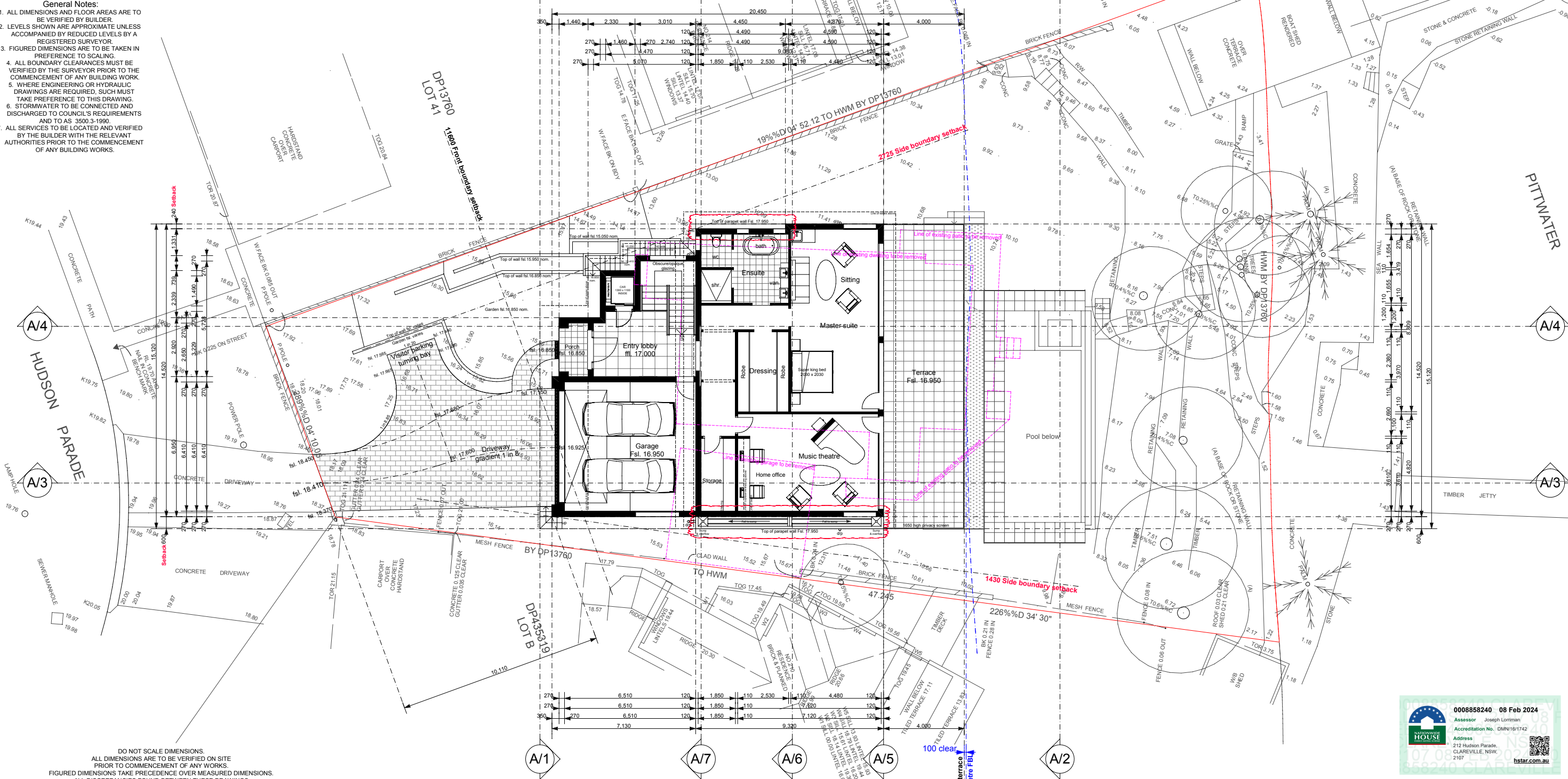


General Notes:

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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.
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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 3. BOUNDARY IDENTIFICATION AND DETAIL PLAN BY DAVID PARSONS.
 4. REGISTERED SURVEYOR NO. SJ001619. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
 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 SS 38159 RL 19,299 AHD.



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1

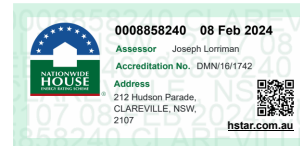
Proposed construction of a new dwelling Overall site - Ground level floor plan

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



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



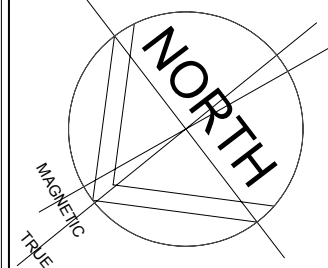
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C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023	05/12/23
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	01/08/23

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

PROJECT	DESCRIPTION
PROPOSED CONSTRUCTION OF A NEW DWELLING	

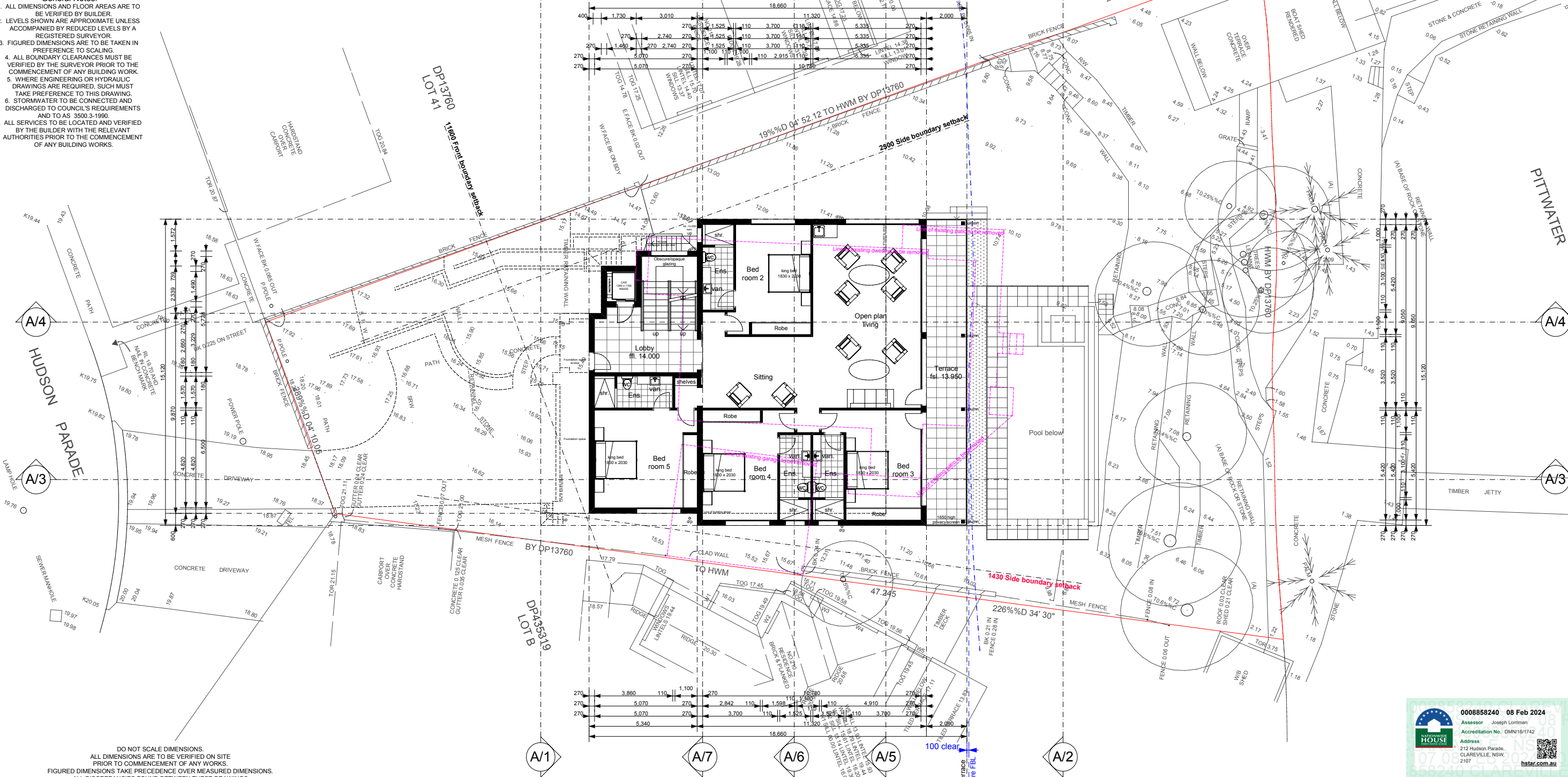
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
JOB J and V	DWG NO. DA. 001		REV. D	



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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



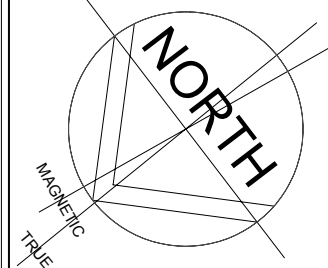
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A	ISSUED FOR OWNERS APPROVAL	01/08/23

ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	05/12/23

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

PROJECT	DESCRIPTION
PROPOSED CONSTRUCTION OF A NEW DWELLING	

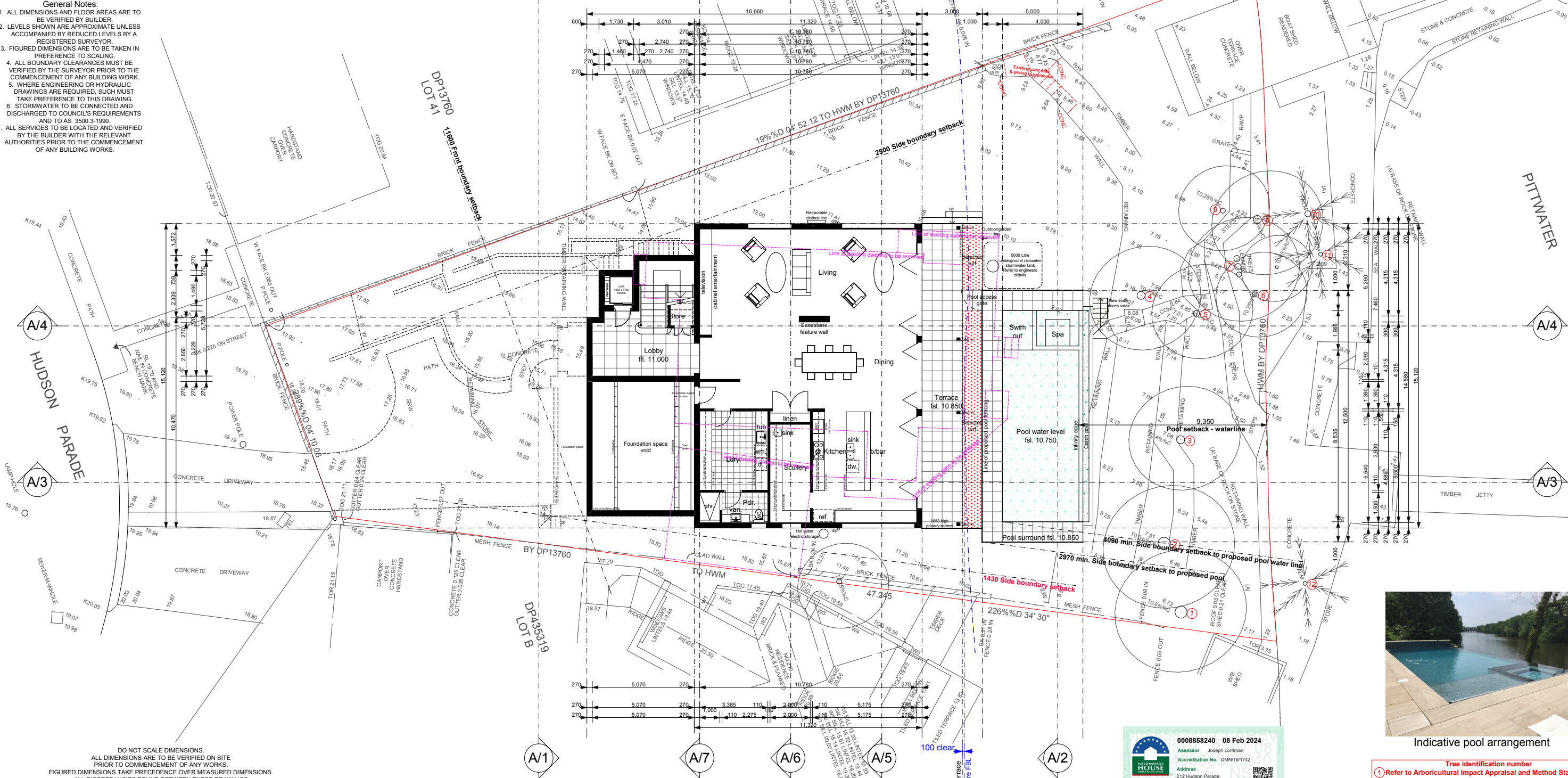
SITE				
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SCALE 1 to 100 @ A1 1 to 200 @ A3	DRAWN R.P.	CHECKED R.B.	APPROVED J.E.A.	DATE AUGUST 2023
JOB J and V	DWG NO. DA. 002			REV. D



