DEVELOPMENT APPLICATION DA 2019/0152 MODIFICATION TO CONSENT S4.55 (1A) 2

78 HUDSON PARADE, CLAREVILLE NSW 2107

Property Description:

site:	Lot 2 DP 221631
number:	78
street:	HUDSON PARADE
locality:	NORTHERN BEACHES, SYDNEY

	Modification Index	
Modification ID	Modification Name	Modification Issue
1	Additional skylight	For Section 4.55 (1A) 2
2	Addition of west facing window on first floor	For Section 4.55 (1A) 2
3	Addition of west facing window on ground floor	For Section 4.55 (1A) 2
4	Removal of first floor fireplace walls and southern exterior stone walls	For Section 4.55 (1A) 2
5	Replacement of stacked stone chimney with flue	For Section 4.55 (1A) 2
6	Removal of northern window on first floor	For Section 4.55 (1A) 2
7	Removal of door to drying area on first floor	For Section 4.55 (1A) 2
8	Removal of existing tree #21 due to tree health	For Section 4.55 (1A) 2
9	Replace proposed D02 and W01 with a sliding door	For Section 4.55 (1A) 2
10	Addition of storage cupboard on eastern balcony	For Section 4.55 (1A) 2



DRAWING SCHEDULE

Sheet No.	Sheet Name
S4.55 00	COVER PAGE
S4.55 01	PROPOSED ROOF PLAN
S4.55 02	PROPOSED FIRST FLOOR PLAN (EAST)
S4.55 03	PROPOSED FIRST FLOOR PLAN
S4.55 04	PROPOSED GROUND FLOOR PLAN
S4.55 05	PROPOSED LOWER GROUND FLOOR
S4.55 06	PROPOSED WEST ELEVATION
S4.55 07	PROPOSED SOUTH ELEVATION
S4.55 08	PROPOSED NORTH ELEVATION
S4.55 09	PROPOSED EAST ELEVATIONS
S4.55 10	NOTIFICATION PLAN AND ELEVATIONS
S4.55 11	NOTIFICATION ELEVATIONS

Key

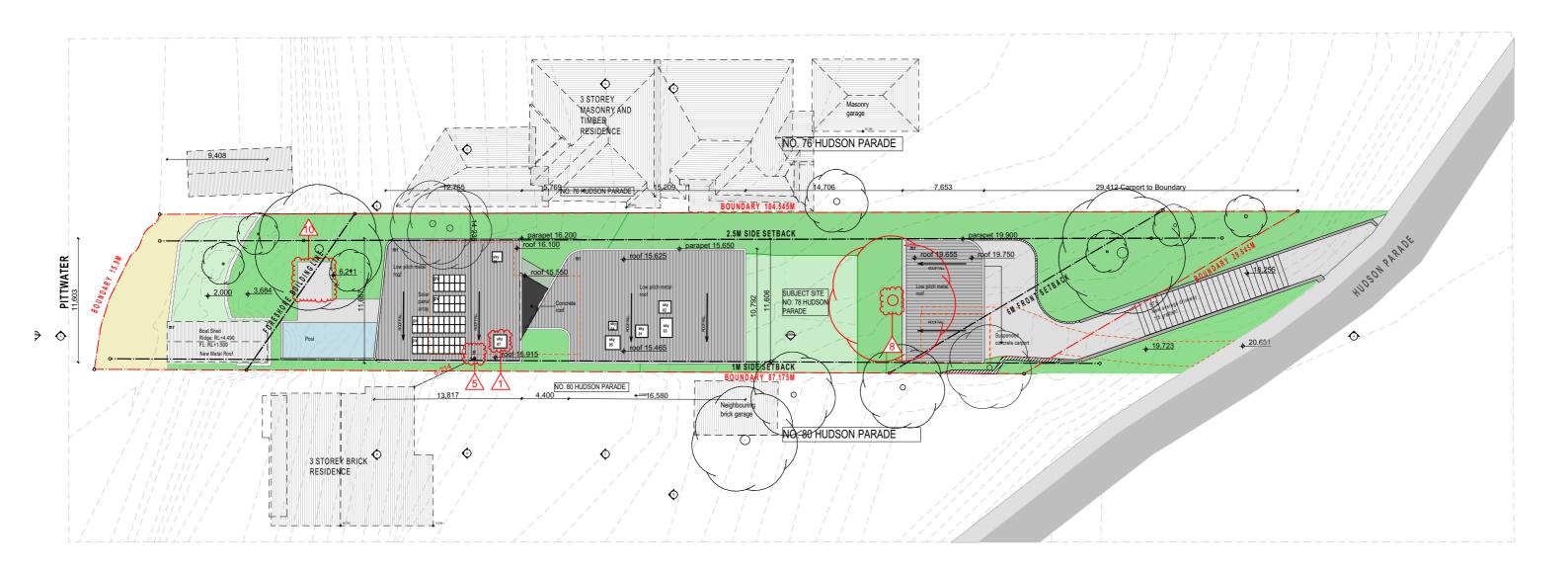
ot	basalt tile
;	concrete
r	cement render
t	ceramic tile
ctw	charred timber weatherboards
cts	charred timber screen
ex	existing
f	fireplace flue
p	fireplace
tw	fixed timber window
gpf	glass pool fence
nr	handrail
W	louvre window
nr	metal roofing
otw	operable timber window
V	photovoltaic cells
w	retaining wall
С	timber column
sc1	stone cladding 1
sc2	stone cladding 2
sf	steel fence
sky	skylight
st	stone tile
stc	steel column
std	sliding timber door
SW	shugg window
d	timber decking
b	timber boards

