NOTE: REFER SSR DATED 14/05/2024 REF. WP-SIAONL-941/2024

### FLOOD AFFECTED: STORMWATER INFRASTRUCTURE

THE SITE MAY BE AFFECTED BY THE FOLLOWING COUNCIL & SYDNEY WATER STORMWATER SYSTEM COMPONENTS. AN OPEN CHANNEL AND ASSOCIATED DRAINAGE RESERVE LOCATED ALONG EASTERN SITE BOUNDARY ADJACENT TO THE SITE

1% AEP (100 YEAR ARI): 26,90M AHD FREEBOAD: 0.5M PMF (PROBABALE MAXIMUM FLOOD): 28.2M AHD

PROPOSED HABITABLE FLOOR LEVELS

PRIMARY DWELLING: 27.70M AHD SECONDARY DWELLING: 27.90M AHD STORMWATER NOTE

- NON-HABITABLE FLOOR LEVELS SHOULD BE NO LOWER THAN THE 20-YEAR FLOOD UNLESS JUSTIFIED BY A SPECIFIC ASSESSMENT.
- ALL HABITABLE FLOOR LEVELS TO BE EQUAL TO OR GREATER THAN THE 100-YEAR FLOOD LEVEL PLUS FREEBOARD
- ALL STRUCTURES TO HAVE FLOOD COMPATIBLE BUILDING COMPONENTS BELOW THE 100-YEAR FLOOD LEVEL PLUS FREEBOARD
- APPLICANT TO SATISFY COUNCIL THAT THE PROPOSAL WILL NOT INCREASE FLOOD EFFECTS, A REPORT MAY BE REQUIRED COUNCIL MAY REQUIRE CREATION OF AN EASEMENT OR RESTRICTION ON LAND'
- IN THE CASE OF GARAGES, THE MINIMUM SURFACE LEVEL SHALL BE AS HIGH AS PRACTICAL BUT NO LOWER THAN THE 20-YEAR FLOOD. SURFACE LEVELS SHOULD ALSO BE DETERMINED HAVING REGARD TO THE CONTROL NUMBER 4 BELOW RELATING TO DEPTHS OF INUNDATION OVER DRIVEWAYS.
- THE LEVEL OF THE DRIVEWAY PROVIDING ACCESS BETWEEN THE ROAD AND THE PARKING SPACES SHOULD BE AS HIGH AS PRACTICAL RESTRAINTS OR VEHICLE BARRIERS TO BE PROVIDED TO PREVENT FLOATING VEHICLES LEAVING THE SITE IN A 100-YEAR FLOOD

#### **EVACUATION**

RELIABLE ACCESS FOR PEDESTRIANS OR VEHICLES IS REQUIRED FROM THE BUILDING, COMMENCING AT A MINIMUM LEVEL EQUAL TO THE LOWEST HABITABLE FLOOR LEVEL TO AN AREA OF REFUGE ABOVE THE PMF, SUCH A REFUGE MAY COMPRISE A MINIMUM OF 20% OF THE GROSS FLOOR AREA OF THE DWELLING BEING ABOVE THE PMF LEVEL. AN ENGINEER'S REPORT MAY BE REQUIRED

THE DEVELOPMENT SHOULD BE CONSISTENT WITH ANY FLOOD EVACUATION STRATEGY, FLOOD PLAN OR SIMILAR STRATEGY THAT HAS BEEN ADOPTED BY

