




Unit Development 122-124 Queenscliff Road Queenscliff NSW 2096		Basix Requirements Summary - Multi Dwelling Services Prepared by Chapman Environmental Services www.basichcertificates.com.au 1300 004 914					
Water Target	40	Water Score	43				
Energy Target	50	Energy Score	54				
Max Avg Heating Load Is (MJ/m²)	40	Actual Avg Heating Load	33.3				
Max Avg Cooling Load Is (MJ/m²)	26	Actual Avg Cooling Load	21.6				
Basix Commitments							
Landscaping	Total area of garden & lawn (m²)		G-01 - 161 G-02 - 161 G.01 - 37 G.02 - 37 1.01 - 20 1.02 - 20	Area of indigenous/low water use plants (m²)		0	
Fixtures	Shower heads	4 star (> 4.5 but <= 6 L/min)		Toilets	4 star	All taps 5 star	
Alternative Water (Common Tank)	Minimum Rainwater tank size (L)	3000	Collect run off from roof area of at least (m²)		100		
	Toilet connection	No	Laundry connection	Pool top up	Spa top up		
		No	Yes - Ground Units Only	No	n/a		
Pool and Spa	Max pool volume (kL)	16 x2	Pool does not require a cover		Pool pump must have a timer		
	Pool heating	No heating					
Energy	Hot water system	Electric heat pump - air sourced	Rating	31 to 35 STCs			
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off			
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off			
	Laundry ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off			
	Cooling - living areas	Ceiling fans + 1-phase airconditioning	Rating	EER 3.0 - 3.5			
	Cooling - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5			
	Heating - living areas	1-phase airconditioning	Rating	EER 3.0 - 3.5			
	Heating - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5			
	Alternate Energy	Photovoltaic system able to generate at least	4.5	peak kilowatts of electricity			
	Induction cooktop & electric oven	Outdoor clothesline required		No indoor clothesline required			
Thermal Performance Assessment Based on the Following Requirements							
Floor Types	Suspended concrete slab	with	No insulation required				
	Suspended concrete slab - Unit G-01, G-02	with	R1.1 underslab insulation				
Floor Coverings		Tiles	Living/Wet areas/Bedrooms				
External Walls	Cavity brick - Unit G-01 & G1.01	with	No insulation required		Colour	Light	
	Cavity brick - All other units	with	R1.0 Cavity Board insulation		Colour	Light	
Internal Walls	Plasterboard	with	No insulation required				
Party Walls	Cavity Brick	with	No insulation required				
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required				
Ceilings (roof over)	Concrete above plasterboard	with	R5.0 underslab insulation				
Roof	Concrete	with	Waterproof membrane only		Colour	Medium	
Windows and Doors	AF single glazed clear to all windows and glazed doors unless noted otherwise	Fixed Glass	BRD-041-01 U-Value 6.15 or less SHGC 0.74 +/- 5%				
		D-Hung	BRD-079-16 U-Value 6.49 or less SHGC 0.66 +/- 5%				
		Sliding Doors	BRD-140-01 U-Value 6.34 or less SHGC 0.74 +/- 5%				
		Sliding Windows	BRD-044-01 U-Value 6.61 or less SHGC 0.69 +/- 5%				
		AF = Aluminium Framed		TF = Thermally Broken Aluminium Framed			
<i>If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent</i> <i>Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed</i> <i>All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</i> <i>If there is a discrepancy between this document and the Nateths Certificate, then the Nateths Certificate shall take precedence</i>							
Notes	1x 1200mm Ceiling fan required in Unit G-01, G.01, G.02, 1.01 - Kitchen Living						

This document to be read in conjunction with the Basix Certificate and Nateths Universal Certificate

CHANGE REGISTER

1.0 Basement

- 1.1 Car lift location adjusted to suit waiting bay for car stacker and new internal planning
- 1.2 Lift core and stair arrangement changed to suit car stacker and new internal planning
- 1.3 OSD tank located within building footprint to increase deep soil calculation
- 1.4 Services room rearranged to accommodate new core / car lift location
- 1.5 Storage cages provided for each apartment
- 1.6 Waste and bulky goods room rearranged
- 1.7 Rain water tank relocated

2.0 Ground -01

- 2.1 Swimming pool location reversed; landscape adjusted to suit in response to internal planning changes
- 2.2 Bedroom and living room reversed
- 2.3 Car lift location adjusted to suit waiting bay for car stacker
- 2.4 Lift core and stair arrangement changed to suit car stacker
- 2.5 Additional glazing added
- 2.6 Planting on top of pit and OSD tank hatches removed
- 2.7 Internal storage annotated
- 2.8 Side boundary retaining wall section 1m from boundary

3.0 Ground

- 3.1 Car lift adjusted to allow for waiting bay.
- 3.2 Car lift location adjusted to suit waiting bay for car stacker
- 3.3 Bedroom and living room reversed
- 3.4 Lift core and stair arrangement changed to suit car stacker
- 3.5 Additional glazing added
- 3.6 G.02 second bedroom changed to sunroom for solar access.
- 3.7 Bin hold bin storage and other service meters located
- 3.8 New double height entry lobby
- 3.9 Reinforced pit cover annotation
- 3.10 Internal storage annotated
- 3.11 Stepped landscape to bedroom terraces
- 3.12 Side boundary retaining wall section 1m from boundary
- 3.13 Bin holding area planter boxes added
- 3.14 Electrical and gas boundary meter moved to street
- 3.15 New window to stairway
- 3.16 Curved facade corners
- 3.17 Driveway corners splayed to reduce visual impact
- 3.18 ADG compliant living room depth
- 3.19 Driveway changed from concrete to paved
- 3.20 Bedroom and sun room glazing adjusted

4.0 Level 01

- 4.1 Lift core and stair arrangement changed to suit car stacker
- 4.2 Bedroom and living room reversed
- 4.3 Bedroom balconies removed
- 4.4 New window on façade over car lift.
- 4.5 Void space for double height entry.
- 4.6 Roof top terrace stair relocated
- 4.7 Additional glazing added
- 4.8 Internal storage annotated
- 4.9 Upper level boundary set back increased by 1m
- 4.10 Curved facade corners
- 4.11 New window to stairway
- 4.13 Terrace size reduced
- 4.14 New bedroom windows
- 4.15 W:1.01 Removed
- 4.16 Sliding door with fixed screen and balustrade added to facade
- 4.17 Fixed screen location of side boundary living room windows changed

5.0 Roof

- 5.1 Crushed stone removed for full landscaped roof
- 5.2 Skylights relocated
- 5.3 Spa removed
- 5.4 Taller plating for privacy
- 5.5 Stair relocated
- 5.6 Curved balustrade and planter box
- 5.7 Curved facade corners
- 5.8 Skylight above hallway
- 5.9 Upper level boundary set back increased by 1m
- 5.10 Annotated low height roof top planting

6.0 Facade

- 6.1 Added brickwork material to façade
- 6.2 Added timber screen material to façade
- 6.3 Removed balcony to streetscape elevation
- 6.4 Amended planter box detail and design
- 6.5 Amended balustrade detail and design
- 6.6 Increased floor to floor heights
- 6.7 Queenscliff Road fence revised
- 6.8 Additional glazing added
- 6.9 Curved facade corners
- 6.10 Adjusted glazing to street facade
- 6.11 New window to stairway
- 6.12 Screen dimensions label added

Red: First round of changes DA02: 29/11/22

Blue: Second round of changes DA03: 20/02/23

Purple: Third round of changes DA04: 20/03/23

Orange: Fourth round of changes DA05: 17/07/23



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COVER A0000 DA04

PLAN: LOCATION A1001 DA01
PLAN: SITE ANALYSIS A1010 DA03
PLAN: DEMOLITION A1050 DA01

PLAN: BASEMENT A2201 DA03
PLAN: GROUND -1 A2202 DA04
PLAN: GROUND A2203 DA04
PLAN: LEVEL 01 A2204 DA04
PLAN: ROOF A2205 DA04

AREAS : LANDSCAPE + OPEN SPACE A2402 DA04

SHADOWS: JUNE 21ST 9:00AM, 10:0AM 10:30AM A2601 DA03
SHADOWS: JUNE 21ST 11:00AM, 11:30AM 12:00AM A2602 DA03
SHADOWS: JUNE 21ST 12:30PM, 15:00PM 13:00PM A2603 DA03

SOLAR: VIEWS FROM THE SUN 9:00AM, 9:30AM 10:00AM A2701 DA03
SOLAR: VIEWS FROM THE SUN 10:30AM, 11:00AM 11:30AM A2702 DA03
SOLAR: VIEWS FROM THE SUN 12:00PM, 12:30PM 13:00PM A2703 DA03
SOLAR: VIEWS FROM THE SUN 13:30PM, 14:00PM 14:30PM A2704 DA03
SOLAR: VIEWS FROM THE SUN 15:00PM A2705 DA03

ELEVATION: EAST (QUEENSCLIFF RD)1:100 A3101 DA04
ELEVATION: WEST 1:100 A3102 DA03

ELEVATION: NORTH 1:100 A3103 DA04
ELEVATION: SOUTH 1:100 A3104 DA04
ELEVATION: EAST (QUEENSCLIFF RD)1:50 A3110 DA03
ELEVATION: WEST 1:50 A3111 DA02
ELEVATION: NORTH 1:50 A3112 DA03
ELEVATION: SOUTH 1:50 A3113 DA03

SECTION: A A3201 DA03
SECTION: B A3202 DA03

DETAIL: SECTION A A6201 DA02
DETAIL: SECTION B A6202 DA01
DETAIL: SECTION C A6203 DA01
DETAIL: SECTION D A6204 DA01
DETAIL: SECTION E A6205 DA01
DETAIL: PRIVACY AND SOLAR ACCESS GROUND -1 A6250 DA01
DETAIL: PRIVACY AND SOLAR ACCESS GROUND A6251 DA02
DETAIL: PRIVACY AND SOLAR ACCESS LEVEL 01 A6252 DA03

SCHEDULE: WINDOW & DOOR A7101 DA04

PERSPECTIVE STREET A8101 DA04

FINISHES BOARD: MATERIALITY A8201 DA03

HEIGHT PLANE NGL A9001 DA02
HEIGHT PLANE MERMAN METHOD A9002 DA02

DEVELOPMENT APPLICATION AMENDMENTS 17.07.2023

122-124 Queenscliff Road, Queenscliff

ABSAR

Accredited Building Surveyor

Accreditation No. 31030003-31030004

Assessor: Terry Chapman

Assessment Date: 2023

Assessor's Signature

5.8

Average

Star Rating

HOUSE

5.8

0004945860

18 Jul 2023

Assessor: Terry Chapman

Accreditation No.: 20920

Address

607-608 Old South Head Road

ROSE BAY, NSW, 2029

hater.com.au

122-124 QUEENSLIFF ROAD

LOT 5 & 6 DP 16941

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Robert Gordon Woodward 9363

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title

LOCATION PLAN

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A1001

Drawing Scale
NTS

REV	DESCRIPTION	DATE
DA:01	DEVELOPMENT APPLICATION	22/03/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



Project
122-124 Queenscliff Road
Queenscliff

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Drawing Stage
DEVELOPMENT APPLICATION

Drawing Scale
1:200@A1
1:800@A3

LEGEND

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NO. 22
AITKEN AVENUE
3 STOREYS

NO. 24
AITKEN AVENUE
3 STOREYS

NO. 26
AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS

NO. 126
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING

No. 124
QUEENSCLIFF ROAD
3 STOREYS
BRICK BUILDING
TO BE DEMOLISHED

No. 122
QUEENSCLIFF ROAD
3 STOREYS
BRICK BUILDING
TO BE DEMOLISHED

NO. 120
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING

QUEENSCLIFF ROAD

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Project Number
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Drawing Title

DEMOLITION

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A1050

Drawing Scale
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1:200@A3

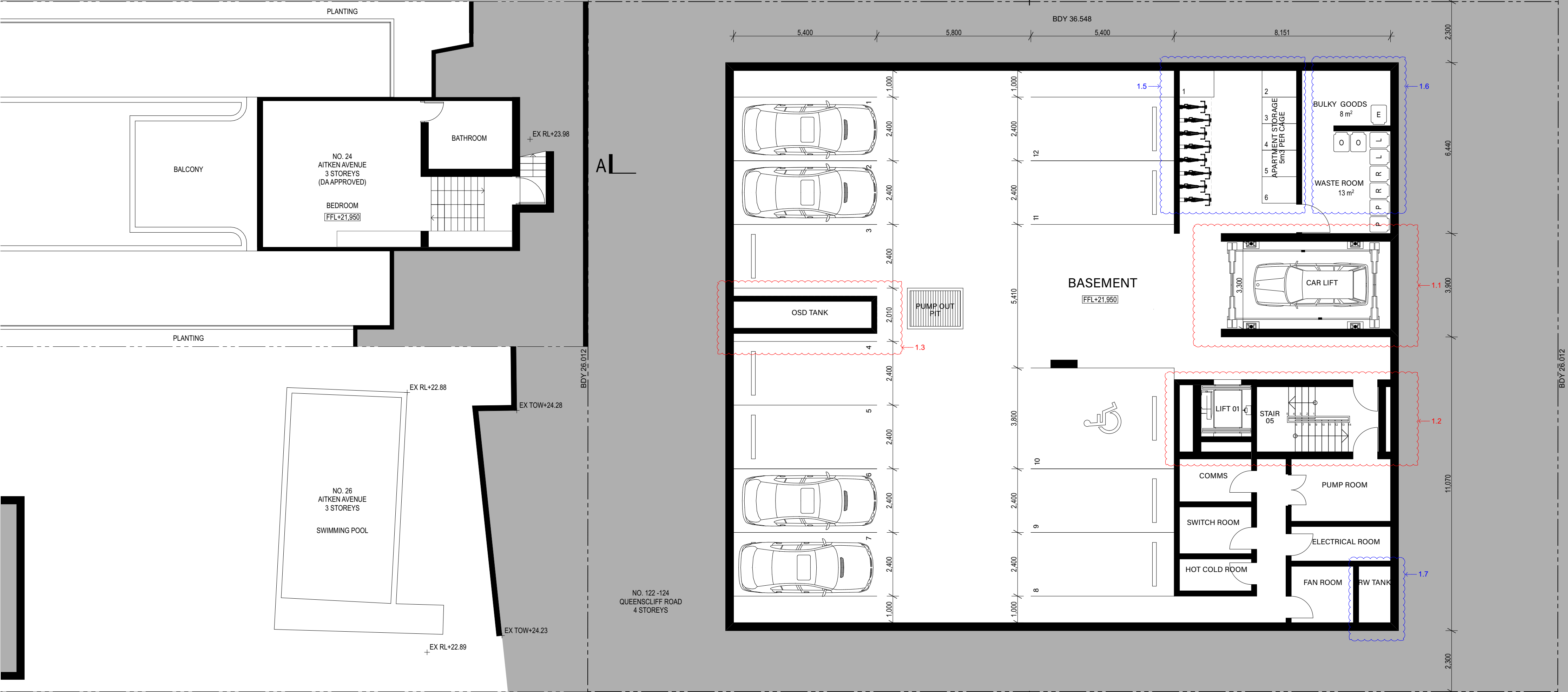
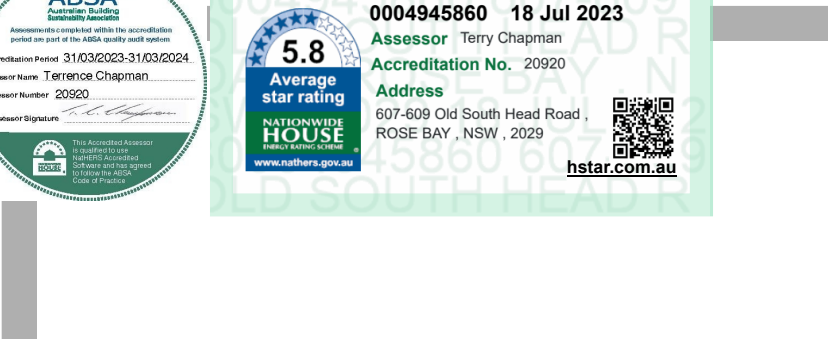
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

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■ TO BE DEMOLISHED
■ TO BE RETAINED



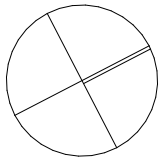
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Project Number
0228

Drawing Title
**PLAN : GENERAL ARRANGMENT
BASEMENT**

Drawing Stage

DEVELOPMENT APPLICATION

Drawing No.
A2201

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/02/23

LEGEND

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NO. 22
AITKEN AVENUE
3 STOREYS

NO. 24
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3 STOREYS

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AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS

NO. 126
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING
(APPROVED DA)

NO. 122-124
QUEENSCLIFF ROAD
4 STOREYS

NO. 120
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING
(APPROVED DA)

Drawing Title
**PLAN : GENERAL ARRANGMENT
GROUND**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2203

Drawing Scale
**1:100@A1
1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/02/23
DA04	DEVELOPMENT APPLICATION	20/03/23

LEGEND

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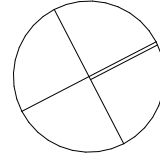
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Queenscliff**

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NO. 22
AITKEN AVENUE
3 STOREYS

NO. 126
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING
(APPROVED DA)

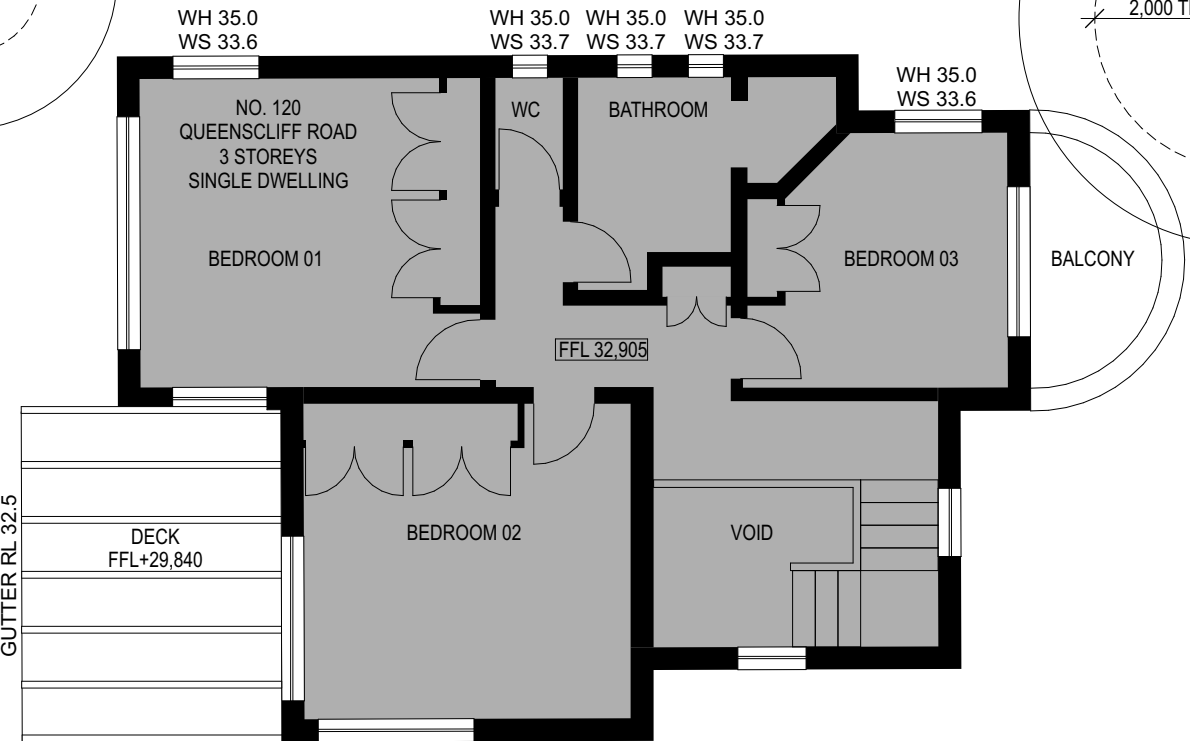
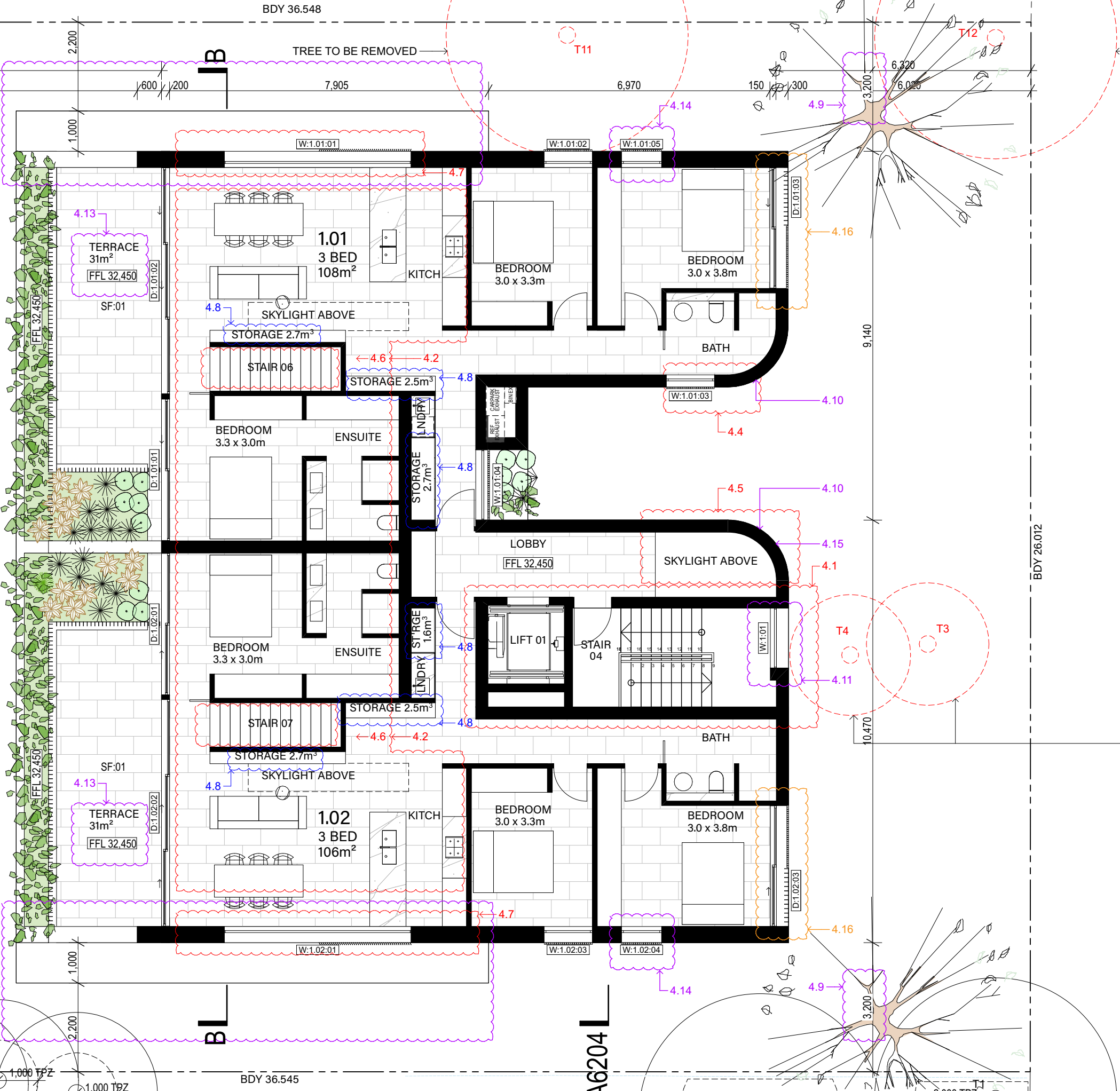
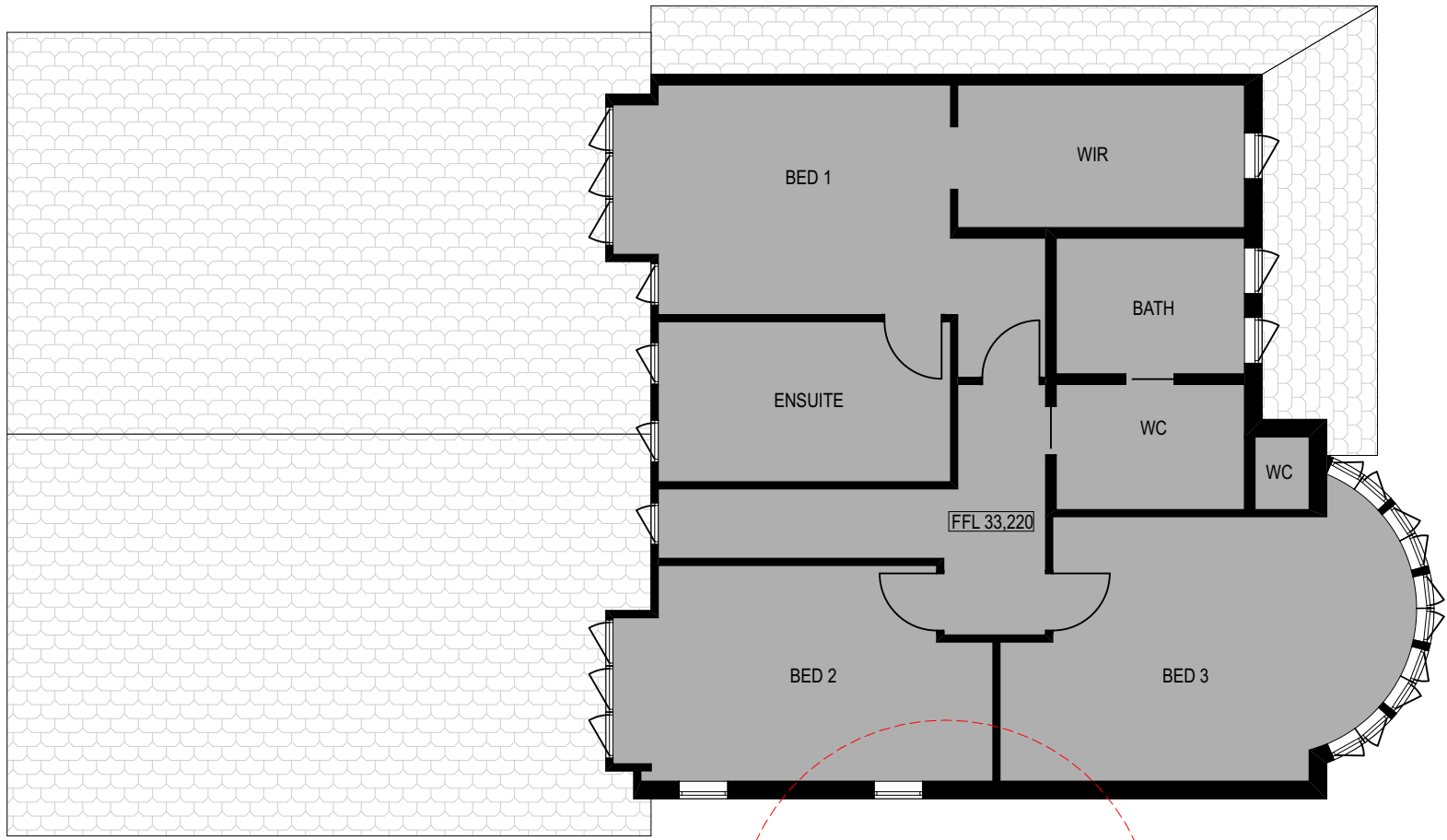
NO. 24
AITKEN AVENUE
3 STOREYS

