



BASIX® commitments

Assessor	Mr. Daniel Warda
Date	26 / 08 / 24
BASIX Certificate No.	1761548S
NatHERS Certificate No.	0009706250-01

Project details

Site Address	Lot 4, 43 Ingleside Road, Ingleside NSW 2101
Municipality	Northern Beaches
Reference	29917089

Thermal Comfort

Floors	225mm Waffle pod slab
Ceiling Between Floors	R5.0 Insulation to Garage ceiling joists
External Walls	R2.7 Insulation to all external walls (excl. Garage) Medium
Internal Walls	R2.0 Insulation to Garage, Laundry & Bath internal walls shared with conditioned areas
Ceilings	R7.0 Insulation to all trussed ceilings (excl. Outdoor Areas)
Roof	Colorbond Medium
Roof Insulation	Anticon
Windows:	
Wideline Awning Windows (Aluminium Framed - Double Glazed Argon-Filled Low-e)	U-Value: 3.4 SHGC: 0.49
Wideline Sliding Door (Aluminium Framed - Double Glazed Argon-Filled Low-e)	U-Value: 2.9 SHGC: 0.55
Wideline Fixed Windows (Aluminium Framed - Double Glazed Argon-Filled Low-e)	U-Value: 2.3 SHGC: 0.59
Wideline Sliding Windows (Aluminium Framed - Double Glazed Argon-Filled Low-e)	U-Value: 6.2 SHGC: 0.56
Wideline Louvre Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 3.3 SHGC: 0.51
Wideline Awning Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.5 SHGC: 0.63

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

Skylights N/A

Water		Energy	
Landscape Area	500m 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	2000L Rainwater Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water to Tank	379.76m 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:	2300.00 m ²
GROUND FLOOR:	244.07 m ²
FIRST FLOOR:	216.88 m ²
GARAGE:	37.94 m ²
PORCH:	17.27 m ²
BALCONY:	18.76 m ²
ALFRESCO:	43.37 m ²
CONCRETE SLAB:	1.62 m ²
TOTAL:	579.91 m ²

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

QUOTE	DATE	QUOTE NUMBER	REV	REV	DATE	AMENDMENTS	BY
KITCHEN			-	M	17.01.25	AMENDED HYDRAULICS CO-ORDINATED	M.H.
ZURCORP ELECTRICAL			-	L	03.01.25	EASEMENT LINE ADDED	M.H.
TILES			-	K	17.12.24	DRIVEWAY TO BE DEMOLISHED SHOWN	M.H.
CARPET			-	J	16.12.24	AMENDED HYDRAULIC CO - ORDINATED	MJ
ZURCORP SECURITY			-	I	15.10.24	HYDRAULIC CO- ORDINATED	MJ
EHI			-	H	03.10.24	TOW/BOW ADDED	M.H.
AIR CONDITIONING			-	G	29.08.24	DA DRAWINGS	MJ
STAIRS			-	F	23.08.24	WASTE WATER REPORT CO - ORDINATED	MJ
LANDSCAPE			-	E	21.08.24	AMENDED PLAN AND LANDSCAPE CO - ORDINATED	MJ
HYDRAULICS			-	D	22.07.24	CV 1	M.H.
ENGINEER			-	C	03.07.24	RE-CONTRACT	MTK
PEG OUT			-	B	20.06.24	CONTRACT DRAWINGS	MTK
			-	A	09.05.24	TENDER SITING	NI

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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 ELEMENTS. DIMENSIONS TO BE READ IN
 PREFERENCE TO SCALING.

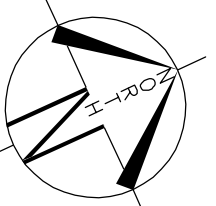
PRODUCT:
GRANDE 57
 Gallery
 R/H Garage
 LUXE
 Master Issued: 08.08.23 Revision: E

CLIENT:
Mr. PARKER
Ms. CVETKOVSKA
 SITE ADDRESS:
 Lot 4, No.43, DP 12129
 Ingleside Road
 INGLESIDE 2101

DA DRAWINGS

DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: N/A	CHECKED: AL	
SHEET: 1	JOB No: 29917089	NSW

IRON
H
DP 12129



(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

LOT 4
D.P: 12129
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D6

SITE AREA 2300 m²

ROOF AREA 379.76 m²

LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 1487.2 m²
(EXCLUDES HARD SURFACES) 64.7 %

MIN. REQUIRED BY COUNCIL: 1908 m²
(96% OF SITE AREA - 300m²)

PRIVATE OPEN SPACE

TOTAL OPEN SPACE AREA: 876.4 m²
(MIN. DIMENSION OF 3.0m)

MIN. REQUIRED BY COUNCIL: 80 m²

HEIGHT RESTRICTION

MAXIMUM RIDGE HEIGHT 8.5 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 3.5m AT BOUNDARY

BASIX LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 1487.2 m²
(EXCLUDES HARD SURFACES) 64.7 %

CLASSIFICATION

WIND	SLAB	CLIMATE
N3	M	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 AND HEADWALL
REFER TO HYDRAULIC DETAILS

SITE COVERAGE
STORMWATER CALCULATION

ROOF FOOTPRINT:	379.76m ²
DRIVEWAY/ PAVED AREAS:	94.70m ²
TOTAL:	474.46m ²
	20.62 %
MAX SITE COVERAGE FOR OSD:	40%

REFER TO PAGE 7 FOR DRIVEWAY PROFILE

DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

DENOTES TREES TO BE PRUNED BY OWNER PRIOR TO CONSTRUCTION

OF 3000L FUTURE SLIMLINE ABOVE GROUND RAINWATER TANK (2700L x 850W x 1560H)

LOCATION OF AIR CONDITIONING UNIT

APPROX. LOCATION OF RETAINING WALL BY OWNER AFTER HANDOVER

114°35'00"

LOCATION OF METER BOX

TOW RL 107.600
BOW RL 107.200

DROP EDGE BEAM 0.578H F.F.L TO F.G.L

PROVIDE CONCRETE LANDING & STEPS BY CLARENDON

EFFLUENT AREA AS PER WASTE WATER MANAGEMENT PLAN

PROVIDE SITE FENCE AROUND EASEMENT

Certificate No. 0009706250-01
Assessor name: Daniel Wards
Accreditation No. 101182
Property Address: Ingleside Road, Ingleside NSW 2101
240009706250-01
2101 26 AL

PROPOSED RESIDENCE
FFL R.L. 107.510
FGL R.L. 107.200

LOT 4
2300m²

GARAGE
STEPDOWN
343mm
FFL R.L. 107.167
FGL R.L. 106.857

(4000X4000) P.O.S
USABLE RECTANGLE
AS PER COUNCIL

PROVIDE CONCRETE LANDING BY CLARENDON

PROVIDE CONCRETE LANDING & STEPS BY CLARENDON

PROPOSED DRIVEWAY BY OWNER AFTER HANDOVER

EXISTING DRIVEWAY TO BE DEMOLISHED
BUILD HANDOVER BY OWNER AFTER HANDOVER

AWTS AS PER WASTE WATER MANAGEMENT PLAN BY CLIENT

APPROX. LOCATION OF HEAD WALL (REFER TO HYDRAULICS)

NOTE - ALL STOCKPILES LOCATED AT FRONT PROPERTY

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

SITE PLAN

SCALE 1:200
GENERAL NOTES

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
- AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
- 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
- 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: _____

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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GRANDE 57
Gallery
R/H Garage

LUXE

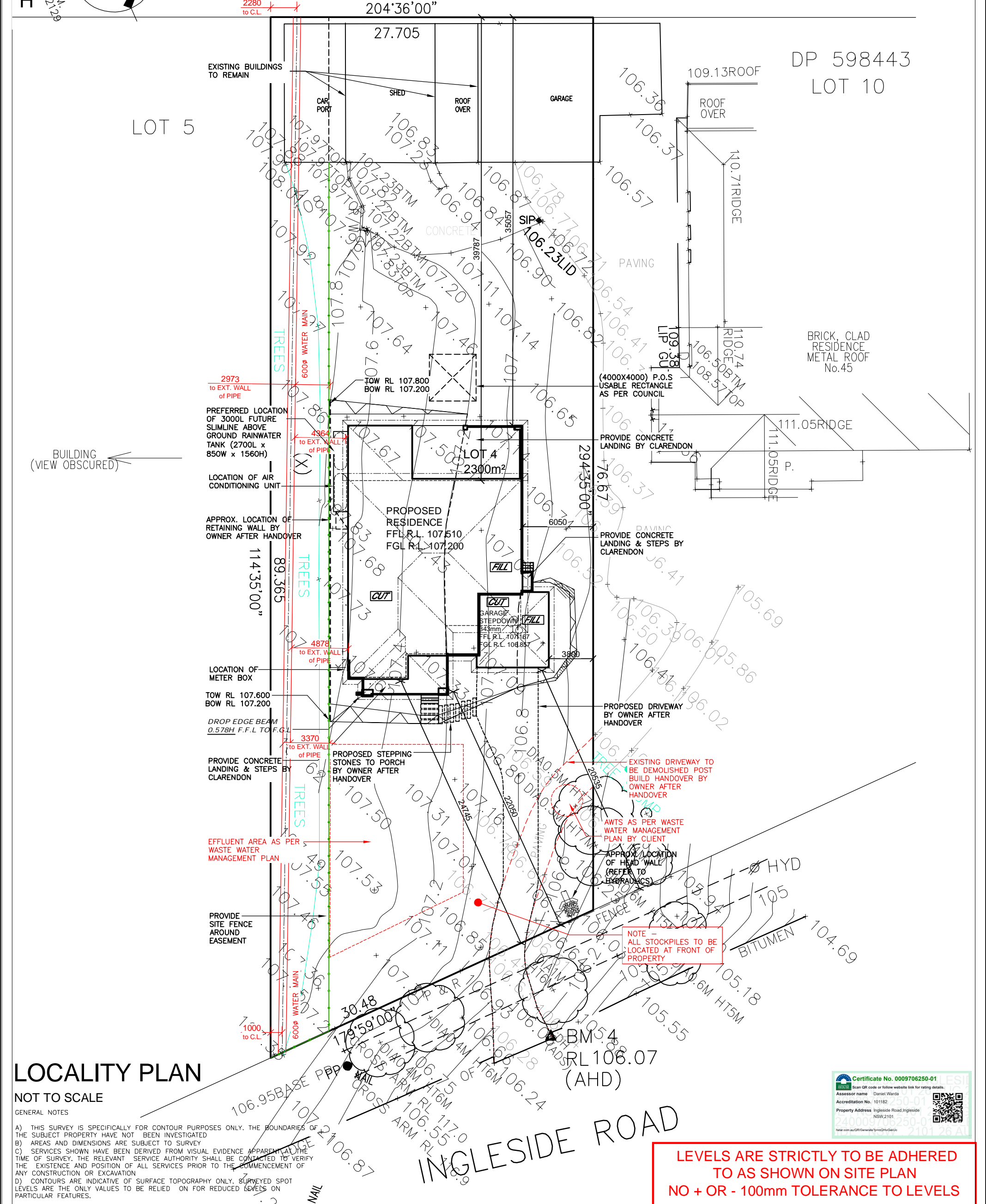
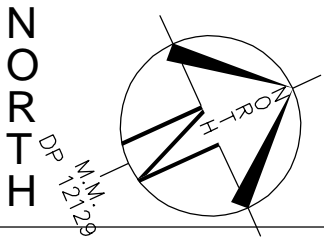
CLIENT:
Mr. PARKER
Ms. CVETKOVSKA
SITE ADDRESS:
Lot 4, No.43, DP 12129
Ingleside Road
INGLESIDE 2101

