

Certificate number: 1123584S

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 2000 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 180 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 6 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, not ducted; Operation control: interlocked to light

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 6 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;

the kitchen;

all bathrooms/toilets;

the laundry;

all hallways;

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 4 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 install a fixed outdoor clothes drying line as part of the development.



AREAS	
SITE:	725.60 m²
GROUND FLOOR:	163.55 m²
FIRST FLOOR:	174.86 m²
GARAGE:	34.23 m²
PORCH:	1.87 m²
BALCONY:	N/A m²
ALFRESCO:	N/A m²
	m²
TOTAL:	374.51 m²

QUOTE	DATE	QUOTE NUMBER	REV	REV	DATE	AMENDMENTS	BY
KITCHEN			-				
ZURCORP ELECTRICAL			-				
TILES			-				
CARPET			-				
ZURCORP SECURITY			-				
EHI			-				
AIR CONDITIONING			-				
STAIRS			-				
LANDSCAPE							
HYDRAULICS				D	17.08.20	DA DRAWINGS, HYDRAULICS & EXTERNAL COLOURS	PG.
ENGINEER				C	22.07.20	PCV 1	M.H.
PEG OUT				B	07.07.20	CONTRACT DRAWINGS	PG./AK
				A	15.06.20	TENDER	BG
CLIENT'S SIGNATURE: _____				REV	DATE	AMENDMENTS	BY

2.5	JUNE ELEVATION SHADOW
2.4	NEIGHBOUR NOTIFICATION PLAN
2.3	SHADOW DIAGRAM
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
10	WET AREA DETAILS
9	WET AREA DETAILS
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

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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# ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:

STAMFORD 40  
Classic  
L/H Garage

Sapphire Specification  
Master Issued: 20.04.20      Revision: A

CLIENT:

Mr. YING  
Mrs. YING

SITE ADDRESS:

Lot 8 No.26 D.P 25408  
Ferguson Street  
FORESTVILLE 2087

DA DRAWINGS

DRAWN: PG.

DATE: 07.07.20

Rev: D

RATIO @ A3: N/A

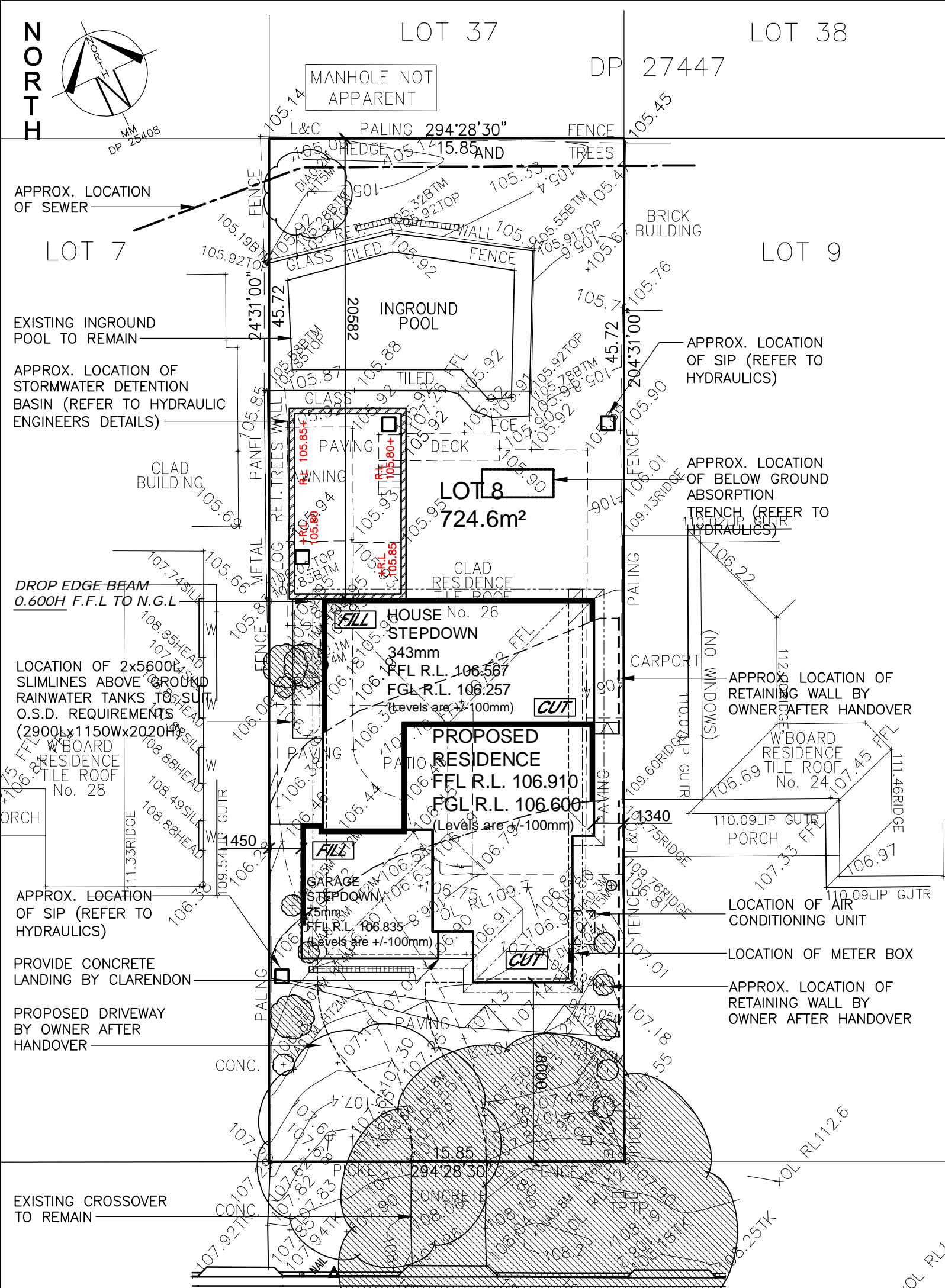
CHECKED: AK

SHEET: 1

JOB No: 29914351

NSW





**LOT 8**  
**D.P: 25408**  
**L.G.A: NORTHERN BEACHES**

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

SITE AREA	724.6 m²
ROOF AREA	224.4 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	350.9 m² 48.4 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	139.7 m²
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:	224.4m²
DRIVEWAY/ PAVED/ POOL AREAS:	120.1m²
TOTAL:	344.5m² 47.5 %
MAX SITE COVERAGE FOR OSD:	40%

**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 LEVEL  
SPREADER 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: \_\_\_\_\_

**DRIVEWAY GRADIENT PROFILE**

SCALE- 1:100

**GRATED DRAIN TO FRONT OF GARAGE  
BY OWNER AFTER HANDOVER.**  
OWNER TO SEEK ADVICE FROM A HYDRAULIC ENGINEER  
FOR THE SIZE OF THE GRATE

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

PRODUCT:  
**STAMFORD 40**  
Classic  
L/H Garage  
  
Sapphire Specification

CLIENT:  
**Mr. YING  
Mrs. YING**  
SITE ADDRESS:  
**Lot 8 No.26 D.P 25408  
Ferguson Street  
FORESTVILLE 2087**

DA DRAWINGS		
<small>DRAWN:</small> BG	<small>DATE:</small> 15.06.20	<small>Rev:</small> <b>D</b>
<small>RATIO @ A3:</small> 1:200	<small>CHECKED:</small> AK	
<small>SHEET:</small> <b>2</b>	<small>JOB No:</small> <b>29914351</b>	<b>NSW</b>

