

Certificate number: 1131251S_02

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5600 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	



AREAS	
SITE:	557.40 m²
GROUND FLOOR:	170.18 m²
FIRST FLOOR:	191.93 m²
GARAGE:	51.27 m²
PORCH:	4.17 m²
BALCONY:	N/A m²
ALFRESCO:	30.57 m²
	m²
TOTAL:	448.12 m²

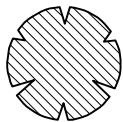
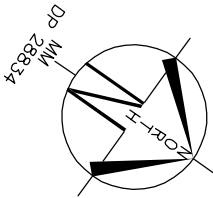
QUOTE	DATE	QUOTE NUMBER	REV				
KITCHEN			-				
ELECTRICAL			-				
TILES			-				
CARPET			-				
ZURCORP			-				
EH1			-				
AIR CONDITIONING			-				
STAIRS			-	E	12.10.20	DA DRAWINGS , EXTERNAL COLOURS, HYDRAULLICS	PG/MH
LANDSCAPE				D	24.08.20	PCV 1	R.C.
HYDRAULICS				C	30.07.2020	FINAL TENDER DRAWINGS	PG.
ENGINEER				B	01.07.20	CONTRACT DRAWINGS	PG./AK
PEG OUT			-	A	28.05.20	TENDER	BG
				REV	DATE	AMENDMENTS	BY

2.5	ELEVATION SHADOWS
2.5	SHADOW DIAGRAM - 12 Noon
2.5	SHADOW DIAGRAM - 3pm
2.4	SHADOW DIAGRAM - 9am
2.3	NEIGHBOUR NOTIFICATION PLAN
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
11	WET AREA DETAILS
10	WET AREA DETAILS
9	ELECTRICAL LAYOUT
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION

CLIENT'S SIGNATURE: _____ DATE: _____

<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	© 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.	PRODUCT: BOSTON 42 Classic R/H Garage Sapphire Specification Master Issued: 14.05.19 Revision: D	CLIENT: Mr. WONG Mrs. WONG SITE ADDRESS: Lot 5 No.9 D.P 28834 Anzio Avenue ALLAMBIE HEIGHTS 2100	DA DRAWINGS		
				DRAWN: PG.	DATE: 01.07.20	Rev: E
				RATIO @ A3: N/A	CHECKED: MCA	
				SHEET: 1	JOB No: 29914257	NSW

NORTH



DENOTES TREES TO BE
REMOVED BY OWNER
PRIOR TO CONSTRUCTION

LOT 5
D.P: 28834
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SITE AREA	557.4 m ²
ROOF AREA	285.9 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	228.5 m ² 40.9 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	114.1 m ² 60 m ²
MIN. REQUIRED BY COUNCIL:	60 m ²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT MAXIMUM CEILING HEIGHT (F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	8.5 m 7.2 m
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	

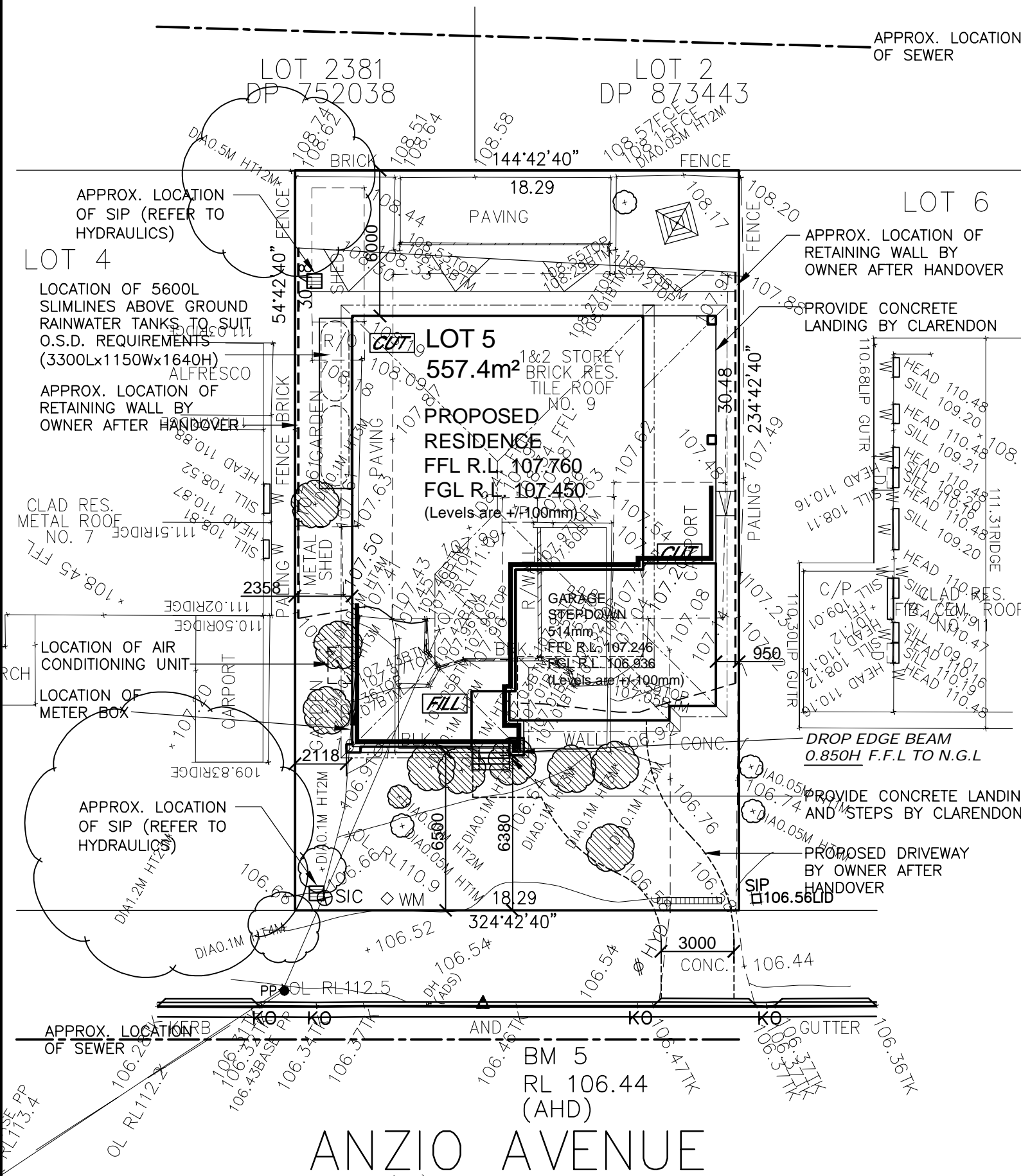
SITE COVERAGE STORMWATER CALCULATION	
ROOF FOOTPRINT:	285.9m ²
DRIVEWAY/ PAVED ARES:	39.1m ²
TOTAL:	325m ² 58.3 %
MAX SITE COVERAGE FOR OSD:	40%

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

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 RAINWATER
TANK AND O.S.D
REFER TO HYDRAULIC DETAILS



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

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21 Solent Circuit, Baulkham Hills NSW 2153
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ALL DIMENSIONS TO STRUCTURAL
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PRODUCT:
BOSTON 42
Classic
R/H Garage

Sapphire Specification

CLIENT:
Mr. WONG
Mrs. WONG
SITE ADDRESS:
Lot 5 No.9 D.P 28834
Anzio Avenue
ALLAMBIE HEIGHTS 2100

