

LOT 9
D.P: 253519
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011**

SITE AREA	704.80 m²
ROOF AREA	243.58 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	369.12 m² 52.37 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	176.64 m²
MIN. REQUIRED BY COUNCIL:	60 m²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	8.5 m
MAXIMUM CEILING HEIGHT	7.2 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	

SITE COVERAGE STORMWATER CALCULATION	
ROOF FOOTPRINT:	243.58m²
DRIVEWAY/PAVED AREAS:	49.31m²
TOTAL:	292.89m² 41.55 %
MAX SITE COVERAGE FOR OSD:	40%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	433.24 m²
(EXCLUDES HARD SURFACES)	61.46 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	M	ZONE 5

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

RETAINING WALLS TO BE CONSTRUCTED
WHOLLY WITHIN PROPERTY BOUNDARY
INCLUDING DRAINAGE AND FOOTINGS

NOTE:
OWNER TO DEMOLISH & REMOVE FROM
SITE EXISTING HOUSE, INCLUDING
FOOTINGS & SERVICES ABOVE & BELOW
GROUND, PATHS, DRIVE, TREES &
FENCES ETC. PRIOR TO COMMENCEMENT
OF CONSTRUCTION.

SITE PLAN

SCALE 1:200
GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300


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ELEMENTS. DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING.

PRODUCT:
SARATOGA 42
Saville
R/H Garage

LUXE

CLIENT:
Mr. REID
Mrs. REID
SITE ADDRESS:
Lot 9 No. 8, DP 253519
Dindima Place
BELROSE, 2085

DA DRAWINGS		
DRAWN: MTK	DATE: 20.02.25	Rev: J
RATIO @ A3: 1:200	CHECKED: CY.	
SHEET: 2	JOB No: 29917576	NSW

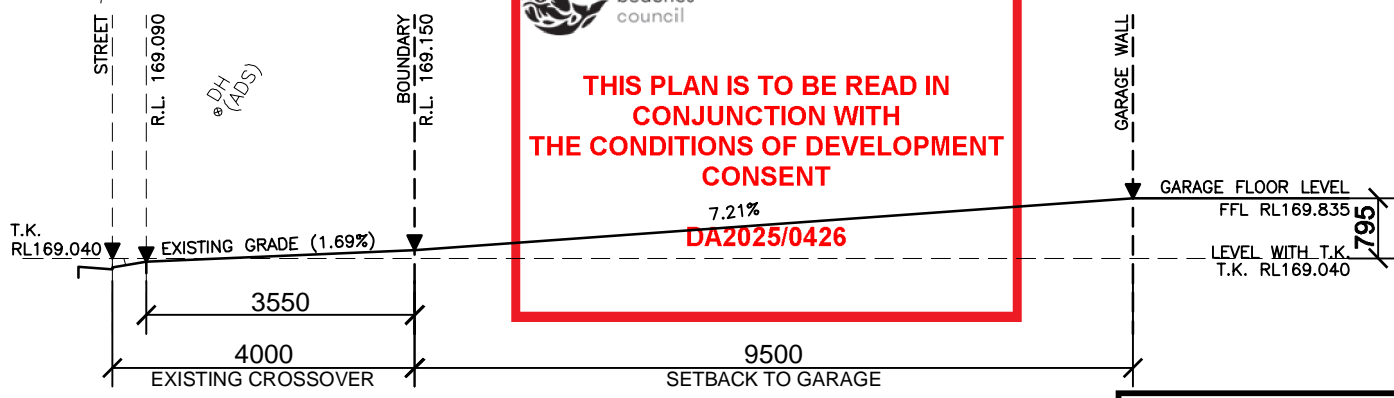
 **northern beaches council**

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

7.21%
DA2025/0426

DRIVEWAY GRADIENT PROFILE

SCALE-1:100



**STORMWATER TO
STREET VIA RAINWATER
TANK AND O.S.D**
REFER TO HYDRAULIC DETAILS

---	STRUCTURAL BEAM
SP □	STEEL POST
TSP □	TELESCOPIC STEEL POST
⊙	SMOKE ALARM
⊖	EXHAUST FAN
DP ○	DOWN PIPE
TAP ⊗	GARDEN TAP
⊔	LIFT OFF HINGES
⊔	MAKE-UP AIR VENT
⊔	CEILING EXPANSION JOINT
⊔	EXHAUST FAN WITH RUN-ON TIMER
FWG ⊗	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
⊔	LINEAR FLOOR WASTE
●	AIR CONDITIONING DUCT



northern
beaches
council

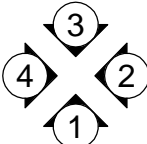
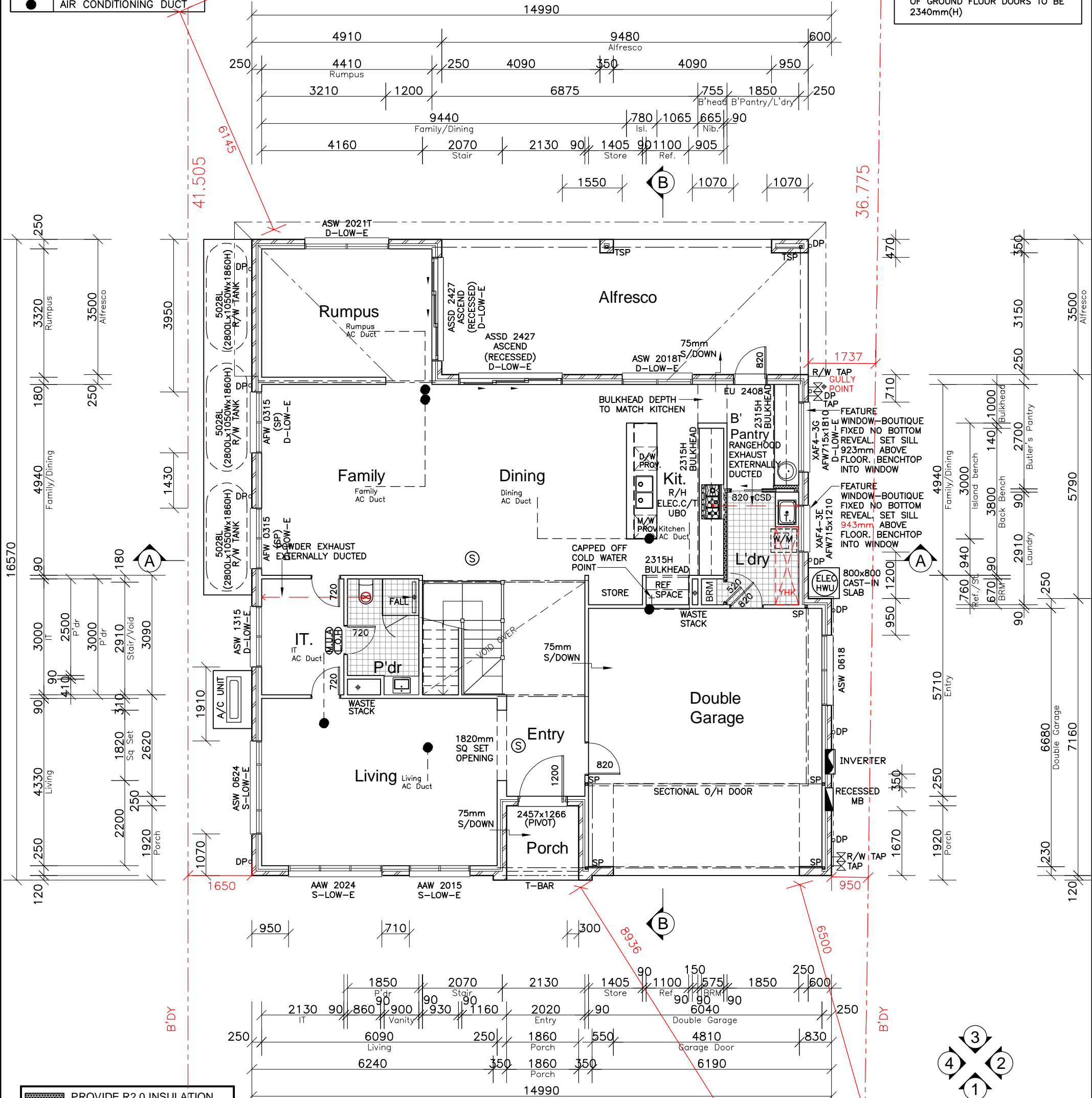
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DA2025/0426



