



NORTHERN SYDNEY
Seascope
Suite 7 22-27 Fisher Rd
Dee Why NSW 2099

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

28 October 2024

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Re: Flood Assessment - 2131 Pittwater Road, Church Point

Dear Sir/Madam,

This letter is to advise that I have reviewed the architectural details (attached) dated 28 October 2024 by Archisoul for the proposed alterations and additions with respect to the Council flood certificate dated 20 August 2024 (also attached).

The site has no affectation with respect to the 1 in 100-year flood event per Map C in the Council flood certificate. Consequently, the proposed alterations and additions will be constructed outside the extents of the 1 in 100-year flood extents and the works do not require special flood proofing measures; as such the addition is considered to be in compliance with Clause B3.11 of Pittwater 21 Development Control Plan - 'Flood Prone Land'

As a result, the proposed works are considered satisfactory with respect to flooding of the site and it is considered that a site-specific Flood Risk Management Plan is not considered warranted in this instance.

Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

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



Development Application // Alterations & Additions to existing dwelling + new pool

Monday 28 October 2024

APPLICANT: Brad & Louise Dowe

2131 Pittwater Road Sydney NSW 2105 Australia

CONSULTANTS	
SURVEYOR	ARP SURVEYORS
TOWN PLANNER	VAUGHAN MILLIGAN
ARBORIST	NATURALLY TREES
LANDSCAPE ARCHITECT	CONTOUR
HYDRAULIC ENGINEER	HYVE DESIGNS
GEOTECHNICAL ENGINEER	WHITE GEOTECHNICAL ENGINEERS
ENERGY CONSULTANT	CES

OPTION	DRAWING No.	DESCRIPTION	REV	ISSUED
DEVELOPMENT APPLICATION (stage 2)				
	DA01	EXISTING SITE ANALYSIS	01	☑
	DA02	EXISTING SITE PHOTOS	01	☑
	DA03	EXISTING LOWER GROUND FLOOR PLAN	01	☑
	DA04	EXISTING GROUND FLOOR PLAN	01	☑
	DA05	EXISTING FIRST FLOOR PLAN	01	☑
	DA06	EXISTING ROOF PLAN	01	☑
	DA07	EXISTING ELEVATIONS	01	☑
	DA08	EXISTING SECTIONS	01	☑
	DA09	DEMOLITION PLANS	01	☑
	DA10	PROPOSED SITE PLAN	01	☑
	DA11	PROPOSED LOWER GROUND FLOOR PLAN	01	☑
	DA12	PROPOSED GROUND FLOOR PLAN	01	☑
	DA13	PROPOSED FIRST FLOOR PLAN	01	☑
	DA14	PROPOSED ROOF PLAN	01	☑
	DA15	PROPOSED NORTH & SOUTH ELEVATIONS	01	☑
	DA16	PROPOSED EAST & WEST ELEVATIONS	01	☑
	DA17	PROPOSED SECTIONS A & B	01	☑
	DA18	PROPOSED SECTION C & D	01	☑
	DA19	PROPOSED DOOR & SKYLIGHT SCHEDULES	01	☑
	DA20	PROPOSED WINDOW SCHEDULES	01	☑
	DA21	SHADOW DIAGRAMS 3D - WINTER SOLTICE	01	☑
	DA22	3D VIEWS	01	☑
	DA23	EXTERNAL FINISHES SCHEDULE	01	☑
	DA24	WASTE MANAGEMENT PLAN	01	☑



1 PROPOSED STREET VIEW

EXISTING FSR, PRIVATE OPEN SPACE & LANDSCAPE CALCULATION:

TOTAL SITE AREA: 702.5m²

MINIMUM PRIVATE OPEN SPACE REQUIRED: 50m²

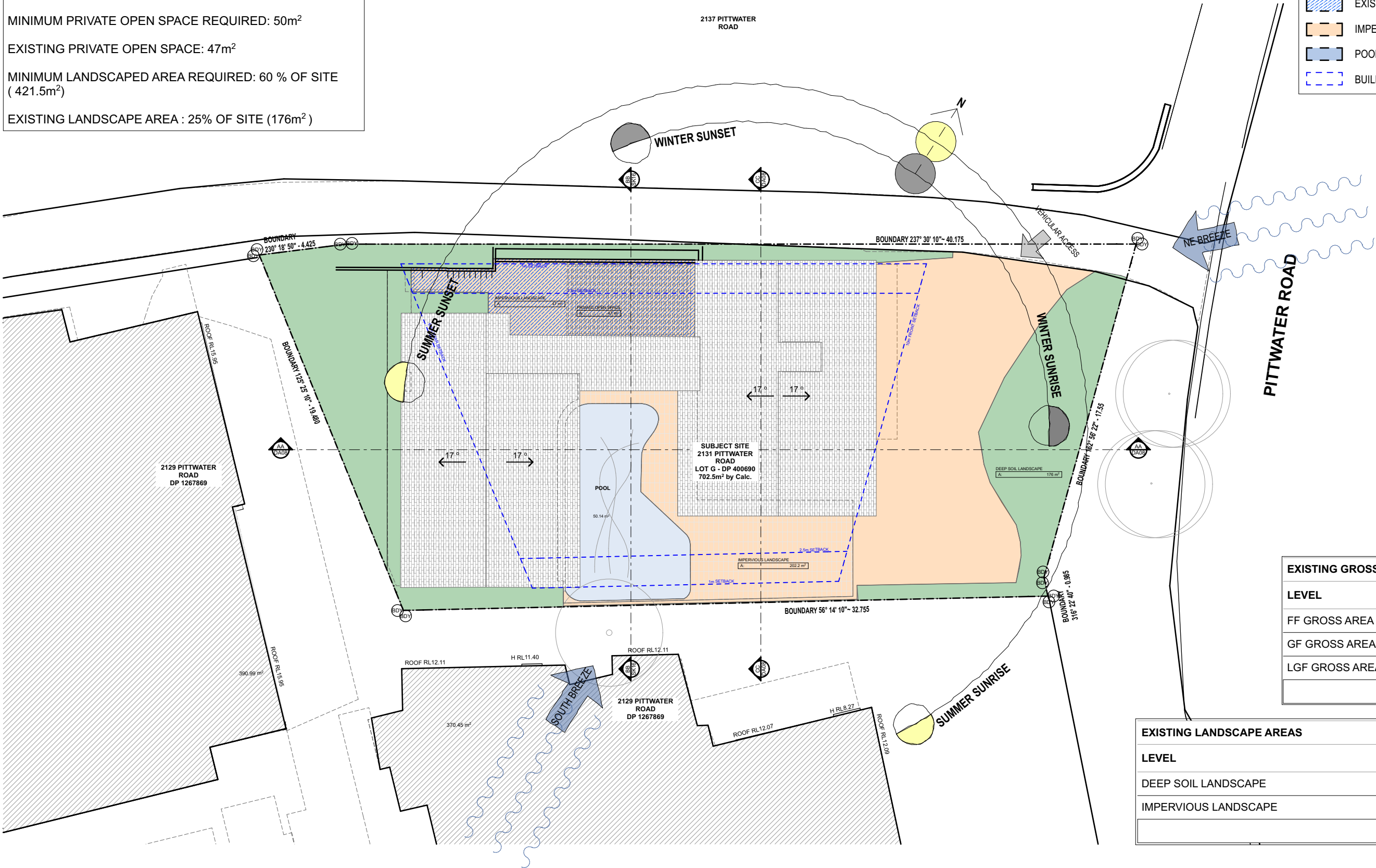
EXISTING PRIVATE OPEN SPACE: 47m²

MINIMUM LANDSCAPED AREA REQUIRED: 60 % OF SITE
(421.5m²)

EXISTING LANDSCAPE AREA : 25% OF SITE (176m²)

SITE LEGEND

- EXISTING LANDSCAPE
- EXISTING PRIVATE OPEN SPACE
- IMPERVIOUS LANDSCAPE
- POOL
- BUILDING ENVELOPE REQUIREMENTS



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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :
EXISTING SITE ANALYSIS

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.
01

DRAWING NO.
DA01

SCALE:
1:200 @ A3



1. STREET VIEW



2. OUTDOOR DINING VIEW



3. FORMAL LIVING VIEW



4. POOL VIEW

+

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Client: **Brad & Louise Dowe**

Project: **2251**

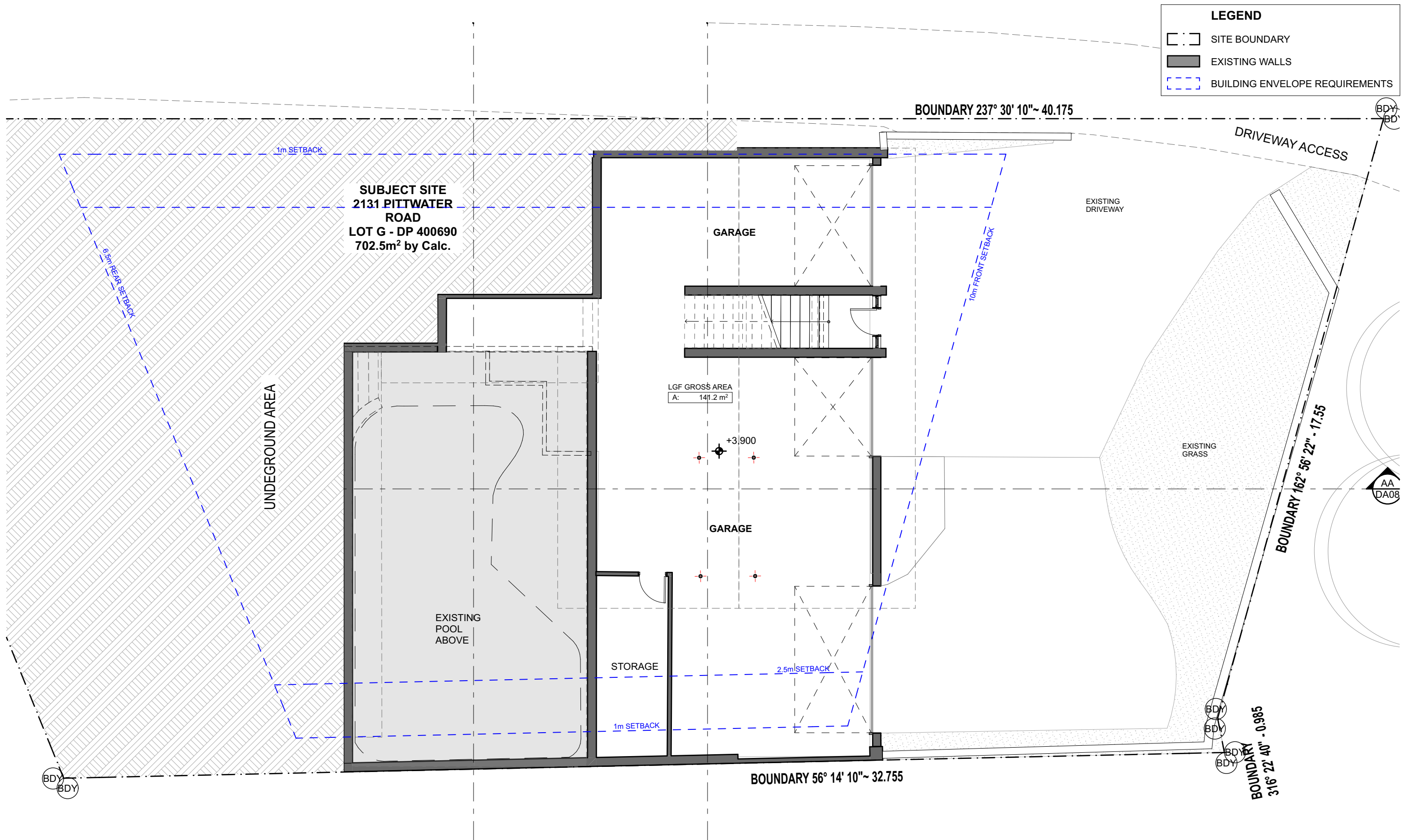
DRAWING TITLE :
EXISTING SITE PHOTOS

PROJECT NAME :
**2131 Pittwater Road,
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REVISION NO.
01

DRAWING NO.
DA02

SCALE:
@ A3



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01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

**EXISTING LOWER
GROUND FLOOR PLAN**

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

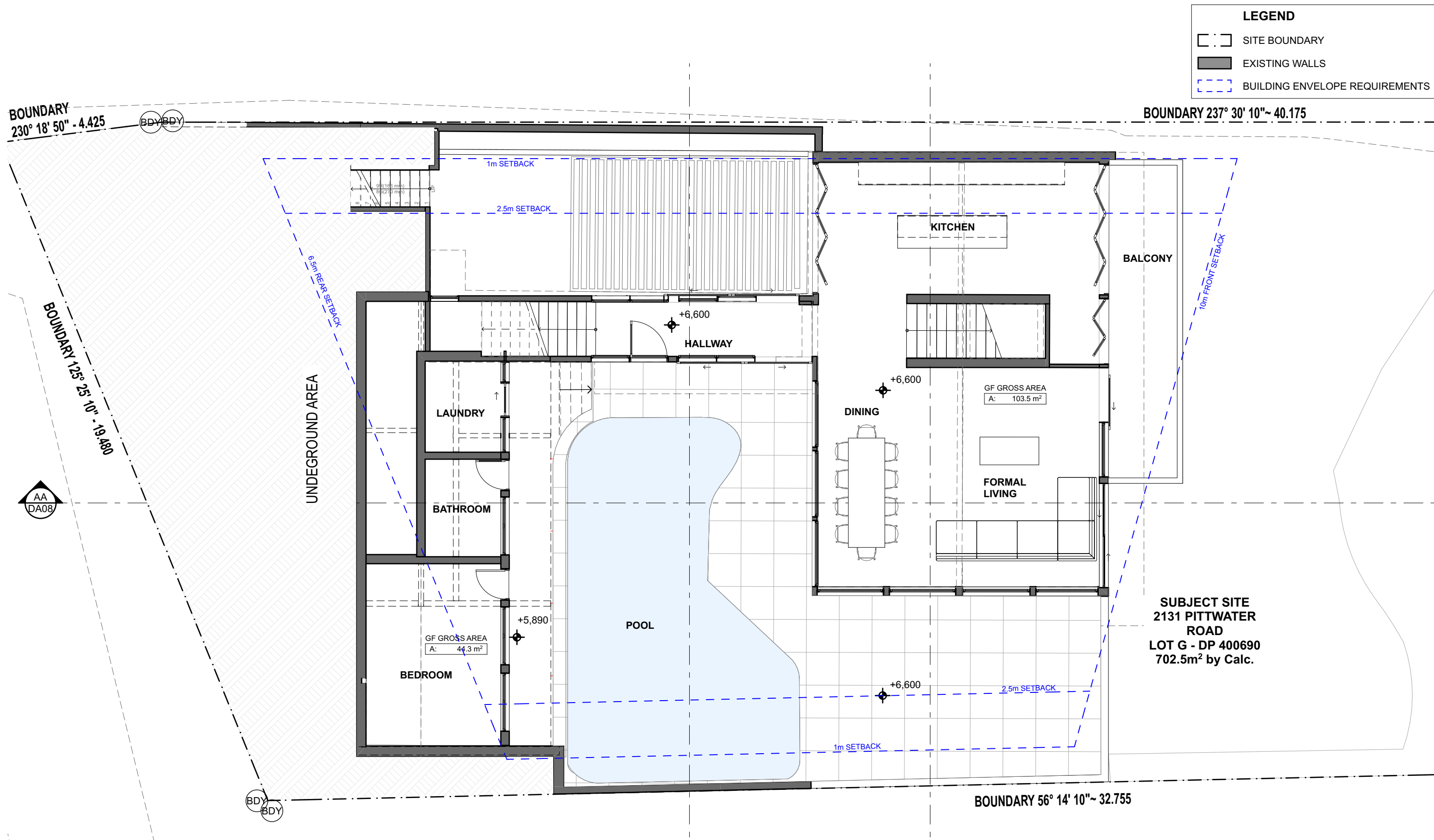
REVISION NO.

01

DRAWING NO.