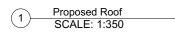
		v. dati 06.08		description S4.55 (1a)	rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858 www.markerarchitecture.com.au	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.	N/A Project North	Consent Modification S4.55 (1A) 2 drawing issue	05 revision
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EAST)

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A3 Sheet Size 21/06/2021 drawn date: N/A 1801 S4.55 00 ving scale(COVER PAGE 12





Development description:

Architecture:

The proposed residence consists of two structures - a dwelling house and a garage. The construction of both structures will be suspended concrete slabs and a combination of reverse brick veneer walls, timber columns and screening and dry-stone cladding. The primary cladding material will be charred timber weatherboards. Roofs (which will be visible from Hudson Parade) will be metal. Where necessary, floor structures will be piered to avoid tree roots and be porous to allow drainage. The existing boatshed will be over-clad with charred timber weatherboards to match the house.

Landscaping:

A Landscape architect will be engaged to design generous and sympathetic landscaping to surround the structures. There will be a focus on native species, large trees to replace those removed. Where possible and as required by tree protection zones, the natural ground level will be maintained.

Landscape alculations:

Landscaped Area = 842m2 Site Area = 1366m2

Deep Landscaping as percentage of Site Area = 63%

NB: 105m2 of deep landscaping exists between the property boundary and Hudson Parade. This area is NOT included in the above calculation but provides additional landscape cover to the site

