

LOT 20
D.P: 224556
L.G.A: NORTHERN BEACHES

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

SITE AREA	719.70 m ²
ROOF AREA	255.91 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	409.42 m ² 56.89 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	230.86 m ²
MIN. REQUIRED BY COUNCIL:	60 m ²
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	GARAGE
ROOF FOOTPRINT:	255.91 m ²
DRIVEWAY/ PAVED AREAS:	46.17 m ²
TOTAL:	302.08 m ²
MAX SITE COVERAGE FOR OSD:	41.97 %

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	424.03 m ² 58.92 %

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

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

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.

0008295354-01 13 Dec 2022
Assessor Daniel Warda
Accreditation No. 101182
Address
Greendale Avenue, Frenchs Forest, NSW, 2086
www.nathers.gov.au
5.2
NATIONWIDE HOUSE
ENERGY RATING SCHEME
63.2
MUM

COUNCIL D.A. CONSENT
D.A. NUMBER: XXXX-XXXX
LOCAL
PHONE: 9836 5711 FAX: 9636 5722
WATER APPROVAL
APPLICATION No.: 1537784
PIER INSPECTION REQUIRED: NO

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

**REFER TO PAGE 7 FOR
DRIVEWAY PROFILE**

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 # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: SARATOGA 42 Saville L/H Garage Sapphire Specification	CLIENT: Mr. WIMALASIRI Mrs. MEYER SITE ADDRESS: Lot 20 No. 11, DP 224556 Greendale Avenue FRENCHS FOREST, 2086	INITIAL PLANS DRAWN: SM DATE: 27.06.22 RATIO @ A3: 1:200 SHEET: 2 Rev: J JOB No: 29916047 NSW
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SMOKE ALARM

DOWN PIPE LOCATION

GARDEN TAP LOCATION

LIFT OFF HINGES

STEEL POST

TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

EXHAUST FAN

AIR CONDITIONING DUCT

0008295354-01 13 Dec 2022

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Address
Greendale Avenue, Frenchs Forest, NSW, 2086

5.2
NATIONWIDE HOUSE
ENERGY RATING SCHEME

63.2
M2/m2

www.nathers.gov.au

hstar.com.au

NOTE:
(UNLESS NOTED OTHERWISE)

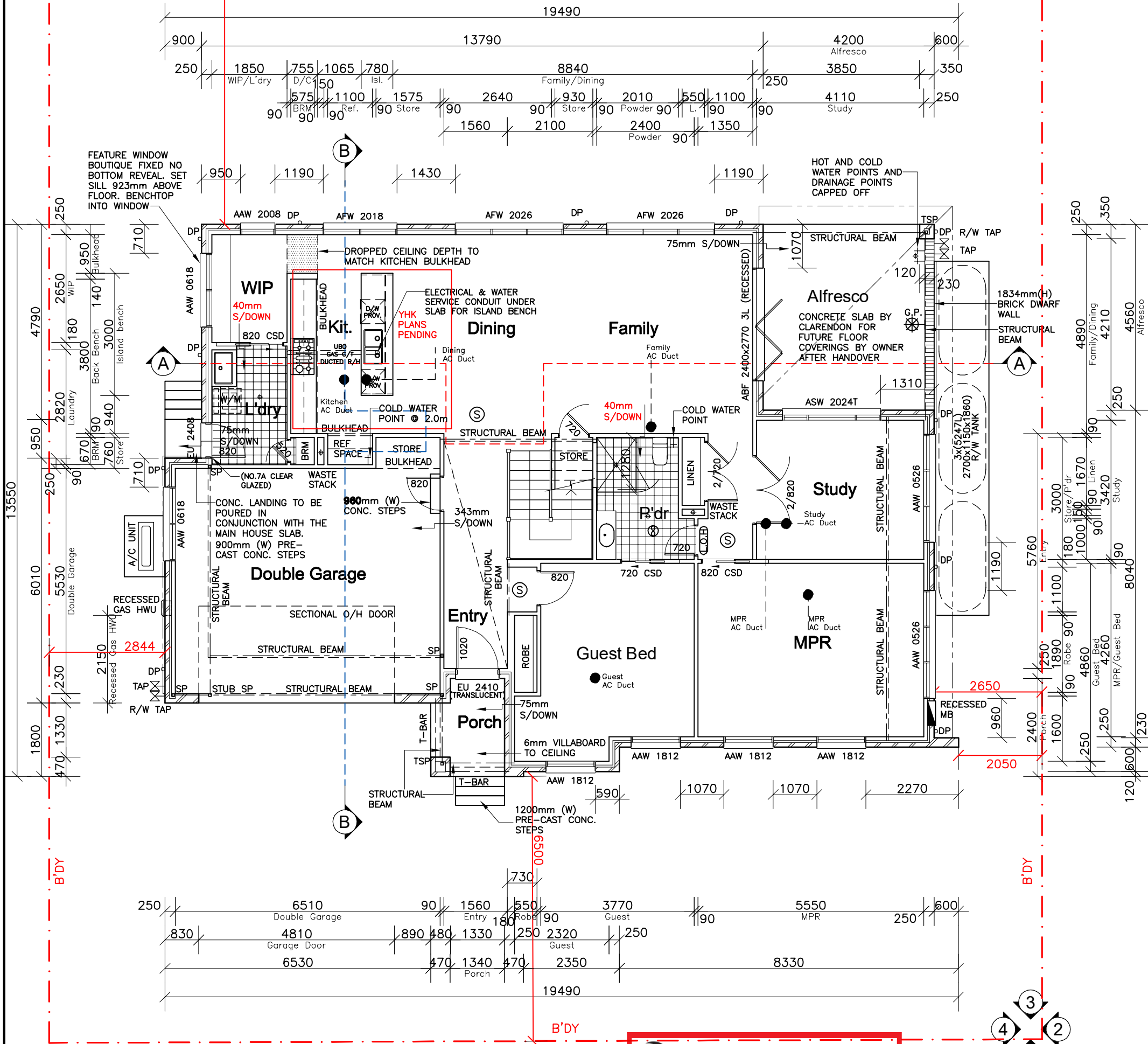
300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS

NOTE:
PROVIDE KOALA GREY EPOXY FLOOR
FINISH TO GARAGE ONLY

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

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

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



GROUND FLOOR PLAN



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

DA2023/0018

NOTE:
REFER TO EHI AUSTRALIA QUOTE No.
J0012228-1 V4 FOR ADDITIONAL
VARIATIONS

NOTE:
REFER TO TILE QUOTE FOR TILING
LAYOUT

NOTE:
REFER TO CARPET/TIMBER QUOTE
FOR ADDITIONAL FLOORING
VARIATIONS

CLIENT'S SIGNATURE:

DATE:

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PRODUCT:

SARATOGA 42
Saville
L/H Garage

Sapphire Specification

CLIENT:

Mr. WIMALASIRI
Mrs. MEYER

SITE ADDRESS:

Lot 20 No. 11, DP 224556
Greendale Avenue
FRENCHS FOREST, 2086

INITIAL PLANS

DRAWN: PG.	DATE: 06.10.22	Rev:
RATIO @ A3: 1:100	CHECKED: AL	J
SHEET: 3	JOB No: 29916047	NSW

SMOKE ALARM

DOWN PIPE LOCATION

LIFT OFF HINGES

STEEL POST

TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

EXHAUST FAN

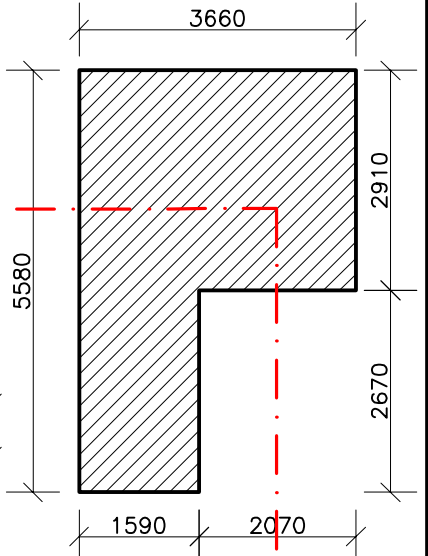
