

78 HUDSON PARADE

DEVELOPMENT APPLICATION

78 HUDSON PARADE, CLAREVILLE NSW 2107

property description:

site:Lot 2 DP 221631

number:78

street:HUDSON PARADE

locality:NORTHERN BEACHES, SYDNEY



Change Index		
Change ID	Change Name	Change Issue
1	Raised Lower Ground Floor Level	For DA rev 03
2	Slab on ground altered to suspended floor	For DA rev 03
3	Reposition Tree 14 and associated retaining wall graphically	For DA rev 03
4	Pier foundations for wall to improve viability of T29 & T34	For DA rev 03
5	Retain existing carport slab during demolition and construction until replacement	For DA rev 03
6	Sea wall to incorporate feedback from Estuarine Hazard Report	For DA rev 03

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

Key

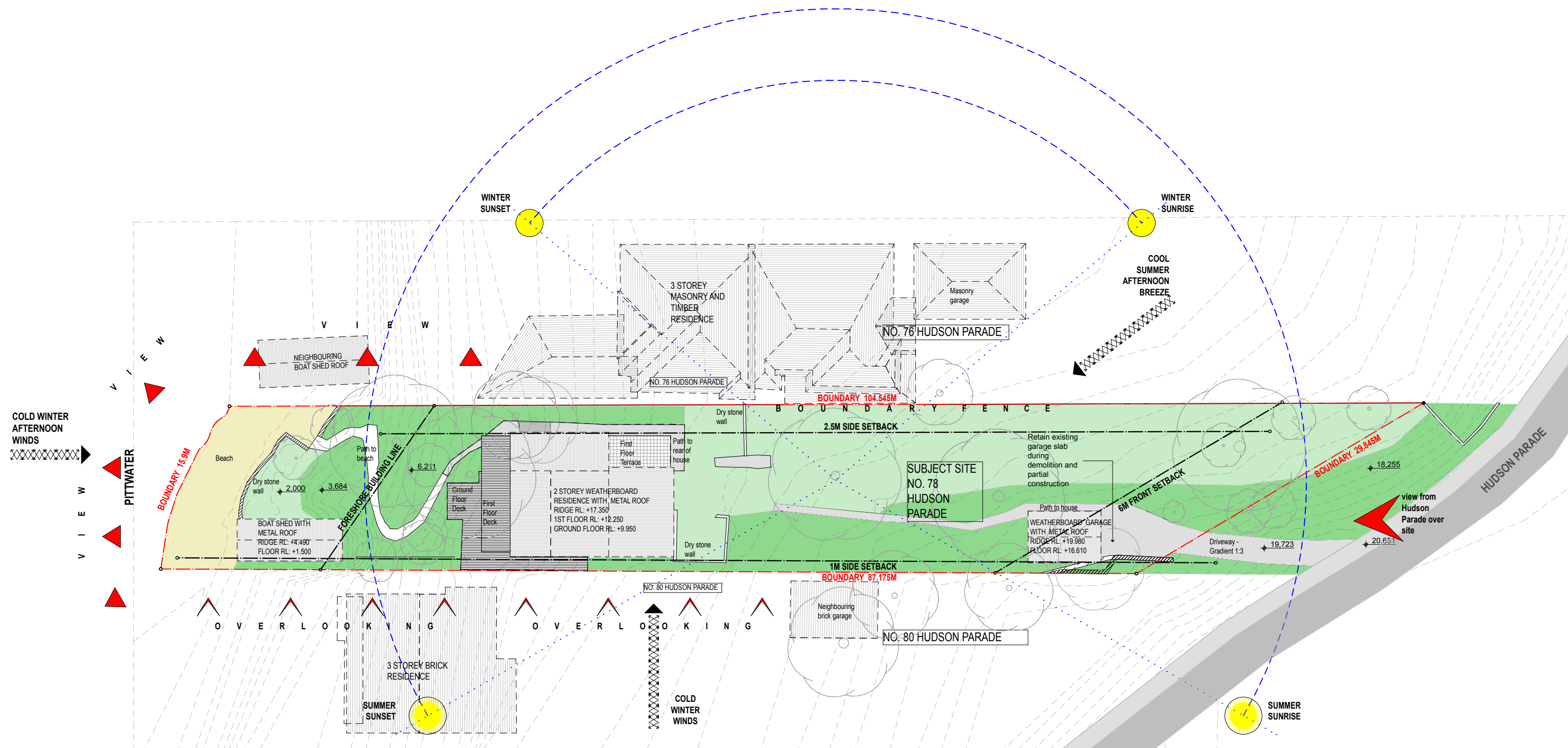
c	concrete
cr	cement render
ct	ceramic tile
ctw	charred timber weatherboards
cts	charred timber screen
ex	existing
ff	fireplace flue
fp	fireplace
ftw	fixed timber window
gpf	glass pool fence
hr	handrail
lw	louvre window
mr	metal roofing
otw	operable timber window
pv	photovoltaic cells
rw	retaining wall
tc	timber column
ts	timber sleeper
sc1	stone cladding 1
sc2	stone cladding 2
sf	steel fence
sky	skylight
smg	steel mesh grid
st	stone tile
stc	steel column
std	sliding timber door
sw	shugg window
td	timber decking
tb	timber boards

Notes for Solid Fuel Heater















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

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

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



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.

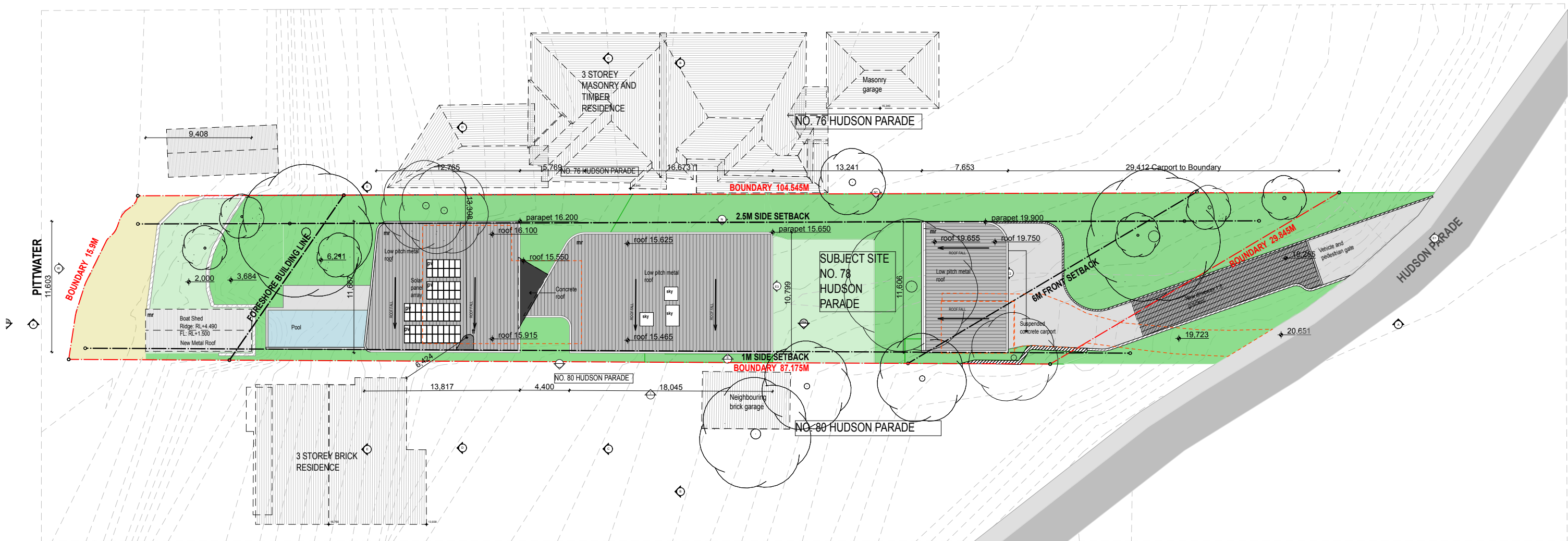
Architecture & Design
111 Flinder Street, Surry Hills NSW 2010
ABN: 12 624 281 858
www.markerarchitecture.com.au

