

**\*\*B.A.S.\*\***  
(BUILDING ADJACENT TO SEWER)  
**ORDER SEWER PEGOUT**

0007694136 09 May 2022  
Assessor Daniel Warda  
Accreditation No. 101182  
Address Coora Avenue, Belrose, NSW 2085  
www.nathers.gov.au hstar.com.au

**LOT 14**  
**D.P: 223810**  
**L.G.A: NORTHERN BEACHES**

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

SITE AREA	762.7 m <sup>2</sup>
ROOF AREA	299.2 m <sup>2</sup>
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	370.9 m <sup>2</sup> 48.6 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	293.3 m <sup>2</sup>
MIN. REQUIRED BY COUNCIL:	60 m <sup>2</sup>
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT MAXIMUM CEILING HEIGHT (F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	8.5 m 7.2 m
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	
SITE COVERAGE STORMWATER CALCULATION	
ROOF FOOTPRINT: DRIVEWAY/ PAVED AREAS: TOTAL: RESIDENCE GARAGE MAX SITE COVERAGE FOR OSD:	299.2m <sup>2</sup> 61.7m <sup>2</sup> 360.9m <sup>2</sup> 47.3 % 40%
BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	433.4 m <sup>2</sup> 56.8 %

**NOTE:**  
ALL SETBACK DIMENSIONS TO THE  
SLAB FOR HEBEL CONSTRUCTION

**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.

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

<b>ClarendonHomes</b> BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© 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.	PRODUCT: <b>BOSTON 42</b> Hamptons L/H Garage  Sapphire Specification	CLIENT: Mr. ARMSTRONG Mrs. ARMSTRONG SITE ADDRESS: Lot 14 No 13 Coora Avenue BELROSE 2085	<b>DA DRAWINGS</b> DRAWN: SB RATIO @ A3: 1:200 SHEET: 2 DATE: 07.04.22 CHECKED: NM JOB No: 29915572 Rev: G NSW
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SMOKE ALARM

- DP DOWN PIPE LOCATION  
TAP GARDEN TAP LOCATION  
LIFT OFF HINGES  
SP STEEL POST  
TSP TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

