

Certificate number: 1277248S_02

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 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) 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 8000 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 82 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: 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
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: 1-phase airconditioning; Energy rating: 3.5 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 star (average zone)		✓	✓
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; - at least 4 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 6 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.		✓	



0007012354 03 Feb 2022
Assessor Fadi Sweis
Accreditation No. 20390
Address
53 Arthur Street , Forestville , NSW , 2087

www.hstar.com.au

AREAS

SITE: 823.10 m²

GROUND FLOOR:	202.80 m²
FIRST FLOOR:	219.87 m²
GARAGE:	40.25 m²
PORCH:	4.16 m²
BALCONY:	N/A m²
ALFRESCO:	45.52 m²
	m²
TOTAL:	512.60 m²

2.4	SHADOW DIAGRAM JUNE 21ST
2.3	NEIGHBOUR NOTIFICATION PLAN
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
12	WET AREA DETAILS
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

QUOTE	DATE	QUOTE NUMBER	REV
KITCHEN			-
ZURCORP ELECTRICAL			-
TILES			-
CARPET			-
ZURCORP SECURITY			-
EHI			-
AIR CONDITIONING			-
STAIRS			-
LANDSCAPE			
HYDRAULICS			
ENGINEER			
PEG OUT			

CLIENT'S SIGNATURE: _____ DATE: _____



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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H	12.04.22	ARBORIST REPORT AMENDMENTS		MJ	
G	24.03.22	HYDRAULIC CO - ORDINATED / UPDATED BASIX		MJ	
F	15.02.22	DA DRAWINGS		MJ	
E	14.02.22	EXTERNAL COLOUR		MJ	
D	04.02.22	SERVICE FREE AREA		MJ	
C	19.01.22	PCV-1		PG.	
B	17.12.21	CONTRACT DRAWINGS		PG.	
A	29.11.21	TENDER		BG	
REV	DATE	AMENDMENTS		BY	

PRODUCT:
BOSTON 42
Saville
L/H Garage

Sapphire Specification
Master Issued: 08.09.21 Revision: A

CLIENT:
Mr. MACKAY
Mrs. MACKAY

SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS

DRAWN: PG.

RATIO @ A3: N/A

SHEET: 1

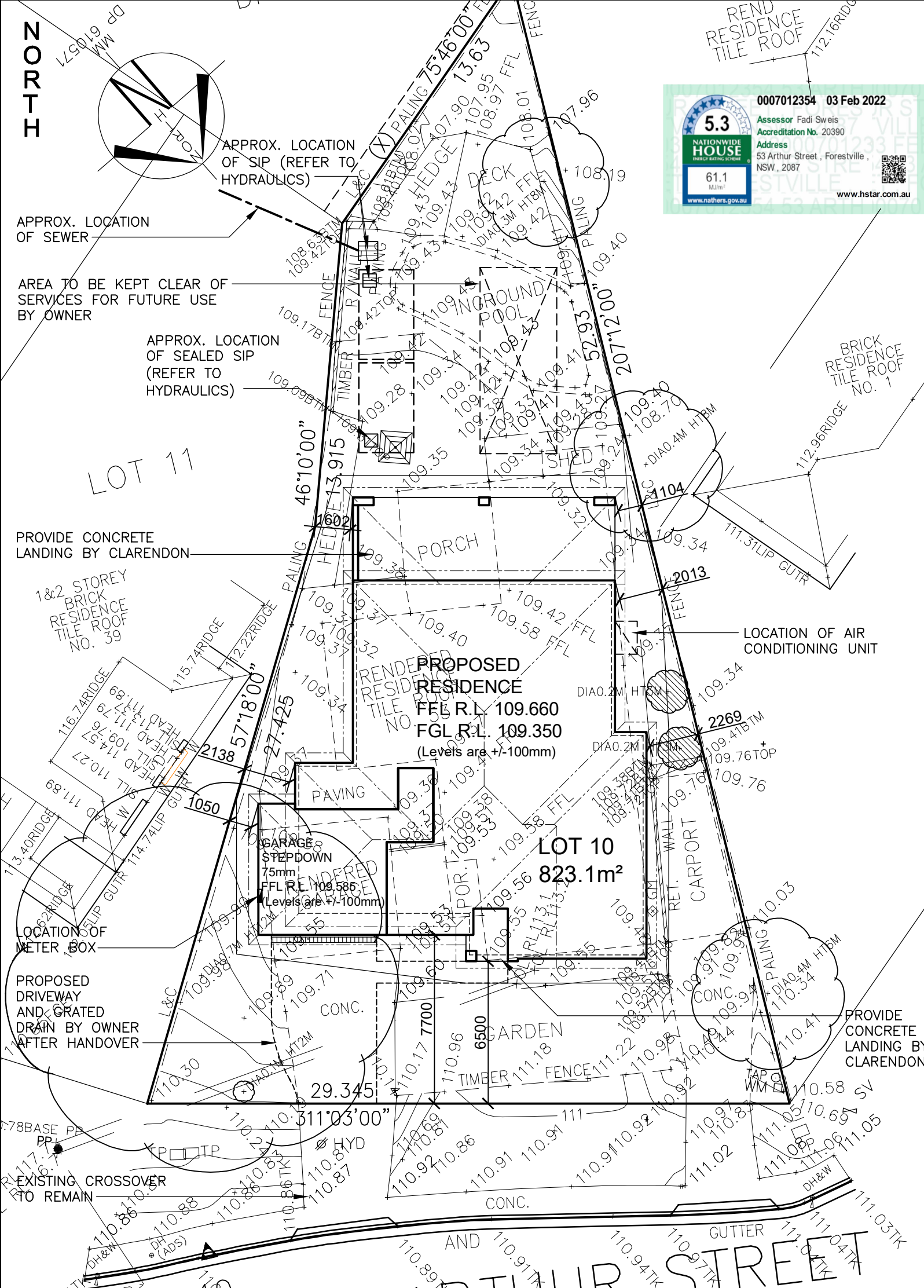
DATE: 17.12.21

CHECKED: NM

JOB No: 29915493

Rev: H

NSW



LOT 10
D.P: 610571
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SITE AREA	823.1 m ²
ROOF AREA	325.9 m ²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	372.2 m ² 45.2 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	131.6 m ² 60 m ²
MIN. REQUIRED BY COUNCIL:	60 m ²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT MAXIMUM CEILING HEIGHT (F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	8.5 m 7.2 m
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	

SITE COVERAGE STORMWATER CALCULATION	
ROOF FOOTPRINT:	325.9m ²
DRIVEWAY/ PAVED/ POOL AREAS:	131.8m ²
TOTAL:	457.7m ² 55.6 %
MAX SITE COVERAGE FOR OSD:	40%

BASIC LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	390.3 m ² 47.4 %

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
EASEMENT VIA RAINWATER
TANK AND O.S.D
REFER TO HYDRAULIC DETAILS

SITE PLAN

SCALE 1:200

DRIVEWAY GRADIENT PROFILE

SCALE-1:100

(X) EASEMENT TO DRAIN WATER 1 WIDE (VIDE DP251817)

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
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:
BOSTON 42
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. MACKAY
Mrs. MACKAY
SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS		
DRAWN: BG	DATE: 29.11.21	Rev: H
RATIO @ A3: 1:200	CHECKED: NM	
SHEET: 2	JOB No: 29915493	NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

