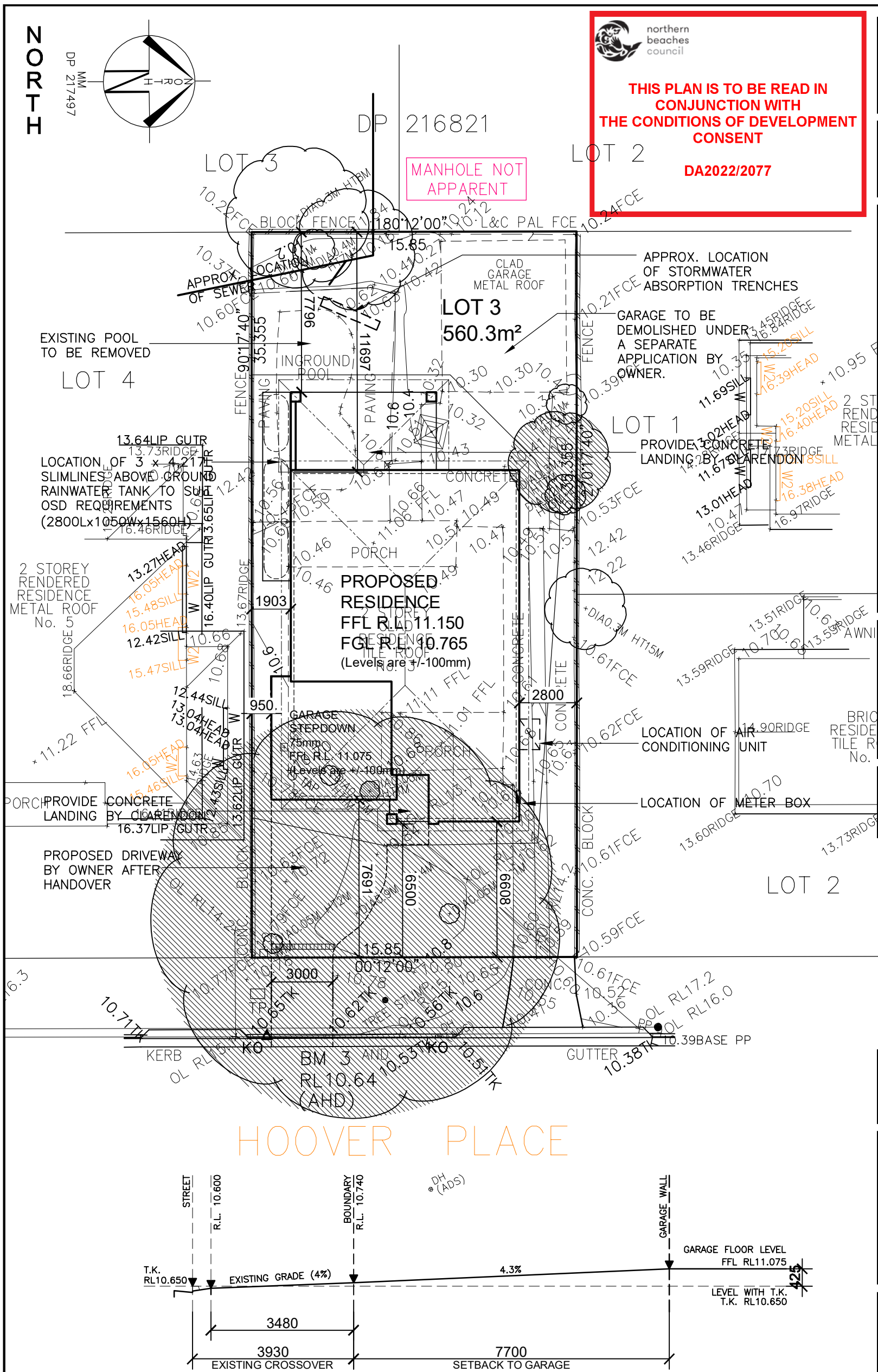

SITE PLAN

SCALE 1:200

DRIVEWAY GRADIENT PROFILE

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: _____

northern beaches council

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

DA2022/2077

LOT 3
D.P: 217497
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED IN ACCORDANCE WITH WARRINGAH DCP 2011

SITE AREA	560.3 m²
ROOF AREA	248.31 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	262.3 m² 46.8 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	156.4 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:	248.3m²
DRIVEWAY/ PAVED ARES:	40.1m²
TOTAL:	288.4m²
	51.4 %
MAX SITE COVERAGE FOR OSD:	40%

BASIX LANDSCAPED AREA

TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	286.5 m² 51.1 %

DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

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

RETAINING WALLS TO BE CONSTRUCTED WHOLLY WITHIN PROPERTY BOUNDARY INLCUDING 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 ON-SITE DETENTION AND RAINWATER TANKS
REFER TO HYDRAULIC DETAILS

