



COVE HOUSE  
**DEVELOPMENT APPLICATION - RFI**

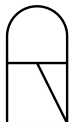
252 Hudson Parade, Clareville NSW 2107

NOVEMBER 2023





1 3D Perspective from Hudson Parade



**General Notes**

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All boundaries and contours subject to survey

Project Name

**Cove House**

Project Address

252 Hudson Parade, Clareville, NSW 2017

Drawing Title:

**3D Perspective**

Drawing No.:

RFI 02

Revision:

Scale:

Status:

Development Application

Client

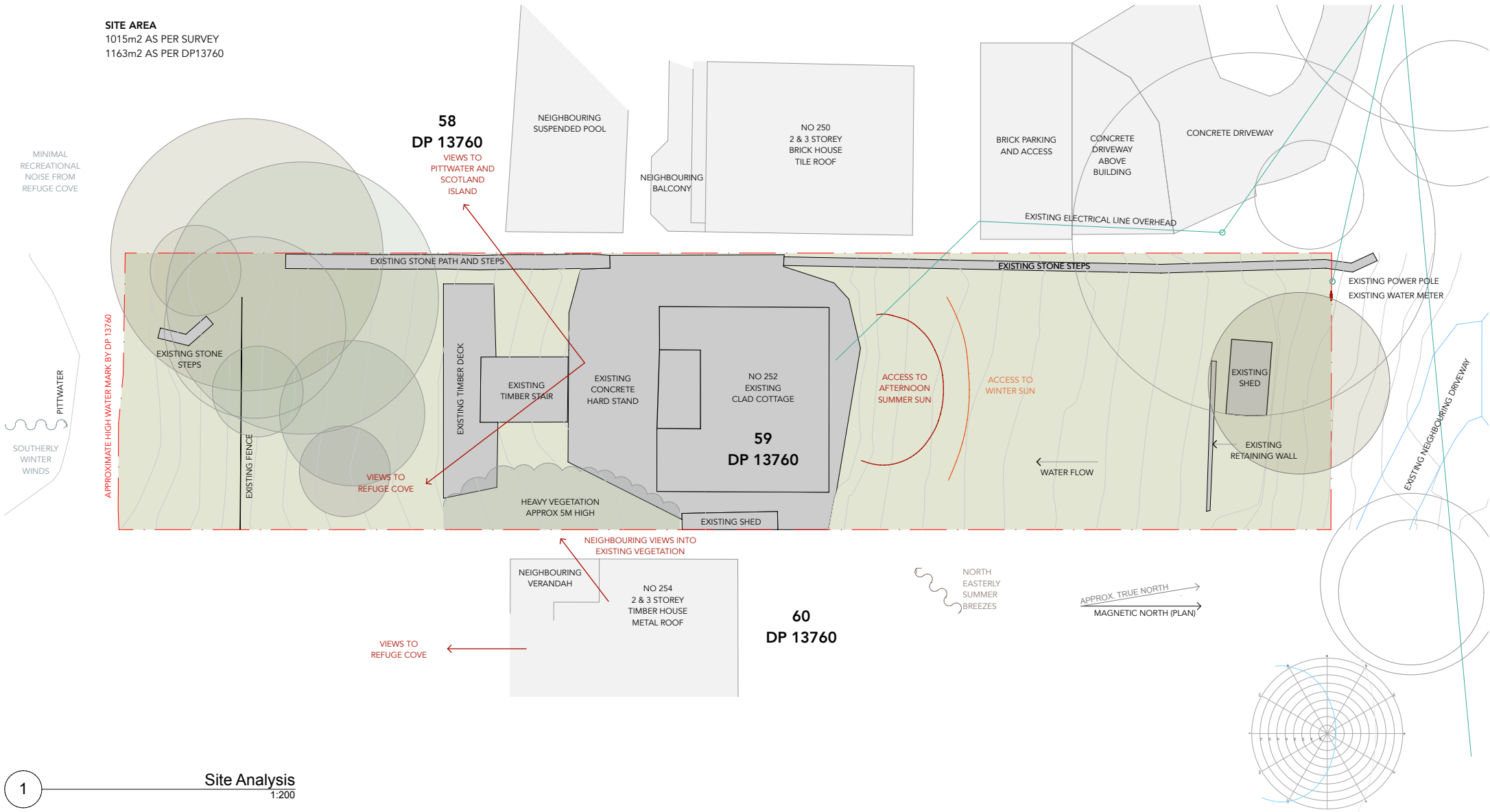
Marcel and Elle Dupont-Louis

Date:

6/11/2023



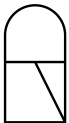
**SITE AREA**  
1015m<sup>2</sup> AS PER SURVEY  
1163m<sup>2</sup> AS PER DP13760



1

## Site Analysis

1:200



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Project Name  
**Cove House**

Project Address  
252 Hudson Parade, Clareville, NSW 2017

Drawing Title:  
**Site Analysis**

Drawing No.:  
RFI 03

Revision:

Scale:  
1:200

Status:  
Development Application

Client  
Marcel and Elle Dupont-Louis

Date:  
6/11/2023



### Erosion + Sediment Control Plan

All Erosion and Sediment Control measures detailed herein are to be confirmed by the Contractor to be fully functional after any rainfall exceeding 6mm (in a 24 hour Period) and on a weekly basis. This confirmation shall be provided as a condition for undertaking any further work under the Construction Contract.

All services trenches must be backfilled immediately after services are laid and approval is granted to carry out backfilling operations.

Any road vehicle leaving the site which has been in contact with clay soil shall be washed or brushed down on the Site Entry Platform.

1. Site works are not to be commenced until all erosion and sedimentation works as outlined on these documents has been completed.

2. Entry and exit to the site is to be via a single means of access/egress - the Site Entry Platform - use site fencing to ensure that all site access and egress is by way of this Platform. The new driveway (as per detail on these drawings) shall be used as the sole site access point.

3. Sediment Control fences are to be installed as indicated on these drawings and are to include provision for site water ingress by means of mounded banks at the outboard edge of the Site Entry Platform or other overland flow paths which may be evident on site.

4. Geotextile 'sausages' filled with aggregate are to be provided to protect Council's Street Stormwater system from sediment pollution from the site.

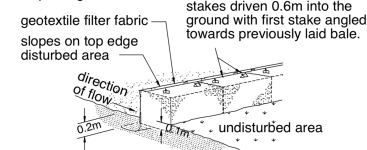
5. All existing topsoil that is disturbed to facilitate excavation is to be stockpiled on site for landscaping purposes. Where any material (topsoil or excavated) is stockpiled on the site, stockpiles are to be covered with a water repellent covering and located outside any area of concentrated Stormwater flow, away from the street and at a distance greater than 2.4m clear of any boundary of the site. Where possible, stockpiles are to be located on a local high point or are to be protected with diversion channels and swales around the stockpile.

6. The Contractor shall provide approved bins for all site waste to be accumulated and stored for collection and disposal.

Site waste includes:-

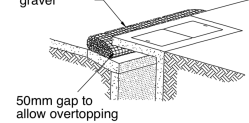
- Litter
  - All packaging
  - mortar, cement and concrete slurries, acid wash down water, paint and any contaminated water
7. Site Stormwater drainage is to be connected and commissioned as soon as practicable.

drainage area 0.5ha max.  
slope gradient 1:2 max.  
slope length 50m max.

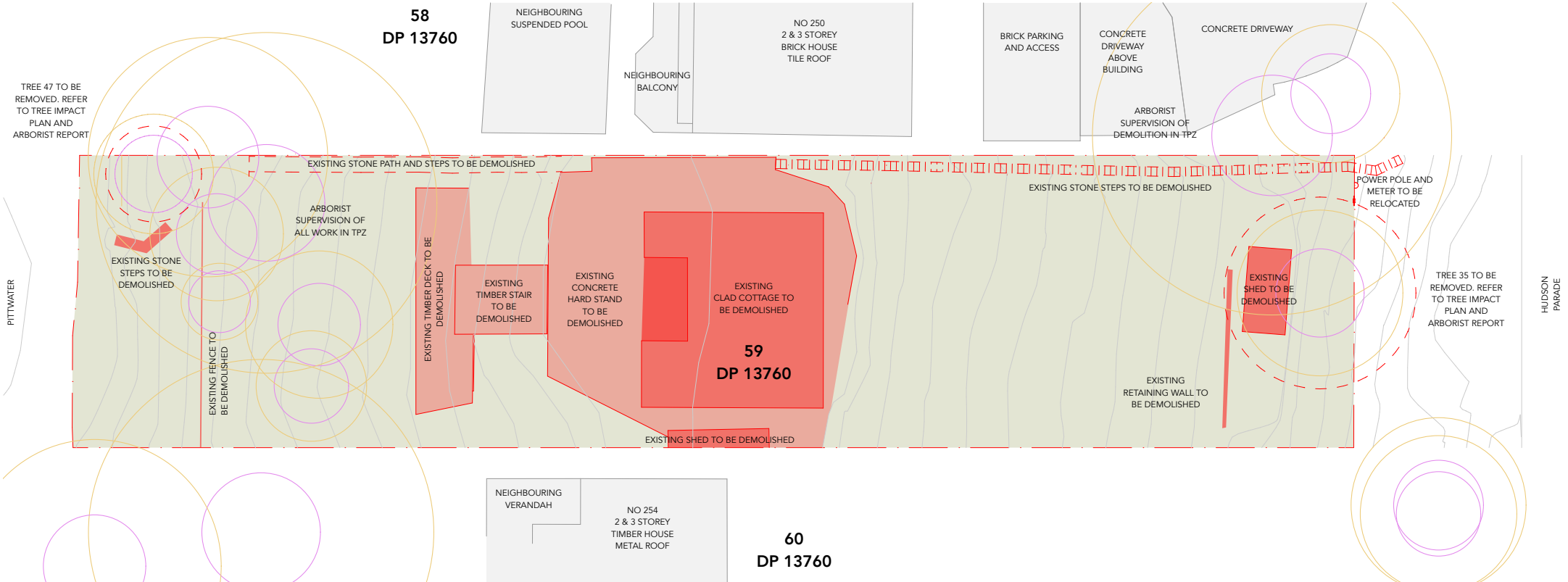


**STRAW BALE AND GEOTEXTILE  
SEDIMENT FILTER**

roll of wire mesh and  
geotextile filter fabric  
filled with 50-75mm  
gravel

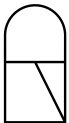


**PORTABLE GRAVEL KERB  
SEDIMENT TRAP**



1

**Demolition Plan**  
1:200



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Project Name

**Cove House**

Project Address

252 Hudson Parade, Clareville, NSW 2017

Drawing Title:

**Demolition and Waste**

**Management Plan**

Drawing No.:

RFI 04

Revision:

Scale:

1:200

Status:

**Development Application**

Client

**Marcel and Elle Dupont-Louis**

Date:

