

Certificate number: 1015122S_03

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1700 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 223 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

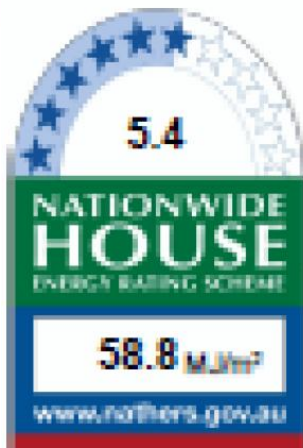
Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
at least 5 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 of the living / dining rooms; dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated		    	    
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			

QUOTE	DATE	QUOTE NUMBER	REV				
KITCHEN			-				
ZURCORP ELECTRICAL			-				
TILES			-				
CARPET			-				
ZURCORP SECURITY			-				
EH1			-				
AIR CONDITIONING			-				
STAIRS			-	F	04.09.19	COORDINATE HYDRAULICS	MD
LANDSCAPE				E	22.08.19	DA DRAWINGS	PG.
HYDRAULICS				D	20.08.19	EXTERNAL COLOURS	FD
ENGINEER				C	06.08.19	PCV1	PG.
PEG OUT				B	28.02.19	CONTRACT DRAWINGS	JS
				A	14.02.19	TENDER/DRAWINGS	BG/PG.
CLIENT'S SIGNATURE: _____ DATE: _____				REV	DATE	AMENDMENTS	BY

 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 # DIMENSIONS TO BE READ IN PREFERENCE TO COORDINATES	PRODUCT: FAIRMONT 41 Classic L/H Garage Sapphire Specification	CLIENT: Mr. LIN Mrs. LIN	DA DRAWINGS		
			SITE ADDRESS: Lot 11 No.4, DP 36192	DRAWN: PG.	DATE: 15.02.19	Rev:
			Crete Street	RATIO @ A3: N/A	CHECKED: J.S	F
			NARRAWEEENA 2000	SHEET: 1	JOB No: 29913539	NSW



Certificate no.:
Assessor Name:
Accreditation no.:
Certificate date:
Dwelling Address:
4 Crete Street
Narrabeena, NSW
2099

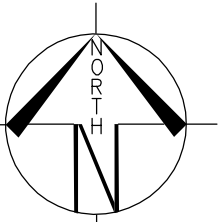
www.nathers.gov.au



AREAS	
SITE:	549.00 m ²
GROUND FLOOR:	148.27 m ²
FIRST FLOOR:	169.29 m ²
GARAGE:	38.89 m ²
PORCH:	5.15 m ²
BALCONY:	N/A m ²
ALFRESCO:	16.96 m ²
	m ²
TOTAL:	378.56 m ²

2.5	NEIGHBOUR NOTIFICATION PLAN
2.4	SHADOW ELEVATION
2.3	SHADOW DIAGRAM
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
11	WET AREA DETAILS
10	WET AREA DETAILS
9	ELECTRICAL LAYOUT
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION

NORTH



MM
DP 36192

LOT 9

LOT 11

LOT 12

LOT 11

D.P: 36192

L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SITE AREA 549 m²

LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 254.1 m²
(MIN. DIMENSION OF 2.0m) 46.3 %

MIN. REQUIRED BY COUNCIL: 40 %

PRIVATE OPEN SPACE

TOTAL OPEN SPACE AREA: 196.7 m²
(MIN. DIMENSION OF 5.0m)

MIN. REQUIRED BY COUNCIL: 60 m²

HEIGHT RESTRICTION

MAXIMUM RIDGE HEIGHT 8.5 m
MAXIMUM CEILING HEIGHT 7.2 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS
MAY NOT COMPLY WITH REQUIREMENTS)

BUILDING ENVELOPE

BUILDING ENVELOPE TO BE PROJECTED AT
45° FROM A HEIGHT OF 4.0m AT BOUNDARY

SITE COVERAGE

STORMWATER CALCULATION

ROOF FOOTPRINT: 223.3m²
DRIVEWAY/ PAVED AREAS: 35.4m²
TOTAL: 258.7m²
47.1 %

MAX SITE COVERAGE FOR OSD: 40%

Maximum 1000mm CUT

DROP EDGE BEAM TO NATURAL GROUND
NO EXPOSED FILL PERMITTED OUTSIDE
BUILDING PERIMETER

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
ON SITE ABSORPTION
VIA RAIN TANK & O.S.D.

REFER TO HYDRAULIC DETAILS

TOW RL65.75
(REFER TO HYDRAULICS)

APPROX. LOCATION OF
SIP (REFER TO
HYDRAULICS)

APPROX. LOCATION OF
RETAINING WALL BY
OWNER AFTER HANDOVER

LOT 10

TOW RL65.80
(REFER TO HYDRAULICS)

PROVIDE CONCRETE
LANDING AND STEPS BY
CLARENDON

LOCATION OF AIR
CONDITIONING UNIT

APPROX. LOCATION OF
RETAINING WALL BY
OWNER AFTER HANDOVER

LOCATION OF
METER BOX

69.56LIP GUTR
PROVIDE CONCRETE
LANDING AND STEP BY
CLARENDON

PROPOSED DRIVEWAY
BY OWNER AFTER
HANDOVER

PROPOSED
RESIDENCE
FFL R.L. 66.210
FGL R.L. 65.900
(Levels are +/-100mm)

RENDERED
RESIDENCE
TILE ROOF
No.4

GARAGE
STEPDOWN
75mm
FFL R.L. 66.135
(Levels are +/-100mm)

APPROX. LOCATION OF
SIP & LEVEL SPREADER
GRADED DRAIN (REFER
TO HYDRAULICS)

DROP EDGE BEAM
1.000H F.F.L TO N.G.L

BRICK
RESIDENCE
TILE ROOF
No.2

LOCATION OF 2x 4655L SLIMLINE
ABOVE GROUND RAINWATER
TANKS TO SUIT O.S.D.
REQUIREMENTS
(3300Lx800Wx1860H)

APPROX. LOCATION OF
SIP (REFER TO
HYDRAULICS)

CRETE STREET

DENOTES TREES TO BE
REMOVED BY OWNER
PRIOR TO CONSTRUCTION

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:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 9854 5200

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DIMENSIONS TO BE READ IN
CONJUNCTION TO SCALE

PRODUCT:

FAIRMONT 41
Classic
L/H Garage

Sapphire Specification

CLIENT:

Mr. LIN
Mrs. LIN

SITE ADDRESS:

Lot 11 No.4, DP 36192

Crete Street

NADDARWENIA 2000

DA DRAWINGS

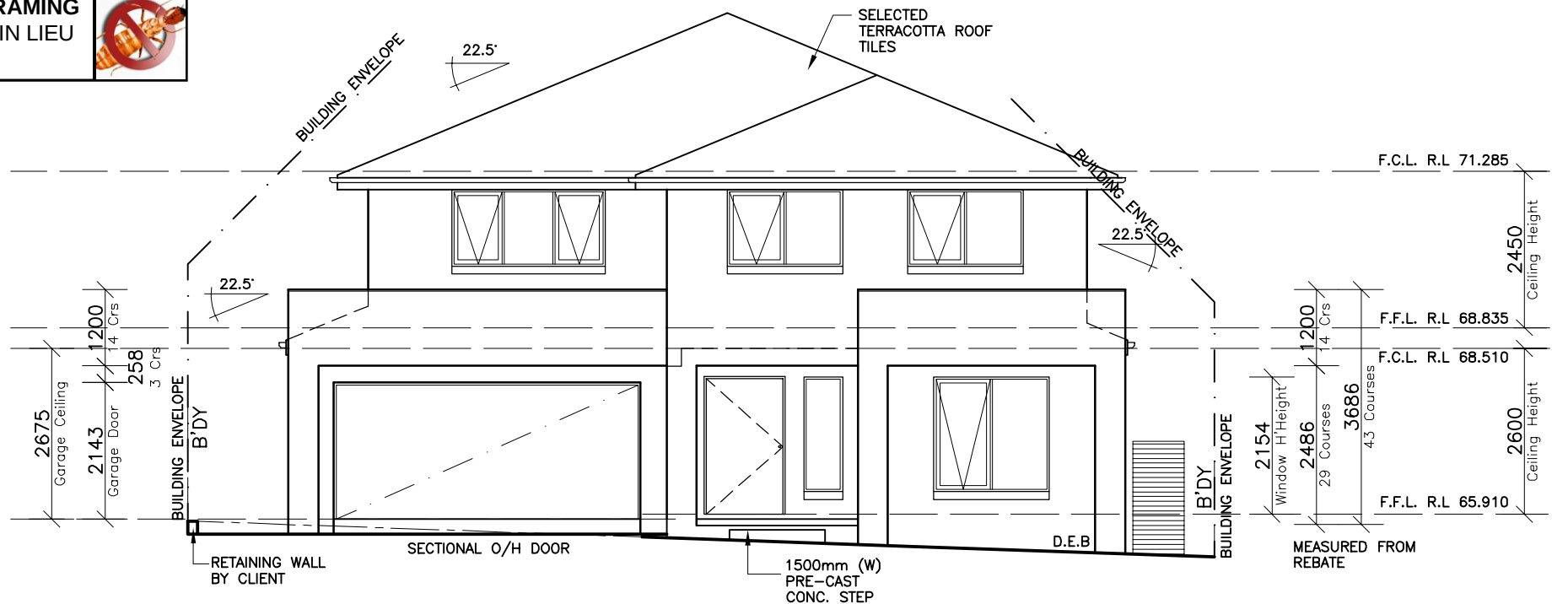
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RATIO @ A3: 1:200	CHECKED: BG	
SHEET: 2	JOB No: 29913539	NSW

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

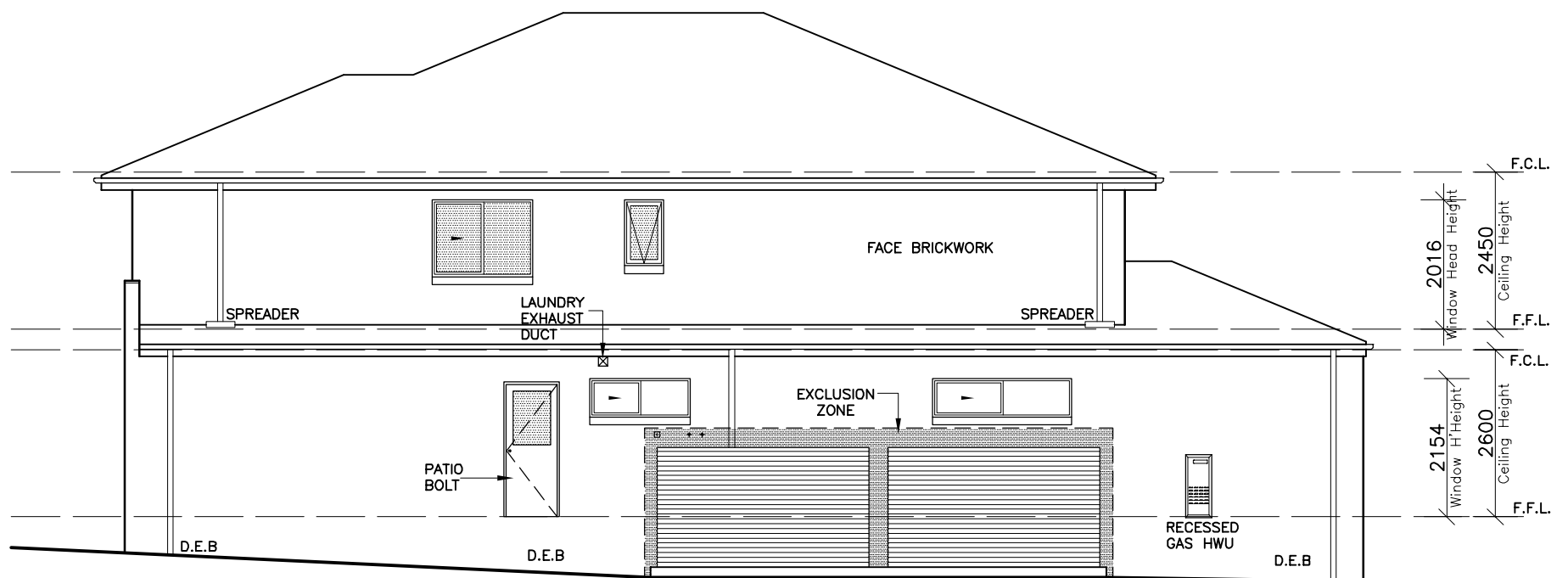
DENOTES WINDOWS WITH
6.38MM TRANSLUCENT
GLAZING

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

PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD



ELEVATION 1
-SOUTH-



ELEVATION 2
-EAST-

CLIENT'S SIGNATURE: _____ DATE: _____

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DIMENSIONS TO BE READ IN
CONJUNCTION TO SCALE

PRODUCT:
FAIRMONT 41
Classic
L/H Garage

Sapphire Specification

CLIENT:
Mr. LIN
Mrs. LIN
SITE ADDRESS:
Lot 11 No.4, DP 36192
Crete Street
NADDARWEENA 2000

DA DRAWINGS

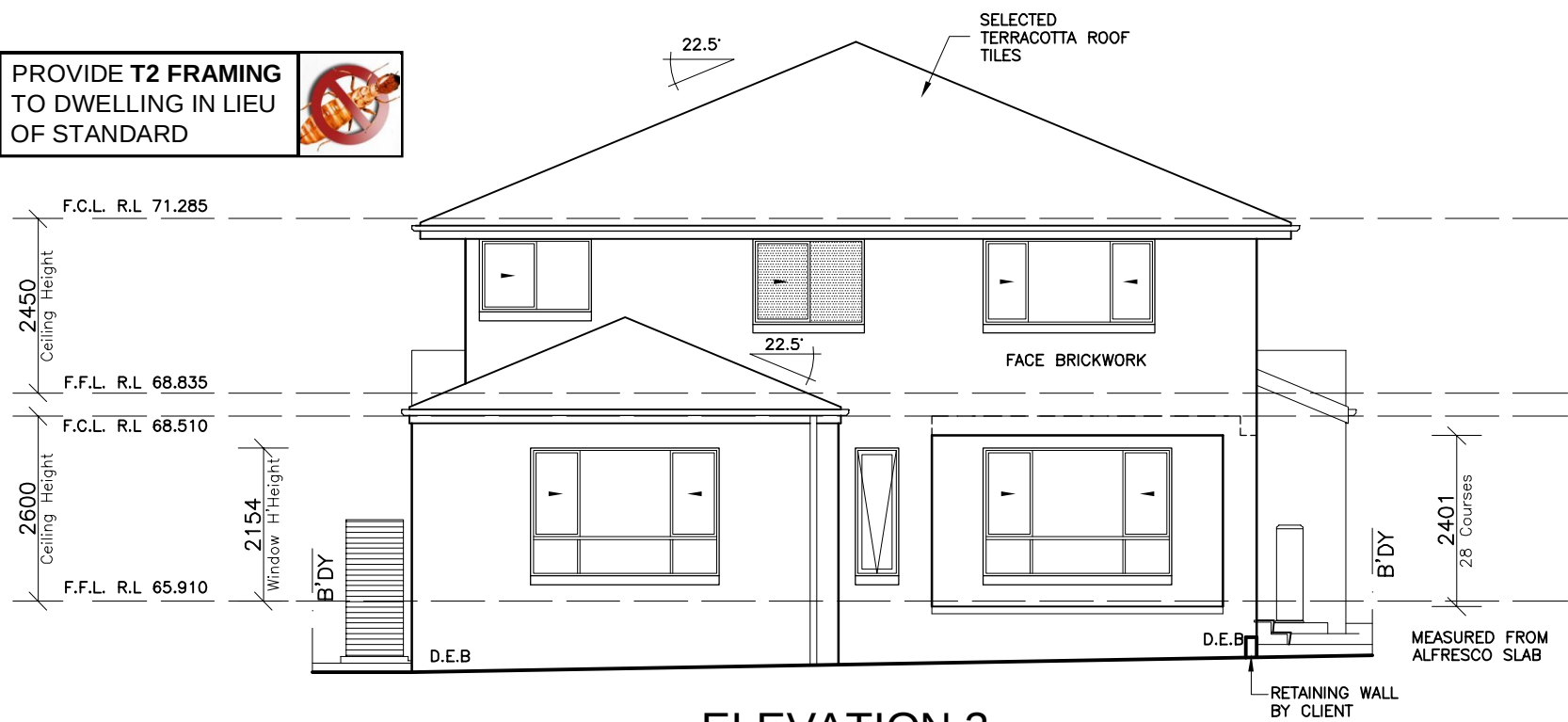
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RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 5	JOB No: 29913539	NSW

