

# 10 Beverley Close

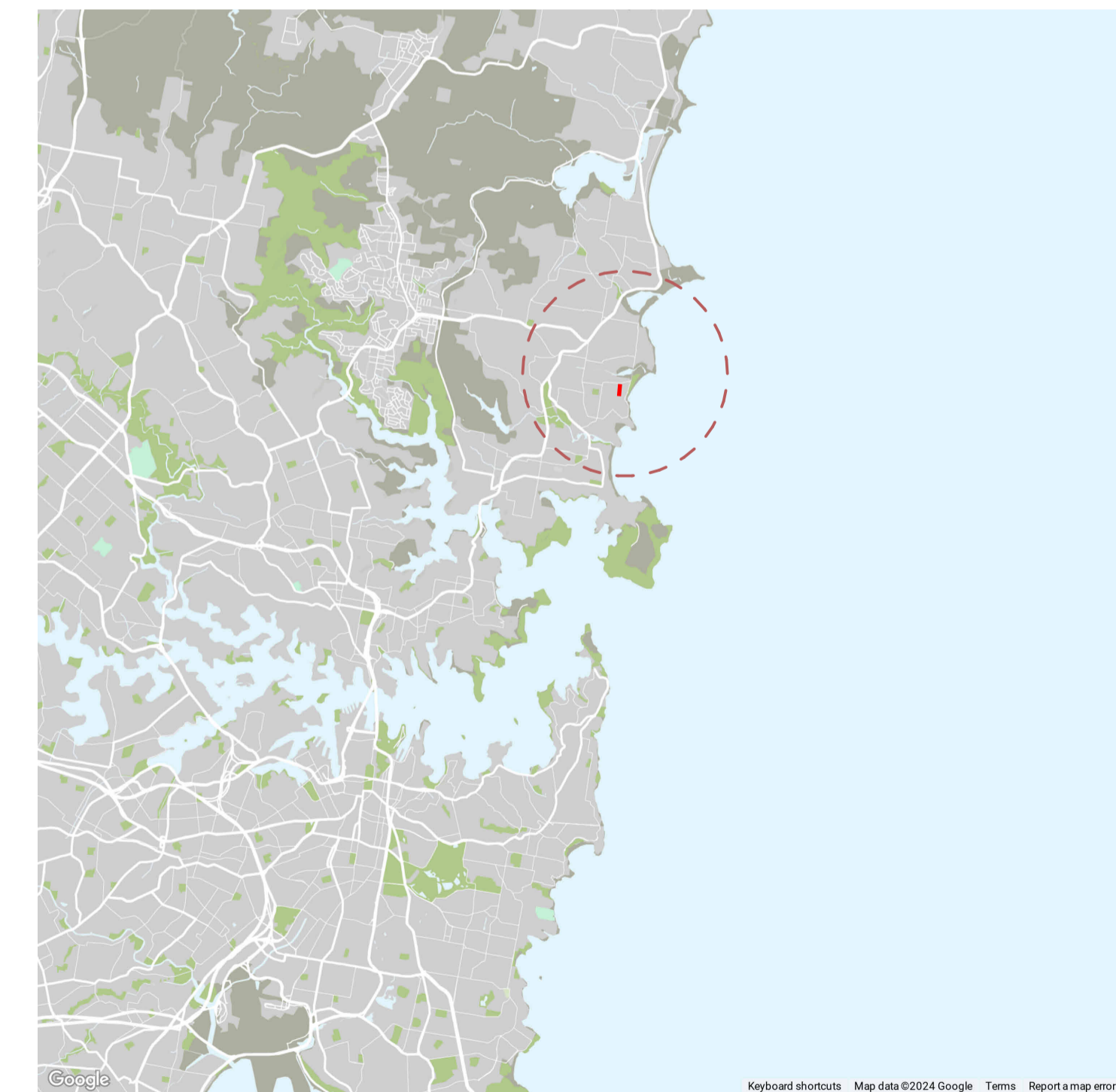
## B - Architectural Set

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### SET ISSUE LIST

CODE	DESCRIPTION	STATUS	DATE ISSUED
P01	Client Review	Issued	06/11/24
P02	Development Application	Active	24/03/25



LOCATION

P02 - Development Application

REF

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P02 Development Application  
P01 Client Review  
ISSUE DESCRIPTION

24/03/25 Active  
06/11/24 Issued  
DATE STATUS

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PROJECT  
**10 Beverley Close**  
Code: 10.BVL.CL  
Number: 241023.1  
Address: 10 Beverley Close, Curl Curl, NSW  
Account: Refine Living Pty Ltd  
PM: Marcos G Puga  
Description: Description

DRAWN  
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CHECKED  
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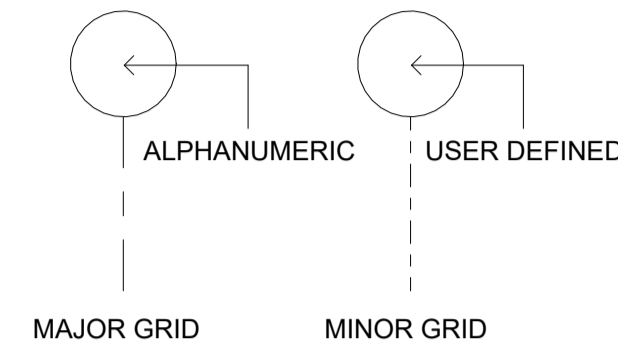
SHEET TITLE  
**COVER SHEET**  
SHEET NUMBER  
**A-00.0001**

SHEET REV  
**01**  
STATUS

GRAPHICS

LINE TYPE KEY

Table with 2 columns: Line Style and Description. Includes Boundary (BDY), Subdivision (SDY), Utilities Overhead, Utilities Underground, Behind, Beyond, Diagram, Planning Controls, Not Built Approved Elements, FFL (Height Reference), SRL/FCL (Height Reference), Design Line of Height.



GENERIC COLOUR KEY

Table with 2 columns: Colour and Description. Includes Existing/Demolished, Proposed/Approved, Vegetation/Grass, Glazing/Water, Cavity/Terrain, Planting.

SCHEMATIC COLOUR KEY

Table with 3 columns: Section, Projection, and Description. Includes Framed/Stud, Metal/Plastic, Concrete, Masonry/Ceramic/Clay, Stone/Sand, Filled/Rammed, Building Approval Stages.

SECTION PATTERN KEY

Table with 2 columns: Pattern and Description. Includes Stud, Blockwork, Brick, Stone, Concrete Pre-Formed, Concrete Mass Off-Form, Filled/Rammed, Plasterboard/Screeds, Gravel, Plywood, Sand, Timber.

RCP COLOUR LEGEND

Table with 2 columns: Colour and Description. Includes Nominal CLH, Below Nominal CLH, Bulkhead/Full Height JN.

DISCIPLINES CLEARANCES & SPACES

Table with 2 columns: Colour and Discipline. Includes Fire, Mechanical, Hydraulic, Electrical, Lighting.

TAGGING AND ANNOTATION

VIEW MARKERS

Table with 2 columns: Marker and Description. Includes Callout Reference Type, Elevation Detail Number, Elevation (Same Sheet) Detail Numbers, Section Reference Type.

DATUM MARKERS

Table with 2 columns: Marker and Description. Includes Name/Elevation, Spot Coordinate, Spot Elevation.

SETOUT MARKERS

Table with 2 columns: Marker and Description. Includes Project Setout Point, Survey Point, Finish Setout Point.

TAG TYPES

Table with 2 columns: Tag Type and Description. Includes Unit/Space Name, Area/Room Tag, Door Tag, Window Tag, Floor Tag, Ceiling Tag, System Tag/Assemblies, Wall Tag, Generic/Multi-Category Tag.

KEYNOTES

Table with 2 columns: Keynote Tag and Description. Includes Material Keynote Tag (Non-FFE), Keynote Tag (FFE).

TAG TYPES (CTD.)

Table with 2 columns: Tag Type and Description. Includes Revision Tag, Symbols, Centreline/HOB/Setdown, Services Riser, Void/Shaft, Duct, Slope (upwards)/Fall (downwards).

SERVICES

TAGGING - GENERAL

Table with 2 columns: Tagging and Description. Includes Outlet Type, Descriptor, Mounting Height, Sub Descriptor.

DESCRIPTORS

Table with 2 columns: Descriptor and Description. Includes Outlet/Switch Count, Vertical Plate, Number of Ways, Audio Visual Outlet, Break Glass to Exit, Comms Outlet, Essential Power, Emergency Call Button, HDMI Outlet, Intermediary Switch, Manual Call Point, Orderly Call Button, Nurse Call, TV Outlet, Request to Exit, Staff Assist Button, UPS Outlet.

SUB DESCRIPTORS

Table with 2 columns: Sub Descriptor and Description. Includes Appliances Outlet, XX Amps, Cleaner's Outlet, For Boiling Water Unit, For Dishwasher, Existing, Fridge, Existing Make Good, Existing to be Removed, Inpatient TV Outlet, Monitor Outlet, Telephone Outlet, Security Camera, Microwave Outlet, Weatherproof.

POWER

Table with 2 columns: Power and Description. Includes GPO, GPO Switched, Blank Plate, Essential Power, Three Phase, UPS.

DATA

Table with 2 columns: Data and Description. Includes Comms, Audio Visual.

CONTROLS

Table with 2 columns: Control and Description. Includes 1 Way Light Switch, 3 Phase Light Switch, 2 Way Light Switch, Intermediary Light Switch, Intercom, Thermostat, Residual Current Device, Push Button, Card Reader, Call Button (Shown Against Wall).

SERVICES

MECHANICAL

Table with 2 columns: Mechanical and Description. Includes Wall Register (Return/Supply), Ceiling Register (Supply/Return), Access Panel, Swirl Air Register, Exhaust Fan.

LIGHTING/SECURITY

Table with 2 columns: Lighting/Security and Description. Includes Downlight, Emergency Light, Linear Light (Recessed/Suspended), Escape Sign, Security Camera, Security Camera (360 Degrees).

FIRE SERVICES

Table with 2 columns: Fire Services and Description. Includes Fire Sprinkler, Emergency Speaker, Smoke Detector, Emergency Strobe Light, Temperature Sensor.

PROJECT NOTES

Table with 2 columns: Project Note and Description. Includes General Notes, Development Scope Notes, Previous Development Scope Notes, Demolition Notes, Project Specific Requirements, Codes & Regulations Requirements, Warnings.

\* Scope notes are to be prefix by groups of Notes.

ABBREVIATIONS

CODING CONVENTION

Table with 2 columns: Coding and Description. Includes Designator, Code, Variant.

DESIGNATORS

Table with 2 columns: Designator and Description. Includes Door Type, Internal, External, FFE, Joinery, Structural, Services, Window Type.

GENERAL

Table with 2 columns: General and Description. Includes Balustrade, Beam, Column, Flashing, Glazing, Handrail, Insulation, Louvres, Metal Stud Framing, Metal Top Hats, Paint Finish (Type X), Timber Stud Framing, Timber Battens, Spandrel Glazing, Stair, Stair Nosing.

NOTES & ROLES

Table with 2 columns: Note/Role and Description. Includes AS Per Architect Specifications, AS Per Engineer Specifications, AS Per Manufacturer Specifications, AS Per Designer Specifications, Australian Standards, Building Code of Australia, By Others, Confirm on Site, Confirm with Designer, To Be Approved, To Be Confirmed.

REF

Table with 2 columns: Reference and Description. Includes A-00.0001, A-03.0001, A-06.0001, A-10.0000, A-21.0100, A-75.0100, A-90.0001.

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Table with 2 columns: Issue Description and Date/Status. Includes Development Application, Client Review.

Table with 2 columns: Date and Status. Includes 24/03/25 Active, 06/11/24 Issued.

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Table with 2 columns: Project and Description. Includes Project 10 Beverley Close, Code 10.BVL.CL, Number 241029.1, Address 10 Beverley Close, Curt Curl, NSW, Account Refine Living Pty Ltd, PM Marcos G Puga, Description Description.

DRAWN --

CHECKED --

SHEET TITLE STANDARDS

SHEET NUMBER A-00.0002

SHEET REV 01 STATUS

**PROJECT NOTES GENERAL**

CODE	DESCRIPTION
D0.01	Demolition of 2 storey existing building - walls and slabs
D0.02	Demolition of previous driveway
D0.03	Demolition of retaining wall
D0.04	Demolition of pool and tiled area
D0.05	Demolition of external steps
D0.06	Demolition of external deck
D0.07	Demolition of stone bench
D0.08	Demolition of external staircase
D0.09	Demolition of roof
D0.10	Demolition of balcony
DEM	
GEN	
P.SC	
REQ	
SCN	
TEC	
WAR	

**KEYNOTE LEGEND**

KEY	DESCRIPTION
BR	Exposed Brick
CP	WoolCarpet
E.FIC-01	
E.INS-01	
E.PNW-01	
E.WBR	
ECR	Exposed Aggregate Concrete
F.APP-05	
F.APP-12	
F.APP-23	
F.BIN-53	
F.HCK-03	
F.REF-201	
F.SNK-02	
F.SNK-26	
F.TAP-01	
F.TAP-03	
I.INS-01	
I.MSF	
I.TSF	
I.WBL	
J.CDW-01	
MB	Metal Balustrade - Copper
MD	Metal Garage Door - Copper
NOSCHED	
PV	Paving
ST	Sandstone Cladding
STL	Stone Tiles
TB	Timber Floorboards
TF	Timber Frame
TL	Tiles
TP	Timber Pergola
X.LIF-21	

**REF**

A-00.0001  
A-03.0001  
A-06.0001  
A-10.0000  
A-21.0100  
A-75.0100  
A-90.0001

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P02 Development Application  
P01 Client Review  
ISSUE DESCRIPTION

DATE	STATUS	ISSUE DESCRIPTION
24/03/25	Active	
06/11/24	Issued	

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**PROJECT**  
**10 Beverley Close**  
Code: 10.BVL.CL  
Number: 241029.1  
Address: 10 Beverley Close, Curl Curl, NSW  
Account: Refine Living Pty Ltd  
PM: Marcos G Puga  
Description: Description

DRAWN  
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CHECKED  
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**SHEET TITLE**  
**PROJECT NOTES**

SHEET NUMBER  
**A-00.0003**

SHEET REV  
**01**

STATUS

**P02 - Development Application**

**SITE DETAIL LEGEND**

Cadastral: 1/-/DP1067150  
LGA: Northern Beaches Council

Area: 1316.6 sqm  
Frontage: 50 m  
Depth: 40.43 m  
Frontage orientation: East  
Frontage RL: 35.05 m  
Drop: 11.96 m

**PLANNING LEGEND**

LEP Instrument: - Warringah LEP 2011  
LEP map index: -  
DCP Instrument: -

Zoning: R2 - Low Density Residential  
Lot size: 450 m<sup>2</sup>  
Height of Buildings: 8.5 m  
Floor Space Ratio: NA  
Land Res. Acqul: - NA  
Heritage: - NA  
Foreshore Buildings: - NA  
Landslide Risk Land - Area B - Flanking Slopes 5 to 25  
Other: -

**SITE ANALYSIS LEGEND**

Sun Acces

Views

Potential Privacy Issue

Wind

Noise

Access

Fall

Image View

**DIAGRAM KEY**

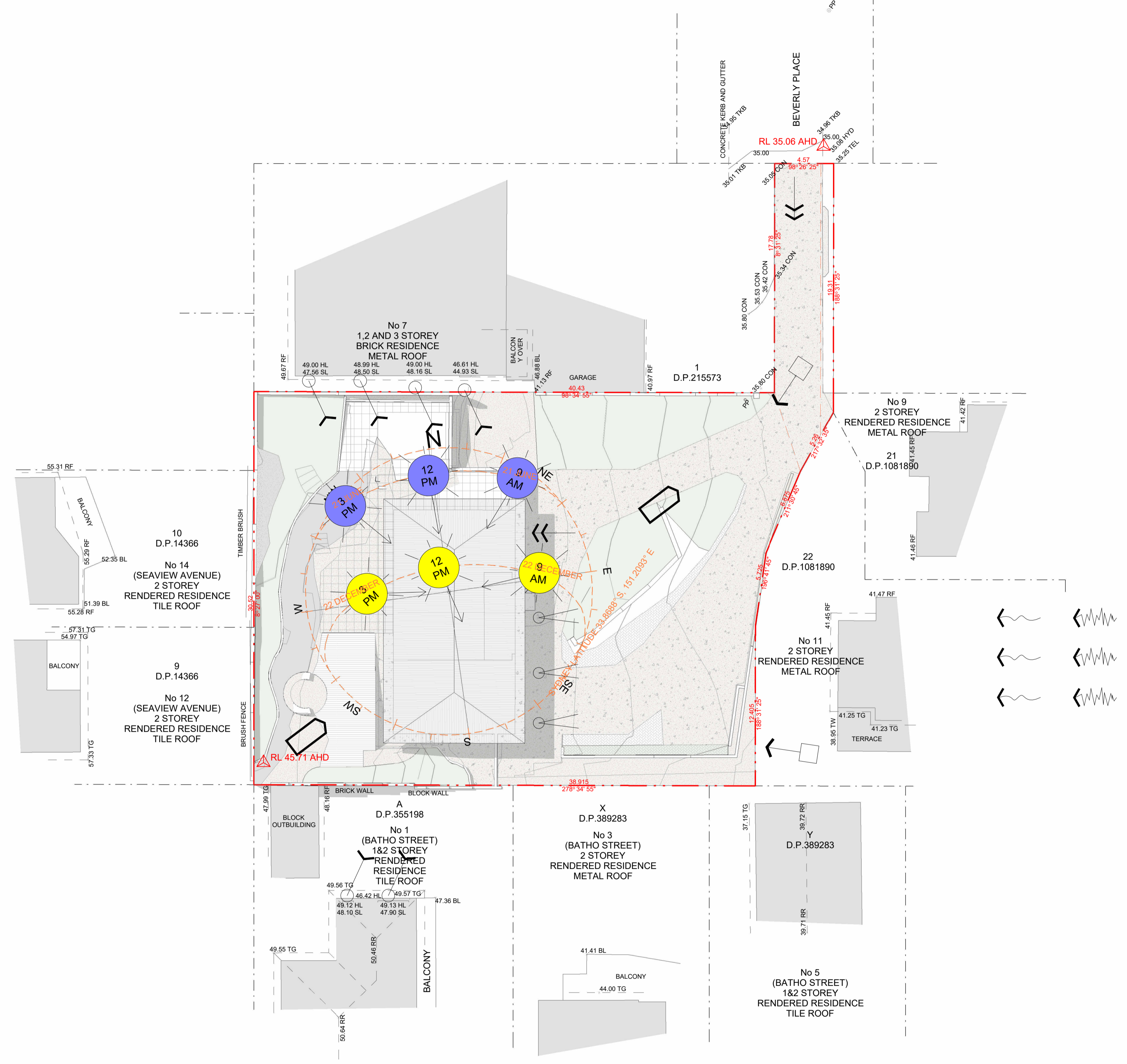
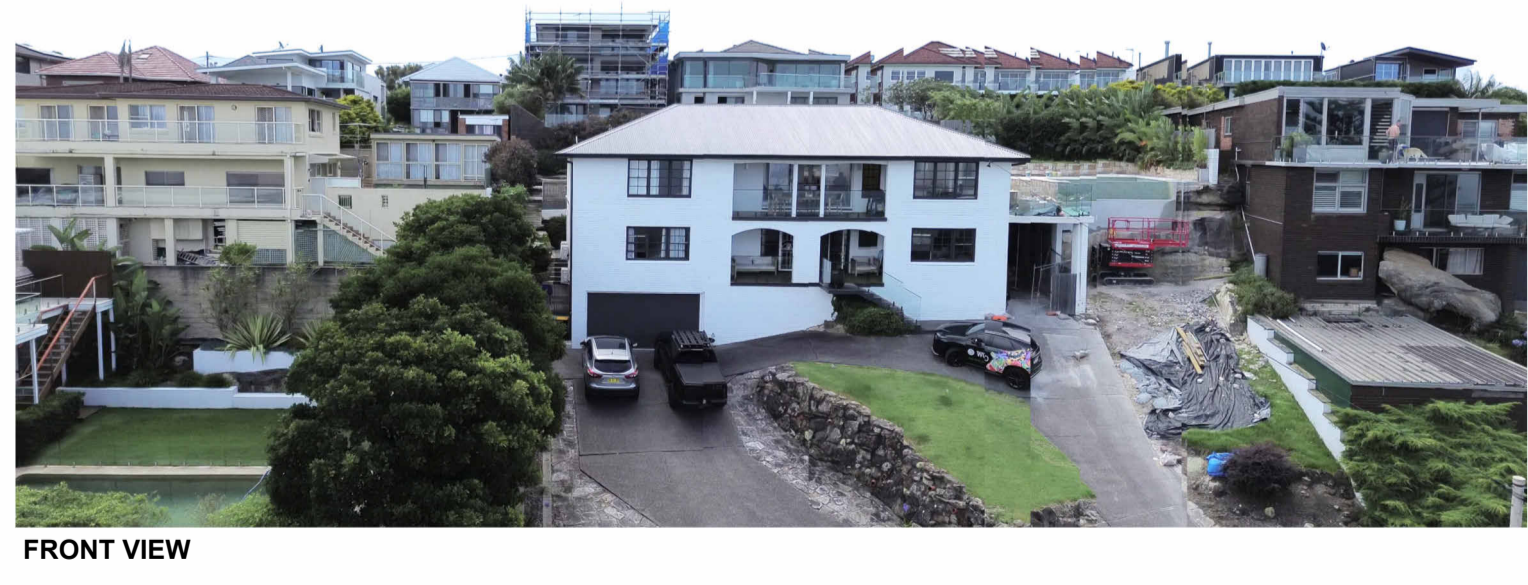
Proposed Building Outlines

Existing Trees

TPZ - TRE PROTECTION ZONE

SRZ - STRUCTURAL ROOT ZONE

REFER TO ARBORIST SPECIFICATION



**REF**

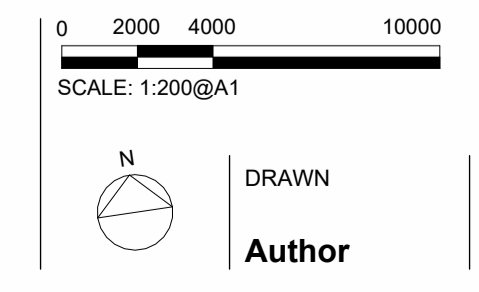
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P02 Development Application	24/03/25	Active
P01 Client Review	06/11/24	Issued

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PM: Marcos G Puga  
Description: Description



**P02 - Development Application**

**SHEET TITLE**  
**SITE ANALYSIS PLAN**

**SHEET NUMBER**  
**A-03.0001**

**SHEET REV** **01**

**STATUS**

**CHECKED** **Author**

**CHECKER** **Checker**

**SITE DETAIL LEGEND**

Cadastral: 1/-/DP1067150  
 LGA: Northern Beaches Council  
 Area: 1316.6 sqm  
 Frontage: 50 m  
 Depth: 40.43 m  
 Frontage orientation: East  
 Frontage RL: 35.05 m  
 Drop: 11.96 m

**PLANNING LEGEND**

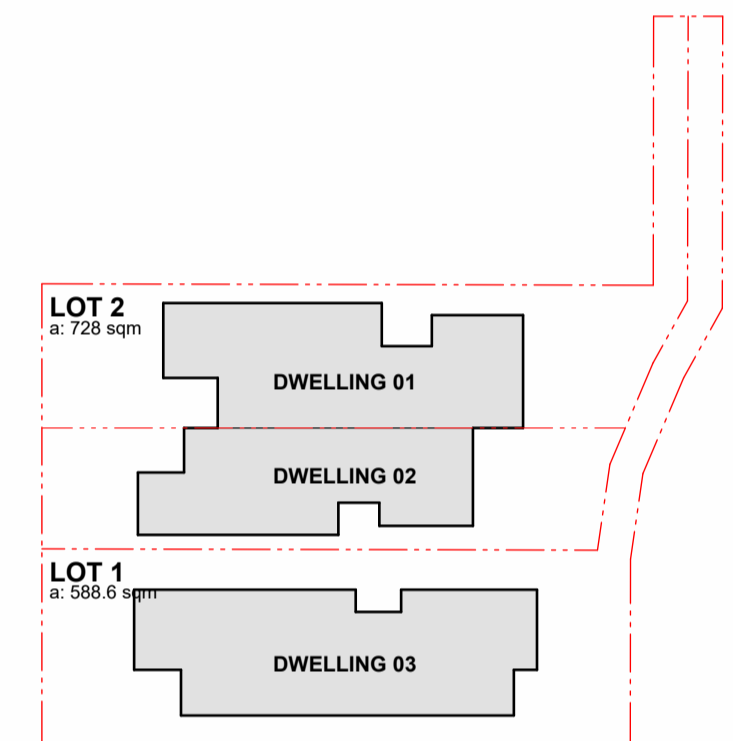
LEP Instrument: - Warringah LEP 2011  
 LEP map index: -  
 DCP Instrument: -

Zoning: R2 - Low Density Residential  
 Lot size: 450 m<sup>2</sup>  
 Height of Buildings: 8.5 m  
 Floor Space Ratio: NA  
 Land Res. Acqui: - NA  
 Heritage: - NA  
 Foreshore Buildings: - NA  
 Landslide Risk Land - Area B - Flanking Slopes 5 to 25  
 Other: -

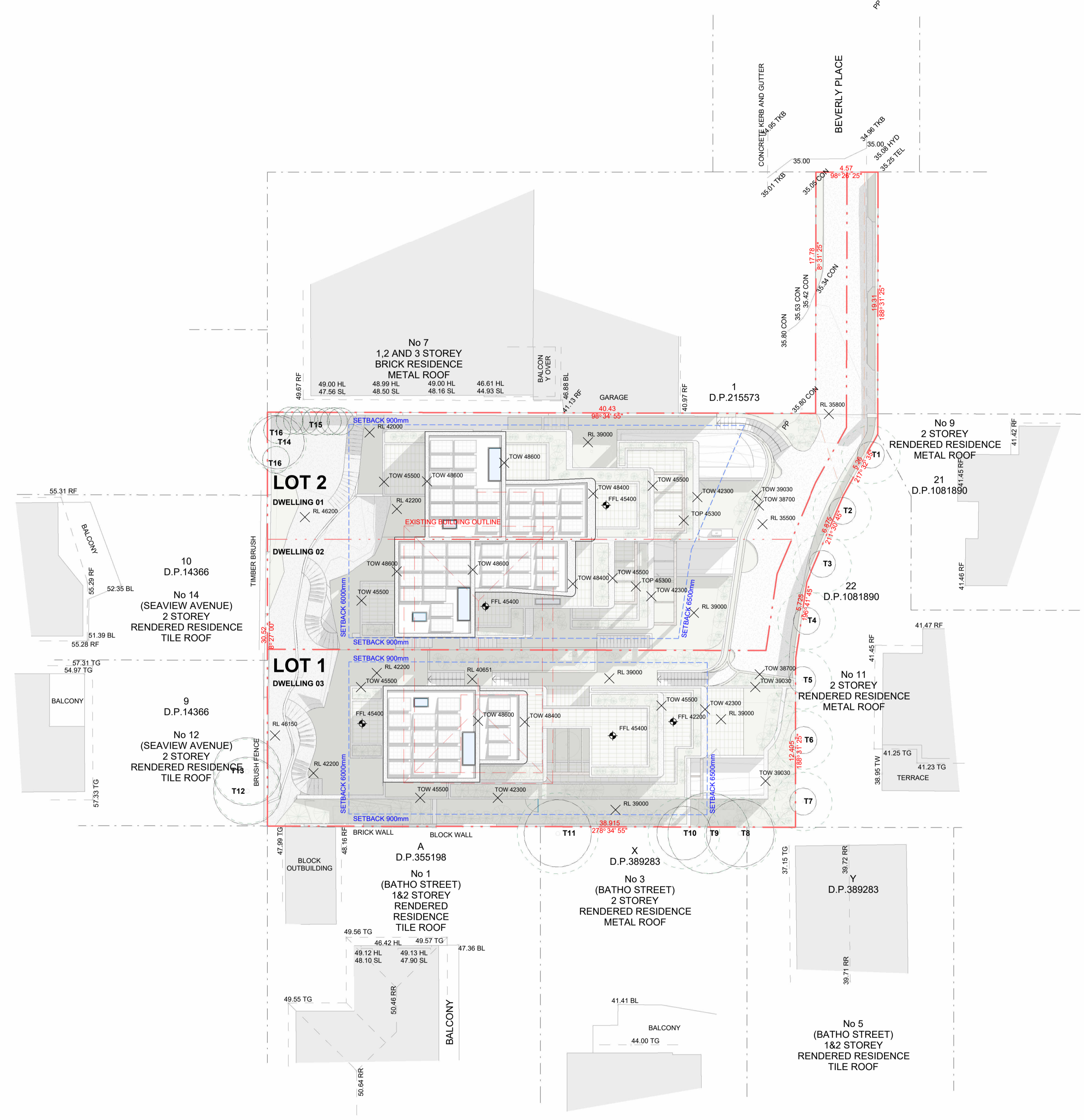
**LEVEL SCHEDULE**

LEVEL	ELEVATION
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EXISTING LVL	
eL0 - FFL - GROUND LEVEL	40680
eL1 - FFL - FIRST LEVEL	42060
eL2 - FFL - SECOND LEVEL	44670
eTOG	47100
eR1 - RR - ROOF LEVEL	49360
PROPOSED LVL	
B1 - FFL - GARAGE LVL	35500
L0 - FFL - GROUND LVL	39000
L1 - FFL - FIRST LVL	42200
L2 - FFL - SECOND LVL	45400
R1 - RR - ROOF	48400



**SUBDIVISION PLAN**



**REF**

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 DRAWN: Author  
 CHECKED: Checker

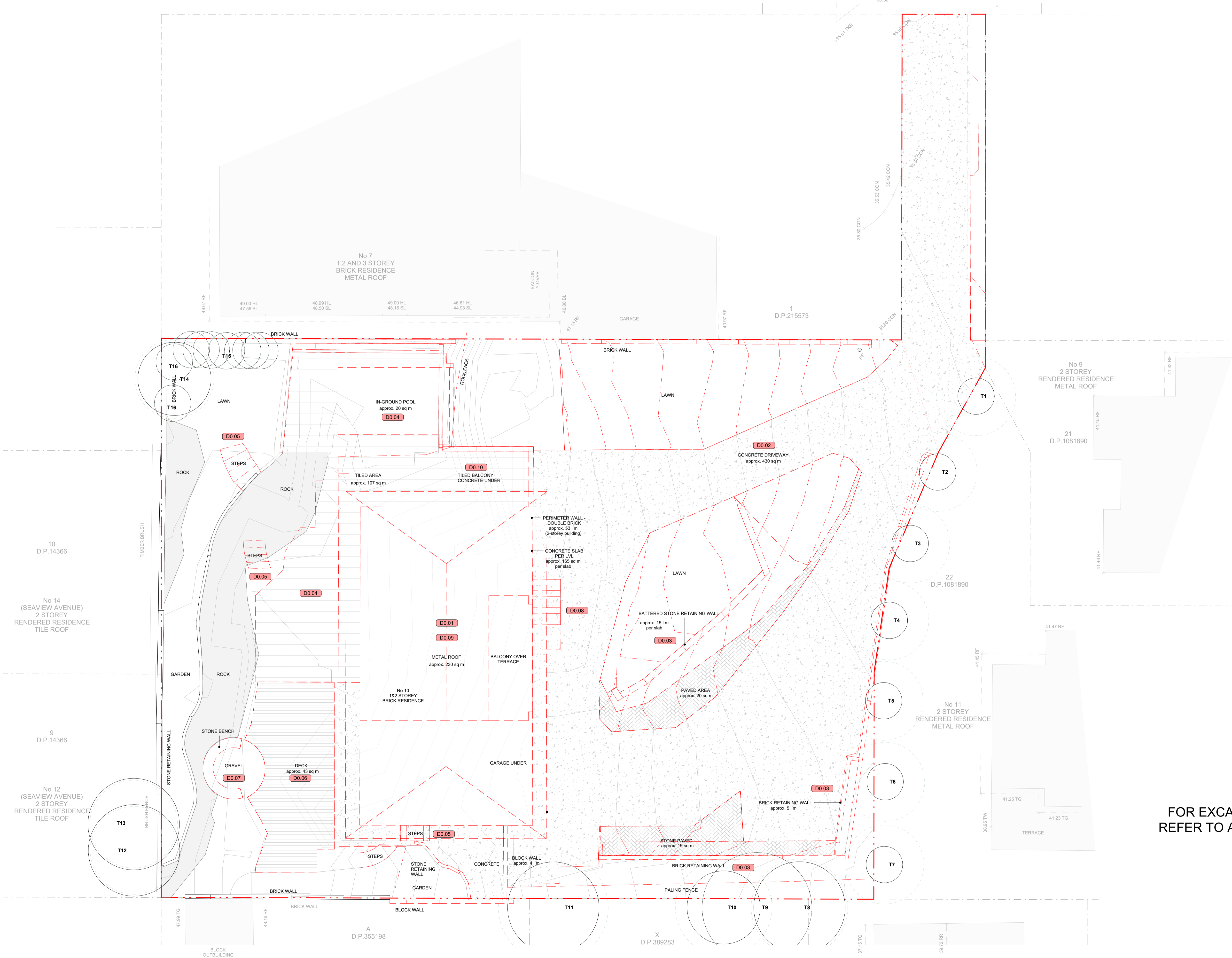
**P02 - Development Application**

**SHEET TITLE**  
**SITE PLAN**  
**SHEET NUMBER**  
**A-06.0001**  
**SHEET REV** 01  
**STATUS**

**PROJECT NOTES**

**4. DEMOLITION NOTES**

D0.01	Demolition of 2 storey existing building - walls and slabs
D0.02	Demolition of previous driveway
D0.03	Demolition of retaining wall
D0.04	Demolition of pool and tiled area
D0.05	Demolition of external steps
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D0.07	Demolition of stone bench
D0.08	Demolition of external staircase
D0.09	Demolition of roof
D0.10	Demolition of balcony



FOR EXCAVATION REFER TO A-85.0100

**GENERIC COLOUR KEY**

	e. EXISTING   d. DEMOLISHED		e.		n.		d.		r.	PLANTING
	n. PROPOSED   a. APPROVED		v.		g.		w.		t.	TREE PROTECTION ZONE
	e. / n. VEGETATION   GRASS		tpz							
	e. / n. GLAZING   WATER									
	CAVITY / TERRAIN									

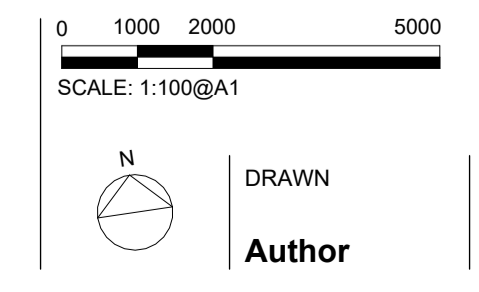
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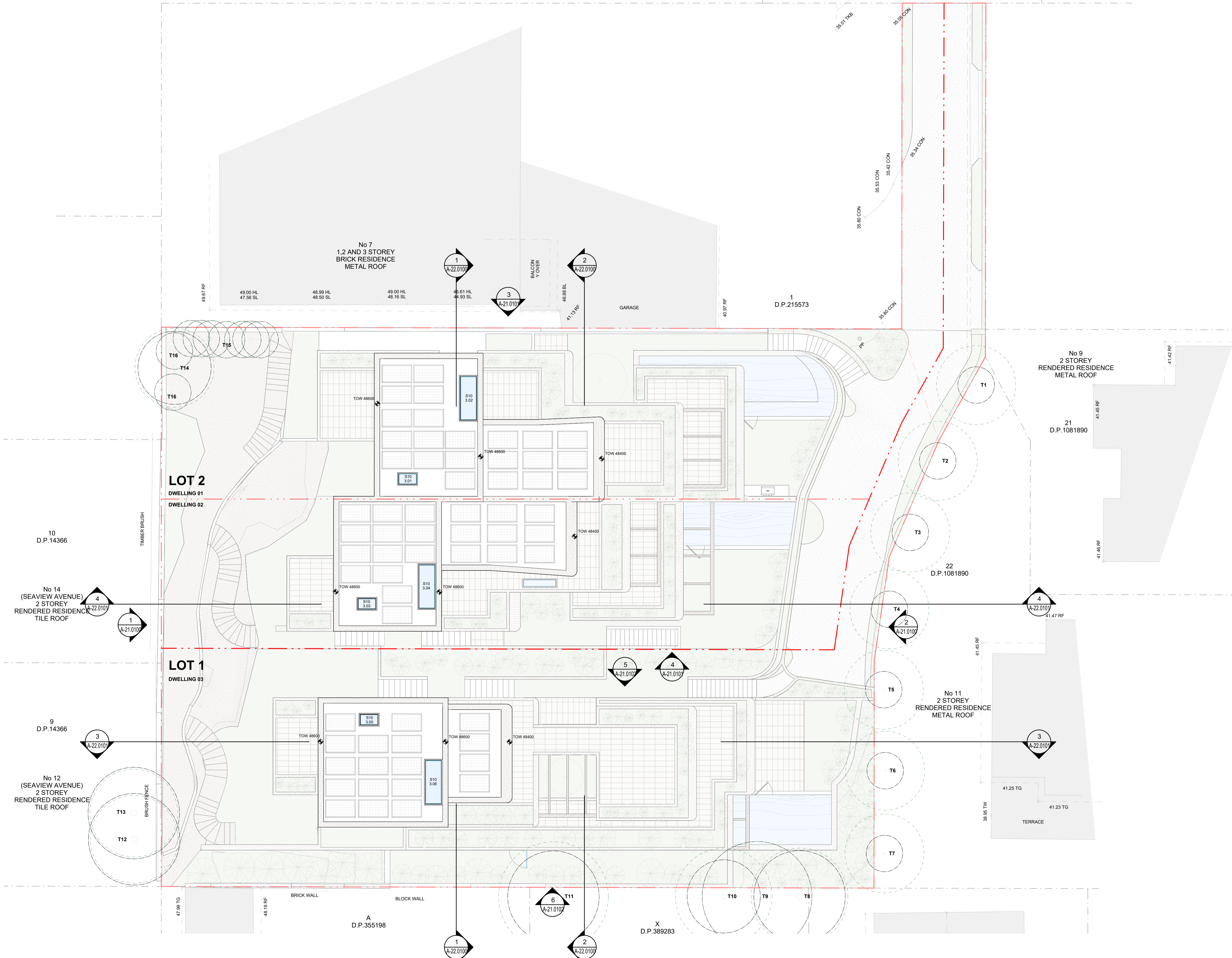
**P02 - Development Application**

**SHEET TITLE**  
**DEMOLITION**

**SHEET NUMBER**  
**A-09.0100**

**Author** | **Checked** | **Checker**

SHEET REV	STATUS



GENERIC COLOUR KEY

- e. EXISTING | d. DEMOLISHED
- n. PROPOSED | a. APPROVED
- e. / n. VEGETATION | GRASS
- e. / n. GLAZING | WATER
- CAVITY / TERRAIN
- PLANTING
- TREE PROTECTION ZONE
- TPZ

REF

- A-00.0001
- A-03.0001
- A-06.0001
- A-10.0000
- A-21.0100
- A-75.0100
- A-90.0001

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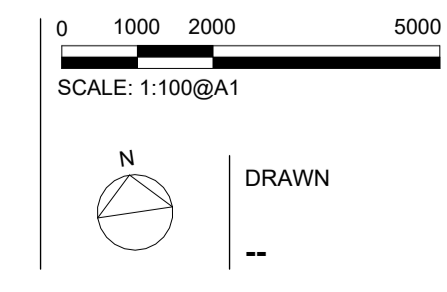
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 PM: Marcos G Puga  
 Description: Description



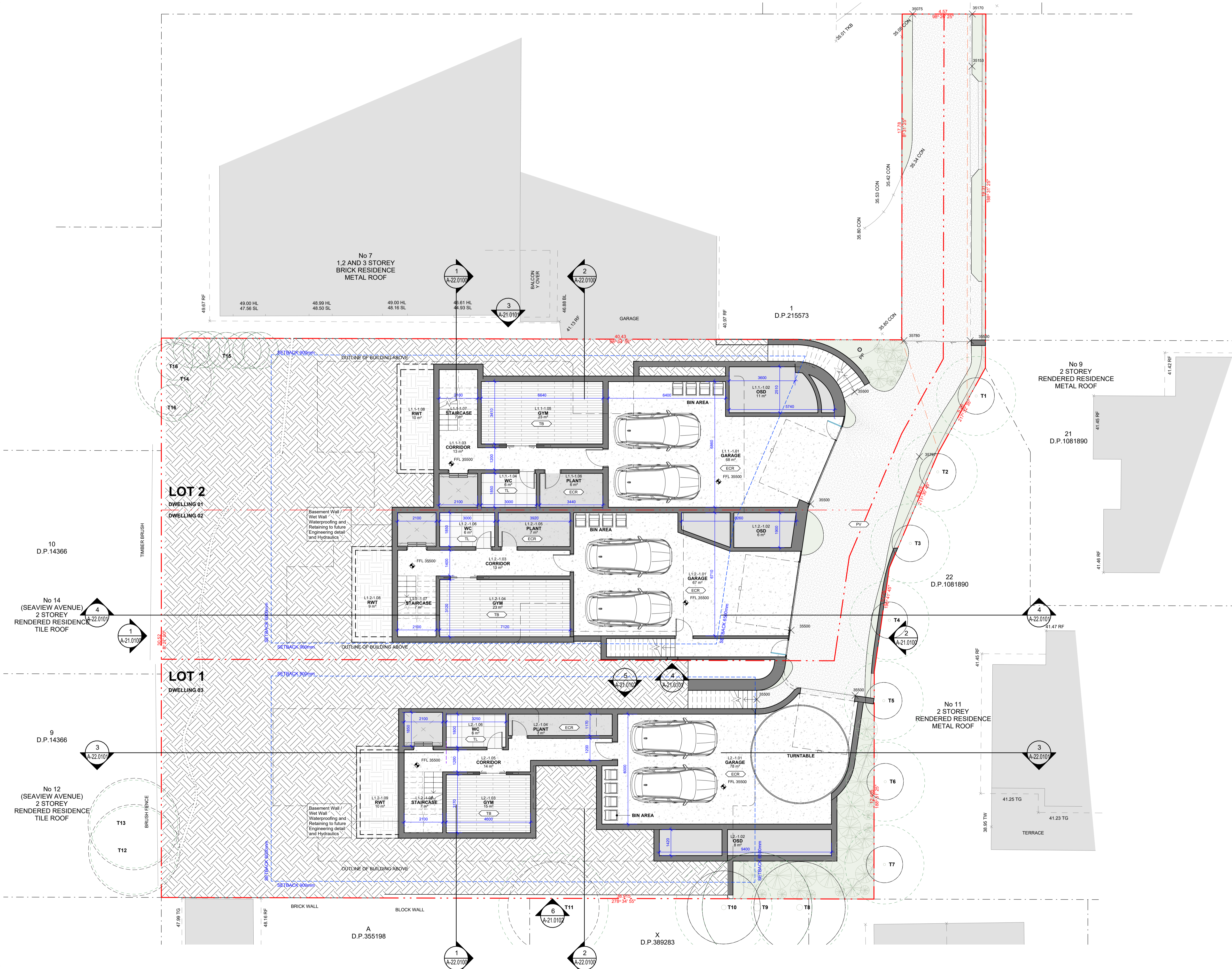
P02 - Development Application

SHEET TITLE  
**GA - R - ROOF LEVEL**

SHEET NUMBER  
**A-10.0000**

SHEET REV  
**01**

STATUS



**GENERIC COLOUR KEY**

- e. EXISTING | d. DEMOLISHED
- n. PROPOSED | a. APPROVED
- e. / n. VEGETATION | GRASS
- e. / n. GLAZING | WATER
- CAVITY / TERRAIN
- PLANTING
- TREE PROTECTION ZONE
- TPZ

