

GENERAL NOTES

- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NO. A414297_06 DATED 29 OCTOBER 2021
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS3786-2014 'SMOKE ALARMS' AND PART 3.7.2 - 'SMOKE ALARMS' OF THE BCA (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- TERMITE MANAGEMENT TO COMPLY WITH AS3660-2000 'TERMITE MANAGEMENT - NEW BUILDING WORK'
- GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION' AND AS2047-2014 'WINDOWS IN BUILDINGS SELECTION AND INSTALLATION'
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'. x
- ALL HOT WATER PIPES SHOULD BE INSULATED AS PER AS3500.4
- ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART 3.8.2.2 'REQUIRED FACILITIES' OF THE BCA
- DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BCA
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 - 'STAIR CONSTRUCTION OF THE BCA (NB. ALL STAIR TREADS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 3.9.1.3 OF THE BCA
- BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BCA
- ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
- DAMP PROOF MEMBRANE MUST BE 'HIGH IMPACT', 0.2mm THICK POLYETHYLENE FILM
- ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES

FLOOD EFFECTS CAUSED BY DEVELOPMENT – A2

THERE IS TO BE NO FILLING OF THE LAND OR ANY OTHER REDUCTION OF THE AVAILABLE FLOOD STORAGE WHICH RESULTS IN A NET LOSS OF STORAGE BELOW THE 1% AEP FLOOD LEVEL OF 23.80M AHD.

BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS – B1

ALL NEW DEVELOPMENT BELOW THE FLOOD PLANNING LEVEL OF 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).

BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS – B2

ALL NEW DEVELOPMENT MUST BE DESIGNED TO ENSURE STRUCTURAL INTEGRITY UP TO THE FLOOD PLANNING LEVEL (24.40M AHD), TAKING INTO ACCOUNT THE FORCES OF FLOODWATER, WAVE ACTION, FLOWING WATER WITH DEBRIS, BUOYANCY AND IMMERSION.

BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS – 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 TO CUT ELECTRICITY SUPPLY DURING FLOOD EVENTS.

FLOOR LEVELS – C1

NEW FLOOR LEVELS WITHIN THE DEVELOPMENT SHALL BE SET AT OR ABOVE THE FLOOD PLANNING LEVEL OF 24.40M AHD.

FLOOR LEVELS – C3

THE UNDERFLOOR AREA OF THE NEW DECK BELOW THE 1% AEP FLOOD LEVEL IS TO BE DESIGNED TO ALLOW CLEAR PASSAGE OF FLOODWATERS. AT LEAST 50% OF THE PERIMETER OF THE UNDERFLOOR AREA MUST BE OF AN OPEN DESIGN FROM THE NATURAL GROUND LEVEL UP TO THE 1% AEP FLOOD LEVEL.