DA03

SCALE:
1:100 @ A3



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01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING GROUND FLOOR PLAN

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

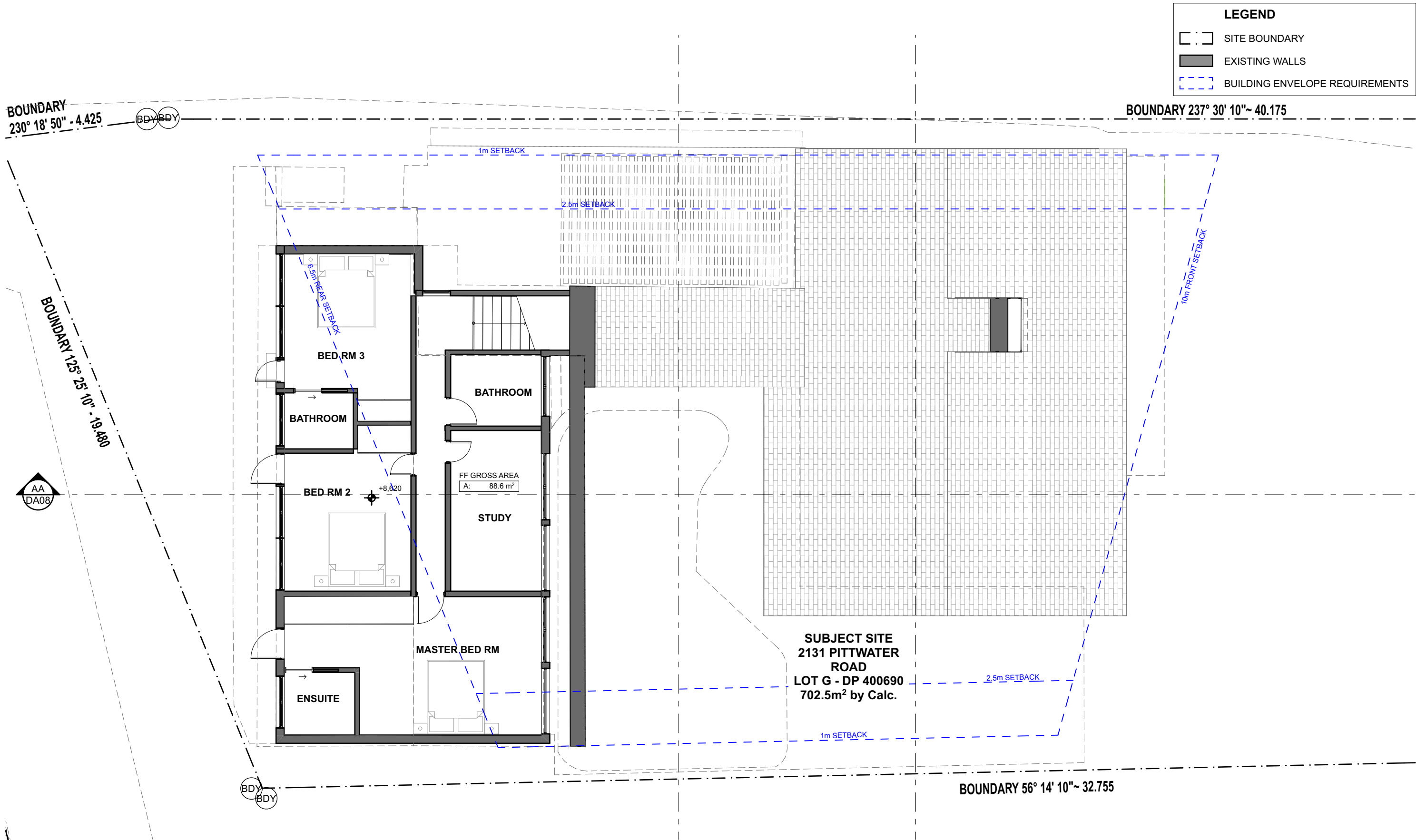
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DRAWING NO.

DA04

SCALE:

1:100 @ A3



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01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING FIRST FLOOR PLAN

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

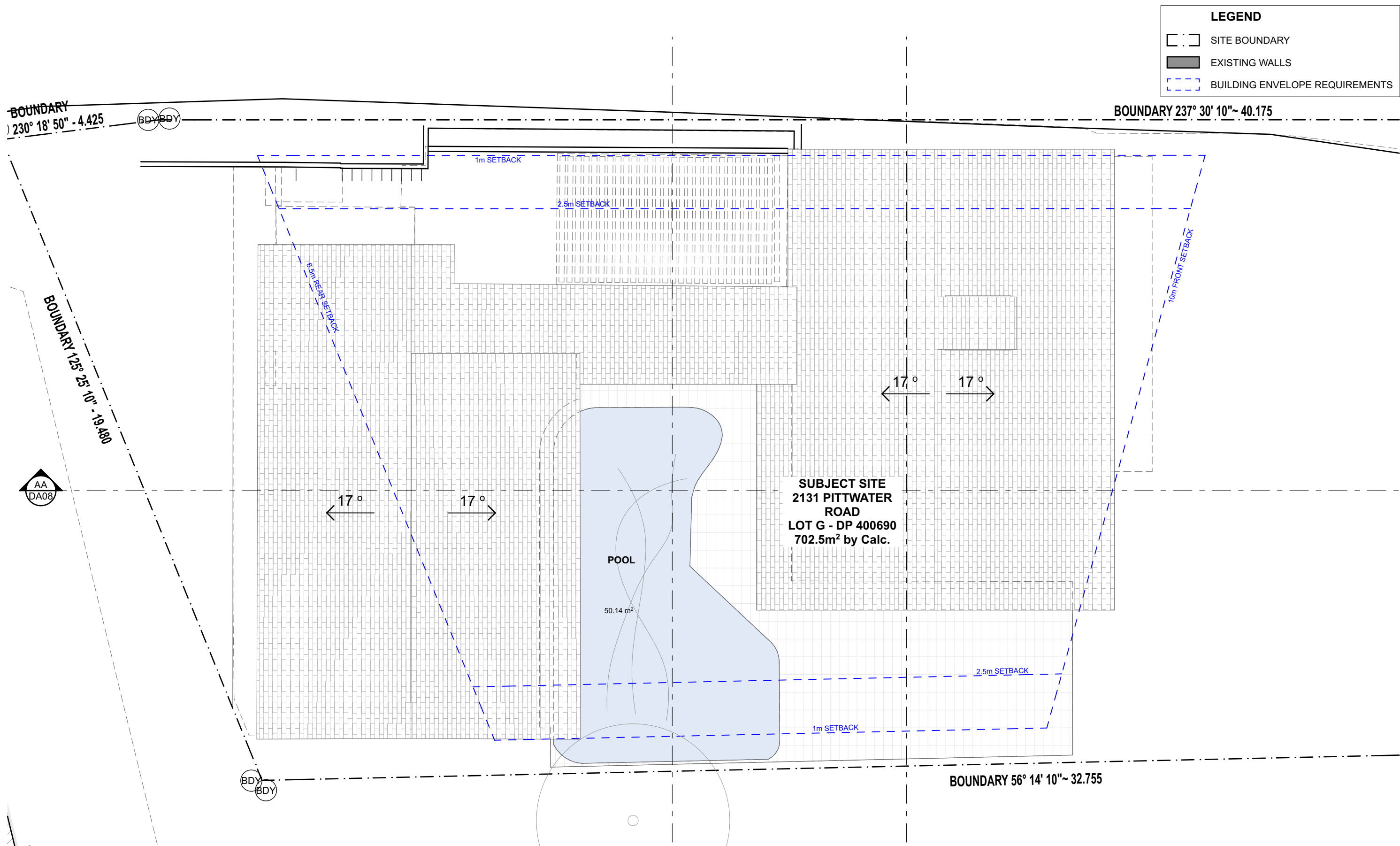
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DRAWING NO.

DA05

SCALE:

1:100 @ A3



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PROJECT DETAILS

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Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING ROOF PLAN

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

01

DRAWING NO.

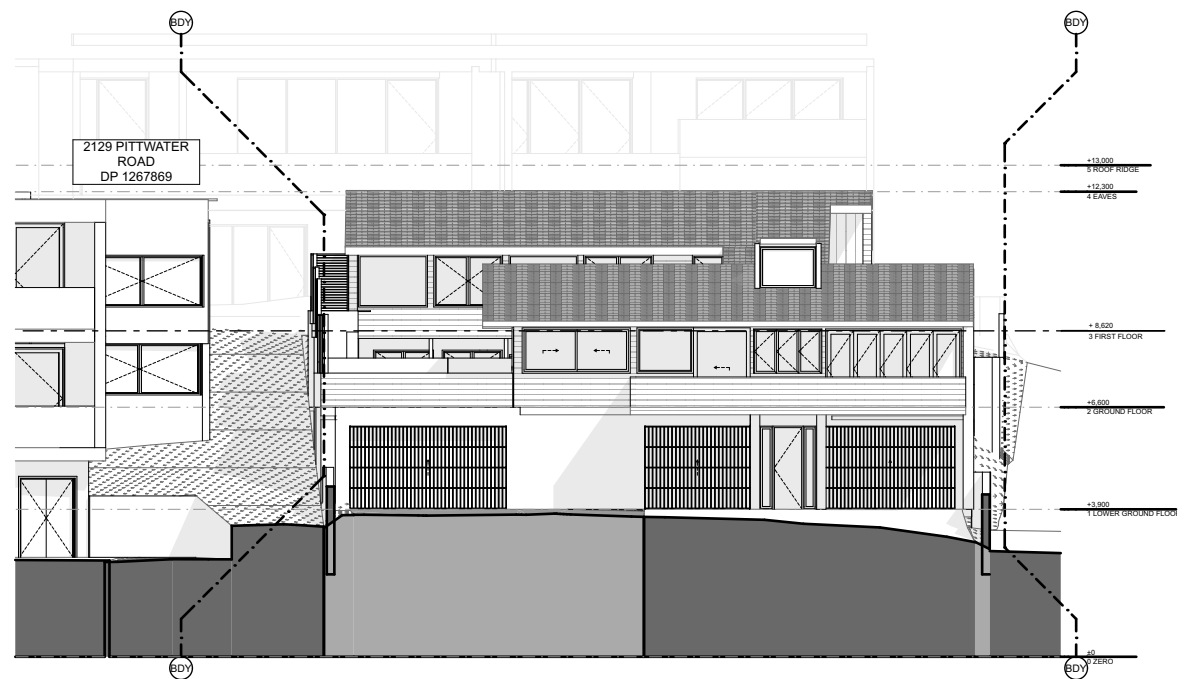
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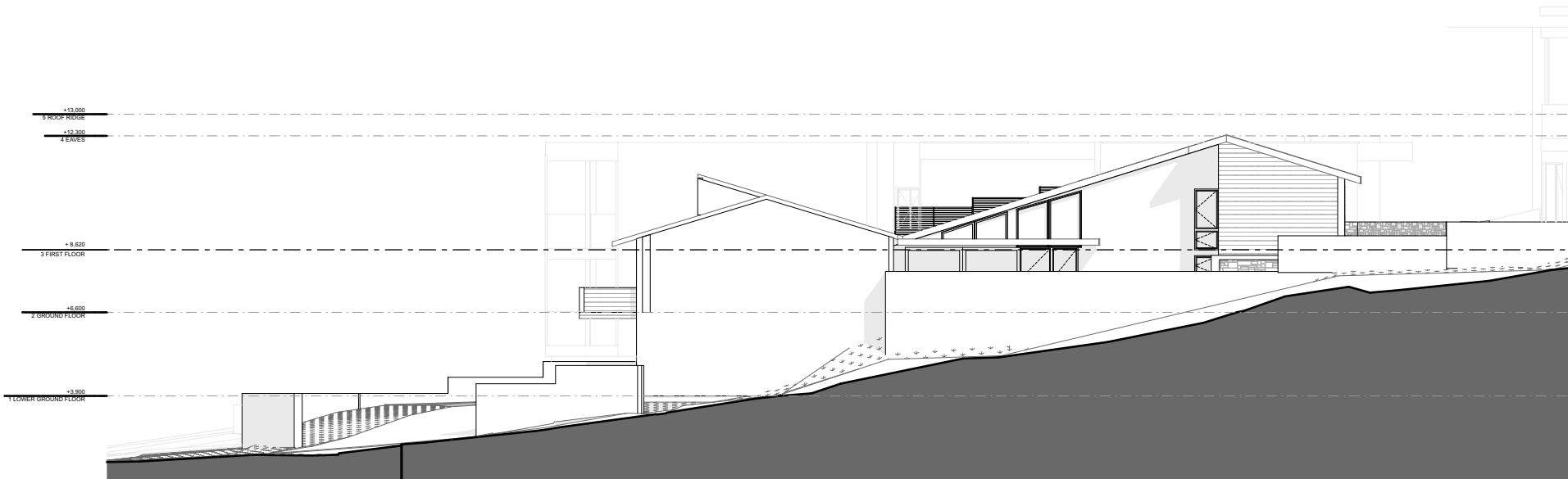
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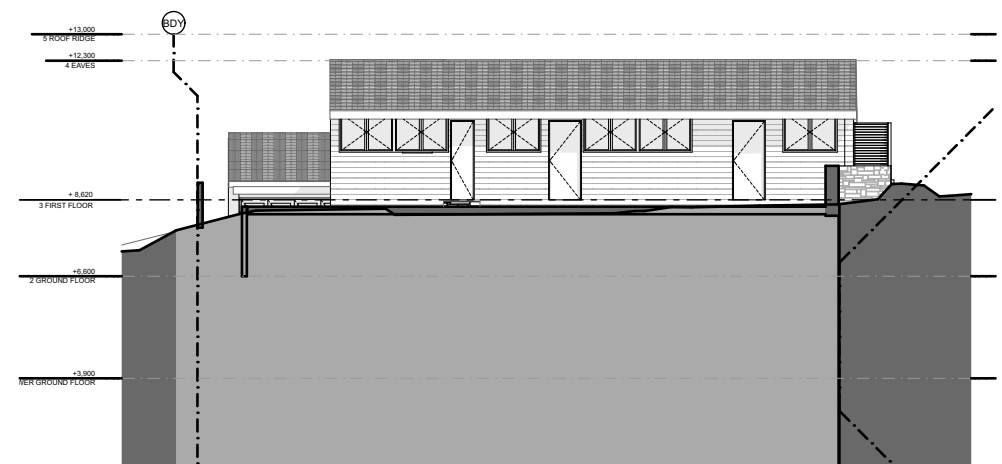
South Elevation



East Elevation



North Elevation



West Elevation

LEGEND

□ SITE BOUNDARY

■ EXISTING WALLS

□ BUILDING ENVELOPE REQUIREMENTS

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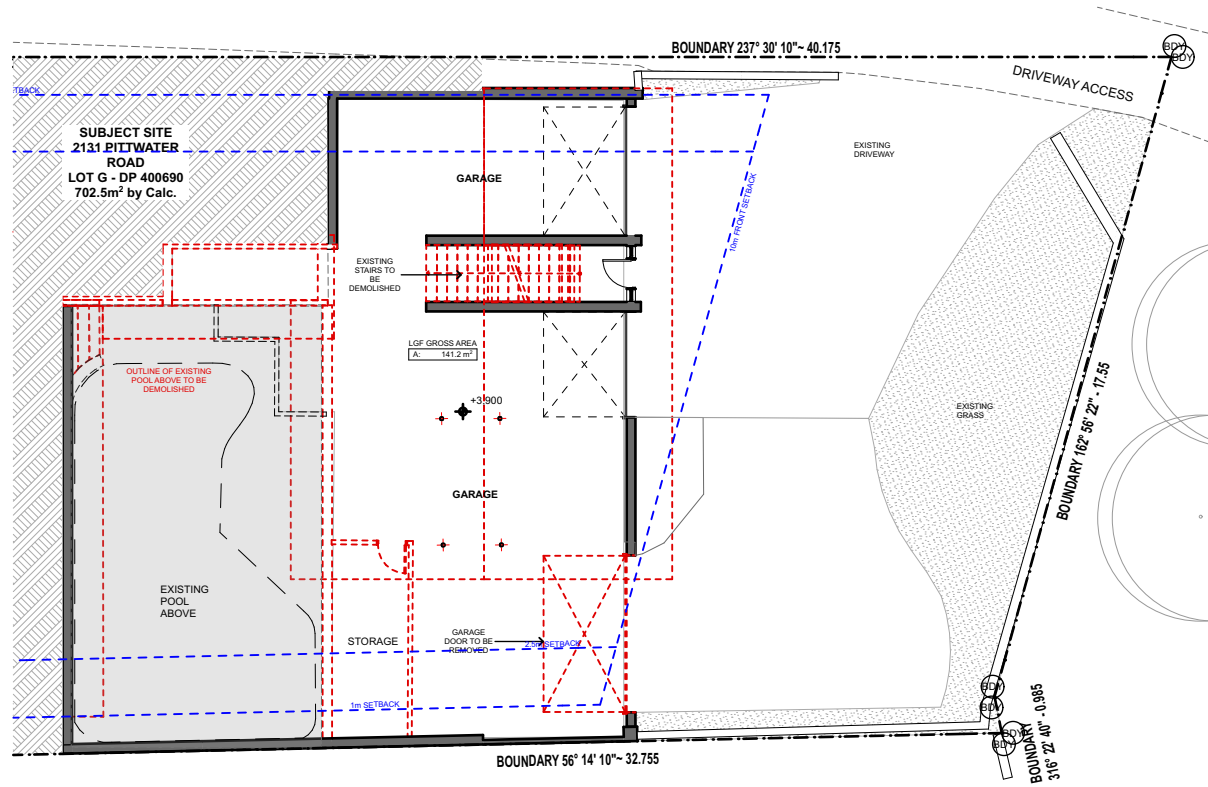
REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
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Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