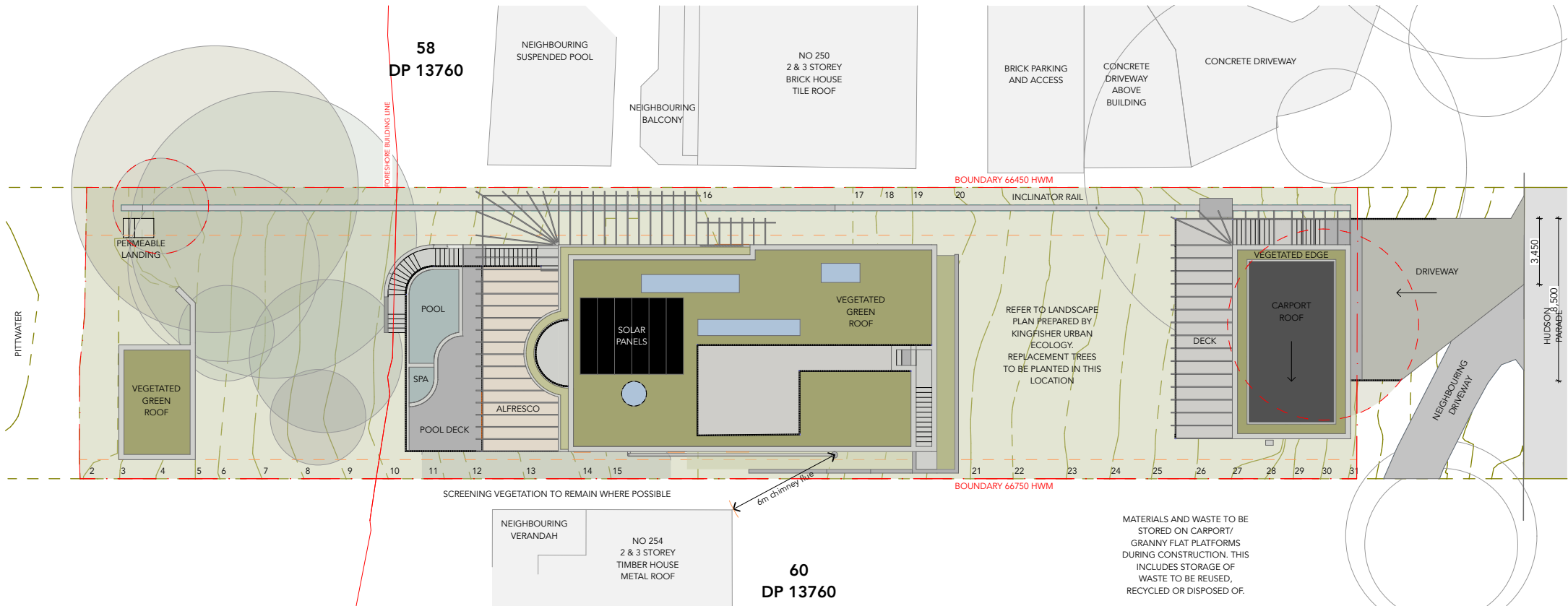
**6/11/2023**



## AREA SCHEDULE

LANDSCAPE	611.6m <sup>2</sup> + ADDITIONAL 156m <sup>2</sup> OF GREEN ROOF
BOAT SHED	24m <sup>2</sup>
HOUSE	305.1m <sup>2</sup>
CARPORT/STORAGE	74.7m <sup>2</sup>

**SITE AREA** 1015.4m<sup>2</sup>

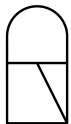


1

**Site and Roof Plan**  
1:200

● EXISTING TREE TO BE RETAINED

( ) EXISTING TREE TO BE REMOVED



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Project Name

**Cove House**

Project Address

252 Hudson Parade, Clareville, NSW 2017

Drawing Title:

**Site and Roof Plan**

Drawing No.:

RFI 05

Revision:

Scale:

1:200

Status:

**Development Application**

Client

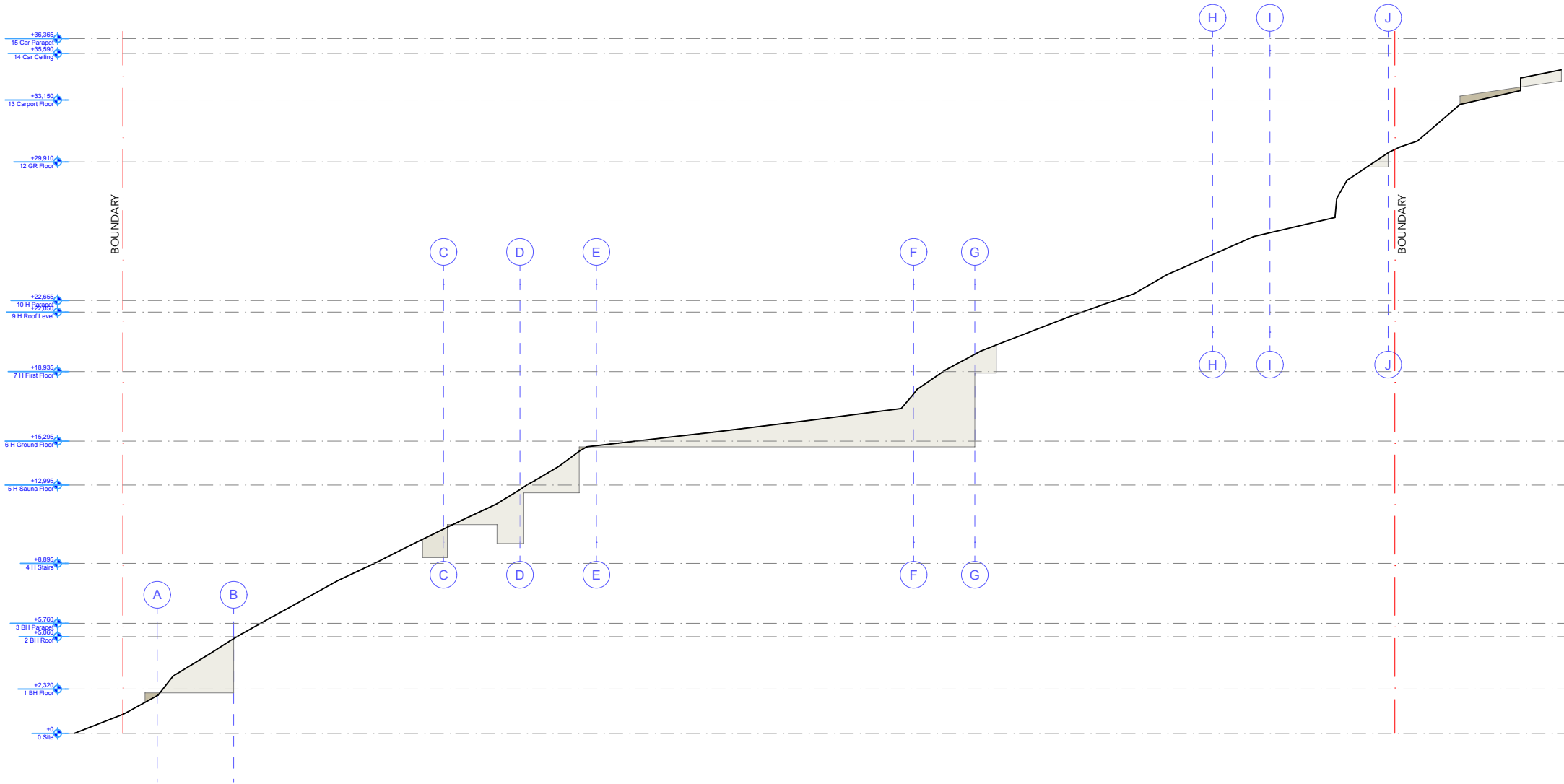
**Marcel and Elle Dupont-Louis**

Date:

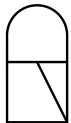
**6/11/2023**







1 Site Section - Cut and Fill  
1:200



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Project Address  
252 Hudson Parade, Clareville, NSW 2017

ARBORIST SUPERVISION OF EXCAVATION IN TPZ FOR RETAINING ROOTS LARGER THAN 40MM DIAMETER

Drawing Title:  
Site Section - Cut and Fill

Revision:

Drawing No.:  
RFI 06

Scale:  
1:200

Status:  
Development Application

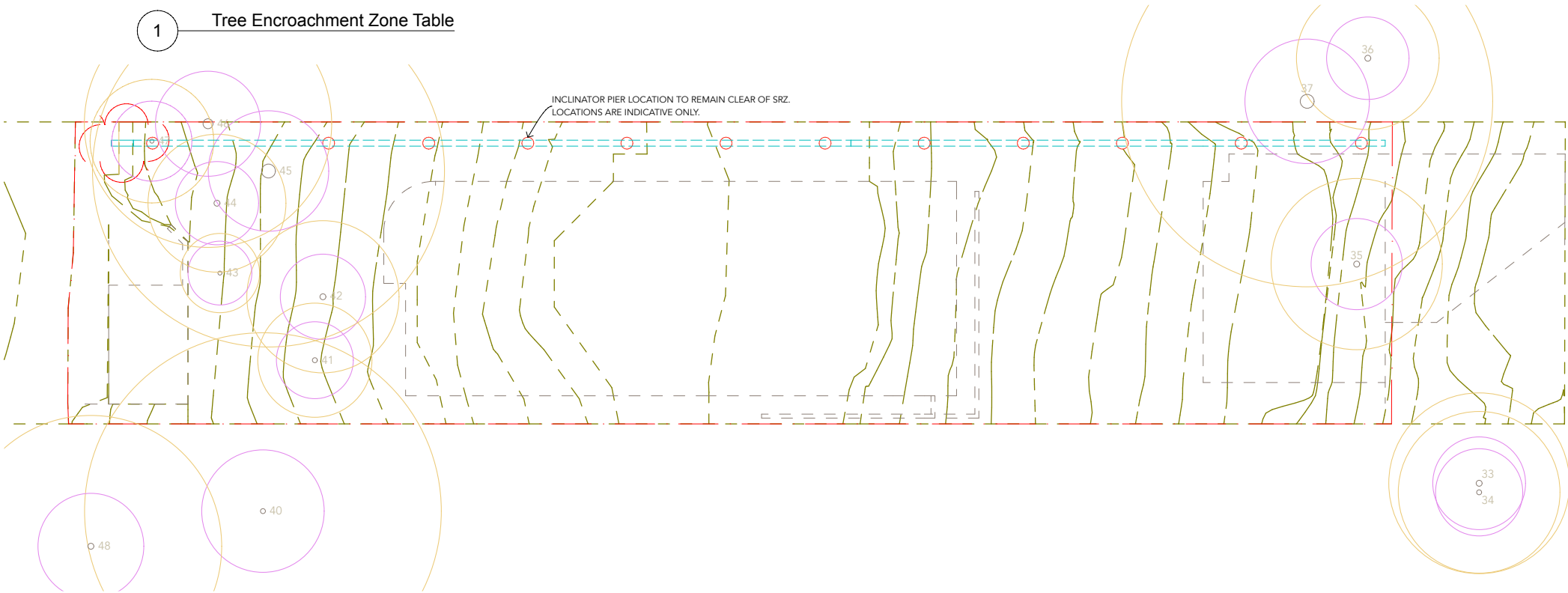
Date:  
6/11/2023

Client  
Marcel and Elle Dupont-Louis

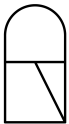
TREE NUMBER	TPZ RADIUS (m)	TPZ AREA (m2)	ENCROACHMENT ZONE (m2)	ENCROACHMENT ZONE (APPROX %) (WILL BE CONFIRMED BY STRUCTURAL ENGINEER)	RETENTION VALUE
33	4.56	65.29	-	-	B
34	4.08	52.27	-	-	B
35	4.32	58.60	-	-	B
36	3.6	40.69	-	-	B
37	9.36	275.09	24	8.72%	A
40	9	254.34	3	1.18%	A
41	2.88	26.04	-	-	B
42	3.84	46.30	-	-	B
43	2	12.56	1	7.96%	B
44	3.48	38.03	-	-	B
45	8.88	247.60	24	9.69%	A
46	6.24	122.26	12	9.81%	A
47	3.12	30.57	-	-	B
48	6.6	136.78	-	-	A

