



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 29 June 2022
at 4:00pm



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LOCAL PLANNING PANEL

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ATTACHMENT/S

REPORT NO. LPP34/22

ITEM 1

- 1. LOCALITY MAP**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLAN**



LOCALITY PLAN
DA/1354/2021
67 Malton Road, Beecroft

ATTACHMENT 1 - ITEM 1

PROPOSED ALTERATIONS & ADDITIONS

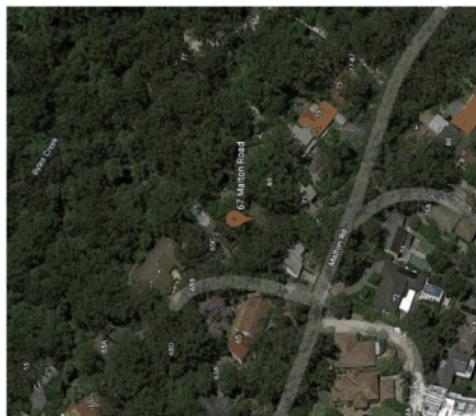
PROJECT ADDRESS: 67 MALTON ROAD, BEECROFT

LOT 1, DP 25800

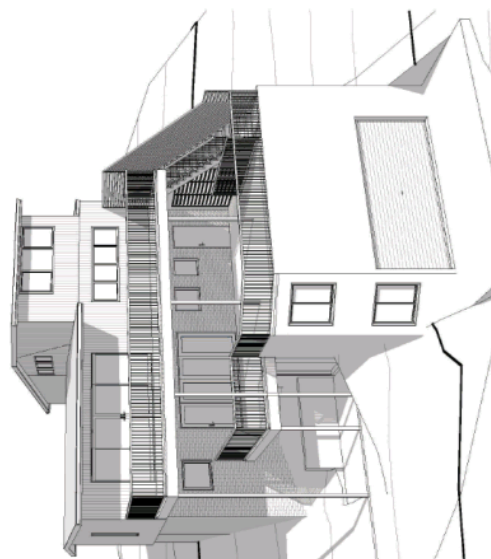
CLIENT: KENT & KATHARINA ROSS

COUNCIL: HORNSBY SHIRE COUNCIL

STATUS: DEVELOPMENT APPLICATION




SITE LOCATION NTS



PERSPECTIVE NTS

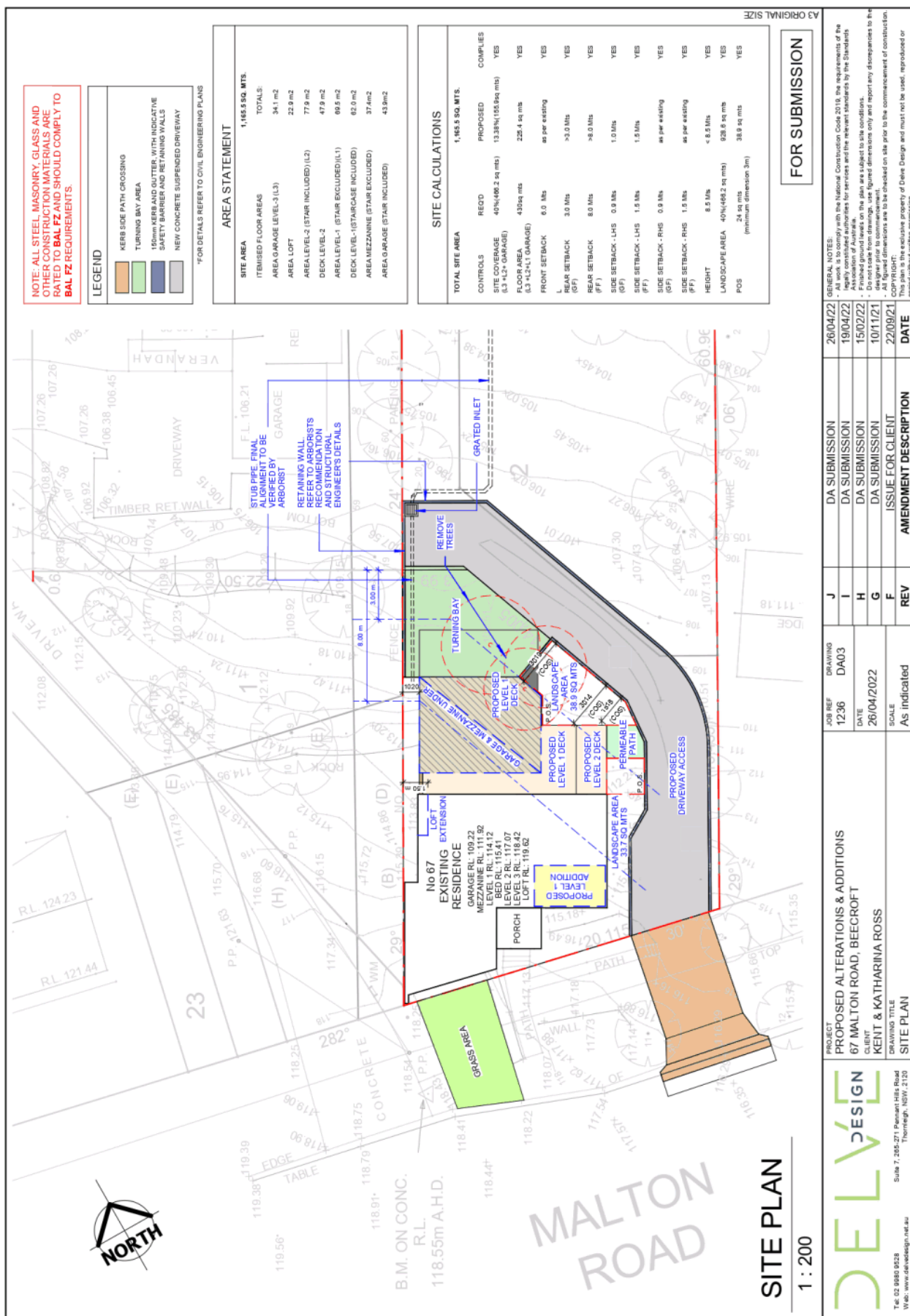
DWG	DESCRIPTION
DA01	COVER SHEET
DA02	GENERAL SPECIFICATIONS
DA03	SITE PLAN
DA05	CONSTRUCTION MANAGEMENT PLAN
DA06	FLOOR PLANS SHEET 1
DA07	FLOOR PLANS SHEET 2
DA08	FLOOR PLANS SHEET 3
DA09	ELEVATION SHEET 1
DA10	ELEVATION SHEET 2
DA11	SECTIONS
DA12	BASIC COMMITMENTS
DA13	NOTIFICATION PLAN
DA14	WINDOW SCHEDULE
DA15	21 JUNE SHADOW DIAGRAM - 0900
DA16	21 JUNE SHADOW DIAGRAM - 1200
DA17	21 JUNE SHADOW DIAGRAM - 1500
DA18	HEIGHT BLANKETS

FOR SUBMISSION

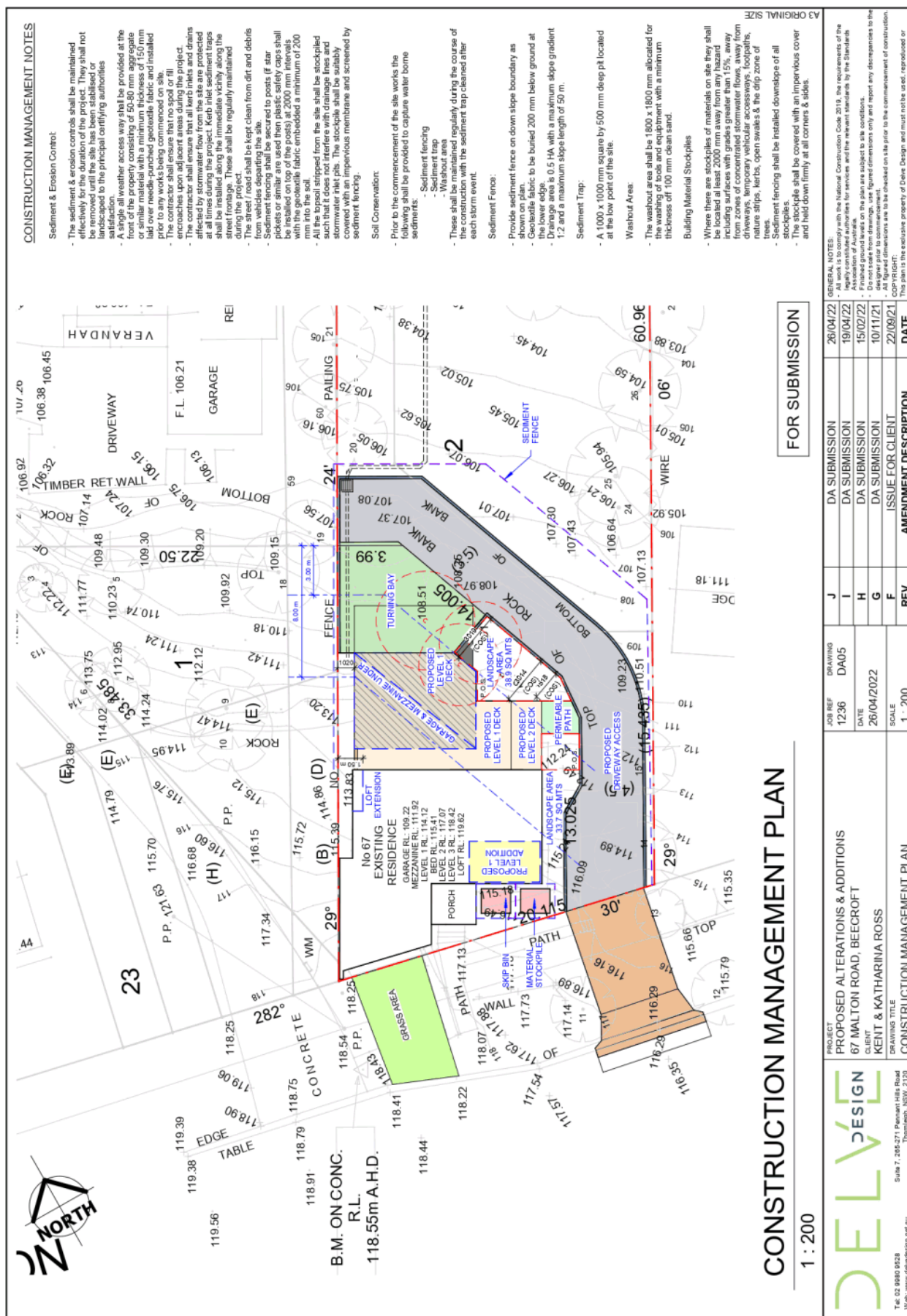
 <div>DELVE DESIGN Suite 7, 255-271 Pennant Hills Road Thornleigh, NSW, 2120 Tel: 02 9880 9528 Web: www.delvedesign.net.au</div>	PROJECT PROPOSED ALTERATIONS & ADDITIONS 67 MALTON ROAD, BEECROFT CLIENT KENT & KATHARINA ROSS DRAWING TITLE COVER SHEET	JOB REF 1236	DRAWING	J	DA SUBMISSION	26/04/22	GENERAL NOTES All work is to comply with the National Construction Code 2019, the requirements of the legally constituted authorities for services and the relevant standards by the Standards Association of Australia. All dimensions on the plan are subject to site conditions. Do not scale from drawings, use figured dimensions only and report any discrepancies to the client prior to commencement. All figured dimensions are to be checked on site prior to the commencement of construction. COPYRIGHT: This plan is the exclusive property of Delve Design and must not be used, reproduced or distributed without written permission.
			DA01		DA SUBMISSION		
			DATE		19/04/22		
					15/02/22		
					DA SUBMISSION		
					10/11/21		
SCALE	ISSUE FOR CLIENT	22/09/21					
	REV	AMENDMENT DESCRIPTION					

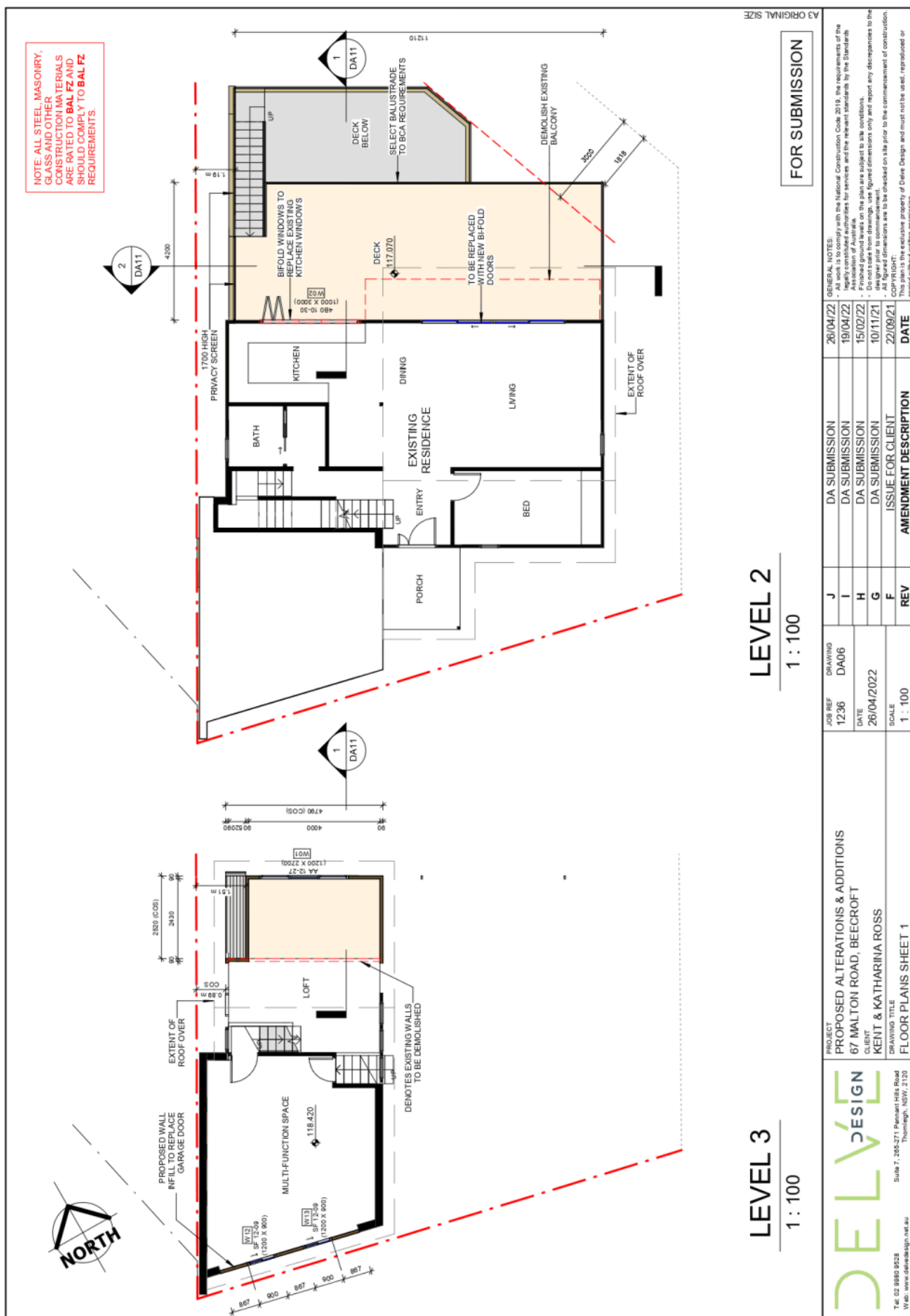
ATTACHMENT 2 - ITEM 1

ATTACHMENT 2 - ITEM 1



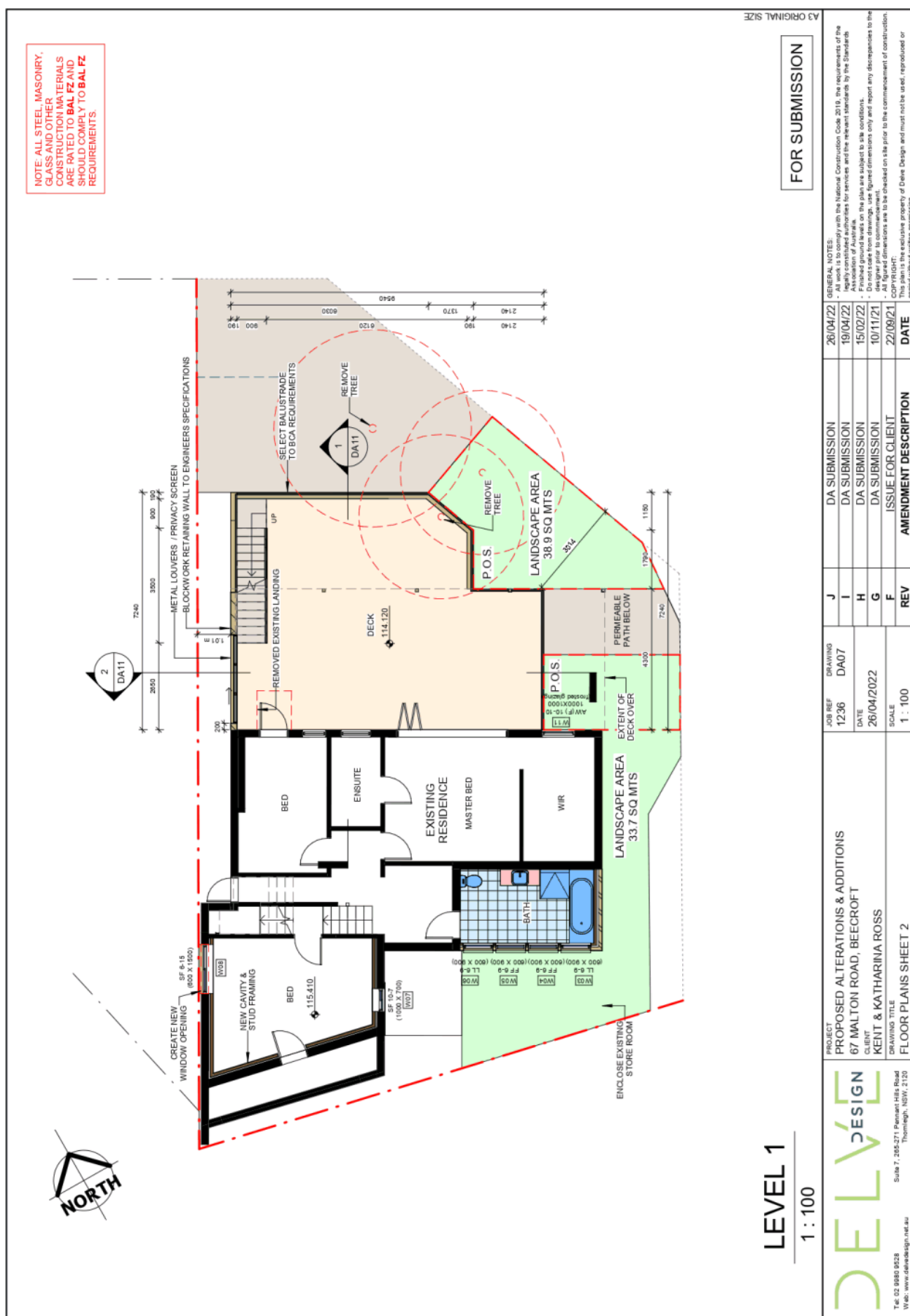
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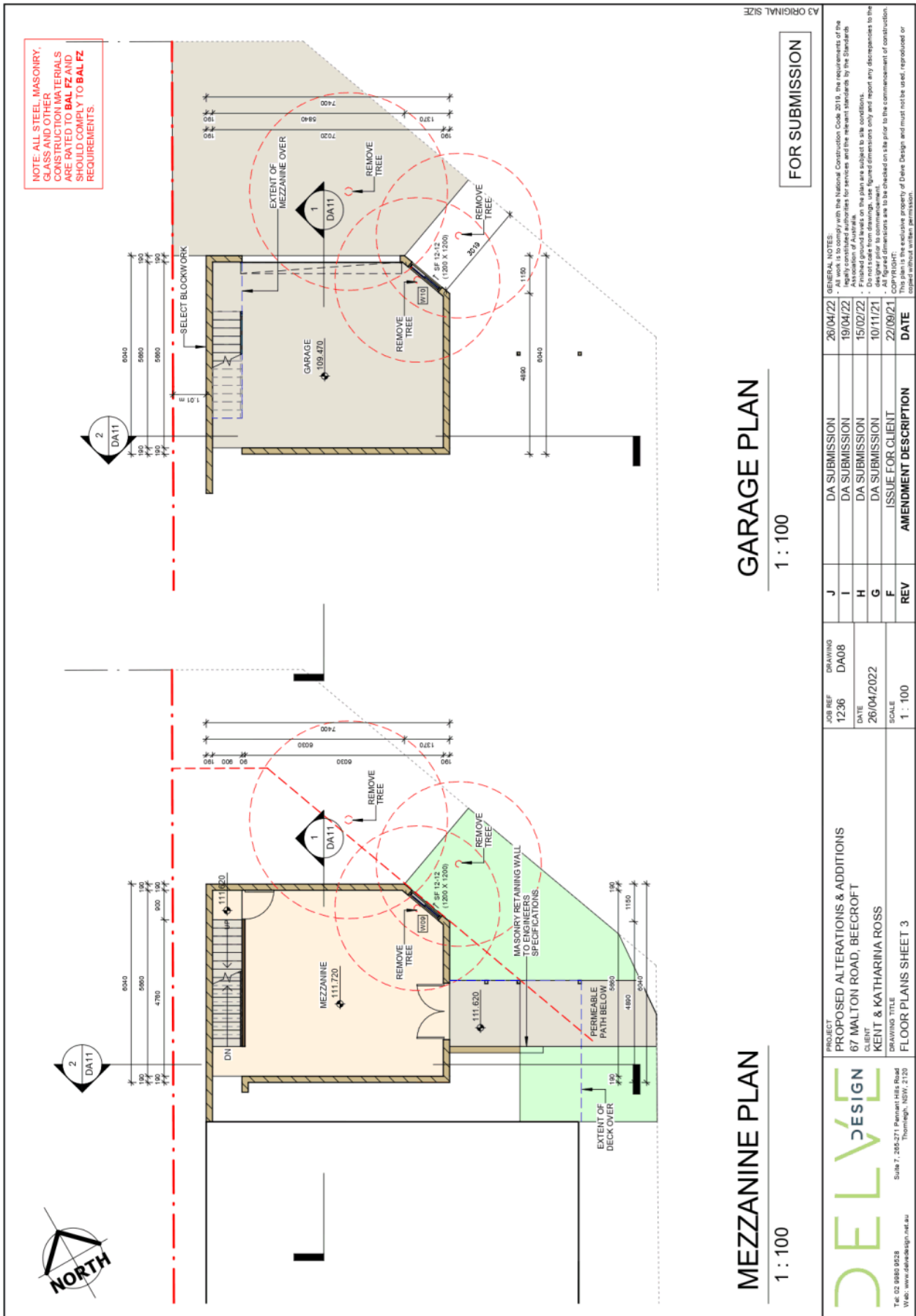