0008091399 27 Sep 2022
Assessor Daniel.Warda
Accreditation No. 101182
Address Hoover Place , Cromer , NSW , 2099
6.1 NATIONWIDE HOUSE ENERGY RATING SCHEME 49.8 MJ/m² www.nathers.gov.au hstar.com.au

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:
STAMFORD 40
Saville
L/H Garage
Sapphire Specification

CLIENT:
Mr .CORREYA
Mrs. CORREYA

SITE ADDRESS:
Lot 3 No 3 DP 217497
Hoover Place
CROMER 2099

DA DRAWINGS

DRAWN: SB	DATE: 28.06.22	Rev: J
RATIO @ A3: 1:200	CHECKED: BG	
SHEET: 2	JOB No: 29915732	NSW

AIR CONDITIONING DUCT

SMOKE ALARM

EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

L.O.H LIFT OFF HINGES

ARTICULATION JOINTS TO ENGINEERS DETAILS

northern beaches council

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

DA2022/2077

NOTE:
SHOWER NOOK/RECESS REFER TO ***CDN 54.260*** & SHEET 9 FOR DETAILS

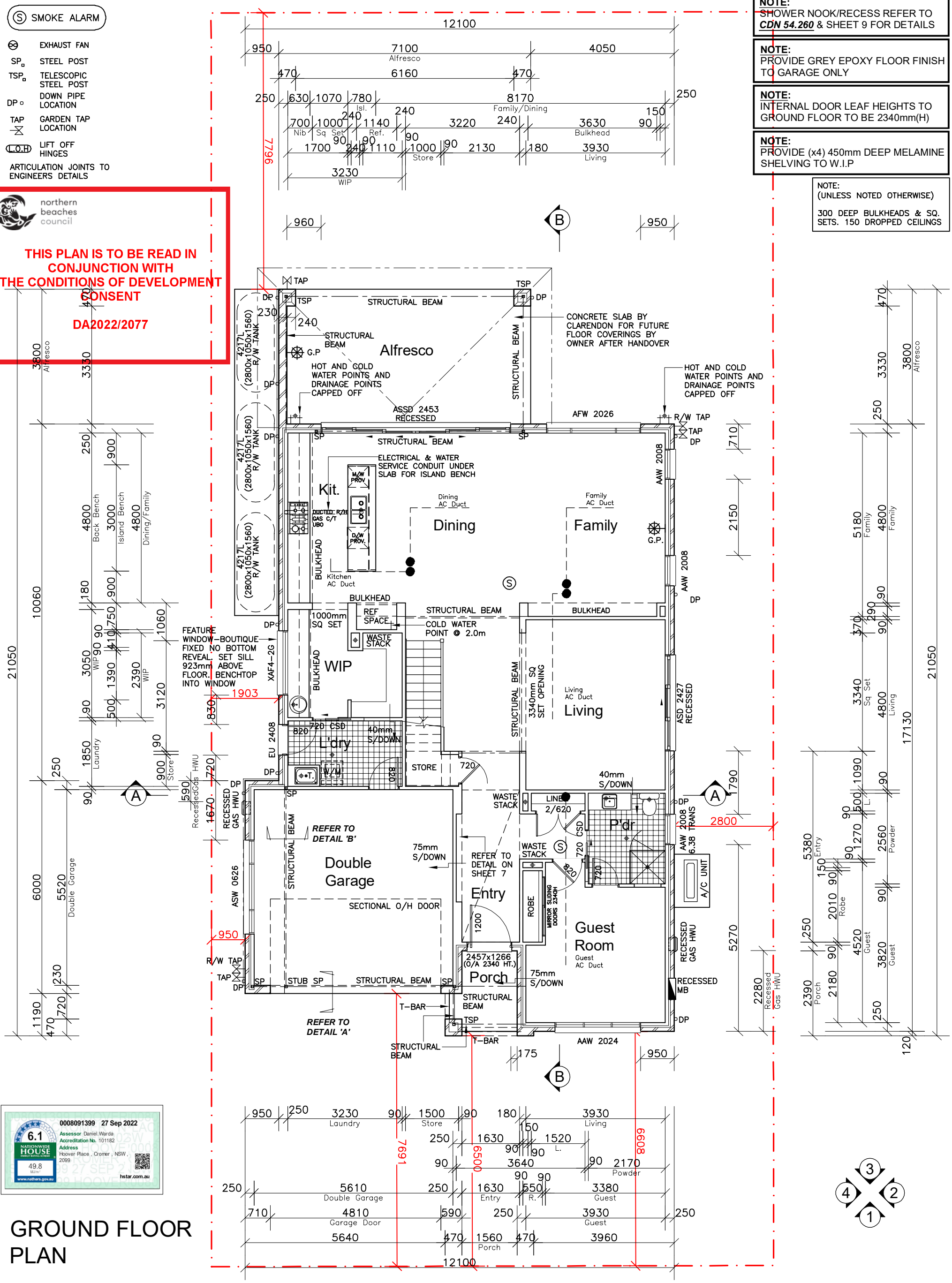
NOTE:
PROVIDE GREY EPOXY FLOOR FINISH TO GARAGE ONLY

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

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

NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



GROUND 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
T: (02) 8851 5300

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

PRODUCT:
STAMFORD 40
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr .CORREYA
Mrs. CORREYA

