

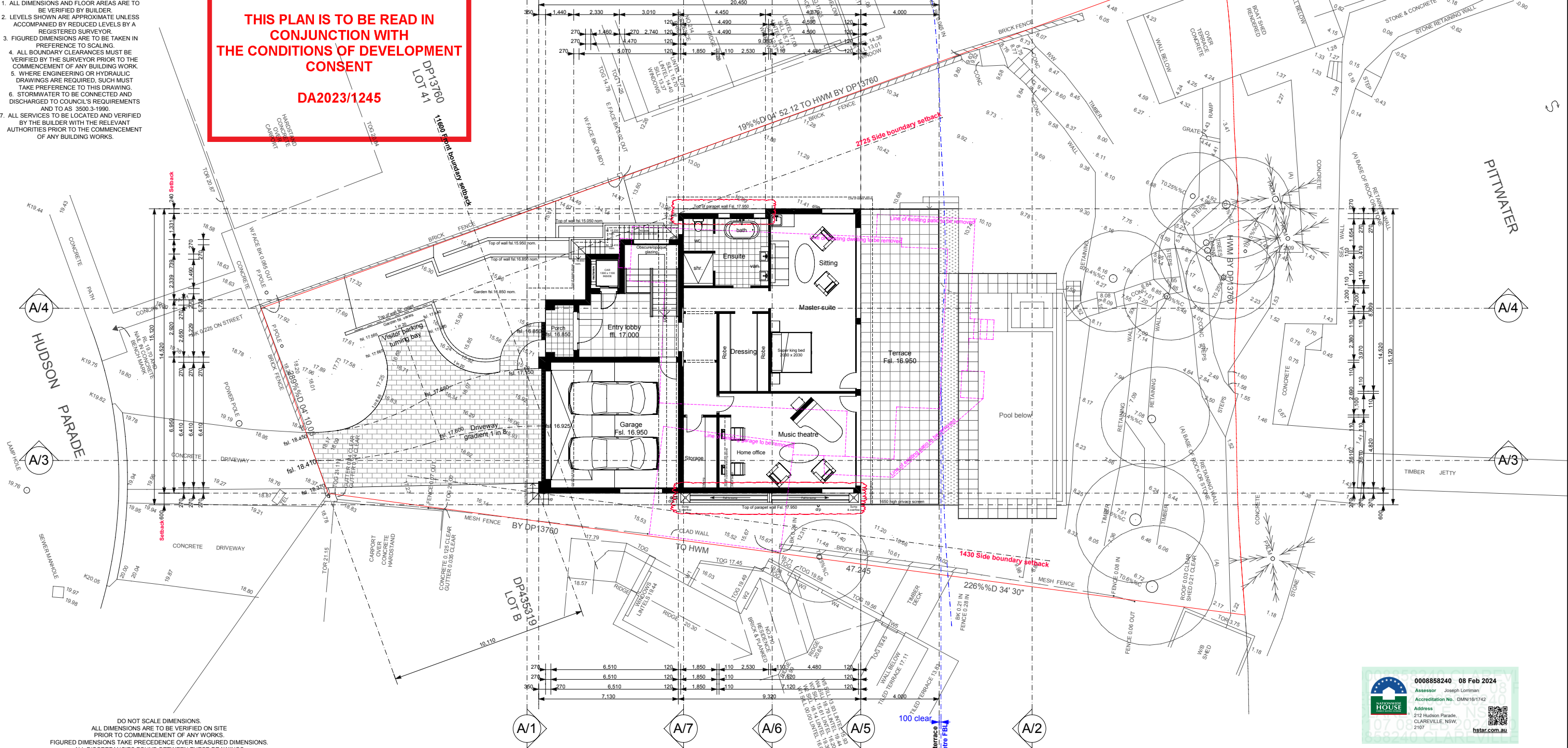
**northern
beaches
council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245

(Faint background text from another page is visible)
WATERWAYS
CONSERVATION
OFFICER
LOT 1A
Dp13/160
1160/F

1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER.
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY INDUCED LEVELS BY A REGISTERED SURVEYOR.
3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
4. ALL BOUNDARY DISTANCES ARE NOT TO 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 SPECIFICATION.
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.



DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

Scale: 1 to 100 @ A1 - 1 to 200 @ A3



0 1000 2000 4000 6000 8000 10,000mm

COPYRIGHT. THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

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

Note:
For BASIX commitments refer:
Certificate number: 1417537S_02
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

DOCUMENTATION

RJP
Design

Wibsoma 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

D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED .	29/01/24
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23
REV	DESCRIPTION	DATE

ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
-------	---

CLIENT

Mr. V. & Mrs. J. Micallef

PROJECT

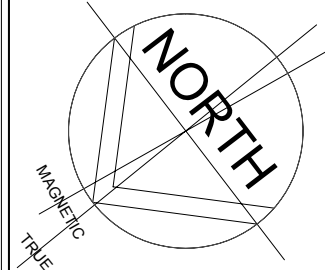
PROPOSED
CONSTRUCTION OF A NEW DWELLING

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. 001		REV. D	

DOCUMENTATION

RJP
Design
ARCHITECTURAL DESIGN SOLUTIONS

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@rjpdesign.com.au
P: 0403 896 502



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.

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. S2001819. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
 5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
 6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
 7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
 8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
 9. ORIGIN OF LEVELS IS SSM 38159 RL 19 239 AHD.

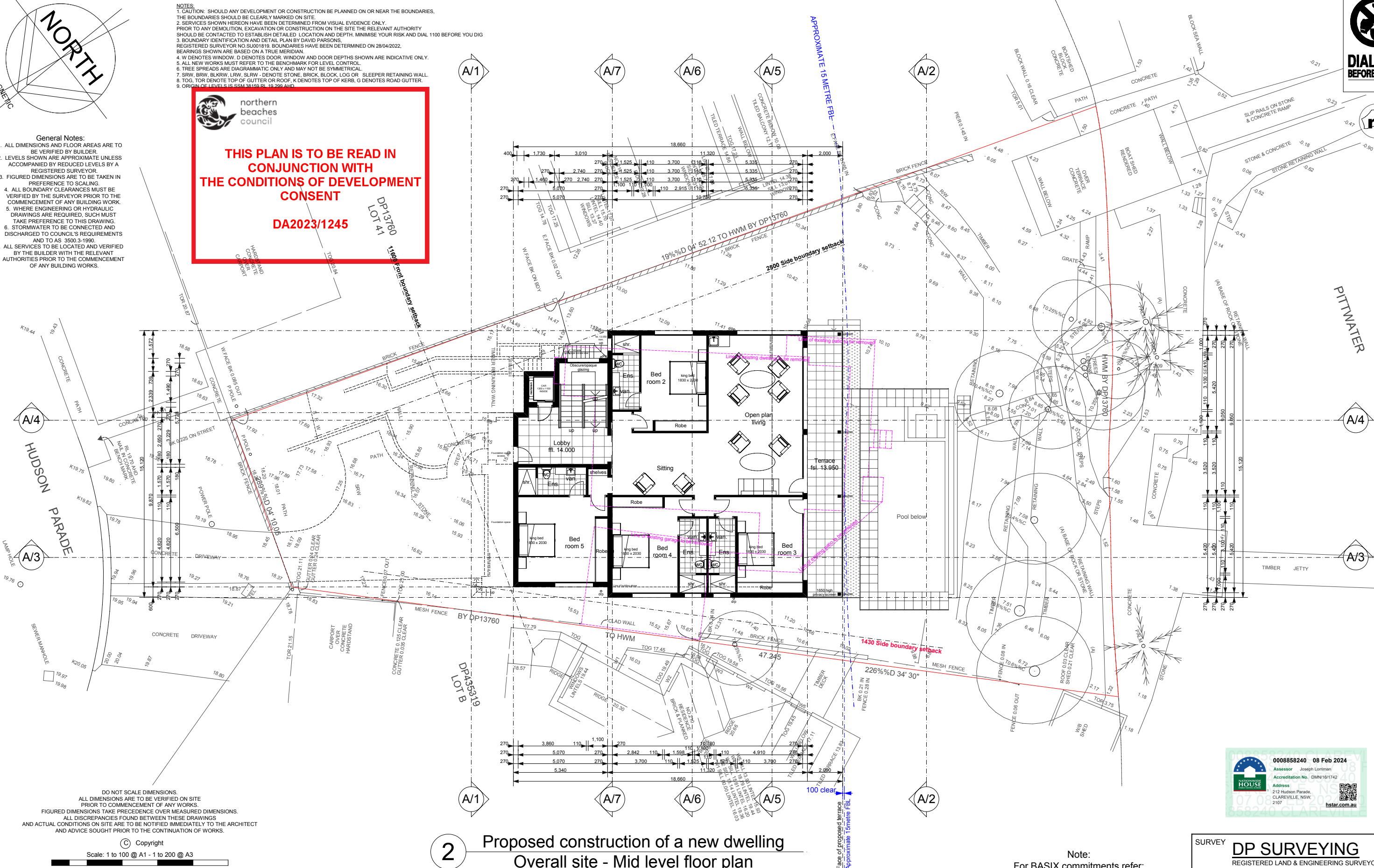


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245

DP13760
LOT 41

11.69m from boundary setback



2

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

NOTE:

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

Note:

For BASIX commitments refer:
Certificate number: 1417537S_02

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

DOCUMENTATION



REV	DESCRIPTION	DATE
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.	29/01/24
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	01/08/23

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				
APPROVED				
SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
JOB	DWG NO. DA. 002			REV. D



northern
beaches
council

DP13760
LOT 41
11600 F

Site plan showing property boundaries, driveway, path, and various structures. Key features and dimensions include:

- Driveway:** Concrete driveway on the left, 18.20 wide.
- Path:** Path on the right, 16.30 wide.
- Fence:** Brick fence line, 17.92 wide.
- Power Pole:** Power pole located near the driveway, 18.76 wide.
- Water Meter:** Water meter located near the driveway, 18.87 wide.
- Carport:** Carport over concrete handstand, 18.63 wide.
- Gutter:** Concrete gutter 0.28 clear, 18.63 wide.
- Dimensions:** Various dimensions are provided for different areas and distances, including 18.58, 18.63, 18.76, 18.87, 18.92, 18.95, 18.98, 18.99, 19.01, 19.02, 19.03, 19.04, 19.05, 19.06, 19.07, 19.08, 19.09, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17, 19.18, 19.19, 19.20, 19.21, 19.22, 19.23, 19.24, 19.25, 19.26, 19.27, 19.28, 19.29, 19.30, 19.31, 19.32, 19.33, 19.34, 19.35, 19.36, 19.37, 19.38, 19.39, 19.40, 19.41, 19.42, 19.43, 19.44, 19.45, 19.46, 19.47, 19.48, 19.49, 19.50, 19.51, 19.52, 19.53, 19.54, 19.55, 19.56, 19.57, 19.58, 19.59, 19.60, 19.61, 19.62, 19.63, 19.64, 19.65, 19.66, 19.67, 19.68, 19.69, 19.70, 19.71, 19.72, 19.73, 19.74, 19.75, 19.76, 19.77, 19.78, 19.79, 19.80, 19.81, 19.82, 19.83, 19.84, 19.85, 19.86, 19.87, 19.88, 19.89, 19.90, 19.91, 19.92, 19.93, 19.94, 19.95, 19.96, 19.97, 19.98, 19.99, 20.00.

