

BASIX® commitments



Assessor	Mr. Daniel Warda
Date	01 / 10 / 24
BASIX Certificate No.	1766939S
NatHERS Certificate No.	0009787631

Project details

Site Address	Lot 3, 1 Loxton Place, Forestville NSW 2087
Municipality	Northern Beaches
Reference	29917284

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	R5.0 Insulation to Bed 4 Suspended Floor Overhang
External Walls	R2.5 Insulation to all external walls (excl. Garage) Medium
Internal Walls	R2.0 Insulation to Laundry, Bath, WC & Garage internal walls shared with habitable areas
Ceilings	R7.0 Insulation to all trussed ceilings over living areas (R5.0 Insulation to Garage Ceiling Joists)
Roof	Roof Tiles Medium
Roof Insulation	Sarking
Windows:	
Wideline Sliding Windows (Aluminium Framed - EnergyTech Low-E)	U-Value: 4.5 SHGC: 0.63
Wideline Sliding Door (Aluminium Framed - Double Glazed Argon-Filled Low-e)	U-Value: 2.9 SHGC: 0.55
Wideline Awning Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.5 SHGC: 0.63
Wideline Sliding Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.3 SHGC: 0.76

*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights N/A

Water		Energy	
Landscape Area	465m ²	Hot Water	Gas Instantaneous 6 star
W.C's	4 star	Air-Con (Heating)	1-Phase Ducted A/C 3.0 - 3.5
Kitchen Taps	4 star	Air-Con (Cooling)	1-Phase Ducted A/C 3.0 - 3.5
Shower Heads	3 star (> 7.5 but <= 9 L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 star	PV System	3.3kW
Alternative Water	2600L Rainwater Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water to Tank	240.06m ²	Drying	Outdoor Clothesline
Alt. Water Uses	Garden Tap, Laundry & WC	Lighting	Primarily LED

Phone: 0488 203 606

Email: giuseppe@energiassessments.com.au

ABN: 77 614 736 284

AREAS	
SITE:	732.50 m ²
GROUND FLOOR:	133.64 m ²
FIRST FLOOR:	164.95 m ²
GARAGE:	34.82 m ²
PORCH:	3.00 m ²
BALCONY:	N/A m ²
ALFRESCO:	51.95 m ²
	m ²
TOTAL:	388.36 m ²

QUOTE	DATE	QUOTE NUMBER	REV	REV	DATE	AMENDMENTS	BY	SHEET	DESCRIPTION
KITCHEN			-					2.5	SHADOW ELEV. JUNE
ZURCORP ELECTRICAL			-					2.4	JUNE SHADOW DIAGRAM
TILES			-					2.3	NEIGHBOUR NOTIFICATION PLAN
CARPET			-					2.2	SITE ANALYSIS PLAN
ZURCORP SECURITY			-					2.1	CONSTRUCTION MANAGEMENT
EHI			-						
AIR CONDITIONING			-					12	SLAB PLAN
STAIRS			-					11	WET AREA DETAILS
LANDSCAPE			-	E	25.10.24	HYDRAULIC CO - ORDINATED & EXTERNAL COLOURS	MJ	10	WET AREA DETAILS
HYDRAULICS			-	D	03.10.24	D.A. DRAWINGS	M.H.	9	FIRST FL ELECTRICAL LAYOUT
ENGINEER			-	C	23.09.24	CV-1	MTK	8	GROUND FL ELECTRICAL LAYOUT
PEG OUT			-	B	29.08.24	CONTRACT DRAWINGS	MTK	7	SECTION
			-	A	15.08.24	TENDER	CY	6	ELEVATIONS
			-					5	ELEVATIONS
			-					4	FIRST FLOOR PLAN
			-					3	GROUND FLOOR PLAN
			-					2	SITE PLAN
			-					1	COVER SHEET

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

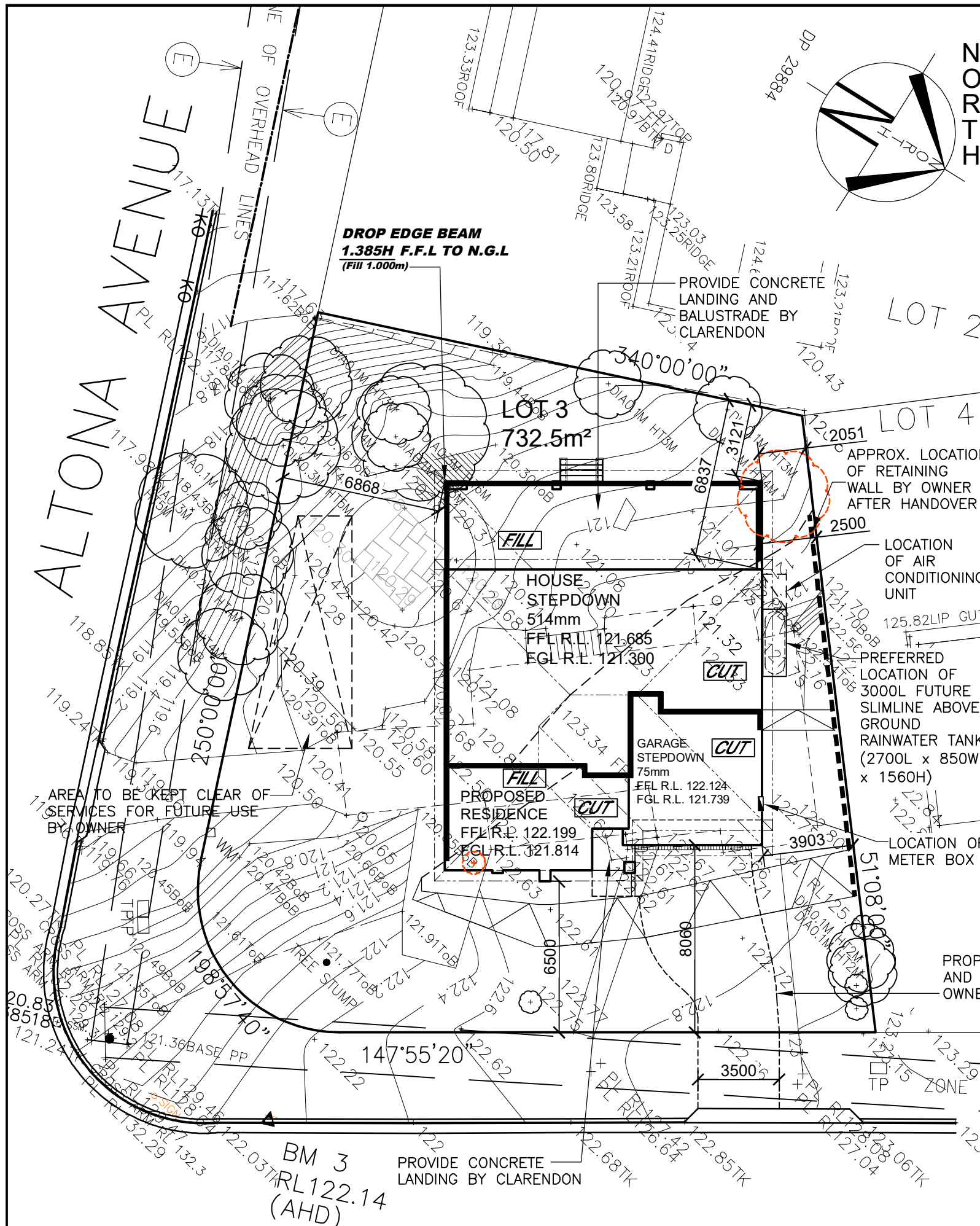
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 # ALL DIMENSIONS TO STRUCTURAL
 ELEMENTS. DIMENSIONS TO BE READ IN
 PREFERENCE TO SCALING.

PRODUCT:
SARATOGA 40
 Oxford
 R/H Garage

 LUXE
 Master Issued: 06.08.24 Revision: B

CLIENT:
Mr. SIMONIAN
Mrs. KANJIAN
 SITE ADDRESS:
 Lot 3, No.1
 Loxton Place
 FORESTVILLE 2087

DA DRAWINGS			
DRAWN:	DATE:	Rev:	
MTK	29.08.24	E	
RATIO @ A3:	CHECKED:		
N/A	AL		
SHEET:	JOB No:		
1	29917284		NSW



LOT 3
D.P: 29884
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SITE AREA	732.5 m ²
ROOF AREA	240.06 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	464.84 m ²
(MIN. DIMENSION OF 2.0m)	63.45 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	218.8 m ²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	60 m ²
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:	251.11 m ²
DRIVEWAY/ PAVED AREAS:	38.95 m ²
TOTAL:	290.06 m ²
	39.59 %
MAX SITE COVERAGE FOR OSD:	40%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	464.84 m ²
(EXCLUDES HARD SURFACES)	63.45 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	H1	ZONE 5

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

RETAINING WALLS TO BE CONSTRUCTED WHOLLY WITHIN PROPERTY BOUNDARY INCLUDING DRAINAGE AND FOOTINGS

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
 REFER TO HYDRAULIC DETAILS

DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

DENOTES TREES TO BE PRUNED BY OWNER PRIOR TO CONSTRUCTION

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.

