

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

Sheet Size

1:350

drawing scale(s)

6/8/19

drawn date:

checked:

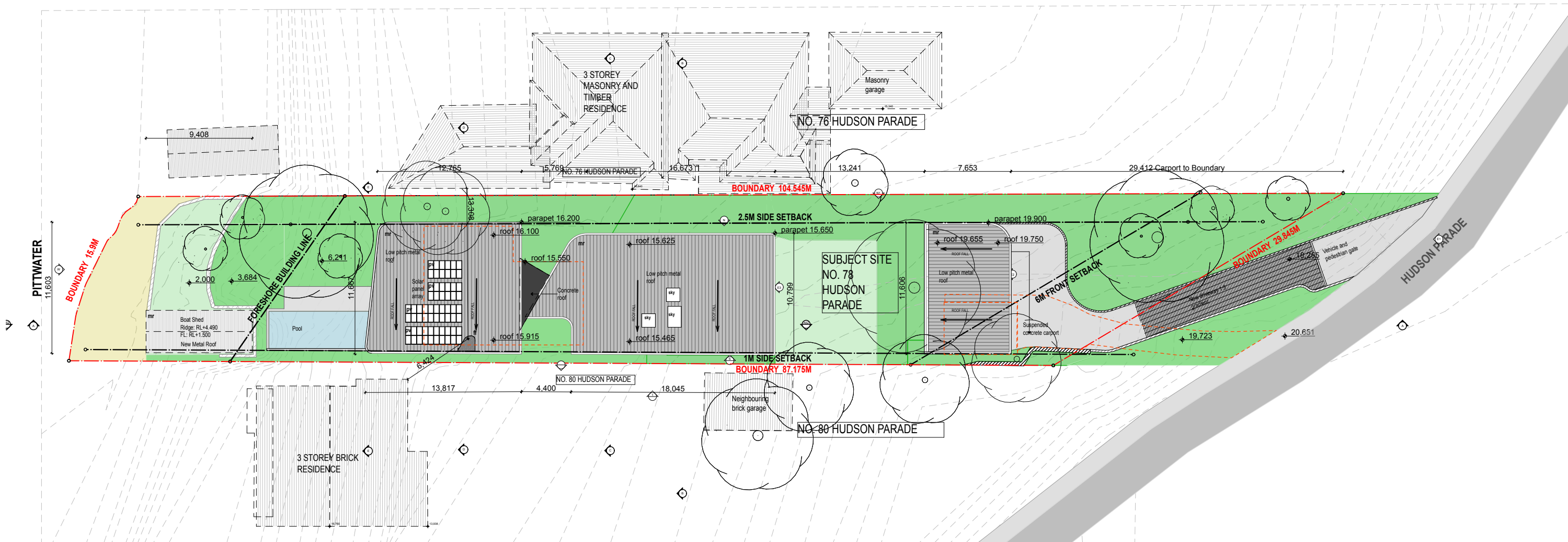
BN

drawn:

checked:

sheets in set

21



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

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04.09.18	For Pre-DA	02	03.07.19	For DA	
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23.01.19	For Review				
19.02.19	For DA				

