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FLOOD RISK MANAGEMENT

PSW21303-FR1

Proposed Alterations & Additions

At

11 Neridah Avenue, Belrose



(Source: Google Maps 2019)

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Document Revision Table

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1. Project Detail

Site Address 11 Neridah Ave, Belrose

Real Site Address Lot 63 DP 250561

Site Area 700.3 m2 approx. (as stated by the DP)

Development Type Alterations & Additions

LGA Northern Beaches Council

2. Introduction

In response to your request, Prime Engineering Consultants (PEC) have prepared a Flood Risk Management for the proposed Alterations & Additions at 11 Neridah Ave, Belrose. This document illustrates that the proposed development can be carried out to meet the requirement of North Beaches Council. This will also include any proposed strategies to ensure the developments compliance.

The purpose of the Flood Assessment is to;

- Describe the existing site conditions and identify the scope of works,
- Assess the impact of the existing flood,
- Discuss the risk management in accordance with the Council's DCP and provide Flood Risk Management procedures.

3. Existing Site Characteristics

The existing site characteristics consist of a single residential dwelling. The site slopes towards the rear of the property at approximately 5.73%. The site is situated adjacent to existing residential properties. This can be seen in the figure below.

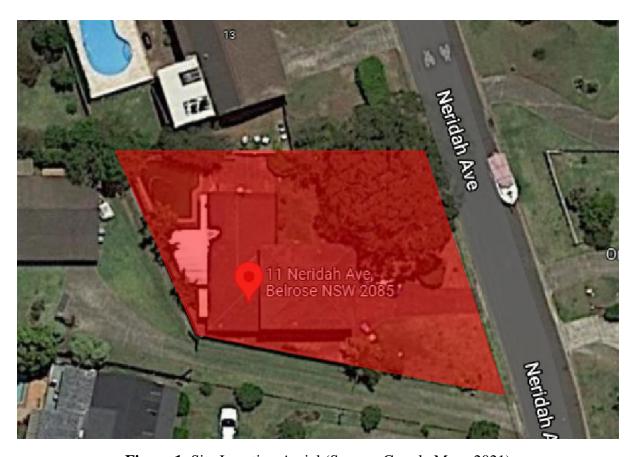


Figure 1: Site Location Aerial (Source: Google Maps 2021)

4. Proposed Development

The proposed scope of works consists of Alterations & Additions to the existing dwelling. The figure below illustrates the proposed site plan for the subject development. Refer to Architectural plans for further details.

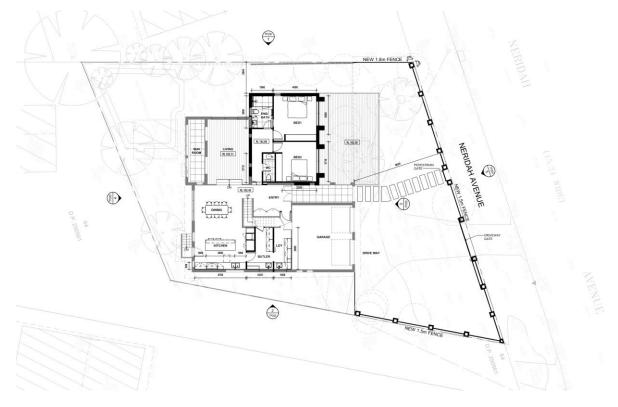


Figure 2: Proposed Ground Floor Plan (Source: Pixel Architecture Pty Ltd)

5. Existing Flood Information

When considering a new development it important to assess the impact of existing flooding on the proposed development. In addition, an assessment of the impacts of proposed development both upstream and downstream of the subject site.

Prime Engineering Consultants have referred to the Northern Beaches Council flood advice letter to establish flood conditions of the site. Prime Engineering Consultants have assessed the flood extent impacting the development based on Council's flood letter.



Figure 3: 1% AEP Flood Extents (Source: Council Flood Information)

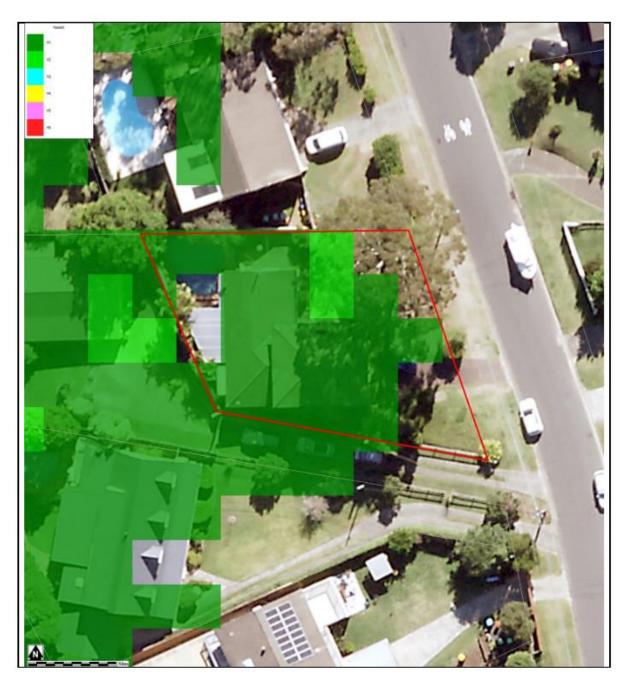


Figure 4: Flood Life Hazard Category (Source: Council Flood Information)



Figure 6: PMF Extent Map (Source: Council Flood Information)

The flood information above indicates that the existing dwelling is situated outside of the 1% AEP storm event. Northern Beaches Council flood information estimates the 1% AEP to be at RL 161.30 AHD.

6. Council Requirements

Northern Beaches Council flood letter has identified the Flood Planning Level based on 1% AEP flood Level plus 500mm freeboard. With reference to councils flood advice letter correspondence, flood planning level is at RL 161.80m AHD.

7. Flood Management Plan

Procedure

- 1. Floods in Local government area are considered as "flash floods" and no warning system is available. Storms leading to major flooding are typically 2 hours long, however shorter storms as little as a 30 minutes long can produce significant flooding. Once the storm passes floodwater usually disappear rapidly.
- 2. During floods many local and major streets and roads will be cut by floodwaters. Traveling through floodwaters on foot, or in a vehicle can be very dangerous as the water may be polluted, obstructions can be hidden under the floodwaters, or you could be swept away. Council recommends staying within the home as much as practical as this is the safest option. If you need to leave the home do so early in the flood event, before the flood level reaches the rear of the dwelling.
- 3. Develop your own family flood plan and be prepared if flooding should occur while the kids are coming home from school or when you are returning from work. Talk to the Council to determine the safer travel routes that are less likely to be cut by floodwaters.
- 4. For below ground garages do not attempt to save the car if floodwaters start to enter the garage, it is too dangerous as water levels will rise rapidly and you could be trapped.
- 5. As the flood level approaches the garage floor level (but only if safe to do so) relocate any items that may be damaged by water, or poisons, or wastes to as high a level as possible.
- 6. As the flood level approaches the habitable floor level:
 - i) gather medicines, special requirements for babies or the elderly, mobile phones, first aid kit, special papers and any valuables into one location,
 - ii) put on strong shoes, raise any items within the home that may be damaged by water (e.g. photo albums) to as high a level as possible, with electrical items on top. Turn off and disconnect any large electrical items such as a TV that cannot be raised.
 - iii) place wet towels across the bottom and lower sides of external doors to slow down the entry of water through the door.
- 7. In the very rare event that floodwaters may enter the home collect items from 6.i) above and move to an upper level if possible, or if in a single level dwelling provide a chair in the kitchen to enable access to the kitchen bench preferably adjacent to the window. Ensure window is not locked or key readily available. Do not evacuate the home unless instructed to do so by the SES or the Police. Remember floodwaters are much deeper and flow much faster outside.
- 8. In the case of a medical emergency ring 000 as normal, but explain about the flooding.
- 9. A laminated copy of this flood plan should be permanently attached (glued) on an inside cupboard door in the kitchen and laundry and to the inside of the electrical meter box.

This flood management plan should be reviewed every 5 years, particularly with the potential effects of Climate Change with sea level rise and increased rainfall intensities.

8. Flood Action Plan

The following flood mitigation measures are to be adopted to demonstrate a compliant development and prevent adverse flood impacts.

 All new structures below RL 161.80 AHD must be constructed using flood compatible materials. Reference shall be made to the structural engineering drawings.

By incorporating these mitigation measures and the flood risk management procedures below a compliant development can be achieved.

- During flood events many local, major streets and roads will be cut off by floodwaters that may make the escape by vehicle extremely difficult. Travelling through floodwaters on foot or in a vehicle can be very dangerous as obstructions can be hidden under the floodwaters, or it is possible to be swept away, even if in a car, or the water may be polluted. It is recommended that during any flood event, staying within the building as much as practical is always the safest option. If the rainfall event has occurred, do not evacuate the building unless instructed by the State Emergency Services (SES) or police.
- Develop your own 'Family Flood Plan' generally in accordance with this Flood Emergency Response Plan. In the case that flooding should occur and children are home alone, arrangements should be ensured the children are aware not to leave the premises and to follow the 'Family Flood Plan'.
- Stay tuned to ABC 702 on a battery powered radio for official advice and warnings.
- Don't allow any children to play in or near flood waters.
- Avoid entering flood waters in all circumstances unless it is necessary. Check the depth in front of you before every step using a stick/pole or similar.
- Don't drive through flood water during a significant flood event
- Stay away from drains, culverts, and areas where the water is deeper than your knee.
- Don't turn on your gas or electricity until it has been checked by a professional/licensed repairer.
- Beware of fallen power lines.
- Notify family and friends of your whereabouts.