REFER TO PAGE 7 FOR DRIVEWAY PROFILE

GRATED DRAIN TO FRONT OF GARAGE BY OWNER AFTER HANDOVER.
 OWNER TO SEEK ADVICE FROM A HYDRAULIC ENGINEER FOR THE SIZE OF THE GRATE

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

 BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© 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.	PRODUCT: SARATOGA 40 Oxford R/H Garage LUXE	CLIENT: Mr. SIMONIAN Mrs. KANJIAN SITE ADDRESS: Lot 3, No.1 Loxton Place FORESTVILLE 2087	DA DRAWINGS		
		CLIENT'S SIGNATURE: _____ DATE: _____	DRAWN: MTK RATIO @ A3: 1:200 SHEET: 2	DATE: 29.08.24 CHECKED: AL JOB No: 29917284	Rev: E NSW	

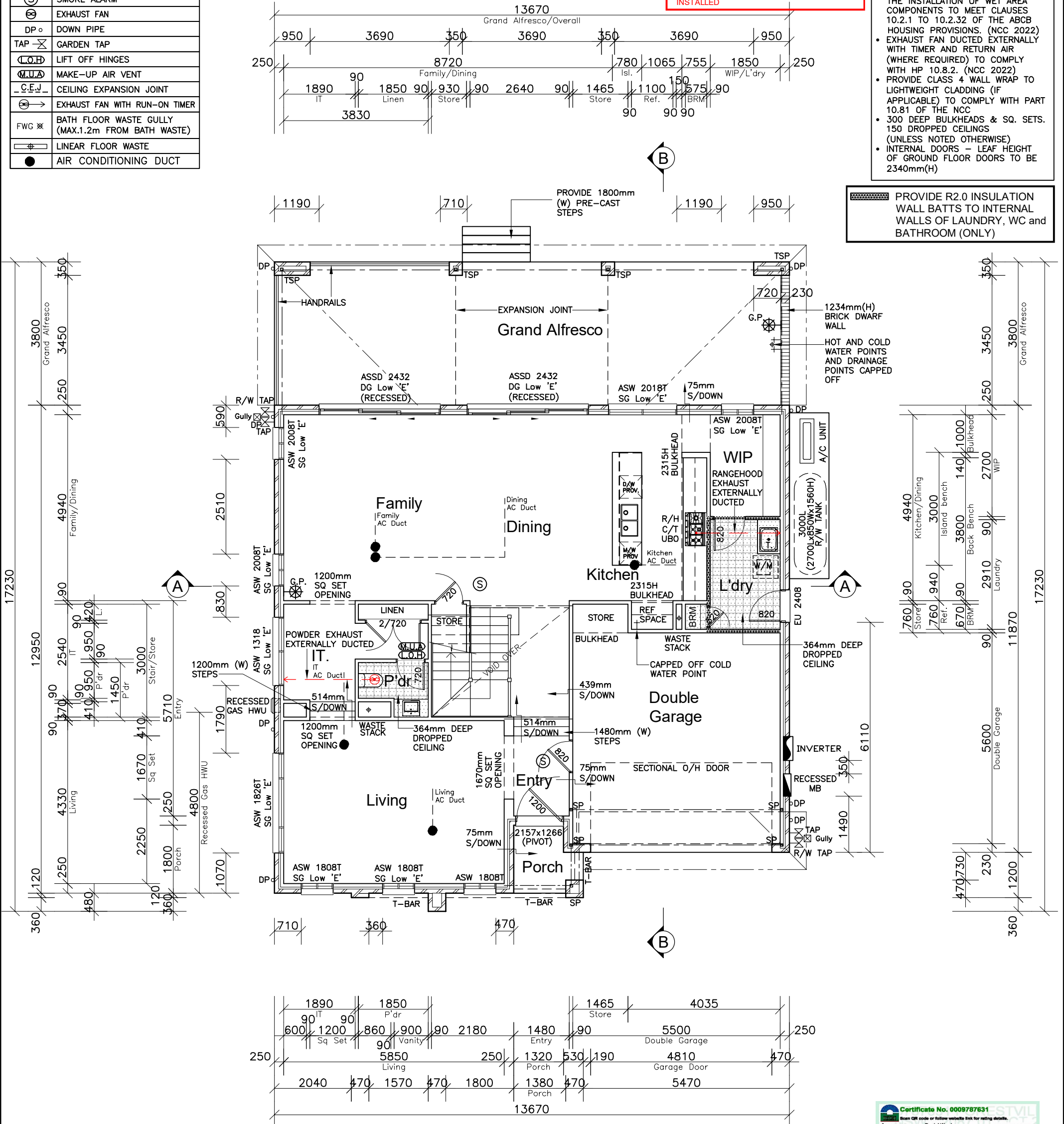


---	STRUCTURAL BEAM
SP	STEEL POST
TSP	TELESCOPIC STEEL POST
(S)	SMOKE ALARM
(E)	EXHAUST FAN
DP	DOWN PIPE
TAP	GARDEN TAP
(L.O.B)	LIFT OFF HINGES
(M.U.A)	MAKE-UP AIR VENT
(C.E.J)	CEILING EXPANSION JOINT
(E.F)	EXHAUST FAN WITH RUN-ON TIMER
(F.W.G)	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
(L.F.W)	LINEAR FLOOR WASTE
(A.C.D)	AIR CONDITIONING DUCT

NOTE -
CLIENT TO INSTALL CEILING FANS TO FAMILY AND LEISURE AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL CEILING FANS INSTALLED

- NOTES**
- SHOWERS - ALL GROUND FLOOR SHOWERS TO HAVE RECESSED SLAB
 - WATERPROOFING - MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
 - EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
 - PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
 - 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)
 - INTERNAL DOORS - LEAF HEIGHT OF GROUND FLOOR DOORS TO BE 2340mm(H)

PROVIDE R2.0 INSULATION WALL BATTS TO INTERNAL WALLS OF LAUNDRY, WC and BATHROOM (ONLY)



GROUND FLOOR PLAN



EPOXY FLOOR REFER TO SCHEDULE FOR GARAGE FLOOR FINISH

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

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes
BL No. 2298C
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PRODUCT:
SARATOGA 40
Oxford
R/H Garage
LUXE

CLIENT:
Mr. SIMONIAN
Mrs. KANJIAN
SITE ADDRESS:
Lot 3, No.1
Loxton Place
FORESTVILLE 2087

