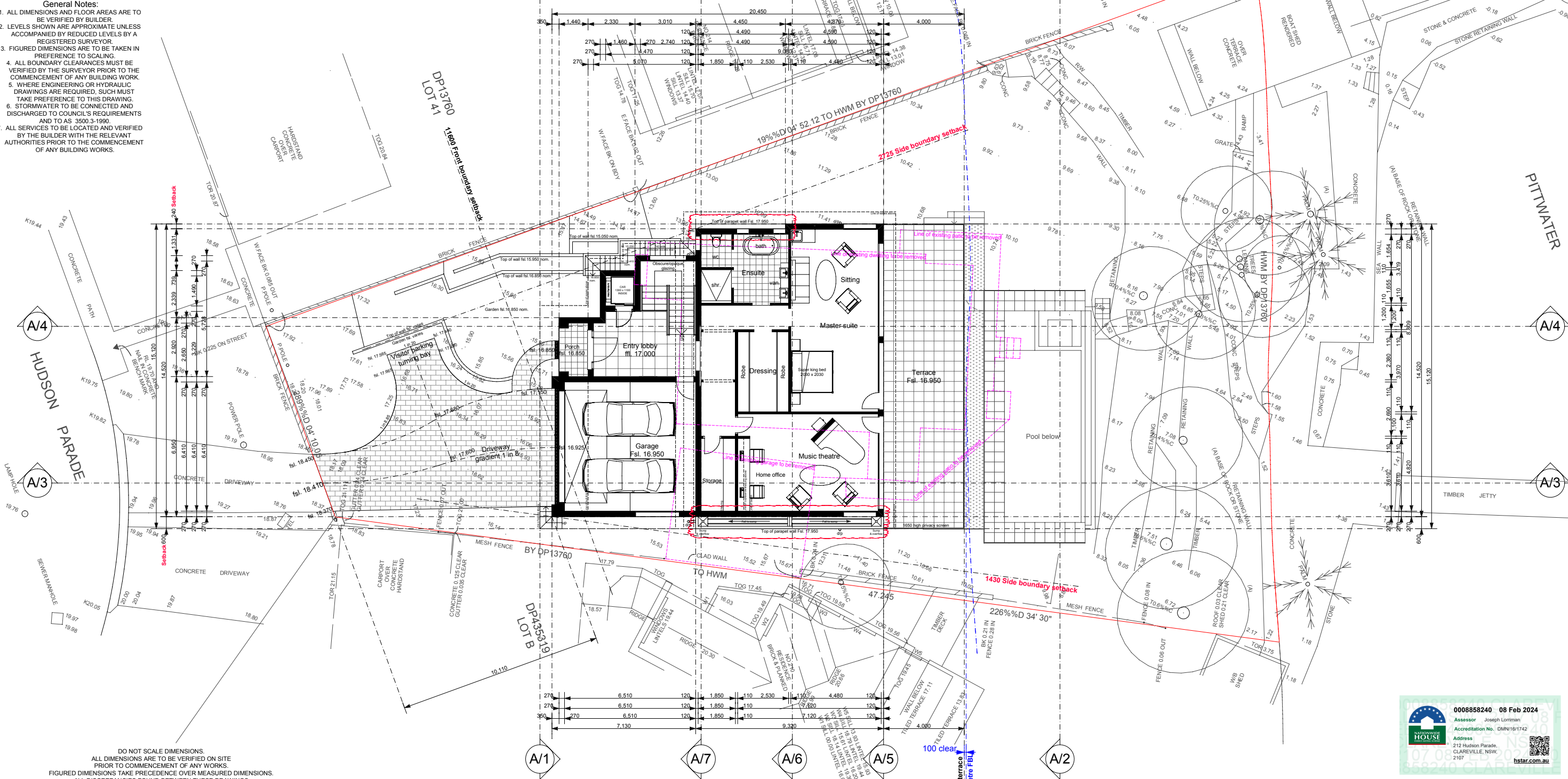


General Notes:

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 8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
 9. ORIGIN OF LEVELS IS SS 38159 RL 19,299 AHD.



1

Proposed construction of a new dwelling

Overall site - Ground level floor plan

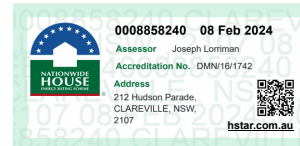
NOTE:

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



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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



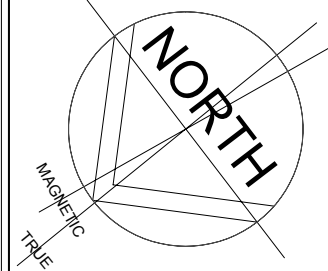
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C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
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A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	01/08/23

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

PROJECT	DESCRIPTION
PROPOSED CONSTRUCTION OF A NEW DWELLING	

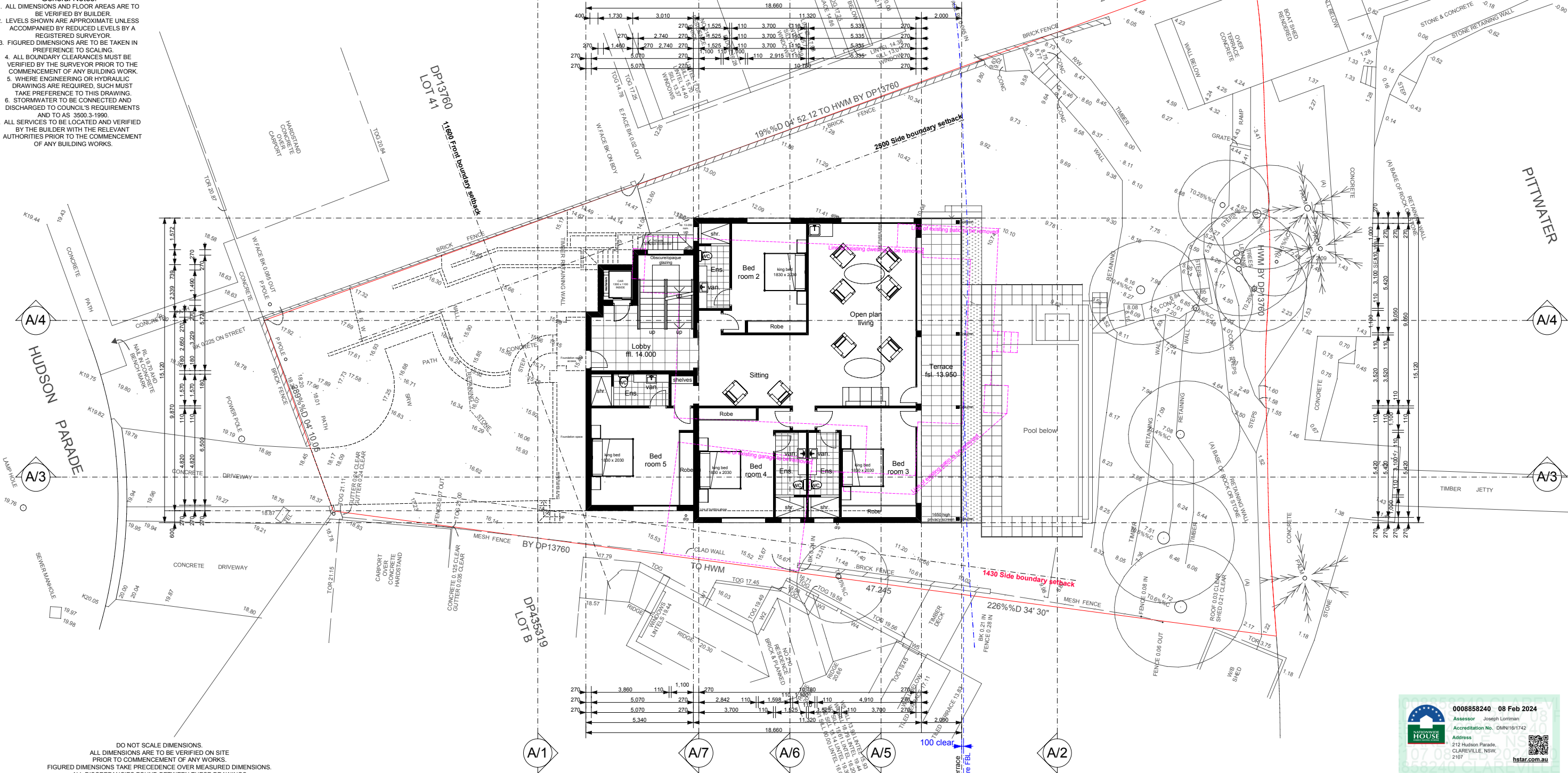
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No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.	REV.		
J and V	DA. 001	D		



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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



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DOCUMENTATION



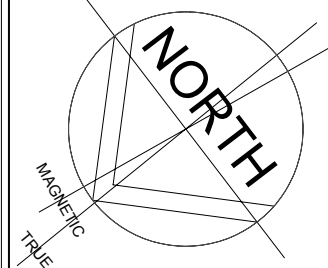
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ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	05/12/23

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

PROJECT	DESCRIPTION
PROPOSED CONSTRUCTION OF A NEW DWELLING	

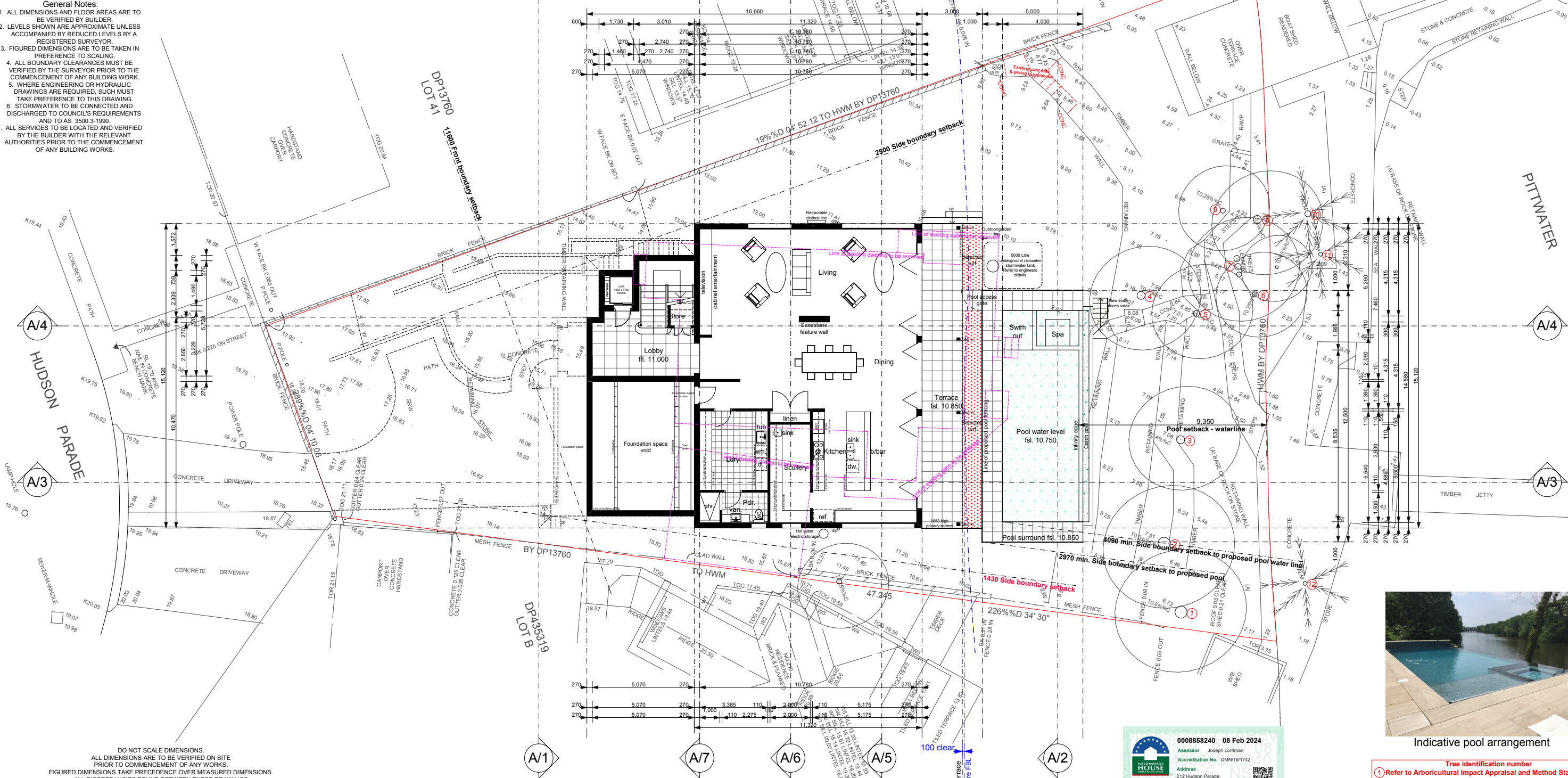
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SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
JOB J and V	DWG NO. DA. 002			REV. D



