

rev	16.1 23.0	09.18 11.18 01.19	For Pre-DA For Review For Review	-	03.07.19	description For DA For DA	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 859	All dimensions are in millimeters unless noted otherwise.	NSW 2107 Owner:	NOT FOR CONSTRUCTION.	Ð	Development Application	03 revision
	19.0	02.19	For DA				www.markerarchitecture.com.au		Pam & Danny Nemeny		Project North		



THIS PLAN IS TO BE READ IN

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DA2019/0152

Demolition Legend:

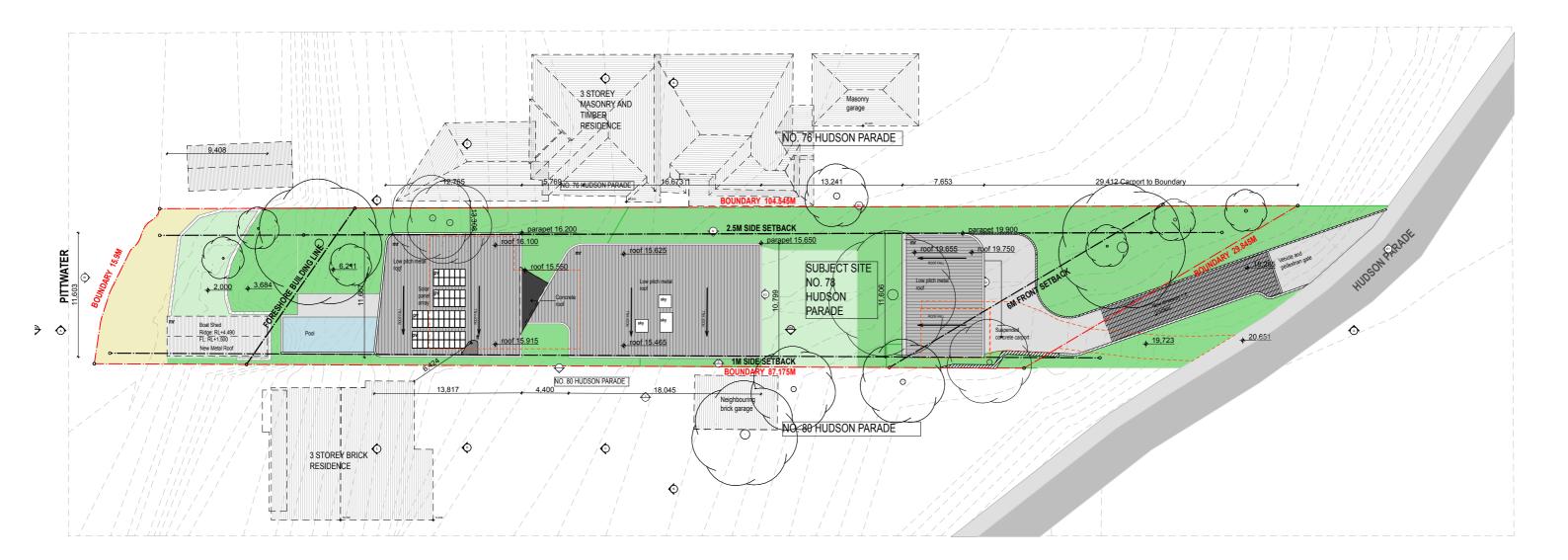


Denotes structures to be demolished

Structures noted for demolition are to be demolished in their entirety unless otherwise noted.

All paths, landscaping structures and nonendemic vegetation is to be demolished. All structures below the Mean High Water Mark and associated with the existing boat shed are to be retained unless otherwise noted





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 with a protective and decorative horizontal screening above. 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 calculations:

Landscaped Area =	842m2
Site Area =	1366m2
Deep Landscaping as perce	ntage 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

