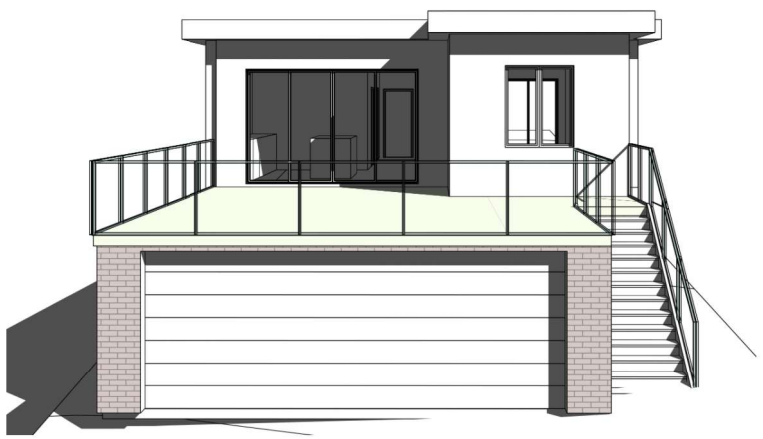


Site Areas

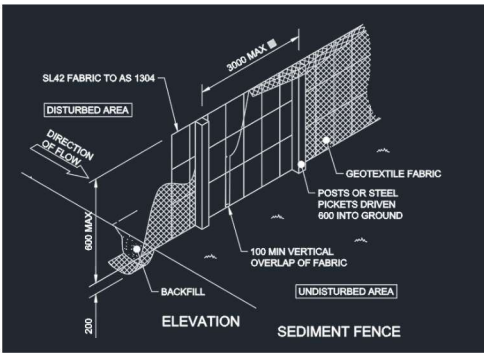
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total floor area	170.65m2 (37.5%)

Landscape Calculations

dwelling footprint	215.00m2
driveway	84.35m2
Total Open Space	230.65m2 (50.0%)
Above Ground Space	55.00m2 (24.0%)
landscaped area	168.00m2 (73.0%)



View from South

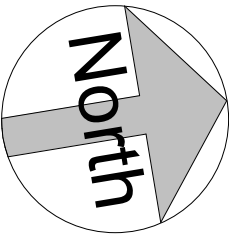


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 - (D) WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR THE LAYOUT SHALL CONFORM TO THE TYPICAL LAYOUT ACROSS GRADE DETAIL ABOVE.
 - (E) FENCES ARE REQUIRED 200MM FROM FACE OF CUT OR FILL SLOPES. WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 100MM AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
 - (F) TEMPORARY CONSTRUCTION OUTWASH SEDIMENT TRAP.
 - 3. ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRYPOINT.
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 - 5. ALL DIMENSIONS IN MILLIMETRES, UNLESS INDICATED OTHERWISE.

