

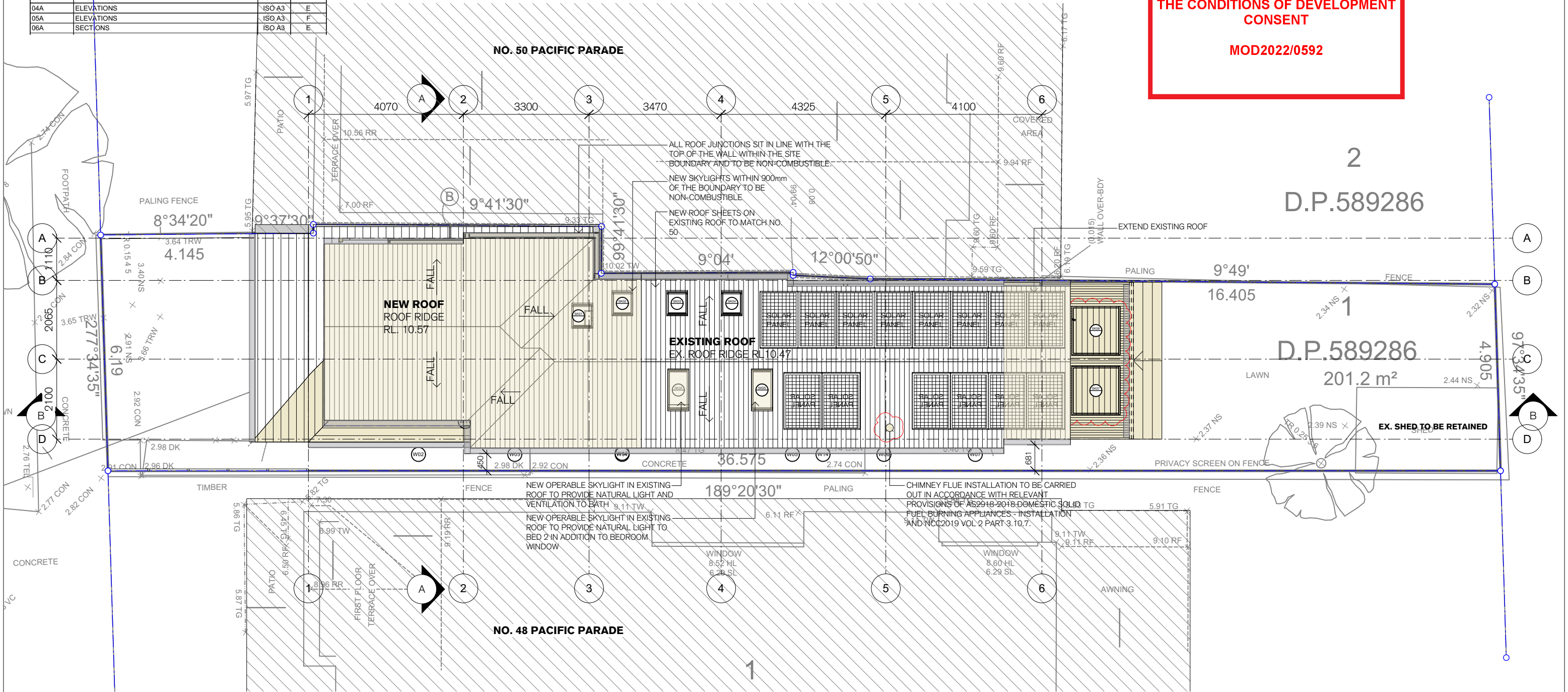
S4.55 ISSUE (3)
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY

Drawing List			
Sheet No.	Sheet Name	Size	Rev. No.
01A	ROOF PLAN	ISO A3	E
02A	GROUND FLOOR PLAN	ISO A3	F
03A	FIRST FLOOR PLAN	ISO A3	F
04A	ELEVATIONS	ISO A3	E
05A	ELEVATIONS	ISO A3	F
06A	SECTIONS	ISO A3	E



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

MOD2022/0592



SITE / ROOF PLAN

NOT FOR CONSTRUCTION

Christopher Jordan
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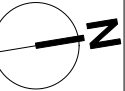
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AL	ALUMINUM	DOWN PIPE	FHR	FIRE HOSE REEL	FP	FIRE INDICATOR PANEL	MS	METAL SHEET	TFD	TIMBER FRAMED DOOR
AFD	ALUMINUM FRAMED DOOR	DPS	DRYER	FPT	FLOOR TILE	FW	OV	PANTRY	TFW	TIMBER FRAMED WINDOW
AFW	ALUMINUM FRAMED WINDOW	DW	DISHWASHER	FT	FLOOR WASTE	GB	PB	PLASTERBOARD	TOP	TOP OF FENCE
BG	BOX GUTTER	EX	EXISTING	FW	FLOOR WASTE	RL	PL	RELATIVE LEVEL	TOW	TOP OF WALL
BDY	BOUNDARY	FCL	FRIDGE	GD	GRADED DRAIN	SL	SK	SKYLIGHT	WC	WATER CLOSET
BWK	FACE BRICK	FCL	FINISHED CEILING LEVEL	HR	HANDRAIL	TA	SL	SLAB LEVEL	WM	WASHING MACHINE
CPC	COMPRESSED FIBRE CEMENT CLADDING	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	TA	SL	SLAB LEVEL	WM	WASHING MACHINE
CONC	CONCRETE	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TC	TC	TACTILE INDICATORS	WM	WASHING MACHINE
CPT	CARPET									

