### **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.

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RL:02.37

RL:02.32

- 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.

### **PROJECT TEAM**

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### ABBREVIATIONS

AC	AIR CONDITIONED
AHD	AUSTRALIAN HEIGHT DATUM
ADH	ADHESIVE
AG	AGGREGATE
AL	ALUMINIUM
AW	AWNING
в	BALUSTRADE
BK	BRICK WALL
BHD	BULKHEAD
BOW	BOTTOM OF WALL
BM	BENCHMARK
BW	BLOCKWORK WALL
c	CONCRETE
čL	CENTRE LINE
čŴ	CONCRETE WALL
CLMN	COLUMN
CPT	CARPET
DIM	
DIM	DIMENSION
	DOWNPIPE
EJ	EXPANSION JOINT
F	FALL TO SCREED
FG	FIXED GLAZING
FFL	FINISHED FLOOR LEVEL
FR	FIRE RESISTANT
FW	FLOOR WASTE
G	GLASS
GALV	GALVANIZED
HWS	HOT WATER SYSTEM
LS	LANDSCAPING
LV	LOUVRE
MR	METAL ROOFING
MV	MECHANICAL VENTILATION
NGL	NATURAL GROUND LEVEL
NTS	NOT TO SCALE
OFC	OFF FORM CONCRETE
OG	OBSCURE GLAZING
он	OVER HEAD
Р	SELECTED PAVING
PB	PLASTERBOARD
PL	PLANTER
PS	PRIVACY SCREEN
PW	PLASTERBOARD WALL
REF	REFERENCE
RW	RENDERED & PAINTED WALL
RWH	RAIN WATER HEAD
RWP	RAIN WATER PIPE
RL	REDUCED LEVEL
RC	REINFORCED CONCRETE
SB	MAIN ELECTRICAL SWITCH BOARD
SC	STEEL COLUMN
SHR	SHOWER
SLD	SLIDING DOOR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
sw	STONE WALL
SWP	STORM WATER PIT
т	TILE
TD	TIMBER DECKING
тоw	TOP OF WALL
119	LINDERSIDE

## US UNDERSIDE V VENTILATION WPM WATER PROOFING MEMBRANE

### DRAWING SYMBOLS U1 WINDOW LABEL G02 GF DOOR LABEL \_\_\_\_\_G JOINERY DETAIL REFERENCE PLAN / SECTION REFERENCE X SECTION LINES

courtyard ROOM LABELS & FLOOR FINISH RL:34.00 [FIRST FLOOR] FLOOR LEVEL RL'S TOP OF ROOF RL:37.30 TOP OF STRUCTURE RL'S

### 6655 STREET BOUNDARY SETBACK [PERPENDICULAR TO BDY] 4 BOUNDARY SETBACK RL:02.25 All new works wholly within the property bounded Q RL:02.35 NEW STREET VEHICLE CROSSING AS PER APPROVED HOUSE DA existing driveway RL:02.23 FRONT FENCE Retain existing front fence as is. Council Heritage require the retention of the ront street boundary fence - protect/retain the ace brick wall during construction. RL:02.36 RL:02.29 COUNCIL ROAD VERGE GRASSED NATURE STRIP -0

NEW FLAT PITCHED COLORBOND METAL ROOFING

SCALE 1:100/A1

## Street Tree F R O N T G A R D E N RL:06.94 RL:02.23

### DRAWING LIST

GARAGE DA ARCHITECTURAL DRAWINGS DWG NO. DRAWING NAME

### GENERAL A.01TITLE PAGE & SITE PLANA.02GARAGE GROUND FLOOR PLANA.03GARAGE ROOF PLANA.04SECTION X-XA.05ELEVATIONS DA A 1:100 24.07.2024