EXHAUST FAN

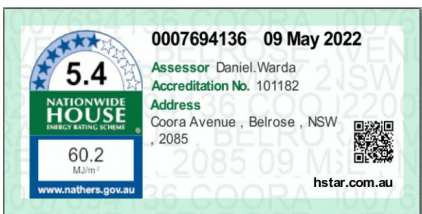
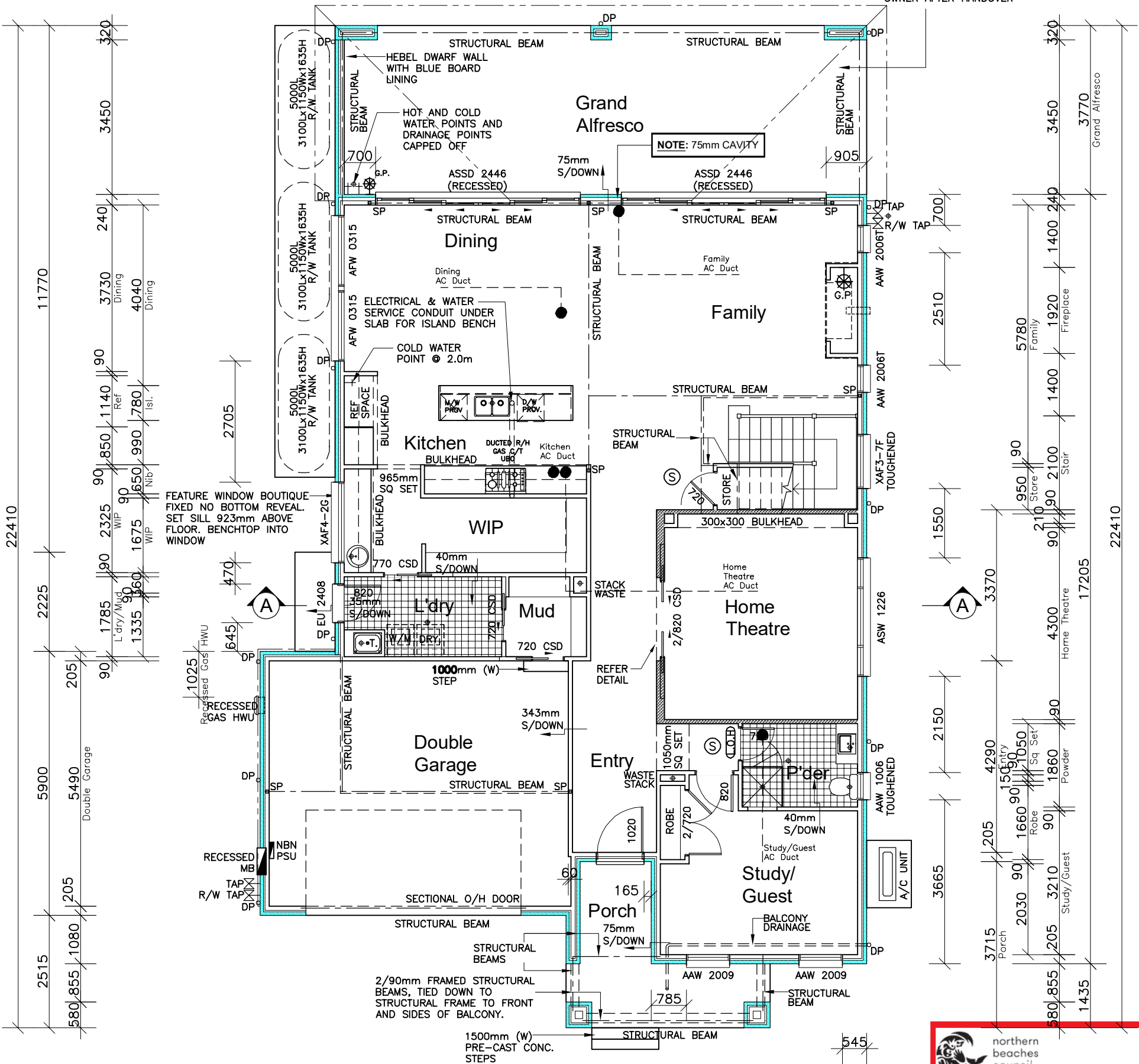
AIR CONDITIONING DUCT

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

PROVIDE ACOUSTIC INSULATION WALL TO INTERNAL WALLS OF HOME THEATRE

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

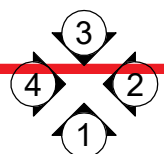
NOTE:  
PROVIDE (x4) 450mm DEEP MELAMINE SHELVING TO W.I.P



NOTE:  
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 9 FOR DETAILS

NOTE:  
PROVIDE GREY EPOXY FLOOR FINISH TO GARAGE ONLY

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
**DA2022/0912**



HEBEL CONSTRUCTION

## GROUND FLOOR PLAN

CLIENT'S SIGNATURE: DATE:

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BL No. 2298C  
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# ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:  
**BOSTON 42**  
Hamptons  
L/H Garage  
Sapphire Specification

CLIENT:  
Mr. ARMSTRONG  
Mrs. ARMSTRONG  
SITE ADDRESS:  
Lot 14 No 13  
Coora Avenue  
BELROSE 2085

### DA DRAWINGS

DRAWN: PG.	DATE: 07.04.22	Rev:
RATIO @ A3: 1:100	CHECKED: NM	G
SHEET: 3	JOB No: 29915572	NSW



DRAWN: PG.	DATE: 07.04.22	Rev:  G
RATIO @ A3: 1:100	CHECKED: NM	
SHEET: 4	JOB No: 29915572	NSW

NOTE:  
REFER TO SHEETS 13, 14 & 15 FOR ALL  
MOULDING & TIMBER TRIM DETAILS

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

5.4

NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME

60.2  
MJ/m<sup>2</sup>

www.nathers.gov.au

0007694136 09 May 2022

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, 2085

  
hstar.com.au

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

HEBEL CONSTRUCTION

NOTE:  
CONTROL JOINTS AS PER  
INSTALLER'S SPECIFICATION



THIS PLAN IS TO BE READ IN  
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CONSENT

