Flood Risk Management Plan

26 March 2025
Revision: A

Alterations and additions
10 Hollywood Road
Newport, 2106, NSW

We acknowledge the Guringai, Darkinjung, Darug, Dharawal, Gundungurra, Wanaruah and Wiradjuri people of the land of the Garigal and Ngurra, upon those ancestral lands we work & live. We acknowledge the Traditional Custodians as the first place makers on this land. We pay our respects to Elders past and present, acknowledging them as the Traditional Custodians of knowledge of these lands, waterways and Country.

TAYLOR

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1.0 INTRODUCTION

10 Hollywood Road, Newport is identified by the Northern Beaches Council as being flood-affected for the 1% Annual Exceedance Probability (AEP) and Probable Maximum Precipitation (PMP) storm events. This document details the measures to ensure that the flooding risks to both the building and occupants are managed and minimised per Section B3.11 Flood Prone Land of the Pittwater 21 Development Control Plan.

The author intends that a copy of this plan be kept on site by The Owner so that it can be produced for action in case of a significant storm event.

The emergency response signage is also intended to be fixed to a wall in a clearly visible location. The Owner will ultimately be responsible for implementing this plan. The Owner will also be responsible for ensuring tasks are undertaken (or the delegation of those tasks) for major flood events.

The technical data referred to in this Section is drawn from the Newport Flood Study 2019, Catchment Simulation Solutions.

2.0 SITE DESCRIPTION

The site is located in the suburb of Newport, on the eastern side of Barrenjoey Road. A site locality map is included in Appendix A.

The site covers 554.6 m^2 and grades from the (front) southern boundary to the (rear) northern boundary. The site currently contains an existing two storey clad dwelling, which is centrally located on the site.

2.1 PROPOSED WORKS

The proposed works could be summarised as:

- Alterations to the ground floor layout.
- Demolition of existing deck at the rear of the property.
- Proposed rear extension.
- Proposed new deck at the rear of the property.

Architectural plans for the proposed works are attached in Appendix B.

3.0 FLOOD EVENTS

The site is identified as being flood affected for the 1 in 100 year and Probable Maximum Precipitation (PMP) storm events. Maps illustrating subsequent flood extents for the site are contained within Appendix C.

3.1 FORECASTS AND WARNINGS

The Bureau of Meteorology usually does not issue specific warnings for Newport, and as such, monitoring general warnings for the Sydney metropolitan area regarding severe weather warnings will be critical in managing risks to the site.

The Bureau of Meteorology website (www.bom.gov.au) has rainfall forecast maps and also warnings for predicted severe weather events.

The Owner should have their mobile phone number added to the State Emergency Services (SES) contact list for SMS alerts for severe weather warnings.

3.2 FLOOD DATA FOR THE SITE

Newport Flood Study 2019 categorises the site as being affected by the 1 in 100-year and Probable Maximum Flood (PMF) events.

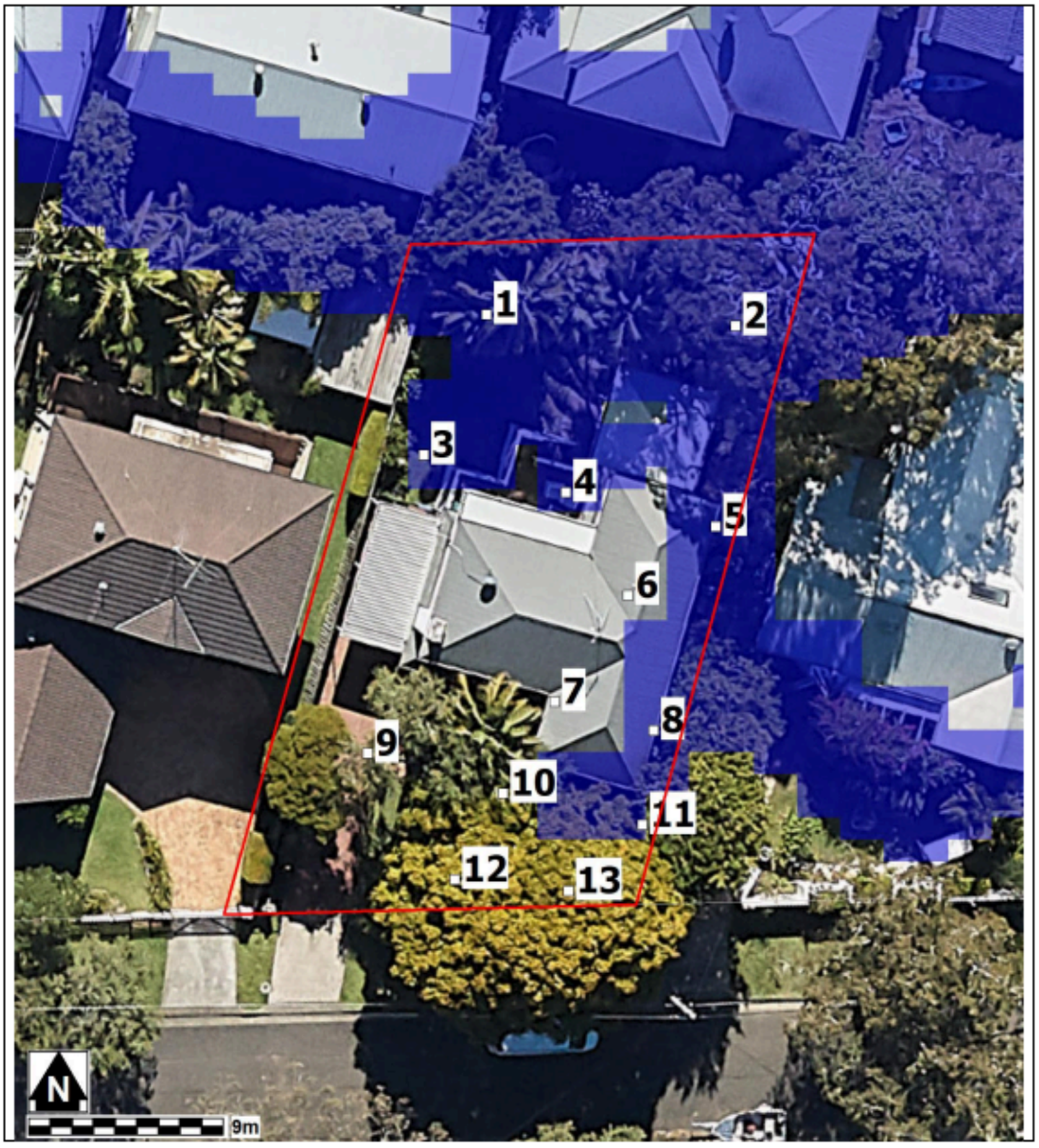
A summary of Council flood information for the proposed development is as follows:

- Flood Risk Precinct: **Medium risk precinct**
- Flood Life Hazard Category: **H1-H4** (within the proposed development area)
- 1% AEP Max Flood Level: **11.47 m A.H.D.**
- 1% AEP Max Depth: **0.50 m**
- Maximum Flood Planning Level (FPL): **11.97 m A.H.D.**
- Probable Maximum Flood level (PMF): **11.93 m A.H.D.**
- 1% AEP Hydraulic category : **Flood storage**

Note that the Council-issued flood data for the site is contained within Appendix C.

3.3 FLOOD BEHAVIOUR

MAP B: FLOODING - 1% AEP EXTENT & KEY POINTS



Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	10.32	0.19	0.31	10.82	11.11	0.98	0.35
2	10.23	0.18	10.30	0.24	0.28	10.80	11.11	1.06	0.34
3	N/A	N/A	10.58	0.16	0.66	11.08	11.13	0.71	1.43
4	10.64	0.17	10.65	0.19	0.43	11.15	11.12	0.65	0.54
5	10.80	0.26	10.82	0.28	0.81	11.32	11.29	0.75	0.84
6	N/A	N/A	10.94	N/A	N/A	11.44	11.41	0.46	1.13
7	N/A	N/A	11.23	N/A	N/A	11.73	11.63	0.42	0.99
8	11.18	0.21	11.20	0.22	0.38	11.70	11.65	0.67	0.60
9	N/A	N/A	11.52	N/A	N/A	11.82	11.66	0.42	1.23
10	N/A	N/A	11.53	N/A	N/A	11.83	11.67	0.44	0.27
11	N/A	N/A	11.36	0.13	0.32	11.86	11.68	0.45	0.38
12	N/A	N/A	11.43	N/A	N/A	11.93	11.73	0.23	0.39
13	N/A	N/A	11.47	N/A	N/A	11.97	11.75	0.29	0.53

In a major flood event, the site is expected to experience inundation due to the inadequate capacity of the local Council drainage infrastructure, with surface flows from Trevor Road expected to flow through the rear of the site, as well as the overtopping of flood waters from kerb inlet Council pit SPP52792, to Hollywood Road at the front of the site.

A major flood event is anticipated to involve low-velocity flood waters rising and falling over a duration of more than 2 hours.

4.0 EMERGENCY RESPONSE

This Flood Risk Management Plan recognises that the protection of life is of primary importance, followed by a secondary philosophy of attempting to minimise damage to the proposed structures on the site.

The emergency response to a potential flood event will be initiated upon the occurrence of a certain 'trigger' threshold, upon which the emergency response plan will be actioned.

4.1 THE EMERGENCY TRIGGER

It is critical to this plan's success that The Owner can closely monitor the drainage conditions on the site during extremely heavy and intense rainfall events.

The initial trigger for the commencement of the emergency response plan follows the observation of stormwater beginning to inundate the rear of the property, or overtopping the kerb and gutter in Hollywood road following extremely heavy and intense rainfall events.

Upon the visual confirmation of this trigger event, the emergency responses described in Section 5 should be enacted.

4.2 TIME NEEDED TO RESPOND

It is considered that a total period of 5 minutes would be required for The Owner to turn off the relevant mains services and ensure that all persons within the premises have been notified and are located at the nominated emergency assembly point.

4.3 THE EMERGENCY ASSEMBLY POINT

The emergency response to a flood event is to 'shelter-in-place' in the existing first floor of the dwelling or to follow directions of the emergency services (including the SES).

5.0 OWNER/SITE MANAGER RESPONSIBILITIES

The following section describes the ongoing responsibilities of The Owner with respect to flood risk management.

5.1 BEFORE THE FLOOD

TRIGGER FOR ACTION: Always

- The Owner will ultimately be responsible for the implementation of this plan. The Owner will be responsible for ensuring tasks are undertaken or delegating those tasks;
- Through a systematic induction process, all occupants are to be made aware of the possibility of flooding and the procedures to be followed if a flood were to occur;
- A copy of this plan is to be provided to all occupants, together with a single-page notice (Appendix D) and an Actions Checklist (Appendix E);
- The Owner should continue to develop detailed procedures to support the actions required by this plan. Procedures will include clear responsibilities in the event of a flood and backup resources should key persons not be present;
- The emergency response sign must be permanently affixed to a wall in a highly visible external location.
- Check the supplies on the first floor for use in a flood emergency. If occupants need to take shelter there, these supplies should, at a minimum, include drinking water, blankets, and emergency lighting.

5.2 WHEN A FLOOD IS LIKELY

TRIGGER FOR ACTION: When the forecasts predict severe weather or significant amounts of rainfall (land is saturated) are observed.

- The Owner will monitor weather forecasts and warnings;
- The Owner to enact the emergency response plan; and
- The Owner should prepare for the emergency evacuation to the assembly area.

5.3 DURING A FLOOD

TRIGGER FOR ACTION: When flood waters begin to overtop the kerb and gutter on Hollywood Road or significantly inundate any portion of the site:

The phases of the emergency response shall be:

- The Owner is to request all occupants to evacuate to the emergency assembly area on the first level of the main building.
- Follow directions of emergency services, including SES.
- All occupants should be at the emergency assembly area before the flood waters significantly inundate the site.
- The Owner is to sweep the premises following emergency response to ensure that all occupants have sought refuge in the emergency assembly area.
- The Owner must turn off all power, water, and other relevant services.
- The Owner is to retreat to the emergency assembly area.
- Emergency services are to be notified by The Owner of the situation at the site (Appendix F).

5.4 AFTER A FLOOD

TRIGGER FOR ACTION: When emergency services give the all-clear to return to the site.

- No occupants should be allowed to leave the site while flooding is occurring or has recently occurred;
- Occupants can enter the site only after emergency services or the Council has given the all-clear;
- Where necessary, the site is to be checked by professionals before any re-use of the site;
- Where possible, The Owner is to organise the safe removal of any flood debris from the site;
- The Owner is to arrange an inspection of the lower ground floor area under the building and remove any flood debris if required.
- A debrief between the occupants and The Owner will be held and may involve emergency services and/or Council staff. The flood event and response procedures, including the use of this plan, are to be reviewed, and
- Changes may be made to the plan, and the requirements for future emergency evacuations should be reviewed. Any improvements that may be necessary should be identified.

6.0 FLOOD COMPLIANCE

The site is proposed to be developed in a way that meets the objectives of the Council's Flood Risk Management Policy.

6.1 SPECIFIC CONTROLS

Section B3.11 Flood Prone Land of the Pittwater 21 DCP controls will be applied.

Medium Flood Risk Matrix – Residential use Category

		Medium Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
A	Flood effects caused by Development	A1 A2	A1 A2	A1 A2	A1 A2	A1 A2
B	Building Components & Structural	B1 B2 B3	B1 B2 B3	B1 B2 B3	B1 B2 B3	
C	Floor Levels	C2 C3	C1 C3 C4 C6	C1 C3 C4 C6 C7	C3	C5
D	Car Parking	D1 D2 D3 D4 D7	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1
E	Emergency Response	E1 E2	E1	E1	E1	E3
F	Fencing	F1	F1	F1	F1	F1
G	Storage of Goods	G1	G1	G1	G1	
H	Pools	H1	H1	H1	H1	H1

Flood Effects Caused By Development

A1 – ***Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event:***

- ***a. There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance;***
- ***b. There are no adverse impacts on surrounding properties; and***
- ***c. It is sited to minimise exposure to flood hazard***

Major developments and developments which are likely to have a significant impact on the PMF flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood.

Outcome – The provisions of this Flood Risk Management Report demonstrate that the flood risks have been adequately addressed in accordance with the provisions of the Flood-Prone Land Design Standard.

A2 – Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage.

Consideration may be given for exempting the volume of standard piers from flood storage calculations.

If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.

Outcome—Complies as the proposed ground floor works are to be above the Flood Planning Level **R.L. 11.15 m A.H.D.** (At Point 4). It is proposed to be elevated with a suspended floor design, hence no net loss of flood storage or conveyance area.

Building Components and Structural Soundness

B1 - *All buildings shall be designed and constructed as flood-compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).*

Outcome – All new building elements below the Flood Planning Level shall be constructed from flood-compatible materials.

A table of equivalent flood-compatible materials is contained in Appendix G.

B2 – *All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity of the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.*

Outcome – All new building elements are to be designed, constructed and/or modified to ensure structural integrity or immersion and impact of velocity and debris up to the level of the Flood Planning Level at **R.L. 11.15 m A.H.D.** (At point 4).

The emergency response as detailed in this report is to 'shelter-in-place' within the existing first floor level in the existing dwelling. Nothing was observed during the course of the inspection to suggest that the existing building is not generally adequate to withstand the flood impact during a PMF event up to **R.L. 11.93 A.H.D.** A Certificate of Structural Adequacy can be found in Appendix H.

B3 – ***All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level.***

All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.

Outcome – All new electrical equipment, wiring, fuel lines, and other service pipes and connections will be waterproofed to the Flood Planning Level of **R.L. 11.15 m A.H.D.** (at Point 4).

All existing/proposed electrical equipment and power points located below the Flood Planning Level will have residual current devices installed that turn off the property's electricity supply when flood waters are detected.

Floor Levels

C1 – ***New floor levels within the development shall be at or above the Flood Planning Level.***

Outcome—Complies as the proposed habitable area will be constructed above the Flood Planning Level of **R.L. 11.15 m A.H.D.** (at Point 4). Refer to the architectural drawings in Appendix B.

C3 – ***All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.***

For suspended pier/pile footings:

- ***a. The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block;***
- ***b. At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and***
- ***c. No solid areas of the perimeter of the underfloor area would be permitted in a floodway.***

Outcome – Complies as the proposed deck is a piered structure with timber flooring allowing clear passage of floodwaters. Furthermore, the Floor Planning Level of the proposed deck and ground floor extension, respectively at **R.L. 11.63 m A.H.D.** and **R.L. 11.68 m A.H.D.** are above the 1% AEP flood level of **R.L. 10.65 m A.H.D.** (at Point 4). Refer to the architectural drawings in Appendix B.