DA DRAWINGS			
DRAWN:	DATE:	Rev:	
MTK	29.08.24		E
RATIO @ A3:	CHECKED:		
1:100	AL		
SHEET:	JOB No:		
3	29917284		NSW

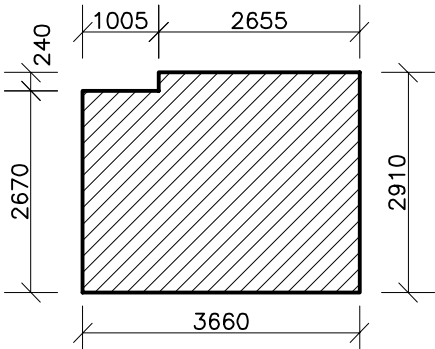
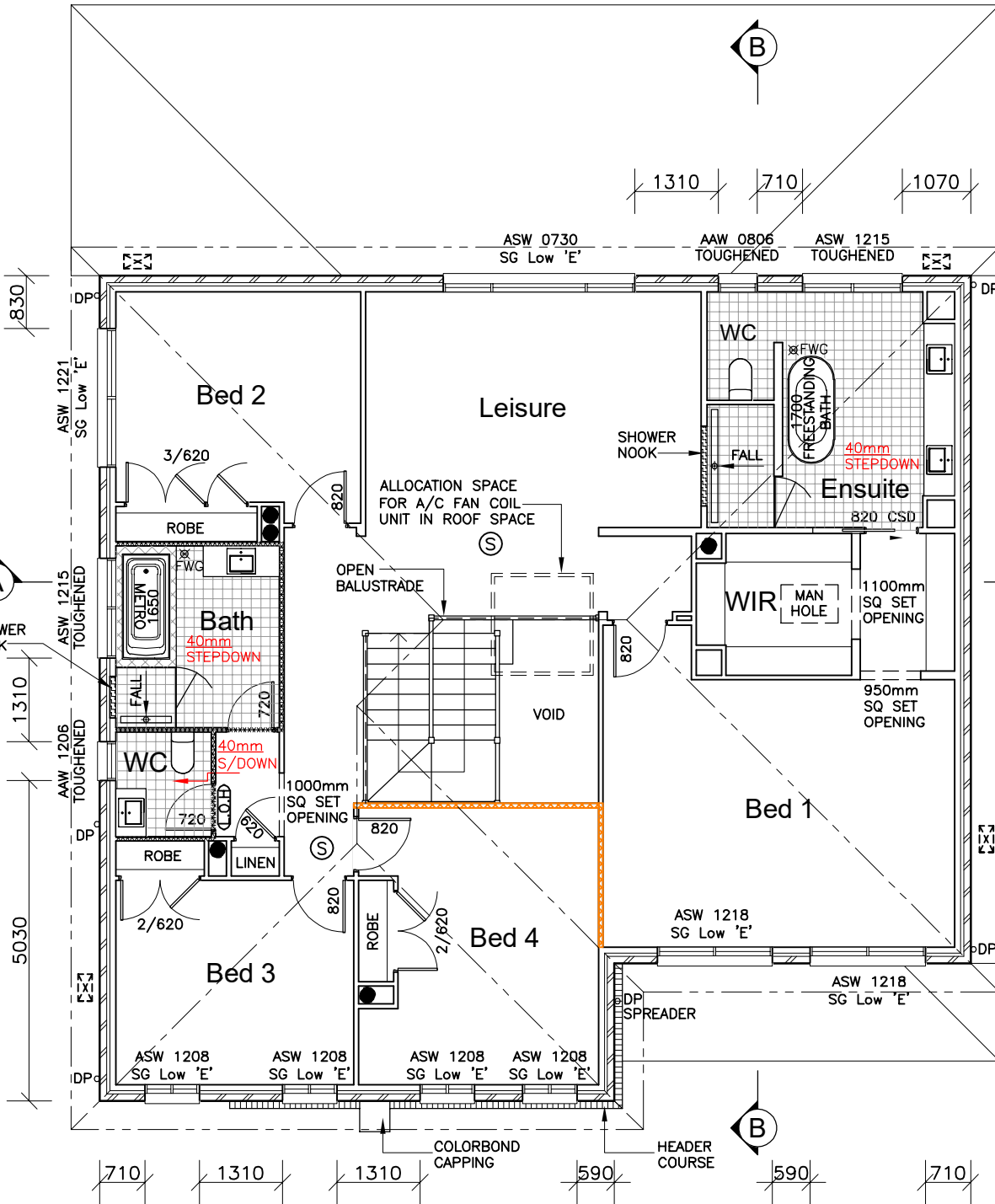
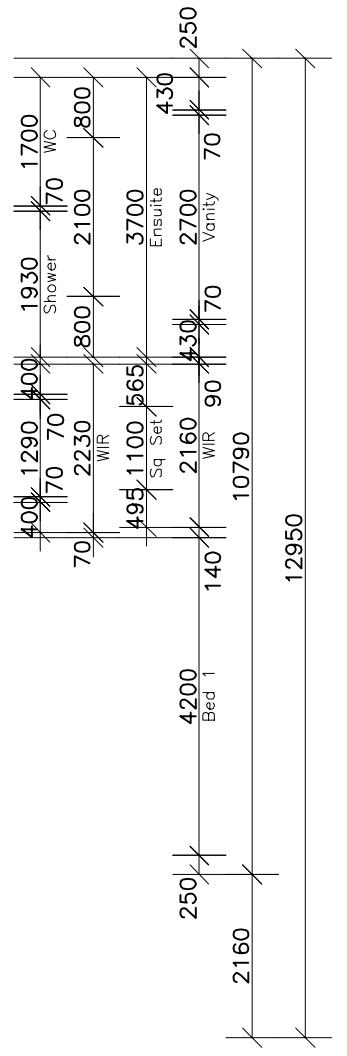
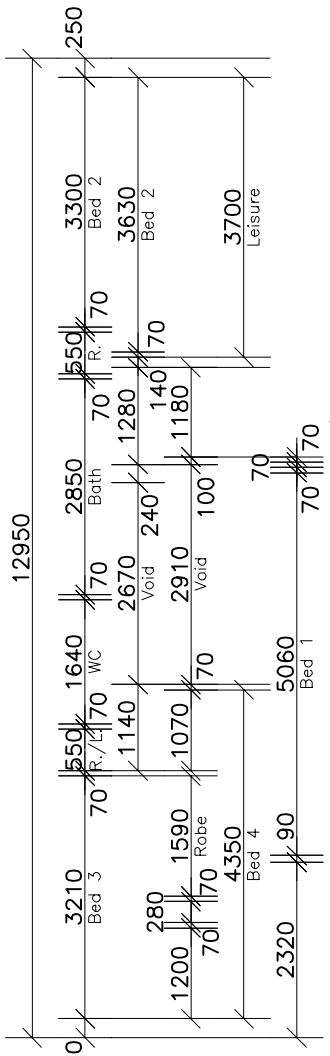
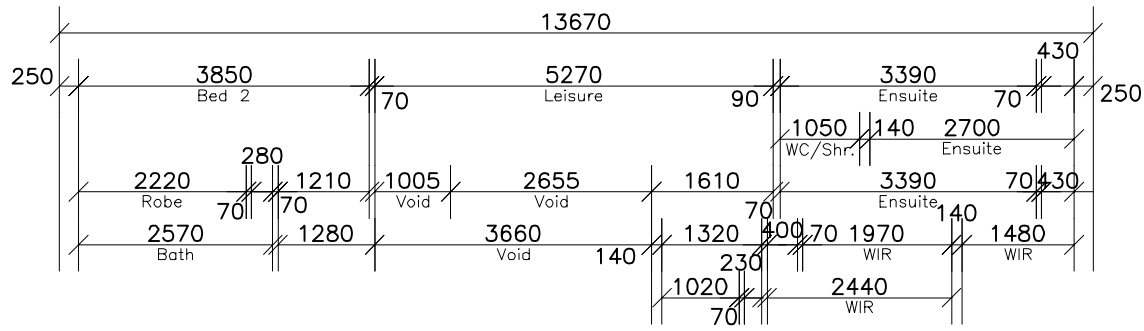
	SMOKE ALARM
	EXHAUST FAN
	DOWN PIPE LOCATION
	TELESCOPIC STEEL POST
	LIFT OFF HINGES
	MAKE-UP AIR VENT
	EAVE VENTS
	EXHAUST FAN WITH RUN-ON TIMER
	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
	LINEAR FLOOR WASTE
	LOAD BEARING WALLS
	AIR CONDITIONING DUCT

NOTE -
CLIENT TO INSTALL CEILING FANS TO FAMILY and LEISURE AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
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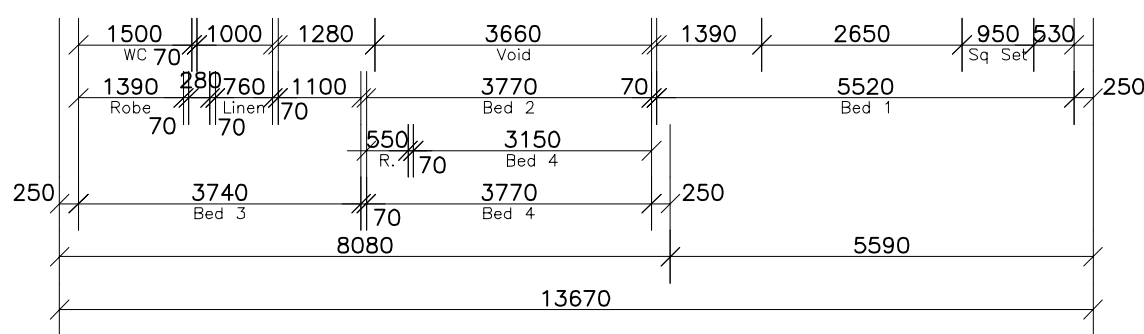
NOTES

- WET AREAS – ALL WET AREAS TO FIRST FLOOR TO HAVE RECESSED JOISTS.
- WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
- BALCONIES – FINISHES SURFACE TO ALL BALCONIES ARE TO HAVE A MIN. FALL OF 1 IN 100 TO THE BALCONY OUTLET.
- WINDOWS – ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.7 OF THE NCC
- WINDOWS – ALL OTHER FIRST FLOOR WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.8 OF THE NCC
- EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
- PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.81 OF THE NCC
- 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)

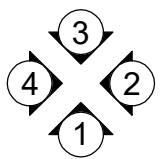
PROVIDE R2.0 INSULATION WALL BATTS TO INTERNAL WALLS OF LAUNDRY, WC and BATHROOM (ONLY)



STAIR CUTOUT
SCALE 1:100

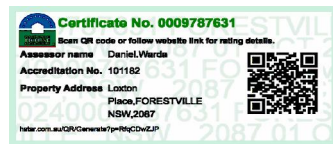


FIRST FLOOR PLAN



NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 11 FOR DETAILS

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER



CLIENT'S SIGNATURE: _____ DATE: _____

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SARATOGA 40
Oxford
R/H Garage


LUXE

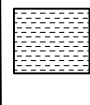
CLIENT:
Mr. SIMONIAN
Mrs. KANJIAN
SITE ADDRESS:
Lot 3, No.1
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FORESTVILLE 2087

DA DRAWINGS		
DRAWN: MTK	DATE: 29.08.24	Rev: E
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 4	JOB No: 29917284	NSW

SOLAR INCLUSION
 * 3.3 KW SMART SOLAR SYSTEM
 * INVERTER

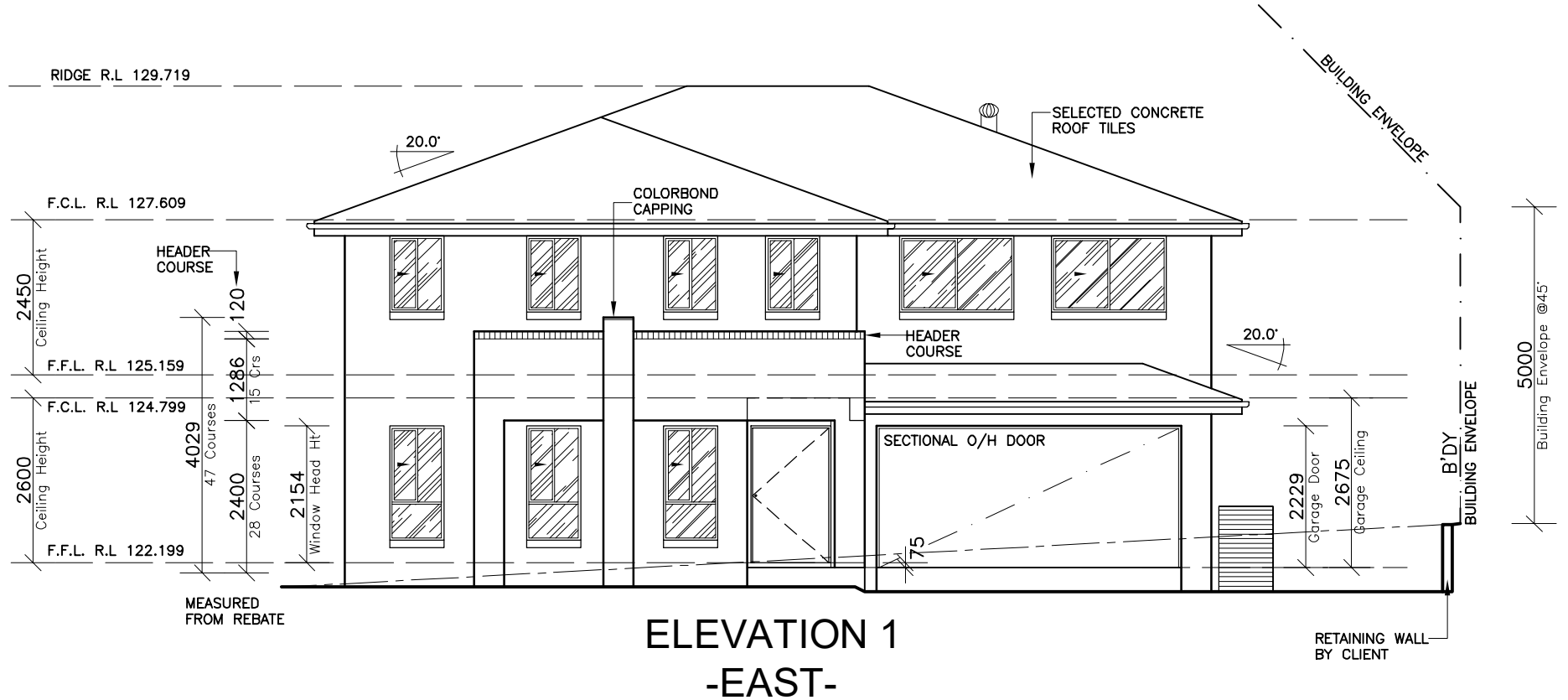
NOTE:
 FOR ROOF PITCHES 20° OR LOWER -
 ROOF TILE SELECTION WILL BE
 IMPACTED.