**REF**

A-00.0001
A-03.0001
A-06.0001
A-10.0000
A-21.0100
A-75.0100
A-90.0001

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P02 Development Application	24/03/25	Active
P01 Client Review	06/11/24	Issued
ISSUE DESCRIPTION	DATE	STATUS

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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

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 SCALE: 1:100@A1

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DRAWN

CHECKED

**P02 - Development Application**

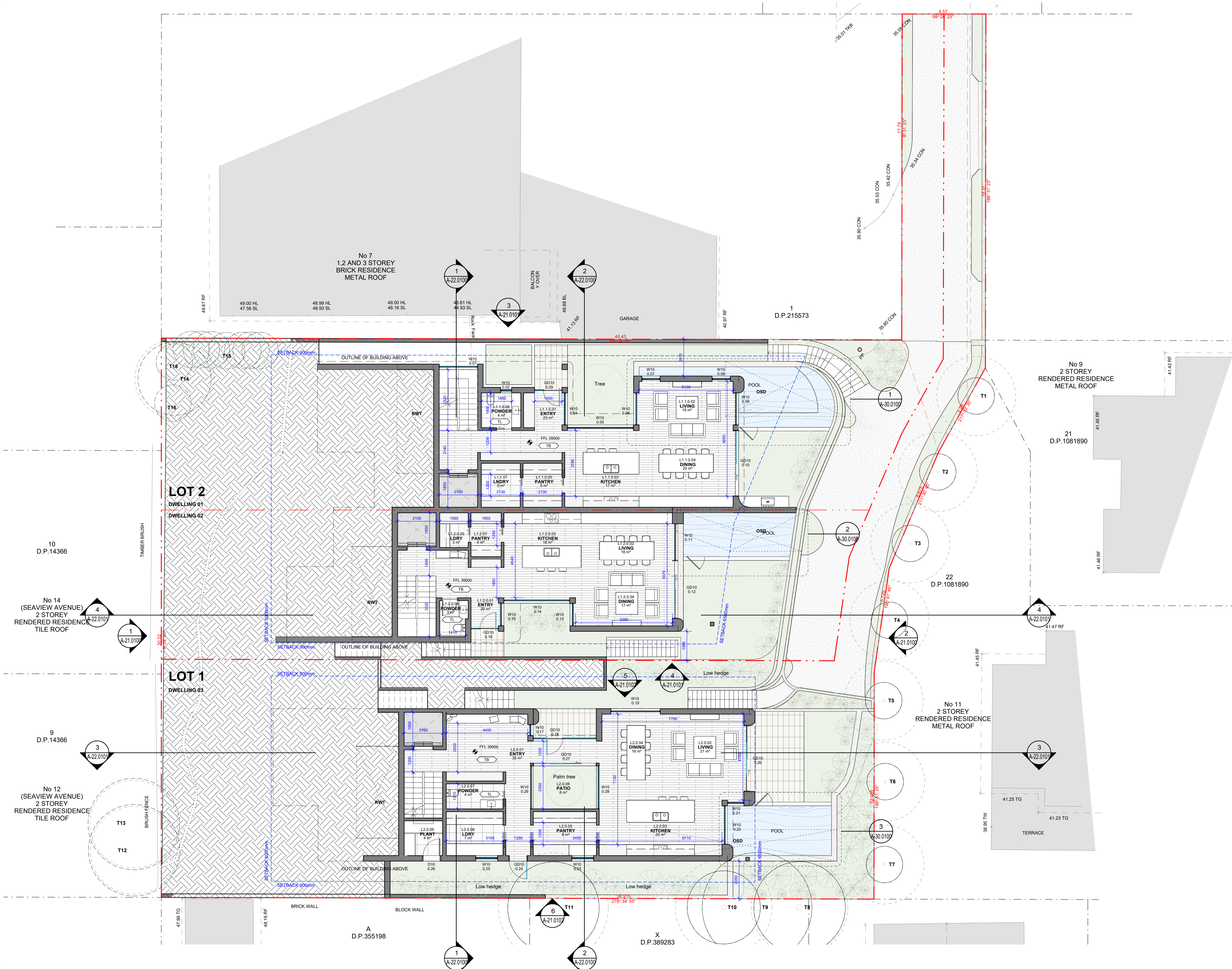
**SHEET TITLE**  
**GA - B1 - BASEMENT LEVEL**

**SHEET NUMBER**  
**A-10.0100**

**SHEET REV**  
**01**

**STATUS**





GENERIC COLOUR KEY

- e. EXISTING | d. DEMOLISHED
- n. PROPOSED | a. APPROVED
- e. / n. VEGETATION | GRASS
- e. / n. GLAZING | WATER
- CAVITY / TERRAIN
- PLANTING
- TREE PROTECTION ZONE
- TPZ

REF

- A-00.0001
- A-03.0001
- A-06.0001
- A-10.0000
- A-21.0100
- A-75.0100
- A-90.0001

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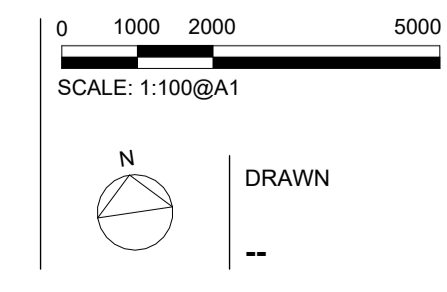
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P02 Development Application  
 P01 Client Review  
 ISSUE DESCRIPTION

24/03/25 Active  
 06/11/24 Issued  
 DATE STATUS

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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241020.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

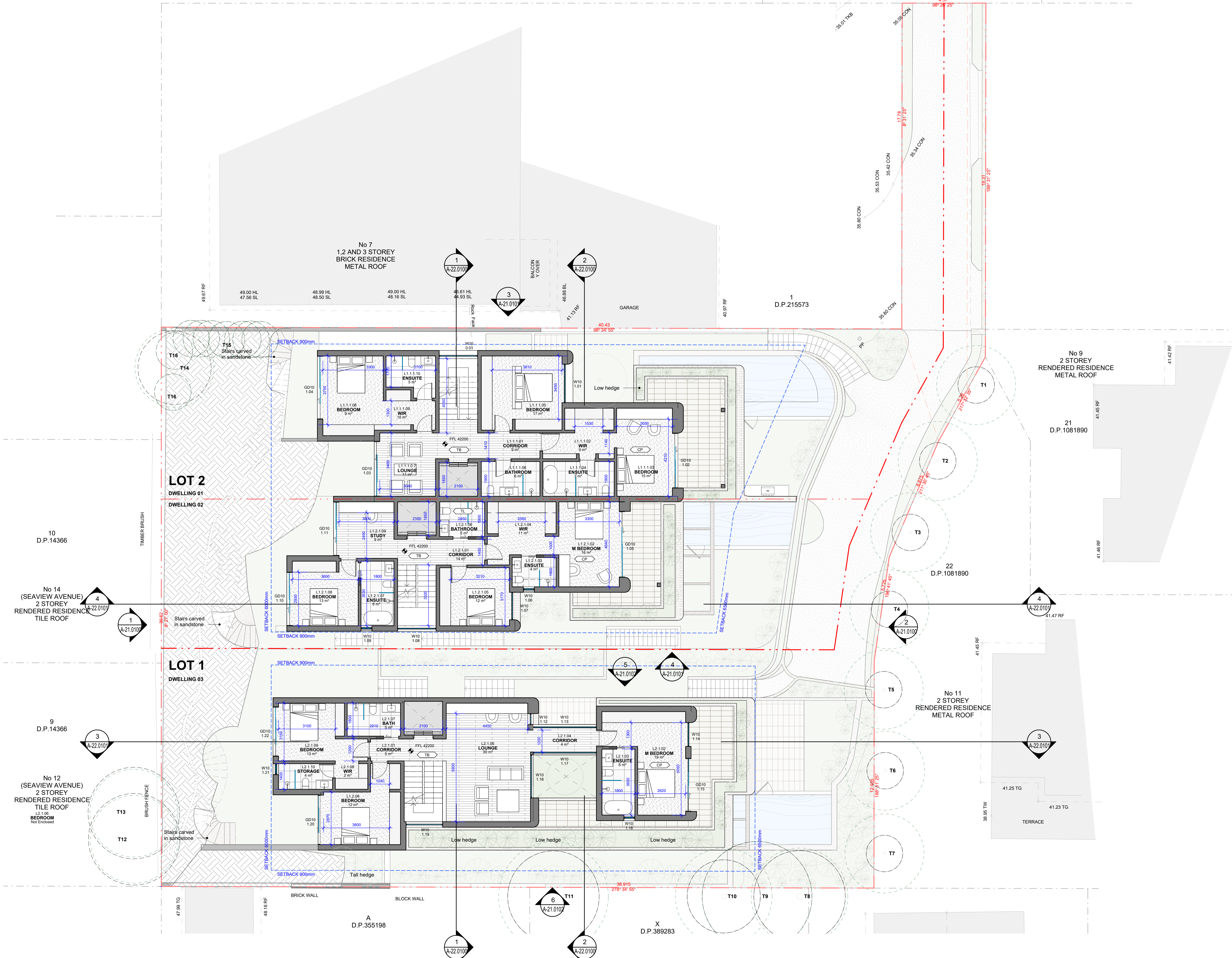


P02 - Development Application

SHEET TITLE  
**GA - L0 - GROUND FLOOR**

SHEET NUMBER  
**A-10.0200**

SHEET REV STATUS  
**01**



**GENERIC COLOUR KEY**

	e. EXISTING   d. DEMOLISHED					PLANTING
	n. PROPOSED   a. APPROVED					TREE PROTECTION ZONE
	e. / n. VEGETATION   GRASS					TPZ
	e. / n. GLAZING   WATER					
	CAVITY / TERRAIN					

**REF**

A-00.0001
A-03.0001
A-06.0001
A-10.0000
A-21.0100
A-75.0100
A-90.0001

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P02 Development Application	24/03/25 Active
P01 Client Review	06/11/24 Issued
ISSUE DESCRIPTION	DATE STATUS

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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

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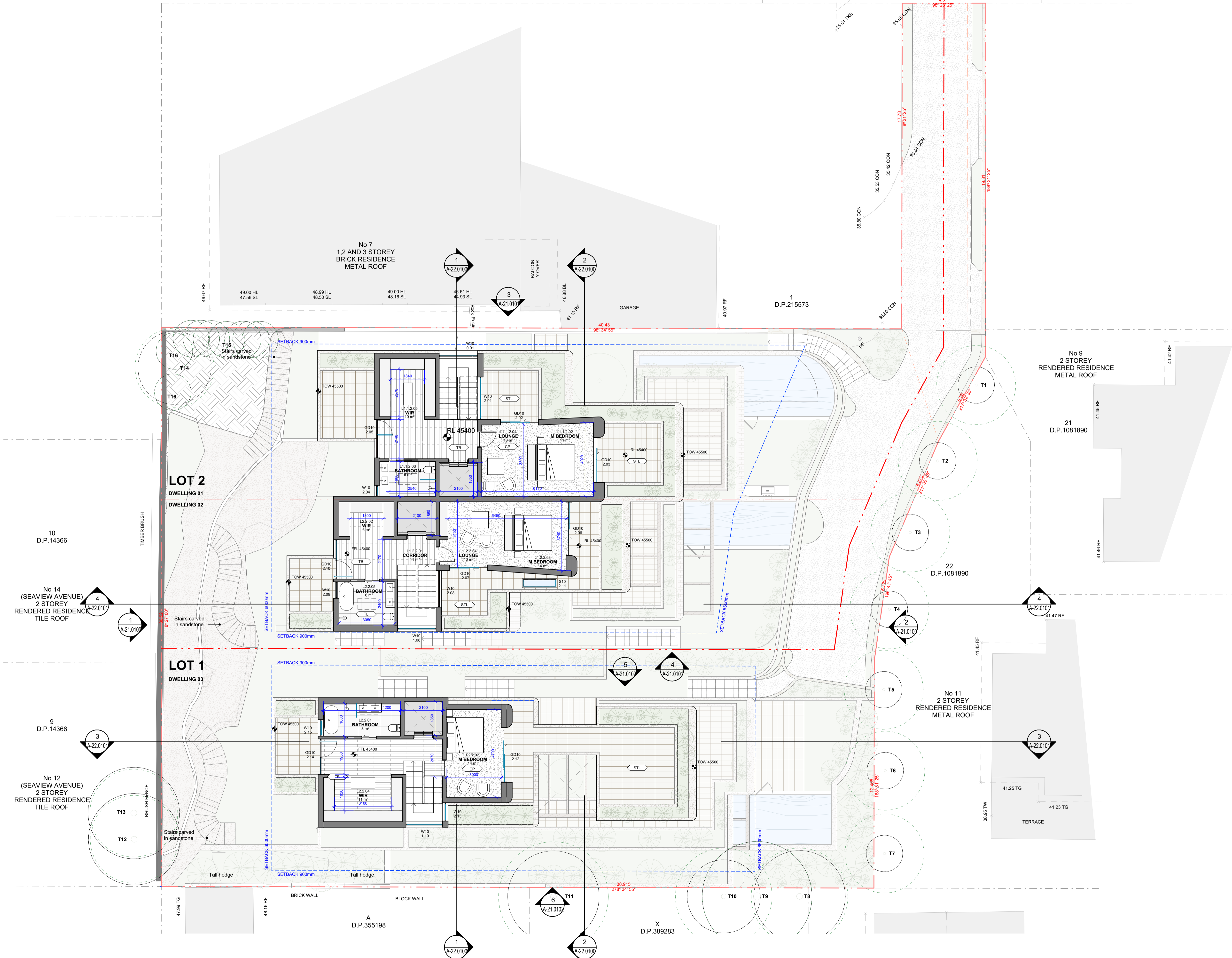
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 CHECKED

**P02 - Development Application**

**SHEET TITLE**  
**GA - L1 - LEVEL 1**

**SHEET NUMBER**  
**A-10.0300**

**SHEET REV** 01 **STATUS**



**GENERIC COLOUR KEY**

	e. EXISTING   d. DEMOLISHED					PLANTING
	n. PROPOSED   a. APPROVED					TREE PROTECTION ZONE
	e. / n. VEGETATION   GRASS					
	e. / n. GLAZING   WATER					
	CAVITY / TERRAIN					

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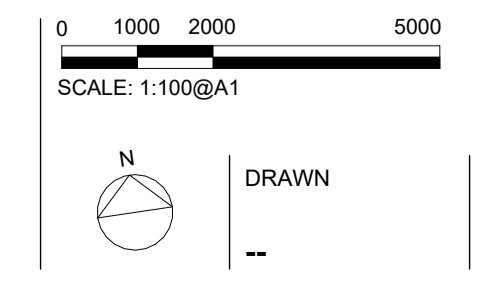
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REF  
 A-00.0001  
 A-03.0001  
 A-06.0001  
 A-10.0000  
 A-21.0100  
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 A-90.0001

ISSUE DESCRIPTION	DATE	STATUS
P02 Development Application	24/03/25	Active
P01 Client Review	06/11/24	Issued

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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

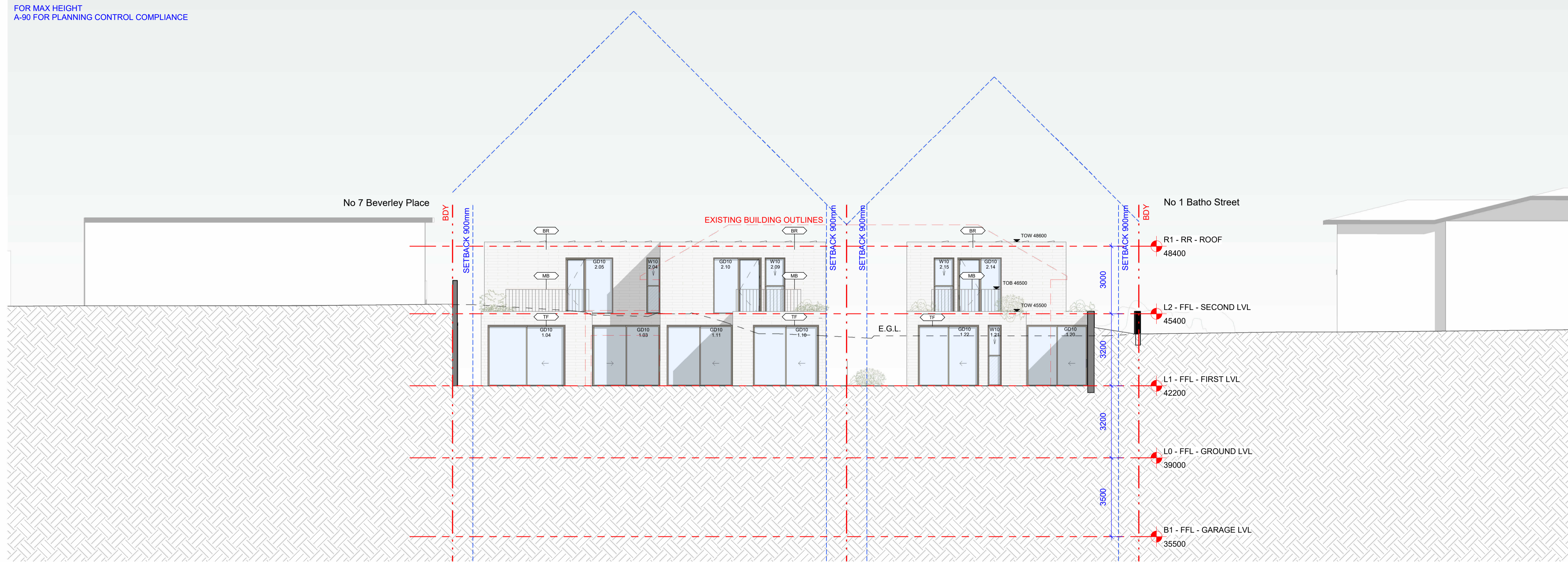


**P02 - Development Application**

**SHEET TITLE**  
**GA - L2 - SECOND LEVEL**

**SHEET NUMBER**  
**A-10.0400**

**SHEET REV** | **STATUS**  
 01



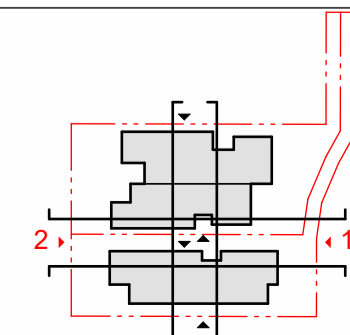
1 | REAR / WEST ELEVATION



2 | FRONT / EAST ELEVATION

GENERIC COLOUR KEY

	e. EXISTING   d. DEMOLISHED					PLANTING
	n. PROPOSED   a. APPROVED					TREE PROTECTION ZONE
	e. / n. VEGETATION   GRASS					
	e. / n. GLAZING   WATER					
	CAVITY / TERRAIN					



REF

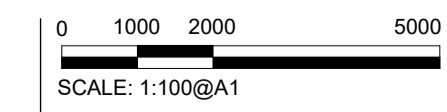
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P02	Development Application	24/03/25	Active
P01	Client Review	06/11/24	Issued
ISSUE DESCRIPTION		DATE	STATUS

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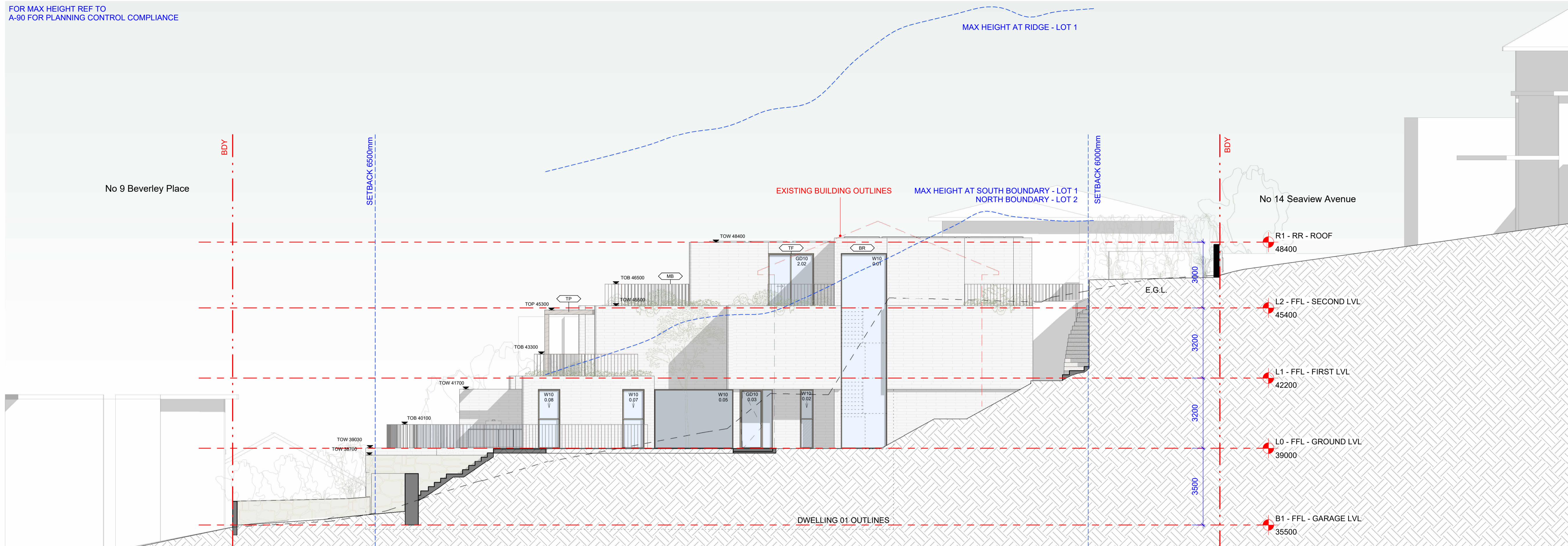
**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description



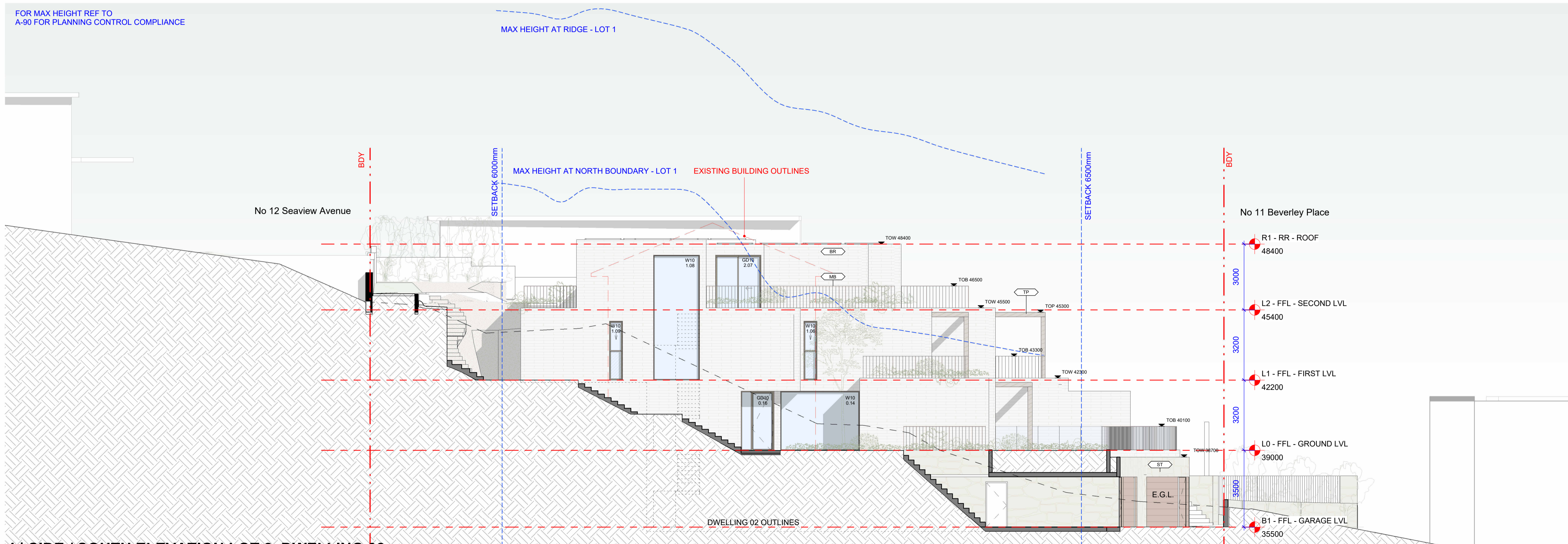
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P02 - Development Application

SHEET TITLE		SHEET REV		STATUS	
<b>EAST &amp; WEST ELEVATIONS</b>					
SHEET NUMBER		SHEET REV		STATUS	
<b>A-21.0100</b>		01			



3 | SIDE / NORTH ELEVATION LOT 2, DWELLING 01



4 | SIDE / SOUTH ELEVATION LOT 2, DWELLING 02

EXTERNAL FINISHES

IMAGE	KEYNOTE	DESCRIPTION
	BR	Facade Brick - Lime White Half
	MB	Metal railings - Copper
	MD	Metal Garage door - Copper
	PV	Asphalt or tarmac paving
	ST	Sandstone cladding
	STL	Stone external tiles
	TB	Floorboards, 1800x130
	TF	Timber Frames
	TL	White Tiles, 600x600
	TP	Solid timber pergola

GENERIC COLOUR KEY

	e. EXISTING   d. DEMOLISHED		e. n. d. r. PLANTING
	n. PROPOSED   a. APPROVED		TPZ TREE PROTECTION ZONE
	e. / n. VEGETATION   GRASS		
	e. / n. GLAZING   WATER		
	CAVITY / TERRAIN		

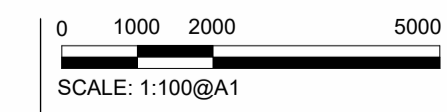
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ISSUE DESCRIPTION	DATE	STATUS
P02 Development Application	24/03/25	Active
P01 Client Review	06/11/24	Issued

PROJECT  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

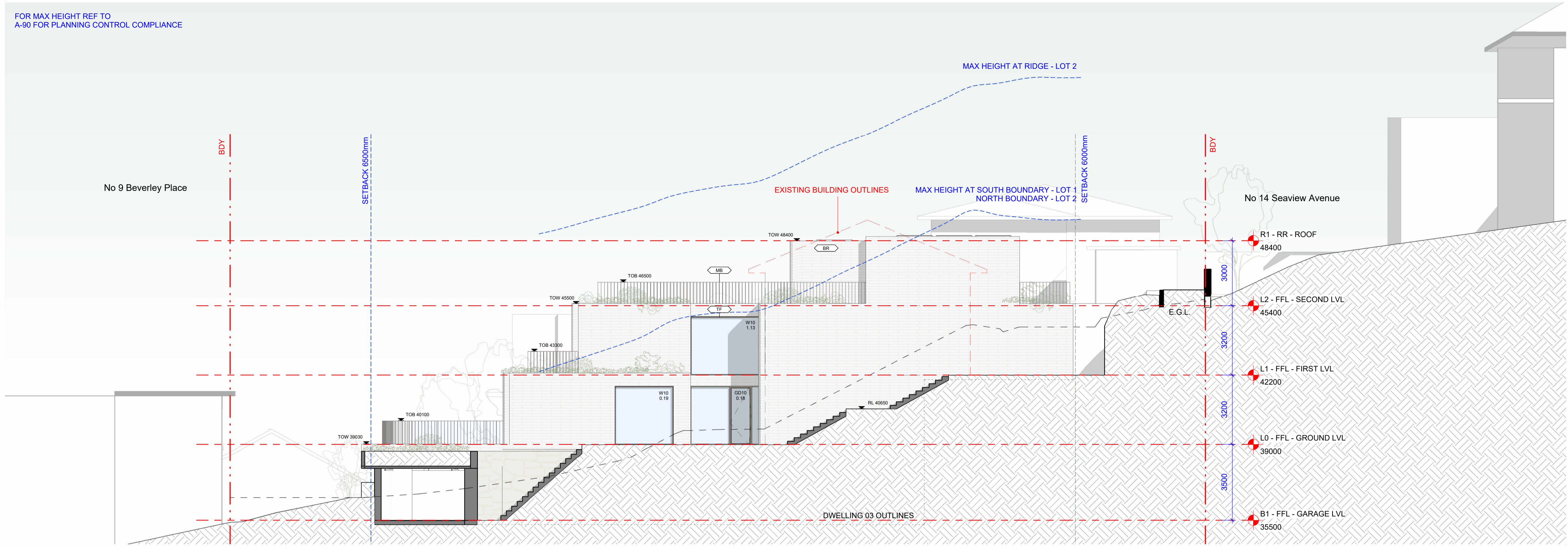


**P02 - Development Application**

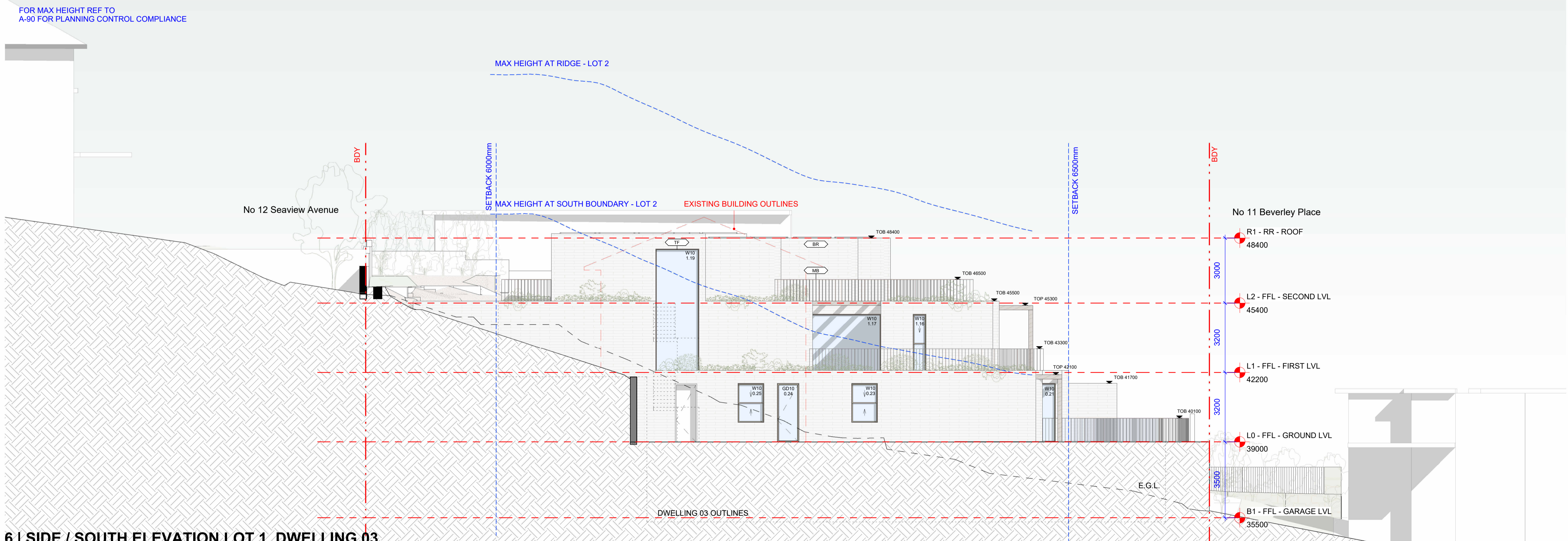
SHEET TITLE  
**NORTH & SOUTH ELEVATIONS LOT 1**

SHEET NUMBER  
**A-21.0101**

SHEET REV STATUS  
**01**



5 | SIDE / NORTH ELEVATION LOT 1, DWELLING 03



6 | SIDE / SOUTH ELEVATION LOT 1, DWELLING 03

EXTERNAL FINISHES

IMAGE	KEYNOTE	DESCRIPTION
	BR	Facade Brick - Lime White Half
	MB	Metal railings - Copper
	MD	Metal Garage door - Copper
	PV	Asphalt or tarmac paving
	ST	Sandstone cladding
	STL	Stone external tiles
	TB	Floorboards, 1800x130
	TF	Timber Frames
	TL	White Tiles, 600x600
	TP	Solid timber pergola

**GENERIC COLOUR KEY**

	e. / n. VEGETATION   GRASS		

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REF	ISSUE DESCRIPTION	DATE	STATUS
A-00.0001			
A-03.0001			
A-06.0001			
A-10.0000			
A-21.0100	P02 Development Application	24/03/25	Active
A-75.0100	P01 Client Review	06/11/24	Issued
A-90.0001			

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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

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 CHECKED: --

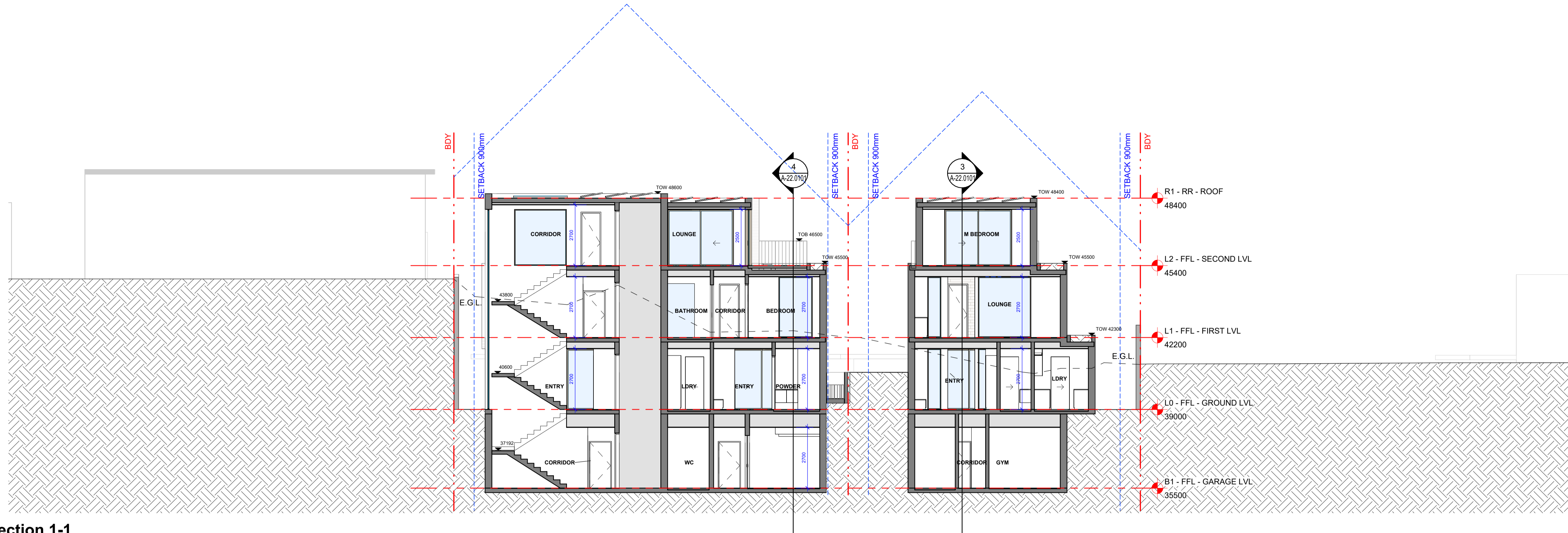
**P02 - Development Application**

SHEET TITLE  
**NORTH & SOUTH ELEVATIONS LOT 2**

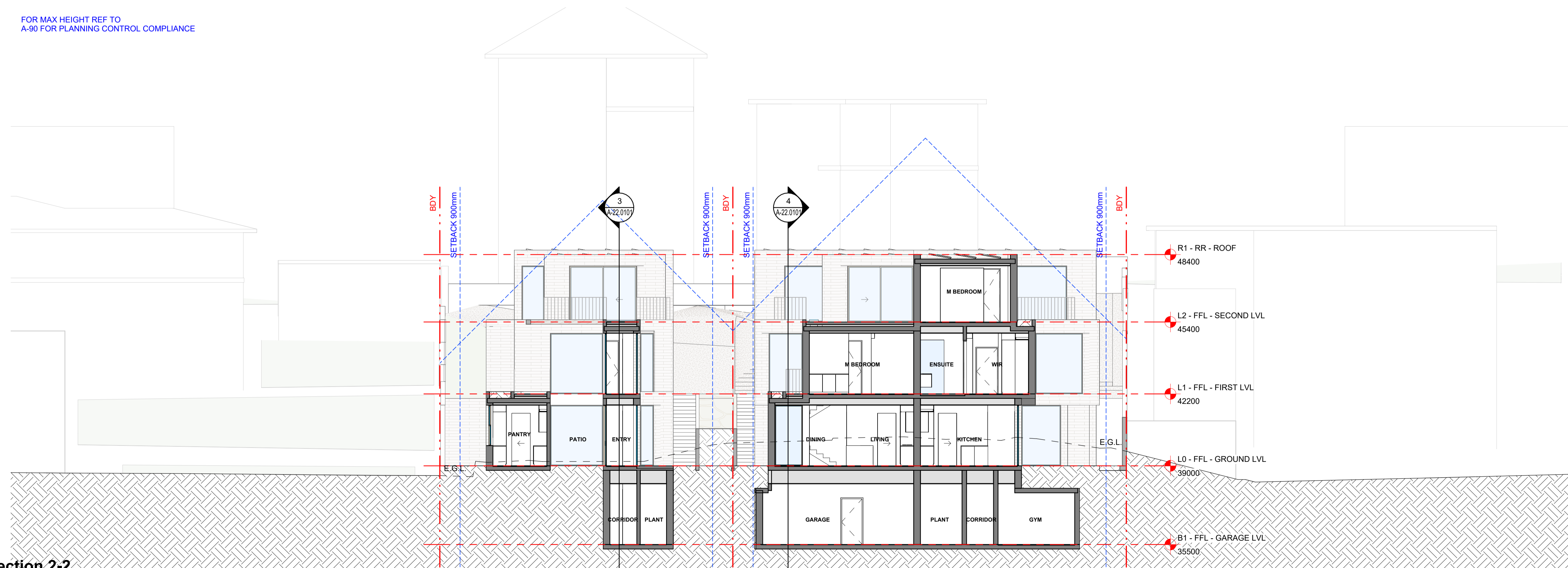
SHEET NUMBER  
**A-21.0102**

SHEET REV: 01  
 STATUS: --

3/24/2025 6:40:38 PM



Section 1-1



Section 2-2

GENERIC COLOUR KEY

	e. EXISTING   d. DEMOLISHED		PLANTING
	n. PROPOSED   a. APPROVED		TREE PROTECTION ZONE
	e. / n. VEGETATION   GRASS		
	e. / n. GLAZING   WATER		
	CAVITY / TERRAIN		

REF

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P02	Development Application
P01	Client Review
ISSUE DESCRIPTION	

24/03/25	Active
06/11/24	Issued
DATE	STATUS

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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

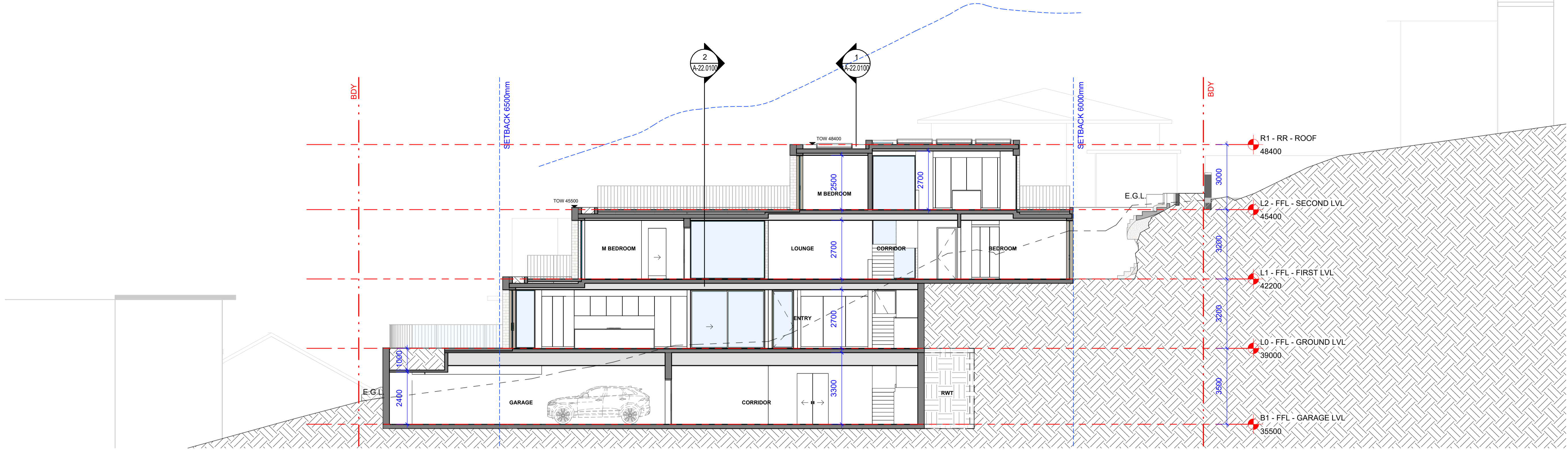


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**P02 - Development Application**