C4 - *A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where:*

- ***a. It is an extension to an existing room;***
- ***b. The Flood Planning Level is incompatible with the floor levels of existing room; and***
- ***c. Out of the 30sqm, not more than 10 sqm is below the 1% AEP flood level.***

This control will not be permitted if this provision has previously been utilised since the making of this Plan.

The structure must be flood-proofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event.

Outcome – Not Applicable - It is proposed that a new deck and proposed ground floor extension above the Flood Planning Level of **R.L. 11.15 m A.H.D.** (at Point 4) be constructed. Refer to the architectural drawings in Appendix B.

C6 - *Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first-floor addition provided that:*

- ***a. It is not located within a floodway;***
- ***b. The original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced;***
- ***c. None of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and***
- ***d. The ground floor is flood-proofed.***

Outcome – Not Applicable - No first floor addition is proposed. Refer to the architectural drawings in Appendix B.

Car Parking

D1 - *Open carpark areas and carports shall not be located within a floodway.*

Outcome—Not Applicable—As proposed alterations to existing parking modules are outside of the 1% A.E.P. flood extent for the site. Refer to the architectural drawings in Appendix B.

D2 - *The lowest floor level of open carparks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased.*

Outcome—Not Applicable—As proposed alterations to existing parking modules are outside of the 1% A.E.P. flood extent for the site. Refer to the architectural drawings in Appendix B.

D3 ***- Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise it will be considered to be enclosed.***

When undertaking a like-for-like replacement and the existing garage/carport is located on the street boundary and ramping is infeasible, consideration may be given for dry floodproofing up to the 1% AEP flood level.

Outcome—Not Applicable—As proposed alterations to existing parking modules are outside of the 1% A.E.P. flood extent for the site. Refer to the architectural drawings in Appendix B.

D4 ***- Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event.***

Outcome—Not Applicable—As proposed alterations to existing parking modules are outside of the 1% A.E.P. flood extent for the site. Refer to the architectural drawings in Appendix B.

D5 ***- Enclosed Garages must be located at or above the 1% AEP level***

Outcome—Not Applicable—As proposed alterations to existing parking modules are outside of the 1% A.E.P. flood extent for the site. Refer to the architectural drawings in Appendix B.

D6 ***- All enclosed car parks (including basement carparks) must be protected from inundation up to the Flood Planning Level. All access, ventilation, driveway crests and any other potential water entry points to any enclosed car parking shall be above the Flood Planning Level.***

Where a driveway is required to be raised it must be demonstrated that there is no net loss to available flood storage in any event up to the 1% AEP flood event and no impact on flood conveyance through the site.

Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwaters from entering the enclosed car park

Outcome—Not Applicable—As proposed alterations to existing parking modules are outside of the 1% A.E.P. flood extent for the site. Refer to the architectural drawings in Appendix B.

Emergency Response

E1 ***– If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report.***

If the property is affected by a Flood Life Hazard Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent.

If the property is flood affected but the Flood Life Hazard Category has not been mapped by Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood Hazard", Australian Institute for Disaster Resilience (2012).

Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:

- ***a. The floor level is at or above the Probable Maximum Flood level;***
- ***b. The floor space provides at least 2m^2 per person where the flood duration is long (six or more hours) in the Probable Maximum Flood event, or 1m2 per person for less than 6 hours;***
- ***c. It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and***
- ***d. It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit.***

Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control.

In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional.

Note that in the event of a flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge.

Outcome – The emergency response as detailed in this report is to 'shelter-in-place' within the existing first floor level in the existing dwelling for significant flood events, or otherwise off-site as directed by Emergency Services.

The existing first floor level is at **R.L. 14.82 m A.H.D.** and is located above the maximum PMF level of **11.93 m A.H.D** (Appendix C). The floor space provided by the existing **84m²** first floor is sufficient for the number of persons sheltering in place and is intrinsically accessible to all people on the site.

The Owner should provide items as per d) to provide for a shelter-in-place scenario in potential extreme storm events.

Fencing

F1 ***- Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm.***

Outcome – Not applicable - As no new fencing elements are proposed. Refer to the architectural drawings in Appendix B.

Storage of Goods

G1 ***– Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.***

Outcome – The Owner is to ensure storage of toxic or potentially polluting goods, materials or other products, which may be hazardous or pollute floodwaters, will not be stored below the Flood Planning Level.

Pools

H1 ***- Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site.***

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level.

Outcome – Complies as no new pool is proposed.

7.0 SUMMARY

This report is a plan for the site for major flood events to be incorporated by The Owner into the on-going management protocols for the site to manage the flood risks.

The report contains procedural information to ensure the safety of occupants during flood events and also to ensure the satisfactory performance of any new building elements.

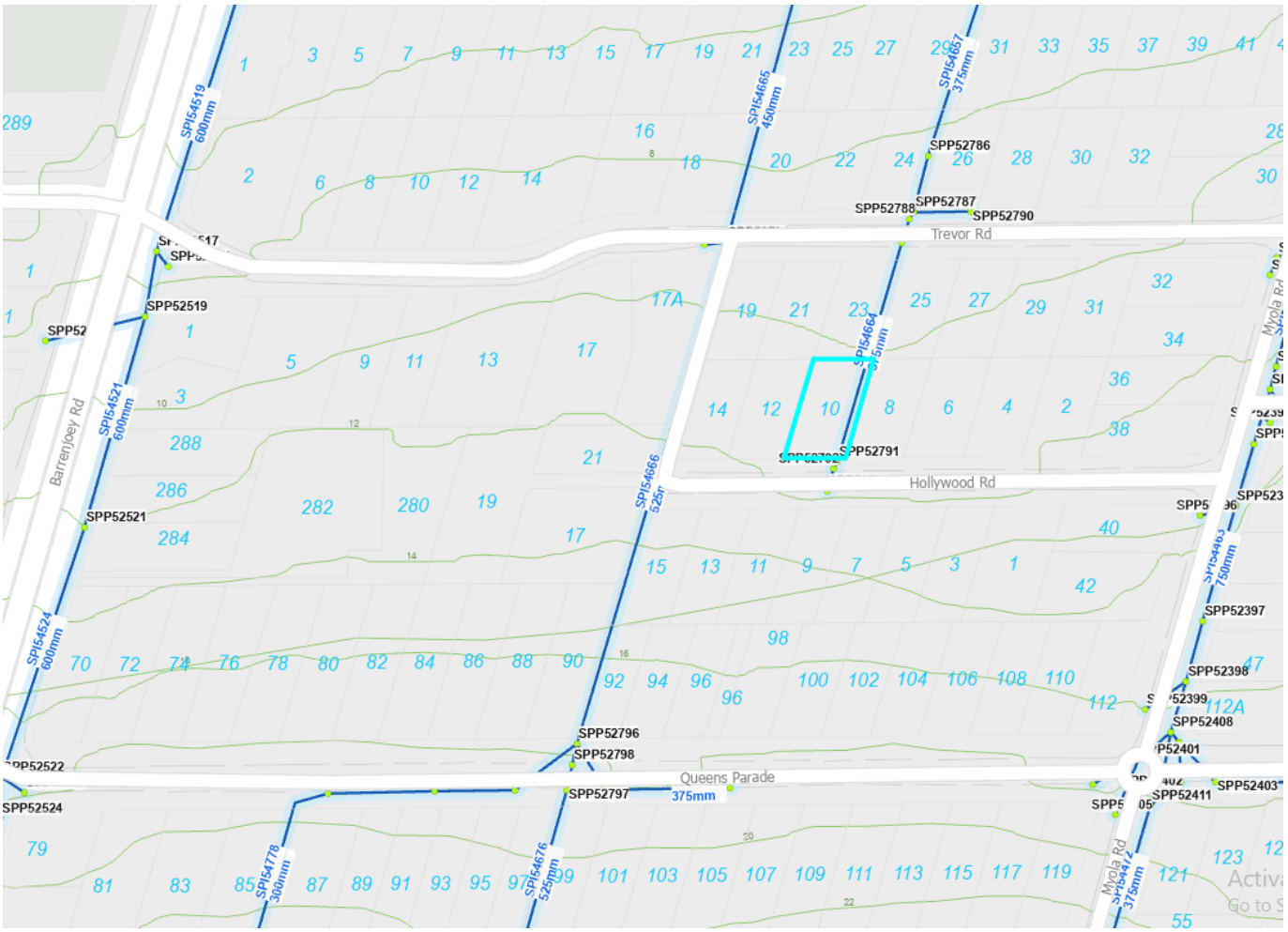
The recommendations and strategies within this report ensure compliance with Pittwater 21 DCP Flood Prone Land.

Should you have any questions or queries, please do not hesitate to contact the undersigned.

TAYLOR CONSULTING

D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E. Aust. N.E.R.

Appendix A



Locality Map - 10 Hollywood Road, Newport.

Appendix B

ACTION PLANS

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PLANS PUBLISHED
27 February 2025

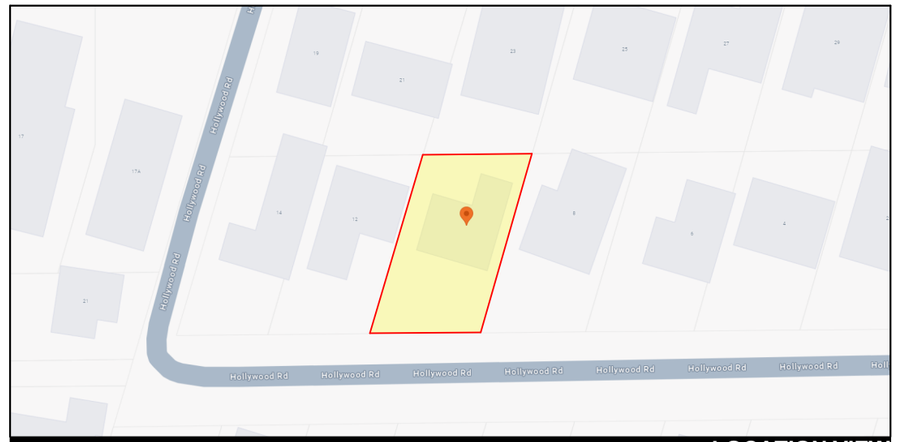
DEVELOPMENT APPLICATION

These plans are for Council Approval only.

NO.	DRAWING NAME
DA00	COVER
DA01	NOTATION
DA02	SAFETY NOTES
DA03	SITE ANALYSIS
DA04	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
DA05	EXISTING GROUND FLOOR PLAN - DEMOLITION
DA06	EXISTING FIRST FLOOR PLAN
DA07	PROPOSED GROUND FLOOR PLAN
DA08	NORTH / EAST ELEVATION
DA09	SOUTH / WEST ELEVATION
DA10	LONG / CROSS SECTION
DA11	AREA CALCULATIONS
DA12	WINTER SOLSTICE 9 AM
DA13	WINTER SOLSTICE 12 PM
DA14	WINTER SOLSTICE 3 PM
DA15	SAMPLE BOARD
DA16	BASIX COMMITMENTS

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	**10 HOLLYWOO ROAD, NEWPORT 2106**			
LOT & DP/SP	**LOT 11 DP 17825**			
COUNCIL	**NORTHERN BEACHS COUNCIL (PITTWATER)**			
SITE AREA	554.5m²			
FRONTAGE	18.27m			
CONTROLS	**PERMISSIBLE / REQUIRED**	**EXISTING**	**PROPOSED**	**COMPLIANCE**
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2	R2	R2	**YES**
MINIMUM LOT SIZE	700m²	554.5m²	UNCHANGED	**YES**
MAXIMUM BUILDING HEIGHT	8.5m	8.013m	8.013m	**YES**
HAZARDS				
ACID SULFATE SOILS	CLASS 5	N/A	N/A	**N/A**
FLOOD RISK PLANNING (HIGH/MED/LOW)	LOW – MEDIUM RISK	N/A	N/A	**N/A**
DCP				
SIDE BOUNDARY ENVELOPE	3.5m	N/A	N/A	**NO**
SIDE BOUNDARY SETBACKS	E: 2.5m W: 1m	E: 4.115m W: 2.835m	E: UNCHANGED W: UNCHANGED	**YES**
FRONT BOUNDARY SETBACK	6.5m	6.135m	UNCHANGED	**YES**
REAR BOUNDARY SETBACK	6.5m	6.024m	UNCHANGED	**YES**
LANDSCAPE OPEN SPACE	50% (277.25m²)	56% (311.46m²)	55% (309.15m²)	**YES**
PRIVATE OPEN SPACE	80m²	80m²	UNCHANGED	**YES**

10 Hollywood Rd Newport NSW 2106



LOCATION VIEW

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- STRUCTURE - PART H1 & SECTION 2 OF NCC
- STRUCTURAL PROVISIONS - PART H1D2 & PART 2.2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- EARTHWORKS - PART 3.2 OF NCC
- DRAINAGE - PART 3.3 OF NCC
- TERMITE RISK MANAGEMENT - PART 3.4 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- FOOTINGS, SLABS & ASSOCIATED ELEMENTS - PART 4.2 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- MASONRY VENEER - PART 5.2 OF NCC
- CAVITY MASONRY - PART 5.3 OF NCC
- UNREINFORCED SINGLE LEAF MASONRY - PART 5.4 OF NCC
- ISOLATED PIERS - PART 5.5 OF NCC
- MASONRY COMPONENTS & ACCESSORIES - PART 5.6 OF NCC
- WEATHERPROOFING OF MASONRY - PART 5.7 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- SUB FLOOR VENTILATION - PART 6.2 OF NCC
- STRUCTURAL STEEL MEMBERS - PART 6.3 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- SHEET ROOFING - PART 7.2 OF NCC
- ROOF TILES & SHINGLES - PART 7.3 OF NCC
- GUTTERS & DOWNPIPES - PART 7.4 OF NCC
- TIMBER & COMPOSITE WALL CLADDING - PART 7.5 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- WINDOWS & EXTERNAL GLAZED DOORS - PART 8.2 OF NCC
- GLASS - PART 8.3 OF NCC
- GLAZING HUMAN IMPACT - PART 8.4 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 9.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS & FLOORS - PART 9.3 OF NCC
- SMOKE ALARMS & EVACUATION LIGHTING - PART 9.5 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- WET AREA WATERPROOFING - PART 10.2 OF NCC
- ROOM HEIGHTS - PART 10.3 OF NCC
- FACILITIES - PART 10.4 OF NCC
- LIGHT - PART 10.5 OF NCC
- VENTILATION - PART 10.6 OF NCC
- SOUND INSULATION - PART 10.7 OF NCC
- CONDENSATION MANAGEMENT - PART 10.8 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 0F NCC
- STAIRWAY & RAMP CONSTRUCTION - PART 11.2 OF NCC
- BARRIERS & HANDRAILS - PART 11.3 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- ATTACHMENT OF FRAMED DECKS & BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE - PART 12.3 OF NCC
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES - PART 12.4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- BUILDING FABRIC - PART 13.2 OF NCC
- EXTERNAL GLAZING - PART 13.3 OF NCC
- BUILDING SEALING - PART 13.4 OF NCC
- CEILING FANS - PART 13.5 OF NCC
- WHOLE OF HOME ENERGY USAGE - PART 13.6 OF NCC
- SERVICES - PART 13.7 OF NCC
- DEMOLITION WORKS TO COMPLY WITH AS 2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740:2021
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554.1:2014
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & AS 1288:2021
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720, AS 1170
- ALL RETAINING WALLS ARE TO COMPLY WITH AS 3700:2018 & AS 3600:2018

IMPORTANT NOTATION FOR BUILDERS

- All dimensions are to be confirmed on-site by the builder/subcontractor, any incongruencies must be reported to the Designer in writing before the commencement of any work.
- No Survey has been made on the boundaries. All bearings, distances, and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the approved boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification, or subsequent instructions issued, the Builder/Subcontractor shall contact the designer in writing before proceeding further with any work.

The builder/subcontractor is responsible to ensure that all materials installed on-site are fit for purpose and comply with the NCC and relevant Australian Standards. The builder is to obtain written confirmation of material selection by the Client prior to ordering.