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

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



Note:

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

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

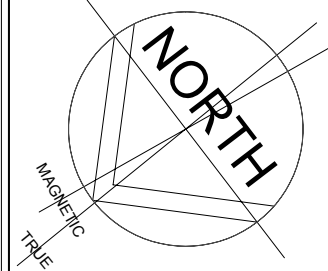
ISSUE	DATE
ISSUED DEVELOPMENT APPLICATION APPROVAL	01/08/23

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				
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		

A3



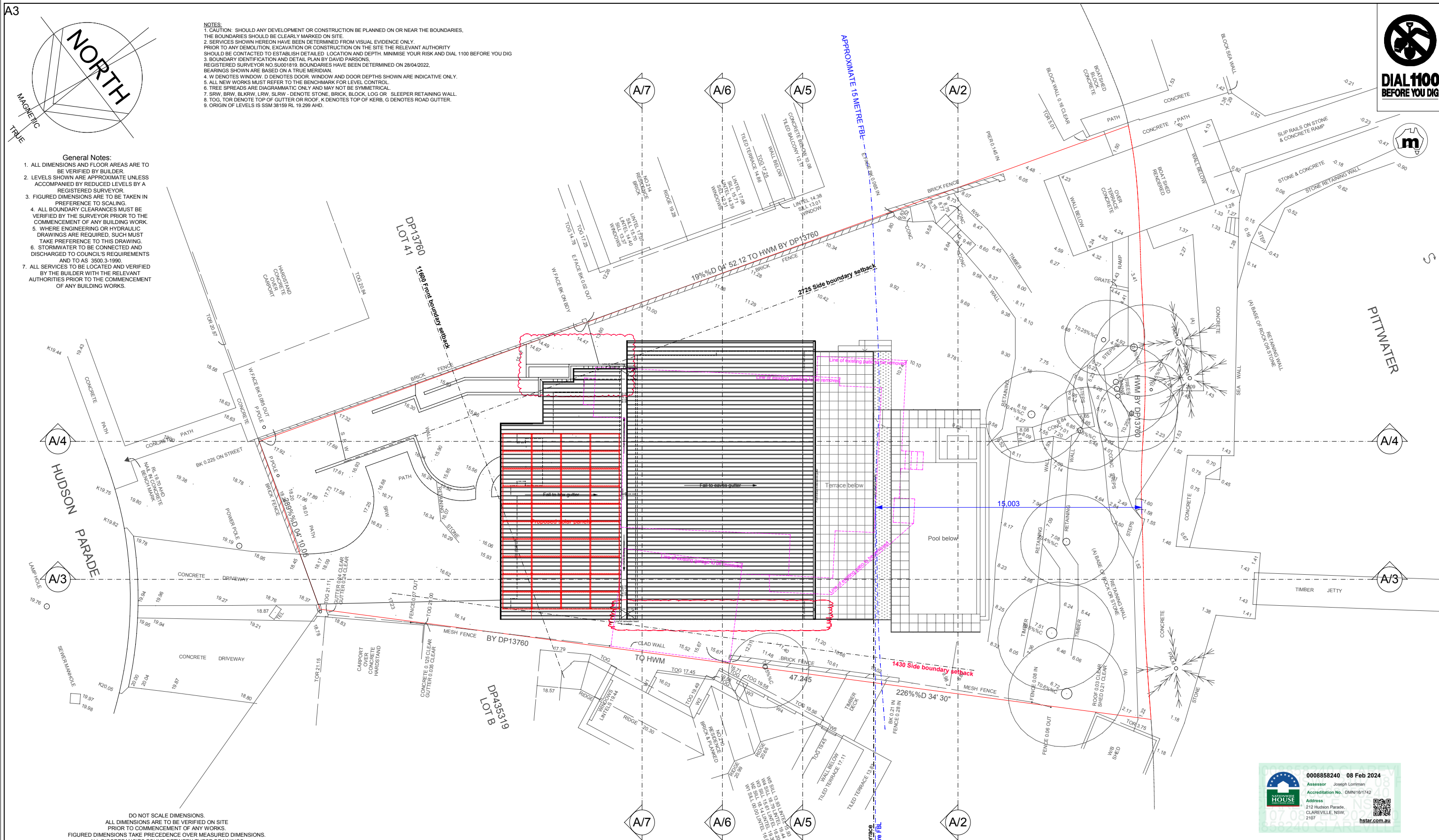
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PITTPATER



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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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DOCUMENTATION



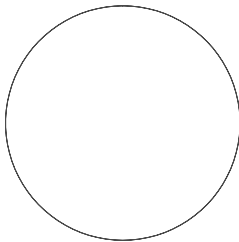
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A	ISSUED FOR OWNERS APPROVAL	01/08/23
REV	DESCRIPTION	DATE

ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
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CLIENT	Mr. V. & Mrs. J. Micallef
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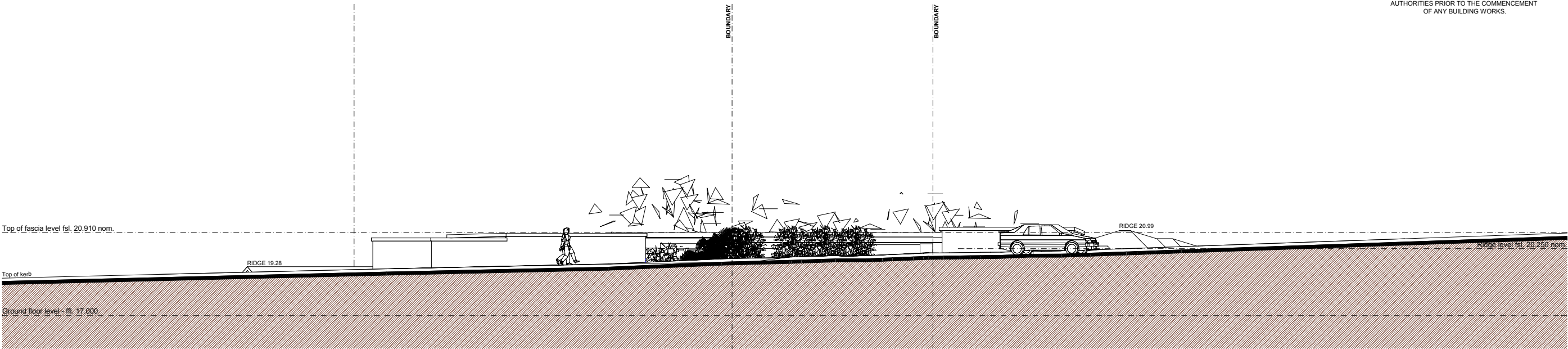
PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
---------	--

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

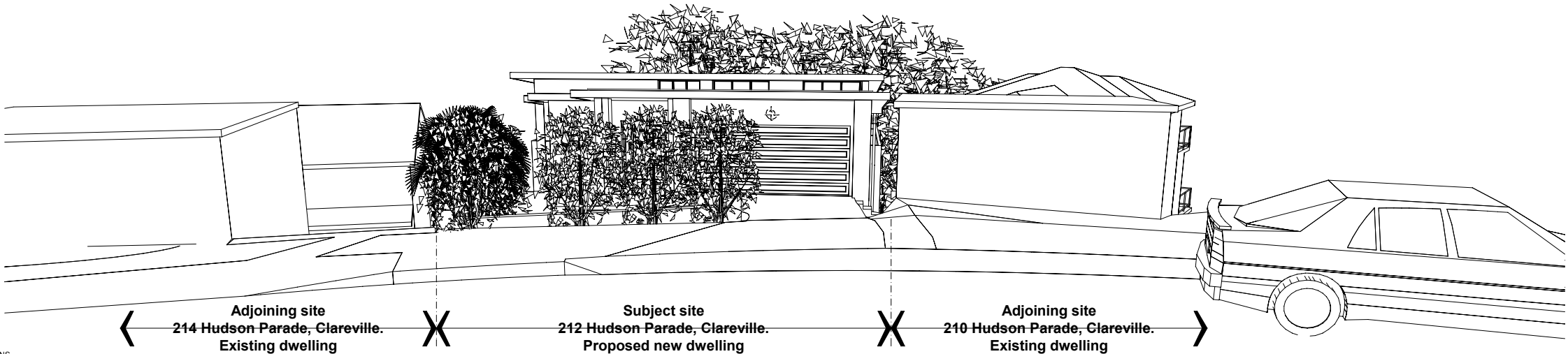


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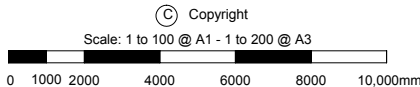


5 Proposed construction of a new dwelling
Overall site - North eastern elevation.



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

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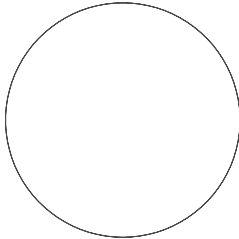
Note:
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Certificate number: 1417537S_02
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55 WHALE BEACH RD, AVALON BEACH 2107
PHONE : 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 29 APRIL, 2022
MY REF : 3469

			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	
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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9. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
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DIAL 1100
BEFORE YOU DIG

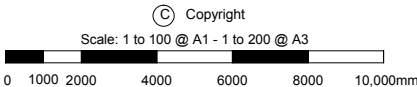




0008858240 08 Feb 2024
Assessor Joseph Lortman
Accreditation No. DMN181742
Address
212 Hudson Parade,
CLAREVILLE, NSW,
2107
hstar.com.au



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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

REV	DESCRIPTION	DATE
C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.	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. 006		REV. C	

