

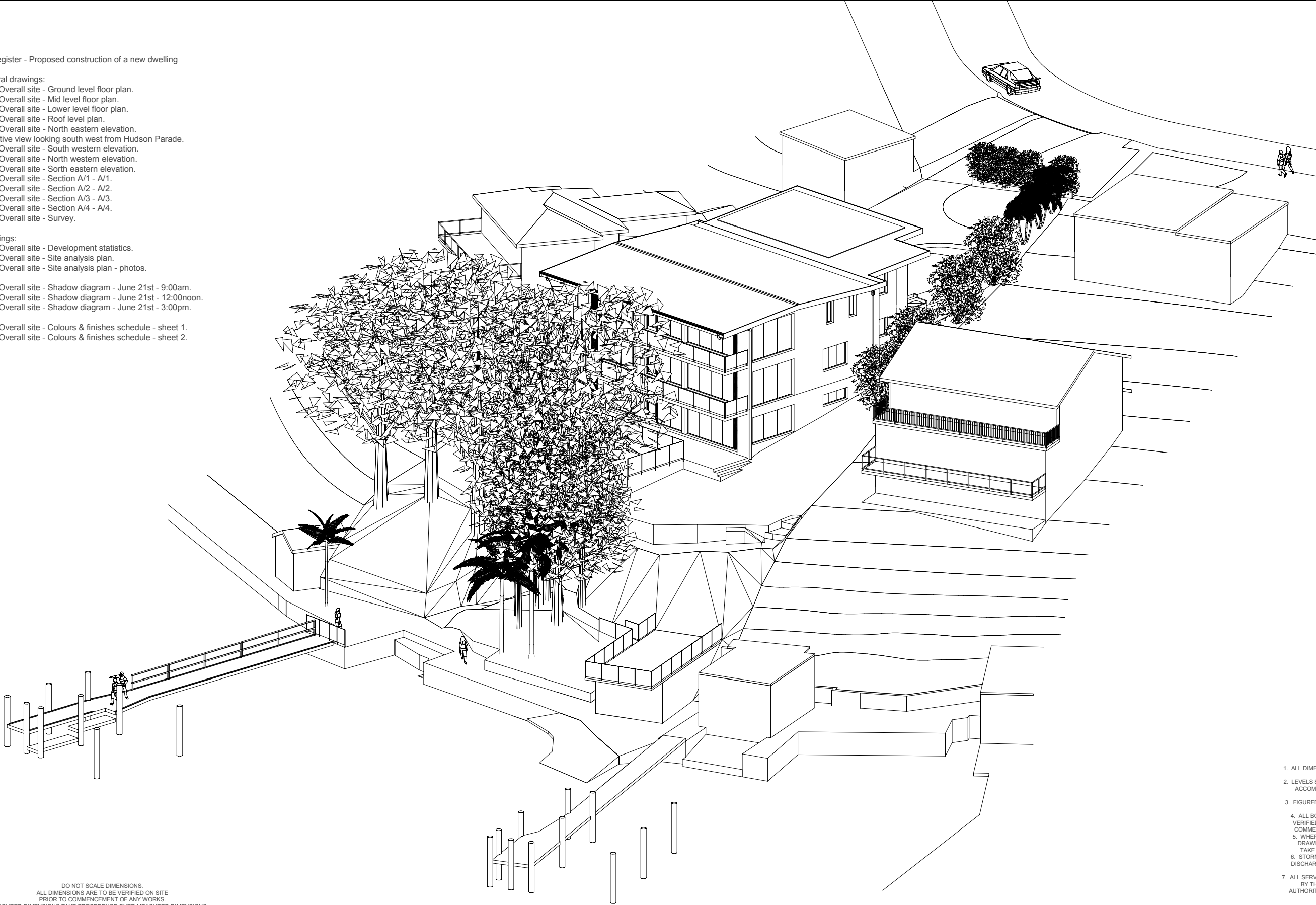
Drawing register - Proposed construction of a new dwelling

Architectural drawings:  
DA. 001 - Overall site - Ground level floor plan.  
DA. 002 - Overall site - Mid level floor plan.  
DA. 003 - Overall site - Lower level floor plan.  
DA. 004 - Overall site - Roof level plan.  
DA. 005 - Overall site - North eastern elevation.  
& Perspective view looking south west from Hudson Parade.  
DA. 006 - Overall site - South western elevation.  
DA. 007 - Overall site - North western elevation.  
DA. 008 - Overall site - South eastern elevation.  
DA. 009 - Overall site - Section A/1 - A/1.  
DA. 010 - Overall site - Section A/2 - A/2.  
DA. 011 - Overall site - Section A/3 - A/3.  
DA. 012 - Overall site - Section A/4 - A/4.  
DA. 013 - Overall site - Survey.

Data drawings:  
DA. 100 - Overall site - Development statistics.  
DA. 101 - Overall site - Site analysis plan.  
DA. 102 - Overall site - Site analysis plan - photos.

DA. 200 - Overall site - Shadow diagram - June 21st - 9:00am.  
DA. 201 - Overall site - Shadow diagram - June 21st - 12:00noon.  
DA. 202 - Overall site - Shadow diagram - June 21st - 3:00pm.

DA. 300 - Overall site - Colours & finishes schedule - sheet 1.  
DA. 301 - Overall site - Colours & finishes schedule - sheet 2.



DO NOT SCALE DIMENSIONS.  
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PRIOR TO COMMENCEMENT OF ANY WORKS.  
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AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

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Scale: Birds eye view @ A3

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Proposed construction of a new dwelling  
Overall site - Cover sheet - Birds eye view

- General Notes:
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  2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
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SURVEY

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55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

DOCUMENTATION

**RJP** Design  
ARCHITECTURAL DESIGN SOLUTIONS

Wibsona Pty Ltd trading as RJP Design  
PO Box 186 Pymble B/C 2073 NSW  
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ACN: 002 429 236  
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P: 0403 896 502

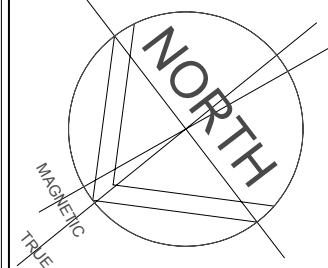
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B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

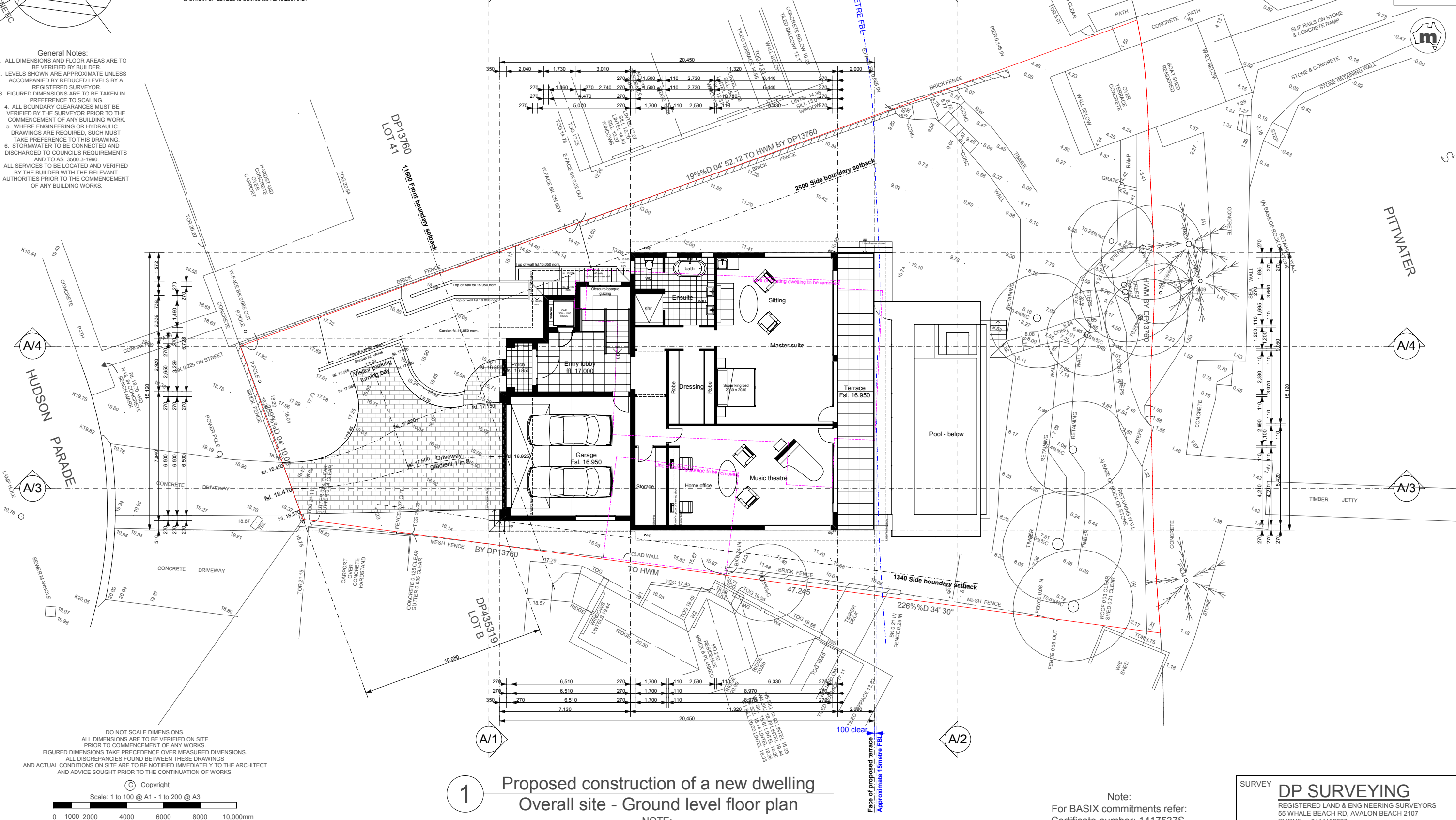
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
Birds eye view	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.			REV.
J and V	DA. 000			B



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 3. BOUNDARY IDENTIFICATION AND DETAIL PLAN BY DAVID PARSONS.  
 4. REGISTERED SURVEYOR NO. SJ001619. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.  
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1

## Proposed construction of a new dwelling Overall site - Ground level floor plan

NOTE:

FOR DETAILS OF MATERIALS &amp; COLOURS REFER TO DRG. DA. 300 &amp; DA. 301

Note:

For BASIX commitments refer:  
Certificate number: 1417537S

For details refer to drawings DA. 011 &amp; DA. 012

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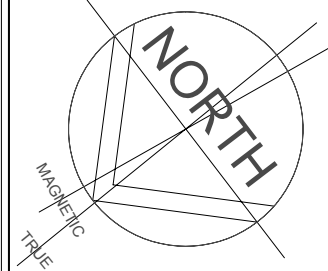
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CLIENT	NAME
Mr. V. & Mrs. J. Micallef	

