
















Certificate number: 1143853S

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 rain runoff from at least 120 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Thermal Comfort Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
<ul style="list-style-type: none"> at least 6 of the bedrooms / study; 		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> at least 4 of the living / dining rooms; the kitchen; all bathrooms/toilets; the laundry; all hallways; 		    	    
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			



5.3

**NATIONWIDE
HOUSE**

ENERGY RATING SCHEME

61.6

MJ/m²

www.nathers.gov.au

0005282959 09 Oct 2020

Assessor Daniel Warda

Accreditation No. 101182

Address


Windrush Avenue, Balrose,
NSW, 2085

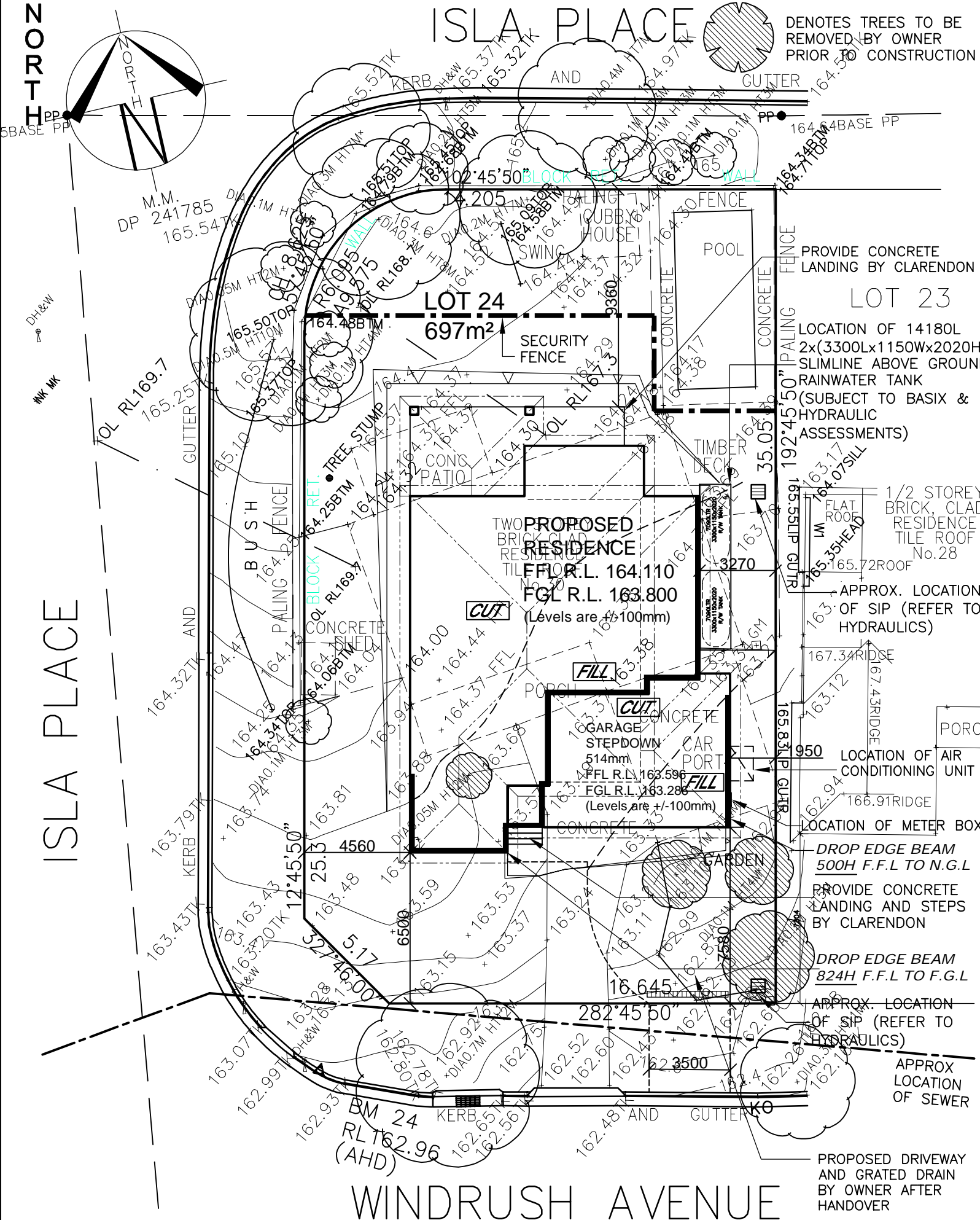


hstar.com.au

<u>AREAS</u>	
SITE:	697.00 m ²
GROUND FLOOR:	<u>151.79 m²</u>
FIRST FLOOR:	<u>132.78 m²</u>
GARAGE:	<u>47.72 m²</u>
PORCH:	<u>2.83 m²</u>
BALCONY:	<u>N/A m²</u>
ALFRESCO	<u>26.13 m²</u>
	<u>m²</u>
TOTAL:	<u>361.25 m²</u>

								2.5	STREETSCAPE ELEVATION
								2.4	NEIGHBOUR NOTIFICATION PLAN
								2.3	SHADOW DIAGRAMS
								2.2	SITE ANALYSIS
								2.1	CONSTRUCTION MANAGEMENT
QUOTE	DATE	QUOTE NUMBER	REV						
KITCHEN			-						
ELECTRICAL			-						
TILES			-						
CARPET			-						
ZURCORP			-					10	WET AREA DETAILS
EH1			-					9	WET AREA DETAILS
AIR CONDITIONING			-					8	ELECTRICAL LAYOUT
STAIRS			-	E	27.11.20	EXTERNAL COLOURS	SM	7	SECTION
LANDSCAPE				D	19.10.20	DA DRAWINGS & HYDRAULICS	MH	6	ELEVATIONS
HYDRAULICS				C	02.10.20	PCV 1	R.C.	5	ELEVATIONS
ENGINEER				B	07.09.20	FINAL TENDER DRAWINGS	PG/MC	4	FIRST FLOOR PLAN
PEG OUT			-	A	17/08/20	TENDER SITING	NI	3	GROUND FLOOR PLAN
				REV	DATE	AMENDMENTS	BY	2	SITE PLAN
								1	COVER SHEET
								SHEET	DESCRIPTION

CLIENT'S SIGNATURE: _____ DATE: _____		SHEET DESCRIPTION					
 <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>	<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.</p>	<p>PRODUCT: SHERIDAN 34 Classic R/H Garage</p> <p>Evolution Specification</p> <p>Master Issued: 04.11.16 Revision: A</p>	<p>CLIENT: Mr. NICHOLS Mrs. NICHOLS</p>	<p>DA DRAWINGS</p>			
			<p>SITE ADDRESS: Lot 24, No.30, D.P: 241785 Windrush Avenue BELROSE 2085</p>				<p>DRAWN: PG. _____</p>
			<p>RATIO @ A3: N/A</p>	<p>CHECKED: MCA</p>	<p>SHEET: 1</p>	<p>JOB No: 29914524</p>	<p>NSW</p>



LOT 24
D.P: 241785
L.G.A: NORTHERN BEACHES

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

SITE AREA	697 m ²
ROOF AREA	252.31 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	405.50 m ² 58.17 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	182 m ²
MIN. REQUIRED BY COUNCIL:	60 m ²
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:	252.31m ²
DRIVEWAY/PAVED AREAS:	48.05m ²
TOTAL:	300.36m ² 43.09 %
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 AND O.S.D**

REFER TO HYDRAULIC DETAILS

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

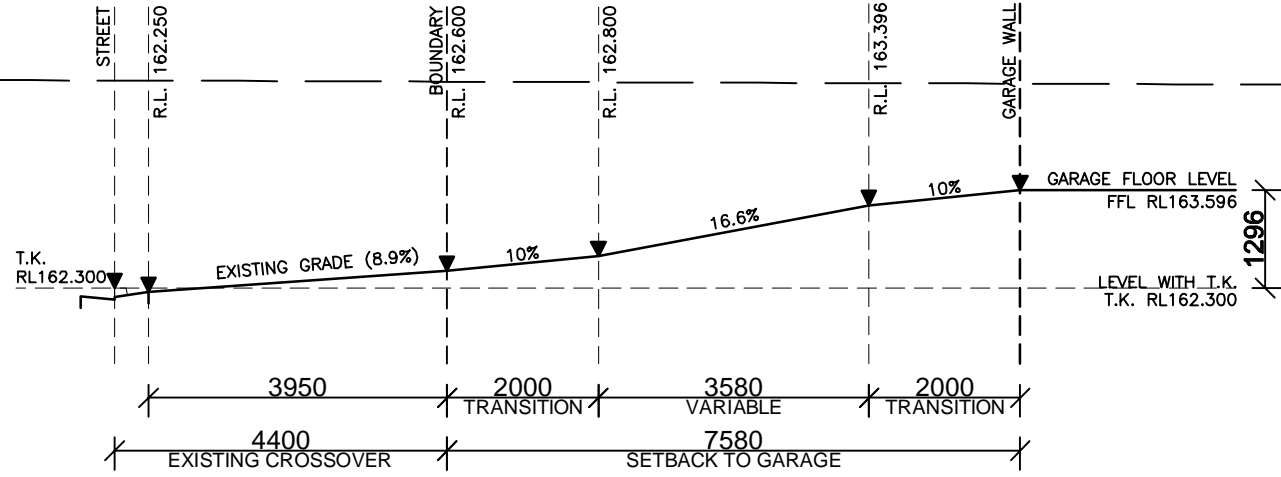
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

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.