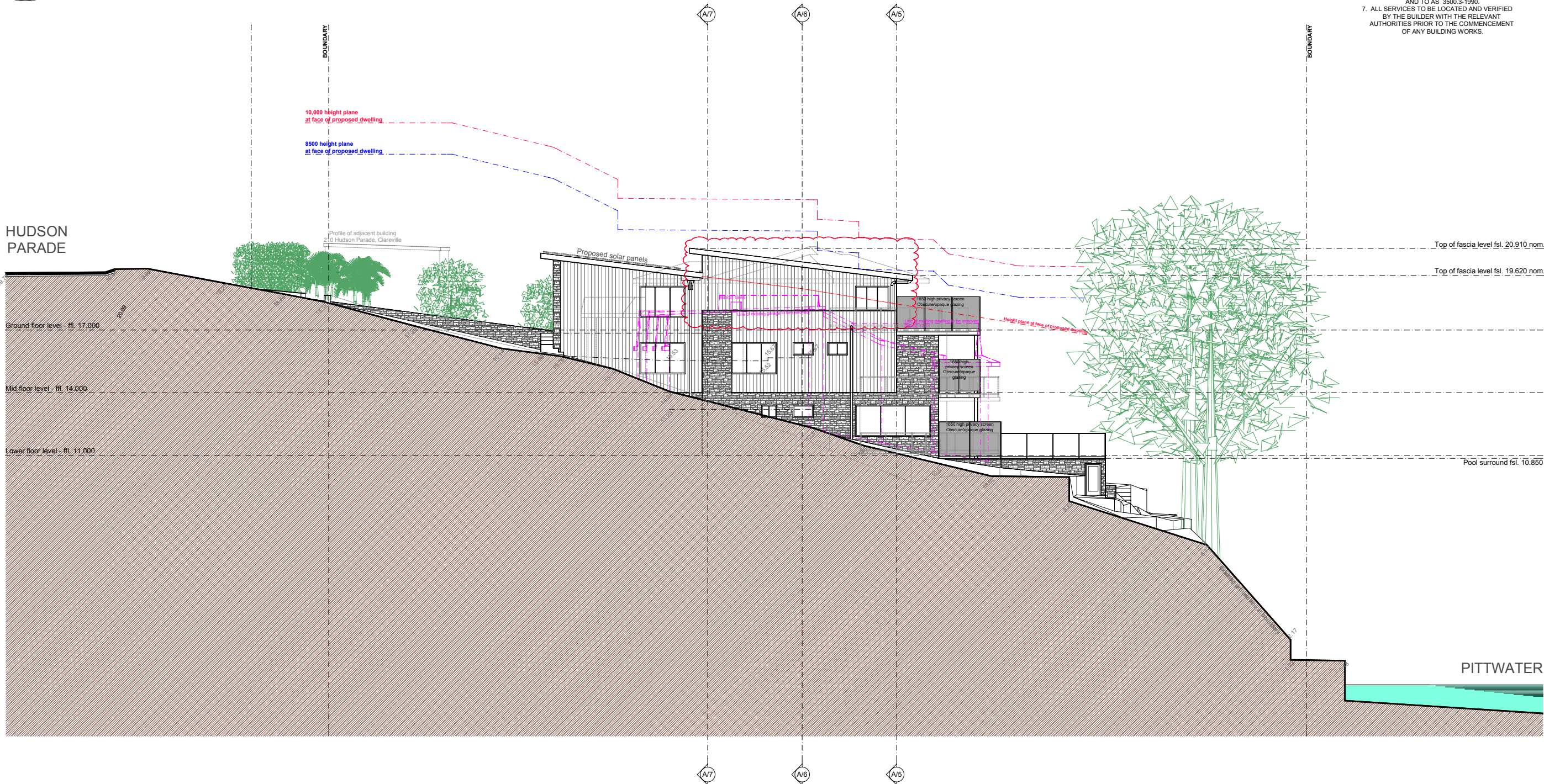
DOCUMENTATION



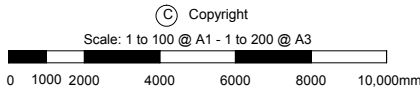
Wbsoma Pty Ltd trading as RJP Design
PO Box 186 Pymble B/C 2073 NSW
ABN: 71 002 429 236
ACN: 002 429 236
E: bob@rjpdesign.com.au
P: 0403 896 502

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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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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
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B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23
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ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
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CLIENT	Mr. V. & Mrs. J. Micallef
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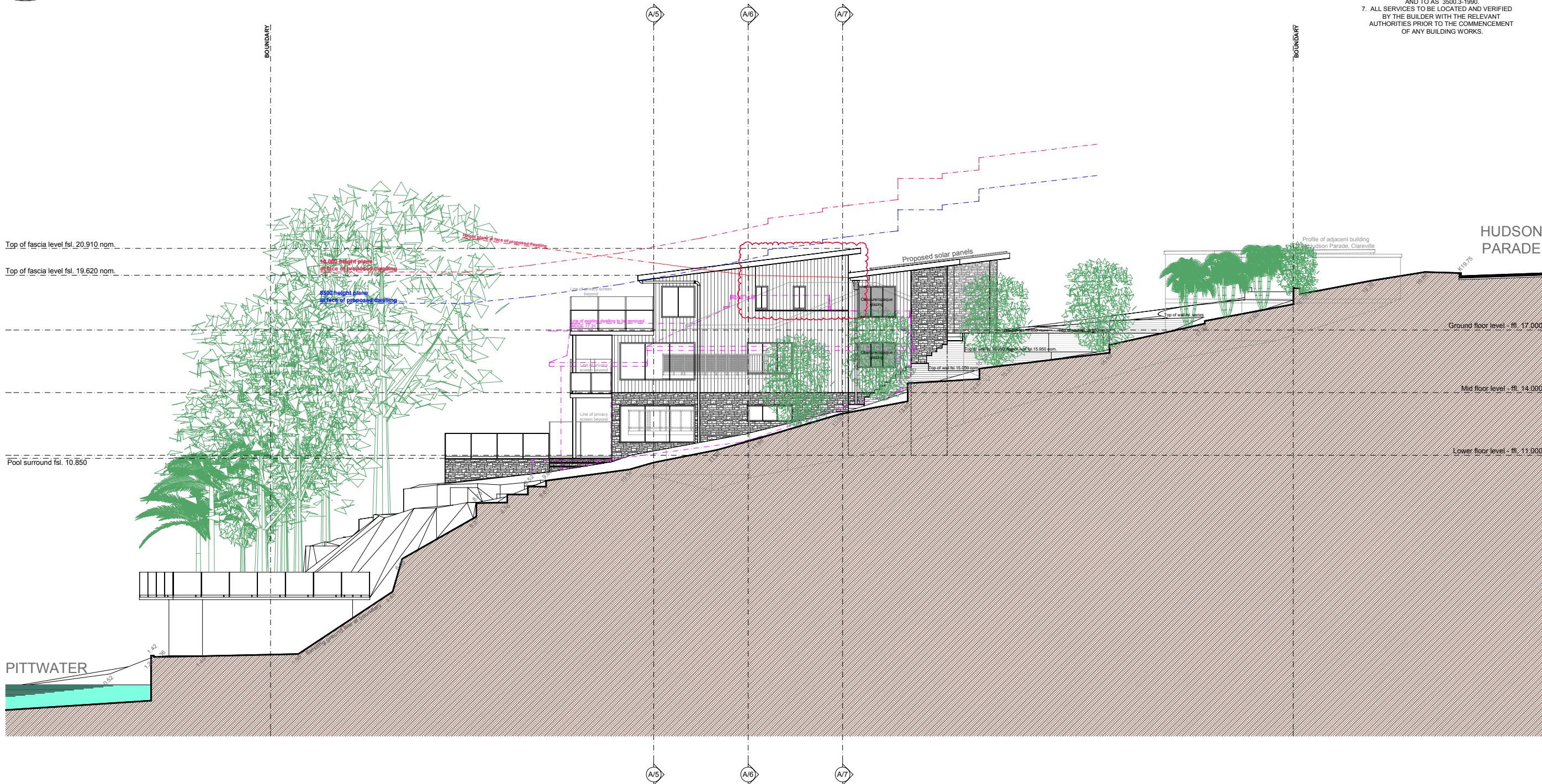
PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
---------	--

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

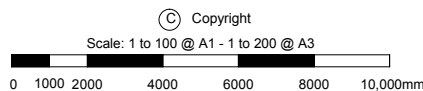
DOCUMENTATION	RJP Design ARCHITECTURAL DESIGN SOLUTIONS Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502
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8 Proposed construction of a new dwelling Overall site - South eastern elevation.

NOTE:
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Note:
For BASIX commitments refer:
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55 WHALE BEACH RD, AVALON BEACH 2107
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EMAIL : david@dpsurveying.com.au
DATE : 29 APRIL, 2022
MY REF : 3469

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ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

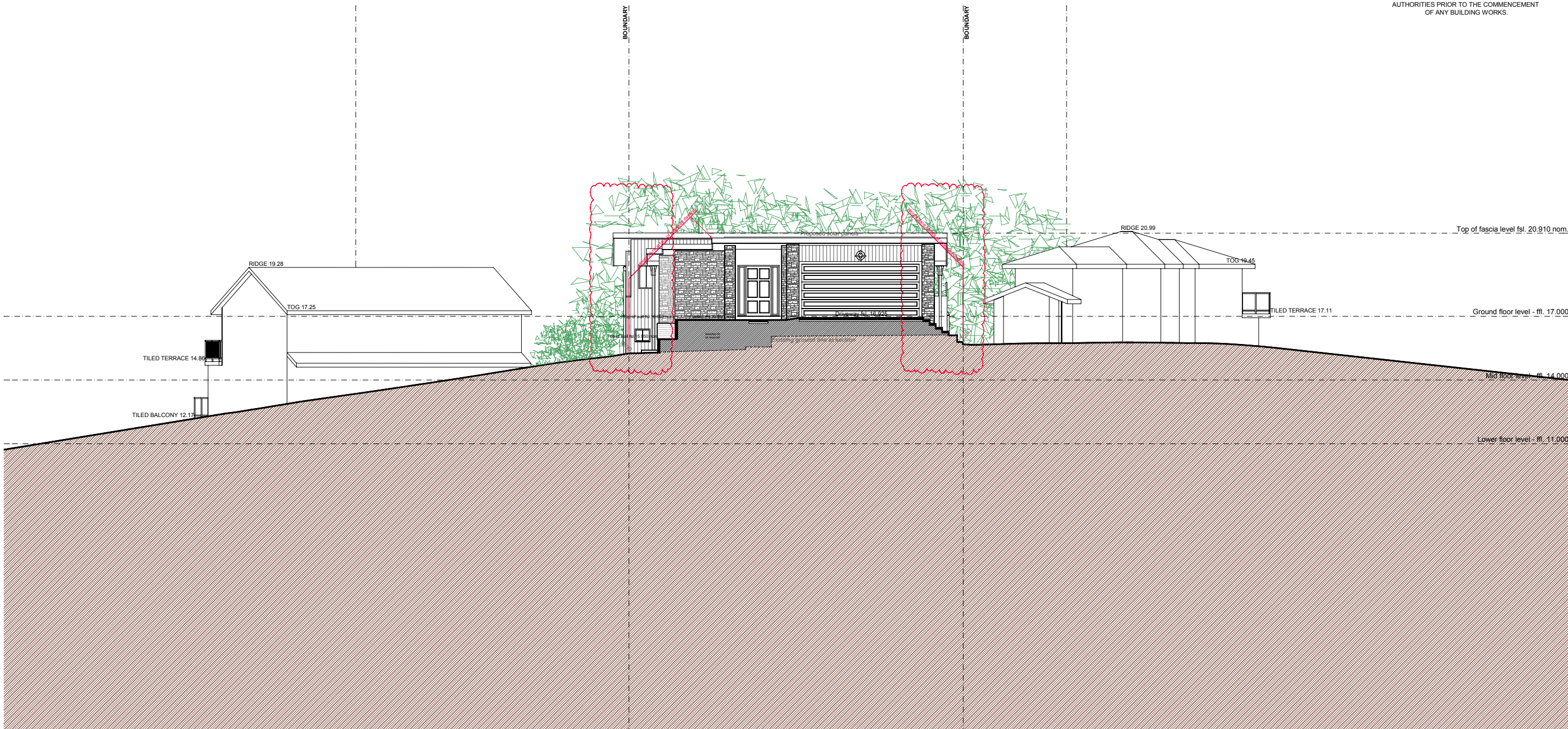
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

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. 008
REV.
D

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

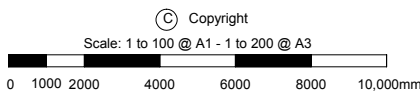
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← Adjoining site 214 Hudson Parade, Clareville. Existing dwelling X Subject site 212 Hudson Parade, Clareville. Proposed new dwelling X Adjoining site 210 Hudson Parade, Clareville. Existing dwelling →