No.	Date	Revision
E	3/02/23	S4.55 ISSUE (3) REV 1
D	13/10/22	S4.55 ISSUE (3)
C	20/05/22	CC SUBMISSION

LN	Roof Plan
LN	ALTERATIONS AND ADDITIONS
LN	50A PACIFIC PARADE MANLY
By	CONSTRUCTION CERTIFICATE ISSUE

SCALE	1:100
@ ISO A3	

Project No.	MAG540
Drawing No.	01A
Rev #	E





northern
beaches
council

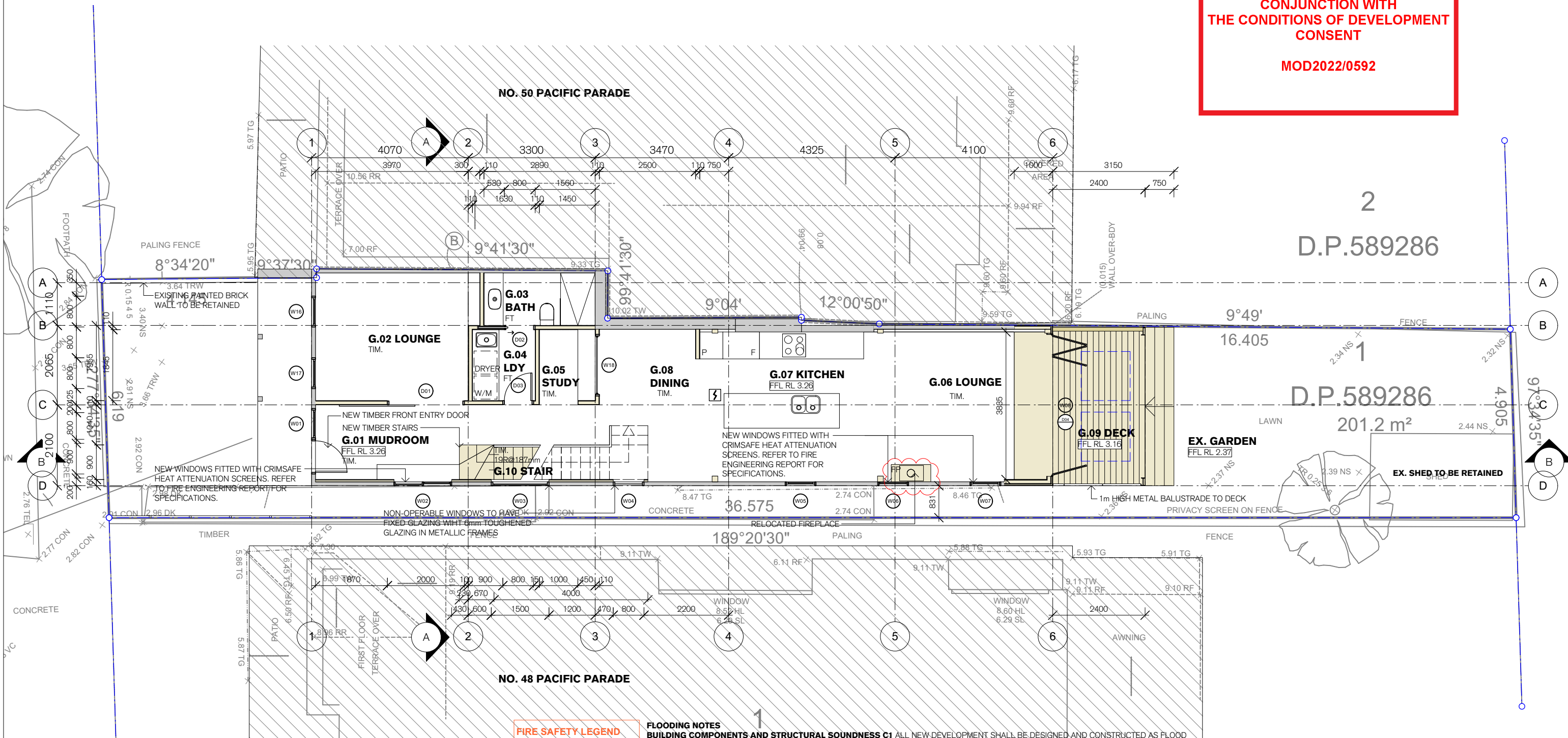
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MOD2022/0592

