

LOT 4
D.P: 12129
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PIT WATER DCP 21 - D6

SITE AREA	2300 m ²
ROOF AREA	379.76 m ²
LANDSCAPED AREA	1487.2 m ²
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	64.7 %
MIN. REQUIRED BY COUNCIL: (96% OF SITE AREA - 300m ²)	1908 m ²

PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 3.0m)	876.4 m ²
MIN. REQUIRED BY COUNCIL:	80 m ²

HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT (F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	8.5 m

BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 3.5m AT BOUNDARY	

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	1487.2 m ²
	64.7 %

CLASSIFICATION			
WIND	SLAB	CLIMATE	
N3	M	ZONE 5	

NOTE:
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

RETAINING WALLS TO BE CONSTRUCTED WHOLLY WITHIN PROPERTY BOUNDARY INCLUDING DRAINAGE AND FOOTINGS

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 HEADWALL
REFER TO HYDRAULIC DETAILS

SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	379.76m ²
DRIVEWAY/ PAVED AREAS:	94.70m ²
TOTAL:	474.46m ²
	20.62 %
MAX SITE COVERAGE FOR OSD:	40%

REFER TO PAGE 7 FOR DRIVEWAY PROFILE

- DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION
- DENOTES TREES TO BE PRUNED BY OWNER PRIOR TO CONSTRUCTION

LEVELS ARE STRICTLY TO BE ADHERED TO AS SHOWN ON SITE PLAN
NO + OR - 100mm TOLERANCE TO LEVELS

Certificate No. 0009706250-01
Assessor name: Daniel Wards
Accreditation No. 101182
Property Address: Ingleside Road, Ingleside NSW 2101
240009706250-01
2101 26 AL

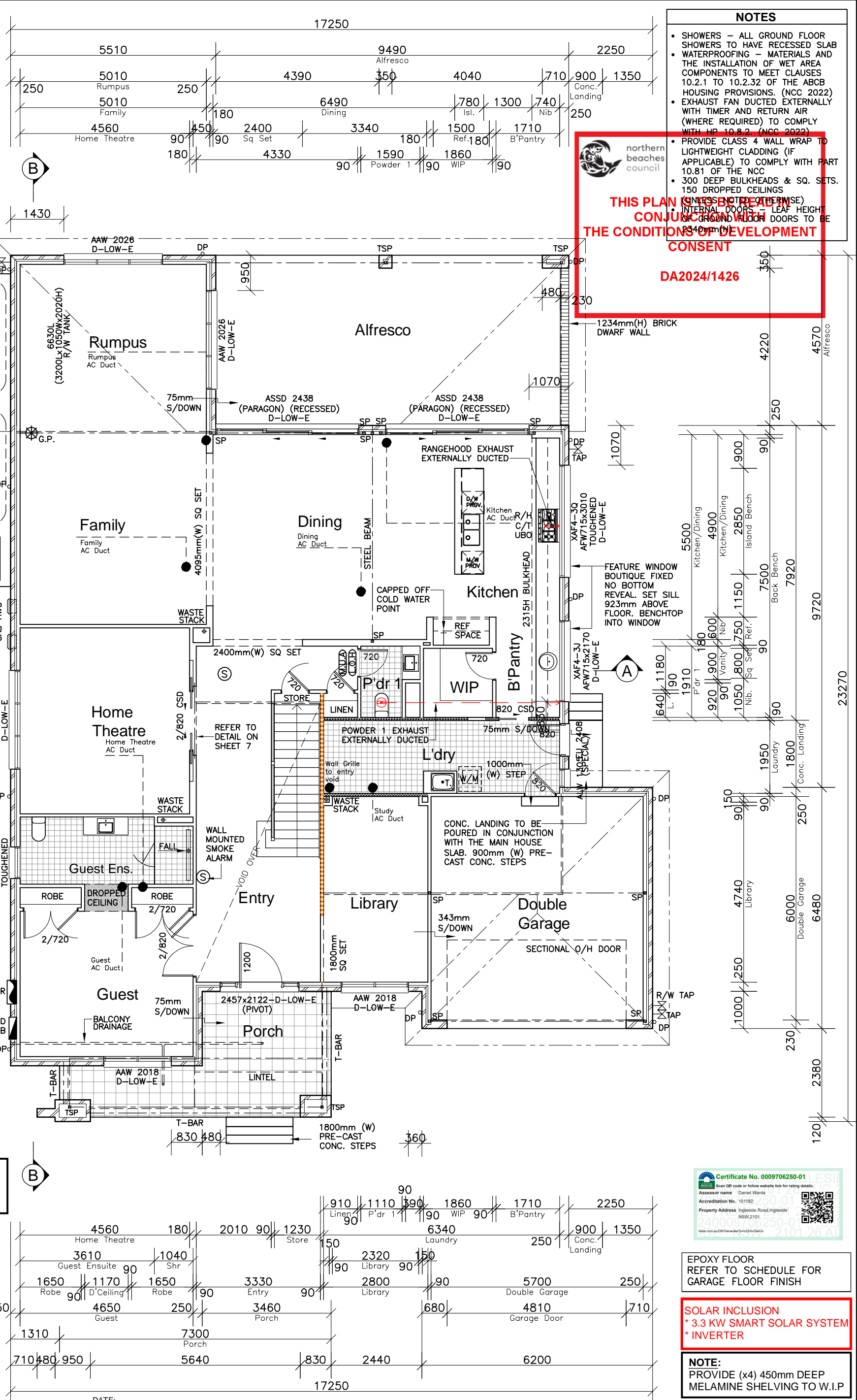
SITE PLAN

SCALE 1:200
GENERAL NOTES

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
- AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
- 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
- CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