© Copyright

Scale: 1 to 100 @ A1 - 1 to 200 @ A3

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

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	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
JOB J and V		DWG NO. DA. 003		REV. D

For BASIX commitments refer:
Certificate number: 1417537S_02
For details refer to drawings DA. 011 & DA. 012

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

RJP
Design
ARCHITECTURAL DESIGN SOLUTIONS

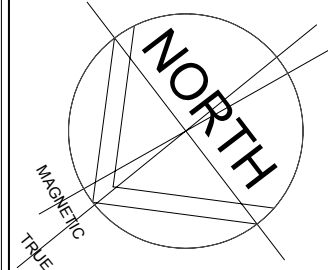
Wilsoma Pty Ltd trading as RJP Design
PO Box 186 Pymble B/C 2073 NSW
ABN: 71 002 429 236
ACN: 002 429 236
E: bob@rjpdesign.com.au
P: 0403 896 502



Indicative pool arrangement

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

A3



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.

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.
3. 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.
REGISTERED SURVEYOR NO. SJ001619. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR, WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
9. ORIGIN OF LEVELS IS SSM 38159 RL 19,299 AHD.

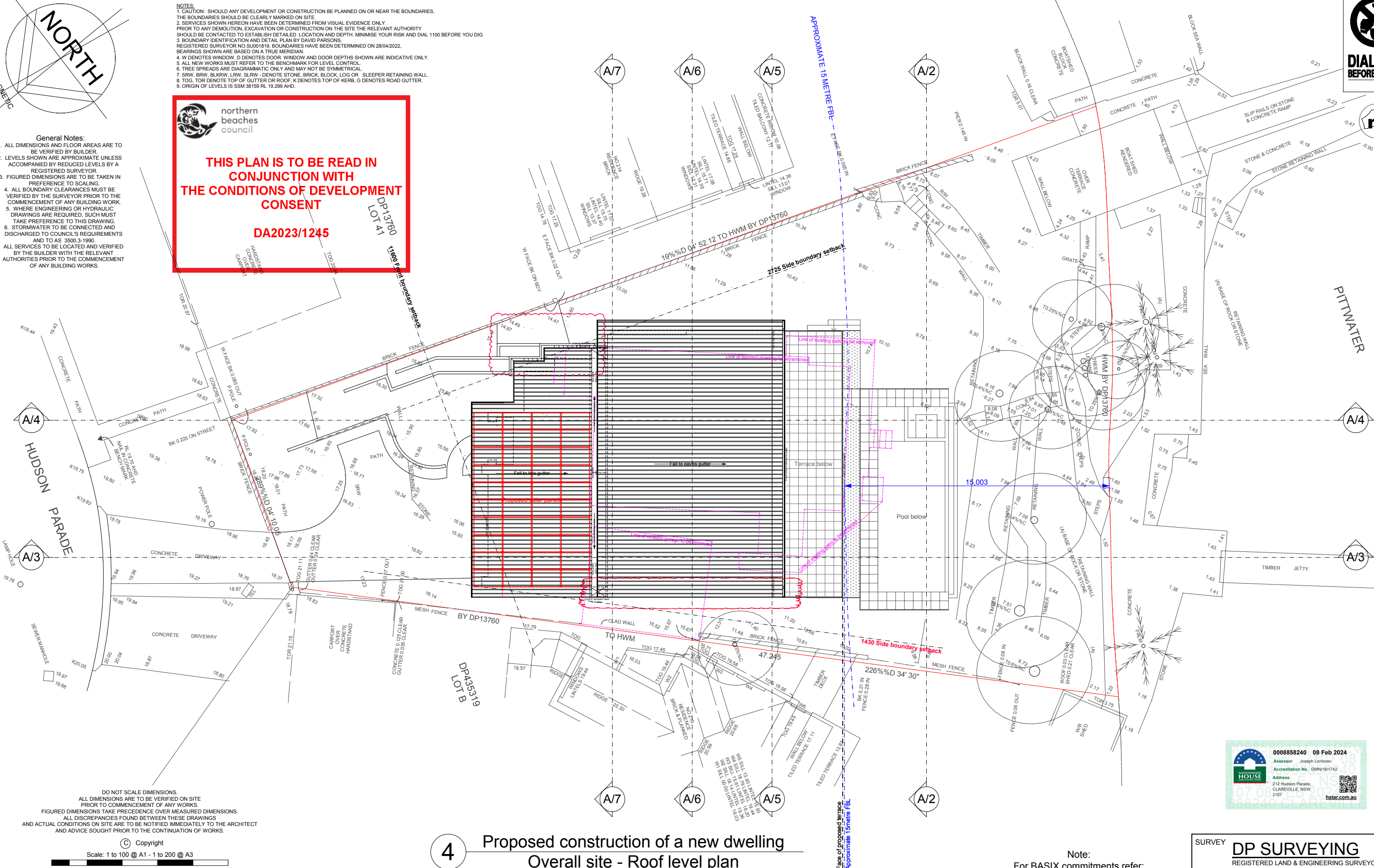


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245

DP13760
LOT 41

11,980 Fm boundary setback



DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

Copyright

Scale: 1 to 100 @ A1 - 1 to 200 @ A3

0 1000 2000 4000 6000 8000 10,000mm

COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

4

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

NOTE:

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

Note:

For BASIX commitments refer:
Certificate number: 1417537S_02

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

DOCUMENTATION



REV	DESCRIPTION	DATE
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024	29/01/24
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
29/01/24	05/12/23

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. 004
REV.	D

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.

- 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.



DIAL 1100
BEFORE YOU DIG



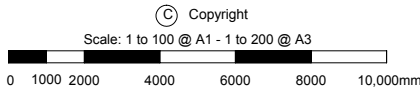
northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1245



DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.



COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

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

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

Note:
For BASIX commitments refer:
Certificate number: 1417537S_02
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

REV	DESCRIPTION	DATE
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED .	29/01/24
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
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	R.P.	R.B.	J.E.A.	AUGUST
1 to 200 @ A3				2023
JOB		DWG NO.		REV.
J and V		DA. 007		D

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
---------------	---

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, REGISTERED SURVEYOR NO. SJ001619. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
9. ORIGIN OF LEVELS IS SSM 38159 RL 19,299 AHD.



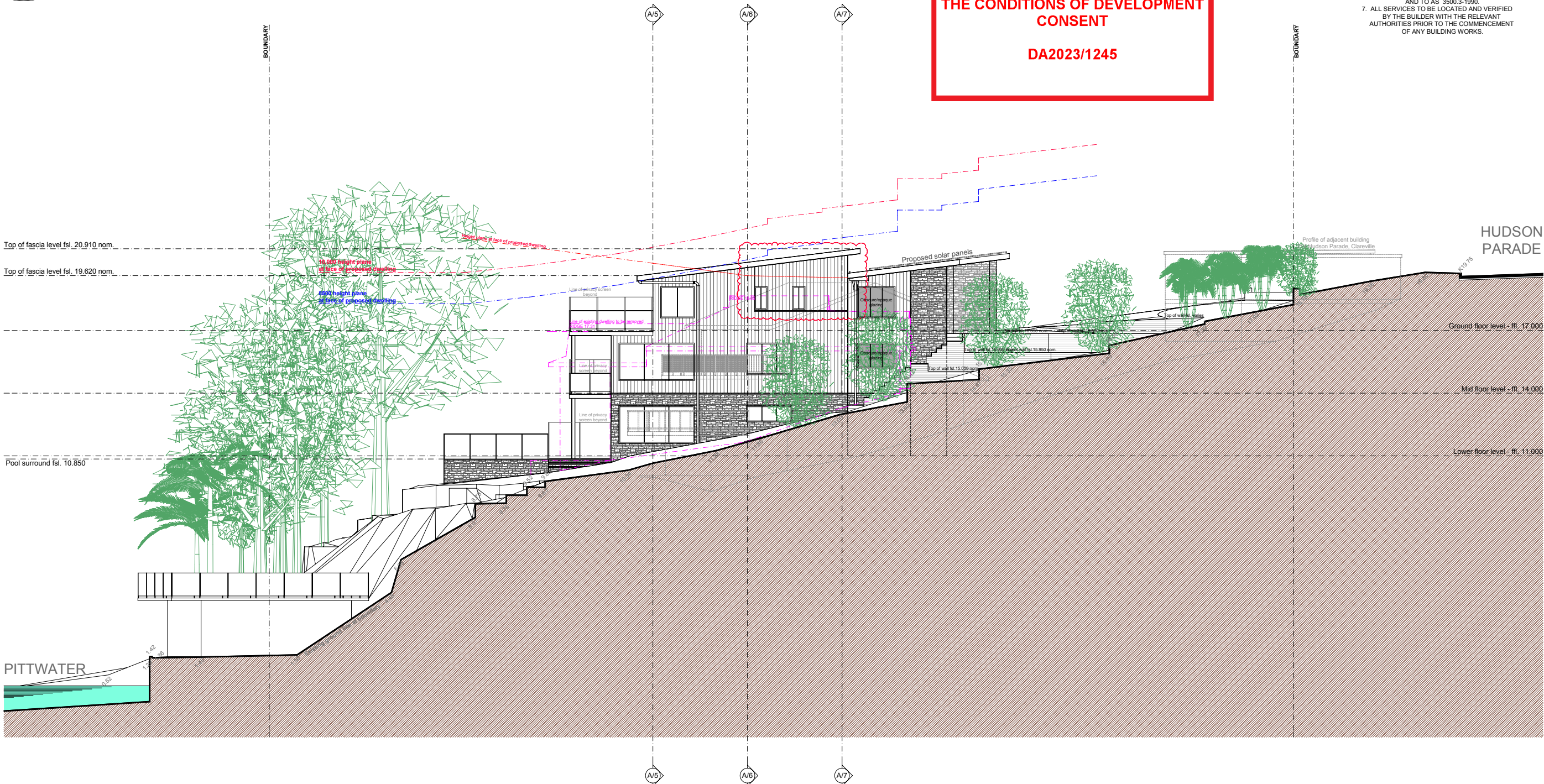
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1245

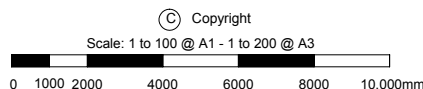
- General Notes:
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER.
 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR 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.



