

Unit Development 122-124 Queenscliff Ro	- 4		Prepared by Chapma		ental Services	5		C	\Rightarrow			
Queenscliff	aa NSW	2096	www.basixcertificates.com.au 1300 004 914									
Water Target		1	Water Score		42				NIAL APRELIES			
Energy Target		40 50	Energy Score		43 54							
Max Avg Heating Load is	s (MJ/m²)	40	Actual Avg Heating Loa		33.3							
Max Avg Cooling Load is	(MJ/m²)	26	Actual Avg Cooling Load	<u> </u>	21.6							
				nmitments								
	Total area of	tal area of garden & lawn (m²) G01 - 161 Area of indigenous/low water use plants (m²)										
			G02 - 161 G.01 - 37									
Landscaping			G.02 - 37									
			1.01 - 20									
			1.02 - 20									
Fixtures	Shower hea	ds	4 star (> 4.5 but <= 6	L/min)	Toilets	4 star		All taps	5 star			
Alternative Water		ainwater tan			llect run off f		•		100			
(Common Tank)		nnection No	Laundry connection No		connection d Units Only	Pool t N			Spa top up n/a			
					,				, u			
Pool and Spa	Max pool vo		16 x2 Pool does No heating	s not require	e a cover	Pool pum	p must have	a timer				
			<u> </u>				24 : 25 (770				
	Hot water s Bathroom v		Electric heat pump - air Individual fan, ducted to		roof	Rating with	31 to 35 S	witch on/off	:			
	Kitchen ven		Individual fan, ducted t			with		witch on/off				
	Laundry ver	ntilation	Individual fan, ducted t			with		witch on/off				
Energy	Cooling - liv		Ceiling fans + 1-phase a 1-phase airconditioning		ng	Rating Rating	EER 3.0 -		-			
	Heating - liv		1-phase airconditioning			Rating	EER 3.0 -		n/a			
	Heating - be	edrooms	1-phase airconditioning	}		Rating	EER 3.0 -	3.5				
	Alternate En	nergy ooktop & ele	Photovoltaic system ab	le to genera	te at least nesline require		peak kilowat	tts of electric r clothesline	city			
	induction co	JOKTOP & EIE	ctric overi	utuoor cioti	iesiirie requiri	eu	NO IIIdoo	Ciotnesime	required			
			rformance Assessment E									
Floor Types		concrete slat	o - Unit G01, G02	with with	No insulatio	n required lab insulatior	<u> </u>					
				VVICII	MILI GIIGGIS	iab iiibaiatioi						
Floor Coverings	Tiles	Living/Wet	areas/Bedrooms									
External Walls		- Unit G01		with	No insulatio			Colour	Light			
	Cavity brick	- All other u	nits	with	R1.0 Cavity	Board Insulat	ion	Colour	Light			
Internal Walls	Plasterboar	d		with	No insulatio	n required						
Party Walls	Cavity Brick			with	No insulatio	n required						
Ceiling (floor over)	Concrete ab	ove plasterb	oard	with	No insulatio	n required						
Ceilings (roof over)	Concrete ab	ove plasterb	oard	with	R5.0 unders	lab insulation	1					
Roof	Concrete	<u>'</u>		with	Waterproof	membrane o	nlv	Colour	Medium			
	AF single gla	azed clear		Fixed Glas		-041-01 U-Va						
				D-Hung		-041-01 0-Va		<u> </u>				
Windows and Doors	to all windows	and glazed do	ors unless noted otherwise	Sliding Do		0-140-01 U-V						
	Sliding Windows BRD-044-01 U-Value 6.61 or less SHGC 0.69 +/- 5% AF = Aluminium Framed TB = Thermally Broken Aluminium Framed TF = Timber Framed											
	•		·		. vontilet - 4 I FS							
	•		licates downlights, then these o be fitted with self-closing do			/ Jiuorescent						
			ne installed in accordance wit									
			een this document and the N		•	thers Certificate	shall take prec	redence				
Notes	1v 1200mm C	ailing fan rogei'r	ed in Unit G -01 G 01 G 02 c	1 O1 - Kitchon I	iving							
	1x 1200mm C6	anng ran requir	red in Unit G01, G.01, G.02, :	r.or - kitchen t	-ivilig							
	1											

