

Certificate number: 1242480S_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 3000 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 235 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	153.0 square metres
floor - suspended floor/open subfloor	4.0 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: 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		✔	✔
• at least 5 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 the kitchen of the dwelling for 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 install a fixed outdoor clothes drying line as part of the development.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	



CABANA

AREAS	
SITE:	886.00 m²
GROUND FLOOR:	
	24.96 m²
FIRST FLOOR:	
	N/A m²
GARAGE:	N/A m²
PORCH:	0 m²
BALCONY:	N/A m²
	m²
	m²
TOTAL:	24.96 m²

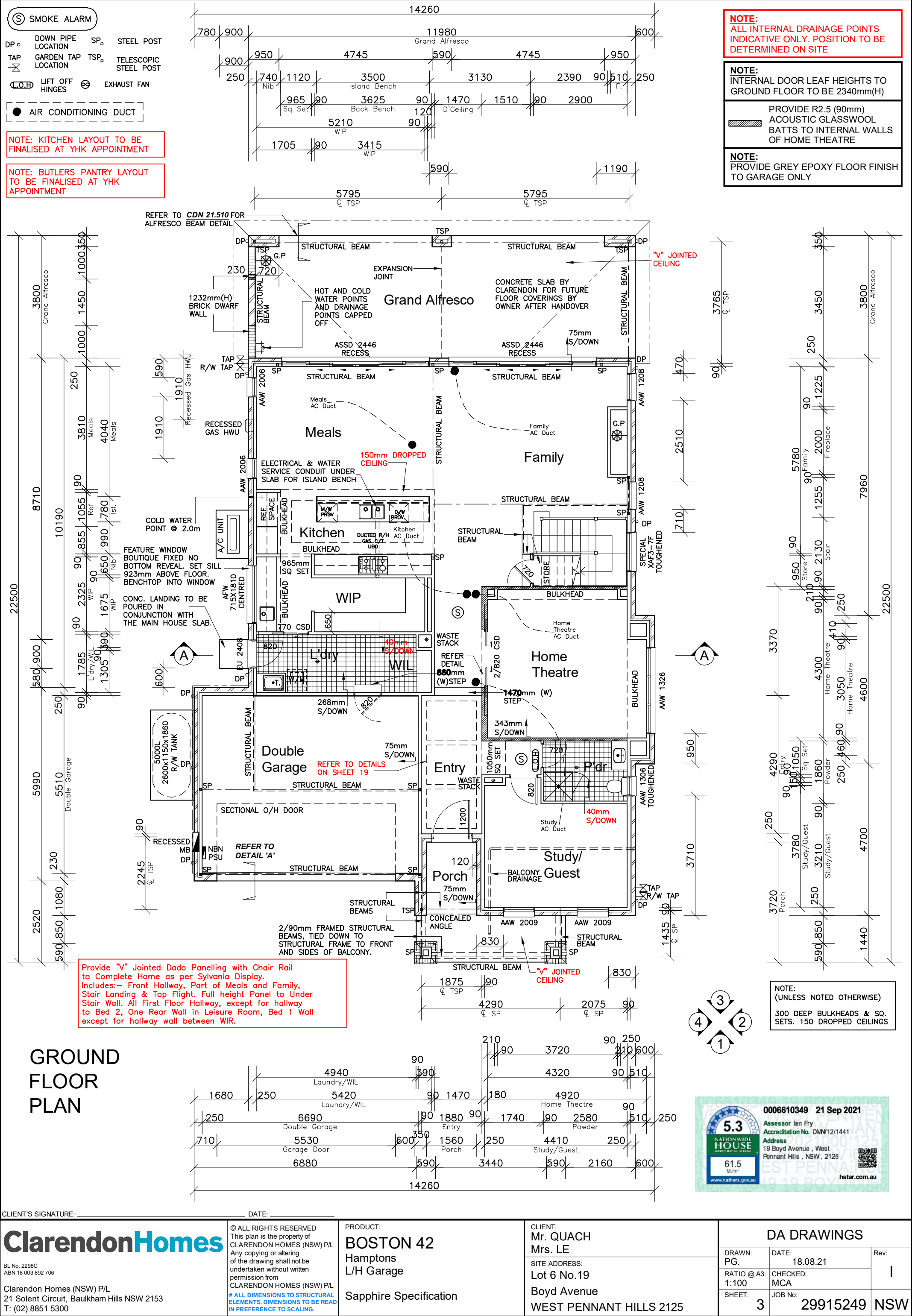
MAIN DWELLING

AREAS	
SITE:	886.00 m²
GROUND FLOOR:	
	170.97 m²
FIRST FLOOR:	180.97 m²
GARAGE:	40.56 m²
PORCH:	10.59 m²
BALCONY:	6.48 m²
ALFRESCO:	45.52 m²
	m²
TOTAL:	455.09 m²

2.5	SHADOW DIAGRAM DEC. 21ST
2.4	SHADOW DIAGRAM JUNE21ST
2.3	NEIGHBOUR NOTIFICATION PLAN
2.2	SITE ANALYSIS PLAN
2.1	SOIL & WATER MANAGEMENT
14	WET AREA DETAILS
13	WET AREA DETAILS
12	WET AREA DETAILS
11	G.F. ELECTRICAL - SLAB - STEEL
10	ELECTRICAL LAYOUT
9	ELECTRICAL LAYOUT
8	G.F. PLAN - ELEV - SECTION
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION

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>	© 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 Hamptons L/H Garage Sapphire Specification Master Issued: 11.11.19 Revision: E	CLIENT: Mr. QUACH Mrs. LE SITE ADDRESS: Lot 6 No.19 Boyd Avenue WEST PENNANT HILLS 2125	DA DRAWINGS		
				DRAWN: PG.	DATE: 18.08.21	Rev: I
				RATIO @ A3: N/A	CHECKED: MCA	
				SHEET: 1	JOB No: 29915249	NSW



(S) SMOKE ALARM

DP DOWN PIPE LOCATION

● AIR CONDITIONING DUCT

COB LIFT OFF HINGES

TSP TELESCOPIC STEEL POST

SP STEEL POST

⊗ EXHAUST FAN

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

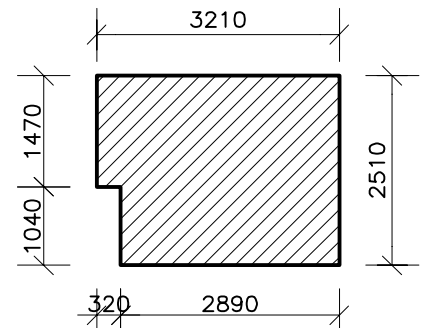
NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