 DENOTES WINDOWS WITH
 SINGLE GLAZED LOW 'E'
 GLAZING

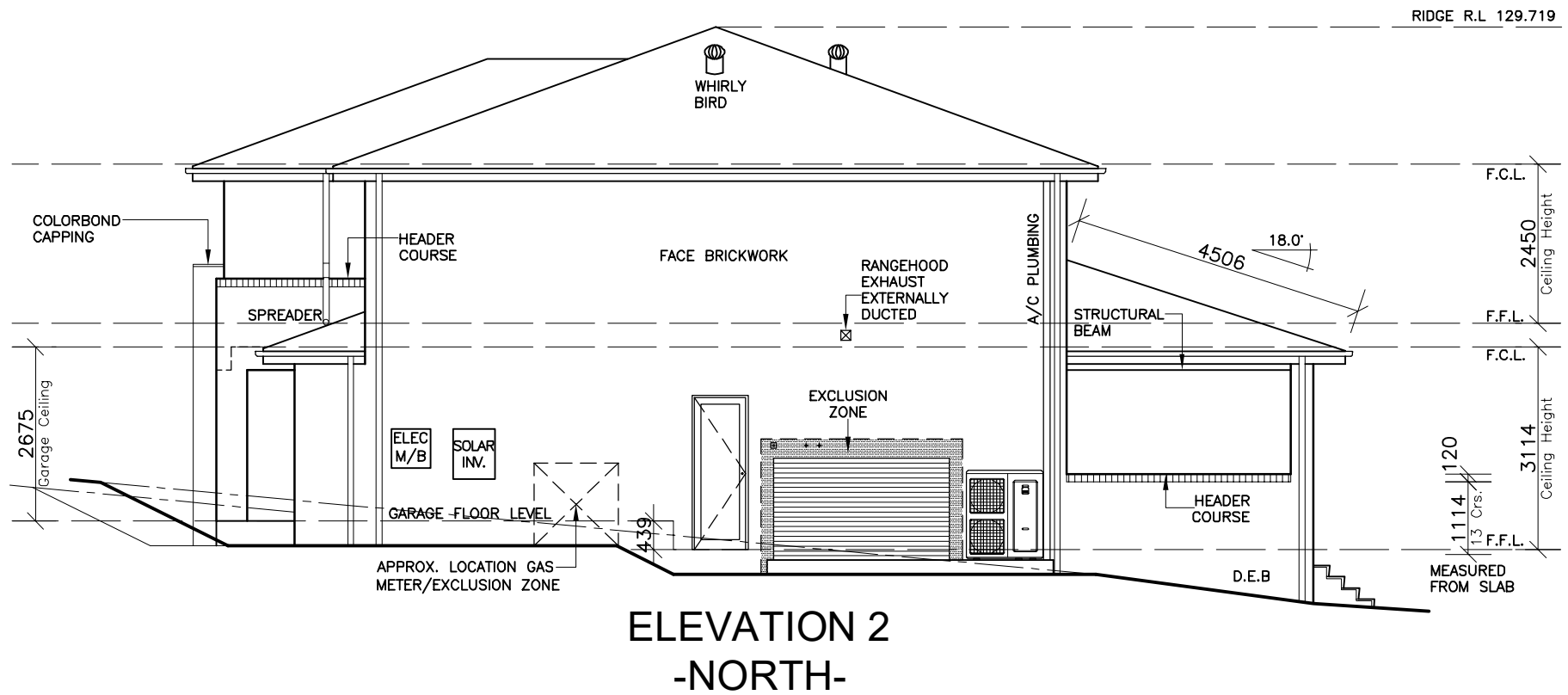
 DENOTES WINDOWS AND
 DOORS WITH DOUBLE
 GLAZED ARGON FILLED
 LOW 'E' GLAZING

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

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



**ELEVATION 1
 -EAST-**



**ELEVATION 2
 -NORTH-**



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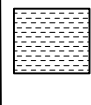
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DRAWN: MTK	DATE: 29.08.24	Rev: E
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 5	JOB No: 29917284	NSW

