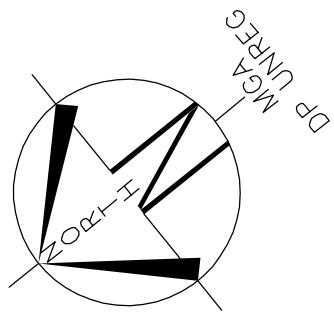


NORTH



### SUBJECT TO REGISTRATION OF LAND AND CONFIRMATION FROM 10.7 CERTIFICATE

(A) EASEMENT FOR SEWER PURPOSES 5 WIDE VIDE 63908113  
(H) PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE

**LOT 15**  
D.P: UNREGISTERED  
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED IN ACCORDANCE WITH PITTWATER DCP 21 - D16



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2019/0899

(Activation of consent must be obtained from Northern Beaches Council)

LOT 15  
349.9m<sup>2</sup>

LOT 31  
DP 5464  
SEC C

(4000X4000) P.O.S USABLE RECTANGLE AS PER COUNCIL

AREA TO BE KEPT CLEAR OF SERVICES FOR FUTURE USE BY OWNER

LOT 16 VACANT

VACANT  
40m

LOT 14 VACANT

VACANT  
40m

LOCATION OF METER BOX

DROP EDGE BEAM  
0.728H F.F.L TO F.G.L

LOCATION OF SIP (REFER TO HYDRAULICS)

LOCATION OF AIR CONDITIONING UNIT  
LOCATION OF 4000L SLIMLINE ABOVE GROUND RAINWATER TANK (3500L X 870W X 1560H)

PROVIDE CONCRETE LANDING AND STEPS BY CLARENDON

PROVIDE CONCRETE LANDING AND STEPS BY CLARENDON

PROPOSED DRIVEWAY BY OWNER AFTER HANDOVER

LOCATION OF SIP (REFER TO HYDRAULICS)

SITE AREA	349.9 m <sup>2</sup>
SITE COVERAGE	
HOUSE FOOTPRINT:	130.5 m <sup>2</sup>
ESTIMATED DRIVEWAY, PATHS & PAVING:	28.4 m <sup>2</sup>
TOTAL SITE COVERAGE:	158.9 m <sup>2</sup>
	45.4 %
MAX. ALLOWABLE BY DEVELOPER:	65 %
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	122.9 m <sup>2</sup>
(MIN. DIMENSION OF 3.0m)	35.1 %
MIN. REQUIRED BY COUNCIL:	35 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	77.7 m <sup>2</sup>
(MIN. DIMENSION OF 4.0m)	
MIN. REQUIRED BY COUNCIL:	24 m <sup>2</sup>
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	10.5 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

**Maximum 1000mm CUT  
Maximum 1000mm FILL**

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

**STORMWATER TO STREET VIA RAINWATER TANK**

REFER TO HYDRAULIC DETAILS

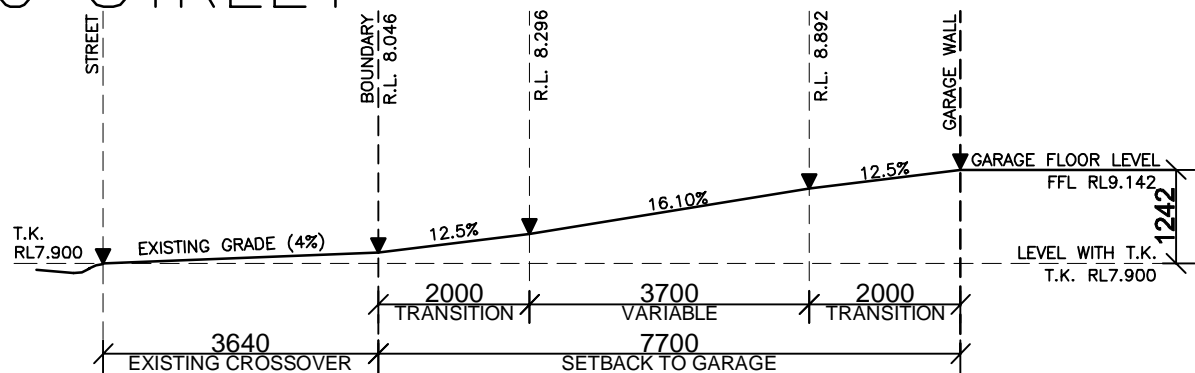
## BUBALO STREET

## 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.



### DRIVEWAY GRADIENT PROFILE

SCALE - 1:100

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

BL No. 2298C  
ABN 18 003 892 706  
Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8954 5000