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

CHANGE REGISTER

1.0 Basemer		
		_
1.1 CHANG	Earlift location adjusted to suit waiting bay for car stacker and new internal planning	5
1.2 1.3 1.0 Bas	Lift core and stair arrangement changed to suit car stacker and new internal planning e ற்கு ū் tank located within building footprint to increase deep soil calculation	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
1.4	Services room rearranged to accommodate new core / car lift location	\
1.5 1.1	Stora@erdafglescaptionidaetjjusteedatohsajtawaritiengt bay for car stacker and new internal planning	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
1.6 1.2 1.7 1.3	Wastleifaroot recuttrydgsteidsarcomgeeserd rothed ged to suit car stacker and new internal planning Rain @ateritamkloreated within building footprint to increase deep soil calculation	\
1.4	Services room rearranged to accommodate new core / car lift location	$\langle \ \ \rangle$
2.0 Ground -		} }
) 1.6 >2.1 1.7	Waste and bulky goods room rearranged SwimRaimgwater Itaaktioel rearters ed; landscape adjusted to suit in response to internal	$\langle \ \ \rangle$
/ 2.1 1.7	planning changes	} }
(ulbedio om and living room reversed	$\langle \ \ \rangle$
2.3 2.4 2.1	Car lift location adjusted to suit waiting bay for car stacker Lift convirmed is trained in the converse of t	} }
2.5	Additional imagina added	$\langle \ \ \rangle$
2.6 2.2	PlantBredcooloopeoloopeoloopitvingdrousto rewarshedches removed	} }
2.7 2.3 2.8 2.4	Intern©atistionageation atditested to suit waiting bay for car stacker Side biotucoheranetatain annantaent chariged toosuid ar stacker	$\langle \ \ \rangle$
2.5	Additional gazing added	} }
3.0 @ 6 6 10 10 10 10 10 10 10 10 10 10 10 10 10	Planting on top of pit and OSD tank hatches removed	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
2.7 3.1 2.8	Internal storage annotated Car liftiadejbsteddtoryalletwifongvaitihgebatjon 1m from boundary	} }
3.1 2.0	Car lift location adjusted to suit waiting bay for car stacker	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
3.3 3.0 Gro	untailedroom and living room reversed	5 5
3.4 3.5 3.1	Lift core and stair arrangement changed to suit car stacker Addittarallitulariusted de allow for waiting bay.	$\langle \ \ \rangle$
3.6 3.2	G.02 Gercliftdcoadinoroadjuhateged souis umaiding bay .	5 5
3.7 3.3	Bin hibladhomo stoanadheivaind outbern seaveirse otherters located	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
3.8 3.4 3.9 3.5	New blittuctorechaeingthsteairtrayntabilgement changed to suit car stacker Reinfedoceitilopialog/vazinagnadthatibn	\
3.10 3.6	Internal Oct careage and representation of the superior of the	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
3.11 3.7	Step Bird had stria patora ge danod rother service meters located	\
3.12 3.8 3.13 3.9	Side Newndauble taaight enthyslectby n 1m from boundary Bin h Reimforwed pitardvelbanestatide d	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
3.14 3.10	Electhindermanics to are designed and an other terms of the street	\
3.15 3.11	New Stientpodthasthicape to bedroom terraces	} }
(3.16 3.12 (3.17 3.13	Curvedidfacteaduardeargnerestaining wall section 1m from boundary DriveDiayhoothingsasepatayleaduter recolorese avitsteed impact	$\langle \rangle$
3.18 3.14	ADGEdenctpilicanhalmidrogasoloonuolelanthumeter moved to street	} }