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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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Certificate number: 1417537S_02
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ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
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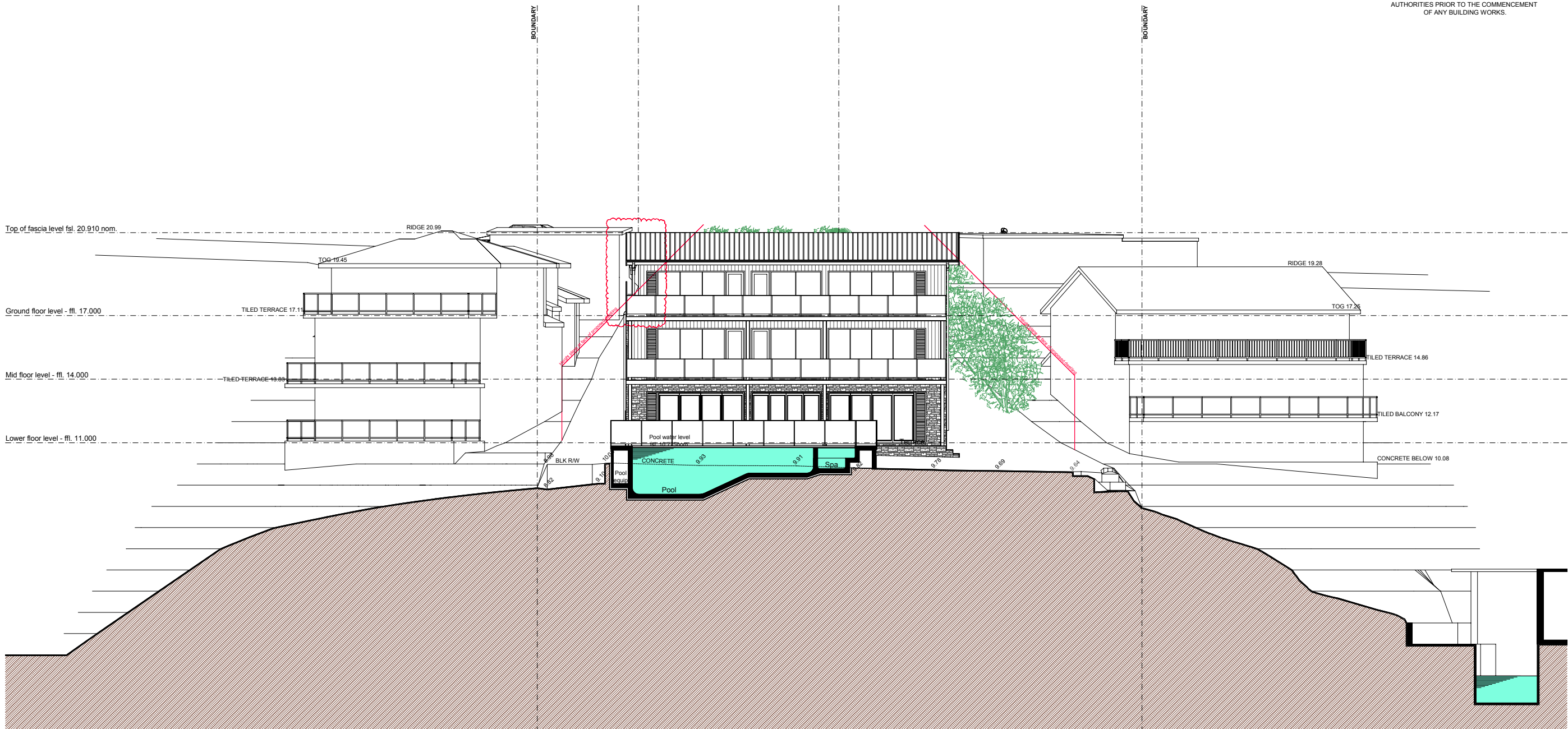
PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
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SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1	R.P.	R.B.	J.E.A.	AUGUST
1 to 200 @ A3				2023
JOB		DWG NO.	REV.	
J and V		DA. 009	C	

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@rjdesign.com.au P: 0403 896 502
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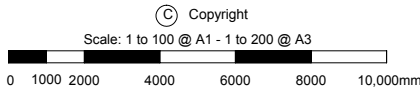


← Adjoining site 210 Hudson Parade, Clareville.
Existing dwelling

Subject site 212 Hudson Parade, Clareville.
Proposed new dwelling

Adjoining site 214 Hudson Parade, Clareville.
Existing dwelling →

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

NOTE:
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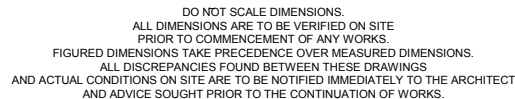
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J and V	DA. 010		C	

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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 PRECEDENCE OVER THIS DRAWING.
6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990.
7. ALL SERVICES TO BE LAYOUT AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.



NOTE:
HOURS 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 : 0414 183220
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 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			
D	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED.				29/01/24			SCALE	DRAWN		CHECKED	APPROVED	DATE
C	ISSUED FOR DISCUSSION PURPOSES - COUNCIL LETTER DATED - 20th November 2023				05/12/23			1 to 100 @ A1	R.P.		R.B.	J.E.A.	AUGUST 2023
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL				25/08/23			1 to 200 @ A3			DWG NO.		REV.
A	ISSUED FOR OWNERS APPROVAL				01/08/23			JOB			DA. 011		D
REV	DESCRIPTION				DATE			J and V					

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

WATER COMMITMENTS			
Features			
Alternative Water - Rainwater Tank Size 5,000(L) Tank Connected To:	One Outdoor Tap	Laundry W/M Cold Tap	Tap within 10m of Pool
Pool	Not more than 65.5kL	Must be Outdoors	Electric Heat Pump
Spa	Not more than 8.5kL	Must be Outdoors	Electric Heat Pump
Features	4 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps
Features	4 Star Shower Heads	4 Star Toilet	4 Star Basin Taps
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water			
System	Living	Ceiling fans + 3-phase air conditioning EER 2.5-3.0 (zoned)	
System	Bedrooms	Ceiling fans + 3-phase air conditioning EER 2.5-3.0 (zoned)	
System	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
Ventilation	Kitchen	Fan ducted to roof/facade	Manual on/off
Ventilation	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 No
Lighting	Number of Living/Dining rooms	3	Dedicated No
Lighting	Kitchen	Yes	Dedicated No
Lighting	All Bathrooms/Toilets	Yes	Dedicated No
Lighting	Laundry	Yes	Dedicated No
Lighting	All Hallways	Yes	Dedicated No
OTHER COMMITMENTS			
Outdoor clothes line	1	Yes	Indoor or sheltered clothes drying line No
Stove/Oven	1	Yes	Electric cooktop, electric oven No
Other	Photovoltaic system to generate at least 13.1 peak kW of electricity		

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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

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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

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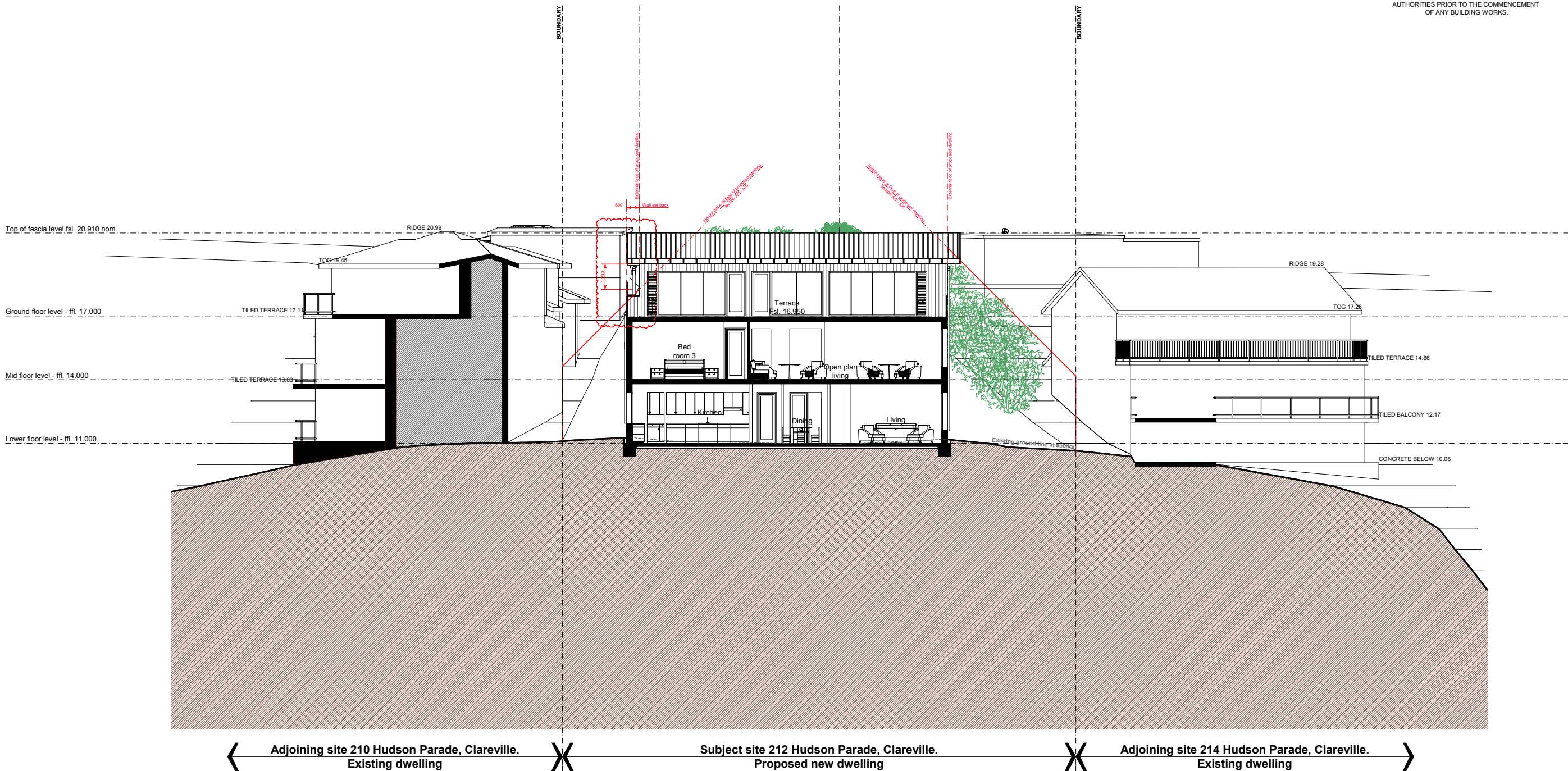
PROJECT	PROPOSED CONSTRUCTION OF A NEW DWELLING
---------	--

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

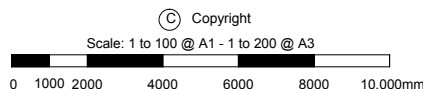
DOCUMENTATION	Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjdesign.com.au P: 0403 896 502
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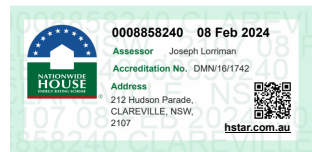
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13 Proposed construction of a new dwelling Overall site - Section A/5 - A/5.

