
















Certificate number: 1130167S_03

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 7000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: interlocked to light		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 5 of the bedrooms / study; dedicated		✓	✓

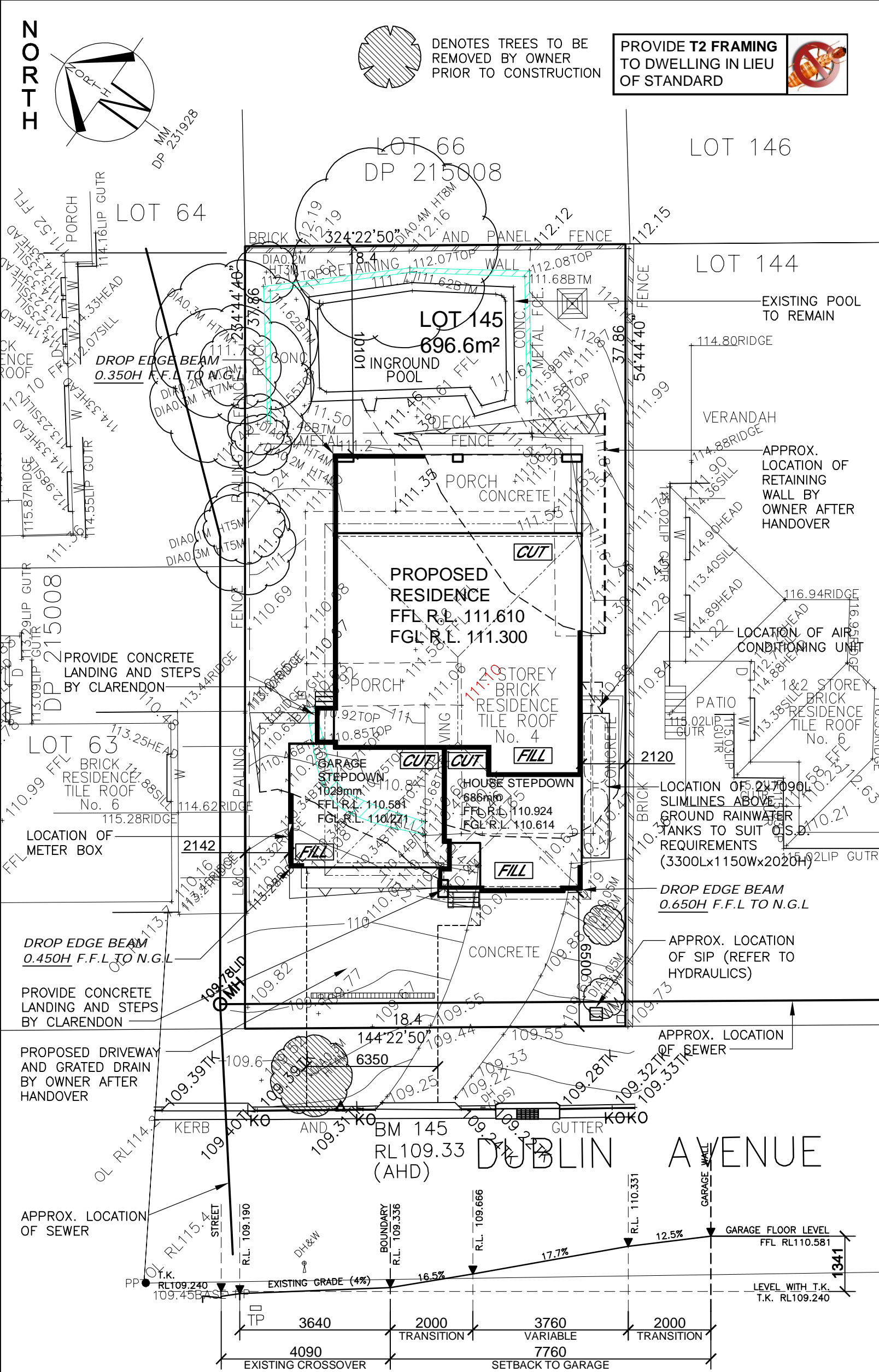
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • at least 3 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		    	    
Natural lighting			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			

QUOTE	DATE	QUOTE NUMBER	REV				
KITCHEN			-				
ELECTRICAL			-				
TILES			-				
CARPET			-				
ZURCORP			-	H	23.12.20	AMENDED AS PER COUNCIL REQUEST	M.H.
EH1			-	G	12.10.20	HYDRAULICS CO-ORDINATED	M.H.
AIR CONDITIONING			-	F	28.09.20	DA DRAWINGS & EXTERNAL COLOURS	PG.
STAIRS			-	E	17.08.20	PCV-1	JS
LANDSCAPE				D	09.07.20	FINAL TENDER DRAWINGS	PG.
HYDRAULICS				C	23.04.20	CONTRACT DRAWINGS	PG.
ENGINEER				B	03.03.20	RE-TENDER	BG
PEG OUT			-	E	13.02.20	TENDER SITING	PJ
				REV	DATE	AMENDMENTS	BY

<u>AREAS</u>	
SITE:	696.60 m ²
GROUND FLOOR:	168.75 m ²
FIRST FLOOR:	196.13 m ²
GARAGE:	44.43 m ²
PORCH:	4.35 m ²
BALCONY:	N/A m ²
ALFRESCO:	45.52 m ²
	m ²
TOTAL:	458.18 m ²

2.5	ELEVATION SHADOWS
2.4	NEIGHBOUR NOTIFICATION PLAN
2.3	SHADOW DIAGRAM
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
12	WET AREA DETAILS
11	WET AREA DETAILS
10	WET AREA DETAILS
9	ELECTRICAL LAYOUT
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION

CLIENT'S SIGNATURE: _____		DATE: _____		SHEET		DESCRIPTION									
 <p>BL No. 2298C ABN 18 003 892 706</p> <p>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</p>		<p>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</p>		<p>PRODUCT: BOSTON 42 Keyton L/H Garage</p> <p>Sapphire Specification Master Issued: 14.05.19 Revision: D</p>		<p>CLIENT: Mr. DREZNER Mrs. DREZNER</p>		<p>DA DRAWINGS</p>							
										DRAWN: PG.		DATE: 23.04.20		Rev: H	
										RATIO @ A3: N/A		CHECKED: J.S			
										SHEET: 1		JOB No: 29914033			
				SITE ADDRESS: Lot 145 No.4 DP 231928 Dublin Avenue KILLARNEY HEIGHTS, 2087											



LOT 145
D.P: 231928
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011**

SITE AREA	686.6 m²
ROOF AREA	287.5 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	334.3 m²
(MIN. DIMENSION OF 2.0m)	48.7 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	257.3 m²
(MIN. DIMENSION OF 5.0m)	60 m²
MIN. REQUIRED BY COUNCIL:	60 m²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	8.5 m
MAXIMUM CEILING HEIGHT	7.2 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	

SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	287.5m²
DRIVEWAY/ PAVED AREAS:	97.2m²
TOTAL:	384.7m²
	56.0 %
MAX SITE COVERAGE FOR OSD:	40%

Maximum 1000mm CUT
DROP EDGE BEAM TO NATURAL GROUND
NO EXPOSED FILL PERMITTED OUTSIDE
BUILDING PERIMETER

WIND CLASSIFICATION: "N2"
SLAB CLASSIFICATION: "M"

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

NOTE:
OWNER TO DEMOLISH & REMOVE FROM
SITE EXISTING HOUSE, INCLUDING
FOOTINGS & SERVICES ABOVE & BELOW
GROUND, PATHS, DRIVE, TREES &
FENCES ETC. PRIOR TO COMMENCEMENT
OF CONSTRUCTION.

**STORMWATER TO
STREET VIA RAINWATER
TANK AND O.S.D**
REFER TO HYDRAULIC DETAILS

**LEVELS ARE STRICTLY TO BE ADHERED
TO AS SHOWN ON SITE PLAN
NO + OR - 100mm TOLERANCE TO LEVELS**

SITE PLAN **DRIVEWAY GRADIENT PROFILE**
SCALE 1:200 **SCALE- 1:100**

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.

CLIENT'S SIGNATURE: _____ DATE: _____

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			<div>SITE ADDRESS: Lot 145 No.4 DP 231928 Dublin Avenue KILLARNEY HEIGHTS, 2087</div>	<div>DRAWN: BG</div>	<div>DATE: 03.03.20</div>	<div>Rev: H</div>
				<div>RATIO @ A3: 1:200</div>	<div>CHECKED: BG</div>	
			<div>SHEET: 2</div>	<div>JOB No: 29914033</div>	<div>NSW</div>	

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN
SP STEEL POST
TSP TELESCOPIC STEEL POST
DP DOWN PIPE LOCATION
TAP GARDEN TAP LOCATION
L.O.B LIFT OFF HINGES

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

NOTE:
ALL INTERNAL DRAINAGE POINTS
INDICATIVE ONLY. POSITION TO BE
DETERMINED ON SITE

PROVIDE ACOUSTIC WALL
BATTS TO INTERNAL WALLS
OF HOME THEATRE (ONLY)

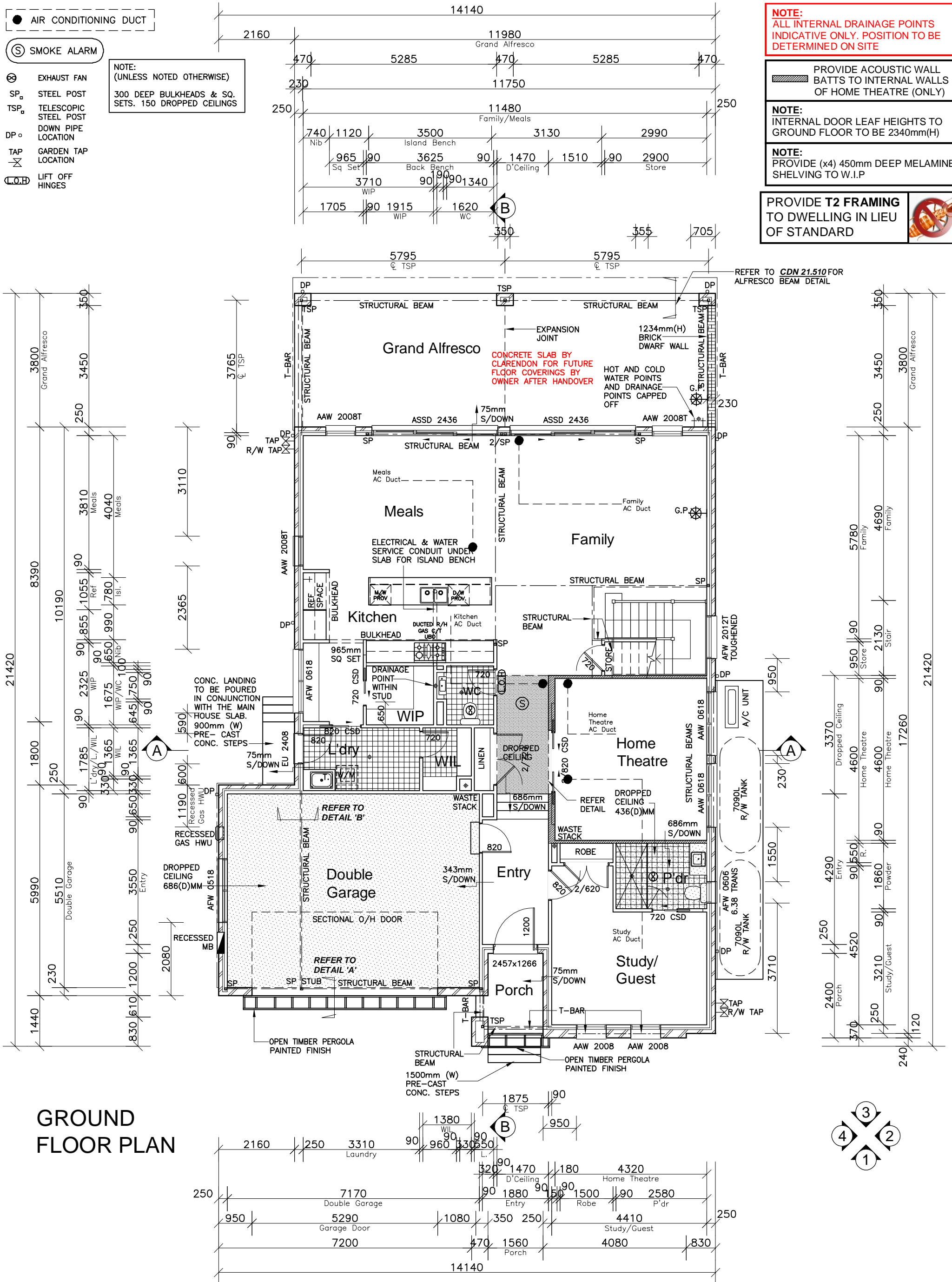
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO
GROUND FLOOR TO BE 2340mm(H)

