Flood Risk Management Plan & Overland Flow Analysis

9 May 2025

24 Ogilvy Road
Clontarf

We acknowledge the Guringai, Darkinjung, Darug, Dharawal, Gundungurra, Wanaruah and Wiradjuri people of the land of the Garigal and Ngurra, upon those ancestral lands we work & live. We acknowledge the Traditional Custodians as the first place makers on this land. We pay our respects to Elders past and present, acknowledging them as the Traditional Custodians of knowledge of these lands, waterways and Country.

TAYLOR

CONTENTS

APPENDICES

Appendix A:	Locality Map and Site Survey
Appendix B:	Site & Architectural Details
Appendix C:	Council Flood Information and Map
Appendix D:	Overland Flow Analysis
Appendix E:	Flood Sign & Emergency Assembly Point Plan
Appendix F:	Flood Actions Checklist
Appendix G:	Emergency Contacts List
Appendix H:	Flood Compatible Materials and Building Components

1.0 INTRODUCTION

24 Ogilvy Road, Clontarf is identified by Northern Beaches Council as being flood affected for the 1 in 100 year and Probable Maximum Precipitation (PMP) storm events. This document details the measures to be taken to ensure that the risks to both the proposed dwelling and occupants are managed and minimised in accordance with Manly Development Control Plan Part 5.4.3 Flood Prone Land

It is the intention of the author that copies of this plan are kept on site by The Owner where it can be produced for action in case of a significant storm event.

It is also intended that the emergency response signage be fixed to a wall in a clearly visible location. The Owner will ultimately be responsible for the implementation of this plan. The Owner will also be responsible for ensuring tasks are undertaken (or the delegation of those tasks) for major flood events.

The technical data referred to in this Section is drawn from the Manly to Seaforth Flood Study 2019, Cardno, as well as DRAINS & HEC-RAS software analysis.

2.0 SITE DESCRIPTION

The site is located in the suburb of Clontarf and sits approximately adjacent to the north of Sydney Harbour National Park Castle Rock Crescent. A site locality map is included in Appendix A.

The site covers 474m^2 in area which grades steeply from the (rear) northern to the (front) southern boundary. The site currently contains an existing two storey dwelling which sits towards the rear of the site. The original dwelling is constructed in timber frame & masonry and is thought to be approximately 50 years of age.

2.1 PROPOSED WORKS

The proposed works could be summarised as:

- Demolishing the existing dwelling
- Construction of new dwelling
- Modification of existing levels within existing floodway area

Architectural plans for the proposed works are attached in Appendix B.

3.0 FLOOD EVENTS

The site is identified as being flood affected for the 1 in 100 year and Probable Maximum Precipitation (PMP) storm events and maps illustrating subsequent flood hazard extents for the site are contained within Appendix C.

3.1 FORECASTS AND WARNINGS

There are usually no specific warnings issued by the Bureau of Meteorology for Clontarf and as such the monitoring of general warnings for the Sydney metropolitan area with respect to severe weather warnings will be critical in the process of managing risks to the site.

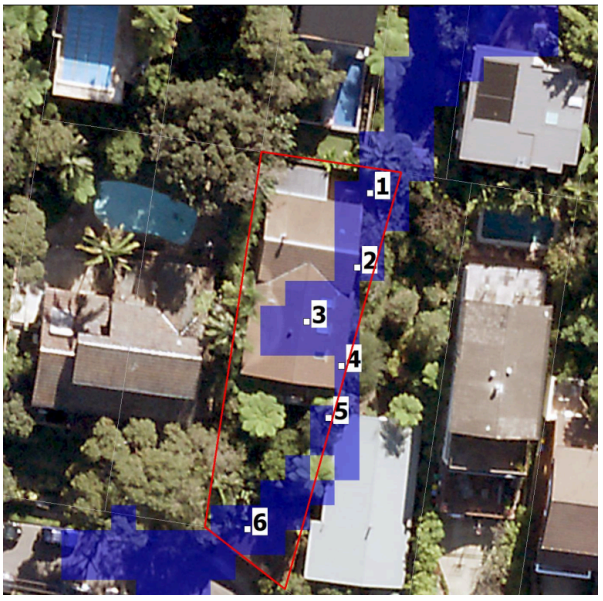
The Bureau of Meteorology website (www.bom.gov.au) has rainfall forecast maps and also any warnings for predicted severe weather events.

The Owner should have their mobile phone number added to the SES contact list for the issue of SMS alerts for severe weather warnings.

3.2 FLOOD DATA FOR THE SITE

The site is categorised by the Manly to Seaforth Flood Study 2019 as being affected by the 1 in 100 year and Probable Maximum Flood (PMF) events. With respect to the proposed ground floor FFL, Flood Level Point 4 contains the relevant data for analysis of Council flood information:

MAP B: FLOODING - 1% AEP EXTENT & KEY POINTS



Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	34.15	0.23	2.17	34.65	34.49	0.57	4.03
2	N/A	N/A	33.31	0.24	2.62	33.81	33.78	0.72	4.44
3	N/A	N/A	31.92	0.19	0.44	32.42	32.34	0.61	0.70
4	N/A	N/A	31.94	0.19	2.95	32.44	32.30	0.55	5.35
5	N/A	N/A	30.60	0.15	2.67	31.10	30.90	0.45	4.76
6	N/A	N/A	28.19	0.24	2.26	28.69	28.58	0.63	3.86

- Flood Risk Precinct: **High**
- Flood Life Hazard Category: **H5**
- 1 in 100 year Maximum Flood Level: **31.94m A.H.D.**
- 1 in 100 year Maximum Depth from natural ground level: **0.19m**
- 1 in 100 year Maximum Flood Planning Level (FPL): **32.44m A.H.D.**
- Probable Maximum Flood level (PMF): **32.30m A.H.D.**

Note that the complete Council issued flood data for the site is contained within Appendix C.

DRAINS & HEC-RAS analysis was further conducted with respect to existing overland flows per the location of proposed dwelling structures and flood protection, which is outlined further to this report under Section 6.0 & Appendix D

3.3 FLOOD BEHAVIOUR

The site is subject to overland flows that run down to Sydney Harbour National Park Castle Rock Crescent from the north. The Manly to Seaforth 2019 Flood Study as well as DRAINS & HEC-RAS analysis has determined that the site is at risk of inundation for major flood events towards the eastern portion of the site.

The study and subsequent analysis has determined that the overland flow which can be expected through the site is due to the limited capacity of the Council piped drainage system running through adjacent sites to the north-east. This includes a Ø600 R.C.P. Council SPI40577 which traverses the site from the east down to kerb inlet Council pit SPP40464 situated to the front of the site.

Overland flows in excess of the piped system capacity surcharge in Cutler Road to the north of the site and subsequently overtop the kerb and flow down and to the south through a number of properties, including the subject site.

It is expected that a major flood event would typically be an event where flood waters of high velocities would traverse through the site over durations of typically less than 2 hours.

4.0 EMERGENCY RESPONSE

This Flood Risk Management Plan recognises that protection of life is of primary importance, followed by a secondary philosophy of attempting to minimise damage to the proposed dwellings on the site.

The emergency response to a potential flood event will be initiated upon the occurrence of certain 'trigger' threshold, upon which the emergency response plan will be actioned.

4.1 THE EMERGENCY TRIGGER

It is critical to the success of this plan that during extremely heavy and intense rainfall events The Owner are able to closely monitor the drainage conditions within the eastern portion of the site as well as around areas north of the site, particularly the sag point in the roadway in Cutler Road.

The initial trigger for commencement of the emergency response plan follows the observation of excessive flows to the eastern portion of the site resulting from stormwater beginning to inundate Cutler Road following extremely heavy and intense rainfall events.

Upon the visual confirmation of this trigger event the emergency responses described in Section 5 are to be enacted.

4.2 TIME NEEDED TO RESPOND

It is considered that a total period of 10 minutes would be required for The Owner to turn off the relevant mains, services and ensure that all persons within the premises have been notified and are located to the nominated emergency assembly point.

4.3 THE EMERGENCY ASSEMBLY POINT

The emergency response to a flood event is to 'shelter-in-place' in the upper levels of the primary dwelling or to follow directions of the emergency services.

5.0 OWNER RESPONSIBILITIES

The following section describes the on-going responsibilities of The Owner with respect to flood risk management.

5.1 BEFORE THE FLOOD

TRIGGER FOR ACTION: ALWAYS

- The Owner will ultimately be responsible for the implementation of this plan. The Owner will be responsible for ensuring tasks are undertaken or delegating those tasks;
- Through a systematic induction process, all occupants are to be made aware of the possibility of flooding and the procedures to be followed if a flood were to occur;
- A copy of this plan is to be provided to all occupants, together with an Actions Checklist (Appendix F) and a single page notice (Appendix E);

- The Owner should continue to develop detailed procedures to support the actions required by this plan. Procedures will include clear responsibilities in the event of a flood, and back up resources should key persons not be present;

- The emergency response sign is to be permanently affixed to a wall in a highly visible external location.

- Check the facilities within the upper level for use in a flood emergency, should occupants need to take shelter there. As a minimum these facilities comprise drinking water, toilets, blankets and emergency lighting.

5.2 WHEN A FLOOD IS LIKELY

TRIGGER FOR ACTION: When the forecasts predict severe weather or significant amounts of rainfall (land is saturated) are observed.

- The Owner will monitor weather forecasts and warnings; and
- The Owner to enact the emergency response plan
- The Owner should prepare for the emergency evacuation.

5.3 DURING A FLOOD

TRIGGER FOR ACTION: When floodwater has inundated Cutler Road, Ogilvy Road &/or the eastern portion of the site.

The phases of the emergency response shall be:

- The Owner is to request all occupants to evacuate via the emergency evacuation route.
- Follow direction of emergency services including State Emergency Services.
- All occupants should have evacuated by the time the flood water starts to significantly inundate the site.
- The Owner is to sweep the premises following emergency response to ensure that all occupants have evacuated the facility.
- The Owner is to turn off all power and water and other relevant services.

- The Owner is to evacuate via the emergency evacuation route.
- Emergency services to be notified by The Owner of the situation at the site (Appendix G).

5.4 AFTER A FLOOD

TRIGGER FOR ACTION: When emergency services give the all clear to return.

- No occupants should be allowed to leave the site while flooding is occurring or has recently occurred;
- Occupants can enter the site only after the all clear has been given by emergency services or Council;
- Where necessary, the site is to be checked by professionals before any re-use of the site;
- Where possible the Owner are to organise the safe removal of any flood debris from the site;
- The Owner is to arrange an inspection of the sub-floor area under the building and remove any flood debris if required.
- A de-brief is to be held between the occupants and The Owner and may involve emergency services and/or council staff. The flood event and response procedures, including the use of this plan, are to be reviewed; and
- Changes may be made to the plan and the requirements for future emergency evacuations should be reviewed and identify any improvements which may be necessary.

6.0 FLOOD COMPLIANCE

It is proposed to develop the site such that the objectives of Council's Flood Risk Management Policy are met.

6.1 SPECIFIC CONTROLS

Section B3.11 of the Manly Development Control Plan Part 5.4.3 Flood Prone Land residential use controls are to be applied to the proposed development:

High Flood Risk Matrix – Residential Category

		High Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
A	Flood effects caused by Development	A1 A2	A1 A2	A1 A2	A1 A2	A1 A2
B	Building Components & Structural	B1 B2 B3	B1 B2 B3	B1 B2 B3	B1 B2 B3	
C	Floor Levels	C2 C3	C1 C3 C4 C6	C1 C3 C4 C6 C7	C3	C5
D	Car Parking	D1 D2 D3 D4 D7	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1
E	Emergency Response	E1 E2	E1	E1	E1	E3
F	Fencing	F1	F1	F1	F1	F1
G	Storage of Goods	G1	G1	G1	G1	
H	Pools	H1	H1	H1	H1	H1

Flood Effects Caused By Development

A1 – ***Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event:***

There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance; and

There are no adverse impacts on surrounding properties; and

It is sited to minimise exposure to flood hazard

Major developments and developments likely to have a significant impact on the PMF flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood.

Outcome – The provisions of this Flood Risk Management Report demonstrate that the flood risks have been adequately addressed in accordance with the provisions of the Flood Prone Land Design Standard.

A2 – ***Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage.***

Consideration may be given for exempting the volume of standard piers from flood storage calculations.

If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.

Outcome – Flooding though the site is categorised as Flood Fringe & Floodway, and as outlined in the overland flow analysis in Appendix D to this report the flood behaviour of the neighbouring properties of the site is unchanged as a result of the proposed development.

Building Components and Structural Soundness

B1 - ***All buildings 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).***

Outcome – All new building elements below the Flood Planning Level shall be constructed from flood compatible materials.

A table of equivalent flood compatible materials is contained within Appendix H.

B2 – ***All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity of the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.***

Outcome – All new building elements are to be designed, constructed and/or modified to ensure structural integrity or immersion and impact of velocity and debris up to the level of the Probable Maximum Flood Level.

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 that turn off all electricity supply to the property when flood waters are detected.

Outcome – All new electrical equipment, wiring, fuel lines and any other service pipes and connections are to be waterproofed to the Flood Planning Level.

Floor Levels

C1 – ***New floor levels within the development shall be at or above the Flood Planning Level.***

Outcome – Complies as all proposed habitable floors will be constructed at or above the Flood Planning Level R.L. 32.44 A.H.D. Further, it is proposed to protect the ground floor level via a flood proof barrier wall to the rear and eastern side of the courtyard, as demonstrated in the overland flow analysis under Appendix D to this report

All works associated with the proposed alterations will be in accordance with Council's requirements for 'Building Components and Structural Soundness' as previously described in this report.

C3 – ***All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.***

For suspended pier/pile footings:

The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and

At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and

No solid areas of the perimeter of the underfloor area would be permitted in a floodway

Outcome – Complies as demonstrated in the overland flow analysis in Appendix D to this report, modifications to the drainage channel adjacent to the east of the new dwelling is proposed to contain flows up to the 1% AEP event. There is no increase to 1% AEP maximum water levels, and there is no change in flood affectation behaviour upstream and downstream of the site in Ogilvy Road, as well as to neighbouring properties.

C4 - ***A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where:***

It is an extension to an existing room; and

The Flood Planning Level is incompatible with the floor levels of existing room; and

Out of the 30sqm, not more than 10 sqm is below the 1% AEP flood level

This control will not be permitted if this provision has previously been utilised since the making of this Plan.

The structure must be flood-proofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event.

Outcome - Not applicable as no one-off additions or alterations are proposed to the development

C6 - ***Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first-floor addition provided that:***

It is not located within a floodway; and

The original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and

none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and

the ground floor is flood-proofed

Outcome - Not applicable no existing floor levels are to be retained

Car Parking

D1 - ***Open carpark areas and carports shall not be located within a floodway.***

Outcome – Complies as no open carpark areas or carports are proposed

D2 - ***The lowest floor level of open carparks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased.***

Outcome – Complies as no open carpark areas or carports are proposed

D3 - ***Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise it will be considered to be enclosed.***

When undertaking a like-for-like replacement and the existing garage/carport is located on the street boundary and ramping is infeasible, consideration may be given for dry floodproofing up to the 1% AEP flood level.

Outcome – Complies as no open carpark areas or carports are proposed

D4 - ***Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event***

Outcome – Complies as no open carpark areas or carports are proposed

D5 - ***Enclosed Garages must be located at or above the 1% AEP level***

Outcome – The proposed garage parking area is situated to the west of the proposed drainage channel as outlined in Appendix D to this report, with the eastern side garage wall protecting the garage internal from the floodway extents and further floodproofed up to the 1% AEP level.

The existing garage within the floodway area is to be retained and as demonstrated in the overland flow analysis in Appendix D to this report, with respect to the rest of site proposed development, does not affect downstream flooding conditions in Ogilvy Road.

D6 - ***All enclosed car parks (including basement carparks) must be protected from inundation up to the Flood Planning Level. All access, ventilation, driveway crests and any other potential water entry points to any enclosed car parking shall be above the Flood Planning Level.***

Where a driveway is required to be raised it must be demonstrated that there is no net loss to available flood storage in any event up to the 1% AEP flood event and no impact on flood conveyance through the site.

Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwaters from entering the enclosed car park

Outcome – Complies as per D5 the proposed garage is protected from the floodway extents in the 1% AEP storm event. The new driveway is graded up to the proposed garage and as demonstrated in the overland flow analysis in Appendix D to this report it adequately conveys flows to the front of the site in Ogilvy Road, without inundating the garage above

<u>Emergency Response</u>

E1 ***– If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report.***

If the property is affected by a Flood Life Hazard Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent.

If the property is flood affected but the Flood Life Hazard Category has not been mapped by Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood Hazard", Australian Institute for Disaster Resilience (2012).

Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:

- ***a. The floor level is at or above the Probable Maximum Flood level; and***
- ***b. The floor space provides at least 2m^2 per person where the flood duration is long (six or more hours) in the Probable Maximum Flood event, or 1m^2 per person for less than 6 hours;***
- ***c. It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and***
- ***d. It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit***

Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control.

In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional.

Note that in the event of a flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge.

Outcome – The emergency response as detailed in this report is to 'shelter-in-place' within the proposed first floor level at R.L. 35.64 in the primary dwelling for significant flood events, or otherwise off-site as directed by Emergency Services.

The owner of the site should provide items as per d) to provide for a shelter-in-place scenario in potential extreme storm event.

Fencing

F1 ***- Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm.***

Outcome – Complies as proposed pool fencing is to be situated on top of the eastern floodproofed courtyard wall, of which the top of northern (rear) and eastern side courtyard level is to be 500mm minimum above the water surface level in the 1% AEP storm event per the proposed site analysis as modeled in HEC-RAS, demonstrated in the overland flow analysis in Appendix D to this report.

Storage of Goods

G1 ***– Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.***

Outcome – The Owner is to ensure storage of toxic or potentially polluting goods, materials or other products, which may be hazardous or pollute floodwaters, will not be permitted below the Flood Planning Level.

Pools

H1 ***- Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site.***

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level.

Outcome – Complies as the location of the proposed pool adjacent to the new eastern drainage channel is to be protected by the floodproofed courtyard wall, built up to 500mm above the water surface level in the 1% AEP storm event per the proposed site analysis as modeled in HEC-RAS, demonstrated in the overland flow analysis in Appendix D to this report.

7.0 SUMMARY

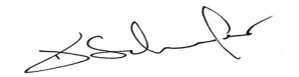
This report is a plan for the site for major flood events to be incorporated by The Owner into the on-going management protocols for the site to manage the flood risks.

The report contains procedural information to ensure the safety of occupants during flood events and also to ensure the satisfactory performance of any new building elements.

The recommendations and strategies within this report ensure compliance with Manly Development Control Plan Part 5.4.3 Flood Prone Land

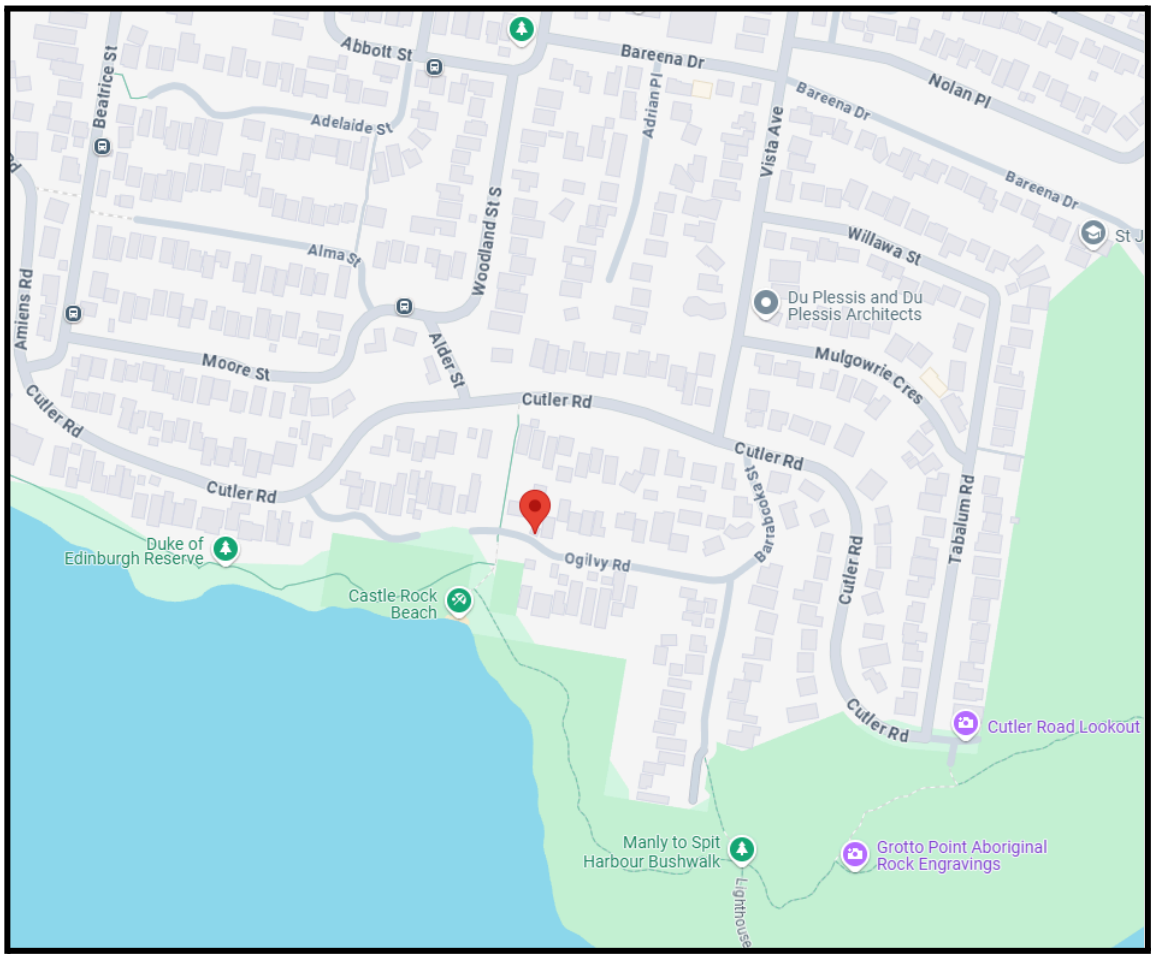
Should you have any questions or queries please do not hesitate to contact the undersigned.

TAYLOR CONSULTING



D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E. Aust. N.E.R.

Appendix A



Locality Map - 24 Ogilvy Road, Clontarf

Appendix B

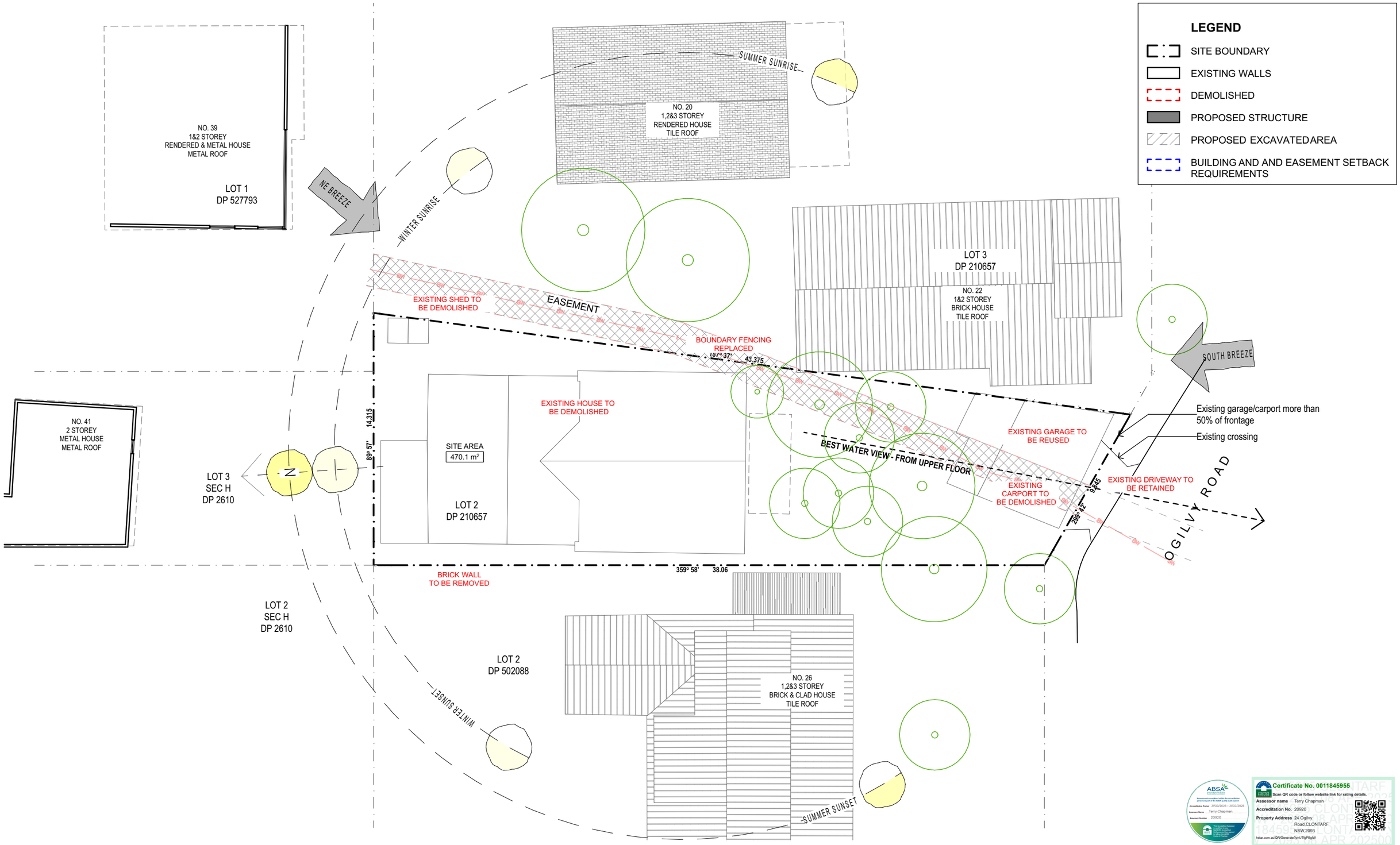
Development Application // New Dwelling

Wednesday, 2 April 2025

APPLICANT: **David and Christine LaRose**

24 OGILVY ROAD CLONTARF 2093

OPTION	DRAWING No.	DESCRIPTION	REV	ISSUED
DEVELOPMENT APPLICATION (stage 2)				
	DA01	COVER PAGE	01	☒
	DA02	EXISTING SITE ANALYSIS	01	☒
	DA03	EXISTING SITE PHOTOS	01	☒
	DA04	EXISTING GARAGE FLOOR PLAN	01	☒
	DA05	EXISTING GROUND FLOOR PLAN	01	☒
	DA06	EXISTING FIRST FLOOR PLAN	01	☒
	DA07	EXISTING ROOF PLAN	01	☒
	DA08	EXISTING NORTH & SOUTH ELEVATIONS	01	☒
	DA09	EXISTING EAST & WEST ELEVATIONS	01	☒
	DA10	DEMOLITION PLANS	01	☒
	DA11	PROPOSED SITE PLAN	01	☒
	DA12	PROPOSED FSR CALCULATION	01	☒
	DA13	PROPOSED GARAGE FLOOR PLAN	01	☒
	DA14	PROPOSED GROUND FLOOR PLAN	01	☒
	DA15	PROPOSED FIRST FLOOR PLAN	01	☒
	DA16	PROPOSED ROOF PLAN	01	☒
	DA17	PROPOSED SOUTH ELEVATIONS	01	☒
	DA18	PROPOSED EAST ELEVATIONS	01	☒
	DA19	PROPOSED NORTH ELEVATIONS	01	☒
	DA20	PROPOSED WEST ELEVATIONS	01	☒
	DA21	PROPOSED SECTION A	01	☒
	DA22	PROPOSED SECTION B	01	☒
	DA23	PROPOSED SECTION C	01	☒
	DA24	PROPOSED POOL SECTIONS	01	☒
	DA25	HEIGHT LIMIT STUDY	01	☒
	DA26	3D VIEWS	01	☒
	DA27	3D VIEWS	01	☒
	DA28	PROPOSED DOOR SCHEDULES	01	☒
	DA29	PROPOSED WINDOW SCHEDULES	01	☒
	DA30	SHADOW DIAGRAMS PLAN - SUMMER SOLTICE	01	☒
	DA31	SHADOW DIAGRAMS 3D - WINTER SOLTICE	01	☒
	DA32	EXTERNAL FINISHES SCHEDULE	01	☒
	DA33	EXTERNAL FINISHES SCHEDULE	01	☒
	DA34	WASTE MANAGEMENT PLAN	01	☒



ARCHITECT
ARCHISOUL ARCHITECTS
UNIT 23/28-34 ROSEBERRY STREET
BALGOWLAH NSW AUSTRALIA 2093
Ph: 02 9976 5449
www.archisoul.com.au

NOTES

DRAWING NOT ISSUED FOR CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO MANUFACTURE & INSTALLATION. ALL ERRORS AND OMISSIONS TO BE CONFIRMED WITH THE ARCHITECT. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PREPARED WRITTEN SPECIFICATION & SCHEDULES & REQUIRED SHOP DRAWINGS. ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
EXISTING SITE ANALYSIS

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA02

SCALE:
1:200 @ A3

STREET FACADE

FRONT SOUTH FACING FACADE

REAR NORTH-EAST FACADE

REAR YARD

ABSA Australian Building Sustainability Accreditation
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Terry Chapman
Assessor Number 20920
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

Certificate No. 0011845955
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 24 Ogilvy Road,CLONTARF NSW,2093
hstar.com.au/QR/Generate?p=UTfgPBgIW

ARCHITECT

ARCHISOUL ARCHITECTS
UNIT 23/28-34 ROSEBERRY STREET
BALGOWLAH NSW AUSTRALIA 2093
Ph: 02 9976 5449
www.archisoul.com.au

NOTES

ABN 92 159 526 066
NSW NOMINATED ARCHITECT 6850 - JOANNE GILLIES

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS
Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
EXISTING SITE PHOTOS

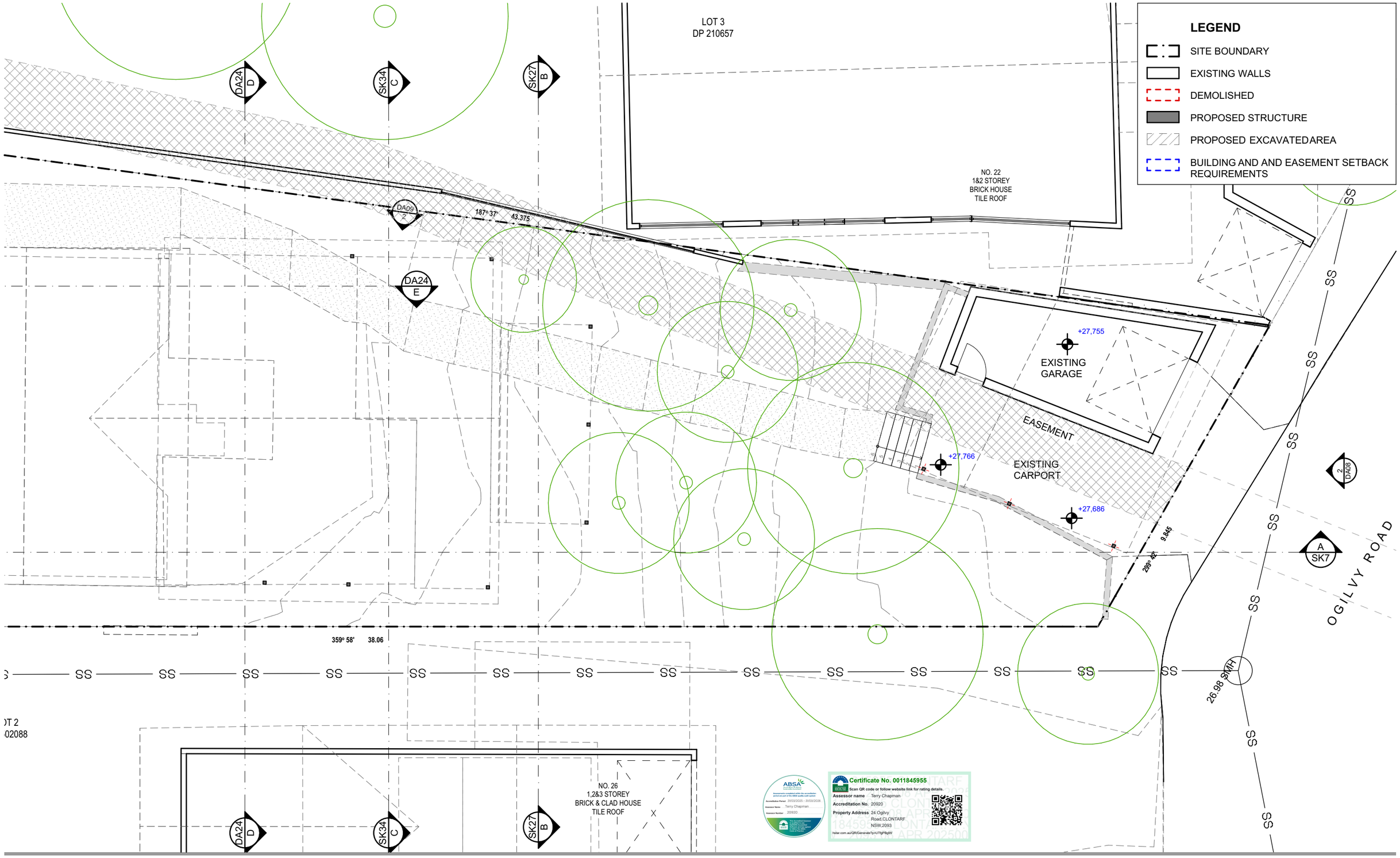
PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA03