- All construction, control joints, and expansion joints in the walls, floors, and other locations shall be in strict accordance with the structural engineering details. No joints or breaks other than specified are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as windows, doors, internal frames, structural steel components, and the like, are not to be taken from these documents. Measurements must be taken on-site to suit the work as constructed.
- All structural components shall be in strict accordance with details and specifications as prepared by a suitably qualified structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

SPECIFICATION

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
- The Owner will directly pay all fees associated with the following: -

Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.

-The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.

- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings, use figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing additional to that which is supplied shall be resolved between the Owner and the Builder, to the Owner's approval. Except for any structural details or design, which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of Standards Australia, the National Construction Code and any statutory authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer, including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain prior to finalising the tender, unless previously obtained by owners.
- All brickwork is to be selected by the Owner, and is to comply with AS 1640.
- All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - Residential timber-framed construction. Level and grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface and/or seepage water does not collect or remain under floor area.
- Sustainable timbers, and not rainforest or old growth timber will be used. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installation is to comply with AS 1288, AS 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings in wet areas to be plasterboard and villaboard, or equal. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specifications. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specifications and to AS 3740, Part H4D2 and Section 10; Part 10.2 of the 2022 NCC.
- All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
- All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500, Part H2D2 and Section 3; Part 3.3 of the 2022 NCC.
- Smoke detector alarms are to be installed in accordance with AS 3786, Part H3D6 and Section 9; Part 9.5 of the 2022 NCC.
- If a member which provides structural support to the works is subject to termite attack, management measures are to comply with AS 3660 and Section 3; Part 3.4 of the 2022 NCC. Termite management system to be installed to manufacturer's specifications.
- Stairs and Balustrades to comply with Part H5D2, H5D3 and Section 11; Part 11.2 and 11.3 of the 2022 NCC. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below is more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by the Owner.
- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken as part of the contract.Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltration control measures as required by Council, and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

GENERAL NOTATION

- Approved means by the 'relevant local authority' or council?
- All work and materials to comply with the current Australian standards at the time of commencement, where applicable.
- The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All new downpipes are to be connected to the existing stormwater system.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All gutters, downpipes to be colorbond.
- All wall and ceiling linings to be plasterboard or cement render as selected, and villa board in wet areas. To comply with relevant Australian standards, and installed in accordance with manufacturers specification.

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- Structure - Part H1 & Section 2 of NCC
- Structural Provisions - PART H1D2 & PART 2.2 of NCC

- Site Preparation - Part H1D3 & Section 3 of NCC
- Earthworks - Part 3.2 of NCC
- Drainage - Part 3.3 of NCC
- Termite Risk Management - Part 3.4 of NCC

- Footings & Slabs - Part H1D4 & Section 4 of NCC
- Footings, Slabs & Associated Elements - Part 4.2 of NCC

- Masonry - Part H1D5 & Section 5 of NCC
- Masonry Veneer - Part 5.2 of NCC
- Cavity Masonry - Part 5.3 of NCC
- Unreinforced Single Leaf Masonry - Part 5.4 of NCC
- Isolated Piers - Part 5.5 of NCC
- Masonry Components & Accessories - Part 5.6 of NCC
- Waetherproofing of Masonry - Part 5.7 of NCC

- Framing - Part H1D6 & Section 6 of NCC
- Sub Floor Ventilation - Part 6.2 of NCC
- Structural Steel Members - Part 6.3 of NCC

- Roof & Wall Cladding - Part H1D7 & Section 7 of NCC
- Sheet Roofing - Part 7.2 of NCC
- Roof Tiles & Shingles - Part 7.3 of NCC
- Gutters & Downpipes - Part 7.4 of NCC
- Timber & Composite Wall Cladding - Part 7.5 of NCC

- Glazing - Part H1D8 & Section 8 of NCC
- Windows & External Glazed Doors - Part 8.2 of NCC
- Glass - Part 8.3 of NCC
- Glazing Human Impact - Part 8.4 of NCC

- Damp & Weatherproofing - Part H2 of NCC

- Fire Safety - Part H3 & Section 9 of NCC
- Fire Separation of External Walls - Part 9.2 of NCC
- Fire Protection of Separating Walls & Floors - Part 9.3 of NCC
- Fire Protection of Garage Top Dwellings - Part 9.4 of NCC
- Smoke Alarms & Evacuation Lighting - Part 9.5 of NCC

- Health & Amenity - Part H4 & Section 10 of NCC
- Wet Area Waterproofing - Part 10.2 of NCC
- Room Heights - Part 10.3 of NCC
- Facilities - Part 10.4 of NCC
- Light - Part 10.5 of NCC
- Ventilation - Part 10.6 of NCC
- Sound Insulation - Part 10.7 of NCC
- Condensation Management - Part 10.8 of NCC

- Safe Movement & Access - Part H5 & Section 11 of NCC
- Stairway & Ramp Construction - Part 11.2 of NCC
- Barriers & Handrails - Part 11.3 of NCC

- Ancillary Provisions - Part H7 & Section 12 of NCC
- Construction in Alpine Areas - Part 12.2 of NCC
- Attachment of Framed Decks & Balconies to External Walls of Buildings Using a Waling Plate - Part 12.3 of NCC
- Heating Appliances, Fireplaces, Chimneys & Flues - Part 12.4 of NCC

- Swimming Pools - Part H7P1 & NSW H7D2 of NCC

- Construction in Bushfire Prone Areas - Part NSW H7D4 of NCC

- Energy Efficiency - Part H6 & Section 13 of NCC
- Building Fabric - Part 13.2 of NCC
- External Glazing - Part 13.3 of NCC
- Building Sealing - Part 13.4 of NCC
- Ceiling Fans - Part 13.5 of NCC
- Whole of Home Energy Usage - Part 13.6 of NCC
- Services - Part 13.7 of NCC

- Pool Fencing & other provisions - Regulations, & AS 1926
- Demolition Works to comply with AS 2601-2001 The Demolition of Structures.
- Waterproofing of Wet Areas to comply with AS 3740:2021
- All plumbing & drainage work to comply with AS 3500:2021
- All plasterboard work to comply with AS 2588:2018
- All structural steel work to comply with AS 4100:2020 & AS 1554.1:2014
- All concrete work to comply with AS 3600:2018
- All roof sheeting work to comply with AS 1562.1:2018
- All skylights to comply with AS 4285:2019
- All ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- All glazing assemblies to comply with AS 2047-2014 & AS 1288:2021
- All timber retaining walls to comply with AS 1720, AS 1170
- All retaining walls to comply with AS 3700:2018 & AS 3600:2018
- All construction in bushfire-prone areas to comply with AS 3959:2018

THIS SET OF DRAWING SHOULD BE READ & KEPT IN ITS ENTIRETY. NO INDIVIDUAL PAGE SHOULD BE SEPARATED FROM THE REST OF THE SET. EACH NOTATION LISTED ON THIS PAGE APPLY TO ALL PAGES OF THIS SET.

SAFTEY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes. the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/ or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be token to ovoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is
being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal
Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objecls. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/ unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to ovoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these ore identified on the plans but the excel location and extent of services may vary from that indicated. Services should be located using on appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a moss in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total moss of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer’s specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, culling, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building con cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated limber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material lo be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons
entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and lo areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safely Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later dale a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/ NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

HOLLYWOOD ROAD

W COLD & HOT WINDS

WINTER SUNSET

SUMMER SUNSET

No.12
1 & 2 STOREY
BRICK HOUSE
TILE ROOF

SW COLD WINDS & RAIN STORMS

12.04 SMH

LOT 10
DP 17825

BOUNDARY 6° 44' 00" 31.70m

1m SIDE SETBACK DCP

CLAD SHED
METAL ROOF

LOT 11
DP 17825
A.554.5M²

LOT 20
DP 19380

N

6.5m FRONT SETBACK DCP

6.5m REAR SETBACK DCP

BOUNDARY 260° 00' 00" 18.27m

BOUNDARY 80° 00' 00" 18.27m

No.10
1 & 2 STOREY
FIBRO &
CLAD HOUSE
METAL ROOF

No.23 - TREVOR RD
1 & 2 STOREY
RENDERED HOUSE
METAL ROOF

2.5m SIDE SETBACK DCP

BOUNDARY 186° 44' 00" 31.70m

LOT 12
DP 17825

METAL CARPORT

No.8
CLAD HOUSE
METAL ROOF

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

NE COOLING SUMMER BREEZE

SE COOLING SUMMER BREEZE

WINTER SUNRISE

SUMMER SUNRISE

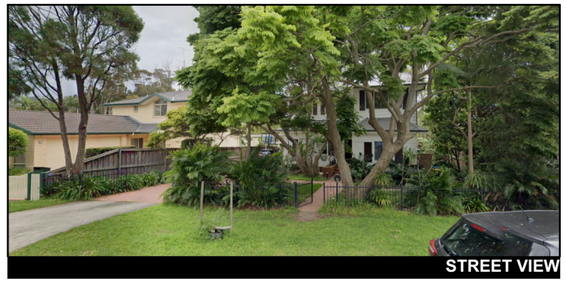
12.0

12.0

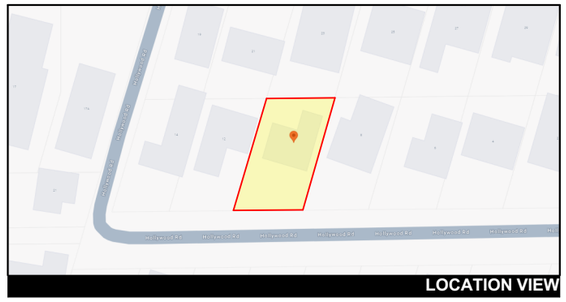
11.75GRT

11.67TPIT

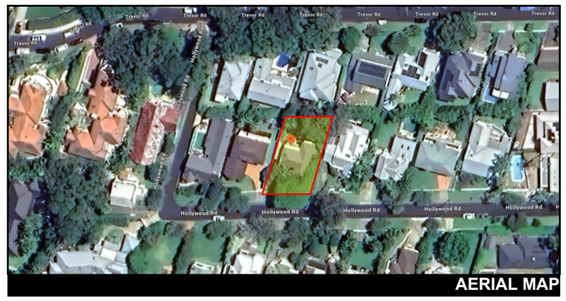
11.67TPIT



STREET VIEW



LOCATION VIEW



AERIAL MAP

1 **SITE ANALYSIS PLAN** **1:200**

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
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NOTES

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Jayne Parums

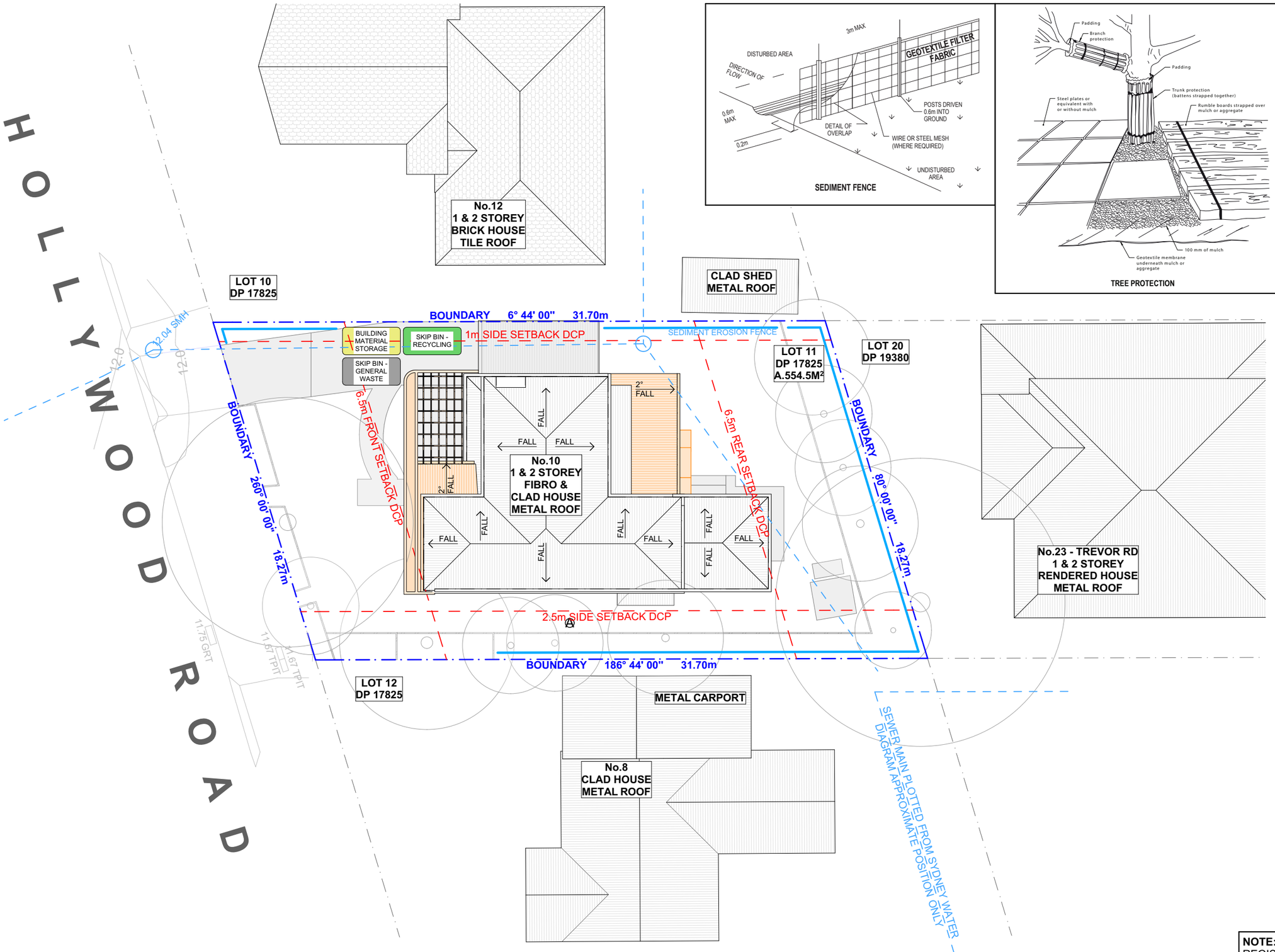
PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA03

DRAWING NAME
SITE ANALYSIS

DATE
Thursday, 27 February 2025

SCALE
1:200 @A3



SEDIMENT FENCE

TREE PROTECTION

NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEPT DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.