SITE ADDRESS:
Lot 3 No 3 DP 217497
Hoover Place
CROMER 2099

DA DRAWINGS

DRAWN: PG.	DATE: 27.07.22	Rev: J
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 3	JOB No: 29915732	NSW

AIR CONDITIONING DUCT

SMOKE ALARM

EXHAUST FAN

DP DOWN PIPE LOCATION

L.O.H LIFT OFF HINGES

SP STEEL POST

TSP TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

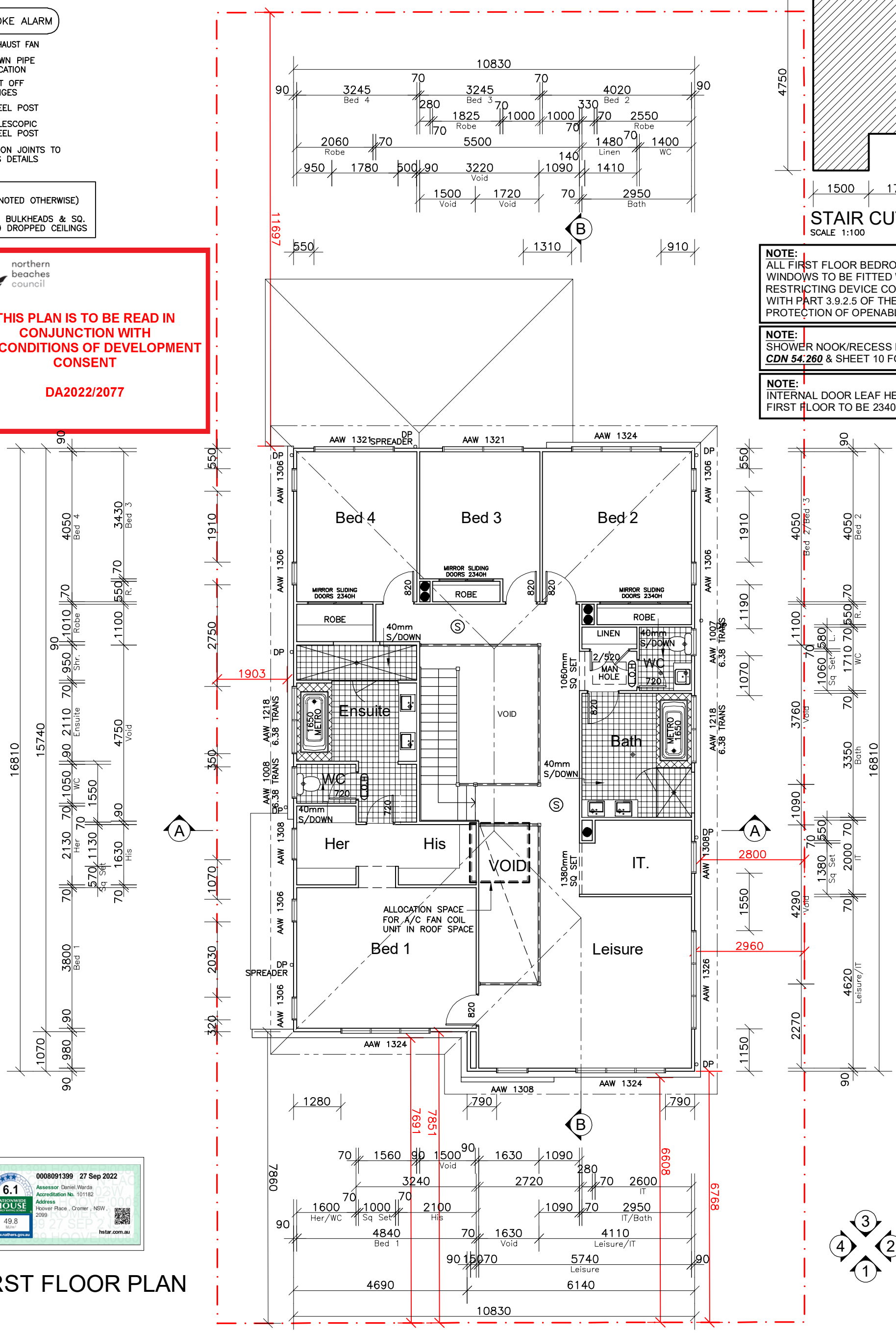
NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

northern beaches council

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

DA2022/2077



STAIR CUTOUT
SCALE 1:100

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:
SHOWER NOOK/RECESS REFER TO ***CDN 54.260*** & SHEET 10 FOR DETAILS