NOTE:
PROVIDE (x4) 450mm DEEP MELAMINE
SHELVING TO W.I.P

PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD



REFER TO **CDN 21.510** FOR
ALFRESCO BEAM DETAIL



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

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PRODUCT:
BOSTON 42
Keyton
L/H Garage

Sapphire Specification

CLIENT:
Mr. DREZNER
Mrs. DREZNER
SITE ADDRESS:
Lot 145 No.4 DP 231928
Dublin Avenue
KILLARNEY HEIGHTS, 2087

DA DRAWINGS

DRAWN: PG.	DATE: 23.04.20	Rev: H
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 3	JOB No: 29914033	NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN

DP ○ DOWN PIPE LOCATION

⌋ LIFT OFF HINGES

SP_s STEEL POST

TSP_s TELESCOPIC STEEL POST

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

PROVIDE ACOUSTIC WALL
BATTS TO INTERNAL WALLS OF
BED 4 / BED 1 &
BED 2, BED 3 / BATHROOM (ONLY)

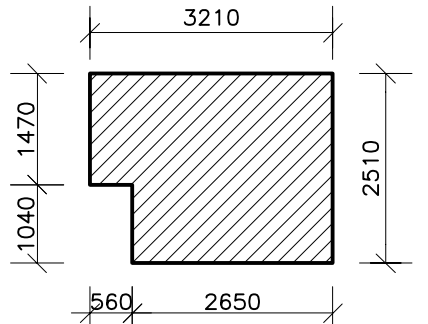
PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD



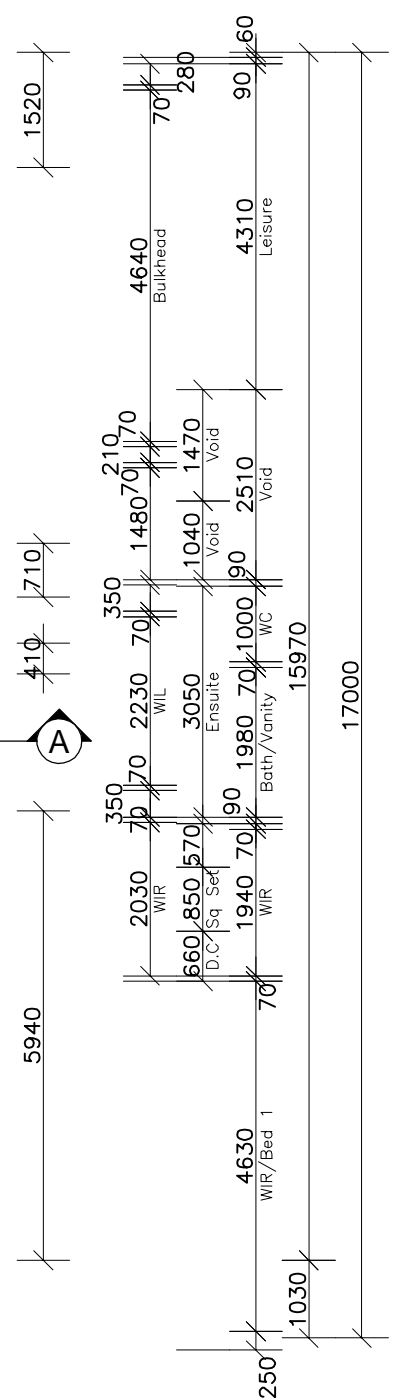
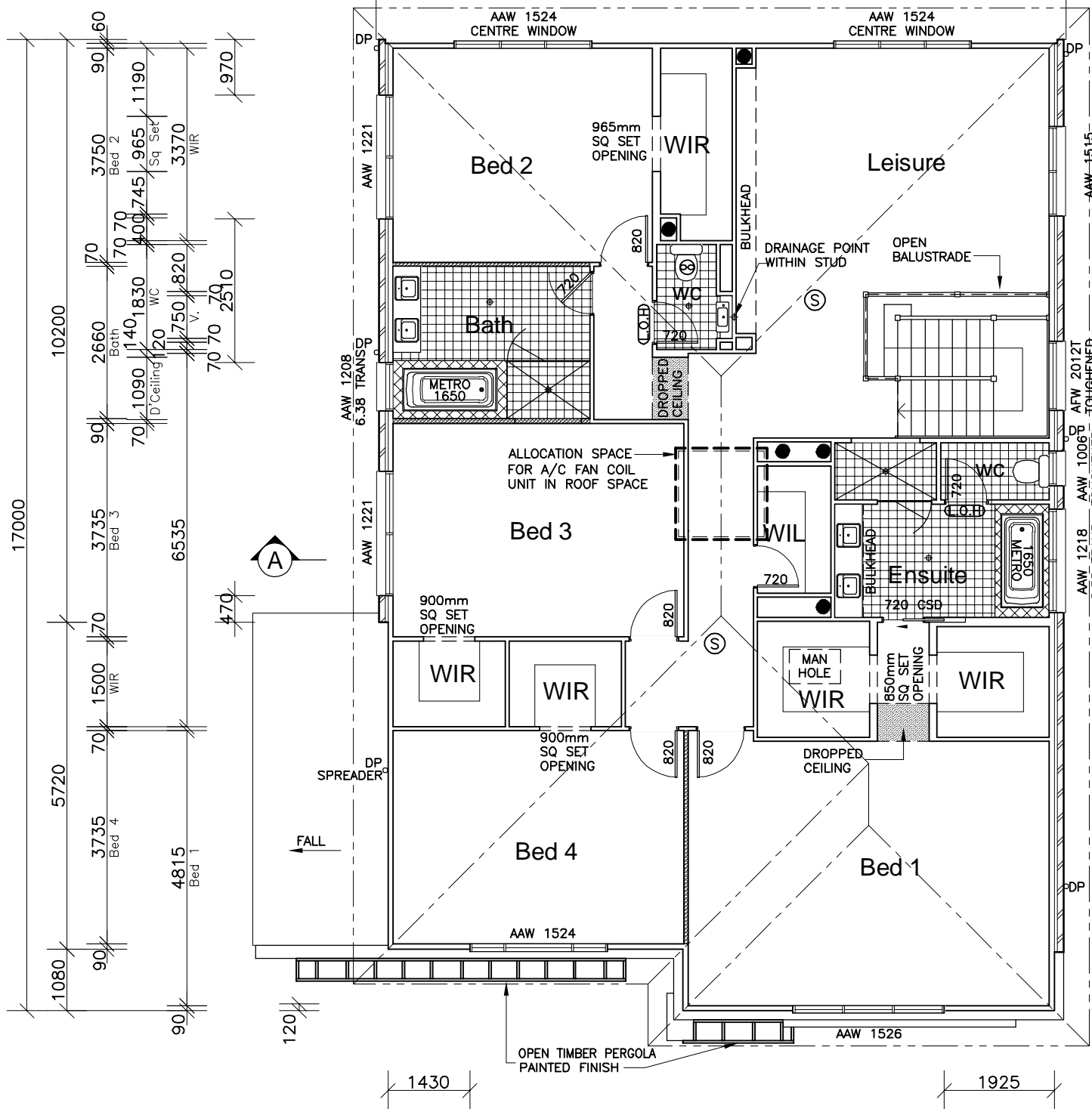
NOTE:
ALL INTERNAL DRAINAGE POINTS
INDICATIVE ONLY. POSITION TO BE
DETERMINED ON SITE

NOTE:
SHOWER NOOK/RECESS REFER TO
CDN 54.240 & SHEET 11 FOR DETAILS

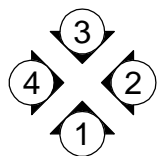
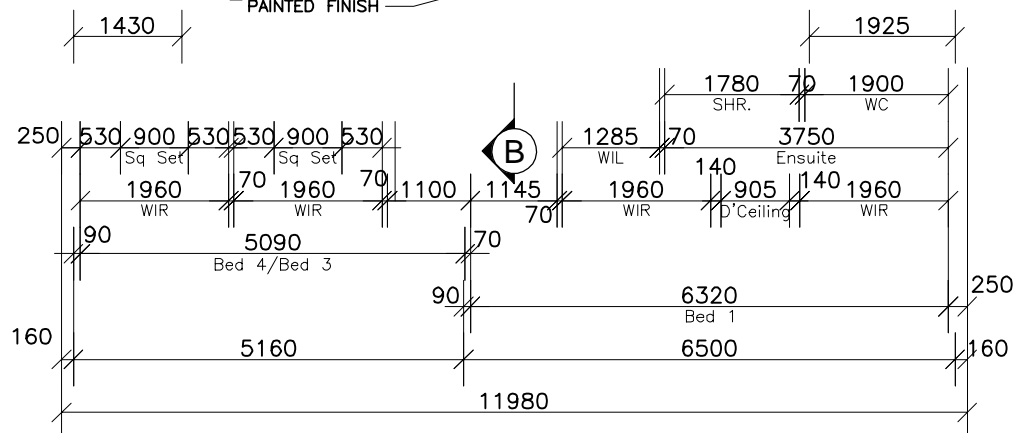
NOTE:
ALL FIRST FLOOR BEDROOM & LIVING
WINDOWS TO BE FITTED WITH A
RESTRICTING DEVICE COMPLIANT
WITH PART 3.9.2.5 OF THE B.C.A -
PROTECTION OF OPENABLE WINDOWS



STAIR CUTOUT
SCALE 1:100



FIRST FLOOR PLAN



CLIENT'S SIGNATURE: _____ DATE: _____

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ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ
IN PREFERENCE TO SCALING.