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	DA01	SITE ANALYSIS PLAN	1801	A3	1:350
						Sheet Size	drawing scale(s)
						6/8/19	21
	drawing issue	revision		drawing title	drawing job number	drawn date:	sheets in set
Project North			local council: Northern Beaches Council	drawn: BN	checked:		



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

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

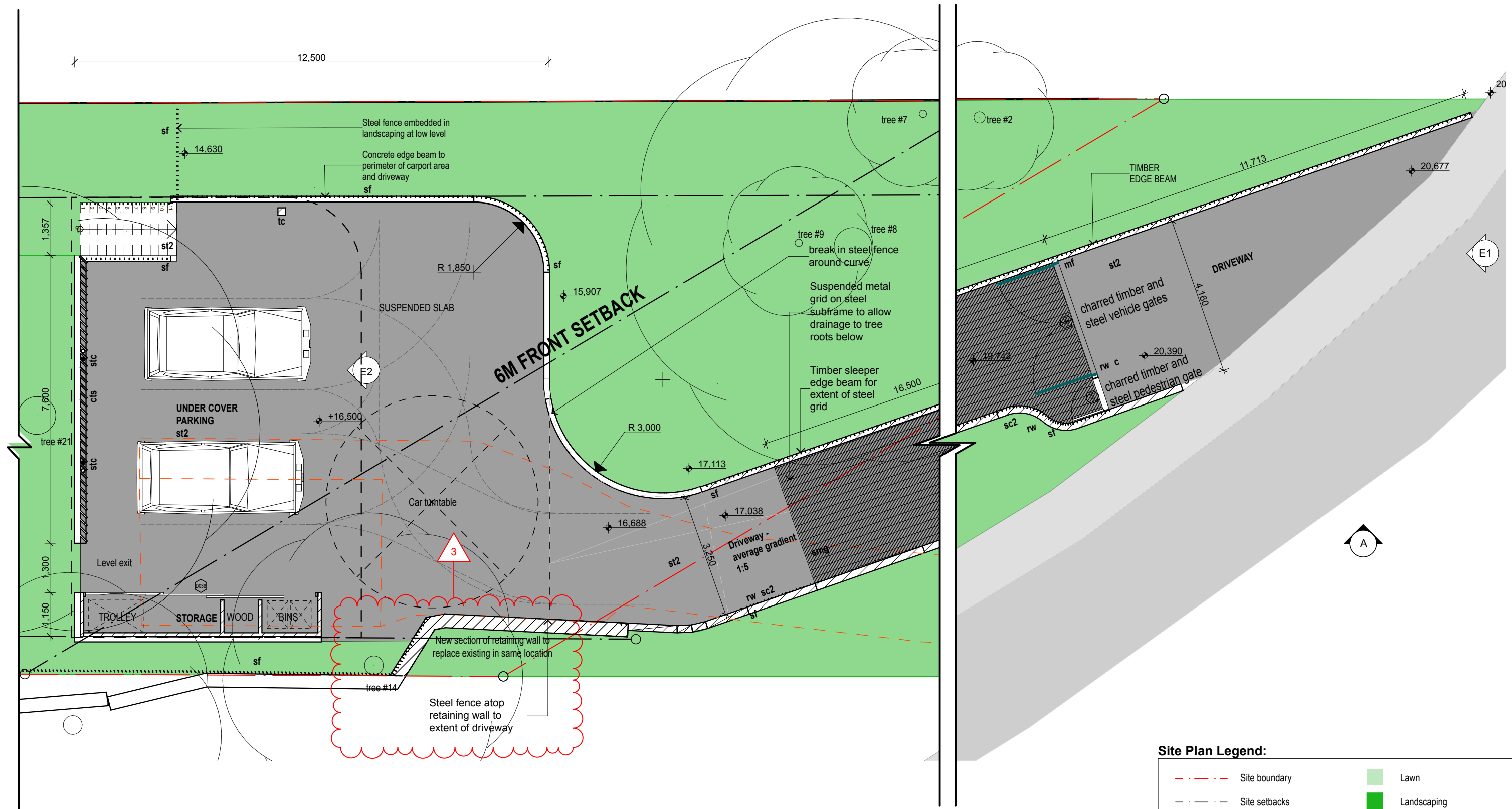
setbacks:

North: 2.5m
South: 1m
East: 6.5m
West: Foreshore Building Line / Average of neighbouring buildings















Site Plan Legend:

- - - - - 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	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.	 Project North	Development Application <small>drawing issue</small>	03 <small>revision</small>	DA03 <small>drawing number</small>	PROPOSED ROOF PLAN <small>drawing title</small>	1801 <small>drawing job number</small>	A3 <small>Sheet Size</small> 6/8/19 <small>drawn date</small>	1:350 <small>drawing scale(s)</small>	21 <small>sheets in set</small>
	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																



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

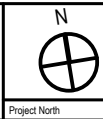
rev.	date	description	rev.	date	description
04.09.18	For Pre-DA	02	03.07.19	For DA	
16.11.18	For Review	03	06.08.19	For DA	
23.01.19	For Review				
19.02.19	For DA				