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

NOTE:
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Note:

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



Indicative pool arrangement

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

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

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
 ACN: 002 429 236
 E: bob@rjpdesign.com.au
 P: 0403 896 502

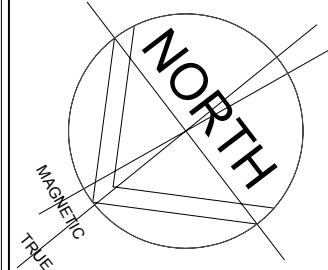
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ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	01/08/23

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				
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. 003	D		



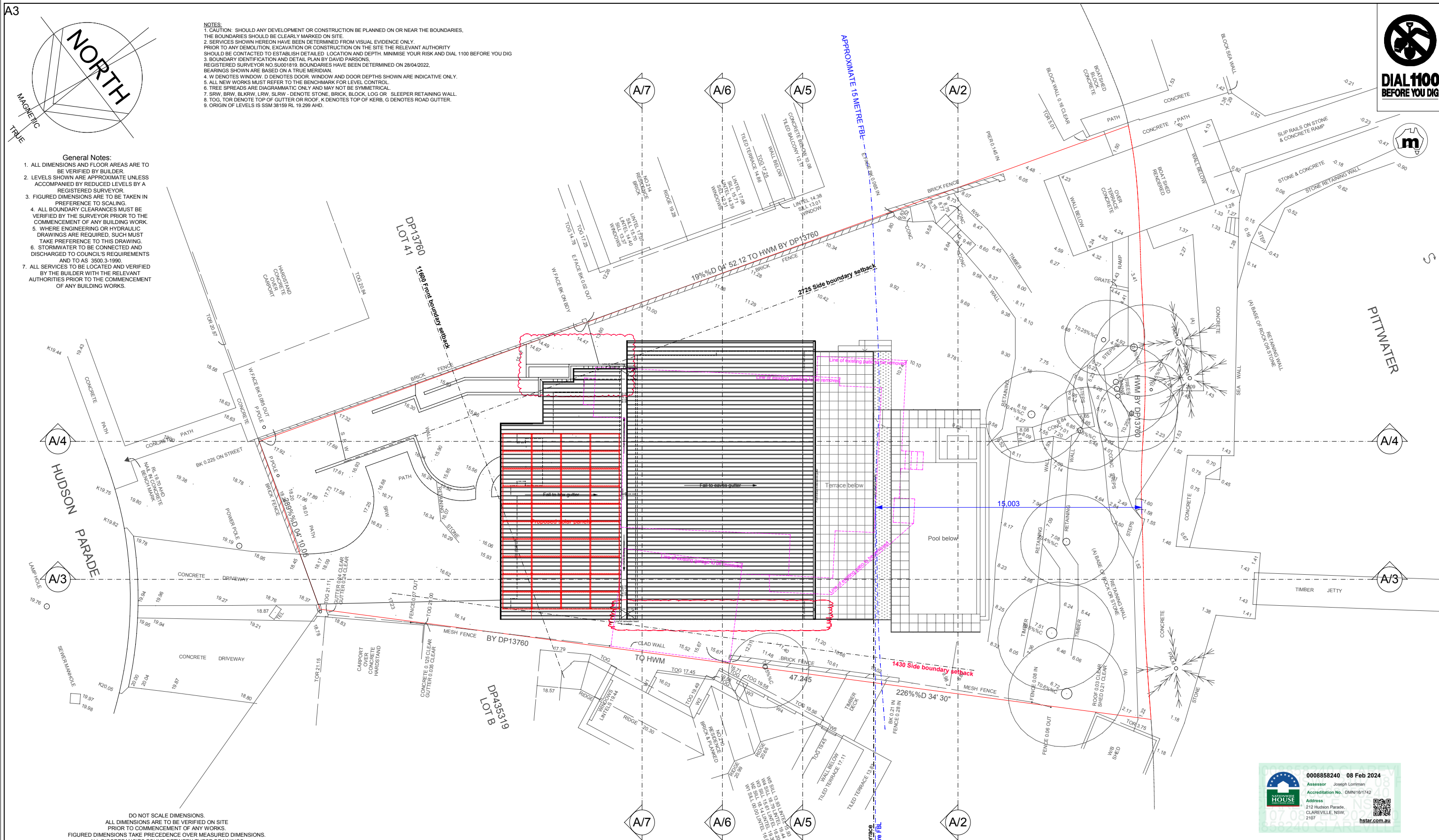
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PITTPATER



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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

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 DATE : 29 APRIL, 2022
 MY REF : 3469



DOCUMENTATION



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A	ISSUED FOR OWNERS APPROVAL	01/08/23
REV	DESCRIPTION	DATE

ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
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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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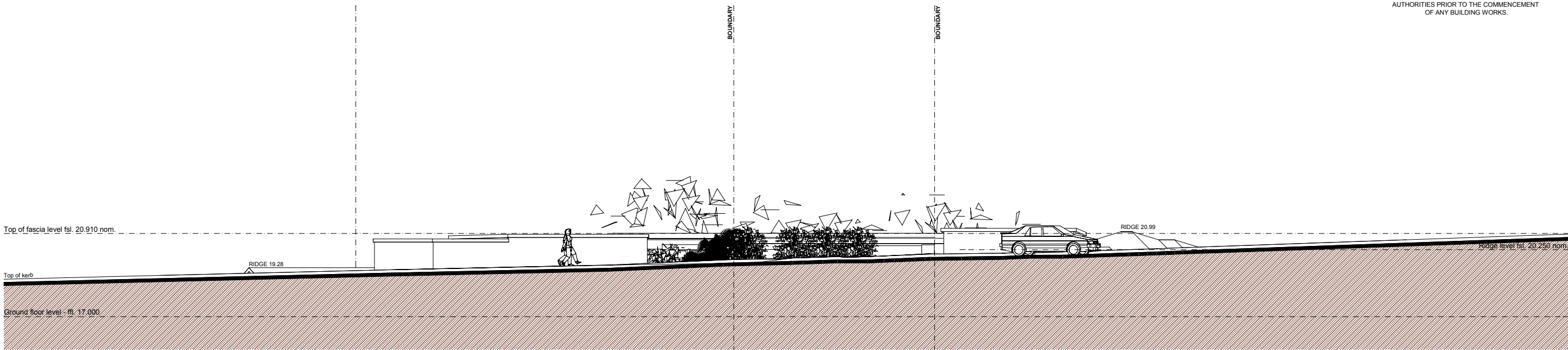
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SCALE	1 to 100 @ A1 1 to 200 @ A3
DRAWN	R.P.
CHECKED	R.B.
APPROVED	J.E.A.
DATE	AUGUST 2023
JOB	J and V
DWG NO.	DA. 004
REV.	D

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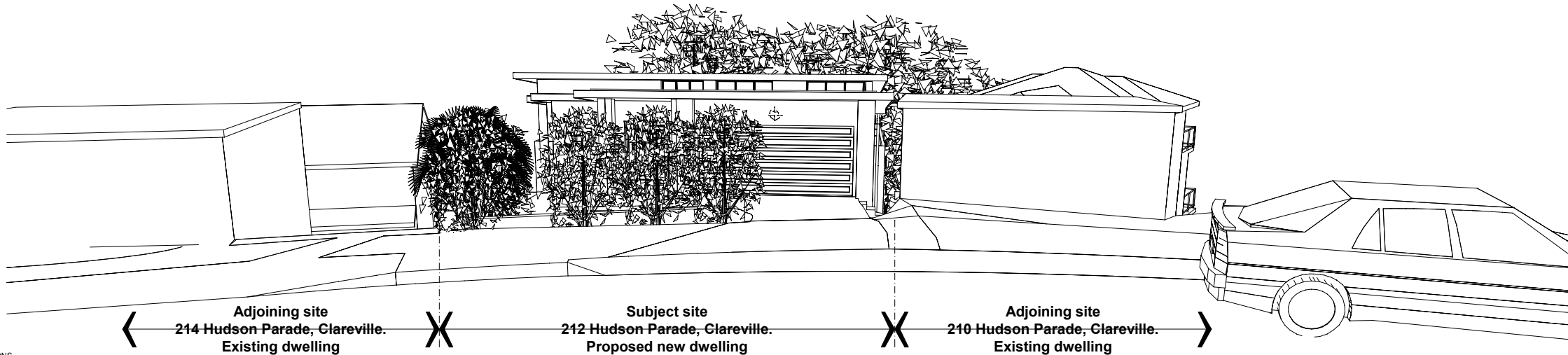
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DIAL 1100
BEFORE YOU DIG

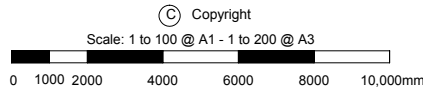


5 Proposed construction of a new dwelling
Overall site - North eastern elevation.



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

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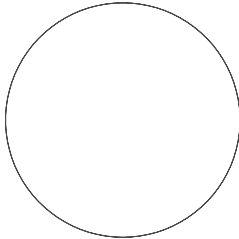
Note:
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Certificate number: 1417537S_02
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PHONE : 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 29 APRIL, 2022
MY REF : 3469

			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	
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.	29/01/24				 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 ARCHITECTURAL DESIGN SOLUTIONS						
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23										
A	ISSUED FOR OWNERS APPROVAL	01/08/23										
REV	DESCRIPTION	DATE										