NO. 122-124
QUEENSCLIFF ROAD
4 STOREYS

NO. 26
AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS

NO. 120
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING
(APPROVED DA)



QUEENSCLIFF ROAD

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Drawing Title
PLAN : GENERAL ARRANGMENT
LEVEL 01

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2204

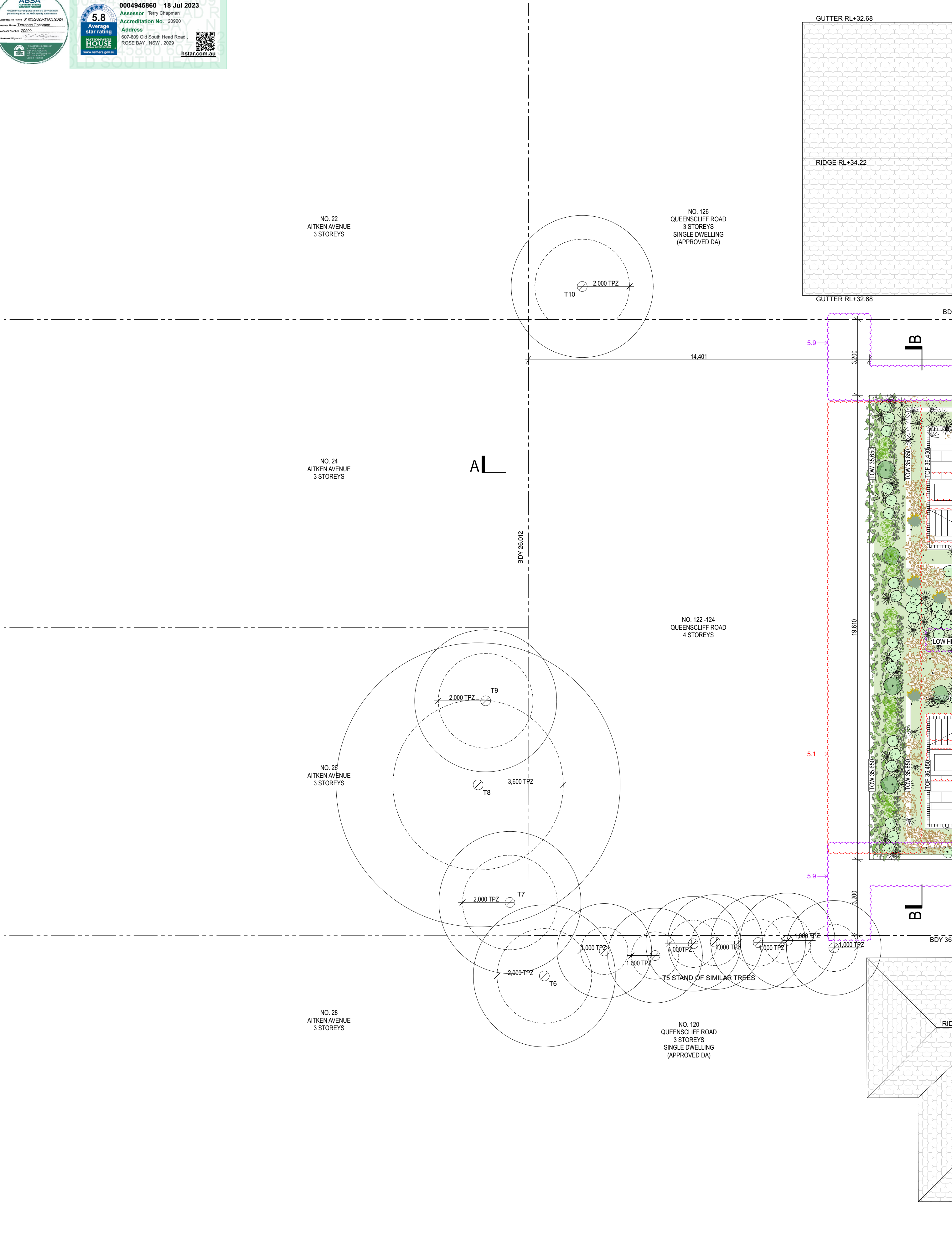
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REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23
DA04	DEVELOPMENT APPLICATION	17/07/23

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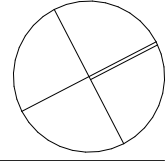
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Project
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Queenscliff**

Project Start Date



Project Number
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Drawing Title
**PLAN : GENERAL ARRANGMENT
ROOF**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2205

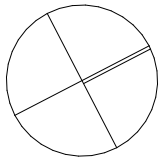
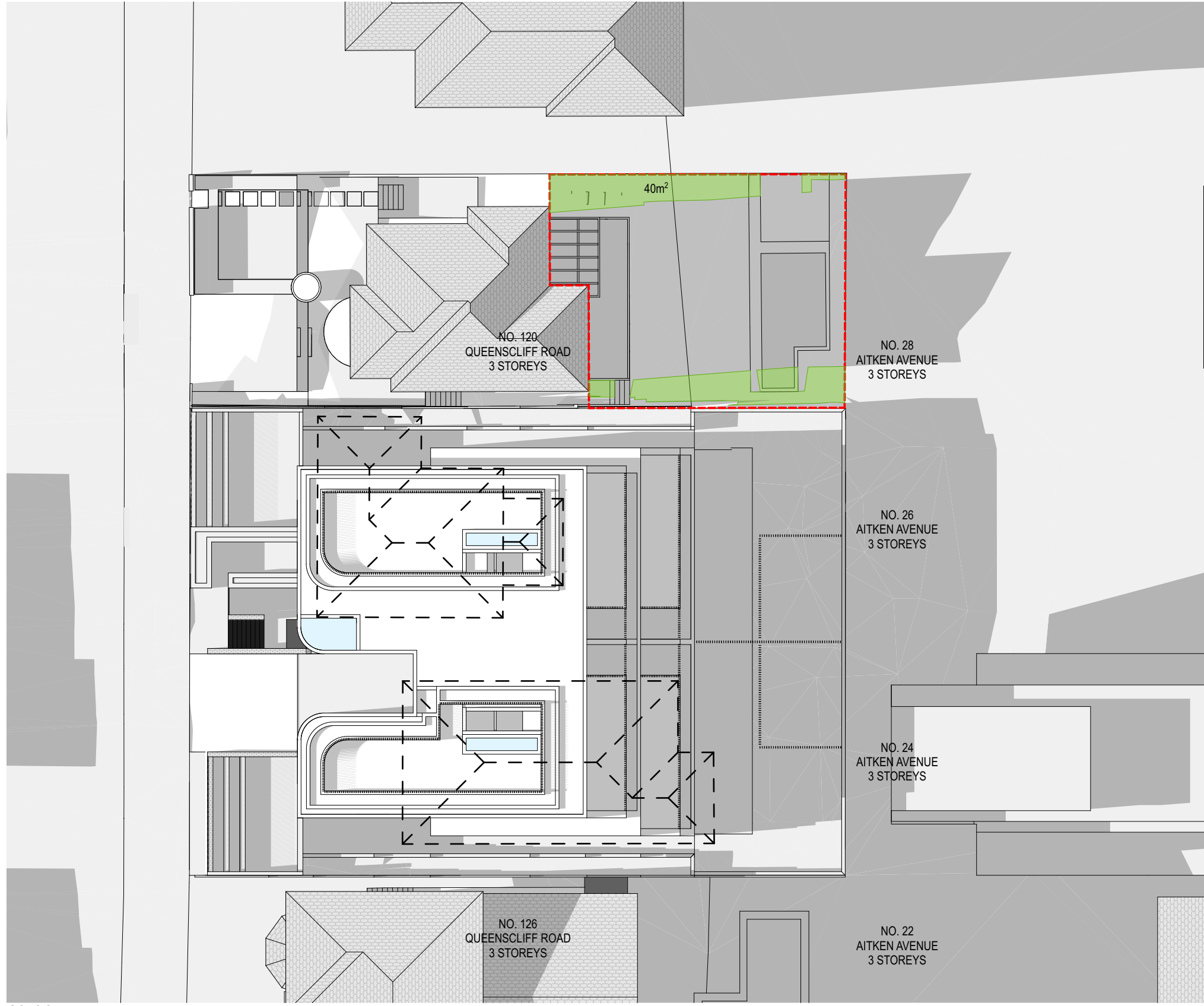
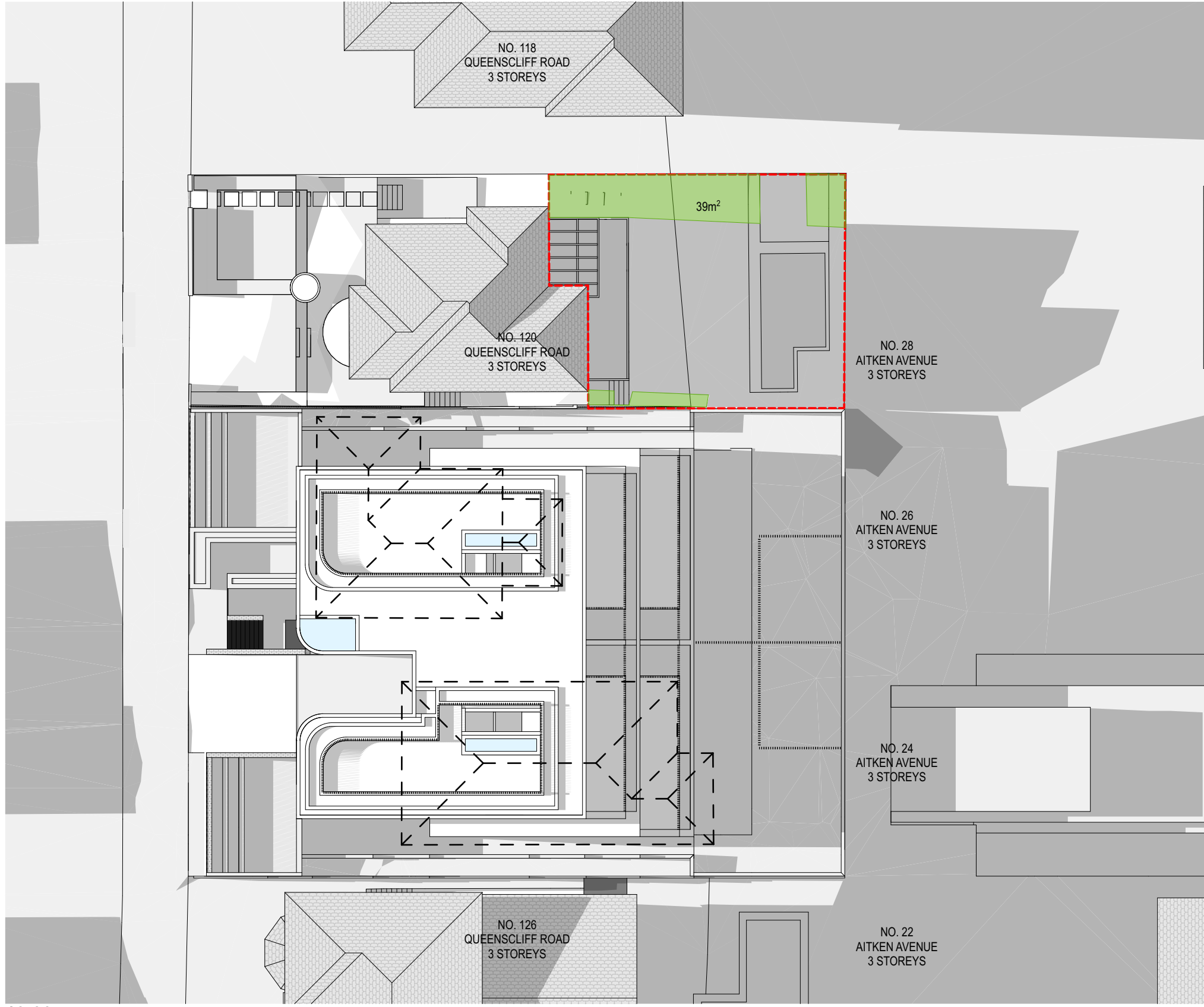
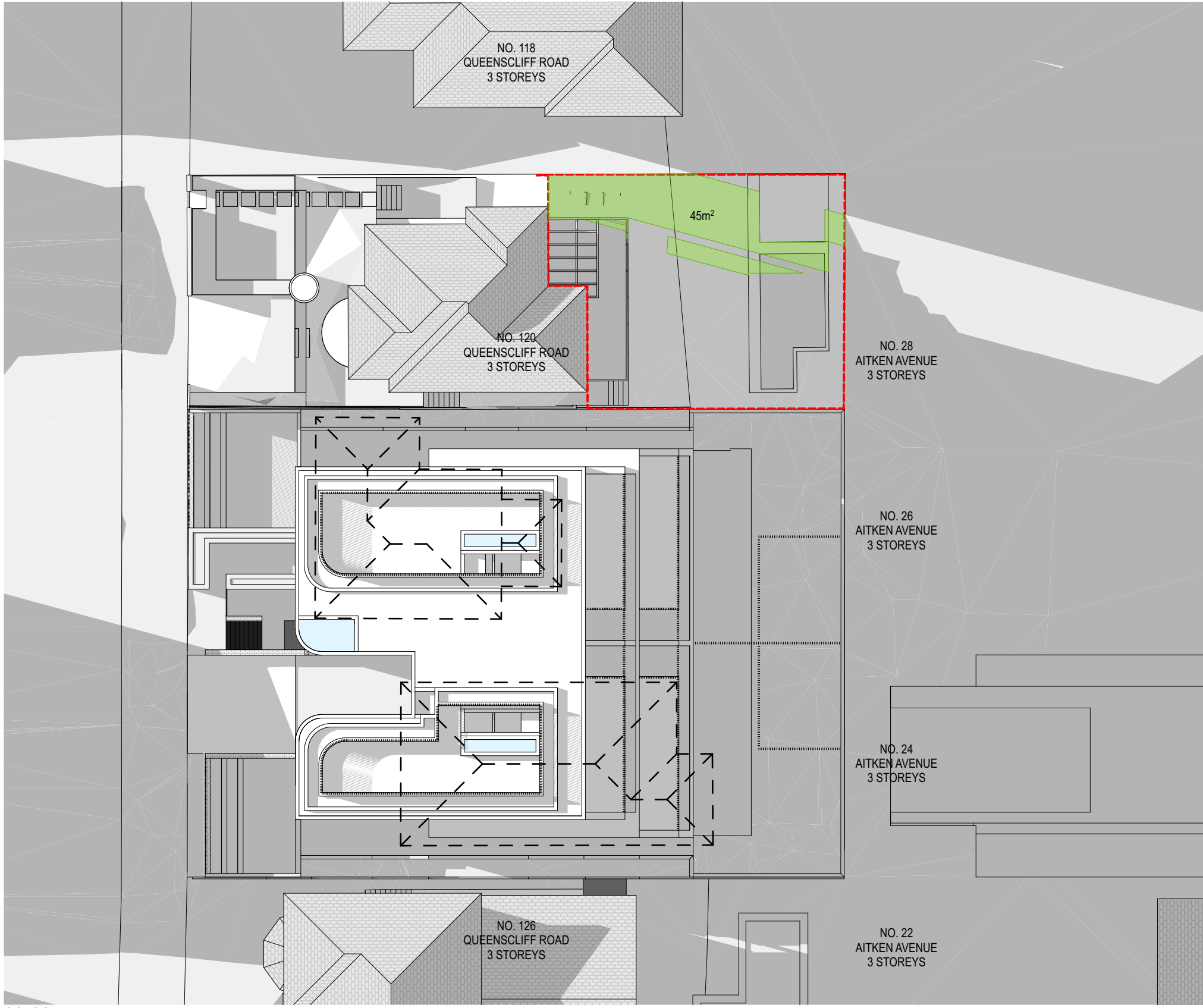
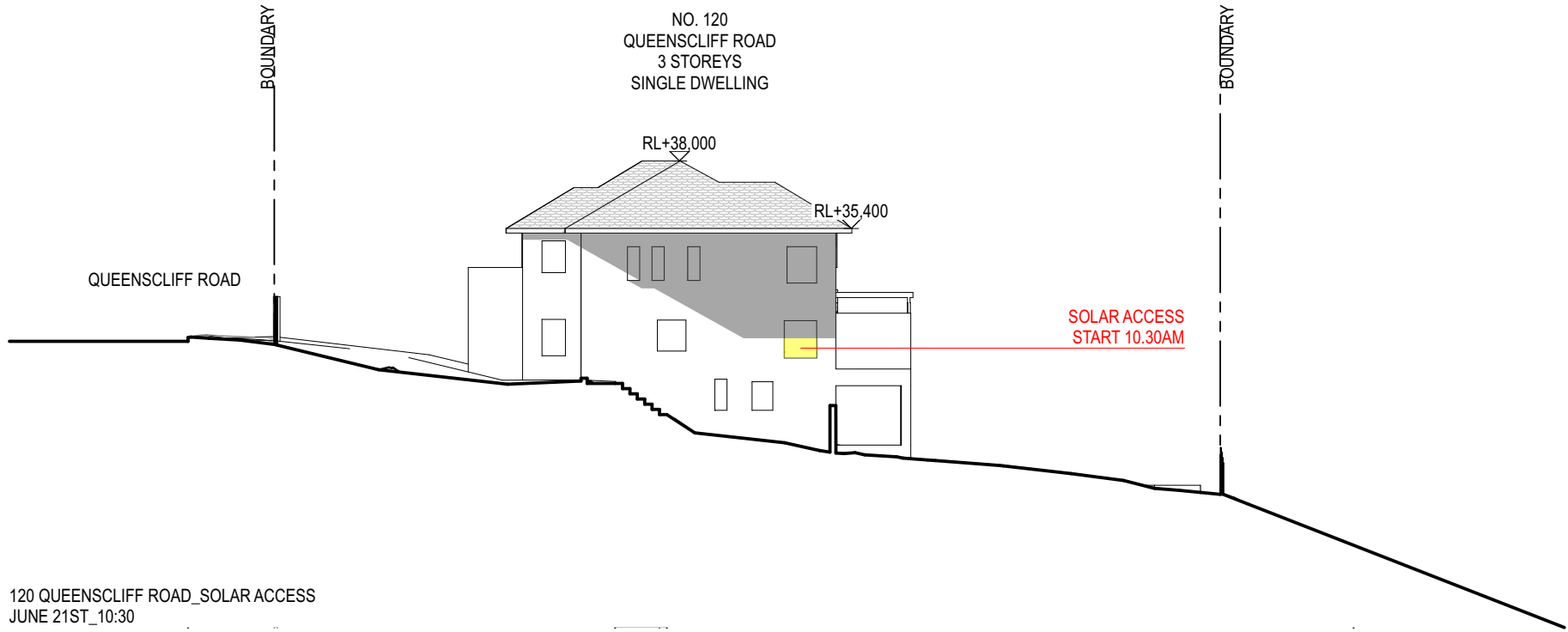
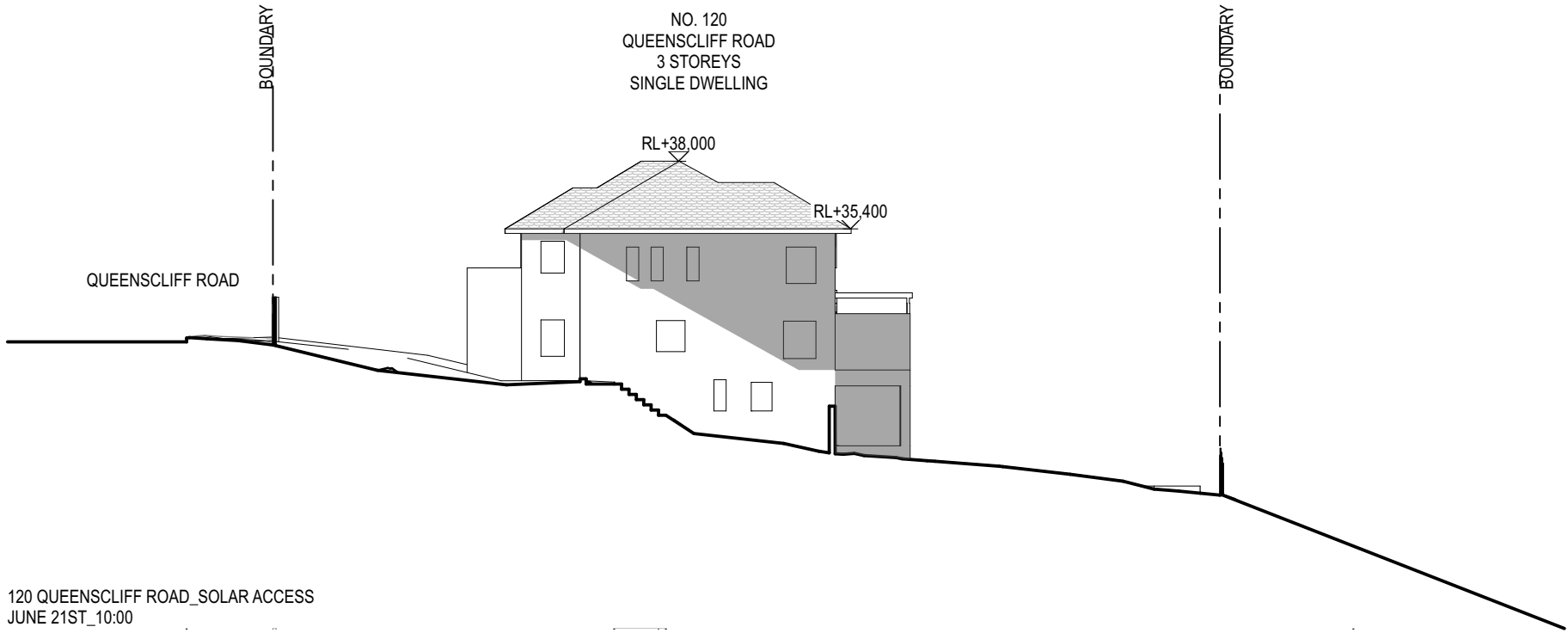
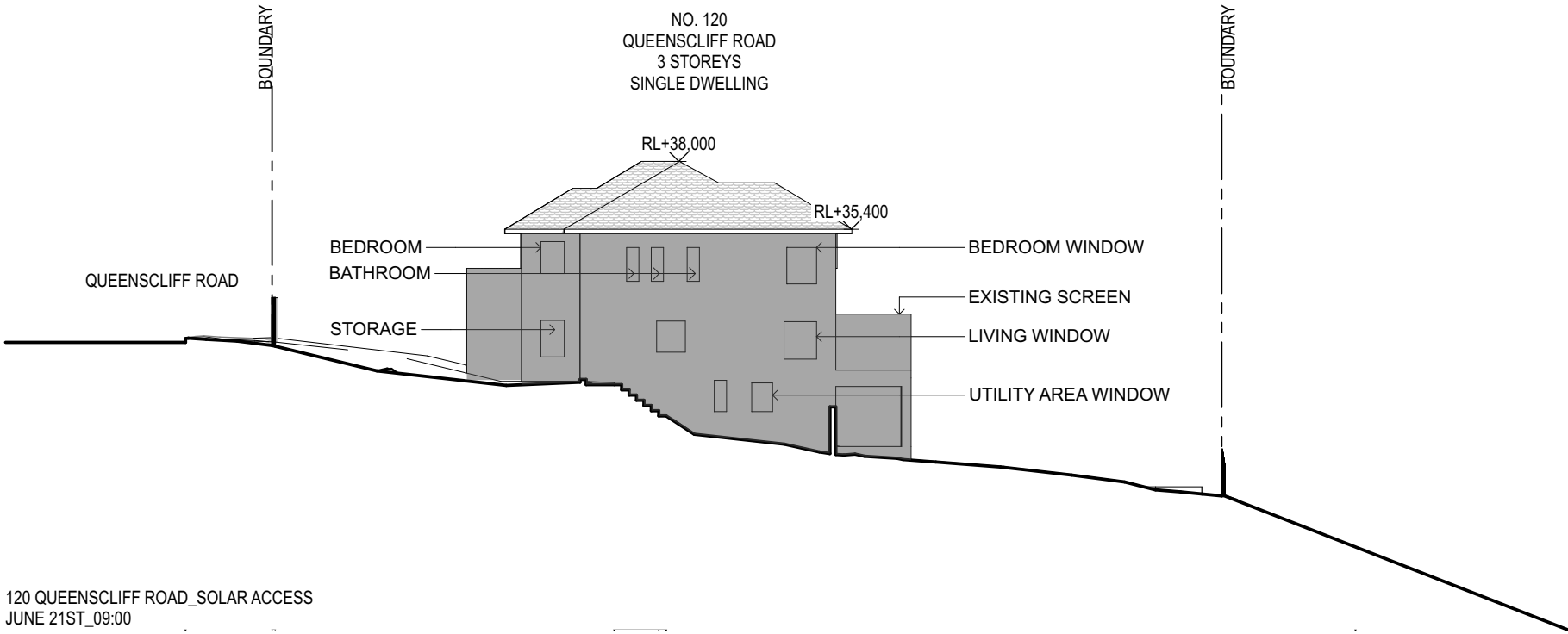
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1:200@A3**