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

DA06
drawing number

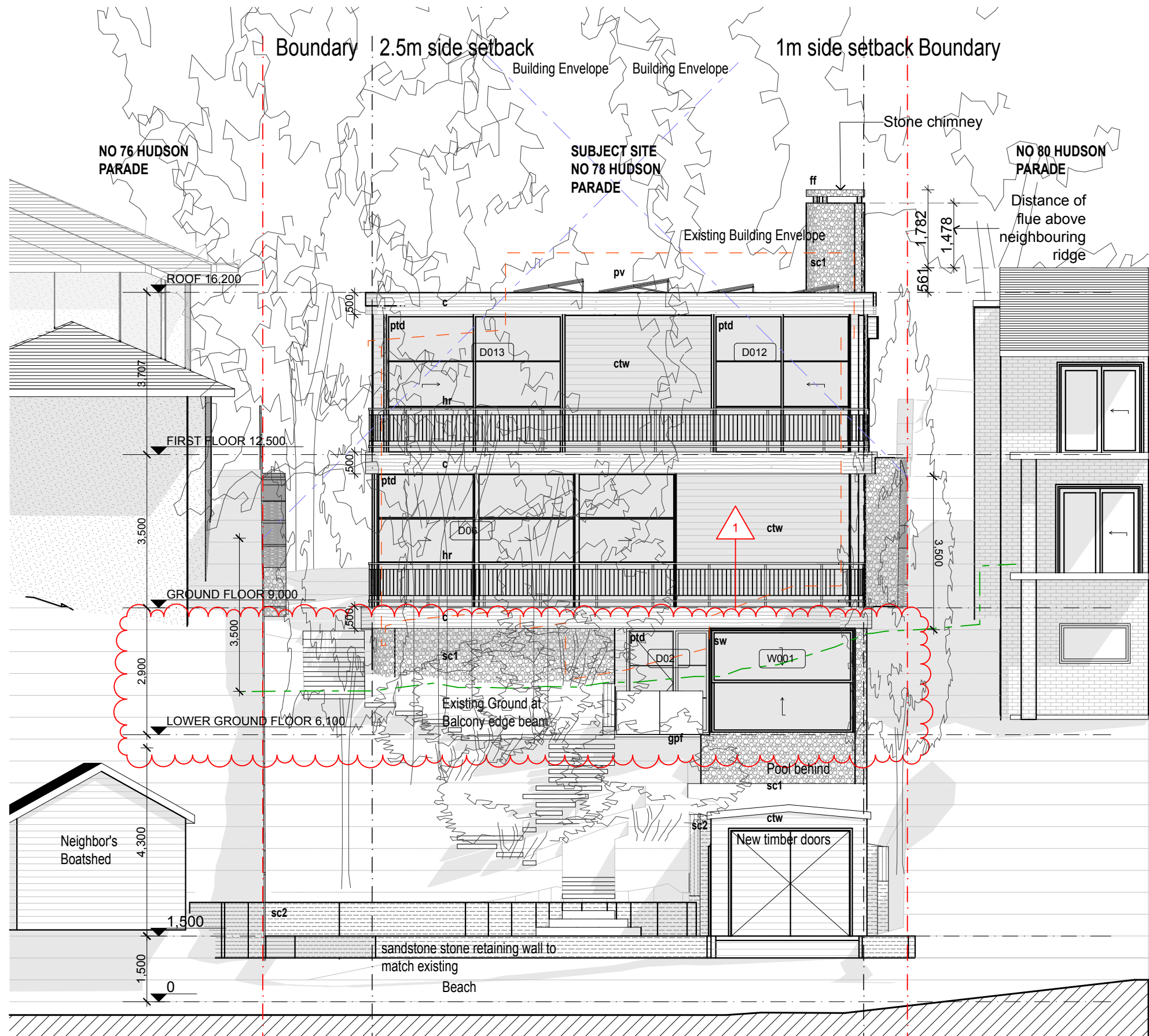
PROPOSED FIRST FLOOR PLAN (EAST)
drawing title

1801
drawing job number

A3
Sheet Size

1:100
drawing scale(s)

21
sheets in set



Site Plan Legend:	
	Site boundary
	Site setbacks
	Sun path
	Existing building line
	Building height control
	Existing building footprint
	Element over
	Lawn
	Landscaping
	Sand
	Pool
	External decking
	External stone paving
	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				

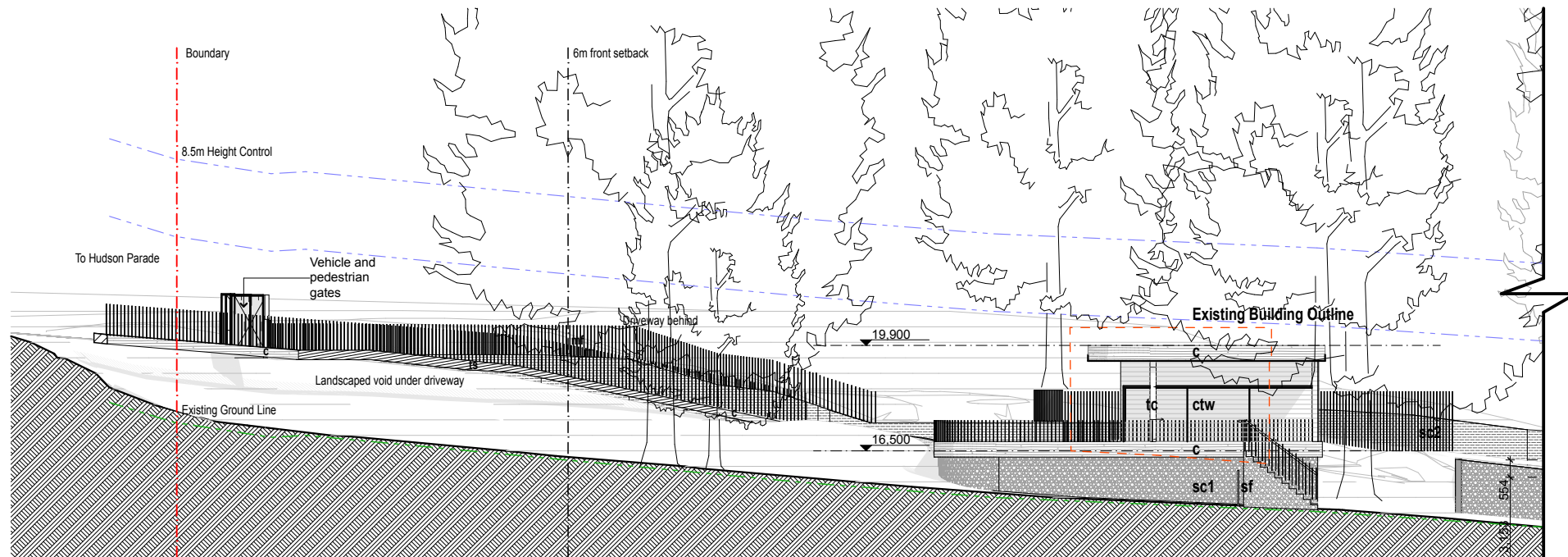
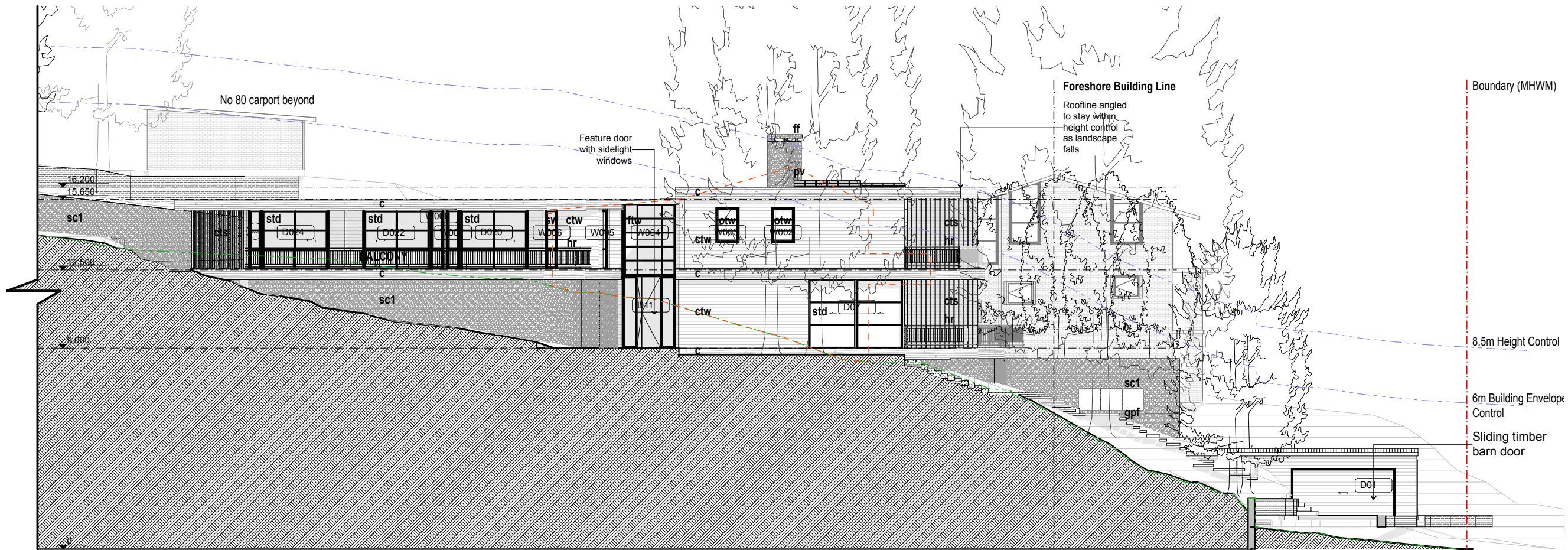
marker.
Architecture & Design
111 Flinder Street, Surry Hills NSW 2107
ABN: 12 624 281 858
www.markerarchitecture.com.au