Ⓛ O B LIFT OFF HINGES

ARTICULATION JOINTS TO ENGINEERS DETAILS



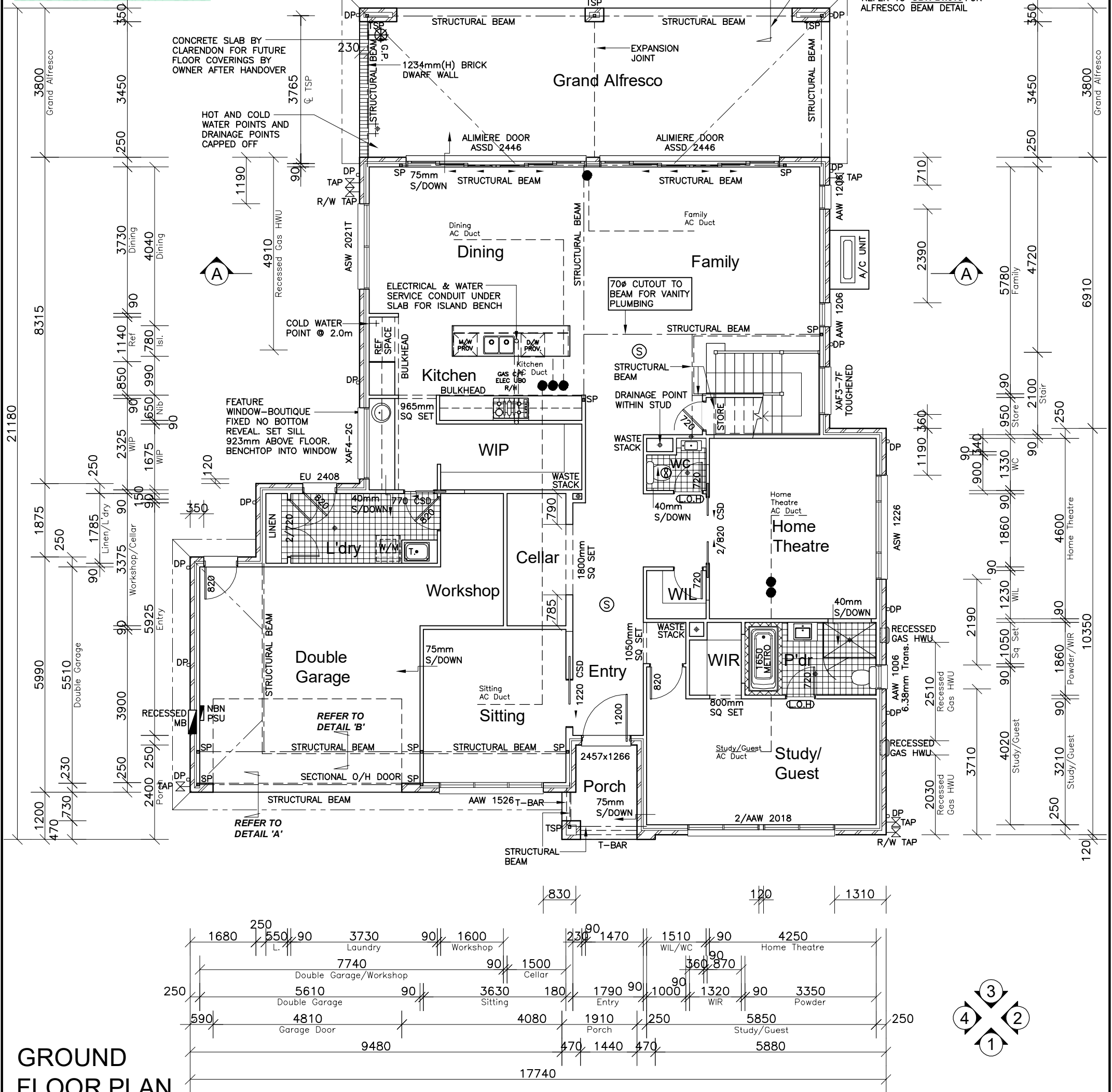
NOTE:
PROVIDE GREY EPOXY FLOOR FINISH TO GARAGE ONLY

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

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

NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 11 FOR DETAILS

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



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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PRODUCT:
BOSTON 42
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. MACKAY
Mrs. MACKAY

SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS

DRAWN: PG.	DATE: 17.12.21	Rev:
RATIO @ A3: 1:100	CHECKED: NM	H
SHEET: 3	JOB No: 29915493	NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

Ⓢ EXHAUST FAN

DP ○ DOWN PIPE LOCATION

Ⓢ LIFT OFF HINGES

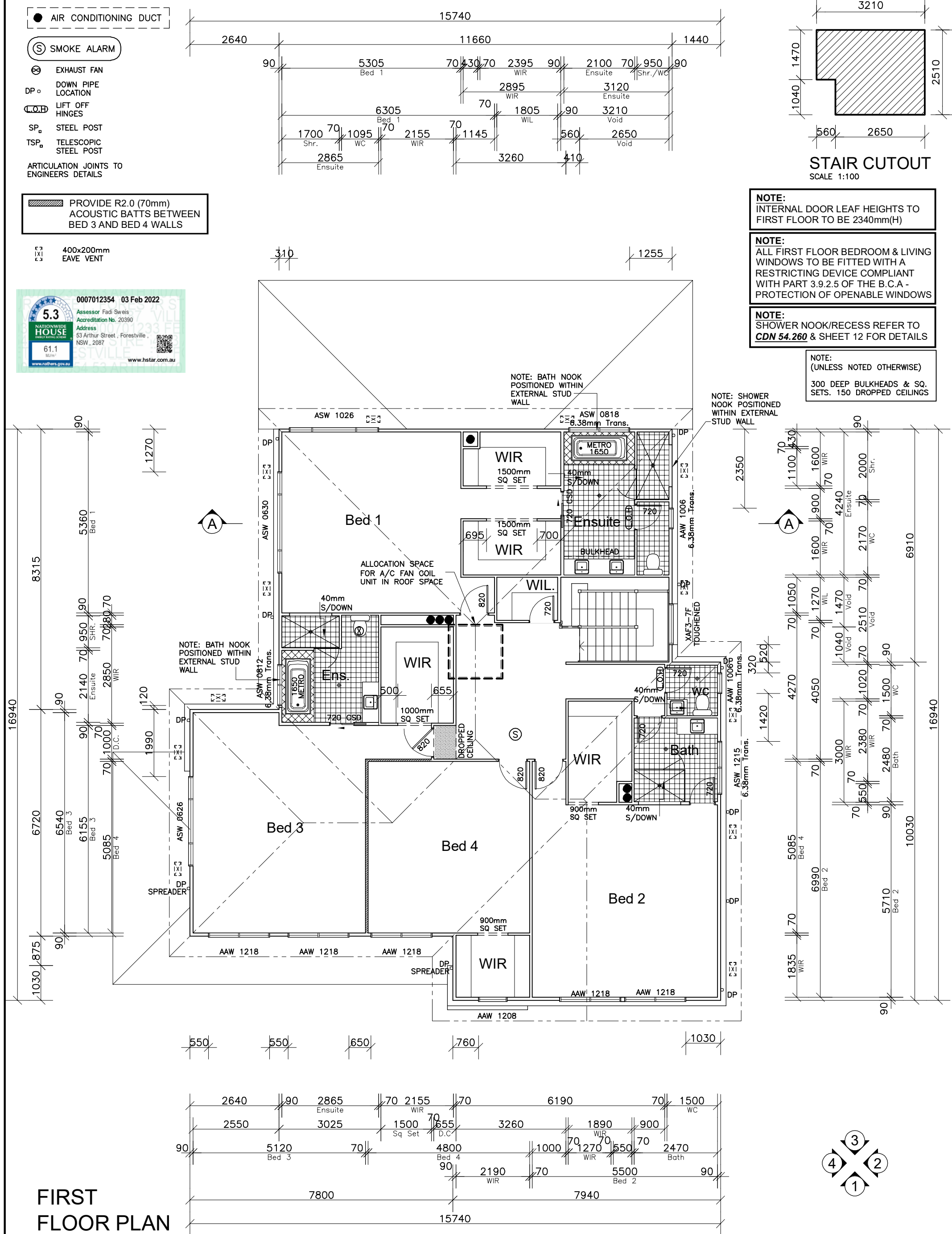
SP ○ STEEL POST

TSP ○ TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

PROVIDE R2.0 (70mm) ACOUSTIC BATTS BETWEEN BED 3 AND BED 4 WALLS

400x200mm EAVE VENT



FIRST FLOOR PLAN

STAIR CUTOUT

SCALE 1:100

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

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 12 FOR DETAILS

NOTE: (UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

CLIENT'S SIGNATURE: DATE:

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PRODUCT:
BOSTON 42
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. MACKAY
Mrs. MACKAY

SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS

DRAWN: PG.	DATE: 17.12.21	Rev:
RATIO @ A3: 1:100	CHECKED: NM	H
SHEET: 4	JOB No: 29915493	NSW

RENDER FINISH TO BRICKWORK
(UNLESS NOTED OTHERWISE)

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

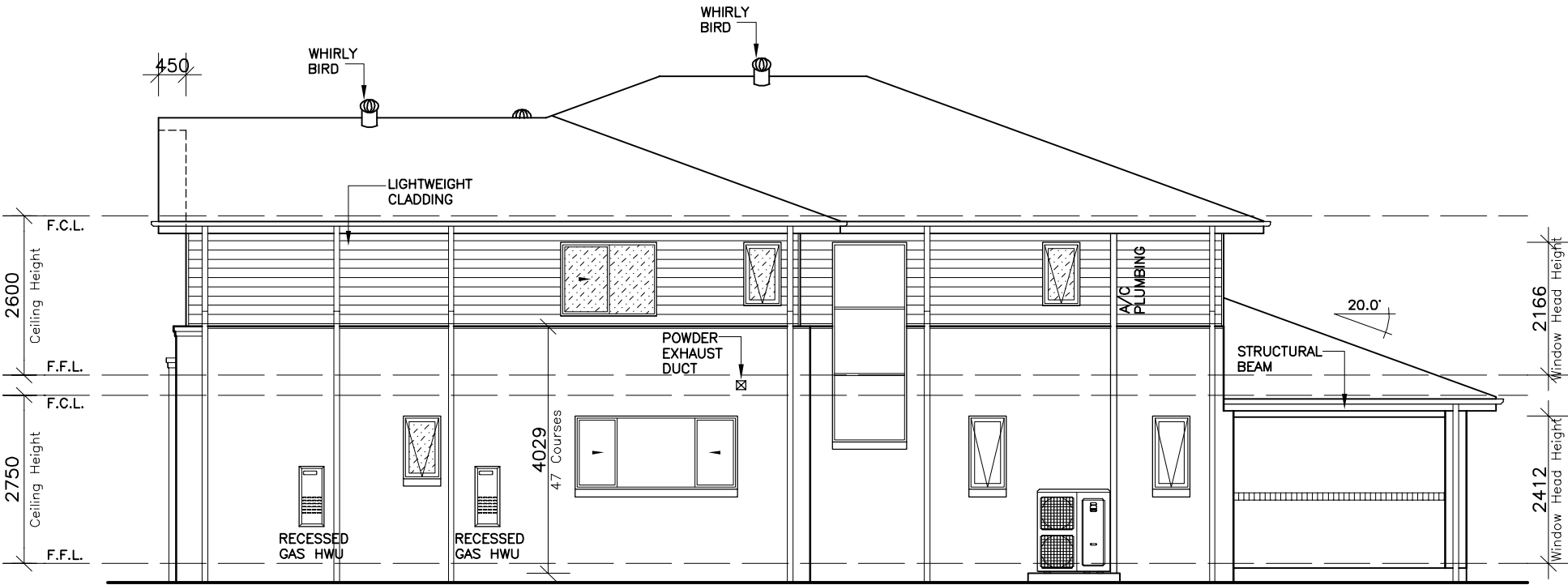
DENOTES WINDOWS WITH
6.38mm TRANSLUCENT
LAMINATED GLASS GLAZING

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



ELEVATION 1
-NORTH EAST-

MEASURED
FROM REBATE



ELEVATION 2
-NORTH WEST-

MEASURED
FROM REBATE



CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706

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PRODUCT:
BOSTON 42
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. MACKAY
Mrs. MACKAY

SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS

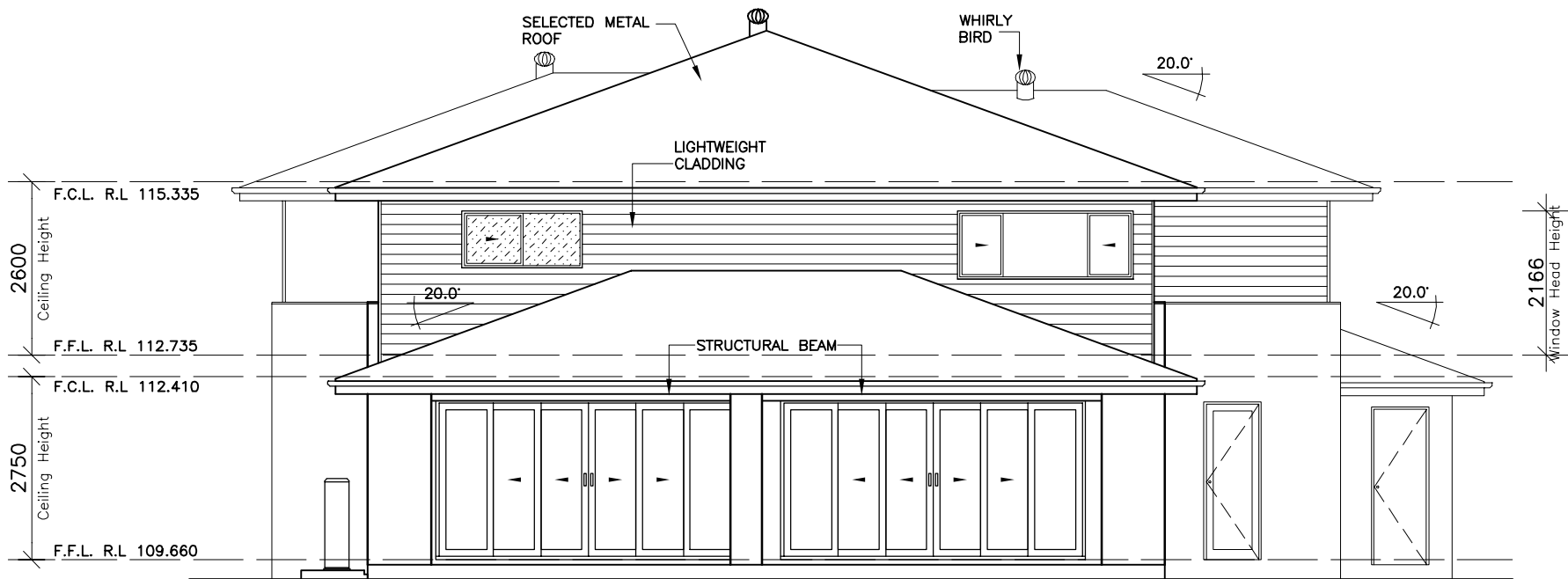
DRAWN: PG.	DATE: 17.12.21	Rev: H
RATIO @ A3: 1:100	CHECKED: NM	
SHEET: 5	JOB No: 29915493	NSW

RENDER FINISH TO BRICKWORK
(UNLESS NOTED OTHERWISE)