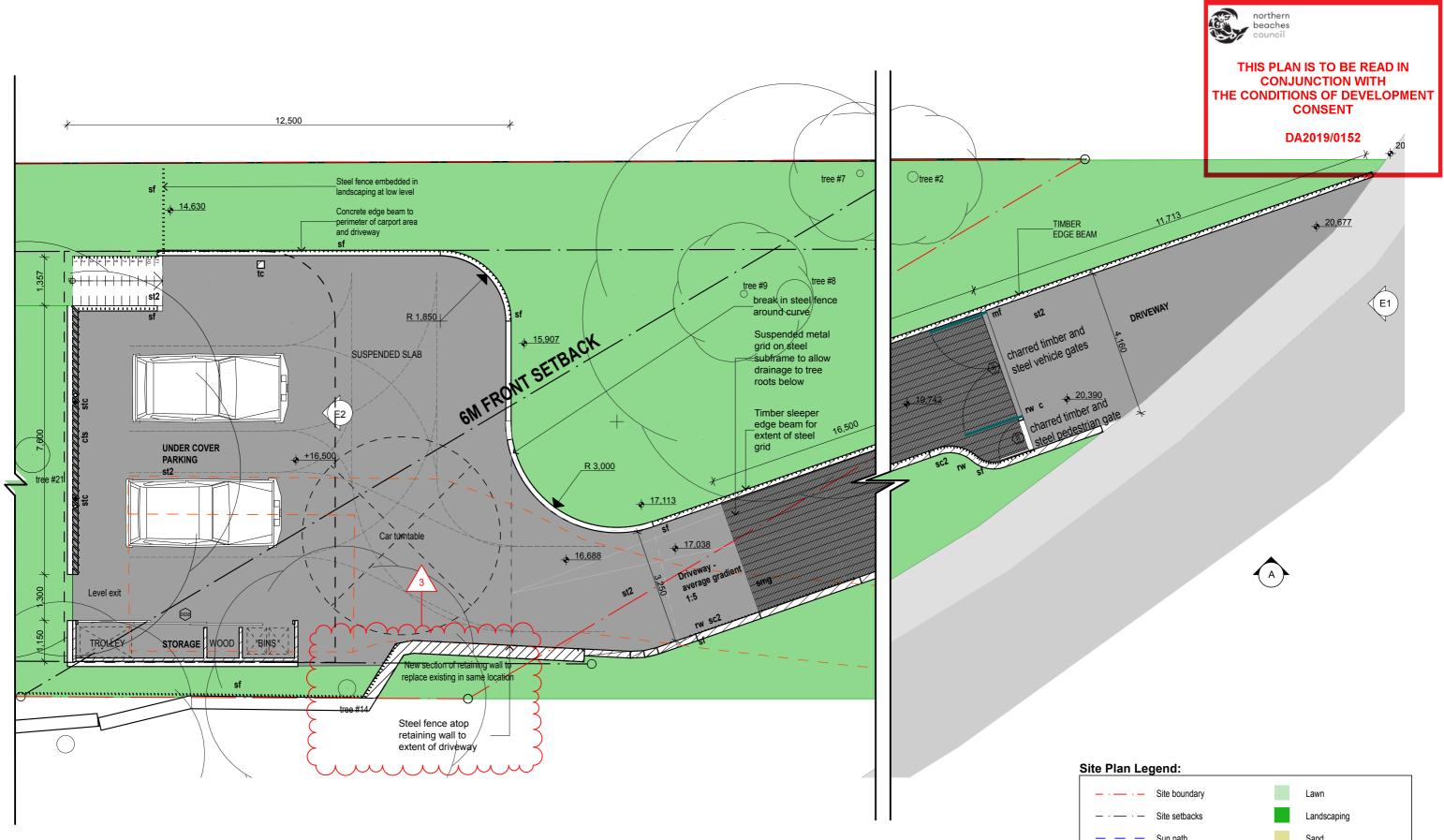
re	16 23	4.09.18 6.11.18 3.01.19	description For Pre-DA For Review For Review For DA	02	 description For DA For DA	Marker Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858 www.markerarchitecture.com.au	All dimensions are in millimeters unless noted otherwise.	1801_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.		Development Application	03 revision
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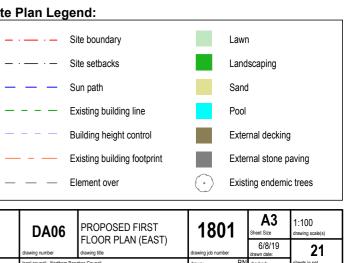
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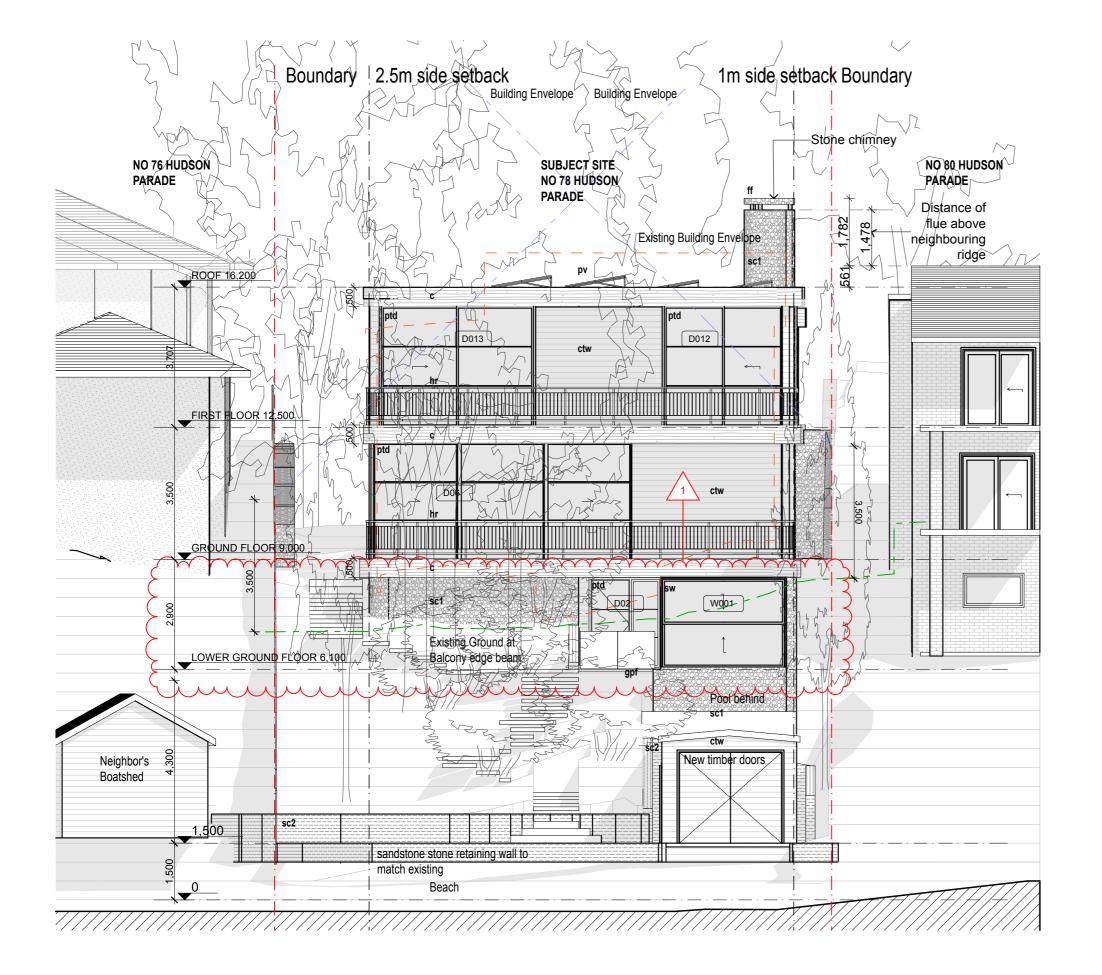
DA2019/0152

