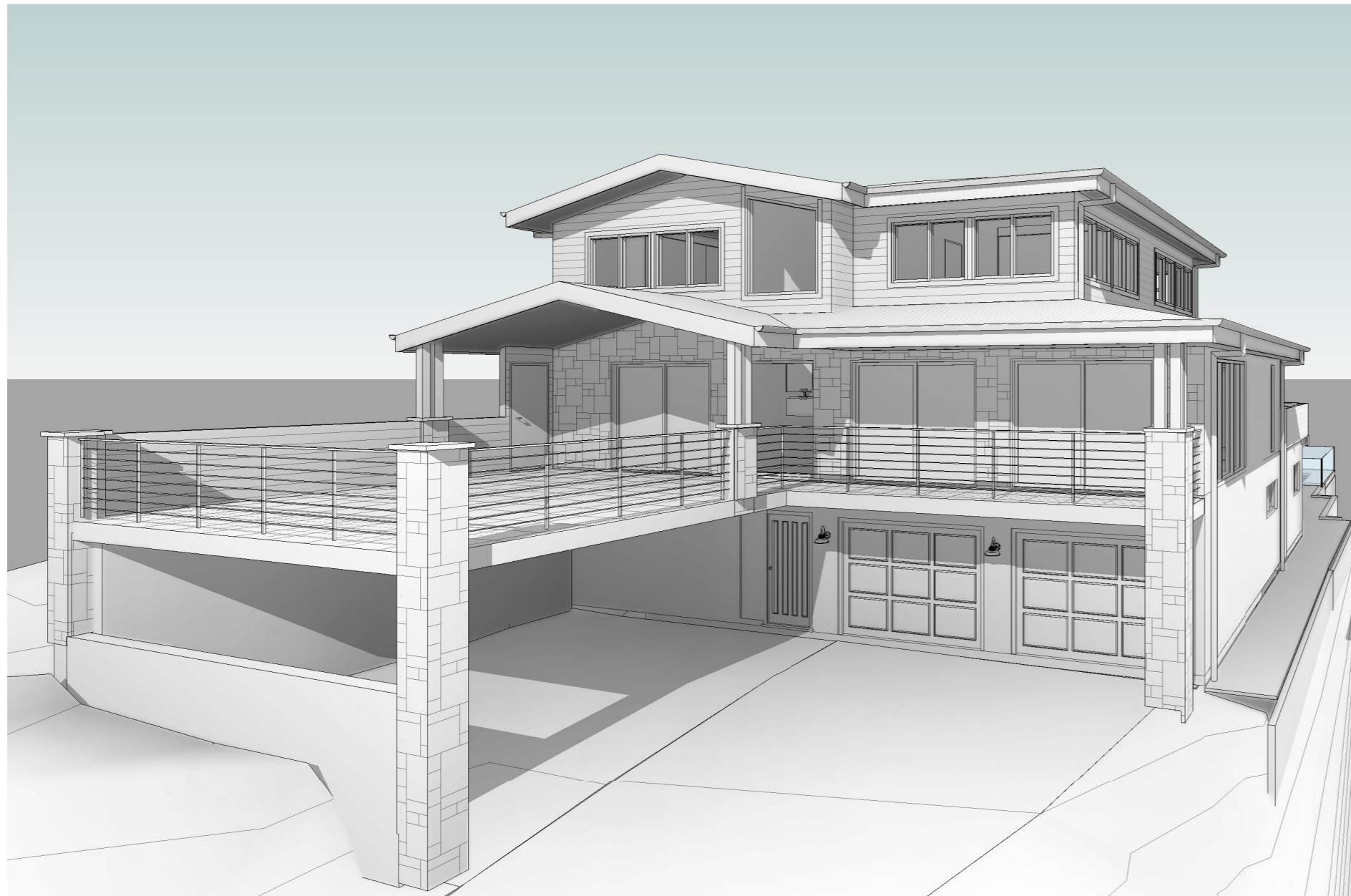


Clareville House

29 Wandeen Road, Clareville, NSW 2107

Trish Quirk



Streetscape Perspective



Source: Six Maps NSW Planning

Drawings

No.	Name	Date
A00	Cover Sheet	03/27/23
A01	BASIX Commitments	9/11/2021
A01a	BASIX Commitments	9/11/2021
A02	Site Plan	9/11/2021
A03	Compliance Plan	9/11/2021
A04	Existing and Demolition	9/11/2021
A05	Ground Floor - Proposed	9/11/2021
A06	First Floor - Proposed	9/11/2021
A07	Second Floor - Proposed	9/11/2021
A08	Roof Plan - Proposed	9/11/2021
A09	Pool Plans	9/11/2021
A10	Elevations - Demolition	9/11/2021
A11	Elevations - North & South	9/11/2021
A12	Elevations - West	9/11/2021
A13	Elevations - East	9/11/2021
A14	Sections - Demolition	9/11/2021
A14a	Second Floor - Additional Sections	03/27/23
A14b	Additional Sections - Proposed & Demo	03/27/23
A14c	Additional Sections - Proposed & Demo	03/27/23
A15	Cross Sections	9/11/2021
A16	Long Sections	9/11/2021
A17	Sediment, Erosion & Waste Mgmt. Plan	9/11/2021
A18	Shadow Diagrams	9/11/2021
A19	Excavation & Fill Plan	9/11/2021
A21	Materials Schedule	9/11/2021
A22	3D Perspectives	9/11/2021



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5	Modification		27/3/2023

Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville

Lot 89 // DP 13760

for
Trish Quirk

Cover Sheet

Date	03/27/23	A00
Project no.	2013	
Drawn by:	VM Scale	

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A437642

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 24, October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	QUIRK RESIDENCE
Street address	29 WANDEEN Road CLAREVILLE 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 13760
Lot number	89
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Vanessa Miles
ABN (if applicable):	N/A

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 2996 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 120 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 70 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

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1	Client Revision		9/11/2021
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Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
floor above existing dwelling or building.	nil		
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors					
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:					
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓		
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓		
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓		
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
D101	E	1.9	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



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Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

BASIX Commitments

Date	9/11/2021
Project no.	2013
Drawn by:	VM Scale

A01

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
D102	W	7	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D103	S	12.18	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
Wg01	W	0.4	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W101	N	3.381	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W102	W	7.66	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W103	W	1.6	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W104	E	2.89	1.5	0.8	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W201	N	1.71	1.09	1.57	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W202	N	1.71	1.09	1.57	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W203	N	2.41	1.85	1.59	eave/verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W204	N	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W205	N	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W206	W	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W207	W	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W208	W	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W209	W	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W210	S	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W211	S	2.038	1.09	1.87	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W212	W	1.696	1.45	1.17	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W213	W	2.431	1.09	2.23	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W214	W	2.431	1.09	2.23	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W215	W	2.431	1.09	2.23	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W216	S	1.777	1.09	1.63	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W217	S	1.777	1.09	1.63	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W218	S	2.44	1.774	1.75	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W219	E	0.838	0.66	1.27	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		



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Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
SR01	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
SR02	0.608	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
SR03	0.385	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

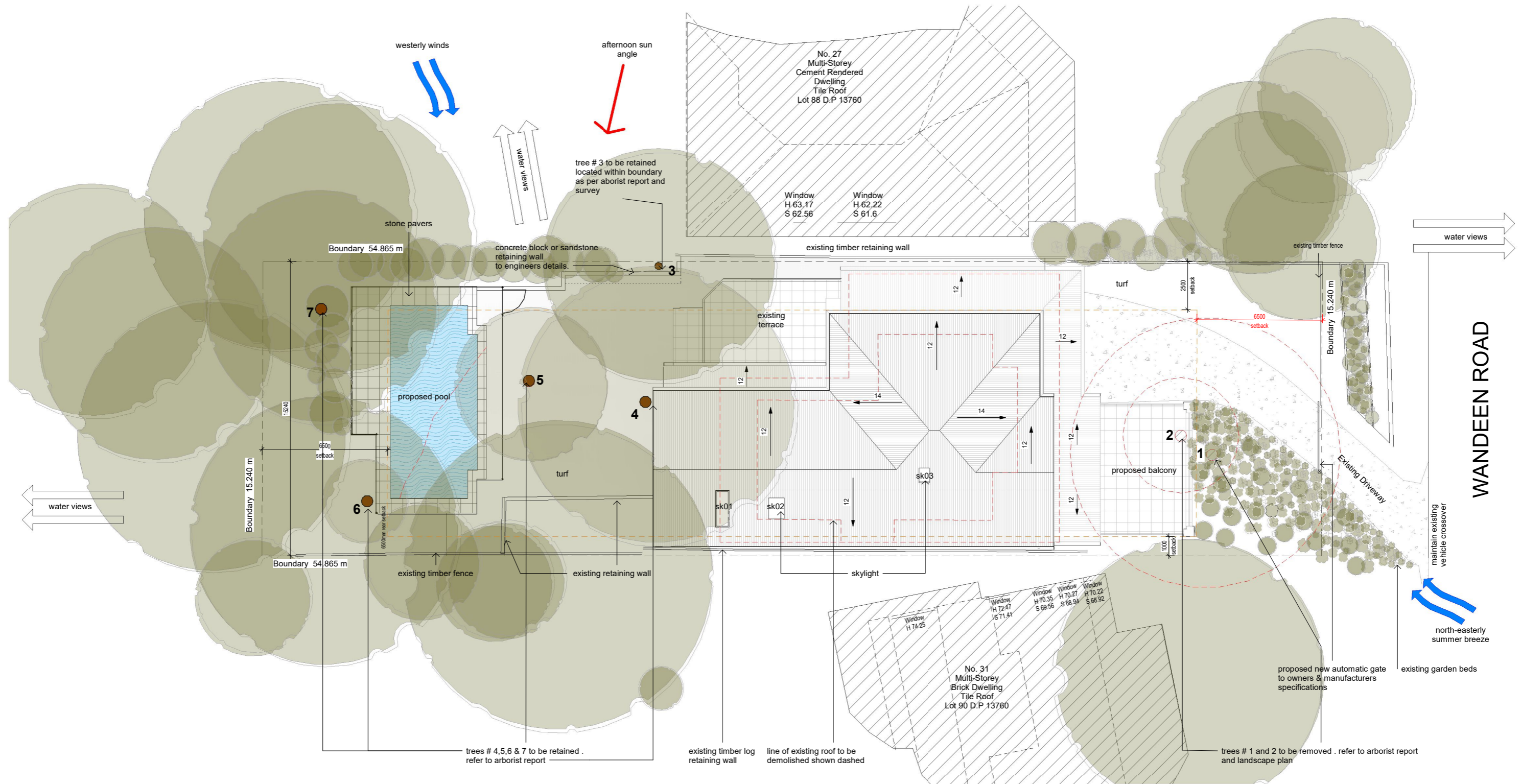
Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

BASIX Commitments

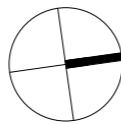
Date	9/11/2021
Project no.	2013
Drawn by:	VM Scale

A01a



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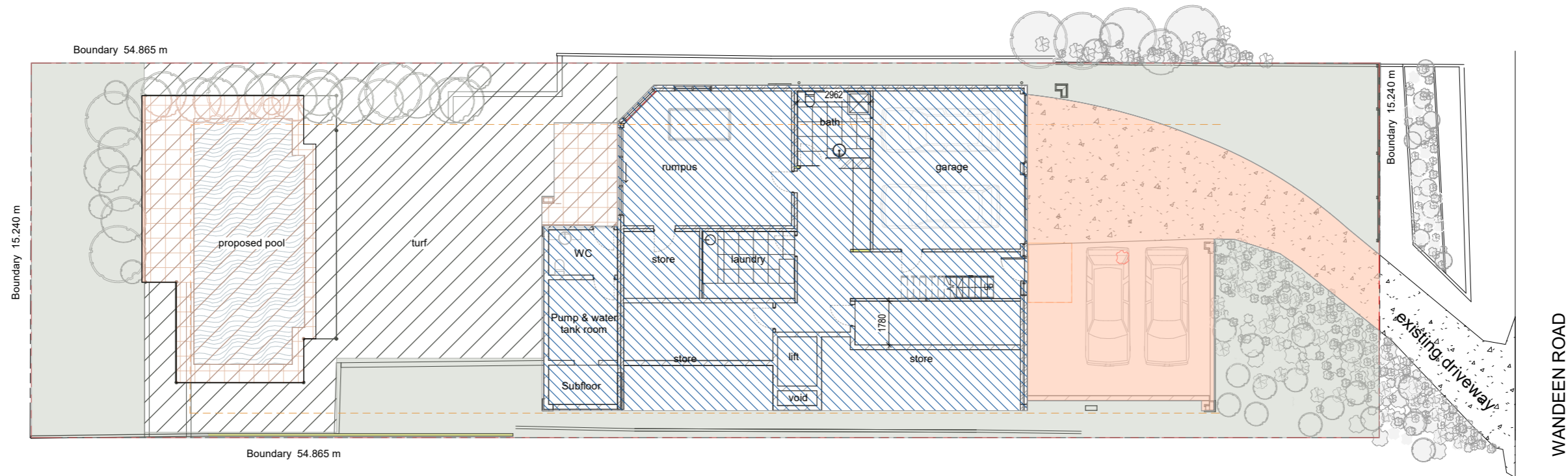
Site Plan

Date	9/11/2021
Project no.	2013
Drawn by:	VM

Scale

A02

1:100



1 Compliance Plan
1:100

Legend	Calculation	D1.14 - Landscaped area Pittwater 21 DCP (Avalon Locality)	C1.7 Private Open Space Pittwater 21 DCP (Avalon Locality)	Height of Building Pittwater LEP 2014 Mapping	D1.11 Building Envelope Pittwater 21 DCP (Avalon Locality)
<ul style="list-style-type: none"> site area soft landscaping hard landscaping site coverage private open space 	<ul style="list-style-type: none"> 836.1m² 399m² 48% 197m² 23.5% 242m² 29% 238.4m² 28% 	<p>Minimum total landscaped area on land zoned E4 Environmental Living</p> <p>Total required: 60% of site area: (501.6m²)</p> <p>Existing: 60.4% (505.1m²)</p> <p>Proposed: 48% (399m²)</p> <p>6% impervious (50.1m²)</p> <p>Total proposed: 54% (449.1m²)</p>	<p>Minimum 80m² private open space at ground level, directly accessible from living areas</p> <p>Proposed: 238.4m²</p>	<p>Maximum height of building in accordance with Pittwater LEP 2014 Mapping - 8.5m</p> <p>Existing: 9.6m</p> <p>Proposed: 9.1m</p>	<p>Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5m above ground level to the max. building height.</p> <p>No merit based - proposed building height less than existing build height</p> <p>No merit based - proposed build encroachment less than existing encroachment</p>



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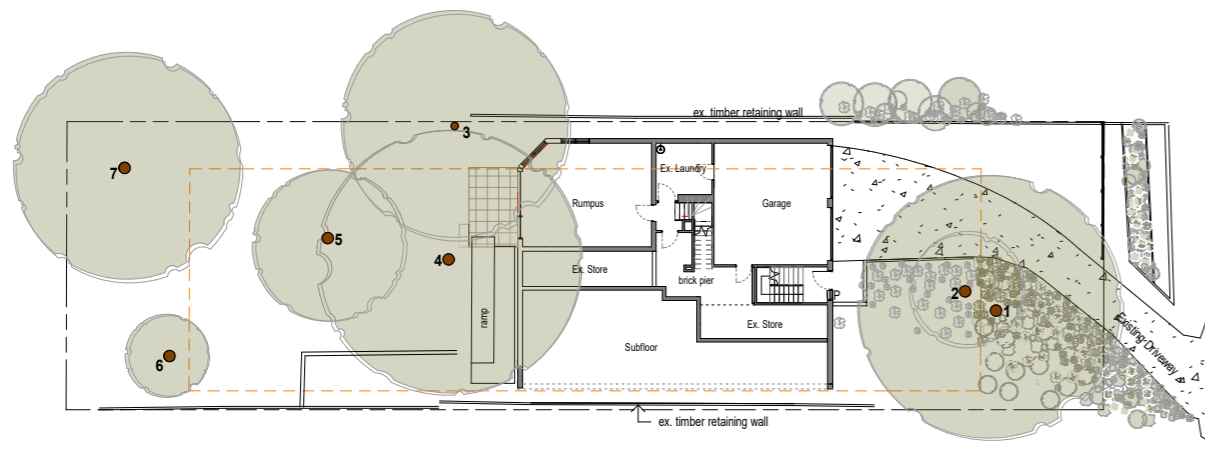
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Lot 89 // DP 13760
for
Trish Quirk

Compliance Plan

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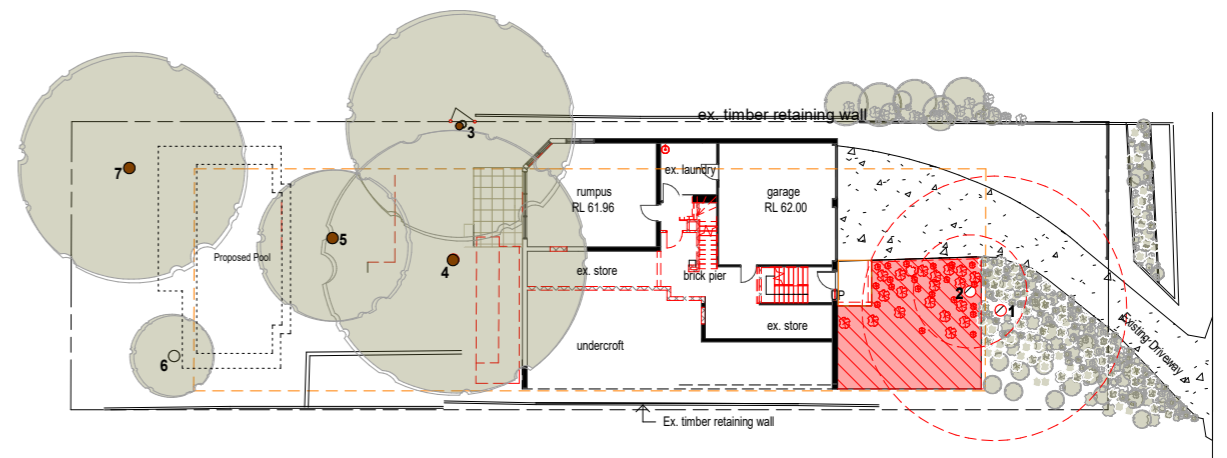
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A03	



WANDEEN ROAD

1 01 Ground Level _ Existing

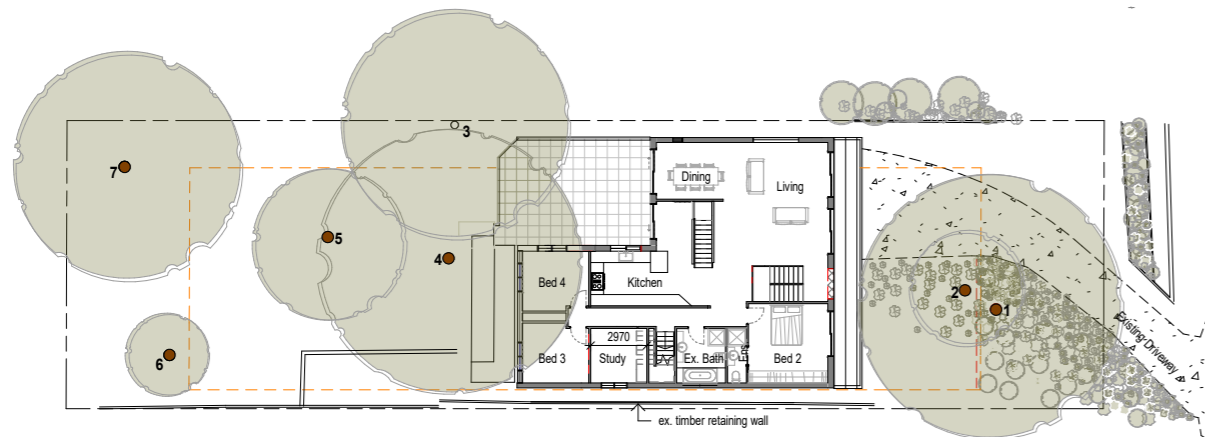
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WANDEEN ROAD