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

⊗ LIFT OFF HINGES

ARTICULATION JOINTS TO ENGINEERS DETAILS

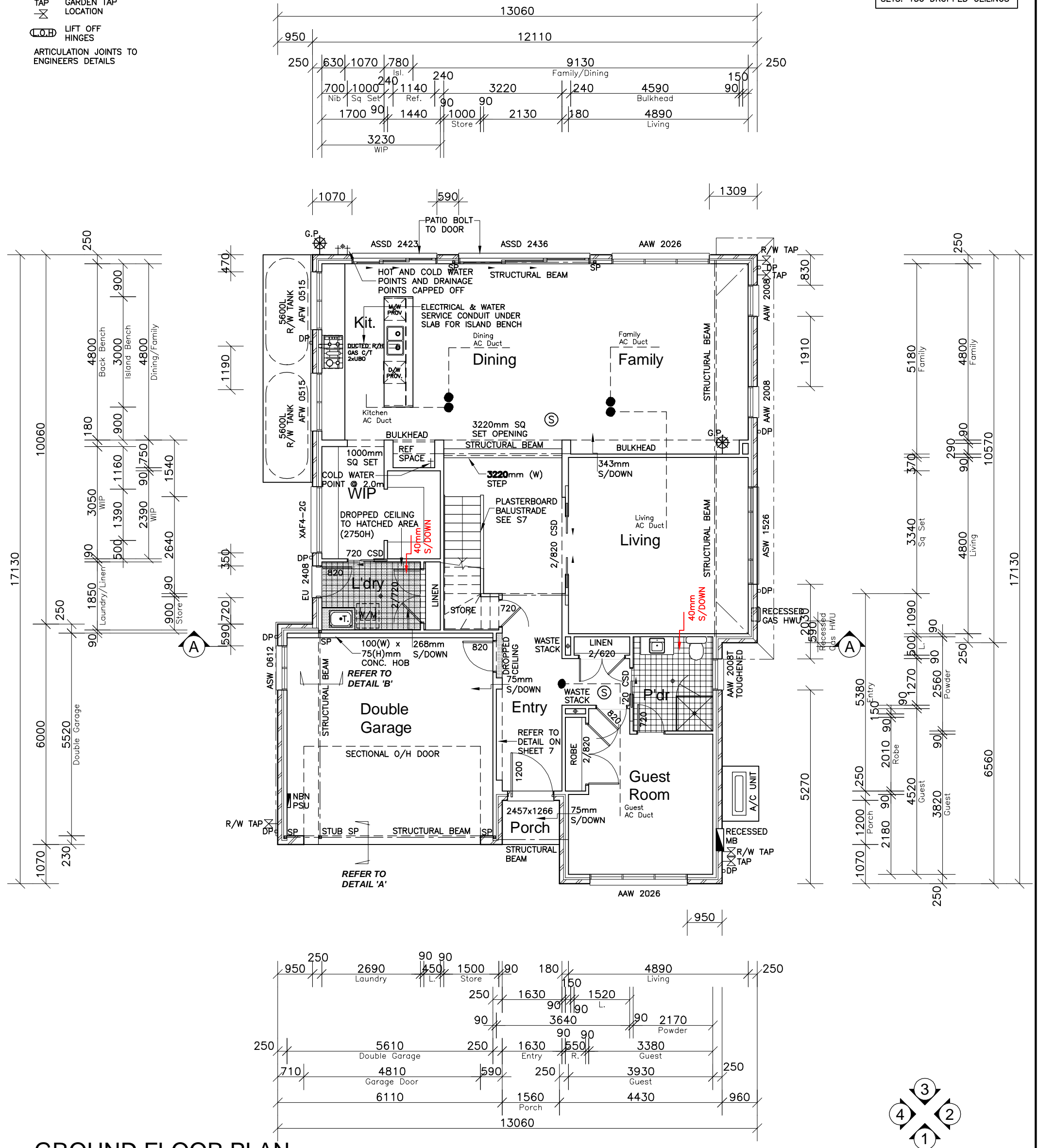
**NOTE:**  
PROVIDE 40mm RECESS TO LAUNDRY & POWDER

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

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

**NOTE:**  
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



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

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DA DRAWINGS

DRAWN: PG.	DATE: 07.07.20	Rev:
RATIO @ A3: 1:100	CHECKED: AK	D
SHEET: 3	JOB No: 29914351	NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

400x200mm  
EAVE VENT

⊗ EXHAUST FAN

DP ○ DOWN PIPE  
LOCATION

⌋ LIFT OFF  
HINGES

SP<sub>a</sub> STEEL POST

TSP<sub>a</sub> TELESCOPIC  
STEEL POST

ARTICULATION JOINTS TO  
ENGINEERS DETAILS

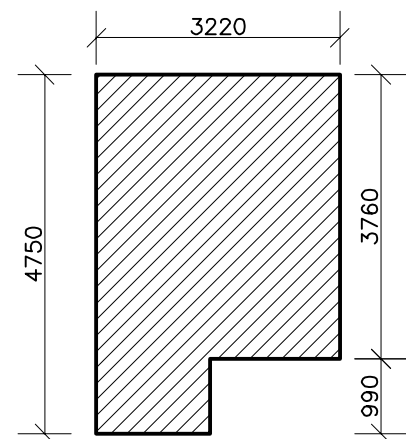
NOTE:  
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ.  
SETS. 150 DROPPED CEILINGS

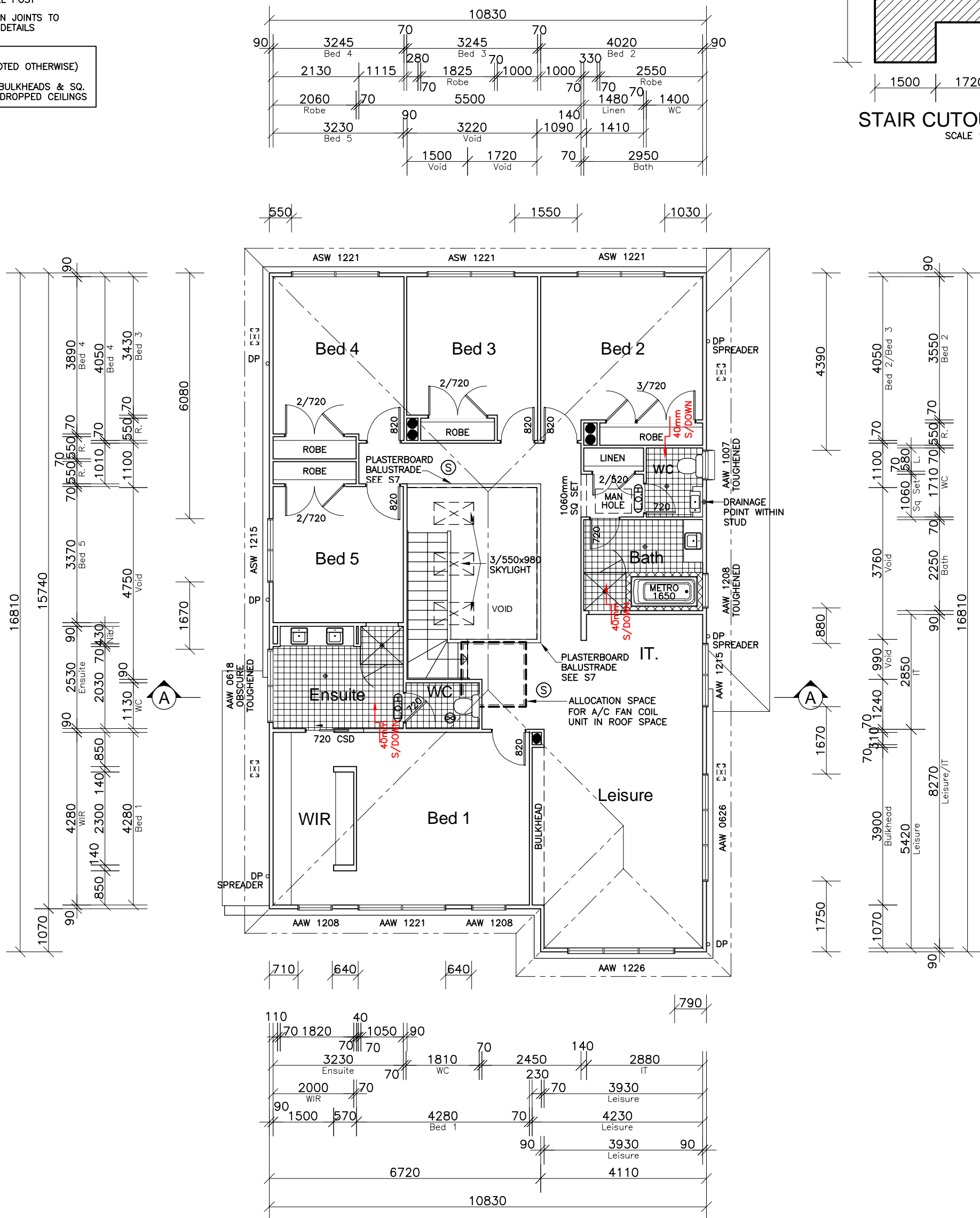
NOTE:  
PROVIDE 40mm RECESS TO  
ENSUITE, BATHROOM & WC FLOOR

NOTE:  
ALL FIRST FLOOR BEDROOM & LIVING  
WINDOWS TO BE FITTED WITH A  
RESTRICTING DEVICE COMPLIANT  
WITH PART 3.9.2.5 OF THE B.C.A -  
PROTECTION OF OPENABLE WINDOWS

