

**Site Plan Legend:**

	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		Existing endemic trees

rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**



**Development Application**  
 drawing issue

03

**DA01**

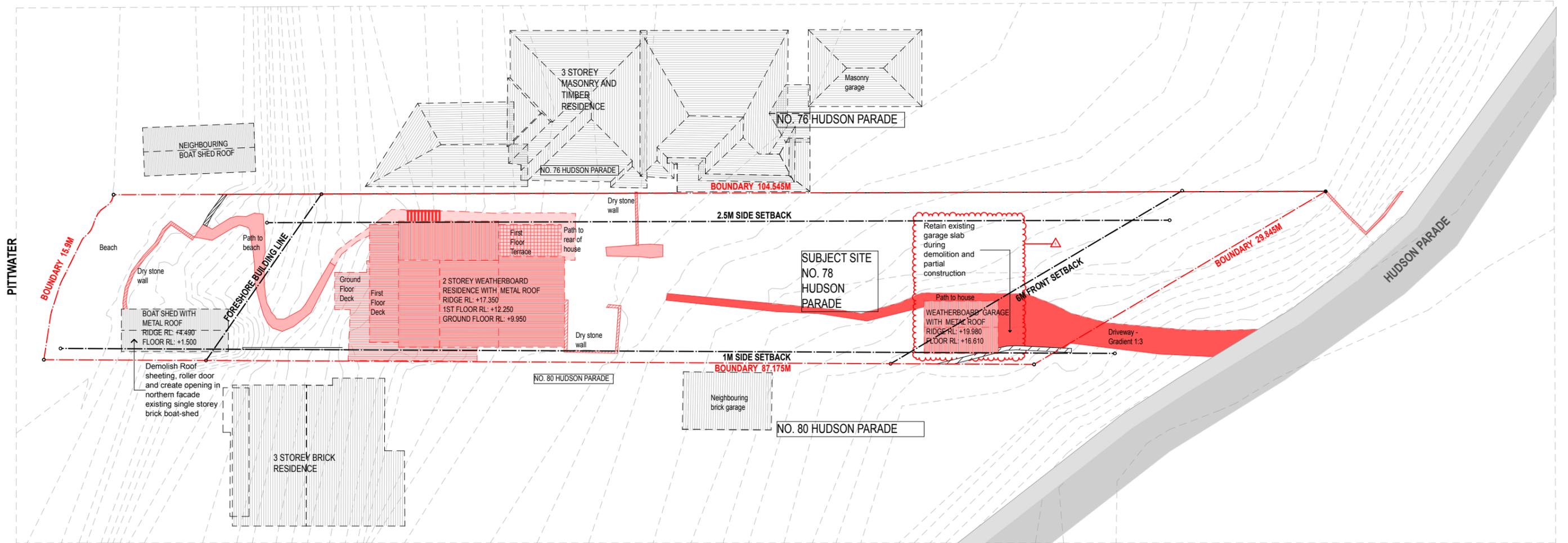
**SITE ANALYSIS PLAN**

**1801**

**A3**  
 Sheet Size  
 6/8/19  
 drawing date  
**21**  
 sheets in set

drawing number  
 drawing title  
 local council: Northern Beaches Council

drawing job number  
 drawn: BN  
 checked:



**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 non-endemic 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

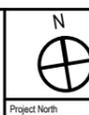
rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
23.01.19		For Review			
19.02.19		For DA			

**marker.**  
 Architecture & Design  
 111 Flinder Street, Surry Hills NSW 2010  
 ABN: 12 624 281 858  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**



Development Application  
 drawing issue

03  
 revision

**DA02**  
 drawing number

DEMOLITION PLAN  
 drawing title

**1801**  
 drawing job number

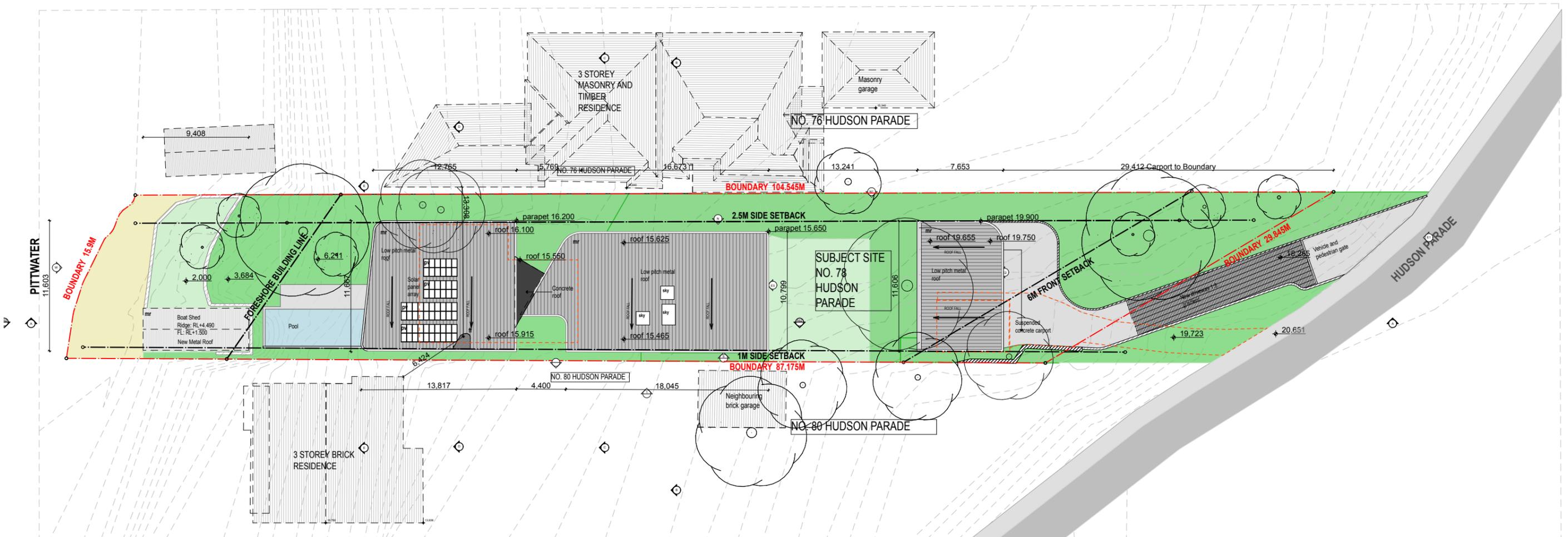
**A3** 1:350  
 Sheet Size drawing scale(s)  
 6/8/19  
 drawn date  
**21**  
 sheets in set

Project North

local council: Northern Beaches Council

drawn: BN

checked: sheets in set



**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 pierced 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 = 842m<sup>2</sup>  
 Site Area = 1366m<sup>2</sup>  
**Deep Landscaping as percentage of Site Area = 63%**

NB: 105m<sup>2</sup> 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:**

- - - - -	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	○	Existing endemic trees