DA DRAWINGS		
DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:200	CHECKED: AL	
SHEET: 2	JOB No: 29917089	NSW

(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

LOT 1 DP 594308

LOT 4
D.P: 12129
L.G.A: NORTHERN BEACHES



LOCALITY PLAN

NOT TO SCALE

- 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
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NO + OR - 100mm TOLERANCE TO LEVELS**

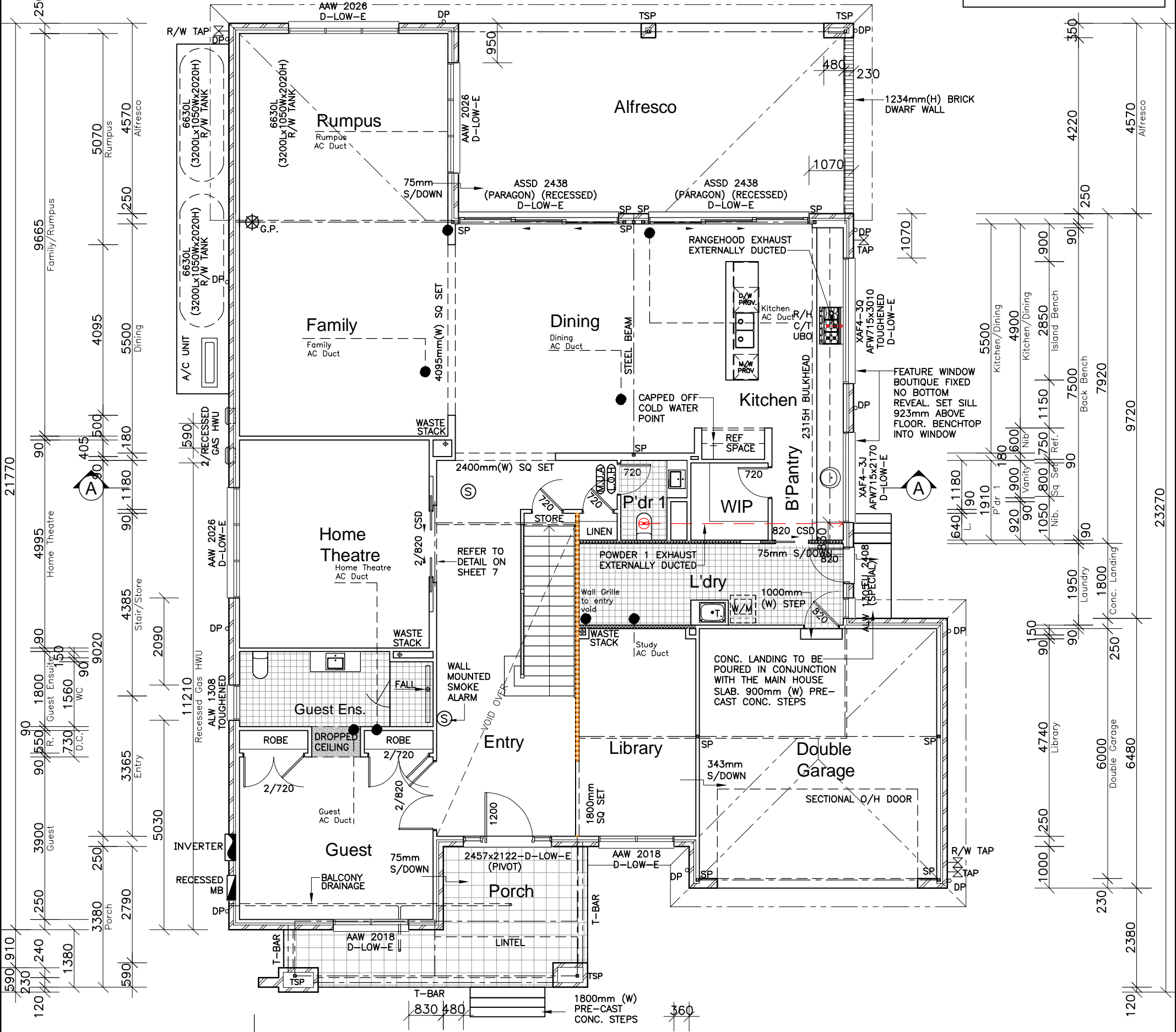


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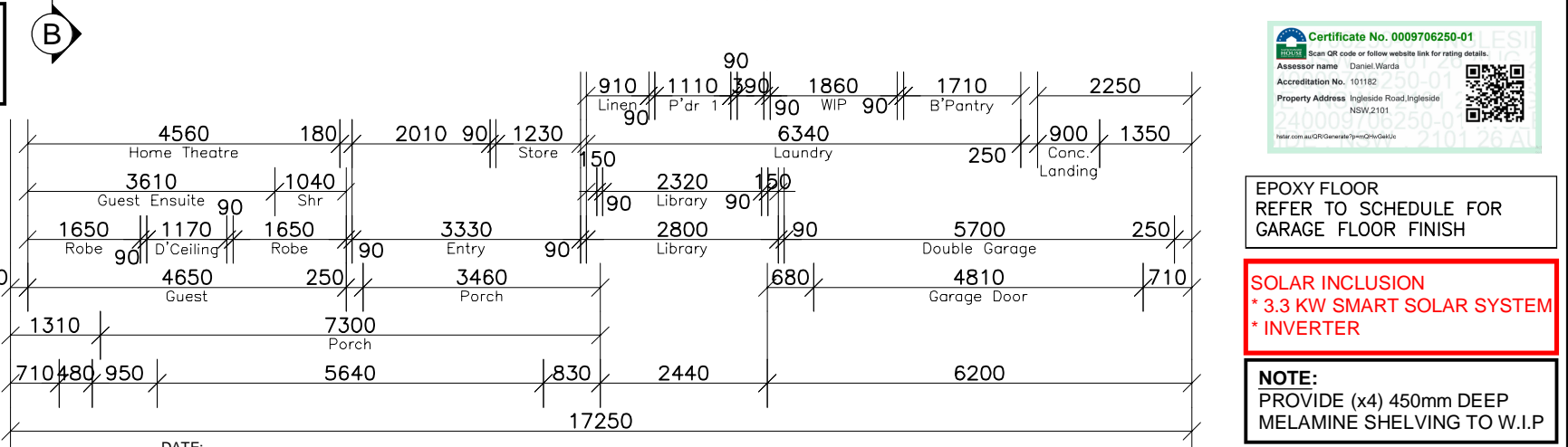
 Bl No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: GRANDE 57 Gallery R/H Garage LUXE	CLIENT: Mr. PARKER Ms. CVETKOVSKA SITE ADDRESS: Lot 4, No.43, DP 12129 Ingleside Road INGLESIDE 2101	DA DRAWINGS		
				DRAWN: MTK	DATE: 20.06.24	Rev: M
		RATIO @ A3: 1:300	CHECKED: AL	SHEET: 2a	JOB No: 29917089	NSW

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

- 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 and BATHROOM (ONLY)