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



Note:
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Certificate number: 1417537S_02
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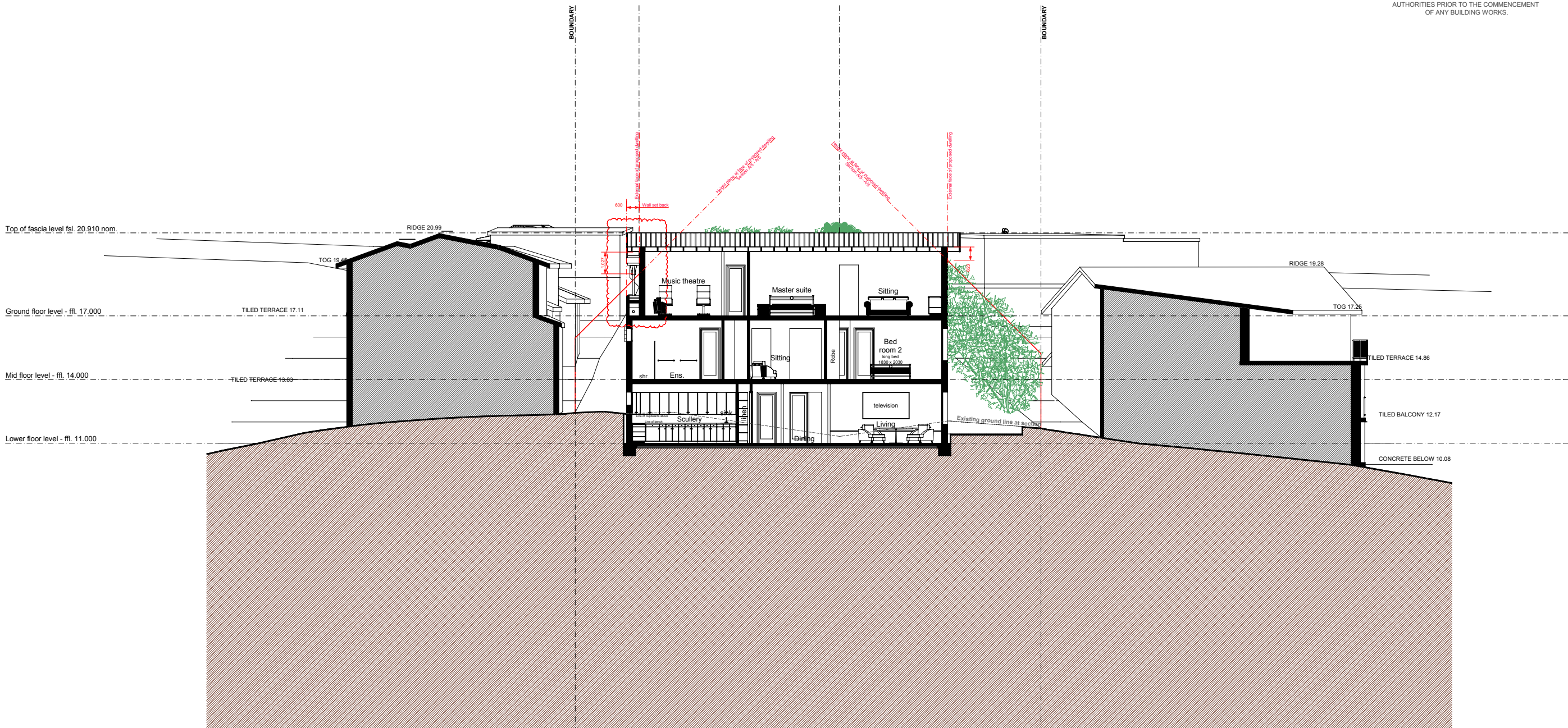
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C	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED - CLOUDED.	29/01/24	ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW 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					

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DIAL 1100
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← Adjoining site 210 Hudson Parade, Clareville. Existing dwelling X Subject site 212 Hudson Parade, Clareville. Proposed new dwelling X Adjoining site 214 Hudson Parade, Clareville. Existing dwelling →

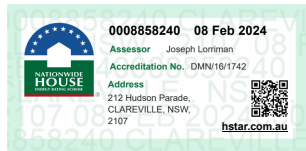
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0 1000 2000 4000 6000 8000 10,000mm

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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:
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Certificate number: 1417537S_02
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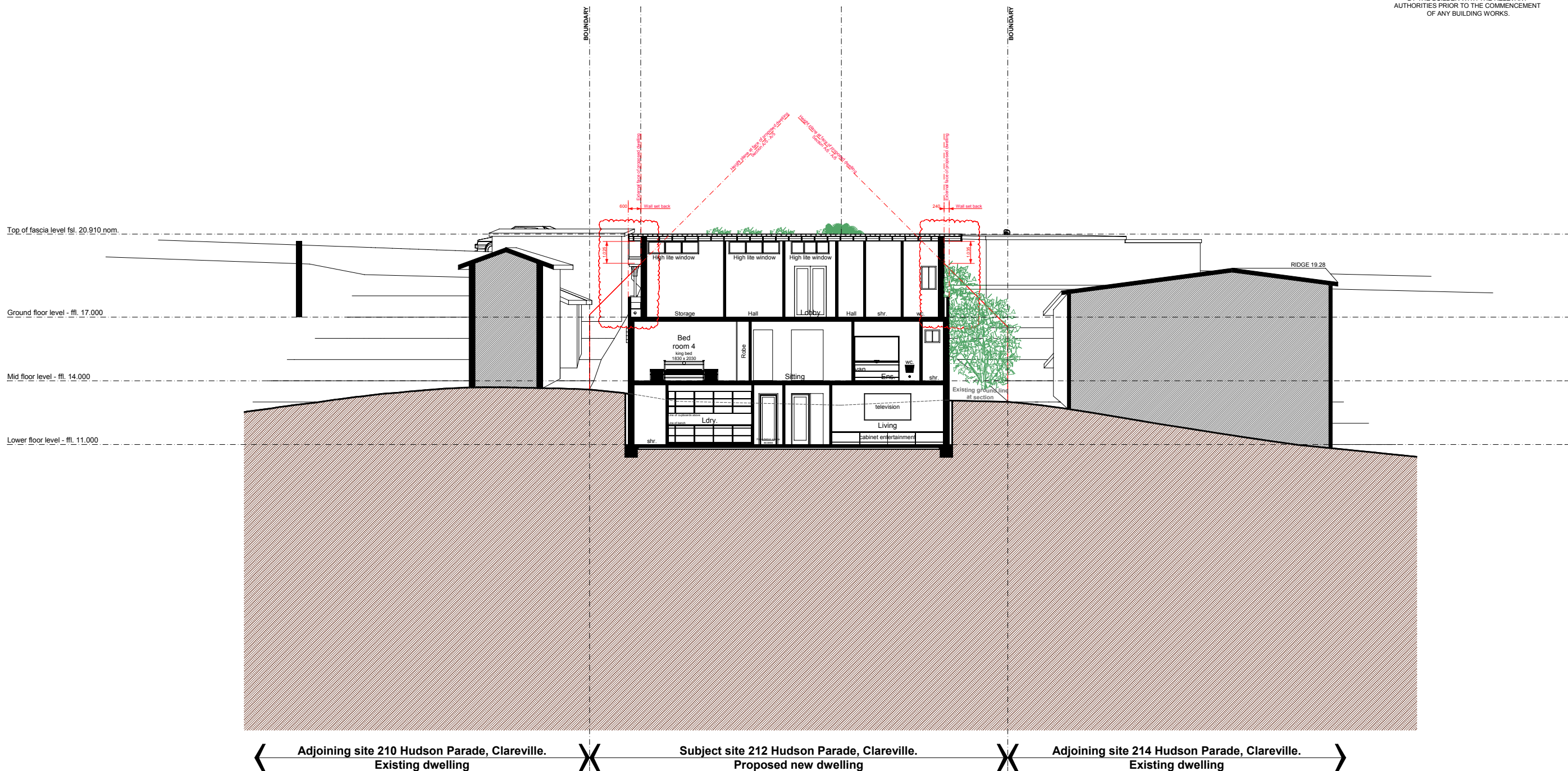
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REV	DESCRIPTION	DATE	ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION

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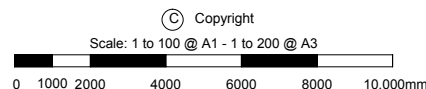
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DIAL 1100
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15

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

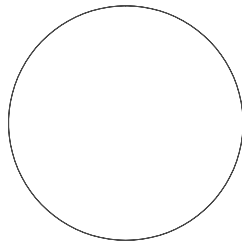
NOTE:
FOR DETAILS OF MATERIALS & COLOURS REFER TO DRG. DA. 300 & DA. 301



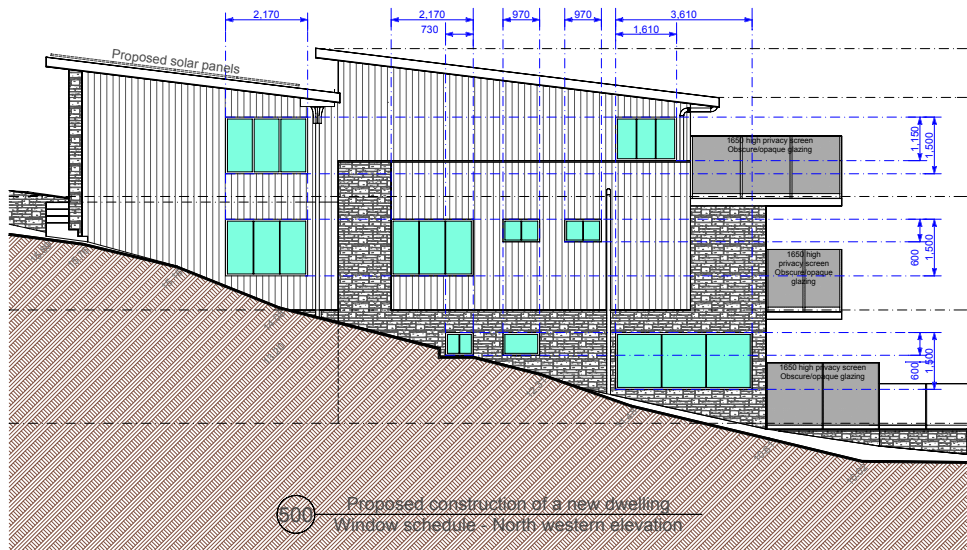
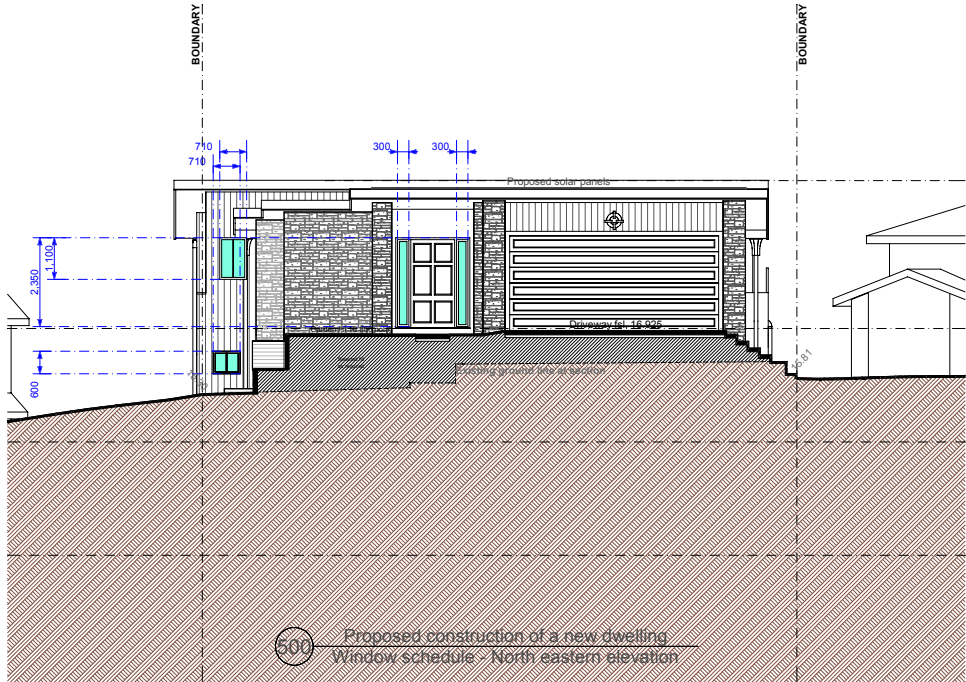
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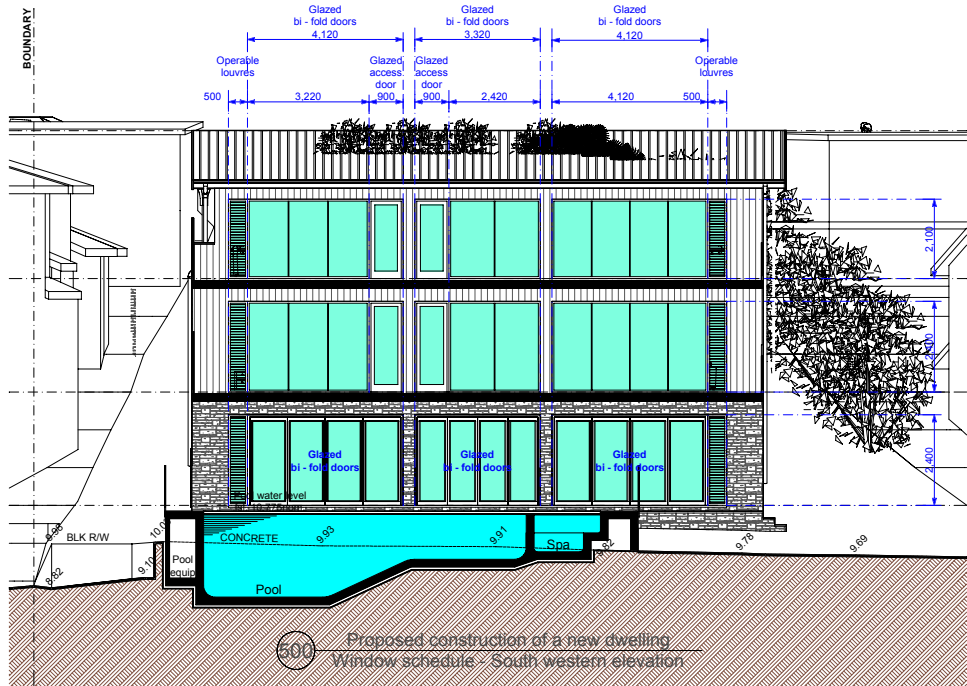
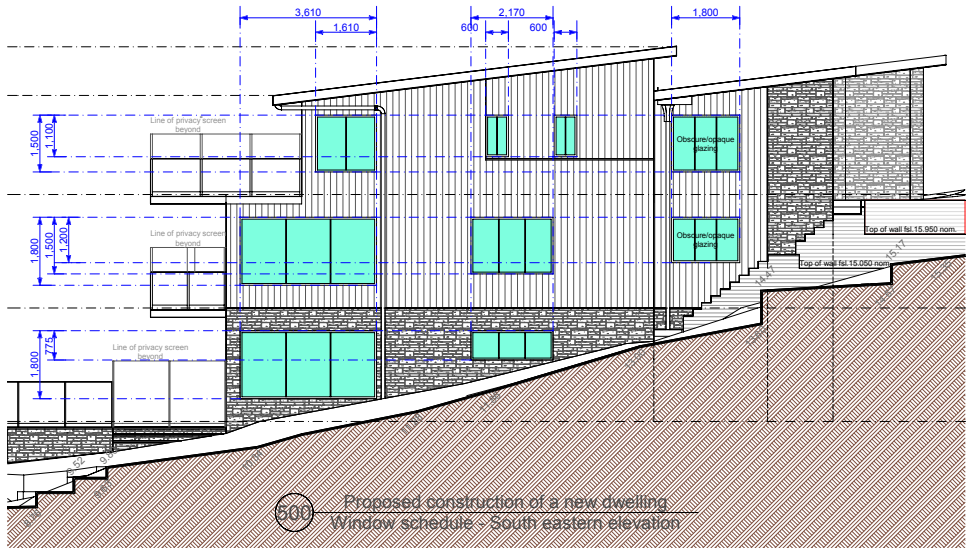
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 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.