DIAL 1100 BEFORE YOU DIG



DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.



COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WISSOMA PTY LTD AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WISSOMA PTY LTD

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_02
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

REV	DESCRIPTION	DATE
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED.	29/01/24
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR DEVELOPMENT APPLICATION 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 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.
D

DOCUMENTATION
RJP Design 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

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.



northern
beaches
council

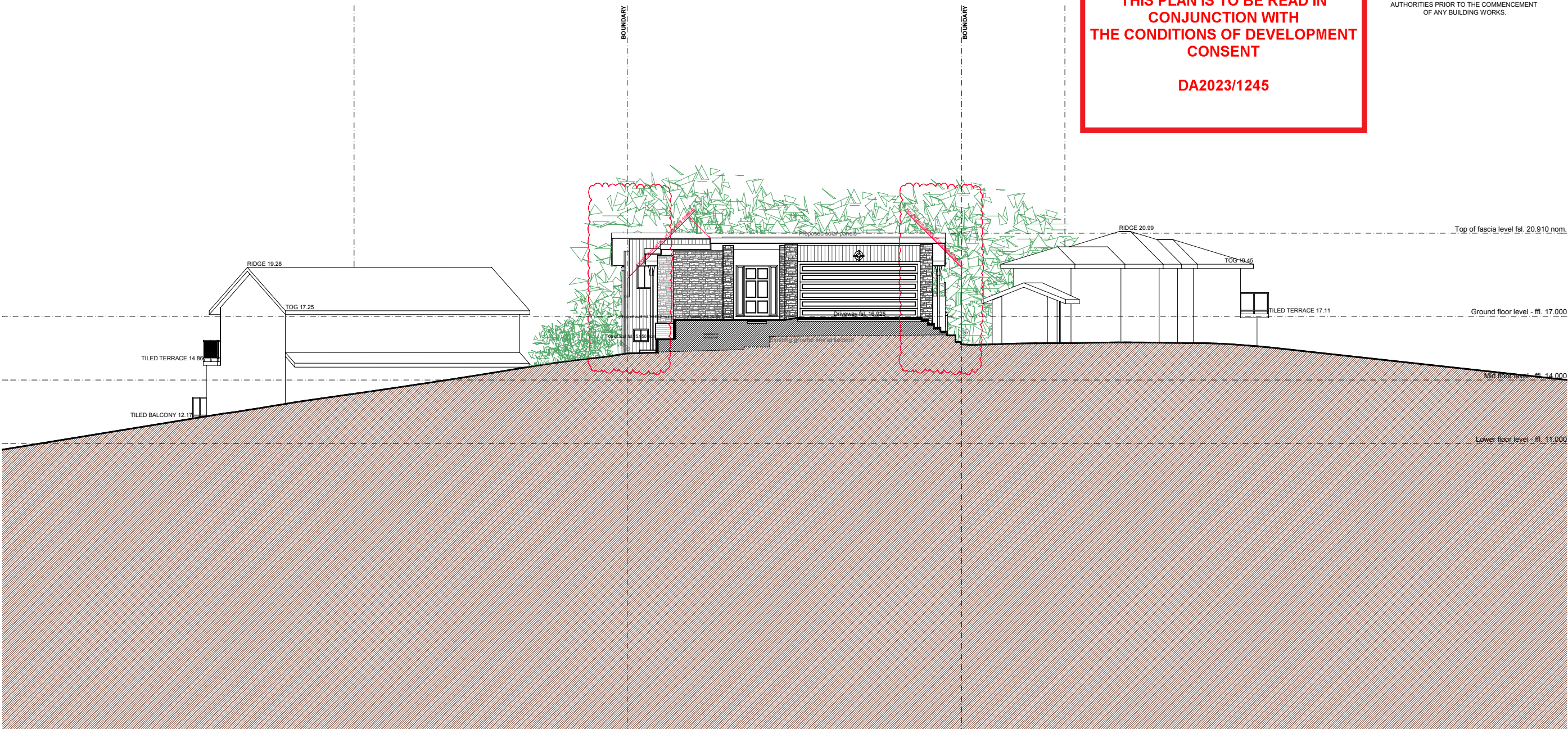
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1245

- 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.

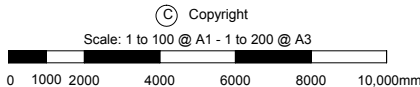


DIAL 1100
BEFORE YOU DIG



← 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 →

DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

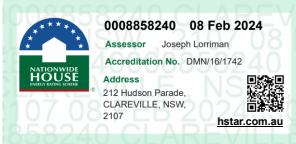


COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

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

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

Note:
For BASIX commitments refer:
Certificate number: 1417537S_02
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

REV	DESCRIPTION	DATE
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED .	29/01/24
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 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. 009		REV. C	

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 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, REGISTERED SURVEYOR NO. SJ001819. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
9. ORIGIN OF LEVELS IS SSM 38159 RL 19,299 AHD.



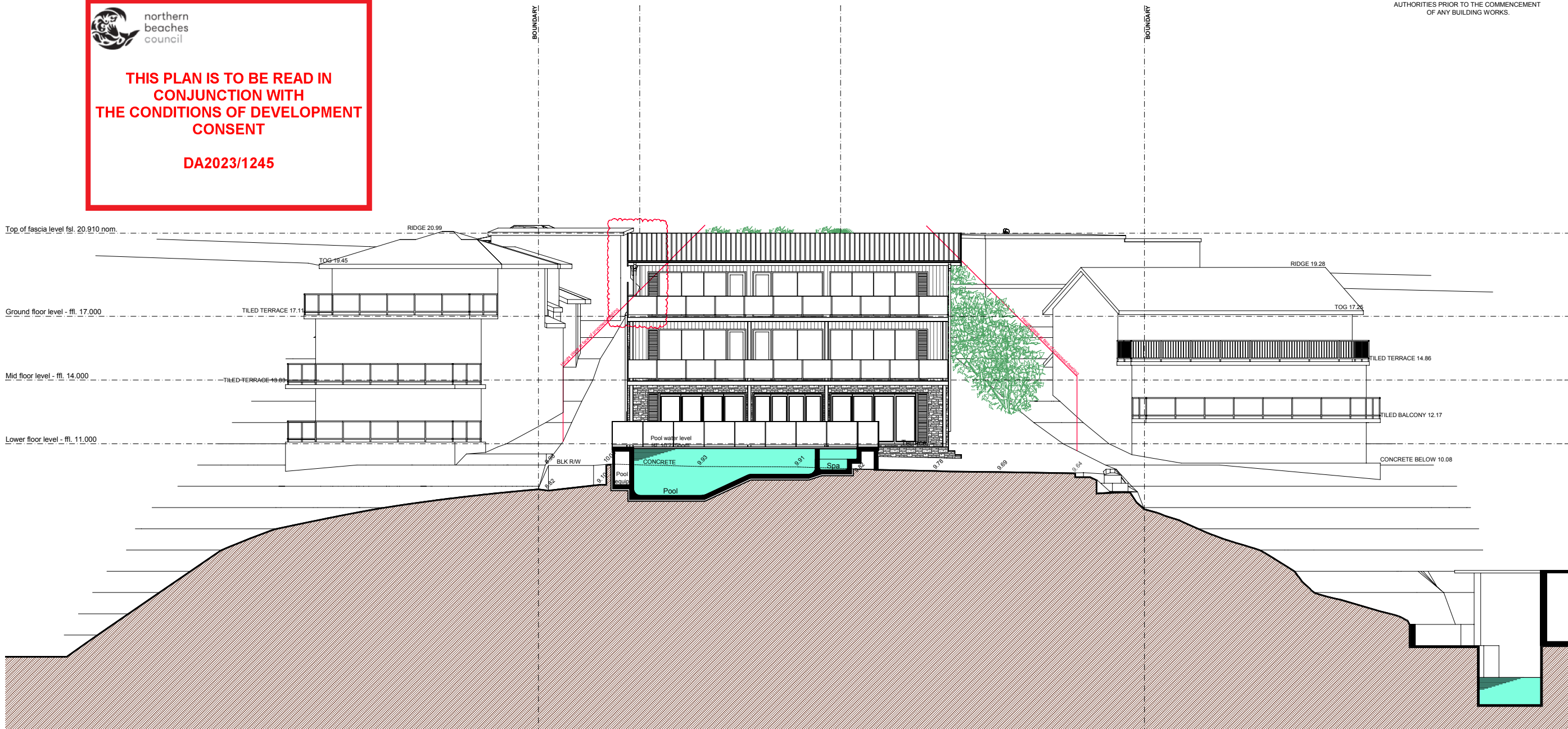
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1245

- 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.



DIAL 1100 BEFORE YOU DIG

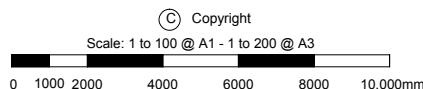


Adjoining site 210 Hudson Parade, Clareville.
Existing dwelling

Subject site 212 Hudson Parade, Clareville.
Proposed new dwelling

Adjoining site 214 Hudson Parade, Clareville.
Existing dwelling

DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

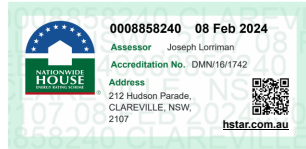


COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

10

Proposed construction of a new dwelling
Overall site - Section A/2 - A/2.

