

**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.

**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  
ADDITIONAL BUILDINGS  
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  
COLORBOND METAL ROOFING TO FALLS
- CONCRETE  
GFF FORM REINFORCED CONCRETE AS INDICATED
- SWIMMING POOL  
POOL TO STANDARDS AND TO FUTURE DETAIL
- LANDSCAPING  
EXISTING GARDEN LANDSCAPE AREAS, TREES, ETC AS IS
- LEVELS AS PER SURVEY PLAN

**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, EXISTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS (INTERNAL) BY TSS SURVEY PLANS #201738-2 TO BE CONFIRMED ON SITE BY SUBLETT 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).

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**DU PLESSIS ARCHITECTS**

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www.droom.com.au  
NSW REGISTERED ARCHITECT #7435  
NOMINATED ARCHITECT Eugene du Plessis

PROJECT TITLE:  
**HOETMER House - Garage DA**

CLIENT:  
**Ken & Meaghan Hoetmer**

ADDRESS:  
**15 Riverview Parade North Manly NSW 2100**

DRAWING TITLE:  
**PROPOSED GARAGE GROUND FLOOR PLAN**

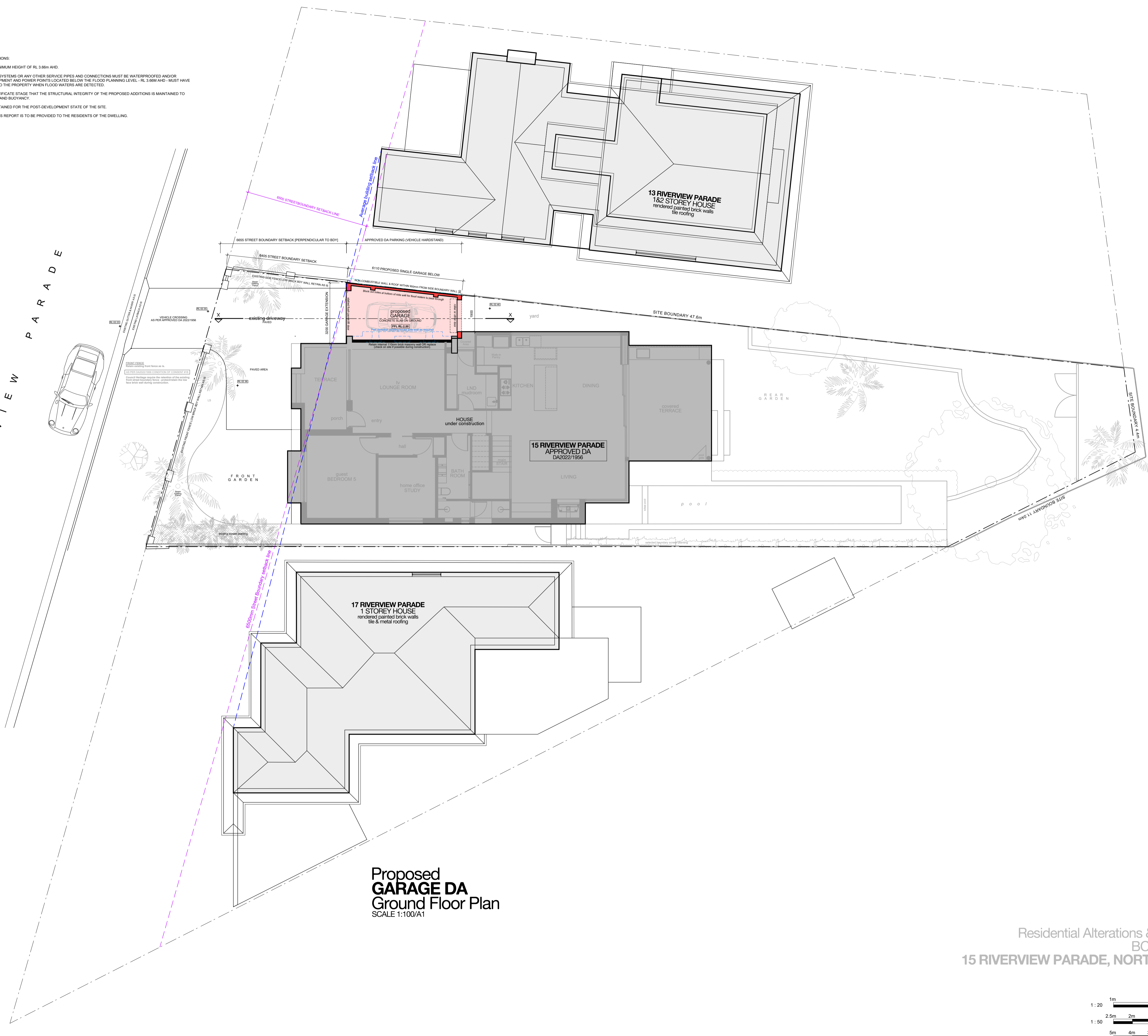
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SCALE:  
1:100 [A1]

