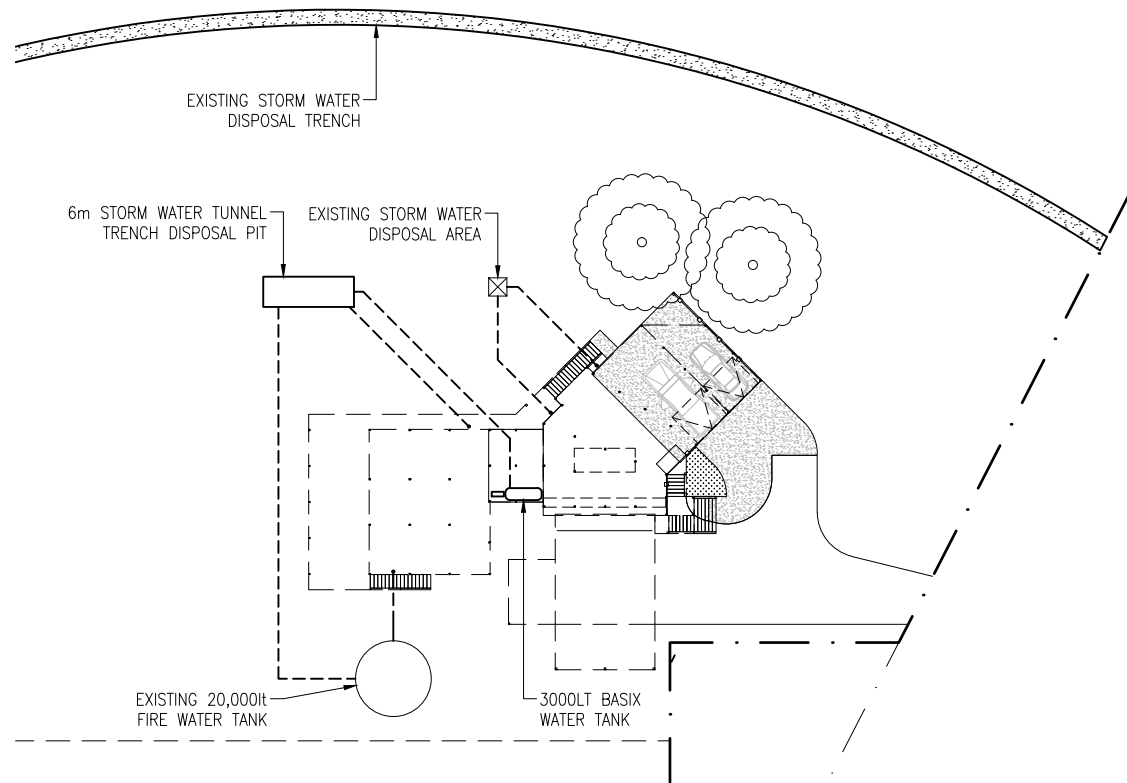
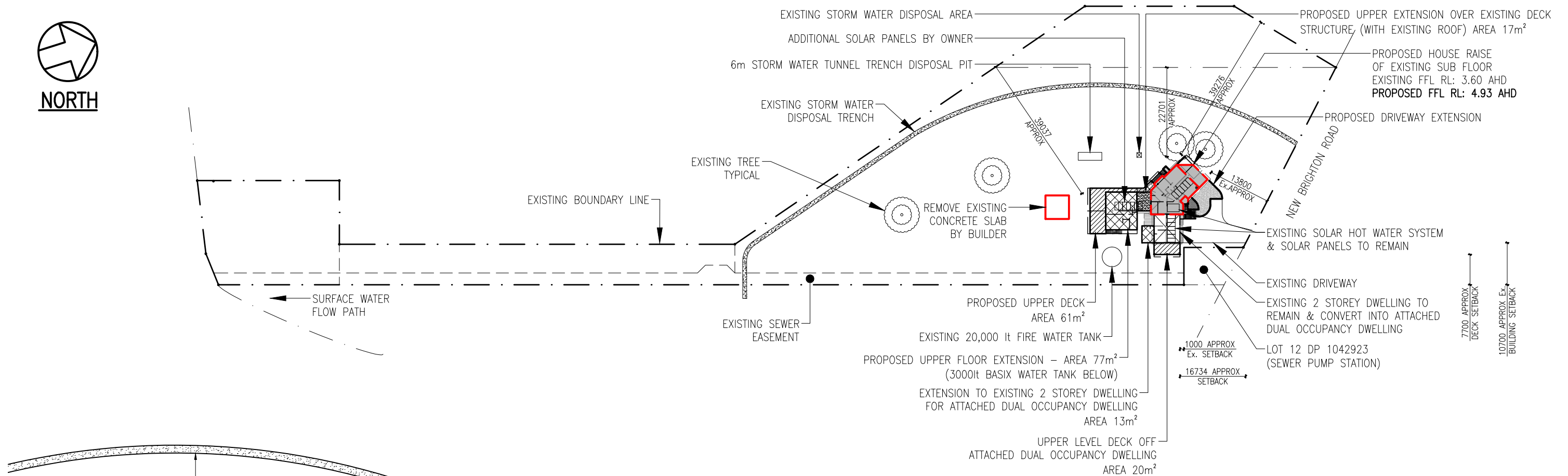


