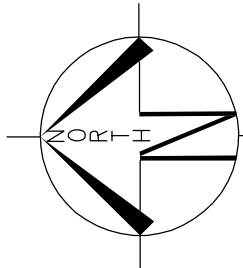
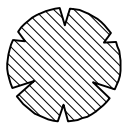


NORTH



DP 20077



DENOTES TREES TO BE
REMOVED BY OWNER
PRIOR TO CONSTRUCTION

LOT 6

D.P: 20077

L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SITE AREA 766.4 m²

ROOF AREA 254.9 m²

LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 347.8 m²
(MIN. DIMENSION OF 2.0m) 45.4 %

MIN. REQUIRED BY COUNCIL: 40 %

PRIVATE OPEN SPACE

TOTAL OPEN SPACE AREA: 169.6 m²
(MIN. DIMENSION OF 5.0m)

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: 254.9m²
DRIVEWAY/ PAVED AREAS: 107.8m²
TOTAL: 362.7m²
47.3 %

MAX SITE COVERAGE FOR OSD: 40%

BASIX LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 401.5 m²
(EXCLUDES HARD SURFACES) 52.4 %



REFER TO PAGE 7 FOR
DRIVEWAY PROFILE

WIND CLASSIFICATION: "N2"

SLAB CLASSIFICATION: "M"

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.