SOLAR INCLUSION
 * 3.3 KW SMART SOLAR SYSTEM
 * INVERTER

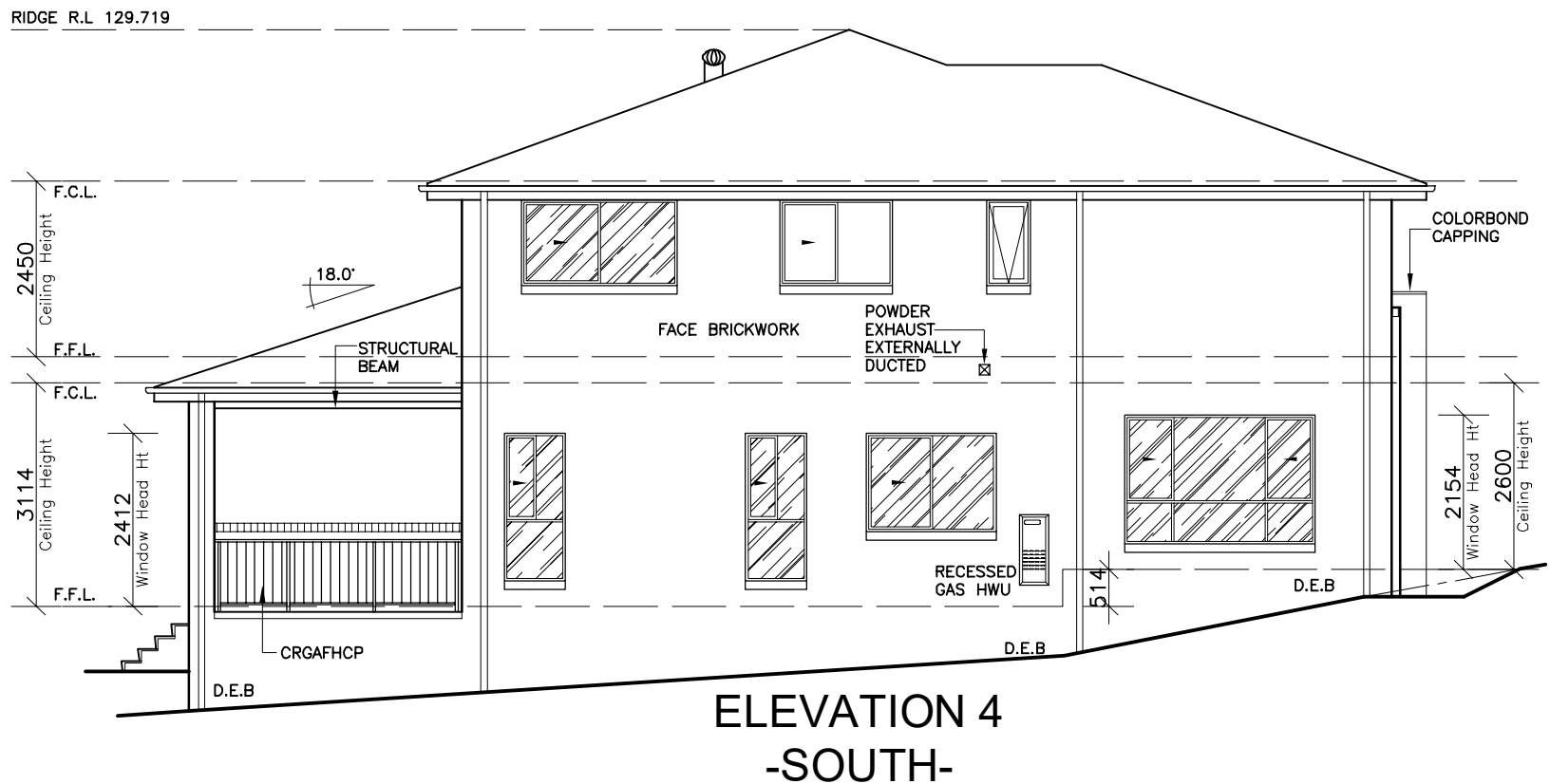
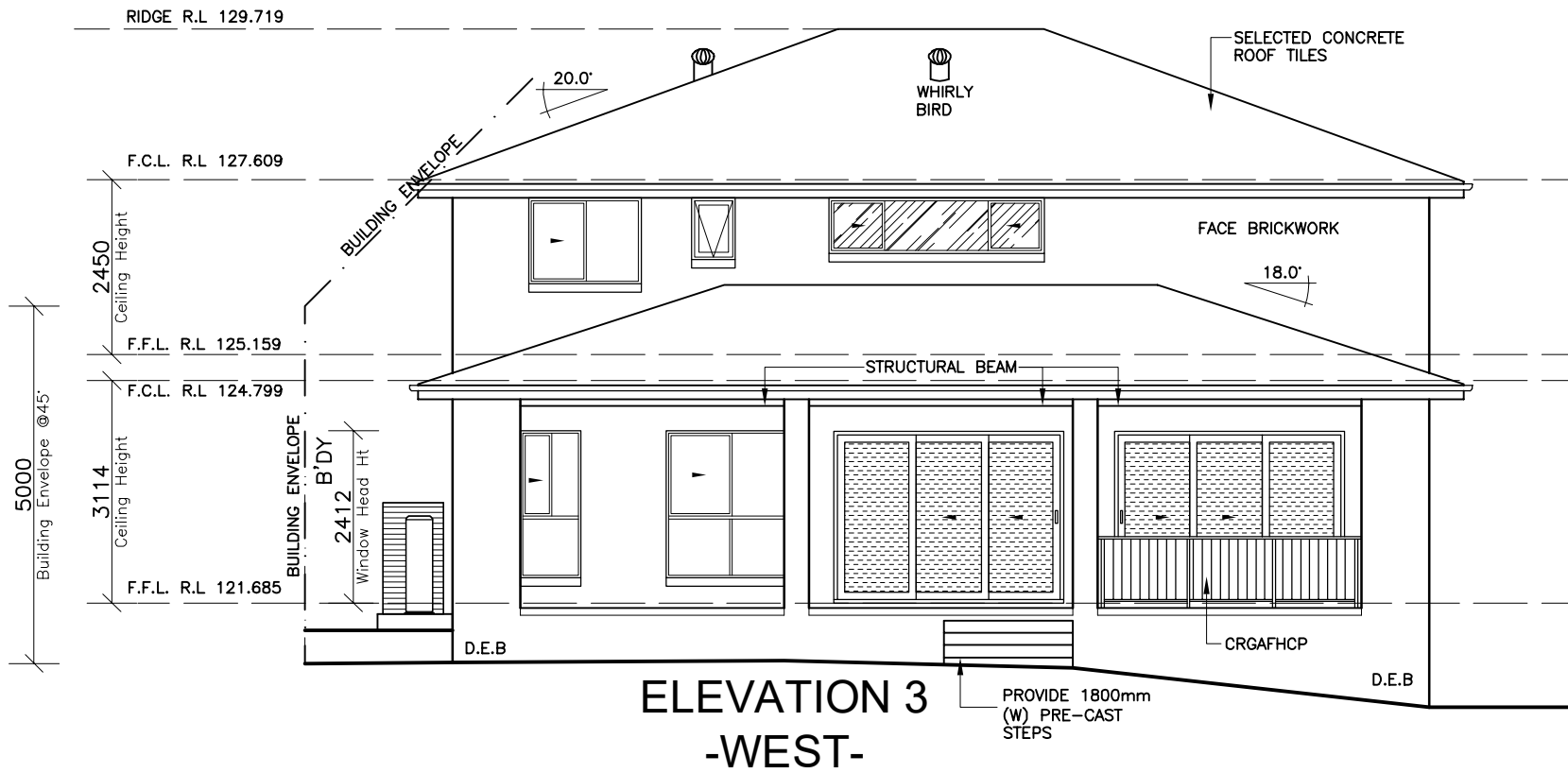
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 DENOTES WINDOWS WITH
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 DENOTES WINDOWS AND
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 HEIGHT OF DROP EDGE BEAM MAY
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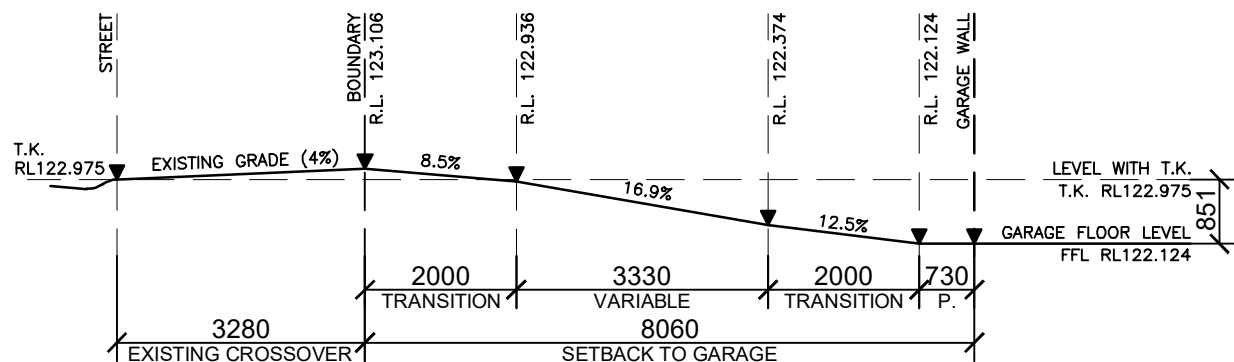
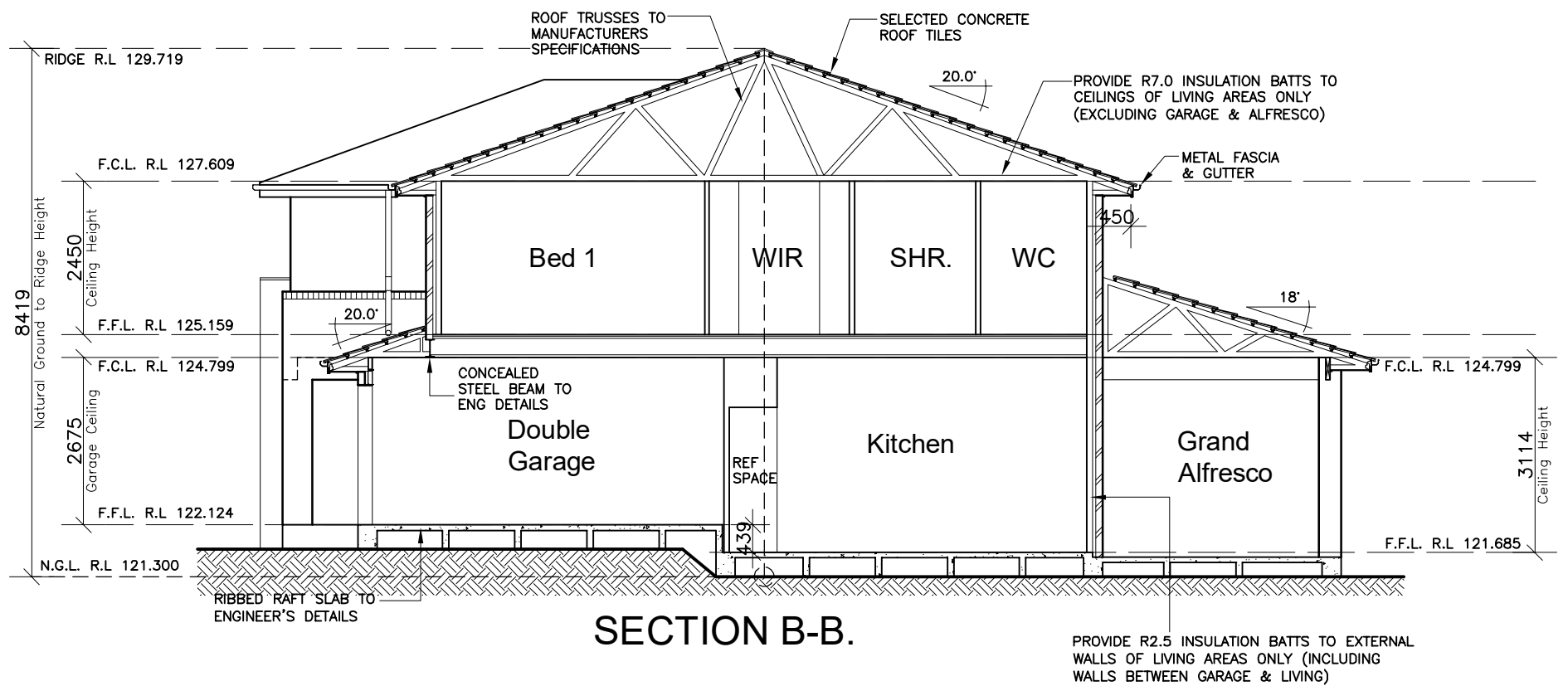
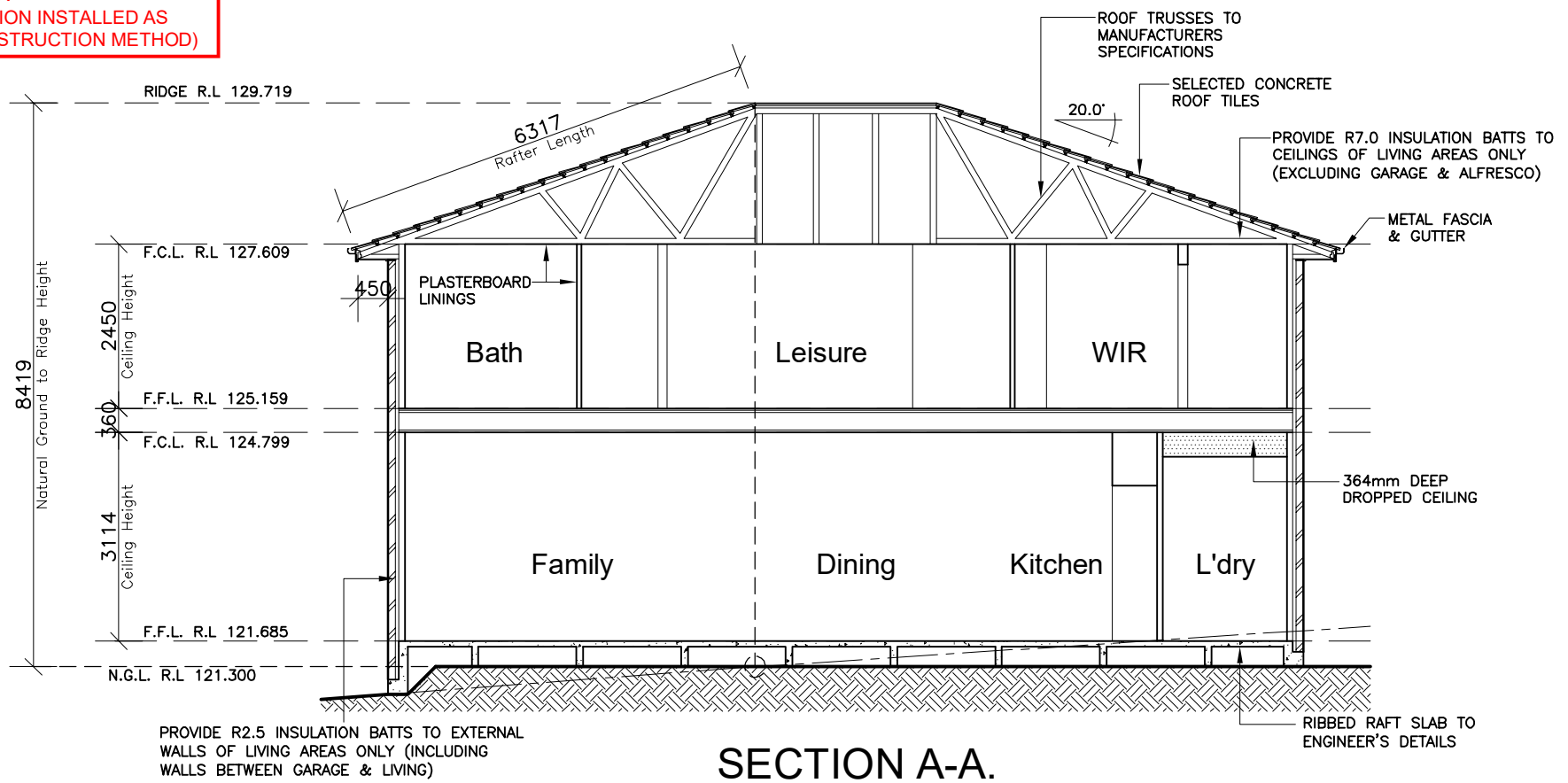
DA DRAWINGS

