



28 January 2022

Northern Beaches Council  
725 Pittwater Road  
DEE WHY NSW 2099  
Attn: General Manager

Dear Sir / Madam

Re: Flood Assessment – 120 Prince Alfred Parade, Newport

This letter is to advise that I have reviewed the architectural details for the proposed new dwelling (attached) with respect to the Council's Flood Information Report dated 6 August 2021 (for the neighbouring site - also attached).

The proposed dwelling and other associated works will be constructed outside and above the extents of any 1 in 100-year overland flow regime and as such the works do not require special flood proofing or freeboard related measures.

Consequently, the proposed development of the site is considered satisfactory with respect to flooding and it is considered to be in compliance with Clause B3.11 of Council Development Control Plan - 'Flood Prone Land', and that a site-specific Flood Risk Management report is not considered warranted in this instance.

Should you require any further information please contact the undersigned.

Yours faithfully  
TAYLOR CONSULTING

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



## list of abbreviations

|      |                                      |
|------|--------------------------------------|
| AC   | air conditioning                     |
| AFIL | above finished floor level           |
| ALUM | aluminium                            |
| AS   | adjustable shelf                     |
| AW   | aluminium window                     |
| BAL  | balustrade                           |
| BALC | balcony                              |
| BLWK | block work                           |
| BLWK | block work faced                     |
| BS   | bath spout                           |
| BSN  | basin                                |
| BWPB | brickwork bagged & painted           |
| BWP  | brickwork faced                      |
| COF  | concrete- off form                   |
| CPS  | concrete- polished & sealed          |
| CST  | concrete- steel trowel finish        |
| CCNC | concrete                             |
| COS  | check on site                        |
| CCTV | closed circuit TV                    |
| CFC  | compressed fibre cement              |
| CHS  | circular hollow section              |
| COL  | column                               |
| CPD  | cupboard                             |
| CPT  | carpet                               |
| CR   | cement render                        |
| CT   | ceramic tile                         |
| CTP  | cocktop                              |
| DP   | down pipe                            |
| DPC  | drain proof course                   |
| DRY  | dryer                                |
| DR   | drawer                               |
| DW   | dishwasher                           |
| EDB  | electrical switch board              |
| EQ   | equal                                |
| EX   | existing                             |
| F    | ridge                                |
| FC   | fibrous cement sheet                 |
| FCL  | finished ceiling level               |
| FFL  | finished floor level                 |
| FGL  | finished ground level                |
| FP   | fixed panel                          |
| FW   | floor waste                          |
| G    | glass glazing                        |
| GBL  | glass balustrade                     |
| GL   | glass louvre                         |
| GO   | glass obscure                        |
| GALV | galvanised                           |
| GD   | graded drain                         |
| GPO  | general purpose outlet               |
| HR   | hanging rail                         |
| HT   | hose tap                             |
| HTR  | heated towel rail                    |
| HWU  | hot water unit                       |
| LAM  | laminated                            |
| LV   | louvre                               |
| MB   | metal balustrade                     |
| MDF  | medium density fibreboard            |
| M    | mirror                               |
| MFR  | membrane pebble ballast roof         |
| MR   | metal roof                           |
| MSB  | main switch board                    |
| MS   | metal sheeting                       |
| MT   | mosaic tile                          |
| MW   | microwave                            |
| MX   | mixer                                |
| Ø    | diameter                             |
| OF   | overflow                             |
| OS   | open shelf                           |
| PAV  | paving                               |
| PB   | plasterboard                         |
| PBFR | plasterboard fire resistant 90/90/90 |
| PBM  | plasterboard moisture resistant      |
| PLY  | plywood                              |
| PNT  | paint                                |
| PU   | polyurethane                         |
| RA   | return air                           |
| RH   | range hood                           |
| RHS  | rectangular hollow section           |
| RL   | reduced level                        |
| RWH  | rainwater head                       |
| RWO  | rainwater outlet                     |
| SD   | smoke detector                       |
| SH   | shutters                             |
| SHA  | shutters automated                   |
| SHR  | shower                               |
| SK   | skirting                             |
| SP   | set plaster                          |
| SPM  | set plaster moisture resistant       |
| SS   | stainless steel                      |
| ST   | stone                                |
| STL  | steel                                |
| T    | timber                               |
| TB   | timber battens                       |
| TF   | timber frame                         |
| TFB  | timber floorboards                   |
| THR  | timber handrail                      |
| TGF  | top of fence                         |
| TOW  | top of wall                          |
| TRH  | toilet roll holder                   |
| TR   | tiled roof                           |
| TS   | timber screen                        |
| US   | underside                            |
| VN   | veneer timber                        |
| WB   | weatherboards                        |
| WC   | water closet                         |
| WM   | washing machine                      |
| WPM  | water proof membrane                 |
| WTX  | compressed hardwood cladding         |