NORTH



PROPOSED STORM WATER PLAN

SCALE 1:500

PROPERTY INFORMATION

LOT Number:- LOT 101/DP 1092892
Land Area: 8901m²

EXISTING PROPERTY AREAS

SUB FLOOR (TO BE RAISED) = 101m²
UPPER FLOOR = 45m²
GARAGE = 45m²
LAUNDRY = 8m²
DECKS = 33m²

PROPOSED PROPERTY AREAS

UPPER FLOOR HABITABLE AREA = 191m²
UPPER FLOOR DECK AREA = 88m²
(AFTER HOUSE RAISE & EXTENSION)
EXISTING UPPER FLOOR = 45m²
EXISTING GARAGE = 45m²
EXISTING LAUNDRY = 8m²

SITE PLAN

SCALE 1:1000

HOUSE RAISE NOTES

FINAL AERIAL POSITION TO BE AS PER EXISTING PLAN (SIDE, FRONT & REAR BOUNDARY OFFSETS TO REMAIN)

RAISE:-

1330mm TO ACHIEVE UPPER FLOOR RL. 4.93 AHD

DEMOLITION (PRIOR TO THE ABOVE):-

- ALL EXISTING STAIRS TO BE DEMOLISHED
- ALL EXISTING WALLS/SLABS/COLUMNS ETC. BELOW EXISTING HOUSE TO BE DEMOLISHED UNLESS NOTED OTHERWISE - REFER PLAN

BUILDER/OWNER NOTES:-

- WATER METER TO BE UPGRADED
- ELECTRIC METER TO BE UPGRADED
- NEW HOT WATER SYSTEM FOR EXTENSION TO BE INSTALLED (LOCATION TO BE CONFIRMED BY BUILDER/CONTRACTOR)
- 5000L WATER TANK TO BE INSTALLED (LOCATION TO BE CONFIRMED BY BUILDER/CONTRACTOR)
- ALL INTERNAL WALL LININGS TO BE 10mm PLASTER BOARD WITH SQUARE SET FINISH
- ALL INTERNAL SKIRTING BOARDS & ARCHITRAVES TO MATCH EXISTING
- ALL MATERIALS FOR BAL RATING 29
- ALL EXTERNAL CLADDING TO MATCH EXISTING (or BAL RATING 29 EQUIVALENT)
- ALL EXPOSED STEELWORK TO BE H.D.G.

REFER SHEET 3.1 FOR PROPOSED BUILDING WORKS NOTES & DOOR/WINDOW SCHEDULES

No.	Date	Issue	Scale:
DA	21.08.2023	DESIGN APPROVAL ISSUE (DA)	1:100 U.N.O.
			Designed: DCDS
			Drafted: DC
			Date: NOV 2022
			PAGE SIZE: A3

Sheet:
Project:
Location:
Client:

SITE PLAN & STORM WATER PLAN
ALTERATION AND ADDITIONS
TO EXISTING DWELLING FOR AN ATTACHED DUAL OCCUPANCY
177 NEW BRIGHTON ROAD, OCEAN SHORES (LOT 101/DP 1092892)
LUTZ BENDIG

LB	1.0
Job No.	Sheet No.
	DA
	Revision