DA2022/0912

ELEVATION 1  
-SOUTH WEST-

ELEVATION 2  
-SOUTH EAST-

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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DRAWN: PG.	DATE: 07.04.22	Rev:
RATIO @ A3: 1:100	CHECKED: NM	G
SHEET: 5	JOB No: 29915572	NSW

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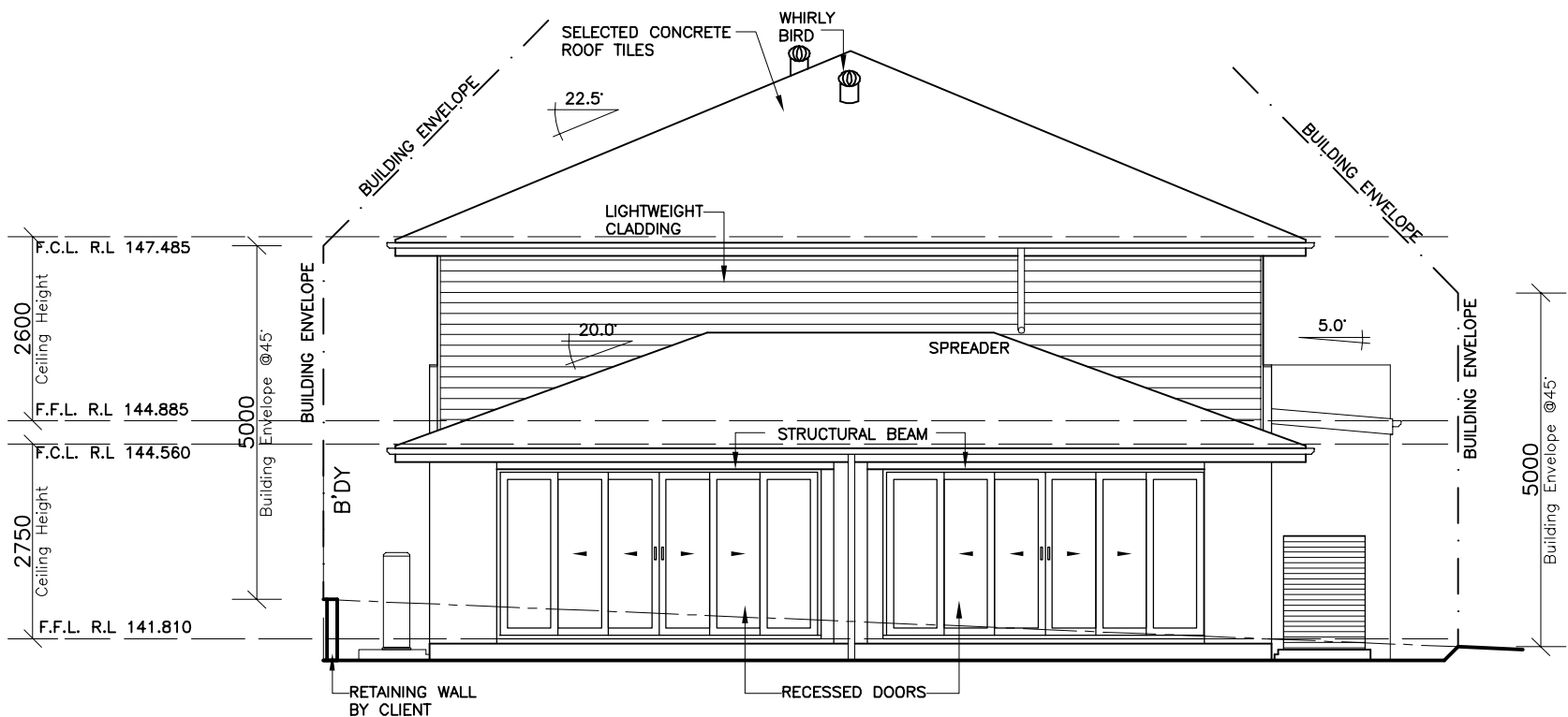
NOTE:  
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NOTES:  
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**CDN 21.010-21.080**