N

SCALE:
@ A3



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
EXISTING GARAGE FLOOR PLAN

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA04

SCALE:
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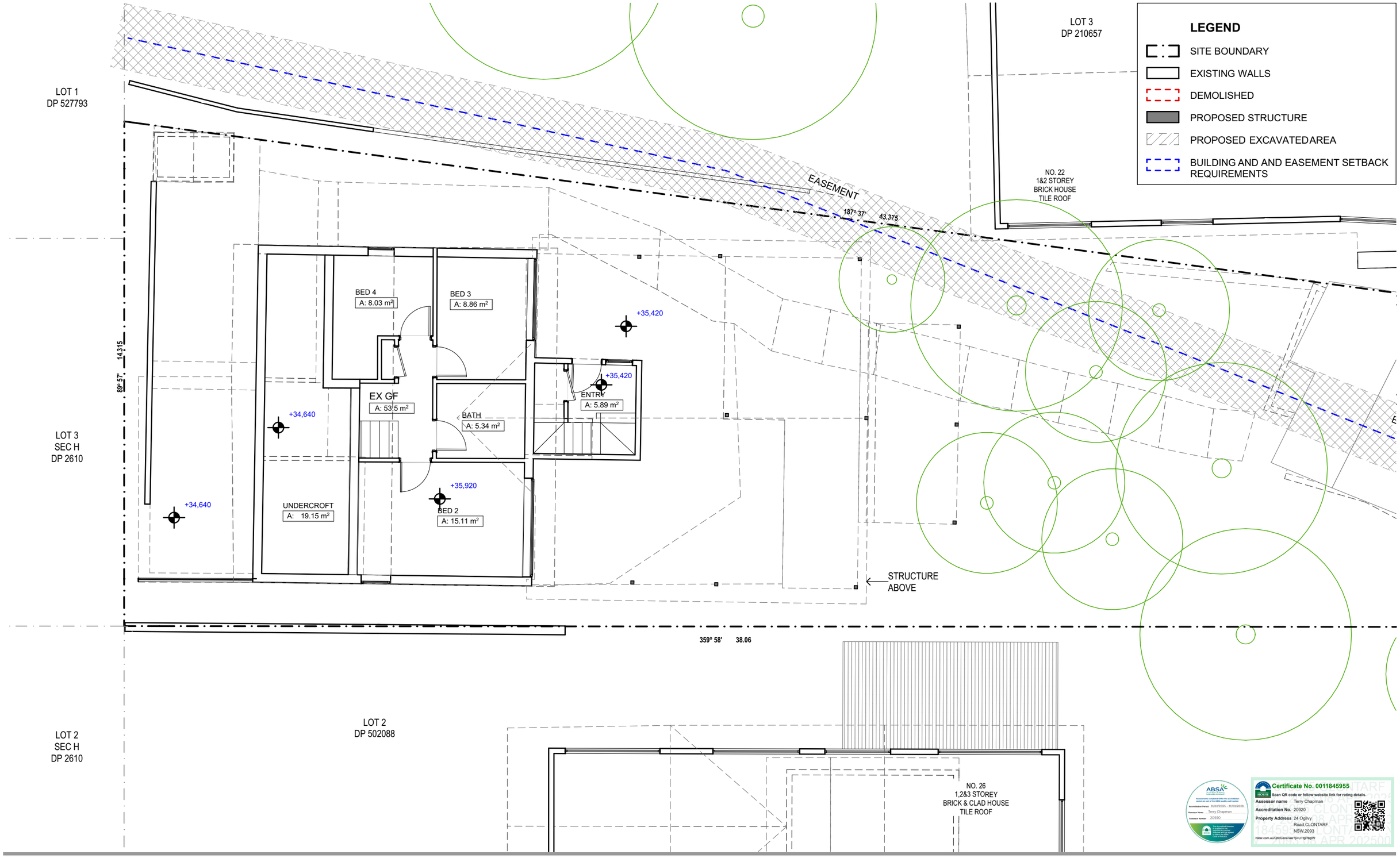

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**
Project: **2266**

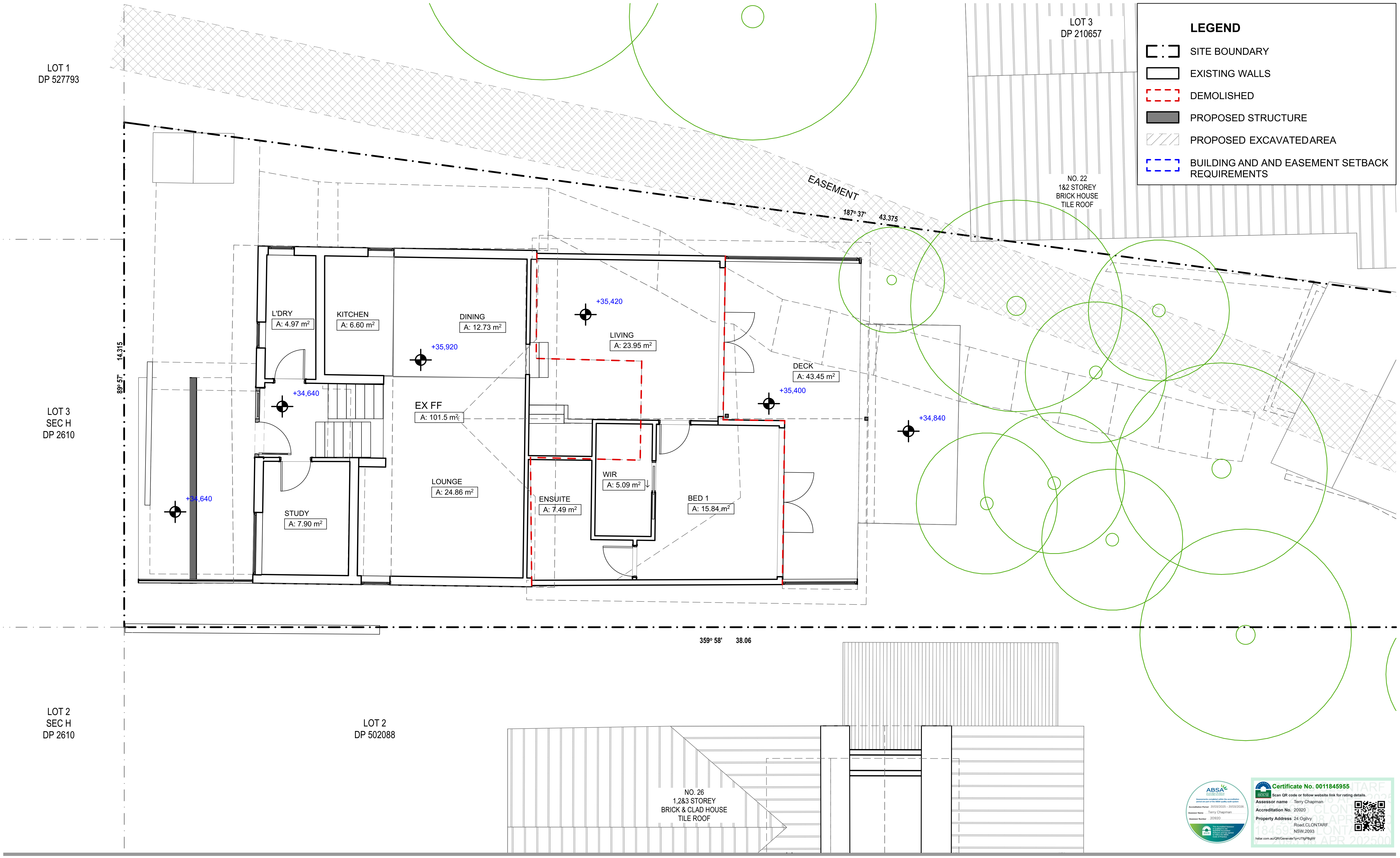
DRAWING TITLE :
EXISTING GROUND FLOOR PLAN

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA05

SCALE:
1:100 @ A3



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked JG - JG
Plot Date: 2/04/2025
Project Status STAGE 1A

Client: David and Christine LaRose

Project: 2266

DRAWING TITLE :

EXISTING FIRST FLOOR PLAN

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

01

DRAWING NO.

DA06

SCALE:

1:100 @ A3

LOT 1
DP 527793

LOT 3
DP 210657

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED STRUCTURE
- PROPOSED EXCAVATEDAREA
- BUILDING AND AND EASEMENT SETBACK REQUIREMENTS

187° 37' 43.375

89° 57' 14.315

EXISTING
DWELLING

LOT 3
SEC H
DP 2610

359° 58' 38.06

LOT 2
SEC H
DP 2610

LOT 2
DP 502088

EXIS
CAR

ARCHITECT

ARCHISOUL
ARCHITECTS

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

EXISTING ROOF PLAN

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

01

DRAWING NO.

DA07

N

SCALE:

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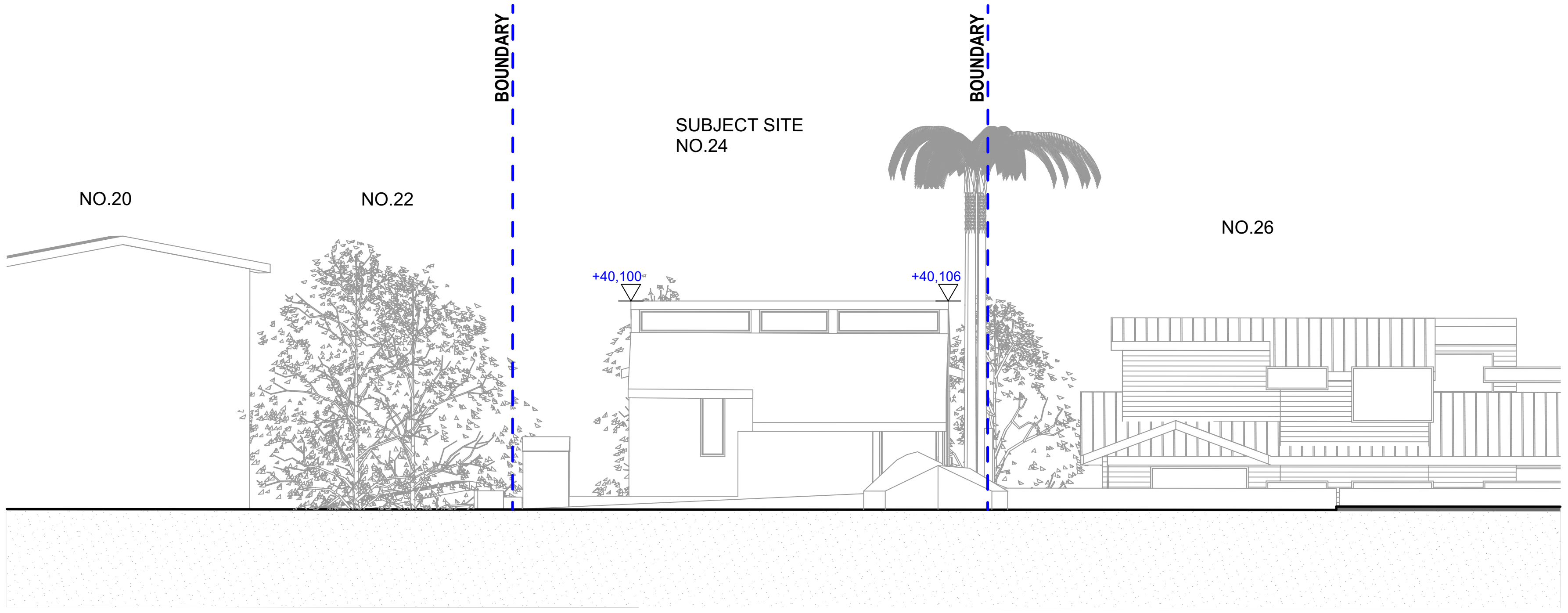
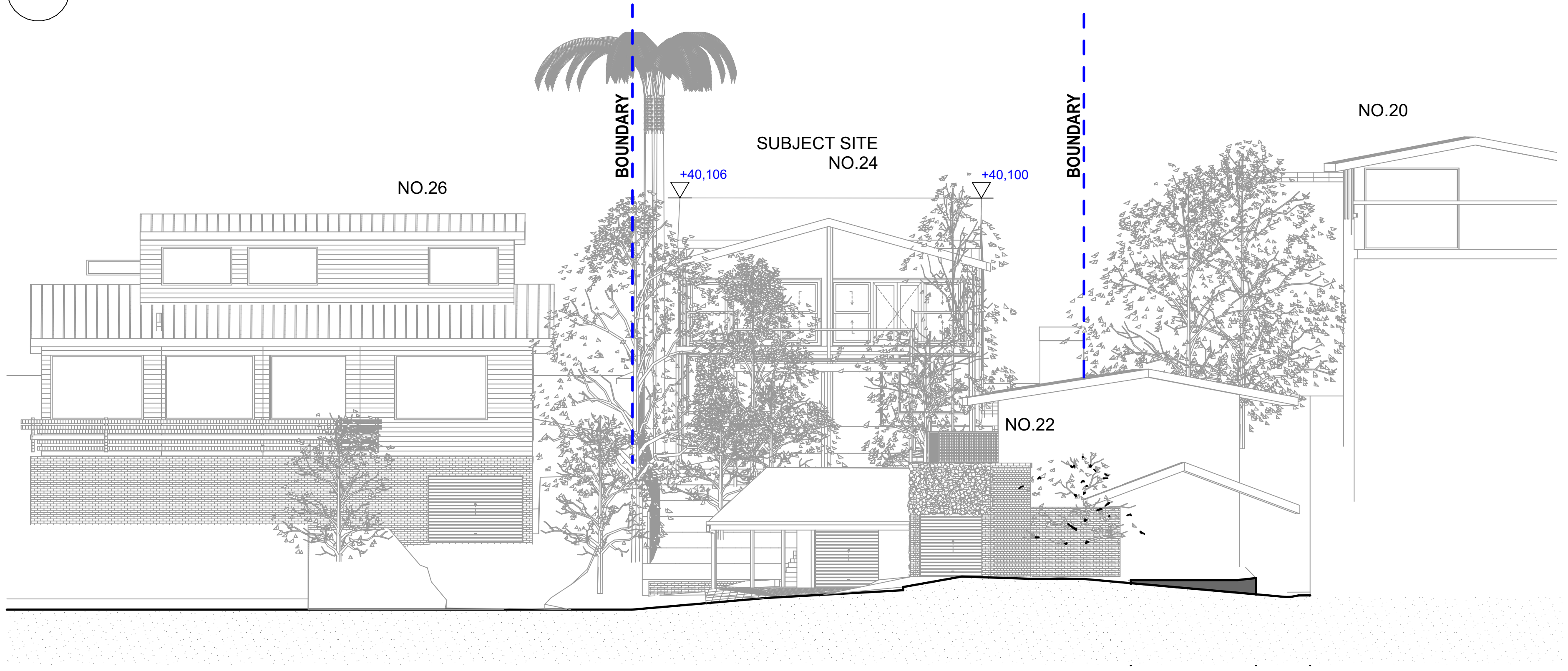


1 NORTH ELEVATION



2 SOUTH ELEVATION

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED STRUCTURE
- PROPOSED EXCAVATED AREA
- BUILDING AND AND EASEMENT SETBACK REQUIREMENTS

Certificate No. 0011845955

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01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :

EXISTING NORTH & SOUTH ELEVATIONS

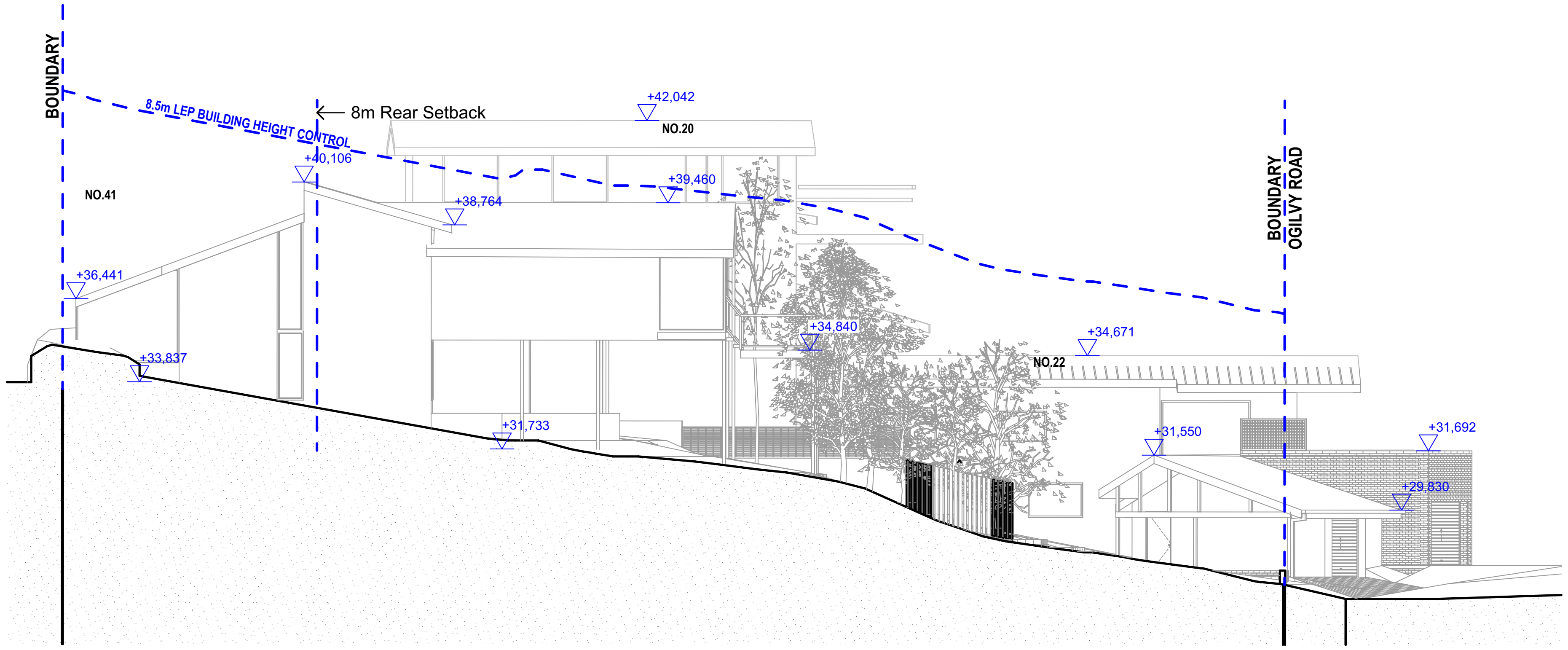
PROJECT NAME :

24 OGILVY ROAD, CLONTARF

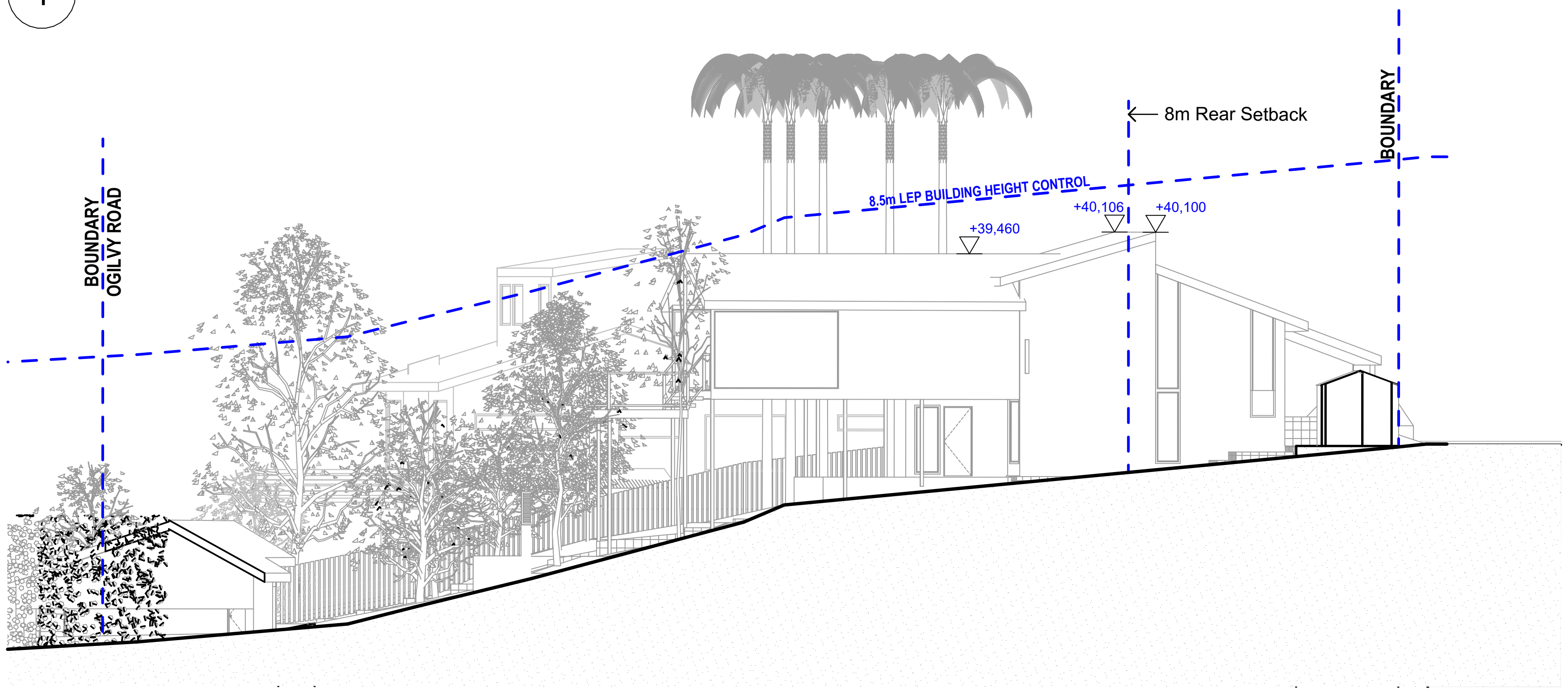
REVISION NO. **01**

DRAWING NO. **DA08**

SCALE: **1:200 @ A3**



1 WEST ELEVATION



2 EAST ELEVATION

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED STRUCTURE
- PROPOSED EXCAVATED AREA
- BUILDING AND AND EASEMENT SETBACK REQUIREMENTS

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :

EXISTING EAST & WEST ELEVATIONS

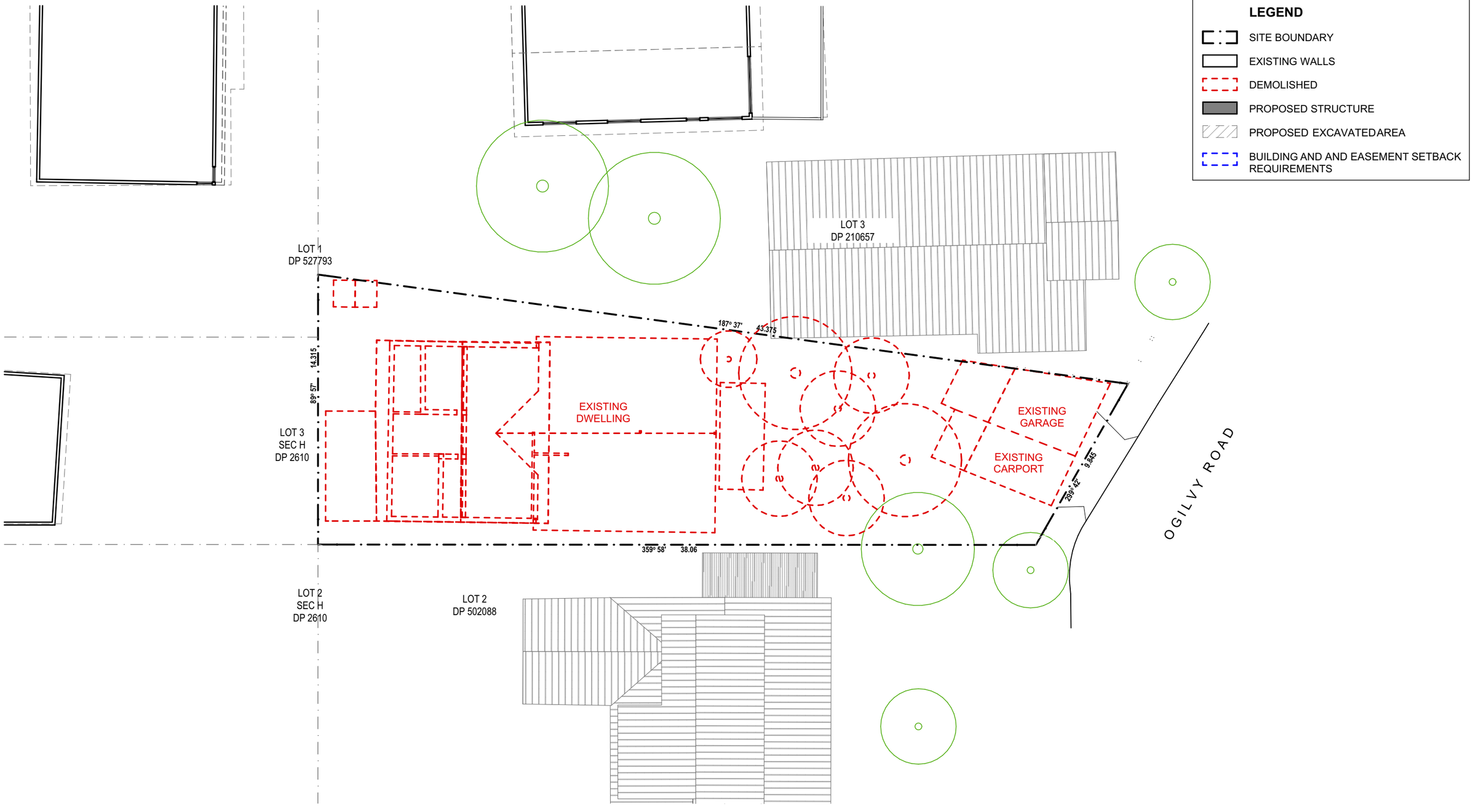
PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA09

SCALE:
1:200 @ A3



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

DEMOLITION PLANS

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

01

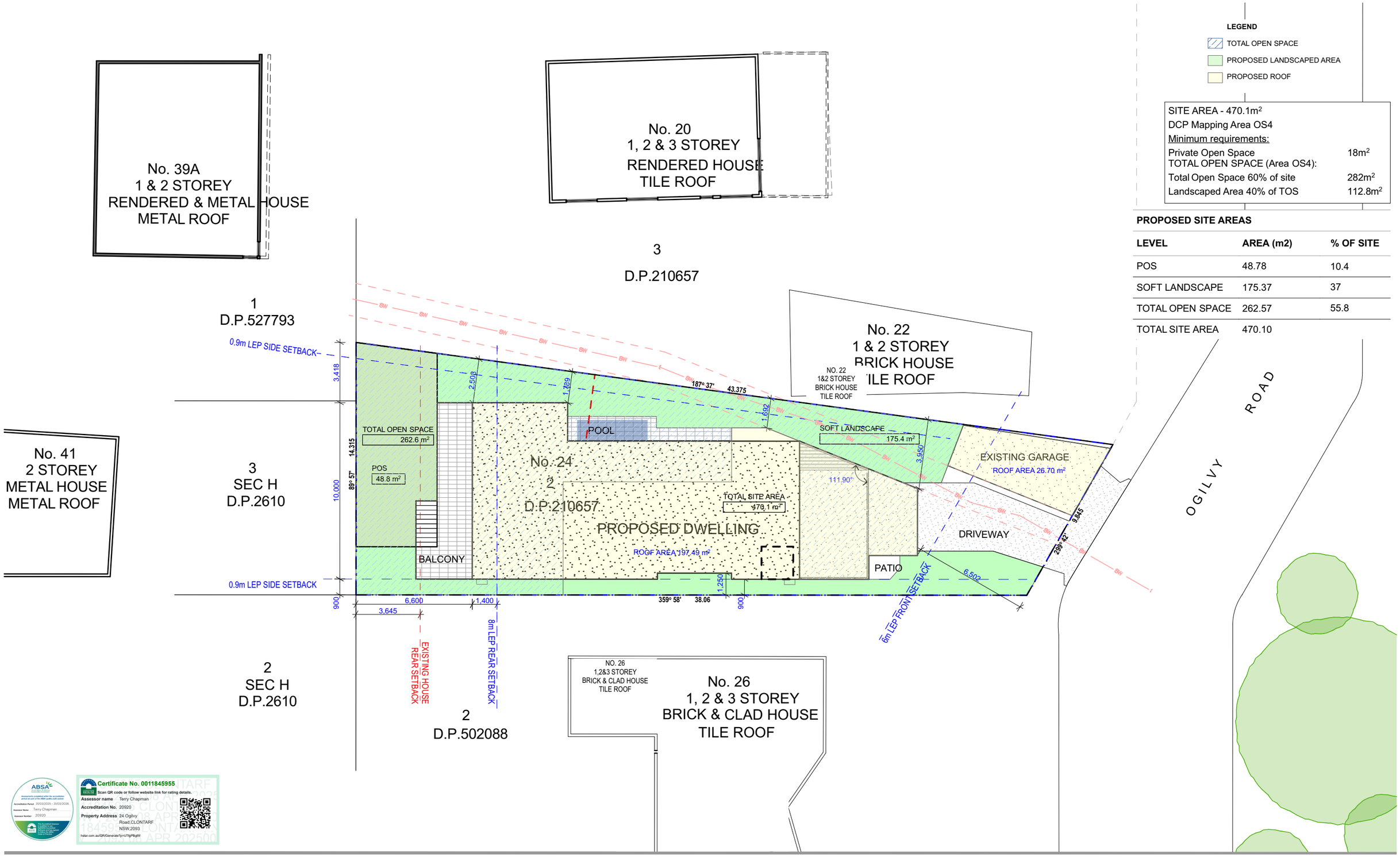
DRAWING NO.