FENCING – F1

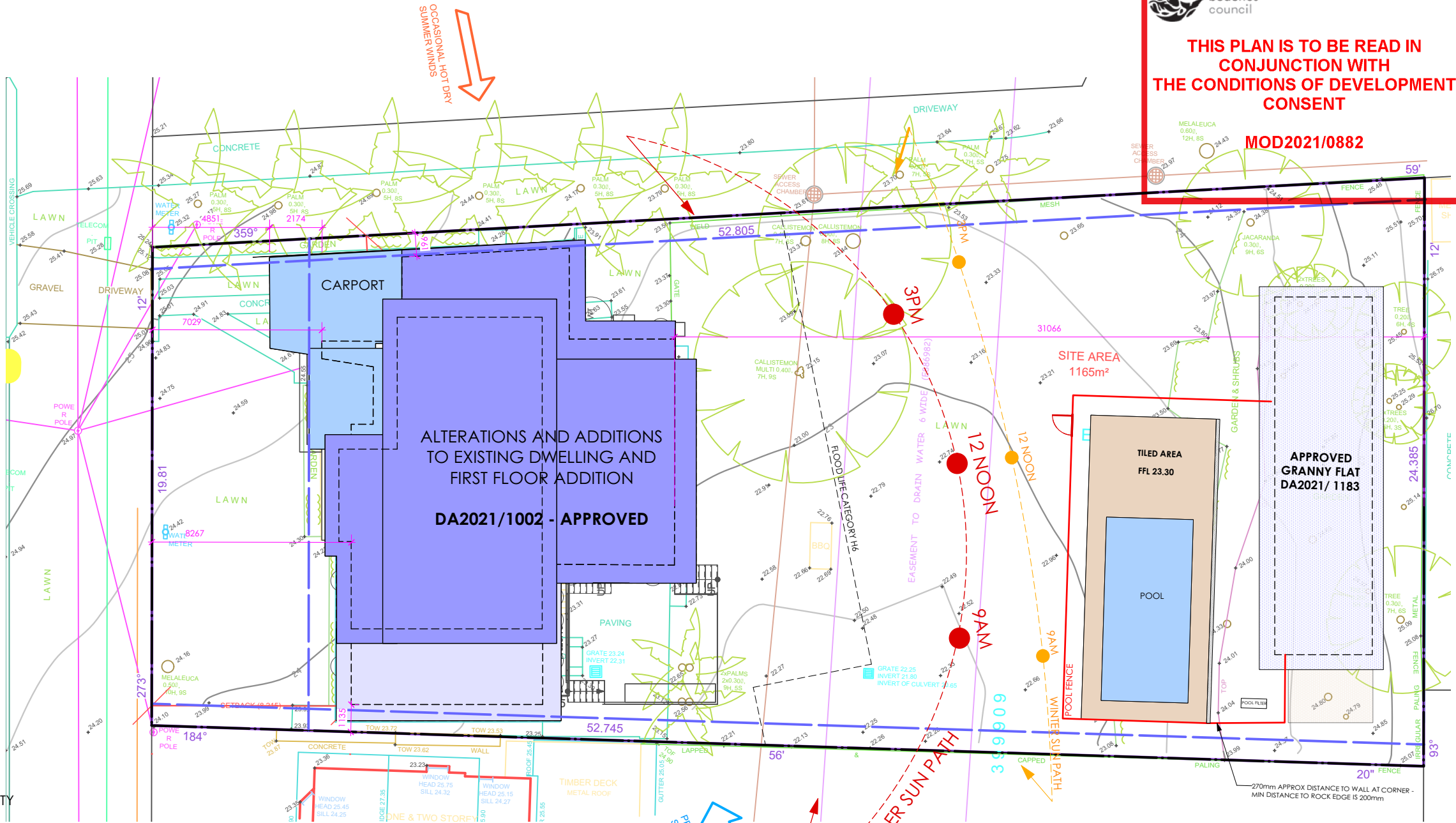
NEW FENCING (INCLUDING POOL FENCING, BOUNDARY FENCING, BALCONY BALUSTRADES AND ACCESSWAY BALUSTRADES) SHALL BE OPEN TO ALLOW FOR THE UNIMPEDED MOVEMENT OF FLOOD WATERS. IT MUST BE DESIGNED WITH A MINIMUM OF 50% OPEN AREA FROM THE NATURAL GROUND LEVEL UP TO THE 1% AEP FLOOD LEVEL. OPENINGS SHOULD BE A MINIMUM OF 75MM X 75MM.