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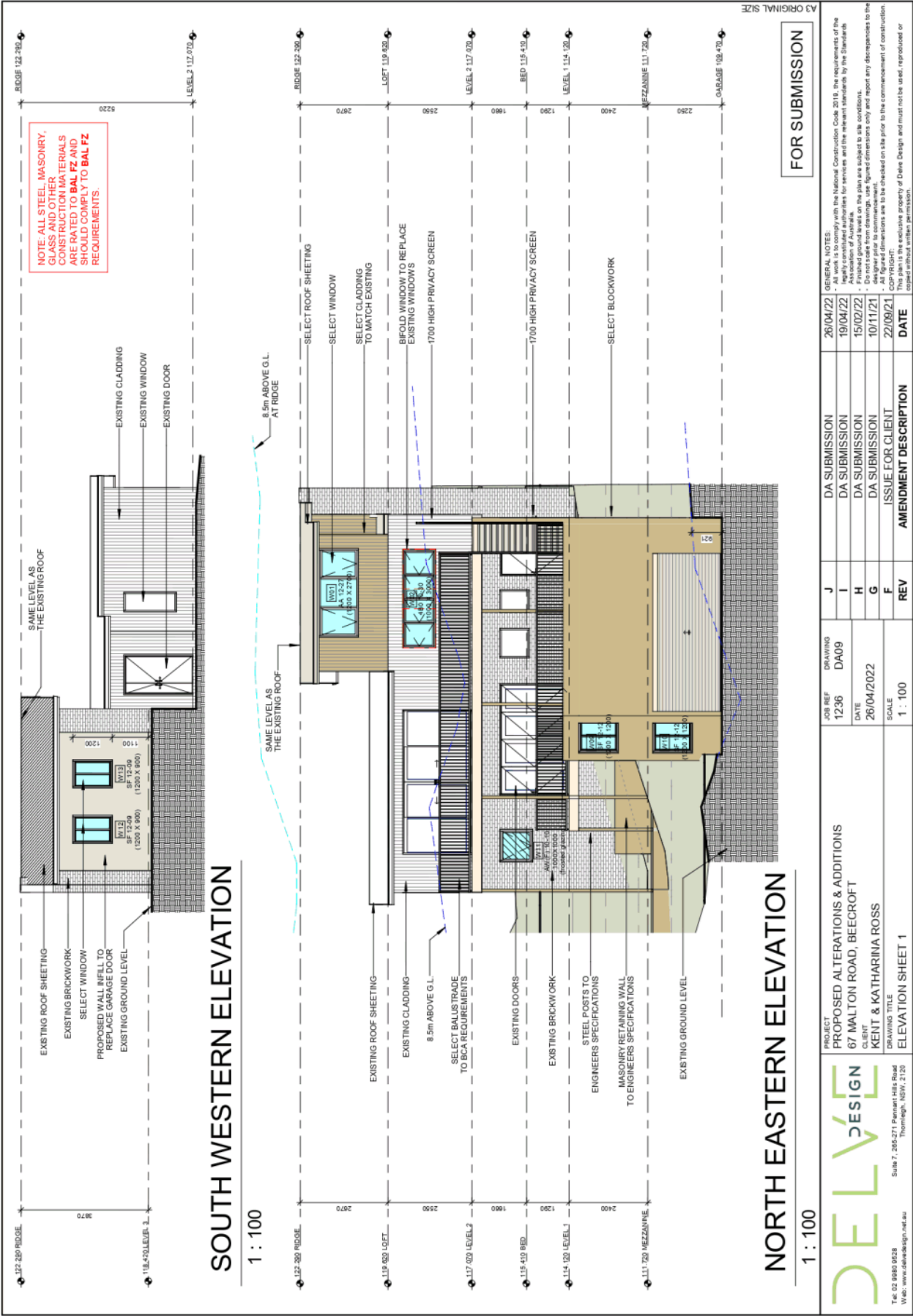
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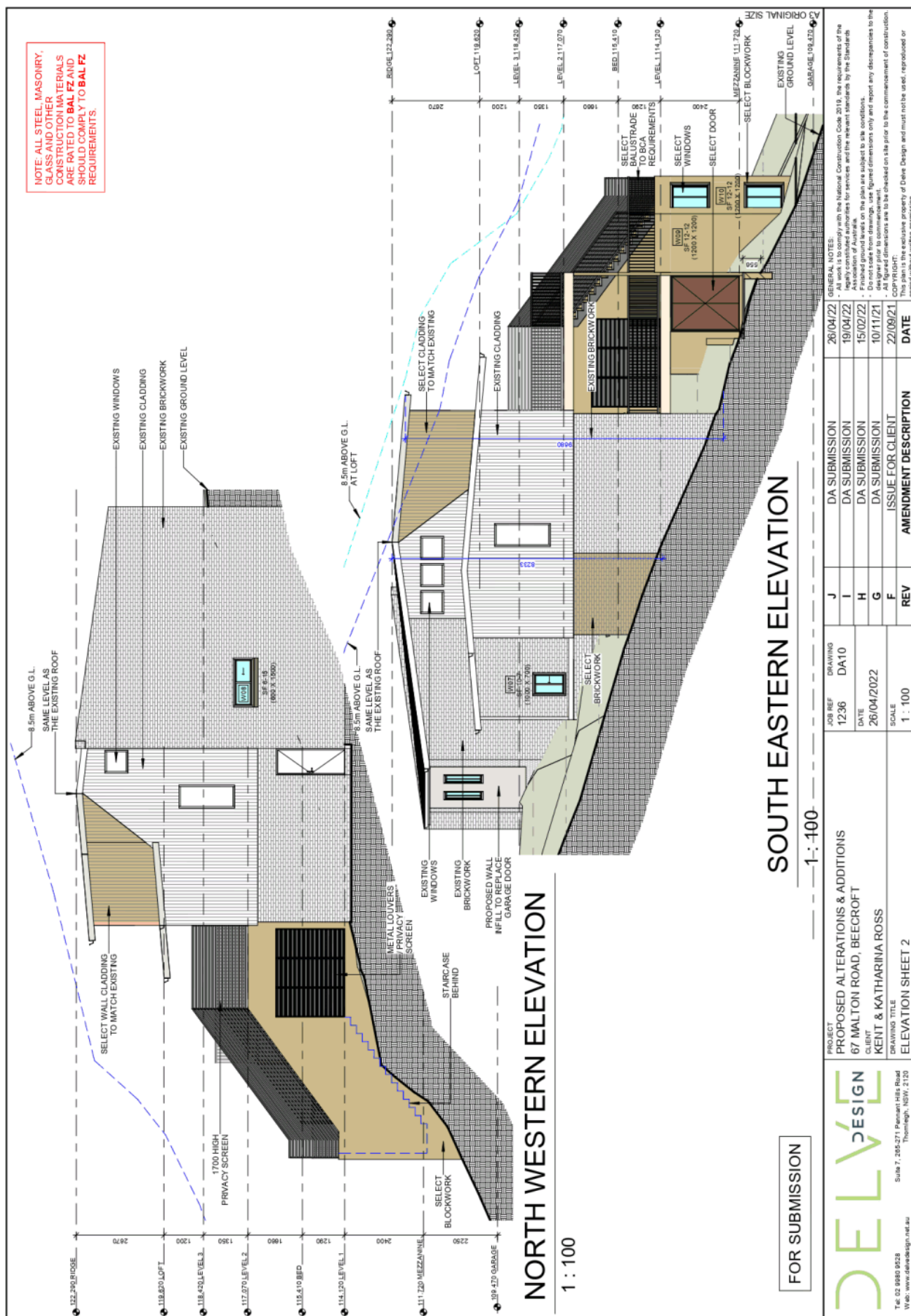




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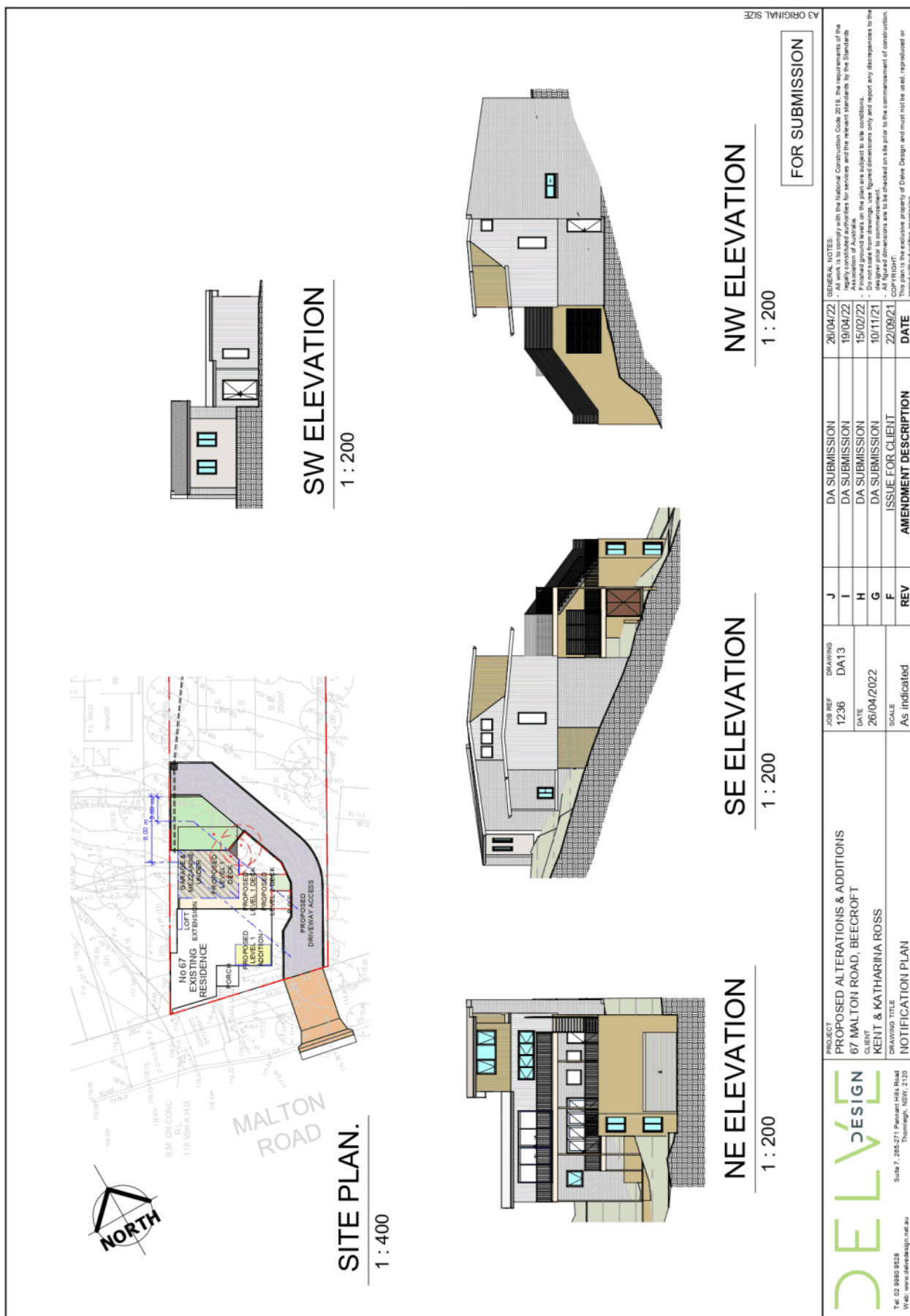




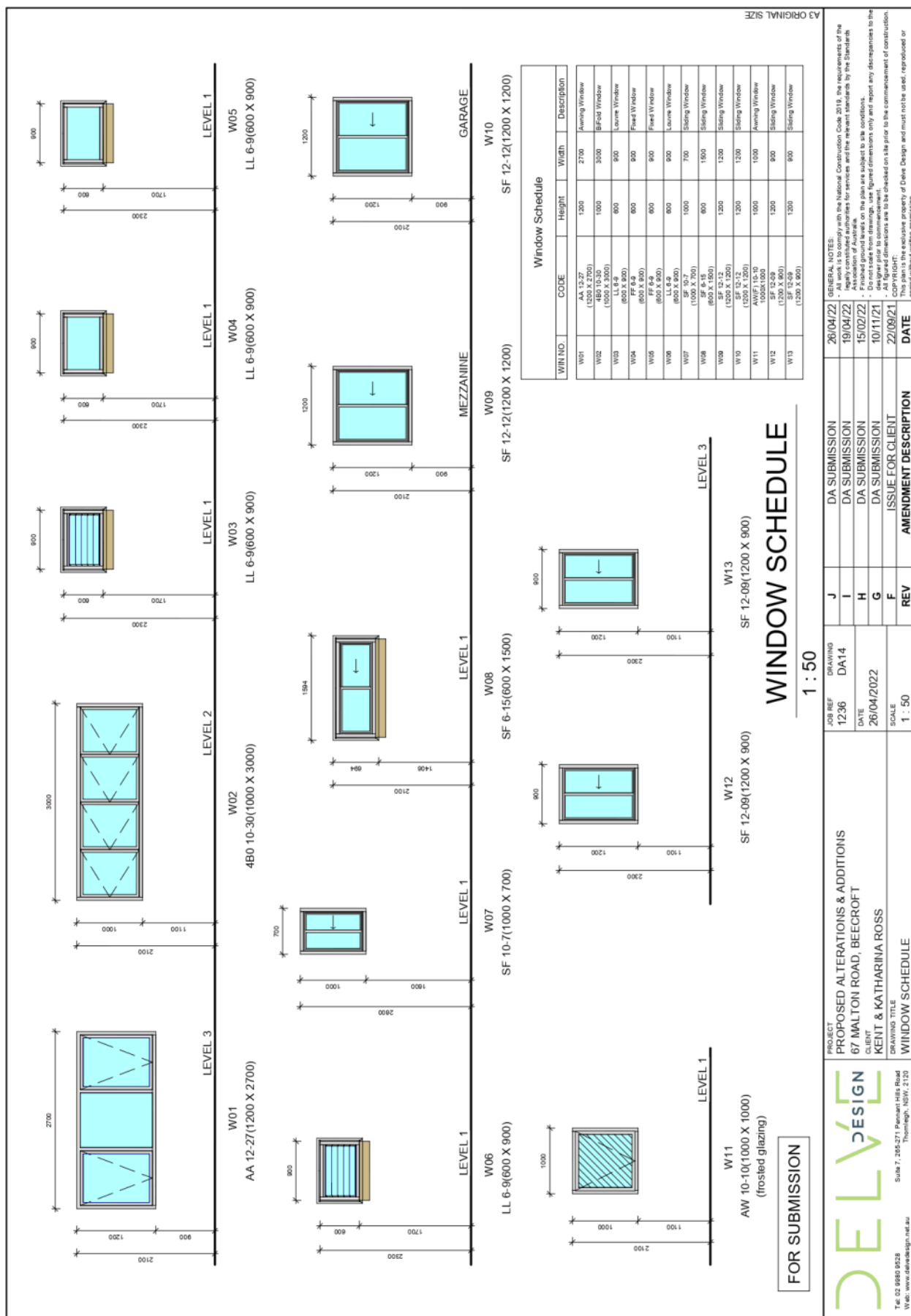
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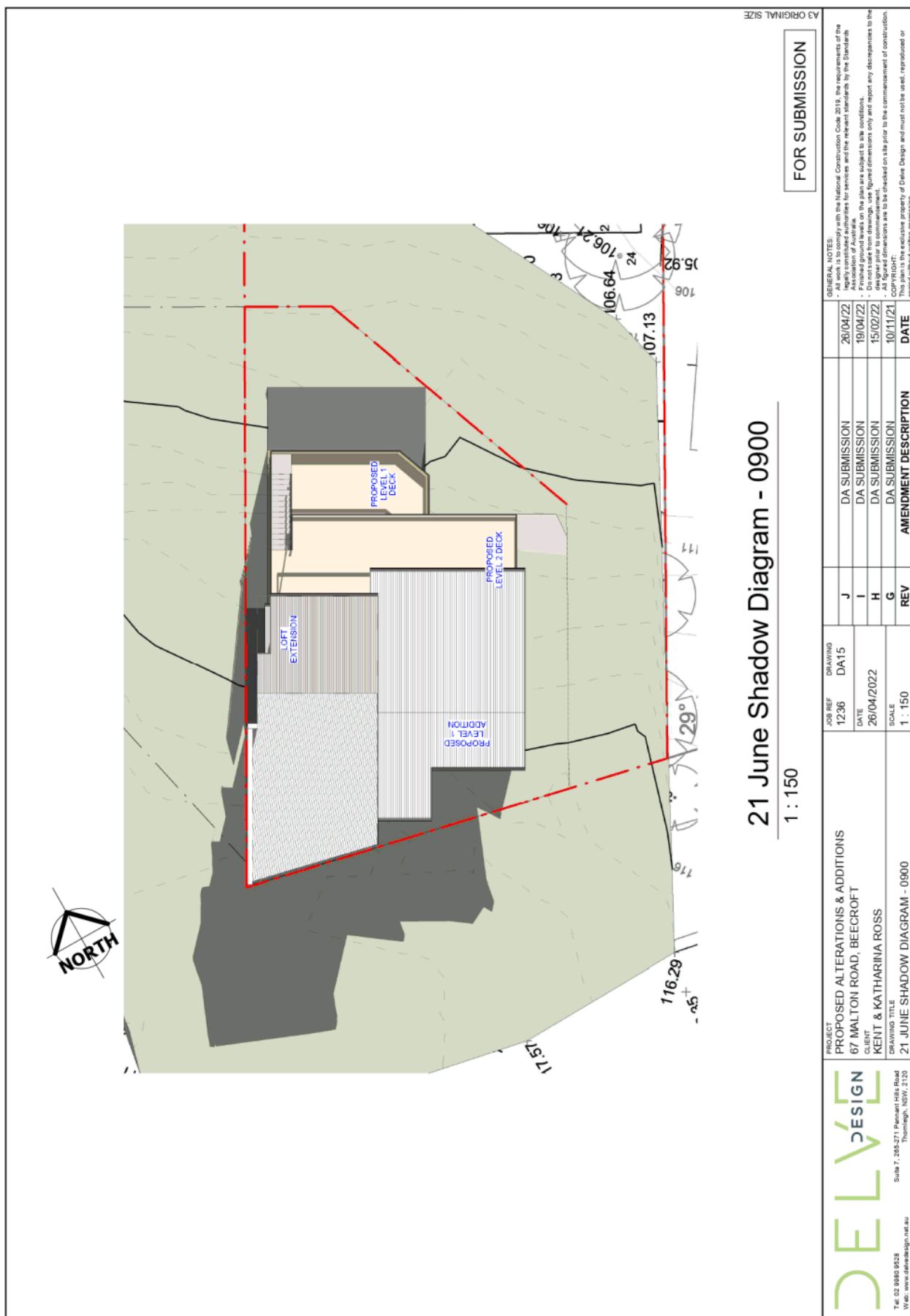