2
D.P.589286

D.P.589286
201.2 m²

EX. SHED TO BE RETAINED



FIRE SAFETY LEGEND

- Fire - smoke detector
- Fire - thermal detector
- Fire - Indicative Layout for Sounders (Typically internally within each unit in order to achieve minimum 75dB(A) at Bedhead)
- Alarm acknowledgement facility
- Video Surveillance
- MIN. 2.5KG ABE Portable Fire Extinguisher
- Fire Blanket
- Fire Hose Reel

FLOODING NOTES

BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS C1 ALL NEW DEVELOPMENT 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 C3 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 (3.65M AHD). ALL EXISTING ELECTRICAL EQUIPMENT AND POWER POINTS LOCATED BELOW THE FLOOD PLANNING LEVEL MUST HAVE RESIDUAL CURRENT DEVICES INSTALLED CUT ELECTRICITY SUPPLY DURING FLOOD EVENTS.

STORAGE OF GOODS D1 HAZARDOUS OR POTENTIALLY POLLUTING MATERIALS SHALL NOT BE STORED BELOW THE FLOOD PLANNING LEVEL UNLESS ADEQUATELY PROTECTED FROM FLOODWATERS IN ACCORDANCE WITH INDUSTRY STANDARDS

FLOOD EMERGENCY RESPONSE E2 APPROPRIATE ACCESS TO THE SHELTER IN PLACE REFUGE SHOULD BE AVAILABLE FROM ALL AREAS OF THE NEW DEVELOPMENT.

FENCING H1 FENCING (INCLUDING POOL FENCING, BOUNDARY FENCING, BALCONY BALUSTRADES AND ACCESSWAY BALUSTRADES) SHALL BE OPEN FOR PASSAGE OF FLOOD WATERS. ALL NEW FENCING ON THE PROPERTY MUST BE DESIGN WITH A MINIMUM OF 50% OPEN AREA BETWEEN THE 1% FLOOD LEVEL AND NATURAL GROUND LEVEL, TO ALLOW FLOOD WATERS TO PASS THROUGH

RECOMMENDATIONS THE DEVELOPMENT MUST COMPLY WITH ALL RECOMMENDATIONS OUTLINED IN: THE FLOOD RISK ASSESSMENT REPORT BY MICHAL KORECKY DATED 10/02/20.

GROUND FLOOR PLAN

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Key:	A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MR	METAL KLIP-LOK ROOF	TIM	TIMBER FLOORING/DECKING
AL	ALUMINUM	DOWN PIPE	DP	DOWN PIPE	FH	FIRE HOSE REEL	MS	METAL SHEET	TFD	TIMBER FRAMED DOOR
AFD	ALUMINUM FRAMED DOOR	DOWNPIPE SPREADER	DPS	DOWNPIPE SPREADER	FI	FIRE INDICATOR PANEL	OV	OVEN	TFD	TIMBER FRAMED WINDOW
AFW	ALUMINUM FRAMED WINDOW	DRYER	DR	DRYER	FT	FLOOR TILE	PA	PANTRY	TOP	TOP OF FENCE
BS	BOX GUTTER	DISHWASHER	DW	DISHWASHER	FW	FLOOR WASTE	PB	PLASTERBOARD	TOW	TOP OF WALL
BDY	BOUNDARY	EXISTING	EX	EXISTING	GB	GLASS BALUSTRADE	RL	RELATIVE LEVEL	TS	TIMBER SCREEN
BWK	FACE BRICK	FRIDGE	GD	GRATED DRAIN	GR	GRATED DRAIN	SK	SKYLIGHT	WC	WATER CLOSET
CPC	COMPRESSED FIBRE CEMENT CLADDING	FINISHED CEILING LEVEL	FCL	FINISHED CEILING LEVEL	HR	HANDRAIL	SL	SLAB LEVEL	WM	WASHING MACHINE
CNC	CONCRETE	FIRE EXTINGUISHER	FE	FIRE EXTINGUISHER	MB	METAL BALUSTRADE	TA	TACTILE INDICATORS		
CPT	CARPET	FINISHED FLOOR LEVEL	FFL	FINISHED FLOOR LEVEL	MC	METAL CLADDING	TC	TIMBER CLADDING		

GROUND FLOOR PLAN
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY
CONSTRUCTION CERTIFICATE ISSUE

SCALE
1:100
@ ISO A3
Drawn By LN
Checked By CJ
Date FEB 23

Project No.
MAG540
Drawing No.
02A
Rev #
F





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CONSENT

MOD2022/0592

2
D.P.589286

D.P.589286
201.2 m²

EX. SHED TO BE RETAINED

NO. 50 PACIFIC PARADE

NO. 48 PACIFIC PARADE

FIRE SAFETY LEGEND

- Fire - smoke detector
- Fire - thermal detector
- Fire - Indicative Layout for Sounders (Typically internally within each unit in order to achieve minimum 75dB(A) at Bedhead)
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RECOMMENDATIONS THE DEVELOPMENT MUST COMPLY WITH ALL RECOMMENDATIONS OUTLINED IN: THE FLOOD RISK ASSESSMENT REPORT BY MICHAL KORECKY DATED 10/02/20.

