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== CONSULTING CIVIL & STORMWATER ENGINEERS ==

Flood Impact Assessment 7-11 Pockley Avenue, Roseville

Prepared For
Primo Real Estate

Project No.
TEL25035

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Disclaimer

The advice and information contained within this report relies on the quality of the records and other data provided by the Client and obtained from Council along with the time and budgetary constraints imposed.

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1 INTRODUCTION

Telford Consulting Pty Ltd have been commissioned to undertake a Flood Impact Assessment for the Proposed Residential Flat Building development at 7-11 Pockley Avenue, Roseville.

This report will:

1. Determine the existing stormwater characteristics of the overland flowpath hydraulics and capacity;
2. Define the flood risk for the proposed development in accordance with the Ku-ring-gai Council DCP Flood Risk Management Policy;
3. Assess the proposed development and ensure it does not cause alteration or adverse impacts to the flood behavior in accordance with Council's standards;
4. Set development levels for the proposed development in accordance with Council's guidelines;
5. Provide flood risk management procedures for the proposed development.

This report has been prepared generally in accordance with Ku-ring-gai Council advice, Council's Flood Risk Management Policies and other reference documents.

2 SITE DETAILS

2.1 Location

The proposed development site is located within the municipality of Ku-ring-gai Council and is bounded by Pockley Avenue to the South, The Rifleway to the North and by residential developments to the East and West. The property has a total site area of approximately 3099.5m² by title and is identified as Lot 23 on DP 652725, Lot 22 on DP 8261 and Lot 1 on DP 960352.

Figure 2-1 below shows the site's location outlined in red.

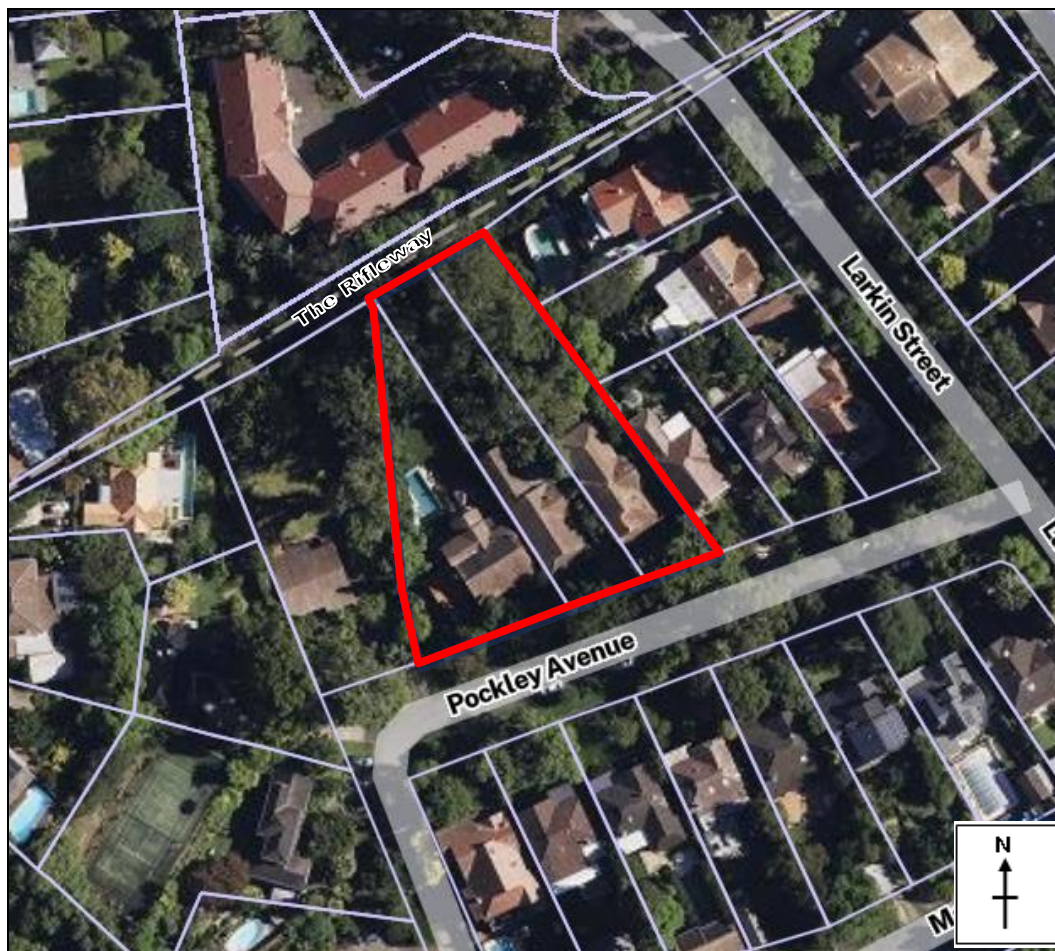


Figure 2-1 – Approximate Site Location

2.2 Proposed Development

The proposed development will see the demolition of the existing structures and the construction of a Proposed Residential Flat Building development with an underground car parking basement. Access to the site shall be via Pockley Avenue.

Refer to the **Figure 2-2** below for the proposed site plan.

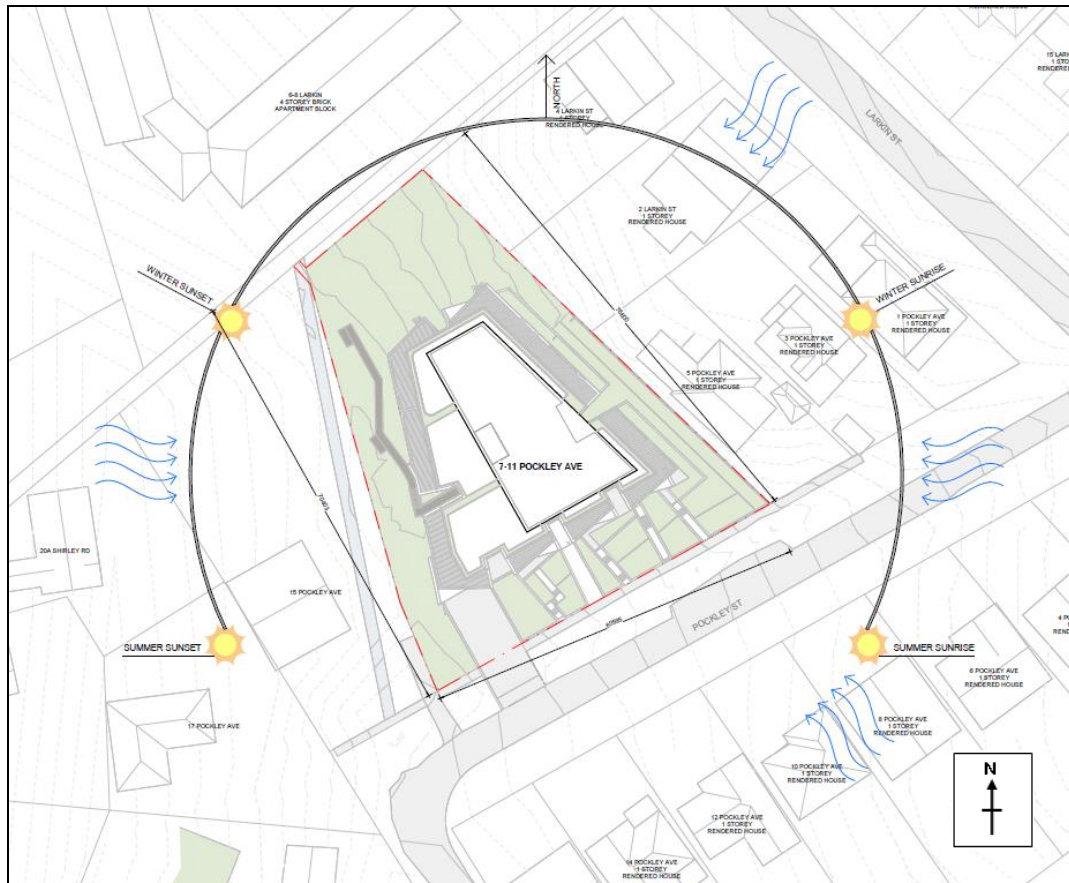


Figure 2-2 – Proposed Site Plan

2.3 Topography and Drainage

The topography and drainage patterns of the subject site are generally as follows:

1. The site falls from the North east to the South west, with an overland flow path near the western portion of the site.
2. External catchment upstream of the site flows primarily to the west of the site, drains to a local depression to the south west of the site and then continue traveling downstream to the south. Flows also at Pockley Avenue travels from the east to the west sag point.

3 HYDROLOGIC MODELLING

3.1 External Catchment

Available Lidar Data illustrates that the subject site is affected by a local overland flowpath with an upstream catchment area of approximately **8.23 ha**.

The catchment area has been subdivided into four distinct sub-catchments to better replicate the flow dynamics as they approach the sag point located near the west of the subject site frontage. This ensures an accurate representation of the contributing flows and enhances the reliability of the hydraulic analysis.

Refer to **Figure 3-1** below for a map of the upstream catchments.

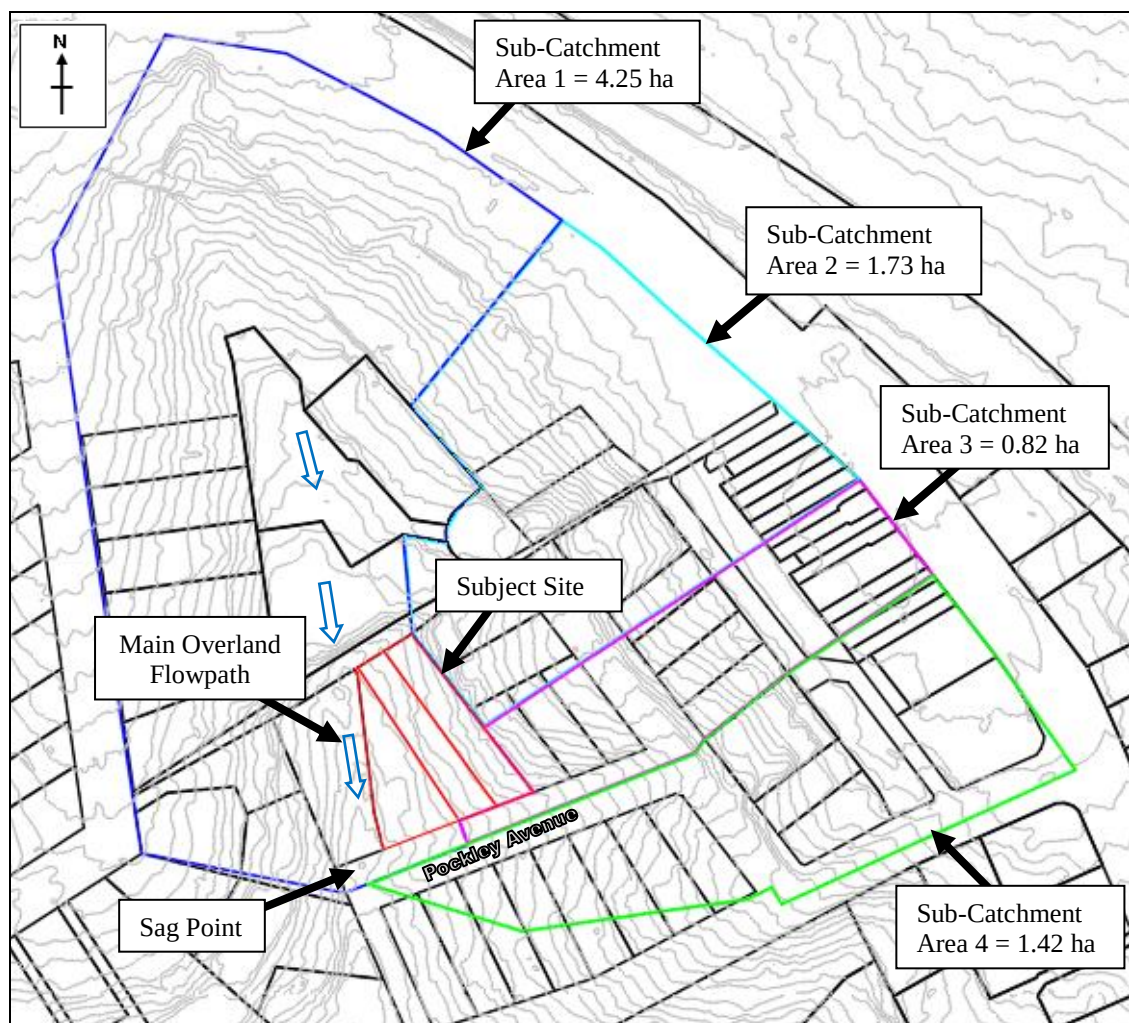


Figure 3-1 – Sub-Catchment Areas

3.2 Drains Modelling

A DRAINS ILSAX model has been used to determine runoff characteristics of the existing catchments and overland flowpath to the site. This model was used to develop flow rates using the methodology outlined in Australian Rainfall and Runoff 2019, for the 1 in 100-year storm (1% AEP) event.

DRAINS is an integrated hydrological and hydraulic model. It is capable of modelling the hydrology through an ILSAX module including detention storages. Model parameters for sub catchment storages have been selected from recommended design values from the following data sources outlined in the following sections.

3.2.1 Losses

The rainfall losses used in the modelling were:

- Impervious area loss – 1.0mm
- Previous area initial loss – 5.0mm

3.2.2 Impervious surface area

The impervious percentage of catchments have been mapped from aerial photography and are included in **Table 3-1** below.

3.2.3 Rainfall Intensity-Frequency-Duration (IFD)

Intensity-Frequency-Duration (IFD) values and rainfall temporal patterns for ARI storm events were sourced from Australian Rainfall and Runoff 2019. Design rainfall and the Australian Government, Bureau of Meteorology IFD Program website is <http://www.bom.gov.au/water/designRainfalls/revised-ifd/>.

Coordinates entered into the IFD system with values provided for the nearest grid (Latitude -33.785772, Longitude 151.175662)

3.3 Results

The 1% AEP storm event that produced the peak flow discharge through the site occurred at 5min Storm 1.

Refer to **Table 3-1** below for the peak flows extracted from the DRAINS ILSAX model relative to each catchment.

Table 3-1 – Peak Flows relative to each catchment

Sub-catchment name	Peak Flow (m ³ /s)
Sub-catchment 1	2.69
Sub-catchment 2	1.23
Sub-catchment 3	0.271
Sub-catchment 4	0.947

An inflow boundary has been provided for each of the 4 sub-catchments approaching the sag point demonstrated in **Figure 3-1** to simulate the peak overland flows entering the subject site.