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Development
Application

03

DA03

PROPOSED ROOF PLAN

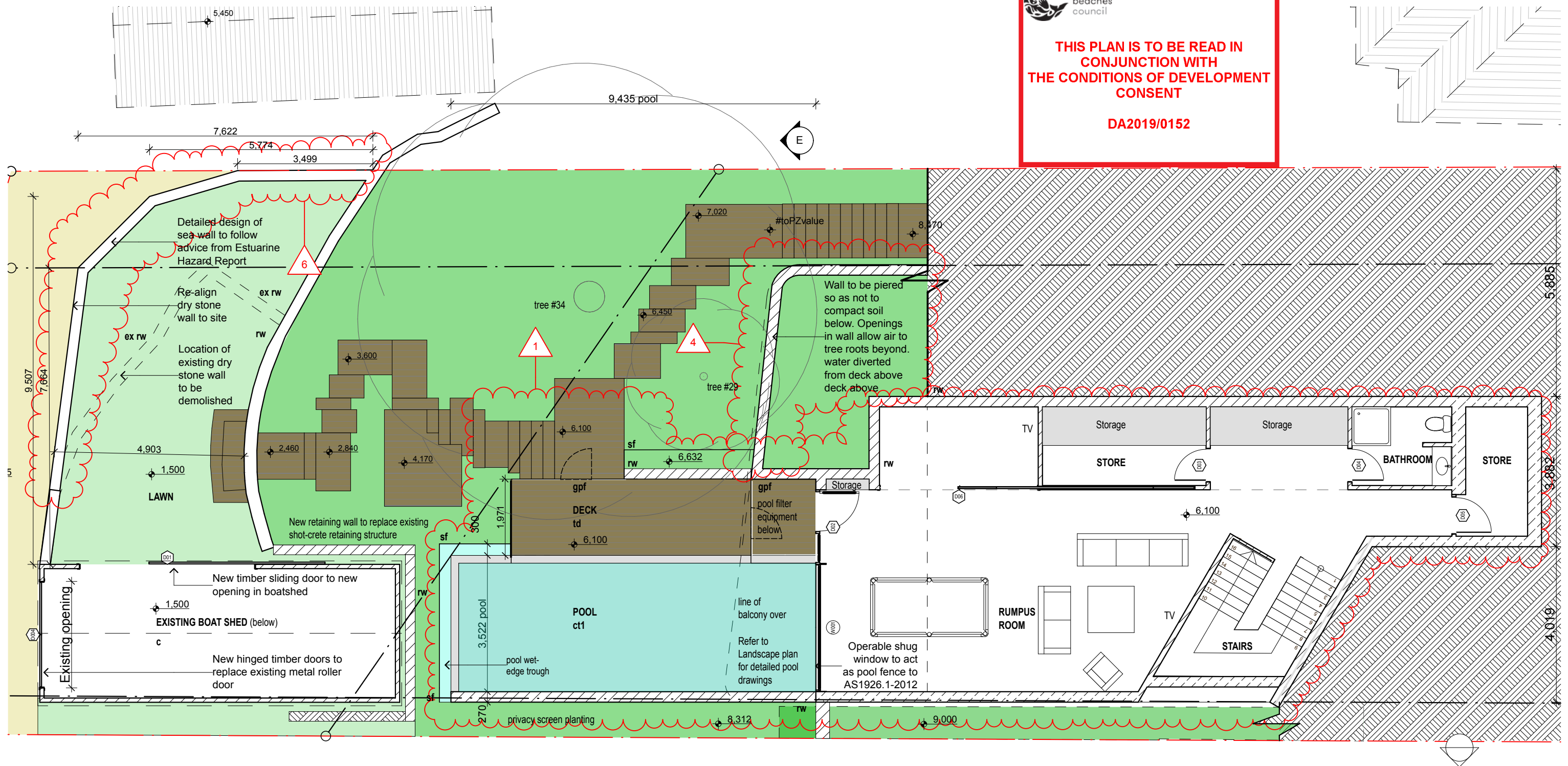
1801

A3

1:350

6/8/19

21



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	
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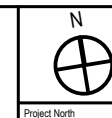
marker.

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Development
Application

03

DA04

PROPOSED LOWER
GROUND FLOOR PLAN

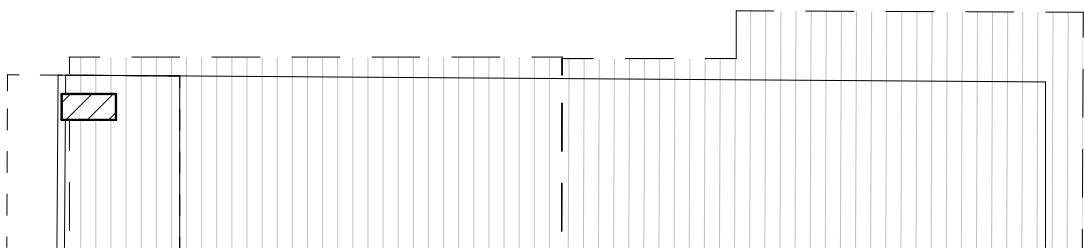
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A3