DRIVEWAY GRADIENT PROFILE

SCALE - 1:100



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PRODUCT:
SHERIDAN 34
Classic
R/H Garage

Evolution Specification

CLIENT:
Mr. NICHOLS
Mrs. NICHOLS

SITE ADDRESS:
Lot 24, No.30, D.P: 241785
Windrush Avenue
BELROSE 2085

DA DRAWINGS			
DRAWN: PG.	DATE: 07.09.20	Rev: E	
RATIO @ A3: 1:200	CHECKED: JS		
SHEET: 2	JOB No: 29914524		
		NSW	

(S) SMOKE ALARM

● AIR CONDITIONING DUCT

NOTE:
ALL INTERNAL DRAINAGE POINTS
INDICATIVE ONLY. POSITION TO BE
DETERMINED ON SITE

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

PROVIDE ACOUSTIC WALL
BATTS TO INTERNAL WALLS
OF HOME THEATRE (ONLY)

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

DP ○ DOWN PIPE
LOCATION

TAP X GARDEN TAP
LOCATION

L.O.B. LIFT OFF
HINGES

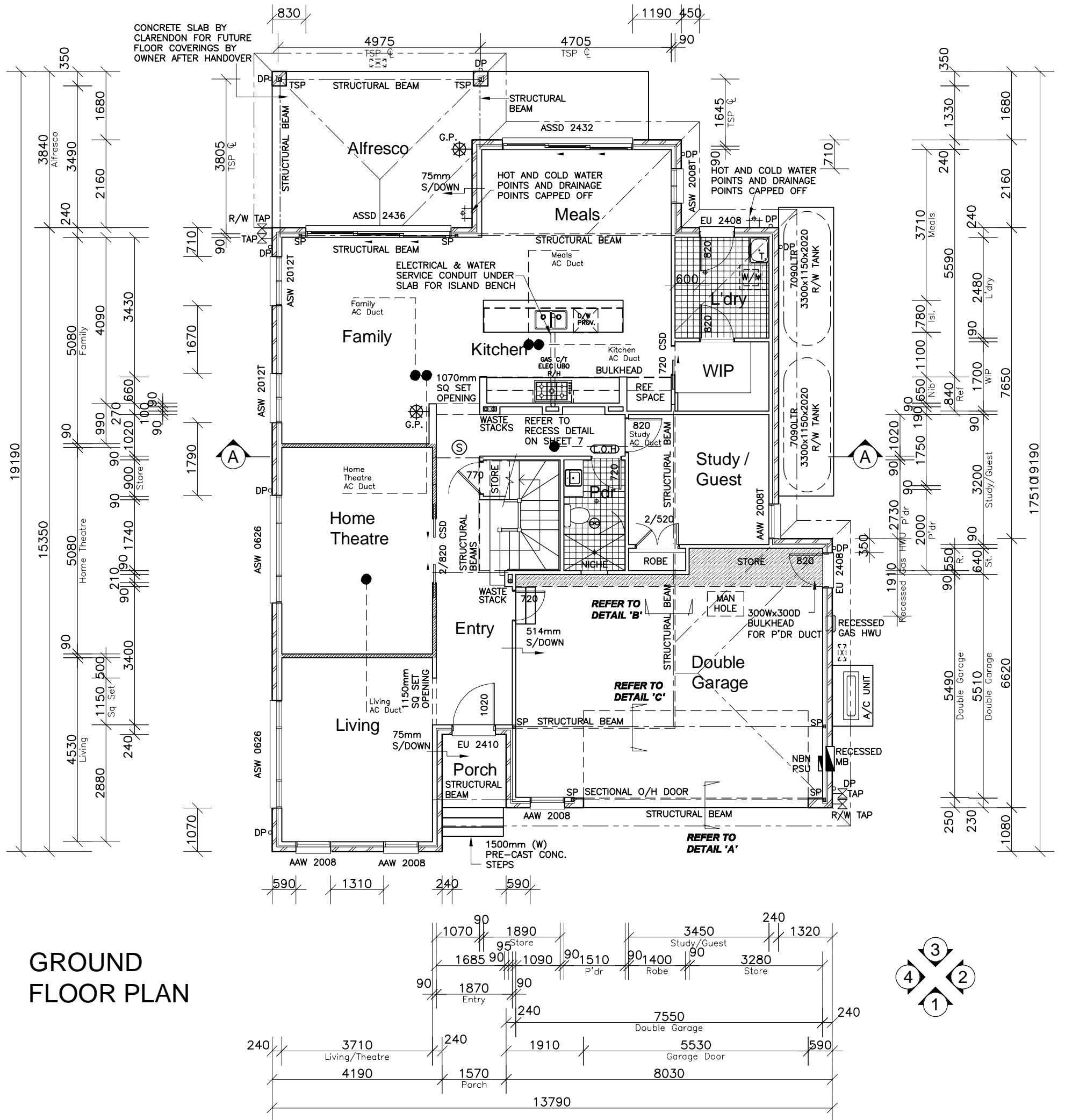
SP_s STEEL POST

TSP_s TELESCOPIC
STEEL POST

ARTICULATION JOINTS TO
ENGINEERS DETAILS

⊗ EXHAUST FAN

400x200mm
EAVE VENT



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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DA DRAWINGS

DRAWN: PG.	DATE: 07.09.20	Rev:
RATIO @ A3: 1:100	CHECKED: MCA	E
SHEET: 3	JOB No: 29914524	NSW

● AIR CONDITIONING DUCT

DP ○ DOWN PIPE LOCATION
TAP X GARDEN TAP LOCATION
LIFT OFF HINGES
SP STEEL POST
TSP TELESCOPIC STEEL POST
ARTICULATION JOINTS TO ENGINEERS DETAILS

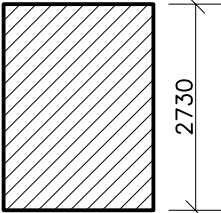
NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

NOTE:
ALL INTERNAL DRAINAGE POINTS INDICATIVE ONLY. POSITION TO BE DETERMINED ON SITE

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

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

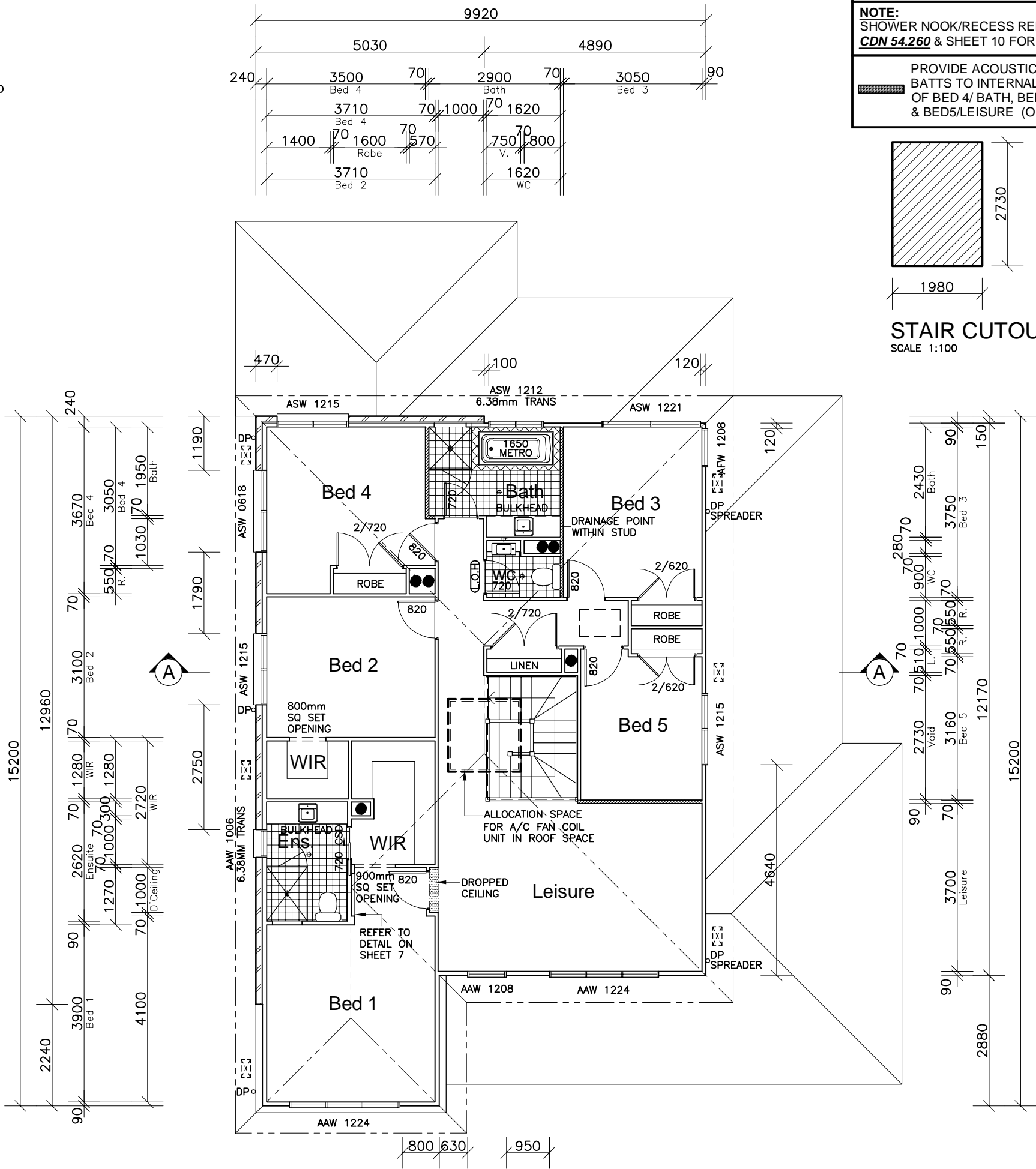
PROVIDE ACOUSTIC WALL BATTS TO INTERNAL WALLS OF BED 4/ BATH, BED 3/ BATH & BED5/LEISURE (ONLY)