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



Note:
For BASIX commitments refer:
Certificate number: 1417537S_02
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

REV	DESCRIPTION	DATE
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED.	29/01/24
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 100 @ A1 1 to 200 @ A3
JOB
J and V
DRAWN
R.P.
CHECKED
R.B.
DWG NO.
DA. 010
APPROVED
J.E.A.
DATE
AUGUST 2023
REV.
C

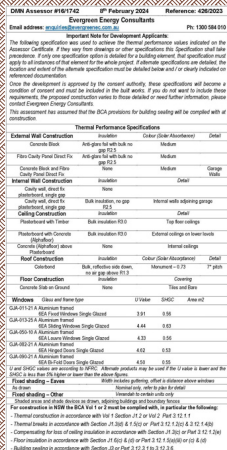
DOCUMENTATION
RJP Design ARCHITECTURAL DESIGN SOLUTIONS Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502



northern
beaches
council

DA2023/1245

DIAL 1100



© Copyright
Scale: 1 to 100 @ A1 - 1 to 200 @ A3



11

NOTE:

Note:
For BASIX commitments refer:
Certificate number: 1417537S_02
For details refer to drawings DA. 011 & DA. 012

RJP
Design
ARCHITECTURAL DESIGN SOLUTIONS

Wibsona 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

		ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.	29/01/24	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	 Wibsona Pty Ltd trading as RJP Design PO Box 186 Pymble NSW 2073 ABN: 102 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23				
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23				
A	ISSUED FOR OWNERS APPROVAL	01/08/23				
REV	DESCRIPTION	DATE				

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.
3. 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.
4. BOUNDARY IDENTIFICATION AND DETAIL PLAN BY DAVID PARSONS.
5. REGISTERED SURVEYOR NO. SJ001819. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
6. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
7. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
8. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
9. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
10. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
11. ORIGIN OF LEVELS IS SSM 38159 RL 19,299 AHD.



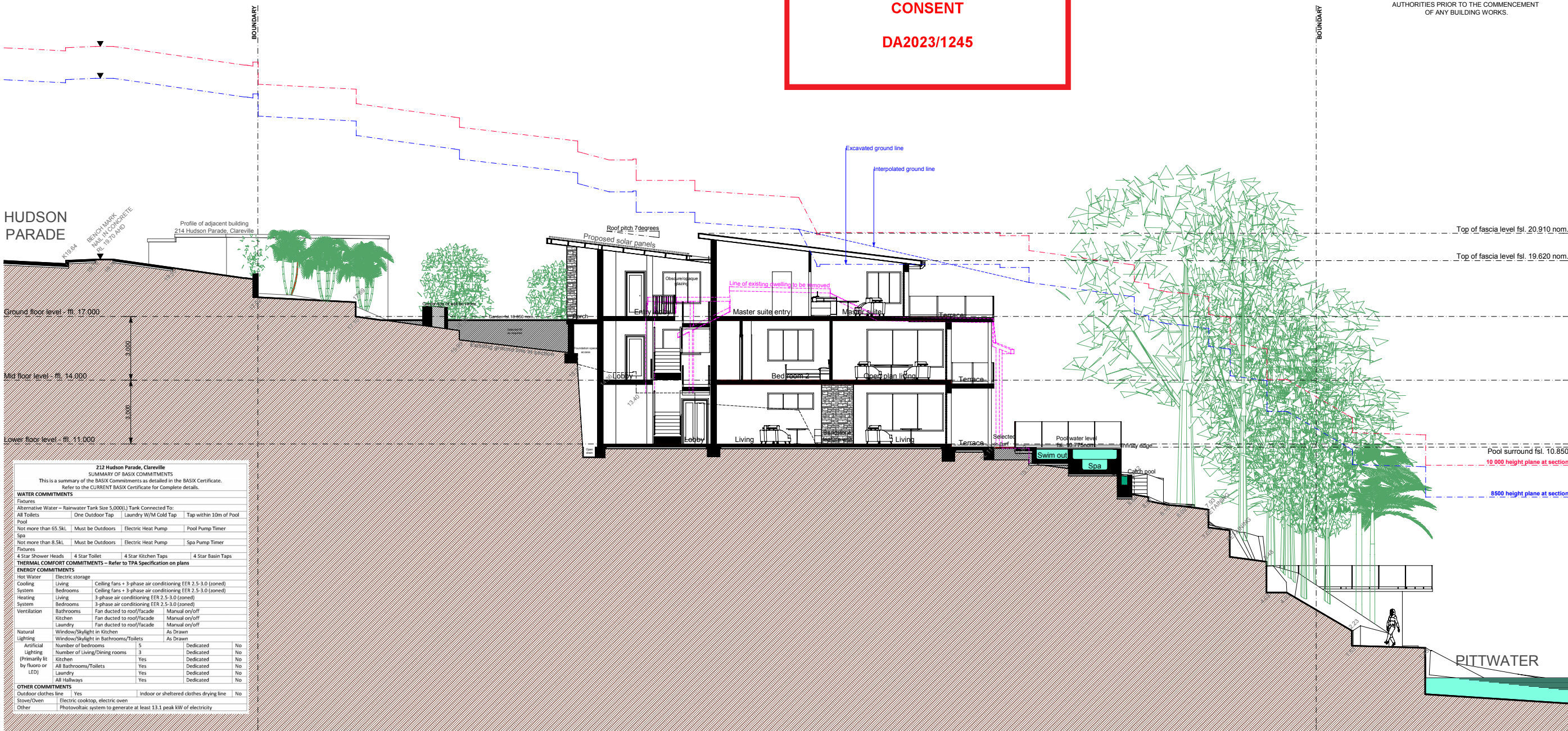
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1245

- 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.

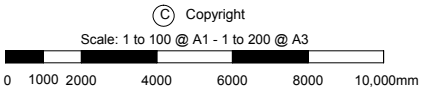


DIAL 1100
BEFORE YOU DIG



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:	One Outdoor Tap	Laundry W/M Cold Tap
Pool	Not more than 65.5kL	Must be Outdoors	Electric Heat Pump
Spa	Not more than 8.5kL	Must be Outdoors	Electric Heat Pump
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	Ceiling fans + 3-phase air conditioning EER 2.5-3.0 (zoned)	
Cooling	Living	Ceiling fans + 3-phase air conditioning EER 2.5-3.0 (zoned)	
System	Bedrooms	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	Window/Skylight in Kitchen	As Drawn	
Lighting	Window/Skylight in Bathrooms/Toilets	As Drawn	
Artificial	Number of bedrooms	5	Dedicated
Lighting	Number of Living/Dining rooms	3	Dedicated
(Primarily lit by	Kitchen	Yes	Dedicated
fluorescent or	All Bathrooms/Toilets	Yes	Dedicated
LED)	Laundry	Yes	Dedicated
	All Hallways	Yes	Dedicated
OTHER COMMITMENTS			
Outdoor clothes line	1	Yes	Indoor or sheltered clothes drying line
Stove/Oven		Electric cooktop, electric oven	
Other		Photovoltaic system to generate at least 13.1 peak kW of electricity	

DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.



COPYRIGHT. THIS DESIGN AND PLAN IS THE PROPERTY OF WISSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WISSOMA PTY LTD

12 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_02
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

REV	DESCRIPTION	DATE
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.	29/01/24
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	CLIENT
ISSUED DEVELOPMENT APPLICATION APPROVAL	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. 012	D		

DOCUMENTATION
RJP Design 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



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245

		ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION				
					No.212 HUDSON PARADE, CLAREVILLE, NSW.2107 BEING LOT 40 IN D.P. 13760	 Wilsboma 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				
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED	29/01/24	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	SCALE		DRAWN	CHECKED	APPROVED	DATE
B	ISSUED FOR DISCUSSION PURPOSES - COUNCIL TEAM MEETING DATED - 18th December 2023	08/01/24			1 to 100 @ A1 1 to 200 @ A3		R.P.	R.B.	J.E.A.	DECEMBER 2024
A	ISSUED FOR OWNERS APPROVAL	01/01/24			JOB		DWG NO.	REV.		
REV	DESCRIPTION	DATE			J and V		DA. 013	C		

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, REGISTERED SURVEYOR NO. SJ001819. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGNOSTIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
9. ORIGIN OF LEVELS IS SSM 38159 RL 19,299 AHD.



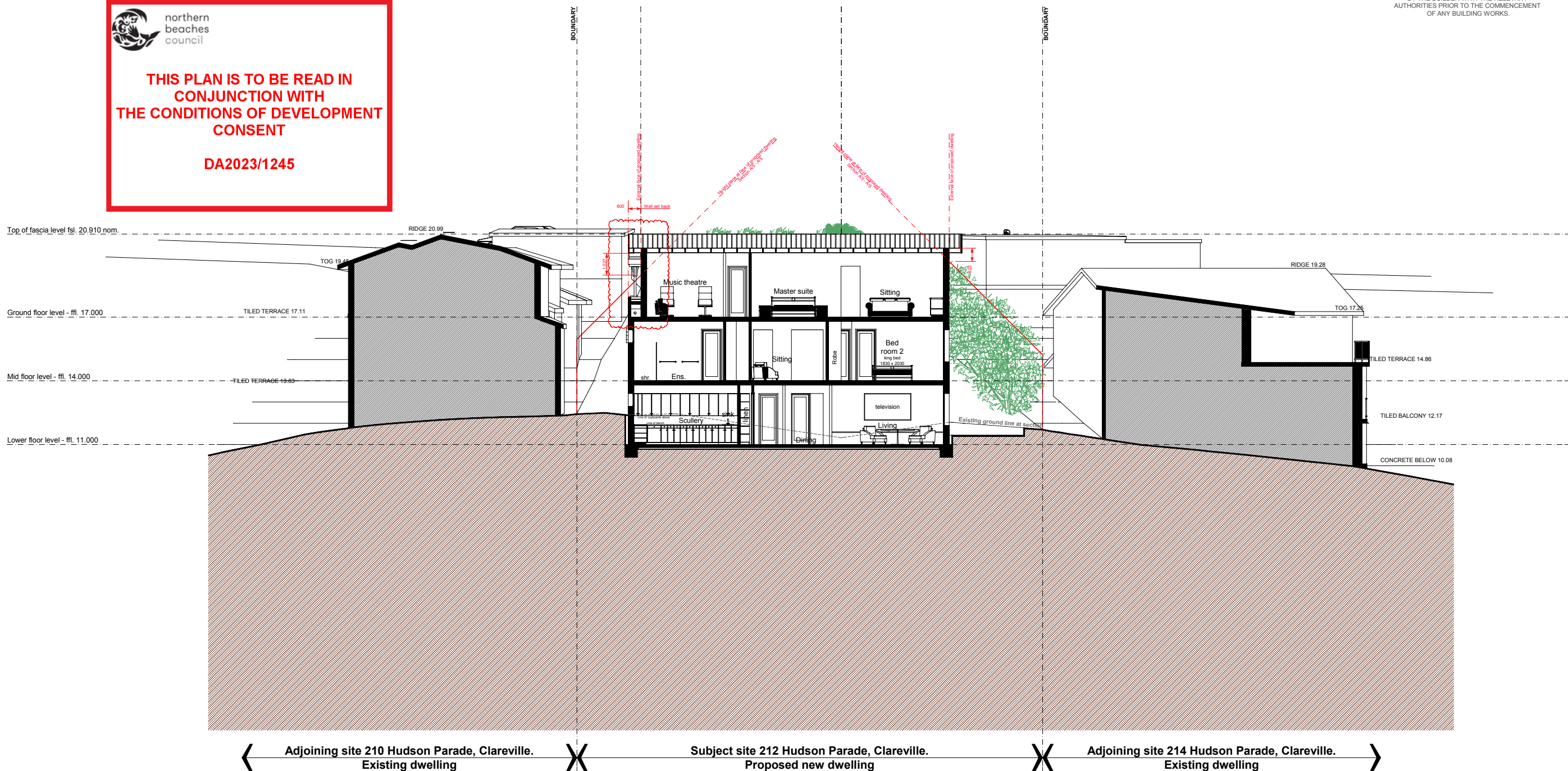
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245