4 HYDRAULIC ANALYSIS (TUFLOW MODELLING)

For this flood modelling investigation, separate hydrological and hydraulic models have been constructed. The hydrological model (DRAINS) has inputs of rainfall, area losses and roughness within a lumped or partially distributed sub-catchment, and calculated runoff hydrographs for modelled storm event. The critical hydrograph is then applied to the hydraulic model (TUFLOW), which performs flow calculations based on hydraulic features to develop estimations of flood behaviour across the study area.

This investigation used the development of flow rates within catchment using the DRAINS hydrologic software, with the application flows to the two-dimensional hydraulic model within the TUFLOW flood modelling software (Build: 2023-03-AC) using the QGIS geographic information system software package (Version 3.34).

The model has been developed as a full two-dimensional model, with the grid spacing and cell alignment selected to adequately represent the overland flowpath within the catchment.

4.1 Topographic data

Topographic data for the model was obtained from the NSW Department of Land and Property Information, Spatial Data Services. Land and Property Information (LPI) have medium and high resolution orthorectified digital imagery from their Digital Image Acquisition System (ADS40) and Leica ALS50 (Airborne Laser Scanner) as well Digital Elevation Data across NSW using the latest Light Detection and Ranging Systems Technology (LiDAR), ADS40 Imagery, Radar, and or Satellite Technologies. The airborne digital imagery used in this investigation, from the tiles listed below, were sourced from the LPI and has a 100-millimetre horizontal and 150-millimetre vertical resolution.

- Sydney202005-LID1-AHD_3306258_56_0002_0002_1m
- Sydney202005-LID1-AHD_3306260_56_0002_0002_1m

The data obtained from LPI, with a 1.0-meter grid spacing, provides contour and relief information represented in **Figure 4-1**.

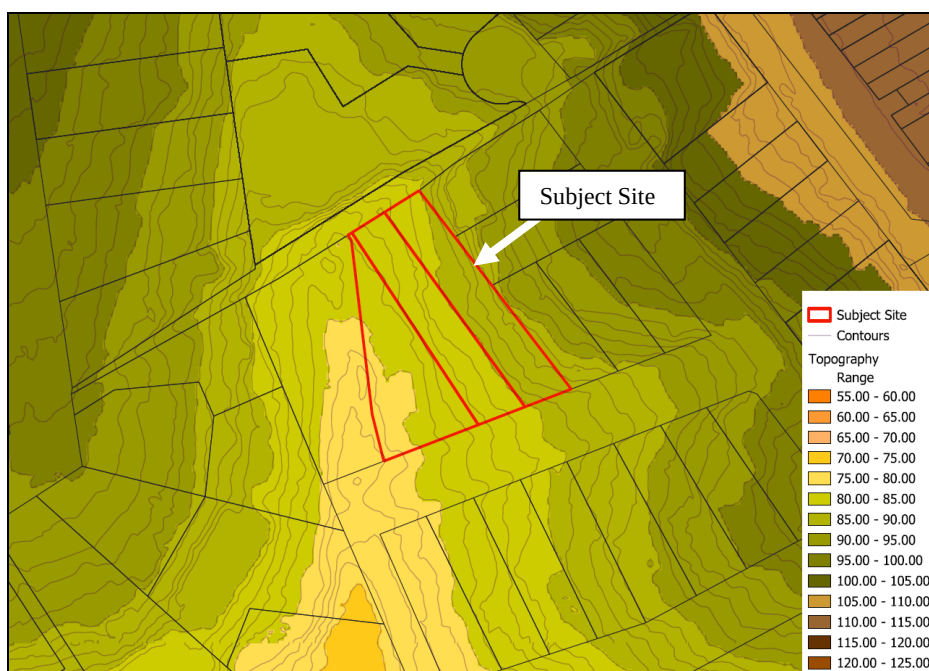


Figure 4-1 – Topographic Data

4.2 Roughness

Catchment roughness parameters have been selected based on the land use parameters listed below.

Land use type is shown in **Figure 4-2**.

- Residential (blue) – 0.035
- Roads (pink) – 0.0175

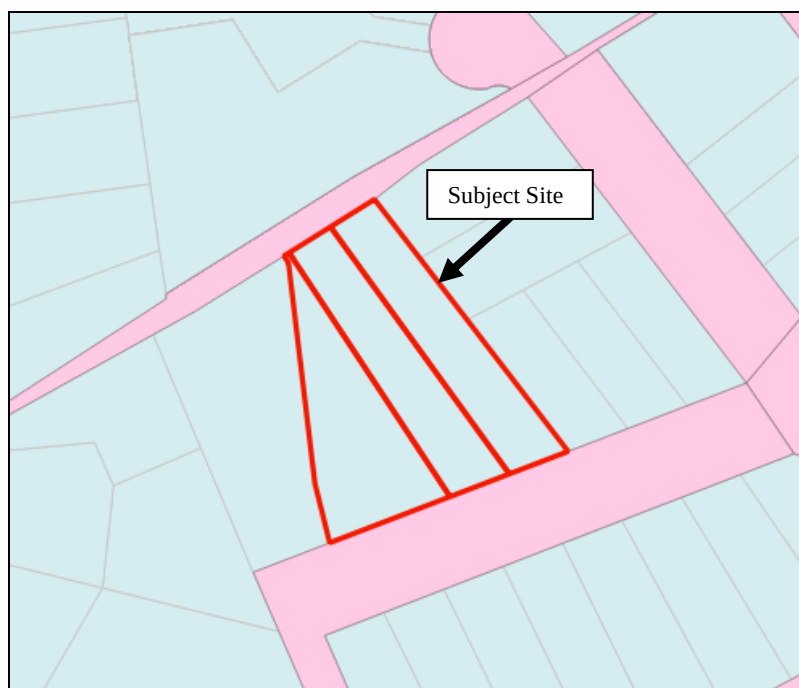


Figure 4-2 – Roughness Mapping

4.3 Building Obstructions

Buildings and other obstructions at the adjacent area were modelled by mapping using aerial photography. Buildings mapped were excluded from the grid in accordance with the methodologies outlined in Australian Rainfall and Runoff 2019.

Buildings identified within the model are shown in **Figure 4-3**.



Figure 4-3 – Building Obstructions

4.4 Blockage of Drainage Infrastructure

The pit and pipe network in the area were assumed to be fully blocked in the hydraulic modelling, with all approaching flows modelled travelling overland.

4.5 Downstream Boundary Condition

At the downstream boundary of the model, a Stage-Discharge (HQ) relationship was applied. This boundary condition establishes a direct correlation between the water level (stage) and the flow rate (discharge) at the downstream end. By using this approach, the model simulates the natural behavior of the flow more accurately, allowing the water level to adjust based on the flow passing through the boundary.

5 FLOOD MODELLING RESULTS

Peak flood surface elevation and flow depth, along with the flood hazard have been mapped for the modelled storm event (1% AEP 5min storm 1) for existing and proposed site conditions, with a 1m grid size. Peak flood extents and depths of overland flow path have been mapped on the digital terrain model, using the QGIS geographic information system software package (Version 3.34).

5.1 Existing Scenario

Input:

Site specific survey has been included in the hydraulic model, in accordance with the requirements of Ku-ring-gai Council. This survey data has been imported into TUFLOW model using the earthworks modelling software package 12D Model to develop a triangulated irregular network (tin).

Results:

- 1% AEP event
 - The existing site is flooded from upstream flows during the 1% AEP event, with depths generally 100mm reaching a maximum of 360mm at the north-western side of the site (**Figure 5-1**).
 - The flood level within the subject site is RL 84.5m AHD to the north-eastern corner, RL 78.25m AHD to south-western corner and RL 87.0m AHD to the south-eastern corner (**Figure 5-1**).

Figure 5-1 – Existing Scenario 1% AEP Peak Flood Extent and Elevation



- Legend
- Subject Site
 - Proposed Footprint
 - Existing Buildings
 - External Buildings
 - 1% AEP Flood Contours

- 1% AEP Flood Depth
Range
- <= 0.05
 - 0.05 - 0.15
 - 0.15 - 0.25
 - 0.25 - 0.35
 - 0.35 - 0.45
 - 0.45 - 0.55
 - 0.55 - 0.65
 - 0.65 - 0.75
 - 0.75 - 0.85
 - 0.85 - 0.95
 - 0.95 - 1.00
 - > 1.00



0 11 22 m

Details

Issue	Amendment	Date
A	DA Submission	March 2025

Project
7-11 Pockley Avenue, Roseville

Drawing Title
1% AEP PEAK FLOOD DEPTH & ELEVATION EXISTING SCENARIO

Drawn MK
Checked MM
Job No. TEL25035
Drawing ID FIG 5-1

5.2 Developed Scenario

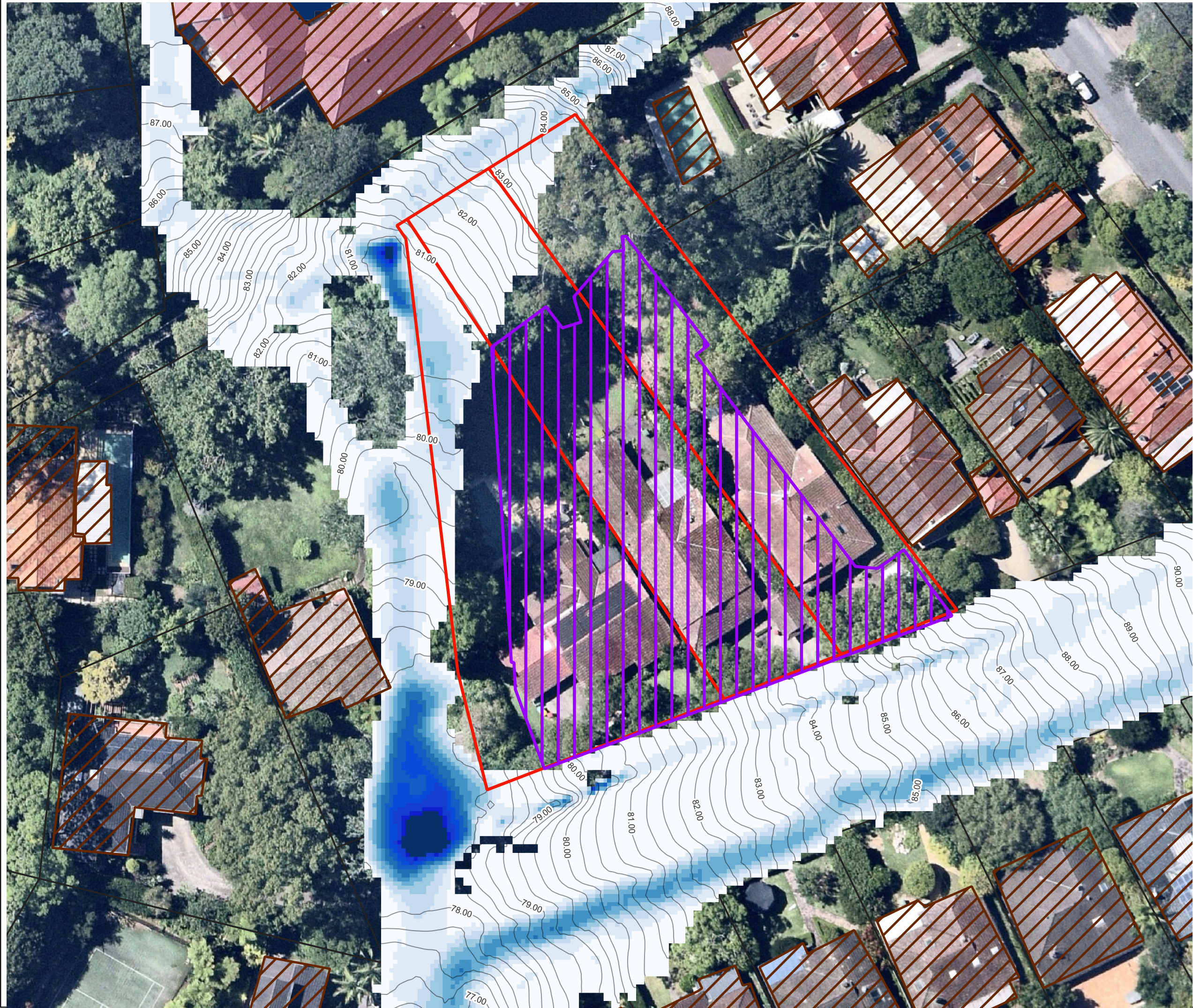
Input:

The proposed structures within the site have been excluded from the TUFLOW model grid to represent and mimic a complete blockage to approaching water. This includes building structures, driveways, walls, etc.

Results:

- 1% AEP event
 - The site is flooded from upstream flows during the 1% AEP Storm event, with depths generally 100mm reaching a maximum of 360mm at the north-western side of the site (**Figure 5-2**).
 - The flood level within the subject site is RL 84.5m AHD to the north-eastern corner, RL 78.25m AHD to south-western corner and RL 87.0m AHD to the south-eastern corner (**Figure 5-2**).