DA DRAWINGS

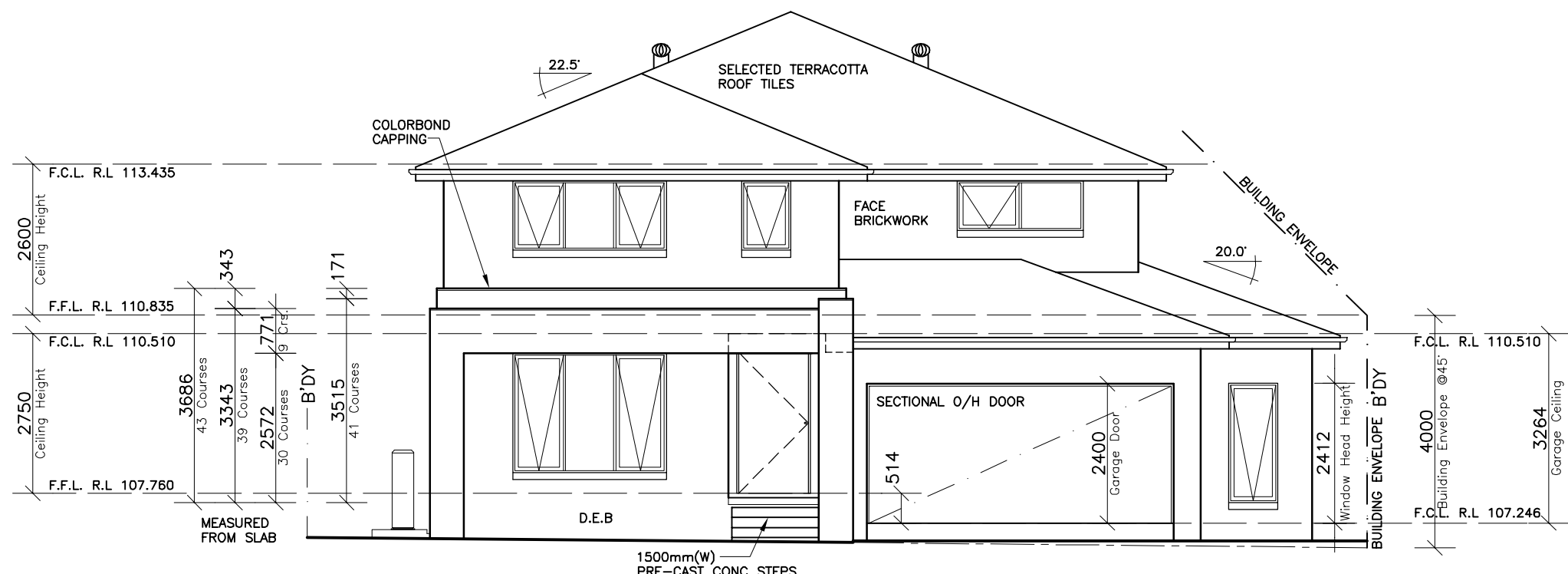
DRAWN: PG.	DATE: 01.07.20	Rev: E
RATIO @ A3: 1:200	CHECKED: BG	
SHEET: 2	JOB No: 29914257	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

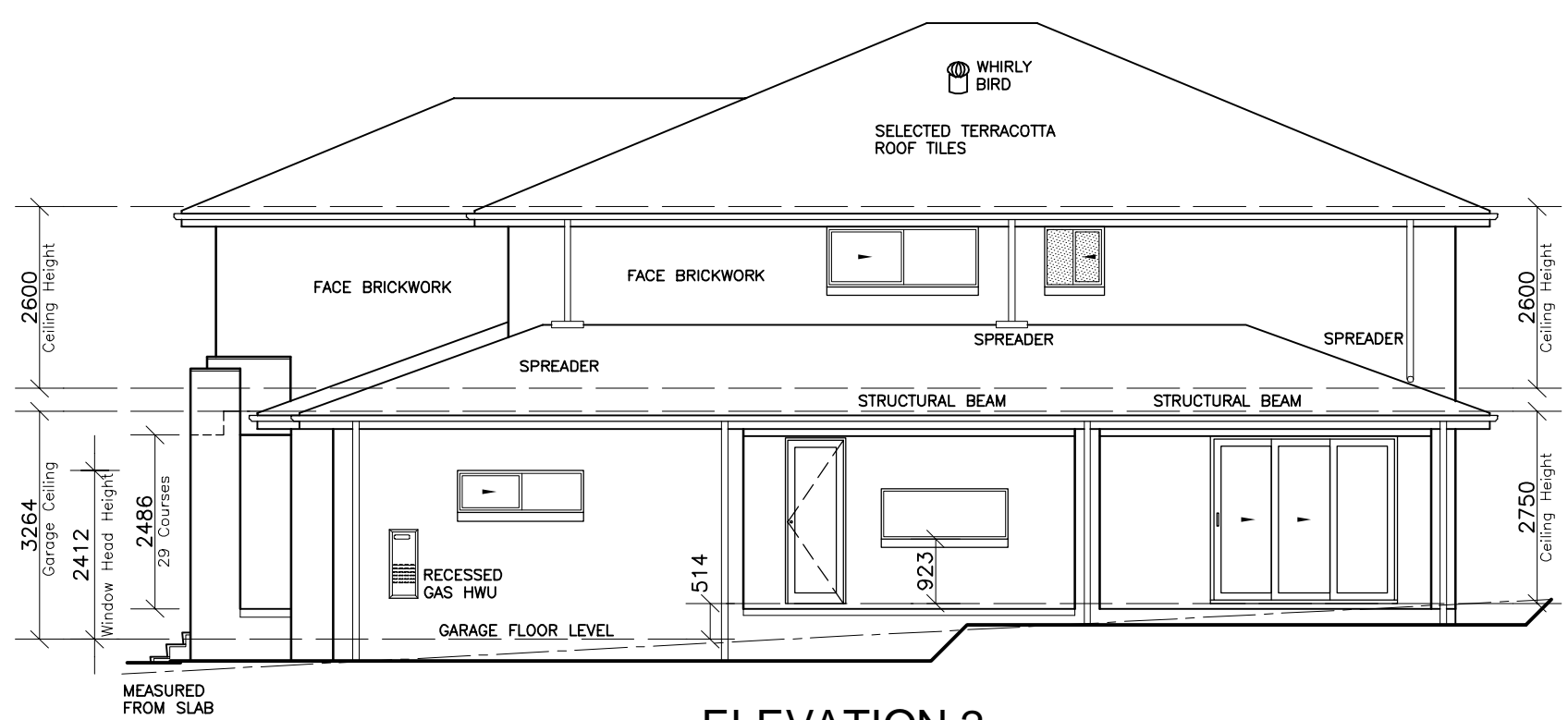
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