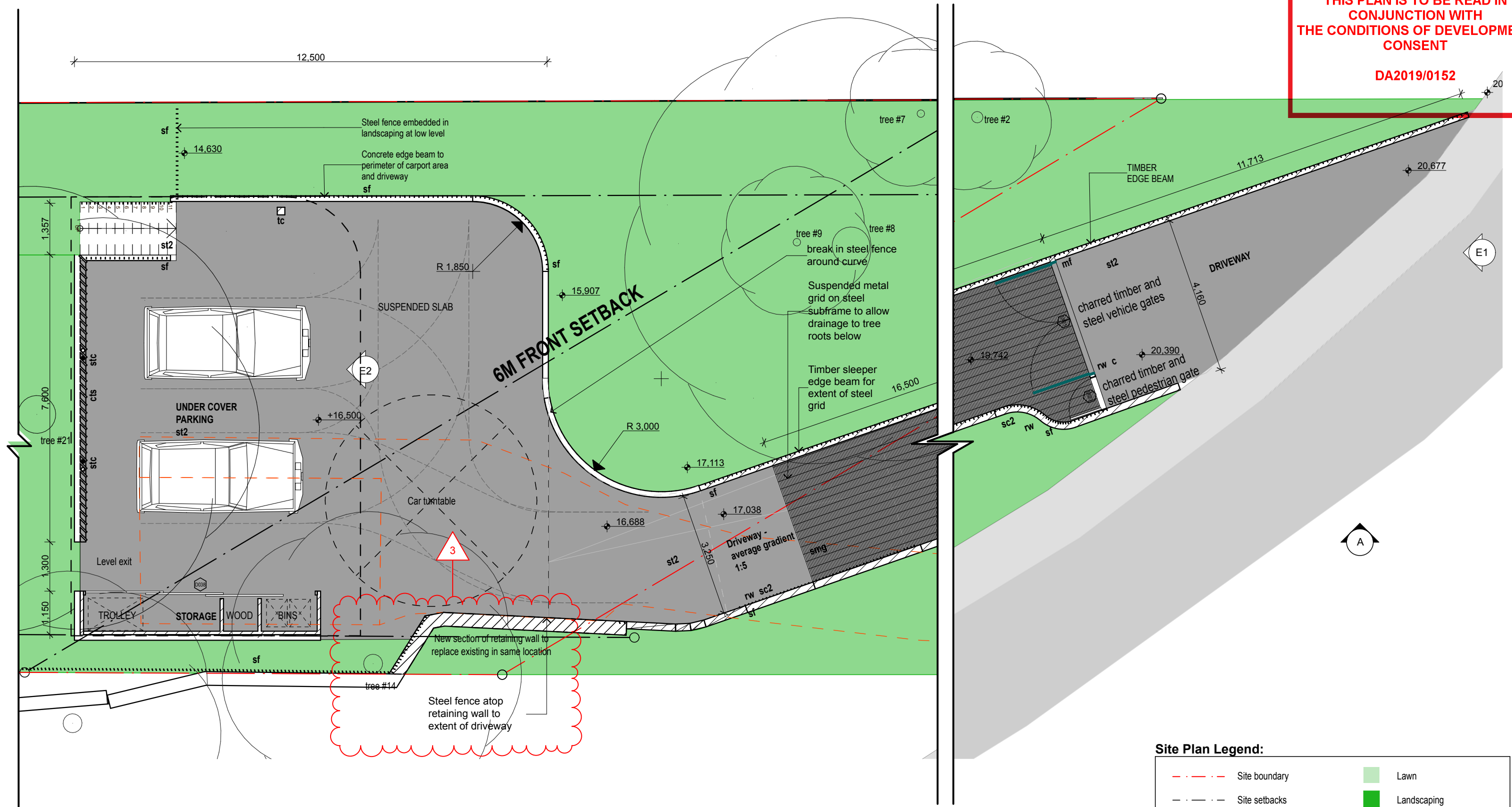
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6/8/19

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

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04.09.18	For Pre-DA	02	03.07.19	For DA	
16.11.18	For Review	03	06.08.19	For DA	
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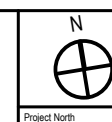
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Development
Application
drawing issue