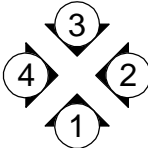
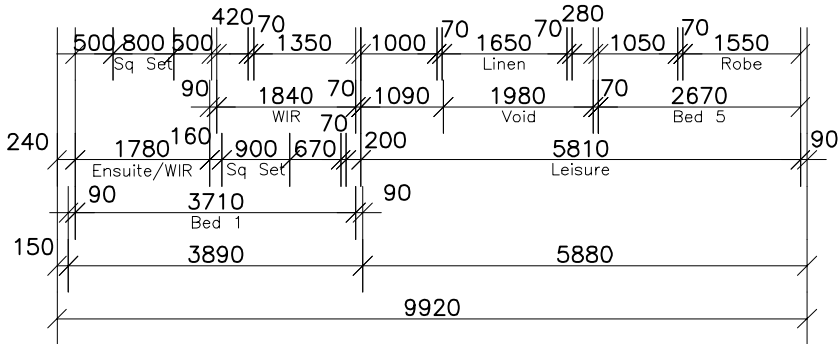
1980

2730

STAIR CUTOUT
SCALE 1:100



FIRST FLOOR PLAN



CLIENT'S SIGNATURE: _____ DATE: _____

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BELROSE 2085

DA DRAWINGS


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RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 4	JOB No: 29914524	NSW

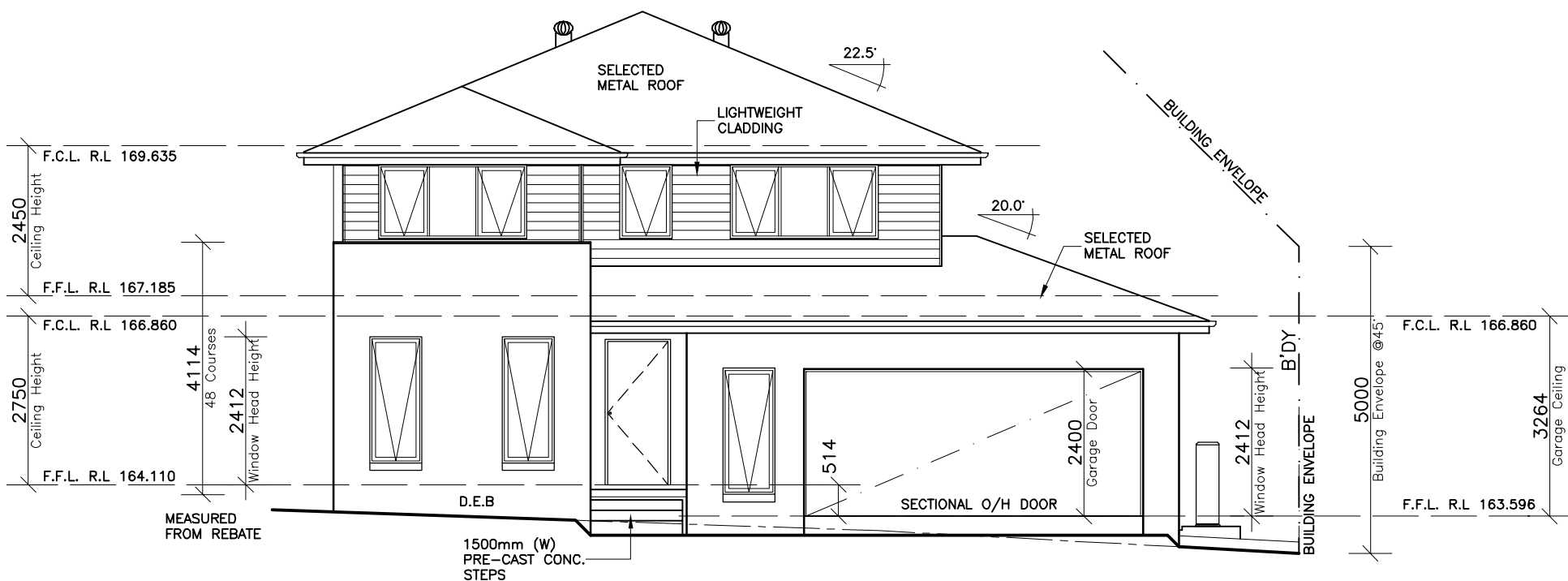
NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

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

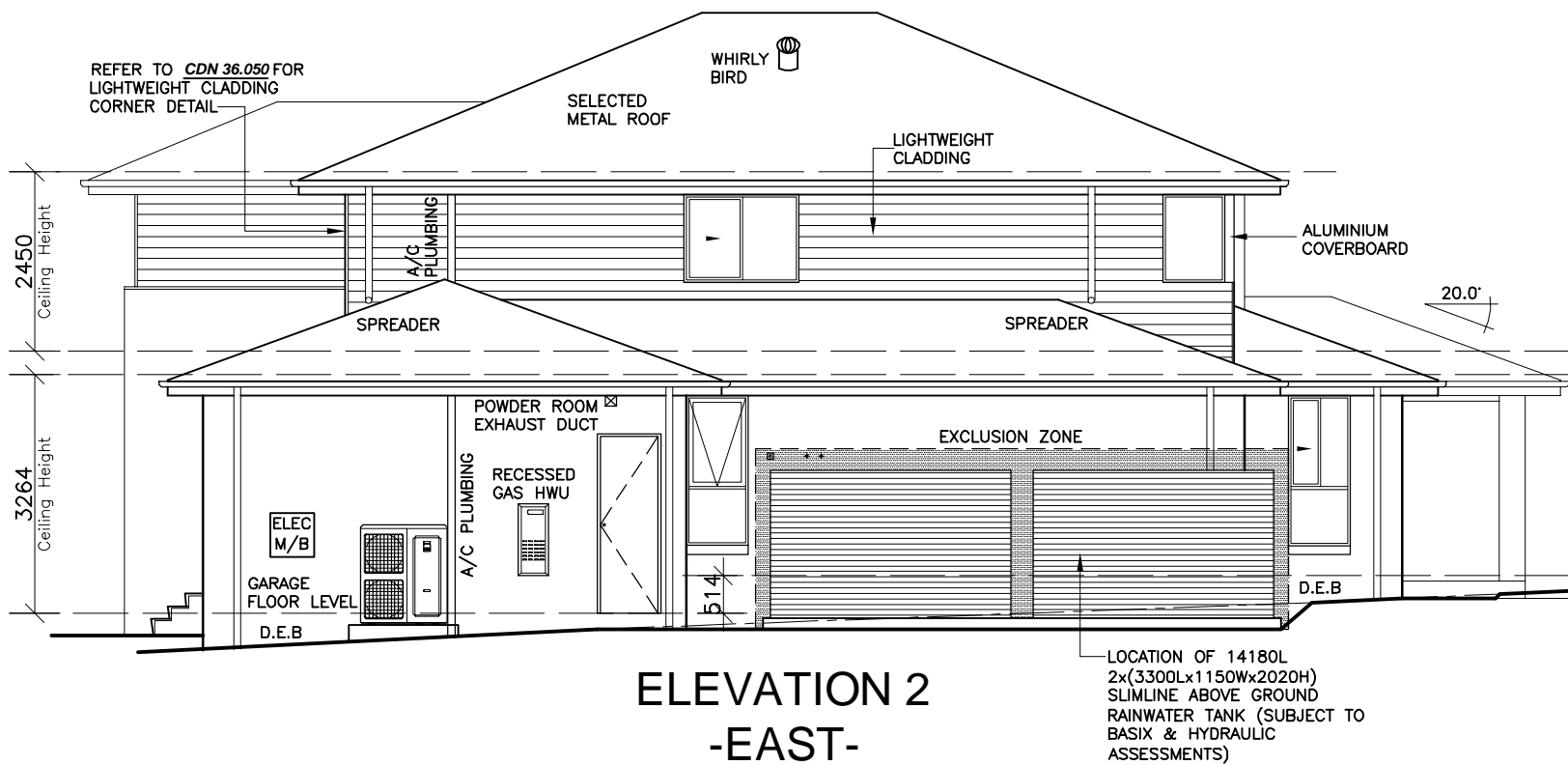
NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

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

 DENOTES WINDOWS WITH
6.38mm TRANSLUCENT
LAMINATED GLAZING



**ELEVATION 1
-SOUTH-**



**ELEVATION 2
-EAST-**

CLIENT'S SIGNATURE: _____ DATE: _____

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RATIO @ A3: 1:100	CHECKED: MCA	E
SHEET: 5	JOB No: 29914524	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