PRODUCT:
BOSTON 42
Keyton
L/H Garage

Sapphire Specification

CLIENT:
Mr. DREZNER
Mrs. DREZNER
SITE ADDRESS:
Lot 145 No.4 DP 231928
Dublin Avenue
KILLARNEY HEIGHTS, 2087


DA DRAWINGS

DRAWN: PG.	DATE: 23.04.20	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	H
SHEET: 4	JOB No: 29914033	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

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

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

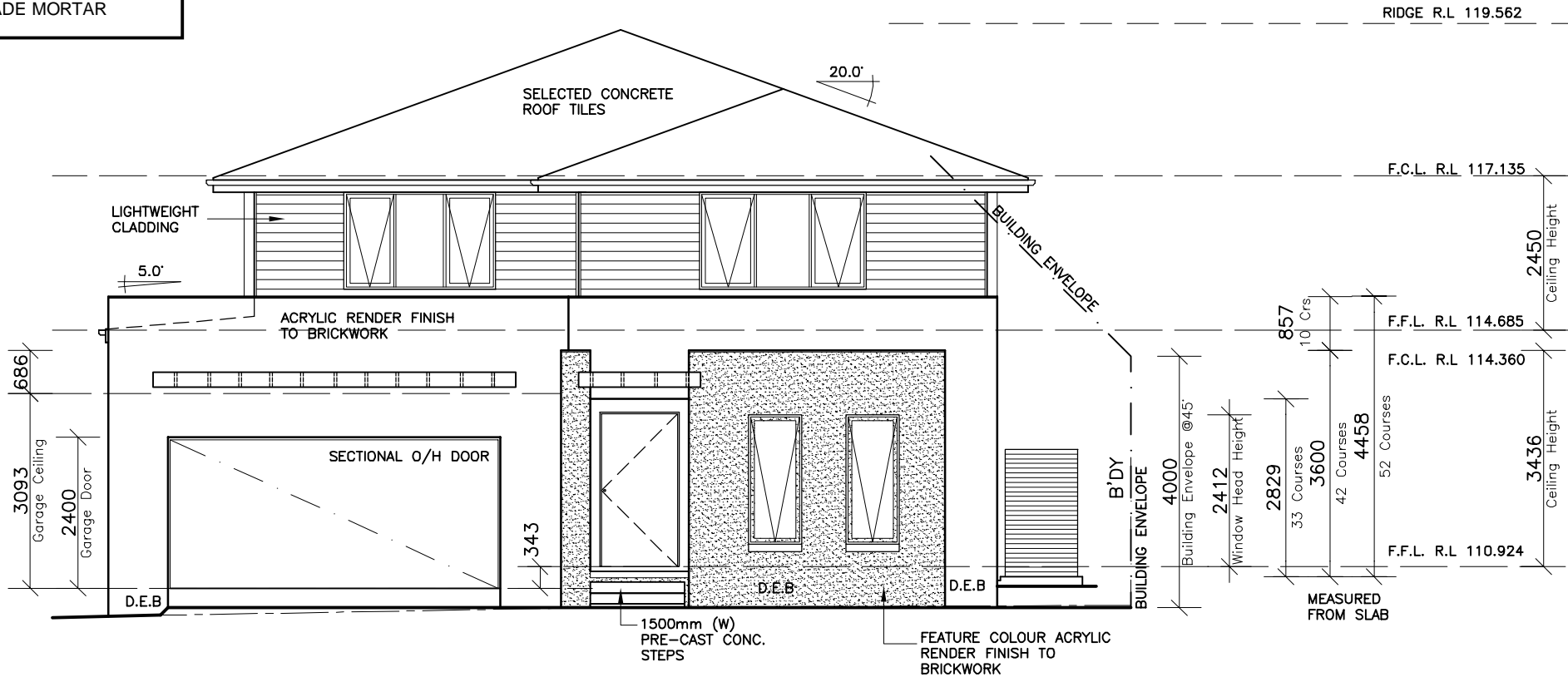
 DENOTES WINDOWS WITH
6.38MM TRANSLUCENT
LAMINATED GLAZING

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

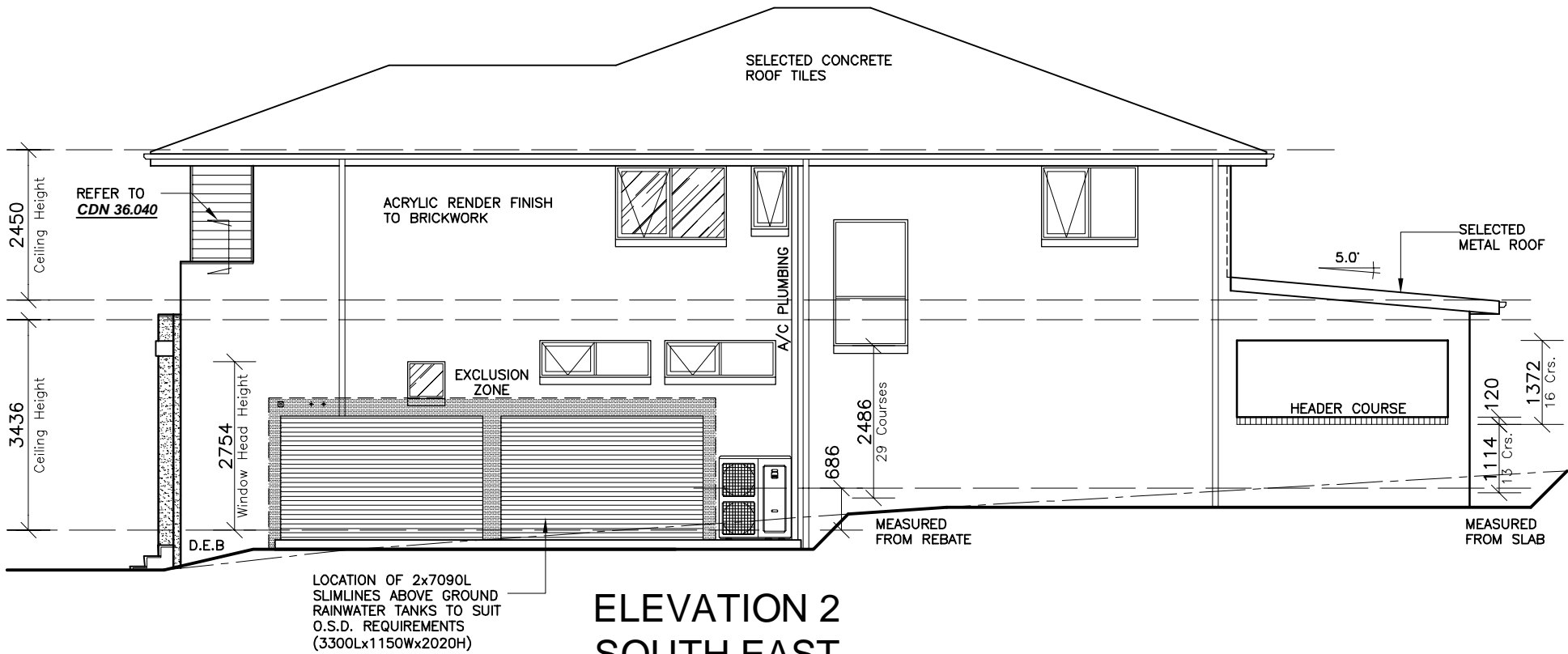
**PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD**



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



**ELEVATION 1
-SOUTH WEST-**



**ELEVATION 2
-SOUTH EAST-**

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

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ABN 18 003 892 706

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PRODUCT:
BOSTON 42
Keyton
L/H Garage

Sapphire Specification

CLIENT:
Mr. DREZNER
Mrs. DREZNER
SITE ADDRESS:
Lot 145 No.4 DP 231928
Dublin Avenue
KILLARNEY HEIGHTS, 2087

DA DRAWINGS

DRAWN: PG.	DATE: 23.04.20	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	H
SHEET: 5	JOB No: 29914033	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

NOTE:
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* EXPOSURE GRADE BRICKS,
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* EXPOSURE GRADE MORTAR

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



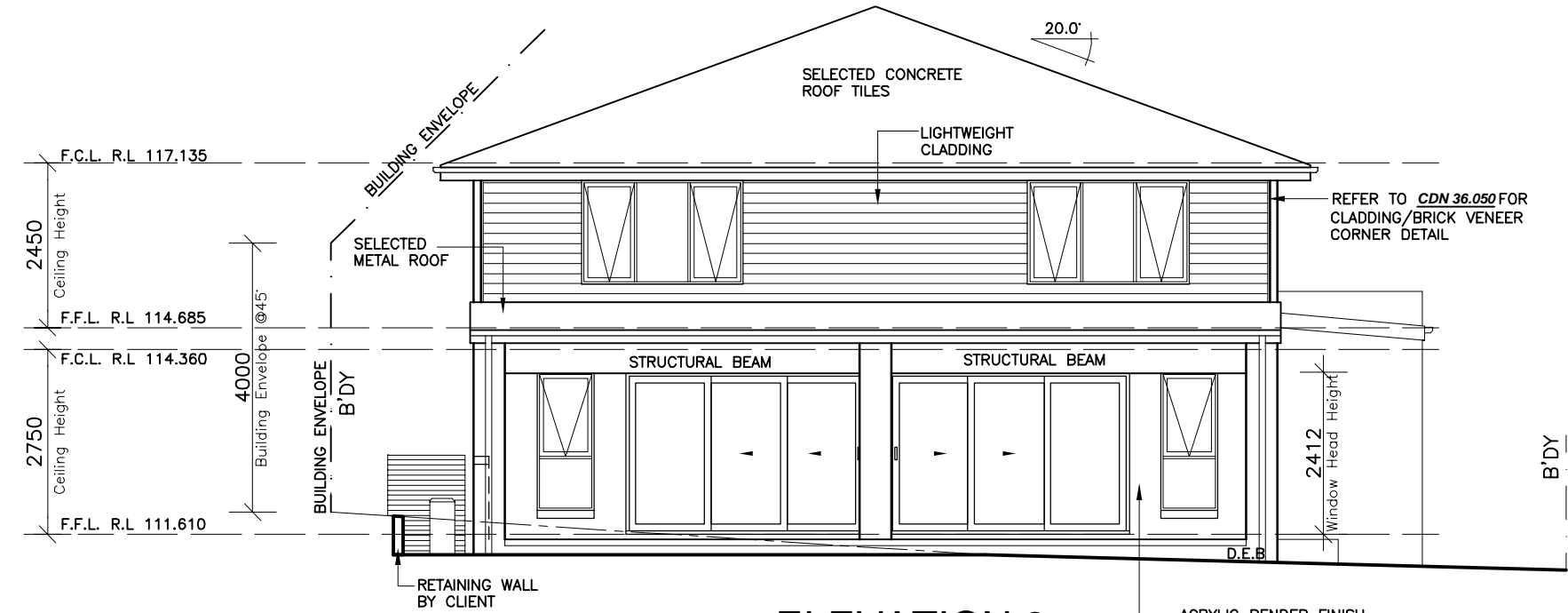
DENOTES WINDOWS WITH
6.38MM TRANSLUCENT
LAMINATED GLAZING

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

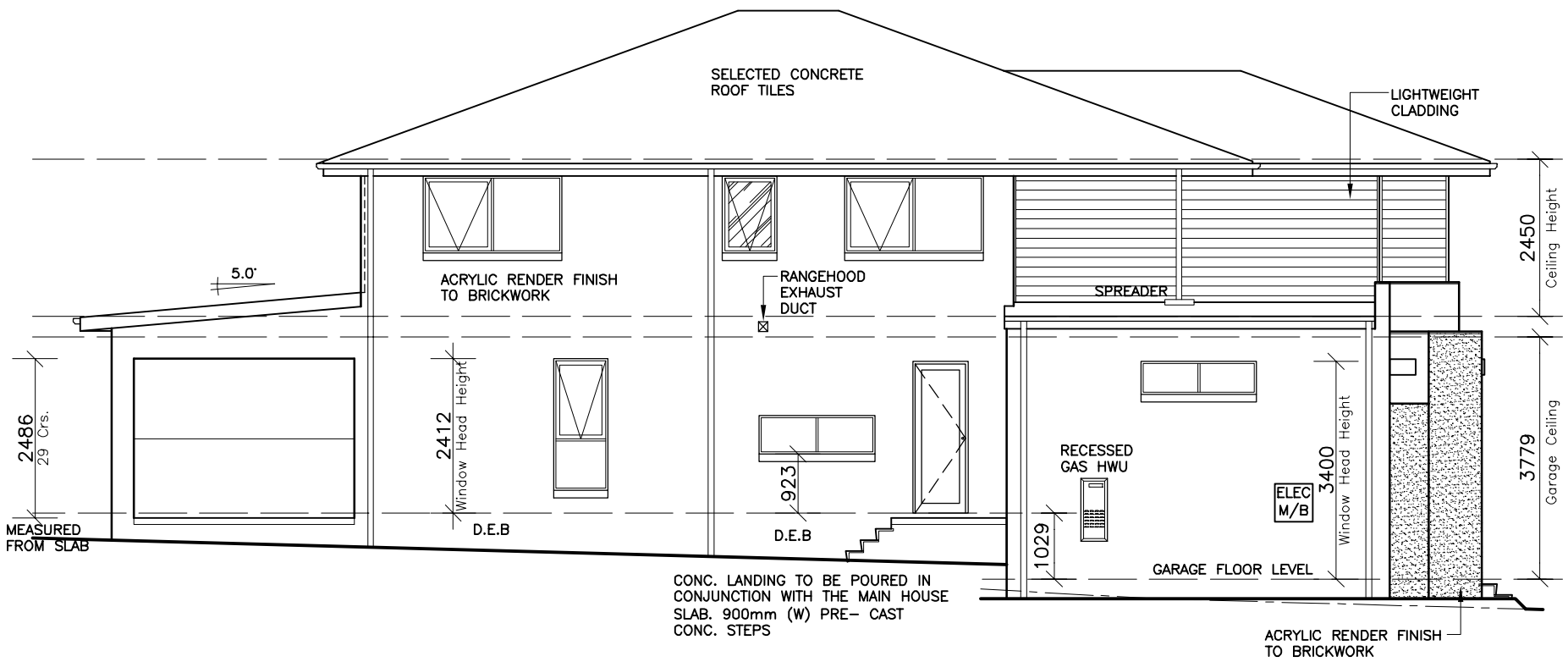
**PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD**