FIRST FLOOR PLAN

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Key:
A/C AIR CONDITIONING UNIT
AL ALUMINIUM
AFD ALUMINIUM FRAMED DOOR
AFW ALUMINIUM FRAMED WINDOW
BG BOX GUTTER
BDY BOUNDARY
BWK FACE BRICK
CFC COMPRESSED FIBRE CEMENT CLADDING
CNC CONCRETE
CPT CARPET

CR CEMENT RENDER
DP DOWN PIPE
DPS DOWNPIPE SPREADER
DR DRYER
DW DISHWASHER
EX EXISTING
FCE FINISHED CEILING LEVEL
FEL FINISHED FLOOR LEVEL

FG
FHR
FT
FW
GB
GD
GR
HR
MB
MC

FIXED GLASS
FIRE HOSE REEL
FIRE INDICATOR PANEL
FLOOR TILE
FLOOR WASTE
GLASS BALUSTRADE
GRATED DRAIN
HANDRAIL
METAL BALUSTRADE
METAL CLADDING

MR
MS
OV
PB
PL
RL
SK
SL
TA
TC

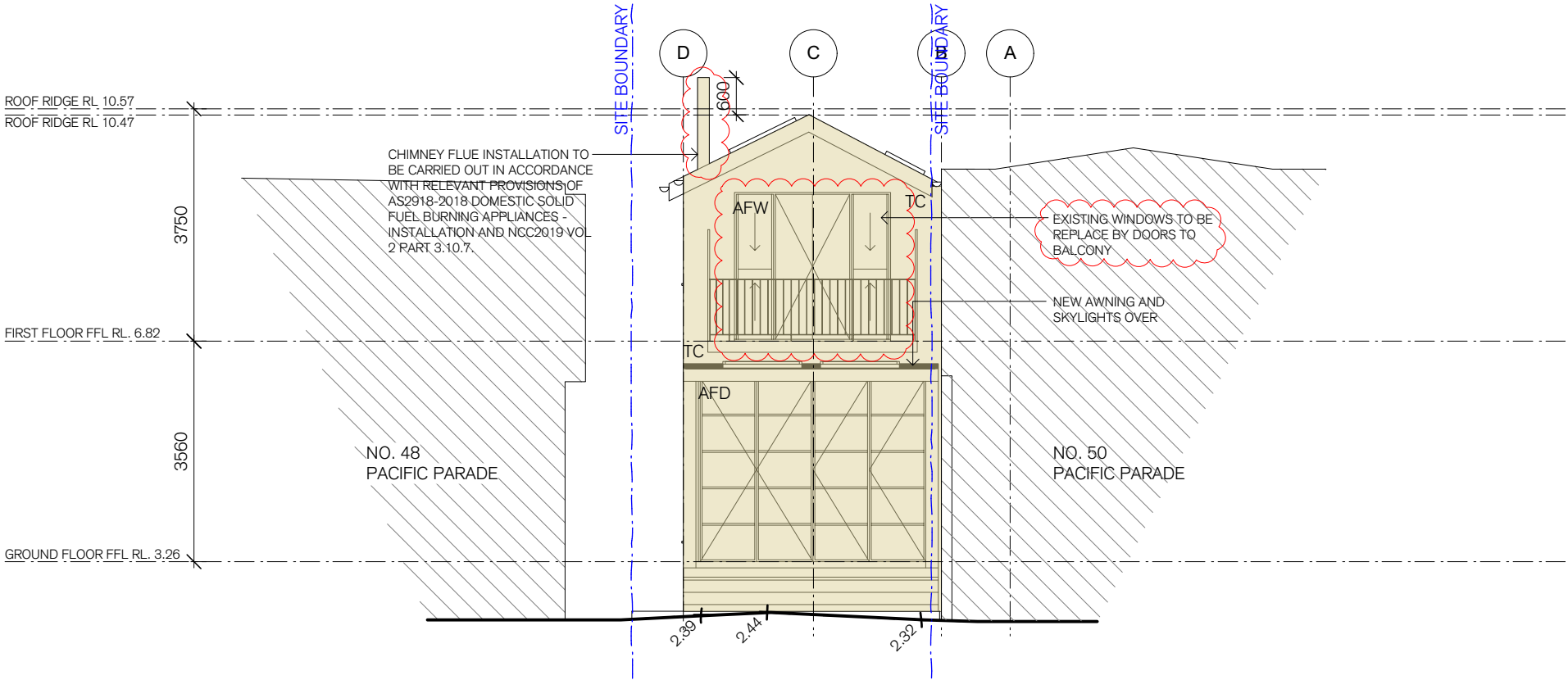
METAL KLIP-LOK ROOF
METAL SHEET
OVEN
PANTRY
PLASTERBOARD
RELATIVE LEVEL
SKYLIGHT
SLAB LEVEL
TACTILE INDICATORS
TIMBER CLADDING