2 01 Ground Level _ Demolition

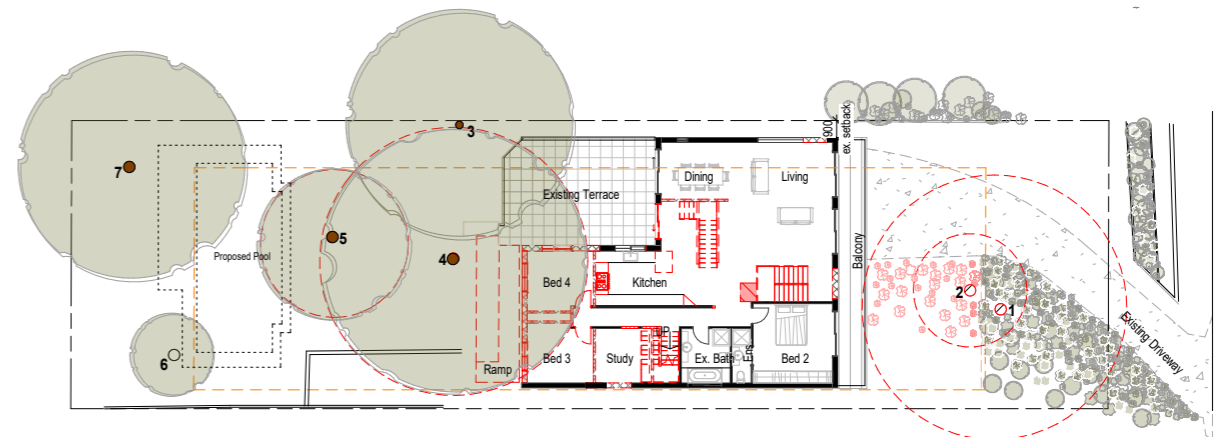
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WANDEEN ROAD

3 02 First Floor _ Existing

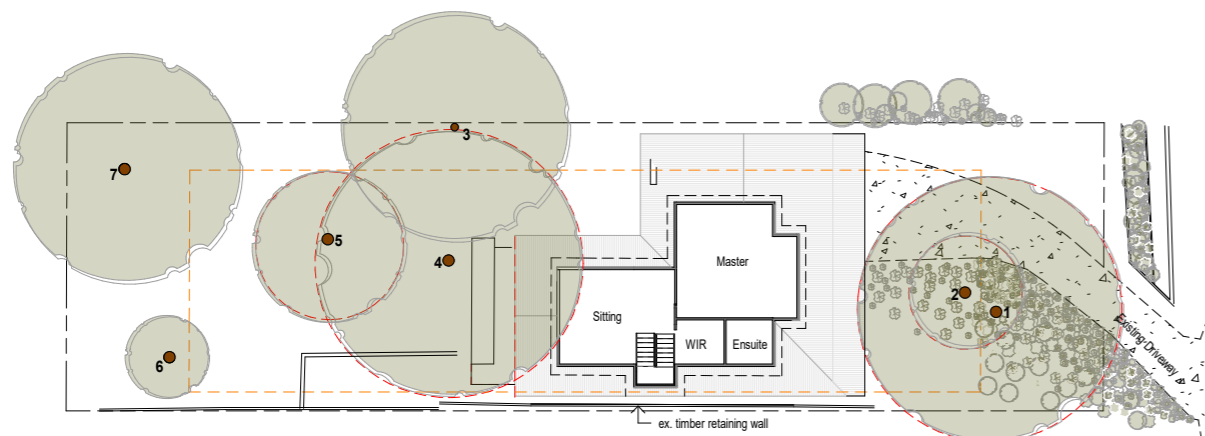
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WANDEEN ROAD

4 02 First Floor _ Demolition

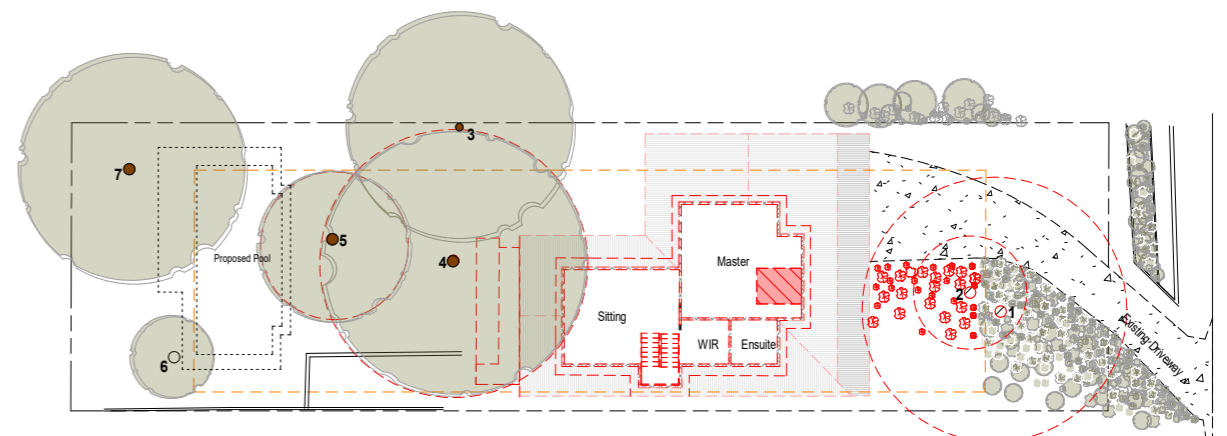
1:200



WANDEEN ROAD

5 03 Second Floor _ Existing

1:200



WANDEEN ROAD

6 03 Second Floor _ Demolition

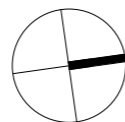
1:200

proposed demolition



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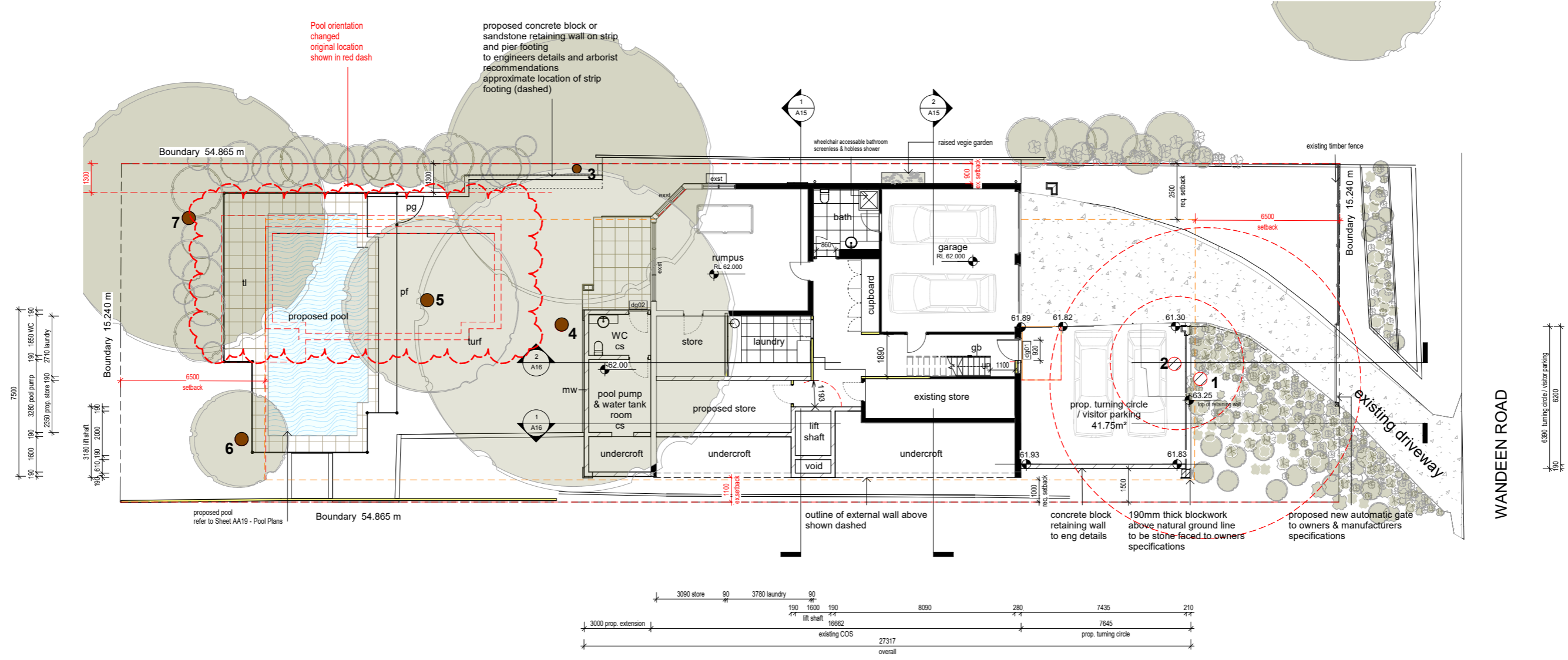
Existing and Demolition

Date	9/11/2021
Project no.	2013
Drawn by:	VM

Scale

A04

As indicated



1 01 Ground Level _ Proposed
1 : 100

- proposed alterations & additions
- afw aluminium framed window
- asd aluminium sliding door
- asw aluminium sliding door
- co coping stone
- cs concrete slab
- dp downpipe
- gb glass balustrade
- pf pool fence
- pg pool gate
- sc stone cladding
- st stair
- tf timber floor
- tl tile floor



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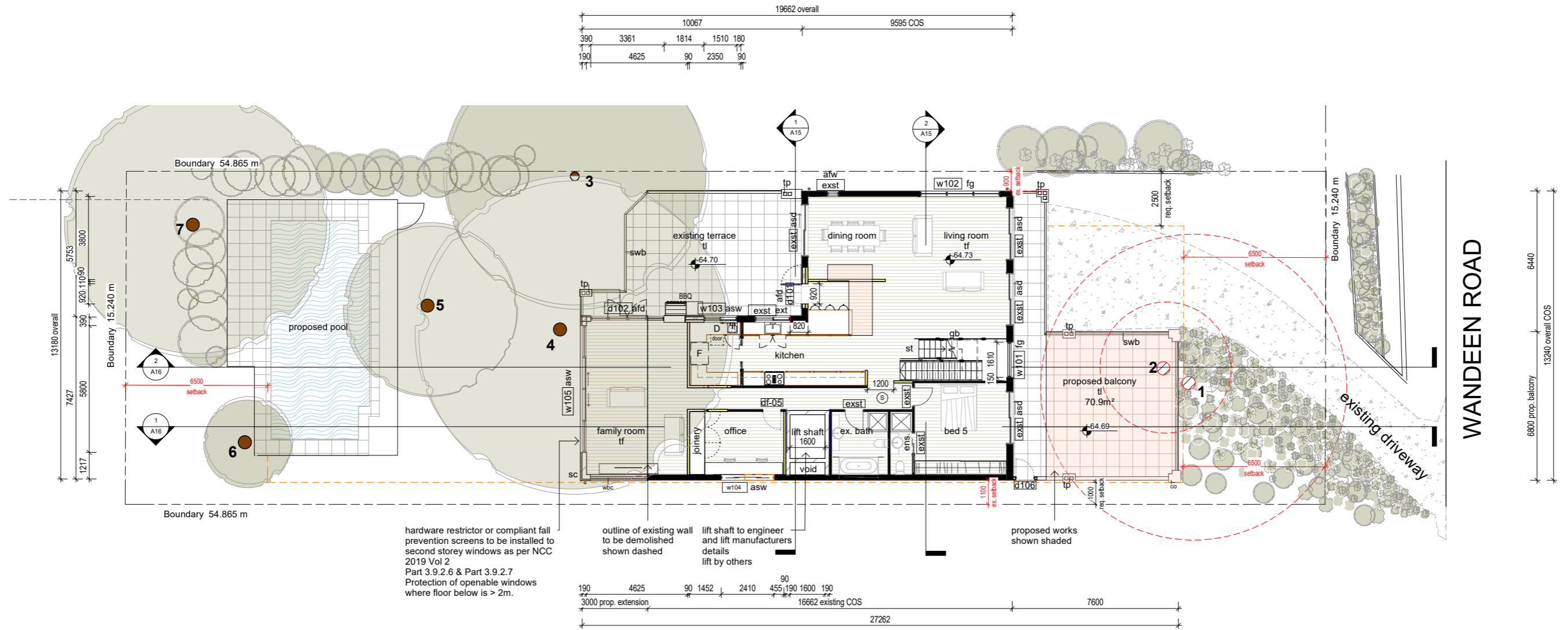
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Rev	Description	By	Date
1	Client Revision		9/11/2021
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3	Client Revision		22/3/2022
4	For Issue		22/3/2022
5	Modification		27/3/2023

Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

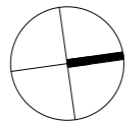
Ground Floor - Proposed

Date	9/11/2021	A05
Project no.	2013	
Drawn by:	VM Scale	
		1 : 100



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5	Modification		27/3/2023

Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville

Lot 89 // DP 13760

for
Trish Quirk

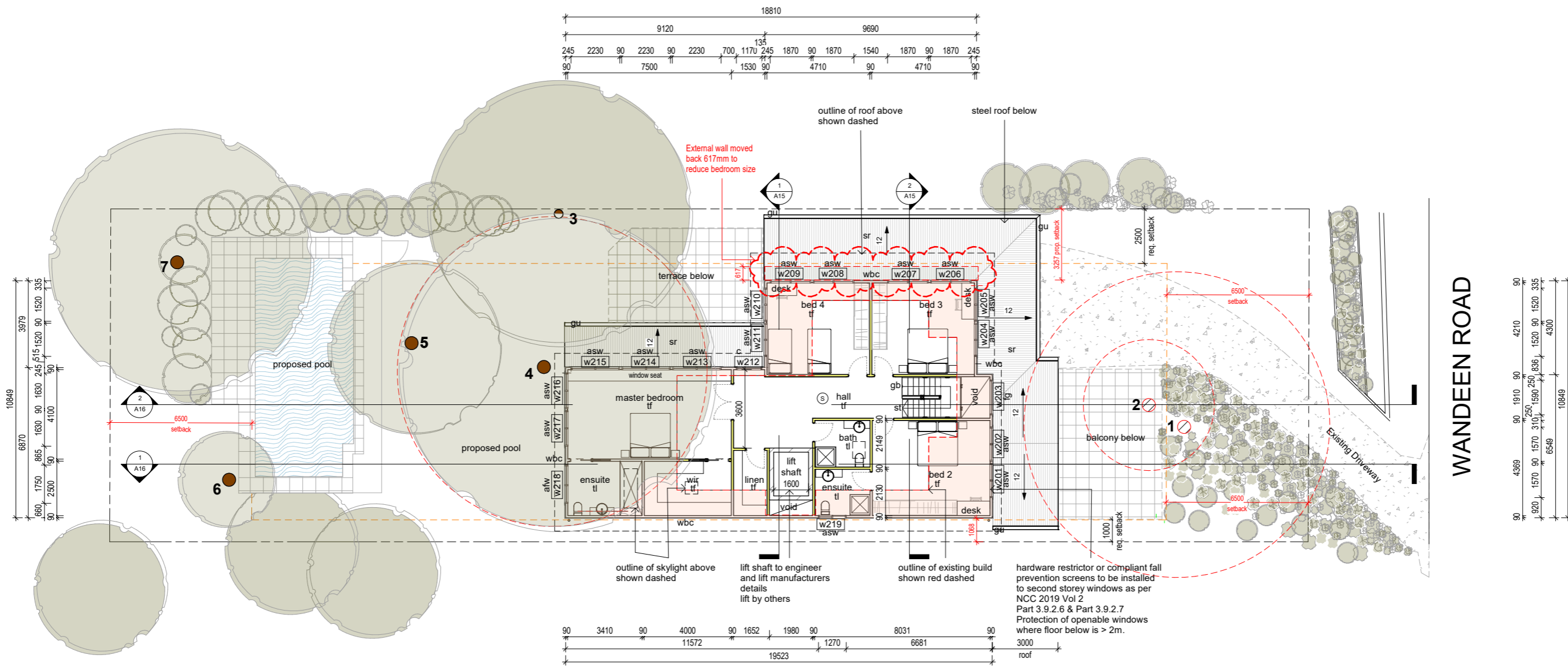
First Floor - Proposed

Date	9/11/2021
Project no.	2013
Drawn by:	VM

Scale

A06

1:100

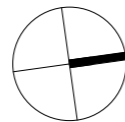


1 03 Second Floor _ Proposed
1:100

- proposed alterations & additions
- smoke alarm
- afw aluminium framed window
- asw aluminium sliding door
- gb glass balustrade
- gu gutter
- sr steel roofing
- st stair
- tf timber floor
- tl tile floor
- wbc weatherboard cladding



