

BASIX' commitments

Assessor	Mr. Daniel Warda
Date	25 / 08 / 2021
BASIX Certificate No.	1234792S_02
NatHERS Certificate No.	0006381214

project details

Site Address	Lot 1, 21 Garner Avenue, Frenchs Forest NSW 2086
Municipality	Northern Beaches
Reference	29915133

thermal comfort

Floors	300mm Waffle Pod Slab as per job number 29915133
Cantilevered Floors	R3.5 Bulk Insulation to Leisure Suspended Floor Overhang
External Walls	R2.0 Bulk Insulation to all external walls Medium
Internal Walls	Same value as external walls applied to Garage internal walls only
Ceilings	R3.5 Bulk Insulation to all trussed ceilings over living areas (Incl. Garage Ceiling Joists)
Roof	Colorbond Medium
Roof Insulation	Sarking
Stegbar Windows (Aluminium Framed - Standard 3mm Clear)	U - Value: 6.5 SHGC: 0.65
• To all awning & fixed windows excluding any mentioned below	
Stegbar Windows (Aluminium Framed - Standard 3mm Clear)	U - Value: 6.3 SHGC: 0.73
• To all sliding windows excluding any mentioned below	
Stegbar Sliding Door (Aluminium Framed - Standard 5mm Clear)	U - Value: 6.3 SHGC: 0.72
• To all sliding doors excluding any mentioned below	
Note: U-Value may be lower but not higher than the nominated values	
Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only	
Skylights	N/A

water

energy

Landscape Area	340m ²	Hot Water System	Gas Instantaneous 6 Stars
W.C's	4 Star	Cooling System	3-Phase Ducted Air-Con EER 3.0-3.5
Kitchen Taps	4 Star	Heating System	3-Phase Ducted Air-Con EER 3.0-3.5
Shower Heads	3 Star (>7.5 but <=9L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 Star	PV System	N/A
Alternative Water	3000L Rain Water Tank	Cooking	Gas Cooktop & Electric Oven
Min. Roof Area To Tank	120m ²	Drying	Outdoor Clothesline
Alt. Water Uses	Garden W.C & Laundry	Lighting	As Per BASIX Certificate

swimming pool

Pool / Spa	N/A
Shading / Timer	N/A
Cover	N/A



AREAS

SITE:	564.70 m ²
GROUND FLOOR:	109.42 m ²
FIRST FLOOR:	115.94 m ²
GARAGE:	38.70 m ²
PORCH:	2.23 m ²
BALCONY:	N/A m ²
ALFRESCO:	14.12 m ²
TOTAL:	280.41 m ²

0488 203 606

giuseppe@energiassessments.com.au

ABN 77 614 736 284

QUOTE	DATE	QUOTE NUMBER	REV				
KITCHEN			-				
ZURCORP ELECTRICAL			-				
TILES			-				
CARPET			-				
ZURCORP SECURITY			-				
EH1			-				
AIR CONDITIONING			-				
STAIRS			-				
LANDSCAPE							
HYDRAULICS				D	01.10.21	EXTERNAL COLOURS	PG.
ENGINEER				C	21.09.21	DA DRAWINGS & HYDRAULIC CO - ORDINATED	MJ
PEG OUT				B	13.07.21	CONTRACT DRAWINGS	PG.
				A	01.06.21	TENDER SITING	SM
CLIENT'S SIGNATURE: _____ DATE: _____				REV	DATE	AMENDMENTS	BY

2.4	SHADOW DIAGRAM JUNE 21ST
2.3	NEIGHBOUR NOTIFICATION PLAN
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
10	WET AREA DETAILS
9	WET AREA DETAILS
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

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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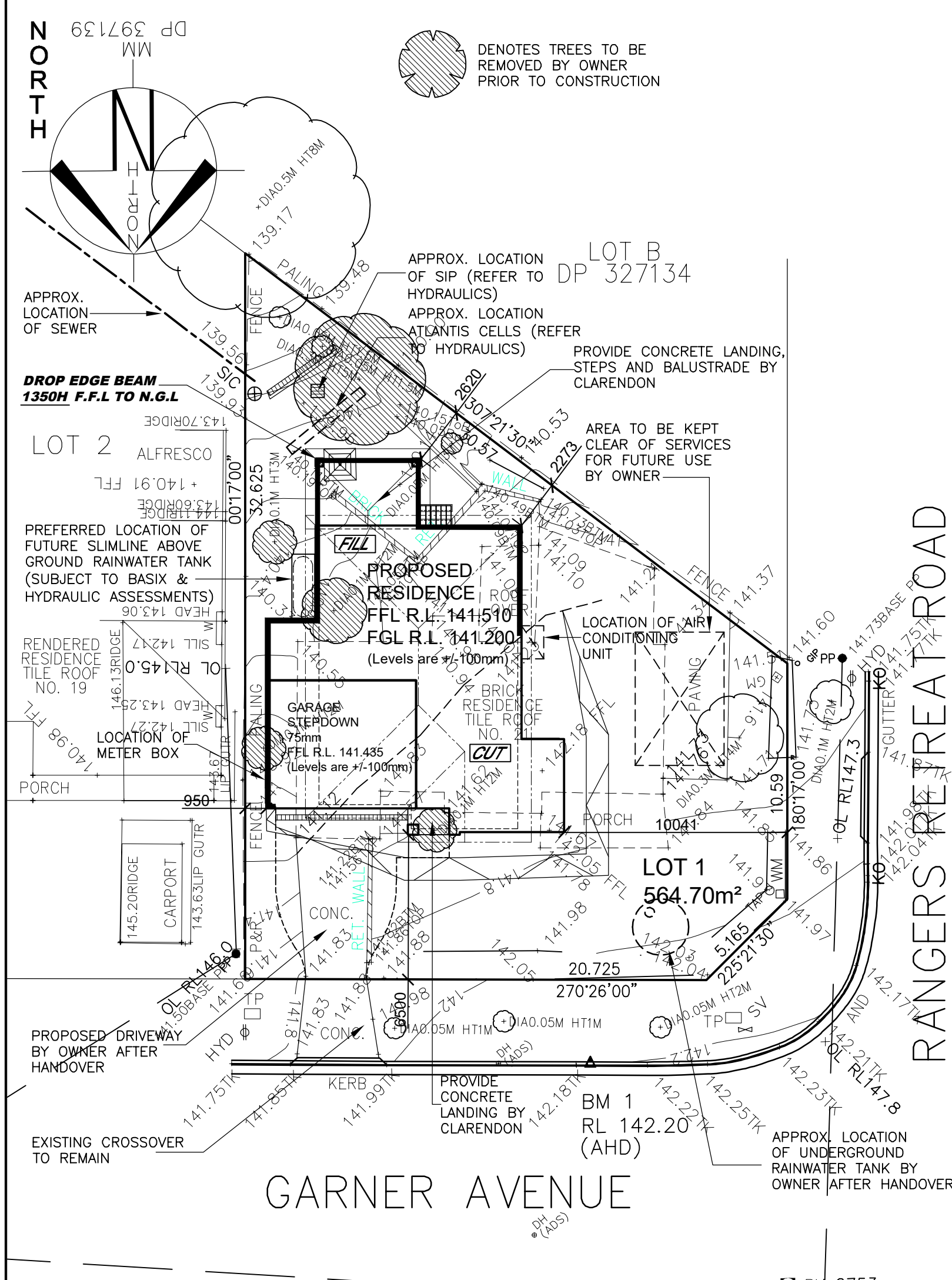
PRODUCT:
BRONTE 28
Saville
L/H Garage