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0008858240 08 Feb 2024

Assessor Joseph Lortiman
Accreditation No. DMN181742

Address
212 Hudson Parade,
CLAREVILLE, NSW,
2107

hstar.com.au



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

0 1000 2000 4000 6000 8000 10,000mm

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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_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

		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					
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.				29/01/24	SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL				25/08/23					
A	ISSUED FOR OWNERS APPROVAL				01/08/23					
REV	DESCRIPTION	DATE				J and V	DWG NO. DA. 006	REV. C		



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

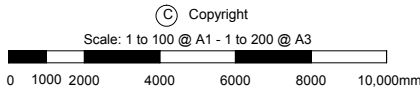
ARCHITECTURAL DESIGN SOLUTIONS

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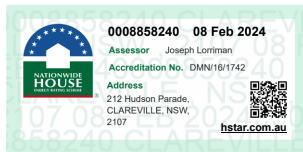
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7 Proposed construction of a new dwelling Overall site - North western elevation

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

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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	
J and V	DWG NO.	DA. 007	REV.	D	

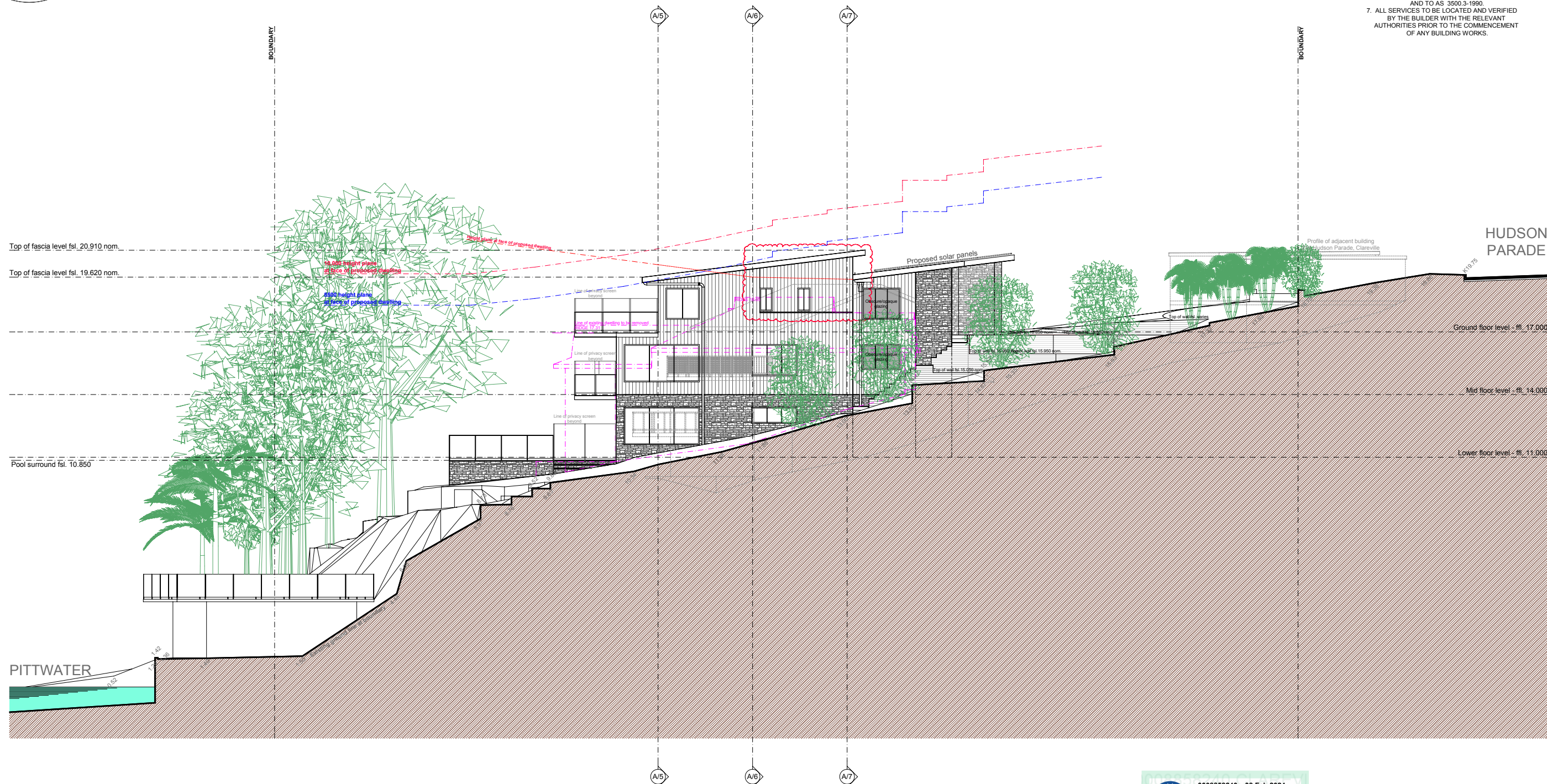
DOCUMENTATION	 Architectural Design Solutions
Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502	

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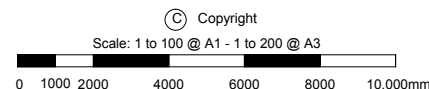
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BEFORE YOU DIG



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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_02
For details refer to drawings DA. 011 & DA. 012

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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
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C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
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ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	

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

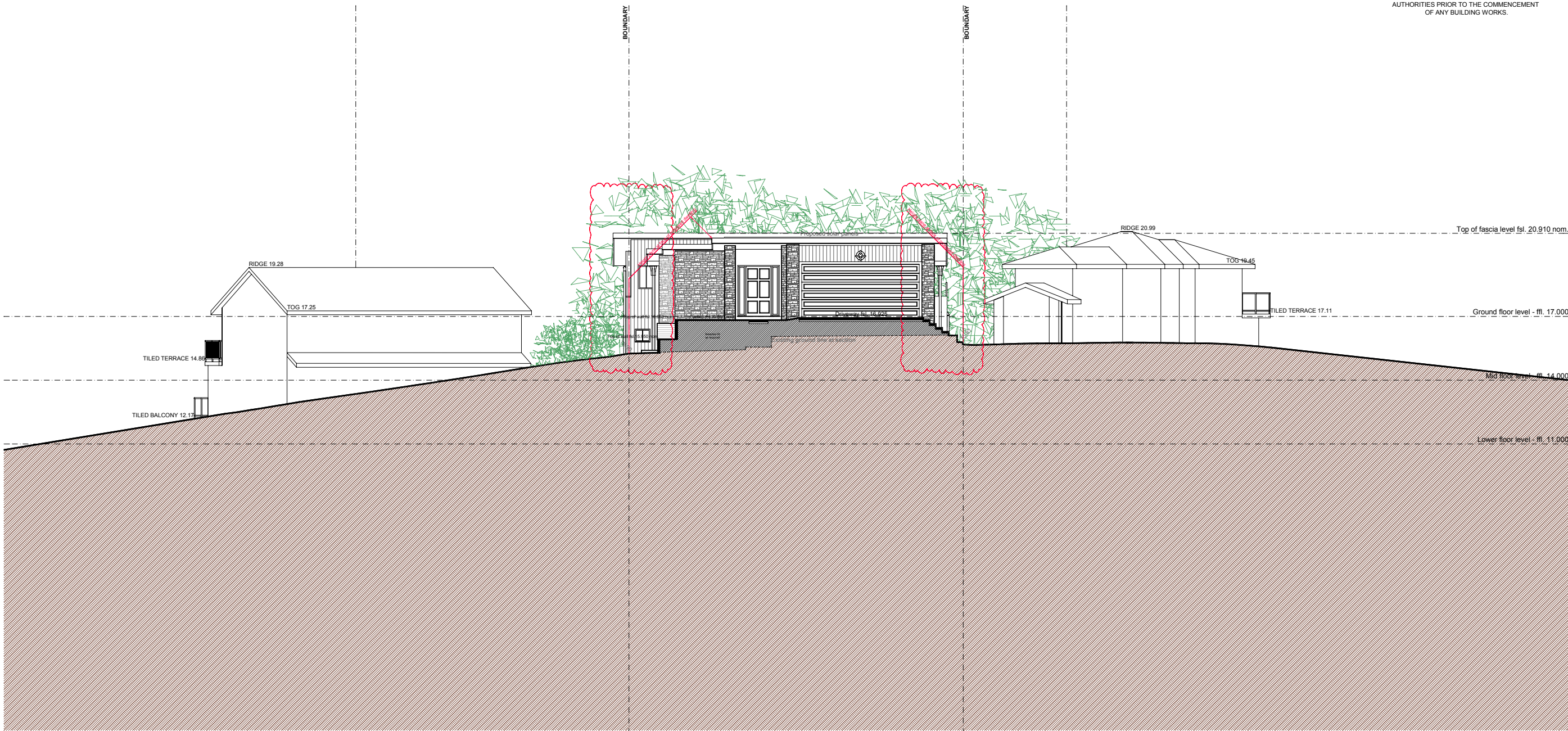
PROJECT	NAME
PROPOSED CONSTRUCTION OF A NEW DWELLING	

SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
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. 008		D	

DOCUMENTATION	COMPANY
	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

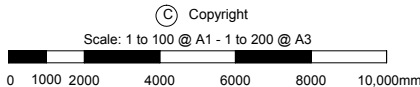
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← Adjoining site 214 Hudson Parade, Clareville. Existing dwelling X Subject site 212 Hudson Parade, Clareville. Proposed new dwelling X Adjoining site 210 Hudson Parade, Clareville. Existing dwelling →

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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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ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