 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 CLARENDRON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDRON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: GRANDE 57 Gallery R/H Garage LUXE	CLIENT: Mr. PARKER Ms. CVETKOVSKA SITE ADDRESS: Lot 4, No.43, DP 12129 Ingleside Road INGLESIDE 2101	DA DRAWINGS		
				DRAWN: MTK RATIO @ A3: 1:200 SHEET: 2	DATE: 20.06.24 CHECKED: AL JOB No: 29917089	Rev: M NSW

—	STRUCTURAL BEAM
SP	STEEL POST
TSP	TELESCOPIC STEEL POST
(S)	SMOKE ALARM
(E)	EXHAUST FAN
DP	DOWN PIPE
TAP	GARDEN TAP
(L.O.F)	LIFT OFF HINGES
(M.U.A)	MAKE-UP AIR VENT
(C.E.J)	CEILING EXPANSION JOINT
(E.F.T)	EXHAUST FAN WITH RUN-ON TIMER
FWG	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
(L.F.W)	LINEAR FLOOR WASTE
(A.C.D)	AIR CONDITIONING DUCT

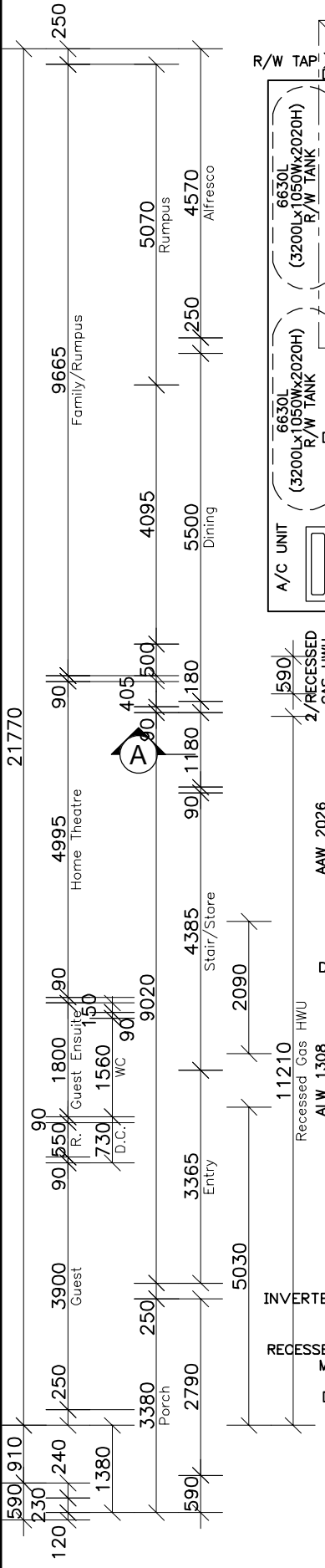


NOTES

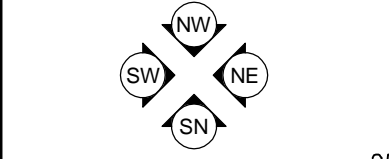
- SHOWERS - ALL GROUND FLOOR SHOWERS TO HAVE RECESSED SLAB WATERPROOFING - MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
- EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
- PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.81 OF THE NCC
- 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS
- INTERNAL DOORS - LEAF HEIGHT 2100mm (H)
- CONC. LANDING TO BE POURED IN CONJUNCTION WITH THE MAIN HOUSE SLAB. 900mm (W) PRE-CAST CONC. STEPS

THIS PLAN IS VALID ONLY IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/1426



PROVIDE R2.0 INSULATION WALL BATTS TO INTERNAL WALLS OF LAUNDRY and BATHROOM (ONLY)



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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PRODUCT:
GRANDE 57
Gallery
R/H Garage
LUXE

CLIENT:
Mr. PARKER
Ms. CVETKOVSKA

SITE ADDRESS:
Lot 4, No.43, DP 12129
Ingleside Road
INGLESIDE 2101

DA DRAWINGS		
DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 3	JOB No: 29917089	NSW