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



**ELEVATION 3
-NORTH EAST-**



**ELEVATION 4
-NORTH WEST-**

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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PRODUCT:
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Keyton
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Sapphire Specification

CLIENT:
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Lot 145 No.4 DP 231928
Dublin Avenue
KILLARNEY HEIGHTS, 2087

DA DRAWINGS

DRAWN: PG.	DATE: 23.04.20	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	H
SHEET: 6	JOB No: 29914033	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK OVER TO HAVE MINIMUM OF 3 COURSES ABOVE LINTEL. EXTEND BRICKWORK ABOVE EAVE SOFFIT LINING IF REQUIRED

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

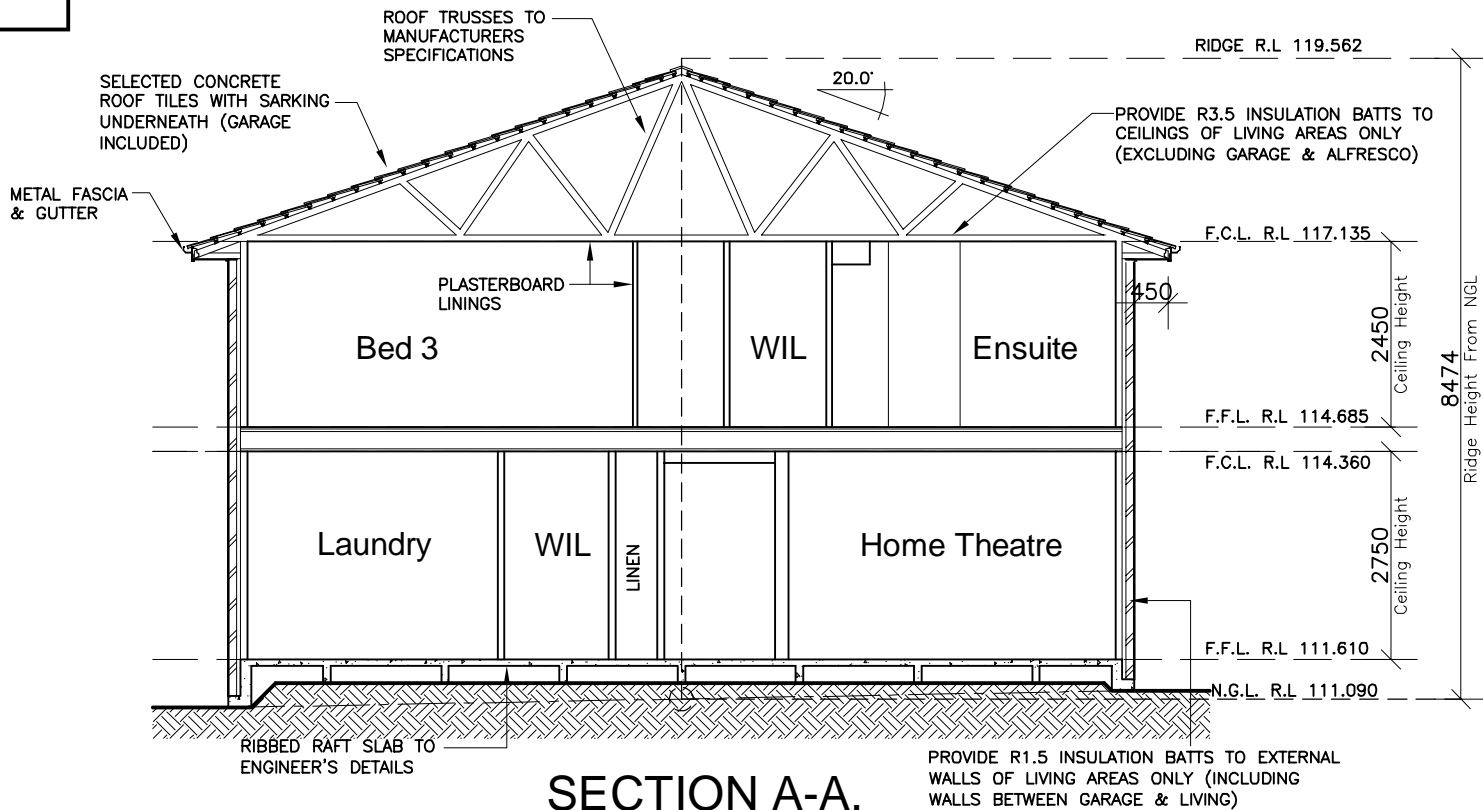
NOTE:
NUMBER OF STEPS REQUIRED MAY VARY DEPENDING ON SITE CONDITIONS

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

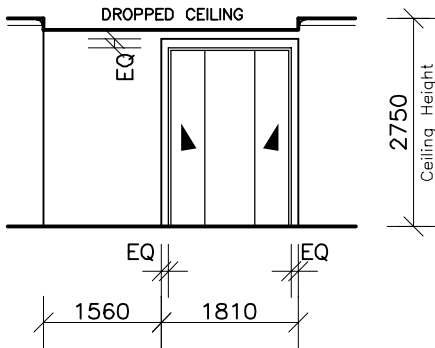
PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



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

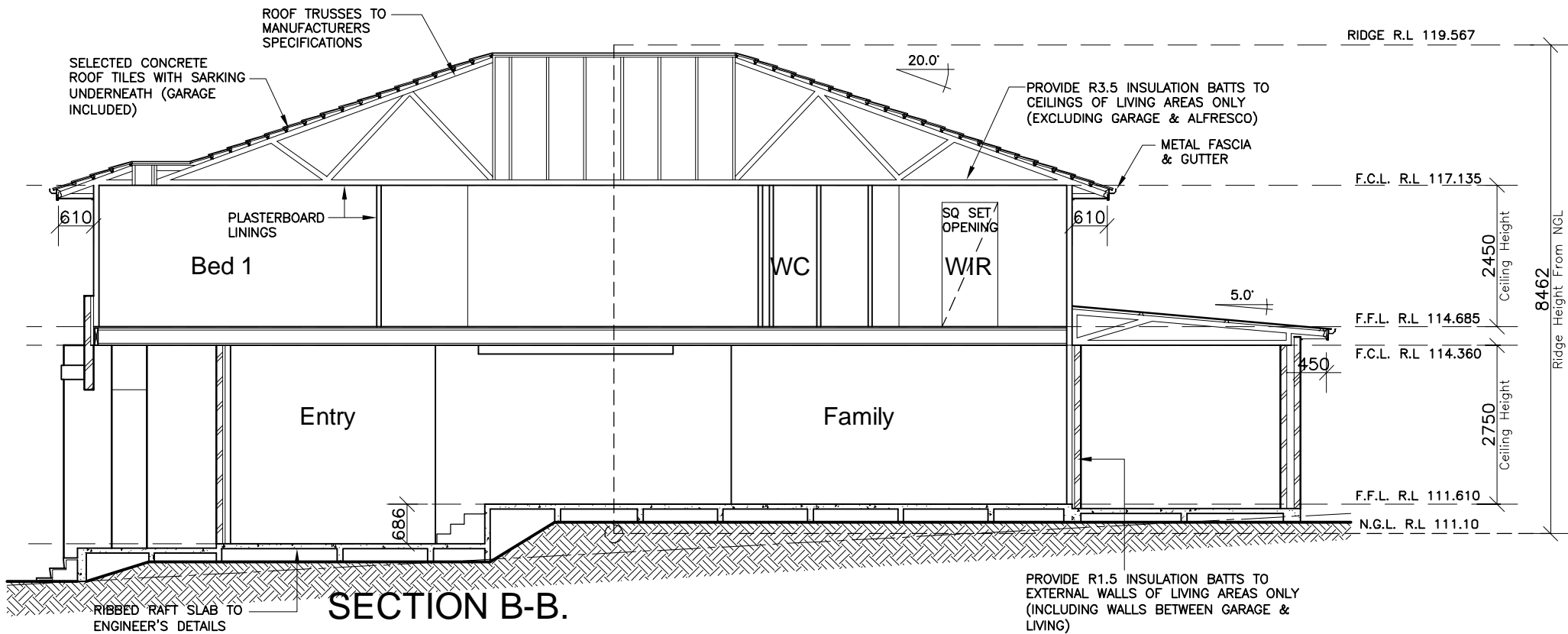


SECTION A-A.



HOME THEATRE DETAIL

VIEWED FROM HALLWAY
SCALE: 1:100



SECTION B-B.

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) 8851 5300

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ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ
IN PREFERENCE TO SCALING.