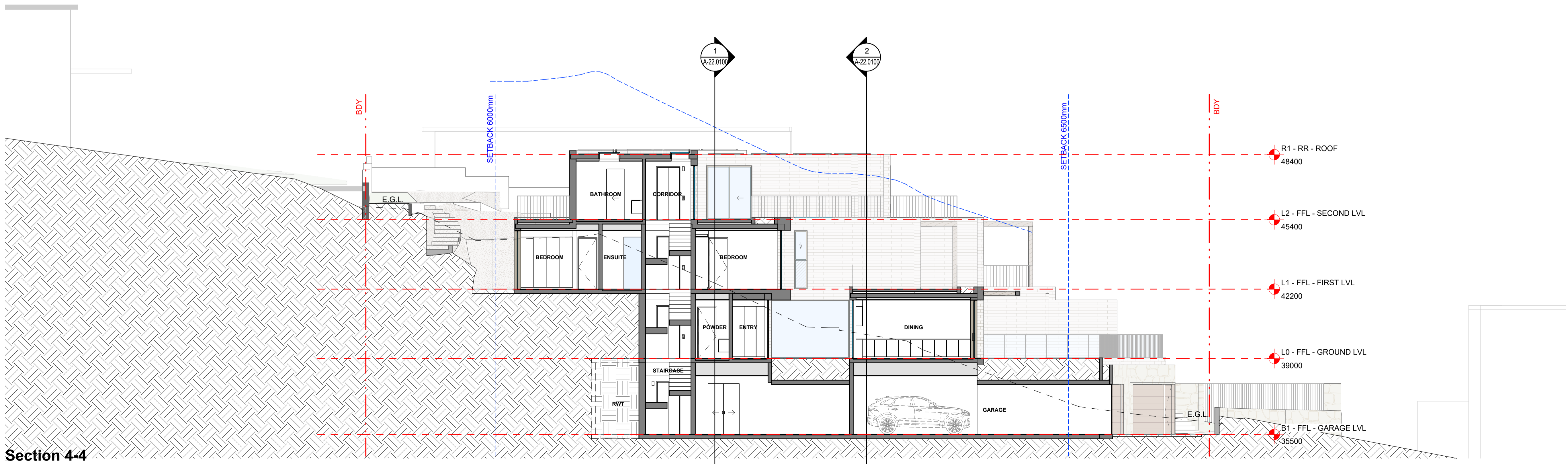
**SHEET TITLE**  
**OVERALL SECTIONS**

SHEET NUMBER	SHEET REV	STATUS
<b>A-22.0100</b>	<b>01</b>	



Section 3-3

FOR MAX HEIGHT REF TO  
A-90 FOR PLANNING CONTROL COMPLIANCE



Section 4-4

FOR MAX HEIGHT REF TO  
A-90 FOR PLANNING CONTROL COMPLIANCE

**GENERIC COLOUR KEY**

	e. EXISTING   d. DEMOLISHED					PLANTING
	n. PROPOSED   a. APPROVED					TPZ
	e. / n. VEGETATION   GRASS					TREE PROTECTION ZONE
	e. / n. GLAZING   WATER					
	CAVITY / TERRAIN					

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REF	DESCRIPTION	DATE	STATUS
A-00.0001	P02 Development Application	24/03/25	Active
A-03.0001	P01 Client Review	06/11/24	Issued
A-06.0001			
A-10.0000			
A-21.0100			
A-75.0100			
A-90.0001			

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Number: 241029.1  
Address: 10 Beverley Close, Curl Curl, NSW  
Account: Refine Living Pty Ltd  
PM: Marcos G Puga  
Description: Description

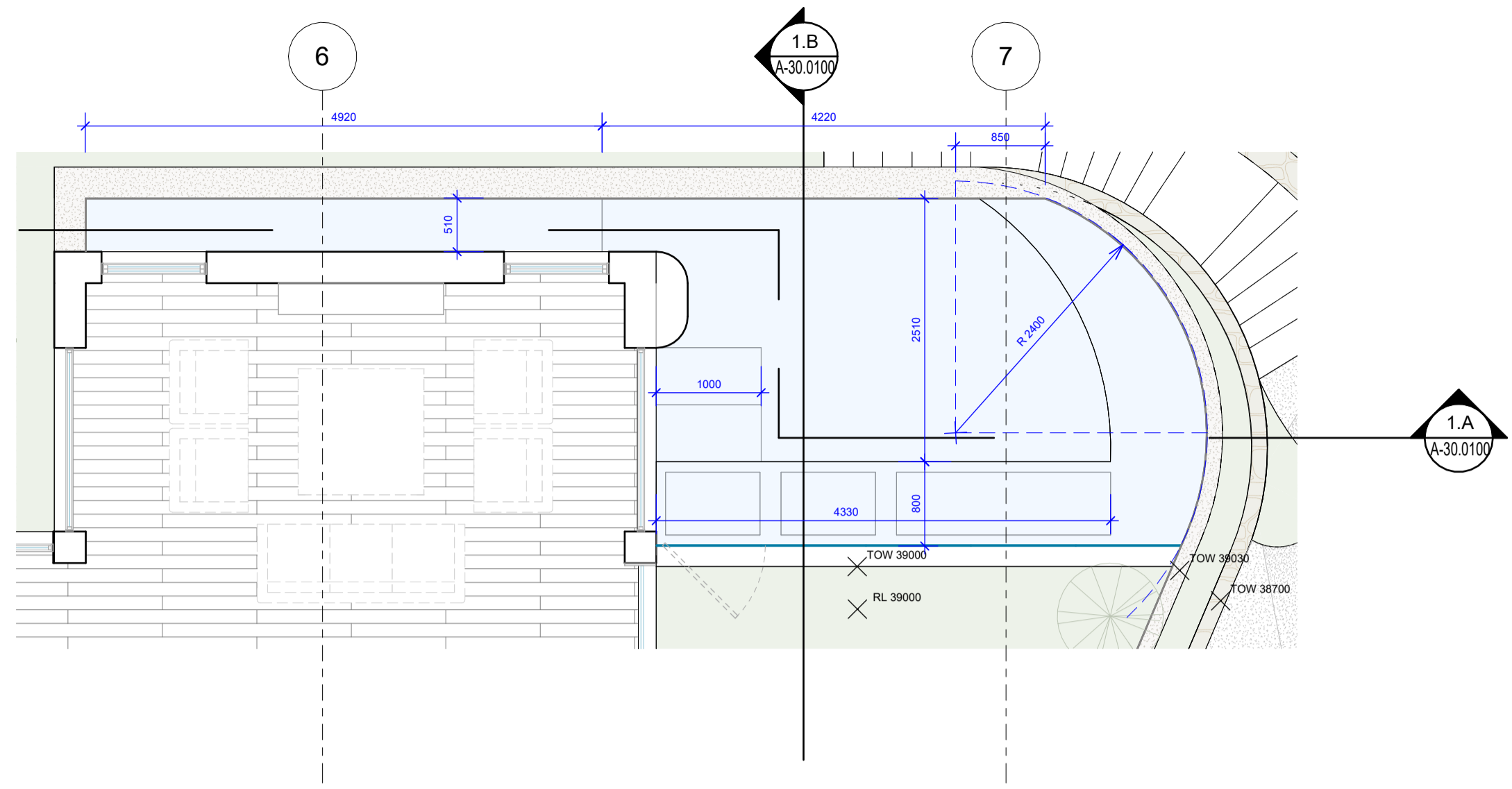


**P02 - Development Application**

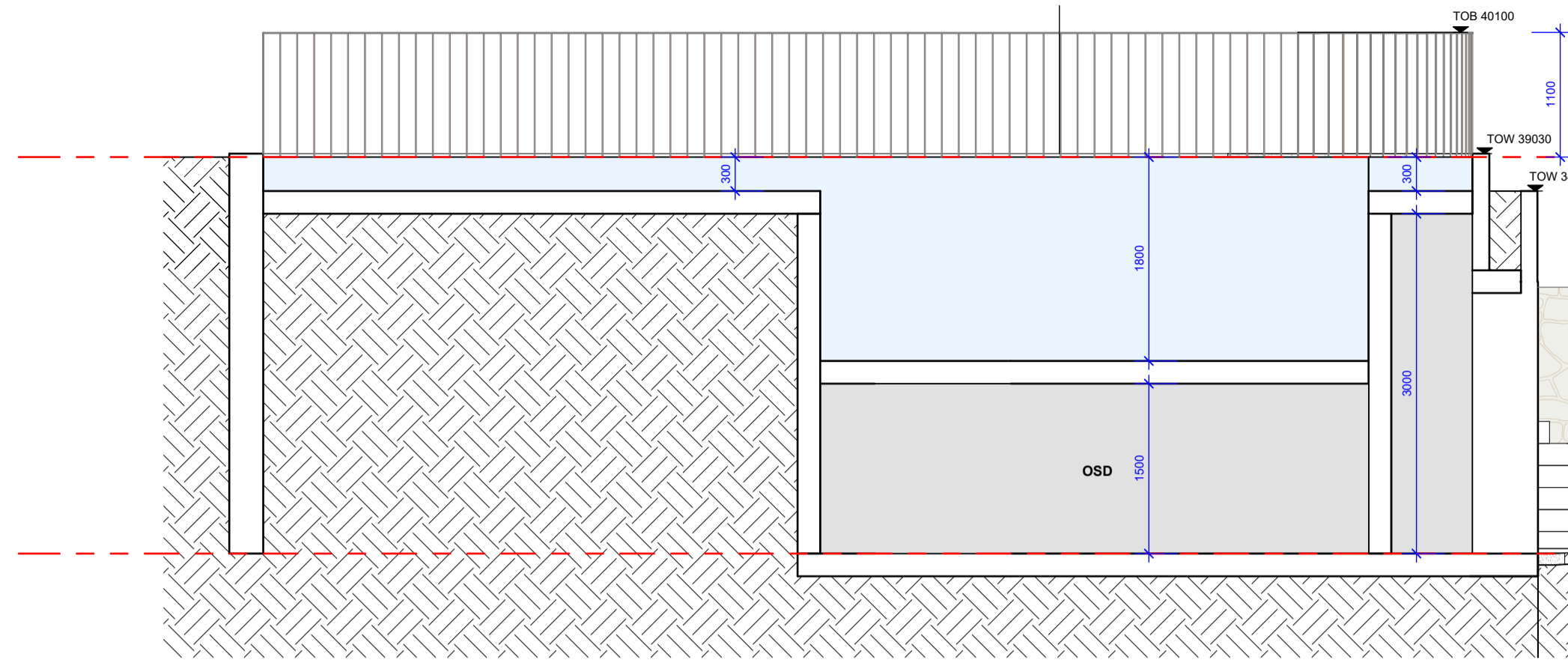
**SHEET TITLE**  
**OVERALL SECTIONS**

SHEET NUMBER	SHEET REV	STATUS
<b>A-22.0101</b>	<b>01</b>	

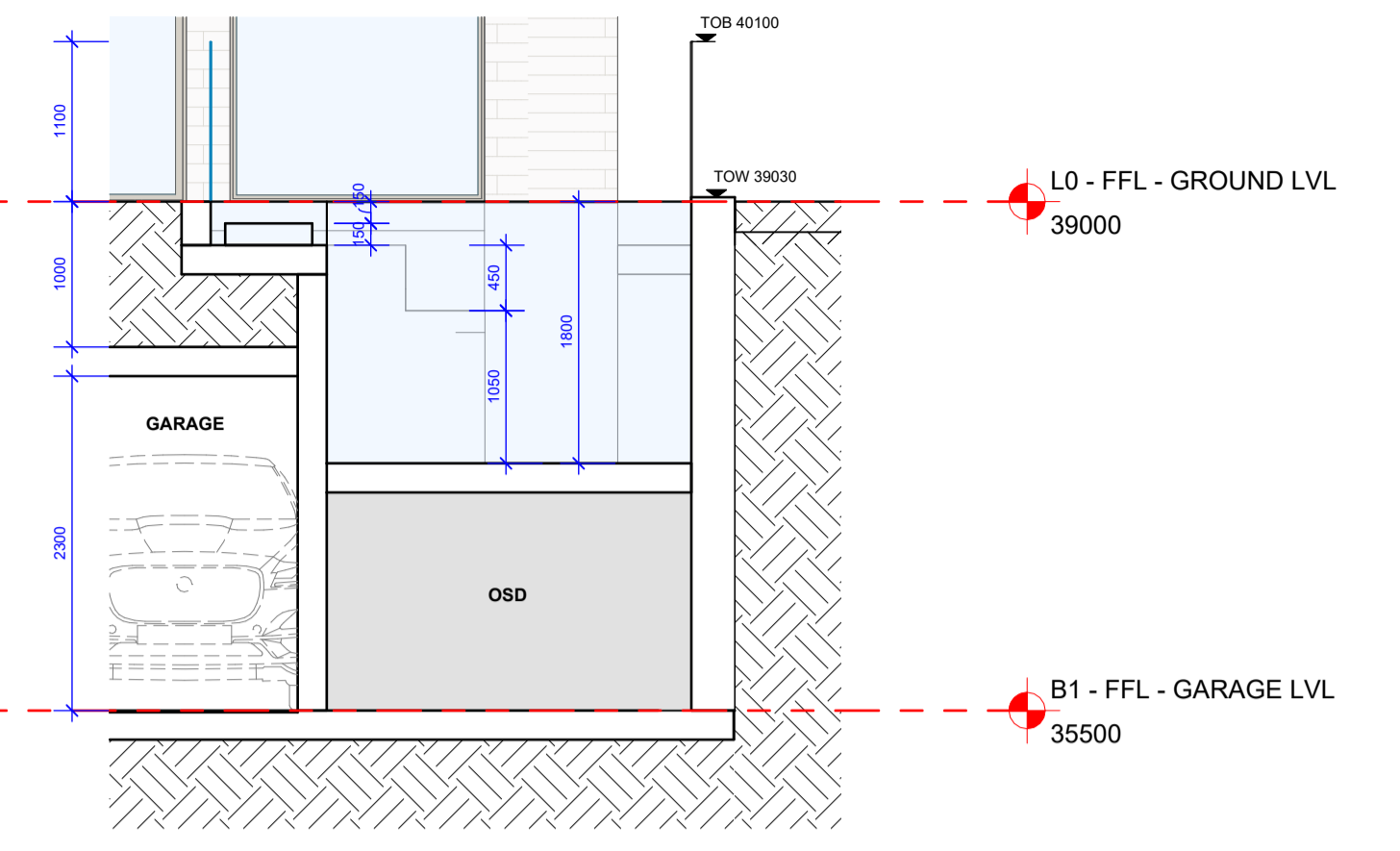




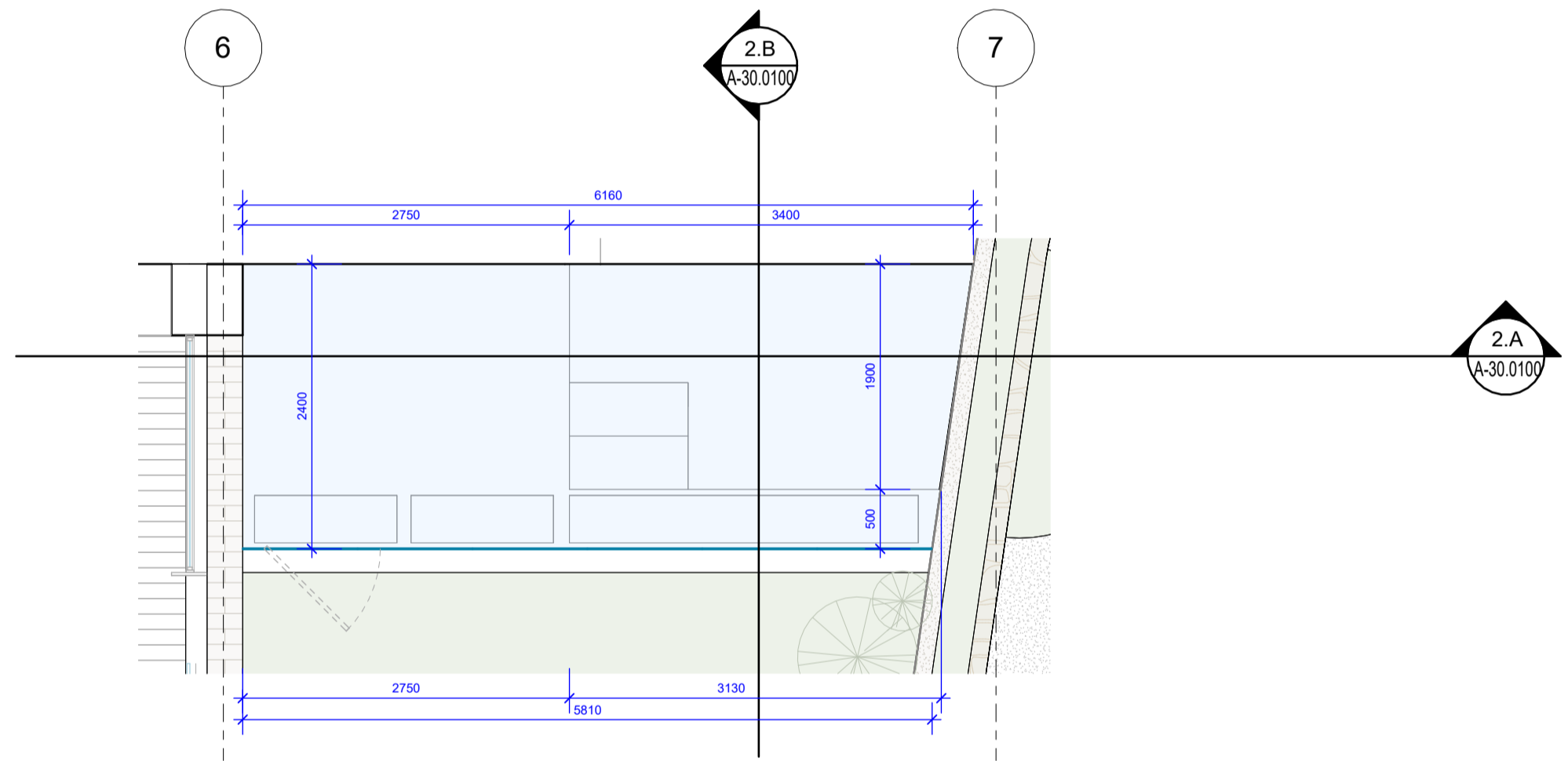
1 | POOL AREA - DWELLING 01



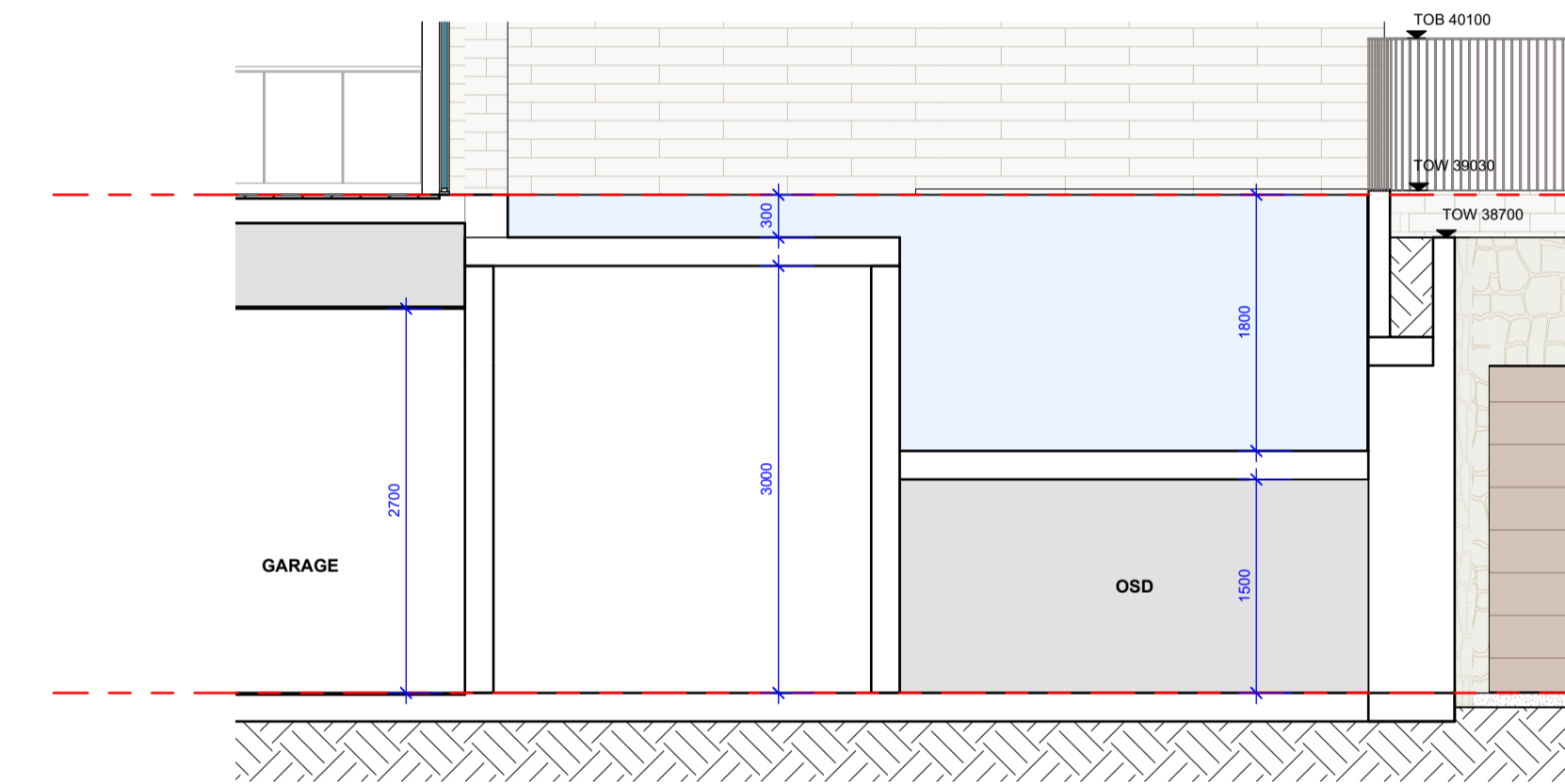
SECTION A-A



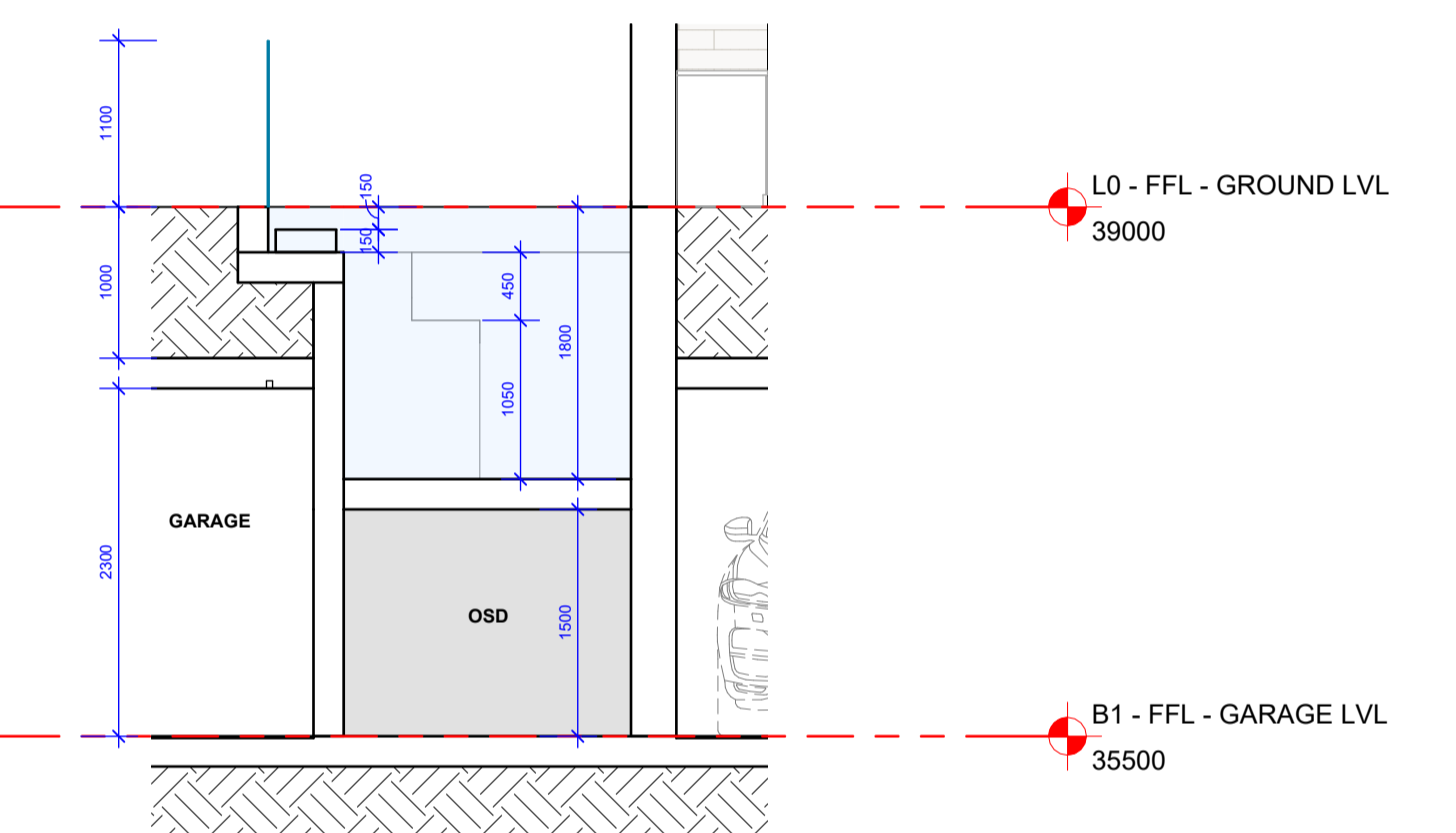
SECTION B-B



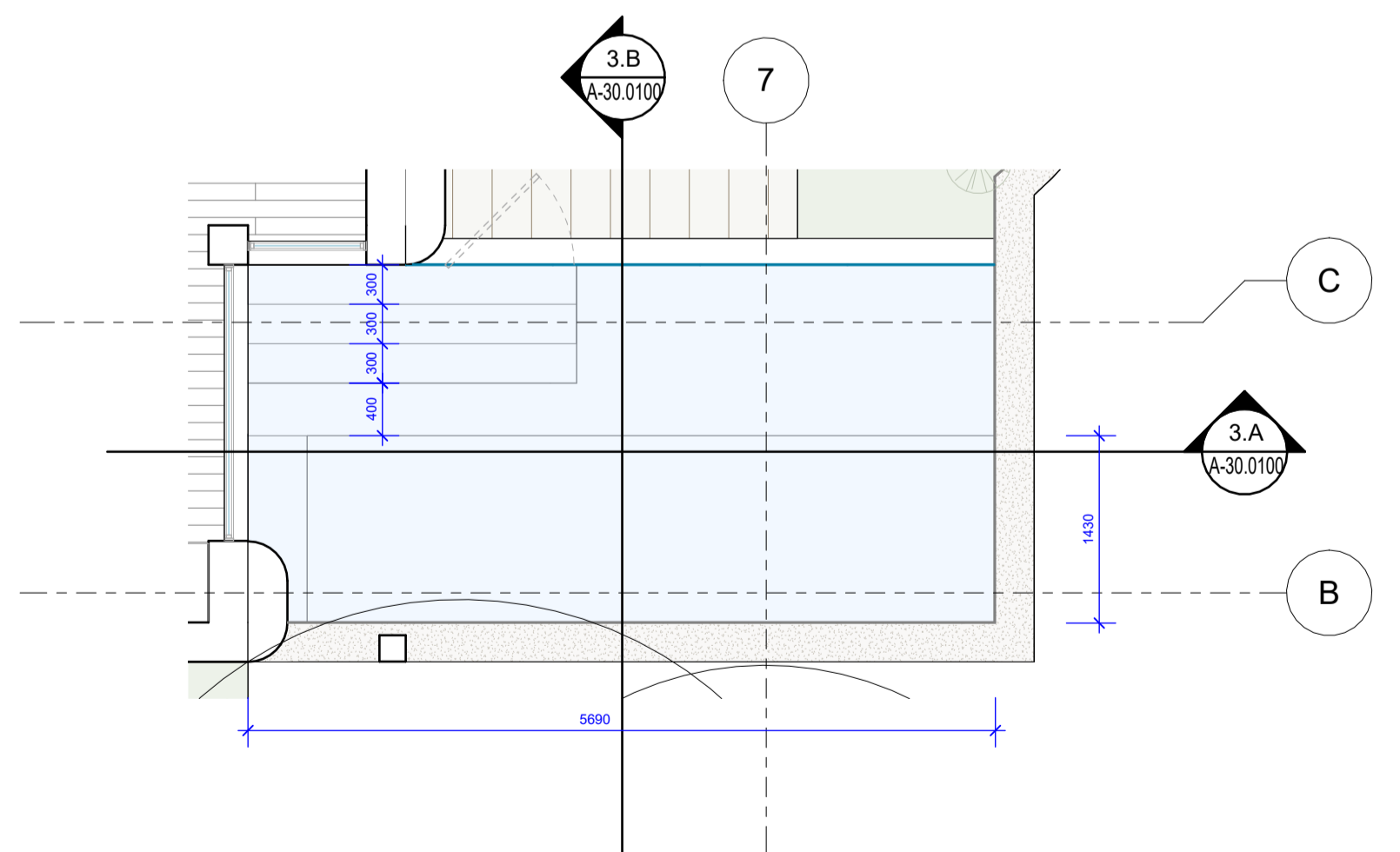
2 | POOL AREA - DWELLING 02



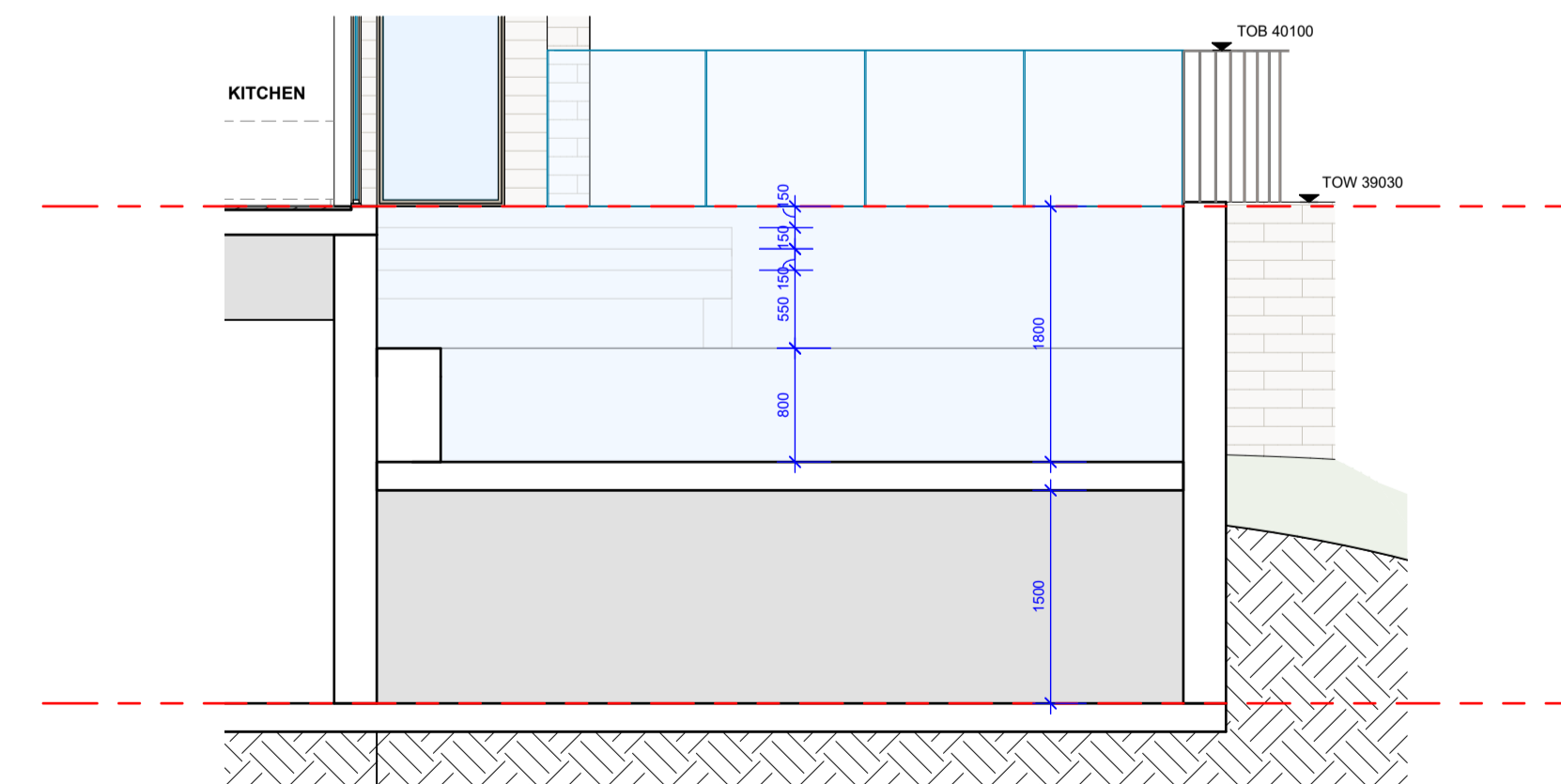
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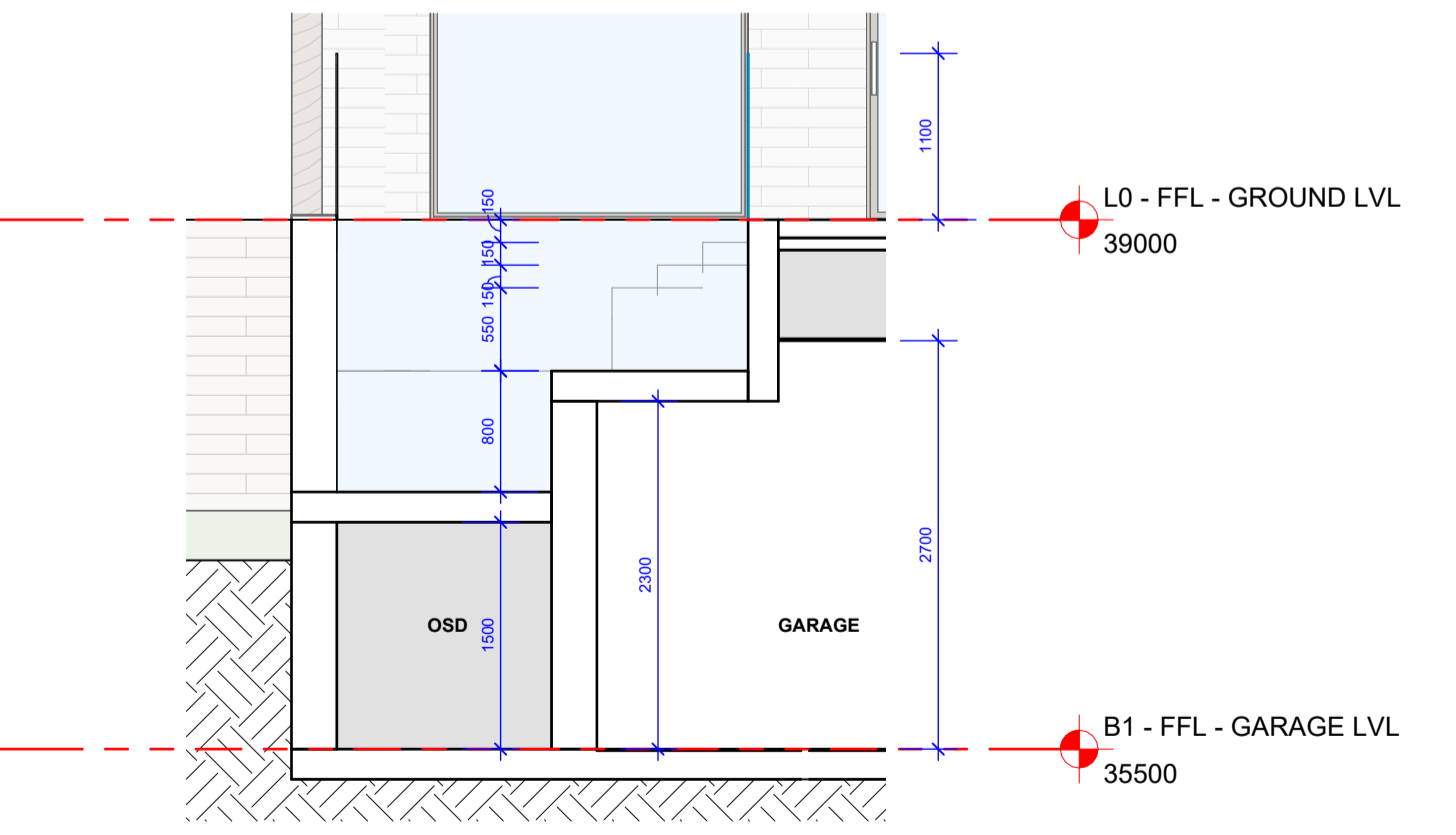
SECTION B-B



3 | POOL AREA - DWELLING 03



SECTION A-A



SECTION B-B

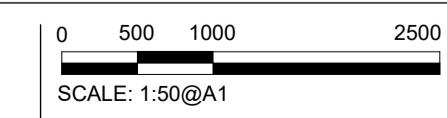
REF

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P01 Client Review	06/11/24	Issued

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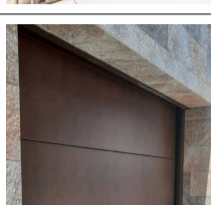
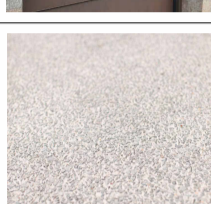
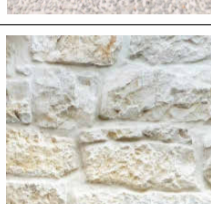
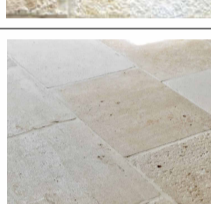
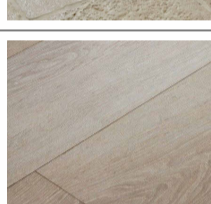
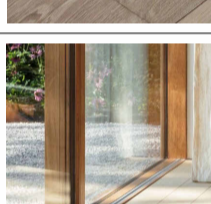
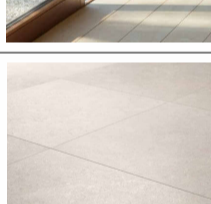
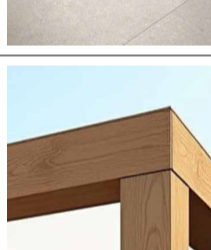
**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