TIM
TFD
TFW
TOP
TOW
TS
WC
WM

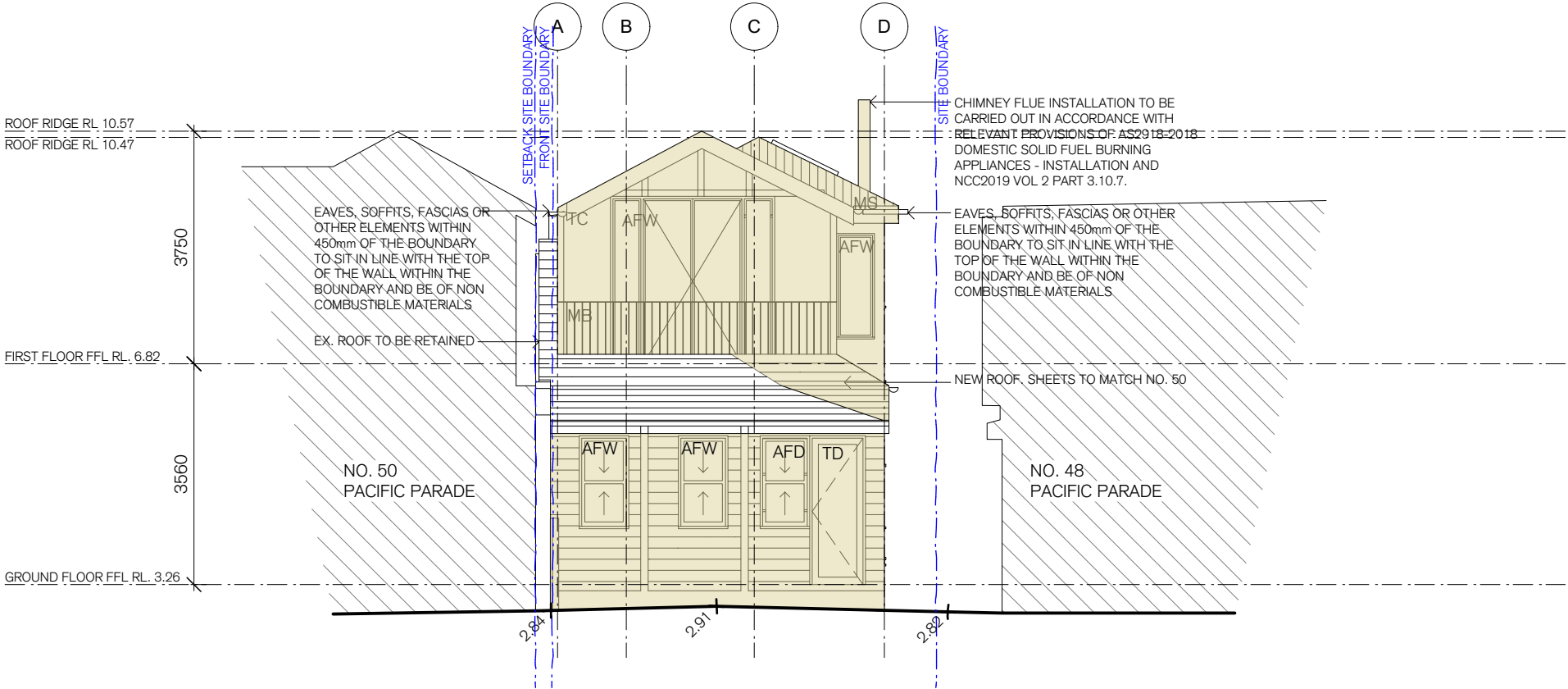
TIMBER FLOORING/DECKING
TIMBER FRAMED DOOR
TIMBER FRAMED WINDOW
TOP OF FENCE
TOP OF WALL
TIMBER SCREEN
WATER CLOSET
WASHING MACHINE

No.	Date	Revision
F	3/02/23	S4.55 ISSUE (3) REV 1
E	29/02/22	S4.55 ISSUE (3)
D	1/06/202	REVISED CC SUBMISSION

NOT FOR CONSTRUCTION



ELEVATION NORTH



ELEVATION SOUTH



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CR CEMENT RENDER
DP DOWN PIPE
DPS DOWNPIPE SPREADER
DR DRYER
DW EXISTING
EX EXISTING
FCL FRIDGE
FCL FINISHED CEILING LEVEL
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL

FG FIXED GLASS
FHR FIRE HOSE REEL
FIP FIRE INDICATOR PANEL
FT FLOOR TILE
FW FLOOR WASTE
GB GLASS BALUSTRADE
GD GRATED DRAIN
HR HANDRAIL
MB METAL BALUSTRADE
MC METAL CLADDING

MR METAL KLIP-LOK ROOF
MS METAL SHEET
OV OVEN
PB PANTRY
PL PLASTERBOARD
RL RELATIVE LEVEL
SK SKYLIGHT
SL SLAB LEVEL
TA TACTILE INDICATORS
TC TIMBER CLADDING

TM TIMBER FLOORING/DECKING
TFD TIMBER FRAMED DOOR
TFW TIMBER FRAMED WINDOW
TOP TOP OF FENCE
TOW TOP OF WALL
TS TIMBER SCREEN
WC WATER CLOSET
WM WASHING MACHINE

No.	Date	Revision
E	3/02/23	S4.55 ISSUE (3) REV 1
D	13/10/22	S4.55 ISSUE (3)
C	26/05/22	CC SUBMISSION

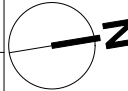
ELEVATIONS
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY
CONSTRUCTION CERTIFICATE ISSUE

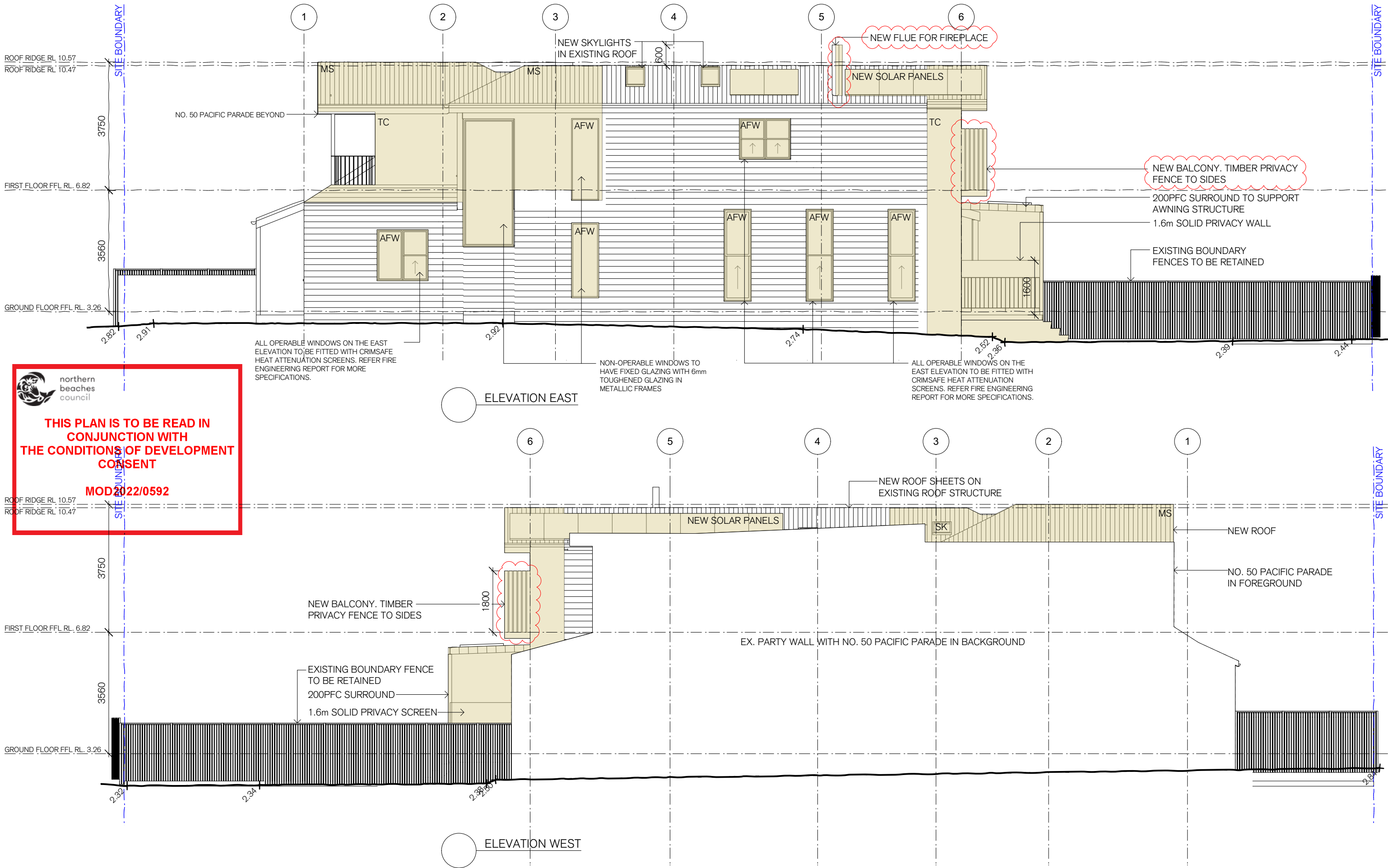
SCALE
1:100
@ ISO A3

Drawn By LN
Checked By CJ
Date FEB 23

Project No.
MAG540

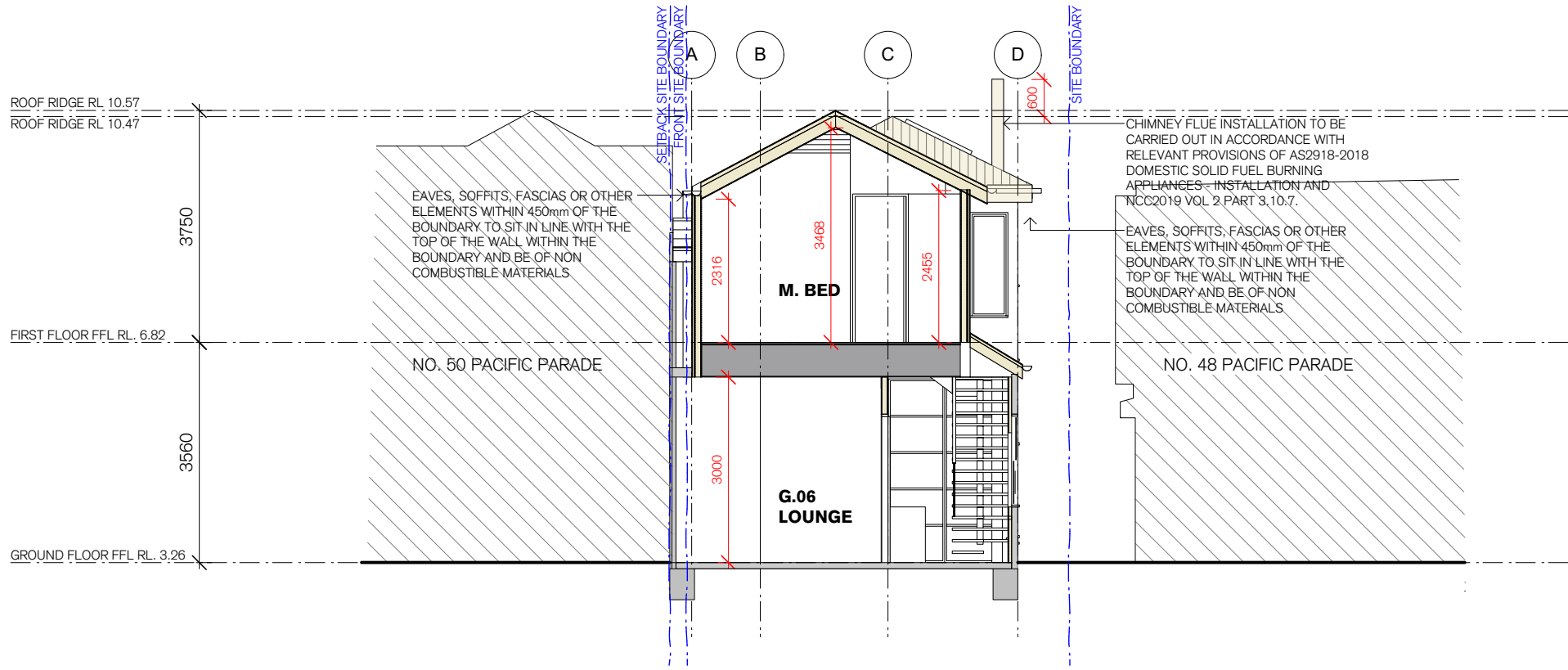
Drawing No. 04A
Rev # E





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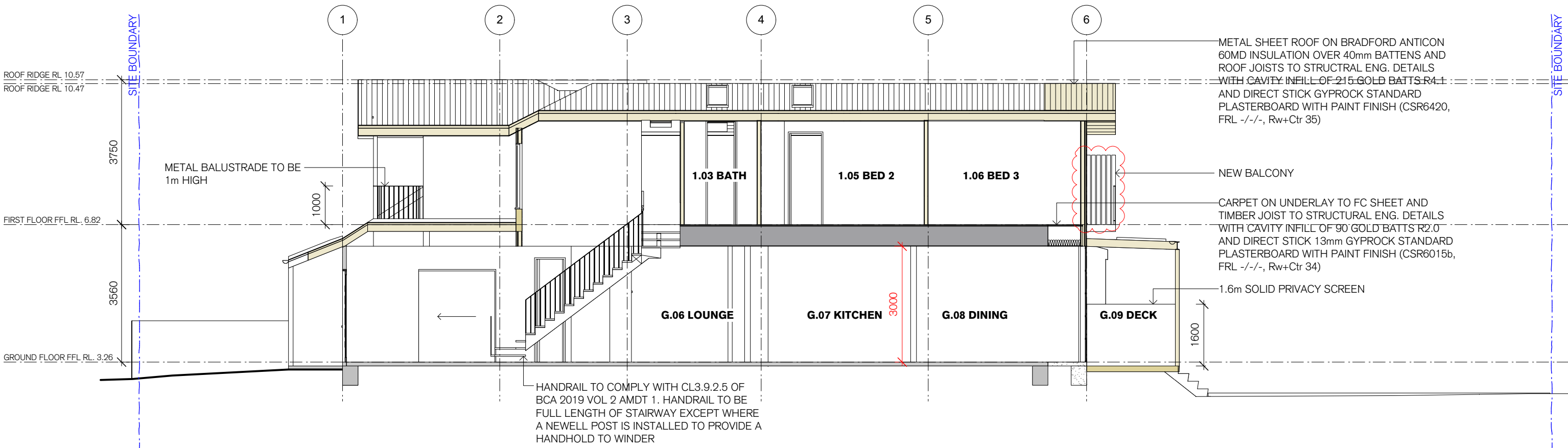
MOD 2022/0592



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MOD2022/0592

SECTION A