9. Conclusion

The scope of the Alterations and Additions are outside of the 1% AEP as a result the impact of the existing flooding behaviour will be minimal.

The materials used as part of the construction should be flood compatible as note in Appendix B for this document.

In additional to the above, a site specifically Flood management plan should be implemented. Refer to section 8 – Flood Management Plan for further details.

By incorporating the measures outlined in this document, it will reduce the risk of damage or injury due to flooding to the satisfaction of council's guidelines. The proposed development will have minimal to no affects or impacts the existing flooding conditions.

We trust that this information is sufficient for your purposes, however should you have any queries in regards to this report please feel free to contact the undersigned.

Yours faithfully,

Prime Engineering Consultants

Reda Salah | Structural Engineer

B. Eng (Civil)

MIEAust

10. Appendices

Appendix A - Council Flood Letter



FLOOD INFORMATION REPORT - COMPREHENSIVE

Property: 11 Neridah Avenue BELROSE NSW 2085

Lot DP: Lot 63 DP 250561 Issue Date: 28/07/2021

Flood Study Reference: Frenchs Creek Flood Study 2010, DHI

Flood Information for lot 1:

Flood Risk Precinct - See Map A

Flood Planning Area - See Map A

Maximum Flood Planning Level (FPL) 2, 3, 4: 162.99 m AHD

1% AEP Flood - See Flood Map B

1% AEP Maximum Water Level 2,3: 161.66 mAHD

1% AEP Maximum Depth from natural ground level3: Not Available

1% AEP Maximum Velocity: Not Available

1% AEP Hydraulic Categorisation: Not Available

Probable Maximum Flood (PMF) - See Flood Map C

PMF Maximum Water Level 4: 163.00 m AHD

PMF Maximum Depth from natural ground level: Not Available

PMF Maximum Velocity: Not Available

PMF Hydraulic Categorisation: Not Available

Flooding with Climate Change

The following is for the 30% Rainfall intensity increase and 0.9m Sea Level Rise Scenario:

1% AEP Maximum Water Level with Climate change 3: Not Available

Flood Life Hazard Category - See Map D

Indicative Ground Surface Spot Heights - See Map E

- ¹ The flood information does not take into account any local overland flow issues nor private stormwater drainage systems.
- 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.

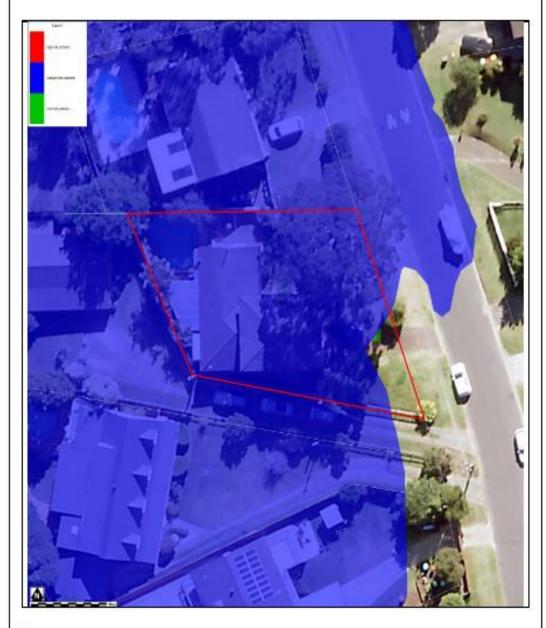
General Notes:

- 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 website.

Property Notes:

- The Frenchs Creek Flood Study is one of Council's oldest current flood studies, and the flood information available from it is not as comprehensive as for the more recent studies.
- Council is in the process of updating the Frenchs Creek Flood Study with the Middle Harbour Flood Study. If a Development Application is to be submitted after 12 months from the date of this certificate, revised flood information should be obtained from Council.

FLOOD MAP A: FLOOD RISK PRECINCT MAP



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.

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FLOOD LEVEL POINTS



Note: Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Frenchs Creek Flood Study 2010, DHI) and aerial photography (Source: NearMap 2014) are indicative only.

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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	161.1	0.6	N/A	161.6	161.3	N/A	N/A
2	N/A	N/A	161.3	0.5	N/A	161.8	161.6	N/A	N/A
3	N/A	N/A	161.4	0.2	N/A	161.9	161.2	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	162.7	162.3	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	162.6	162.2	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	162.7	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	162.8	162.6	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	162.2	161.9	N/A	N/A

WL – Water Level
PMF – Probable Maximum Flood
N/A = no peak water level/depth/velocity available in flood event

A variable Flood Planning Level might apply. Freeboard is generally 0.5m above the maximum 1% AEP water level, and this is what has been assumed in the above table. However for overland flow with a depth less than 0.3m and a VelocityxDepth product less than 0.3m²/s, a reduced freeboard of 0.3m may be able to be justified.

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FLOOD MAP B: FLOODING - 1% AEP EXTENT



- 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: Frenchs Creek Flood Study 2010, DHI) and senial photography (Source Near Map 2014) are indicative only.

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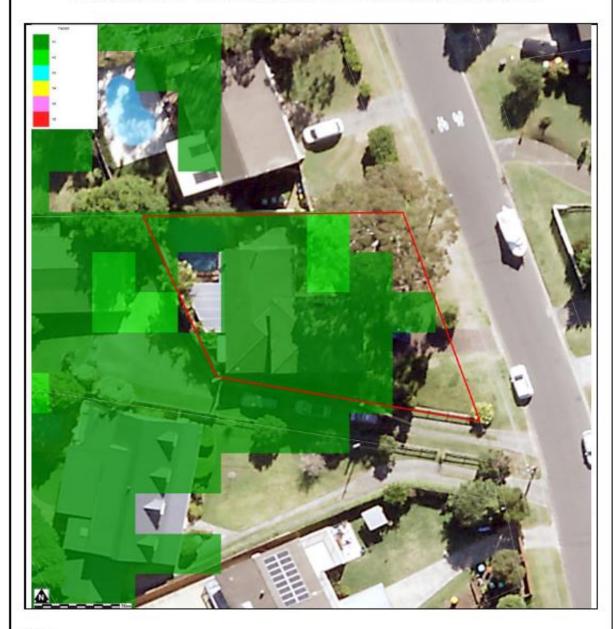
FLOOD MAP C: PMF EXTENT MAP



- es:
 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: Frenchs Creek Flood
 Study 2010, DHI) and aerial photography (Source: NearMap 2014) are indicative only

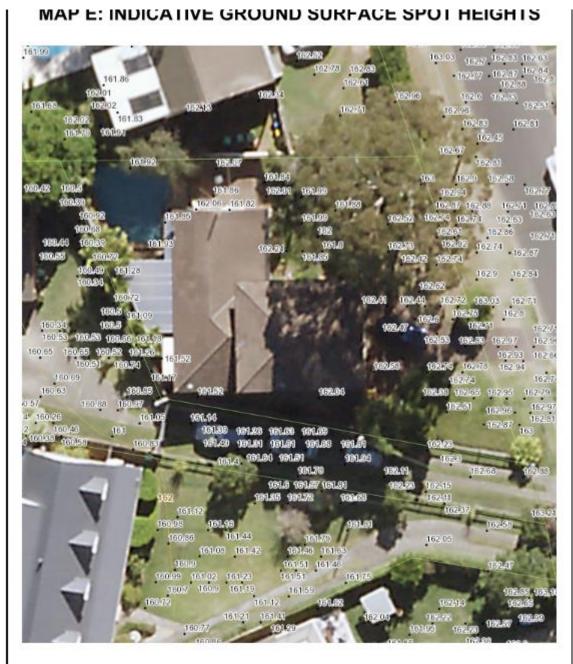
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FLOOD MAP D: FLOOD LIFE HAZARD CATEGORY



Notes:

 Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Frenchs Creek Flood Study 2010, DHI) and serial photography (Source Near Map 2014) are indicative only.



Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only. Accuracy is generally within \pm 0.2m vertically and \pm 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) – 6.3 Flood Planning	Manly DCP (2013) – 5.4.3 Flood Prone Land
Warringah LEP (2011) – 6.3 Flood Planning	Warringah DCP (2011) – E11 Flood Prone Land
Warringah LEP (2000) – 47 Flood Affected Land *	
Pittwater LEP (2014) – 7.3 Flood Planning	Pittwater 21 DCP (2014) – B3.11 Flood Prone Land
Pittweier LEP (2014) – 7.4 Flood Risk Management	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. 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 floor level is above the Probable Maximum Flood level
- 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.

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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

Flood analysis

- 1% AEP flood level
- Flood Planning Level (FPL)
- Probable Maximum Flood (PMF) level
- Flood Risk Precinct, le 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.

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

		Compliance	
	N/A	Yes	No
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)

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- 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@northembeaches.nsw.gov.au.