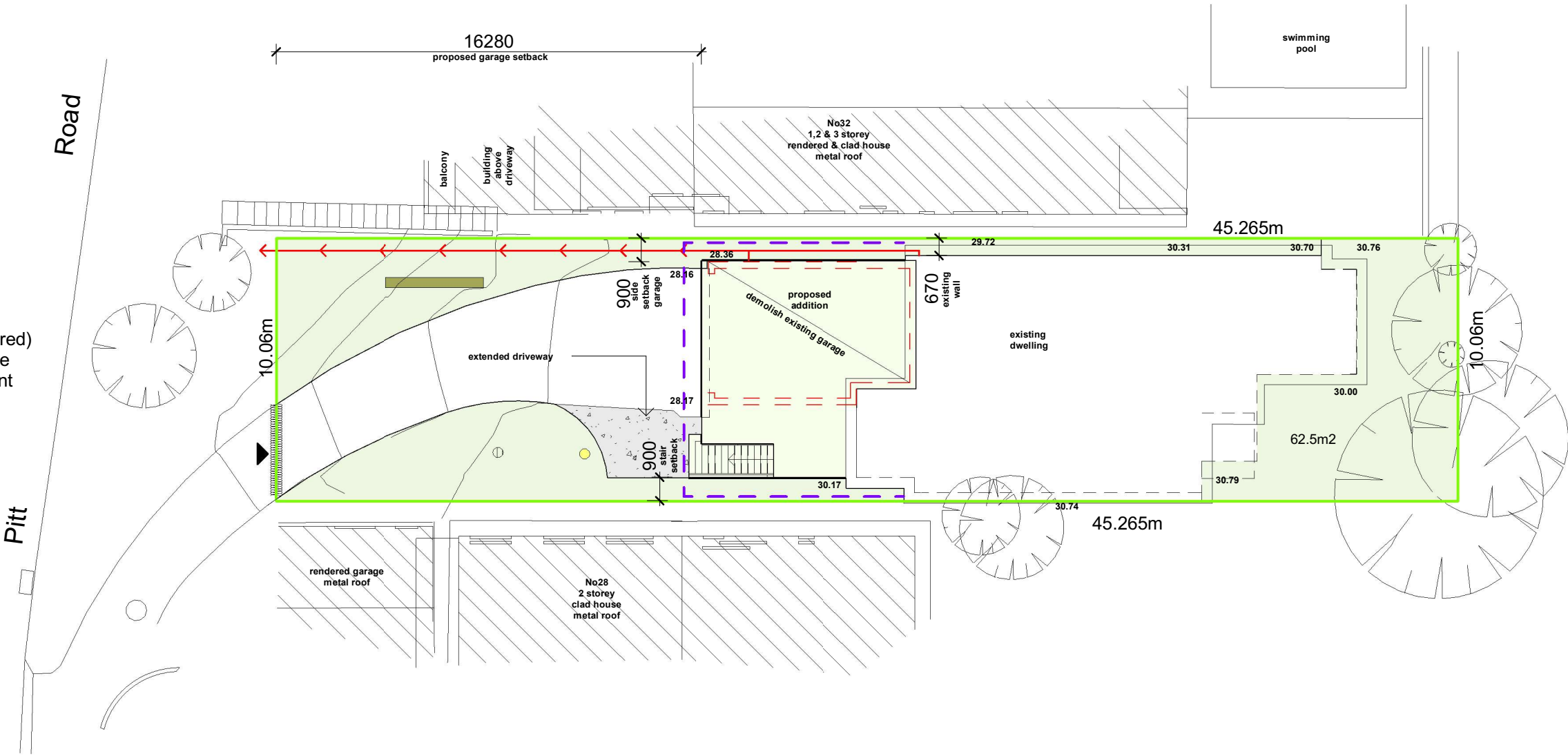
Legend

- bd builders temporary driveway
- ct Chemical Toilet
- wms Waste Materials Storage
- sms Site Material Storage
- ssf Security Site Fencing
- va Vehicular access to site
- silt fencing

stormwater to be connected to existing (or new as required) on site stormwater system & discharged by gravity to the street gutter in accordance with NBC Water Management Policy & AS/NZS 3500.3:2003



Site Plan (Incorporating Erosion & Sediment Control Plan)



1 1 : 200

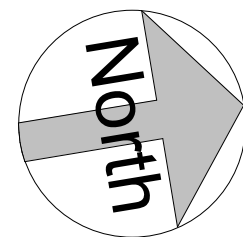
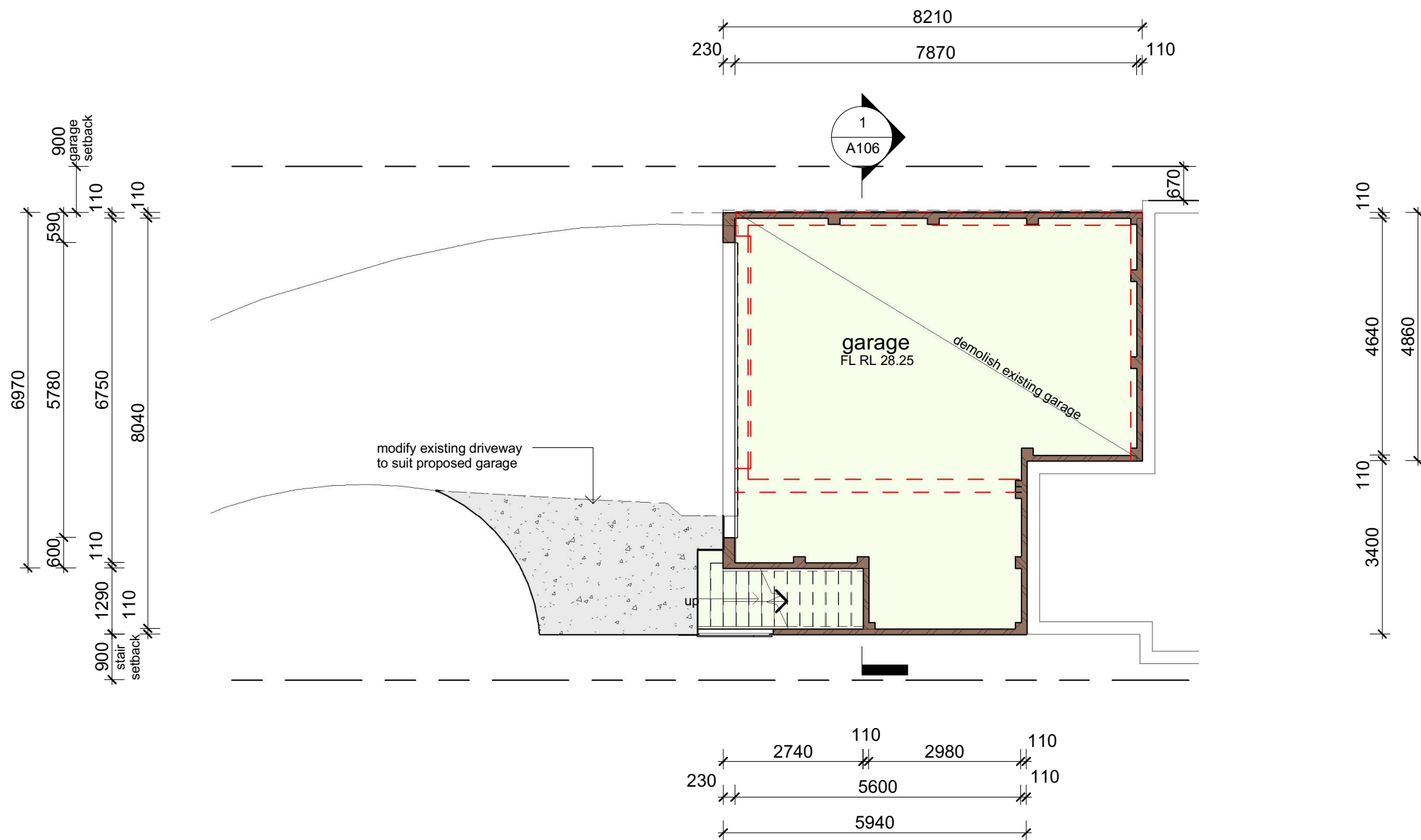
AF Design