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

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



ELEVATION 1
-EAST-



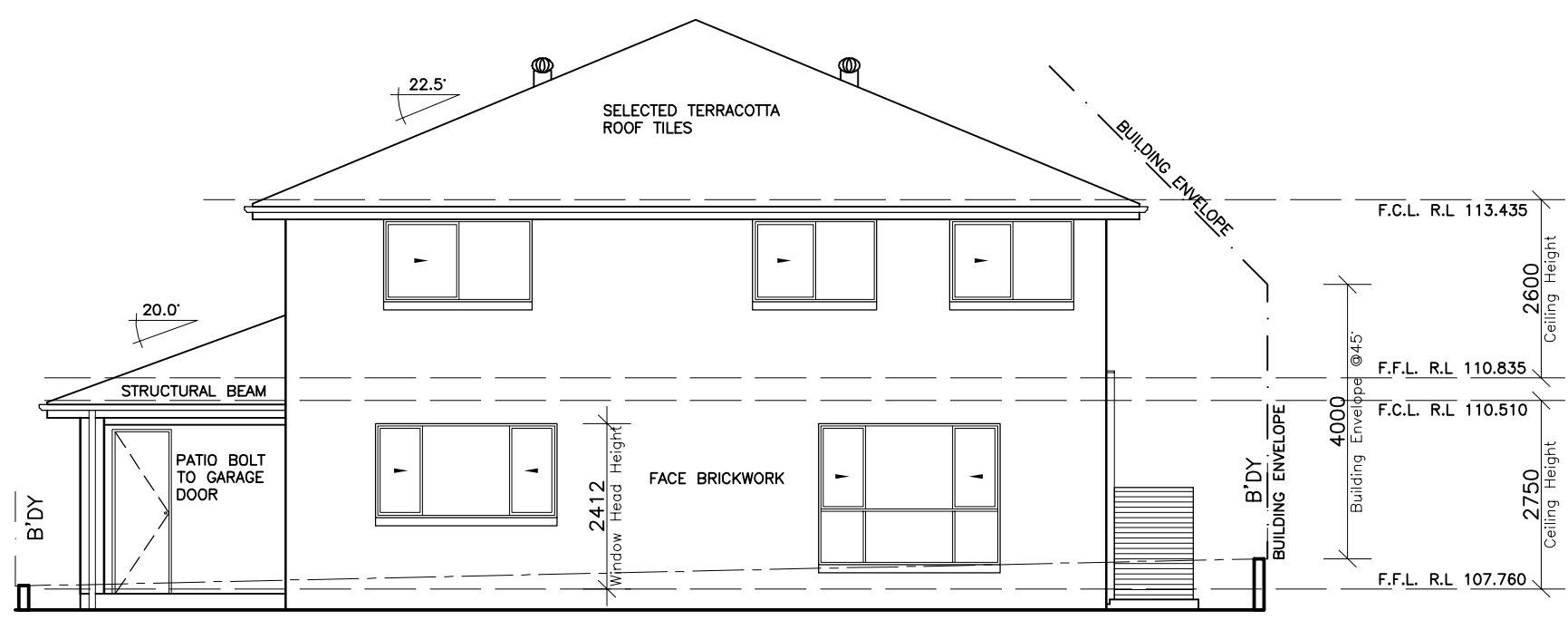
ELEVATION 2
-NORTH-

NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

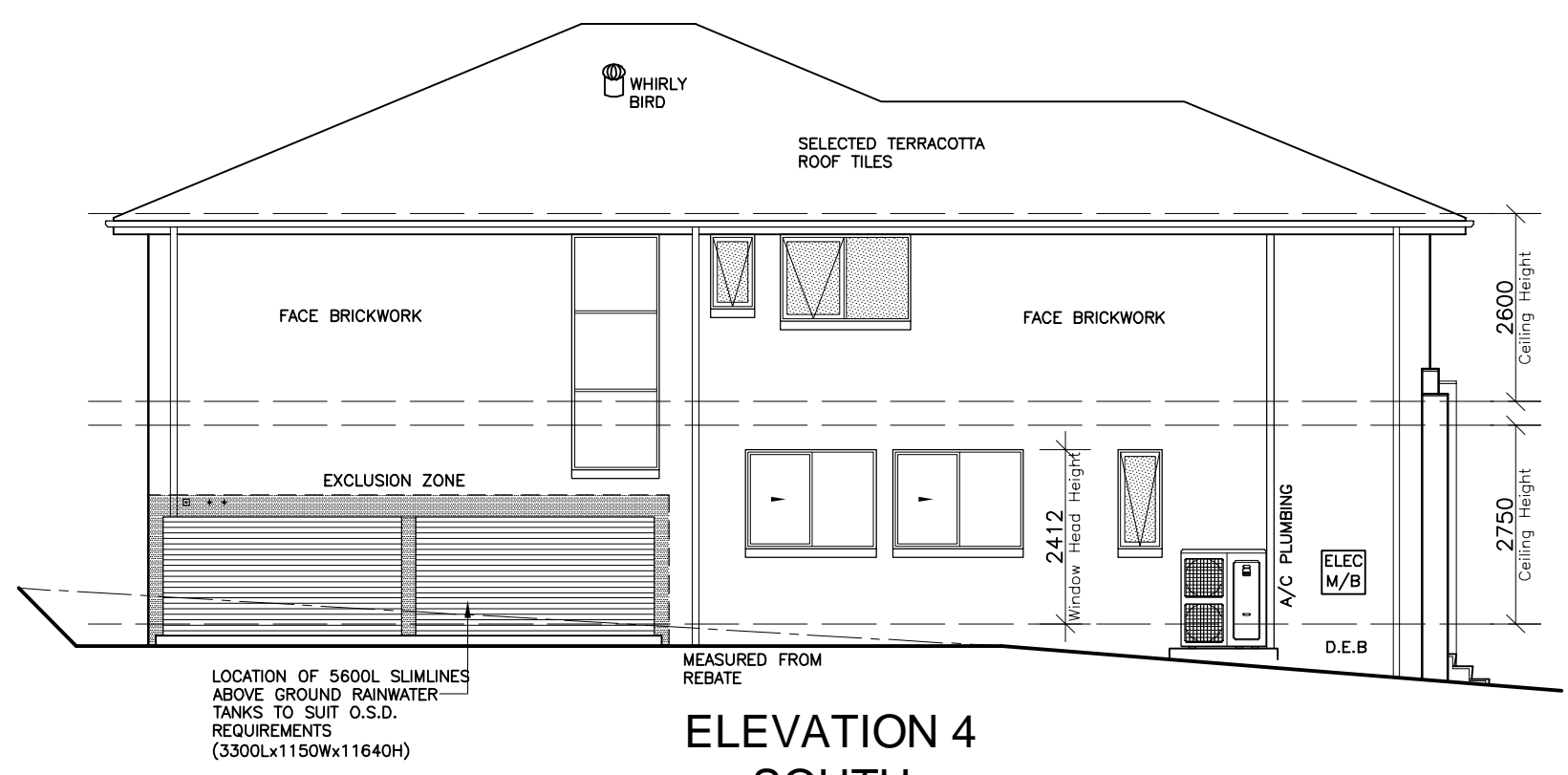
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