ISSUE REV. SCALE DATE

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



15 RI\

1:100

A1 SHEET

	LEGEND
	DEMOLITION EXISTING HOUSE WALLS & OTHER TO BE DEMOLISHED         EXISTING HOUSE WALLS MASONRY, P.BOARD, ETC WALLS ETC TO BE RETAINED         PROPOSED ALT'S & ADD'S WALLS NEW WALLS AS SELECTED TO FUTURE DETAIL         PROPOSED GARAGE EXTENSION ADDITIONAL BUILDING BULK         MEW WALLS AS SELECTED TO FUTURE DETAIL         PROPOSED GARAGE EXTENSION ADDITIONAL BUILDING BULK         MEW WALLS AS SELECTED TO FUTURE DETAIL         PROPOSED GARAGE EXTENSION ADJOINING HOUSES         PROPOSED GARAGE EXTENSION ADJOINING HOUSES         FLOOR SELECTED HARDWOOD TIMBER FLOORING         FLOOR SELECTED TILES & SET-OUT TO DETAIL         FLOOR SELECTED PAVERS TO FALLS         FLOOR SELECTED CARPET OVER ACOUSTIC UNDERLAY         ROOF COLORGOND METAL ROOFING TO FALLS         CONCRETE OFF FORM REINFORCED CONCRETE AS INDICATED         POOL TO STANDARDS AND TO FUTURE DETAIL         POOL TO STANDARDS AND TO FUTURE DETAIL         SWIMMING POOL POOL TO STANDARDS AND TO FUTURE DETAIL         INDICATES         + FETTAI         LANDSCAPING EXISTING GARDEN LANDSCAPE AREAS, TREES, ETC AS         + SITE SUPLEY INFORMATION!         THE SITE INFORMATION HERIN HAS BEEN TRANSPOSED FROM THE TSS SURVEY PLANS #201738. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES,
	LEVELS & DATUM. HOUSE WALL MEASUREMENTS [INTERNAL] E TSS SURVEY PLANS #201738-2 TO BE CONFIRMED ON SITE BY BUILDER BEFORE CONSTRUCTION COMMENCES. <b>• COORDINATION:</b> REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF O CONSULTANTS WITH THE 'SPECIFICATION FOR BUILDING WORK REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRICE PROCEEDING WITH THE WORKS. <b>• DETAIL DRAWINGS</b> UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FO SET-OUT INFORMATION. DETAIL DRAWINGS AT LARGER SCA TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWIN AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS. <b>• EXECUTE OF THE WORKS</b> EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDE CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS O COUNCIL AND/OR OTHER AUTHORITIES.
SITE BOUNDARY 4.4m	ISSUE       DATE       DESCRIPTION         A       24.07.2024       PRELIMINARY         A       24.07.2024       PRELIMINARY         CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.       FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.         ALL DIMENSIONS ARE IN MILLIMETRES [UNO].       PLEASE NOTIFY DU PLESSIS + DU PLESSIS ARCHITECTS IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND.         COPYRIGHT APPLIES TO THIS DOCUMENT.       THE DESIGN IS THE PROPERTY OF DU PLESSIS + DU PLESSIS ARCHITECTS - REPRODUCTION OF ANY KIND IS NOT PERMITTED WITHOUT CONSENT.         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.
	DU PLESSIS ARCHITECT     COMULGOWRIE CRESCEI     BALGOWLAH HEIGHTS NSW 20     04039445     e@droom.com.     www.droom.com.     NS     REGISTERI     ARCHITEC     #74     NOMINATI     ARCHITEC     Eugene du Pless   PROJECT TITLE:     HOETMER     House - Garage DA   CLIENT:     Ken & Meaghan     Hoetmer  ADDRESS:     15 Divension: Decede
cation Plan	15 Riverview Parade North Manly NSW 2100 DRAWING TITLE: TITLE PAGE SITE PLAN DRAWN: CHECKED:
House Residential Alterations & Additions BCA Class 1a DEA Class 1 BCA CLAS 1 BCA 1 BCA CLAS 1 BCA CLAS 1 BCA CLAS 1 BCA	D DU PLESSIS E DU PLESSIS SCALE: 1:100 [A1] DRAWING NO: A.01 ISSUE: DATE:
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NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE: HOETMER House - Garage	DA
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ADDRESS: 15 Riverview Par North Manly NS\	
DRAWING TITLE: TITLE PAGE SITE PLAN	
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DEVELOPMENT APPLICATION