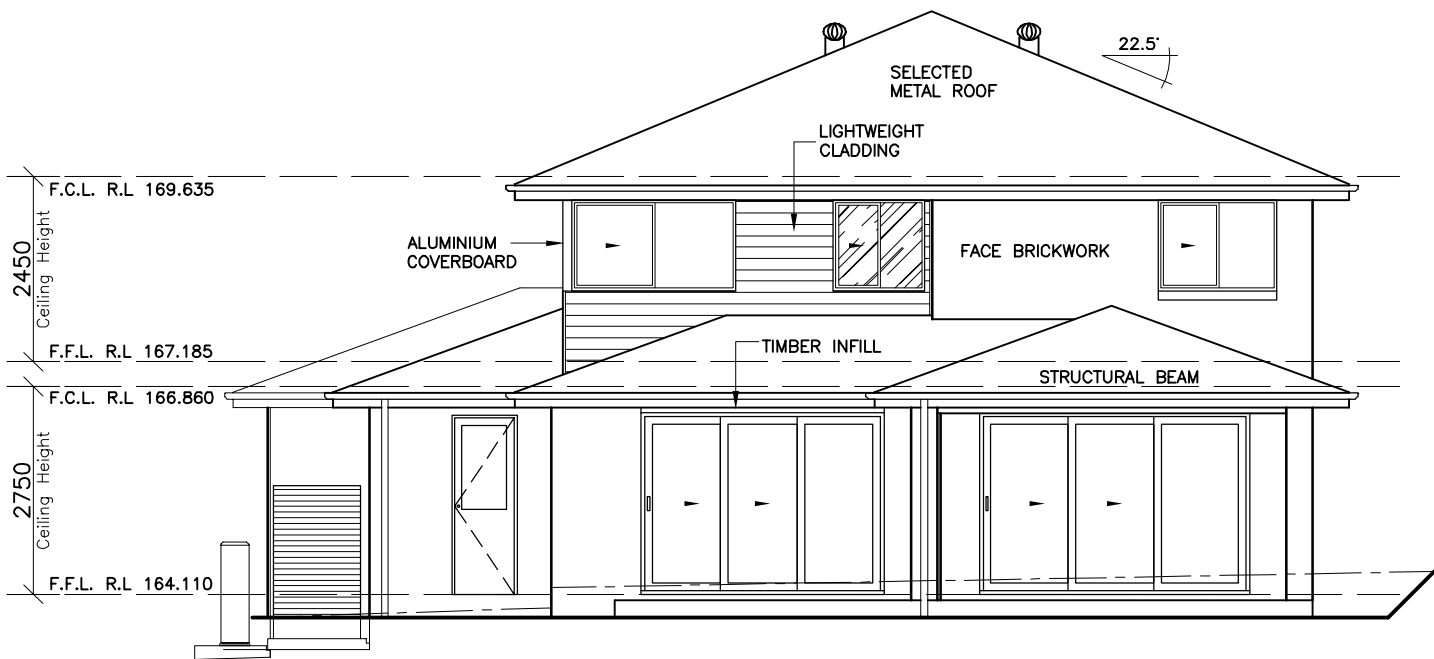
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

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

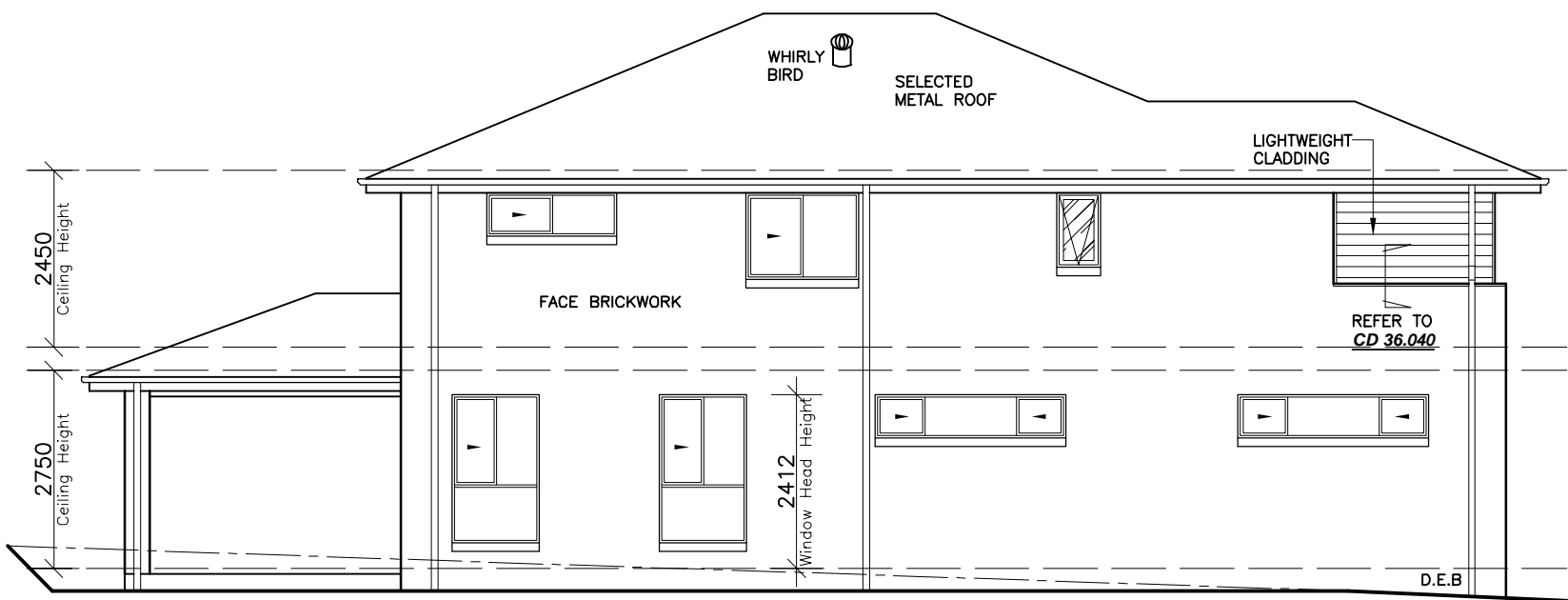
NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080



DENOTES WINDOWS WITH
6.38mm TRANSLUCENT
LAMINATED GLAZING



ELEVATION 3
-NORTH-



ELEVATION 4
-WEST-

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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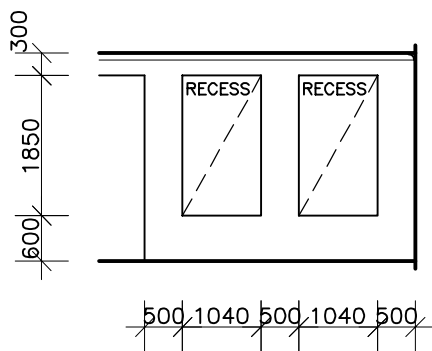
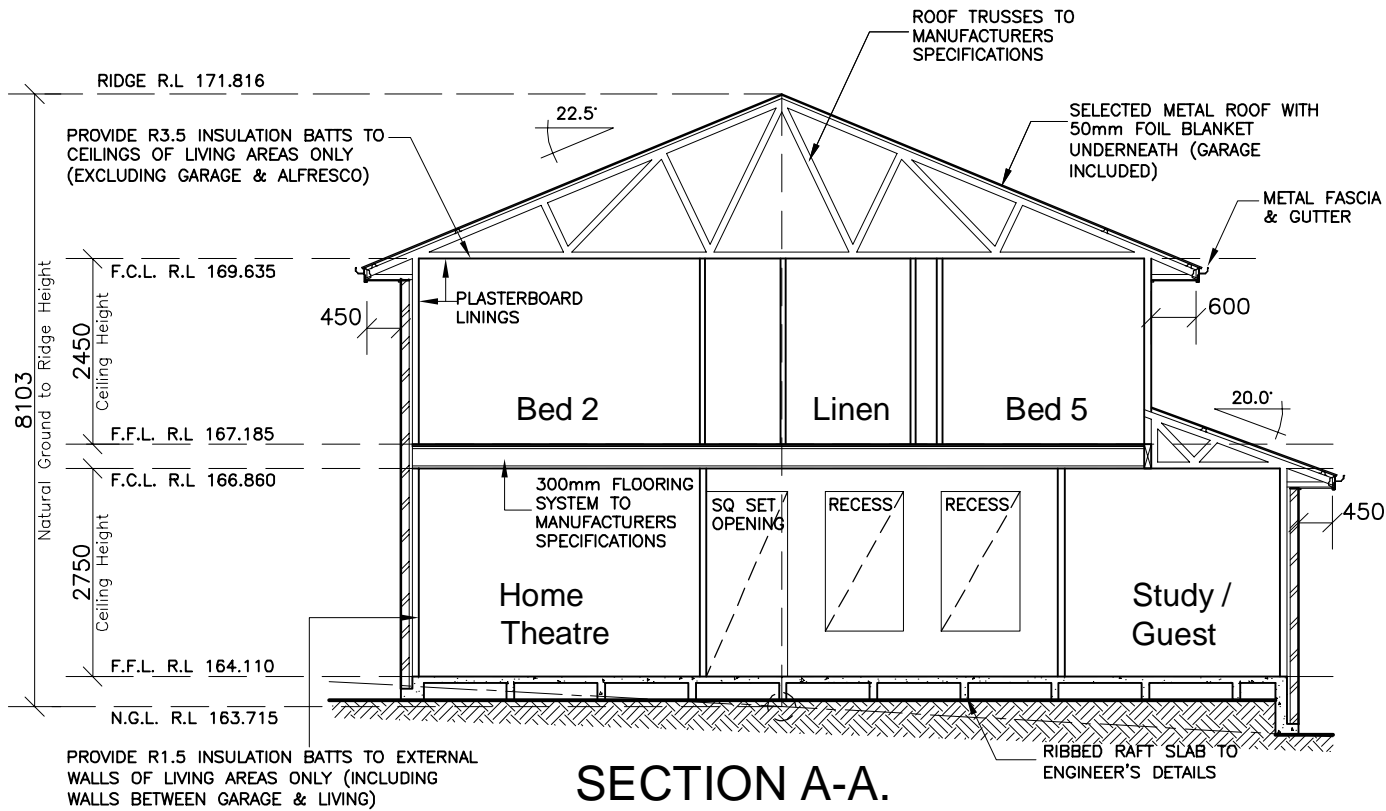
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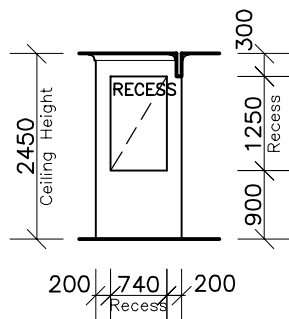
DA DRAWINGS