AIR CONDITIONING DUCT

400x200mm EAVE VENT



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

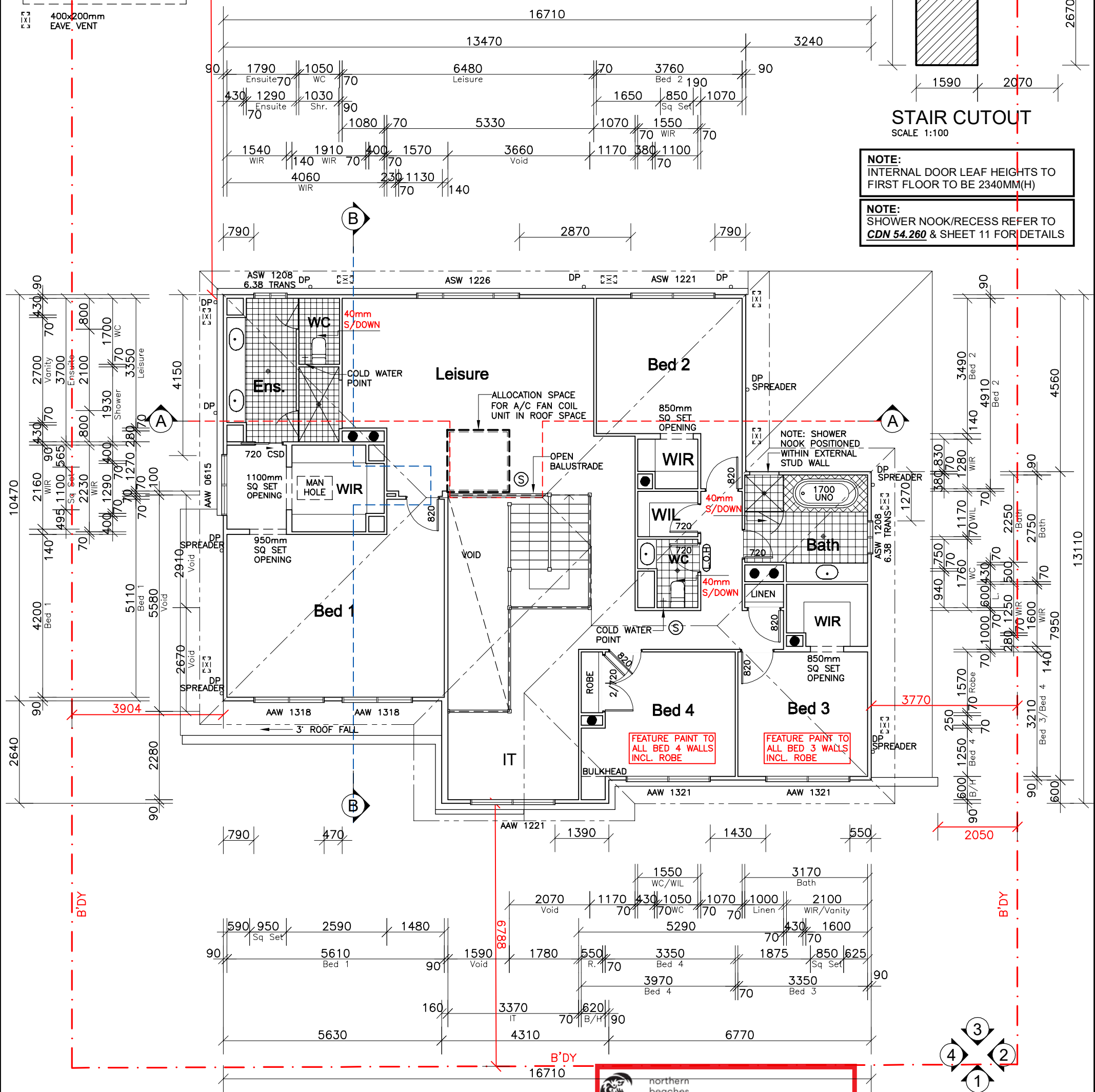
NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



STAIR CUTOUT
SCALE 1:100

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



FIRST FLOOR PLAN



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

DA2023/0018

NOTE:
REFER TO **EH1 AUSTRALIA** QUOTE No. J0012228-1 V4 FOR ADDITIONAL VARIATIONS

NOTE:
REFER TO **TILE** QUOTE FOR TILING LAYOUT

NOTE:
REFER TO **CARPET/ TIMBER** QUOTE FOR ADDITIONAL FLOORING VARIATIONS

CLIENT'S SIGNATURE:

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RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 4	JOB No: 29916047	NSW

HEBEL FLOORING
CONSTRUCTION

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

DENOTES WINDOWS WITH 6.38MM TRANSLUCENT GLAZING

5.2

NATIONWIDE HOUSE ENERGY RATING SCHEME

63.2 MJ/m²

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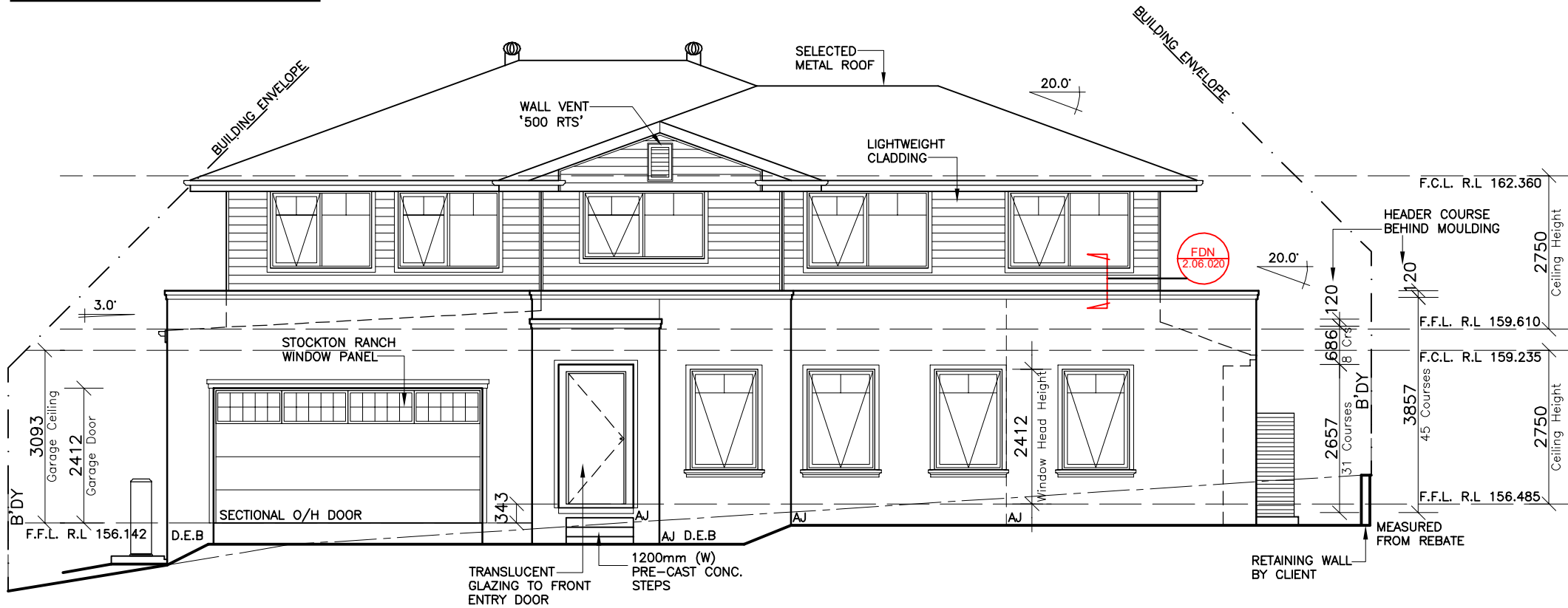
Assessor Daniel Warda