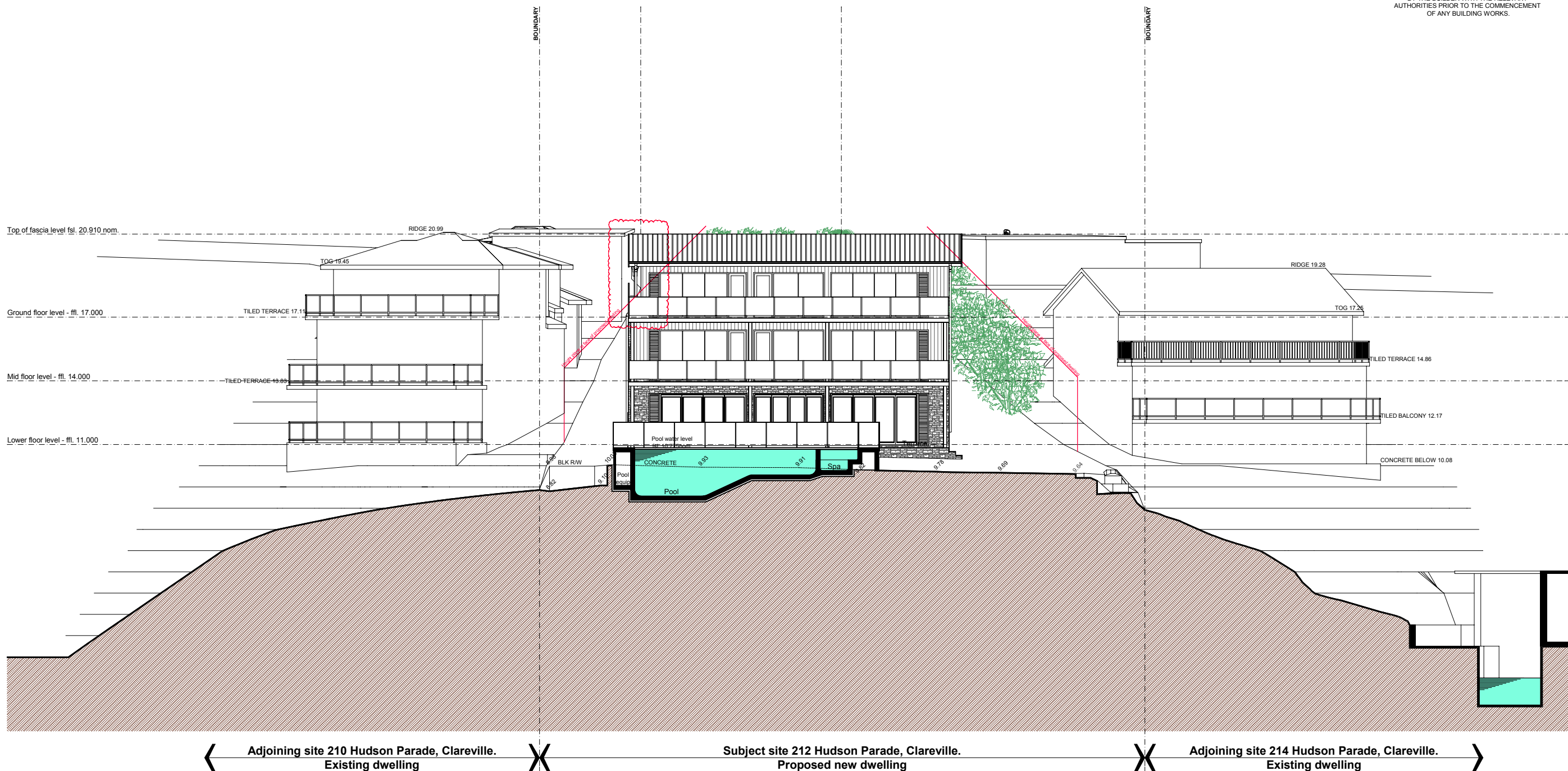
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

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

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

NOTE:
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Note:
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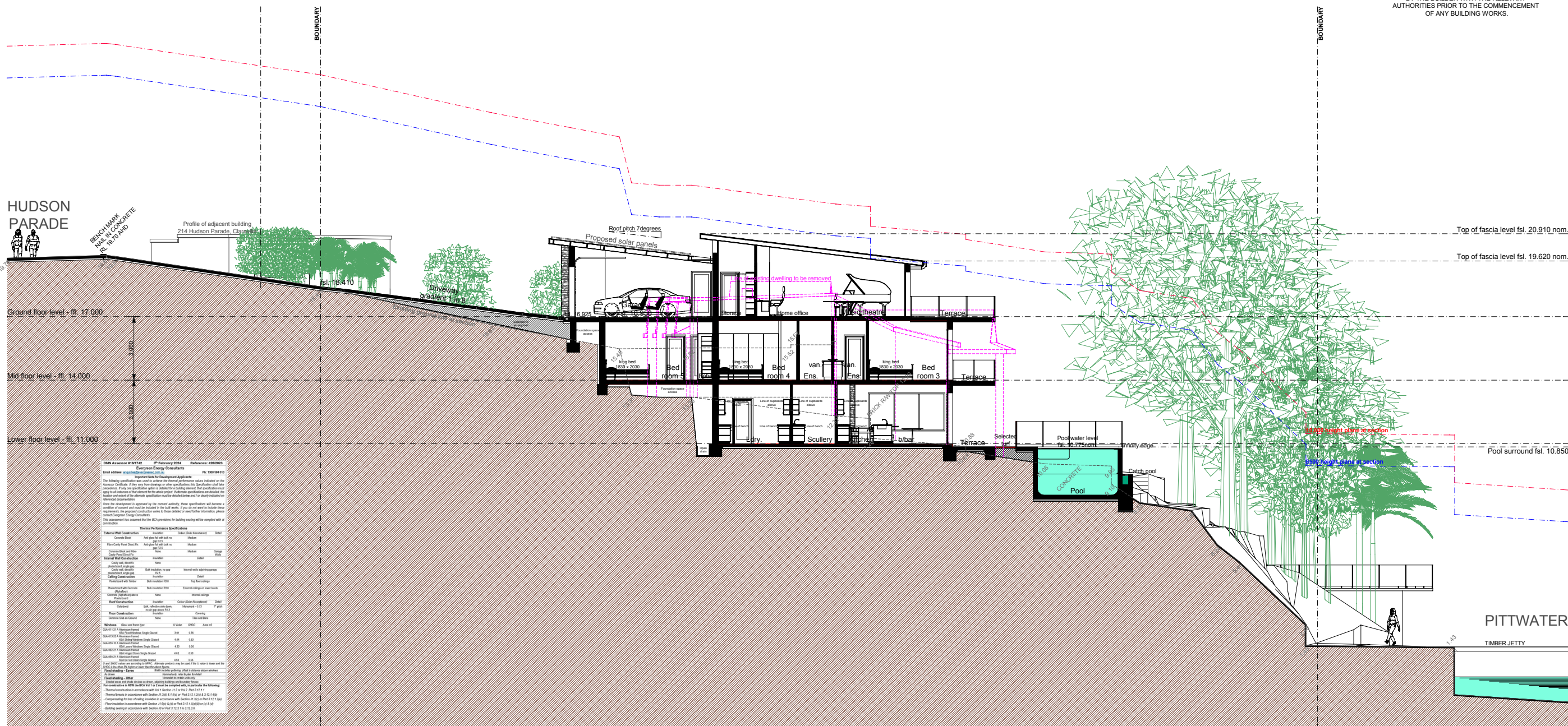
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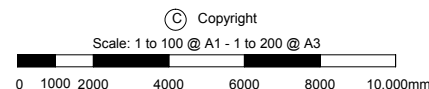
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FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
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AND ADVICE SOUGHT PRIOR TO THE CONTINUATION OF WORKS.



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11

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_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

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
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. 011
REV.	D

DOCUMENTATION	Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pyrmble 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. 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.



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

0 1000 2000 4000 6000 8000 10,000mm

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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

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

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
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A	ISSUED FOR OWNERS APPROVAL	01/08/23
REV	DESCRIPTION	DATE

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

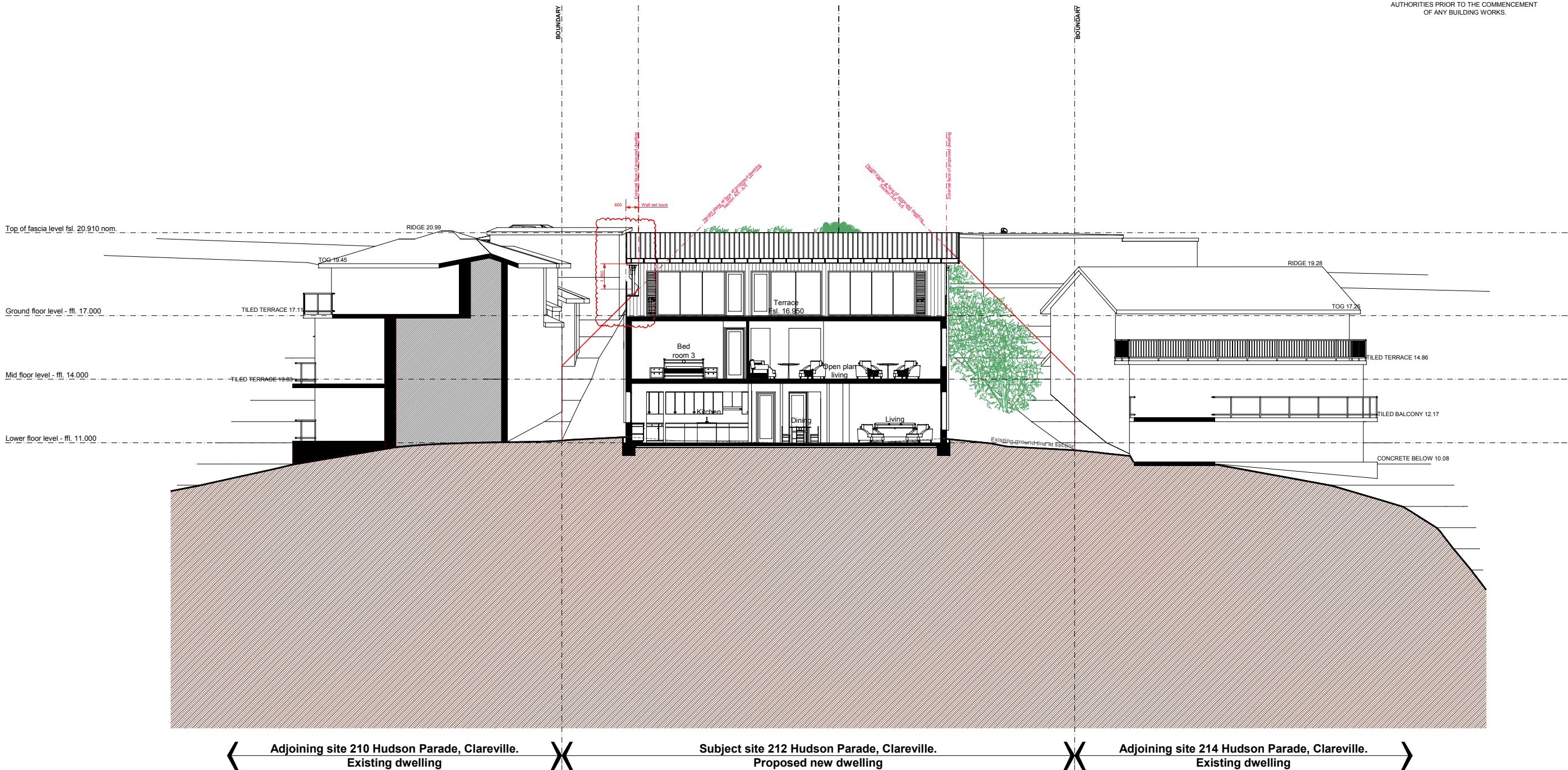
CLIENT	Mr. V. & Mrs. J. Micallef
--------	---------------------------

PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
---------	--

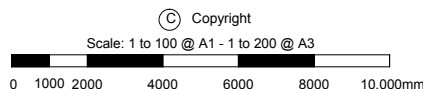
SITE	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760
SCALE	1 to 100 @ A1 1 to 200 @ A3
DRAWN	R.P.
CHECKED	R.B.
APPROVED	J.E.A.
DATE	AUGUST 2023
JOB	J and V
DWG NO.	DA. 012
REV.	D

NOTES:
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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.
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9. ORIGIN OF LEVELS IS SSM 38159 RL 19,299 AHD.

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 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.
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 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.