- 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.



**DIAL 1100
BEFORE YOU DIG**



DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

Copyright
Scale: 1 to 100 @ A1 - 1 to 200 @ A3
0 1000 2000 4000 6000 8000 10,000mm

COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

14

Proposed construction of a new dwelling Overall site - Section A/6 - A/6.

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



Note:
For BASIX commitments refer:
Certificate number: 1417537S_02
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

REV	DESCRIPTION	DATE	ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED.	29/01/24	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
B	ISSUED FOR DISCUSSION PURPOSES - COUNCIL TEAM MEETING DATED - 18th December 2023	08/01/24					
A	ISSUED FOR OWNERS APPROVAL	01/01/24					
REV	DESCRIPTION	DATE					



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245



NO DIG

		ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
			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	 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@rjpdesign.com.au P: 0403 896 502 ARCHITECTURAL DESIGN SOLUTIONS
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED .	29/01/24				
B	ISSUED FOR DISCUSSION PURPOSES - COUNCIL TEAM MEETING DATED - 18th December 2023	08/01/24				
A	ISSUED FOR OWNERS APPROVAL	01/01/24				
REV	DESCRIPTION	DATE				

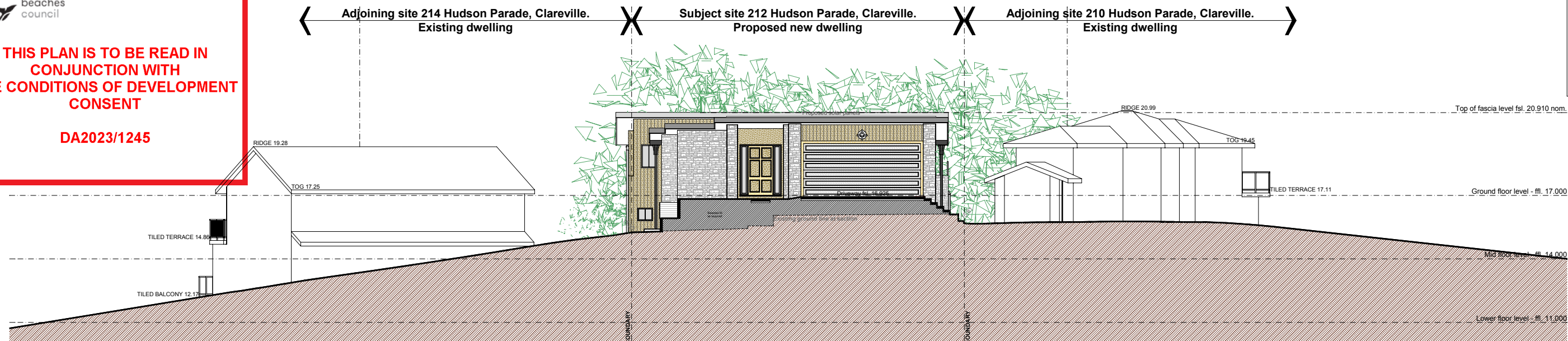


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

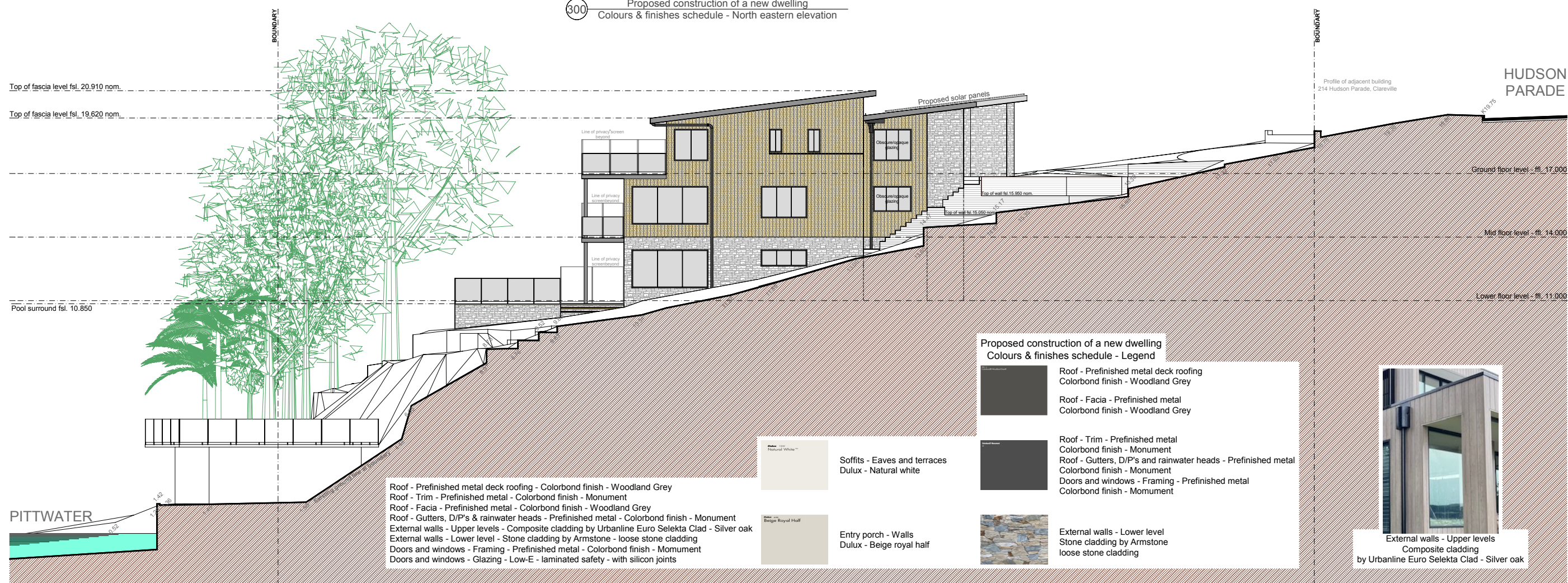
DA2023/1245



**DIAL 1100
BEFORE YOU DIG**



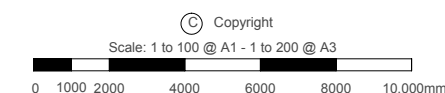
300 Proposed construction of a new dwelling
Colours & finishes schedule - North eastern elevation



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
	Soffits - Eaves and terraces Dulux - Natural white
	Entry porch - Walls Dulux - Beige royal half
	External walls - Lower level Stone cladding by Armstone loose stone cladding
	External walls - Upper levels Composite cladding by Urbanline Euro Selekt Clad - Silver oak

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



COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

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

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
P: 0403 896 502

REV	DESCRIPTION	DATE
B	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 16th February 2024 DWELLING ELEVATIONS AMENDED.	17/02/24
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL.	01/08/23

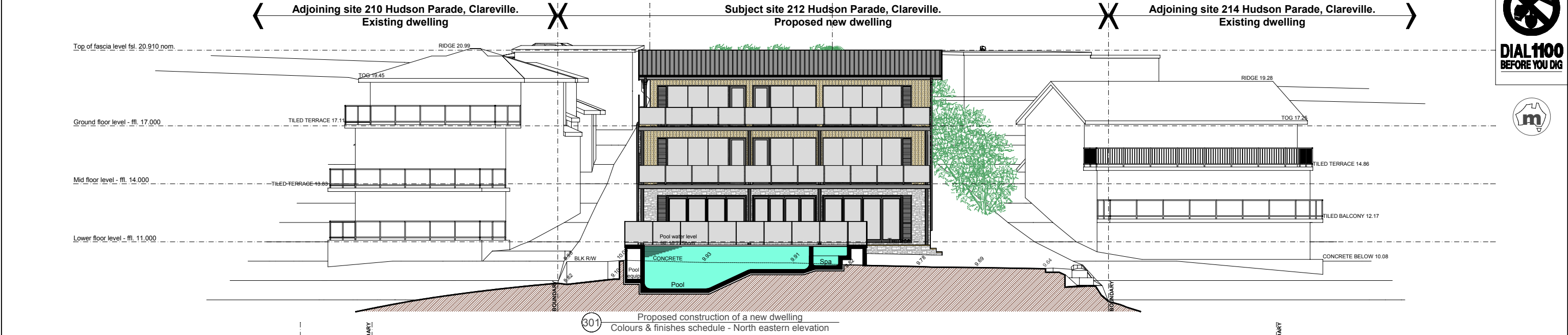
ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	SCALE: 1 to 100 @ A1 1 to 200 @ A3 JOB: J and V DRAWN: R.P. CHECKED: R.B. APPROVED: J.E.A.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

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 DRAWN: R.P. CHECKED: R.B. APPROVED: J.E.A. DATE: AUGUST 2023 REV: B

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 DRAWN: R.P. CHECKED: R.B. APPROVED: J.E.A. DATE: AUGUST 2023 REV: B