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

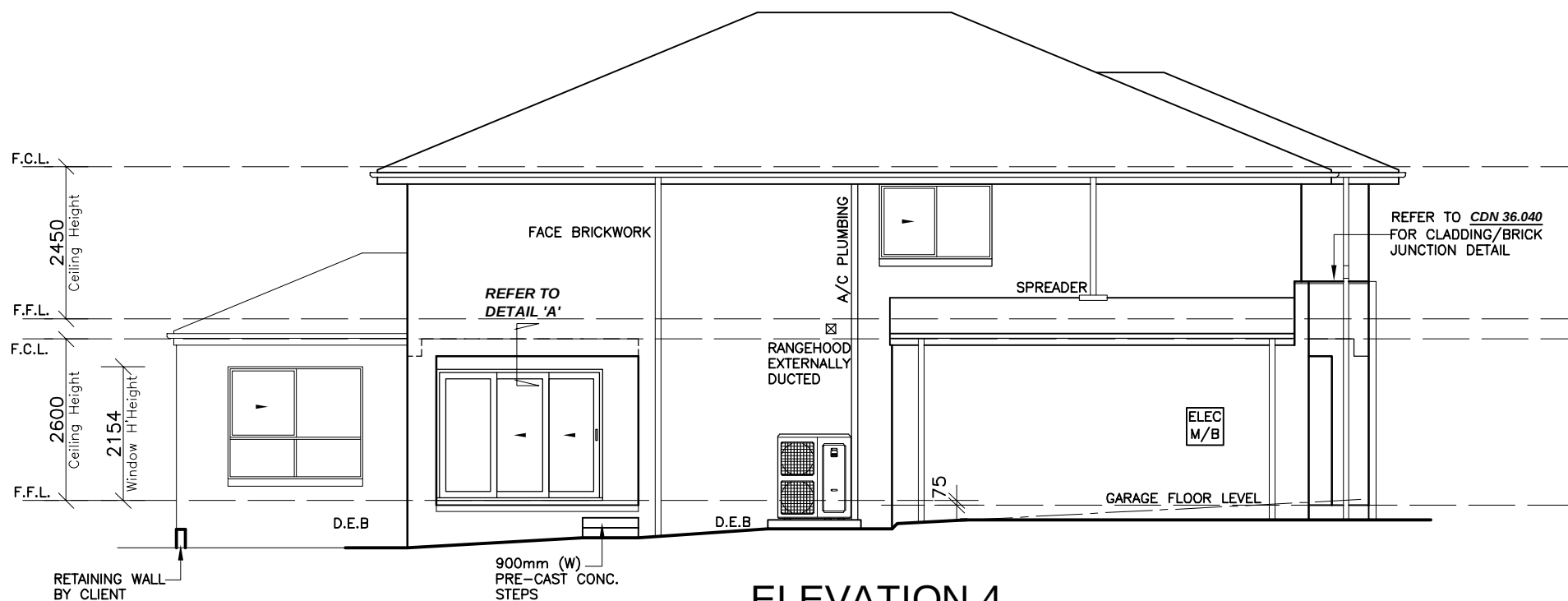
DENOTES WINDOWS WITH 6.38MM TRANSLUCENT GLAZING

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

PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



ELEVATION 3
-NORTH-



ELEVATION 4
-WEST-

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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ABN 18 003 892 706

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DIMENSIONS TO BE READ IN
CONJUNCTION TO SCALE

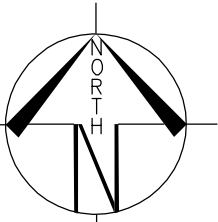
PRODUCT:
FAIRMONT 41
Classic
L/H Garage
Sapphire Specification

CLIENT:
Mr. LIN
Mrs. LIN
SITE ADDRESS:
Lot 11 No.4, DP 36192
Crete Street
NADDARWEENA 2000

DA DRAWINGS

DRAWN: PG.	DATE: 15.02.19	Rev: F
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 6	JOB No: 29913539	NSW

NORTH



MM
DP 36192

LOT 9

LOT 11

D.P: 36192

L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

LOT 11
549m²

LOT 12

LOT 10

PROPOSED
RESIDENCE
FFL R.L. 66.210
FGL R.L. 65.900
(Levels are +/-100mm)

GARAGE
STEPDOWN
75mm
FFL R.L. 66.135
(Levels are +/-100mm)

BRICK
RESIDENCE
TILE ROOF
No.2

APPROXIMATE LOCATION
OF SEDIMENT FENCE

SEDIMENT FENCE AROUND
WASTE MATERIALS

ALL WEATHER
ACCESS POSITION

CRETE STREET

BM 11
RL 66.42
(AHD)