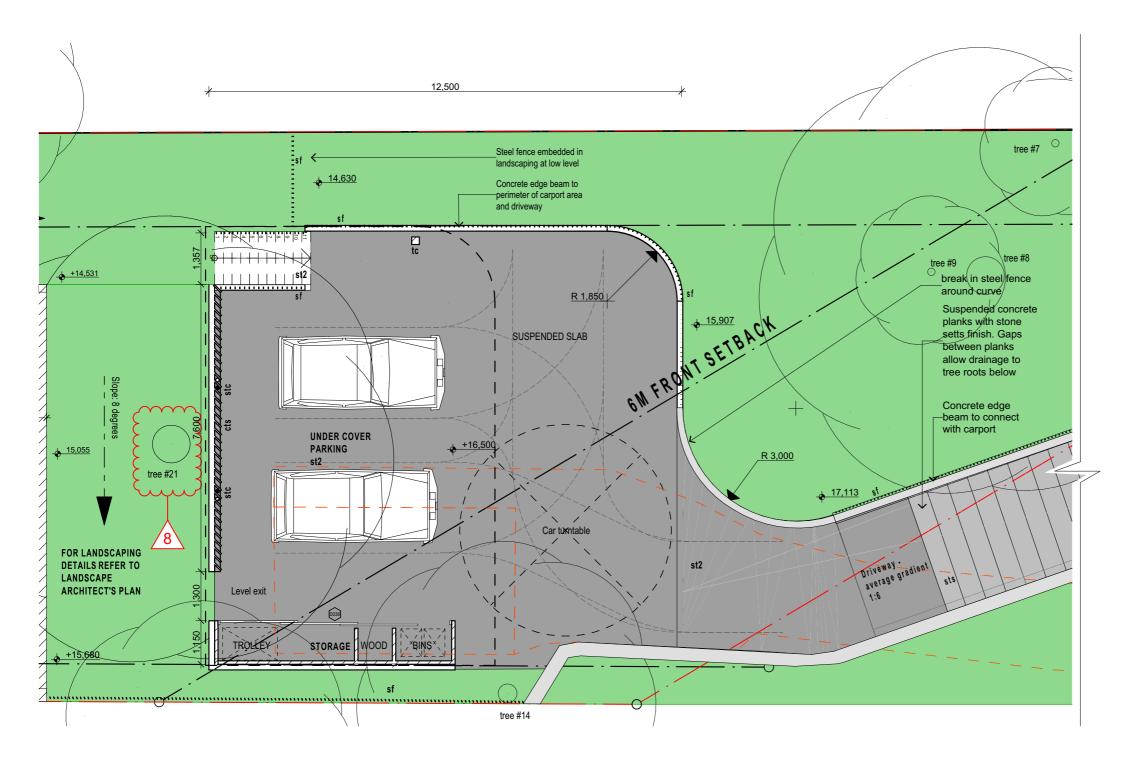
Setbacks:

North: 2.5m South: 1m East: 6.5m West: Foreshore Building Line / Average of neighbouring buildings

v. da 06.	description S4.55 (1a)	rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.	N	Consent Modification S4.55 (1A) 2 drawing issue	05 revision
					www.markerarchitecture.com.au		Tam & Danny Nemeny		Project North		

S4.55 (1801	A3 1:350 Sheet Size drawing scale(s)
	 Element over 	\bigcirc	Existing endemic trees
	 Existing building footprint 		External stone paving
	Building height control		External decking
	 Existing building line 		Pool
	— Sun path		Sand
<u> </u>	 Site setbacks 		Landscaping
<u> </u>	 Site boundary 		Lawn