PROJECT	DESCRIPTION
PROPOSED CONSTRUCTION OF A NEW DWELLING	

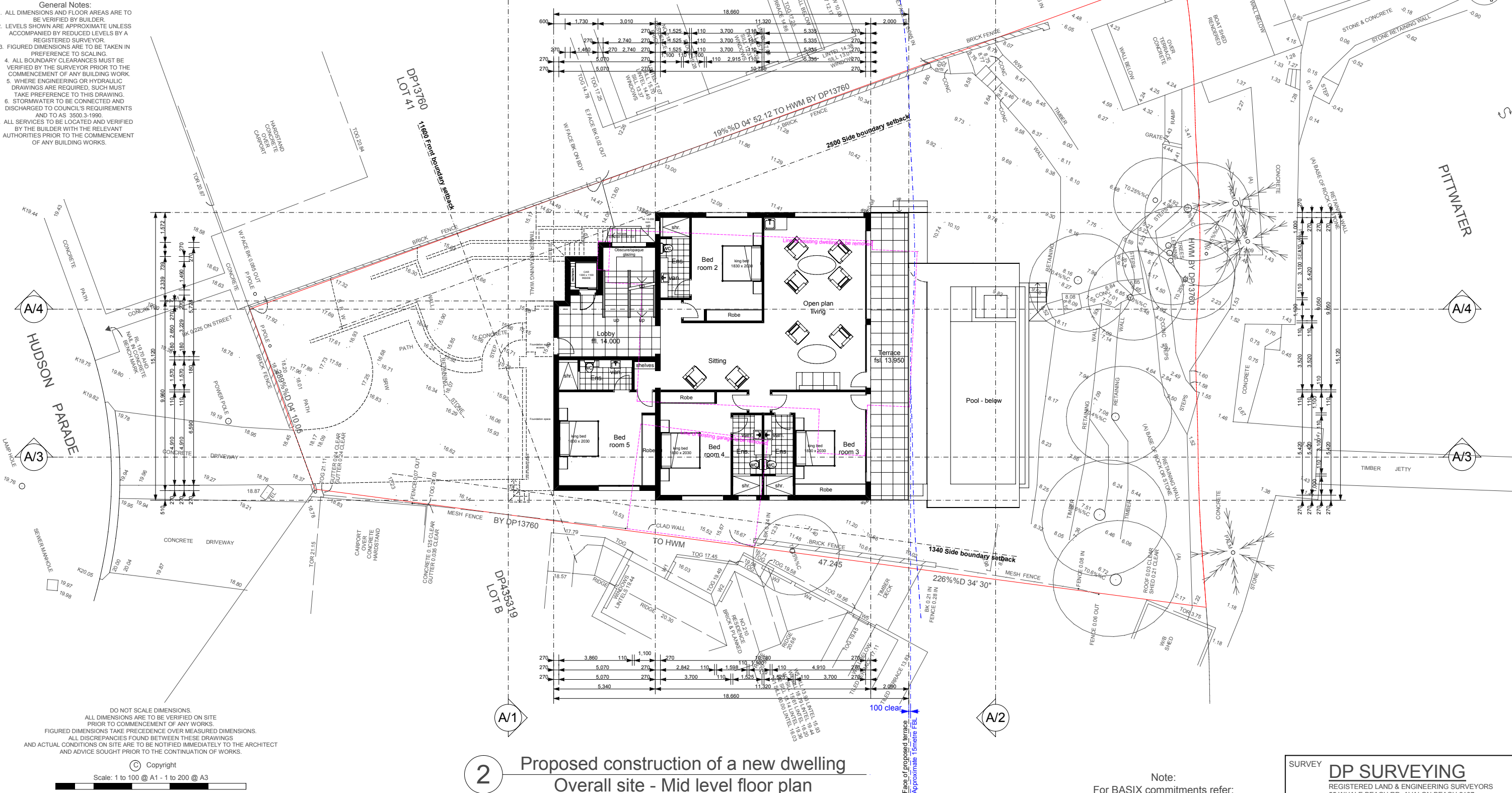
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.		REV.	
J and V	DA. 001		B	



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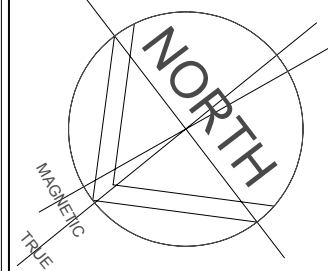
## 2 Proposed construction of a new dwelling Overall site - Mid level floor plan

NOTE:  
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Note:  
For BASIX commitments refer:  
Certificate number: 1417537S  
For details refer to drawings DA. 011 & DA. 012

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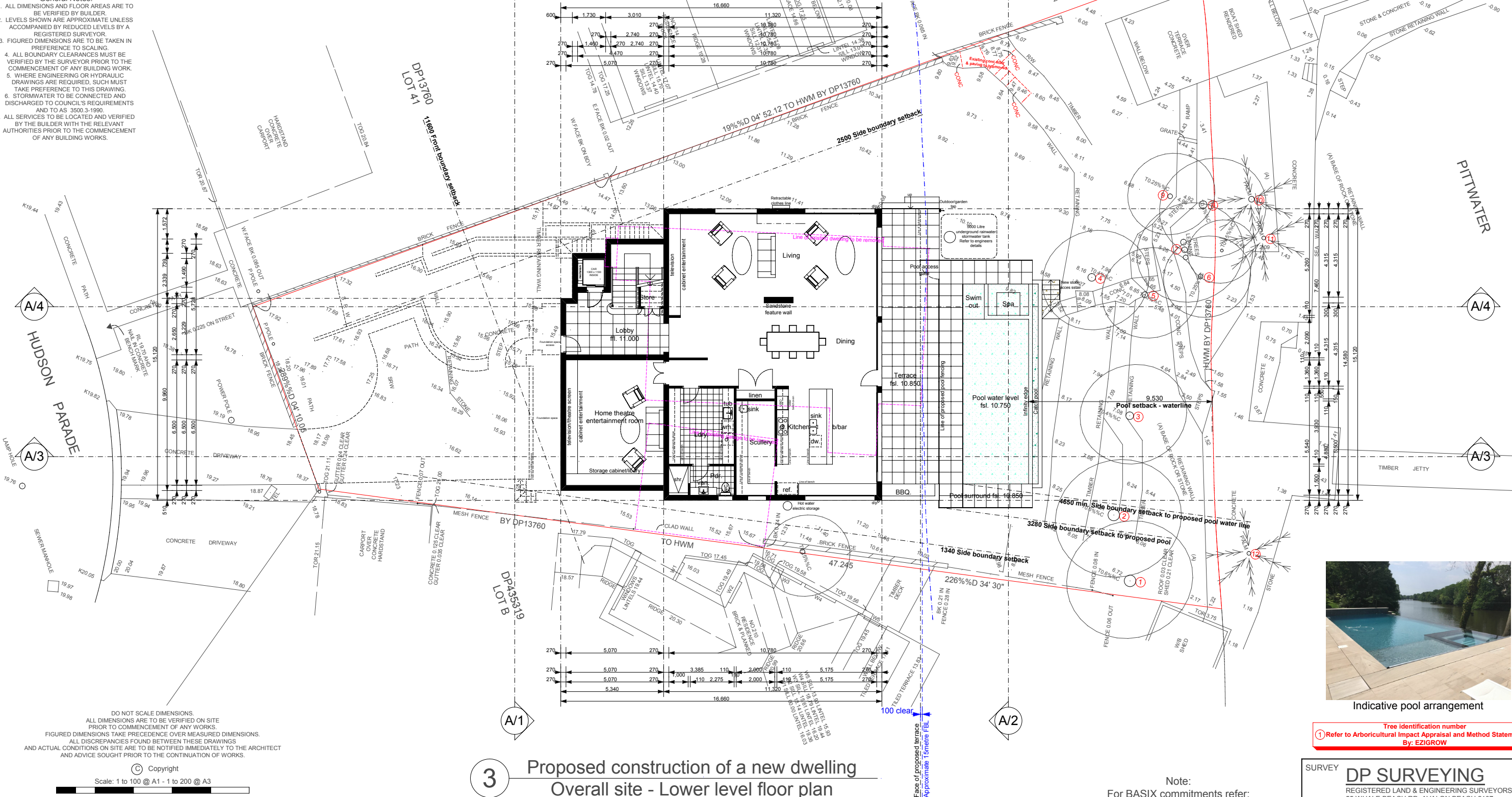
ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	SCALE 1 to 100 @ A1 1 to 200 @ A3 JOB J and V
ISSUED FOR OWNERS APPROVAL				DRAWN R.P. CHECKED R.B. APPROVED J.E.A. DATE AUGUST 2023 REV. B
DATE				



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Indicative pool arrangement

Tree identification number  
 ① Refer to Arboricultural Impact Appraisal and Method Statement  
 By: EZIGROW

### 3 Proposed construction of a new dwelling Overall site - Lower level floor plan

NOTE:  
 FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301

Note:  
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 DATE : 29 APRIL, 2022  
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DOCUMENTATION  
**RJP Design**  
 ARCHITECTURAL DESIGN SOLUTIONS  
 Wisboma Pty Ltd trading as RJP Design  
 PO Box 186 Pymble B/C 2073 NSW  
 ABN: 71 002 429 236  
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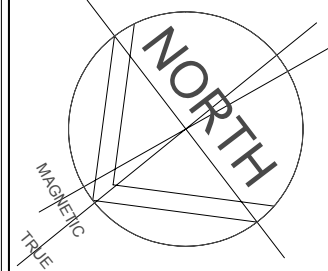
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CLIENT	PROJECT
Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE	SCALE	DRAWN	CHECKED	APPROVED	DATE
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
J and V			DWG NO. DA. 003	REV. B	

SITE	SCALE	DRAWN	CHECKED	APPROVED	DATE
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
J and V			DWG NO. DA. 003	REV. B	

A3



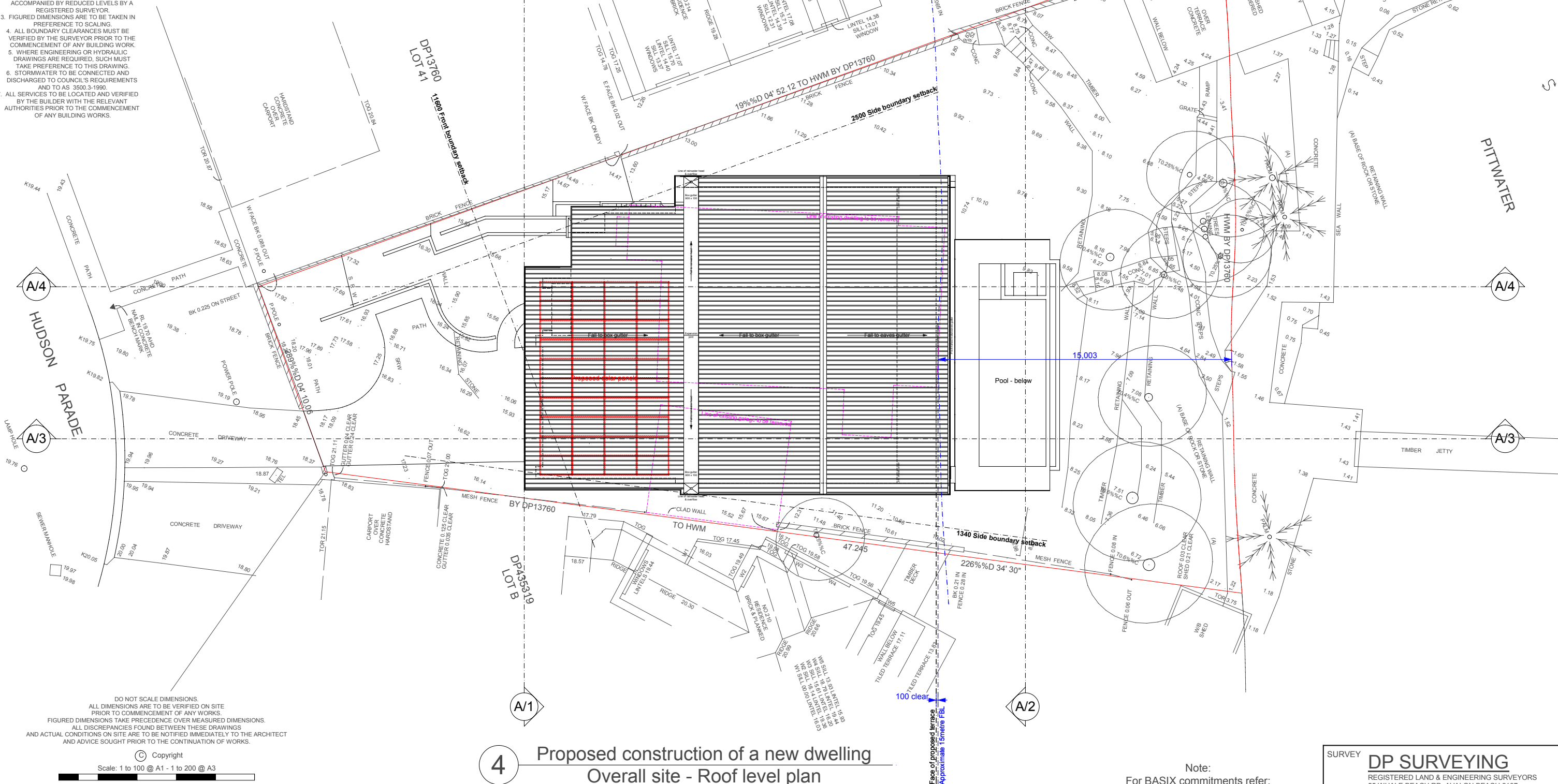
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PITTWATER



4

## Proposed construction of a new dwelling Overall site - Roof level plan

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Note:

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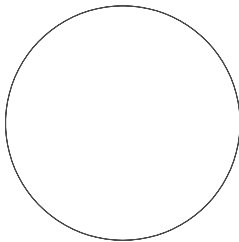
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CLIENT	Mr. V. & Mrs. J. Micallef
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PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
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SITE	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE	1 to 100 @ A1 1 to 200 @ A3
DRAWN	R.P.
CHECKED	R.B.
APPROVED	J.E.A.
DATE	AUGUST 2023
JOB	J and V
DWG NO.	DA. 004
REV.	B