NOTES

- SHOWERS - ALL GROUND FLOOR SLAB SHOWERS TO HAVE RECESSED SLAB
- WATERPROOFING - MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
- EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
- PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
- 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)
- INTERNAL DOORS - LEAF HEIGHT OF GROUND FLOOR DOORS TO BE 2340mm(H)



EPOXY FLOOR
REFER TO SCHEDULE FOR
GARAGE FLOOR FINISH

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

PROVIDE R2.0 INSULATION
WALL BATTS TO INTERNAL
WALLS OF WC, LAUNDRY and
BATHROOM (ONLY)

GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

BL No. 2298C
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PRODUCT:
SARATOGA 42
Saville
R/H Garage

LUXE

CLIENT:
Mr. REID
Mrs. REID

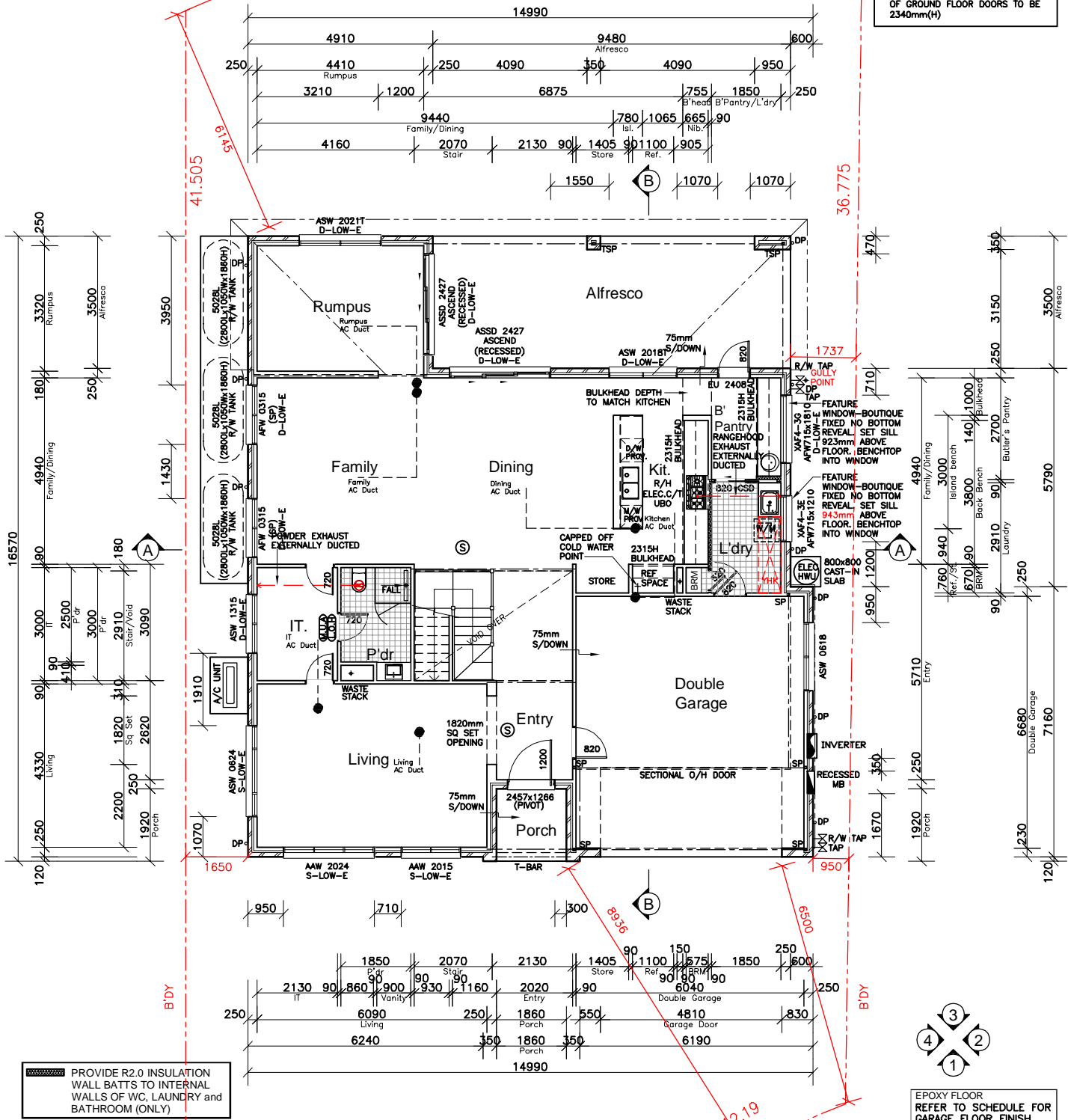
SITE ADDRESS:
Lot 9 No. 8, DP 253519
Dindima Place
BELROSE, 2085