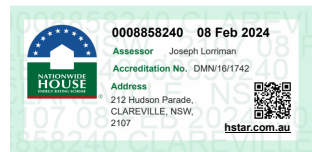
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13 Proposed construction of a new dwelling
Overall site - Section A/5 - A/5.

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
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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

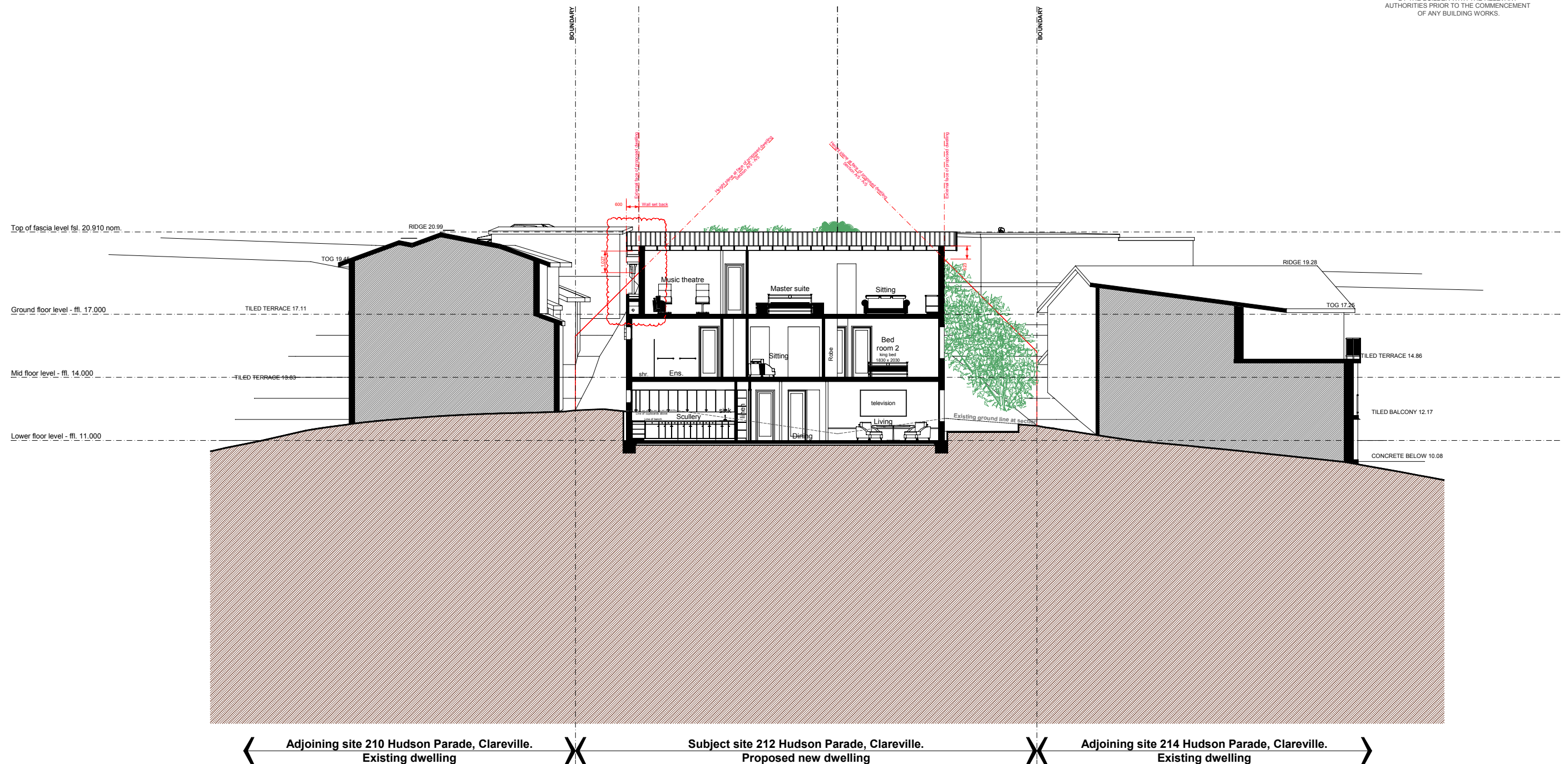
REV	DESCRIPTION	DATE	ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED.	29/01/24	ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION 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					

NOTES:

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- 3. BOUNDARY IDENTIFICATION AND DETAIL PLAN BY DAVID PARSONS. REGISTERED SURVEYOR NO SU001918. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022.
- 4. NOT SHOWN AND ASSUMED TO BE A TRUE MEASURE.
- 5. W DENOTES WINDOW, D DENOTES DOOR, WINDOW AND DOOR DETEHS SHOWN ARE INDICATIVE ONLY.
- 6. ALL NEW WORKS MUST MARK FOR A BENCHMARK FOR LEVEL CONTROL.
- 7. SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
- 8. SRW, BRW, BLRW, LRLW, SLW DENOTES STONE, BRICK, BLOCK, LOG, OR SLEEPER RETAINING WALL.
- 9. TOS, TOS DENOTES TERRACE OR ROOF.
- 10. K DENOTES TOP OF KERB, G DENOTES ROOF DRAIN GUTTER.
- 9. ORIGIN OF LEVELS IS SLM 381.959, LN 19.299 AND

General Notes:

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

2000 4000 6000 8000

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WITH PERMISSION FROM THE COMPANY - W

AN - SIDE SET BACKS INCREASED - **CLOSURE**

PURPOSES - COUNCIL TEAM MEETING D

ROVAL

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

DATE : 29 APRIL, 2022

MY REF : 3469

RJP Design
ARCHITECTURAL DESIGN SOLUTIONS

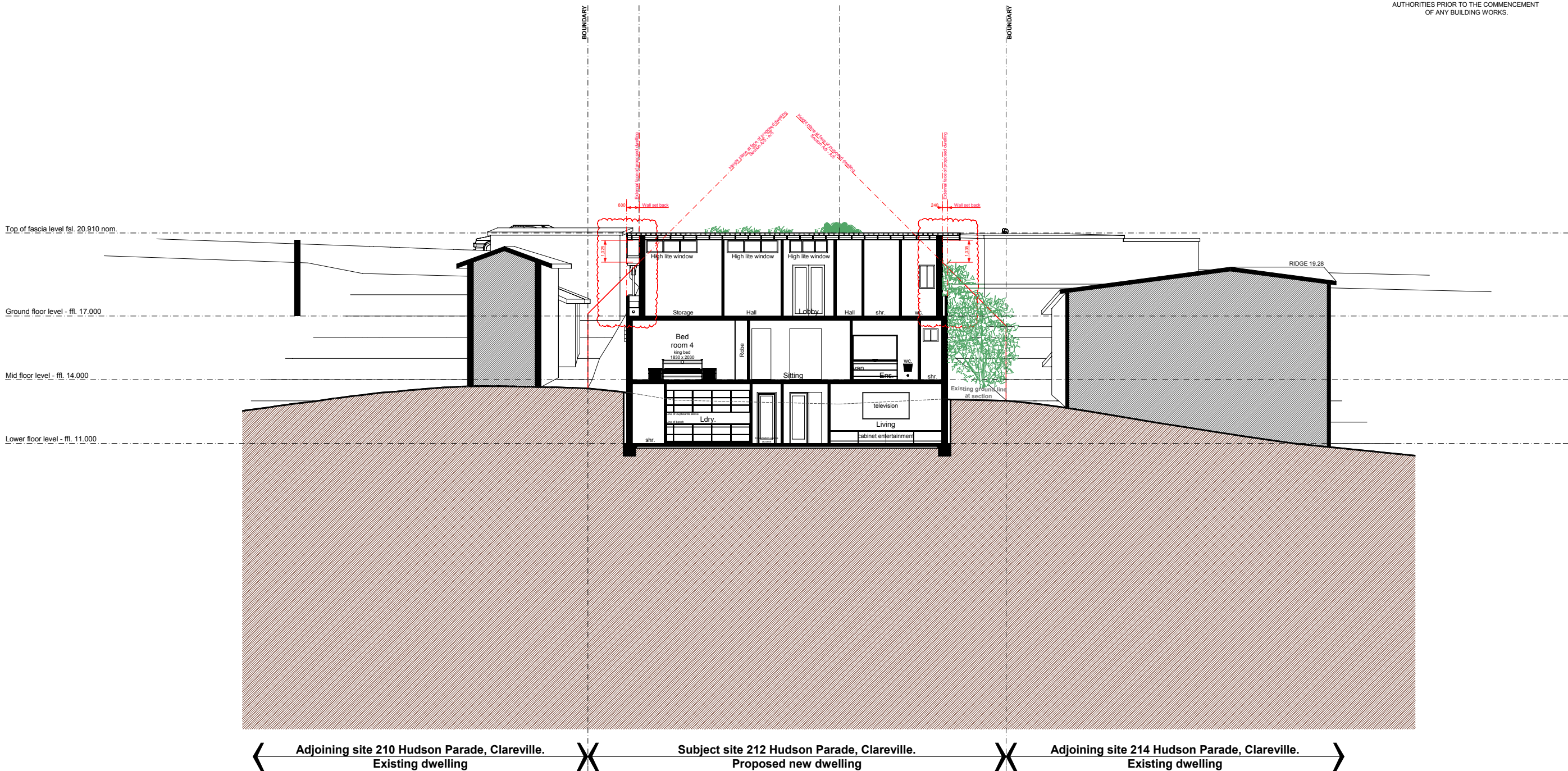
Wilsoma Pty Ltd trading as RJP Design
PO Box 186 Pymble B/C 2073 NSW
ABN: 71 002 429 236
ACN: 002 429 236
E: bob@rjpdesign.com.au
P: 0403 896 502

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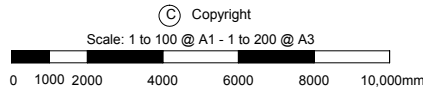
- General Notes:
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DIAL 1100
BEFORE YOU DIG



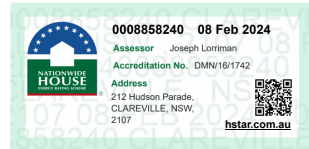
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15 Proposed construction of a new dwelling
Overall site - Section A/7 - A/7.