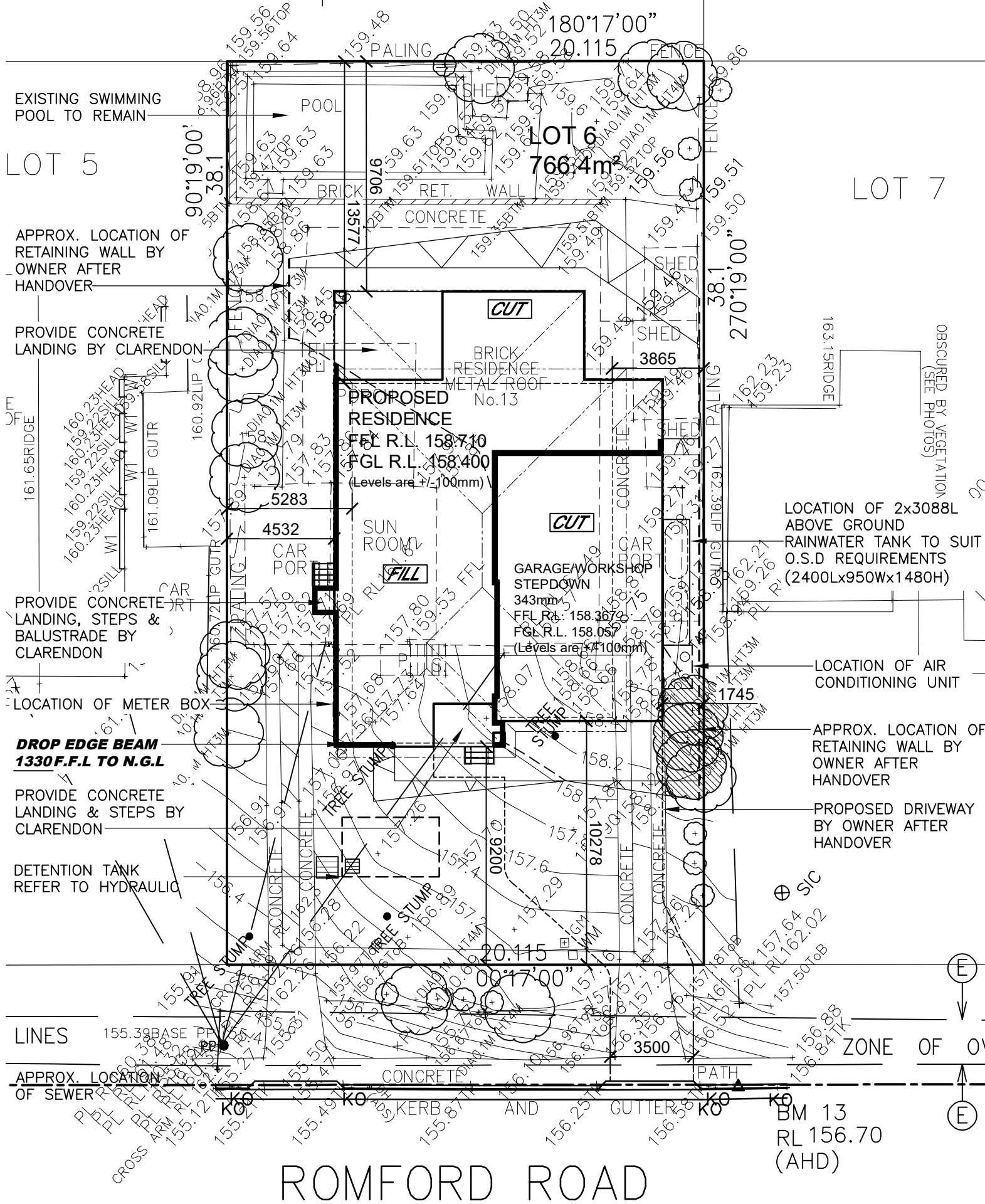
STORMWATER TO
STREET VIA O.S.D &
RAINWATER TANK

REFER TO HYDRAULIC DETAILS

DP 25964
LOT 21

DP 25964
LOT 20

DP 25964
LOT 19



(S) SMOKE ALARM

DP o DOWN PIPE LOCATION

TAP X GARDEN TAP LOCATION

COB LIFT OFF HINGES

SP o STEEL POST

TSP o TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

EXHAUST FAN

AIR CONDITIONING DUCT

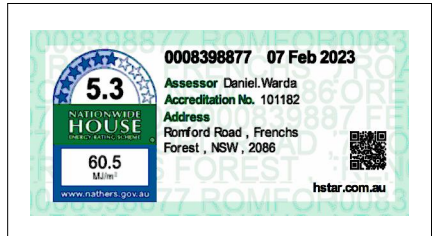
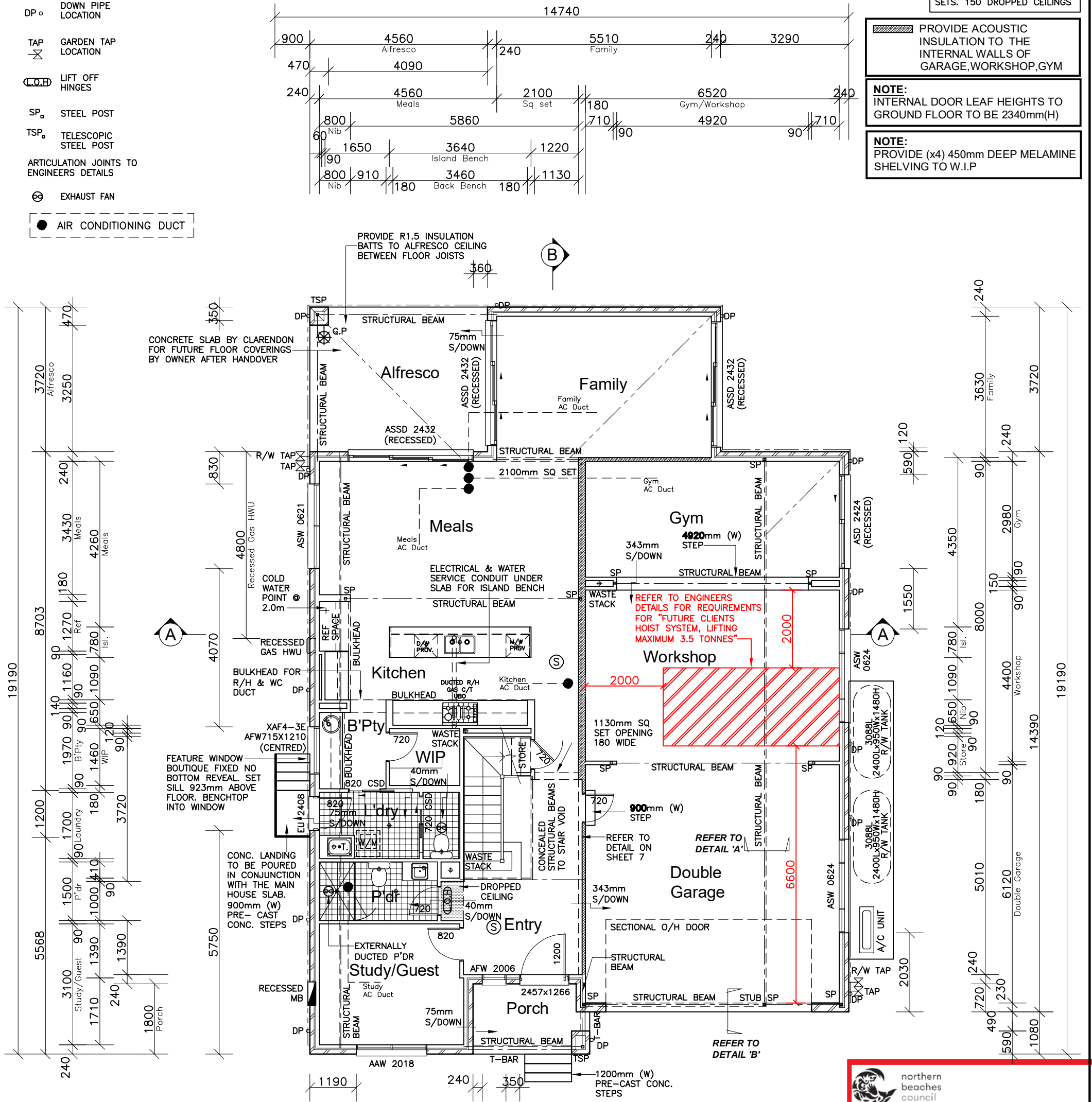
NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS

PROVIDE ACOUSTIC INSULATION TO THE INTERNAL WALLS OF GARAGE, WORKSHOP, GYM

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

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



NOTE:
PROVIDE NU-FLAKE EPOXY FLOOR FINISH TO GARAGE ONLY

GROUND FLOOR PLAN

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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IN PREFERENCE TO SCALING.