- LEGEND
- TREE PROTECTION ZONE (TPZ)
  - STRUCTURAL ROOT ZONE (SRZ)
  - INCLINATOR PIER OUTLINE (INDICATIVE ONLY)
  - BUILDING/RETAINING WALL OUTLINE
  - INCLINATOR RAIL ABOVE

1 Tree Encroachment Zone Table



2 Tree Impact Plan  
1:200



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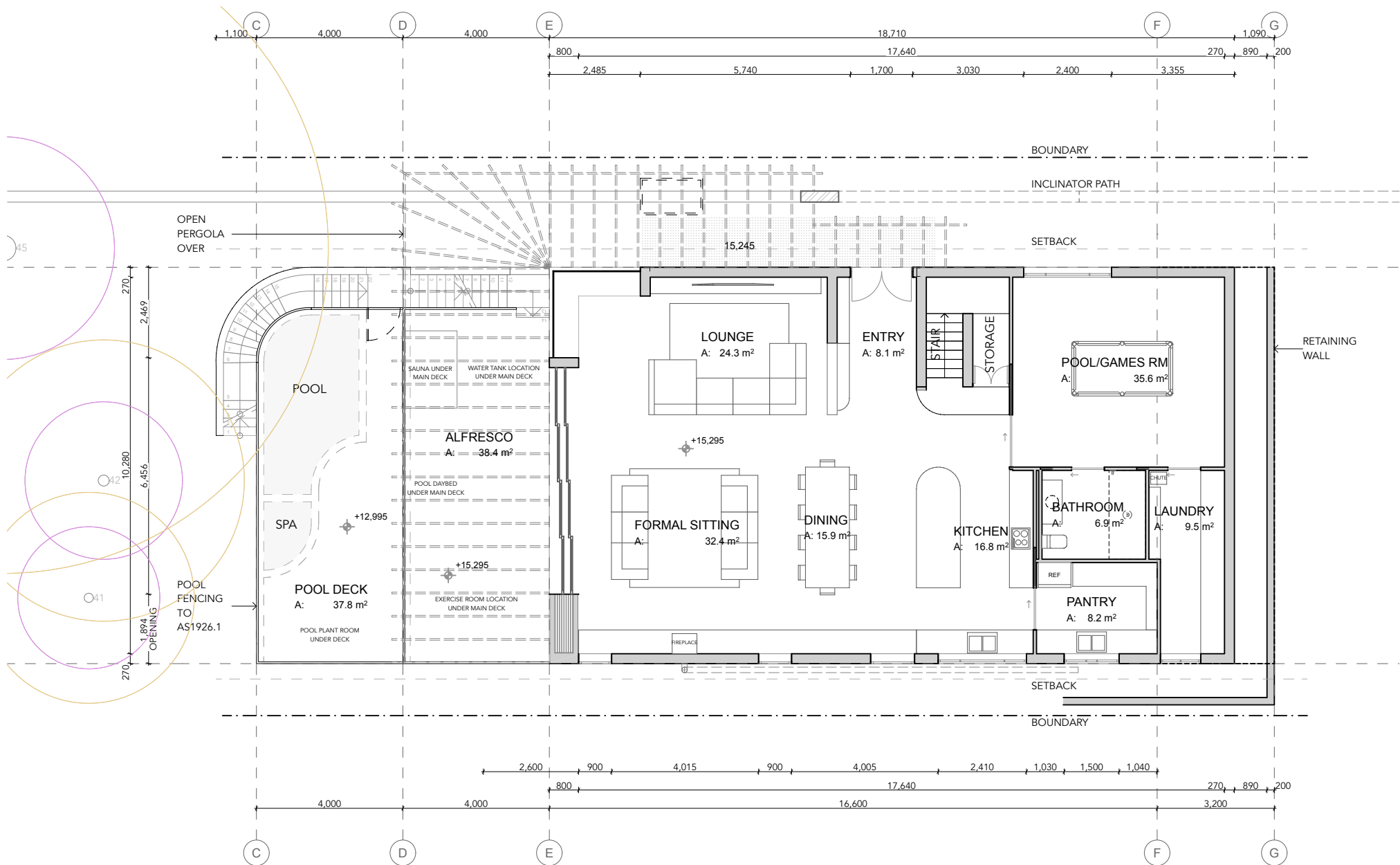
Project Name  
**Cove House**  
  
Project Address  
252 Hudson Parade, Clareville, NSW 2017

Drawing Title:  
Tree Impact Plan  
  
Drawing No.:  
RFI 07

Revision:  
  
Scale:  
1:200

Status:  
Development Application  
  
Client  
Marcel and Elle Dupont-Louis

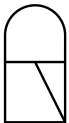
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6/11/2023  
  
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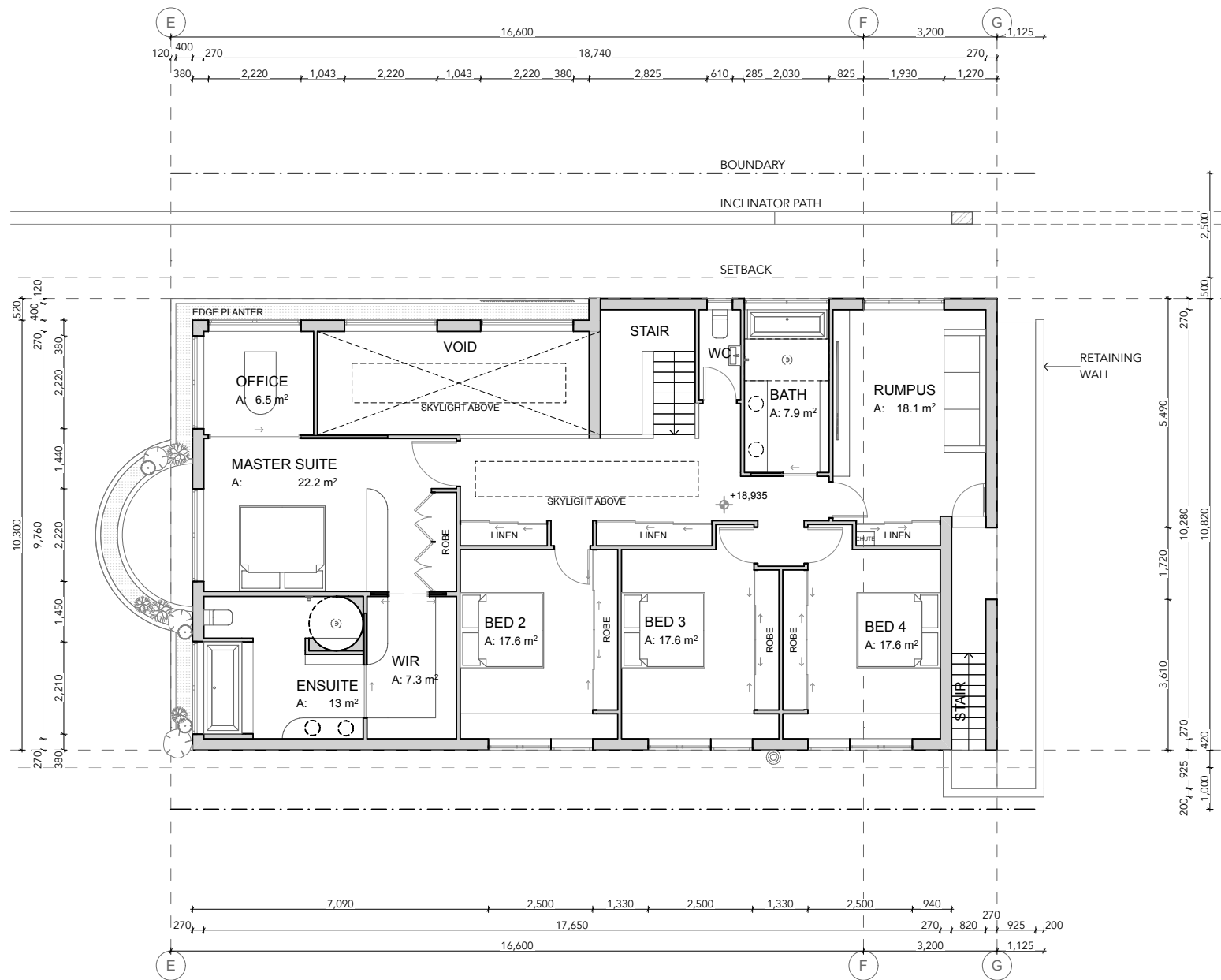
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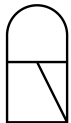
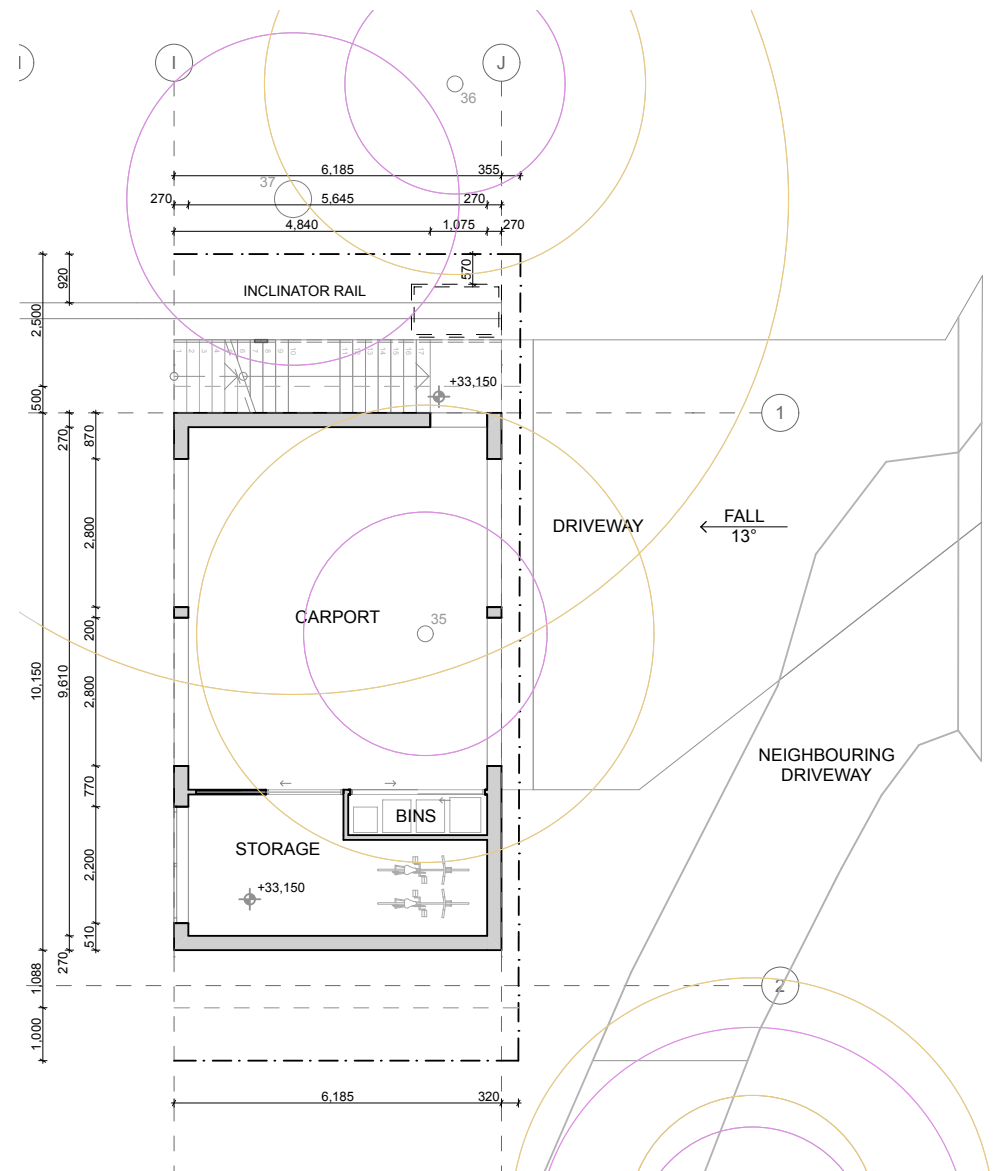
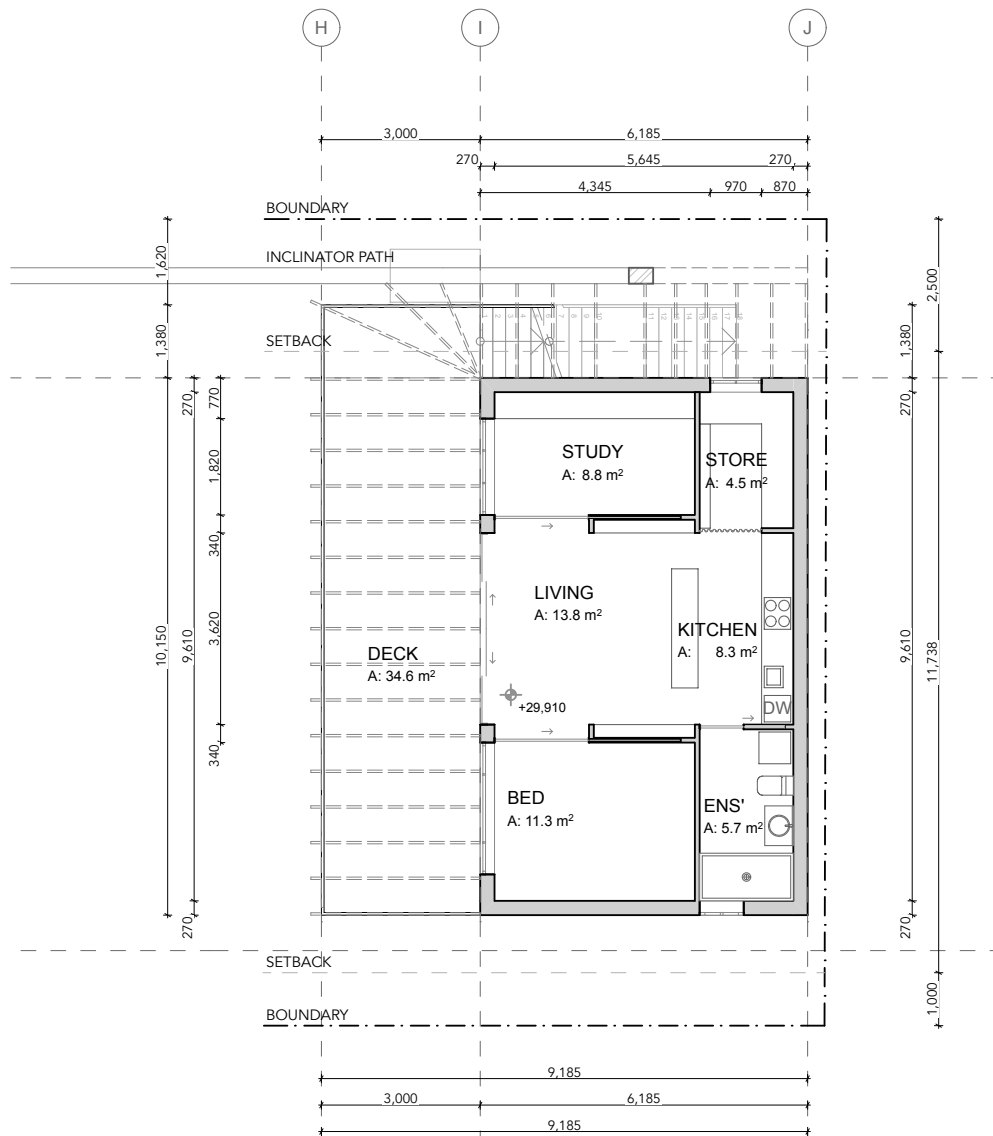
## Residence Ground Floor Plan

