

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

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	First floor shower and wc removed and repaced with store room	For Section 4.55 (1A)
2	Addition of lift and lift shaft through all levels	For Section 4.55 (1A)
3	Relocation of laundry internal door and addition of parition walls in Laundry	For Section 4.55 (1A)
4	Addition of sliding door between kitchen and stairs	For Section 4.55 (1A)
5	Addition of nib wall in lower ground floor exercise room	For Section 4.55 (1A)
6	Length of wall in First Floor Snug room extended and additional door in corridor	For Section 4.55 (1A)
7	Removal of step into Master Robe and Ensuite	For Section 4.55 (1A)
8	Modification to Landscape design	For Section 4.55 (1A)
9	Removal of skylight	For Section 4.55 (1A)

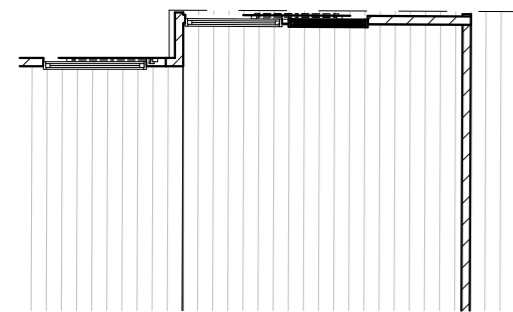
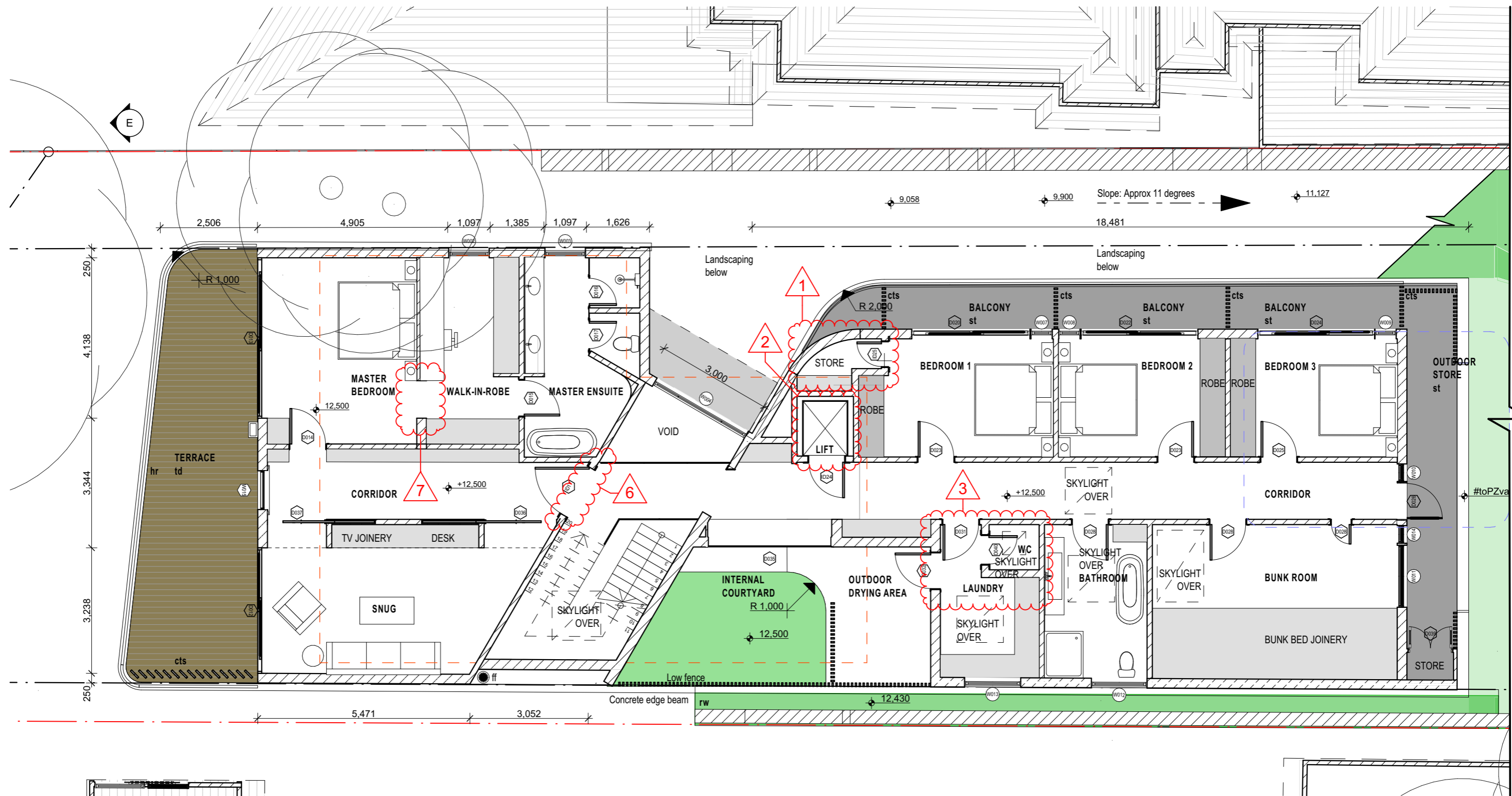
DRAWING SCHEDULE	
Sheet No.	Sheet Name
S4.55 00	COVER PAGE
S4.55 01	PROPOSED ROOF PLAN
S4.55 02	PROPOSED FIRST FLOOR PLAN
S4.55 03	PROPOSED GROUND FLOOR PLAN
S4.55 04	PROPOSED LOWER GROUND FLOOR
S4.55 05	NOTIFICATION PLAN AND ELEVATIONS
S4.55 06	PROPOSED LANDSCAPE MASTER PLAN
S4.55 07	PROPOSED LANDSCAPE PLANTING PLAN