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 (\cdot) Existing endemic trees _ _ A3 1:350 1801 DA03 eet Size wing scal PROPOSED ROOF PLAN 6/8/19 21



rev.	_	For Pre-DA For Review For Review	_	03.07.19	description For DA For DA	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.	NSW 2107 Owner:	NOT FOR CONSTRUCTION.		Development Application drawing issue
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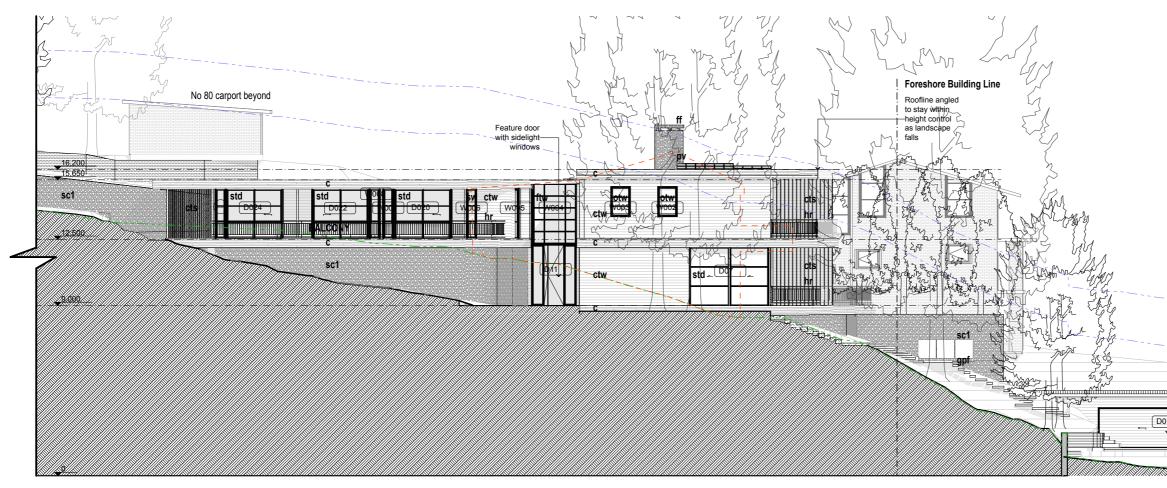
northern beaches