1:100









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**Project Name**  
**Cove House**

**Project Address**  
252 Hudson Parade, Clareville, NSW 2017

**Drawing Title:**  
Granny Flat/Carport Floor  
Plan

**Drawing No.:**  
RFI 10

**Revision:**

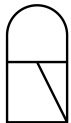
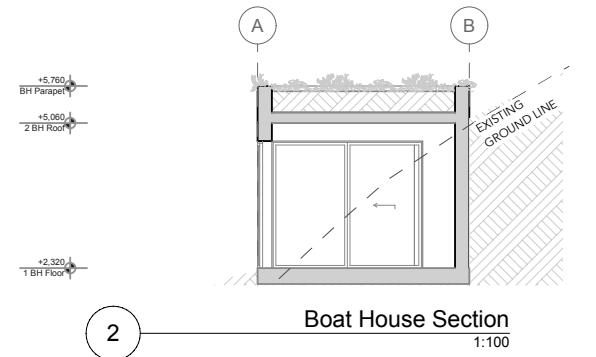
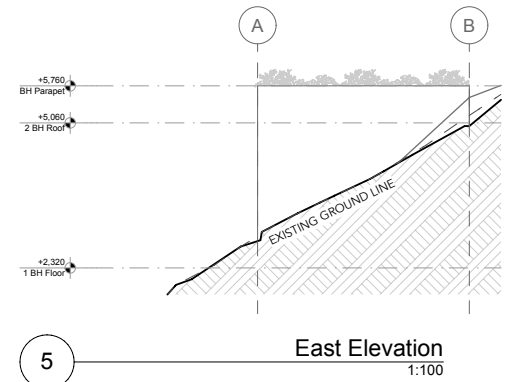
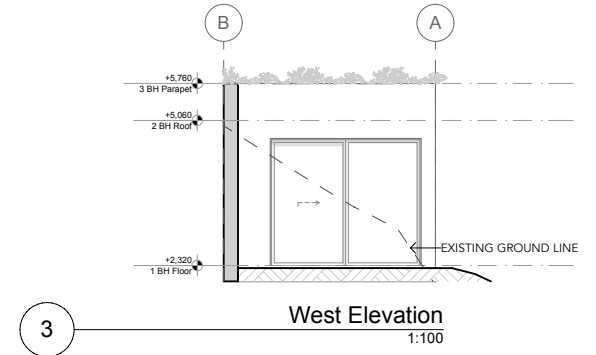
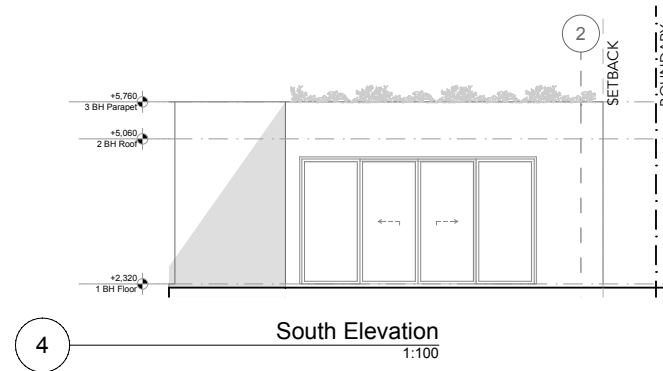
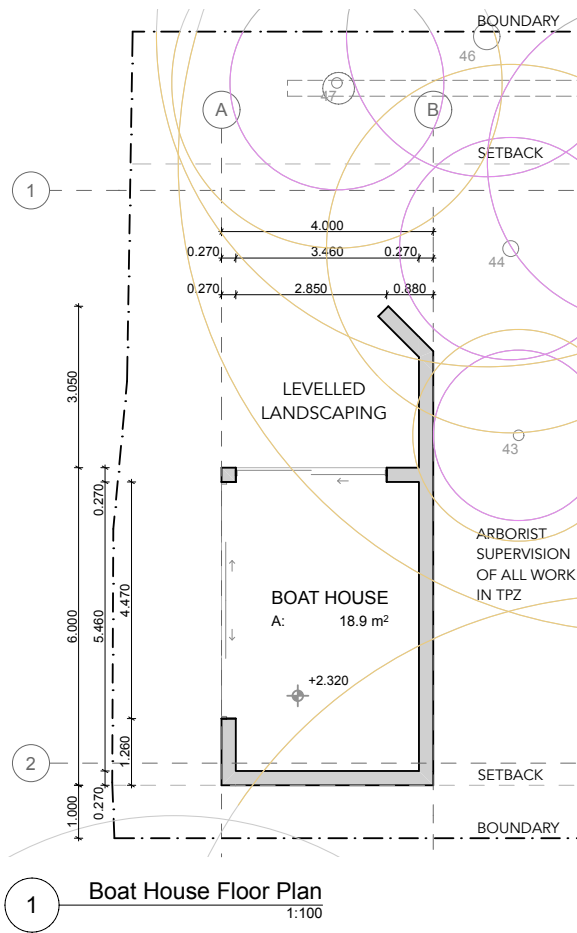
**Scale:**

**Status:**  
Development Application

**Client**  
Marcel and Elle Dupont-Louis

**Date:**  
6/11/2023





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**Project Name**  
**Cove House**

