

**DEVELOPMENT APPLICATION(S)**

THIS PROPOSED SEPARATE GARAGE DEVELOPMENT APPLICATION TO BE READ IN CONJUNCTION WITH THE APPROVED HOUSE DA 2022/1956

**FLOOD NOTES**

REFER TO THE GARAGE DA FLOOD MANAGEMENT REPORT CONCLUSIONS/RECOMMENDATIONS:

- THE PROPOSED GARAGE DOORS ARE TO BE OF PERMEABLE CONSTRUCTION TO A MINIMUM HEIGHT OF RL 3.66m AHD.
- 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 (FPL). ANY EXISTING ELECTRICAL EQUIPMENT AND POWER POINTS LOCATED BELOW THE FLOOD PLANNING LEVEL - RL 3.66m AHD - MUST HAVE RESIDUAL CURRENT DEVICES INSTALLED THAT TURN OFF ALL ELECTRICITY SUPPLY TO THE PROPERTY WHEN FLOOD WATERS ARE DETECTED.
- A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO CERTIFY AT CONSTRUCTION CERTIFICATE STAGE THAT THE STRUCTURAL INTEGRITY OF THE PROPOSED ADDITIONS IS MAINTAINED TO THE FPL LEVEL - RL 3.66m AHD, ACCOUNTING FOR FORCES OF FLOODWATER, DEBRIS AND BUOYANCY.
- THE NATURAL GROUND LEVELS FOR THE PRE-DEVELOPMENT STATE ARE TO BE MAINTAINED FOR THE POST-DEVELOPMENT STATE OF THE SITE.
- A LAMINATED COPY OF THE FLOOD EMERGENCY RESPONSE PLANS APPENDED TO THIS REPORT IS TO BE PROVIDED TO THE RESIDENTS OF THE DWELLING.

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**ABBREVIATIONS**

- AC AIR CONDITIONED
- ADH ADJUSTABLE HEIGHT DATUM
- AG AGGREGATE
- AL ALUMINIUM
- AW AWNING
- B BALUSTRADE
- BL BLANKET
- BH BOTTOM OF WALL
- BM BENCHMARK
- BC BENCH MARK
- CL CENTRE LINE
- CW CONCRETE WALL
- COL COLUMNS
- DM DIMENSION
- DP DOWNPIPE
- EXP EXPANSION JOINT
- F FALL TO SCREED
- FG FINISHED FLOOR LEVEL
- FR FIRE RESISTANT
- FR FLOOR FINISH
- G GLASS
- GLV GALVANIZED
- HWS HOT WATER SYSTEM
- IR IRON
- LV LUDVIG
- M METAL ROOFING
- MV MECHANICAL VENTILATION
- NGL NATURAL GROUND LEVEL
- NTE NOT TO SCALE
- OFF OFF FORM CONCRETE
- OG OBTUSE GLAZING
- OH OVER HEAD
- P PLASTER
- PS PRIVACY SCREEN
- PLASTERBOARD WALL
- REF REFERENCE
- RHW RAIN WATER HEAD
- RWP RAIN WATER PIPE
- RL REDUCED LEVEL
- REIN REINFORCED CONCRETE
- SB MAIN ELECTRICAL SWITCH BOARD
- SC STEEL COLUMN
- SHR SHOWER
- SID SLIDING DOOR
- SPEC SPECIFICATION
- SS STAINLESS STEEL
- SW STORM WATER PIT
- T TIMBER DECKING
- TOP TOP OF WALL
- US UNDERSIDE
- V VENTILATION
- WPM WATER PROOFING MEMBRANE

**DRAWING SYMBOLS**

- WINDOW LABEL
- DOOR LABEL
- JOINERY DETAIL REFERENCE
- PLAN / SECTION REFERENCE
- SECTION LINES
- ROOM LABELS & FLOOR FINISH
- FLOOR LEVEL RLS
- TOP OF STRUCTURE RLS

**DRAWING LIST**

GWS NO.	DRAWING NAME	ISSUE	REV.	SCALE	DATE
A.01	TITLE PAGE & SITE PLAN	DA	A	1:100	24.07.2024
A.02	GARAGE GROUND FLOOR PLAN				
A.03	GARAGE ROOF PLAN				
A.04	SECTION X-A				
A.05	ELEVATIONS				

OTHER  
 DA 101 FLOOD STORAGE PLAN  
 DA 201 LANDSCAPE AREA CALCULATION PLAN

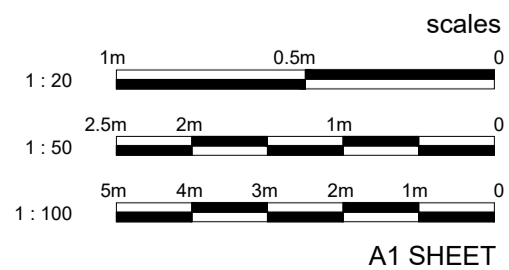


Site Plan  
 SCALE 1:100/A1



Location Plan  
 N.T.S

House  
 Residential Alterations & Additions  
 BCA Class 1a  
 15 RIVERVIEW PARADE, NORTH MANLY  
 D.P. 366644  
 SITE AREA 580.6m<sup>2</sup>



A1 SHEET

**LEGEND**

- DEMOLITION: EXISTING HOUSE WALLS & OTHER TO BE DEMOLISHED
- EXISTING HOUSE WALLS: MASONRY, P BOARD, ETC WALLS ETC TO BE RETAINED
- PROPOSED ALTS & ADDS WALLS: NEW WALLS AS SELECTED TO FUTURE DETAIL
- PROPOSED GARAGE EXTENSION: ADJOINING HOUSES
- FLOOR: FLOORING
- FLOOR: SELECTED TILES & SET-OUT TO DETAIL
- FLOOR: SELECTED PAVERS TO FALLS
- FLOOR: SELECTED CARPET OVER ACOUSTIC UNDERLAY
- ROOF: COLORBOND METAL ROOFING TO FALLS
- CONCRETE: OFF FORM REINFORCED CONCRETE AS INDICATED
- SWIMMING POOL: POOL TO STANDARDS AND TO FUTURE DETAIL
- LANDSCAPING: EXISTING GARDEN LANDSCAPE AREAS, TREES, ETC AS IS

**NOTES**

- **SITE SURVEY INFORMATION:** THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE TSS SURVEY PLANS #201738. REFER TO THE SURVEY DRAWING TO CONFIRM DIMENSIONS, SETTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS (INTERNAL) BY TSS SURVEY PLANS #201738 TO BE CONFIRMED ON SITE BY BUILDERS BEFORE CONSTRUCTION COMMENCES.
- **COORDINATION:** REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- **DETAIL DRAWINGS:** UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR SET-OUT INFORMATION. DETAIL DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- **EXECUTION OF THE WORKS:** EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS, OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS OF COUNCIL AND/OR OTHER AUTHORITIES.

ISSUE	DATE	DESCRIPTION
A	24.07.2024	PRELIMINARY

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.  
 REQUIRED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.  
 ALL DIMENSIONS ARE IN MILLIMETRES (MM).  
 PLEASE NOTIFY DU PLESSIS + DU PLESSIS ARCHITECTS IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND.  
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 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CONSULTANT & OTHER DETAIL DOCUMENTATION, SPECIFICATIONS, REPORTS & OTHER.  
 ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, BCA AND COUNCIL BUILDING REQUIREMENTS.

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DRAWING TITLE:  
 TITLE PAGE  
 SITE PLAN

DRAWN:  
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SCALE:  
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 DEVELOPMENT APPLICATION