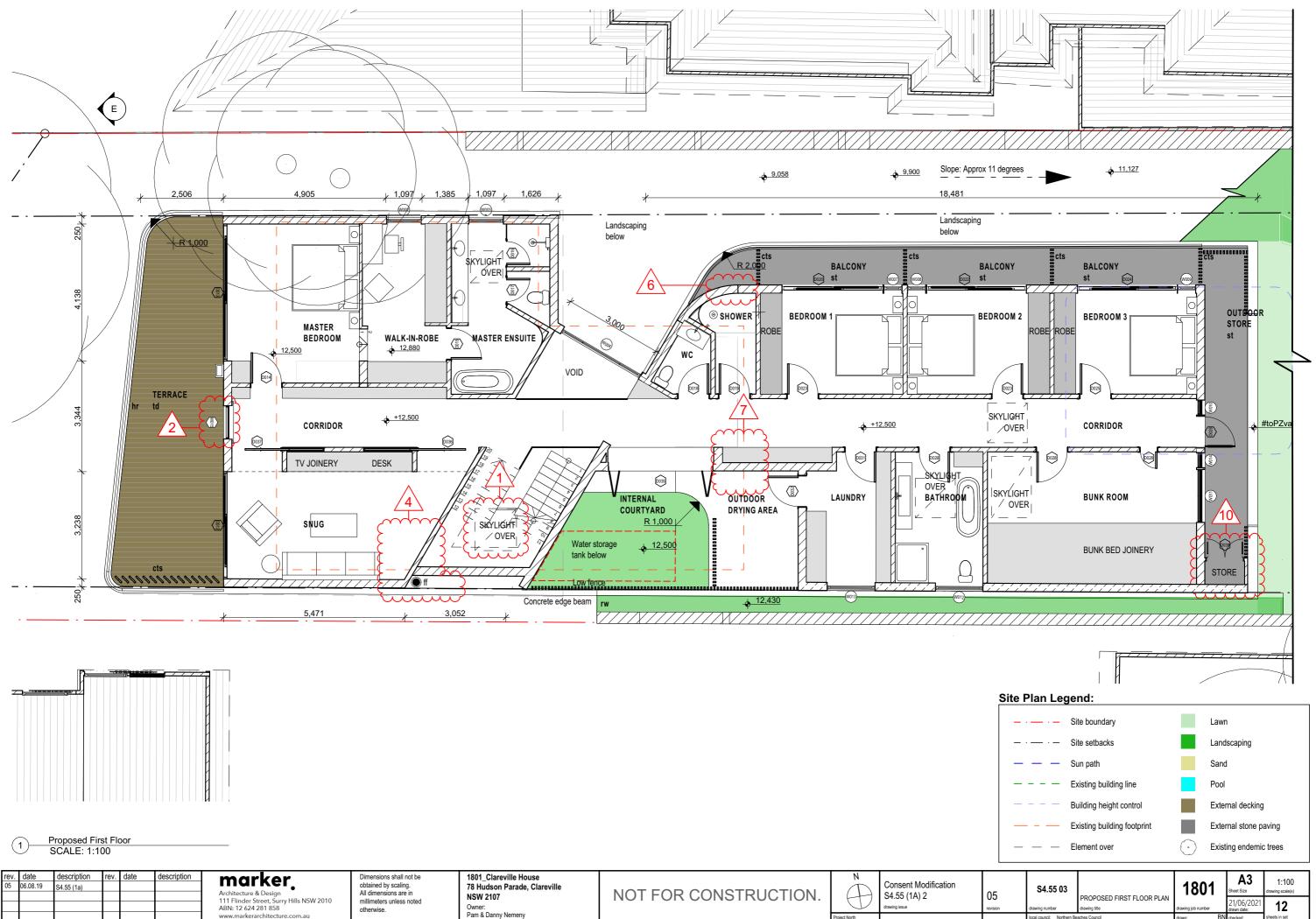
S4.55 01		1801	Sheet Size	1:350 drawing scale(s)
	PROPOSED ROOF PLAN drawing title	drawing job number	21/06/2021 drawn date:	12
local council: Northern Be	aches Council	drawn: BN	checked:	sheets in set