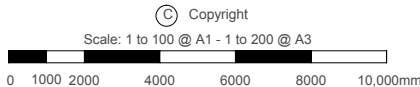
Ground floor level plan	
Area:	Number of down lights
Porch	2
Entry lobby	6
Ensuite	4
Master suite and Sitting	12
Dressing	2
Access halls	4
Storage	2
Music theatre	8
Terrace	7
Garage	9



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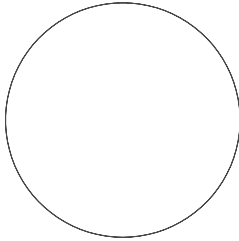
500 Proposed construction of a new dwelling Overall site - Window schedule - BASIX



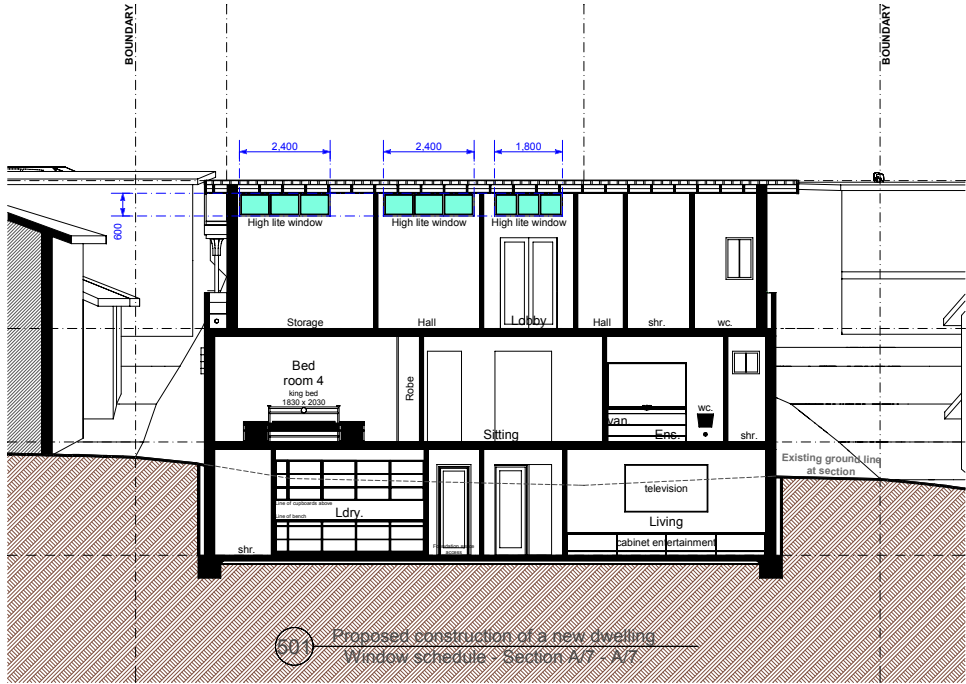
SURVEY
DP SURVEYING
REGISTERED LAND & ENGINEERING SURVEYORS
55 WHALE BEACH RD, AVALON BEACH 2107
PHONE : 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 29 APRIL, 2022
MY REF : 3469

ISSUE		CLIENT	PROJECT	SITE	DOCUMENTATION				
REV	DESCRIPTION				SCALE	DRAWN	CHECKED	APPROVED	DATE
B	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 17th January 2024 GROUND LEVEL FLOOR PLAN - SIDE SET BACKS INCREASED -	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	1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	APRIL 23
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL				JOB	DWG NO.	REV.	B	
					J and V	DA. 500			

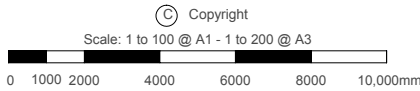




- General Notes:
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 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
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501

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

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

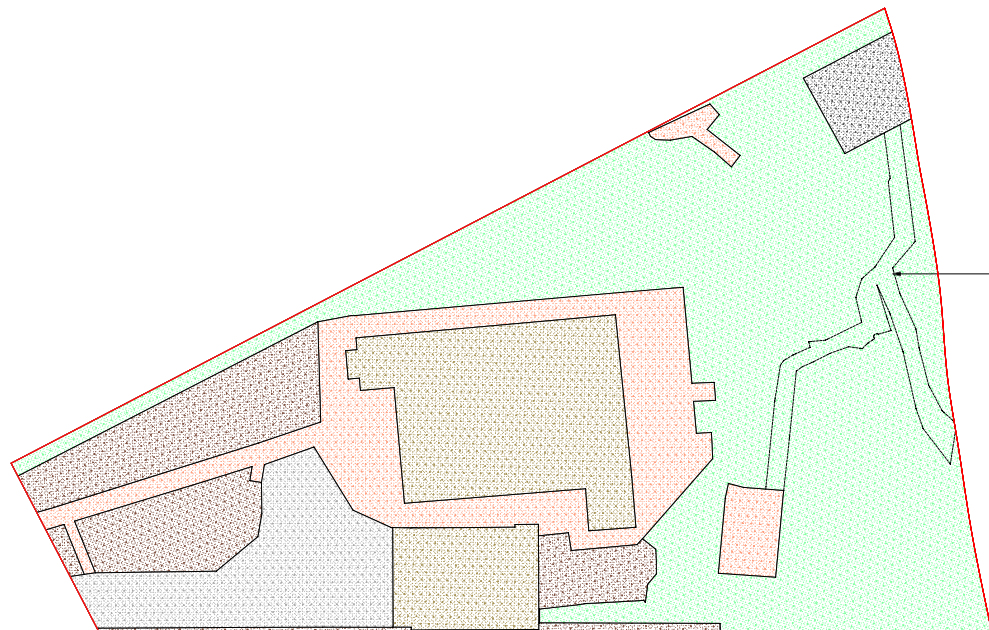
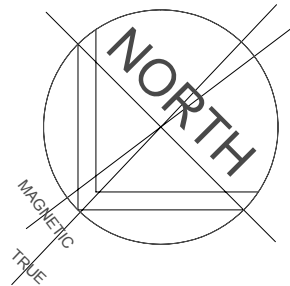
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	APRIL 23
JOB	DWG NO.		REV.	
J and V	DA. 501		B	

DOCUMENTATION
RJP Design ARCHITECTURAL DESIGN SOLUTIONS
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



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





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

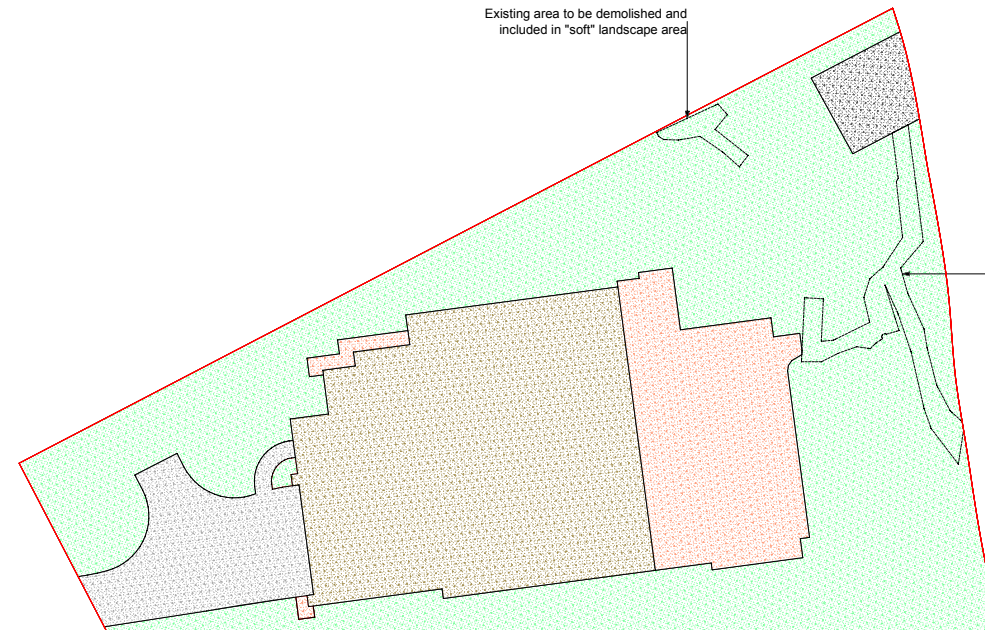
Legend:

- 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



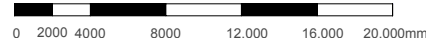
1,037.0 m²
**BOUNDARY IDENTIFICATION
& DETAIL PLAN OF**
LOT 40 IN D.P. 13760
AT No 212 HUDSON PDE, CLAREVILLE.
SCALE 1:100 @ A3 DATUM A.H.D.
SITE AREA = 1037 M SQ. BY TITLE

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

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

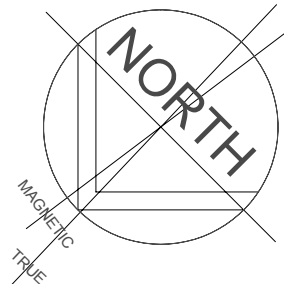
ISSUE	ISSUED DEVELOPMENT APPLICATION APPROVAL
-------	---

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

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

SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107 BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 400 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB		DWG NO.		REV.
J and V		DA. 100		B

DOCUMENTATION	RJP Design ARCHITECTURAL DESIGN SOLUTIONS Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502
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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. SJ001619. BOUNDARIES HAVE BEEN DETERMINED ON 28/04/2022.
 6. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
 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 36159 RL 19,299 AHD.