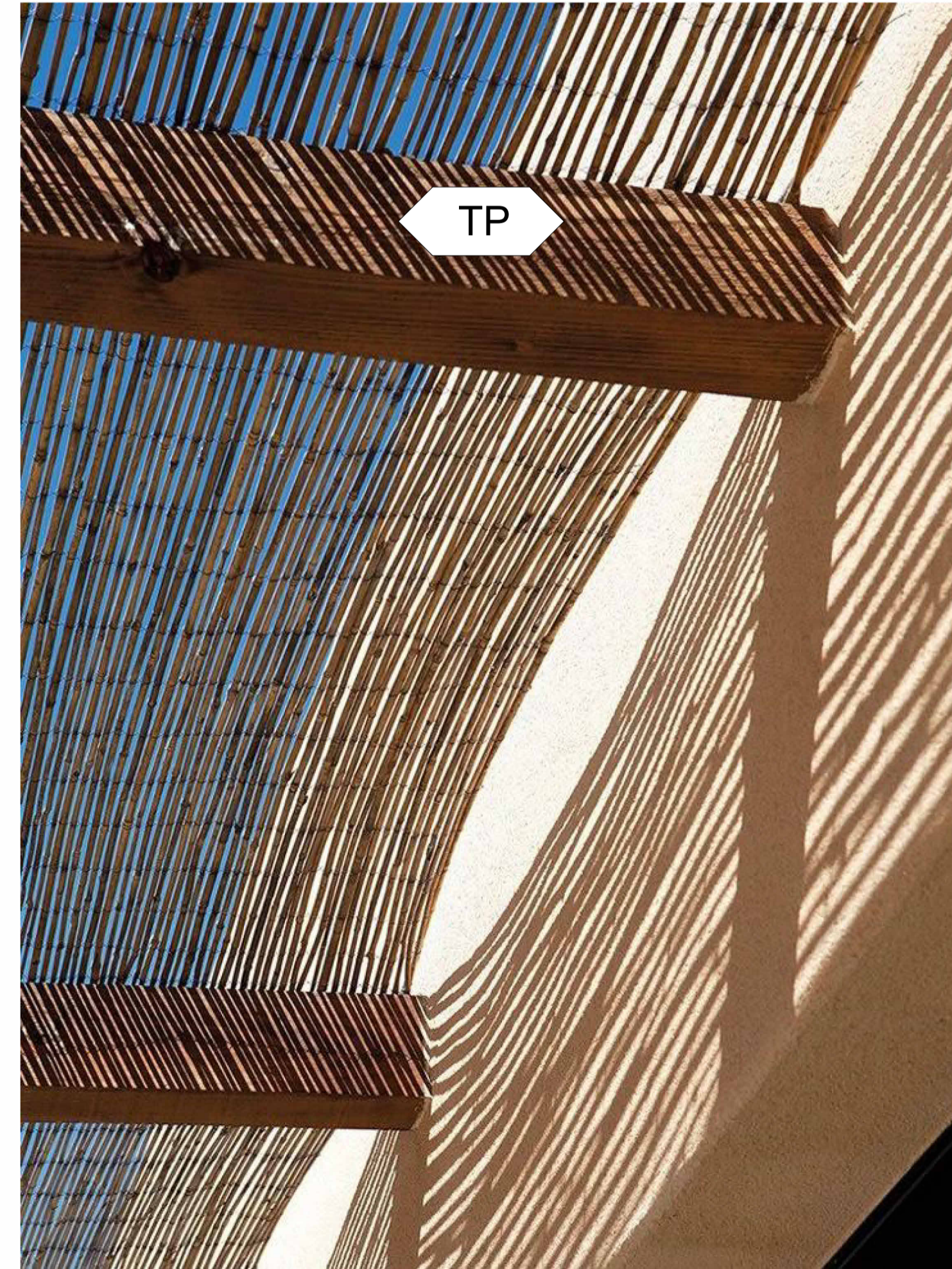
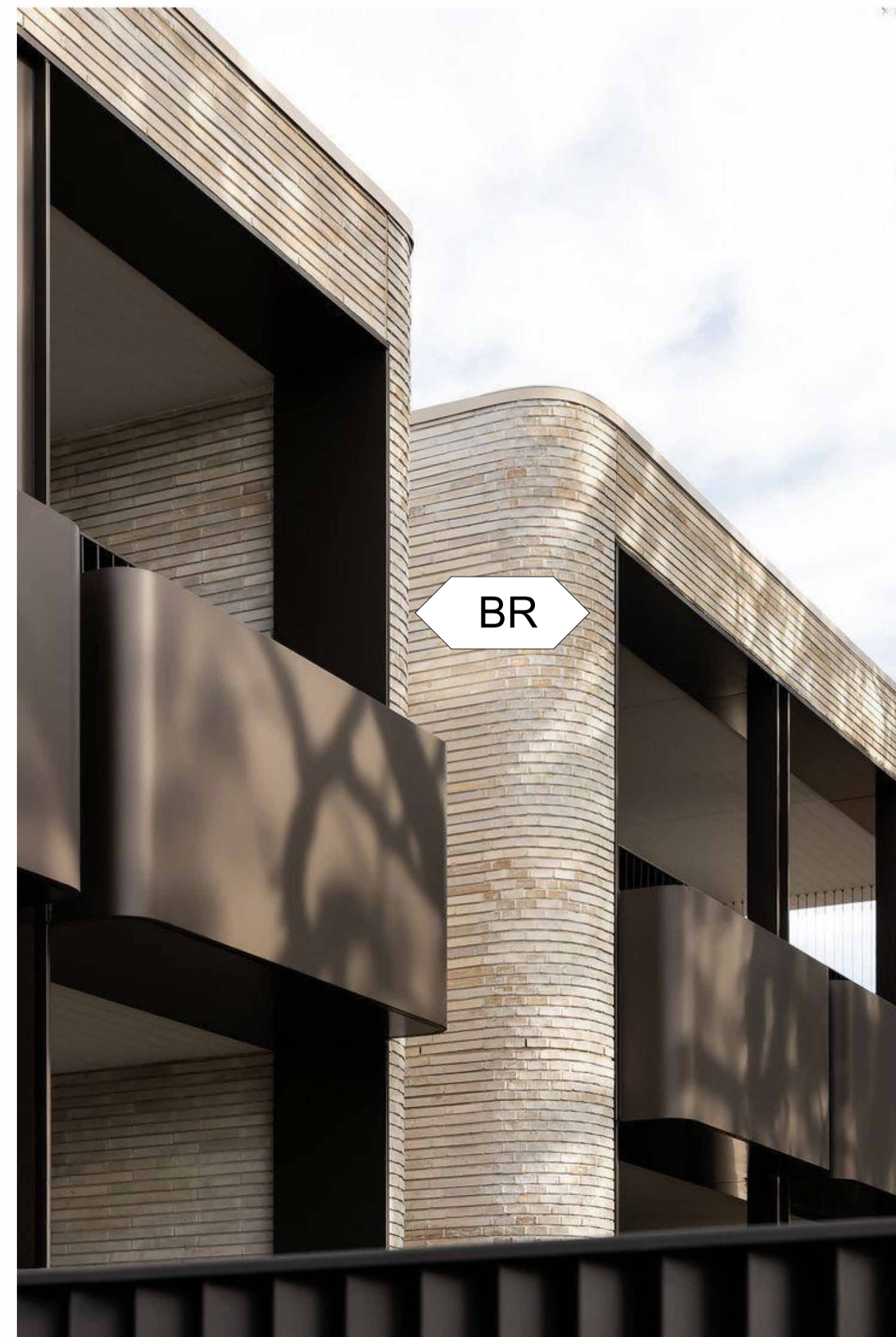
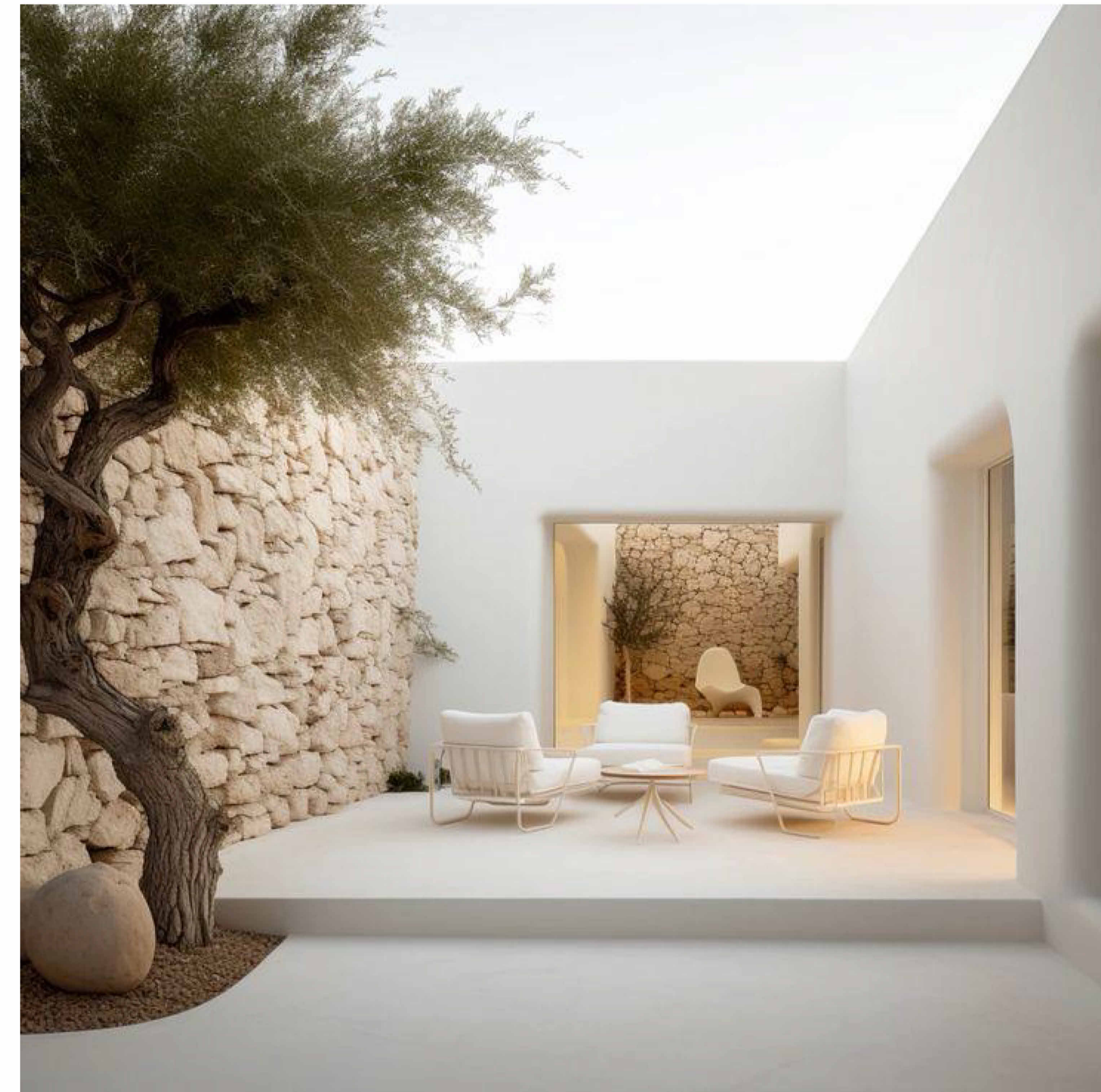
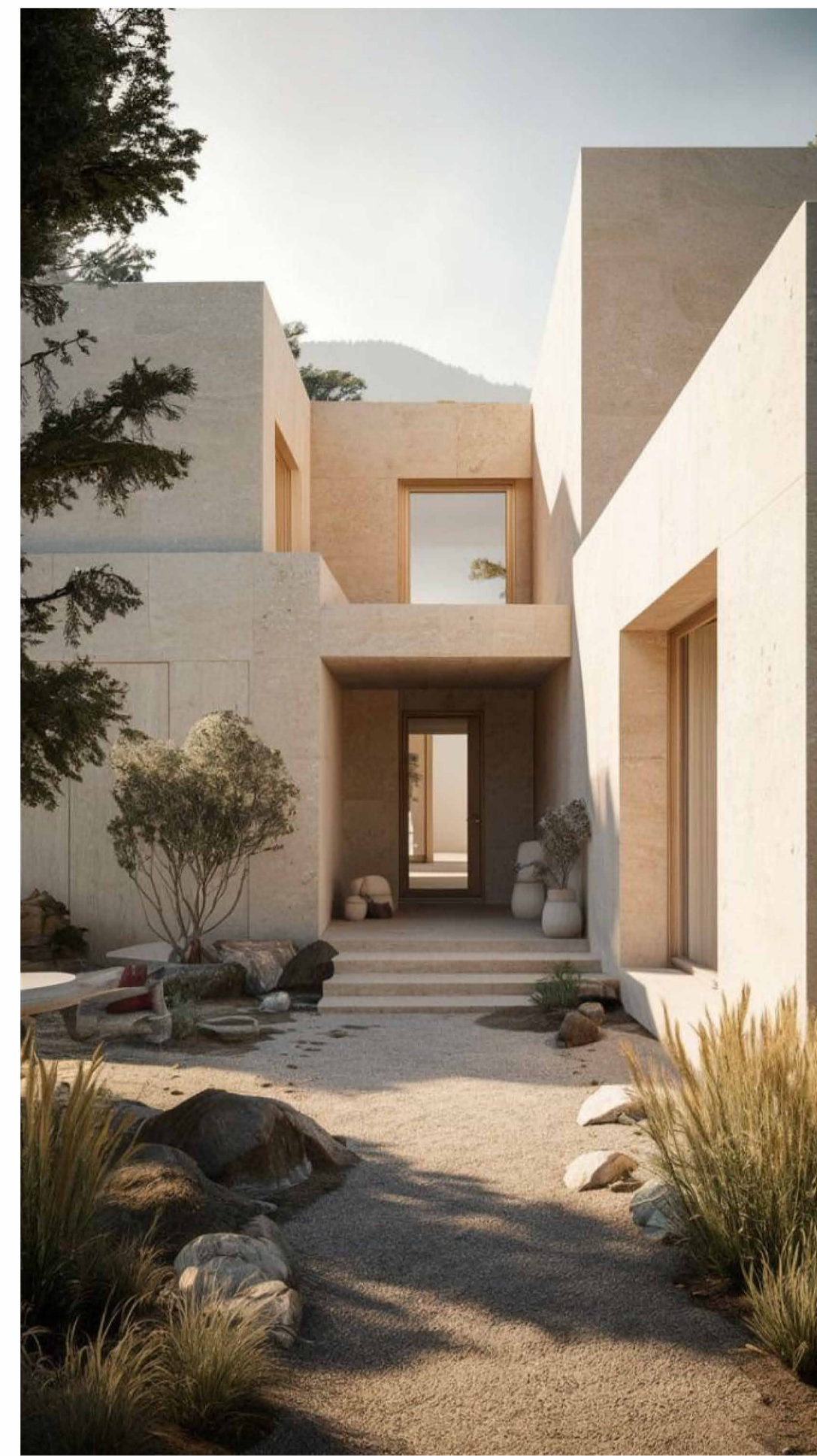
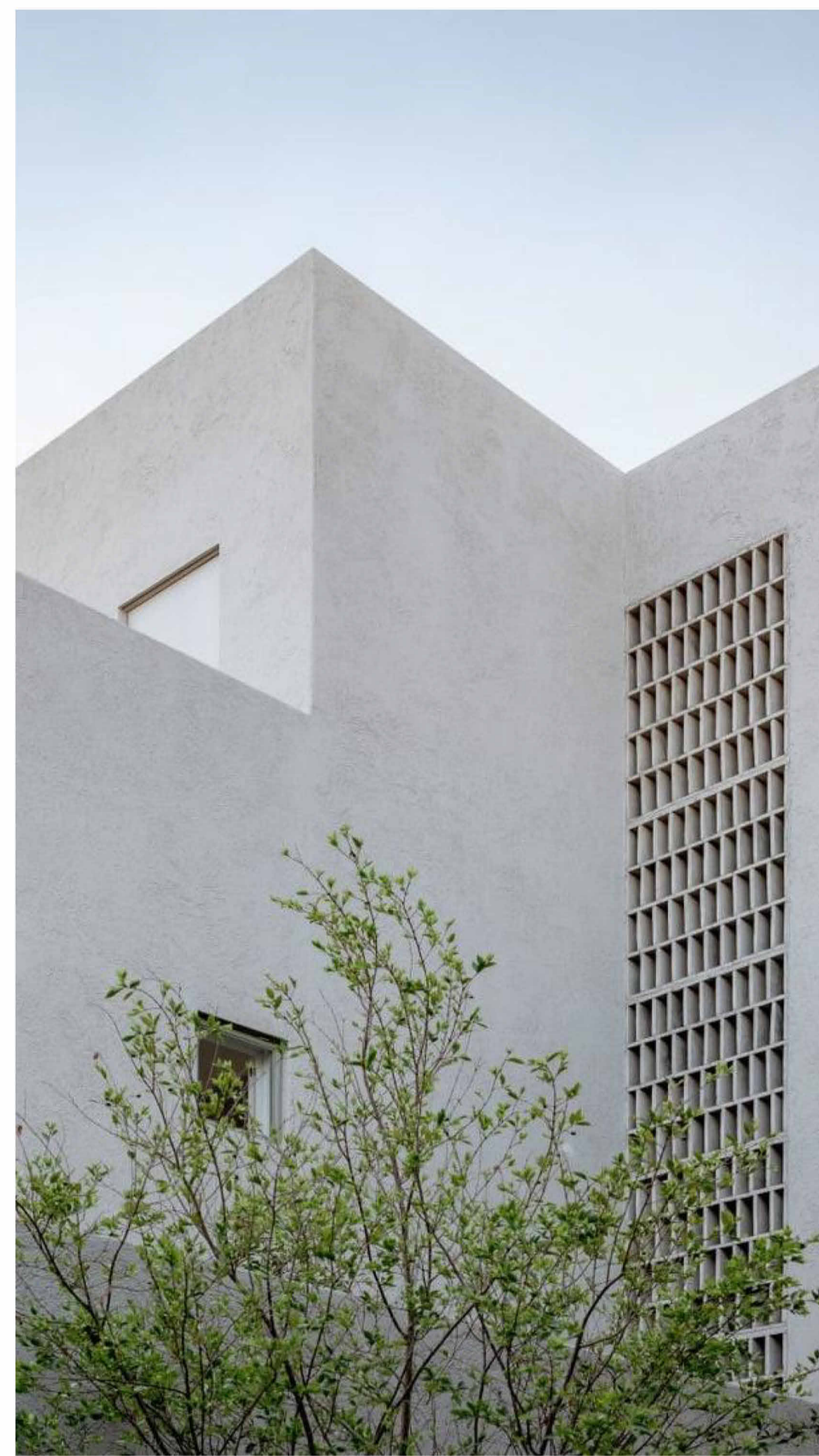


DRAWN: --  
 CHECKED: --

**P02 - Development Application**  
**SHEET TITLE**  
**POOL AREA**  
 SHEET NUMBER: **A-30.0100**  
 SHEET REV: **01**  
 STATUS

# MATERIAL SCHEDULE

IMAGE	KEYNOTE	DESCRIPTION	COMMENTS
	BR	Facade Brick - Lime White Half	
	MB	Metal railings - Copper	
	MD	Metal Garage door - Copper	
	PV	Asphalt or tarmac paving	
	ST	Sandstone cladding	
	STL	Stone external tiles	
	TB	Floorboards, 1800x130	
	TF	Timber Frames	
	TL	White Tiles, 600x600	
	TP	Solid timber pergola	



## REF

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P02 Development Application  
 P01 Client Review  
 ISSUE DESCRIPTION

24/03/25 Active  
 06/11/24 Issued  
 DATE STATUS

**SET NOTES:**  
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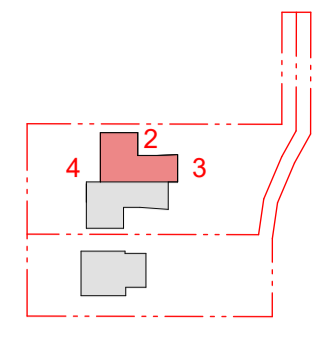
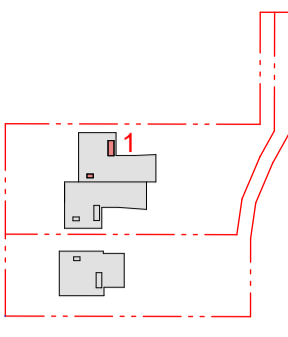
**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

DRAWN  
 --

CHECKED  
 --

**SHEET TITLE**  
**MATERIAL BOARD**  
 SHEET NUMBER  
**A-71.0100**

SHEET REV  
**01**  
 STATUS



**GLAZED OPENING TYPES**

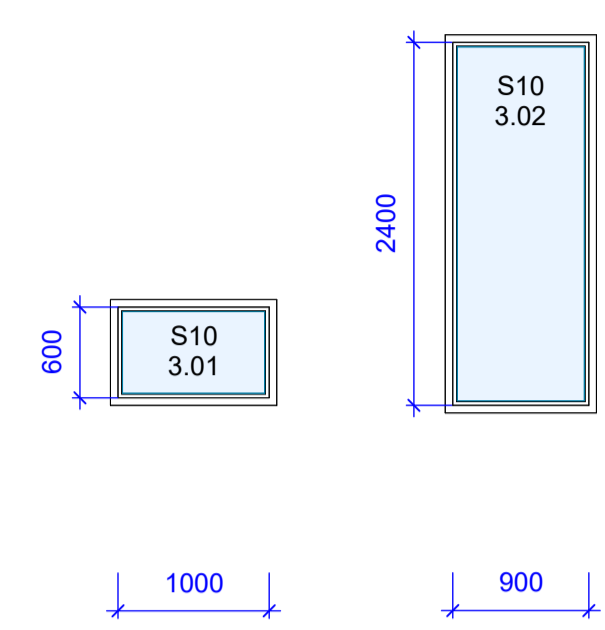
TYPE	
GD10	Aluminium frame
S10	Aluminium frame
W10	Aluminium frame

**WINDOW SCHEDULE 2**

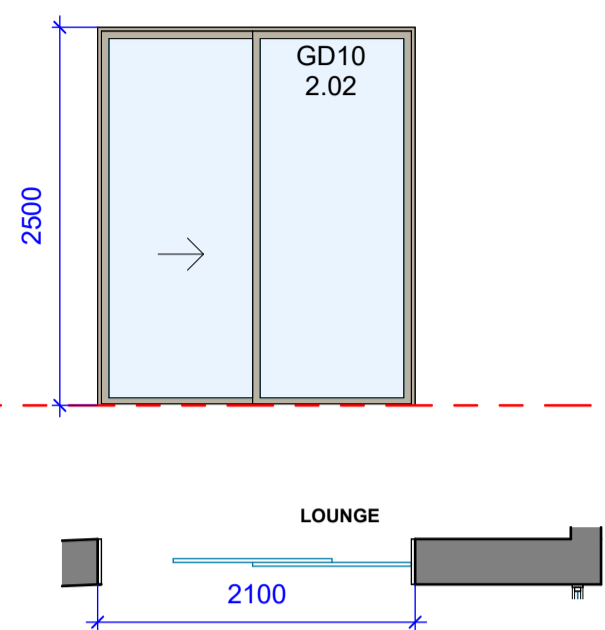
ID	TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL	ORIENTATION	U VALUE	SHGC	COMMENTS
<b>L0 - FFL - GROUND LVL</b>									
0.01	W10	SINGLE, FIXED	8900	2100	0	N			
0.02	W10	SINGLE, SINGLE HUNG	2700	600	0	N			
0.04	W10	SINGLE, #	2700	1750	0				
0.05	W10	SINGLE, #	2700	3600	0	N			
0.06	W10	SINGLE, #	2700	1750	0				
0.07	W10	SINGLE, SINGLE HUNG	2700	1000	0	N			
0.08	W10	SINGLE, SINGLE HUNG	2700	1000	0	N			
0.09	W10	SINGLE, #	2700	1750	0	E			
<b>L1 - FFL - FIRST LVL</b>									
1.01	W10	SINGLE, #	2700	2100	0	E			
<b>L2 - FFL - SECOND LVL</b>									
2.01	W10	SINGLE, #	2500	2320	0	E			
2.04	W10	SINGLE, SINGLE HUNG	2500	600	0	W			
<b>R1 - RR - ROOF</b>									
3.01	S10	SKYLIGHT	600	1000		NA			
3.02	S10	SKYLIGHT	2400	900		NA			

**GLAZED DOOR SCHEDULE 2**

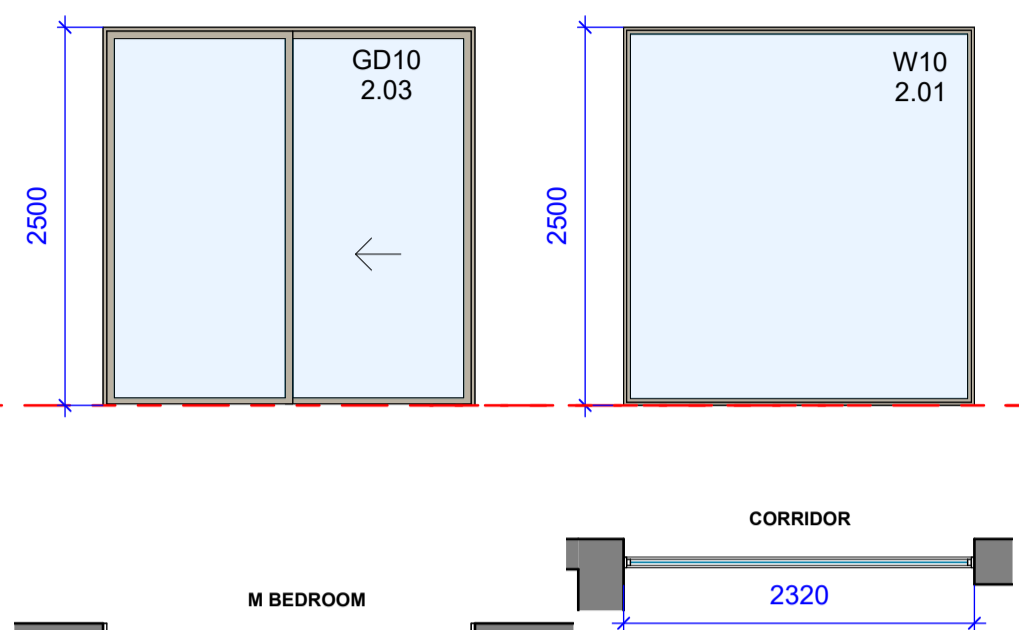
ID	TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL	ORIENTATION	U VALUE	SHGC	COMMENTS
<b>L0 - FFL - GROUND LVL</b>									
0.03	GD10	PIVOT, SIDE LEAF	2700	1050	0	N			
0.10	GD10	MULTI LEAF, SLIDER	2700	3590	0	E			
<b>L1 - FFL - FIRST LVL</b>									
1.02	GD10	MULTI LEAF, SLIDER	2700	3000	0	E			
1.03	GD10	MULTI LEAF, SLIDER	2700	3000	0	W			
1.04	GD10	MULTI LEAF, SLIDER	2700	3450	0	W			
<b>L2 - FFL - SECOND LVL</b>									
2.02	GD10	MULTI LEAF, SLIDER	2500	2100	0	N			
2.03	GD10	MULTI LEAF, SLIDER	2500	2460	0	E			
2.05	GD10	SINGLE LEAF, SWING, SIDE LEAF	2500	900	0	W			



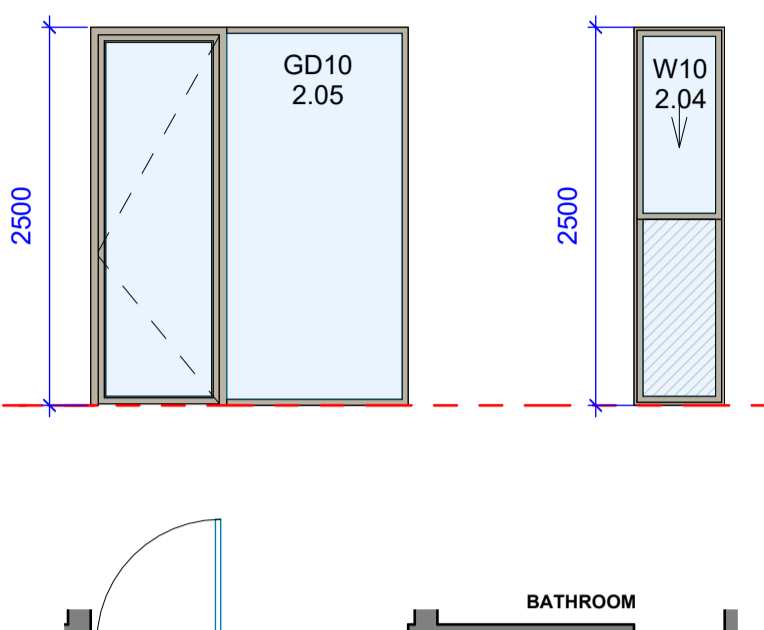
1 | R - SKYLIGHTS



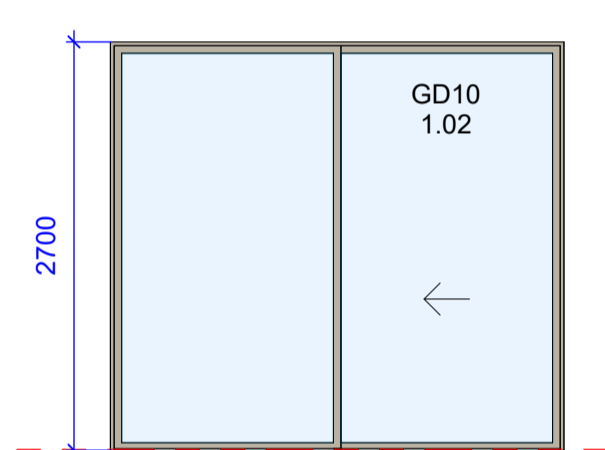
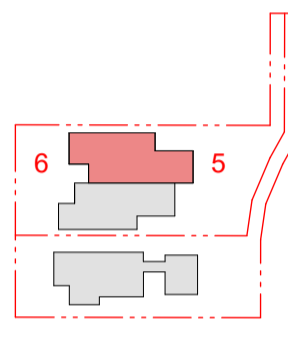
2 | L2 - NORTH ELEVATION



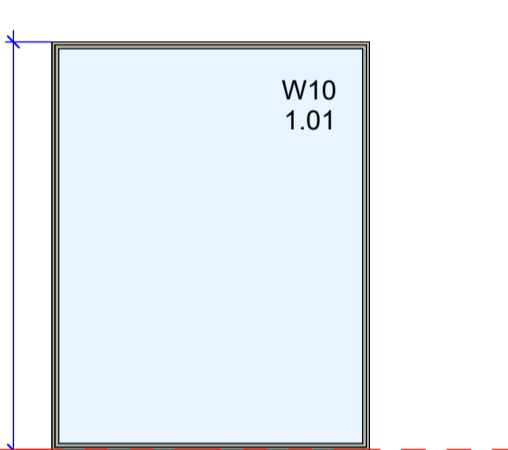
3 | L2 - EAST ELEVATION



4 | L2 - WEST ELEVATION



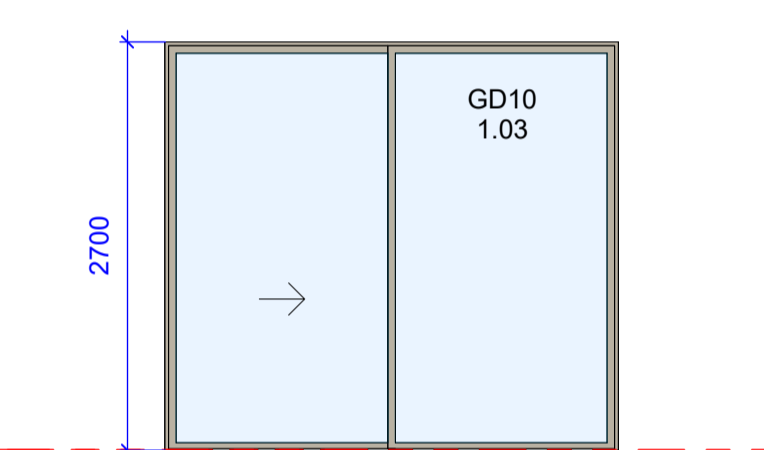
5 | L1 - EAST ELEVATION



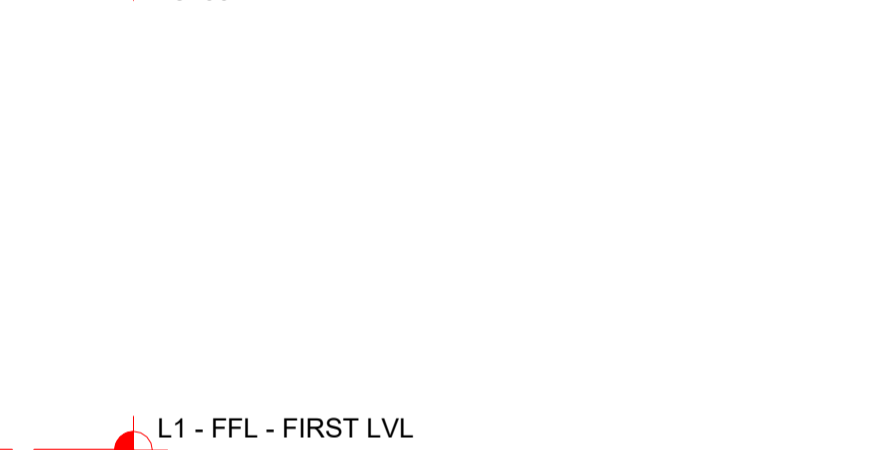
6 | L1 - WEST ELEVATION



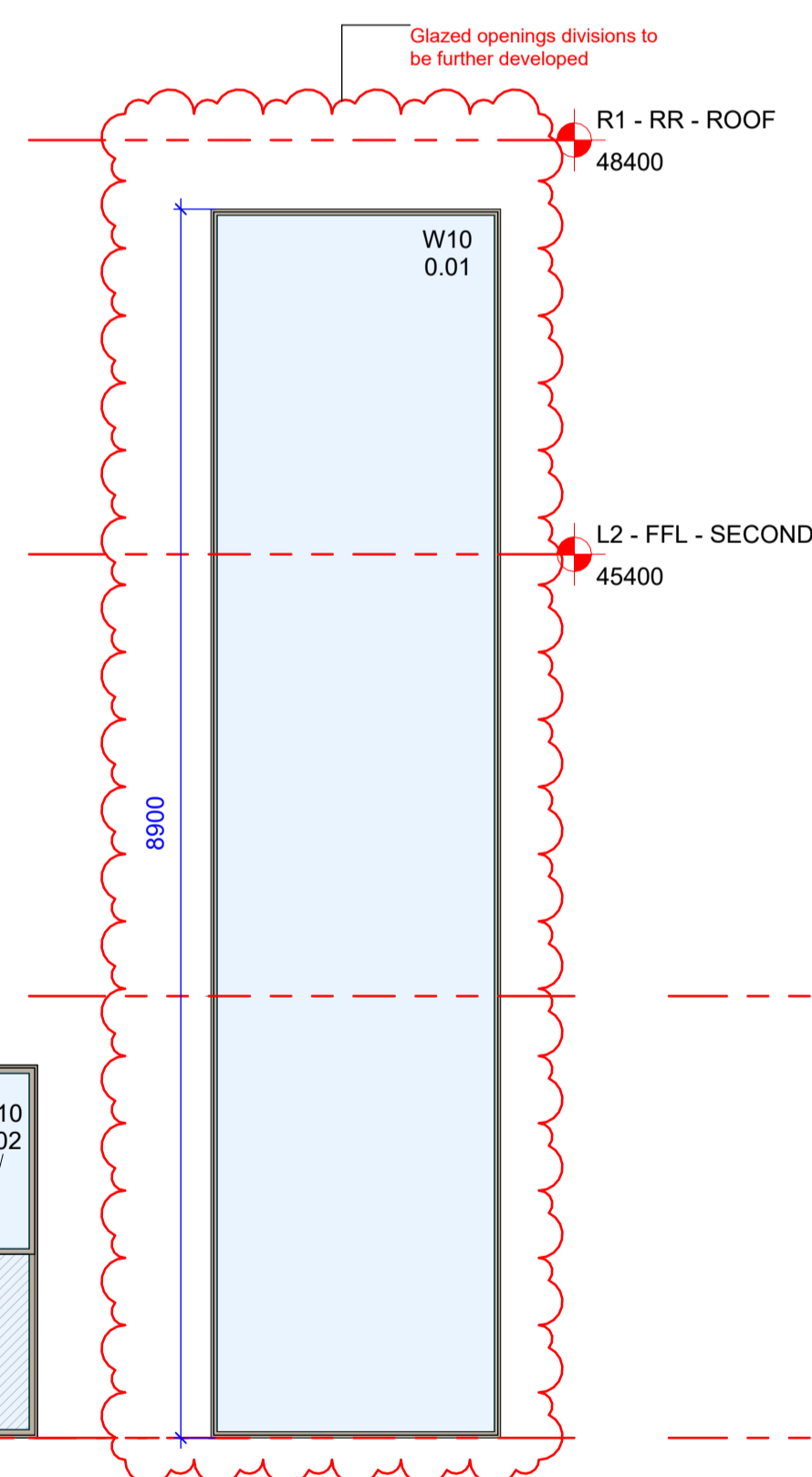
7 | L0 - EAST ELEVATION



8 | L0 - NORTH ELEVATION



9 | L0 - WEST ELEVATION



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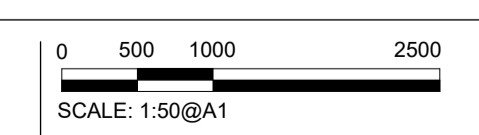
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P02 Development Application  
 P01 Client Review  
 ISSUE DESCRIPTION

24/03/25 Active  
 06/11/24 Issued  
 DATE STATUS

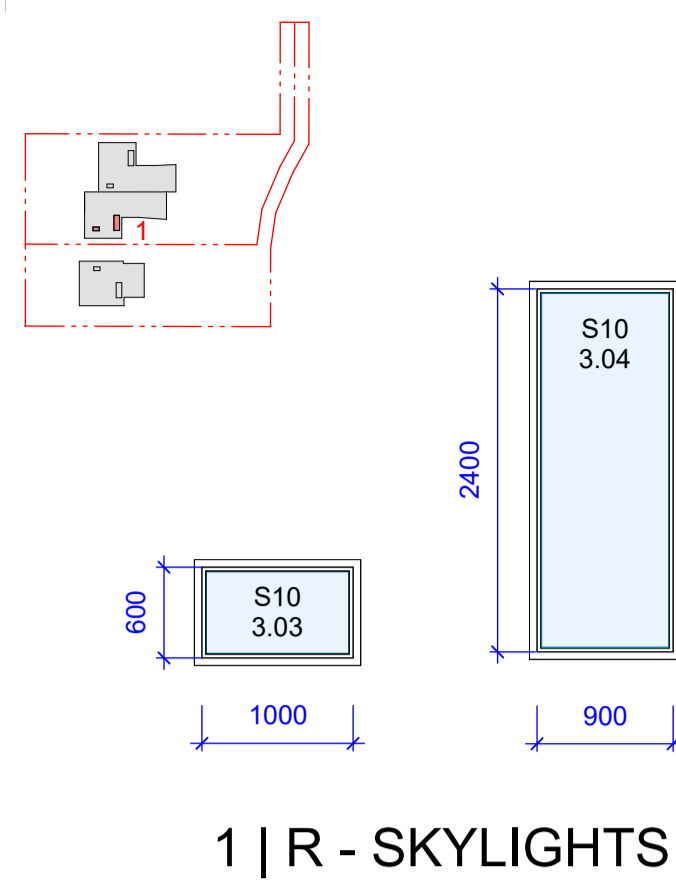
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**PROJECT**  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
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 Description: Description



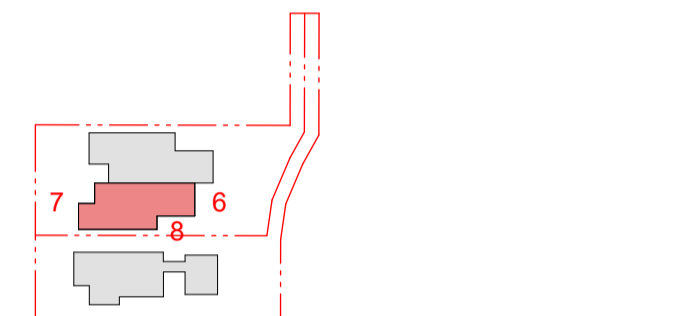
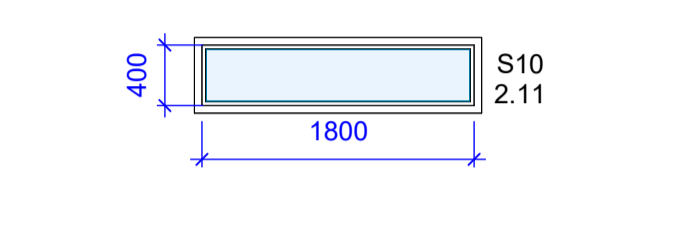
DRAWN --  
 CHECKED --

**SHEET TITLE**  
**EXTERNAL OPENINGS - DWELLING 01 - L0, L1, L2**  
 SHEET NUMBER **A-75.0100**  
 SHEET REV **01**  
 STATUS