Figure 5-2 – Developed Scenario 1% AEP Peak Flood Extent and Elevation



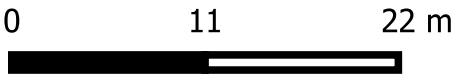
Legend

- Subject Site
- Proposed Footprint
- External Buildings
- 1% AEP Flood Contours

1% AEP Flood Depth

Range

- <= 0.05
- 0.05 - 0.15
- 0.15 - 0.25
- 0.25 - 0.35
- 0.35 - 0.45
- 0.45 - 0.55
- 0.55 - 0.65
- 0.65 - 0.75
- 0.75 - 0.85
- 0.85 - 0.95
- 0.95 - 1.00
- > 1.00



Details

Issue	Amendment	Date
A	DA Submission	March 2025

Project
7-11 Pockley Avenue, Roseville

Drawing Title
**1% AEP PEAK FLOOD DEPTH & ELEVATION
PROPOSED SCENARIO**

Drawn	MK
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Job No.	TEL25035
Drawing ID	FIG 5-2

5.3 Flood Difference Mapping

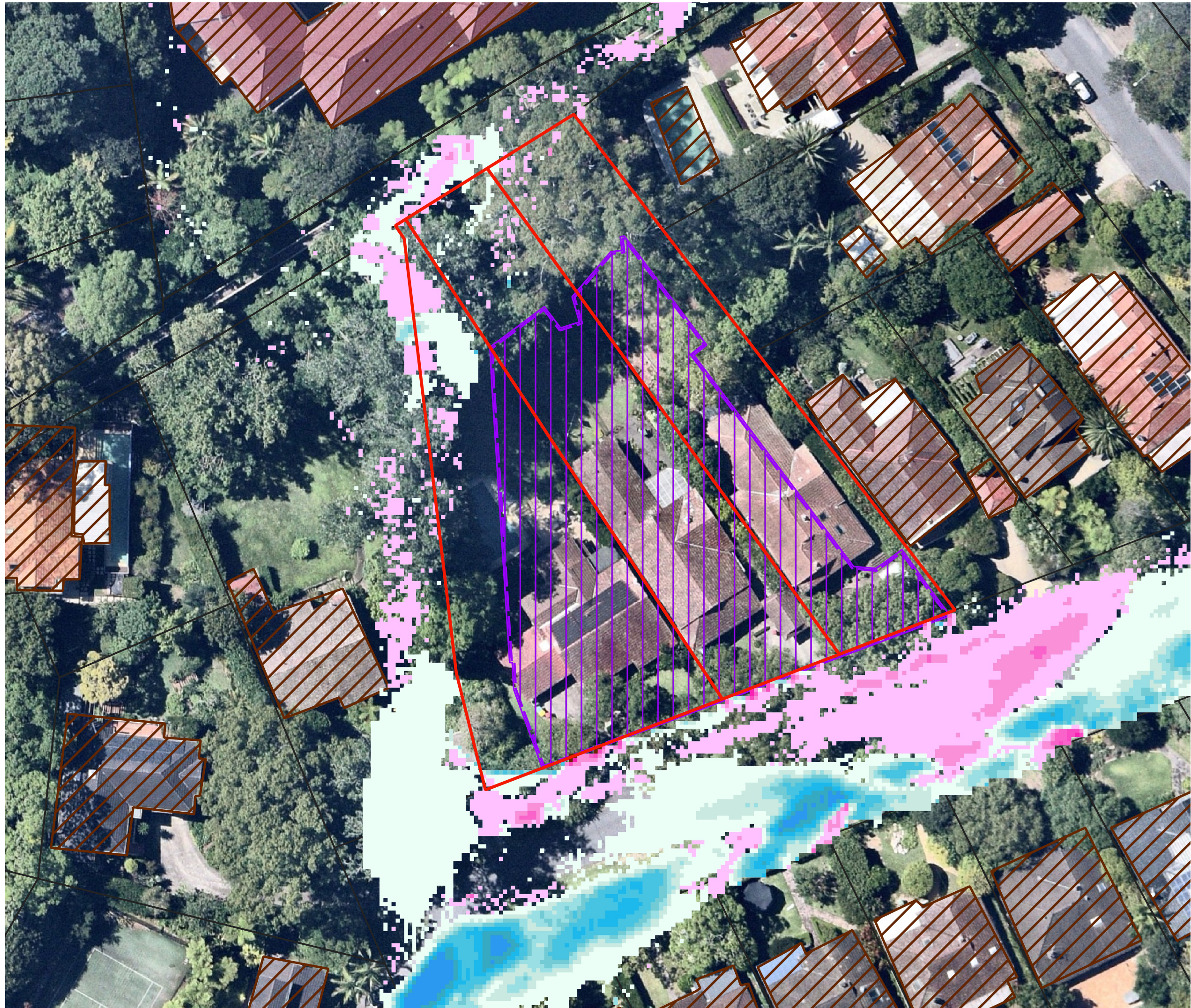
Differences in flood surface elevations between existing and developed flood patterns has been prepared using the QGIS geographic information system software package (Version 3.34), shown on **Figure 5-3** (1% AEP).

Ku-ring-gai Council's maximum allowable afflux in the flood level upstream is 50mm during the 1% AEP Storm event. Stormwater flow must not be obstructed in a way that causes the flood level to rise beyond this limit. Differences in flood elevation can be summarized as:

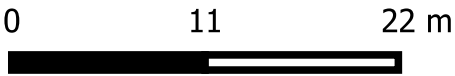
- 1% AEP event:
 - Decreases up to 150mm are witnessed within Pockley Avenue and neighboring properties to the south-west.
 - Increase of maximum 60mm is witnessed at the subject site near the driveway and limited only to the site.
 - Increases in flood levels within the overland flowpath to the west of the subject site are up to 5mm and within Pockley Avenue up to 30mm.

In accordance with the above, the proposed development demonstrated to be viable and aligns with council standards best practice and relevant industry codes.

Figure 5-3 – Flood Difference 1% AEP



- Legend
- Subject Site
 - Proposed Footprint
 - External Buildings
- 1% AEP Flood Impact
- Range
- <=-0.1
 - 0.1 - -0.08
 - 0.08 - -0.06
 - 0.06 - -0.04
 - 0.04 - -0.03
 - 0.03 - -0.02
 - 0.02 - -0.01
 - 0.01 - 0.00
 - 0.00
 - 0.00 - 0.01
 - 0.01 - 0.02
 - 0.02 - 0.03
 - 0.03 - 0.04
 - 0.04 - 0.05
 - > 0.05



Details

Issue	Amendment	Date
A	DA Submission	March 2025

Project
7-11 Pockley Avenue, Roseville

Drawing Title
**1% AEP FLOOD IMPACT
EXISTING vs PROPOSED SCENARIO**

Drawn	MK
Checked	MM
Job No.	TEL25035
Drawing ID	FIG 5-3

5.4 Provisional Flood Hazard Categorization

Hazard categories were determined according to the provisions in Australian Rainfall and Runoff 2016. Flood hazard has been mapped as part of the TUFLOW hydraulic modelling, using the ZAEM1 flood hazard mapping. This hazard mapping methodology was an earlier pre-cursor to the methodology included in ARR 2016, Book 6, Chapter 7.

Figure 5-7 below shows the Hydraulic Hazard Categories (page 9.47 from TUFLOW User Manual Build 2016-03-AA).

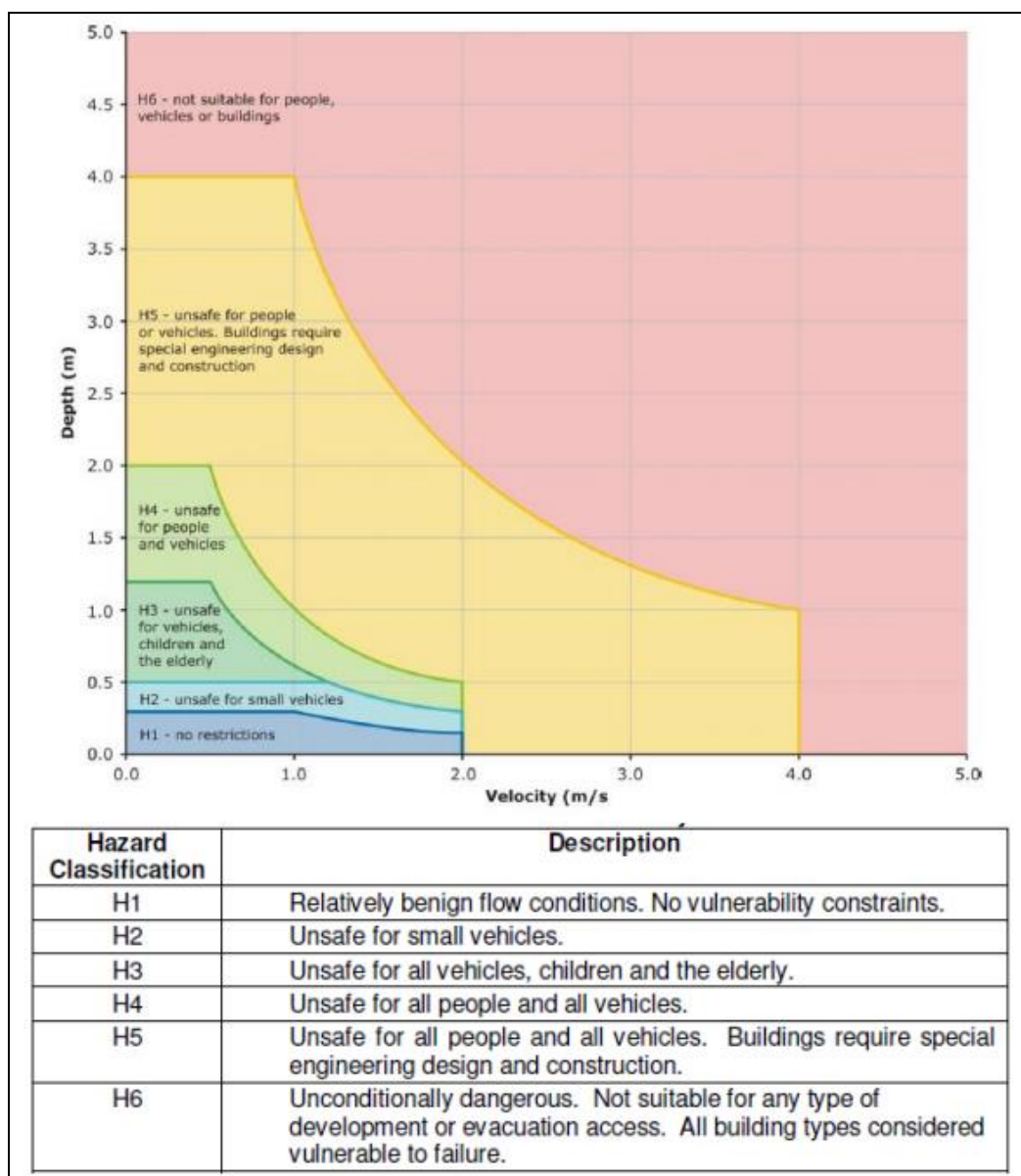


Figure 5-4 – Hydraulic Hazard Categories

Existing scenario 1 % AEP storm event:

The subject site is classified as being generally H1 with minor pockets ranging between H2 to H5 hazard category **(Figure 5-5)**.

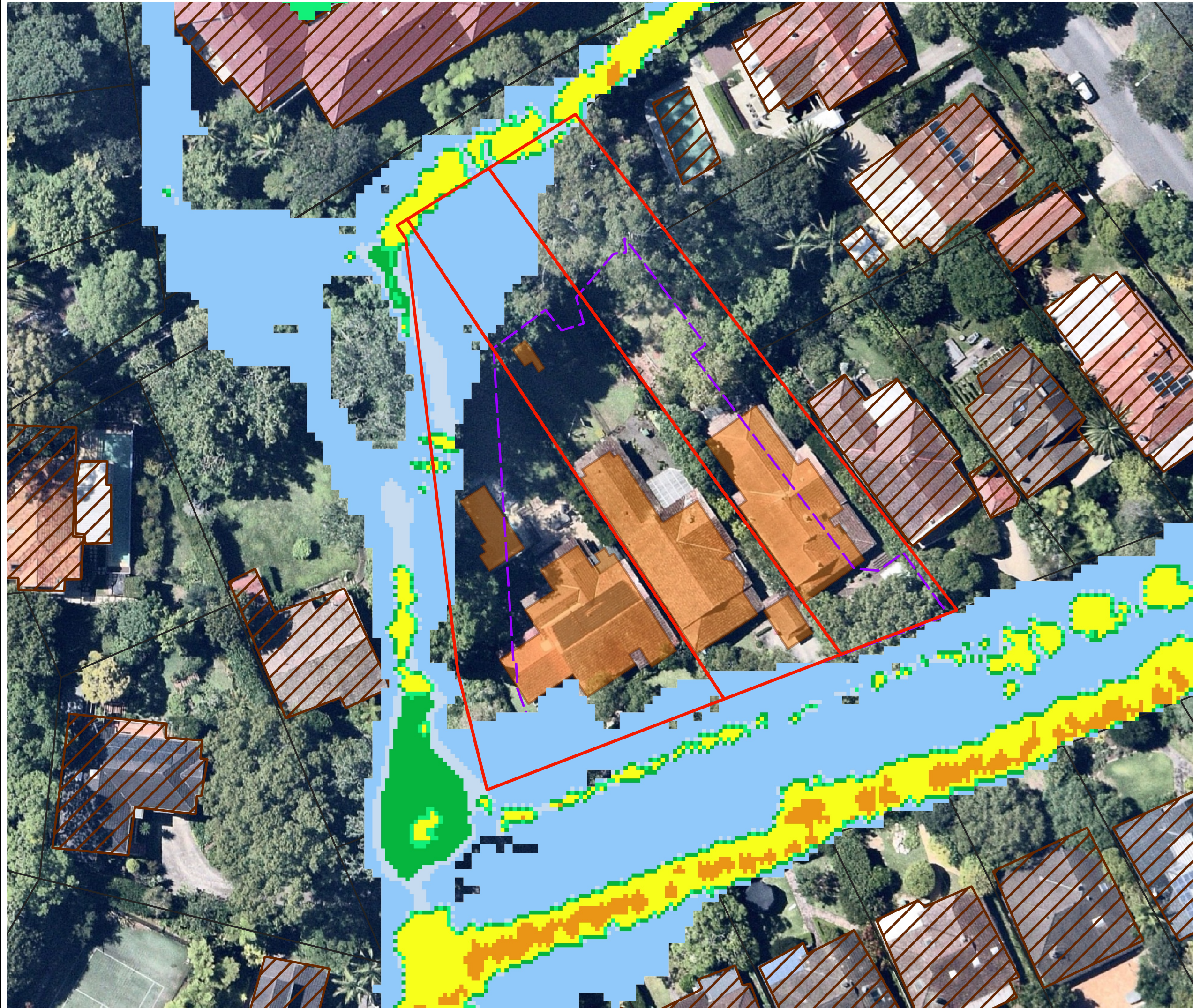
Developed scenario 1 % AEP storm event:

The subject site is classified as being generally H1 with minor pockets ranging between H2 to H5 hazard category **(Figure 5-6)**.

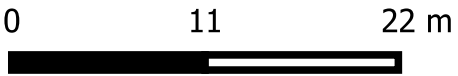
The hazard categorization of the subject site remains unchanged, with no alterations made to the existing classification. Future occupants will not be exposed to risks associated with the hazardous areas identified within the site being present away from the habitable areas.

Access and egress routes are mainly found within H1 hazard areas ensuring the safety of residents at all times.