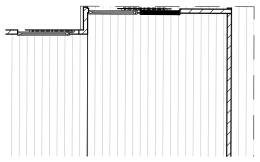


1 Proposed First Floor SCALE: 1:100

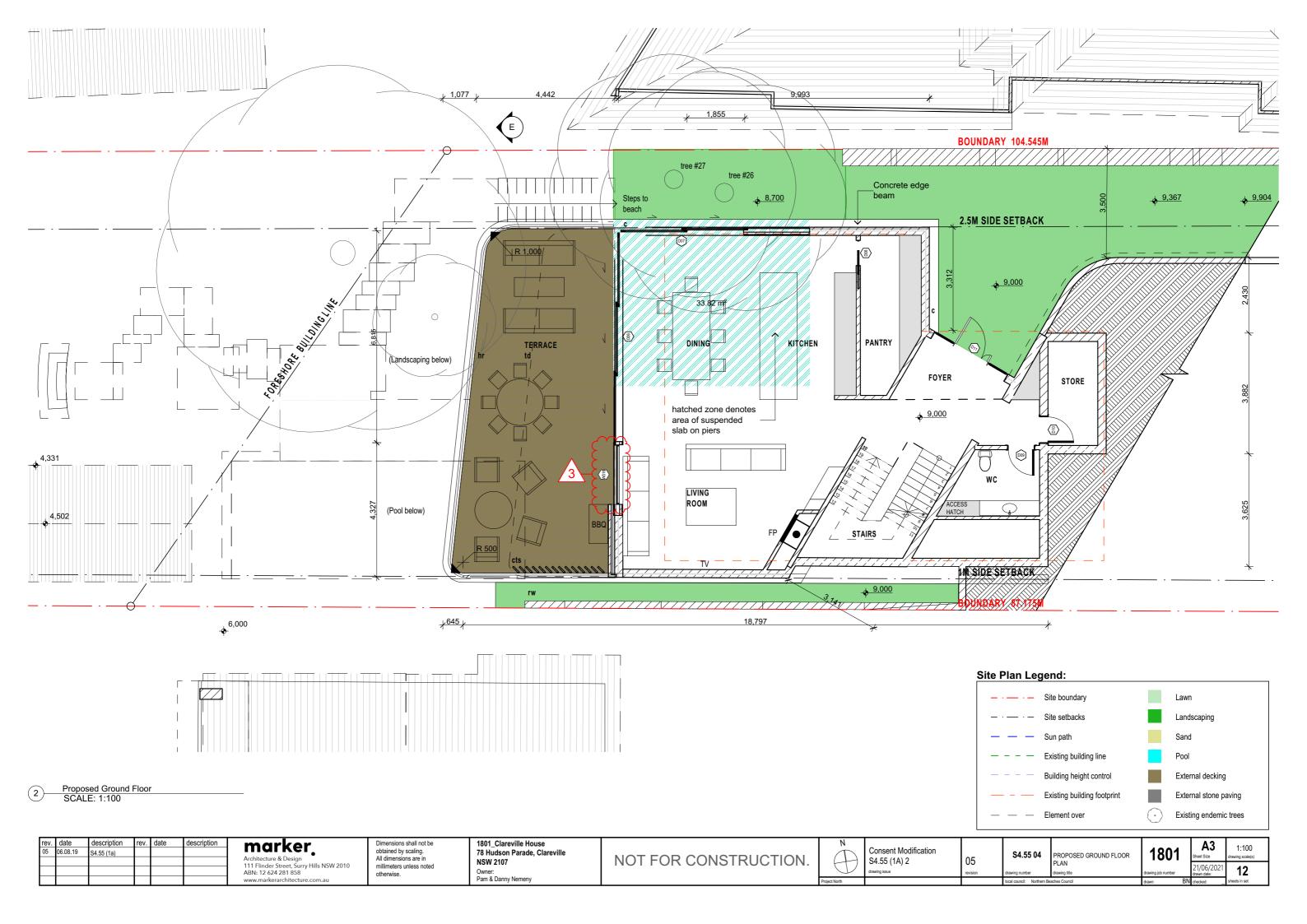
date 06.08.19	description S4.55 (1a)	rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.	N	Consent Modification S4.55 (1A) 2 drawing issue	05 revision
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	drawing number	(EAST) drawing title	drawing job number	21/06/2021 drawn date:	12	
	S4.55 02	PROPOSED FIRST FLOOR PLAN	1801	A3 Sheet Size	1:100 drawing scale(s)	
-		Element over	\bigcirc	Existing ende	mic trees	
-		Existing building footprint		External ston	e paving	
-		Building height control		External deck	king	
-		Existing building line		Pool		
		Sun path		Sand		
-	- · ·	Site setbacks		Landscaping		
-		Site boundary		Lawn		