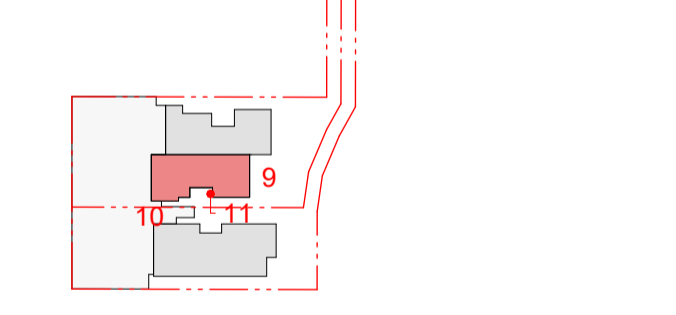


1 | R - SKYLIGHTS

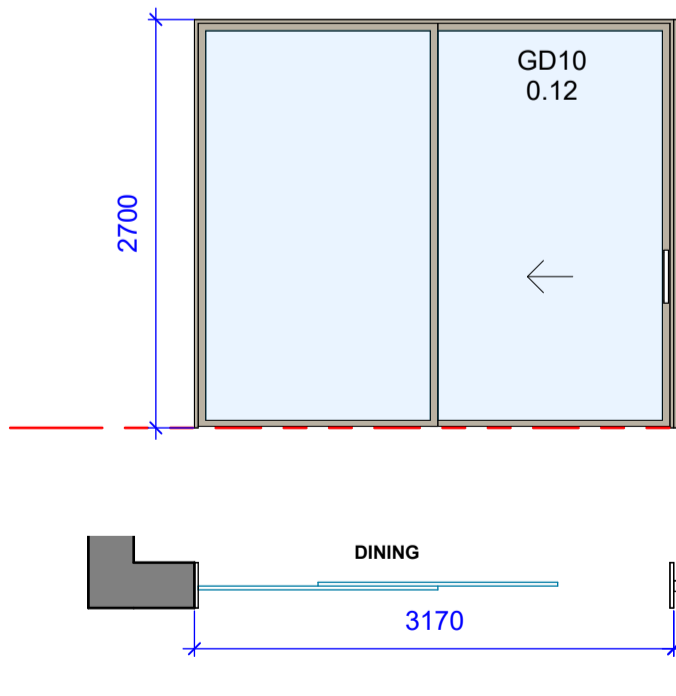
2 | L2 - SKYLIGHT



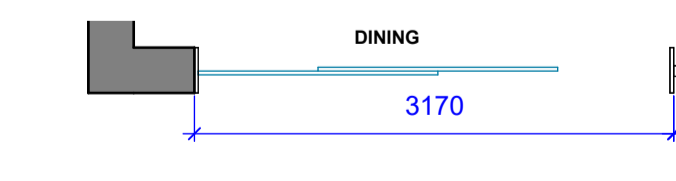
6 | L1 - EAST ELEVATION



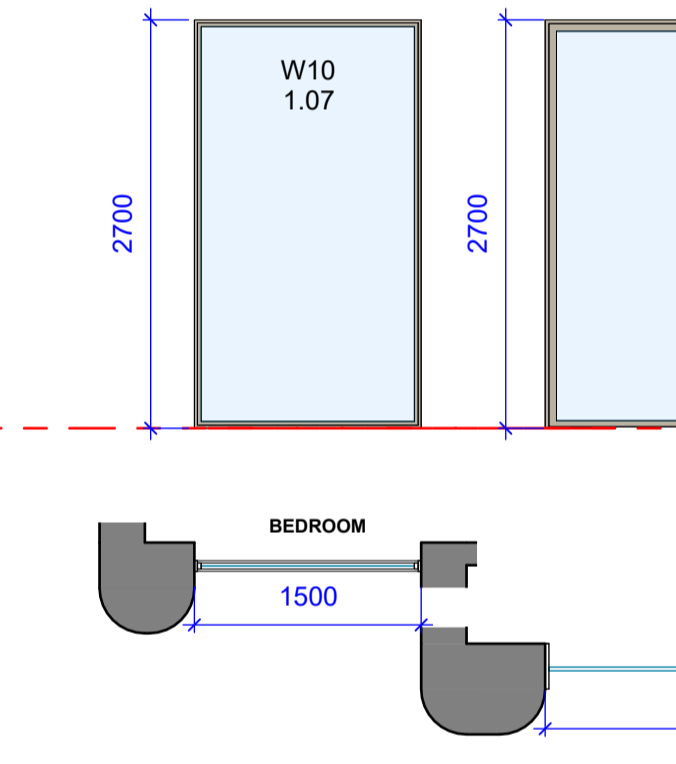
9 | L0 - EAST ELEVATION



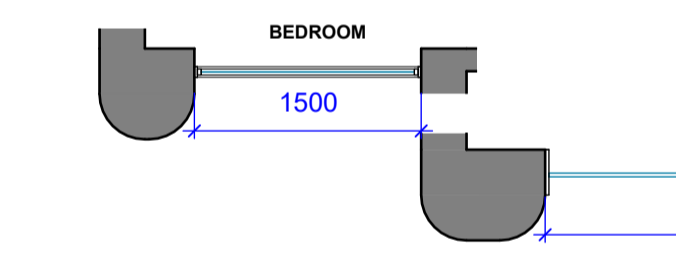
10 | L0 - SOUTH ELEVATION



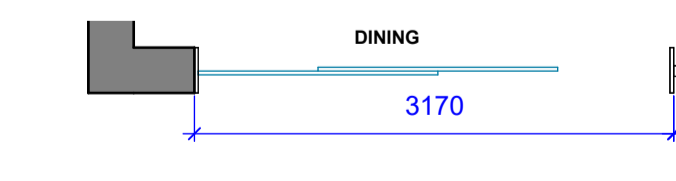
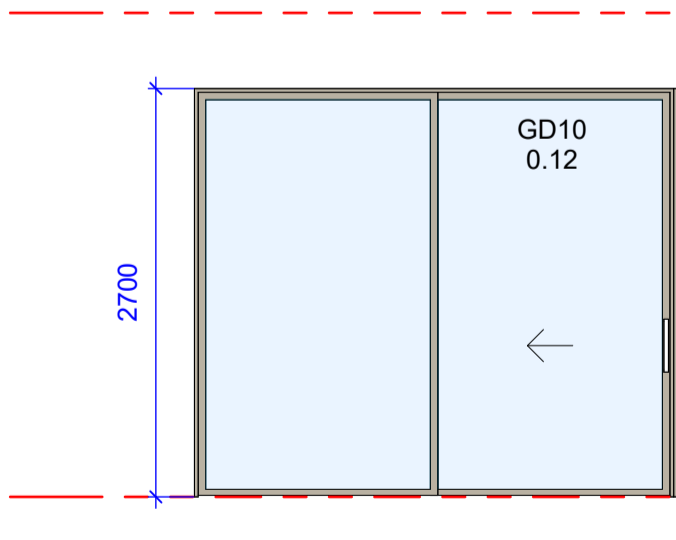
11 | L0 - WEST ELEVATION



3 | L2 - EAST ELEVATION



7 | L1 - WEST ELEVATION

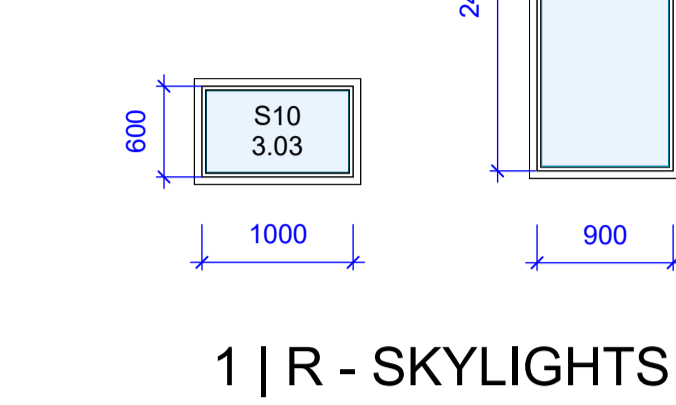


10 | L0 - SOUTH ELEVATION

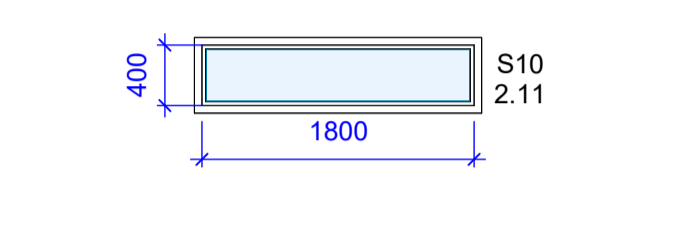


11 | L0 - WEST ELEVATION

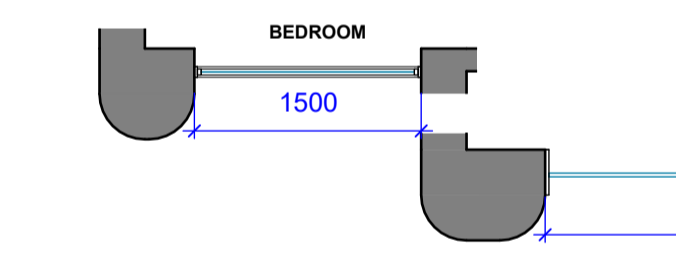
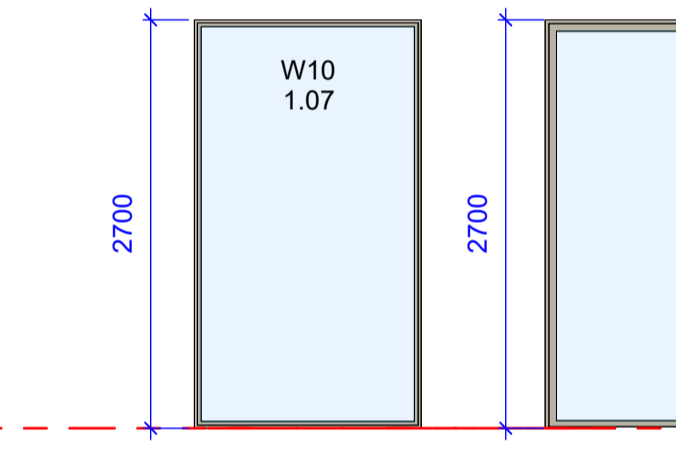
11 | L0 - WEST ELEVATION



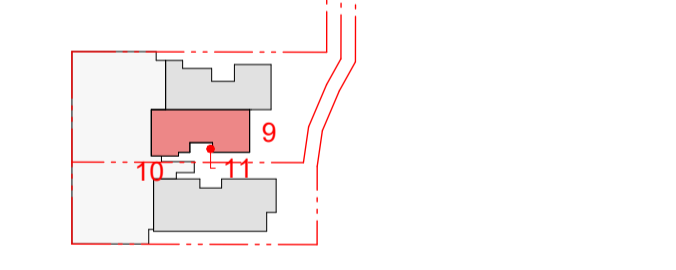
4 | L2 - SOUTH ELEVATION



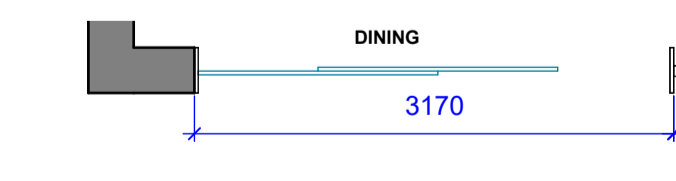
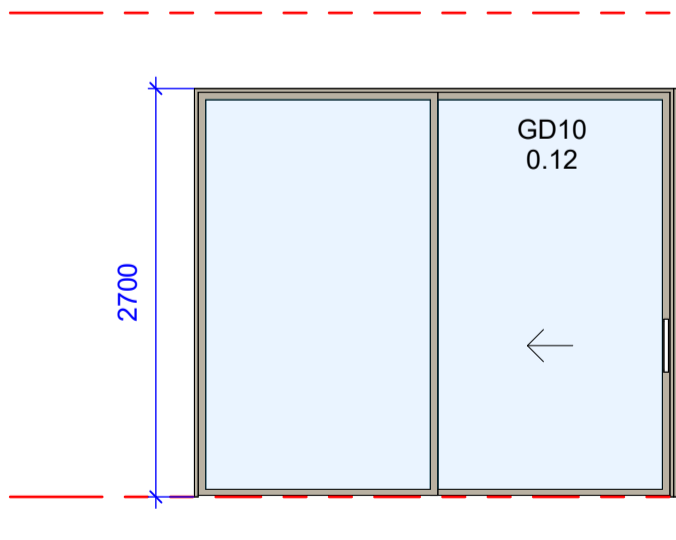
5 | L2 - WEST ELEVATION



7 | L1 - WEST ELEVATION



8 | L1 - SOUTH ELEVATION



10 | L0 - SOUTH ELEVATION



11 | L0 - WEST ELEVATION

11 | L0 - WEST ELEVATION

GLAZED OPENING TYPES

TYPE	
GD10	Aluminium frame
S10	Aluminium frame
W10	Aluminium frame

WINDOW SCHEDULE 2

ID	TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL	ORIENTATION	U VALUE	SHGC	COMMENTS
<b>L0 - FFL - GROUND LVL</b>									
0.11	W10	SINGLE, #	2700	2000	0	E			
0.13	W10	SINGLE, #	2700	1230	0	W			
0.14	W10	SINGLE, #	2700	3600	0	S			
0.15	W10	SINGLE, #	2700	1230	0	E			
<b>L1 - FFL - FIRST LVL</b>									
1.06	W10	SINGLE, SINGLE HUNG	2700	600	0	S			
1.07	W10	SINGLE, #	2700	1500	0	E			
1.08	W10	SINGLE, #	5700	2100	0	S			
1.09	W10	SINGLE, SINGLE HUNG	2700	600	0	S			
<b>L2 - FFL - SECOND LVL</b>									
2.11	S10	SKYLIGHT	400	1800		NA			
2.08	W10	SINGLE, FIXED	2500	2000	0	E			
2.09	W10	SINGLE, SINGLE HUNG	2500	900	0	W			
<b>R1 - RR - ROOF</b>									
3.03	S10	SKYLIGHT	600	1000		NA			
3.04	S10	SKYLIGHT	2400	900		NA			

GLAZED DOOR SCHEDULE 2

ID	TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL	ORIENTATION	U VALUE	SHGC	COMMENTS
<b>L0 - FFL - GROUND LVL</b>									
0.12	GD10	MULTI LEAF, SLIDER	2700	3170	0	E			
0.16	GD10	PIVOT, SIDE LEAF	2700	1050	0	S			
<b>L1 - FFL - FIRST LVL</b>									
1.05	GD10	MULTI LEAF, SLIDER	2700	3600	0	E			
1.10	GD10	MULTI LEAF, SLIDER	2700	2925	0	W			
1.11	GD10	MULTI LEAF, SLIDER	2700	2940	0	W			
<b>L2 - FFL - SECOND LVL</b>									
2.06	GD10	MULTI LEAF, SLIDER	2500	2940	0	E			
2.07	GD10	MULTI LEAF, SLIDER	2500	2100	0	S			
2.10	GD10	PIVOT, SIDE LEAF	2500	1050	0	W			

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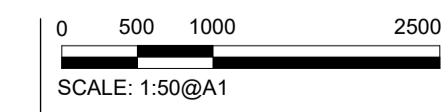
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P02 Development Application  
 P01 Client Review  
 ISSUE DESCRIPTION

24/03/25 Active  
 06/11/24 Issued  
 DATE STATUS

SET NOTES:  
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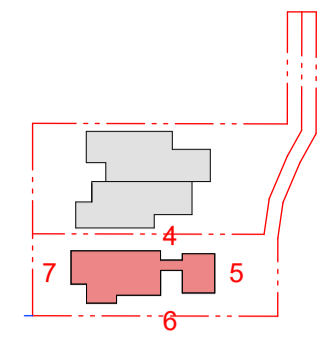
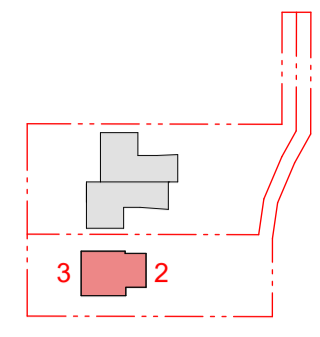
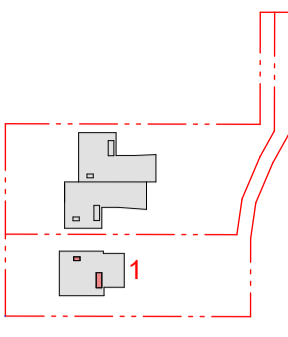
PROJECT  
**10 Beverley Close**  
 Code: 10.BVL.CL  
 Number: 241029.1  
 Address: 10 Beverley Close, Curl Curl, NSW  
 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description



DRAWN  
 CHECKED

P02 - Development Application

SHEET TITLE  
**EXTERNAL OPENINGS - DWELLING 02 - L0, L1, L2**  
 SHEET NUMBER  
**A-75.0200**  
 SHEET REV STATUS  
**01**



**GLAZED OPENING TYPES**

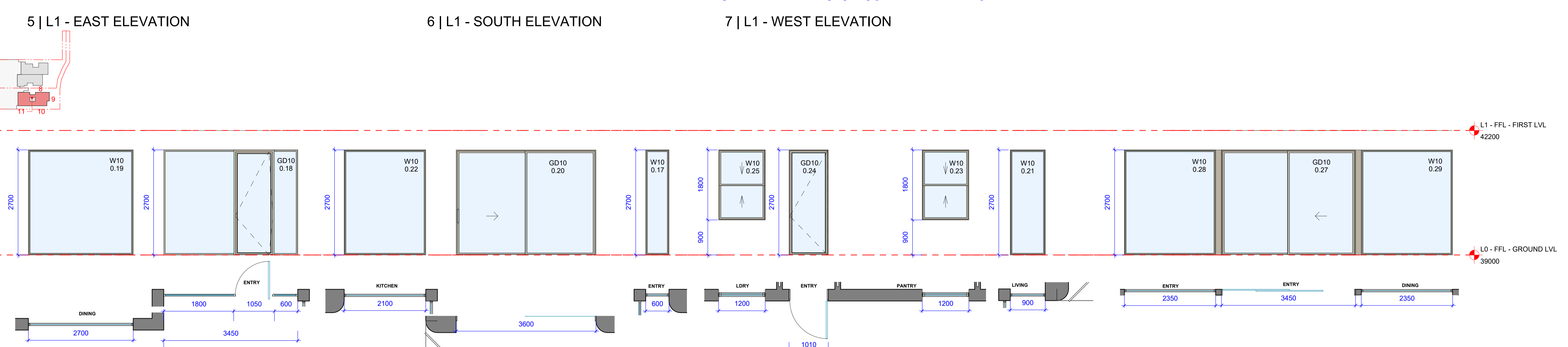
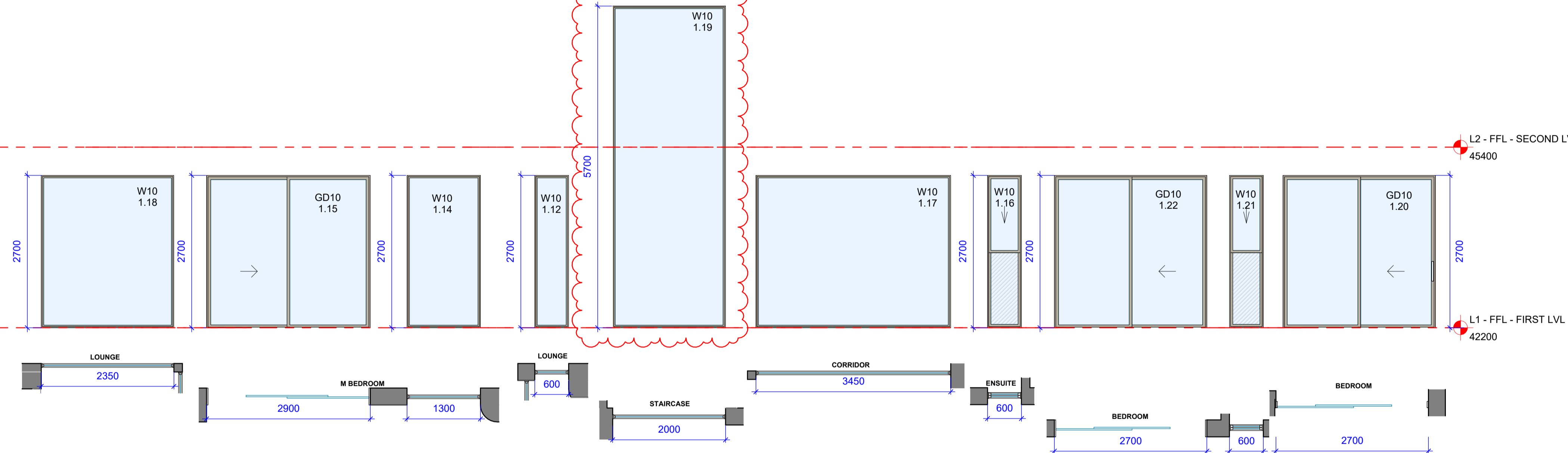
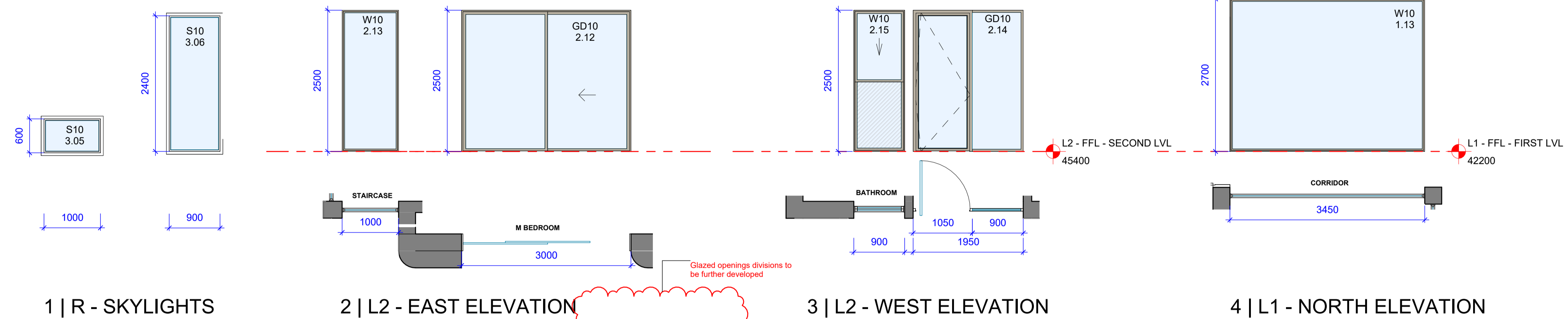
TYPE	
GD10	Aluminium frame
S10	Aluminium frame
W10	Aluminium frame

**WINDOW SCHEDULE 2**

ID	TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL	ORIENTATION	U VALUE	SHGC	COMMENTS
<b>L0 - FFL - GROUND LVL</b>									
0.17	W10	SINGLE, #	2700	600	0	E			
0.19	W1001	WINDOW - FIXED SUITE, 1x1	2700	2700	0	N			
0.21	W10	SINGLE, #	2700	900	0	S			
0.22	W10	SINGLE, #	2700	2100	0	E			
0.23	W10	SINGLE, DOUBLE HUNG	1800	1200	900	S			
0.25	W10	SINGLE, DOUBLE HUNG	1800	1200	900	S			
0.28	W10	SINGLE, FIXED	2700	2350	0	W			
0.29	W10	SINGLE, FIXED	2700	2350	0	E			
<b>L1 - FFL - FIRST LVL</b>									
1.12	W10	SINGLE, #	2700	600	0	E			
1.13	W10	SINGLE, FIXED	2700	3450	0	N			
1.14	W10	SINGLE, #	2700	1300	0	E			
1.16	W10	SINGLE, SINGLE HUNG	2700	600	0	S			
1.17	W10	SINGLE, FIXED	2700	3450	0	S			
1.18	W10	SINGLE, FIXED	2700	2350	0	E			
1.19	W10	SINGLE, FIXED	5700	2000	0	S			
1.21	W10	SINGLE, SINGLE HUNG	2700	600	0	W			
<b>L2 - FFL - SECOND LVL</b>									
2.13	W10	SINGLE, FIXED	2500	1000	0	E			
2.15	W10	SINGLE, SINGLE HUNG	2500	900	0	W			
<b>R1 - RR - ROOF</b>									
3.05	S10	SKYLIGHT	600	1000		NA			
3.06	S10	SKYLIGHT	2400	900		NA			

**GLAZED DOOR SCHEDULE 2**

ID	TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL	ORIENTATION	U VALUE	SHGC	COMMENTS
<b>L0 - FFL - GROUND LVL</b>									
0.18	GD10	PIVOT, SIDE LEAF	2700	1050	0	N			
0.20	GD10	MULTI LEAF, SLIDER	2700	3600	0	E			
0.24	GD10	SINGLE LEAF, SWING	2700	1010	0	S			
0.27	GD10	MULTI LEAF, SLIDER	2700	3450	0	S			
<b>L1 - FFL - FIRST LVL</b>									
1.15	GD10	MULTI LEAF, SLIDER	2700	2900	0	E			
1.20	GD10	MULTI LEAF, SLIDER	2700	2700	0	W			
1.22	GD10	MULTI LEAF, SLIDER	2700	2700	0	W			
<b>L2 - FFL - SECOND LVL</b>									
2.12	GD10	MULTI LEAF, SLIDER	2500	3000	0	E			
2.14	GD10	PIVOT, SIDE LEAF	2500	1050	0	W			



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 PM: Marcos G Puga  
 Description: Description

24/03/25 Active  
 06/11/24 Issued

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 CHECKED: --

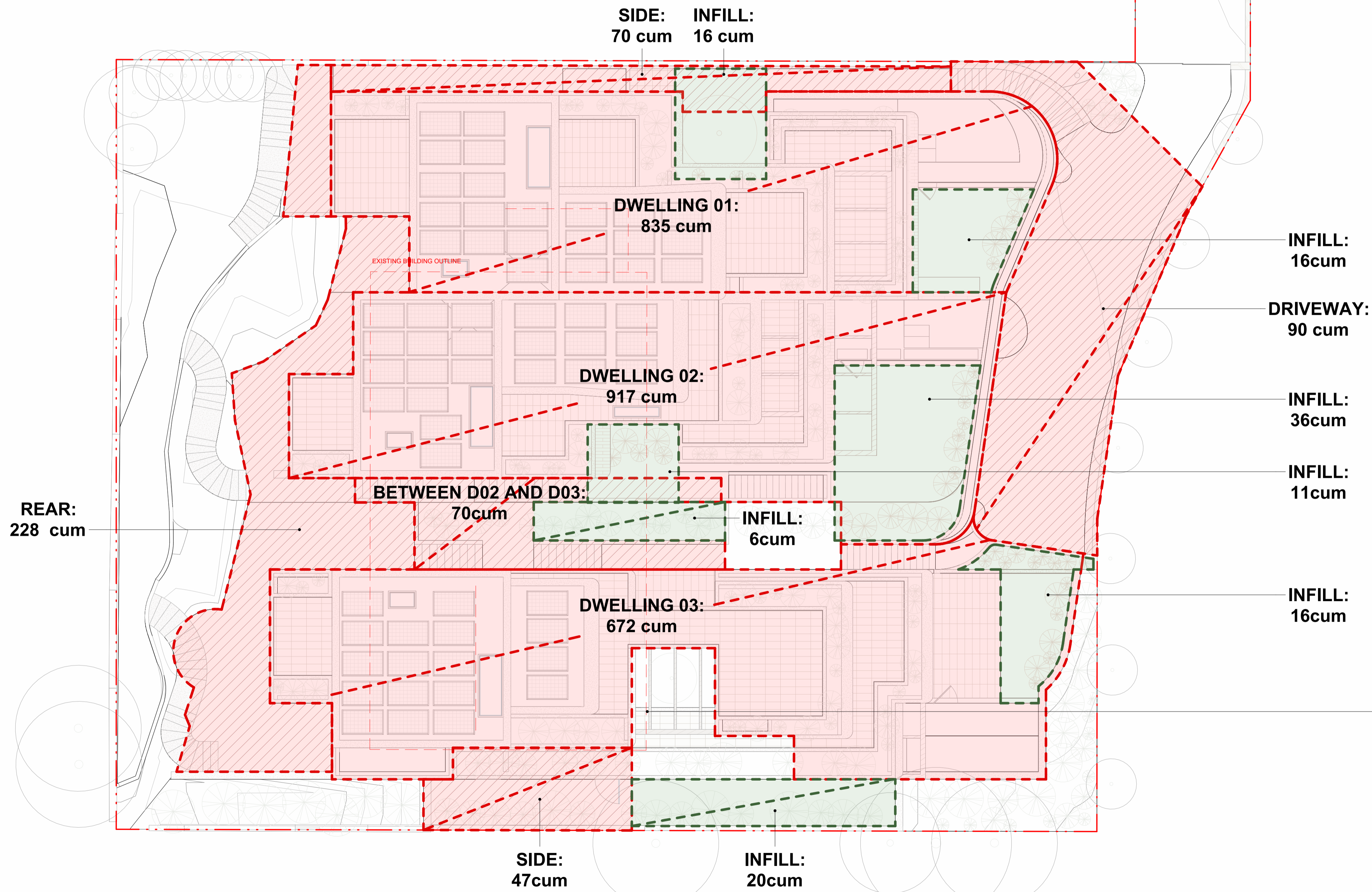
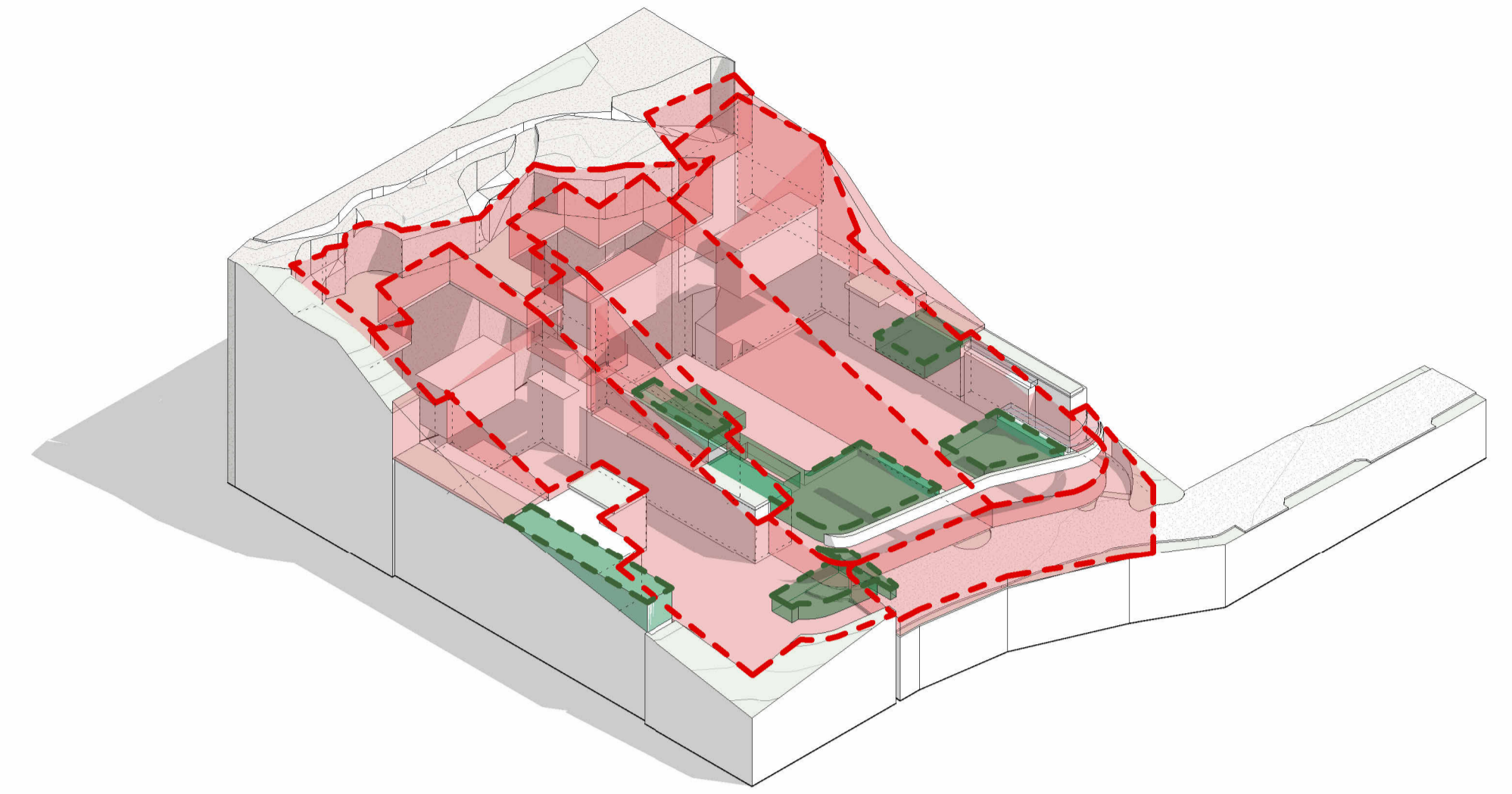
**P02 - Development Application**

**SHEET TITLE**  
**EXTERNAL OPENINGS - DWELLING 03 - L0, L1, L2**

SHEET NUMBER: **A-75.0300**  
 SHEET REV: **01**

SHEET REV STATUS

3/24/2025 6:41:08 PM



FOR DEMOLITION  
REFER TO A-09.0100

**EXCAVATION CALCULATIONS**

<b>DWELLING 01:</b>	835 cum
<b>DWELLING 02:</b>	917 cum
<b>DWELLING 03:</b>	672 cum
<b>DRIVEWAY:</b>	90 cum
<b>REAR:</b>	228 cum
<b>SIDE NORTH:</b>	
CUT:	70 cum
INFILL:	-16 cum
NET:	54 cum
<b>SIDE SOUTH:</b>	
CUT:	47 cum
INFILL:	-20 cum
NET:	27 cum
<b>BETWEEN D02 &amp; D03:</b>	
CUT:	70 cum
INFILL:	-17 cum
NET:	53 cum
<b>FRONT INFILL:</b>	-68 cum
<b>TOTAL:</b>	
CUT:	2929 cum
INFILL:	-121 cum
NET:	2808 cum

Note: Calculations are approximate

**P02 - Development Application**

**EXCAVATION KEY**

- EXCAVATION BUILDING | EXTERNAL AREA
- INFILL

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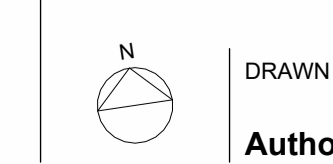
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P01 Client Review  
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SCALE: 1:100@A1



DRAWN  
Author

CHECKED  
Checker

SHEET TITLE  
**EXCAVATION**

SHEET NUMBER  
**A-85.0100**

SHEET REV STATUS

**PLANNING CONTROLS**

Warringah LEP 2011  
 Lot size: Minimum 450 m<sup>2</sup>  
 Floor Space Ratio: NA

Warringah DCP 2011  
 Zoning: R2 - Low Density Residential  
 Overlays: (Pending)  
 Wall heights: 7.2m from existing ground level  
 Number of storeys: No Controls  
 Site coverage: 33.3%  
 GFA: No Controls

**Envelope**

Side boundary envelope: 5m height above existing ground level, then 45 degrees inwards  
 Front Setback: 6.5m  
 Rear Setback: 6m  
 Side Setback: 0.9m

**Subdivision**

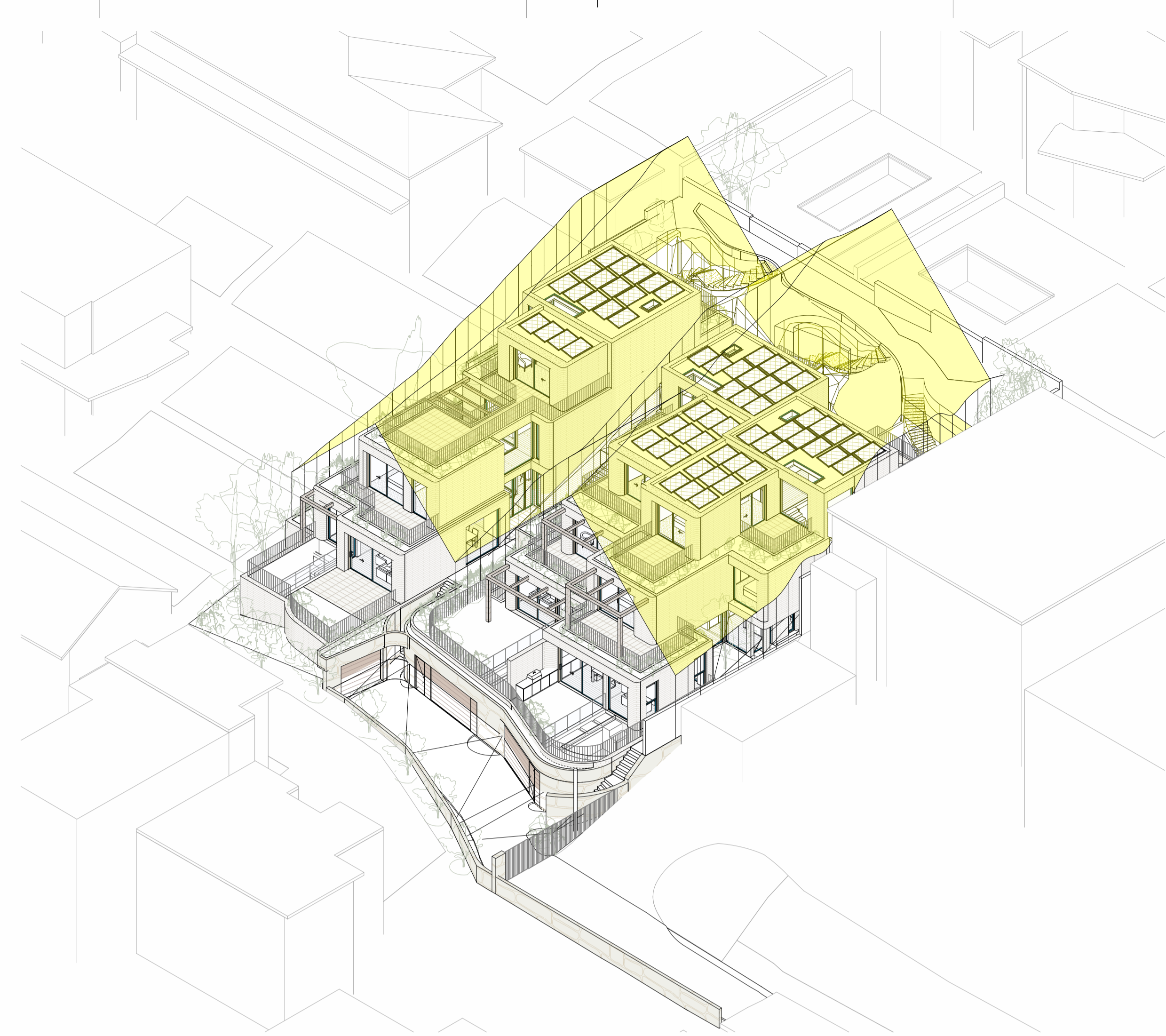
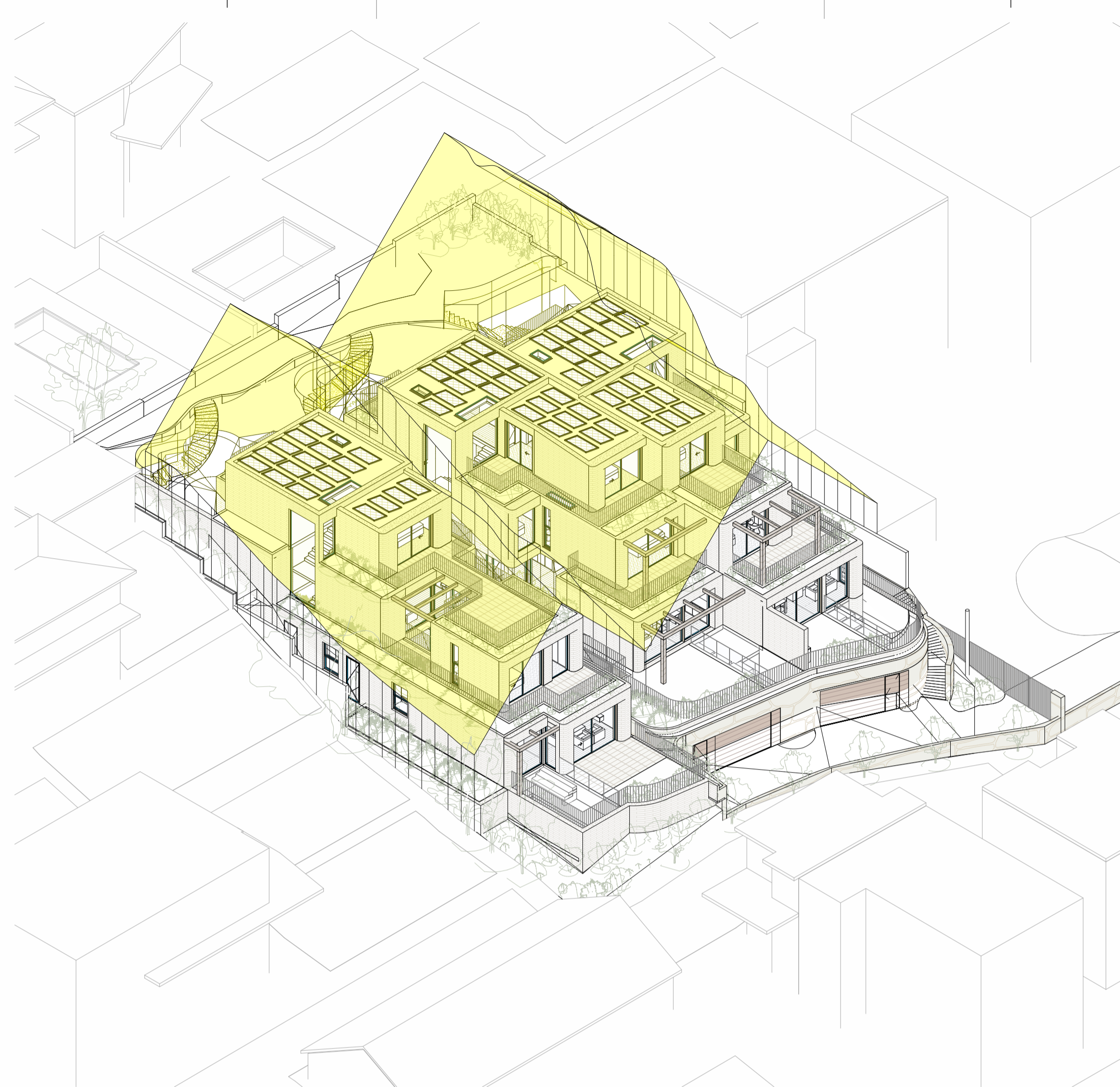
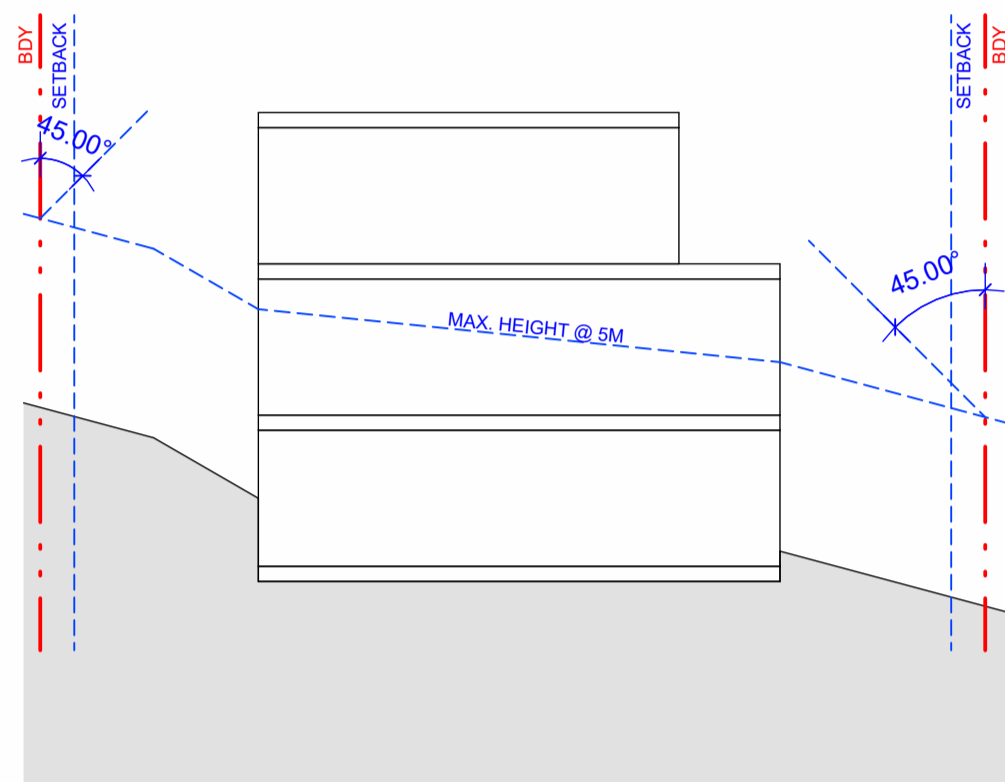
- a. Minimum width: 13m
- b. Minimum depth: 27m
- c. Minimum building area: 150m<sup>2</sup>