**Project Address**  
252 Hudson Parade, Clareville, NSW 2017

**Drawing Title:**  
Boat House Plan, Elevations  
& Section

**Drawing No.:**  
RFI 11

**Revision:**

**Scale:**  
1:100

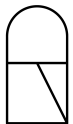
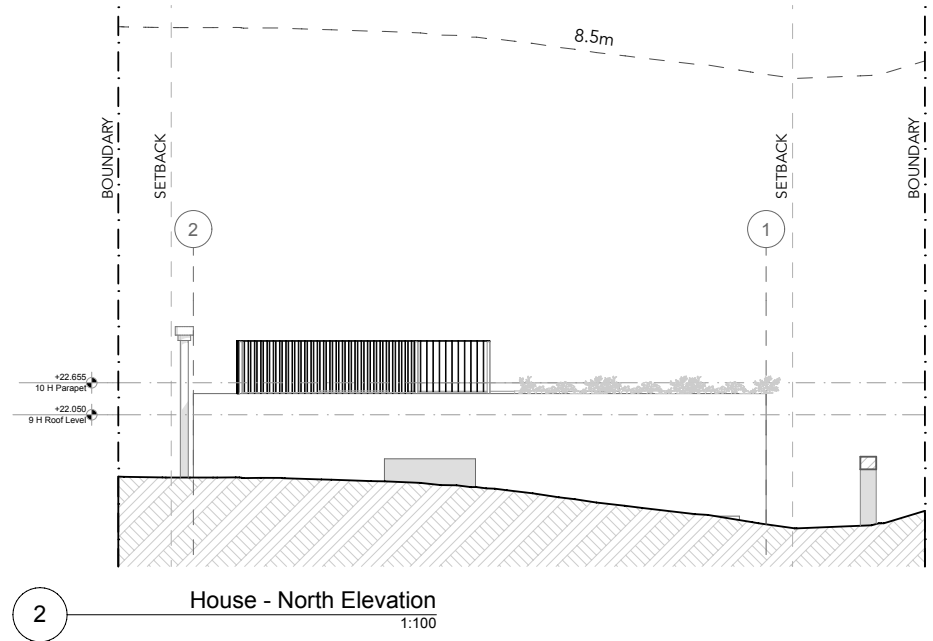
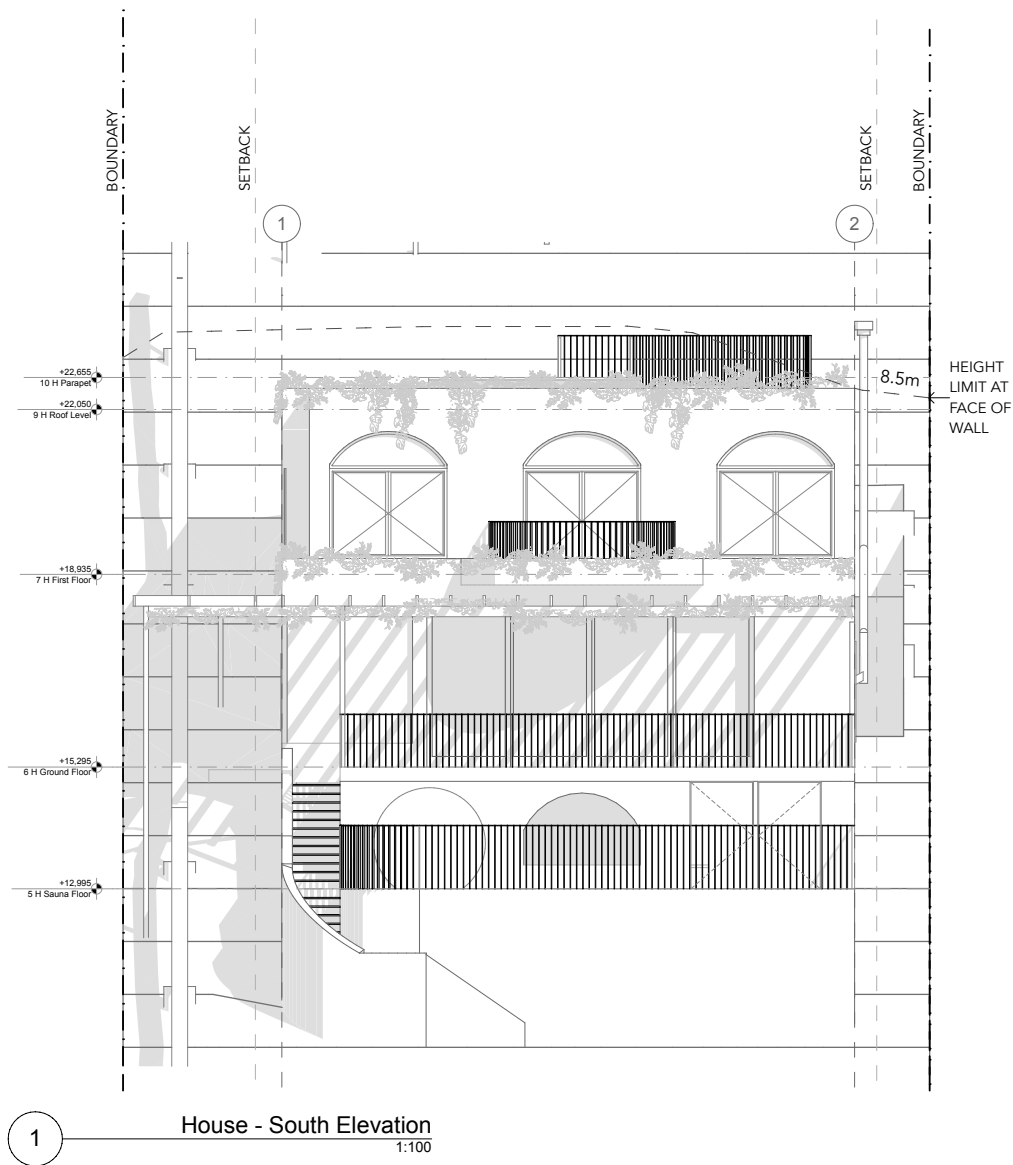
**Status:**  
Development Application

**Client**  
Marcel and Elle Dupont-Louis

**Date:**  
6/11/2023







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**Project Name**  
**Cove House**

**Project Address**  
252 Hudson Parade, Clareville, NSW 2017

**Drawing Title:**  
Elevations - House - North & South

**Drawing No.:**  
RFI 12

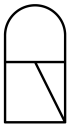
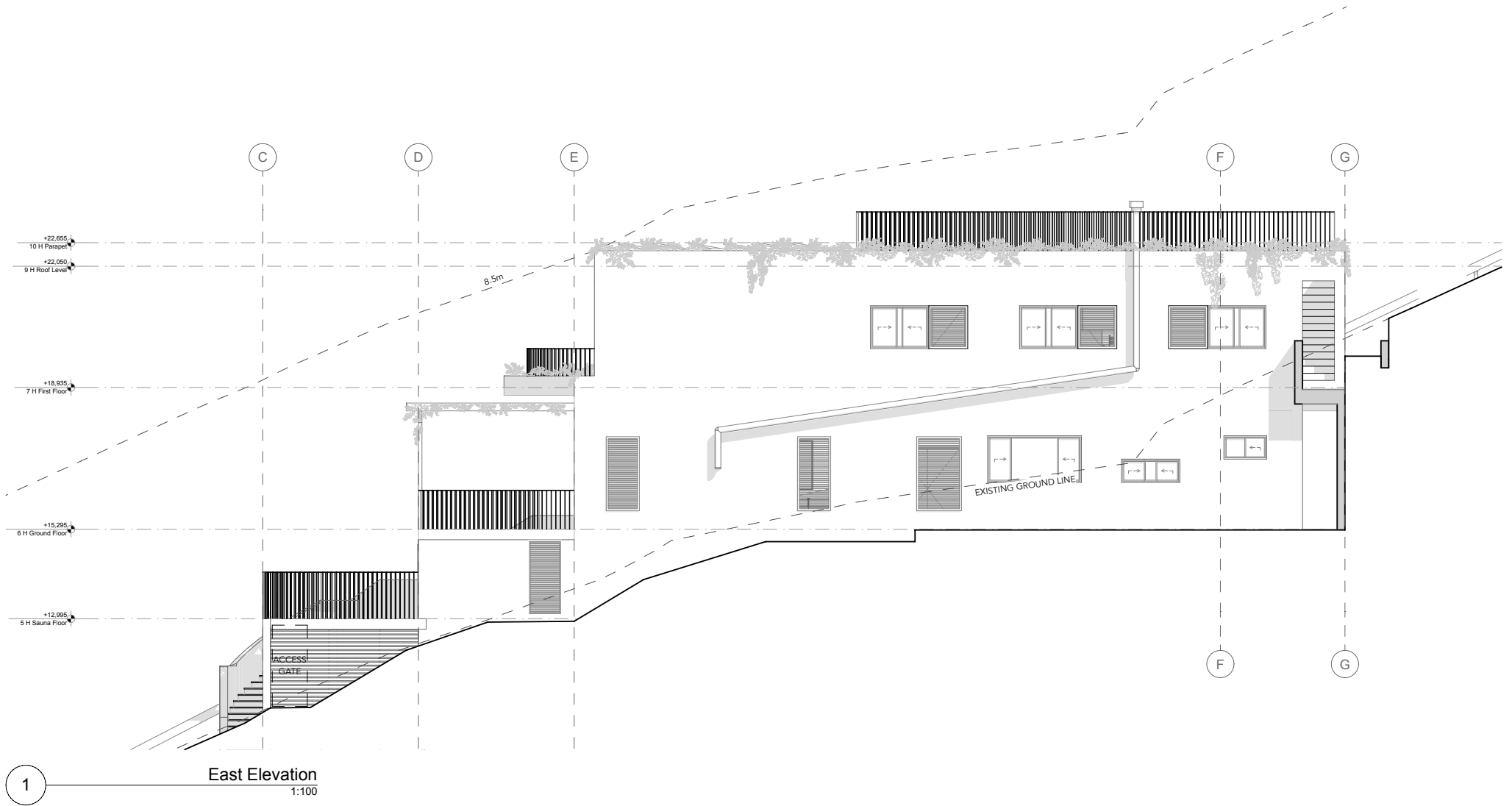
**Revision:**

**Scale:**  
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**Status:**  
Development Application

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Marcel and Elle Dupont-Louis

**Date:**  
6/11/2023



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Project Name

**Cove House**

Project Address

252 Hudson Parade, Clareville, NSW 2017

Drawing Title:

Elevation - House - East

Drawing No.:

RFI 13

Revision:

A

Scale:

1:100

Status:

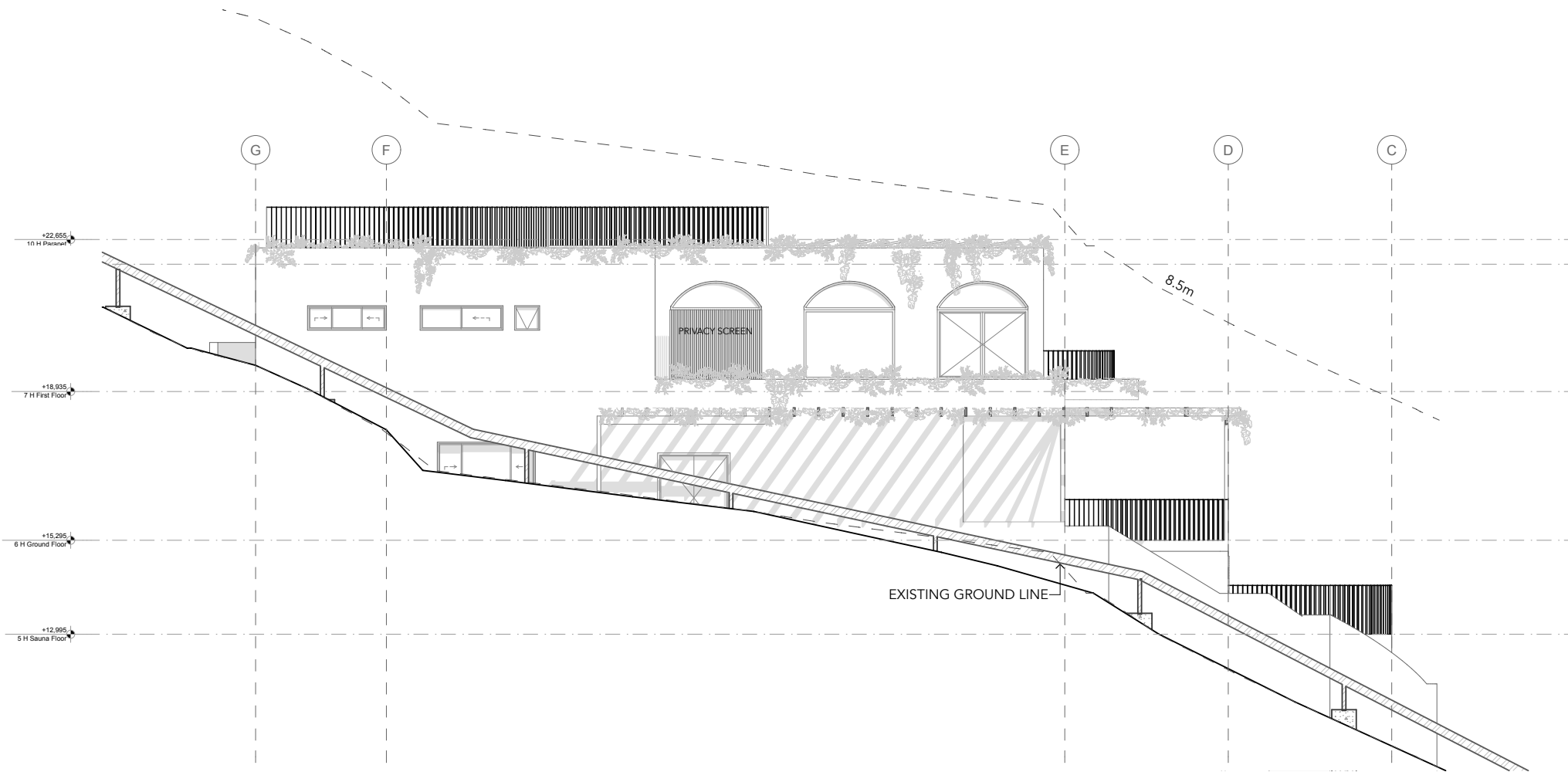
Development Application

Client

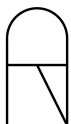
Marcel and Elle Dupont-Louis

Date:

6/11/2023



1 West Elevation  
1:100



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Project Name  
**Cove House**

Project Address  
252 Hudson Parade, Clareville, NSW 2017

Drawing Title:  
Elevation - House - West

Drawing No.:  
RFI 14

Revision:

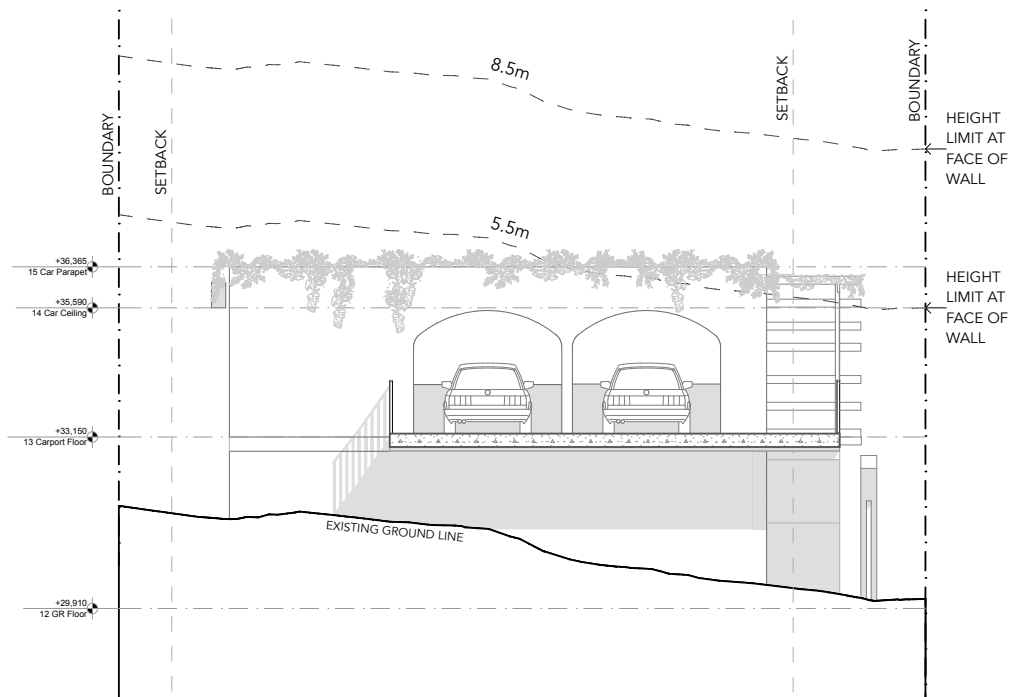
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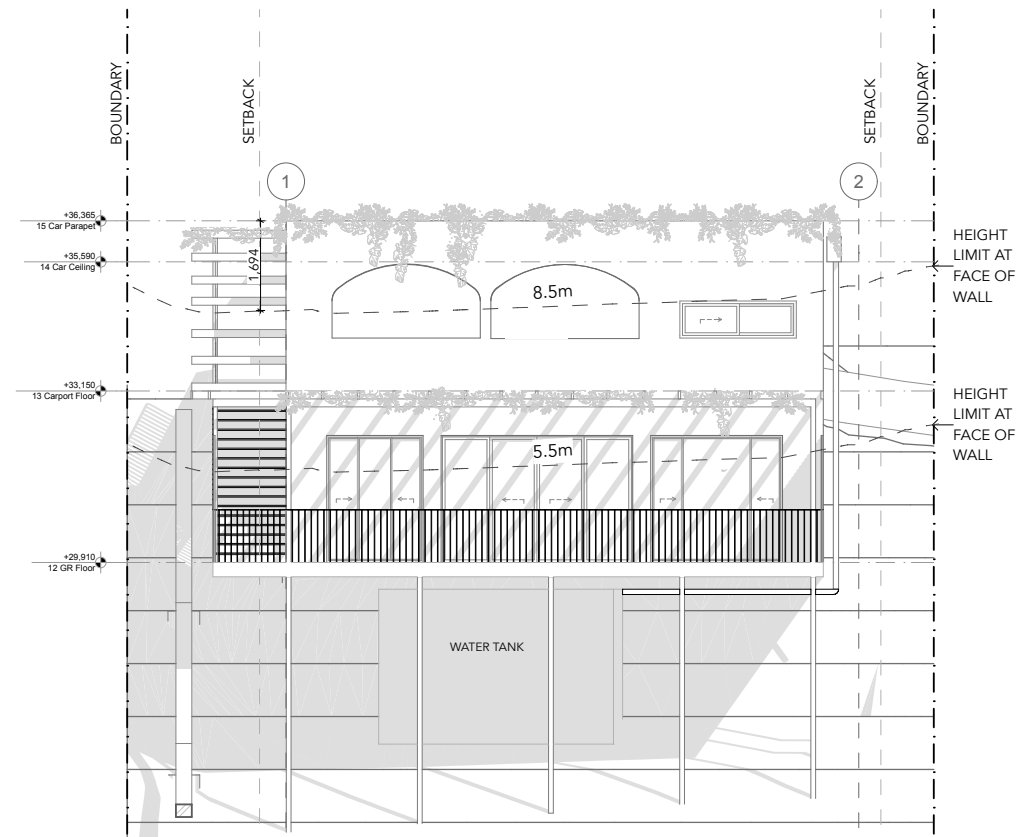
Client  
Marcel and Elle Dupont-Louis

Date:  
6/11/2023

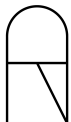




1 North Elevation  
1:100



2 South Elevation  
1:100



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**Project Name**  
**Cove House**

**Project Address**  
252 Hudson Parade, Clareville, NSW 2017

**Drawing Title:**  
Elevations - Carport + Granny  
Flat

**Drawing No.:**  
RFI 15

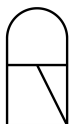
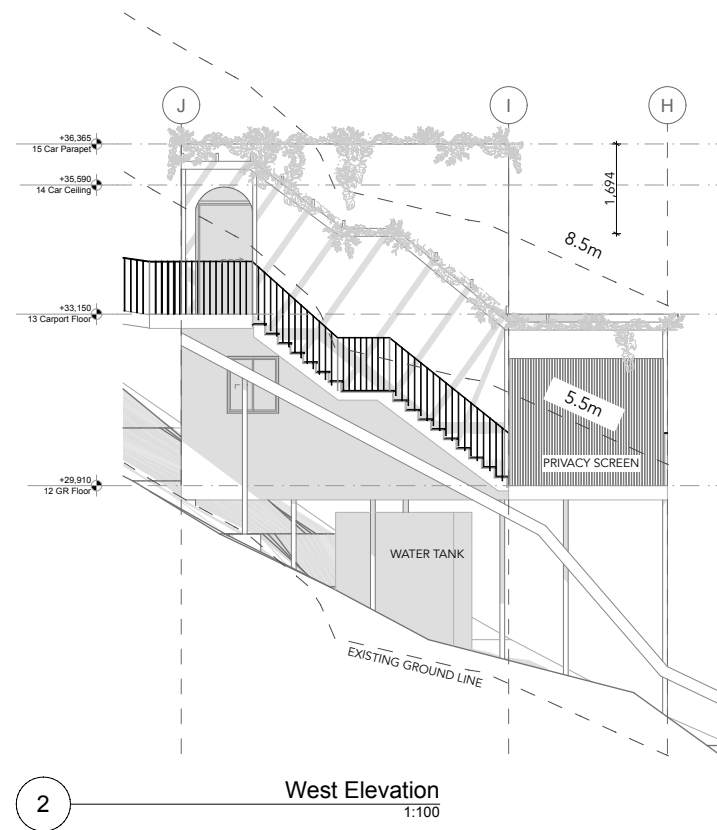
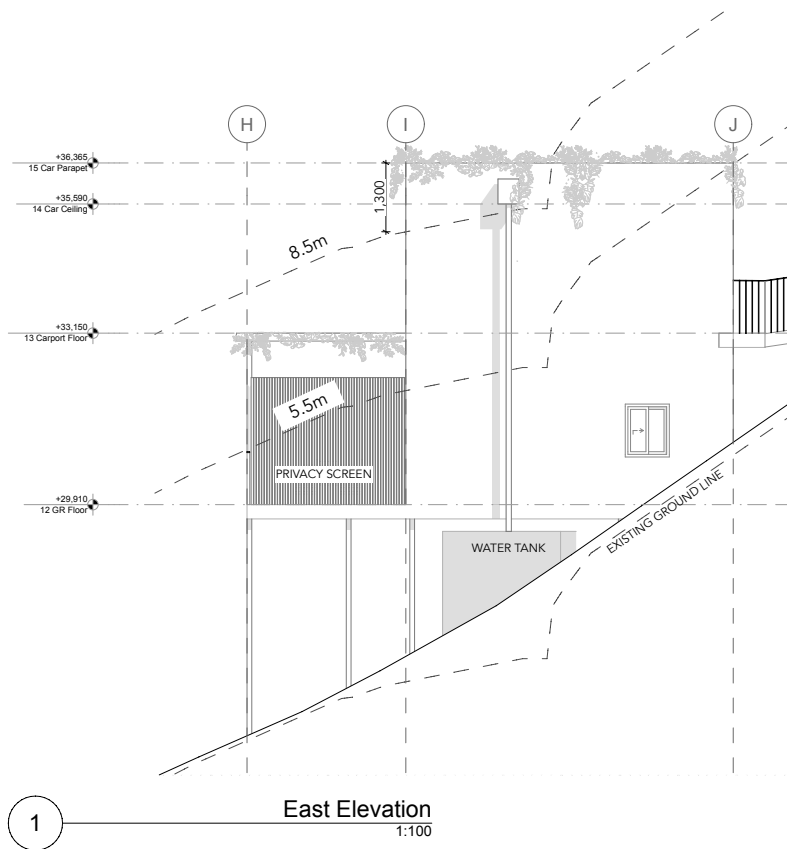
**Revision:**

**Scale:**  
1:100

**Status:**  
Development Application

**Date:**  
6/11/2023

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Project Name  
**Cove House**