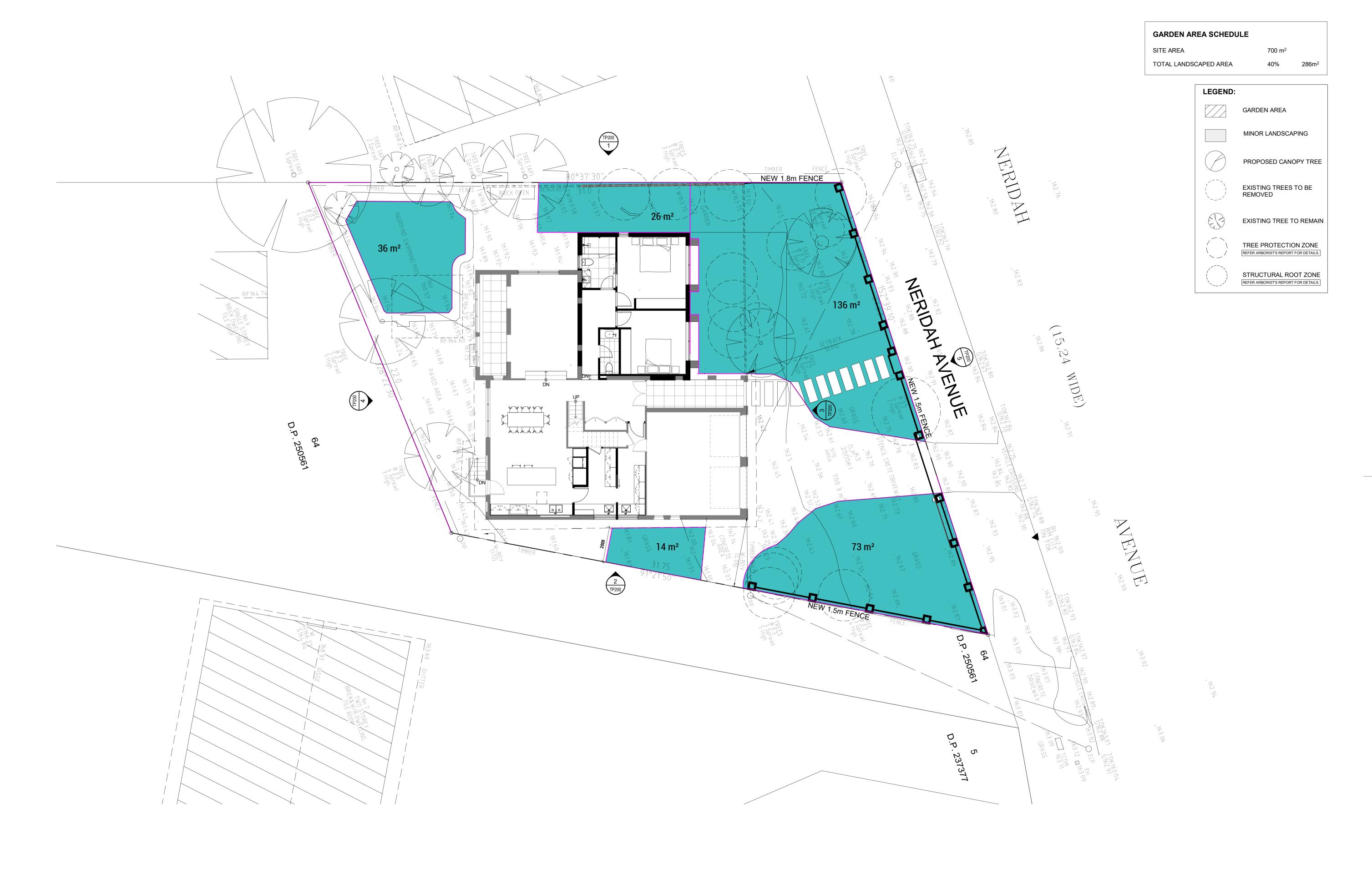
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Appendix B – Flood Compatible Materials

Building Component	Flood Compatible Material	Building Component	Flood Compatible Material
Flooring and Sub Floor Structure Floor Covering	pier and beam construction or suspended reinforced concrete slab clay tiles concrete, precast or in situ concrete tiles epoxy, formed-in-place mastic flooring, formed-in-place rubber sheets or tiles with chemical set adhesive silicone floors formed-in-place vinyl sheets or tiles with chemical-set adhesive ceramic tiles, fixed with mortar or chemical set adhesive asphalt tiles, fixed with water resistant	Doors Wall and Ceiling Linings	solid panel with waterproof adhesives flush door with marine ply filled with closed cell foam painted material construction aluminium or galvanised steel frame 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 plastic sheeting or wall with waterproof adhesive
	adhesive removable rubber-backed carpet		
Wall Structure	solid brickwork, blockwork, reinforced, concrete or mass concrete	Insulation	foam or closed cell types
Windows	Aluminium frame with stainless steel or brass rollers	Nails, Bolts, Hinges and Fittings	galvanisedremovable pin hinges

Appendix C – Architectural Plans

11 Neridah Avenue, Belrose, NSW 2085 PROPOSED ALTERATION AND EXTENSION



Architecture | Interior Design | Urban Design
Pixel Architecture Pty Ltd
ABN: 83 635 279 542

Pixel Architecture Pty Ltd ABN: 83 635 279 542 Phone: 03 8060 6617 Address: 922/401 Docklands Drive, Docklands VIC 3008

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PROPOSED ALTERATION AND EXTENSION

11 Neridah Avenue, Belrose, NSW 2085

Project No.
21084

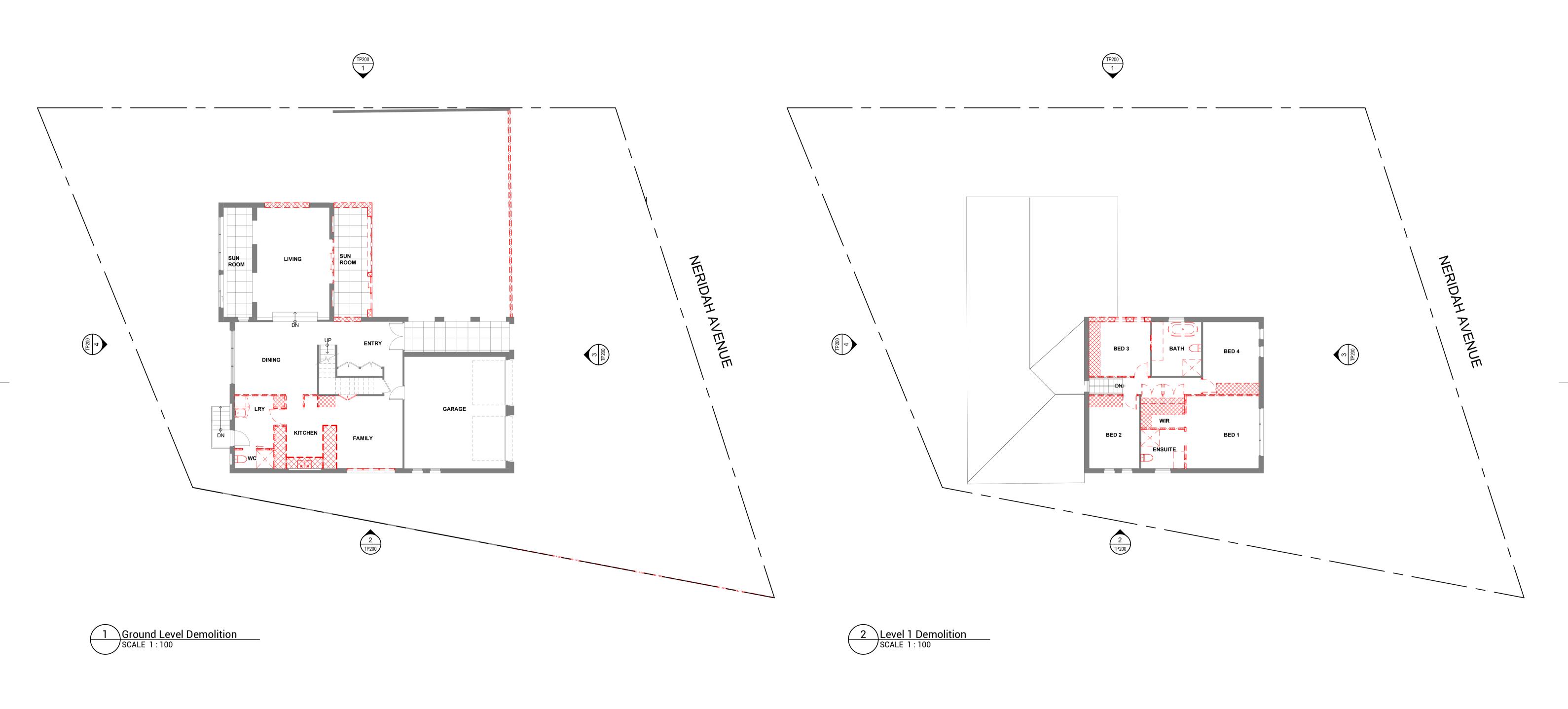
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PROPOSED LANDSCAPED AREA PLAN TP012