## drawing list

| No.                           | Drawing Name  | Rev.    | Change Names in Current Revision |
|-------------------------------|---|---------|----------------------------------|
| <b>A1 Cover Sheet</b>         |   |         |                                  |
| DA01                          | Cover Sheet   | B - WIP |                                  |
| <b>A1 Documentation Sheet</b> |   |         |                                  |
| DA02                          | Survey  | B - WIP |                                  |
| DA03                          | Site Plan   | B - WIP |                                  |
| DA04                          | Site Analysis   | B - WIP |                                  |
| DA05                          | Ground Level Plan   | B - WIP |                                  |
| DA06                          | First Floor Plan  | B - WIP |                                  |
| DA07                          | Entry Level Plan  | B - WIP |                                  |
| DA08                          | North and South Elevations  | B - WIP |                                  |
| DA09                          | East Elevations   | B - WIP |                                  |
| DA10                          | West Elevations   | B - WIP |                                  |
| DA11                          | Sections  | B - WIP |                                  |
| DA12                          | Landscape Calculations & Height Plane & Building Envelope Section | B - WIP |                                  |
| DA13                          | Shadow Studies - 21 June 9am                                      | B - WIP |                                  |
| DA14                          | Shadow Studies - 21 June 12pm                                     | B - WIP |                                  |
| DA15                          | Shadow Studies - 21 June 3pm                                      | B - WIP |                                  |
| DA16                          | Schedule of Colours and Materials                                 | B - WIP |                                  |
| DA17                          | View Impact Analysis  | B - WIP |                                  |
| DA18                          | Door & Window Schedule for 120                                    | B - WIP |                                  |
| DA19                          | Door & Window Schedule for 120a                                   | B - WIP |                                  |