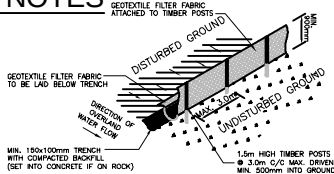
CONSTRUCTION MANAGEMENT PLAN EROSION AND SEDIMENT CONTROL PLAN

NOTE:
TEMPORARY SECURITY FENCING TO
THE PERIMETER OF THE BOUNDARY
WHERE REQUIRED TO PREVENT
PUBLIC ACCESS ONTO THE SITE

NOTE:
GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE.
SEDIMENT BARRIERS ARE
CUSTOMISED TO SITE CONDITIONS

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE
NOT TO SCALE

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) 9854 5200

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DIMENSIONS TO BE READ IN
REFERENCE TO SCALE

PRODUCT:
FAIRMONT 41
Classic
L/H Garage

Sapphire Specification

CLIENT:
Mr. LIN
Mrs. LIN

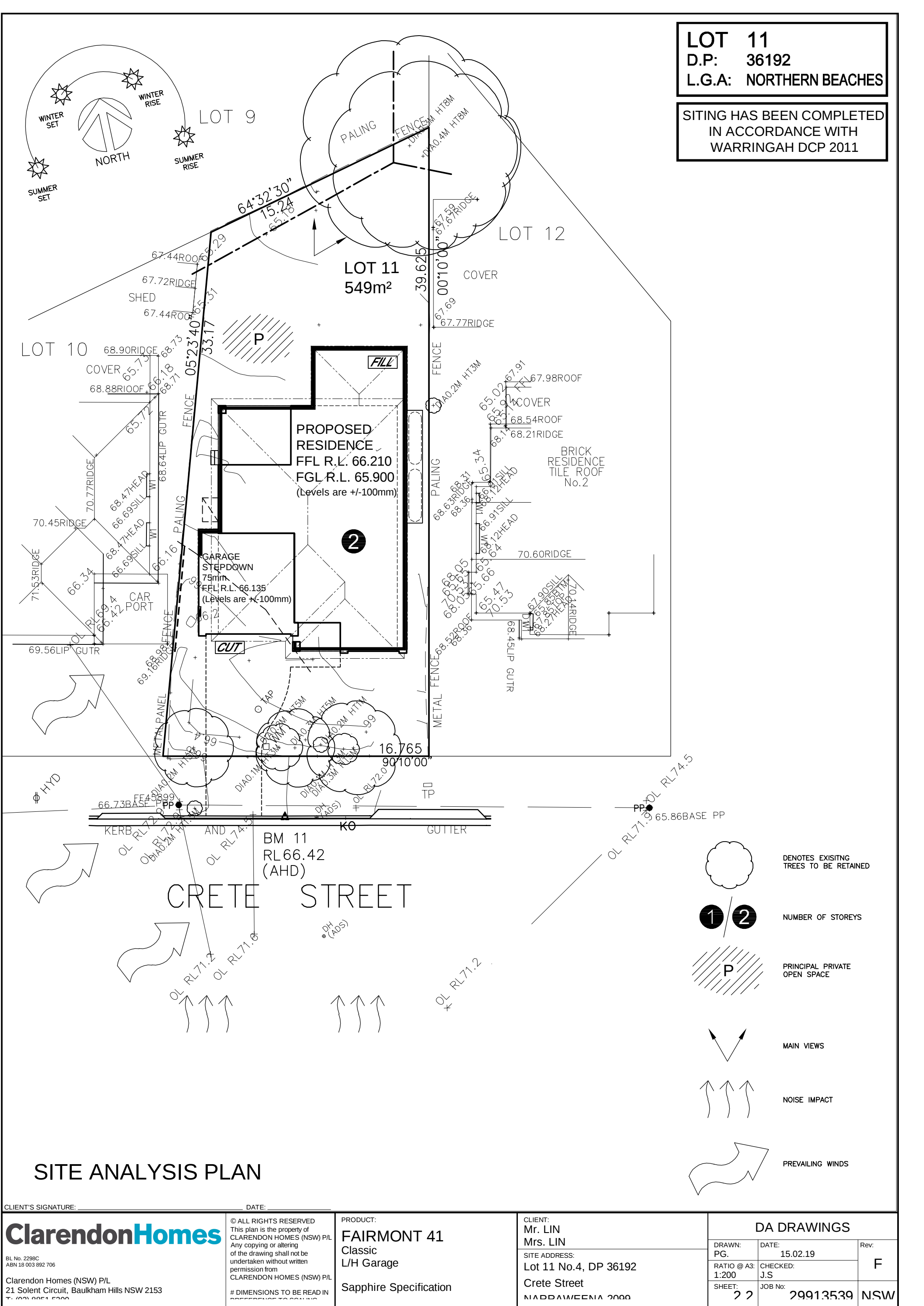
SITE ADDRESS:
Lot 11 No.4, DP 36192
Crete Street
NADDARWENIA 2000

DA DRAWINGS

DRAWN: PG.	DATE: 15.02.19	Rev: F
RATIO @ A3: 1:200	CHECKED: J.S	
SHEET: 2 1	JOB No: 29913539	NSW

LOT 11
D.P: 36192
L.G.A: NORTHERN BEACHES

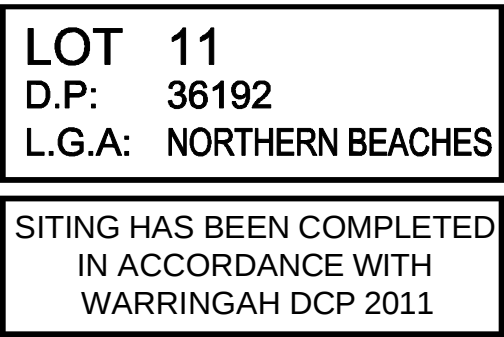
SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



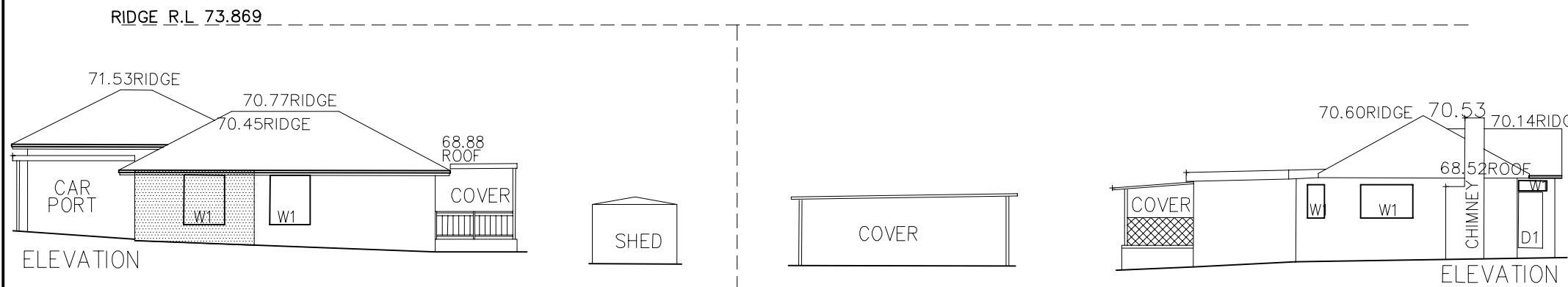
CLIENT'S SIGNATURE: _____ DATE: _____

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				DRAWN: PG.	DATE: 15.02.19	Rev:
				RATIO @ A3: 1:200	CHECKED: J.S	F
				SHEET: 22	JOB No: 29913539	NSW