DRAWN: MTK	DATE: 29.08.24	Rev: E
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 6	JOB No: 29917284	NSW

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

PROVIDE R5.0 INSULATION BATTS TO
CEILING JOISTS BETWEEN GARAGE
& FIRST FLOOR

PROVIDE R5.0 INSULATION BATTS
TO CEILING JOISTS BETWEEN PORCH
& FIRST FLOOR
(R3.5 INSULATION INSTALLED AS
PART OF CONSTRUCTION METHOD)



CLIENT'S SIGNATURE: _____ DATE: _____

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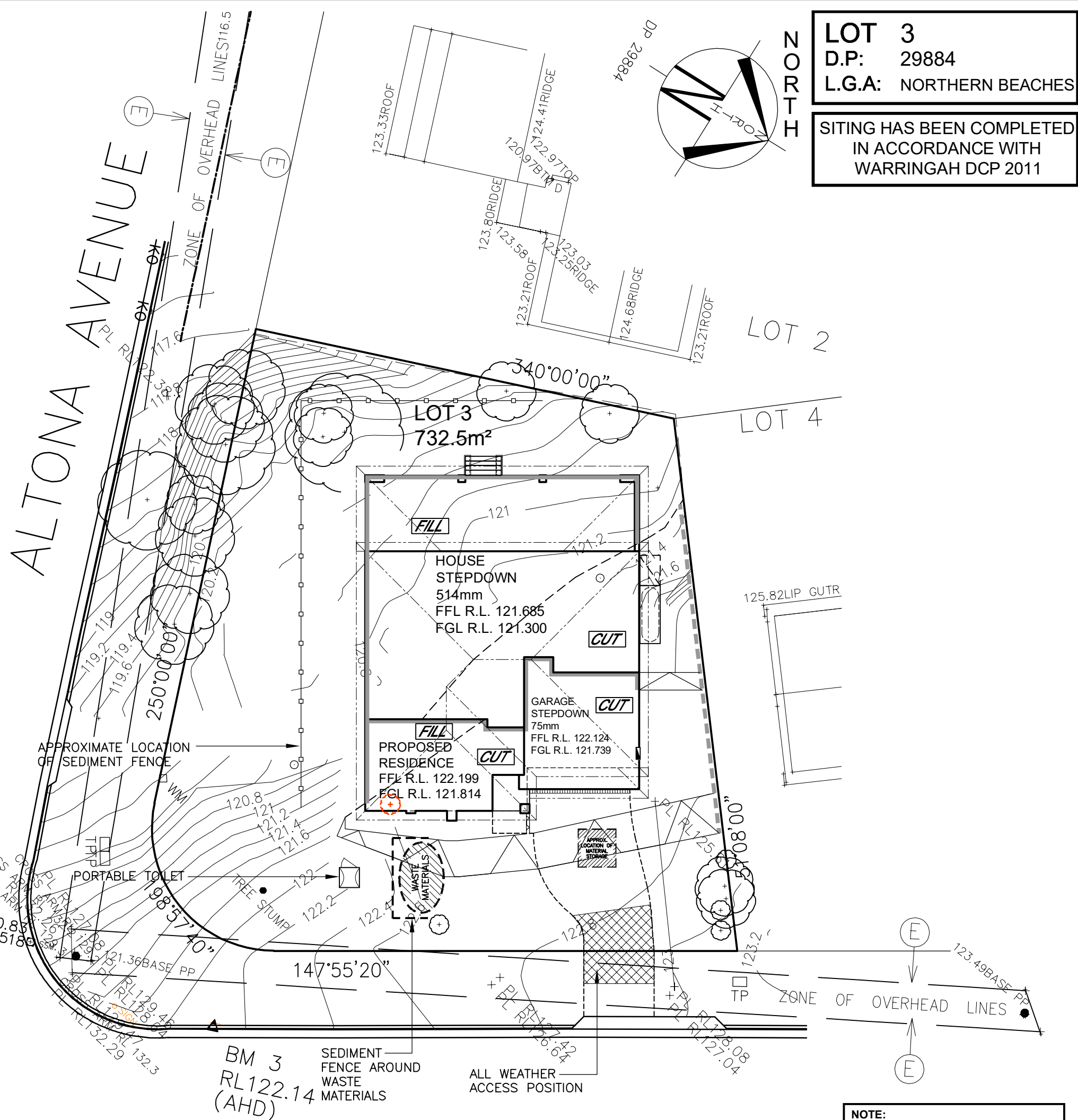
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SHEET: 7	JOB No: 29917284	NSW