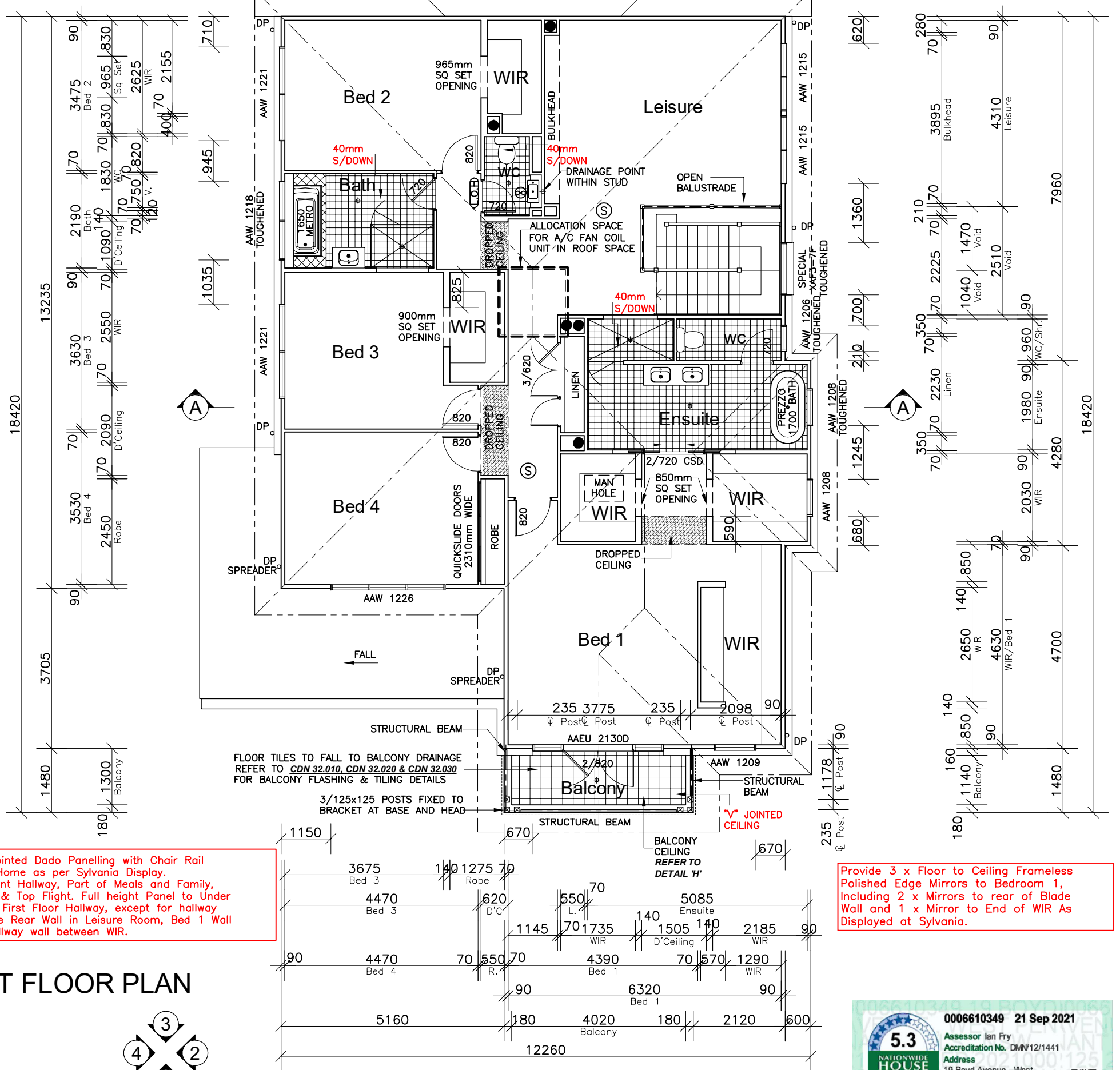
NOTE:
ALL INTERNAL DRAINAGE POINTS INDICATIVE ONLY. POSITION TO BE DETERMINED ON SITE

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

NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 13 FOR DETAILS



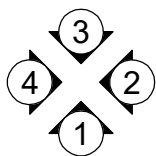
STAIR CUTOUT
SCALE 1:100



Provide "V" Jointed Dado Panelling with Chair Rail to Complete Home as per Sylvania Display.
Includes:- Front Hallway, Part of Meals and Family, Stair Landing & Top Flight. Full height Panel to Under Stair Wall. All First Floor Hallway, except for hallway to Bed 2, One Rear Wall in Leisure Room, Bed 1 Wall except for hallway wall between WIR.

Provide 3 x Floor to Ceiling Frameless Polished Edge Mirrors to Bedroom 1, Including 2 x Mirrors to rear of Blade Wall and 1 x Mirror to End of WIR As Displayed at Sylvania.

FIRST FLOOR PLAN



CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
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PRODUCT:
BOSTON 42
Hamptons
L/H Garage
Sapphire Specification

CLIENT:
Mr. QUACH
Mrs. LE
SITE ADDRESS:
Lot 6 No.19
Boyd Avenue
WEST PENNANT HILLS 2125

DA DRAWINGS			
DRAWN: PG.	DATE: 18.08.21	Rev: I	
RATIO @ A3: 1:100	CHECKED: MCA		
SHEET: 4	JOB No: 29915249		

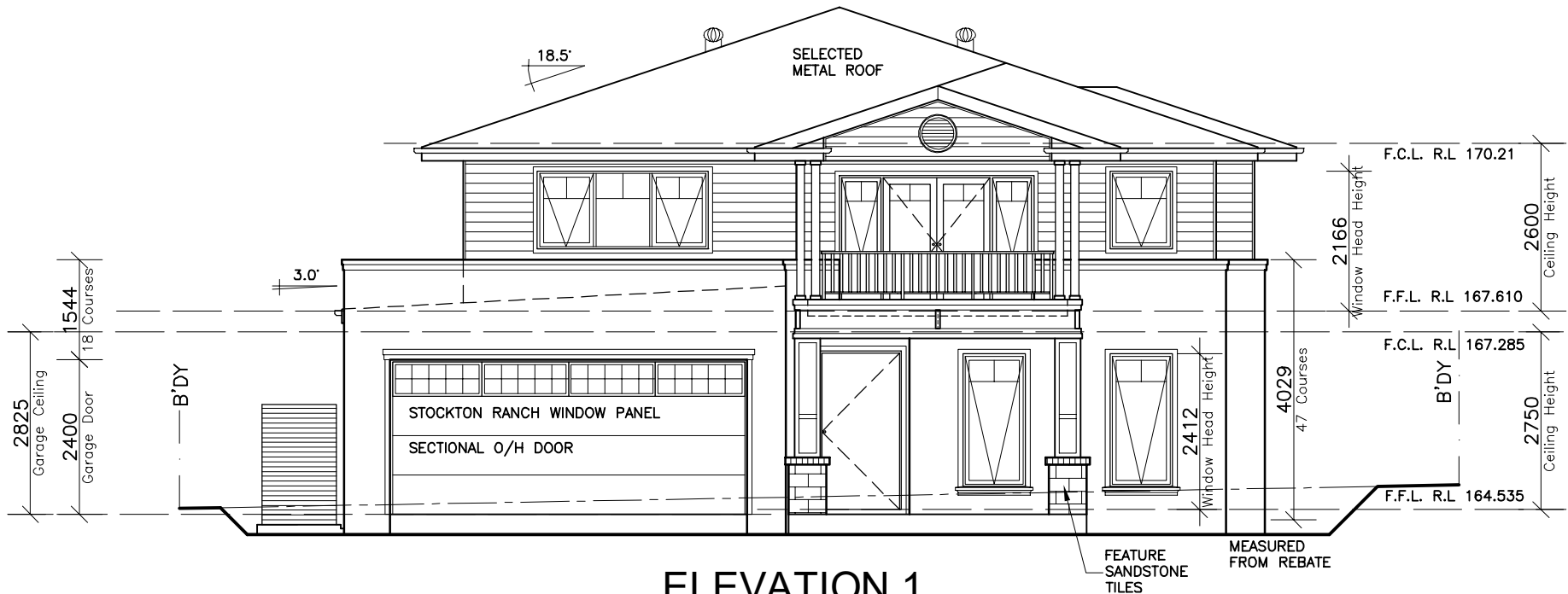
NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