1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200

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LEGEND
- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Jayne Parums

PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA04

DATE
Thursday, 27 February 2025

DRAWING NAME
SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

SCALE
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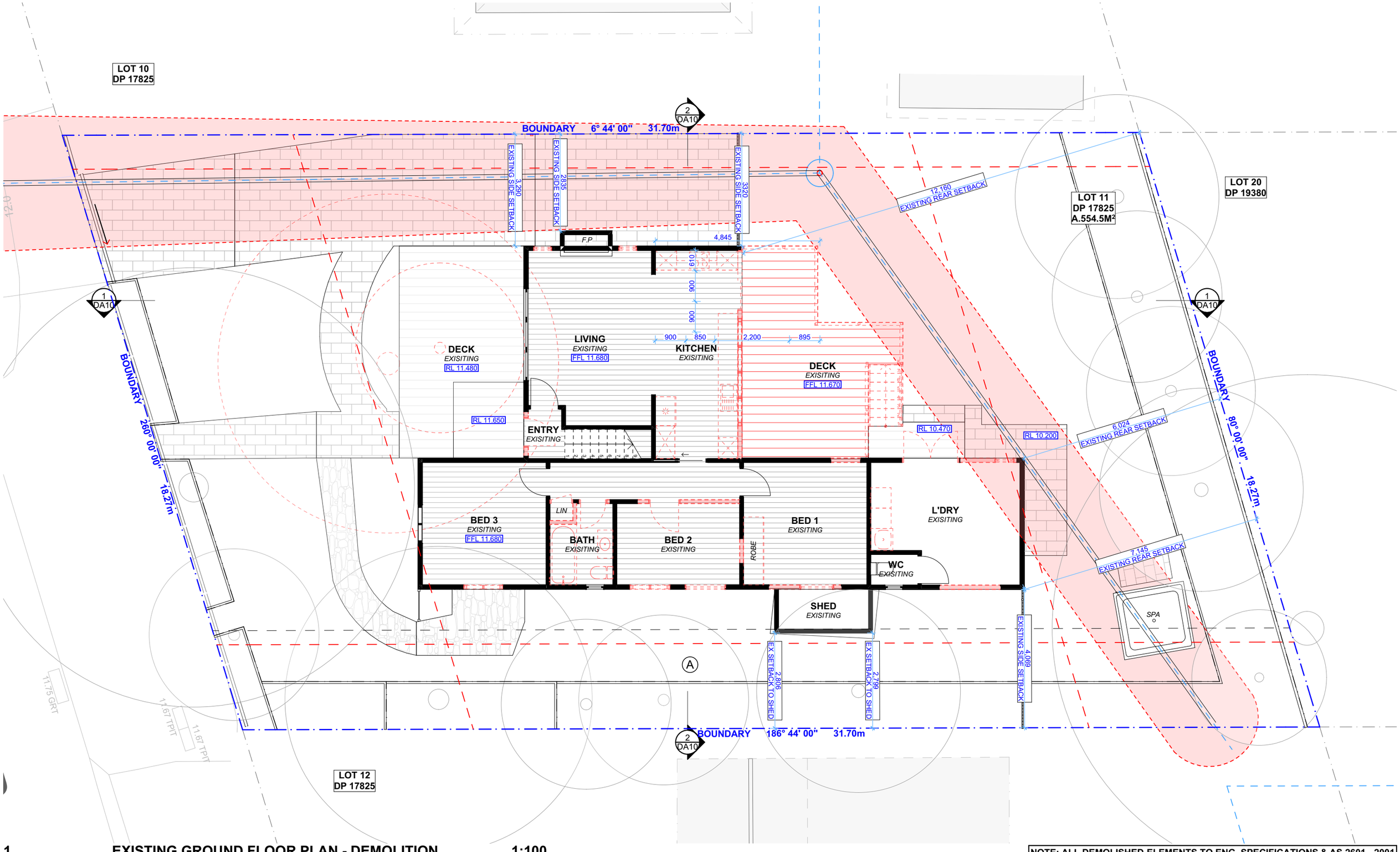

1 EXISTING GROUND FLOOR PLAN - DEMOLITION 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS & AS 2601 - 2001

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Jayne Parums

PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA05

DRAWING NAME
EXISTING GROUND FLOOR PLAN - DEMOLITION

DATE
Thursday, 27 February 2025

SCALE
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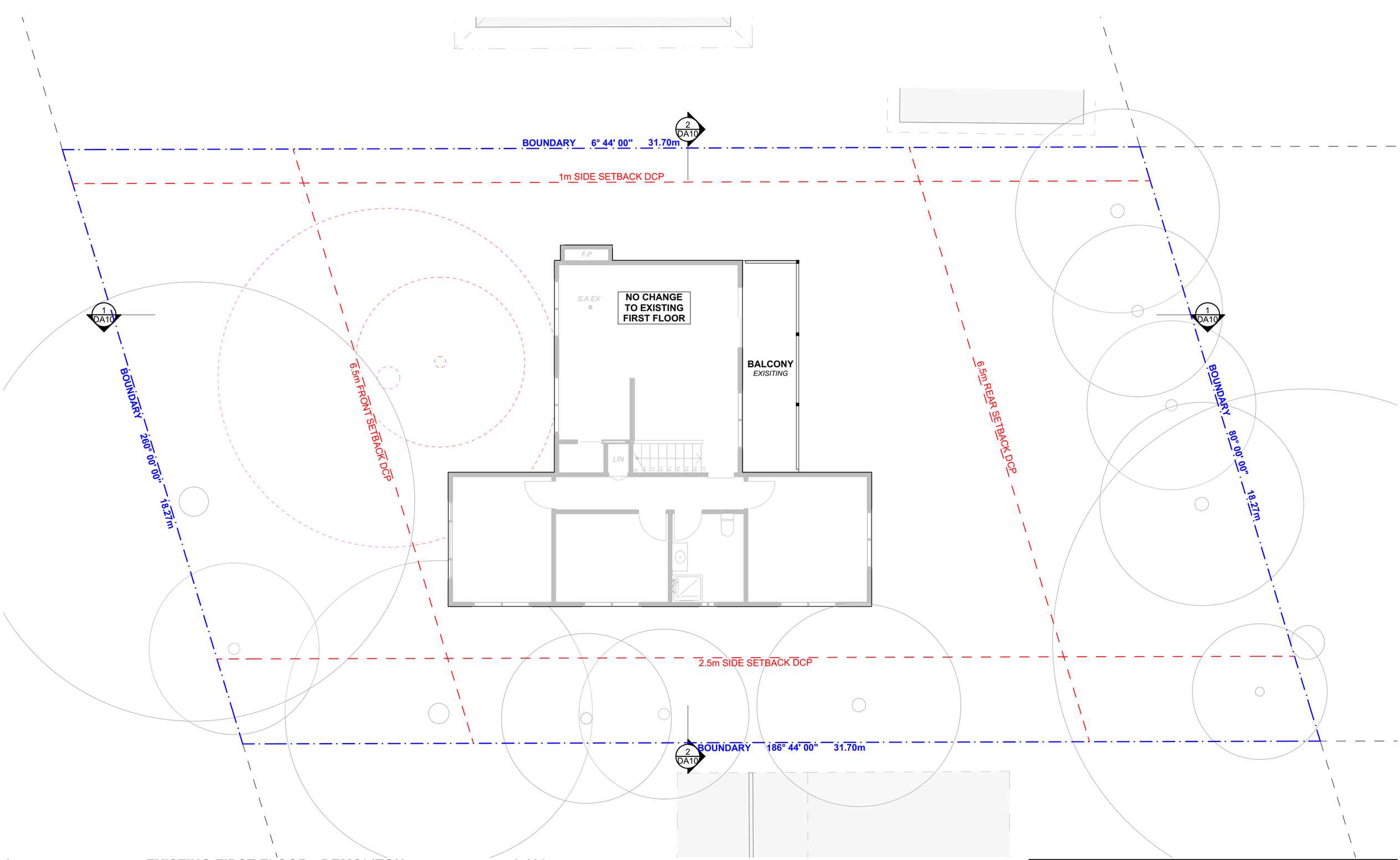

1 EXISTING FIRST FLOOR - DEMOLITON 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS & AS 2601 - 2001

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Jayne Parums

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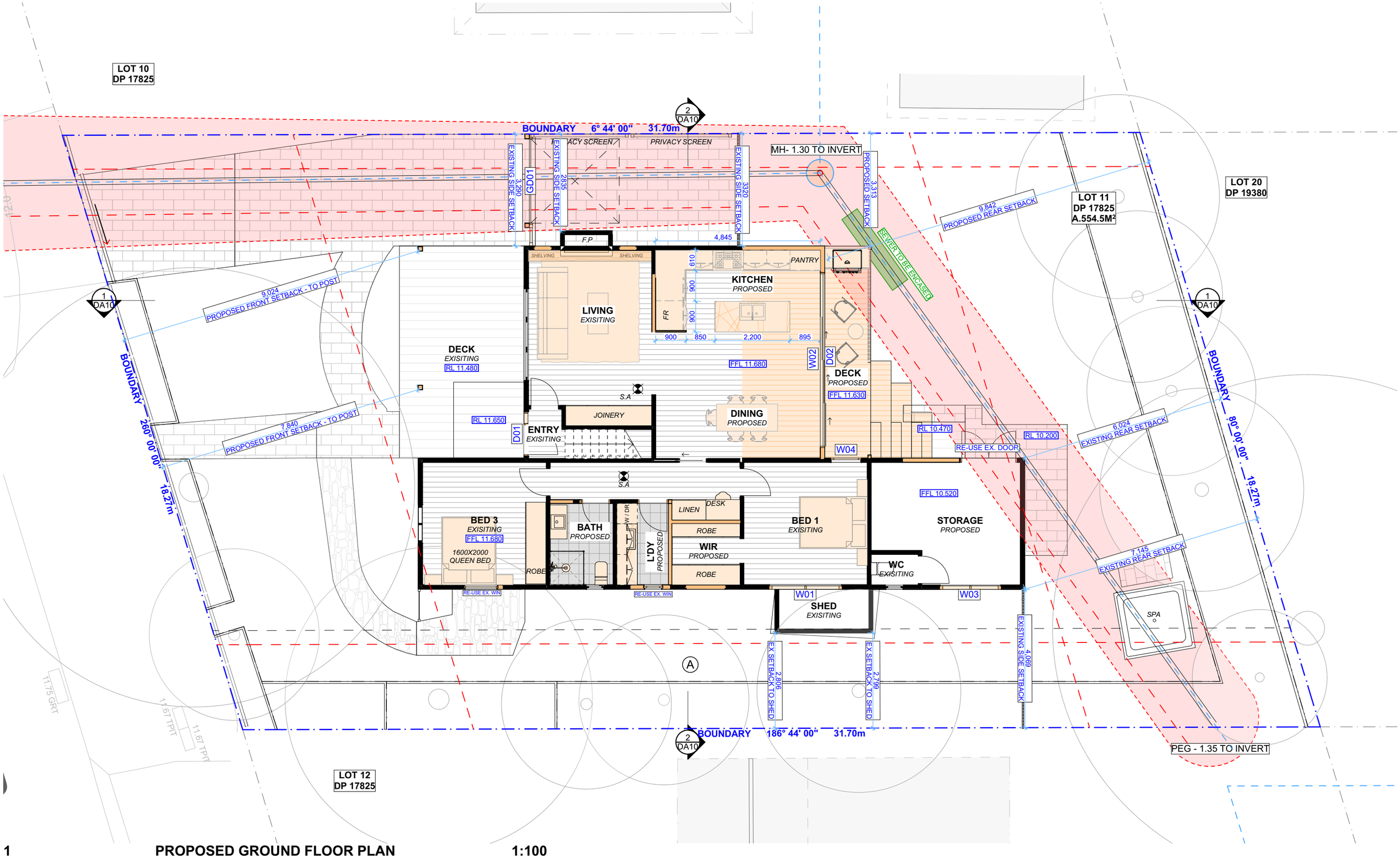
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA06

DRAWING NAME
EXISTING FIRST FLOOR PLAN

DATE
Thursday, 27 February 2025

SCALE
1:100 @A3



1 PROPOSED GROUND FLOOR PLAN 1:100

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Jayne Parums

PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA07

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

DATE
Thursday, 27 February 2025

SCALE
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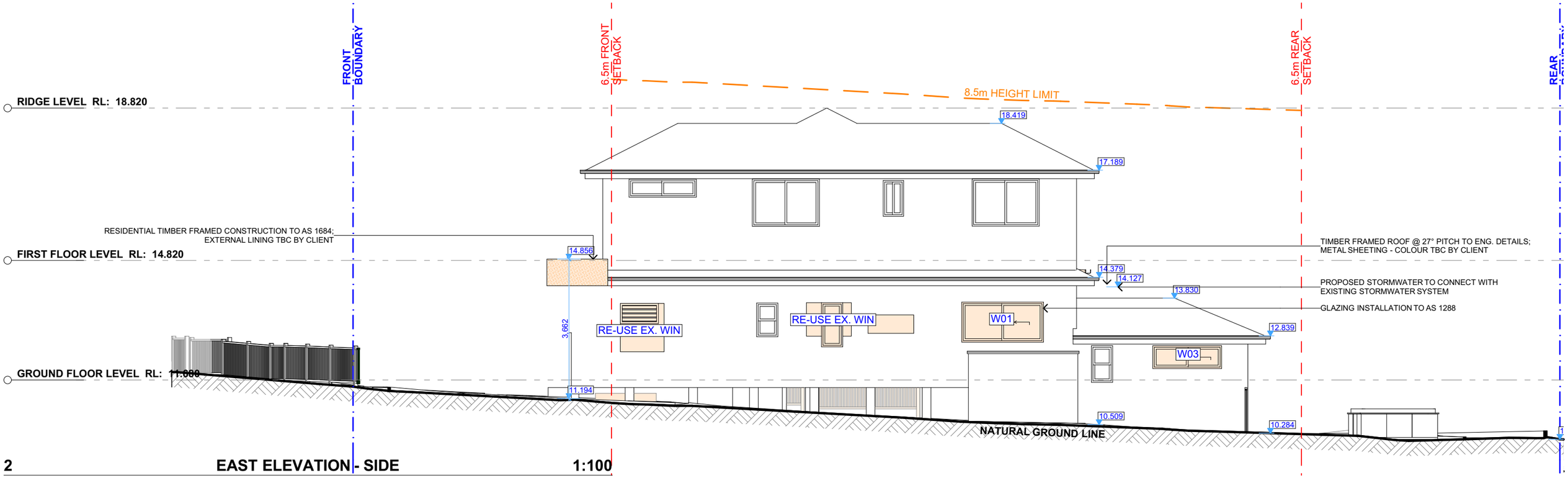
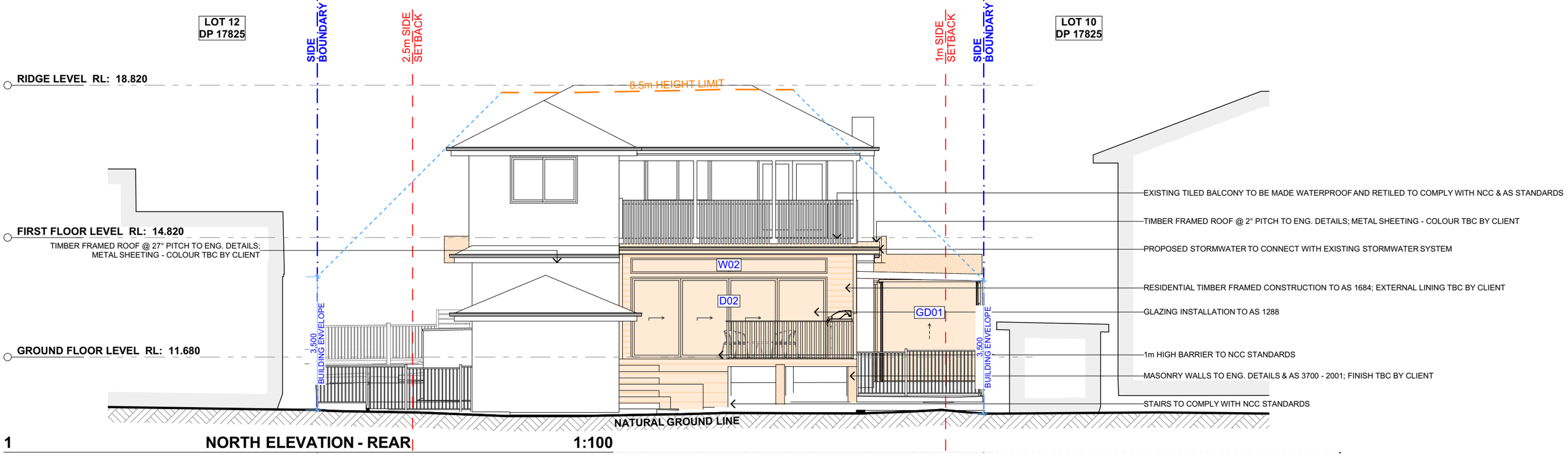


2 **EAST ELEVATION - SIDE** 1:100



1 **NORTH ELEVATION - REAR** 1:100

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

CLIENT
Jayne Parums

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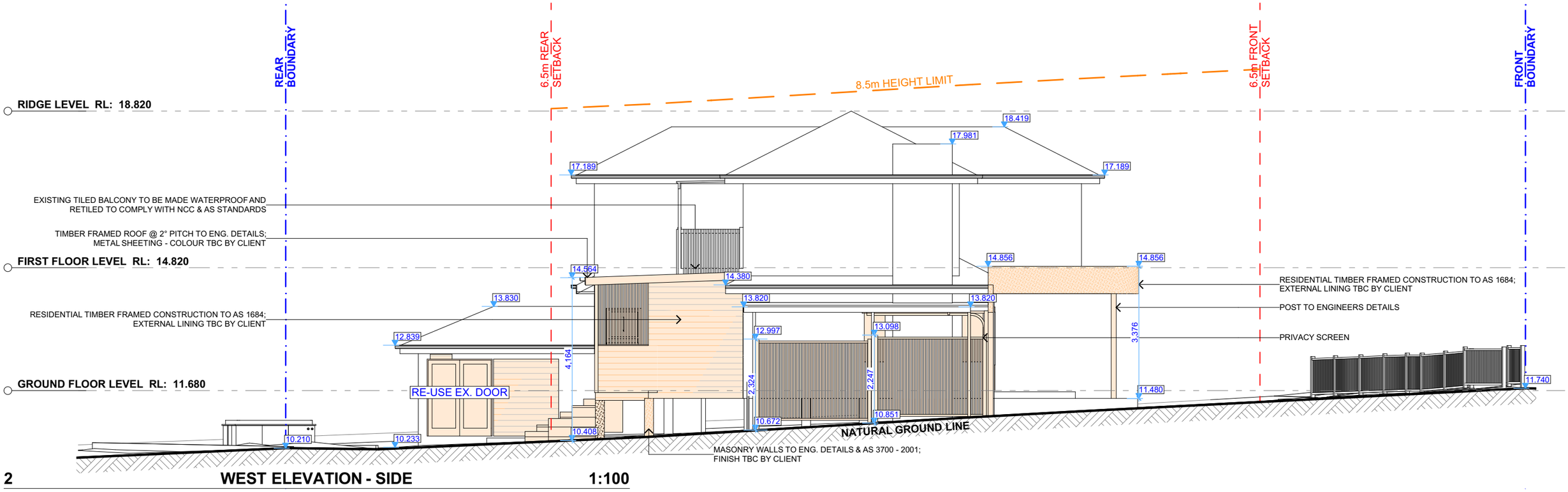
Newport NSW 2106