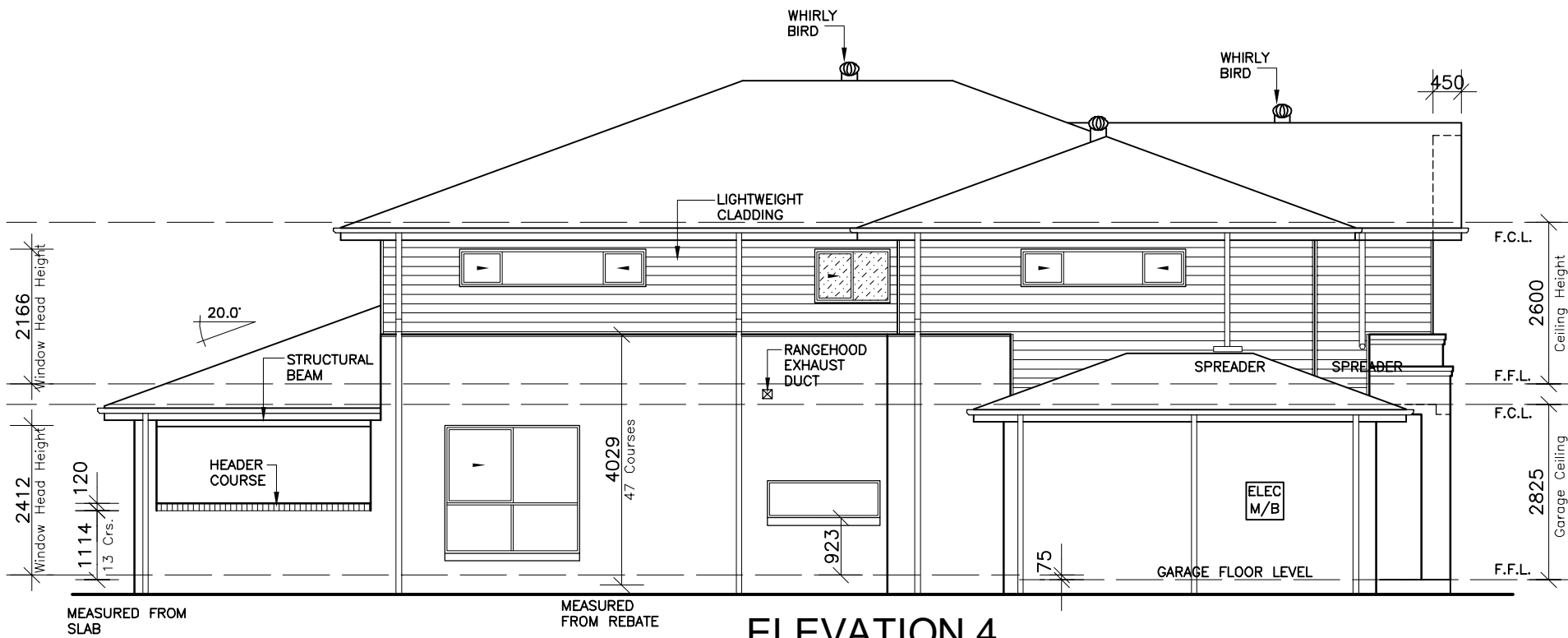
NOTE:
REFER TO SHEETS 13 & 14 FOR ALL
MOULDING & TIMBER TRIM DETAILS

DENOTES WINDOWS WITH
6.38mm TRANSLUCENT
LAMINATED GLASS GLAZING

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



ELEVATION 3
-SOUTH WEST-



ELEVATION 4
-SOUTH EAST-



CLIENT'S SIGNATURE: _____ DATE: _____

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IN PREFERENCE TO SCALING.

PRODUCT:
BOSTON 42
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. MACKAY
Mrs. MACKAY

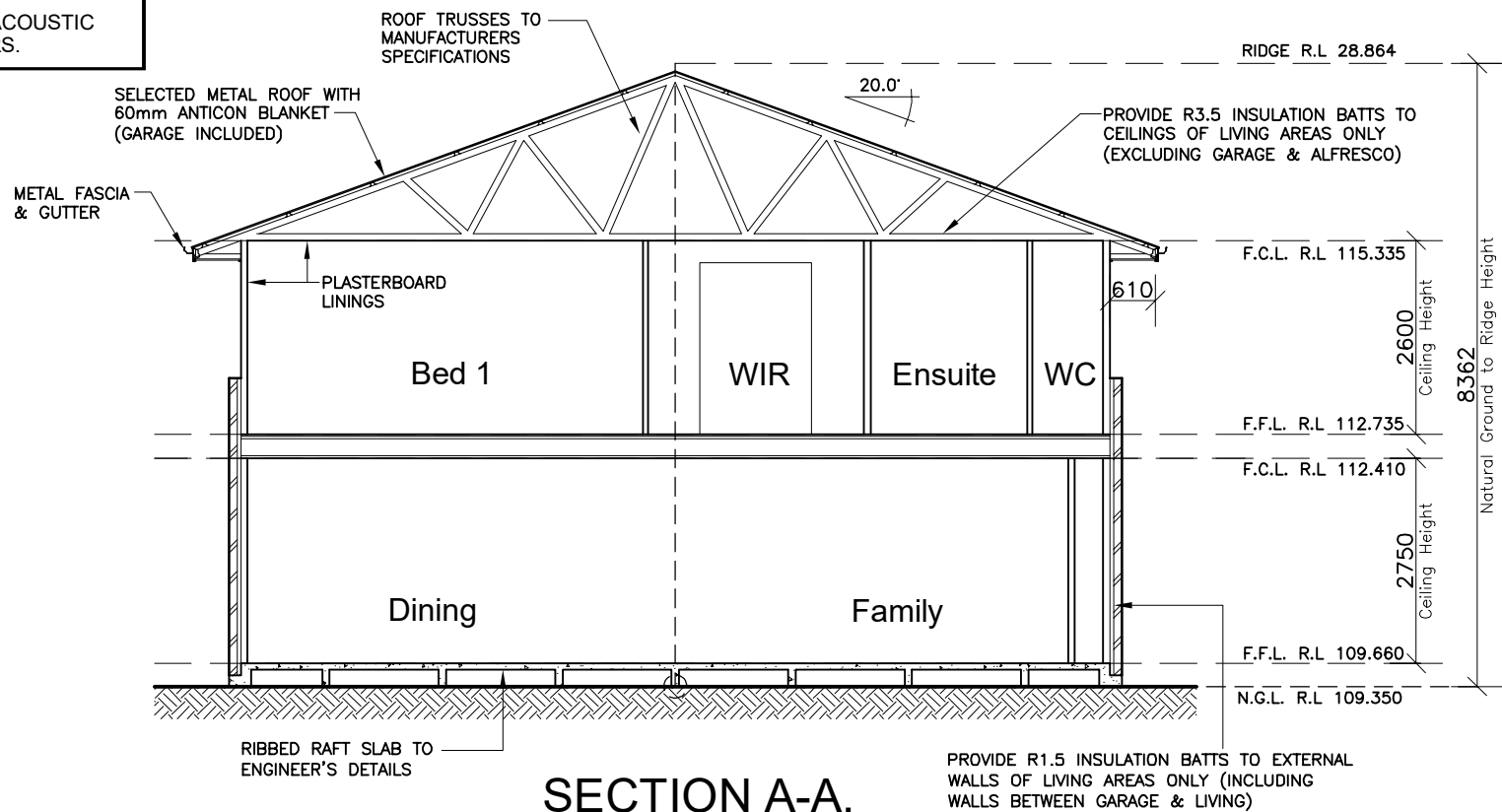
SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS

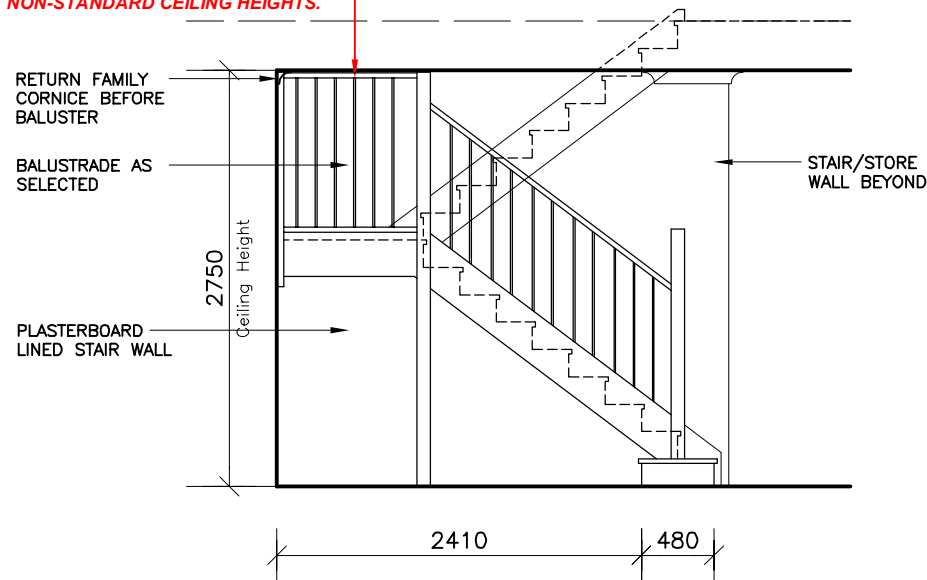
DRAWN: PG.	DATE: 17.12.21	Rev: H
RATIO @ A3: 1:100	CHECKED: NM	
SHEET: 6	JOB No: 29915493	NSW

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

NOTE:
PROVIDE R3.0 (110mm) ACOUSTIC
BATTS BETWEEN FLOORS.