03
revision

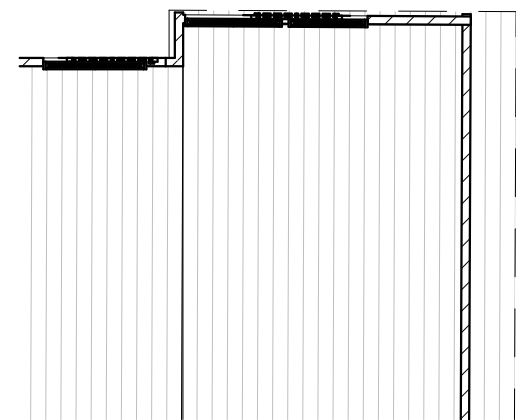
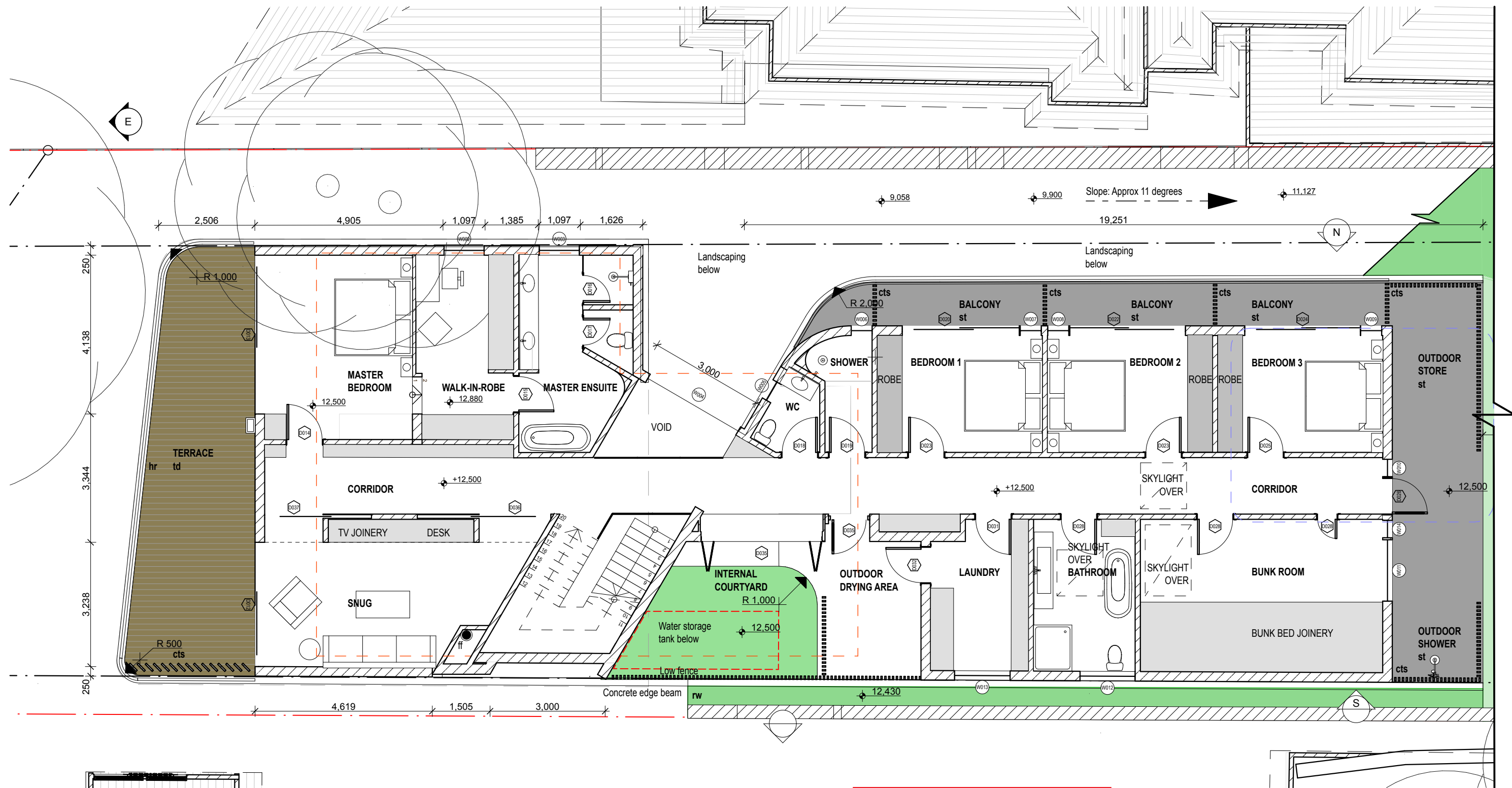
DA06
drawing number

PROPOSED FIRST
FLOOR PLAN (EAST)
drawing title

1801
drawing job number

A3
6/8/19
drawing date

1:100
drawing scale(s)
21
sheets in set



 northern
beaches
council

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

DA2019/0152

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				

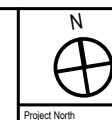
marker.

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**Development
Application**
drawing issue

03

DA07

**PROPOSED FIRST
FLOOR PLAN**

1801

A3

Sheet Size
drawing scale(s)