PRODUCT:
FAIRMONT 41
Classic
R/H Garage

Sapphire Specification

CLIENT:
Mr SAMARAS
Mrs MANETTAS

SITE ADDRESS:
Lot 6 No.13 DP 20077
Romford Road
FRENCHS FOREST 2086

DA DRAWINGS

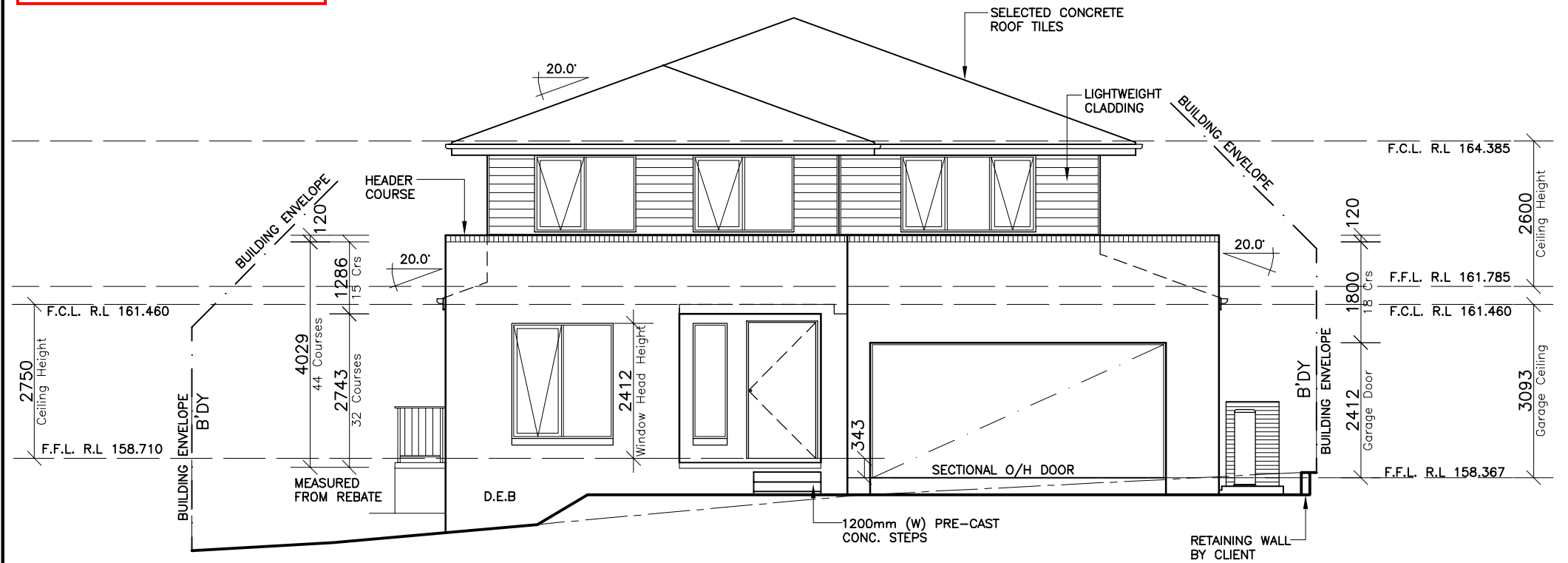
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RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 3	JOB No: 29916368	NSW