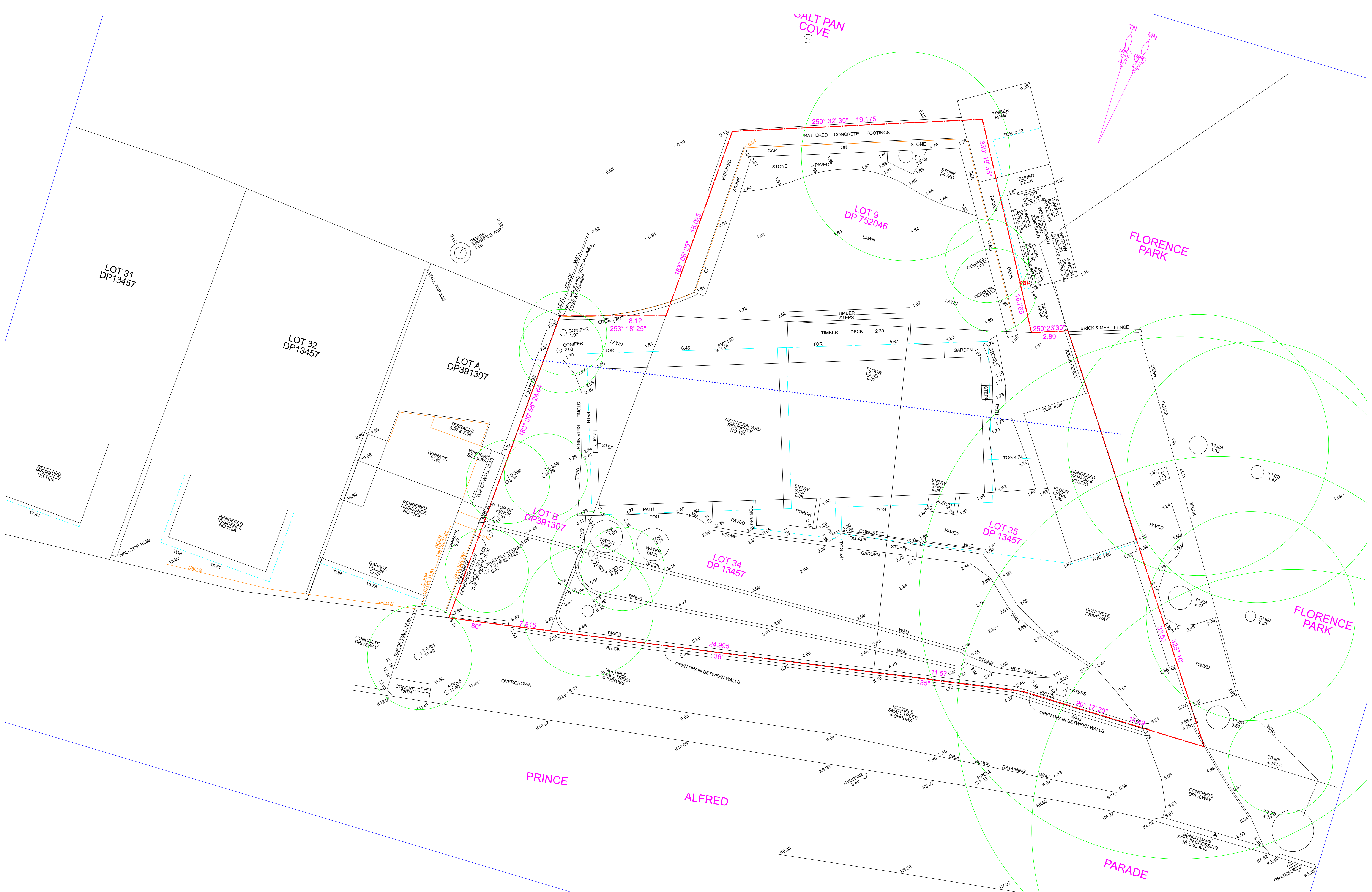
| revisions |          |   |
|-----------|----------|---|
| no.       | date     | description                                 |
| A         | 26/10/21 | Pre DA Submission                           |
| B         |          | Work in Progress<br>Development Application |
|           |          |   |
|           |          |   |

## Development Application

### SUBDIVISION & NEW DWELLINGS

at  
**120 Prince Alfred Parade,  
 Newport**  
 for  
**Ella and Luke Miles**

|   |         |            |          |         |
|---|---------|------------|----------|---------|
| <b>C O R B E N</b><br><b>A R C H I T E C T S</b><br>PO Box 1021 Neutral Bay NSW 2089<br>P 02 9904 1844 F 02 9904 1855<br>mail@corben.com.au www.corben.com.au | job no. | NEWP       | dwg no.  | DA01    |
|   | drawn   | JM         | revision | B - WIP |
|   | checked | PC,<br>JM  |          |         |
|   | scale   | NTS<br>@A1 |          |         |



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| no.       | date     |                         |
| A         | 28/10/21 | Pre DA Submission       |
| B         |          | Work in Progress        |
| B         |          | Development Application |