Key	
bt	basalt tile
c	concrete
cr	cement render
ct	ceramic tile
ctw	charred timber weatherboards
cts	charred timber screen
ex	existing
ff	fireplace flue
fp	fireplace
ftw	fixed timber window
gpf	glass pool fence
hr	handrail
lw	louvre window
mr	metal roofing
otw	operable timber window
pv	photovoltaic cells
rw	retaining wall
tc	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
td	timber decking
tb	timber boards

rev.	date	description	rev.	date	description	<div>marker. Architecture &amp; Design 402 Darling Street, Balmain NSW 2041 ABN: 12 624 281 858 www.markerarchitecture.com.au</div>	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	Consent Modification S4.55 (1A) <small>drawing issue</small>	07 <small>revision</small>	S4.55 00 <small>drawing number</small>	COVER PAGE <small>drawing title</small>	1801 <small>drawing job number</small>	A3 <small>Sheet Size</small> 28/03/2022 <small>drawing date</small>	AS SHOWN <small>drawing scale(s)</small> 10 <small>sheets in set</small>
05	06.08.19	S4.55 (1a)																						
06	27.08.21	S4.55 (1a)																						
07	28.03.22	S4.55 (1a)																						
Project North															local council: Northern Beaches Council		drawn: BN		checked:					

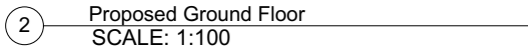




1 Proposed First Floor  
SCALE: 1:100

Site Plan Legend:	
Site boundary	Lawn
Site setbacks	Landscaping
Sun path	Sand
Existing building line	Pool
Building height control	External decking
Existing building footprint	External stone paving
Element over	Existing endemic trees

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**1801\_Clareville House**  
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**NSW 2107**  
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 Pam & Danny Nemeny