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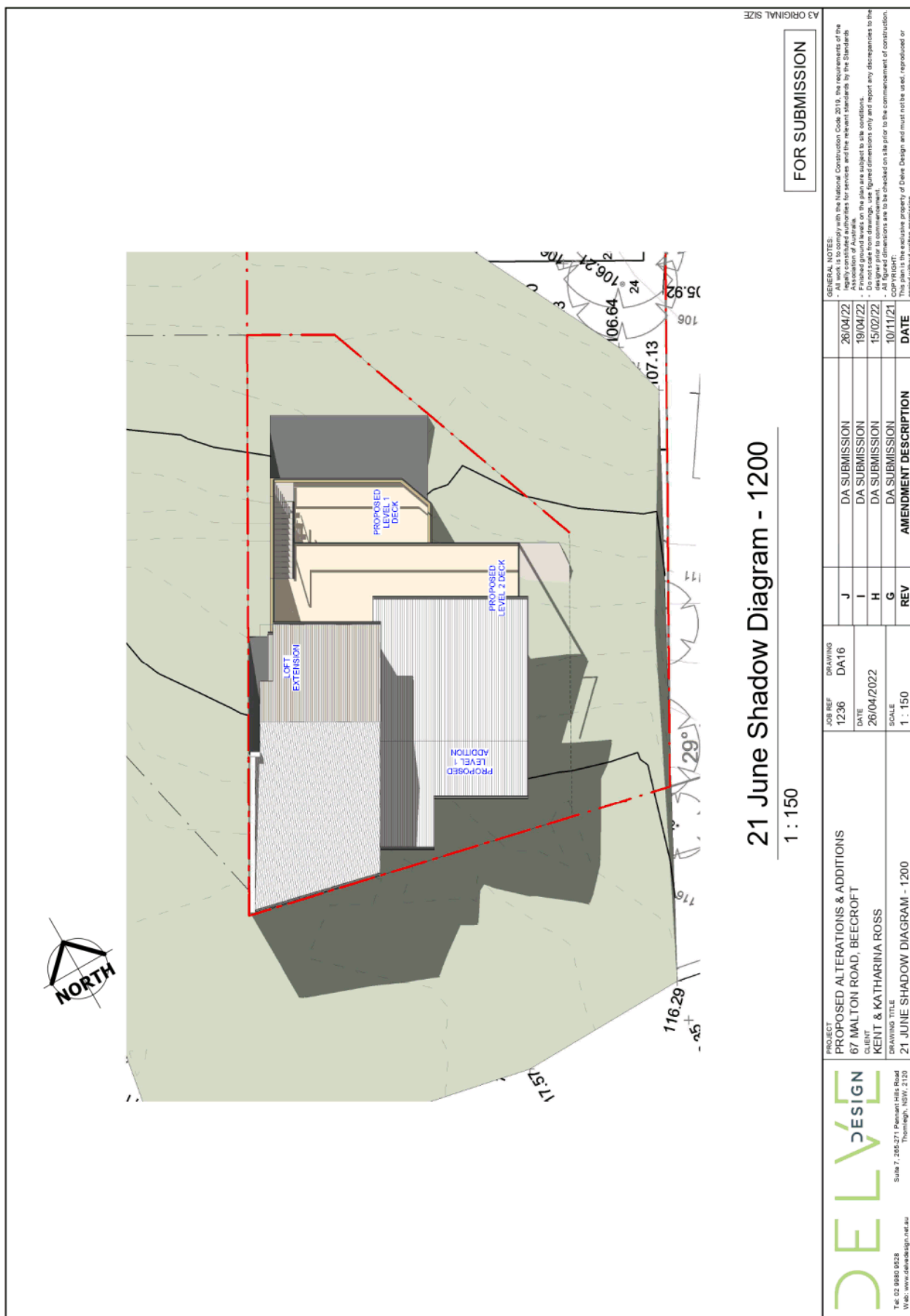


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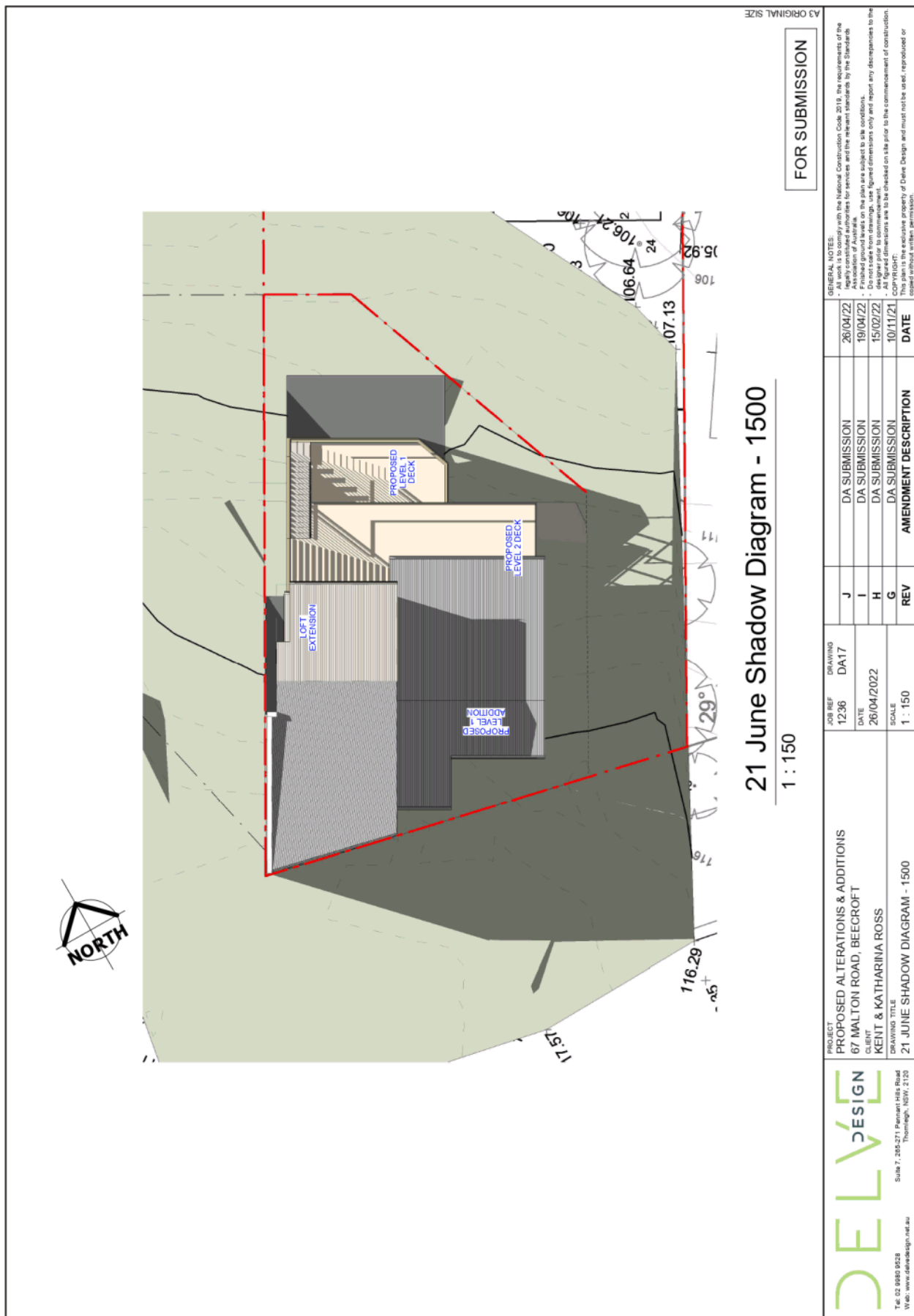




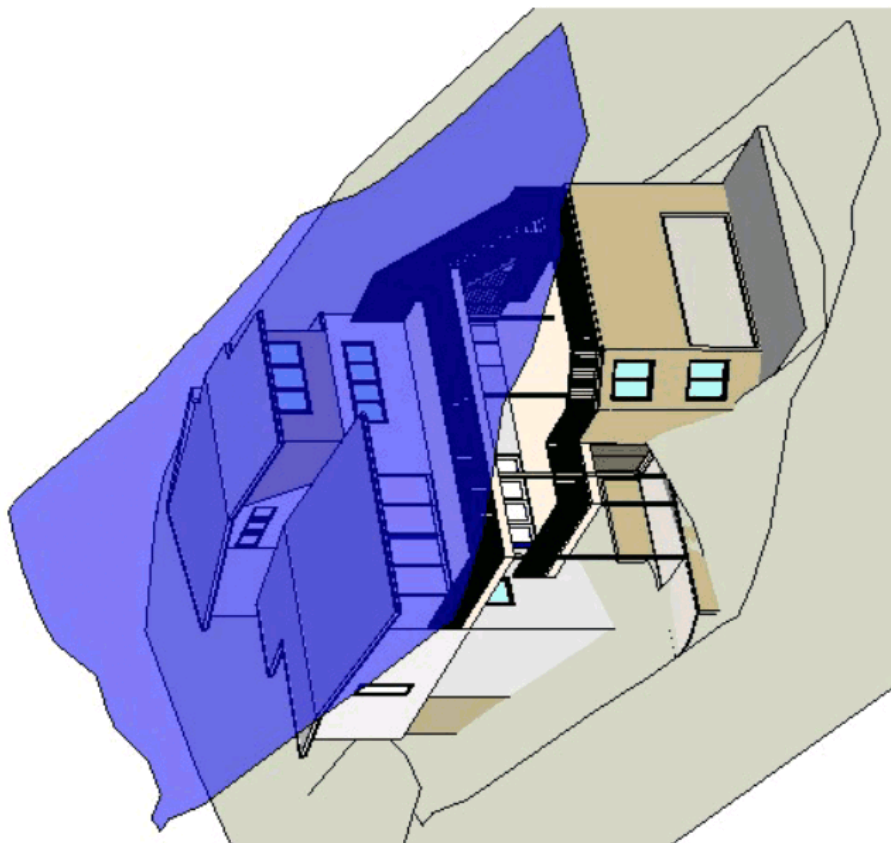
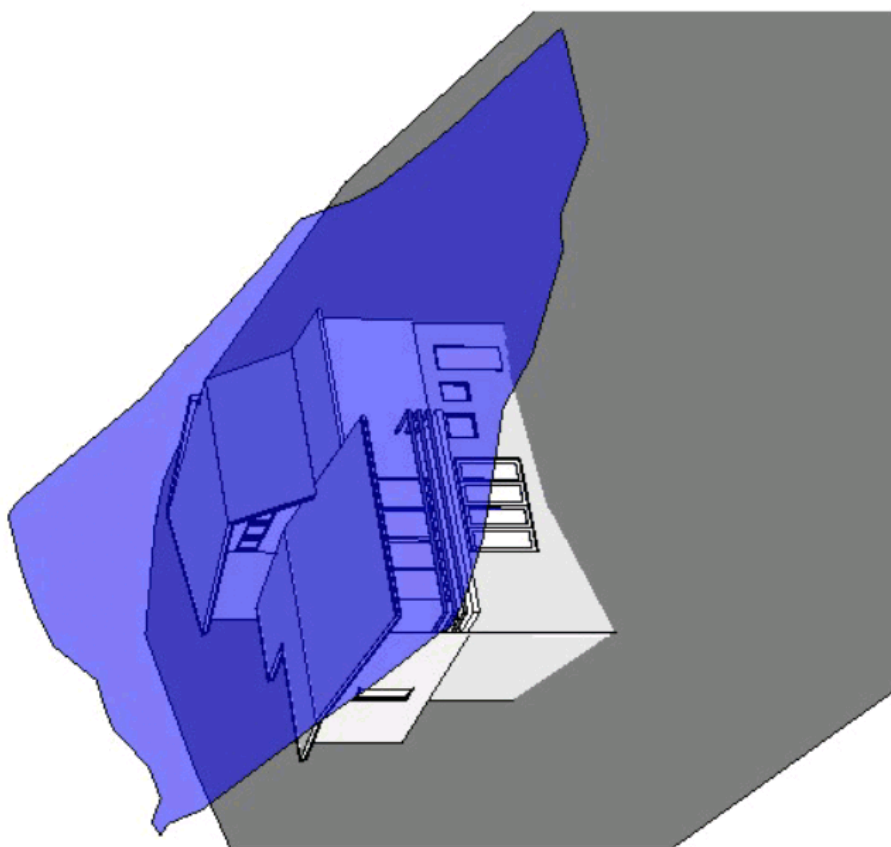
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ATTACHMENT 2 - ITEM 1

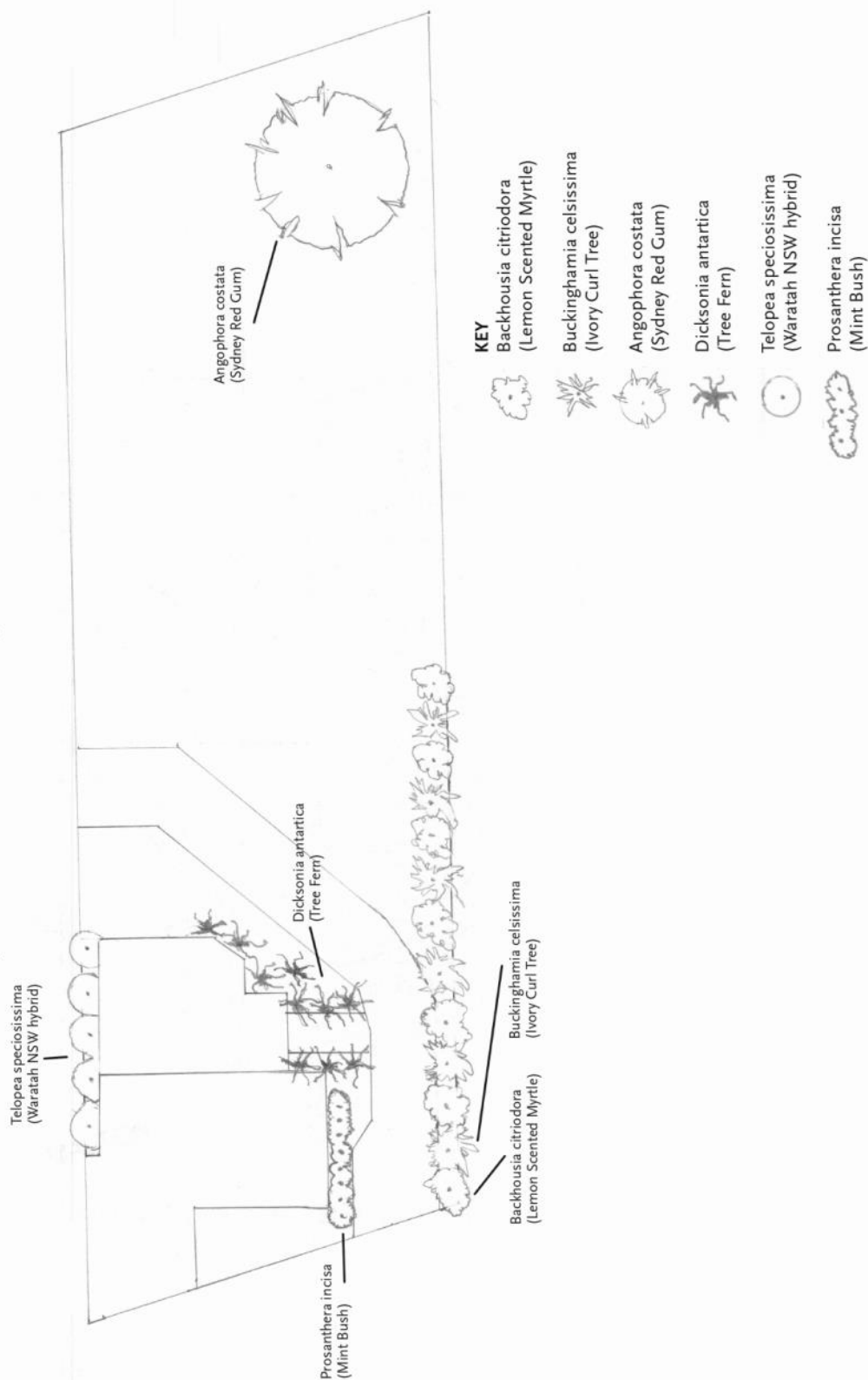


ATTACHMENT 2 - ITEM 1

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ATTACHMENT 2 - ITEM 1

Landscape Plan for DA/1354/2021 67 Malton Road Beecroft, NSW



Graham Ross A.M. VMM. MAIH. RH. Graham Ross Horticultural Consultants Pty Ltd.		LANDSCAPE PLAN 67 MALTON ROAD, BEECROFT NSW 2119	DATE: 17 th February, 2022 Version 2
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ATTACHMENT 3 - ITEM 1

ATTACHMENT/S
REPORT NO. LPP35/22

ITEM 2

- 1. LOCALITY PLAN**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLAN**
- 4. SURVEY PLAN**
- 5. TREE LOCATION PLAN**



LOCALITY PLAN



DA/1379/2021

No. 99A COPELAND ROAD, BEECROFT

ATTACHMENT 1 - ITEM 2

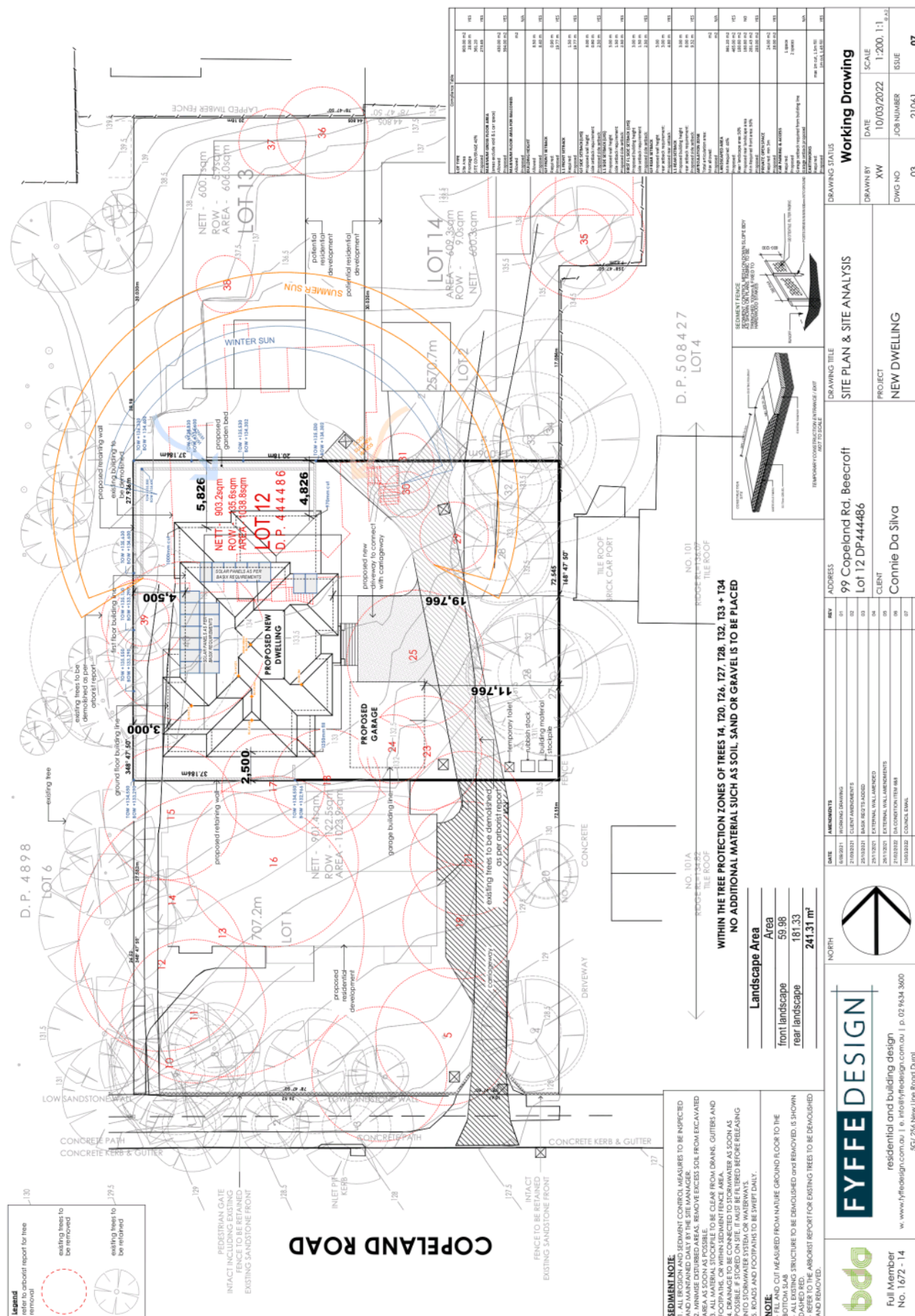
BASIX COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (≥ 7.5 but < 9 L/min)	4 star	4 star	5 star
	Individual rainwater tank to collect run off from at least 200 m ² of roof area - Tank size min 3000 litres			
	The applicant must connect the rainwater tank to:			
Alternative water source	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	-	-
	Hot water systems: Gas Instantaneous with a performance of 5 stars			
	Bathroom ventilation system: Individual fan, ducted to facade or roof; manual switch on/off			
ENERGY	Kitchen ventilation system: Individual fan, ducted to facade or roof; manual switch on/off			
	Laundry ventilation system: Natural ventilation only			
	Cooling system: 3 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area			
	Heating system: 3 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Alternative energy: Must install a photovoltaic system with the capacity to generate at least 6.5 peak kilowatts of electricity.			
	Must install a gas cooktop and electric oven.			
Must install fixed outdoor clothes drying line as part of the development.				