NSW

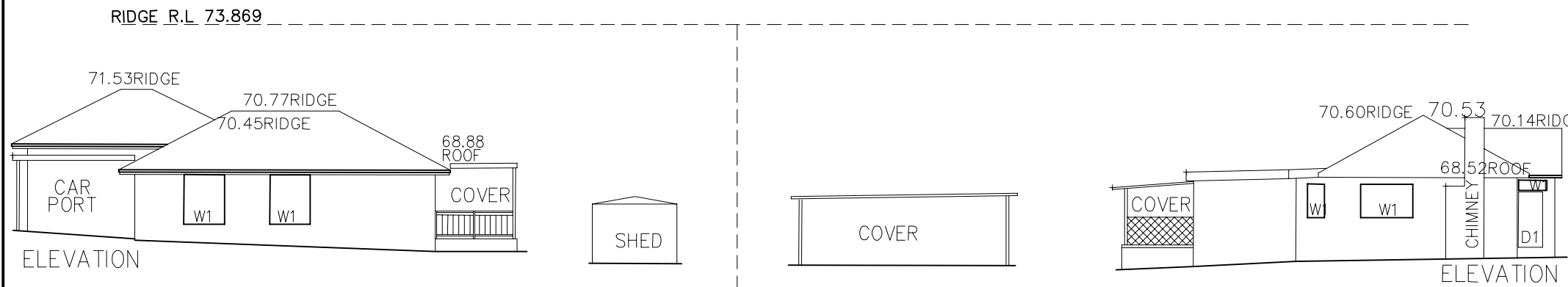


LOT 12



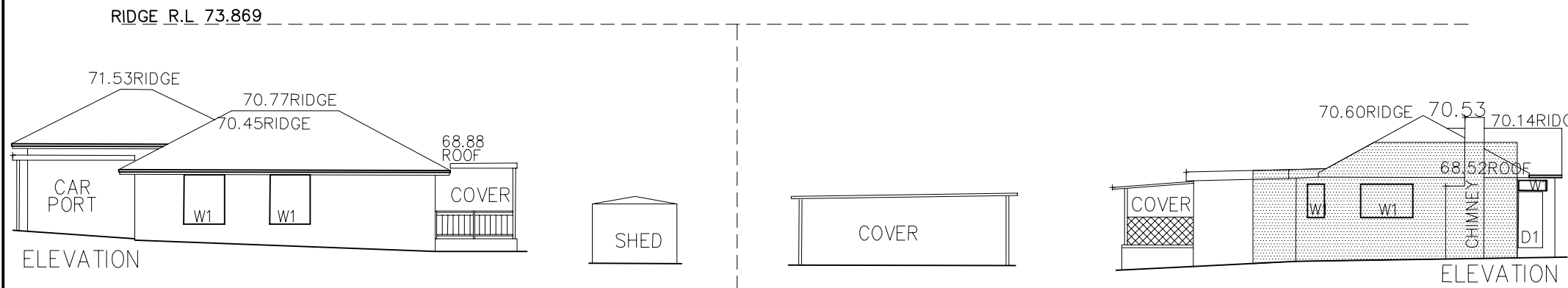
Shadow outline for JUN21-9.00am

LOT 12



Shadow outline for JUN21-12.00pm

LOT 12

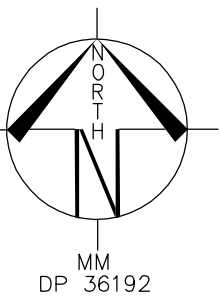


Shadow outline for JUN21-3.00pm

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT:		CLIENT:		DA DRAWINGS		
 BL No. 2296C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8951 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 # DIMENSIONS TO BE READ IN REFERENCE TO CALLING		FAIRMONT 41 Classic L/H Garage Sapphire Specification		Mr. LIN		Rev:
						Mrs. LIN		
						SITE ADDRESS: Lot 11 No.4, DP 36192 Crete Street NARRAWEEENA 2000		
				NSW				

NORTH



LOT 11
D.P: 36192
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

LOT 9

LOT 12

LOT 11
549m²

LOT 10

PROPOSED
RESIDENCE
FFL R.L. 66.210
FGL R.L. 65.900
(Levels are +/-100mm)

GARAGE
STEPDOWN
75mm
FFL R.L. 66.135
(Levels are +/-100mm)

BRICK
RESIDENCE
TILE ROOF
No.2

ELEVATION 1
-SOUTH-

ELEVATION 3
-NORTH-

CRETE STREET

ELEVATION 4
-WEST-

ELEVATION 2
-EAST-

NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

BL No. 2298C
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Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 9854 5200

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DIMENSIONS TO BE READ IN
CONJUNCTION TO SCALE

PRODUCT:
FAIRMONT 41
Classic
L/H Garage
Sapphire Specification

CLIENT:
Mr. LIN
Mrs. LIN
SITE ADDRESS:
Lot 11 No.4, DP 36192
Crete Street
NADDARWENIA 2000

DA DRAWINGS

DRAWN: PG.	DATE: 15.02.19	Rev: F
RATIO @ A3: 1:200	CHECKED: J.S	
SHEET: 25	JOB No: 29913539	NSW

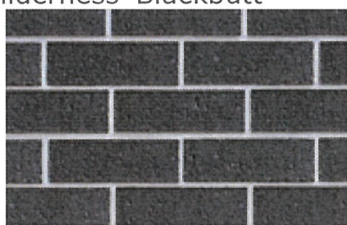
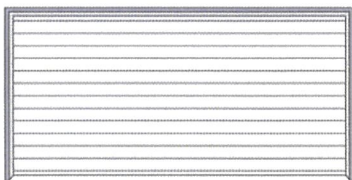
LIFESTYLE

- STUDIO -

BY CLARENDON HOMES

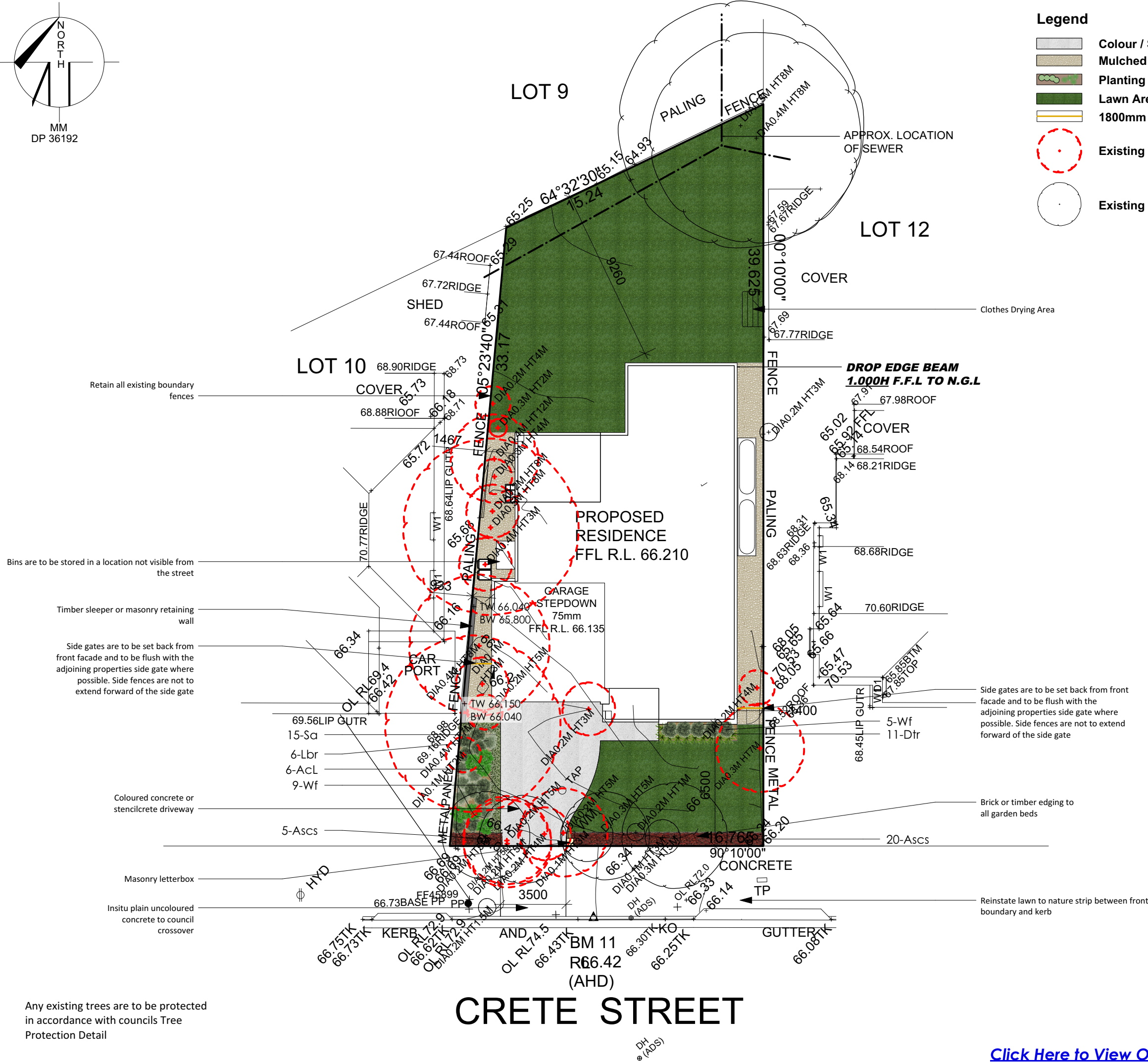
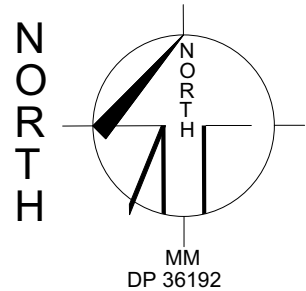
Client:	Mr. Feng Lin & Mrs. Feng Yu Lin		
Site Address:	Lot 11 4 Crete Street NARRAWEENA NSW 2099		
Job Number:	29913539	House Type:	Fairmont 41
Date Issued:	19/08/2019	Developer:	Clarendon Homes