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# DIMENSIONS TO BE READ IN

PRODUCT:  
**PADDINGTON 29 MKII**  
Malibu  
R/H Garage  
Sapphire Specification

CLIENT:  
Ms. LIU  
SITE ADDRESS:  
Lot 15  
Proposed Road  
WADDIEWOOD 2100

### CONTRACT DRAWINGS

DRAWN: BG	DATE: 24.05.19	Rev: F
RATIO @ A3: 1:200	CHECKED: BG	
SHEET: 2	JOB No: 29913475	NSW

(S) SMOKE ALARM

● AIR CONDITIONING DUCT

1 FLOOR JOIST DIRECTION

DP ○ DOWN PIPE LOCATION

TAP X GARDEN TAP LOCATION

COB LIFT OFF HINGES

SP ○ STEEL POST

TSP ○ TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

⊗ EXHAUST FAN

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

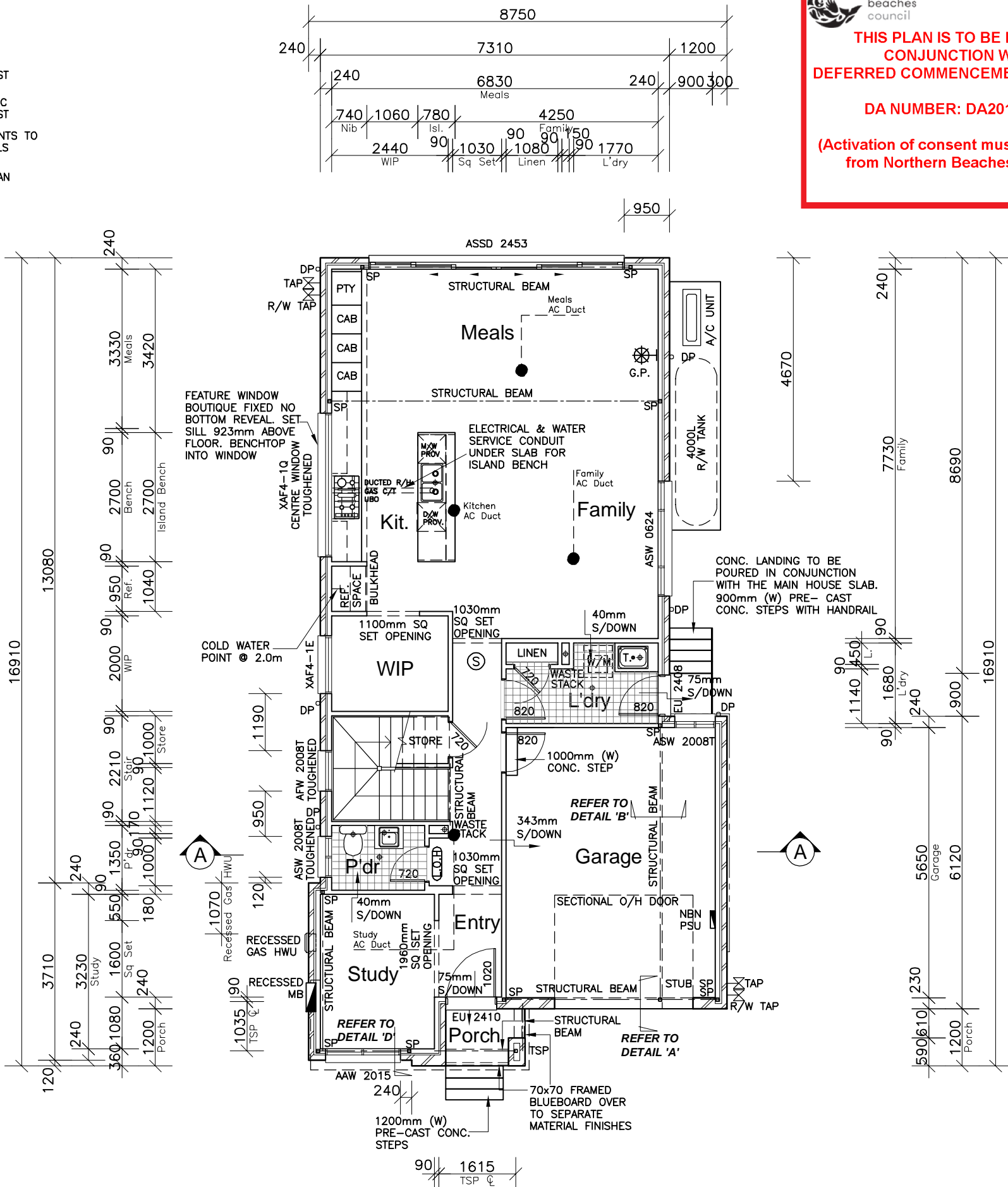
NOTE: INTERNAL DOOR LEAF HEIGHTS TO GROUND FLOOR TO BE 2340mm(H)