STORAGE OF GOODS – G1

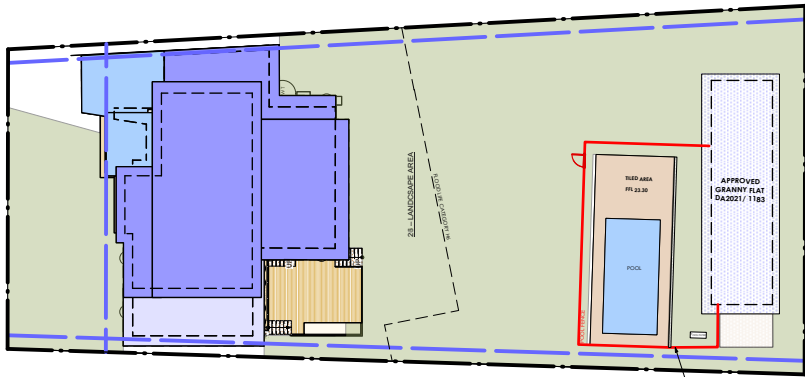
STORAGE AREAS FOR HAZARDOUS OR POTENTIALLY POLLUTING MATERIALS SHALL NOT BE LOCATED BELOW THE FLOOD PLANNING LEVEL UNLESS ADEQUATELY PROTECTED FROM FLOODWATERS IN ACCORDANCE WITH INDUSTRY STANDARDS.