EPOXY FLOOR REFER TO SCHEDULE FOR GARAGE FLOOR FINISH

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

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



SOLAR INCLUSION
 * 3.3 KW SMART SOLAR SYSTEM
 * INVERTER

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

DENOTES WINDOWS WITH
 DOUBLE GLAZED ARGON - FILLED
 LOW-E GLAZING

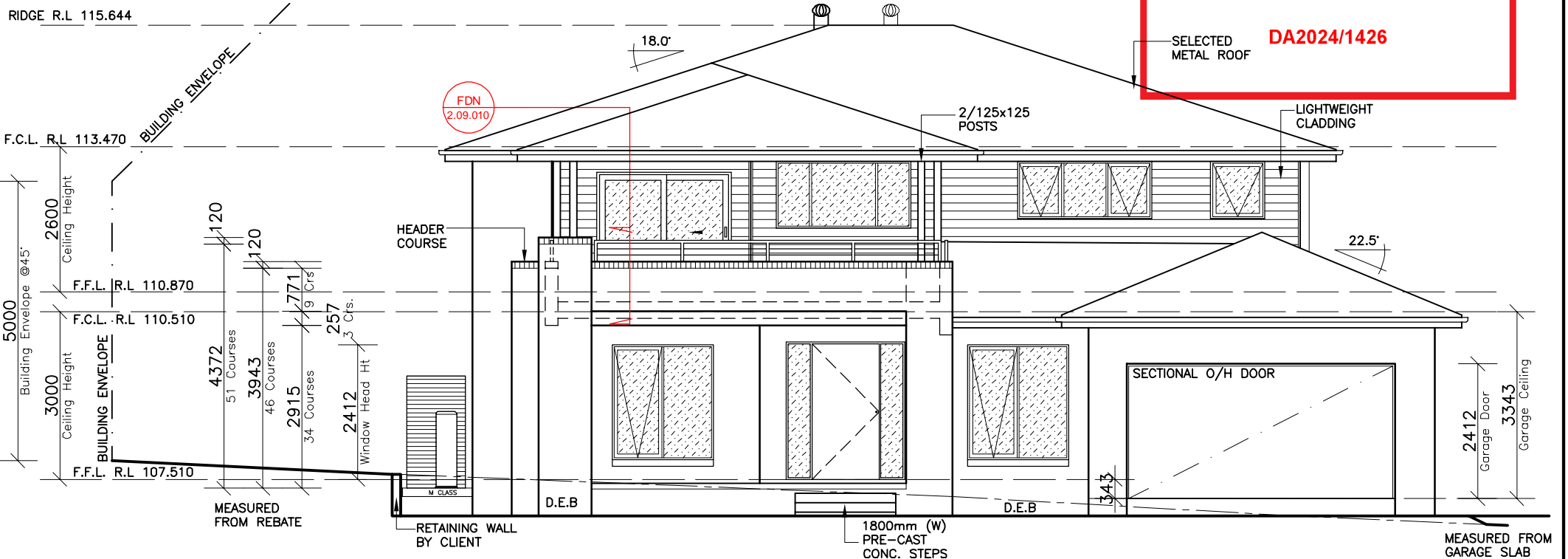
NOTE:
 HEIGHT OF DROP EDGE BEAM MAY
 VARY DUE TO SITE CONDITIONS
 UPON COMPLETION OF SITE WORKS