Building design & documentation
MOBILE 0417 6999690 EMAIL af.design@bigpond.com

REV	DATE	DESCRIPTION
A	02/03/23	DEVELOPMENT APPLICATION

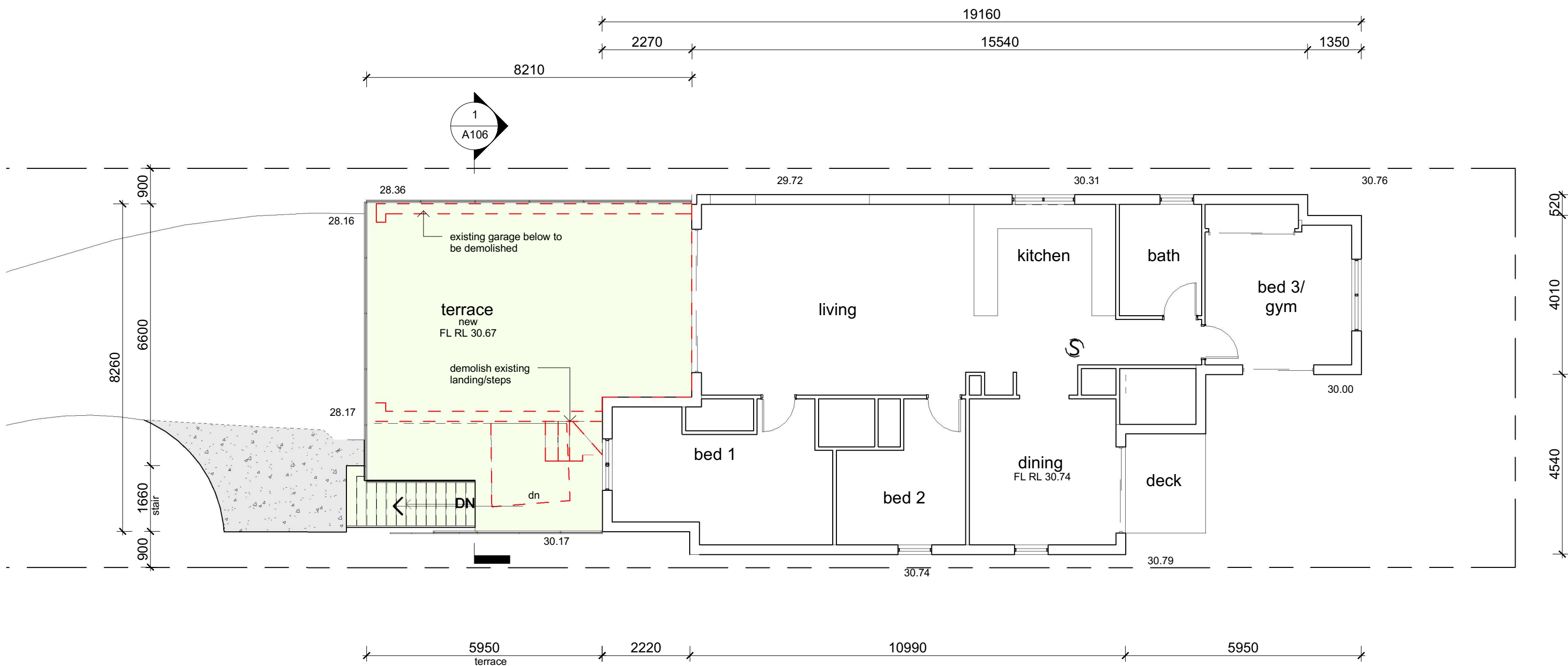
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PROJECT DESCRIPTION PROJECT ADDRESS	Demolish existing garage, terrace & steps Construct new garage, terrace and access stairs		SITE PLAN	
			SCALE: 1:200 @ A3	DATE: MARCH 23
			DRAWN: ASV	CHECKED: AF
			APPROVED: AF	SHEET: A3
	30 Pitt Road North Curl Curl NSW 2099 Lot 23 DP 6143		PROJECT No: 230302	DWG No: A01 REV: A