3.19 3.15	Drive Weny whiad good for stain way rete to paved	$\langle \rangle$
3.20 3.16 3.17	Bedrounveddaaadeoconglazing adjusted Driveway corners splayed to reduce visual impact	} }
4.0 Lêves 01	ADG compliant living room depth	$\langle \rangle$
3.19	Driveway changed from concrete to paved	} }
(4.1 3.20 (4.2	Lift conclandratairchanangeoneigtachiaggedjutstadit car stacker Bedroom and living room reversed	$\langle \rangle$
<i>(</i>	elBedroom balconies removed	} }
4.4	New window on façade over car lift.	$\langle \rangle$
4.5 4.1 4.6 4.2	Void siffacerfoaddutbteirhærigingentie ynt changed to suit car stacker Roof Begulteonacenstaliving ocane dreversed	{ }
4.7 4.3	Additherational and in go can be a second and the s	$\langle \rangle$
4.8 4.4	InteriNetworkagevaromofatæde over car lift.	{ }
4.9 4.5 4.10 4.6	Uppel/obid/splacerforardosubtlevaleighteentrajed by 1m Curvel/obid/deptermacerstair relocated	$\langle \rangle$
4.11 4.7	New Addition ab glazing added	} }
4.13 4.8	Terralinaterizal satorage annotated	$\langle \ \ \rangle$
4.14 4.9 4.15 4.10	New bedroodervalibdows ary set back increased by 1m W:1: ©uReados	} }
4.16 4.11	Slidir New indtwite stain way and balustrade added to facade	$\langle \ \ \rangle$
4.17 4.12	FixedStreetfalbingtglazinfgidledmgerddary living room windows changed Terrace size reduced	5 5
4.13 5.0 Rpof 4	New bedroom windows	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
4.15	W:1:01 Removed	\
>5.1 >5.2 5.0 Roc	Crushed stone removed for full landscaped roof f Skylights relocated	{ }
5.3	Spa removed	\
5.4 5.1	Taller Cyrlast Innectified for full landscaped roof	{ }
5.5 5.2 5.6 5.3	Stair Setlylightedrelocated Curv Sphanetenstructed and planter box	\ \
5.7 5.4	Curved lieuc plating rivery	} }
5.8 5.5	Skyli Staiabelosatelu way	\
>5.9 5.6 >5.10 5.7	Uppe©lerveddomalodareydeetirtodapkaintenetaened by 1m AnnoCatedetotrachedetatoprocetrop planting	} }
5.8	Skylight above hallway	$\langle \rangle$
6.0 Fā cade 5.10	Upper level boundary set back increased by 1m Apportated low height roof top planting	} }
6.1	Annotated low height roof top planting Added brickwork material to façade	$\langle \rangle$
6.2 6.0 Fac	a Aedded timber screen material to façade	\
>6.3 >6.4 6.1	Removed balcony to streetscape elevation AmerAdete plante whom kenteterian toolesiande	$\langle \rangle$
6.5 6.2	AmerAdeteballonstreardecrotestaihæanterrotedstignfaçade	5 5
6.6 6.3	Incre Research was the introduction	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
6.7 6.4 6.8 6.5	Que Ansceliff (IRI) and a design Addit Annaholladib glast tale detail and design	\
6.8 6.5 6.9 6.6	Curvente feased flooretos floor heights	$\langle \ \ \rangle$
6.10 6.7	Adjustate entracilif troat fentaceak esed	5
6.11 6.8 6.12 6.9	New Addrillion ab glazing yadded Scre@udirente fracionals labrellers ded	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
		\
\	Adjusted glazing to street facade round of changes DA02: 29/11/22 New window to stairway	$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
Blue:1Sec	ond found of the manages DAO3: 20/02/23	\
Purple: T	oird round of changes DA04: 20/03/23 First round of changes DA02: 29/11/22	{ }
, i vou. I	Fourth round of changes DA05: 17/07/22	< <
Orange: F	Second round of changes DA05: 17/07/23 Second round of changes DA03: 20/02/23	\langle

