

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

<ul style="list-style-type: none"> - - - - Site boundary - - - - Site setbacks - - - - Sun path - - - - Existing building line - - - - Building height control - - - - Existing building footprint - - - - Element over 	<ul style="list-style-type: none"> Lawn Landscaping Sand Pool External decking External stone paving Existing endemic trees
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rev.	date	description	rev.	date	description
05	06.08.19	S4.55 (1a)			

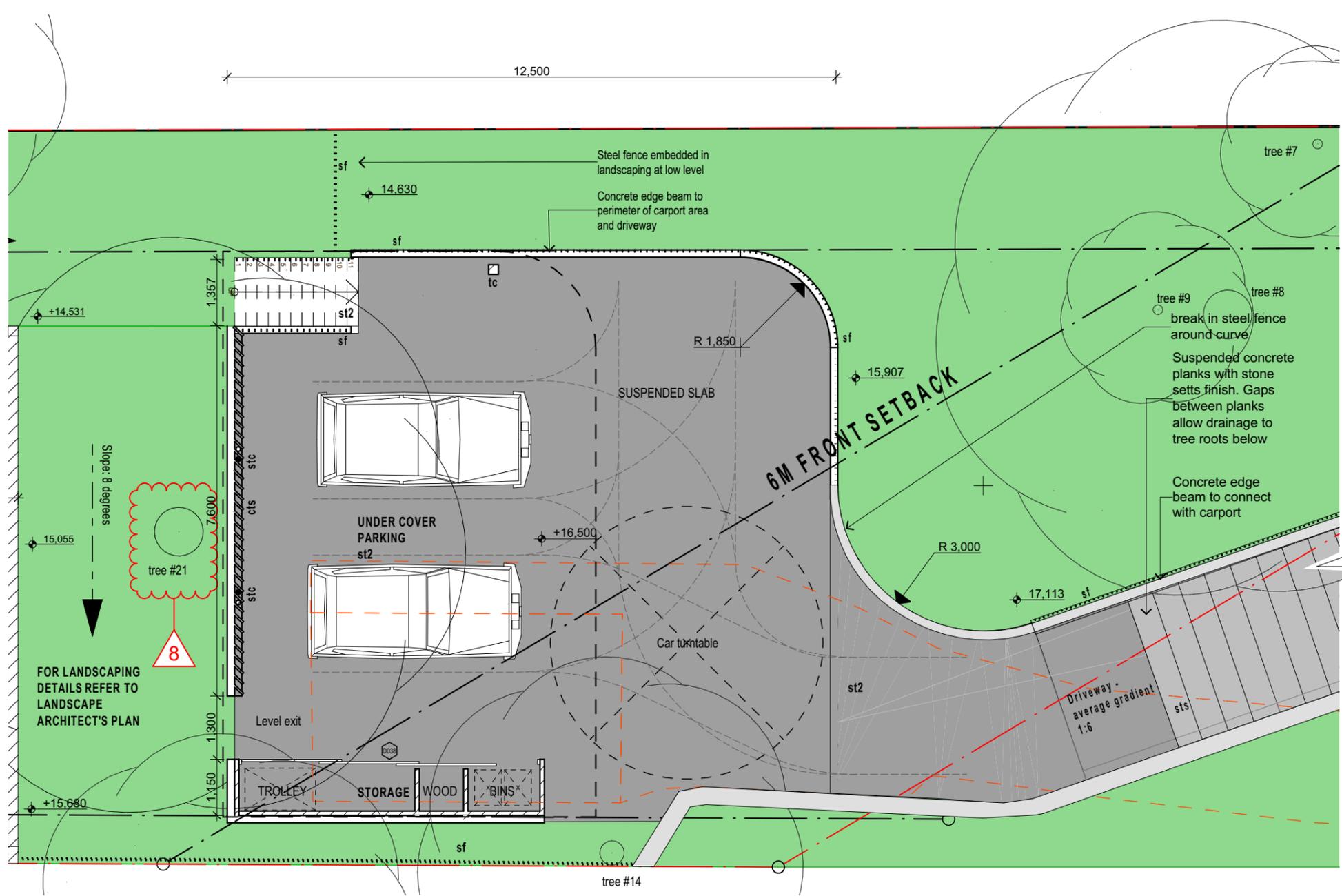
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Architecture & Design
111 Flinder Street, Surry Hills NSW 2010
ABN: 12 624 281 858
www.markerarchitecture.com.au

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 Nemyeny

NOT FOR CONSTRUCTION.