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DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

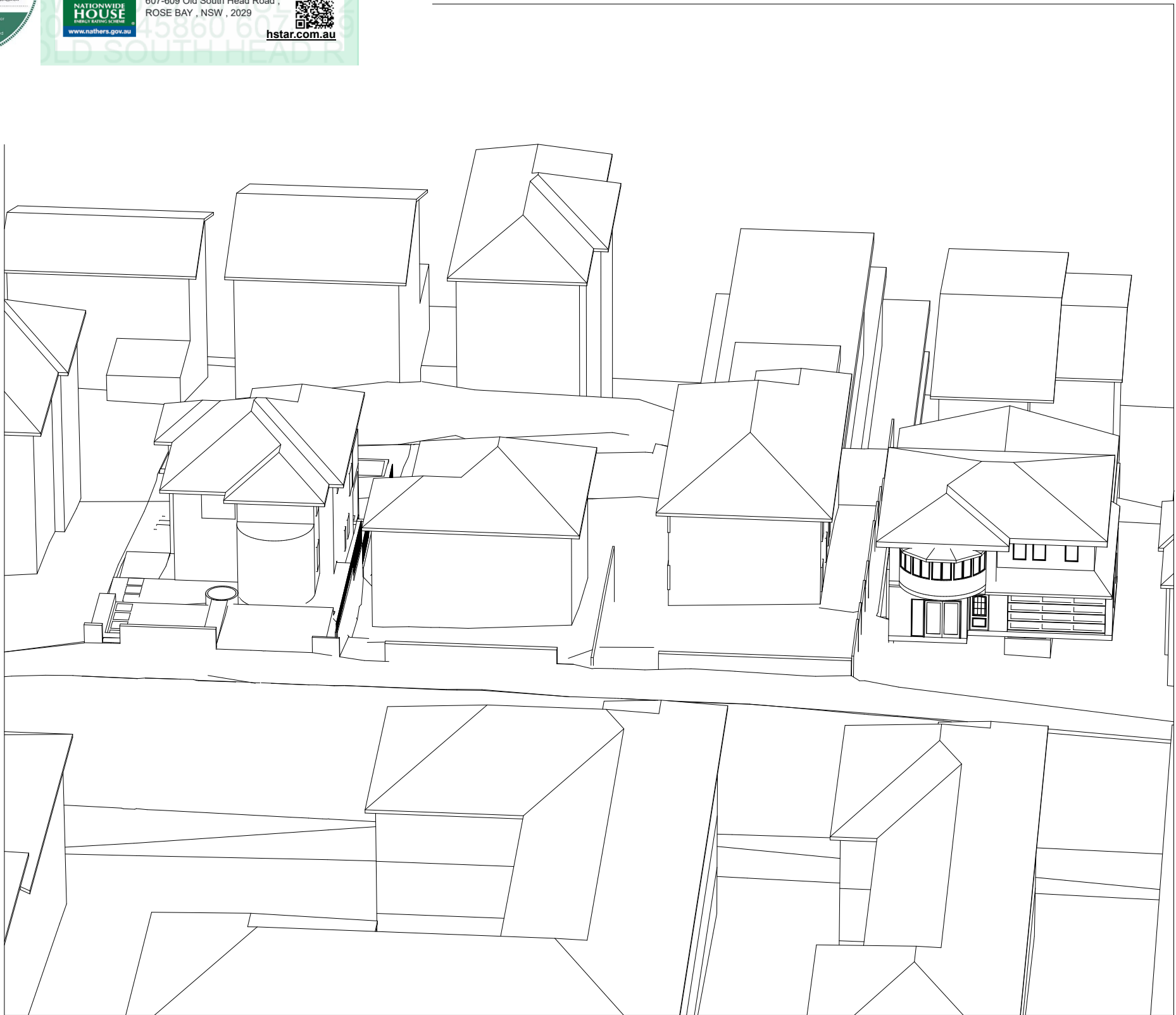
WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



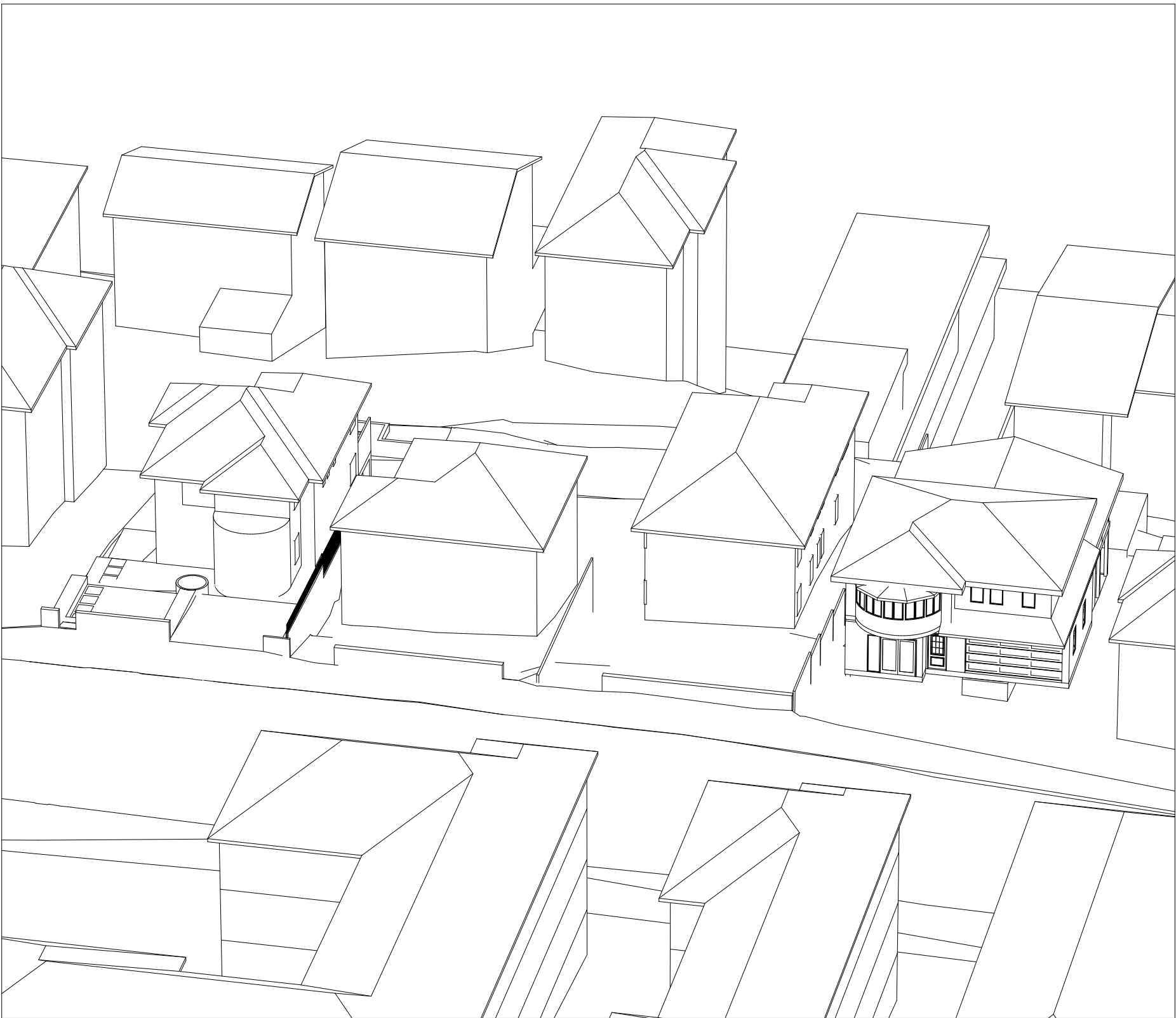
A black and white line drawing of a dense urban neighborhood. The drawing shows a variety of house shapes and rooflines, including gabled roofs, flat roofs, and a prominent curved balcony on one of the buildings. The houses are packed closely together, creating a sense of a busy, built-up area. The drawing is composed of simple black outlines on a white background.

A line drawing of a residential development. The drawing shows a row of various house types. From left to right, there is a detached house, a semi-detached house, a larger house with a curved balcony, and another detached house. The houses are arranged in a row, with some having multiple stories and others being single-story. The drawing is a simple line sketch, showing the outlines of the buildings and their roofs.

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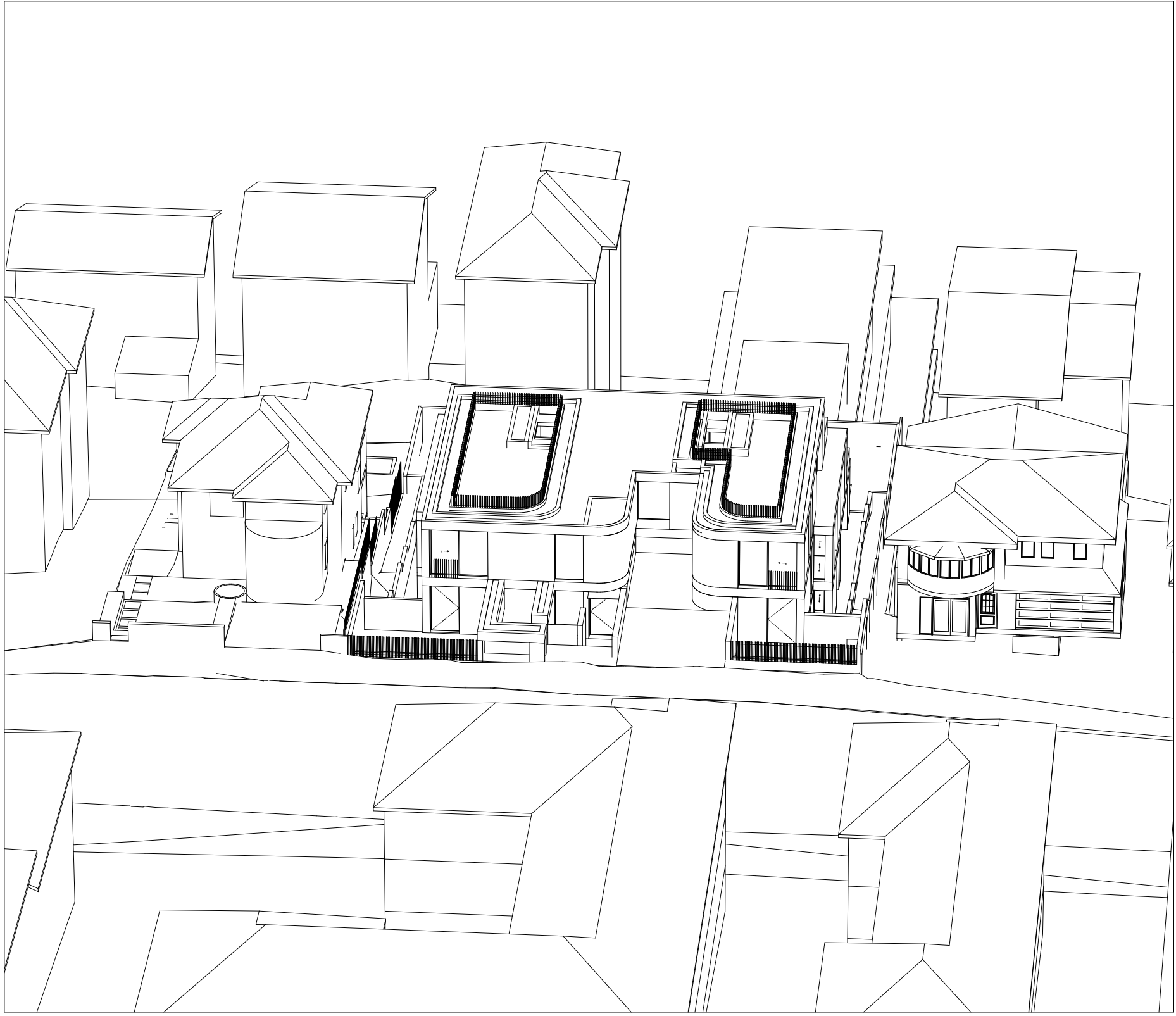
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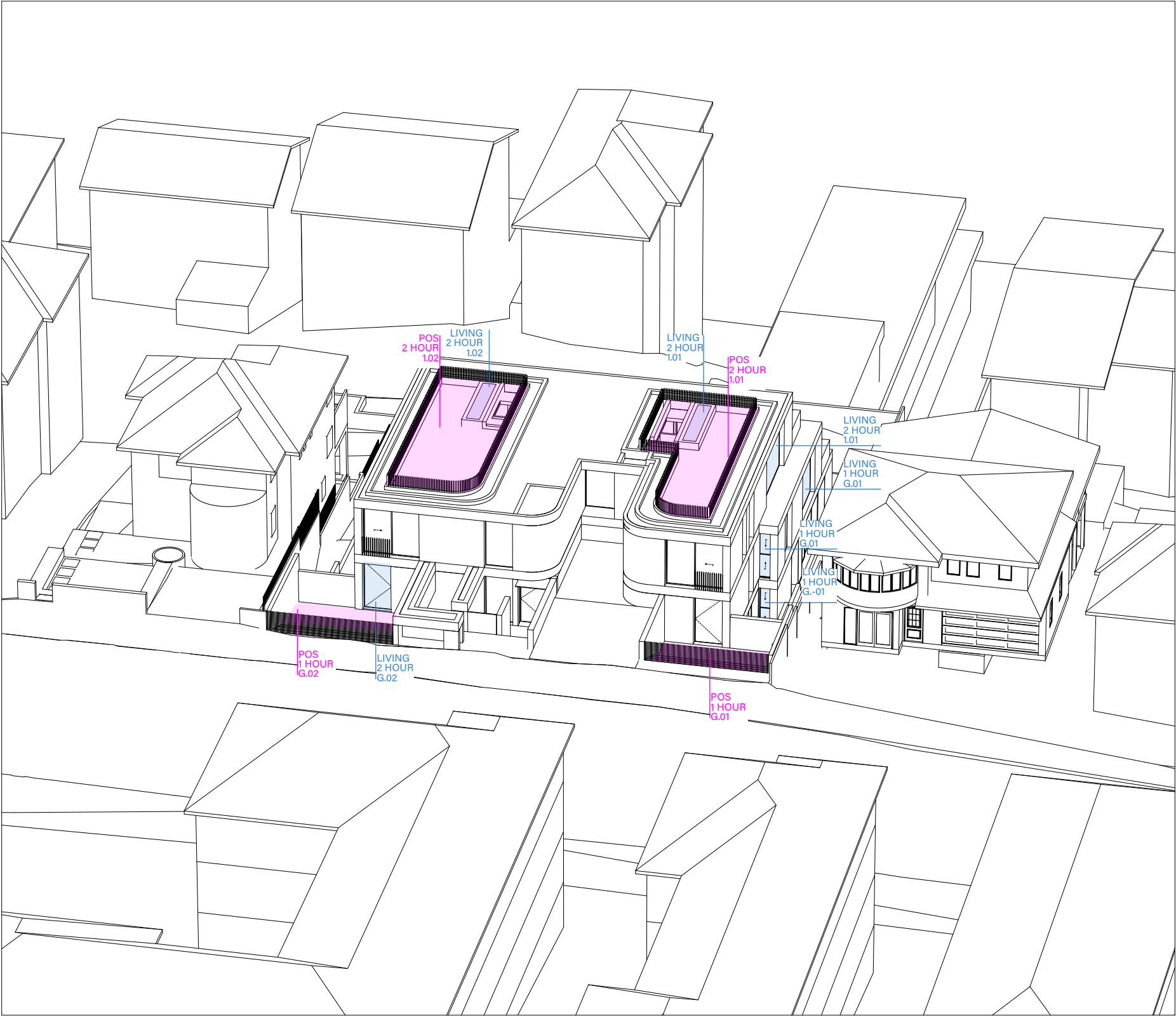
11:00 EXISTING