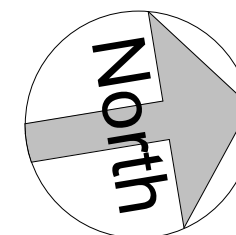


1 Garage Floor Plan
1 : 100

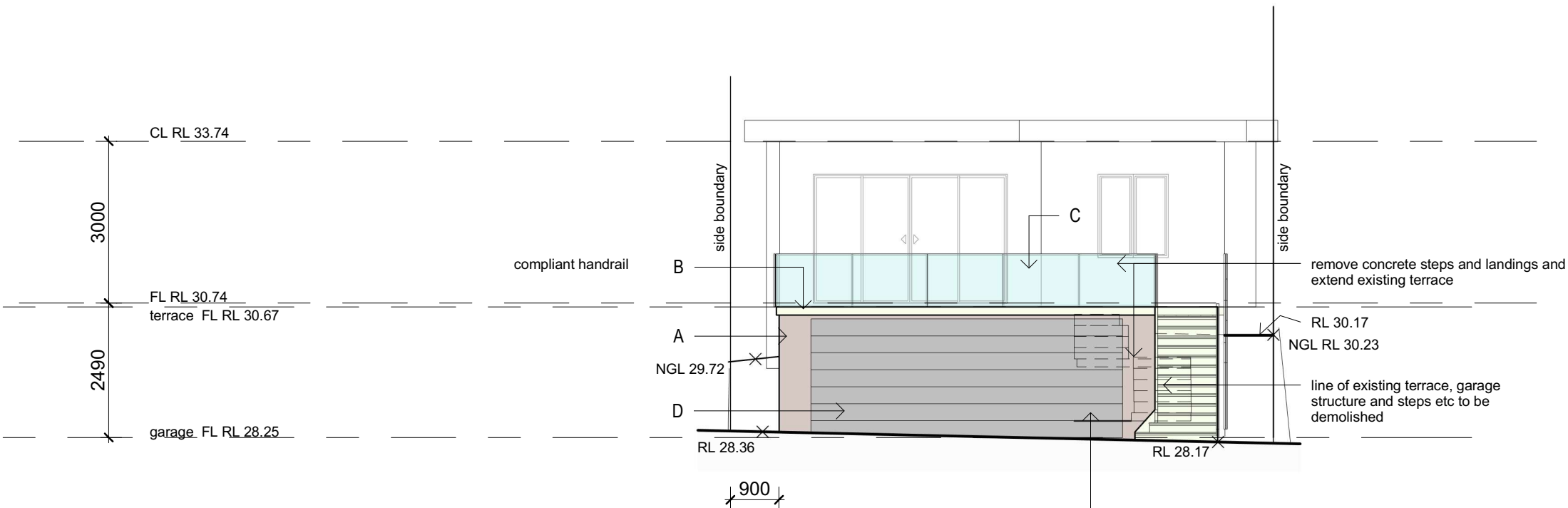
AF Design Building design & documentation MOBILE 0417 6999690 EMAIL af.design@bigpond.com	REV	DATE	DESCRIPTION	All dimensions are to be checked on site prior to work commencement. Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work commencement. Use figure dimensions in all cases in preference to Measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of AF Design P/L and should not be reproduced wholly or in part without their written permission.	PROJECT DESCRIPTION	Demolish existing garage, terrace & steps Construct new garage, terrace and access stairs	GARAGE FLOOR PLAN			
	A	02/03/23	DEVELOPMENT APPLICATION				SCALE: 1:100 @ A3	DATE: MARCH 23		
							DRAWN: ASV	CHECKED: AF		
							APPROVED: AF	SHEET: A3		
							PROJECT No: 230302	DWG No: A02	REV: A	
					PROJECT ADDRESS	30 Pitt Road North Curl Curl NSW 2099 Lot 23 DP 6143				