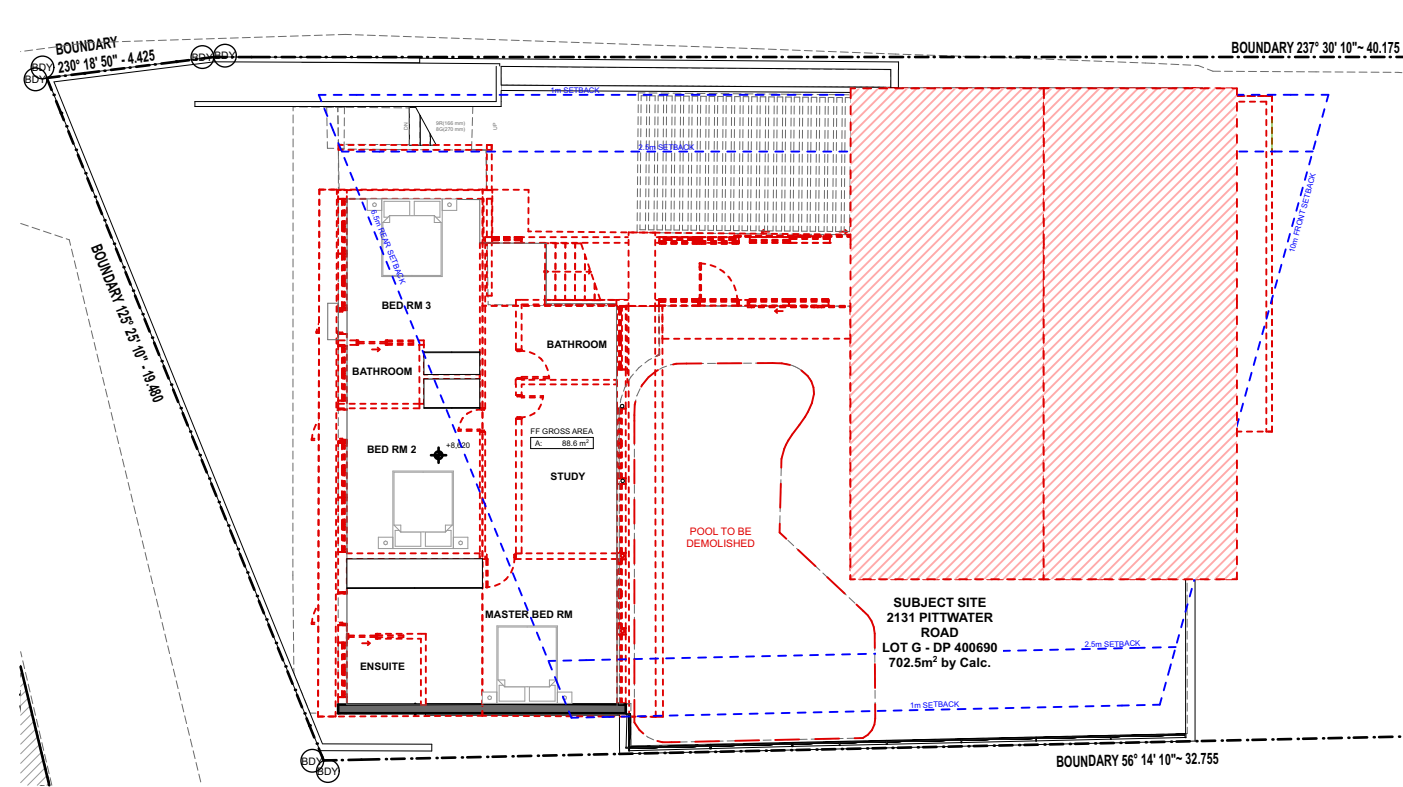
DRAWING TITLE :
EXISTING ELEVATIONS
PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.
01
DRAWING NO.
DA07

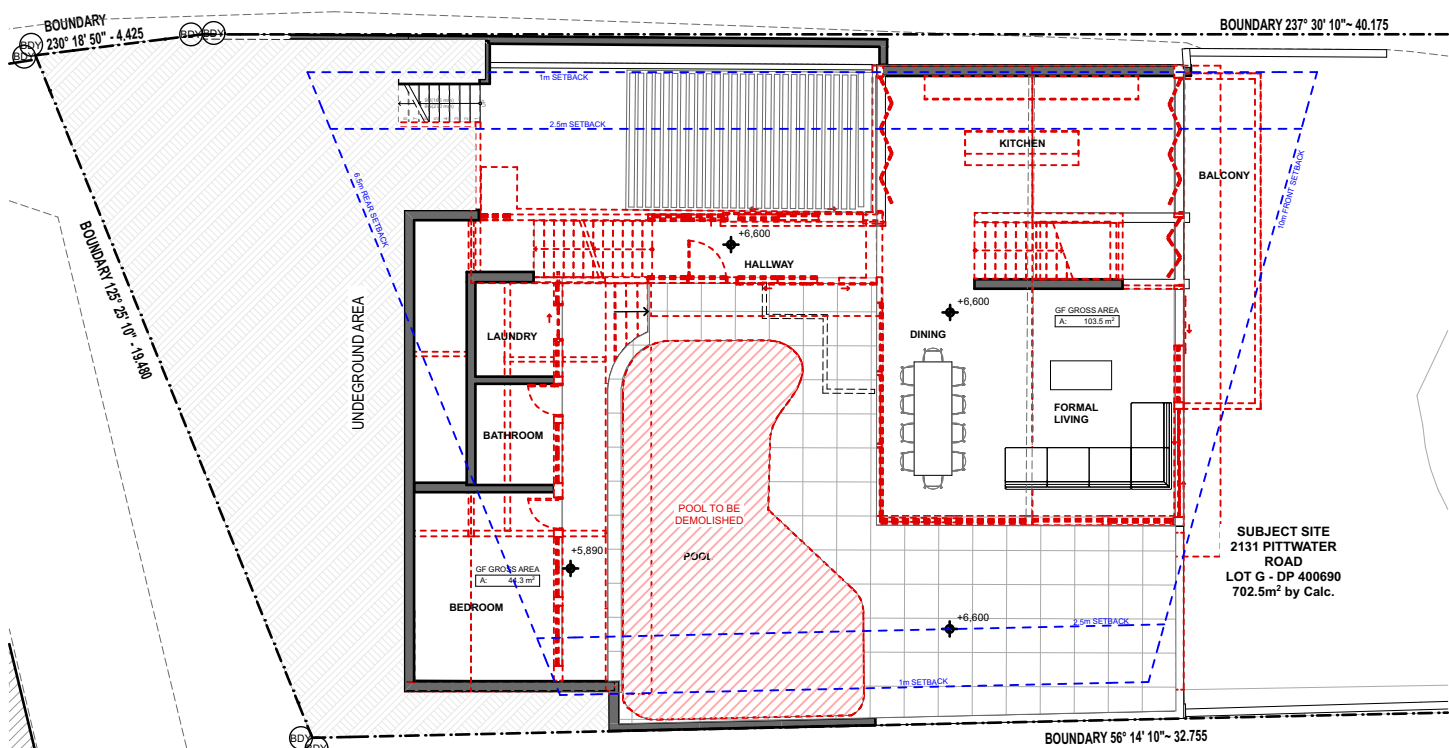
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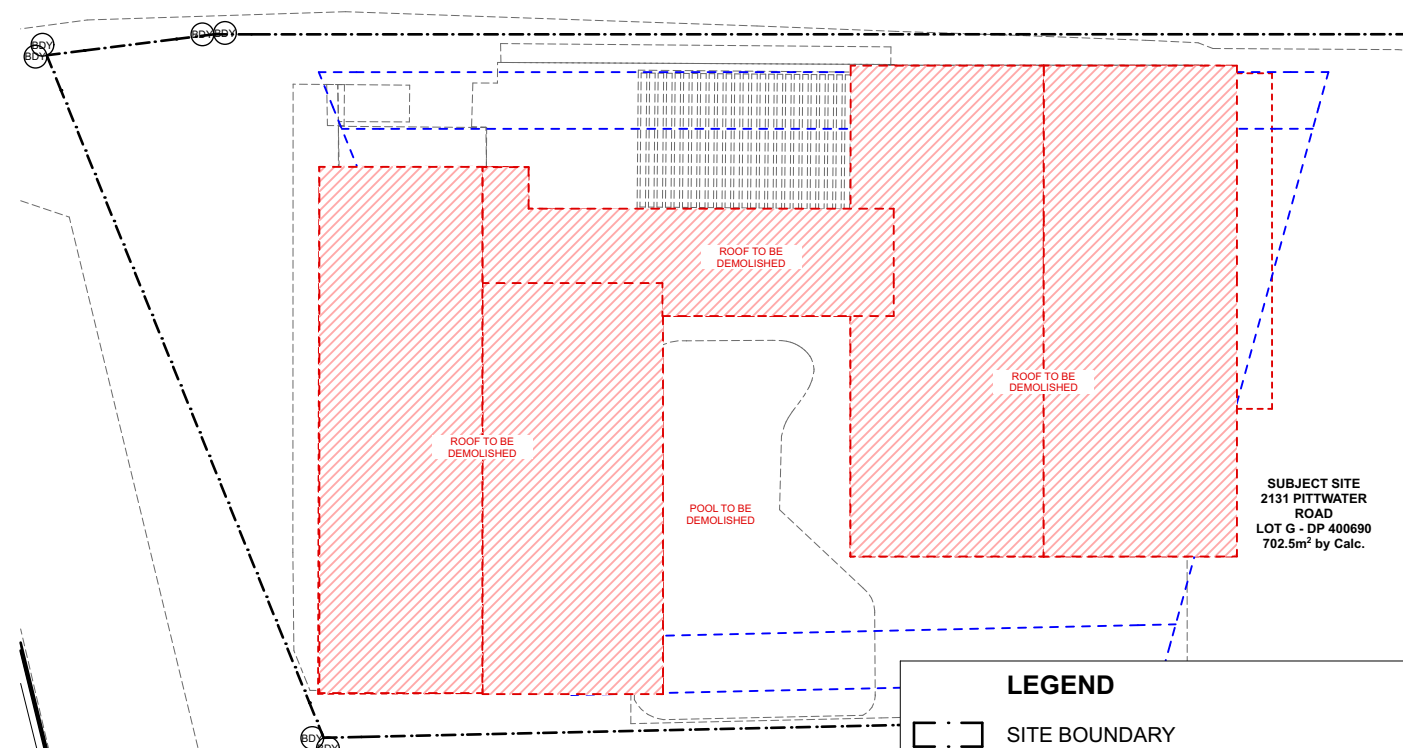
1 LGF DEMOLITION



3 FF DEMOLITION



2 GF DEMOLITION



4 ROOF DEMOLITION

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- BUILDING ENVELOPE REQUIREMENTS
- DEMOLISHED

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01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :
DEMOLITION PLANS

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.
01

DRAWING NO.
DA09

SCALE:
1:200 @ A3

EXISTING FSR, PRIVATE OPEN SPACE & LANDSCAPE CALCULATION:

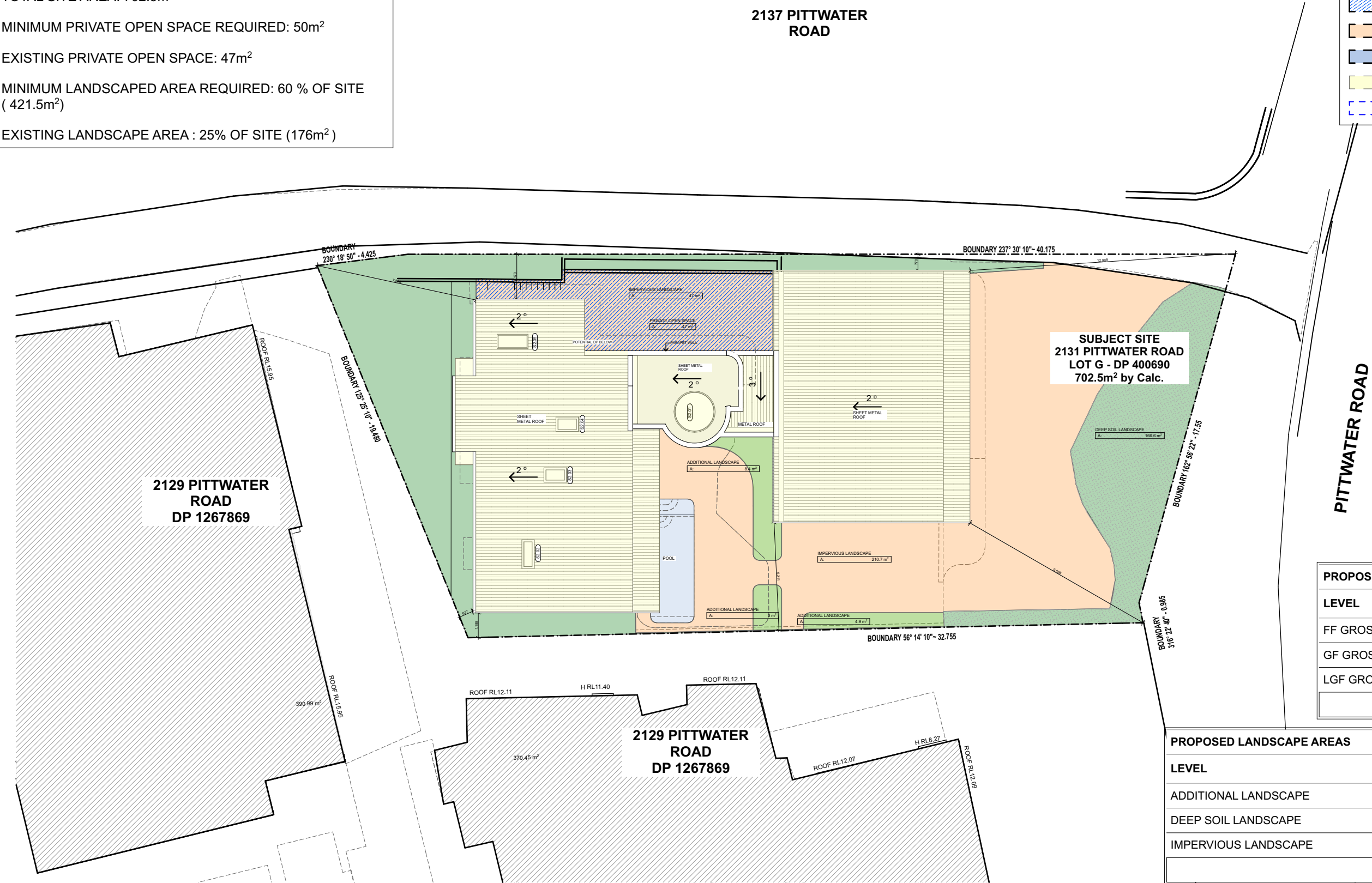
TOTAL SITE AREA: 702.5m²

MINIMUM PRIVATE OPEN SPACE REQUIRED: 50m²

EXISTING PRIVATE OPEN SPACE: 47m²

MINIMUM LANDSCAPED AREA REQUIRED: 60 % OF SITE (421.5m²)

EXISTING LANDSCAPE AREA : 25% OF SITE (176m²)



SITE LEGEND

PROPOSED LANDSCAPE

PROPOSED PRIVATE OPEN SPACE

IMPERVIOUS LANDSCAPE

POOL

PROPOSED ADDITIONS

BUILDING ENVELOPE REQUIREMENTS

PROPOSED GROSS INTERNAL FLOOR AREAS	
LEVEL	FLOOR AREA (m2)
FF GROSS AREA	112.79
GF GROSS AREA	188.45
LGF GROSS AREA	186.00
	487.24 m ²

PROPOSED LANDSCAPE AREAS	
LEVEL	FLOOR AREA (m2)
ADDITIONAL LANDSCAPE	16.32
DEEP SOIL LANDSCAPE	166.80
IMPERVIOUS LANDSCAPE	257.78
	440.90 m ²

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01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked JG - RR - RP

Plot Date: 28/10/2024

Project Status Development Application

Client: Brad & Louise Dowe

Project: 2251

DRAWING TITLE :

PROPOSED SITE PLAN

PROJECT NAME :

