## **78 HUDSON PARADE DEVELOPMENT APPLICATION**

78 HUDSON PARADE, CLAREVILLE NSW 2107

#### property description:

Lot 2 DP 221631 site:

number:

HUDSON PARADE street:

NORTHERN BEACHES, SYDNEY locality:



#### DRAWING SCHEDULE

Sheet No.	Sheet Name
DA00	COVER PAGE
DA01	SITE ANALYSIS PLAN
DA02	DEMOLITION PLAN
DA03	PROPOSED ROOF PLAN
DA04	PROPOSED LOWER GROUND FLOOR PLAN
DA05	PROPOSED GROUND FLOOR PLAN
DA06	PROPOSED FIRST FLOOR PLAN (EAST)
DA07	PROPOSED FIRST FLOOR PLAN
DA08	PROPOSED WEST ELEVATION
DA09	PROPOSED NORTH ELEVATION
DA10	PROPOSED EAST ELEVATIONS
DA11	PROPOSED SOUTH ELEVATION
DA12	SHORT SECTIONS
DA13	LONG SECTION
DA14	CERTIFIED SHADOW DIAGRAMS
DA15	SHADOWS NEIGHBOUR PROJECTION
DA16	VIEW LOSS ANALYSIS FROM NO 80
DA17	PHOTO MONTAGE FROM PITTWATER
DA18	LANDSCAPE CALCULATIONS
DA19	SCHEDULE OF COLOURS AND MATERIALS
DA20	NOTIFICATION PLAN AND ELEVATIONS
DA21	NOTIFICATION ELEVATIONS

#### **Notes for Solid Fuel Heater**

For details of the solid fuel heater flue dimensions including proximity to neighbouring properties refer to DA03 and DA08.

Neighbouring dwellings should not be affected significantly by the heater as the chimney protrudes well beyond the ridge-line of the closest neighbour (no 80) and is not in the immediate vicinity of habitable areas. Refer to the letter of compliance from installer [Armanno building services]

Smoke down draught will be avoided due to the long length of the flue (over 9m) and through use of an Anti Down Draught storm Cowl. Furthermore, no trees will be over-bearing the flue. Refer to the supporting certificates and documentation for more information.

#### Key

•	concrete
0	cement render
cr	cernent render ceramic tile
ct	
ctw	charred timber weatherboards
cts	charred timber screen
ex	existing
f	fireplace flue
p	fireplace
tw	fixed timber window
gpf	glass pool fence
٦r	handrail
W	louvre window
mr	metal roofing
otw	operable timber window
VC	photovoltaic cells
W	retaining wall
C	timber column
S	timber sleeper
sc1	stone cladding 1
sc2	stone cladding 2
sf	steel fence
sky	skylight
smg	steel mesh grid
st	stone tile
stc	steel column
std	sliding timber door
SW	shugg window
d	timber decking
b	timber boards

rev.	date	description	
	04.09.18	For Pre-DA	
	16.11.18	For Review	
	23.01.19	For Review	
	19.02.19	For DA	

marker.

Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted

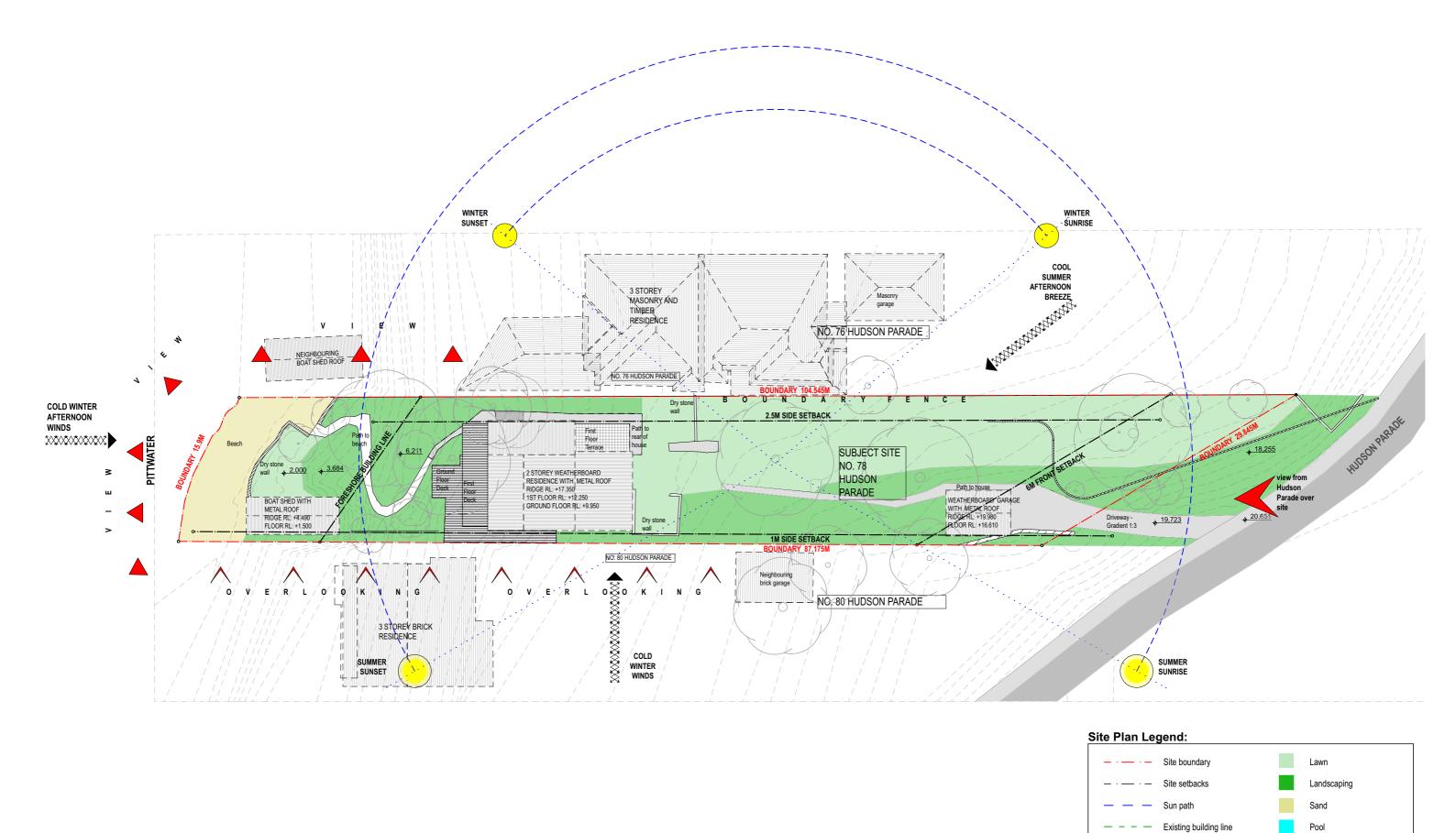
1801\_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny

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Application

Development 01 DA00 COVER PAGE 1801

19/2/19 21



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	23.01.19	For Review	ABN: 12 624 281 858		Owner:			drawing issue	revision	drawing number	drawing title	drawing job number	19/2/19 drawn date:	21
	19.02.19	For DA	www.markerarchitecture.com.au		Pam & Danny Nemeny		Project North			local council: Northern Bea	ches Council	drawn: Bi	checked:	sheets in set

Building height control

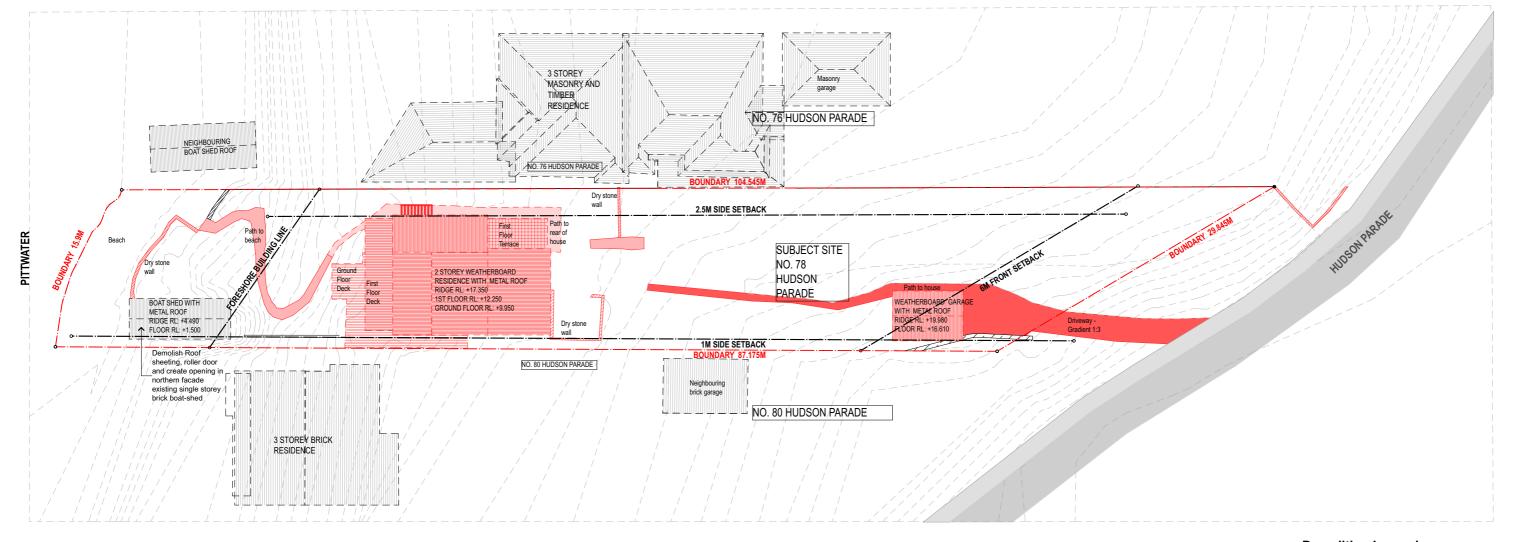
— — Element over

Existing building footprint

External decking

External stone paving

Existing endemic trees



### **Demolition Legend:**

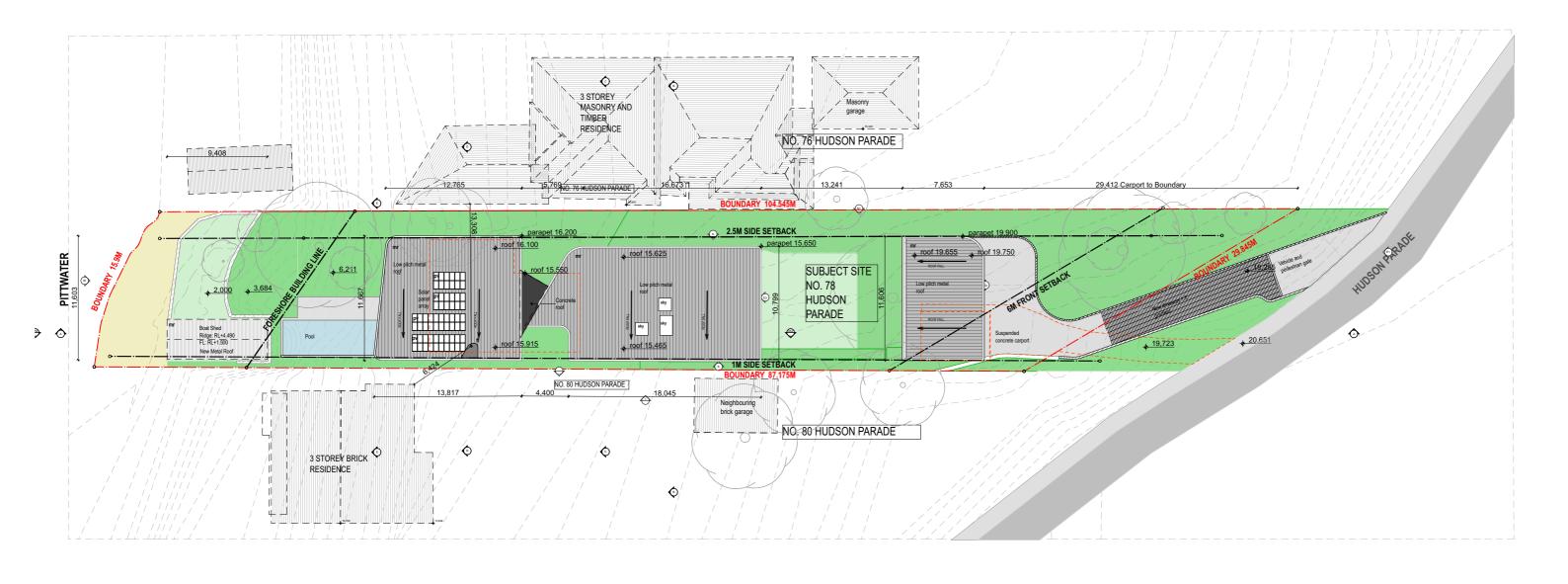


Denotes structures to be demolished

Structures noted for demolition are to be demolished in their entirety unless otherwise noted.

All paths, landscaping structures and nonendemic vegetation is to be demolished. All structures below the Mean High Water Mark and associated with the existing boat shed are to be retained unless otherwise noted

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	04.09.18	For Pre-DA		All dimensions are in millimeters unless noted	78 Hudson Parade, Clareville	NOT FOR CONCERNATION		Development		DA02		1801		1:350 drawing scale(s)
	16.11.18	For Review	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010	otherwise.	NSW 2107	NOT FOR CONSTRUCTION.	H	Application	01	DAVE	DEMOLITION PLAN	1001		drawing scale(s)
	23.01.19	For Review	ABN: 12 624 281 858		Owner:			drawing issue	revision	drawing number	drawing title	drawing job number	19/2/19 drawn date:	21
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#### development description:

#### Architecture:

The proposed residence consists of two structures - a dwelling house and a garage. The construction of both structures will be suspended concrete slabs and a combination of reverse brick veneer walls, timber columns and screening and dry-stone cladding. The primary cladding material will be charred timber weatherboards. Roofs (which will be visible from Hudson Parade) will be metal with a protective and decorative horizontal screening above. Where necessary, floor structures will be piered to avoid tree roots and be porous to allow drainage. The existing boatshed will be over-clad with charred timber weatherboards to match the house.

#### Landscaping:

A Landscape architect will be engaged to design generous and sympathetic landscaping to surround the structures. There will be a focus on native species, large trees to replace those removed. Where possible and as required by tree protection zones, the natural ground level will be maintained.

#### landscape calculations:

Landscaped Area = 842m2 Site Area = 1366m2 Deep Landscaping as percentage of Site Area = 63%

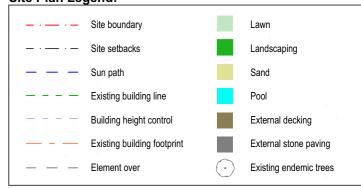
NB: 105m2 of deep landscaping exists between the property boundary and Hudson Parade. This area is NOT included in the above calculation but provides additional landscape cover to the site

#### setbacks:

North: 2.5m South: 1m East: 6.5m

West: Foreshore Building Line / Average of neighbouring buildings  $\,$ 

## Site Plan Legend:



rev.	date	description
	04.09.18	For Pre-DA
	16.11.18	For Review
	23.01.19	For Review
	19 02 19	For DA

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111 Flinder Street, Surry Hills NSW 2010
ABN: 12 624 281 858 Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted

1801\_Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny

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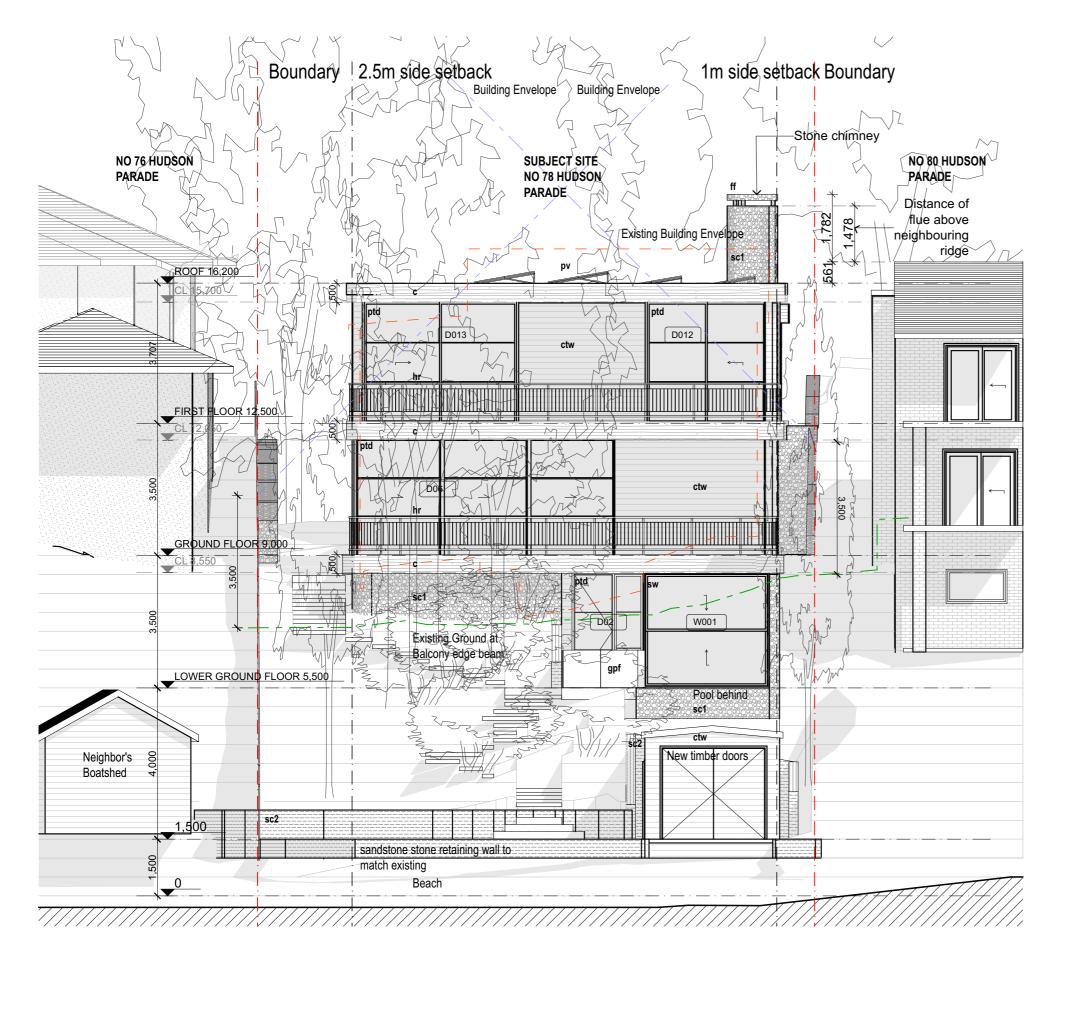
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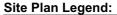
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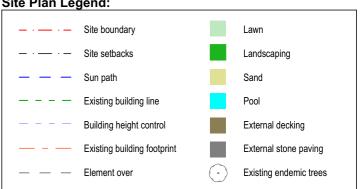
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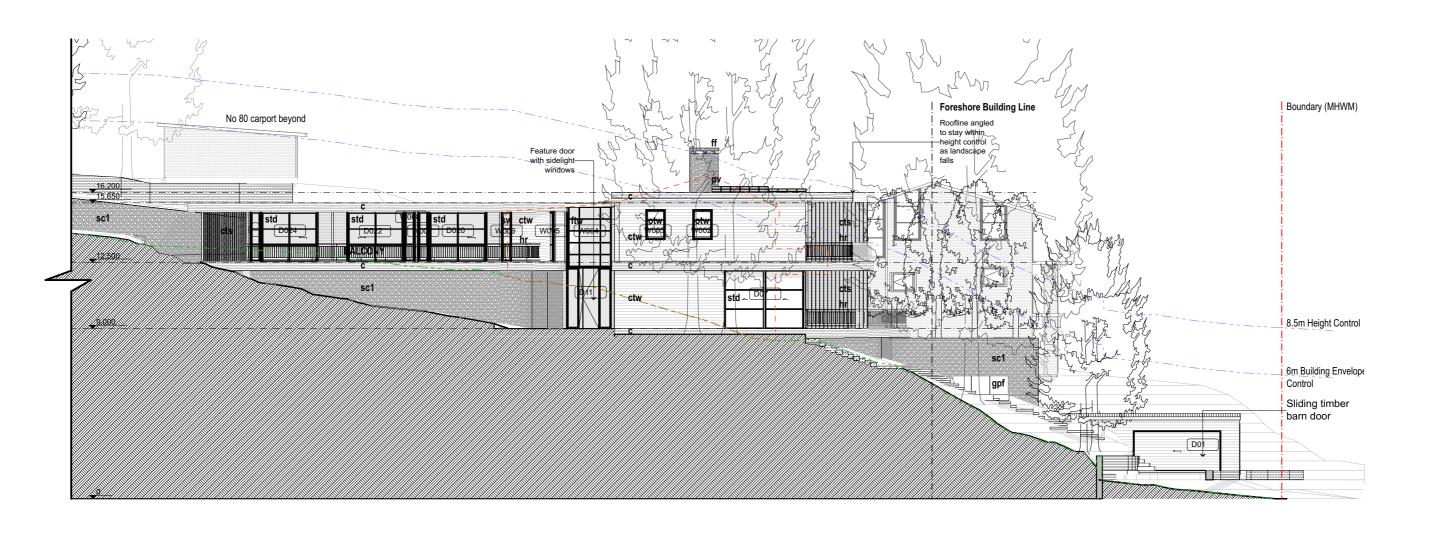
1:350 PROPOSED ROOF PLAN 19/2/19