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 DRAWN: R.P. CHECKED: R.B. APPROVED: J.E.A. DATE: AUGUST 2023 REV: B

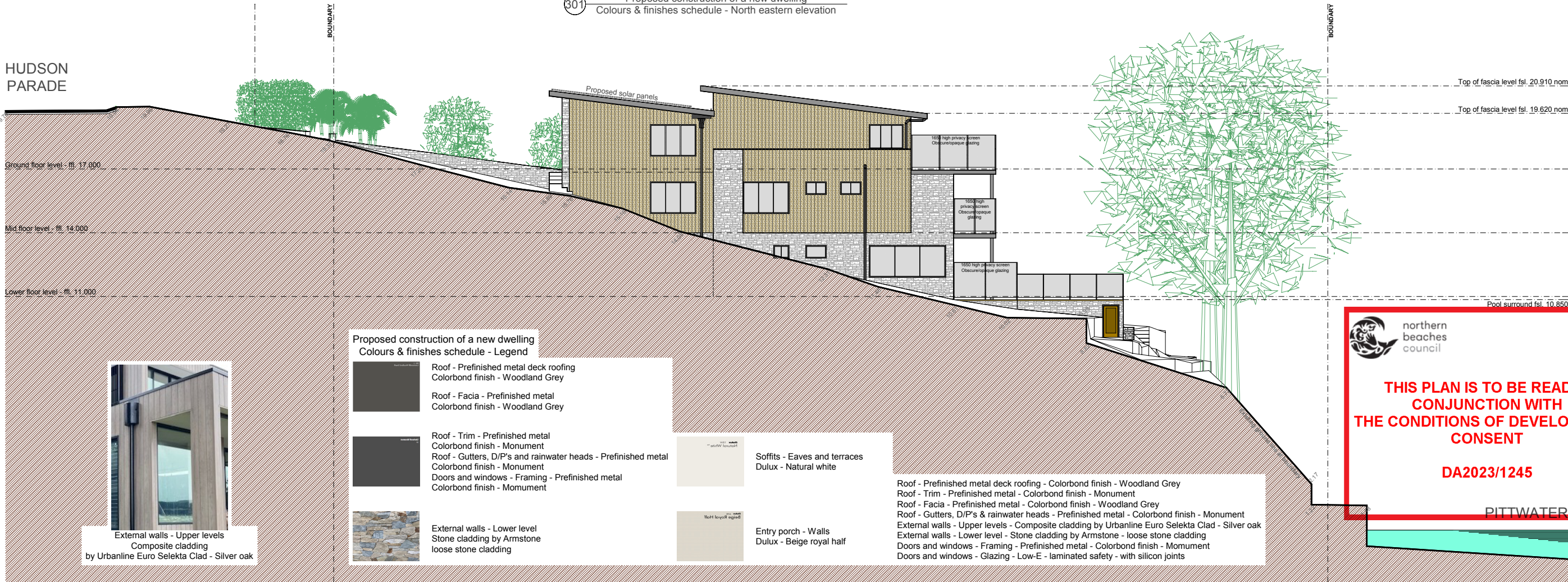
ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760	SCALE: 1 to 100 @ A1 1 to 200 @ A3 JOB: J and V DRAWN: R.P. CHECKED: R.B. APPROVED: J.E.A.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



DIAL 1100
BEFORE YOU DIG



HUDSON
PARADE

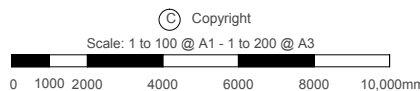


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1245

PITTWATER

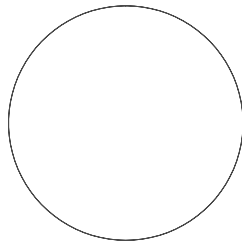


COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

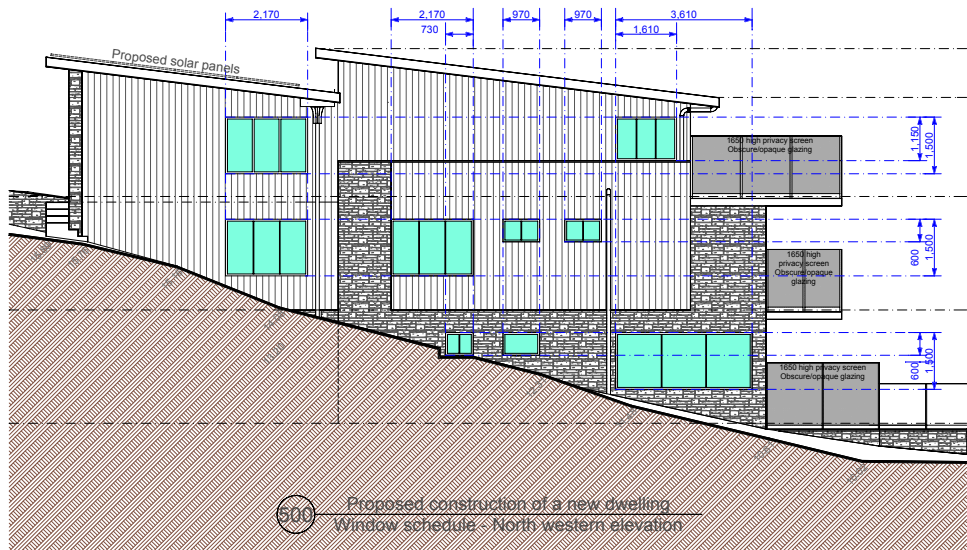
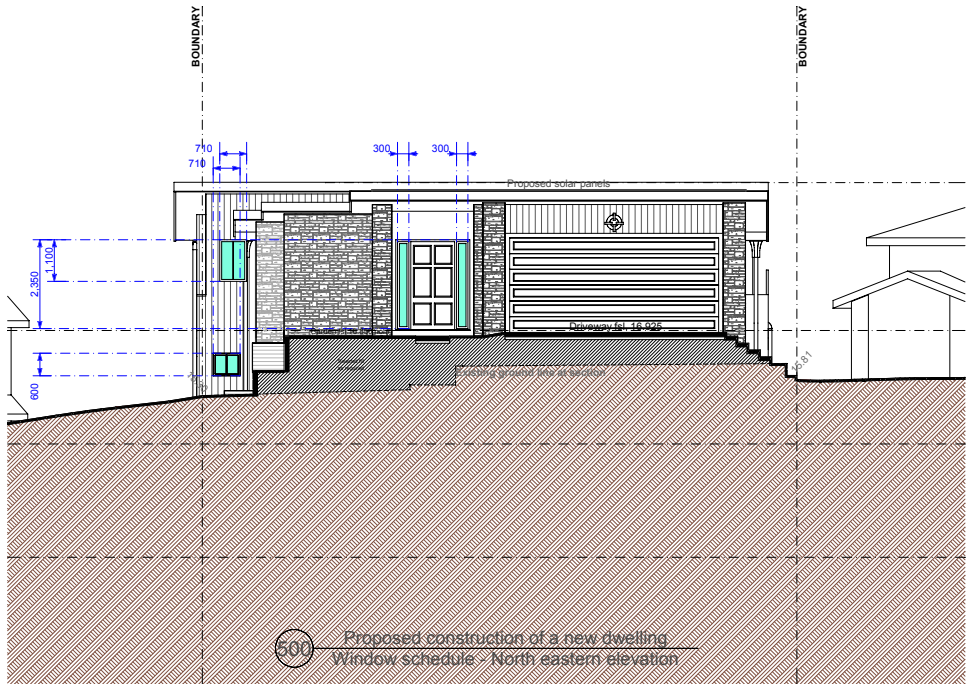
301 Proposed construction of a new dwelling
Overall site - Colours & finishes schedule - sheet 2.

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 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					DOCUMENTATION RJP Design ARCHITECTURAL DESIGN SOLUTIONS 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@rjpdesign.com.au P: 0403 896 502				
B	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 16th February 2024 DWELLING ELEVATIONS AMENDED.	17/02/24				SCALE 1 to 100 @ A1 1 to 200 @ A3					DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023	
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	01/08/23				JOB J and V					DWG NO. DA. 301		REV. B		
REV	DESCRIPTION	DATE													



- 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.

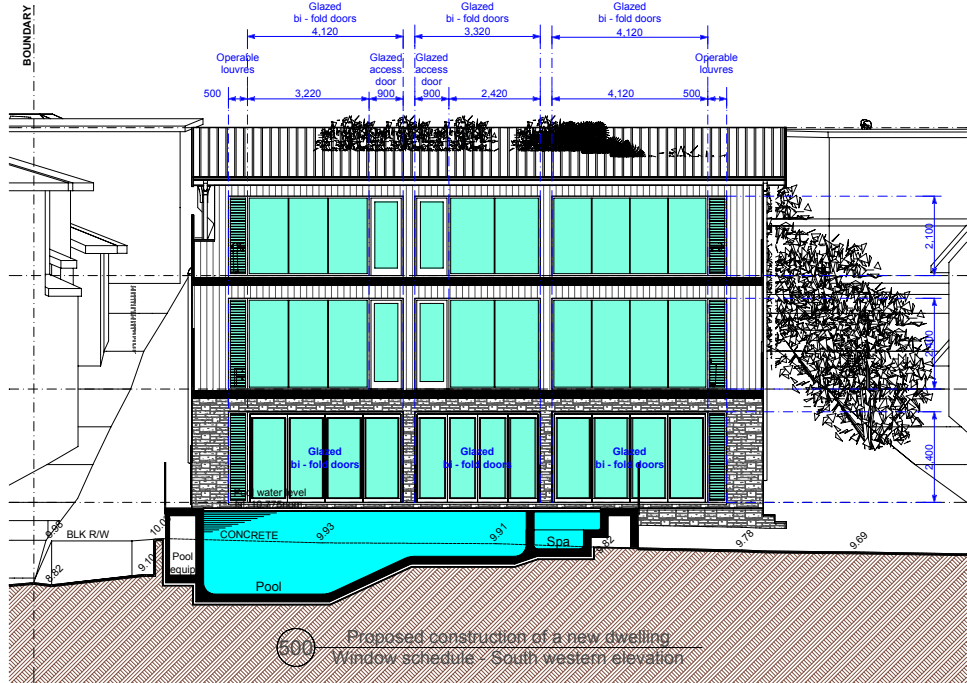
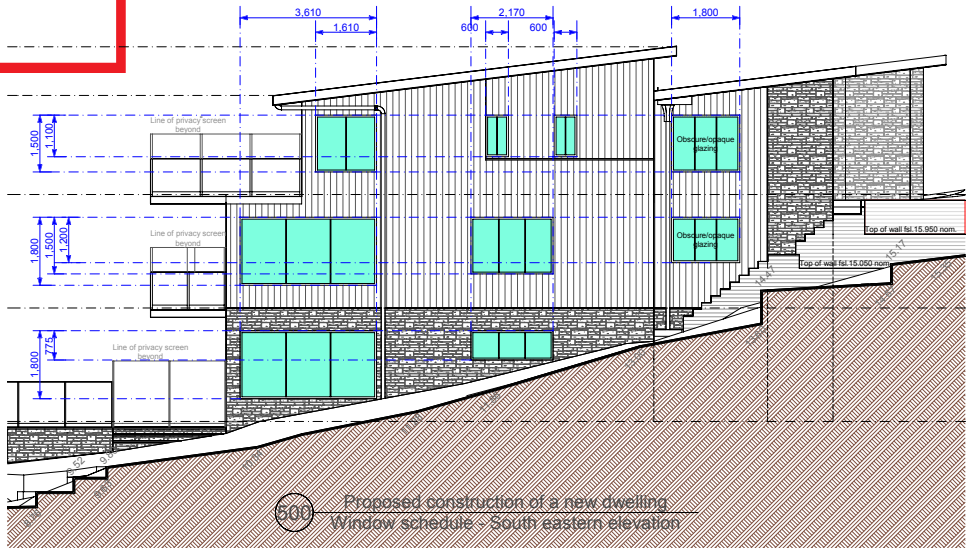