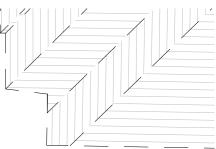
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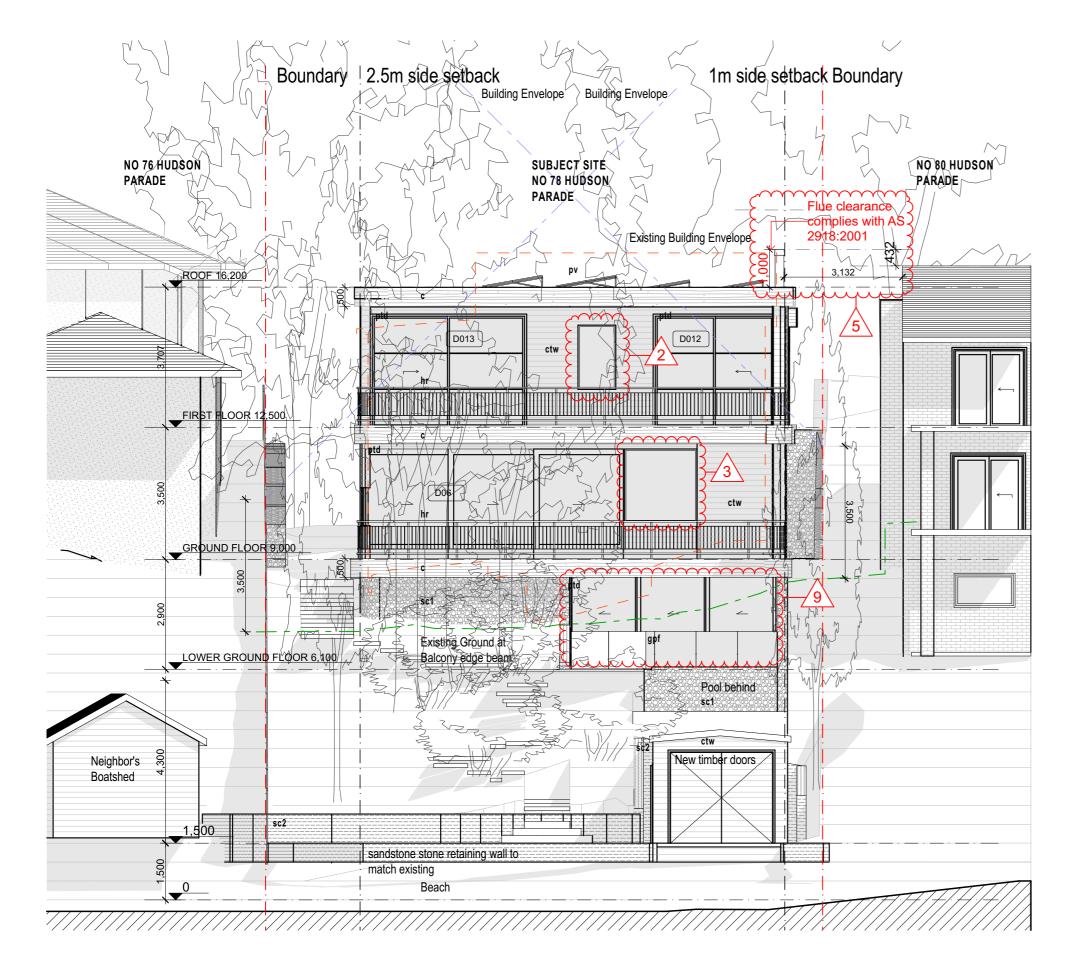
Proposed Lower Ground Floor SCALE: 1:100 (1

re 05	ev. 5 0	 description S4.55 (1a)	rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner:	NOT FOR CONSTRUCTION.		Consent Modification S4.55 (1A) 2 drawing issue
						www.markerarchitecture.com.au		Pam & Danny Nemeny		Project North	



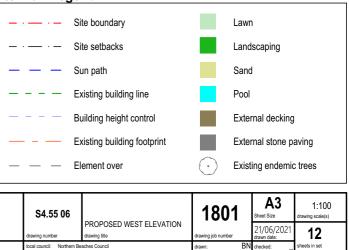
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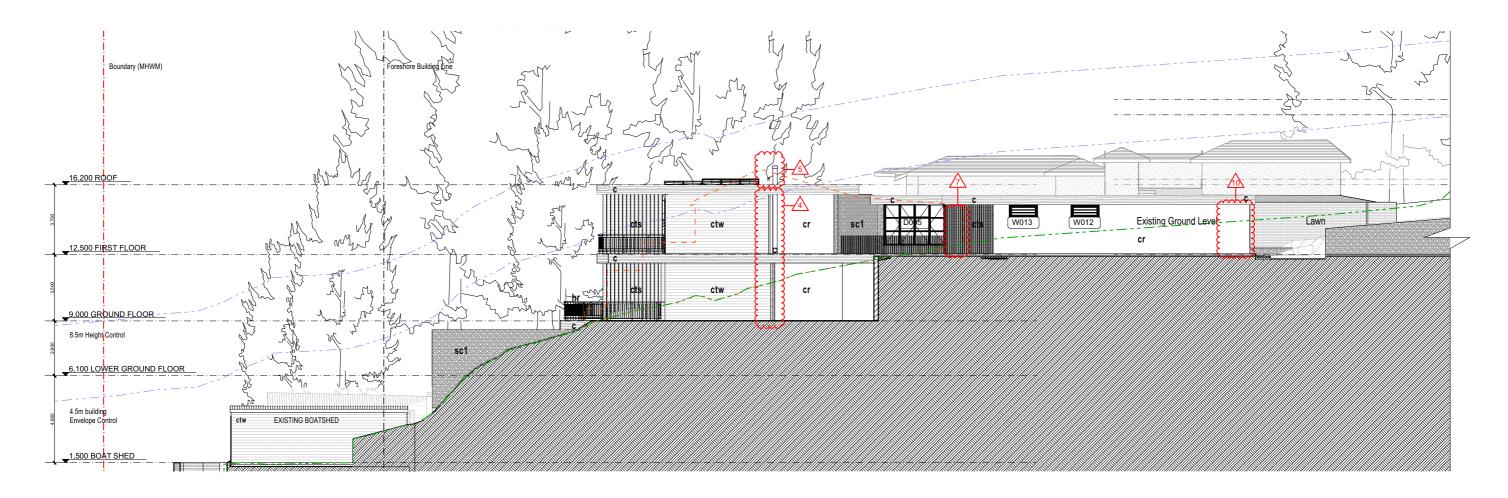
	Site boundary		Law	n		
_ · · _	Site setbacks		Land	dscaping		
	Sun path		Sand			
	Existing building line		Pool			
	Building height control		External decking			
	Existing building footprint		Exte	rnal stone p	aving	
	Element over	\bigcirc	Existing endemic trees			
S4.55 (95 PROPOSED LOWER GROUND FLOOR drawing title	180 drawing job numb	-	A3 Sheet Size 21/06/2021 drawn date:	1:100 drawing scale(s) 12	
local council: No	rthern Beaches Council	drawn:		checked:	sheets in set	