Sapphire Specification
Master Issued: 14.06.18 Revision: A

CLIENT:
Mr. HOBSON
Ms. NOLLAND
SITE ADDRESS:
Lot 1 No 21
Garner Avenue
FRENCHS FOREST, 2086

DA DRAWINGS

DRAWN: PG.	DATE: 13.07.21	Rev: D
RATIO @ A3: N/A	CHECKED: J.S	
SHEET: 1	JOB No: 29915133	NSW



LOT 1
D.P: 397139
L.G.A: NORTHERN BEACHES

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

SITE AREA	564.70 m²
ROOF AREA	184.70 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	339.67 m² 60.15 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	136.87 m² 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:	184.70m²
DRIVEWAY/ PAVED AREAS:	39.76m²
TOTAL:	224.46m² 39.74 %
MAX SITE COVERAGE FOR OSD:	40%
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**
REFER TO HYDRAULIC DETAILS

0006381214 25 Aug 2021

5.2

NATIONWIDE HOUSE

63.6

M/m²

www.nathiers.gov.au

Assessor Daniel Warda

Accreditation No. 101182

Address

Garner Avenue, Frenchs Forest, NSW, 2086

hstar.com.au

SITE PLAN

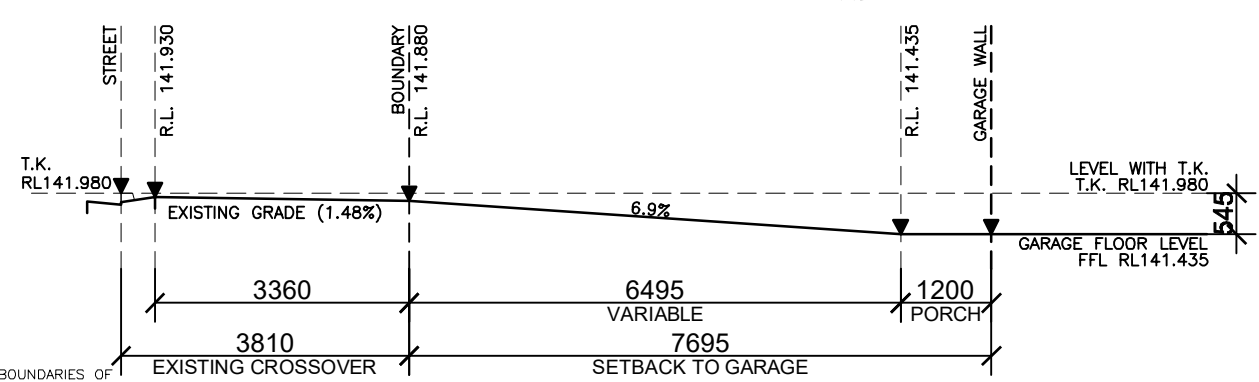
SCALE 1:200

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.

CLIENT'S SIGNATURE: _____ DATE: _____

<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© 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.</div>	<div>PRODUCT: BRONTE 28 Saville L/H Garage Sapphire Specification</div>	<div>CLIENT: Mr. HOBSON Ms. NOLLAND</div>	DA DRAWINGS		
			<div>SITE ADDRESS: Lot 1 No 21 Garner Avenue FRENCHS FOREST, 2086</div>	<div>DRAWN: SM</div>	<div>DATE: 01.06.21</div>	Rev: D
				<div>RATIO @ A3: 1:200</div>	<div>CHECKED: BG</div>	
				<div>SHEET: 2</div>	<div>JOB No: 29915133</div>	NSW



DRIVEWAY GRADIENT PROFILE
SCALE-1:100

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

(S) SMOKE ALARM

● AIR CONDITIONING DUCT

DP ○ DOWN PIPE LOCATION

TAP X GARDEN TAP LOCATION

COB LIFT OFF HINGES

SP STEEL POST

TSP TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

⊗ EXHAUST FAN

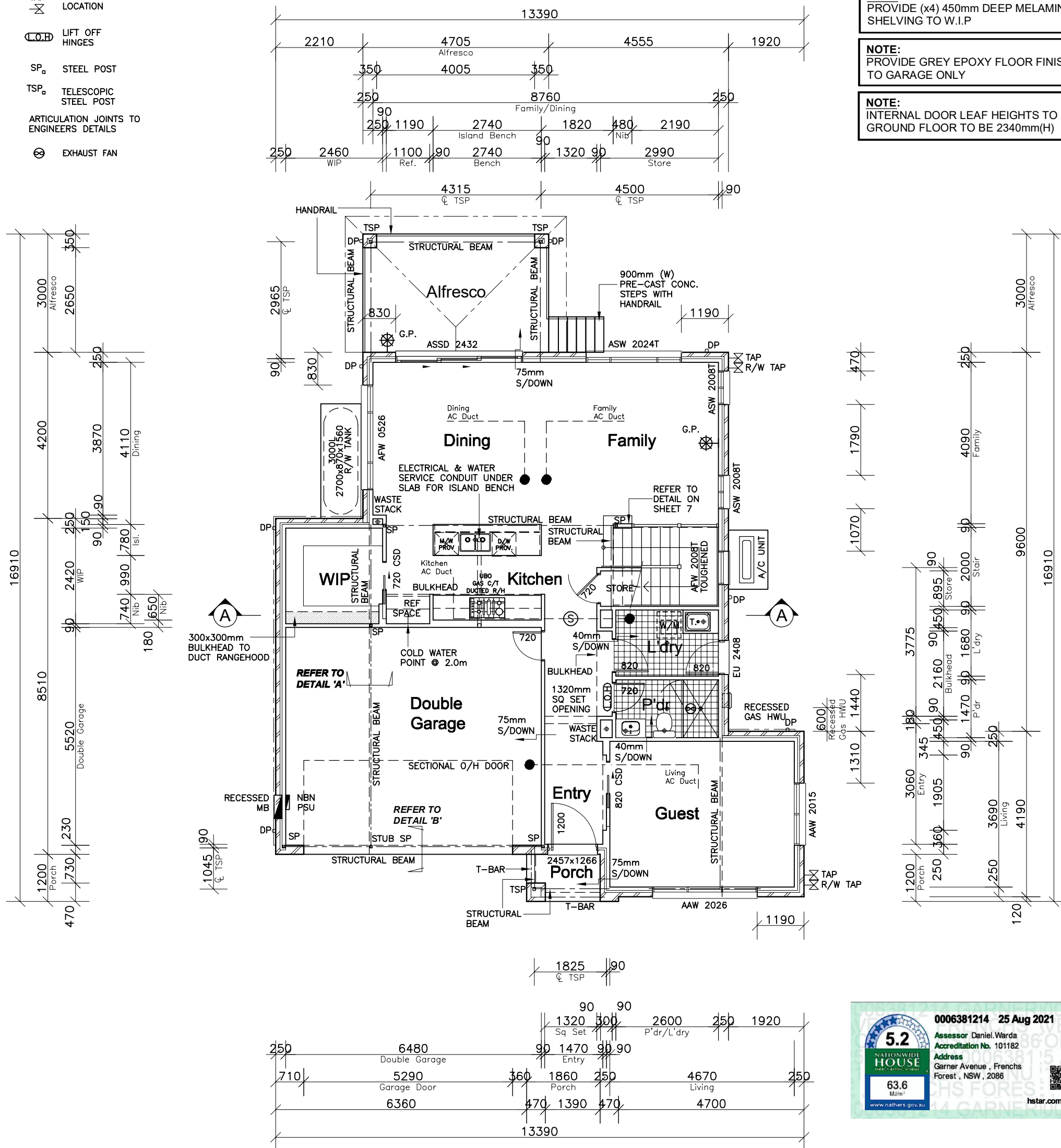
NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS

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

NOTE:
PROVIDE GREY EPOXY FLOOR FINISH
TO GARAGE ONLY

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



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. HOBSON
Ms. NOLLAND

SITE ADDRESS:
Lot 1 No 21
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FRENCHS FOREST, 2086

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RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 3	JOB No: 29915133	NSW

(S) SMOKE ALARM ● AIR CONDITIONING DUCT

DP ○ DOWN PIPE LOCATION

(L.O.D) LIFT OFF HINGES

SP ○ STEEL POST

TSP ○ TELESCOPIC STEEL POST

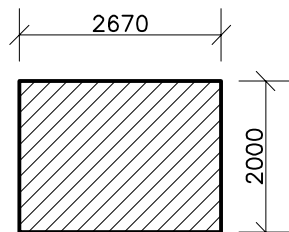
ARTICULATION JOINTS TO ENGINEERS DETAILS

⊗ EXHAUST FAN

EX 400x200mm EAVE VENT

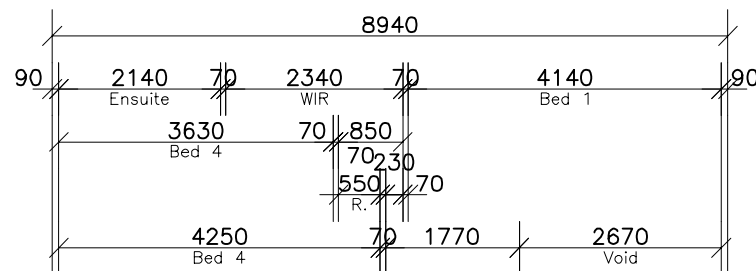
NOTE:
ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 3.9.2.5 OF THE B.C.A - PROTECTION OF OPENABLE WINDOWS

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

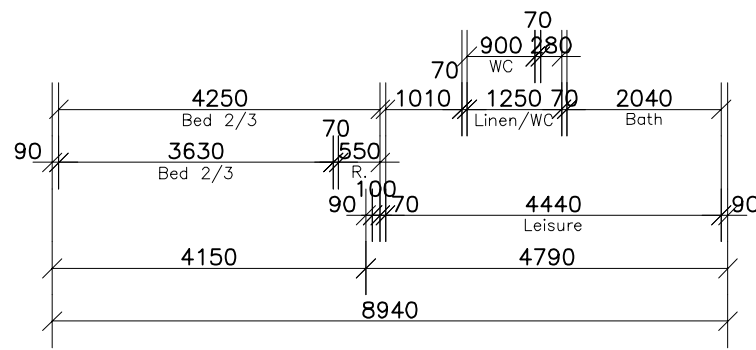
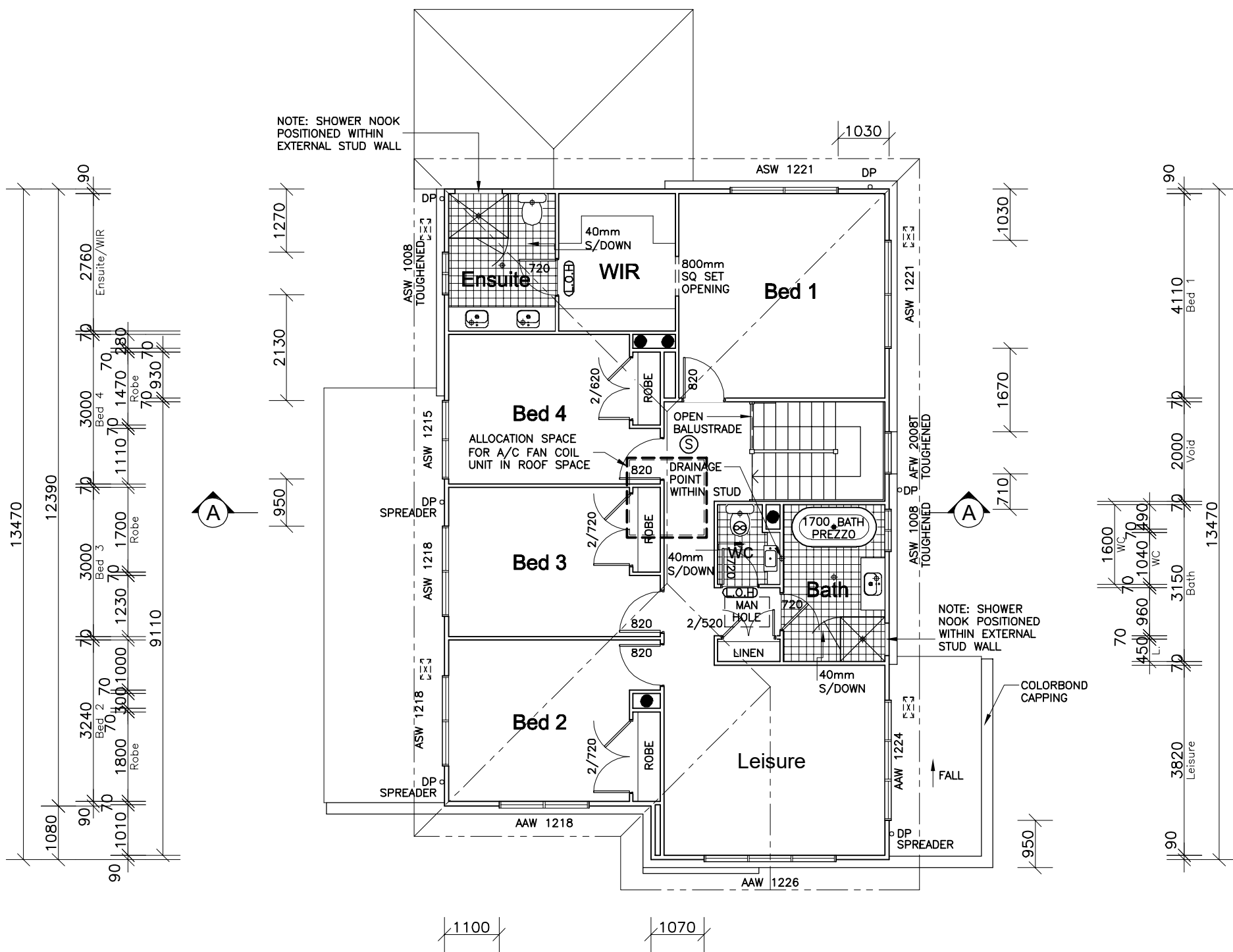


STAIR CUTOUT
SCALE 1:100

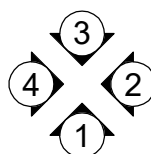
NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 10 FOR DETAILS



NOTE: SHOWER NOOK POSITIONED WITHIN EXTERNAL STUD WALL



FIRST FLOOR PLAN



CLIENT'S SIGNATURE: _____ DATE: _____

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FRENCHS FOREST, 2086

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RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 4	JOB No: 29915133	NSW