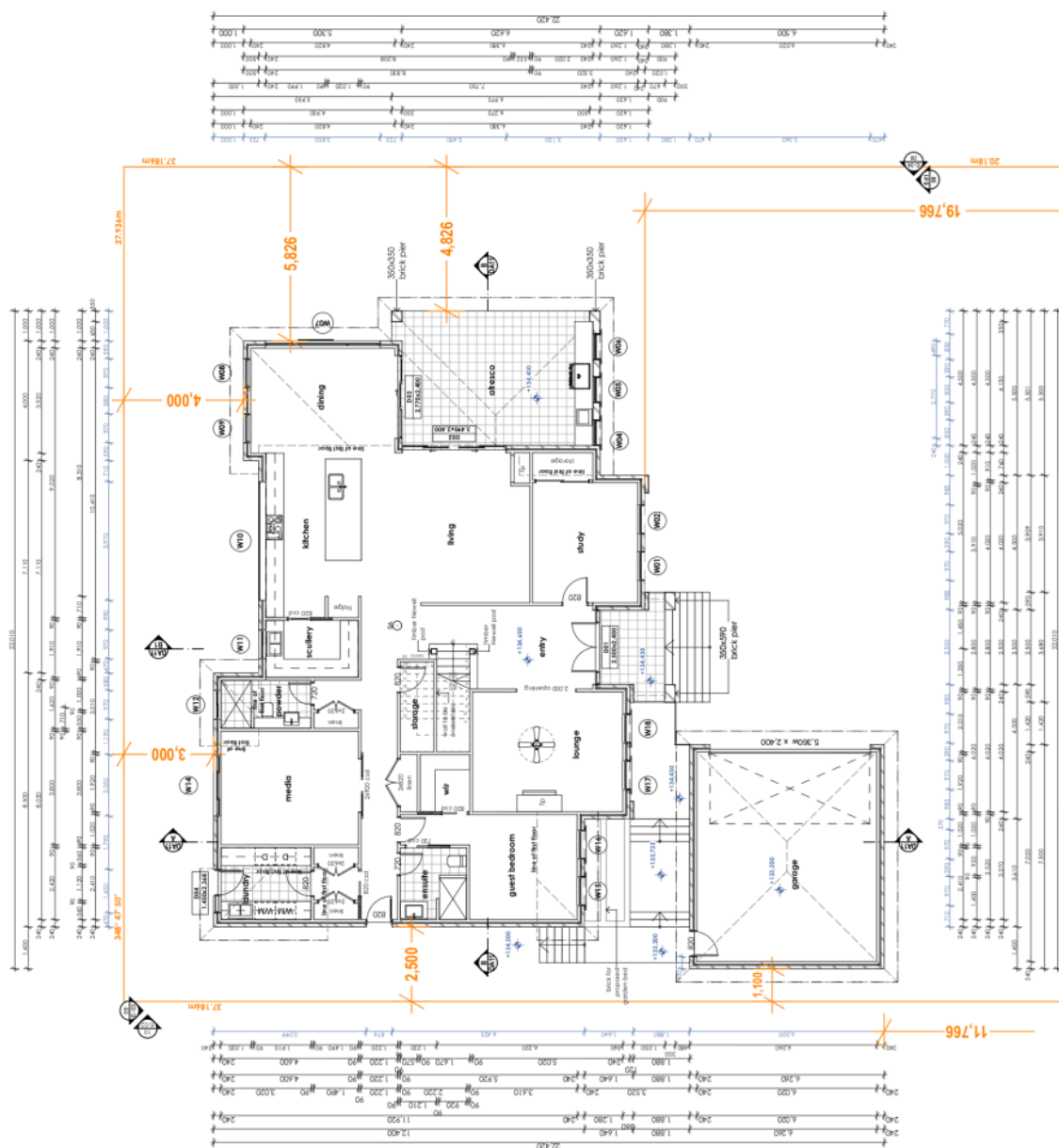
BASIX summary for 99 Copeland Road Beecroft 2119		
Building Elements	Material	Detail
External walls	Brick veneer – light colour	
Internal walls	Plasterboard on studs	R2.5 bulk insulation to walls adjacent to powder, bathroom & laundry
Roofs	Concrete – ground floor	R4.0 bulk insulation to ceilings with roof above
Floors	Timber – first floor	Waffle pod
Roof	Roof Tiles – Dark Colour	Foil (isolation) to underside of roof
Doors/Windows – W01, W02, D01 sidelights, D02, D03, W10, W11, W14, W15, W16, W17, W18, W19, W22, W24, W27, W28, W29, W33, W34	<u>Sliding windows/doors, double hung & fixed windows:</u> Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.58 +/- 10%
Doors/Windows – D01, W07, W08, W09, Half door, W20, W21, W25, W35, W36	<u>Awning windows & hinged doors:</u> Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
Doors/Windows – D04 sidelight, W12, W23, W31, W32	<u>Sliding windows, fixed windows:</u> Aluminium single glazed	U value 6.70 or less and SHGC 0.70 +/- 10%
Doors/Windows – D04	<u>Hinged door:</u> Aluminium single glazed	U value 6.70 or less and SHGC 0.57 +/- 10%
Ceiling fans	1200mm ceiling fans to lounge, sitting & first floor bedrooms	
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS certificate.		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom & ensuite exhaust fans.		

 Full Member No. 1672 - 14	 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 507/256 New Line Road Dulal	DATE	16/03/2022	APPROVED BY	16/03/2022	REV	01	ADDRESS	99 Copeland Rd, Beecroft Lot 12 DP444486	DRAWING TITLE	BASIX COMMITMENTS	DRAWING STATUS	Working Drawing		
		DATE	16/03/2022	APPROVED BY	16/03/2022	REV	02	CLIENT	Connie Da Silva	PROJECT	NEW DWELLING	DRAWN BY	XW	DATE	10/03/2022
		DATE	16/03/2022	APPROVED BY	16/03/2022	REV	03					DWG NO	02	JOB NUMBER	21061
		DATE	16/03/2022	APPROVED BY	16/03/2022	REV	04					ISSUE	07		

ATTACHMENT 2 - ITEM 2

ATTACHMENT 2 - ITEM 2

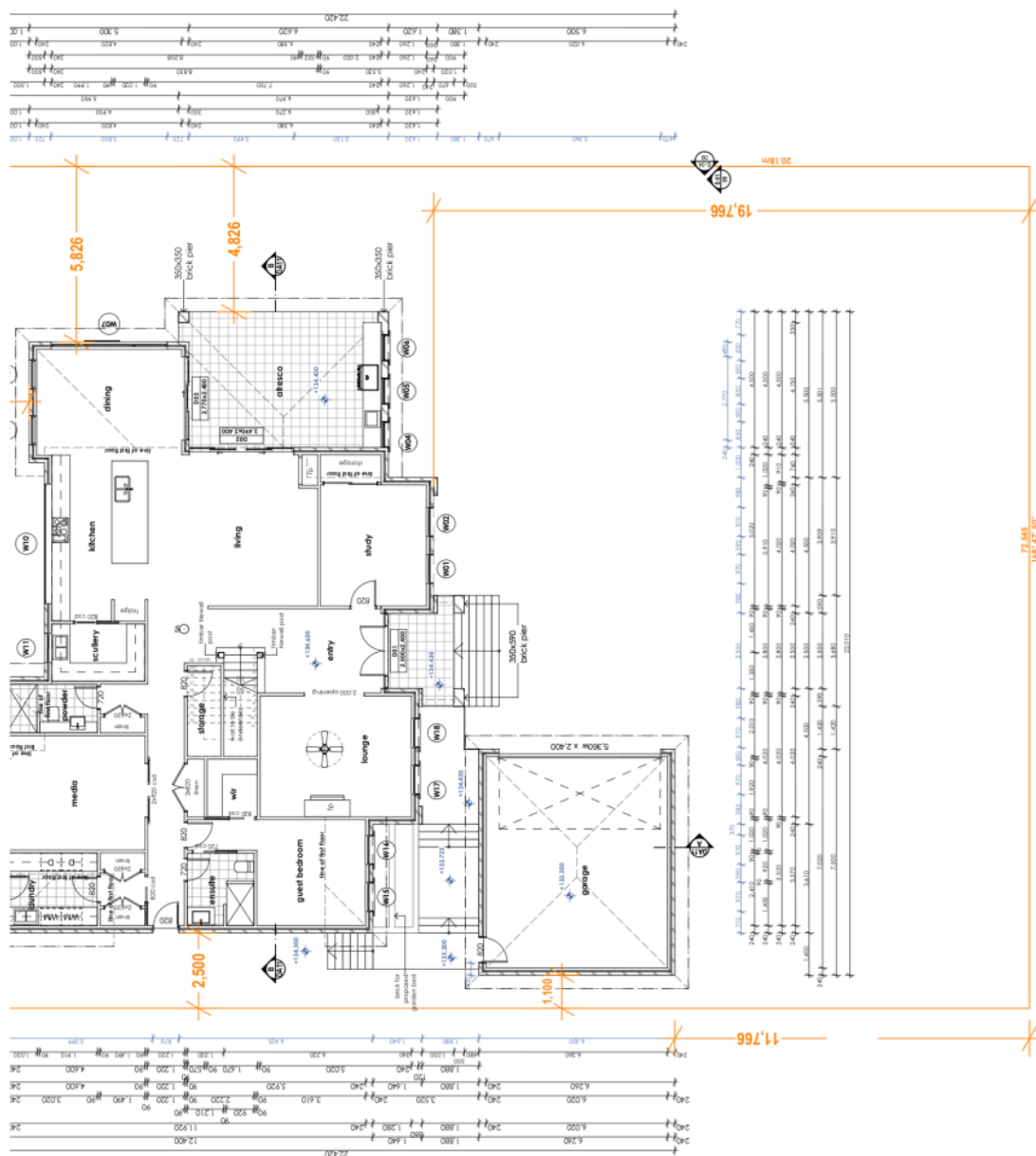






SA smoke alarm

 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 50/ 256 New Line Road Dural		DATE: 10/03/2022 DRAWN BY: XW DWG NO: 04 PROJECT: NEW DWELLING CLIENT: Connie Da Silva	ADDRESS: 99 Copeland Rd, Beecroft Lot 12 DP444486	DRAWING TITLE: GROUND FLOOR PLAN-1	DRAWING STATUS: Working Drawing	SCALE: 1:100 ISSUE: 07

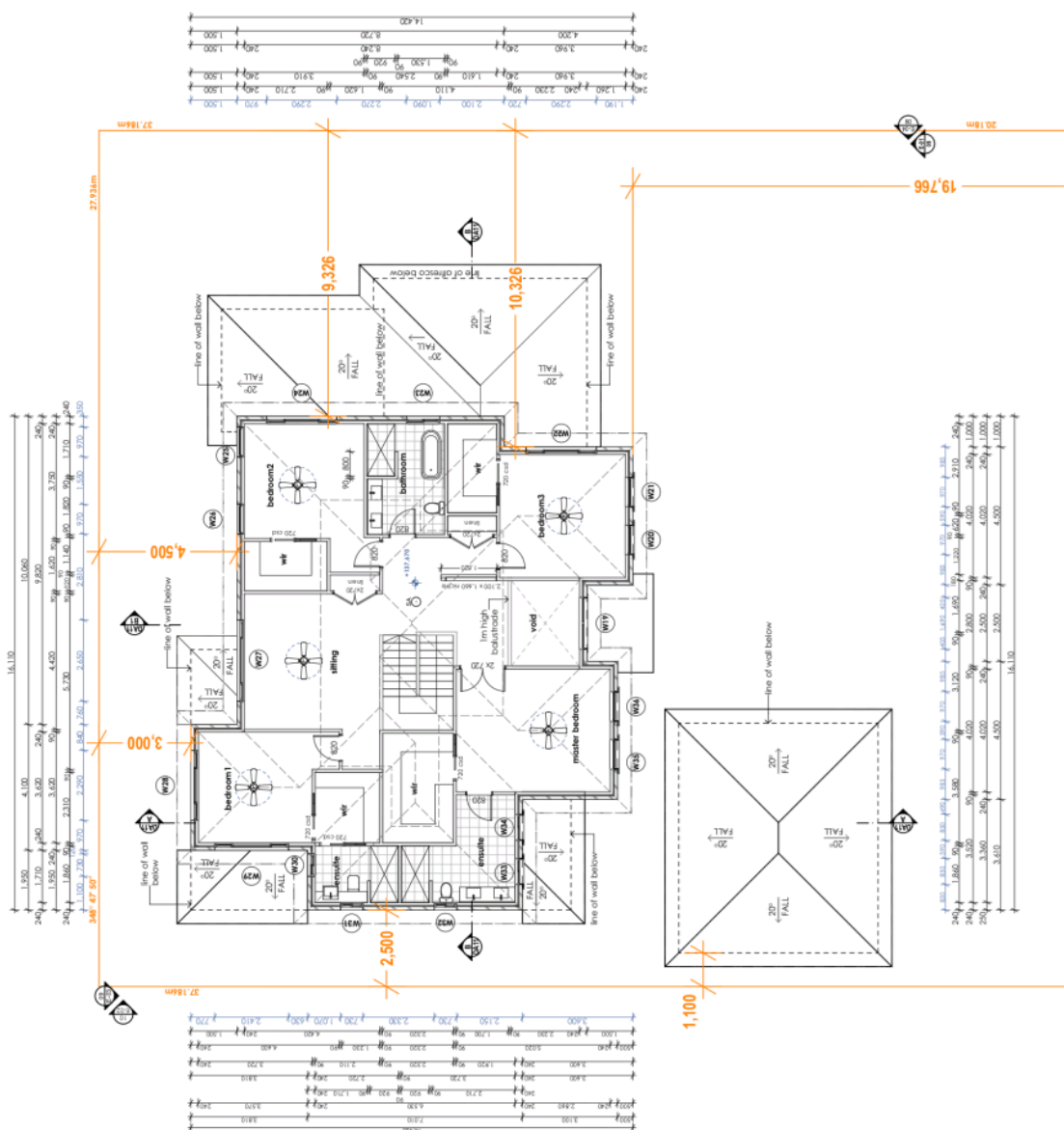
ATTACHMENT 2 - ITEM 2





SA smoke alarm

<div> residential and building design www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9634 3600 SCU 256, New Line Road, Dupont</div>	<div>NORTH</div> <div></div>	ARCHITECTS/1/15		NEW	ADDRESS 99 Copeland Rd, Beecroft Lot 12 DP444486	DRAWING TITLE GROUND FLOOR PLAN-2	DRAWING STATUS Working Drawing		
		DATE	10/03/2022	NO					
		PROJECT	BEECROFT NEW AREA	NO					
		10/03/2022	COUNCIL EMAIL	05					
				CLIENT	PROJECT	DRAWN BY	DATE	SCALE	
				Connie Da Silva	NEW DWELLING	XW	10/03/2022	1:100	
							JOB NUMBER	ISSUE	
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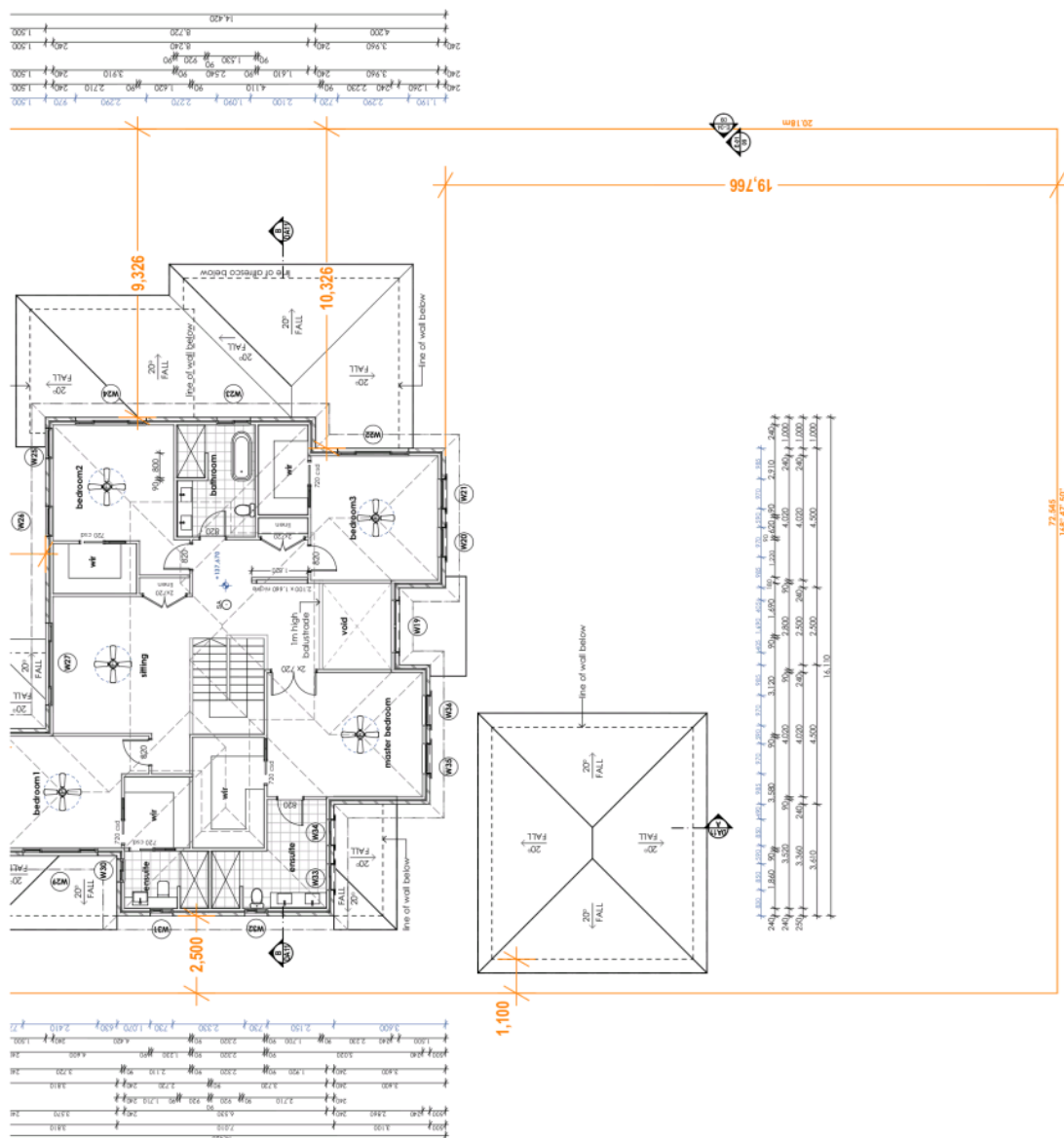
ATTACHMENT 2 - ITEM 2



SA ○ smoke alarm

 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 507 256 New Line Road Dural		<table><tr><th>DATE</th><th>REVISIONS</th><th>BY</th><th>APP</th><th>ADDRESS</th></tr><tr><td>10/03/2022</td><td>1</td><td>SA</td><td>SA</td><td>99 Copeland Rd, Beecroft</td></tr><tr><td>10/03/2022</td><td>2</td><td>SA</td><td>SA</td><td>Lot 12 DP444486</td></tr><tr><td>10/03/2022</td><td>3</td><td>SA</td><td>SA</td><td></td></tr><tr><td>10/03/2022</td><td>4</td><td>SA</td><td>SA</td><td></td></tr><tr><td>10/03/2022</td><td>5</td><td>SA</td><td>SA</td><td></td></tr><tr><td>10/03/2022</td><td>6</td><td>SA</td><td>SA</td><td></td></tr><tr><td>10/03/2022</td><td>7</td><td>SA</td><td>SA</td><td></td></tr></table>	DATE	REVISIONS	BY	APP	ADDRESS	10/03/2022	1	SA	SA	99 Copeland Rd, Beecroft	10/03/2022	2	SA	SA	Lot 12 DP444486	10/03/2022	3	SA	SA		10/03/2022	4	SA	SA		10/03/2022	5	SA	SA		10/03/2022	6	SA	SA		10/03/2022	7	SA	SA		DRAWING TITLE FIRST FLOOR PLAN-1	DRAWING STATUS Working Drawing
			DATE	REVISIONS	BY	APP	ADDRESS																																					
			10/03/2022	1	SA	SA	99 Copeland Rd, Beecroft																																					
			10/03/2022	2	SA	SA	Lot 12 DP444486																																					
			10/03/2022	3	SA	SA																																						
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10/03/2022	6	SA	SA																																									
10/03/2022	7	SA	SA																																									
Full Member No. 1672 - 14	DATE 10/03/2022	SCALE 1:100	JOB NUMBER 21061	ISSUE 07																																								
					CLIENT Connie Da Silva	PROJECT NEW DWELLING	DRAWN BY XW	DWG NO 06																																				

