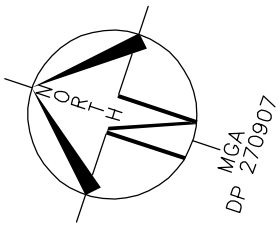


NORTH



- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
- (H) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790)
- (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE 6390860)
- (M) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES 2.5 WIDE (VIDE DP1206507)
- (P) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 24.5 WIDE (VIDE DP1206507)
- (V) EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP 1206507)
- (W) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (VIDE DP1206507)
- (X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH No. 8

LOT 14
D.P: 270907
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D16

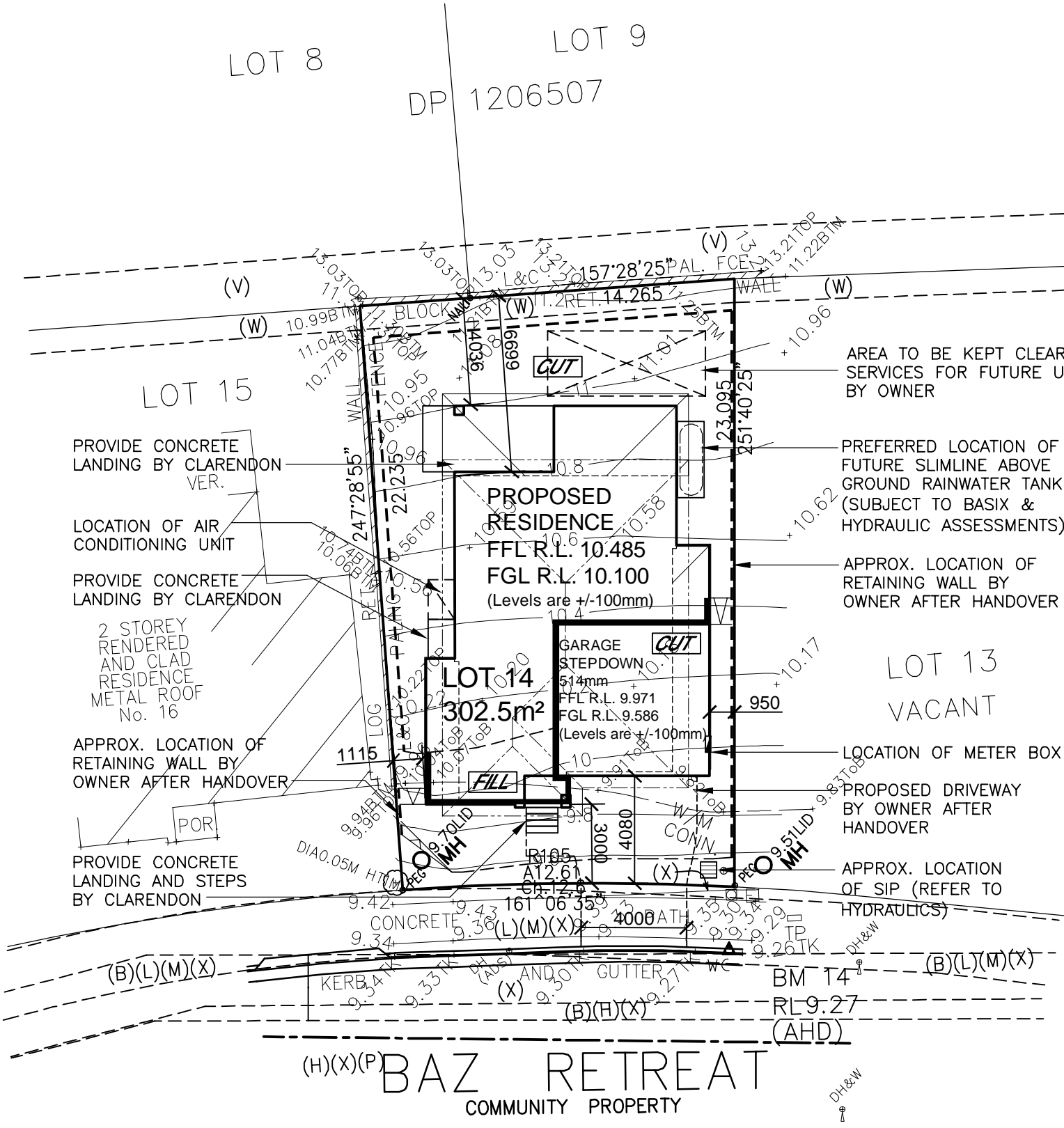
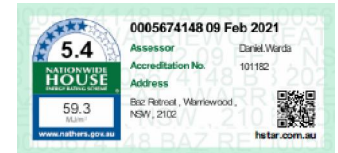
SITE AREA	302.5 m ²
ROOF AREA	156.5 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	75.2 m ²
(MIN. DIMENSION OF 4.0m)	24.9 %
MIN. REQUIRED BY COUNCIL:	35 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	78.3 m ²
(MIN. DIMENSION OF 4.0m)	
MIN. REQUIRED BY COUNCIL:	24 m ²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	10.5 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

WIND CLASSIFICATION: "N2"
SLAB CLASSIFICATION: "H1"

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

STORMWATER TO STREET VIA RAINWATER TANK
 REFER TO HYDRAULIC DETAILS

PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



AREA TO BE KEPT CLEAR OF SERVICES FOR FUTURE USE BY OWNER

PREFERRED LOCATION OF FUTURE SLIMLINE ABOVE GROUND RAINWATER TANK (SUBJECT TO BASIX & HYDRAULIC ASSESSMENTS)

APPROX. LOCATION OF RETAINING WALL BY OWNER AFTER HANDOVER

LOCATION OF METER BOX

PROPOSED DRIVEWAY BY OWNER AFTER HANDOVER

APPROX. LOCATION OF SIP (REFER TO HYDRAULICS)

PROVIDE CONCRETE LANDING BY CLARENDON VER.