Roof BASIX Rating:	Dark	Wall BASIX Rating:	Dark
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Main Body Brick: Austral Wilderness 'Blackbutt' 	Roof Type/Style: Boral Terracotta / Swiss Colour: Slate Grey 	Window Frame Colour: Surfmist Matt 
Front Entry Door Colour: Sikkens Teak 	Gutter: Monument Fascia: Surfmist 	Downpipes: Monument Watertank: Monument 
Garage Door Colour: Decowood Ironbark 	Garage Door Type: Slimline 	Applied Feature: Not Applicable Colour: Not Applicable
Lightweight Cladding: Not Applicable	Other: Not Applicable	Driveway/Letterbox: To compliment façade *By client after handover

NOTE: Colours are indicative only and should not be used as a true representation of the product.

Signature 	Date 19.8.2019
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LANDSCAPE SPECIFICATION

SITE ESTABLISHMENT

ALL RUBBISH, DEBRIS, FALLEN BRANCHES SHALL BE CLEARED FROM LANDSCAPED AREAS AND DISPOSED OF USING SKIP BINS ONSITE OR BY TRANSPORTING TO THE LOCAL WASTE MANANAGEMENT FACILITY. ANY UNUSED BRICKS, CONCRETE BLOCKS OR TIMBER SHOULD BE EITHER RE-USED ONSITE WHERE POSSIBLE OR RECYCLED AT THE LOCAL WASTE MANANAGEMENT FACILITY.

TREE PROTECTION

TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND TREE PROTECTION BARRIERS INSTALLED ACCORDING TO TREE PROTECTION DETAILS. NO EXCAVATION OR CHANGE IN SOIL LEVEL SHOULD TAKE PLACE AROUND THE BASE OF SUCH TREES. ANY ARBORIST REPORT MUST BE ADHERED TO AND TREE PROTECTION ZONES MAINTAINEDWHERE APPLICABLE.

WEED ERADICATION

AREAS TO BE LANDSCAPED ARE TO BE SPRAYED WITH GLYPHOSATE AT THE RECOMMENDED RATE AT LEAST 1 WEEK PRIOR TO ANY LANDSCAPE WORKS TAKING PLACE IN ORDER TO ALLOW WEEDS TO DIE OFF. CARE IS TO BE TAKEN TO PROTECT REMAINING VEGETATION FROM THE HERBICIDE APPLICATION AND SHOULD ONLY BE UNDERTAKEN IN STILL WEATHER. ALL WEEDS ARE THEN TO BE DISPOSED OF APPROPRIATELY AT THE LOCAL WASTE MANANAGEMENT FACILITY.

GARDEN BED PREPERATION

ENSURE ALL GARDEN BEDS HAVE BEEN EXCAVATED TO 250MM BELOW FINISHED LEVELS. RIP THE SUBGRADE A FURTHER 100MM IN DEPTH. INSTALL PREMIUM GARDEN SOIL OR MIX NATURAL TOP SOIL WITH IMPORTED SOIL TO A DEPTH OF 250MM. INSTALL 75MM DEPTH OF LEAF LITTER MULCH FROM ANL LANDSCAPE SUPPLIES OR EQUIVALENT.

LAWN AREA PREPERATION

EXCAVATE LAWN AREAS TO A DEPTH OF 100MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN WITHIN TREE PROTECTION ZONES WHERE APPLICABLE OR WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREES TO BE RETAINED. ENSURE THAT ALL SURFACE WATER IS DIRECTED TOWARD ANY DRAINAGE PITS, KERBS AND AWAY FROM ANY BUILDINGS. SUBGRADE IS TO BE RIPPED TO A DEPTH OF 150MM AND A 50MM DEEP LAYER OF TURF UNDERLAY INSTALLED ON TOP. LAWNS SHOULD HAVE AN EVEN GRADE SO THAT NO PONDING OR POOLING OCCURS. 'SIR LAUNCHER' FERTILISER OR EQUIVELANT SHOULD BE SPREAD OVER LAWN AREAS PRIOR TO LAYING TURF. LAY 'SIR WALTER BUFFALO' TURF ROLLS CLOSELY BUTTED ENSURING NO GAPS BETWEEN ARE PRESENT. ROLL AND WATER THOROUGHLY AFTER LAYING.

PLANTING

PLANTS ARE TO BE HEALTHY, FREE OF PEST/DISEASES AND TRUE TO TYPE & SPECIES. REFER TO LANDSCAPE PLAN FOR LOCATION AND SPACING. ALL PLANTS SHOULD BE PLACED IN A HOLE DUG TWICE THE SIZE OF THE POT. GENTLY TEESE THE ROOTS OF ANY POT BOUND PLANTS. THE BASE OF THE TRUNK SHOULD BE INSTALLED LEVEL WITH THE SURFACE OF THE GROUND AND DISH CREATED AROUND THE BASE OF EACH PLANT TO AID WITH WATER RETENTION. WATER THOROUGHLY AFTER PLANTING.

PLANT LIST

TYPE	SYMBOL	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	NATIVE?	QTY	POT SIZE
SHRUBS	AcI	ACACIA 'LIMELIGHT'	LIMELIGHT	1M X 1M	YES	6	200MM
	Lbr	LEUCOPHYTA BROWNII	CUSHION PLANT	1M X 1M	YES	6	200MM
	Wf	WESTRINGIA FRUITICOSA	COASTAL ROSEMARY	UP TO 1.5M TRIMMED	YES	14	200MM
GROUNDCOVERS & PERENNIALS							
	Sa	SCAEVOLA ALBIDA (WHITE)	COAST FAN FLOWER	0.2M X 1M	YES	15	140MM
GRASSES & STRAP LEAF PLANTS							
	Dtr	DIANELLA TASMANICA 'TAS RED'	TAS RED DIANELLA	0.45M X 0.45M	YES	11	140MM
HEDGES							
	Ascs	ACMENA SMITHII 'CHERRY SURPRISE'	CHERRY SURPRISE LILY PILLY	TRIMMED UP TO 1M	YES	25	200MM

STAKING

ALL TREES AND TOP HEAVY SCREENING SHRUBS SHOULD BE STAKED WITH 2 X 25MM X 25MM LONG TIMBER STAKES PER PLANT. LENGTH OF STAKES IS DEPENDENT ON THE HEIGHT AND STABILITY OF THE TREE/SHRUB. STAKES SHOULD BE FIRMLY POSITIONED. HESSIAN TAPE IS TO BE PLACED AROUND THE TREE AND STAKES ALLOWING SOME MOVEMENT IN ORDER TO ALLOW THE TRUNK TO DEVELOP STRENGTH OVERTIME.

GARDEN EDGING

USE EITHER 'HAVEN' BRICK EDGING OR SIMILAR LAID ON A 50MM THICK BED OF MORTAR, OR TREATED TIMBER EDGING SECURED WITH INGROUND TIMBER STAKES. ALL GARDENS ARE TO HAVE EDGING INSTALLED AND BE INSTALLED AS PER PLAN.