2131 Pittwater Road,
Church Point

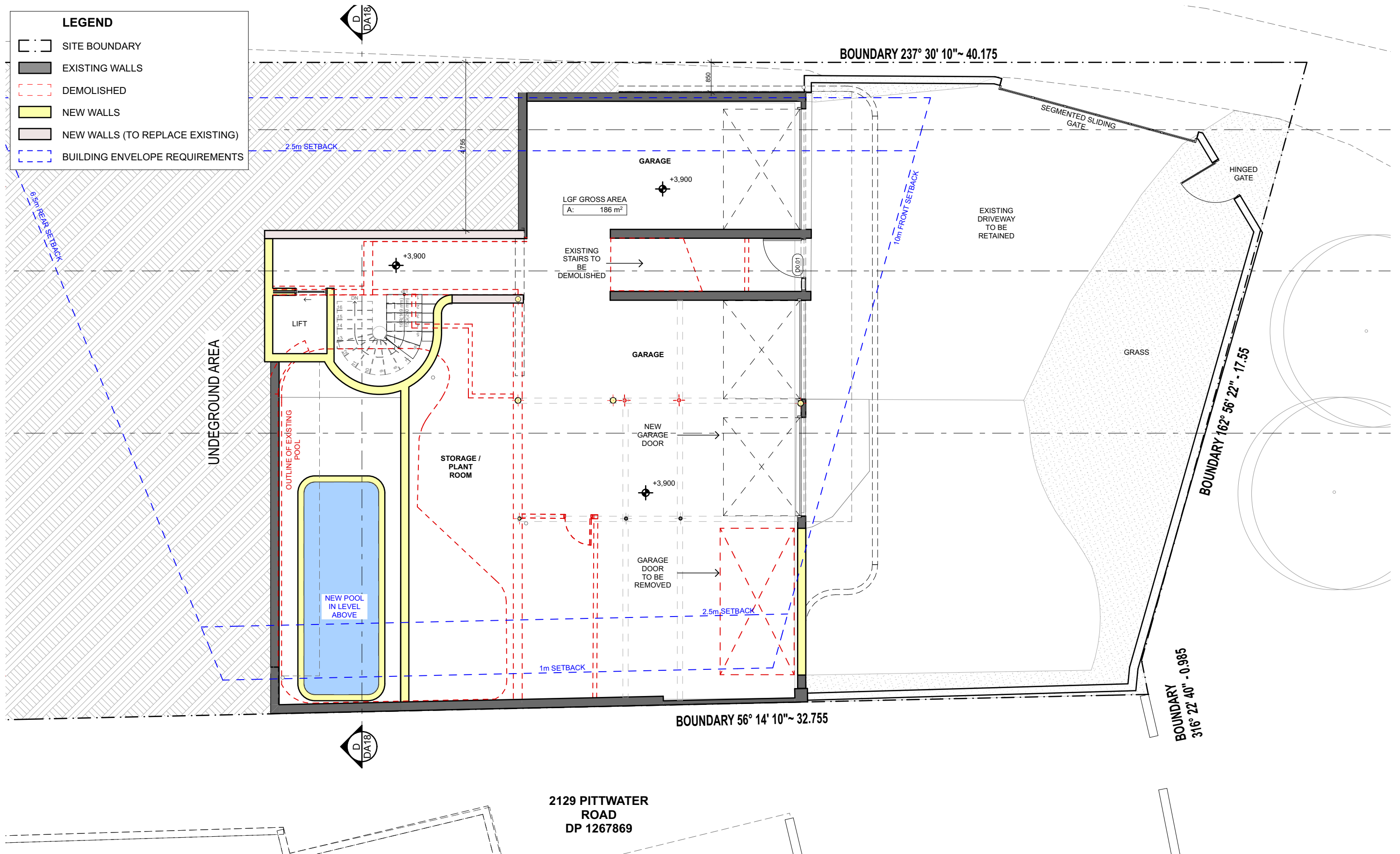
REVISION NO.

01

DRAWING NO.

DA10

SCALE:
1:200 @ A3



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PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

**PROPOSED LOWER
GROUND FLOOR PLAN**

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

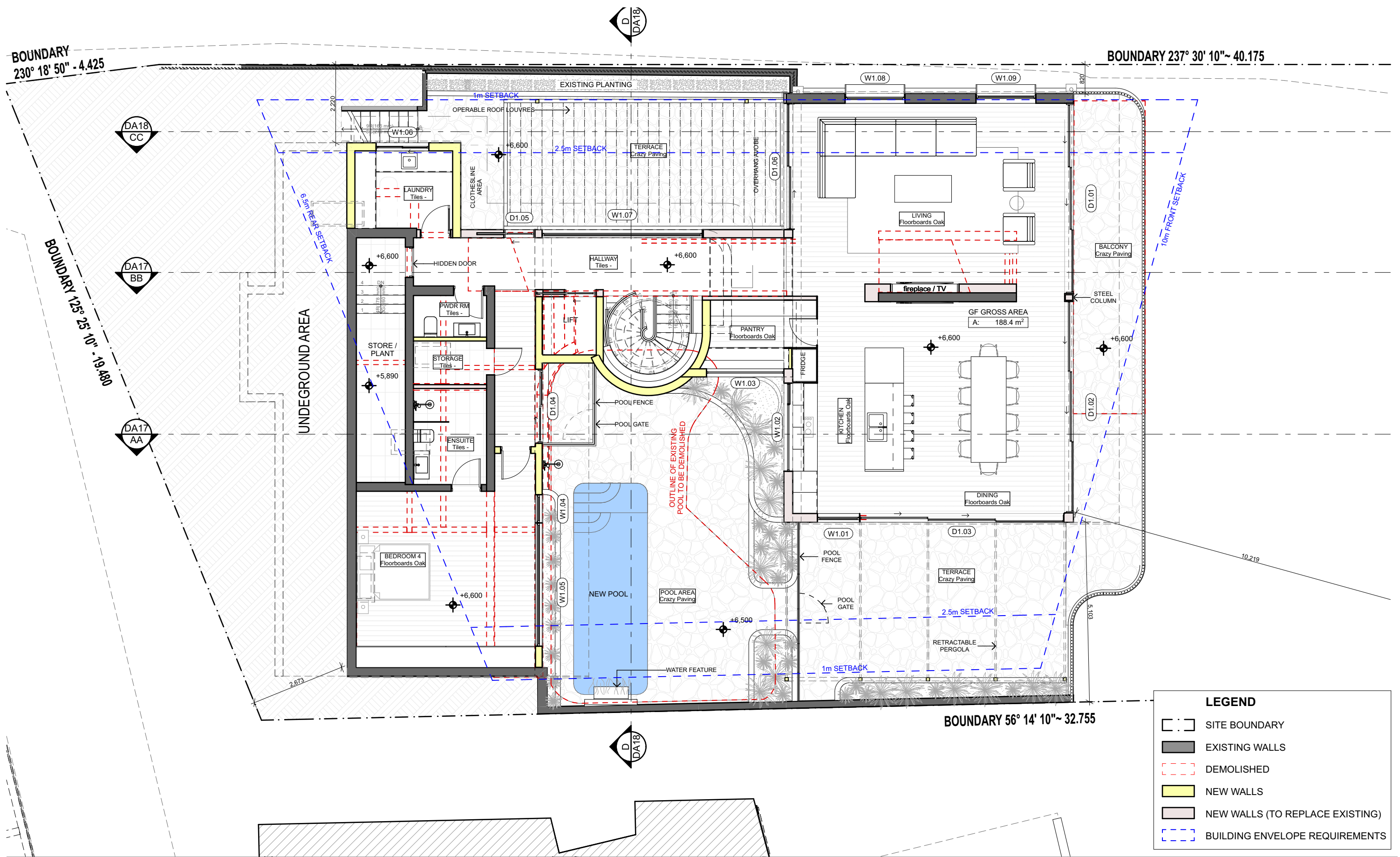
REVISION NO.

01

DRAWING NO.

DA11

SCALE:
1:100 @ A3



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Client: **Brad & Louise Dowe**

Project: **2251**

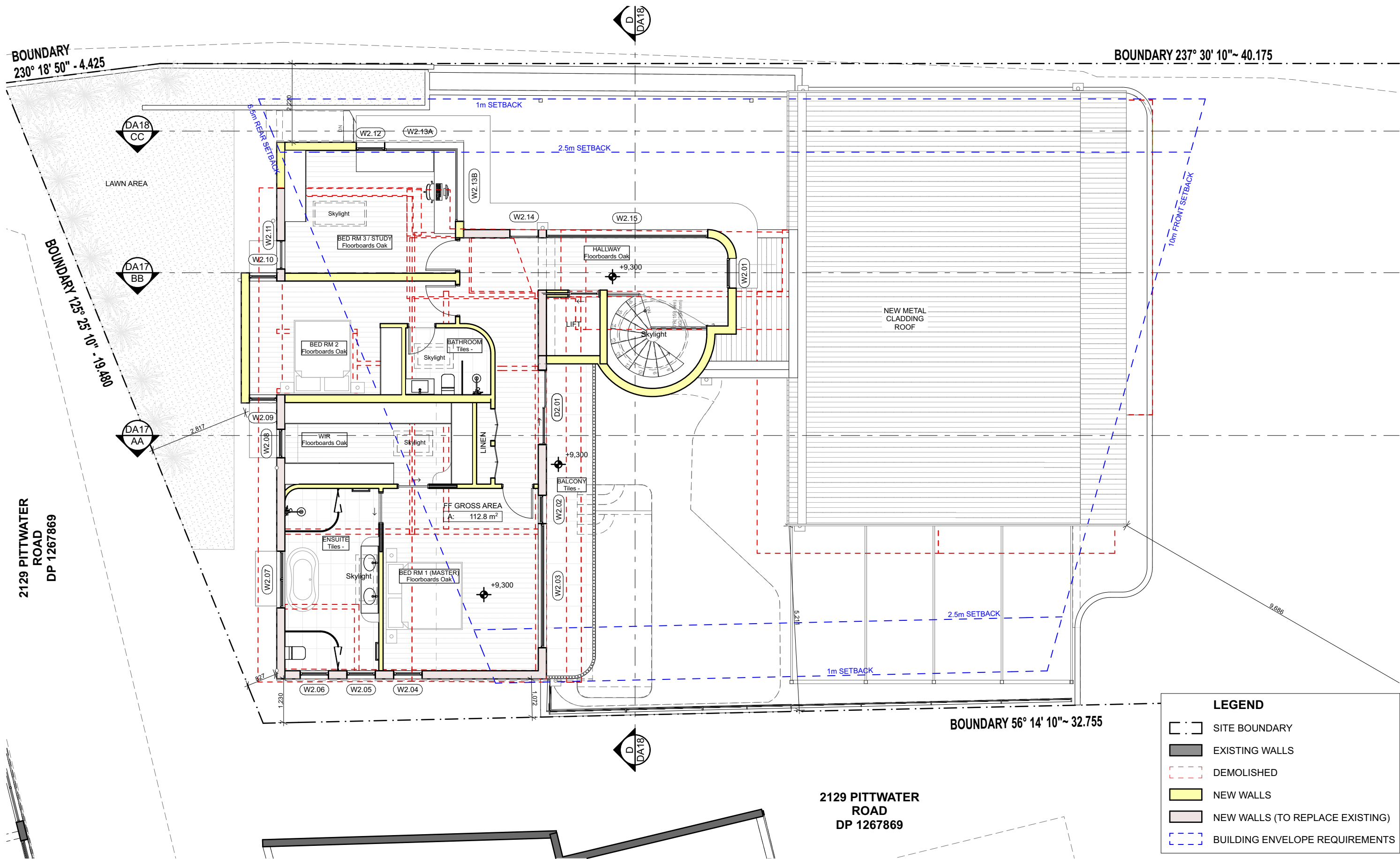
DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

PROJECT NAME :
2131 Pittwater Road, Church Point

REVISION NO.
01

DRAWING NO.
DA12

SCALE:
1:100 @ A3



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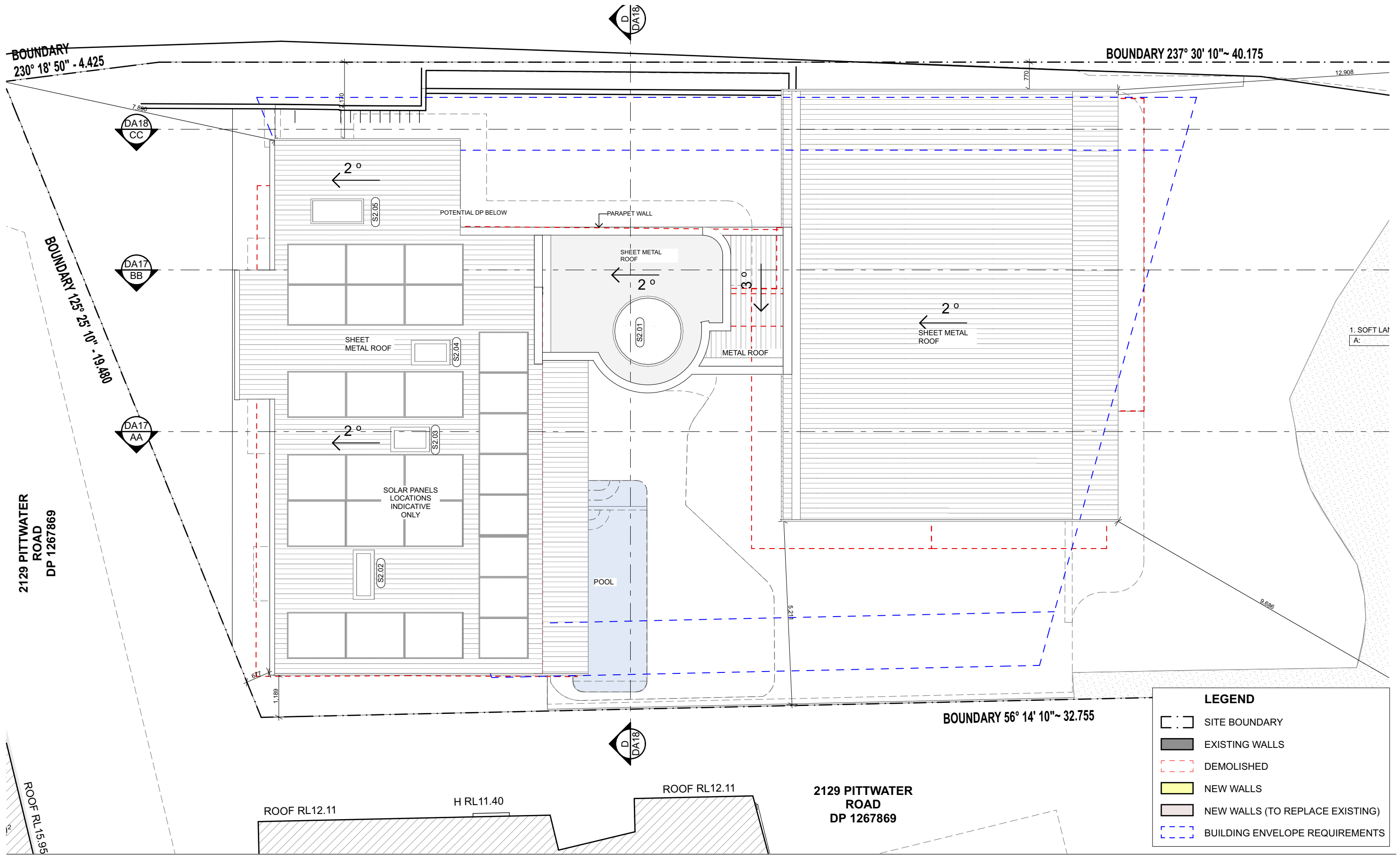
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Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN
PROJECT NAME :
2131 Pittwater Road, Church Point

REVISION NO.
01
DRAWING NO.
DA13
SCALE:
1:100 @ A3



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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

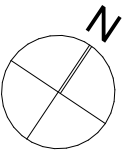
PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

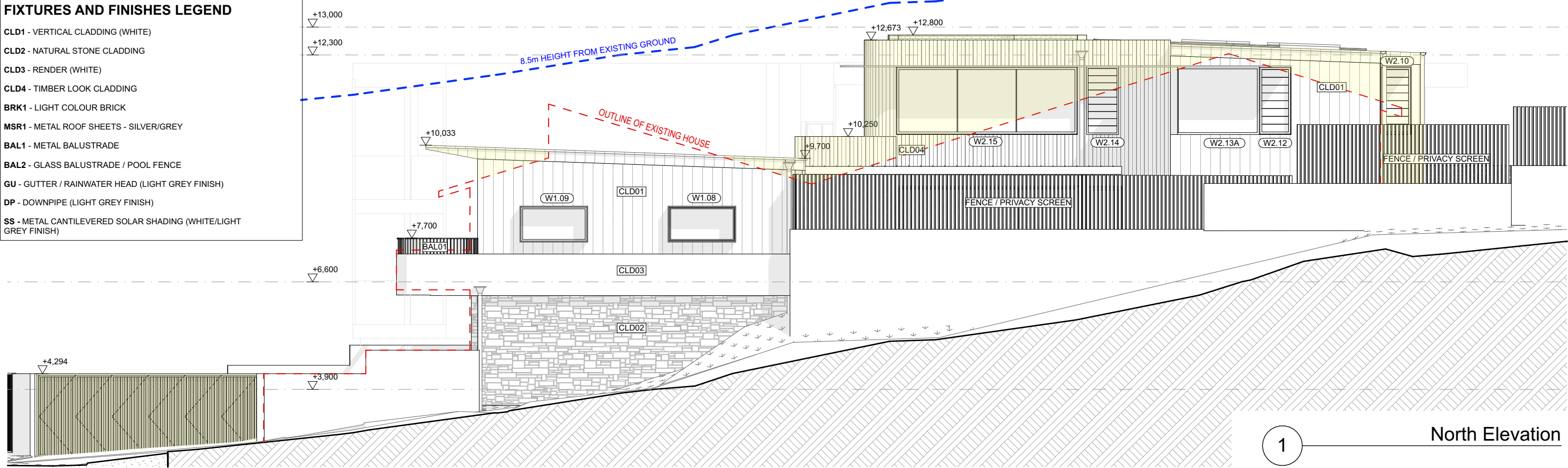
DRAWING TITLE :
PROPOSED ROOF PLAN

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO. 01	
DRAWING NO. DA14	
SCALE: 1:100 @ A3	