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



STAIR ELEVATION
SCALE: 1:50



CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706

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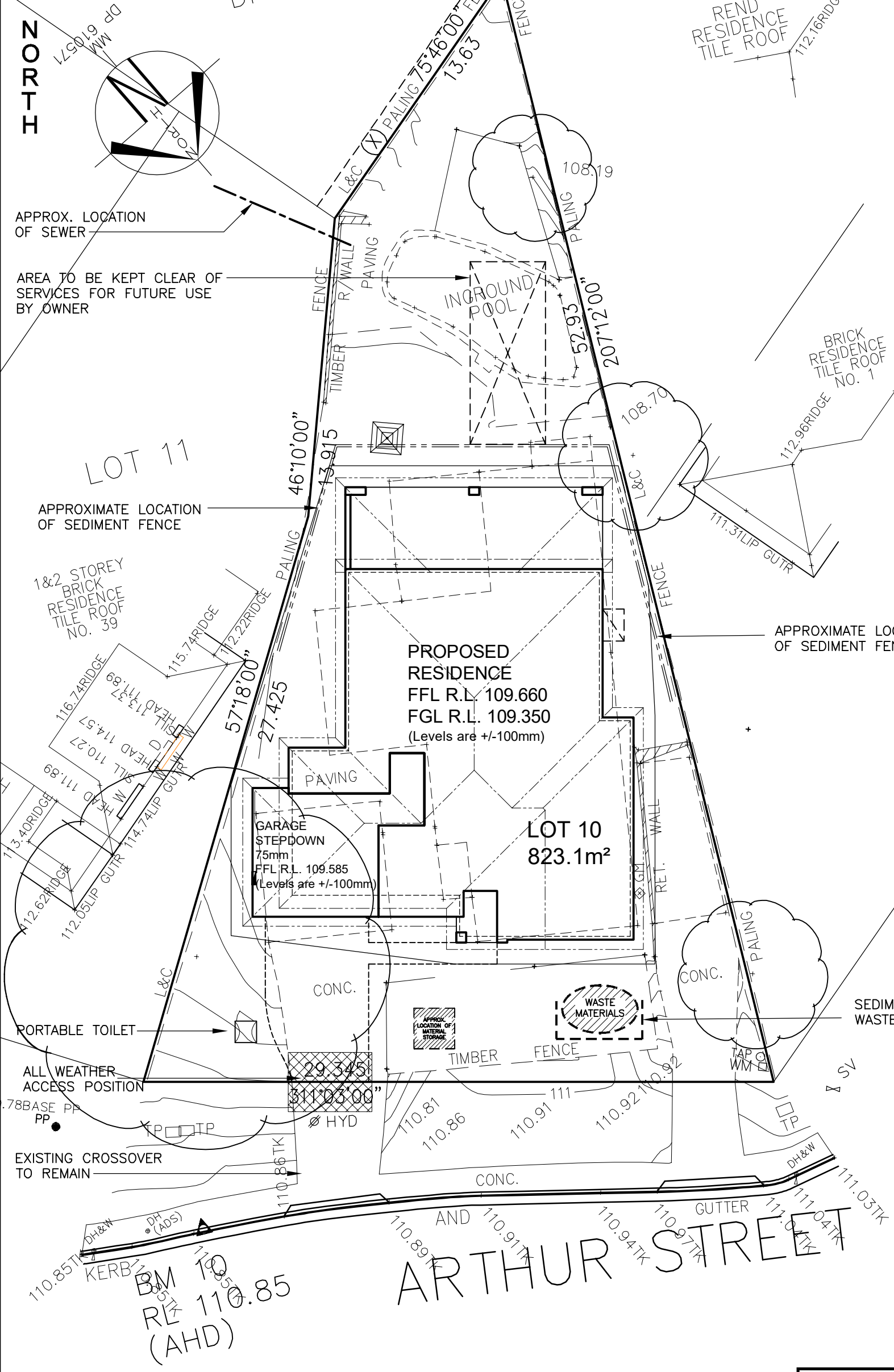
PRODUCT:
BOSTON 42
Saville
L/H Garage