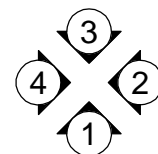
NOTE:  
SHOWER NOOK/RECESS REFER TO  
**CDN 54.260** & SHEET 10 FOR DETAILS



STAIR CUTOUT  
SCALE 1:100



## FIRST FLOOR PLAN



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

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Sapphire Specification

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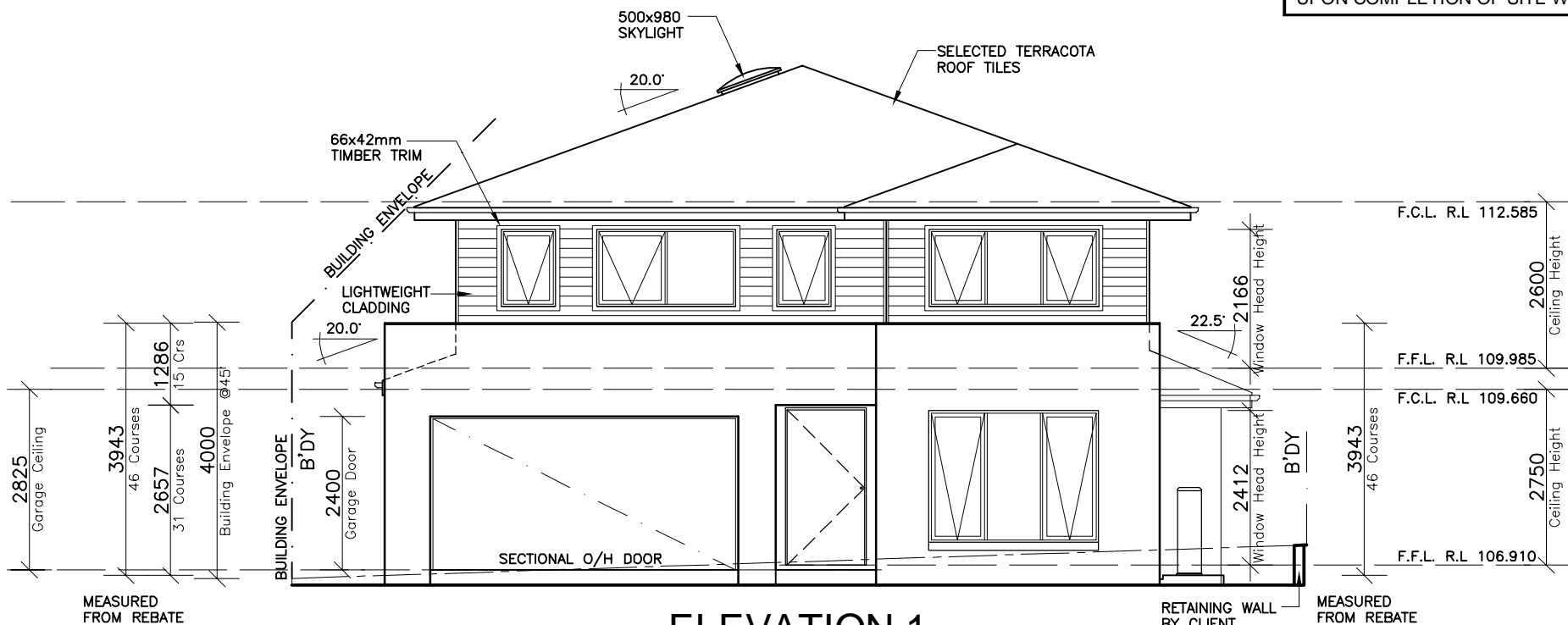
DA DRAWINGS

DRAWN: PG.	DATE: 07.07.20	Rev:
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SHEET: 4	JOB No: 29914351	NSW

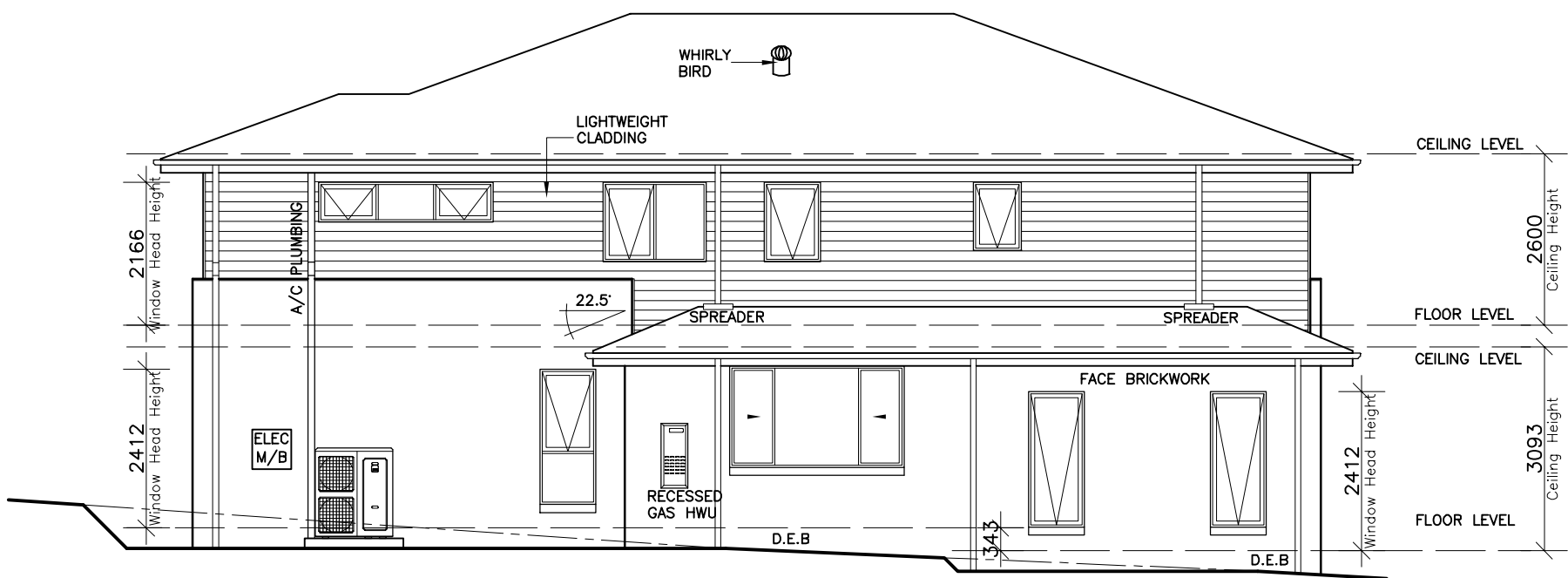


NOTES:  
FOR DROP-OFF's REFER  
TO FRAMING DETAILS  
**CDN 21.010-21.080**

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



ELEVATION 1  
-SOUTH WEST-



ELEVATION 2  
-SOUTH EAST-

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

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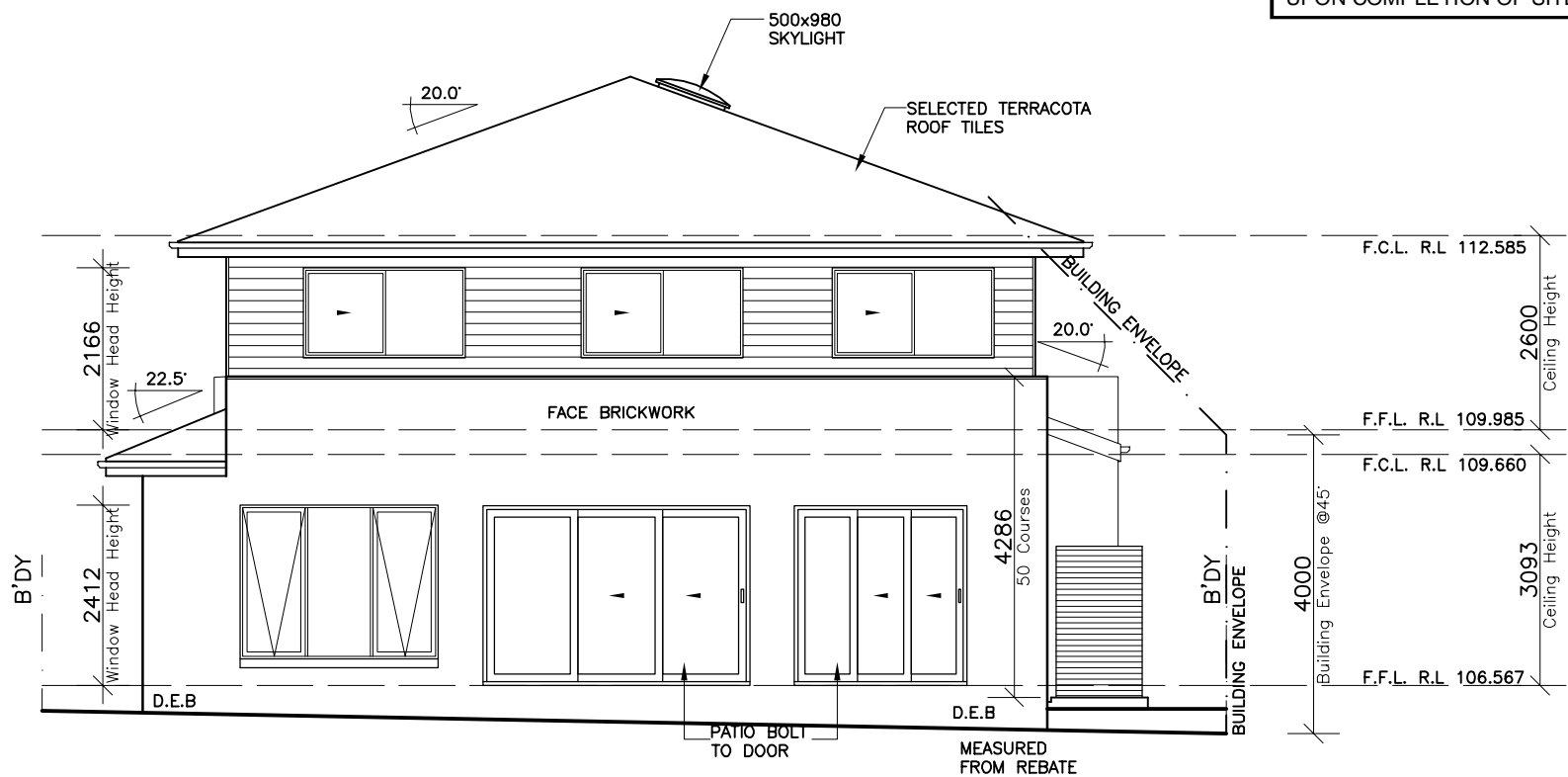
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DA DRAWINGS