PRODUCT:
BOSTON 42
Keyton
L/H Garage

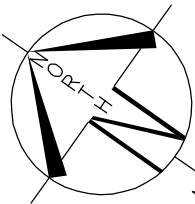
Sapphire Specification

CLIENT:
Mr. DREZNER
Mrs. DREZNER
SITE ADDRESS:
Lot 145 No.4 DP 231928
Dublin Avenue
KILLARNEY HEIGHTS, 2087

DA DRAWINGS

DRAWN: PG.	DATE: 23.04.20	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	H
SHEET: 7	JOB No: 29914033	NSW

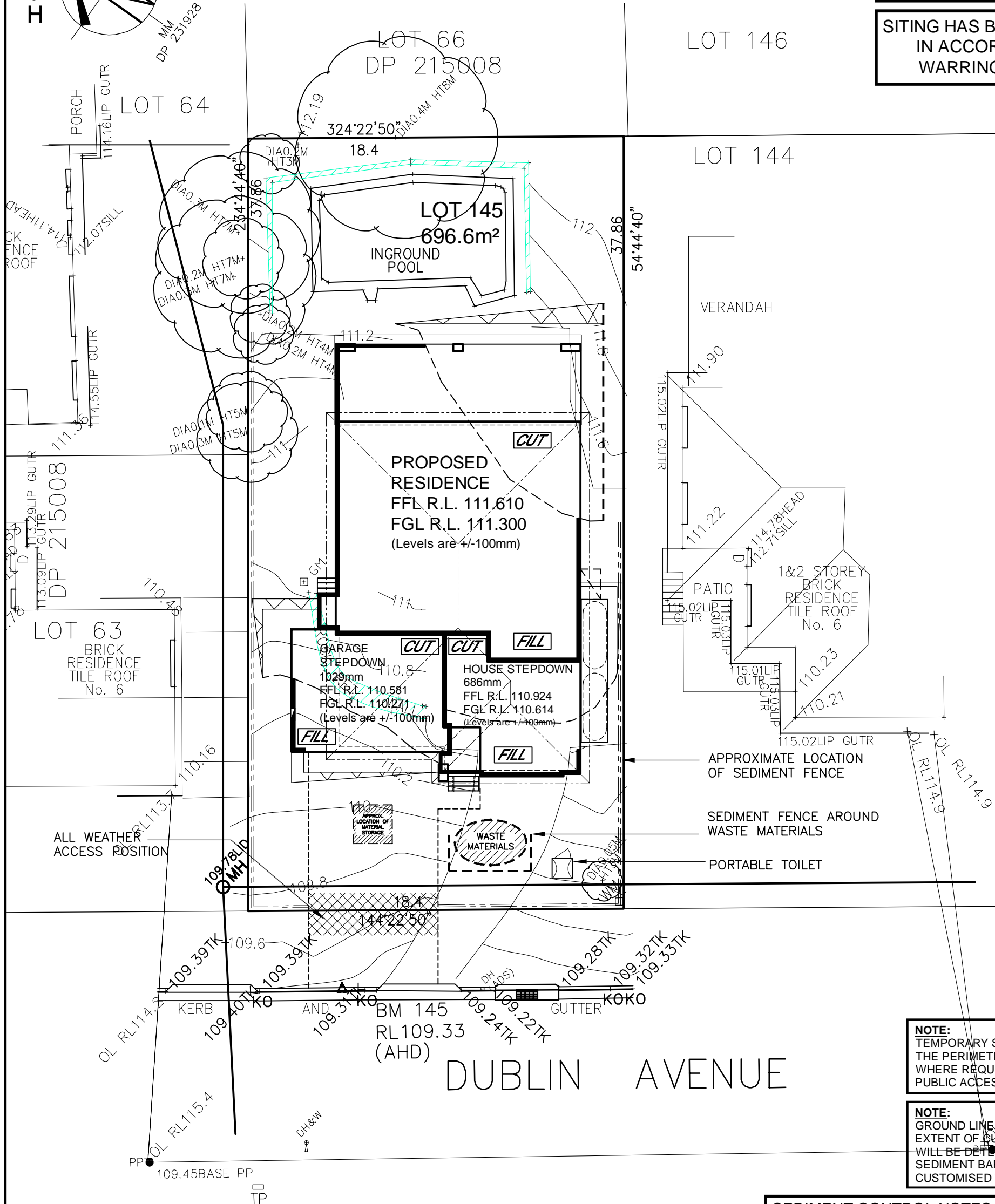
NORTH



DP 231928

LOT 145
D.P: 231928
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



NOTE:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

NOTE:
GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE CUSTOMISED TO SITE CONDITIONS

SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN EROSION AND SEDIMENT CONTROL PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
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PRODUCT:
BOSTON 42
Keyton
L/H Garage

Sapphire Specification

CLIENT:
Mr. DREZNER
Mrs. DREZNER

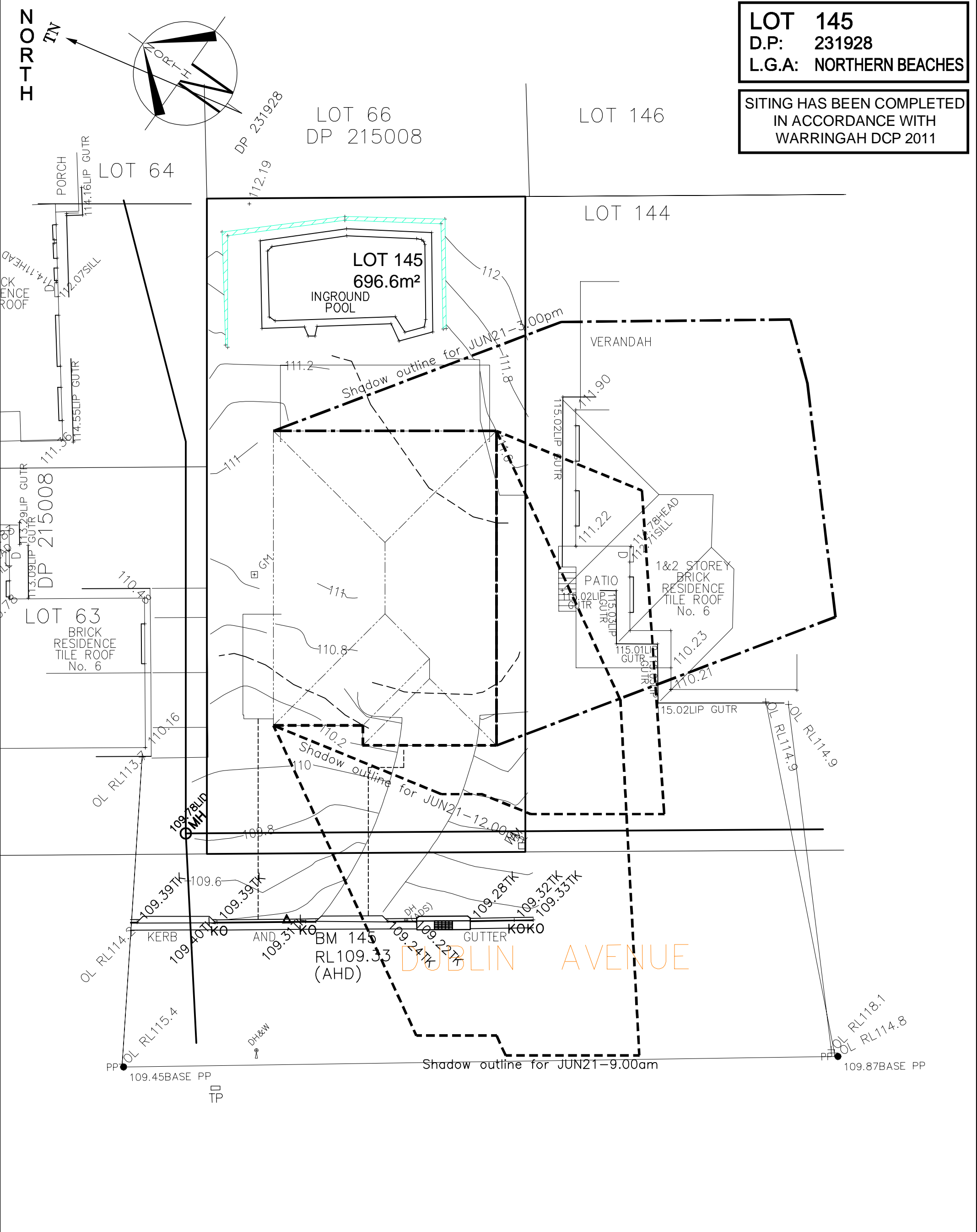
SITE ADDRESS:
Lot 145 No.4 DP 231928
Dublin Avenue
KILLARNEY HEIGHTS, 2087

DA DRAWINGS			
DRAWN: PG.	DATE: 23.04.20	Rev: H	
RATIO @ A3: 1:200	CHECKED: J.S		
SHEET: 2.1	JOB No: 29914033	NSW	

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WARRINGAH DCP 2011



DRAWN: PG.	DATE: 23.04.20	Rev: H
RATIO @ A3: 1:200	CHECKED: J.S	
SHEET: 2.2	JOB No: 29914033	NSW



LOT 145
D.P: 231928
L.G.A: NORTHERN BEACHES

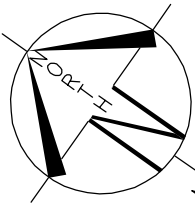
SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SHADOW DIAGRAM @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____

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				DRAWN: PG.	DATE: 23.04.20	Rev: H
				RATIO @ A3: 1:200	CHECKED: J.S	
				SHEET: 2.3	JOB No: 29914033	NSW

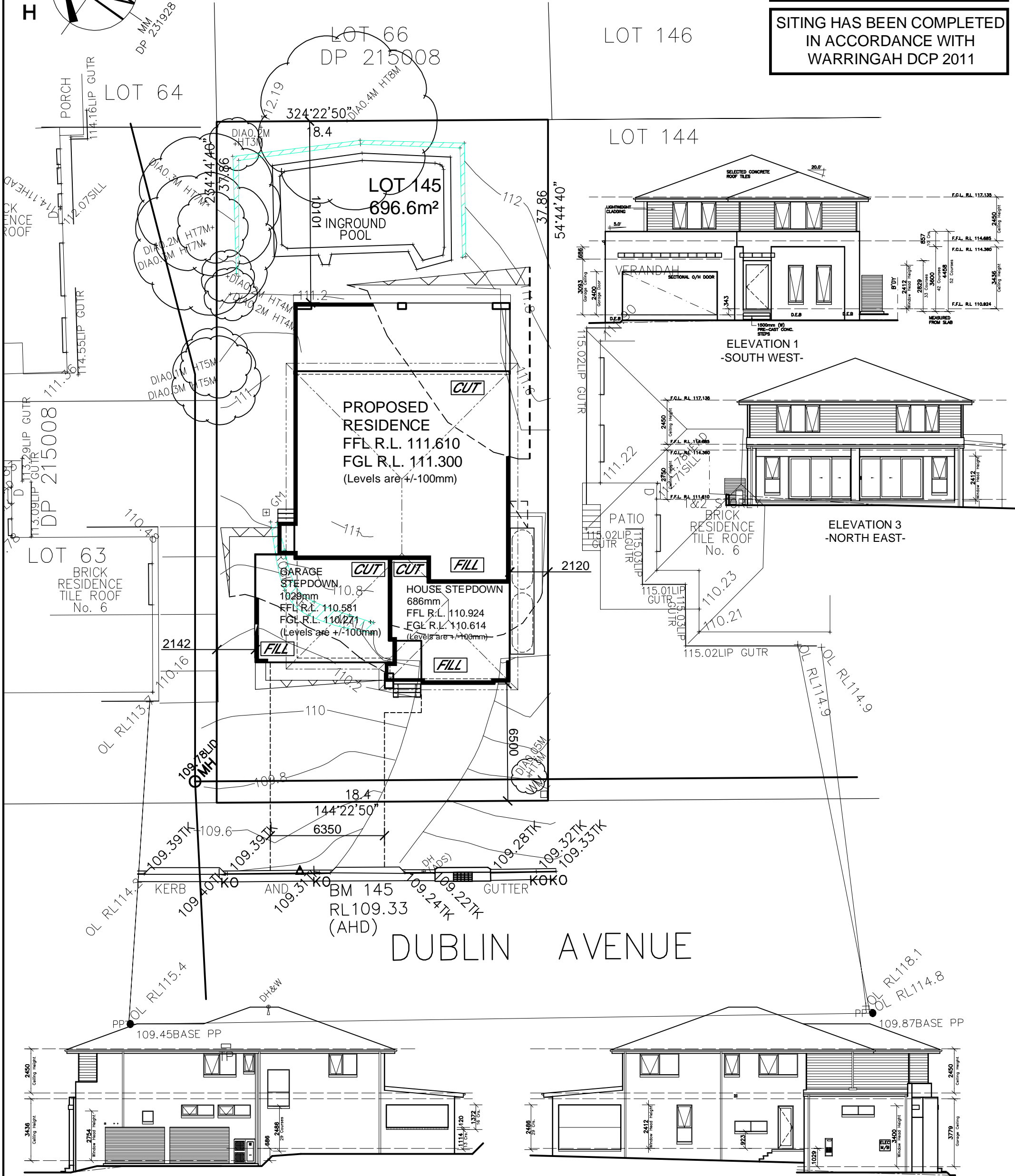
IRON



DP 231928

LOT 145
D.P: 231928
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706

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21 Solent Circuit, Baulkham Hills NSW 2153
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Keyton
L/H Garage