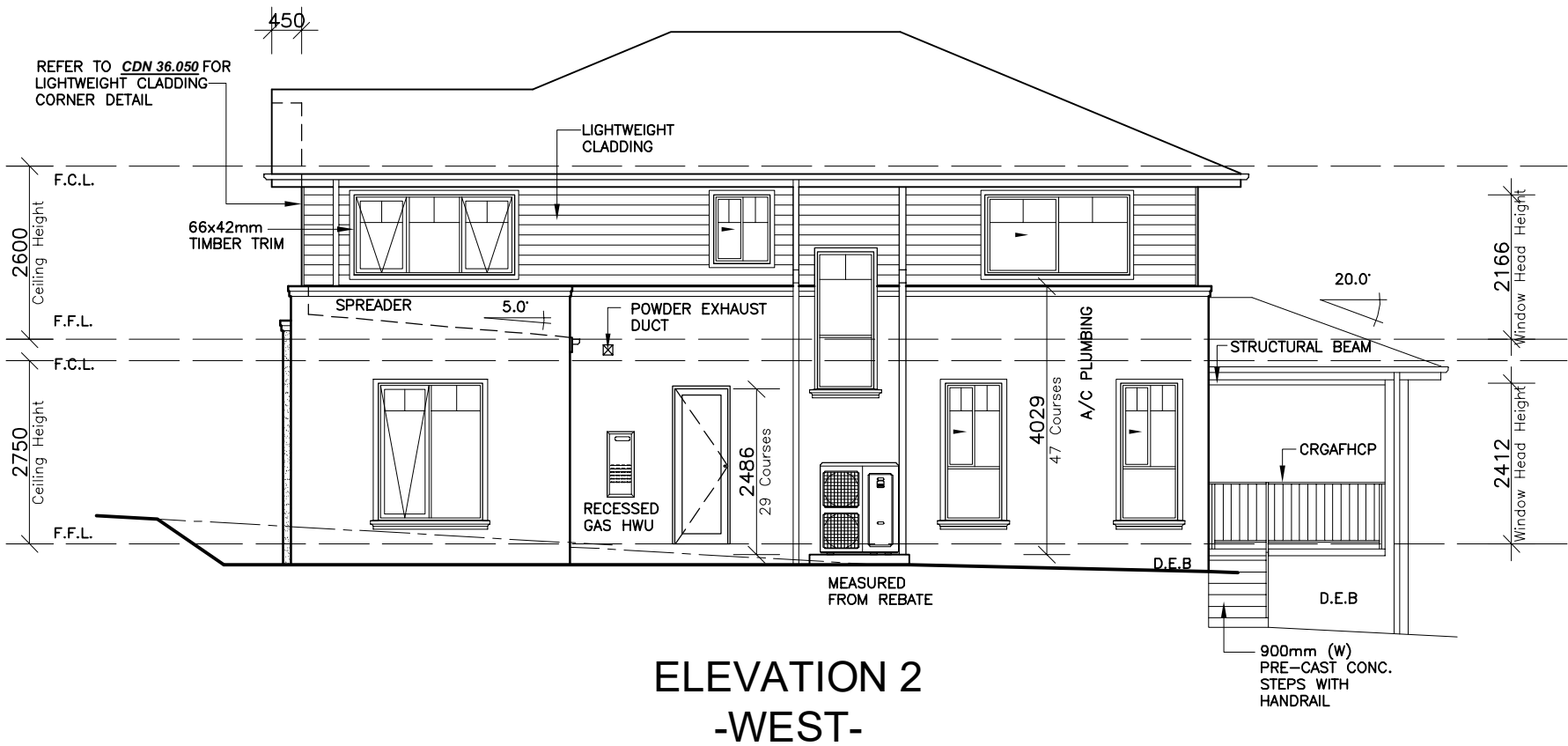
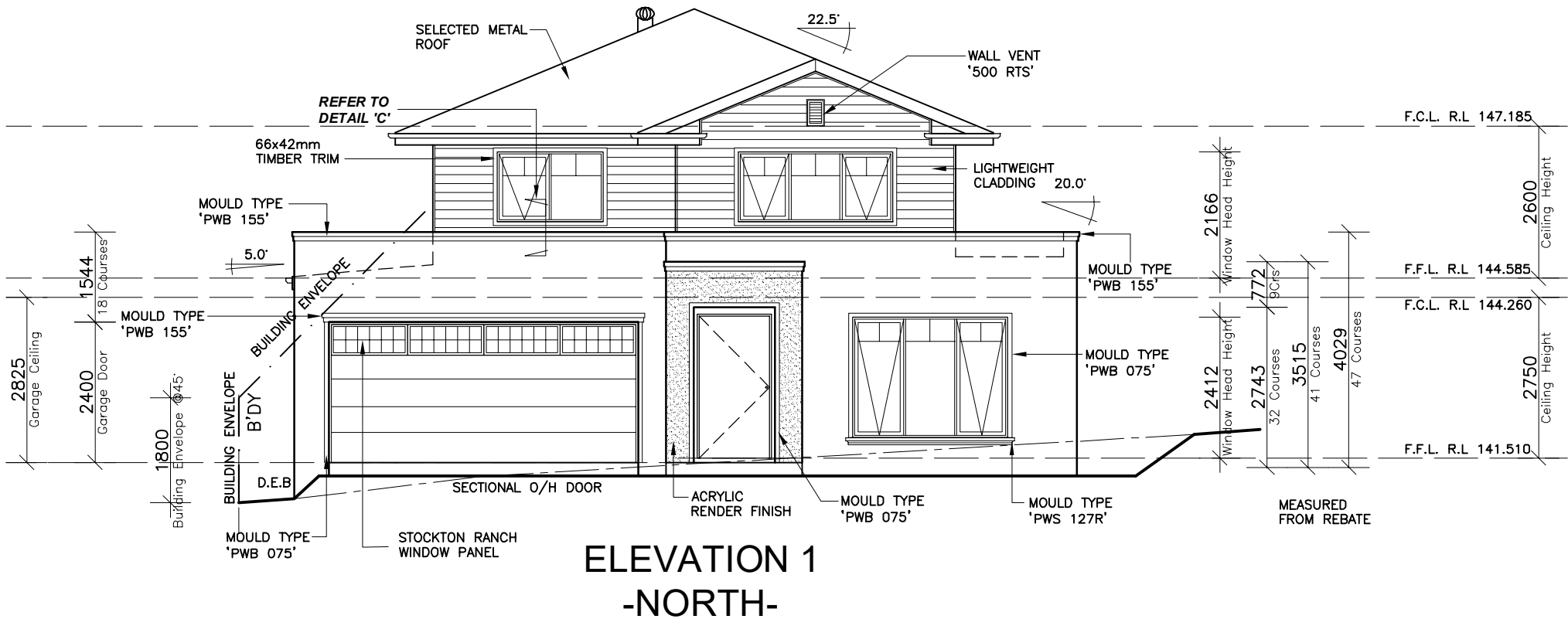


Selected Render Coating

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

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



CLIENT'S SIGNATURE: _____ DATE: _____

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Ms. NOLLAND**
SITE ADDRESS:
Lot 1 No 21
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FRENCHS FOREST, 2086

DA DRAWINGS

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SHEET: 5	JOB No: 29915133	NSW