DA10

N

SCALE:

1:200 @ A3



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

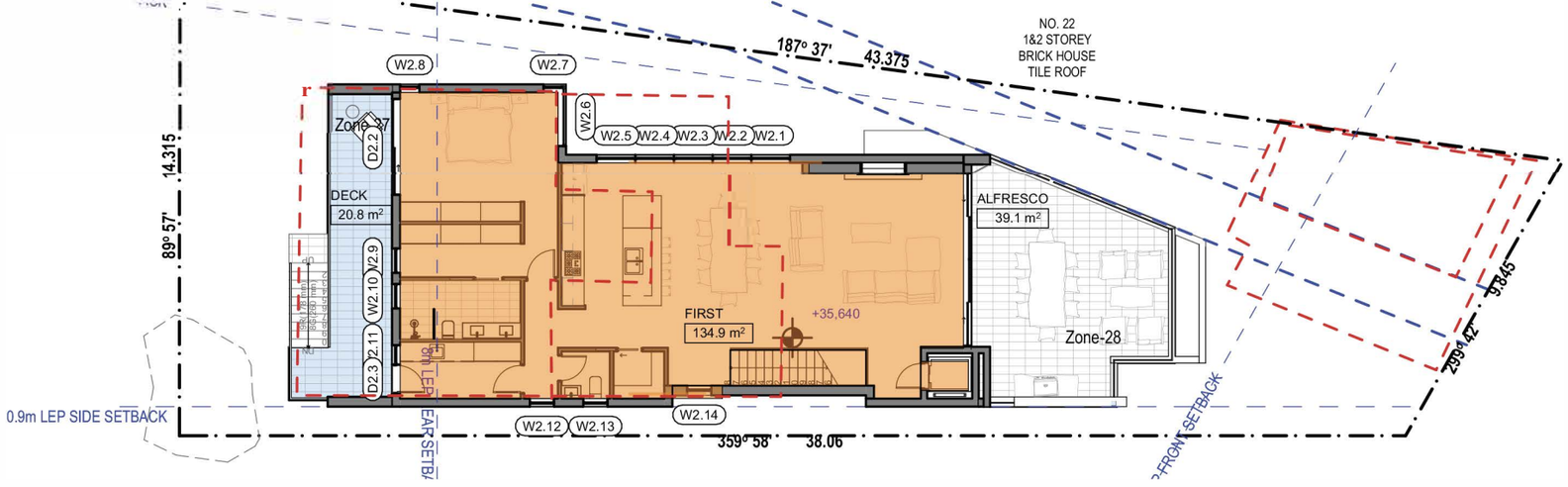
DRAWING TITLE :
PROPOSED SITE PLAN

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

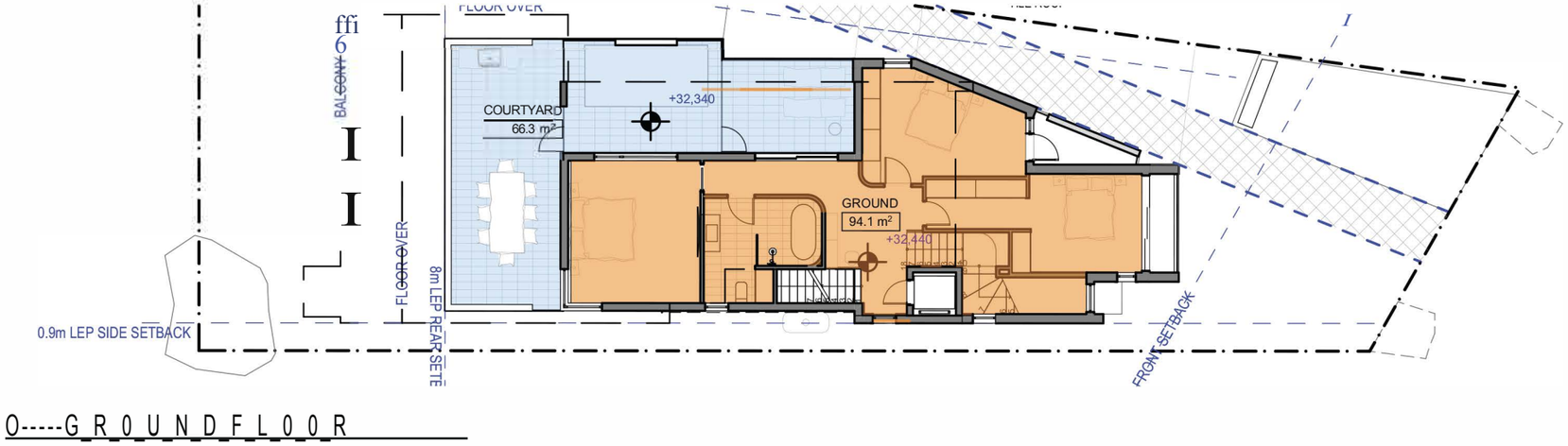
REVISION NO. **01**

DRAWING NO. **DA11**

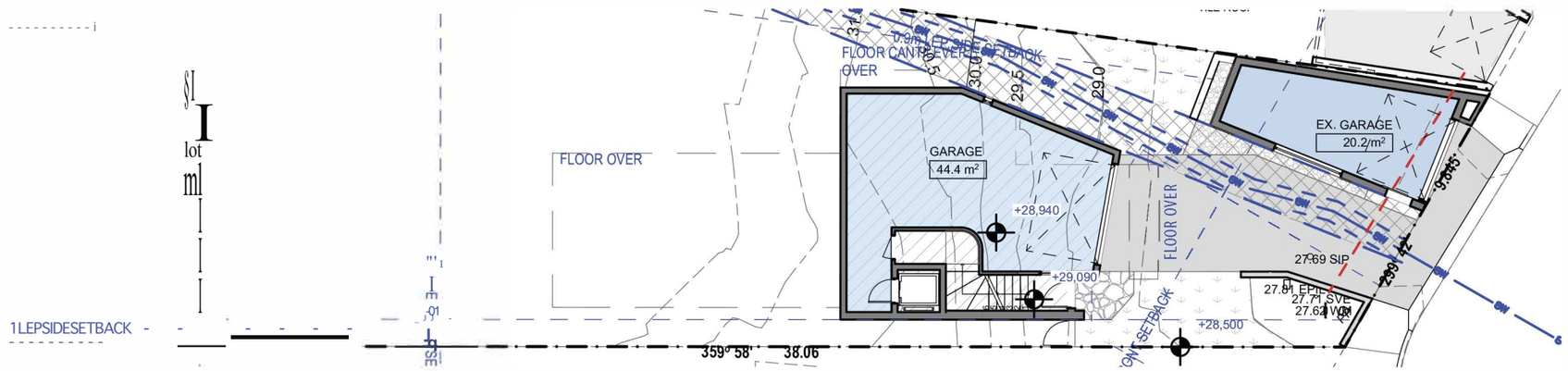
SCALE: **1:200 @ A3**



0-----FIRST FLOOR



0-----GROUND FLOOR



0 1----- GARAGE FLOOR

LEGEND

D GROSS FLOORAREA

D OTHER FLOOR AREA

SITE AREA- 470.1m²	
DCP Lot Size Zoning R	
Minimal requirements:	
40% of lot size 750m²	300m²
Proposed Gross Floor Area	227.95m²
Proposed FSR	0.3:1

PROPOSED GROSS INTERNAL FLOOR AREAS

LEVEL	FLOOR AREA (m2)
FIRST	134.61
GROUND	93.34
	1227.95 m²

OTHER FLOOR AREA

Name	Measured Net Area
ALFRESCO	39.10
COURTYARD	66.26
DECK	20.77
EX. GARAGE	20.16
GARAGE	44.45

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.6.RCHISOUL
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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn I Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
PROPOSED FSR CALCULATION

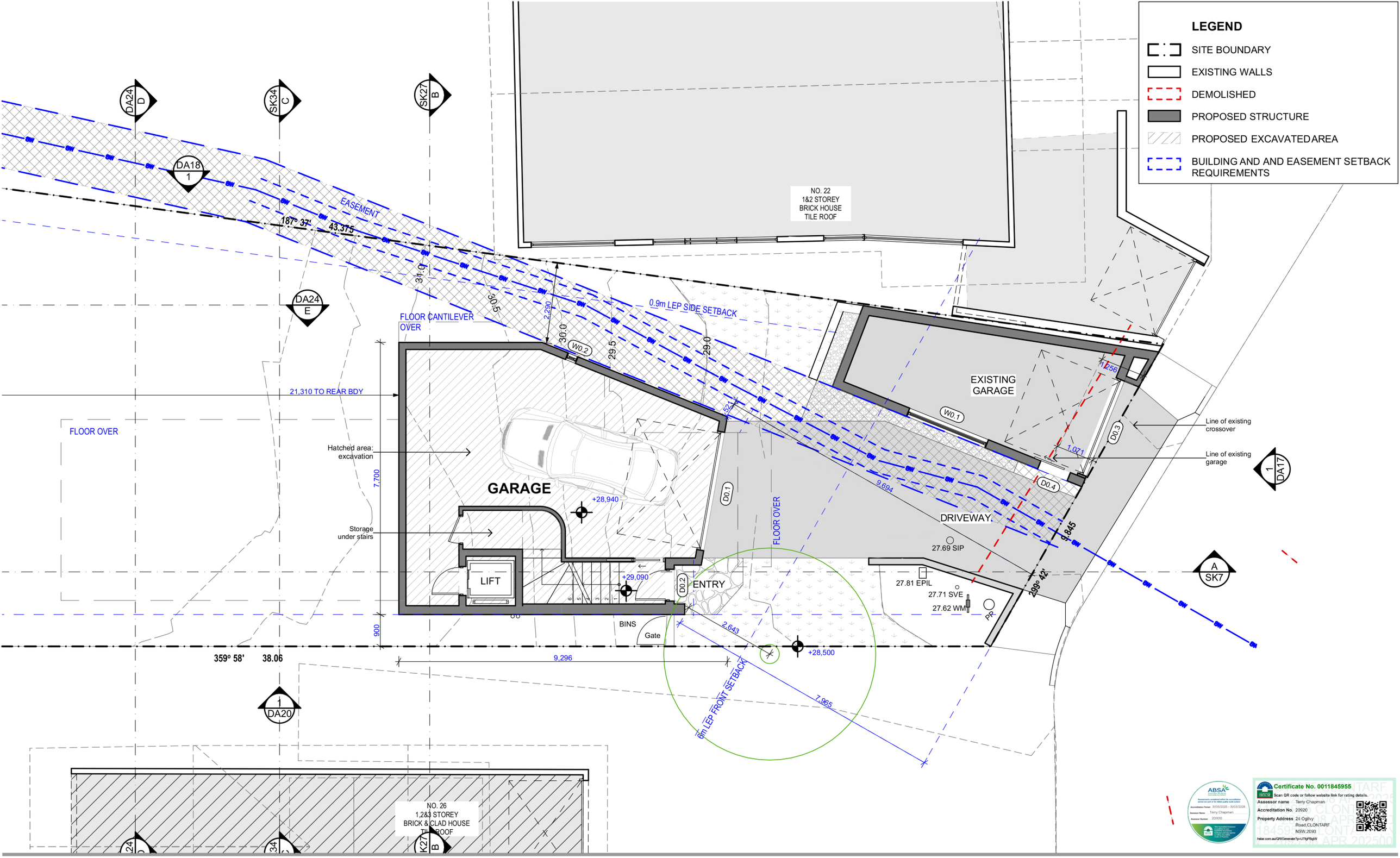
PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA12

zEB

SCALE:
1:200@A3



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :

PROPOSED GARAGE FLOOR PLAN

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

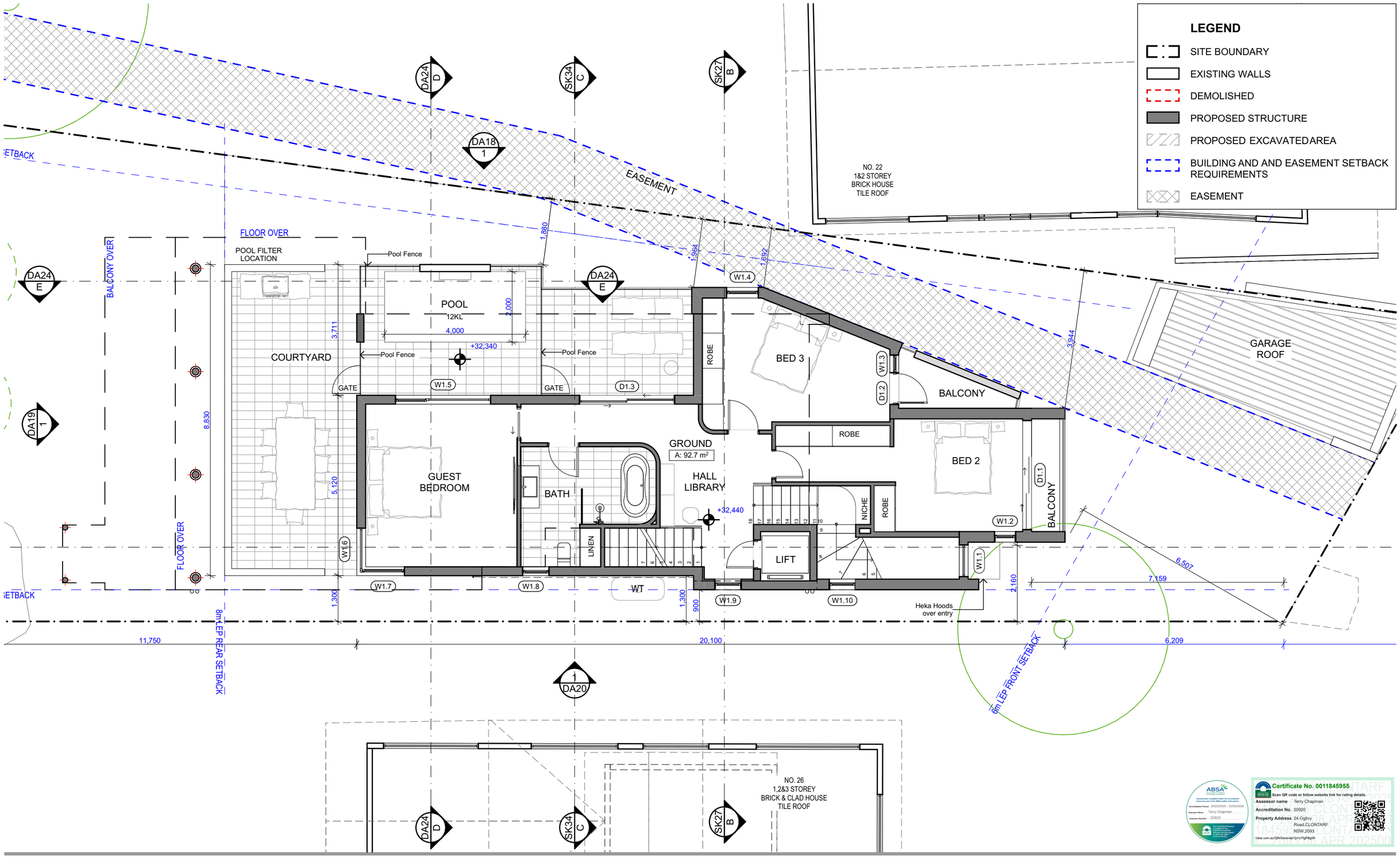
01

DRAWING NO.

DA13

SCALE:

1:100 @ A3



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

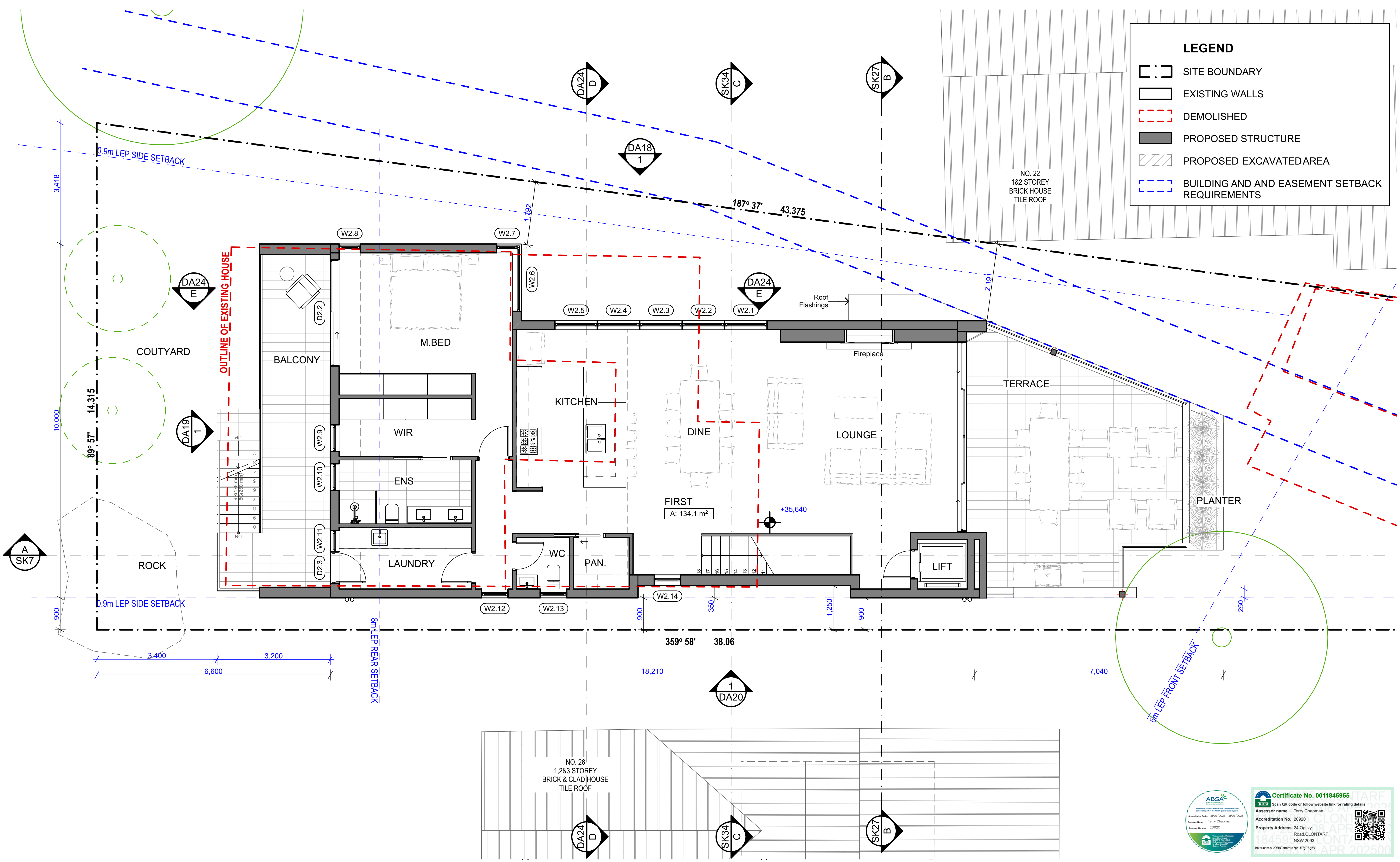
DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO. **01**

DRAWING NO. **DA14**

SCALE: **1:100 @ A3**



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked JG - JG
Plot Date: 2/04/2025
Project Status STAGE 1A
Client: David and Christine LaRose
Project: 2266

DRAWING TITLE :

PROPOSED FIRST FLOOR PLAN

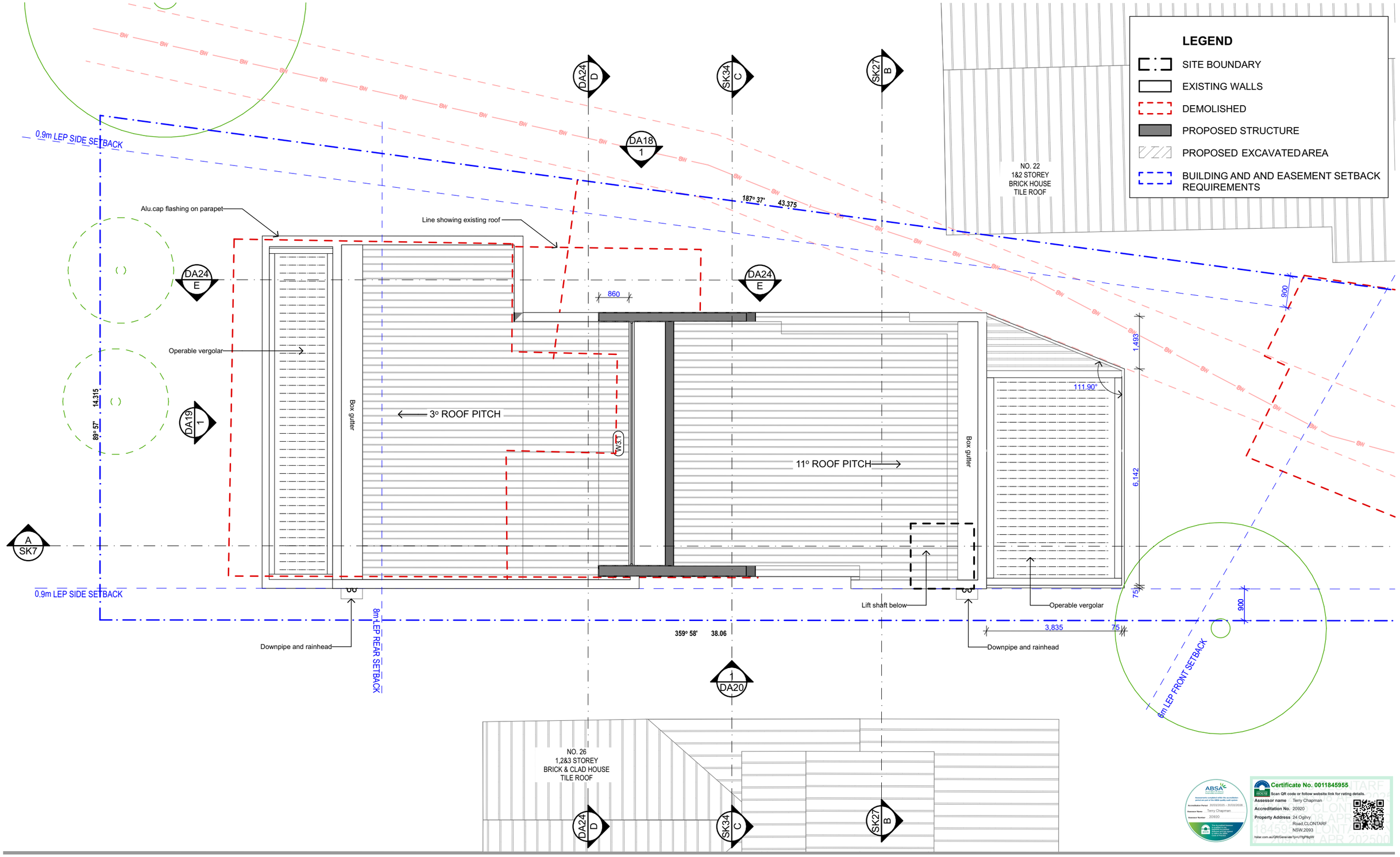
PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO. 01

DRAWING NO. DA15

SCALE: 1:100 @ A3



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PROJECT DETAILS
Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

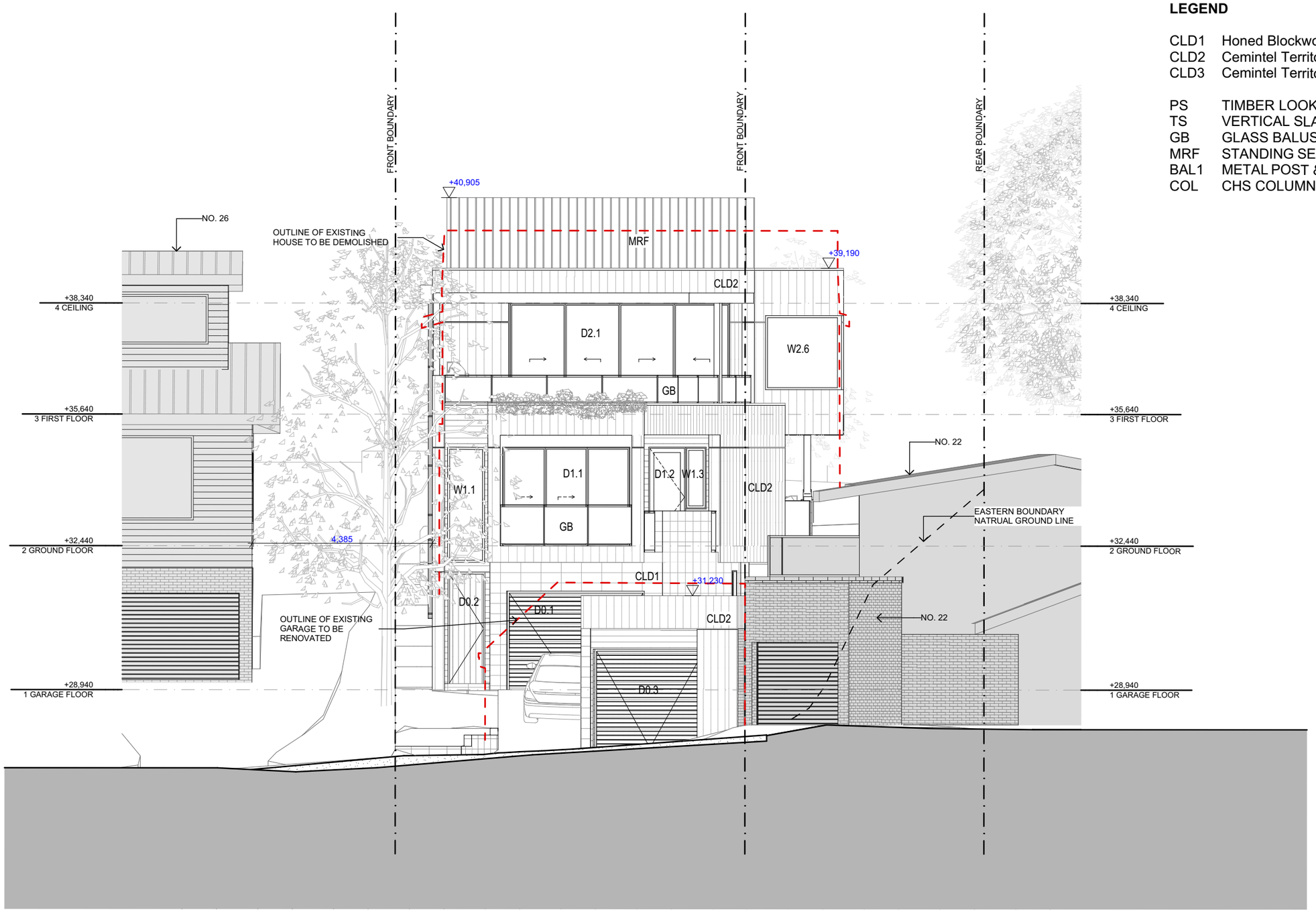
DRAWING TITLE :
PROPOSED ROOF PLAN

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA16

SCALE:
1:100 @ A3



LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)

Certificate No. 0011845955
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Accreditation No. 20920
Property Address 24 Ogilvy Road,CLONTARF NSW,2093
hstar.com.au/QR/Generate?j=UTfgPBtgW

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UNIT 23/28-34 ROSEBERRY STREET
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www.archisoul.com.au

NOTES

REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :
PROPOSED SOUTH ELEVATIONS

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

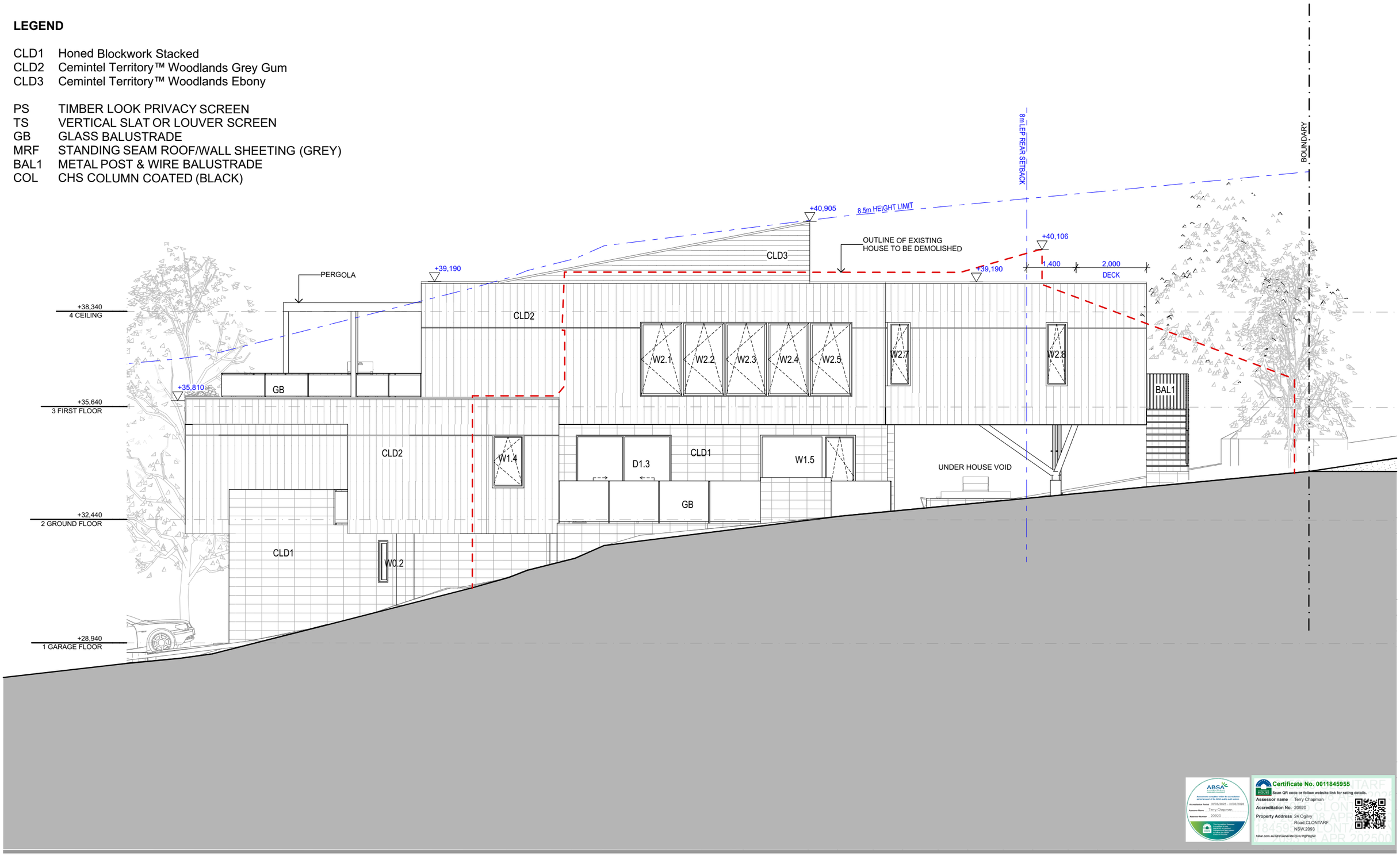
REVISION NO.
01

DRAWING NO.
DA17

SCALE:
1:100 @ A3

LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)



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ABN 92 159 526 066
NSW NOMINATED ARCHITECT 6850 - JOANNE GILLIES

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

PROPOSED EAST ELEVATIONS

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

01

DRAWING NO.