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

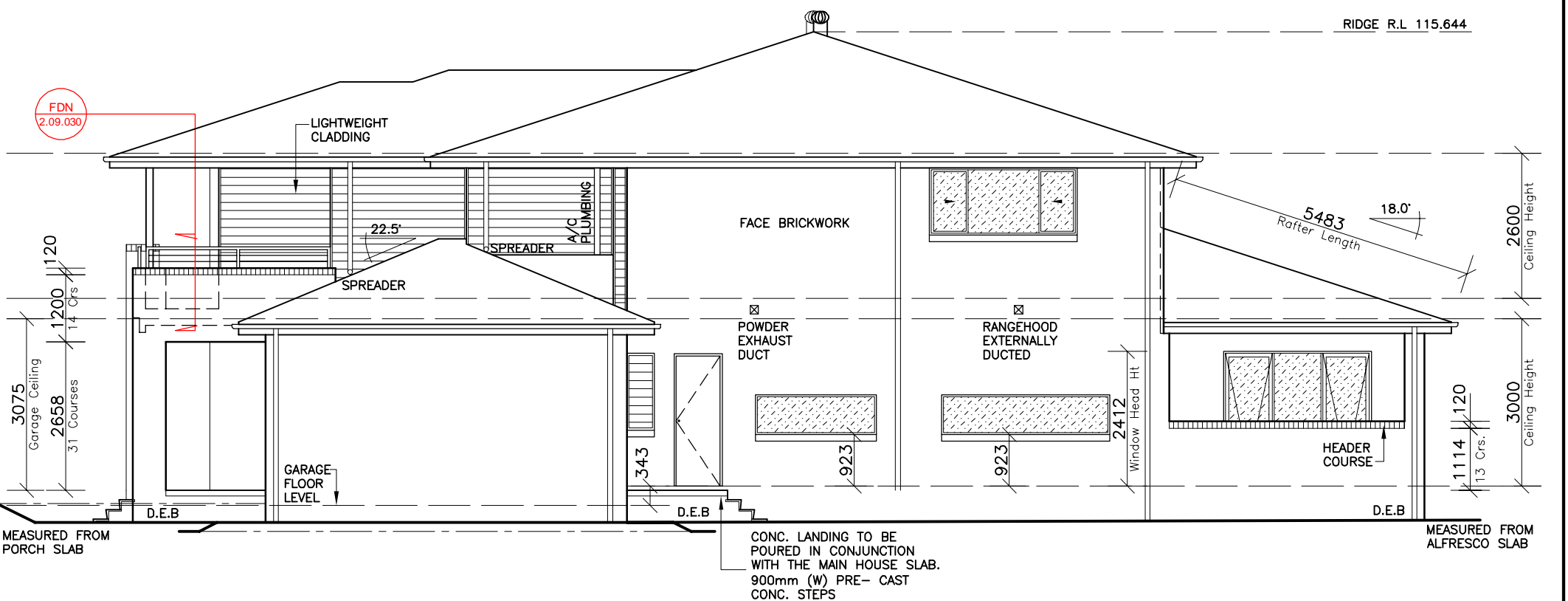


**THIS PLAN IS TO BE READ IN
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 CONSENT**

DA2024/1426



**SOUTH EAST
 ELEVATION**



**NORTH EAST
 ELEVATION**



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SHEET: 5	JOB No: 29917089	NSW

SOLAR INCLUSION
 * 3.3 KW SMART SOLAR SYSTEM
 * INVERTER

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

DENOTES WINDOWS WITH
 DOUBLE GLAZED ARGON - FILLED
 LOW-E GLAZING

NOTE:
 HEIGHT OF DROP EDGE BEAM MAY
 VARY DUE TO SITE CONDITIONS
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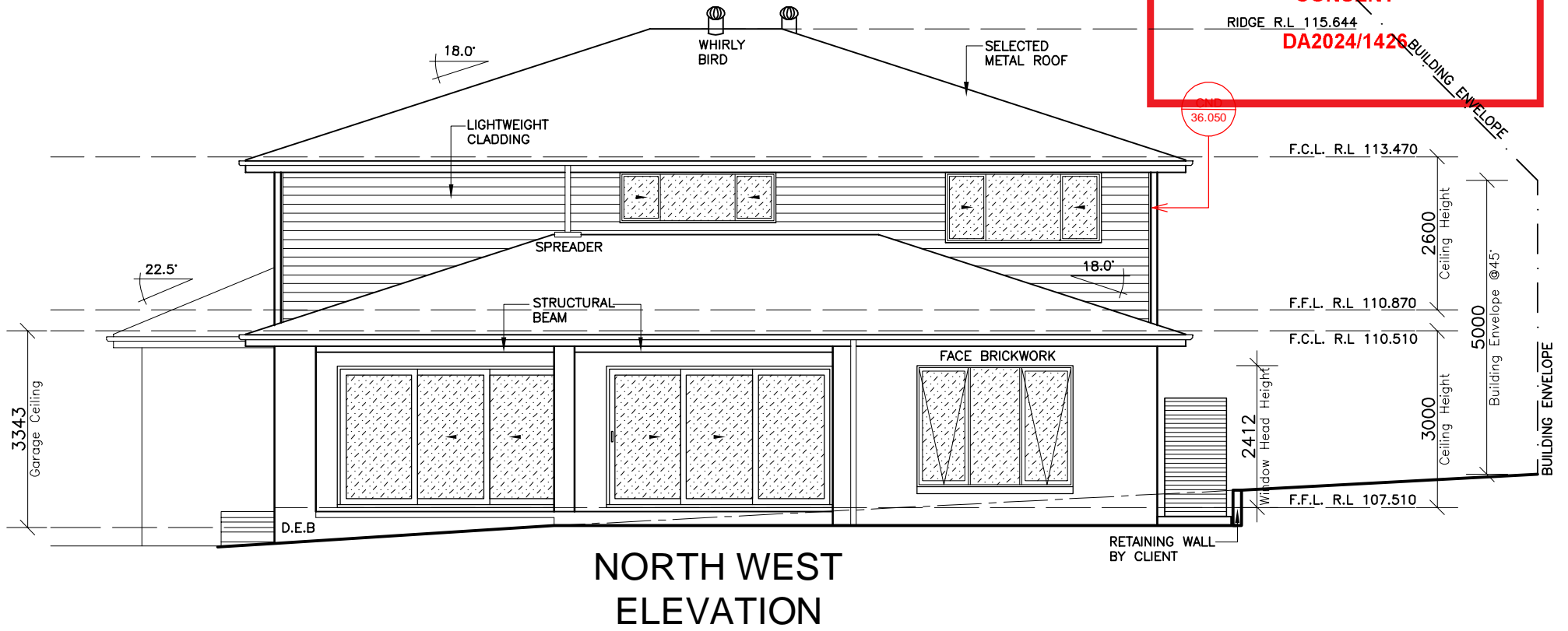
NOTE:
 NUMBER OF STEPS REQUIRED MAY
 VARY DEPENDING ON SITE
 CONDITIONS