REAL PROPERTY DESCRIPTION

LOT 68, DP 26982 AREA: 1,012 m2

### LEGEND

**EXISTING TREE EXISTING NBN CABLE** 

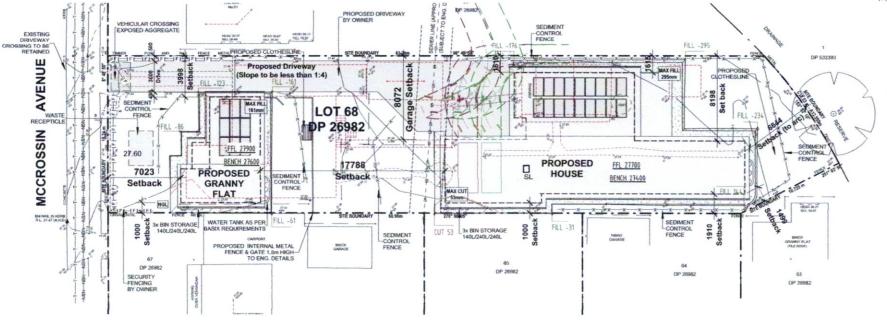
(S) EXISTING SEWER MAN HOLE

EXISTING SEWER LINE

SEDIMENT CONTROL BARRIER TELECOMMUNICATIONS LINE

-IFI-IFF TEMPORARY SECURITY FENCING

AUSTRALIAN HEIGHT DATUM AHD RL REDUCED LEVEL C EDGE OF CONCRETE PL PATIO LEVEL VL VERANDAH LEVEL EL **ENTRY LEVEL GFL** GARAGE FLOOR LEVEL GUT TOP OF GUTTER 4/0.2 TREE SPREAD / TRUNK DIAMETER NS NATURAL SURFACE SH SPOT HEIGHT TK TOP OF KERB VC VEHICLE CROSSING WM WATER METER PP POWER POLE TEL **TELSTRA** 



SITE PLAN - PROPOSED

CONSIDERATIONS OF THE RELEVANT CATEGORY.

SCALE 1: 250 @ A3

NOTES

## STORMWATER SYSTEM SUBJECT TO HYDRAULIC ENGINEERS DESIGN AND DETAILS

SUBJECT TO SEWER PEGOUT (INCL. DEPTH AND Z.O.I) TO FUTURE ENG. DETAILS. **ACTUAL POSITION TO BE DETERMINED** 

DRAWING TITLE

SUBJECT TO COUNCIL APPROVAL

# FLOOD AFFECTED

CONSTRUCTION DRAWINGS

REV

D





ALL DIMENSIONS TO BE CONFIRMED ON SITE

ANY FENCING THAT FORMS PART OF A PROPOSED DEVELOPMENT IS SUBJECT TO THE RELEVANT FLOOD EFFECT AND STRUCTURAL SOUNDNESS

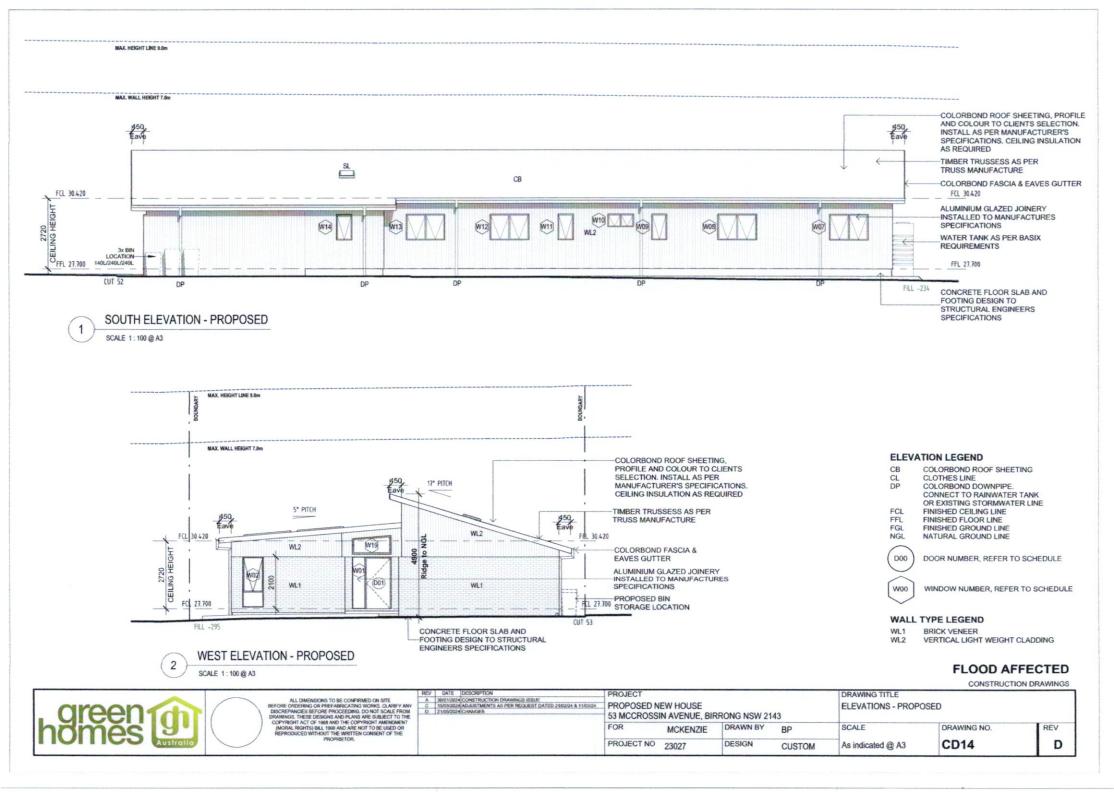
APPLICANT TO DEMONSTRATE THAT FENCES (NEW OR REPLACEMENT FENCE) WOULD CREATE NO IMPEDIMENT TO THE FLOW OF FLOODWATERS ANY PROPOSED OR FUTURE HEATING OR AIR CONDITIONING SYSTEMS TO BE INSTALLED ABOVE THE RELEVANT FLOOD LEVEL WHERE POSSIBLE