**Landscape**

Total Landscaped open space: 40%  
 Deepsoil: No Controls

Excavation: No Controls

**PLANNING CONTROLS SECTION SCHEME**



**1 | MAX. HEIGHT DIAGRAM**

SCALE: NTS

**2 | MAX. HEIGHT DIAGRAM**

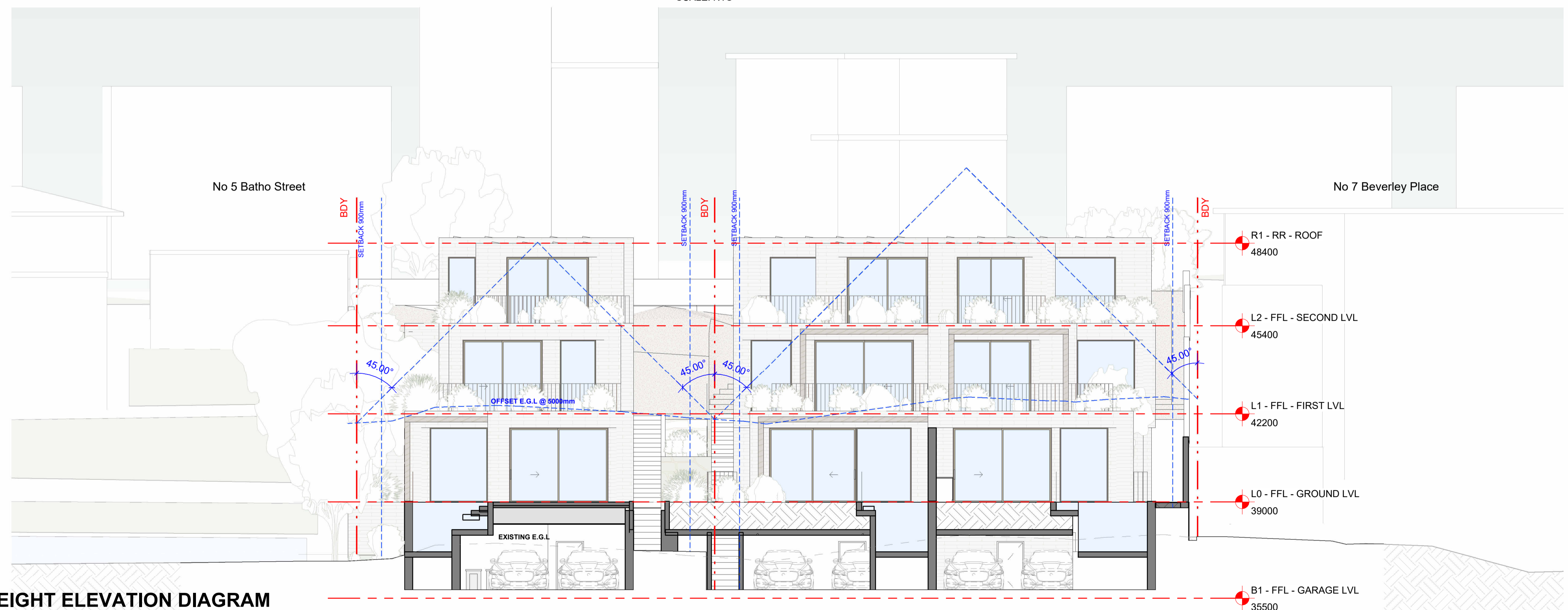
SCALE: NTS

**NOTES**

- Site: As per survey 1502, Waterview Surveying Services
- Access: Area allocated to site access, right of way
- Landscape As defined in DCP Part D/ D1
- Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation. The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation. Landscaped open space must be at ground level (finished), and the minimum soil depth of land that can be included as landscaped open space is 1 metre. Landscape % calculation excludes Access area
- Deepsoil As defined in DCP Part A/ A.8
- Deep soil landscape area means that area of a site with no above ground, ground level or subterranean development.
- Footprint As defined in DCP Part A/ A.8
- Building area is the footprint of the building on the site measured from the external faces of the external walls including garages/parking areas but excluding driveways.
- Setbacks As defined in DCP Part A/ A.8, Part B/B5, Part B/B9
- Front boundary setback is the distance measured perpendicular to the road frontage property boundary up to any structure on the allotment
- The rear building setback is the distance measured perpendicular to the boundary furthest from a public street up to any building on the allotment
- Side Boundary Envelope As defined in DCP Part B/B3
- Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres

**3 | MAX. HEIGHT ELEVATION DIAGRAM**

SCALE: 1 : 100



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P01 Client Review	06/11/24	Issued

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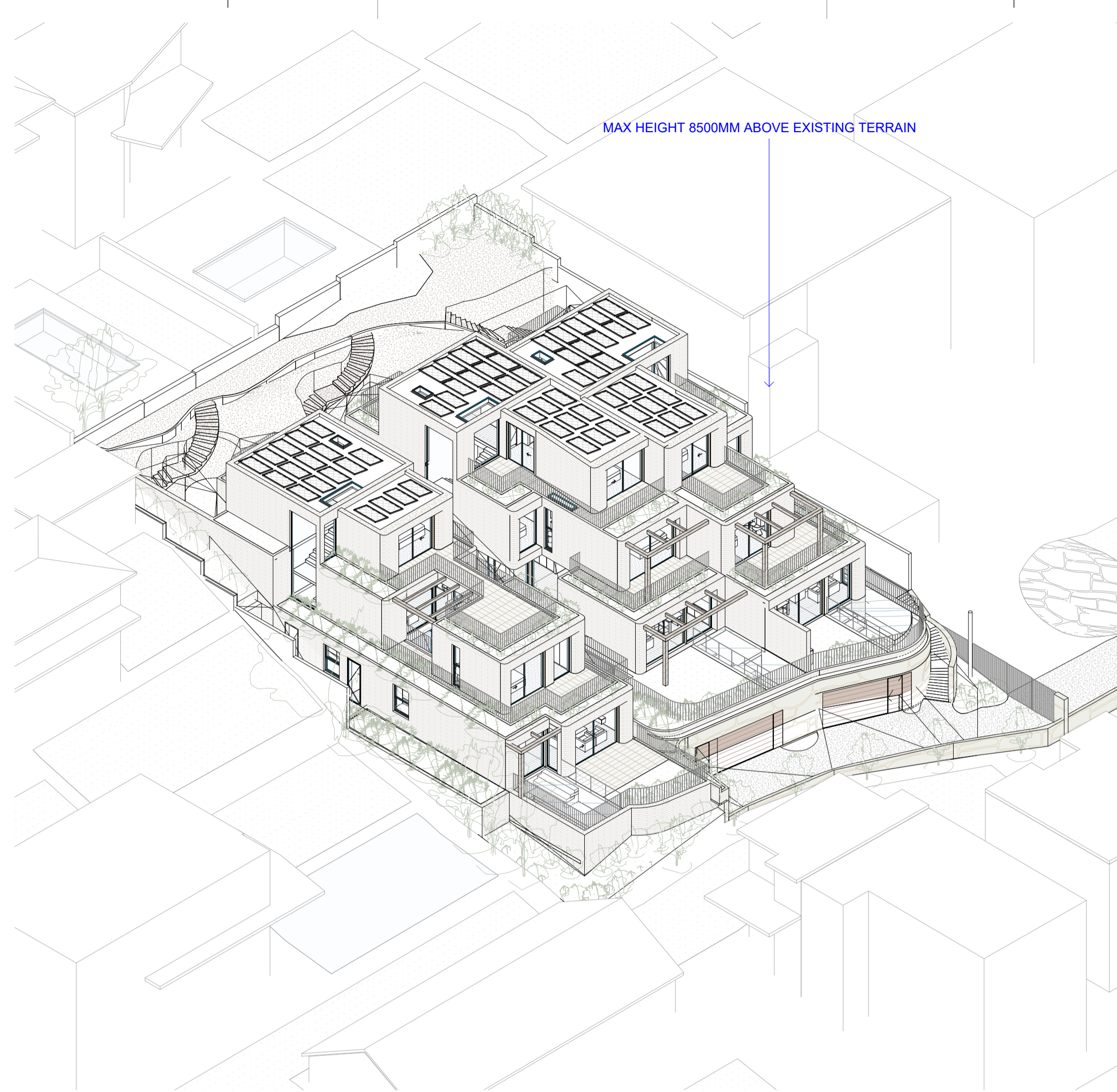
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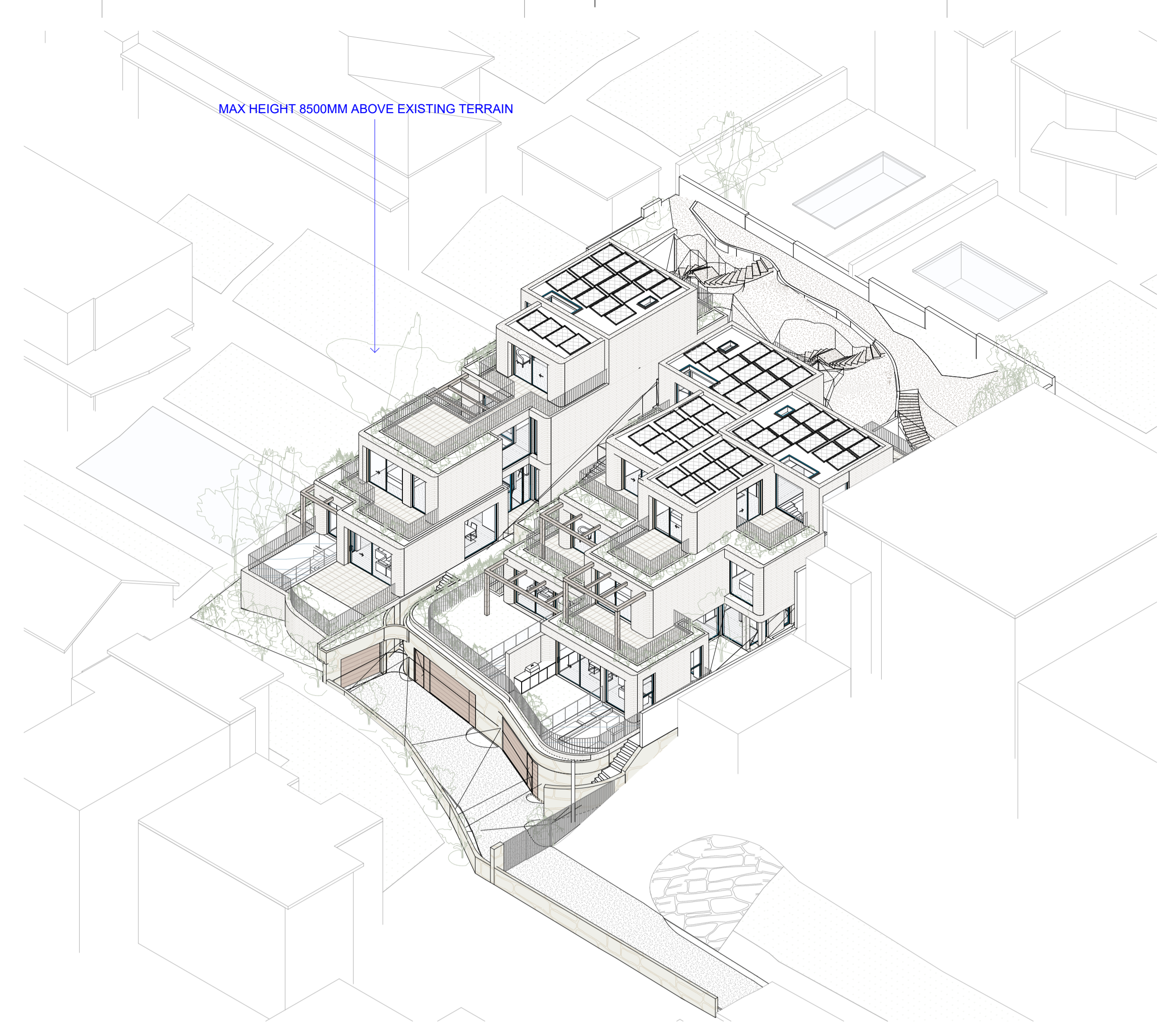
**SHEET TITLE**  
**PLANNING CONTROLS**

SHEET NUMBER  
**A-90.0001**

SHEET REV  
**01**



**1 | MAX. HEIGHT DIAGRAM**  
SCALE: NTS



**2 | MAX. HEIGHT DIAGRAM**  
SCALE: NTS

REF

A-00.0001  
A-03.0001  
A-06.0001  
A-10.0000  
A-21.0100  
A-75.0100  
A-90.0001

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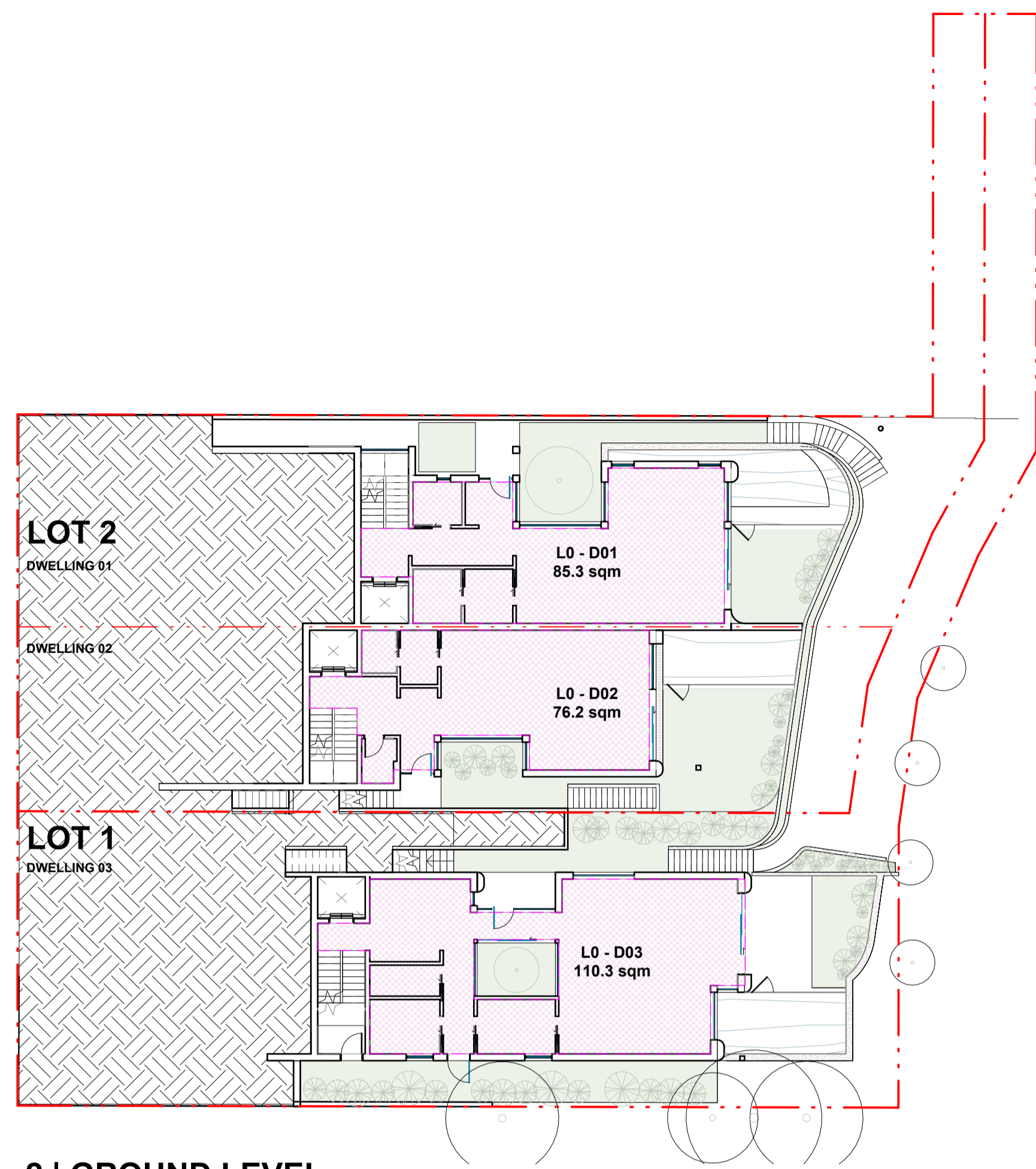
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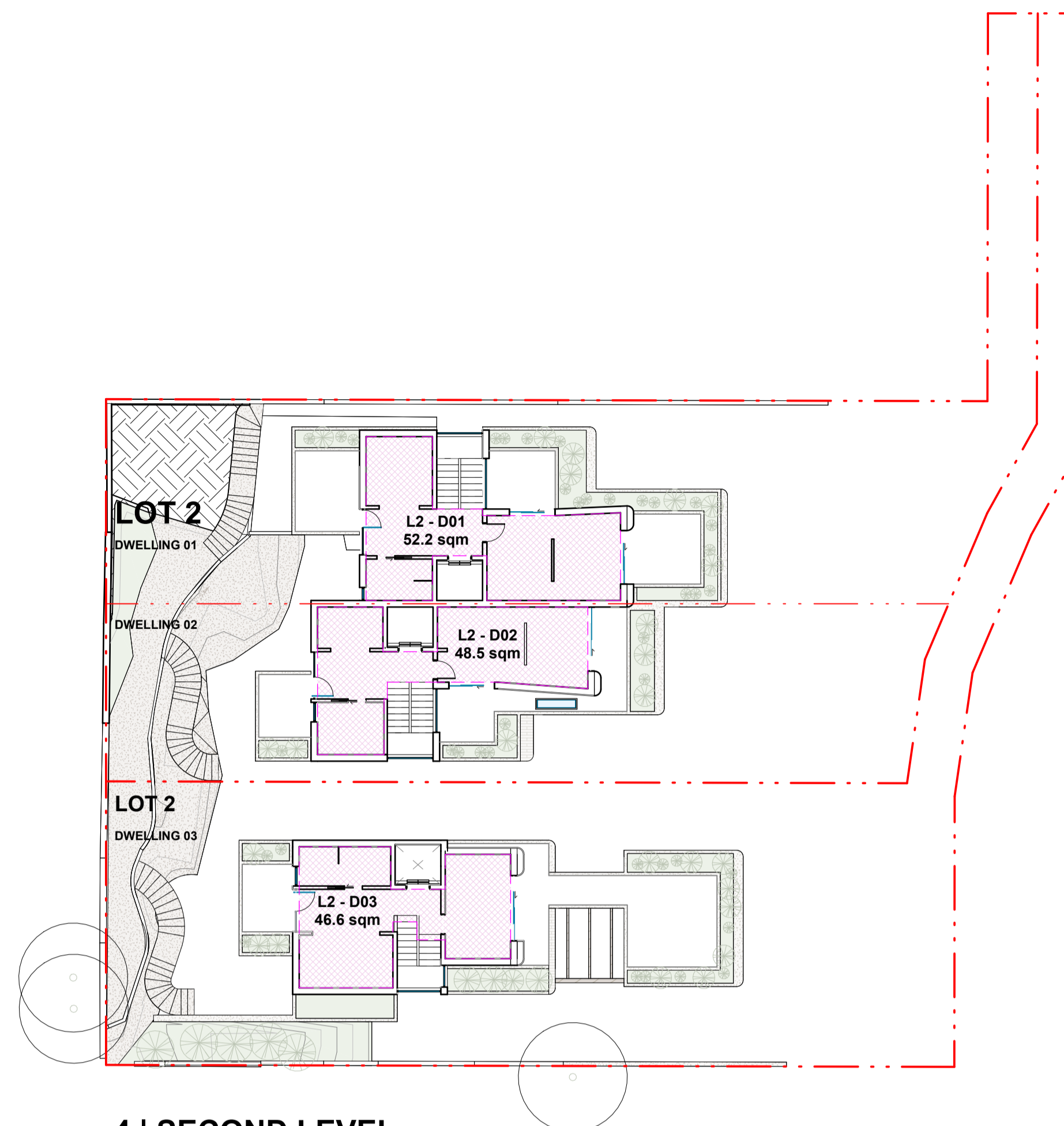
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SHEET NUMBER  
**A-90.0002**

SHEET REV  
**01**  
STATUS

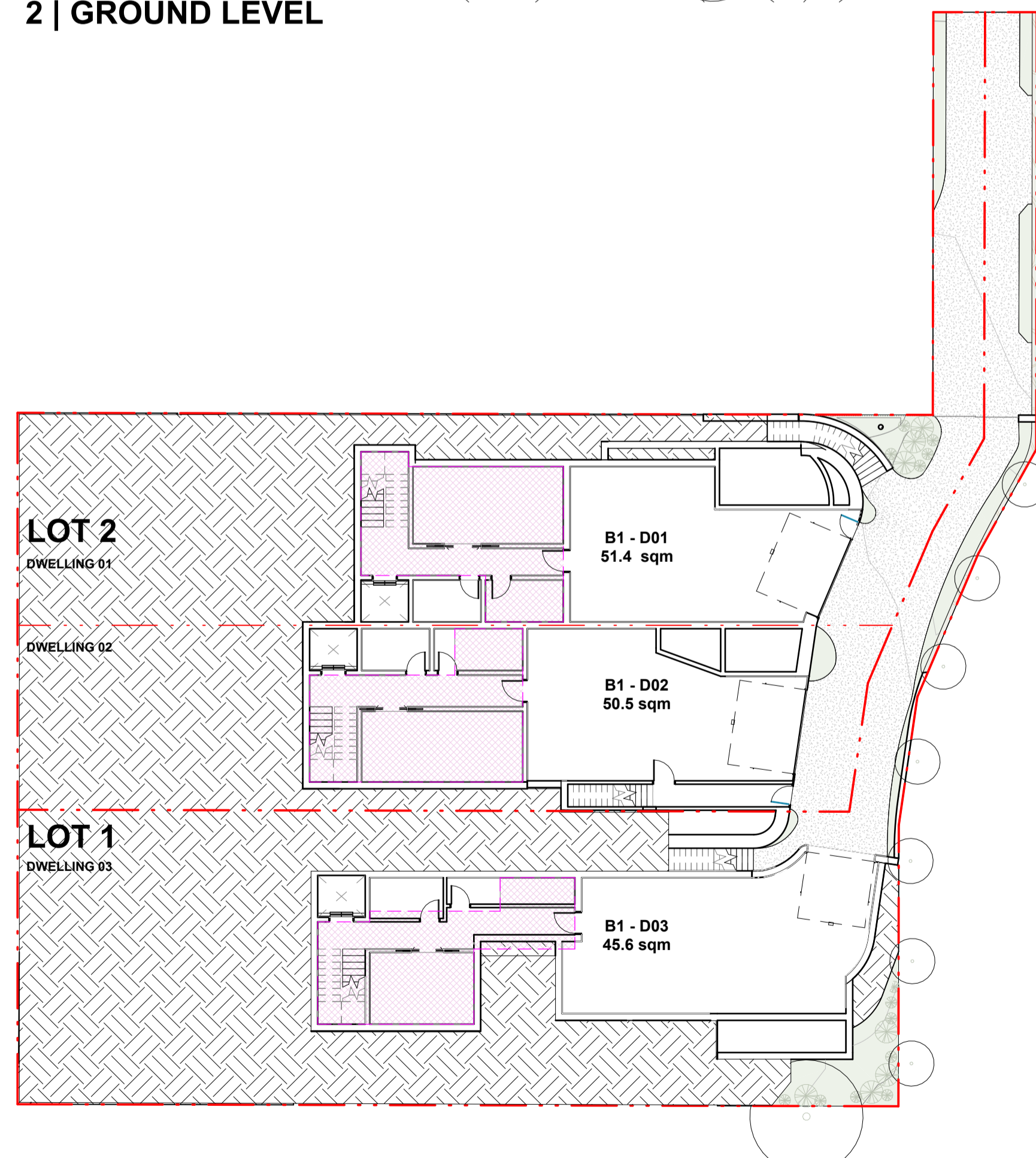




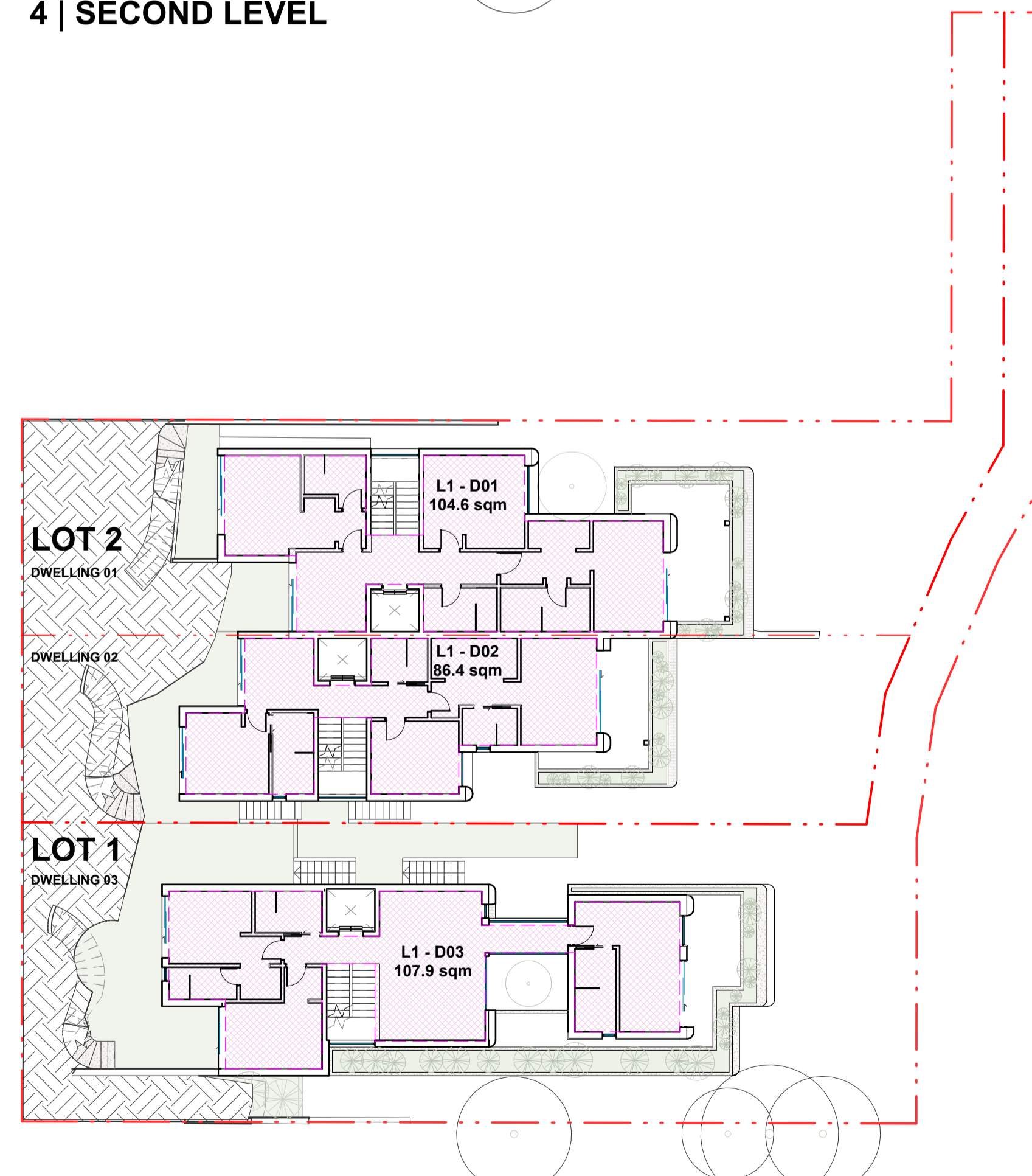
2 | GROUND LEVEL



4 | SECOND LEVEL



1 | GARAGE LEVEL



3 | FIRST LEVEL

**LOT 1**

AREA:	728 sqm
ALLOWED	NA
MAX GFA allowed:	NA
MAX FSR allowed:	NA
<b>DWELLING 01</b>	
Basement Level:	51.4 sqm
Ground Level:	85.3 sqm
First Level:	104.6 sqm
Second Level:	52.2 sqm
<b>Total:</b>	<b>293.5 sqm</b>
<b>DWELLING 02</b>	
Basement Level:	50.5 sqm
Ground Level:	76.2 sqm
First Level:	86.4 sqm
Second Level:	48.5 sqm
<b>Total:</b>	<b>261.6 sqm</b>
<b>TOTAL:</b>	<b>555.1 sqm</b>
<b>FSR:</b>	<b>0.76:1</b>

**LOT 2**

AREA:	588.6 sqm
ALLOWED	NA
MAX GFA allowed:	NA
MAX FSR allowed:	NA
<b>DWELLING 03</b>	
Basement Level:	45.6 sqm
Ground Level:	110.3 sqm
First Level:	107.9 sqm
Second Level:	46.6 sqm
<b>TOTAL:</b>	<b>310.3 sqm</b>
<b>FSR:</b>	<b>0.53:1</b>

**OVERALL**

AREA:	1316.6 sqm
ALLOWED	NA
MAX GFA allowed:	NA
MAX FSR allowed:	NA
Basement Level:	147.5 sqm
Ground Level:	271.3 sqm
First Level:	298.9 sqm
Second Level:	147.2 sqm
<b>TOTAL:</b>	<b>865.4 sqm</b>
<b>FSR:</b>	<b>0.65:1</b>

**AREA KEY**

GROSS FLOOR AREA

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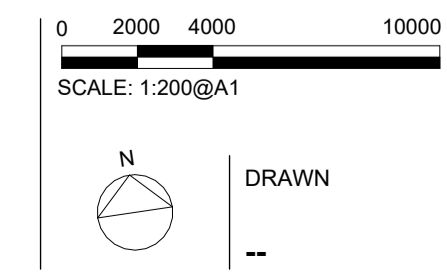
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P02	Development Application
P01	Client Review
ISSUE DESCRIPTION	

24/03/25	Active
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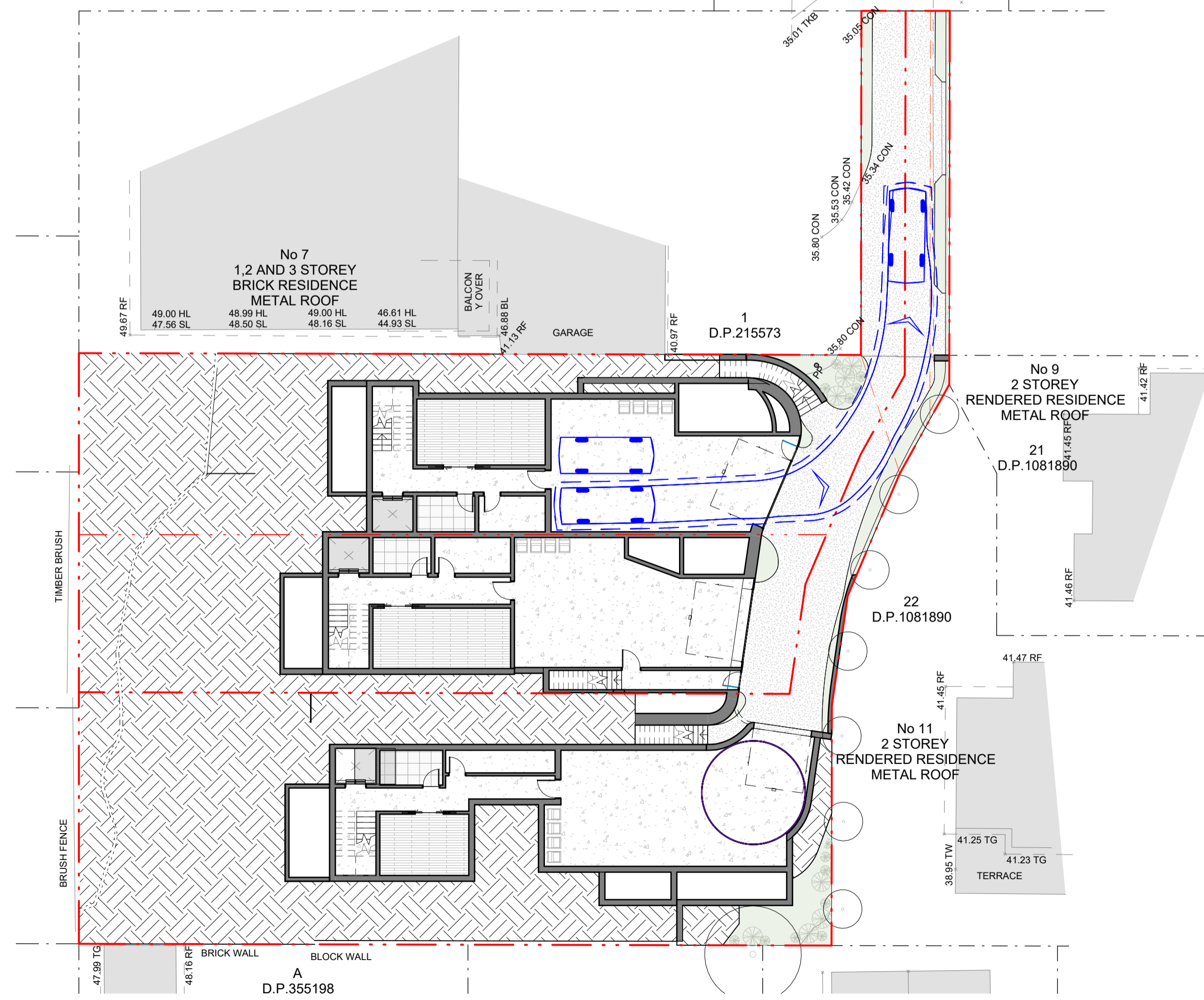
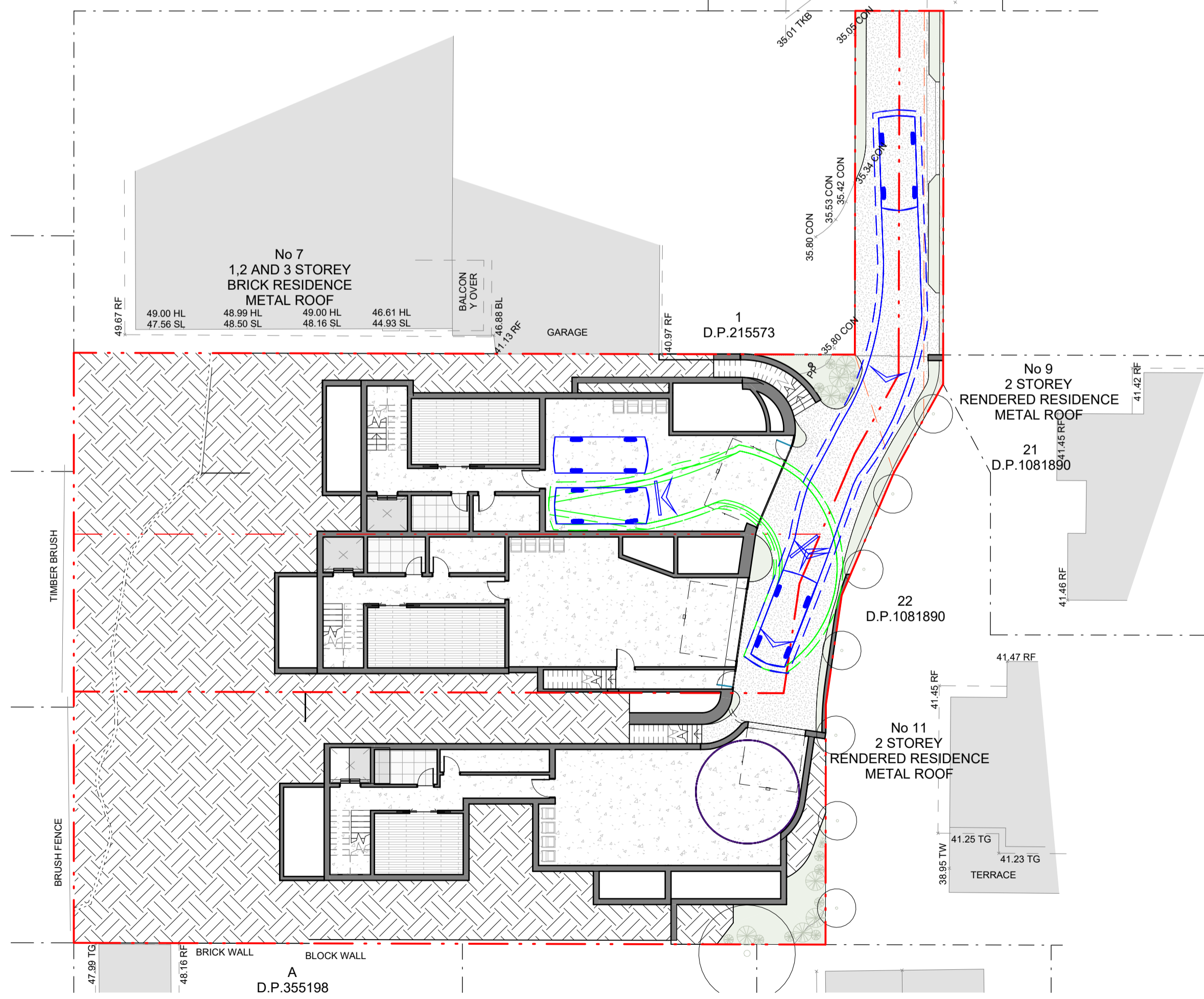
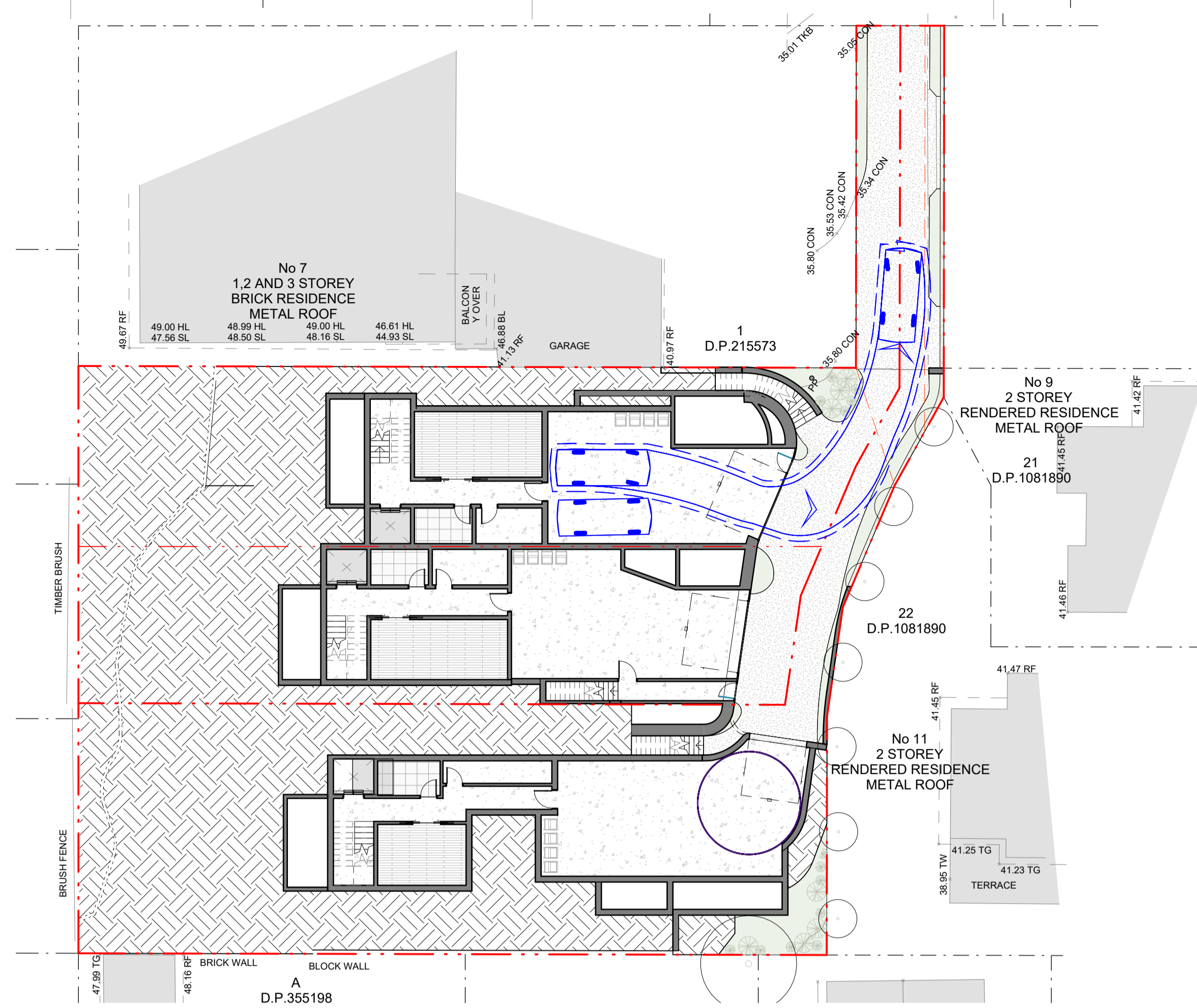
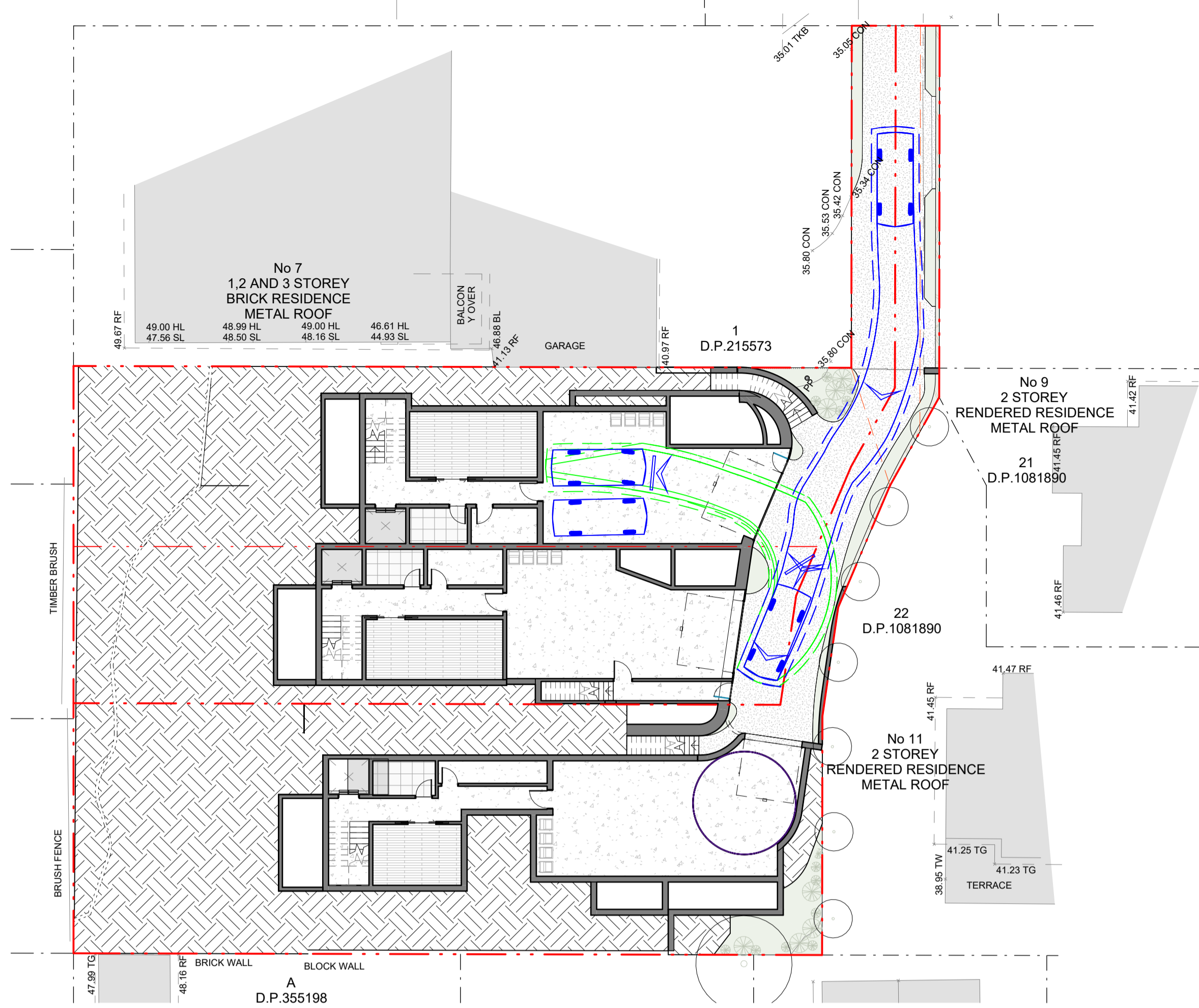