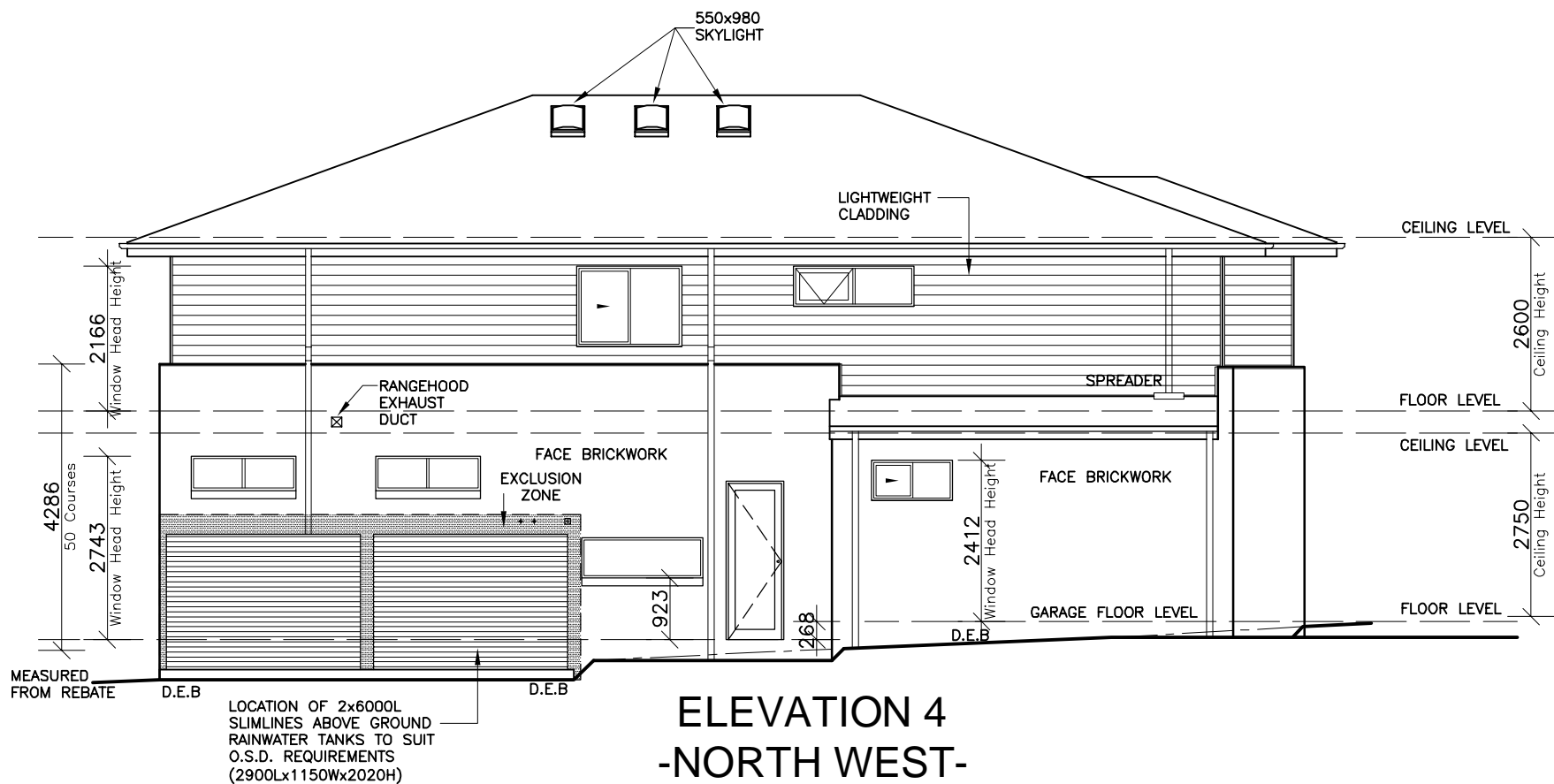
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RATIO @ A3: 1:100	CHECKED: AK	
SHEET: <b>5</b>	JOB No: <b>29914351</b>	<b>NSW</b>

NOTES:  
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**CDN 21.010-21.080**

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



ELEVATION 3  
-NORTH EAST-



ELEVATION 4  
-NORTH WEST-

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

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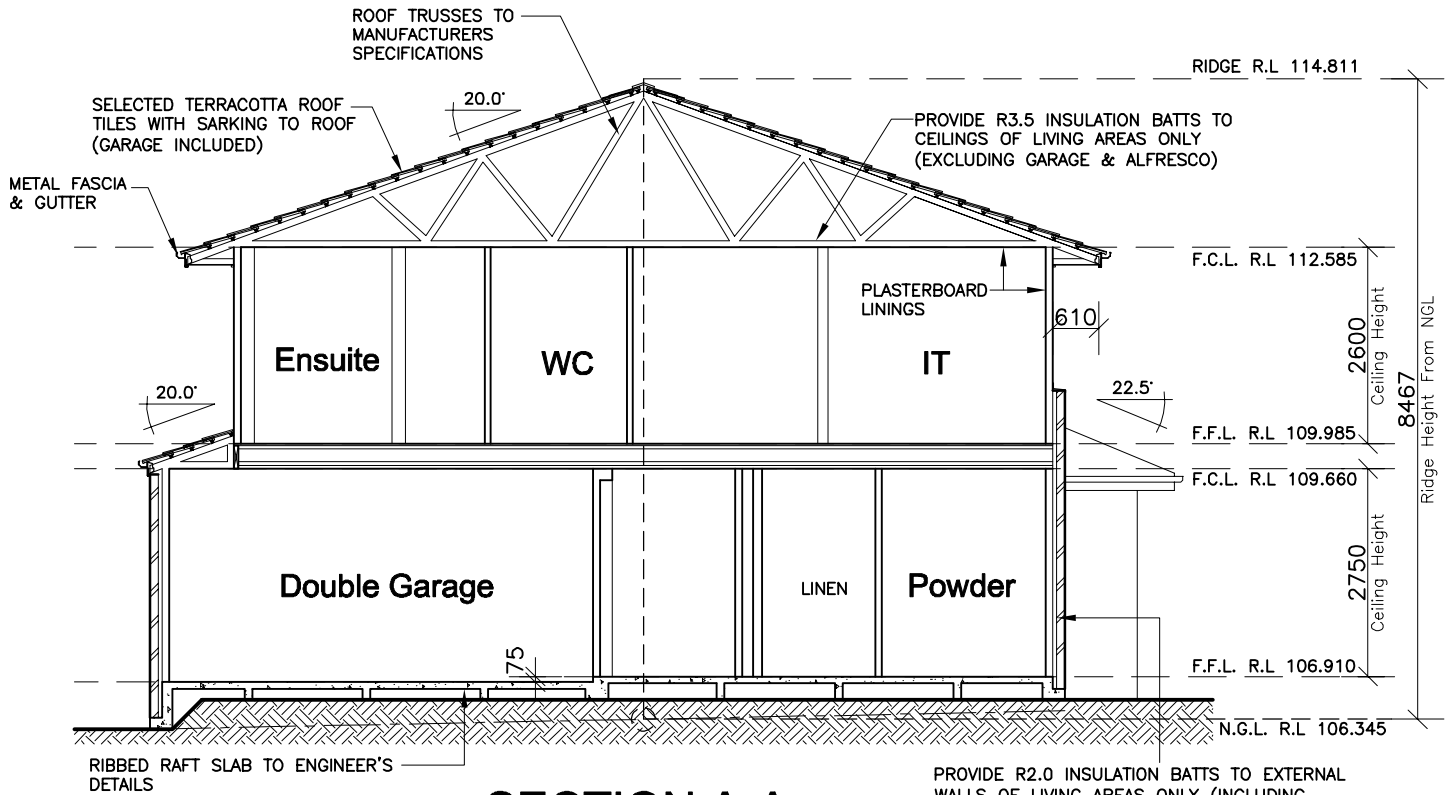
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**FORESTVILLE 2087**

DA DRAWINGS

DRAWN: PG.	DATE: 07.07.20	Rev:
RATIO @ A3: 1:100	CHECKED: AK	D
SHEET: 6	JOB No: 29914351	NSW

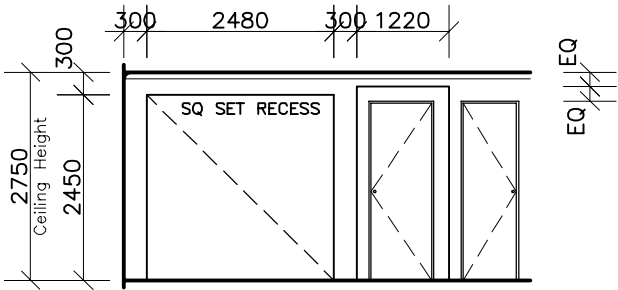
**NOTE:**  
INTERNAL DOOR LEAF HEIGHTS TO  
GROUND FLOOR TO BE 2340mm(H)

PROVIDE R2.0 INSULATION BATTS TO CEILING  
JOISTS BETWEEN GARAGE & FIRST FLOOR



SECTION A-A.