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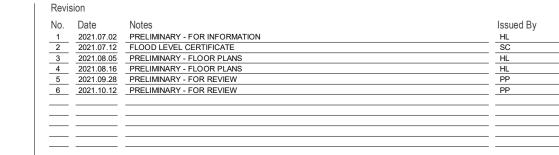
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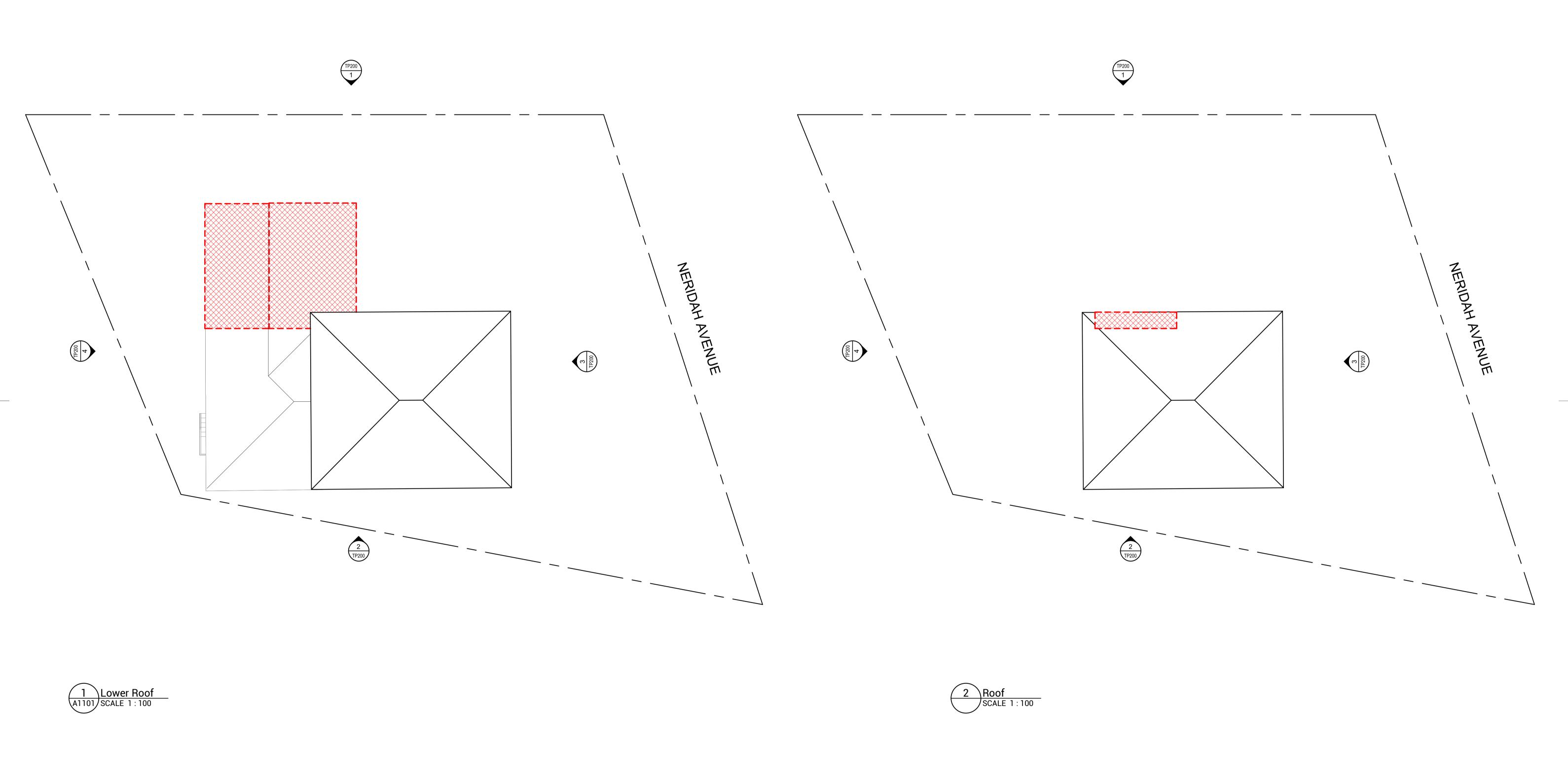
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PROPOSED ALTERATION AND EXTENSION 11 Neridah Avenue, Belrose, NSW 2085

Sheet Status PRELIMINARY 21084 NOT FOR CONSTRUCTION DEMOLITION PLANS

1 : 100 at A1 2021.10.12



Pixel Architecture Pty Ltd ABN: 83 635 279 542 Phone: 03 8060 6617

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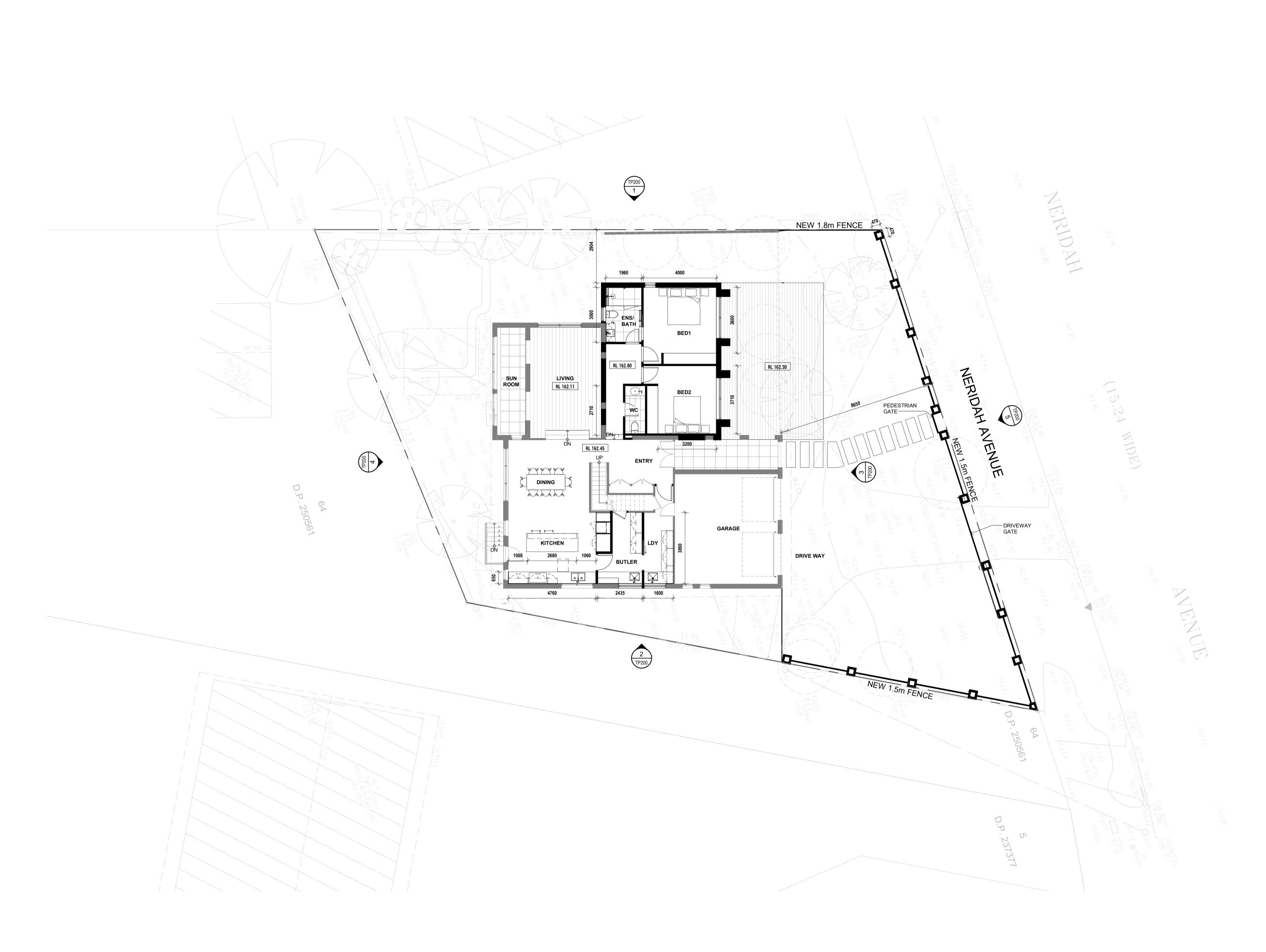
DRAWN BY: Author CHECKED BY: Checker PROPOSED ALTERATION AND EXTENSION

NOT FOR CONSTRUCTION

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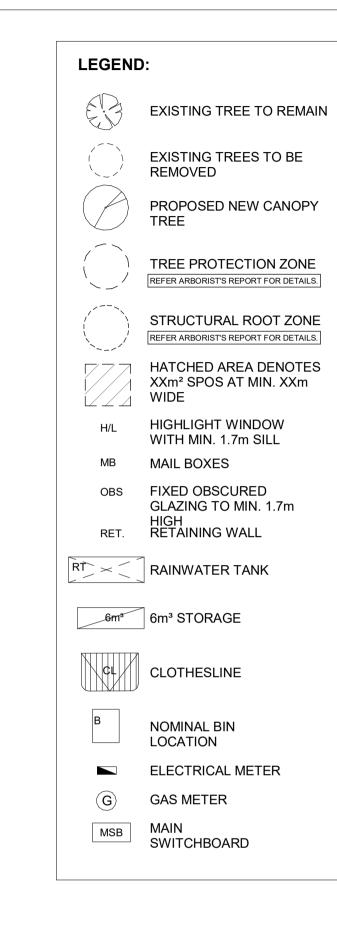
DEMOLITION ROOF PLANS 1 : 100 at A1

