

1 Proposed Roof  
SCALE: 1:350

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. Where necessary, floor structures will be pierced 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 percentage 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

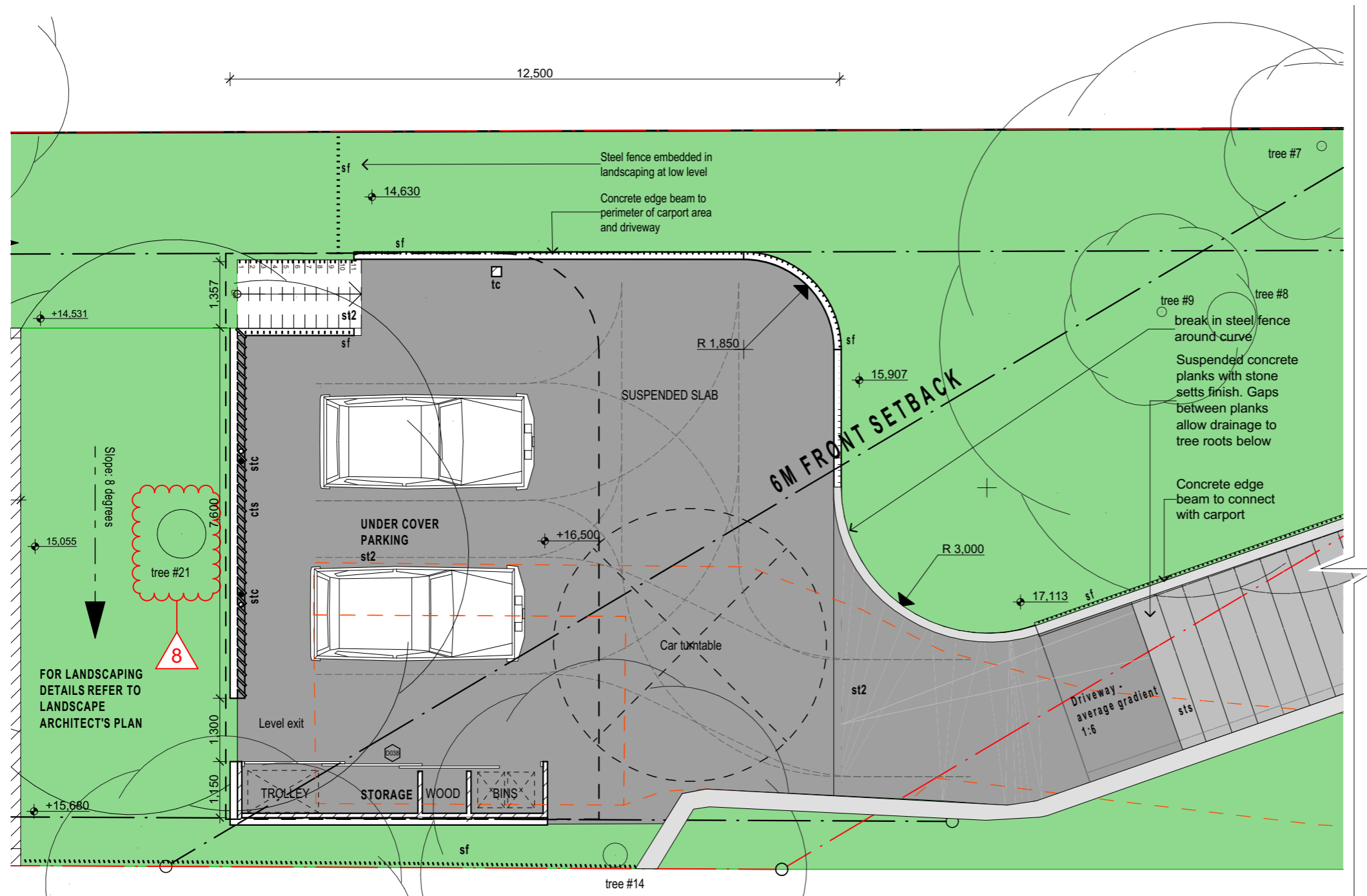
Site Plan Legend:

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

**MOD2021/0421**

- 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



1 Proposed First Floor  
SCALE: 1:100

**northern beaches council**

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**MOD2021/0421**

**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

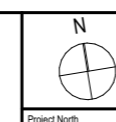
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05	06.08.19	S4.55 (1a)			