DRAWN: PG.	DATE: 07.09.20	Rev: E
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 6	JOB No: 29914524	NSW

NOTE: ALL WINDOWS WITH BRICKWORK OVER TO HAVE MINIMUM OF 3 COURSES ABOVE LINTEL. EXTEND BRICKWORK ABOVE EAVE SOFFIT LINING IF REQUIRED	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	NOTES: FOR DROP-OFF's REFER TO FRAMING DETAILS CDN 21.010-21.080
	NOTE: PROVIDE ACOUSTIC INSULATION BETWEEN GROUND AND FIRST FLOOR	NOTE: INTERNAL DOOR LEAF HEIGHTS TO GROUND FLOOR TO BE 2340mm(H)	



POWDER HALL
DETAIL



BED 1 ENTRY DETAIL
VIEWED FROM ENTRY

CLIENT'S SIGNATURE: _____ DATE: _____

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**# ALL DIMENSIONS TO STRUCTURAL
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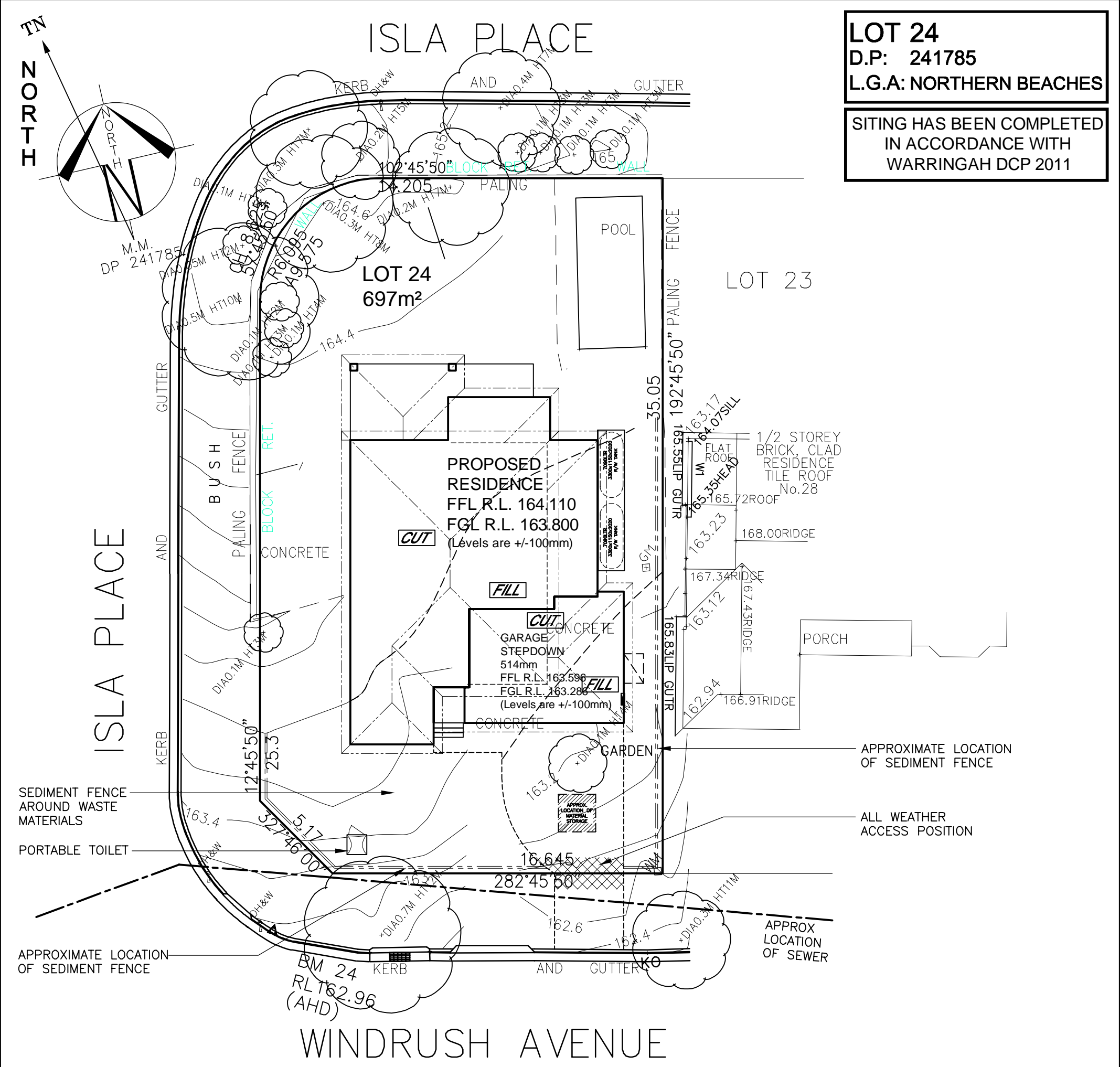
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RATIO @ A3: 1:100	CHECKED: MCA		
SHEET: 7	JOB No: 29914524	NSW	

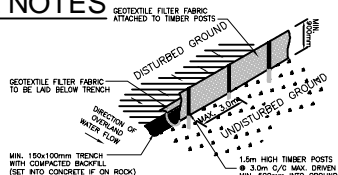


NOTE:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

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

- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING VEGETATION 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.
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. 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.
- 7. 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.
- 8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

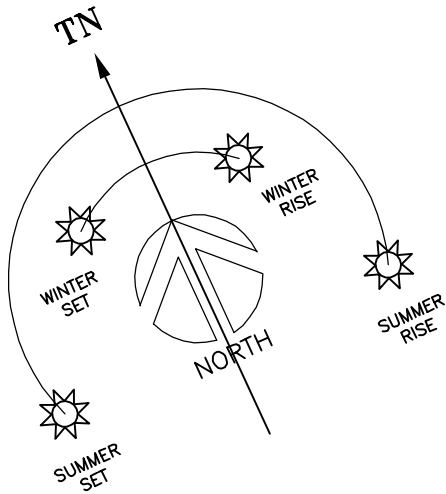


SEDIMENT FENCE
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN
EROSION AND SEDIMENT CONTROL PLAN

CLIENT'S SIGNATURE: _____		DATE: _____			
<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</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>SHERIDAN 34 Classic R/H Garage</div> <div>Evolution Specification</div>	<div>CLIENT:</div> <div>Mr. NICHOLS Mrs. NICHOLS</div>		
			<div>SITE ADDRESS:</div> <div>Lot 24, No.30, D.P: 241785 Windrush Avenue BELROSE 2085</div>		
			DA DRAWINGS		
			<div>DRAWN:</div> <div>PG.</div> <div>RATIO @ A3:</div> <div>1:200</div> <div>SHEET:</div> <div>2.1</div>	<div>DATE:</div> <div>07.09.20</div> <div>CHECKED:</div> <div>MCA</div> <div>JOB No:</div> <div>29914524</div>	<div>Rev:</div> <div>E</div> <div>NSW</div>