**P02 - Development Application**

**SHEET TITLE**  
**GFA CALCULATIONS**

**SHEET NUMBER**  
**A-90.0010**

SHEET REV	STATUS
01	



**P02 - Development Application**

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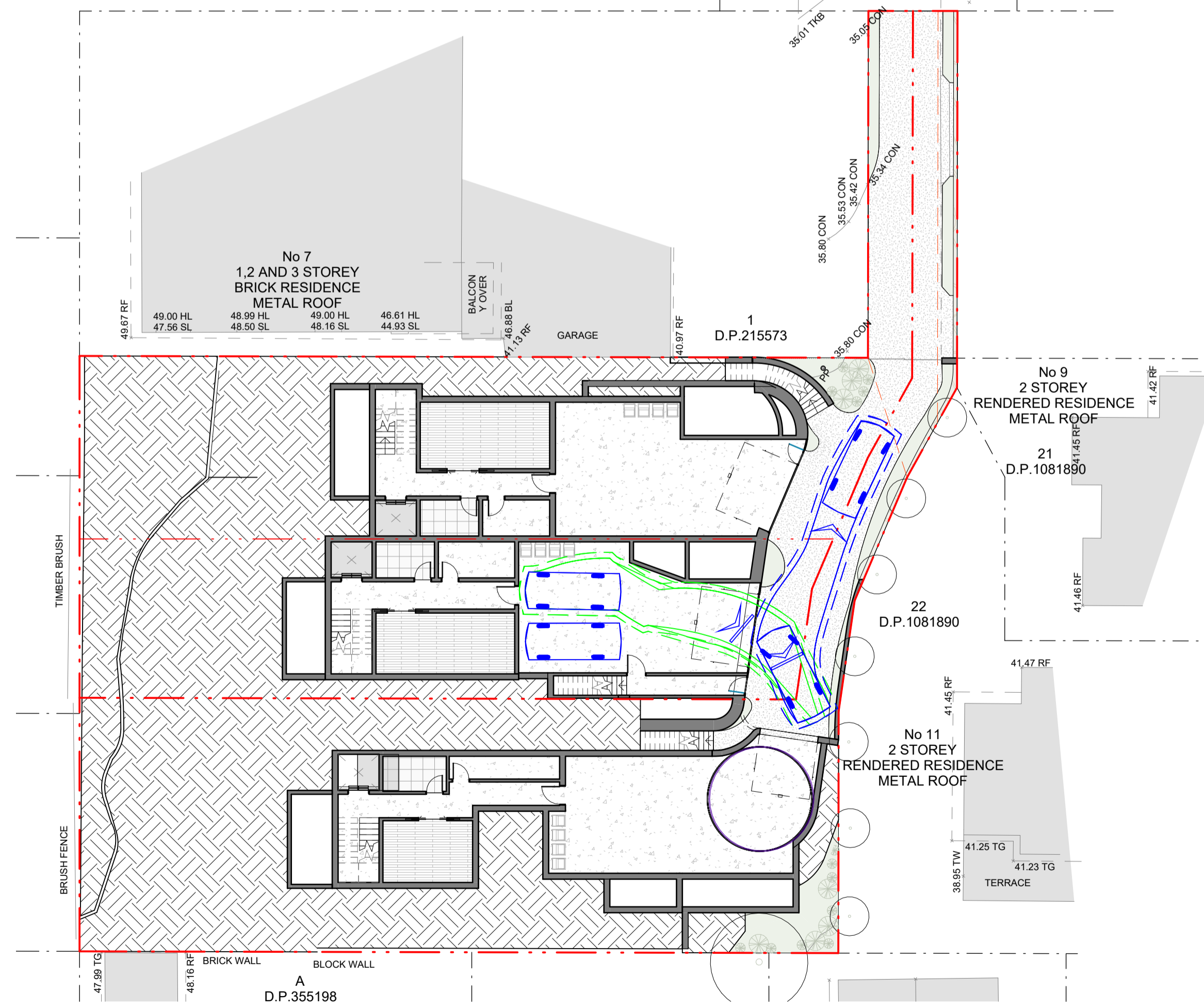
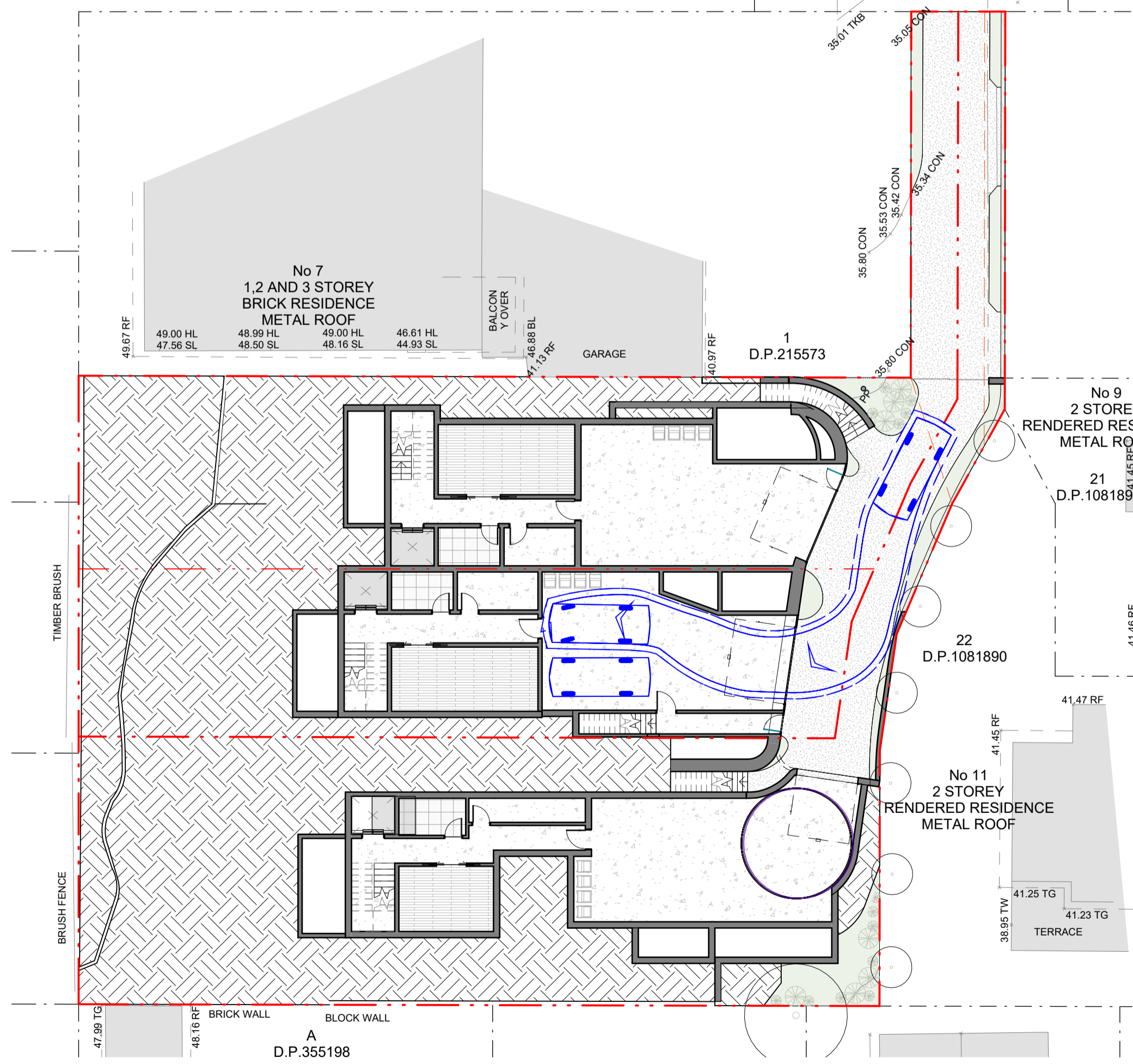
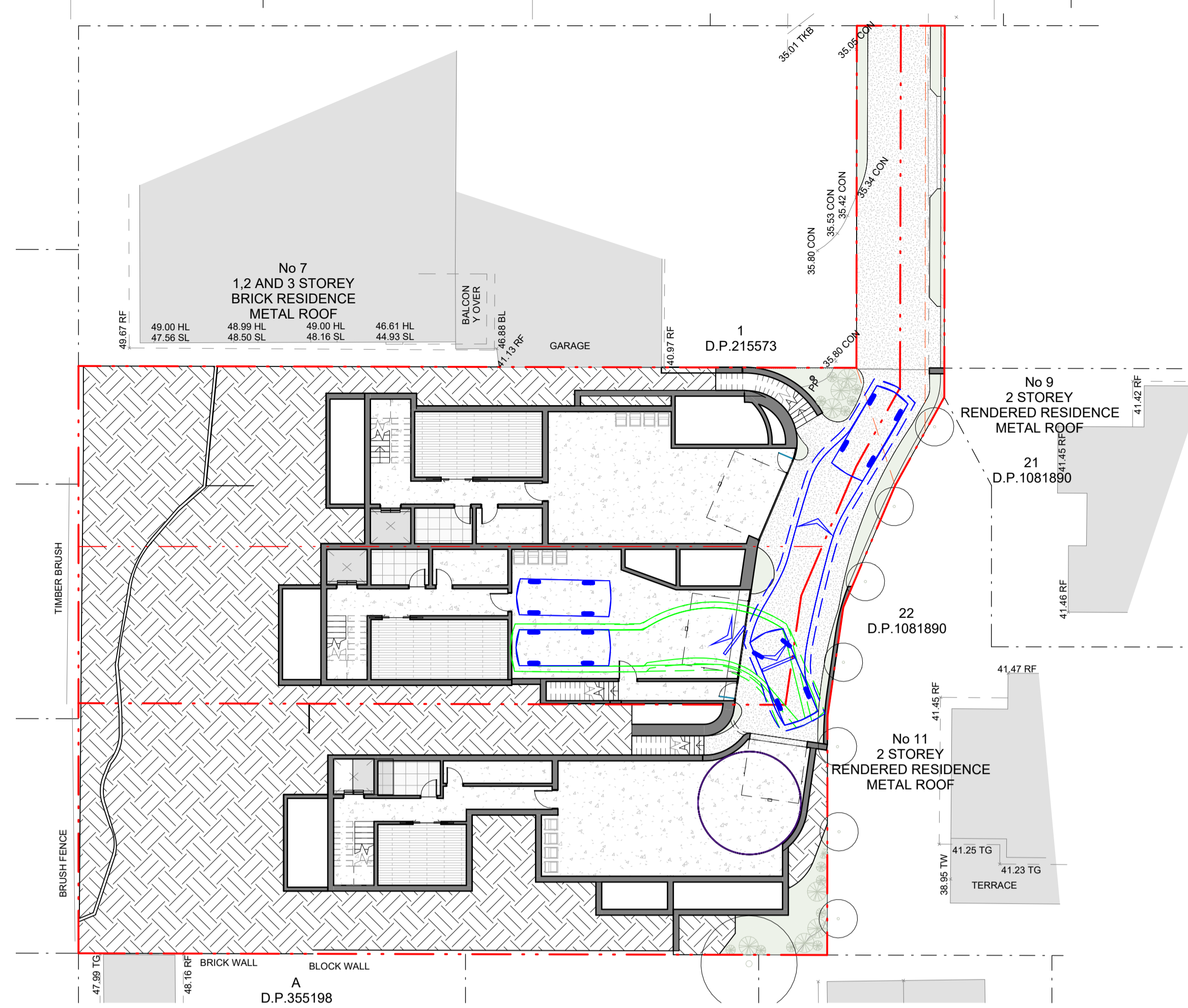
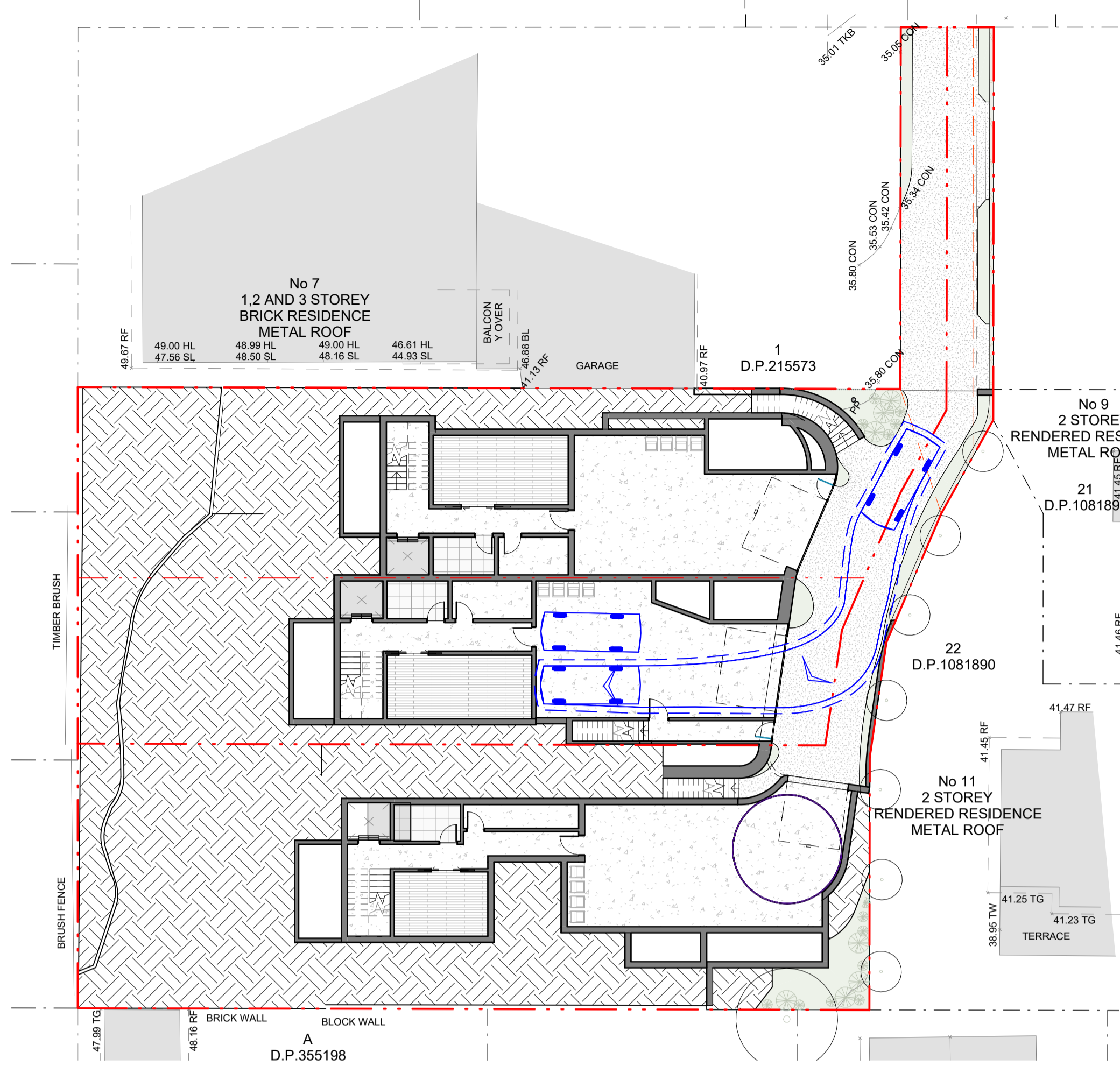
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**SHEET TITLE**  
**VEHICLE ACCESS**  
**DIAGRAMS - DWELLING 1**  
 SHEET NUMBER  
**A-90.0021**  
 SHEET REV  
**01**  
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**P02 - Development Application**

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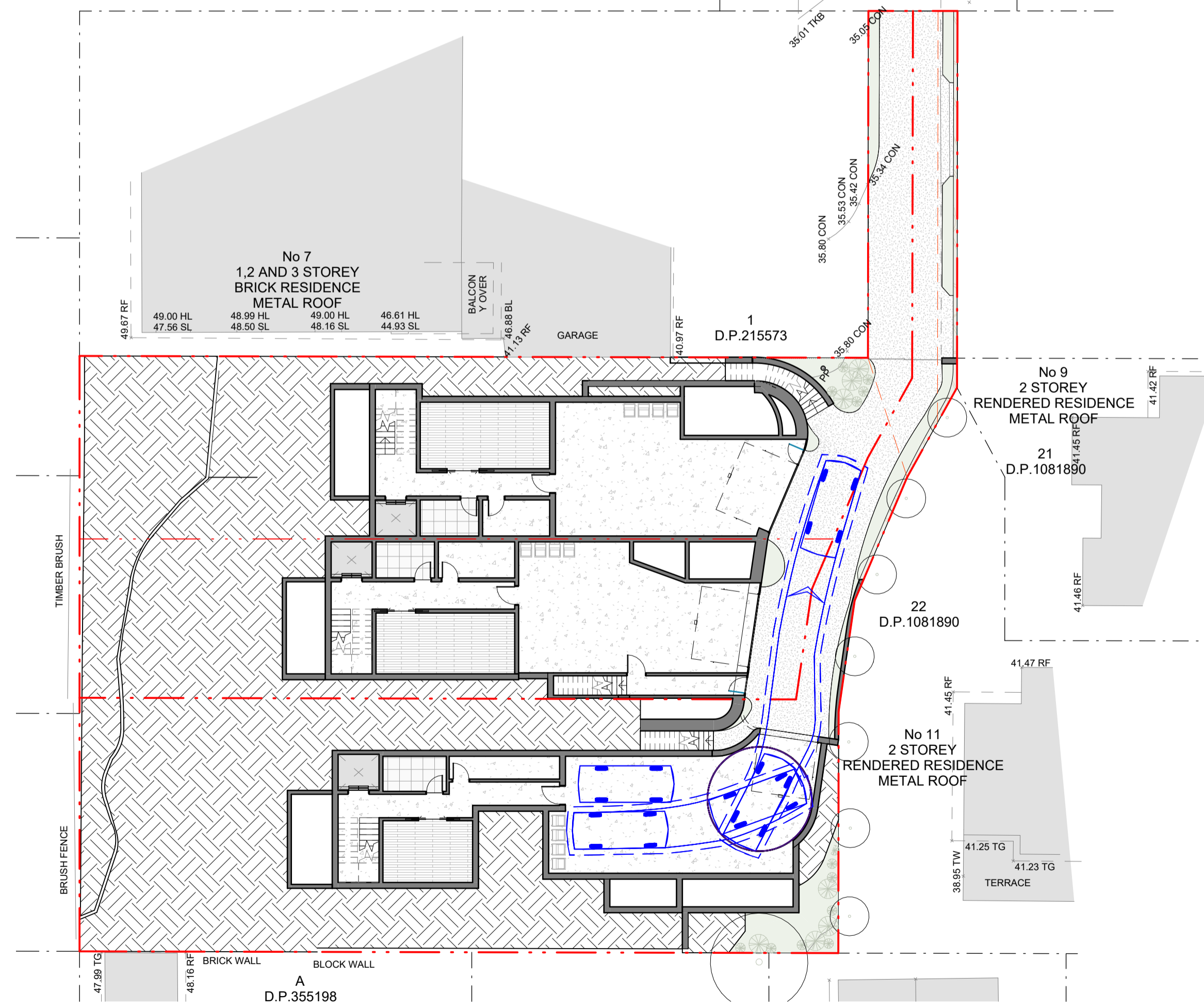
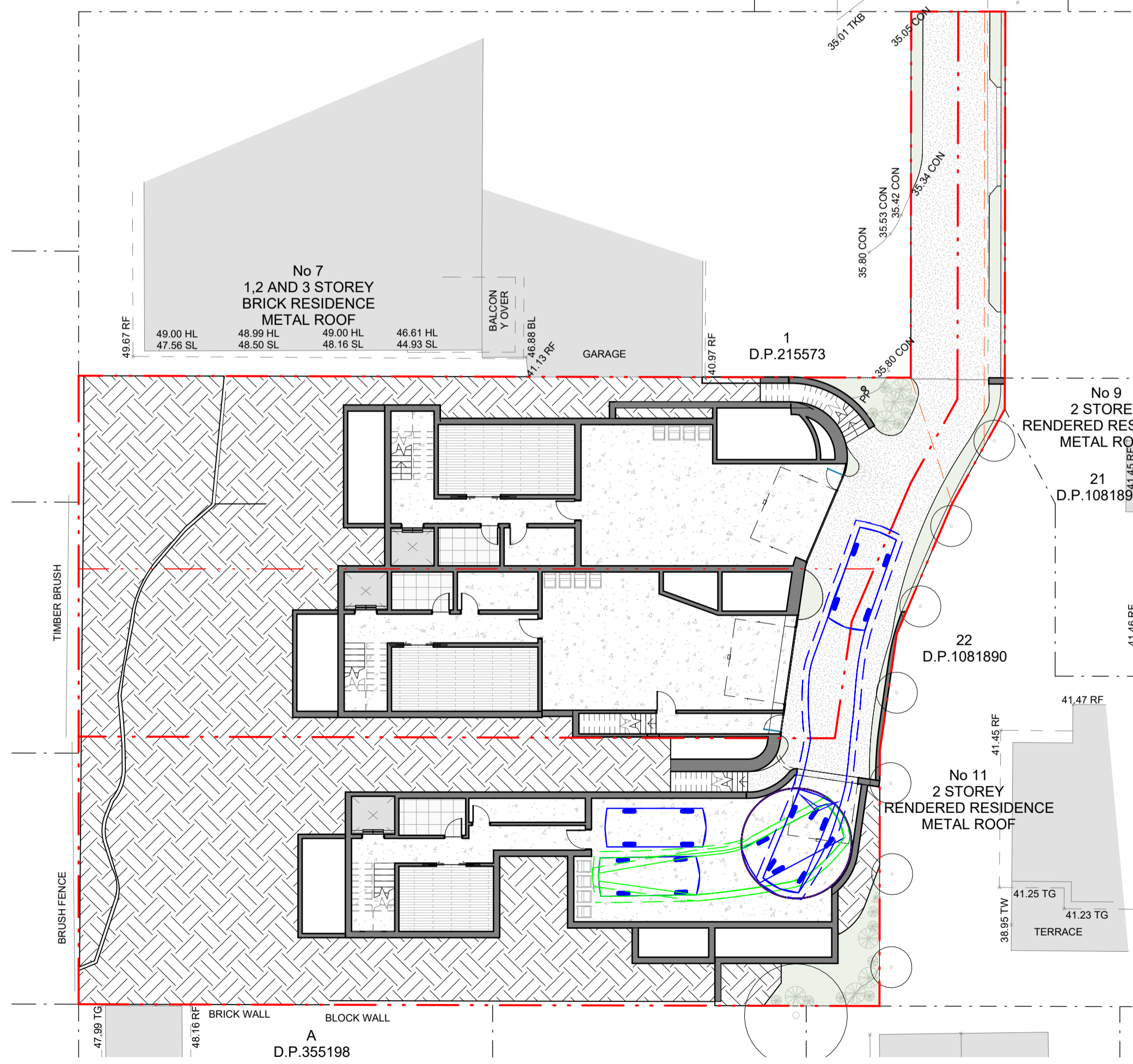
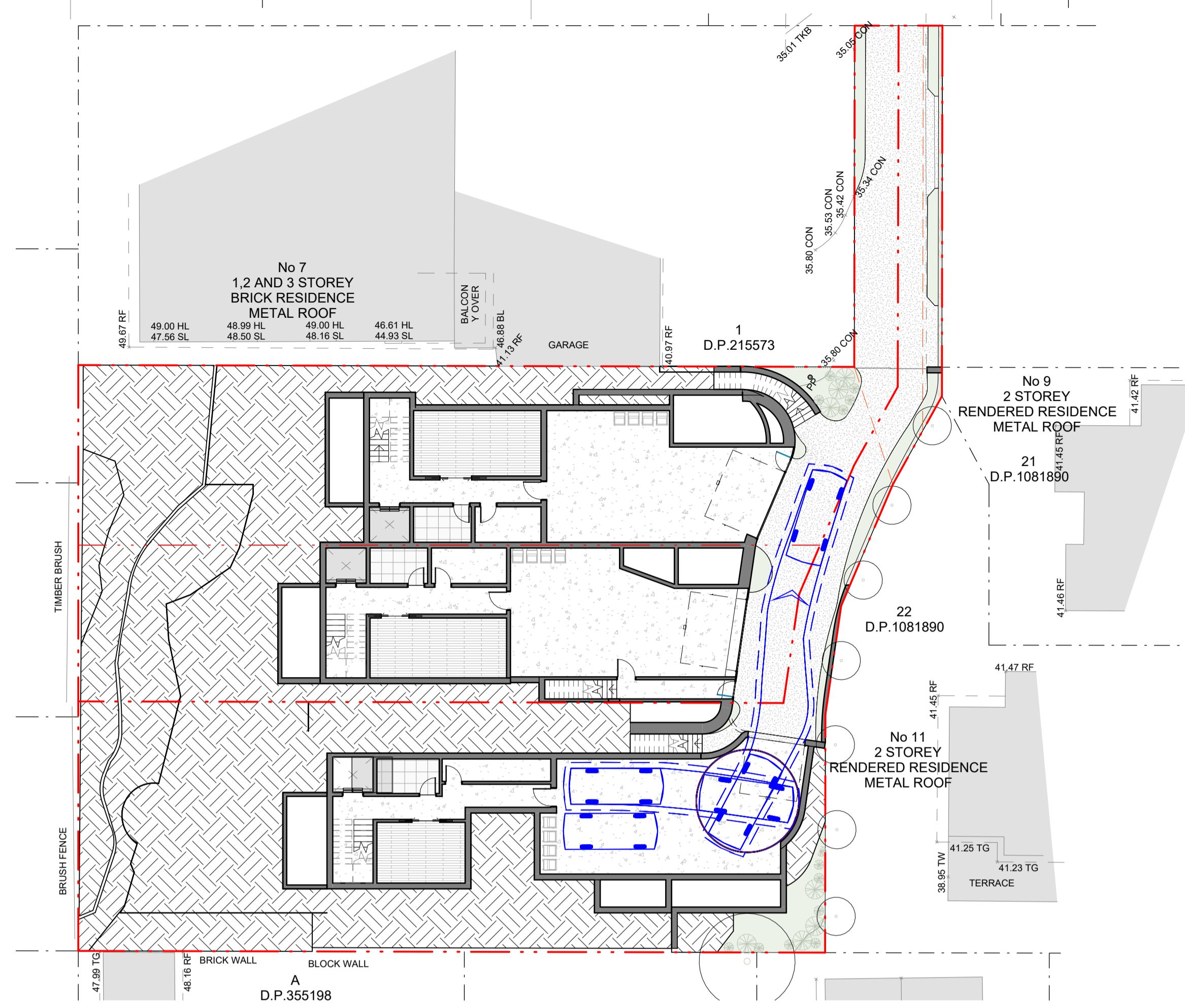
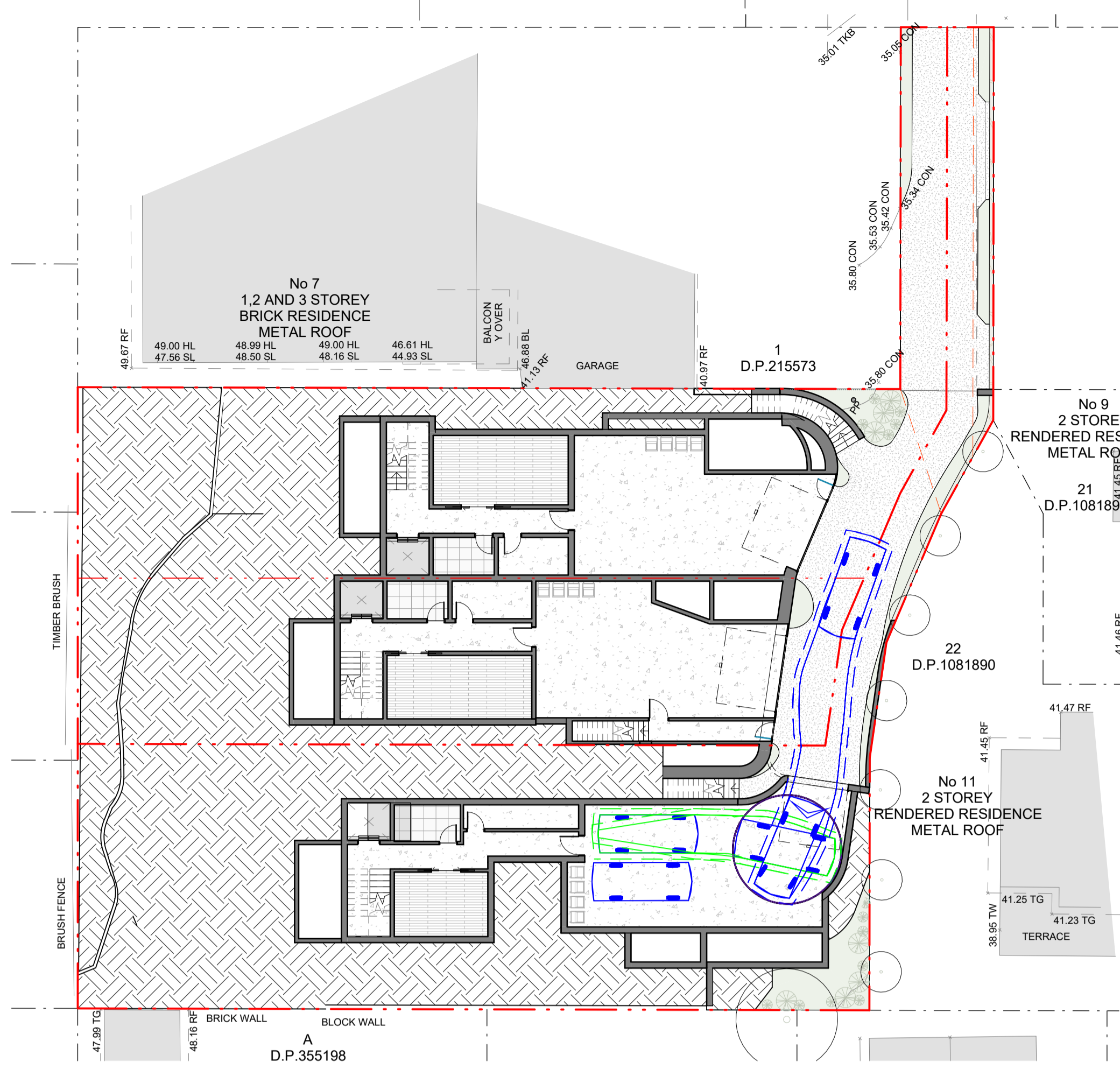
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**SHEET TITLE**  
**VEHICLE ACCESS**  
**DIAGRAMS - DWELLING 2**  
 SHEET NUMBER  
**A-90.0022**  
 SHEET REV  
**01**  
 STATUS



**P02 - Development Application**

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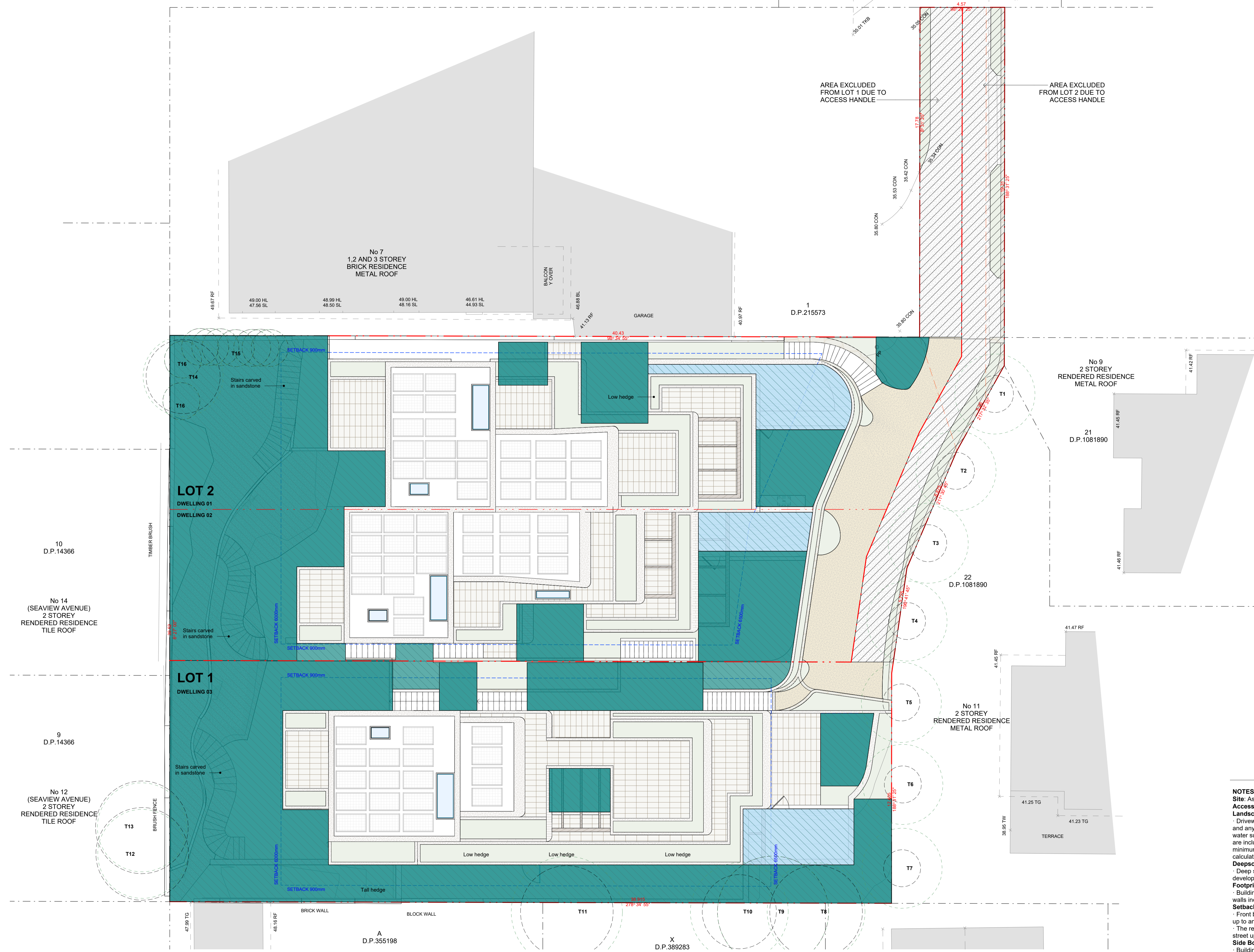
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 Account: Refine Living Pty Ltd  
 PM: Marcos G Puga  
 Description: Description

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**SHEET TITLE**  
**VEHICLE ACCESS**  
**DIAGRAMS - DWELLING 3**  
 SHEET NUMBER  
**A-90.0023**  
 SHEET REV  
**01**  
 STATUS



**LANDSCAPE CALCULATIONS**

<b>OVERALL SITE (As per Syrvy)</b>	<b>1316.6 sqm</b>
<b>OVERALL SITE (No Access handle)</b>	<b>1193 sqm</b>
<b>LANDSCAPE AREA</b>	<b>531.5 sqm (44.6% comply)</b>
Deepsoil	380.5 sqm
Pool	51 sqm
Other	100 sqm
<b>LOT 1 SITE (Overall)</b>	<b>727.6 sqm</b>
<b>LOT 1 SITE (No Access handle)</b>	<b>687 sqm</b>
<b>LANDSCAPE AREA</b>	<b>275 sqm (40% comply)</b>
Deepsoil	166 sqm
Pool	33 sqm
Other	76 sqm
<b>LOT 2 SITE (Overall)</b>	<b>589 sqm</b>
<b>LOT 2 SITE (No Access area)</b>	<b>506 sqm</b>
<b>LANDSCAPE AREA</b>	<b>234.4 sqm (47.9% comply)</b>
Deepsoil	206.3 sqm
Pool	18.1 sqm
Other	17.8 sqm

**NOTES**

- Site: As per survey 1502, Waterview Surveying Services
- Access: Area allocated to site access, right of way
- Landscape As defined in DCP Part D/ D1
- Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; Landscaped open space must be at ground level (finished); and The minimum soil depth of land that can be included as landscaped open space is 1 metre. Landscape % calculation excludes Access area
- Deepsoil As defined in DCP Part A/ A.8
- Deep soil landscape area means that area of a site with no above ground, ground level or subterranean development.
- Footprint As defined in DCP Part A/ A.8
- Building area is the footprint of the building on the site measured from the external faces of the external walls including garages/parking areas but excluding driveways.
- Setbacks As defined in DCP Part A/ A.8, Part B/B5, Part B/B9
- Front boundary setback is the distance measured perpendicular to the road frontage property boundary up to any structure on the allotment
- The rear building setback is the distance measured perpendicular to the boundary furthest from a public street up to any building on the allotment
- Side Boundary Envelope As defined in DCP Part B/B3
- Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres

**LANDSCAPE LEGEND**

	DRIVEWAY / COMMON		BOUNDARY
	DEEPSOIL		SETBACKS / CONTROLS / MAX HEIGHT
	LANDSCAPE (NOT DEEPSOIL)		AREA EXCLUDED DUE TO ACCES HANDLE
	POOL		
	BUILDING FOOTPRINT		

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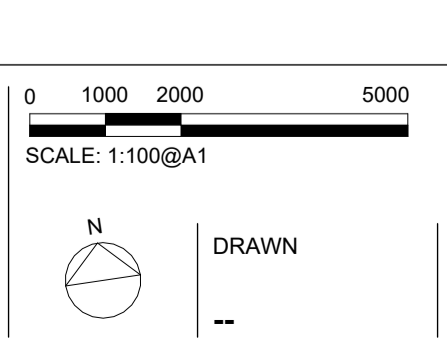
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**REF**

A-00.0001	P02 Development Application	24/03/25	Active
A-03.0001	P01 Client Review	06/11/24	Issued
A-06.0001			
A-10.0000			
A-21.0100			
A-75.0100			
A-90.0001			