EPOXY FLOOR REFER TO SCHEDULE FOR GARAGE FLOOR FINISH

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

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

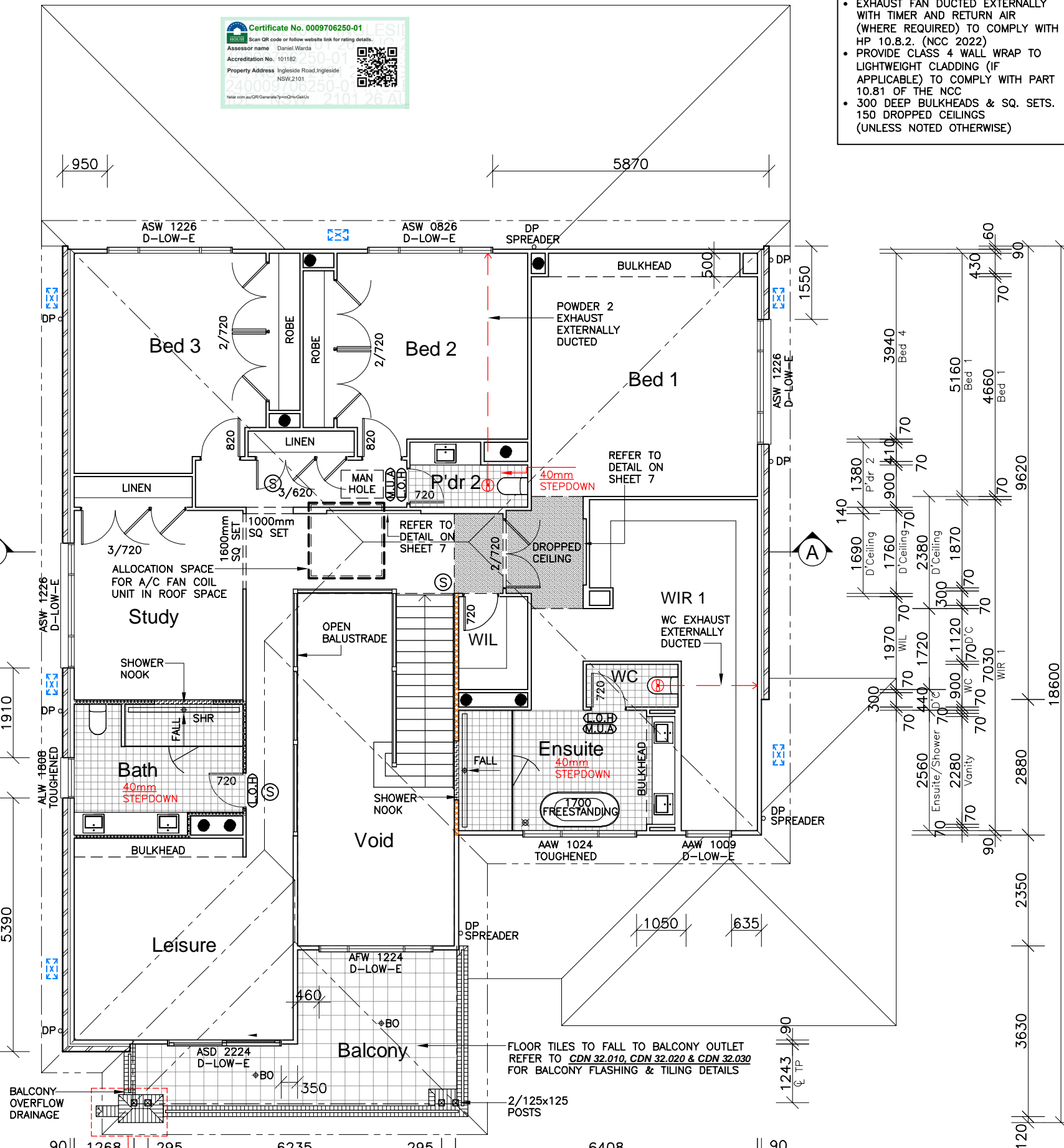
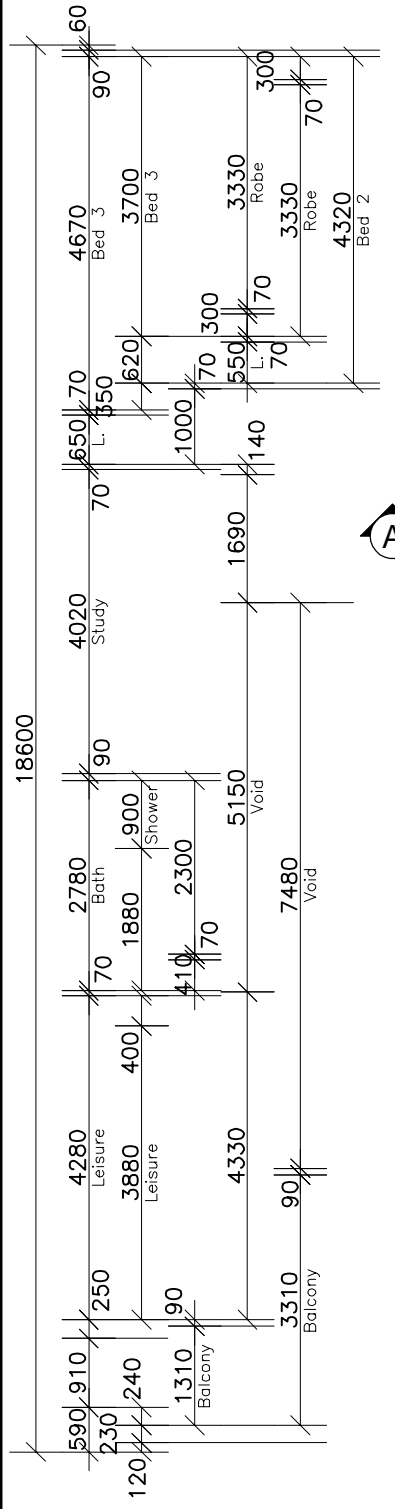
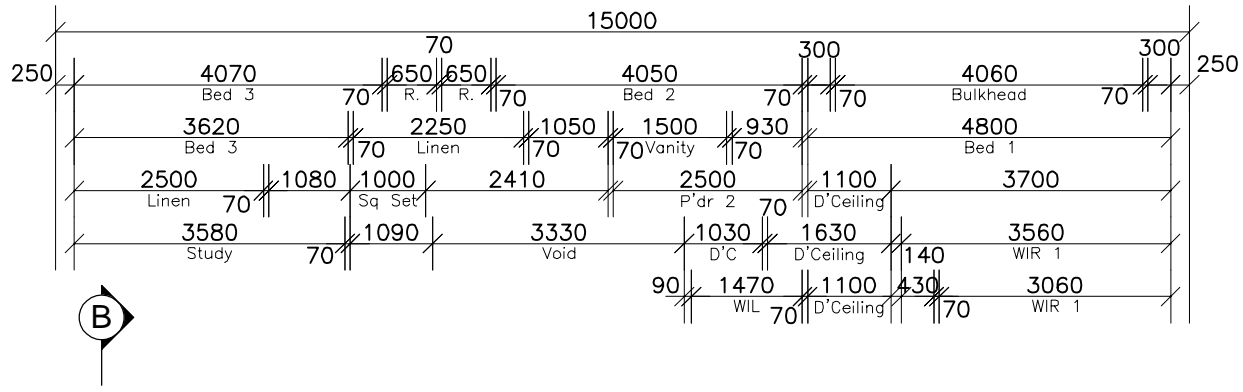
CLIENT'S SIGNATURE:	DATE:	PRODUCT: GRANDE 57 Gallery R/H Garage LUXE	CLIENT: Mr. PARKER Ms. CVETKOVSKA SITE ADDRESS: Lot 4, No.43, DP 12129 Ingleside Road INGLESIDE 2101	DA DRAWINGS DRAWN: MTK DATE: 20.06.24 RATIO @ A3: 1:100 SHEET: 3	Rev: M CHECKED: AL JOB No: 29917089 NSW
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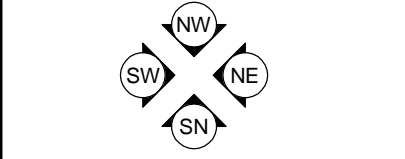
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---	STRUCTURAL BEAM
(S)	SMOKE ALARM
(E)	EXHAUST FAN
DP	DOWN PIPE
TAP	GARDEN TAP
(LOH)	LIFT OFF HINGES
(MUA)	MAKE-UP AIR VENT
(EVE)	EAVE VENTS
(EFT)	EXHAUST FAN WITH RUN-ON TIMER
(FWG)	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
(LFW)	LINEAR FLOOR WASTE
(ACD)	AIR CONDITIONING DUCT
(LBW)	LOAD BEARING WALLS

- 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)

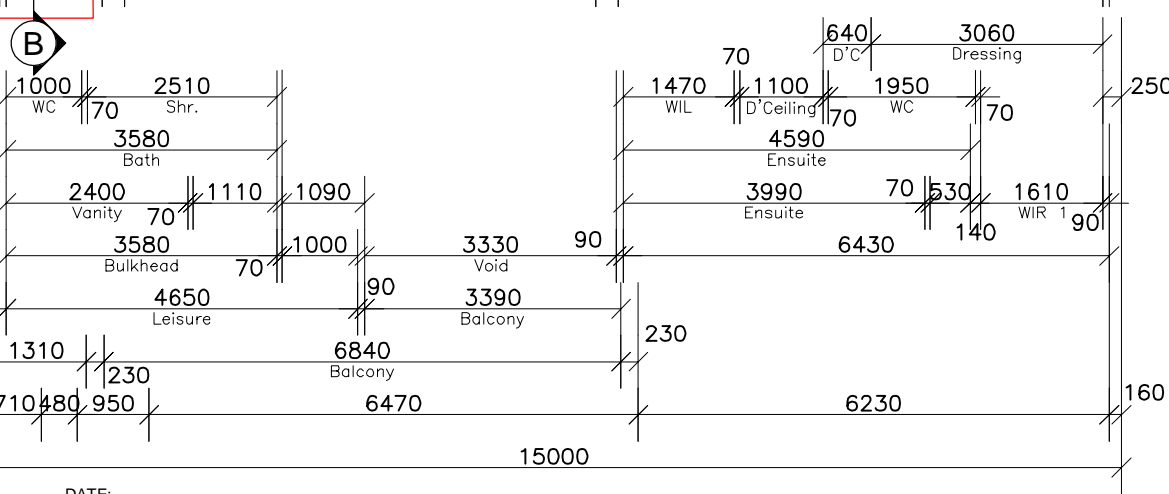


PROVIDE R2.0 INSULATION WALL BATTS TO INTERNAL WALLS OF LAUNDRY and BATHROOM (ONLY)



FIRST FLOOR PLAN

FDN 2.09.020



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

SOLAR INCLUSION
 * 3.3 KW SMART SOLAR SYSTEM
 * INVERTER

NOTE: SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 12 & 13 FOR DETAILS

CLIENT'S SIGNATURE:

DATE:

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PRODUCT:
GRANDE 57
 Gallery
 R/H Garage
 LUXE

CLIENT:
 Mr. PARKER
 Ms. CVETKOVSKA
 SITE ADDRESS:
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DA DRAWINGS		
DRAWN: MTK	DATE: 20.06.24	Rev:
RATIO @ A3: 1:100	CHECKED: AL	M
SHEET: 4	JOB No: 29917089	NSW