6/8/19

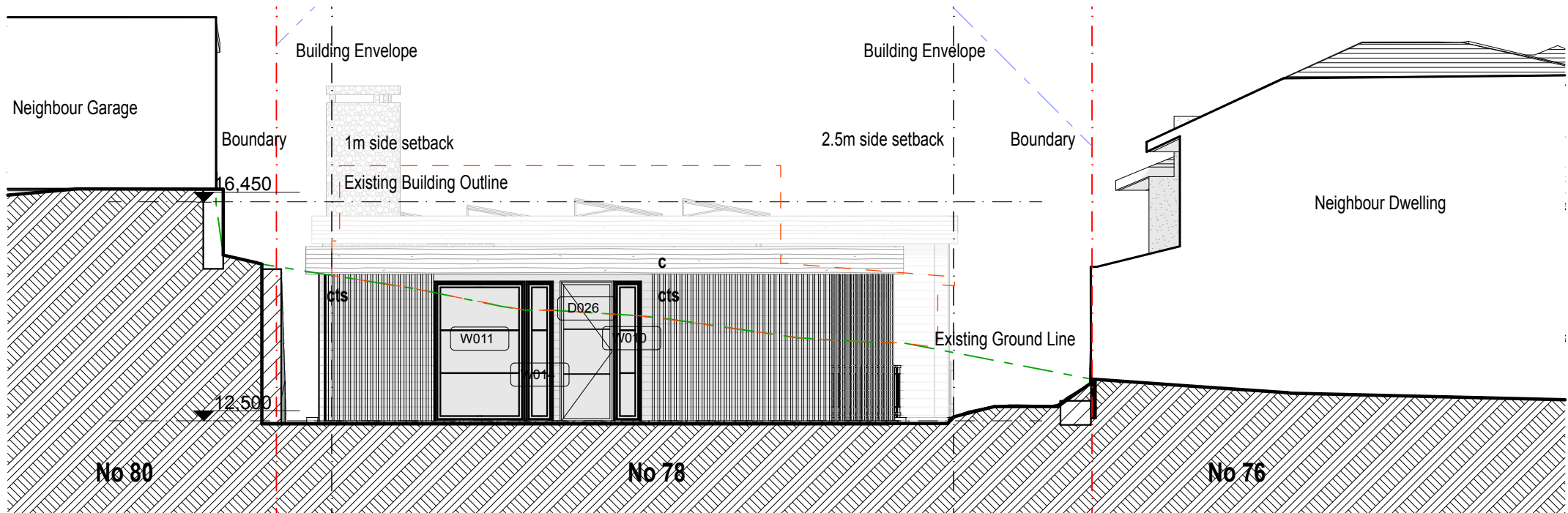
drawn date

21

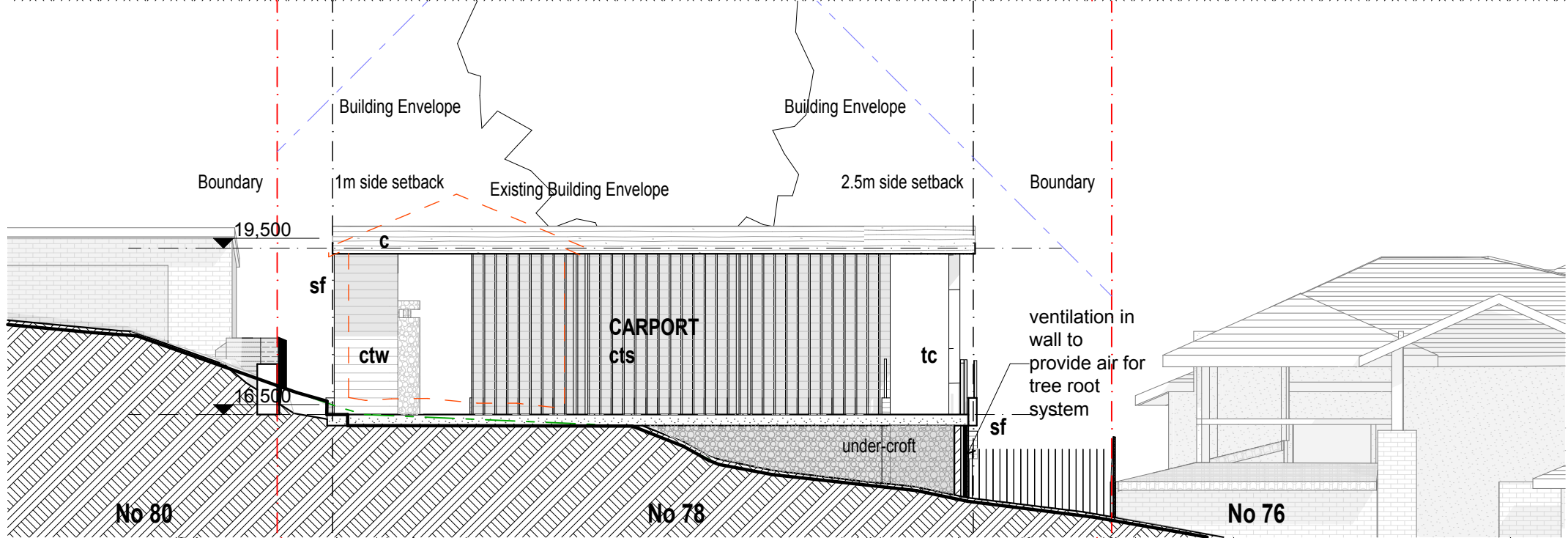
drawing job number
BN checked




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	DA08	PROPOSED WEST ELEVATION	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																
					Sheet Size	6/8/19	21										
					drawing job number	drawn date:	sheets in set										
					Project North												
					local council: Northern Beaches Council	drawn: BN	checked: _____										