N 	Consent Modification S4.55 (1A) 2 <small>drawing issue</small>	05 <small>revision</small>	S4.55 01 <small>drawing number</small>	PROPOSED ROOF PLAN <small>drawing title</small>	1801	A3	1:350 <small>drawing scale(s)</small>
<small>Project North</small>	<small>local council: Northern Beaches Council</small>	<small>drawing date: 21/06/2021</small>	<small>drawing job number: 1801</small>	<small>drawing title: PROPOSED ROOF PLAN</small>	<small>drawing job number: 1801</small>	<small>drawing date: 21/06/2021</small>	<small>drawing scale(s): 1:350</small>



1 Proposed First Floor
SCALE: 1:100



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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

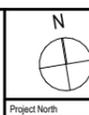
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Consent Modification
 S4.55 (1A) 2
 drawing issue

05
 revision

S4.55 02
 drawing number

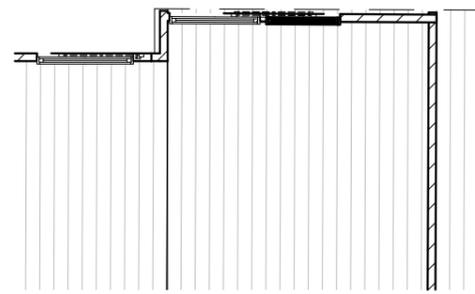
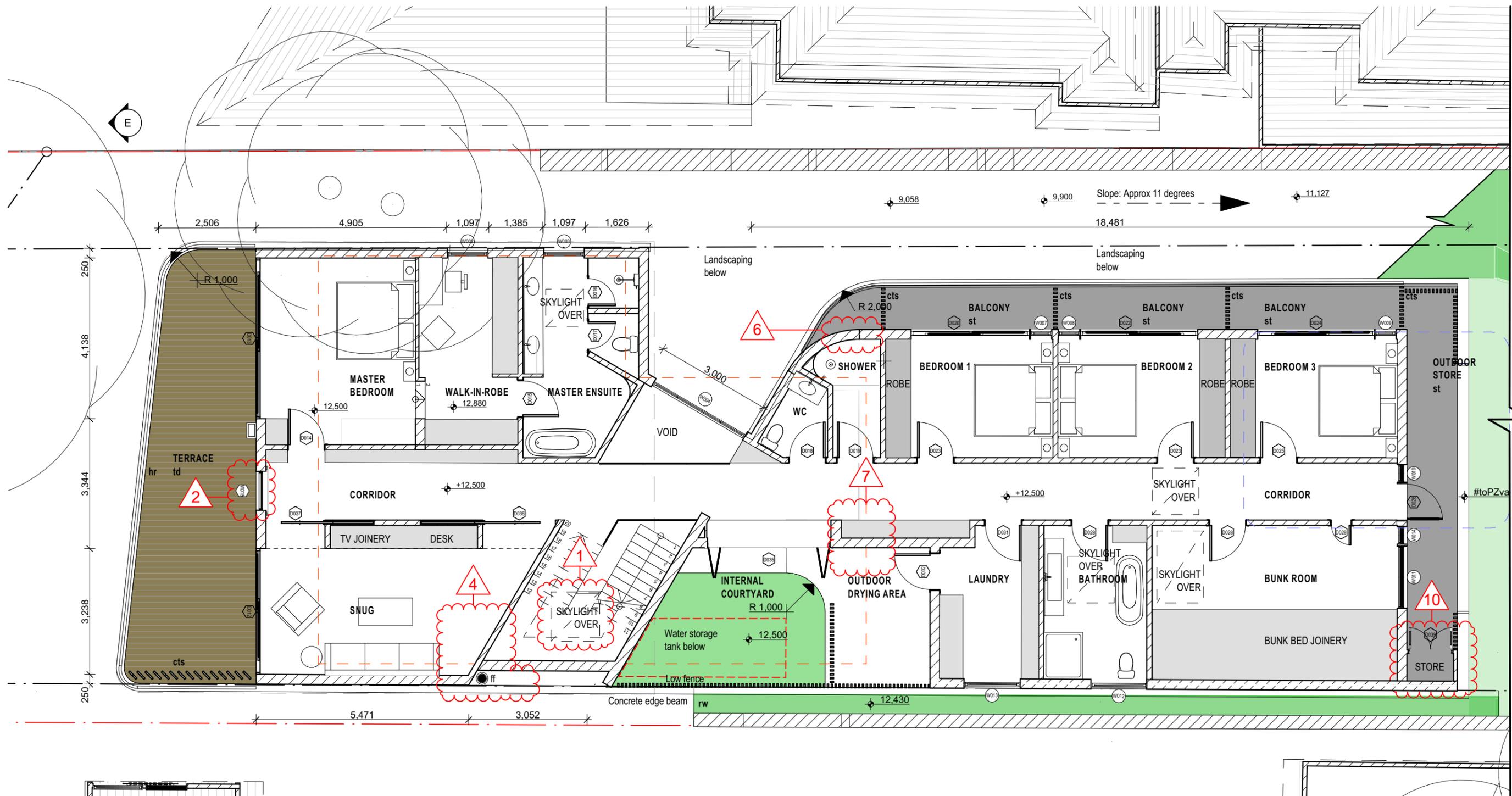
PROPOSED FIRST FLOOR PLAN (EAST)
 drawing title