Accreditation No. 101182

Address Greendale Avenue , Frenchs Forest , NSW , 2086

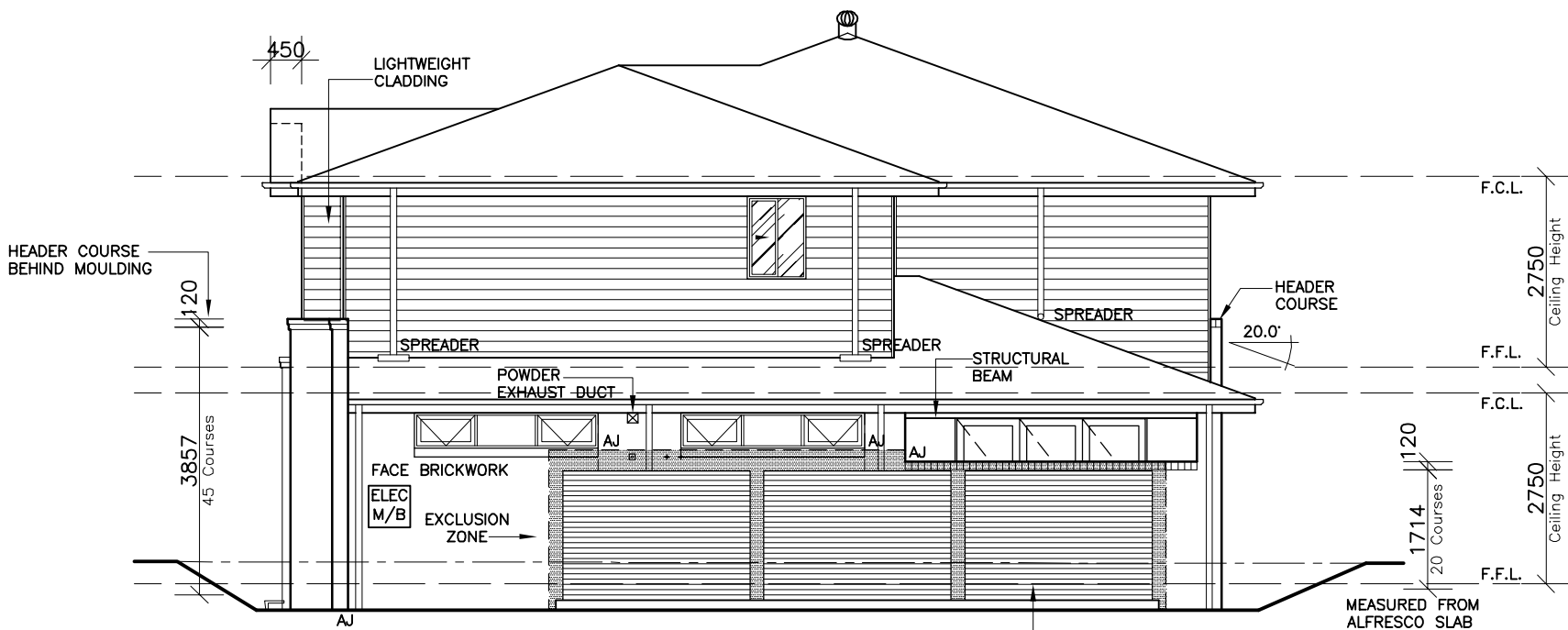
hstar.com.au

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



ELEVATION 1
-EAST-

REFER TO FOR FDN 2.06.010
MOULDING DETAILS



ELEVATION 2
-NORTH-

LOCATION OF 3x5247L
SLIMLINE ABOVE GROUND
RAINWATER TANK
3x(2700Lx1150Wx1860H)