LOCATION OF AIR CONDITIONING UNIT

PROVIDE CONCRETE LANDING BY CLARENDON

2 STOREY RENDERED AND CLAD RESIDENCE METAL ROOF No. 16

APPROX. LOCATION OF RETAINING WALL BY OWNER AFTER HANDOVER

PROVIDE CONCRETE LANDING AND STEPS BY CLARENDON

northern beaches council

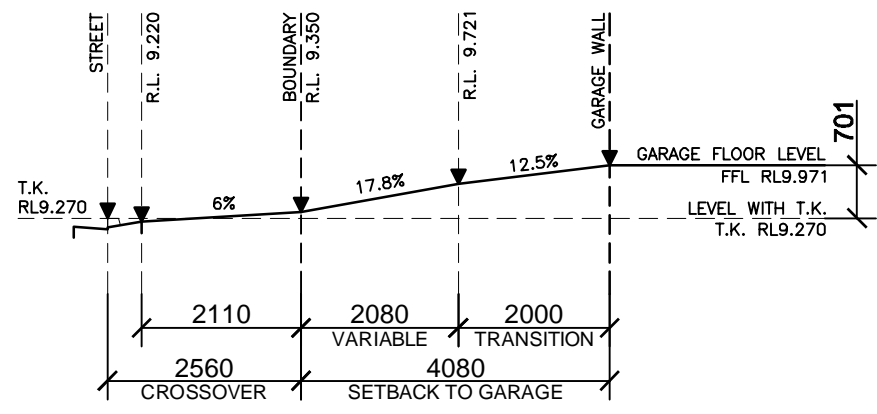
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0206

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.



DRIVEWAY GRADIENT PROFILE
 SCALE-1:100

CLIENT'S SIGNATURE: _____ DATE: _____

<p>BL No. 2298C ABN 18 003 892 706</p> <p>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</p>	<p>© 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</p> <p># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>PRODUCT: BRONTE 25 MKI Classic R/H Garage</p> <p>Sapphire Specification</p>	<p>CLIENT: Mr. TOMAS Mrs. HUANG</p> <p>SITE ADDRESS: Lot 14 No.14 Baz Retreat WARRIEWOOD 2102</p>	<p>D.A. DRAWING</p>		
				<p>DRAWN: SB</p>	<p>DATE: 9.12.20</p>	<p>Rev: F</p>
				<p>RATIO @ A3: 1:200</p>	<p>CHECKED: BG</p>	<p>JOB No: 29914757</p>

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

TAP GARDEN TAP LOCATION

Ⓛ O B LIFT OFF HINGES

ARTICULATION JOINTS TO ENGINEERS DETAILS

NOTE:
PROVIDE (x4) 450mm DEEP MELAMINE SHELVING TO W.I.P

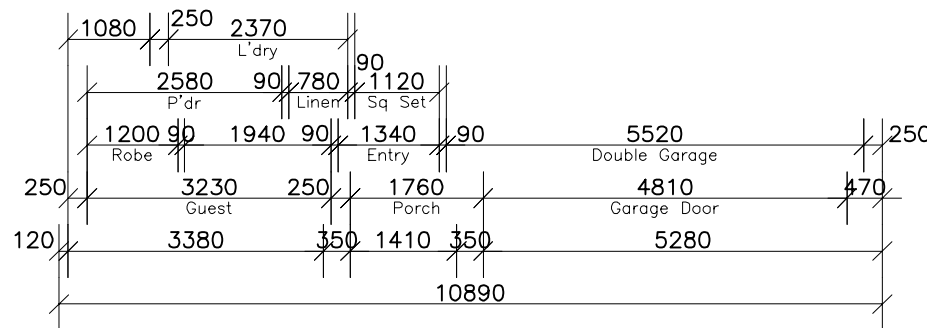
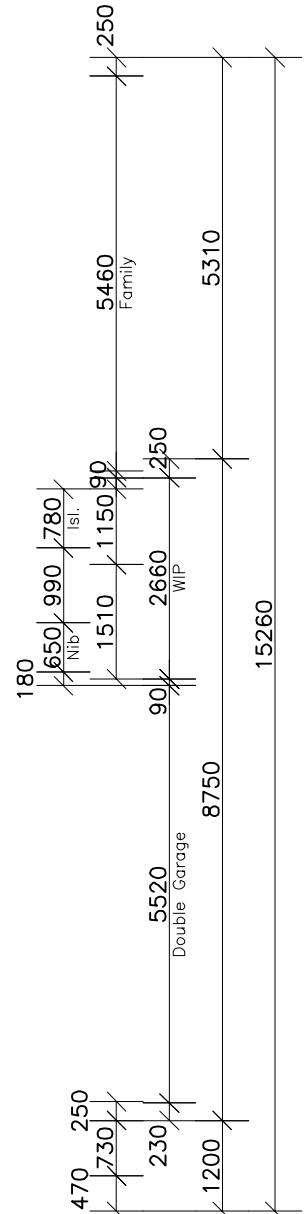
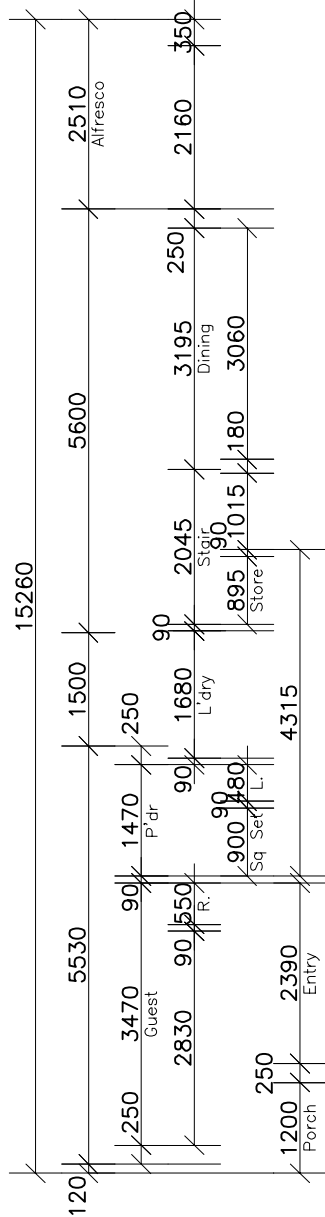
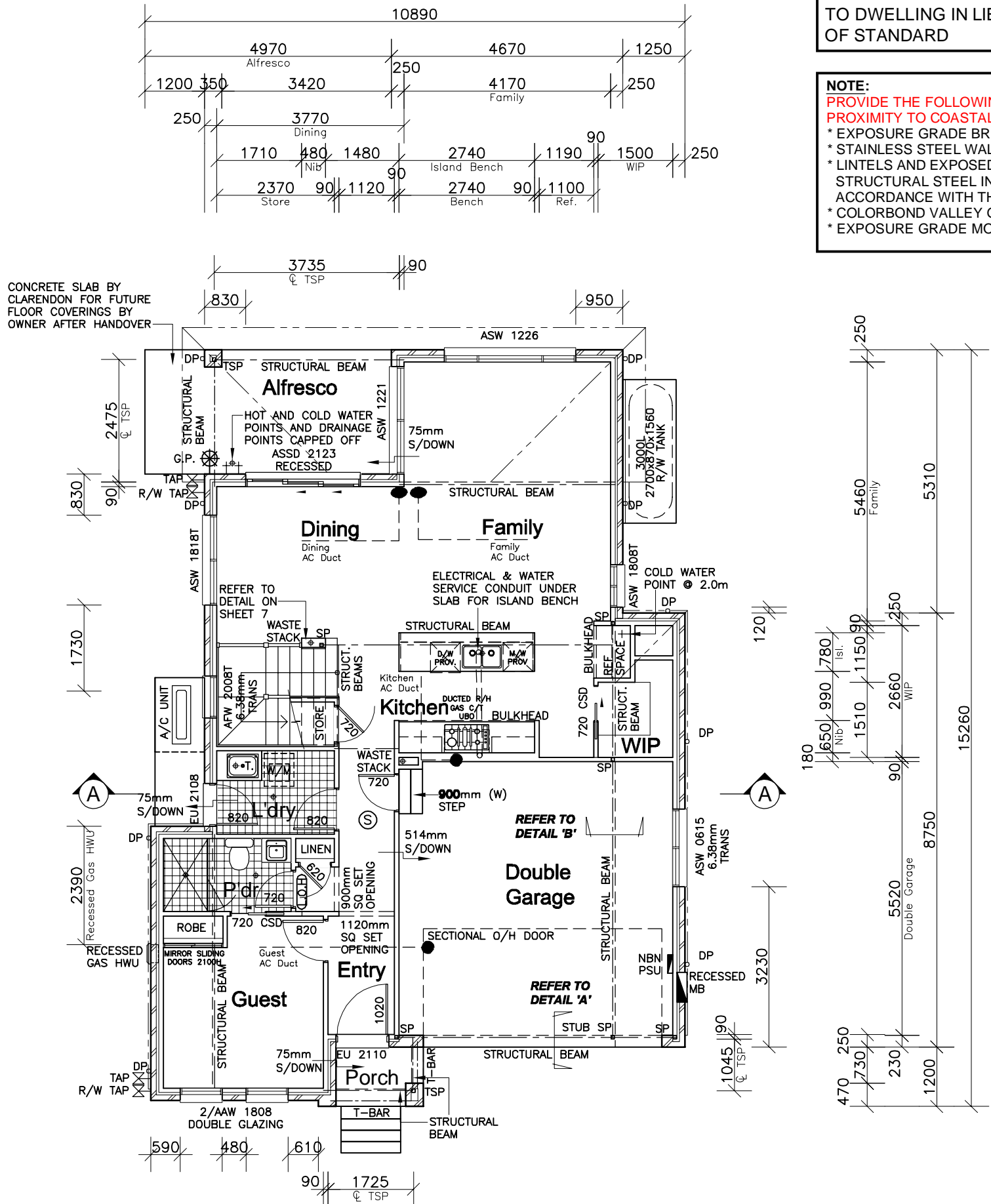
NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