PROVIDE R2.0 INSULATION BATTS TO EXTERNAL  
WALLS OF LIVING AREAS ONLY (INCLUDING  
WALLS BETWEEN GARAGE & LIVING)



ENTRY HALLWAY DETAIL

VIEWED FROM ENTRY

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

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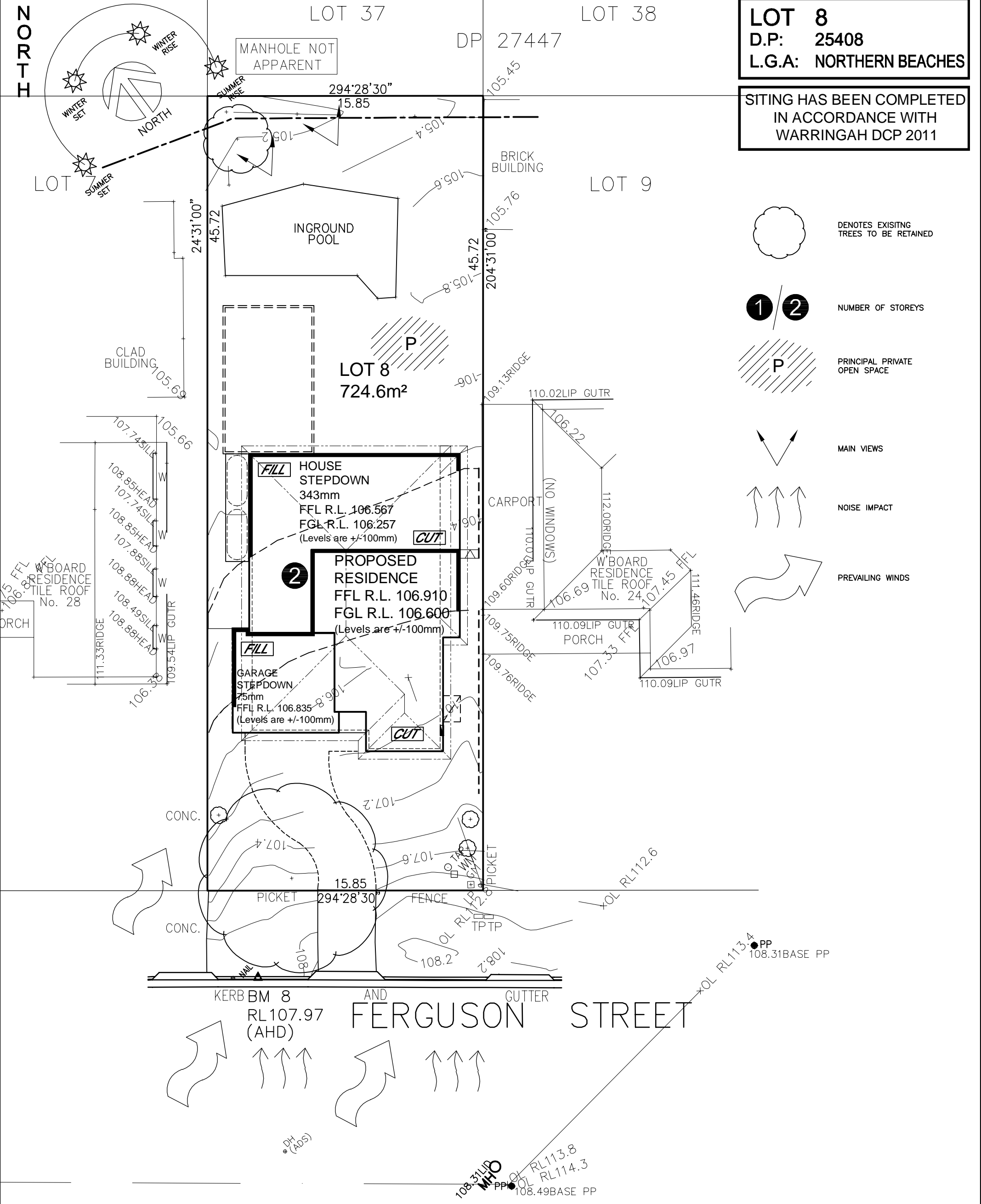
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DA DRAWINGS

DRAWN: PG.	DATE: 07.07.20	Rev:
RATIO @ A3: 1:100	CHECKED: AK	D
SHEET: 7	JOB No: 29914351	NSW



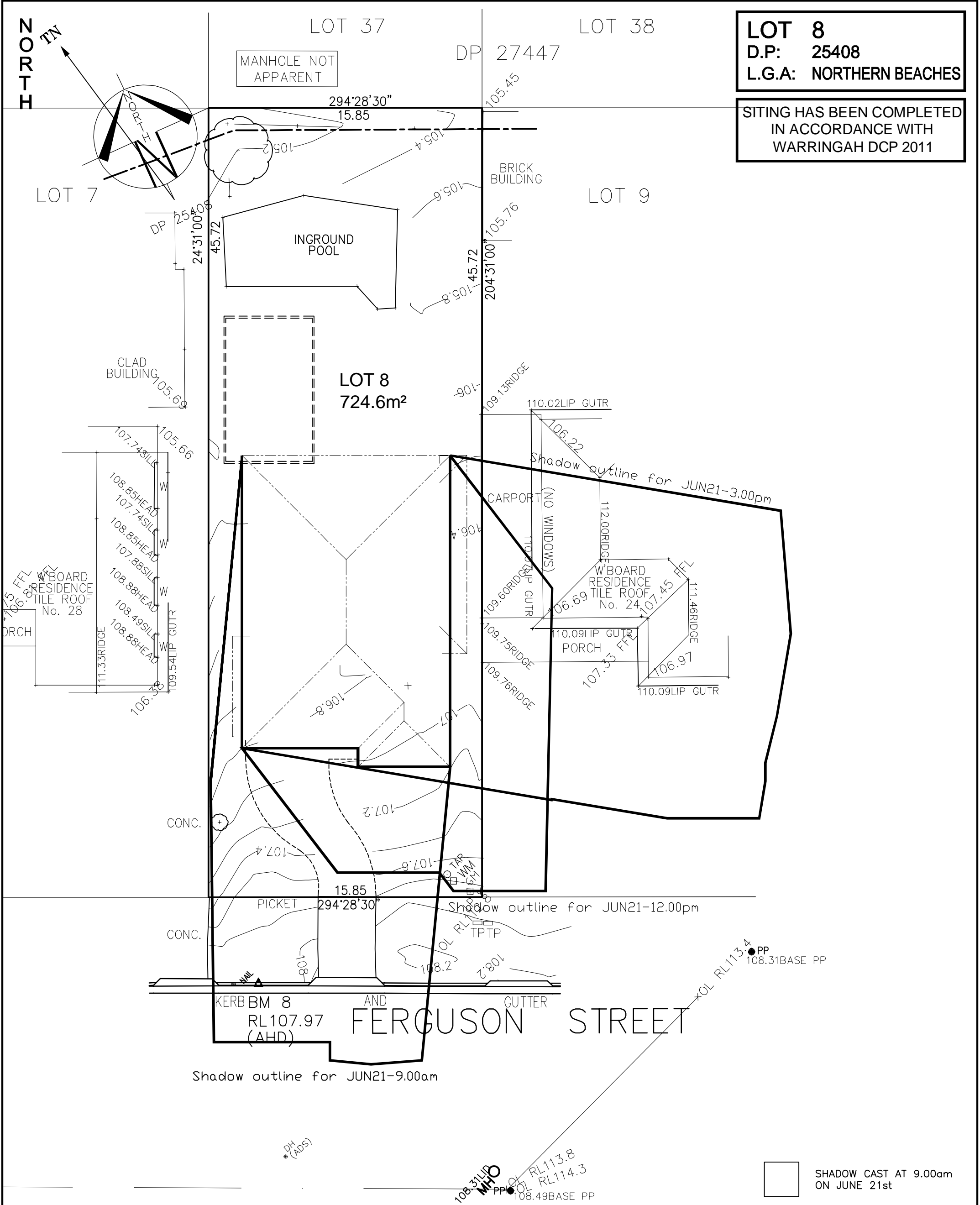




SITE ANALYSIS PLAN

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

<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© ALL RIGHTS RESERVED</div> <div>This plan is the property of CLARENDON HOMES (NSW) P/L</div> <div>Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L</div> <div># ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div>	<div>PRODUCT:</div> <div>STAMFORD 40</div> <div>Classic</div> <div>L/H Garage</div> <div>Sapphire Specification</div>	<div>CLIENT:</div> <div>Mr. YING</div> <div>Mrs. YING</div> <div>SITE ADDRESS:</div> <div>Lot 8 No.26 D.P 25408</div> <div>Ferguson Street</div> <div>FORESTVILLE 2087</div>	DA DRAWINGS		
				DRAWN: PG.	DATE: 07.07.20	Rev: D
				RATIO @ A3: 1:200	CHECKED: AK	
				SHEET: 2.2	JOB No: 29914351	NSW