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 PM: Marcos G Puga  
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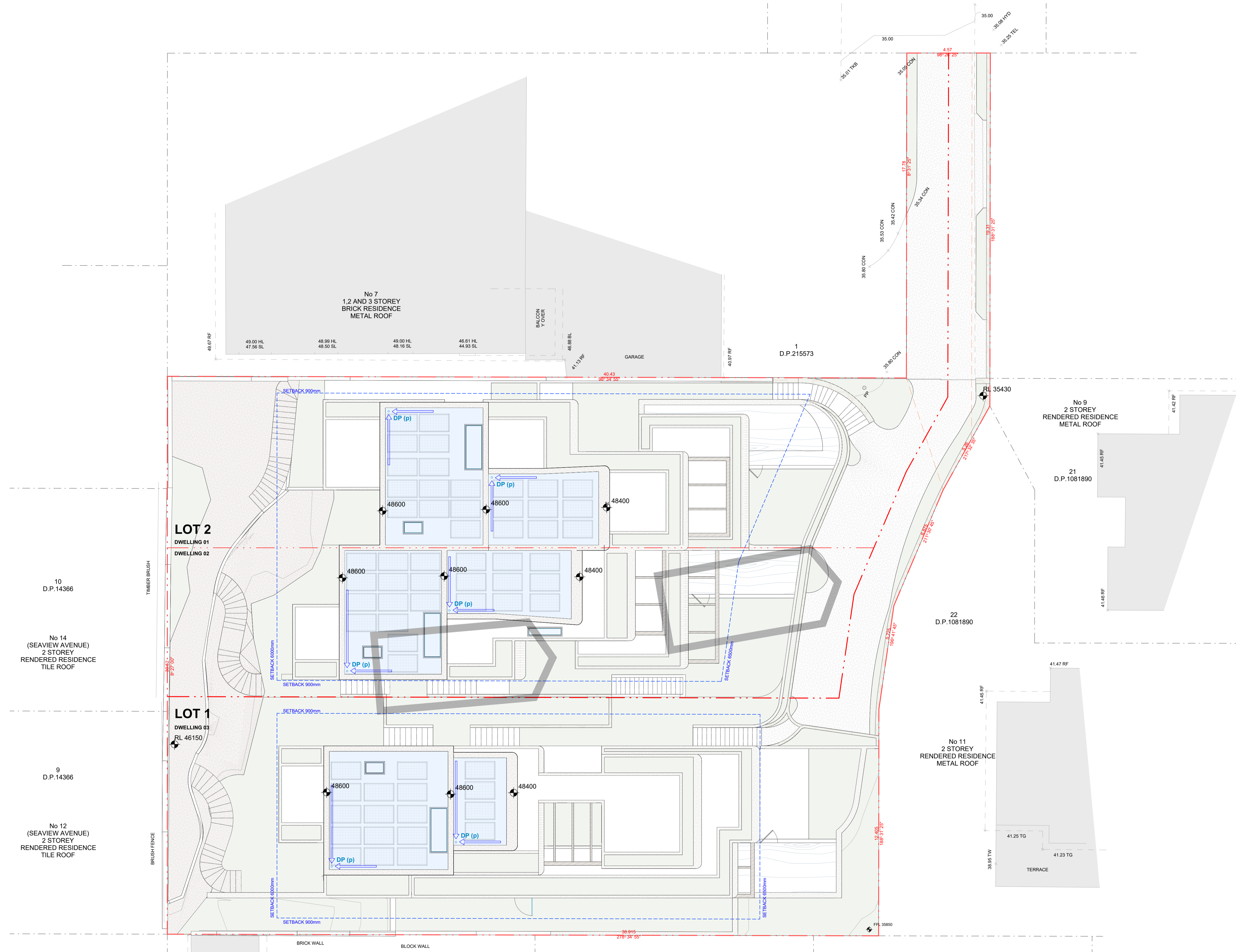


**P02 - Development Application**

**SHEET TITLE**  
**LANDSCAPE PLAN**

**SHEET NUMBER**  
**A-93.0100**

**SHEET REV** | **STATUS**  
**01**



CONCEPT DRAINAGE KEY

RTW	RAINWATER TANK UNDERGROUND		CATCHMENT AREA
DP	DOWN PIPE		SITE FALL
R	REUSABLE WATER TAP		SLOPE
	STORMWATER COLLECTION	0.00°	
	ABOVE GROUND OVERFLOW PATH		
	GUTTER		

REF

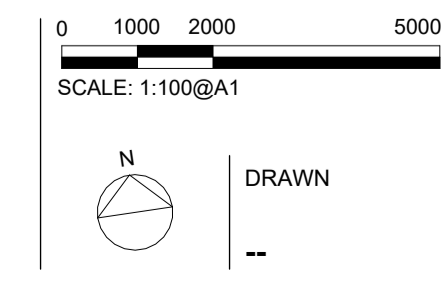
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P01	Client Review	06/11/24	Issued
ISSUE DESCRIPTION		DATE	STATUS

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P02 - Development Application

SHEET TITLE  
**CONCEPT DRAINAGE PLAN**

SHEET NUMBER  
**A-93.0200**

SHEET REV  
**01**

STATUS

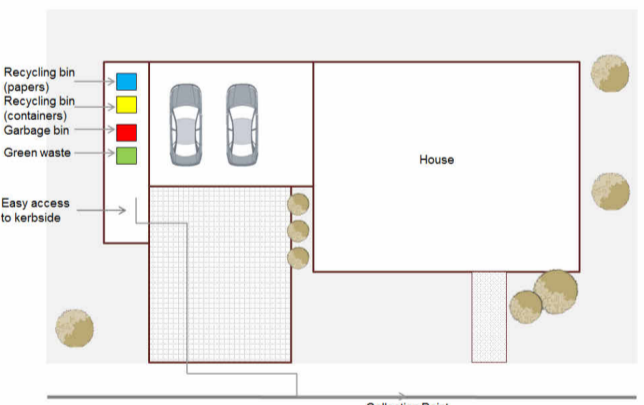
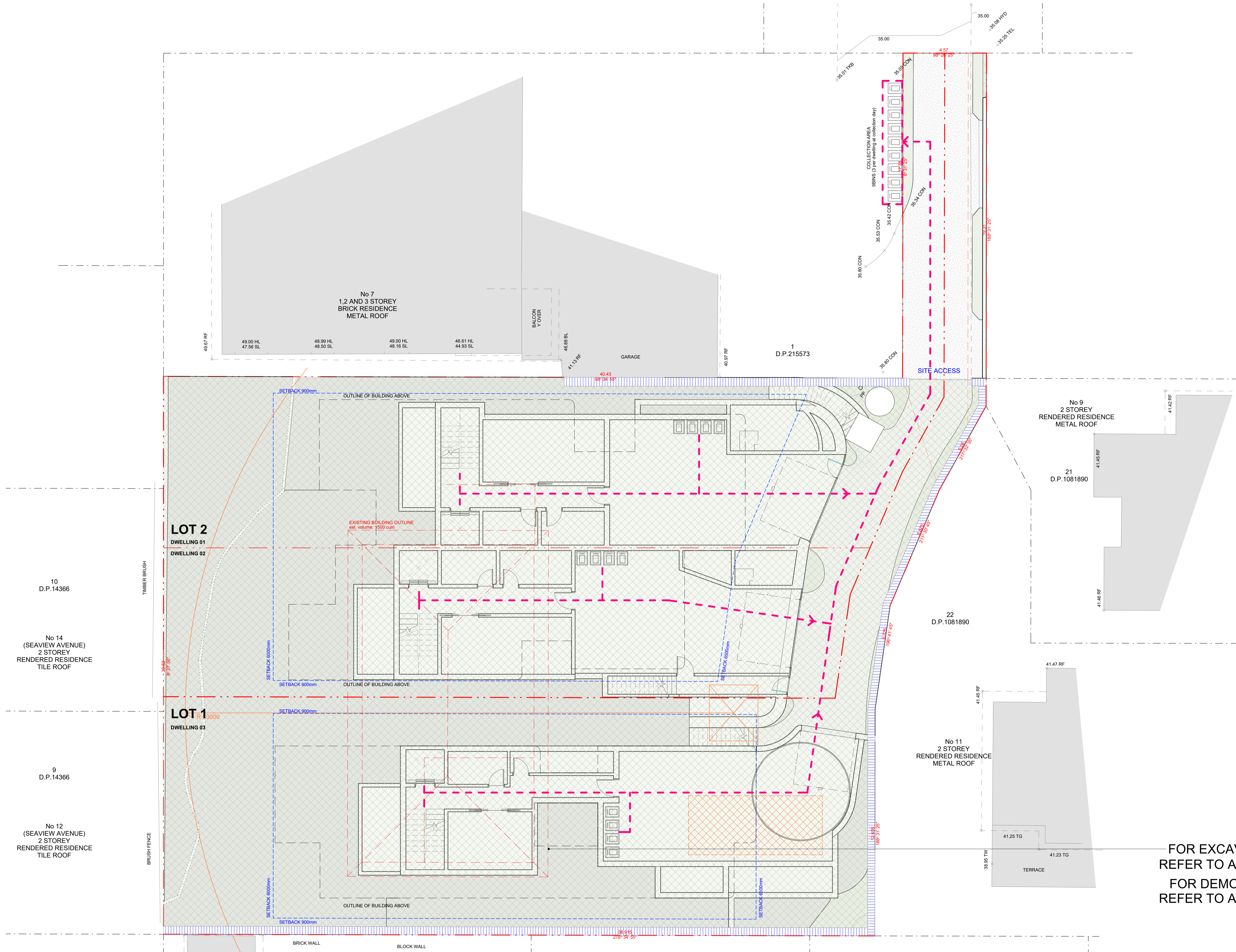


Figure 1: Example of an appropriate Waste Storage Area

WASTE MANAGEMENT GUIDELINES

3.2. Waste Storage Area design requirements  
 The design of the Waste Storage Area will:  
 a) Be a designated area within the property to accommodate Councils allocated number of waste and recycling containers.  
 b) Be practical and free of obstructions.  
 c) Have a minimum area for 4 containers per dwelling. The dimensions for each container are:  
 • Depth: 750mm  
 • Width: 650mm  
 • Height: 1600mm.  
 Note: Group homes with 5 - 10 bedrooms will be considered as two dwellings.  
 d) Be in accordance with the BCA, relevant AS and legislation detailed in Chapter xii of Waste Management Guidelines  
 3.3. Waste Storage Area location requirements  
 The location of the Waste Storage Area will:  
 a) Permit easy, direct and convenient access for the residents.  
 b) Be incorporated entirely within the site boundary

FOR EXCAVATION  
 REFER TO A-85.0100  
 FOR DEMOLITION  
 REFER TO A-09.0100

WASTE MANAGEMENT KEY

- UNDISTURBED AREA
- DISTURBED AREA
- HOARDING
- SILT BARRIER
- STOCKPILES
- CRANE
- PATH TO COLLECTION POINT
- RUBBISH BINS
- DEMOLITION, STORAGE & RECYCLING AREA

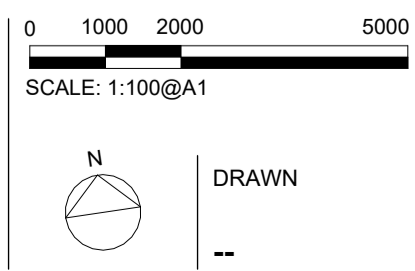
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P01 Client Review	06/11/24	Issued

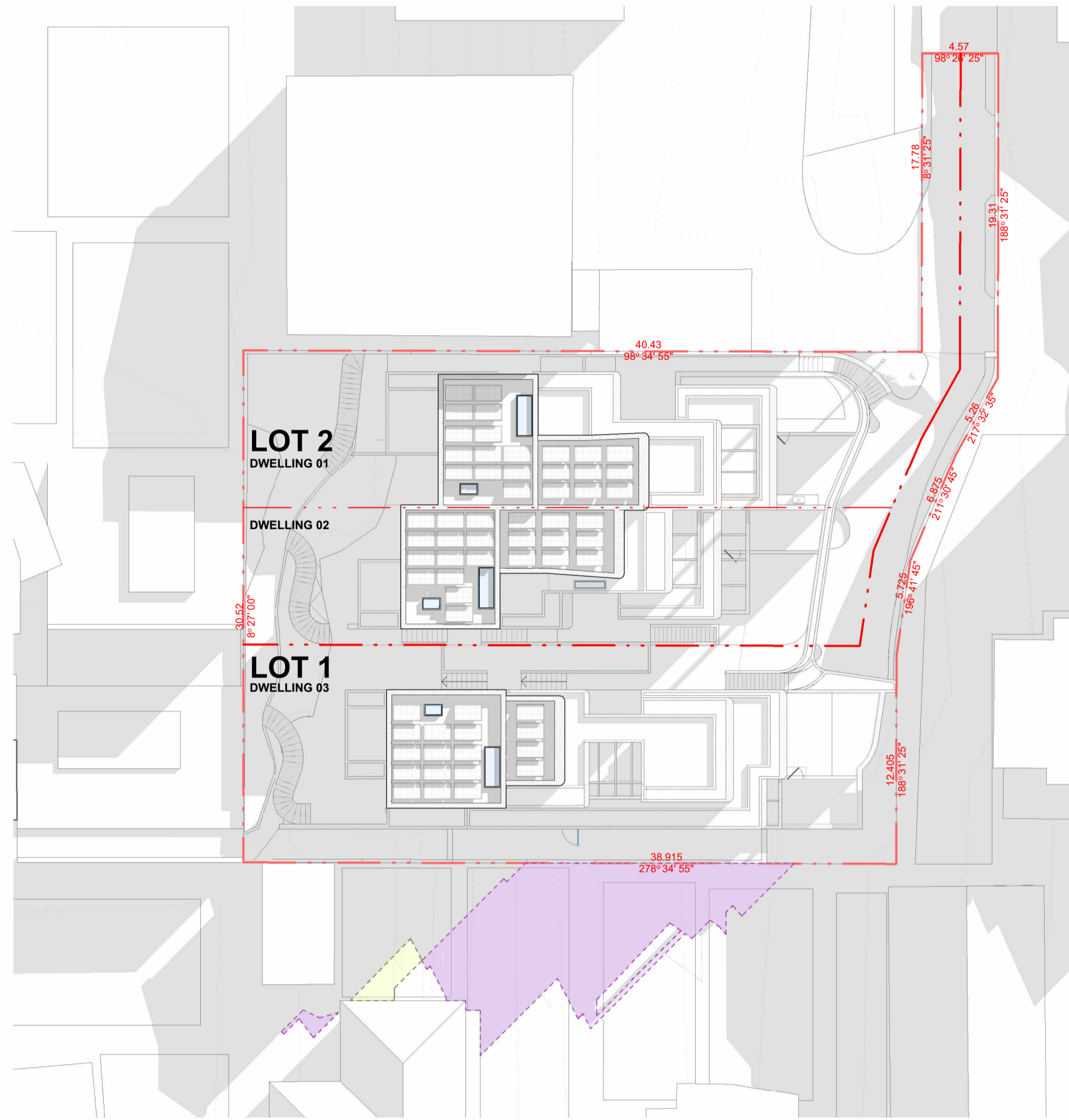
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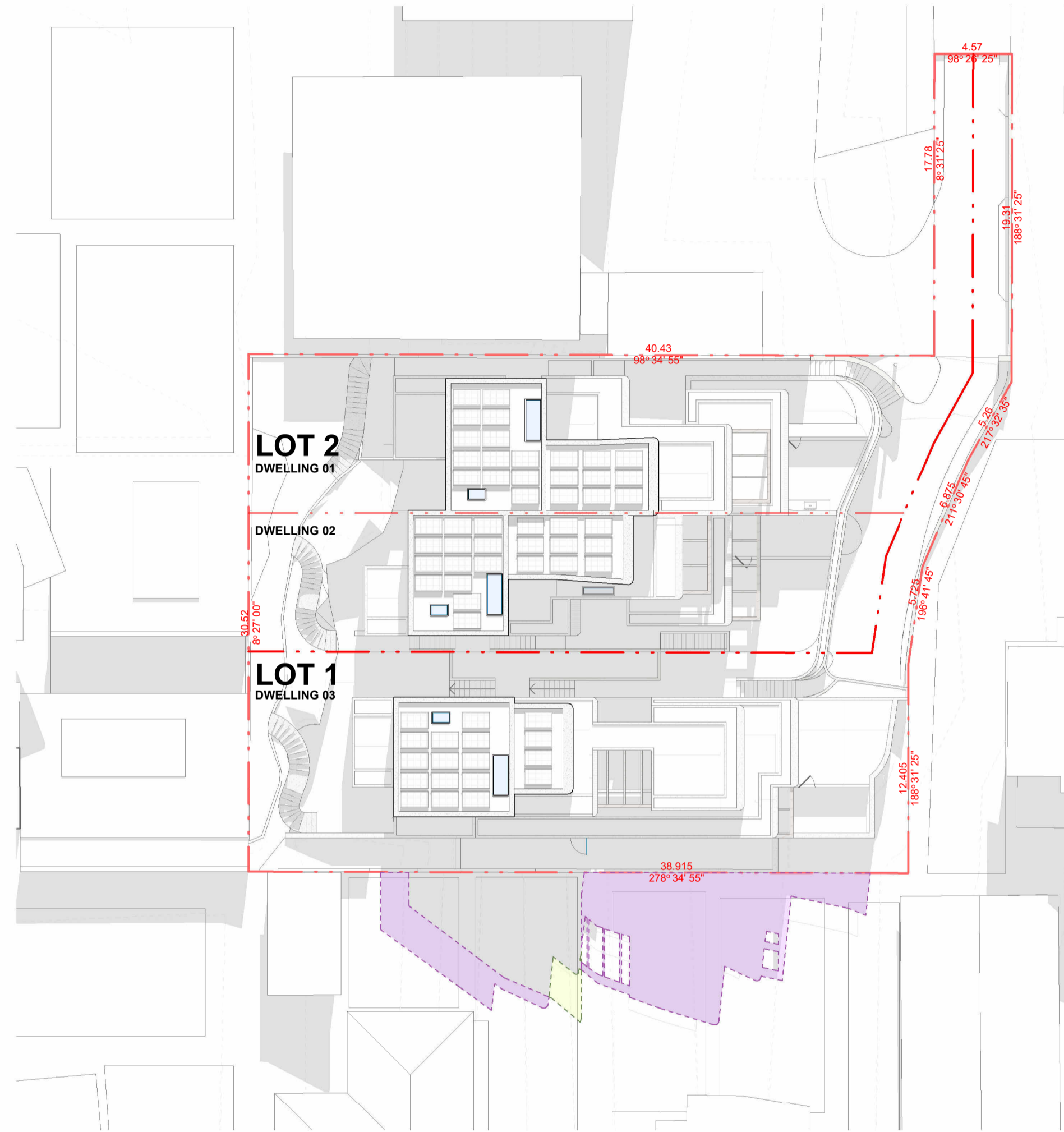


P02 - Development Application

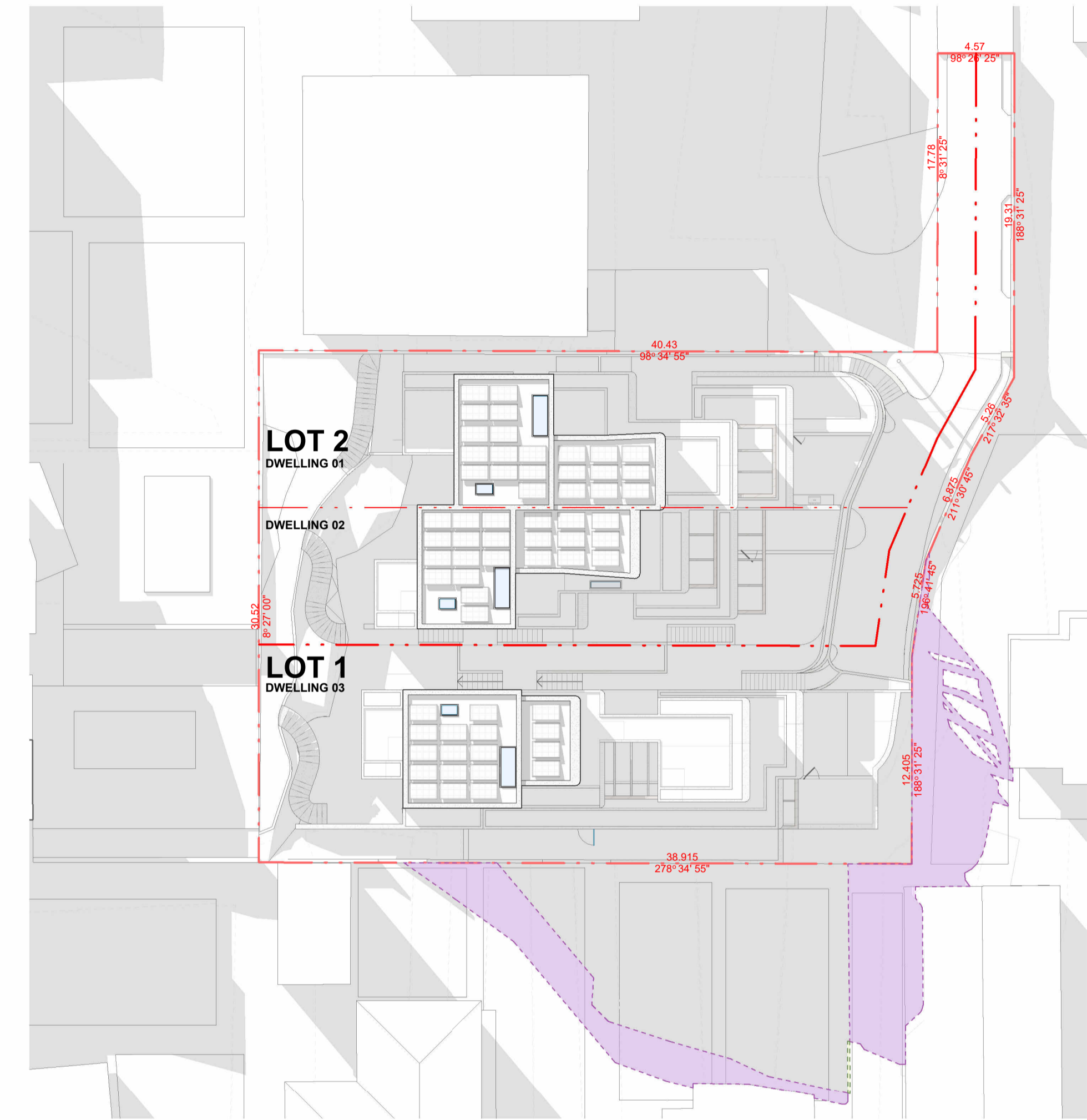
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**WASTE MANAGEMENT PLAN**  
 SHEET NUMBER  
**A-93.0300**  
 SHEET REV  
**01**  
 STATUS



SHADOW DIAGRAM 9AM



SHADOW DIAGRAM 12PM



SHADOW DIAGRAM 3PM

SHADOW COLOUR KEY

- EXISTING SHADOWS
- ADDITION
- REDUCTION

REF

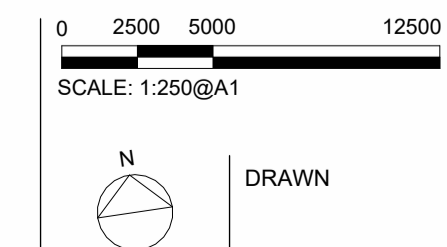
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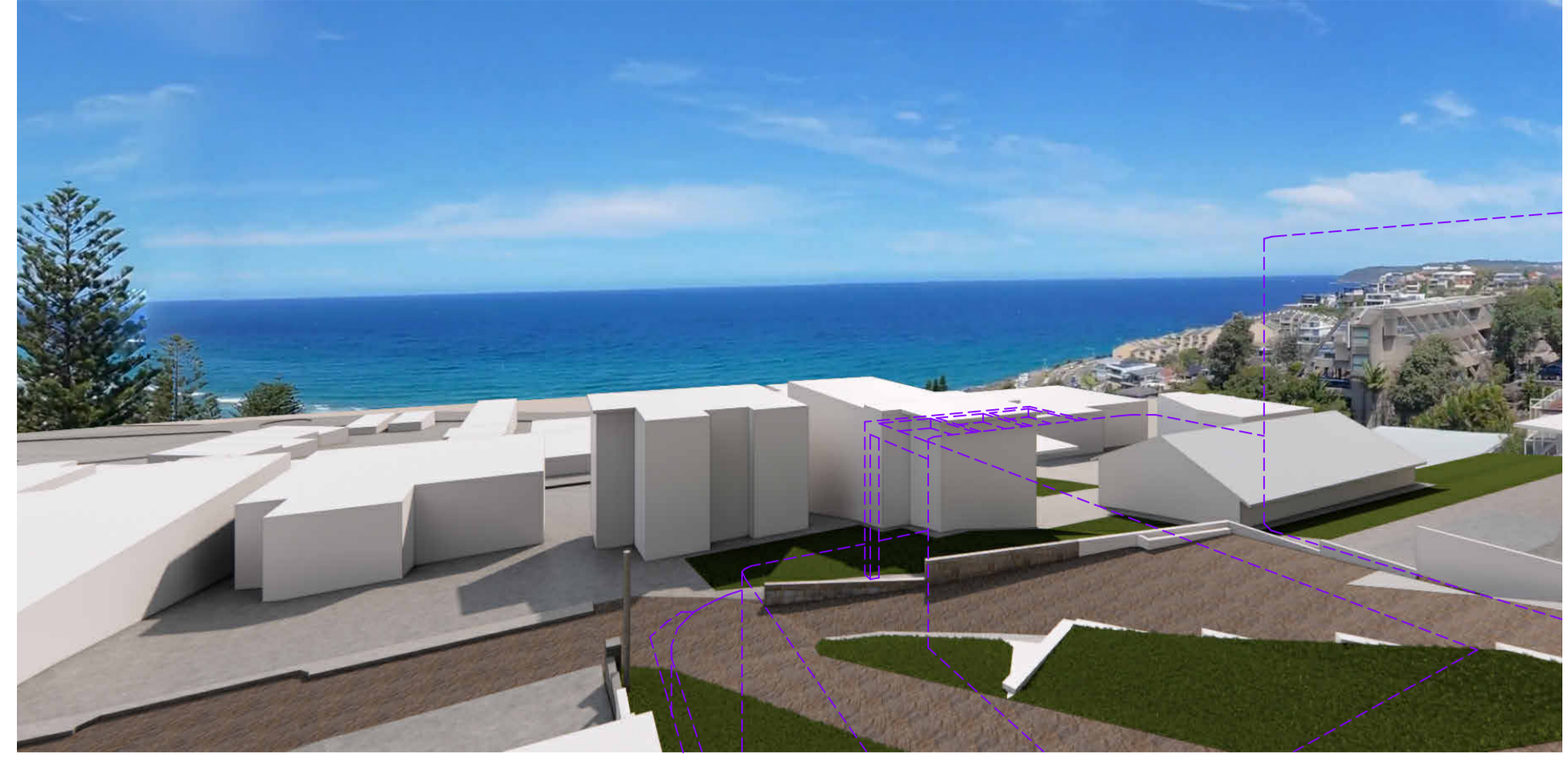
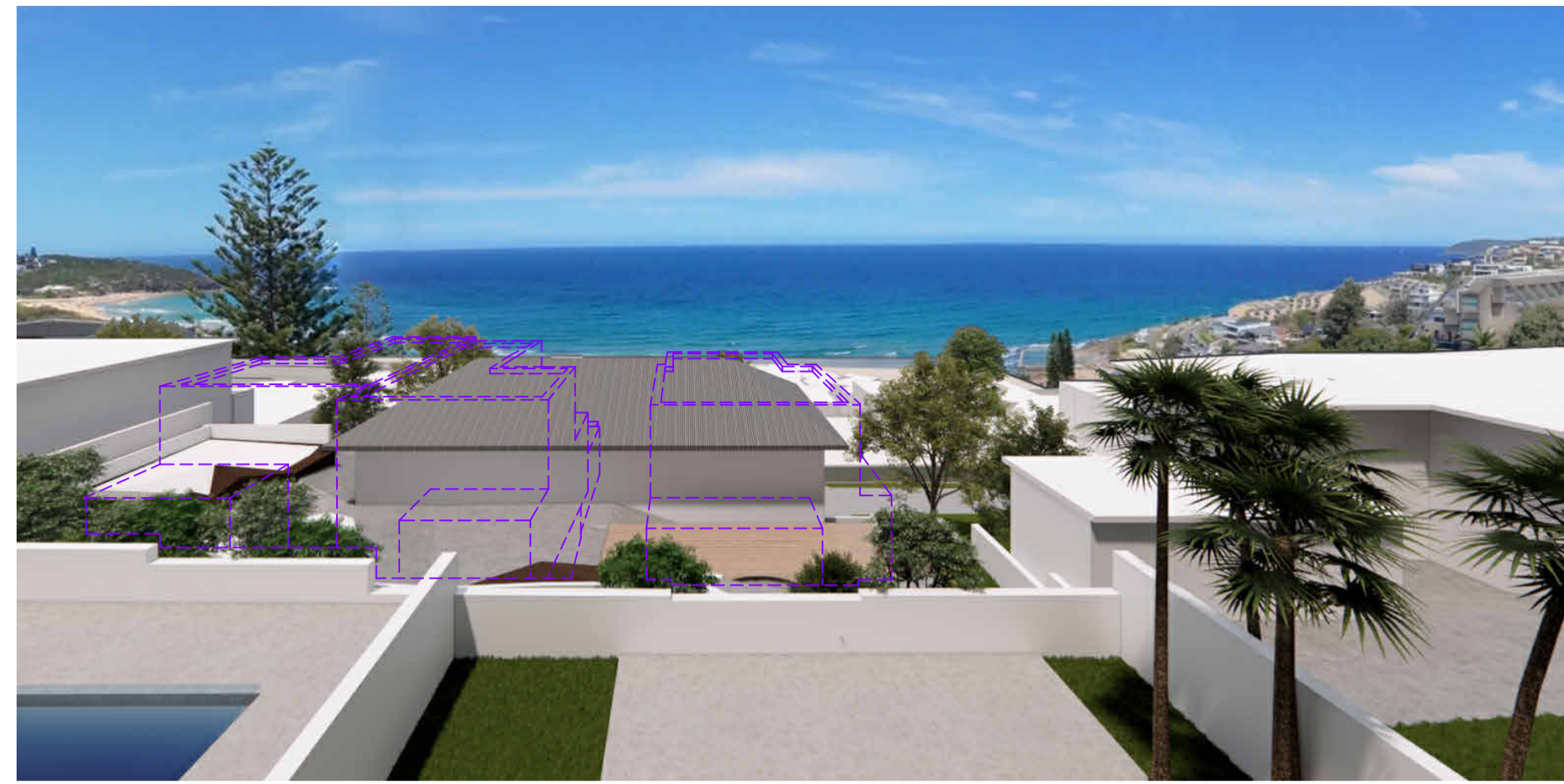
P02 - Development Application

SHEET TITLE  
**SHADOW DIAGRAMS**

SHEET NUMBER  
**A-93.0400**

SHEET REV  
**01**

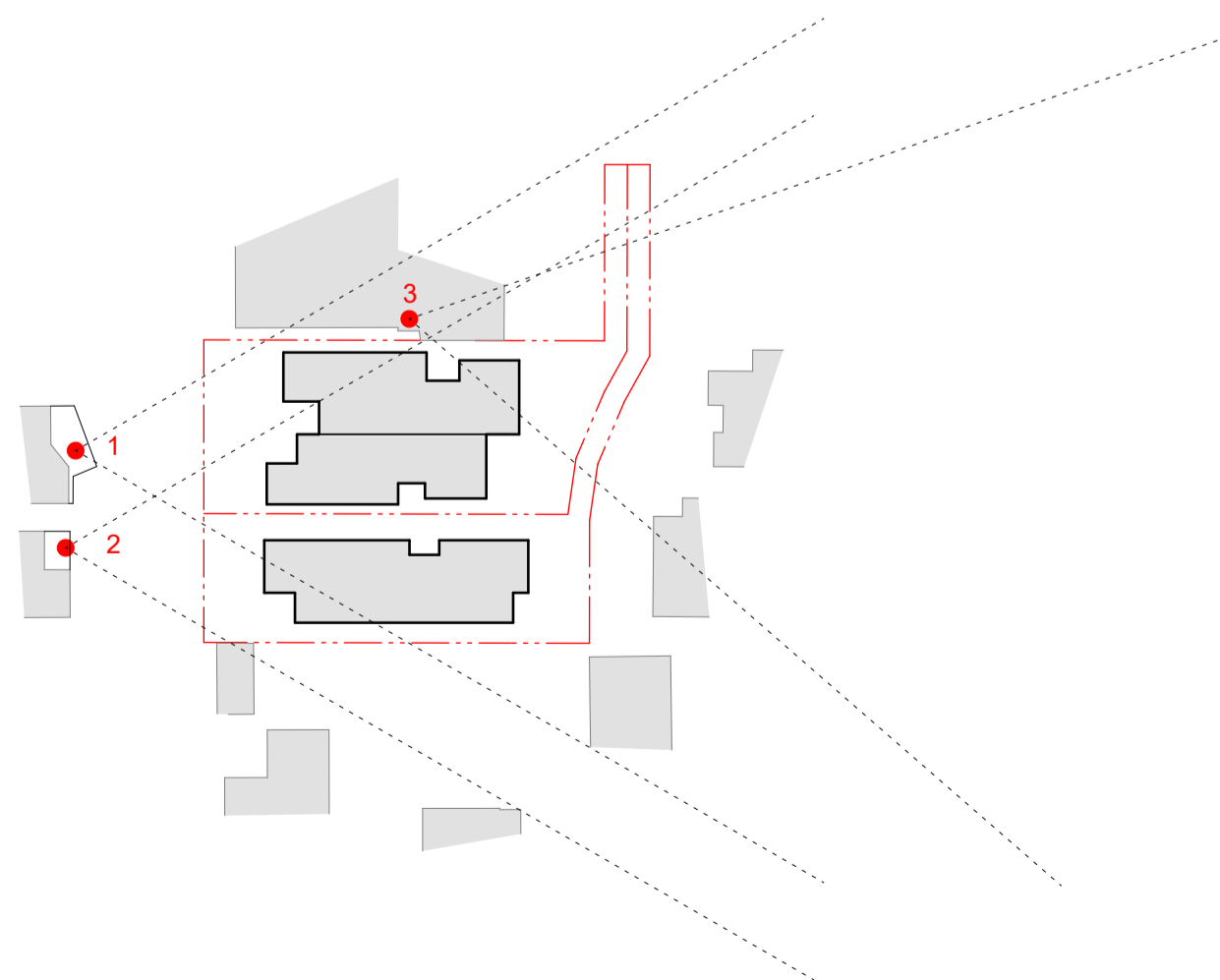




1 | VIEW - No 14 SEAVIEW AVENUE

2 | VIEW - No 12 SEAVIEW AVENUE

3 | VIEW - No 7



**P02 - Development Application**

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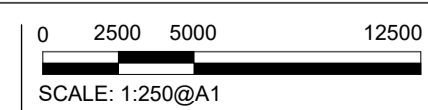
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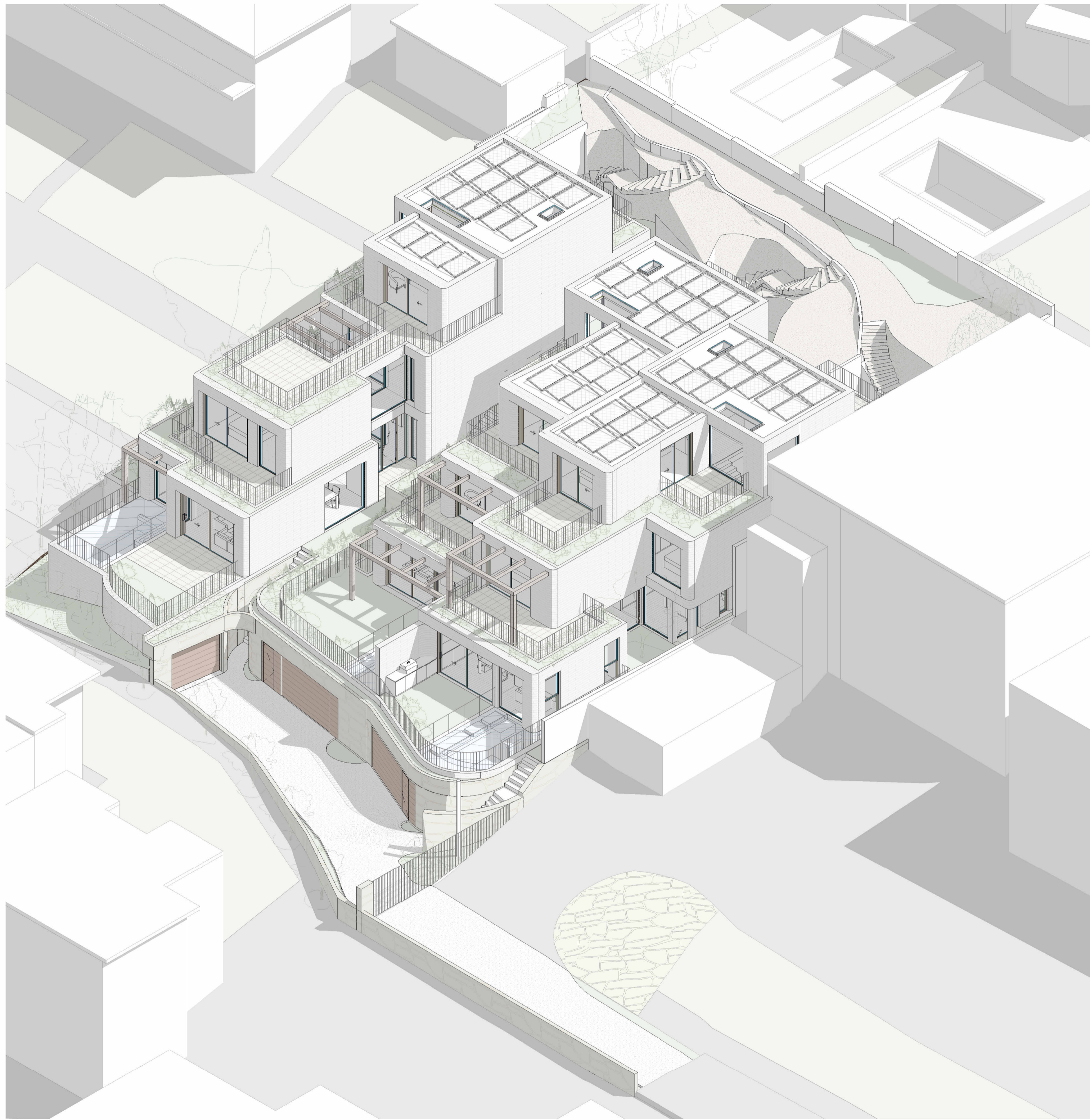


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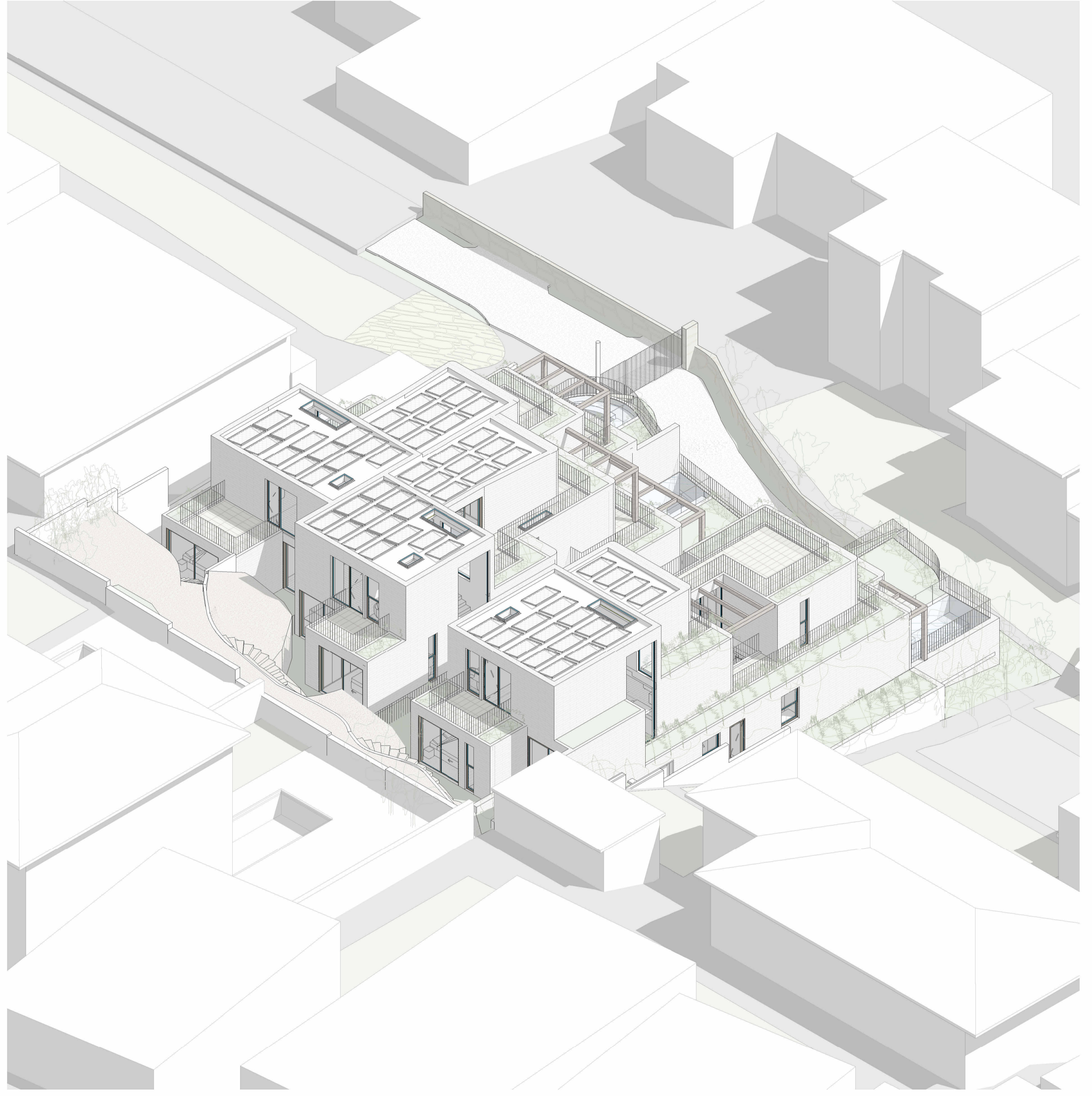
**SHEET TITLE**  
**VIEW ASSESSMENT**

SHEET NUMBER  
**A-93.0500**

SHEET REV STATUS  
**01**



**1 | AXONOMETRIC VIEW 1**  
SCALE: NTS



**2 | AXONOMETRIC VIEW 2**  
SCALE: NTS

**REF**

- A-00.0001
- A-03.0001
- A-06.0001
- A-10.0000
- A-21.0100
- A-75.0100
- A-90.0001

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**SHEET TITLE**  
**3D VIEWS**

SHEET NUMBER  
**A-99.0001**

SHEET REV	01	STATUS
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