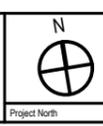
rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
23.01.19		For Review			
19.02.19		For DA			

**marker.**  
 Architecture & Design  
 111 Flinder Street, Surry Hills NSW 2010  
 ABN: 12 624 281 858  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**



**Development Application**  
 drawing issue

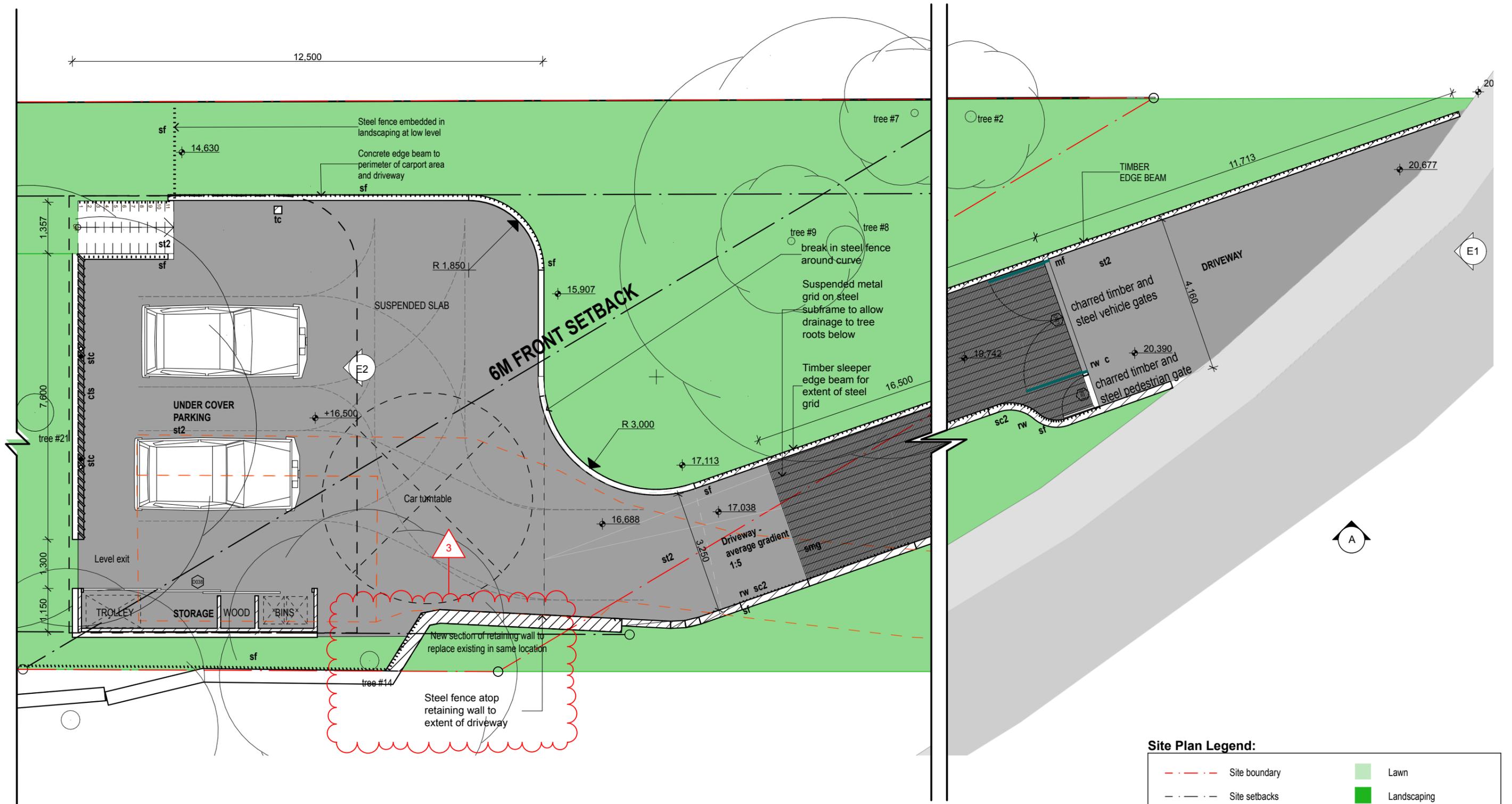
03  
 revision

**DA03**  
 drawing number

**PROPOSED ROOF PLAN**  
 drawing title

**1801**  
 drawing job number

**A3**  
 Sheet Size  
 6/8/19  
 drawing date  
**21**  
 sheets in set



**Site Plan Legend:**

- - - - -	Site boundary	Light Green	Lawn
- - - - -	Site setbacks	Dark Green	Landscaping
- - - - -	Sun path	Yellow	Sand
- - - - -	Existing building line	Blue	Pool
- - - - -	Building height control	Brown	External decking
- - - - -	Existing building footprint	Grey	External stone paving
- - - - -	Element over	Circle with dot	Existing endemic trees

rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**



**Development Application**  
 drawing issue

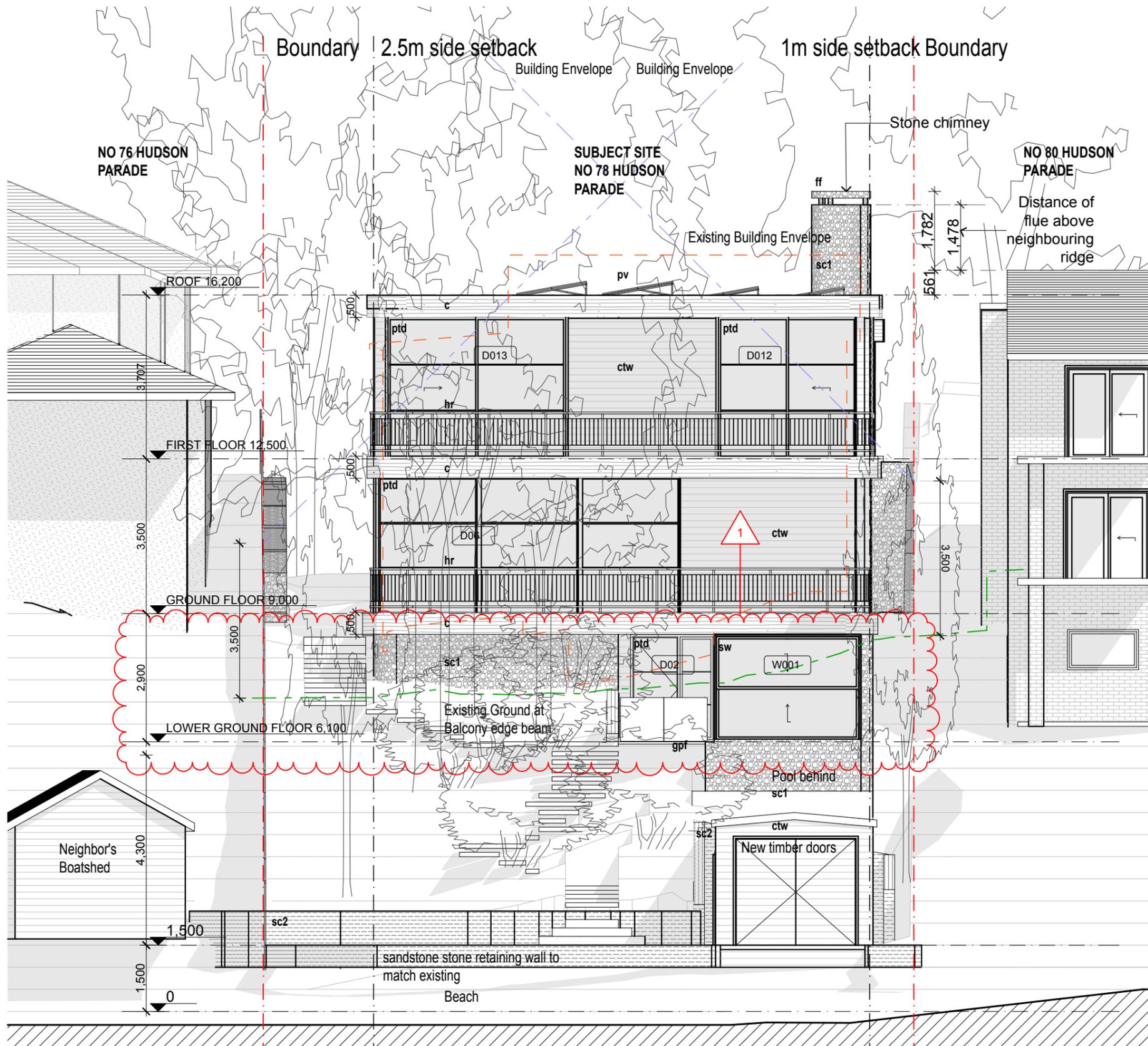
**03**  
 revision

**DA06**  
 drawing number

**PROPOSED FIRST FLOOR PLAN (EAST)**  
 drawing title

**1801**  
 drawing job number

**A3** 1:100  
 Sheet Size drawing scale(s)  
 6/8/19  
 drawn date  
**21**  
 sheets in set



**Site Plan Legend:**

- - - - - 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	○ Existing endemic trees

rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**

**Development Application**

03

**DA08**

**PROPOSED WEST ELEVATION**

**1801**

**A3**

1:100

Sheet Size drawing scale(s)