Proposed East Elevation E3 - House



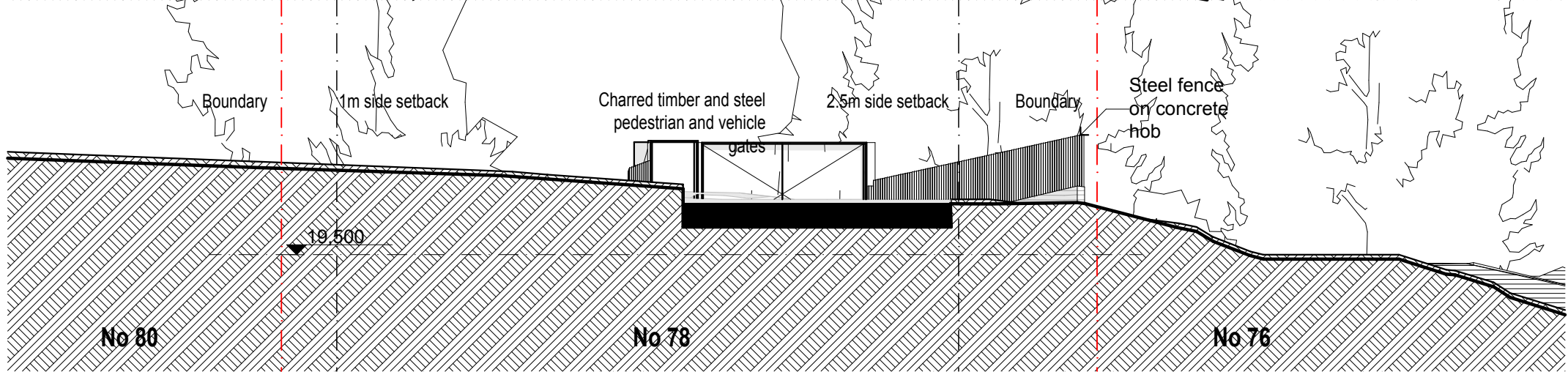
Proposed East Elevation E2 - Carport



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council















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CONSENT

DA2019/0152

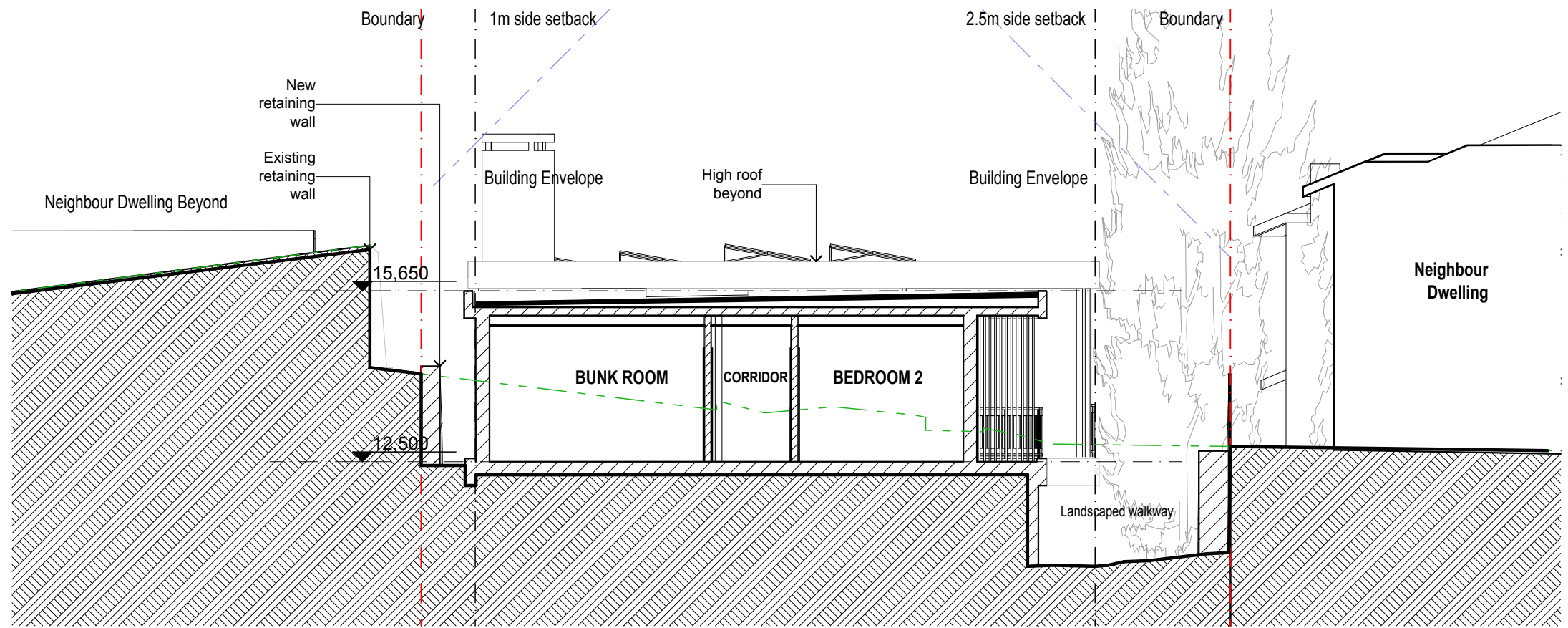


Proposed East Elevation - Street