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

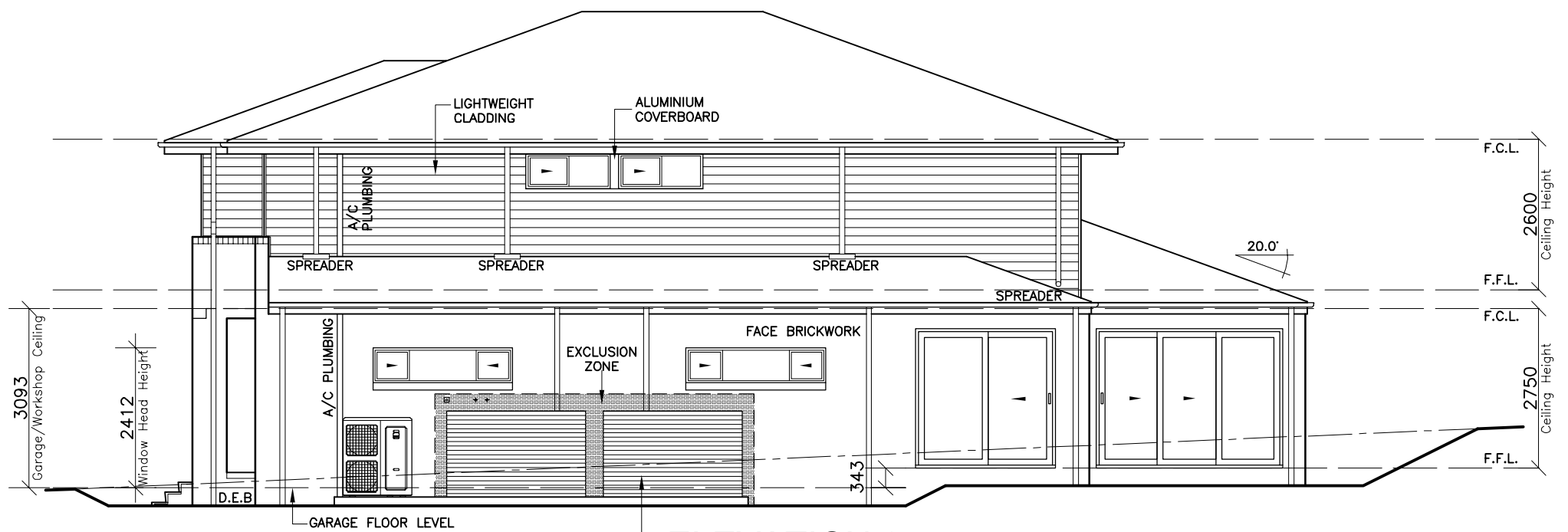
NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

NOTE:
FOR ROOF PITCHES 20° OR LOWER -
ROOF TILE SELECTION WILL BE
IMPACTED.