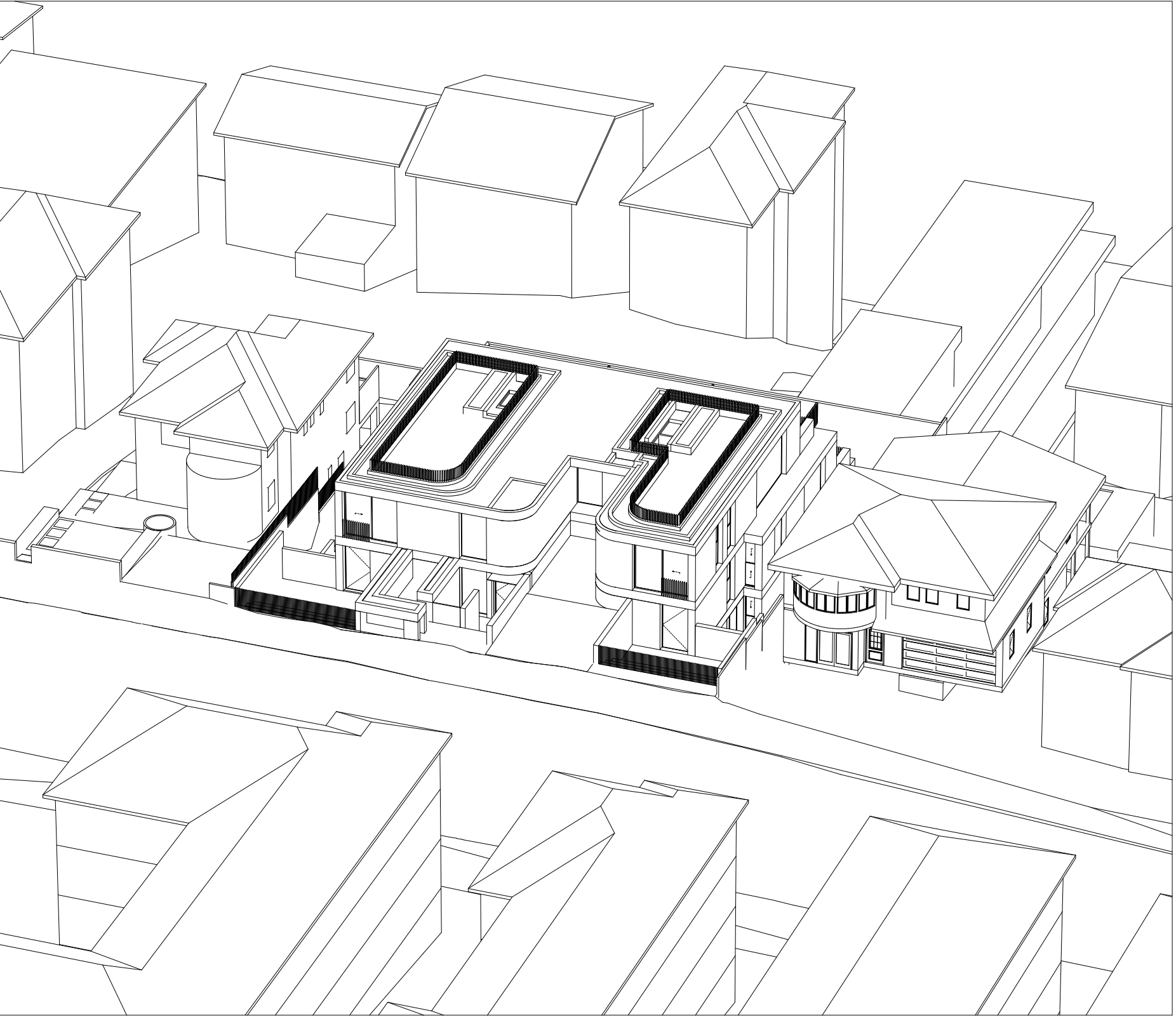
11:30 EXISTING



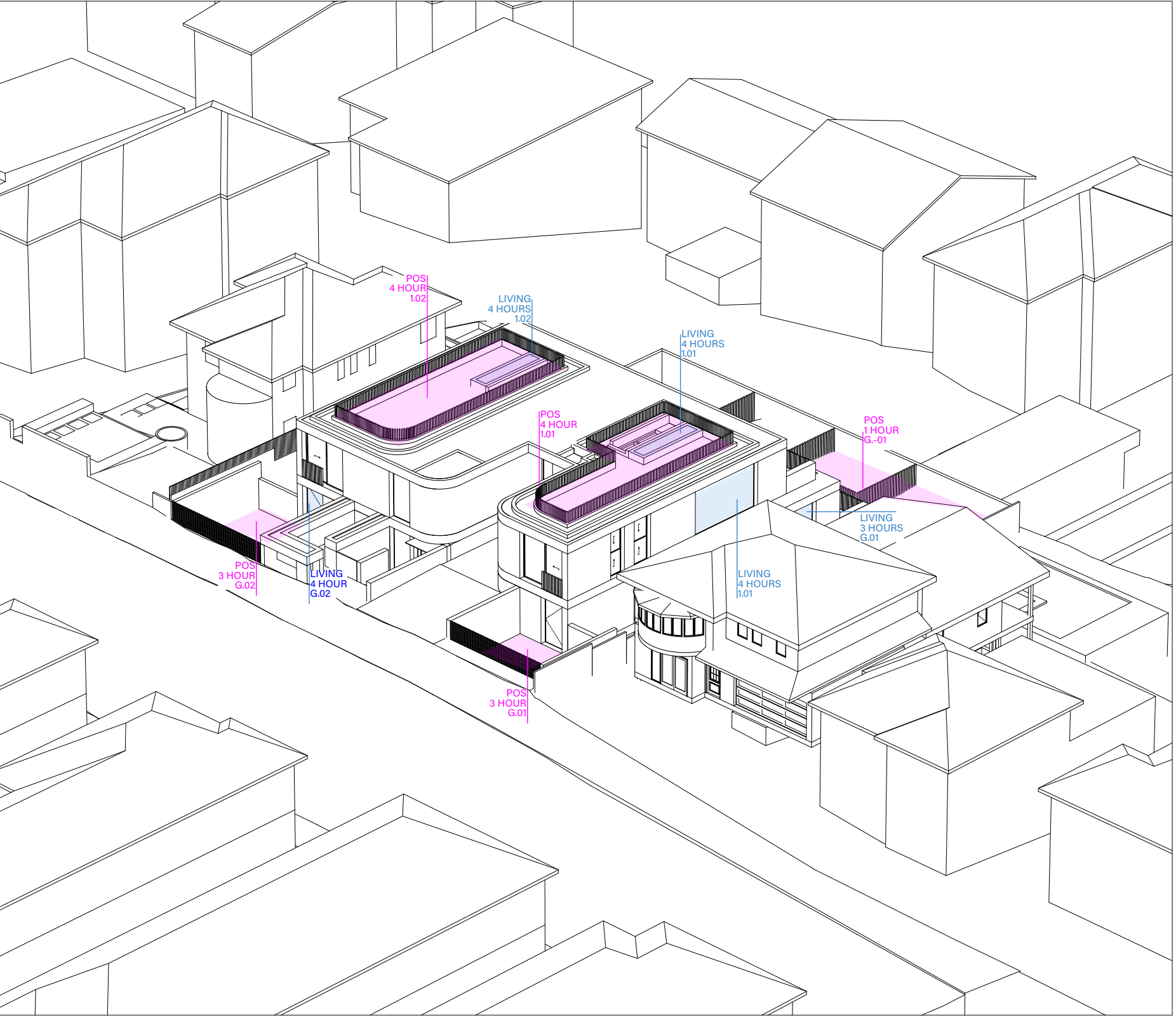
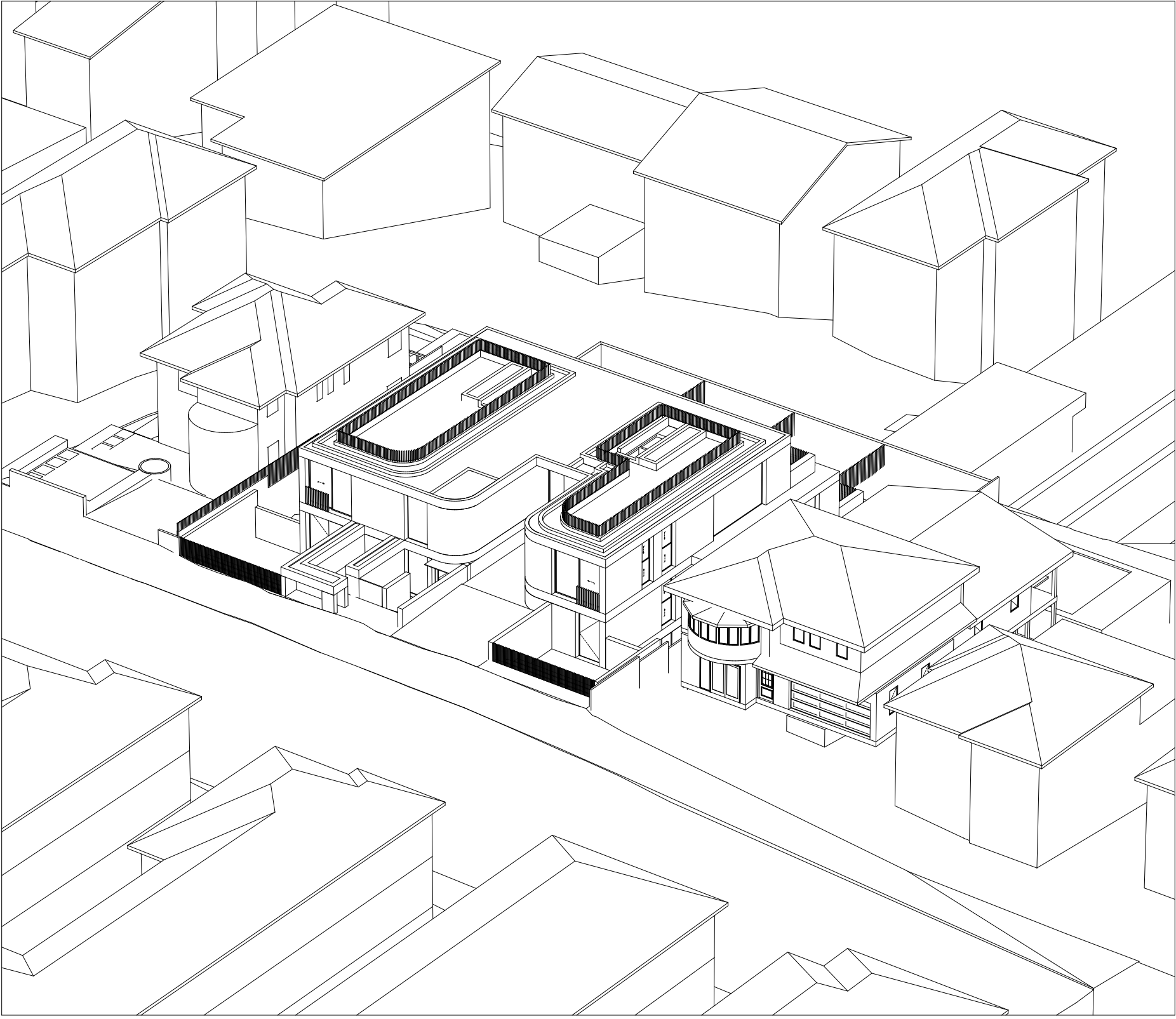
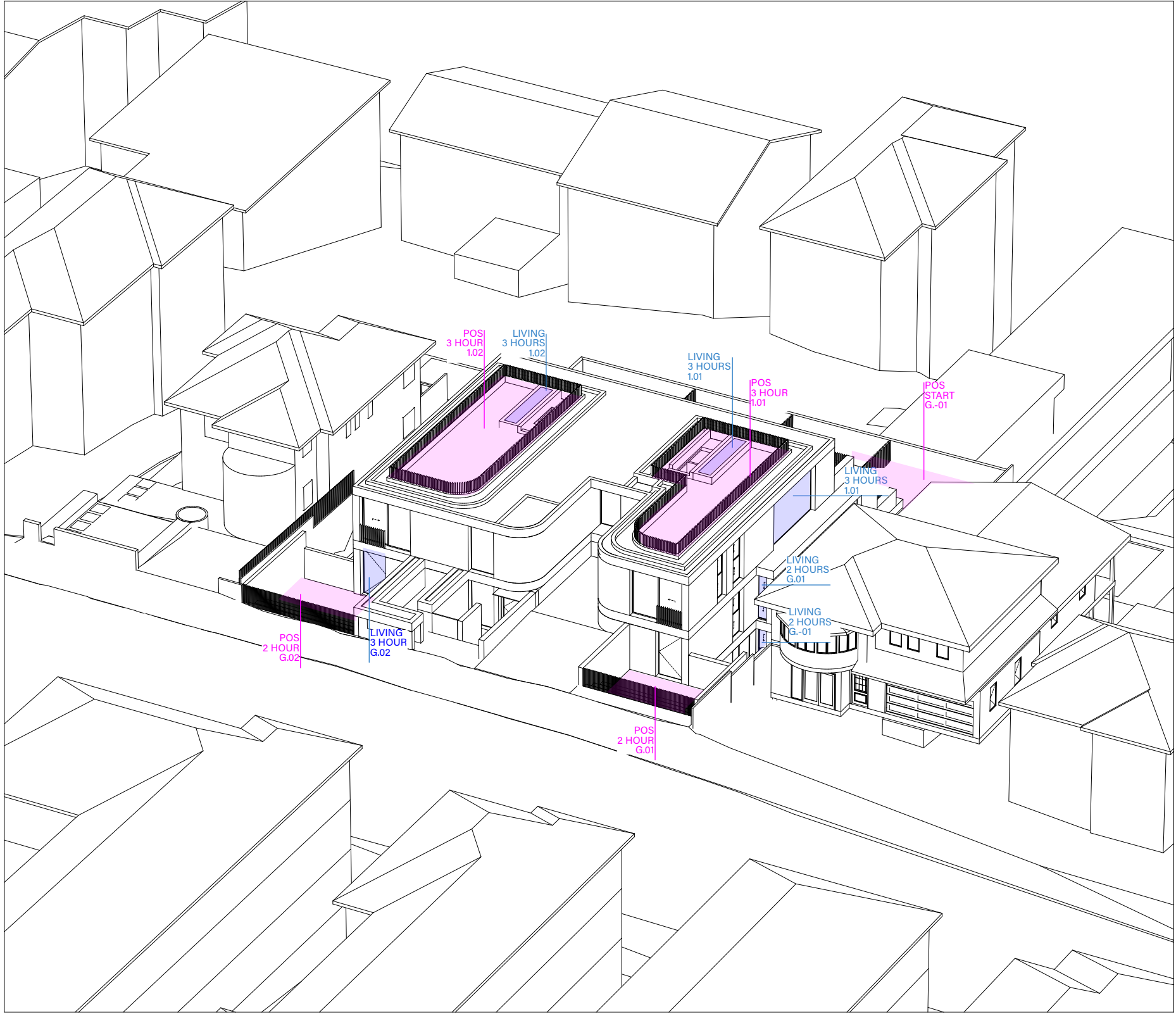
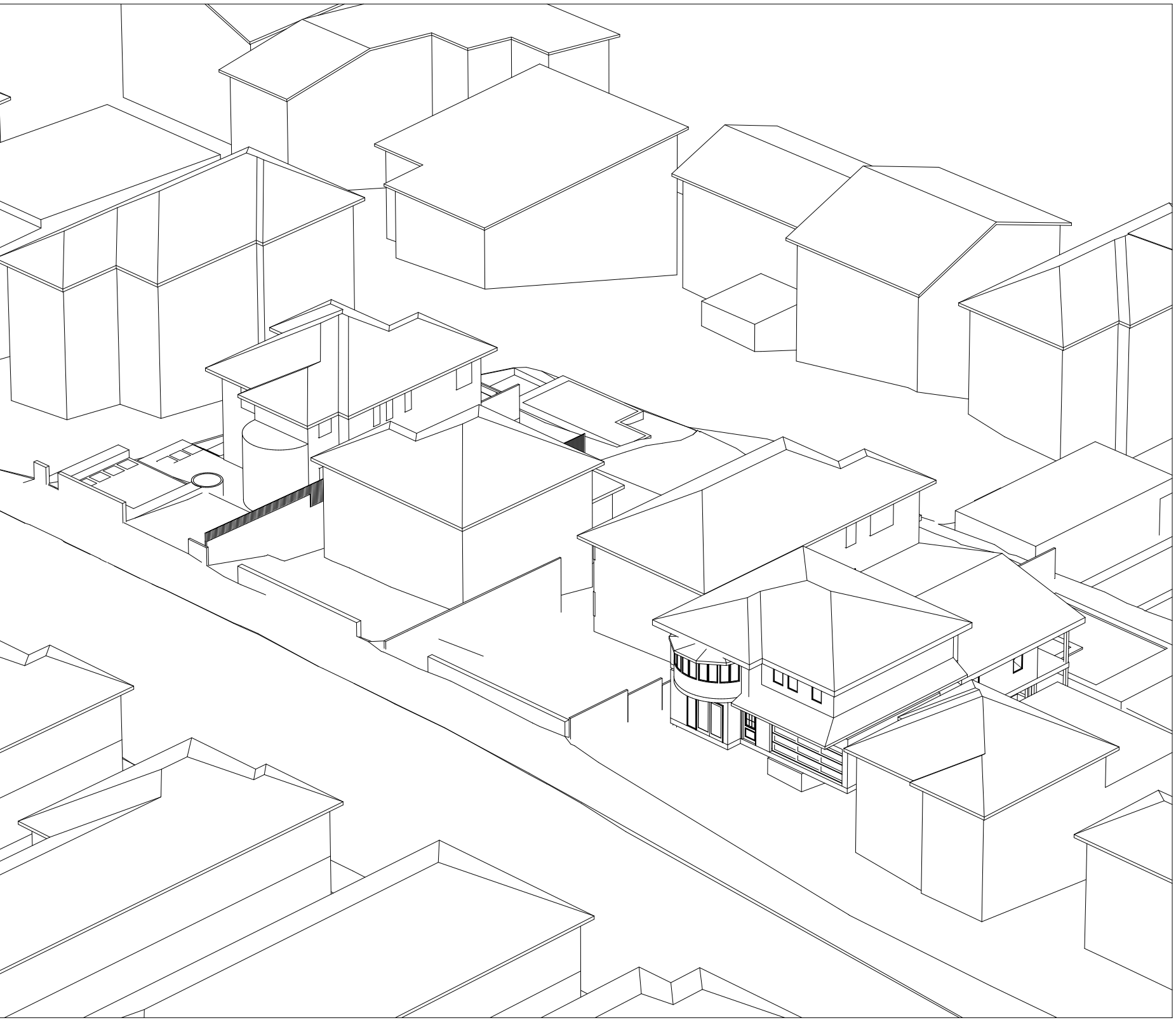
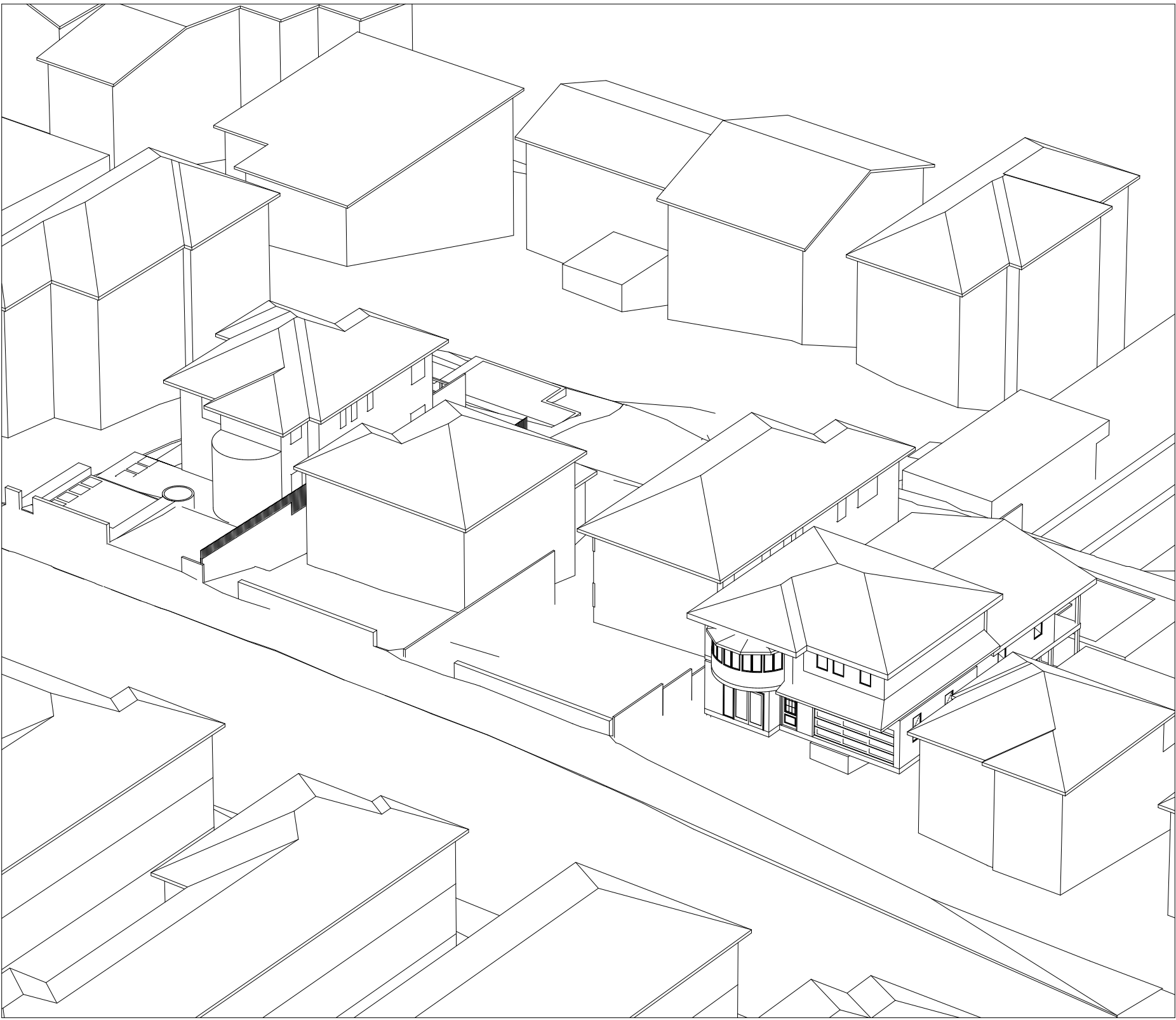
10:30 PROPOSED