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5	Modification		27/3/2023

Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

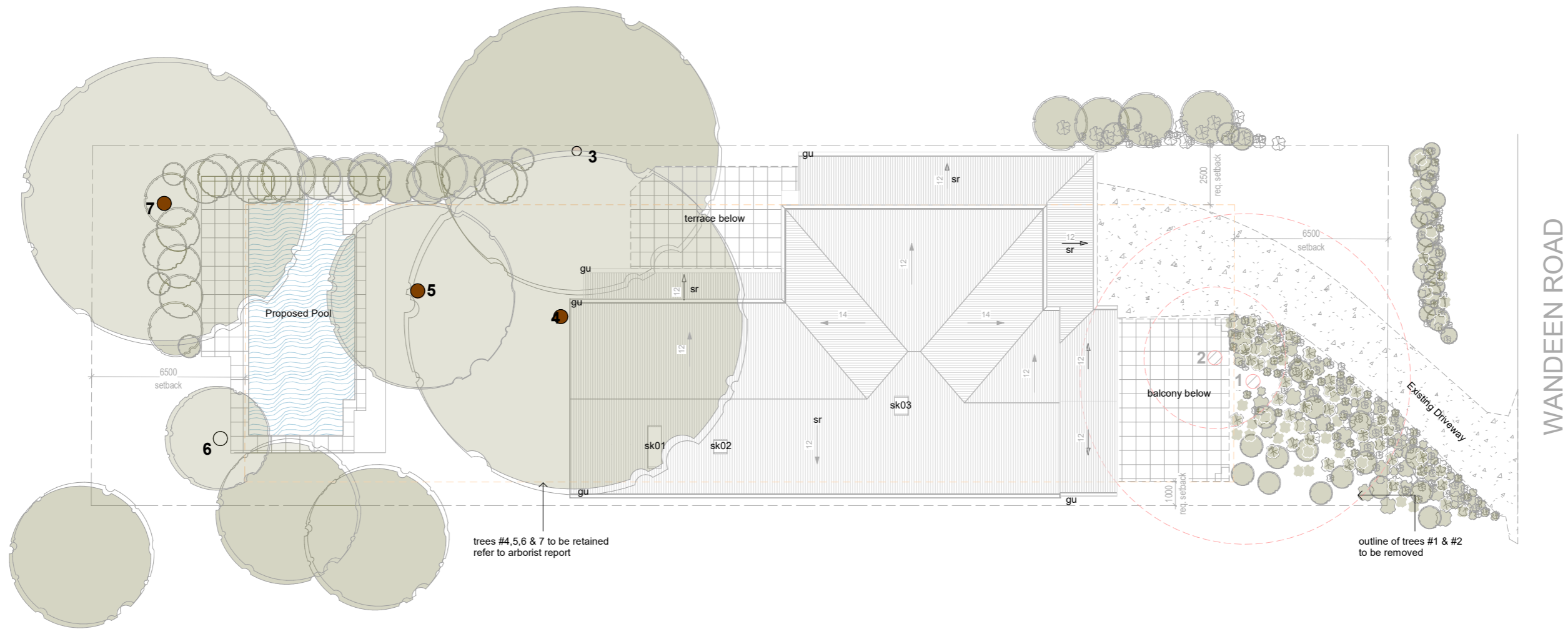
Second Floor - Proposed

Date	9/11/2021
Project no.	2013
Drawn by:	VM

Scale

A07

1:100



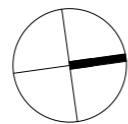
1 Roof Plan
1 : 100

gu gutter
sk skylight
sr steel roofing



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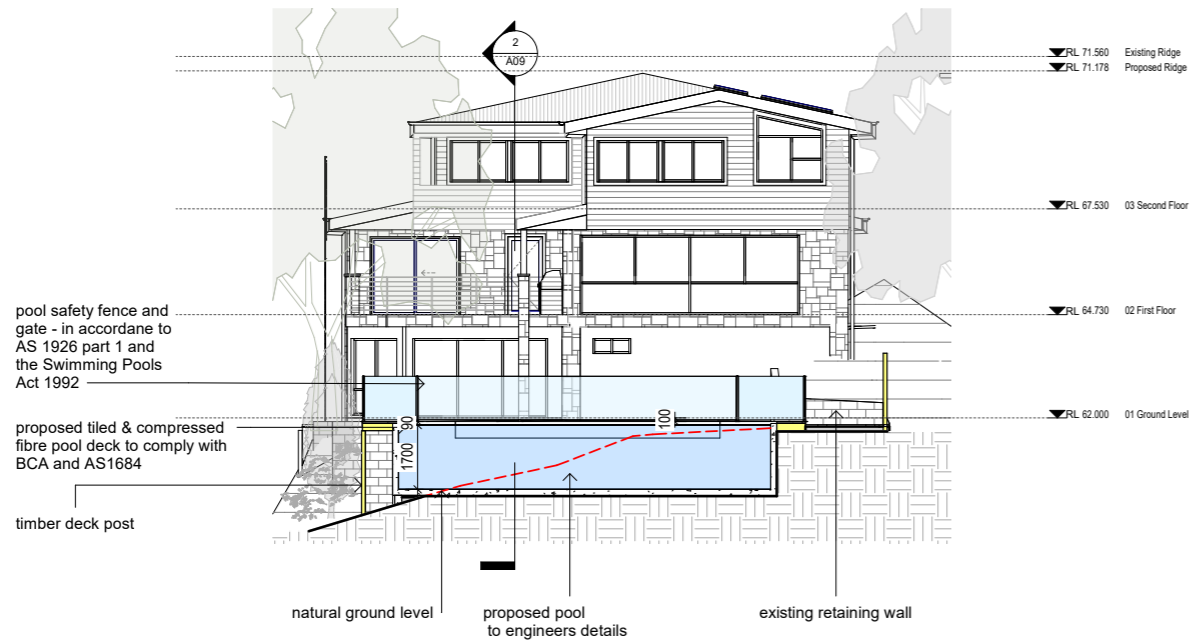
Rev	Description	By	Date
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Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

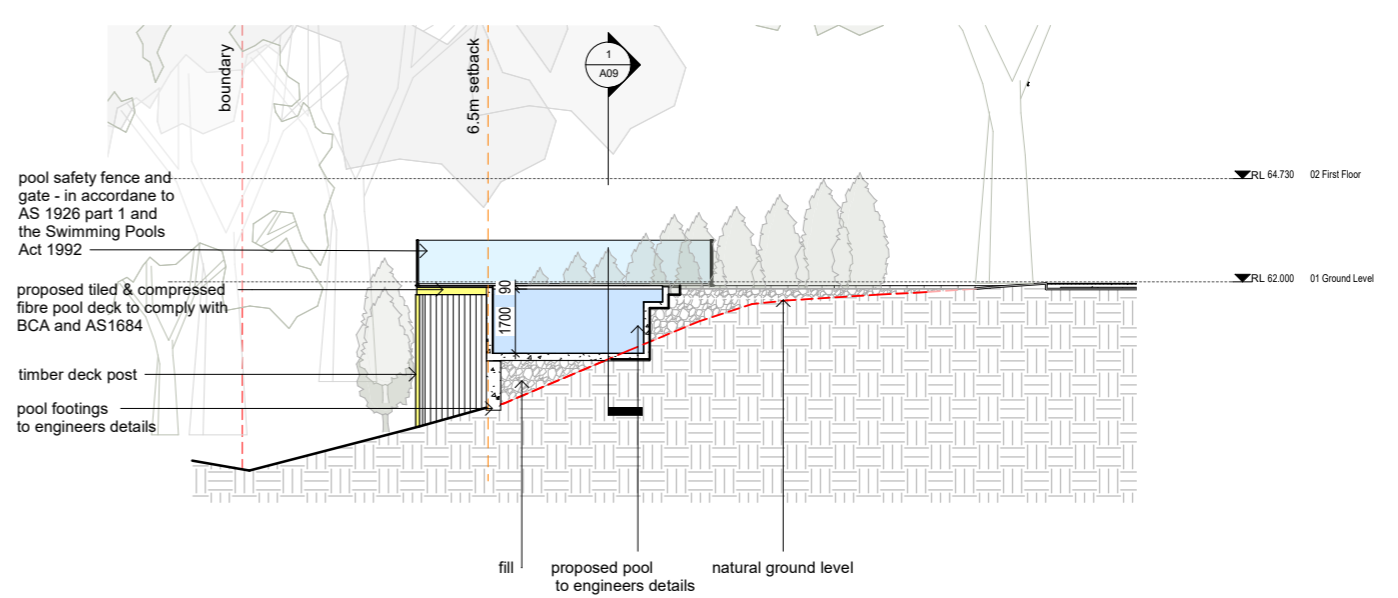
Roof Plan - Proposed

Date	9/11/2021
Project no.	2013
Drawn by:	VM

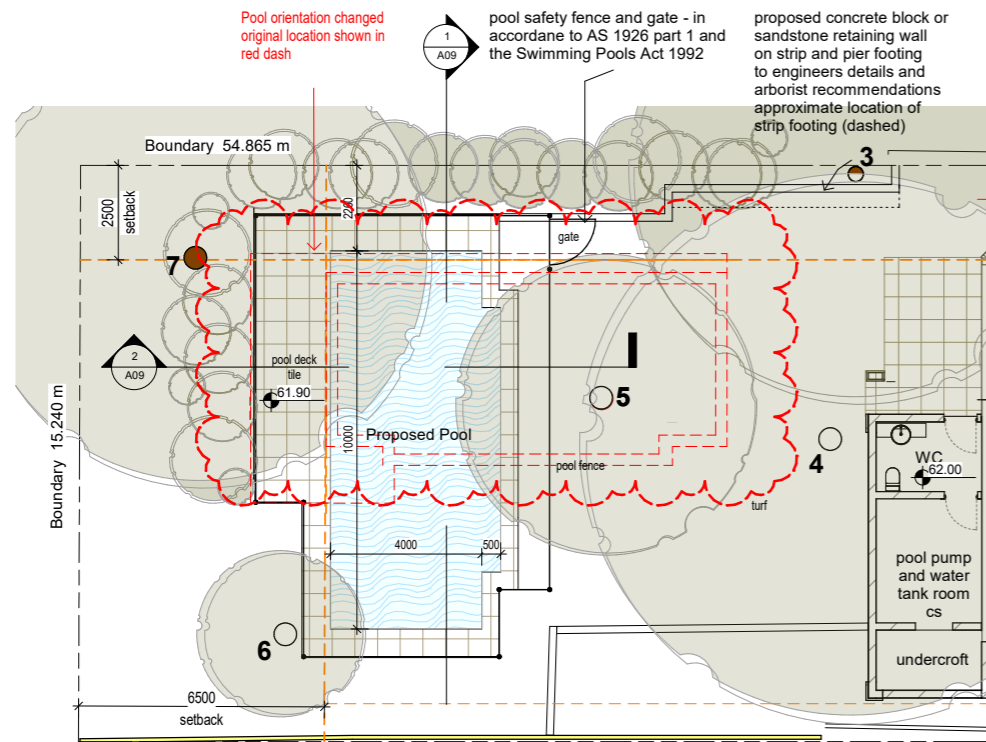
Scale	1 : 100
A08	



1 Pool - Cross Section
1 : 100



2 Pool - Long Section
1 : 100



3 Pool Plan
1 : 100

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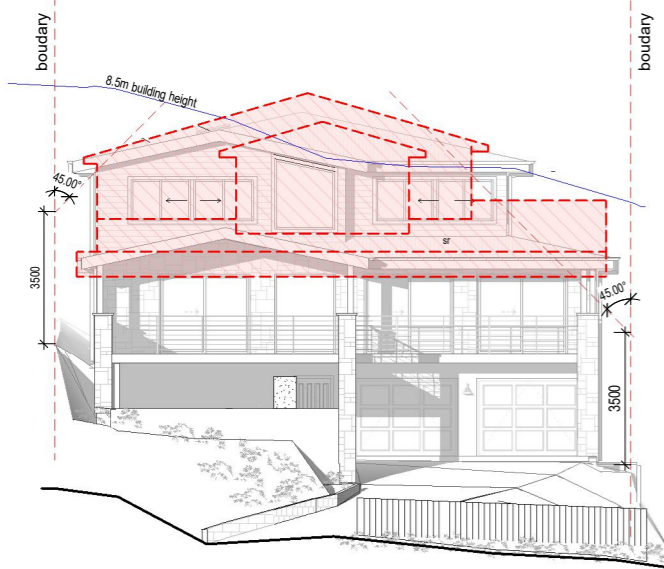


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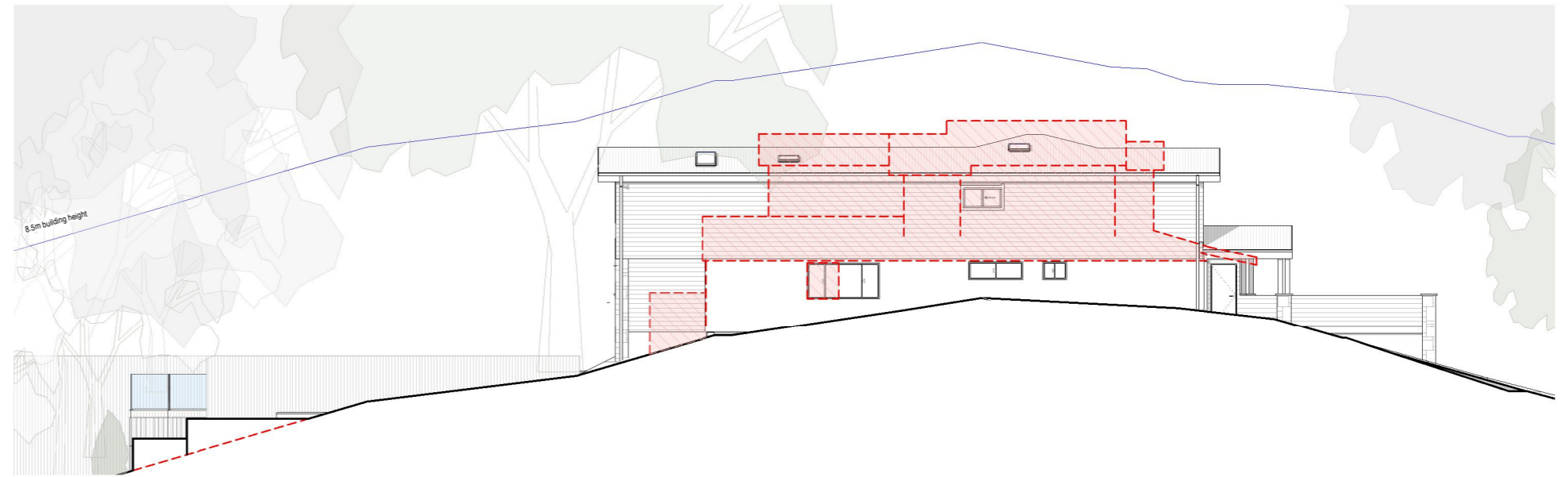
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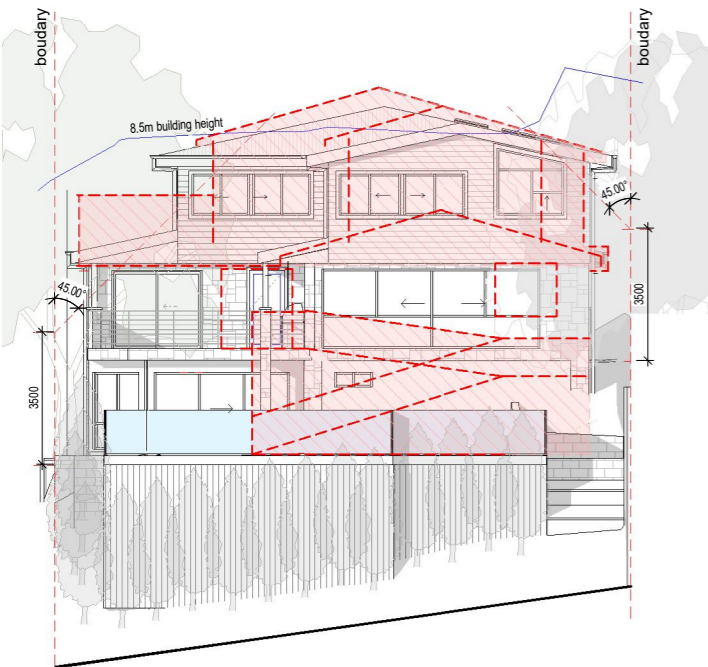
Pool Plans		A09
Date	9/11/2021	
Project no.	2013	
Drawn by:	VM Scale	
		1 : 100



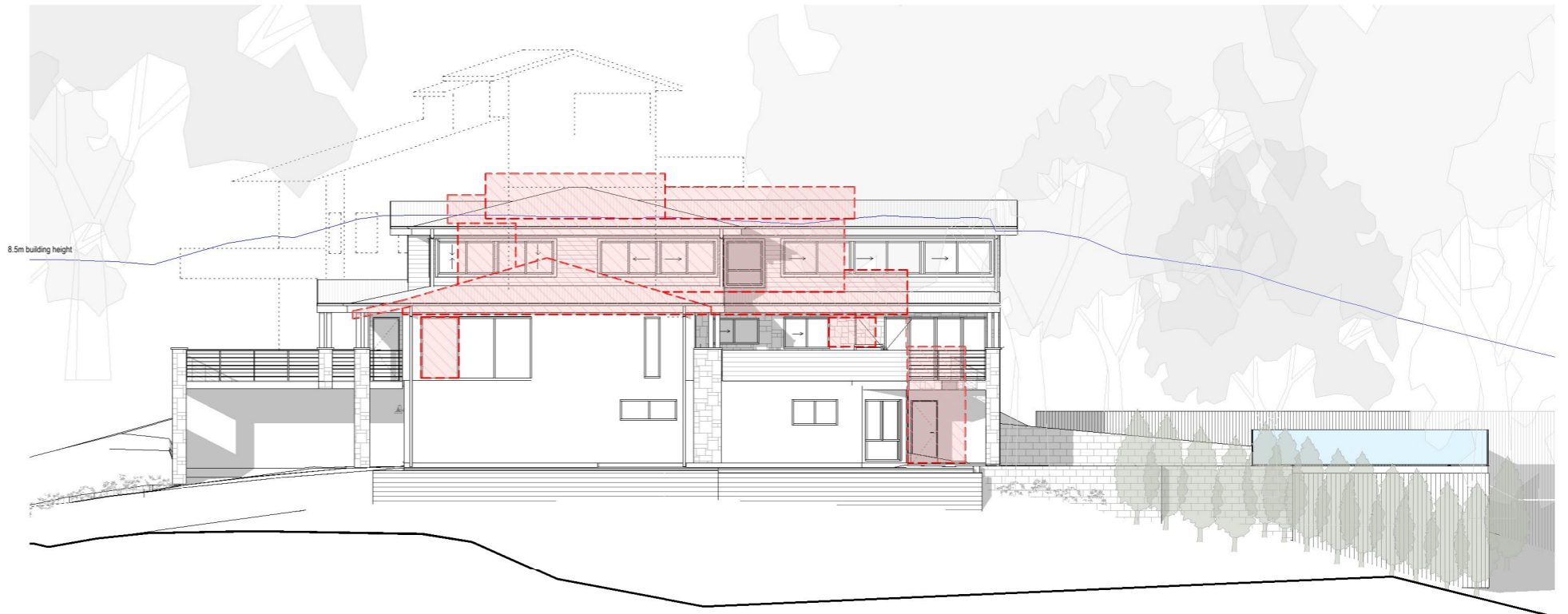
1 Elevation North Demolition
1 : 100




2 Elevation East Demolition
1 : 100



3 Elevation South Demolition
1 : 100



4 Elevation West Demolition
1 : 100

 proposed demolition



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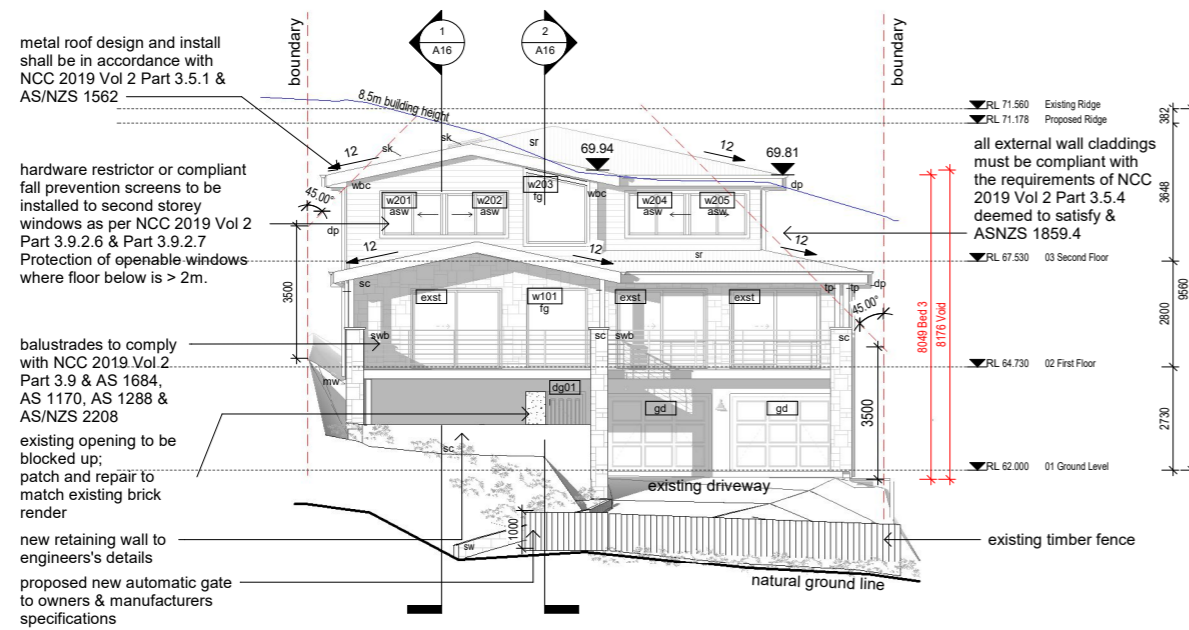
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Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