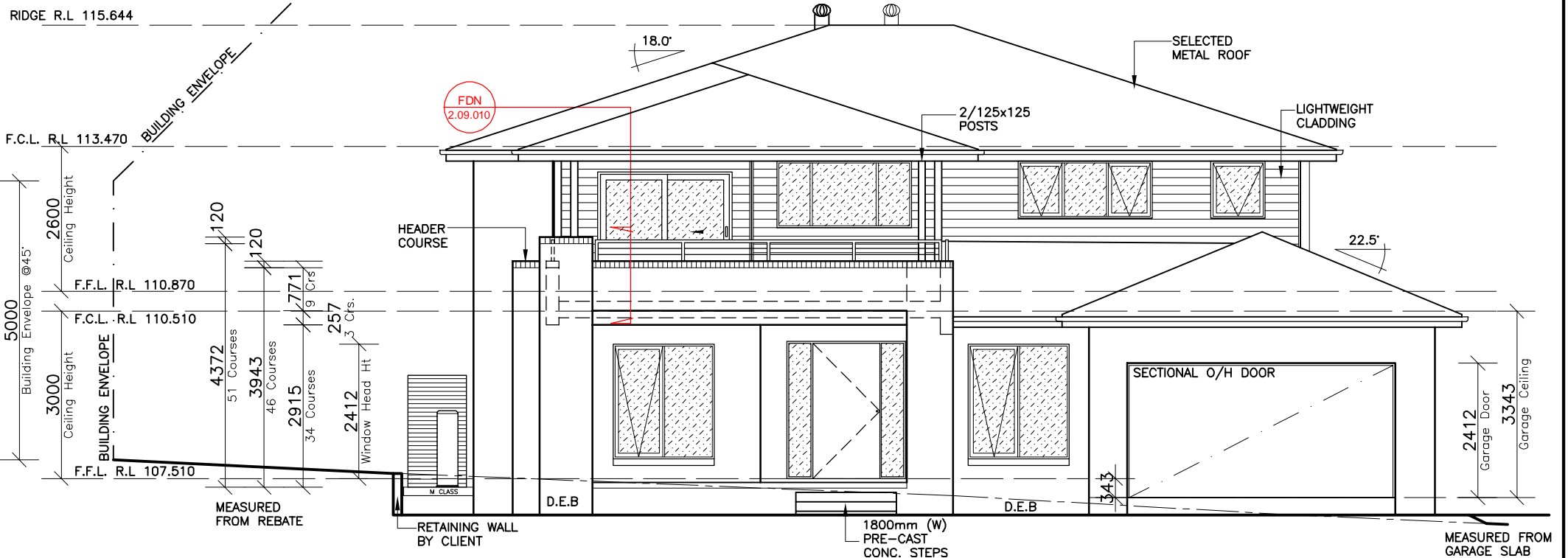
SOLAR INCLUSION
 * 3.3 KW SMART SOLAR SYSTEM
 * INVERTER

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

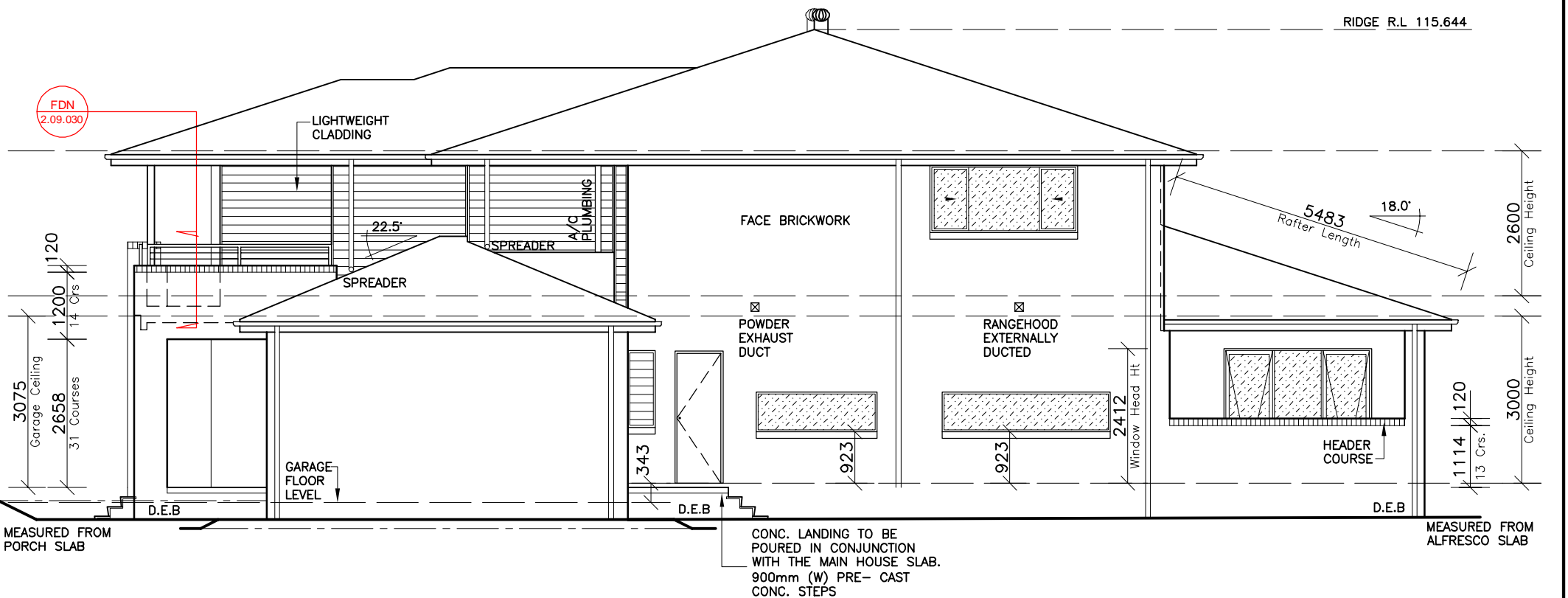
DENOTES WINDOWS WITH
 DOUBLE GLAZED ARGON - FILLED
 LOW-E GLAZING

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

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



**SOUTH EAST
 ELEVATION**



**NORTH EAST
 ELEVATION**



CLIENT'S SIGNATURE: _____ DATE: _____

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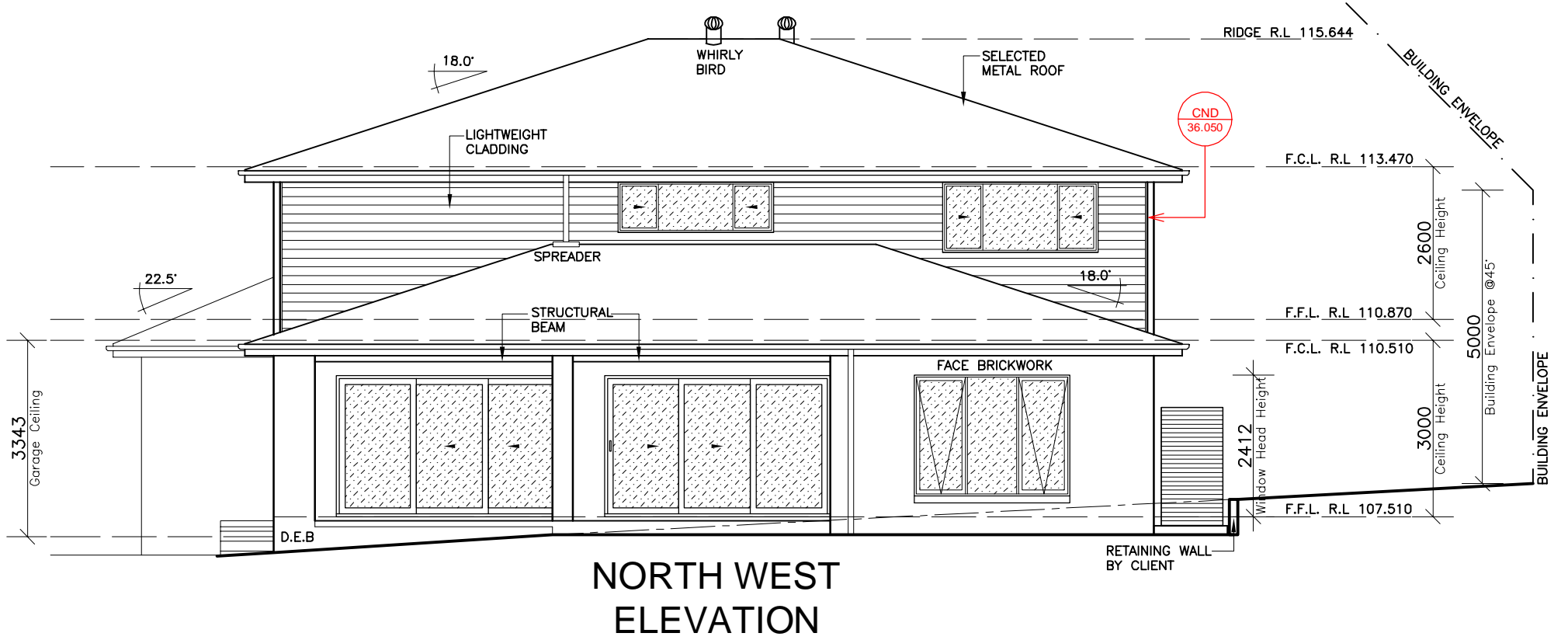
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NOTES:
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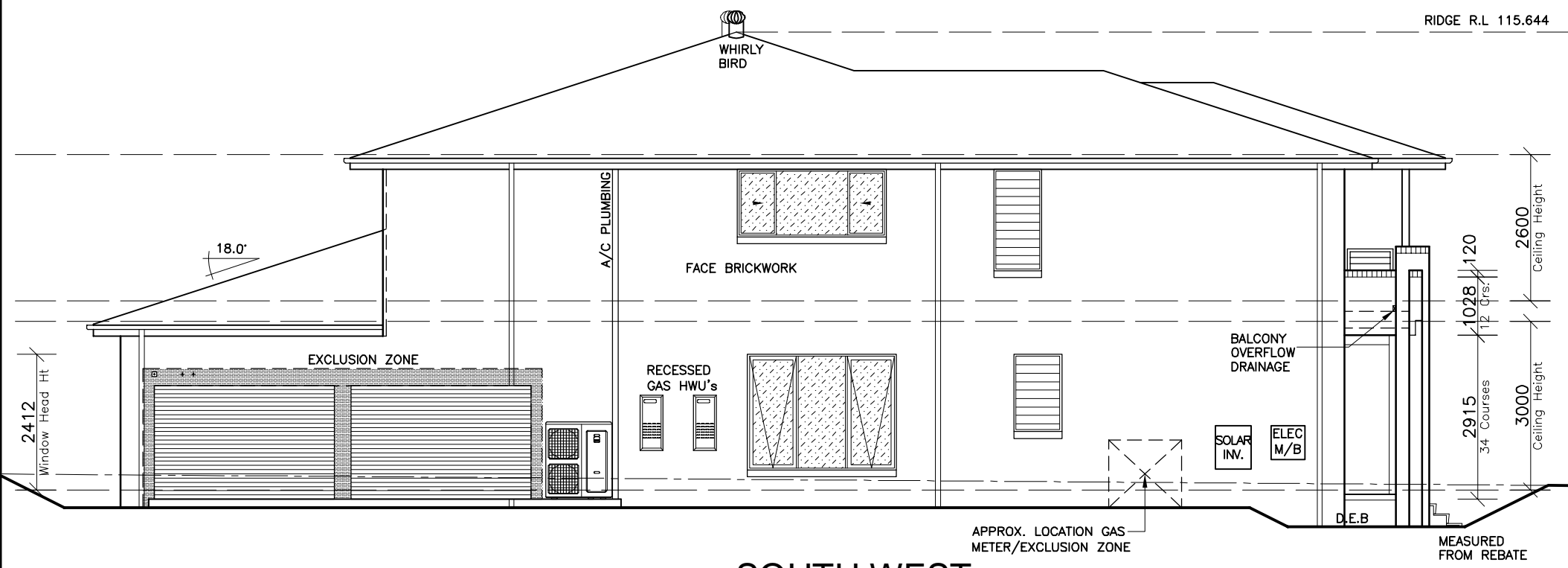
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NOTE:
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**NORTH WEST
 ELEVATION**



**SOUTH WEST
 ELEVATION**



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 INGLESIDE 2101

DA DRAWINGS		
DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 6	JOB No: 29917089	NSW