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

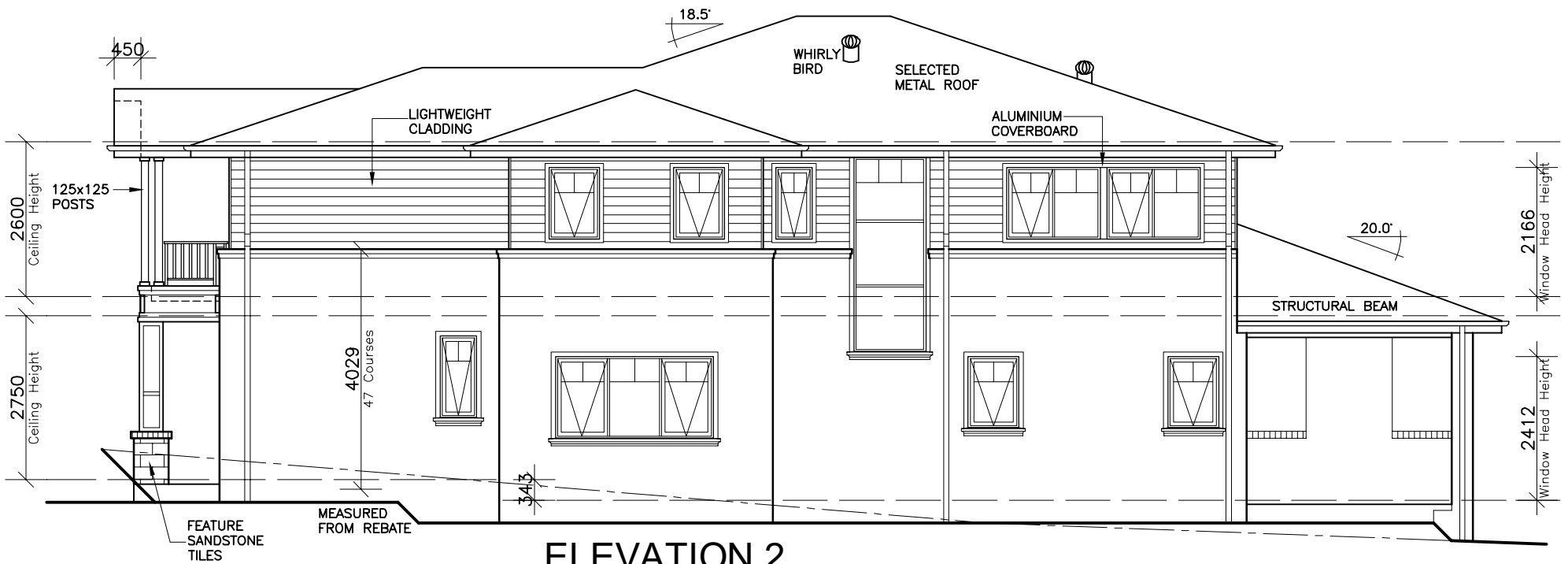
NOTE:
REFER TO SHEETS 13, 14 & 15 FOR ALL
MOULDING & TIMBER TRIM DETAILS

RENDER FINISH TO BRICKWORK
(UNLESS NOTED OTHERWISE)

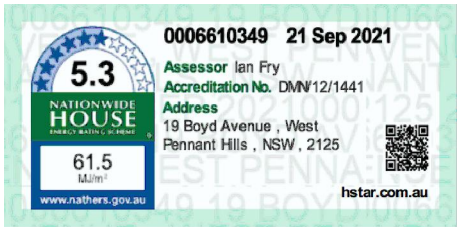
NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080



**ELEVATION 1
-SOUTH EAST-**



**ELEVATION 2
-NORTH EAST-**



CLIENT'S SIGNATURE: _____ DATE: _____

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DA DRAWINGS

DRAWN: PG.	DATE: 18.08.21	Rev: I
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 5	JOB No: 29915249	NSW