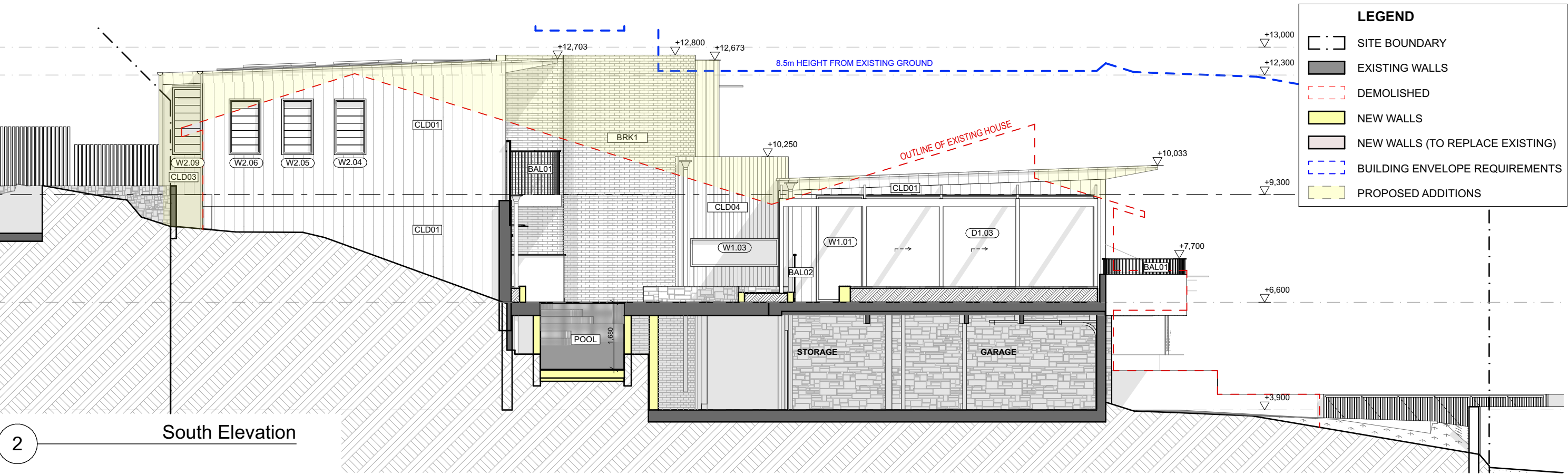
FIXTURES AND FINISHES LEGEND

- CLD1 - VERTICAL CLADDING (WHITE)
CLD2 - NATURAL STONE CLADDING
CLD3 - RENDER (WHITE)
CLD4 - TIMBER LOOK CLADDING
BRK1 - LIGHT COLOUR BRICK
MSR1 - METAL ROOF SHEETS - SILVER/GREY
BAL1 - METAL BALUSTRADE
BAL2 - GLASS BALUSTRADE / POOL FENCE
GU - GUTTER / RAINWATER HEAD (LIGHT GREY FINISH)
DP - DOWNPIPE (LIGHT GREY FINISH)
SS - METAL CANTILEVERED SOLAR SHADING (WHITE/LIGHT GREY FINISH)



1

North Elevation



2

South Elevation

LEGEND

- SITE BOUNDARY
■ EXISTING WALLS
□ DEMOLISHED
■ NEW WALLS
■ NEW WALLS (TO REPLACE EXISTING)
□ BUILDING ENVELOPE REQUIREMENTS
■ PROPOSED ADDITIONS

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REV	DATE	DESCRIPTION
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01	23/10/2024	STAGE 2 - DA
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PROJECT DETAILS

Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :

PROPOSED NORTH & SOUTH ELEVATIONS

PROJECT NAME :

2131 Pittwater Road, Church Point

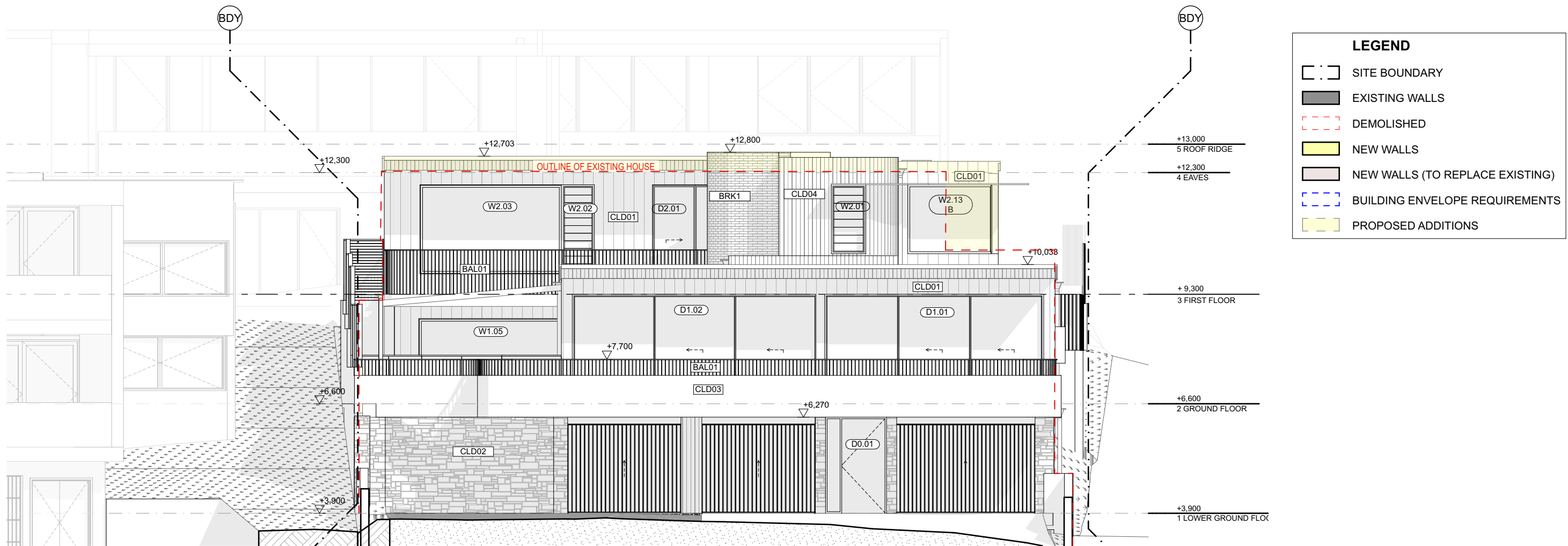
REVISION NO.

01

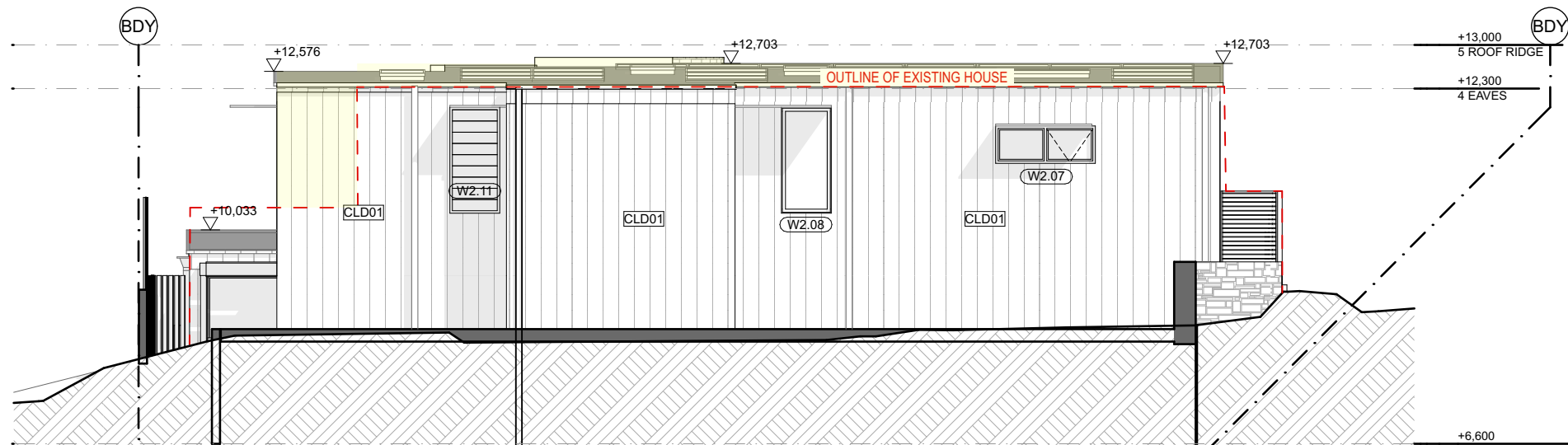
DRAWING NO.

DA15

SCALE:
1:100 @ A3



1 EAST ELEVATION



2 West Elevation

FIXTURES AND FINISHES LEGEND

- CLD1 - VERTICAL CLADDING (WHITE)
CLD2 - NATURAL STONE CLADDING
CLD3 - RENDER (WHITE)
CLD4 - TIMBER LOOK CLADDING
BRK1 - LIGHT COLOUR BRICK
MSR1 - METAL ROOF SHEETS - SILVER/GREY
BAL1 - METAL BALUSTRADE
BAL2 - GLASS BALUSTRADE / POOL FENCE
GU - GUTTER / RAINWATER HEAD (LIGHT GREY FINISH)
DP - DOWNPIPE (LIGHT GREY FINISH)
SS - METAL CANTILEVERED SOLAR SHADING (WHITE/LIGHT GREY FINISH)

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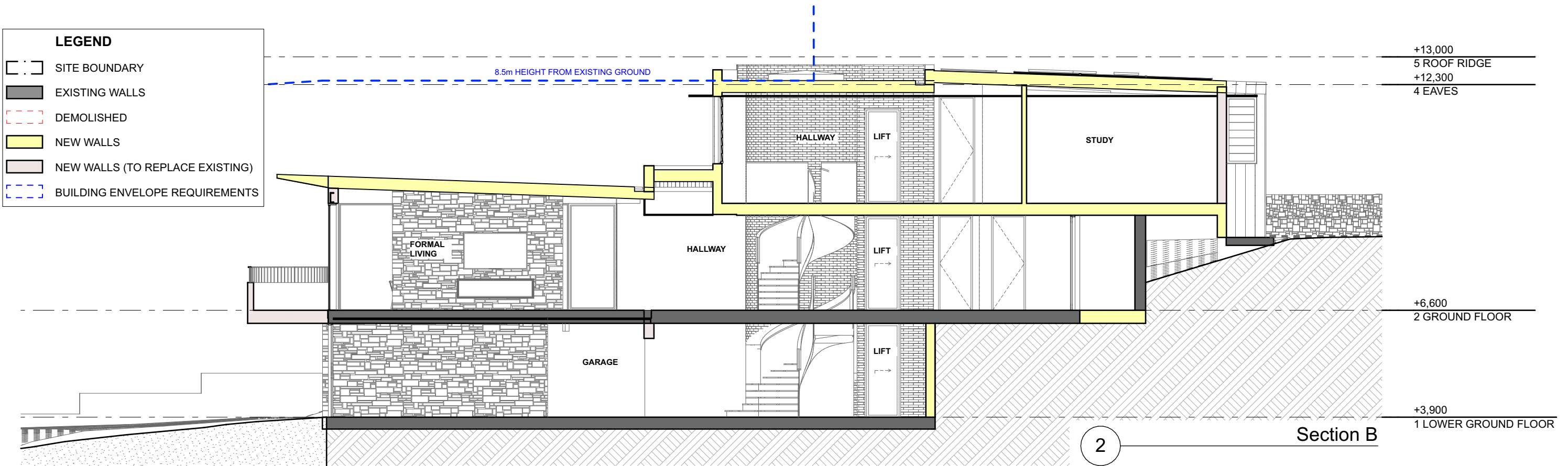
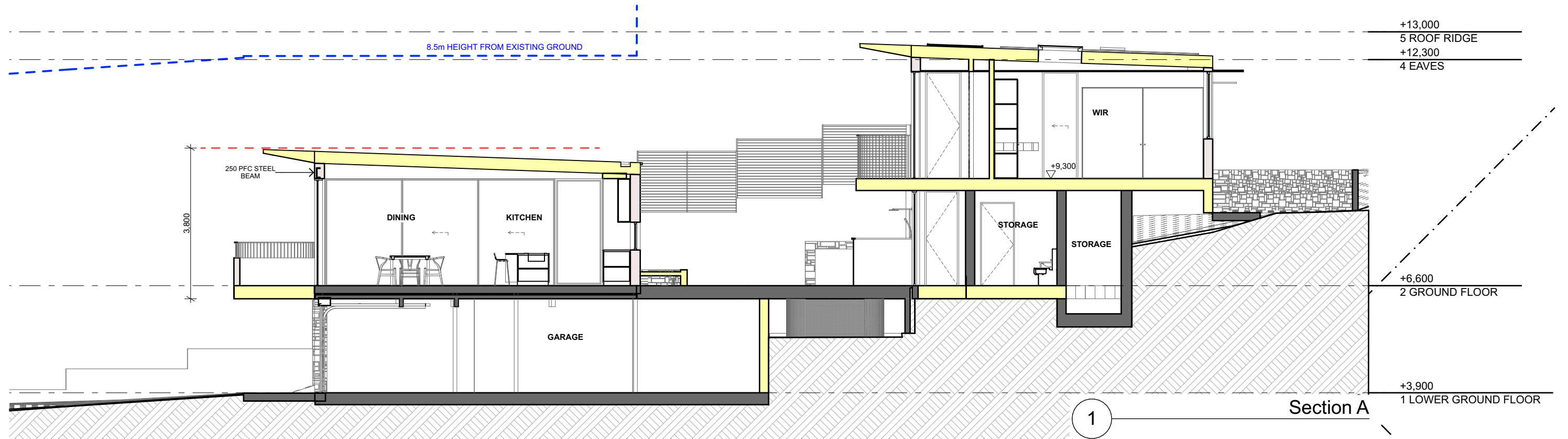
REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :
PROPOSED EAST & WEST ELEVATIONS
PROJECT NAME :
2131 Pittwater Road, Church Point

REVISION NO.
01
DRAWING NO.
DA16

SCALE:
1:100 @ A3



LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- NEW WALLS
- NEW WALLS (TO REPLACE EXISTING)
- BUILDING ENVELOPE REQUIREMENTS

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

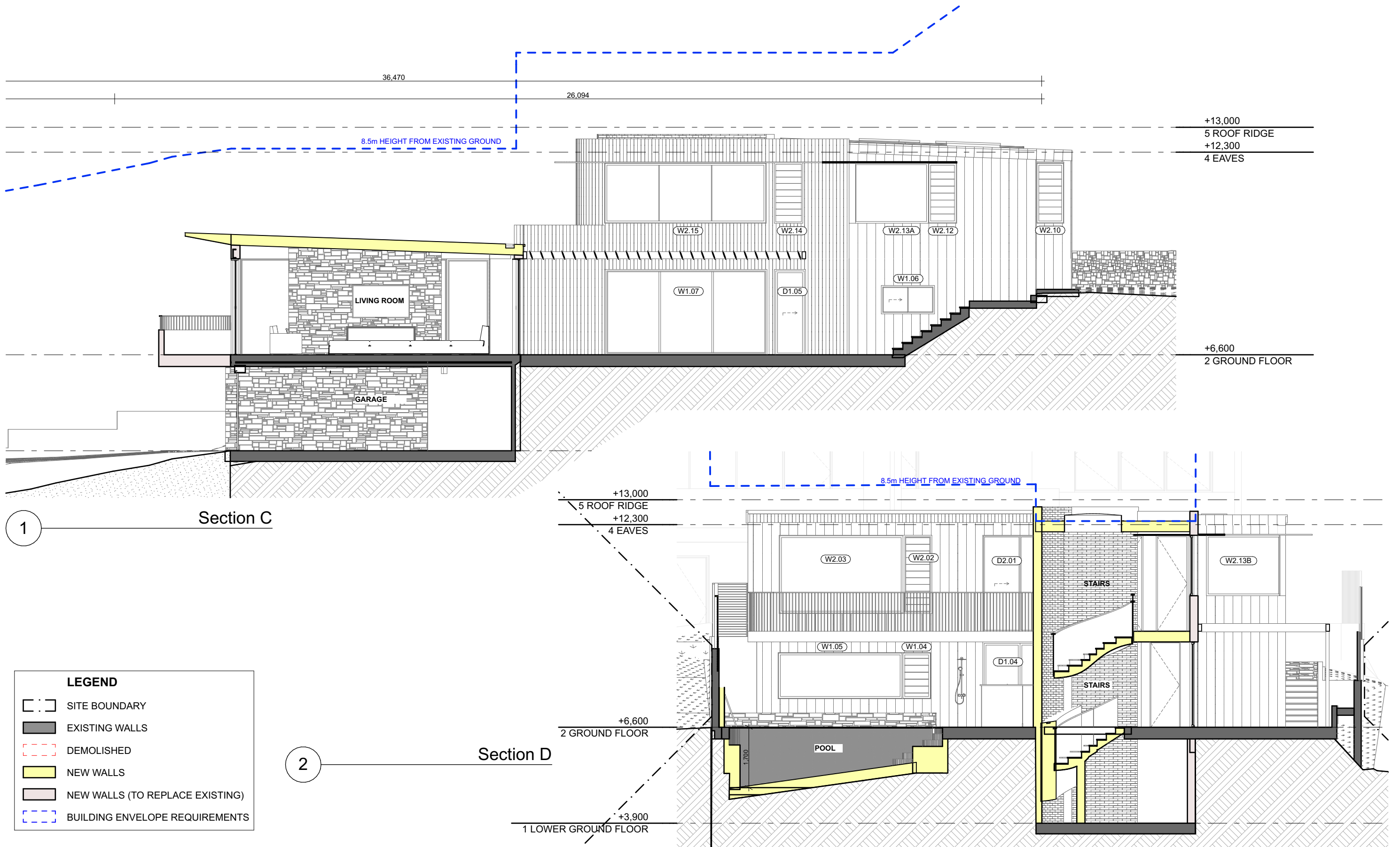
Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :
PROPOSED SECTIONS A & B