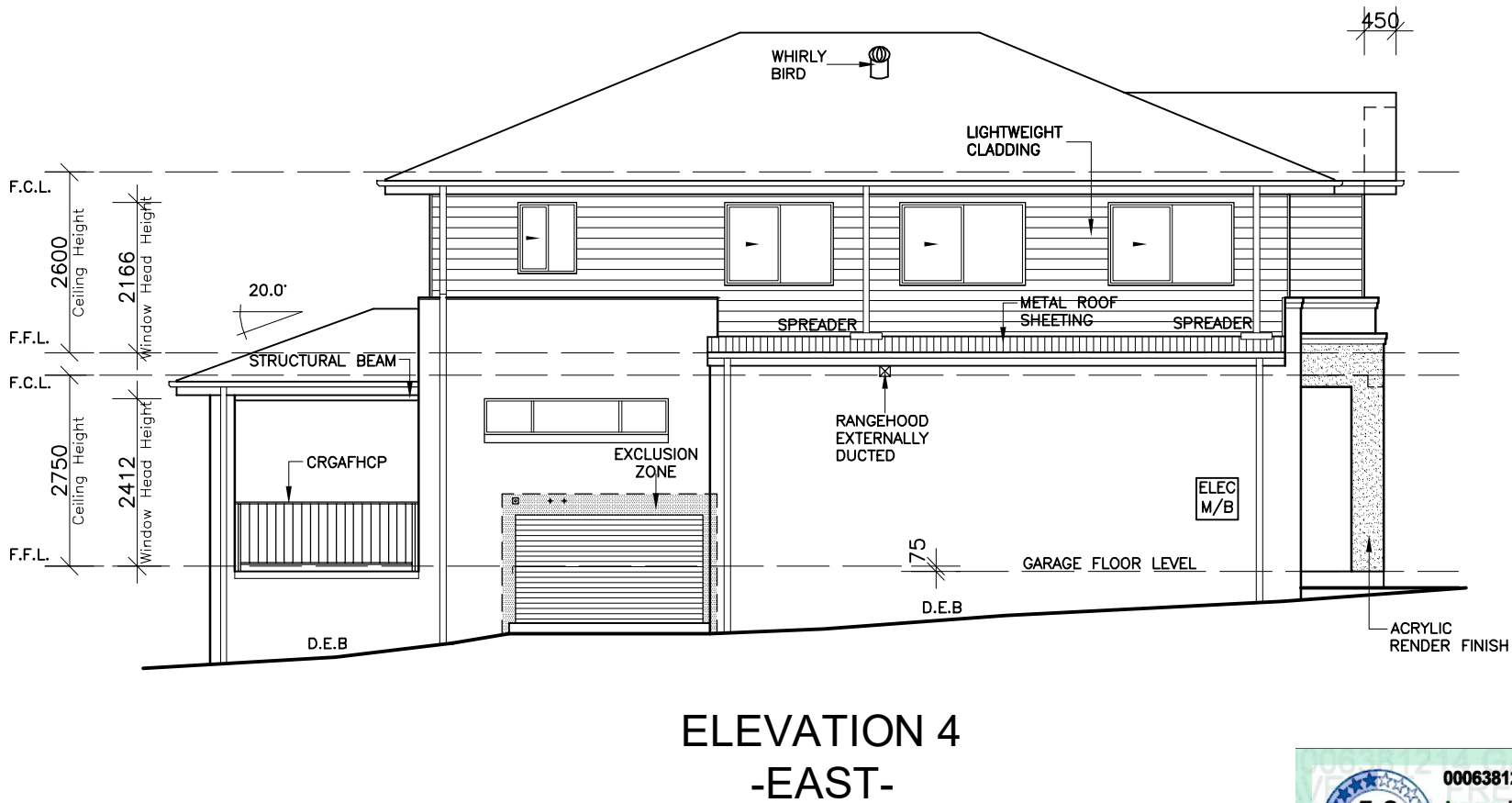
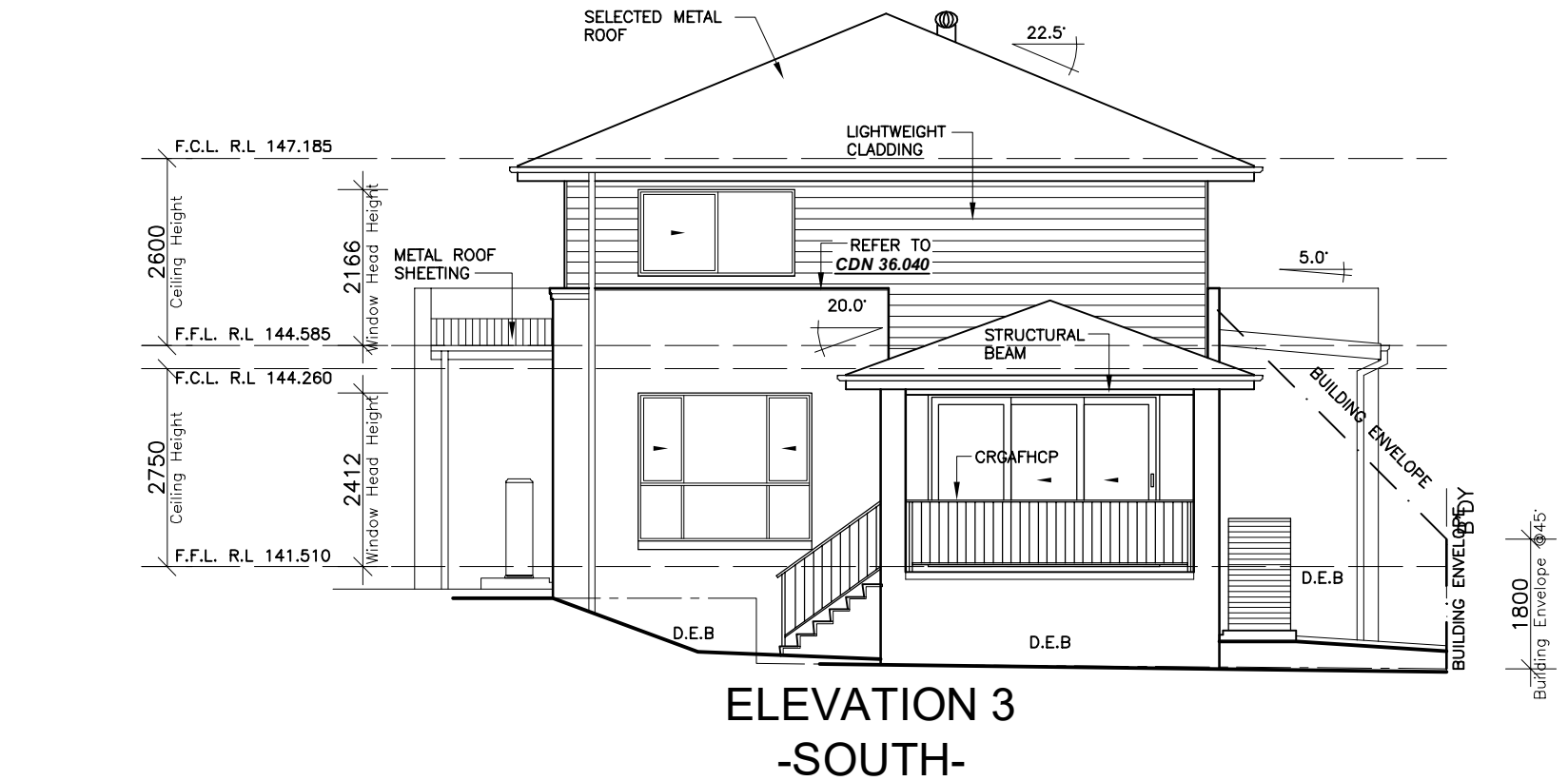