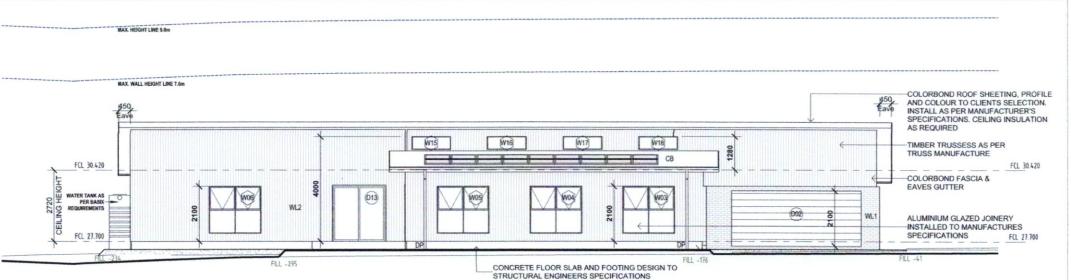
DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE WASTE DESIGN FOR NEW DEVELOPMENTS GUIDE

REV DATE DESCRIPTION 30/01/2024 CONSTRUCTION C 15/03/2024 ADJUSTMENTS AS PER REQUEST DATED 21/02/24 & 11/03/24

DRAWING NO.

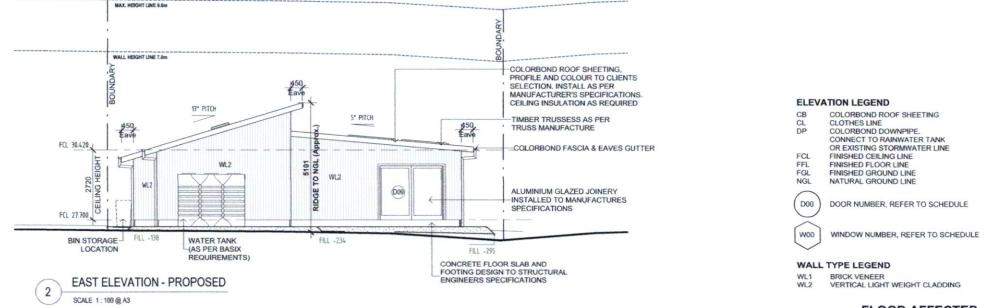
ALL DIMENSIONS TO BE CONFINED ON STE BEFORE ORDERING OF PREPARING MORRAS, CLARBY ANY DISCORPANCES BEFORE PROCEEDING ON DIST SCALE FROM PAMMINGS, TIESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1868 AND THE COPYRIGHT AMENDMENT MIGNAL ROUTHS BILL 1968 AND ARE OVER THE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIED CONTROL OF THE PROPRIED CONSENT OF THE PROPRIED CONTROL OF THE PROPRIED CONSENT OF THE PROPRIED CONTROL ON THE PROPRIED CONTROL OF THE PROPRIED CONTROL OF THE PROPRIED PROPOSED NEW HOUSE SITE PLAN - PROPOSED 53 MCCROSSIN AVENUE, BIRRONG NSW 2143 DRAWN BY SCALE MCKENZIE PROJECT NO **CD06** DESIGN 1:200 @ A3 23027 CUSTOM