DA DRAWINGS

DRAWN: MTK	DATE: 20.02.25	Rev: J
RATIO @ A3: 1:100	CHECKED: CY.	
SHEET: 3	JOB No: 29917576	NSW

---	STRUCTURAL BEAM
SP	STEEL POST
TSP	TELESCOPIC STEEL POST
(S)	SMOKE ALARM
(E)	EXHAUST FAN
DP	DOWN PIPE
TAP	GARDEN TAP
(L.O.H)	LIFT OFF HINGES
(M.U.A)	MAKE-UP AIR VENT
(C.E.J)	CEILING EXPANSION JOINT
(E)→	EXHAUST FAN WITH RUN-ON TIMER
FWG	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
(W)	LINEAR FLOOR WASTE
●	AIR CONDITIONING DUCT

- NOTES
- SHOWERS – ALL GROUND FLOOR SHOWERS TO HAVE RECESSED SLAB
 - WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
 - EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
 - PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.81 OF THE NCC
 - 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)
 - INTERNAL DOORS – LEAF HEIGHT OF GROUND FLOOR DOORS TO BE 2340mm(H)



GROUND FLOOR PLAN



northern
beaches
council

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CONSENT

DA2025/0426



Certificate No. 0011798873-01

Scan QR code or follow website link for rating details.

Assessor name Daniel Wards

Accreditation No. 101182

Property Address Dindima Place, BELROSE NSW, 2085



CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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LUXE

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BELROSE, 2085

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SHEET: 3a	JOB No: 29917576	NSW

Ⓢ	SMOKE ALARM
Ⓢ	EXHAUST FAN
DP	DOWN PIPE LOCATION
TAP	TELESCOPIC STEEL POST
LOH	LIFT OFF HINGES
MUA	MAKE-UP AIR VENT
Ⓢ	EAVE VENTS
Ⓢ	EXHAUST FAN WITH RUN-ON TIMER
FWG	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
Ⓢ	LINEAR FLOOR WASTE
Ⓢ	LOAD BEARING WALLS
●	AIR CONDITIONING DUCT



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beaches
council

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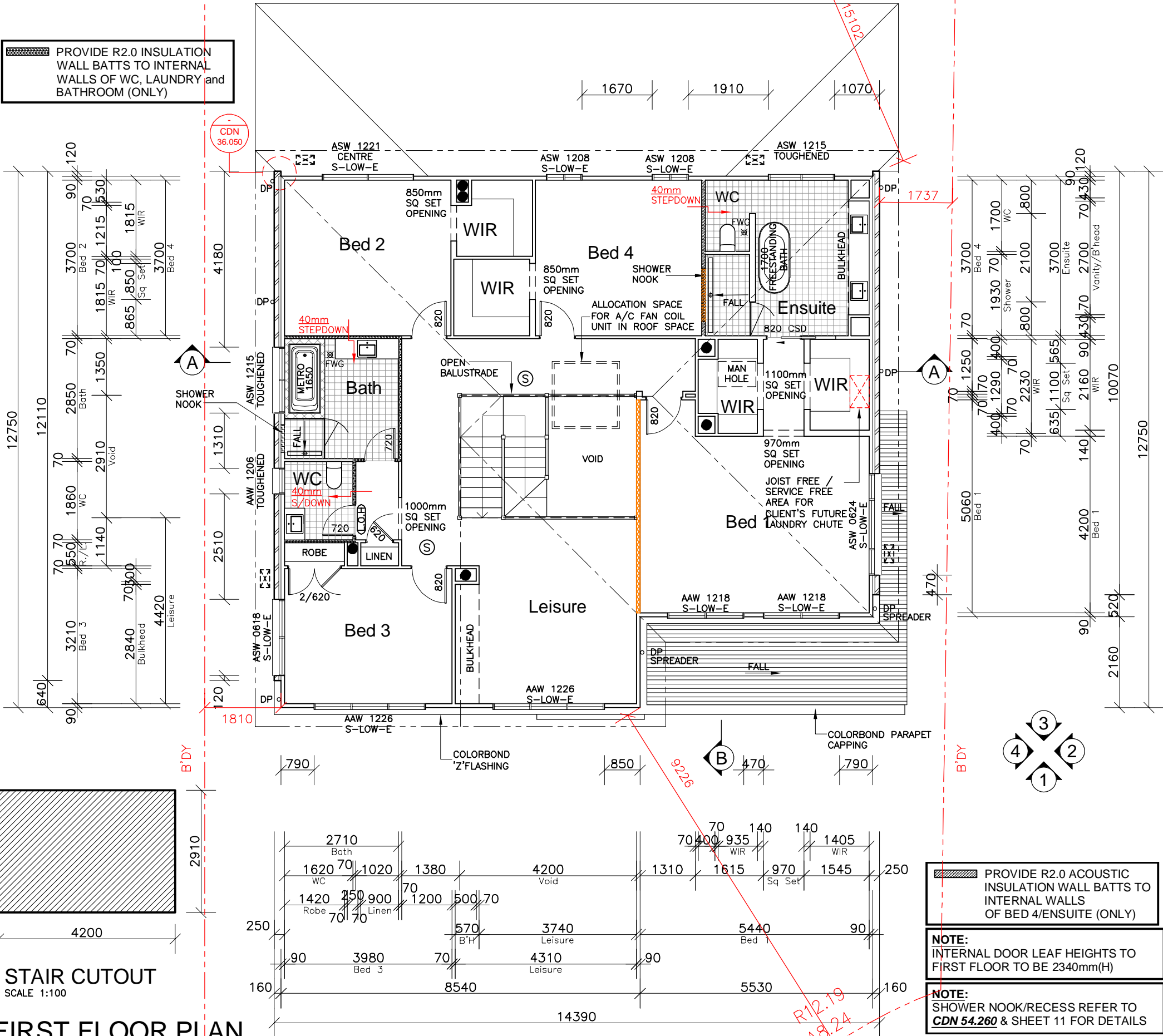
DA2025/0426



NOTES

- WET AREAS – ALL WET AREAS TO FIRST FLOOR TO HAVE RECESSED JOISTS.
- WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
- BALCONIES – FINISHES SURFACE TO ALL BALCONIES ARE TO HAVE A MIN. FALL OF 1 IN 100 TO THE BALCONY OUTLET.
- WINDOWS – ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.7 OF THE NCC
- WINDOWS – ALL OTHER FIRST FLOOR WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.8 OF THE NCC
- EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
- PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
- 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)