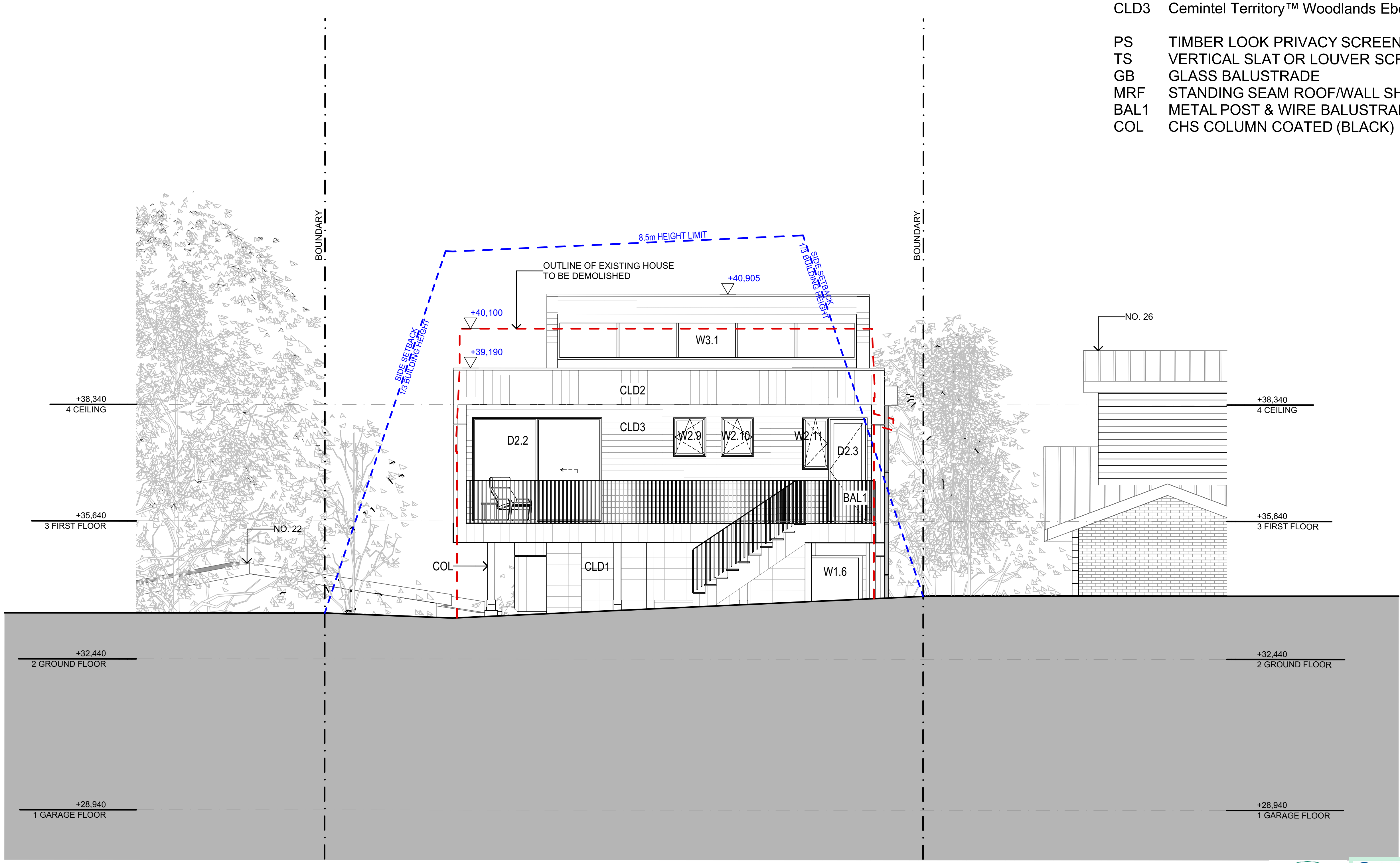
DA18

SCALE:

1:100 @ A3

LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)



Certificate No. 0011845955
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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :

PROPOSED NORTH ELEVATIONS

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

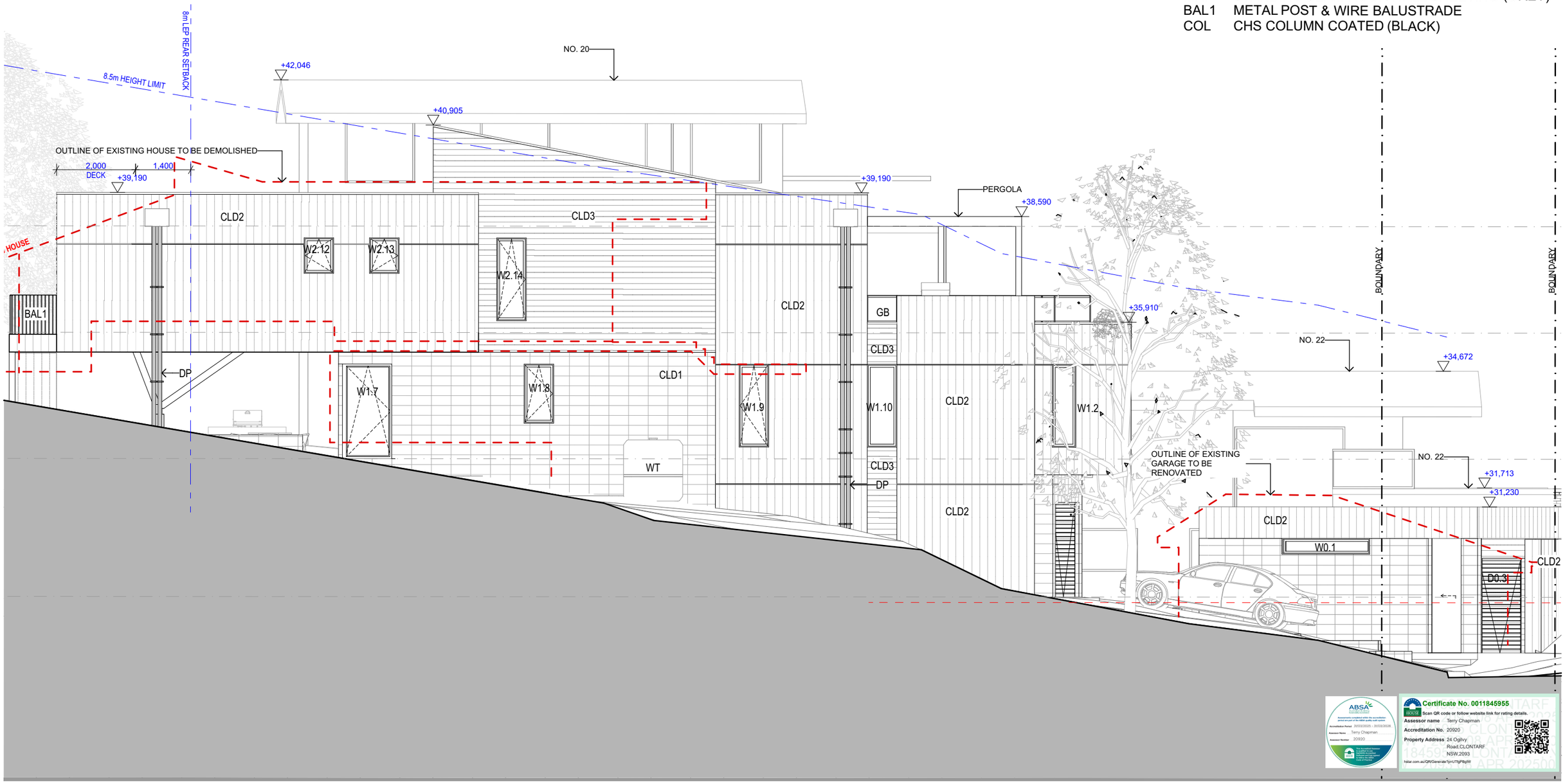
REVISION NO. **01**

DRAWING NO. **DA19**

SCALE: **1:100 @ A3**

LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

PROPOSED WEST ELEVATIONS

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

01

DRAWING NO.

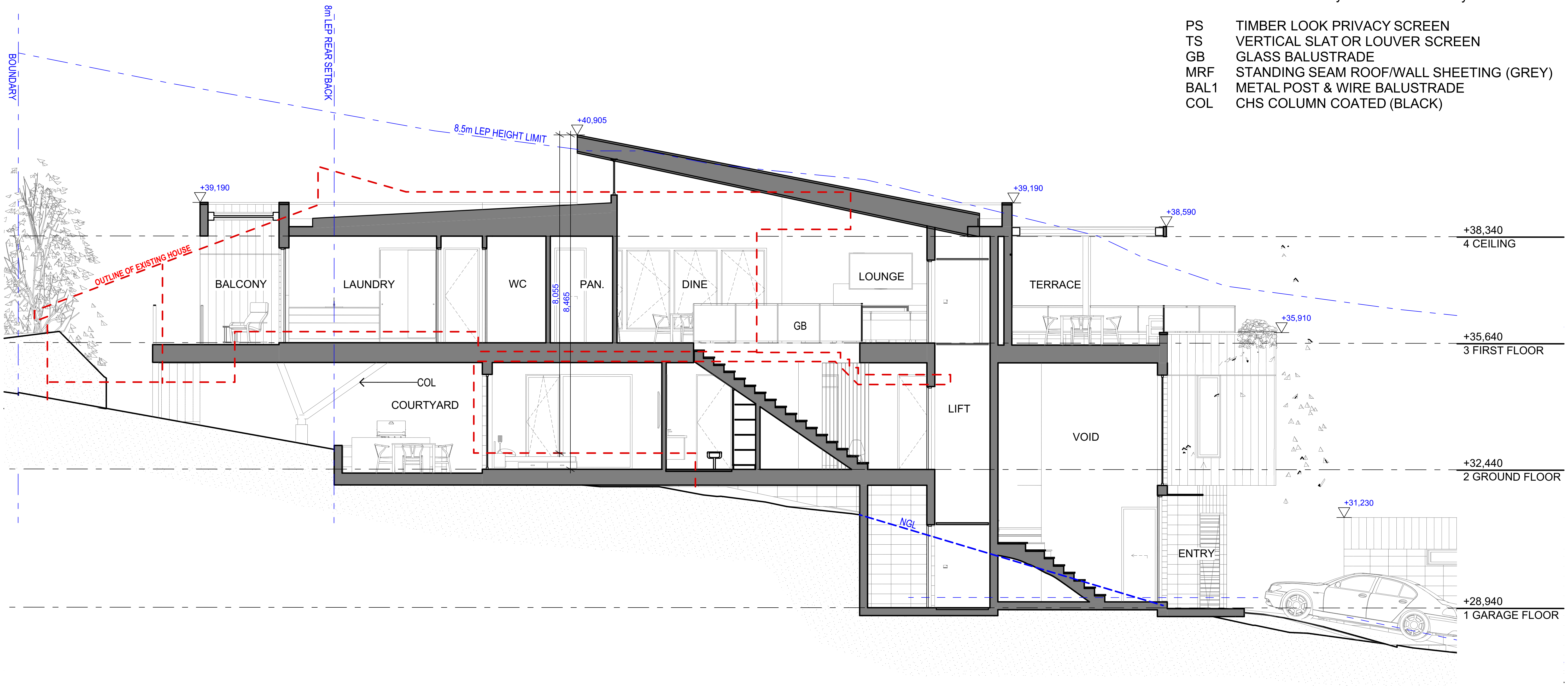
DA20

SCALE:

1:100 @ A3

LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

PROPOSED SECTION A

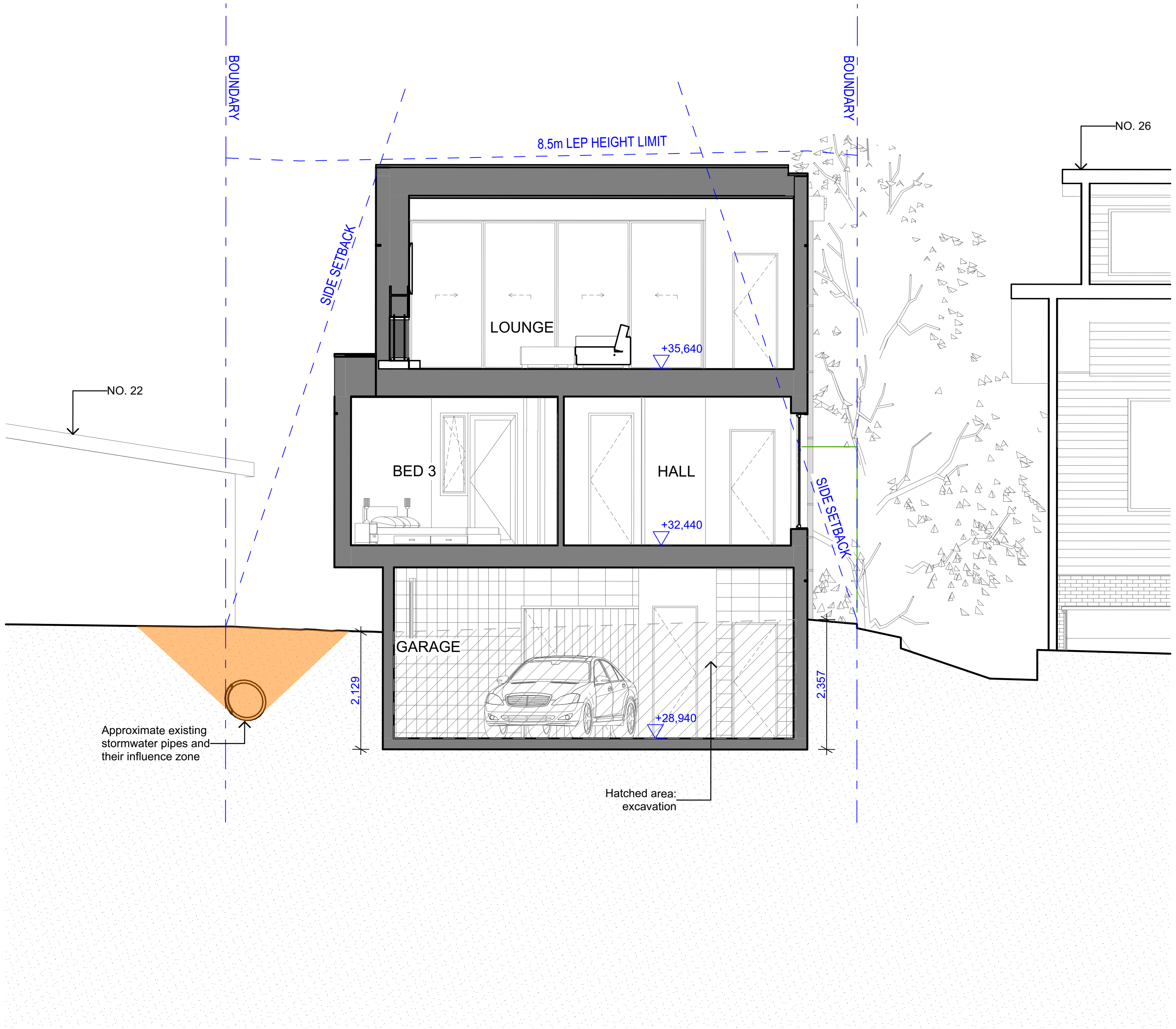
PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO. **01**

DRAWING NO. **DA21**

SCALE: **1:100 @ A3**



LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

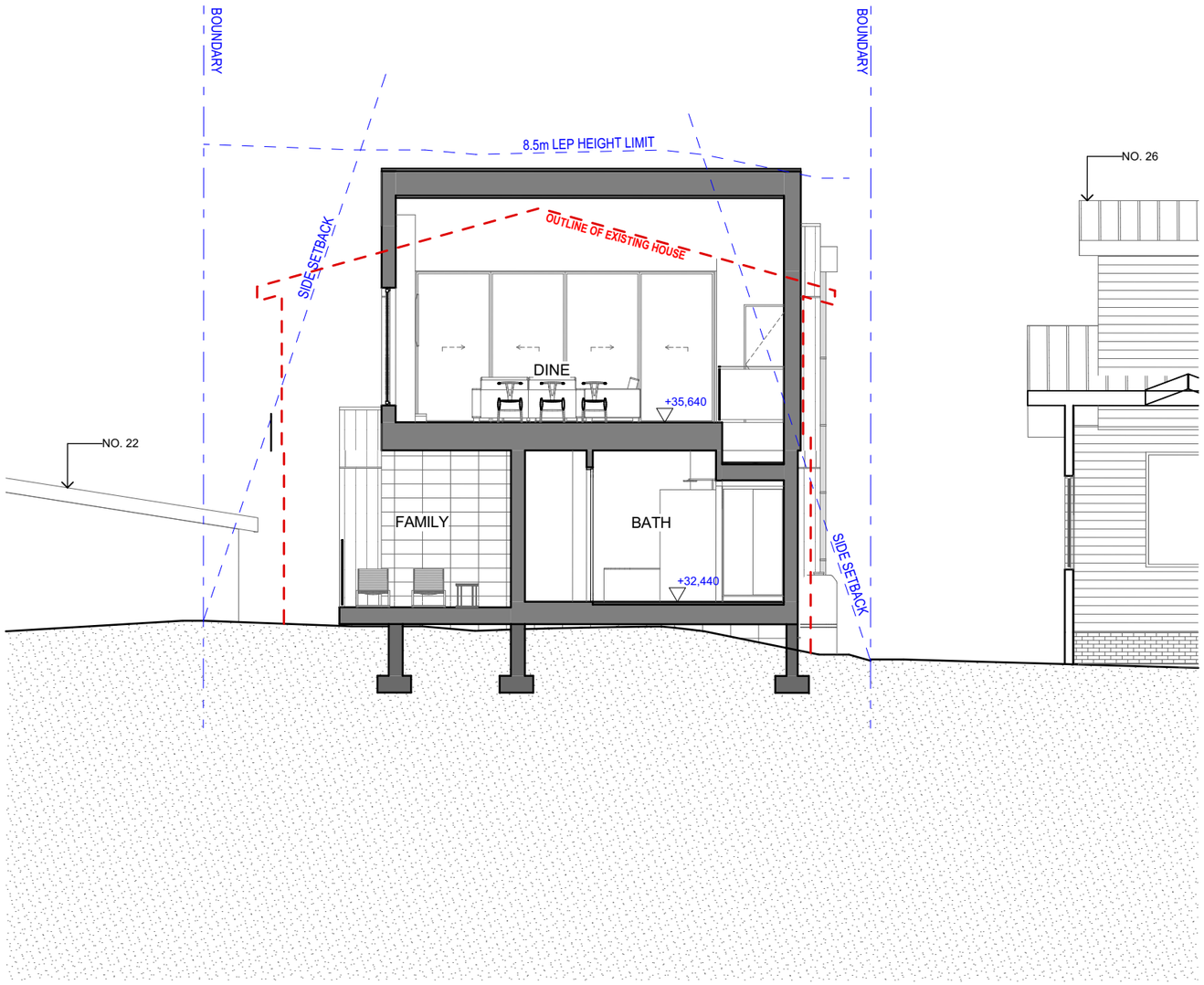
DRAWING TITLE :
PROPOSED SECTION B

REVISION NO. **01**

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

DRAWING NO. **DA22**

SCALE: **1:100 @ A3**



LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)

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Assessor name Terry Chapman
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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
PROPOSED SECTION C

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

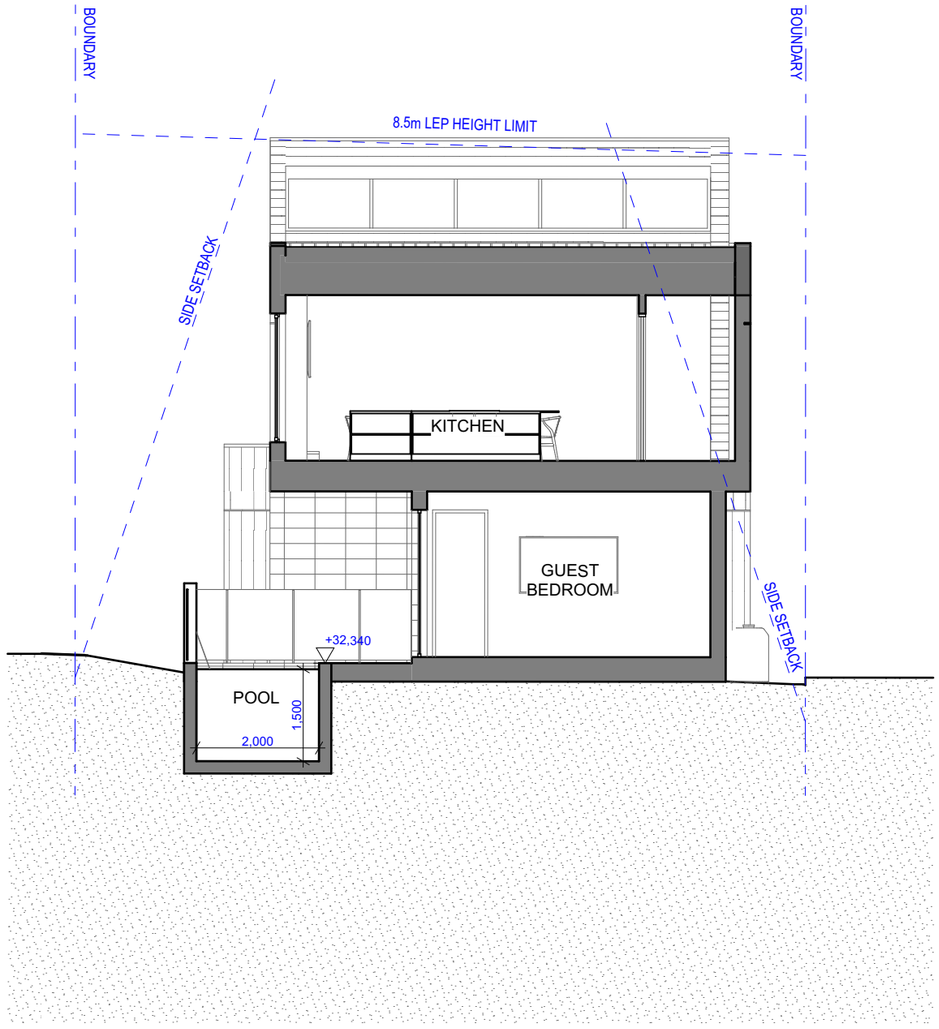
REVISION NO.
01

DRAWING NO.
DA23

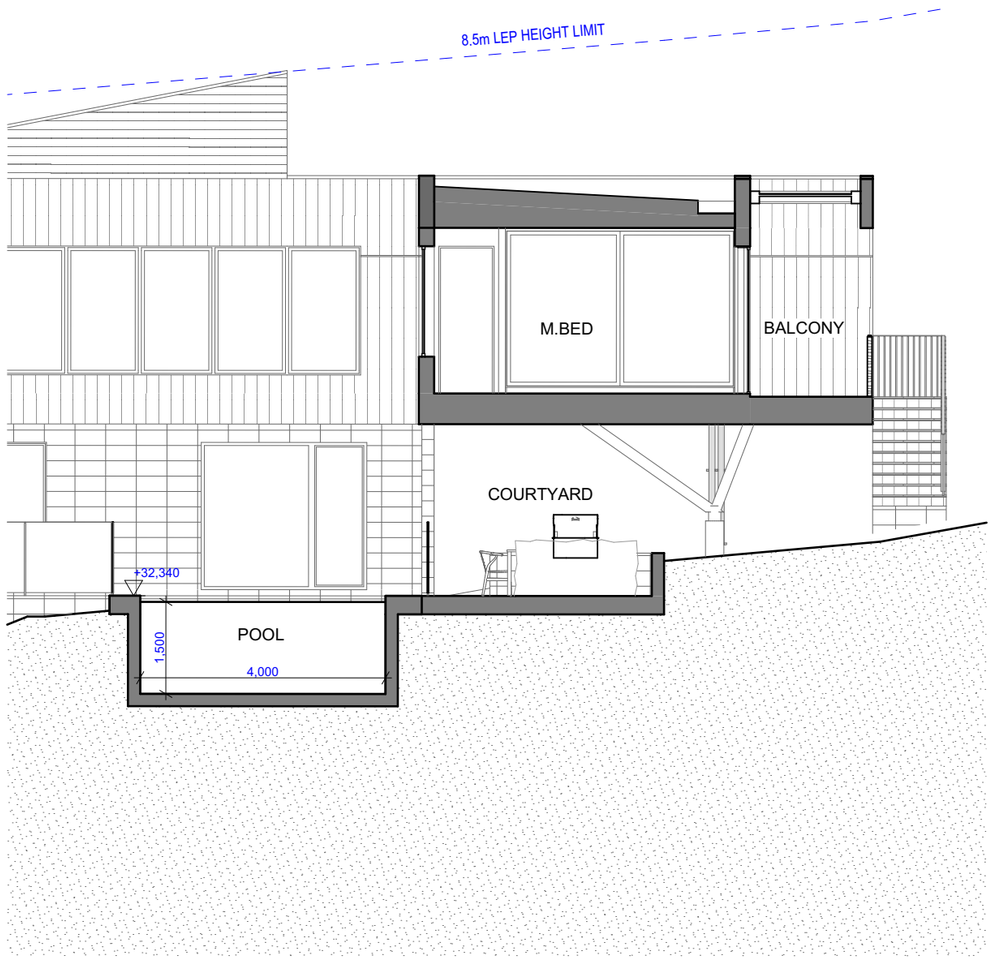
SCALE:
1:100 @ A3

LEGEND

CLD1	Honed Blockwork Stacked
CLD2	Cemintel Territory™ Woodlands Grey Gum
CLD3	Cemintel Territory™ Woodlands Ebony
PS	TIMBER LOOK PRIVACY SCREEN
TS	VERTICAL SLAT OR LOUVER SCREEN
GB	GLASS BALUSTRADE
MRF	STANDING SEAM ROOF/WALL SHEETING (GREY)
BAL1	METAL POST & WIRE BALUSTRADE
COL	CHS COLUMN COATED (BLACK)



2 Section D



3 Section E

Certificate No. 0011845955
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Assessor name Terry Chapman
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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS
Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
PROPOSED POOL SECTIONS

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA24

SCALE:
1:100 @ A3

Certificate No. 0011845955
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Assessor name Terry Chapman
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LEGEND

8.5M DCP HEIGHT LIMIT

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :
HEIGHT LIMIT STUDY

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA25

SCALE:
@ A3

ABSA Australian Building Sustainability Accreditation
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Terry Chapman
Assessor Number 20920
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

NATIONWIDE HOUSE
Certificate No. 0011845955
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 24 Ogilvy Road,CLONTARF NSW,2093
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View from street (south)

View from south east

View from north east

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NOTES

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NSW NOMINATED ARCHITECT 6850 - JOANNE GILLIES

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS
Drawn | Checked JG - JG
Plot Date: 2/04/2025
Project Status STAGE 1A
Client: David and Christine LaRose
Project: 2266

DRAWING TITLE :
3D VIEWS

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA26

SCALE:
@ A3

Aerial view from east

Aerial view from north west

Aerial view from south

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

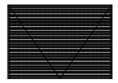
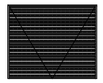
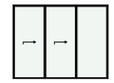
DRAWING TITLE :
3D VIEWS

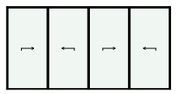
PROJECT NAME :
24 OGILVY ROAD, CLONTARF

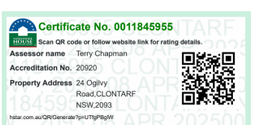
REVISION NO.
01

DRAWING NO.
DA27

SCALE:
@ A3

DOOR SCHEDULE						
ID	D0.1	D0.2	D0.3	D0.4	D1.1	D1.2
TYPE	PANELIFT	HINGED	PANELIFT	SLIDING	SLIDING	HINGED
LEVEL	GARAGE FLOOR	GARAGE FLOOR	GARAGE FLOOR	ZERO GARAGE FLOOR	GARAGE FLOOR	GROUND FLOOR	GROUND FLOOR
ROOM	GARAGE	ENTRY	GARAGE	GARAGE	BED 2	BED 3
ELEVATION VIEW (EXTERNAL)						
AREA (m2)	8.16	2.43	6.96	2.61	7.44	2.16
FRAME WIDTH x HEIGHT (mm)	3,400×2,400	900×2,700	2,900×2,400	900×2,900	3,100×2,400	900×2,400
ORIENTATION	SOUTH	SOUTH	SOUTH	WEST	SOUTH	SOUTH
GLAZING	None	None	None	None	Double or Triple glazing	Double or Triple glazing
FRAME	Aluminium	Commercial thermal heart series 804 centreglazed aluminium	Aluminium	Aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium
BASIX THERMAL REQUIREMENTS	n/a	u-value of 1.8 or less & SHCG within 5% of 0.24	n/a	Timber, double clear/air fill (or U-value: 4.3, SHGC: 0.5)	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	None	None	None	TBC	TBC	TBC
FLY SCREENS	☐	☐	☐	☐	☒	☒
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40
NOTES						

DOOR SCHEDULE				
ID	D1.3	D2.1	D2.2	D2.3
TYPE	STACKER	STACKER	STACKER	HINGED
LEVEL	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	HALLWAY	LOUNGE	M.BED	LAUNDRY
ELEVATION VIEW (EXTERNAL)				
AREA (m2)	6.48	14.45	7.20	2.16
FRAME WIDTH x HEIGHT (mm)	2,700×2,400	5,350×2,700	3,000×2,400	900×2,400
ORIENTATION	EAST	SOUTH	NORTH	NORTH
GLAZING	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing
FRAME	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium
BASIX THERMAL REQUIREMENTS	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	TBC	TBC	TBC	TBC
FLY SCREENS	☒	☒	☒	☒
BAL RATING	BAL-40	BAL-40	BAL-29	BAL-29
NOTES				



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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS
Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

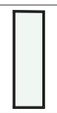
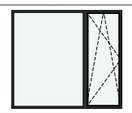
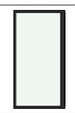
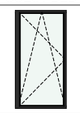
DRAWING TITLE :
PROPOSED DOOR SCHEDULES

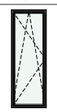
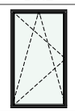
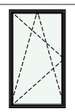
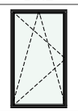
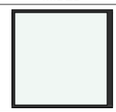
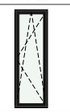
PROJECT NAME :
24 OGILVY ROAD, CLONTARF

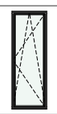
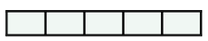
REVISION NO.
01

DRAWING NO.
DA28

SCALE:
1:1 @ A3

WINDOW SCHEDULE										
ID	W0.1	W0.2	W1.1	W1.2	W1.3	W1.4	W1.5	W1.6	W1.7	W1.8
TYPE			FIXED		TILT&TURN	TILT&TURN	FIX + TILT&TURN	FIXED	TILT&TURN	TILT&TURN
LEVEL	GARAGE FLOOR	GARAGE FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR
ROOM			ENTRY VOID		BED 3	BED 3	GUEST BED	GUEST BED	GUEST BED	BATH
ELEVATION VIEW (EXTERNAL)										
AREA (m2)	0.96	0.35	2.52	1.26	0.75	1.35	6.48	2.88	2.88	1.13
FRAME WIDTH x HEIGHT (mm)	2,400×400	300×1,180	900×2,800	600×2,100	500×1,500	900×1,500	2,700×2,400	1,200×2,400	1,200×2,400	750×1,500
ORIENTATION	WEST	WEST	SOUTH	WEST	SOUTH	EAST	EAST	NORTH	WEST	WEST
GLAZING	Double Glazing	Double Glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing
FRAME	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium
BASIX THERMAL REQUIREMENTS	n/a	n/a	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
FLY SCREENS	☐	☐	☐	☐	☒	☒	☒	☐	☒	☒
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-29	BAL-40	BAL-40

WINDOW SCHEDULE										
ID	W1.9	W1.10	W2.1	W2.2	W2.3	W2.4	W2.5	W2.6	W2.7	W2.8
TYPE	TILT&TURN	FIXED	TILT&TURN	TILT&TURN	TILT&TURN	TILT&TURN	TILT&TURN	FIXED	TILT&TURN	TILT&TURN
LEVEL	GROUND FLOOR	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	HALLWAY	ENTRY STAIR	DINE	DINE	DINE	KITCHEN	KITCHEN	M.BED	M.BED	M.BED
ELEVATION VIEW (EXTERNAL)										
AREA (m2)	1.58	1.58	2.52	2.52	2.52	2.52	2.52	3.24	1.08	1.08
FRAME WIDTH x HEIGHT (mm)	750×2,100	750×2,100	1,200×2,100	1,200×2,100	1,200×2,100	1,200×2,100	1,200×2,100	1,800×1,800	600×1,800	600×1,800
ORIENTATION	WEST	WEST	EAST	EAST	EAST	EAST	EAST	SOUTH	EAST	EAST
GLAZING	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing
FRAME	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium
BASIX THERMAL REQUIREMENTS	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
FLY SCREENS	☒	☐	☒	☒	☒	☒	☒	☐	☒	☒
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40

WINDOW SCHEDULE								
ID	W2.9	W2.10	W2.11	W2.12	W2.13	W2.14	W3.1	WT
TYPE	TILT & TURN	TILT&TURN	TILT&TURN	TILT&TURN	TILT&TURN		FIXED	
LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	CEILING	GROUND FLOOR
ROOM	WIR	ENSUITE	LAUNDRY	HALLWAY				
ELEVATION VIEW (EXTERNAL)								
AREA (m2)	0.68	0.68	0.72	0.68	0.68	1.58	6.24	---
FRAME WIDTH x HEIGHT (mm)	750×900	750×900	600×1,200	750×900	750×900	750×2,100	6,930×900	---
ORIENTATION	NORTH	NORTH	NORTH	WEST	WEST	WEST	NORTH	---
GLAZING	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	Double or Triple glazing	---
FRAME	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	Commercial thermal heart series 804 centreglazed aluminium	---
BASIX THERMAL REQUIREMENTS	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	u-value of 1.8 or less & SHCG within 5% of 0.24	---
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	---
FLY SCREENS	☒	☒	☒	☒	☒	☒	☐	☐
BAL RATING	BAL-29	BAL-29	BAL-29	BAL-40	BAL-40	BAL-40	BAL-29	---

ARCHITECT

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NOTES

ABN 92 159 526 066
NSW NOMINATED ARCHITECT 6850 - JOANNE GILLIES

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

PROPOSED WINDOW SCHEDULES

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

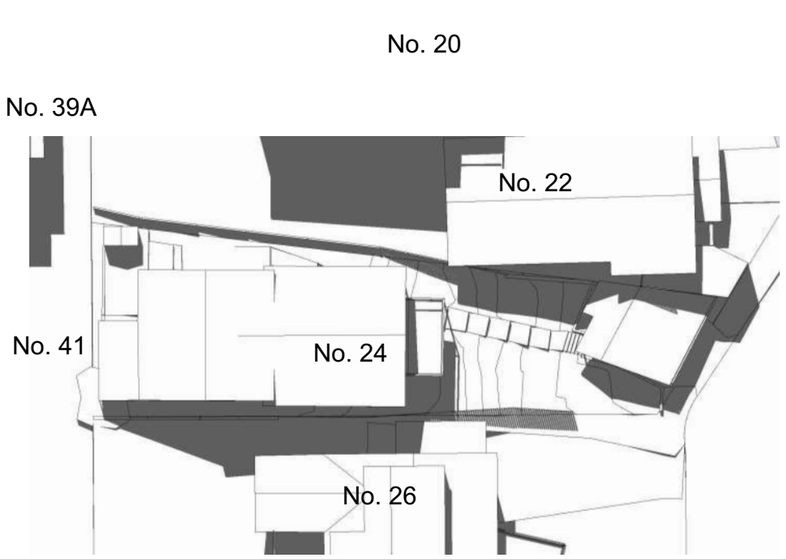
01

DRAWING NO.