LOT 3
D.P: 29884
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



LOXTON PLACE

CONSTRUCTION MANAGEMENT PLAN EROSION AND SEDIMENT CONTROL PLAN

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

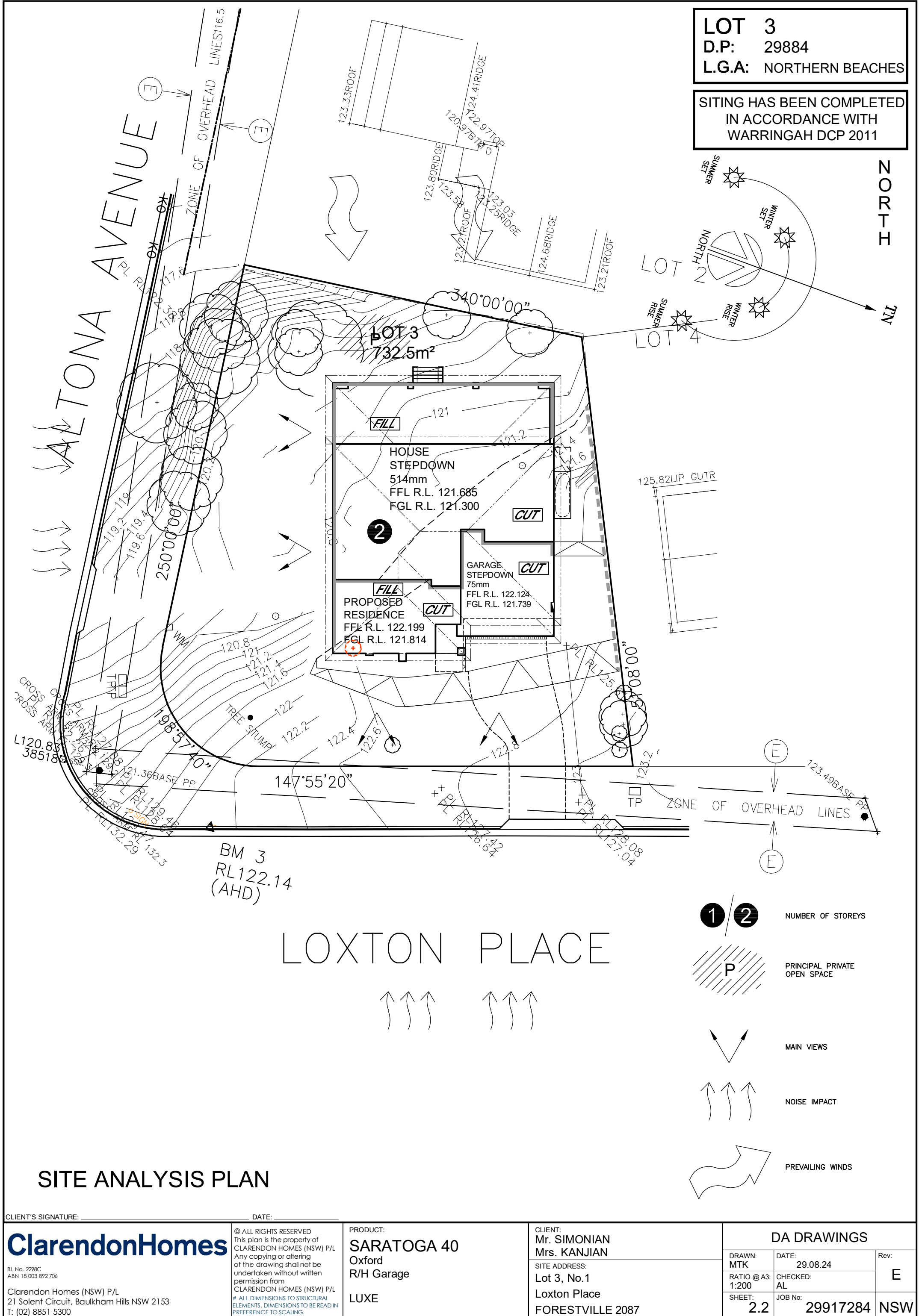
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING 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 CLEANED 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





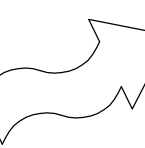
CLIENT'S SIGNATURE: _____ DATE: _____		© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L. Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L. # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.		PRODUCT: SARATOGA 40 Oxford R/H Garage LUXE		CLIENT: Mr. SIMONIAN Mrs. KANJIAN SITE ADDRESS: Lot 3, No.1 Loxton Place FORESTVILLE 2087		DA DRAWINGS				
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								DRAWN: MTK RATIO @A3: 1:200 SHEET: 2.1		DATE: 29.08.24 CHECKED: AL JOB No: 29917284		Rev: E NSW

LOT 3
D.P: 29884
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
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WARRINGAH DCP 2011



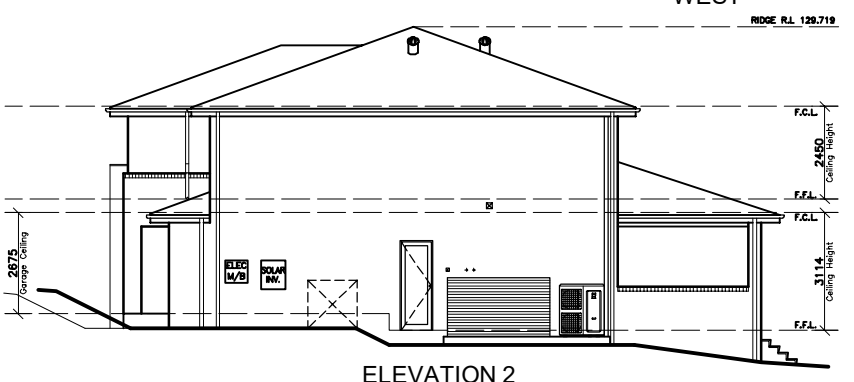
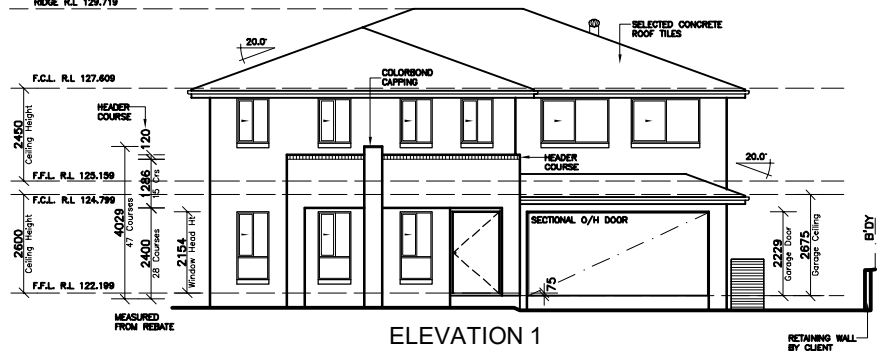
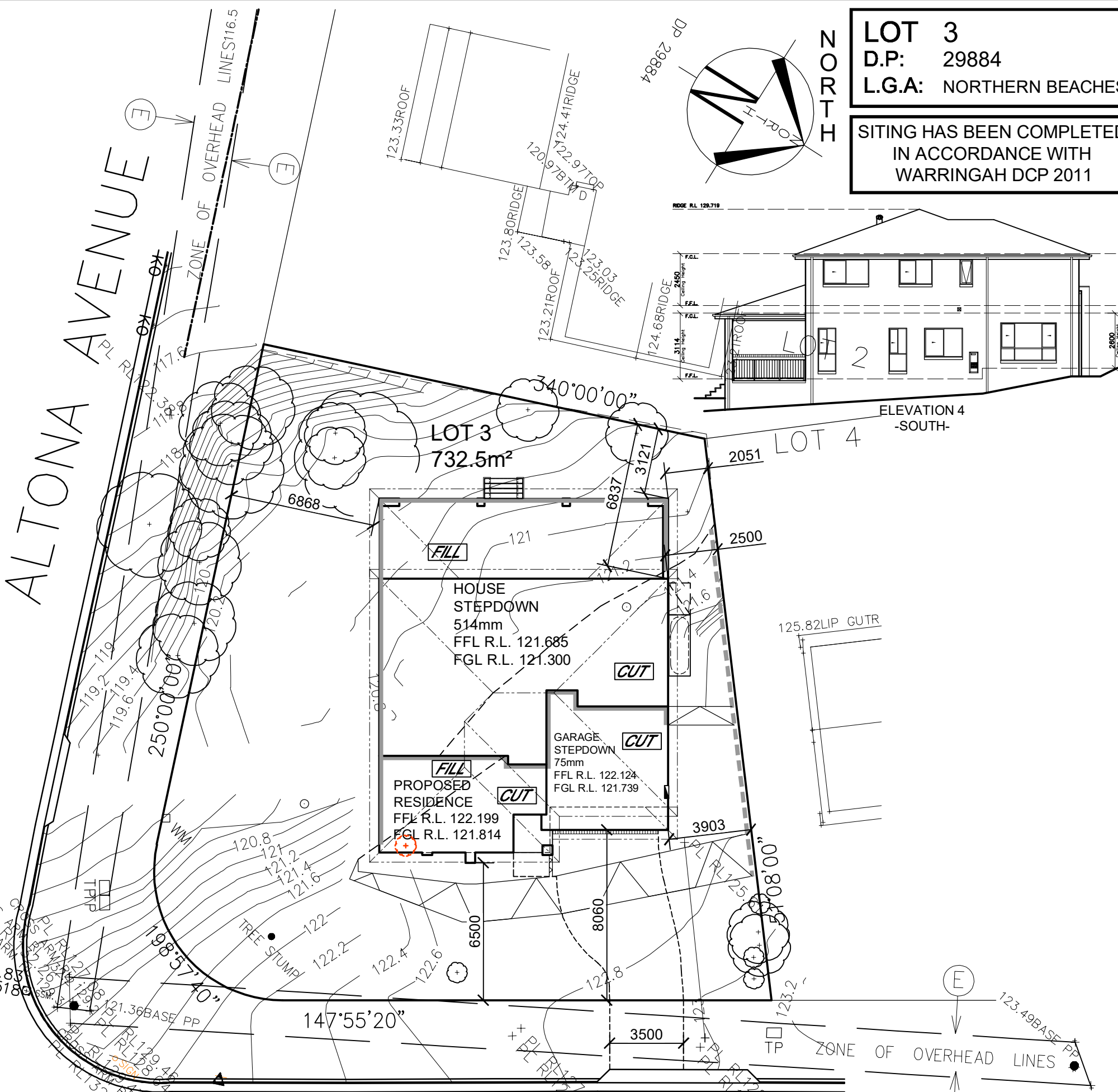
SITE ANALYSIS PLAN

-  NUMBER OF STOREYS
-  PRINCIPAL PRIVATE OPEN SPACE
-  MAIN VIEWS
-  NOISE IMPACT
-  PREVAILING WINDS

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: SARATOGA 40 Oxford R/H Garage LUXE		CLIENT: Mr. SIMONIAN Mrs. KANJIAN SITE ADDRESS: Lot 3, No.1 Loxton Place FORESTVILLE 2087		DA DRAWINGS	
ClarendonHomes <small>BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</small>	<small>© 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.</small>		<small>CLARENDON HOMES (NSW) P/L</small>		DRAWN: MTK	DATE: 29.08.24	Rev: E
	<small># ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</small>		LUXE		RATIO @ A3: 1:200	CHECKED: AL	NSW
	<small># ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</small>		LUXE		SHEET: 2.2	JOB No: 29917284	