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



ess lifestyle PTY LTD ABN 52 144 951 119

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COVER COVER	A0000 A0000	DA04 DA04
PLAN: LOCATION PLAN: LOCATION PLAN: SITE ANALYSIS	A1001 A101001	DA01 DA03 DA03
PLAN: SITE ANALYSIS PLAN: DEMOLITION	A1010 A1050 A1050	DA03 DA01 DA01
PLAN: DEMOLITION PLAN: DEMOLITION	A1050	DA01 DA01
PLAN: BASEMENT	A2201	DA03
PLAN: BASEMENT PLAN: GROUND -1 PLAN: GROUND -1	A2201 A2202 A2202	DA03 DA04 DA04
PLAN: GROUND -1 PLAN: GROUND PLAN: GROUND PLAN: LEVEL 01	A2202 A2203 A2204 A2204	DA04 DA04 DA04
PLAN: LEVEL 01 PLAN: LEVEL 01 PLAN: ROOF	A2204 A2204 A2205	DA04 DA03
PLAN: ROOF PLAN: ROOF	A2205 A2205	DA04 DA03
AREAS : LANDSCAPE + OPEN SPACE	A2402	DA04
AREAS: GFA	A2401	DA03
SHADOWS: JUNE 21ST 9:00AMF 10:0AMF 10:30AM	A260T	DA03 ^{DA03}
SHADOWS: JUNE 21ST 11:00AM, 11:30AM 12:00AM SHADOWS: JUNE 21ST 9:00AM 10:0AM 10:30AM	A2602 A2601	DA03 DA03
SHADOWS: JUNE 21ST 11:00AM, 11:30AM 12:00AM SHADOWS: JUNE 21ST 9:00AM, 10:0AM 10:30AM SHADOWS: JUNE 21ST 12:30PM, 15:00PM 13:00PM SHADOWS: JUNE 21ST 11:00AM, 11:30AM 12:00AM	A2602 A2601 A2603 A2602	DA03 DA03 DA03
SHADOWS: JUNE 21ST 12:30PM 15:00PM 13:00PM 10:00AM	A2701	DA03 ^{DA03}
SØLAR: VIEWS FROM THE SUN 10:30AM, 11:00AM 11:30AM	A2702	$D\Delta U3$
SOLAR:WEYYS FROM THE SUN BIRDAM, 313RAM 1010RAM	A2703	DA03 DA03 DA03 DA03 DA03 DA03
SOLAR: VIEWS FROM THE SUN 10:30 AM, 11:00 AM, 11:30 AM SOLAR: VIEWS FROM THE SUN 13:30 PM, 14:00 PM 14:30 PM	A2703 A2702 A2704	DA03
SOLAR: VIEWS FROM THE SUN 10:30 AM, 11:00 AM, 11:30 AM SOLAR: VIEWS FROM THE SUN 13:30 PM, 14:00 PM 14:30 PM SOLAR: VIEWS FROM THE SUN 12:00 PM, 12:30 PM 13:00 PM SOLAR: VIEWS FROM THE SUN 13:30 PM, 14:00 PM 14:30 PM	A2703 A2705	DA03
SOLAR: VIEWS FROM THE SUN 13:30PM, 14:00PM 14:30PM	A A A A A A A A A A A A A A A A A A A	DA03
	A310T A3705	DA04 DA03
ELEVATION: WEST 1:100 ELEVATION: FAST (OUEENSCLIFF RD)1:100 ELEVATION: NORTH 1:100	A3102 A3101	DA03
ELEVATION: NORTH 1:100	A3103 A3102	DA04
ELEVATION: SOUTH 1:100 	A3101 A3103 A3102 A3104 A3110 A3111 A3111	DA03 DA04 DA03 DA04 DA03 DA04 DA03 DA03 DA02 DA03 DA02 DA03 DA03 DA02 DA03
ELEVATION: NORTH 1:100 ELEVATION: EAST (QUEENSCLIFF RD)1:50 ELEVATION: WEST 1:50	A3110 A31A3104	DAU3 DAUBA03
ELEVATION: WEST 1.30 ELEVATION: FAST (QUEENSCLIFF RD)1:50 ELEVATION: NORTH 1:50	A3110	DA02 DA02
ELEVATION: WEST 1:50 ELEVATION: SOUTH 1:50 ELEVATION: NORTH 1:50	A3112 A3111 A3113 A3113	DAOS DAOS DAOS
ELEVATION: NORTH 1:50	A3112	DA02
SECTION: SOUTH 1:50	A3201 A3113	DA03DA02
SECTION: B SECTION: A	A3202 A3201	DA03 DA03
	A6201	DA02DA03
DETAIL: SECTION B		\sim \land \land \land \sim \sim
DETAIL: SECTION B DETAIL: SECTION A DETAIL: SECTION B DETAIL: SECTION B DETAIL: SECTION D	A6202 A6201 A6203	DA01 DA01 DA01 DA01 DA01
DETAIL: SECTION B	A6202	DA01
DETAIL SECTION C	A6203 A6205 A6204 A6250 A6251 A6251	DA01
DETAIL: SECTION D DETAIL: PRIVACY AND SOLAR ACCESS GROUND -1	A6250 A6250	DA01
DETAIL: SECTION E DETAIL: PRIVACY AND SOLAR ACCESS GROUND	A6251	DA02
DETAIL: PRIVACY AND SOLAR ACCESS GROUND -1 DETAIL: PRIVACY AND SOLAR ACCESS LEVEL 01 DETAIL: PRIVACY AND SOLAR ACCESS GROUND	A6250 A6252 A6251	DA03 DA02
	A7101	DA02
SCHEDUĽE: WINDOW & DOOR (7 10 0 = 0 0 = 1 1 = 0 1	A7101 ²	
PERSPECTIVE STREET	A8101	DA04
FINISHES BOARD: MATERIALITY	A02A8201	
	A8201 A8202	DA03 DA01
HEIGHT PLANE NGL	A9001 A8204	DA01
HEIGHT PLANE MERMAN METHOD	A9007 A9002 A9002	DA02DA01
HEIGHT PLANE NGL	A9001	DA02
DEVELOPMENT AFPLICATION AMENDMENTS	17.07.2623	DA02