PROVIDE R2.0 INSULATION WALL BATTS TO INTERNAL WALLS OF WC, LAUNDRY and BATHROOM (ONLY)



PROVIDE R2.0 ACOUSTIC INSULATION WALL BATTS TO INTERNAL WALLS OF BED 4/ENSUITE (ONLY)

NOTE:
INTERNAL DOOR LEAF HEIGHTS TO FIRST FLOOR TO BE 2340mm(H)

NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 11 FOR DETAILS

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

CLIENT'S SIGNATURE:

DATE:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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21 Solent Circuit, Baulkham Hills NSW 2153
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Saville
R/H Garage

LUXE

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Mrs. REID

SITE ADDRESS:

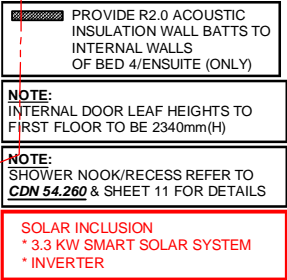
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DA DRAWINGS

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RATIO @ A3: 1:100	CHECKED: CY.	
SHEET: 4	JOB No: 29917576	NSW

NOTES

- WET AREAS – ALL WET AREAS TO FIRST FLOOR TO HAVE RECESSED JOINTS
- WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COATING TO BE TO MEET SPEC 10.2.1 TO 10.2.3.2 OF THE ABCB HOUSING PROVISIONS, (NCC 2022)
- BALCONIES – FINISHES SURFACE TO THE BALCONIES ARE TO HAVE A MIN FALL OF 1 IN 100 TO THE BALCONY OUTLET.
- WINDOWS – ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.7 OF THE NCC
- WINDOWS – ALL OTHER FIRST FLOOR WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.8 OF THE NCC
- EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2, (NCC 2022)
- PROVIDE CLASS 4 WALL RAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
- 300 DEEP BULKHEADS & SQ. SETS, 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)



Certificate No. 0011798873-01

Scan QR code or follow website link for rating details.

Assessor name Daniel Warda

Accreditation No. 101182

Property Address Dindima Place, BELROSE
NSW 2085

<https://www.nsw.gov.au/QR/Generate?pin=BC2Lr/f>

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RATIO @ A3: 1:150	CHECKED: CY.	
SHEET: 4a	JOB No: 29917576	NSW

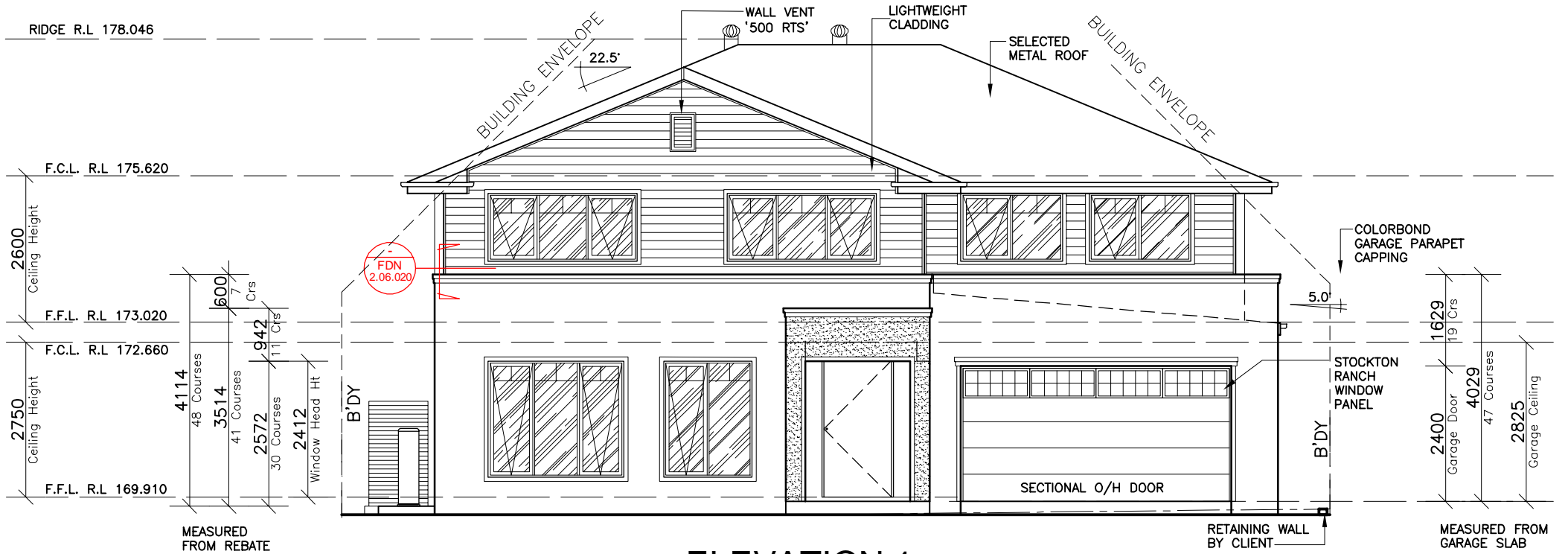
SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080