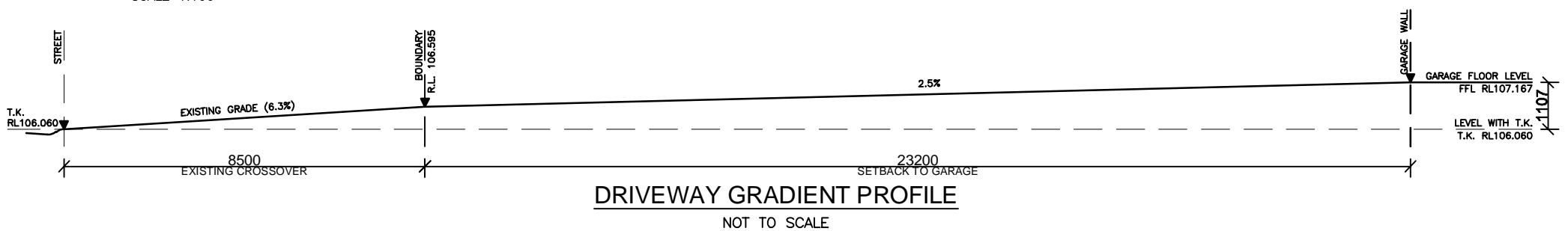
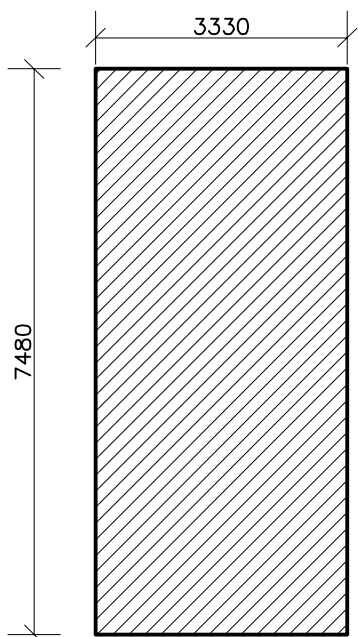
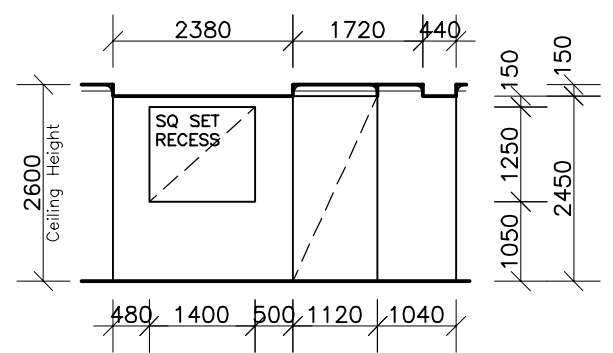
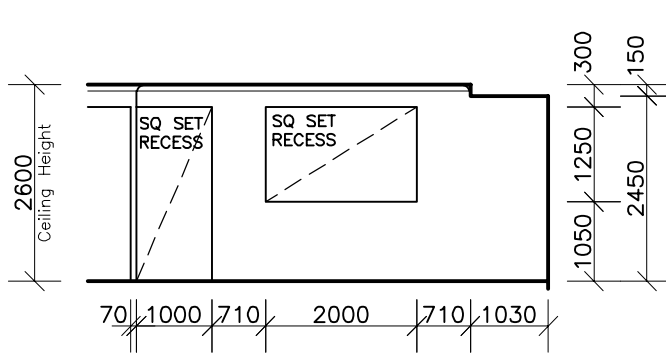
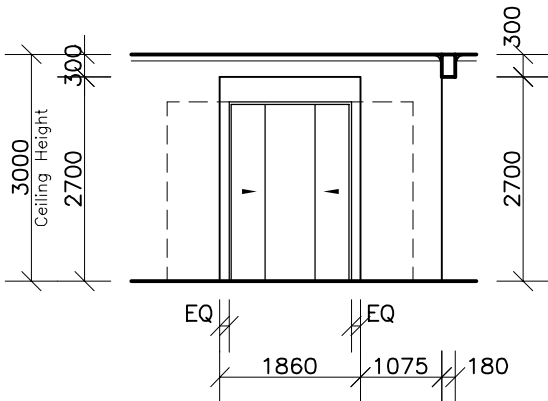
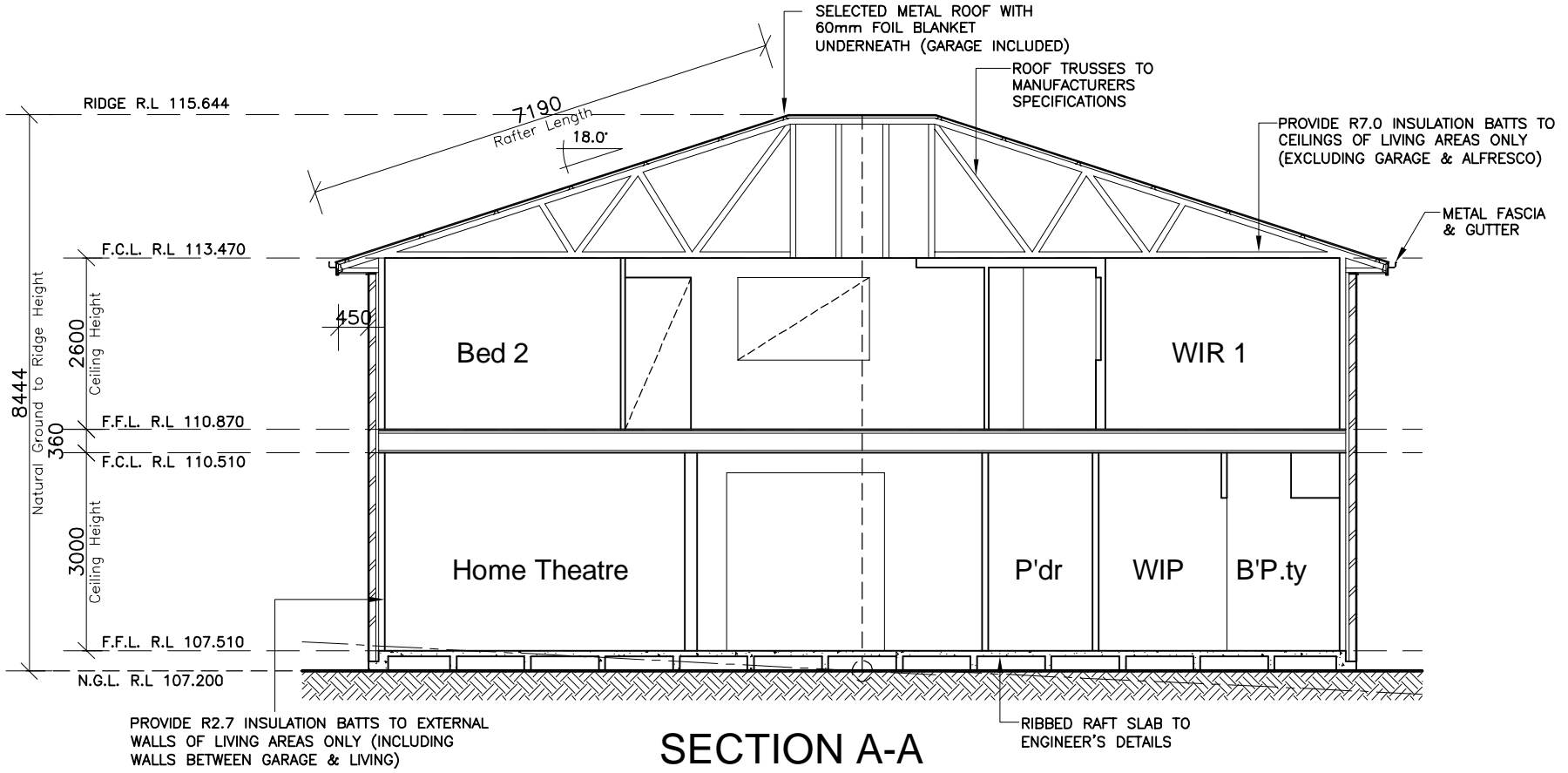
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO GROUND & FIRST FLOOR TO BE 2340mm(H)

PROVIDE R2.0 INSULATION BATTS TO INTERNAL WALLS OF LAUNDRY AND BATH

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

NOTE -
CLIENT TO INSTALL CEILING FANS TO FAMILY, ALL BEDROOMS, RUMPUS, HOME THEATRE, STUDY & LEISURE AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL CEILING FANS INSTALLED

NOTE:
PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING



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:
GRANDE 57
Gallery
R/H Garage

LUXE

CLIENT:
Mr. PARKER
Ms. CVETKOVSKA
SITE ADDRESS:
Lot 4, No.43, DP 12129
Ingleside Road
INGLESIDE 2101

DA DRAWINGS

DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 7	JOB No: 29917089	NSW

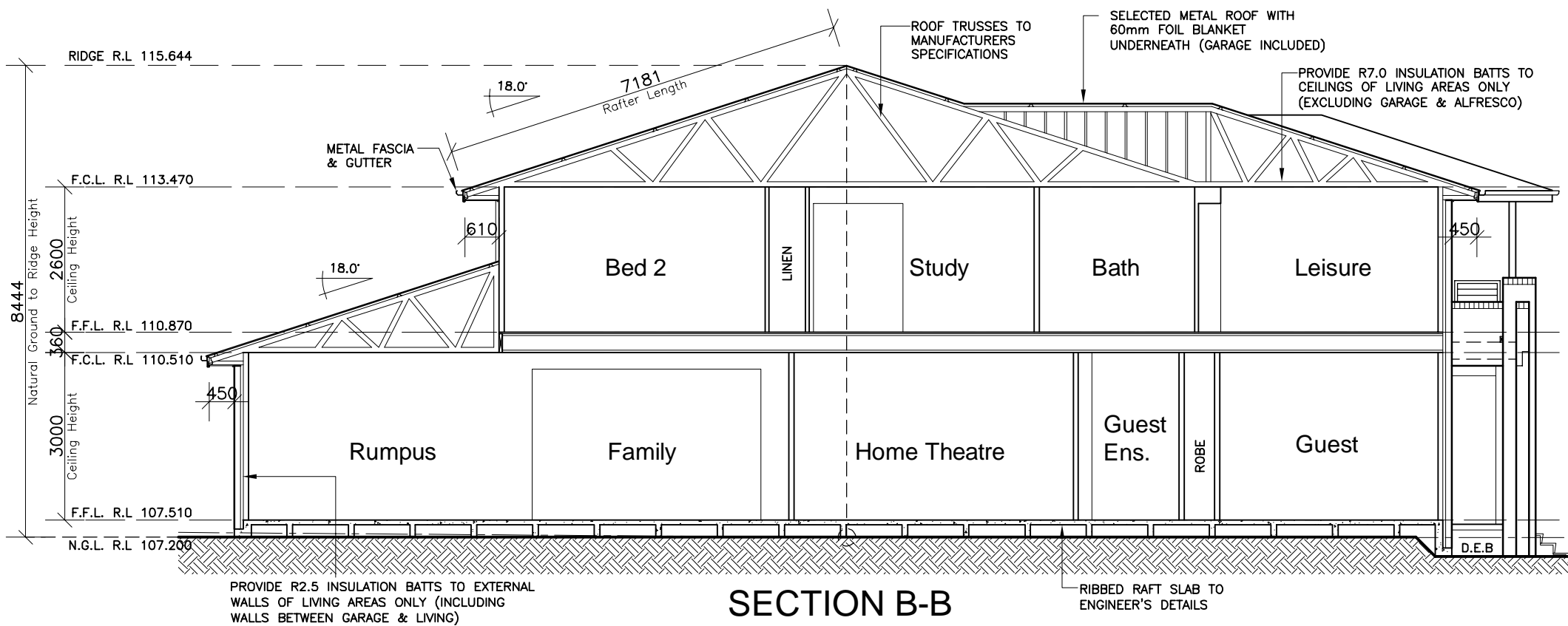
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SECTION B-B