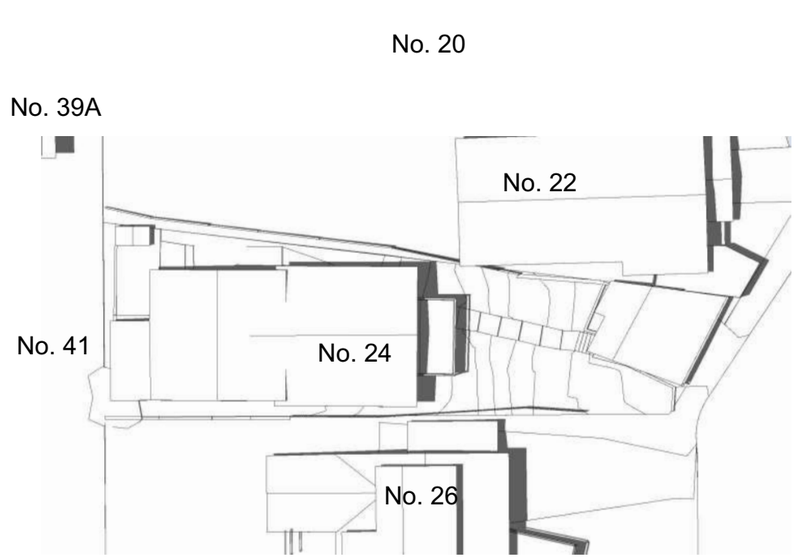
DA29

SCALE:

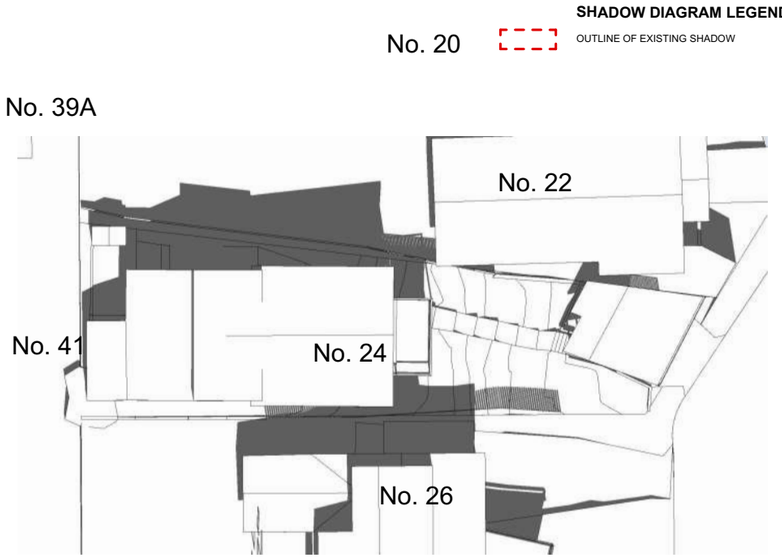
1:1.13 @ A3



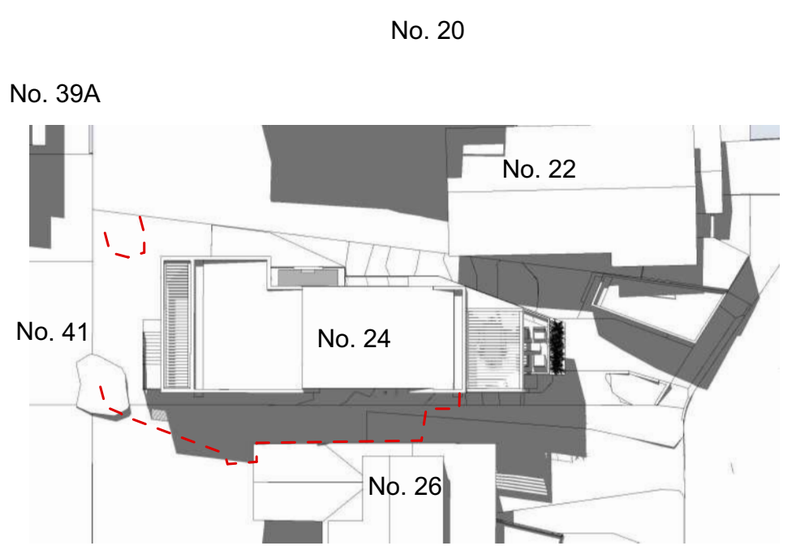
EXISTING - 21ST DECEMBER - 9AM



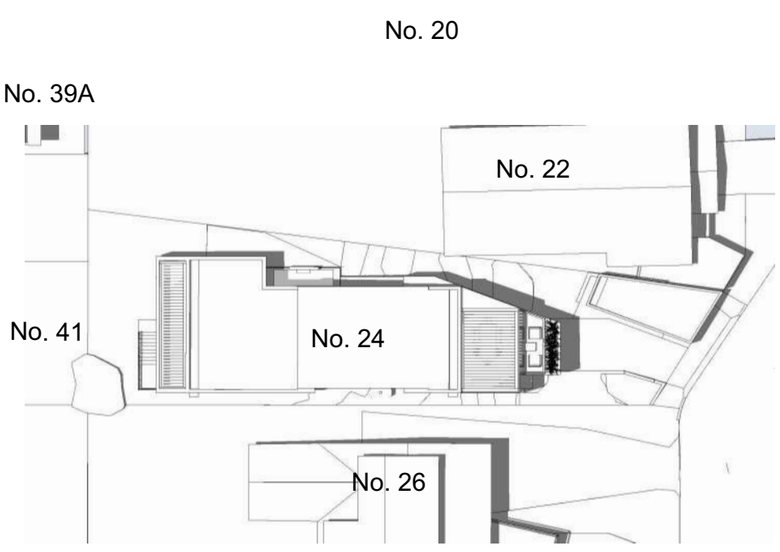
EXISTING - 21ST DECEMBER - 12PM



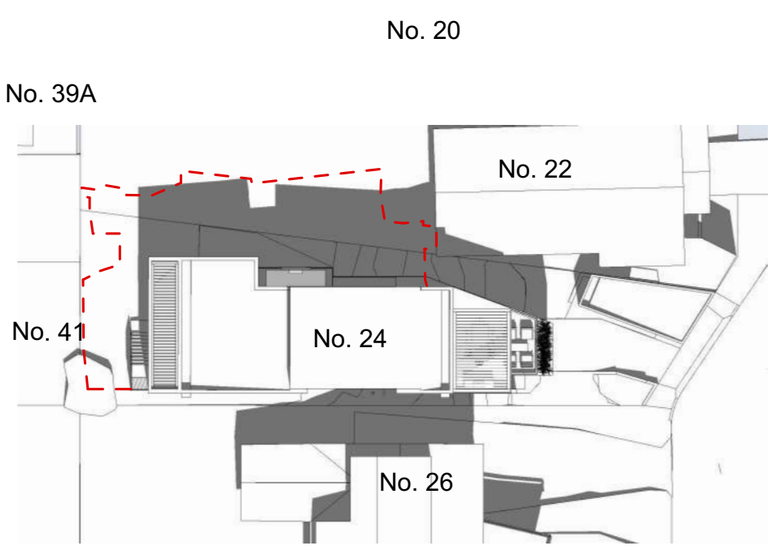
EXISTING - 21ST DECEMBER - 3PM



PROPOSED - 21ST DECEMBER - 9AM



PROPOSED - 21ST DECEMBER - 12PM



PROPOSED - 21ST DECEMBER - 3PM

Certificate No. 0011845955
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 24 Ogilvy Road,CLONTARF NSW,2093

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :
SHADOW DIAGRAMS PLAN - SUMMER SOLTICE

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

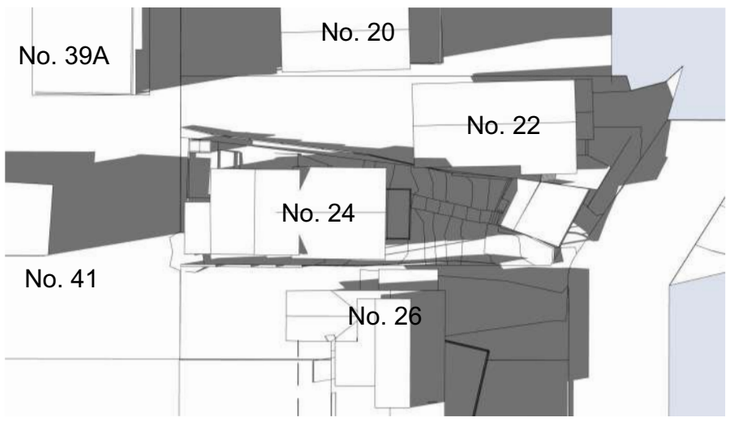
DRAWING NO.
DA30

SCALE:
1:630.23 @ A3

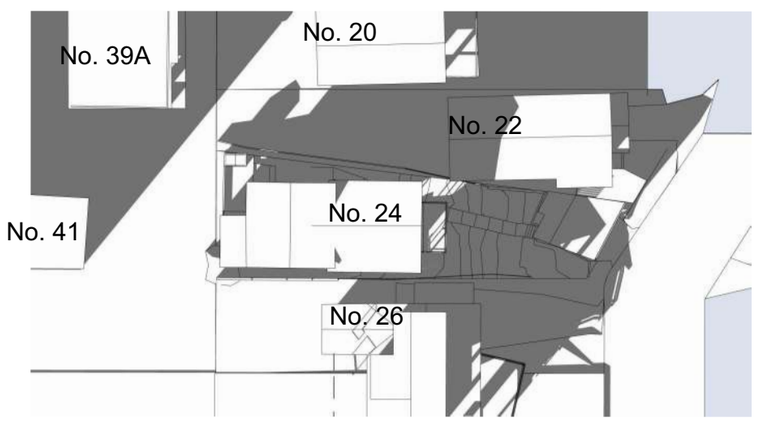
SHADOW DIAGRAM LEGEND

OUTLINE OF EXISTING SHADOW

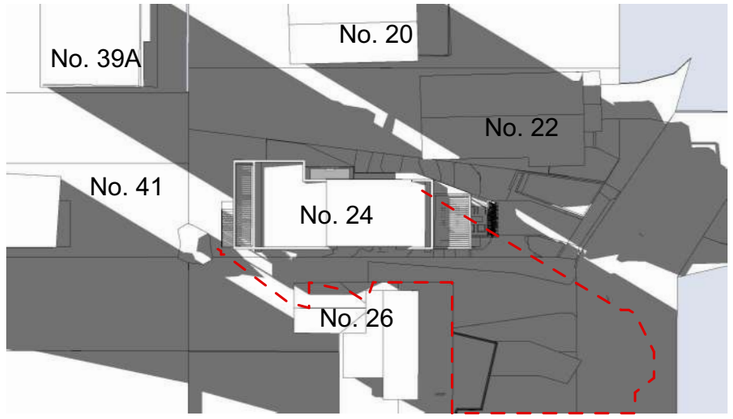
1 EXISTING - 21ST JUNE - 9AM



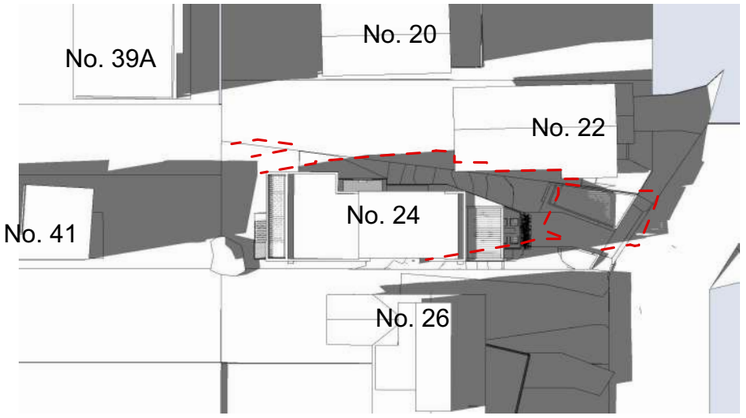
2 EXISTING - 21ST JUNE - 12PM



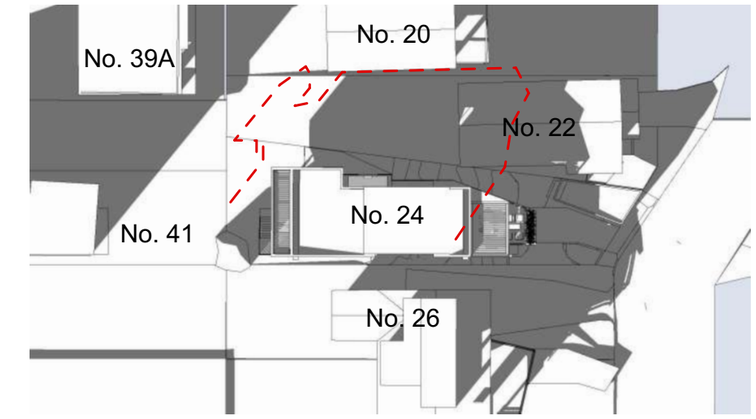
3 EXISTING - 21ST JUNE - 3PM



4 PROPOSED - 21ST JUNE - 9AM



5 PROPOSED - 21ST JUNE - 12PM



6 PROPOSED - 21ST JUNE - 3PM

Certificate No. 0011845955
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 24 Ogilvy Road,CLONTARF NSW,2093

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NOTES

REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
SHADOW DIAGRAMS 3D - WINTER SOLTICE

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA31

SCALE:
1:630.23 @ A3

CLD1 - Honed Blockwork Stacked

Driveway - Sandblast concrete with gap between slabs

CLD2 - Cemintel Territory™ Woodlands Grey Gum

CLD3 - Cemintel Territory™ Woodlands Ebony

Vergola system - Black

Note - configuration, colours and finishes are for illustration purposes only.

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

EXTERNAL FINISHES SCHEDULE

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

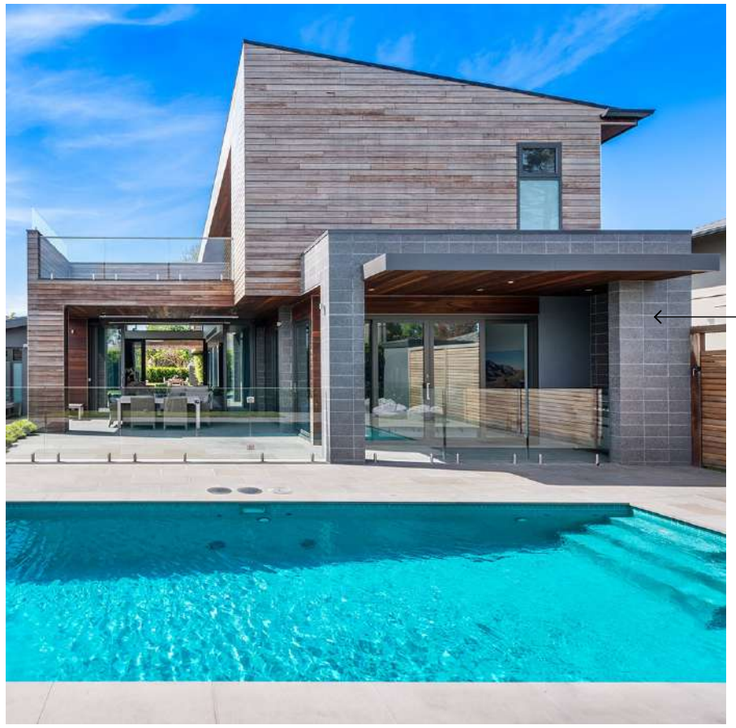
01

DRAWING NO.

DA32

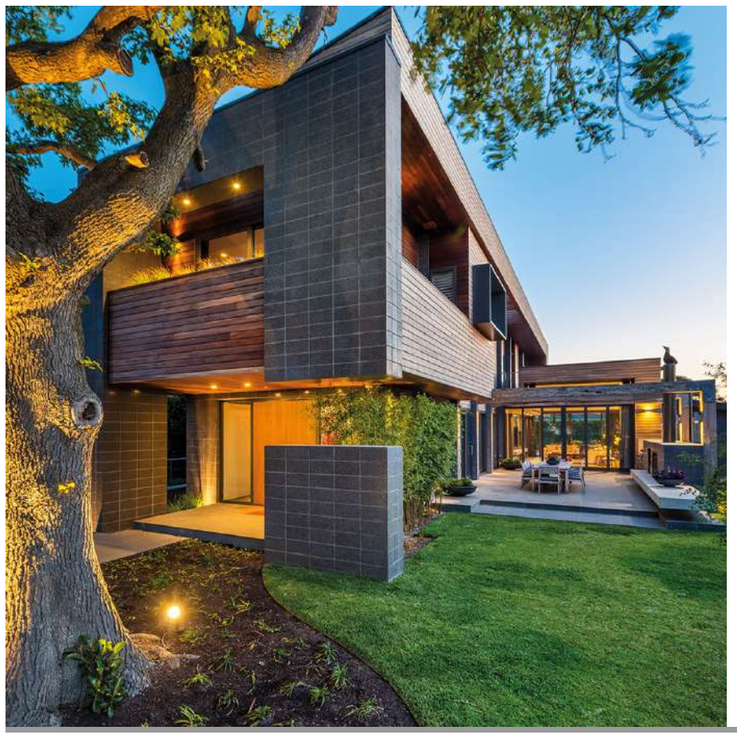
SCALE:

@ A3



Honed Blockwork, stacked

Cemintel Territory Cladding
- BAL 40 compliant
- Pre-formed corner finish, aluminium corner trim can be avoided
- Pre-finished



MASONRY HONED

L: 390mm x D: 190mm x H: 190mm

Colour Palette

WOODLANDS

ARCHITECT

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REV	DATE	DESCRIPTION
01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

EXTERNAL FINISHES SCHEDULE

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

01

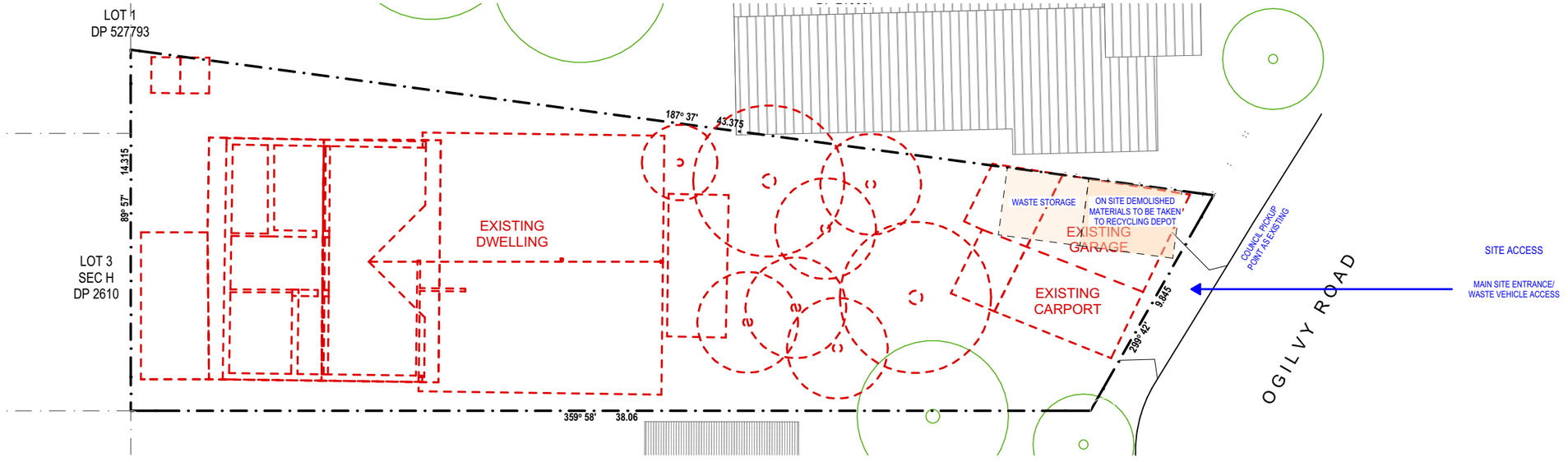
DRAWING NO.

DA33

SCALE:

@ A3

DURING DEMOLITION PHASE



DURING CONSTRUCTION PHASE

ARCHITECT

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ARCHITECTS

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01	1/04/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **2/04/2025**
Project Status **STAGE 1A**
Client: **David and Christine LaRose**
Project: **2266**

DRAWING TITLE :
WASTE MANAGEMENT PLAN

PROJECT NAME :
24 OGILVY ROAD, CLONTARF

REVISION NO.
01

DRAWING NO.
DA34

SCALE:
1:200 @ A3

Appendix C

COMPREHENSIVE FLOOD INFORMATION REPORT

Property: 24 Ogilvy Road CLONTARF NSW 2093
Lot DP: Lot 2 DP 210657
Issue Date: 16/05/2024
Flood Study Reference: Manly to Seaforth Flood Study 2019, Cardno

Flood Information[1]:

Map A - Flood Risk Precincts
Maximum Flood Planning Level (FPL) [2, 3, 4]: 35.13 m AHD

Map B - 1% AEP Flood & Key points
1% AEP Maximum Water Level [2, 3]: 34.63 m AHD
1% AEP Maximum Depth from natural ground level[3]: 0.33 m
1% AEP Maximum Velocity: 2.95 m/s

Map C - 1% AEP Hydraulic Categorisation
1% AEP Hydraulic Categorisation: Flood Fringe and Floodway

Map D - Probable Maximum Flood
PMF Maximum Water Level (PMF) [4]: 34.95 m AHD
PMF Maximum Depth from natural ground level: 0.76 m
PMF Maximum Velocity: 5.39 m/s

Flooding with Climate Change
Information unavailable.

Map F - Flood Life Hazard Category in PMF

Map G - Indicative Ground Surface Spot Heights

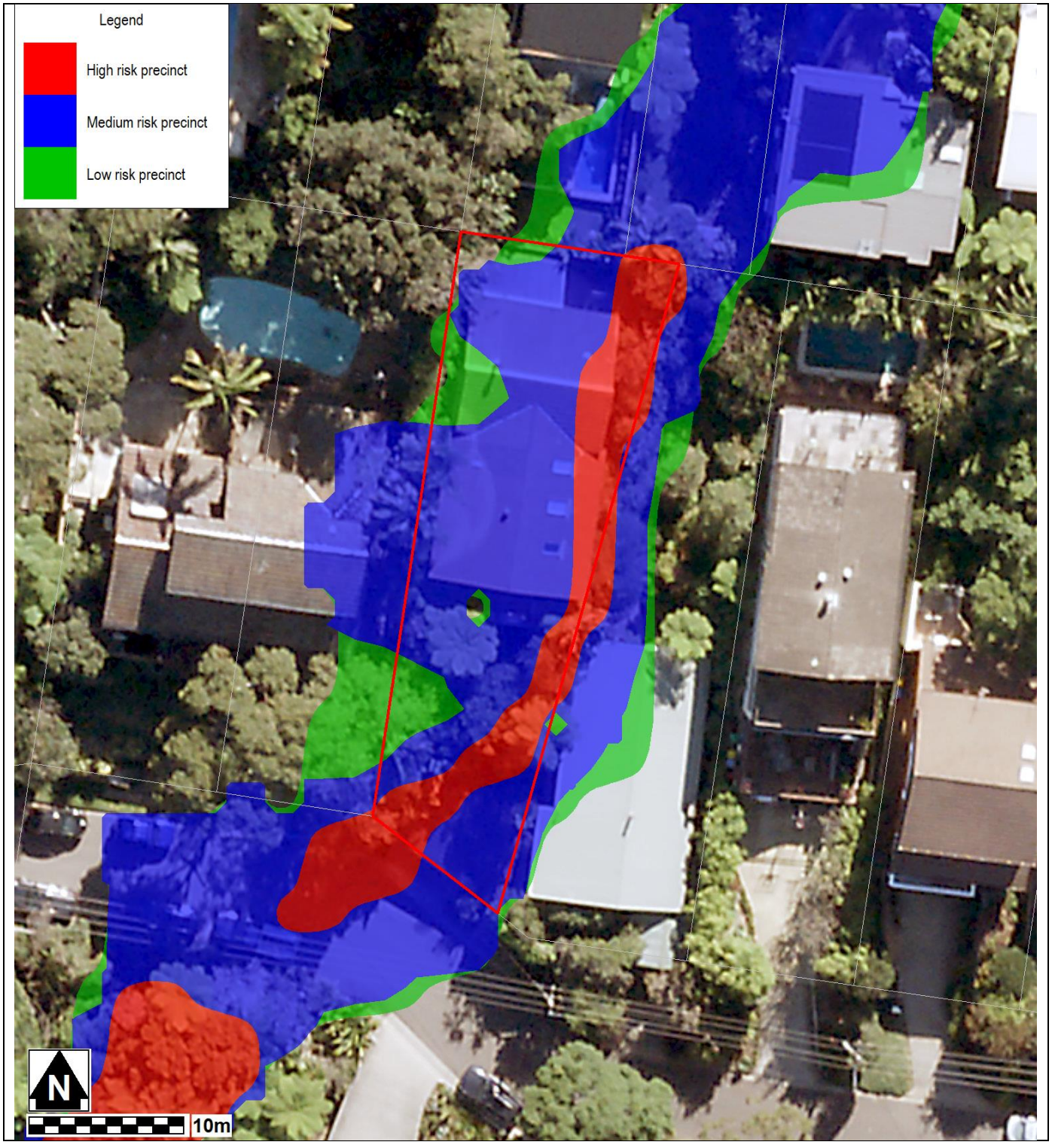
(1) The provided flood information does not account for any local overland flow issues nor private stormwater drainage systems.
(2) Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/ flood planning levels across the site. The maximum Flood Planning Level may be in a different location to the maximum 1% AEP flood level.
(3) Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels.
(4) Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or FPL

Notes

General

- All levels are based on Australian Height Datum (AHD) unless otherwise noted.
- This is currently the best available information on flooding; it may be subject to change in the future.
- Council recommends that you obtain a detailed survey of the above property and surrounds to AHD by a registered surveyor to determine any features that may influence the predicted extent or frequency of flooding. It is recommended you compare the flood level to the ground and floor levels to determine the level of risk the property may experience should flooding occur.
- Development approval is dependent on a range of issues, including compliance with all relevant provisions of Northern Beaches Council's Local Environmental Plans and Development Control Plans.
- Please note that the information contained within this letter is general advice only as a detail survey of the property as well as other information is not available. Council recommends that you engage a suitably experienced consultant to provide site specific flooding advice prior to making any decisions relating to the purchase or development of this property.
- The Flood Studies on which Council's flood information is based are available on Council's online Flood Study Reports webpage.
- If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.
- If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL.
- Areas affected by an EPL in the former Pittwater LGA are mapped on Council's online Estuarine Hazard Map. Note that areas in the former Manly LGA affected by an EPL have been identified and will be soon added to this map.
- Council's drainage infrastructure is mapped on Council's Stormwater Map. Note that locations are indicative only and may not be exactly as shown.

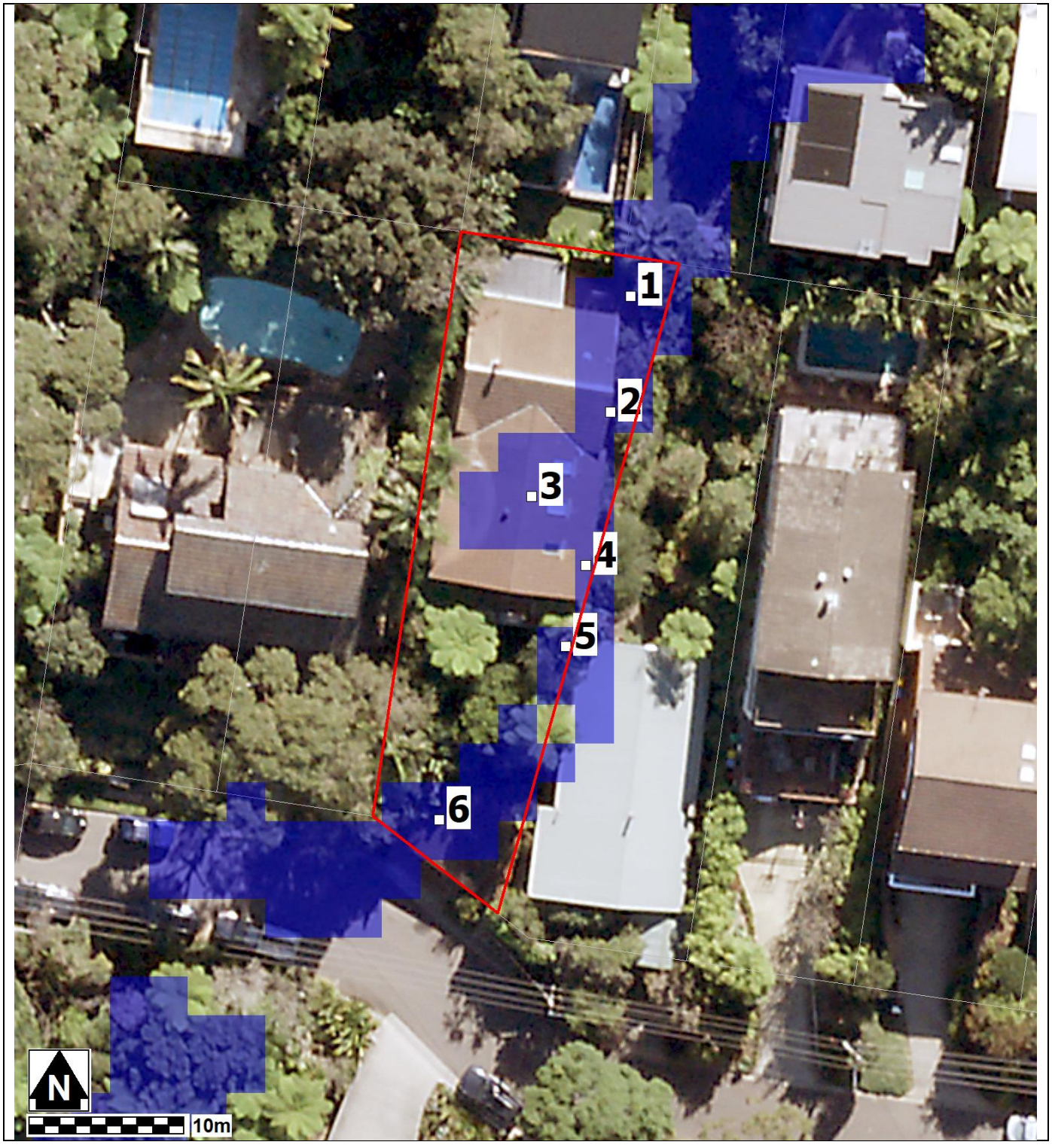
MAP A: FLOOD RISK PRECINCTS



Notes:

- **Low Flood Risk precinct** means all flood prone land not identified within the High or Medium flood risk precincts.
- **Medium Flood Risk precinct** means all flood prone land that is (a) within the 1% AEP Flood Planning Area; and (b) is not within the high flood risk precinct.
- **High Flood Risk precinct** means all flood prone land (a) within the 1% AEP Flood Planning Area; and (b) is either subject to a high hydraulic hazard, within the floodway or subject to significant evacuation difficulties (H5 or H6 Life Hazard Classification).
- The **Flood Planning Area** extent is equivalent to the Medium Flood Risk Precinct extent and includes the High Flood Risk Precinct within it. The mapped extent represents the 1% annual Exceedance Probability (AEP) flood event + freeboard.
- None of these mapped extents include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Manly to Seaforth Flood Study 2019, Cardno) and aerial photography (Source: NearMap 2014) are indicative only.

MAP B: FLOODING - 1% AEP EXTENT & KEY POINTS



Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event.
- Flood events exceeding the 1% AEP can occur on this site.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Manly to Seaforth Flood Study 2019, Cardno) and aerial photography (Source Near Map 2014) are indicative only.

Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	34.15	0.23	2.17	34.65	34.49	0.57	4.03
2	N/A	N/A	33.31	0.24	2.62	33.81	33.78	0.72	4.44
3	N/A	N/A	31.92	0.19	0.44	32.42	32.34	0.61	0.70
4	N/A	N/A	31.94	0.19	2.95	32.44	32.30	0.55	5.35
5	N/A	N/A	30.60	0.15	2.67	31.10	30.90	0.45	4.76
6	N/A	N/A	28.19	0.24	2.26	28.69	28.58	0.63	3.86

WL – Water Level
PMF – Probable Maximum Flood
N/A - No Peak Water Level/Depth/Velocity Available.

Notes:

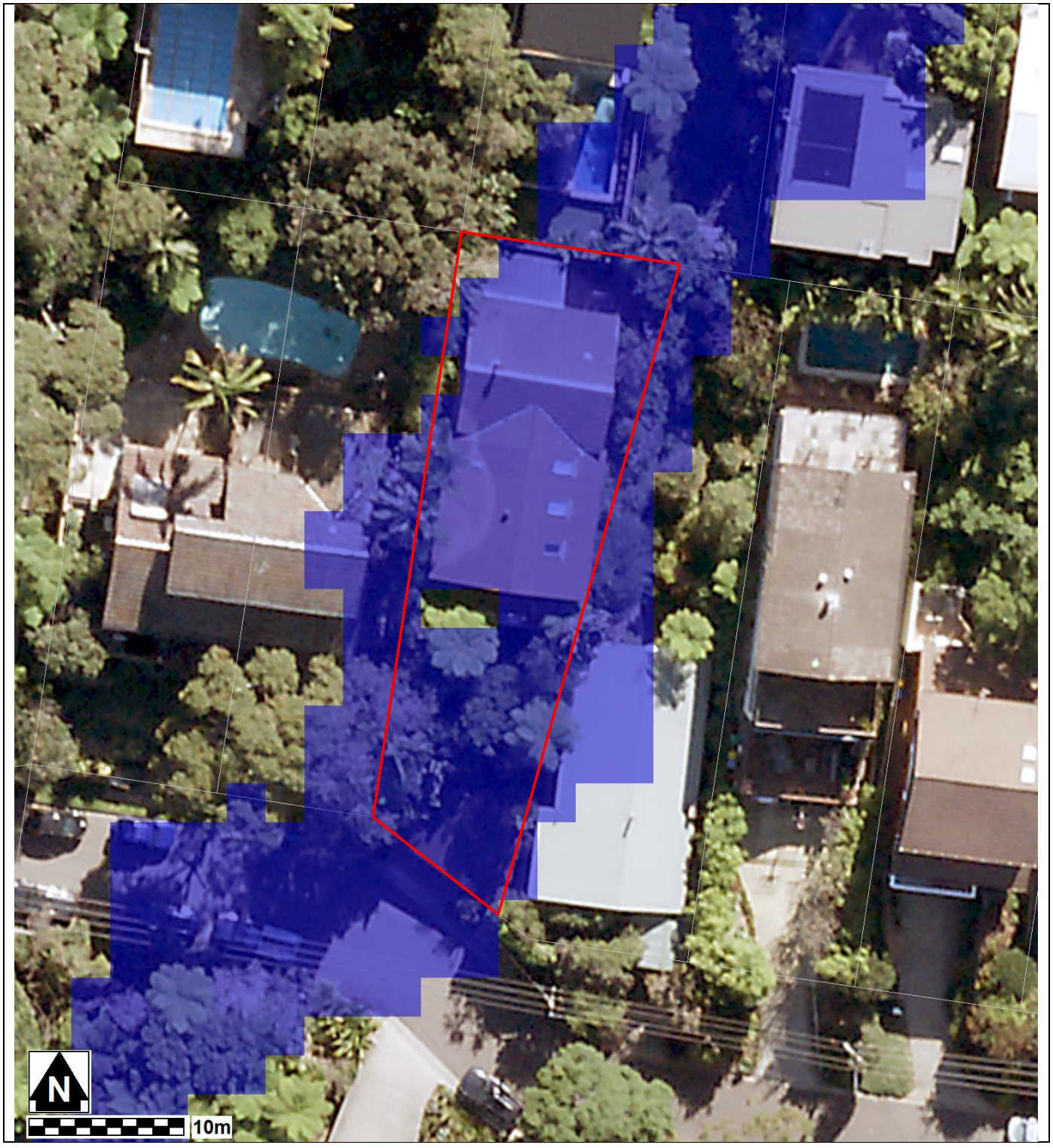
- The flood planning levels above are calculated by adding a 0.5m freeboard to the 1% AEP water level. However, if the depth of flow is less than 0.3m and a Velocity X Depth product is less than 0.3m^2/s, a freeboard of 0.3m may be able to be justified for development.

MAP C: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP

Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Manly to Seaforth Flood Study 2019, Cardno) and aerial photography (Source: NearMap 2014) are indicative only

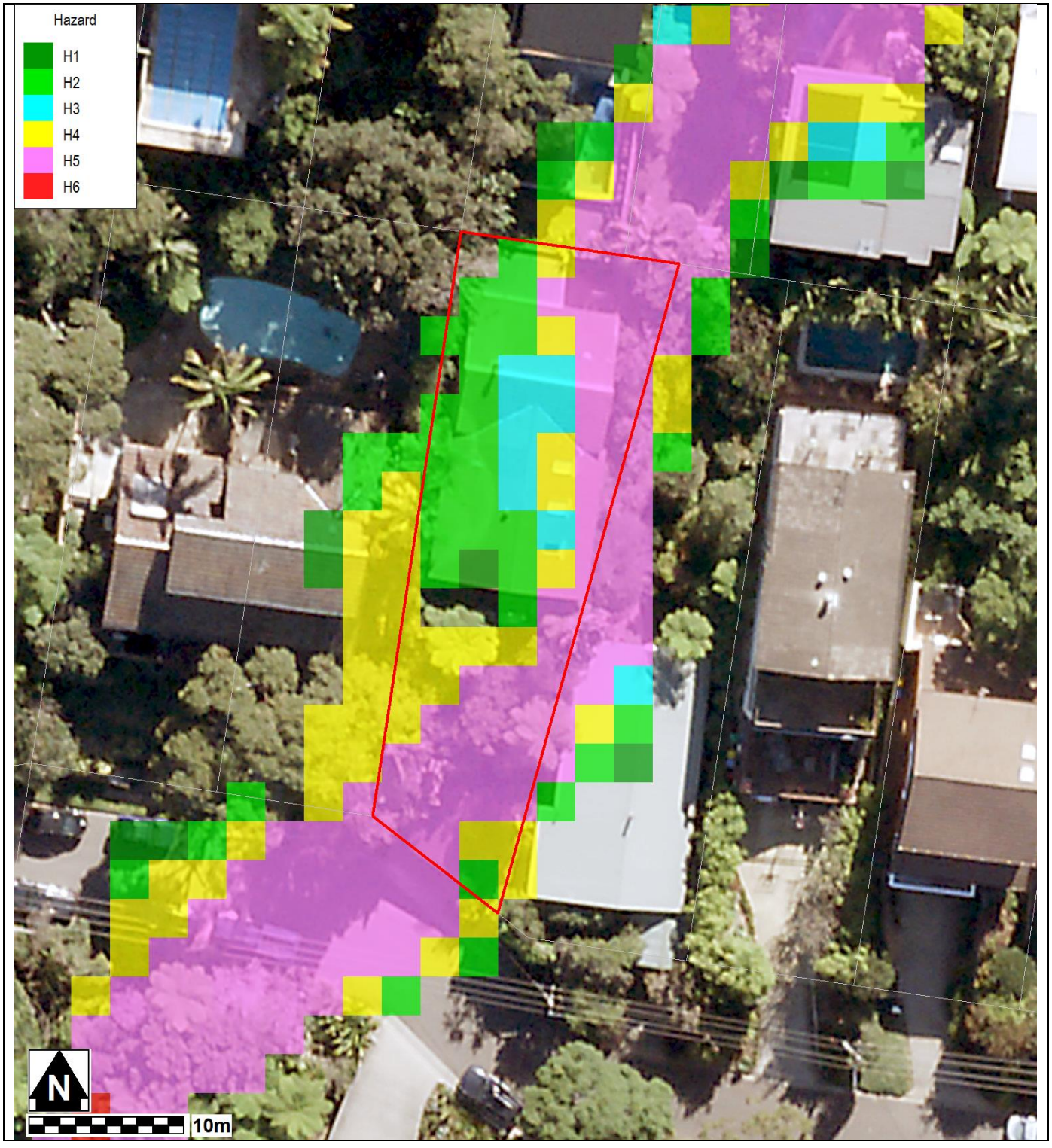
MAP D: PMF EXTENT MAP



Notes:

- Extent represents the Probable Maximum Flood (PMF) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Manly to Seaforth Flood Study 2019, Cardno) and aerial photography (Source: NearMap 2014) are indicative only

MAP E: FLOOD LIFE HAZARD CATEGORY IN PMF



Notes:

- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Manly to Seaforth Flood Study 2019, Cardno) and aerial photography (Source Near Map 2014) are indicative only.

MAP F: INDICATIVE GROUND SURFACE SPOT HEIGHTS

Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within ± 0.2m vertically and ± 0.15m horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.

Preparation of a Flood Management Report

Introduction

These guidelines are intended to provide advice to applicants on how to determine what rules apply on flood prone land, and how to prepare a Flood Management Report. The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood related planning requirements.

Planning Requirements for Flood Prone Land

Development must comply with the requirements for developing flood prone land set out in the relevant Local Environment Plan (LEP) and Development Control Plan (DCP). There are separate LEPs and DCPs for each of the former Local Government Areas (LGAs), although preparation of a LGA-wide LEP and DCP is currently under way.

The clauses specific to flooding in the LEPs and DCPs are as follows:

LEP Clauses	DCP Clauses
Manly LEP (2013) – 5.21 Flood Planning Manly LEP (2013) – 5.22 Special Flood Considerations	Manly DCP (2013) – 5.4.3 Flood Prone Land
Warringah LEP (2011) – 5.21 Flood Planning Warringah LEP (2011) – 5.22 Special Flood Considerations Warringah LEP (2000) – 47 Flood Affected Land *	Warringah DCP (2011) – E11 Flood Prone Land
Pittwater LEP (2014) – 5.21 Flood Planning Pittwater LEP (2014) – 5.22 Special Flood Considerations	Pittwater 21 DCP (2014) – B3.11 Flood Prone Land Pittwater 21 DCP (2014) – B3.12 Climate Change

* The Warringah LEP (2000) is relevant only for the “deferred lands” which affects only a very small number of properties, mostly in the Oxford Falls area.

Development on flood prone land must also comply with Council’s Water Management for Development Policy, and if it is in the Warriewood Release Area, with the Warriewood Valley Water Management Specification and Clause C6.1 of the Pittwater 21 DCP (2014). Guidelines for Flood Emergency Response Planning are available for addressing emergency response requirements in the DCP. These documents can be found on Council’s website on the Flooding page.

Note that if the property is affected by estuarine flooding or other coastal issues, these need to be addressed separately under the relevant DCP clauses.

When is a Flood Management Report required?

A Flood Management Report must be submitted with any Development Application on flood prone land (with exceptions noted below), for Council to consider the potential flood impacts and applicable controls. For Residential or Commercial development, it is required for development on land identified within the Medium or High Flood Risk Precinct. For Vulnerable or Critical development, it is required if it is within any Flood Risk Precinct.

There are some circumstances where a formal Flood Management Report undertaken by a professional engineer may not be required. However the relevant parts of the DCP and LEP would still need to be addressed, so as to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent
- First floor addition only, where the existing ground floor level is above the FPL
- Internal works only, where habitable floor areas below the FPL are not being increased

Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP, and may still be subject to flood related development controls.

What is the purpose of a Flood Management Report?

The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood planning requirements, particularly the development controls outlined in the relevant LEP and DCP clauses. The report must detail the design, measures and controls needed to achieve compliance, following the steps outlined below.

A Flood Management Report should reflect the size, type and location of the development, proportionate to the scope of the works proposed, and considering its relationship to surrounding development. The report should also assess the flood risk to life and property.

Preparation of a Flood Management Report

The technical requirements for a Flood Management Report include (where relevant):

1. Description of development
   - Outline of the proposed development, with plans if necessary for clarity
   - Use of the building, hours of operation, proposed traffic usage or movement
   - Type of use, eg vulnerable, critical, residential, business, industrial, subdivision, etc

2. Flood analysis
   - 1% AEP flood level
   - Flood Planning Level (FPL)
   - Probable Maximum Flood (PMF) level
   - Flood Risk Precinct, ie High, Medium or Low
   - Flood Life Hazard Category
   - Mapping of relevant extents
   - Flood characteristics for the site, eg depth, velocity, hazard and hydraulic category, and the relevance to the proposed development

   If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL. If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.

3. Assessment of impacts
- Summary of compliance for each category of the DCP, as per the table below.

	Compliance		
	N/A	Yes	No
A) Flood effects caused by Development			
B) Building Components & Structural Soundness			
C) Floor Levels			
D) Car parking			
E) Emergency Response			
F) Fencing			
G) Storage of Goods			
H) Pools			

- Demonstration of how the development complies with any relevant flood planning requirements from the DCP, LEP, Water Management for Development Policy, and if it is in the Warriewood Valley Urban Land Release Area, with the Warriewood Valley Water Management Specification (2001)
- For any non-compliance, a justification for why the development should still be considered.
- Calculations of available flood storage if compensatory flood storage is proposed
- Plan of the proposed development site showing the predicted 1% AEP and PMF flood extents, as well as any high hazard or floodway affectation
- Development recommendations and construction methodologies
- Qualifications of author - Council requires that the Flood Management Report be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for, membership to the Institution of Engineers Australia
- Any flood advice provided by Council
- Any other details which may be relevant

Further information and guidelines for development are available on Council's website at:

https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/development-applications/guidelines-development-flood-prone-land

Council's Flood Team may be contacted on 1300 434 434 or at floodplain@northernbeaches.nsw.gov.au .

Appendix D

TAYLOR

NORTHERN SYDNEY
Seascape
Suite 7 22-27 Fisher Rd
Dee Why NSW 2099

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

Address of the Project: **24 Ogilvy Road, Clontarf**

Description of Project: **Overland Flow Analysis - New Dwelling**

With reference to the Flood Risk Management Report for the above property, this analysis seeks to evaluate the characteristics of the existing overland flow regimes within the context of the proposed development.

Site Description:

The site is located in the suburb of Clontarf and sits approximately adjacent to the north of Sydney Harbour National Park Castle Rock Crescent.

The site covers 474m^2 in area which grades steeply from the (rear) northern to the (front) southern boundary. The site currently contains an existing two storey dwelling which sits towards the rear of the site. The original dwelling is constructed in timber frame & masonry and is thought to be approximately 50 years of age.

Catchment Flows:

The catchment upstream of the property equates to roughly **6.66 ha**. The catchment is drained by the Council's stormwater network to Sydney Harbour National Park Castle Rock Crescent. The ø600 R.C.P. **SPI40577** located within the above property conveys minor flows while major storm events overtop the kerb and gutter above in Cutler Road and flows to the lower catchment between the dwelling of 24 and 22 Ogilvy Road. Refer to Appendix 1 for the site's locality, catchment area, and drainage network of the Council.

DRAINS & HEC-RAS

DRAINS hydraulic modelling was used to determine the total peak flows generated from the catchment for the 1 in 100 year storm event. With the use of Nearmap & Northern Beaches Council's stormwater network map (see Appendix D1), this flow was calculated as 1.46 m^3/s. Conservative design assumptions were used by modelling this calculated flow entirely within the subject site, with consideration not given to part of this overland flow traversing through neighbouring property in No. 22.

HEC-RAS hydraulic modeling was utilised to conclude that overland flows for the 1 in 100-year storm event can be contained within the proposed drainage channel to the east of the

proposed dwelling structures without significant impact on the depth of the existing overland flow.

Refer to Appendix D2 for the DRAINS and HEC-RAS model data.

Results:

The HEC-RAS analysis shows that the 1 in 100 year flows in the proposed drainage channel are contained within the upper banks and do not significantly change the flow behaviour to neighbouring properties as a result of the proposed development. The most critical sections adjacent to the dwelling and courtyard demonstrate that top water surface levels are decreasing with respect to existing water surface levels pre-development in the 1 in 100 year storm event.

A site plan showing the extent of the 1 in 100 year flow regime across the site is contained within Appendix D3

Note that flows post development do not alter the site hazard categorisation as specified in the New South Wales Government, Floodplain Management Manual: the management of flood liable land, January 2001.

Summary:

The site experiences overland flow for the 1 in 100 storm event. It is estimated that approximately 20% of the total site area is affected by overland flow.

The proposed development does not significantly impact the existing overland flow conditions and will not adversely affect neighbouring properties, with the change in top water level at the critical sections less than that of the existing regime as calculated in HEC-RAS. The proposed pool coping level and courtyard area are protected by floodproof walls to the rear and eastern side, built up 500mm minimum above the 1 in 100 year water surface levels at respective points through the drainage channel, denoting that the courtyard area and subsequently the ground floor level internal will not be inundated as a result of floodwater.

Furthermore, the overland flow behaviour at the rear (northern) and front (southern) boundaries do not alter as a result of the proposed development. The velocity of floodwater with respect to the flood depths through the channel maintains the existing site hazard categorisation of H5.

Note that a plan showing the extents of the 1 in 100 year overland flow extents and critical pre and post development sections are contained within Appendix D3.

Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLORCONSULTING.NET.AU

D.M.Schaefer - Director
B.E Civil (Hons) M.I.E. Aust. N.E.R.