11:00 PROPOSED



11:30 PROPOSED







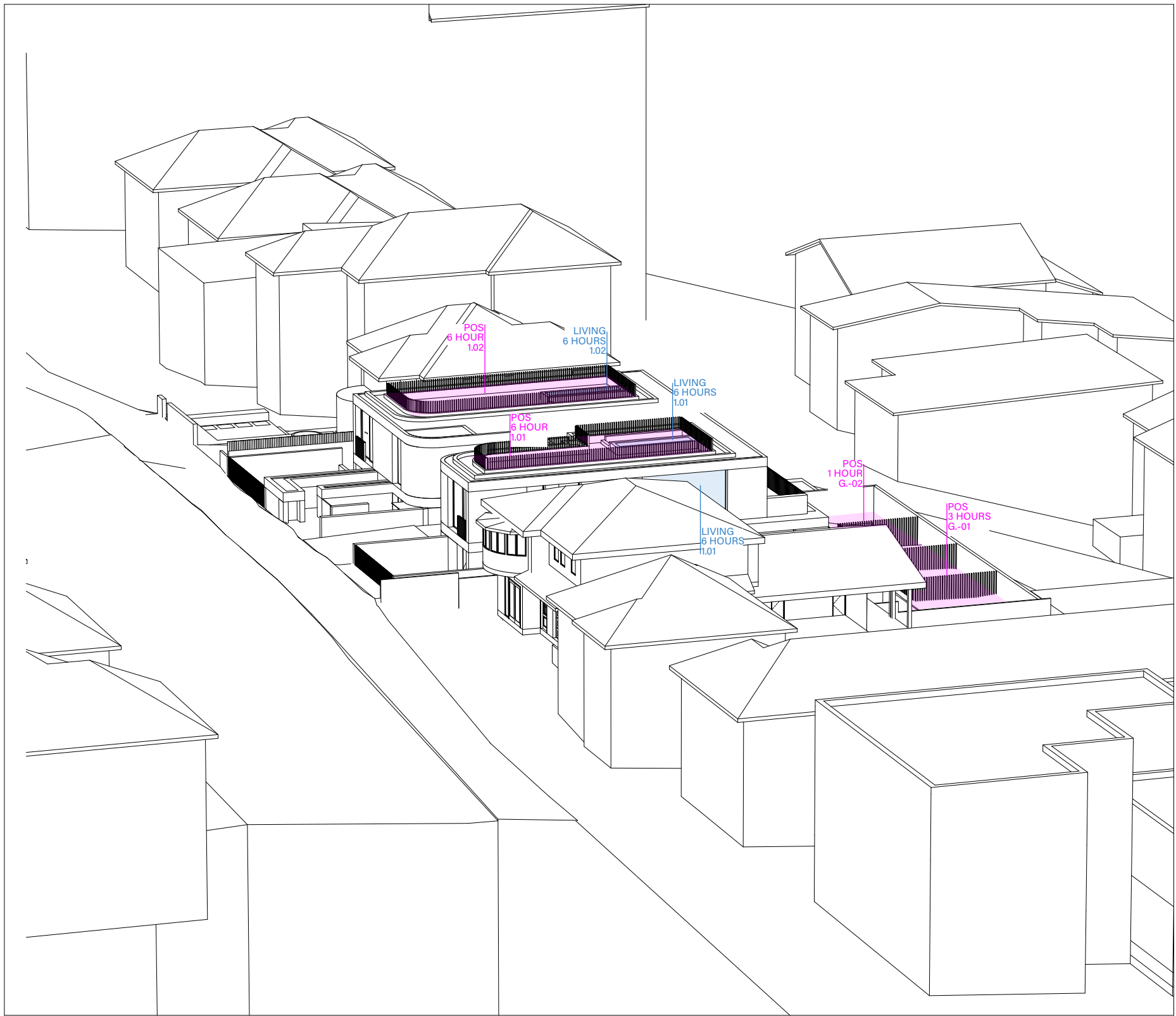
15:00 EXISTING

122-124 QUEENSCLIFF ROAD_PRIVATE OPEN SPACE

SOLAR ACCESS	09:00	09:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	TOTAL HOURS
APT. 1.01	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. 1.02	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. G.01			START		1 HOUR		2 HOUR		3 HOUR					3 HOUR
APT. G.02			START		1 HOUR		2 HOUR		3 HOUR					3 HOUR
APT. G.-01							START		1 HOUR		2 HOUR		3 HOUR	3 HOUR
APT. G.-02											START		1 HOUR	1 HOUR
TOTAL: 5 (83%) UNITS COMPLY														

ADG COMPLIANCE:
70% OF APARTMENTS PRIVATE OPEN SPACE RECEIVE 6m² OF DIRECT SUNLIGHT FOR 2 HOURS BETWEEN 9am-3pm (12m MIN POS REQUIREMENTS OF ADG FOR 3+ BEDROOMS)

PROJECT COMPLIANCE:
5 OUT OF 6 UNITS RECIEVE MIN 6m² OF SUNLIGHT TO PRIVATE OPEN SPACE



15:00 PROPOSED

122-124 QUEENSCLIFF ROAD_VIEWS FROM SUN (TO LIVING ROOM WINDOWS)

SOLAR ACCESS	09:00	09:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	TOTAL HOURS
APT. 1.01	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. 1.02	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. G.01			START		1 HOUR		2 HOUR		3 HOUR		4 HOUR			4 HOUR
APT. G.02	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR			5 HOUR
APT. G.-01			START		1 HOUR		2 HOUR							2 HOUR
APT. G.-02														-
TOTAL: 5 (83%) UNITS COMPLY														

ADG COMPLIANCE:
70% OF APARTMENTS LIVING ROOM WINDOWS RECEIVE 1m² OF DIRECT SUNLIGHT FOR 2 HOURS BETWEEN 9am-3pm MID WINTER

PROJECT COMPLIANCE:
5 OUT OF 6 UNITS RECIEVE min 1m² TO LIVING ROOM WINDOWS



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122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
SOLAR ACCESS
VIEWS FROM THE SUN

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2705

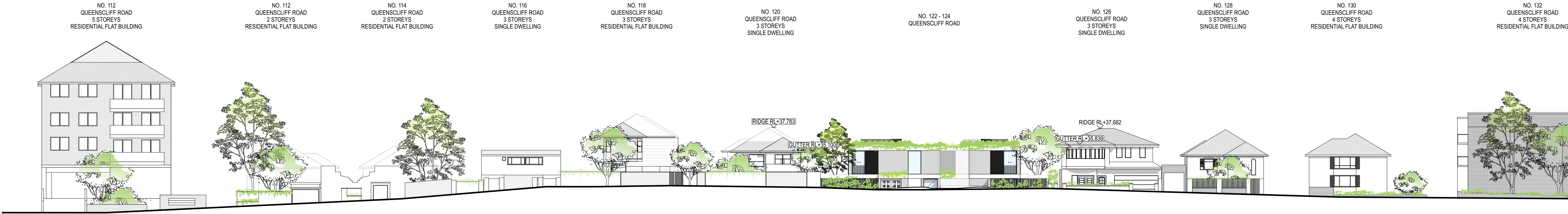
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1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23

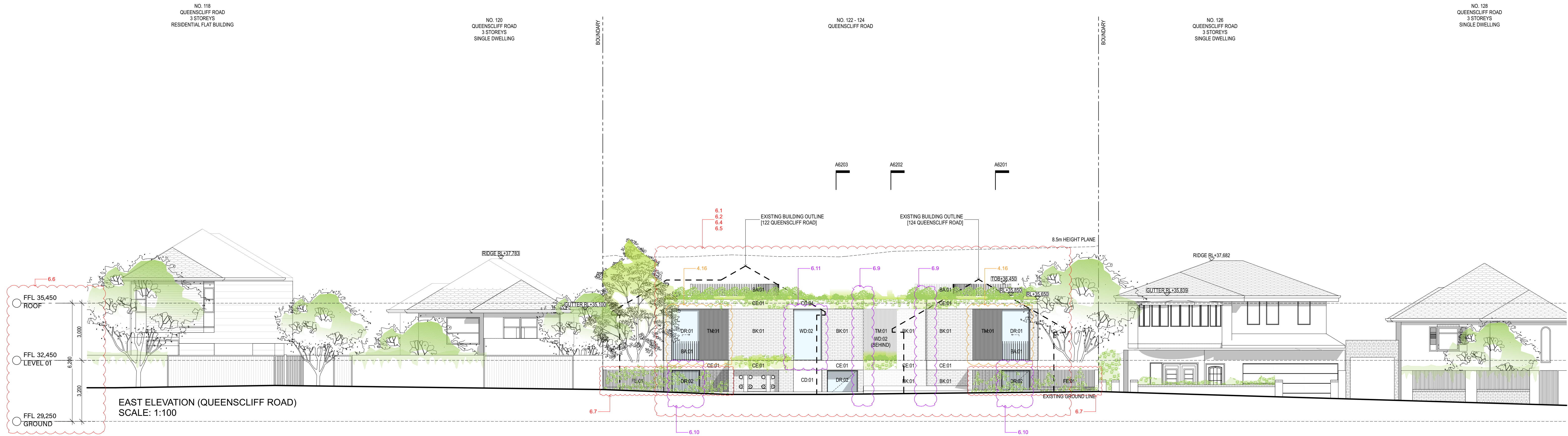
LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



EAST ELEVATION (QUEENSCLIFF ROAD)
SCALE: 1:250



EAST ELEVATION (QUEENSCLIFF ROAD)
SCALE: 1:100

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Project Start Date

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Drawing Title
ELEVATION
EAST (QUEENSCLIFF RD)

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3101

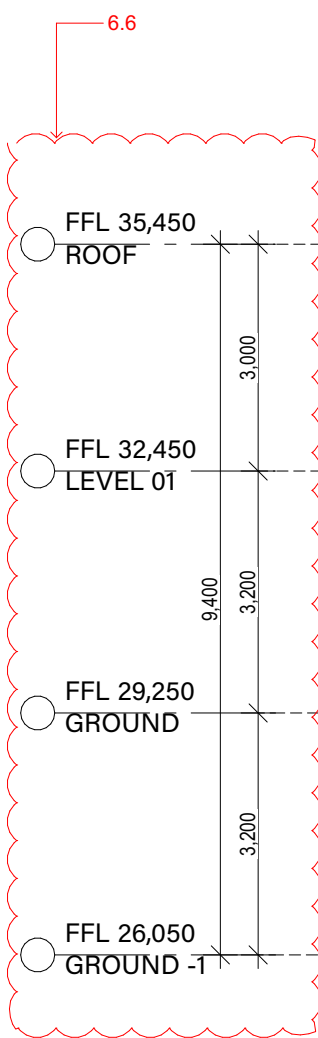
Drawing Scale
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1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23
DA04	DEVELOPMENT APPLICATION	17/07/23

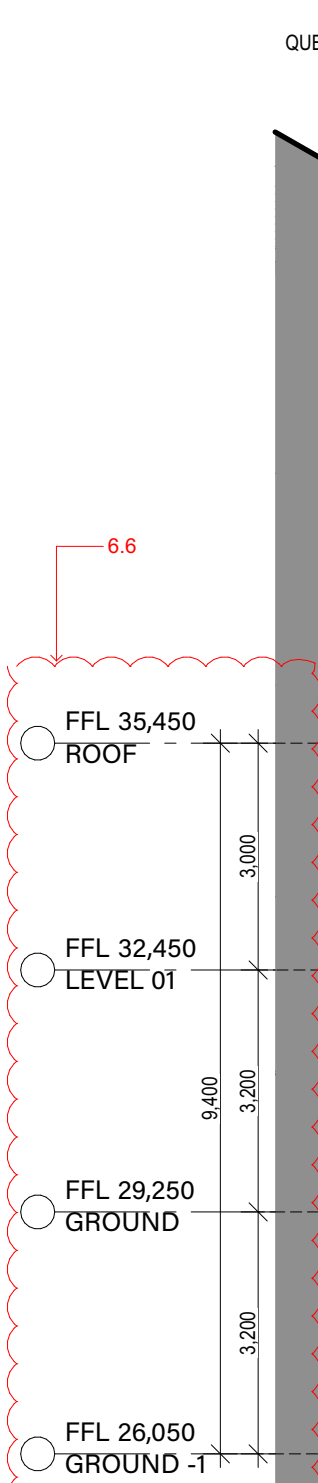
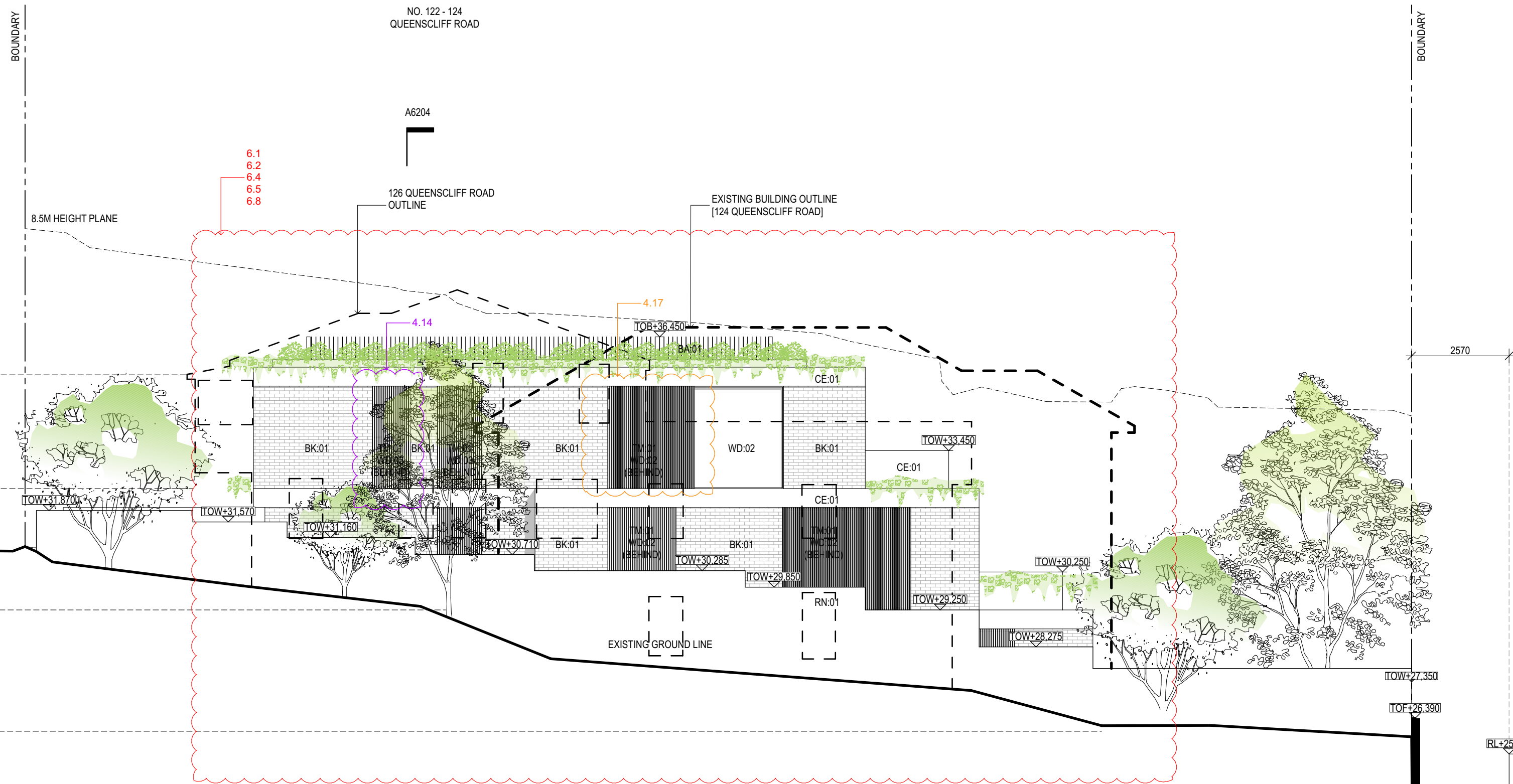
LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

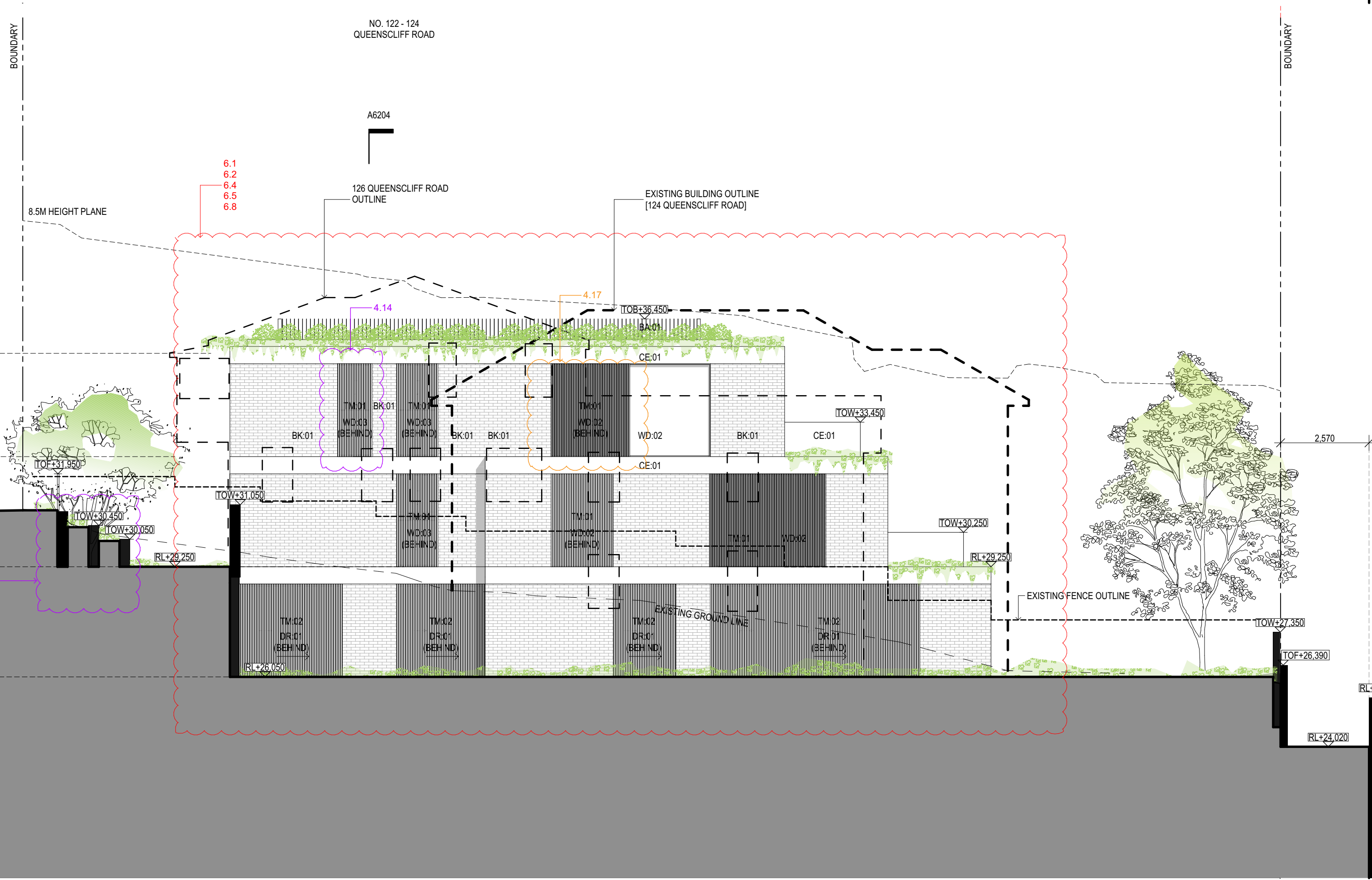
WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



NORTH ELEVATION (AT FENCE LINE)
SCALE: 1:100



NORTH ELEVATION (AT BUILDING FACE)
SCALE: 1:100



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Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**ELEVATION
NORTH**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3103

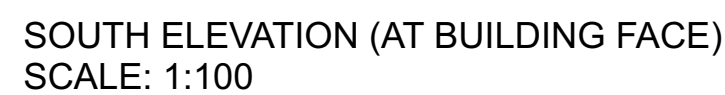
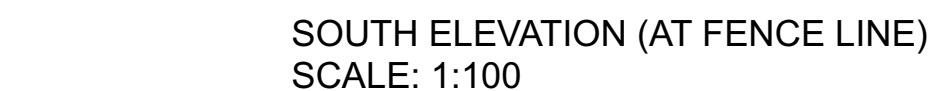
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REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23
DA04	DEVELOPMENT APPLICATION	17/07/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
ELEVATION
SOUTH

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3104

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23
DA04	DEVELOPMENT APPLICATION	17/07/23

LEGEND

LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



Project
122-124 Queenscliff Road
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Project Number
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Drawing Stage