Ground floor level plan	
Area:	
Porch	2
Entry lobby	6
Ensuite	4
Master suite and Sitting	12
Dressing	2
Access halls	4
Storage	2
Music theatre	8
Terrace	7
Garage	9



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245



Mid level floor plan	
Area:	
Lobby	3
Bed room 2	4
Ensuite	2
Open plan living and sitting	10
Bed room 3	4
Ensuite	2
Bed room 4	4
Ensuite	2
Bed room 5	4
Ensuite	2
Terrace	7

Lower level floor plan	
Area:	
Lobby	3
Living and dining	20
Kitchen	6
Scullery	2
Laundry	2
Powdere	1
Terrace	7

DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.

Copyright
Scale: 1 to 100 @ A1 - 1 to 200 @ A3

0 1000 2000 4000 6000 8000 10,000mm

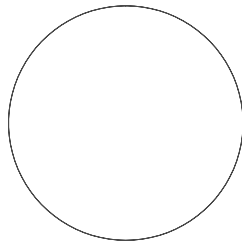
COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WISSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WISSOMA PTY LTD

500 Proposed construction of a new dwelling
Overall site - Window schedule - BASIX

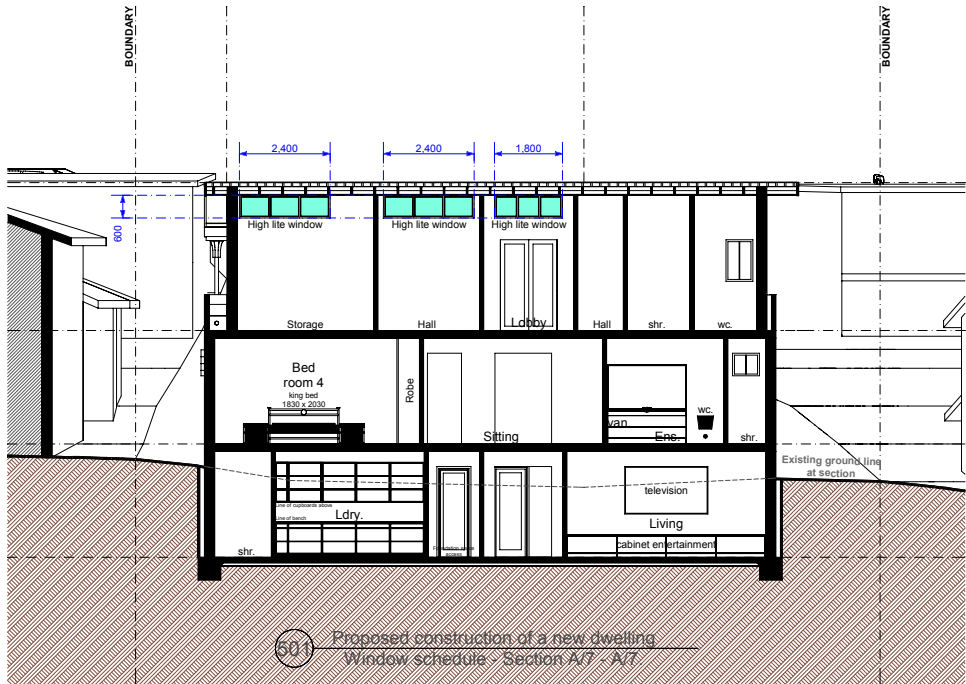


SURVEY
DP SURVEYING
REGISTERED LAND & ENGINEERING SURVEYORS
55 WHALE BEACH RD, AVALON BEACH 2107
PHONE : 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 29 APRIL, 2022
MY REF : 3469

			ISSUE 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					DOCUMENTATION RJP Design ARCHITECTURAL DESIGN SOLUTIONS Wibsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ASN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502				
						SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE APRIL 23					
B	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED -	29/01/24													
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	28/04/23													
REV	DESCRIPTION	DATE													



- 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.

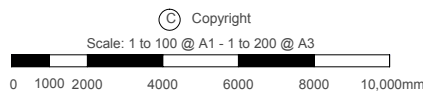


northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245

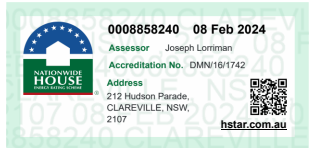
DO NOT SCALE DIMENSIONS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF ANY WORKS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
ALL DISCREPANCIES FOUND BETWEEN THESE DRAWINGS
AND ACTUAL CONDITIONS ON SITE ARE TO BE NOTIFIED IMMEDIATELY TO THE ARCHITECT
AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.



COPYRIGHT, THIS DESIGN AND PLAN IS THE PROPERTY OF WBSOMA PTY LTD
AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART
WITHOUT WRITTEN PERMISSION FROM THE COMPANY - WBSOMA PTY LTD

501

**Proposed construction of a new dwelling
Overall site - Window schedule - BASIX**



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

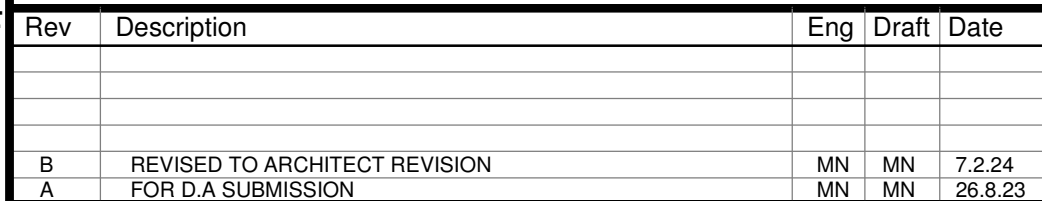
REV	DESCRIPTION	DATE
B	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED -	29/01/24
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	28/04/23

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	R.P.	R.B.	J.E.A.	APRIL 23
1 to 200 @ A3				
JOB		DWG NO.	REV.	
J and V		DA. 501	B	



Client Mr & Mrs Micallef			
Drawn MN	Designed MN	Checked MN	Scale 1:150
Prg No. 230500	Drw No. C02	Issue B	Date 7.8.23

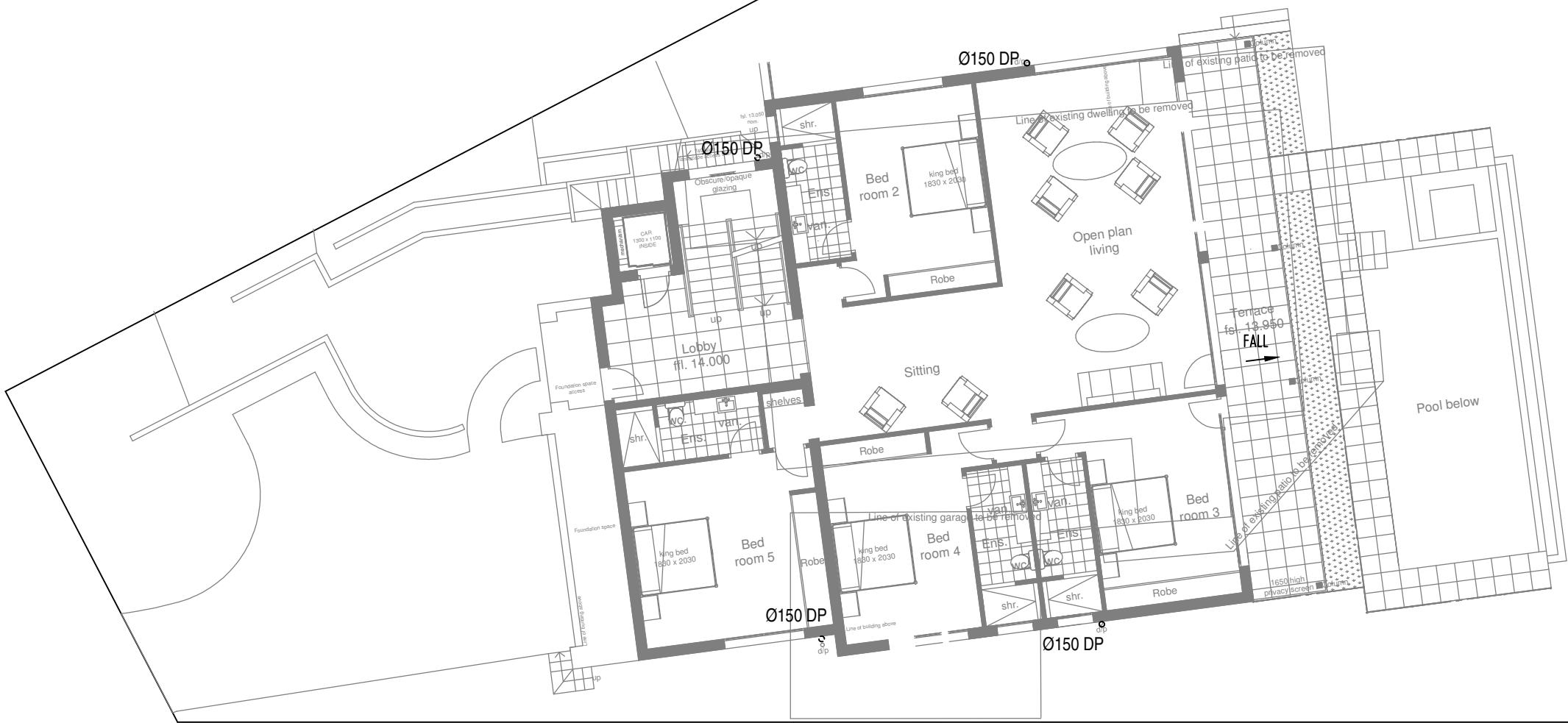
Title	GROUND FLOOR DRAINAGE
Project	New Residence at 212 Hudson Parade, Claireville