1 Ground Floor Plan
1 : 100
S Smoke alarm installed to BCA requirements



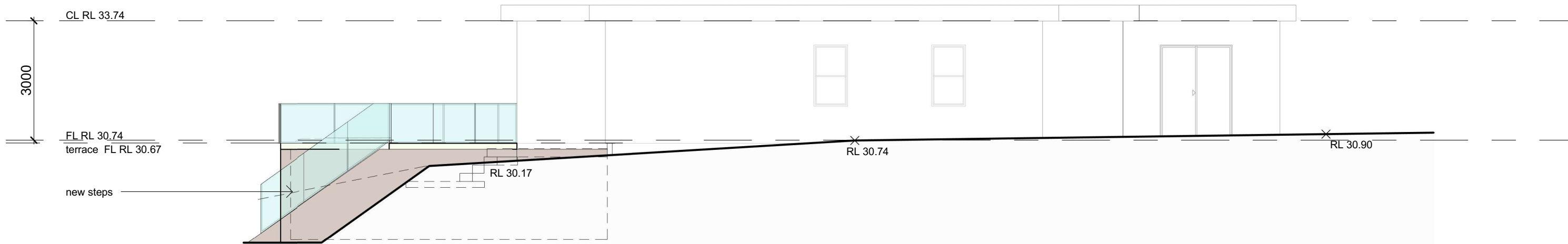
AF Design Building design & documentation MOBILE 0417 6999690 EMAIL af.design@bigpond.com	REV DATE DESCRIPTION		All dimensions are to be checked on site prior to work commencement. Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work commencement. Use figure dimensions in all cases in preference to Measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of AF Design P/L and should not be reproduced wholly or in part without their written permission.	PROJECT DESCRIPTION	Demolish existing garage, terrace & steps Construct new garage, terrace and access stairs	GROUND FLOOR PLAN			
	A	02/03/23				DEVELOPMENT APPLICATION	SCALE: 1:100 @ A3	DATE: MARCH 23	
							DRAWN: ASV	CHECKED: AF	
							APPROVED: AF	SHEET: A3	
							PROJECT No: 230302	DWG No: A03	REV: A
				PROJECT ADDRESS	30 Pitt Road North Curl Curl NSW 2099 Lot 23 DP 6143				



Material & Colour Schedule

Item	Element	Material	Colour
A	proposed walls	rendered masonry	neutral colour
B	Concrete Slab	selected tile finish	neutral Colour
C	Handrails	Glass	Clear
D	Garage door	powdercoated finish	neutral colour

1 South Elevation (Front)
1 : 100 (Incorporating Material & Colour Schedule)



2 East Elevation (Side)
1 : 100

REV	DATE	DESCRIPTION
A	02/03/23	DEVELOPMENT APPLICATION

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PROJECT DESCRIPTION	PROJECT ADDRESS	ELEVATIONS
Demolish existing garage, terrace & steps Construct new garage, terrace and access stairs	30 Pitt Road North Curl Curl NSW 2099 Lot 23 DP 6143	SCALE: 1:100 @ A3 DATE: MARCH 23 DRAWN: ASV CHECKED: AF APPROVED: AF SHEET: A3 PROJECT No: 230302 DWG No: A04 REV: A

CL RL 33.74

FL RL 30.74

3000

side boundary

RL 30.90

RL 30.80

RL 30.76

side boundary

1

North Elevation (Rear)

1 : 100

3000

RL 30.76

RL 30.48

RL 29.94

2

West Elevation (Side)

1 : 100

CL RL 33.74

3000

FL RL 30.74

terrace FL RL 30.67

2490

garage FL RL 28.25

1000 min
2570 o/all garage height

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PROJECT DESCRIPTION

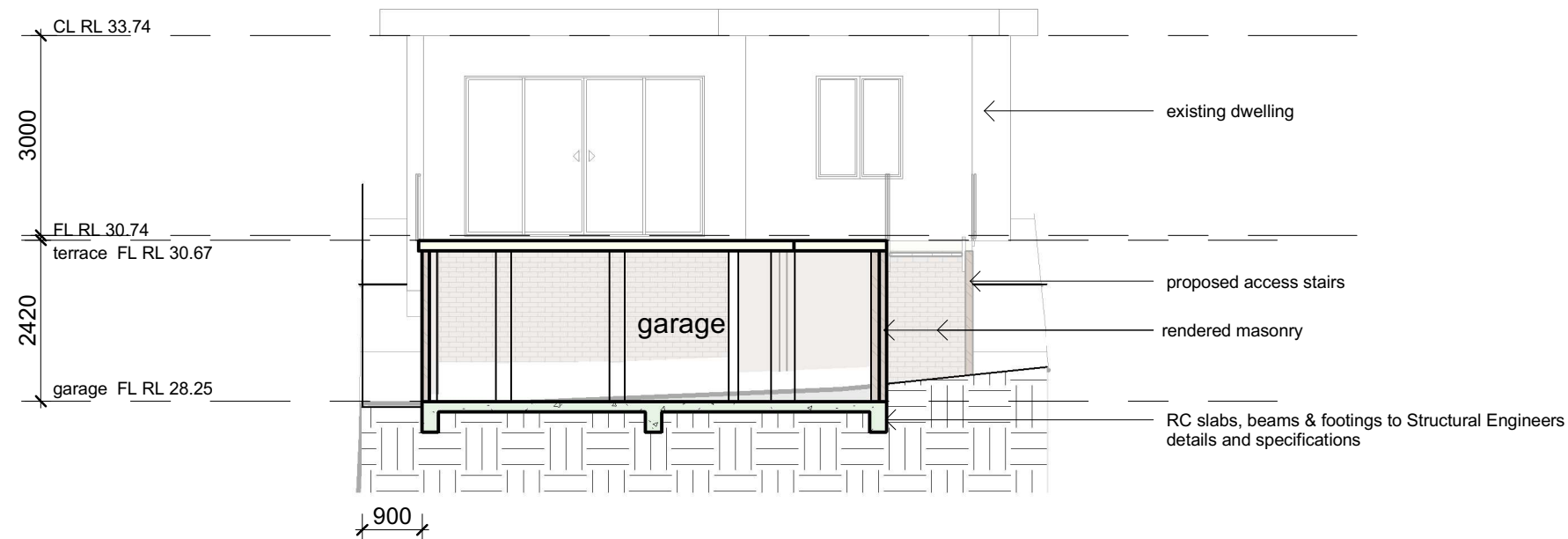
Demolish existing garage, terrace & steps
Construct new garage, terrace and access stairs