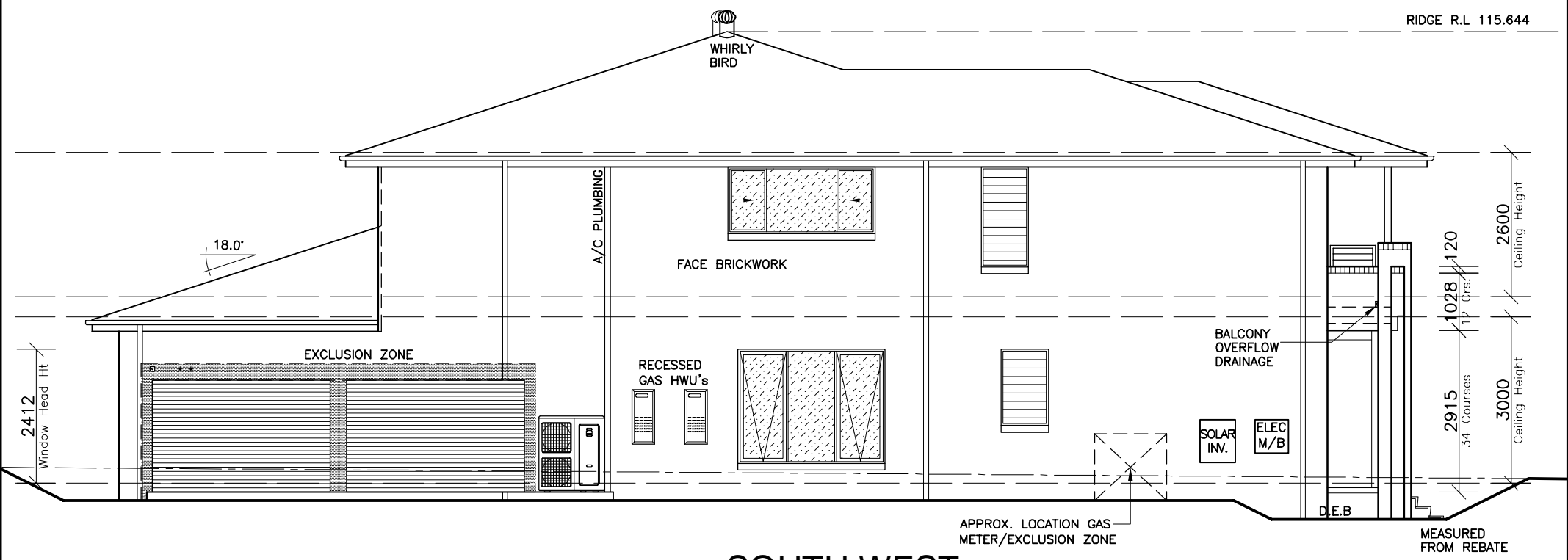
**THIS PLAN IS TO BE READ IN
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 CONSENT**

RIDGE R.L 115.644

DA2024/1426



**NORTH WEST
 ELEVATION**



**SOUTH WEST
 ELEVATION**



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DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 6	JOB No: 29917089	NSW

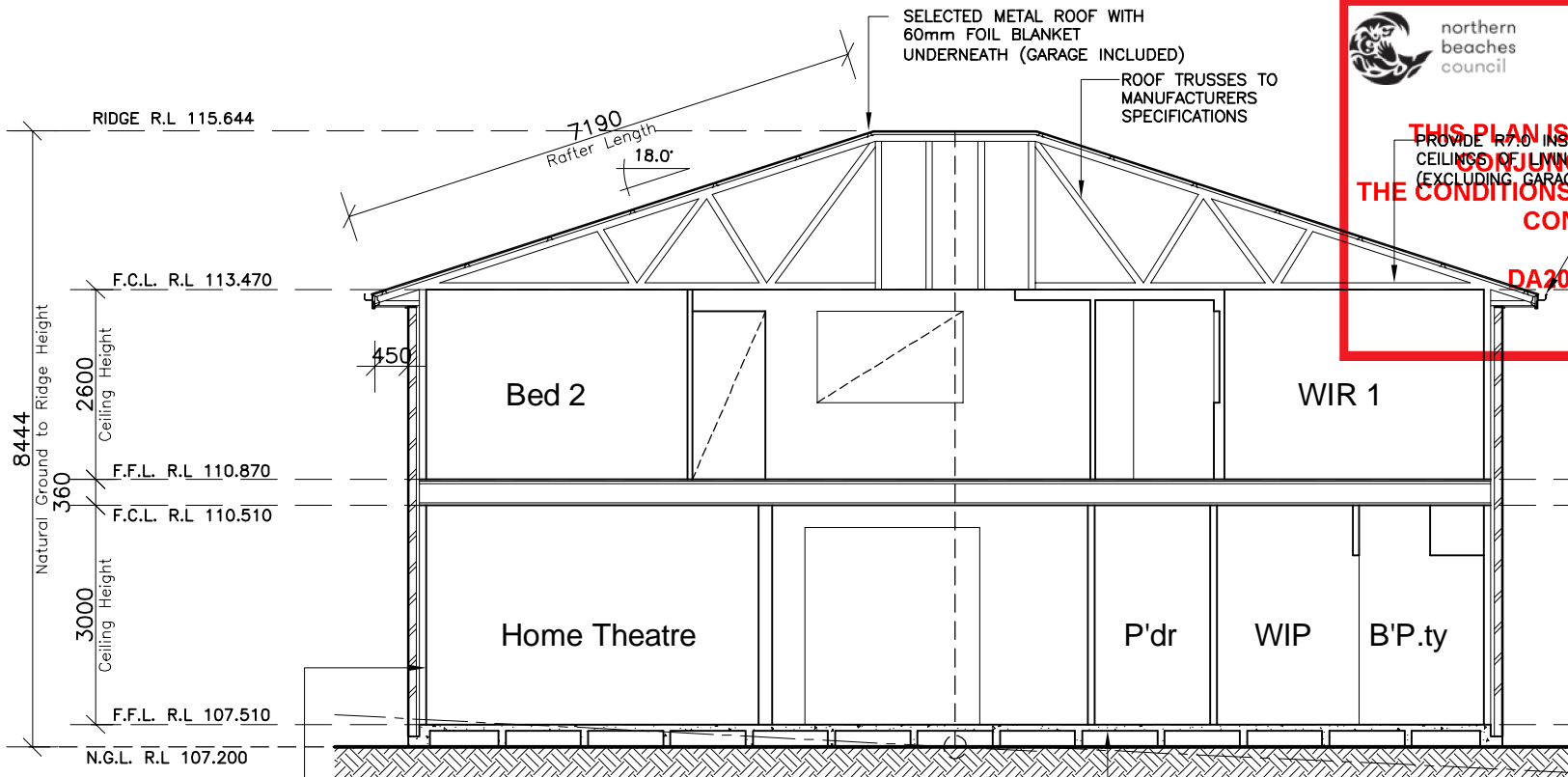
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO GROUND & FIRST FLOOR TO BE 2340mm(H)