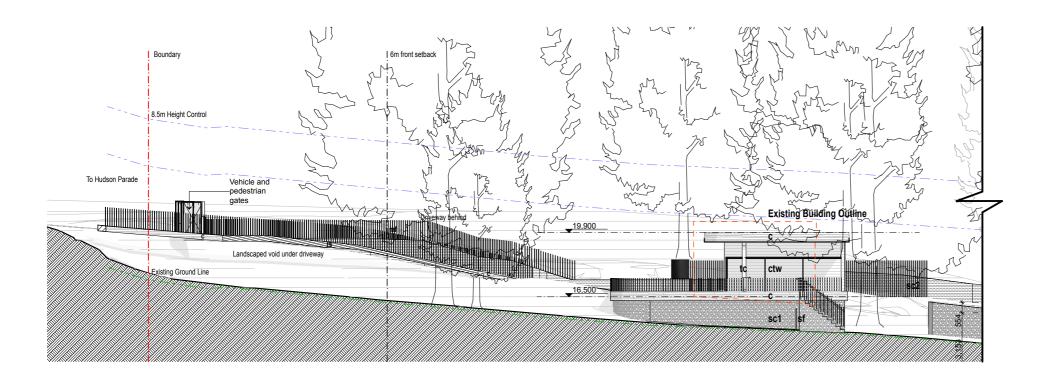
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DA2019/0152

Site Plan Legend: Cito houndary

Element over Existing endemic tr DA00 PROPOSED WEST	BN checked: sheets in set
- - Sun path Sand - - Existing building line Pool - - Building height control External decking - - Existing building footprint External stone pavilies	01 Sheet Size drawing scale(s) 6/8/19 21
- - Sun path Sand - - Existing building line Pool - - Building height control External decking - - Existing building footprint External stone pavilies	
Sand Existing building line Pool Building height control External decking	Existing endemic trees
— — Sand — — Existing building line	External stone paving
— — Sun path Sand	External decking
	Pool
- · Site setbacks	Sand
	Landscaping
_ · · Site boundary	Lawn