DEVELOPMENT APPLICATION AMENDMENTS 30.03.2023

122-124 Queenscliff Road, Queenscliff



Queenscliff

122-124 Queenscliff Road

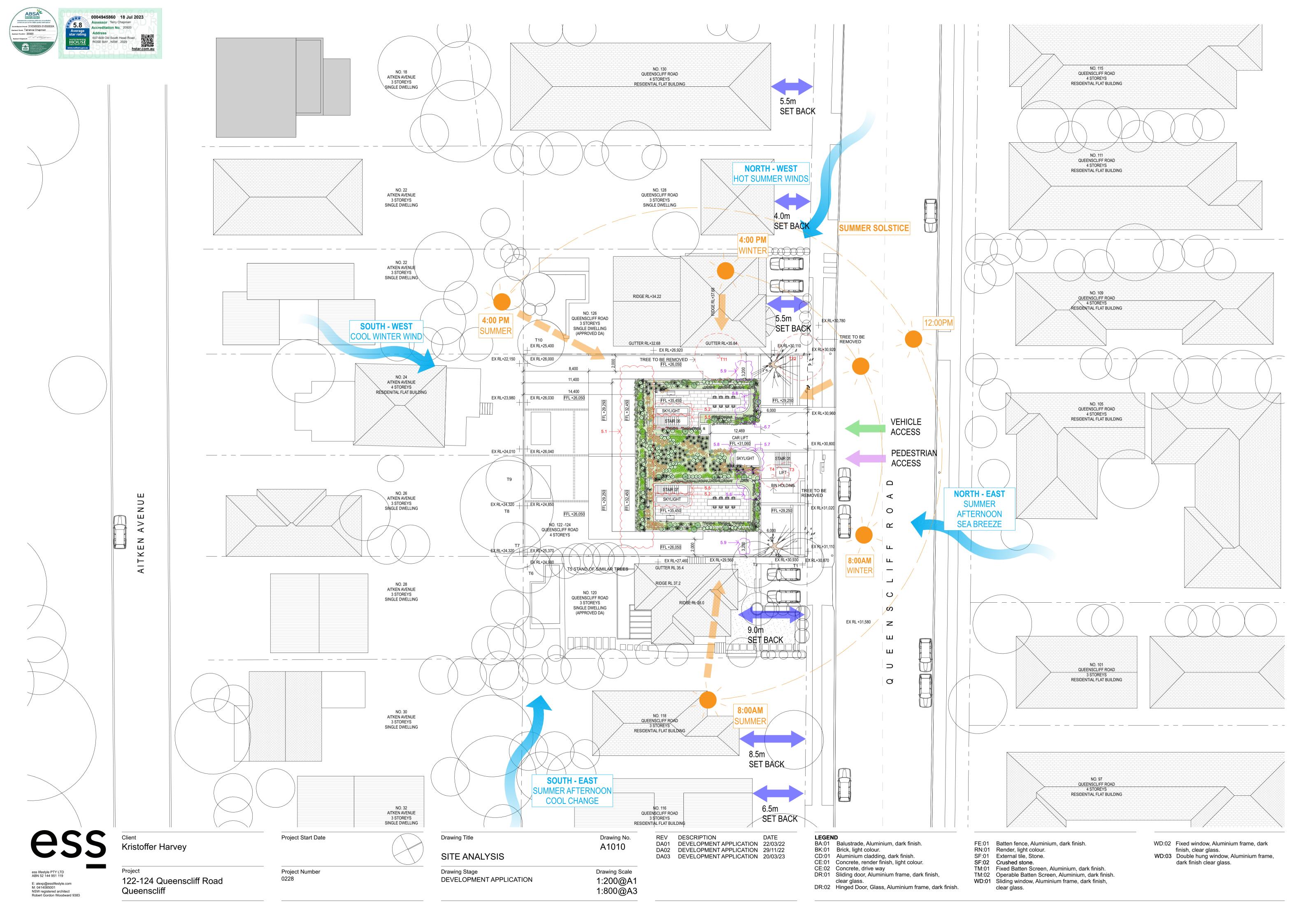
Project Number 0228