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1245



Rev	Description	Eng	Draft	Date
B	REVISED TO ARCHITECT REVISION	MN	MN	7.2.24
A	FOR D.A SUBMISSION	MN	MN	26.8.23

Client Mr & Mrs Micallef			
Drawn MN	Designed MN	Checked MN	Scale 1:150
Proj No. 230500	Drw No. C03	Issue B	Date 7.8.23

Title MID FLOOR FLOOR DRAINAGE	
Project New Residence at 212 Hudson Parade, Claireville	



21 GRAND AVE, WESTMEAD 2145 P 8898 9830 M 0411506738

21 GRAND AVE, WESTMEAD 2145 P 8898 9830 M 0411506738

FOR D.A SUBMISSION, NOT FOR CONSTRUCTION

A

B

C

D

E

F

A

B

C

D

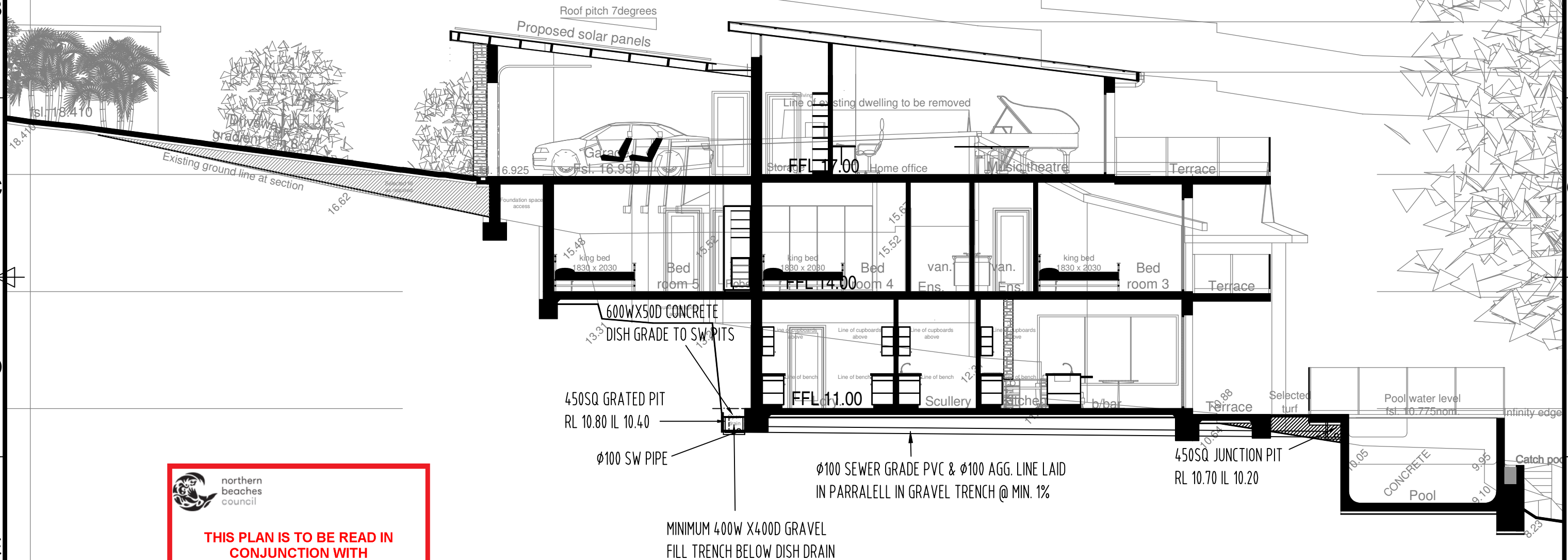
E

F

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245



Rev	Description	Eng	Draft	Date
B	REVISED TO ARCHITECTURAL REVISION	MN	MN	7.2.24
A	FOR D.A SUBMISSION	MN	MN	19.8.23

Client	Mr & Mrs Micallef		
Drawn	MN	Designed	MN
Prj No.	230500	Drw No.	C04

Title	LONGSECTION THROUGH BUILDING
Project	New Residence at 212 Hudson Parade, Claireville

 DEVELOPMENT ENGINEERING SOLUTIONS
21 GRAND AVE, WESTMEAD 2145 P 8898 9830 M 0411506738

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



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2023/1245

F	01/02/24	DRAFT issue for review.
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.

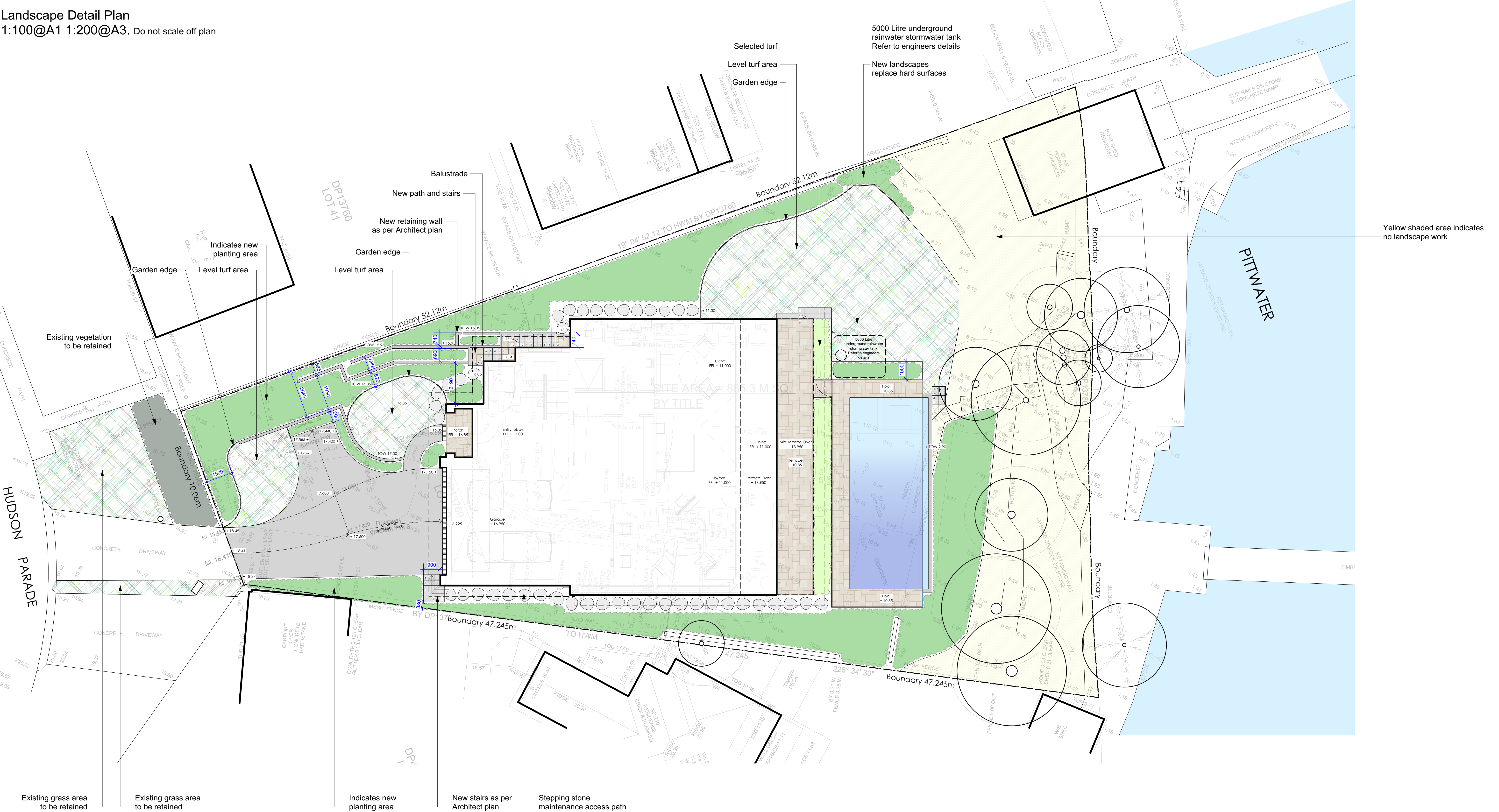
Notes:
>Do not scale off plan.
>Contractors to check all measurements onsite before quoting or commencing work.
>If abnormalities arise, contact the Landscape Architect.
>This design is copyright and is not to be reproduced in anyway without written consent of Jamie King Landscape Architect.

ISSUE	DATE	REVISION
PROJECT	212 Hudson Parade, Clareville	PROJECT # 24002
CLIENT	Mr. V. & Mrs. J. Micallef	DATE # See above DWG #
DWG	Planting Plan	SCALE @ A1 See Plan Sht-102
DRAWN	SA	CHKD JK
REVISION		

Jamie King Landscape Architect
22 Coonanga Road, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au



JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1245



JAMIE KING
LANDSCAPE ARCHITECT
DESIGN ● APPROVE ● MANAGE

F 01/02/24 DRAFT issue for review.
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.

Notes:
>Do not scale off plan.
>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	PROJECT #
PROJECT	212 Hudson Parade, Clareville		24002
CLIENT	Mr. V. & Mrs. J. Micallef		DATE # See above DWG #
DWG	Landscape Detail Plan		SCALE @ A1 See Plan Sht-103
			DRAWN SA
			CHKD JK REVISION

Jamie King Landscape Architect
22 Coonanga Road, Avalon, NSW, 2107
W: www.jamieking.com.au
T: 0421 517 991
E: jamie@jamieking.com.au