Project Address  
252 Hudson Parade, Clareville, NSW 2017

Drawing Title:  
**Elevations - Carport + Granny Flat**

Drawing No.:  
RFI 16

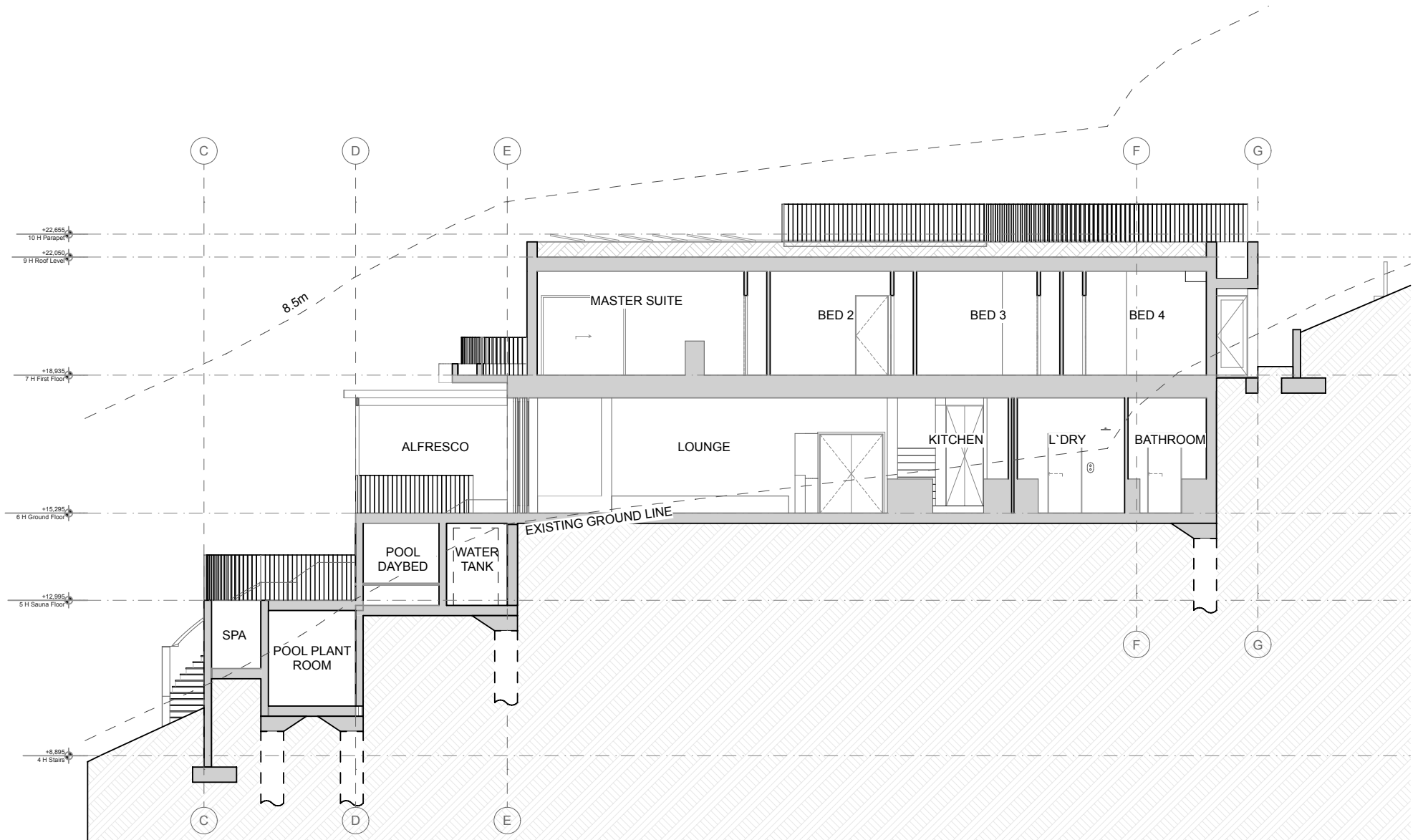
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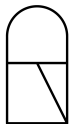
Status:  
Development Application

Date:  
6/11/2023

Client  
Marcel and Elle Dupont-Louis



1 Section A-A  
1:100



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Project Name  
**Cove House**

Project Address  
252 Hudson Parade, Clareville, NSW 2017

Drawing Title:  
Section - House

Drawing No.:  
RFI 17

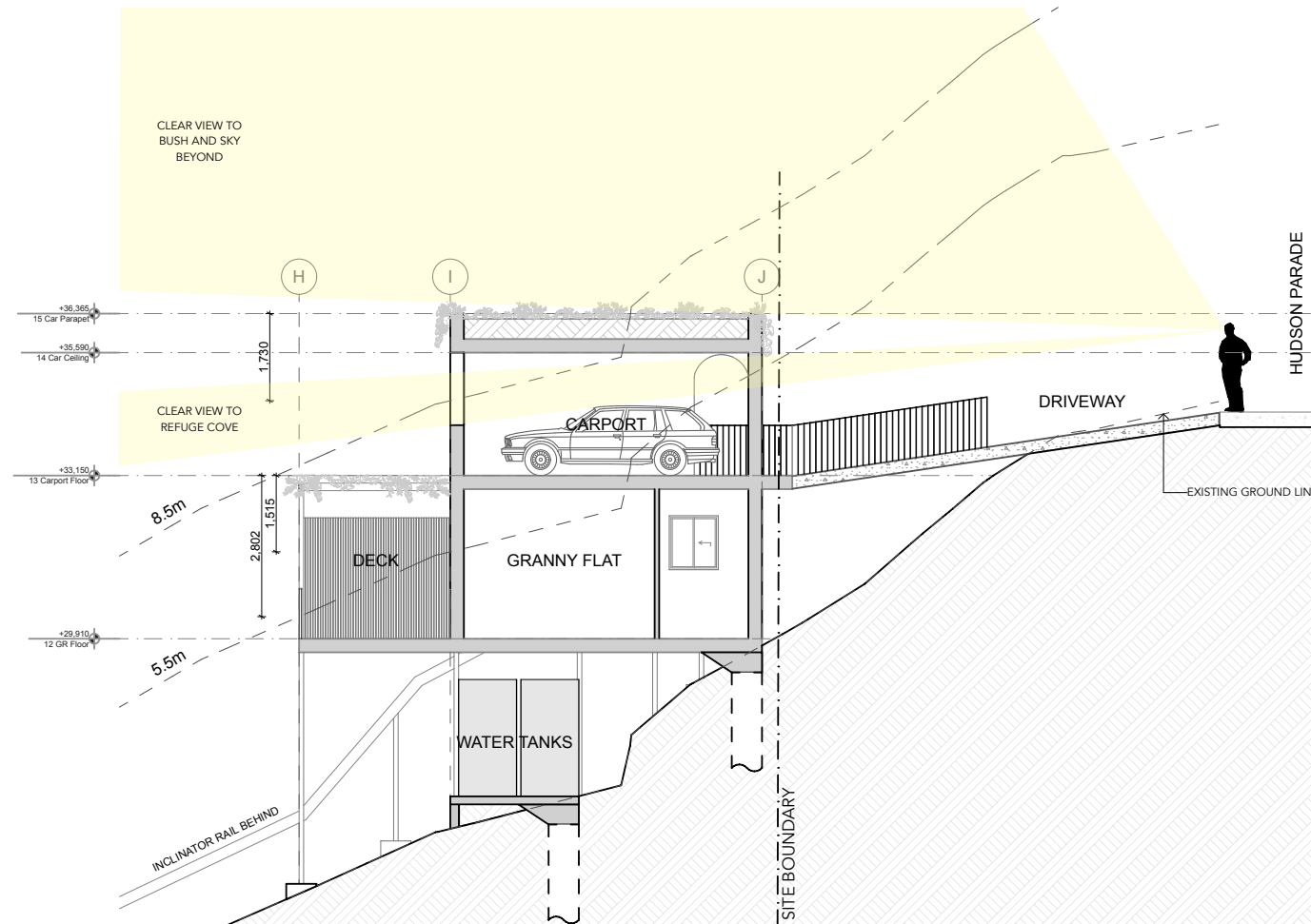
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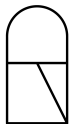
Status:  
Development Application

Client  
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Date:  
6/11/2023



1 Section - Carport, Driveway and Granny Flat 1:100



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**Cove House**

**Project Address**  
 252 Hudson Parade, Clareville, NSW 2017

**Drawing Title:**  
 Section - Carport, Driveway  
 and Granny flat

**Drawing No.:**  
 RFI 18

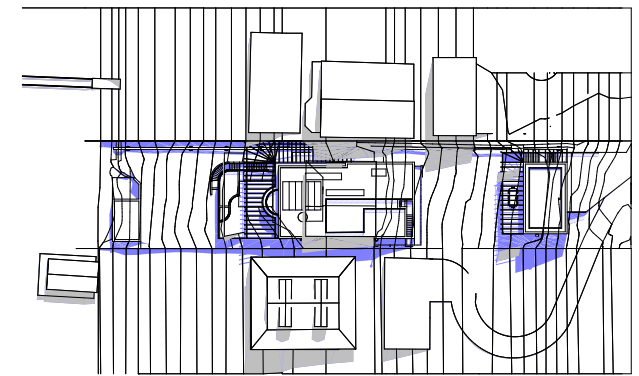
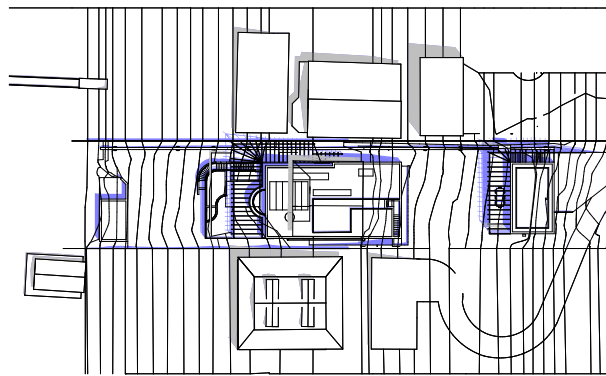
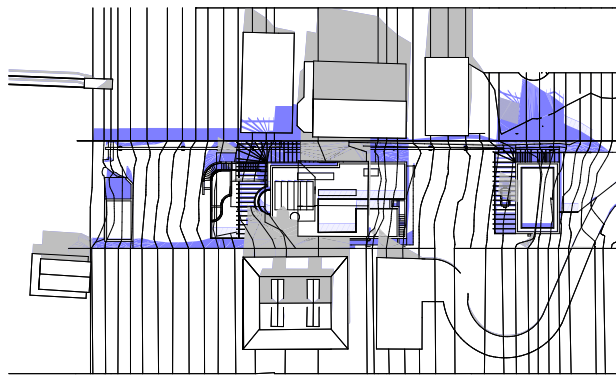
**Revision:**