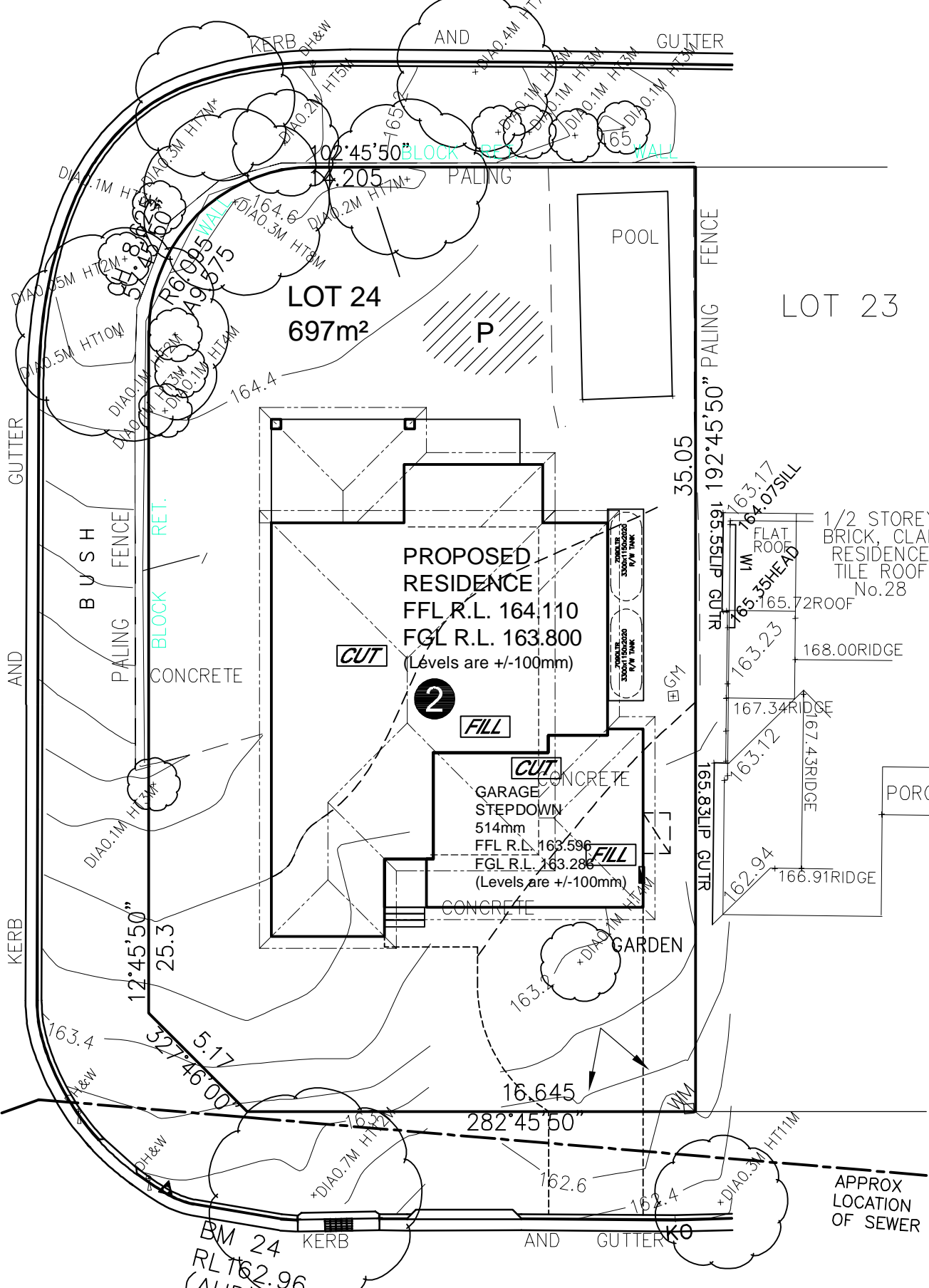
NORTH



LOT 24
D.P: 241785
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

ISLA PLACE

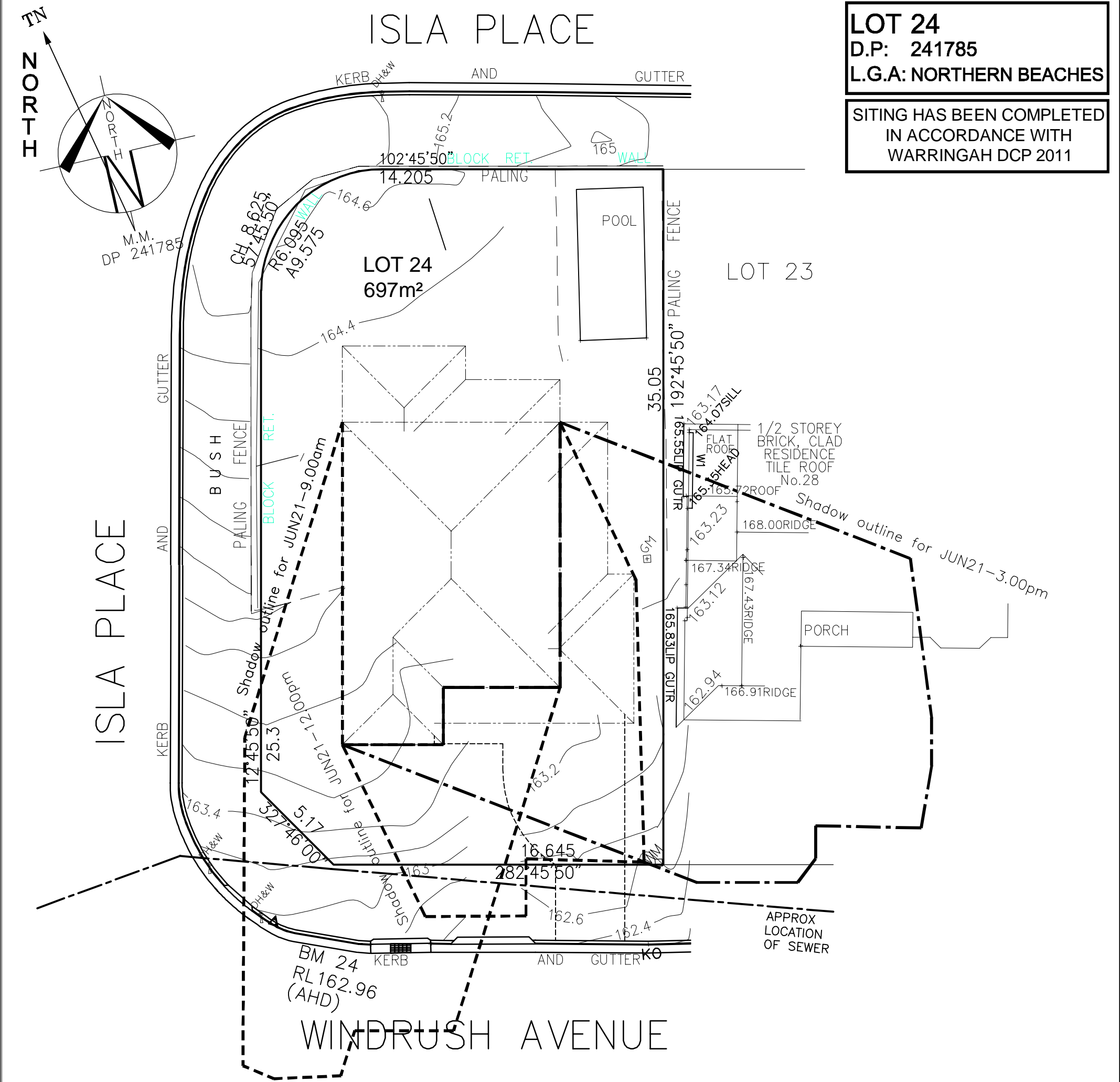


- DENOTES EXISTING TREES TO BE RETAINED
- NUMBER OF STOREYS
- PRINCIPAL PRIVATE OPEN SPACE
- MAIN VIEWS
- NOISE IMPACT
- PREVAILING WINDS

SITE ANALYSIS 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>SHERIDAN 34 Classic R/H Garage</div> <div>Evolution Specification</div>	<div>CLIENT:</div> <div>Mr. NICHOLS Mrs. NICHOLS</div> <div>SITE ADDRESS:</div> <div>Lot 24, No.30, D.P: 241785 Windrush Avenue BELROSE 2085</div>	DA DRAWINGS		
				DRAWN: PG.	DATE: 07.09.20	Rev: E
				RATIO @ A3: 1:200	CHECKED: MCA	
				SHEET: 2.2	JOB No: 29914524	NSW



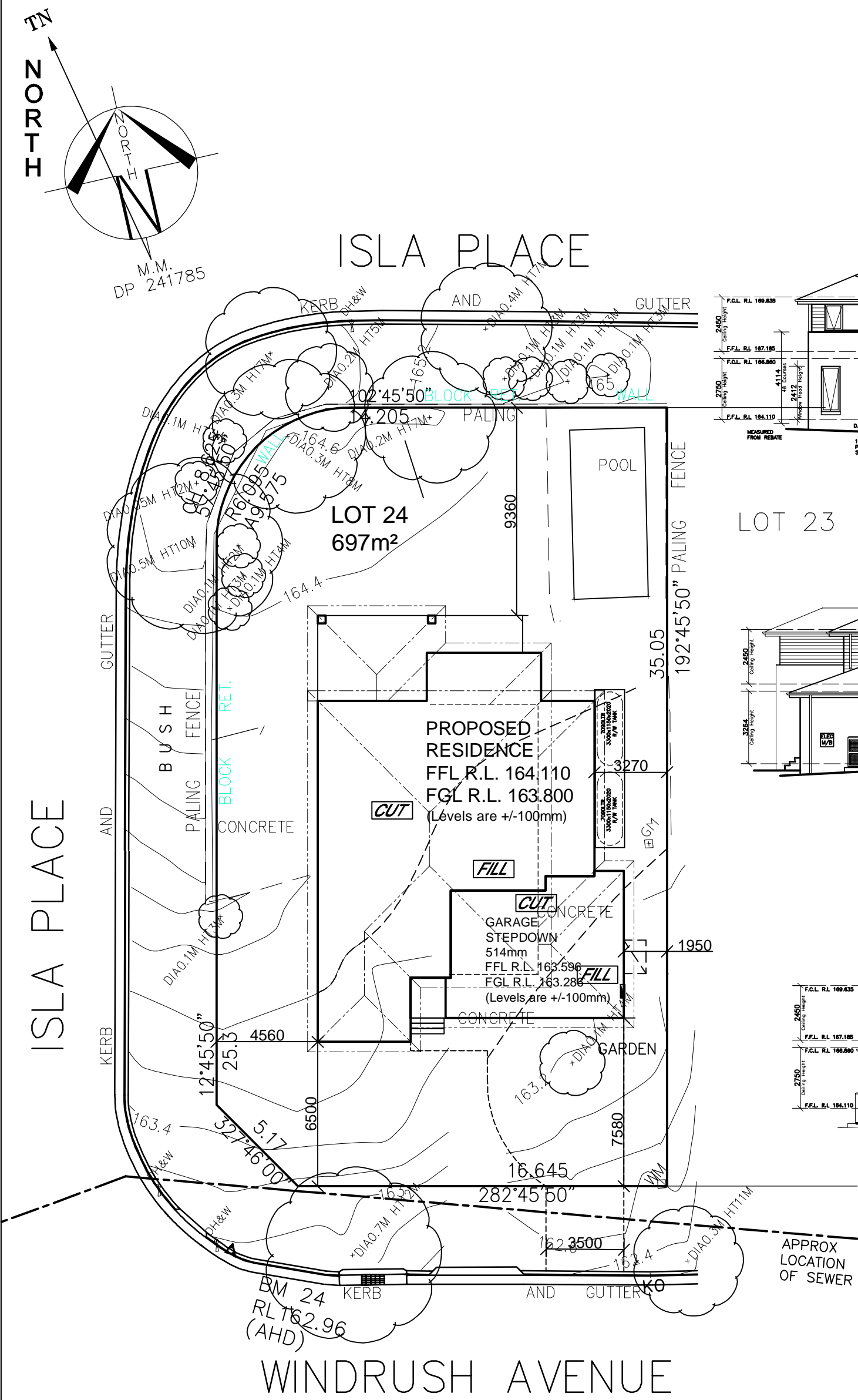
LOT 24
D.P: 241785
L.G.A: NORTHERN BEACHES