CLIENT'S SIGNATURE: _____ DATE: _____

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BL No. 2298C
ABN 18 003 892 706
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Gallery
R/H Garage

LUXE

CLIENT:
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Ms. CVETKOVSKA
SITE ADDRESS:
Lot 4, No.43, DP 12129
Ingleside Road
INGLESIDE 2101

DA DRAWINGS			
DRAWN: MTK	DATE: 20.06.24	Rev:	M
RATIO @ A3: 1:100	CHECKED: AL		
SHEET: 8	JOB No: 29917089	NSW	

RIDGE R.L 115.644

F.C.L. R.L 113.470

5000
EASEMENT for WATER MAIN
(No Works Proposed Within Easement)

F.F.L. R.L 110.870

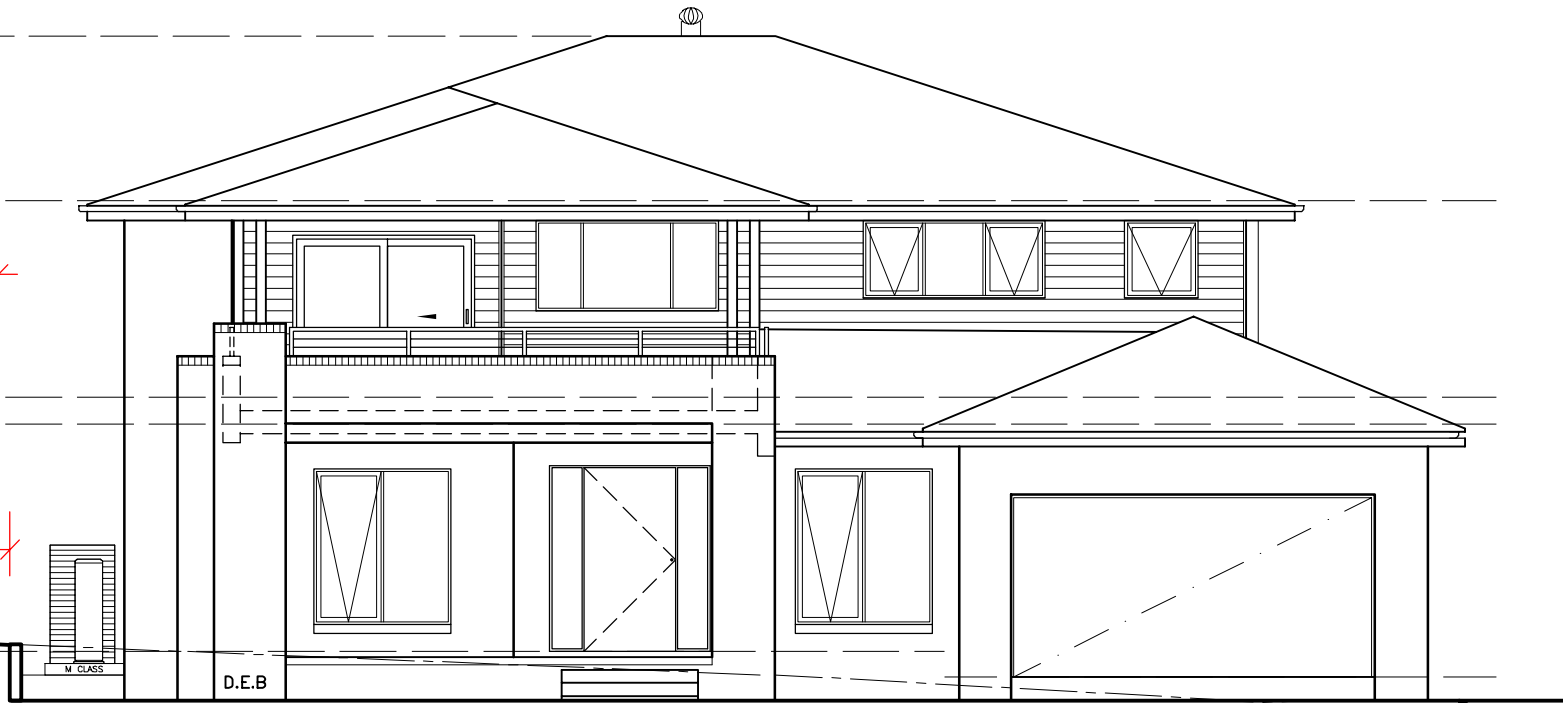
F.C.L. R.L 110.510

3370
to EXT. WALL
of PIPE

F.F.L. R.L 107.510

600Ø WATER
MAIN
APPROX. 1150
TO INVERT FROM
NGL

4878
to EXT. WALL
of PIPE



SOUTH EAST ELEVATION

RIDGE R.L 115.644

F.C.L. R.L 113.470

5000
EASEMENT for WATER MAIN
(No Works Proposed Within Easement).

F.F.L. R.L 110.870

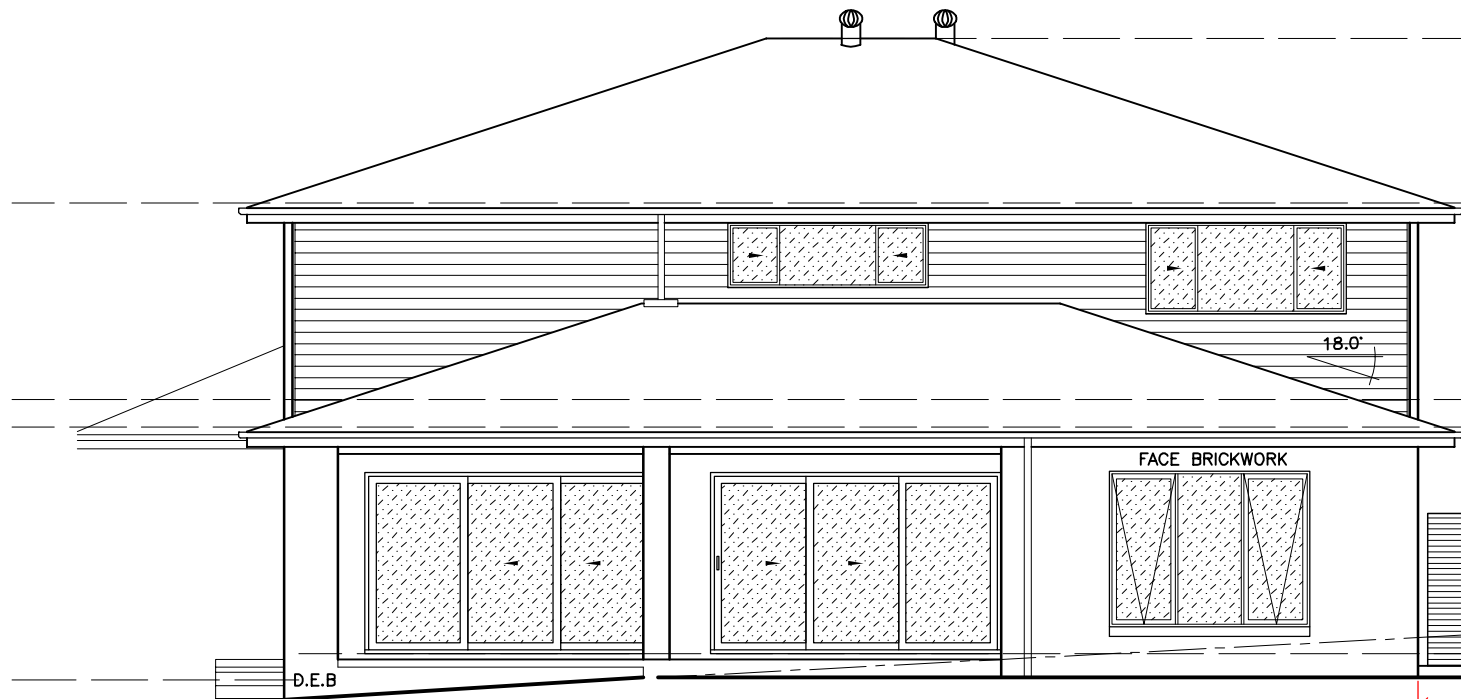
F.C.L. R.L 110.510

2973
to EXT. WALL
of PIPE

F.F.L. R.L 107.510

4564
to EXT. WALL
of PIPE

600Ø WATER MAIN
APPROX. 9.35 TO
INVERT FROM NGL



NORTH WEST ELEVATION

CLIENT'S SIGNATURE:

DATE:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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R/H Garage

LUXE

CLIENT:
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SITE ADDRESS:
Lot 4, No.43, DP 12129
Ingleside Road
INGLESIDE 2101