6/8/19 drawn date

21 sheets in set

Project North

drawing issue

revision

drawing number

drawing title

drawing job number

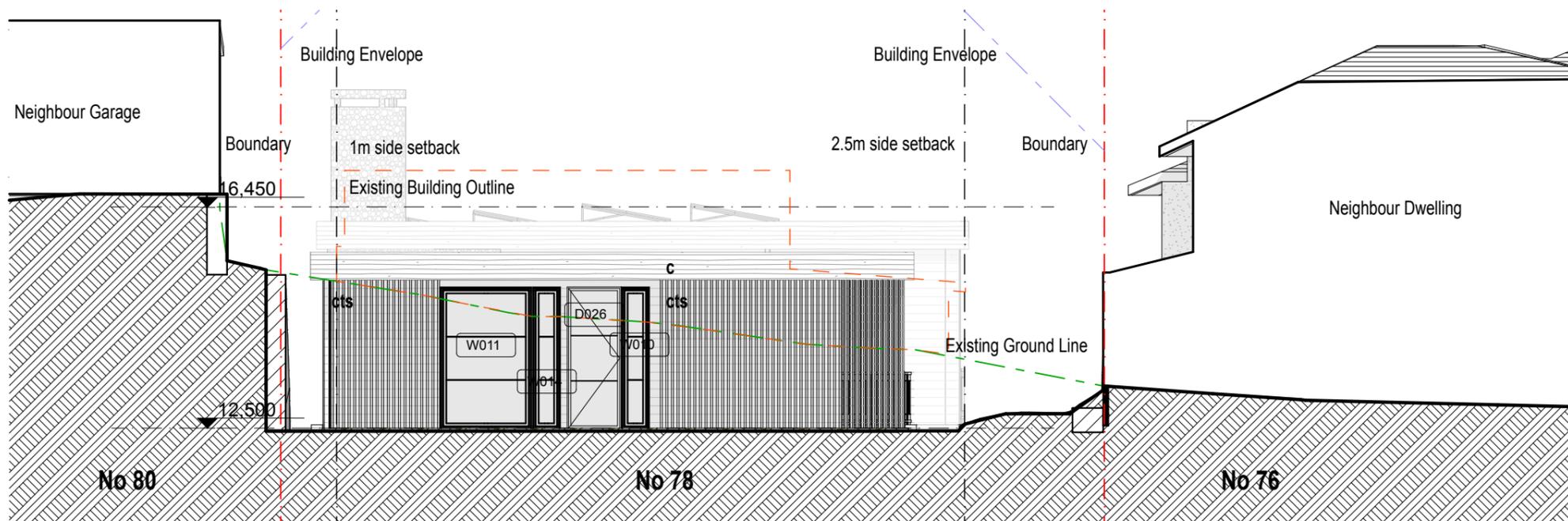
BN

checked

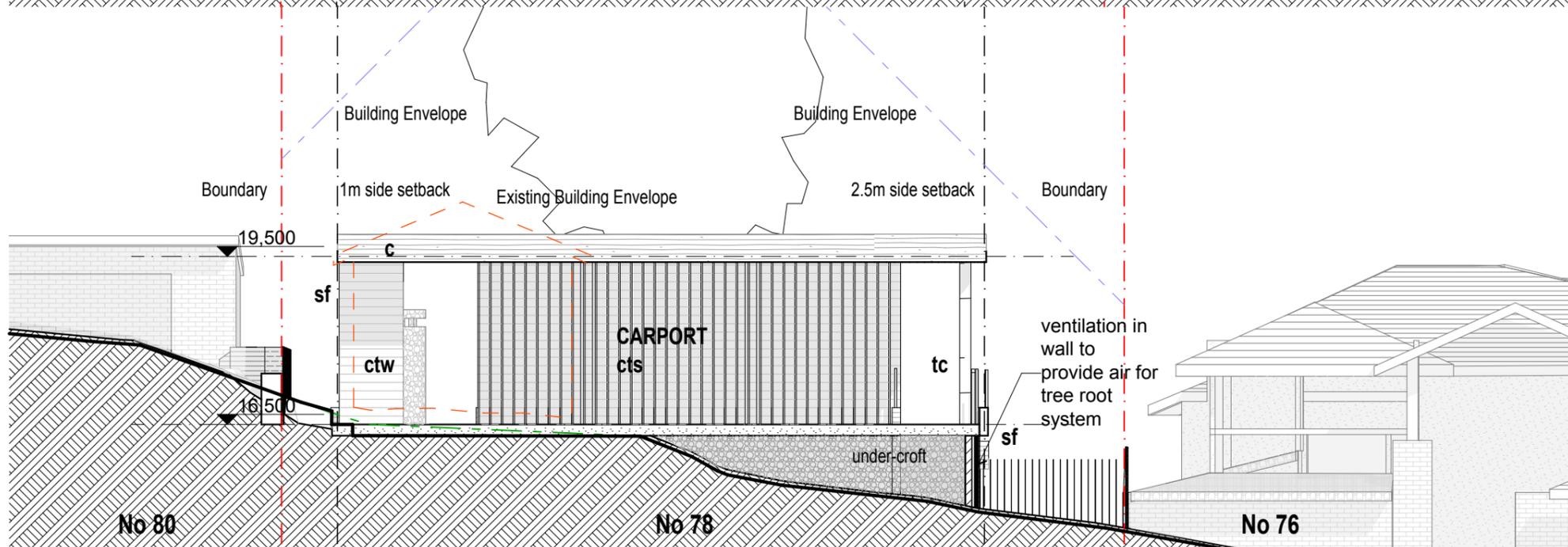
drawn



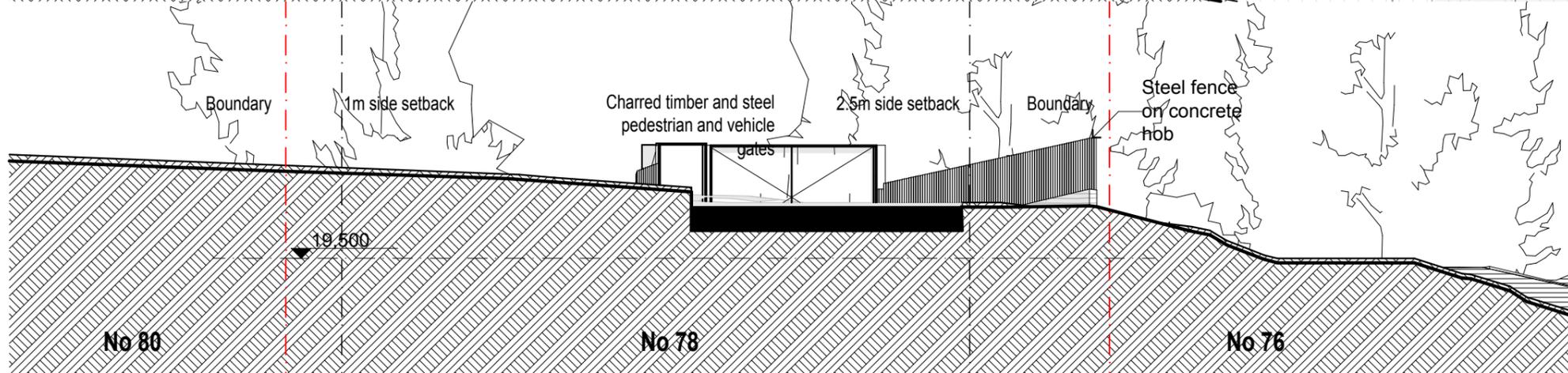
### Proposed East Elevation E3 - House



### Proposed East Elevation E2 - Carport



### Proposed East Elevation - Street



#### Site Plan Legend:

	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		Existing endemic trees

rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
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  
www.markerarchitecture.com.au

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

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

NOT FOR CONSTRUCTION.

Development  
Application

drawing issue

03

revision

DA10

drawing number

PROPOSED EAST  
ELEVATIONS

drawing title

1801

drawing job number

A3

Sheet Size

1:100

drawing scale(s)

6/8/19

drawn date

21

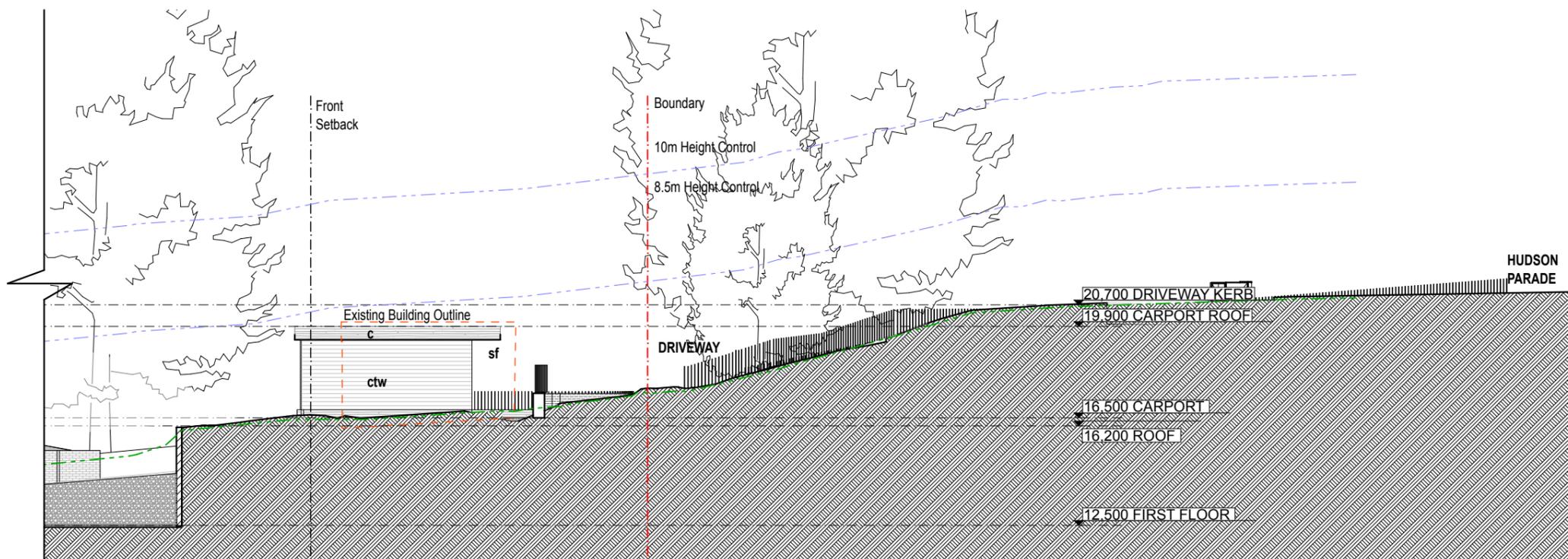
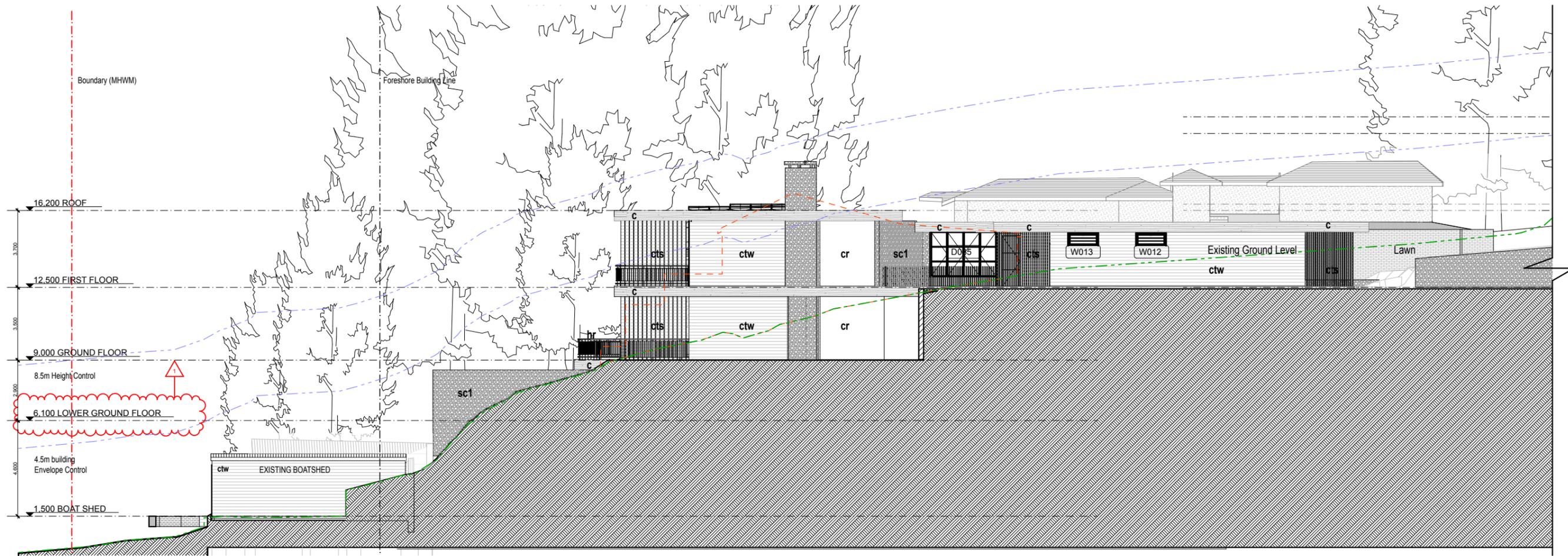
sheets in set