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SHADOW DIAGRAM @ 21st JUNE

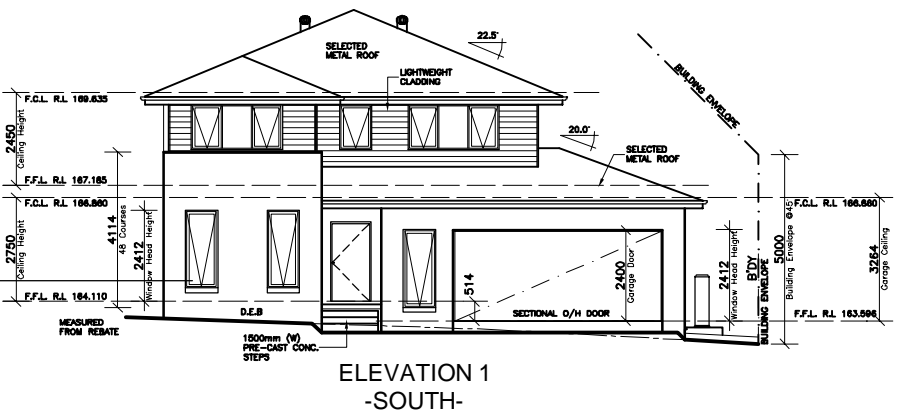
CLIENT'S SIGNATURE: _____ DATE: _____

<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>SHERIDAN 34 Classic R/H Garage</div> <div>Evolution Specification</div>	<div>CLIENT:</div> <div>Mr. NICHOLS Mrs. NICHOLS</div> <div>SITE ADDRESS:</div> <div>Lot 24, No.30, D.P: 241785 Windrush Avenue BELROSE 2085</div>	DA DRAWINGS		
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				RATIO @ A3: 1:200	CHECKED: MCA	
				SHEET: 2.3	JOB No: 29914524	NSW

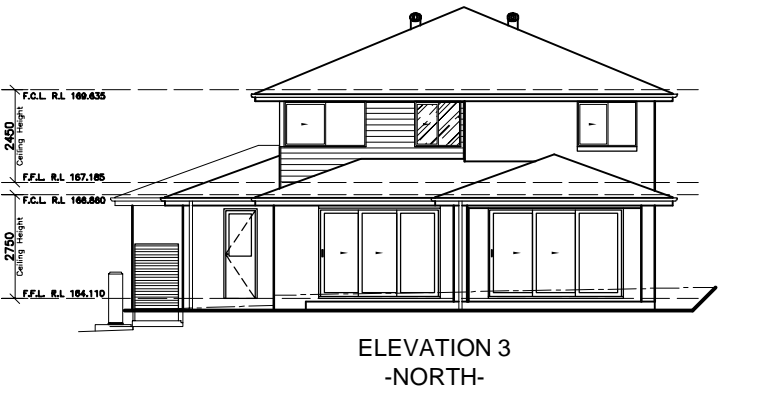
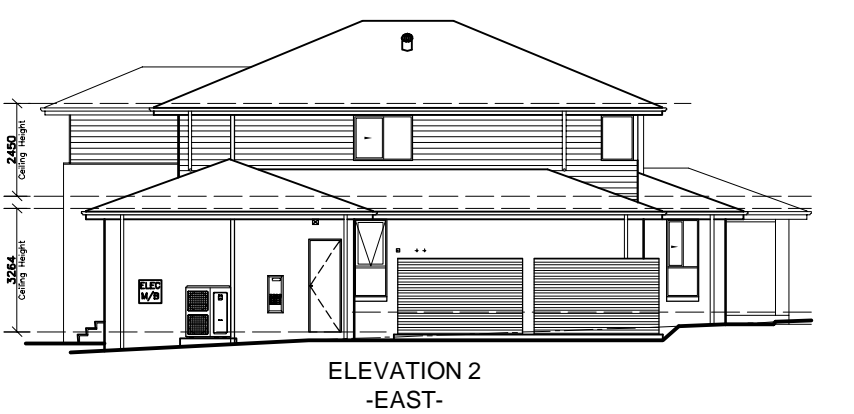


LOT 24
D.P: 241785
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
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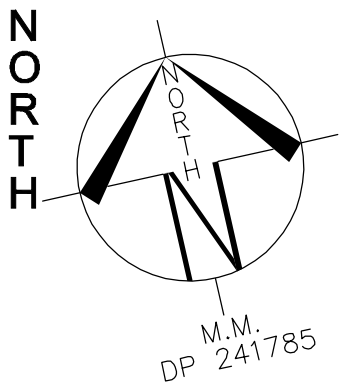


LOT 23



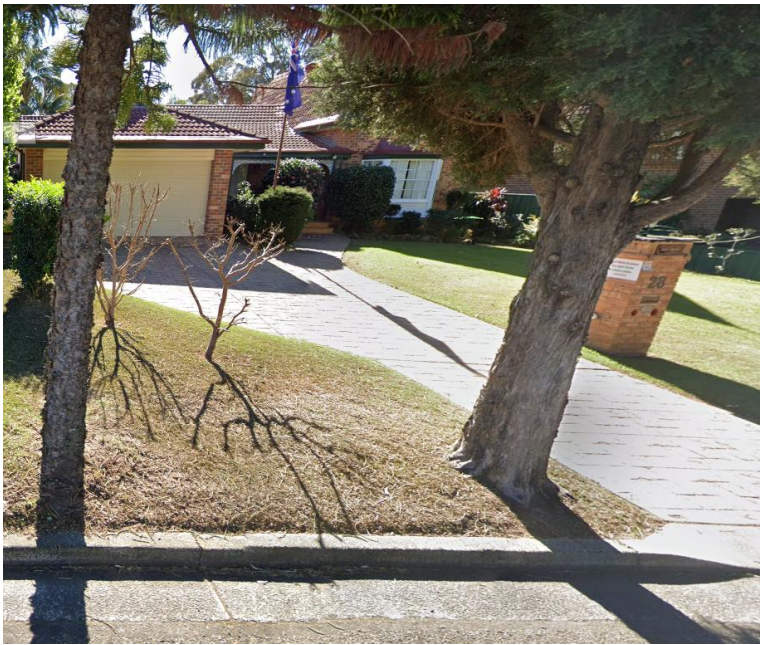
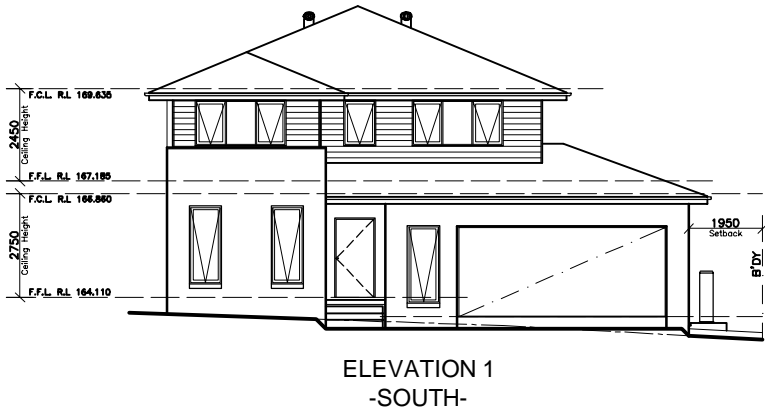
NEIGHBOUR NOTIFICATION PLAN

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: SHERIDAN 34 Classic R/H Garage Evolution Specification</div>	<div>CLIENT: Mr. NICHOLS Mrs. NICHOLS</div>		
			<div>SITE ADDRESS: Lot 24, No.30, D.P: 241785 Windrush Avenue BELROSE 2085</div>		
			DA DRAWINGS		
			<div>DRAWN: PG.</div>	<div>DATE: 07.09.20</div>	<div>Rev: E</div>
<div>RATIO @ A3: 1:200</div>	<div>CHECKED: MCA</div>				
<div>SHEET: 2.4</div>	<div>JOB No: 29914524</div>		<div>NSW</div>		