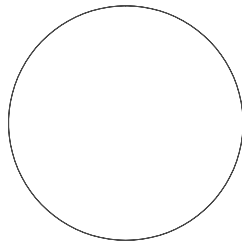
NOTE:
FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301



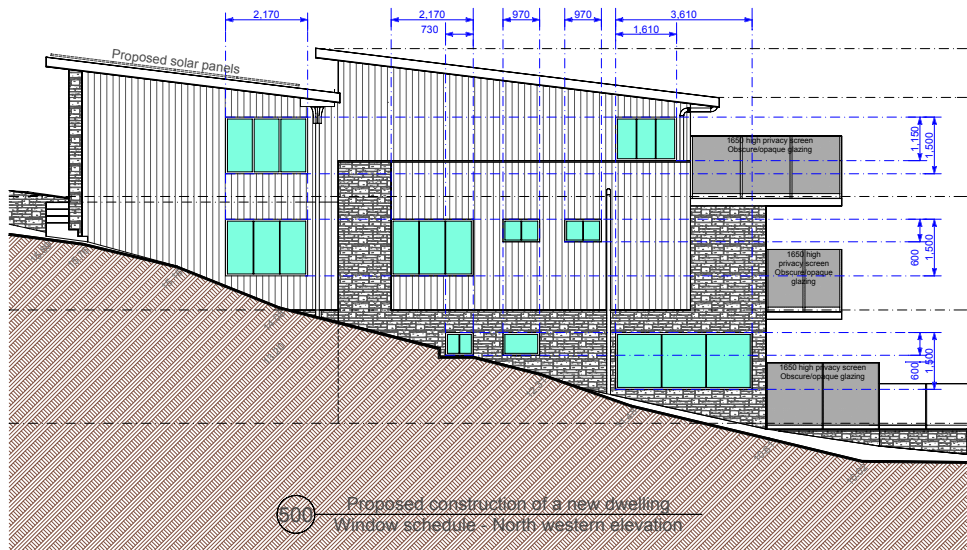
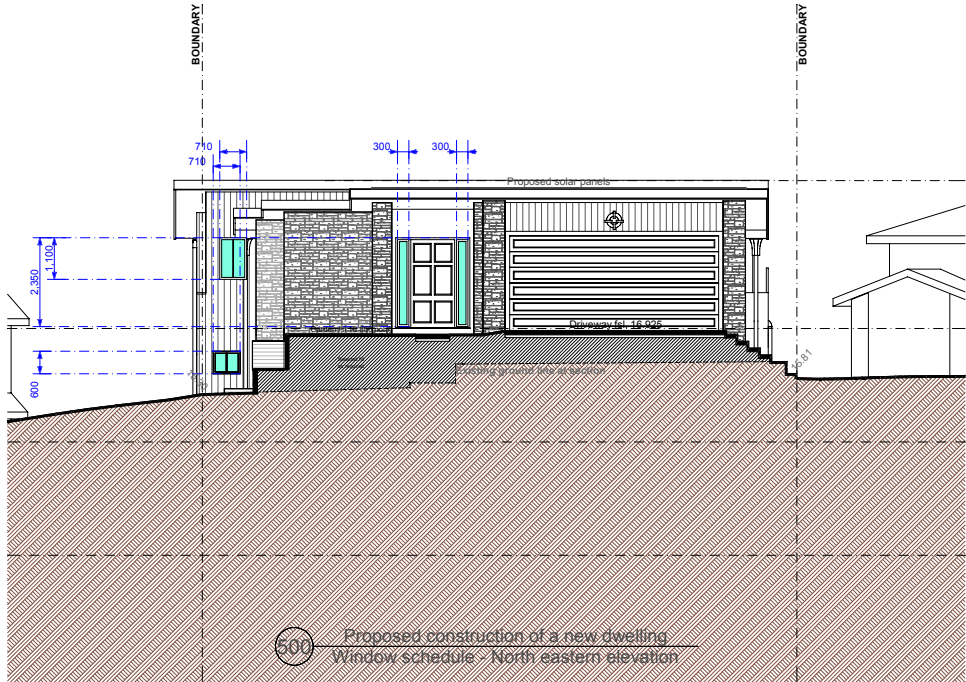
Note:
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Certificate number: 1417537S_02
For details refer to drawings DA. 011 & DA. 012

SURVEY
DP SURVEYING
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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

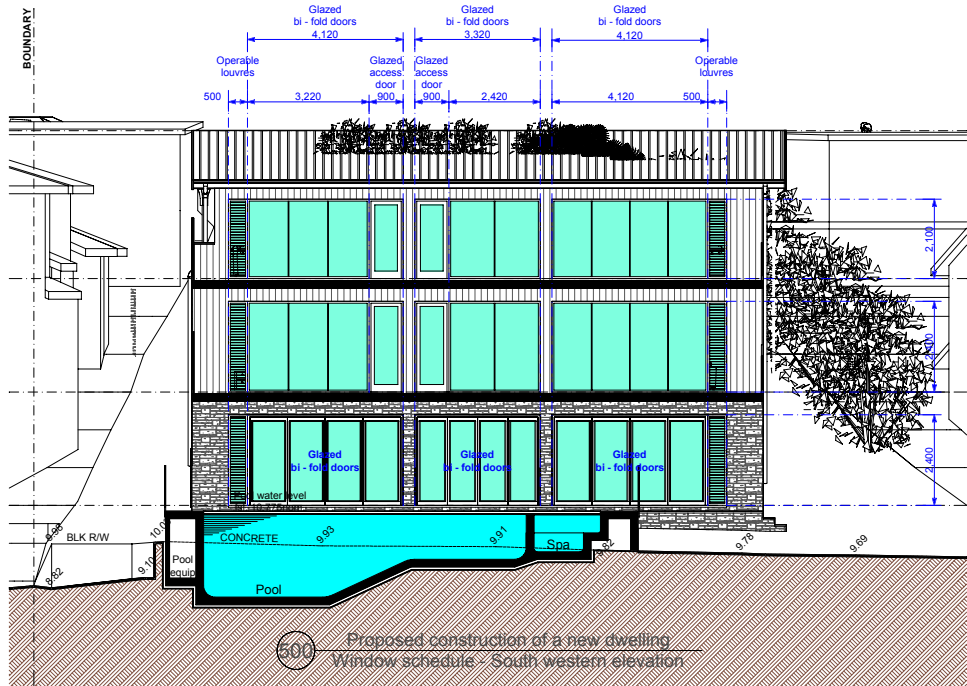
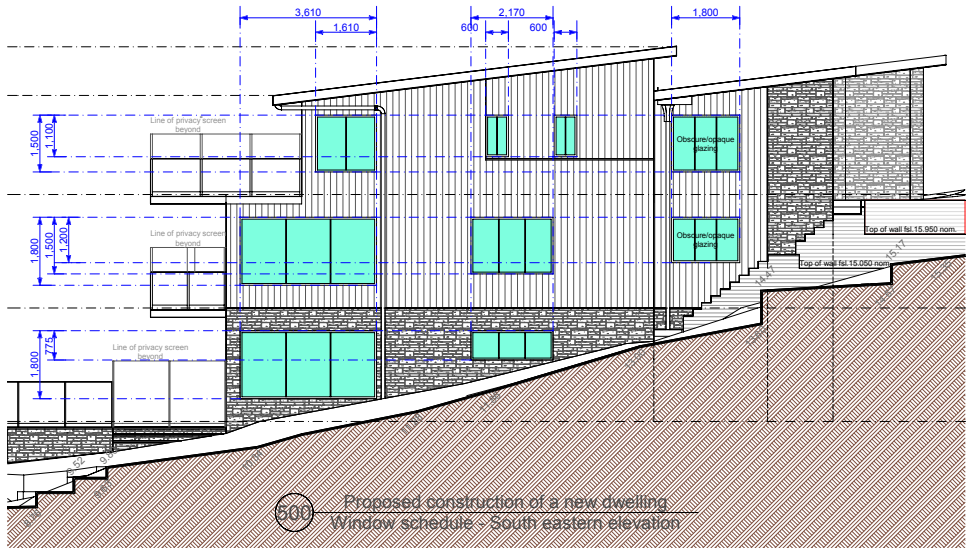
REV	DESCRIPTION	DATE	ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED.	29/01/24	ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION 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
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A	ISSUED FOR OWNERS APPROVAL	01/01/24					
SCALE	1 to 100 @ A1 1 to 200 @ A3						
DRAWN	R.P.	CHECKED	R.B.	APPROVED	J.E.A.	DATE	DECEMBER 2024
JOB	J and V	DWG NO.	DA. 015	REV.	C		



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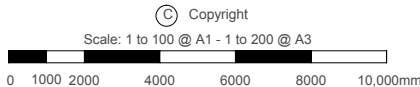
Ground floor level plan	
Area:	Number of down lights
Porch	2
Entry lobby	6
Ensuite	4
Master suite and Sitting	12
Dressing	2
Access halls	4
Storage	2
Music theatre	8
Terrace	7
Garage	9



Mid level floor plan	
Area:	Number of down lights
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:	Number of down lights
Lobby	3
Living and dining	20
Kitchen	6
Scullery	2
Laundry	2
Powdere	1
Terrace	7

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



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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

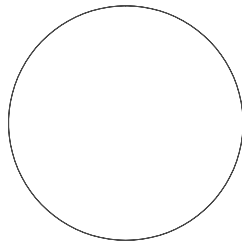
ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

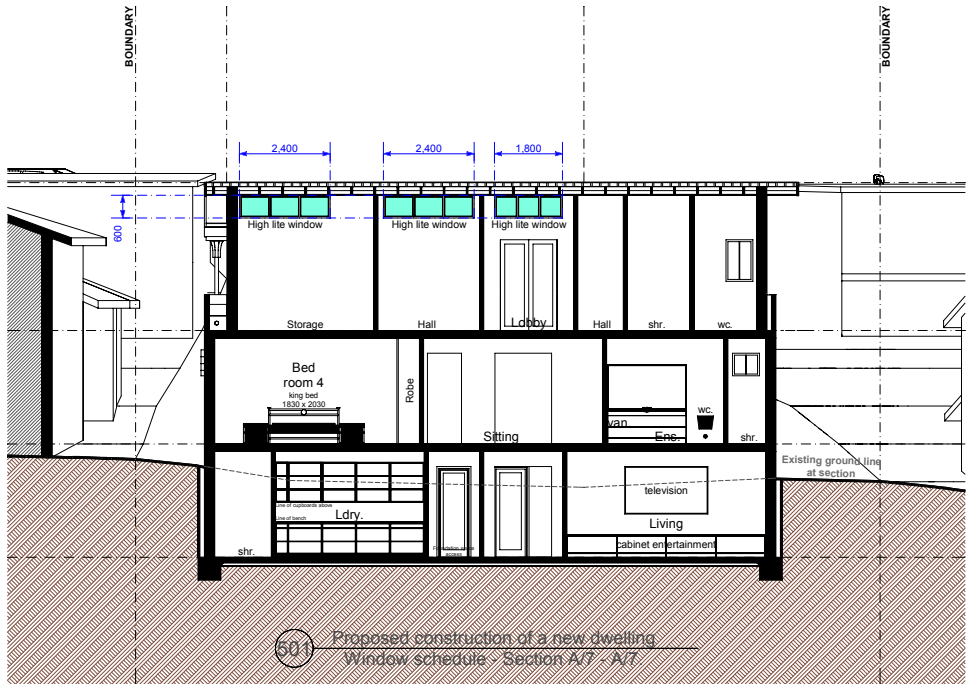
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	APRIL 23
JOB	DWG NO.		REV.	
J and V	DA. 500		B	

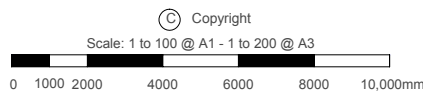
DOCUMENTATION
RJP Design ARCHITECTURAL DESIGN SOLUTIONS Wissoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502



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 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.
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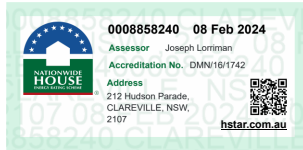
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501