NOTE:
NUMBER OF STEPS REQUIRED MAY
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CONDITIONS

NOTES:
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CDN 21.010-21.080



ELEVATION 3
-WEST-

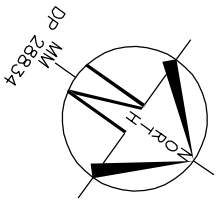


ELEVATION 4
-SOUTH-

CLIENT'S SIGNATURE: _____ DATE: _____

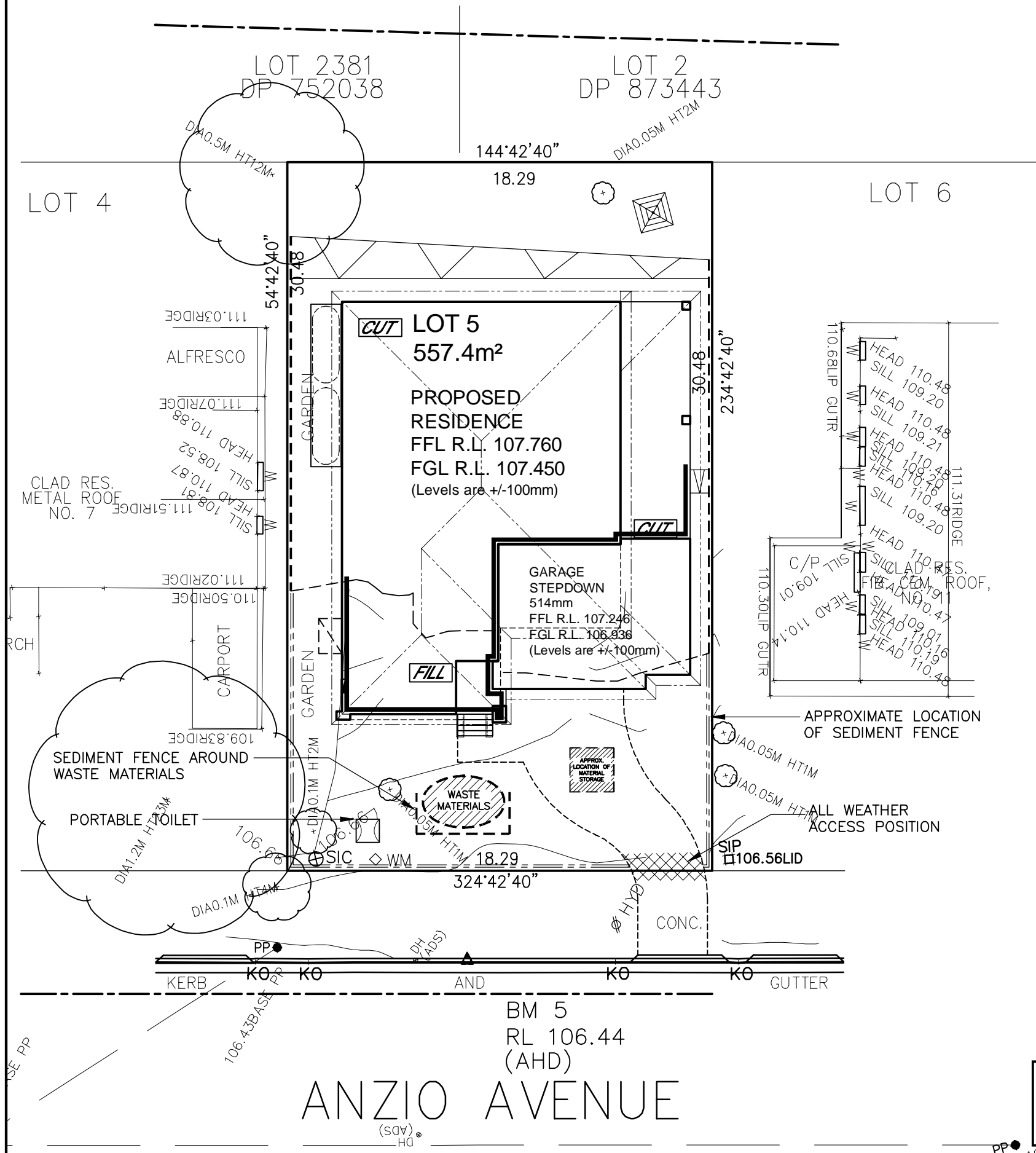
<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div>	<div>PRODUCT:</div> <div>BOSTON 42 Classic R/H Garage</div> <div>Sapphire Specification</div>	<div>CLIENT:</div> <div>Mr. WONG Mrs. WONG</div> <div>SITE ADDRESS:</div> <div>Lot 5 No.9 D.P 28834 Anzio Avenue ALLAMBIE HEIGHTS 2100</div>	DA DRAWINGS		
				DRAWN: PG.	DATE: 01.07.20	Rev: E
				RATIO @ A3: 1:100	CHECKED: MCA	
				SHEET: 6	JOB No: 29914257	NSW

NORTH



LOT 5
D.P: 28834
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



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

CONSTRUCTION MANAGEMENT PLAN EROSION AND SEDIMENT CONTROL PLAN

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 PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% 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 SWEEPED 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.

SEDIMENT FENCE
NOT TO SCALE

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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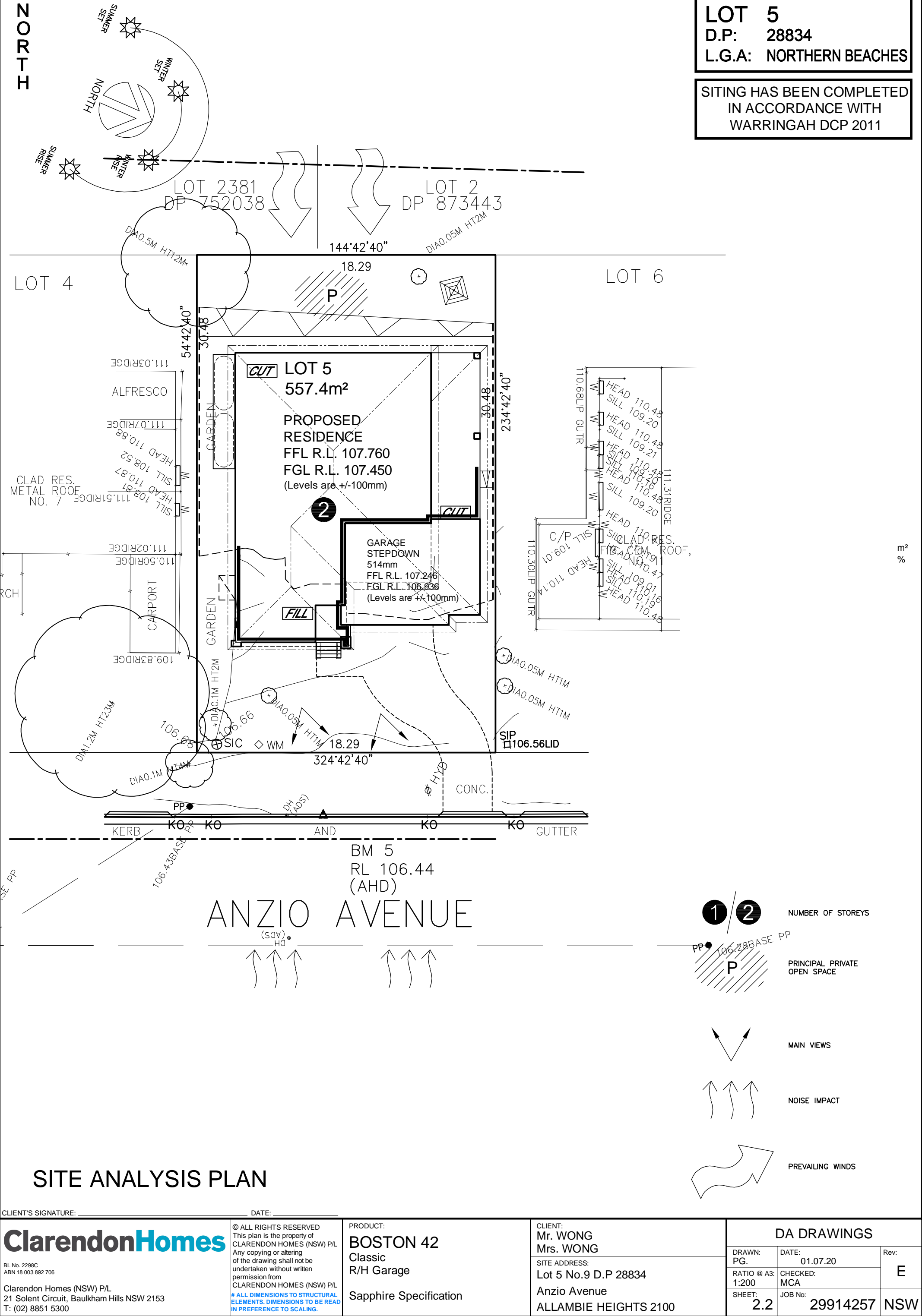
PRODUCT:
BOSTON 42
Classic
R/H Garage

Sapphire Specification

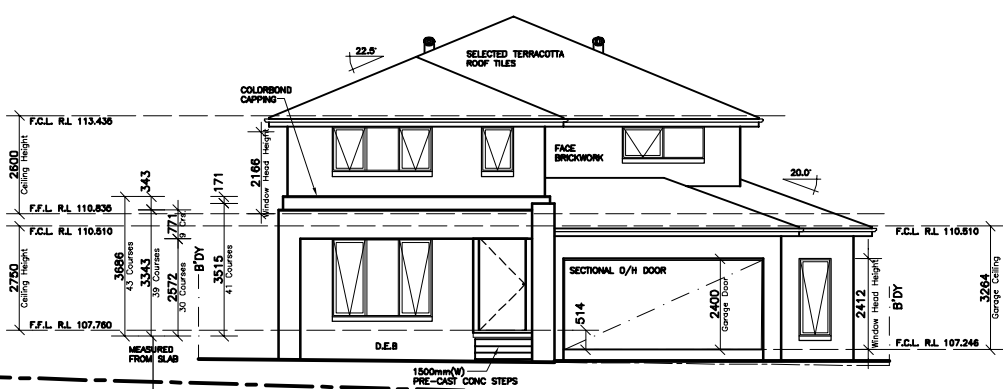
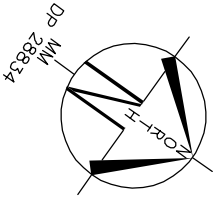
CLIENT:
Mr. WONG
Mrs. WONG