ATTACHMENT 2 - ITEM 2

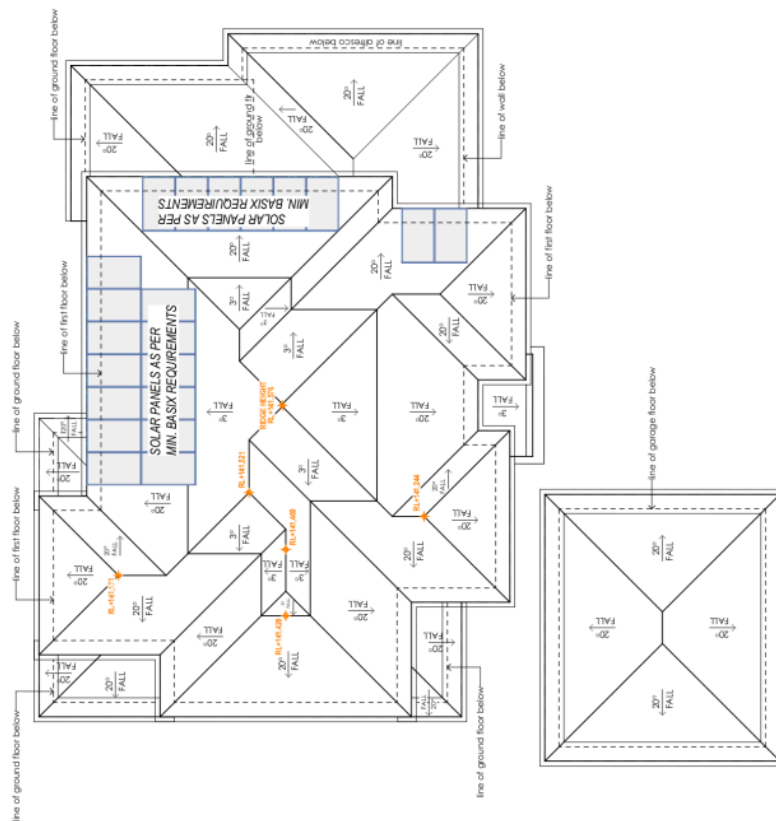


SA ○ smoke alarm

 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 50/ 256 New Line Road Dual		DATE: 10/03/2022 DRAWN BY: XW DWG NO: 07	ADDRESS: 99 Copeland Rd, Beecroft Lot 12 DP444486 CLIENT: Connie Da Silva	DRAWING TITLE: FIRST FLOOR PLAN-2 PROJECT: NEW DWELLING	DRAWING STATUS: Working Drawing

ATTACHMENT 2 - ITEM 2

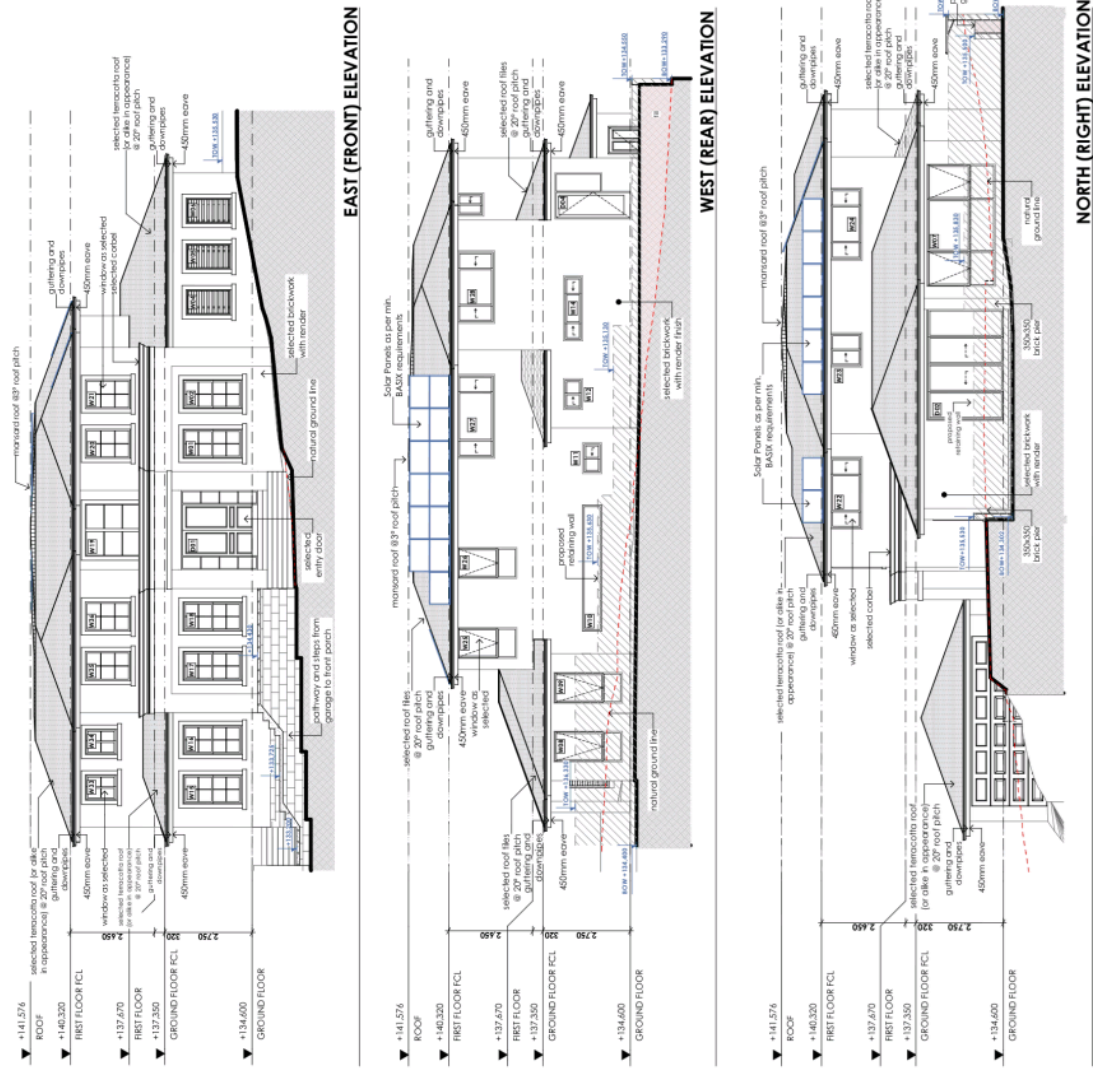
ROOF AREA		
Level	Pitch	Area
GROUND FLOOR FCL	3.00°	6.08
GROUND FLOOR FCL	20.00°	148.33
FIRST FLOOR FCL	3.00°	48.55
FIRST FLOOR FCL	20.00°	167.20
		371.16 m²




ROOF PLAN
1:100

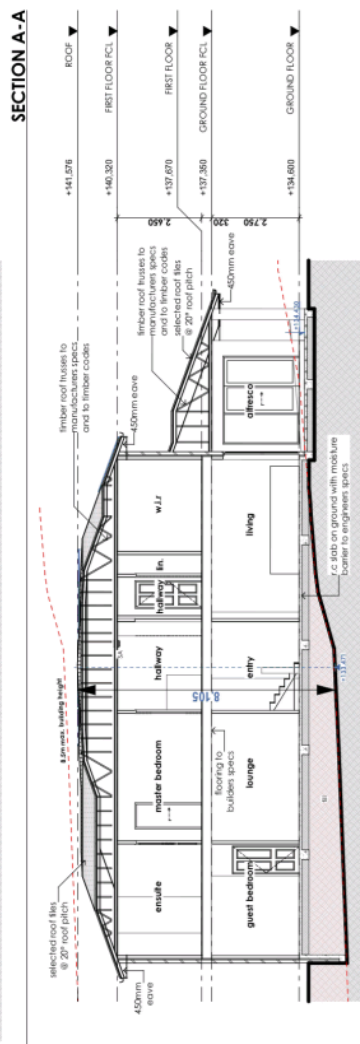
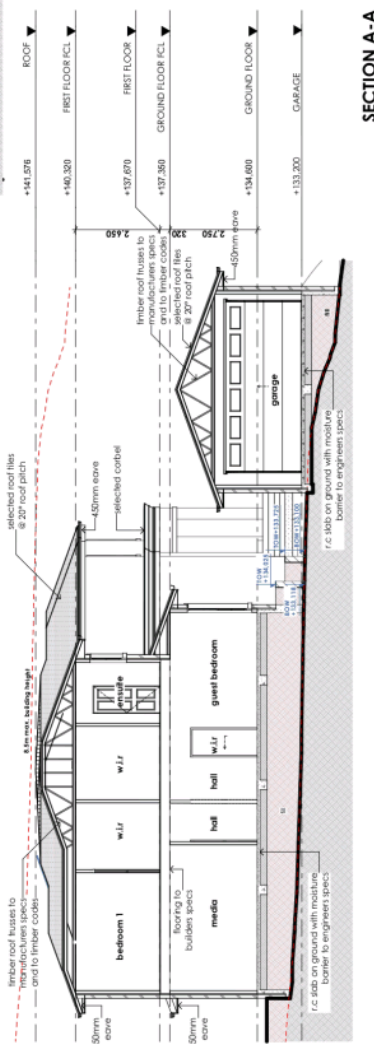
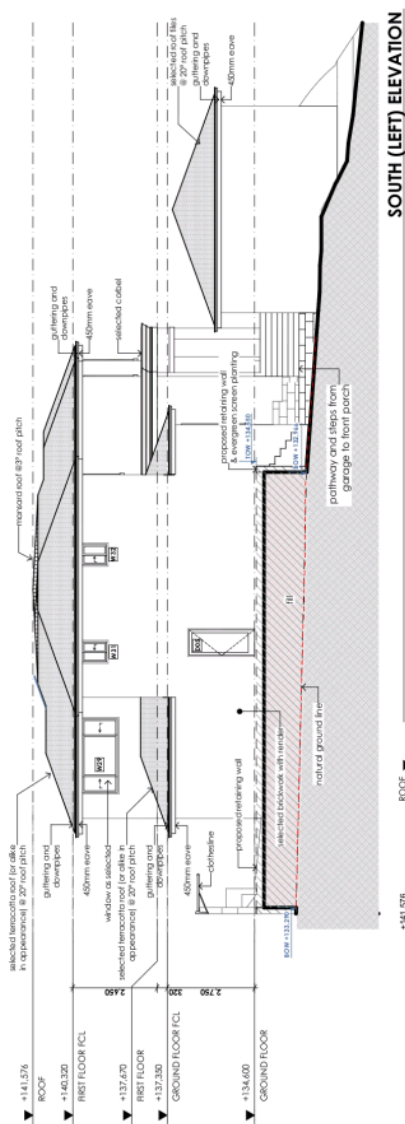
WINDOW SCHEDULE									
ID	W x H	W01	W02	W03	W04	W05	W06	W07	W08
W x H	970x1,900	970x1,900	970x1,900	850x1,460	850x1,460	850x1,460	3,850x2,150	970x2,150	
NOTES									
Elevation									
WINDOW SCHEDULE									
ID	W x H	W09	W10	W11	W12	W13	W14	W15	W16
W x H	970x2,150	3,970x450	970x450	970x1,900	970x1,900	2,050x450	970x1,900	970x1,900	
NOTES									
Elevation									
WINDOW SCHEDULE									
ID	W x H	W17	W18	W19	W20	W21	W22	W23	W24
W x H	970x1,900	970x1,900	1,690x1,800	970x1,460	970x1,460	970x1,460	2,290x1,030	2,290x1,030	1,090x1,030
NOTES									
Elevation									
WINDOW SCHEDULE									
ID	W x H	W25	W26	W27	W28	W29	W30	W31	W32
W x H	2,290x1,030	970x1,900	970x1,900	2,680x1,200	2,290x1,200	2,410x1,200	730x860	970x1,460	970x1,460
NOTES									
Elevation									
WINDOW SCHEDULE									
ID	W x H	W33	W34	W35	W36	W37	W38	W39	W40
W x H	730x860	850x1,030	850x1,030	850x1,030	970x1,460	970x1,460	970x1,460	970x1,460	970x1,460
NOTES									
Elevation									
DOOR SCHEDULE									
ID	W x H	D01	D02	D03	D04	D05	D06	D07	D08
W x H	2,500x2,400	2,500x2,400	3,490x2,400	2,770x2,400	890x2,400	890x2,400	890x2,400	890x2,400	890x2,400
NOTES									
Elevation									

DATE		AMENDMENTS TO		REV		ADDRESS		DRAWING TITLE		DRAWING STATUS	
15/03/2021		PRELIMINARY		01		99 Copeland Rd, Beecroft		ROOF PLAN + WINDOW & DOOR SCHEDULES		Working Drawing	
24/03/2021		CLIENT AMENDMENTS		02		Lot 12 DP444486				DRAFT	
24/03/2021		REVISIONS		03						DATE	
24/03/2021		REVISIONS		04						SCALE	
24/03/2021		REVISIONS		05						1:100, 1:1	
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24/03/2021		REVISIONS		54						1:10	
24/03/2021		REVISIONS		55						1:50	
24/03/2021		REVISIONS		56						1:10	
24/03/2021		REVISIONS		57						1:50	
24/03/2021		REVISIONS		58						1:10	
24/03/2021		REVISIONS		59						1:50	
24/03/2021		REVISIONS		60						1:10	
24/03/2021		REVISIONS		61						1:50	
24/03/2021		REVISIONS		62						1:10	
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24/03/2021		REVISIONS		119						1:50	
24/03/2021		REVISIONS		120						1:10	




 Full Member No. 1672 - 14	 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 507 256 New Line Road Dulal	DATE		REV		ADDRESS		DRAWING TITLE		DRAWING STATUS			
		14/03/2019		DESIGN DEVELOPMENT		01		99 Copeland Rd, Beecroft Lot 12 DP444486		WEST, EAST & NORTH ELEVATIONS		Working Drawing	
		24/03/2017		CLIENT AGREEMENTS		02				DRAWN BY XW		DATE 10/03/2022	
		24/03/2017		EXTERNAL VIAL AMENDMENTS		03		CLIENT Connie Da Silva		PROJECT NEW DWELLING		SCALE 1:100	
		24/03/2017		EXTERNAL VIAL AMENDMENTS		04				DWG NO 09		JOB NUMBER 21061	
		24/03/2017		EXTERNAL VIAL AMENDMENTS		05				ISSUE 07			
		14/03/2019		EXTERNAL VIAL AMENDMENTS		07							

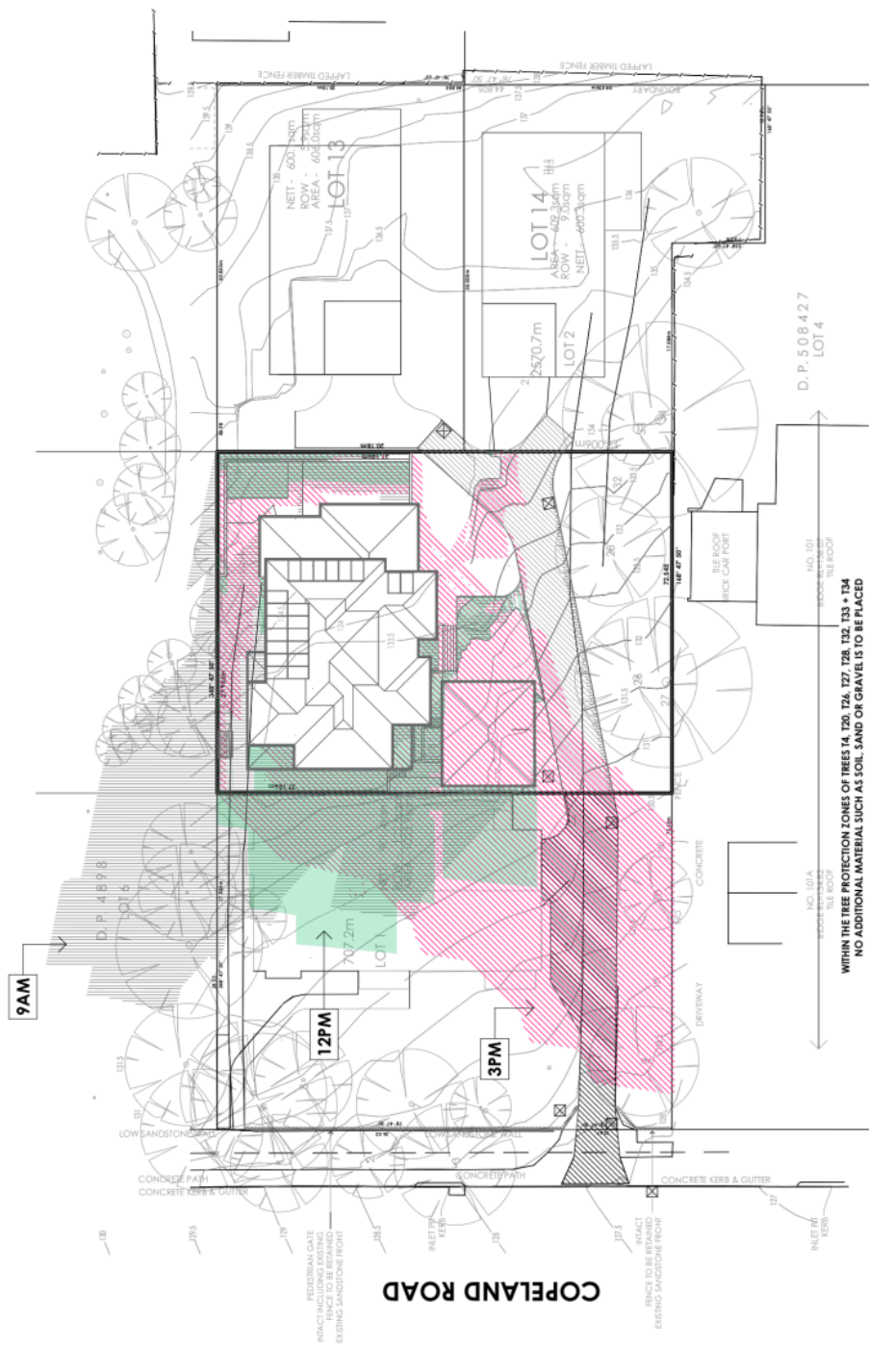
ATTACHMENT 2 - ITEM 2



SA ○ smoke alarm

 Full Member No. 1672 - 14	 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 507 256 New Line Road Rural	DATE: 24/03/2022 DRAWN BY: 24/03/2022 CHECKED BY: 24/03/2022 CLIENT: 24/03/2022 PROJECT: 24/03/2022 DRAWING NO: 24/03/2022	DRAWING TITLE: SOUTH ELEVATION & SECTIONS	DRAWING STATUS: Working Drawing	DATE: 10/03/2022 SCALE: 1:100 JOB NUMBER: 21061 ISSUE: 07

ATTACHMENT 2 - ITEM 2








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ATTACHMENT 2 - ITEM 2



EXTERNAL FINISHES

External Wall	Corbelling & Window/Door casing	Roof	Gutters & Fascia	Window Frame
				
render -equivalent to light grey Dulux	paint finish-equivalent to vivid white low sheen Dulux	-equivalent to charcoal	-equivalent to monument colorbond	-equivalent to monument Dulux

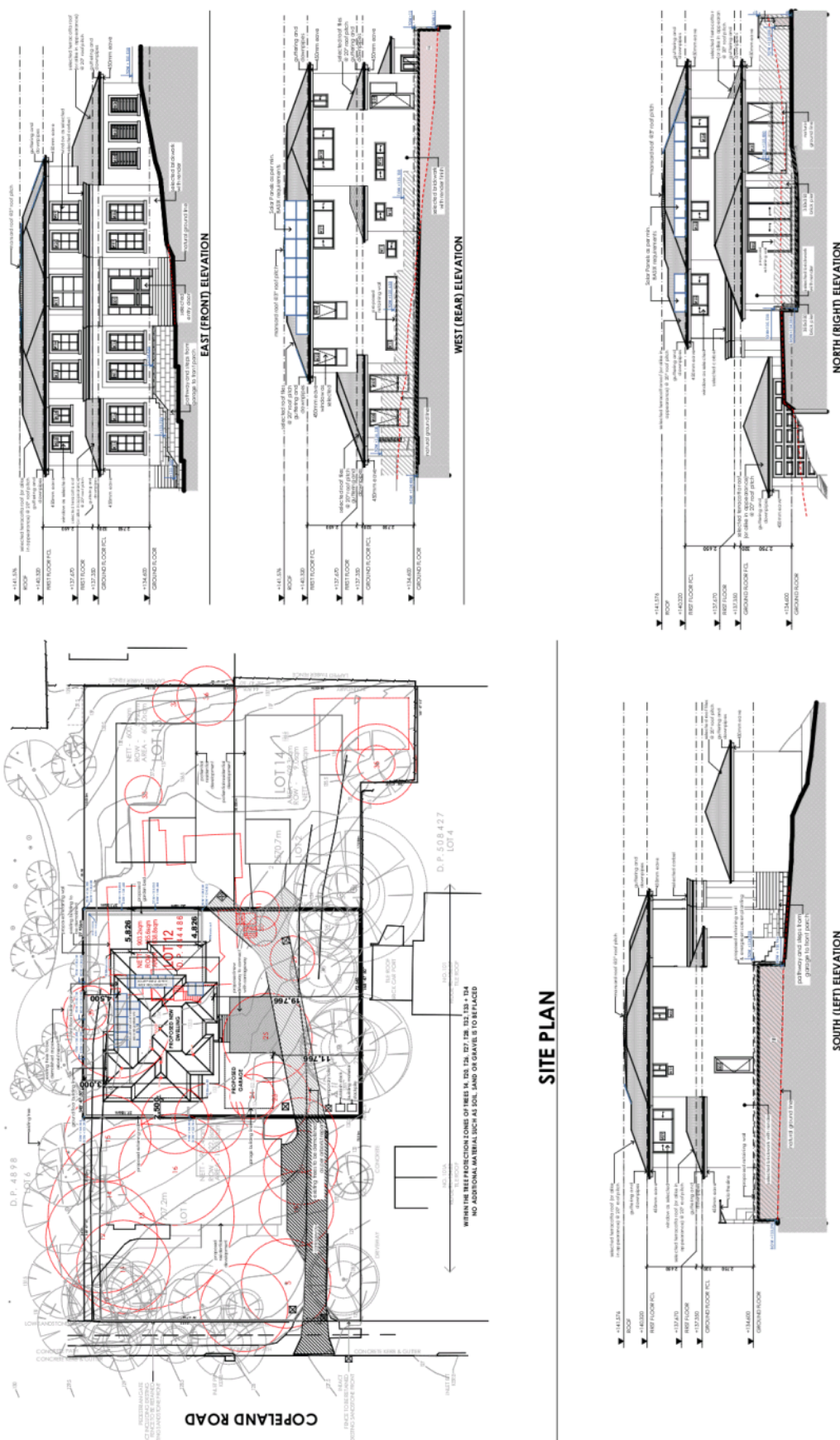
 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 50/ 256 New Line Road Dulal	DATE: 10/03/2022 DRAWN BY: XW DWG NO: 12		PROJECT: NEW DWELLING CLIENT: Connie Da Silva		DRAWING TITLE: EXTERNAL COLOURSCHEME DRAWING STATUS: Working Drawing	
	10/03/2022 XW 12		10/03/2022 XW 12		SCALE: 1:1, 1:1.06, 1:1.5 JOB NUMBER: 21061 ISSUE: 07	