N

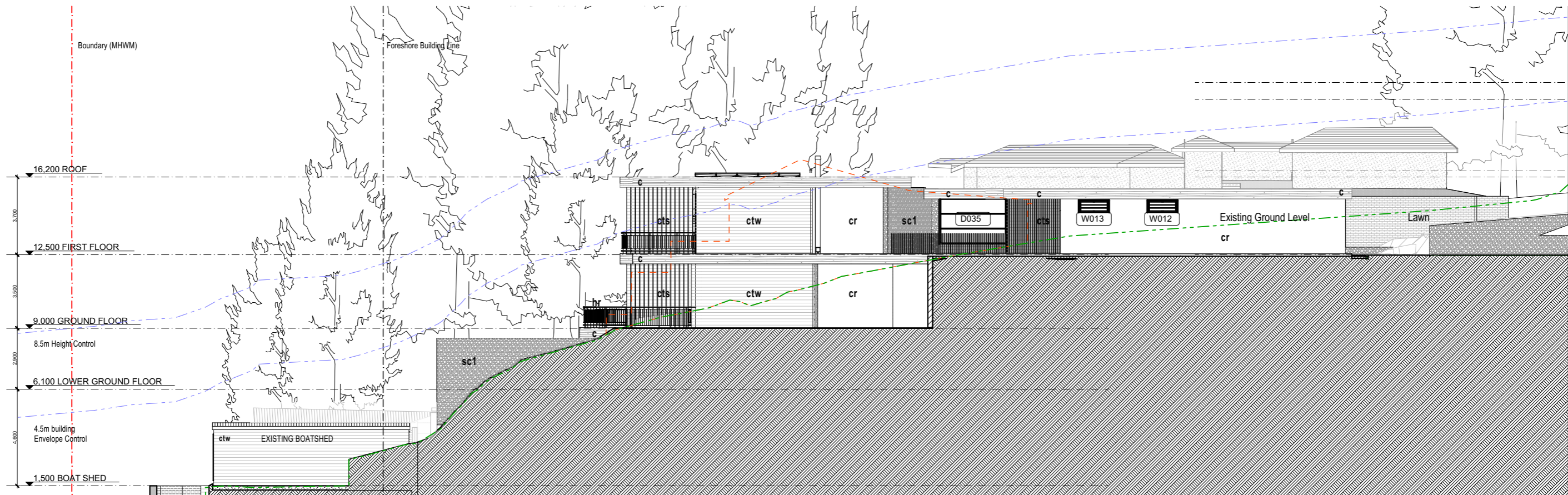
Project North

<b>A3</b> sheet size	AS SHOWN drawing scale(s)
08/03/2022 drawn date:	<b>10</b> sheets in set
checked:	

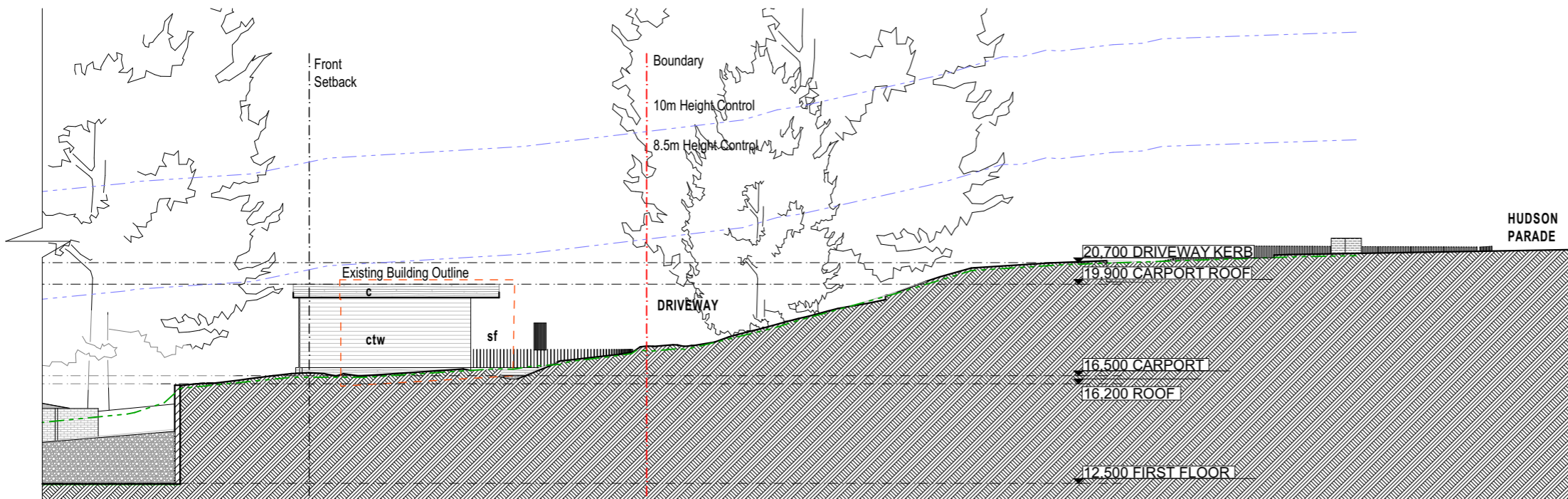
- |   |                             |   |                        |
|---|-----------------------------|---|------------------------|
|  | Site boundary               |  | Lawn                   |
|  | Site setbacks               |  | Landscaping            |
|  | Sun path                    |  | Sand                   |
|  | Existing building line      |  | Pool                   |
|  | Building height control     |  | External decking       |
|  | Existing building footprint |  | External stone paving  |
|  | Element over                |  | Existing endemic trees |