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



ELEVATION 1
-WEST-



ELEVATION 2
-SOUTH-



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT**

DA2023/0515



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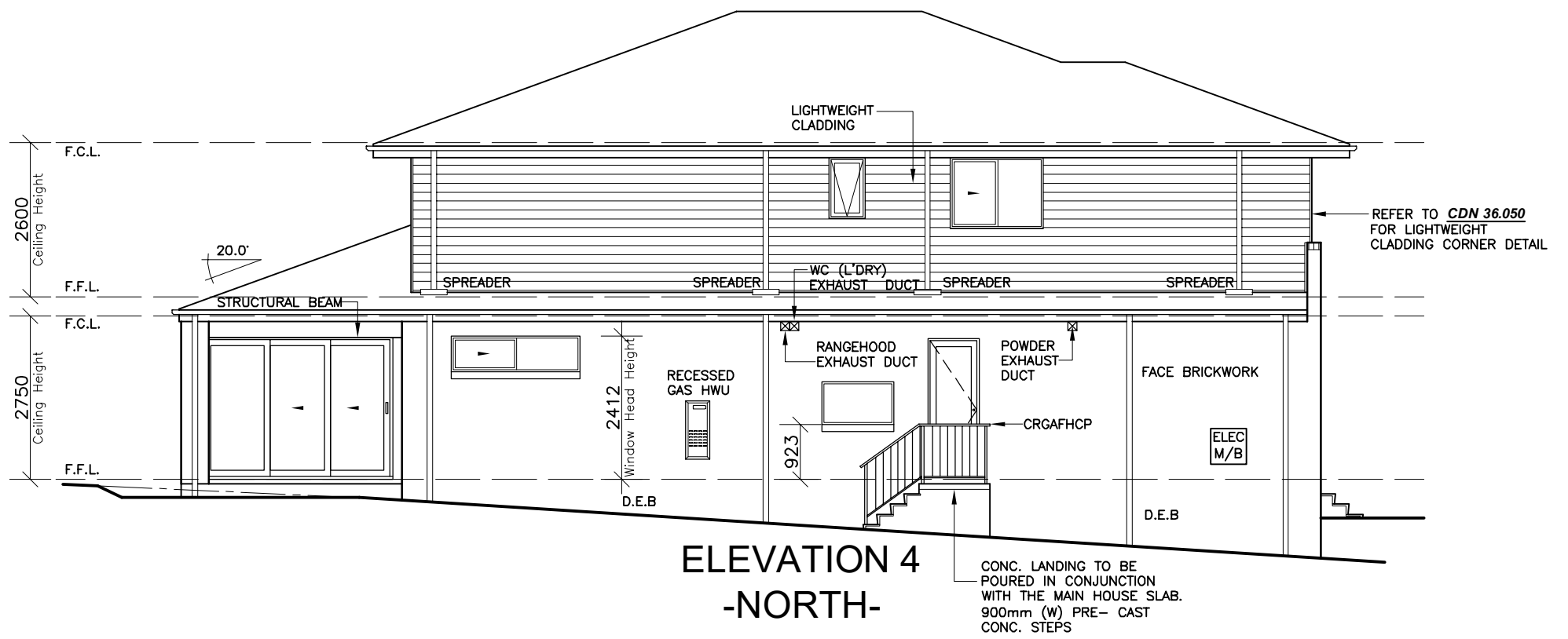
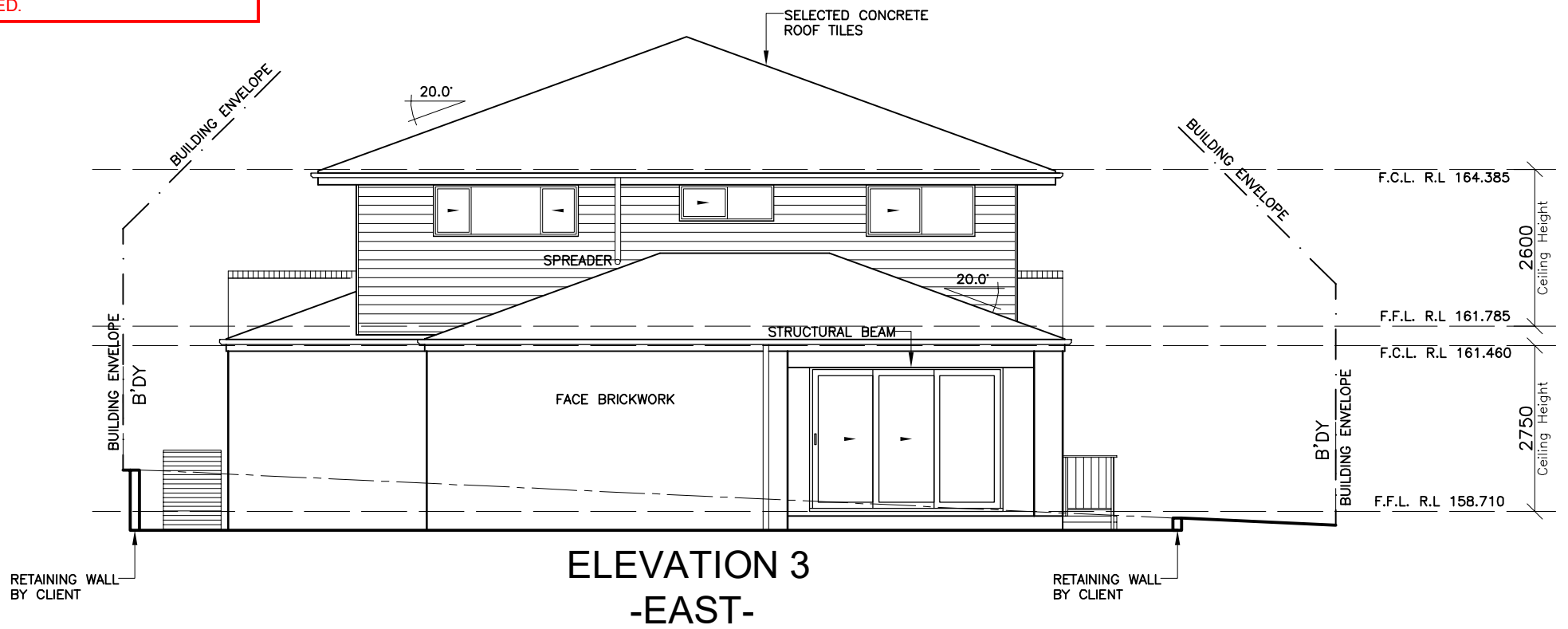
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SHEET: 5	JOB No: 29916368	NSW

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UPON COMPLETION OF SITE WORKS

NOTE:
NUMBER OF STEPS REQUIRED MAY
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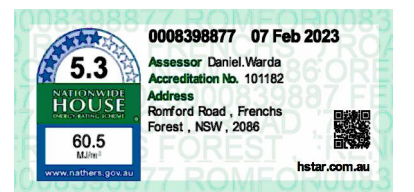
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RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 6	JOB No: 29916368	NSW