Project North

local council: Northern Beaches Council

drawn: BN

checked:



**Site Plan Legend:**

	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		Existing endemic trees

rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**

**Development Application**  
 drawing issue

03  
 revision

**DA11**  
 drawing number

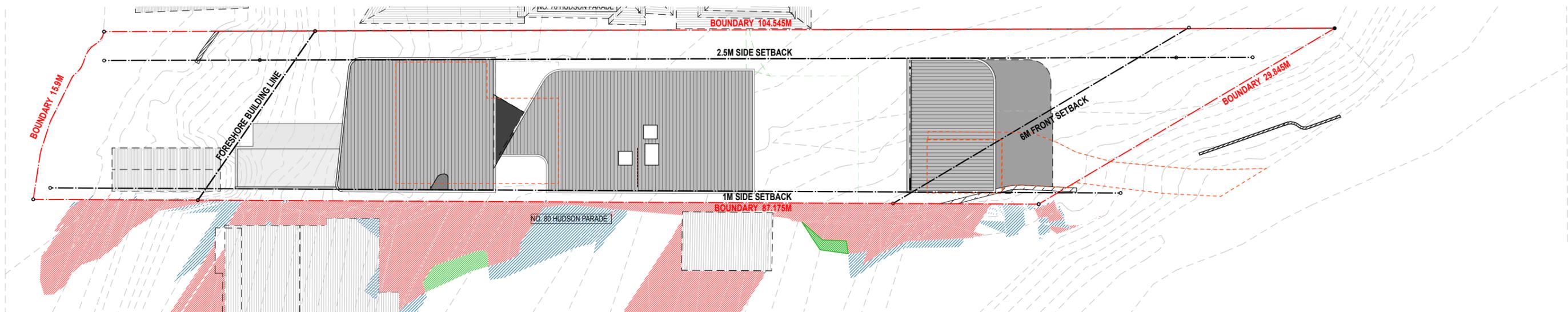
**PROPOSED SOUTH ELEVATION**  
 drawing title

**1801**  
 drawing job number

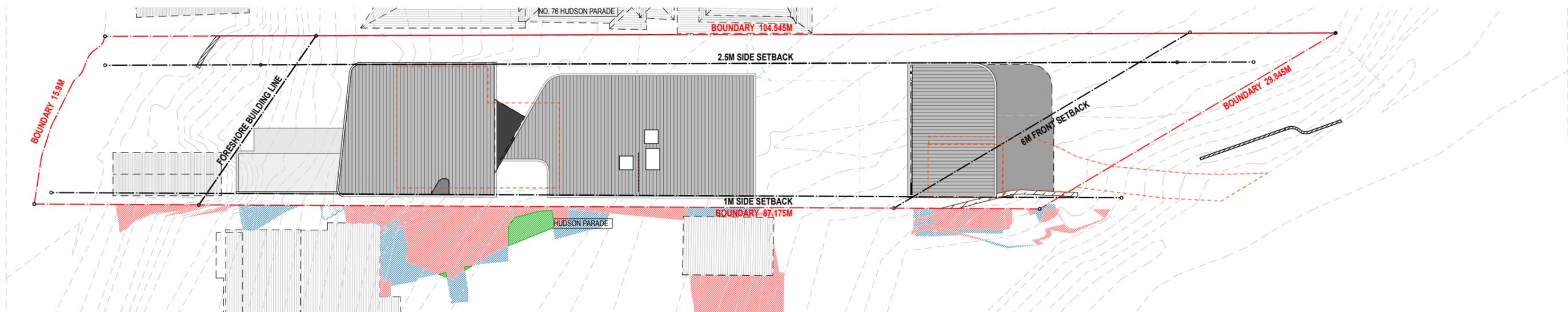
**A3**  
 Sheet Size  
 6/8/19  
 drawing date