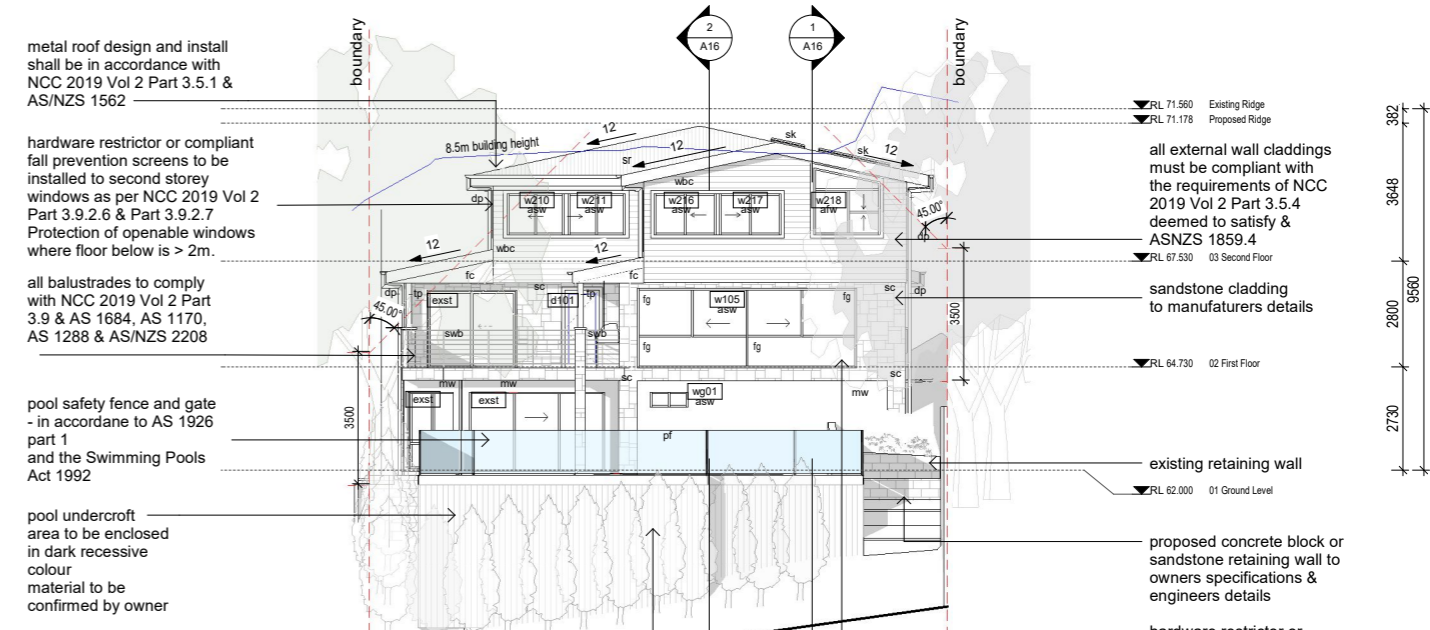
Elevations - Demolition

Date	9/11/2021
Project no.	2013
Drawn by:	VM

Scale	A10
	1 : 100



1 North Elevation
1:100



2 South Elevation
1:100

- afw aluminium framed window
- asd aluminium sliding door
- asw aluminium sliding window
- cb concrete block
- dp downpipe
- exst existing
- fc fibre cement sheeting
- gd garage door
- mw masonry wall
- pf pool fence
- pl pool
- sc stone cladding
- sk skylight
- sr steel roofing
- swb steel wire balustrade
- tp timber post
- wbc weatherboard cladding



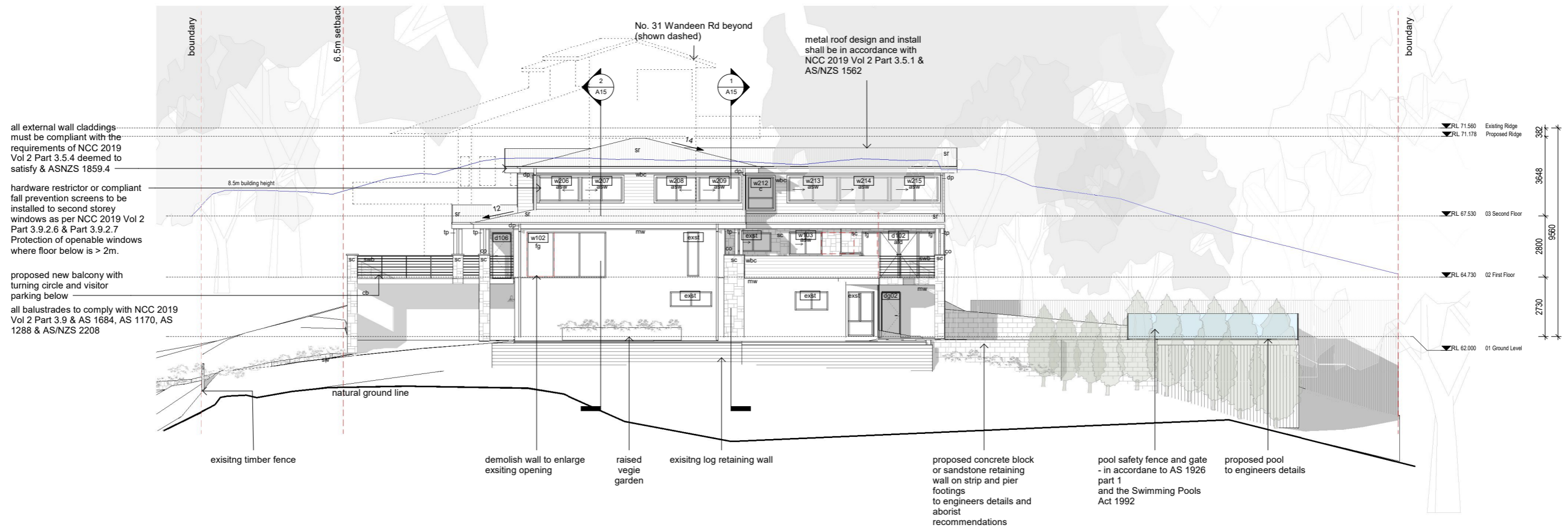
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Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

Elevations - North & South		A11
Date	9/11/2021	
Project no.	2013	
Drawn by:	VM	Scale
		1:100



all external wall claddings must be compliant with the requirements of NCC 2019 Vol 2 Part 3.5.4 deemed to satisfy & AS/NZS 1859.4

hardware restrictor or compliant fall prevention screens to be installed to second storey windows as per NCC 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7 Protection of openable windows where floor below is > 2m.

proposed new balcony with turning circle and visitor parking below

all balustrades to comply with NCC 2019 Vol 2 Part 3.9 & AS 1684, AS 1170, AS 1288 & AS/NZS 2208

1 West Elevation
1 : 100

- asd aluminium sliding door
- asw aluminium sliding window
- cb concrete block
- co coping stone
- cs concrete slab
- dp downpipe
- exst existing
- fg fixed glazing
- mw masonry wall
- pf pool fence
- pl pool
- sc stone cladding
- sr steel roofing
- sw stone wall
- swb steel wire balustrade
- tp timber post
- wbc weatherboard cladding



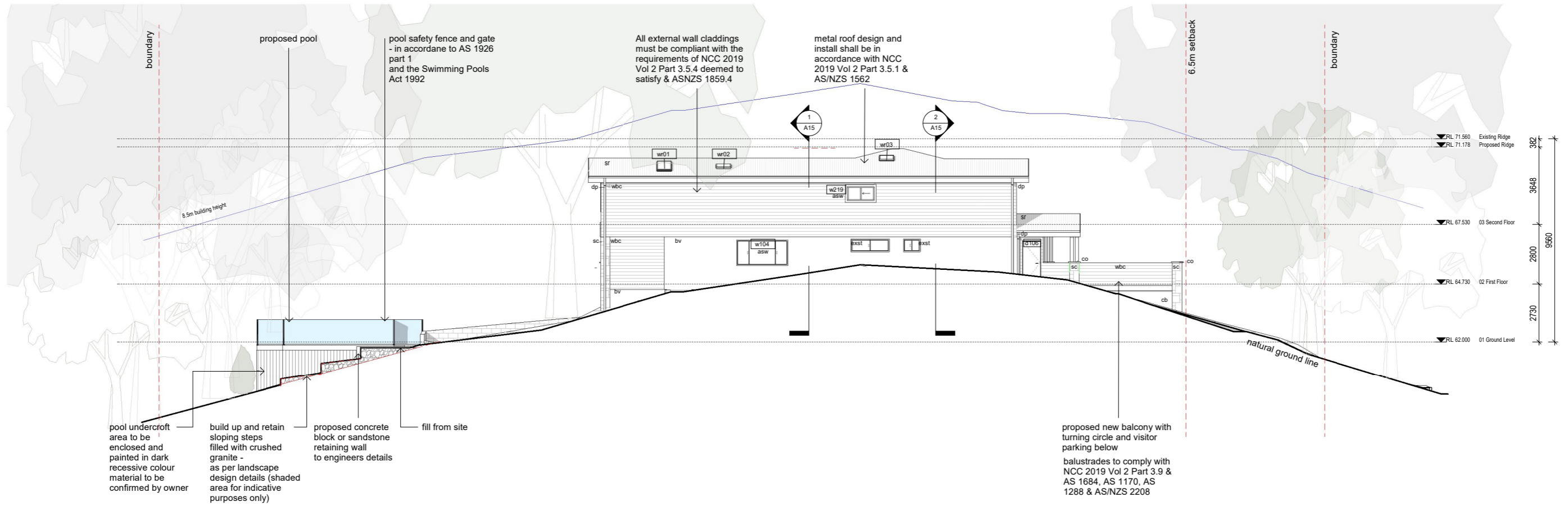
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Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

Elevations - West		A12
Date	9/11/2021	
Project no.	2013	
Drawn by:	VM	Scale
		1 : 100



1 East Elevation
1:100

- asw aluminium sliding window
- cb concrete block
- co coping stone
- dp downpipe
- exst existing
- mw masonry wall
- pf pool fence
- sc stone cladding
- sk skylight
- sr steel roofing
- swb steel wire balustrade
- tp timber post
- wbc weatherboard cladding
- wt water tank



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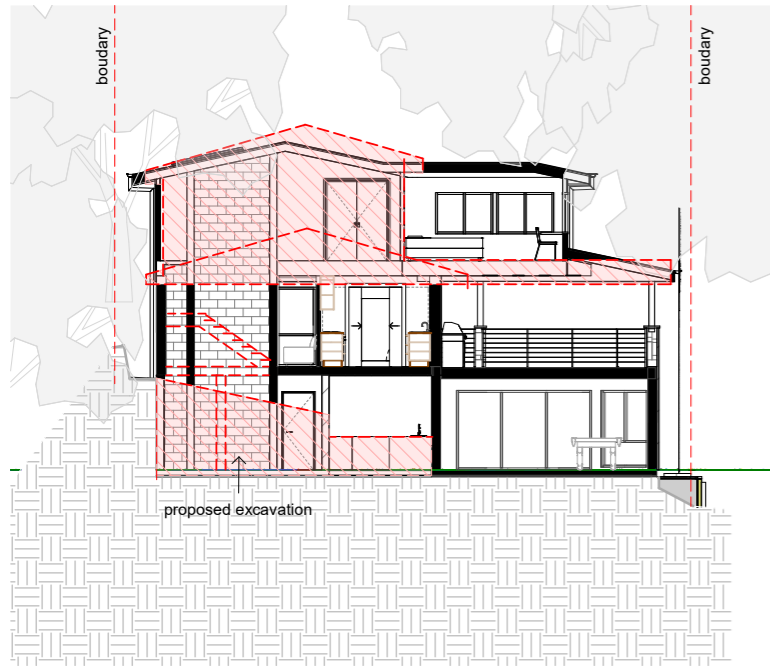
Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville

Lot 89 // DP 13760

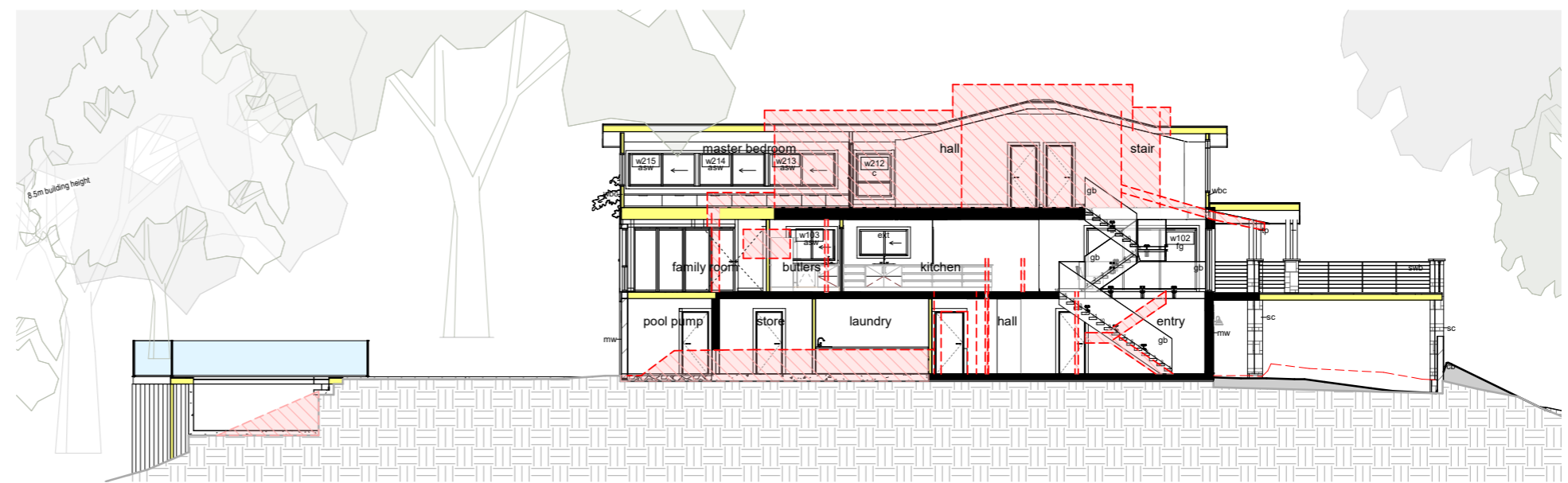
for
Trish Quirk

Elevations - East

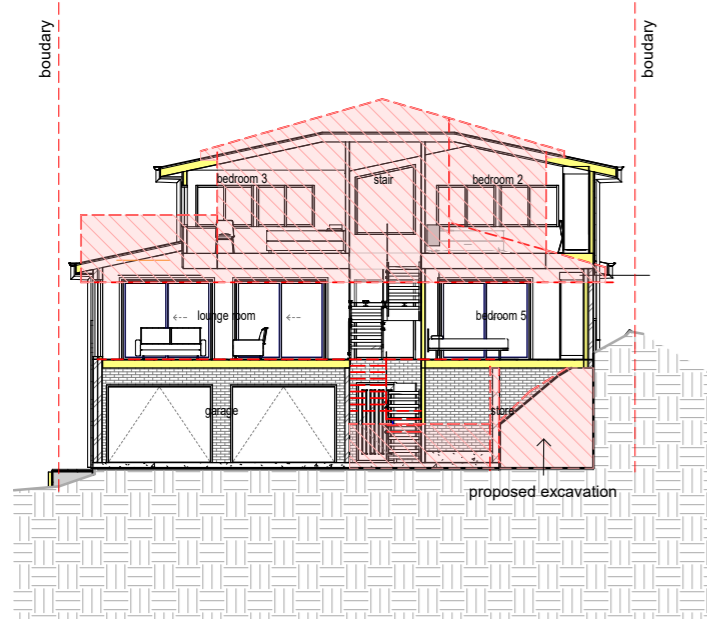
Date	9/11/2021	A13
Project no.	2013	
Drawn by:	VM	
Scale		1:100



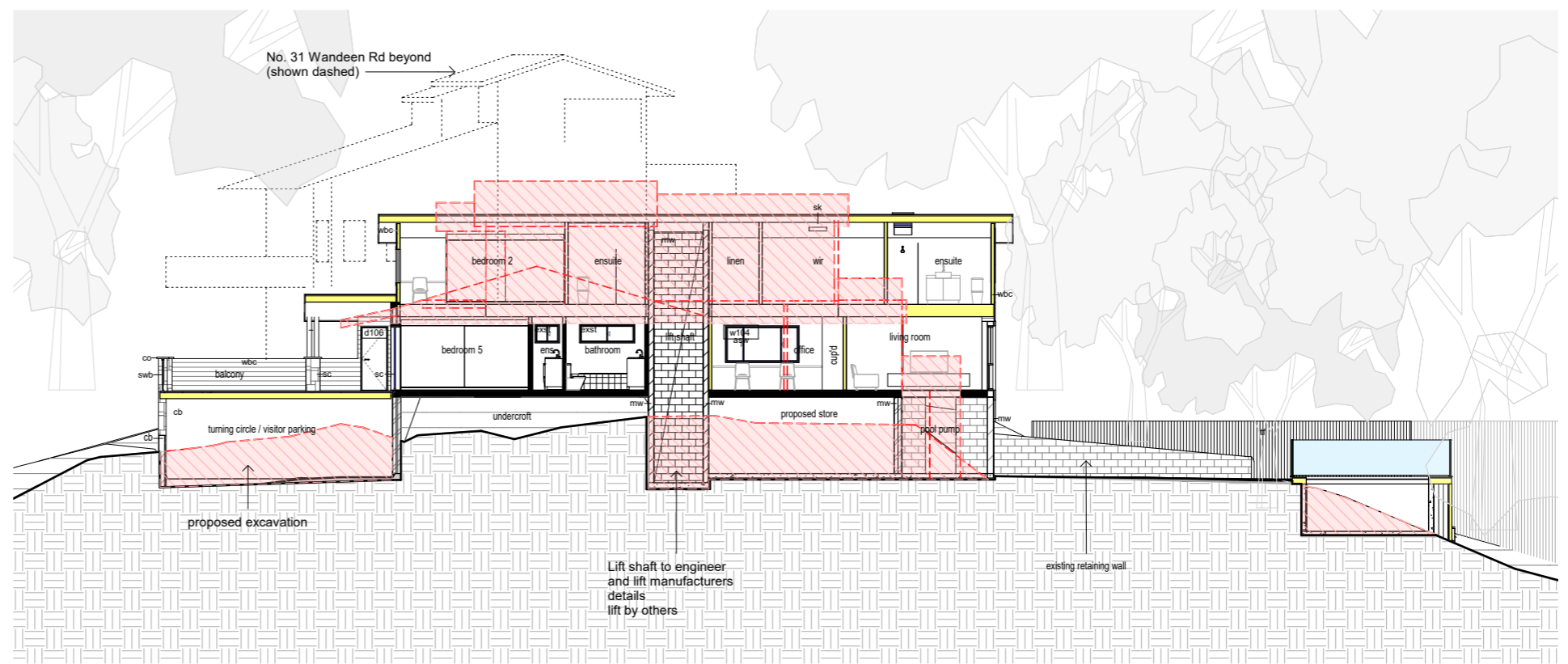
1 Cross Section 1-1 Demolition
1:100



4 Long Section B-B Demolition
1:100



2 Cross Section 2-2 Demolition
1:100



3 Long Section A-A Demolition
1:100

proposed demolition



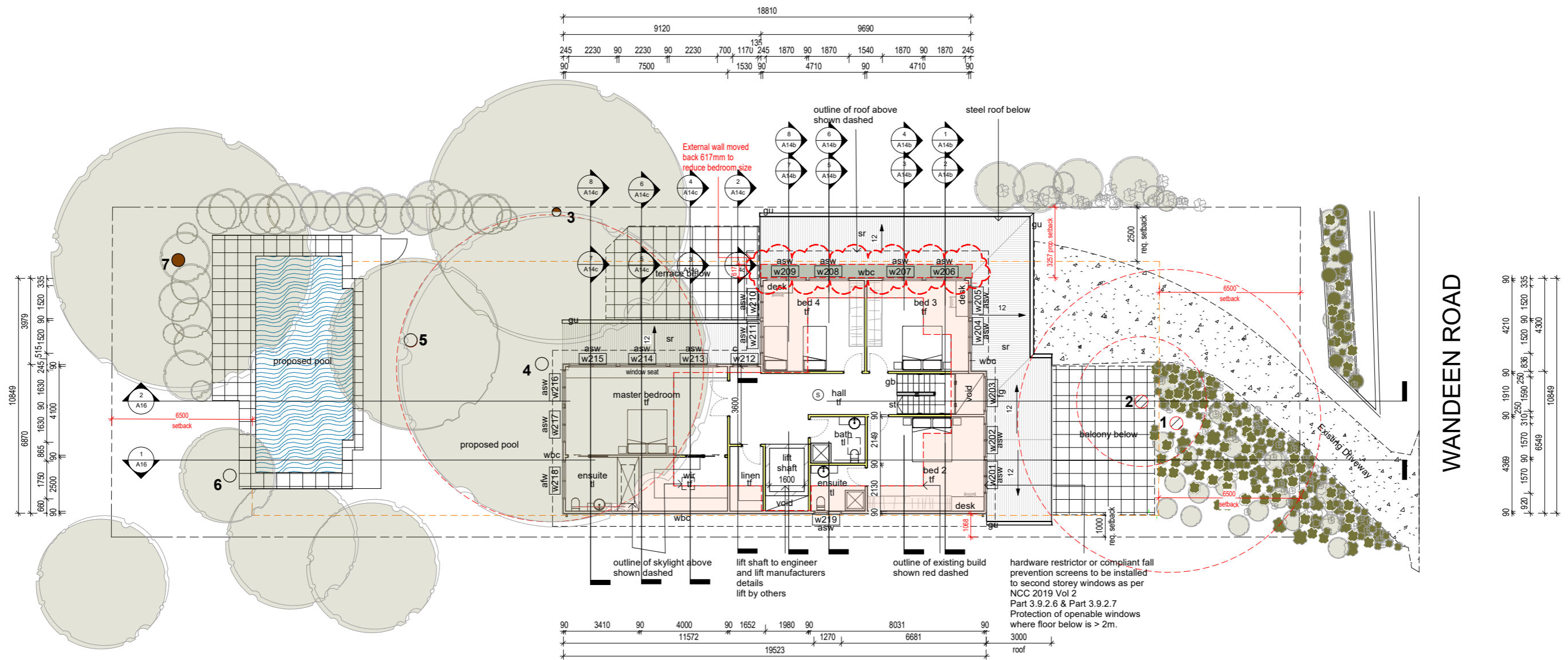
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Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