northern
beaches
council

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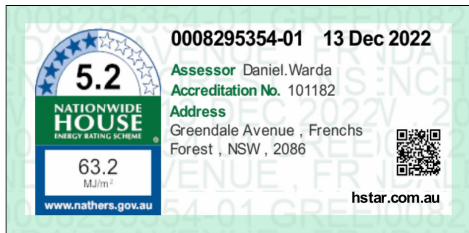
<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be 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>SARATOGA 42 Saville L/H Garage</div> <div>Sapphire Specification</div>	<div>CLIENT:</div> <div>Mr. WIMALASIRI Mrs. MEYER</div> <div>SITE ADDRESS:</div> <div>Lot 20 No. 11, DP 224556 Greendale Avenue FRENCHS FOREST, 2086</div>	INITIAL PLANS		
				DRAWN: PG.	DATE: 06.10.22	Rev: J
				RATIO @ A3: 1:100	CHECKED: AL	
				SHEET: 5	JOB No: 29916047	NSW

HEBEL FLOORING
CONSTRUCTION

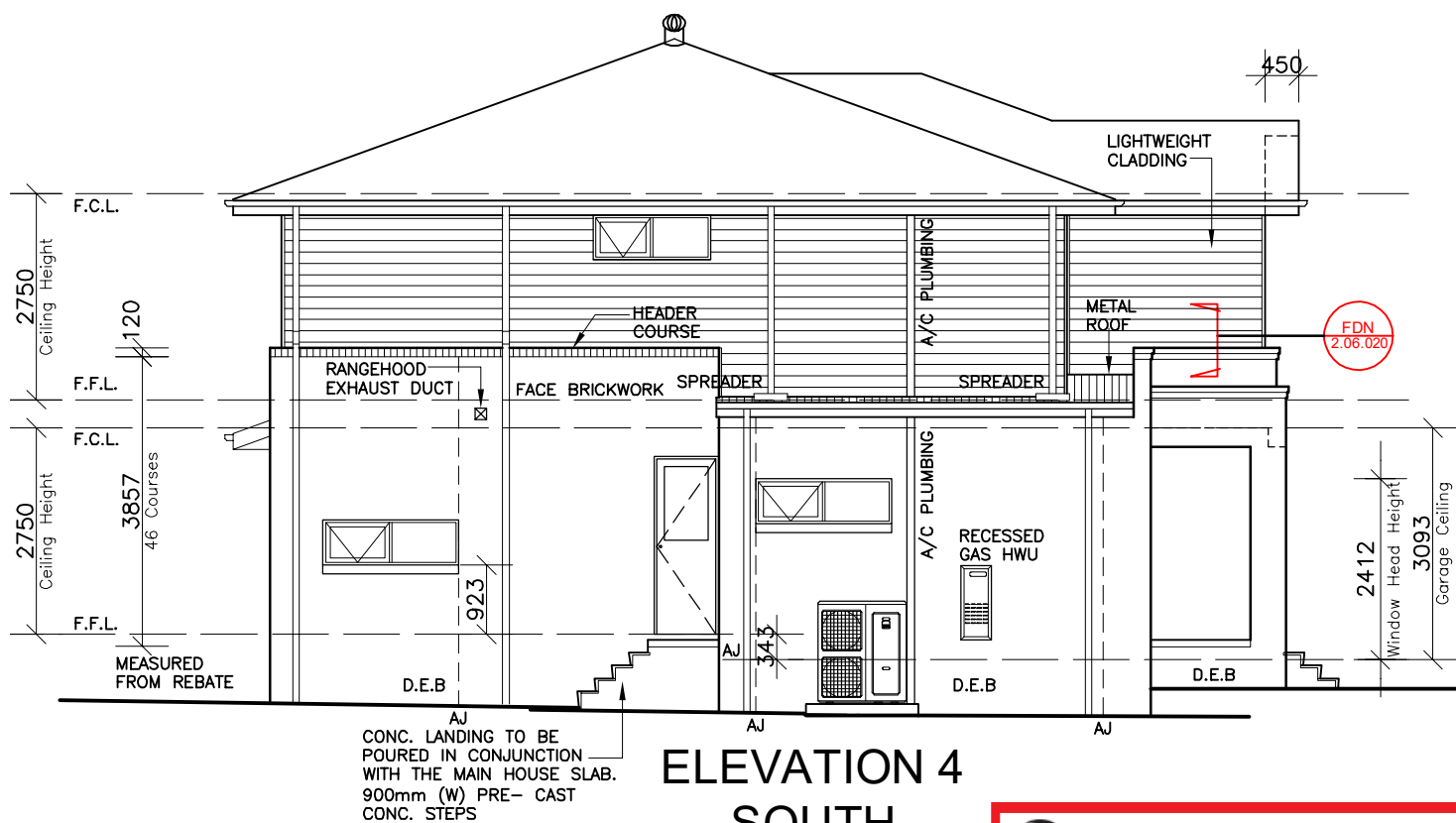