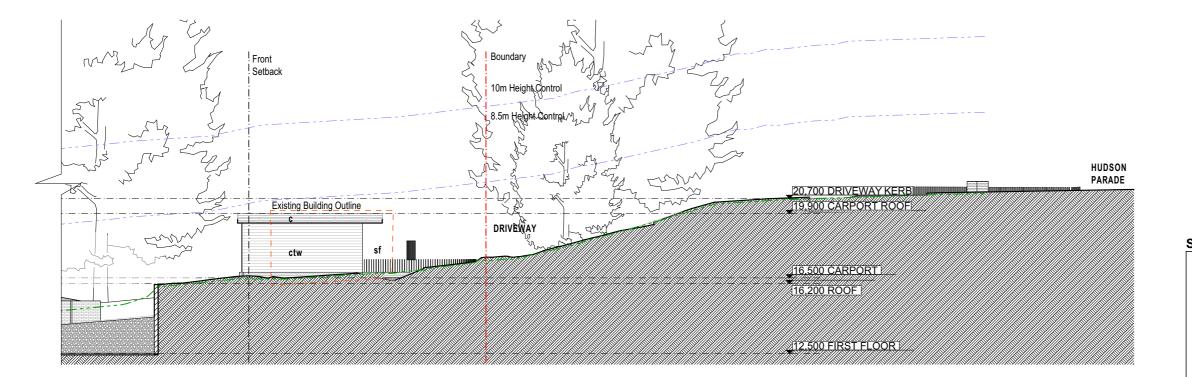
- Proposed West Elevation SCALE: 1:100 (1)

rev. date 05 06.08.19		rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858 www.markerarchitecture.com.au	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.	Project North	Consent Modification S4.55 (1A) 2 drawing issue	05 revision
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4 Proposed South Elevation SCALE: 1:200 (1)