1801
 drawing job number

A3
 Sheet Size
 21/06/2021
 drawing date

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

BN
 checked



1 Proposed First Floor
SCALE: 1:100



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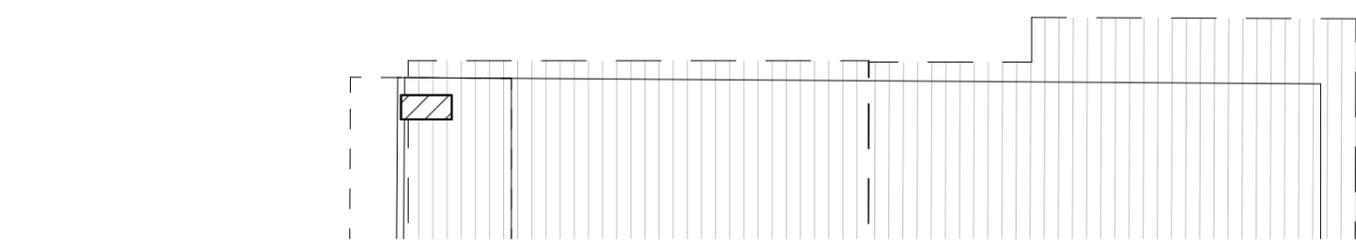
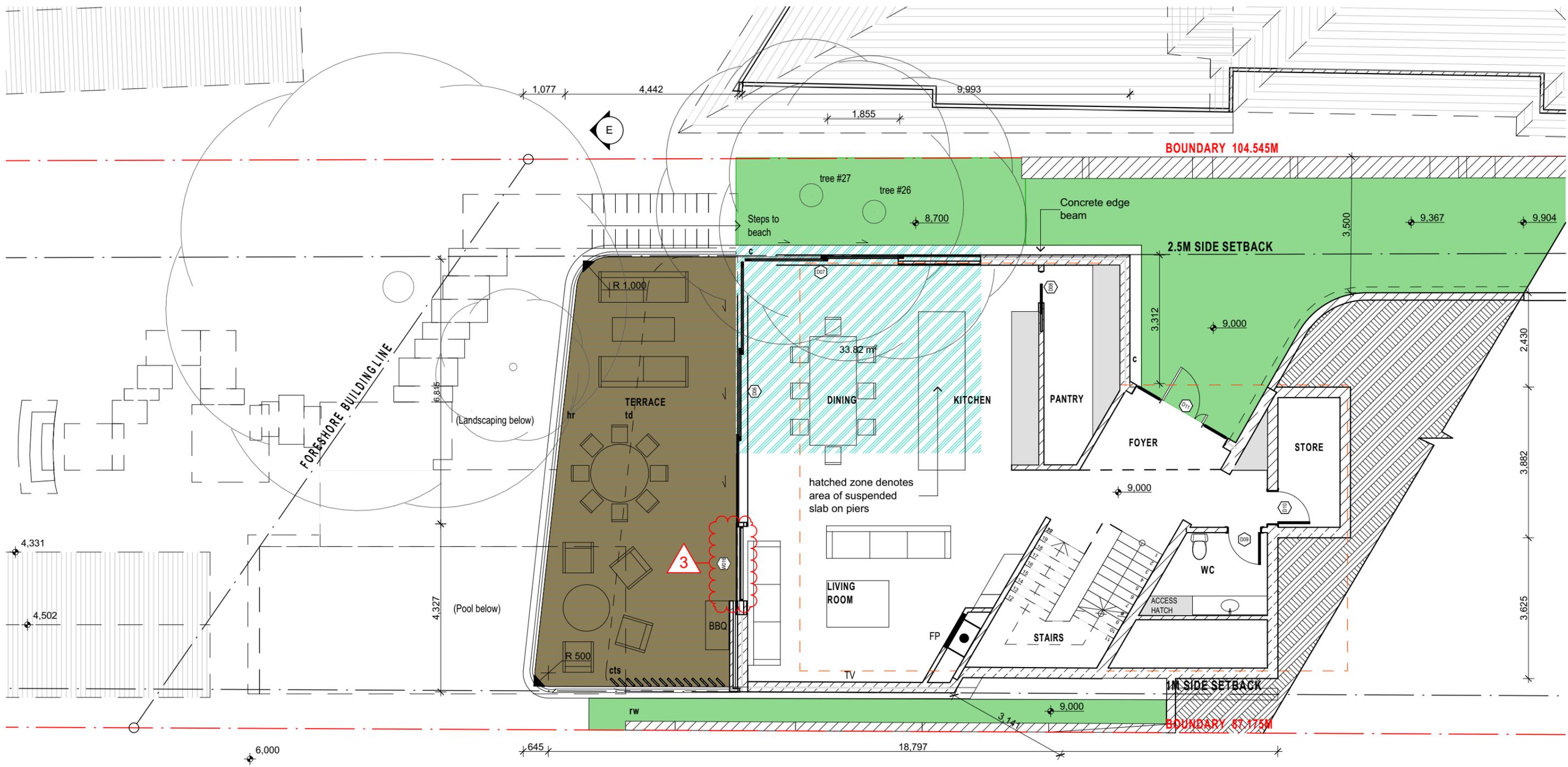
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 Consent Modification
 S4.55 (1A) 2
drawing issue

05
revision
 S4.55 03
drawing number
 PROPOSED FIRST FLOOR PLAN
drawing title

1801
drawing job number
A3
Sheet Size
 21/06/2021
drawn date
12
sheets in set



2 Proposed Ground Floor
SCALE: 1:100



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MOD2021/0421

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	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