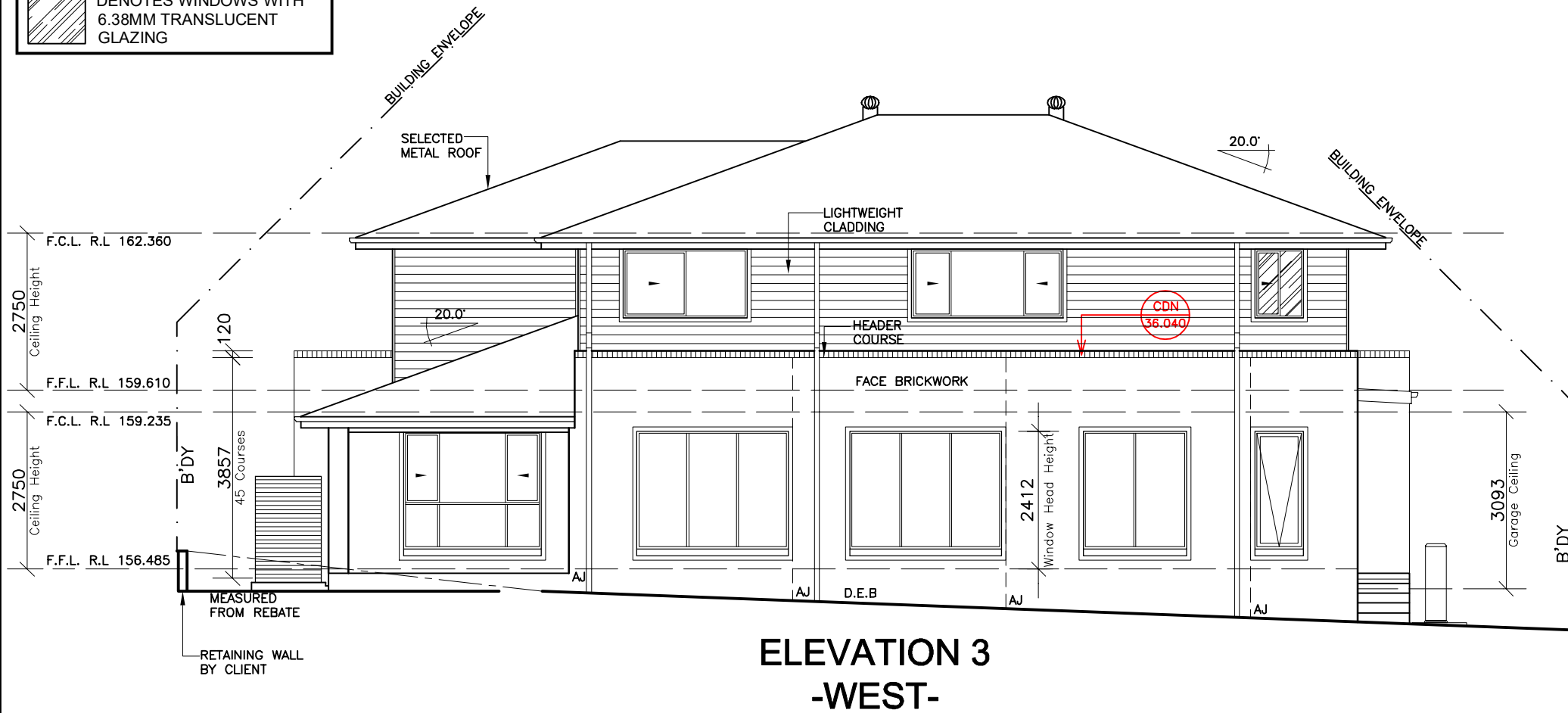
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DENOTES WINDOWS WITH
6.38MM TRANSLUCENT
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NOTES:
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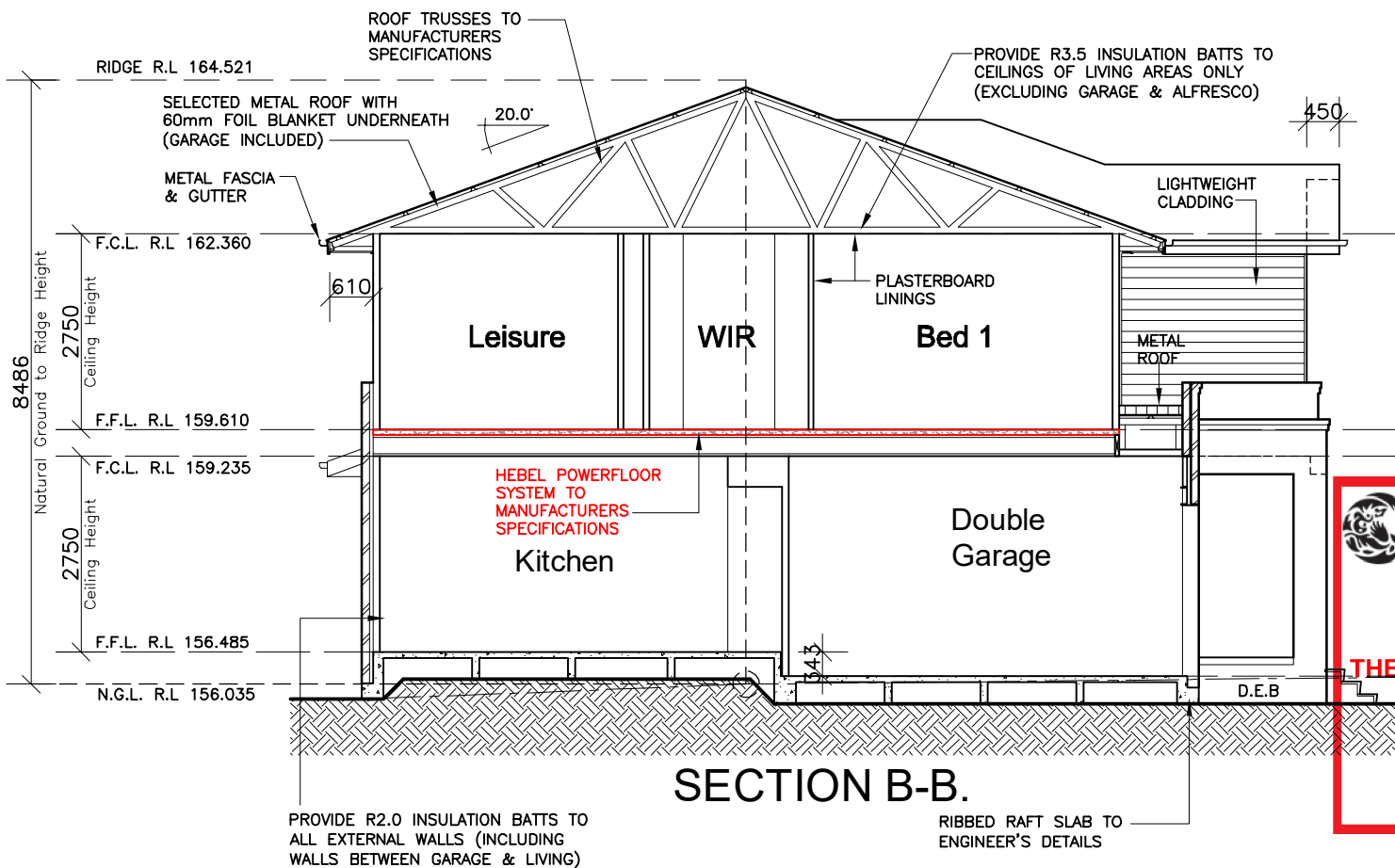
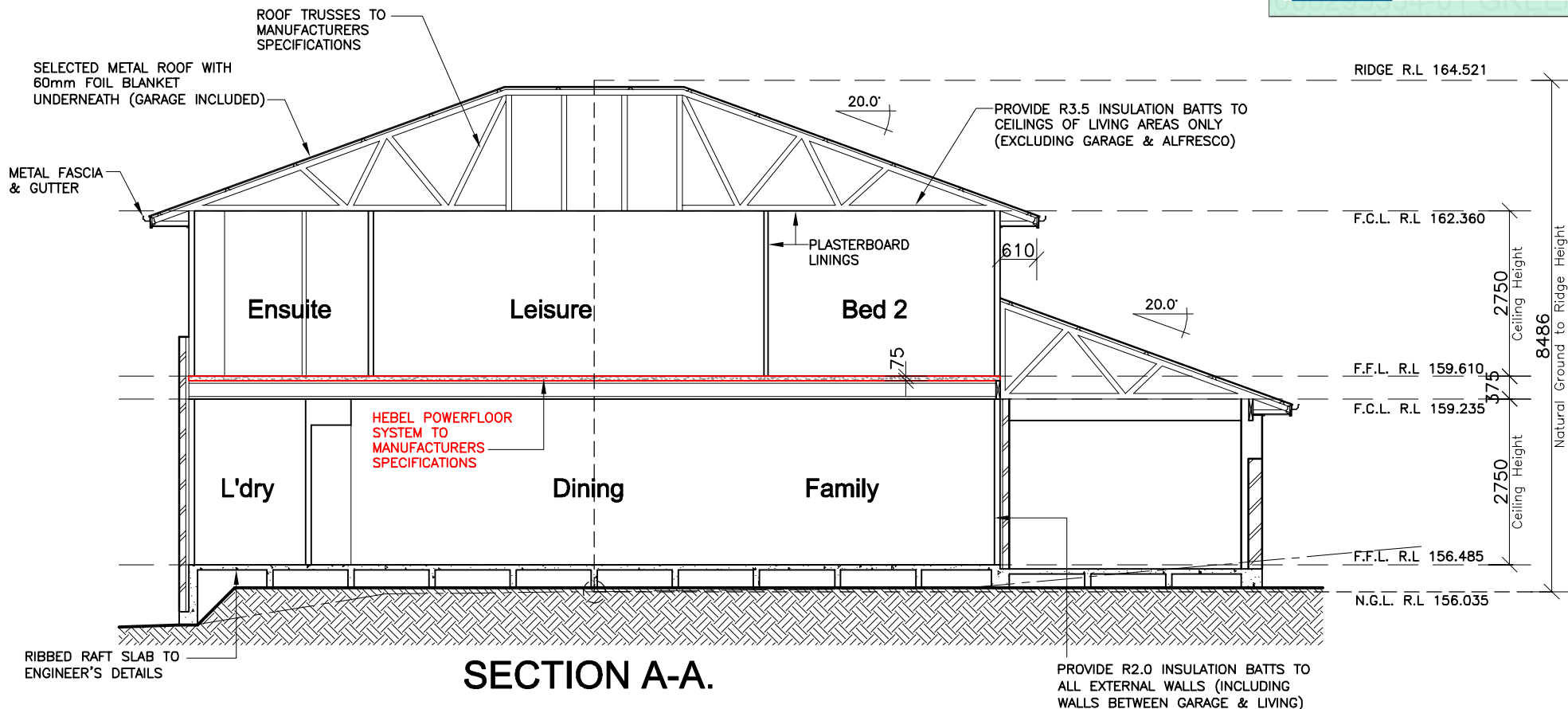
INITIAL PLANS