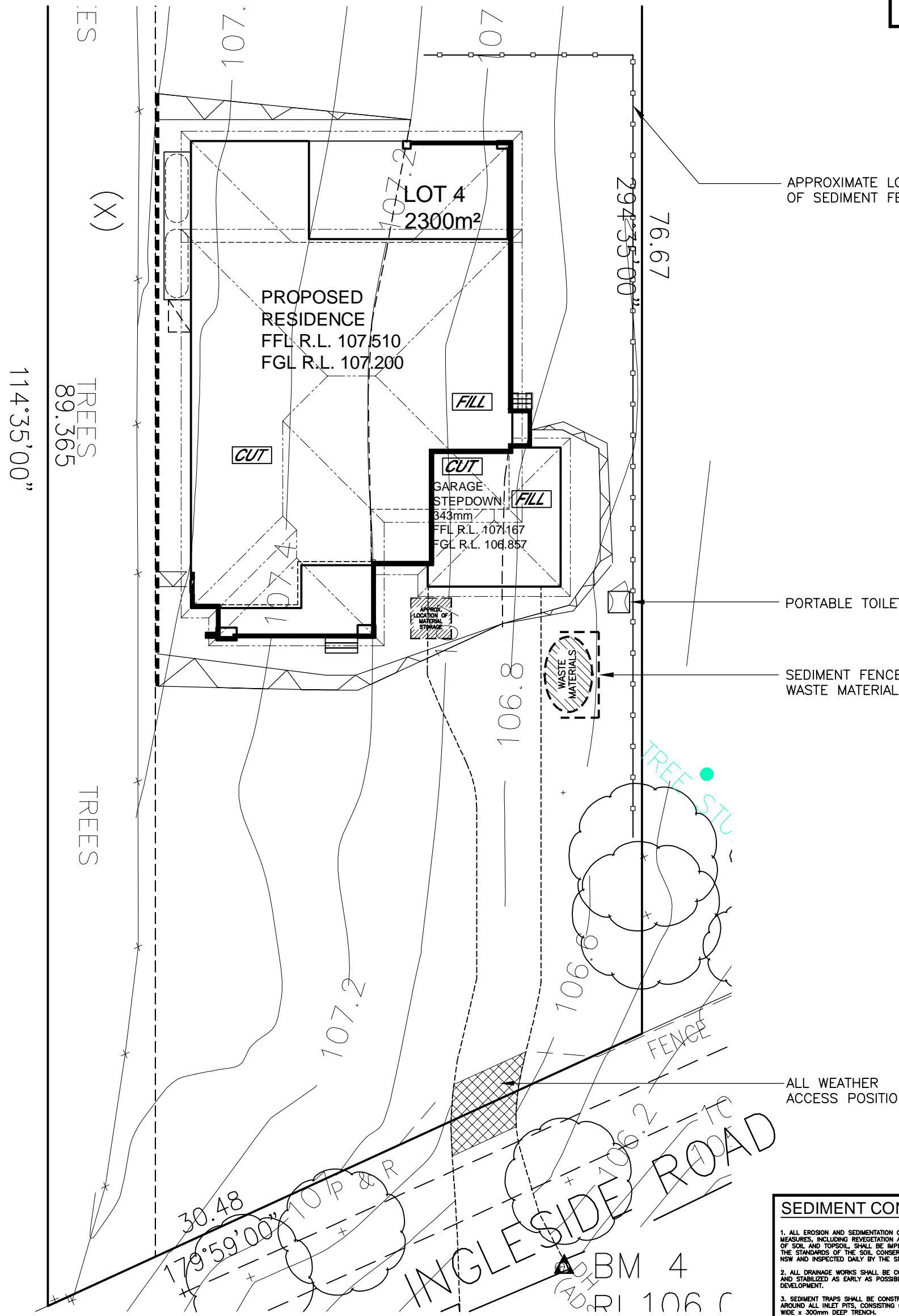
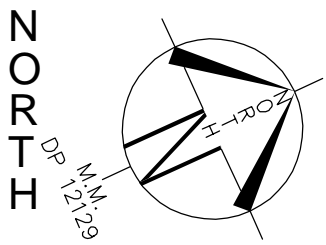
DA DRAWINGS

DRAWN: MTK	DATE: 20.06.24	Rev:
RATIO @ A3: 1:100	CHECKED: AL	M
SHEET: 17	JOB No: 29917089	NSW

(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

LOT 4
D.P: 12129
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D6



APPROXIMATE LOCATION OF SEDIMENT FENCE

PORTABLE TOILET

SEDIMENT FENCE AROUND WASTE MATERIALS

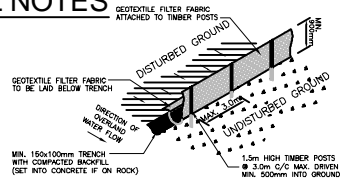
ALL WEATHER ACCESS POSITION

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

CONSTRUCTION MANAGEMENT PLAN
EROSION AND SEDIMENT CONTROL PLAN

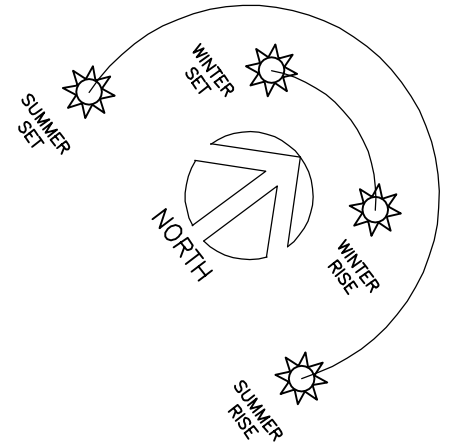
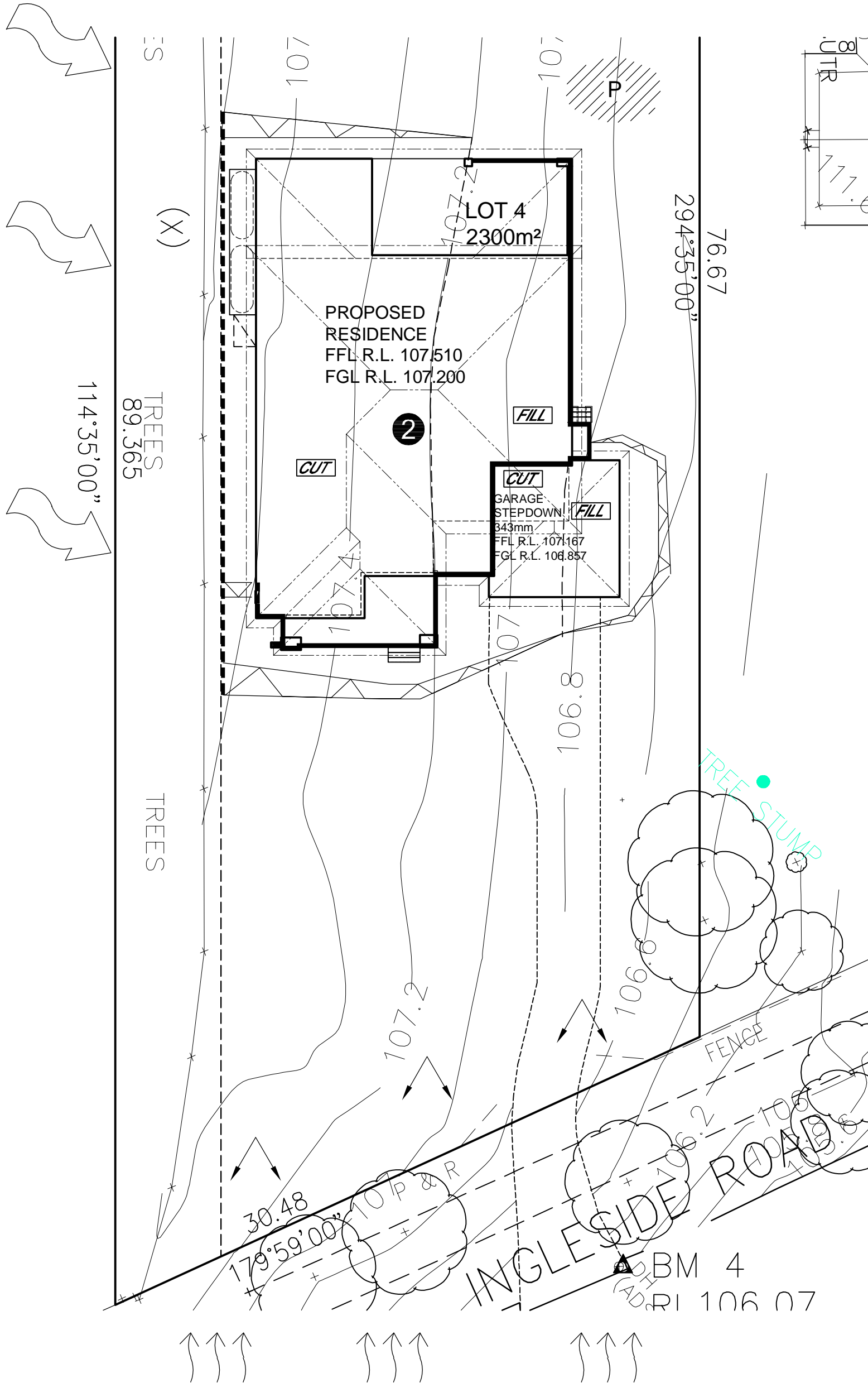
CLIENT'S SIGNATURE: _____ DATE: _____

<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>	© 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: GRANDE 57 Gallery R/H Garage LUXE	CLIENT: Mr. PARKER Ms. CVETKOVSKA SITE ADDRESS: Lot 4, No.43, DP 12129 Ingleside Road INGLESIDE 2101	DA DRAWINGS		
		DRAWN: MTK	DATE: 20.06.24	Rev: M		
		RATIO @ A3: 1:200	CHECKED: AL	SHEET: 2.1	JOB No: 29917089	NSW

(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

LOT 4
D.P: 12129
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D6



- 1 / 2** NUMBER OF STOREYS
- P** PRINCIPAL PRIVATE OPEN SPACE
- ↕** MAIN VIEWS
- ↑↑↑** NOISE IMPACT
- ↖** PREVAILING WINDS

SITE ANALYSIS PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

BL No. 2298C
 ABN 18 003 892 706

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 21 Solent Circuit, Baulkham Hills NSW 2153
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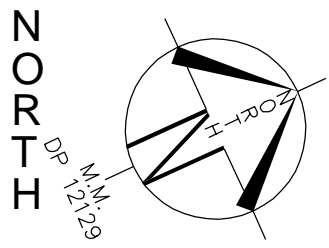
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DA DRAWINGS