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

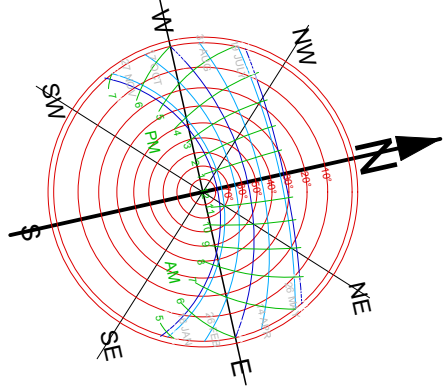
MOD2021/0882



1 SITE PLAN AND ANALYSIS
Scale: 1:200



2 LANDSCAPED AREA
Scale: 1:500

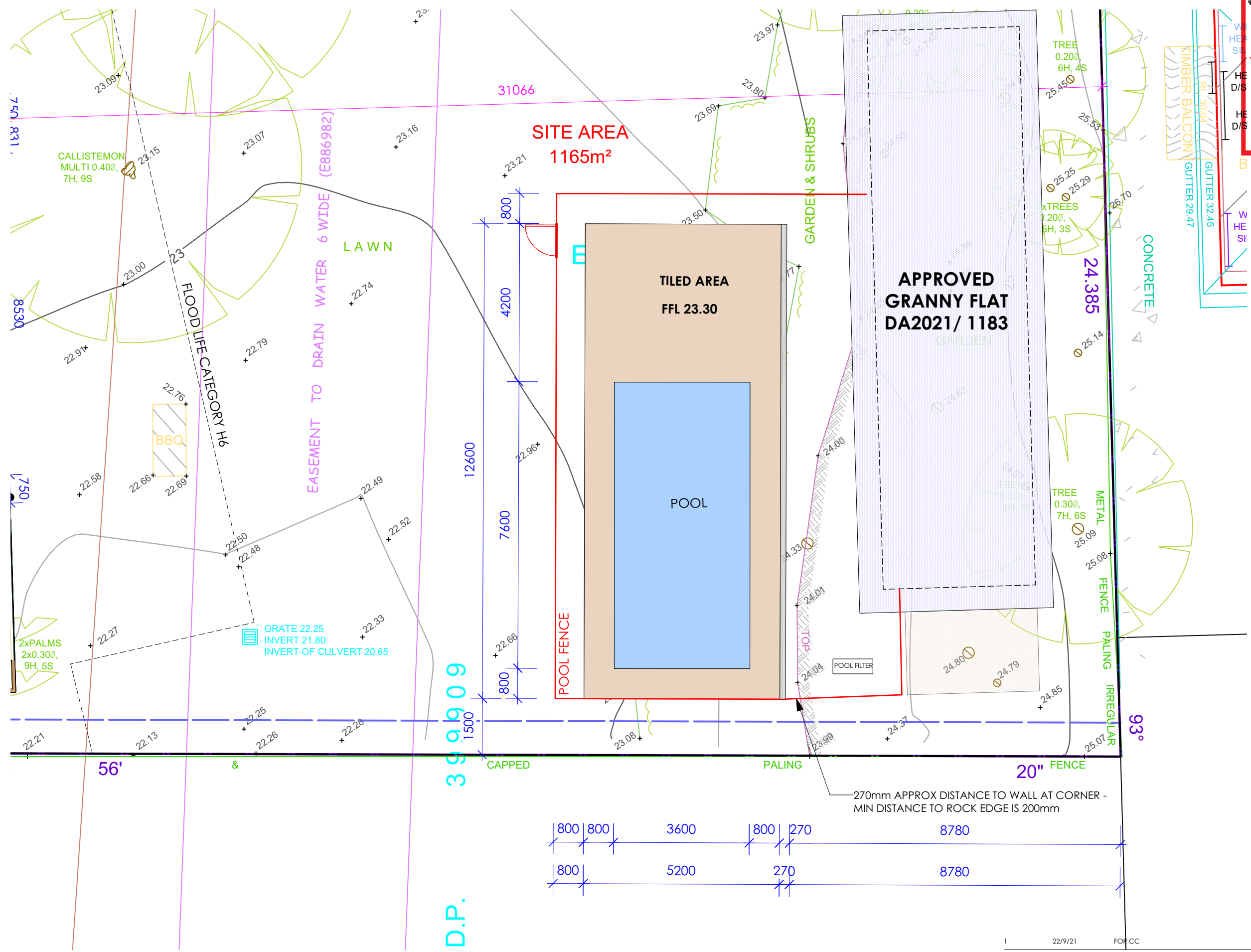


SITE AREA (M2)	1165m2
FLOOR AREA	
EXISTING	153m2
PROPOSED	279.8m2
- GARAGE	24.3m2
- GROUND FLOOR DWELLING	163.1m2
- FIRST FLOOR ADDITION	81m2
- LOWER GROUND STORAGE	11.4m2
LANDSCAPE AREA	40% MIN
EXISTING	870m2 (75%)
PROPOSED	695m2 (59.6%)
MAX BUILDING HEIGHT (8.5m)	8.25m

MODIFICATION TO POOL	DA MOD
MARI AND JAMES ELLIOT	2021-10-26 AS SHOWN @ A3 LP A3 11.01
SITE PLAN AND ANALYSIS	LP 1
CONCEPT DESIGN BY SEAN GILMOUR ARCHITECTS	