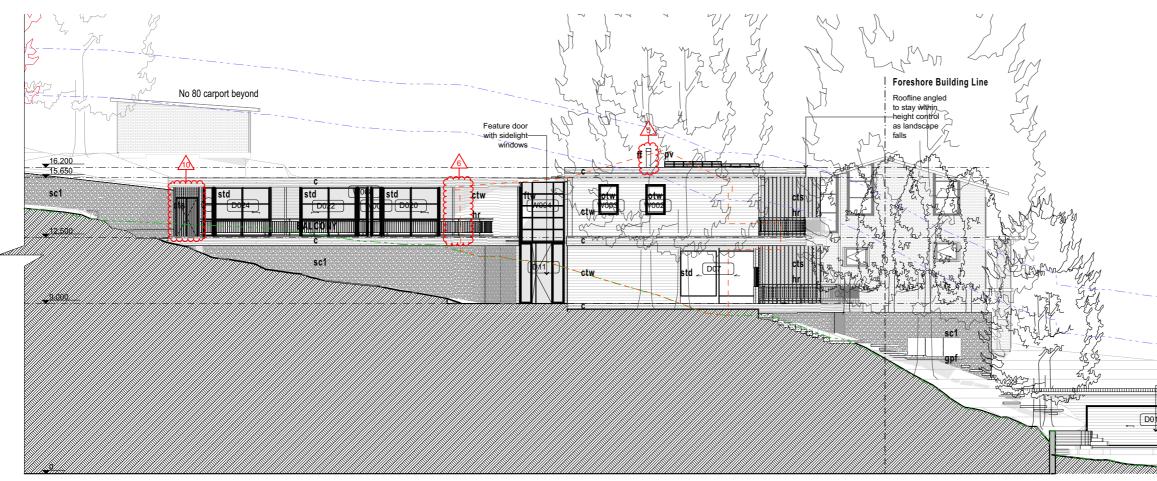
4 Proposed South Elevation SCALE: 1:200

2

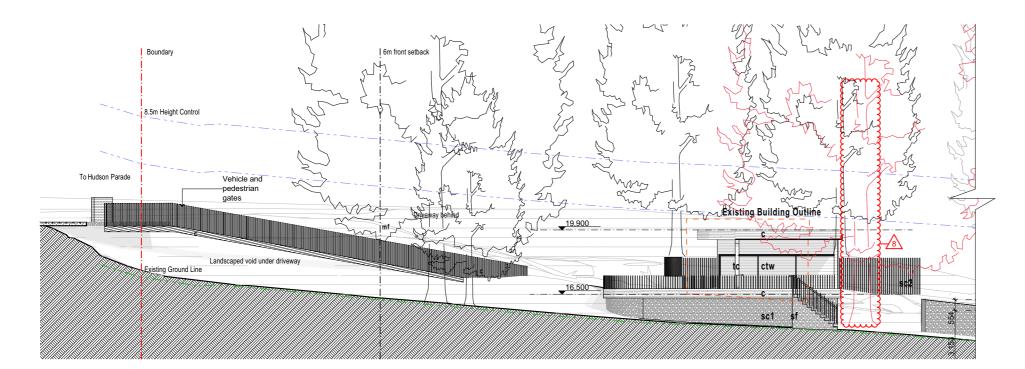
7. date 06.08.1	 	rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner:	NOT FOR CONSTRUCTION.		Consent Modification S4.55 (1A) 2 drawing issue	05 revision
					www.markerarchitecture.com.au		Pam & Danny Nemeny		Project North		

Site Plan Legend:

	local council: Northern B		drawn:	BN	checked:	sheets in set			
	drawing number	PROPOSED SOUTH ELEVATION	drawing job number		21/06/2021	12			
	S4.55 07		1801		A3 Sheet Size	1:200 drawing scale(s)			
		Element over	• Existing endemic trees			nic trees			
_		Existing building footprint			External stone paving				
_		Building height control			External decking				
_		Existing building line		Pool					
_		Sun path	Sand						
_	· · <u> </u>	Site setbacks		Landscaping					
_	· · <u> </u>	Site boundary		Lawn					



2 Proposed North Elevation SCALE: 1:200



2 Proposed North Elevation SCALE: 1:200

	date 06.08.19	description S4.55 (1a)	rev.	date	description	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858 www.markerarchitecture.com.au	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.	Project North	Consent Modification S4.55 (1A) 2 drawing issue	05 revision
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Boundary (MHWM)
 8.5m Height Control
 6m Building Envelope Control
Sliding timber barn door

_	· · <u> </u>	Site boundary		La	wn		
_	· · <u> </u>	Site setbacks		Landscaping			
_		Sun path		Sand			
_		Existing building line		Pool			
_		Building height control		External decking			
_		Existing building footprint		External stone paving			
_		Element over	\bigcirc	Existing endemic trees			
_							
	S4.55 08		1801		A3 Sheet Size	1:200 drawing scale(s)	
	drawing number	PROPOSED NORTH ELEVATION drawing title	drawing job number		21/06/2021 drawn date:	12	
	local council: Northern Be	eaches Council	drawn:	BN	checked:	sheets in set	