2021.10.12



AREA SUMMARY

SITE AREA	700 m ²	
EXISTING TOTAL LANDSCAPED AREA	44%	311m ²
EXISTING GF AREA: EXISTING 1F AREA: EXISTING GARAGE:	130m² 80m² 37m²	
NEW TOTAL LANDSCAPED AREA	40%	285m ²
GF AREA: 1F AREA: GARAGE: ROOF TERRACE:	170m ² 99m ² 37m ² 30m ²	





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PROPOSED ALTERATION AND EXTENSION

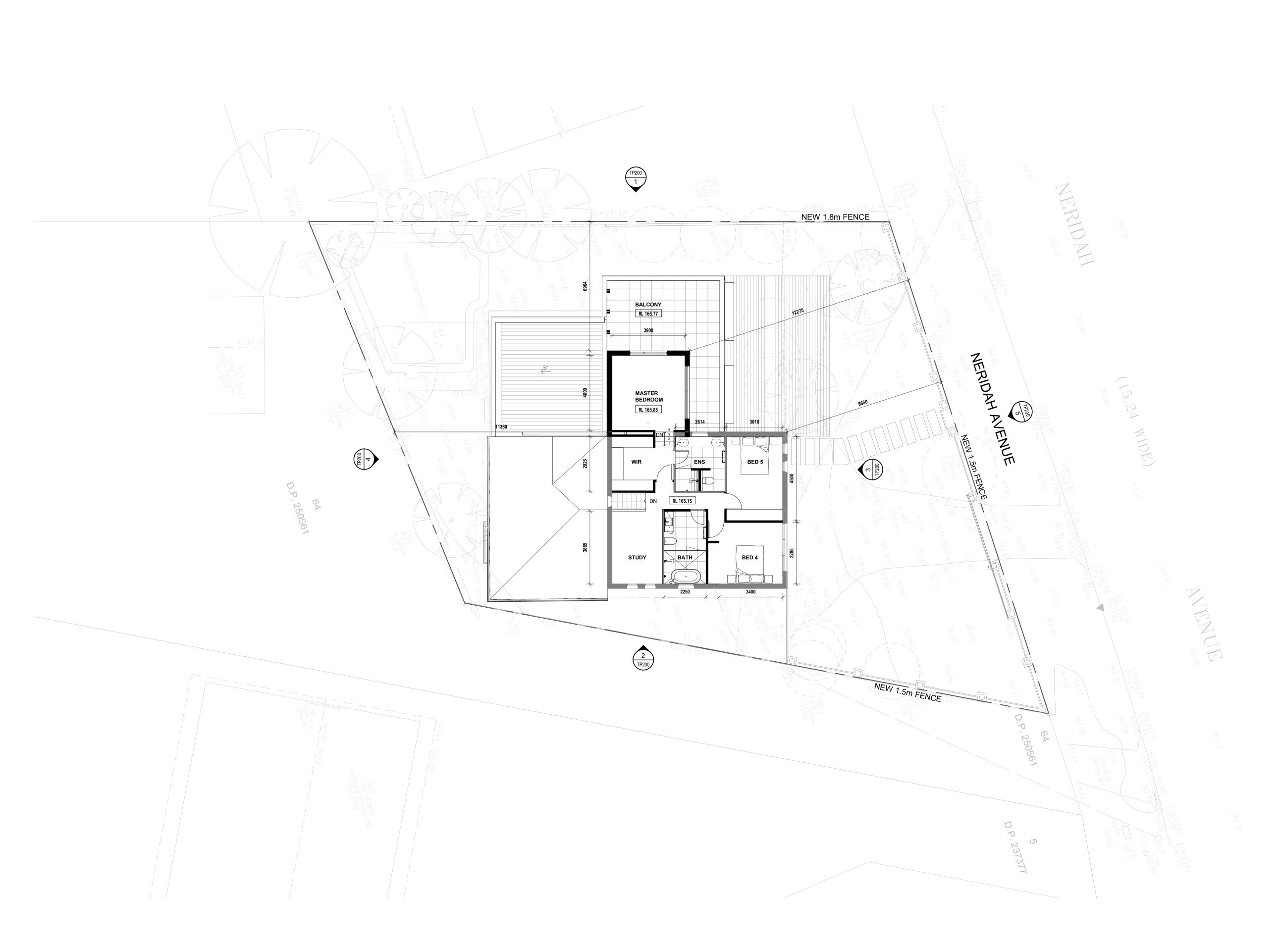
11 Neridah Avenue, Belrose, NSW 2085

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Sheet Status PRELIMINARY NOT FOR CONSTRUCTION GROUND FLOOR PLAN

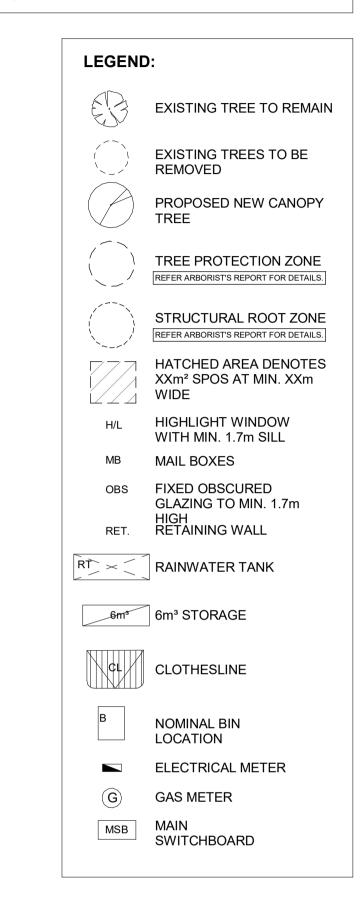
1 : 100 at A1

2021.10.12



AREA SUMMARY

SITE AREA	700 m ²	
EXISTING TOTAL LANDSCAPED AREA	44%	311m ²
EXISTING GF AREA: EXISTING 1F AREA: EXISTING GARAGE:	130m² 80m² 37m²	
NEW TOTAL LANDSCAPED AREA	40%	285m ²
GF AREA: 1F AREA: GARAGE: ROOF TERRACE:	170m ² 99m ² 37m ² 30m ²	



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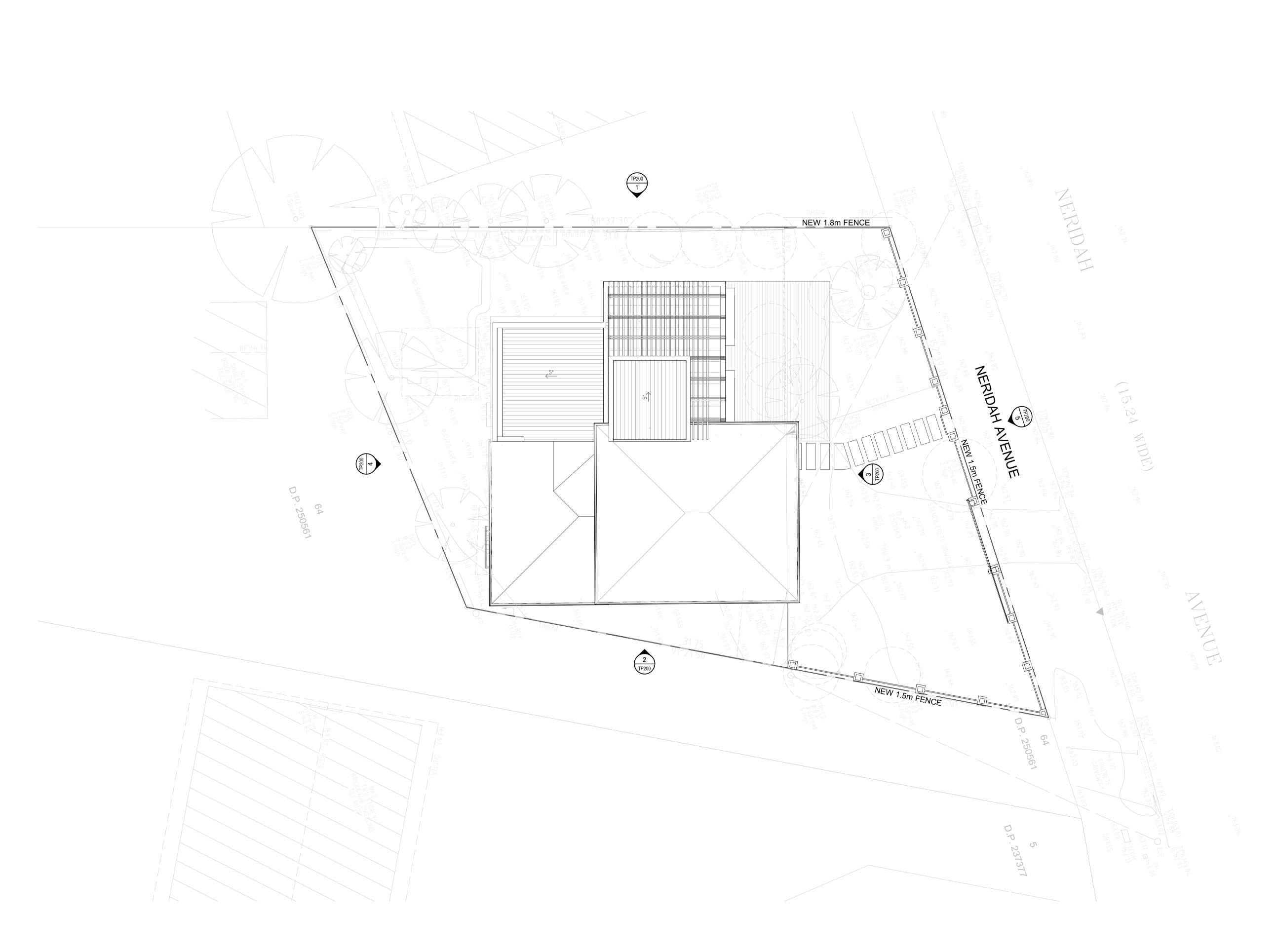
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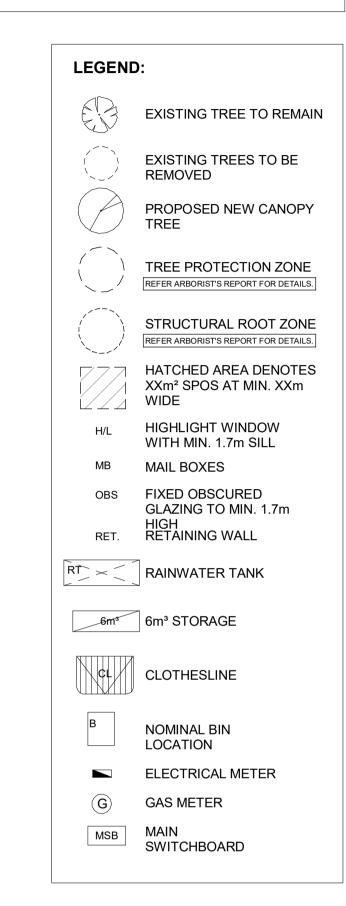
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AREA SUMMARY