**HEBEL CONSTRUCTION**

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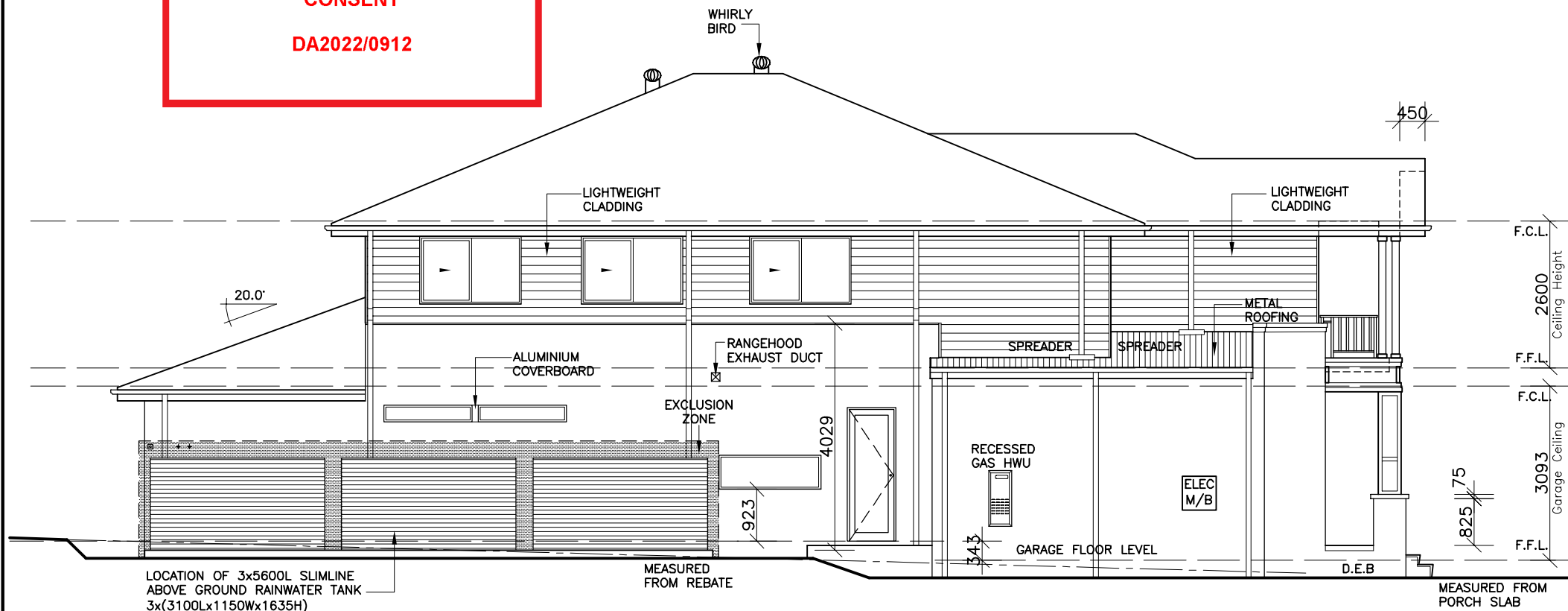