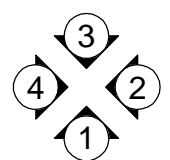
PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



NOTE:
PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:
* EXPOSURE GRADE BRICKS,
* STAINLESS STEEL WALL TIES,
* LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,
* COLORBOND VALLEY GUTTERS,
* EXPOSURE GRADE MORTAR



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GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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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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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PRODUCT:
BRONTE 25 MKI
Classic
R/H Garage
Sapphire Specification

CLIENT:
Mr. TOMAS
Mrs. HUANG
SITE ADDRESS:
Lot 14 No.14
Baz Retreat
WARRIEWOOD 2102

D.A. DRAWING		
DRAWN: PG.	DATE: 31.12.20	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 3	JOB No: 29914757	NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

400x200mm
EAVE VENT

⊖ EXHAUST FAN

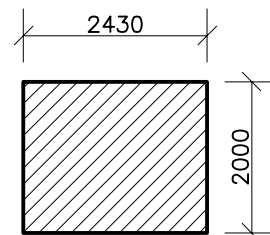
DP ○ DOWN PIPE LOCATION

⊔ LIFT OFF HINGES

SP ○ STEEL POST

TSP ○ TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS



STAIR CUTOUT
SCALE 1:100

NOTE:
ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 3.9.2.5 OF THE B.C.A - PROTECTION OF OPENABLE WINDOWS

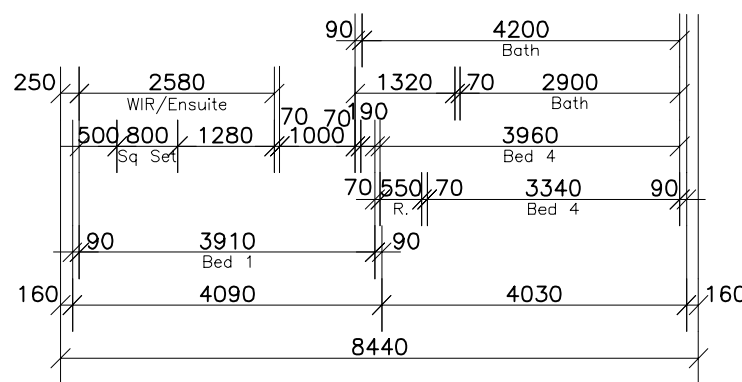
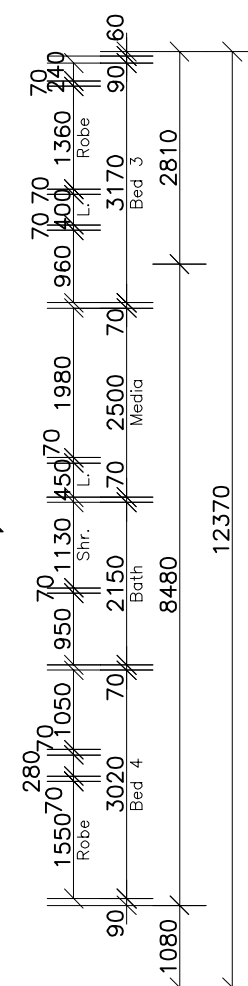
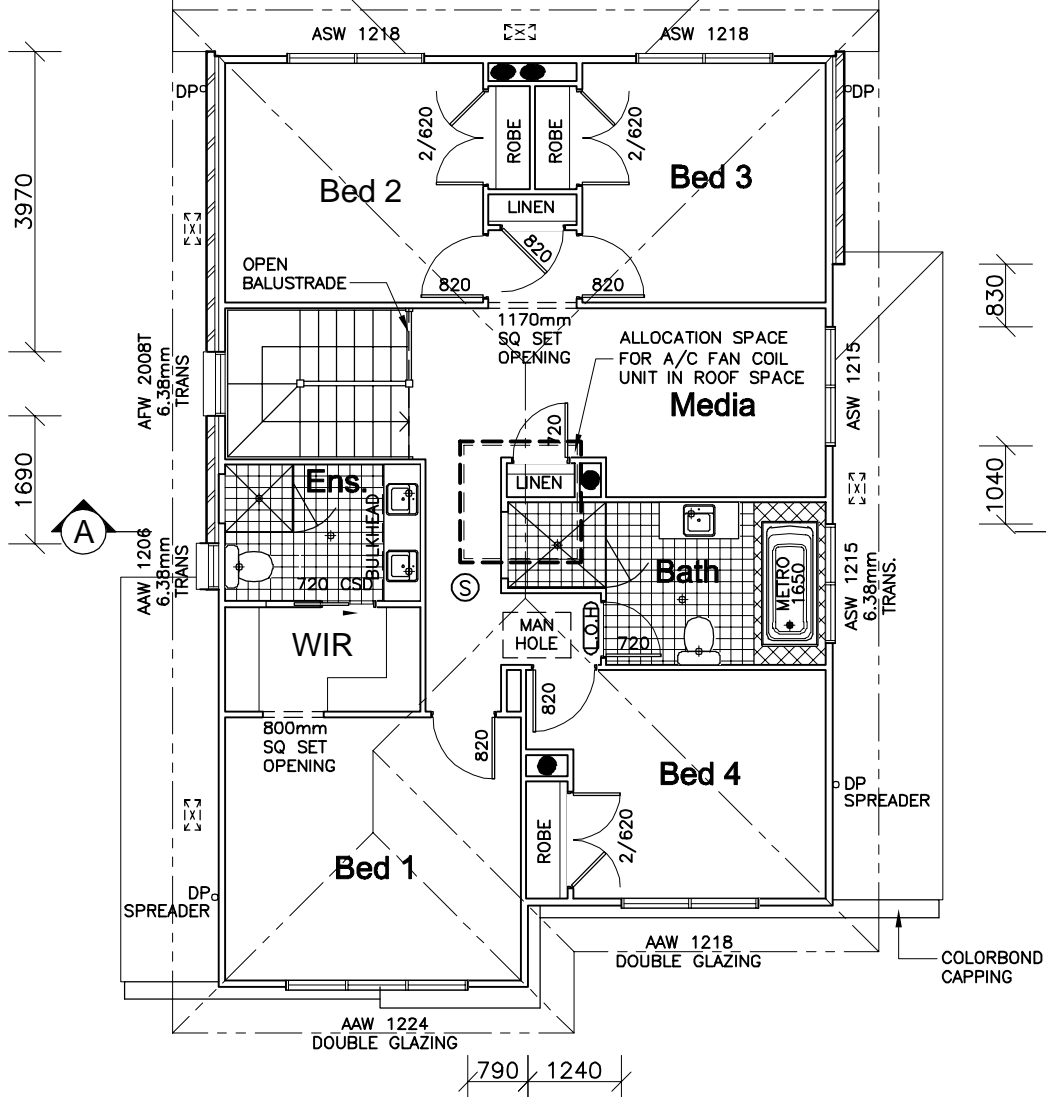
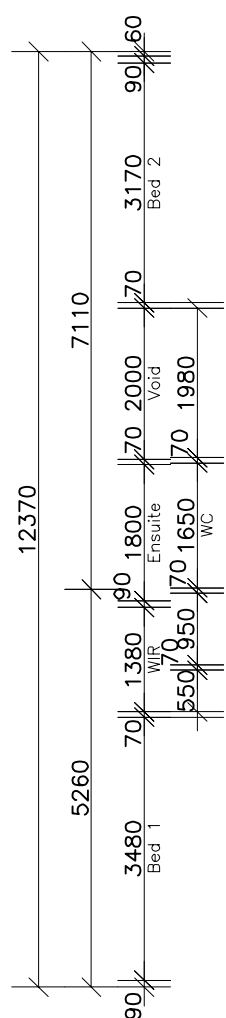
NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 10 FOR DETAILS

NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

NOTE:
PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:
* EXPOSURE GRADE BRICKS,
* STAINLESS STEEL WALL TIES,
* LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,
* COLORBOND VALLEY GUTTERS,
* EXPOSURE GRADE MORTAR

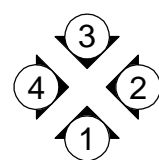
PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



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FIRST FLOOR PLAN

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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

PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



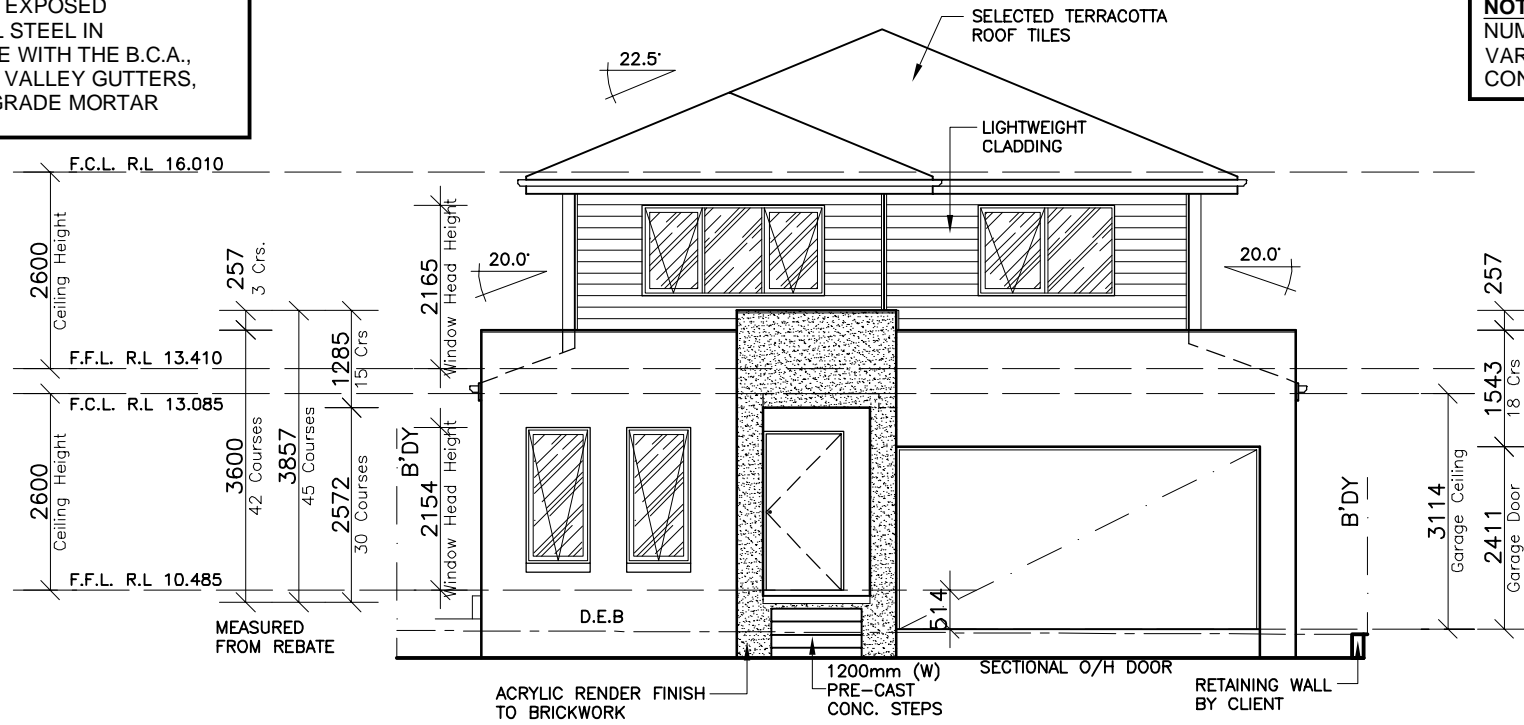
DENOTES WINDOWS WITH DOUBLE GLAZING

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

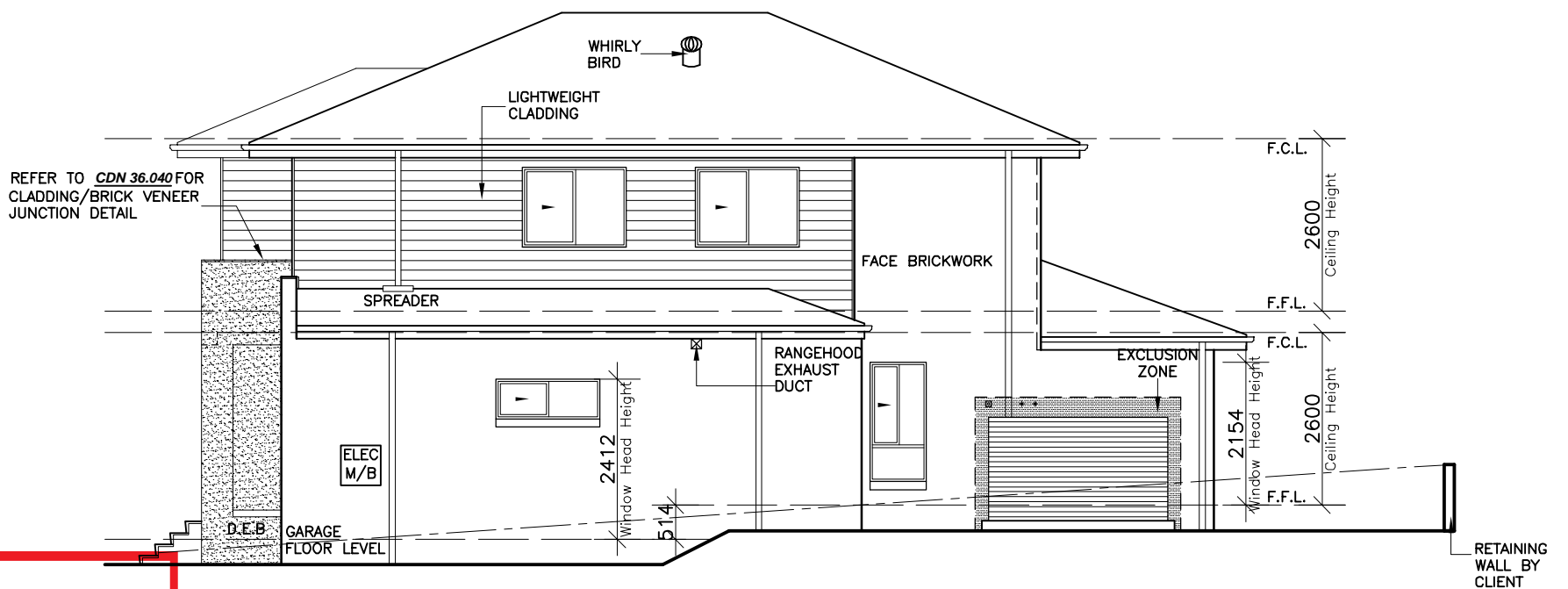
NOTE:
PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:
* EXPOSURE GRADE BRICKS,
* STAINLESS STEEL WALL TIES,
* LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,
* COLORBOND VALLEY GUTTERS,
* EXPOSURE GRADE MORTAR

NOTE:
HEIGHT OF DROP EDGE BEAM MAY VARY DUE TO SITE CONDITIONS UPON COMPLETION OF SITE WORKS

NOTE:
NUMBER OF STEPS REQUIRED MAY VARY DEPENDING ON SITE CONDITIONS



ELEVATION 1
-WEST-

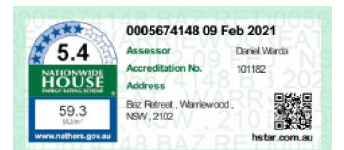


ELEVATION 2
-SOUTH-



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DA2021/0206



CLIENT'S SIGNATURE: _____ DATE: _____

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BL No. 2298C
ABN 18 003 892 706
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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PRODUCT:
BRONTE 25 MK1
Classic
R/H Garage
Sapphire Specification

CLIENT:
Mr. TOMAS
Mrs. HUANG
SITE ADDRESS:
Lot 14 No.14
Baz Retreat
WARRIEWOOD 2102

D.A. DRAWING		
DRAWN: PG.	DATE: 31.12.20	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 5	JOB No: 29914757	NSW

PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD

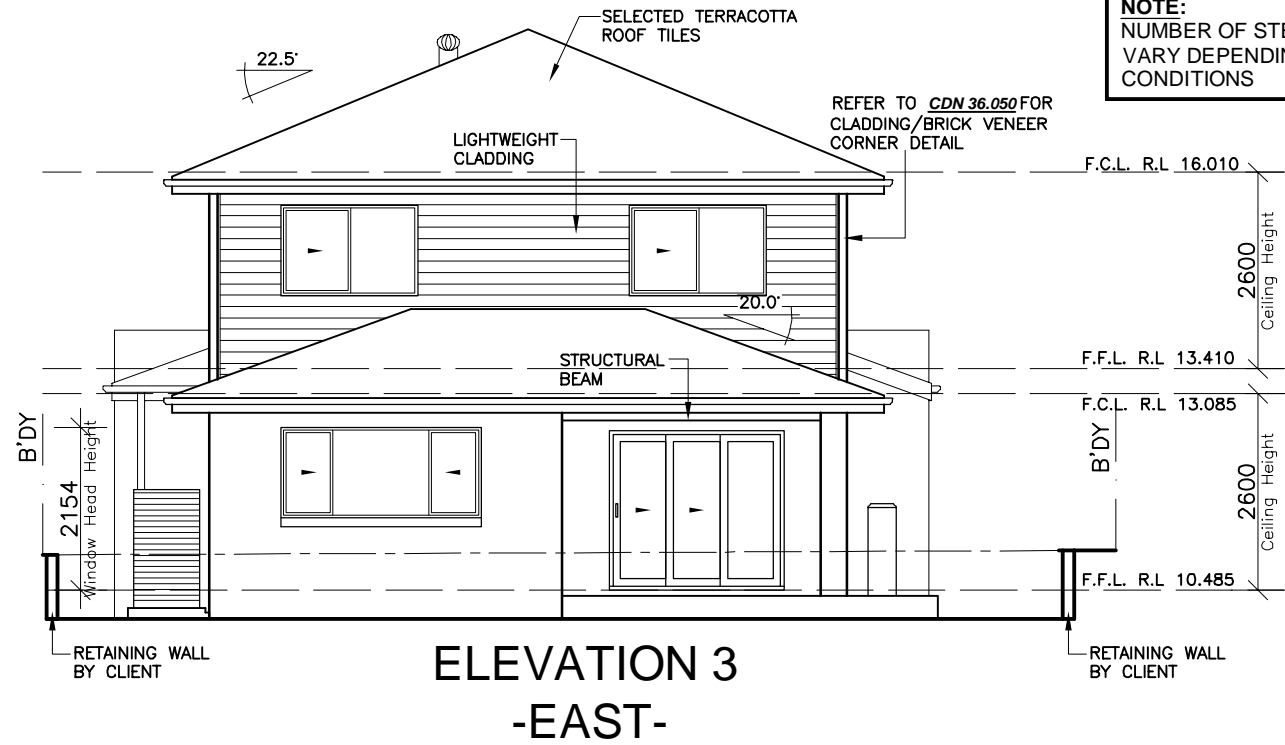


NOTE:
PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:
 * EXPOSURE GRADE BRICKS,
 * STAINLESS STEEL WALL TIES,
 * LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,
 * COLORBOND VALLEY GUTTERS,
 * EXPOSURE GRADE MORTAR

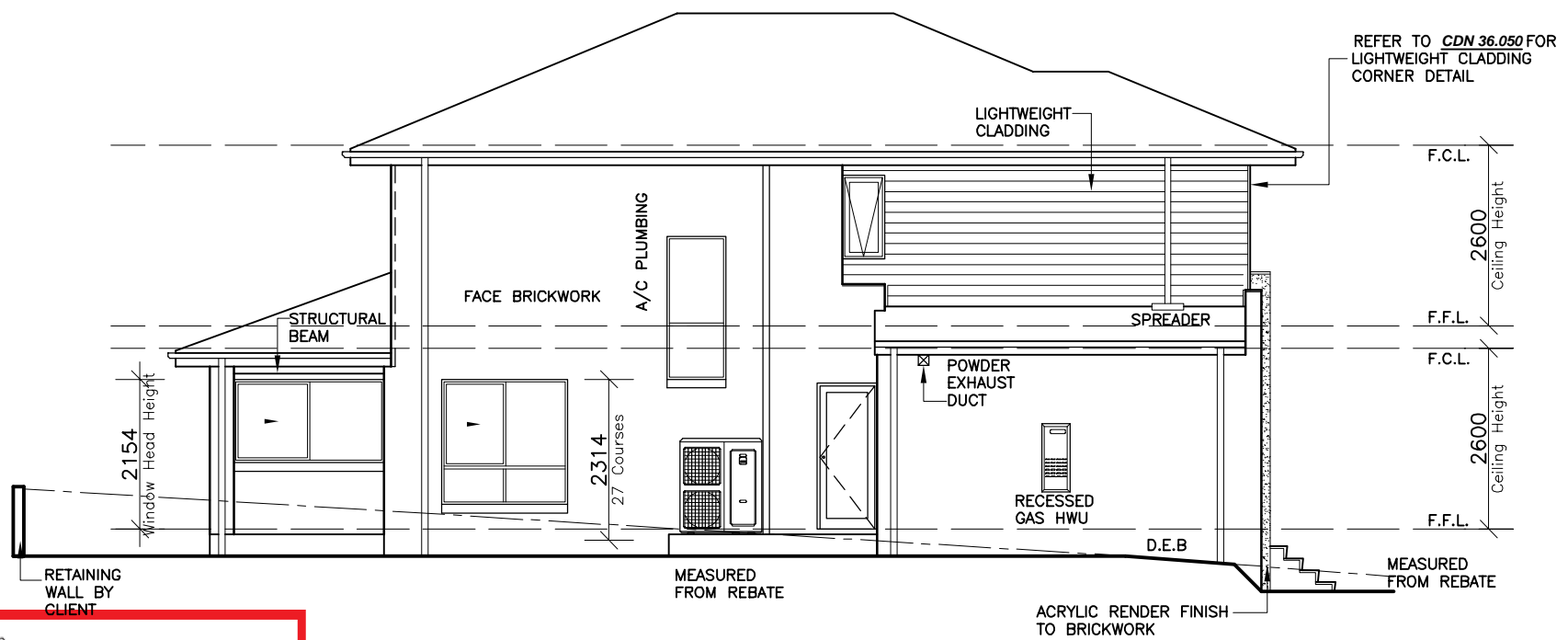
NOTES:
 FOR DROP-OFF'S REFER TO FRAMING DETAILS **CDN 21.010-21.080**

NOTE:
 HEIGHT OF DROP EDGE BEAM MAY VARY DUE TO SITE CONDITIONS UPON COMPLETION OF SITE WORKS

NOTE:
 NUMBER OF STEPS REQUIRED MAY VARY DEPENDING ON SITE CONDITIONS



**ELEVATION 3
 -EAST-**

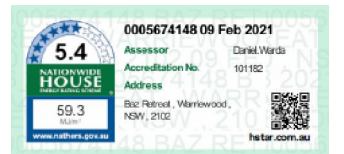


**ELEVATION 4
 -NORTH-**

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DA2021/0206



CLIENT'S SIGNATURE: _____ DATE: _____

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BL No. 2298C
 ABN 18 003 892 706