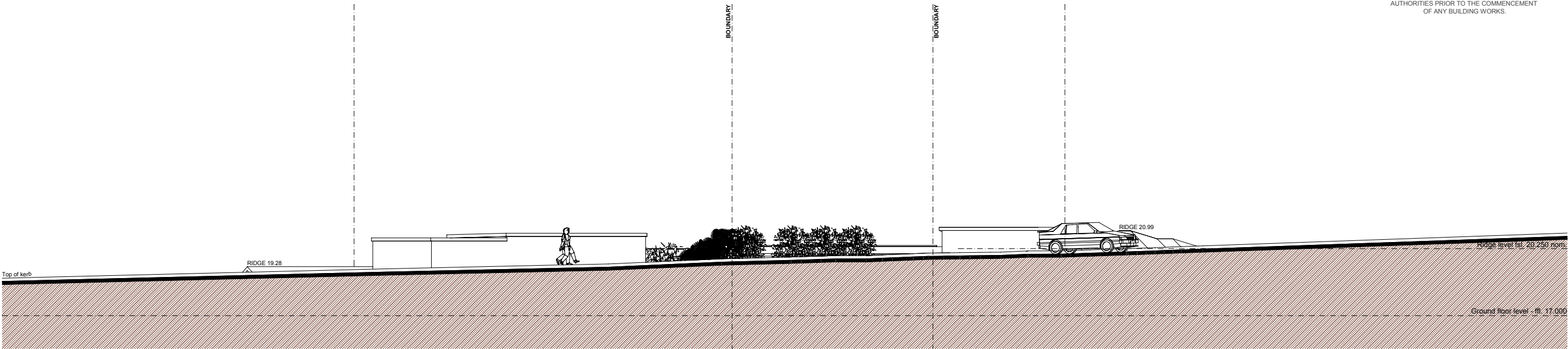


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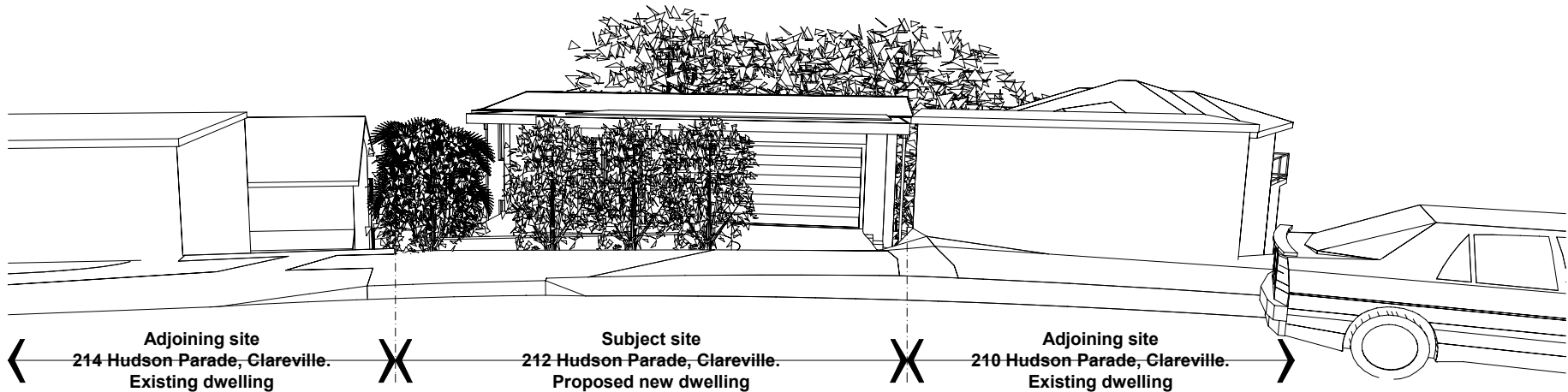
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DIAL 1100  
BEFORE YOU DIG



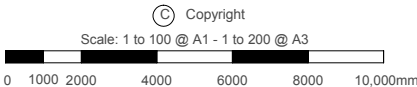
5 Proposed construction of a new dwelling  
Overall site - North eastern elevation.



5 Proposed construction of a new dwelling  
Overall site - Perspective view  
Looking south west from Hudson Parade

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55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

REV	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

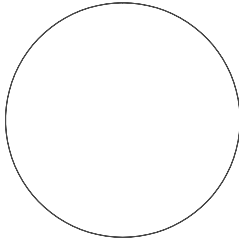
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.		REV.	
J and V	DA. 005		B	

DOCUMENTATION

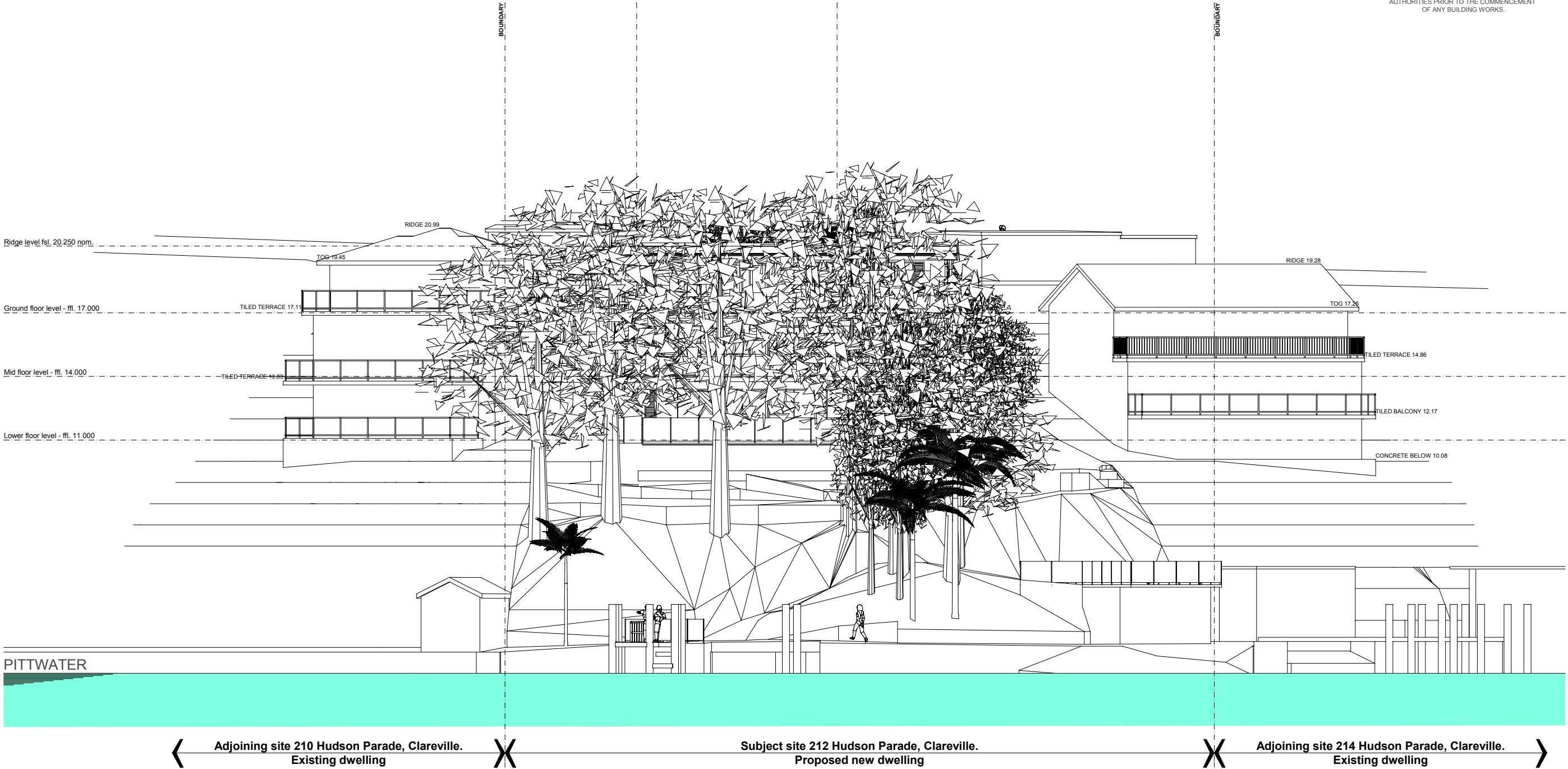
**RJP Design** ARCHITECTURAL DESIGN SOLUTIONS

Wbsoma Pty Ltd trading as RJP Design  
PO Box 186 Pymble B/C 2073 NSW  
ABN: 71 002 429 236  
ACN: 002 429 236  
E: bob@rjpdesign.com.au  
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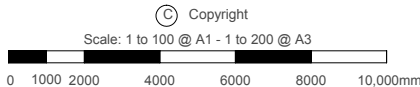


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## 6 Proposed construction of a new dwelling Overall site - South western elevation

NOTE:  
FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301

Note:  
For BASIX commitments refer:  
Certificate number: 1417537S  
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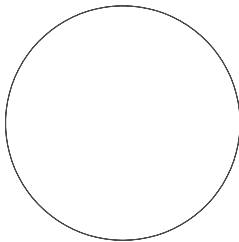
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PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

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SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB		DWG NO.		REV.
J and V		DA. 006		B

DOCUMENTATION
<b>RJP Design</b> ARCHITECTURAL DESIGN SOLUTIONS Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502



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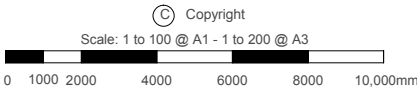
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## 7 Proposed construction of a new dwelling Overall site - North western elevation

NOTE:  
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Note:  
For BASIX commitments refer:  
Certificate number: 1417537S  
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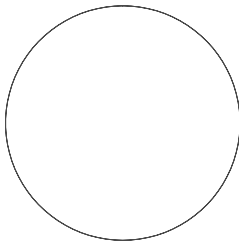
ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE
1 to 100 @ A1 1 to 200 @ A3
DRAWN
R.P.
CHECKED
R.B.
APPROVED
J.E.A.
DATE
AUGUST 2023
JOB
J and V
DWG NO.
DA. 007
REV.
B

DOCUMENTATION
<b>RJP</b> Design ARCHITECTURAL DESIGN SOLUTIONS
Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502



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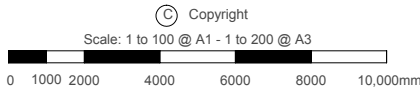
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## 8 Proposed construction of a new dwelling Overall site - South eastern elevation.

NOTE:  
FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301

Note:  
For BASIX commitments refer:  
Certificate number: 1417537S  
For details refer to drawings DA. 011 & DA. 012

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55 WHALE BEACH RD, AVALON BEACH 2107  
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DATE : 29 APRIL, 2022  
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REV	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	01/08/23

ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
DATE	01/08/23

CLIENT	Mr. V. & Mrs. J. Micallef
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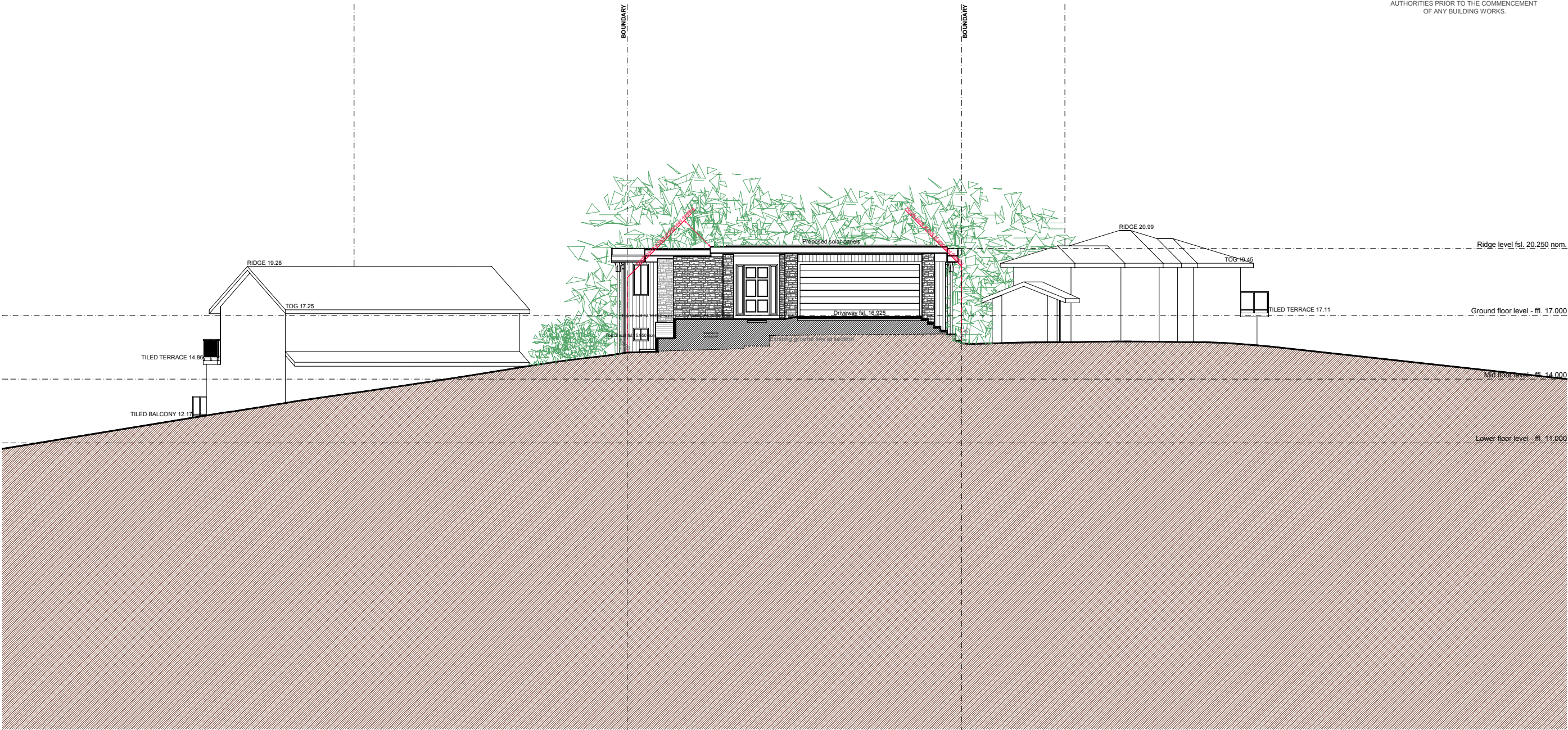
PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
---------	--