1 4 Proposed South Elevation  
SCALE: 1:200



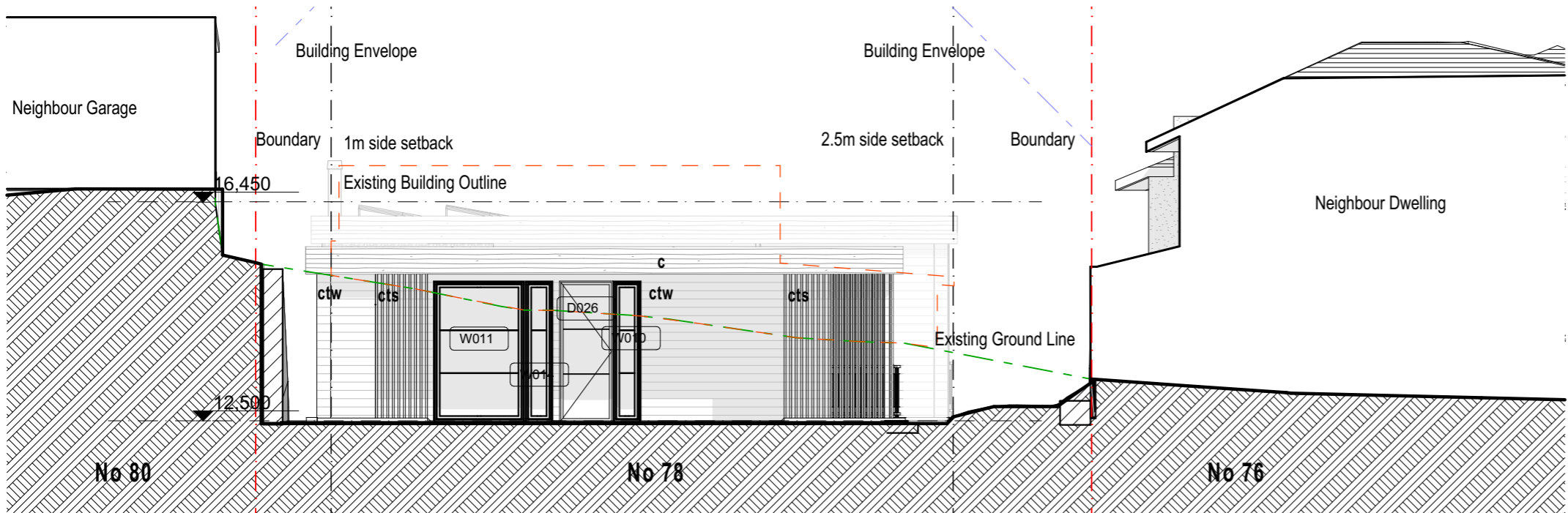
2 4 Proposed South Elevation  
SCALE: 1:200