Clarendon Homes (NSW) P/L
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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PRODUCT:
BRONTE 25 MKI
 Classic
 R/H Garage

Sapphire Specification

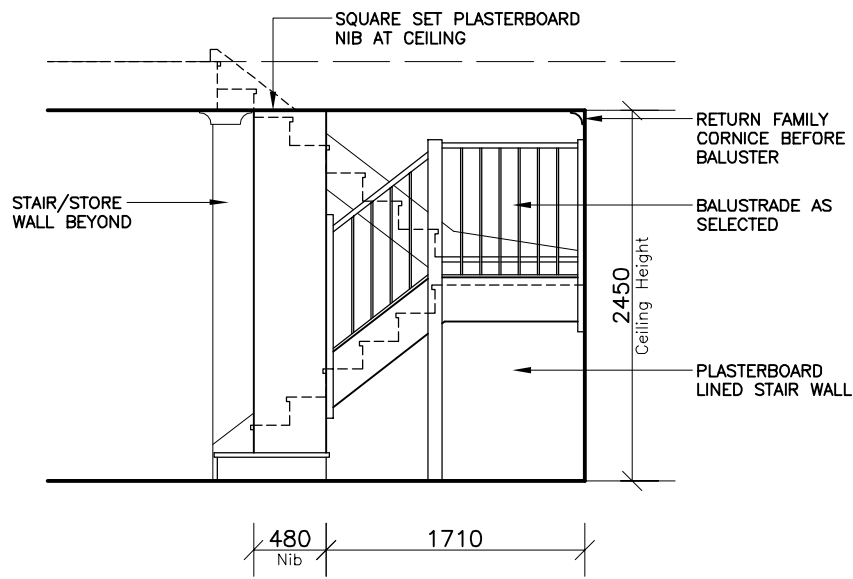
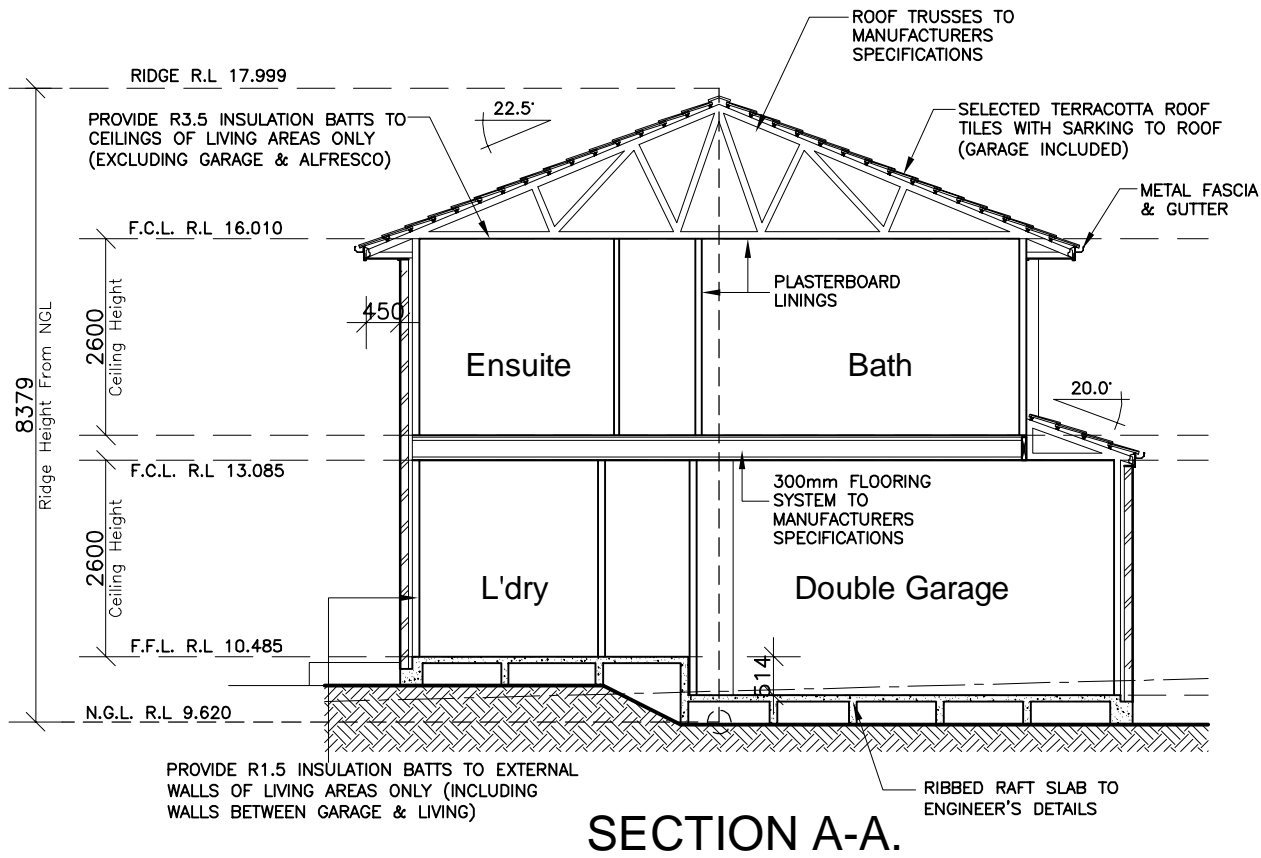
CLIENT:
 Mr. TOMAS
 Mrs. HUANG