**ELEVATION 3  
-NORTH EAST-**



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**DA2022/0912**



**ELEVATION 4  
-NORTH WEST-**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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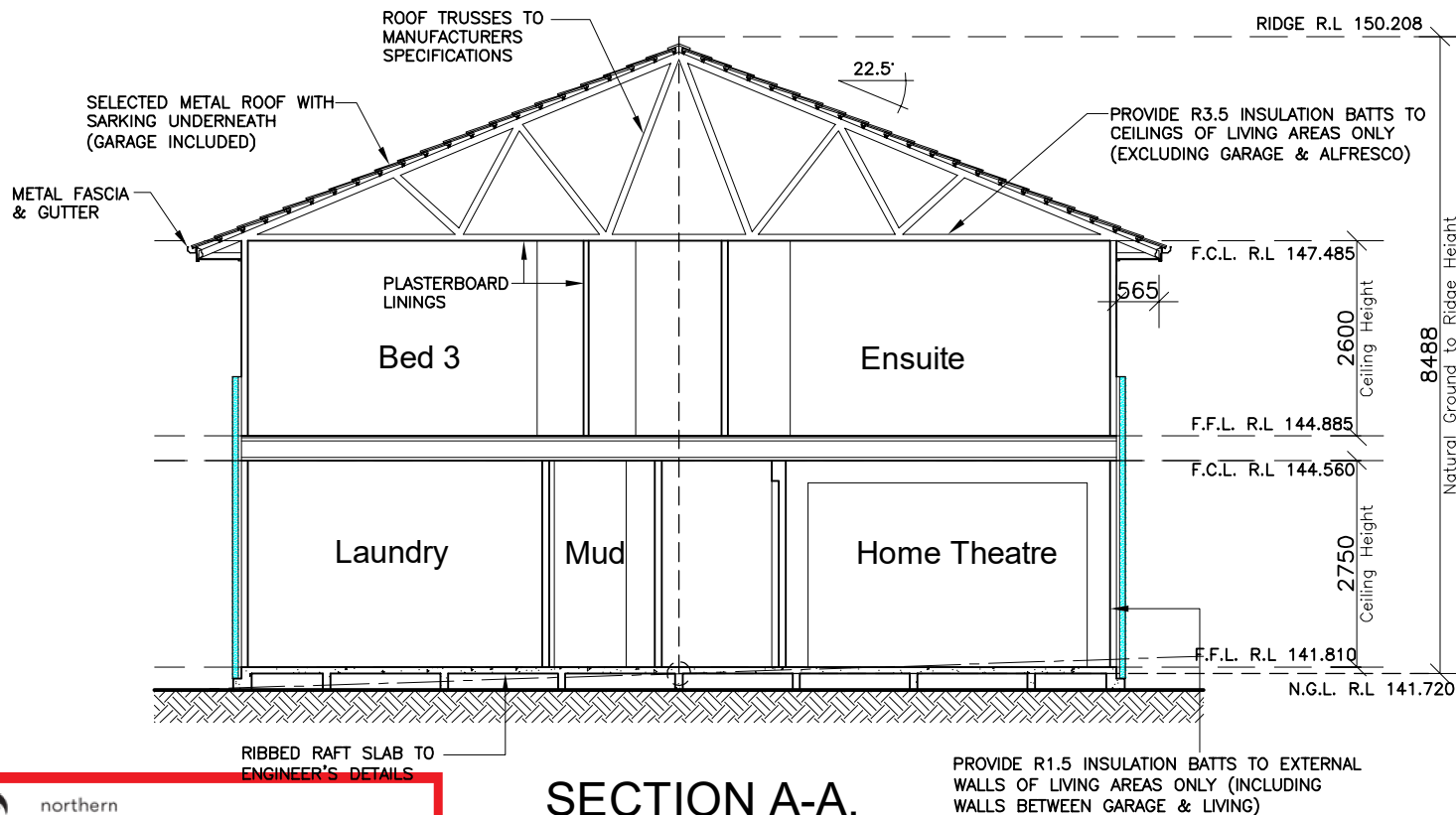
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**Coora Avenue**  
**BELROSE 2085**

**DA DRAWINGS**

DRAWN: PG.	DATE: 07.04.22	Rev:
RATIO @ A3: 1:100	CHECKED: NM	<b>G</b>
SHEET: 6	JOB No: 29915572	<b>NSW</b>

# HEBEL CONSTRUCTION

PROVIDE R3.5 INSULATION BATTS TO CEILING  
JOISTS BETWEEN PORCH & FIRST FLOOR  
(R3.5 INSULATION INSTALLED AS PART OF  
CONSTRUCTION METHOD)