Sapphire Specification

CLIENT:
Mr. MACKAY
Mrs. MACKAY

SITE ADDRESS:
Lot 10 No.53
Arthur Street
FORESTVILLE 2087

DA DRAWINGS			
DRAWN: PG.	DATE: 17.12.21	Rev: H	
RATIO @ A3: 1:100	CHECKED: NM		
SHEET: 7	JOB No: 29915493	NSW	



LOT 10
D.P: 610571
L.G.A: NORTHERN BEACHES

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

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

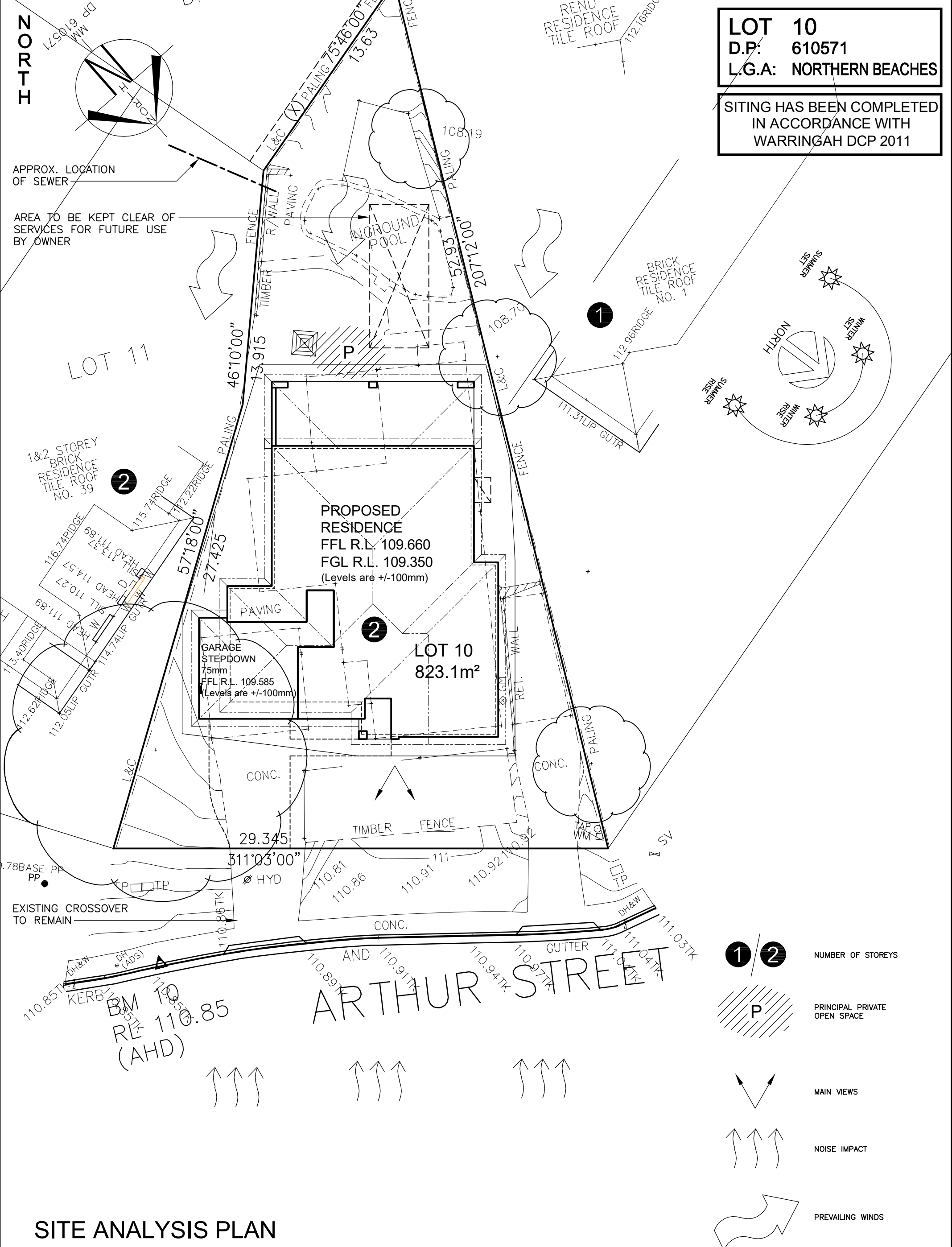
SEDIMENT CONTROL NOTES

- 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.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 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.
- 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.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN
EROSION AND SEDIMENT CONTROL PLAN

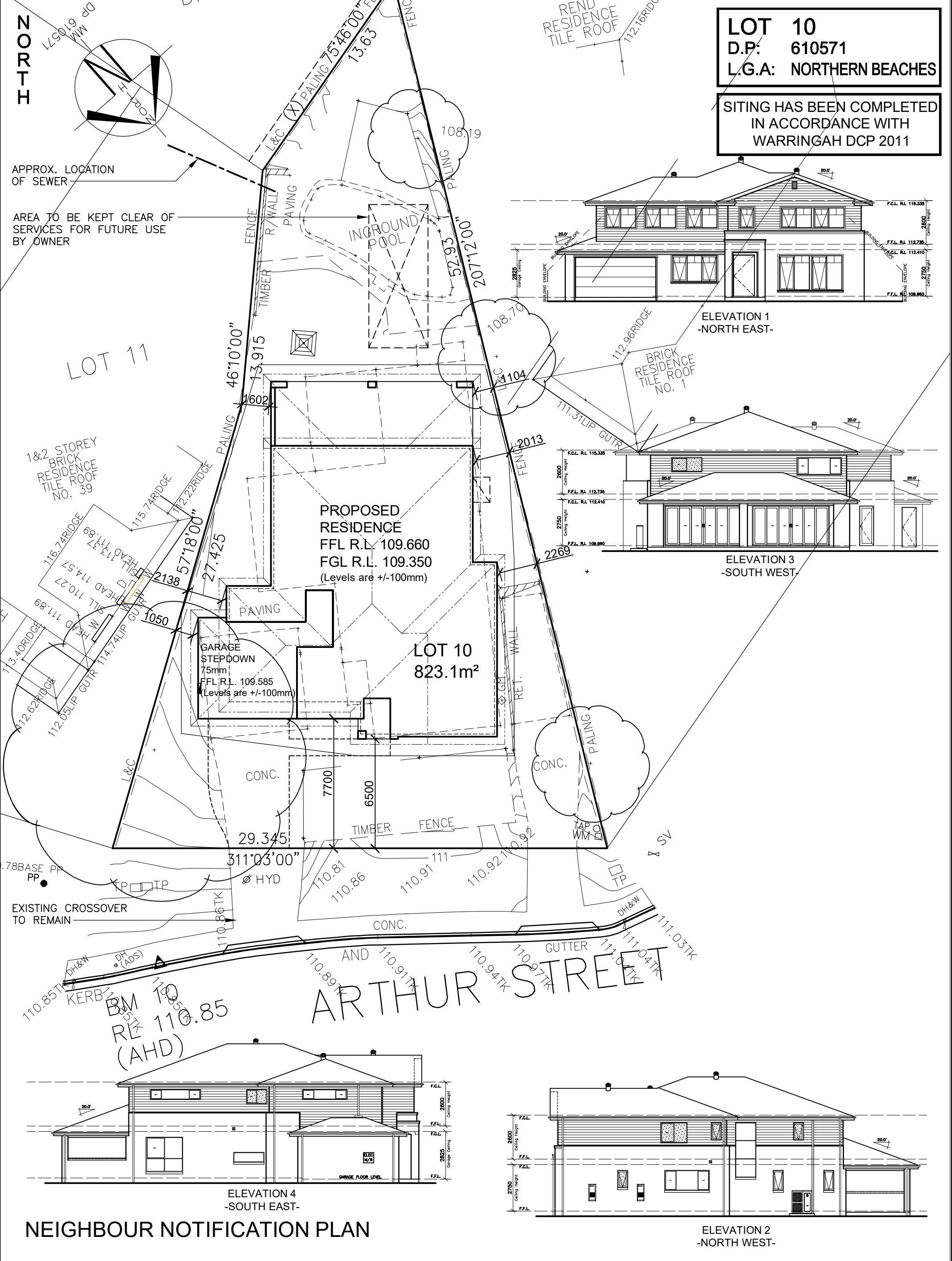
CLIENT'S SIGNATURE: _____		DATE: _____								
ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300		© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.		PRODUCT: BOSTON 42 Saville L/H Garage Sapphire Specification		CLIENT: Mr. MACKAY Mrs. MACKAY SITE ADDRESS: Lot 10 No.53 Arthur Street FORESTVILLE 2087		DA DRAWINGS		
								DRAWN: PG.	DATE: 17.12.21	Rev: H
								RATIO @ A3: 1:200	CHECKED: NM	
								SHEET: 2.1	JOB No: 29915493	



SITE ANALYSIS PLAN

- 1/2 NUMBER OF STOREYS
- P PRINCIPAL PRIVATE OPEN SPACE
- MAIN VIEWS
- NOISE IMPACT
- PREVAILING WINDS

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	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: BOSTON 42 Saville L/H Garage Sapphire Specification	CLIENT: Mr. MACKAY Mrs. MACKAY SITE ADDRESS: Lot 10 No.53 Arthur Street FORESTVILLE 2087	DA DRAWINGS		
				DRAWN: PG.	DATE: 17.12.21	Rev: H
				RATIO @ A3: 1:200	CHECKED: NM	
				SHEET: 2.2	JOB No: 29915493	NSW