DENOTES WINDOWS WITH
DOUBLE GLAZED ARGON
FILLED LOW-E GLAZING

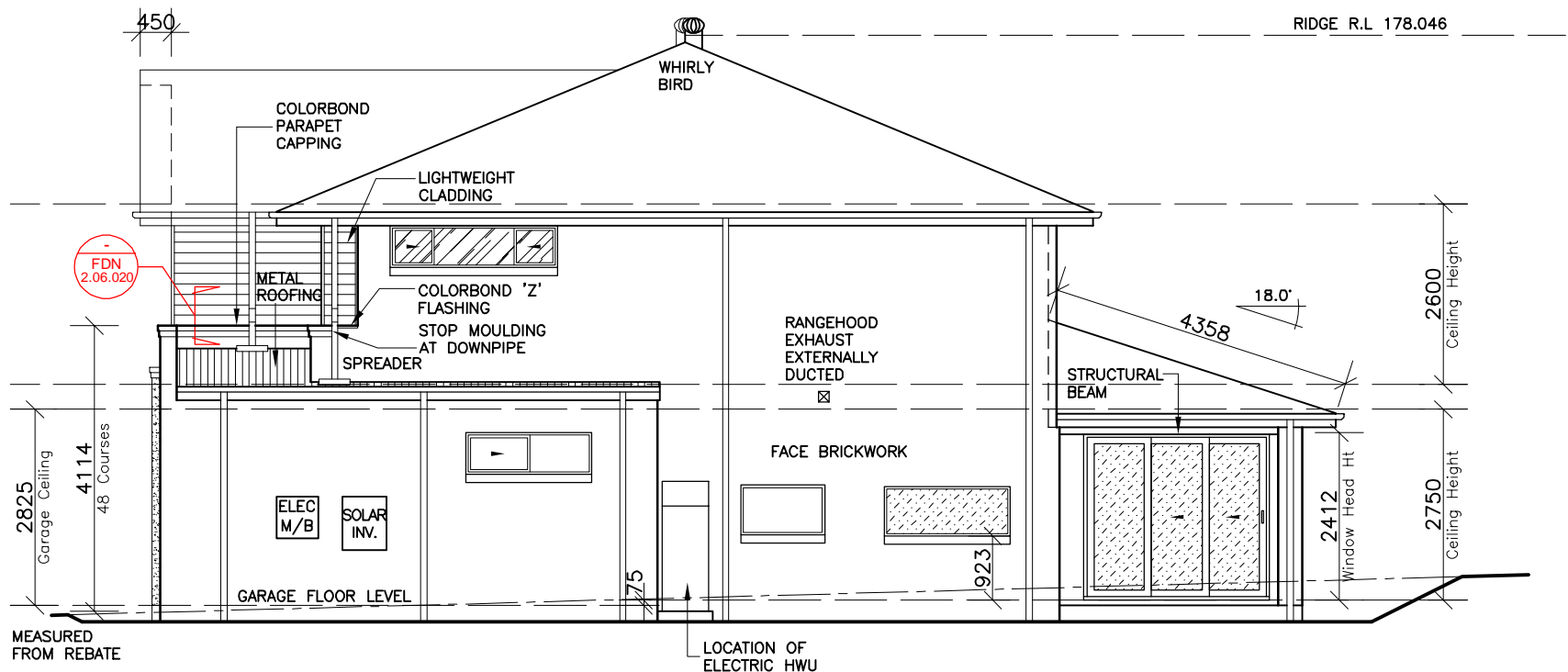
DENOTES WINDOWS WITH
SINGLE GLAZED LOW-E
GLAZING

Selected Render Coating



ELEVATION 1
-SOUTH-

REFER TO FOR **FDN 2.06.010**
MOULDING DETAILS



ELEVATION 2
-EAST-



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CONSENT

DA2025/0426



CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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PRODUCT:
SARATOGA 42
Saville
R/H Garage

LUXE


CLIENT:
Mr. REID
Mrs. REID
SITE ADDRESS:
Lot 9 No. 8, DP 253519
Dindima Place
BELROSE, 2085


DA DRAWINGS


DRAWN: MTK	DATE: 20.02.25	Rev: J
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SHEET: 5	JOB No: 29917576	NSW

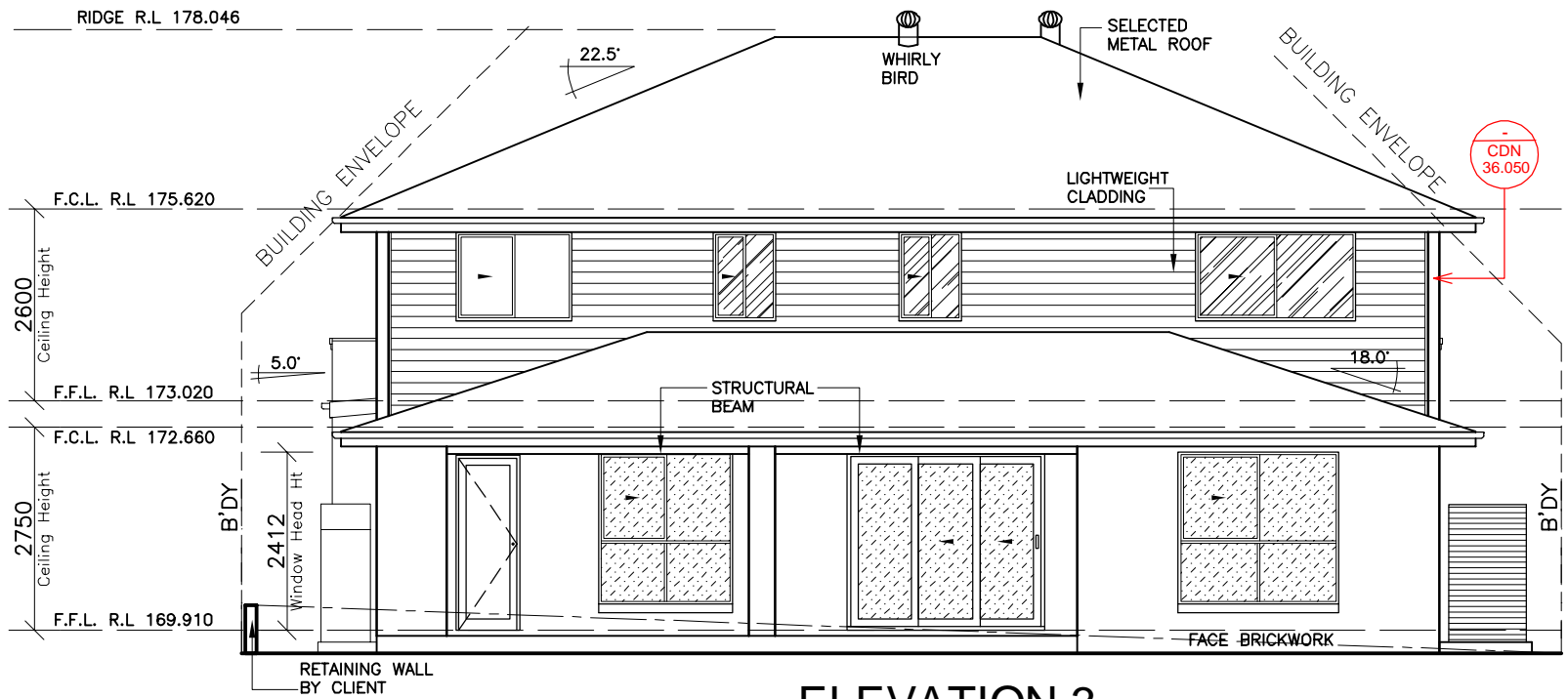
SOLAR INCLUSION
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NOTES:
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CDN 21.010-21.080