**notes**

file: NEWP6 2-220118 - 120 & 120a DA.pn  
 print date & time: 19/1/22@10:06 pm

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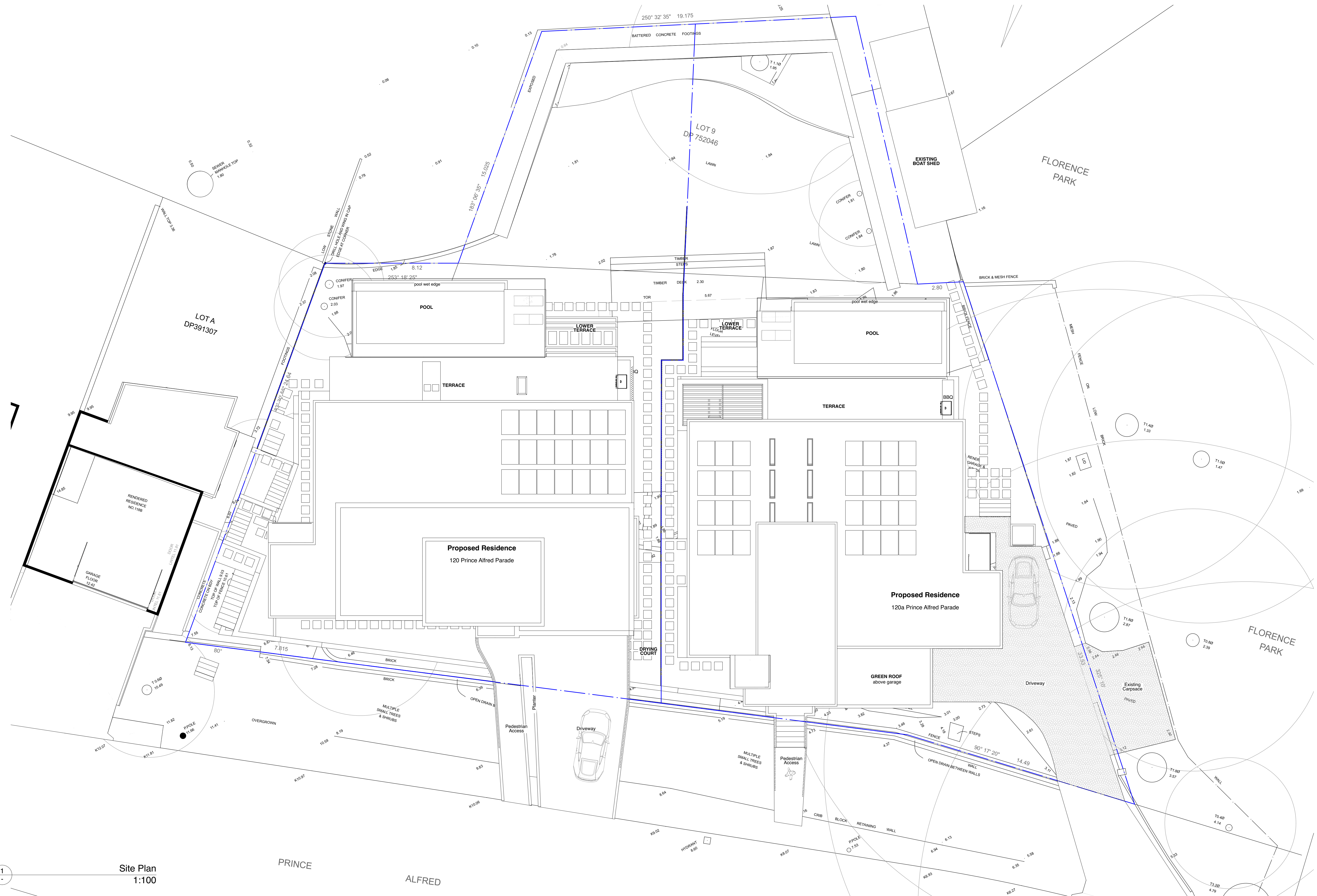
**project** SUBDIVISION & NEW DWELLINGS  
**address** 120 Prince Alfred Parade Newport NSW  
**client** Ella and Luke Miles

**title** Survey  
**issue** Development Application

**job no.** INEWP  
**drawn** JM  
**checked** PC, JM  
**scale** 1:100 @A1

**dwg no.** DA02  
**revision** B - WIP





Site Plan  
1:100

| no. | date             | description             |
|-----|------------------|-------------------------|
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**project** SUBDIVISION & NEW DWELLINGS  
**address** 120 Prince Alfred Parade Newport NSW  
**client** Ella and Luke Miles