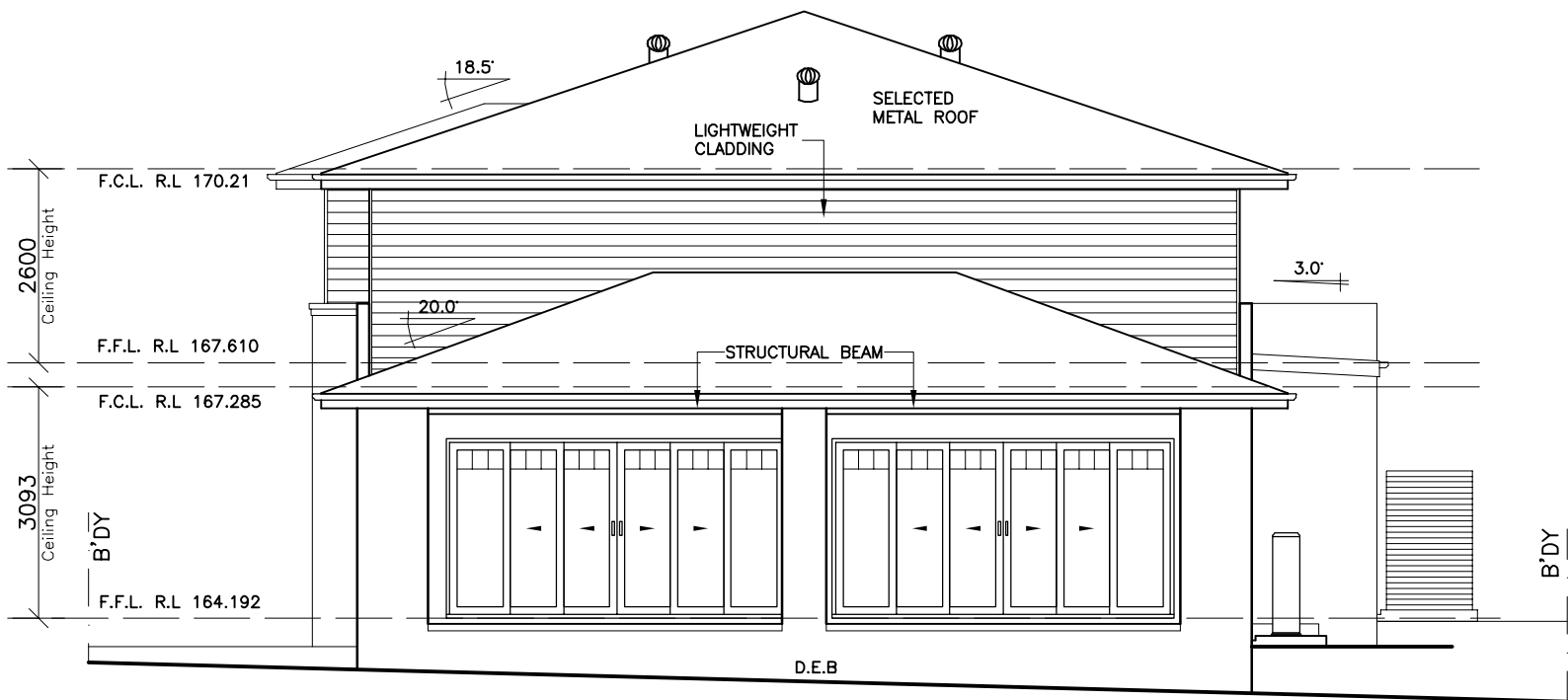
NOTE:
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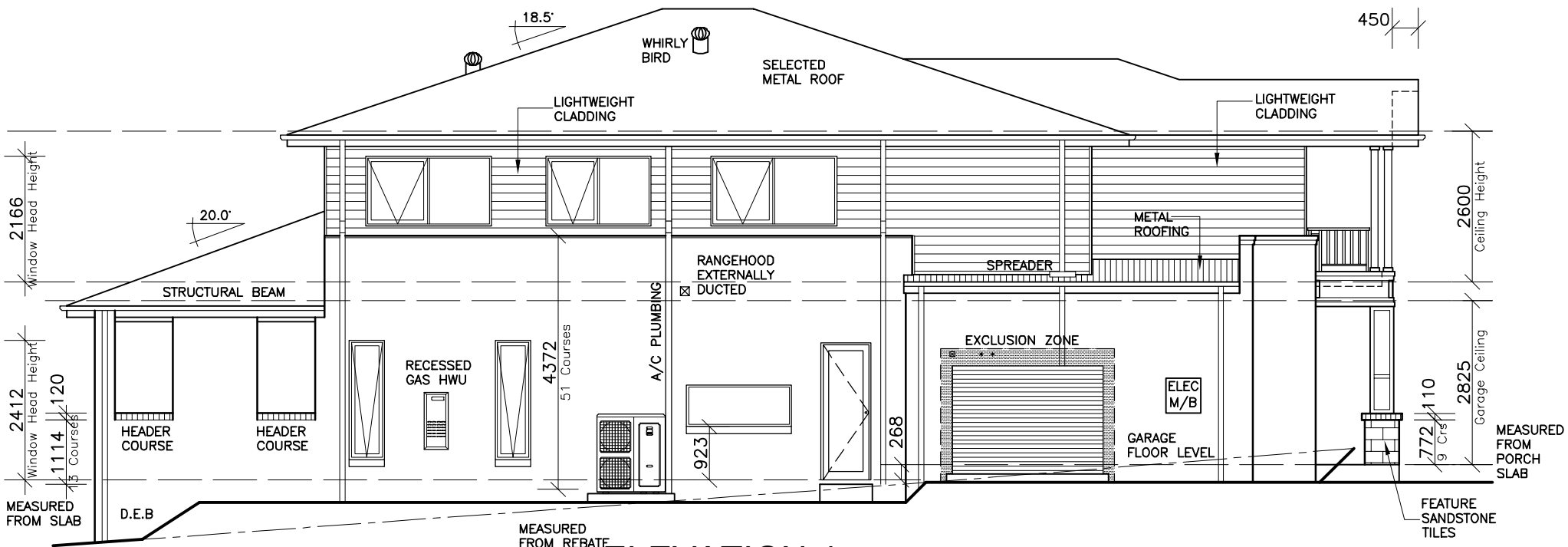
NOTE:
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RENDER FINISH TO BRICKWORK
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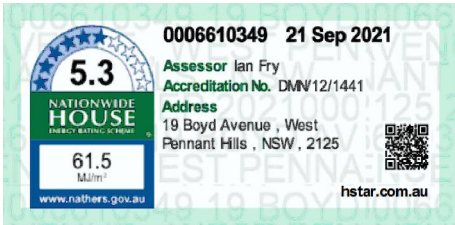
NOTES:
FOR DROP-OFF's REFER
TO FRAMING DETAILS
CDN 21.010-21.080



ELEVATION 3
-NORTH WEST-



ELEVATION 4
-SOUTH WEST-



CLIENT'S SIGNATURE: _____ DATE: _____

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CLIENT:
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SITE ADDRESS:
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WEST PENNANT HILLS 2125

DA DRAWINGS

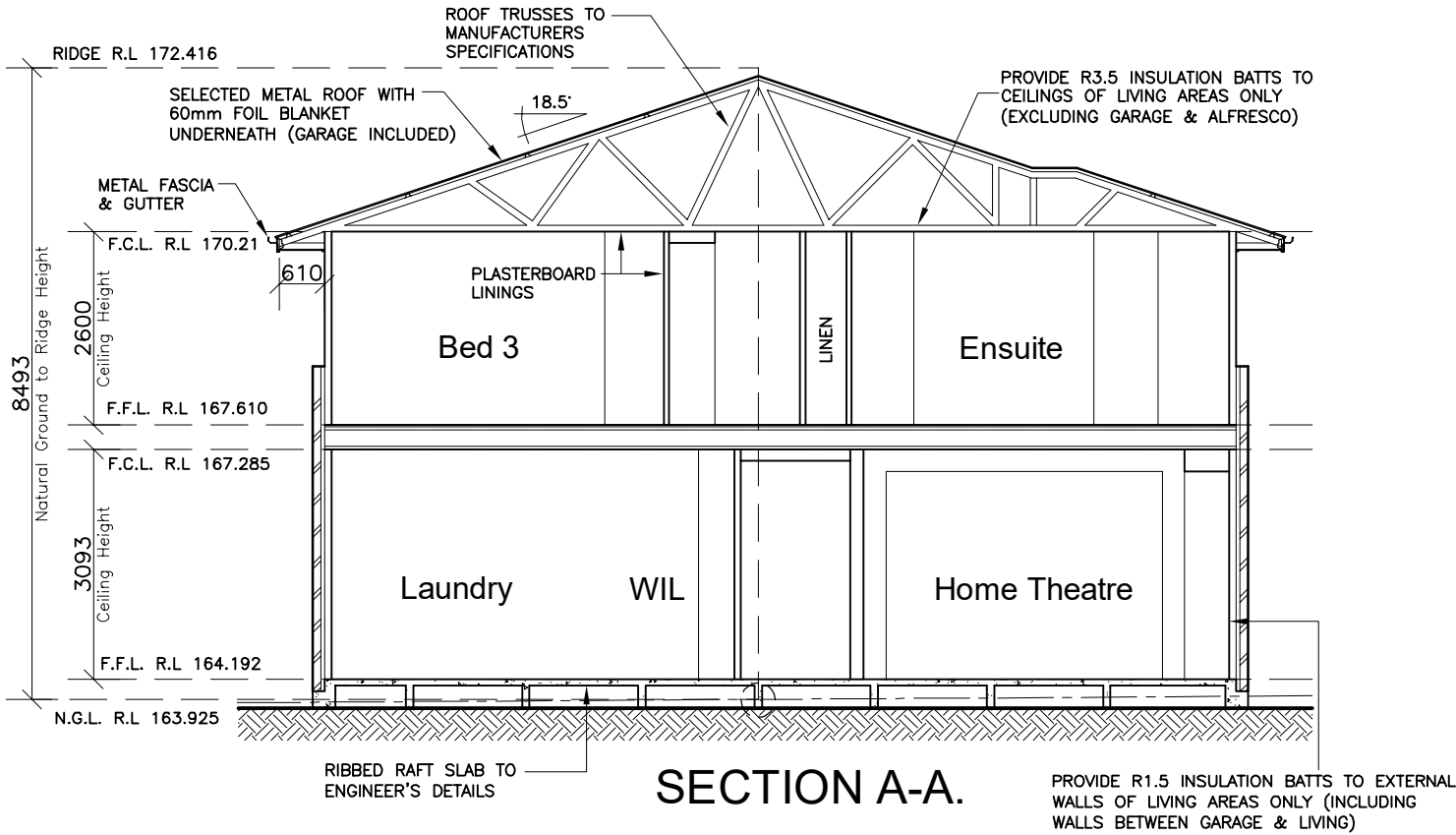
DRAWN: PG.	DATE: 18.08.21	Rev: I
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 6	JOB No: 29915249	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