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

FIRST FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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

PRODUCT:
STAMFORD 40
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr .CORREYA
Mrs. CORREYA

SITE ADDRESS:
Lot 3 No 3 DP 217497
Hoover Place
CROMER 2099

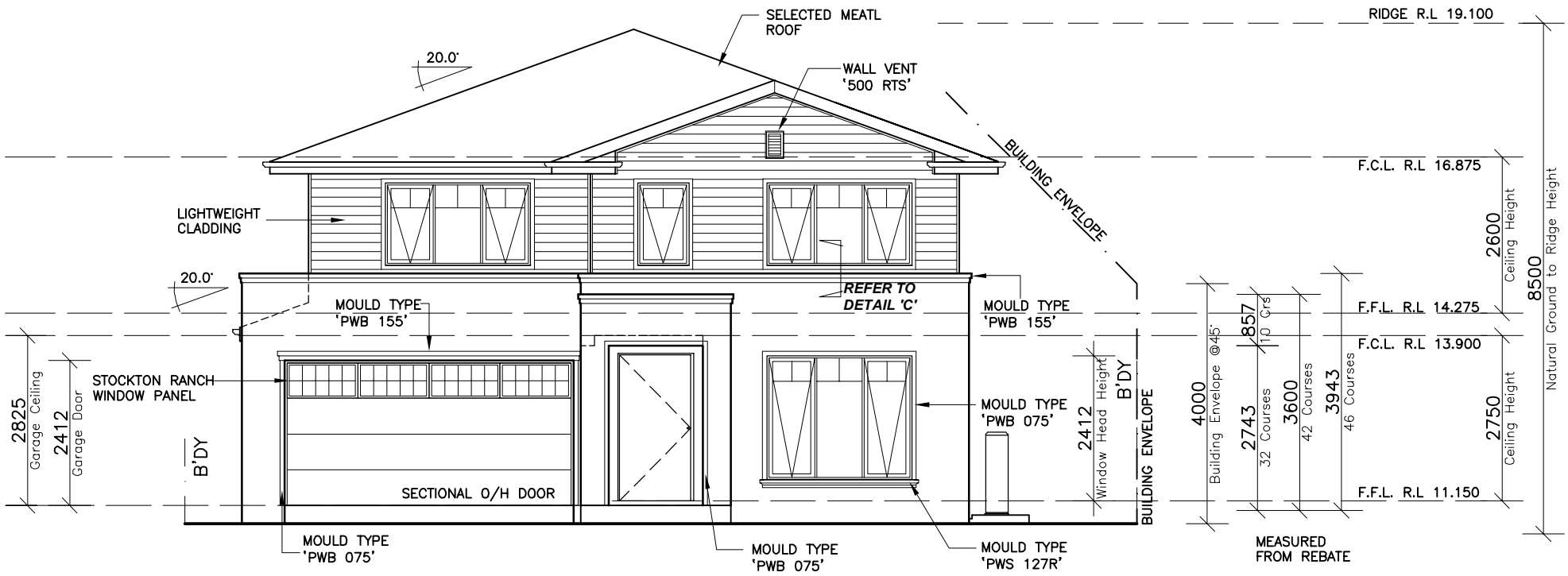
DA DRAWINGS

DRAWN: PG.	DATE: 27.07.22	Rev: J
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 4	JOB No: 29915732	NSW

