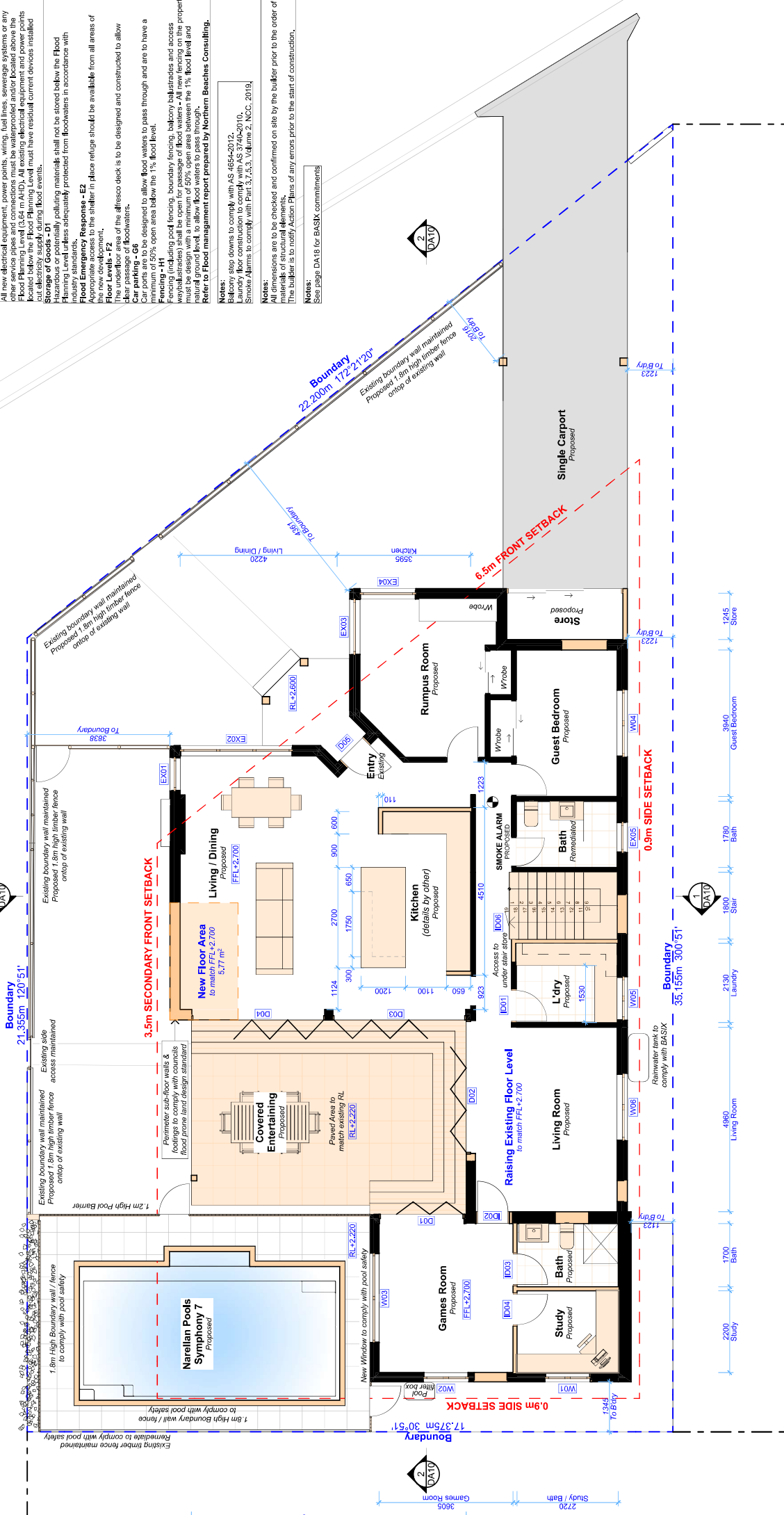


FLOOD INFORMATION
FLOOD PLANNING LEVEL (FPL): 3.7m AHD
PROBABLE MAXIMUM FLOOD (PMF): 5.7m AHD



Flood Planning Notes:
Building Component - Structural Soundness - C1
 All building components 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).
Structural Soundness - C2
 All new development must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood (5.64m AHD), taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.
Soundness - C3
 All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level (3.64 m AHD). All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to protect against flood events.
Storage of Goods - D1
 Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.
Response - E2
 Appropriate access to the shelter in place refuge should be available from all areas of the new development.
Floor Levels - F2
 The interior area of the affresco deck is to be designed and constructed to allow for floodwaters.
Car parking - G6
 Car ports are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood level.
Fencing - H1
 Fencing (including pool fencing, boundary fencing, balcony balustrades and access ways/balustrades) shall be open for passage of flood waters - All new fencing on the property must be designed with a minimum of 50% open area between the 1% flood level and natural ground level, to allow flood waters to pass through.
Refer to Flood management report prepared by Northern Beaches Consulting.
Notes:
 Balcony step downs to comply with AS 4854-2012.
 Laundry floor construction to comply with AS 3740-2010.
 Shower Areas to comply with Part 3, 7.5.5, Volume 2, NCC, 2019.
Notes:
 All dimensions are to be checked and confirmed on site by the builder prior to the order of any material or structural work.
 The builder is to notify Action Plans of any errors prior to the start of construction.
Notes:
 See page DA18 for BASX commitments

NOTE:
 WINDOWS EX01 - EX05 NOT APPROVED UNDER DA202011334.
 THE EXISTING WINDOWS ARE TO BE REPLACED UNDER SUBDIVISION 27 - MINOR BUILDING ALTERATIONS (EXTERNAL) SEPP 2008.

1:100

PROPOSED GROUND FLOOR PLAN

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

DRAWING NO.
 DA06

CLIENT
 Paul & Christina Cole

PROJECT ADDRESS
 6 LAKESIDE CRESCENT, NORTH MANLY, 2100

DATE
 Wednesday, 22 June 2022

SCALE
 1:100 @A3

LEGEND

EXISTING
 PROPOSED
 DEMOLISHED

DRWN NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. The Builder/Contractor and referred to the designer prior to the commencement of works.

REV.	DATE	COMMENTS	DRWN	NOTES
A	31/07/2020	DA DOCUMENTATION	BAS	
B	04/12/2020	DA REV A	RNA	

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