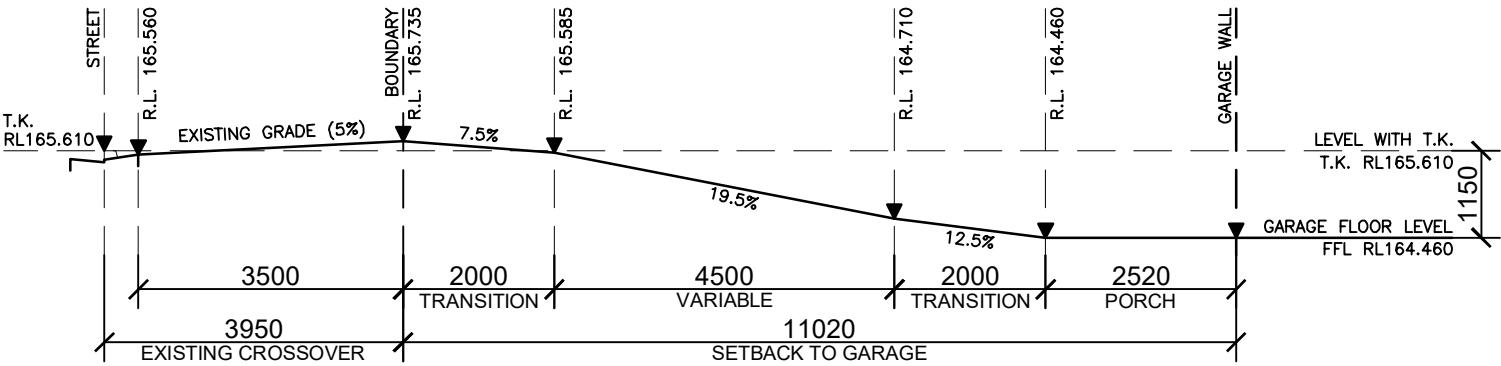
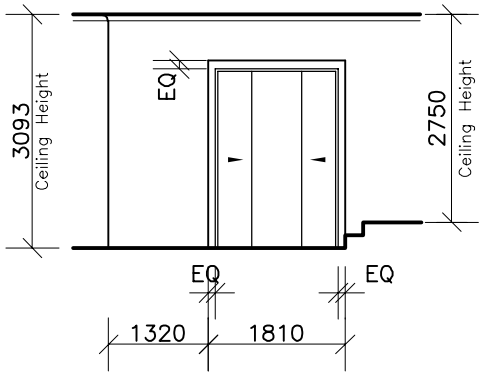
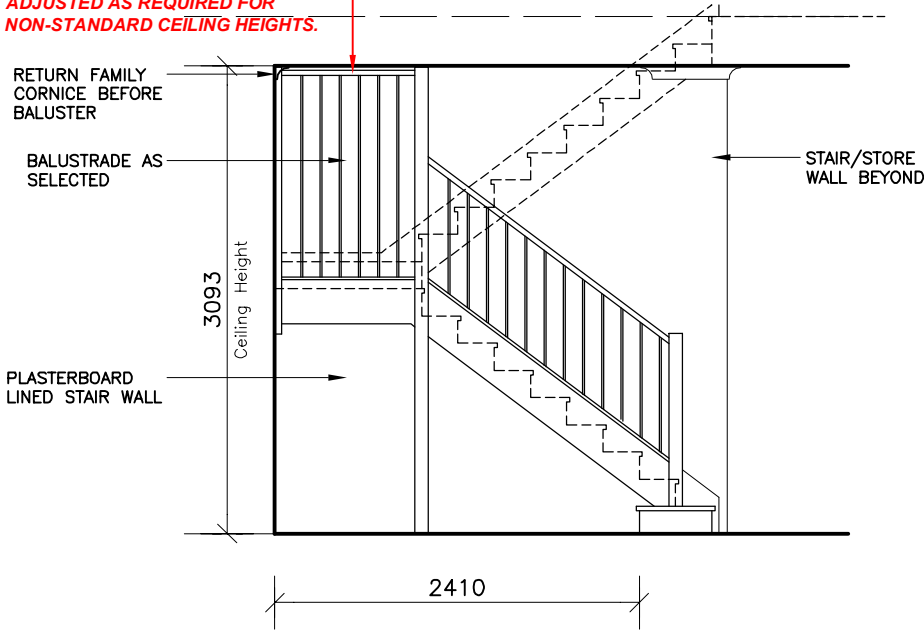
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

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

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



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



CLIENT'S SIGNATURE: _____ DATE: _____

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Hamptons
L/H Garage
Sapphire Specification

CLIENT:
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Mrs. LE
SITE ADDRESS:
Lot 6 No.19
Boyd Avenue
WEST PENNANT HILLS 2125