SITE	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE	1 to 100 @ A1 1 to 200 @ A3
DRAWN	R.P.
CHECKED	R.B.
APPROVED	J.E.A.
DATE	AUGUST 2023
JOB	J and V
DWG NO.	DA. 008
REV.	A

DOCUMENTATION	<b>RJP</b> Design ARCHITECTURAL DESIGN SOLUTIONS Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjdesign.com.au P: 0403 896 502
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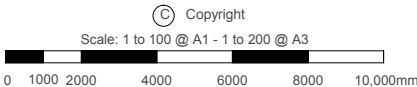
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← Adjoining site 214 Hudson Parade, Clareville. Existing dwelling X Subject site 212 Hudson Parade, Clareville. Proposed new dwelling X Adjoining site 210 Hudson Parade, Clareville. Existing dwelling →

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9 Proposed construction of a new dwelling  
Overall site - Section A/1 - A/1.

NOTE:  
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Note:  
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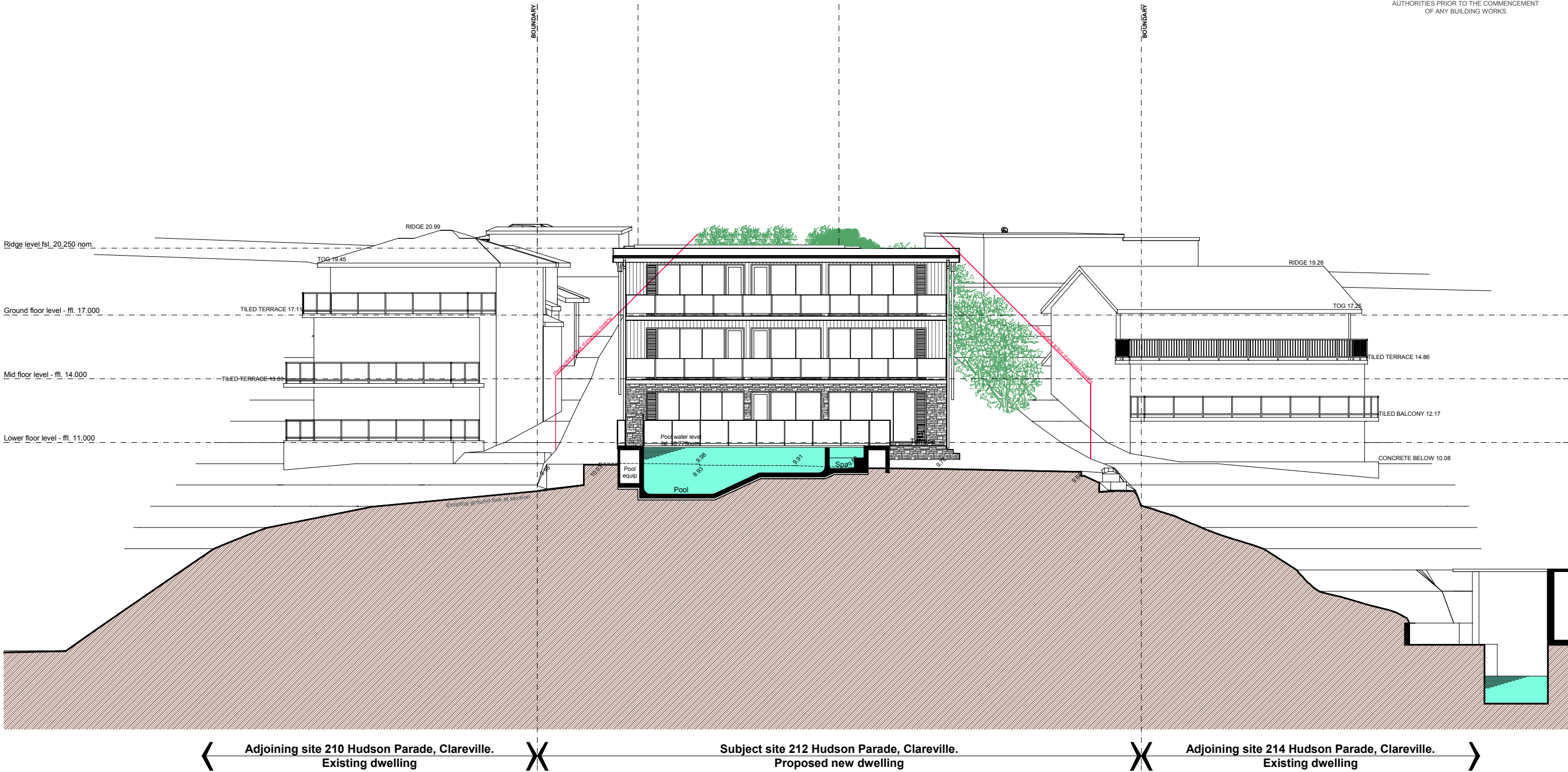
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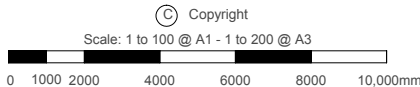
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10 Proposed construction of a new dwelling  
Overall site - Section A/2 - A/2.

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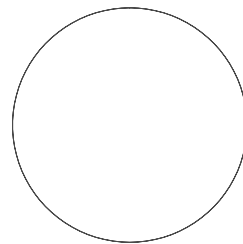
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ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

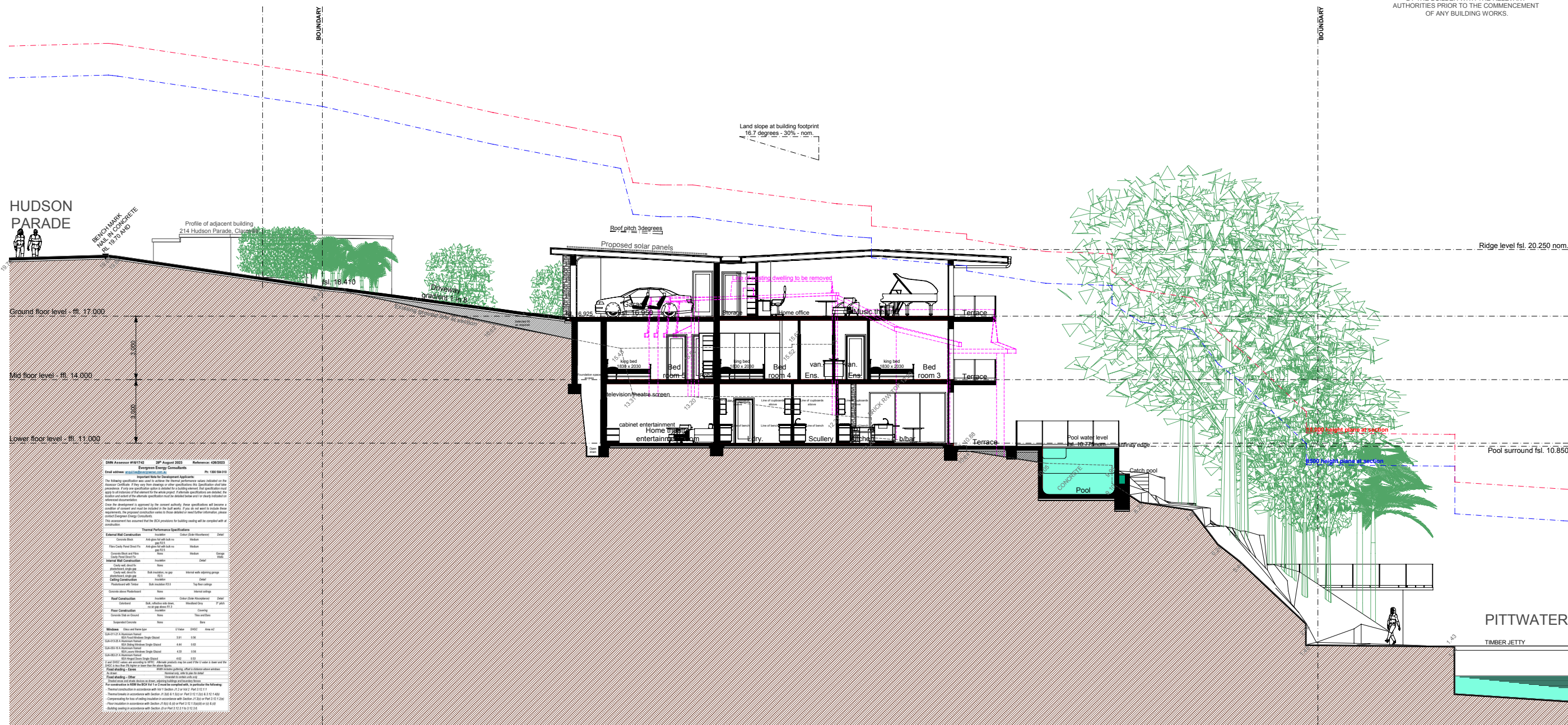
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.		REV.	
J and V	DA. 010		B	

DOCUMENTATION
<b>RJP Design</b> ARCHITECTURAL DESIGN SOLUTIONS Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjdesign.com.au P: 0403 896 502



- NOTES:**
1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
  2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
  3. BOUNDARY IDENTIFICATION AND DETAIL PLAN BY DAVID PARSONS.
  4. REGISTERED SURVEYOR NO. SJ001819. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
  5. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
  6. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
  7. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
  8. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
  9. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
  10. ORIGIN OF LEVELS IS SSM 38159 RL 19.299 AHD.

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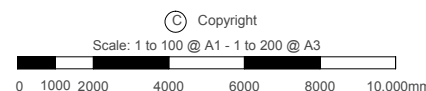
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## Proposed construction of a new dwelling Overall site - Section A/3 - A/3.

NOTE:  
FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301

Note:  
For BASIX commitments refer:  
Certificate number: 1417537S  
For details refer to drawings DA. 011 & DA. 012

**SURVEY**  
**DP SURVEYING**  
REGISTERED LAND & ENGINEERING SURVEYORS  
55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

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E: bob@rjpdesign.com.au  
P: 0403 896 502

REV	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	25/08/23
ISSUED FOR OWNERS APPROVAL	01/08/23

CLIENT	NAME
Mr. V. & Mrs. J. Micallef	

PROJECT	NAME
PROPOSED CONSTRUCTION OF A NEW DWELLING	

SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
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1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.			REV.
J and V	DA. 011			B

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212 Hudson Parade, Clareville  
SUMMARY OF BASIX COMMITMENTS  
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.  
Refer to the CURRENT BASIX Certificate for complete details.

WATER COMMITMENTS			
Features	Alternative Water – Rainwater Tank Size 5,000(L) Tank Connected To:	All Toilets	One Outdoor Tap Laundry W/M Cold Tap Tap within 10m of Pool
Pool	Not more than 65.5kL	Must be Outdoors	Electric Heat Pump Pool Pump Timer
Spa	Not more than 8.5kL	Must be Outdoors	Electric Heat Pump Spa Pump Timer
Features	4 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps
THERMAL COMFORT COMMITMENTS – Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric storage	Cooling	Living Ceiling fans + 3-phase air conditioning EER 2.5-3.0 (zoned)
System	Bedrooms Ceiling fans + 3-phase air conditioning EER 2.5-3.0 (zoned)	Heating	Living 3-phase air conditioning EER 2.5-3.0 (zoned)
System	Bedrooms 3-phase air conditioning EER 2.5-3.0 (zoned)	Ventilation	Bathrooms Fan ducted to roof/facade Manual on/off
	Kitchen Fan ducted to roof/facade Manual on/off		Laundry Fan ducted to roof/facade Manual on/off
Natural Lighting	Window/Skylights in Kitchen	Artificial Lighting	Window/Skylights in Bathrooms/Toilets
	As Drawn		As Drawn
Artificial Lighting	Number of bedrooms	5	Dedicated No
(Primarily lit by Fluoro or LED)	Number of Living/Dining rooms	3	Dedicated No
	Kitchen	Yes	Dedicated No
	All Bathrooms/Toilets	Yes	Dedicated No
	Laundry	Yes	Dedicated No
	All Hallways	Yes	Dedicated No
OTHER COMMITMENTS			
Outdoor clothes line	1	Yes	Indoor or sheltered clothes drying line No
Stove/Oven	Electric cooktop, electric oven		
Other	Photovoltaic system to generate at least 13.3 peak kW of electricity		

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## Proposed construction of a new dwelling Overall site - Section A/4 - A/4.