PROVIDE R2.0 INSULATION BATTS TO INTERNAL WALLS OF LAUNDRY AND BATH

PROVIDE R5.0 INSULATION BATTS TO CEILING JOISTS BETWEEN GARAGE & FIRST FLOOR

NOTE -
CLIENT TO INSTALL CEILING FANS TO FAMILY, ALL BEDROOMS, RUMPUS, HOME THEATRE, STUDY & LEISURE AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL CEILING FANS INSTALLED

NOTE:
PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING



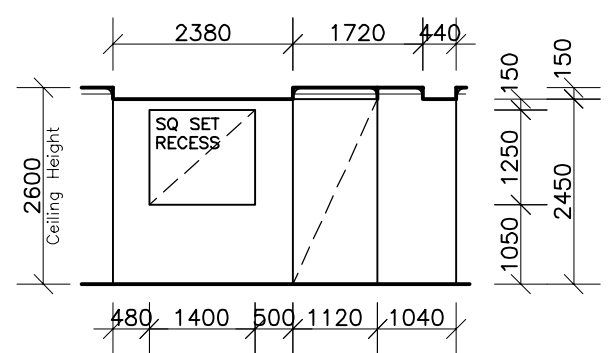
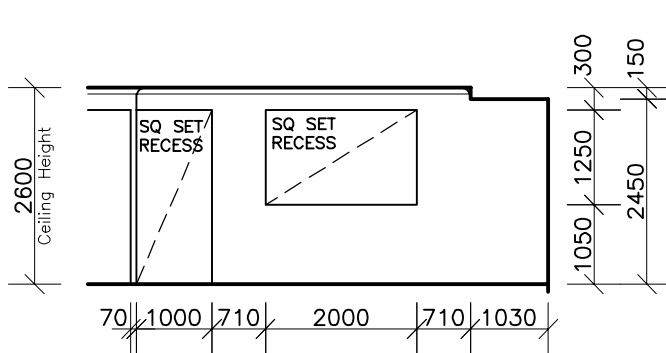
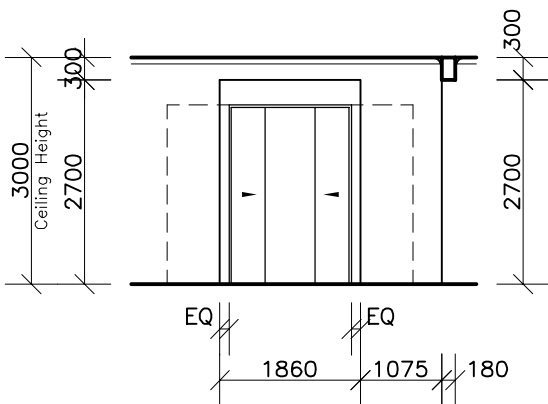
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/1426

PROVIDE R2.0 INSULATION BATTS TO CEILING OF LIVING AREAS ONLY (EXCLUDING GARAGE & ALFRESCO)

METAL FASCIA & GUTTER

PROVIDE R2.7 INSULATION BATTS TO EXTERNAL WALLS OF LIVING AREAS ONLY (INCLUDING WALLS BETWEEN GARAGE & LIVING)