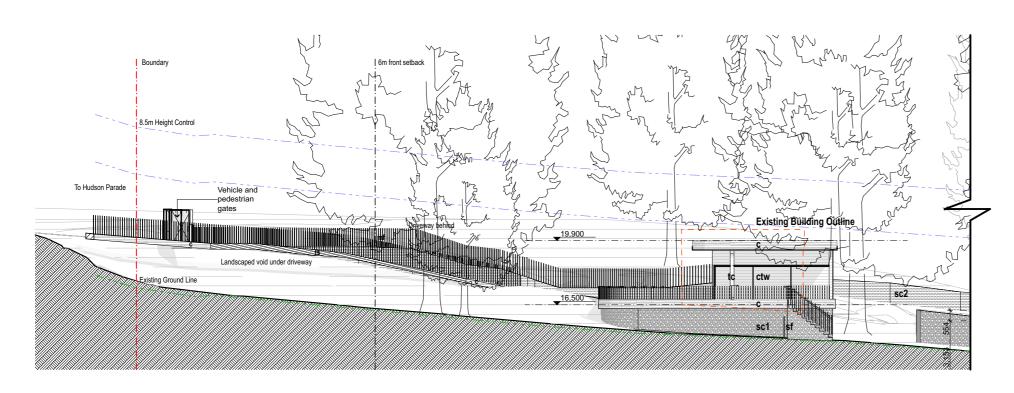






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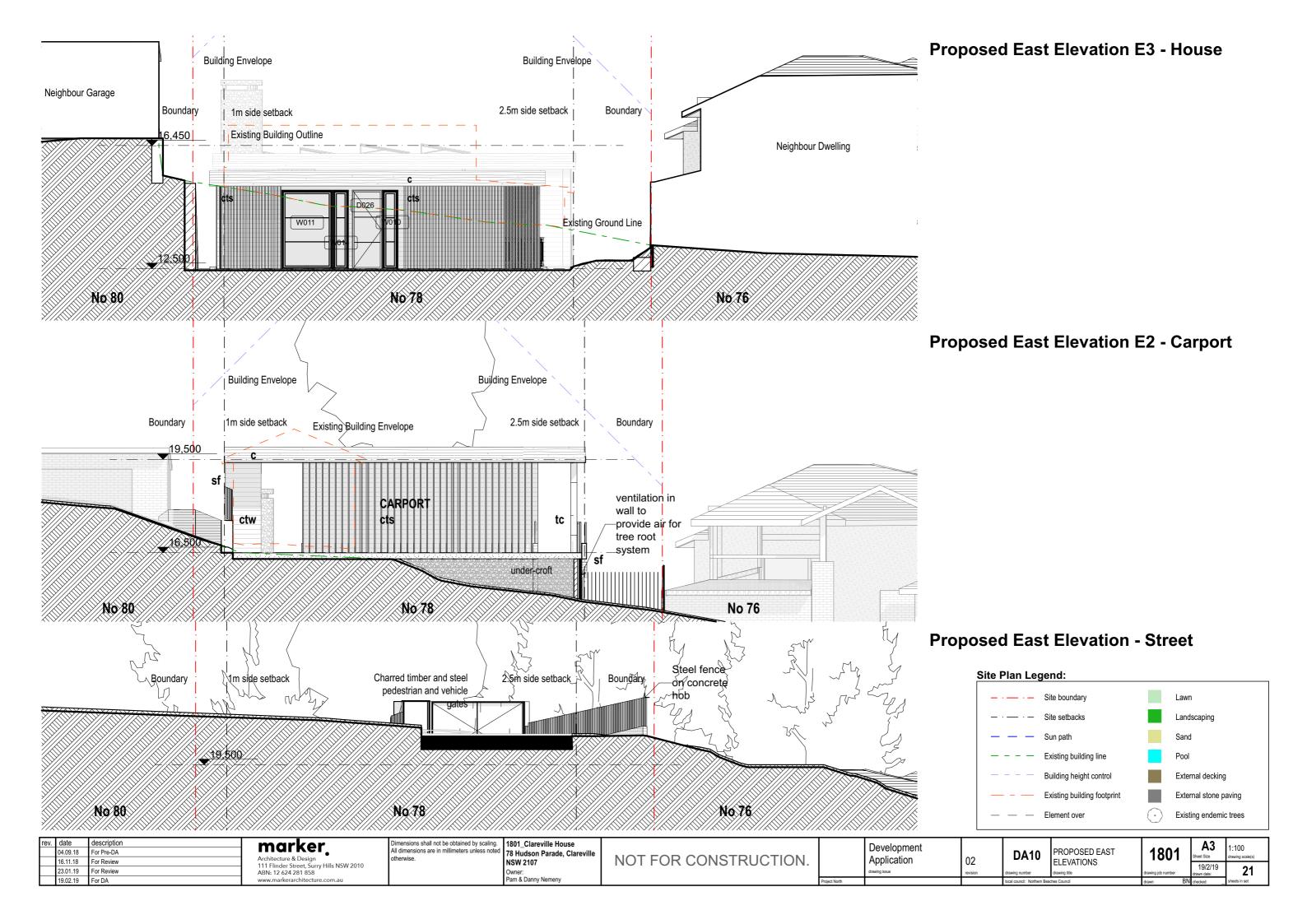