Figure 5-5 – Existing Scenario 1% AEP Flood Hazard Category Mapping



- Legend
- Subject Site
 - Existing Buildings
 - Proposed Footprint
 - External Buildings
- Flood Hazard Mapping Category
- H1
 - H2
 - H3
 - H4
 - H5
 - H6



Details

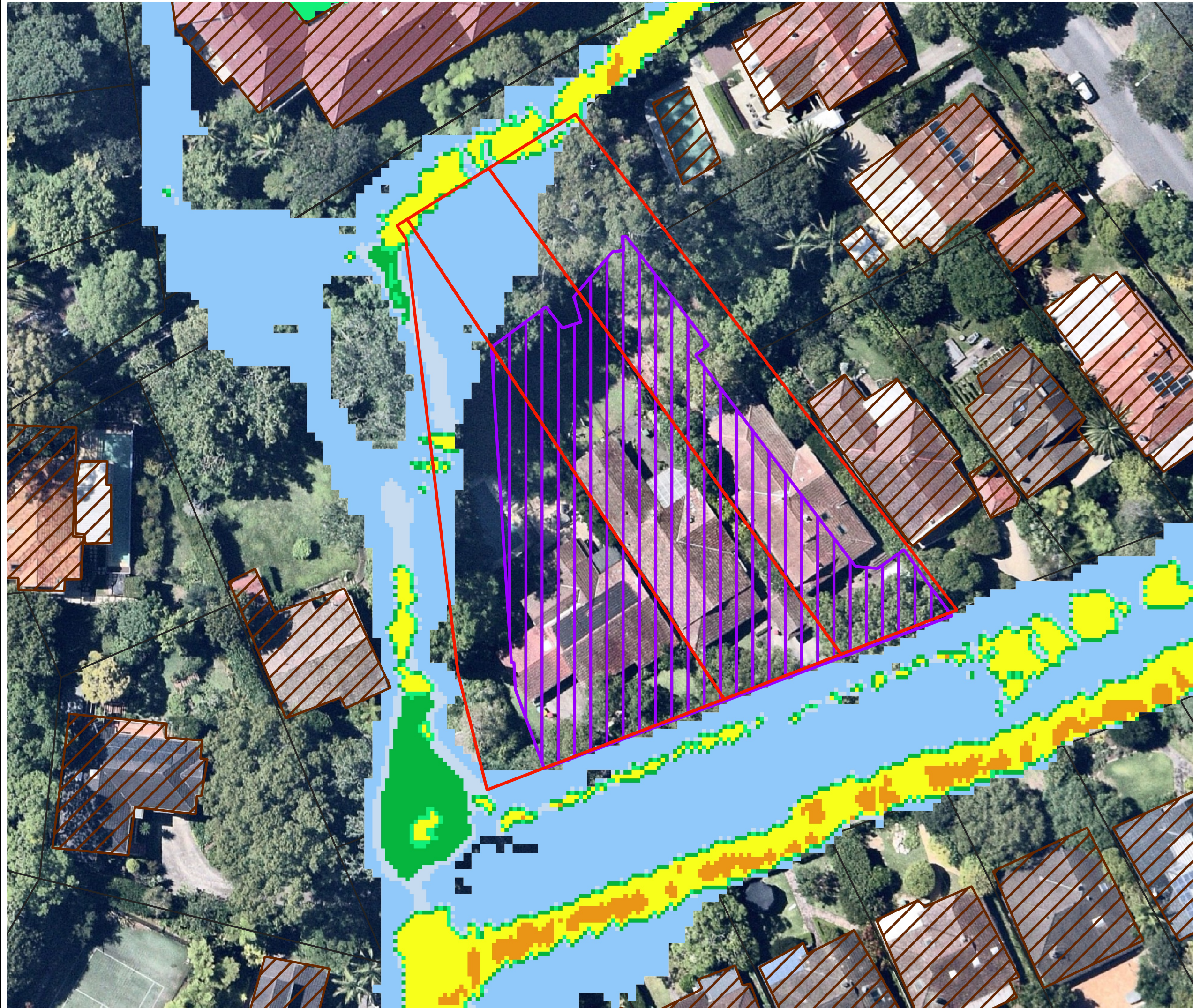
Issue	Amendment	Date
A	DA Submission	March 2025

Project
7-11 Pockley Avenue, Roseville

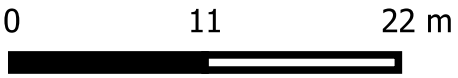
Drawing Title
**1% AEP FLOOD HAZARD CATEGORY MAPPING
EXISTING SCENARIO**

Drawn	MK
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Job No.	TEL25035
Drawing ID	FIG 5-5

Figure 5-6 – Proposed Scenario 1% AEP Flood Hazard Category Mapping



- Legend
- Subject Site
 - Proposed Footprint
 - External Buildings
- Flood Hazard Mapping
- Category
- H1
 - H2
 - H3
 - H4
 - H5
 - H6



Details

Issue	Amendment	Date
A	DA Submission	March 2025

Project
7-11 Pockley Avenue, Roseville

Drawing Title
**1% AEP FLOOD HAZARD CATEGORY MAPPING
PROPOSED SCENARIO**

Drawn	MK
Checked	MM
Job No.	TEL25035
Drawing ID	FIG 5-6

6 CRITERIA FOR SETTING FLOOR LEVELS

All precautions within the planning and design stages of the proposed development should be taken to ensure that the risks of flood impacts are minimised.

Ku-ring-gai Council's DCP sets the development levels for all developments impacted by flooding. The minimum floor level shall be set at 1% AEP flood level plus 0.3m freeboard (design flood standard less than 20m³/s).

Table 6-1 below shows the minimum floor level for the proposed development in accordance with Council's DCP.

Table 6-1 - Minimum Development Levels

Building Element	Design Requirement	Design Level
Minimum Floor Level Entry to the Lobby	1 in 100-year ARI plus 0.3m freeboard	82.80m
Minimum Floor Level Stairs Entry to Lobby	1 in 100-year ARI plus 0.3m freeboard	79.80m
Minimum Floor Level LG.01, LG.02 & LG.05	1 in 100-year ARI plus 0.3m freeboard	82.80m
Minimum Floor Level LG.04	1 in 100-year ARI plus 0.3m freeboard	83.05m
Minimum Floor Level Entry to Terrace LG.02	1 in 100-year ARI plus 0.3m freeboard	81.80m
Minimum Floor Level Entry to Terrace LG.03	1 in 100-year ARI plus 0.3m freeboard	83.80m
Minimum Top of Wall Level At Terrace LG.03	1 in 100-year ARI plus 0.3m freeboard	84.30m
Minimum Floor Level Entry to Terrace LG.04	1 in 100-year ARI plus 0.3m freeboard	83.05m
Minimum Floor Level Entry near LG.03	1 in 100-year ARI plus 0.3m freeboard	84.55m

7 BUILDING STRUCTURES

All proposed structural components are to be engineered to resist the various forces imposed by floodwaters, ensuring durability and stability during flood events. These forces include hydrostatic pressure from standing water, hydrodynamic pressure from flowing water, the impact of debris carried by floodwaters, and buoyancy forces that could otherwise dislodge or uplift structural elements.

To further enhance the resilience of the development, all building materials and surface finishes situated at or below the flood planning level are to be carefully selected for their capacity to endure extended periods of water immersion. These materials are to be designed to resist degradation, such as swelling, warping, or weakening, ensuring the long-term integrity and safety of the structure in flood-prone conditions.

8 FLOOD RISK MANAGEMENT

8.1 Flooding Up to 1% AEP Storm Event

The proposed development complies with Council's flood evacuation requirements. During a 1% AEP flood event, occupants will be safe at the proposed development on all floors with no need for evacuation.

8.2 Flooding Up to PMF Storm Event

Residents would not have to travel through deep water to reach a place of refuge above the PMF flood waters.

It is anticipated that residents could seek refuge above the PMF level on site within the development at the first level or higher.

8.3 Sources of Flood Information

Occupants must monitor weather forecasts and flood predictions on a daily basis using the below sources:

- Observation of Local Rainfall/Floodwater
- The Bureau of Meteorology (Flood Watch, Sydney Warning, Severe Weather Warning)
- The NSW SES
- Local Emergency Management

Web Addresses:

1. Bureau of Meteorology home page: <http://www.bom.gov.au/>
2. Bureau of Meteorology – flood warnings:
<http://www.bom.gov.au/nsw/warnings/>
<http://www.bom.gov.au/nsw/flood/>
<http://www.bom.gov.au/nsw/forecasts/sydney.shtml>
3. Bureau of Meteorology – Sydney radar loop:
<http://www.bom.gov.au/products/IDR713.loop.shtml>
4. Bureau of Meteorology – NSW Seasonal Rainfall Outlook:
<http://www.bom.gov.au/climate/outlooks/#/overview/summary>
5. Weather Zone Marine Weather for Greater Sydney Area:
<https://www.weatherzone.com.au/>

8.4 Emergency Phone Numbers

All occupants shall be familiarized with the following emergency contact numbers:

Ku-ring-gai Council

- After hours emergency - (02) 9424 0000

State Emergency Services

- General SES helpline: 132 500

Critical Emergency

- 000 for Police or Ambulance

8.5 Flood Actions

Certain management actions must be made before, during, and after a flood.

- Flood actions when a flood is likely:
 1. Trained Personnel/Residents must monitor weather forecasts and flood predictions.
 2. Trained Personnel/Residents must follow the site evacuation recommendations.
 3. Trained Personnel/Residents must ensure that no moveable objects are kept on site to prevent flooding away from site.
 4. Trained Personnel/Residents must move waste containers and poisons well above predicted flood heights.

- Flood actions during a flood:
 1. Trained Personnel/Residents must implement the evacuation plan.
 2. Trained Personnel/Residents must be listening to local radio for updates of the situation and further advice.
 3. Trained Personnel/Residents must make sure that power, water, and other utilities (gas, fuel, etc.) are completely turned off.
 4. Trained Personnel/Residents must protect valuable machinery and equipment that cannot be relocated by enclosing in waterproof covers.
 5. Trained Personnel/Residents must inform the emergency services with the flooding situation.
 6. Residents must prohibit their children to play in, or near floodwater.
- Flood actions after a flood:
 1. No visitors are allowed to access the site in the same day of the flooding event.
 2. Residents must keep listening to their local radio station for information, updates and advice.
 3. Trained Personnel/Residents must check for damage to windows, walls and the roof and ensure the structural stability of their property.
 4. Residents shall not eat food which has been in contact with floodwater.
 5. Residents shall drink only boiled or bottled water if there is any chance of flood contamination of their drinking water.
 6. Trained Personnel/Residents shall wear suitable clothing, including boots and gloves, when cleaning up.
 7. Trained Personnel/Residents must not go sightseeing as this may hinder recovery efforts or put themselves and others at risk.
 8. Gas appliances and gas bottles that have been exposed to floodwater should be inspected for safety before use.
 9. Power, water and other utilities must be inspected by professionals before being turned on, and all affected site infrastructures will need to be cleaned and fixed.
 10. A hazard assessment and proper work method must be undertaken to cover all flood affected work.

9 CONCLUSION

This Flood Impact Assessment has been prepared to support the Proposed Residential Flat Building development at 7-11 Pockley Avenue, Roseville.

The report concluded the below:

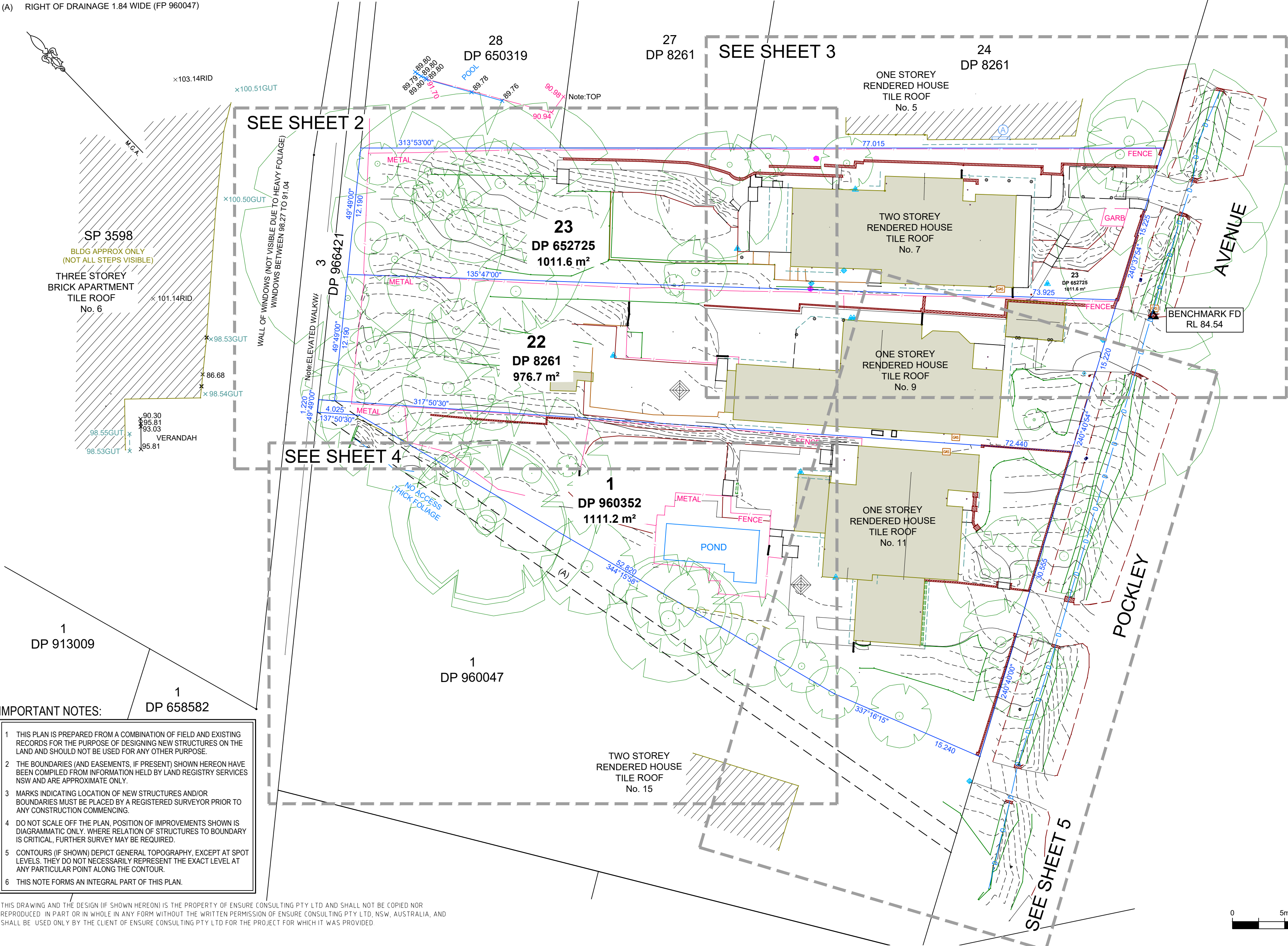
- The subject site is minorly flood affected during the 100-year storm event near the western area of the site.
- The proposed development will not cause adverse impacts on floodplain storage. Minor scattered impacts within council's acceptable standards are observed at non-habitable areas that are already flood-affected. The increase will not elevate risk to life or shelter.
- Floor levels for the proposed development are stated within **Section 6** of the report.
- A shelter-in-place strategy is achievable for all future occupants at the subject site up to PMF storm event and the evacuation areas are stated in **Sections 8.1** and **8.2**.

The report shows that the proposed development will achieve Ku-ring-gai Council's DCP requirement for flood control and flood risk management, and therefore recommends that the proposed development to proceed.