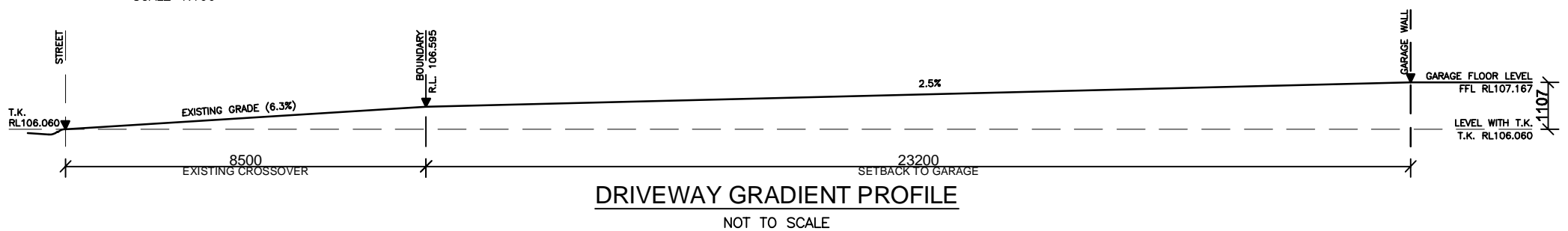
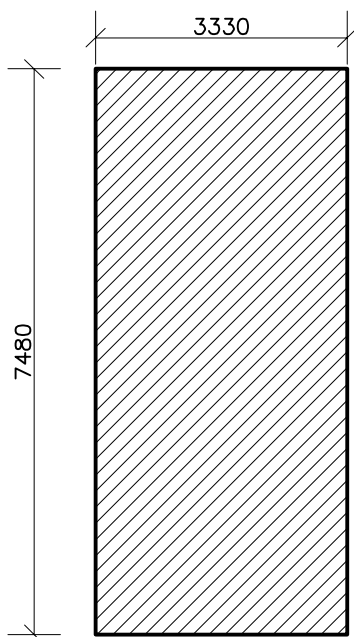
SECTION A-A



HOME THEATRE DETAIL

STAIR HALLWAY DETAIL

WIR 1 DETAIL



CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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Ms. CVETKOVSKA
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INGLESIDE 2101

DA DRAWINGS

DRAWN: MTK	DATE: 20.06.24	Rev: M
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 7	JOB No: 29917089	NSW

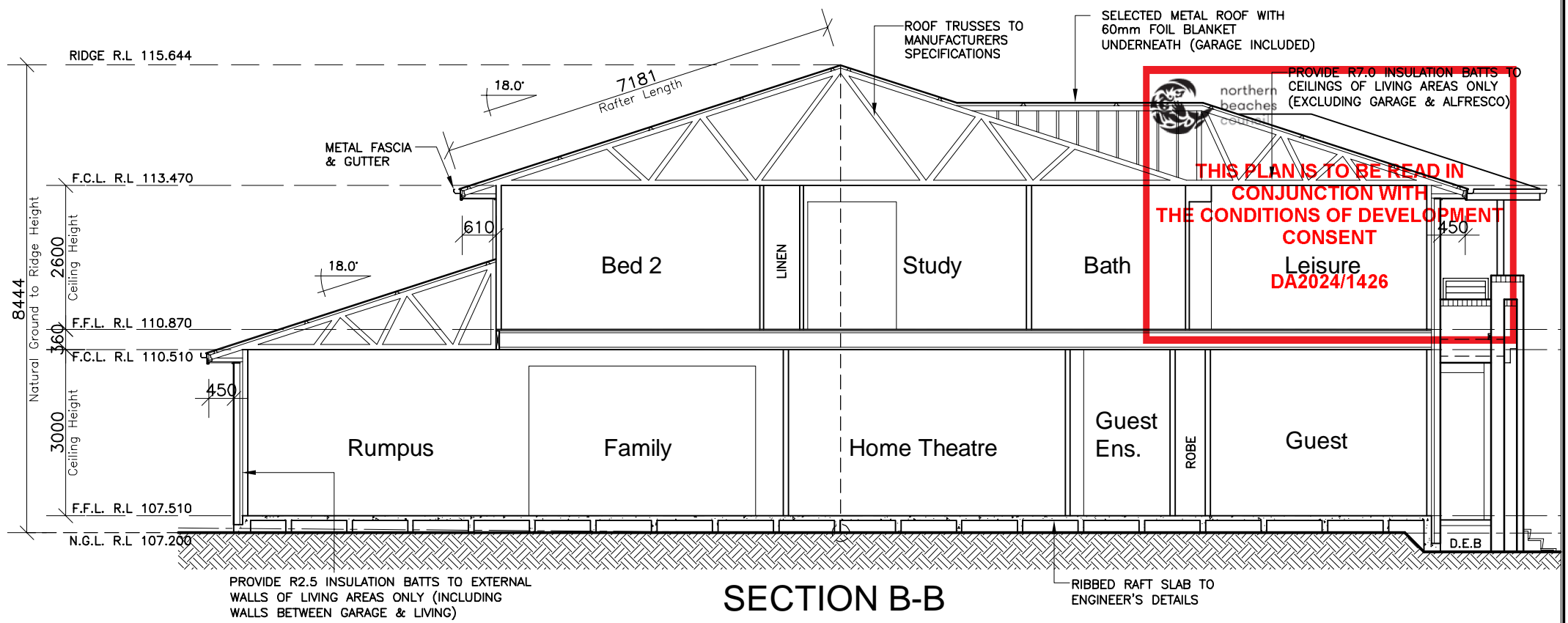
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO GROUND & FIRST FLOOR TO BE 2340mm(H)