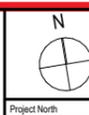
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Consent Modification
 S4.55 (1A) 2
 drawing issue

05
 revision

S4.55 04
 drawing number

PROPOSED GROUND FLOOR PLAN
 drawing title

1801
 drawing job number

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



1 Proposed Lower Ground 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

rev.	date	description	rev.	date	description
05	06.08.19	S4.55 (1a)			

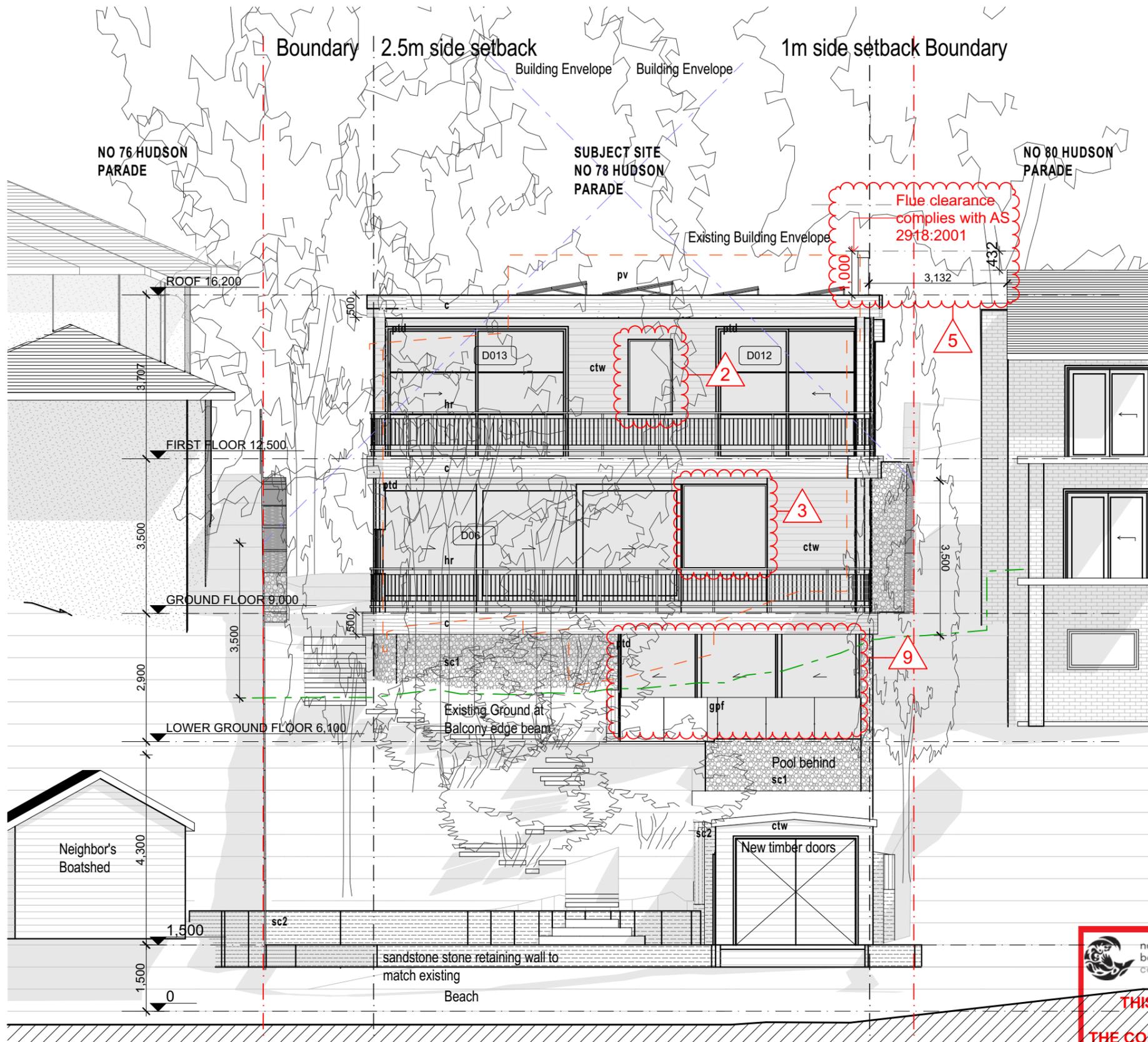
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Project North	Consent Modification S4.55 (1A) 2 drawing issue	05 revision	S4.55 05 drawing number	PROPOSED LOWER GROUND FLOOR drawing title	1801 drawing job number	A3 Sheet Size	1:100 drawing scale(s)
			Northern Beaches Council local council		BN drawing checked	21/06/2021 drawing date	12 sheets in set



1 Proposed West Elevation
SCALE: 1:100

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MOD2021/0421

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<ul style="list-style-type: none"> --- Site boundary --- Site setbacks --- Sun path --- Existing building line --- Building height control --- Existing building footprint --- Element over 	<ul style="list-style-type: none"> Lawn Landscaping Sand Pool External decking External stone paving Existing endemic trees
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S4.55 (1A) 2
drawing issue