DRAWING NO.
DA08

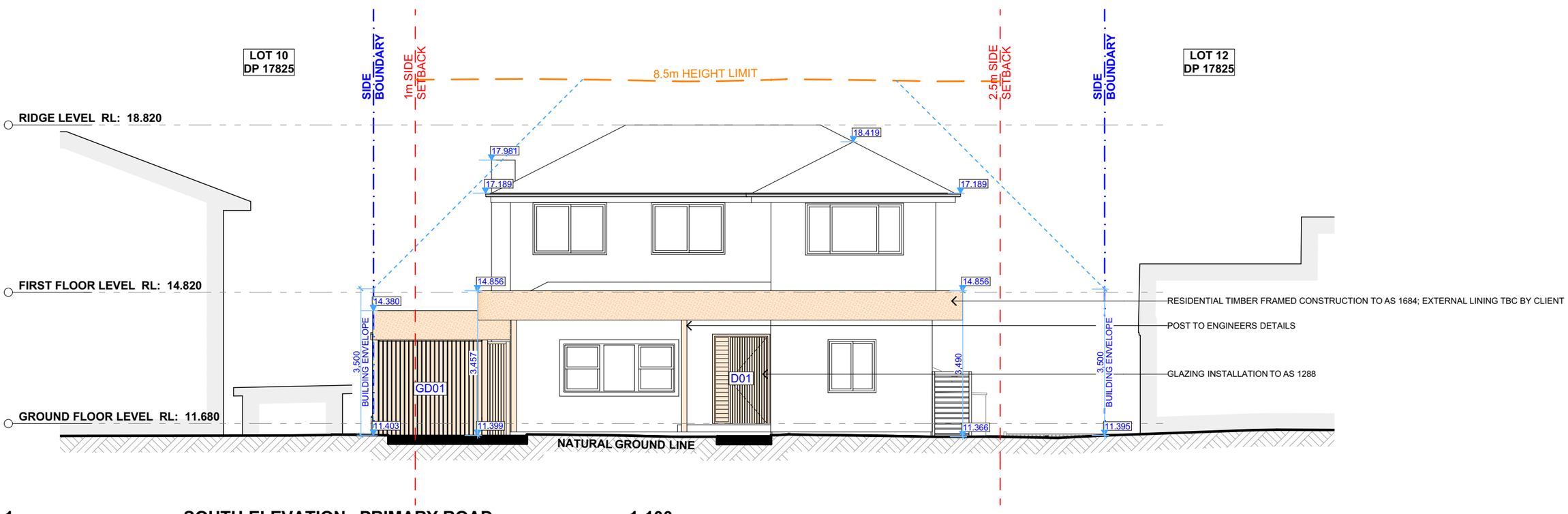
DRAWING NAME
NORTH / EAST ELEVATION

DATE
Thursday, 27 February 2025

SCALE
1:100 @A3



2 WEST ELEVATION - SIDE 1:100



1 SOUTH ELEVATION - PRIMARY ROAD 1:100

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

CLIENT
Jayne Parums

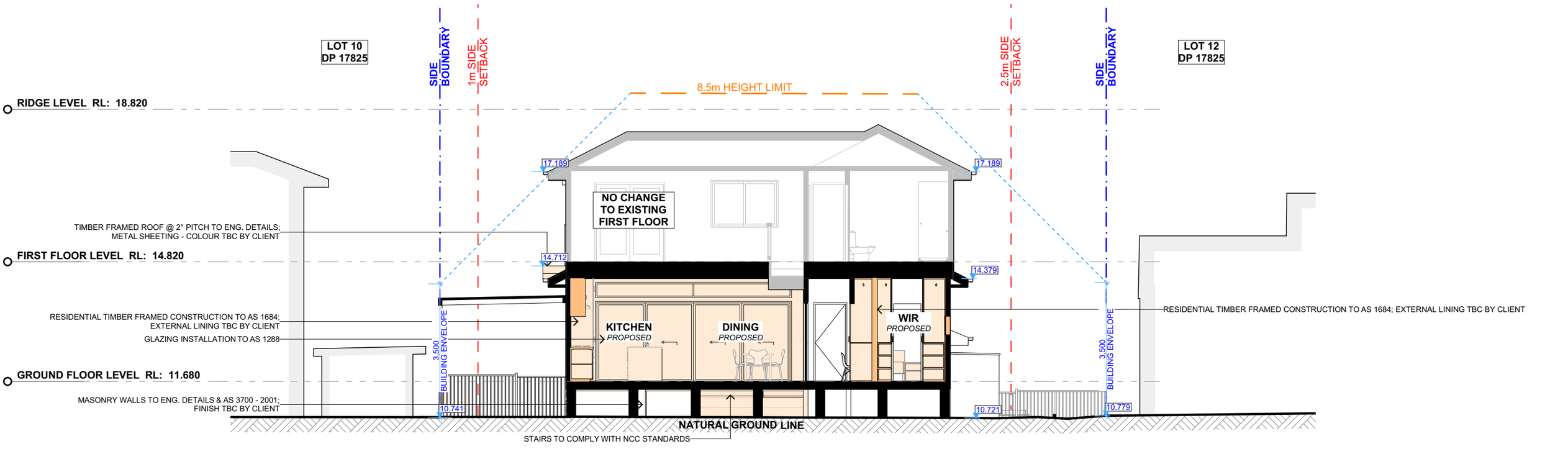
PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA09

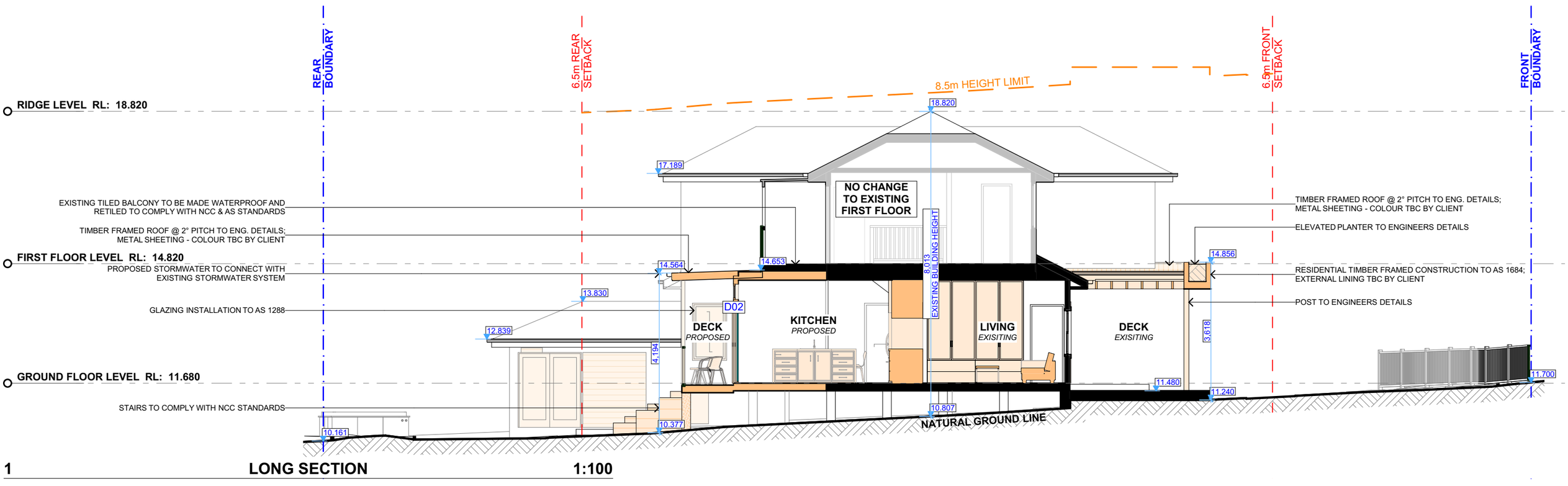
DRAWING NAME
SOUTH / WEST ELEVATION

DATE
Thursday, 27 February 2025

SCALE
1:100 @A3



2 CROSS SECTION 1:100



1 LONG SECTION 1:100

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Jayne Parums

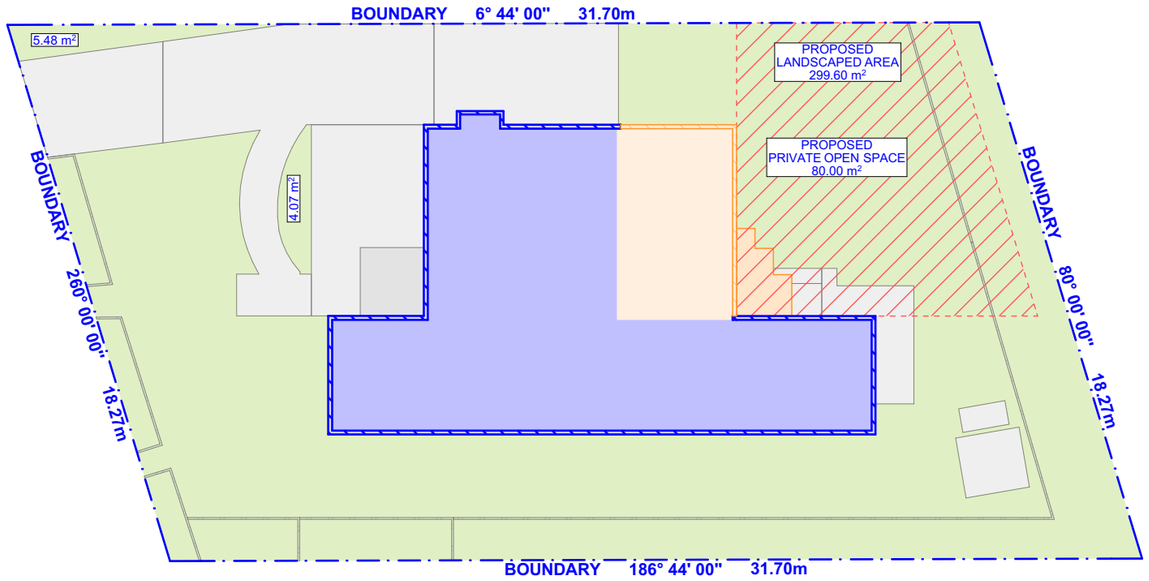
PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA10

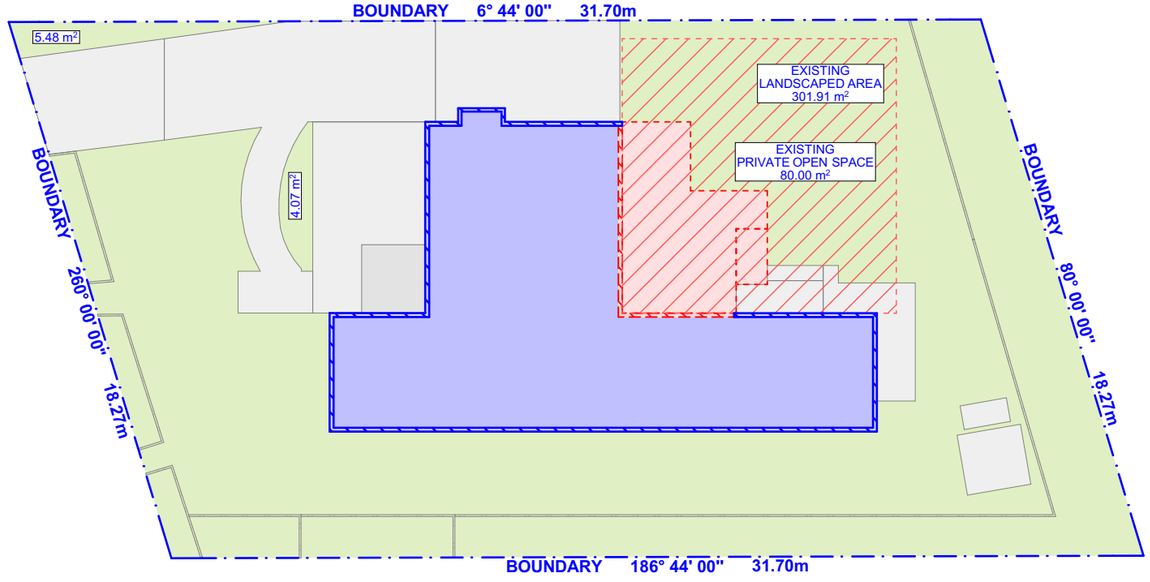
DATE
Thursday, 27 February 2025

DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100 @A3



2 PROPOSED LANDSCAPE AREA CALCULATION PLAN 1:200



1 EXISTING LANDSCAPE AREA CALCULATION PLAN 1:200

CONTROL TABLE

SITE AREA 554.5m²

	REQUIRED	EXISTING	PROPOSED
LANDSCAPED AREA	50% (277.25m²)	56% (311.46m²)	55% (309.15m²)
PRIVATE OPEN SPACE AREA	80m²	80m²	80m²

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LEGEND

CLIENT
Jayne Parums

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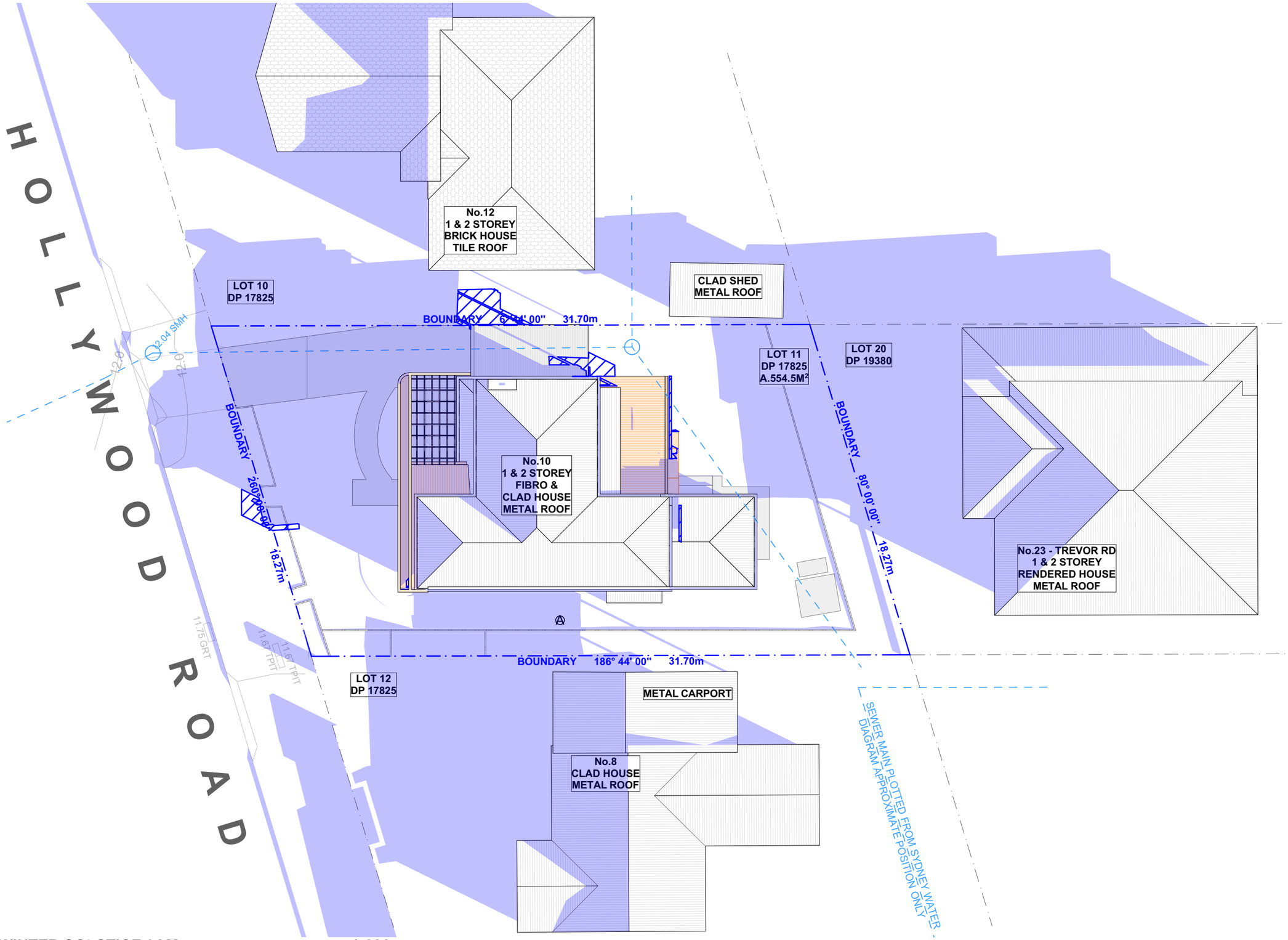
Newport NSW 2106