ATTACHMENT 2 - ITEM 2



 Full Member No. 1672 - 14	 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3600 50/ 256 New Line Road Dural																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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ATTACHMENT 2 - ITEM 2



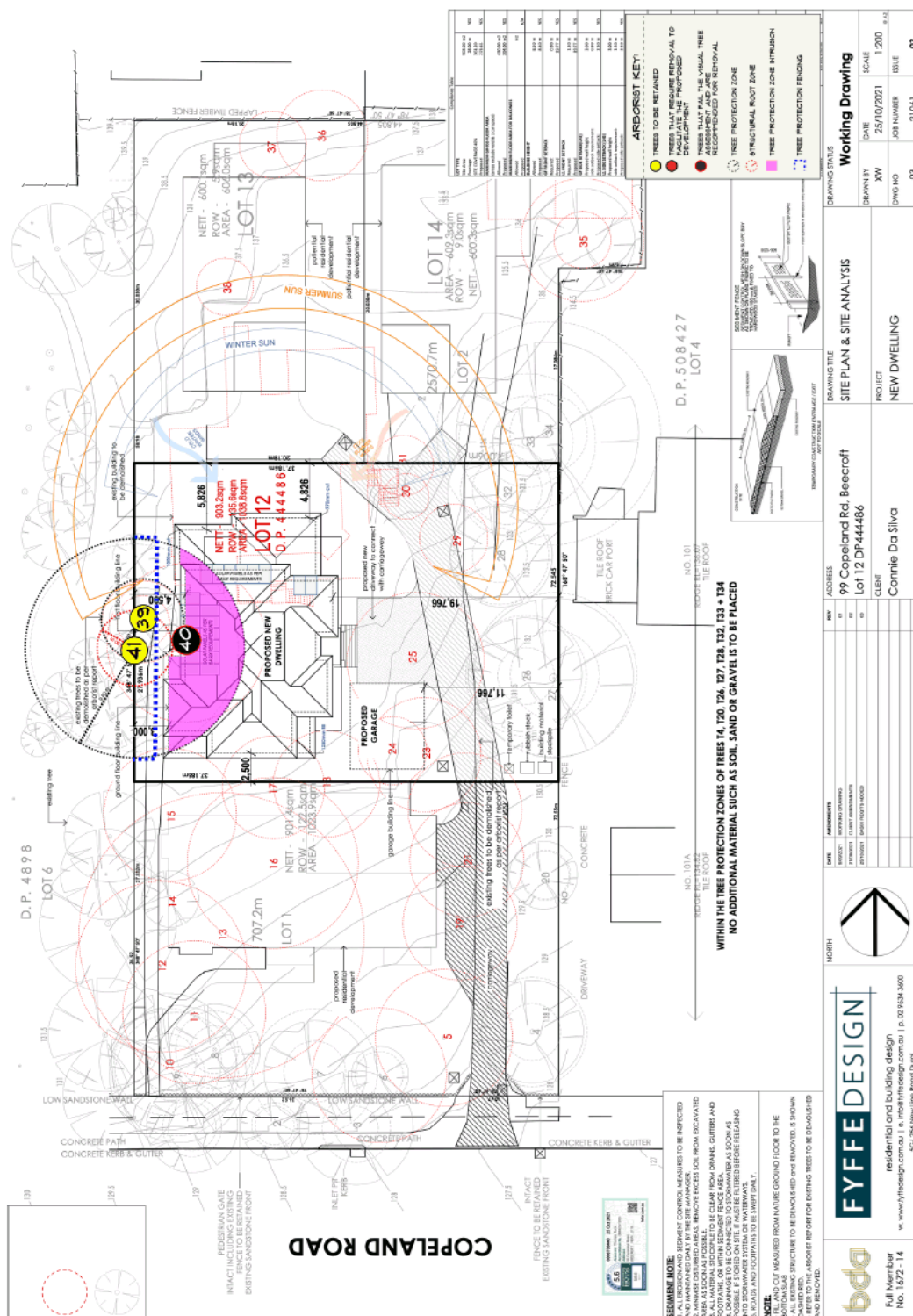
 Full Member No. 1672 - 14	 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9434 3620 5/24, 25/24 New Line Road, Dundahong	 NORTH	AMENDMENTS			REV	ADDRESS 99 Copeland Rd, Beecroft Lot 12 DP444486	DRAWING TITLE NOTIFICATION PLAN	DRAWING STATUS Working Drawing	
			DATE	DESCRIPTION	NO.					
			21/09/2021	CLIENT AMENDMENTS	02					
			29/10/2021	BASIC RECTIFIED ADDED	03					
			29/11/2021	EXTERNAL WALL AMENDED	04					
			28/11/2021	EXTERNAL WALL AMENDMENTS	05					
			21/02/2022	DA CONDITION ITEM 648	06					
19/03/2022	COUNCIL EMAIL	07								
						CLIENT Connie Da Silva	PROJECT NEW DWELLING	DRAWN BY XW	DATE 10/03/2022	SCALE 1:500, 1:200
								DWG NO 27041	JOB NUMBER 27041	ESSIE 07

ATTACHMENT 2 - ITEM 2





Appendix 1: Site Survey with Trees and Proposed Development

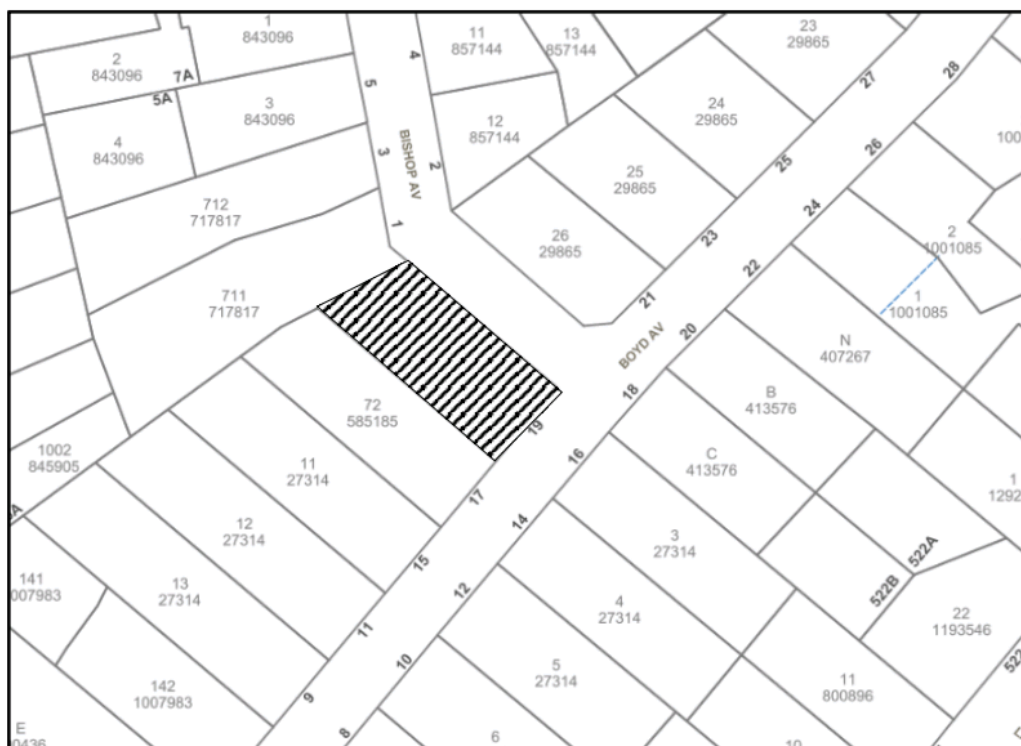


ATTACHMENT 5 - ITEM 2

ATTACHMENT/S
REPORT NO. LPP38/22

ITEM 3

- 1. LOCALITY PLAN**
- 2. ARCHITECTURAL PLANS**
- 3. STORMWATER PLANS**
- 4. TREE PROTECTION MAP**



LOCALITY PLAN
DA/164/2022
19 Boyd Avenue, West Pennant Hills

ATTACHMENT 1 - ITEM 3

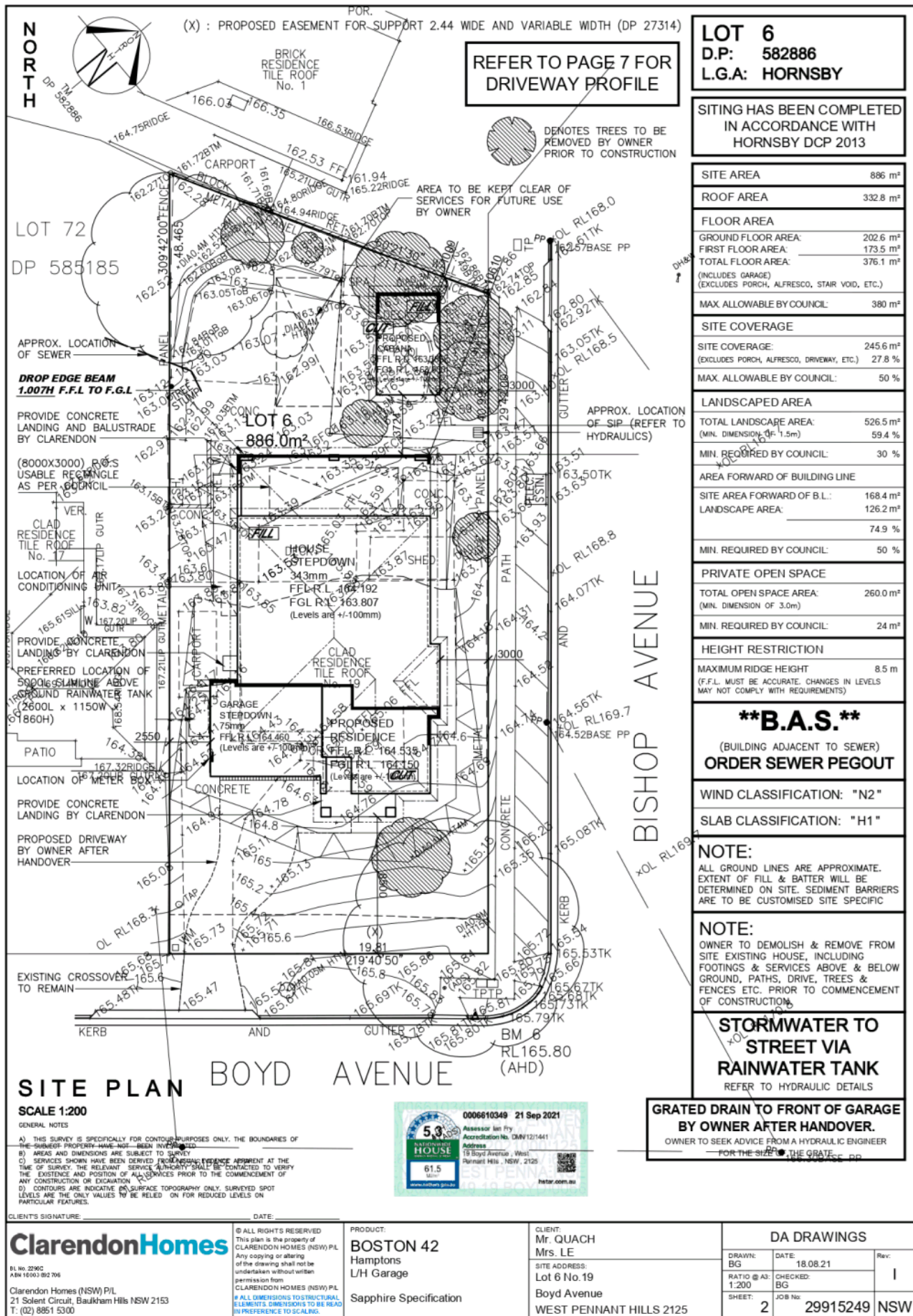
Certificate number: 1242480S 03

AREAS	
SITE:	886.00 m ²
GROUND FLOOR:	24.96 m ²
FIRST FLOOR:	N/A m ²
GARAGE:	N/A m ²
PORCH:	0 m ²
BALCONY:	N/A m ²
	m ²
	m ²
TOTAL:	24.96 m ²

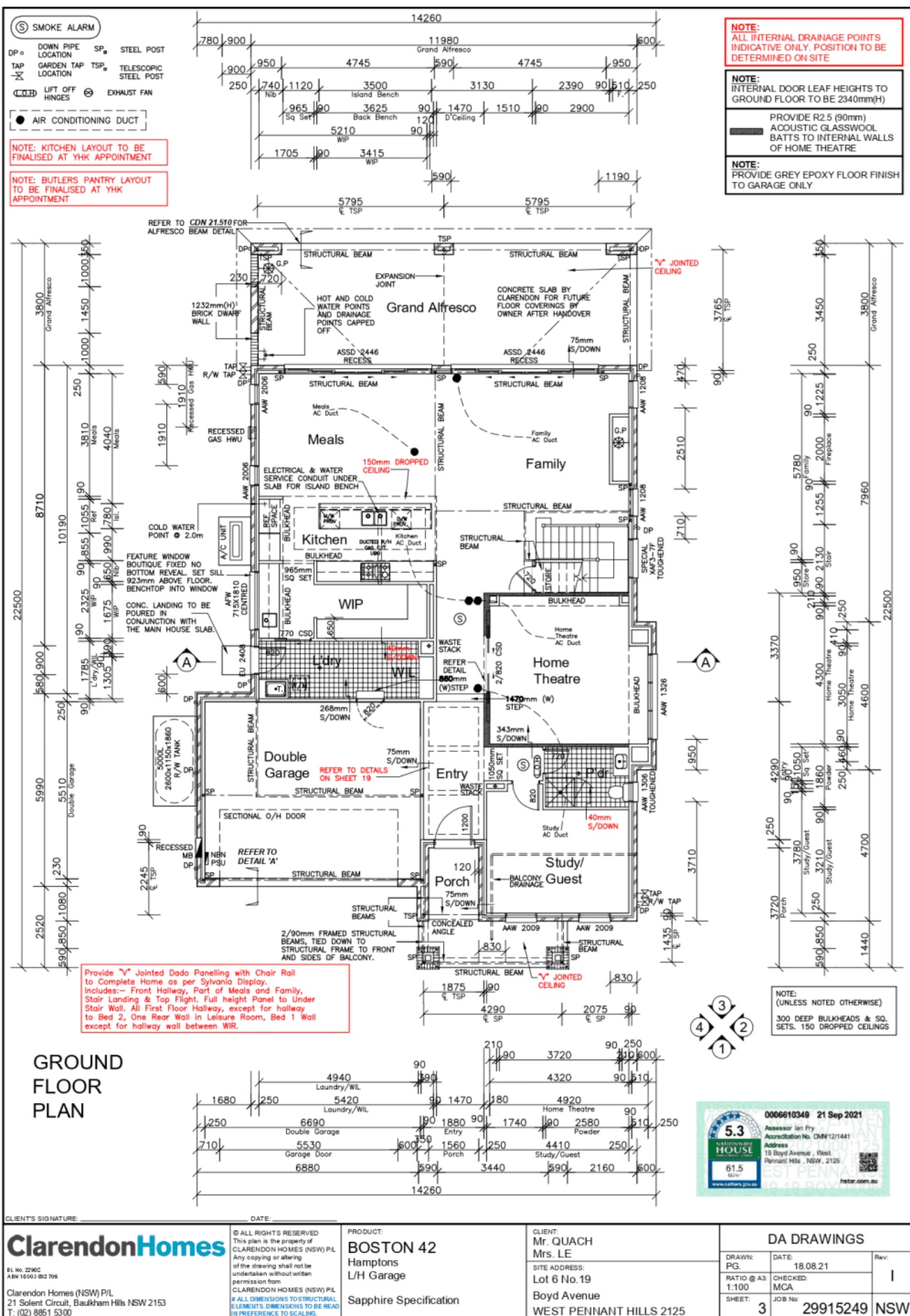
AREAS	
SITE:	886.00 m
GROUND FLOOR:	170.97 m
FIRST FLOOR:	180.97 m
GARAGE:	40.56 m
PORCH:	10.59 m
BALCONY:	6.48 m
ALFRESCO:	45.52 m
	m
TOTAL:	455.09 m

QUOTE	DATE	QUOTE NUMBER	REV				
KITCHEN			-				
ELECTRICAL			-				
TILES			-				
CARPET			-	I	12.05.22	AMENDED CABANA	MJ
ZURCORP			-	H	11.05.22	COUNCIL DEFERRAL	MJ
EHI			-	G	20.01.22	HYDRAULIC CO- ORDINATED	MJ
AIR CONDITIONING			-	F	14.12.21	STEP DOWN TO REAR	PG/J
STAIRS			-	E	11.10.21	DA DRAWINGS & EXTERNAL COLOUR	MJ
LANDSCAPE				D	06.10.21	CABANA SETBACK AMENDED	MH
HYDRAULICS				C	15.09.21	PCV-1	PG
ENGINEER				B	18.08.21	CONTRACT DRAWINGS	PG/M
PEG OUT			-	A	16.07.21	TENDER	BG
			REV	DATE		AMENDMENTS	BY

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

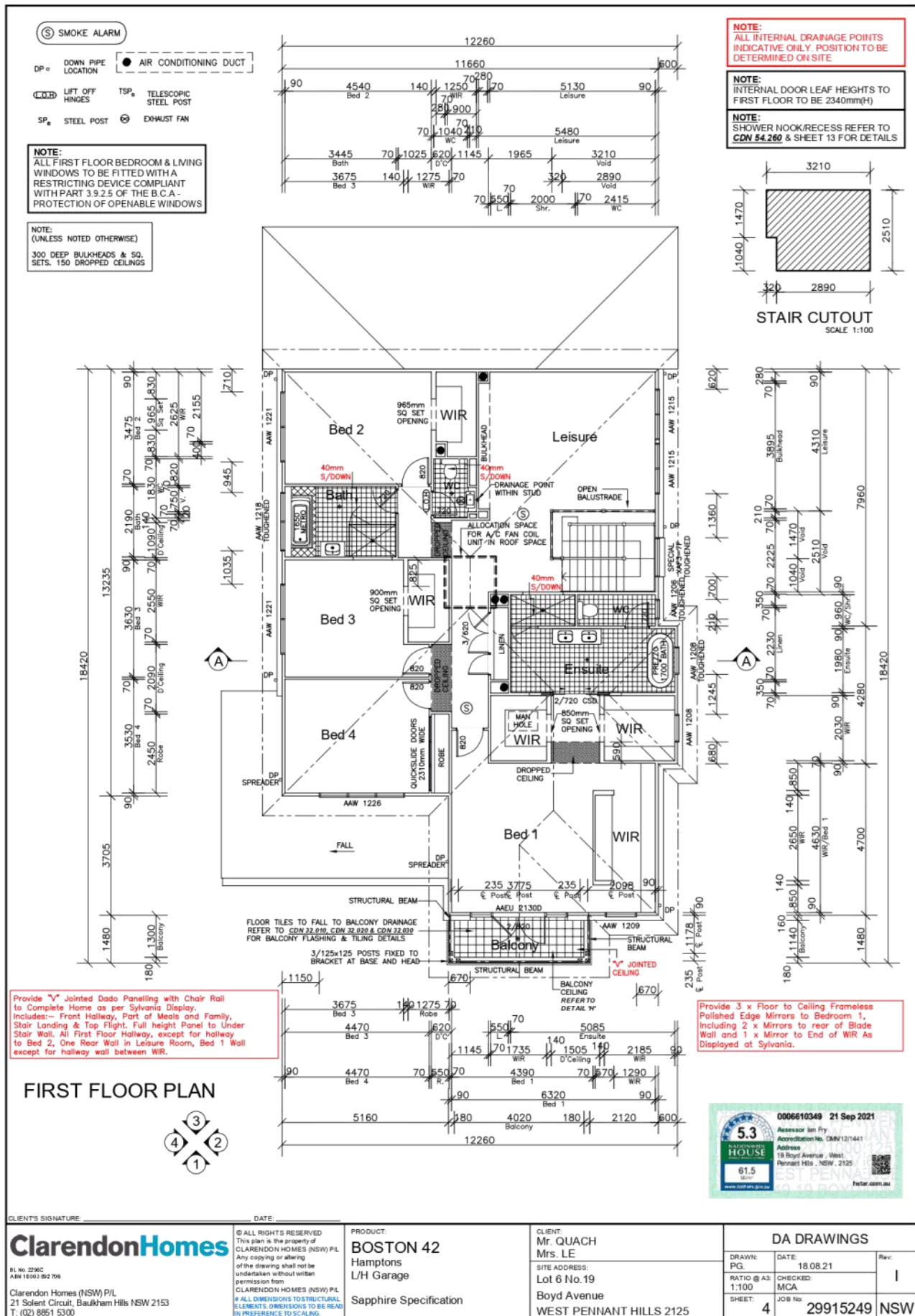


ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3

ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3

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

NOTES:
FOR DROP-OFF'S REFER TO FRAMING DETAILS
CDN 21.010-21.060

RENDER FINISH TO BRICKWORK (UNLESS NOTED OTHERWISE)