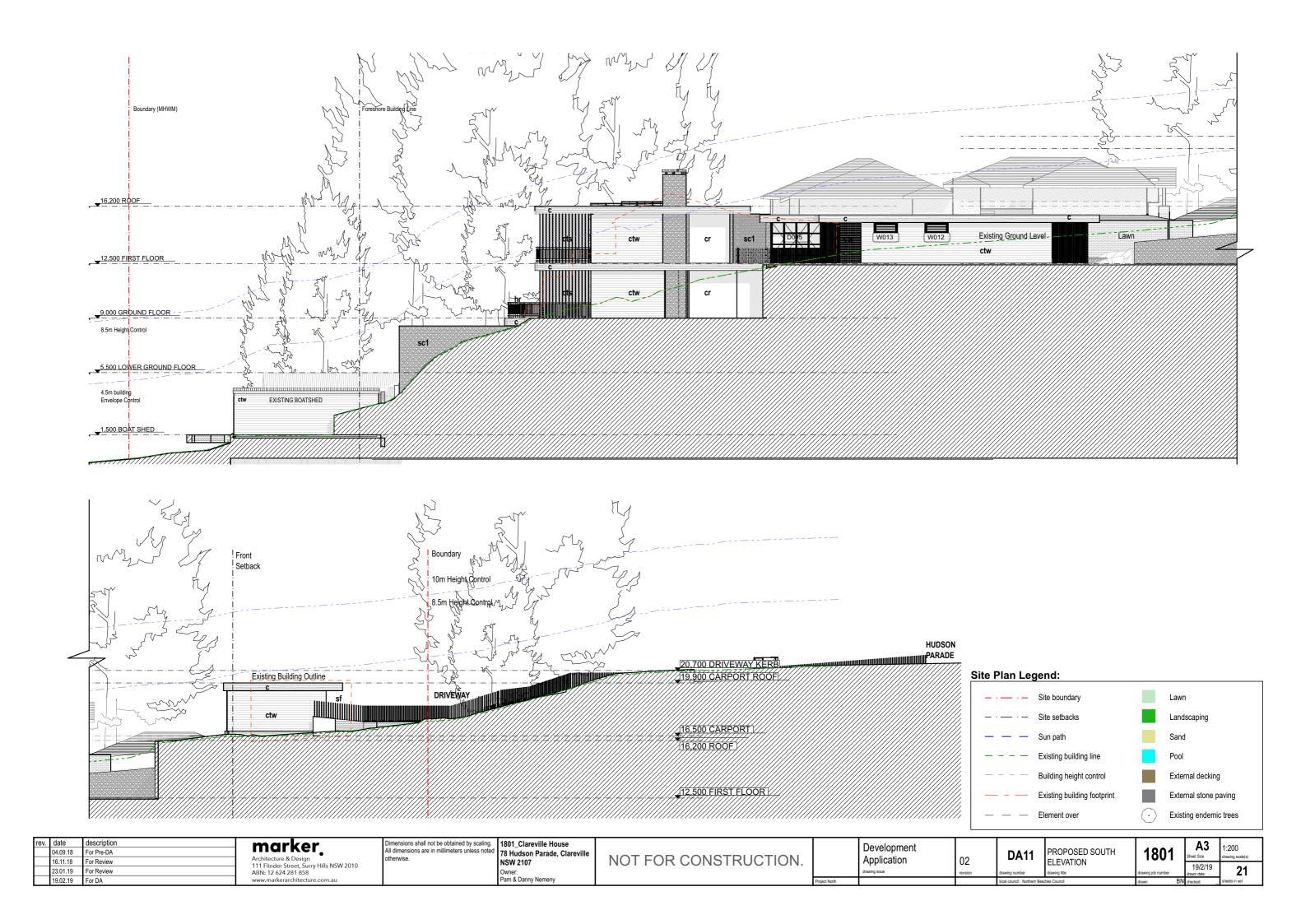


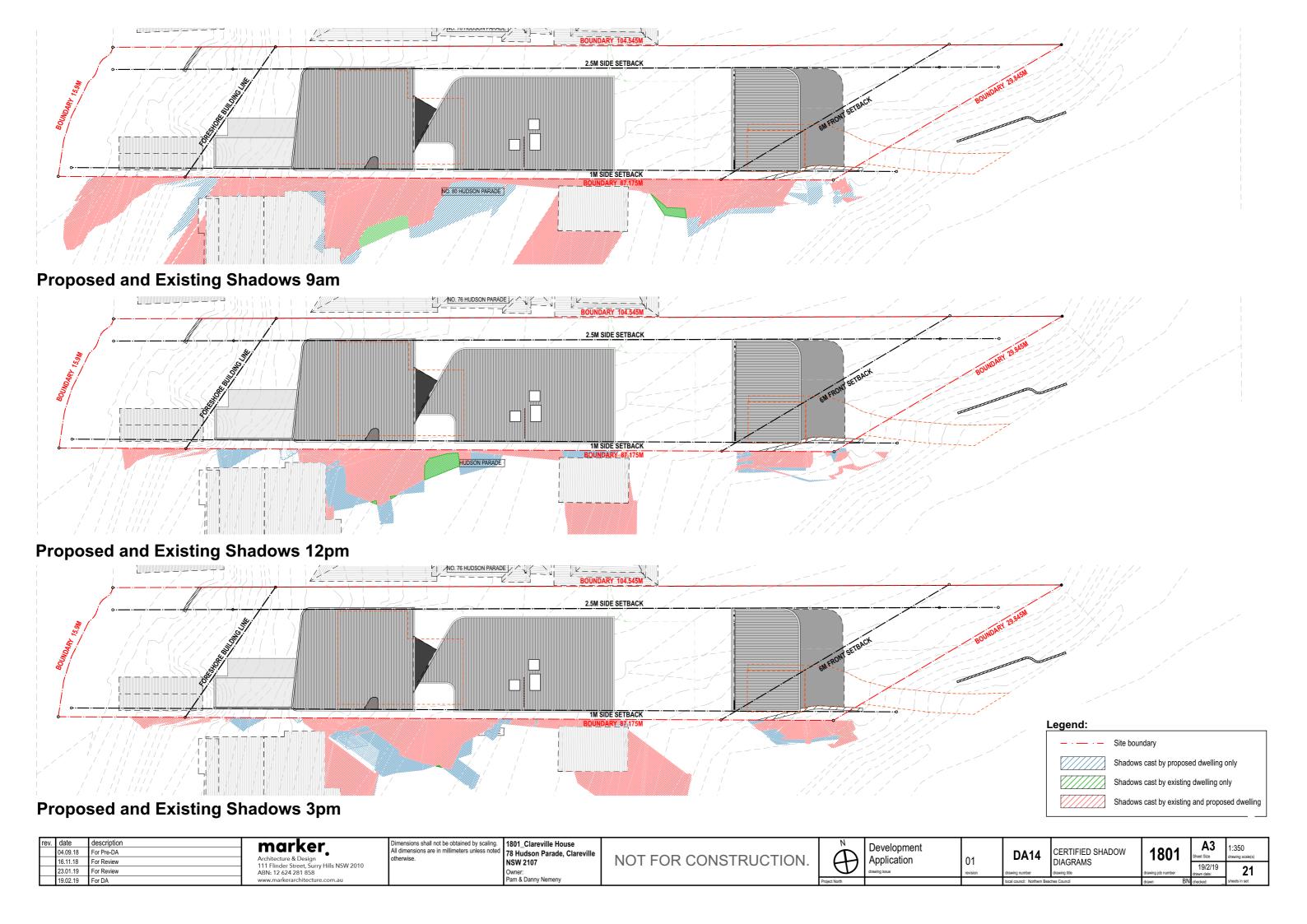
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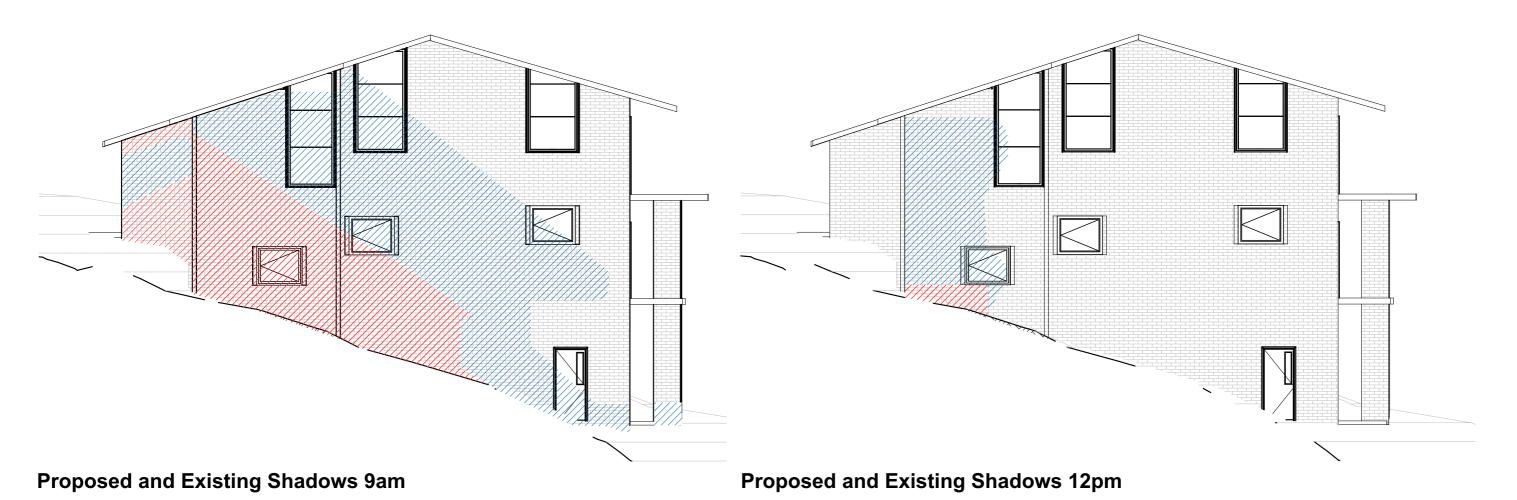
Site Plan Le	gena:		
_ · — · –	Site boundary		Lawn
_ · · -	Site setbacks		Landscaping
	Sun path		Sand
	Existing building line		Pool
	Building height control		External decking
	Existing building footprint		External stone paving
	Element over	$\odot$	Existing endemic trees
1			