DA DRAWINGS			
DRAWN: PG.	DATE: 18.08.21	Rev: I	
RATIO @ A3: 1:100	CHECKED: MCA		
SHEET: 7	JOB No: 29915249	NSW	

Ⓢ SMOKE ALARM

DP ○ DOWN PIPE LOCATION

TAP ✕ GARDEN TAP LOCATION

Ⓛ.Ⓛ.Ⓟ LIFT OFF HINGES

SP ○ STEEL POST

TSP ○ TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

Ⓢ EXHAUST FAN

NOTE:
ALL INTERNAL DRAINAGE POINTS
INDICATIVE ONLY. POSITION TO BE
DETERMINED ON SITE

NOTE:
SHOWER NOOK/RECESS REFER TO
CDN 54.260 & SHEET 14 FOR DETAILS

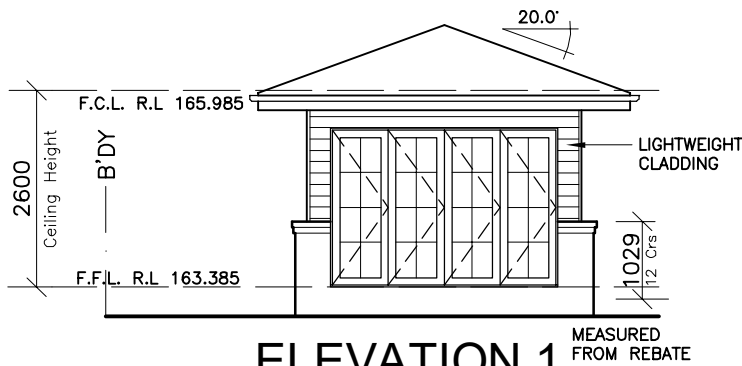
NOTE:
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS

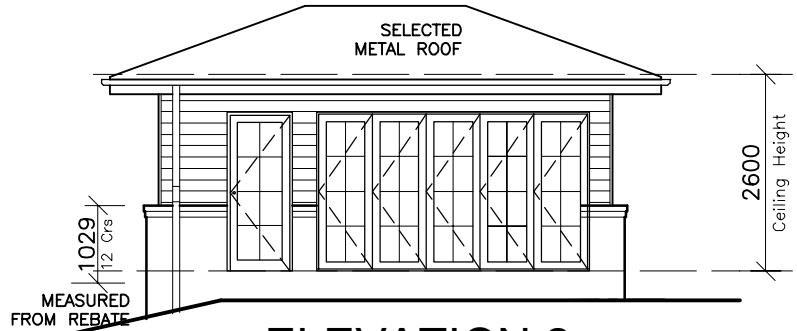
NOTES:
FOR DROP-OFF'S REFER
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CDN 21.010-21.080

RENDER FINISH TO BRICKWORK
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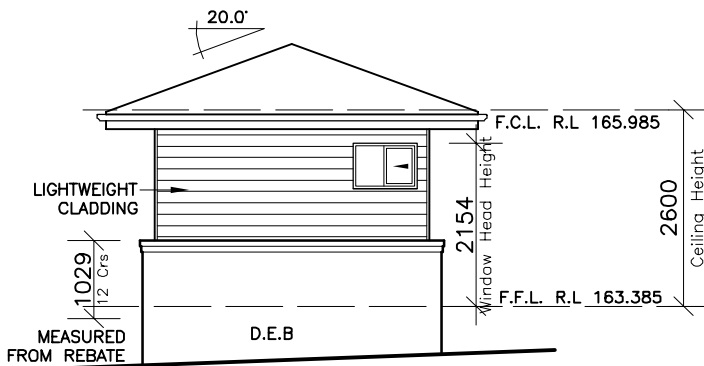
FLOOR PLAN