RETAINING WALLS

REFER TO MANUFACTURERS INSTRUCTIONS FOR CONSTRUCTION OF RETAINING WALLS. DETAILS ON THIS PLAN ARE A GUIDE ONLY.

COMPLETION

SITE IS TO BE CLEARED OF ANY SURPLUS MATERIALS AND DEBRIS PRIOR TO PRACTICAL COMPLETION. WORK IS TO BE COMPLETED TO THE SATISFACTION OF COUNCILS GUIDELINES AND ANY DA CONDITIONS

MAINTENANCE PERIOD

A 12 MONTH MAINTENANCE PERIOD FROM THE DATE OF PRACTICAL COMPLETION WILL APPLY. DURING THIS TIME THE OWNER IS RESPONSIBLE FOR RECTIFYING ANY DEFECTIVE WORK. DURING THE MAINTENACE PERIOD THE FOLLOWING ACTIVITIES ARE TO BE UNDERTAKEN.

a) REPLACEMENTS: ANY PLANTS/TREES THAT HAVE DIED SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS INDICATED ON THIS PLAN. THE SPECIMENS MUST BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES.

b) WATERING: REGULAR WATERING OF PLANTS IS REQUIRED. PLANTS SHOULD BE WATERED TWICE A WEEK WITHIN THE FIRST

2 MONTHS OF PLANTING AND AND DURING DRY PERIODS. LESS FREQUENT WATERING IS REQUIRED ONCE PLANTS ARE ESTABLISHED AND DURING PERIODS OF RAIN. THE CONTRACTOR/OWNER SHOULD USE THEIR DISCRETION.

c) GARDEN BEDS: GARDEN AREAS SHOULD BE REGULARLY WEEDED AND MULCH TOPPED UP IF REQUIRED. NO BARE SOIL IS TO BE PRESENT AND SPECIFIED DEPTHS MAINTAINED.

d) LAWN AREAS: LAWN AREAS SHALL BE MOWN REGULARLY (AT LEAST ONCE A WEEK IN GROWING SEASON) IN ORDER TO PROMOTE A THICK LAWN THAT OUTCOMPETES ANY WEEDS. LAWN CLIPPINGS ARE NOT TO BE SPREAD OVER GARDEN AREAS. ANY DEAD AREAS OF LAWN OCCURING THE MAINTENANCE PERIOD, ARE TO BE REPLACE WITH THE TURF VARIETY SPECIFED IN THE PLAN.

e) PRUNING: ADEQUATE HORTICULTURAL PRUNING METHODS SHOULD BE USED ON PLANTS AS BECOMES NECESSARY. ANY HEDGES ARE TO BE TRIMMED REGULARLY, DEAD AND DANGEROUS TREE BRANCHES PRUNED AND LIGHT PRUNING OF SHRUBS TO PROMOTE THICK FOLIAGE COVER.

f) FERTILISING: 'ORGANIC LIFE' FERTILISER OR EQUIVELANT SHALL BE APPLIED AS PER MANUFACTURERS INSTRUCTIONS TO ALL GARDEN BEDS ONCE PER MONTH. DYNAMIC LIFTER OR SIMILAR SHOULD BE APPLIED TO ALL LAWN AREAS TWICE A YEAR, ONCE IN MID SPRING AND ONCE IN EARLY SUMMER. WATER THOROUGHLY AFTER EACH APPLICATION OF FERTILISER.

Revision Schedule			
Issue:	Description:	By:	Date:
A	Submission Plan	JST	14/03/19
B	Bldr: Services	JS	16/08/19

Drafted: JS	Scale: 1:200 
Sheet: 2 of 4	Reference: LP 01

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:
1. See Architects drawings for site levels, setbacks and extent of cut and fill.
2. This plan shall be read in conjunction with the Hydraulic Engineers drawings.
3. All relevant australian standards are to be adhered to.
4. Any structural items are to be installed as per the manufacturer/engineers specifications.
5. This plan is indicative only and not for construction purposes

SITE CALCULATIONS		
LOT AREA	549 sq m	
LANDSCAPED AREA TOTAL	257.3 sq m	46.866%

LANDSCAPED AREA TOTAL	257.3 sq m	46.866%
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Client:	Mr & Mrs Lin
Client Signatures:	
1.	
2.	

Job No.	190099
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Drawing:	Plant List/Specification
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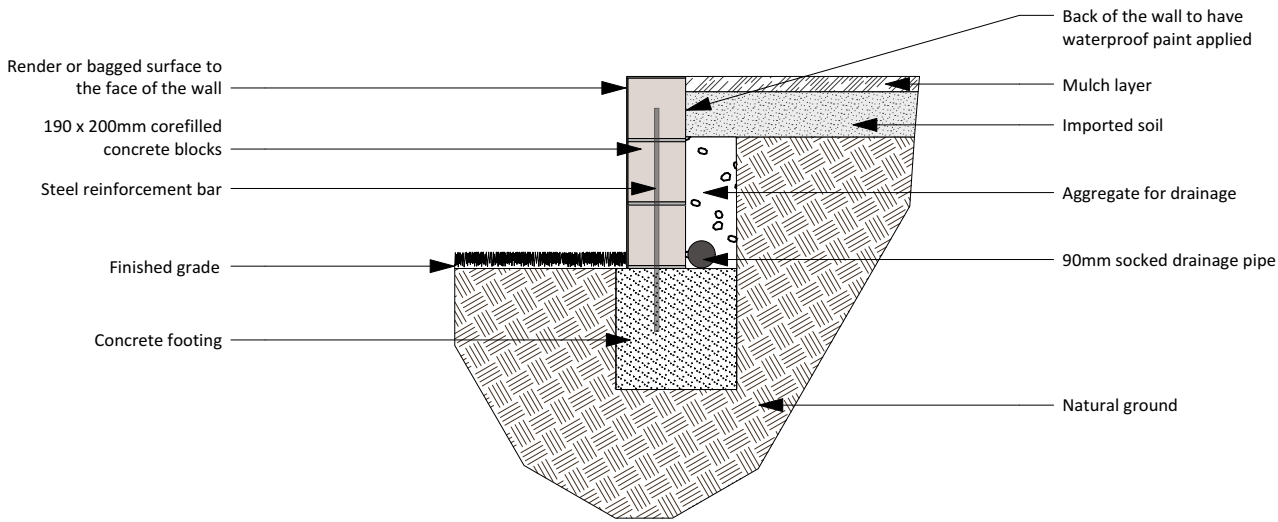
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Council:	Northern Beaches
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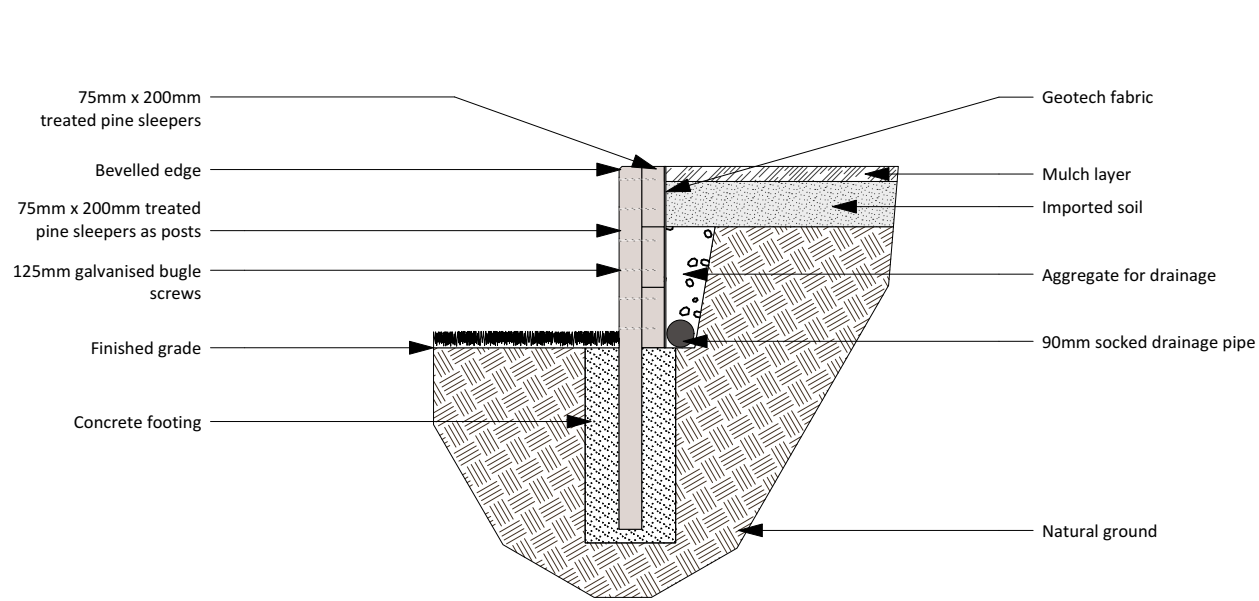
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DETAILS