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RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 6	JOB No: 29916047	NSW

HEBEL FLOORING CONSTRUCTION

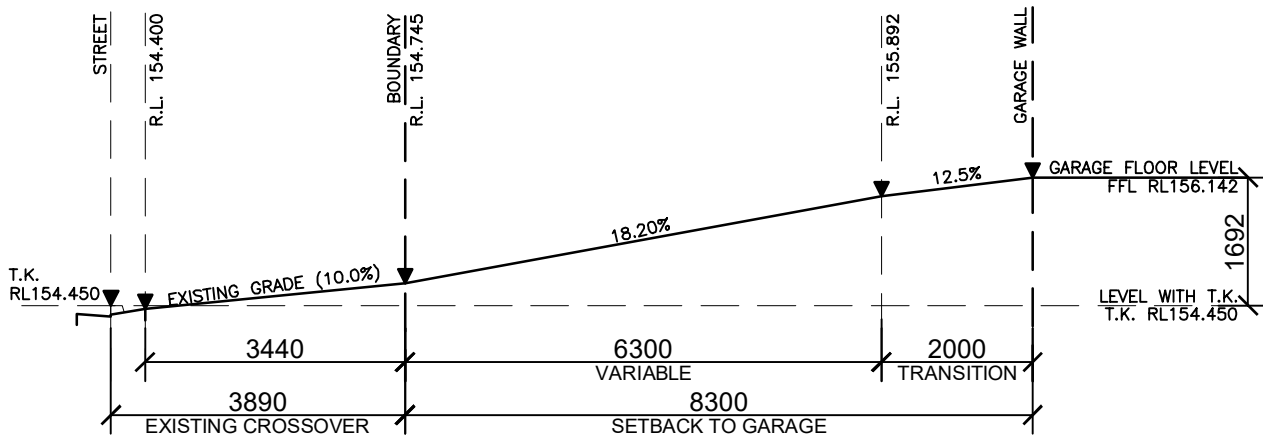
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO
GROUND & FIRST FLOOR TO BE
2340MM(H)

NOTE -
CLIENT TO INSTALL CEILING FANS (1400mm) TO
FAMILY, STUDY, MPR, GUEST, ALL BEDROOMS
& LEISURE AFTER HANDOVER TO COMPLY
WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL CEILING FANS
INSTALLED



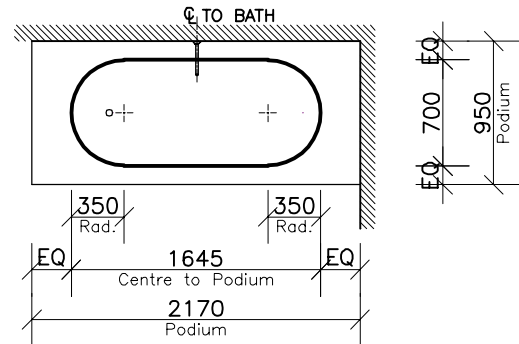
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DRIVEWAY GRADIENT PROFILE

SCALE - 1:100



UNO 1700 BATH CUTOUT

SCALE 1:50

CLIENT'S SIGNATURE: _____ DATE: _____

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SHEET: 7	JOB No: 29916047	NSW