**1:200**  
 drawing scale(s)

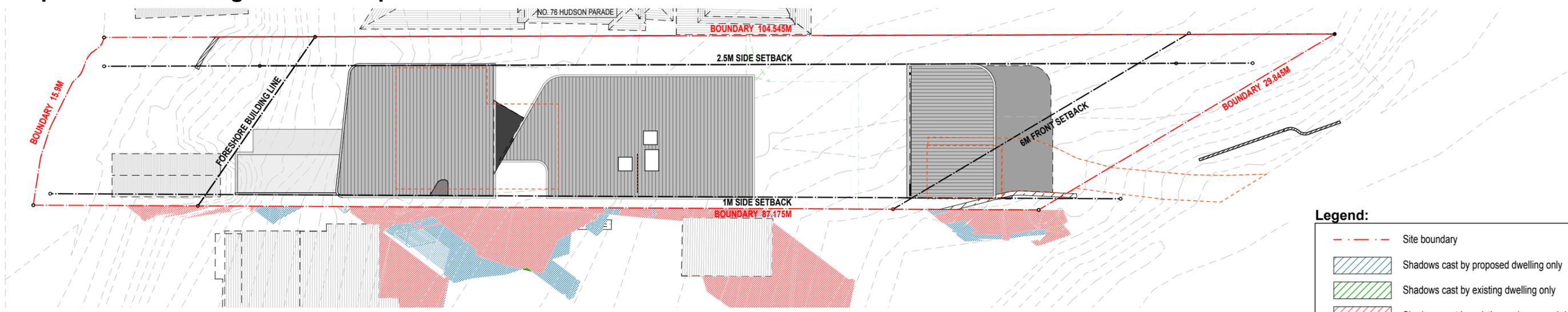
**21**  
 sheets in set



**Proposed and Existing Shadows 9am**



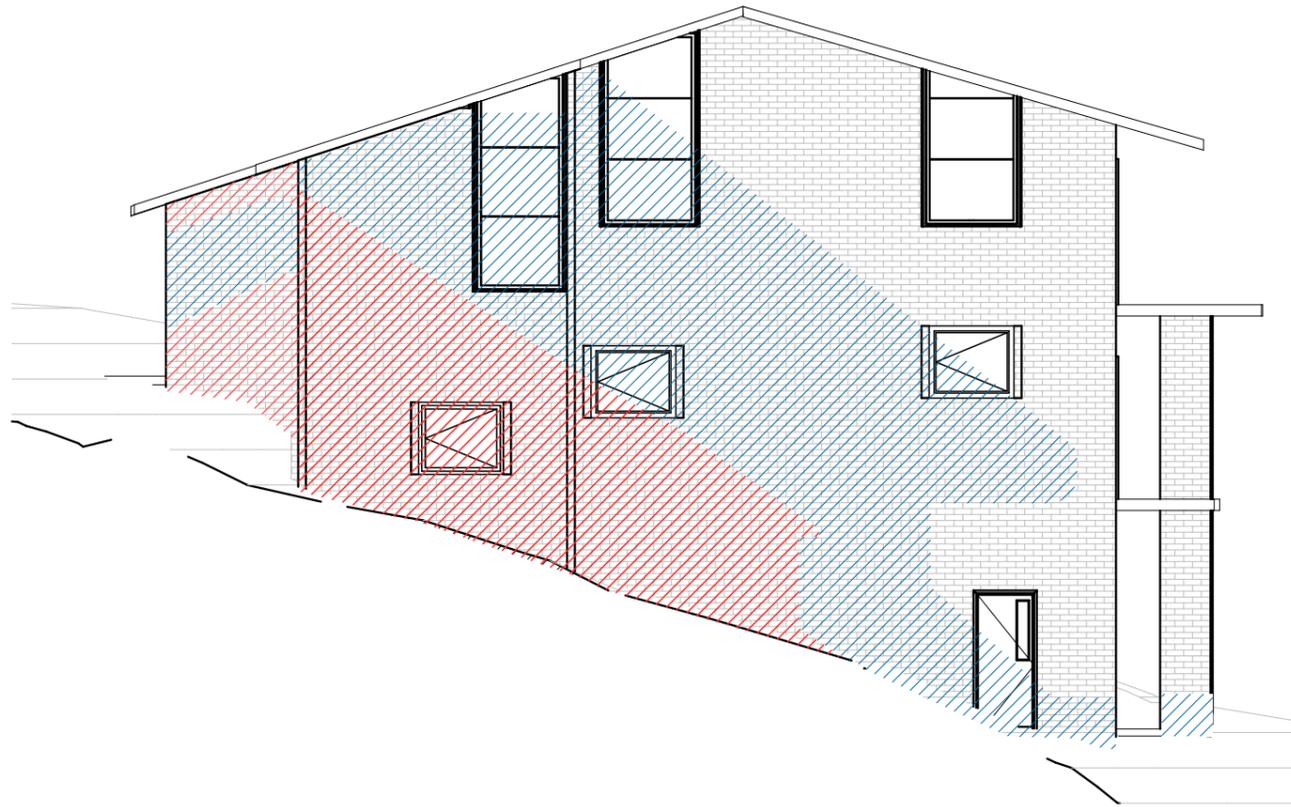
**Proposed and Existing Shadows 12pm**



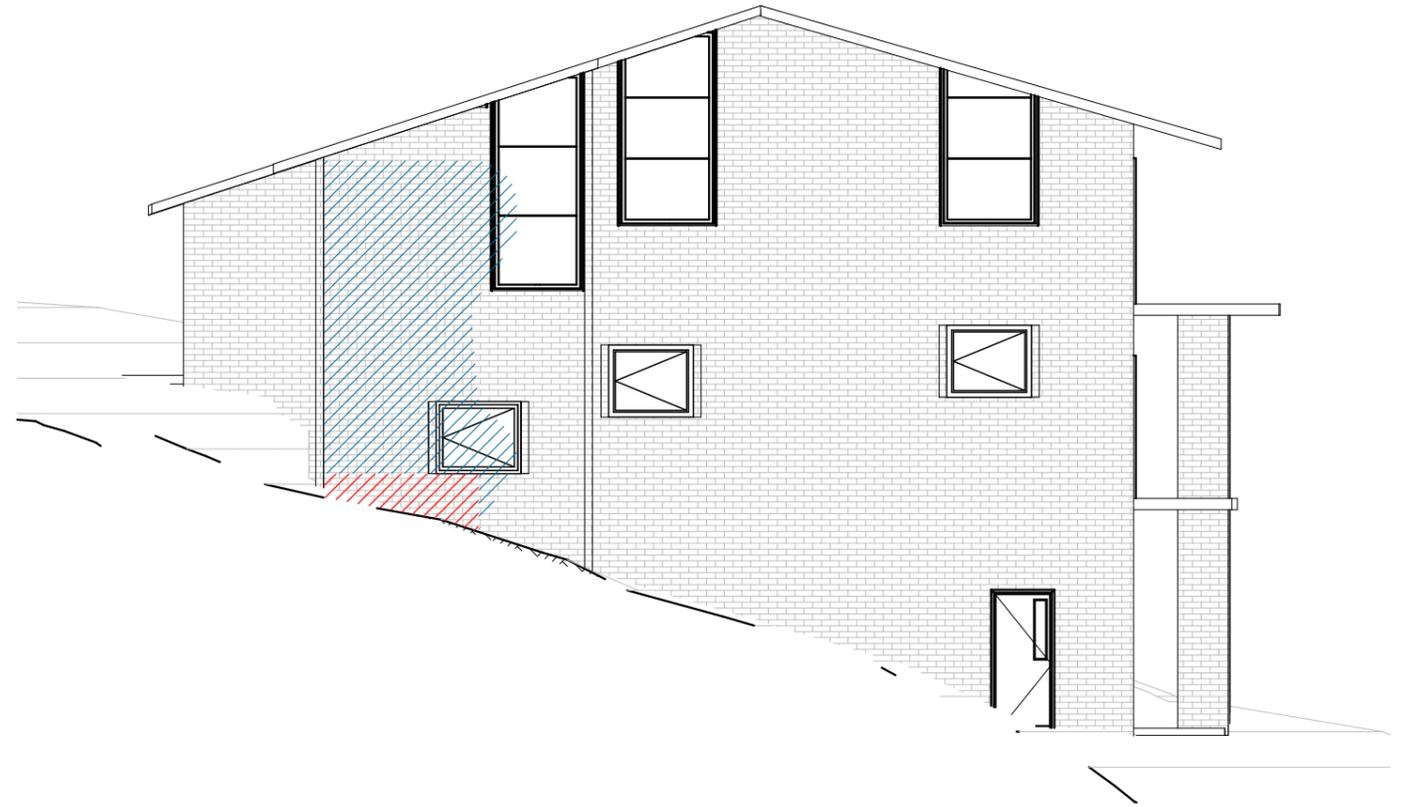
**Proposed and Existing Shadows 3pm**

**Legend:**

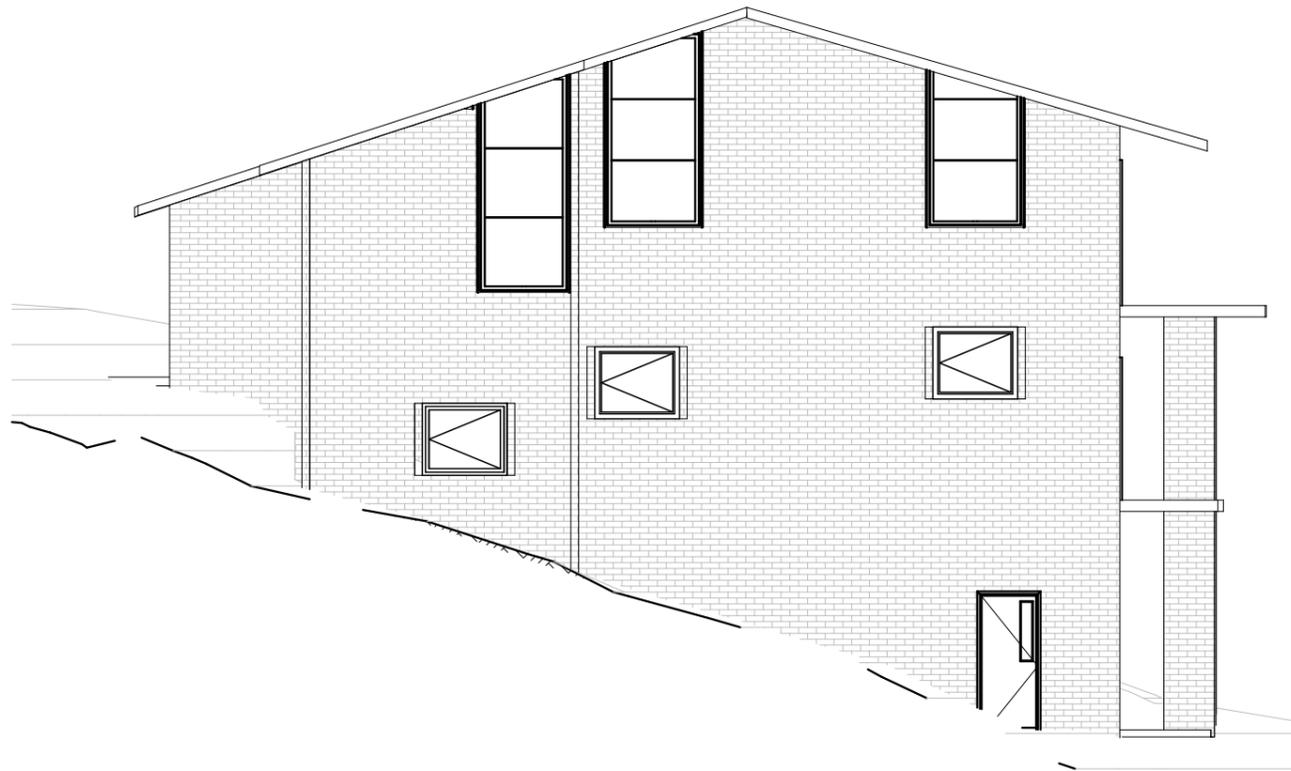
- Site boundary
- Shadows cast by proposed dwelling only
- Shadows cast by existing dwelling only
- Shadows cast by existing and proposed dwelling



**Proposed and Existing Shadows 9am**



**Proposed and Existing Shadows 12pm**



**Proposed and Existing Shadows 3pm**

**Legend:**

-  Site boundary
-  Shadows cast by proposed dwelling only
-  Shadows cast by existing dwelling only
-  Shadows cast by existing and proposed dwelling

rev.	date	description	rev.	date	description
	04.09.18	For Pre-DA	02	03.07.19	For DA
	16.11.18	For Review	03	06.08.19	For DA
	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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**

Development Application	03	DA15	SHADOWS NEIGHBOUR PROJECTION	1801	A3	1:100
drawing issue	revision	drawing number	drawing title	drawing job number	Sheet Size	drawing scale(s)
Project North	local council: Northern Beaches Council	drawn: BN	checked:	6/8/19	6/8/19	21
						sheets in set



**View of existing development from No80 Dining Room**



**View of existing development from No80 kitchen**



**View of proposed development from No80 Dining Room**



**View of proposed development from No80 Kitchen**

rev.	date	description	rev.	date	description
	04.09.18	For Pre-DA	02	03.07.19	For DA
	16.11.18	For Review	03	06.08.19	For DA
	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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**

Development  
 Application

03

**DA16**

VIEW LOSS ANALYSIS  
 FROM NO 80

**1801**

**A3**

NTS

Sheet Size drawing scale(s)

6/8/19

**21**

drawn date: sheets in set

Project North

drawing issue

revision

drawing number

drawing title

drawing job number

checked: BN

local council: Northern Beaches Council

drawn: BN



rev.	date	description	rev.	date	description
	04.09.18	For Pre-DA	02	03.07.19	For DA
	16.11.18	For Review	03	06.08.19	For DA
	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  
www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**

Development  
Application

Project North

03

drawing issue

revision

**DA17**

drawing number

local council: Northern Beaches Council

PHOTO MONTAGE  
FROM PITTSWATER

drawing title

**1801**

drawing job number

drawn: BN

**A3**

Sheet Size

6/8/19

drawn date:

NTS

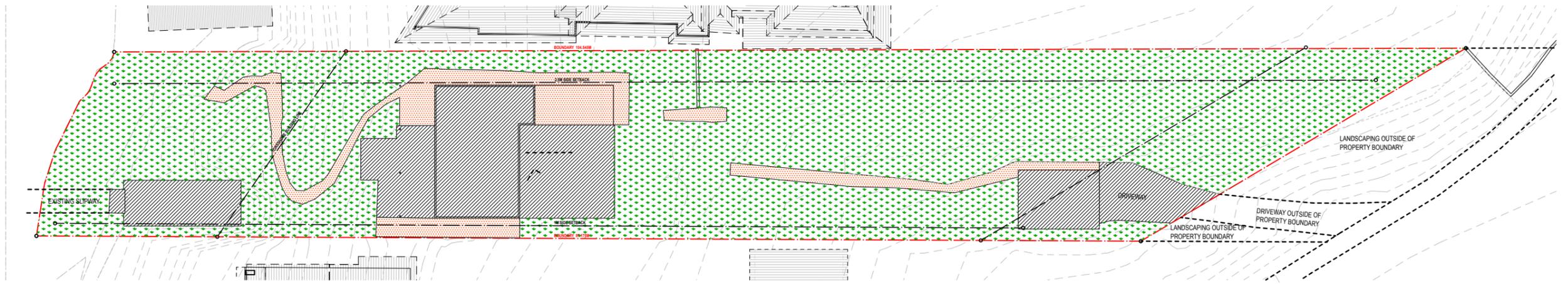
drawing scale(s)

**21**

sheets in set

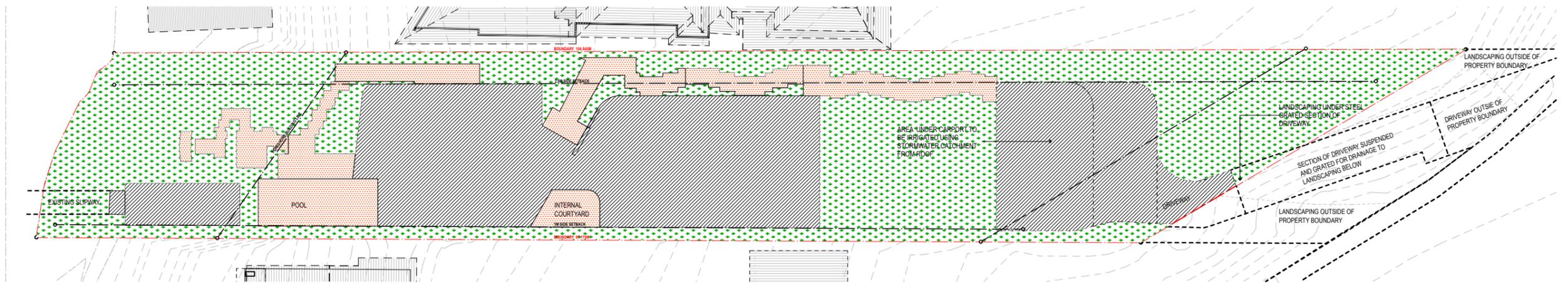
checked:

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

#### Legend:

	Site Boundary
	Landscaping Area
	Impervious Area
	Hard Surface Area

rev.	date	description	rev.	date	description
	04.09.18	For Pre-DA	02	03.07.19	For DA
	16.11.18	For Review	03	06.08.19	For DA
	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  
www.markerarchitecture.com.au

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

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

NOT FOR CONSTRUCTION.



Development  
Application  
drawing issue

03

revision

DA18

drawing number

LANDSCAPE  
CALCULATIONS

drawing title

1801

drawing job number

A3

Sheet Size

1:350  
drawing scale(s)

21

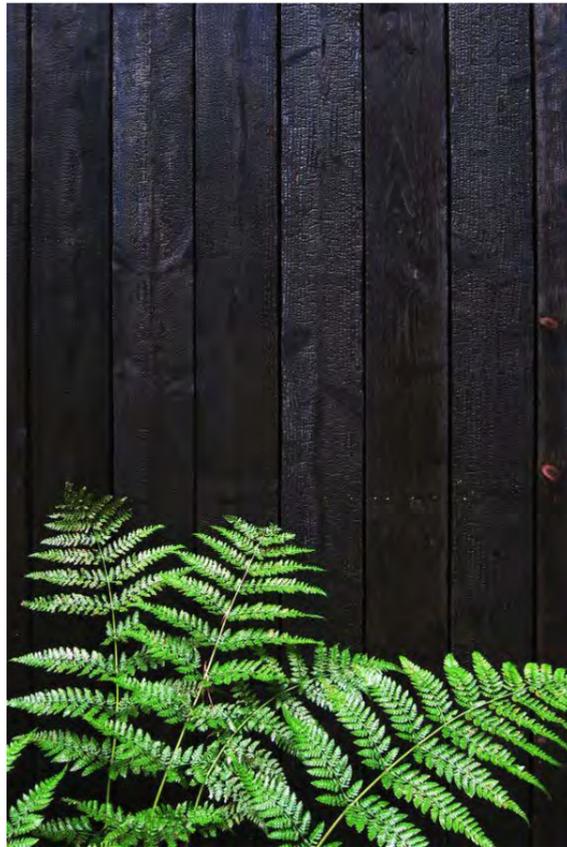
sheets in set

6/8/19

drawn date

BN

checked



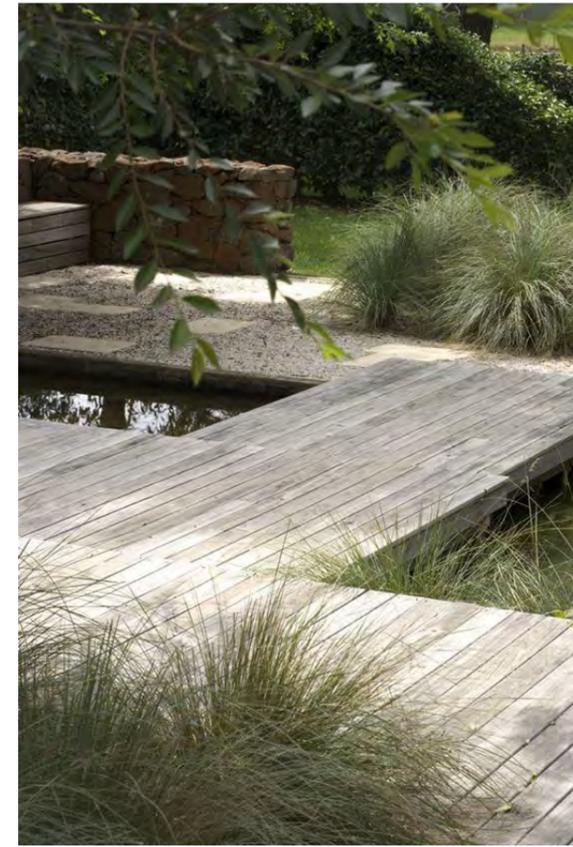
CTW - CHARRED TIMBER WEATHERBOARD



SC1 - STONE CLADDING 1



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

rev.	date	description	rev.	date	description
04.09.18		For Pre-DA	02	03.07.19	For DA
16.11.18		For Review	03	06.08.19	For DA
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  
 www.markerarchitecture.com.au

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

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

**NOT FOR CONSTRUCTION.**

Development  
 Application

03

**DA19**

SCHEDULE OF  
 COLOURS AND  
 MATERIALS

**1801**

**A3**

NTS

Sheet Size

drawing scale(s)

6/8/19

21

drawn date

sheets in set

Project North

drawing issue

revision

drawing number

local council: Northern Beaches Council

drawing job number

BN

checked:

drawn