SITE ADDRESS:
 Lot 14 No.14
 Baz Retreat
 WARRIEWOOD 2102

D.A. DRAWING			
DRAWN: PG.	DATE: 31.12.20	Rev:	F
RATIO @ A3: 1:100	CHECKED: J.S		
SHEET: 6	JOB No: 29914757		NSW

NOTE:
PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:
 * EXPOSURE GRADE BRICKS,
 * STAINLESS STEEL WALL TIES,
 * LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,
 * COLORBOND VALLEY GUTTERS,
 * EXPOSURE GRADE MORTAR

PROVIDE R2.5 INSULATION BATTS TO CEILING JOISTS BETWEEN GARAGE & FIRST FLOOR



STAIR ELEVATION
 VIEWED FROM FAMILY
 SCALE 1:50



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

DA2021/0206



CLIENT'S SIGNATURE: _____ DATE: _____

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 BL No. 2298C
 ABN 18 003 892 706
 Clarendon Homes (NSW) P/L
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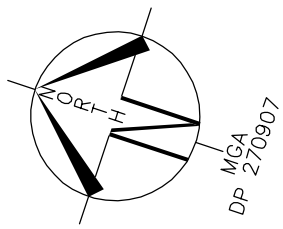
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 # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PRODUCT:
BRONTE 25 MKI
 Classic
 R/H Garage
 Sapphire Specification

CLIENT:
Mr. TOMAS
Mrs. HUANG
 SITE ADDRESS:
 Lot 14 No.14
 Baz Retreat
 WARRIEWOOD 2102

D.A. DRAWING		
DRAWN: PG.	DATE: 31.12.20	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 7	JOB No: 29914757	NSW

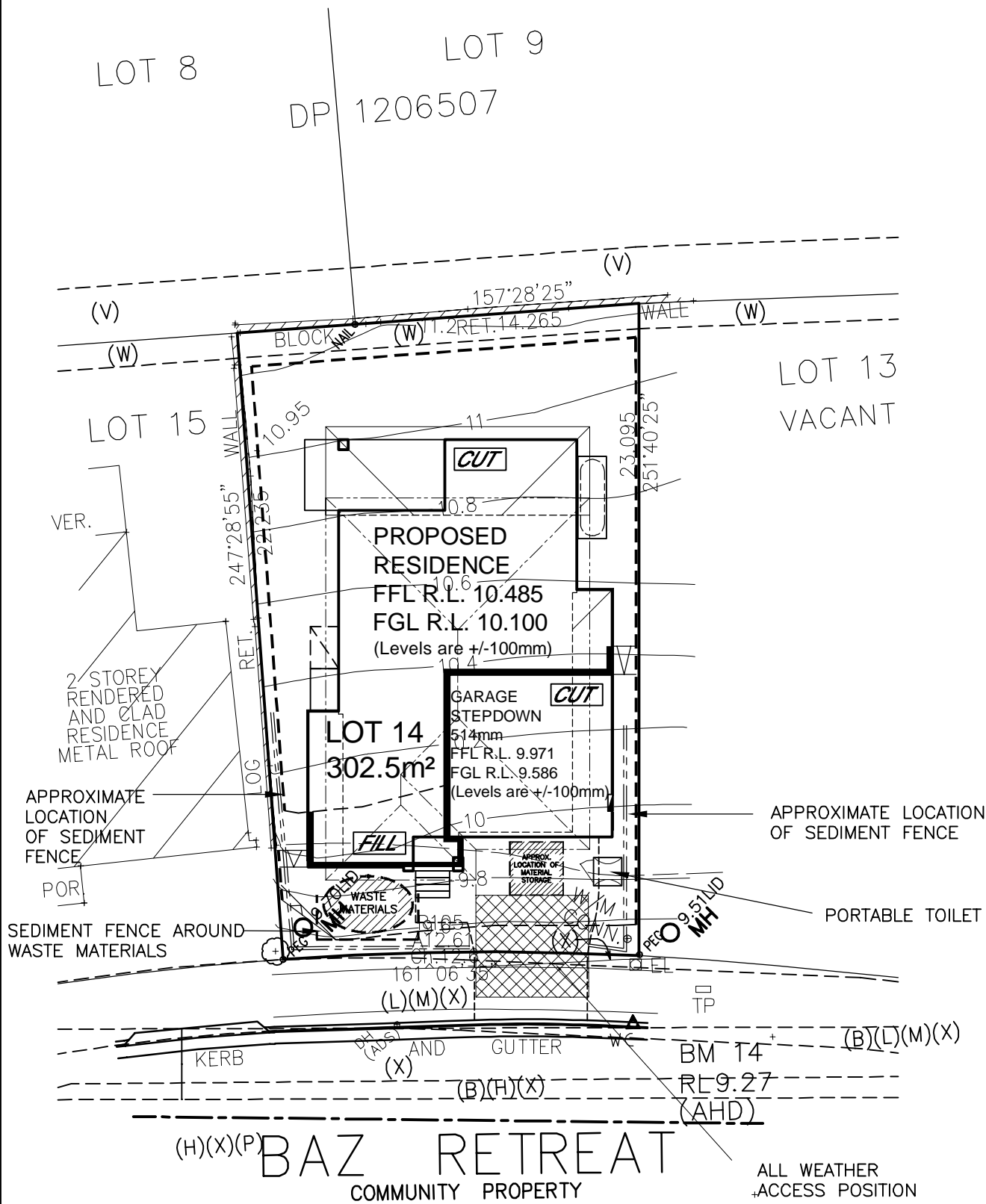
NORTH



- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
- (H) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790) (APPROXIMATE POSITION ONLY)
- (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE 6390860)
- (M) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES 2.5 WIDE (VIDE DP1206507)
- (P) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 24.5 WIDE (VIDE DP1206507)
- (V) EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP 1206507)
- (W) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (VIDE DP1206507)
- (X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH No. 8

LOT 14
D.P: 270907
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D16



northern beaches council

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

DA2021/0206

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

- 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.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET FITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
- 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.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

CONSTRUCTION MANAGEMENT PLAN
EROSION AND SEDIMENT CONTROL PLAN

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: BRONTE 25 MKI Classic R/H Garage Sapphire Specification		CLIENT: Mr. TOMAS Mrs. HUANG SITE ADDRESS: Lot 14 No.14 Baz Retreat WARRIEWOOD 2102		D.A. DRAWING	
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		© 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 # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING				DRAWN: M.H. DATE: 14.02.21 RATIO @ A3: 1:200 SHEET: 2.1	
						Rev: F CHECKED: - JOB No: 29914757 NSW	