#### Site Plan Legend:

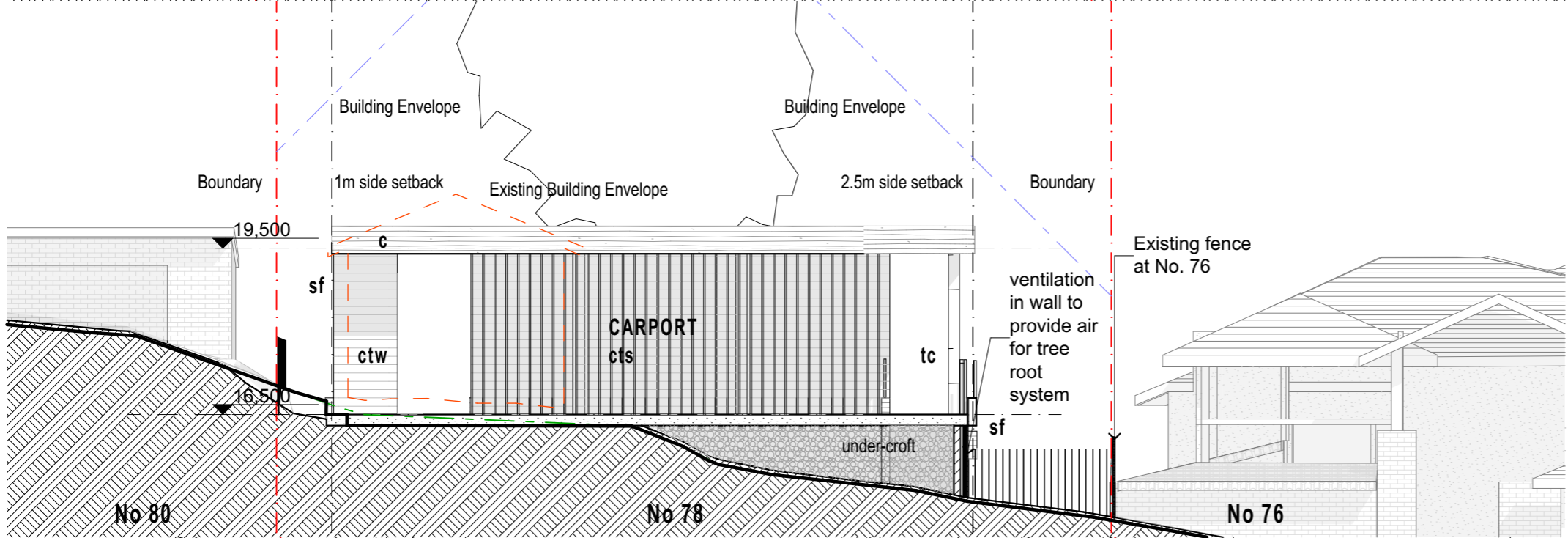
- Site boundary
- Site setbacks
- Sun path
- Existing building line
- Building height control
- Existing building footprint
- Element over
- Lawn
- Landscaping
- Sand
- Pool
- External decking
- External stone paving
- Existing endemic trees

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01	14.04.22	S4.55 (1a)				Architecture & Design 402 Darling Street, Balmain NSW 2041 ABN: 12 624 281 858 www.markerarchitecture.com.au				Project North	local council: Northern Beaches Council	drawn: BN	checked:			