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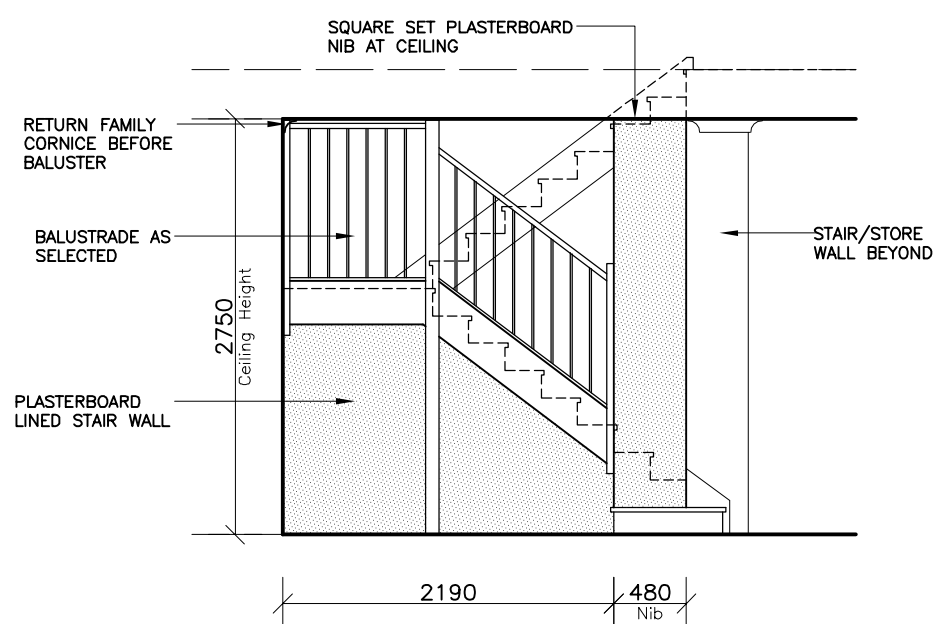
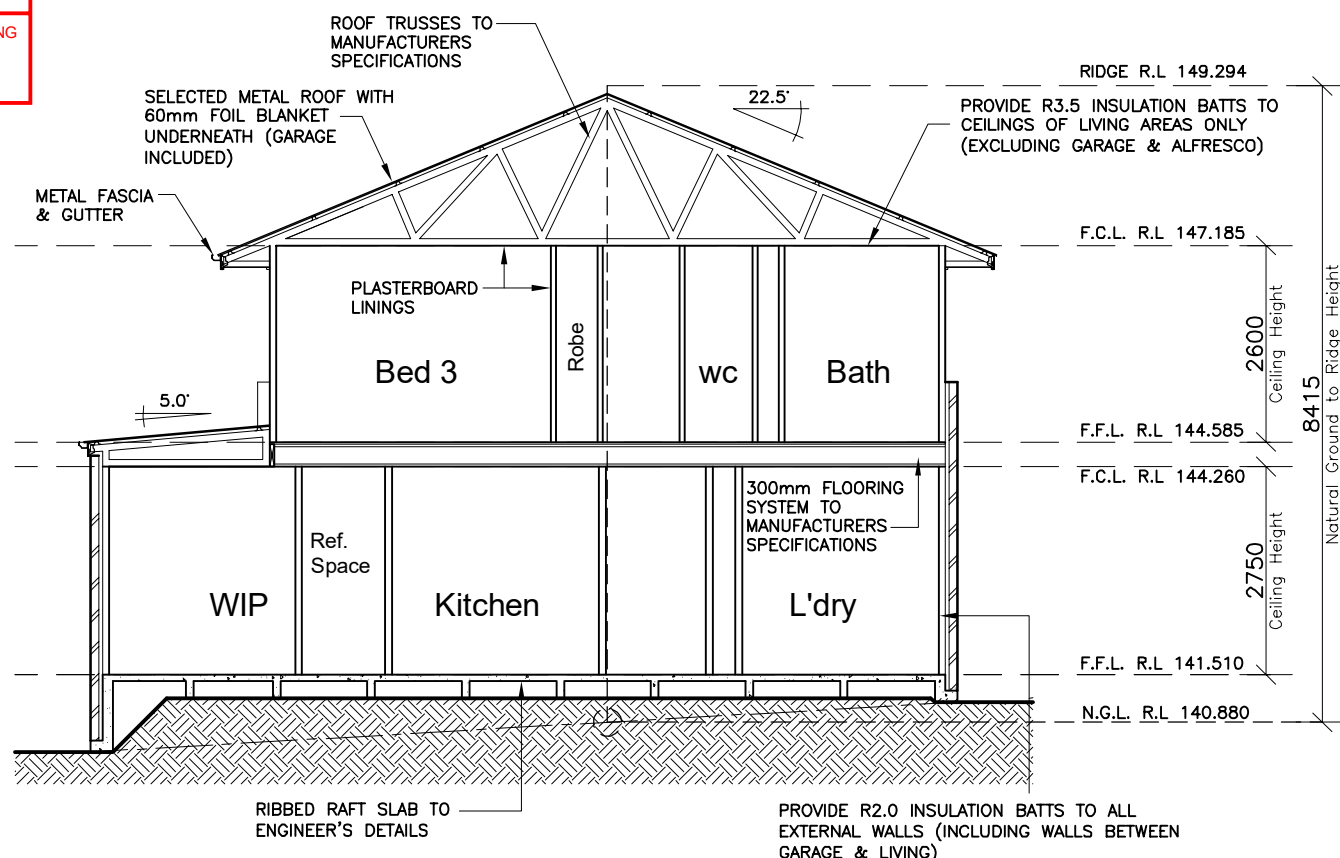
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Saville
L/H Garage

Sapphire Specification

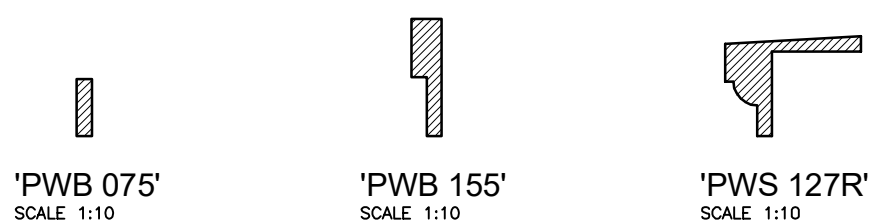
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SHEET: 6	JOB No: 29915133	NSW	