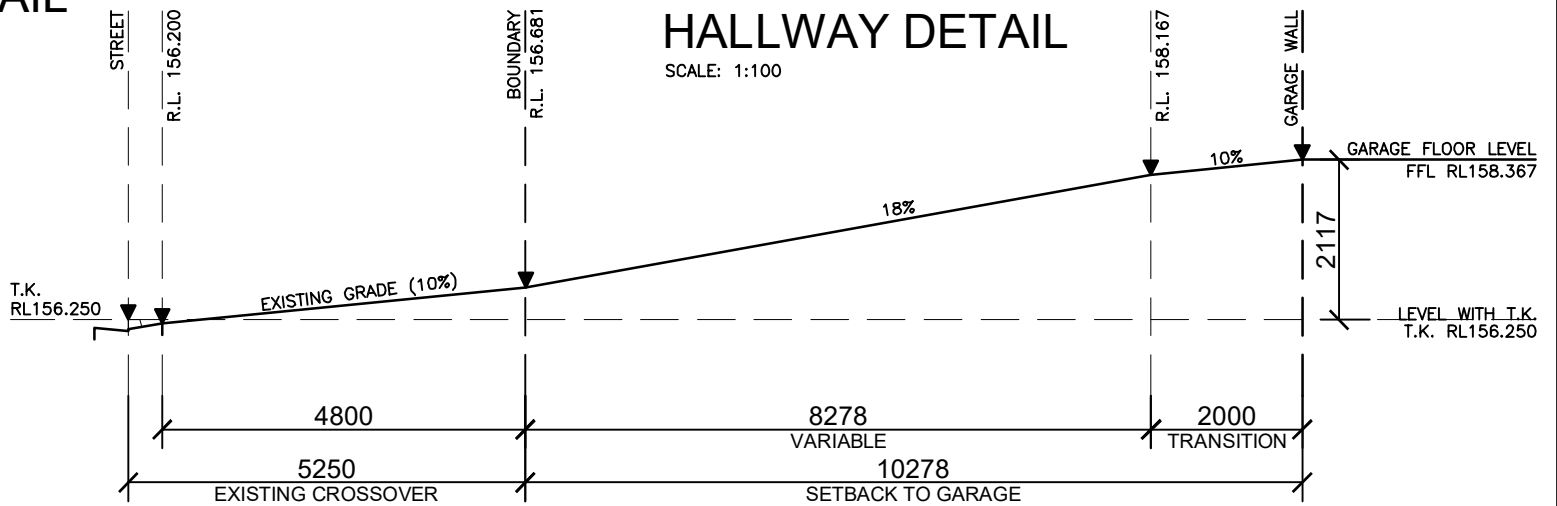
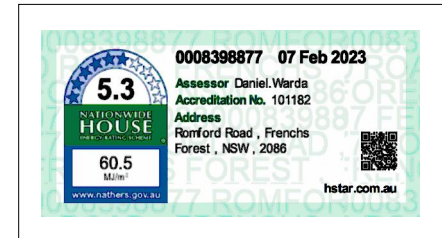
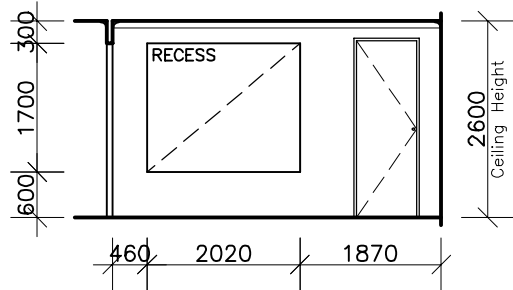
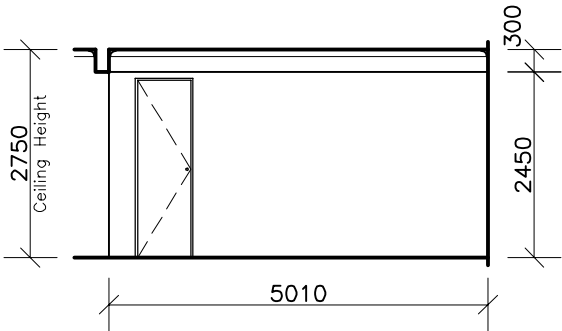
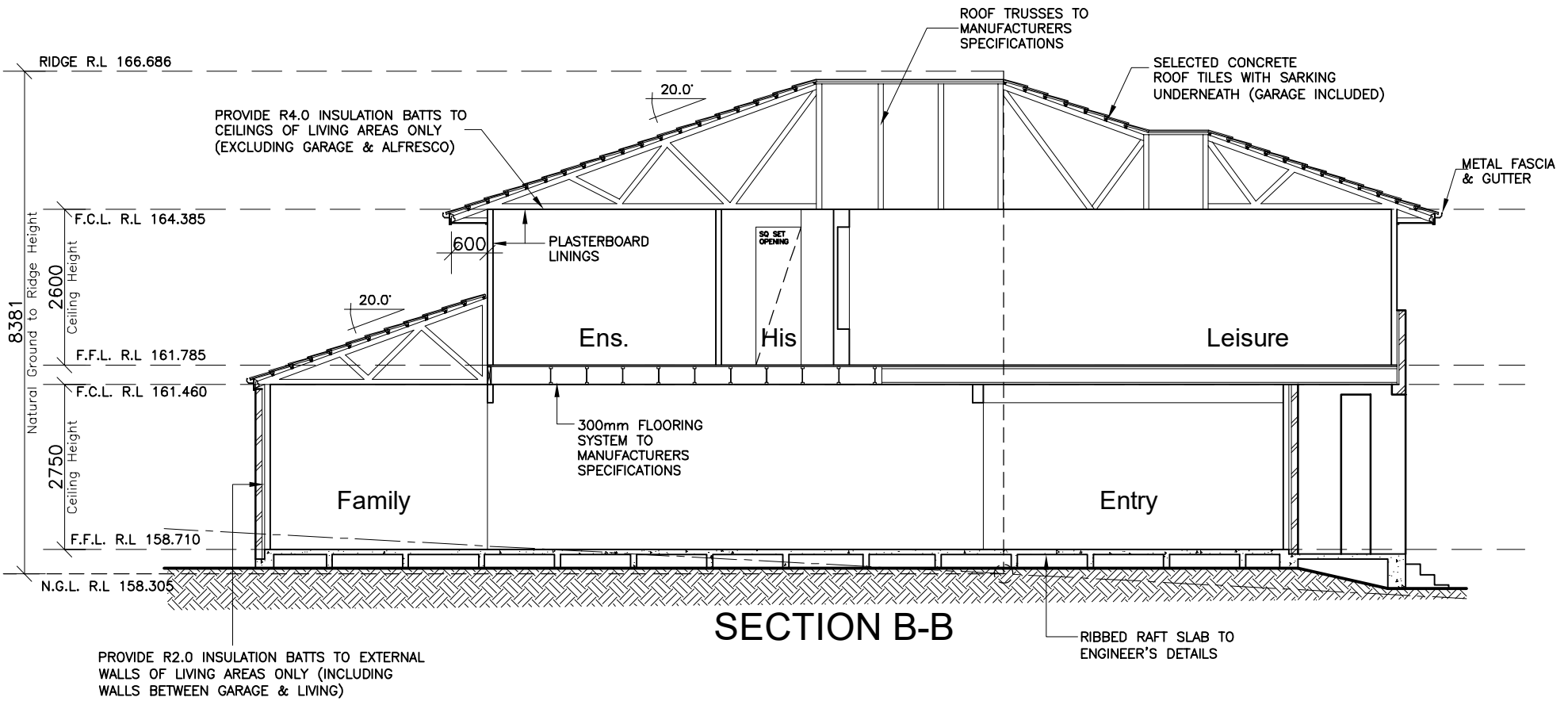