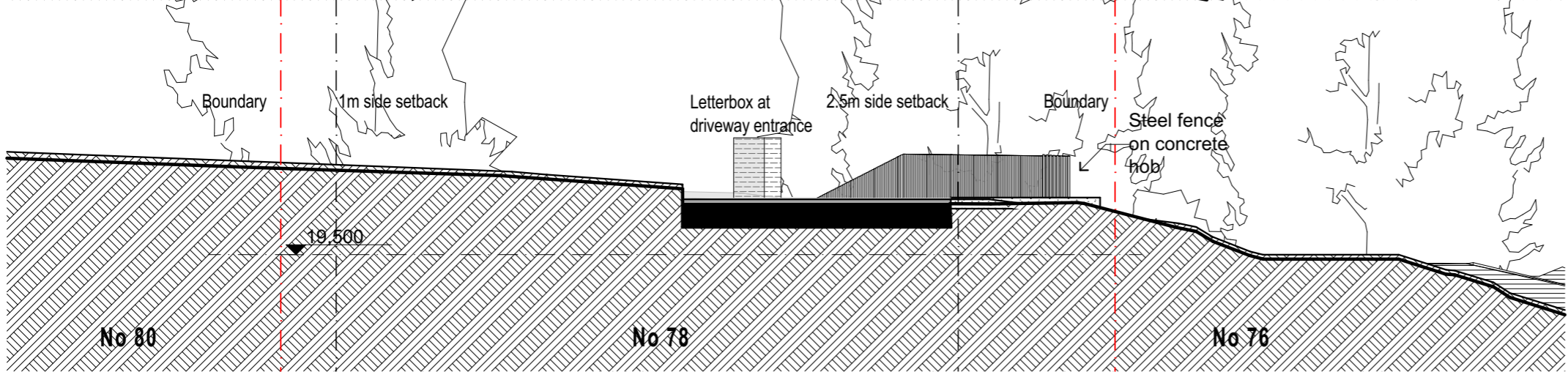




Proposed East Elevation E3 - House



Proposed East Elevation E2 - Carport

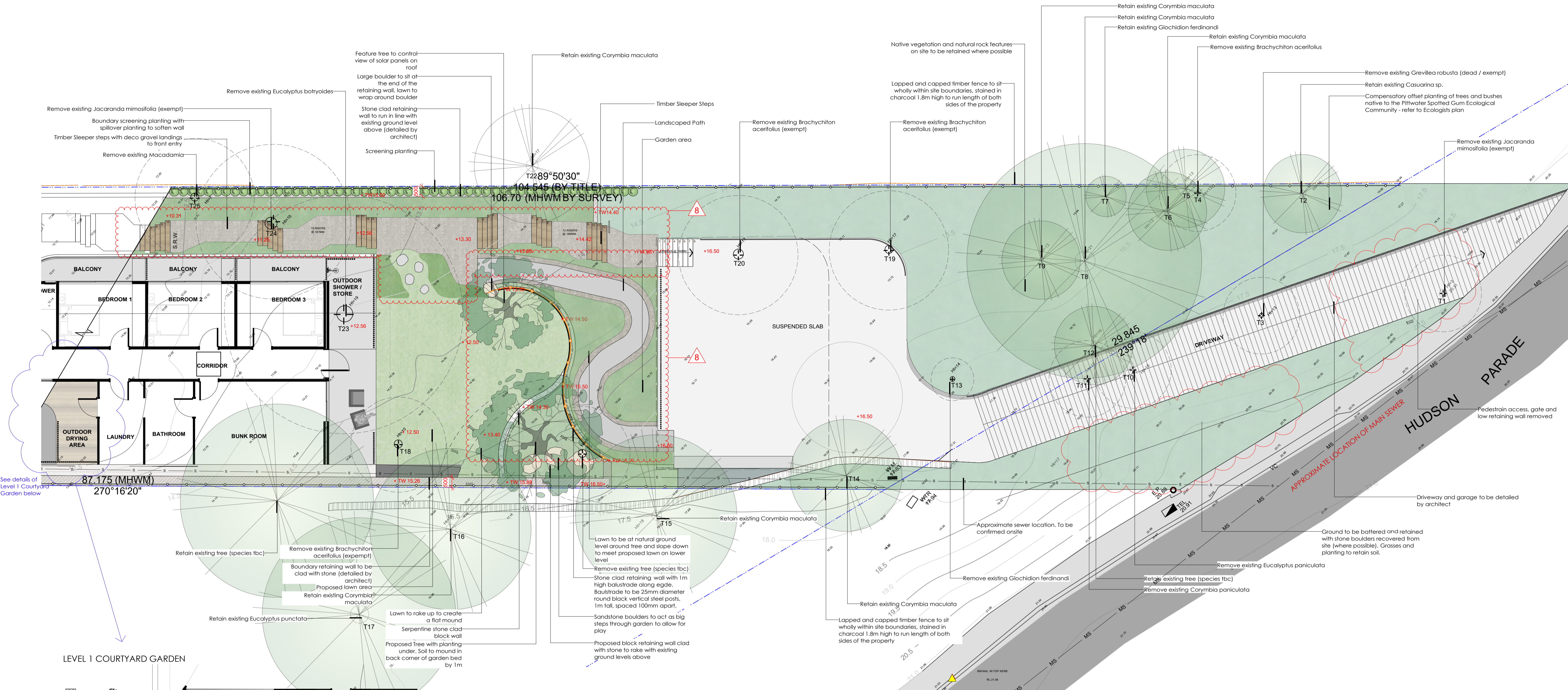


Proposed East Elevation - Street

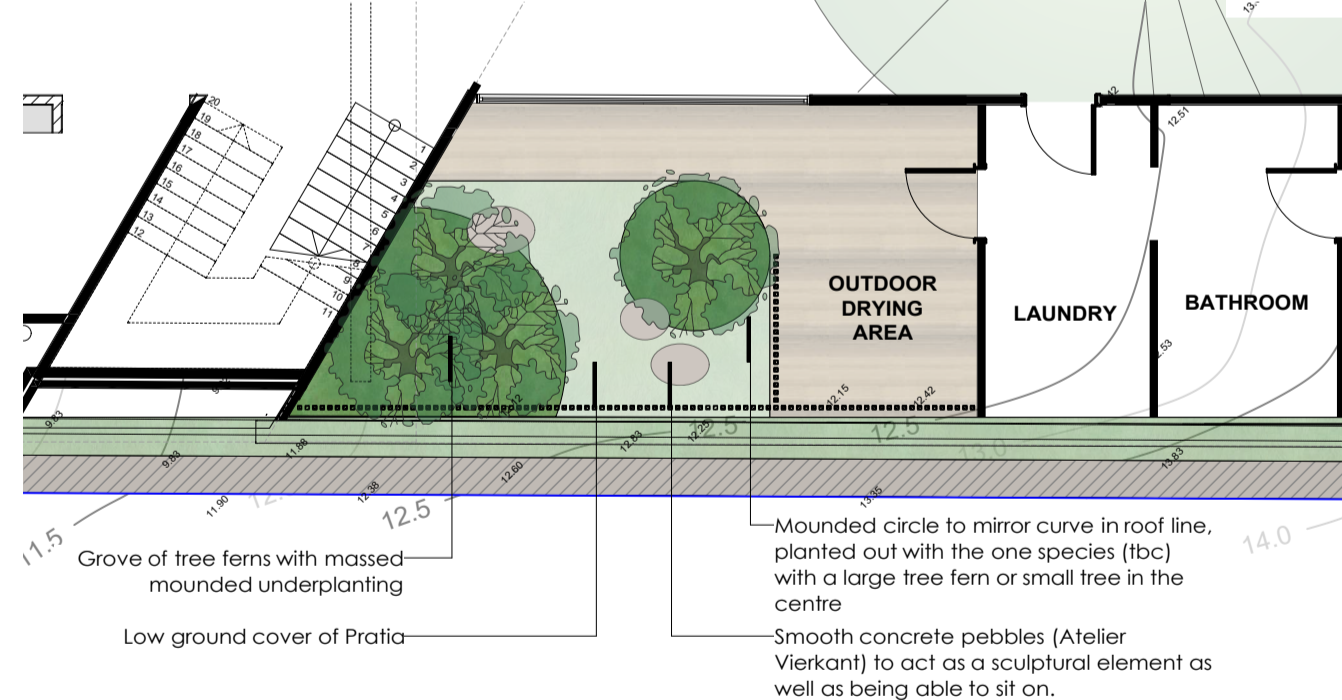
Site Plan Legend:

Site boundary	Lawn
Site setbacks	Landscaping
Sun path	Sand
Existing building line	Pool
Building height control	External decking
Existing building footprint	External stone paving
Element over	Existing endemic trees

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01	14.04.22	S4.55 (1a)				Architecture & Design 402 Darling Street, Balmain NSW 2041 ABN: 12 624 281 858 www.markerarchitecture.com.au				Project North		local council: Northern Beaches Council		drawn: BN	checked:	



LEVEL 1 COURTYARD GARDEN



LEGEND