APPENDICES

Appendix A SURVEY PLAN

(A) RIGHT OF DRAINAGE 1.84 WIDE (FP 960047)



WINDOW SCHEDULE

WINDOW	SILL	SOFFIT
A	92 80	94 06

CAUTION
RIDGE & GUTTER HEIGHTS HAVE BEEN SURVEYED BY INDIRECT MEASUREMENT AND ARE ACCURATE TO ± 0.05m. ROOF MODEL IS INDICATIVE ONLY AND HAS BEEN DRAWN USING A COMBINATION OF SURVEY WORK CARRIED OUT IN FIELD AND USING LATEST AERIAL IMAGERY OBTAINED FROM METRO MAP. SHOULD CRITICAL ROOF INFORMATION BE REQUIRED IT IS SUGGESTED THAT FURTHER SURVEY BE CARRIED OUT

LEGEND

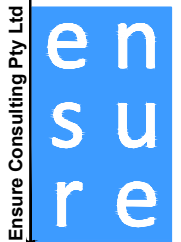
- WM WATER METER
- HYDRANT WATER HYDRANT
- WSTV WATER STOP VALVE
- WAV WAV
- WT WATER TAP
- MB MAIL BOX
- SPV SEWER VENT PIPE
- SLH SEWER LAMP HOLE
- P POST
- PL POWER POLE WITH LIGHT
- GB GAS VALVE BOX
- CP COMMUNICATIONS PIT SINGLE
- SMH SEWER MAN HOLE
- SHR SHRUB
- TREE
- 0.1 Ø TRUNK DIAMETER
- 1 S TREE SPREAD
- 1 H TREE HEIGHT
- BOUNDARY
- BE BUILDING EDGE
- ST STORMWATER
- GLR GUTTER / RIDGE LINE / AWNING
- FENCE
- AE AERIAL ELECTRICITY LINE
- TRW TIMBER RETAINING WALL
- BRW BRICK RETAINING WALL
- TOW TOP OF RETAINING WALL
- BOW BOTTOM OF RETAINING WALL
- MAJ MAJOR CONTOURS
- MIN MINOR CONTOURS
- EB EDGE OF BITUMEN
- TK DENOTES TOP OF KERB
- GUT DENOTES GUTTER
- RID DENOTES RIDGE
- PA DENOTES PARAPET
- FFL DENOTES FINISHED FLOOR LEVEL
- SW DENOTES STORM WATER
- KIP DENOTES KERB INLET PIT
- IL DENOTES INVERT LEVEL
- W-B DENOTES WALL TO BOUNDARY
- ENC DENOTES ENCROACHING
- CLR DENOTES CLEAR

IMPORTANT NOTES:

- THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW STRUCTURES ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- THE BOUNDARIES (AND EASEMENTS, IF PRESENT) SHOWN HEREON HAVE BEEN COMPILED FROM INFORMATION HELD BY LAND REGISTRY SERVICES NSW AND ARE APPROXIMATE ONLY.
- MARKS INDICATING LOCATION OF NEW STRUCTURES AND/OR BOUNDARIES MUST BE PLACED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION COMMENCING.
- DO NOT SCALE OFF THE PLAN. POSITION OF IMPROVEMENTS SHOWN IS DIAGRAMMATIC ONLY. WHERE RELATION OF STRUCTURES TO BOUNDARY IS CRITICAL, FURTHER SURVEY MAY BE REQUIRED.
- CONTOURS (IF SHOWN) DEPICT GENERAL TOPOGRAPHY, EXCEPT AT SPOT LEVELS. THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT ALONG THE CONTOUR.
- THIS NOTE FORMS AN INTEGRAL PART OF THIS PLAN.

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					DATUM:	A.H.D.	
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REV	DATE	REVISIONS			Drn	Chk	



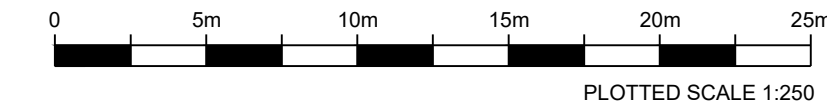
Ensure Consulting Pty Ltd

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Unit 8, 10-12 Sylvester Avenue,
Unanderra NSW 2526 Australia
Po Box 243, St Leonards NSW 1590

Tel: 02 4210 4143

Email: office@ensureco.com.au

PLAN SHOWING LEVELS, DETAILS
AND CONTOURS OVER LOTS 23 DP 652725,
LOT 22 DP 8261 AND LOT 1 DP 960352
7-11 POCKLEY AVENUE ROSEVILLE



REGISTERED SURVEYOR Ziemowit Tomasz Wierchowski No 8651

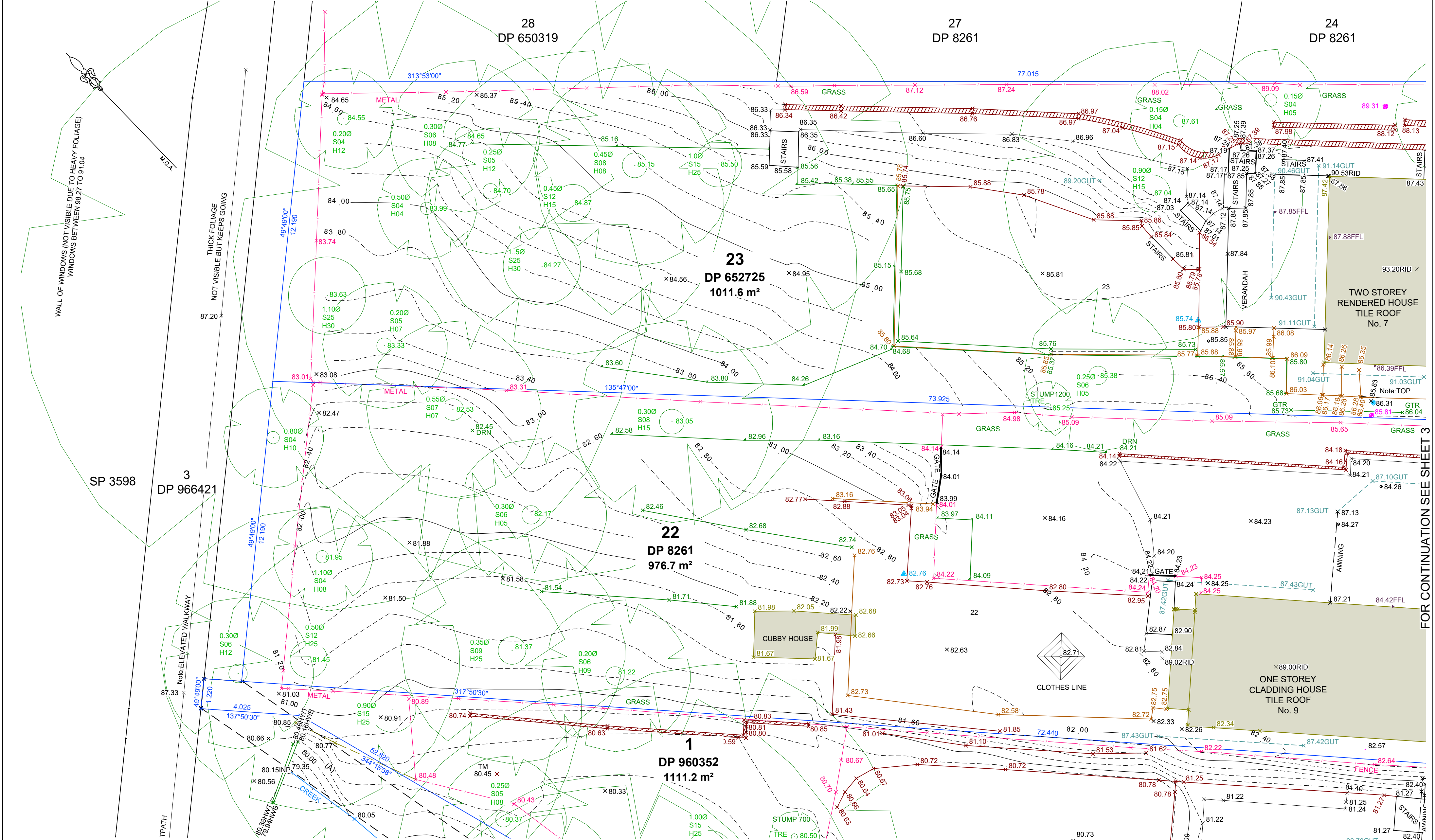
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DRAWING No:

250593 DE-01

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(A) RIGHT OF DRAINAGE 1.84 WIDE (FP 960047)

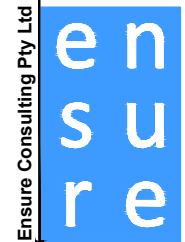


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FOR CONTINUATION SEE SHEET 3

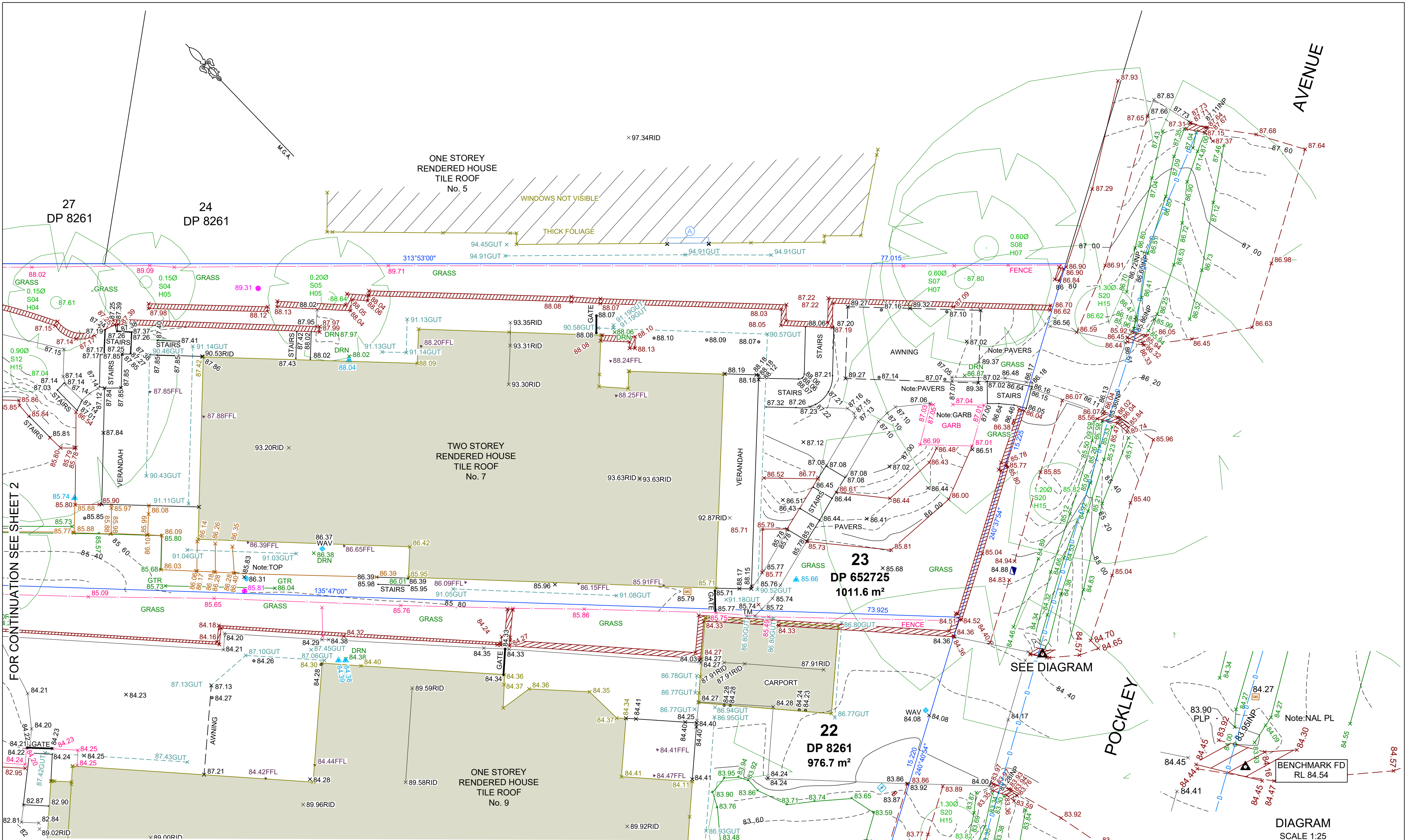
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A	14/12/2024	ORIGINAL ISSUE		M.W.	J.E.	
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7-11 POCKLEY AVENUE ROSEVILLE

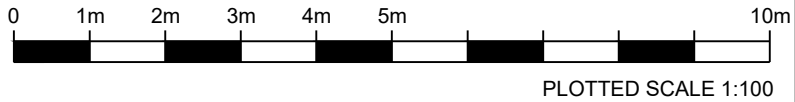
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DRAWING No:
250593 DE-01
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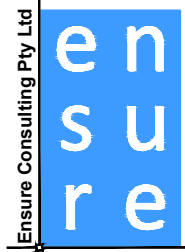
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FOR CONTINUATION SEE SHEET 5

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REV	DATE	REVISIONS			SCALE:	100



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7-11 POCKLEY AVENUE ROSEVILLE