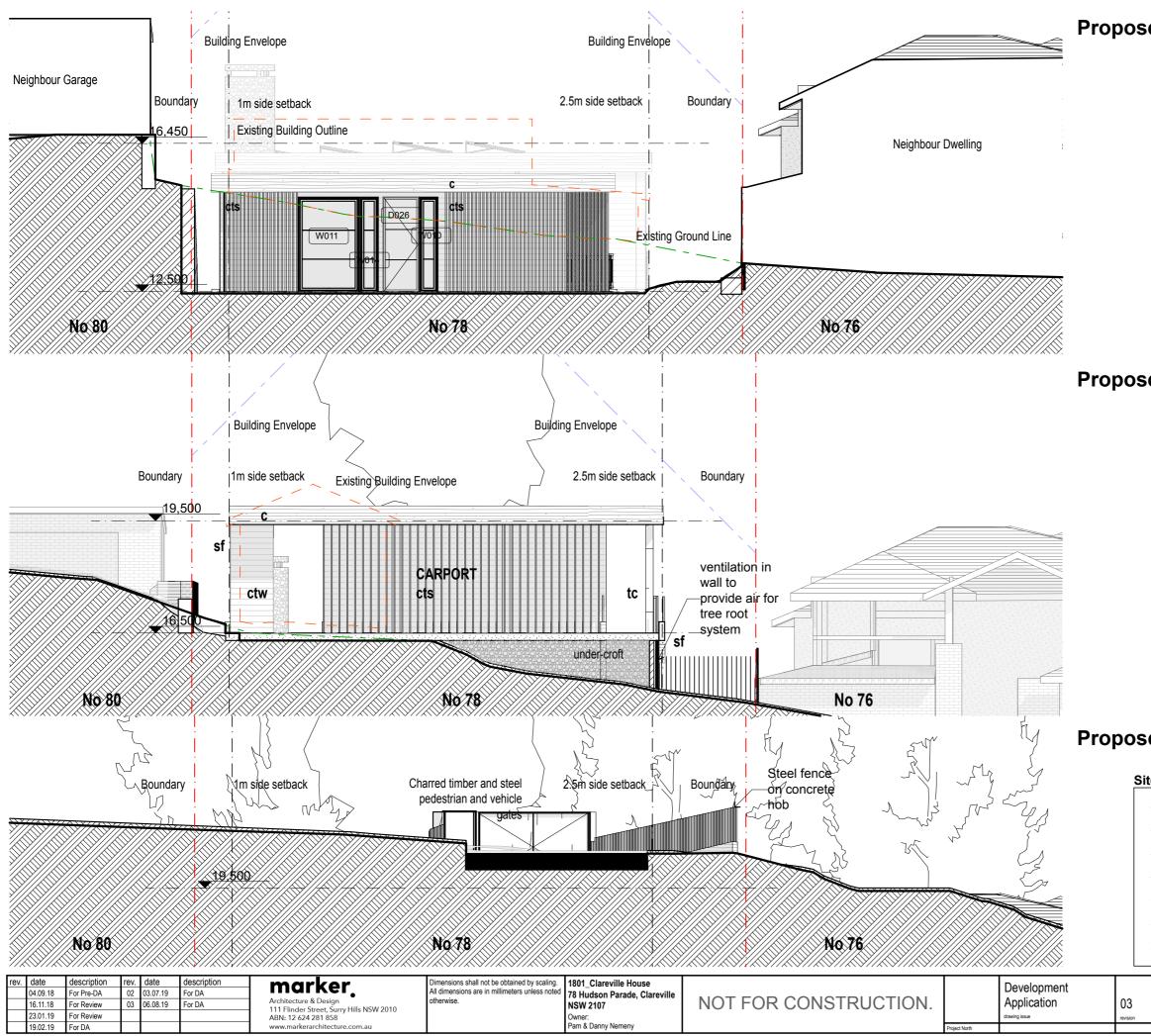


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	04.09.18	For Pre-DA	02	03.07.19	For DA	•	All dimensions are in millimeters unless noted	78 Hudson Parade, Clareville			Development	
	16.11.18	For Review	03	06.08.19	For DA	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010	otherwise.	NSW 2107	NOT FOR CONSTRUCTION.		Application	03
	23.01.19	For Review				ABN: 12 624 281 858		Owner:			drawing issue	revision
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	Boundary (MHWM)
	8.5m Height Control
	6m Building Envelope Control
	Sliding timber barn door
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	s	Site boundary		Lawr	ı	
	— · — S	Site setbacks		Land	Iscaping	
_	— — s	Sun path		Sand	ł	
_	e	Existing building line		Pool		
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	E	existing building footprint		Exte	rnal stone p	aving
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		T	1		42	
	DA09	PROPOSED NORTH	180	1	A3 Sheet Size	1:200 drawing scale(s)
	drawing number	drawing title	drawing job numb		6/8/19 drawn date:	21
	local council: Northern Be	aches Council	drawn:	BN	checked:	sheets in set