DRAWING NO.
DA11

DATE
Thursday, 27 February 2025

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3



1 **WINTER SOLSTICE 9AM** **1:200**

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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT
Jayne Parums

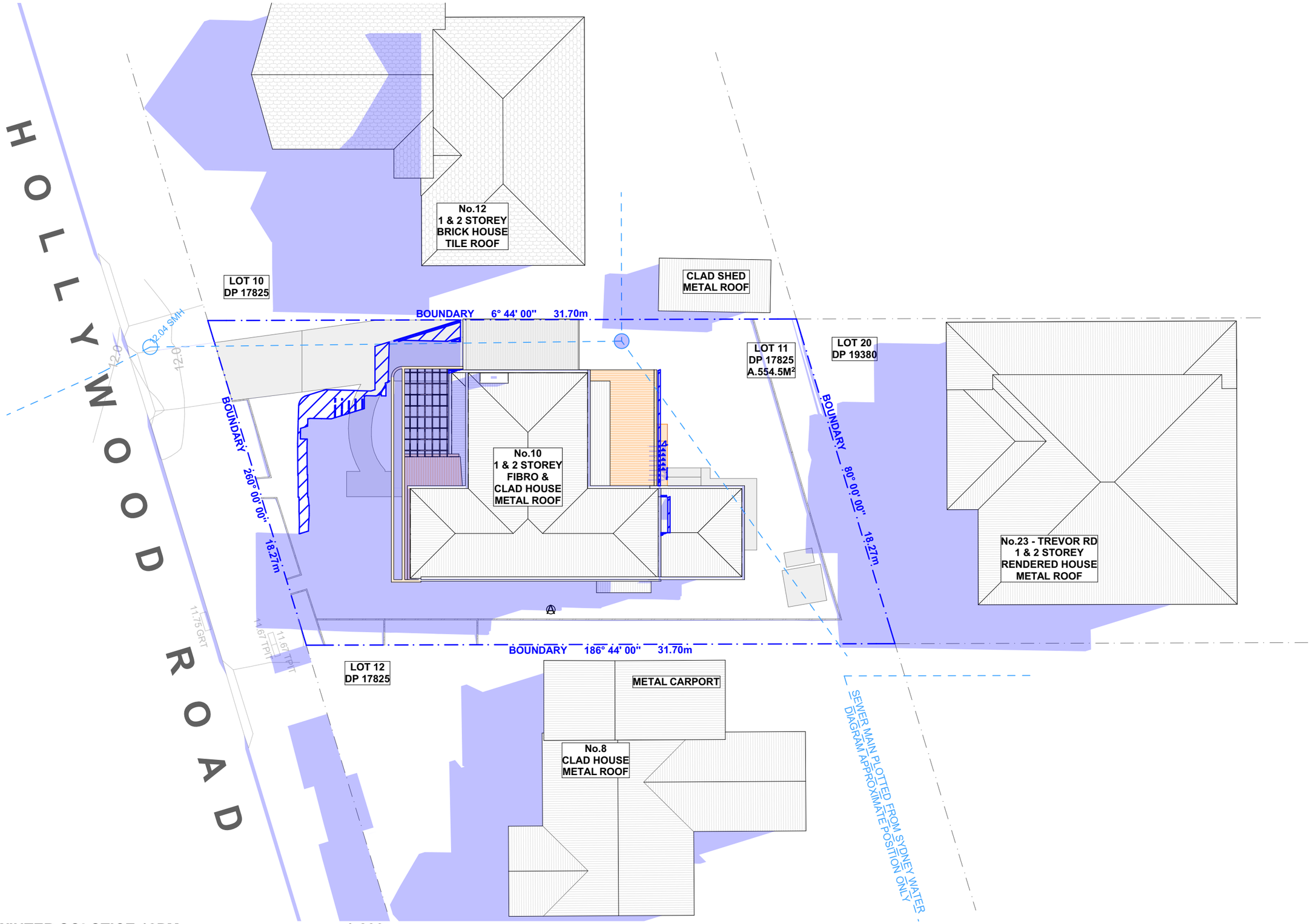
PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA12

DATE
Thursday, 27 February 2025

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3



1 **WINTER SOLSTICE 12PM** **1:200**

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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT
Jayne Parums

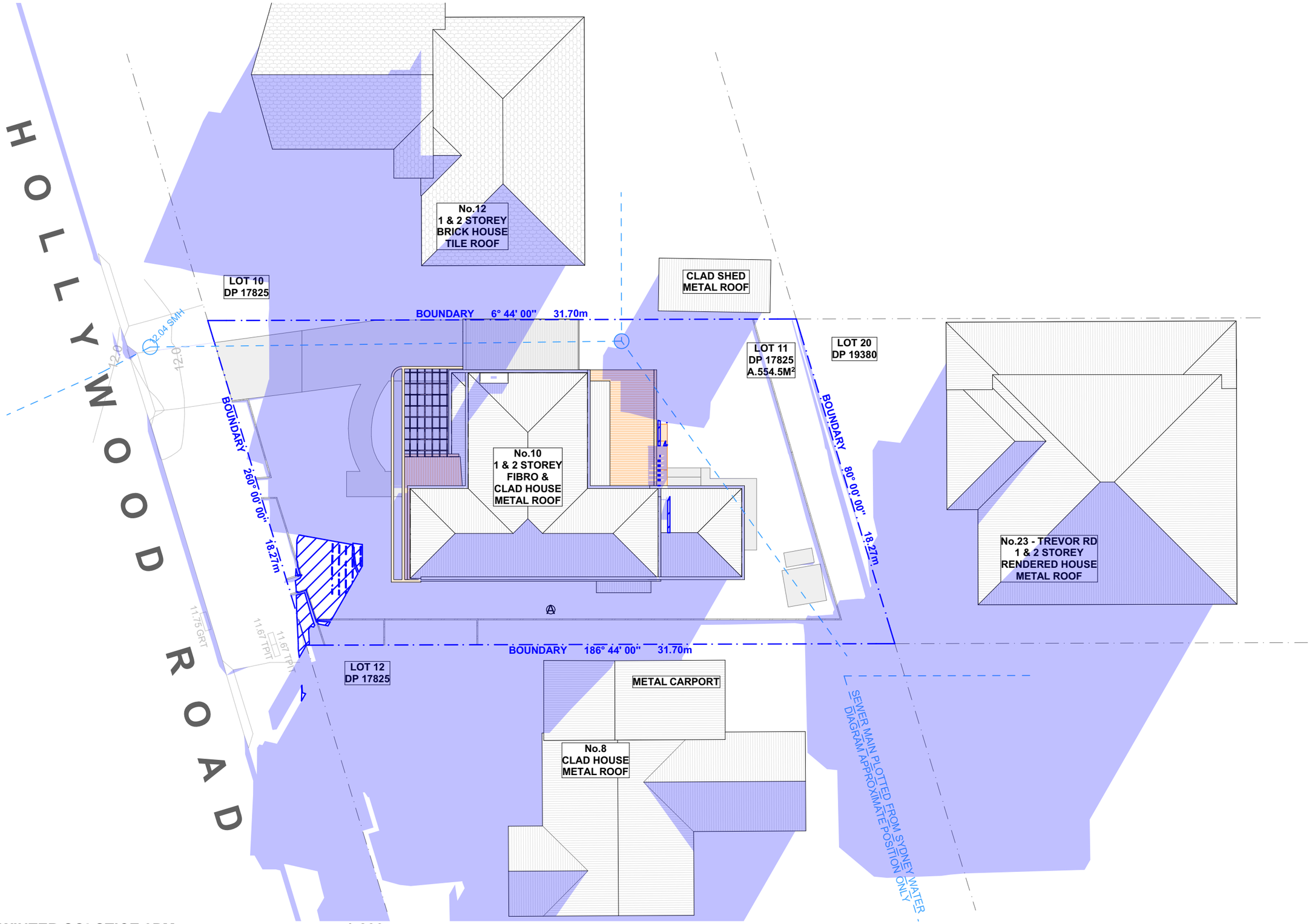
PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA13

DRAWING NAME
WINTER SOLSTICE 12 PM

DATE
Thursday, 27 February 2025

SCALE
1:200 @A3



1 **WINTER SOLSTICE 3PM** **1:200**

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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT
Jayne Parums

PROJECT ADDRESS
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Newport NSW 2106

DRAWING NO.
DA14

DATE
Thursday, 27 February 2025

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3

EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE CONFIRMED BY CLIENT

METAL SHEET ROOFING -
COLOUR TO BE CONFIRMED BY CLIENT

ALUMINIUN FRAMED WINDOWS
TBC BY CLIENT

FIXED SKYLIGHT WINDOWS
TBC BY CLIENT

ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	22/10/2024	DA - INTERNAL REVIEW	DLR
B	03/02/2025	DA - SUBMISISON	AP

NOTES

Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

CLIENT
Jayne Parums

PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA15

DATE
Thursday, 27 February 2025

DRAWING NAME
SAMPLE BOARD

SCALE
@A3

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1769627_06

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 24 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	DA_10 HOLLYWOOD RD, NEWPORT 2106_06
Street address	10 HOLLYWOOD Road NEWPORT 2106
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP17825
Lot number	11
Section number	-

Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: ACTION PLANS PTY LTD

ABN (if applicable): 55660046711

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W01	E	2.25	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D01	N	0.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	N	10.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	N	2.06	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W03	E	1.08	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W04	W	1.35	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	22/10/2024	DA - INTERNAL REVIEW	DLR
B	03/02/2025	DA - SUBMISISON	AP

NOTES

The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works. All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place. U value takes precedence over glazing type/colour in all cases. all new glazing must meet the BASIX specified frame and glass type, *OR* meet the ecified U value and SHGC value.

CLIENT
Jayne Parums

PROJECT ADDRESS
10 Hollywood Rd
Newport NSW 2106

DRAWING NO.
DA16

DATE
Thursday, 27 February 2025

DRAWING NAME
BASIX COMMITMENTS

Appendix C

COMPREHENSIVE
FLOOD INFORMATION REPORT

Property: 10 Hollywood Road NEWPORT NSW 2106
Lot DP: Lot 11 DP 17825
Issue Date: 06/03/2025
Flood Study Reference: Newport Flood Study 2019, Catchment Simulation Solutions

Flood Information[1]:

Map A - Flood Risk Precincts
Maximum Flood Planning Level (FPL) [2, 3, 4]: 11.97 m AHD

Map B - 1% AEP Flood & Key Points
1% AEP Maximum Water Level [2, 3]: 11.47 m AHD
1% AEP Maximum Depth from natural ground level[3]: 0.50 m
1% AEP Maximum Velocity: 1.28 m/s

Map C - 1% AEP Hydraulic Categorisation
1% AEP Hydraulic Categorisation: Flood Storage

Map D - Probable Maximum Flood
PMF Maximum Water Level (PMF) [4]: 11.93 m AHD
PMF Maximum Depth from natural ground level: 1.34 m
PMF Maximum Velocity: 2.96 m/s

Map E - Flooding with Climate Change
1% AEP Maximum Water Level with Climate change [3]: 11.48 m AHD
1% AEP Maximum Depth with Climate Change[3]: 0.63 m

Map F - Flood Life Hazard Category in PMF
H5 – H1

Map G - Indicative Ground Surface Spot Heights

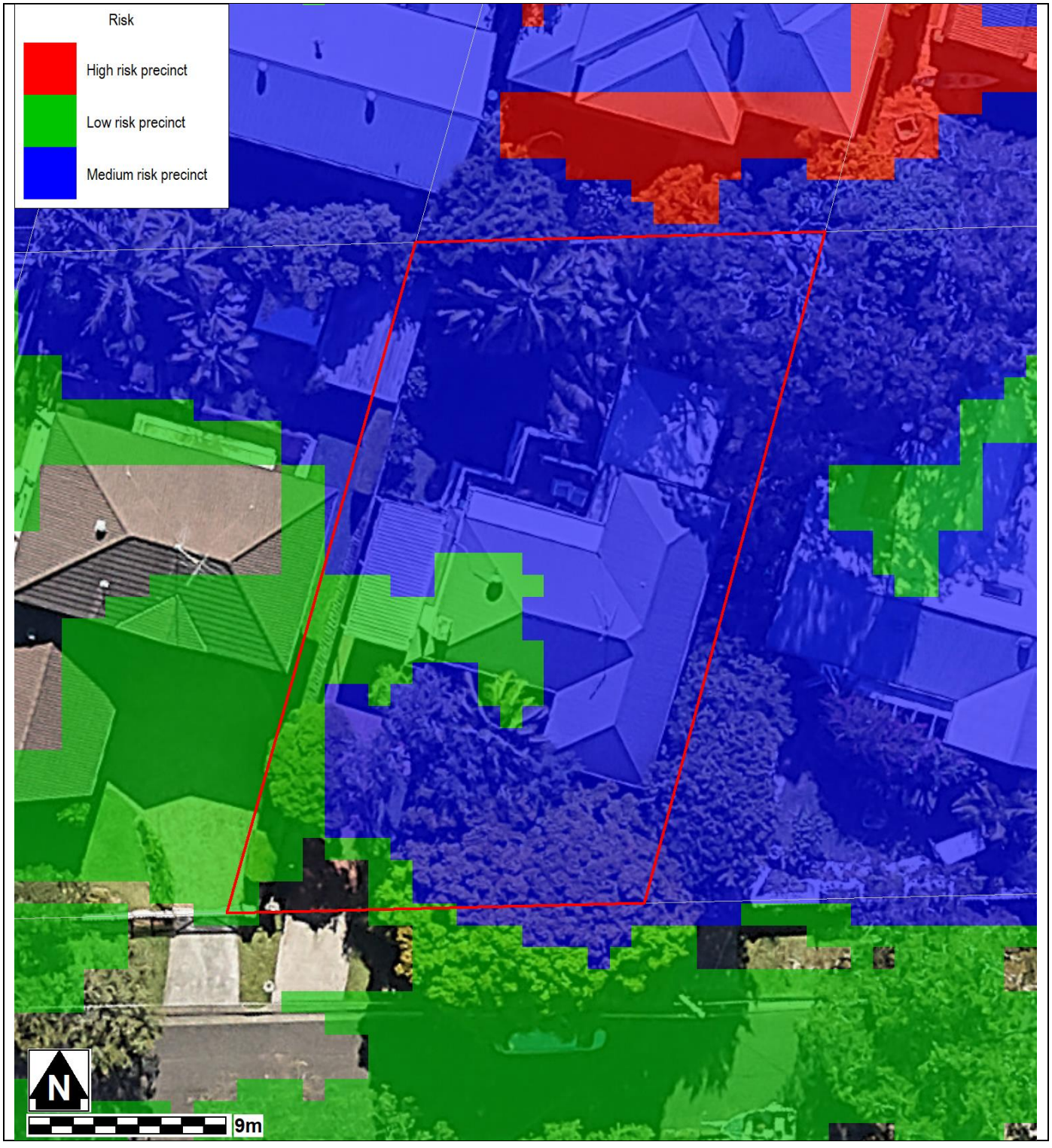
(1) The provided flood information does not account for any local overland flow issues nor private stormwater drainage systems.
(2) Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/ flood planning levels across the site. The maximum Flood Planning Level may be in a different location to the maximum 1% AEP flood level.
(3) Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels.
(4) Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or FPL

Notes

General

- All levels are based on Australian Height Datum (AHD) unless otherwise noted.
- This is currently the best available information on flooding; it may be subject to change in the future.
- Council recommends that you obtain a detailed survey of the above property and surrounds to AHD by a registered surveyor to determine any features that may influence the predicted extent or frequency of flooding. It is recommended you compare the flood level to the ground and floor levels to determine the level of risk the property may experience should flooding occur.
- Development approval is dependent on a range of issues, including compliance with all relevant provisions of Northern Beaches Council's Local Environmental Plans and Development Control Plans.
- Please note that the information contained within this letter is general advice only as a detail survey of the property as well as other information is not available. Council recommends that you engage a suitably experienced consultant to provide site specific flooding advice prior to making any decisions relating to the purchase or development of this property.
- The Flood Studies on which Council's flood information is based are available on Council's online Flood Study Reports webpage.
- If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.
- If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL.
- Areas affected by an EPL in the former Pittwater LGA are mapped on Council's online Estuarine Hazard Map. Note that areas in the former Manly LGA affected by an EPL have been identified and will be soon added to this map.
- Council's drainage infrastructure is mapped on Council's Stormwater Map. Note that locations are indicative only and may not be exactly as shown.