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.	01	DRAWING NO.	DA17	SCALE: 1:100 @ A3



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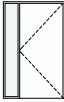

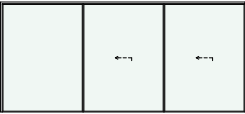
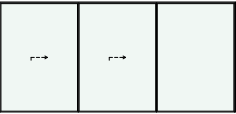
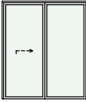

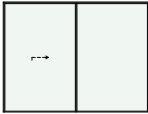

REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

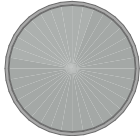




PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :
PROPOSED SECTION C & D
PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.
01
DRAWING NO.
DA18

SCALE:
1:100 @ A3

DOOR SCHEDULE								
ID	D0.01	D1.01	D1.02	D1.03	D1.04	D1.05	D1.06	D2.01
TYPE	Door with Sidelight on Side 2 27	Sliding Door 27	Sliding Door 27	Sliding Door 27	Sliding Door 27	Pocket Door 26	Sliding Door 27	Sliding Door 27
LEVEL	LOWER GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	FIRST FLOOR
ROOM		LIVING ROOM	DINING ROOM	KITCHEN	HALLWAY	HALLWAY	LIVING ROOM	HALLWAY
ELEVATION VIEW (EXTERNAL)								
AREA (m2)	3.56	14.58	16.20	15.66	5.04	1.89	9.67	5.67
FRAME WIDTH x HEIGHT (mm)	1,504×2,370	5,400×2,700	6,000×2,700	5,800×2,700	2,100×2,400	800×2,360	3,580×2,700	2,100×2,700
ORIENTATION	NORTH EAST	NORTH EAST	NORTH EAST	SOUTH EAST	NORTH EAST	NORTH EAST	NORTH EAST	NORTH EAST
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FLY SCREENS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES								

SKYLIGHT SCHEDULE					
ID	S2.01	S2.02	S2.03	S2.04	S2.05
TYPE		FIXED	FIXED	FIXED	FIXED
LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM		ENSUITE	WIR	BATHROOM	STUDY
ELEVATION VIEW (EXTERNAL)					
AREA (m2)	4.00	0.84	0.77	0.77	1.05
FRAME WIDTH x HEIGHT (mm)	2,000×2,000	1,400×600	700×1,100	700×1,100	700×1,500
ORIENTATION	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
FLY SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A
NOTES					

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked

JG - RR - RP

Plot Date:

28/10/2024

Project Status

Development Application

Client:

Brad & Louise Dowe

Project:

2251

DRAWING TITLE :

PROPOSED DOOR & SKYLIGHT SCHEDULES

PROJECT NAME :

2131 Pittwater Road, Church Point

REVISION NO.

01

DRAWING NO.

DA19

SCALE:

@ A3

WINDOW SCHEDULE														
ID	W1.01	W1.02	W1.03	W1.04	W1.05	W1.06	W1.07	W1.08	W1.09	W2.01	W2.02	W2.03	W2.04	W2.05
TYPE	FIXED	FIXED - TOP HUNG	FIXED	LOUVRES	FIXED	SLIDING	FIXED	FIXED	FIXED	LOUVRES	LOUVRES	FIXED	LOUVRES	LOUVRES
LEVEL	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	KITCHEN	KITCHEN	PANTRY	BEDROOM 4	BEDROOM 4	LAUNDRY	HALLWAY	LIVING ROOM	LIVING ROOM	STAIRS	MASTER BEDROOM	MASTER BEDROOM	MASTER BEDROOM	ENSUITE
ELEVATION VIEW (EXTERNAL)														
AREA (m2)	3.24	1.75	1.54	1.04	4.55	1.20	10.92	1.53	1.53	1.45	1.76	7.70	1.12	1.12
FRAME WIDTH x HEIGHT (mm)	1,200×2,700	2,500×700	2,200×700	800×1,300	3,500×1,300	1,500×800	4,550×2,400	1,700×900	1,700×900	850×1,700	800×2,200	3,500×2,200	800×1,400	800×1,400
ORIENTATION	SOUTH EAST	SOUTH WEST	SOUTH EAST	NORTH EAST	NORTH EAST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST	NORTH EAST	SOUTH EAST	SOUTH EAST
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	STEEL	STEEL	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FLY SCREENS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES								TO BE FIREA RATED	TO BE FIRE RATED				TRANSLUCENT GLASS	TRANSLUCENT GLASS

WINDOW SCHEDULE											
ID	W2.06	W2.07	W2.08	W2.09	W2.10	W2.11	W2.12	W2.13A	W2.13B	W2.14	W2.15
TYPE	LOUVRES	TOP - HUNG	FIXED	LOUVRES	LOUVRES	LOUVRES	LOUVRES	FIXED	FIXED	LOUVRES	FIXED
LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	ENSUITE	ENSUITE	WIR	BEDROOM 2	BEDROOM 2	STUDY	STUDY	STUDY	STUDY	HALLWAY	HALLWAY
ELEVATION VIEW (EXTERNAL)											
AREA (m2)	1.12	0.96	1.36	1.31	1.31	1.36	1.36	3.40	3.40	1.36	7.74
FRAME WIDTH x HEIGHT (mm)	800×1,400	1,600×600	800×1,700	770×1,700	770×1,700	800×1,700	800×1,700	2,000×1,700	2,000×1,700	800×1,700	4,550×1,700
ORIENTATION	SOUTH EAST	NORTH EAST	SOUTH WEST	SOUTH EAST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST	NORTH WEST	NORTH WEST	NORTH WEST
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	CLEAR SINGLE GLAZED - LOW E	Refer to BASIX	Refer to BASIX	Refer to BASIX	CLEAR SINGLE GLAZED - LOW E	CLEAR SINGLE GLAZED - LOW E
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FLY SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES	TRANSLUCENT GLASS	TRANSLUCENT GLASS									

REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA



1. FRONT FACADE 3D VIEW



2. OUTDOOR BALCONY 3D VIEW



3. POOL AREA 3D VIEW



4. FORMAL LIVING 3D VIEW

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

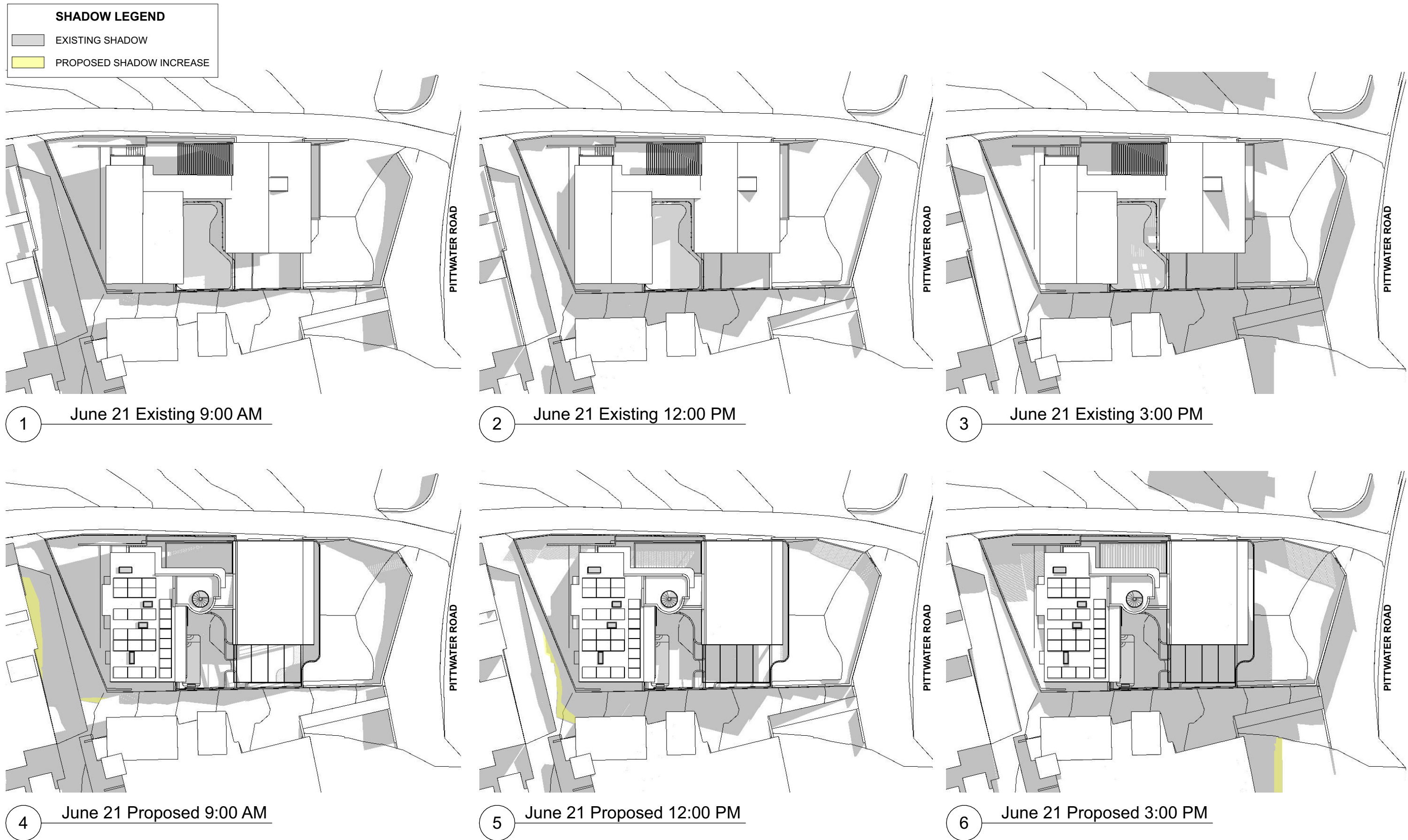
Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :
3D VIEWS

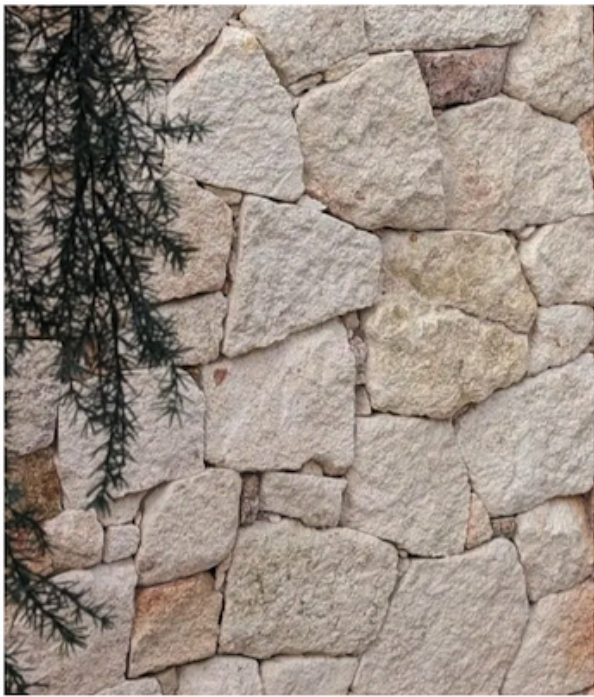
PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.	01	SCALE: @ A3
DRAWING NO.		
DA22		





CLD1 - WHITE VERTICAL CLADDING



CLD2 - NATURAL STONE CLADDING



CLD3 - RENDER (WHITE)



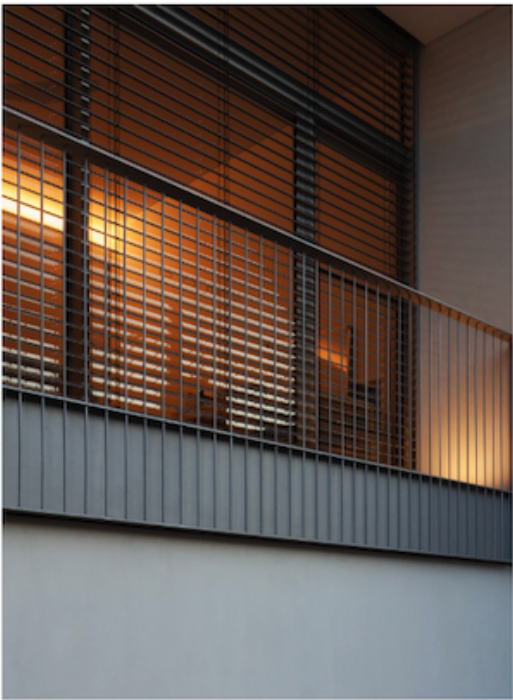
CLD4 - TIMBER LOOK CLADDING



BRK1 - LIGHT COLOR BRICK



MSR1 - METAL ROOF SHEETS - SILVER/GREY



BAL01 - METAL FINISH BALUSTRADE



BAL 02 - GLASS BALUSTRADE / POOL FENCE



ALUMINIUM WINDOW FRAMES (NATURAL)

FIXTURES AND FINISHES LEGEND

- CLD1 - VERTICAL CLADDING (WHITE)
- CLD2 - NATURAL STONE CLADDING
- CLD3 - RENDER (WHITE)
- CLD4 - TIMBER LOOK CLADDING
- BRK1 - LIGHT COLOUR BRICK
- MSR1 - METAL ROOF SHEETS - SILVER/GREY
- BAL1 - METAL BALUSTRADE
- BAL2 - GLASS BALUSTRADE / POOL FENCE
- GU - GUTTER / RAINWATER HEAD (LIGHT GREY FINISH)
- DP - DOWNPIPE (LIGHT GREY FINISH)
- SS - METAL CANTILEVERED SOLAR SHADING (WHITE/LIGHT GREY FINISH)

ARCHITECT

ARCHISOUL
ARCHITECTS

UNIT 23/28-34 ROSEBERRY STREET
BALGOWLAH NSW AUSTRALIA 2093
Ph: 02 9976 5449
www.archisoul.com.au

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXTERNAL FINISHES SCHEDULE

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

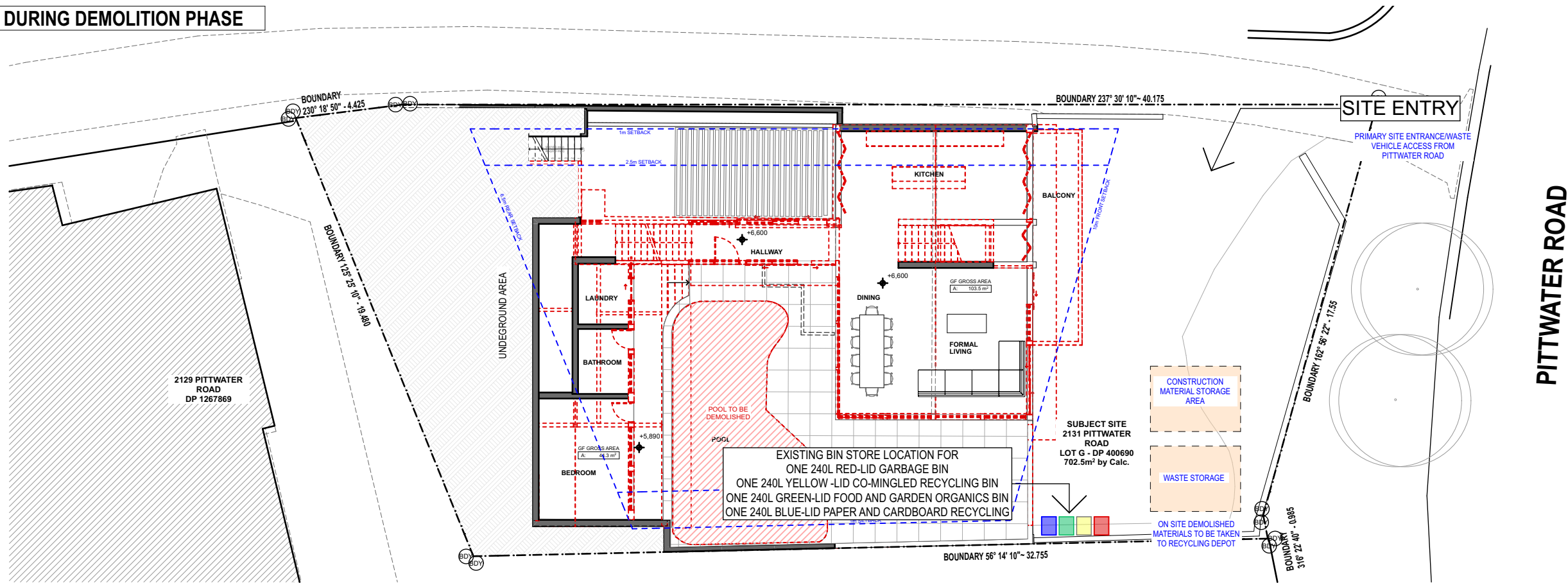
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DRAWING NO.