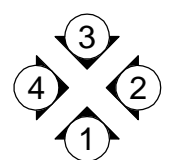
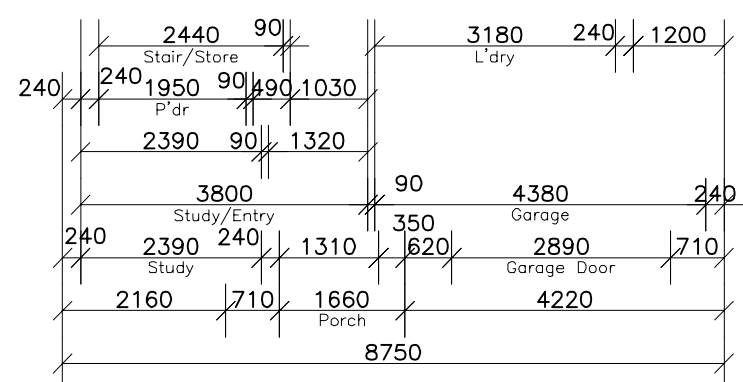
THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2019/0899

(Activation of consent must be obtained from Northern Beaches Council)



NOTE: PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS: \* EXPOSURE GRADE BRICKS, \* STAINLESS STEEL WALL TIES, \* LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A., \* COLORBOND VALLEY GUTTERS, \* EXPOSURE GRADE MORTAR



GROUND FLOOR PLAN

Table with client signature, date, product name (PADDINGTON 29 MKII Malibu R/H Garage), client name (Ms. LIU), contract drawings details (DRAWN, DATE, RATIO, SHEET), and sheet number (3).

(S) SMOKE ALARM

● AIR CONDITIONING DUCT

1 FLOOR JOIST DIRECTION

DP ○ DOWN PIPE LOCATION

TAP X GARDEN TAP LOCATION

C.O.B. LIFT OFF HINGES

SP ○ STEEL POST

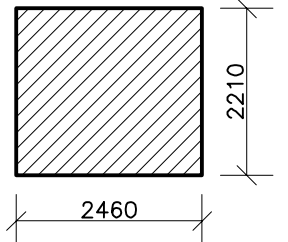
TSP ○ TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

⊗ EXHAUST FAN

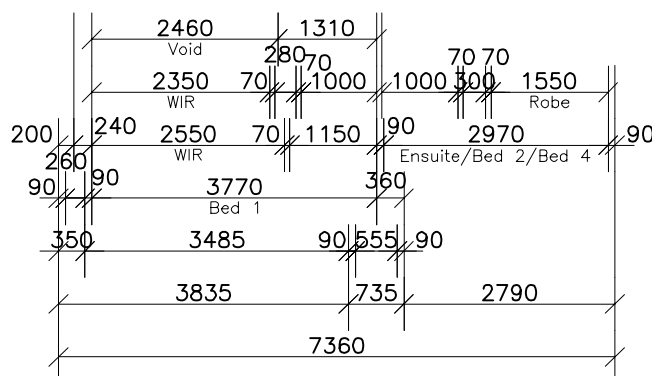
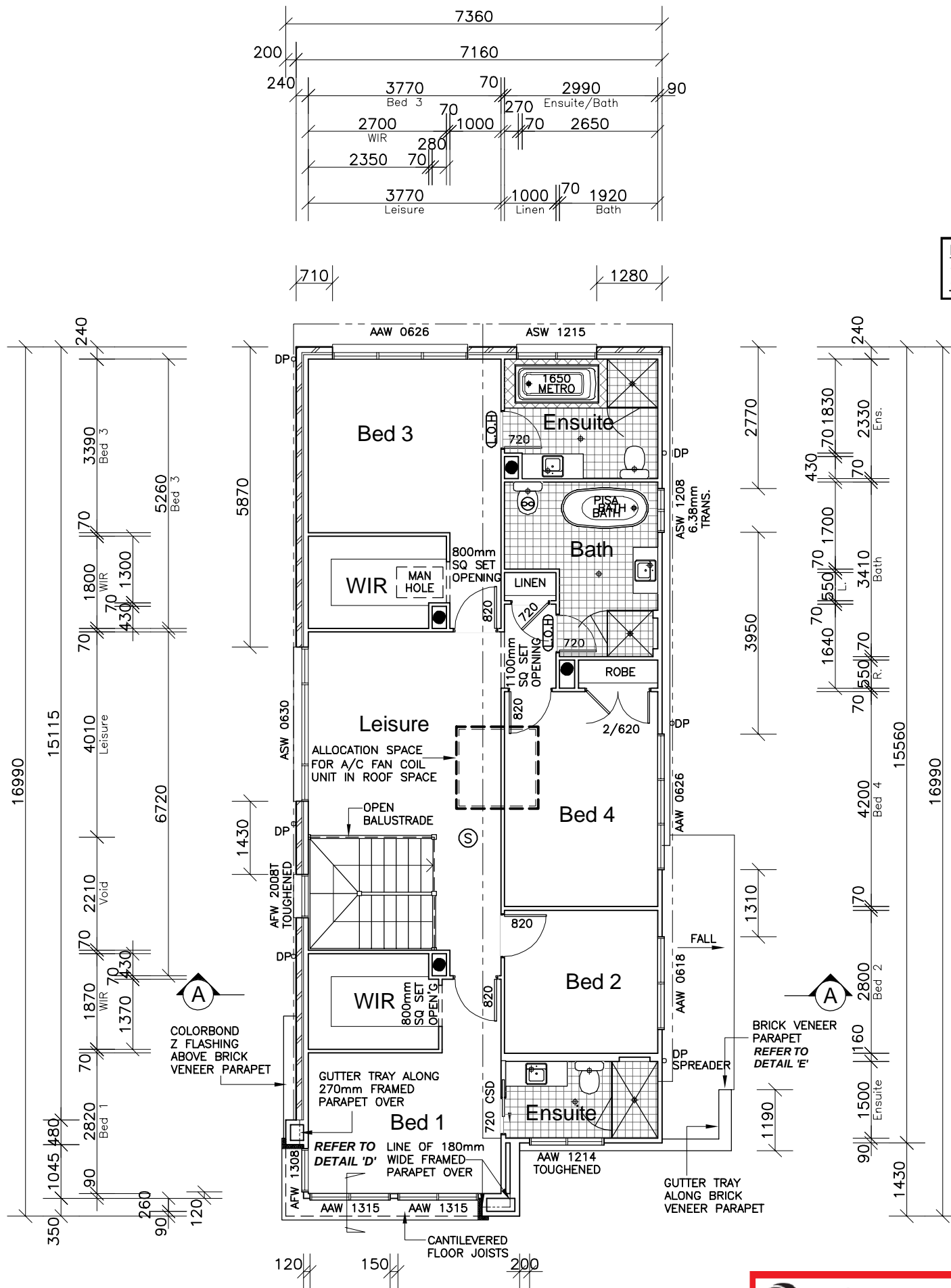
**NOTE:**  
ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 3.9.2.5 OF THE B.C.A - PROTECTION OF OPENABLE WINDOWS