SITE ADDRESS:
Lot 5 No.9 D.P 28834
Anzio Avenue
ALLAMBIE HEIGHTS 2100

DA DRAWINGS			
DRAWN: PG.	DATE: 01.07.20	Rev: E	
RATIO @ A3: 1:200	CHECKED: MCA		
SHEET: 2.1	JOB No: 29914257	NSW	

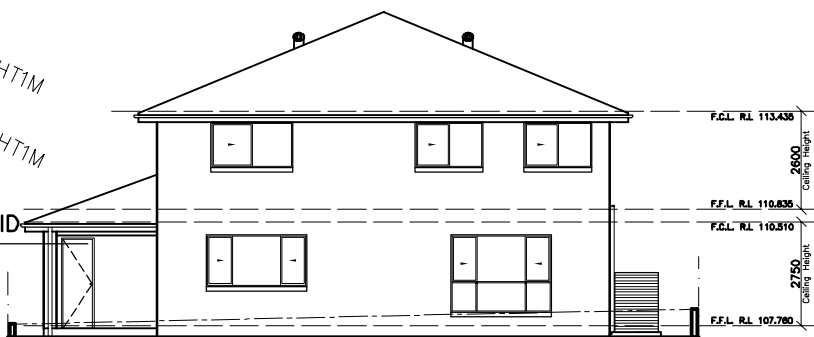
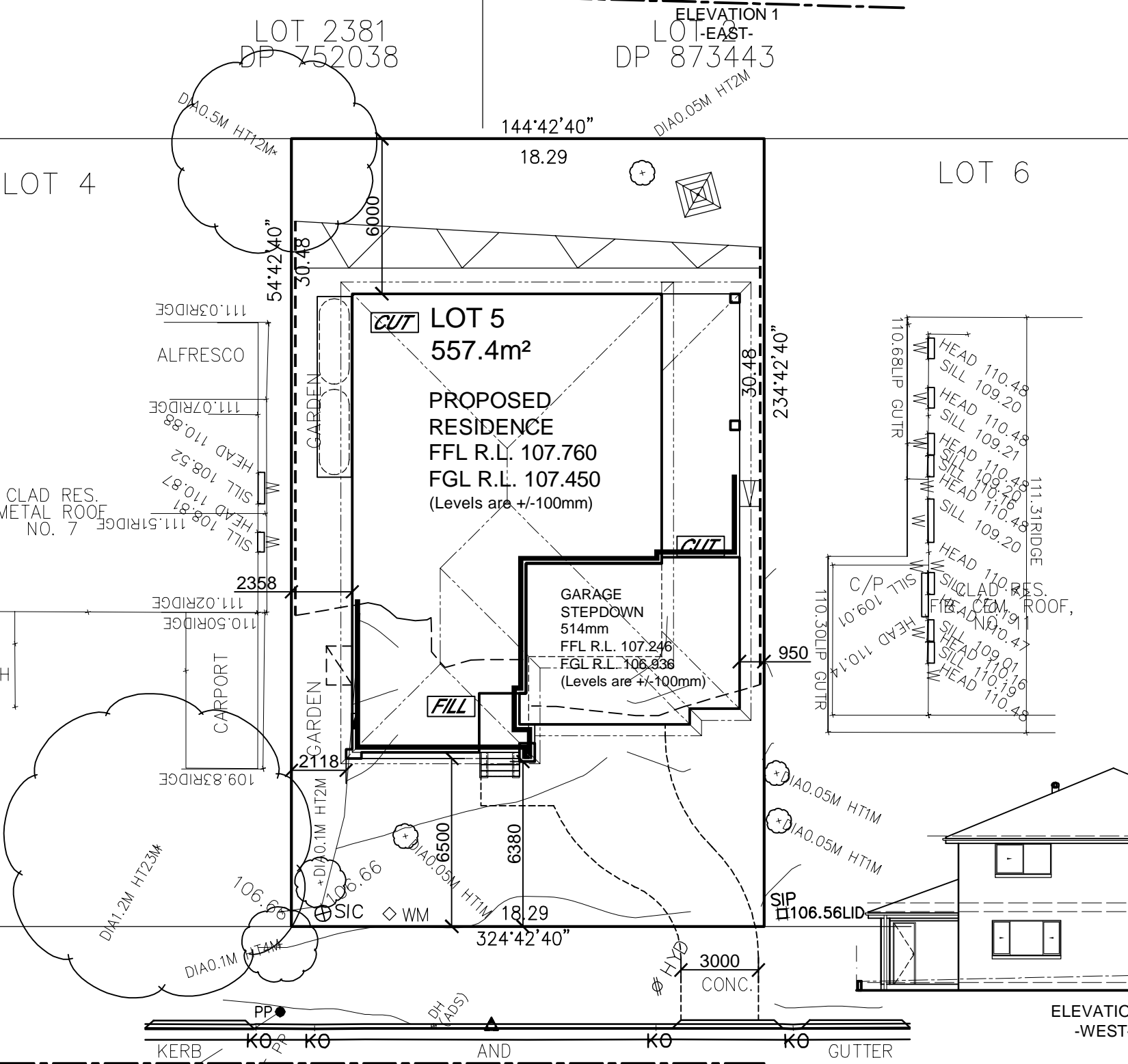