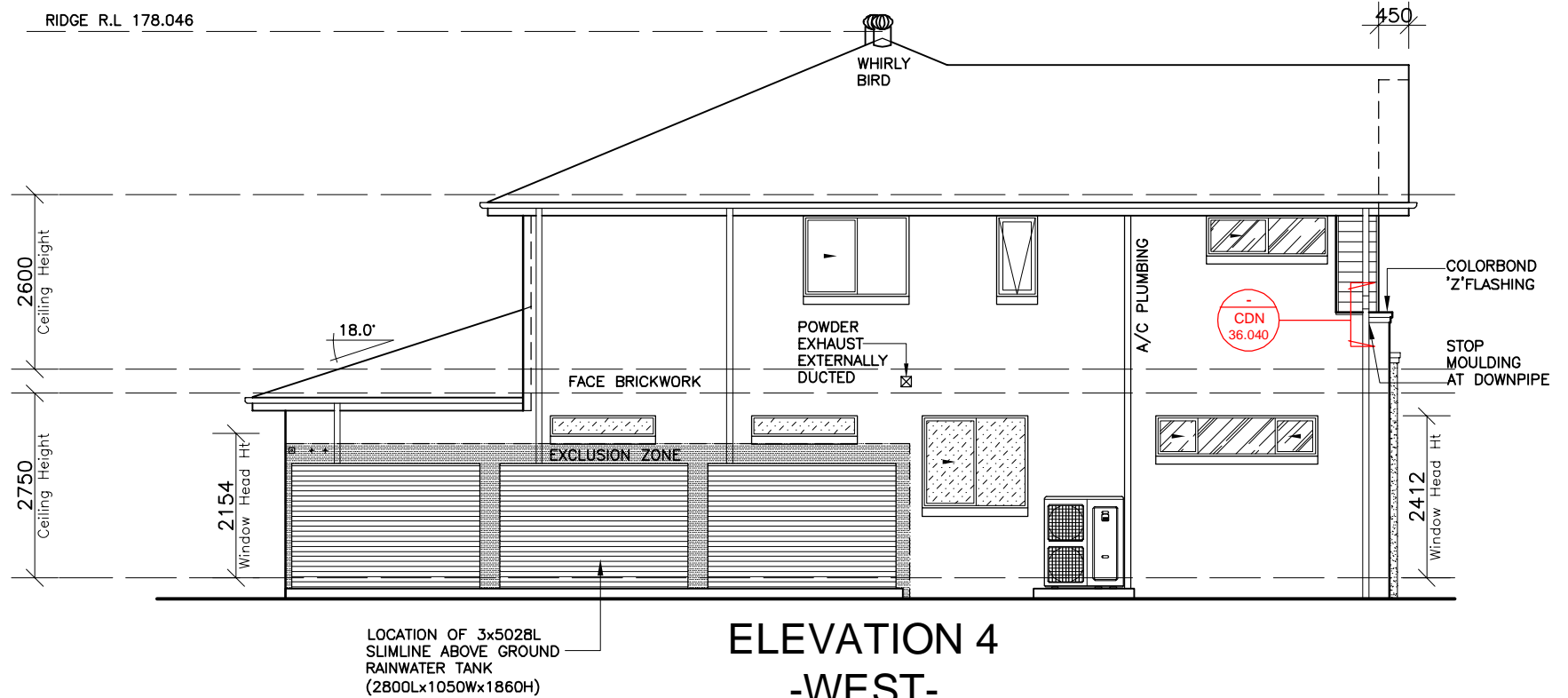
 DENOTES WINDOWS WITH
DOUBLE GLAZED ARGON
FILLED LOW-E GLAZING

 DENOTES WINDOWS WITH
SINGLE GLAZED LOW-E
GLAZING

 Selected Render Coating



ELEVATION 3
-NORTH-



ELEVATION 4
-WEST-

 northern
beaches
council

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Assessor name Daniel Wards
Accreditation No. 101182
Property Address Dindima Place, BELROSE
NSW 2085
011798873-01 BELROSE NSW 2085 03 APR 2025

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SHEET: 6	JOB No: 29917576	NSW

NOTE:
INTERNAL DOOR LEAF HEIGHTS TO
GROUND & FIRST FLOOR TO BE
2340mm(H)