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



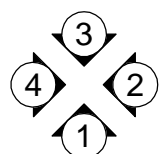
**STAIR CUTOUT**  
SCALE 1:100

**NOTE:**  
SHOWER NOOK/RECESS REFER TO **CDN 54.240** & SHEET 10 FOR DETAILS



**NOTE:**  
PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:  
\* EXPOSURE GRADE BRICKS,  
\* STAINLESS STEEL WALL TIES,  
\* LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,  
\* COLORBOND VALLEY GUTTERS,  
\* EXPOSURE GRADE MORTAR

**northern beaches council**  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**  
**DA NUMBER: DA2019/0899**  
**(Activation of consent must be obtained from Northern Beaches Council)**



# FIRST FLOOR PLAN

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**  
BL No. 2298C  
ABN 18 003 892 706  
Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153

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# DIMENSIONS TO BE READ IN

PRODUCT:  
**PADDINGTON 29 MKII**  
Malibu  
R/H Garage  
Sapphire Specification

CLIENT:  
Ms. LIU  
SITE ADDRESS:  
Lot 15  
Proposed Road  
WADDIEWOOD 2100

CONTRACT DRAWINGS		
DRAWN: PG.	DATE: 24.05.19	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 4	JOB No: 29913475	NSW

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

DENOTES WINDOWS/DOORS WITH LOW E GLAZING

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

DENOTES WINDOWS WITH 6.38mm TRANSLUCENT LAMINATED GLAZING

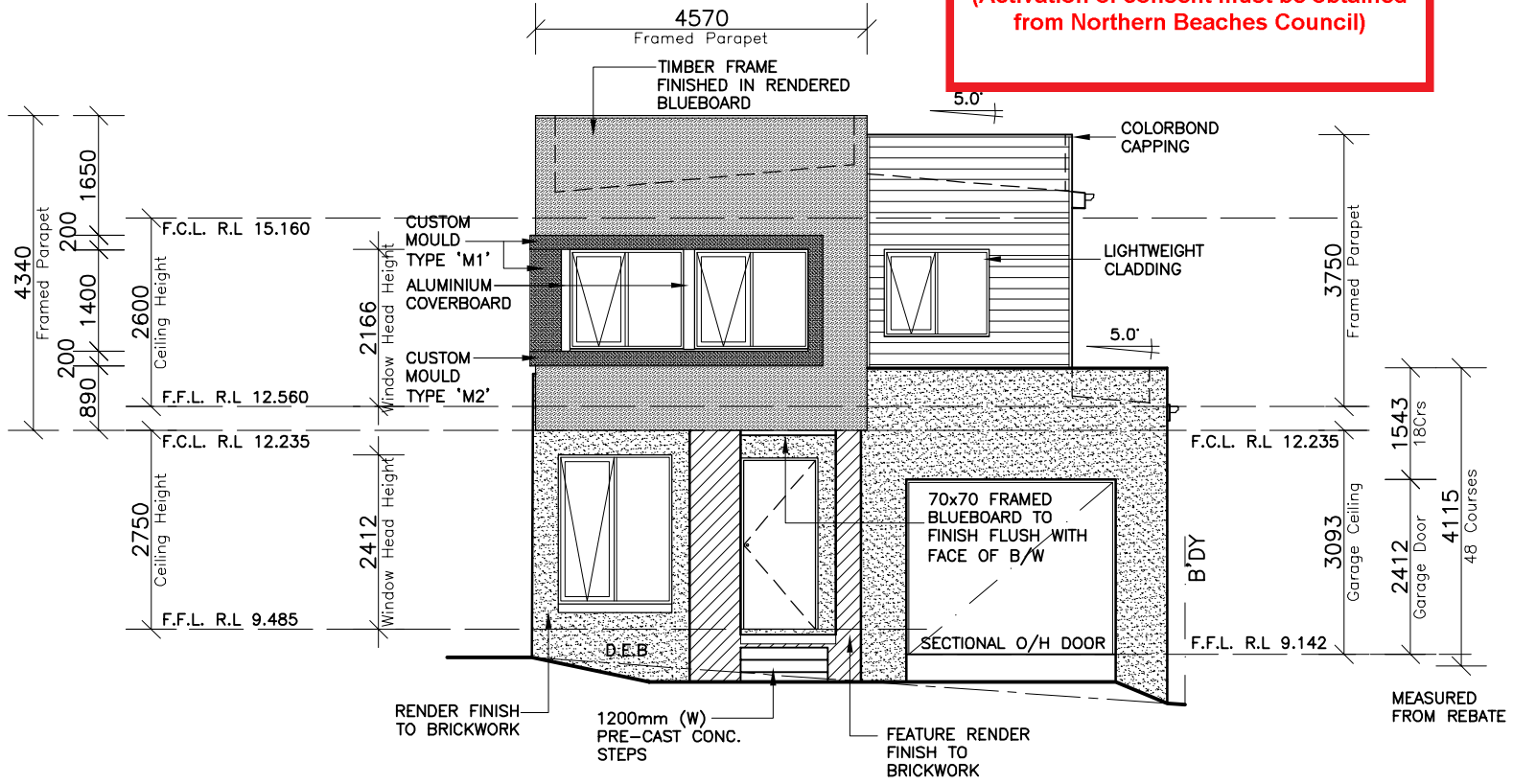
**NOTES:**  
FOR DROP-OFF'S REFER TO FRAMING DETAILS  
**CDN 21.010-21.080**

**northern beaches council**

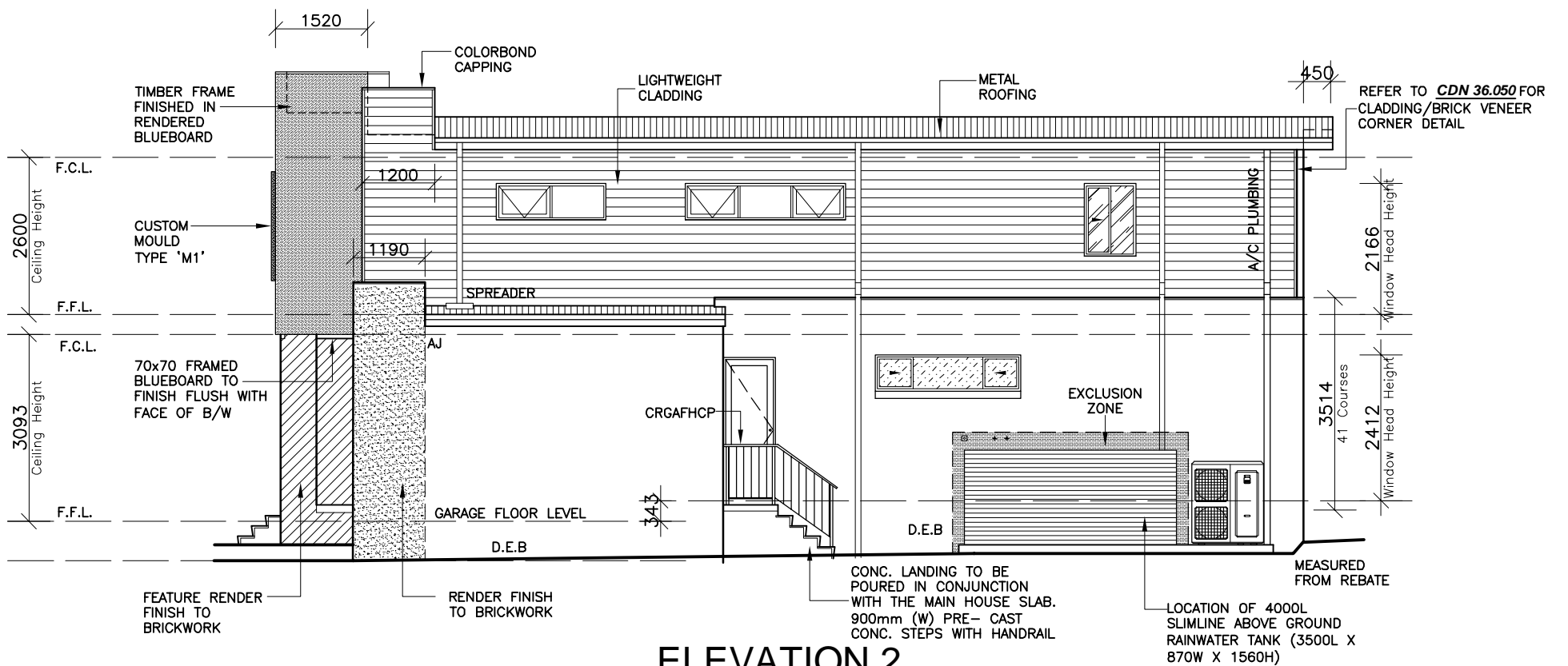
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**DA NUMBER: DA2019/0899**