Sapphire Specification

CLIENT:
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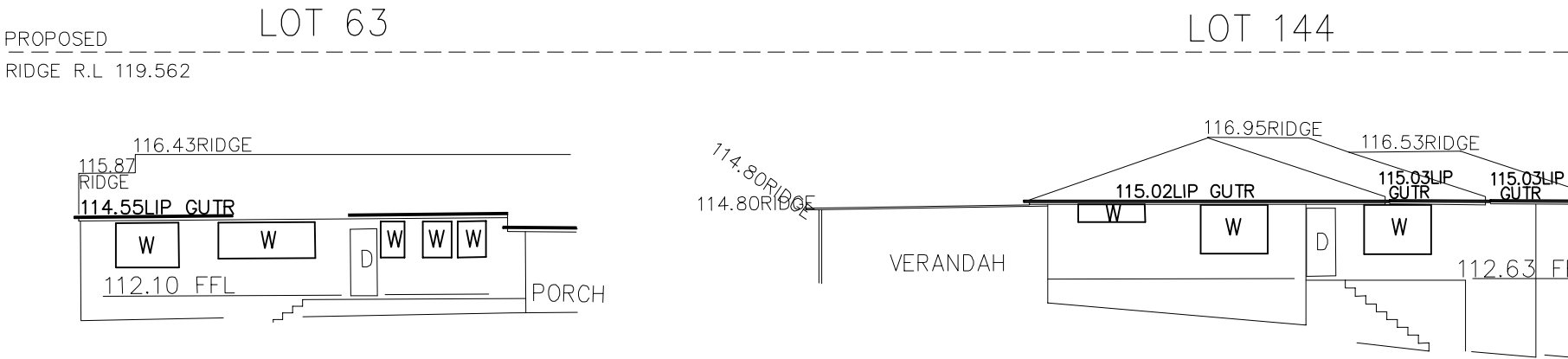
DA DRAWINGS

DRAWN: PG.	DATE: 23.04.20	Rev:
RATIO @ A3: 1:200	CHECKED: J.S	H
SHEET: 2.4	JOB No: 29914033	NSW

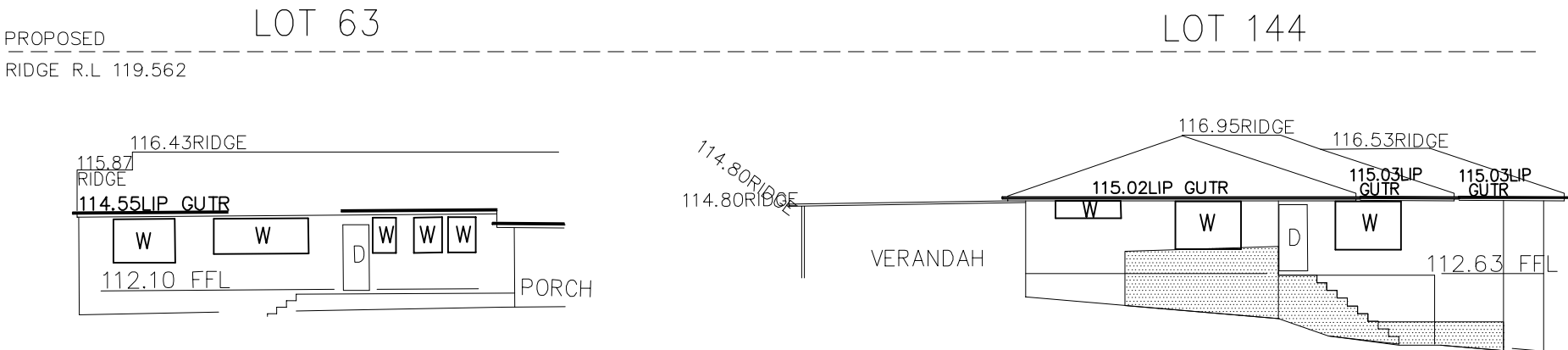
NORTH

LOT 145
D.P: 231928
L.G.A: NORTHERN BEACHES

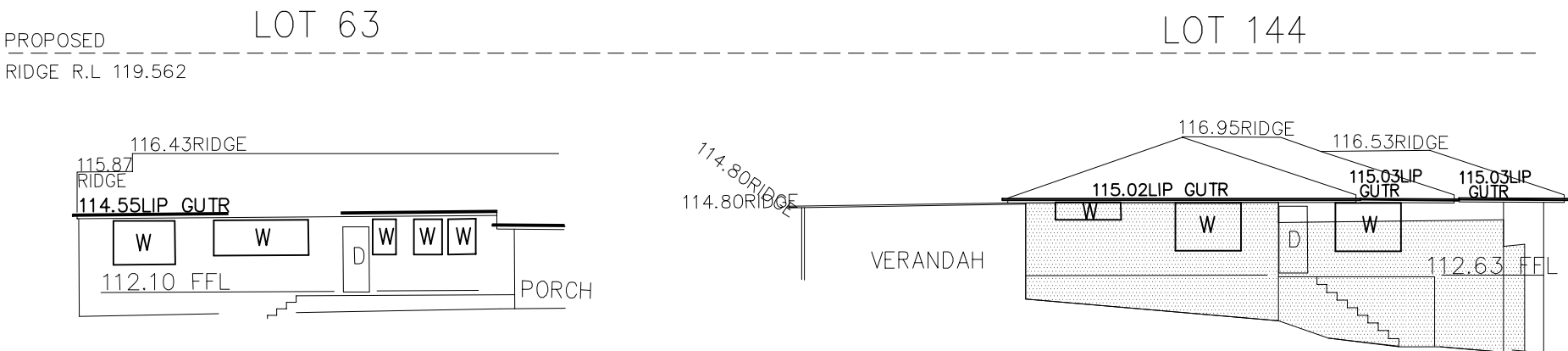
SITING HAS BEEN COMPLETED
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Shadow outline for JUN21-9.00am



Shadow outline for JUN21-12.00pm



Shadow outline for JUN21-3.00pm

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____

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				DRAWN: PG.	DATE: 23.04.20	Rev: <div>H</div>
				RATIO @ A3: 1:200	CHECKED: J.S	
				SHEET: 2.5	JOB No: 29914033	NSW


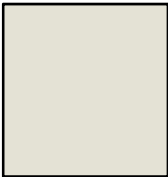

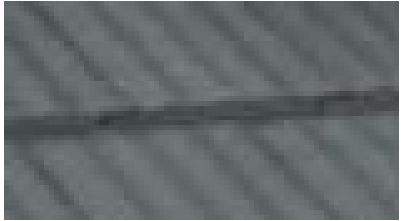



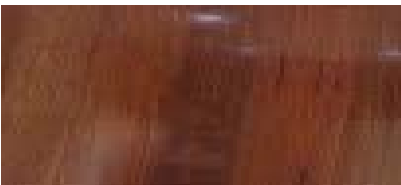



LIFESTYLE

- STUDIO -

BY CLARENDON HOMES

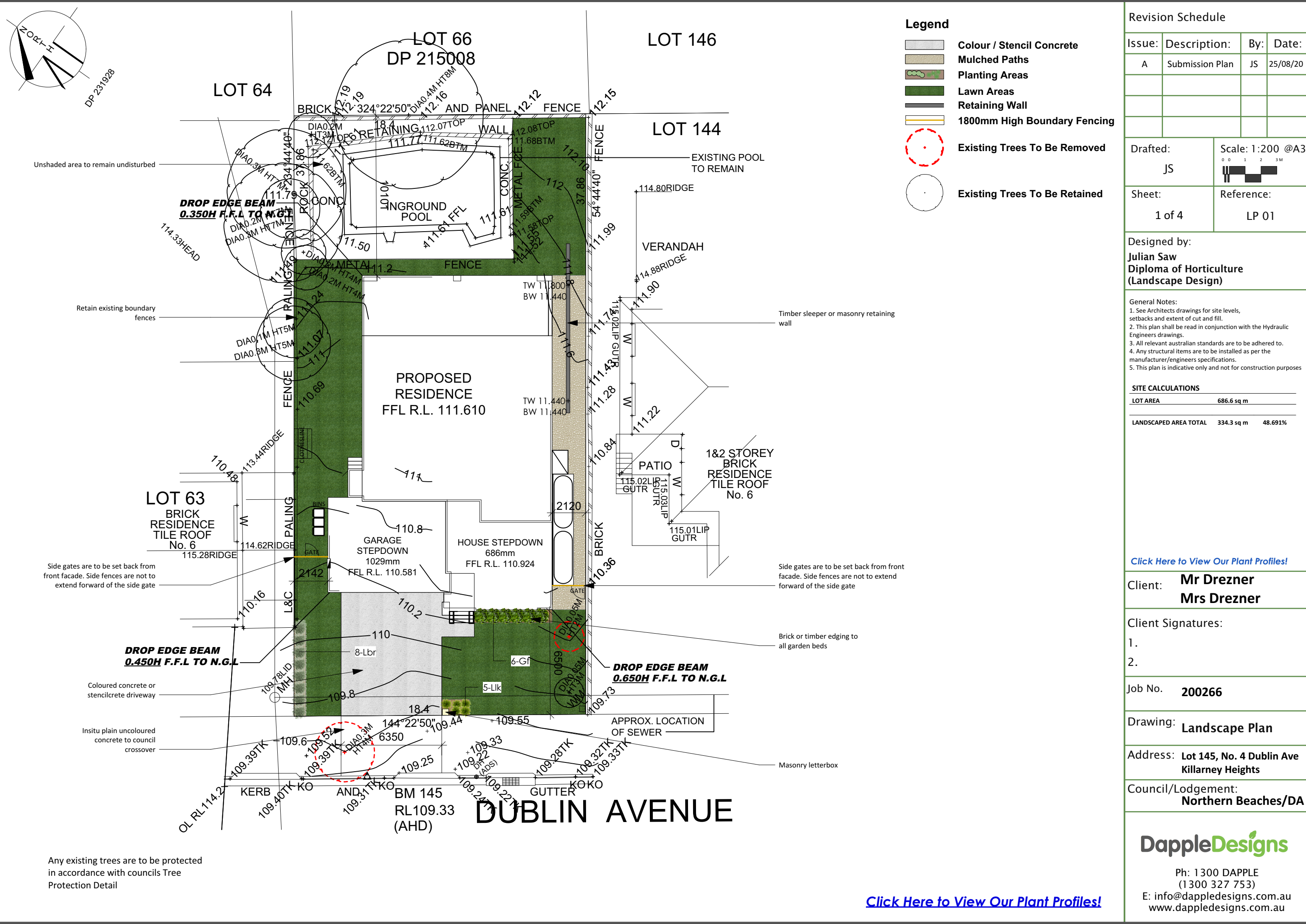
Client:	Mrs Pamela Drezner & Mr Jay Drezer		
Site Address:	Lot 145, 4 Dublin Avenue, KILLARNEY HEIGHTS NSW 2087		
Job Number:	29914033	House Type:	BOSTON 42
Date Issued:	23/09/2020	Developer:	Not applicable

Roof BASIX Rating:	Medium	Wall BASIX Rating:	High
---------------------------	--------	---------------------------	------

Main Brick: Austral Wilderness – Silver Birch 	Applied Render: Colour 1: Surfmist Colour 2: Basalt  	Roof Style: Concrete Contour – Gunmetal 
Window Frame Colour: Surfmist 	Gutter: Basalt Fascia: Basalt 	Downpipes & Watertank: Surfmist 
Front Entry Door Colour: Clarendon Medium Stain 	Cladding: T-M Flotsam NH44 	Garage Door Type: Flatline 
Garage Door Colour: Basalt 	Driveway Type: *By client after handover	Letterbox: To compliment facade *By client after handover

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

Signature 	Date 23.9.2020
---	----------------



LANDSCAPE SPECIFICATION

SITE ESTABLISHMENT

ALL RUBBISH, DEBRIS, FALLEN BRANCHES SHALL BE CLEARED FROM LANDSCAPED AREAS AND DISPOSED OF USING SKIP BINS ONSITE OR BY TRANSPORTING TO THE LOCAL WASTE MANANAGEMENT FACILITY. ANY UNUSED BRICKS, CONCRETE BLOCKS OR TIMBER SHOULD BE EITHER RE-USED ONSITE WHERE POSSIBLE OR RECYCLED AT THE LOCAL WASTE MANANAGEMENT FACILITY.