ELEVATION 1 - SOUTH EAST-

ELEVATION 2 - NORTH EAST-

CLARENDOHOMES
BL No. 2290C
ASN 10003 562 706
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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
RATIO @ A3: 1:100
CHECKED: MCA
SHEET: 5
JOB No: 29915249
Rev: I
NSW

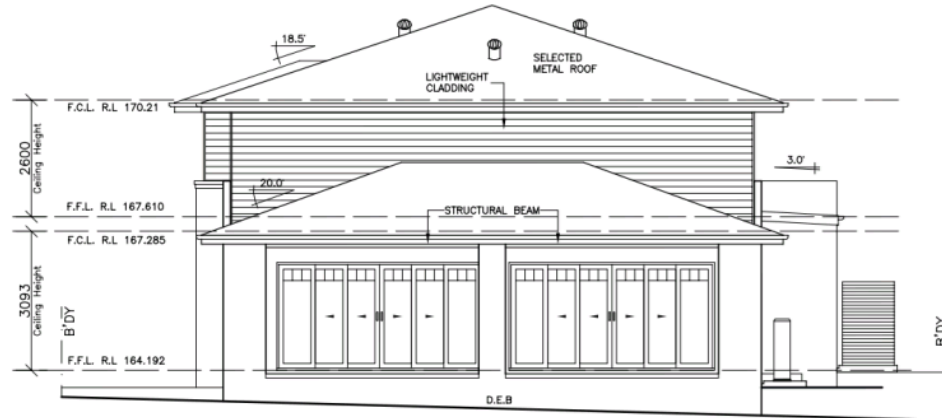
NOTE:
ALL WINDOWS WITH BRICKWORK
OVER TO HAVE MINIMUM OF 3
COURSES ABOVE LINTEL. EXTEND
BRICKWORK ABOVE EAVE SOFFIT
LINING IF REQUIRED

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

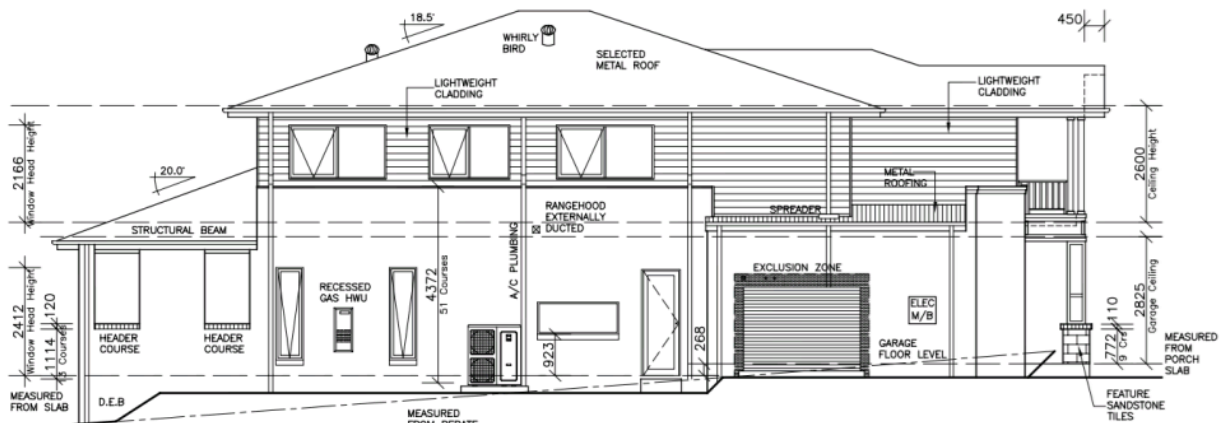
NOTE:
REFER TO SHEETS 13, 14 & 15 FOR ALL
MOULDING & TIMBER TRIM DETAILS

RENDER FINISH TO BRICKWORK
(UNLESS NOTED OTHERWISE)

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



**ELEVATION 3
- NORTH WEST -**



**ELEVATION 4
- SOUTH WEST -**



CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

BL No. 220C
AS/NZS 1600:2010

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

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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

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

DA DRAWINGS

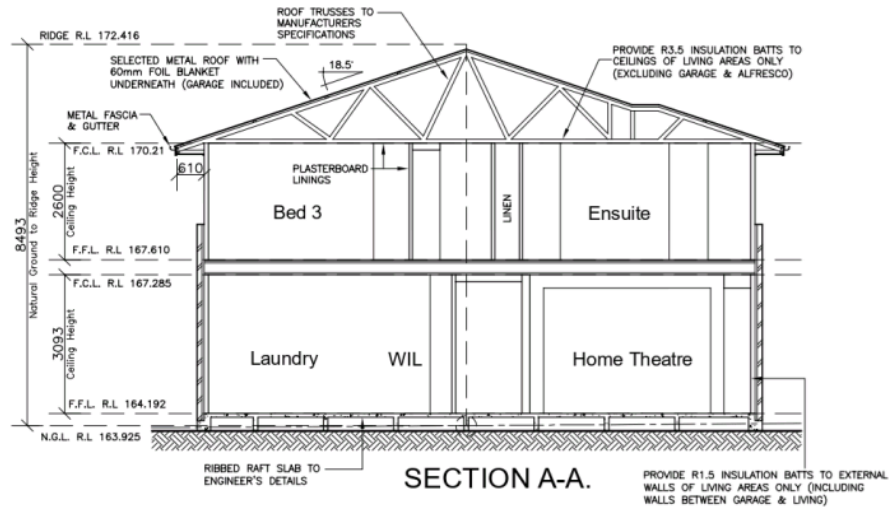
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RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 6	JOB No: 29915249	NSW

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

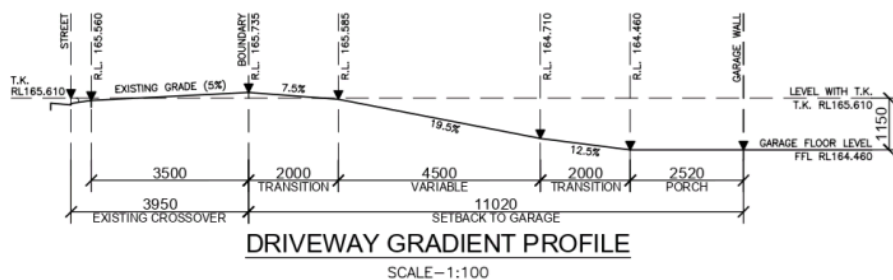
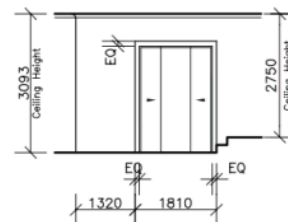
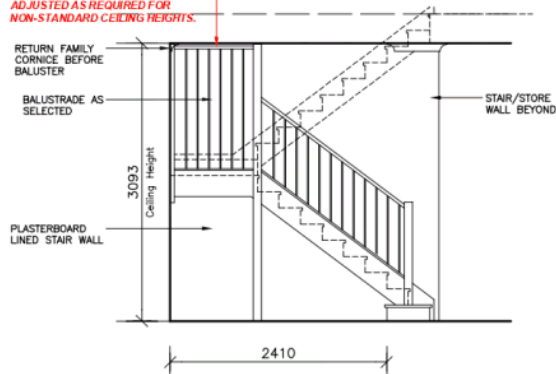
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

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

NOTES:
FOR DROP-OFFS 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:

ClarendonHomes

BL No. 220C
ABN 16913 92 708

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

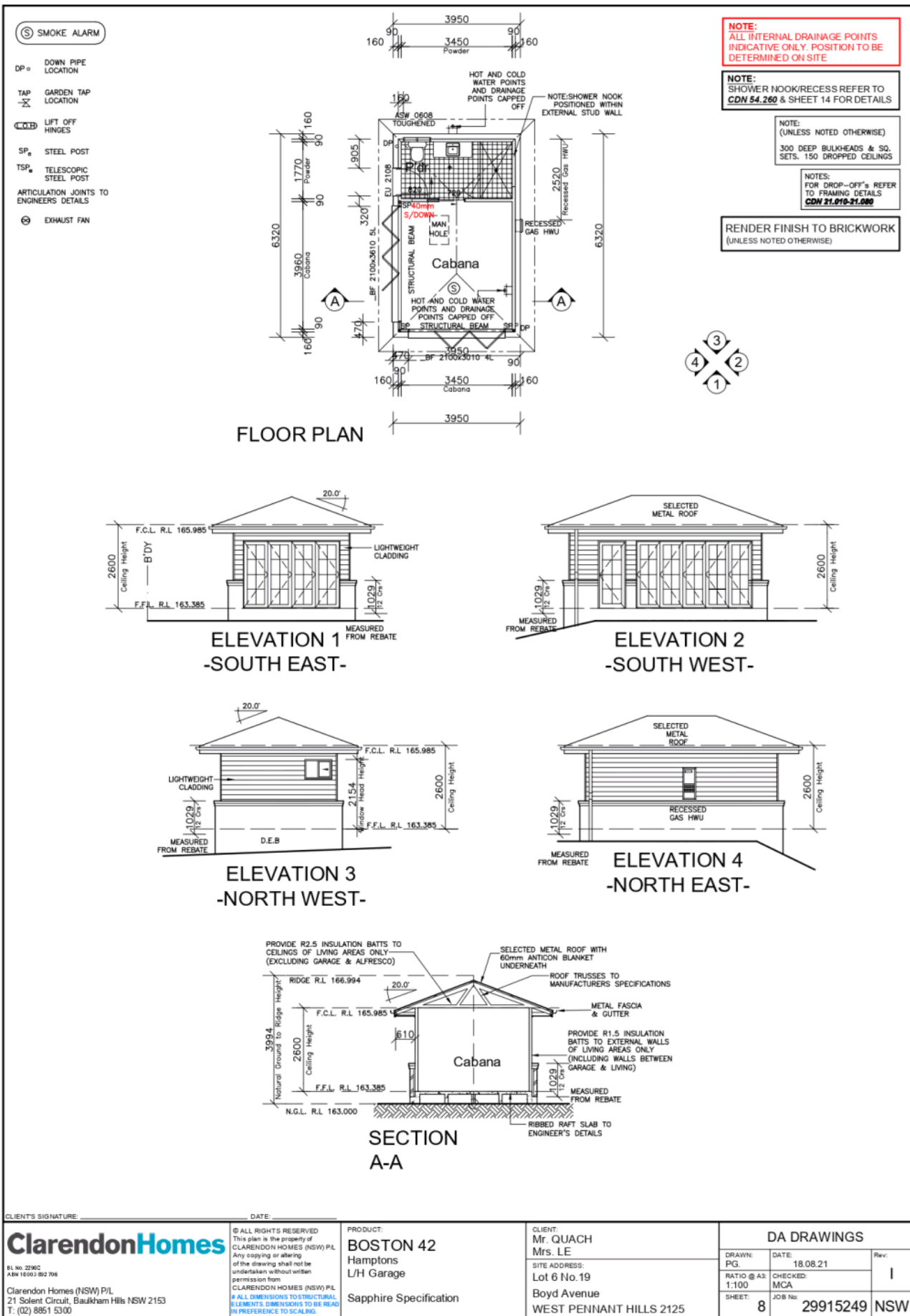
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CLARENDON HOMES (NSW) P/L
ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ
IN PREFERENCE TO SCALING.

PRODUCT:
BOSTON 42
Hamptons
L/H Garage
Sapphire Specification

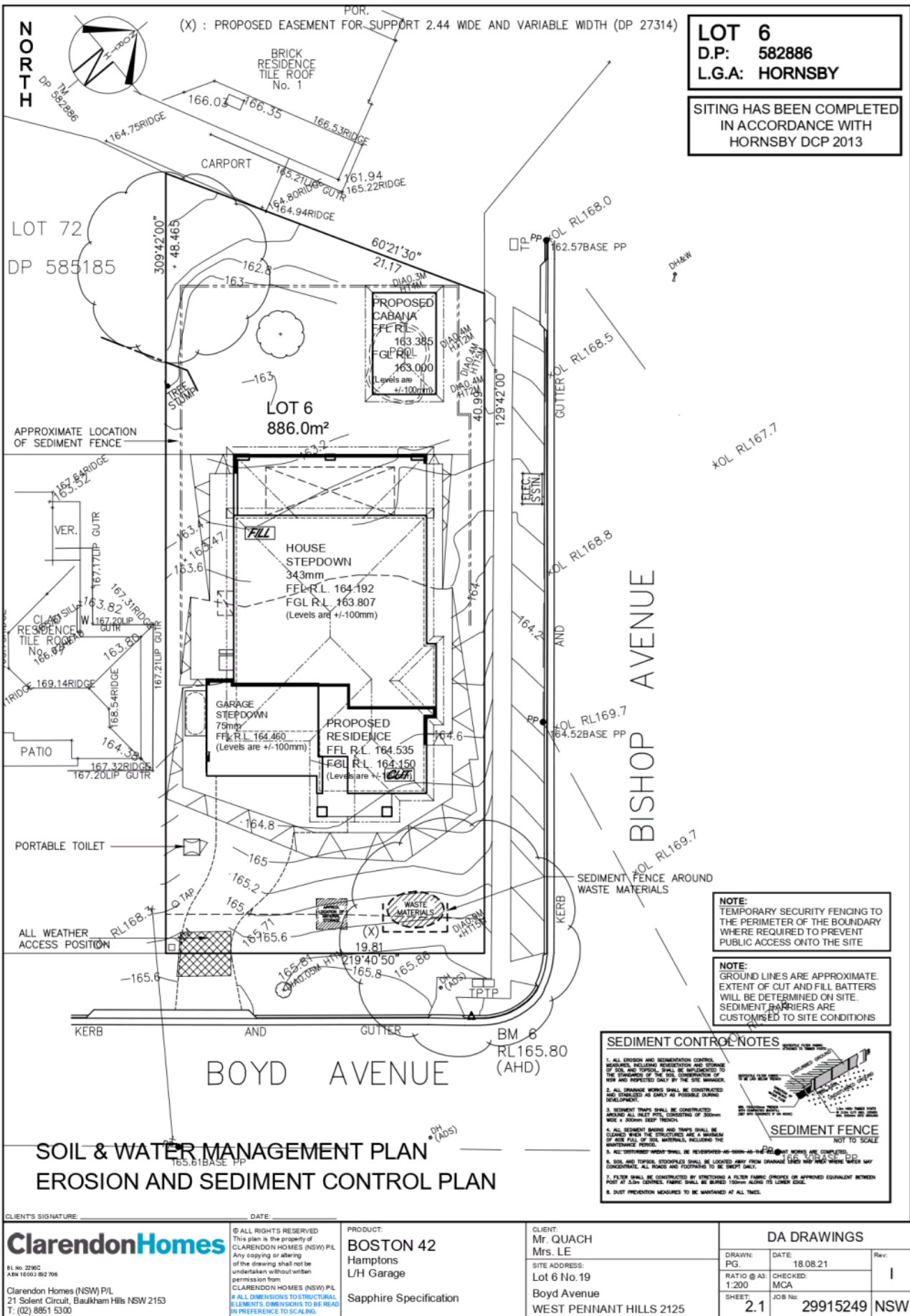
CLIENT:
Mr. QUACH
Mrs. LE
SITE ADDRESS:
Lot 6 No.19
Boyd Avenue
WEST PENNANT HILLS 2125

DA DRAWINGS

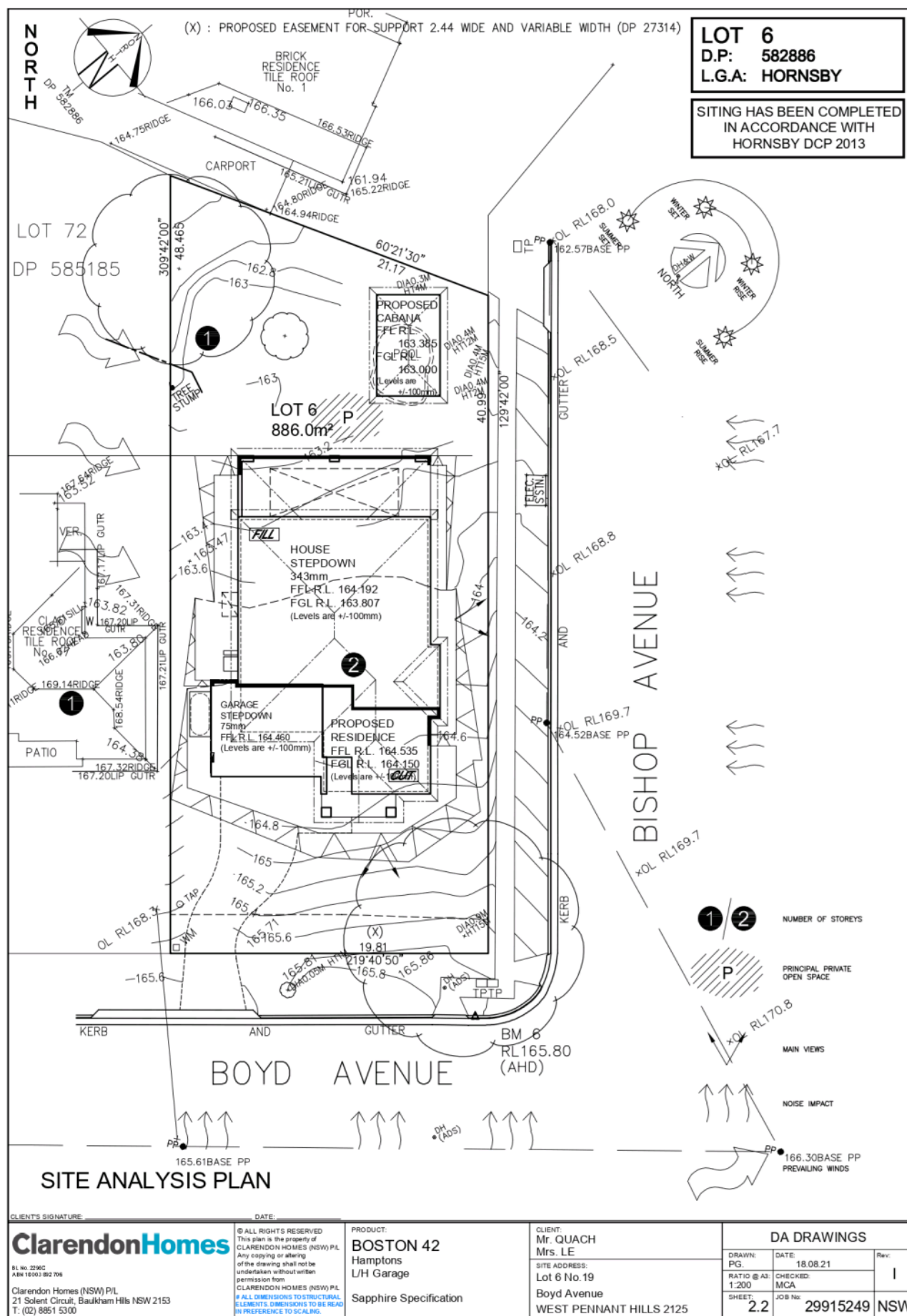
DRAWN: PG.	DATE: 18.08.21	Rev: 1
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 7	JOB No: 29915249	NSW