NOTE:  
FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301

Note:  
For BASIX commitments refer:  
Certificate number: 1417537S  
For details refer to drawings DA. 011 & DA. 012

SURVEY  
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55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

REV	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
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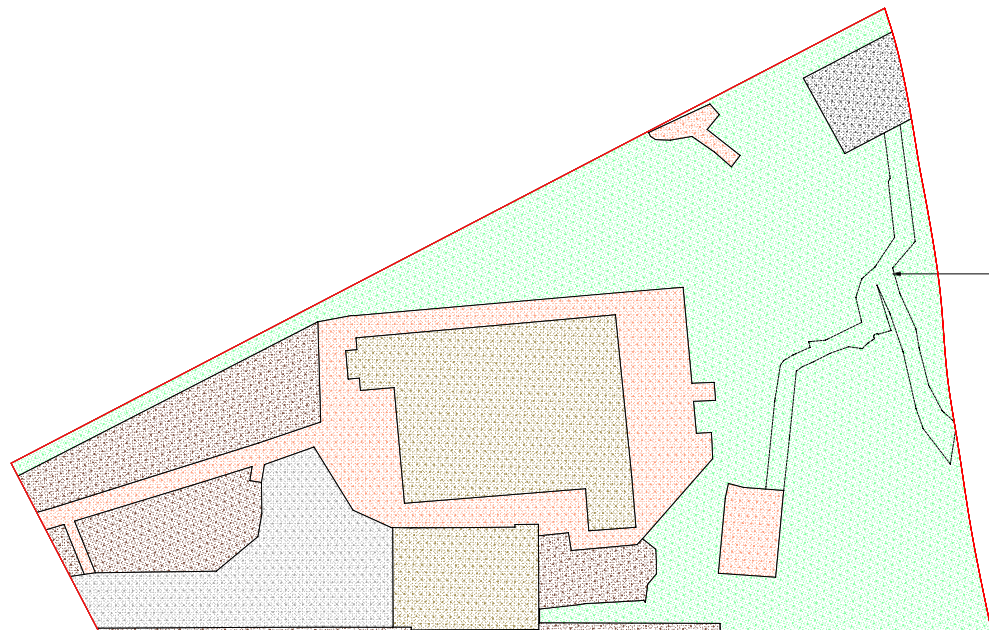
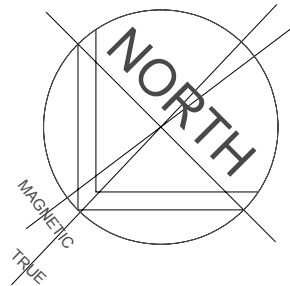
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CLIENT	NAME
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PROPOSED CONSTRUCTION OF A NEW DWELLING	

SITE				
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SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
JOB J and V	DWG NO. DA. 012		REV. B	

DOCUMENTATION	NAME
<b>RJP Design</b> ARCHITECTURAL DESIGN SOLUTIONS	
Wissoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502	



100 Proposed construction of a new dwelling  
Overall site - Development statistics - Existing site area plan

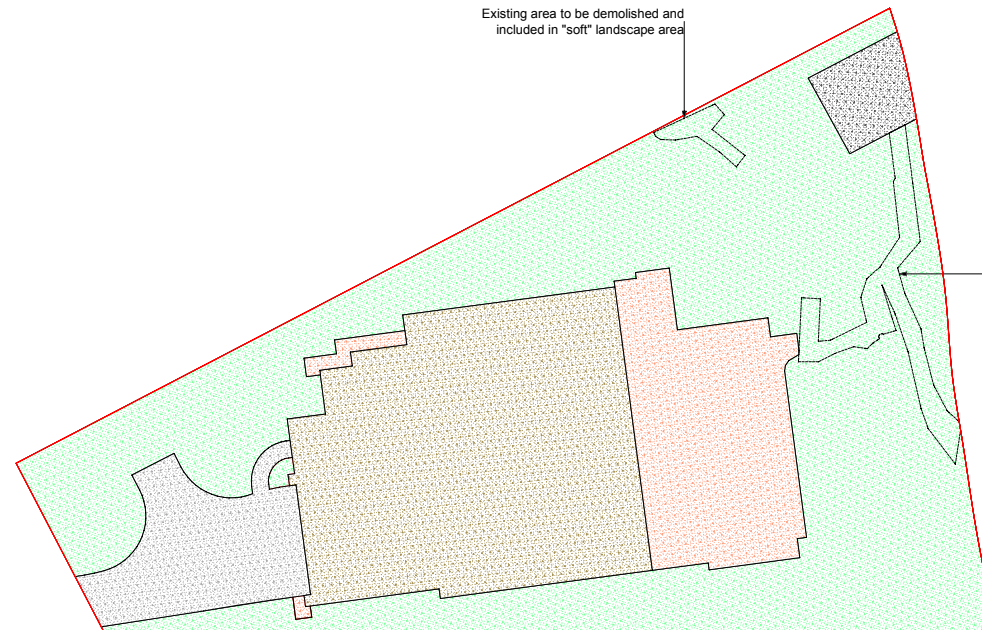
**Legend:**

- Indicates existing "soft" landscape area
- Indicates existing paved private open space, patios & pathways.
- Indicates existing dwelling / garage
- Indicates existing gravel areas
- Indicates existing driveway / turning bay
- Indicates existing boat shed

Development statistics:  
Site area: 1,037.0m<sup>2</sup> - as described on survey.  
Landscape area required by Council code 60% of the site area: 622.2m<sup>2</sup>  
By Council code 6% of the site area: 62.2m<sup>2</sup> can be landscape paths/paving  
therefore 622.2m<sup>2</sup> - 62.2m<sup>2</sup> = 560.0m<sup>2</sup> is "soft" landscaping

Development statistics existing:  
Existing landscape area "soft": 499.8m<sup>2</sup> - 45.5% of the site area  
Total landscape area - existing:  
Existing landscape area "soft": 499.8m<sup>2</sup> + existing landscape area "paths/paving": 62.2m<sup>2</sup>  
Total existing landscape area: 562.0m<sup>2</sup> - 54.2%

100 Proposed construction of a new dwelling  
Overall site - Development statistics - Existing



100 Proposed construction of a new dwelling  
Overall site - Development statistics - Proposed site area plan

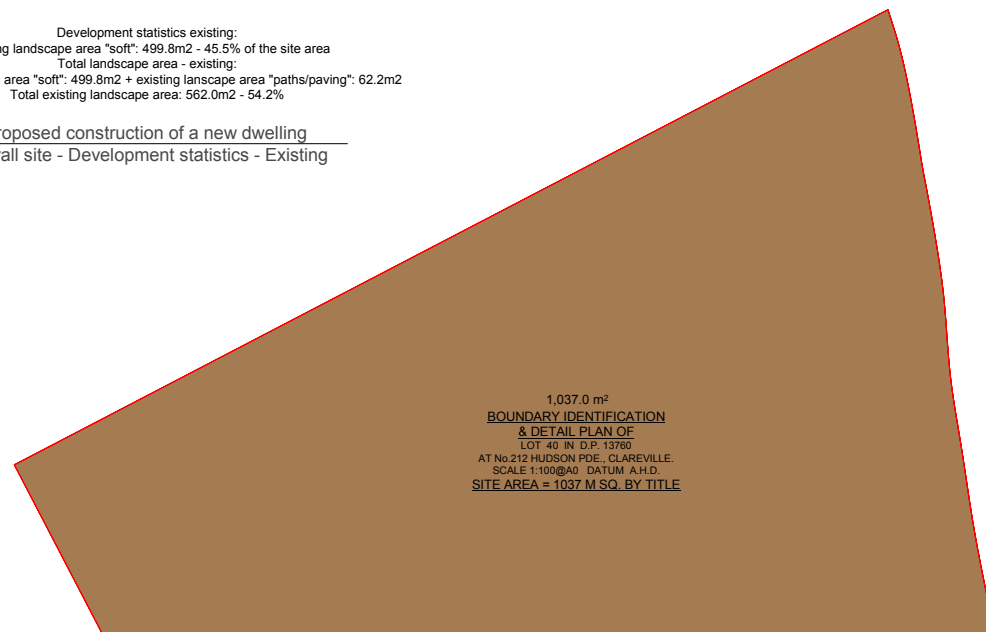
**Legend:**

- Indicates proposed "soft" landscape area
- Indicates proposed paved private open space, patios & pathways.
- Indicates proposed dwelling / garage
- Indicates proposed driveway / turning bay
- Indicates existing boat shed

Development statistics:  
Site area: 1,037.0m<sup>2</sup> - as described on survey.  
Landscape area required by Council code 60% of the site area: 622.2m<sup>2</sup>  
By Council code 6% of the site area: 62.2m<sup>2</sup> can be landscape paths/paving  
therefore 622.2m<sup>2</sup> - 62.2m<sup>2</sup> = 560.0m<sup>2</sup> is "soft" landscaping

Development statistics proposed:  
Proposed landscape area "soft" - as drawn: 583.6m<sup>2</sup> - 56.3% of the site area  
Total landscape area - proposed:  
Proposed landscape area "soft": 583.6m<sup>2</sup> + proposed landscape area "paths/paving": 62.2m<sup>2</sup>  
Total proposed landscape area: 645.8m<sup>2</sup> - 62.3% - Complies

100 Proposed construction of a new dwelling  
Overall site - Development statistics - Proposed

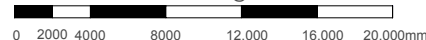


100 Proposed construction of a new dwelling  
Overall site - Development statistics - Site area plan

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Scale: 1 to 400 @ A3



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100 Proposed construction of a new dwelling  
Overall site - Development statistics

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ISSUE
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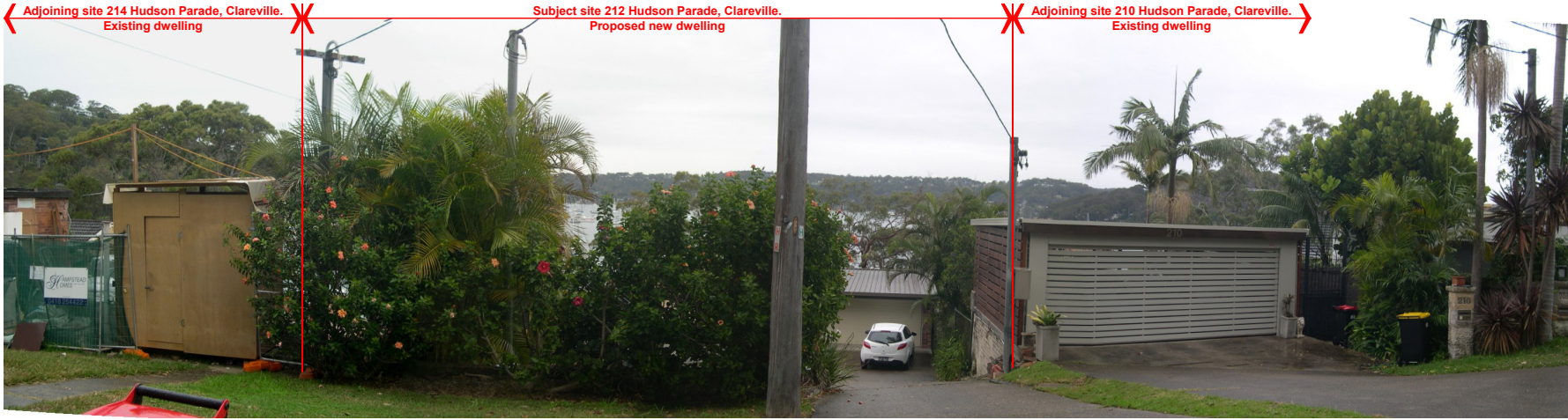
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PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

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SCALE
1 to 400 @ A3
DRAWN
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DATE
AUGUST 2023
JOB
J and V
DWG NO.
DA. 100
REV.
B

DOCUMENTATION
 <p>Wisboma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502</p>





102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos  
View from Hudson Parade looking south west



102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos  
View from driveway entry looking south west



102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos  
Aerial photo showing subject site