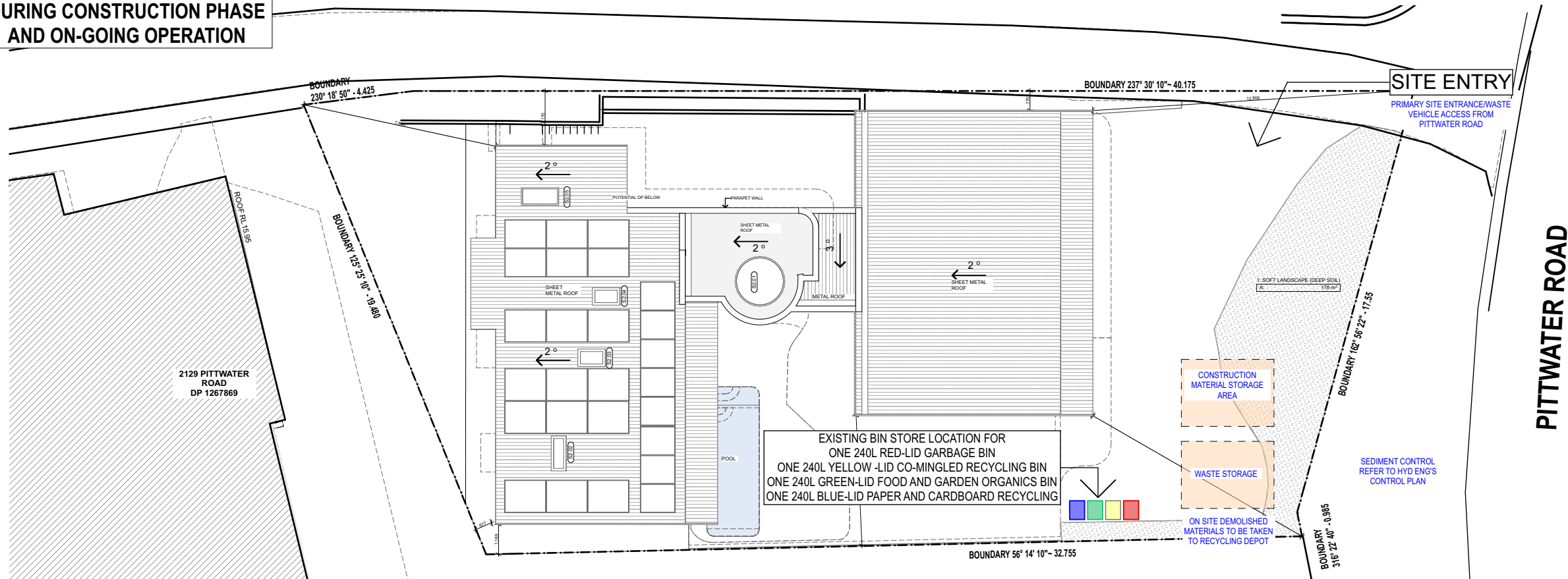
DA23

SCALE:
@ A3

DURING DEMOLITION PHASE



DURING CONSTRUCTION PHASE
AND ON-GOING OPERATION



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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :

**WASTE MANAGEMENT
PLAN**

PROJECT NAME :

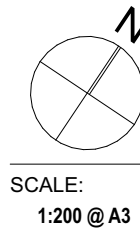
**2131 Pittwater Road,
Church Point**

REVISION NO.

01

DRAWING NO.

DA24



COMPREHENSIVE FLOOD INFORMATION REPORT

Property: 2131 Pittwater Road CHURCH POINT NSW 2105

Lot DP: Lot G DP 400696

Issue Date: 20/08/2024

Flood Study Reference: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV

Flood Information¹:

Map A - Flood Risk Precincts

Maximum Flood Planning Level (FPL) ^{2, 3, 4}: 6.72 m AHD

Map B - 1% AEP Flood & Key Points

1% AEP Maximum Water Level ^{2, 3}: 6.22 m AHD

1% AEP Maximum Depth from natural ground level³: 0.31 m

1% AEP Maximum Velocity: 0.42 m/s

Map C - 1% AEP Hydraulic Categorisation

1% AEP Hydraulic Categorisation: N/A

Map D - Probable Maximum Flood

PMF Maximum Water Level (PMF) ⁴: 6.63 m AHD

PMF Maximum Depth from natural ground level: 0.36 m

PMF Maximum Velocity: 1.15 m/s

Map E - Flooding with Climate Change

1% AEP Maximum Water Level with Climate change ³: 6.22 m AHD

1% AEP Maximum Depth with Climate Change³: 0.32 m

Map F - Flood Life Hazard Category in PMF

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

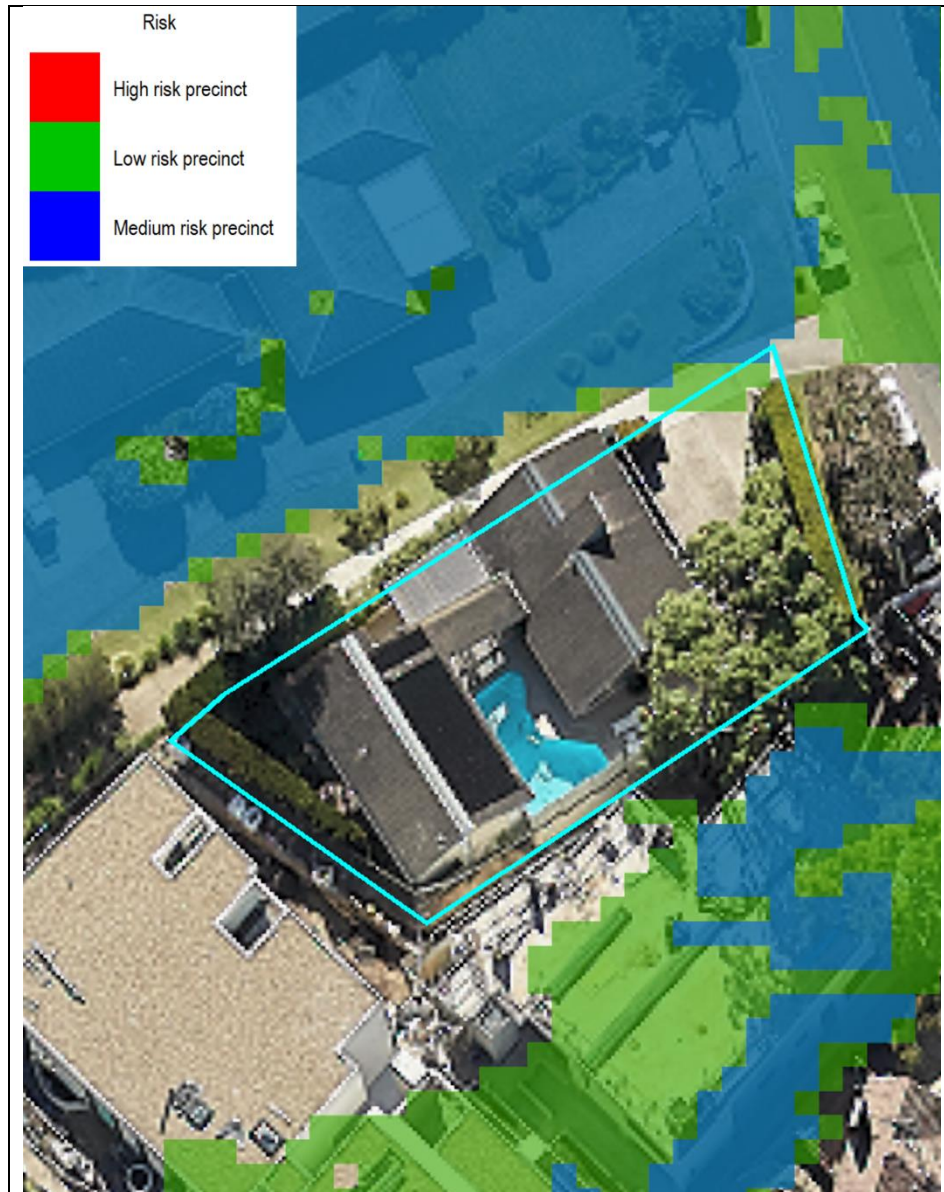
General

- 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.

Property

- Please note that as the property is outside the Flood Planning Area (Medium Flood Risk Precinct), a formal Flood Management Report would not need to be submitted to council with a Development Application for Residential Development.

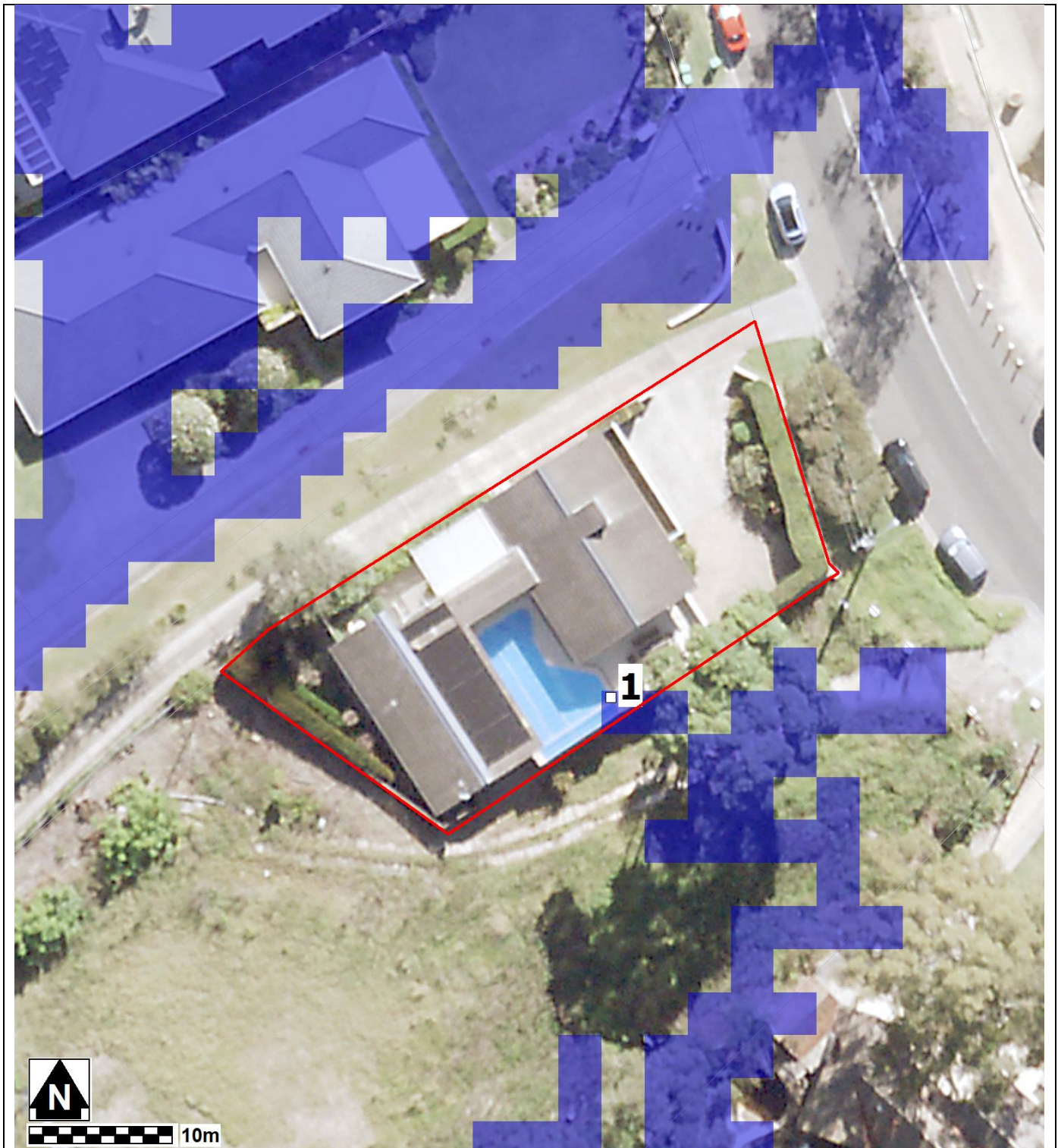
MAP A: FLOOD RISK PRECINCTS



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: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV) 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: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV) 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	6.22	0.15	0.42	N/A	6.27	0.21	0.67

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	6.22	0.16

WL – Water Level

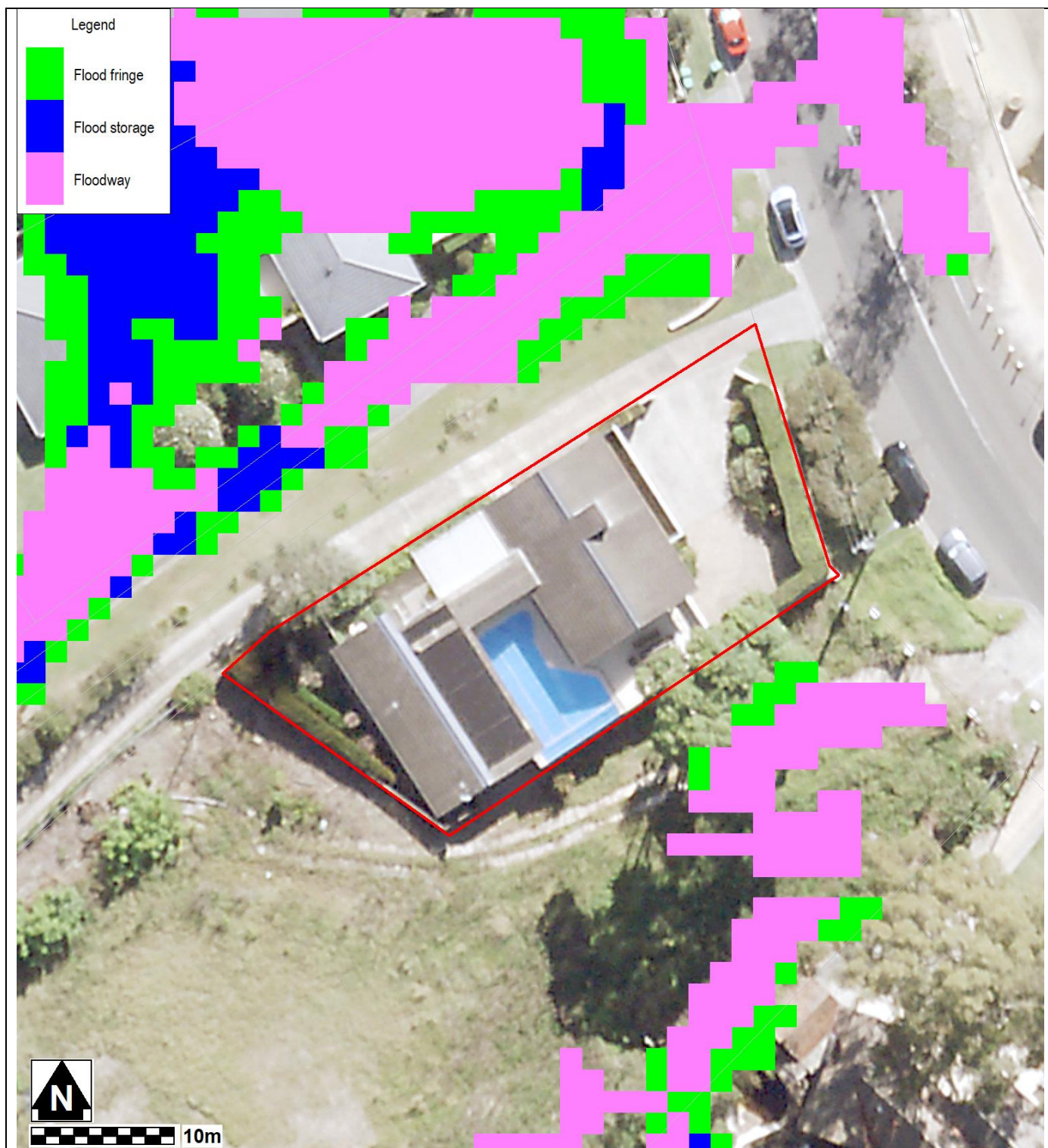
PMF – Probable Maximum Flood

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 $0.3\text{m}^2/\text{s}$, a freeboard of 0.3m may be able to be justified for development.