	BENCHMARK ON KERB RL 93.95		EXISTING WALLING TO BE RETAINED		EXISTING TREE TO BE REMOVED/ RETAINED		PROPOSED TIMBER DECKING / STAIRS		GLASS POOL SAFETY FENCING, SIDE (NOM 1200MM HIGH)
	EXISTING SPOT LEVEL / PROPOSED SPOT LEVEL + 96.68		PROPOSED MASONRY WALLING (TW= TOP OF WALL)		PROPOSED TREES		PROPOSED PAVED AREA / STEPPING STONES		VERTICAL BLACK STEEL ROD FENCE (NOM 1200MM HIGH)
	BOUNDARY LINE (APPROX LOCATION)		PROPOSED STONE WALLING (TW= TOP OF WALL)		LAWN AREA		PROPOSED DECO-GRANITE		BLACK ALUMINUM POOL FENCE (NOM 1200MM HIGH)
	LINE OF ROOF OVER		PROPOSED STONE BOULDERS		GARDEN AREA		RECYCLED TIMBER BENCH SEAT		BOUNDARY FENCING - LAPPED AND CAPPED TIMBER FENCE, STAINED IN CHARCOAL (NOM 1800MM HIGH)
	AGRICULTURAL DRAINAGE PIPE		PROPOSED ORGANIC STEPPING STONES		SPOTTED GUM REVEGETATION AREA				