LOT 8

D.P: 25408

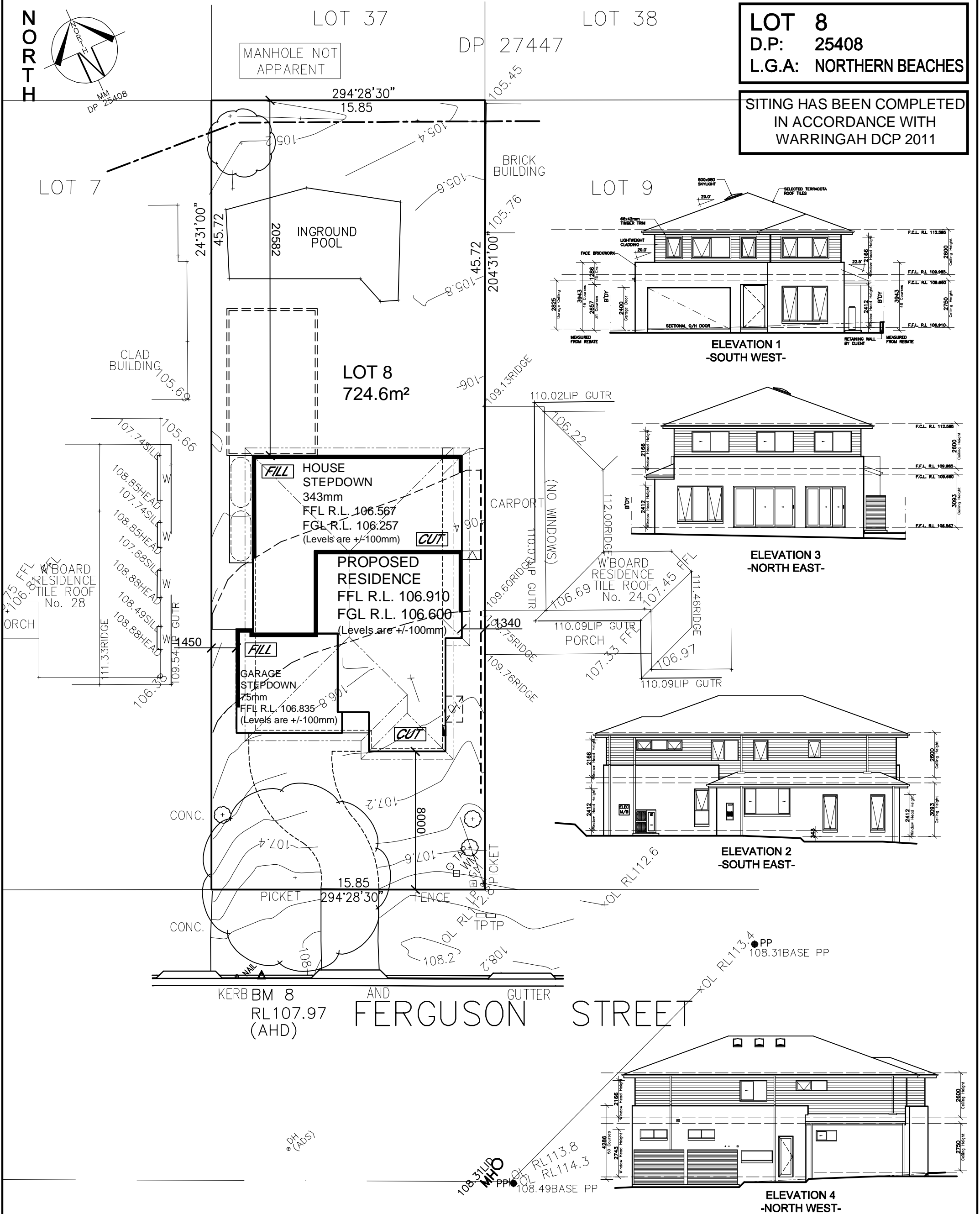
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
WARRINGAH DCP 2011

SHADOW DIAGRAM @ 21st JUNE

- SHADOW CAST AT 9.00am  
ON JUNE 21st
- SHADOW CAST AT 12.00pm  
ON JUNE 21st
- SHADOW CAST AT 3.00pm  
ON JUNE 21st

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: <b>STAMFORD 40</b> Classic L/H Garage  Sapphire Specification		CLIENT: <b>Mr. YING</b> <b>Mrs. YING</b>  SITE ADDRESS: <b>Lot 8 No.26 D.P 25408</b> <b>Ferguson Street</b> <b>FORESTVILLE 2087</b>		DA DRAWINGS		
<div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>		<div>© 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 TO BE READ IN PREFERENCE TO SCALING.</div>				DRAWN: PG.	DATE: 07.07.20	Rev: <b>D</b>
						RATIO @ A3: 1:200	CHECKED: AK	
						SHEET: <b>2.3</b>	JOB No: <b>29914351</b>	NSW



NEIGHBOUR NOTIFICATION 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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# ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:

STAMFORD 40  
Classic  
L/H Garage

Sapphire Specification

CLIENT:

Mr. YING  
Mrs. YING

SITE ADDRESS:

Lot 8 No.26 D.P 25408  
Ferguson Street  
FORESTVILLE 2087

DA DRAWINGS

DRAWN: PG.