102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos  
View from jetty lookin north east



102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos  
View from private open space looking south



102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos  
View from private open space looking west

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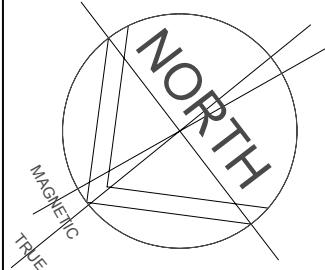
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102 Proposed construction of a new dwelling  
Overall site - Site analysis plan - photos

SITE AREA = 885.3m sq. BY TITLE

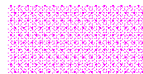
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REV	DESCRIPTION	DATE	ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION



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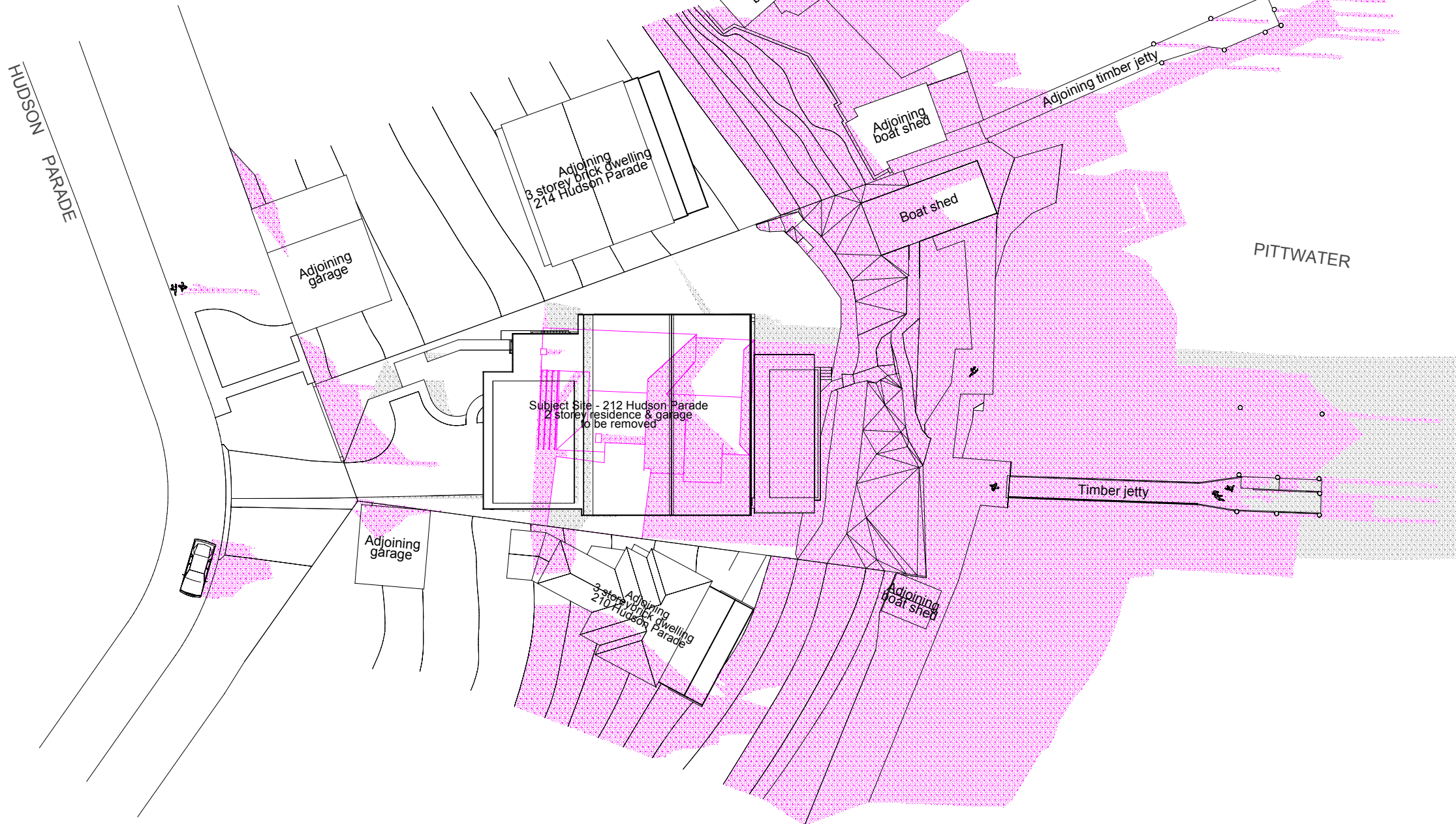
SHADOW LEGEND:



INDICATES EXISTING DWELLING SHADOW

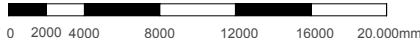


INDICATES PROPOSED DWELLING SHADOW



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Scale: 1 to 400 @ A3



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200

Proposed construction of a new dwelling  
Overall site - Shadow diagram - June 21st - 9:00am

SURVEY

**DP SURVEYING**

REGISTERED LAND & ENGINEERING SURVEYORS  
55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

REV	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

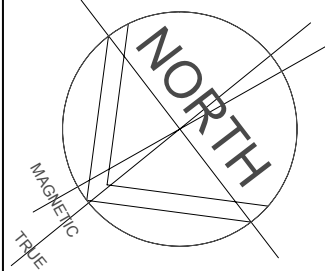
ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

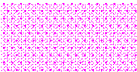

PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE
1 to 400 @ A3
DRAWN
R.P.
CHECKED
R.B.
APPROVED
J.E.A.
DATE
AUGUST 2023
JOB
J and V
DWG NO.
DA. 200
REV.
B

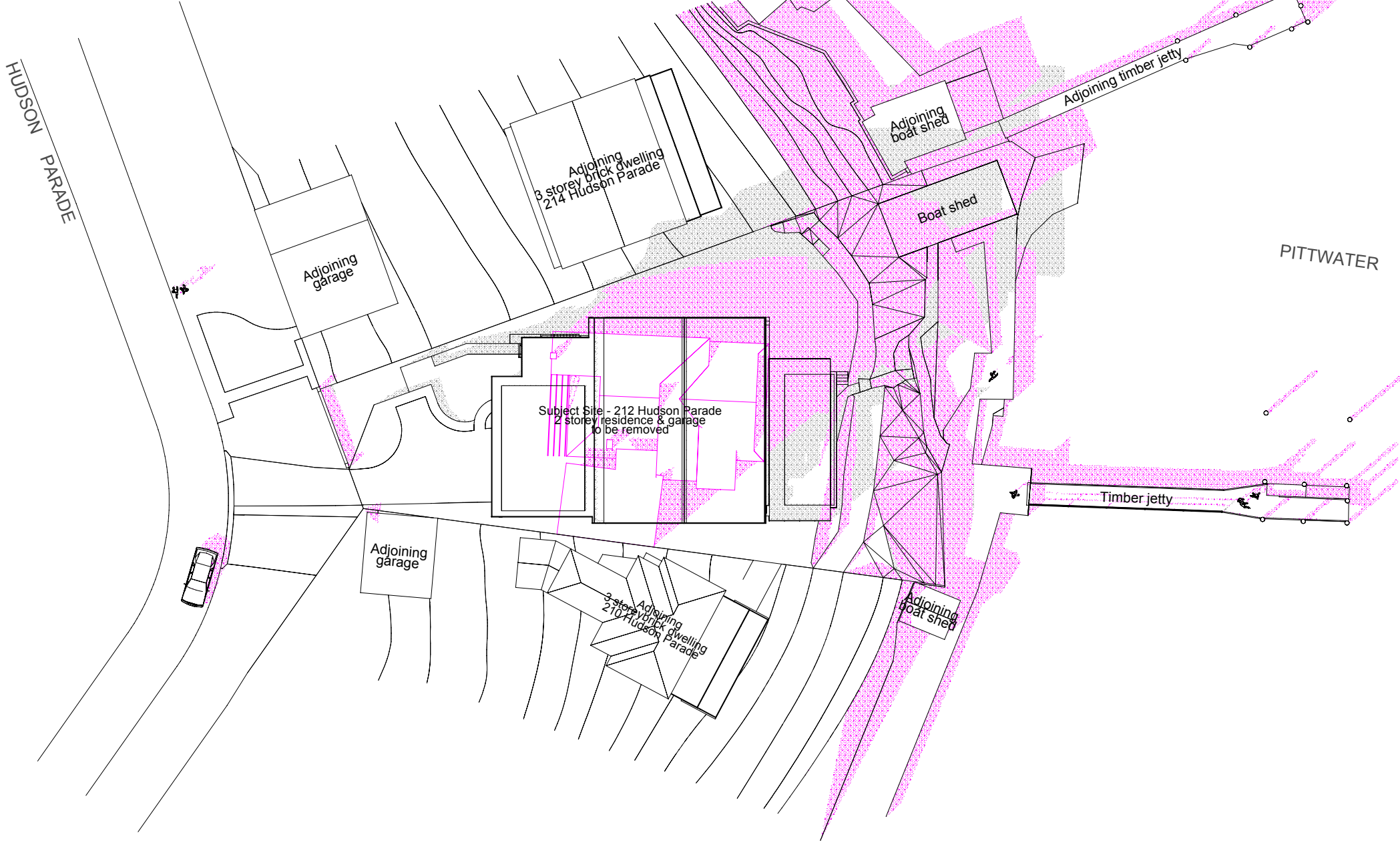
DOCUMENTATION
<b>RJP</b> Design ARCHITECTURAL DESIGN SOLUTIONS
Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502



SHADOW LEGEND:

-  INDICATES EXISTING DWELLING SHADOW
-  INDICATES PROPOSED DWELLING SHADOW

- General Notes:
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER.
  2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
  3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
  4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
  5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
  6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990.
  7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.



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- NOTE:
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201

Proposed construction of a new dwelling  
Overall site - Shadow diagram - June 21st - 12:00noon

SURVEY

**DP SURVEYING**

REGISTERED LAND & ENGINEERING SURVEYORS  
55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

REV	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

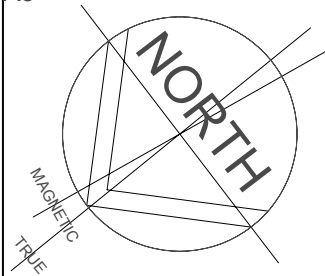
SITE
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE
1 to 400 @ A3
DRAWN
R.P.
CHECKED
R.B.
APPROVED
J.E.A.
DATE
AUGUST 2023
JOB
J and V
DWG NO.
DA. 201
REV.
B

DOCUMENTATION

**RJP Design**

Wbsoma Pty Ltd trading as RJP Design  
PO Box 186 Pymble B/C 2073 NSW  
ABN: 71 002 429 236  
ACN: 002 429 236  
E: bob@rjpdesign.com.au  
P: 0403 896 502

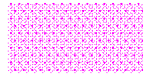
ARCHITECTURAL DESIGN SOLUTIONS



General Notes:

1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER.
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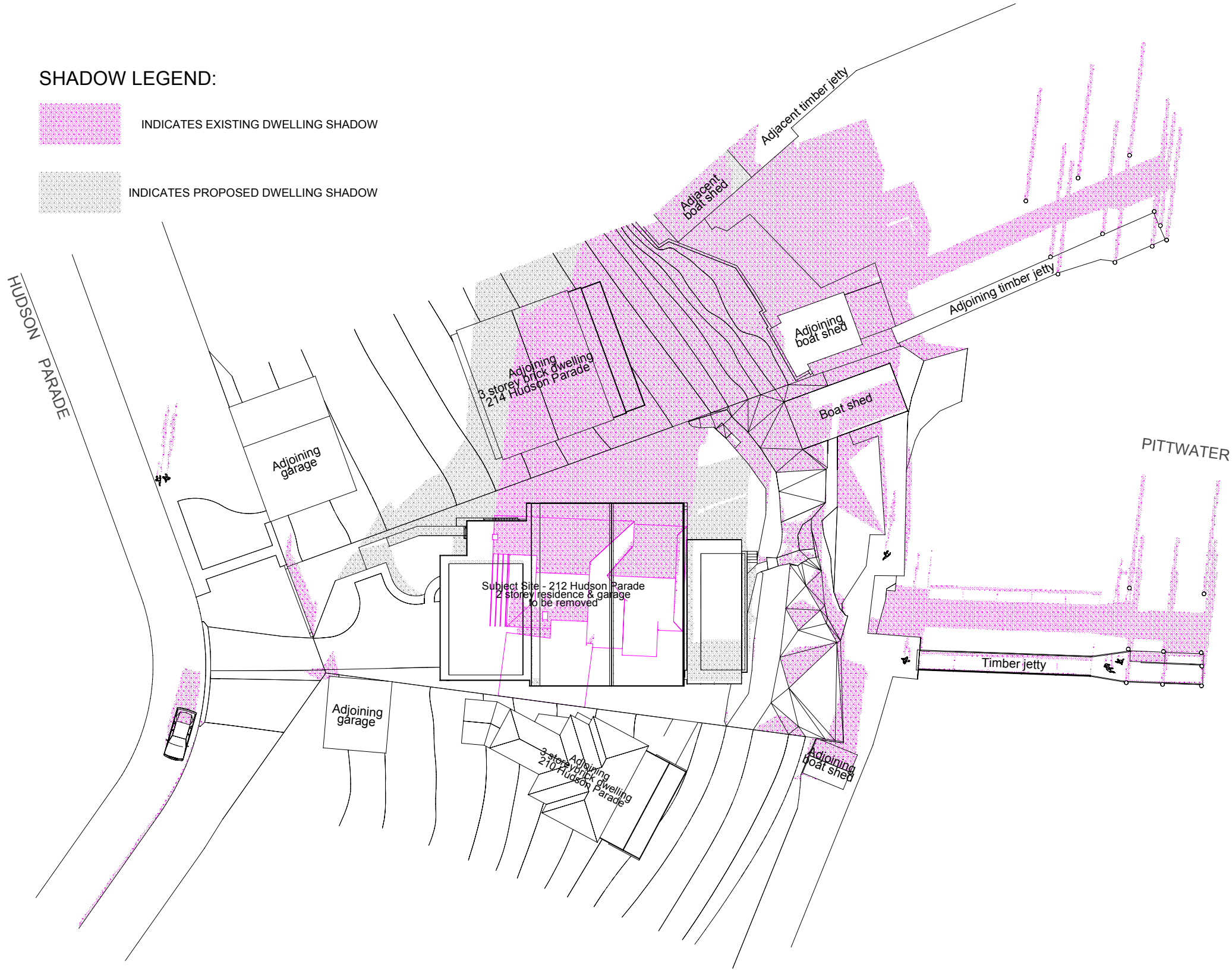
SHADOW LEGEND:



INDICATES EXISTING DWELLING SHADOW



INDICATES PROPOSED DWELLING SHADOW



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Copyright

Scale: 1 to 400 @ A3



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202

Proposed construction of a new dwelling  
Overall site - Shadow diagram - June 21st - 3:00pm

SURVEY

DP SURVEYING

REGISTERED LAND & ENGINEERING SURVEYORS  
55 WHALE BEACH RD. AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

DOCUMENTATION



Wbsoma Pty Ltd trading as RJP Design  
PO Box 186 Pymble B/C 2073 NSW  
ABN: 71 002 429 236  
ACN: 002 429 236  
E: bob@rjpdesign.com.au  
P: 0403 896 502

REV	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

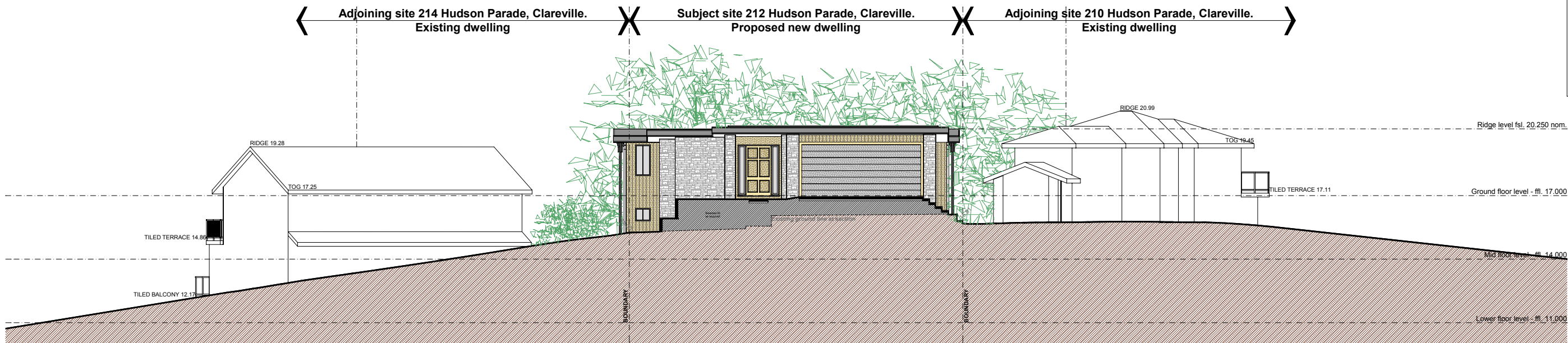
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE
1 to 400 @ A3
DRAWN
R.P.
CHECKED
R.B.
APPROVED
J.E.A.
DATE
AUGUST 2023
JOB
J and V
DWG NO.
DA. 202
REV.
B

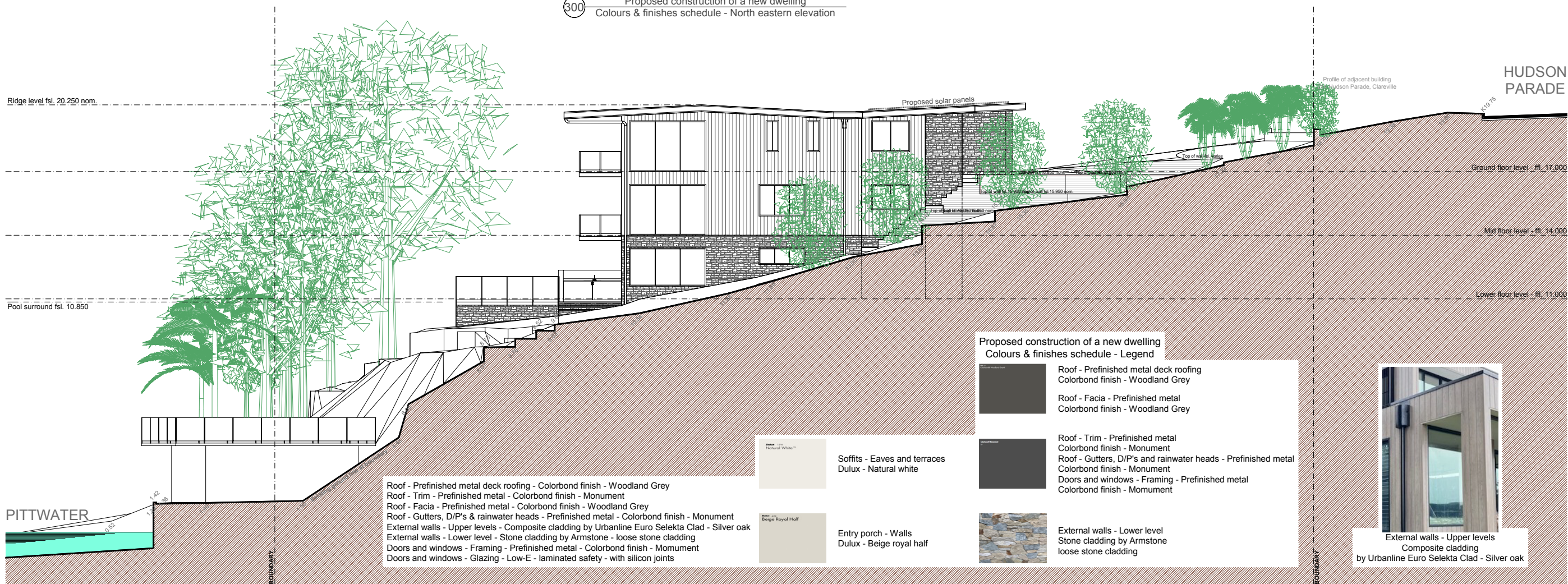


DIAL 1100  
BEFORE YOU DIG









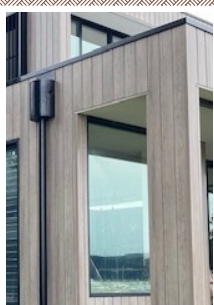


300 Proposed construction of a new dwelling  
Colours & finishes schedule - North eastern elevation



Proposed construction of a new dwelling  
Colours & finishes schedule - Legend

	Roof - Prefinished metal deck roofing Colorbond finish - Woodland Grey
	Roof - Facia - Prefinished metal Colorbond finish - Woodland Grey
	Roof - Trim - Prefinished metal Colorbond finish - Monument
	Roof - Gutters, D/P's and rainwater heads - Prefinished metal Colorbond finish - Monument
	Doors and windows - Framing - Prefinished metal Colorbond finish - Monument
	External walls - Lower level Stone cladding by Armstone loose stone cladding



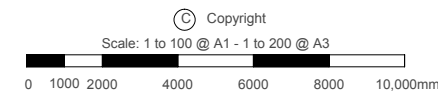
External walls - Upper levels  
Composite cladding  
by Urbanline Euro Selekt Clad - Silver oak

Roof - Prefinished metal deck roofing - Colorbond finish - Woodland Grey  
Roof - Trim - Prefinished metal - Colorbond finish - Monument  
Roof - Facia - Prefinished metal - Colorbond finish - Woodland Grey  
Roof - Gutters, D/P's and rainwater heads - Prefinished metal - Colorbond finish - Monument  
External walls - Upper levels - Composite cladding by Urbanline Euro Selekt Clad - Silver oak  
External walls - Lower level - Stone cladding by Armstone - loose stone cladding  
Doors and windows - Framing - Prefinished metal - Colorbond finish - Monument  
Doors and windows - Glazing - Low-E - laminated safety - with silicon joints

Soffits - Eaves and terraces  
Dulux - Natural white

Entry porch - Walls  
Dulux - Beige royal half

300 Proposed construction of a new dwelling  
Colours & finishes schedule - South eastern elevation



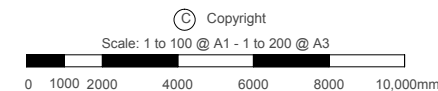
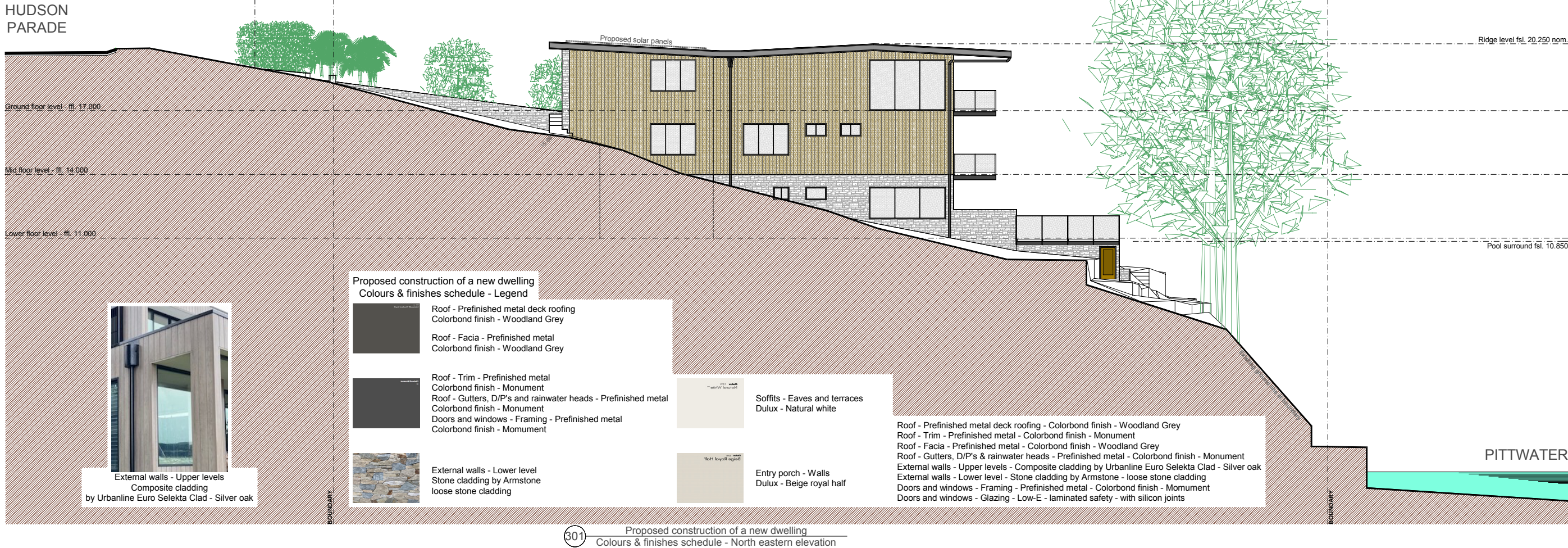
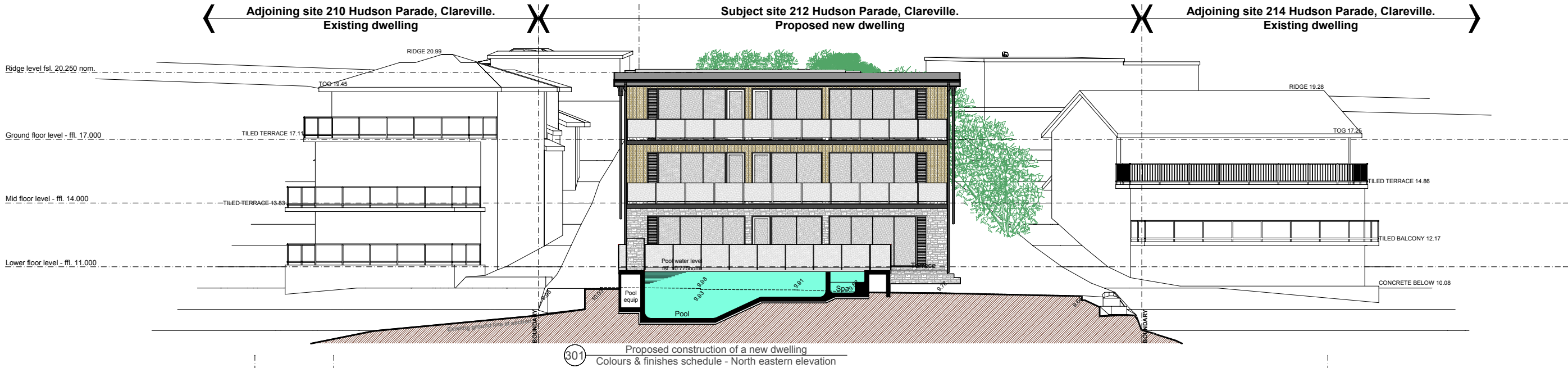
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300 Proposed construction of a new dwelling  
Overall site - Colours & finishes schedule - sheet 1.