PROVIDE R2.0 INSULATION BATTS TO INTERNAL WALLS OF LAUNDRY AND BATH

PROVIDE R5.0 INSULATION BATTS TO CEILING JOISTS BETWEEN GARAGE & FIRST FLOOR

NOTE -
CLIENT TO INSTALL CEILING FANS TO FAMILY, ALL BEDROOMS, RUMPUS, HOME THEATRE, STUDY & LEISURE AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL CEILING FANS INSTALLED

NOTE:
PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING



SECTION B-B



CLIENT'S SIGNATURE: _____ DATE: _____

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BL No. 2298C
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DA DRAWINGS			
DRAWN: MTK	DATE: 20.06.24	Rev: M	
RATIO @ A3: 1:100	CHECKED: AL		
SHEET: 8	JOB No: 29917089	NSW	

Lifestyle Studio External Colour Board

LIFESTYLE

- STUDIO -

Date: 23/09/2024
Job Number: 29917089
Customer: Mr Matt Parker & Ms Natalie Cvetkovska
Address: Lot 4 43 Ingleside Road INGLESIDE NSW 2101
House Type - Elevation: The Grande 57 Luxe - Gallery (Face Brick)
Roof BASIX Rating: Medium
Wall BASIX Rating: Medium
Developer: Not Applicable



northem
beaches
council

BY CLARENDON HOMES

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

DA2024/1426

YOUR EXTERNAL COLOUR SELECTIONS



Colorbond Roof Selection
 Colorbond - Custom Orb - Monument

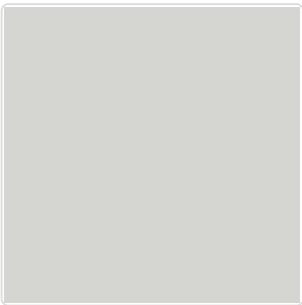


Brick
 Austral Bricks - Mineral Contours - Gypsum Tan



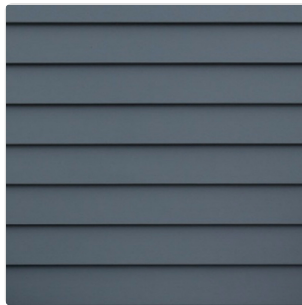
Main Render Colour
 Taubmans - Silver Ring
 T163-5

Builder: * Refer to Highlighted Elevations Plan for Location



Feature Render Colour & Cladding Colour


Builder: * Taubmans Franklin Grey T12 9.A7
 * Refer to Highlighted Elevations Plan for Location



Lightweight Wall Cladding Profile
 James Hardie - Linea
 Weatherboard Cladding - 180mm



Gutter Colour Fascia Colour Watertank
 Colorbond - Monument

Signed by:  27 September 2024 | 8:17 AM AEST
 CA1AFEDE84EB451...

Customer Signature: _____

Date Signed: _____



PVC Downpipes

Taubmans - Colorbond Monument
CB 66



Aluminium Window and Door Frame Colour

Wideline - Colorbond Monument - Matt



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

Front Door Profile

DA2024/1426
Corinthian Doors - AWOWS 19H
Entry

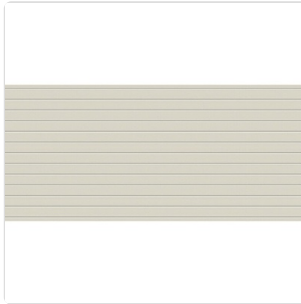
Builder: 2340mm x 1200mm



Front Door Colour

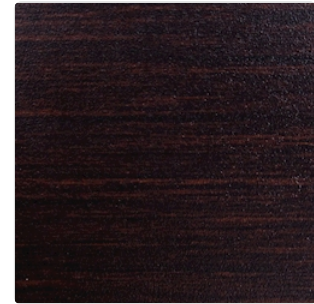
Johnstone's - Clarendon Dark Stain
NH 135

Entry Door



Garage Door Profile

Dynamic Garage Doors - Slimline
Garage



Garage Door Colour

Woodgrain - Decowood - Wenge
Garage

IMPORTANT:

Clarendon Homes cannot guarantee that the colour you see accurately portrays the true colour of the product. Actual product colour may vary from the images shown. Every monitor or mobile display has a different capability to display colours, and every individual may see these colours differently. In addition, lighting conditions at the time the photo was taken can also affect the image's colour.

Screen and print images are intended as a guide only and should not be regarded as absolutely correct. Refer back to the actual samples shown at the time of your Lifestyle Studio appointment for a true representation of the product and colour.

Signed by:
Ms Natalie Cwetkowska
CA1AFEDE84EB451...

27 September 2024 | 8:17 AM AEST

Customer Signature: _____

Date Signed: _____