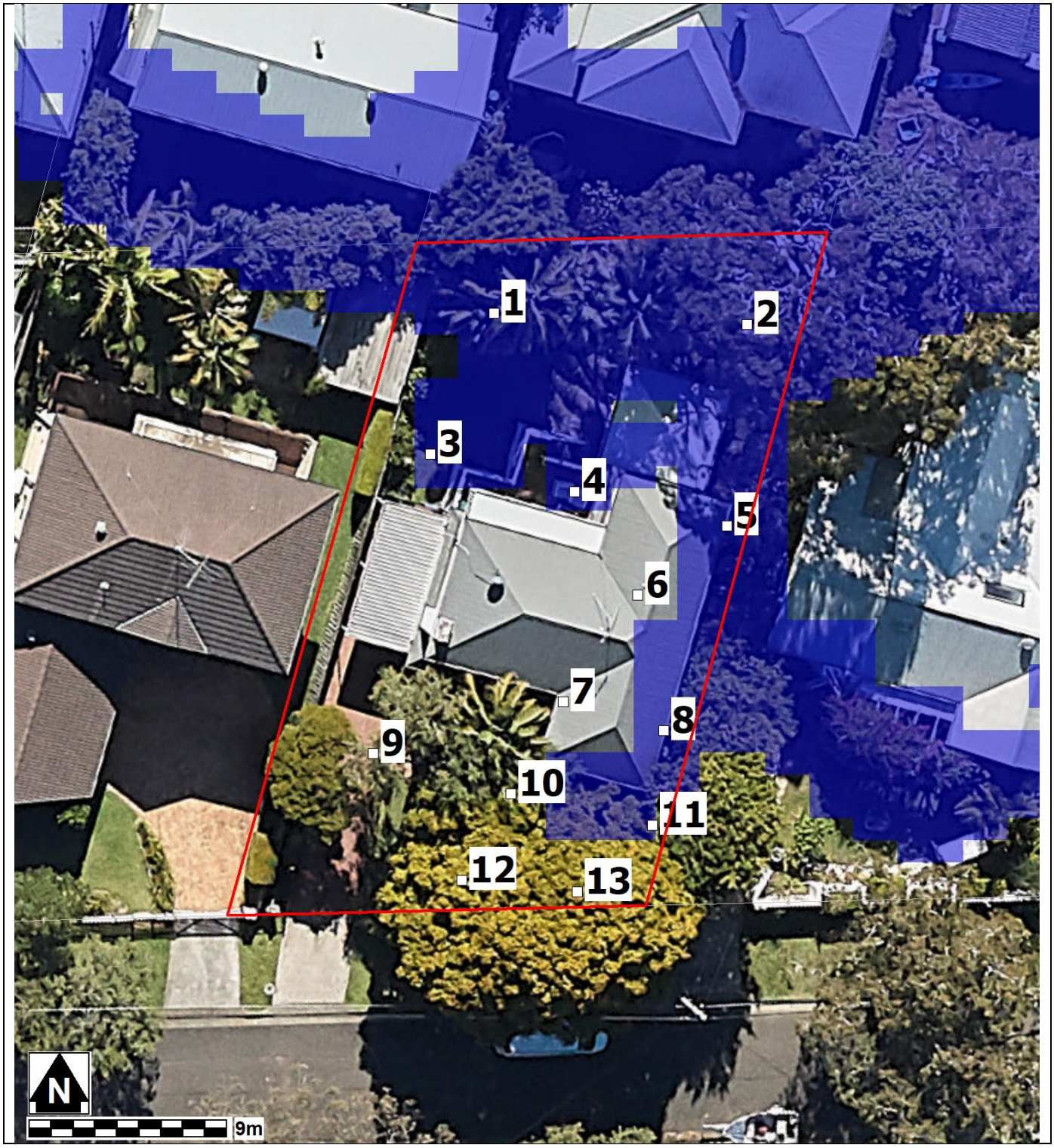
MAP A: FLOOD RISK PRECINCTS



Notes:

- **Low Flood Risk precinct** means all flood prone land not identified within the High or Medium flood risk precincts.
- **Medium Flood Risk precinct** means all flood prone land that is (a) within the 1% AEP Flood Planning Area; and (b) is not within the high flood risk precinct.
- **High Flood Risk precinct** means all flood prone land (a) within the 1% AEP Flood Planning Area; and (b) is either subject to a high hydraulic hazard, within the floodway or subject to significant evacuation difficulties (H5 or H6 Life Hazard Classification).
- The **Flood Planning Area** extent is equivalent to the Medium Flood Risk Precinct extent and includes the High Flood Risk Precinct within it. The mapped extent represents the 1% annual Exceedance Probability (AEP) flood event + freeboard.
- None of these mapped extents include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Newport Flood Study 2019, Catchment Simulation Solutions) and aerial photography (Source: NearMap 2014) are indicative only.

MAP B: FLOODING - 1% AEP EXTENT & KEY POINTS



Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event.
- Flood events exceeding the 1% AEP can occur on this site.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Newport Flood Study 2019, Catchment Simulation Solutions) and aerial photography (Source Near Map 2014) are indicative only.

Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	10.32	0.19	0.31	10.82	11.11	0.98	0.35
2	10.23	0.18	10.30	0.24	0.28	10.80	11.11	1.06	0.34
3	N/A	N/A	10.58	0.16	0.66	11.08	11.13	0.71	1.43
4	10.64	0.17	10.65	0.19	0.43	11.15	11.12	0.65	0.54
5	10.80	0.26	10.82	0.28	0.81	11.32	11.29	0.75	0.84
6	N/A	N/A	10.94	N/A	N/A	11.44	11.41	0.46	1.13
7	N/A	N/A	11.23	N/A	N/A	11.73	11.63	0.42	0.99
8	11.18	0.21	11.20	0.22	0.38	11.70	11.65	0.67	0.60
9	N/A	N/A	11.52	N/A	N/A	11.82	11.66	0.42	1.23
10	N/A	N/A	11.53	N/A	N/A	11.83	11.67	0.44	0.27
11	N/A	N/A	11.36	0.13	0.32	11.86	11.68	0.45	0.38
12	N/A	N/A	11.43	N/A	N/A	11.93	11.73	0.23	0.39
13	N/A	N/A	11.47	N/A	N/A	11.97	11.75	0.29	0.53

Climate Change Flood Levels (30% Rainfall intensity and 0.9m Sea Level Rise)

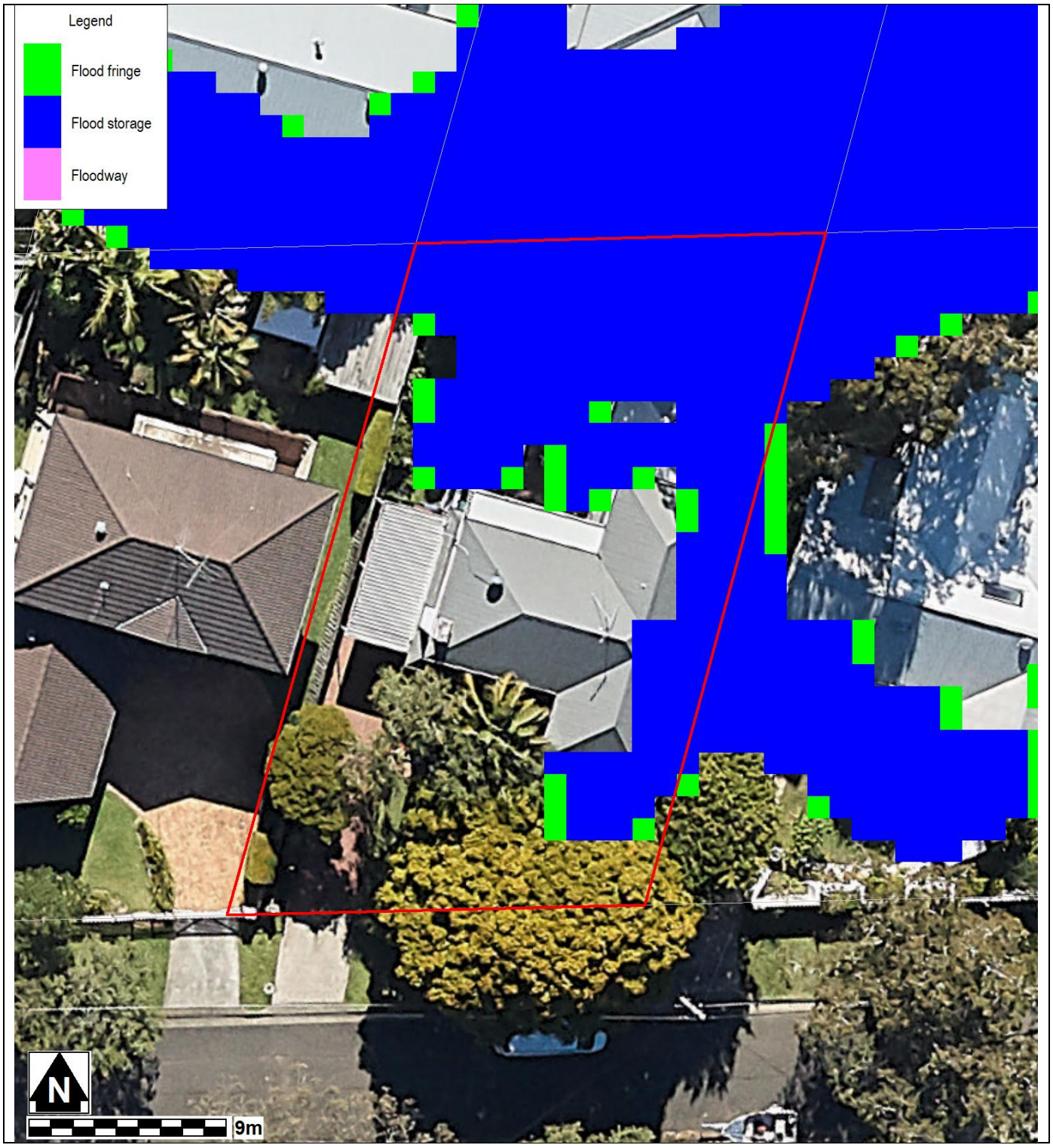
ID	CC 1% AEP Max WL (m AHD)	CC1 % AEP Max Depth (m)
1	10.43	0.30
2	10.42	0.36
3	10.63	0.21
4	10.67	0.21
5	10.84	0.30
6	N/A	N/A
7	N/A	N/A
8	11.21	0.24
9	N/A	N/A
10	N/A	N/A
11	11.37	0.15
12	N/A	N/A
13	N/A	N/A

WL – Water Level
PMF – Probable Maximum Flood
N/A - No Peak Water Level/Depth/Velocity Available.

Notes:

- The flood planning levels above are calculated by adding a 0.5m freeboard to the 1% AEP water level. However, if the depth of flow is less than 0.3m and a Velocity X Depth product is less than 0.3m^2/s, a freeboard of 0.3m may be able to be justified for development.

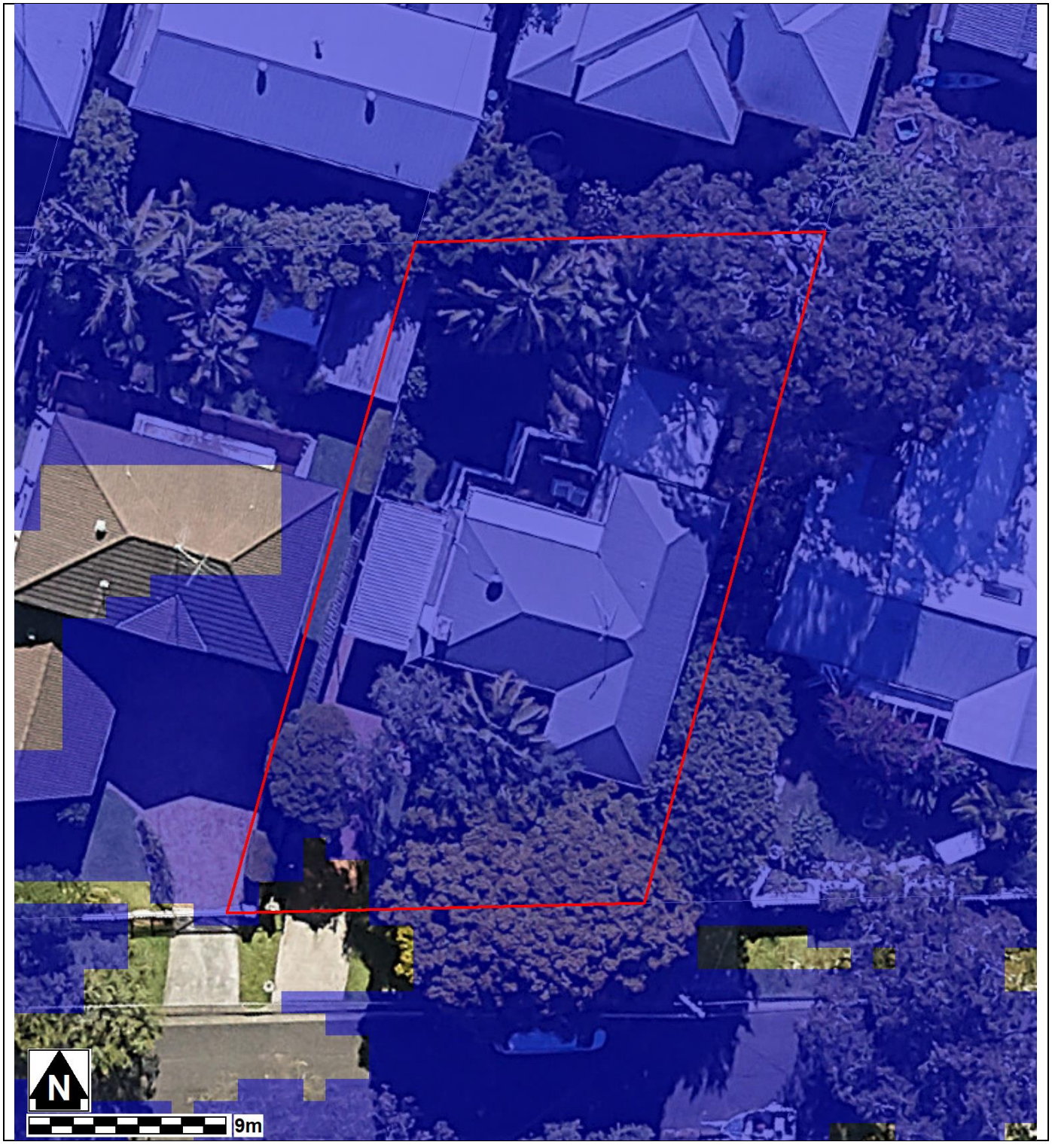
MAP C: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP



Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Newport Flood Study 2019, Catchment Simulation Solutions) and aerial photography (Source: NearMap 2014) are indicative only