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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.**



Consent Modification  
S4.55 (1A) 2  
drawing issue

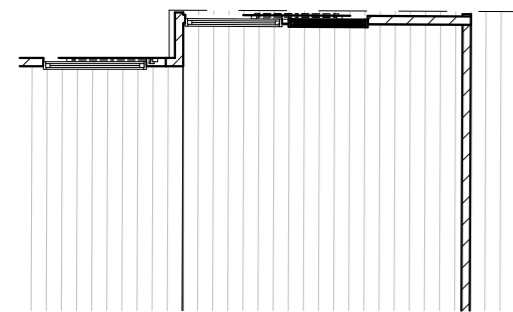
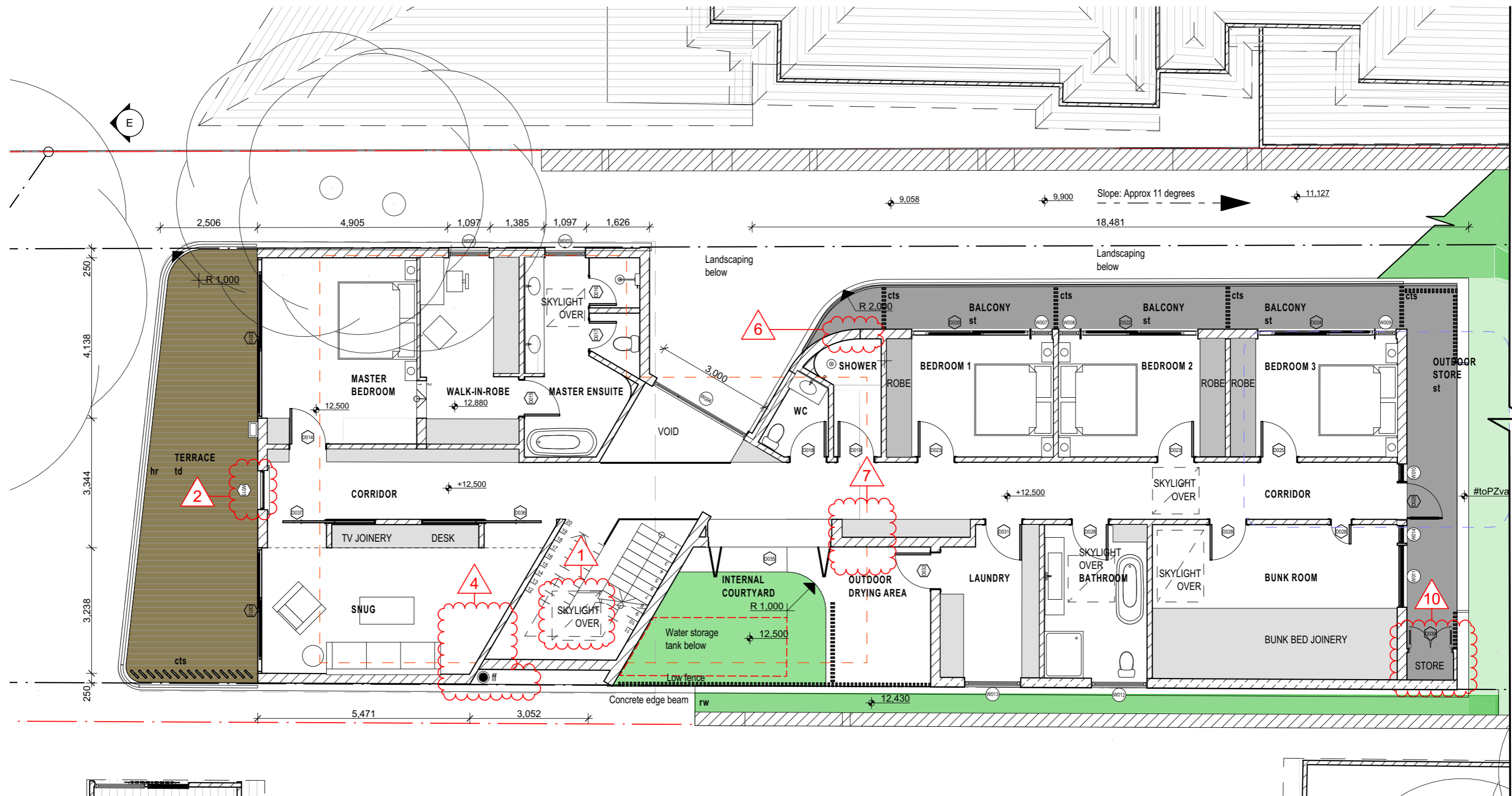
05  
revision