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)
	drawing issue	revision	drawing number	drawing title	drawing job number	6/8/19	21
						drawn date	
Project North			local council: Northern Beaches Council		drawn: BN	checked:	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

Project North

03

DA09

drawing number

PROPOSED NORTH
ELEVATION

drawing title

1801

drawing job number

A3

Sheet Size

drawing scale(s)

6/8/19

drawn date

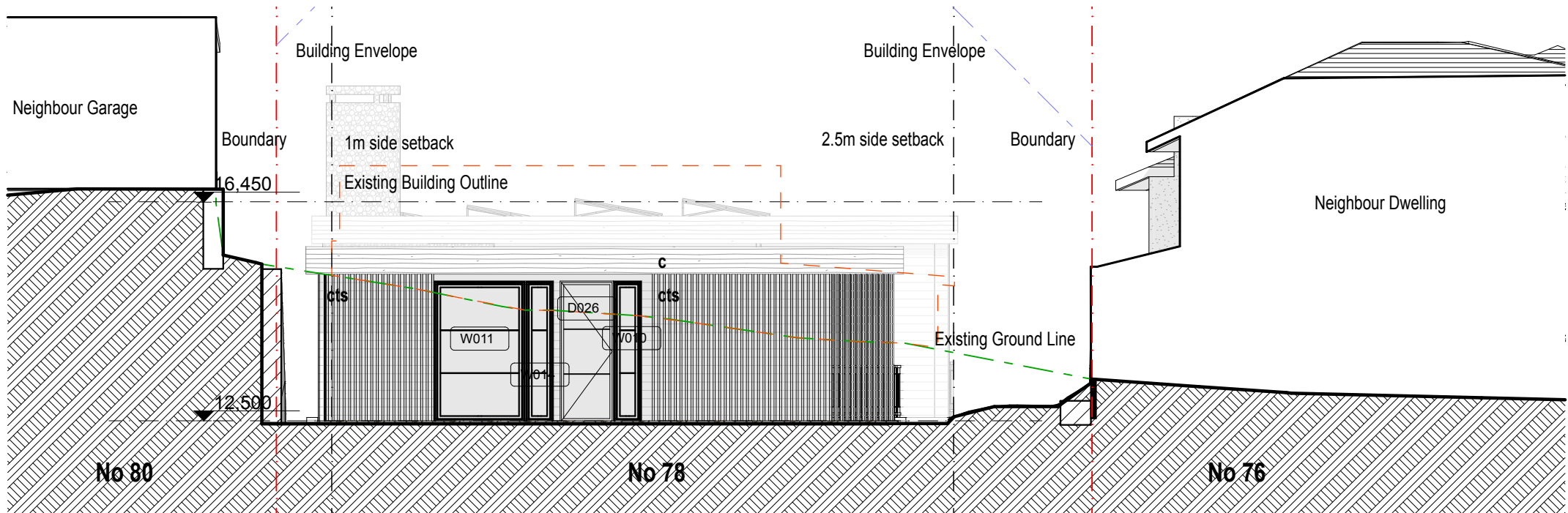
21

drawn

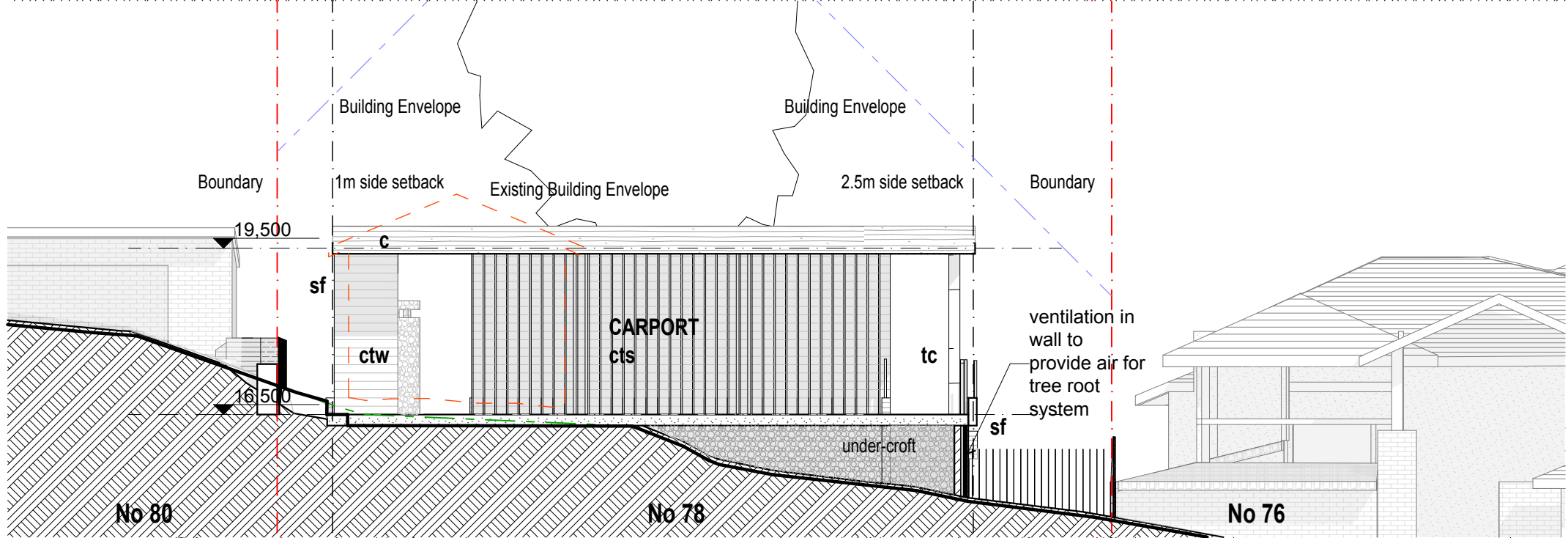
BN

checked

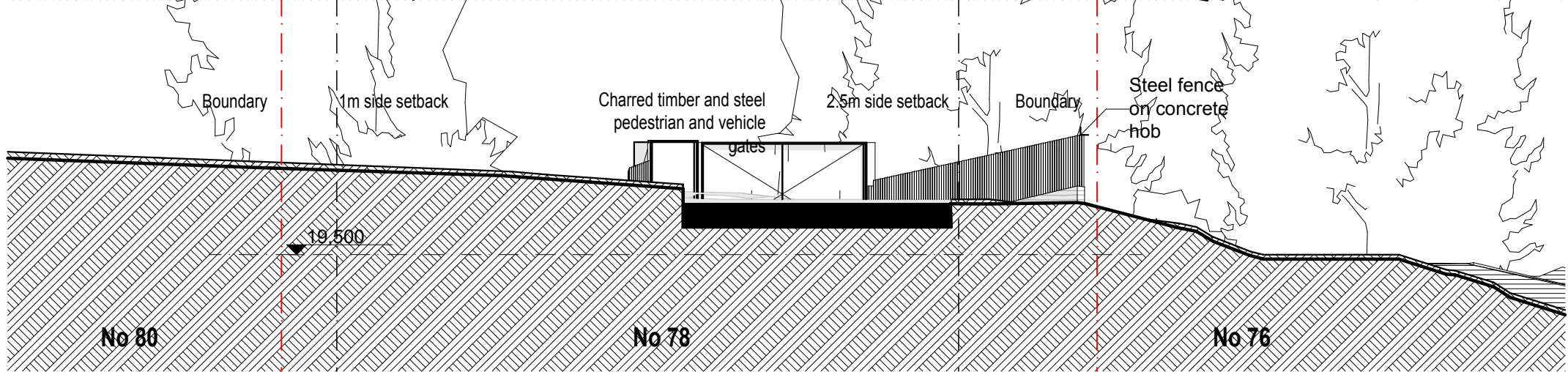
sheets in set



Proposed East Elevation E3 - House



Proposed East Elevation E2 - Carport

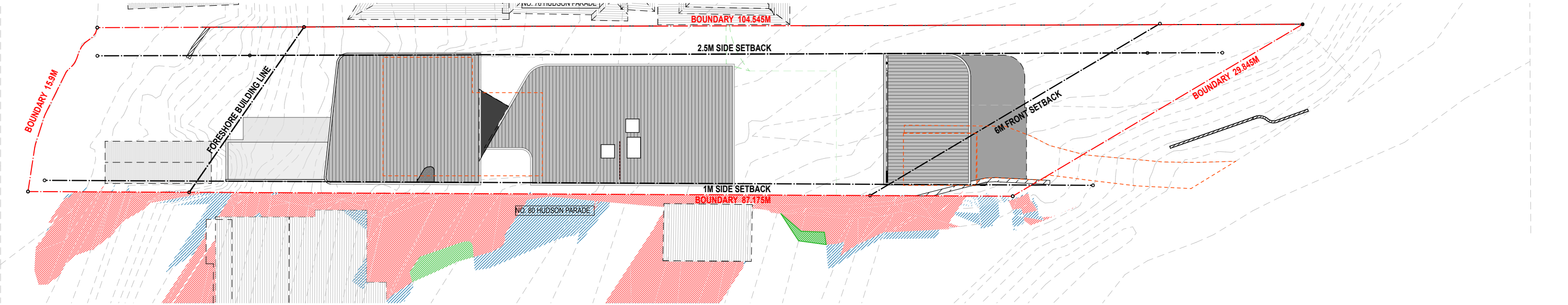


Proposed East Elevation - Street

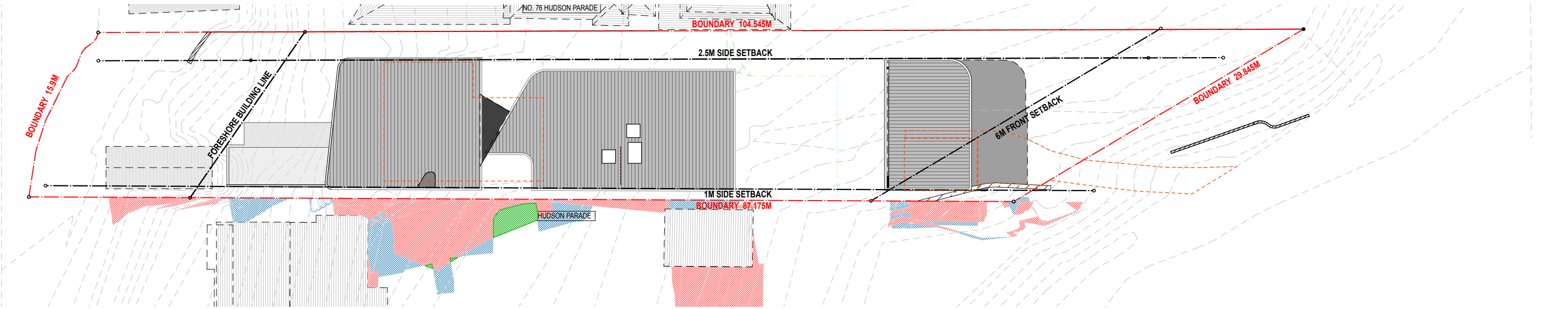
Site Plan Legend:

- - - - -	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

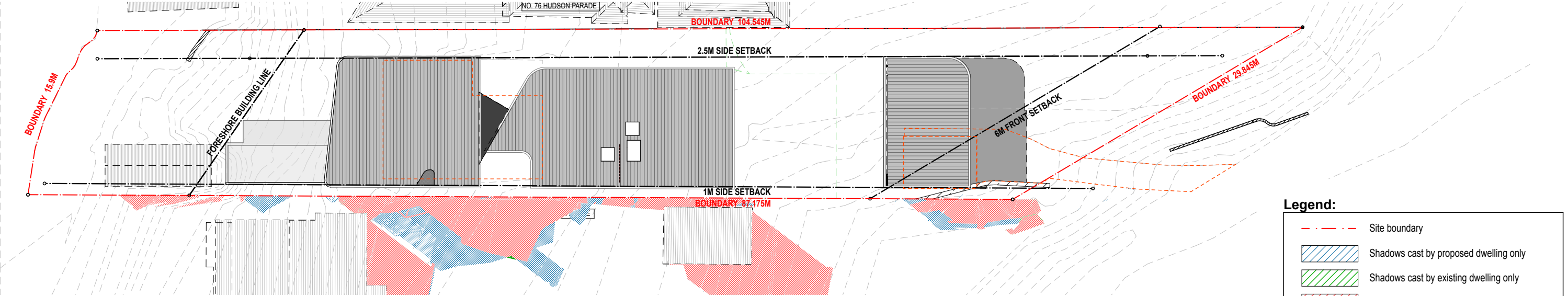
rev.	date	description	rev.	date	description	marker. Architecture & Design 111 Flinder Street, Surry Hills NSW 2010 ABN: 12 624 281 858 www.markerarchitecture.com.au	Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise.	1801 Clareville House 78 Hudson Parade, Clareville NSW 2107 Owner: Pam & Danny Nemeny	NOT FOR CONSTRUCTION.	Development Application	03	DA10	PROPOSED EAST ELEVATIONS	1801	A3	1:100
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															
Project North																
drawing issue																
revision																
drawing number																
drawing title																
drawing job number																
drawn date:																
drawn:																
checked:																
drawn scale(s):																
21																
sheets in set																