SITE AREA	700 m ²	
EXISTING TOTAL LANDSCAPED AREA	44%	311m ²
EXISTING GF AREA: EXISTING 1F AREA: EXISTING GARAGE:	130m² 80m² 37m²	
NEW TOTAL LANDSCAPED AREA	40%	285m²
GF AREA: 1F AREA: GARAGE: ROOF TERRACE:	170m ² 99m ² 37m ² 30m ²	



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Revis	SION		
No.	Date	Notes	Iss
1	2021.07.02	PRELIMINARY - FOR INFORMATION	н
2	2021.07.12	FLOOD LEVEL CERTIFICATE	S
3	2021.08.05	PRELIMINARY - FLOOR PLANS	Н
4	2021.08.16	PRELIMINARY - FLOOR PLANS	Н
5	2021.09.28	PRELIMINARY - FOR REVIEW	P
6	2021.10.12	PRELIMINARY - FOR REVIEW	Р

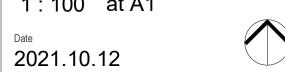
PROPOSED ALTERATION AND EXTENSION

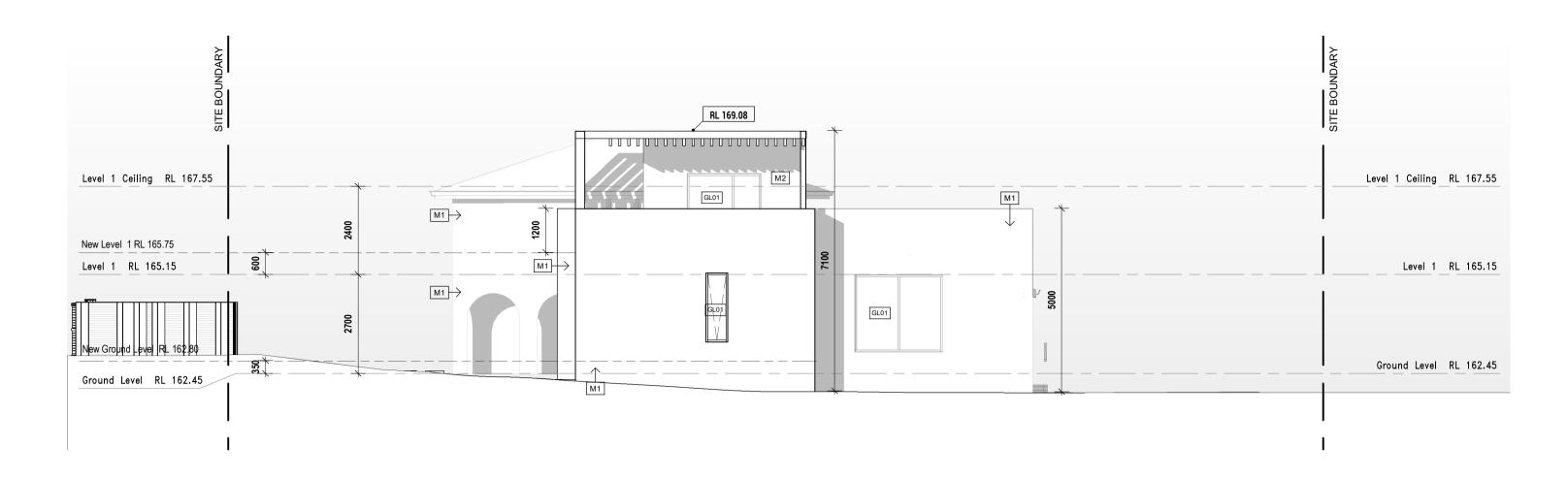
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1 : 100 at A1