Note:  
Colours shown are as close as possible to the actual paint and finishes colours.  
Please note due to the limitations of the printing process, photographic reproduction and computer generation the printed images shown  
may not represent the true colours and textures of the proposed schedule.

SURVEY  
**DP SURVEYING**  
REGISTERED LAND & ENGINEERING SURVEYORS  
55 WHALE BEACH RD, AVALON BEACH 2107  
PHONE : 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2022  
MY REF : 3469

ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	 Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502
A ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	01/08/23		SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.
REV DESCRIPTION	DATE		CHECKED R.B.	APPROVED J.E.A.
			DWG NO. DA. 300	DATE AUGUST 2023
			J and V	REV. A

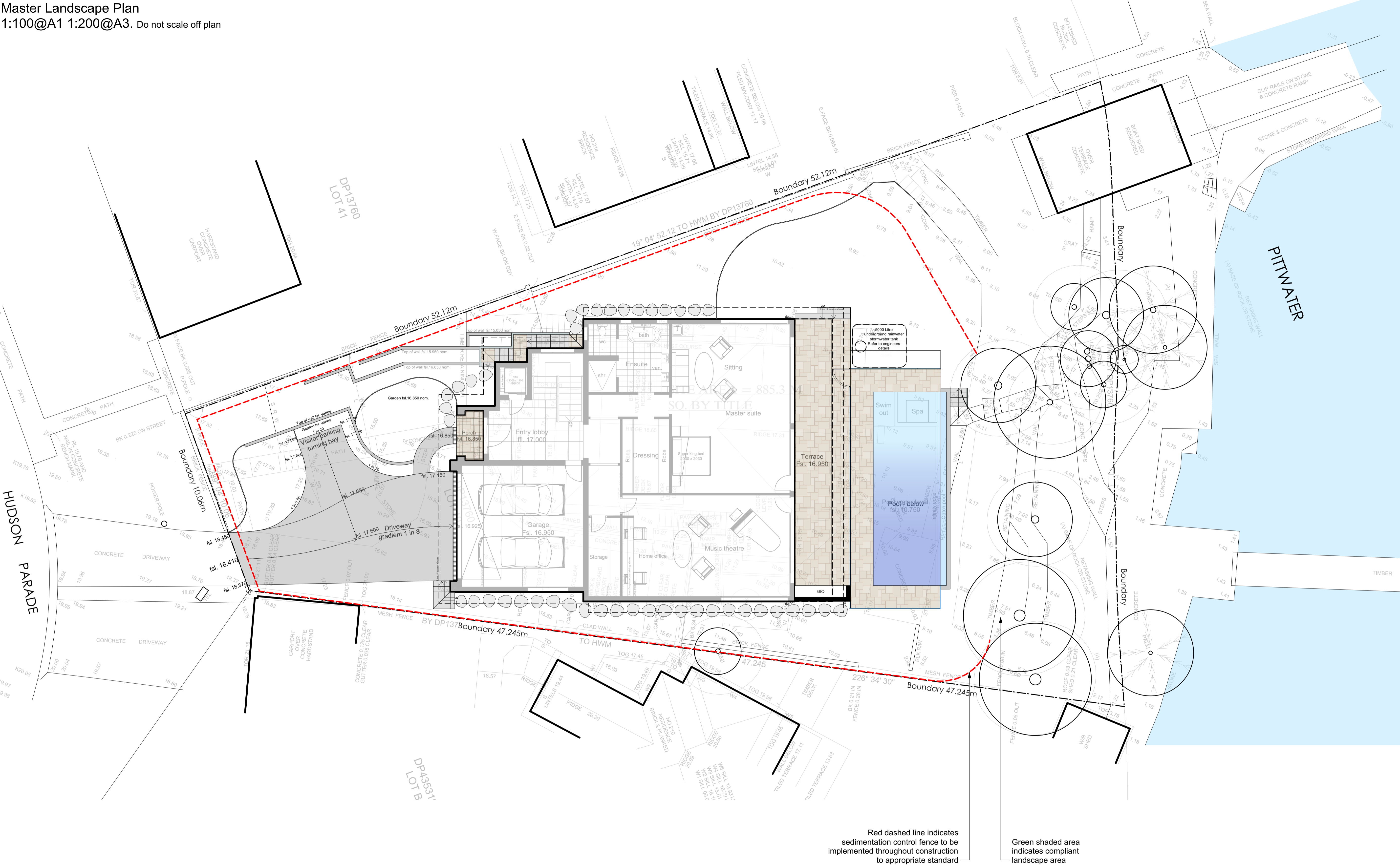


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**301** Proposed construction of a new dwelling  
Overall site - Colours & finishes schedule - sheet 2.

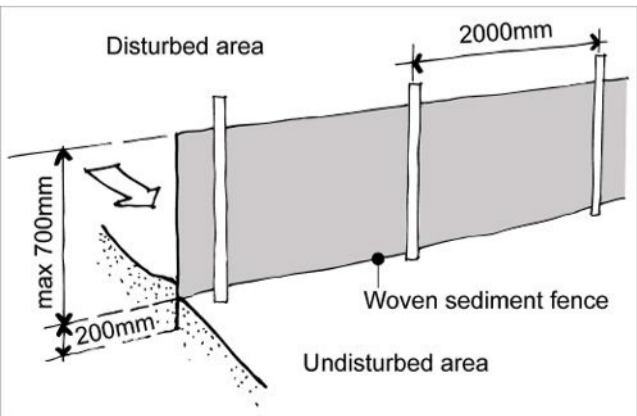
Note:  
Colours shown are as close as possible to the actual paint and finishes colours.  
Please note due to the limitations of the printing process, photographic reproduction and computer generation the printed images shown  
may not represent the true colours and textures of the proposed schedule.

			ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION			
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	01/08/23	ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	<div><div><div>RJP</div><div>Design</div></div><div>ARCHITECTURAL DESIGN SOLUTIONS</div></div> <div>Wilsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjdesign.com.au P: 0403 896 502</div>			
REV	DESCRIPTION	DATE								



Red dashed line indicates  
sedimentation control fence to be  
implemented throughout construction  
to appropriate standard

Green shaded area  
indicates compliant  
landscape area



Sedimentation Control Fence  
Not to scale.  
Source: www.yourhome.gov.au



JAMIE KING  
LANDSCAPE ARCHITECT  
DESIGN ● APPROVE ● MANAGE

E	25/08/23	DRAFT issue for review.
D	16/08/23	DRAFT issue for review.
C	11/08/23	DRAFT issue for review.
B	09/08/23	DRAFT issue for review.
A	24/07/23	DRAFT issue for review.

ISSUE	DATE	REVISION
PROJECT	212 Hudson Parade, Clareville	
CLIENT	Mr. V. & Mrs. J. Micallef	
DWG	Master Landscape Plan	

Notes:  
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>If abnormalities arise, contact the Landscape  
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Jamie King Landscape Architect.

PROJECT #	24002	
DATE #	See above	DWG #
SCALE @ A1	See Plan	Sht-101
DRAWN	SA	
CHKD	JK	REVISION

Jamie King Landscape Architect  
22 Coonanga Road, Avalon, NSW, 2107  
T: 0421 517 991

W: www.jamieking.com.au  
E: jamie@jamieking.com.au

Planting Plan  
1:100@A1 1:200@A3. Do not scale off plan

ID	Quantity	Latin Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Alp nut	11	Alpinia nutans	Dwarf Ginger	200mm	0.9 - 1.5m	0.9 - 1.2m
Ang cos	1	Angophora costata	Sydney Red Gum, Smooth-barked Apple	75lt	15 - 20m	6 - 10m
Ban eri 'BA'	3	Banksia ericifolia 'Bronzed Aussie'	Banksia 'Bronzed Aussie'	200mm	1 - 3m	1 - 3m
Bal int	3	Banksia integrifolia	Coastal Banksia	25lt	8 - 12m	3.5 - 6m
Ban int 'RC'	4	Banksia integrifolia 'Roller Coaster'	Banksia 'Roller Coaster'	200mm	1 - 3m	1 - 3m
BanSer	1	Banksia serrata	Banksia serrata	200mm	8 - 12m	3.5 - 6m
Ban spi 'BC'	27	Banksia spinulosa 'Birthday Candles'	Banksia 'Birthday Candles'	200mm	0.5 - 1m	0.5 - 1m
Cor alb	16	Correa alba	White Correa	200mm	0.9 - 1.5m	0.9 - 1.2m
Ela ret	13	Elaeocarpus reticulatus	Blueberry Ash	25lt	5 - 10m	3.5 - 6m
Fes gla	47	Festuca glauca	Blue Fescue	150mm	0.45 - 0.6m	0.6 - 0.9m
Loma lon	70	Lomandra longifolia	Spiny-headed Mat-Rush	150mm	0.75 - 0.9m	0.9 - 1.2m
Loma tan	103	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	150mm	0.45 - 0.6m	0.6 - 0.9m
Pan tec	2	Pandanus tectorius	Pandanus (Screwpine)	100lt	3 - 6m	3 - 6m
Syz pan 'BB'	30	Syzygium paniculatum 'Backyard Bliss'	Lillypilly 'Backyard Bliss'	200mm	5 - 10m	6 - 10m
West fru	9	Westringia fruticosa	Coastal Rosemary	150mm	0.9 - 1.5m	0.9 - 1.2m



**Notes:**

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- >Contractors to check all measurements onsite before quoting or commencing work.
- >If abnormalities arise, contact the Landscape Architect.
- >This design is copyright and is not to be reproduced in anyway without written consent of Jamie King Landscape Architect.

ISSUE	DATE	REVISION
E	25/08/23	DRAFT issue for review.
D	16/08/23	DRAFT issue for review.
C	11/08/23	DRAFT issue for review.
B	09/08/23	DRAFT issue for review.
A	24/07/23	DRAFT issue for review.

PROJECT

212 Hudson Parade, Clareville

CLIENT

Mr. V. & Mrs. J. Micallef

DWG

Planting Plan

DATE #

See above

DWG #

24002

SCALE @ A1

See Plan

DRAWN

SA

CHKD

JK

REVISION

JAMIE KING LANDSCAPE ARCHITECT

DESIGN ● APPROVE ● MANAGE

Jamie King Landscape Architect

22 Coonanga Road, Avalon, NSW, 2107

T: 0421 517 991

W: www.jamieking.com.au

E: jamie@jamieking.com.au



Yellow shaded area indicates no landscape work

**Notes:**  
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E 25/08/23 DRAFT issue for review.  
D 16/08/23 DRAFT issue for review.  
C 11/08/23 DRAFT issue for review.  
B 09/08/23 DRAFT issue for review.  
A 24/07/23 DRAFT issue for review.

ISSUE	DATE	REVISION	PROJECT #
PROJECT	212 Hudson Parade, Clareville		24002
CLIENT	Mr. V. & Mrs. J. Micallef	DATE # See above SCALE @ A1 See Plan	DWG # Sht-103
DWG	Landscape Detail Plan	DRAWN SA CHKD JK	REVISION

**Jamie King Landscape Architect**  
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W: www.jamieking.com.au  
T: 0421 517 991  
E: jamie@jamieking.com.au



**JAMIE KING**  
LANDSCAPE ARCHITECT  
DESIGN ● APPROVE ● MANAGE