05
revision

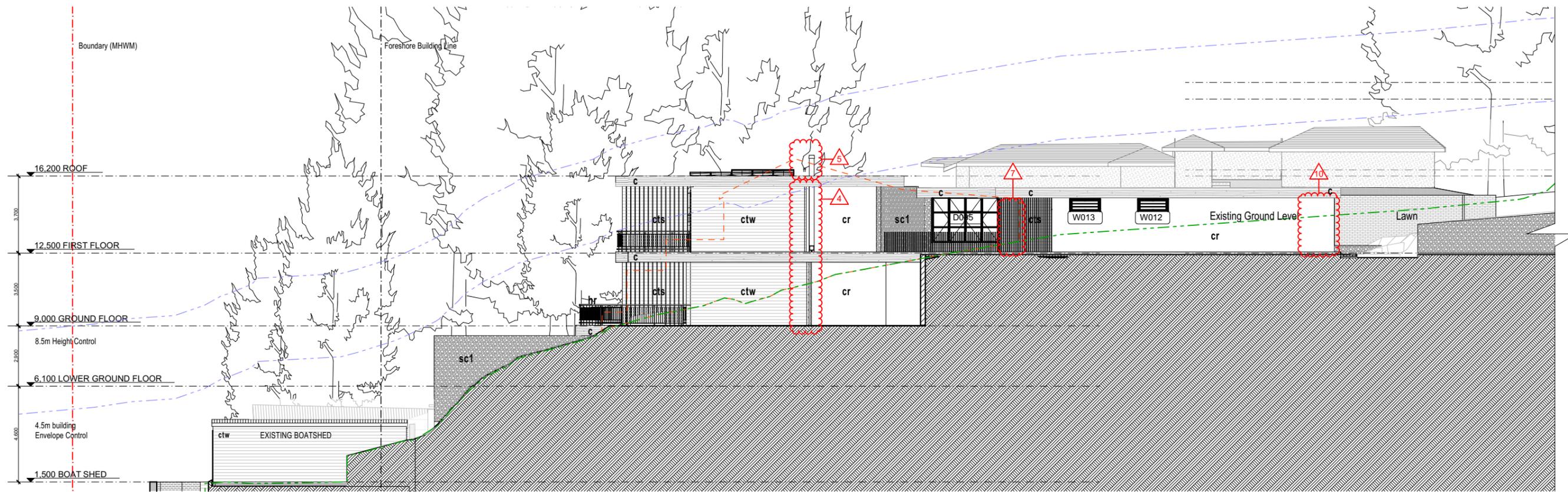
S4.55 06
drawing number

PROPOSED WEST ELEVATION
drawing title

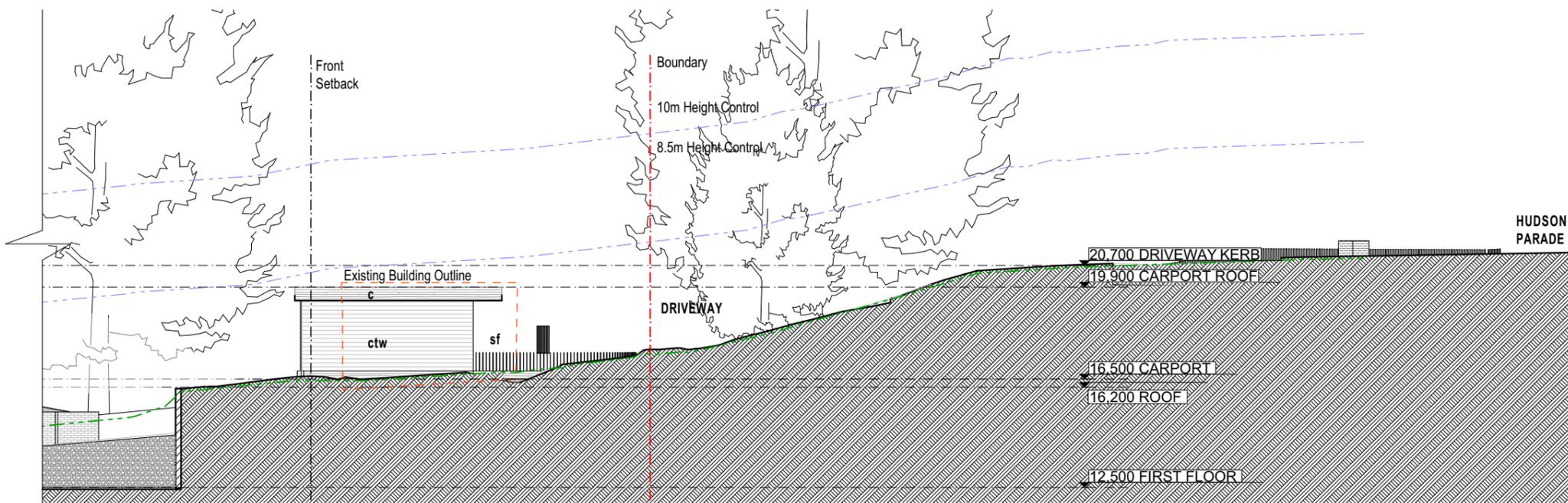
1801
drawing job number

A3
Sheet Size
21/06/2021
drawn date

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



1 4 Proposed South Elevation
SCALE: 1:200



2 4 Proposed South Elevation
SCALE: 1:200


 northern beaches council

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MOD2021/0421

Site Plan Legend:

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	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

rev.	date	description	rev.	date	description
05	06.08.19	S4.55 (1a)			

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1801, Clareville House
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Consent Modification
S4.55 (1A) 2
drawing issue

05

S4.55 07

PROPOSED SOUTH ELEVATION

1801

A3

1:200

Sheet Size drawing scale(s)

21/06/2021

12

drawn: BN checked: sheets in set

Project North

local council: Northern Beaches Council

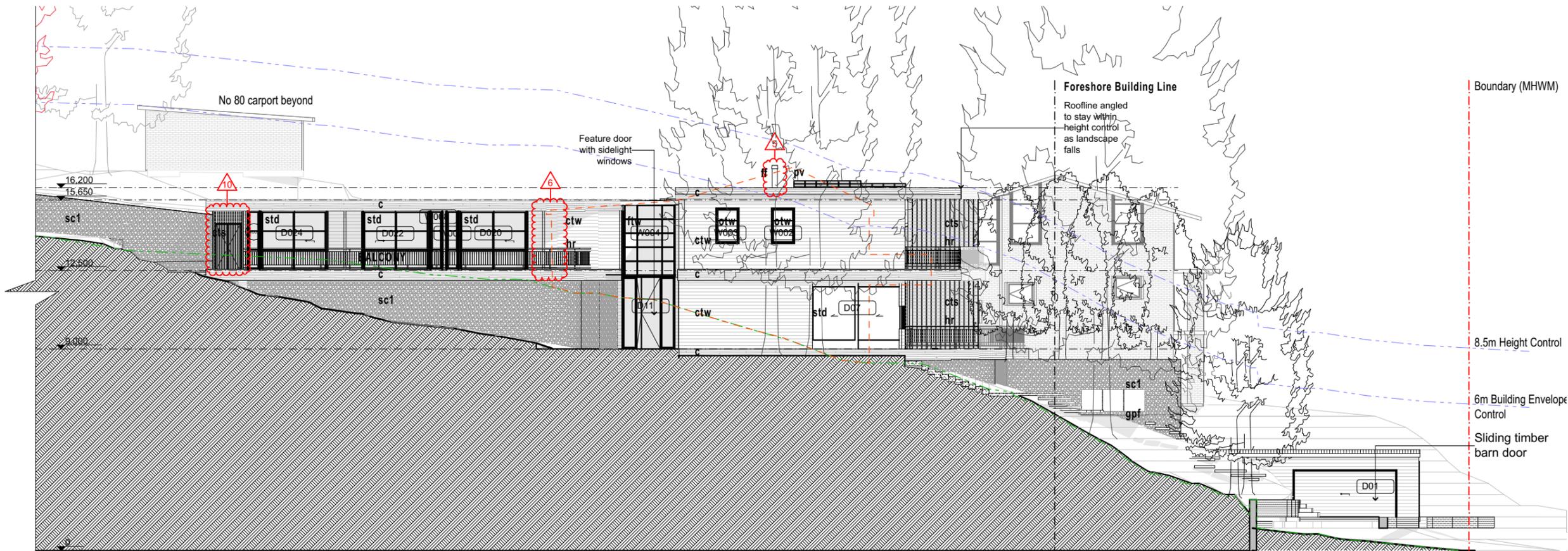
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drawing title