SECTION B

NOT FOR CONSTRUCTION

<div>Christopher Jordan Architecture & Design</div>	<div>79 BEATTIE STREET, BALMAIN NSW 2041</div> <div>NSW REG. ARCHITECT NO. 8057 CHRISTOPHER JORDAN</div> <div>p: (02) 8094 9850 m: 0402 357 698 e: chris@christopherjordan.com.au</div>	<div>Key:</div> <div>A/C AIR CONDITIONING UNIT</div> <div>AL ALUMINIUM</div> <div>AFD ALUMINIUM FRAMED DOOR</div> <div>AFW ALUMINIUM FRAMED WINDOW</div> <div>BG BOX GUTTER</div> <div>BDY BOUNDARY</div> <div>BWK FACE BRICK</div> <div>CFC COMPRESSED FIBRE CEMENT CLADDING</div> <div>CCNC CONCRETE</div> <div>CPT CARPET</div> <div>CR CEMENT RENDER</div> <div>DP DOWN PIPE</div> <div>DPS DOWNPIPE SPREADER</div> <div>DR DRYER</div> <div>DW DISHWASHER</div> <div>EX EXISTING</div> <div>FCL FINISHED CEILING LEVEL</div> <div>FE FIRE EXTINGUISHER</div> <div>FFL FINISHED FLOOR LEVEL</div> <div>FG FIXED GLASS</div> <div>FHR FIRE HOSE REEL</div> <div>FIP FIRE INDICATOR PANEL</div> <div>FT FLOOR TILE</div> <div>FW FLOOR WASTE</div> <div>GB GLASS BALUSTRADE</div> <div>GD GRATED DRAIN</div> <div>HR HANDRAIL</div> <div>MB METAL BALUSTRADE</div> <div>MC METAL