DIAL 1100
BEFORE YOU DIG

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0 2000 4000 6000 10,000 15,000mm

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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
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	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
ISSUED FOR OWNERS APPROVAL				
REV DESCRIPTION				

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



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



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



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



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



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



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

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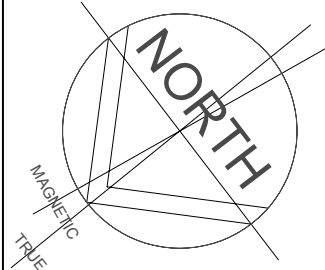
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102 Proposed construction of a new dwelling
Overall site - Site analysis plan - photos

SITE AREA = 885.3m sq. BY TITLE

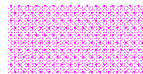
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DP SURVEYING
REGISTERED LAND & ENGINEERING SURVEYORS
55 WHALE BEACH RD, AVALON BEACH 2107
PHONE : 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 29 APRIL, 2022
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			ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION
			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	RJP Design ARCHITECTURAL DESIGN SOLUTIONS
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	25/08/23				SCALE Photos @ A3	Wbsoma Pty Ltd trading as RJP Design PO Box 186 Pymble B/C 2073 NSW ABN: 71 002 429 236 ACN: 002 429 236 E: bob@rjpdesign.com.au P: 0403 896 502
A	ISSUED FOR OWNERS APPROVAL	01/08/23				DRAWN R.P.	
REV	DESCRIPTION	DATE				CHECKED R.B.	
						APPROVED J.E.A.	
						DATE AUGUST 2023	
						JOB DA. 102	
						REV. B	



- General Notes:
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SHADOW LEGEND:

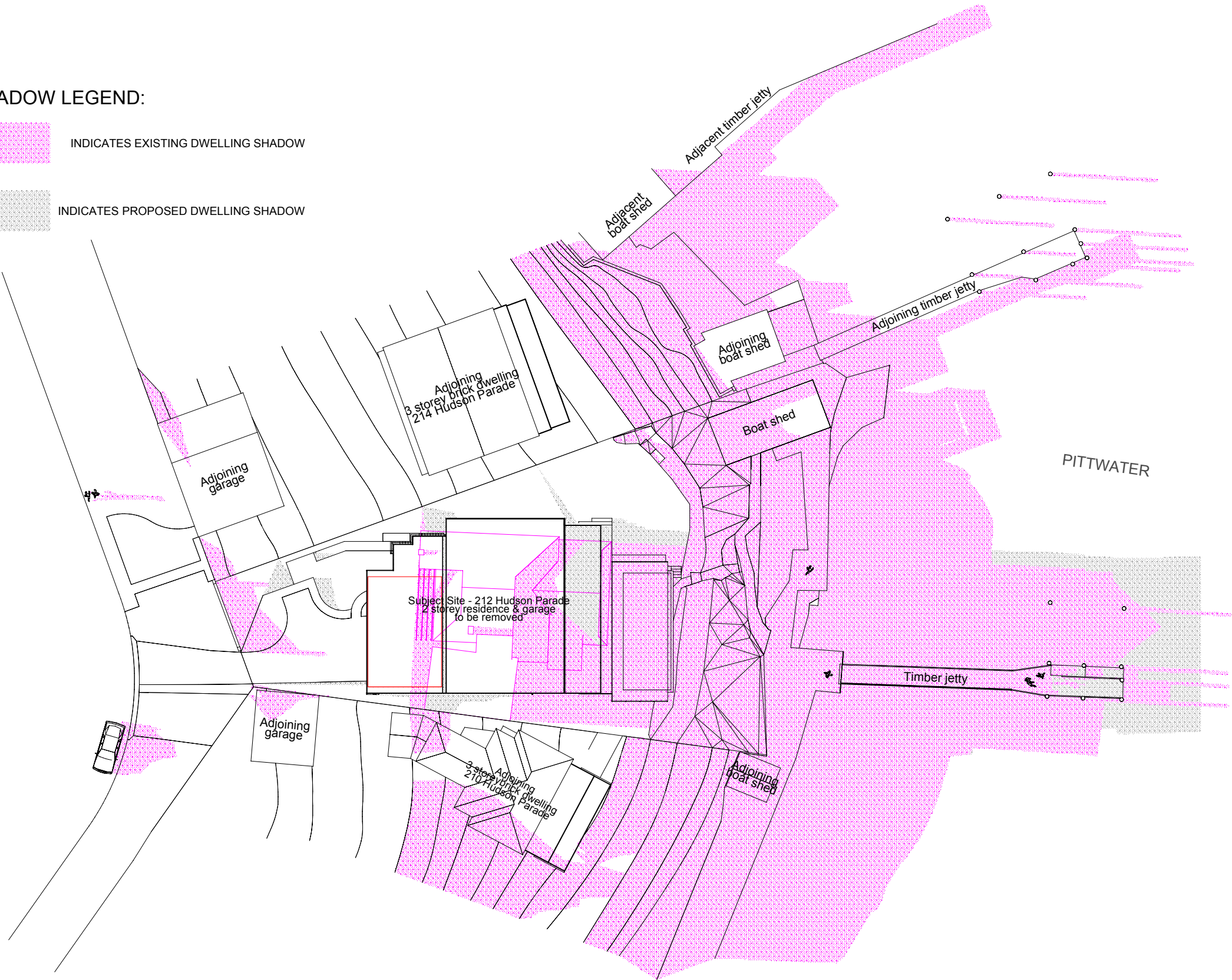


INDICATES EXISTING DWELLING SHADOW



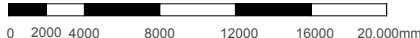
INDICATES PROPOSED DWELLING SHADOW

HUDSON PARADE



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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.

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
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

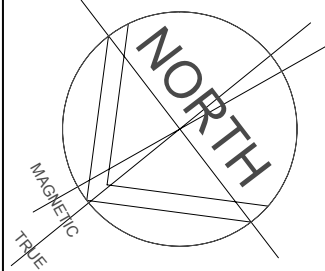
ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

CLIENT
Mr. V. & Mrs. J. Micallef

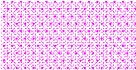
PROJECT
PROPOSED CONSTRUCTION OF A NEW DWELLING

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

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

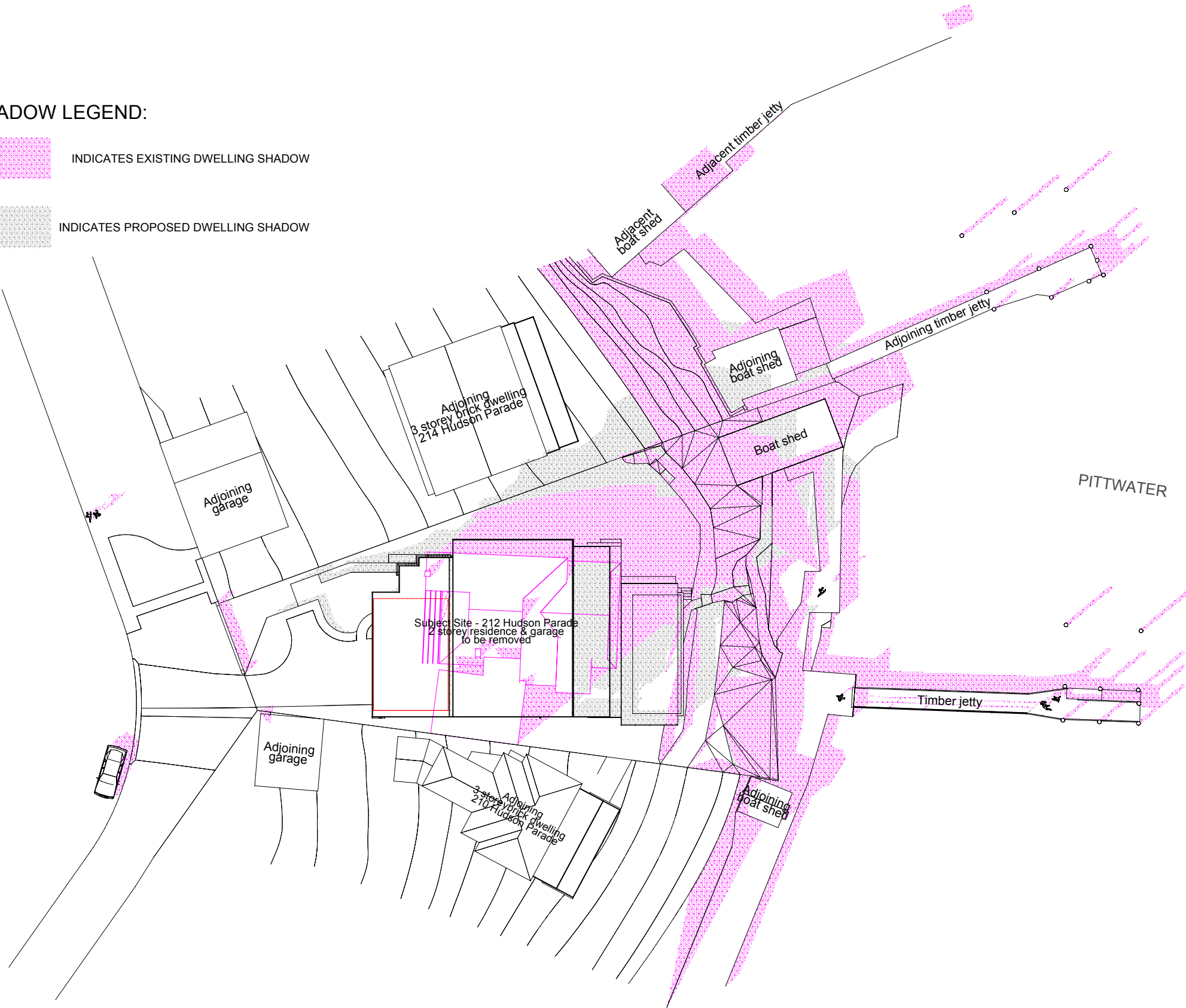


SHADOW LEGEND:

-  INDICATES EXISTING DWELLING SHADOW
-  INDICATES PROPOSED DWELLING SHADOW

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HUDSON PARADE



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- NOTE:
- SHADOWS SHOWN ARE COMPUTER GENERATED BY "ACHICAD" ARCHITECTURAL PROGRAM.
 - 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.

201

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



SURVEY

DP SURVEYING

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

REV	DESCRIPTION	DATE
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
--------	---------------------------

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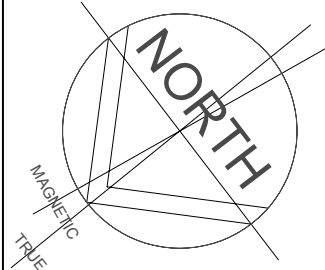
SITE				
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107				
BEING LOT 40 IN D.P. 13760				
SCALE	DRAWN	CHECKED	APPROVED	DATE
1 to 400 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
JOB	DWG NO.		REV.	
J and V	DA. 201		C	

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

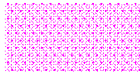
ARCHITECTURAL DESIGN SOLUTIONS



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.