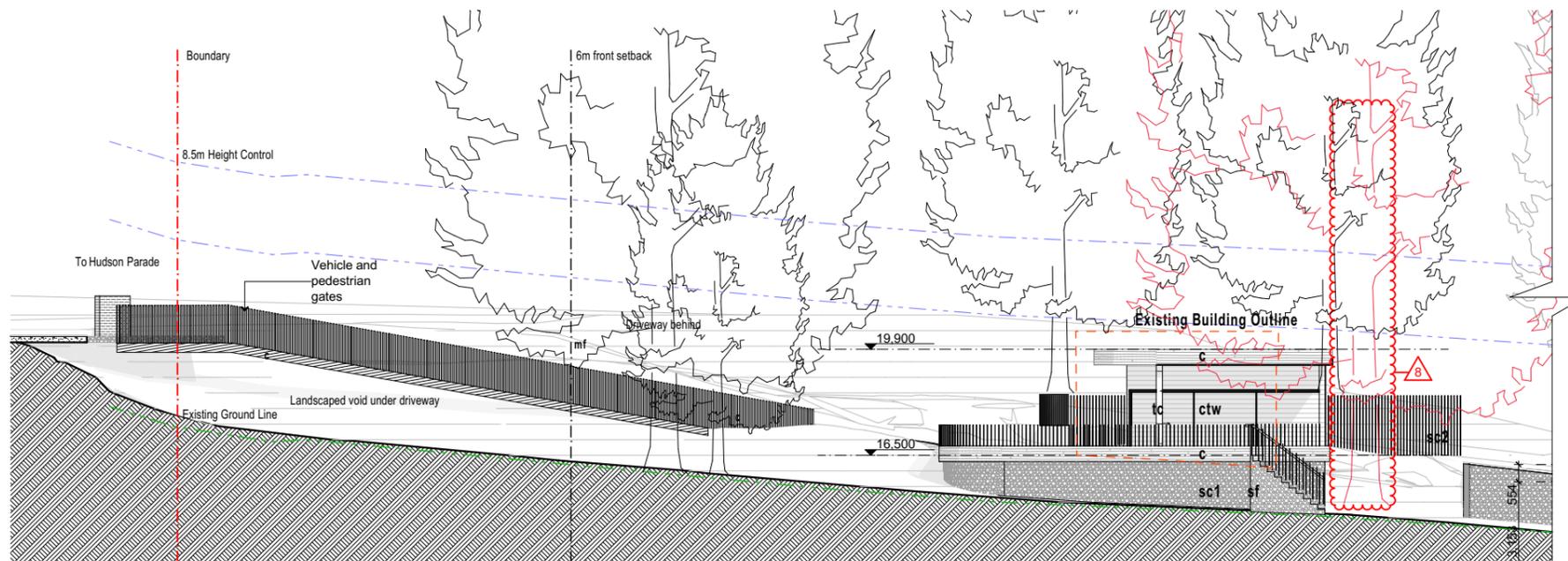
drawing job number

drawing date

checked:



2 Proposed North Elevation
SCALE: 1:200



2 Proposed North Elevation
SCALE: 1:200



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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

rev.	date	description	rev.	date	description
05	06.08.19	S4.55 (1a)			

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

05
revision

S4.55 08
drawing number

PROPOSED NORTH ELEVATION
drawing title

1801
drawing job number

A3
Sheet Size

1:200
drawing scale(s)