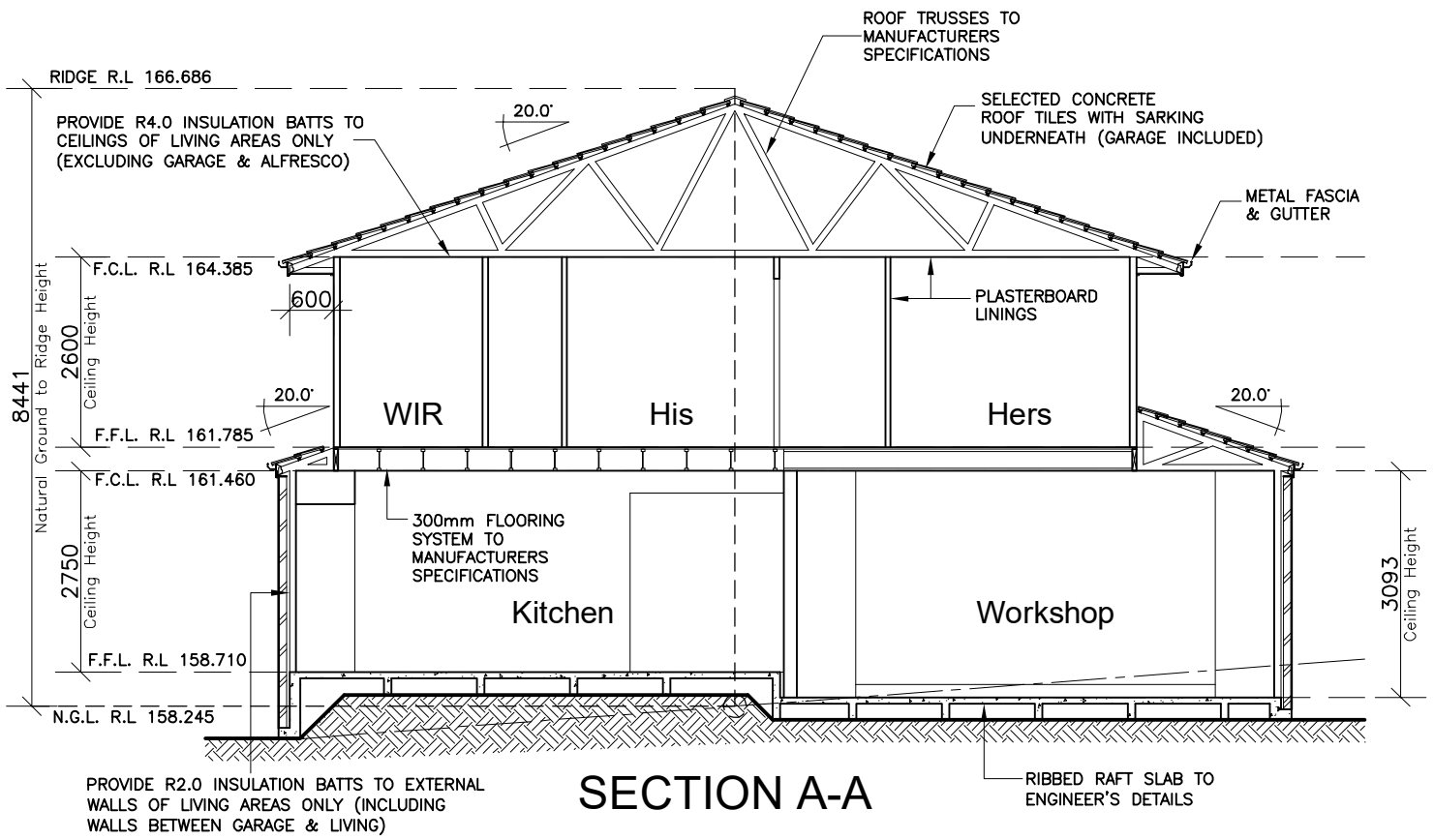
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO
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northern
beaches
council