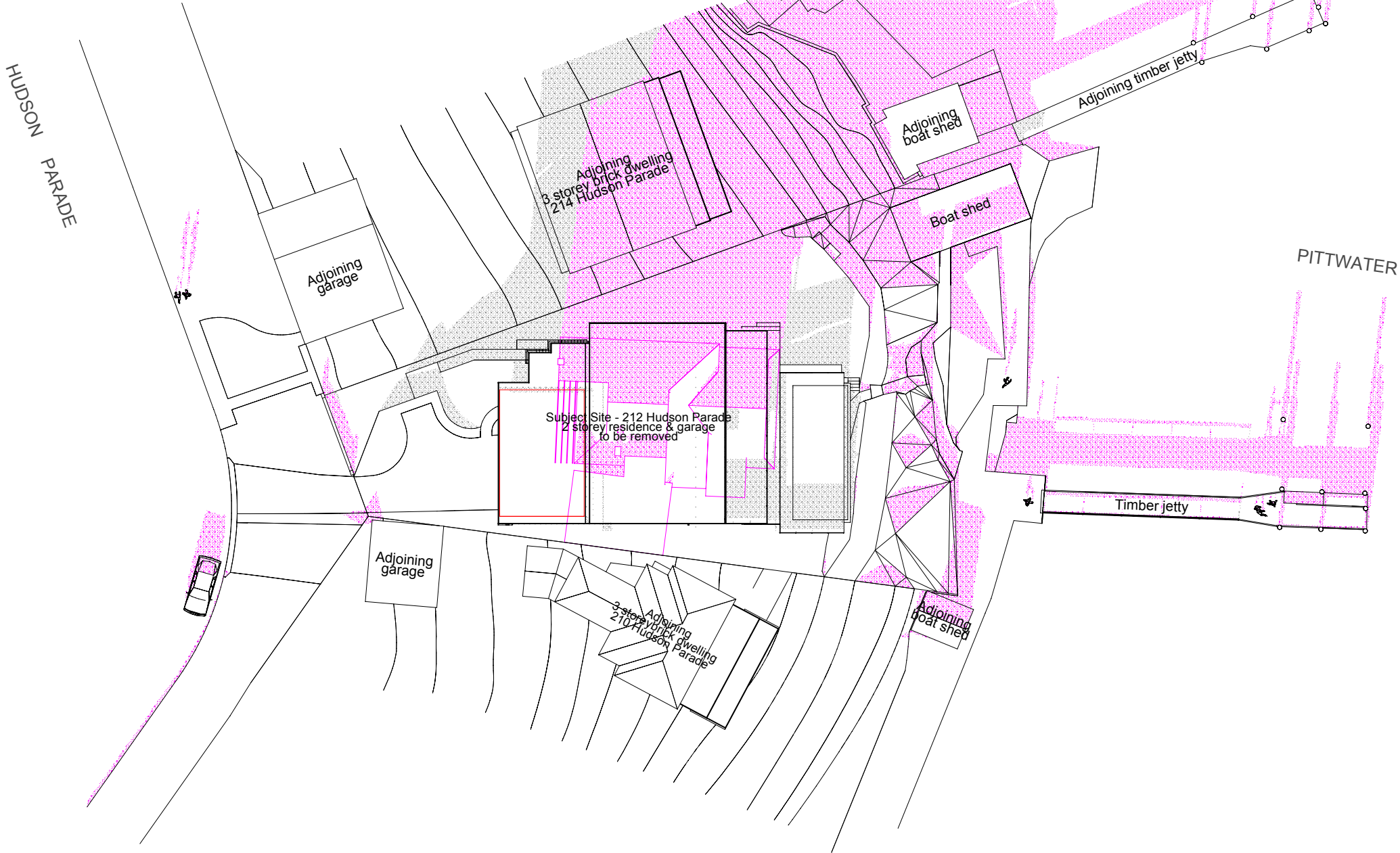
SHADOW LEGEND:



INDICATES EXISTING DWELLING SHADOW



INDICATES PROPOSED DWELLING SHADOW

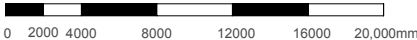


NOTE:

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.

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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202

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

SURVEY

DP SURVEYING

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

DOCUMENTATION



Wbsoma Pty Ltd trading as RJP Design
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ABN: 71 002 429 236
ACN: 002 429 236
E: bob@rjdesign.com.au
P: 0403 896 502

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

CLIENT

Mr. V. & Mrs. J. Micallef

PROJECT

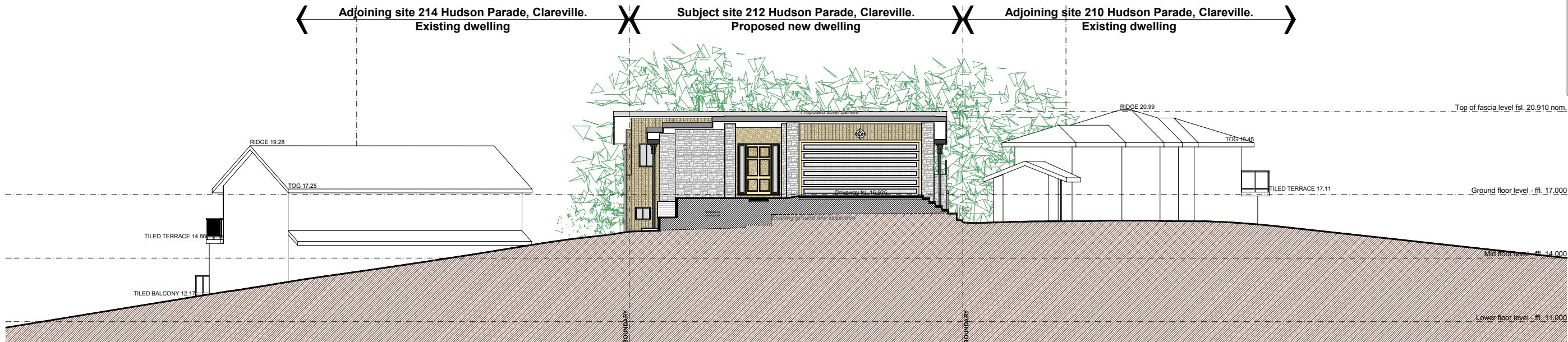
PROPOSED
CONSTRUCTION OF A NEW DWELLING

SITE

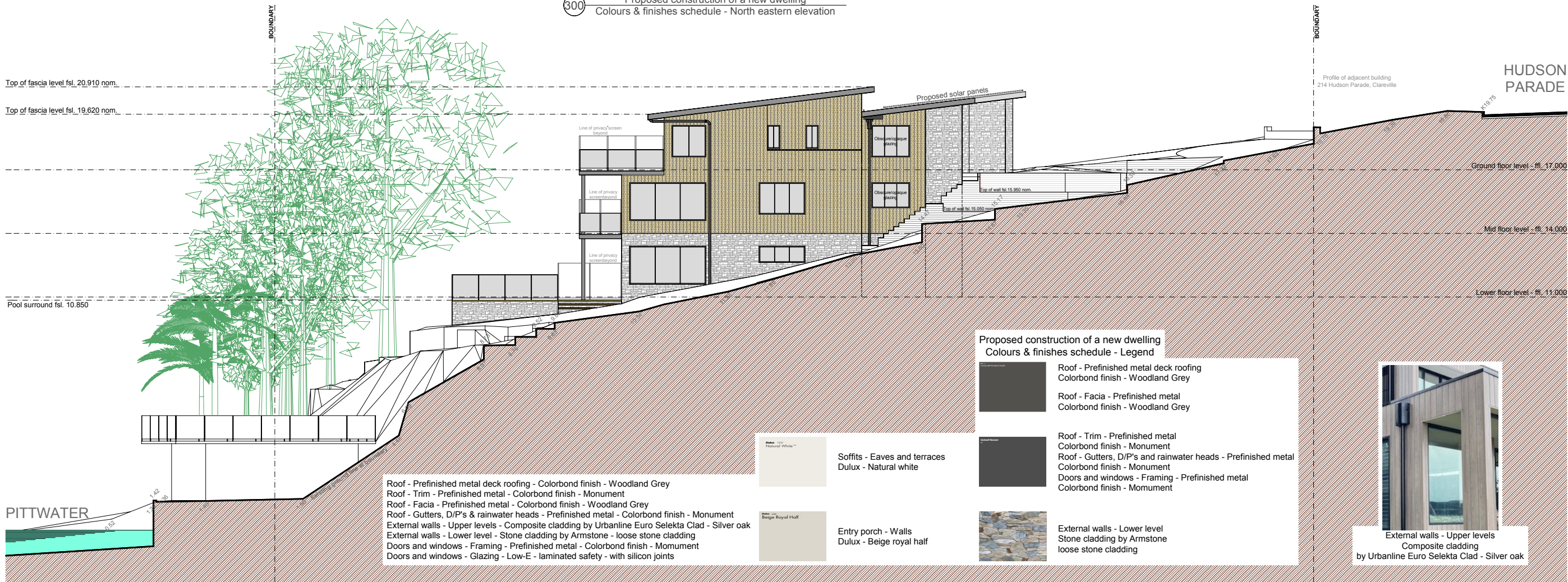
No.212 HUDSON PARADE, CLAREVILLE. NSW.2107
BEING LOT 40 IN D.P. 13760

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

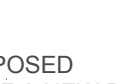
DOCUMENTATION

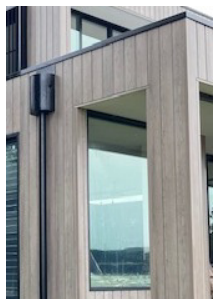


300 Proposed construction of a new dwelling
Colours & finishes schedule - North eastern elevation



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

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



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

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

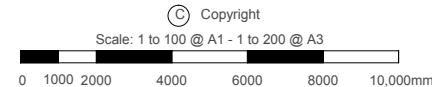
Soffits - Eaves and terraces
Dulux - Natural white

Entry porch - Walls
Dulux - Beige royal half

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

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

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



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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

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

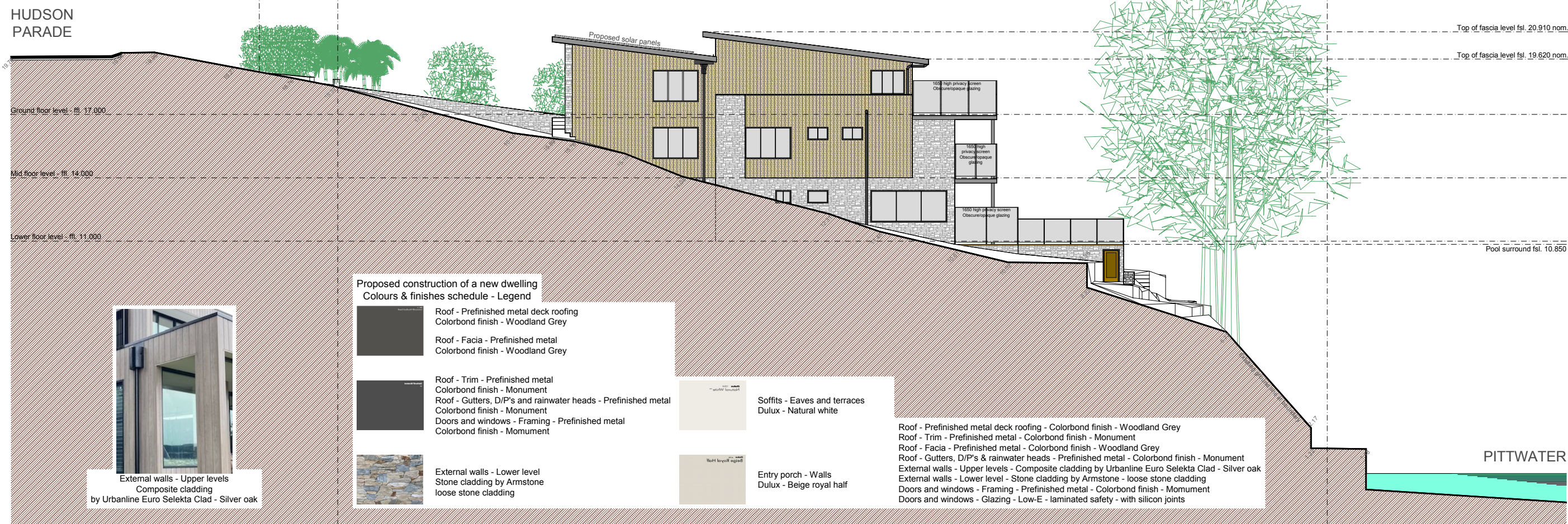
ISSUE
ISSUED DEVELOPMENT APPLICATION APPROVAL

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. 300
REV.
B

DOCUMENTATION
 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



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.

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

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			ISSUE	CLIENT	PROJECT	SITE	DOCUMENTATION			
						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 A/CN: 102-429 236 E: bob@rjpdesign.com.au P: 0403 896 502 ARCHITECTURAL DESIGN SOLUTIONS			
B	ISSUED FOR COUNCIL APPROVAL - AMENDED RE COUNCIL EMAIL DATED - 16th February 2024 DWELLING ELEVATIONS AMENDED.	17/02/24	ISSUED DEVELOPMENT APPLICATION APPROVAL	Mr. V. & Mrs. J. Micallef	PROPOSED CONSTRUCTION OF A NEW DWELLING	SCALE	DRAWN	CHECKED	APPROVED	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	01/08/23				1 to 100 @ A1 1 to 200 @ A3	R.P.	R.B.	J.E.A.	AUGUST 2023
REV	DESCRIPTION	DATE				JOB	DWG NO.	REV.		
						J and V	DA. 301	B		