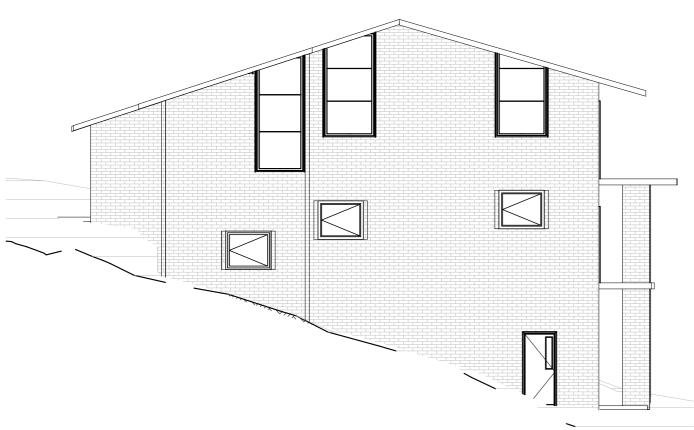
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# Legend:

Shadows cast by proposed dwelling only
Shadows cast by existing dwelling only
Shadows cast by existing and proposed dwelling

# **Proposed and Existing Shadows 3pm**

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	19.02.19	For DA	www.markerarchitecture.com.au		Pam & Danny Nemeny		Project North			local council: Northern Bea	ches Council	drawn: B	N checked:	sheets in set



View of existing development from No80 Dining Room



View of proposed development from No80 Dining Room



View of existing development from No80 kitchen

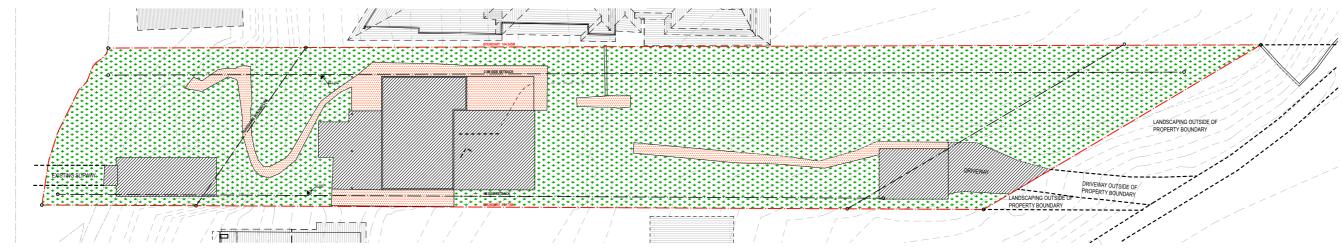


View of proposed development from No80 Kitchen

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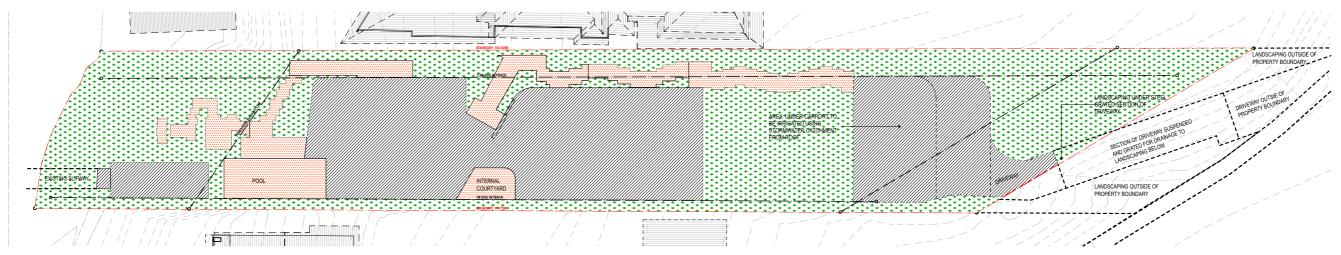


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	19.02.19	For DA	www.markerarchitecture.com.au		Pam & Danny Nemeny		Project North			local council: Northern Be	aches Council	drawn: Bl	checked:	sheets in set



# **Existing Landscape Calculations Plan**

Scale: 1:350



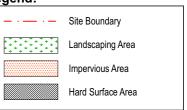
# **Proposed Landscape Calculations Plan**

Scale: 1:350

#### **Landscaping Calculations:**

Item	Area (m2)	% of Site Area
Site Area	1366	
Existing Hard Surface Area	261	19.1
Existing Landscaped Area	1050	76.9
Existing Impervious Area	55	4.0
		100.0
Proposed Hard Surface Area	545	39.9
Proposed Landscaped Area	739	54.1
Proposed Impervious Area	82	6.0
	•	100.0

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	16.11.18	For Review	Architecture & Design 111 Flinder Street, Surry Hills NSW 2010
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	Owner: Pam & Danny Neme

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1801	A3 Sheet Size	1:350 drawing scale(s)
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CTW - CHARRED TIMBER WEATHERBOARD





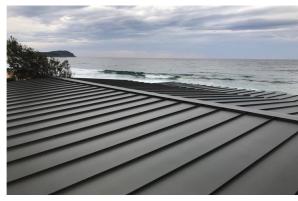
CTS - CHARRED TIMBER SCREEN



TD - TIMBER DECKING



C - BOARD FORM CONCRETE



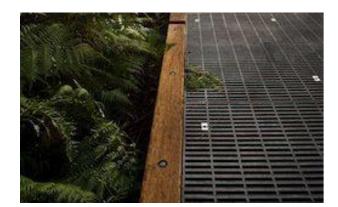
MR - DARK METAL ROOF FINISH



SC2 - STONE CLADDING 2



CR - CEMENT RENDER - PORTERS BONCOTE DRUMBEAT



SMG - STEEL MESH GRID

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	04.09.18	For Pre-DA		All dimensions are in millimeters unless noted	78 Hudson Parade, Clareville	NOT FOR CONCERNICATION		1		DA19	COLOURS AND	1801	Sheet Size	drawing scale(s)
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