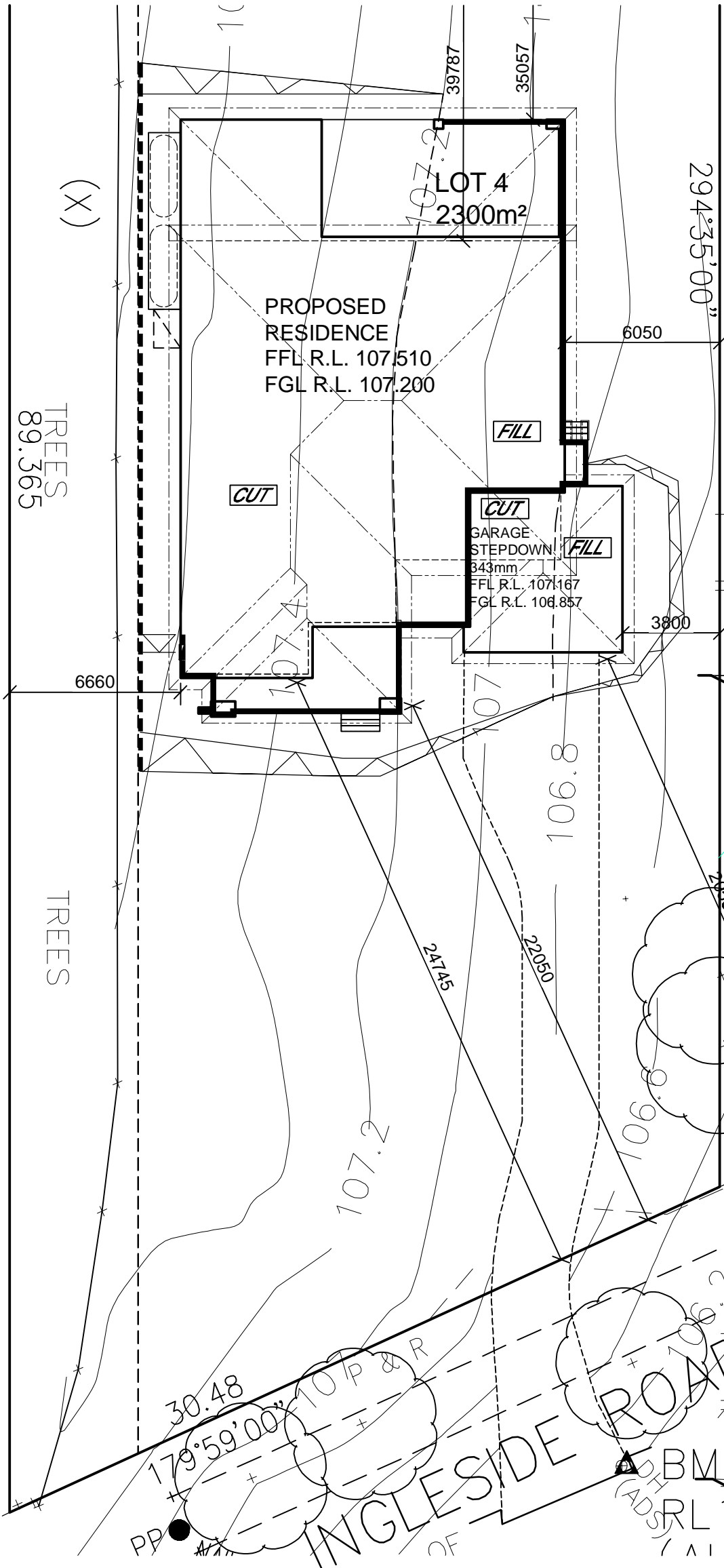
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SHEET: 2.2	JOB No: 29917089	NSW



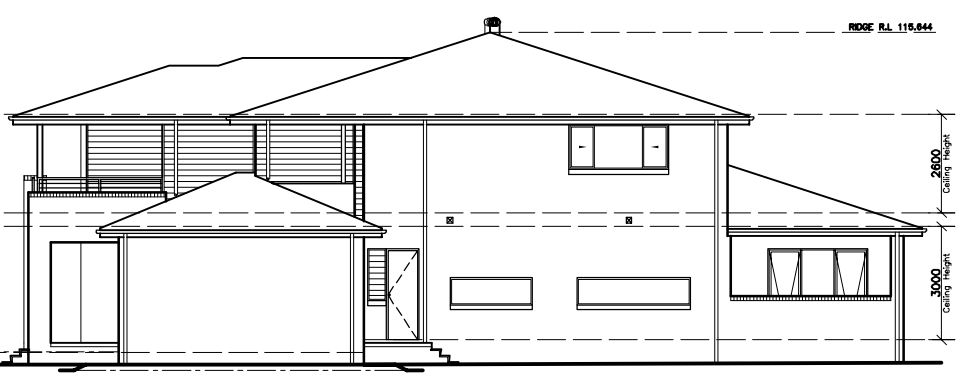
(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

LOT 4
D.P: 12129
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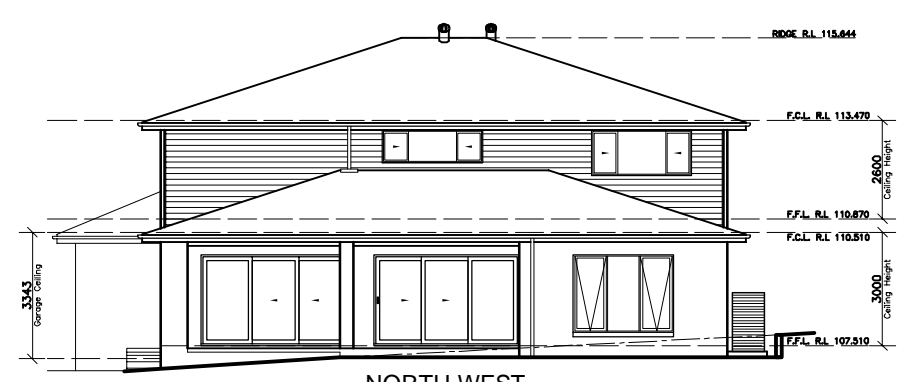
SITING HAS BEEN COMPLETED
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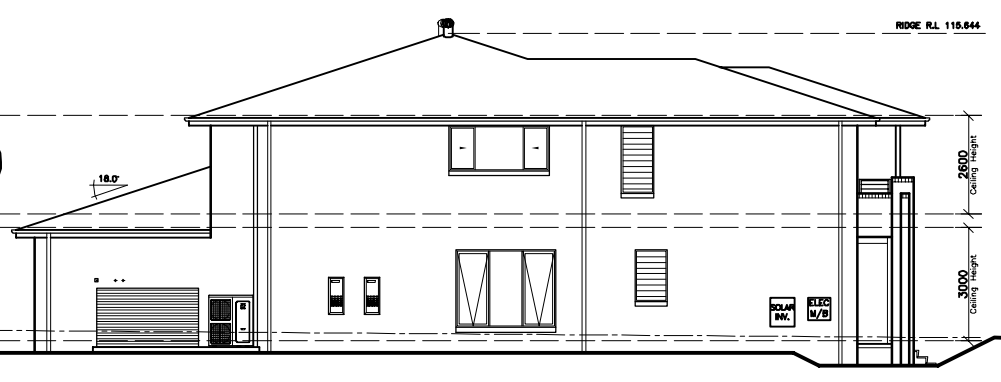
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

NEIGHBOUR NOTIFICATION PLAN

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
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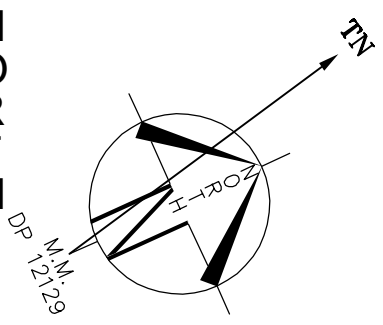
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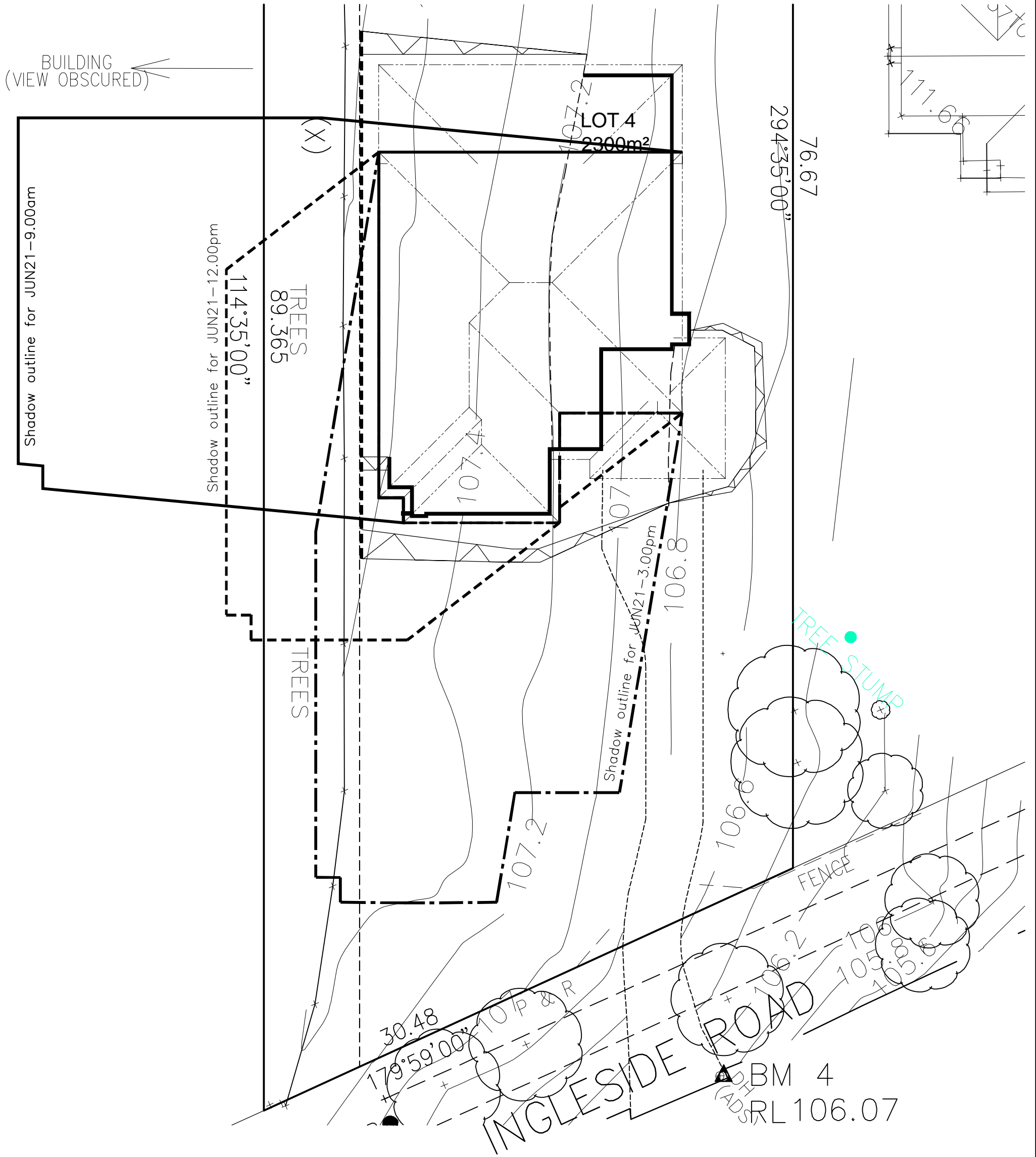
NORTH



(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

LOT 4
D.P: 12129
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SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D6



SHADOW DIAGRAM @ 21st JUNE

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

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ABN 18 003 892 706

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DA DRAWINGS

DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:200	CHECKED: AL	
SHEET: 2.4	JOB No: 29917089	NSW