**Scale:**

**Status:**  
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**Client**  
 Marcel and Elle Dupont-Louis

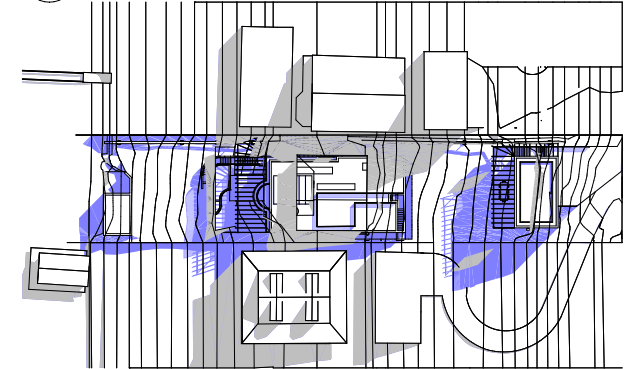
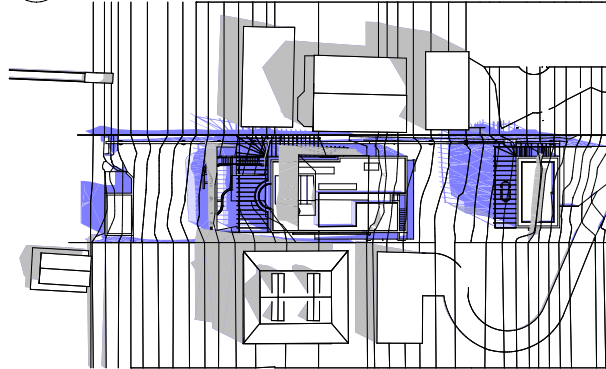
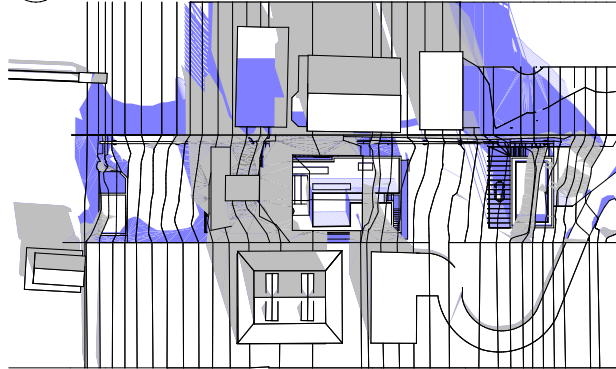
**Date:**  
 6/11/2023



1 21st December 2023 9am  
1:750

2 21st December 2023 12noon  
1:750

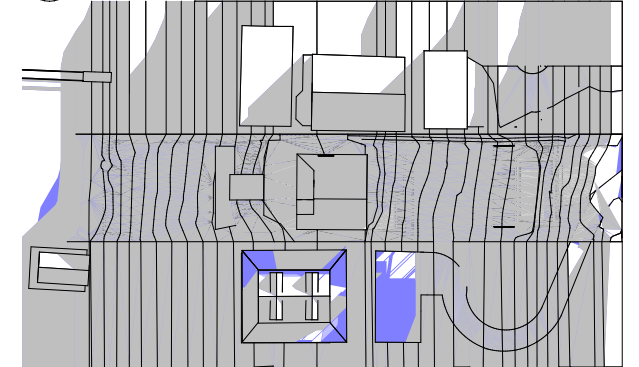
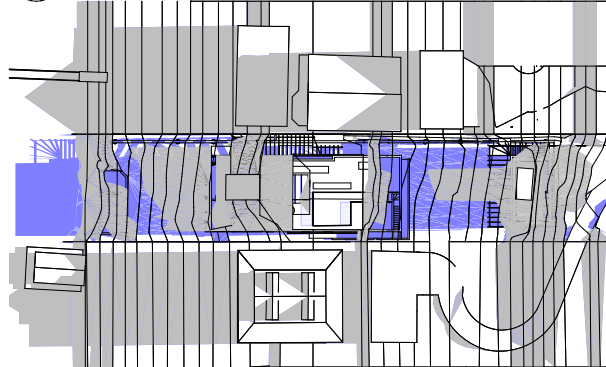
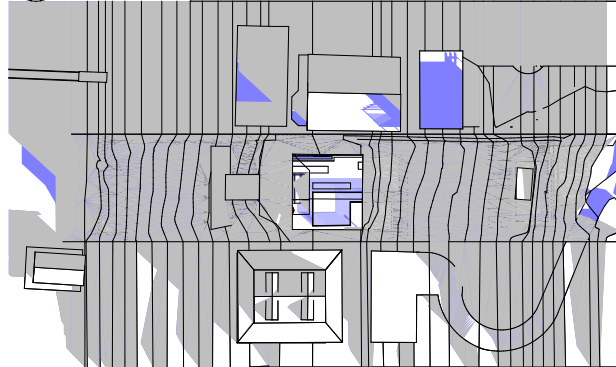
3 21st December 2023 3pm  
1:750



4 21st March 2023 9am  
1:750

5 21st March 2023 12noon  
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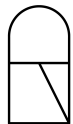
6 21st March 2023 3pm  
1:750



7 21st June 2023 9am  
1:750

8 21st June 2023 12noon  
1:750

9 21st June 2023 3pm  
1:750



#### General Notes

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Notify any errors, discrepancies or omissions to the architect.  
Drawings shall not be used for construction purposes until issued for construction.  
Do not scale drawings.  
All boundaries and contours subject to survey

Project Name

**Cove House**

Project Address

252 Hudson Parade, Clareville, NSW 2017

Drawing Title:

Shadow Diagram

Revision:

Drawing No.:

RFI 19

Scale:

Status:

Development Application

Date:

6/11/2023

Client

Marcel and Elle Dupont-Louis

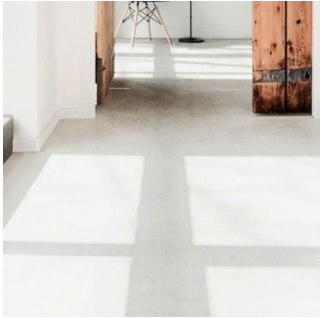
■ New shadow  
■ Existing shadow



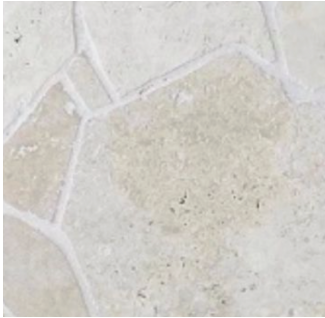
**EXTERNAL - WALL RENDER**



**EXTERNAL - TIMBER SCREENS AND DECKING**



**INTERNAL - CONCRETE FLOORS**



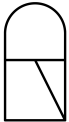
**EXTERNAL - PAVING**



**DOORS AND WINDOWS - TIMBER FRAME**



**INTERNAL - TIMBER FLOORS**



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Project Name  
**Cove House**  
  
Project Address  
252 Hudson Parade, Clareville, NSW 2017

Drawing Title:  
**Proposed Finishes**  
  
Drawing No.:  
RFI 20

Revision:  
  
Scale:

Status:  
**Development Application**  
  
Client  
Marcel and Elle Dupont-Louis

Date:  
**6/11/2023**



## LANDSCAPE ZONING

MANAGEMENT ZONE 1  
MANAGEMENT ZONE 2

## SCREENING

BUSH REGENERATION AREA AND 100% PSG SPECIES PLANTING INCLUDING 8 ADDITIONAL CANOPY TREES. WEED REMOVAL  
BUSH REGENERATION, REMOVAL OF EXOTIC GRASS/WEED SPECIES. LANDSCAPING WITH 80% PSG SPECIES. PLANTING OF  
3-4 INDIVIDUAL TREES  
SMALL TREES - ROW 1M SPACING AND SECOND ROW OF LARGE SHRUBS AT ALTERNATE 1M SPACINGS

## THIS PLAN TO BE READ IN CONJUNCTION WITH:

'LANDSCAPING IN PITTWATER SPOTTED GUM FOREST'  
BY ECOLOGICAL CONSULTANTS AUSTRALIA PTY LTD TA  
KINGFISHER URBAN ECOLOGY AND WETLANDS  
NOVEMBER 2021 - MAY 2023

## INDICATIVE PLANT LIST

CLASSIFICATION	COMMON NAME	BOTANICAL NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD
CANOPY TREES	SYDNEY RED GUM GREY IRONBARK	ANGOPHORA COSTATA EUCALYPTUS PANICULATA			
TREE	ACACIA BLUEBERRY ASH SCENTLESS ROSEWOOD	ACACIA FLORIBUNDA ELAEOCARPUS RETICULATIS SYNOUM GLANDULOSUM			
SHRUBS	APPLE BERRY COFFEE BUSH HOP BUSH HANDSOME FLAT-PEA	BILLARDIERA SCANDENS BREYNIA OBLONGIFOLIA DODONAEA TRIQUETRA PLATYLOBIMUM FORMOSUM			
FERN	MAIDENHAIR FERN	ADIANTUM AETHIOPICUM			
GROUND	PENNYWORT SPINY-HEAD MAT-RUSH BURRAWANG	HYDROCOTYLE PEDUNCULARIS LOMANDRA LONGIFOLIA MACROZAMIA COMMUNIS			
VINE	PURPLE CORAL PEA	HARDENBERGIA VIOLACEA			

## LEGEND

- MANAGEMENT ZONE 1
- MANAGEMENT ZONE 2
- NATIVE GRASSES - 'MICROLAENA STIPOIDES' AND VIOLETS
- SCREENING
- TREE PROTECTION FENCE
- EXISTING SCREENING TO BE RETAINED/REPLANTED
- VEGETATED GREEN ROOF
- EXISTING TREE TO BE REMOVED
- ADDITIONAL INDIVIDUAL TREES
- EXISTING TREES TO BE RETAINED



ANGOPHORA  
COSTATA



EUCALYPTUS  
PANICULATA



ACACIA  
FLORIBUNDA



ELAEOCARPUS  
RETICULATIS



SYNOUM  
GLANDULOSUM



BILLARDIERA  
SCANDENS



BREYNIA  
OBLONGIFOLIA



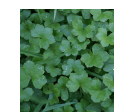
DODONAEA  
TRIQUETRA



PLATYLOBIMUM  
FORMOSUM



ADIANTUM  
AETHIOPICUM



HYDROCOTYLE  
PEDUNCULARIS



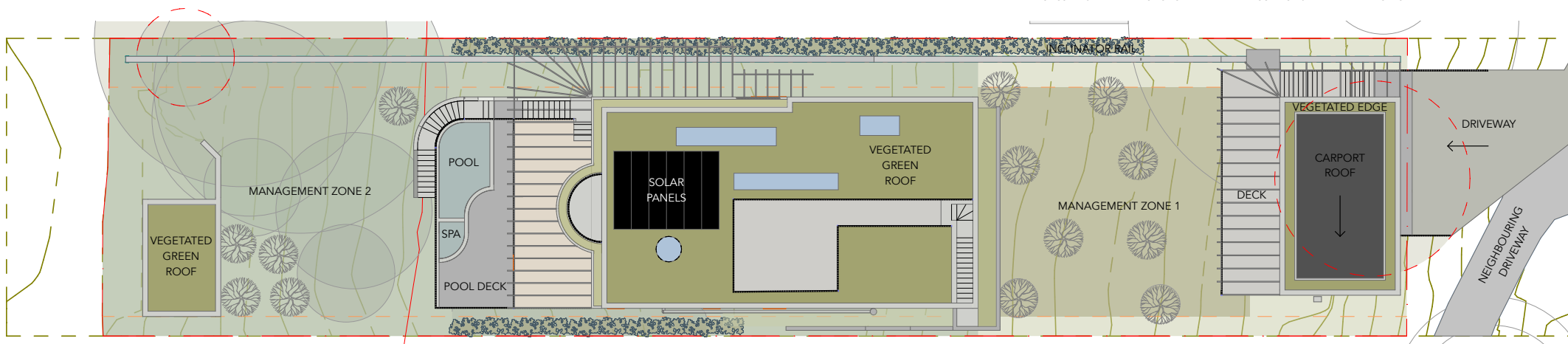
LOMANDRA  
LONGIFOLIA



MACROZAMIA  
COMMUNIS

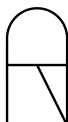


HARDENBERGIA  
VIOLACEA



1

Landscape plan  
1:200



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Project Name

**Cove House**

Project Address

252 Hudson Parade, Clareville, NSW 2017

Drawing Title:

Landscape Plan

Drawing No.:

RFI 21

Revision:

Scale:

1:200

Status:

Development Application

Client

Marcel and Elle Dupont-Louis

Date:

6/11/2023