DATE: 07.07.20

Rev: D

RATIO @ A3: 1:200

CHECKED: AK

SHEET: 2.4

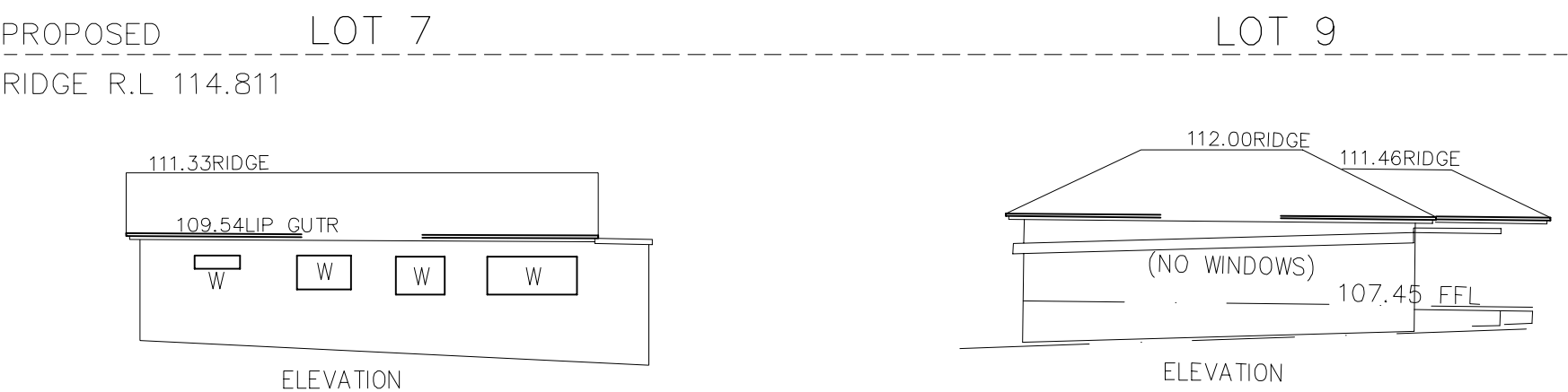
JOB No: 29914351

NSW

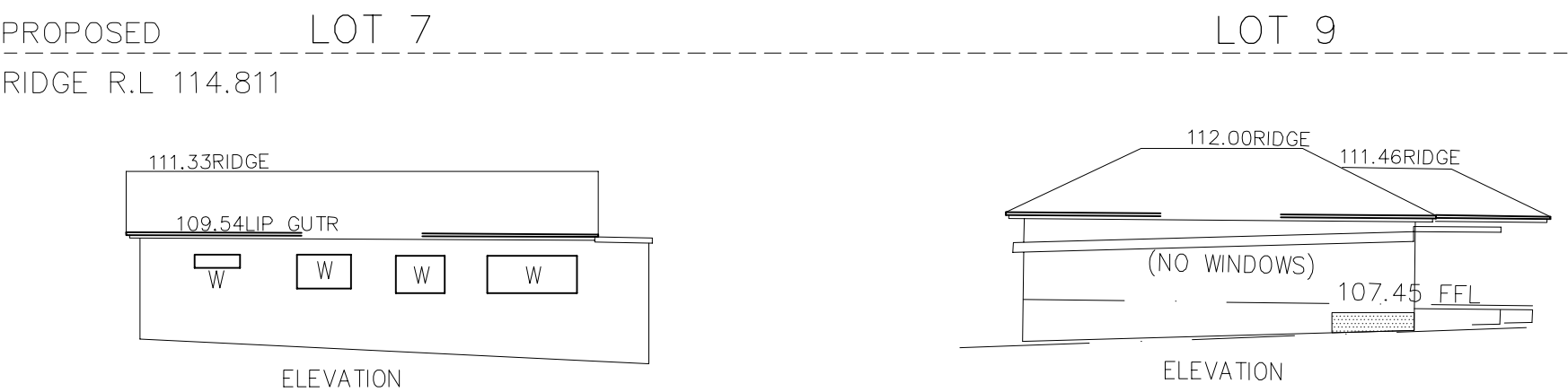


LOT 8  
D.P: 25408  
L.G.A: NORTHERN BEACHES

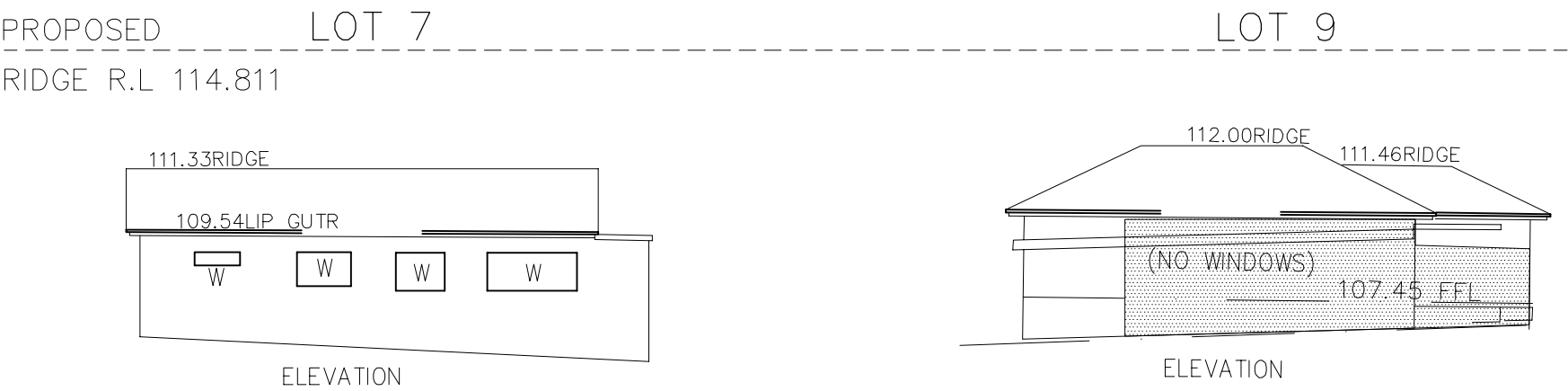
SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
WARRINGAH DCP 2011



Shadow outline for JUN21-9.00am



Shadow outline for JUN21-9.00am

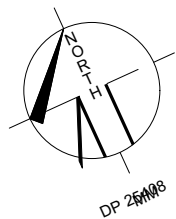


Shadow outline for JUN21-9.00am

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: DATE:

<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© 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.</div>	<div>PRODUCT:</div> <div>STAMFORD 40 Classic L/H Garage</div> <div>Sapphire Specification</div>	<div>CLIENT:</div> <div>Mr. YING Mrs. YING</div> <div>SITE ADDRESS:</div> <div>Lot 8 No.26 D.P 25408 Ferguson Street FORESTVILLE 2087</div>	DA DRAWINGS		
				DRAWN: PG.	DATE: 07.07.20	Rev: <div>D</div>
				RATIO @ A3: 1:200	CHECKED: AK	
				SHEET: 2.5	JOB No: 29914351	NSW



LOT 36  
DP 27447

LOT 37 DP 27447

LOT 38

Legend

- Colour Concrete / Paving
- Mulched Paths
- Planting Areas
- Lawn Areas
- Retaining Wall
- 1800mm High Boundary Fencing

- Existing Trees To Be Removed
- Existing Trees To Be Retained

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	31/07/20

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

Designed by:

Julian Saw  
Diploma of Horticulture  
(Landscape Design)

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

SITE CALCULATIONS

LOT AREA	724.6 sq m
LANDSCAPED AREA TOTAL	350.9 sq m 48.425%

[Click Here to View Our Plant Profiles!](#)

Client: **Mr Ying  
Mrs Ying**

Client Signatures:

- 
- 

Job No. **200236**

Drawing: **Landscape Plan**

Address: **Lot 8 No. 26 Ferguson Street  
Forestville**

Council: **Northern Beaches/DA**

**DappleDesigns**

Ph: 0437 043 112  
www.dappledesigns.com.au

APPROX. LOCATION  
OF SEWER

LOT 7

EXISTING INGROUND  
POOL TO REMAIN

APPROX. LOCATION OF  
STORMWATER DETENTION  
BASIN (REFER TO HYDRAULIC  
ENGINEERS DETAILS)

CLAD  
BUILDING

**DROP EDGE BEAM  
0.600H F.F.L TO N.G.L**

W'BOARD  
RESIDENCE  
TILE ROOF  
No. 28

Side gates are to be set back from  
front facade. Side fences are not to  
extend forward of the side gate

Coloured concrete or paved  
driveway

EXISTING CROSSOVER  
TO REMAIN

Any existing trees are to be protected  
in accordance with councils Tree  
Protection Detail

LOT 37 DP 27447

L&C PALING 294°28'30"

FENCE 105.45

105.14

105.12

15.85

TREES

105.33

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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
TREES							
	Mglg	MAGNOLIA 'LITTLE GEM'	LIITLE GEM MAGNOLIA	5M X 3M	NO	3	45LTR
	Pc	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	11M X 3M	NO	1	45LTR
SHRUBS							
	Gf	GARDENIA FLORIDA	GARDENIA FLORIDA	1.5M X 1M	NO	6	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	JS	31/07/20

Drafted:

JS

Scale: 1:200

Sheet:	Reference:
2 of 4	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	724.6 sq m	
LANDSCAPED AREA TOTAL	350.9 sq m	48.425%

Click Here to View Our Plant Profiles!

Client:

Mr Ying

Mrs Ying

Client Signatures:

1.

2.

Job No.

200236

Drawing:

Plant List/Specification

Address:

Lot 8 No. 26 Ferguson Street

Forestville

Council:

Northen Beaches/DA

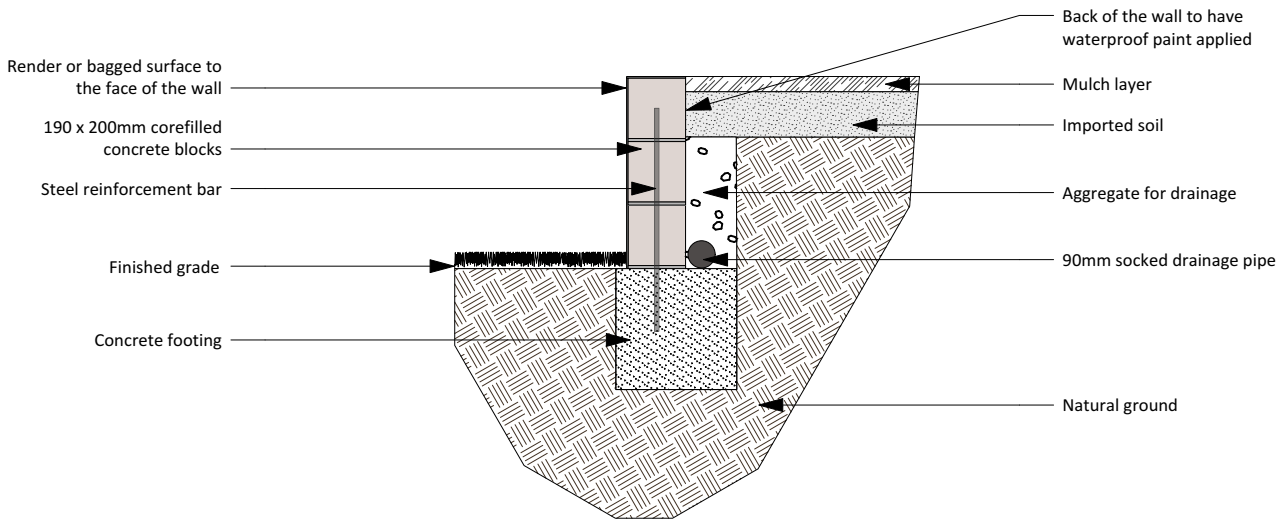
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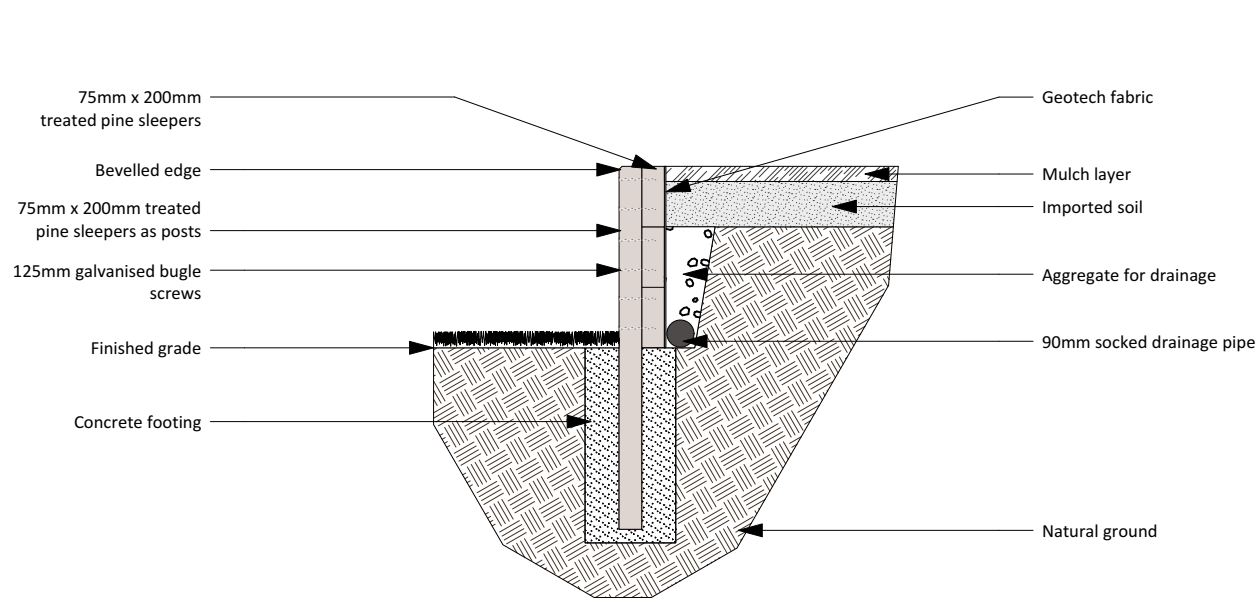
Click Here to View Our Plant Profiles!