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

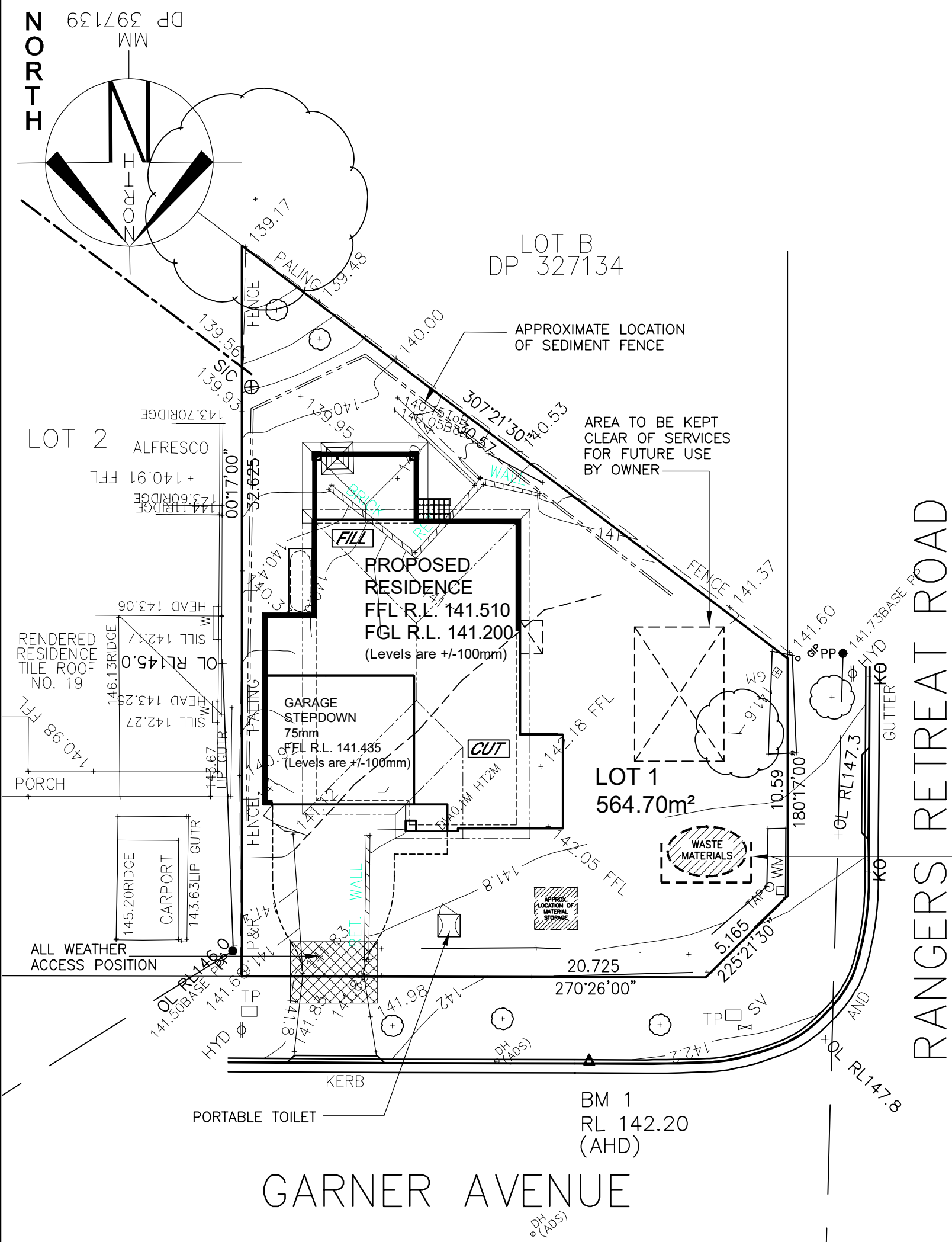


VIEWED FROM FAMILY
SCALE 1:50



DRAWN: PG.	DATE: 13.07.21	Rev: D
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 7	JOB No: 29915133	

NSW



LOT 1
D.P: 397139
L.G.A: NORTHERN BEACHES

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

SEDIMENT FENCE AROUND
WASTE MATERIALS

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.

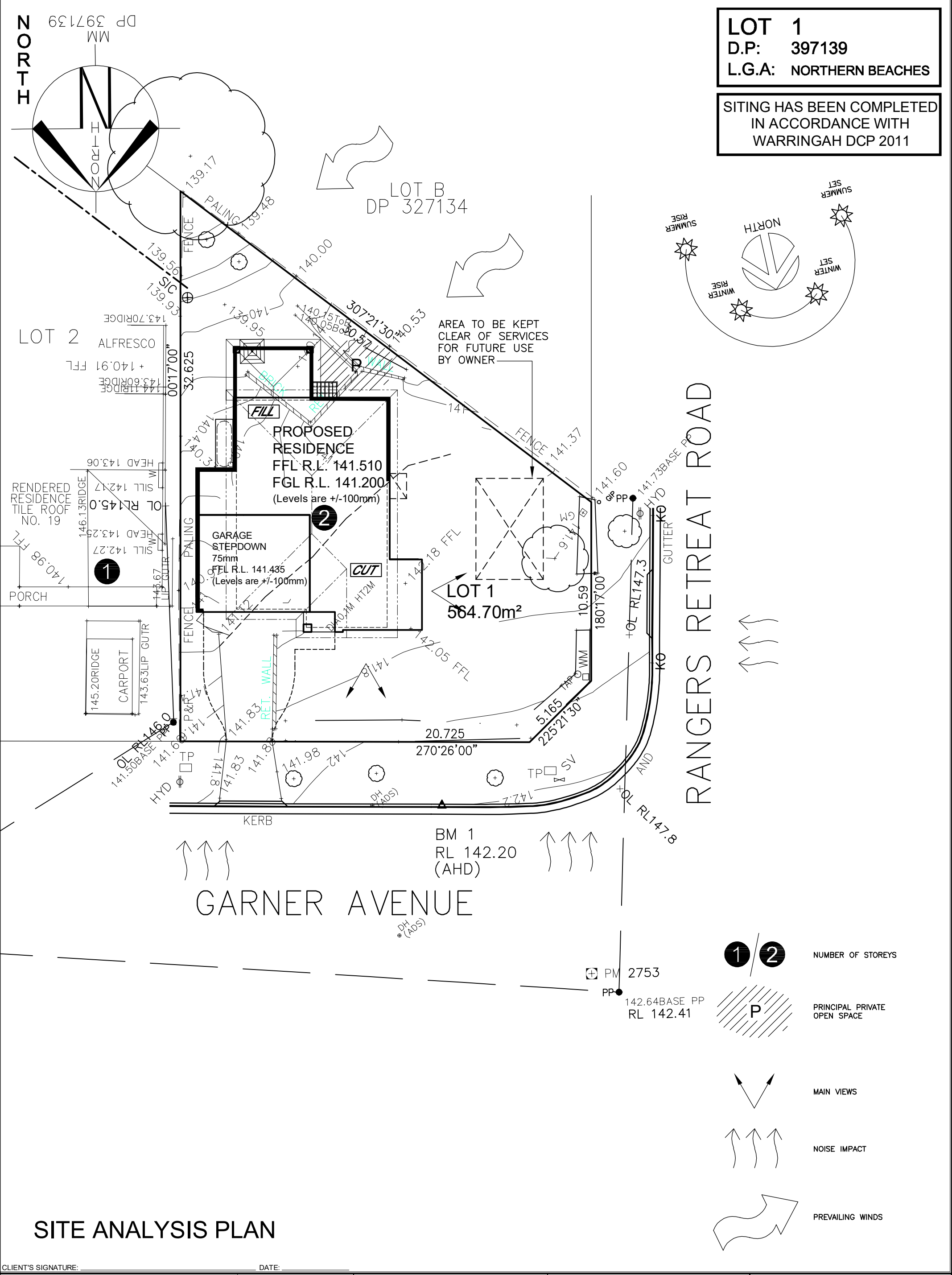
SEDIMENT FENCE
NOT TO SCALE

The diagram illustrates a cross-section of a sediment fence. It shows a trench filled with compacted material, with geotextile filter fabric on either side. The fabric is attached to timber posts. The ground on one side is labeled 'DISTURBED GROUND' and the other 'UNDISTURBED GROUND'. Arrows indicate the 'DIRECTION OF WATER FLOW' from the disturbed side towards the fence.