NORTH ELEVATION - PROPOSED

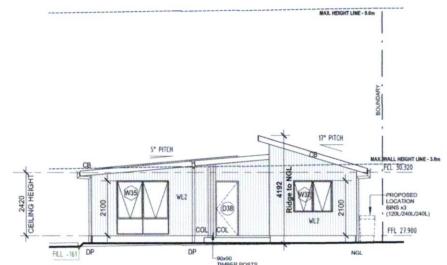
SCALE 1:100 @ A3



## FLOOD AFFECTED

CONSTRUCTION DRAWINGS





WEST ELEVATION - GRANNY FLAT PROPOSED

SCALE 1: 100 @ A3

MAX WALL HEIGHT 3.6m

FIL 38.320

PROPOSED REAR INTERNAL PER BASIX METAL FENCE & GATE 1.8m HIGH FOLDING METAL FENCE & GATE 1.8m HIGH FOLDING METAL FENCE & GATE 1.8m HIGH FIL 2T 900

NGL

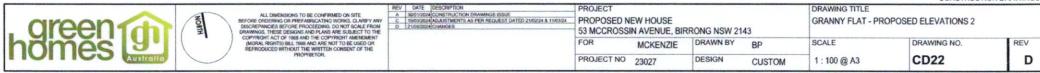
SOUTH ELEVATION - GRANNY FLAT PROPOSED

SCALE 1:100 @ A3

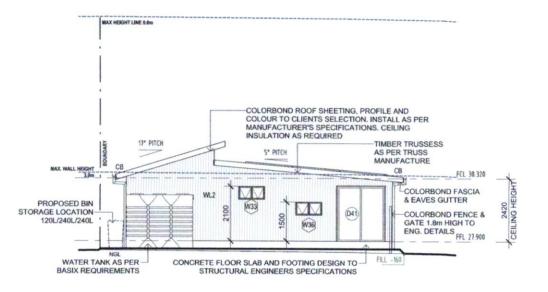
MAX. HEIGHT LINE 9.0m

## FLOOD AFFECTED

CONSTRUCTION DRAWINGS



MAX. HEIGHT LINE 9.0m COLORBOND ROOF SHEETING, PROFILE AND-COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS CEILING INSULATION AS REQUIRED SOLAR P.V. TO MANUFACTURERS-DESIGN AND SPECIFICATIONS MAX. WALL HEIGHT 3.0m \_ECI\_30.320 WATER TANK AS PER-BASIX REQUIREMENTS WL2 2420 CEILING HEIC POSTS FILL -123 FILL -161 COLORBOND FENCE & GATE 1.8m HIGH TO ENG. DETAILS NORTH ELEVATION - GRANNY FLAT PROPOSED SCALE 1:100 @ A3



EAST ELEVATION - GRANNY FLAT PROPOSED

SCALE 1:100 @ A3

## FLOOD AFFECTED

CONSTRUCTION DRAWINGS

D





ALL DIMENSIONS TO BE CONFIRMED ON SITE
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(MORAL ROBRIST) BILL 1999 AND ARE NOT TO BE USED OR
REPHODUCED WITHOUT THE WRITTEN CONSENT OF THE
PROPRIETOR.

A 30/01/2024 CONSTRUCTION DRAWINGS ISSUE
C 15/03/2024 ADJUSTMENTS AS PER REQUEST DATED 21/02/24 & 11/03/24
D 21/05/2024 CHANGES

PROPOSED NEW HOUSE 53 MCCROSSIN AVENUE, BIRRONG NSW 2143 DRAWN BY MCKENZIE

DRAWING TITLE **GRANNY FLAT - PROPOSED ELEVATIONS 1** SCALE

DRAWING NO. REV

PROJECT NO 23027 DESIGN CUSTOM 1:100@A3 **CD21**