LOT 3
D.P: 29884
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LOXTON PLACE

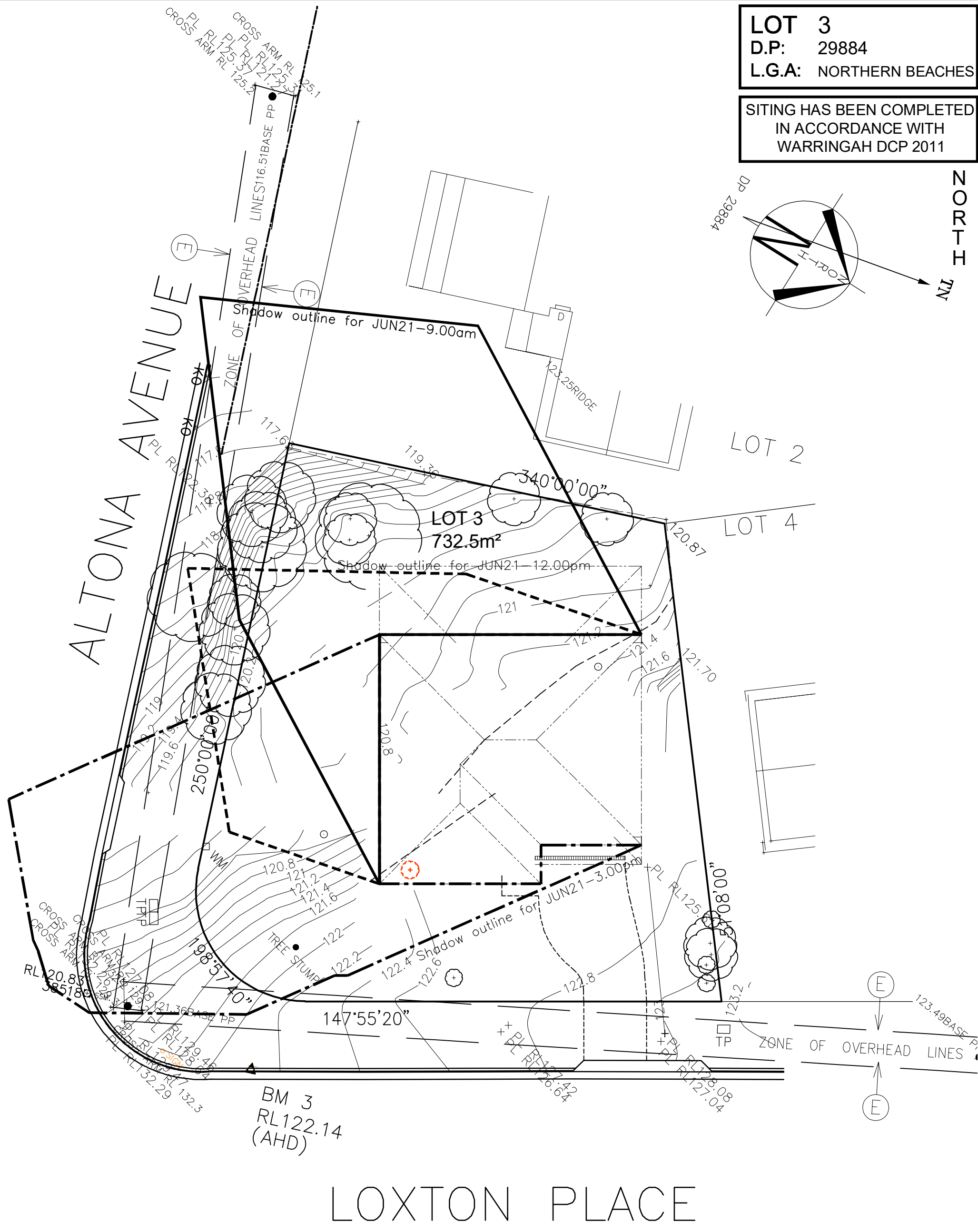
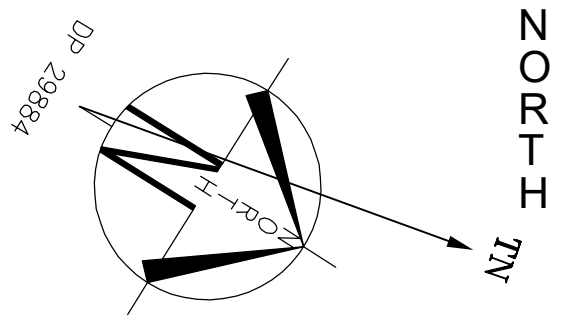
NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

<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.</p> <p># ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</p>	<p>PRODUCT: SARATOGA 40 Oxford R/H Garage</p> <p>LUXE</p>	<p>CLIENT: Mr. SIMONIAN Mrs. KANJIAN</p> <p>SITE ADDRESS: Lot 3, No.1 Loxton Place FORESTVILLE 2087</p>	<p>DA DRAWINGS</p>		
				<p>DRAWN: MTK</p>	<p>DATE: 29.08.24</p>	<p>Rev: E</p>
				<p>RATIO @ A3: 1:200</p>	<p>CHECKED: AL</p>	<p>JOB No: 29917284</p>

LOT 3
D.P: 29884
L.G.A: NORTHERN BEACHES

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SHADOW DIAGRAM @ 21st JUNE

CLIENT'S SIGNATURE: _____

DATE: _____

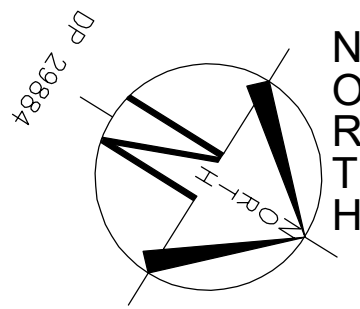
ClarendonHomes
 Bl No. 2298C
 ABN 18 003 892 706
 Clarendon Homes (NSW) P/L
 21 Solent Circuit, Baulkham Hills NSW 2153
 T: (02) 8851 5300

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

PRODUCT:
SARATOGA 40
 Oxford
 R/H Garage
 LUXE

CLIENT:
Mr. SIMONIAN
Mrs. KANJIAN
 SITE ADDRESS:
 Lot 3, No.1
 Loxton Place
 FORESTVILLE 2087

DA DRAWINGS		
DRAWN: MTK	DATE: 29.08.24	Rev: E
RATIO @ A3: 1:200	CHECKED: AL	
SHEET: 2.4	JOB No: 29917284	NSW

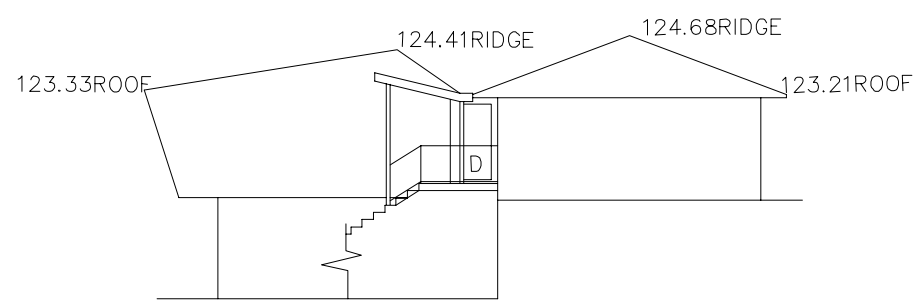


LOT 3
D.P: 29884
L.G.A: NORTHERN BEACHES

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

PROPOSED

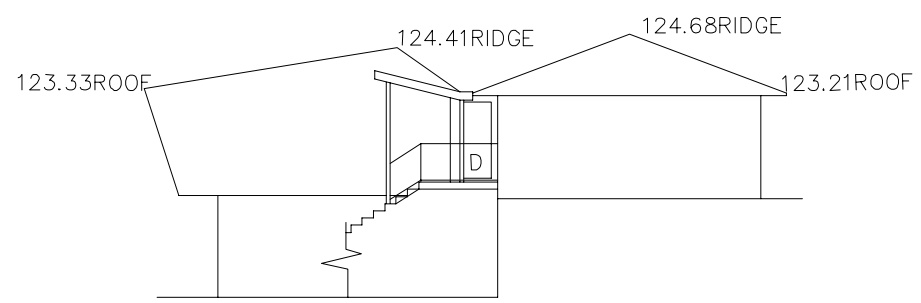
 RIDGE R.L 129.719



Shadow outline for 9am

PROPOSED

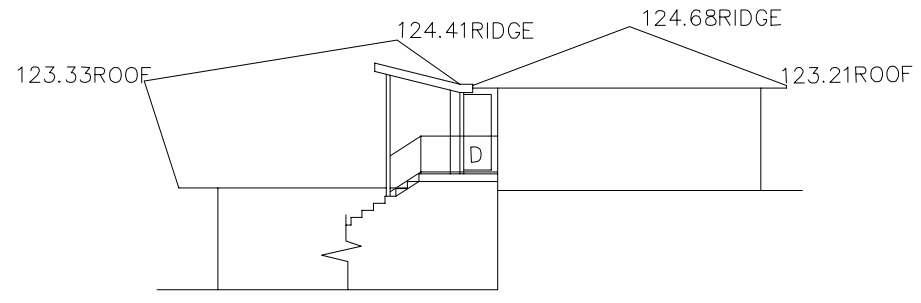
 RIDGE R.L 129.719



Shadow outline for 12am

PROPOSED

 RIDGE R.L 129.719



Shadow outline for 3pm

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____

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		DRAWN: MTK	DATE: 29.08.24	Rev: E		
		RATIO @ A3: 1:200	CHECKED: AL	SHEET: 2.5	JOB No: 29917284	NSW