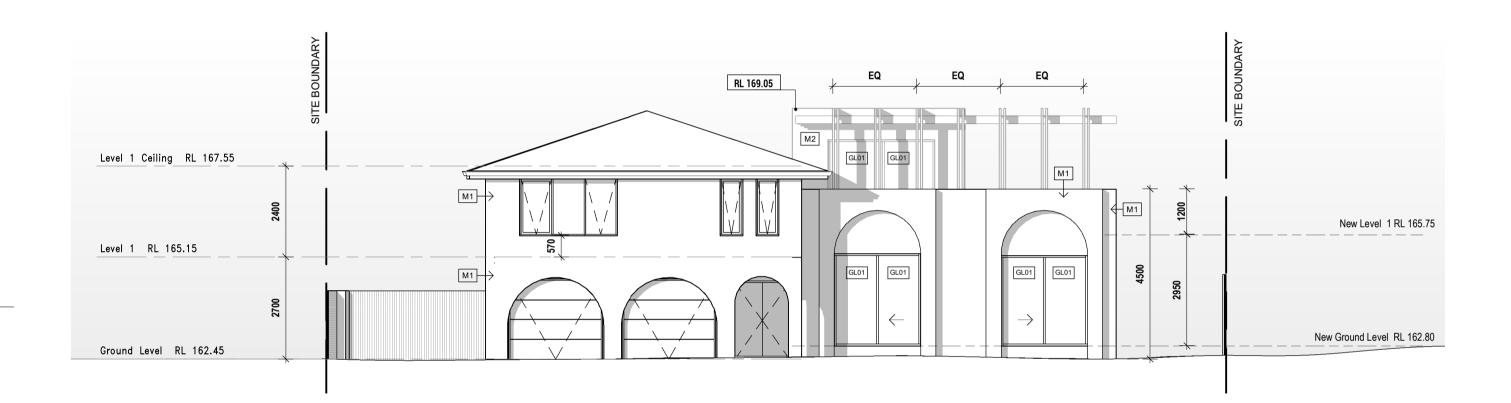


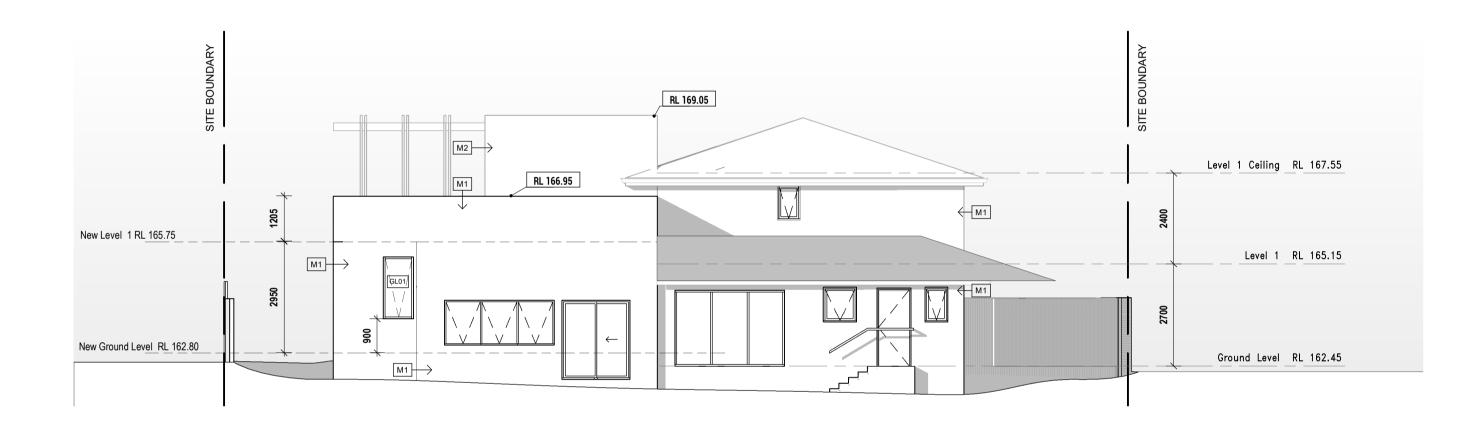




1 NORTH ELEVATION TP012 SCALE 1:100

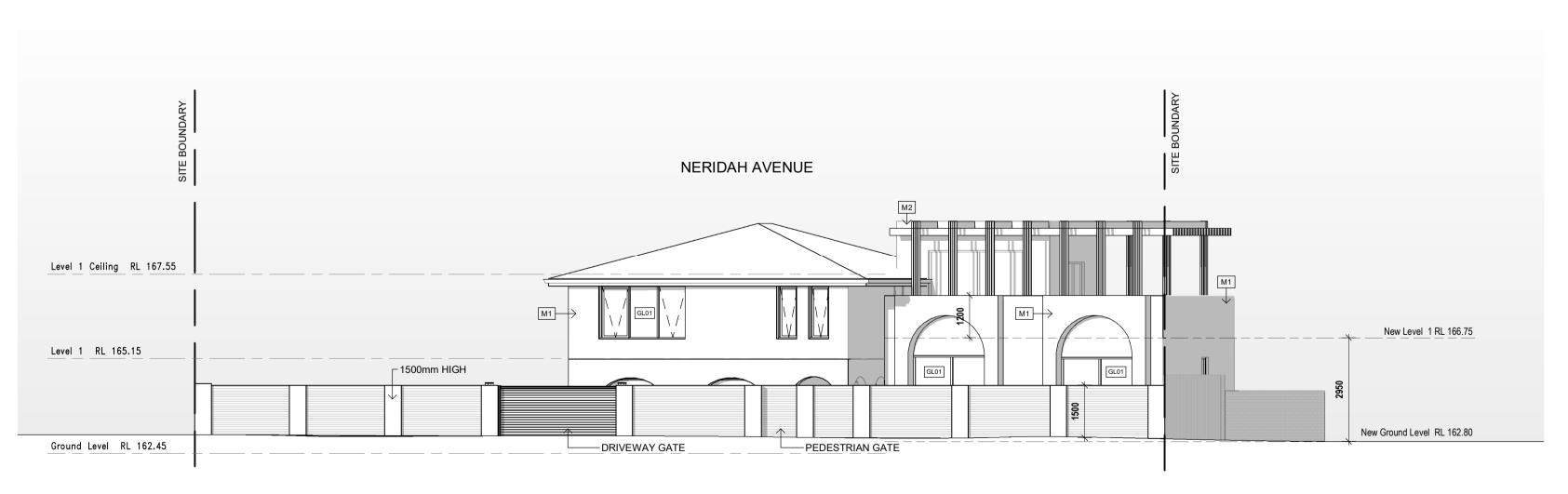






3 EAST ELEVATION TP012 SCALE 1:100





MATERIAL LEGEND
M1 RENDER FINISH - CREAM COLOUR
M2 TIMBER CLADDING
G1 GLAZING- CLEAR
G2 GLAZING- OBSCURED

5 STREET ELEVATION TP012 SCALE 1:100

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No. Date	Notes	Issued B
1 2021.	07.02 PRELIMINARY - FOR INFORMATION	HL
2 2021.	07.12 FLOOD LEVEL CERTIFICATE	SC
3 2021.	08.05 PRELIMINARY - FLOOR PLANS	HL
4 2021.	08.16 PRELIMINARY - FLOOR PLANS	HL
_5 _ 2021.	09.28 PRELIMINARY - FOR REVIEW	PP
6 2021.	10.12 PRELIMINARY - FOR REVIEW	PP
		
		