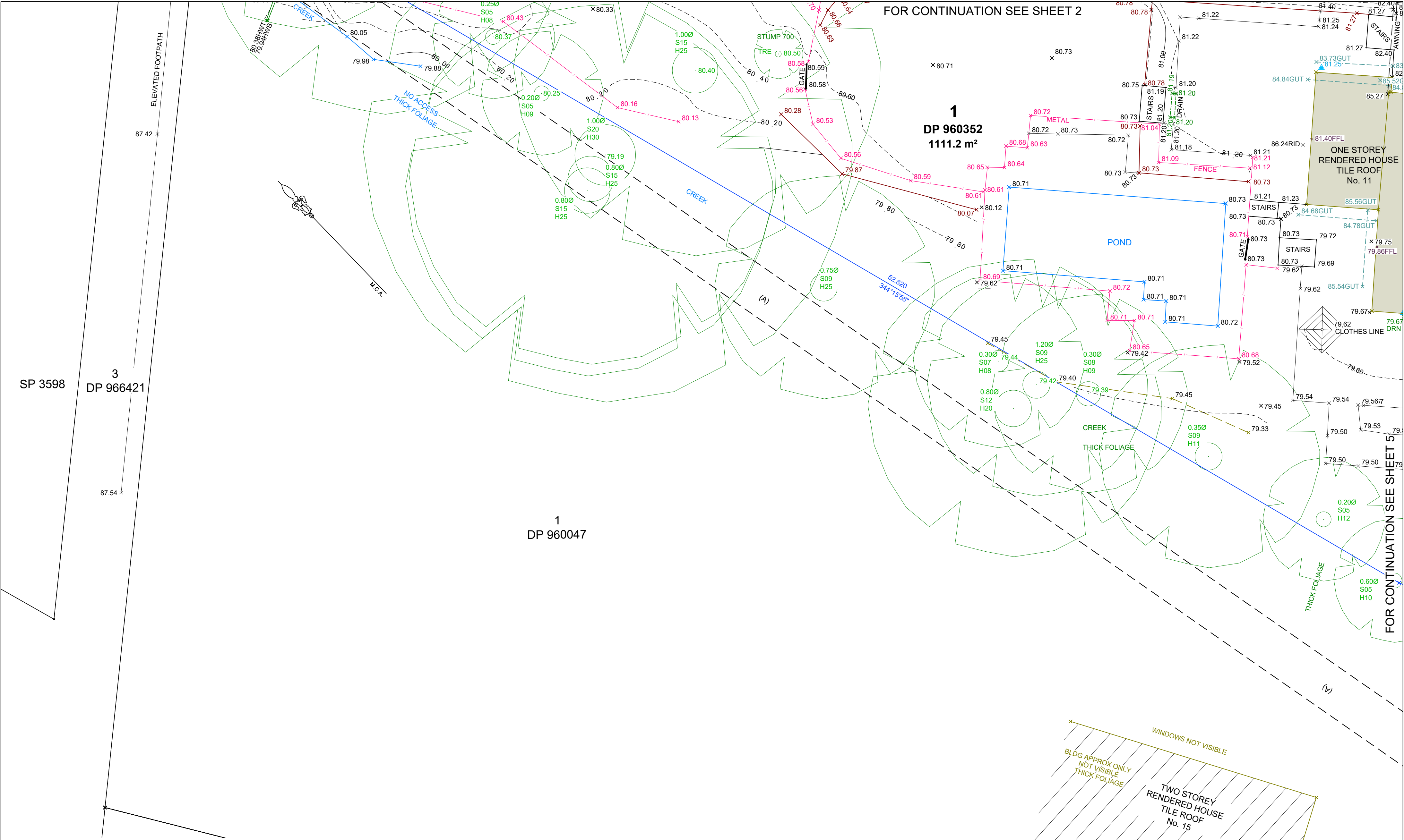
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DATE: 14/12/2024 SHEET 3 OF 5 Rev

DRAWING No:

250593 DE-01

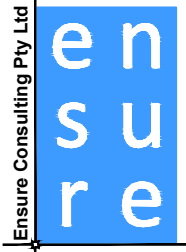
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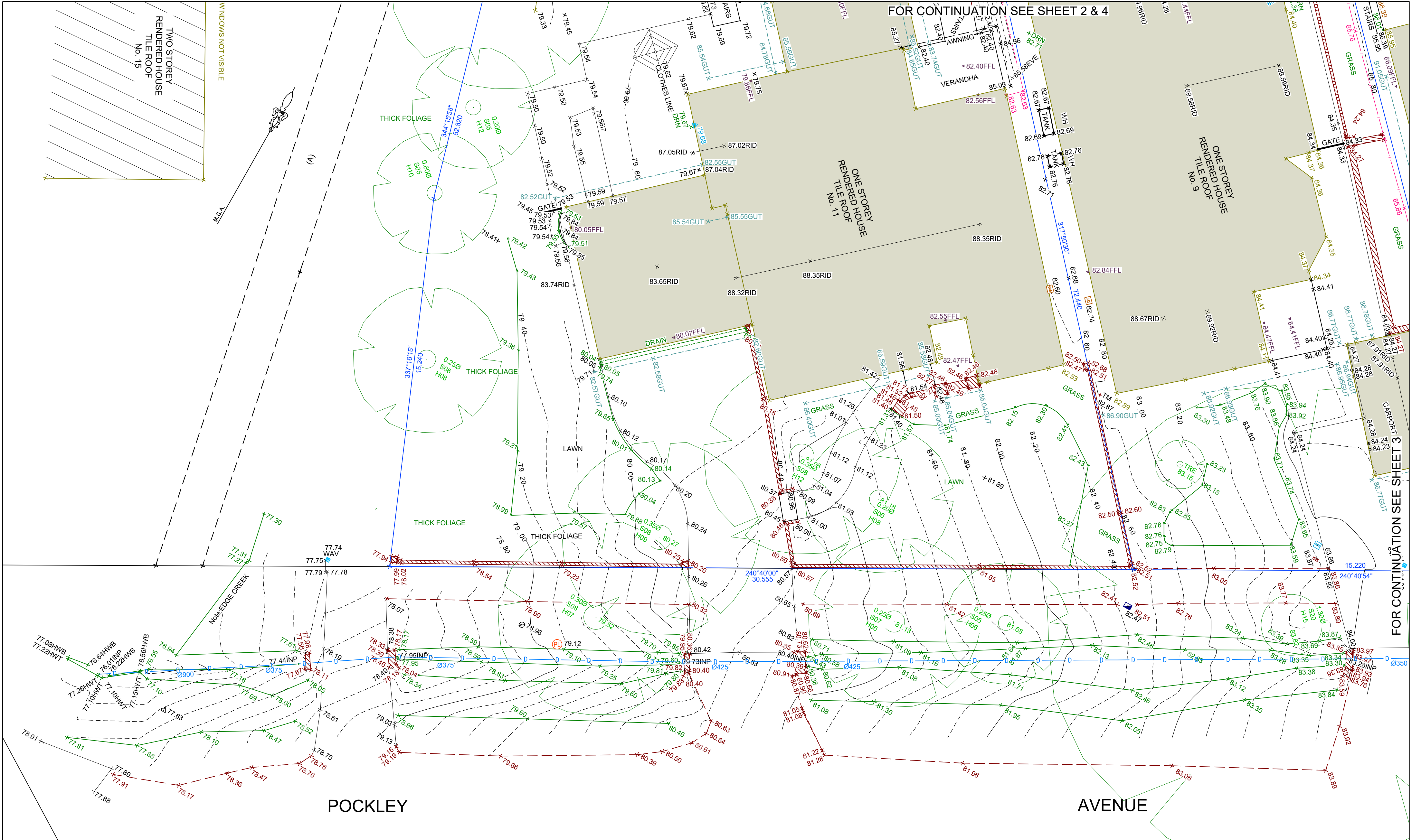
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A	14/12/2024	ORIGINAL ISSUE		M.W.	J.E.		
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Po Box 243, St Leonards NSW 1590
Tel: 02 4210 4143
Email: office@ensureco.com.au

PLAN SHOWING LEVELS, DETAILS
AND CONTOURS OVER LOTS 23 DP 652725,
LOT 22 DP 8261 AND LOT 1 DP 960352
7-11 POCKLEY AVENUE ROSEVILLE

REGISTERED SURVEYOR Ziemowit Tomasz Wierchowski No 8651			
DATE:	14/12/2024	SHEET	4 OF 5
DRAWING No:			
250593 DE-01			A



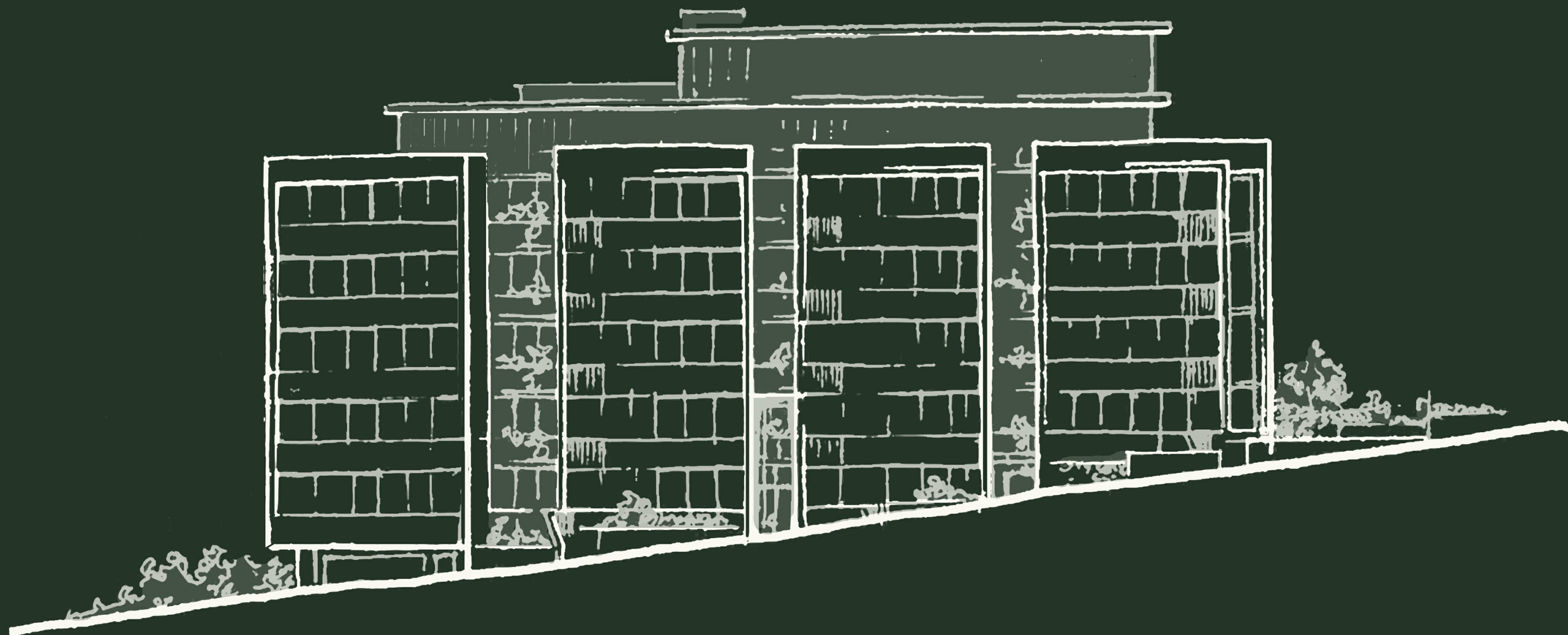
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0 1m 2m 3m 4m 5m 10m
PLOTTED SCALE 1:100

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					CHECKED:	J.E.				DATE: 14/12/2024	SHEET 5 OF 5	Rev	
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REV	DATE	REVISIONS			Drn	Chk	SCALE:	100		A			

Appendix B DEVELOPMENT LAYOUT PLANS



We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country, We acknowledge that sovereignty was never ceded.

POCKLEY AVENUE

7-11 Pockley Avenue

ROSEVILLE NSW

DEVELOPMENT APPLICATION

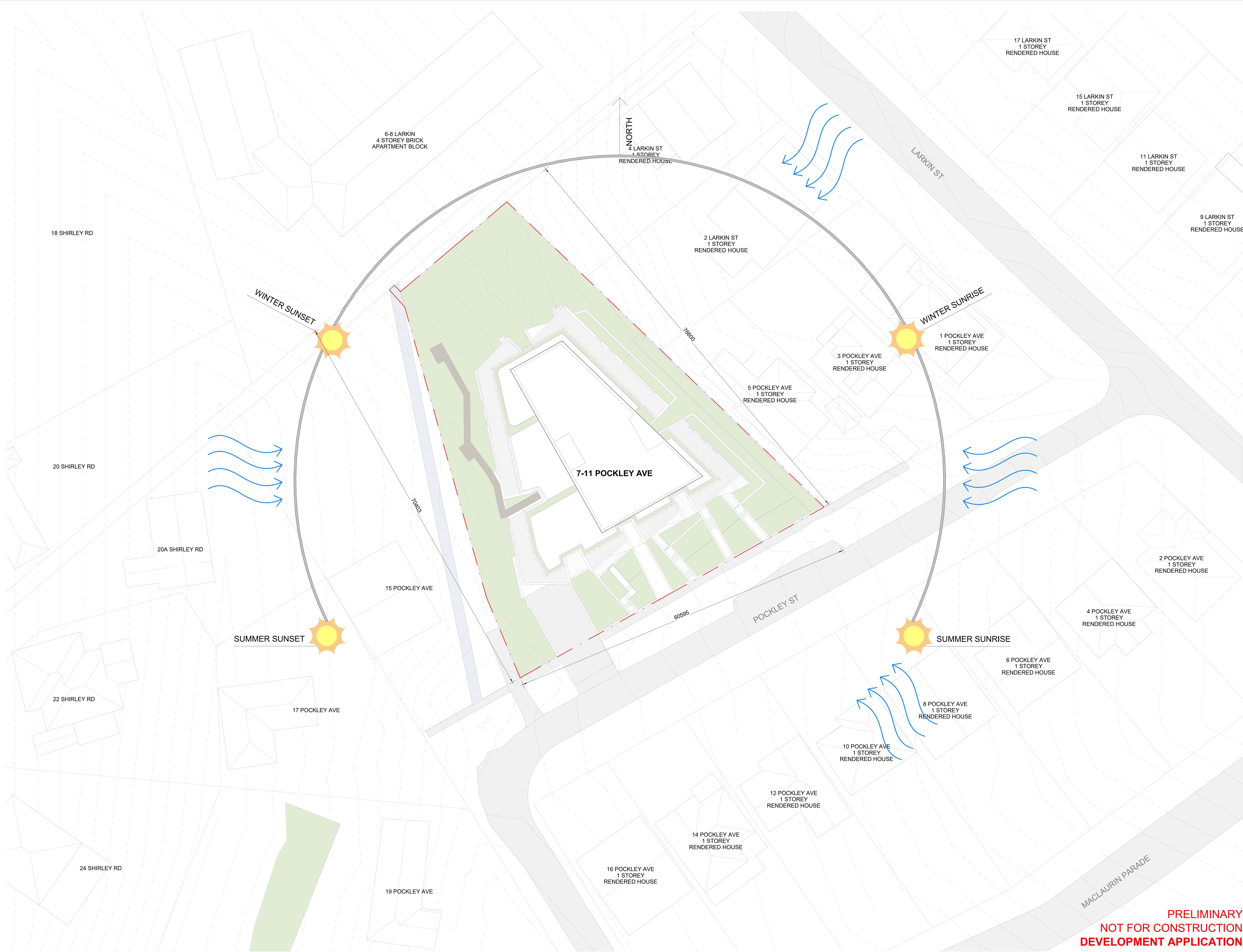
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Woolloomooloo NSW
2011 Australia
t: (02) 8599 3701
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J Alexander-Hatziplis NSW
ARB #10535