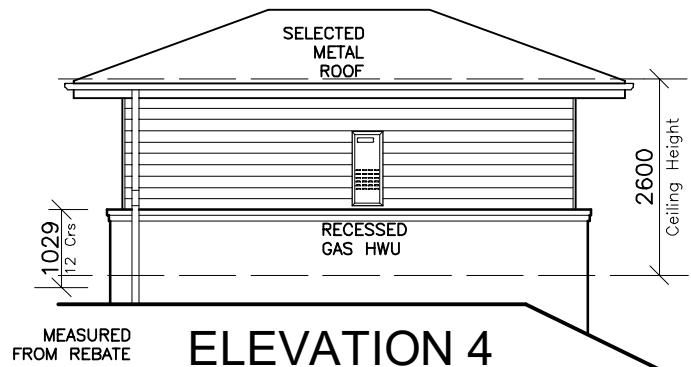
ELEVATION 1
-SOUTH EAST-



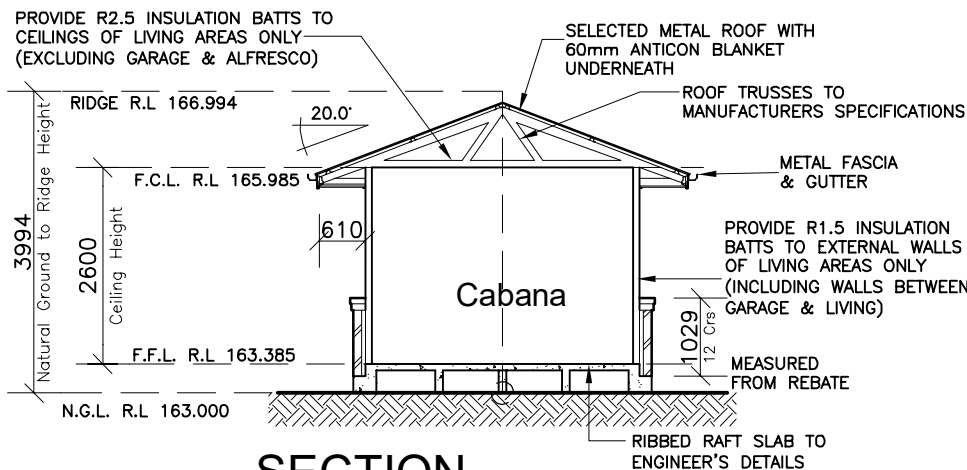
ELEVATION 2
-SOUTH WEST-



ELEVATION 3
-NORTH WEST-



ELEVATION 4
-NORTH EAST-



SECTION
A-A

CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706

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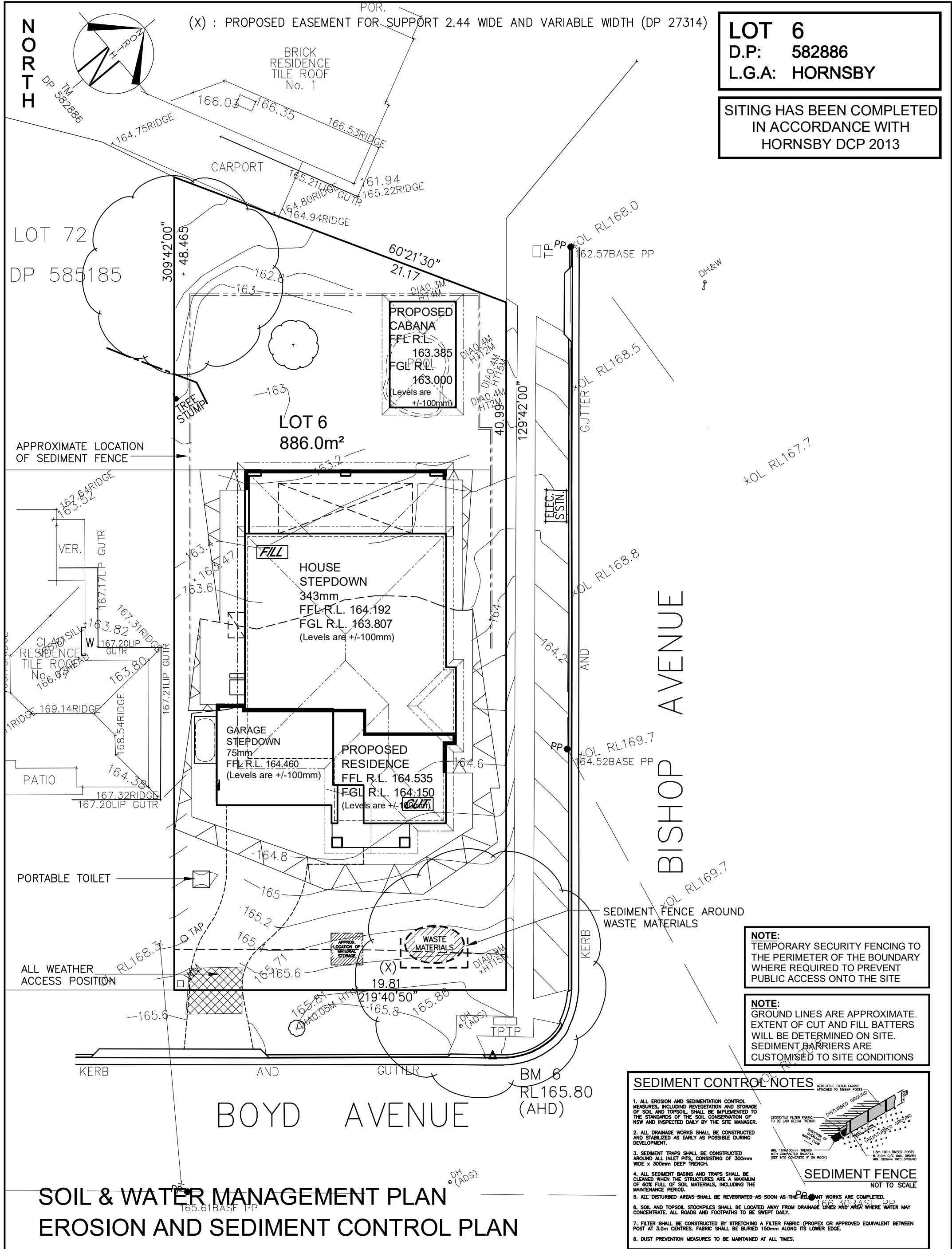
PRODUCT:
BOSTON 42
Hamptons
L/H Garage

Sapphire Specification

CLIENT:
Mr. QUACH
Mrs. LE
SITE ADDRESS:
Lot 6 No.19
Boyd Avenue
WEST PENNANT HILLS 2125

DA DRAWINGS

DRAWN: PG.	DATE: 18.08.21	Rev: I
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 8	JOB No: 29915249	NSW



LOT 6
D.P: 582886
L.G.A: HORNSBY

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
HORNSBY DCP 2013**

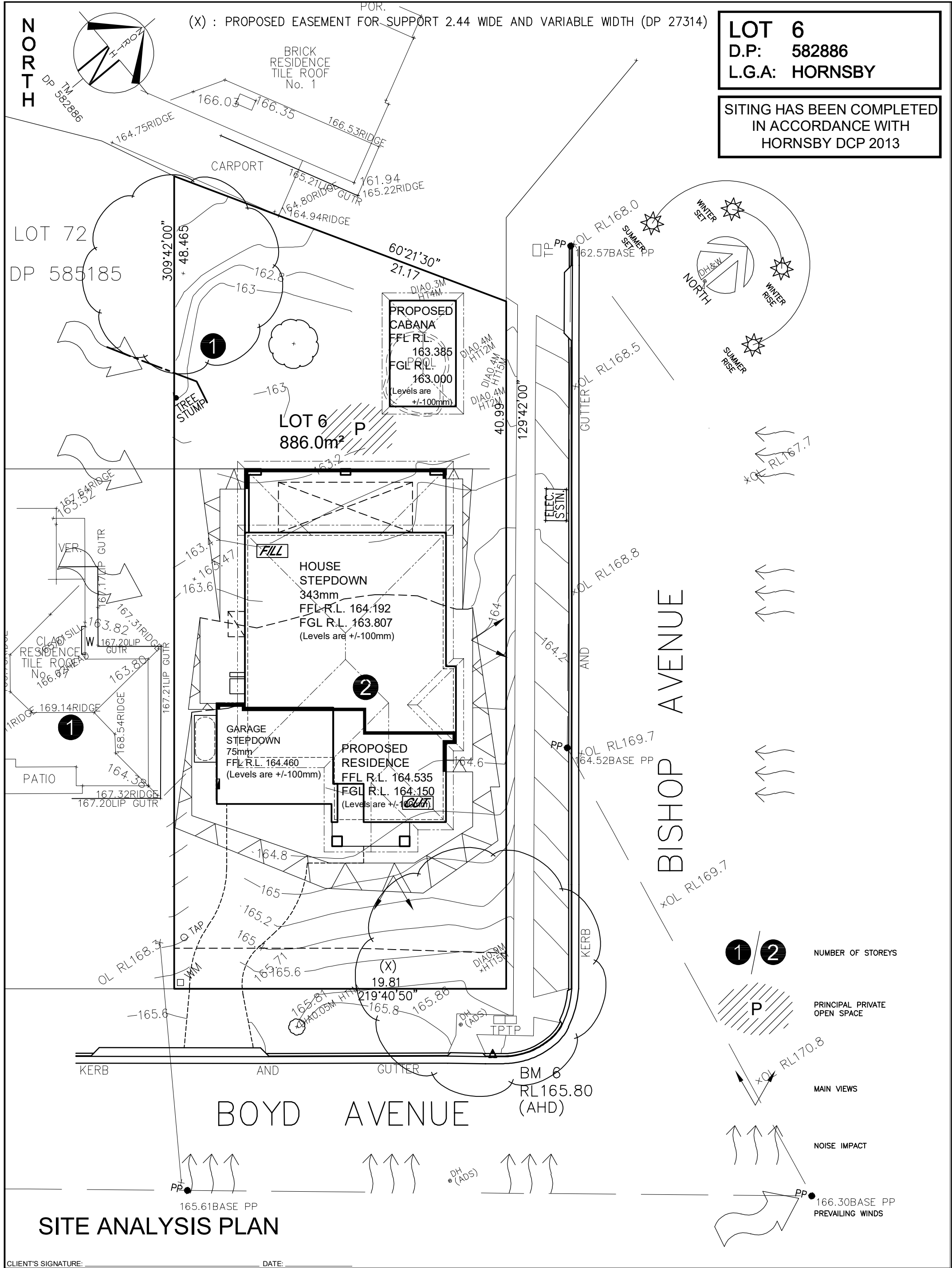
CLIENT'S SIGNATURE: _____		DATE: _____				
<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying 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: BOSTON 42 Hamptons L/H Garage Sapphire Specification</div>	<div>CLIENT: Mr. QUACH Mrs. LE</div>	DA DRAWINGS		
			<div>SITE ADDRESS: Lot 6 No.19 Boyd Avenue WEST PENNANT HILLS 2125</div>	<div>DRAWN: PG.</div>	<div>DATE: 18.08.21</div>	<div>Rev: 1</div>
				<div>RATIO @ A3: 1:200</div>	<div>CHECKED: MCA</div>	
			<div>SHEET: 2.1</div>	<div>JOB No: 29915249</div>	<div>NSW</div>	

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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T: (02) 8851 5300

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ELEMENTS. DIMENSIONS TO BE READ
IN PREFERENCE TO SCALING.