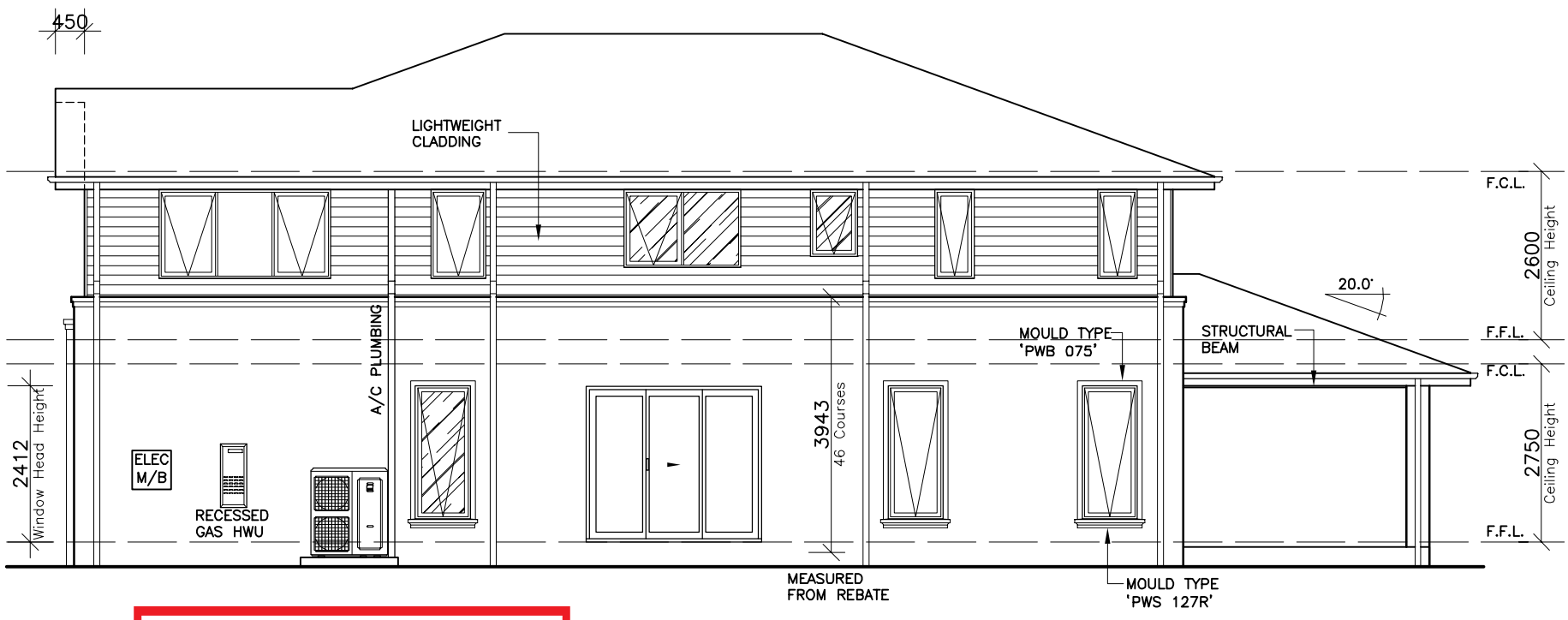
HEBEL FLOORING CONSTRUCTION

DENOTES WINDOWS WITH 6.38MM TRANSLUCENT GLAZING

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



ELEVATION 1
-EAST-



ELEVATION 2
-NORTH-

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

DA2022/2077

CLIENT'S SIGNATURE: _____ DATE: _____

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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:
STAMFORD 40
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr .CORREYA
Mrs. CORREYA