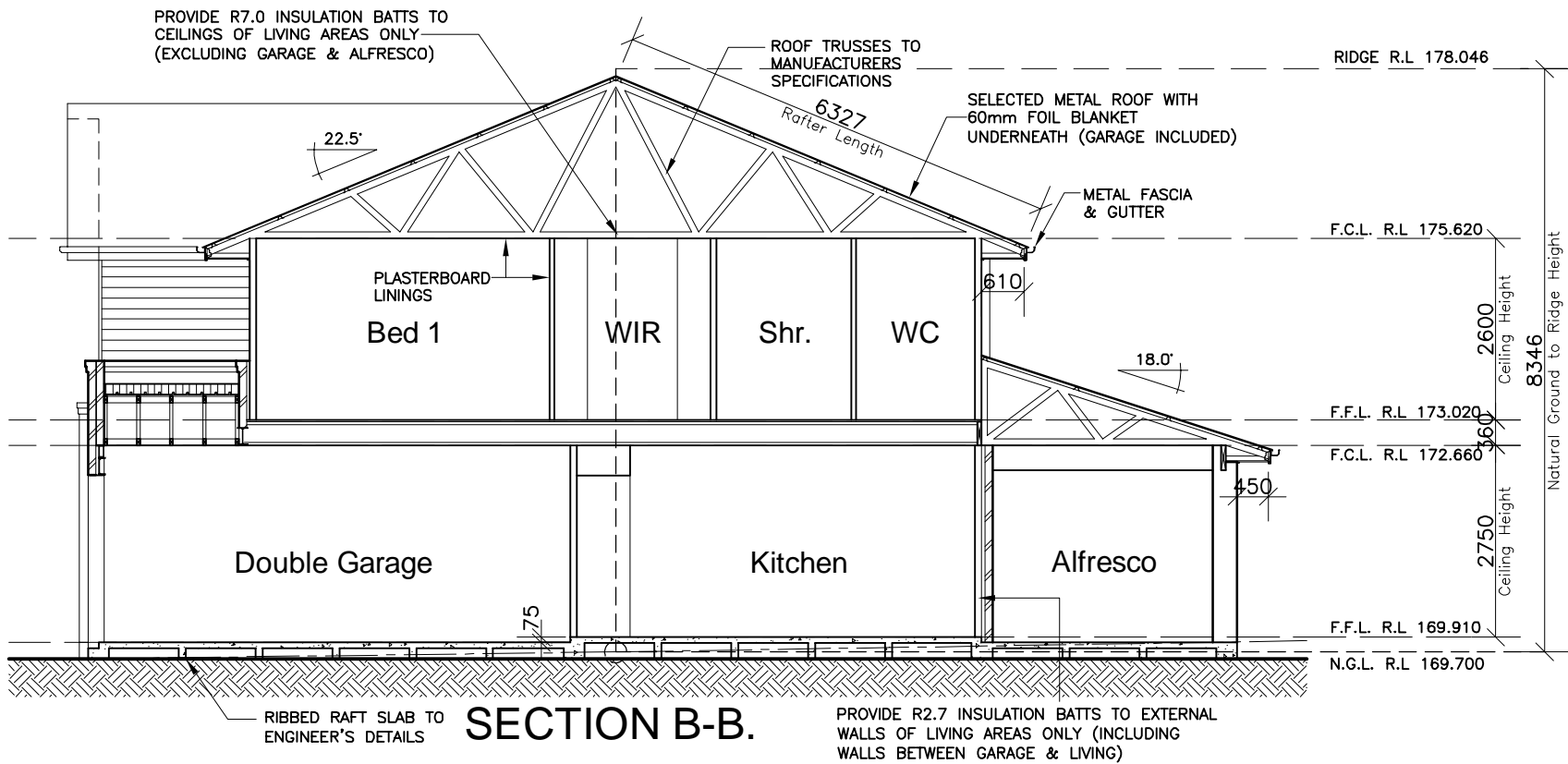
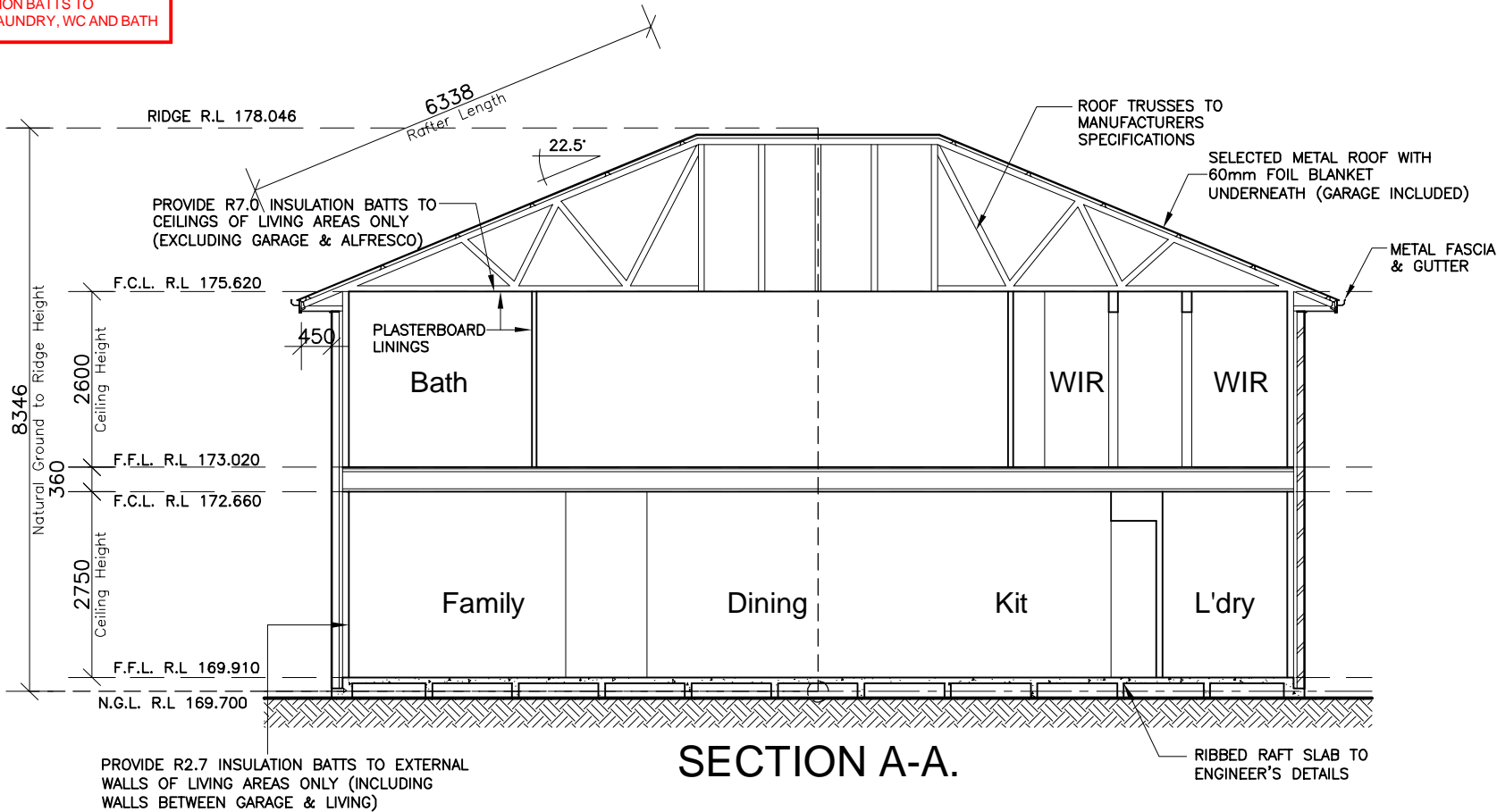
NOTE:
PROVIDE ACOUSTIC INSULATION
BATTS BETWEEN GROUND & FIRST
FLOOR

**PROVIDE R2.0 INSULATION BATTS TO
INTERNAL WALLS OF LAUNDRY, WC AND BATH**

**PROVIDE R2.0 INSULATION BATTS TO CEILING
JOISTS BETWEEN PORCH & FIRST FLOOR
(R3.5 INSULATION INSTALLED AS PART OF
CONSTRUCTION METHOD)**



NOTE:
PROVIDE CLASS 4 WALL WRAP TO
LIGHTWEIGHT CLADDING



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DA2025/0426

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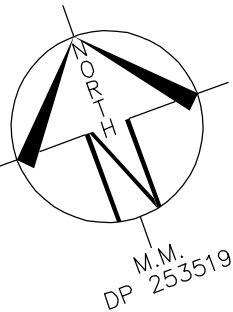
LUXE

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BELROSE, 2085

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SHEET: 7	JOB No: 29917576	NSW