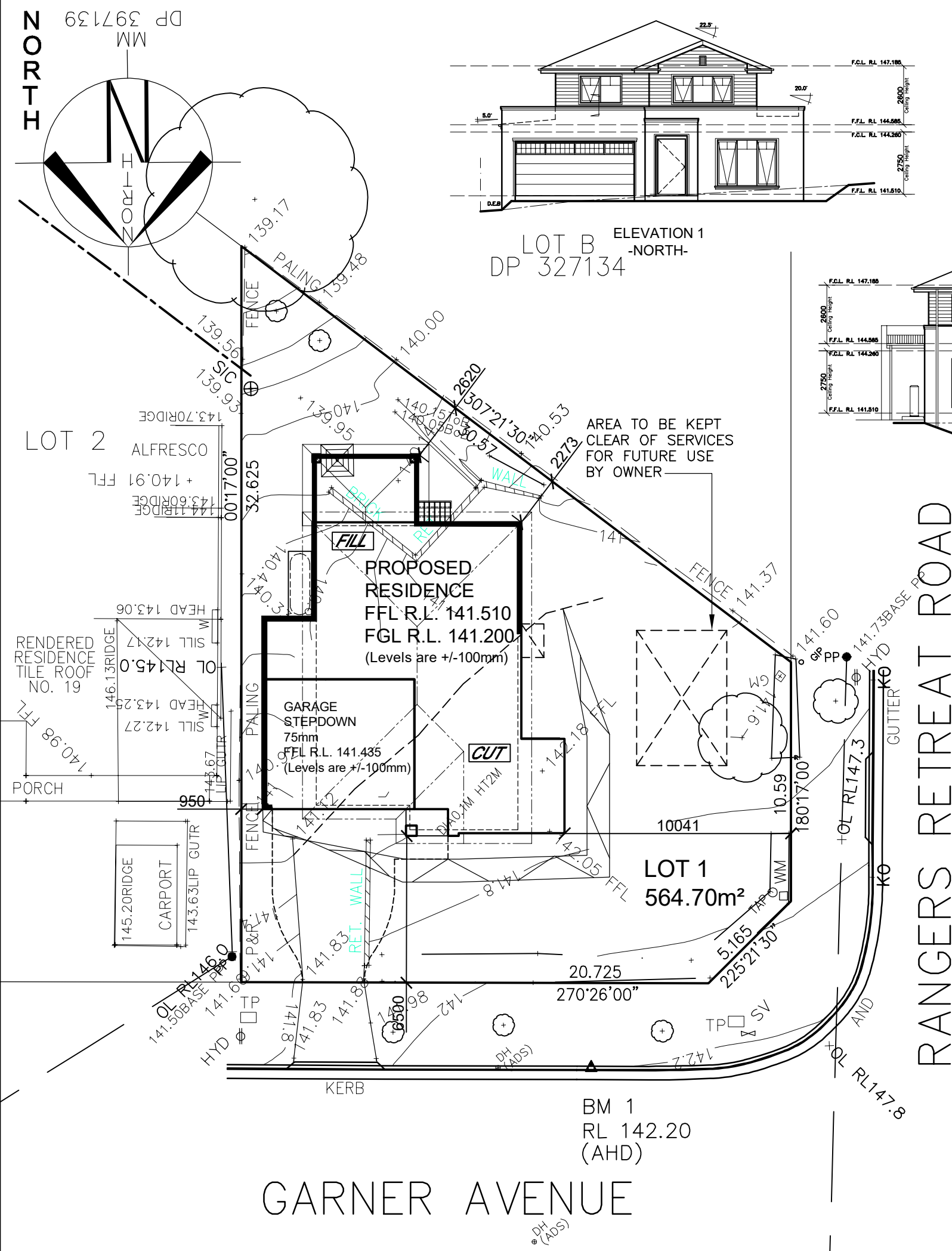
CONSTRUCTION MANAGEMENT PLAN

EROSION AND SEDIMENT CONTROL PLAN

CLIENT'S SIGNATURE: _____		DATE: _____								
<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>		<div>© 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.</div>		<div>PRODUCT:</div> <div>BRONTE 28 Saville L/H Garage</div> <div>Sapphire Specification</div>		<div>CLIENT:</div> <div>Mr. HOBSON Ms. NOLLAND</div> <div>SITE ADDRESS:</div> <div>Lot 1 No 21 Garner Avenue FRENCHS FOREST, 2086</div>		DA DRAWINGS		
								DRAWN: PG.	DATE: 13.07.21	Rev: <div>D</div>
								RATIO @ A3: 1:200	CHECKED: J.S	
								SHEET: 2.1	JOB No: 29915133	

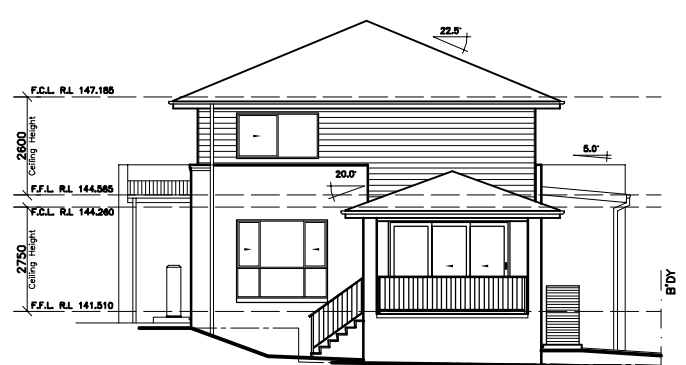


CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: BRONTE 28 Saville L/H Garage Sapphire Specification		CLIENT: Mr. HOBSON Ms. NOLLAND SITE ADDRESS: Lot 1 No 21 Garner Avenue FRENCHS FOREST, 2086		DA DRAWINGS		
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						RATIO @ A3: 1:200	CHECKED: J.S	
						SHEET: 2.2	JOB No: 29915133	NSW



LOT 1
D.P: 397139
L.G.A: NORTHERN BEACHES

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WARRINGAH DCP 2011**



RANGERS RETREAT ROAD

GARNER AVENUE



CLIENT'S SIGNATURE: _____		DATE: _____								
<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>		<div>© 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.</div>		<div>PRODUCT:</div> <div>BRONTE 28 Saville L/H Garage</div> <div>Sapphire Specification</div>		<div>CLIENT:</div> <div>Mr. HOBSON Ms. NOLLAND</div> <div>SITE ADDRESS:</div> <div>Lot 1 No 21 Garner Avenue FRENCHS FOREST, 2086</div>		DA DRAWINGS		
								DRAWN: PG.	DATE: 13.07.21	Rev: D
								RATIO @ A3: 1:200	CHECKED: J.S	
								SHEET: 2.3	JOB No: 29915133	

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



CLIENT'S SIGNATURE: _____ DATE: _____

<div><div><div>ClarendonHomes</div></div><div><div>BL No. 2298C</div><div>ABN 18 003 892 706</div></div><div><div>Clarendon Homes (NSW) P/L</div><div>21 Solent Circuit, Baulkham Hills NSW 2153</div><div>T: (02) 8851 5300</div></div></div>	<div>© ALL RIGHTS RESERVED</div> <div>This plan is the property of CLARENDON HOMES (NSW) P/L</div> <div>Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L</div> <div># ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div>	<div>PRODUCT:</div> <div>BRONTE 28</div> <div>Saville</div> <div>L/H Garage</div> <div>Sapphire Specification</div>	<div>CLIENT:</div> <div>Mr. HOBSON</div> <div>Ms. NOLLAND</div>	DA DRAWINGS		
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				<div>RATIO @ A3:</div> <div>1:200</div>	<div>CHECKED:</div> <div>J.S</div>	
				<div>SHEET:</div> <div>2.4</div>	<div>JOB No:</div> <div>29915133</div>	<div>NSW</div>