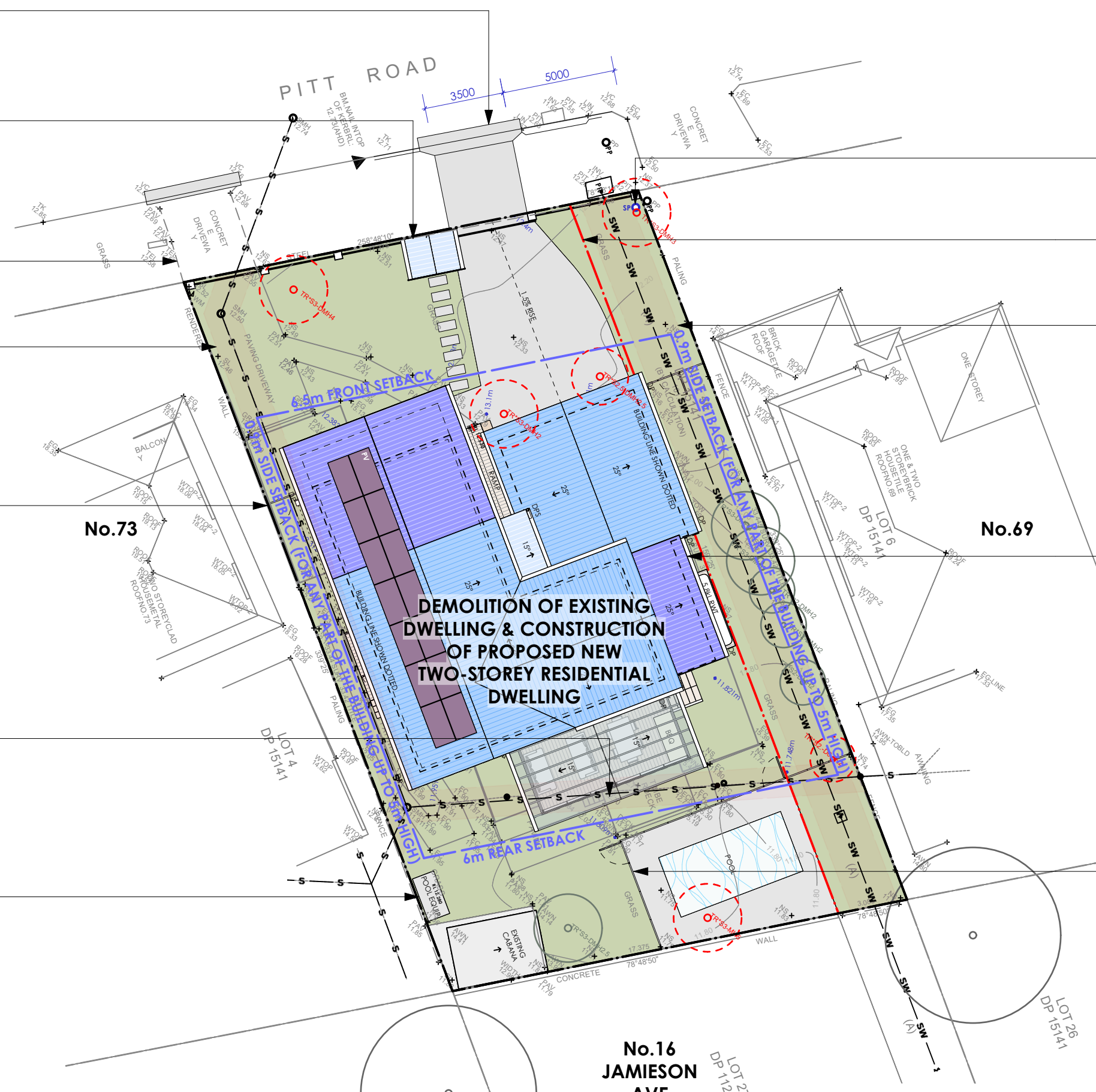
NEW ELECTRICITY SERVICE POLE TO ENERGY AUTHORITY REQUIREMENTS

EXISTING EASEMENT TO DRAIN WATER 3.045m WIDE FROM BOUNDARY

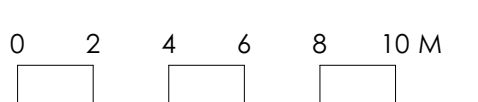
SHADED AREA DENOTES 900 WIDE CLEARANCE EITHER SIDE OF STORMWATER LINE

BIN STORAGE AREA (ONGOING WASTE)

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.



1 SITE PLAN 1:200



NOTE: REFER TO LANDSCAPE PLAN FOR PROPOSED REPLISHMENT TREES

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

NOT FOR CONSTRUCTION

REV # 1	BY MS	DATE 27/05/24	DA SUBMISSION	PROJECT #	S89
PROJECT NEW DWELLING				PROJECT STATUS	DA
ADDRESS 71 PITT ROAD, NORTH CURL CURL, 2099 NSW				DATE #	26/9/22
LOT 1 / DP 1292851				SCALE	AS SHOWN
CLIENT CASS & ROB SIMS				DRG #	A3 11.01
DWG SITE PLAN				DRAWN	MS
				REVISION #	1
				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	