LOT 24
D.P: 241785
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



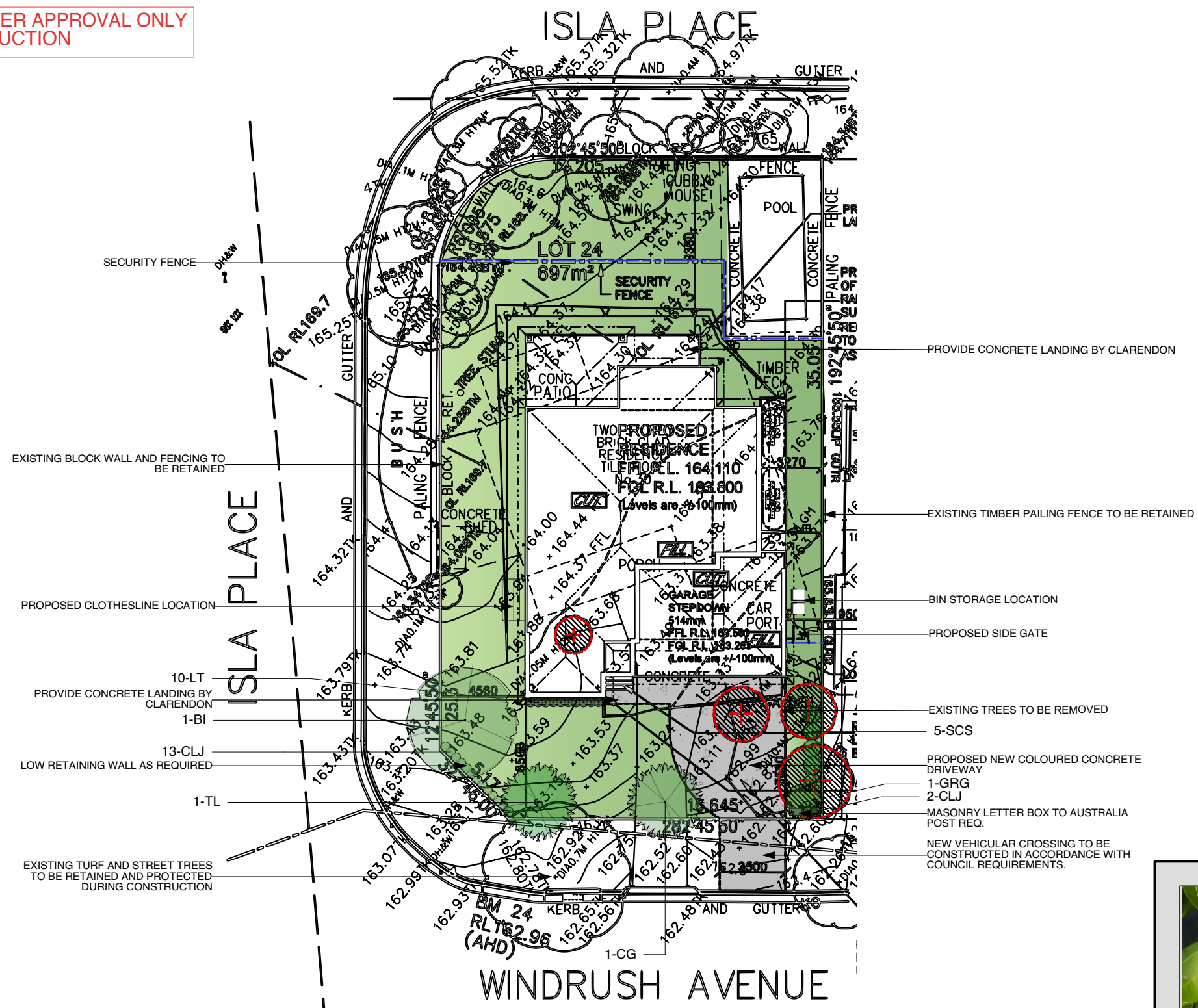
WINDRUSH AVENUE

STREETSCAPE ELEVATION

CLIENT'S SIGNATURE: _____ DATE: _____

<div>ClarendonHomes</div> <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>	<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>SHERIDAN 34 Classic R/H Garage</div> <div>Evolution Specification</div>	<div>CLIENT:</div> <div>Mr. NICHOLS Mrs. NICHOLS</div> <div>SITE ADDRESS:</div> <div>Lot 24, No.30, D.P: 241785 Windrush Avenue BELROSE 2085</div>	DA DRAWINGS		
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				RATIO @ A3: 1:200	CHECKED: MCA	
				SHEET: 2.4	JOB No: 29914524	NSW

ISSUE FOR COUNCIL/DEVELOPER APPROVAL ONLY
NOT FOR CONSTRUCTION



LEGEND

COLOUR CONCRETE

PLAIN CONCRETE

LAWN

FENCING

DECORATIVE GRAVEL/PEBBLE

STEPPING STONES IN GRAVEL/PEBBLE

RETAINING WALL

EXISTING TREE - RETAIN

EXISTING TREE - REMOVE

PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
BI	Banksia integrifolia	Coastal Banksia	1	45lt	6000	12000
CLJ	Callistemon 'Little John'	Bottlebrush	15	5lt	500	1000
CG	Ceratopetalum gummiferum	NSW Christmas Bush	1	25LT	4000	6000
GRG	Grevillea 'Robyn Gordon'	Grevillea	1	15lt	2000	2000
LT	Lomandra 'Tanika'	Dwarf Lomandra	10	5lt	500	500
SCS	Syzygium 'Cascade'	Dwarf Weeping Lillypilly	5	25lt	1000	3000
TL	Tristaniopsis laurina	Water Gum	1	75lt	4000	7000

PLANT IMAGES

General Notes:
1. See Architects drawings for site levels, setbacks and extent of cut and fill.
2. This plan shall be read in conjunction with the Hydraulic Engineers drawings.
3. Landscape plan has been drawn to meet the minimum council and developer requirements. Additional landscape works further to minimum requirements have also been proposed on this plan. Any completion of works beyond the minimum requirements will remain at the discretion of the owner.
4. Levels and dimensions are indicative only and are subject to site conditions.
5. Requirements for retaining walls including height, position and extent, shall be determined and approved by others.

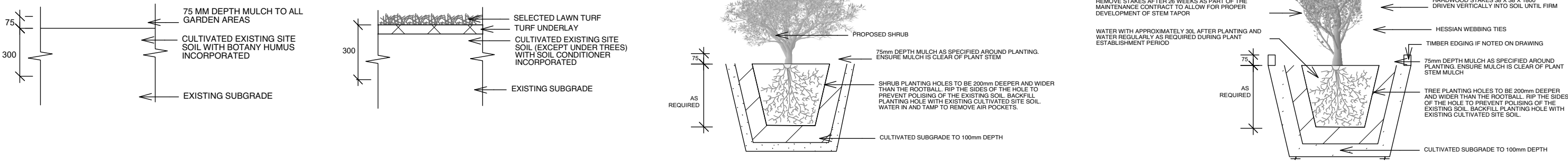
BLUEGUM DESIGN
Landscape Plans for DA

BLUEGUM DESIGN SERVICES
T: 0435 127 244
E: info@bluegumdesign.com.au
W: bluegumdesign.com.au

DATE: 12/11/20
REVISION: SL
DRAWING: LANDSCAPE PLAN
ADDRESS: 30 WINDRUSH AVENUE, BELROSE
CLIENT: HEATHER NICHOLS
LODGE/COUNCIL: NORTHERN BEACHES COUNCIL

DATE: 12/11/20
DRAWN: SL
SCALE @ A3: 1:250
PROJECT #: CLARENDON HOMES
DWG #: L/01
REVISION:

LANDSCAPE DETAILS



OUTLINE LANDSCAPE SPECIFICATION

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii)Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

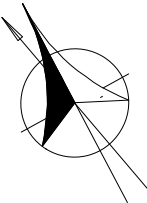
Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

General Notes:
 1. See Architects drawings for site levels, setbacks and extent of cut and fill.
 2. This plan shall be read in conjunction with the Hydraulic Engineers drawings.
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 W: bluegumdesign.com.au



DATE	REVISION		
DRAWING	LANDSCAPE DETAILS		
ADDRESS	30 WINDRUSH AVENUE, BELROSE	DATE	12/11/20
CLIENT	HEATHER NICHOLS	DRAWN	SL
LODGE/MENT/COUNCIL	NORTHERN BEACHES COUNCIL	SCALE @ A3	N/A
		PROJECT #	CLARENDON HOMES
		DWG #	L/02
		REVISION	

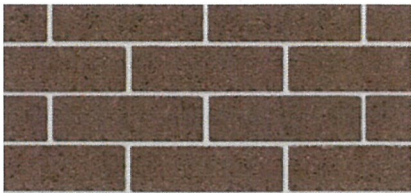

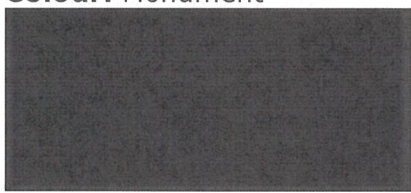



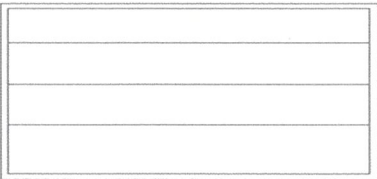

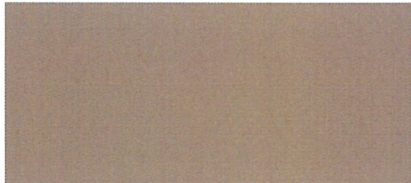
LIFESTYLE

– STUDIO –

BY CLARENDON HOMES

Client:	Mr Simon & Mrs Heatherann Nichols		
Site Address:	Lot 24, 30 Windrush Ave BELROSE NSW 2085		
Job Number:	29914524	House Type:	Sheridan 34
Date Issued:	24/11/2020	Developer:	Clarendon Homes

Roof BASIX Rating:	Dark	Wall BASIX Rating:	Dark
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Main Body Brick: Austral Everyday Life 'Freedom' 	Window Frame Colour: Monument Matt 	Roof Type/Style: Colorbond / Custom Orb Colour: Monument 
Front Entry Door Colour: Clarendon Medium Stain 	Gutter: Monument Fascia: Monument 	Downpipes: Monument Water Tank: Monument 
Garage Door Type: Flatline 	Garage Door Colour: Monument 	Lightweight Cladding: T-M Cookie Jar T12 4.F11 
Applied Feature: Not Applicable Colour: Not Applicable	Other: Not Applicable	Driveway/Letterbox: To compliment façade *By client after handover

NOTE: Colours are indicative only and should not be used as a true representation of the product.

Signature 	Date 25/11/20
---	---------------