Proposed and Existing Shadows 9am



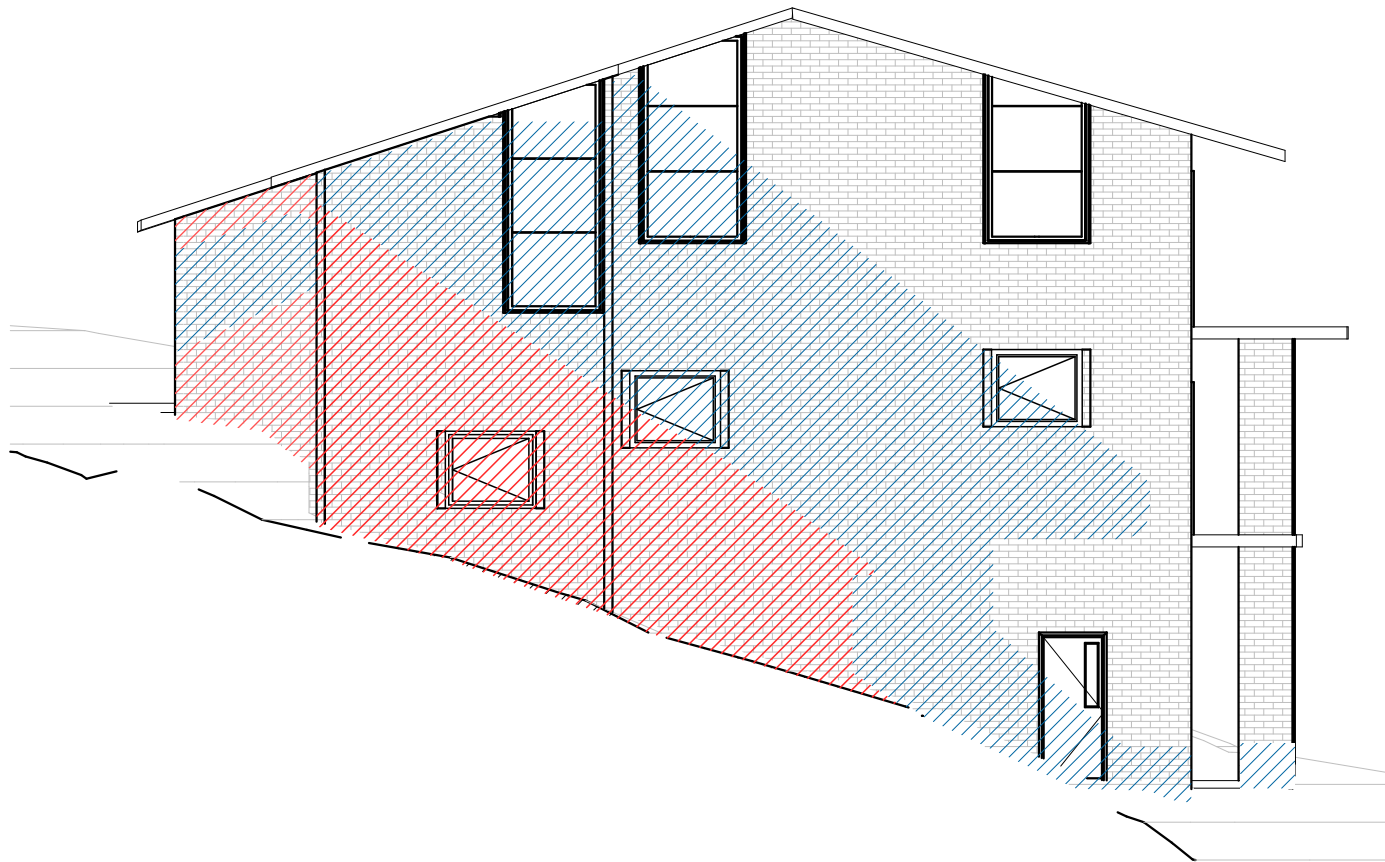
Proposed and Existing Shadows 12pm



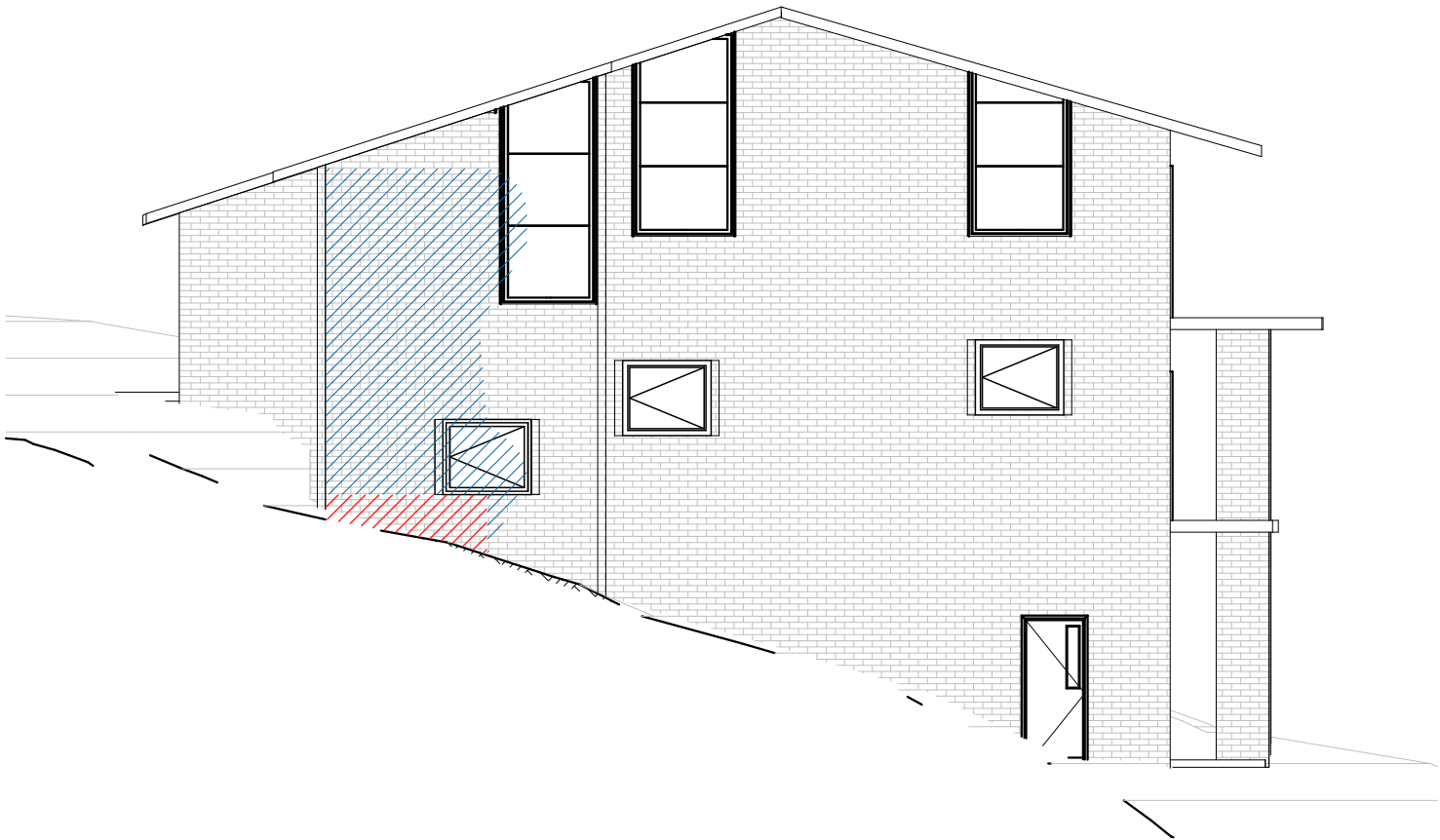
Proposed and Existing Shadows 3pm