MAP D: PMF EXTENT MAP



Notes:

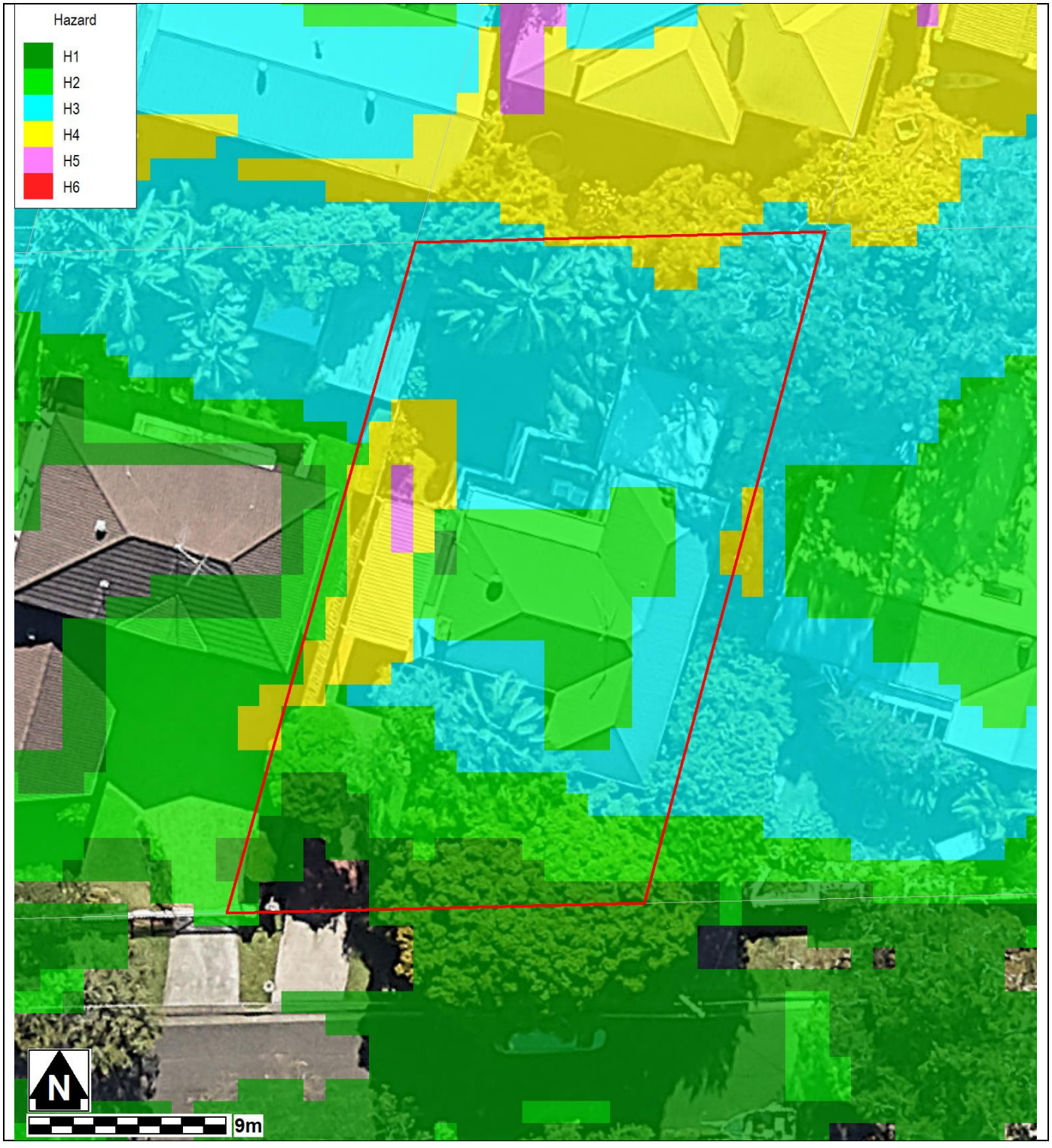
- Extent represents the Probable Maximum Flood (PMF) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Newport Flood Study 2019, Catchment Simulation Solutions) and aerial photography (Source: NearMap 2014) are indicative only

MAP E: FLOODING – 1% AEP EXTENT PLUS CLIMATE CHANGE

Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event including 30% rainfall intensity and 0.9m Sea Level Rise climate change scenario
- Flood events exceeding the 1% AEP can occur on this site.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Newport Flood Study 2019, Catchment Simulation Solutions) and aerial photography (Source: NearMap 2014) are indicative only

MAP F: FLOOD LIFE HAZARD CATEGORY IN PMF



Notes:

- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Newport Flood Study 2019, Catchment Simulation Solutions) and aerial photography (Source Near Map 2014) are indicative only.

MAP G: INDICATIVE GROUND SURFACE SPOT HEIGHTS

Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within ± 0.2m vertically and ± 0.15m horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.

Preparation of a Flood Management Report

Introduction

These guidelines are intended to provide advice to applicants on how to determine what rules apply on flood prone land, and how to prepare a Flood Management Report. The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood related planning requirements.

Planning Requirements for Flood Prone Land

Development must comply with the requirements for developing flood prone land set out in the relevant Local Environment Plan (LEP) and Development Control Plan (DCP). There are separate LEPs and DCPs for each of the former Local Government Areas (LGAs), although preparation of a LGA-wide LEP and DCP is currently under way.

The clauses specific to flooding in the LEPs and DCPs are as follows:

LEP Clauses	DCP Clauses
Manly LEP (2013) – 5.21 Flood Planning Manly LEP (2013) – 5.22 Special Flood Considerations	Manly DCP (2013) – 5.4.3 Flood Prone Land
Warringah LEP (2011) – 5.21 Flood Planning Warringah LEP (2011) – 5.22 Special Flood Considerations Warringah LEP (2000) – 47 Flood Affected Land *	Warringah DCP (2011) – E11 Flood Prone Land
Pittwater LEP (2014) – 5.21 Flood Planning Pittwater LEP (2014) – 5.22 Special Flood Considerations	Pittwater 21 DCP (2014) – B3.11 Flood Prone Land Pittwater 21 DCP (2014) – B3.12 Climate Change

* The Warringah LEP (2000) is relevant only for the “deferred lands” which affects only a very small number of properties, mostly in the Oxford Falls area.

Development on flood prone land must also comply with Council’s Water Management for Development Policy, and if it is in the Warriewood Release Area, with the Warriewood Valley Water Management Specification and Clause C6.1 of the Pittwater 21 DCP (2014). Guidelines for Flood Emergency Response Planning are available for addressing emergency response requirements in the DCP. These documents can be found on Council’s website on the Flooding page.

Note that if the property is affected by estuarine flooding or other coastal issues, these need to be addressed separately under the relevant DCP clauses.

When is a Flood Management Report required?

A Flood Management Report must be submitted with any Development Application on flood prone land (with exceptions noted below), for Council to consider the potential flood impacts and applicable controls. For Residential or Commercial development, it is required for development on land identified within the Medium or High Flood Risk Precinct. For Vulnerable or Critical development, it is required if it is within any Flood Risk Precinct.

There are some circumstances where a formal Flood Management Report undertaken by a professional engineer may not be required. However the relevant parts of the DCP and LEP would still need to be addressed, so as to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent
- First floor addition only, where the existing ground floor level is above the FPL
- Internal works only, where habitable floor areas below the FPL are not being increased

Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP, and may still be subject to flood related development controls.

What is the purpose of a Flood Management Report?

The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood planning requirements, particularly the development controls outlined in the relevant LEP and DCP clauses. The report must detail the design, measures and controls needed to achieve compliance, following the steps outlined below.

A Flood Management Report should reflect the size, type and location of the development, proportionate to the scope of the works proposed, and considering its relationship to surrounding development. The report should also assess the flood risk to life and property.

Preparation of a Flood Management Report

The technical requirements for a Flood Management Report include (where relevant):

1. Description of development
   - Outline of the proposed development, with plans if necessary for clarity
   - Use of the building, hours of operation, proposed traffic usage or movement
   - Type of use, eg vulnerable, critical, residential, business, industrial, subdivision, etc

2. Flood analysis
   - 1% AEP flood level
   - Flood Planning Level (FPL)
   - Probable Maximum Flood (PMF) level
   - Flood Risk Precinct, ie High, Medium or Low
   - Flood Life Hazard Category
   - Mapping of relevant extents
   - Flood characteristics for the site, eg depth, velocity, hazard and hydraulic category, and the relevance to the proposed development

   If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL. If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.

3. Assessment of impacts
- Summary of compliance for each category of the DCP, as per the table below.

	Compliance		
	N/A	Yes	No
A) Flood effects caused by Development			
B) Building Components & Structural Soundness			
C) Floor Levels			
D) Car parking			
E) Emergency Response			
F) Fencing			
G) Storage of Goods			
H) Pools			

- Demonstration of how the development complies with any relevant flood planning requirements from the DCP, LEP, Water Management for Development Policy, and if it is in the Warriewood Valley Urban Land Release Area, with the Warriewood Valley Water Management Specification (2001)
- For any non-compliance, a justification for why the development should still be considered.
- Calculations of available flood storage if compensatory flood storage is proposed
- Plan of the proposed development site showing the predicted 1% AEP and PMF flood extents, as well as any high hazard or floodway affectation
- Development recommendations and construction methodologies
- Qualifications of author - Council requires that the Flood Management Report be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for, membership to the Institution of Engineers Australia
- Any flood advice provided by Council
- Any other details which may be relevant

Further information and guidelines for development are available on Council's website at:

https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/development-applications/guidelines-development-flood-prone-land

Council's Flood Team may be contacted on 1300 434 434 or at floodplain@northernbeaches.nsw.gov.au .

Appendix D

EMERGENCY FLOOD RESPONSE PROCEDURE

Flood waters can rise very rapidly on this site

Once a warning is received for a possible flood or when floodwaters start to inundate Barrenjoey Road or any portion of the site:

1. All residents should be at the designated assembly point by the time flood waters are observed to have inundated Hollywood Road or any portion of the site.
2. The Owner is to turn off all power, water and other relevant services.
3. Nominated occupants to sweep the promises to ensure that all occupants have sought refuge at the emergency assembly point in the studio.
4. Emergency services to be notified by The Owner of the situation at site.

THIS SITE CAN FLOOD

NEVER DRIVE, WALK OR RIDE THROUGH FLOODWATERS

When emergency services give the all clear to leave:

The site will only be opened for Occupants to leave once floodwaters have subsided and the emergency services have given the all clear.

Appendix E

Flood Checklists

BEFORE A FLOOD

Trigger for action: Always

Action	Status
• All Occupants to be made aware of site flooding potential	
• Develop detailed emergency procedures, responsibilities and resources	
• Provide all Occupants with an emergency response plan and advise of their responsibilities and delegations	
• Maintain an emergency contacts list	
• Update emergency response procedures annually	

WHEN A FLOOD IS LIKELY

Trigger for action: When the forecasts predict severe weather or significant amounts of rainfall are observed:

Action	Status
• Monitor the severe weather forecasts and predictions	
• The Owner to monitor conditions at the rear of the site	
• The Owner to notify Occupants to proceed to the emergency response area	
• The Owner to shut off nominated services	

DURING A FLOOD

Trigger for action: When floodwaters begin to overtop the kerb and gutter in Hollywood Road or significantly inundate any portion of the site:

Action	Status
• Emergency response to be undertaken in an orderly fashion	
• The phases of the emergency response shall be:	
☐ The Owner to request all occupants to proceed to the emergency assembly point.	
☐ All occupants should be at the assembly point by the time the flood waters reach the rear boundary of the site.	
☐ The Owner to sweep premises for remaining persons	
☐ The Owner to retreat to the emergency assembly area.	
• Emergency services to be notified by The Owner of the situation at site.	

Appendix F

Emergency Contacts

Organisation	Role	Contact
Emergency Services	Fire/ambulance/ police	000
Northern Beaches Council	Disaster Coordination Centre	1300 434 434
State Emergency Service	SES Local Controller	132 500
Northern Beaches Hospital		02 9105 5000

Appendix G

Flood Compatible Materials and Building Components for New Works

BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL	BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL
Flooring and Sub-floor Structure	▪ concrete slab-on ground monolith construction ▪ suspended reinforced concrete slab	Doors	▪ solid panel with water proof adhesives ▪ flush door with marine ply filled with closed cell foam ▪ painted metal construction ▪ aluminium or galvanised steel frame
Floor Covering	▪ clay tiles ▪ concrete, precast or in situ ▪ concrete tiles ▪ epoxy, form-in-place ▪ mastic flooring, formed in-place ▪ rubber sheets or tiles with chemical-set adhesives ▪ silicone floors formed in-place ▪ vinyl sheets or tiles with	Wall and Ceiling Linings	▪ fibro-cement board ▪ brick, face or glazed ▪ clay tile glazed in waterproof mortar ▪ concrete ▪ concrete block ▪ steel with waterproof applications ▪ stone, natural solid or veneer, waterproof grout ▪ glass blocks ▪ glass

	chemical-set adhesive ▪ ceramic tiles, fixed with mortar or chemical-set adhesive ▪ asphalt tiles, fixed with water resistant adhesive ▪ linoleum		▪ plastic sheeting or wall with waterproof adhesive
Wall Structure	▪ solid brickwork, blockwork, reinforced, concrete or mass concrete	Insulation Windows	▪ foam (closed cell types) ▪ aluminium frame with stainless steel ▪ rollers or similar corrosion and water resistant material
Roofing Structure (for Situations where the Relevant Flood Level is Above the Ceiling)	▪ reinforced concrete construction ▪ galvanised metal construction	Nails, Bolts, Hinges and Fittings	▪ brass, nylon or stainless steel ▪ removable pin hinges ▪ hot dipped galvanised steel wire, nails or similar.

Electrical and Mechanical Equipment For buildings constructed on land to which this Plan applies, the electrical and mechanical materials, equipment and Installation should conform to the following requirements.	Heating and Air Conditioning Systems Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the building above the relevant flood level. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.
Main power supply Subject to the approval of the relevant authority the incoming main commercial power service equipment including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the building from the main power supply.	Fuel Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.
Wiring All wiring, power outlets, switches, etc, should to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous	Installation The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the

components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conducts located below the relevant designated flood level should be so installed that they will be self draining if subjected to flooding.	fuel supply line. All storage tanks should be vented to the FPL.
Equipment All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.	Ducting All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level.
Reconnection Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.	Ancillary Structures (steps, pergolas, etc) Suitable water tolerant materials should be used such as reinforced concrete, masonry, sealed hardwood and corrosive resistant metals. Copper Chrome Arsenate (CCA) treated timber is not a suitable material.

Appendix H

TAYLOR

NORTHERN SYDNEY
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BLUE MOUNTAINS
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CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

27 March 2025

General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Certificate Title: **Certificate of Structural Adequacy**

Address of the Project: **10 Hollywood Road, Newport**

Description of Project: **Alterations and Additions**

With reference to the Development Application for the above property, this letter is to advise that I have reviewed the approved plans and inspected the site with respect to the highest site specific P.M.F. (Probable Maximum Flood) level of R.L. **11.65m A.H.D.**

I can advise that the existing dwelling is generally considered to be structurally adequate for the purposes of a shelter-in-place emergency response strategy and also to resist forces associated with lateral flood flow, buoyancy, suction effects and debris load impact for the P.M.F. depths and velocities. Refer to Figure 1 to 4 for photos of the existing foundations taken during the inspection conducted on the 12/03/25.

The existing dwelling is a piered structure with a ground floor level at **R.L. 11.68 A.H.D.**, which is above the highest site specific P.M.F. level. Additionally, the site's Depth × Velocity product is at or below 1, which results in damage to light structures to be unlikely.

All proposed ground floor works will be designed and constructed to ensure structural integrity up to the highest site specific P.M.F.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

This certification shall not be construed as relieving any other party of their responsibilities or contractual obligations.

Yours faithfully
TAYLORCONSULTING.NET.AU

D.M.Schaefer - Director
B.E Civil (Hons) M.I.E. Aust. N.E.R.

REGISTERED NER Engineers Australia

	Figure 1 General view of double brick piers supporting the existing dwelling.
	Figure 2 View of double brick piers, one floor beam and floor joists supporting the existing dwelling.
	Figure 3 View of one floor beam and floor joists supporting the existing dwelling, and a brick foundation wall towards the frontage of the site.

Figure 4

General view of double brick piers supporting the existing dwelling.