PROJECT ADDRESS

30 Pitt Road
North Curl Curl NSW 2099
Lot 23 DP 6143

ELEVATIONS

SCALE: 1:100 @ A3	DATE: MARCH 23
DRAWN: ASV	CHECKED: AF
APPROVED: AF	SHEET: A3
PROJECT No: 230302	DWG No: A05
	REV: A



1 Section

1 : 100

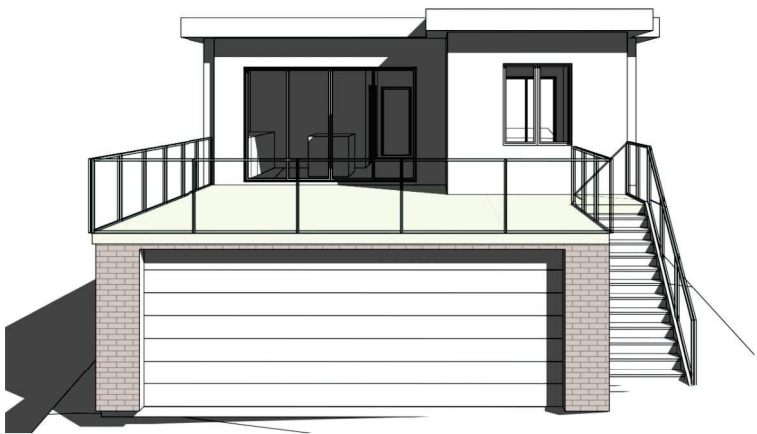
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	A	02/03/23	DEVELOPMENT APPLICATION				SCALE: 1:100 @ A3	DATE: MARCH 23	
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							APPROVED: AF	SHEET: A3	
							PROJECT No: 230302	DWG No: A06	REV: A
							30 Pitt Road North Curl Curl NSW 2099 Lot 23 DP 6143		

Site Areas

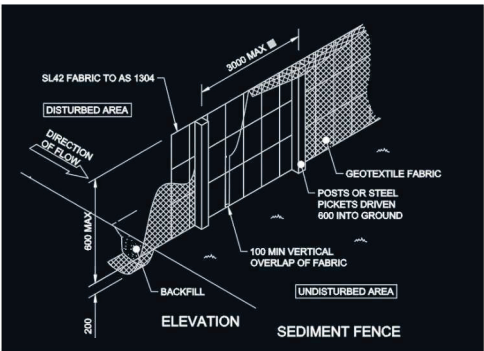
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total floor area	170.65m2 (37.5%)

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Total Open Space	230.65m2 (50.0%)
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View from South