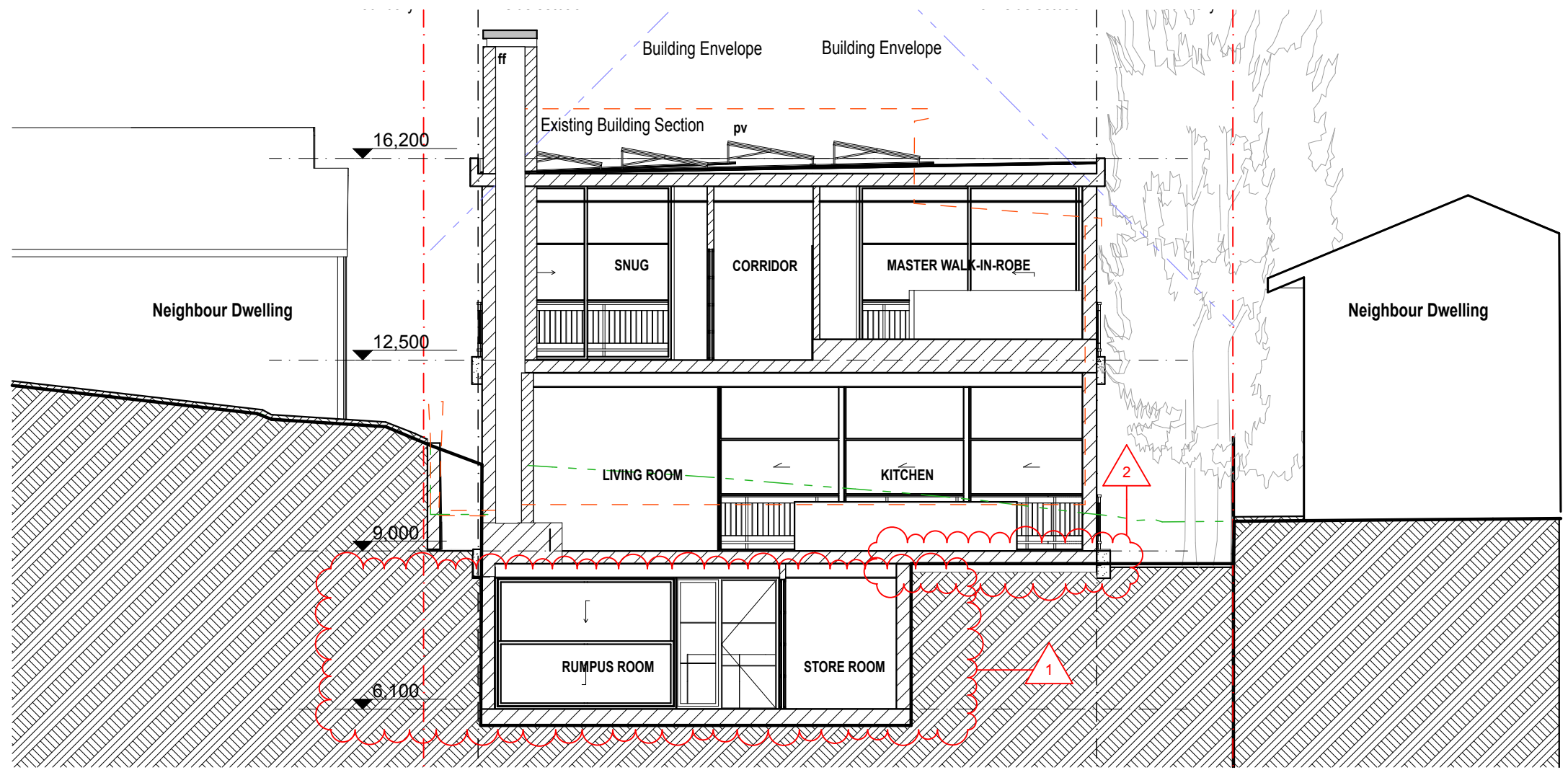
Site Plan Legend:

	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			local council: Northern Beaches Council		drawn: BN											
											drawing issue	revision	drawing number	drawing title	drawing job number	6/8/19	21									
															drawn date:		sheets in set									