Legend:

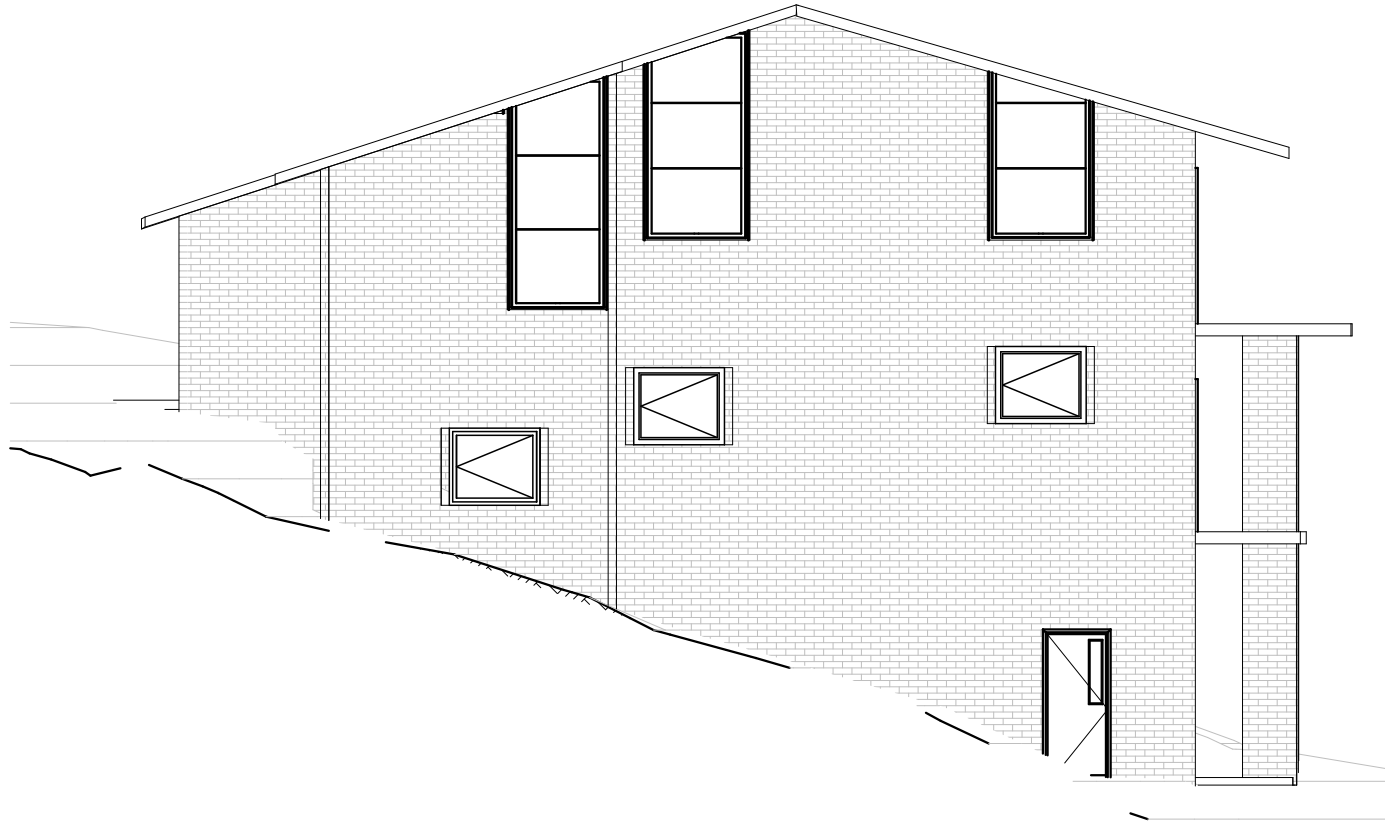
- Site boundary
- Shadows cast by proposed dwelling only
- Shadows cast by existing dwelling only
- Shadows cast by existing and proposed dwelling