TREE PROTECTION

TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND TREE PROTECTION BARRIERS INSTALLED ACCORDING TO TREE PROTECTION DETAILS. NO EXCAVATION OR CHANGE IN SOIL LEVEL SHOULD TAKE PLACE AROUND THE BASE OF SUCH TREES. ANY ARBORIST REPORT MUST BE ADHERED TO AND TREE PROTECTION ZONES MAINTAINEDWHERE APPLICABLE.

WEED ERADICATION

AREAS TO BE LANDSCAPED ARE TO BE SPRAYED WITH GLYPHOSATE AT THE RECOMMENDED RATE AT LEAST 1 WEEK PRIOR TO ANY LANDSCAPE WORKS TAKING PLACE IN ORDER TO ALLOW WEEDS TO DIE OFF. CARE IS TO BE TAKEN TO PROTECT REMAINING VEGETATION FROM THE HERBICIDE APPLICATION AND SHOULD ONLY BE UNDERTAKEN IN STILL WEATHER. ALL WEEDS ARE THEN TO BE DISPOSED OF APPROPRIATELY AT THE LOCAL WASTE MANANAGEMENT FACILITY.

GARDEN BED PREPERATION

ENSURE ALL GARDEN BEDS HAVE BEEN EXCAVATED TO 250MM BELOW FINISHED LEVELS. RIP THE SUBGRADE A FURTHER 100MM IN DEPTH. INSTALL PREMIUM GARDEN SOIL OR MIX NATURAL TOP SOIL WITH IMPORTED SOIL TO A DEPTH OF 250MM. INSTALL 75MM DEPTH OF LEAF LITTER MULCH FROM ANL LANDSCAPE SUPPLIES OR EQUIVALENT.

LAWN AREA PREPERATION

EXCAVATE LAWN AREAS TO A DEPTH OF 100MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN WITHIN TREE PROTECTION ZONES WHERE APPLICABLE OR WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREES TO BE RETAINED. ENSURE THAT ALL SURFACE WATER IS DIRECTED TOWARD ANY DRAINAGE PITS, KERBS AND AWAY FROM ANY BUILDINGS. SUBGRADE IS TO BE RIPPED TO A DEPTH OF 150MM AND A 50MM DEEP LAYER OF TURF UNDERLAY INSTALLED ON TOP. LAWNS SHOULD HAVE AN EVEN GRADE SO THAT NO PONDING OR POOLING OCCURS. 'SIR LAUNCHER' FERTILISER OR EQUIVELANT SHOULD BE SPREAD OVER LAWN AREAS PRIOR TO LAYING TURF. LAY 'SIR WALTER BUFFALO' TURF ROLLS CLOSELY BUTTED ENSURING NO GAPS BETWEEN ARE PRESENT. ROLL AND WATER THOROUGHLY AFTER LAYING.

PLANTING

PLANTS ARE TO BE HEALTHY, FREE OF PEST/DISEASES AND TRUE TO TYPE & SPECIES. REFER TO LANDSCAPE PLAN FOR LOCATION AND SPACING. ALL PLANTS SHOULD BE PLACED IN A HOLE DUG TWICE THE SIZE OF THE POT. GENTLY TEESE THE ROOTS OF ANY POT BOUND PLANTS. THE BASE OF THE TRUNK SHOULD BE INSTALLED LEVEL WITH THE SURFACE OF THE GROUND AND DISH CREATED AROUND THE BASE OF EACH PLANT TO AID WITH WATER RETENTION. WATER THOROUGHLY AFTER PLANTING.

PLANT LIST

TYPE	SYMBOL	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	NATIVE?	QTY	POT SIZE
TREES							
SHRUBS							
	Gf	GARDENIA FLORIDA	GARDENIA FLORIDA	1.5M X 1M	NO	6	200MM
GRASSES & STRAP LEAF PLANTS							
	Lik	LOMANDRA LONGIFOLIA 'KATRINUS'	KATRINUS	0.75M X 0.75M	YES	5	140MM

STAKING

ALL TREES AND TOP HEAVY SCREENING SHRUBS SHOULD BE STAKED WITH 2 X 25MM X 25MM LONG TIMBER STAKES PER PLANT. LENGTH OF STAKES IS DEPENDENT ON THE HEIGHT AND STABILITY OF THE TREE/SHRUB. STAKES SHOULD BE FIRMLY POSITIONED. HESSIAN TAPE IS TO BE PLACED AROUND THE TREE AND STAKES ALLOWING SOME MOVEMENT IN ORDER TO ALLOW THE TRUNK TO DEVELOP STRENGTH OVERTIME.

GARDEN EDGING

USE EITHER 'HAVEN' BRICK EDGING OR SIMILAR LAID ON A 50MM THICK BED OF MORTAR, OR TREATED TIMBER EDGING SECURED WITH INGROUND TIMBER STAKES. ALL GARDENS ARE TO HAVE EDGING INSTALLED AND BE INSTALLED AS PER PLAN.

RETAINING WALLS

REFER TO MANUFACTURERS INSTRUCTIONS FOR CONSTRUCTION OF RETAINING WALLS. DETAILS ON THIS PLAN ARE A GUIDE ONLY.

COMPLETION

SITE IS TO BE CLEARED OF ANY SURPLUS MATERIALS AND DEBRIS PRIOR TO PRACTICAL COMPLETION. WORK IS TO BE COMPLETED TO THE SATISFACTION OF COUNCILS GUIDELINES AND ANY DA CONDITIONS

MAINTENANCE PERIOD

A 12 MONTH MAINTENANCE PERIOD FROM THE DATE OF PRACTICAL COMPLETION WILL APPLY. DURING THIS TIME THE OWNER IS RESPONSIBLE FOR RECTIFYING ANY DEFECTIVE WORK. DURING THE MAINTENACE PERIOD THE FOLLOWING ACTIVITIES ARE TO BE UNDERTAKEN.

a) REPLACEMENTS: ANY PLANTS/TREES THAT HAVE DIED SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS INDICATED ON THIS PLAN. THE SPECIMENS MUST BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES.

b) WATERING: REGULAR WATERING OF PLANTS IS REQUIRED. PLANTS SHOULD BE WATERED TWICE A WEEK WITHIN THE FIRST

2 MONTHS OF PLANTING AND AND DURING DRY PERIODS. LESS FREQUENT WATERING IS REQUIRED ONCE PLANTS ARE ESTABLISHED AND DURING PERIODS OF RAIN. THE CONTRACTOR/OWNER SHOULD USE THEIR DISCRETION.

c) GARDEN BEDS: GARDEN AREAS SHOULD BE REGULARLY WEEDED AND MULCH TOPPED UP IF REQUIRED. NO BARE SOIL IS TO BE PRESENT AND SPECIFIED DEPTHS MAINTAINED.

d) LAWN AREAS: LAWN AREAS SHALL BE MOWN REGULARLY (AT LEAST ONCE A WEEK IN GROWING SEASON) IN ORDER TO PROMOTE A THICK LAWN THAT OUTCOMPETES ANY WEEDS. LAWN CLIPPINGS ARE NOT TO BE SPREAD OVER GARDEN AREAS. ANY DEAD AREAS OF LAWN OCCURING THE MAINTENANCE PERIOD, ARE TO BE REPLACE WITH THE TURF VARIETY SPECIFED IN THE PLAN.

e) PRUNING: ADEQUATE HORTICULTURAL PRUNING METHODS SHOULD BE USED ON PLANTS AS BECOMES NECESSARY. ANY HEDGES ARE TO BE TRIMMED REGULARLY, DEAD AND DANGEROUS TREE BRANCHES PRUNED AND LIGHT PRUNING OF SHRUBS TO PROMOTE THICK FOLIAGE COVER.

f) FERTILISING: 'ORGANIC LIFE' FERTILISER OR EQUIVELANT SHALL BE APPLIED AS PER MANUFACTURERS INSTRUCTIONS TO ALL GARDEN BEDS ONCE PER MONTH. DYNAMIC LIFTER OR SIMILAR SHOULD BE APPLIED TO ALL LAWN AREAS TWICE A YEAR, ONCE IN MID SPRING AND ONCE IN EARLY SUMMER. WATER THOROUGHLY AFTER EACH APPLICATION OF FERTILISER.

Revision Schedule			
Issue:	Description:	By:	Date:
A	Submission Plan	JS	25/08/20

Drafted: JS	Scale: 1:200 @A3
Sheet: 2 of 4	Reference: LP 01

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:
1. See Architects drawings for site levels, setbacks and extent of cut and fill.
2. This plan shall be read in conjunction with the Hydraulic Engineers drawings.
3. All relevant australian standards are to be adhered to.
4. Any structural items are to be installed as per the manufacturer/engineers specifications.
5. This plan is indicative only and not for construction purposes

SITE CALCULATIONS		
LOT AREA	686.6 sq m	
LANDSCAPED AREA TOTAL	334.3 sq m	48.691%

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Client: **Mr Drezner**
Mrs Drezner

Client Signatures:
1.
2.