1. ENSURE THAT THERE IS ADEQUATE DRAINAGE BEHIND THE WALL
2. WALL IS TO BE STAIGHT
3. REFER TO PLAN FOR HEIGHTS
4. REFER TO ENGINEERS PLANS FOR WALLS OVER EXEMPT & COMPLYING DEVELOPMENT HEIGHTS



DETAILS

1. ENSURE THAT THERE IS ADEQUATE DRAINAGE BEHIND THE WALL
2. WALL IS TO BE STAIGHT OR SLIGHTLY SLANTED TOWARDS THE SOIL BEING RETAINED
3. TIMBER IS TO BE FREE OF CRACKS AND KNOTS
4. REFER TO PLAN FOR HEIGHTS
5. REFER TO ENGINEERS PLANS FOR WALLS OVER EXEMPT & COMPLYING DEVELOPMENT HEIGHTS



RENDERED/BAGGED RETAINING WALL DETAIL

SCALE 1:25

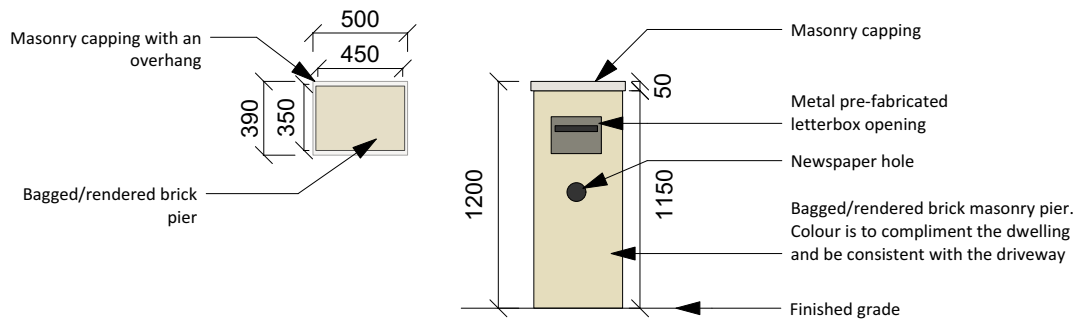


TREATED TIMBER RETAINING WALL DETAIL

SCALE 1:25

TOP VIEW

FRONT VIEW



DETAILS

1. COLOUR CHOSEN IS TO COMPLIMENT THE DWELLING
2. ENSURE THAT NO CEMENT OR RENDER IS LEFT ON THE BRICKWORK OR LETTERBOX OPENING
3. BRICK PIER IS TO LEVEL AND STRAIGHT



LETTERBOX DETAIL

SCALE 1:40

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JST	14/03/19
B	Bldr: Services	JS	16/08/19

Drafted: JS	Scale: 1:200 0 0 1 2 3 M
Sheet: 3 of 4	Reference: LP 01

Designed by:

Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:
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LANDSCAPED AREA TOTAL	257.3 sq m	46.866%

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Client: **Mr & Mrs Lin**

Client Signatures:

- 1.
- 2.

Job No. **190099**

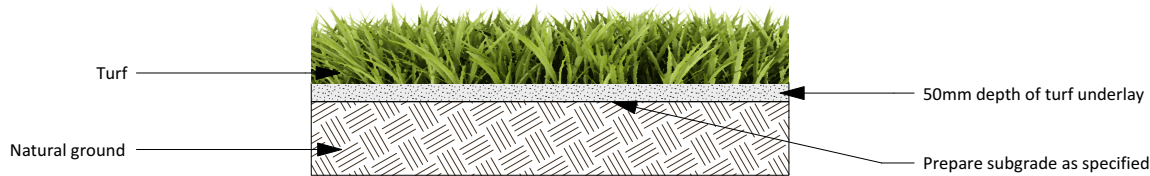
Drawing: **Construction Details**

Address: **Lot 11, No. 4 Crete Street**
Narraweena

Council: **Northern Beaches**

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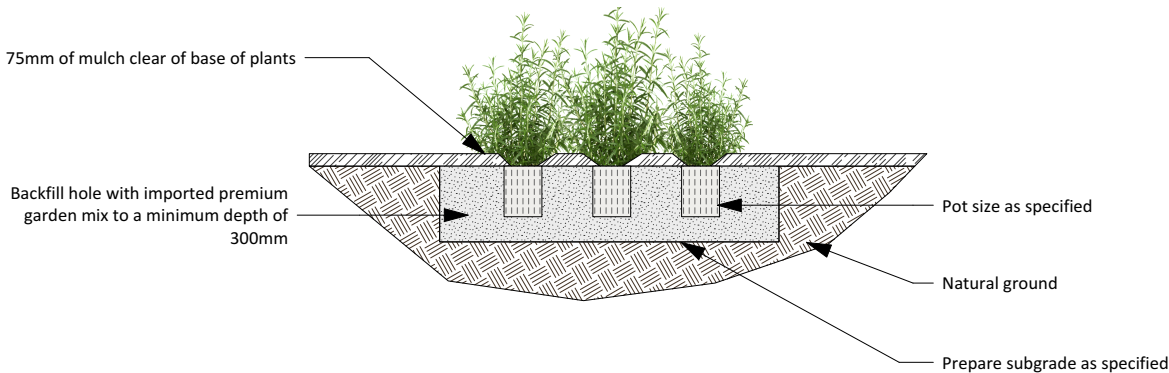


- DETAILS
- 1. TURF ROLLS ARE TO BE IN GOOD HEALTH, FREE FROM PESTS AND DISEASES AND WITHOUT HOLES
 - 2. APPLY WATER SAVING CRYSTALS TO THE GROUND PRIOR TO LAYING
 - 3. BUT ROLLS CLOSELY TOGETHER TO AVOID GAPS AND DIEBACK
 - 4. WATER THOROUGHLY AFTER PLANTING AND REGULARLY UNTIL ESTABLISHED



TURF LAYING DETAIL

SCALE 1:20



- DETAILS
- 1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
 - 2. GENTLY LOOSEN ROOTS IF REQUIRED, PRIOR TO PLANTING
 - 3. WATER THOROUGHLY AFTER PLANTING
 - 4. REFER TO PLAN FOR QUANTITIES AND SPACING



SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE 1:30

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JST	14/03/19
B	Bldr: Services	JS	16/08/19

Drafted:
JS

Scale: 1:200


Sheet:	Reference:
4 of 4	LP 01

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:

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Client: **Mr & Mrs Lin**

Client Signatures:
1.
2.

Job No. **190099**

Drawing: **Planting Details**

Address: **Lot 11, No. 4 Crete Street**
Narraweena

Council: **Northern Beaches**



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