Sections - Demolition		A14
Date	9/11/2021	
Project no.	2013	
Drawn by:	VM	Scale
		1:100



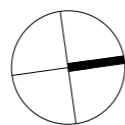
1 03 Second Floor _ Additional Sections

1:100



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Rev	Description	By	Date
5	Modification		27/3/2023

Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

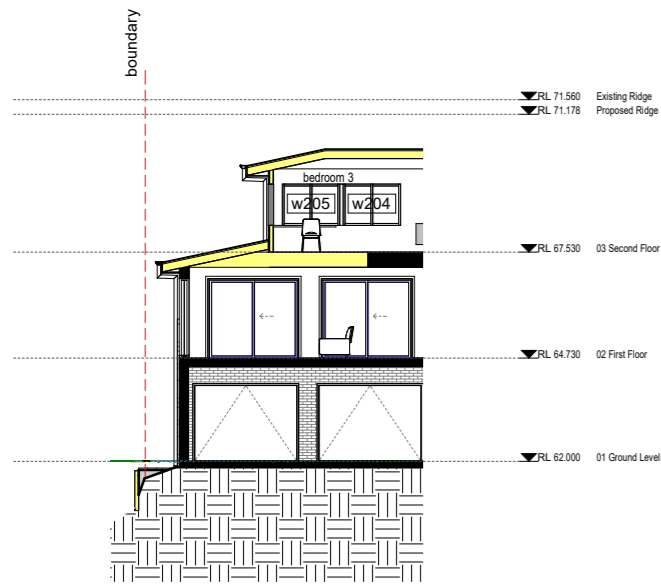
Second Floor - Additional Sections

Date	03/27/23
Project no.	2013
Drawn by:	Author

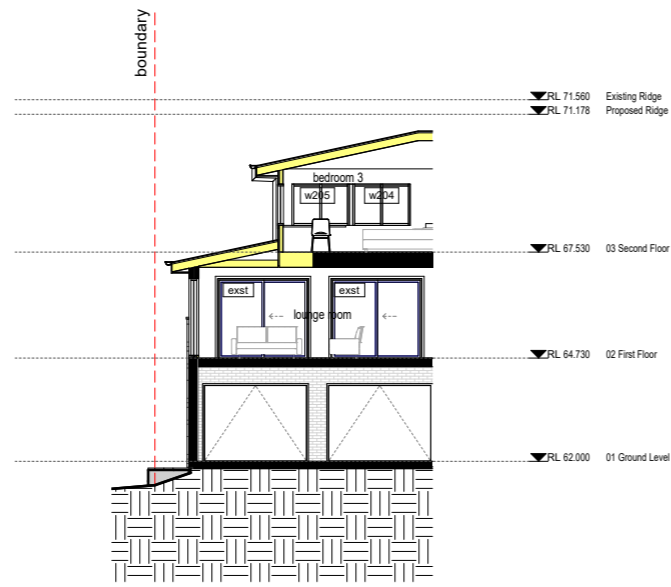
Scale

A14a

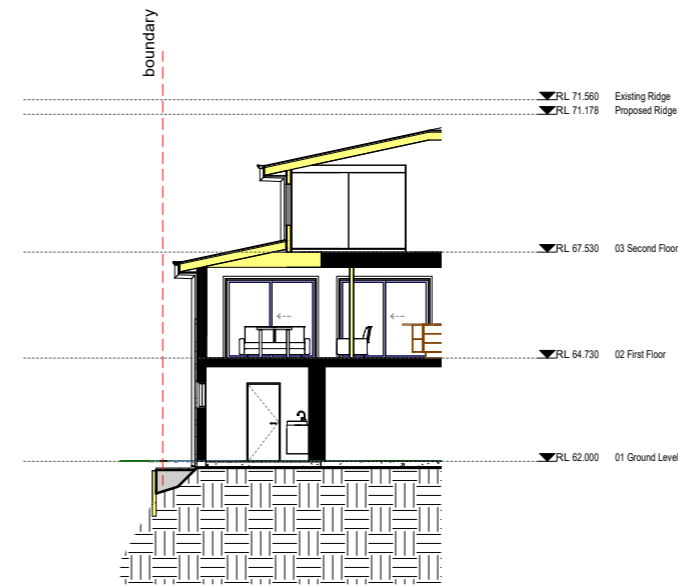
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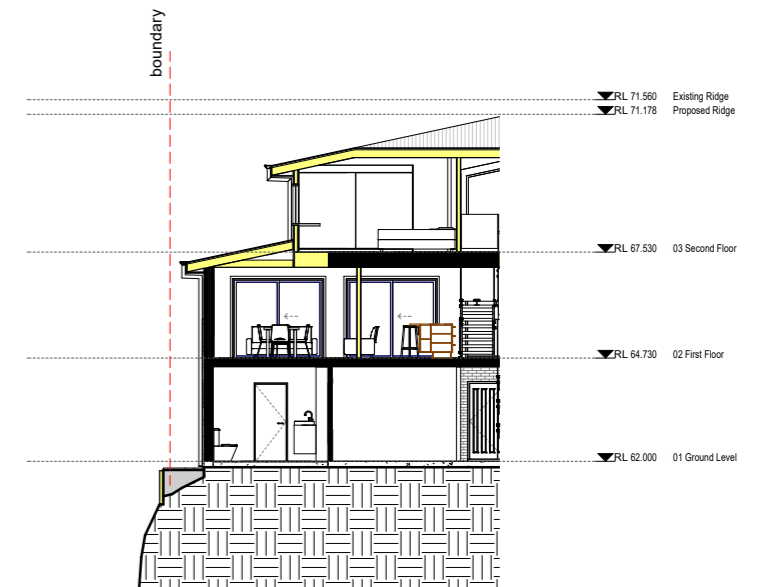
1 W206 Section - Proposed
1 : 100



3 W207 Section - Proposed
1 : 100



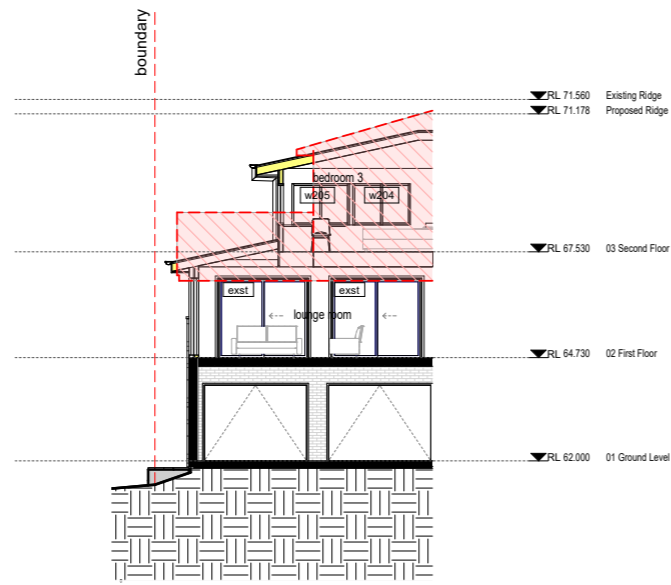
5 W208 Section - Proposed
1 : 100



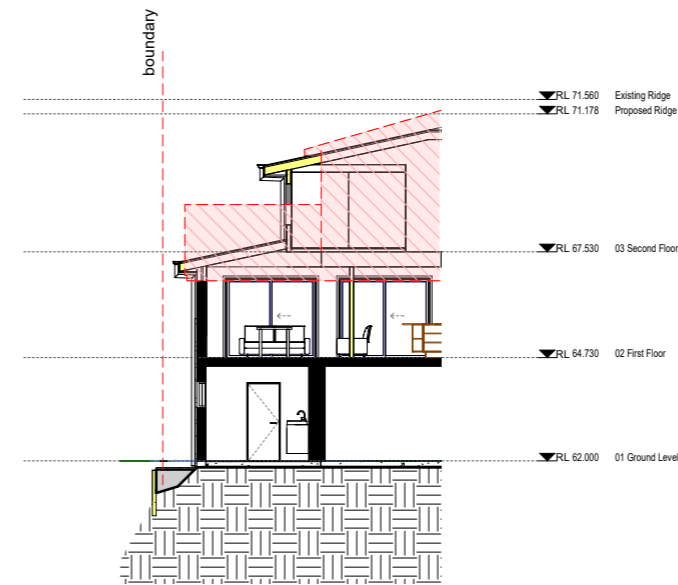
7 W209 Section - Proposed
1 : 100



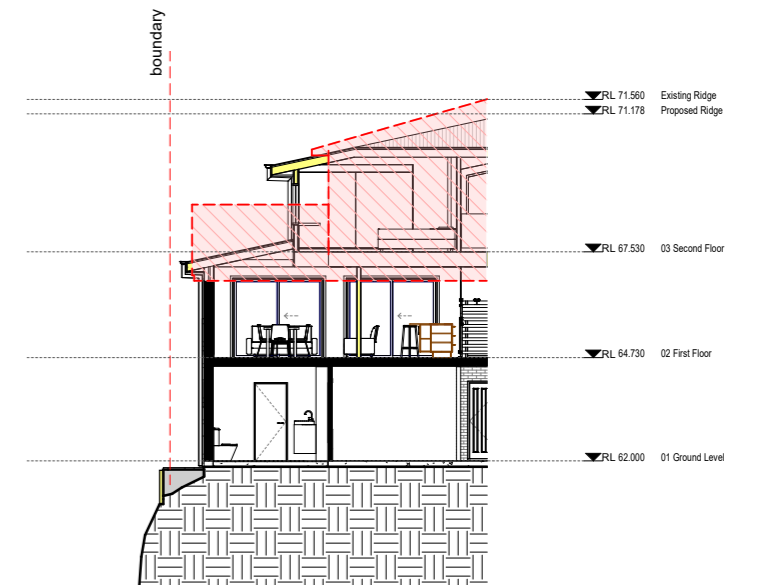
2 W206 Section - Demolition
1 : 100



4 W207 Section - Demolition
1 : 100



6 W208 Section - Demolition
1 : 100



8 W209 Section - Demolition
1 : 100



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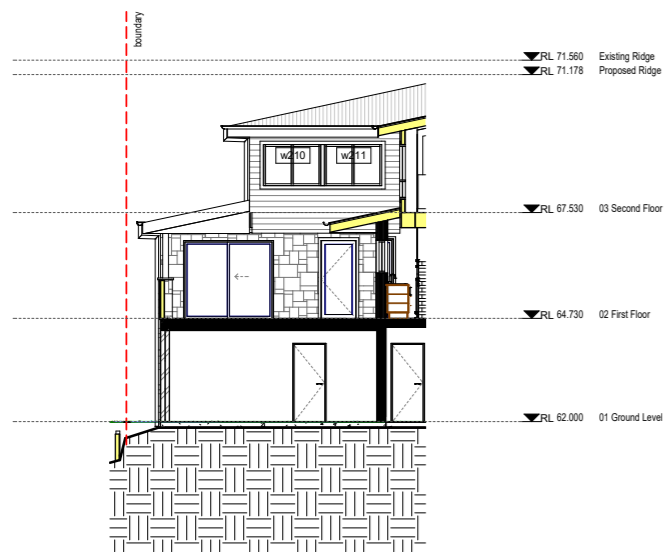
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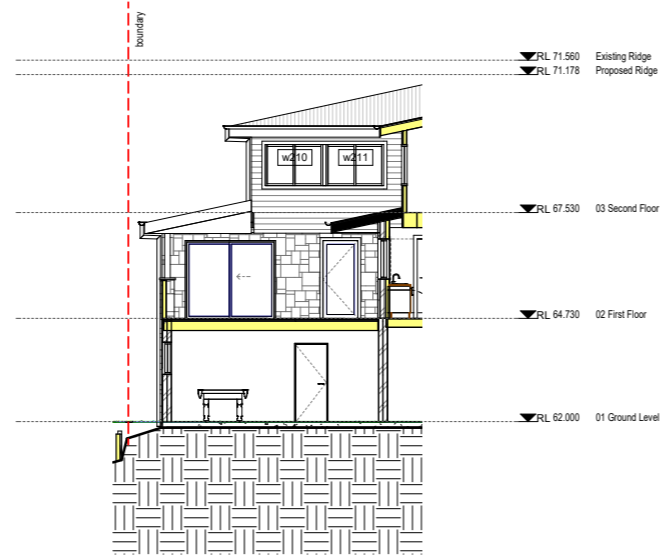
Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville
Lot 89 // DP 13760
for
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Additional Sections - Proposed & Demo

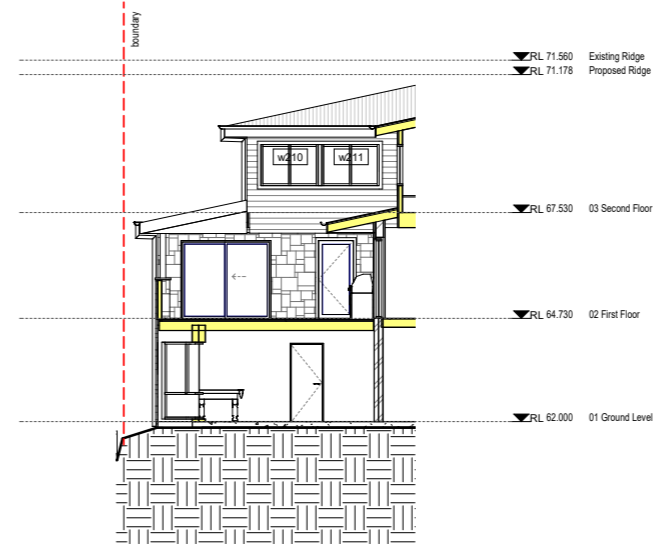
Date	03/27/23	A14b
Project no.	2013	
Drawn by:	Author Scale	
		1 : 100