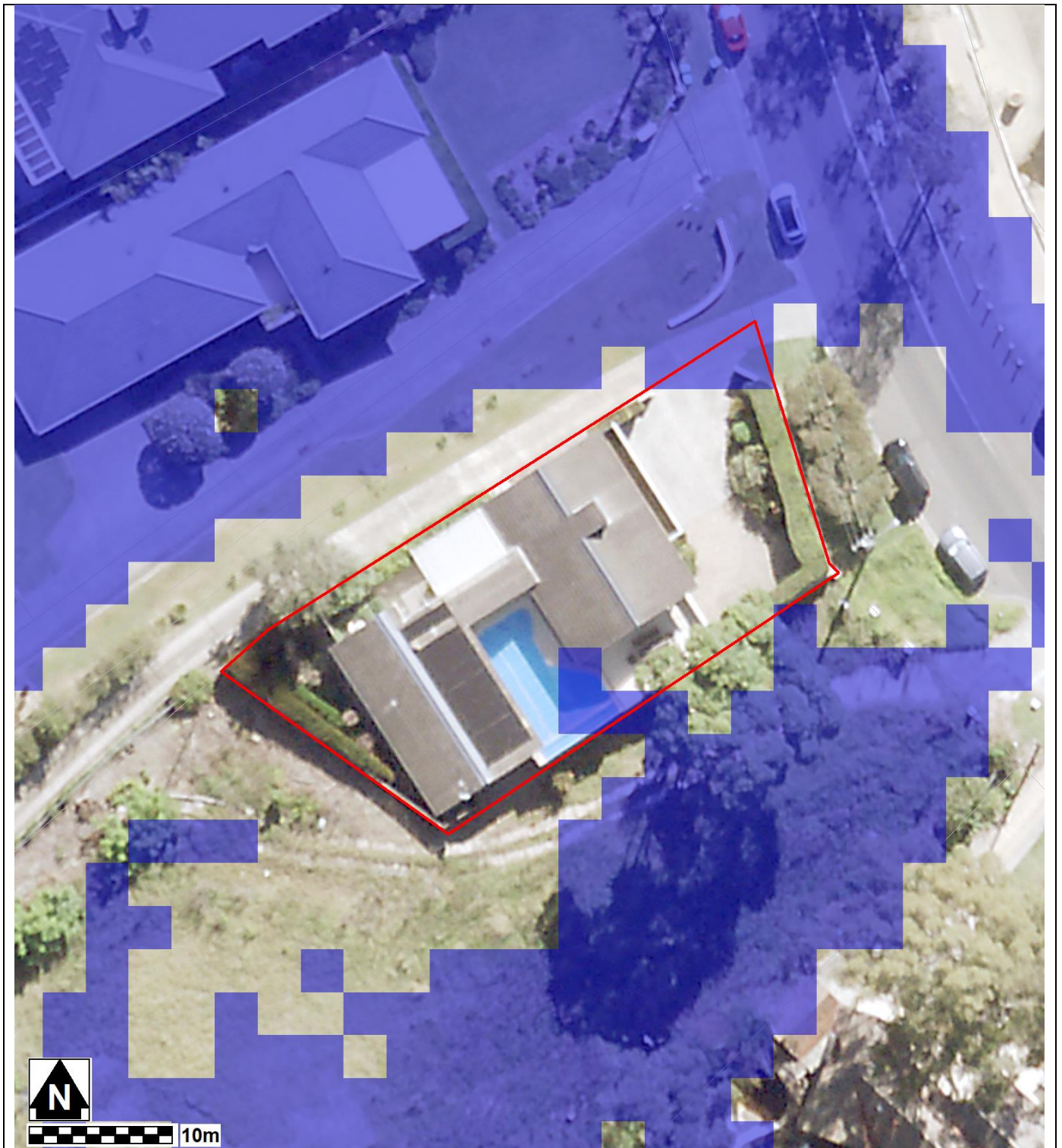
MAP C: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP



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: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV) and aerial photography (Source: NearMap 2014) are indicative only

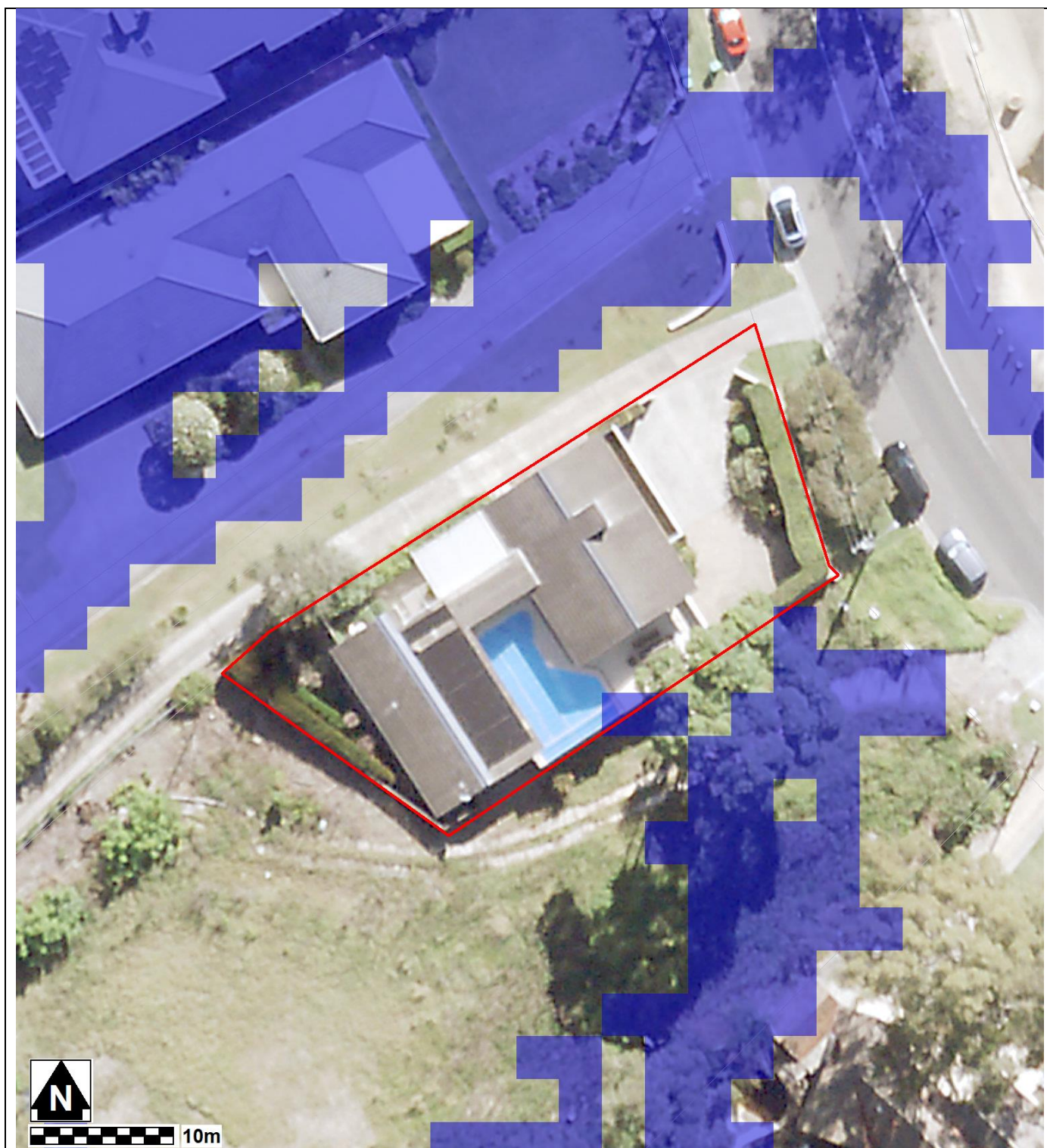
MAP D: PMF EXTENT MAP



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: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV) and aerial photography (Source: NearMap 2014) are indicative only

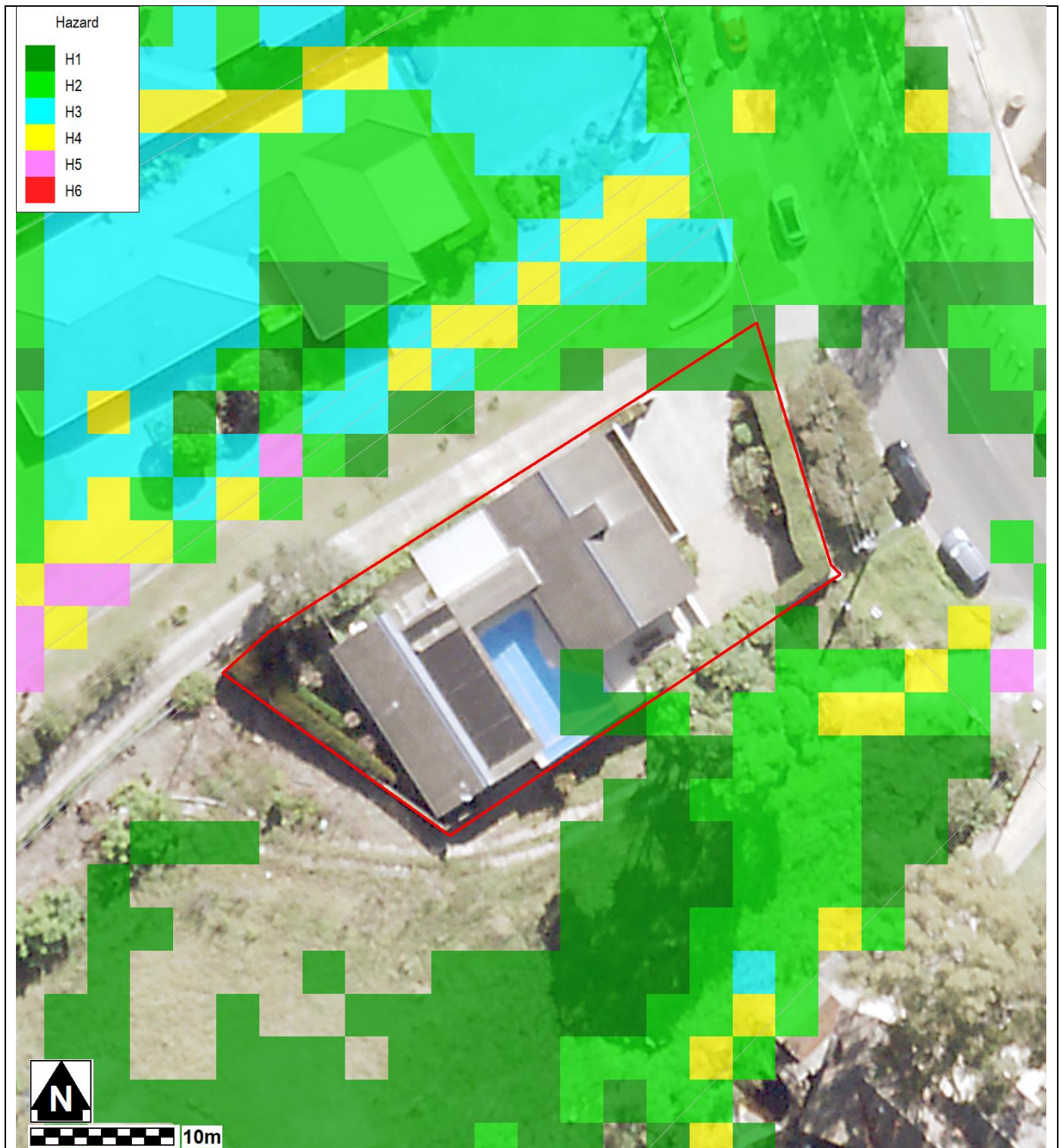
MAP E: FLOODING – 1% AEP EXTENT PLUS CLIMATE CHANGE



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: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV) and aerial photography (Source: NearMap 2014) are indicative only

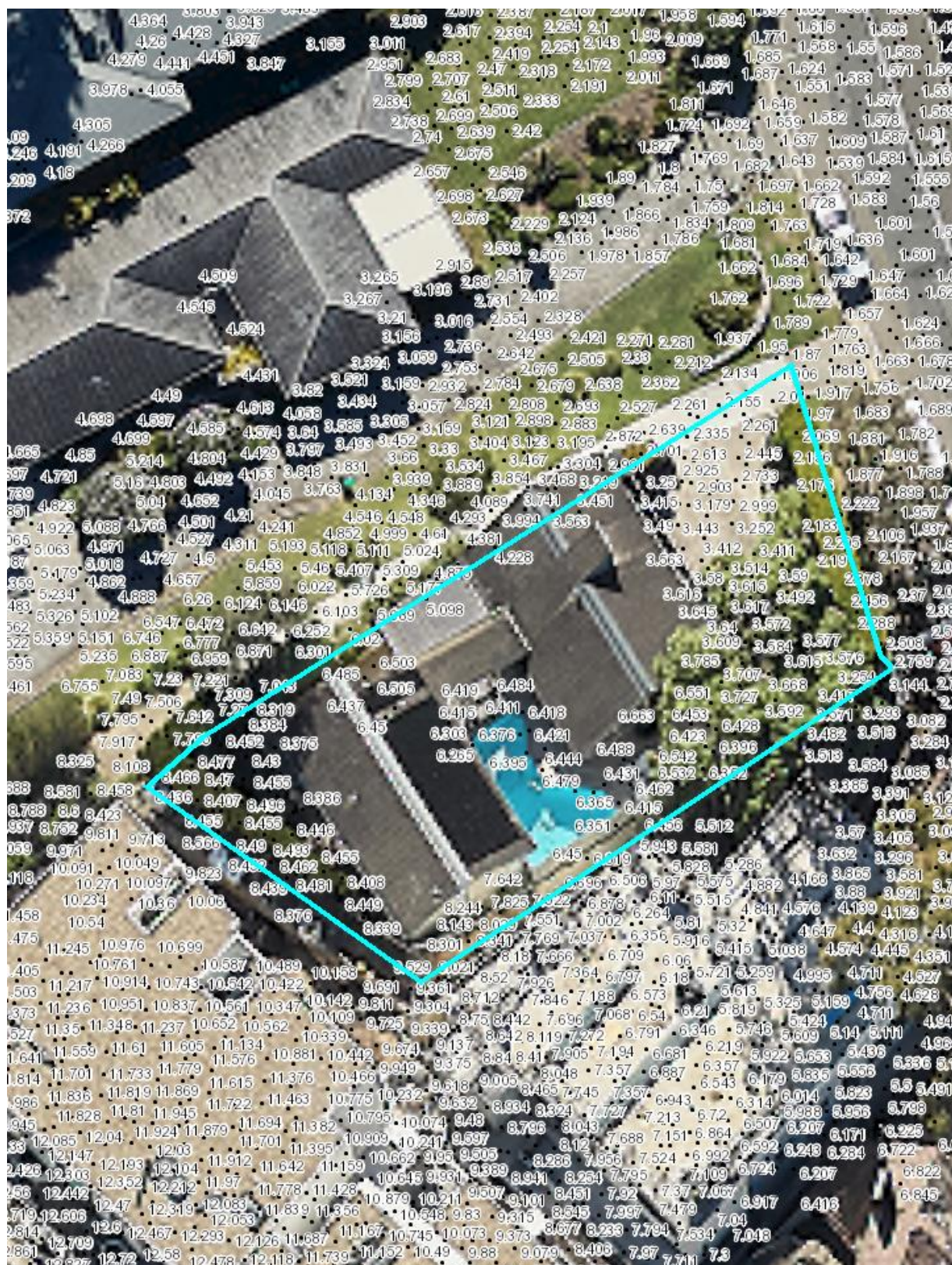
MAP F: FLOOD LIFE HAZARD CATEGORY IN PMF



Notes:

- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: McCarrs Creek, Mona Vale and Bayview Flood Study Review 2017, Royal HaskoningDHV) 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 $\pm 0.2\text{m}$ vertically and $\pm 0.15\text{m}$ 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 .