LOT 6

D.P: 582886

L.G.A: HORNSBY

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
HORNSBY DCP 2013

CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: BOSTON 42 Hamptons L/H Garage Sapphire Specification		CLIENT: Mr. QUACH Mrs. LE SITE ADDRESS: Lot 6 No.19 Boyd Avenue WEST PENNANT HILLS 2125		DA DRAWINGS		
<div>ClarendonHomes</div> <div><div>BL No. 2298C</div><div>ABN 18 003 892 706</div></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>				DRAWN: PG.	DATE: 18.08.21	Rev: <div>I</div>
						RATIO @ A3: 1:200	CHECKED: MCA	
						SHEET: 2.2	JOB No: 29915249	

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
HORNSBY DCP 2013



NEIGHBOUR NOTIFICATION PLAN

DATE:

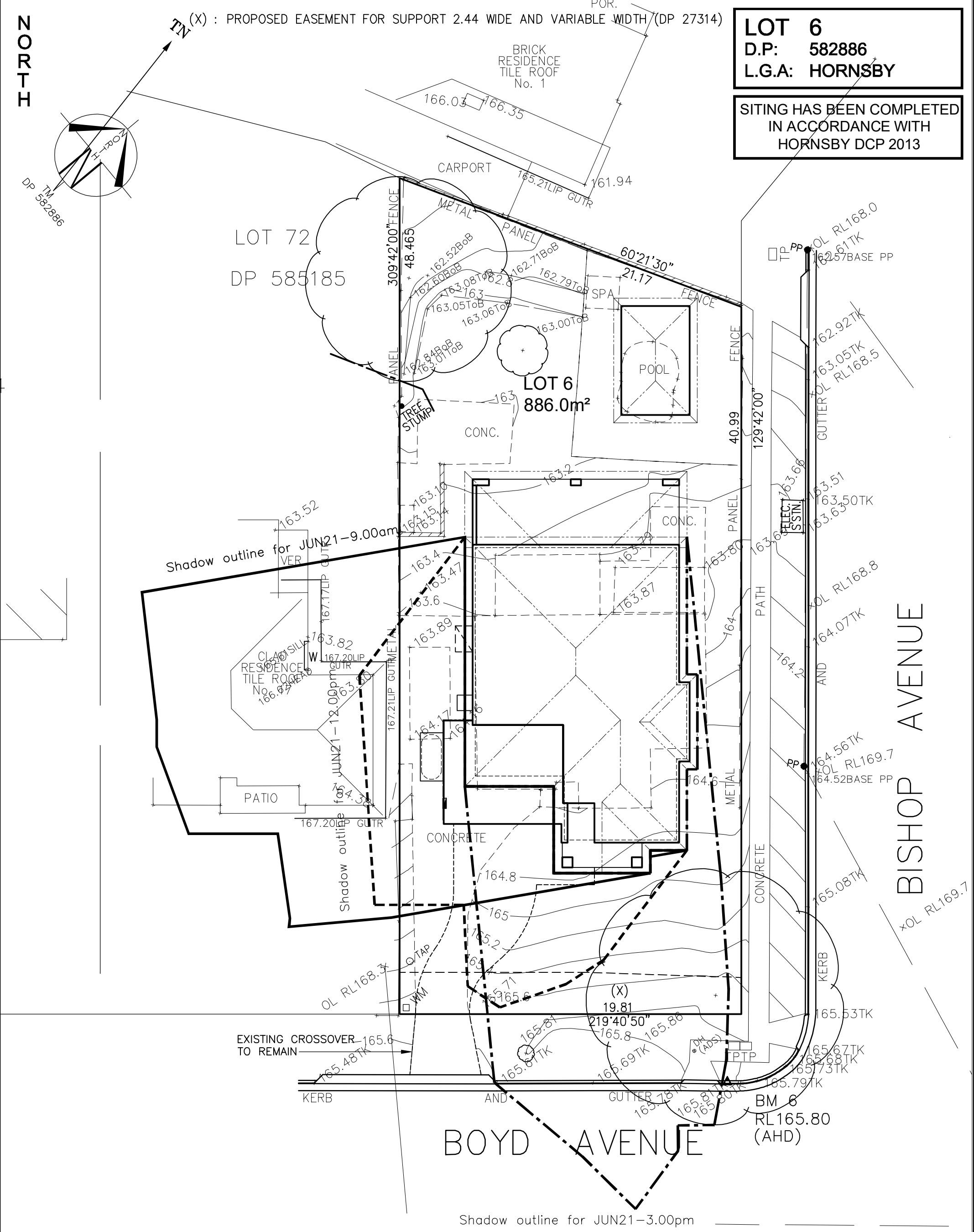
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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

PRODUCT:
BOSTON 42
Hamptons
L/H Garage
Sapphire Specification

CLIENT: Mr. QUACH Mrs. LE	
SITE ADDRESS: Lot 6 No.19 Boyd Avenue WEST PENNANT HILLS 2125	

DRAWN: PG.	DATE: 18.08.21	Rev: 1
RATIO @ A3: 1:200	CHECKED: MCA	
SHEET: 2.3	JOB No: 29915249	NSW



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>BOSTON 42 Hamptons L/H Garage</div> <div>Sapphire Specification</div>	<div>CLIENT:</div> <div>Mr. QUACH Mrs. LE</div>		
			<div>SITE ADDRESS:</div> <div>Lot 6 No.19 Boyd Avenue WEST PENNANT HILLS 2125</div>		
			<div>DA DRAWINGS</div>		
			<div>DRAWN:</div> <div>PG.</div>	<div>DATE:</div> <div>18.08.21</div>	<div>Rev:</div> <div>I</div>
			<div>RATIO @ A3:</div> <div>1:200</div>	<div>CHECKED:</div> <div>MCA</div>	
			<div>SHEET:</div> <div>2.4</div>	<div>JOB No:</div> <div>29915249</div>	<div>NSW</div>

DP TM
582886

BRICK
RESIDENCE
TILE ROOF
No. 1

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
HORNSBY DCP 2013

LOT 6
886.0m²

BISHOP AVENUE

BOYD AVENUE

SHADOW DIAGRAM @ 21st DECEMBER

DATE: _____

BL No. 2298C
ABN 18 003 892 706

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**# ALL DIMENSIONS TO STRUCTURAL
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PRODUCT:
BOSTON 42
Hamptons
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Sapphire Specification

CLIENT: Mr. QUACH Mrs. LE
SITE ADDRESS: Lot 6 No.19 Boyd Avenue WEST PENNANT HILLS 2125

DRAWN: PG.	DATE: 18.08.21	Rev: I
RATIO @ A3: 1:200	CHECKED: MCA	
SHEET: 2.5	JOB No: 29915249	

NSW