SITE ADDRESS:
Lot 3 No 3 DP 217497
Hoover Place
CROMER 2099

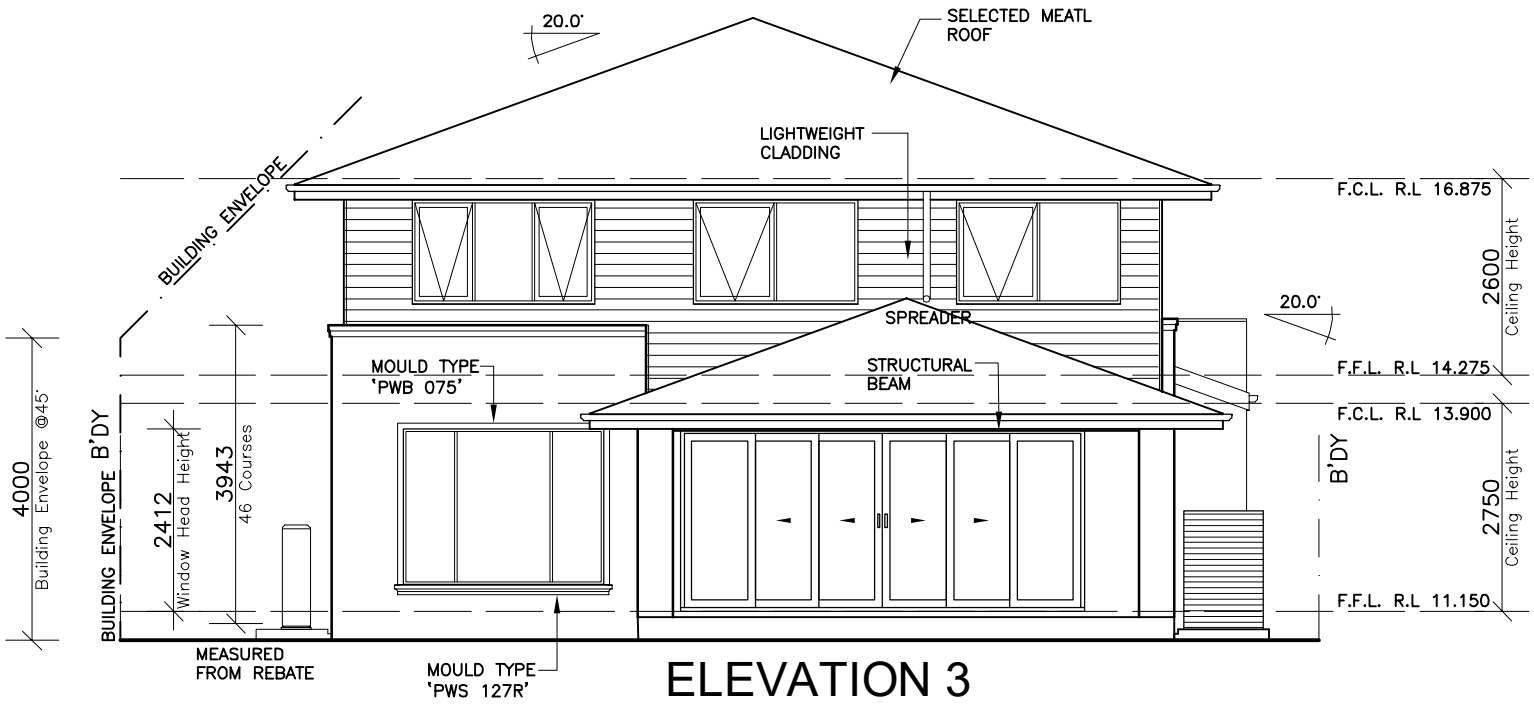
DA DRAWINGS

DRAWN: PG.	DATE: 27.07.22	Rev: J
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 5	JOB No: 29915732	NSW

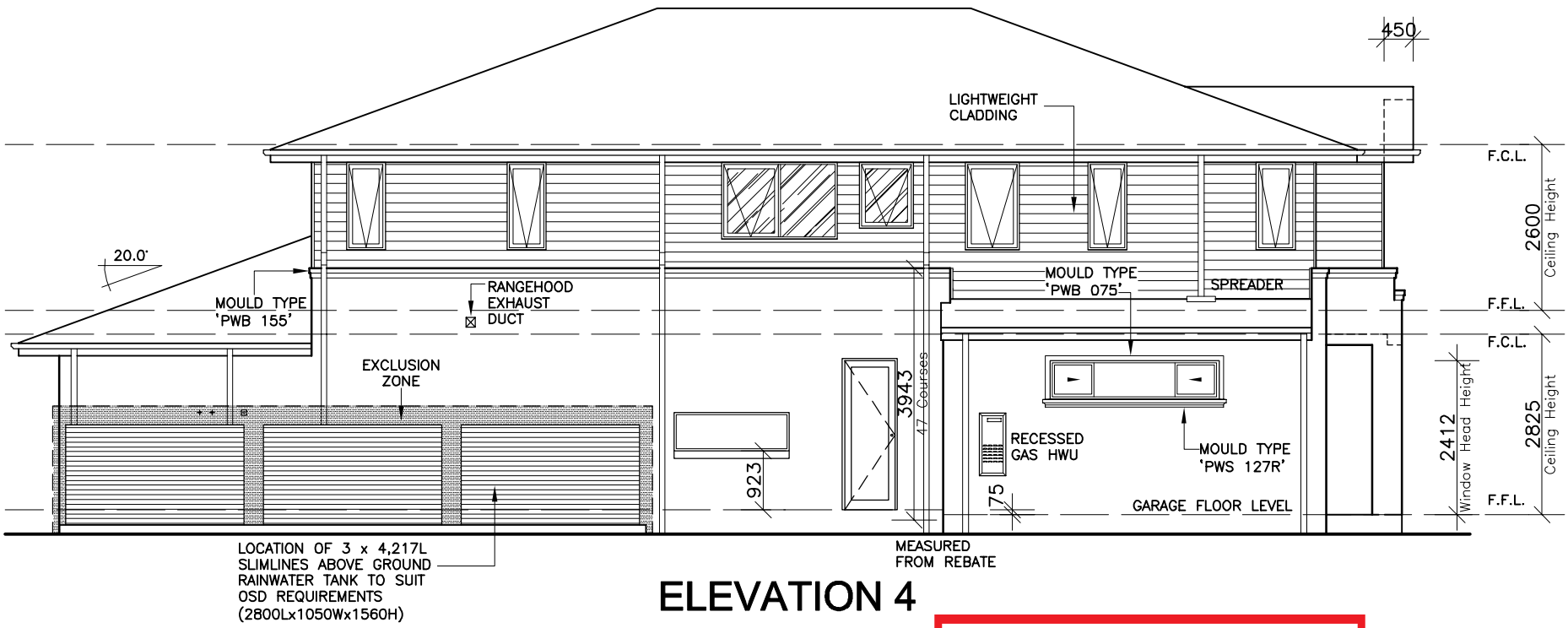
HEBEL FLOORING CONSTRUCTION

DENOTES WINDOWS WITH 6.38MM TRANSLUCENT GLAZING

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



ELEVATION 3
-WEST-



ELEVATION 4
-SOUTH-

northern beaches council

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

DA2022/2077

CLIENT'S SIGNATURE: _____ DATE: _____

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BL No. 2298C
ABN 18 003 892 706