**S4.55 02**  
drawing number

**PROPOSED FIRST FLOOR PLAN (EAST)**  
drawing title

**1801**  
drawing job number

**A3**  
Sheet Size  
21/06/2021  
drawing date  
BN  
checked  
12  
sheets in set



1 Proposed First Floor  
SCALE: 1:100

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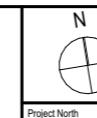
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Consent Modification  
S4.55 (1A) 2  
drawing issue

05

S4.55 03

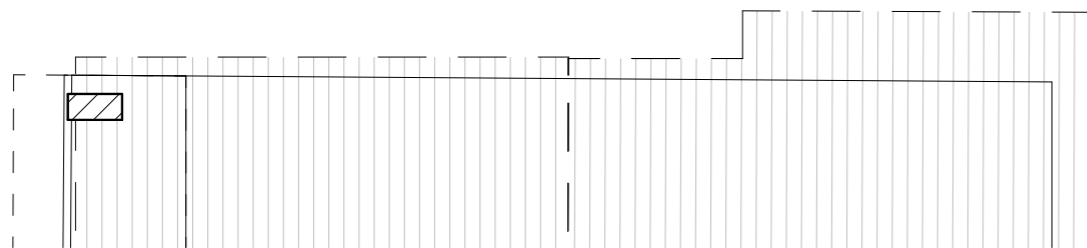
PROPOSED FIRST FLOOR PLAN

1801

A3

1:100

12



rev.	date	description	rev.	date	description	<div><div>marker.</div><div>Architecture &amp; Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858 www.markerarchitecture.com.au</div></div>	<div>Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.</div>	<div>1801 Clareville House 78 Hudson Parade, Clareville NSW 2107</div> <div>Owner: Pam &amp; Danny Nemeny</div>	<div>NOT FOR CONSTRUCTION.</div>	<div><div>N</div><div></div></div>	<div>Consent Modification S4.55 (1A) 2</div> <div>drawing issue</div>	<div>05</div> <div>revision</div>	<div>S4.55 04</div> <div>drawing number</div>	<div>PROPOSED GROUND FLOOR PLAN</div> <div>drawing title</div>	<div>1801</div> <div>drawing job number</div>	<div>A3</div> <div>Sheet Size</div>	<div>1:100</div> <div>drawing scale(s)</div>												
05	06.08.19	S4.55 (1a)																											



1 Proposed Lower Ground Floor  
SCALE: 1:100

**THIS PLAN IS TO BE READ IN  
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**MOD2021/0421**

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- - - - - 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

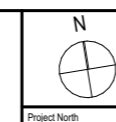
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**NSW 2107**  
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Consent Modification  
**S4.55 (1A) 2**  
drawing issue