**title** Site Plan  
**issue** Development Application

**job no.** NEWP  
**drawn** JM  
**checked** PC, JM  
**scale** 1:100 @A1  
**dwg no.** DA03  
**revision** B - WIP

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|                |                                      |                |                     |                |       |                 |      |
|----------------|--------------------------------------|----------------|---------------------|----------------|-------|-----------------|------|
| <b>project</b> | SUBDIVISION & NEW DWELLINGS          | <b>title</b>   | Ground Level Plan   | <b>job no.</b> | NEWP  | <b>dwg no.</b>  | DA05 |
| <b>address</b> | 120 Prince Alfred Parade Newport NSW | <b>client</b>  | Ella and Luke Miles | <b>drawn</b>   | JM    | <b>revision</b> |      |
| <b>issue</b>   | Development Application              | <b>checked</b> | PC                  | <b>scale</b>   | 1:100 | <b>B - WIP</b>  |      |
|                |                                      | <b>scale</b>   | 1:100 @A1           |                |       |                 |      |





Adjustable Louvre roof above terrace below  
 Markilux 6000 uber cocoon retractable folding arm awning above terrace below  
 Adjustable & retractable louvres

Level below shown dashed

level above shown dashed

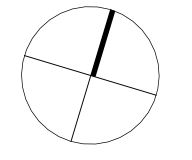
Existing retaining walls to be demolished shown red dashed

Driveway below

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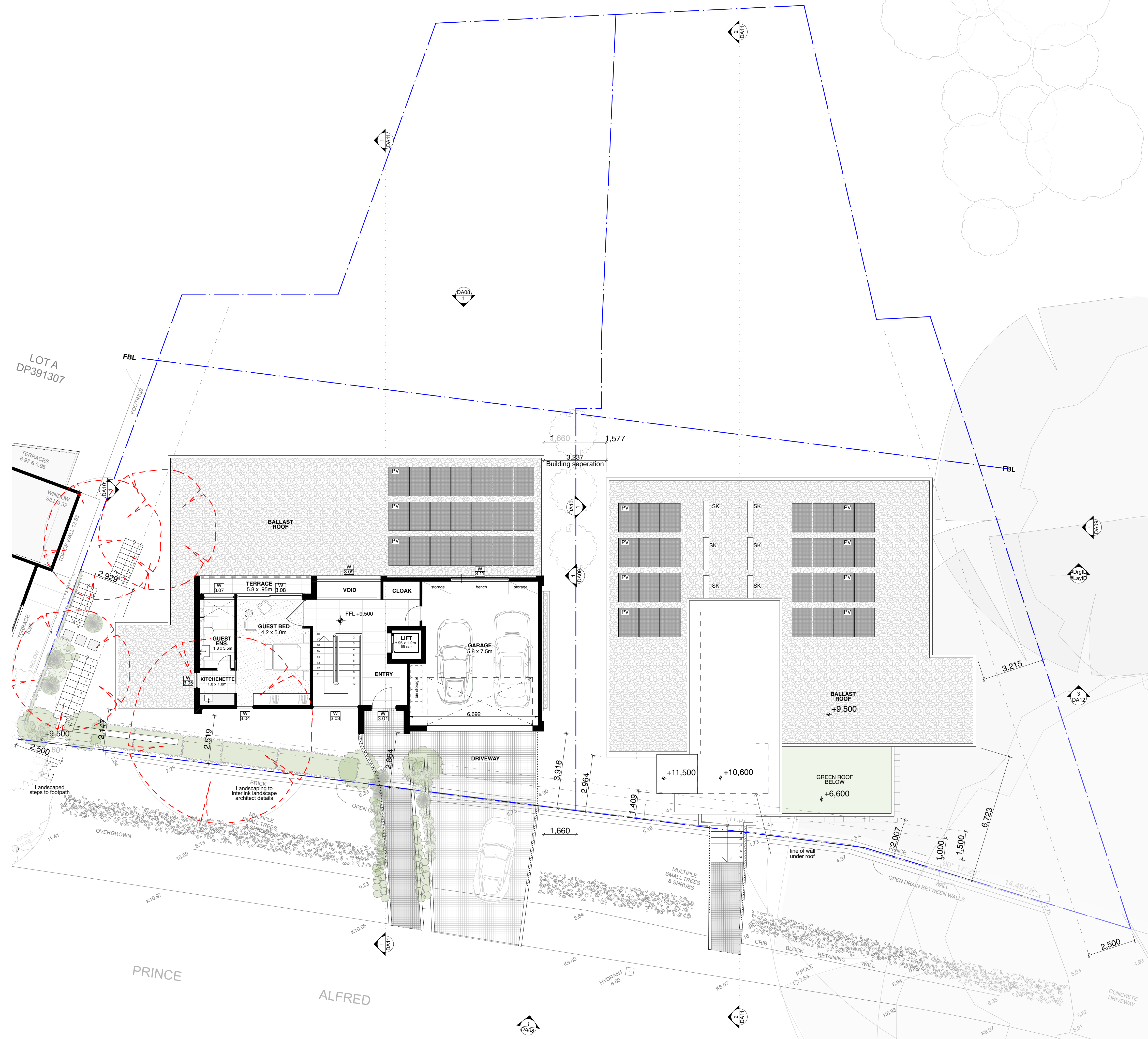
**DWELLINGS**  
 address 120 Prince Alfred Parade Newport NSW  
 client Ella and Luke Miles