CONSTRUCTION NOTES

- Note 1:** All materials and workmanship shall be in accordance with the latest relevant Australian Standards and Building Code of Australia. All plumbing and drainage works shall also be in accordance with the by-laws of Sydney Water.
- Note 2:** Written dimensions shall take precedence over scaled measurements. All dimensions and levels shall be verified by contractor on site, and initial setout approved by construction manager prior to commencement of work. If in doubt, contact Landscape Architect / Designer.
- Note 3:** Contractor shall confirm extent of existing vegetation to be removed / transplanted on site, prior to commencement of works.
- Note 4:** Excavator shall strip approved topsoil from all areas to be excavated and shall store material in an approved location on site. All excavation shall be carried out as necessary, including over-excavation in lawn areas (as required) to ensure min. 200mm depth of topsoil is able to be provided and for garden areas (as required) to ensure that min. 350mm topsoil depth is able to be provided. Topsoil depths refer to depth over subsoil, not over rock or concrete.
- Note 5:** Contractor shall ensure that damp proof courses on buildings are not breached and that air vents are not blocked or restricted.
- Note 6:** Retaining walls shall be constructed to heights as necessary to retain existing/proposed ground levels, with final extent of all walling to be as required and to construction manager's on-site approval.
- Note 7:** Waterproofing and drainage line in gravel filled trench, or other approved drainage layer, shall be installed to rear of all walls where retaining.
- Comparative levels**  
Approx height of pool surrounds relative to existing ground levels at points A - D are as follows:  
**A: + 5.00**  
**B: + 1.23**  
**C: - 3.65**  
**D: + 2.00**
- Note 8:** The above information is for DA submission purposes only and is not to be used for construction purposes.
- Note 9:** Spotted Gum Forest Revegetation  
Total Area = 362m2 (308m2 in the front garden and 54m2 in the back)

8

Landscaping Calculations:		
Item	Area (m2)	% of Site Area
Site Area	1366	
Existing Hard Surface Area	261	19.1
Existing Landscaped Area	1050	76.9
Existing Impervious Area	55	4.0
		100.0
Proposed Hard Surface Area	540	39.5
Proposed Landscaped Area	743	54.5
Proposed Impervious Area	83	6
		100.0
Total Landscape Area = 60.4% of Total Site Area		

Plants have been selected from the Pittwater and Wagstaffe Spotted Gum Forest Endangered Ecological Community and are to be planted at a rate of 5 plants per m2 with a high species diversity.

Plants for the Spotted Gum Revegetation Area to be tubestock sourced from local bush regeneration nurseries and propagated from plants within 10km from the site. Existing native species that occur in the revegetation area are to be retained where possible.

The area is to be mulched to a depth of 75mm with Eucalyptus mulch only (weed free). No new soils, fertilisers, pesticides or insecticides to be used in this area.



PROPOSED LANDSCAPE MASTER PLAN  
SCALE: 1:100

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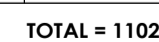
N	Consent Modification \$4.55 (1A)	07	\$4.55 06	PROPOSED LANDSCAPE MASTER PLAN	<b>1801</b>	A1	AS SHOWN
Project name	Project level	Revision	Shading number	Shading title	Shading date	Shading by	Shading for
Project name	Project level	Revision	Shading number	Shading title	Shading date	Shading by	Shading for



### OVERALL PLANTING SCHEDULE - SGF TUBESTOCK

Botanical Name	Common Name	Qty
Breynia oblongifolia	Coffee Bush	35
Personia linearis	Narrow Leaved Geebung	40
Oxylum ilicifolium	Prickly Shaggy-pea	20
Pultenaea flexilis	Graceful Bush-pea	40
Dodonaea triquetra	Hop Bush	85
Notelaea venosa	Mock-olive	40
Blechnum ambiguum		40
Doodia caudata var. caudata	Small Rasp Fern	40
Dianella caerulea var. caerulea productum	Blue Flax Lily	170
Lamandra filiformis	Mat-rush	150
Lamandra longifolia	Spiny-headed Mat rush	250
Xanthorrhoea macronema	Grass Tree	340
Geranium homeanum	Northern Cranesbill	180
Dichondra repens	Kidney Weed	180
Viola hederacea	Native Violet	180

The area is to be mulched to a depth of 75mm to with Eucalyptus mulch only (weed free). No new soils, fertilisers, pesticides or insecticides to be used in this area.



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