DEVELOPMENT APPLICATION

Drawing Scale
1:50@A1
1:200@A3

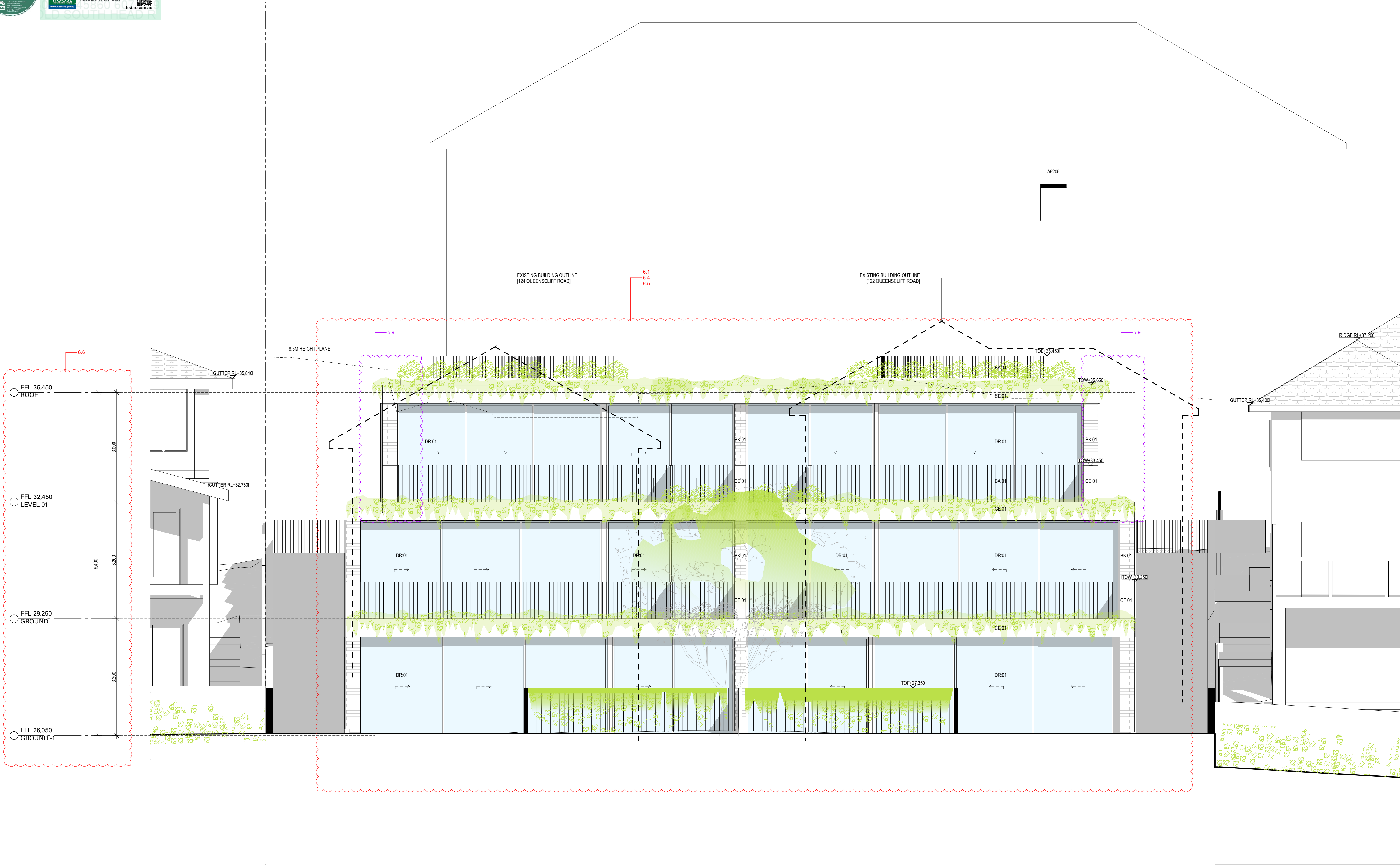
LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project Start Date

Project Number
0228

Drawing Title
**ELEVATION
WEST**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3111

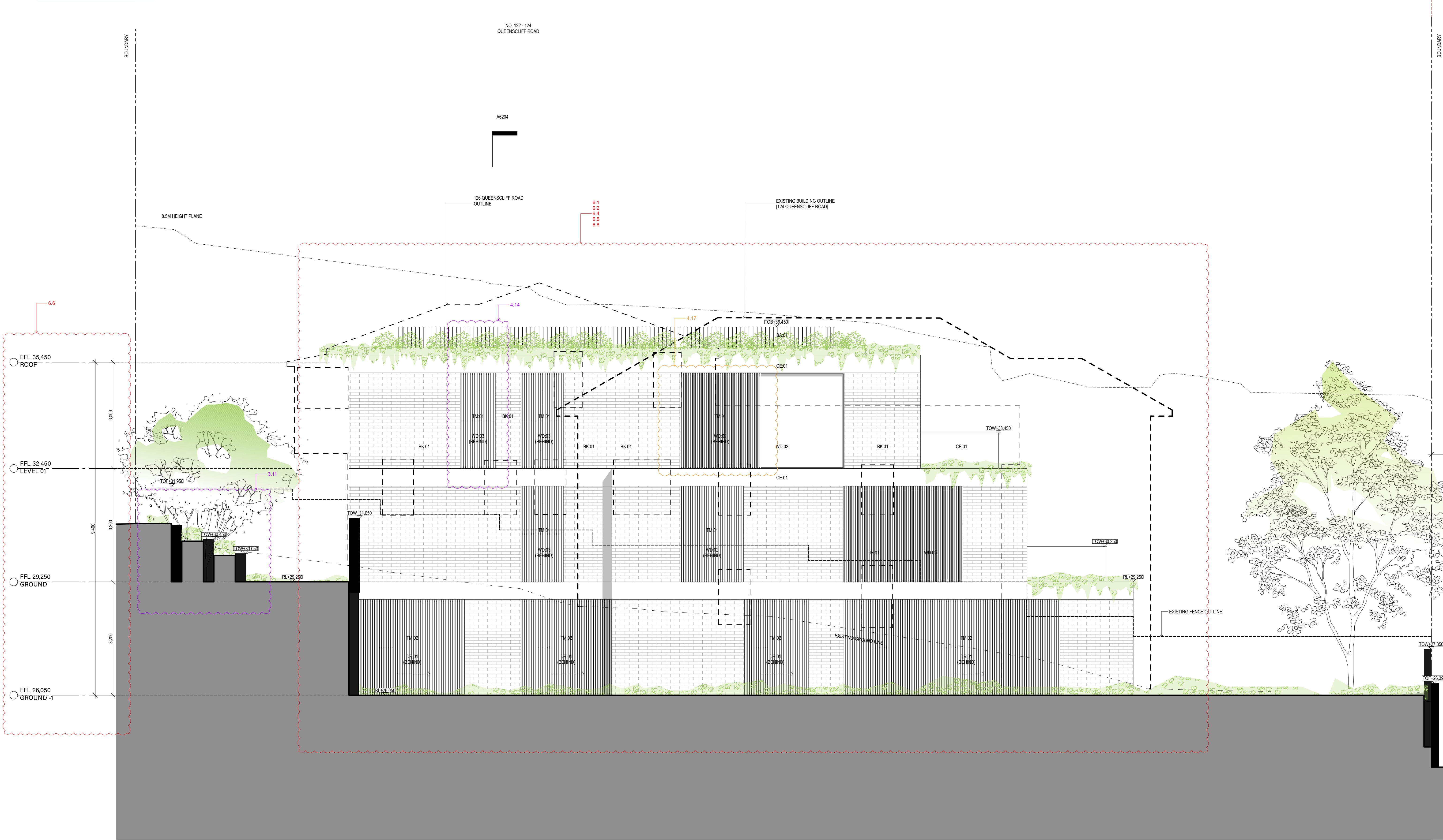
Drawing Scale
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1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/23

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project Start Date

Project Number
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Drawing Title
**ELEVATION
NORTH**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3112

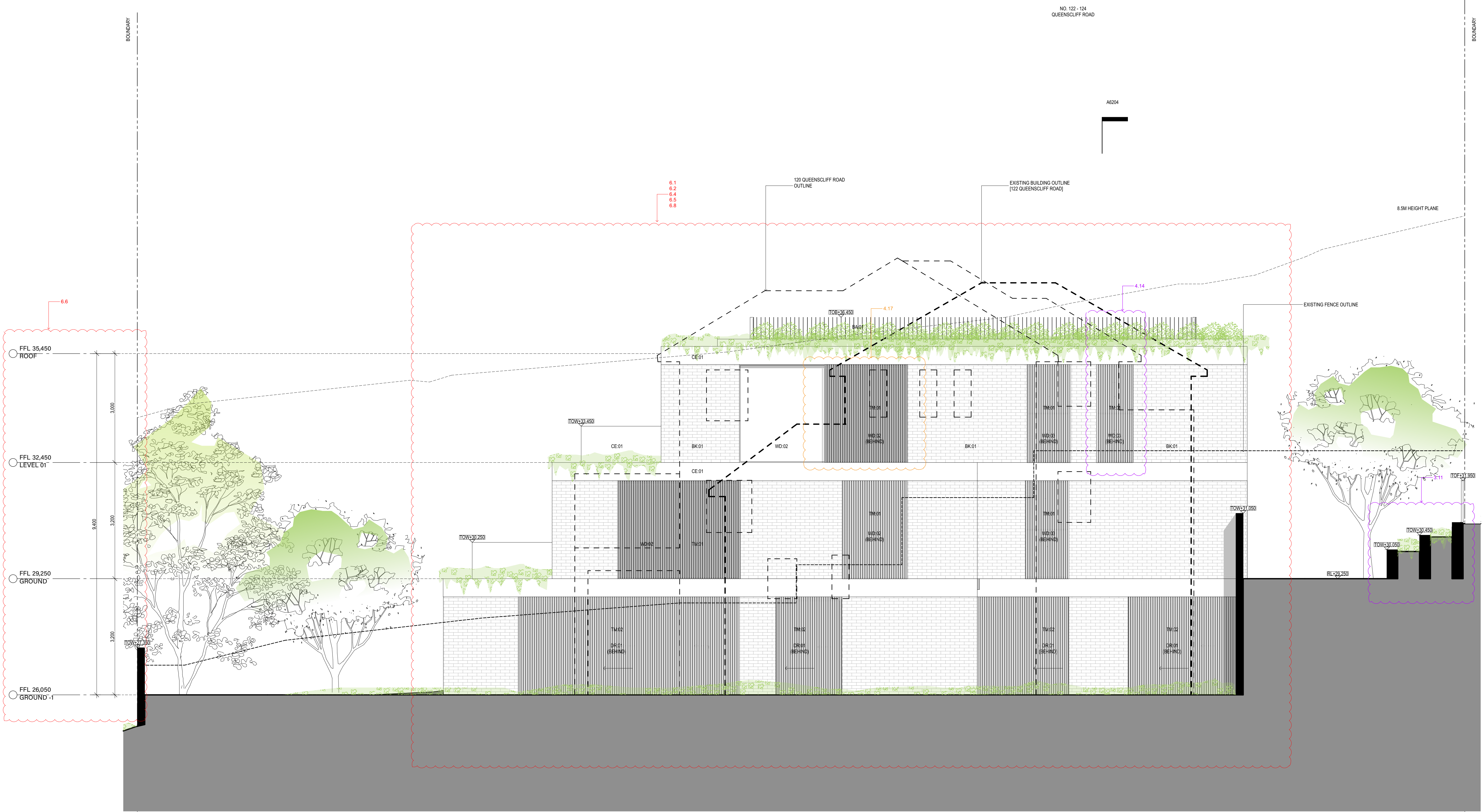
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REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/23
DA03	DEVELOPMENT APPLICATION	17/07/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**ELEVATION
SOUTH**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3113

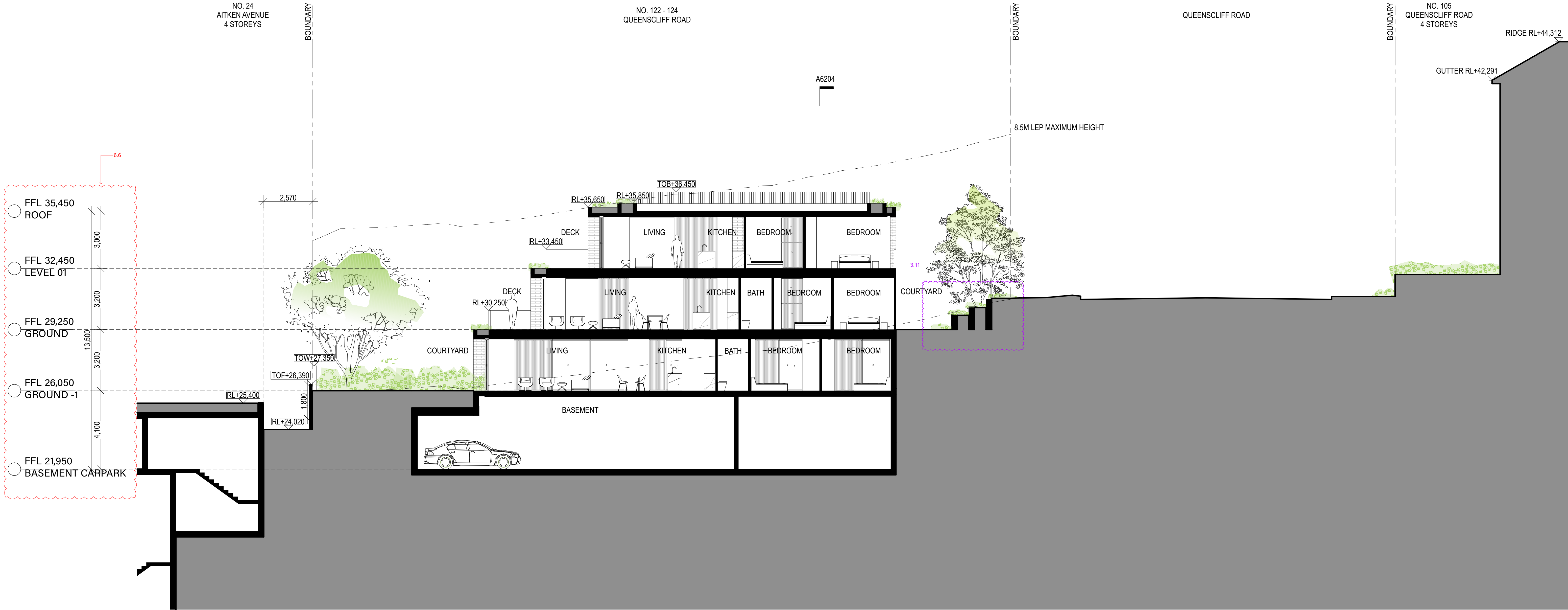
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REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/23
DA03	DEVELOPMENT APPLICATION	17/07/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
SECTION
SECTION A

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3201

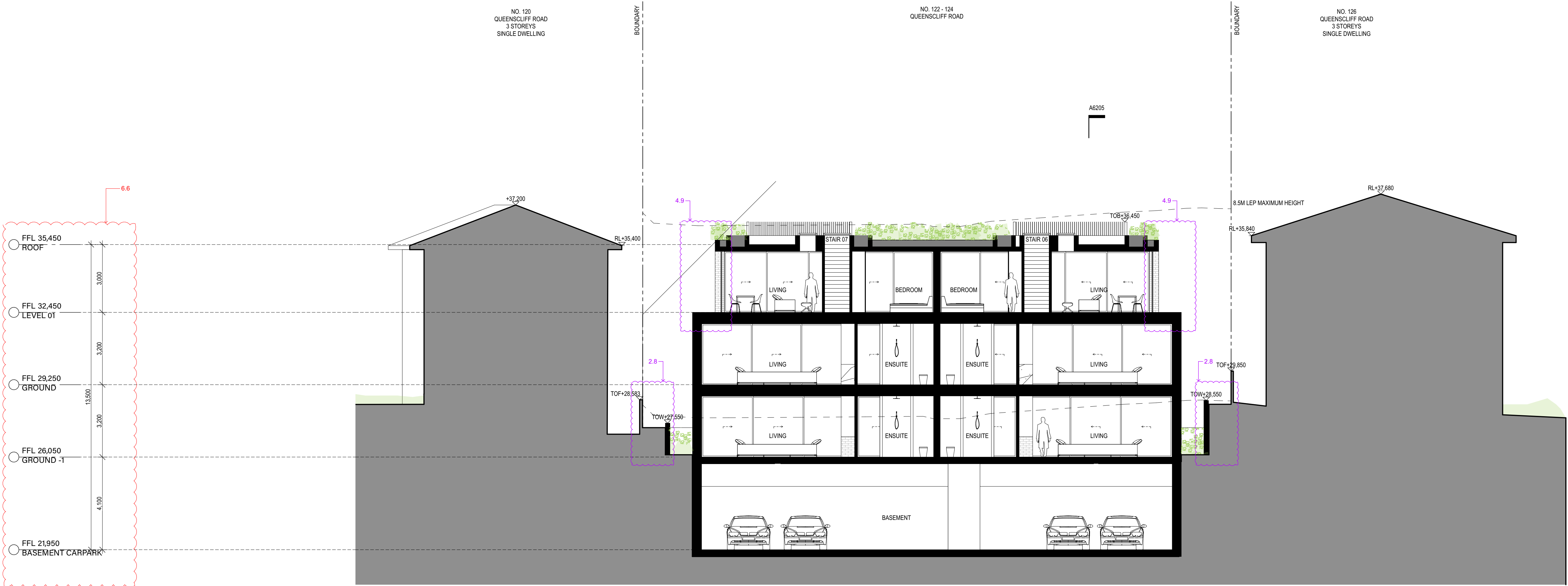
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1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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Project
**122-124 Queenscliff Road
Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**SECTION
SECTION B**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3202

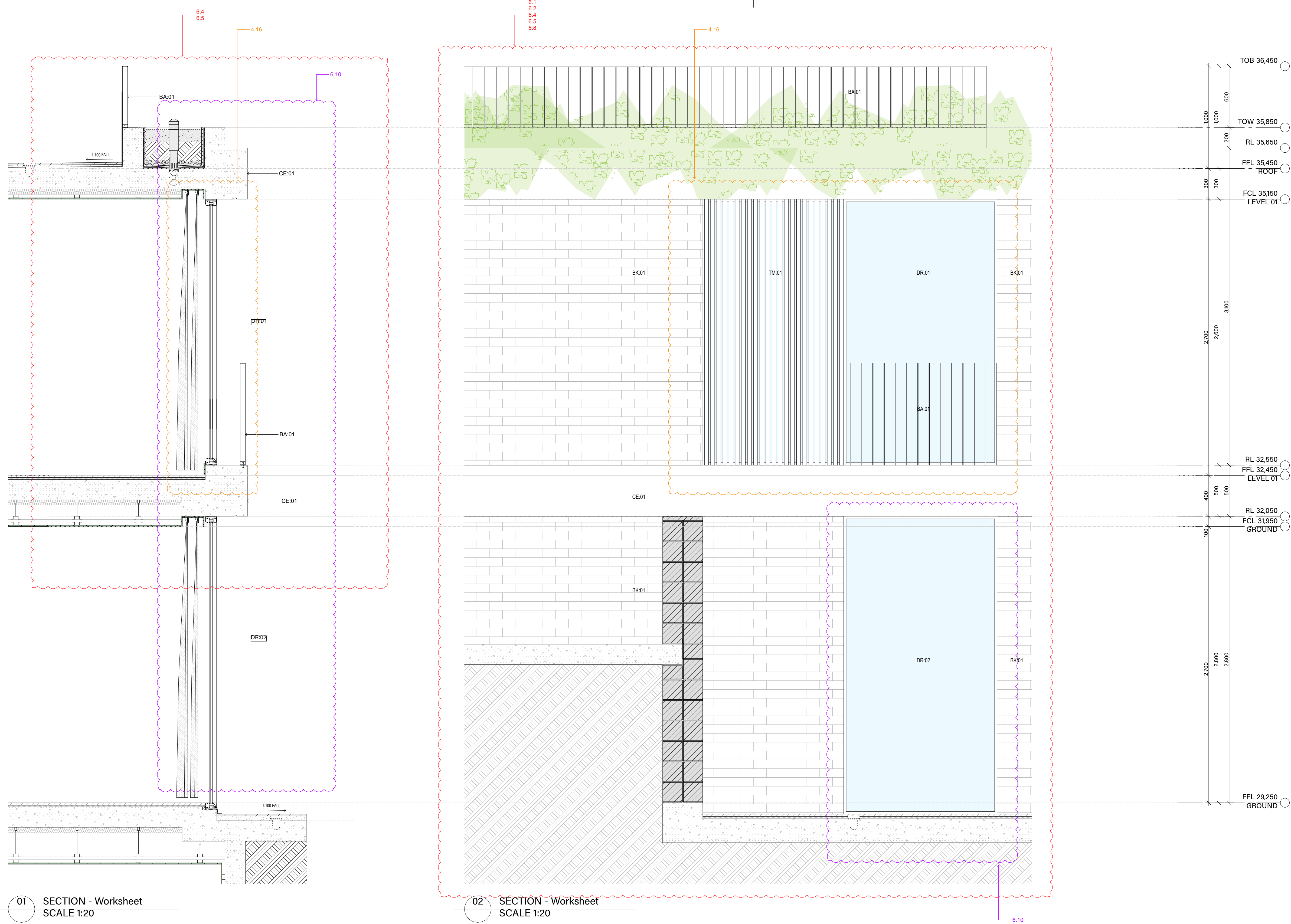
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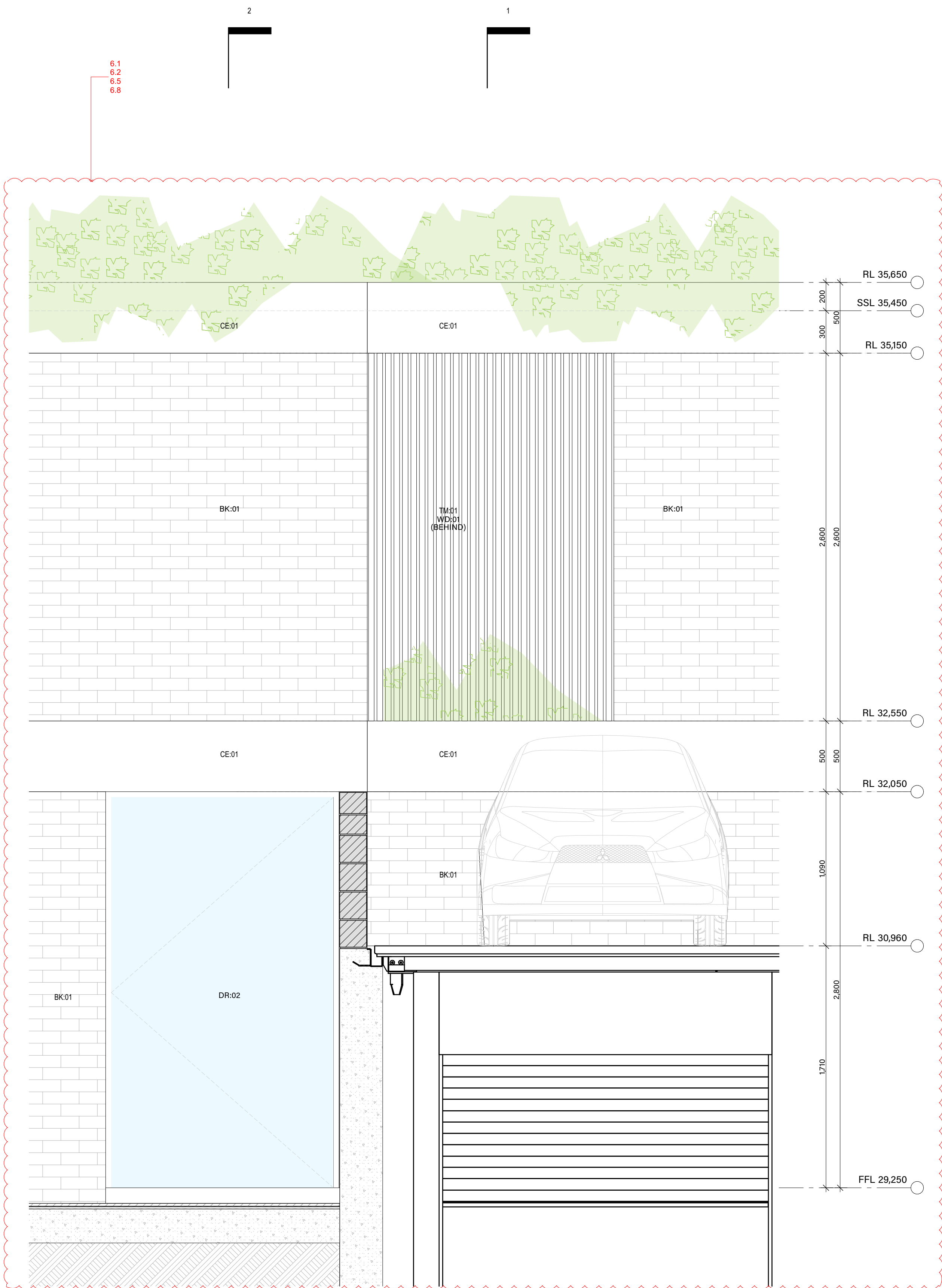
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.