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

PRODUCT:
STAMFORD 40
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr .CORREYA
Mrs. CORREYA

SITE ADDRESS:
Lot 3 No 3 DP 217497
Hoover Place
CROMER 2099

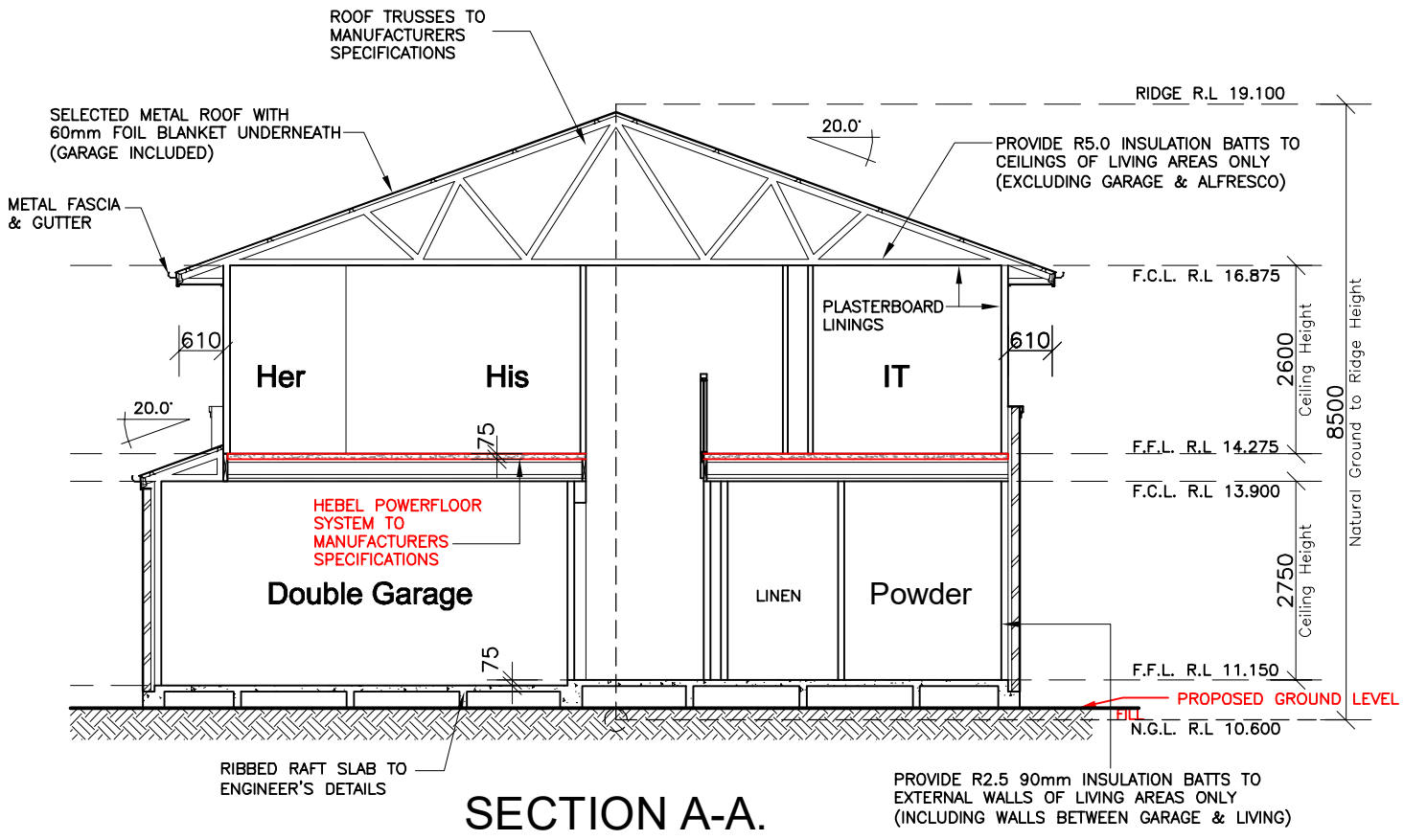
DA DRAWINGS

DRAWN: PG.	DATE: 27.07.22	Rev: J
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 6	JOB No: 29915732	NSW