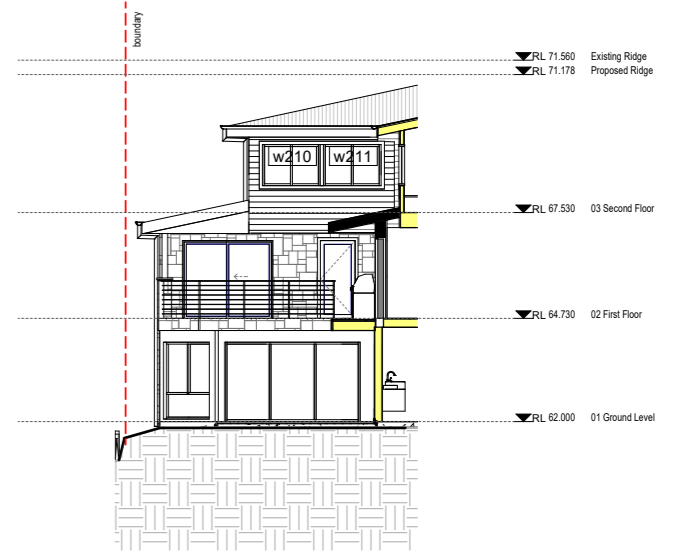
1 W212 Section - Proposed
1:100



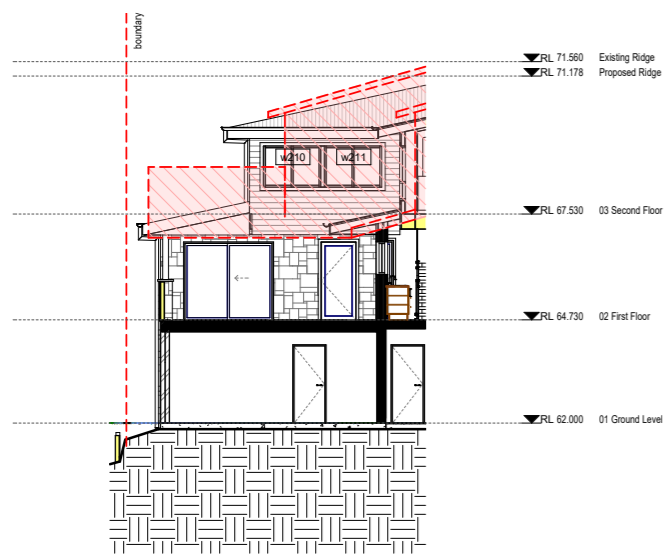
3 W213 Section - Proposed
1:100



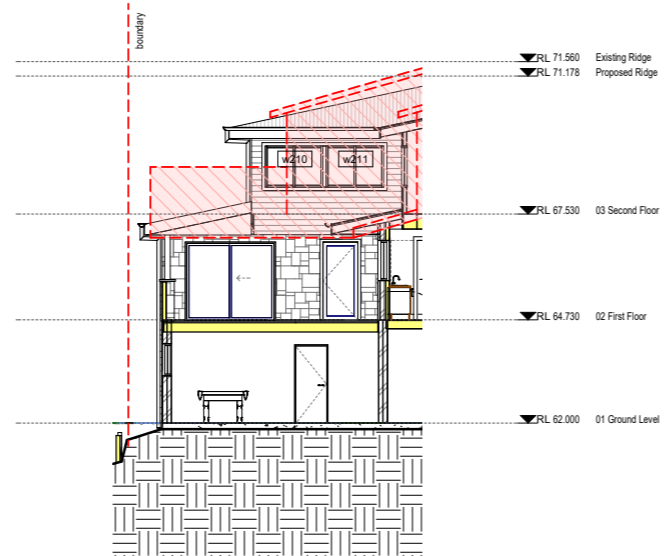
5 W214 Section - Proposed
1:100



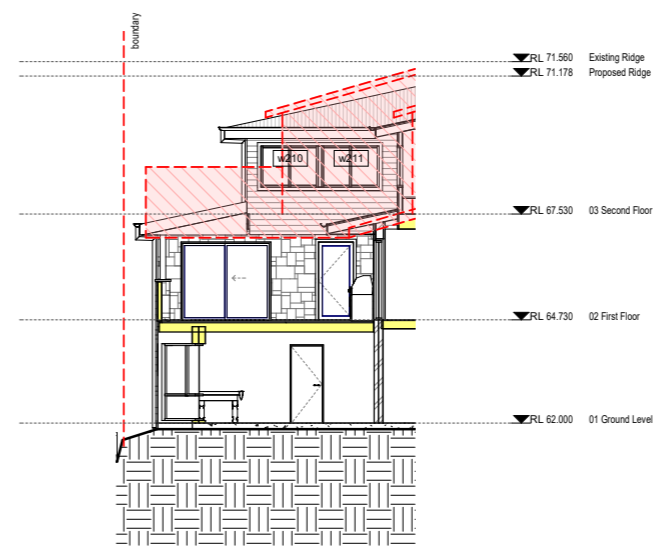
7 W215 Section - Proposed
1:100



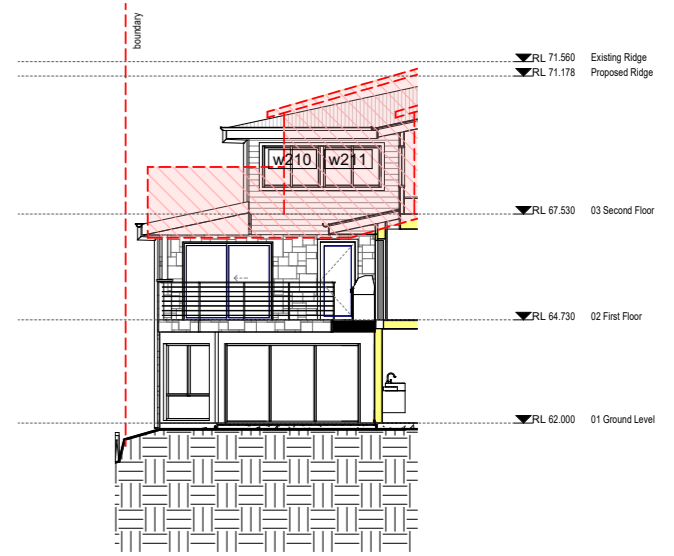
2 W212 Section - Demolition
1:100



4 W213 Section - Demolition
1:100



6 W214 Section - Demolition
1:100



8 W215 Section - Demolition
1:100



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41 York Terrace
Bilgola Plateau
NSW 2107
P 0421 161 020
E vanessajmiles@yahoo.co.uk

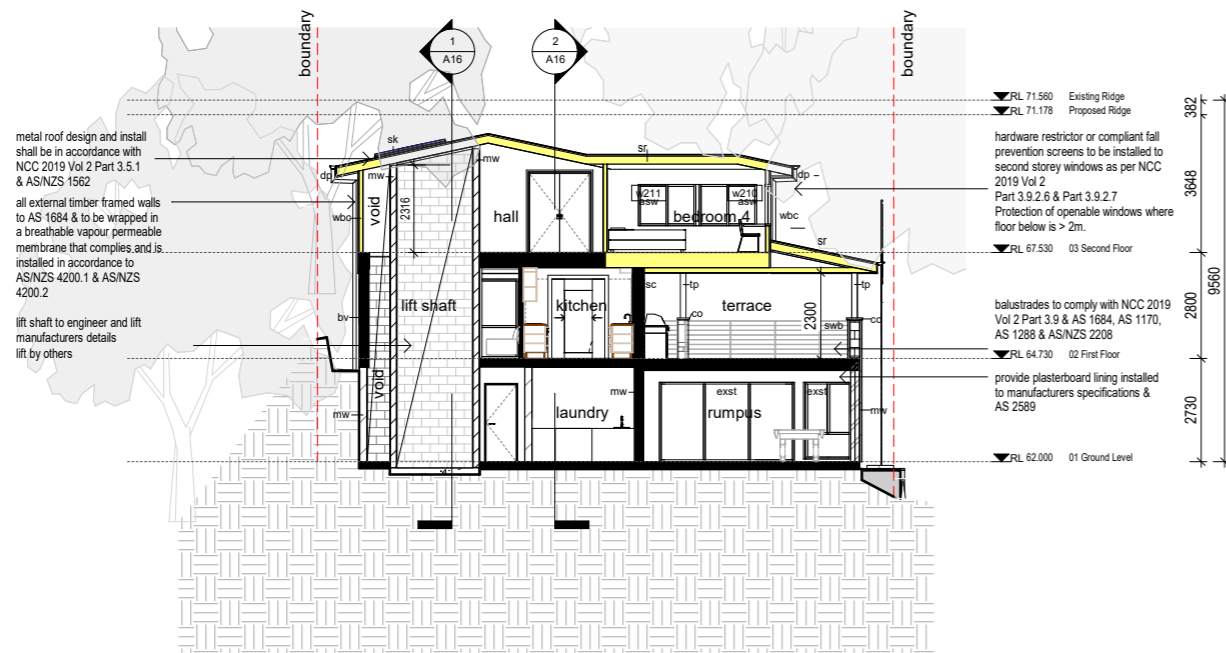
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Rev	Description	By	Date
5	Modification		27/3/2023

Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

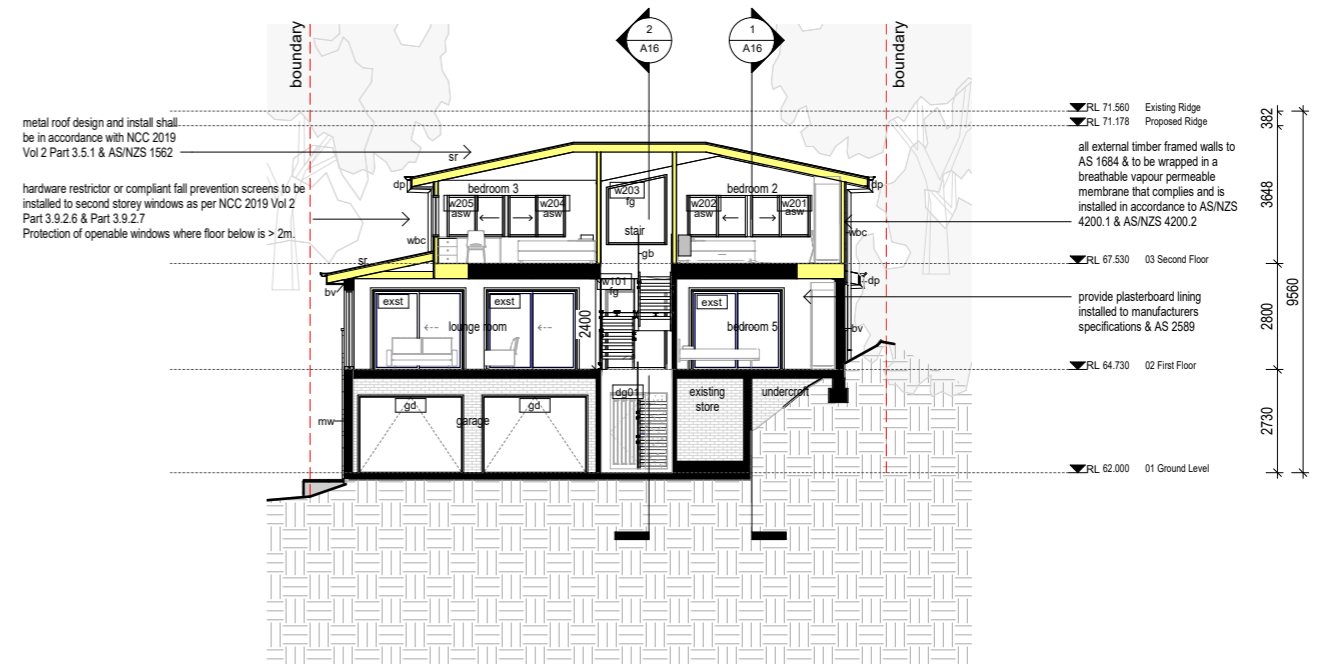
Additional Sections - Proposed & Demo

Date	03/27/23	A14c
Project no.	2013	
Drawn by:	Author Scale	
		1:100



1 Cross Section 1-1

1:100



2 Cross Section 2-2

1:100

- asw aluminium sliding window
- bv brick veneer
- co coping stone
- dp downpipe
- exst existing
- fg fixed glazing
- gb glass balustrade
- mw masonry wall
- sk skylight
- sr steel roofing
- swb steel wire balustrade
- sc stone cladding
- sk skylight
- tp timber post
- wbc weatherboard cladding



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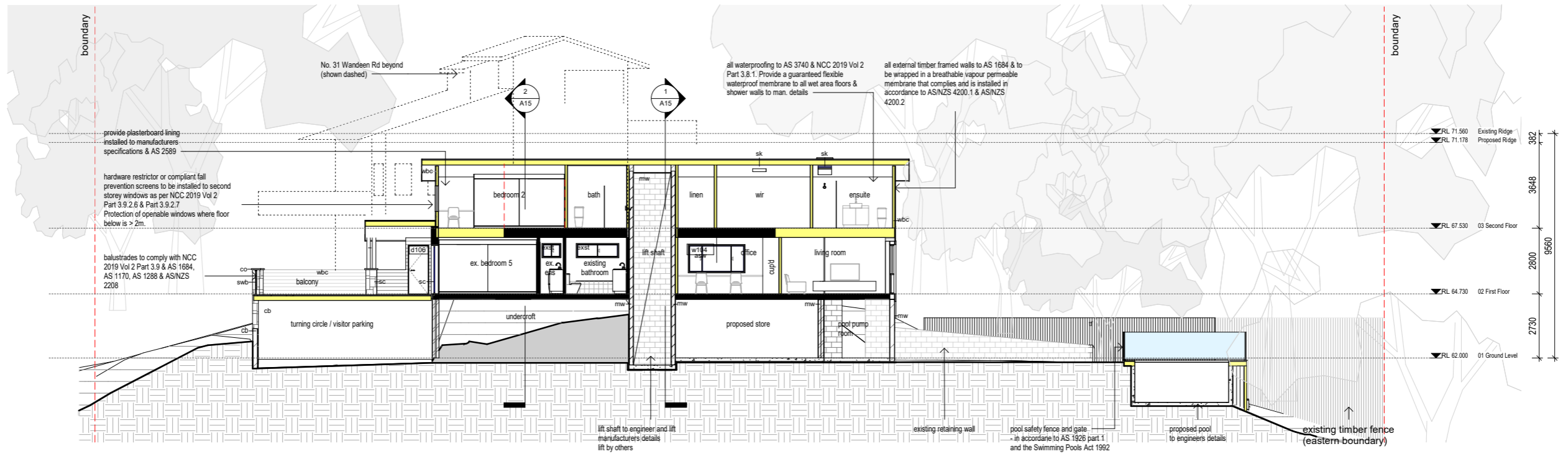
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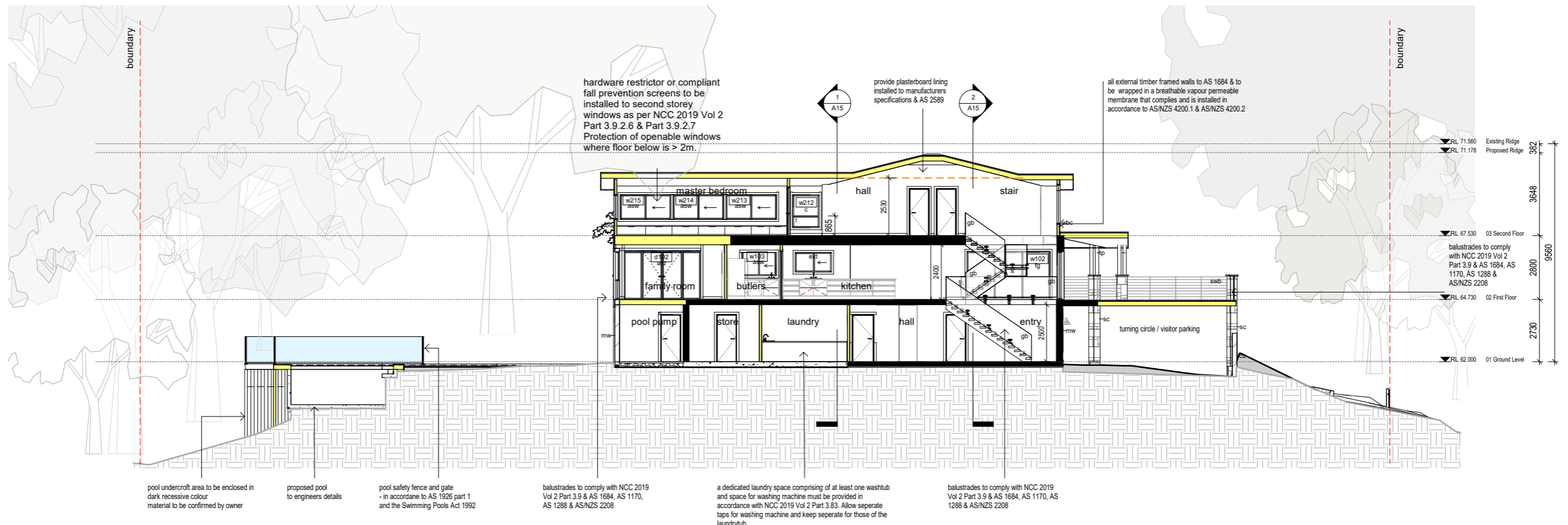
Cross Sections

Date	9/11/2021	A15
Project no.	2013	
Drawn by:	VM	
Scale		1:100



1 Long A-A
1 : 100

- afd aluminium framed door
- asw aluminium sliding window
- cb concrete block
- co coping stone
- exst existing
- fg fixed glazing
- gb glass balustrade
- mw masonry wall
- pf pool fence
- sc stone cladding
- sk skylight
- swb steel wire balustrade
- tp timber post
- wbc weatherboard cladding



2 Long B-B
1 : 100



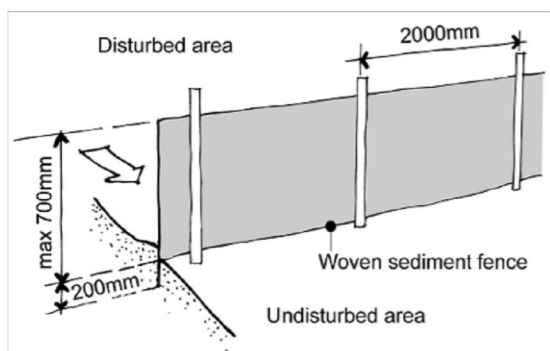
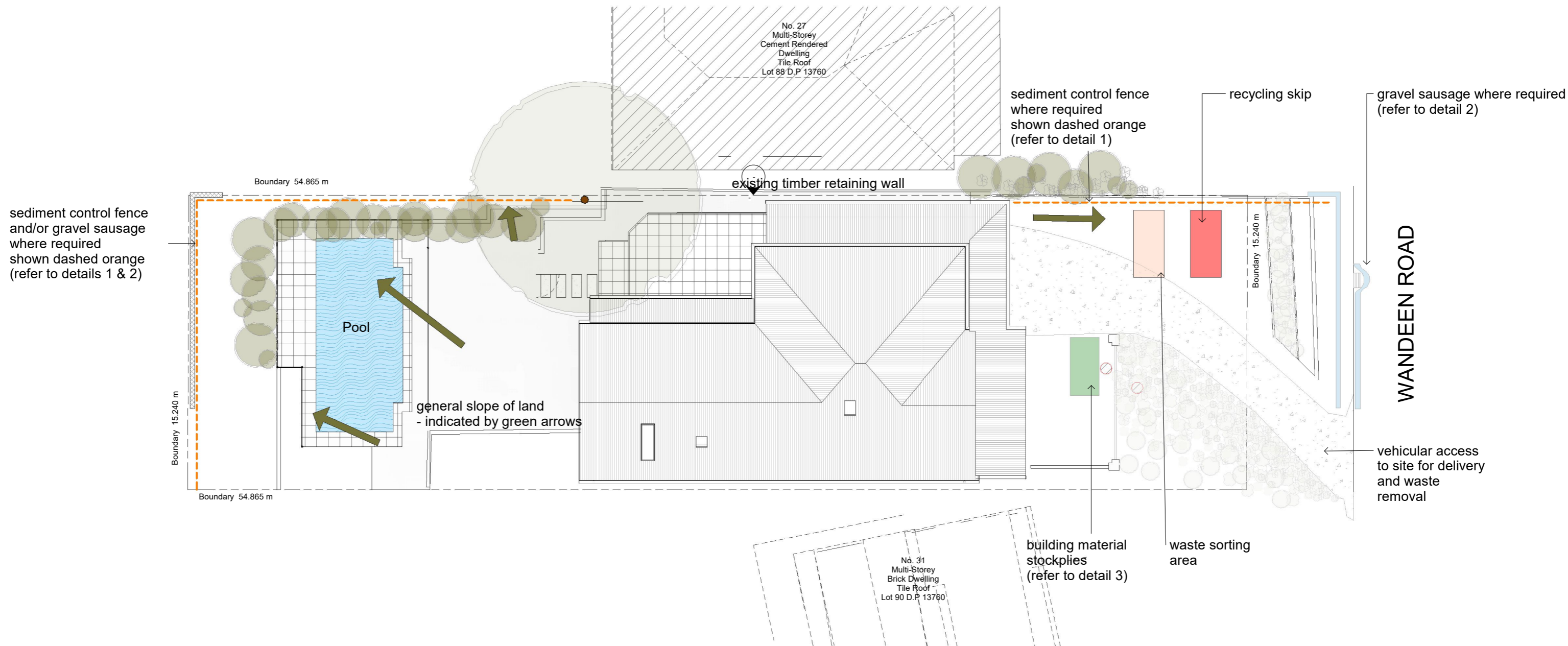
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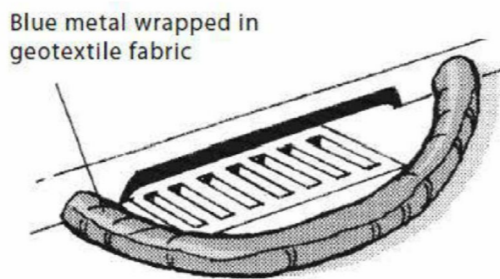
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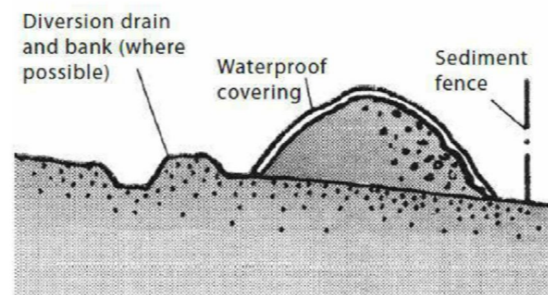
Long Sections		A16	
Date	9/11/2021		
Project no.	2013		
Drawn by:	VM		
Scale		1 : 100	