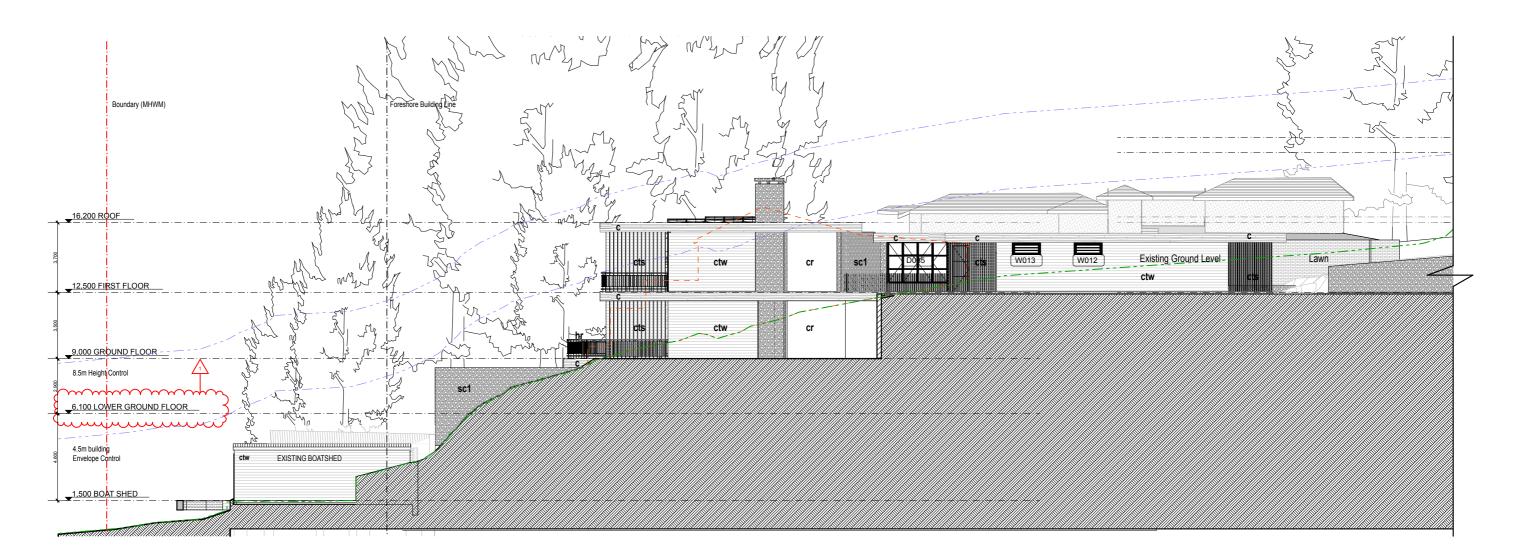
Proposed East Elevation E3 - House

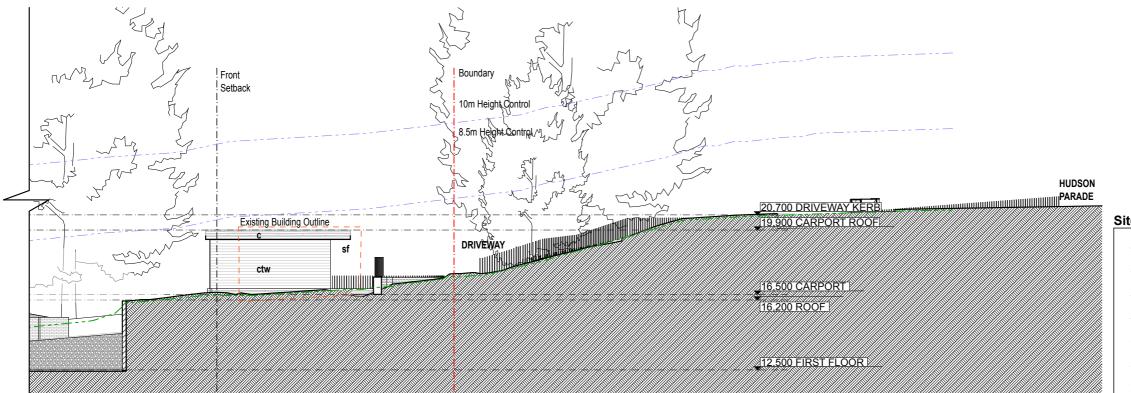
Proposed East Elevation E2 - Carport



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 . A3 leet Size 1:100 PROPOSED EAST 1801 DA10 ving scal ELEVATIONS 6/8/19 21





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Site Plan Legend:

	DA11 drawing number	PROPOSED SOUTH ELEVATION	180 drawing job num	-	A3 Sheet Size 6/8/19 drawn date:	1:200 drawing scale(s) 21
_		Element over	\bigcirc	Exist	ing endemi	c trees
		Existing building footprint		Exte	rnal stone p	aving
_		Building height control		Exte	rnal decking	1
-		Existing building line		Pool		
_		Sun path		Sand	i	
_	· · _	Site setbacks		Land	scaping	
_	· ·	Site boundary		Lawr	ı	





SC1 - STONE CLADDING 1

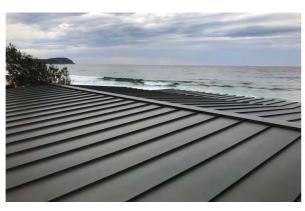


CTS - CHARRED TIMBER SCREEN

TD - TIMBER DECKING

P. COLSI





MR - DARK METAL ROOF FINISH



SC2 - STONE CLADDING 2

CR - CEMENT RENDER - PORTERS BONCOTE DRUMBEAT



SMG - STEEL MESH GRID

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