DRAWING NO:  
**A.02**

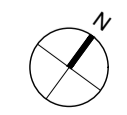
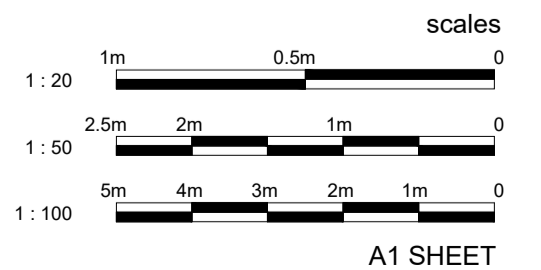
ISSUE: <b>A</b>	DATE: <b>24.07.2024</b>
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DRAWING STATUS:  
**DEVELOPMENT APPLICATION**



**Proposed GARAGE DA**  
Ground Floor Plan  
SCALE 1:100/A1

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





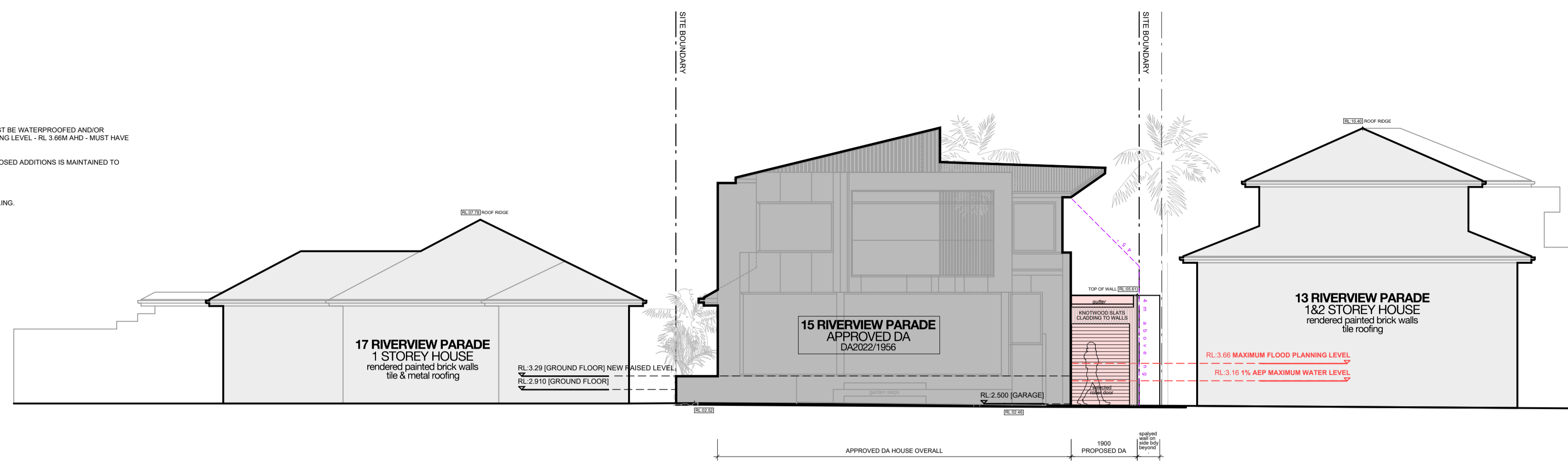
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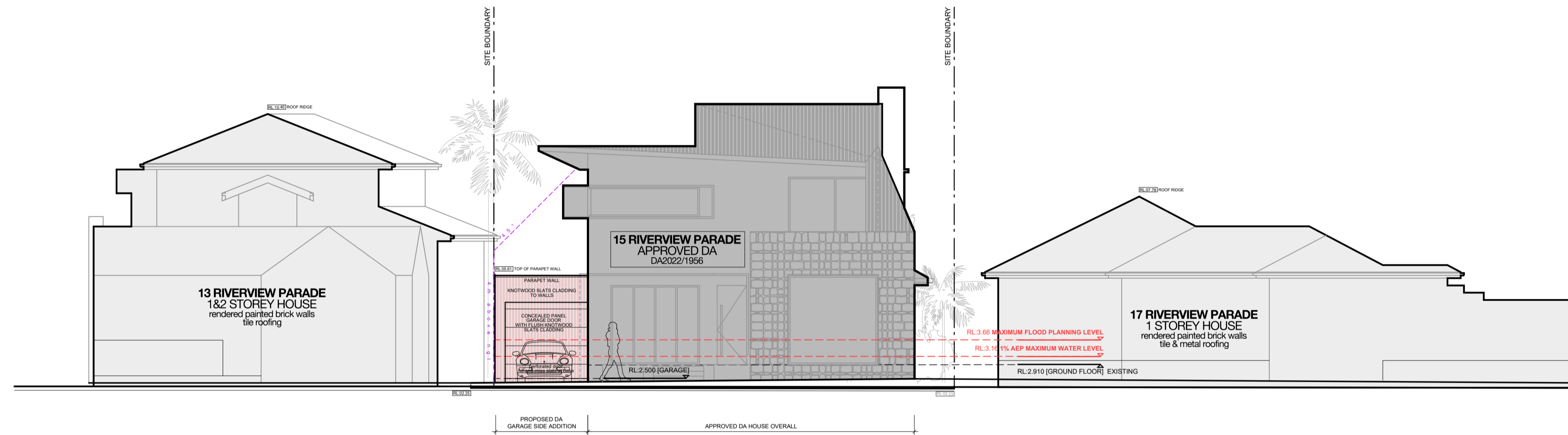
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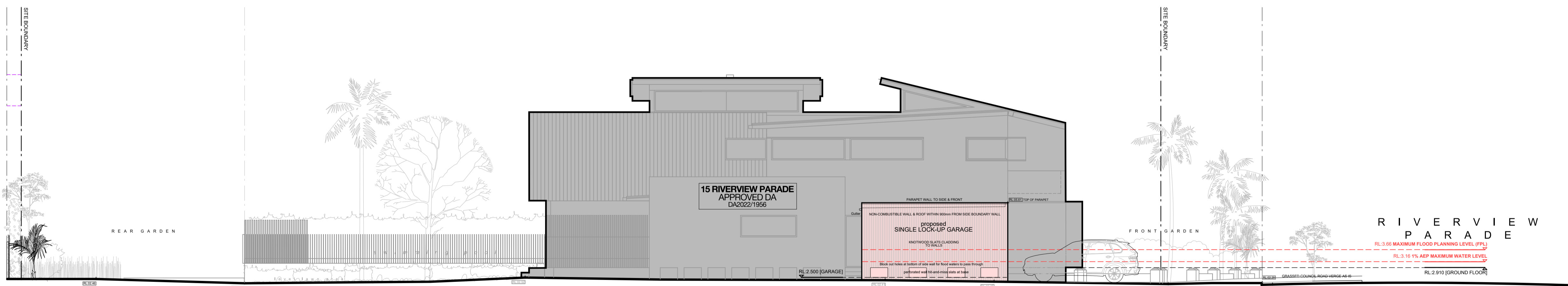
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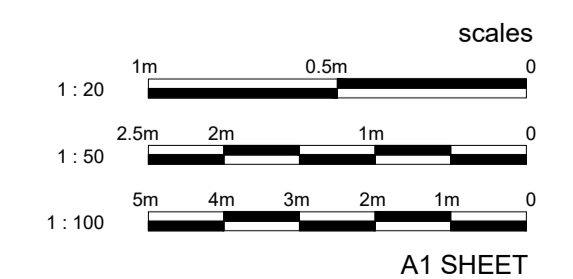
**Proposed GARAGE**  
Rear Elevation (East)  
SCALE 1:100/A1



**Proposed GARAGE**  
Front Elevation (West)  
SCALE 1:100/A1



**Proposed GARAGE**  
Side Elevation (North)  
SCALE 1:100/A1



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**DU PLESSIS**  
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NSW  
REGISTERED  
ARCHITECT  
#7435

NOMINATED  
ARCHITECT  
Eugene du Plessis

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**HOETMER House - Garage DA**

CLIENT:  
**Ken & Meaghan Hoetmer**

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**15 Riverview Parade  
North Manly NSW 2100**

DRAWING TITLE:  
**PROPOSED GARAGE ELEVATIONS**

DRAWN: D DU PLESSIS  
CHECKED: E DU PLESSIS

SCALE:  
**1:100 [A1]**

DRAWING NO:  
**A.05**

ISSUE: **A** DATE: **24.07.2024**

DRAWING STATUS:  
**DEVELOPMENT APPLICATION**