21/06/2021
drawing date

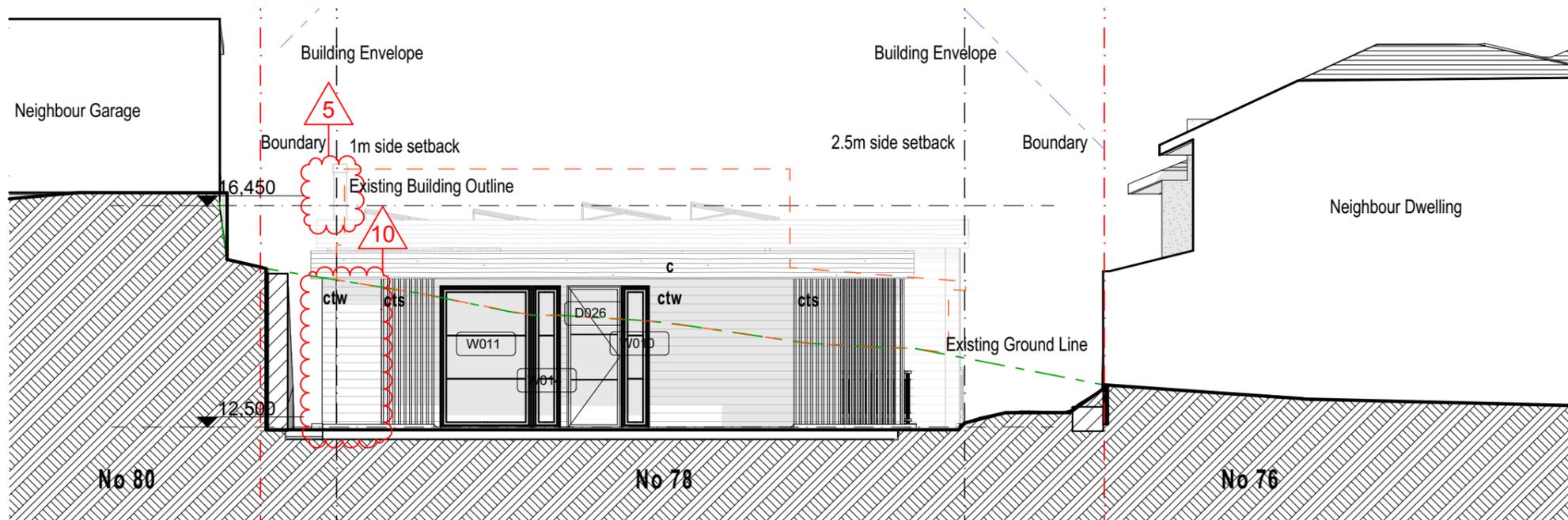
12
sheets in set

Project North

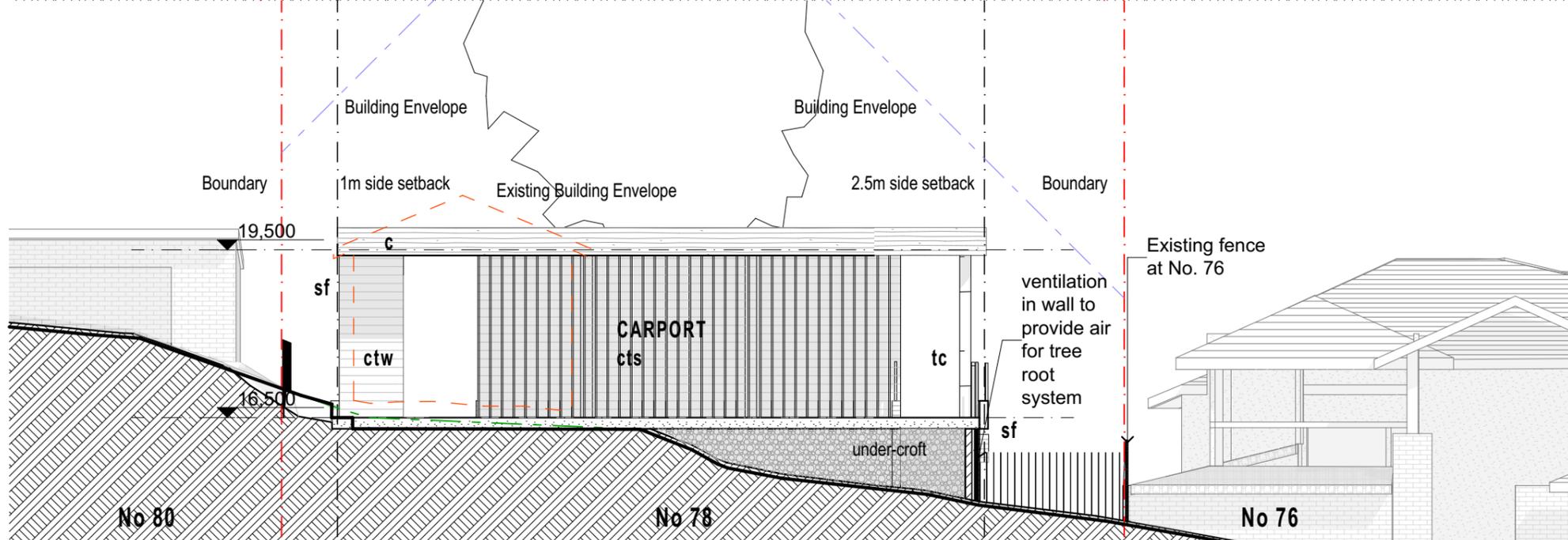
local council: Northern Beaches Council

BN
checked:

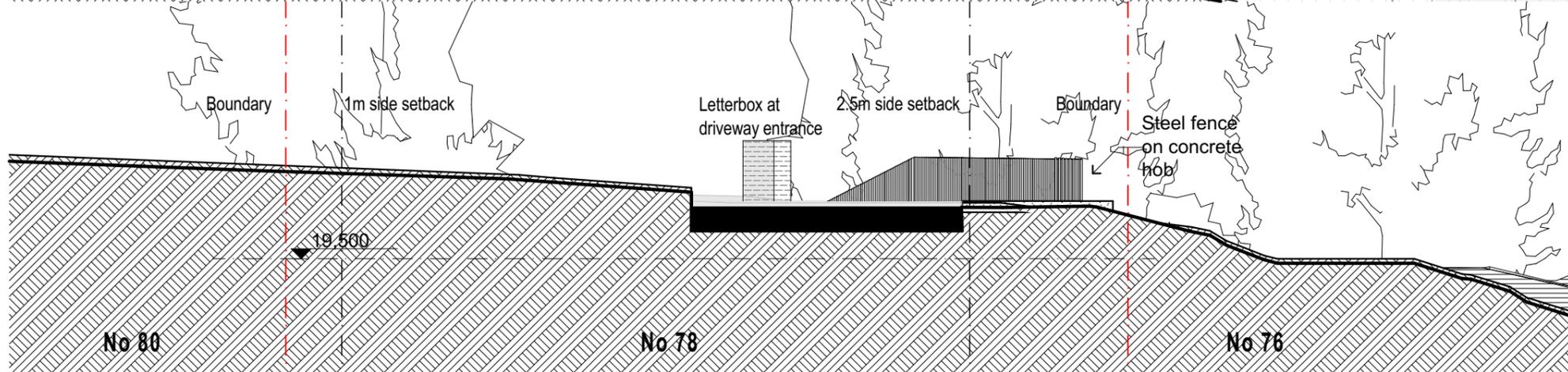
Proposed East Elevation E3 - House



Proposed East Elevation E2 - Carport



Proposed East Elevation - Street





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MOD2021/0421

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	Sun path		Sand
	Existing building line		Pool
	Building height control		External decking
	Existing building footprint		External stone paving
	Element over		Existing endemic trees

rev.	date	description	rev.	date	description
05	06.08.19	S4.55 (1a)			
06	27.08.21	S4.55 (1a)			

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Project North	Consent Modification S4.55 (1A) 2	06	S4.55 09	PROPOSED EAST ELEVATIONS	1801	A3	1:100
drawing issue	revision	drawing number	drawing title	drawing job number	drawing date	drawing scale(s)	drawing sheets
		06	PROPOSED EAST ELEVATIONS	1801	27/08/2021	12	
local council: Northern Beaches Council	checked: BN	drawn: BN	checked: BN	drawn: BN	checked: BN	drawn: BN	checked: BN