NORTH

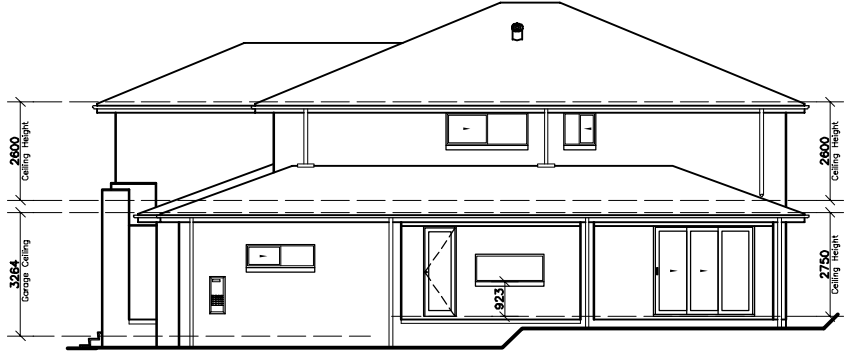


LOT 5
D.P: 28834
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



ELEVATION 3
-WEST-



ELEVATION 2
-NORTH-



ELEVATION 4
-SOUTH-

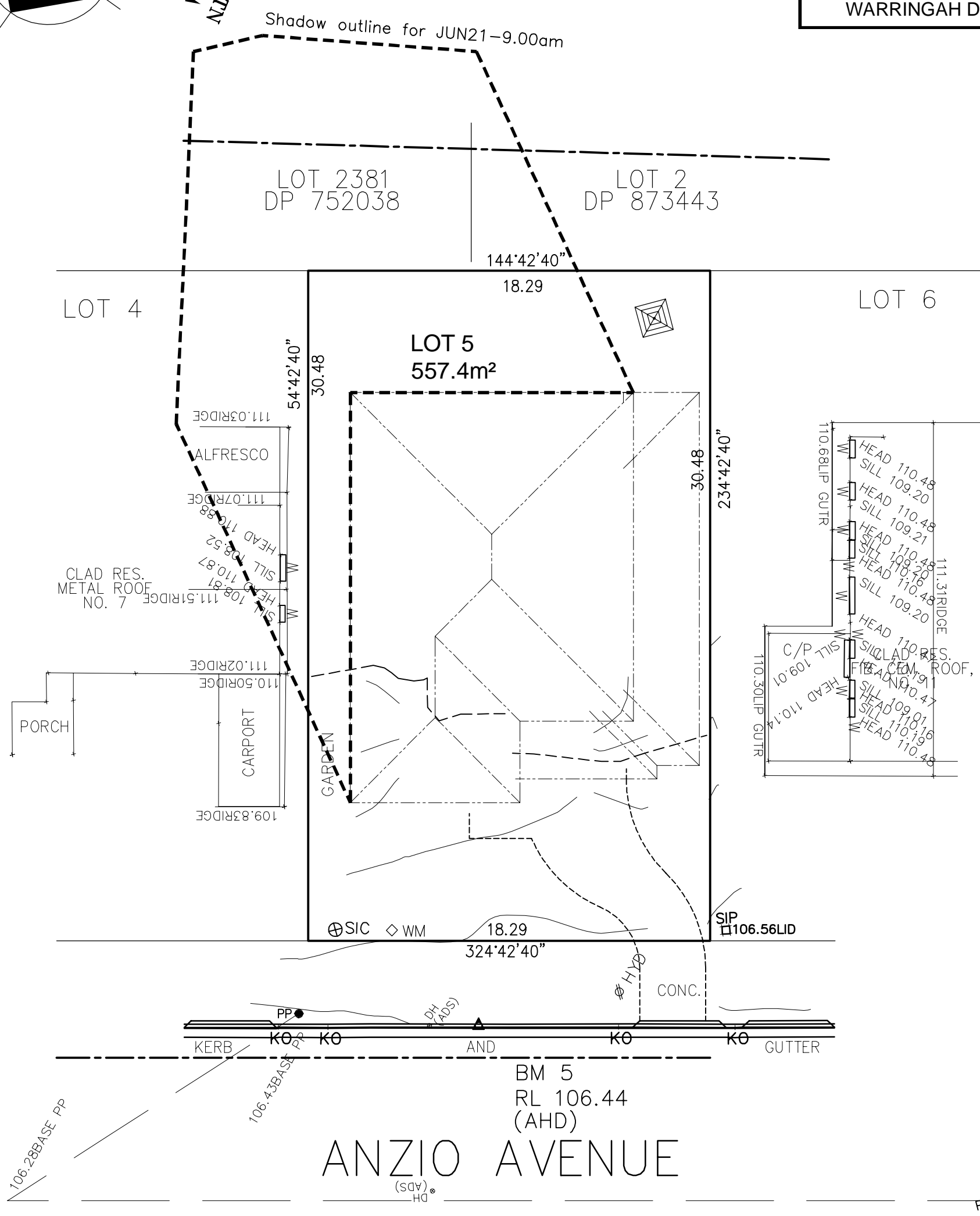
NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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				DRAWN: PG.	DATE: 01.07.20	Rev:
				RATIO @ A3: 1:200	CHECKED: MCA	E
				SHEET: 2.3	JOB No: 29914257	

NSW

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



SHADOW DIAGRAM @ 21st JUNE - 9am

CLIENT'S SIGNATURE: _____ DATE: _____

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 REFERENCE TO SCALING.**

PRODUCT:
BOSTON 42
Classic
R/H Garage

Sapphire Specification

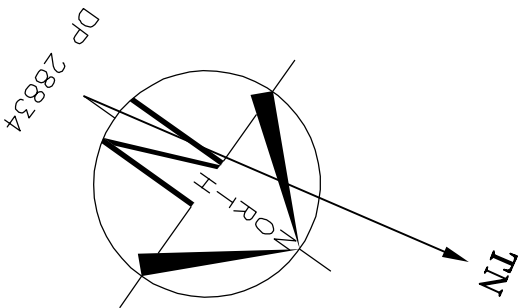
CLIENT:
Mr. WONG
Mrs. WONG

SITE ADDRESS:
Lot 5 No.9 D.P 28834
Anzio Avenue
ALLAMBIE HEIGHTS 2100

DA DRAWINGS

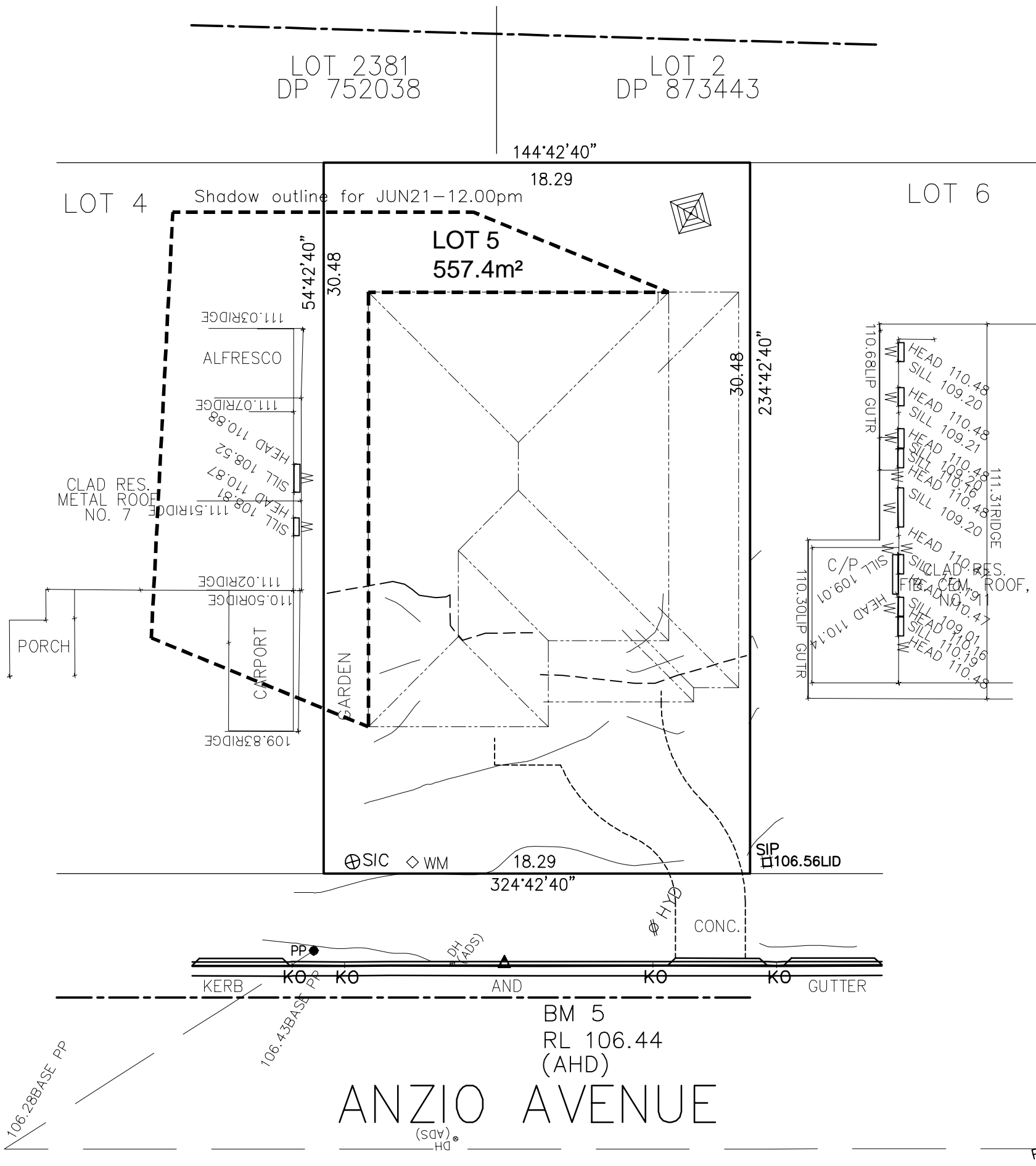
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RATIO @ A3: 1:200	CHECKED: MCA	
SHEET: 2.4	JOB No: 29914257	NSW