02 SECTION - Worksheet
SCALE 1:20

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Project
122-124 Queenscliff Road
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Project Number
0228

Drawing Stage
DEVELOPMENT APPLICATION

Drawing Scale
1:20@A1
1:200@A3

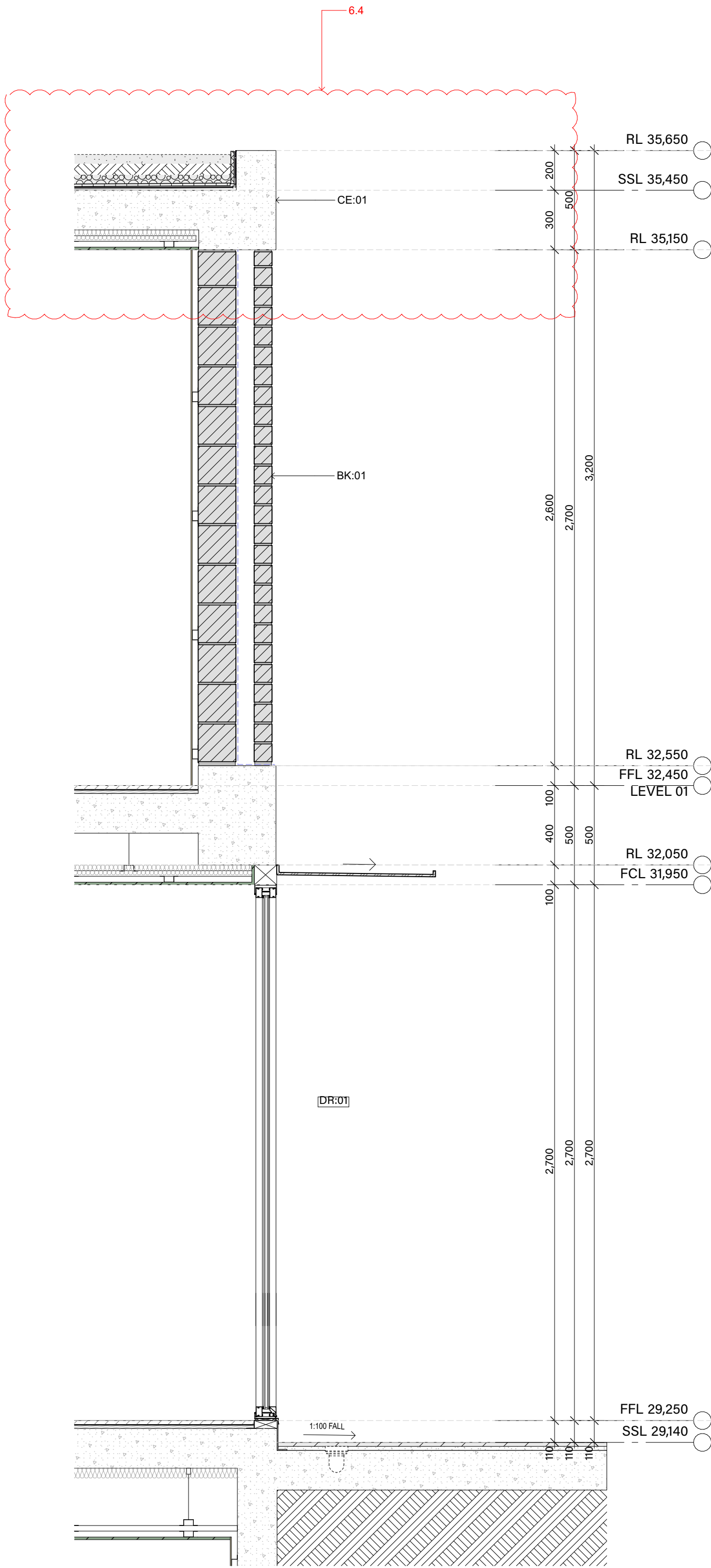
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND

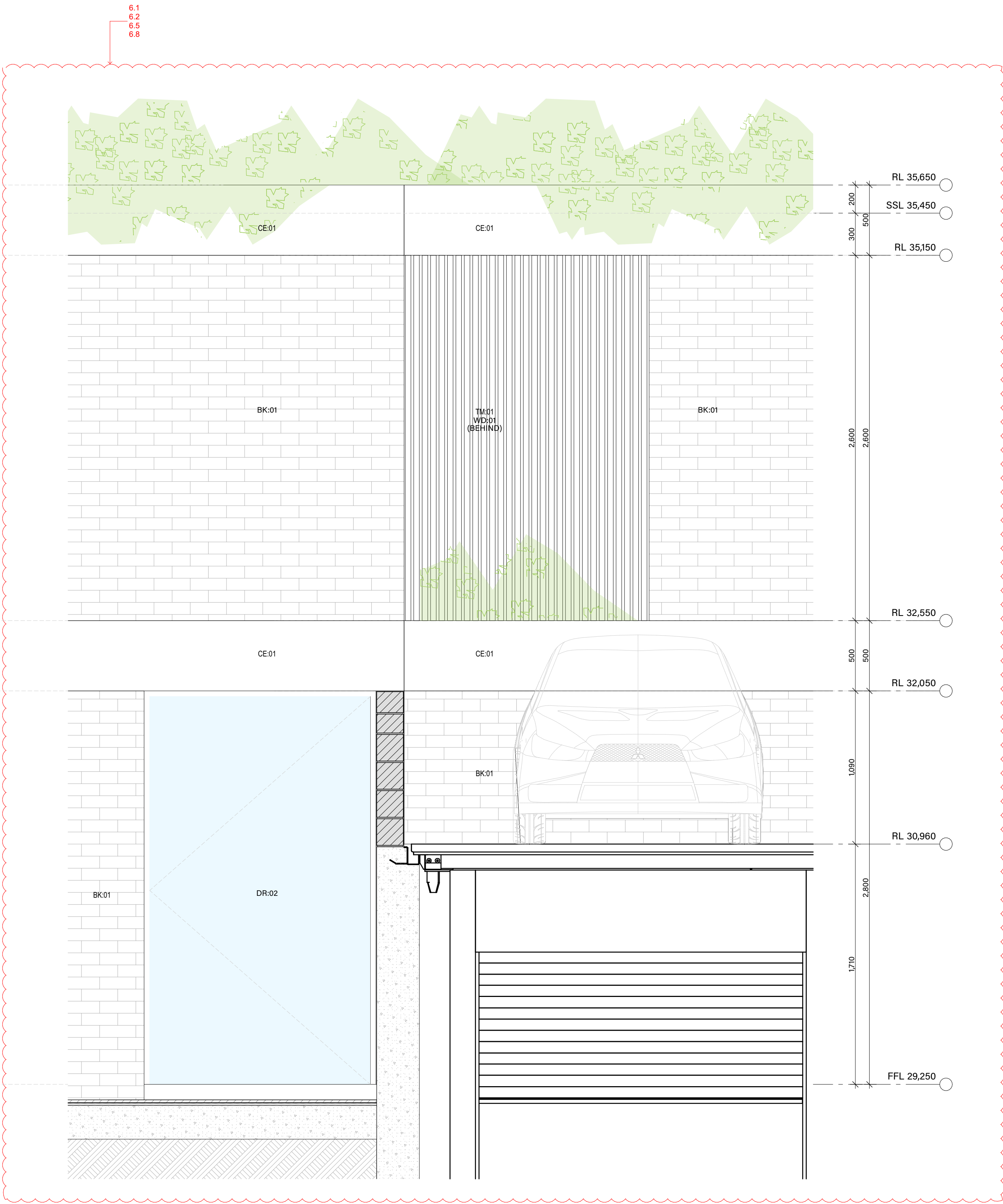
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

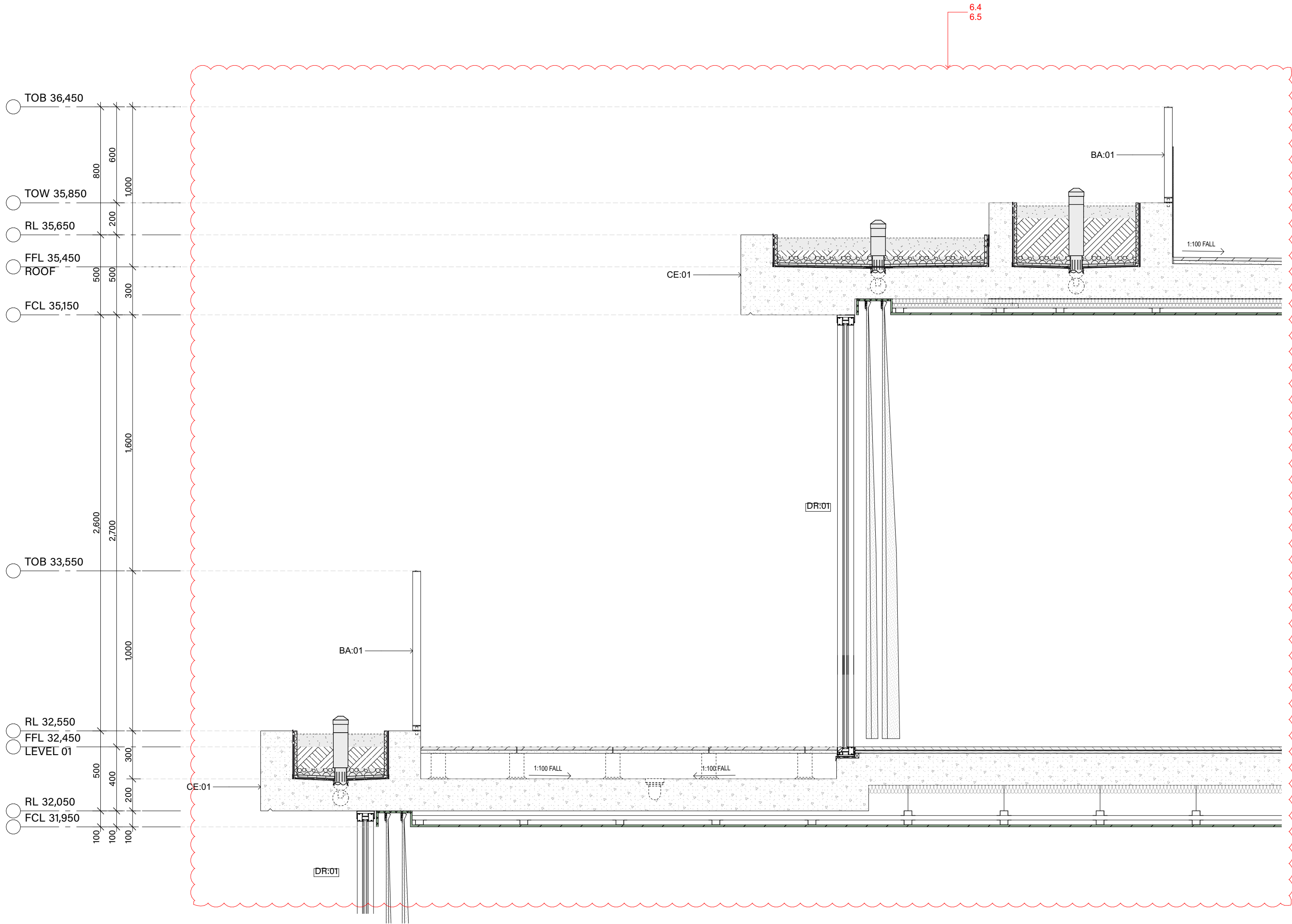
WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



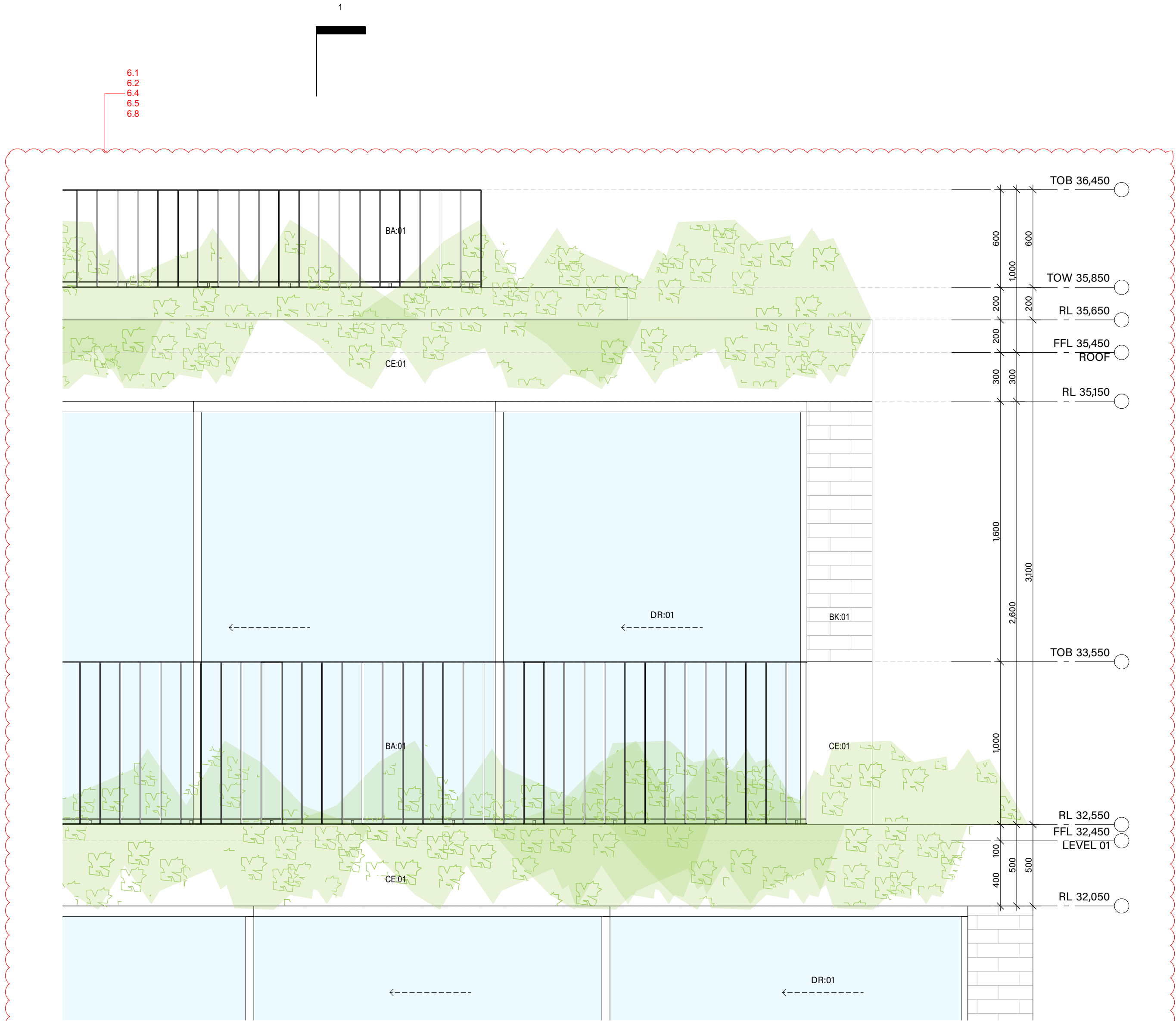
02 SECTION - Worksheet
SCALE 1:20



03 SECTION - Worksheet
SCALE 1:20



01 SECTION - Worksheet
SCALE 1:20



02 SECTION - Worksheet
SCALE 1:20

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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
DETAIL: SECTION
SECTION D

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6204

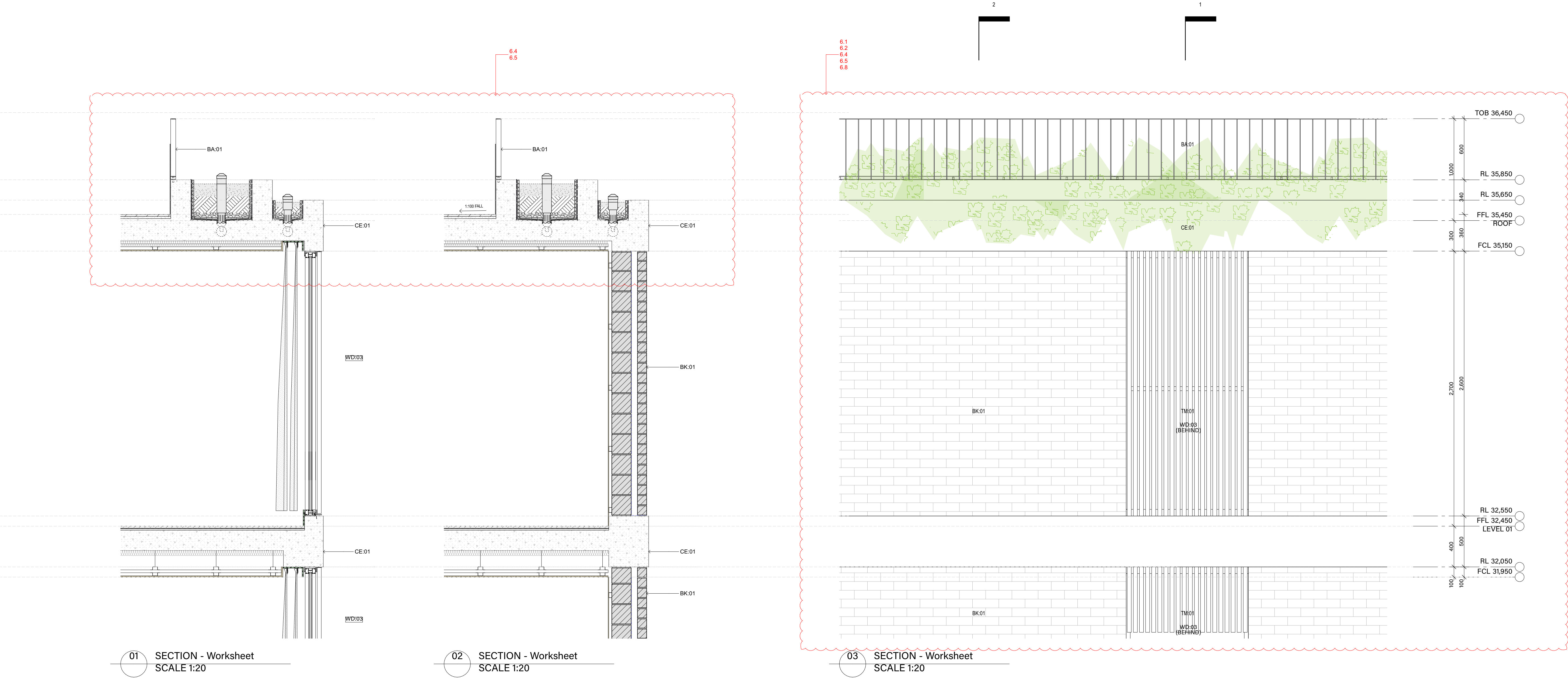
Drawing Scale
1:20@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project Number
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Drawing Title
**DETAIL: SECTION
SECTION E**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6205

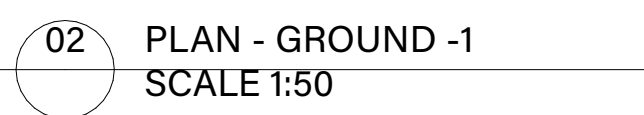
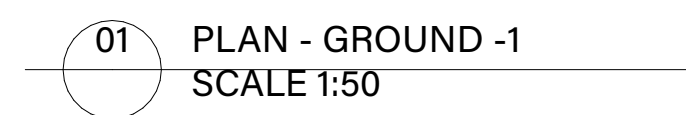
Drawing Scale
**1:20@A1
1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project Start Date