#### 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



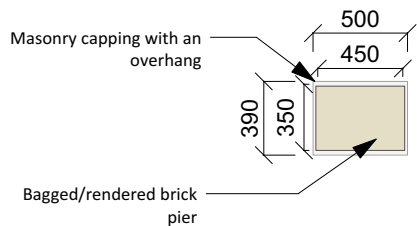
#### DETAILS

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

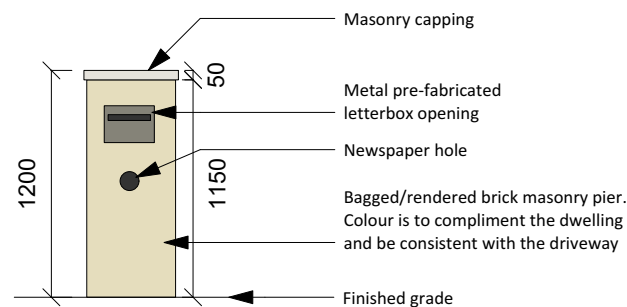
RENDERED/BAGGED RETAINING WALL DETAIL  
SCALE 1:25

TREATED TIMBER RETAINING WALL DETAIL  
SCALE 1:25

#### TOP VIEW



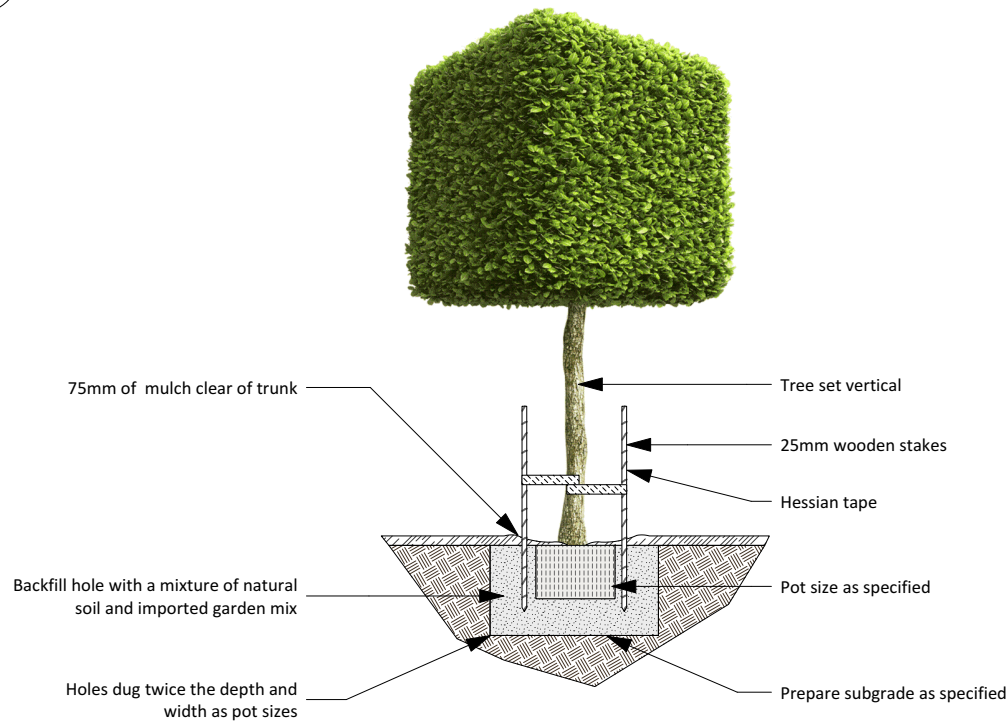
#### FRONT VIEW



#### 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



#### DETAILS

1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
2. WATER THROUROUGHLY AFTER PLANTING

TREE PLANTING DETAIL  
SCALE 1:40

#### Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	31/07/20

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:
1. See Architects drawings for site levels, setbacks and extent of cut and fill.
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#### SITE CALCULATIONS

LOT AREA	724.6 sq m	
LANDSCAPED AREA TOTAL	350.9 sq m	48.425%

[Click Here to View Our Plant Profiles!](#)

Client: **Mr Ying**  
**Mrs Ying**

Client Signatures:

- 1.
- 2.

Job No. **200236**

Drawing: **Construction Details**

Address: **Lot 8 No. 26 Ferguson Street**  
**Forestville**

Council: **Northern Beaches/DA**

**DappleDesigns**

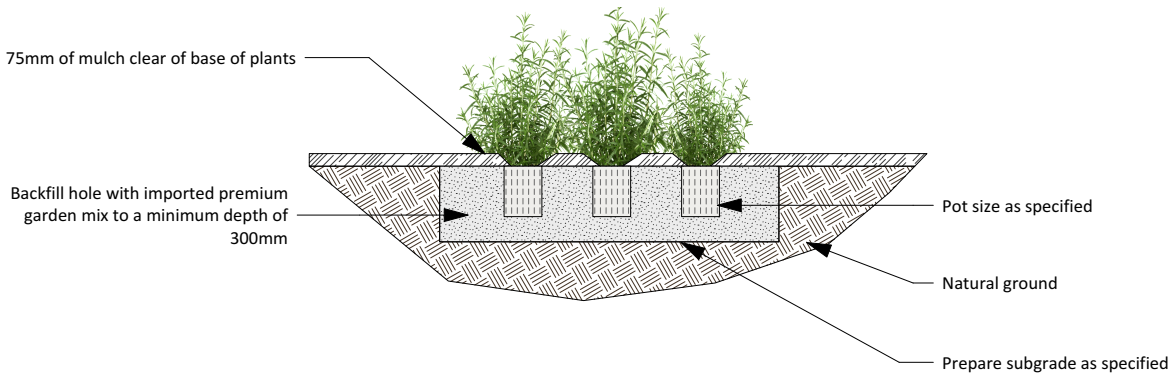
Ph: 0437 043 112  
[www.dappledesigns.com.au](http://www.dappledesigns.com.au)



- 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	JS	31/07/20

Drafted:  
JS

Scale: 1:200  
0 0 1 2 3 M

Sheet:  
4 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.  
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LOT AREA	724.6 sq m	
LANDSCAPED AREA TOTAL	350.9 sq m	48.425%

[Click Here to View Our Plant Profiles!](#)

Client: **Mr Ying**  
**Mrs Ying**

Client Signatures:  
1.  
2.

Job No. **200236**

Drawing: **Planting Details**

Address: **Lot 8 No. 26 Ferguson Street**  
**Forestville**

Council: **Northern Beaches/DA**

DappleDesigns

Ph: 0437 043 112  
www.dappledesigns.com.au

# LIFESTYLE

## – STUDIO –

### BY CLARENDON HOMES

<b>Client:</b>	Mr Christopher and Mrs Natalie Ying		
<b>Site Address:</b>	Lot 8 Ferguson Street, Forestville		
<b>Job Number:</b>	29914351	<b>House Type:</b>	Stamford 40
<b>Date Issued:</b>	7/8/20	<b>Developer:</b>	n/a

<b>Roof BASIX Rating:</b>	dark	<b>Wall BASIX Rating:</b>	dark
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**Main Brick: pgh dark and stormy, thunder**



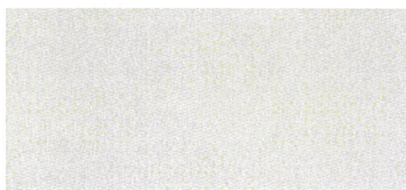
**Applied Render Finish:**  
Not applicable

**Roof Type/Style/Colour:**  
Terracotta shingle tile, eclipse



**Window Frame Colour:**  
Pearl white

**Gutter: surfmist**  
**Fascia: surfmist**



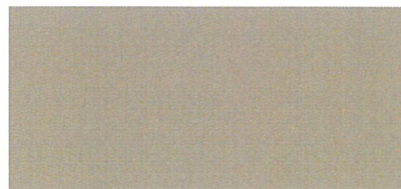
**Downpipes: t/m foxtail t161 5nh43**  
**Watertank: monument**



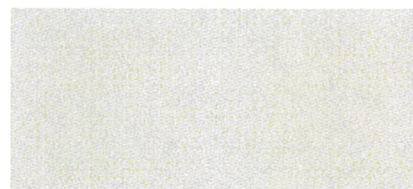
**Front Entry Door Colour:**  
Stained, sikkens silver grey



**Lightweight Cladding: t/m Foxtail t161 5nh43**



**Garage Door Type/Colour:**  
Flatline, surfmist



**Other:**

**Driveway Colour: grey**

**\*By client after handover**

**Letterbox:**

**\*By client after handover**

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

Signature		Date	7/8/2020
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