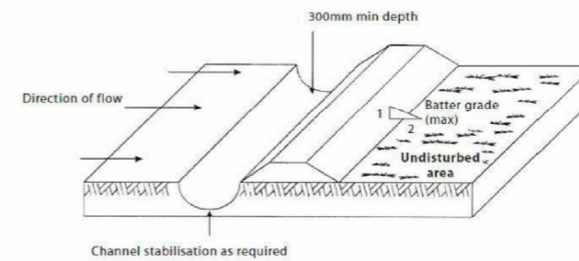
Detail 1 - Sediment Control Fence



Detail 2 - Gravel Sausage



Detail 3 - Building Materials Stockpile

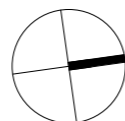


Detail 4 - Diversion Drain

Note: Gravel sausage to be used if there is any evidence of untreated runoff entering nearby stormwater inlets during construction (refer to Detail 2)



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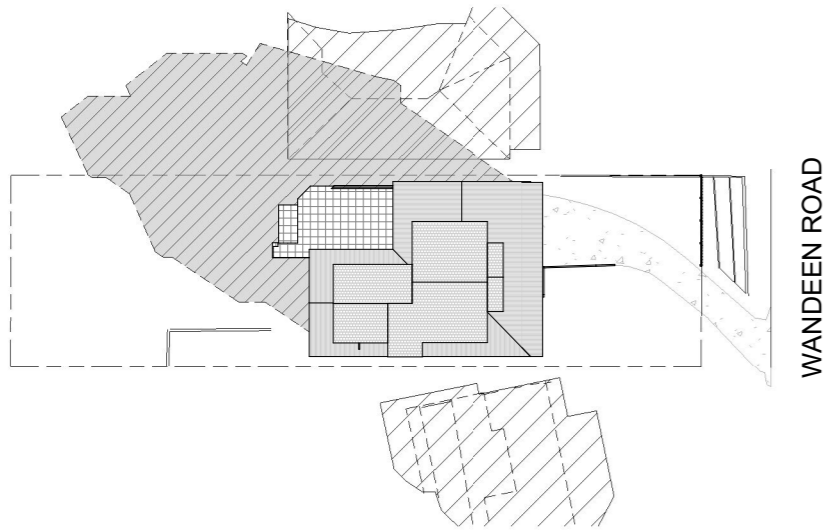
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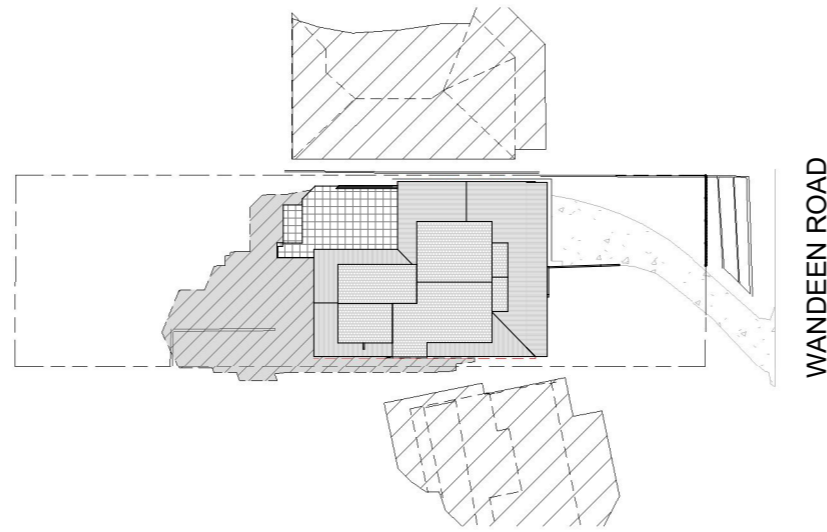
Clareville House
DEVELOPMENT APPLICATION
29 Wandeen Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

Sediment, Erosion & Waste Mgmt. Plan

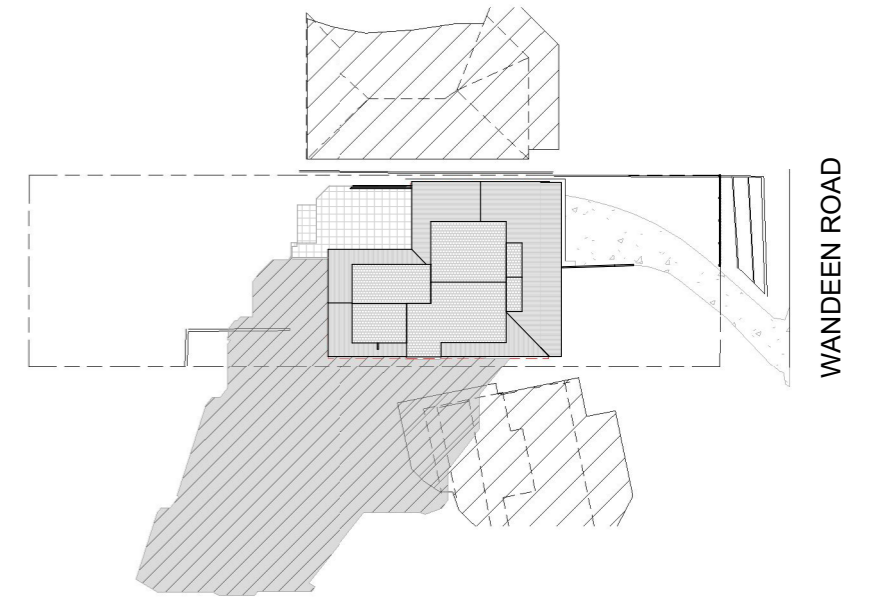
Date	9/11/2021	A17
Project no.	2013	
Drawn by:	VM	
Scale		1 : 100



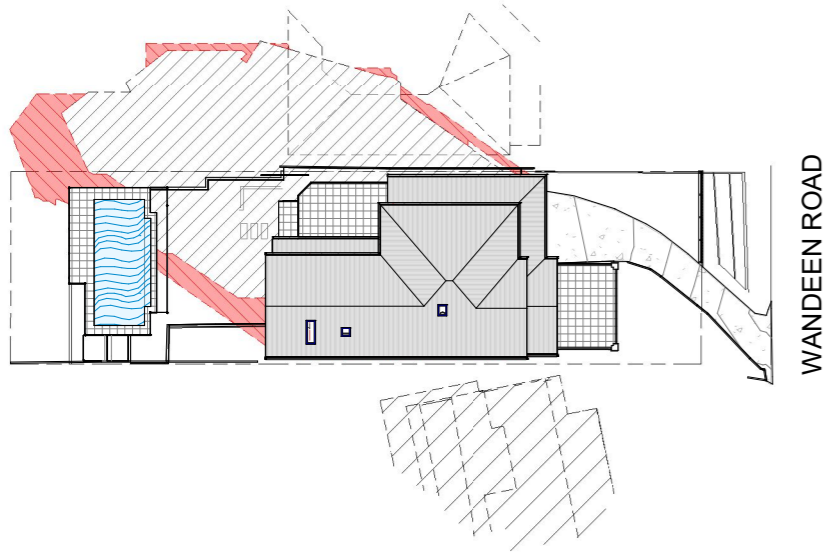
1 Winter Solstice_9am - Existing



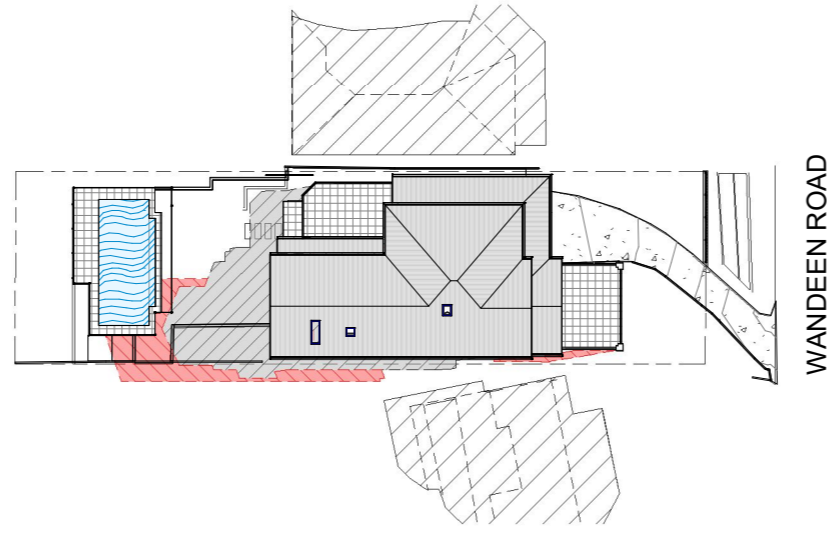
2 Winter Solstice_12pm - Existing



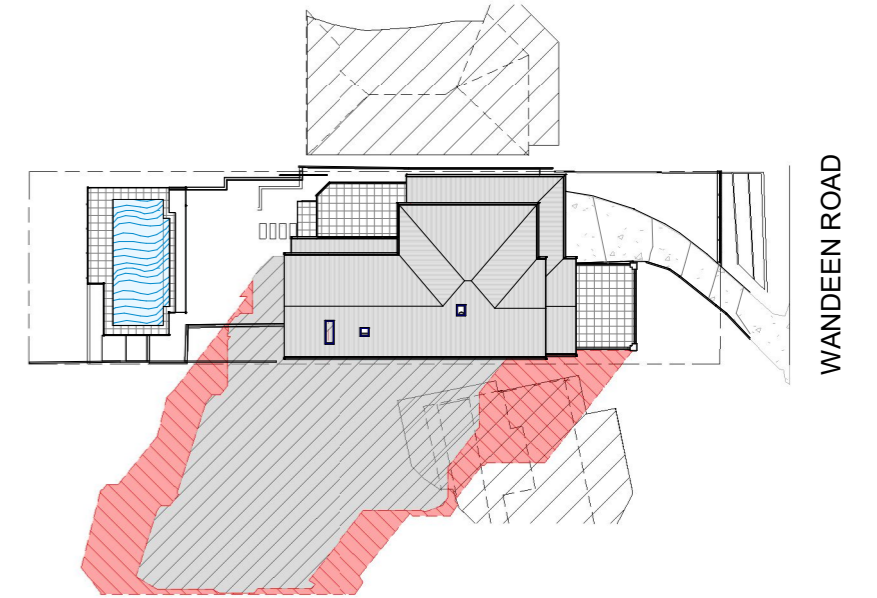
3 Winter Solstice_3pm - Existing



4 Winter Solstice_9am - Proposed



5 Winter Solstice_12pm - Proposed



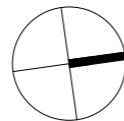
6 Winter Solstice_3pm - Proposed

Existing shadows
Proposed shadows



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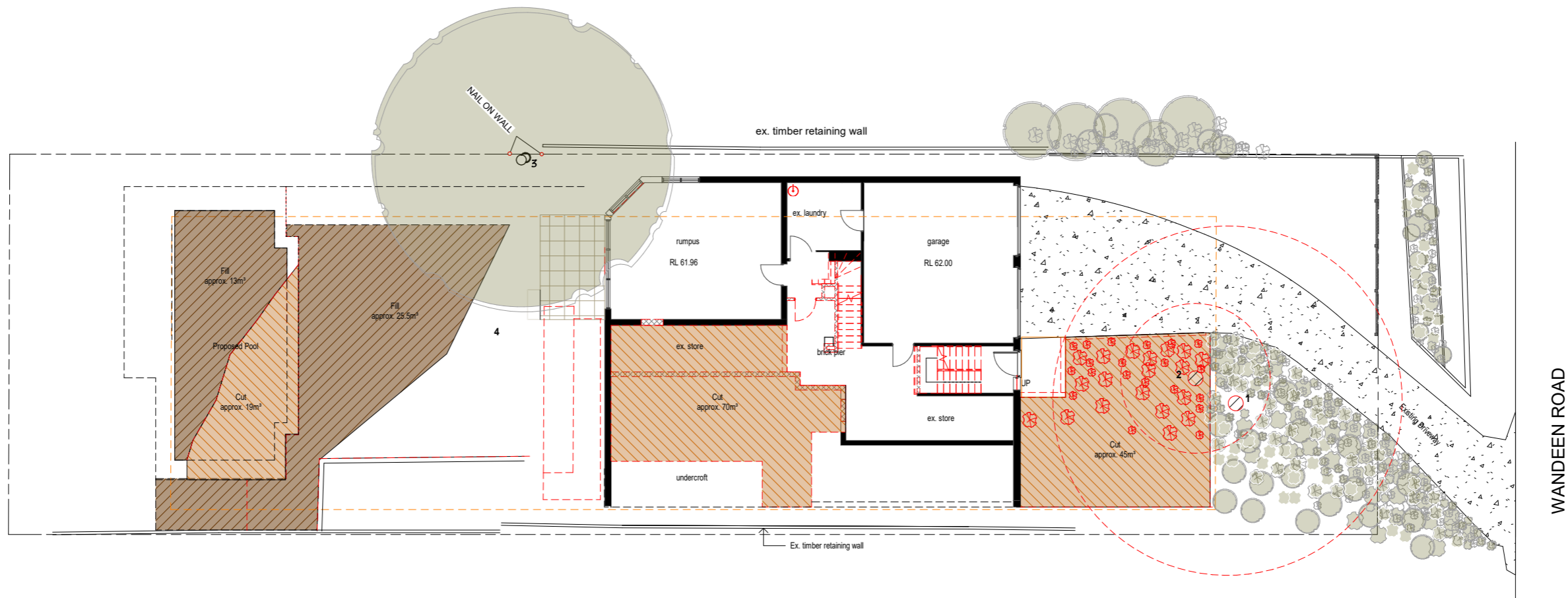


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Clareville House
DEVELOPMENT APPLICATION
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Lot 89 // DP 13760
for
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Shadow Diagrams

Date	9/11/2021	A18
Project no.	2013	
Drawn by:	VM Scale	



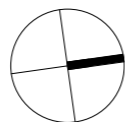
1 Cut & Fill Plan
1 : 100

 Cut total = approx. 134m³
 Fill total = approx. 41m³



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Clareville House
 DEVELOPMENT APPLICATION
 29 Wandeen Road, Clareville
 Lot 89 // DP 13760
 for
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Excavation & Fill Plan

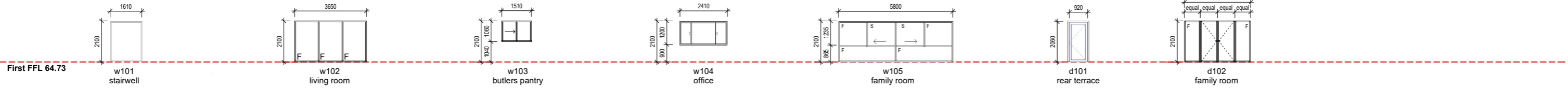
Date	9/11/2021
Project no.	2013
Drawn by:	Author

Scale	1 : 100
A19	

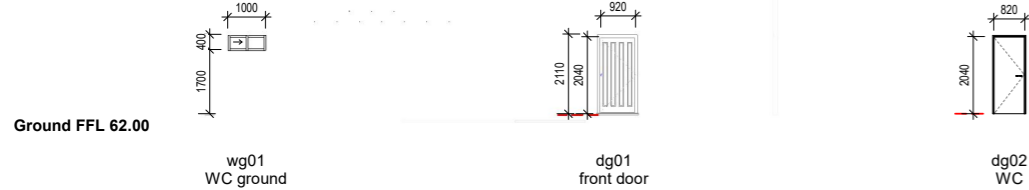
Second Floor



First Floor



Ground Floor



NOTES:

CHECK ALL DIMENSIONS ON SITE

DIMENSIONS ARE OPENING SIZES, & ARE FOR TENDERING PURPOSES ONLY

ALL WINDOWS & DOORS ARE VIEWED FROM THE OUTSIDE

Door Schedule						
Mark	Level	Orientation	Location	Height	Width	Comments
dg01	Ground	North	Entrance	2040	920	
dg02	Ground	West	WC	2040	820	
d101	First	East	Terrace	2060	920	
d102	First	West	Family Room	2100	3361	French door with sidelights

Window Schedule								
Mark	Level	Orientation	Location	Height	Width	Sill Height	Window Style	Comments
wg01	Ground	South	WC	400	1000	1700	Sliding	
w101	First	North	Stairwell	2100	1610	0	Fixed	
w102	First	West	Living Room	2100	3650	0	Fixed	COS
w103	First	West	Butlers Pantry	1060	1510	1040	Sliding	
w104	First	East	Office	1200	2410	900	Sliding	
w105	First	South	Family Room	2100	5800	0	Transom window	Compliant fall prevention screen
w201	Second	North	Bedroom 2	1090	1570	710	Sliding	Compliant fall prevention screen
w202	Second	North	Bedroom 2	1090	1570	710	Sliding	Compliant fall prevention screen
w203	Second	North	Stairwell	1854	1590	500	Fixed - Raked	
w204	Second	North	Bedroom 3	1090	1870	710	Sliding	Compliant fall prevention screen
w205	Second	North	Bedroom 3	1090	1870	710	Sliding	Compliant fall prevention screen
w206	Second	West	Bedroom 3	1090	1870	710	Sliding	Compliant hardware restrictor
w207	Second	West	Bedroom 3	1090	1870	710	Sliding	Compliant hardware restrictor
w208	Second	West	Bedroom 4	1090	1870	710	Sliding	Compliant hardware restrictor
w209	Second	West	Bedroom 4	1090	1870	710	Sliding	Compliant hardware restrictor
w210	Second	South	Bedroom 5	1090	1870	710	Sliding	Compliant fall prevention screen
w211	Second	South	Bedroom 5	1090	1870	710	Sliding	Compliant fall prevention screen
w212	Second	West	Hall	1450	1170	350	Casement with transom	Casement with child resistant release mechanism - transom min height 865mm from floor
w213	Second	West	Master Bedroom	1090	2230	710	Sliding	Compliant hardware restrictor
w214	Second	West	Master Bedroom	1090	2230	710	Sliding	Compliant hardware restrictor
w215	Second	West	Master Bedroom	1090	2230	710	Sliding	Compliant hardware restrictor
w216	Second	South	Master Bedroom	1090	1630	710	Sliding	Compliant fall prevention screen
w217	Second	South	Master Bedroom	1090	1630	710	Sliding	Compliant fall prevention screen
w218	Second	South	Master Ensuite	1774	1750	710	Double Hung - Raked	Compliant hardware restrictor
w219	Second	East	Bedroom 2 Ensuite	660	1270	1140	Sliding	Compliant hardware restrictor
wr01	Roof	East	Master Ensuite	780	1400		Fixed skylight	Velux FS-M08
wr02	Roof	East	Linen	780	780		Fixed skylight	Velux FS-M02
wr03	Roof	East	2nd Floor Bath	550	700		Fixed skylight	Velux FS-C01



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Clareville House
DEVELOPMENT APPLICATION
29 Wandean Road, Clareville
Lot 89 // DP 13760
for
Trish Quirk

Window & Door Schedule

Date	9/11/2021	A20	
Project no.	2013		
Drawn by:	Author		Scale



Weatherboard cladding - Dulux "Tranquil Retreat" or similar



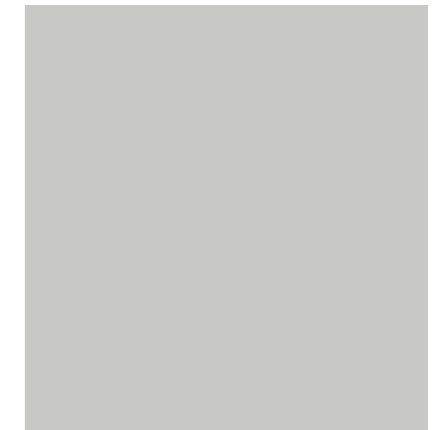
Aluminium windows



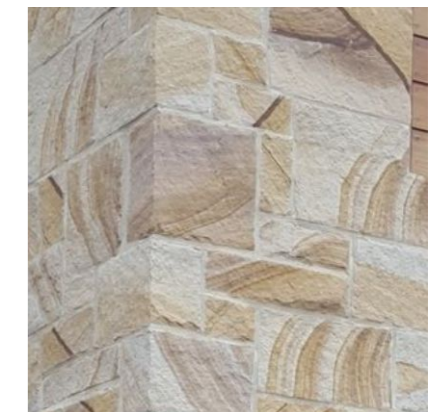
Roof & gutters - Colorbond "Ironstone" (D)