05  
revision

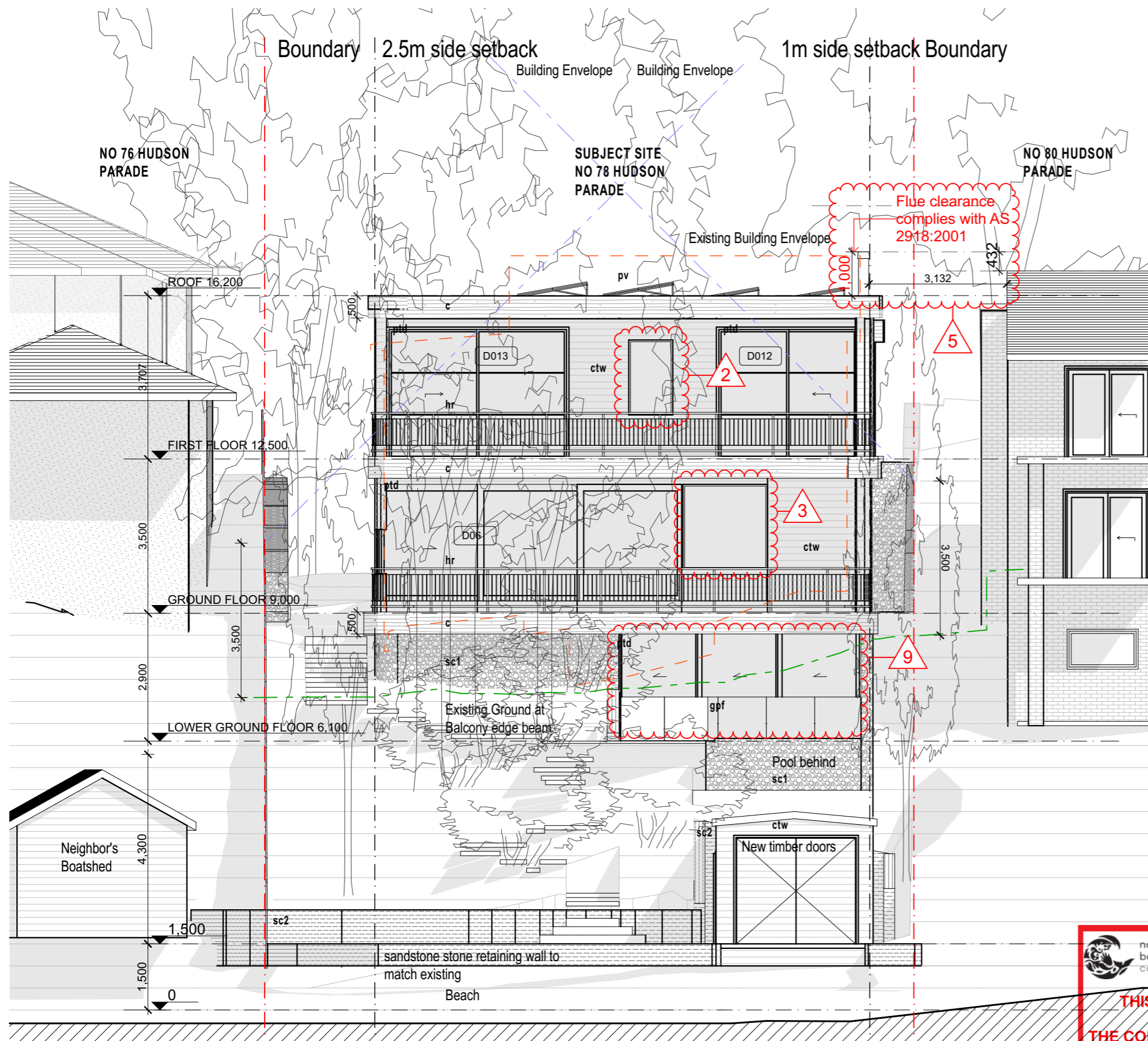
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drawing number

**PROPOSED LOWER GROUND  
FLOOR**  
drawing title


**1801**  
drawing job number

**A3**  
Sheet Size  
21/06/2021  
drawing date

1:100  
drawing scale(s)  
**12**  
sheets in set



1 Proposed West Elevation  
SCALE: 1:100



northern  
beaches  
council

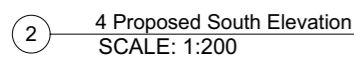
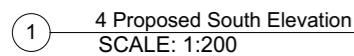
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**MOD2021/0421**

**Site Plan Legend:**















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Project North						local council: Northern Beaches Council		drawn: BN		checked:							