**issue** Development Application

drawn JM  
 checked PC, JM  
 scale 1:100 @A1

o. NEWP dwg no. DA06  
 revision JM  
 B - WIP





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**project** SUBDIVISION & NEW DWELLINGS  
**address** 120 Prince Alfred Parade Newport NSW  
**client** Ella and Luke Miles

**title** Entry Level Plan  
**issue** Development Application

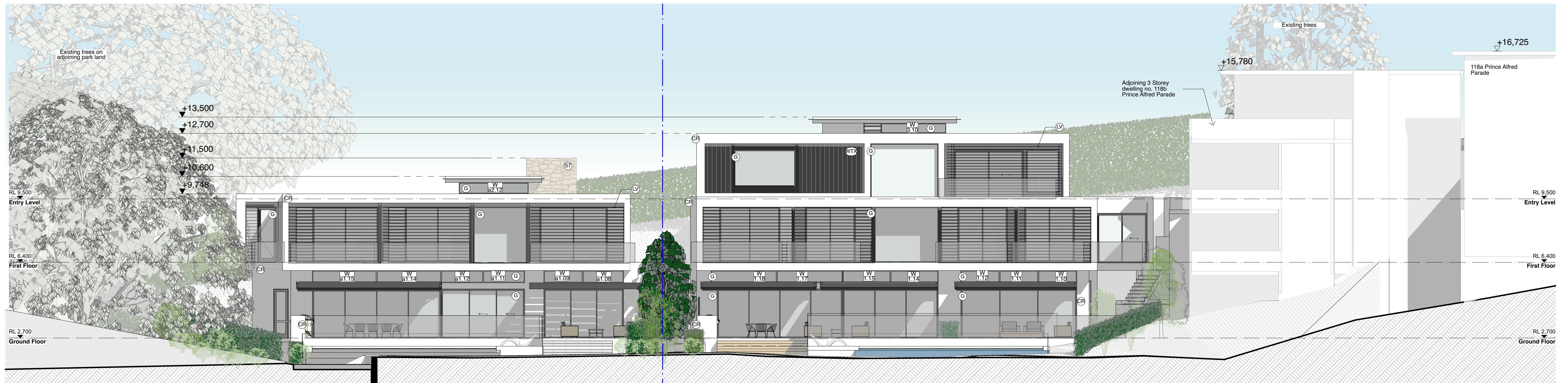
**job no.** NEWP  
**drawn** JM  
**checked** PC, JM  
**scale** 1:100 @A1

**dwg no.** DA07  
 revision  
**B - WIP**





Streetscape  
1:100



North Elevation  
1:100

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**address** 120 Prince Alfred Parade Newport NSW  
**client** Ella and Luke Miles

**title** North and South Elevations  
**issue** Development Application

|                        |                 |                     |
|------------------------|-----------------|---------------------|
| <b>job no.</b> INEWP   | <b>drawn</b> JM | <b>dwg no.</b> DA08 |
| <b>checked</b> PC      | <b>revision</b> |                     |
| <b>scale</b> 1:100 @A1 | <b>B - WIP</b>  |                     |