NORTH



LOT 5
D.P: 28834
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

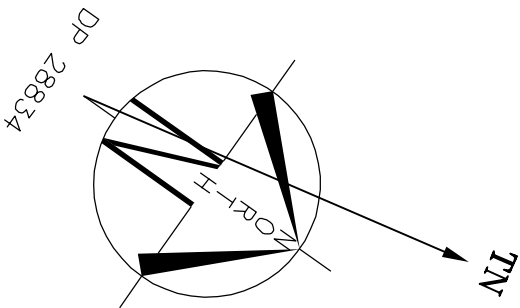


SHADOW DIAGRAM @ 21st JUNE - 12 Noon

CLIENT'S SIGNATURE: _____ DATE: _____

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				DRAWN: PG.	DATE: 01.07.20	Rev: <div>E</div>
				RATIO @ A3: 1:200	CHECKED: MCA	
				SHEET: 2.5	JOB No: 29914257	NSW

NORTH



LOT 5
D.P: 28834
L.G.A: NORTHERN BEACHES

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

LOT 2381
DP 752038

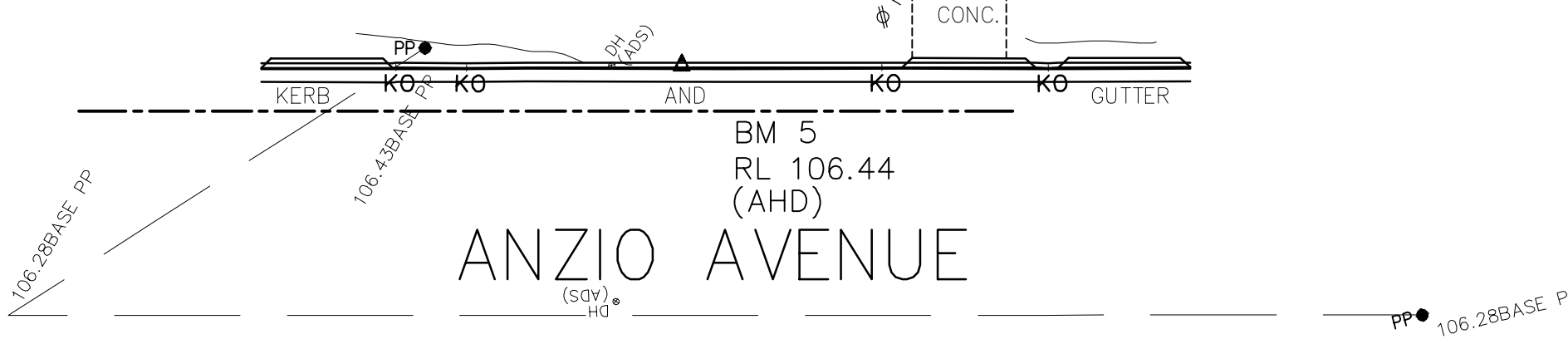
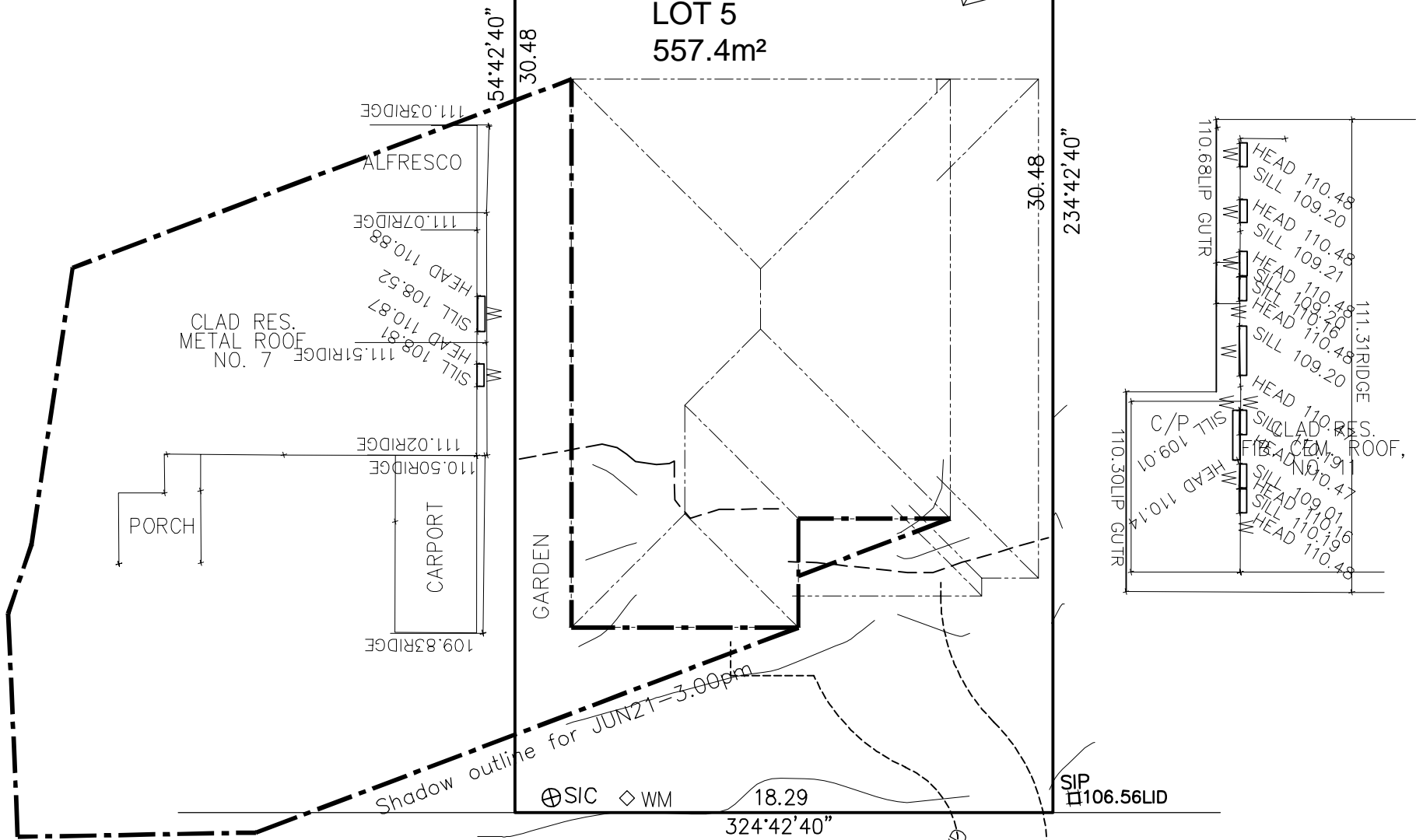
LOT 2
DP 873443

144'42'40"

LOT 4

LOT 6

LOT 5
557.4m²



ANZIO AVENUE

BM 5
RL 106.44
(AHD)