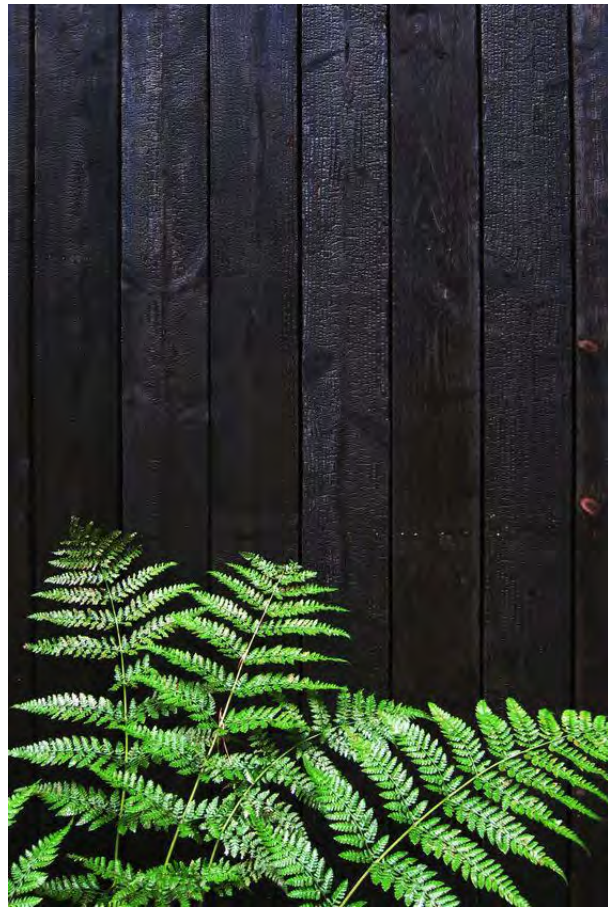
Section through Bedrooms



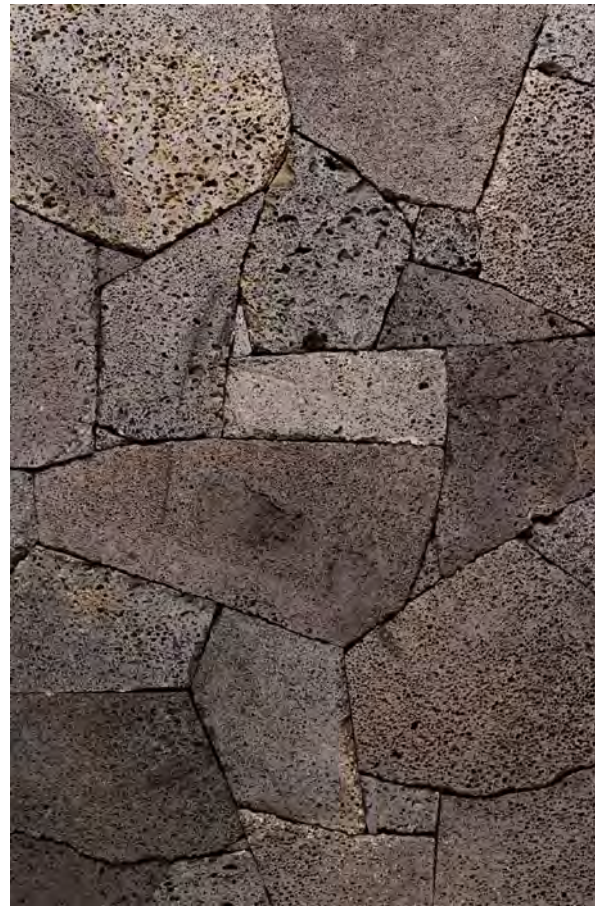
Section through Living Room

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0152

Table with 2 columns: Legend items (Site boundary, Site setbacks, Sun path, Existing building line, Building height control, Existing building footprint, Element over) and corresponding symbols/colors (Lawn, Landscaping, Sand, Pool, External decking, External stone paving, Existing endemic trees).



CTW - CHARRED TIMBER WEATHERBOARD



SC1 - STONE CLADDING 1



CTS - CHARRED TIMBER SCREEN



TD - TIMBER DECKING



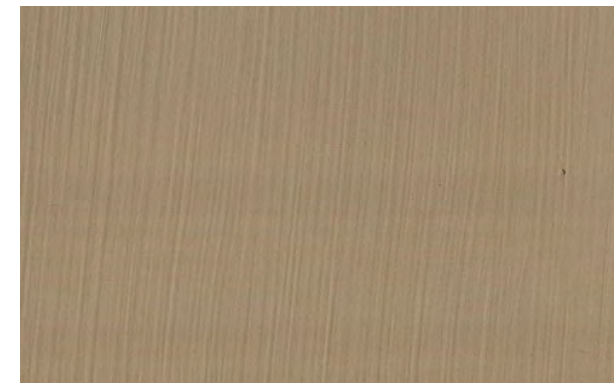
C - BOARD FORM CONCRETE



MR - DARK METAL ROOF FINISH



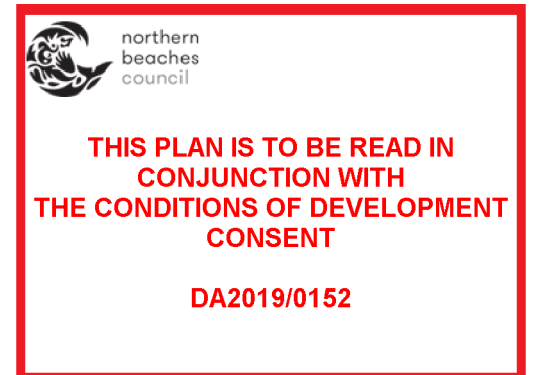
SC2 - STONE CLADDING 2



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 NSW 2107</div> <div>Owner:</div> <div>Pam & Danny Nemeny</div>	<div>NOT FOR CONSTRUCTION.</div>	<div>Development Application</div> <div>drawing issue</div> <div>revision</div> <div>drawing number</div> <div>drawing job number</div> <div>drawing scale(s)</div> <div>6/8/19</div> <div>drawn date:</div> <div>21</div> <div>sheets in set</div>	<div>03</div> <div>revision</div>	<div>DA19</div> <div>drawing number</div>	<div>SCHEDULE OF COLOURS AND 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														