APPENDIX D1

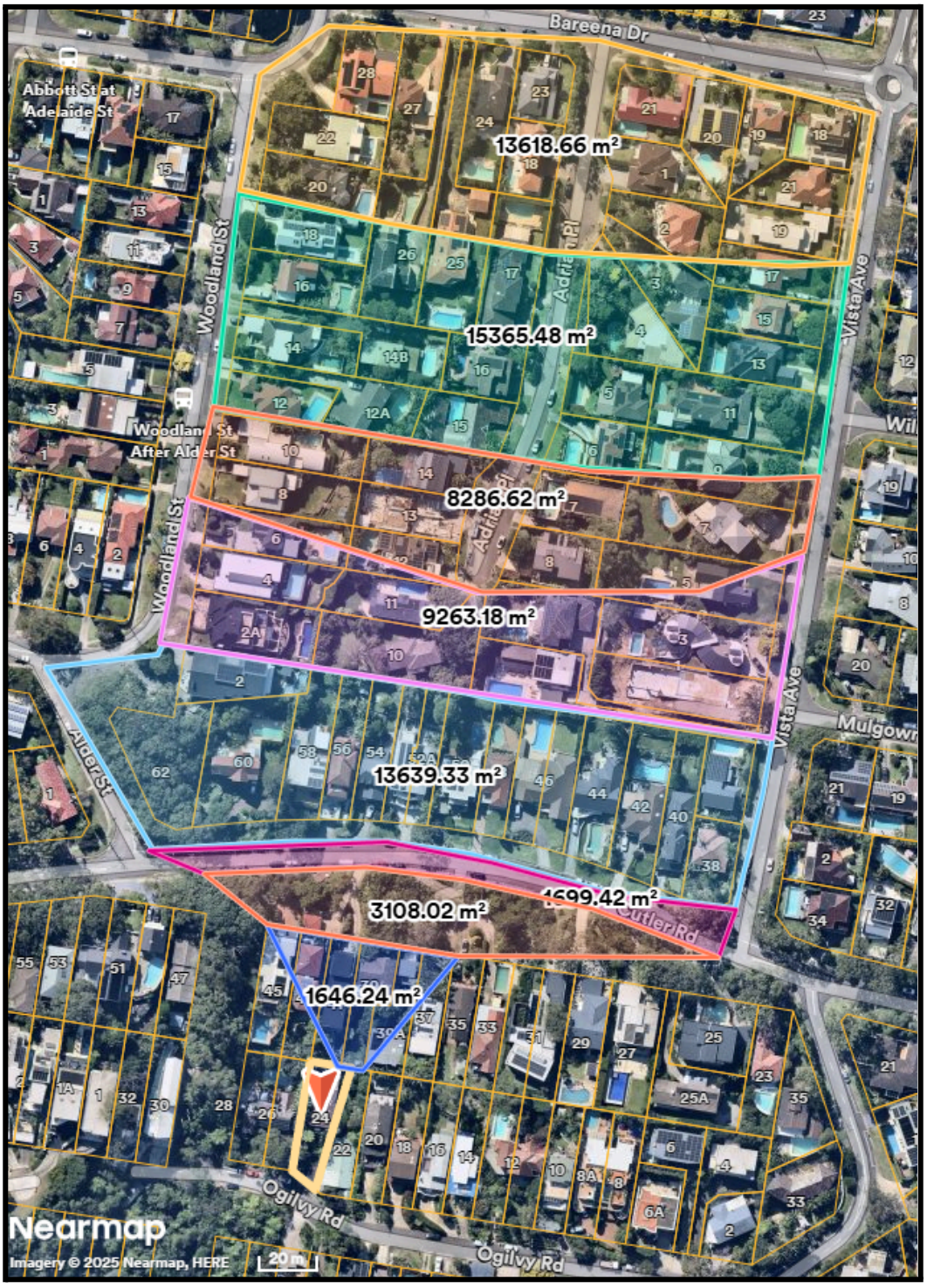


Image D1.1 - Location and catchment area

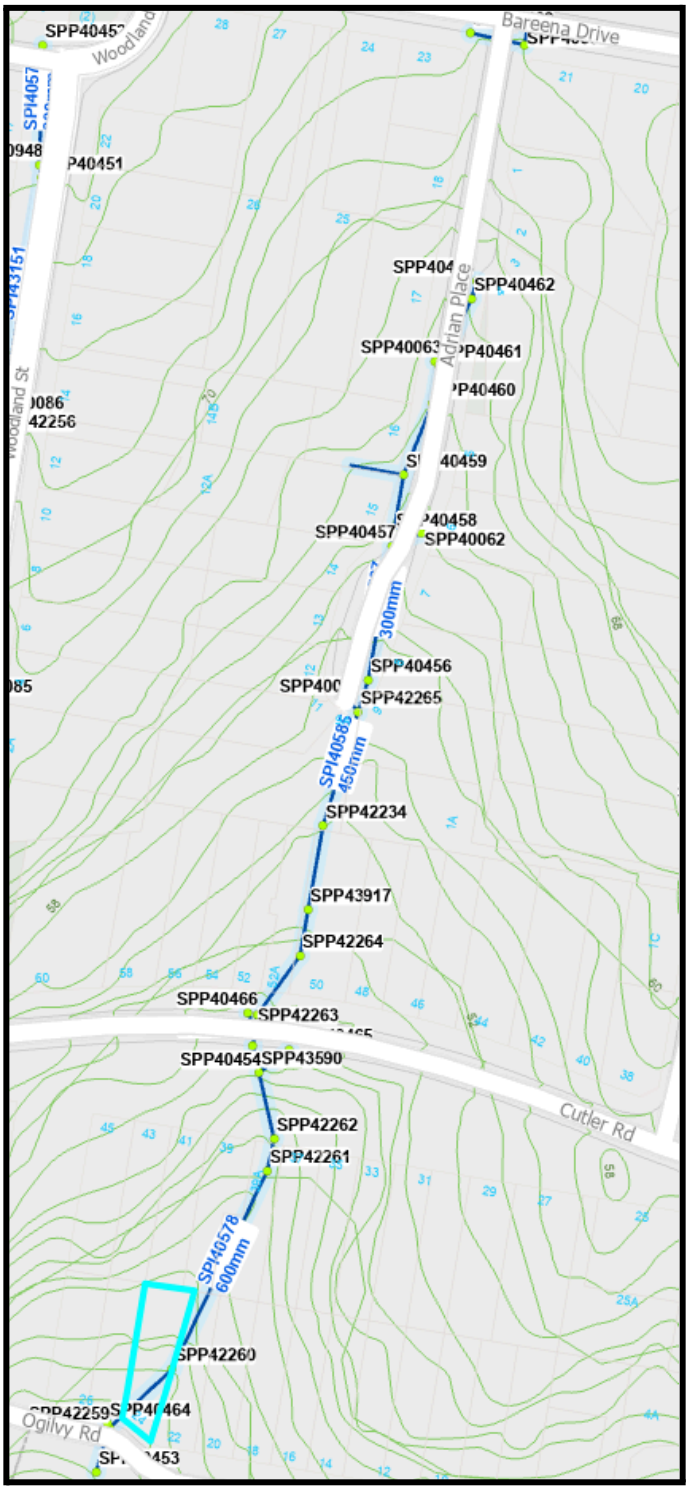


Image D1.2 - Council's drainage network

APPENDIX D2

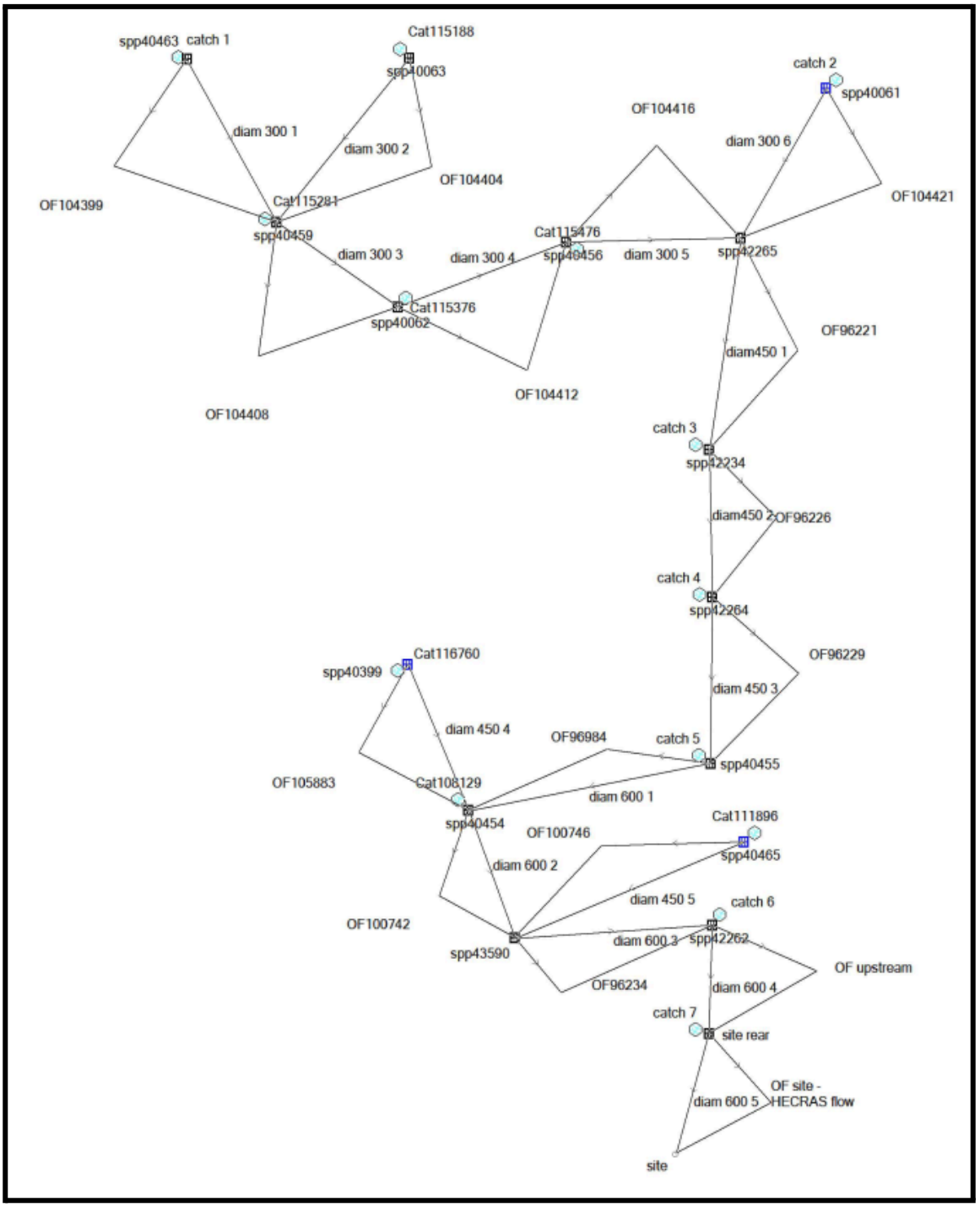


Image D2.1 - DRAINS model of Council's drainage network

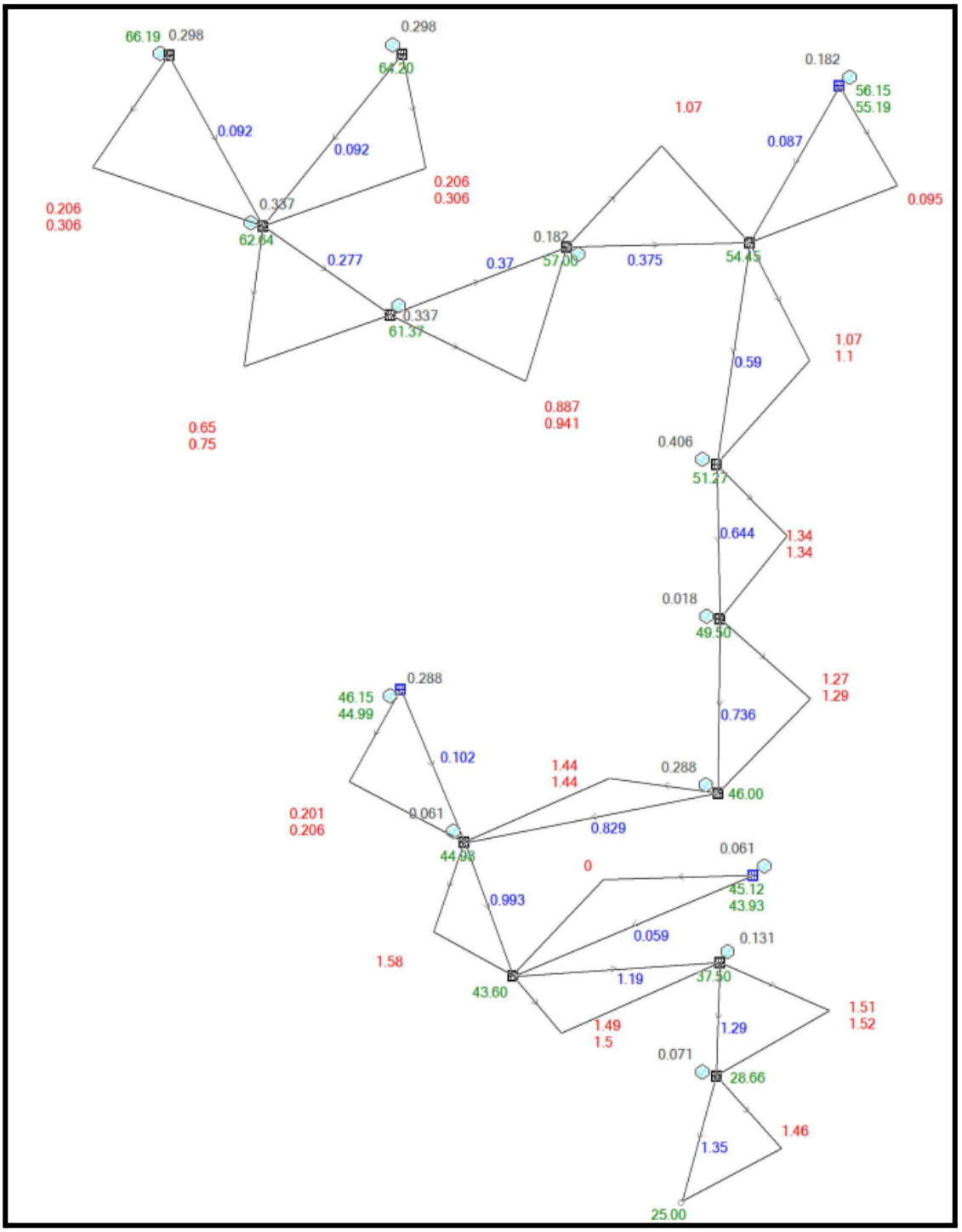
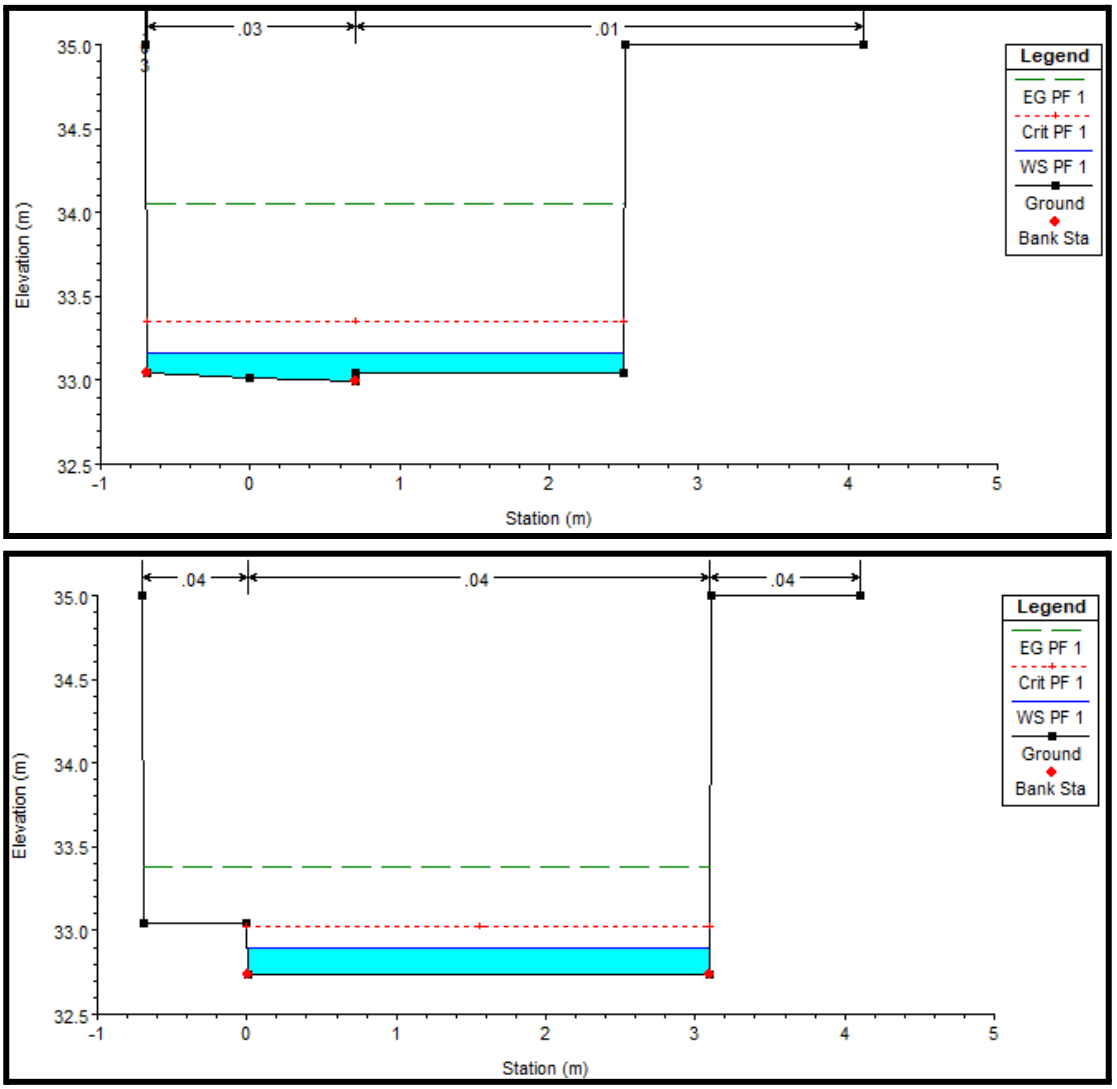
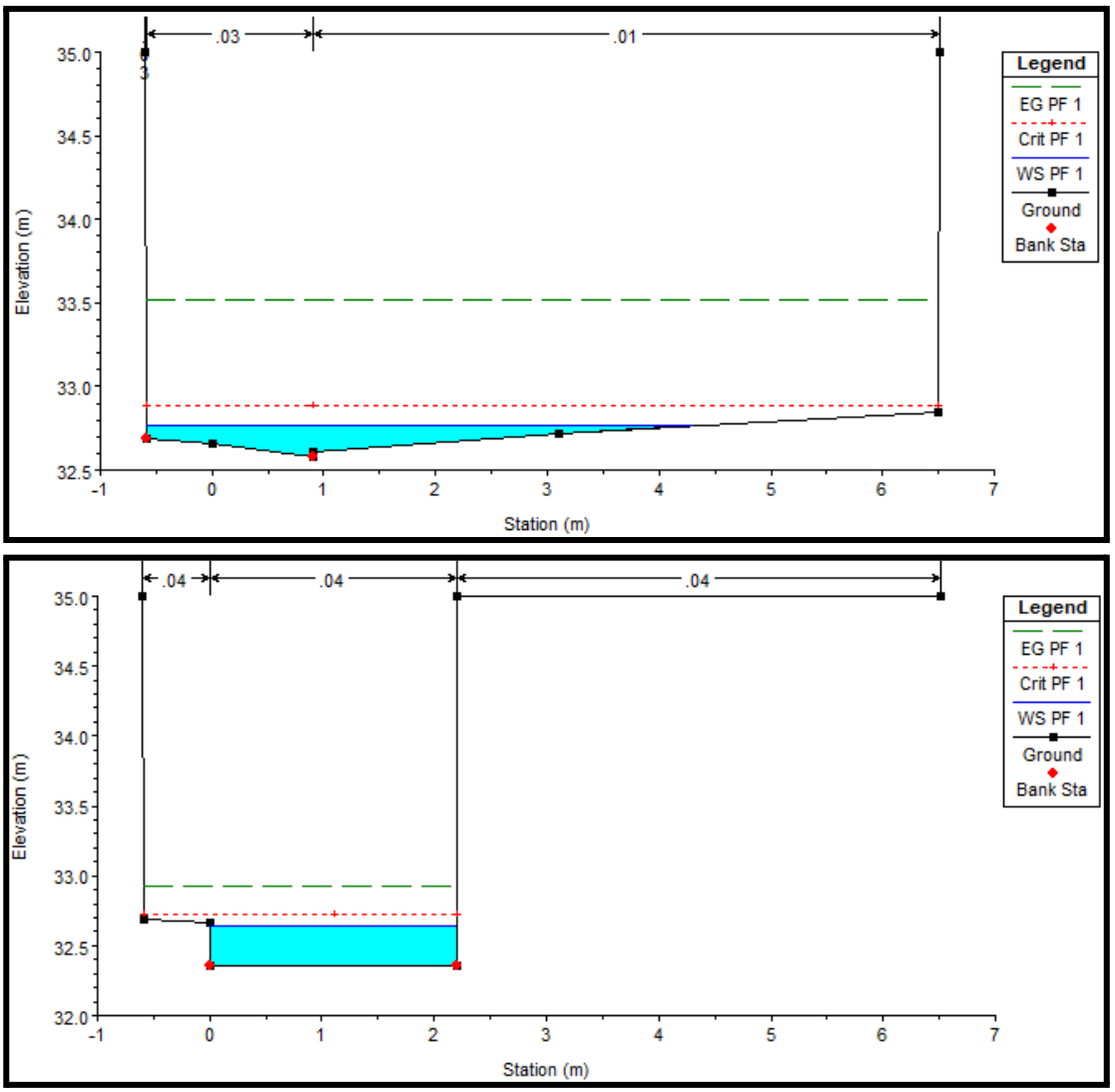


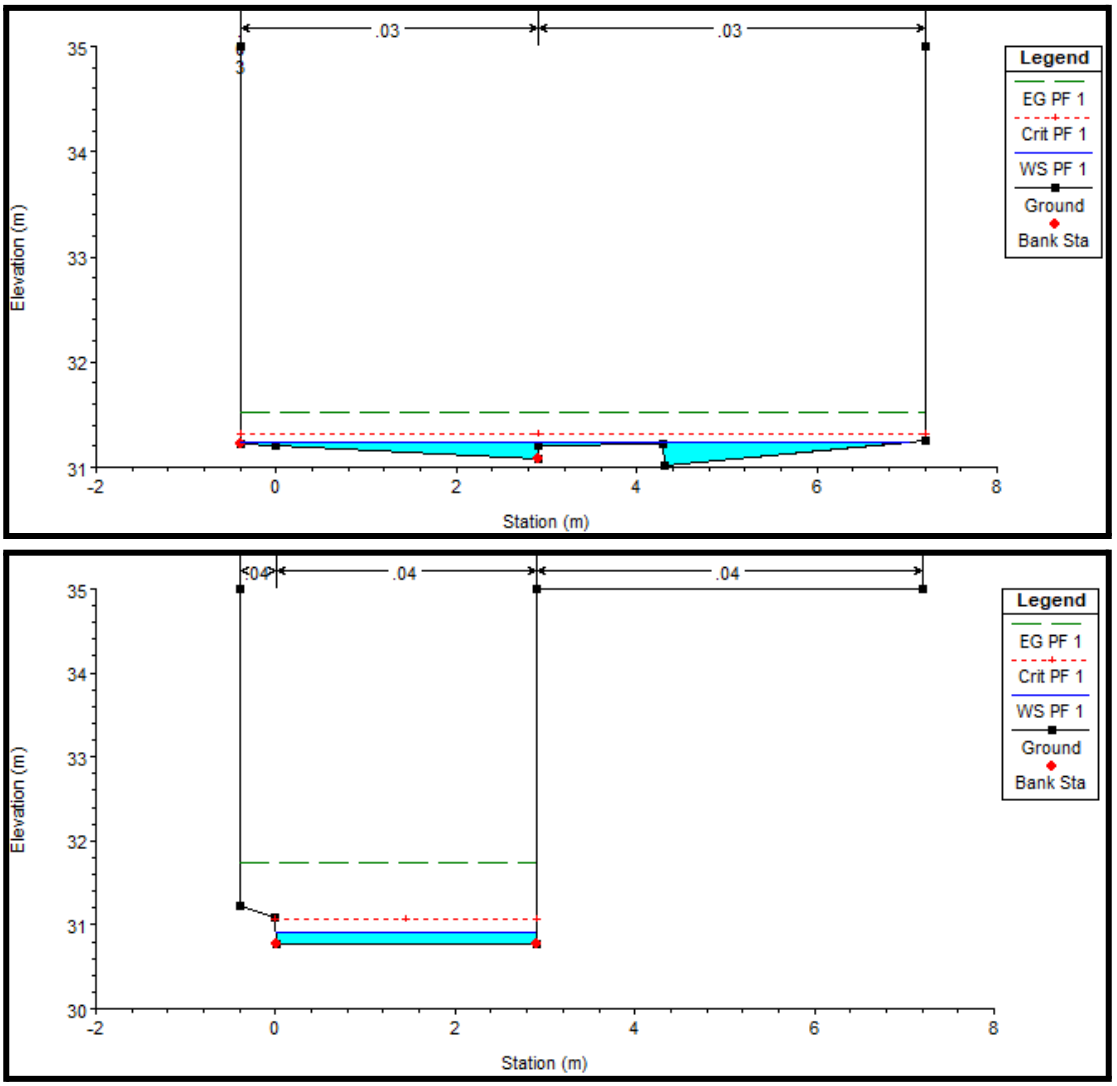
Image D2.2 - DRAINS model results for catchment flows



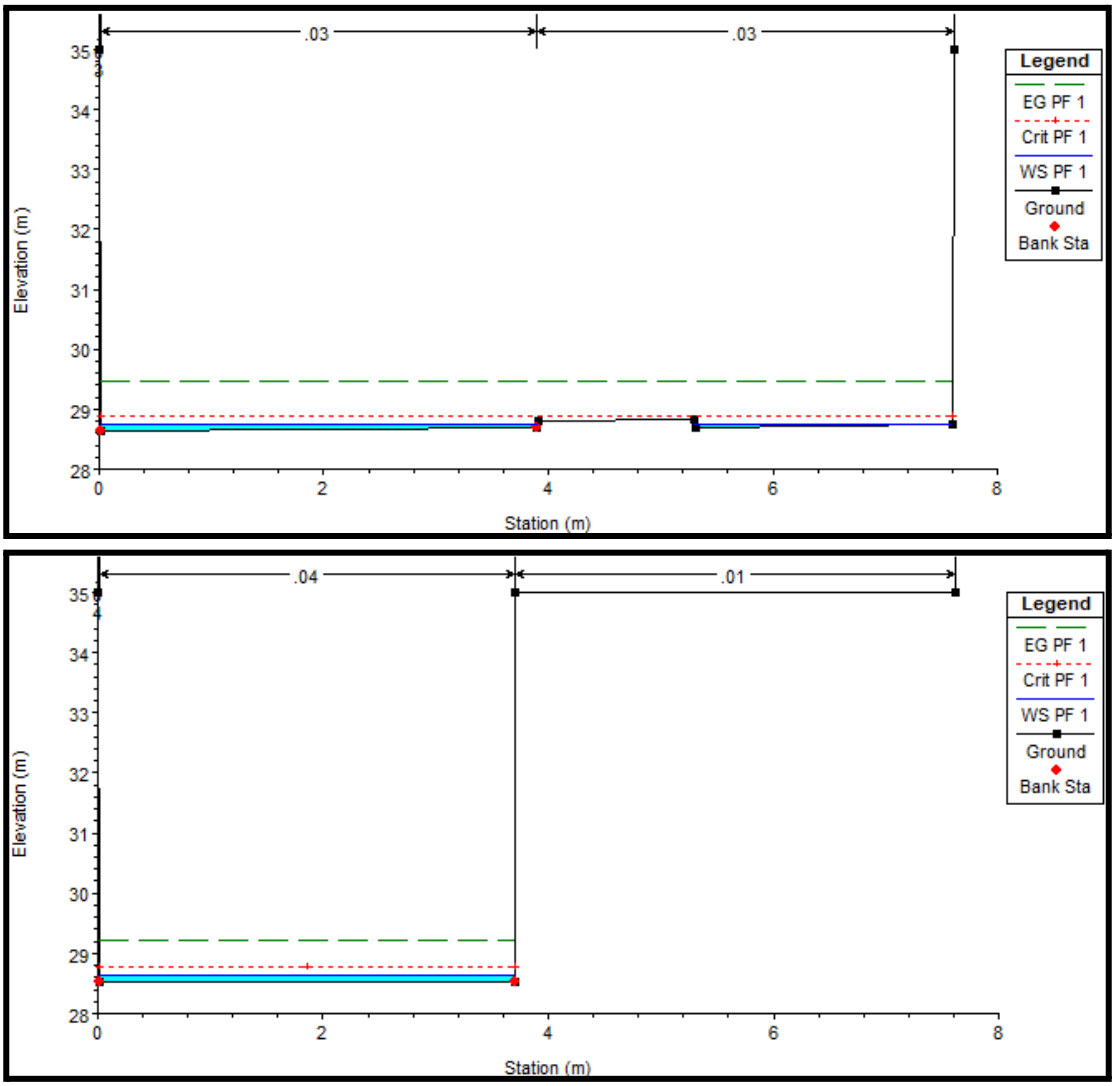
Images D2.3 & D2.4 : HEC-RAS model showing CH 46.8 existing compared to proposed levels



Images D2.5 & D2.6 : HEC-RAS model showing CH 40.0 existing compared to proposed levels



Images D2.7 & D2.8 : HEC-RAS model showing CH 33.4 existing compared to proposed levels



Images D2.9 & D2.10 : HEC-RAS model showing CH 23.6 existing compared to proposed levels

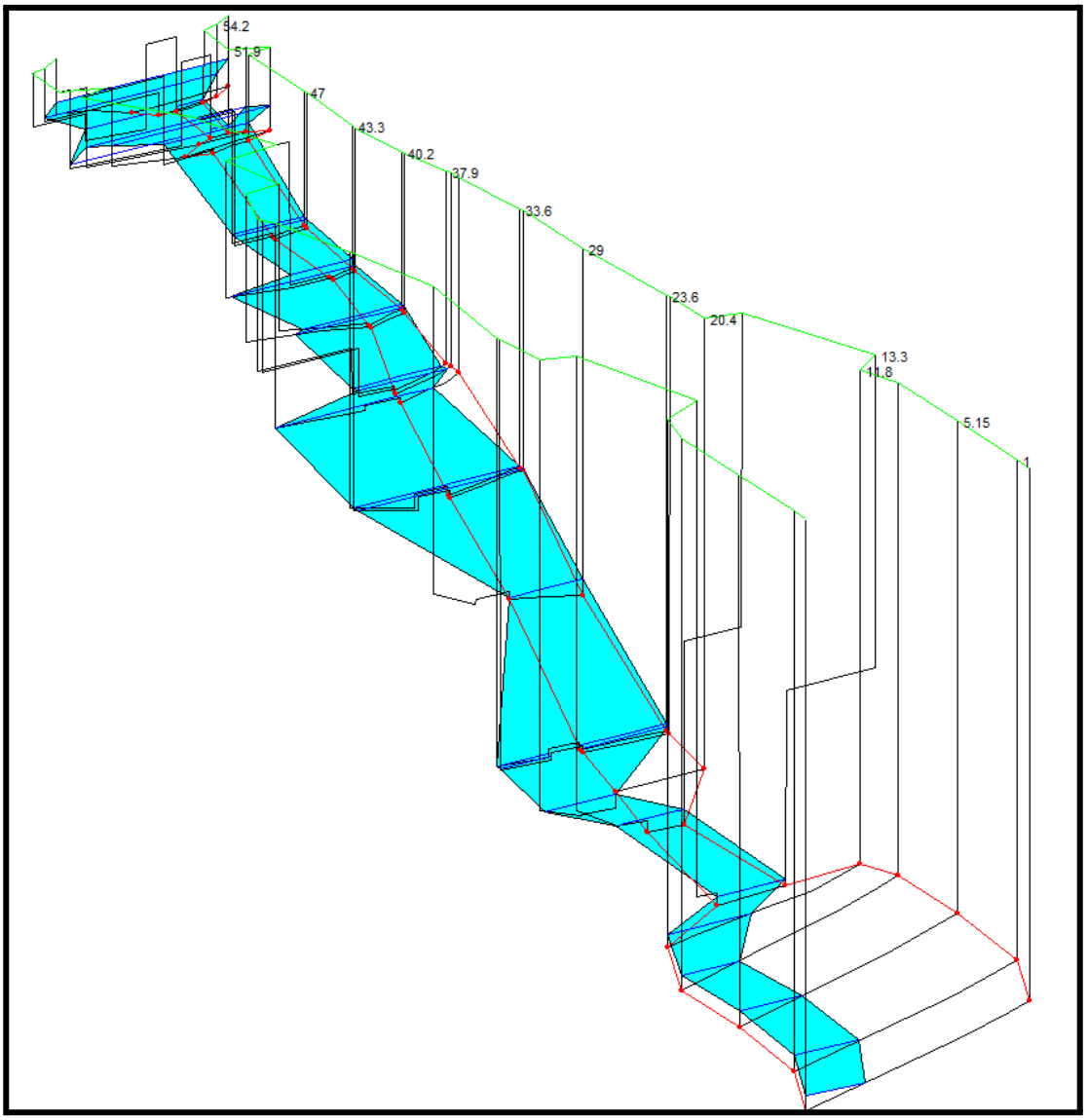


Image D2.11: HEC-RAS model overland flow pre-development

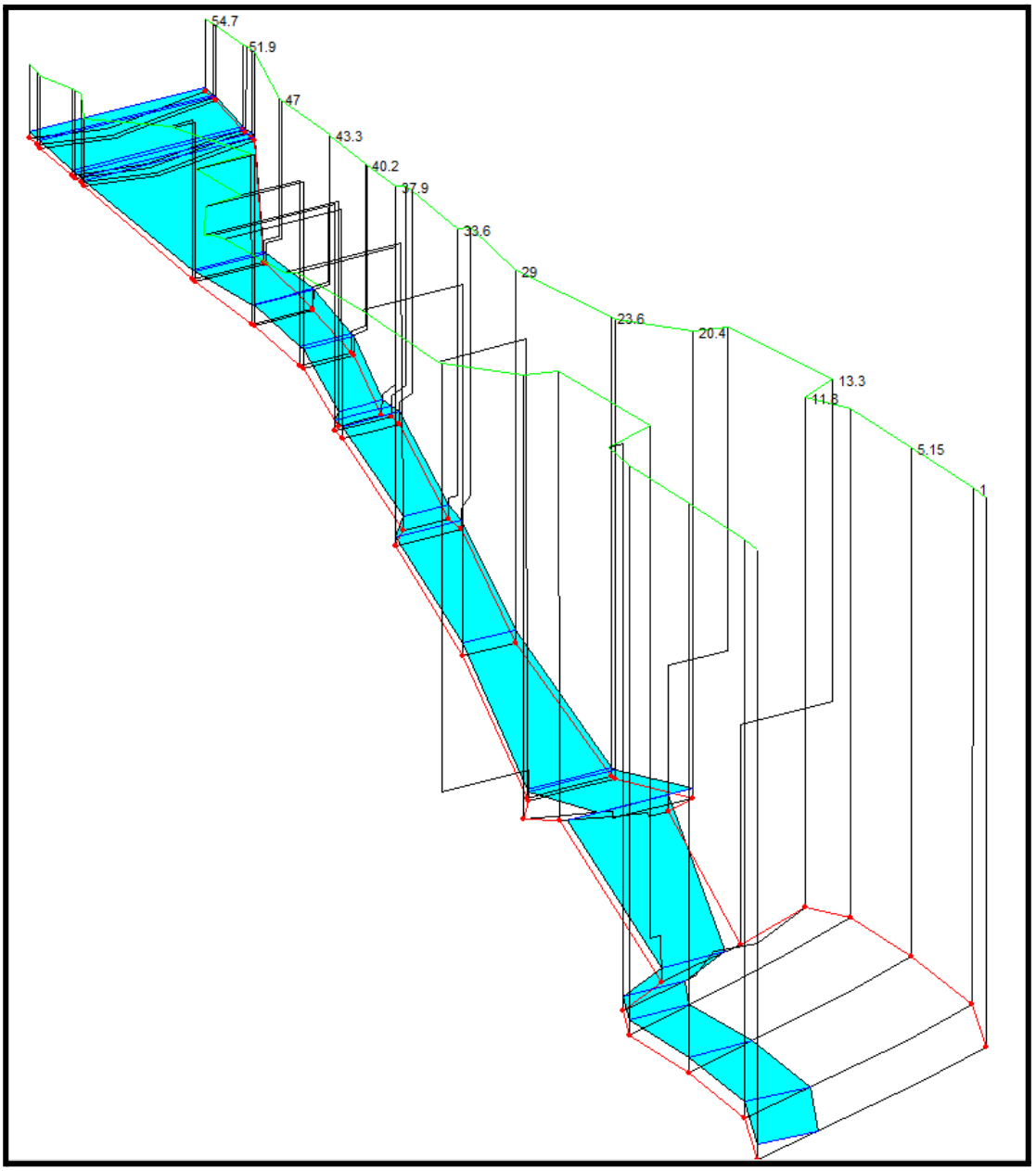


Image D2.12: HEC-RAS model overland flow post-development

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
1	54.7	PF 1	1.46	33.93	34.37	34.15	34.38	0.000932	0.58	2.79	7.70	0.28
1	54.2	PF 1	1.46	33.90	34.28	34.28	34.38	0.006795	1.40	1.27	7.69	0.74
1	54	PF 1	1.46	33.91	34.00	34.10	34.35	0.007419	0.51	0.62	3.89	0.59
1	51.9	PF 1	1.46	33.78	33.90	34.00	34.32	0.021842	1.18	0.55	5.78	1.10
1	51.7	PF 1	1.46	33.76	34.14	33.97	34.17	0.000254	0.27	2.46	7.10	0.14
1	51.3	PF 1	1.46	33.71	34.14		34.17	0.000302	0.31	2.70	7.10	0.16
1	51.1	PF 1	1.46	33.70	34.01	34.01	34.15	0.002186	0.67	1.08	3.79	0.40
1	47	PF 1	1.46	33.00	33.18	33.36	34.06	0.039345	1.86	0.44	3.19	1.54
1	46.8	PF 1	1.46	32.99	33.16	33.35	34.05	0.040985	1.91	0.43	3.19	1.57
1	43.3	PF 1	1.46	32.88	33.06	33.25	33.92	0.028702	1.66	0.43	2.79	1.33
1	43.1	PF 1	1.46	32.87	32.99	33.12	33.80	0.068685	1.97	0.40	5.58	1.92
1	40.2	PF 1	1.46	32.60	32.79	32.92	33.62	0.058700	2.01	0.43	4.44	1.82
1	40	PF 1	1.46	32.58	32.77	32.89	33.52	0.060279	2.04	0.44	4.90	1.84
1	37.9	PF 1	1.46	32.00	32.18	32.36	33.31	0.073637	2.00	0.41	4.01	1.98
1	37.7	PF 1	1.46	31.98	32.17	32.35	33.30	0.077167	2.11	0.42	3.93	2.04
1	37.2	PF 1	1.46	31.93	32.03	32.14	33.20	1.390638	5.17	0.31	7.07	7.55
1	33.6	PF 1	1.46	31.10	31.26	31.33	31.57	0.166958	2.56	0.59	7.41	2.86
1	33.4	PF 1	1.46	31.08	31.24	31.31	31.53	0.150588	2.48	0.61	7.43	2.73
1	29	PF 1	1.46	29.95	30.18	30.34	30.83	0.184927	3.57	0.41	3.29	3.23
1	23.6	PF 1	1.46	28.65	28.76	28.88	29.46	0.359734	3.88	0.41	6.19	4.24
1	23.4	PF 1	1.46	28.63	28.74	28.86	29.38	0.308729	3.69	0.43	6.19	3.95
1	20.4	PF 1	1.46	28.42	28.39	28.50	28.92	0.135050		0.46	3.18	0.00
1	20	PF 1	1.46	27.77	28.00	28.20	28.87	0.012867	4.14	0.37	2.87	2.82
1	13.3	PF 1	1.46	27.57	27.69	27.87	28.72	0.040930	4.50	0.32	3.10	4.44
1	11.8	PF 1	1.46	27.30	27.49	27.64	28.66	0.064908	4.80	0.30	3.72	5.36
1	9.3	PF 1	1.46	26.95	27.17	27.36	28.54	0.052095	5.18	0.28	2.59	5.02
1	5.15	PF 1	1.46	26.95	27.18	27.36	28.27	0.038367	4.62	0.32	2.75	4.35
1	1	PF 1	1.46	26.83	27.06	27.24	28.10	0.035768	4.50	0.32	2.78	4.21
1	0	PF 1	1.46	26.38	26.60	26.79	28.01	0.054524	5.27	0.28	2.57	5.13

Table D2.1 - Existing HEC-RAS summary table

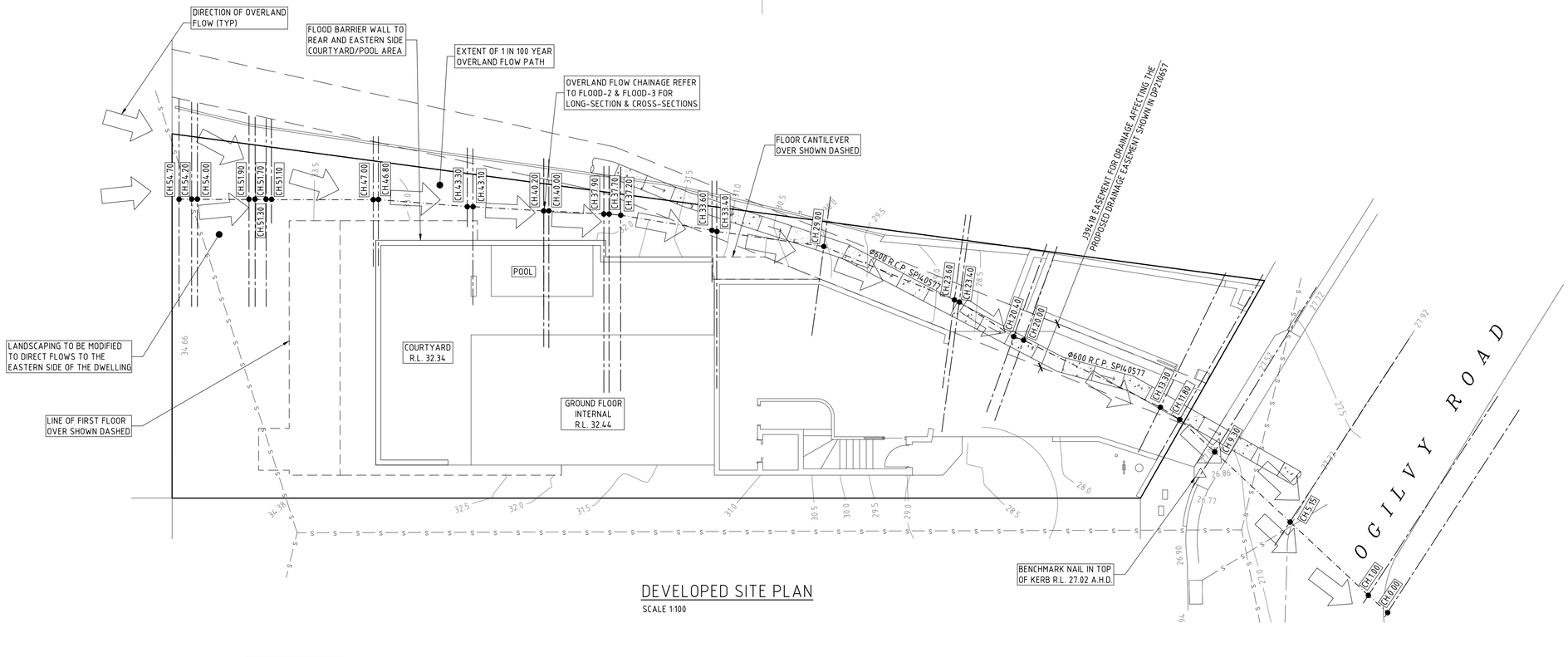
Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
1	54.7	PF 1	1.46	33.80	34.04	34.04	34.12	0.030196	1.24	1.18	7.69	1.01
1	54.2	PF 1	1.46	33.78	34.00	34.01	34.10	0.046861	1.42	1.03	7.69	1.24
1	54	PF 1	1.46	33.77	34.00	34.00	34.08	0.031619	1.26	1.16	7.69	1.04
1	51.9	PF 1	1.46	33.66	33.85	33.88	33.98	0.070042	1.62	0.90	7.49	1.48
1	51.7	PF 1	1.46	33.64	33.83	33.87	33.96	0.067263	1.60	0.92	7.49	1.46
1	51.3	PF 1	1.46	33.62	33.83	33.85	33.94	0.045307	1.42	1.03	7.49	1.22
1	51.1	PF 1	1.46	33.60	33.80	33.83	33.92	0.062578	1.56	0.94	7.49	1.41
1	47	PF 1	1.46	32.75	32.89	33.03	33.44	0.226918	3.28	0.45	3.10	2.75
1	46.8	PF 1	1.46	32.74	32.89	33.02	33.38	0.188772	3.10	0.47	3.10	2.54
1	43.3	PF 1	1.46	32.59	32.87	32.90	33.06	0.032856	1.94	0.75	2.70	1.17
1	43.1	PF 1	1.46	32.58	32.88	32.91	33.06	0.028985	1.90	0.77	2.60	1.11
1	40.2	PF 1	1.46	32.38	32.65	32.73	32.94	0.052631	2.38	0.61	2.30	1.47
1	40	PF 1	1.46	32.36	32.64	32.73	32.93	0.049435	2.38	0.61	2.20	1.44
1	37.9	PF 1	1.46	31.82	32.03	32.23	32.71	0.168508	3.65	0.40	1.90	2.53
1	37.7	PF 1	1.46	31.80	31.96	32.13	32.66	0.261207	3.72	0.39	2.50	3.00
1	37.2	PF 1	1.46	31.76	31.93	32.09	32.52	0.191331	3.39	0.43	2.50	2.61
1	33.6	PF 1	1.46	30.93	31.13	31.32	31.81	0.180062	3.64	0.40	2.00	2.59
1	33.4	PF 1	1.46	30.78	30.90	31.08	31.74	0.418299	4.04	0.36	2.89	3.65
1	29	PF 1	1.46	29.75	29.93	30.09	30.55	0.185621	3.48	0.42	2.29	2.59
1	23.6	PF 1	1.46	28.52	28.64	28.77	29.22	0.321452	3.39	0.43	3.69	3.16
1	23.4	PF 1	1.46	28.51	28.63	28.76	29.14	0.262951	3.16	0.46	3.79	2.88
1	20.4	PF 1	1.46	28.41	28.54	28.66	29.02	0.017156	3.06	0.48	4.12	2.88
1	20	PF 1	1.46	28.38	28.62	28.72	28.98	0.011692	2.67	0.55	4.41	2.42
1	13.3	PF 1	1.46	27.10	27.29	27.48	28.74	0.063575	5.32	0.27	2.83	5.45
1	11.8	PF 1	1.46	26.99	27.19	27.38	28.67	0.064324	5.40	0.27	2.74	5.49
1	9.3	PF 1	1.46	26.95	27.17	27.36	28.53	0.051938	5.18	0.28	2.59	5.02
1	5.15	PF 1	1.46	26.95	27.18	27.36	28.27	0.038258	4.62	0.32	2.75	4.35
1	1	PF 1	1.46	26.83	27.06	27.24	28.10	0.035692	4.50	0.32	2.78	4.21
1	0	PF 1	1.46	26.38	26.60	26.79	28.01	0.054442	5.27	0.28	2.57	5.13