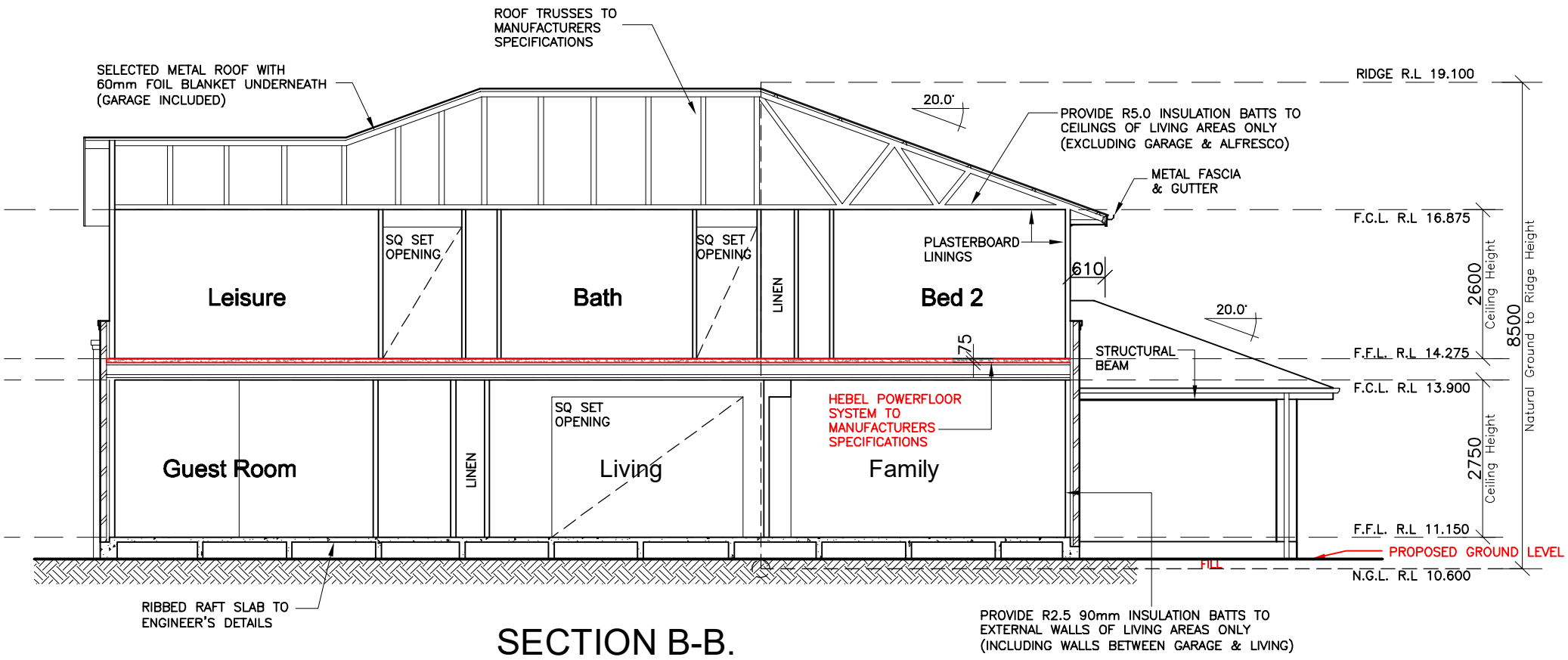
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO GROUND AND FIRST FLOOR TO BE 2340mm(H)

HEBEL FLOORING CONSTRUCTION

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



SECTION A-A.



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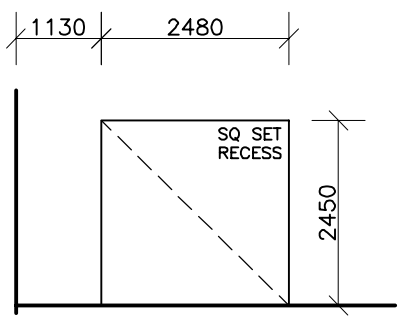

ENTRY HALLWAY DETAIL

VIEWED FROM ENTRY

northern beaches council

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

DA2022/2077

'PWB 075' SCALE 1:10

'PWB 155' SCALE 1:10

'PWS 127R' SCALE 1:10

HAMPTONS MOULDING PROFILES

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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

PRODUCT: STAMFORD 40 Saville L/H Garage Sapphire Specification	CLIENT: Mr .CORREYA Mrs. CORREYA SITE ADDRESS: Lot 3 No 3 DP 217497 Hoover Place CROMER 2099	DA DRAWINGS	
		DRAWN: PG.	DATE: 27.07.22
		RATIO @ A3: 1:100	CHECKED: J.S
		SHEET: 7	JOB No: 29915732
		Rev: J	NSW