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

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

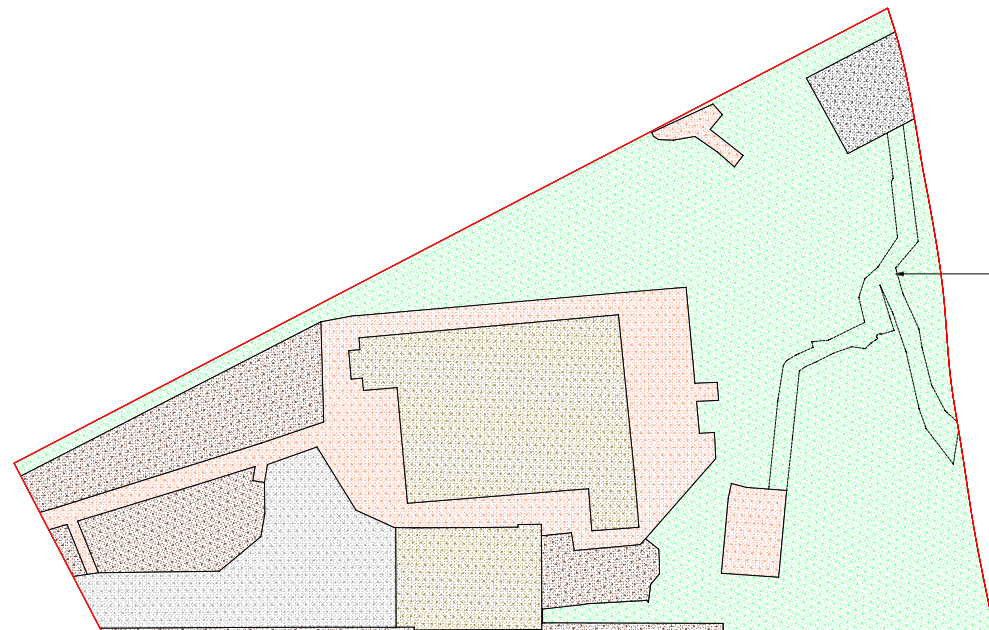
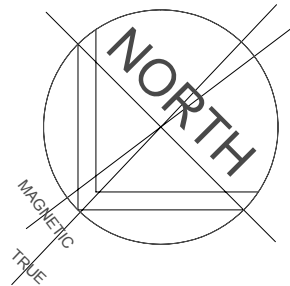
ISSUE
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CLIENT
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PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	APRIL 23
JOB	DWG NO.			REV.
J and V	DA. 501			B

DOCUMENTATION
RJP Design ARCHITECTURAL DESIGN SOLUTIONS
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100 Proposed construction of a new dwelling
Overall site - Development statistics - Existing site area plan

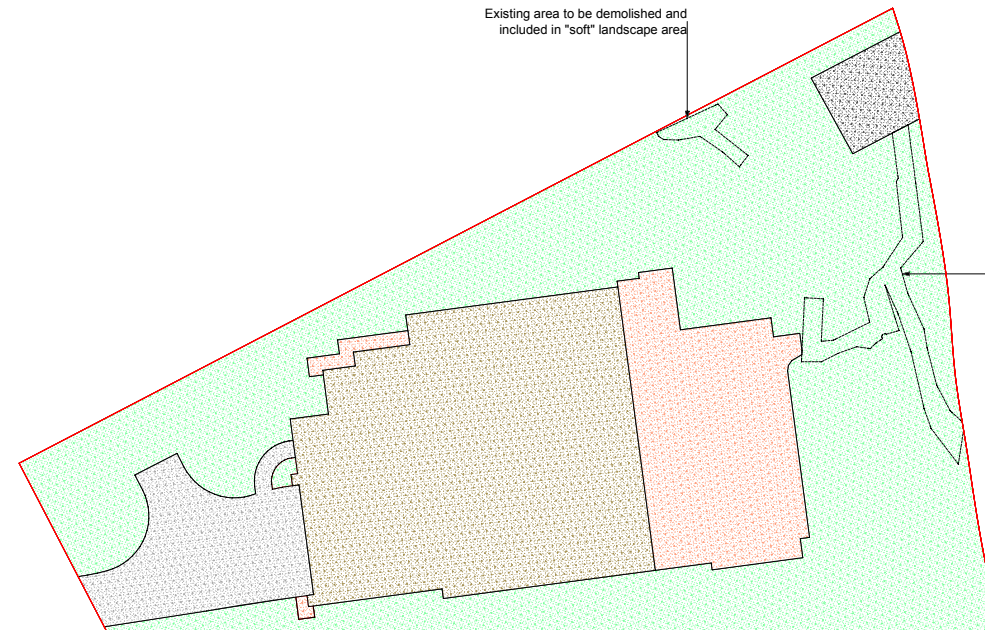
Legend:

- 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: 1,037.0m² - as described on survey.
Landscape area required by Council code 60% of the site area: 622.2m²
By Council code 6% of the site area: 62.2m² can be landscape paths/paving
therefore 622.2m² - 62.2m² = 560.0m² is "soft" landscaping

Development statistics existing:
Existing landscape area "soft": 499.8m² - 45.5% of the site area
Total landscape area - existing:
Existing landscape area "soft": 499.8m² + existing landscape area "paths/paving": 62.2m²
Total existing landscape area: 562.0m² - 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: 1,037.0m² - as described on survey.
Landscape area required by Council code 60% of the site area: 622.2m²
By Council code 6% of the site area: 62.2m² can be landscape paths/paving
therefore 622.2m² - 62.2m² = 560.0m² is "soft" landscaping

Development statistics proposed:
Proposed landscape area "soft" - as drawn: 583.6m² - 56.3% of the site area
Total landscape area - proposed:
Proposed landscape area "soft": 583.6m² + proposed landscape area "paths/paving": 62.2m²
Total proposed landscape area: 645.8m² - 62.3% - Complies

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



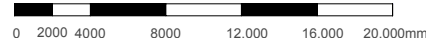
1,037.0 m²
**BOUNDARY IDENTIFICATION
& DETAIL PLAN OF**
LOT 40 IN D.P. 13760
AT No 212 HUDSON PDE, CLAREVILLE.
SCALE 1:100 @ A3 DATUM A.H.D.
SITE AREA = 1037 M SQ. BY TITLE

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

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

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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@rjdesign.com.au P: 0403 896 502
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23				SCALE 1 to 400 @ A3	
A	ISSUED FOR OWNERS APPROVAL	01/08/23				DRAWN R.P.	
REV	DESCRIPTION	DATE				CHECKED R.B.	
						APPROVED J.E.A.	
						DATE AUGUST 2023	
						JOB J and V	
						DWG NO. DA. 100	
						REV. B	

NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.

2. SIZES 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 LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.

3. BOUNDARY IDENTIFICATION HAS BEEN CONDUCTED BY A QUALIFIED AND REGISTERED SURVEYOR NO. S2001819. 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. TRESTLE GRADINGS ARE DIAGNOSTIC ONLY, AND MAY NOT BE DISMISSED.

7. SW, BRW, BLKRG, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.

8. TSG, TR, DONOR, TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.



General Notes:

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6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3601.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT



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

SITE AREA = 885.3m sq. BY TITLE

			ISSUE	CLIENT	PROJECT	SITE					DOCUMENTATION	
						No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760					 Wibsoma Pty Ltd trading as RJP Design PO Box 186 Pymble NSW 2073 ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502 ARCHITECTURAL DESIGN SOLUTIONS	
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL		25/08/23	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	SCALE	DRAWN	CHECKED	APPROVED	DATE		
A	ISSUED FOR OWNERS APPROVAL		01/08/23			1 to 150 @ A1 1 to 300 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023		
REV	DESCRIPTION		DATE			JOB	DWG NO.	REV.				
						J and V	DA. 101			B		



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

SITE AREA = 885.3m sq. BY TITLE



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

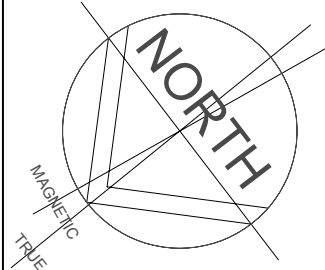
ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

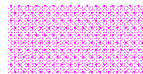
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
Photos @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO. DA. 102		REV. B	

DOCUMENTATION
RJP Design ARCHITECTURAL DESIGN SOLUTIONS
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SHADOW LEGEND:

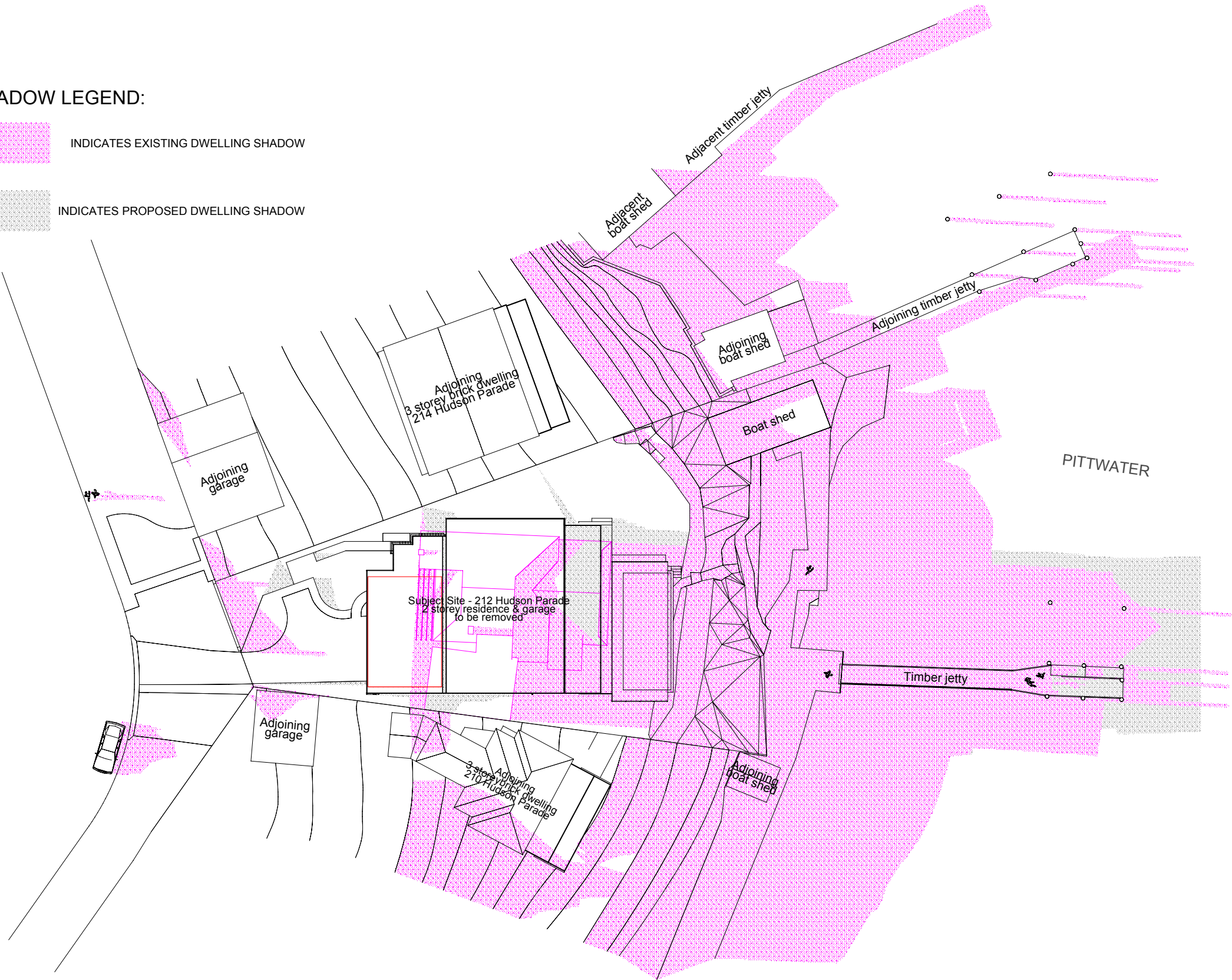


INDICATES EXISTING DWELLING SHADOW



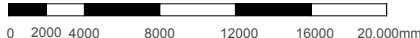
INDICATES PROPOSED DWELLING SHADOW

HUDSON PARADE



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

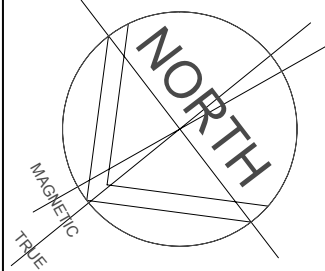
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CLIENT
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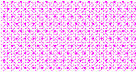
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