Job No. **200266**

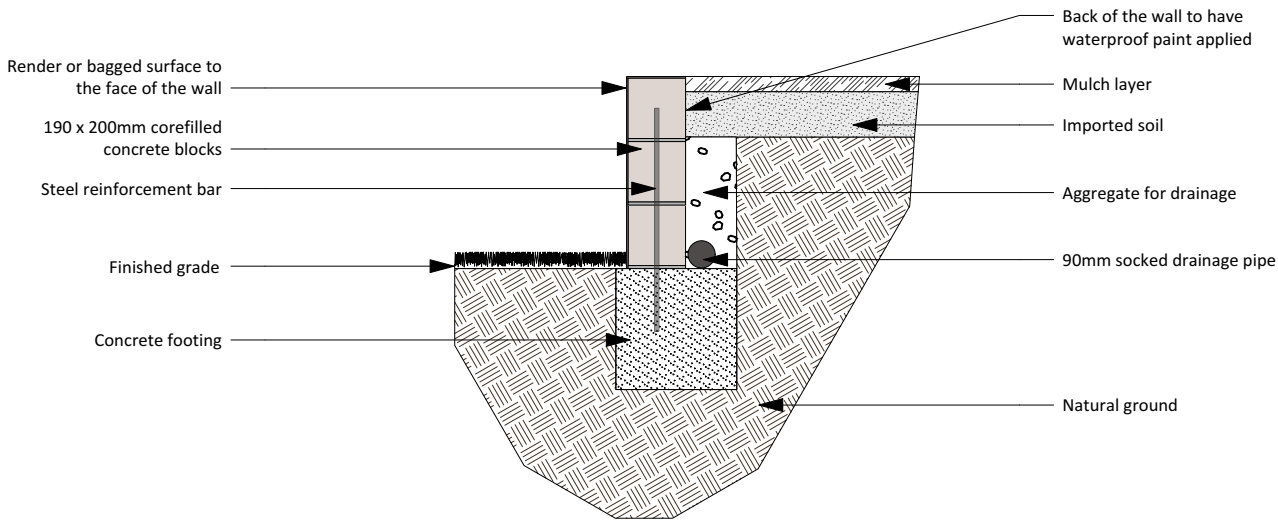
Drawing: **Plant List/Specification**

Address: **Lot 145, No. 4 Dublin Ave**
Killarney Heights

Council/Lodgement: **Northern Beaches/DA**

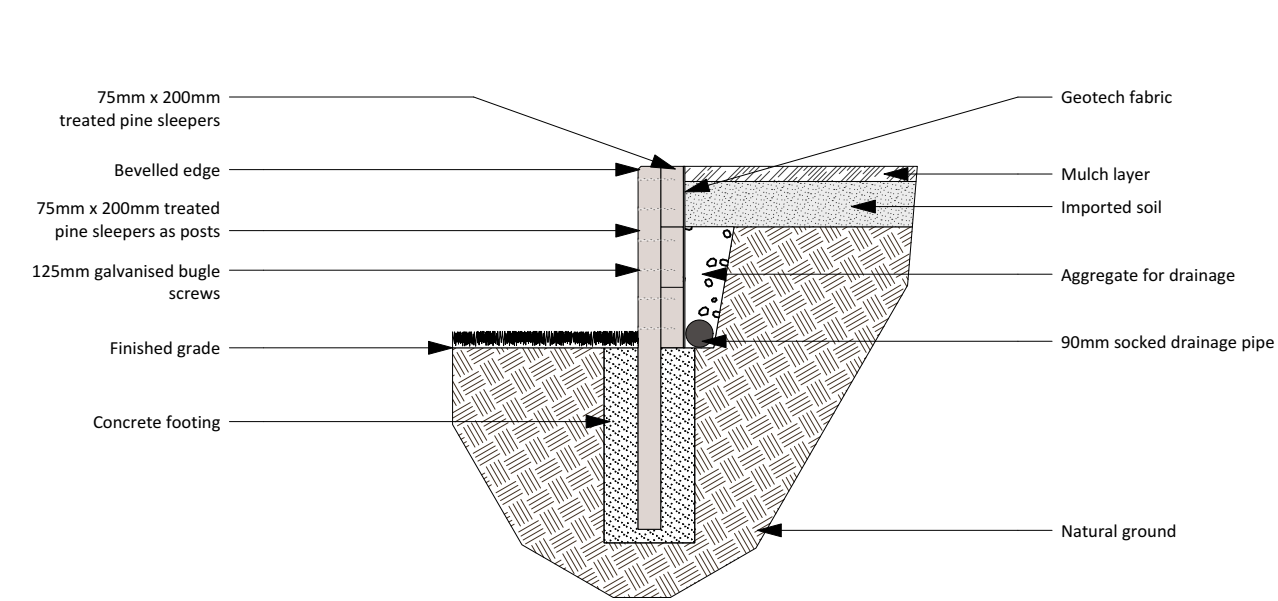
Ph: 1300 DAPPLE
(1300 327 753)
E: info@dappledesigns.com.au
www.dappledesigns.com.au

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DETAILS

1. ENSURE THAT THERE IS ADEQUATE DRAINAGE BEHIND THE WALL
2. WALL IS TO BE STAIGHT
3. REFER TO PLAN FOR HEIGHTS
4. REFER TO ENGINEERS PLANS FOR WALLS OVER EXEMPT & COMPLYING DEVELOPMENT HEIGHTS



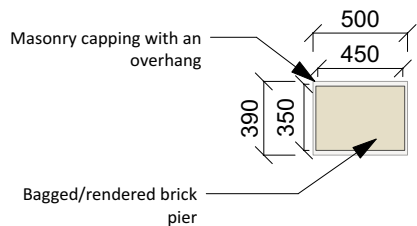
DETAILS

1. ENSURE THAT THERE IS ADEQUATE DRAINAGE BEHIND THE WALL
2. WALL IS TO BE STAIGHT OR SLIGHTLY SLANTED TOWARDS THE SOIL BEING RETAINED
3. TIMBER IS TO BE FREE OF CRACKS AND KNOTS
4. REFER TO PLAN FOR HEIGHTS
5. REFER TO ENGINEERS PLANS FOR WALLS OVER EXEMPT & COMPLYING DEVELOPMENT HEIGHTS

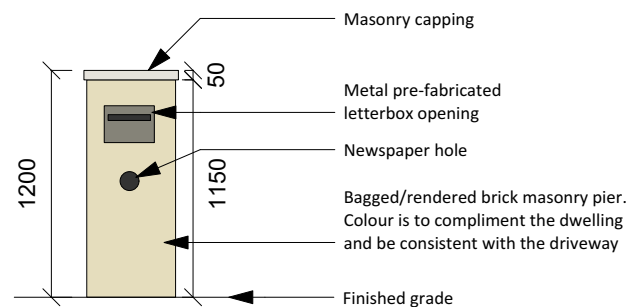
RENDERED/BAGGED RETAINING WALL DETAIL
SCALE 1:25

TREATED TIMBER RETAINING WALL DETAIL
SCALE 1:25

TOP VIEW



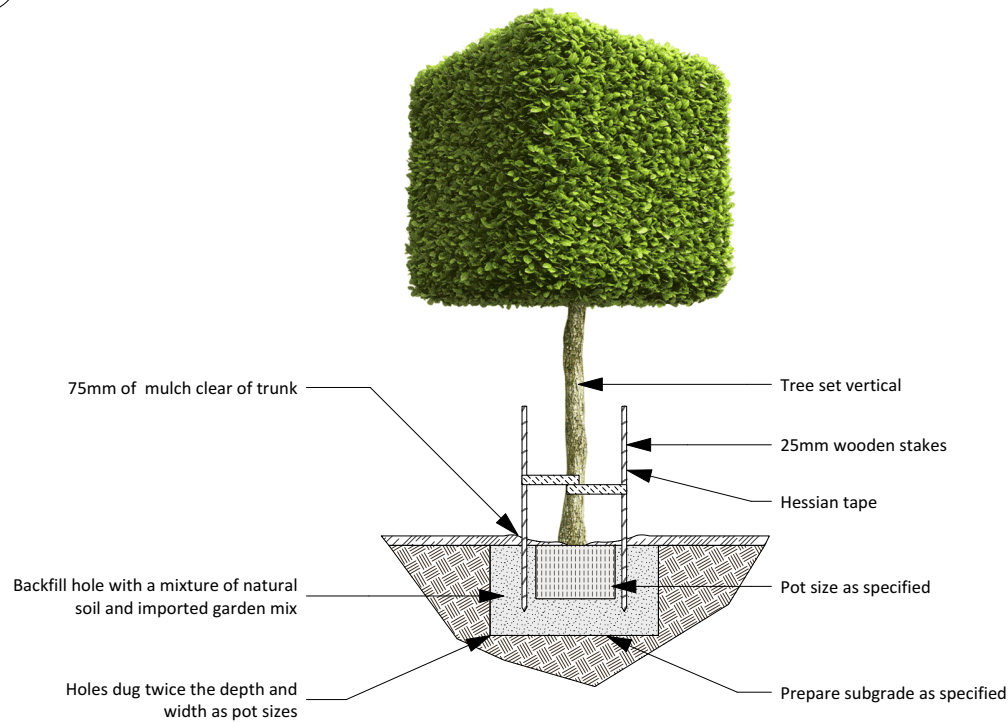
FRONT VIEW



DETAILS

1. COLOUR CHOSEN IS TO COMPLIMENT THE DWELLING
2. ENSURE THAT NO CEMENT OR RENDER IS LEFT ON THE BRICKWORK OR LETTERBOX OPENING
3. BRICK PIER IS TO LEVEL AND STRAIGHT

LETTERBOX DETAIL
SCALE 1:40



DETAILS

1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
2. WATER THROUROUGHLY AFTER PLANTING

TREE PLANTING DETAIL
SCALE 1:40

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	25/08/20

Drafted: JS	Scale: 1:200 @A3 0 0 1 2 3 M
Sheet: 3 of 4	Reference: LP 01

Designed by:

Julian Saw
Diploma of Horticulture
(Landscape Design)

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 5. This plan is indicative only and not for construction purposes

SITE CALCULATIONS

LOT AREA	686.6 sq m
LANDSCAPED AREA TOTAL	334.3 sq m 48.691%

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Client: **Mr Drezner**
Mrs Drezner

Client Signatures:

- 1.
- 2.

Job No. **200266**

Drawing: **Construction Details**

Address: **Lot 145, No. 4 Dublin Ave**
Killarney Heights


Council/Lodgement: **Northern Beaches/DA**

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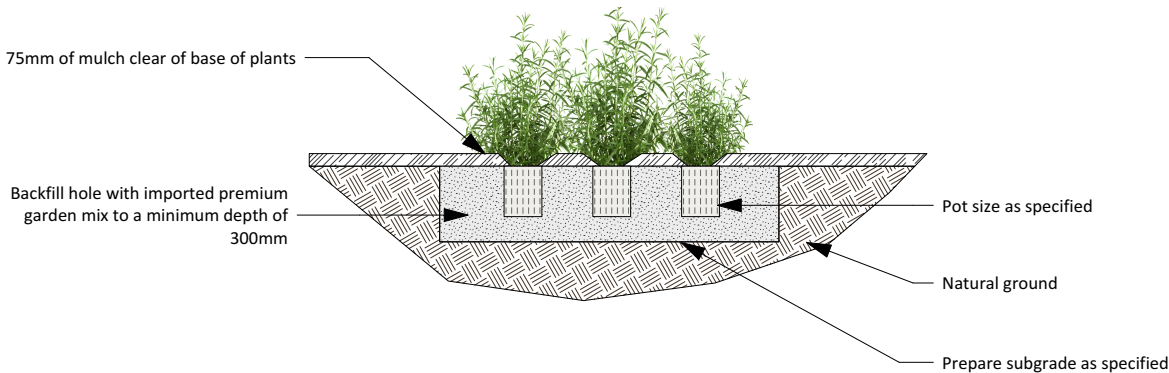


- DETAILS
1. TURF ROLLS ARE TO BE IN GOOD HEALTH, FREE FROM PESTS AND DISEASES AND WITHOUT HOLES
 2. APPLY WATER SAVING CRYSTALS TO THE GROUND PRIOR TO LAYING
 3. BUT ROLLS CLOSELY TOGETHER TO AVOID GAPS AND DIEBACK
 4. WATER THOROUGHLY AFTER PLANTING AND REGULARLY UNTIL ESTABLISHED




TURF LAYING DETAIL

SCALE 1:20



- DETAILS
1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
 2. GENTLY LOOSEN ROOTS IF REQUIRED, PRIOR TO PLANTING
 3. WATER THOROUGHLY AFTER PLANTING
 4. REFER TO PLAN FOR QUANTITIES AND SPACING




SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE 1:30

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	25/08/20

Drafted:
JS

Scale: 1:200 @A3


Sheet: 4 of 4	Reference: LP 01
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Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:

1. See Architects drawings for site levels, setbacks and extent of cut and fill.
2. This plan shall be read in conjunction with the Hydraulic Engineers drawings.
3. All relevant Australian standards are to be adhered to.
4. Any structural items are to be installed as per the manufacturer/engineers specifications.
5. This plan is indicative only and not for construction purposes

SITE CALCULATIONS		
LOT AREA	686.6 sq m	
LANDSCAPED AREA TOTAL	334.3 sq m	48.691%

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Client:

Mr Drezner
Mrs Drezner

Client Signatures:

1.
2.

Job No.

200266

Drawing:

Planting Details

Address:

Lot 145, No. 4 Dublin Ave
Killarney Heights

Council/Lodgement:

Northern Beaches/DA

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