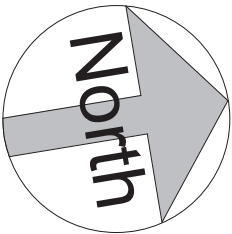


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Legend

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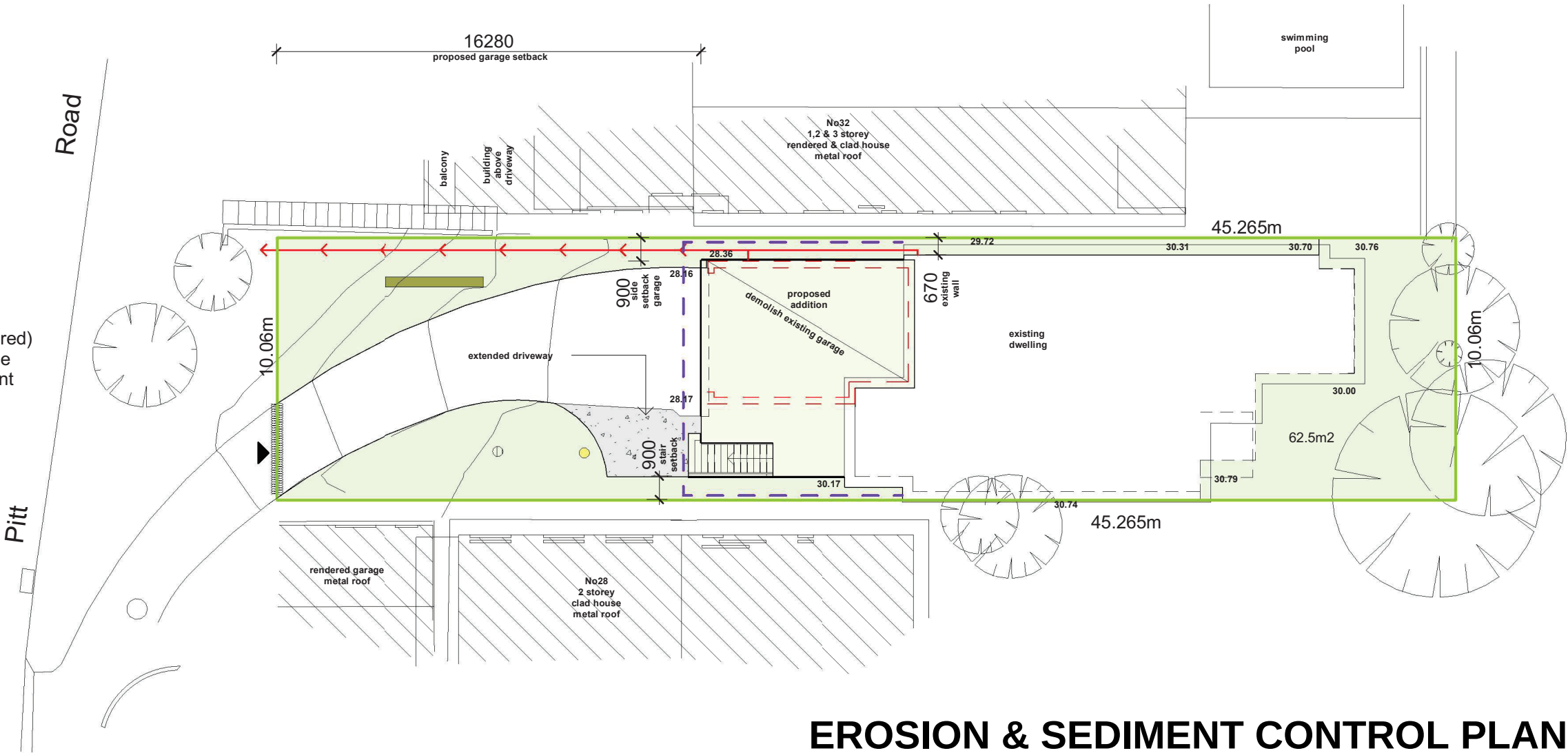
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Site Plan (Incorporating Erosion & Sediment Control Plan)

1

1 : 200



EROSION & SEDIMENT CONTROL PLAN - CONSTRUCTION MANAGEMENT PLAN

AF Design

Building design & documentation

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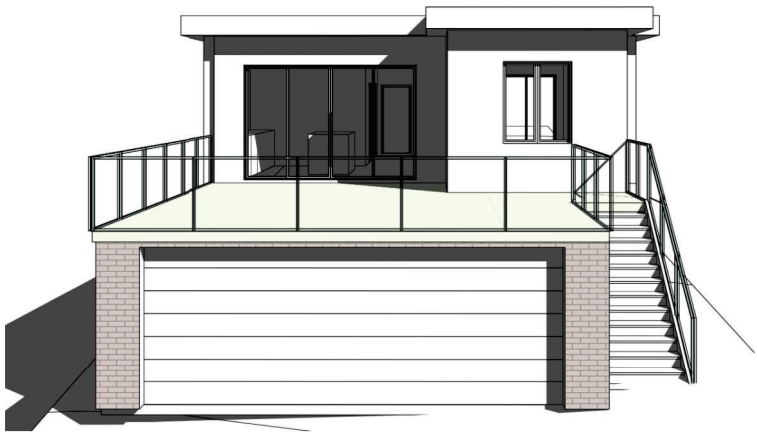
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SCALE: 1:200 @ A3	DATE: MARCH 23	DRAWN: ASV	CHECKED: AF	APPROVED: AF
PROJECT No: 230302	DWG No: A01	REV: A		