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

DOCUMENTATION
 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

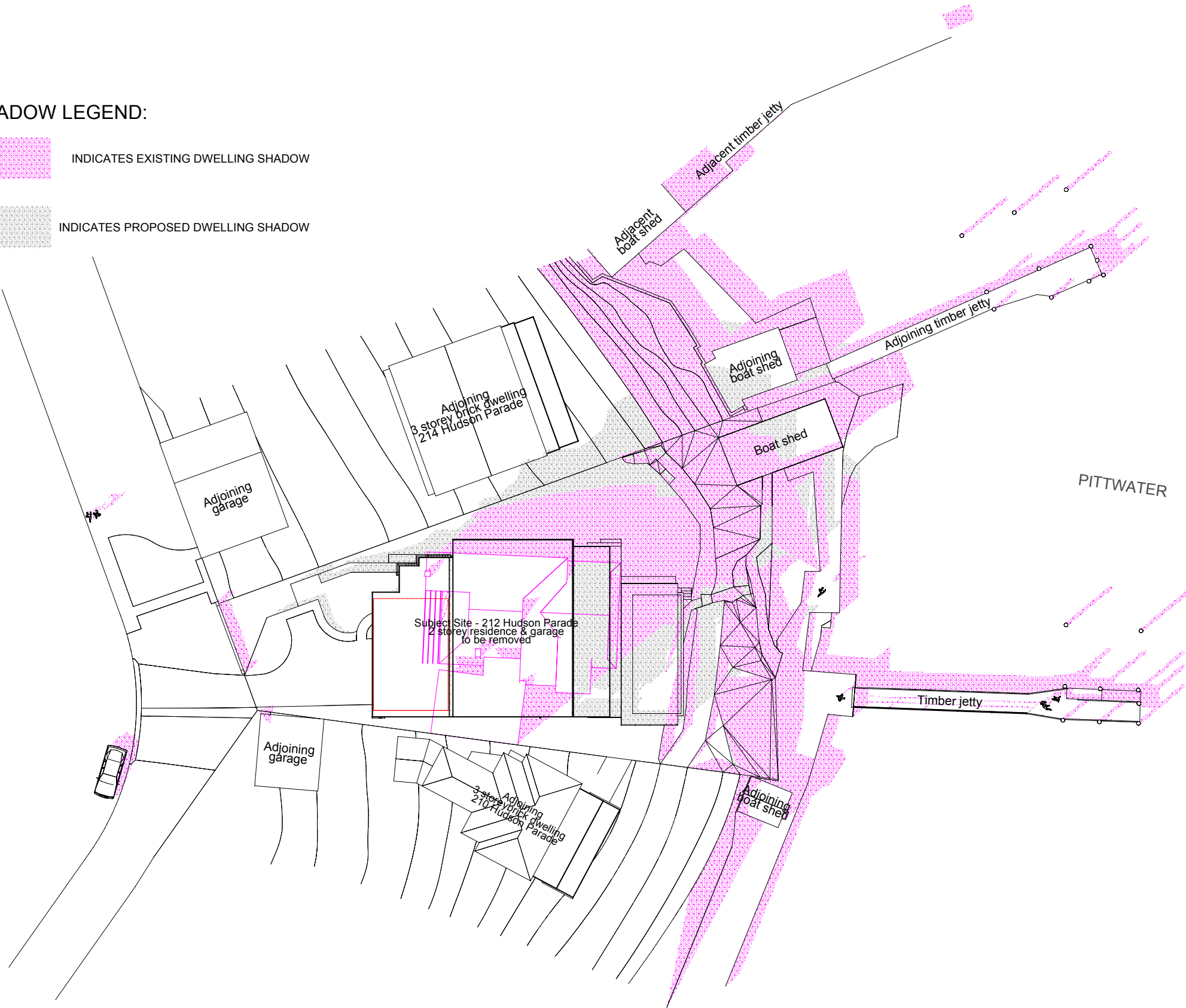


SHADOW LEGEND:

-  INDICATES EXISTING DWELLING SHADOW
-  INDICATES PROPOSED DWELLING SHADOW

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HUDSON PARADE



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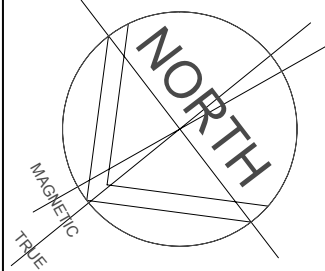
SITE	No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE	
1 to 400 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023	
J and V		DWG NO.	REV.		
		DA. 201	C		

DOCUMENTATION

RJP Design

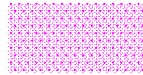
Wbsoma Pty Ltd trading as RJP Design
PO Box 186 Pymble B/C 2073 NSW
ABN: 71 002 429 236
ACN: 002 429 236
E: bob@rjpdesign.com.au
P: 0403 896 502

ARCHITECTURAL DESIGN SOLUTIONS



- General Notes:
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER.
 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.

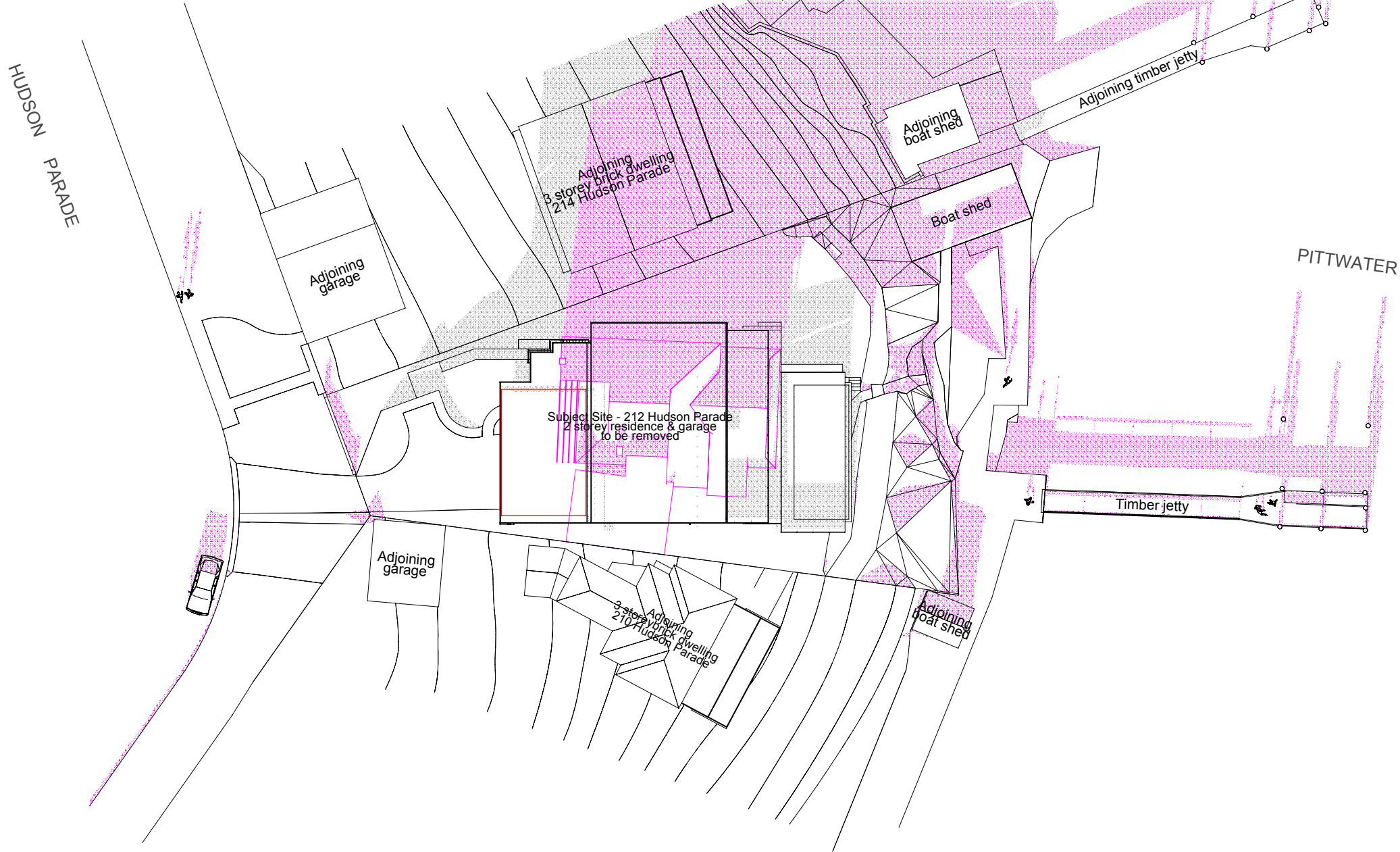
SHADOW LEGEND:



INDICATES EXISTING DWELLING SHADOW



INDICATES PROPOSED DWELLING SHADOW



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 400 @ A3



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NOTE:

1. SHADOWS SHOWN ARE COMPUTER GENERATED BY "ACHICAD" ARCHITECTURAL PROGRAM.
2. THE SUBJECT SITE AND THE ADJACENT PROPERTIES HAVE BEEN MODELLED USING SURVEY DATA, AERIAL PHOTOGRAPHY AND INTERPOLATION TO REFLECT THE TOPOGRAPHY OF THE LAND FORM AS CLOSELY AS POSSIBLE.

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

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REV	DESCRIPTION	DATE
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 2nd February 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.	07/02/24
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
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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	DRAWN	CHECKED	APPROVED	DATE
1 to 400 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.			REV.
J and V	DA. 202			C