PROPOSED ALTERATION AND EXTENSION

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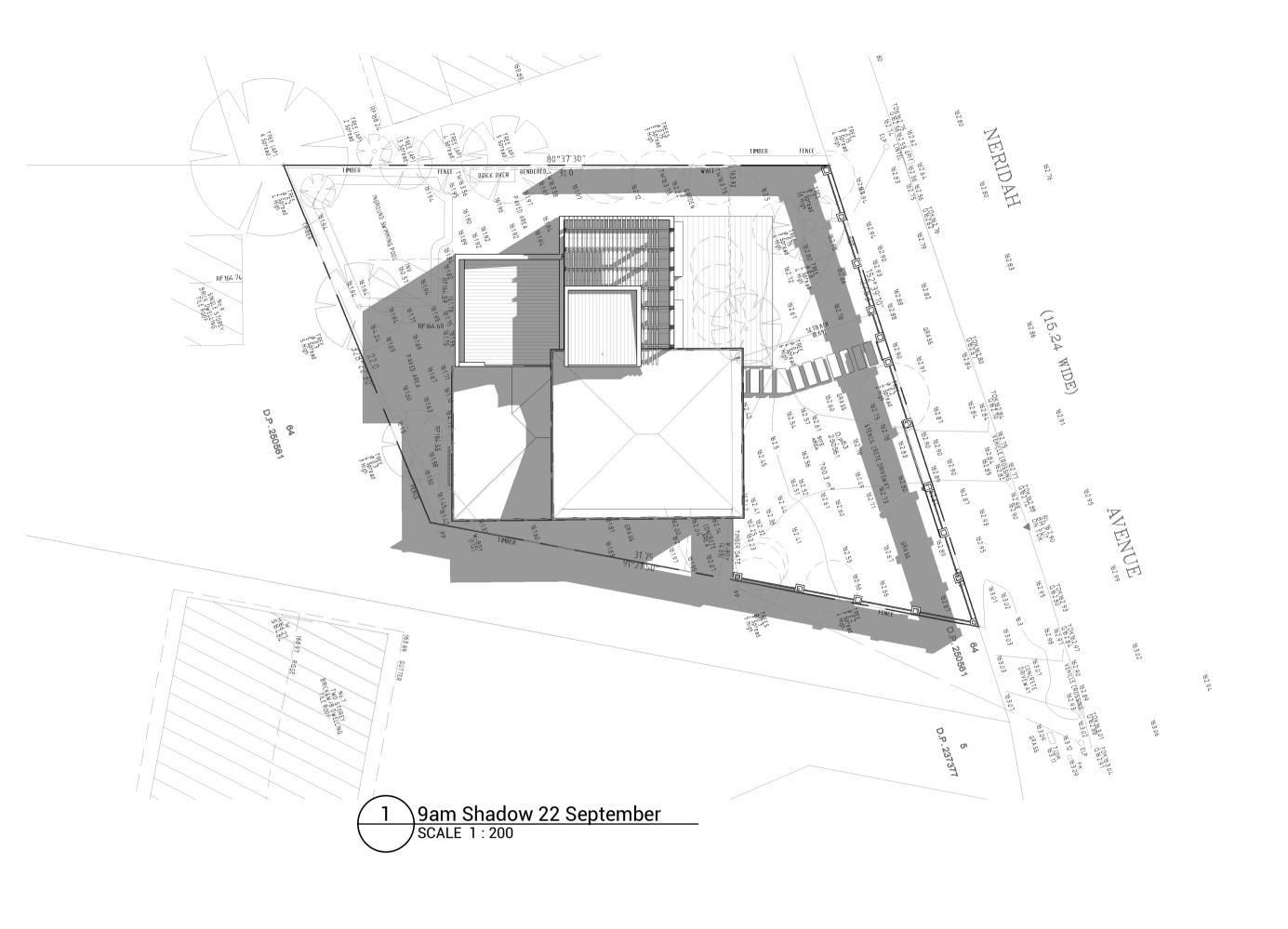
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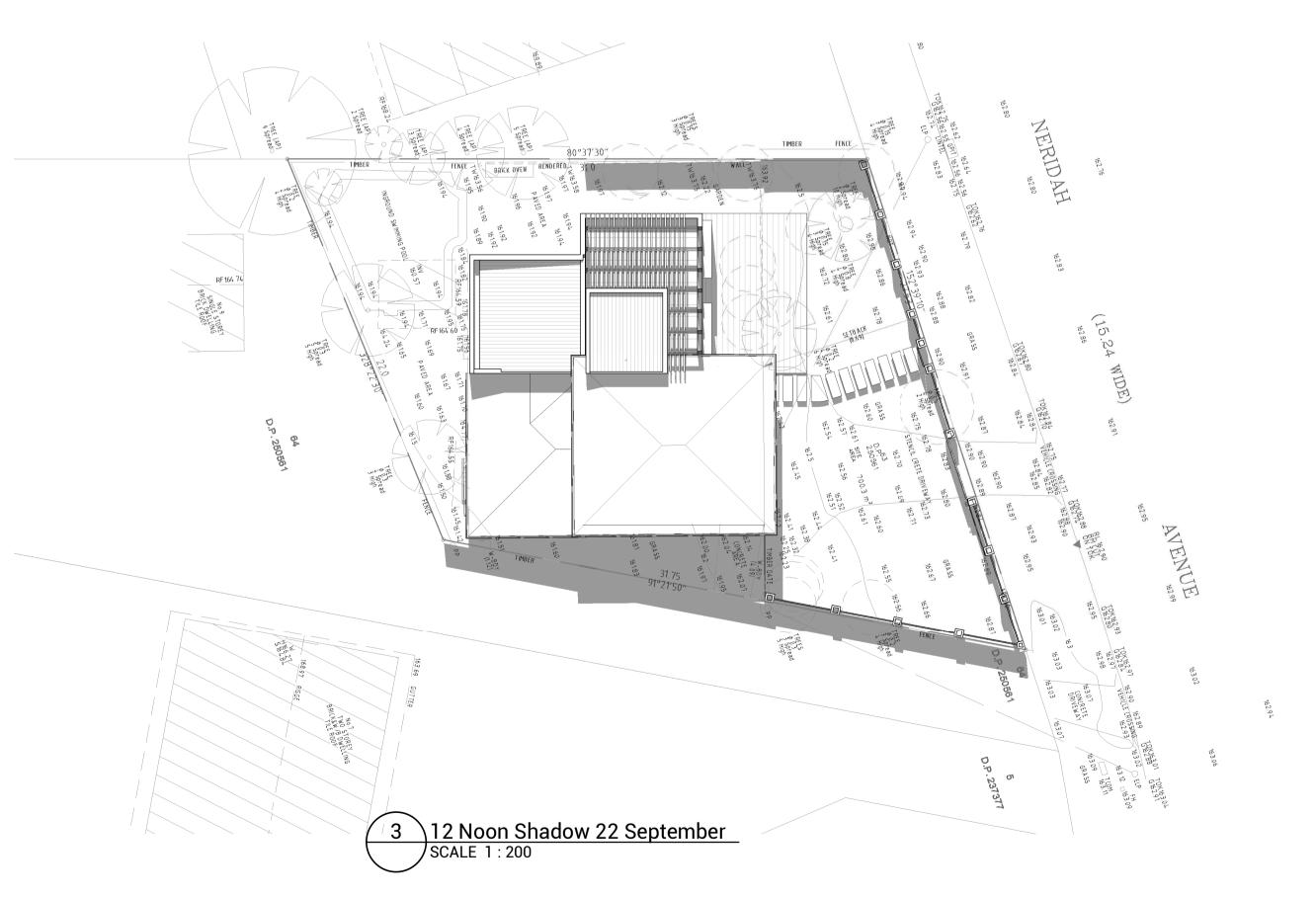
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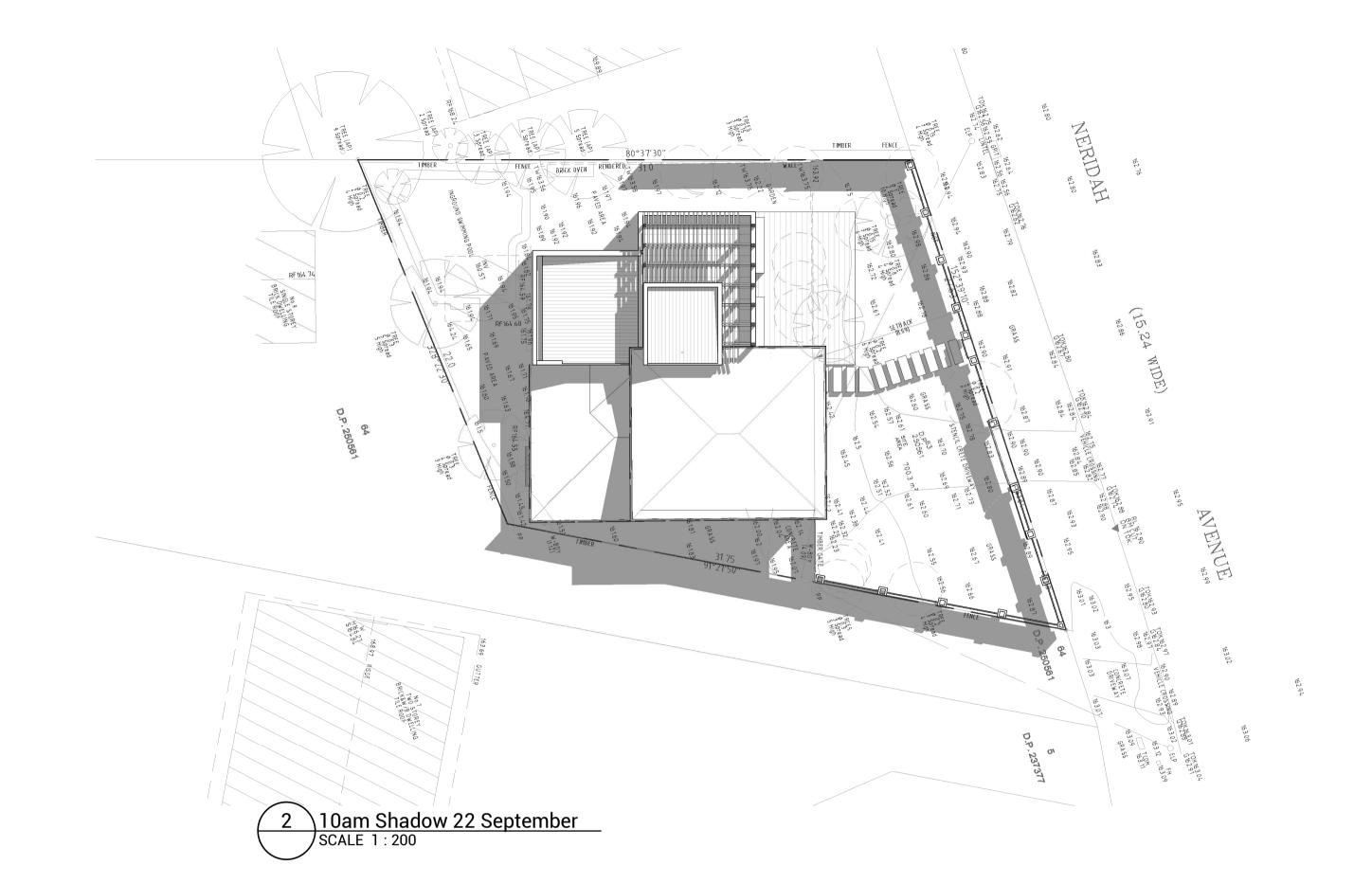
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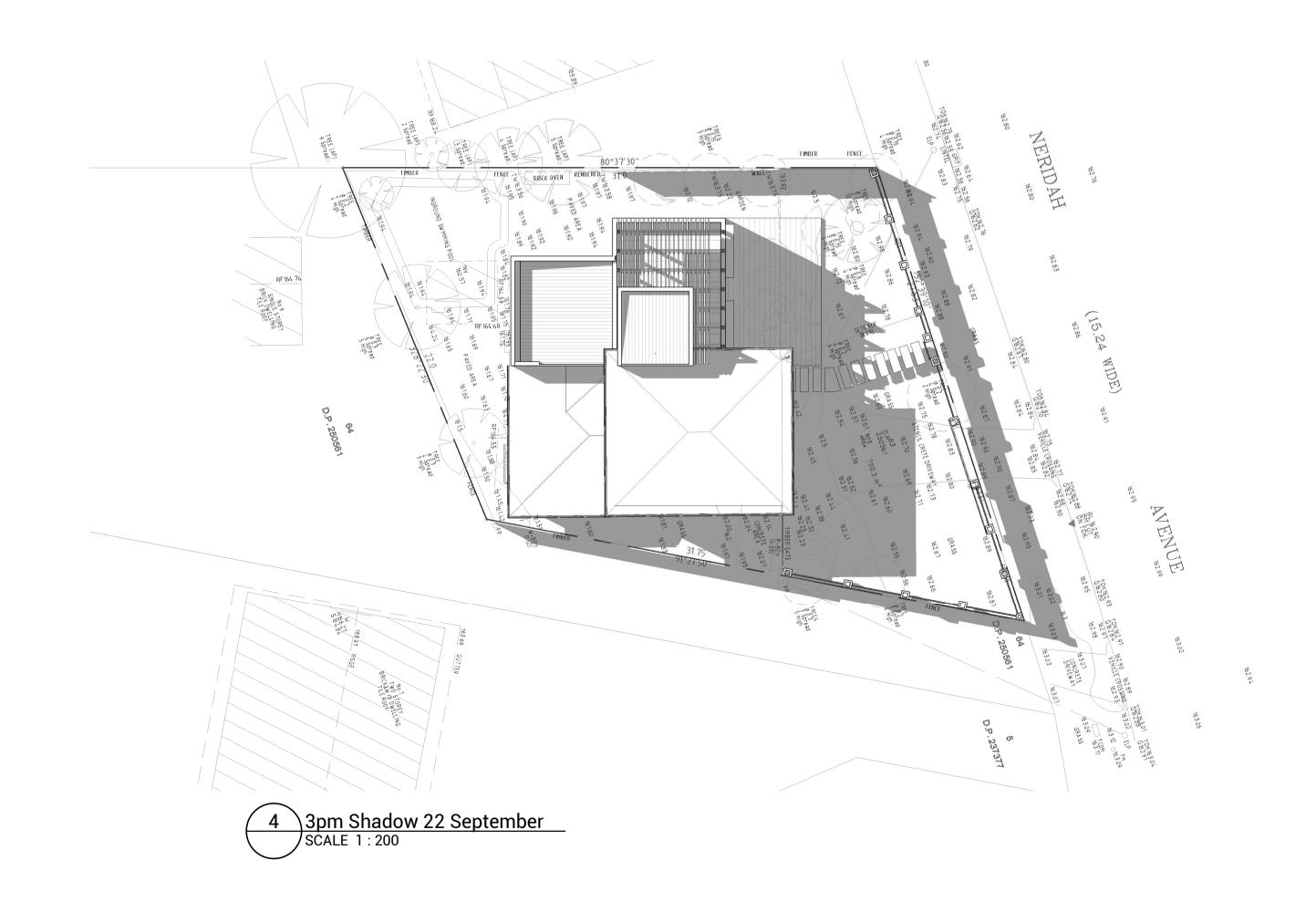
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Date Revision 6











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1:200 at A1

2021.10.12