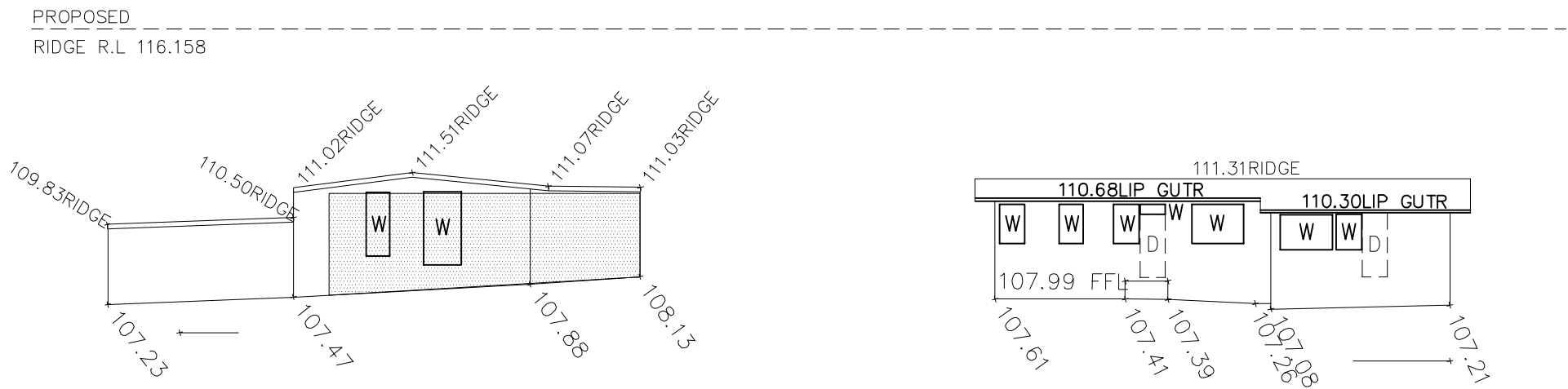
SHADOW DIAGRAM @ 21st JUNE - 3pm

CLIENT'S SIGNATURE: _____ DATE: _____

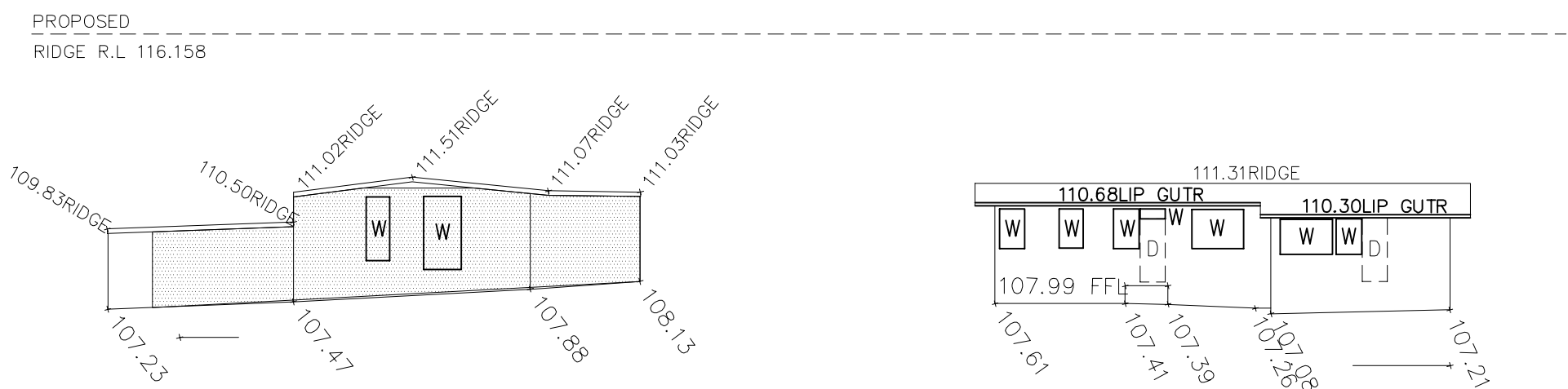
ClarendonHomes <small>BL No. 2298C ABN 18 003 892 706</small> Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: BOSTON 42 Classic R/H Garage Sapphire Specification	CLIENT: Mr. WONG Mrs. WONG SITE ADDRESS: Lot 5 No.9 D.P 28834 Anzio Avenue ALLAMBIE HEIGHTS 2100	DA DRAWINGS		
				DRAWN: PG.	DATE: 01.07.20	Rev: E
				RATIO @ A3: 1:200	CHECKED: MCA	
				SHEET: 2.6	JOB No: 29914257	NSW

LOT 5
D.P: 28834
L.G.A: NORTHERN BEACHES

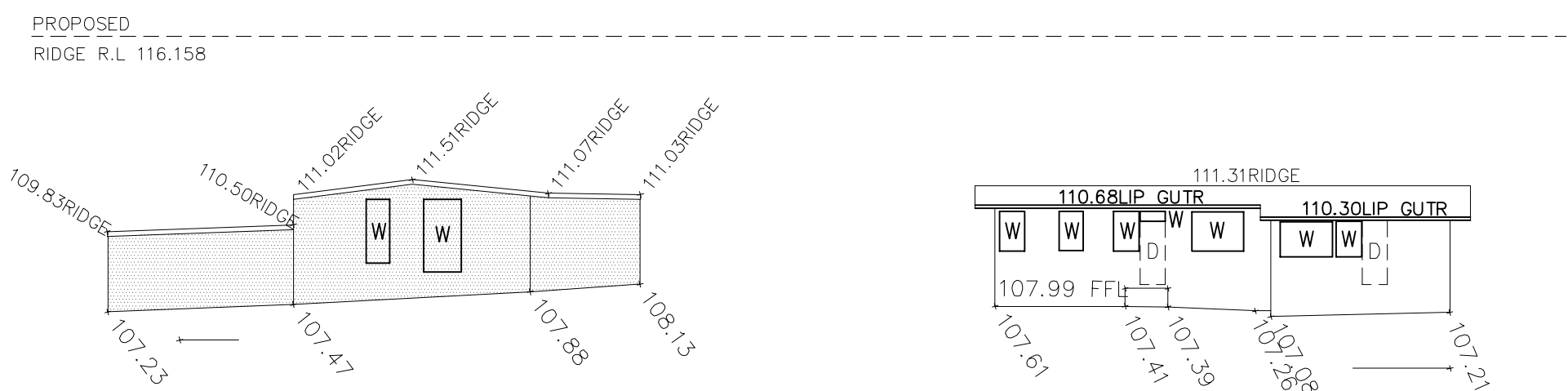
SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



Shadow outline for JUN21-9.00am



Shadow outline for JUN21-12.00pm



Shadow outline for JUN21-3.00pm

ELEVATIONAL SHADOWS @ 21st JUNE


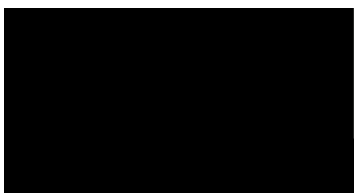
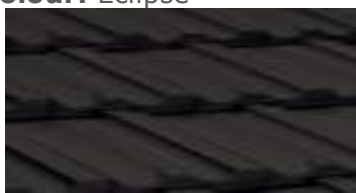




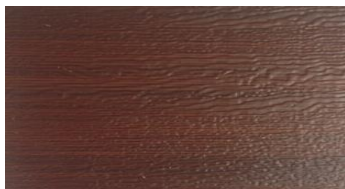
LIFESTYLE

- STUDIO -

BY CLARENDON HOMES

Client:	Mr David Clifford & Mrs Angela Jingtian Wong		
Site Address:	Lot 5, 9 Anzio Avenue ALLAMBIE HEIGHTS NSW 2100		
Job Number:	29914257	House Type:	Boston 42
Date Issued:	24/09/2020	Developer:	Clarendon Homes

Roof BASIX Rating:	Dark	Wall BASIX Rating:	Dark
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Main Body Brick: Austral Wilderness 'Blue Gum' 	Window Frame Colour: Custom Black Low Sheen 	Roof Type/Style: Boral Terracotta / French Colour: Eclipse 
Front Entry Door Colour: Clarendon Medium Stain 	Gutter: Monument Fascia: Surfmist 	Downpipes: Monument Water Tank: Monument 
Garage Door Type: Flatline 	Garage Door Colour: Caoba Dawn 	Applied Feature: Not Applicable
Other: Not Applicable	Other: Not Applicable	Driveway/Letterbox: To compliment façade *By client after handover

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

Signature <i>David Wong</i>	Date 7/10/2020 12:33 PM AEDT
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