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**ELEVATION 1  
-NORTH WEST-**



**ELEVATION 2  
-SOUTH WEST-**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

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ABN 18 003 892 706  
Clarendon Homes (NSW) P/L  
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# DIMENSIONS TO BE READ IN CONJUNCTION WITH CDN 21.010-21.080

PRODUCT:  
**PADDINGTON 29 MKII**  
Malibu  
R/H Garage  
Sapphire Specification

CLIENT:  
Ms. LIU  
SITE ADDRESS:  
Lot 15  
Proposed Road  
WADDIEWOOD 2100

**CONTRACT DRAWINGS**

DRAWN: PG.	DATE: 24.05.19	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 5	JOB No: 29913475	NSW

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

DENOTES  
WINDOWS/DOORS WITH  
LOW E GLAZING

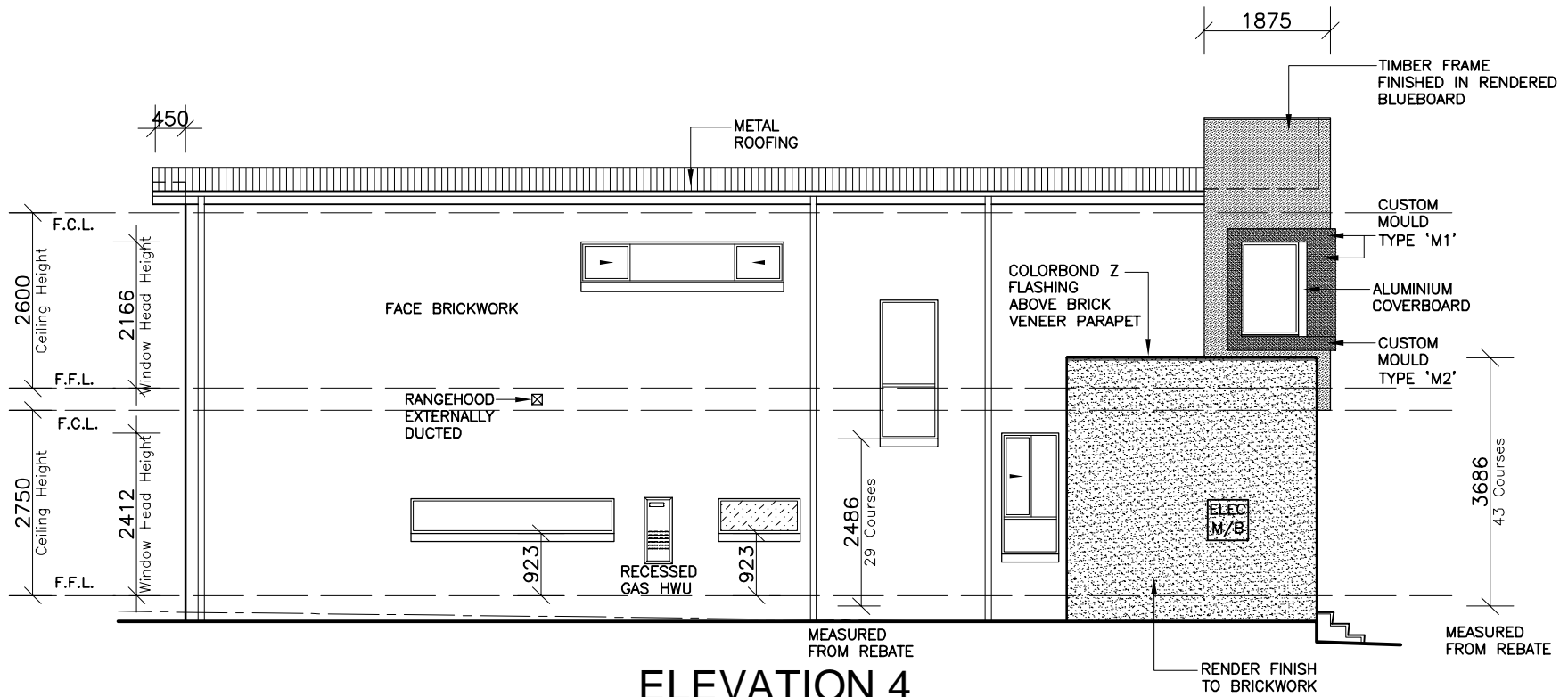
**NOTES:**  
FOR DROP-OFF'S REFER  
TO FRAMING DETAILS  
**CDN 21.010-21.080**

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

 northern beaches council  
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**DA NUMBER: DA2019/0899**  
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**ELEVATION 3  
-SOUTH EAST-**



**ELEVATION 4  
-NORTH EAST-**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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PRODUCT:  
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Malibu  
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Sapphire Specification

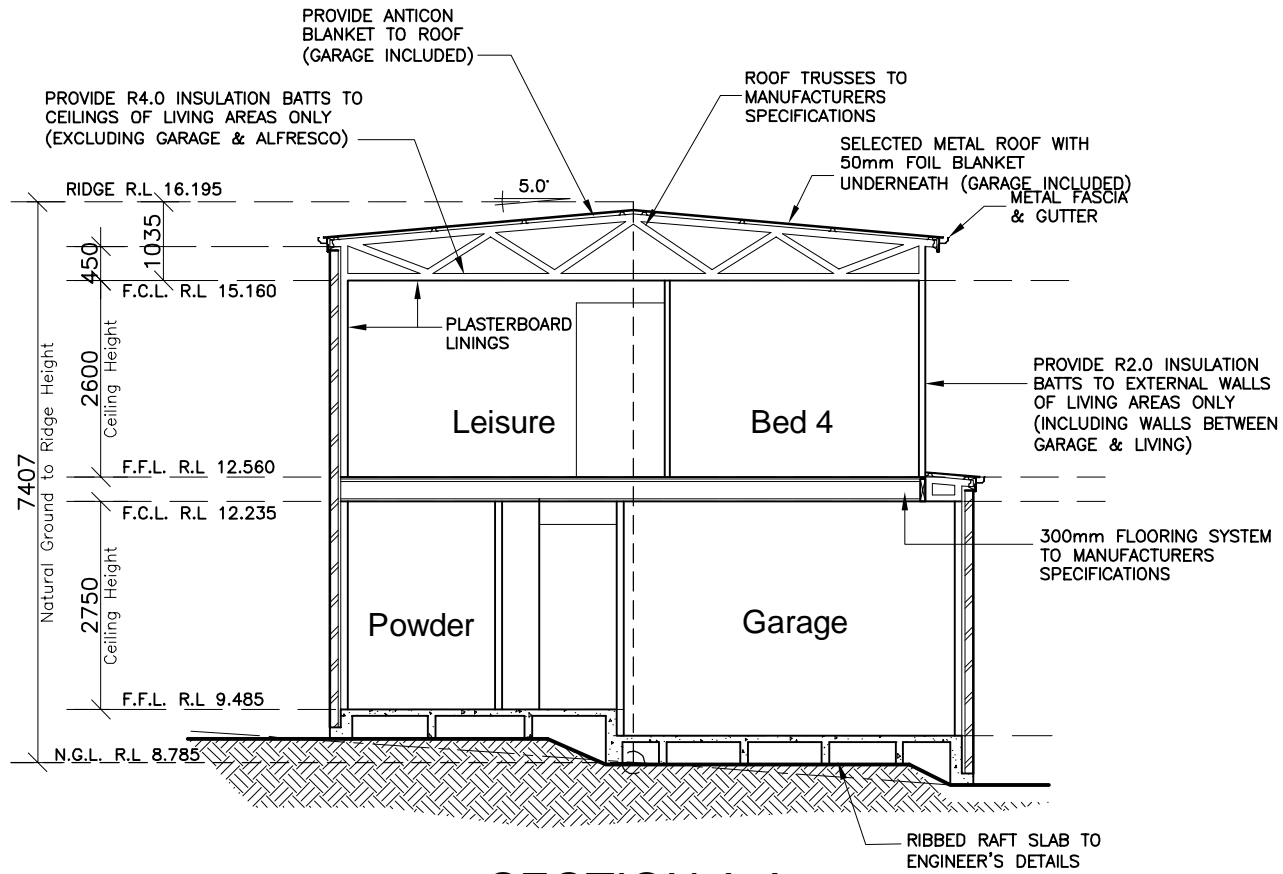
CLIENT:  
Ms. LIU  
SITE ADDRESS:  
Lot 15  
Proposed Road  
WADDIEWOOD 2100