Proposed and Existing Shadows 9am



Proposed and Existing Shadows 12pm



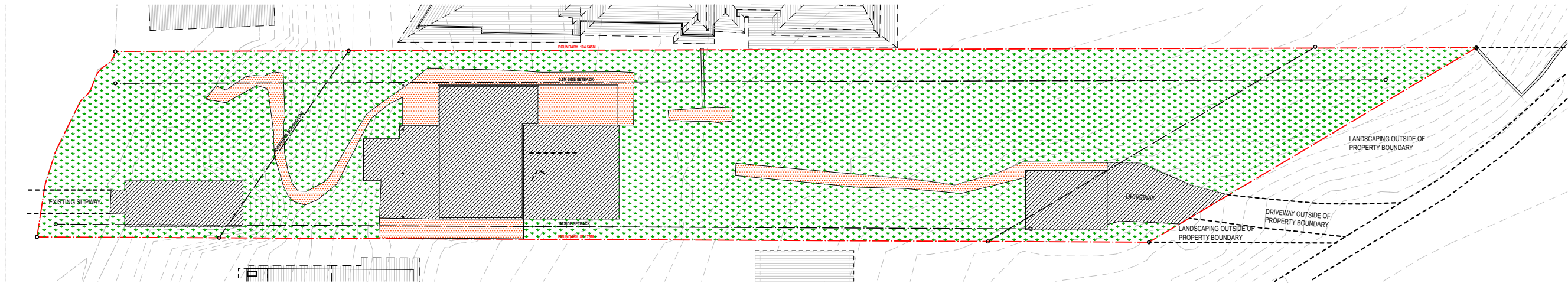
Proposed and Existing Shadows 3pm

Legend:

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

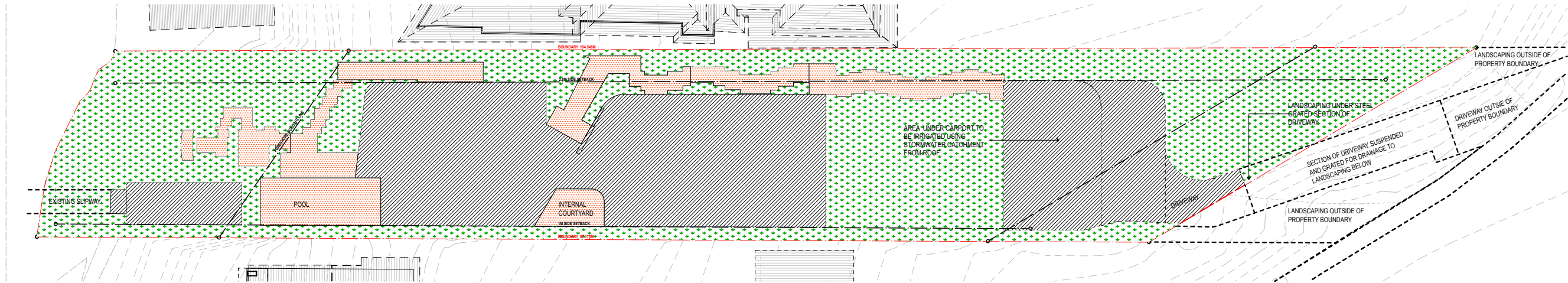


rev.	date	description	rev.	date	description	<div>marker.</div> <div>Architecture & Design</div> <div>111 Flinder Street, Surry Hills NSW 2010</div> <div>ABN: 12 624 281 858</div> <div>www.markerarchitecture.com.au</div>	<div>Dimensions shall not be obtained by scaling.</div> <div>All dimensions are in millimeters unless noted otherwise.</div>	<div>1801 Clareville House</div> <div>78 Hudson Parade, Clareville</div> <div>NSW 2107</div> <div>Owner:</div> <div>Pam & Danny Nemeny</div>	<div>NOT FOR CONSTRUCTION.</div>		<div>Development</div> <div>Application</div> <div>drawing issue</div>	<div>03</div> <div>revision</div>	<div>DA17</div> <div>drawing number</div>	<div>PHOTO MONTAGE</div> <div>FROM PITTWATER</div> <div>drawing title</div>	<div>1801</div> <div>drawing job number</div>	<div>A3</div> <div>Sheet Size</div>	<div>NTS</div> <div>drawing scale(s)</div>
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																
						Project North			local council: Northern Beaches Council	drawn: BN	checked: -	21 sheets in set					



Existing Landscape Calculations Plan

Scale: 1:350



Proposed Landscape Calculations Plan

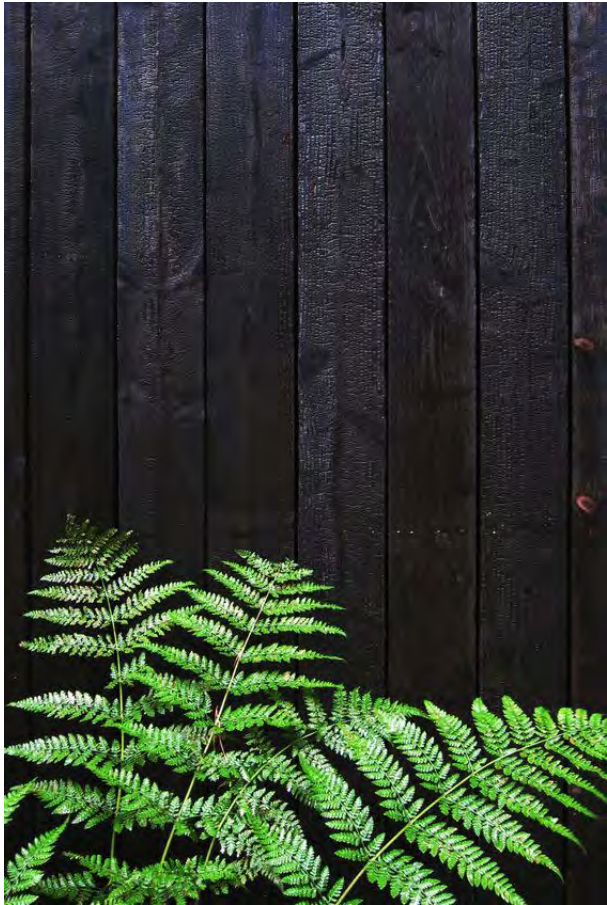
Scale: 1:350

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



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	<div>marker.</div> <div>Architecture & Design</div> <div>111 Flinder Street, Surry Hills NSW 2010</div> <div>ABN: 12 624 281 858</div> <div>www.markerarchitecture.com.au</div>	<div>Dimensions shall not be obtained by scaling.</div> <div>All dimensions are in millimeters unless noted otherwise.</div>	<div>1801_Clareville House</div> <div>78 Hudson Parade, Clareville</div> <div>NSW 2107</div> <div>Owner:</div> <div>Pam & Danny Nemeny</div>	<div>NOT FOR CONSTRUCTION.</div>	<div></div> <div>Project North</div>	<div>Development</div> <div>Application</div> <div>drawing issue</div>	<div>03</div> <div>revision</div>	<div>DA19</div> <div>drawing number</div>	<div>SCHEDULE OF</div> <div>COLOURS AND</div> <div>MATERIALS</div> <div>drawing title</div>	<div>1801</div> <div>drawing job number</div>	<div>A3</div> <div>Sheet Size</div>	<div>NTS</div> <div>drawing scale(s)</div>			
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																			