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

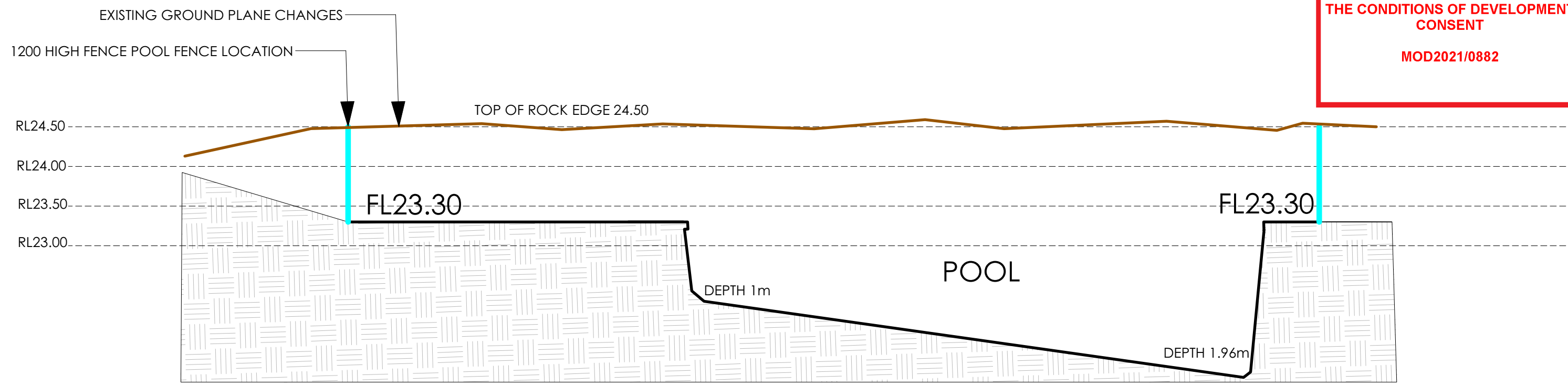
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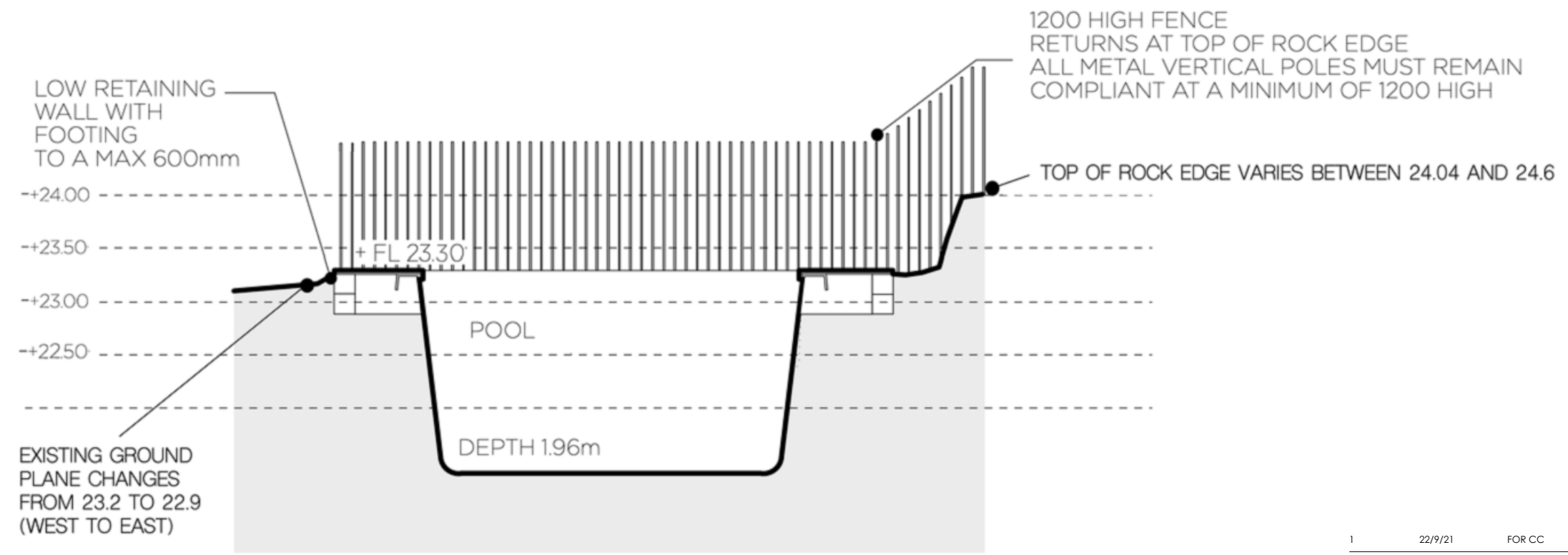
1 POOL PLAN
Scale: 1:100



1	22/9/21	FOR CC	MODIFICATION TO POOL	DA MOD
			MARI AND JAMES ELLIOT	2021-10-26
			POOL PLAN	AS SHOWN @ A3
			CONCEPT DESIGN BY SEAN GILMOUR ARCHITECTS	LP
				1



1 POOL SECTION



2 POOL SECTION

1	22/9/21	FOR CC		
MODIFICATION TO POOL			2021-10-26	DA MOD
MARI AND JAMES ELLIOT			AS SHOWN @ A3	A3 11.03
POOL SECTION			LP	
CONCEPT DESIGN BY SEAN GILMOUR ARCHITECTS			LP	1