Project Number
0228

Drawing Title	Drawing
DETAIL: SECTION	A625
PRIVACY AND SOLAR ACCESS GROUND - 1	

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6250

Drawing Scale
1:50@A1
1:200@A3

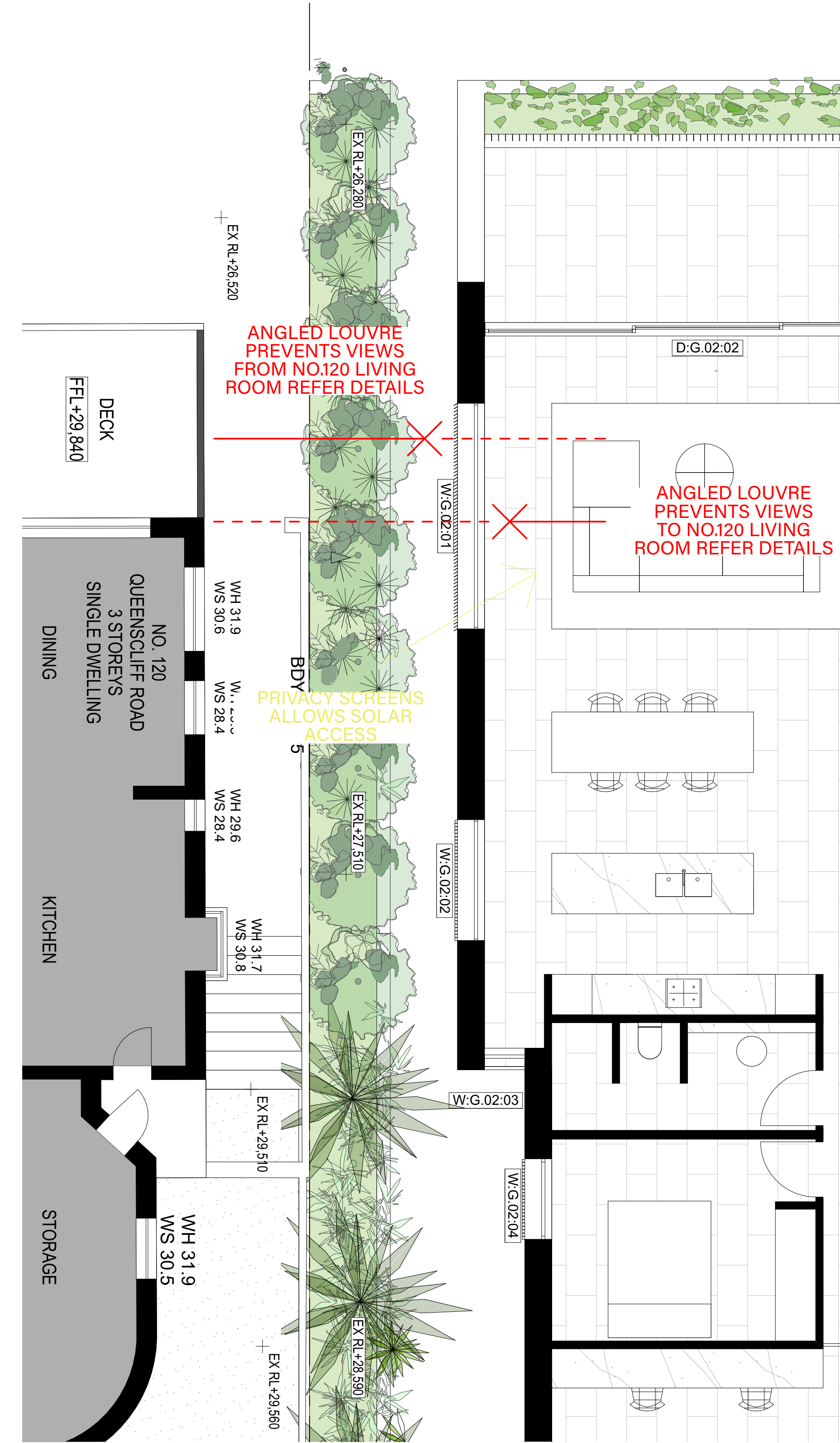
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	20/02/23

LEGEND

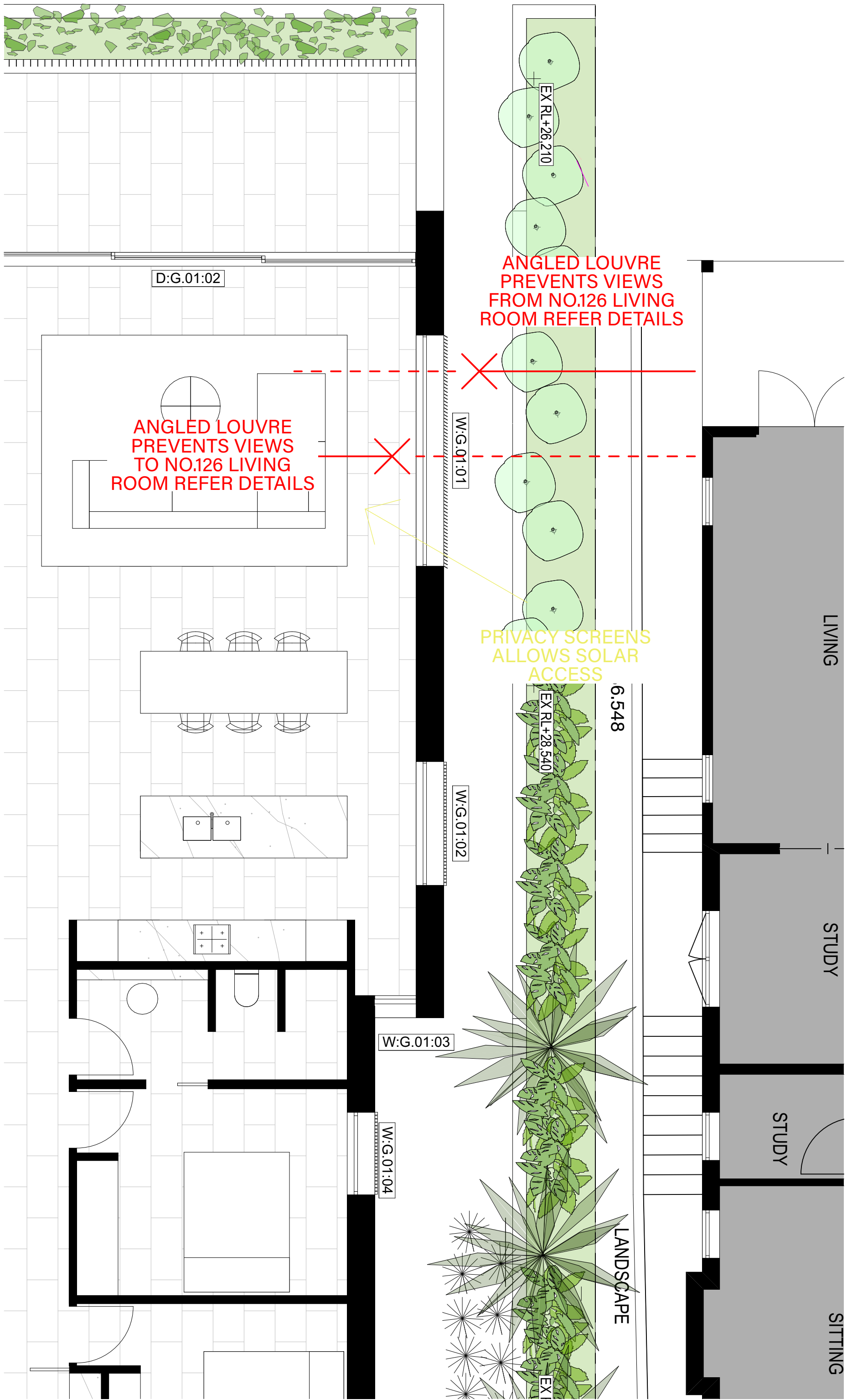
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 **Crushed stone.**
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

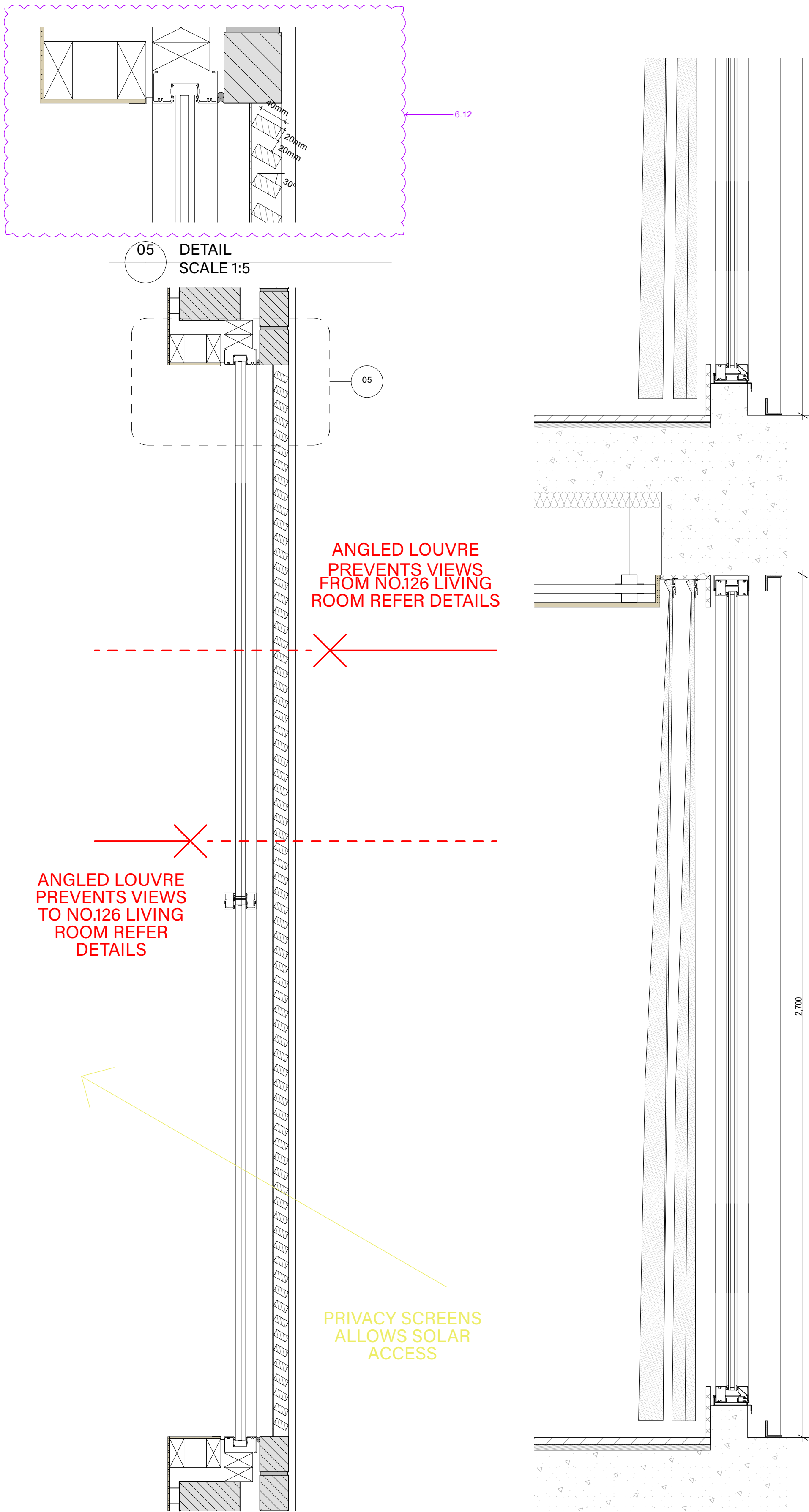
WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



01 PLAN - GROUND
SCALE 1:50



02 PLAN - GROUND
SCALE 1:50



03 DETAIL
SCALE 1:10

04 DETAIL
SCALE 1:10

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Project Number
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Drawing Title
**DETAIL: SECTION
PRIVACY AND SOLAR ACCESS GROUND**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6251

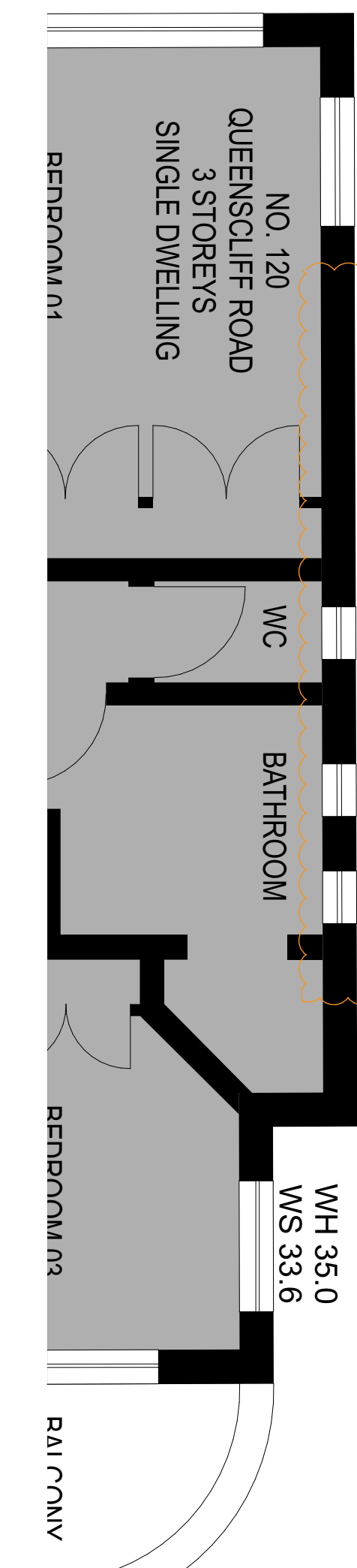
Drawing Scale
**1:50, 1:10, 1:5@A1
1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	20/02/23
DA02	DEVELOPMENT APPLICATION	20/03/23

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way.
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



Nominal W x H Size

Elevation

Home Story

Full Element ID

Nominal W x H Size

Elevation

Home Story

Full Element ID

Nominal W x H Size

Elevation

DOOR SCHEDULE

Home Story

ID

Nominal W x H Size

Elevation

Home Story

ID

Nominal W x H Size

Elevation

Home Story

ID

Nominal W x H Size

Elevation

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Project Start Date

Project Number
0228

Drawing Title
SCHEDULE
WINDOW & DOOR

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A7101

Drawing Scale
1:1@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/23
DA04	DEVELOPMENT APPLICATION	17/07/23

LEGEND

BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

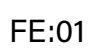
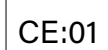
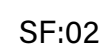
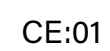
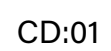
FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

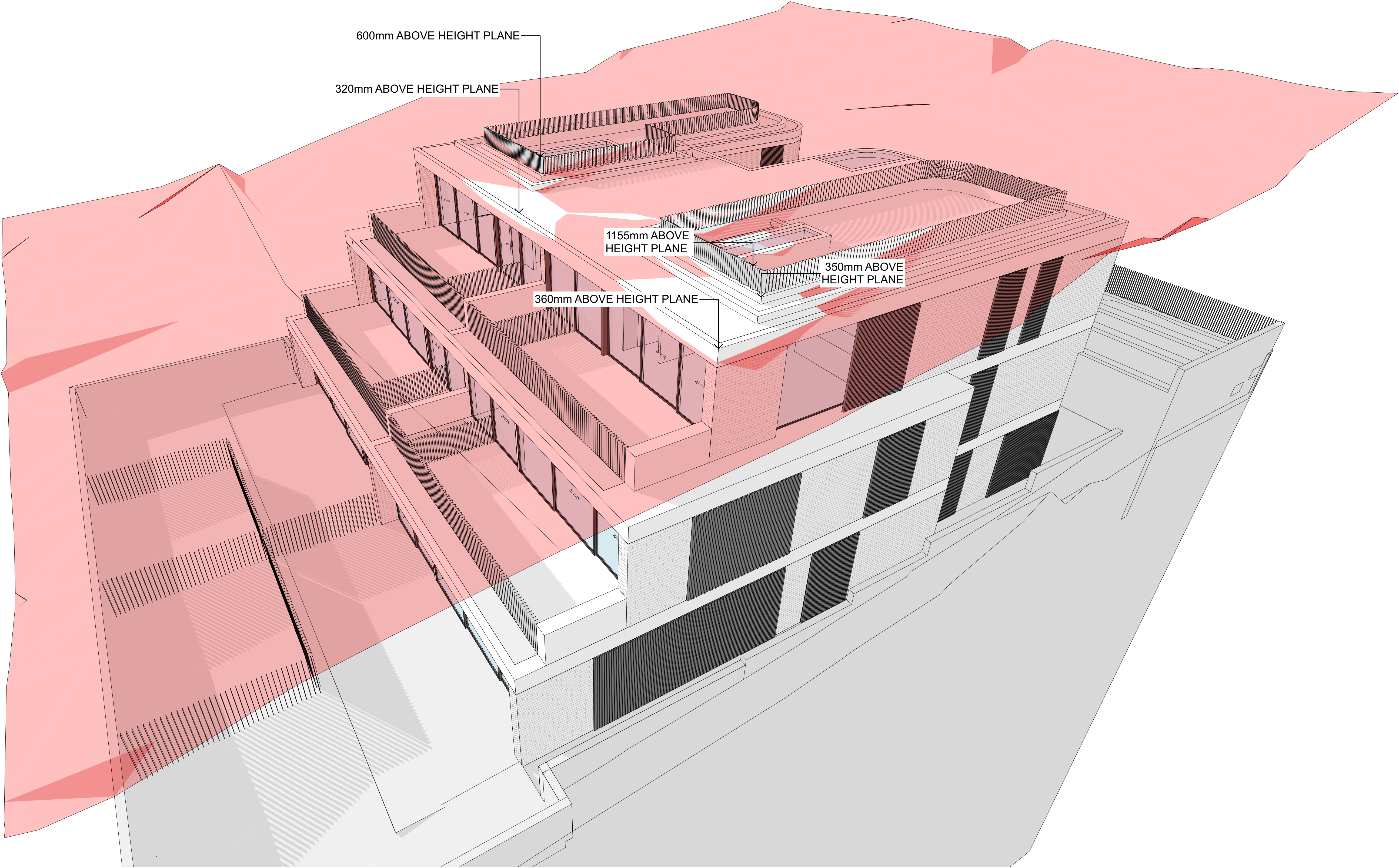
WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

WD:03 Double hung window, Aluminium frame, dark finish clear glass.





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Drawing Title
 HEIGHT PLANE
 HEIGHT PLANE NGL

Drawing Stage
 DEVELOPMENT APPLICATION

Drawing No.
 A9001

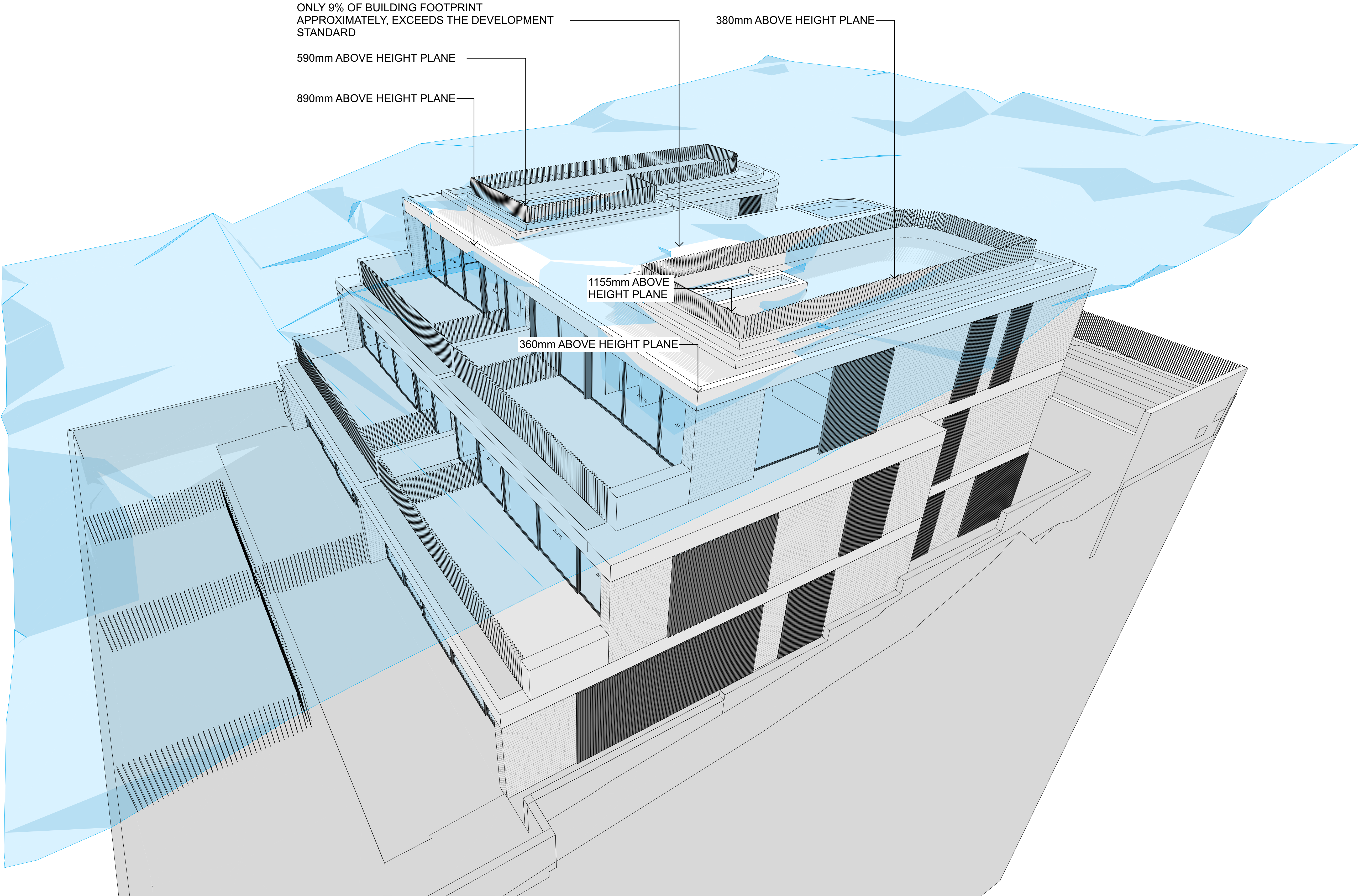
Drawing Scale
 NTS

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/23

LEGEND
 BA:01 Balustrade, Aluminium, dark finish.
 BK:01 Brick, light colour.
 CD:01 Aluminium cladding, dark finish.
 CE:01 Concrete, render finish, light colour.
 CE:02 Concrete, drive way
 DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
 DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
 RN:01 Render, light colour.
 SF:01 External tile, Stone.
 SF:02 Crushed stone.
 TM:01 Fixed Batten Screen, Aluminium, dark finish.
 TM:02 Operable Batten Screen, Aluminium, dark finish.
 WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
 WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project Start Date

Project Number
0228

Drawing Title
HEIGHT PLANE
HEIGHT PLANE MERMAN METHOD

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A9002

Drawing Scale
NTS

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.