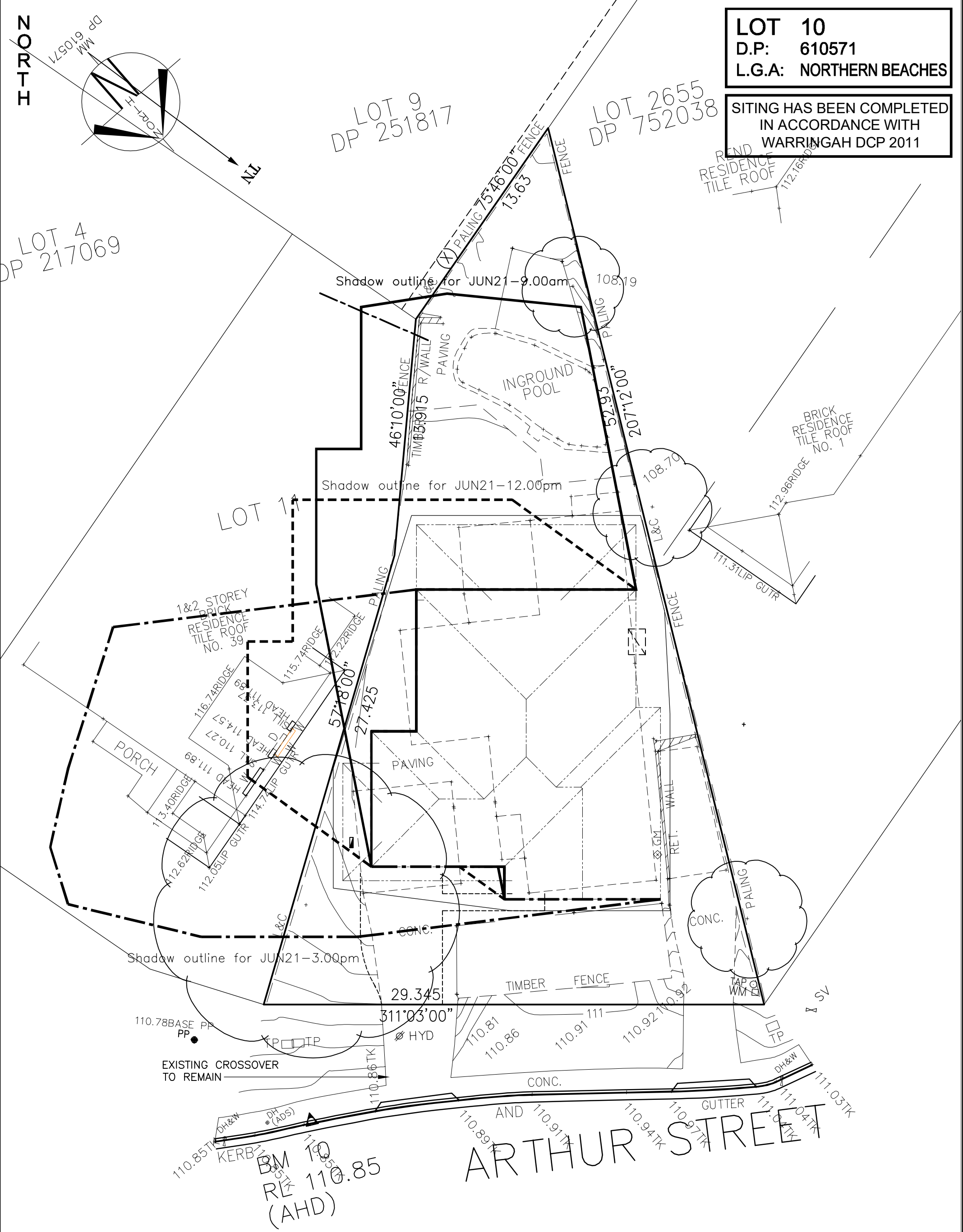


LOT 10
D.P: 610571
L.G.A: NORTHERN BEACHES

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

NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____		DATE: _____		
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			DRAWN: PG.	DATE: 17.12.21
RATIO @ A3: 1:200	CHECKED: NM			
SHEET: 2.3	JOB No: 29915493	NSW		



LOT 10
D.P: 610571
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
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WARRINGAH DCP 2011

SHADOW DIAGRAM @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: BOSTON 42 Saville L/H Garage Sapphire Specification		CLIENT: Mr. MACKAY Mrs. MACKAY SITE ADDRESS: Lot 10 No.53 Arthur Street FORESTVILLE 2087		DA DRAWINGS		
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	© 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.					DRAWN: PG.	DATE: 17.12.21	Rev: H
						RATIO @ A3: 1:200	CHECKED: NM	
						SHEET: 2.4	JOB No: 29915493	NSW

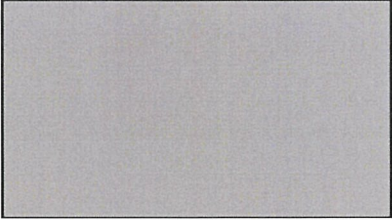
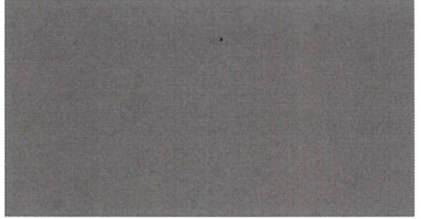
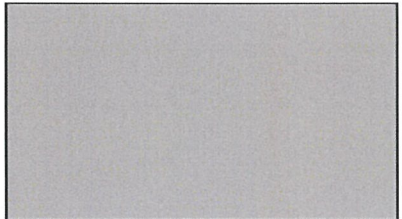
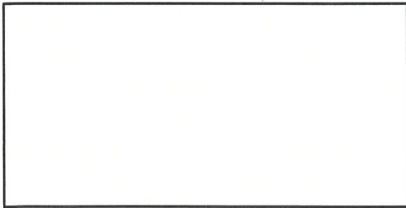
LIFESTYLE

- STUDIO -

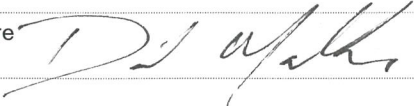
BY CLARENDON HOMES

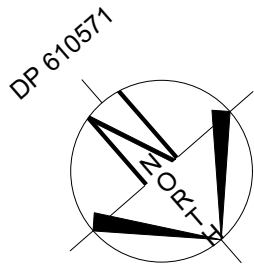
Client:	Mr David Michael & Mrs Trudeke Susan Dell MacKay		
Site Address:	Lot 10, 53 Arthur Street FORESTVILLE NSW 2087		
Job Number:	29915493	House Type:	BOSTON 42 - Saville
Date Issued:	10/02/2022	Developer:	

Roof BASIX Rating:		Wall BASIX Rating:	
--------------------	--	--------------------	--

Applied Render to Brickwork Colour: T-M Stormy Shadow 	Decorative Mouldings: T-M Crisp White 	Roof Style: Colorbond Custom Orb "Basalt" 
Window Frame Colour: Pearl White 	Gutter: Basalt Fascia: Basalt 	Downpipes: T-M Stormy Shadow T10 50K-1 
Front Entry Door Colour: T-M Crisp White 	Cladding Colour: T-M Stormy Shadow 	Garage Door Type: Flatline 
Garage Door Colour: Perisher White 	Driveway Type: *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 10/2/22
---	--------------



LOT 9
DP 251817

LOT 4
DP 217069

APPROX. LOCATION
OF SEWER

AREA TO BE KEPT CLEAR OF
SERVICES FOR FUTURE USE BY
OWNER

PREFERRED LOCATION OF FUTURE
BELOW GROUND RAINWATER TANK
(SUBJECT TO BASIX & HYDRAULIC
ASSESSMENTS)

LOT 11

1&2 STOREY
BRICK
RESIDENCE
TILE ROOF
NO. 39

Retain existing boundary
fences

PROPOSED
RESIDENCE
FFL R.L. 109.660

GARAGE
STEPDOWN
75mm
FFL R.L. 109.985

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

33-Ascs
40-Pole
12-Mypa

Coloured concrete or
stencilcrete driveway

Masonry letterbox

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

EXISTING CROSSOVER
TO REMAIN

(X) EASEMENT TO DRAIN WATER 1 WIDE (VIDE DP251817)

Rear area (unshaded) to remain
undisturbed

EXISTING INGROUND
POOL TO REMOVED

BRICK
RESIDENCE
TILE ROOF
NO. 1

Legend

- Colour / Stencil Concrete
- Mulched Paths
- Planting Areas
- Lawn Areas
- 1800mm High Boundary Fencing
- 600mm x 300mm Stepping Stones
- Existing Trees To Be Retained

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JW	28/01/22
B	Bldr: Pool	JS	08/02/22
C	Bldr: Tree	JS	09/06/22

Drafted: JS	Scale: 1:200 0 0 1 2 3 M
Sheet: 1 of 3	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	823.1 sq m	
LANDSCAPED AREA TOTAL	372.2 sq m	45.224%

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

Client: **MR. MACKAY**
MRS. MACKAY

Client Signatures:
1.
2.