CLADDING</div> <div>MR METAL KLIP-LOK ROOF</div> <div>MS METAL SHEET</div> <div>OV OVEN</div> <div>P PANTRY</div> <div>PB PLASTERBOARD</div> <div>RL RELATIVE LEVEL</div> <div>SK SKYLIGHT</div> <div>SL SLAB LEVEL</div> <div>TA TACTILE INDICATORS</div> <div>TC TIMBER CLADDING</div> <div>TIM TIMBER FLOORING/DECKING</div> <div>TFD TIMBER FRAMED DOOR</div> <div>TFW TIMBER FRAMED WINDOW</div> <div>TOP TOP OF FENCE</div> <div>TOW TOP OF WALL</div> <div>TS TIMBER SCREEN</div> <div>WC WATER CLOSET</div> <div>WM WASHING MACHINE</div>	<div>SECTIONS</div> <div>ALTERATIONS AND ADDITIONS</div> <div>50A PACIFIC PARADE MANLY</div> <div>CONSTRUCTION CERTIFICATE ISSUE</div>	<div>SCALE</div> <div>1:100</div> <div>@ ISO A3</div> <div>Drawn By LN</div> <div>Checked By CJ</div> <div>Date FEB 23</div>	<div>Project No.</div> <div>MAG540</div> <div>Drawing No.</div> <div>06A</div> <div>Rev #</div> <div>E</div>	<div>By</div> <div>LN</div> <div>LN</div> <div>LN</div>	<div>No.</div> <div>Date</div> <div>Revision</div>	<div>E 3/02/23 S4.55 ISSUE (3) REV 1</div> <div>D 13/10/22 S4.55 ISSUE (3)</div> <div>C 26/05/22 CC SUBMISSION</div>