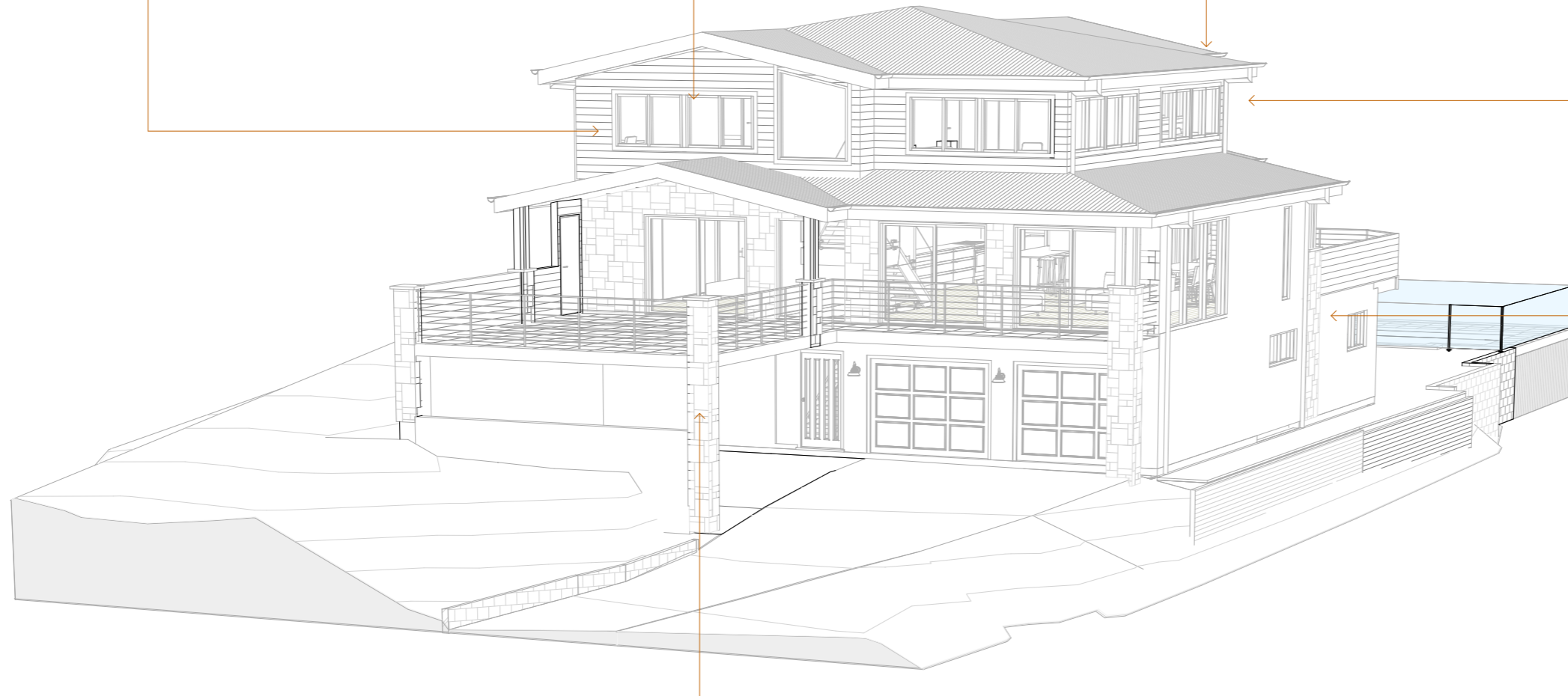
Window and fascia trims - Dulux "White on White" or similar



Rendered brick - Dulux "Tranquil Retreat" or similar



Sandstone cladding



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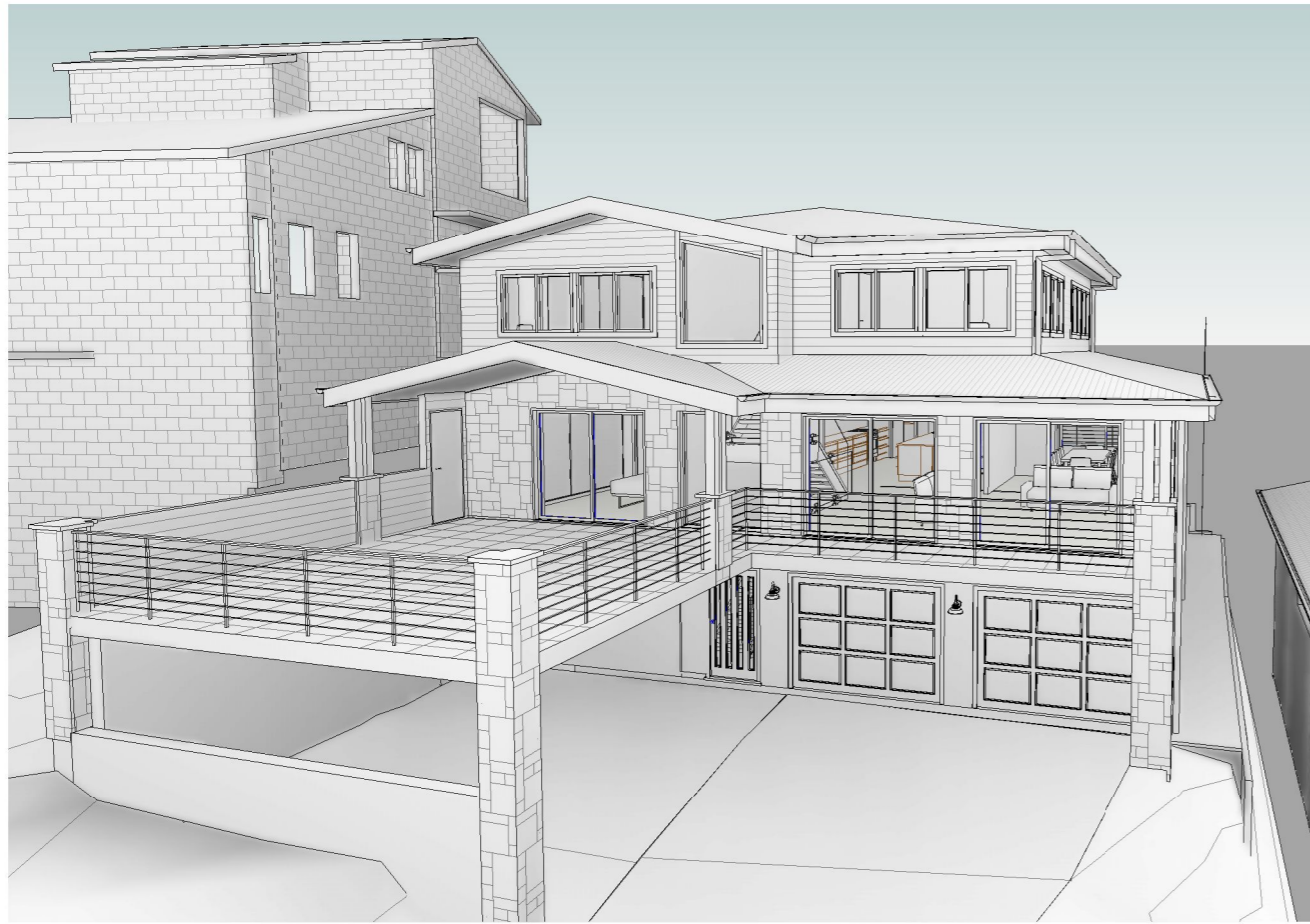
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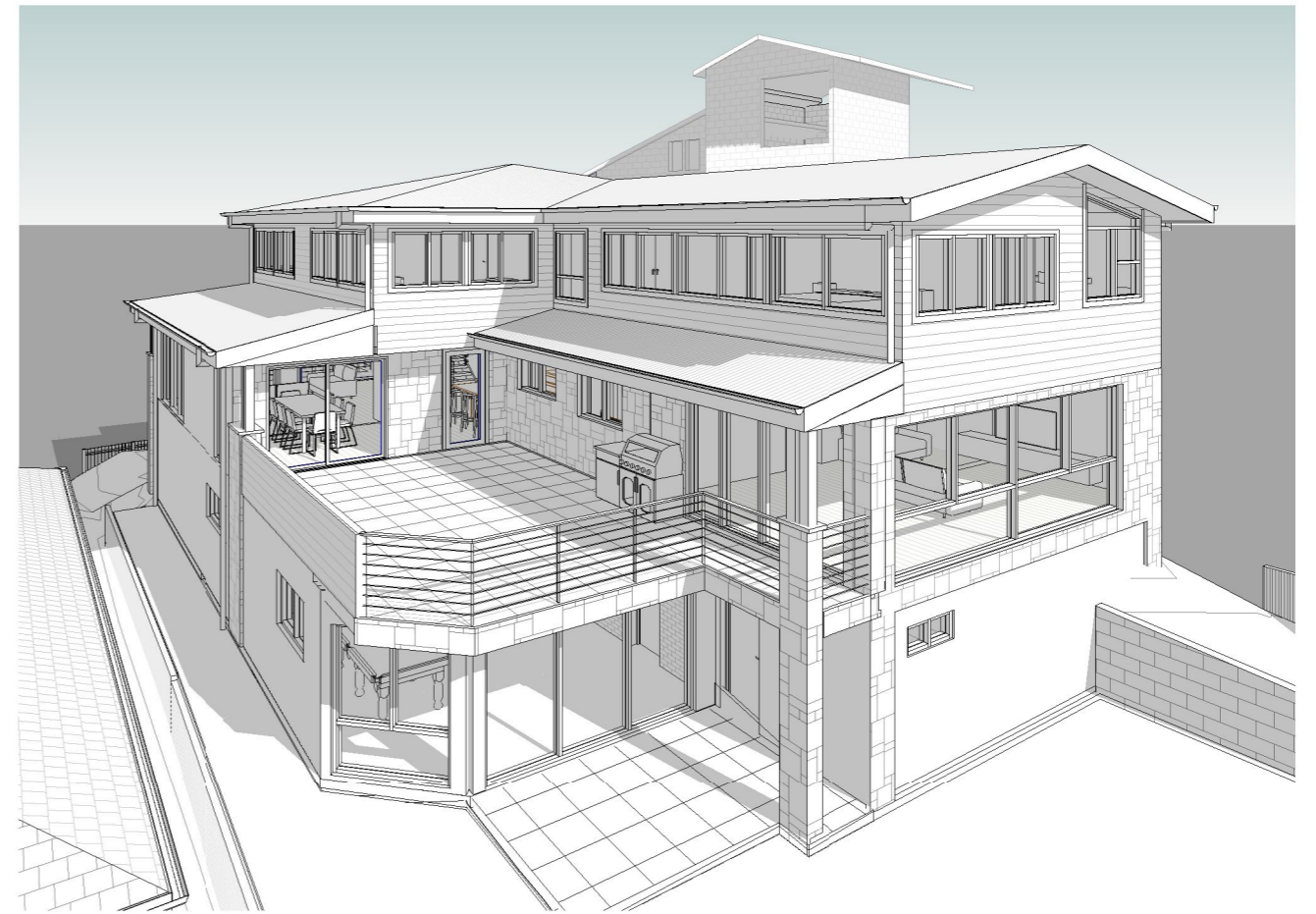
Clareville House
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29 Wandean Road, Clareville
Lot 89 // DP 13760
for
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Materials Schedule

Date	9/11/2021	A21
Project no.	2013	
Drawn by:	Author Scale	



1 3D Perspective - Front Facade



3 3D Perspective - South West



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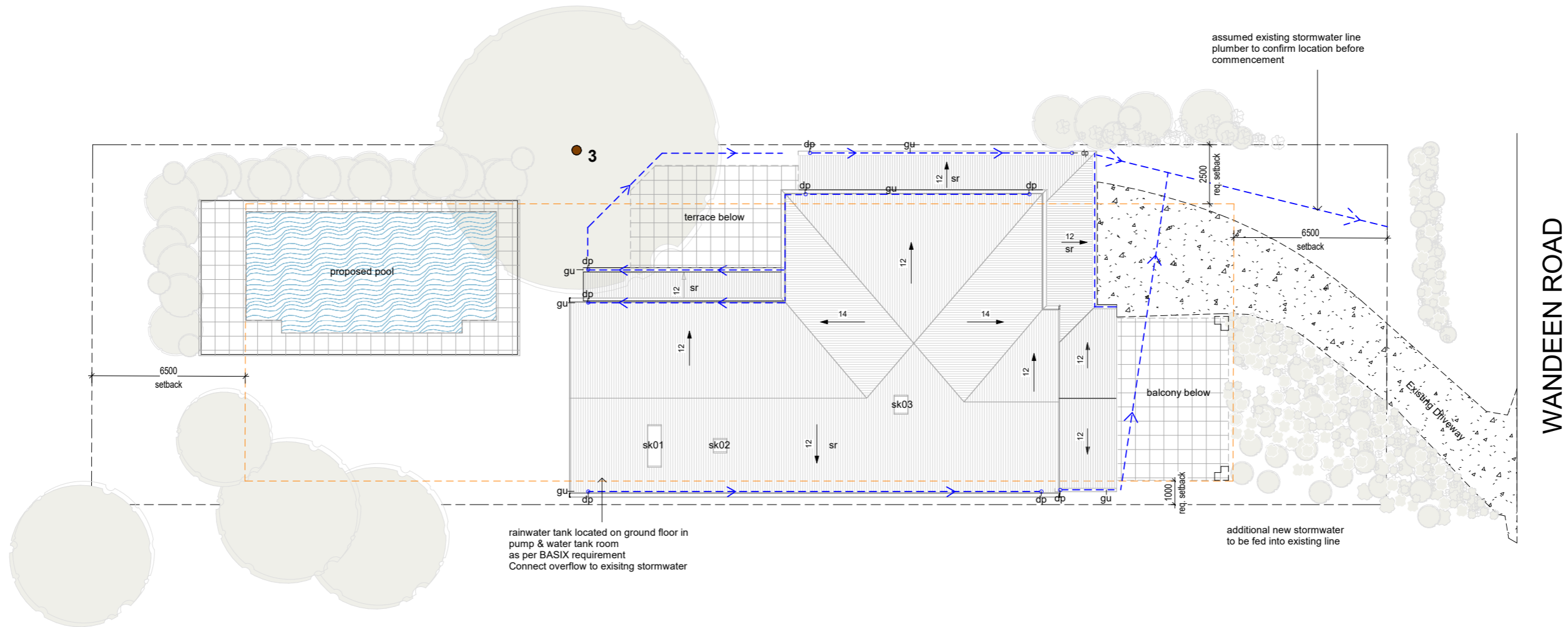
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Clareville House
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Lot 89 // DP 13760
for
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3D Perspectives

Date	9/11/2021	A22
Project no.	2013	
Drawn by:	Author Scale	



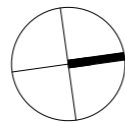
1 Stormwater
1:100

dp downpipe
gu gutter
sk skylight
sr steel roofing



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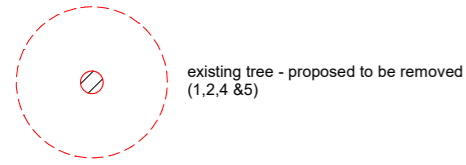
Clareville House
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Stormwater

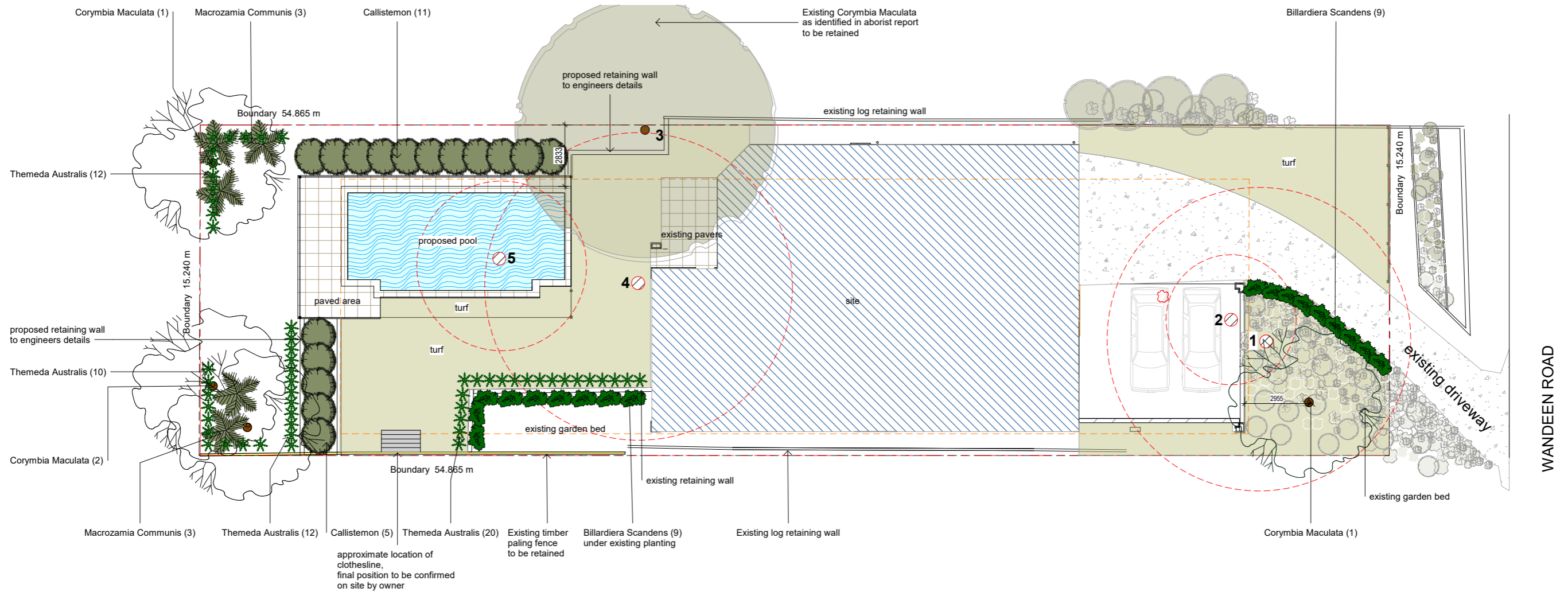
Date	9/11/2021
Project no.	2013
Drawn by:	VM

Scale	1:100
A23	

Legend



- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved by client, to Structural Engineers detail.
 5. Do not scale to drawings.
 6. All boundaries shall be surveyed prior to commencement of construction works.
 7. This plan is for DA purposes only. It has not been detailed for construction.
 8. All dimensions, levels and boundaries are nominal only.



Planting Schedule

Scientific Name	Common Name	Quantity	Scheduled Size
Corymbia Maculata	Spotted Gum	4	400mm
Macrozamia Communis	Burrawong	5	140mm
Callistemon	Bottlebrush "Hot Pink"	16	140mm
Billardiera Scandens	Apple Berry	18	140mm
Themeda Australis	Kangaroo Grass	54	50mm



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Proposed Landscape Plan

Date	11/23/21	A24	
Project no.	2013		
Drawn by:	VM	Scale	As indicated