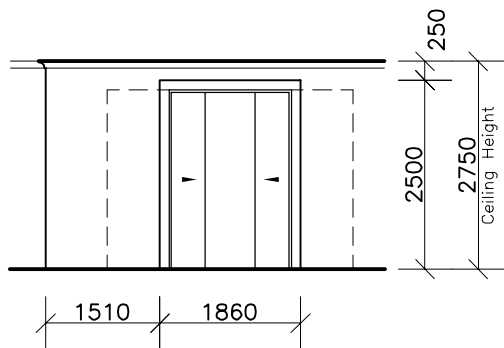
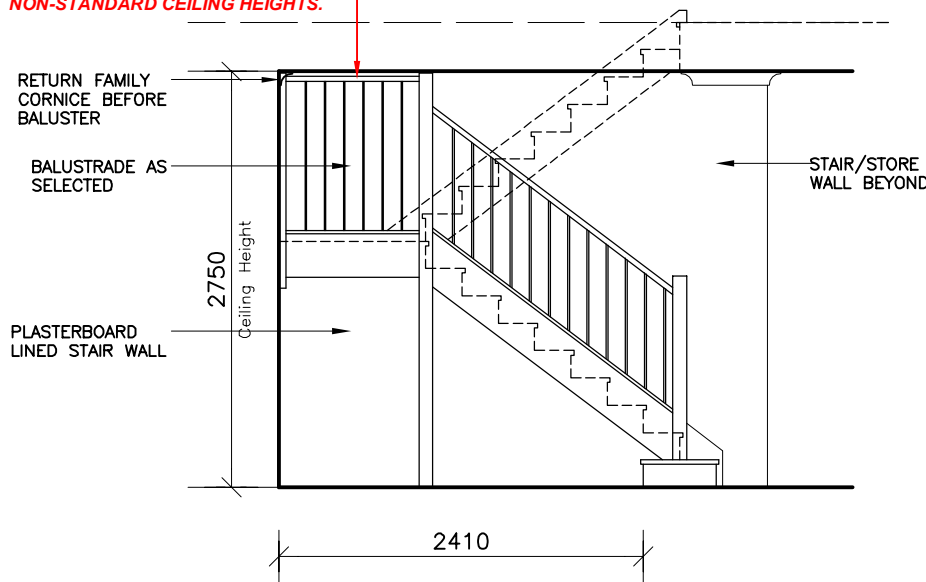
**northern  
beaches  
council**

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**DA2022/0912**

## SECTION A-A.

**NOTE: THIS SECTION OF BALUSTRADE IS TO FINISH TO UNDERSIDE OF CEILING AND TO BE ADJUSTED AS REQUIRED FOR NON-STANDARD CEILING HEIGHTS.**

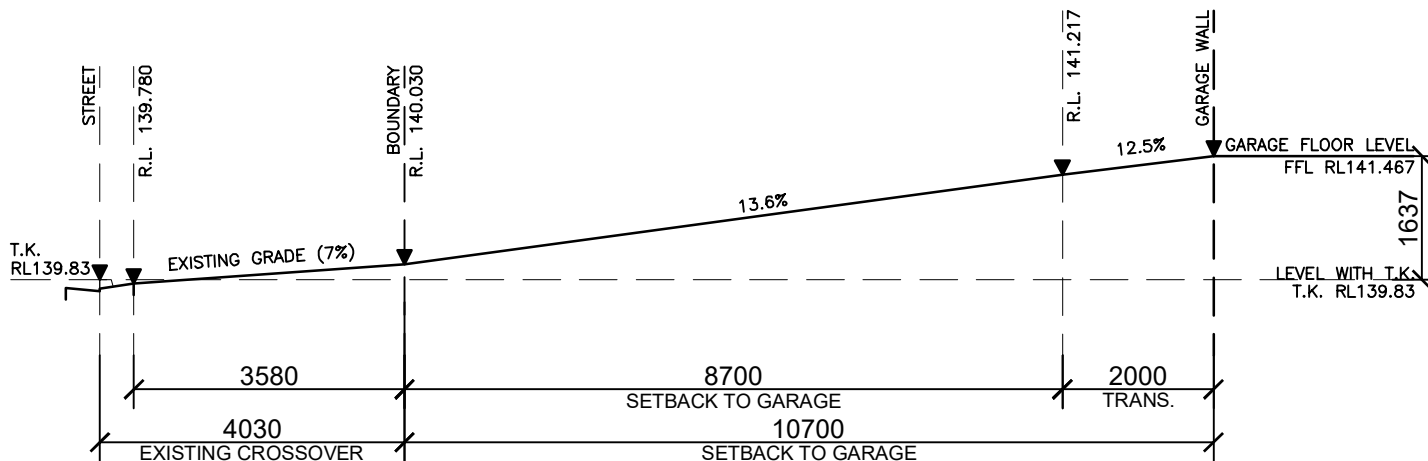


## HOME THEATRE DETAIL

VIEWED FROM HALLWAY  
SCALE: 1:100

# STAIR ELEVATION

SCALE: 1:50



## DRIVEWAY GRADIENT PROFILE

SCALE-1:100

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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SHEET: 7	JOB No: 29915572	NSW