Table D2.2 - Proposed HEC-RAS summary table

River Sta	Min Ch El (m)	W.S. Elev (m)	Vel Chnl (m/s)	Flow Area (m2)	Top Width (m)
54.7	-0.13	-0.33	0.66	-1.61	-0.01
54.2	-0.12	-0.28	0.02	-0.24	0
54	-0.14	0	0.75	0.54	3.8
51.9	-0.12	-0.05	0.44	0.35	1.71
51.7	-0.12	-0.31	1.33	-1.54	0.39
51.3	-0.09	-0.31	1.11	-1.67	0.39
51.1	-0.1	-0.21	0.89	-0.14	3.7
47	-0.25	-0.29	1.42	0.01	-0.09
46.8	-0.25	-0.27	1.19	0.04	-0.09
43.3	-0.29	-0.19	0.28	0.32	-0.09
43.1	-0.29	-0.11	-0.07	0.37	-2.98
40.2	-0.22	-0.14	0.37	0.18	-2.14
40	-0.22	-0.13	0.34	0.17	-2.7
37.9	-0.18	-0.15	1.65	-0.01	-2.11
37.7	-0.18	-0.21	1.61	-0.03	-1.43
37.2	-0.17	-0.1	-1.78	0.12	-4.57
33.6	-0.17	-0.13	1.08	-0.19	-5.41
33.4	-0.3	-0.34	1.56	-0.25	-4.54
29	-0.2	-0.25	-0.09	0.01	-1
23.6	-0.13	-0.12	-0.49	0.02	-2.5
23.4	-0.12	-0.11	-0.53	0.03	-2.4
20.4	-0.01	0.15	3.06	0.02	0.94
20	0.61	0.62	-1.47	0.18	1.54
13.3	-0.47	-0.4	0.82	-0.05	-0.27
11.8	-0.31	-0.3	0.6	-0.03	-0.98
9.3	0	0	0	0	0
5.15	0	0	0	0	0
1	0	0	0	0	0
0	0	0	0	0	0

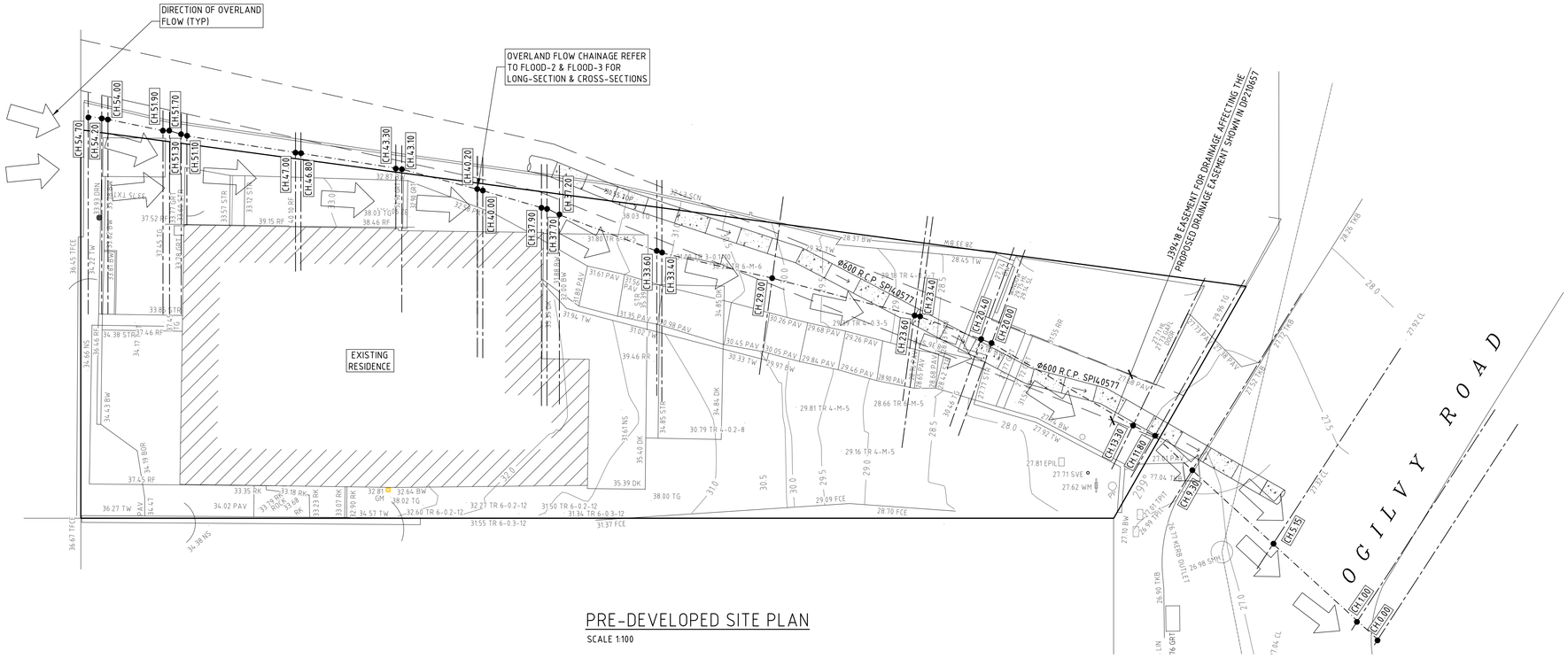
Table D2.3 - Comparison demonstrating the difference in water surface levels between models

APPENDIX D3



DEVELOPED SITE PLAN

SCALE 1:100



PRE-DEVELOPED SITE PLAN

SCALE 1:100

ISSUE	DATE	REVISION

TITLE

OVERLAND FLOW MANAGEMENT PLAN
24 OGILVY ROAD, CLONTARF

DRAWN	DATE	CHECKED	SCALE @ A1
MDB	9 MAY 2025	BE Civil (Hons) MIE Aust	1:100
ENGINEER CJM			

DRAWING NO. FLOOD–1

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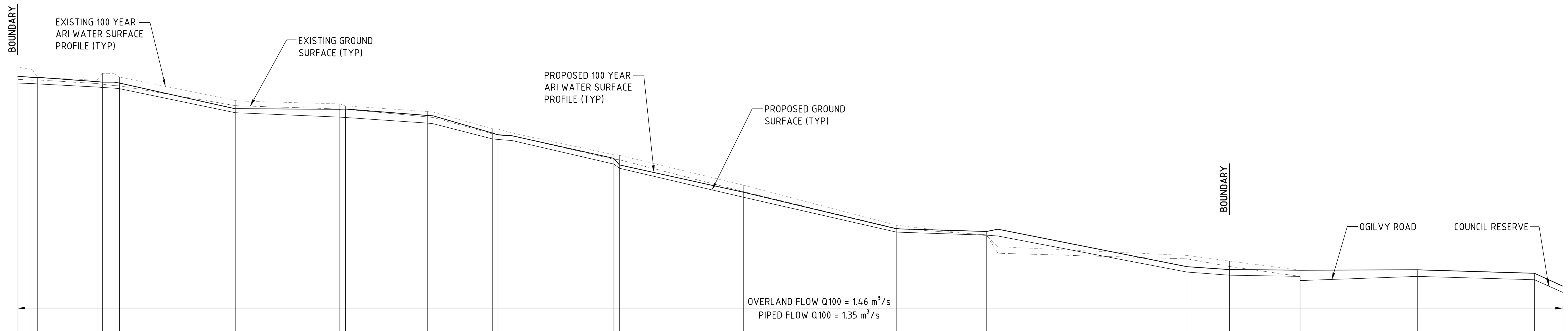
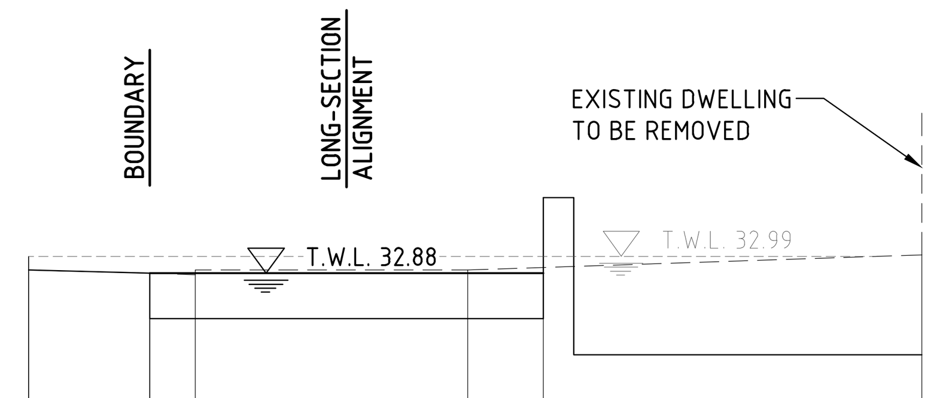


DATUM 25.00 m (A.H.D.)

CHAINAGE (m)	PROPOSED 1 IN 100 YR WATER SURFACE LEVEL	EXISTING 1 IN 100 YR WATER SURFACE LEVEL	PROPOSED SURFACE LEVEL	EXISTING SURFACE LEVEL
54.70	34.04	34.37	33.80	33.93
54.20	34.00	34.28	33.78	33.90
54.00	34.00	34.00	33.77	33.91
51.90	33.85	33.90	33.66	33.78
51.70	33.83	34.14	33.64	33.76
51.30	33.83	34.14	33.62	33.71
51.10	33.80	34.01	33.60	33.70
47.00	32.89	33.18	32.75	33.00
46.80	32.89	33.16	32.74	32.99
43.30	32.87	33.06	32.59	32.88
43.10	32.88	32.99	32.58	32.87
40.20	32.65	32.79	32.38	32.60
40.00	32.64	32.77	32.36	32.58
37.90	32.03	32.18	31.82	32.00
37.70	31.96	32.17	31.80	31.98
37.20	31.93	32.03	31.76	31.93
33.60	31.13	31.26	30.93	31.10
33.40	30.90	31.24	30.78	31.08
29.00	29.93	30.18	29.75	29.95
23.60	28.64	28.76	28.52	28.65
23.40	28.63	28.74	28.51	28.63
20.40	28.54	28.39	28.41	28.42
20.00	28.62	28.00	28.38	27.77
13.30	27.29	27.69	27.10	27.57
11.80	27.19	27.49	26.99	27.30
	27.17	27.17	26.95	26.95
9.30			26.80	26.80
5.15	27.18	27.18	26.95	26.95
1.00	27.06	27.06	26.83	26.83
0.00	26.60	26.60	26.38	26.38

OVERLAND FLOWPATH LONG-SECTION

SCALE 1:100

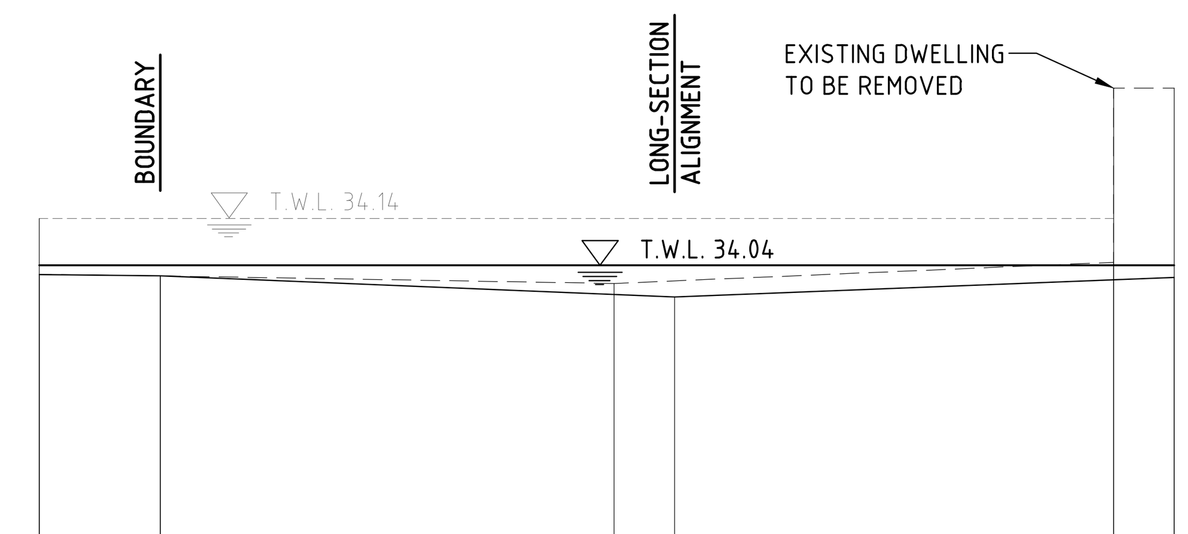


DATUM 32.00 m (A.H.D.)

PROPOSED SURFACE LEVEL	35.00	32.90	32.88	32.58		32.58	33.38		32.34
EXISTING SURFACE LEVEL	35.00	32.90	32.88	32.87	32.90	32.90		33.00	35.00
CHAINAGE (m)		-0.70	0.00		0.30	2.10	2.60		5.10

CHAINAGE 43.10

SCALE 1:50

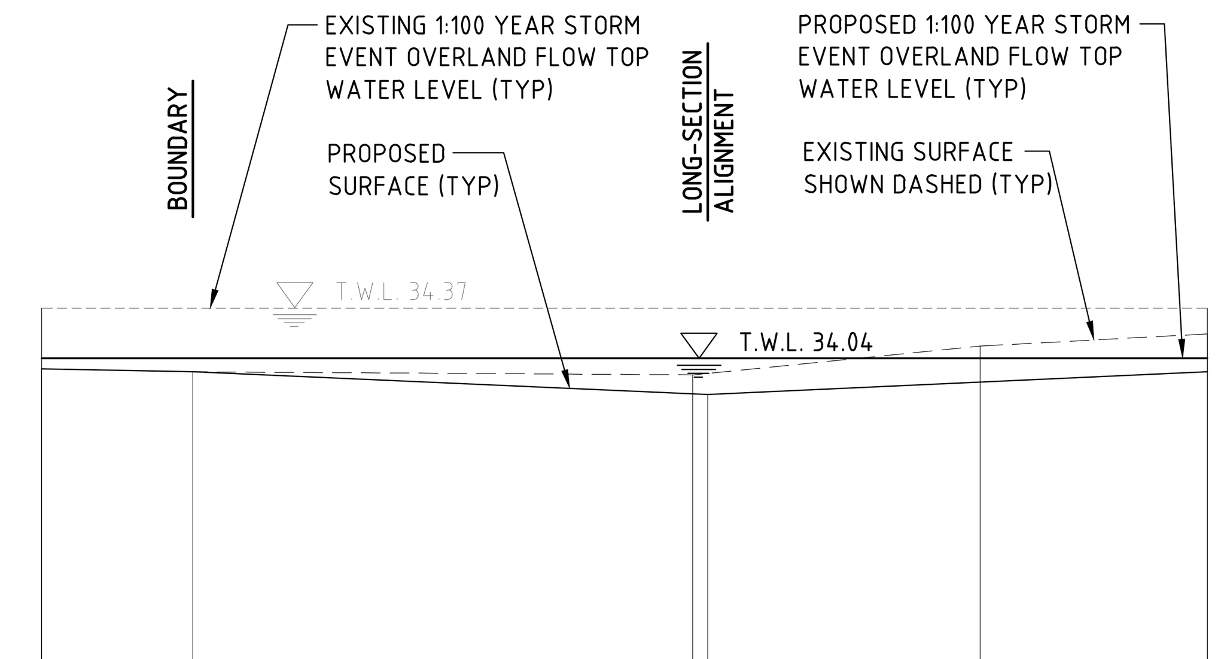


DATUM 32.00 m (A.H.D.)

PROPOSED SURFACE LEVEL	35.00	33.77	33.76		33.62		33.75	35.00
EXISTING SURFACE LEVEL	35.00	33.77	33.76	33.71		33.85	35.00	35.00
CHAINAGE (m)		-0.80	0.00	3.30	3.40		6.30	6.70

CHAINAGE 51.30

SCALE 1:50

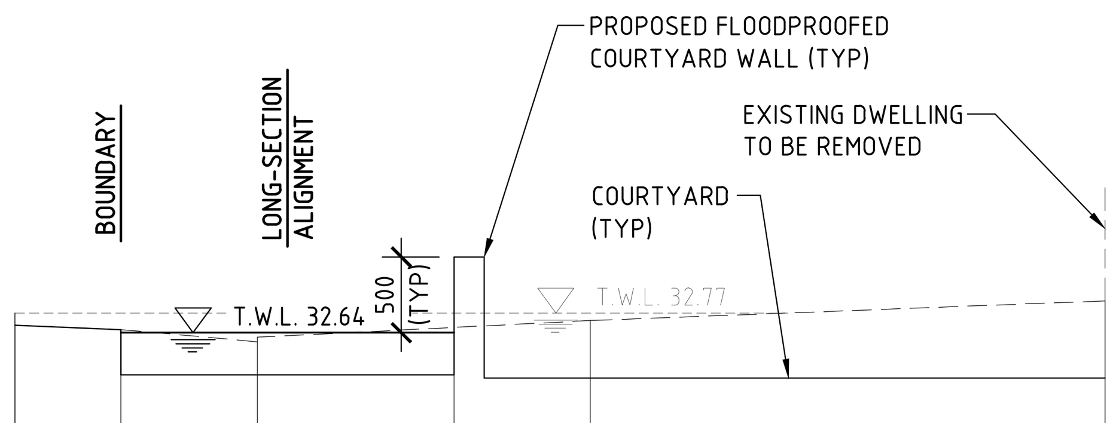


DATUM 33.00 m (A.H.D.)

PROPOSED SURFACE LEVEL	35.00	33.97	33.95		33.80		33.95	35.00
EXISTING SURFACE LEVEL	35.00	33.97	33.95	33.93		34.12	34.20	35.00
CHAINAGE (m)		-1.00	0.00	3.30	3.40	5.20	6.70	6.70

CHAINAGE 54.70 (REAR BOUNDARY)

SCALE 1:50

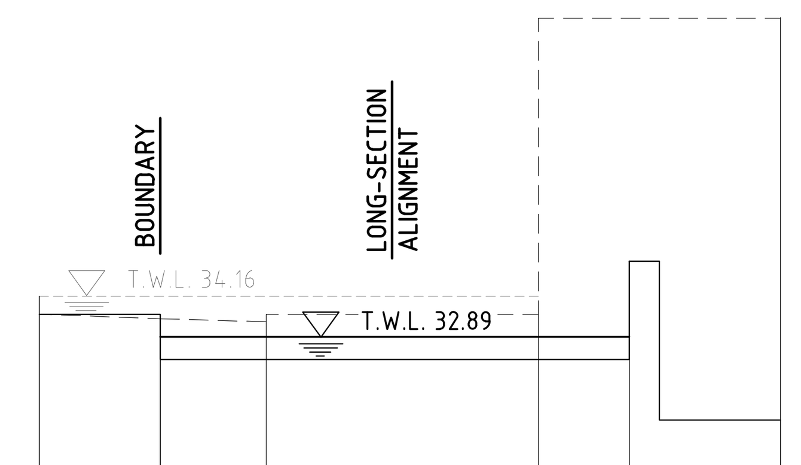


DATUM 32.00 m (A.H.D.)

PROPOSED SURFACE LEVEL	35.00	32.69	32.66	32.36			32.36	33.14			32.34
EXISTING SURFACE LEVEL	35.00	32.69	32.66		32.58	32.61			32.72	32.85	35.00
CHAINAGE (m)		-0.60	0.00			0.90	2.20		3.10		6.50

CHAINAGE 40.00

SCALE 1:50



DATUM 32.00 m (A.H.D.)

PROPOSED SURFACE LEVEL	35.00	33.04	33.04	32.74					32.74	33.39	32.34
EXISTING SURFACE LEVEL	35.00	33.04		33.01	32.99	33.04	33.04	35.00		33.01	35.00
CHAINAGE (m)		-0.70		0.00		0.70		2.50		3.10	4.10

CHAINAGE 46.80

SCALE 1:50

ISSUE DATE	REVISION

TITLE
OVERLAND FLOW LONG & CROSS–SECTIONS
24 OGILVY ROAD, CLONTARF

DRAWN	DATE	CHECKED	SCALE @ A1
CJM	9 MAY 2025	BE Civil (Hons) MIE Aust.	1:100 1:50

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CIVIL & STRUCTURAL ENGINEERS

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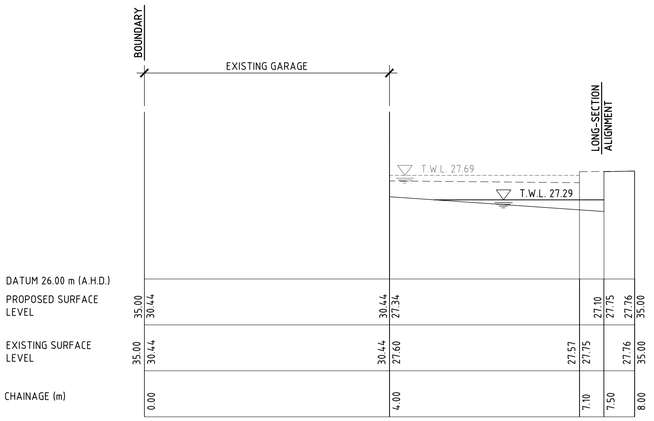
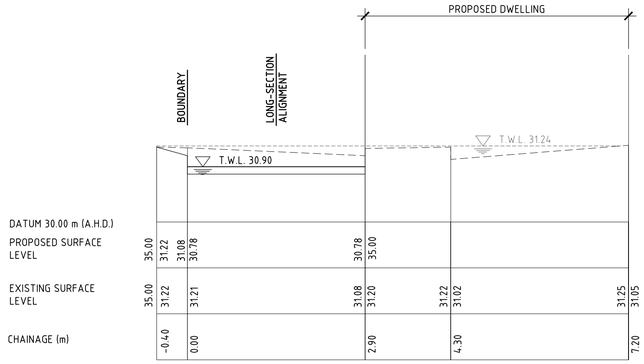


CHAINAGE 13.30

SCALE 1:50



CHAINAGE 33.40

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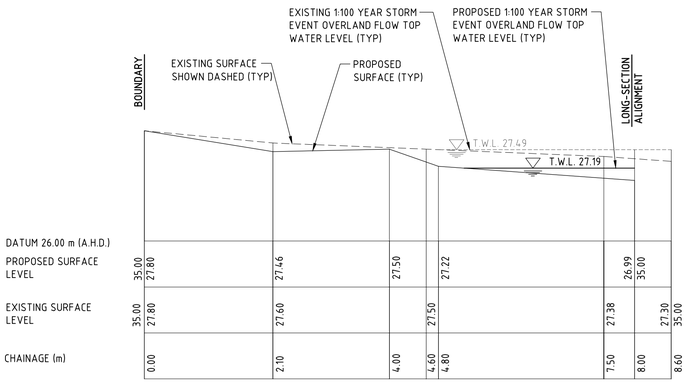

CHAINAGE 11.80 (FRONT BOUNDARY)

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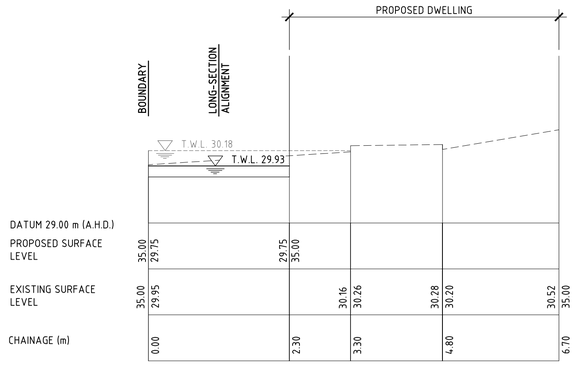

CHAINAGE 29.00

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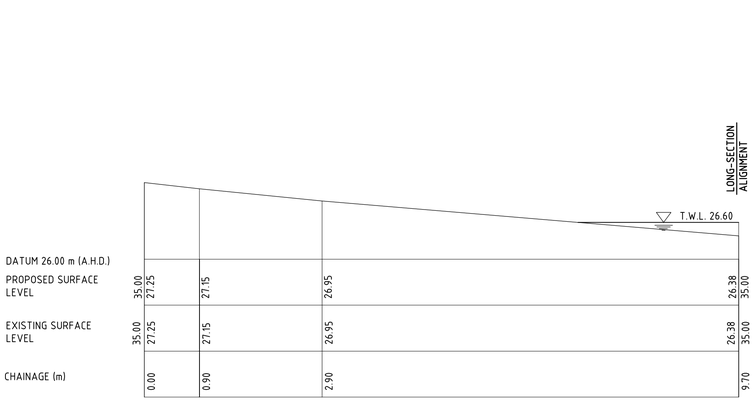
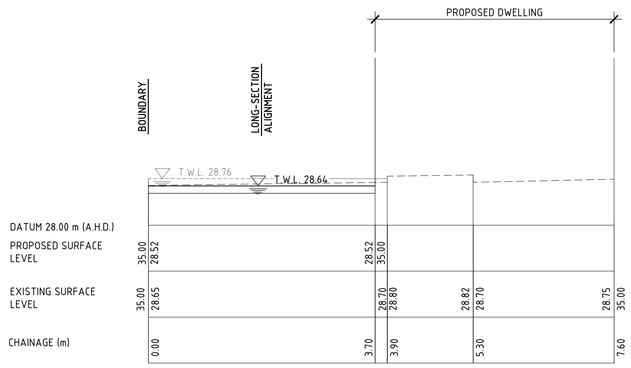


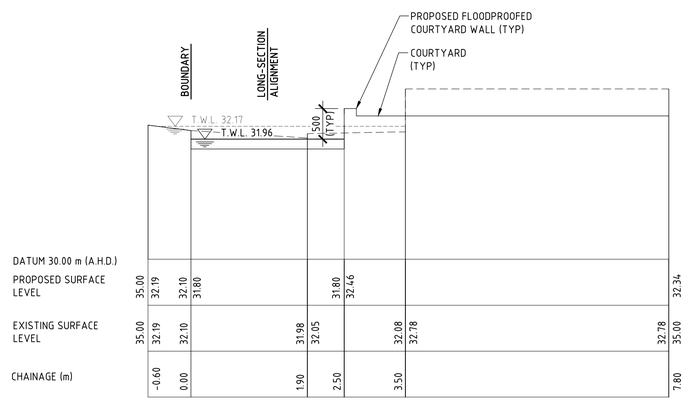
CHAINAGE 0.00

SCALE 1:50



CHAINAGE 23.60

SCALE 1:50



CHAINAGE 37.70

SCALE 1:50

ISSUE DATE	REVISION

TITLE

OVERLAND FLOW CROSS–SECTIONS 24 OGILVY ROAD, CLONTARF

DRAWN	DATE	CHECKED	SCALE @ A1
CJM	9 MAY 2025	BE Civil (Hons) MIE Aust.	1:50

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Appendix E

EMERGENCY FLOOD RESPONSE PROCEDURE

Flood waters can rise very rapidly on this site

Once a warning is received for a possible flood or floodwaters start to inundate Cutler Road, Ogilvy Road or the eastern portion of the site:

1. All residents should be at the designated assembly point by the time the flood waters are observed to have inundated Cutler Road, Ogilvy Road or the eastern portion of the site

2. The Owner/site manager is to turn off all power, water and other relevant services.

3. Nominated occupants to sweep the promises to ensure that all occupants have sought refuge at the emergency assembly point.

4. Emergency services to be notified by The Owner of the situation at site.

THIS SITE CAN FLOOD

NEVER DRIVE, WALK OR RIDE THROUGH FLOODWATERS

When emergency services give the all clear to leave:

The site will only be opened for Occupants to leave once floodwaters have subsided and the emergency services have given the all clear.

Appendix F

Flood Checklists

BEFORE A FLOOD

Trigger for action: Always

Action	Status
• All Occupants to be made aware of site flooding potential	
• Develop detailed emergency procedures, responsibilities and resources	
• Provide all Occupants with an emergency response plan and advise of their responsibilities and delegations	
• Maintain an emergency contacts list	
• Update emergency response procedures annually	

WHEN A FLOOD IS LIKELY

Trigger for action: When the forecasts predict severe weather or significant amounts of rainfall are observed:

Action	Status
• Monitor the severe weather forecasts and predictions	
• The Owner to monitor conditions at the rear of the site	
• The Owner to notify Occupants to proceed to the emergency response area	
• The Owner to shut off nominated services	

DURING A FLOOD

Trigger for action: When floodwaters start to inundate Cutler Road, Ogilvy Road or the eastern portion of the site, following extremely heavy and intense rainfall events.:

Action	Status
• Emergency response to be undertaken in an orderly fashion	
• The phases of the emergency response shall be:	
☐ The Owner to request all occupants to proceed to the emergency assembly point.	
☐ All occupants should be at the assembly point by the time the flood waters reach the rear boundary of the site.	
☐ The Owner to sweep premises for remaining persons	
☐ The Owner to retreat to the emergency assembly area.	
• Emergency services to be notified by The Owner of the situation at site.	

Appendix G

Emergency Contacts

Organisation	Role	Contact
Emergency Services	Fire/ambulance/ police	000
Northern Beaches Council	Disaster Coordination Centre	9970 1111
State Emergency Service	SES Local Controller	132 500
Northern Beaches Hospital		02 9105 5000

Appendix H

Flood Compatible Materials and Building Components for New Works

BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL	BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL
Flooring and Sub-floor Structure	▪ concrete slab-on ground monolith construction ▪ suspended reinforced concrete slab	Doors	▪ solid panel with water proof adhesives ▪ flush door with marine ply filled with closed cell foam ▪ painted metal construction ▪ aluminium or galvanised steel frame
Floor Covering	▪ clay tiles ▪ concrete, precast or in situ ▪ concrete tiles ▪ epoxy, form-in-place ▪ mastic flooring, formed in-place ▪ rubber sheets or tiles with chemical-set adhesives ▪ silicone floors formed in-place ▪ vinyl sheets or tiles with	Wall and Ceiling Linings	▪ fibro-cement board ▪ brick, face or glazed ▪ clay tile glazed in waterproof mortar ▪ concrete ▪ concrete block ▪ steel with waterproof applications ▪ stone, natural solid or veneer, waterproof grout ▪ glass blocks ▪ glass

	chemical-set adhesive ▪ ceramic tiles, fixed with mortar or chemical-set adhesive ▪ asphalt tiles, fixed with water resistant adhesive ▪ linoleum		▪ plastic sheeting or wall with waterproof adhesive
Wall Structure	▪ solid brickwork, blockwork, reinforced, concrete or mass concrete	Insulation Windows	▪ foam (closed cell types) ▪ aluminium frame with stainless steel ▪ rollers or similar corrosion and water resistant material
Roofing Structure (for Situations where the Relevant Flood Level is Above the Ceiling)	▪ reinforced concrete construction ▪ galvanised metal construction	Nails, Bolts, Hinges and Fittings	▪ brass, nylon or stainless steel ▪ removable pin hinges ▪ hot dipped galvanised steel wire, nails or similar.

Electrical and Mechanical Equipment For buildings constructed on land to which this Plan applies, the electrical and mechanical materials, equipment and Installation should conform to the following requirements.	Heating and Air Conditioning Systems Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the building above the relevant flood level. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.
Main power supply Subject to the approval of the relevant authority the incoming main commercial power service equipment including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the building from the main power supply.	Fuel Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.
Wiring All wiring, power outlets, switches, etc, should to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous	Installation The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the

components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conducts located below the relevant designated flood level should be so installed that they will be self draining if subjected to flooding.	fuel supply line. All storage tanks should be vented to the FPL.
Equipment All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.	Ducting All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level.
Reconnection Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.	Ancillary Structures (steps, pergolas, etc) Suitable water tolerant materials should be used such as reinforced concrete, masonry, sealed hardwood and corrosive resistant metals. Copper Chrome Arsenate (CCA) treated timber is not a suitable material.