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DRAWN: PG	DATE: 17.01.23	Rev: F	
RATIO @ A3: 1:100	CHECKED: AL		
SHEET: 7	JOB No: 29916368		



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DEVELOPMENT CONSENT

DA2023/0515

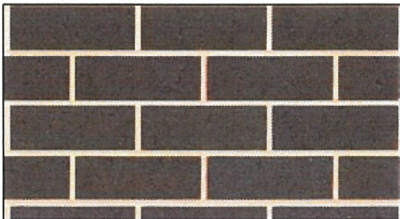
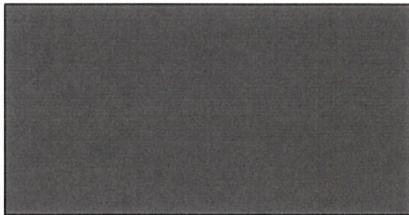
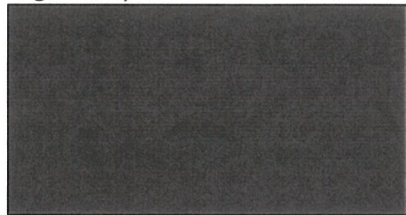
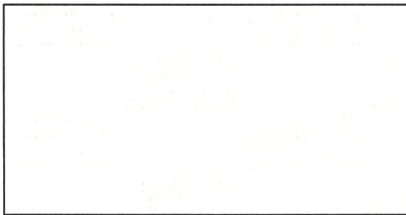
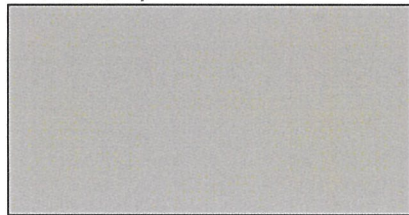


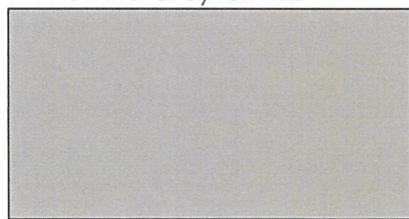
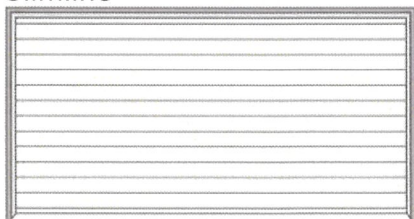
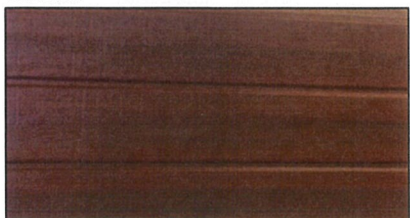
LIFESTYLE

- STUDIO -

BY CLARENDON HOMES

Client:	Mr Paul SAMARAS & Ms Kay Kaliopi MANETTAS		
Site Address:	Lot 6, 13 Romford Rd FRENCHS FOREST NSW 2086		
Job Number:	29916368	House Type:	Fairmont 41
Date Issued:	21/02/2023	Developer:	Not Applicable

Roof BASIX Rating:	Medium	Wall BASIX Rating:	Medium
--------------------	--------	--------------------	--------

Main Brick: Austral Wilderness "Blue Gum" 	Roof Type/Style/Colour: Colorbond Monument 	Gutter: Night Sky 
Window Frame Colour: Pearl White 	Fascia: Shale Grey 	Downpipes & Watertank: Colorbond Monument 
Front Entry Door Colour: Clarendon Medium Stain 	Lightweight Cladding: T-M Shale Grey CB 21 	Garage Door Profile: Slimline 
Garage Door Colour: Caoba 	Driveway: *By client after handover	Letterbox: *By client after handover

NOTE: Colours are indicative only and should not be used as a true representation of the product.

Signature



Date

21.2.23