Job No. **220027**

Drawing: **Landscape Plan**

Address: **Lot 10 NO. 53 ARTHUR ST.
FORESTVILLE 2087**

Council/Lodgement:
NORTHERN BEACHES/DA

DappleDesigns

Ph: 1300 DAPPLE
(1300 327753)
E: info@dappledesigns.com.au
www.dappledesigns.com.au

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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							
	Pr	PLUMERIA SP	FRANGIPANI	5M X 5M	NO	1	45LTR
GROUNDCOVERS & PERENNIALS							
	Mypo	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALA	0.3M X 1.2M	YES	12	140MM
GRASSES & STRAP LEAF PLANTS							
	Pol	POA LABILLARDIERIE 'ESKDALE'	ESKDALE TUSSOCK GRASS	0.8M X 0.6M	YES	40	140MM
HEDGES							
	ASCS	ACMENA SMITHII 'CHERRY SURPRISE'	CHERRY SURPRISE LILY PILLY	TRIMMED UP TO 1M	YES	84	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	JW	28/01/22
B	Bldr: Pool	JS	08/02/22
C	Bldr: Tree	JS	09/06/22
Drafted: JS		Scale: 1:200 	
Sheet: 2 of 3		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	823.1 sq m	

LANDSCAPED AREA TOTAL	372.2 sq m	45.224%
-----------------------	------------	---------

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Client: MR. MACKAY
MRS. MACKAY

Client Signatures:

1.

2.

Job No. 220027

Drawing: Plant List/Specification

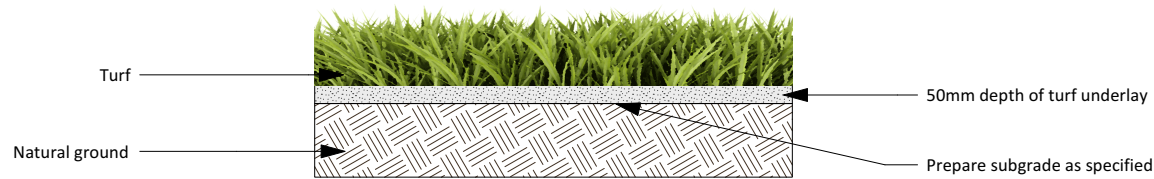
Address: Lot 10 NO. 53 ARTHUR ST.
FORESTVILLE 2087

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NORTHERN BEACHES/DA

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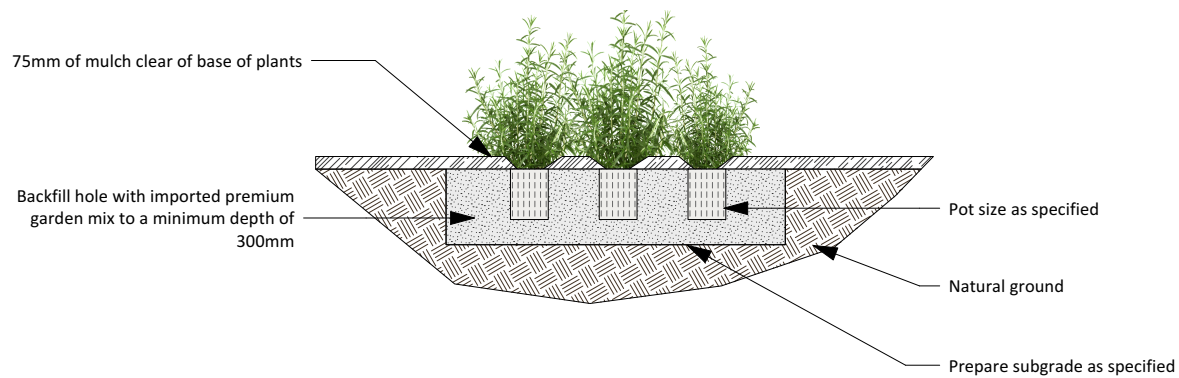
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- DETAILS
1. TURF ROLLS ARE TO BE IN GOOD HEALTH, FREE FROM PESTS AND DISEASES AND WITHOUT HOLES
 2. APPLY WATER SAVING CRYSTALS TO THE GROUND PRIOR TO LAYING
 3. BUT ROLLS CLOSELY TOGETHER TO AVOID GAPS AND DIEBACK
 4. WATER THOROUGHLY AFTER PLANTING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

TURF LAYING DETAIL

SCALE 1:20

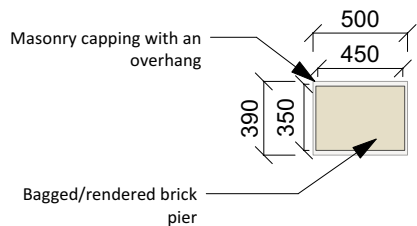


- DETAILS
1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
 2. GENTLY LOOSEN ROOTS IF REQUIRED, PRIOR TO PLANTING
 3. WATER THOROUGHLY AFTER PLANTING
 4. REFER TO PLAN FOR QUANTITIES AND SPACING

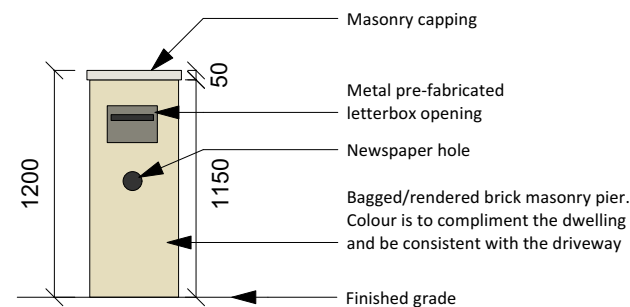
SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE 1:30

TOP VIEW



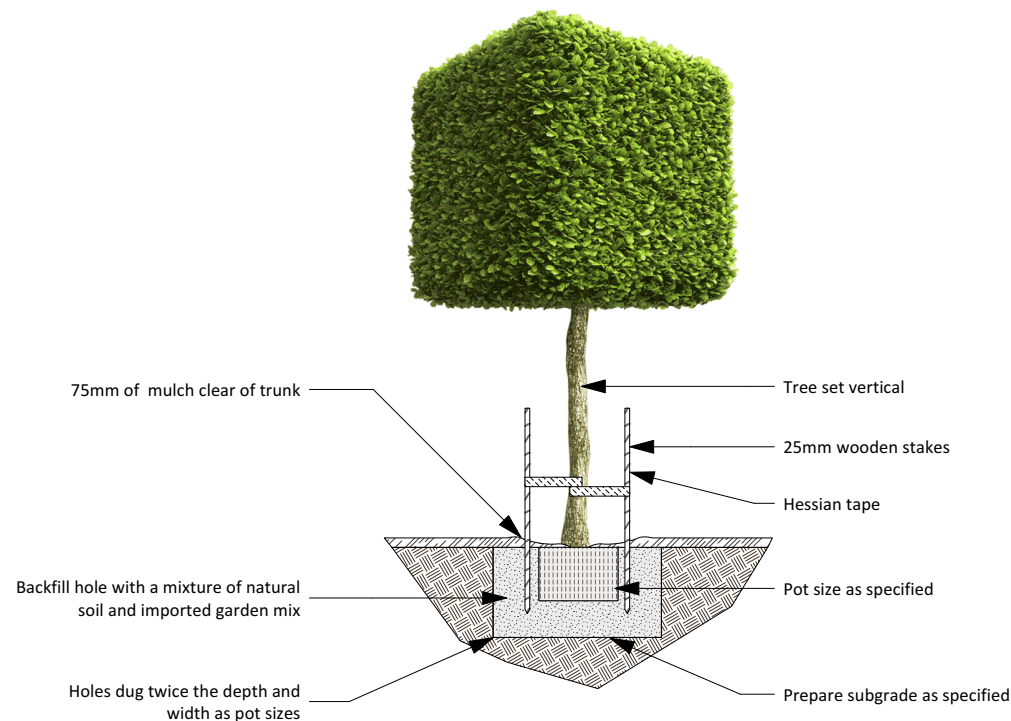
FRONT VIEW



- 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 THOROUGHLY AFTER PLANTING

TREE PLANTING DETAIL

SCALE 1:40

Revision Schedule

Issue:	Description:	By:	Date:
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MRS. MACKAY

Client Signatures:
1.
2.

Job No. **220027**

Drawing: **Details**

Address: **Lot 10 NO. 53 ARTHUR ST.**
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Council/Lodgement:
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