Date: 28.02.2025

CONTENT		
SHEET	SHEET NAME	REV
DA.00.01	DEVELOPMENT SUMMARY	A
DA.00.02	SITE ANALYSIS	A
DA.00.03	LOCATION PLAN	A
DA.00.05	SURVEY	A
DA.00.07	ARBORIST ANALYSIS	A
DA.00.08	EXCAVATION PLAN	A
DA.00.09	ENVIRONMENTAL SITE MANAGMENT PLAN	A
DA.01.00	BASEMENT 2	A
DA.01.01	BASEMENT 1	A
DA.01.10	LOWER GROUND	A
DA.01.11	UPPER GROUND	A
DA.01.12	LEVEL 01	A
DA.01.13	LEVEL 02	A
DA.01.14	LEVEL 03	A
DA.01.15	LEVEL 04	A
DA.01.16	LEVEL 05	A
DA.01.17	LEVEL 06	A
DA.01.18	ROOF	A
DA.02.00	NORTH-SOUTH ELEVATIONS	A
DA.02.01	EAST-WEST ELEVATION	A
DA.03.00	SECTIONS	A
DA.05.00	SHADOW DIAGRAMS	A
DA.05.01	SHADOW DIAGRAMS	A
DA.05.10	SOLAR COMPLIANCE DIAGRAMS	A
DA.05.11	SUN EYE VIEW_9AM	A
DA.05.12	SUN EYE VIEW_10AM	A
DA.05.13	SUN EYE VIEW_11AM	A
DA.05.14	SUN EYE VIEW_12PM	A
DA.05.15	SUN EYE VIEW_1PM	A
DA.05.16	SUN EYE VIEW_2PM	A
DA.05.17	SUN EYE VIEW_3PM	A
DA.05.20	CROSS-VENT COMPLIANCE DIAGRAMS	A
DA.05.30	GFA DIAGRAMS	A
DA.05.50	DEEP SOIL AND SITE COVERAGE	A
DA.05.60	COMMUNAL OPEN SPACE	A
DA.05.70	STORAGE	A
DA.05.71	STORAGE	A
DA.05.80	HEIGHT PLANE DIAGRAM	A
DA.07.00	LIVABLE UNIT PLANS	A



Document Notes			
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.			
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REV	DATE	DESCRIPTION	APP
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ARCHITECT:
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Level 5, 146 William Street, WOLLONGONG, NSW 2511
T | 01 431 888 824 F | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au

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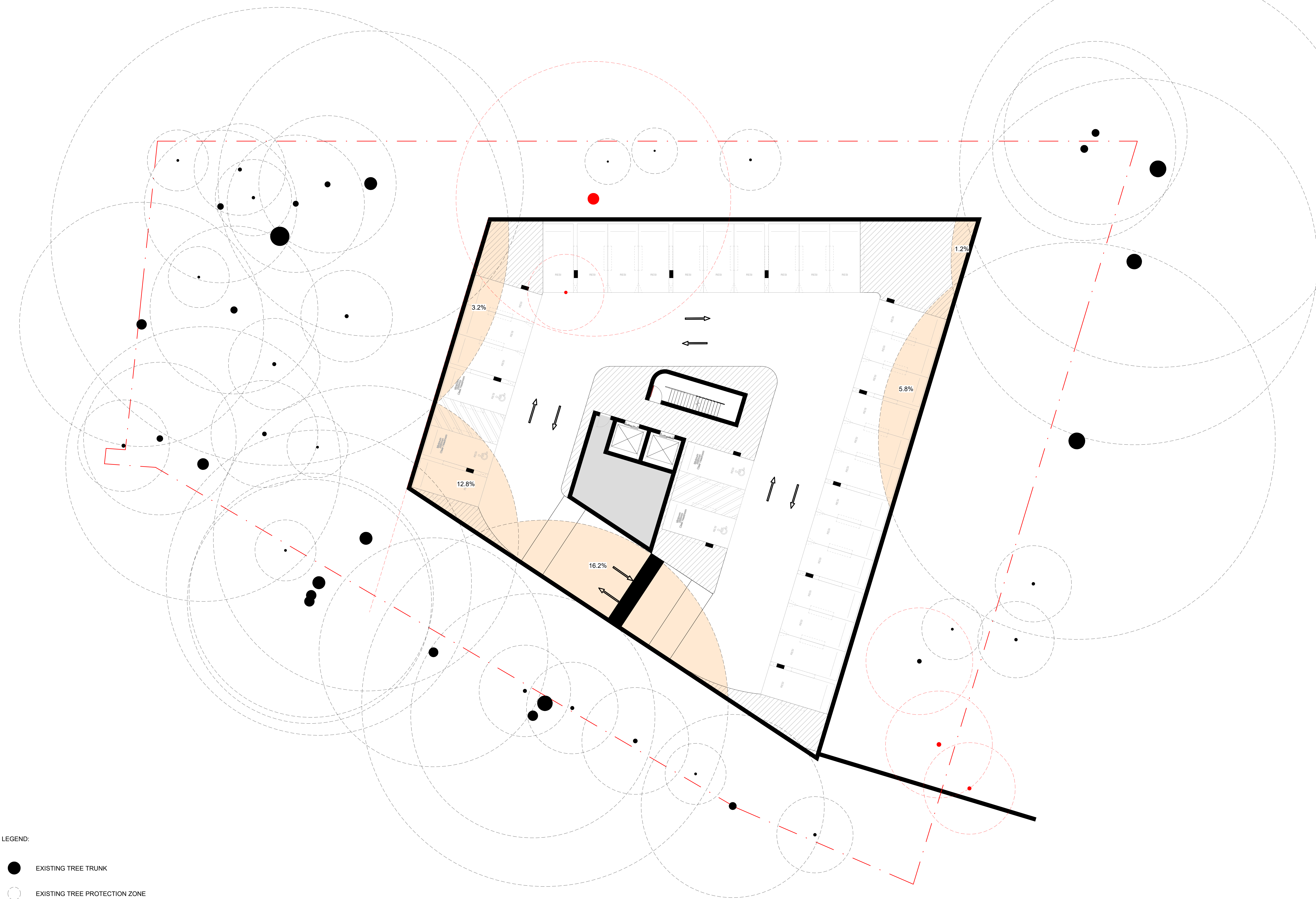
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#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SITE ANALYSIS

SHEET NUMBER:
DA.00.02
DATE: 27/03/2025

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- LEGEND:
- EXISTING TREE TRUNK
 - EXISTING TREE PROTECTION ZONE
 - TREE TO BE REMOVED
 - TREE TO BE REMOVED PROTECTION ZONE
 - TPZ ENCROACHMENT

CLIENT:
Primo Real Estate

ARCHITECT:
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STUDIO
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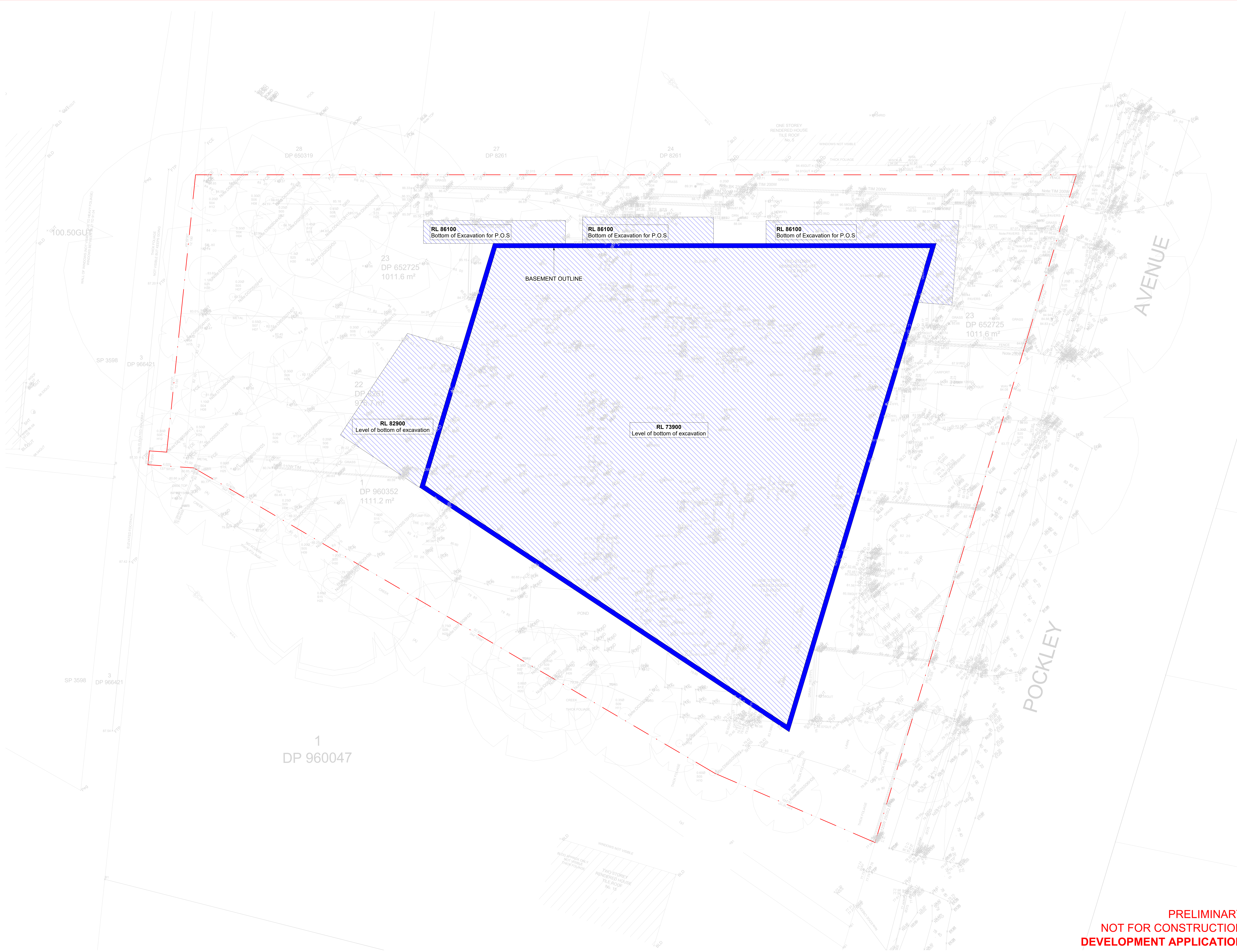
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PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
ARBORIST ANALYSIS

SHEET NUMBER:
DA.00.07
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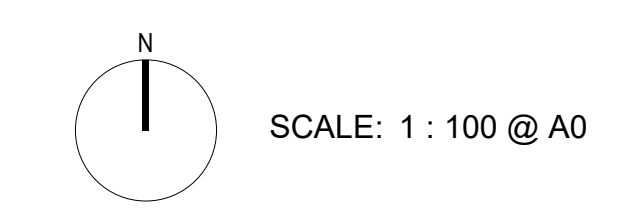
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W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW

DRAWING TITLE:
EXCAVATION PLAN

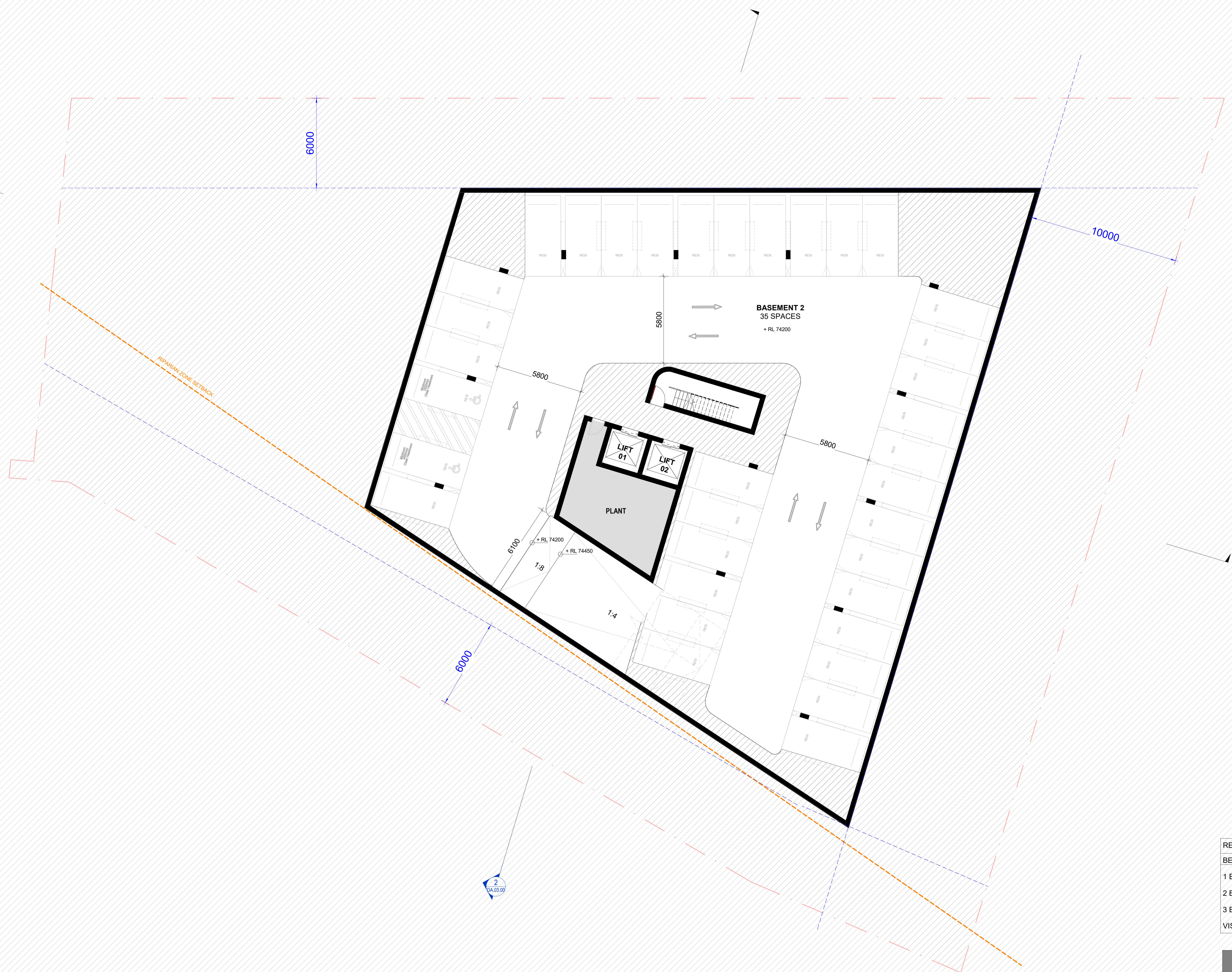
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DA.00.08

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REQUIRED PARKING CALCULATIONS			
BEDS	UNITS	PARKING	TOTAL
1 BED	2	1	2
2 BED	15	1.25	18.75
3 BED+	25	2	50
VISITOR	42	0.25	10.5
			82