NORTH



DP 851739
LOT 2

LOT 9
D.P: 253519
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011**

LOT 9
704.80m²

**PROPOSED
RESIDENCE**
FFL R.L. 169.910
FGL R.L. 169.600
(Levels are +/-100mm)

**GARAGE
STEPDOWN**
75mm
FFL R.L. 169.835
(Levels are +/-100mm)

ONE STOREY
BRICK RESIDENCE
TILE ROOF
#9

LOT 8

LOT 10

LOT 11

ONE STOREY
BRICK RESIDENCE
TILE ROOF
#7

SEDIMENT FENCE AROUND
WASTE MATERIALS

PORTABLE TOILET

APPROXIMATE LOCATION
OF SEDIMENT FENCE

APPROXIMATE LOCATION
OF SEDIMENT FENCE

ALL WEATHER
ACCESS POSITION

DINDIMA PLACE



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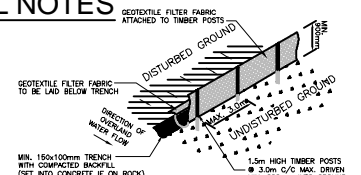
CONSTRUCTION MANAGEMENT PLAN EROSION AND SEDIMENT CONTROL PLAN

NOTE:
TEMPORARY SECURITY FENCING TO
THE PERIMETER OF THE BOUNDARY
WHERE REQUIRED TO PREVENT
PUBLIC ACCESS ONTO THE SITE

NOTE:
GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE.
SEDIMENT BARRIERS ARE
CUSTOMISED TO SITE CONDITIONS

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE
NOT TO SCALE

CLIENT'S SIGNATURE:

DATE:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING.

PRODUCT:

SARATOGA 42
Saville
R/H Garage

LUXE

CLIENT:

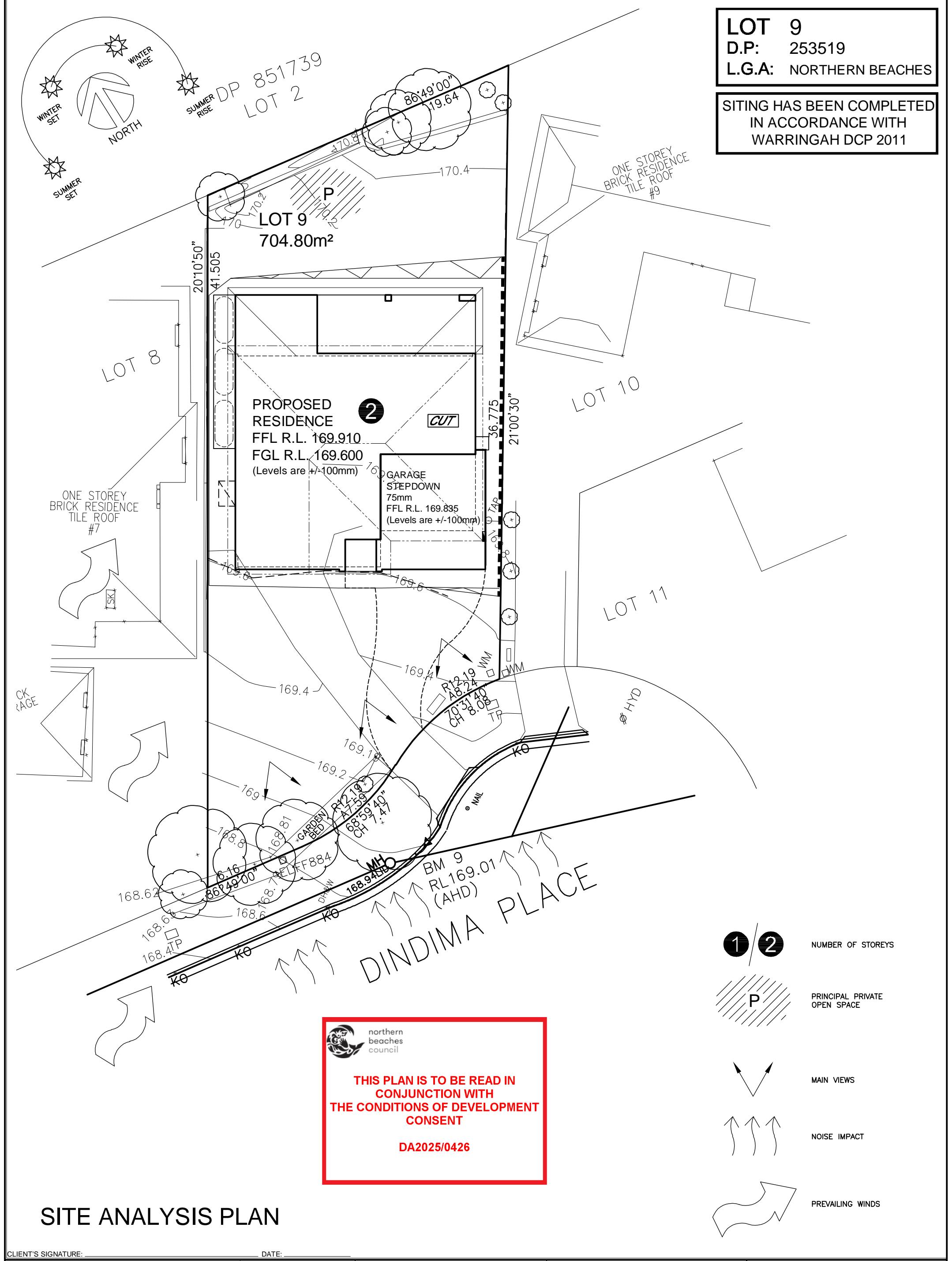
**Mr. REID
Mrs. REID**

SITE ADDRESS:

Lot 9 No. 8, DP 253519
Dindima Place
BELROSE, 2085

DA DRAWINGS

DRAWN: MTK	DATE: 20.02.25	Rev: J
RATIO @ A3: 1:200	CHECKED: CY.	
SHEET: 2.1	JOB No: 29917576	NSW



LOT 9
D.P: 253519
L.G.A: NORTHERN BEACHES


SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

 northern beaches council

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

DA2025/0426

SITE ANALYSIS PLAN

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: SARATOGA 42 Saville R/H Garage LUXE		CLIENT: Mr. REID Mrs. REID SITE ADDRESS: Lot 9 No. 8, DP 253519 Dindima Place BELROSE, 2085		DA DRAWINGS		
 <small>BL No. 2298C ABN 18 003 892 706</small> Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300		<small>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L. Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</small>		DRAWN: MTK RATIO @ A3: 1:200 SHEET: 2.2		DATE: 20.02.25 CHECKED: CY. JOB No: 29917576		Rev: J
						NSW		