**CONTRACT DRAWINGS**

DRAWN:	DATE:	Rev:
PG.	24.05.19	F
RATIO @ A3:	CHECKED:	
1:100	J.S	
SHEET:	JOB No:	
6	29913475	NSW

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

**NOTE:**  
**PROVIDE THE FOLLOWING DUE TO PROXIMITY TO COASTAL WATERS:**  
\* EXPOSURE GRADE BRICKS,  
\* STAINLESS STEEL WALL TIES,  
\* LINTELS AND EXPOSED STRUCTURAL STEEL IN ACCORDANCE WITH THE B.C.A.,  
\* COLORBOND VALLEY GUTTERS,  
\* EXPOSURE GRADE MORTAR



**SECTION A-A**



northern  
beaches  
council

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**DA NUMBER: DA2019/0899**

**(Activation of consent must be obtained from Northern Beaches Council)**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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# DIMENSIONS TO BE READ IN

PRODUCT:  
**PADDINGTON 29 MKII**  
Malibu  
R/H Garage  
Sapphire Specification

CLIENT:  
Ms. LIU  
SITE ADDRESS:  
Lot 15  
Proposed Road  
WARRIEWOOD 2100

**CONTRACT DRAWINGS**

DRAWN: PG.	DATE: 24.05.19	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	<b>F</b>
SHEET: <b>7</b>	JOB No: <b>29913475</b>	<b>NSW</b>



# LIFESTYLE

## - STUDIO -

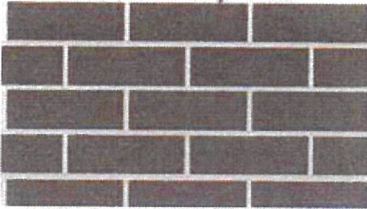
### BY CLARENDON HOMES

Client:	Ms Liu		
Site Address:	Lot 15 Bubalo Street Warriewood NSW		
Job Number:	29913475	House Type:	Paddington MK 11 / Malibu
Date Issued:	28/06/2019	Developer:	

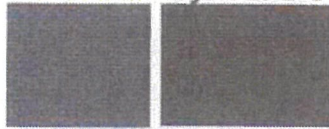
u

Roof BASIX Rating:	Medium	Wall BASIX Rating:	Dark
--------------------	--------	--------------------	------

**Main Brick: Austral  
Wilderness Grey Gum**



**Feature: Render**  
Colour 1 : Viking Grey T10  
37-L1  
Colour 2 : Mojo T172-8



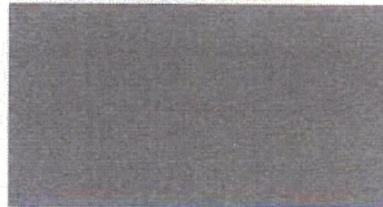
**Roof Type/Style: Metal/  
Colourbond**  
Colour: Basalt



**Window Frame Colour:  
Black**



**Gutter: Basalt  
Fascia: Basalt**



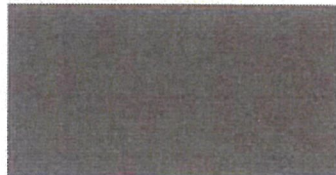
**Downpipes: Basalt  
Watertank: Basalt**



**Front Entry Door Colour:  
Sikkens Silver Grey**



**Lightweight Cladding:  
Mojo T172-8**

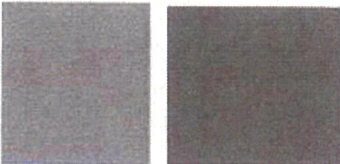


**Garage Door Type &  
Colour: Deco Chestnut  
Natural**



Chestnut

**Blueboard : Grey Moggy  
T10 50K-2 Moulds : Mojo  
T172-8**



**Driveway Type: To  
compliment facade**

\*By client after handover

**Letterbox: To compliment  
facade**

\*By client after handover



northern  
beaches  
council

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CONJUNCTION WITH  
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2019/0899**

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from Northern Beaches Council)**

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

Signature  Date 