PARKING SCHEDULE	
TYPE	COUNT
Residential Accessible Car Space (5400 x 2400)	9
Residential Car Space (5400 x 2400)	64
Visitor Adaptable Car Space (5400 x 2400)	1
Visitor Car Space (5400 x 2400)	10
	84

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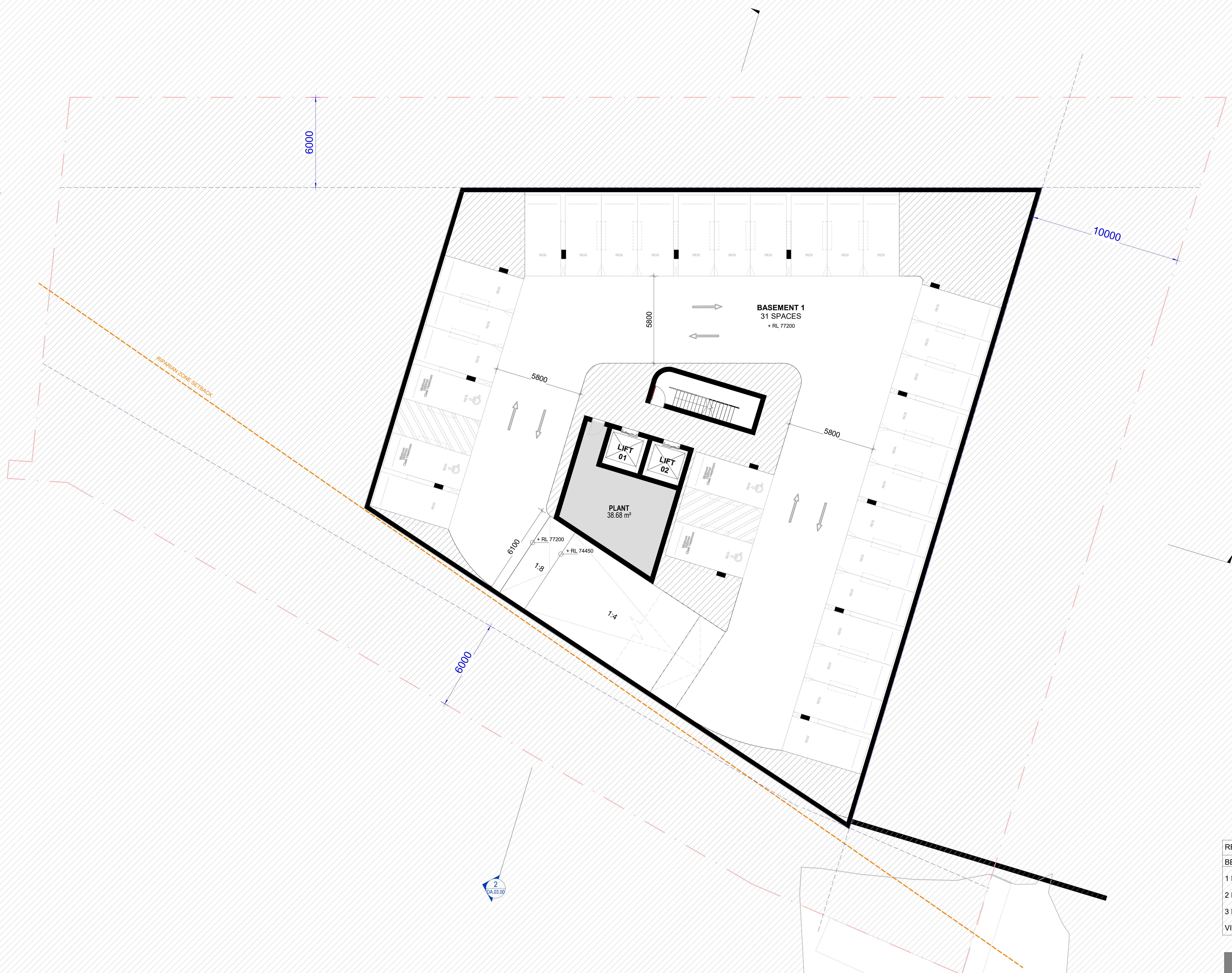
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W www.PlaceStudio.com.au E Studio@PlaceStudio.com.au

N
SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
BASEMENT 2

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PRELIMINARY
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DEVELOPMENT APPLICATION

CLIENT:
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ARCHITECT:
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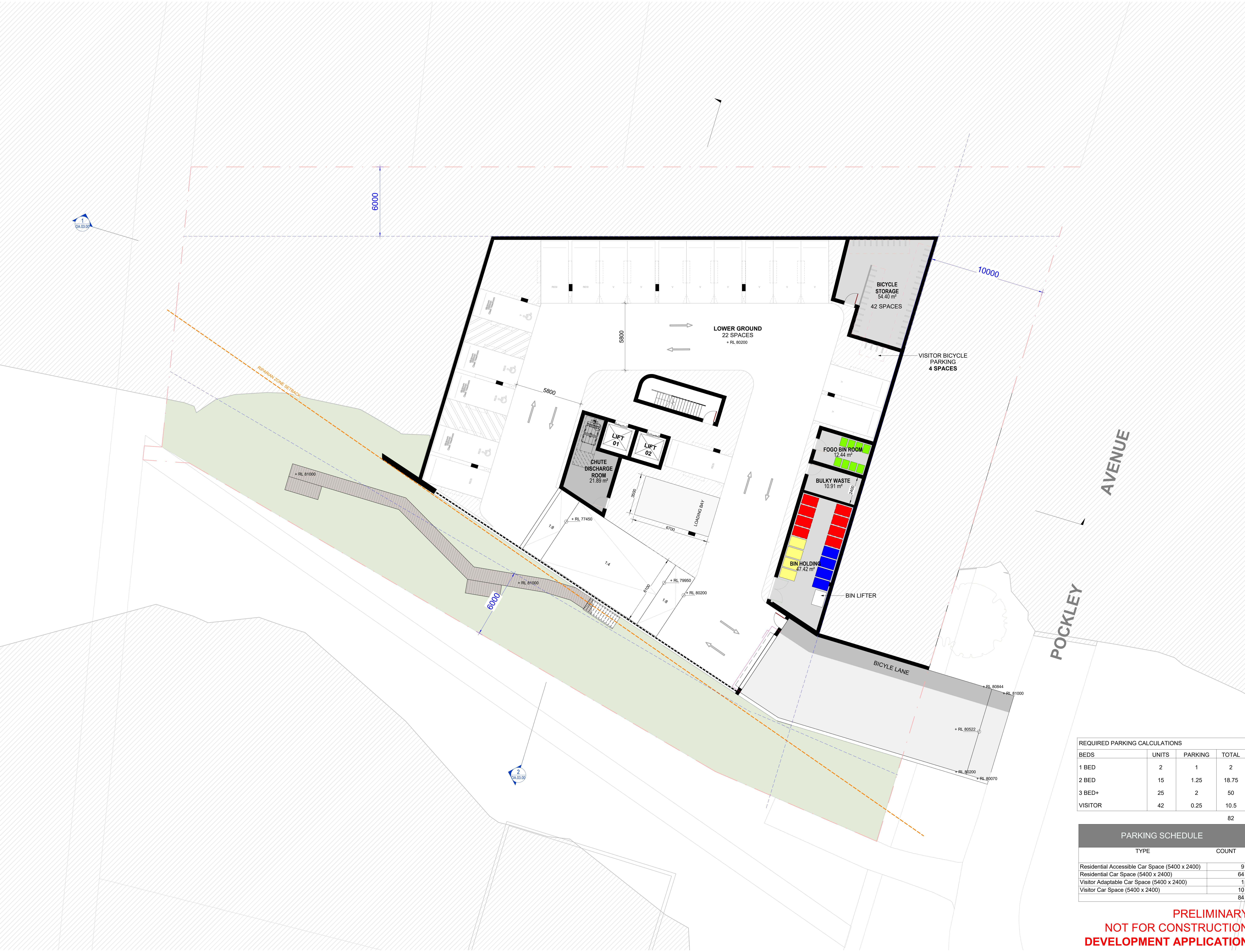
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PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
BASEMENT 1

SHEET NUMBER:
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DATE: 27/03/2025
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ARCHITECT:
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PLACE STUDIO AU PTY LTD
LEVEL 1, 100 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2011
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N
SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LOWER GROUND

SHEET NUMBER:
DA.01.10
DATE: 27/03/2025
DRAWN BY: [Signature]
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27/03/2025 1:28:04 PM

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

AVENUE

POCKLEY

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
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SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
UPPER GROUND

SHEET NUMBER:
DA.01.11
DATE: 27/03/2025

REV: **A**
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6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

AVENUE

POCKLEY

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
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SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 01

SHEET NUMBER:
DA.01.12
DATE: 27/03/2025

REV:
A

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6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

AVENUE

POCKLEY

CLIENT:
Primo Real Estate

ARCHITECT:
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N
SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 02

SHEET NUMBER:
DA.01.13
DATE: 27/03/2025
REV: **A**

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DEVELOPMENT APPLICATION**

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

POCKLEY
AVENUE

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
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SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 06

SHEET NUMBER:
DA.01.17
DATE: 27/03/2025

REV:
A
DRAWN BY: J.A.

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27/03/2025 1:00:21 PM

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

THE RIFLEWAY - ELEVATED WALKWAY

RIPARIAN ZONE SETBACK

9000

10000

9000

• RL 105600

• RL 106700

CLIENT:
Primo Real Estate

ARCHITECT:
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N
SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
ROOF

SHEET NUMBER:
DA.01.18
DATE: 27/03/2025

REV:
A
DRAWN BY: J.A.

**PRELIMINARY
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DEVELOPMENT APPLICATION**



CLIENT:
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ARCHITECT:
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PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_10AM

SHEET NUMBER:
DA.05.12
DATE: 27/03/2025
REV: **A**

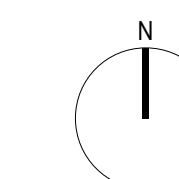
**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



CLIENT:
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ARCHITECT:
PLACE
STUDIO
S T U D I O

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SCALE: @ A0

PROJECT:
#2021079
Pockley Avenue

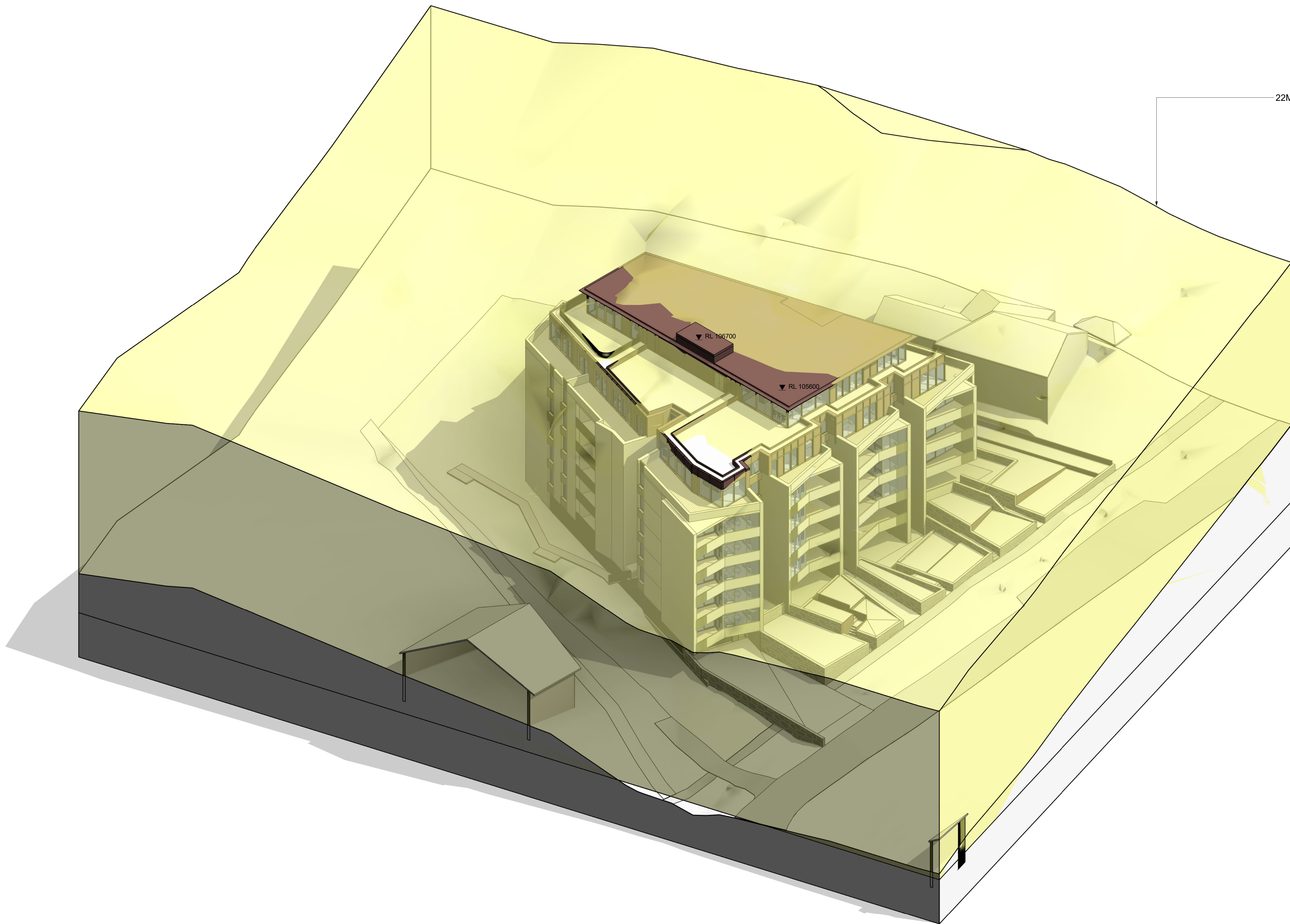
7-11 Pockley Avenue
Roseville NSW

DRAWING TITLE:
SUN EYE VIEW_11AM

SHEET NUMBER:
DA.05.13
DATE: 27/03/2025

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Document Notes		
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.		
Construction: Use fix and dimensions in reference to level dimensions. Drawings made to larger scale and those showing particular parts of the work shall indicate the scale. Drawings shall be made to the general principles of work to be carried out in accordance with the relevant standards and codes of practice.		
A is to confirm to relevant Australian Standards and Codes together with all applicable requirements and Regulations.		
REV	DATE	DESCRIPTION
A	27/03/2025	DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
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PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
HEIGHT PLANE DIAGRAM

SHEET NUMBER:
DA.05.80
DATE: 27/03/2025

REV:
A

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