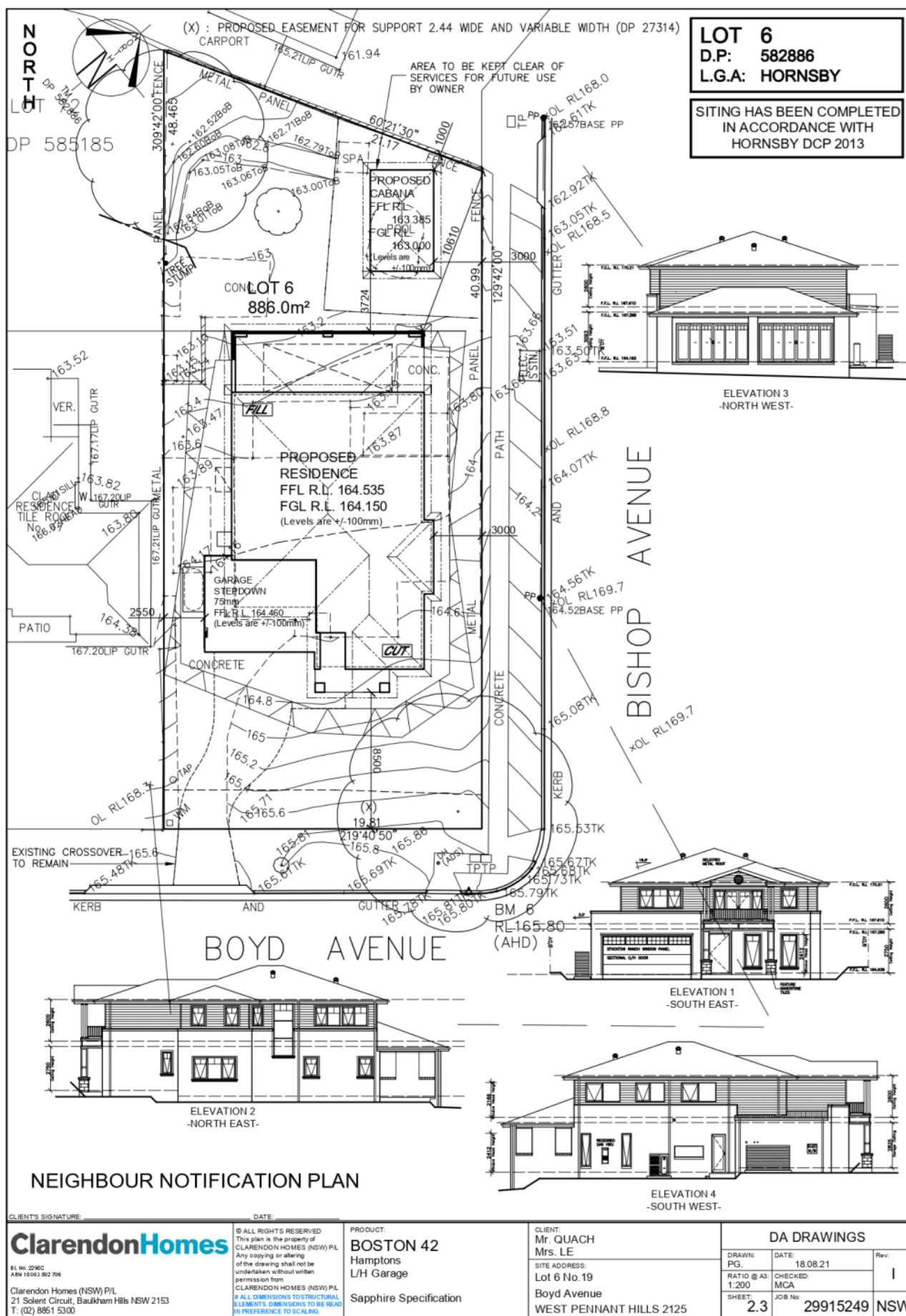
ATTACHMENT 2 - ITEM 3



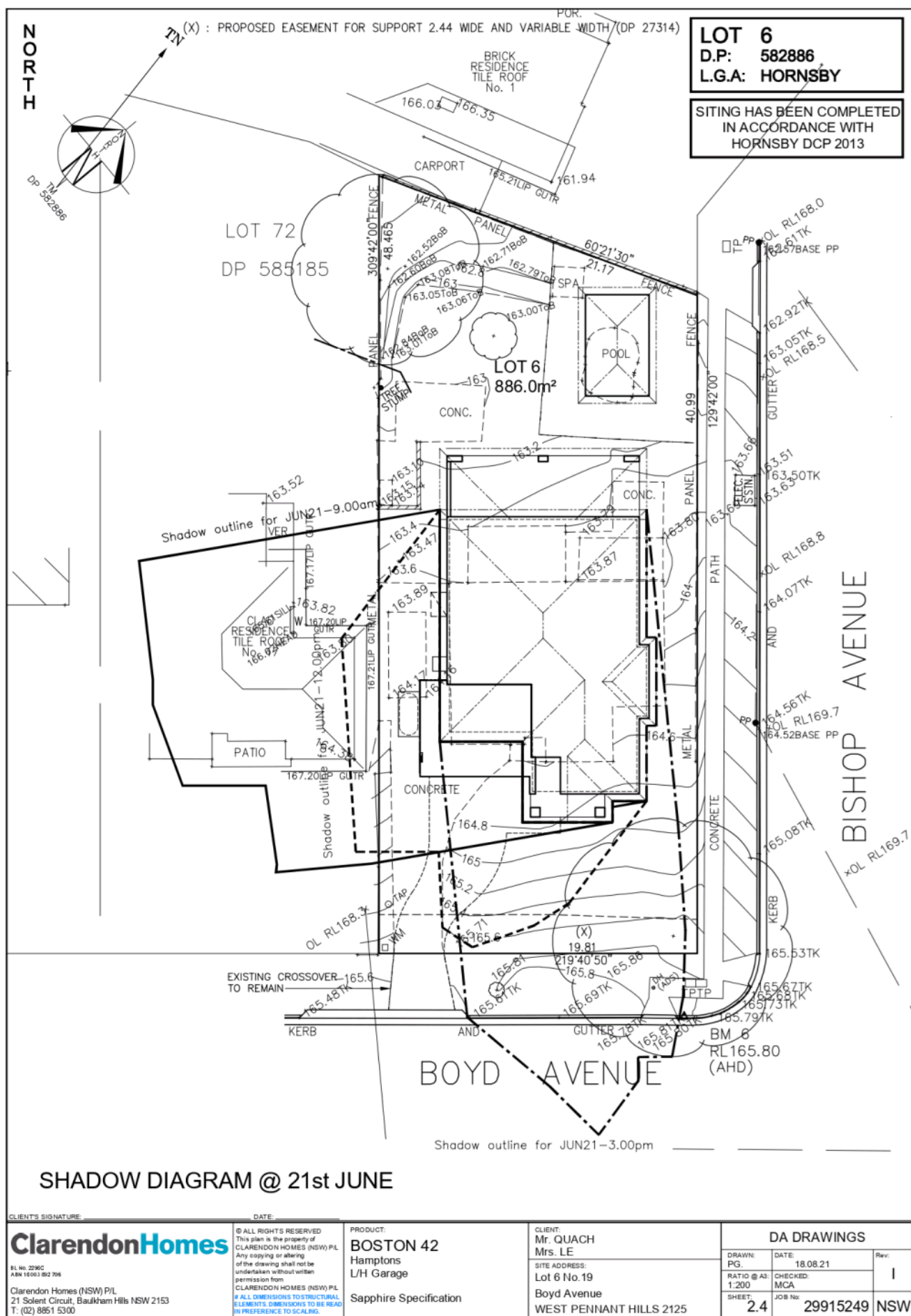
ATTACHMENT 2 - ITEM 3



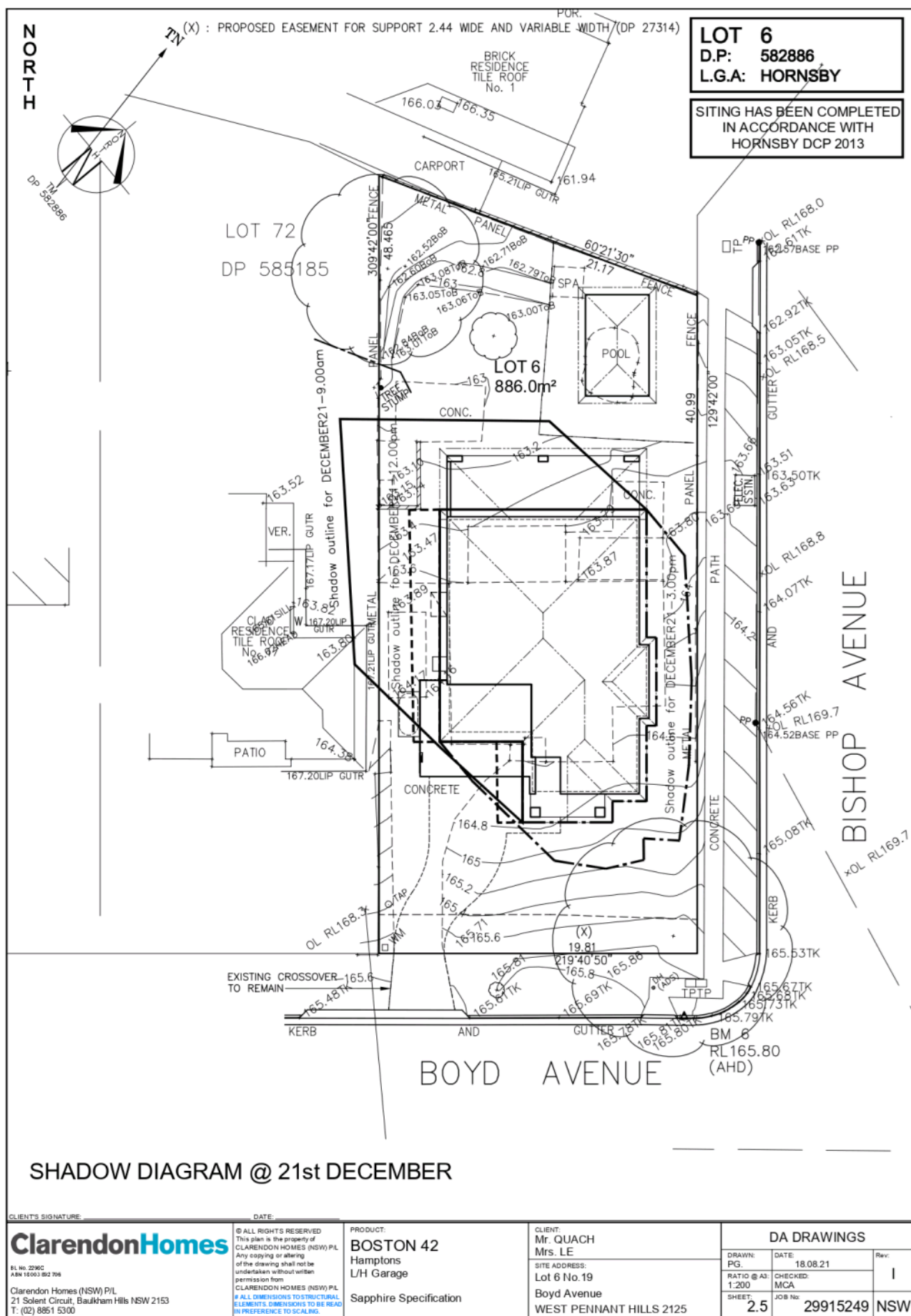
ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3

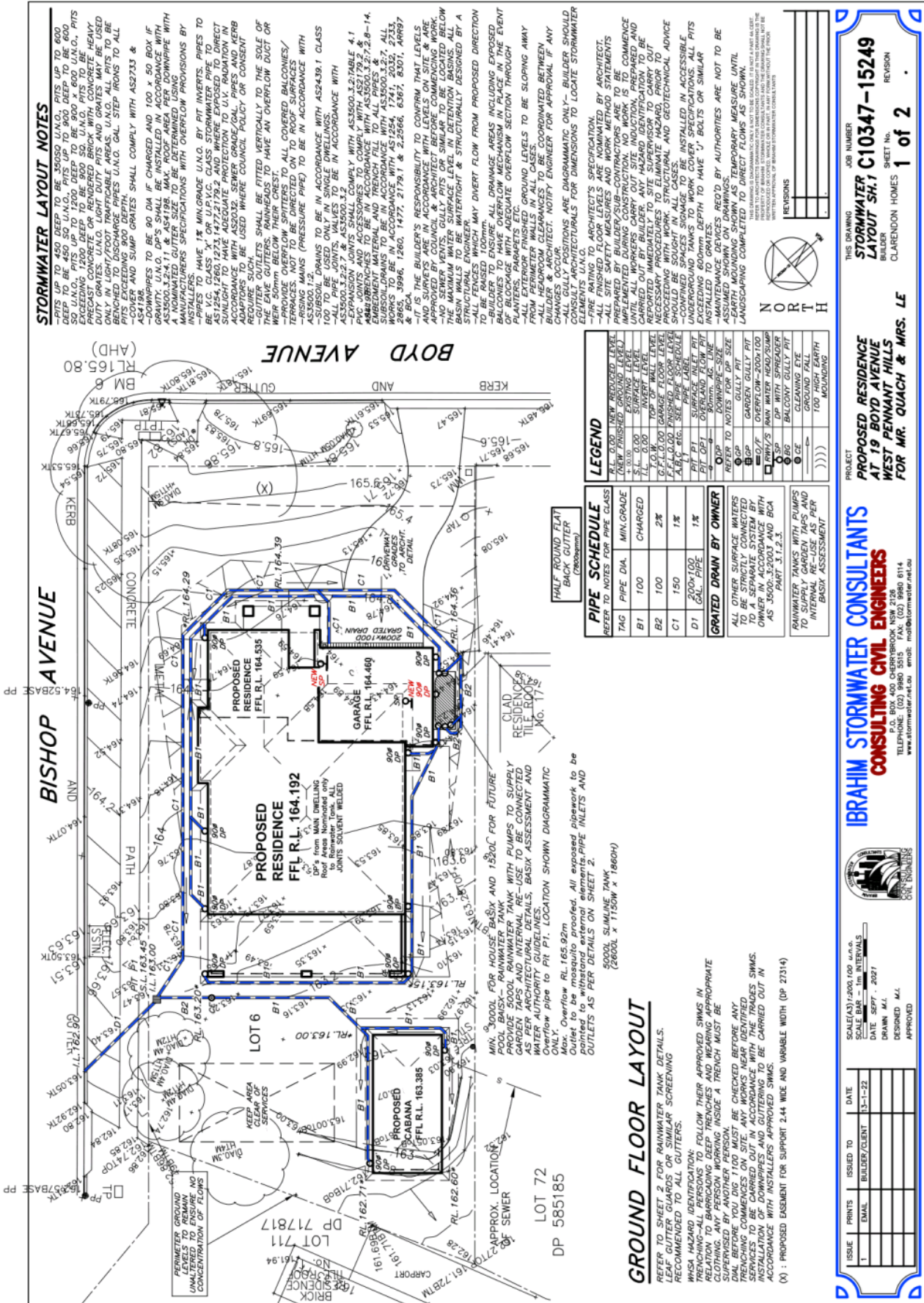


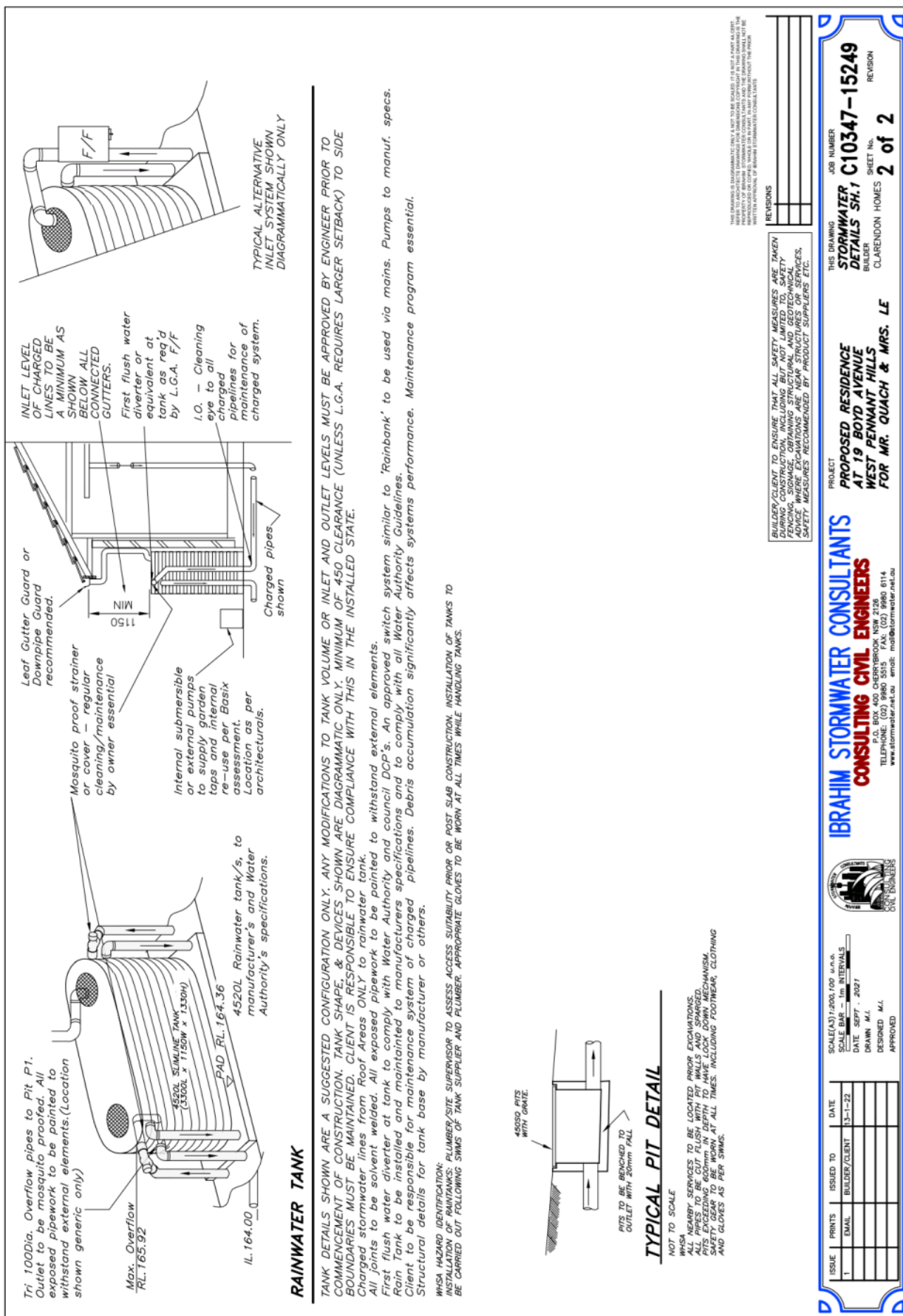
ATTACHMENT 2 - ITEM 3



ATTACHMENT 2 - ITEM 3

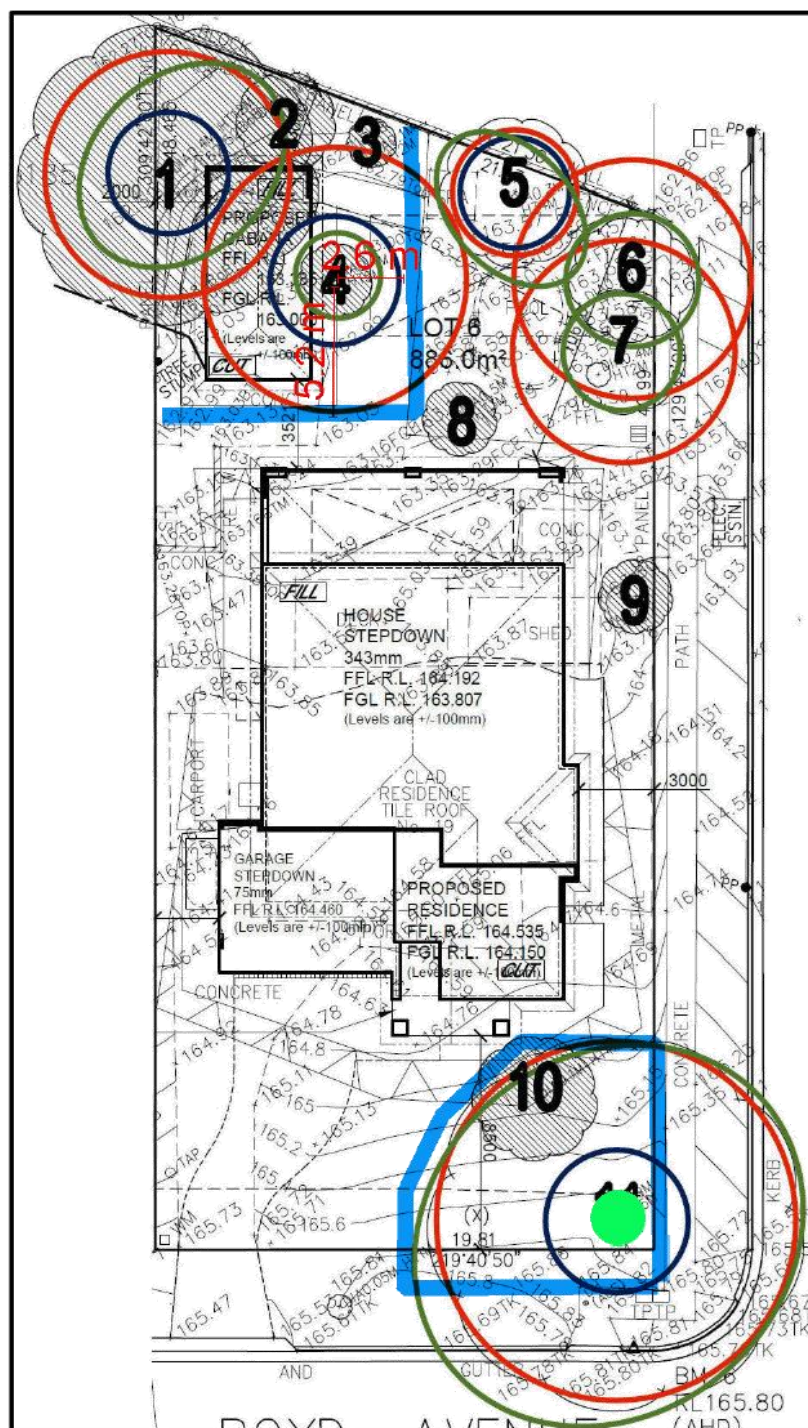
ATTACHMENT 3 - ITEM 3





ATTACHMENT 3 - ITEM 3

TREE PROTECTION MAP



Tree Protection Fencing

Trunk Protection

ATTACHMENT 4 - ITEM 3