Site Areas

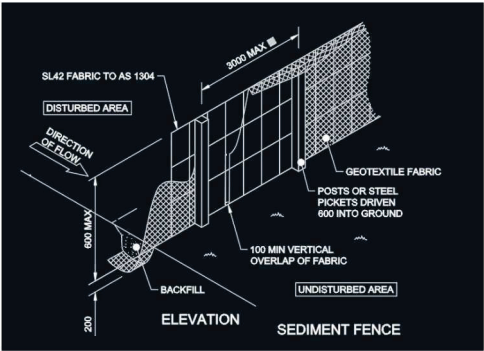
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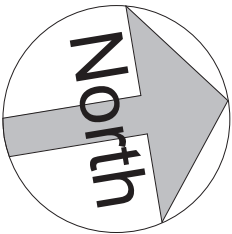


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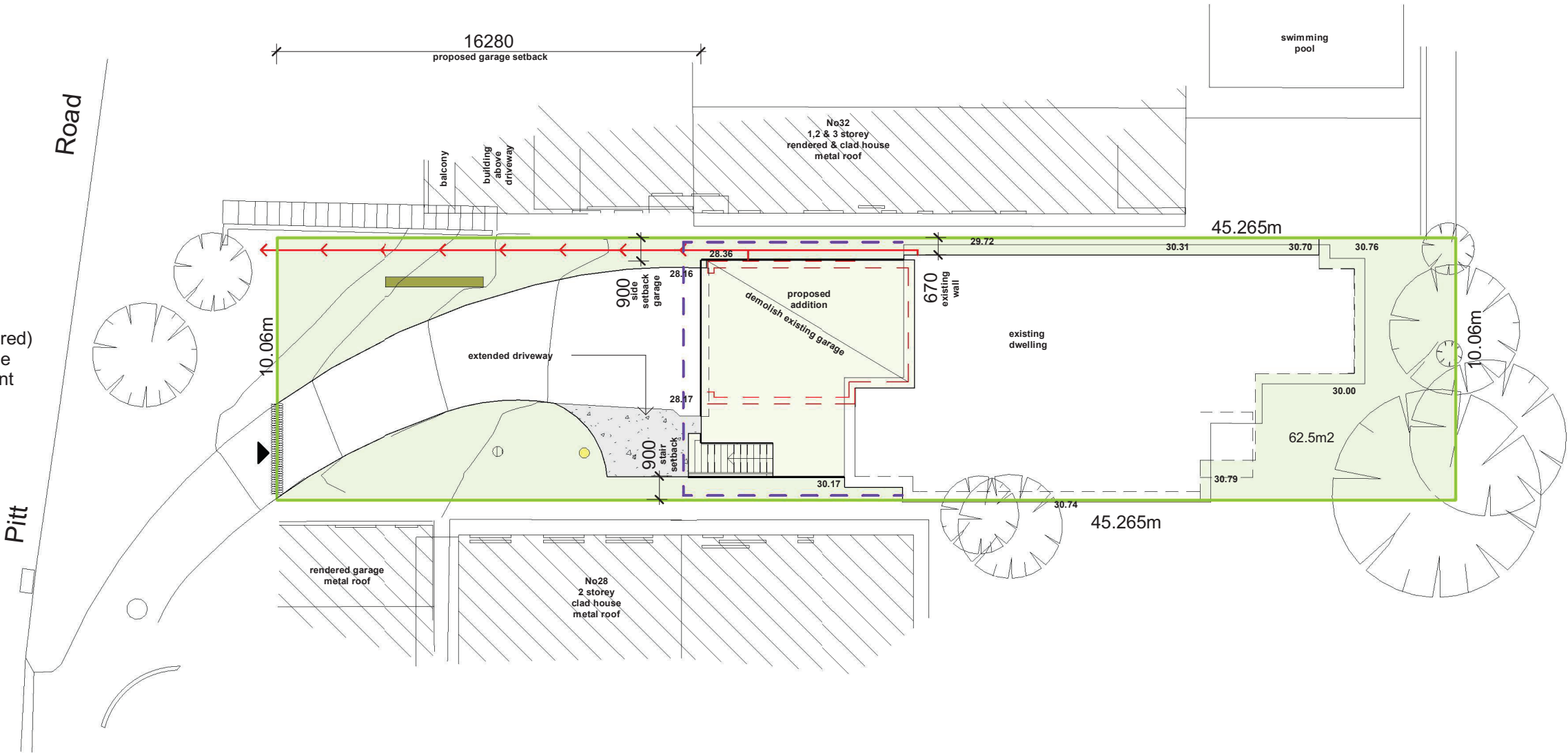
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Site Plan (Incorporating Erosion & Sediment Control Plan)

1

1 : 200



stormwater drainage plan

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				SCALE: 1:200 @ A3 DATE: MARCH 23 DRAWN: ASV CHECKED: AF APPROVED: AF SHEET: A3 PROJECT No: 230302 DWG No: A01 REV: A