**MOD2021/0421**

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	Site setbacks		Landscaping
	Sun path		Sand
	Existing building line		Pool
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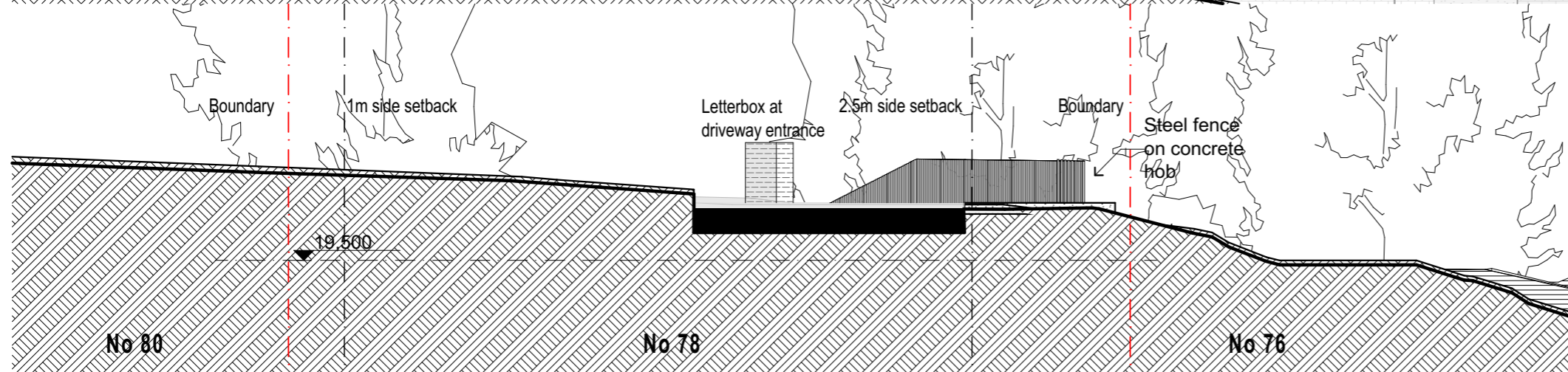
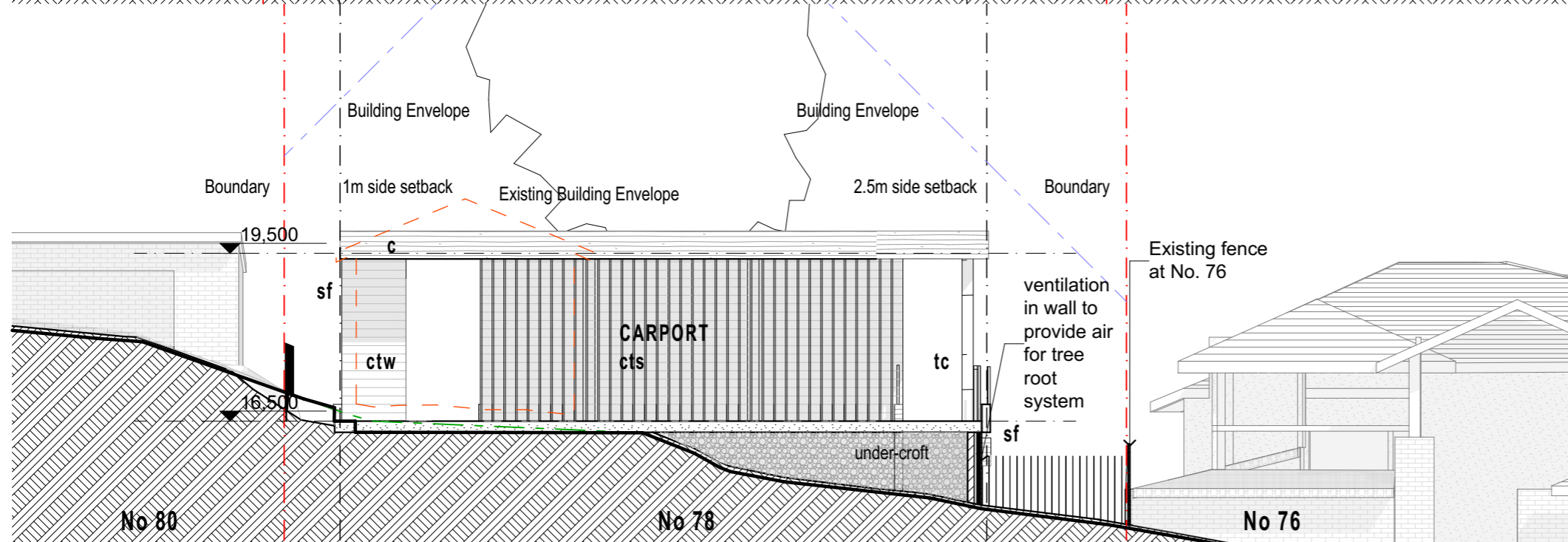
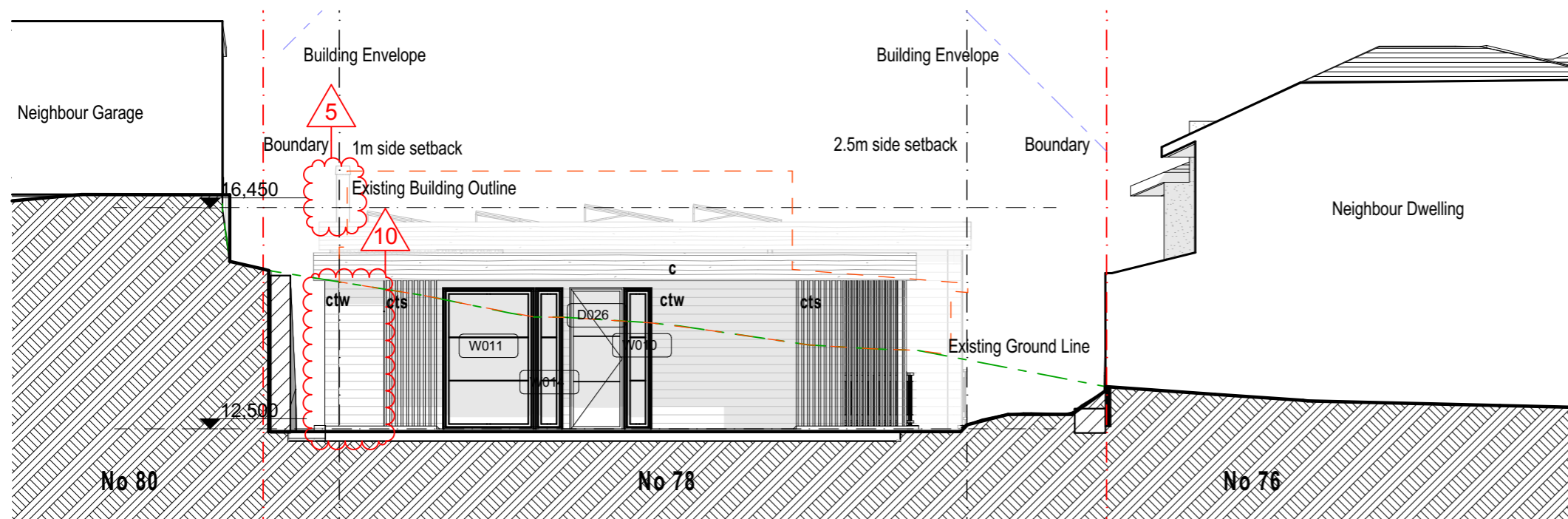
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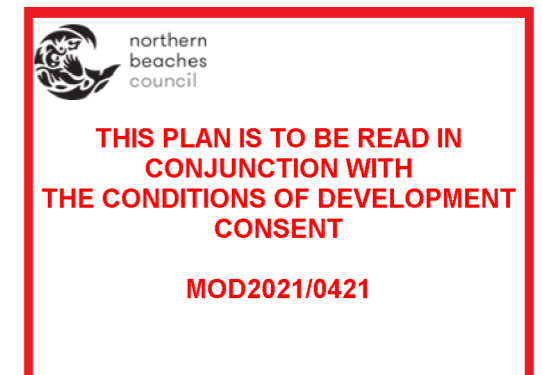
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drawing issue	revision	drawing number	drawing title	drawing job number	Sheet Size	drawing scale(s)
Project North		local council:	Northern Beaches Council	drawn date:	21/06/2021	12
				drawn:	BN checked:	sheets in set



















### Proposed East Elevation E3 - House

### Proposed East Elevation E2 - Carport



### Proposed East Elevation - Street

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	Site setbacks		Landscaping
	Sun path		Sand
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	Consent Modification \$4.55 (1A) 2	06	<b>\$4.55 09</b>	PROPOSED EAST ELEVATIONS	<b>1801</b>	<b>A3</b>	1:100
	drawing issue	revision	drawing number	drawing title	drawing job number	Sheet Size 27/08/2021	drawing scale(s) 12
Project North			local council:	Northern Beaches Council	drawn by:	RN	sheets in set