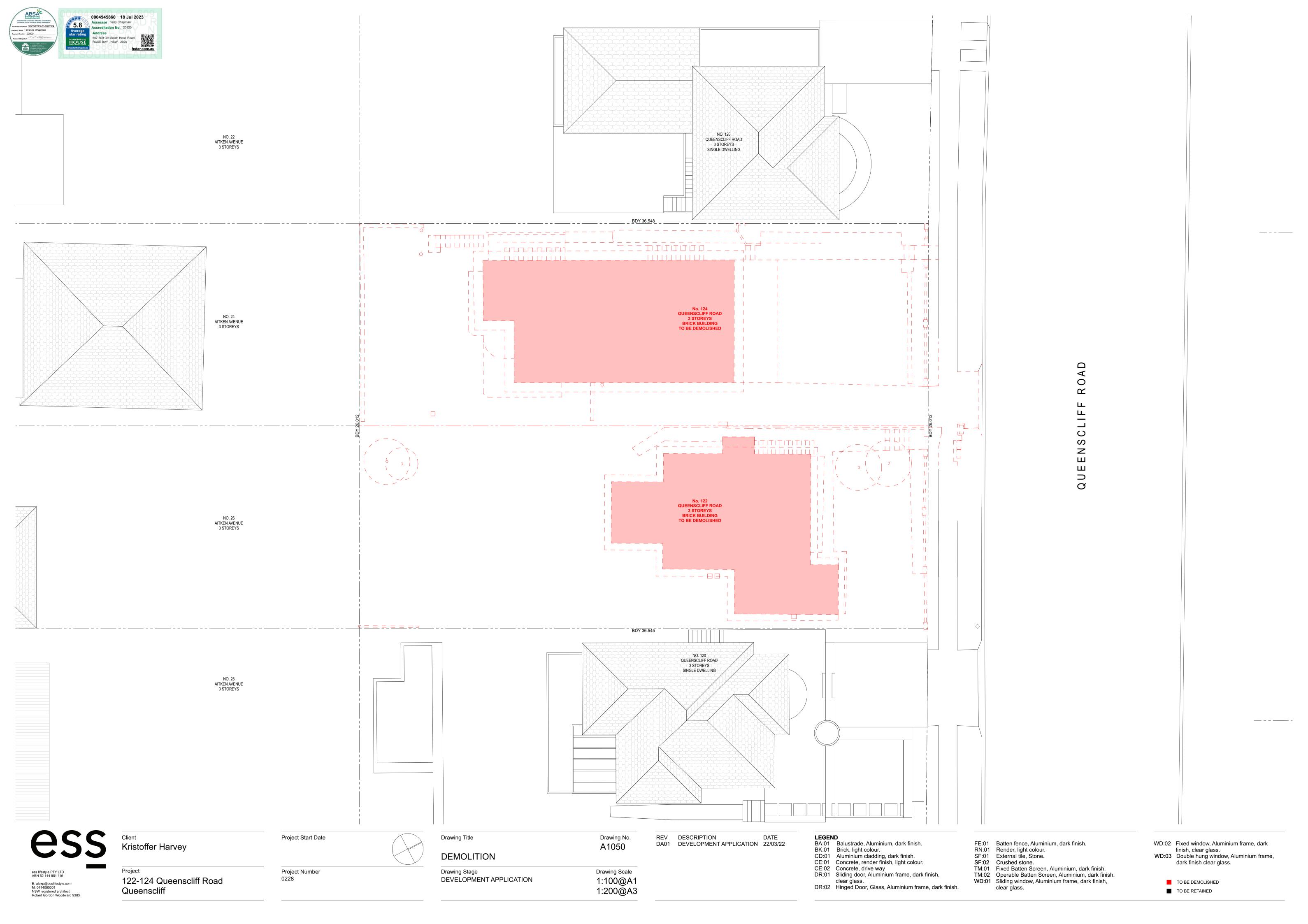
Drawing Scale

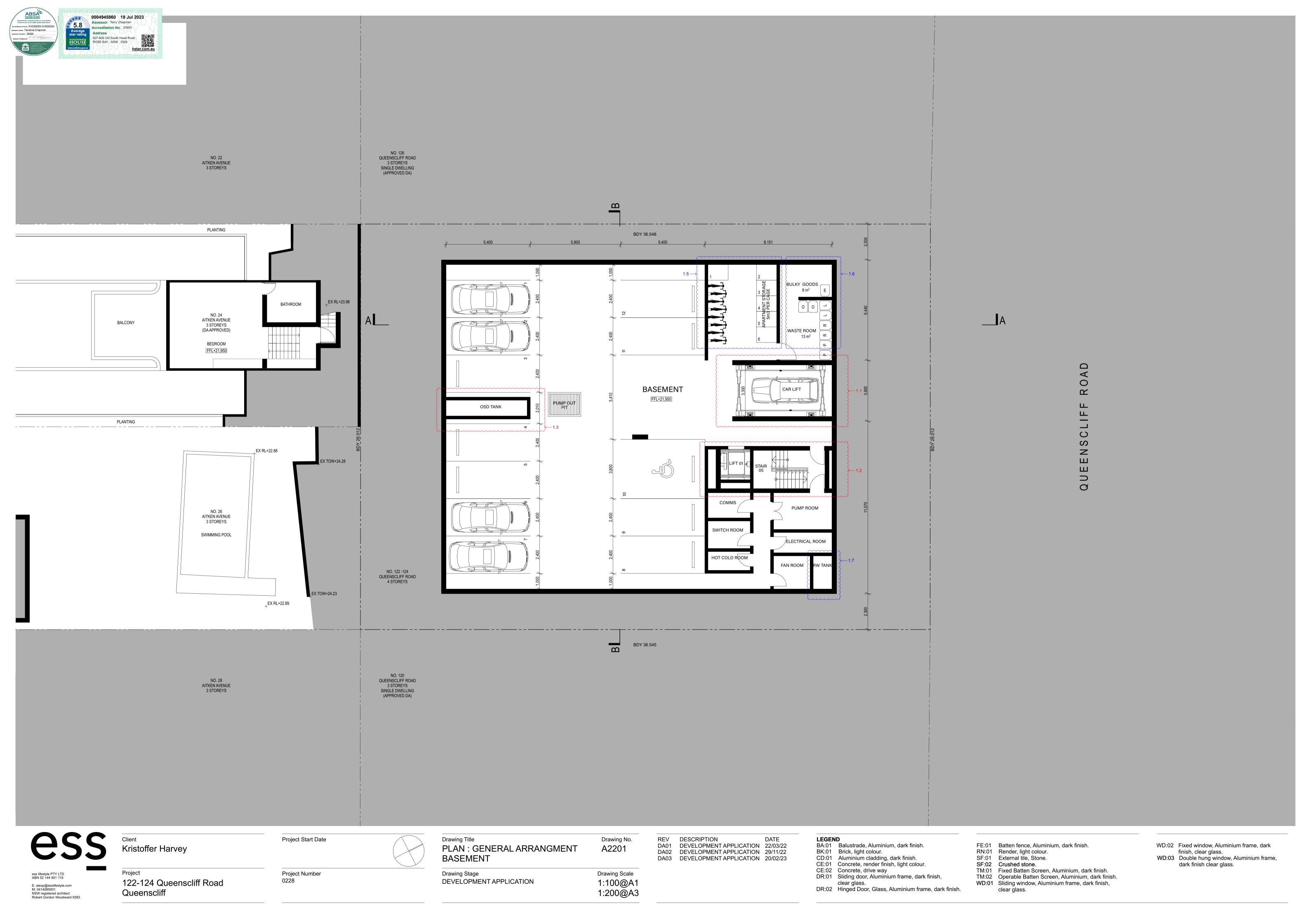
NTS

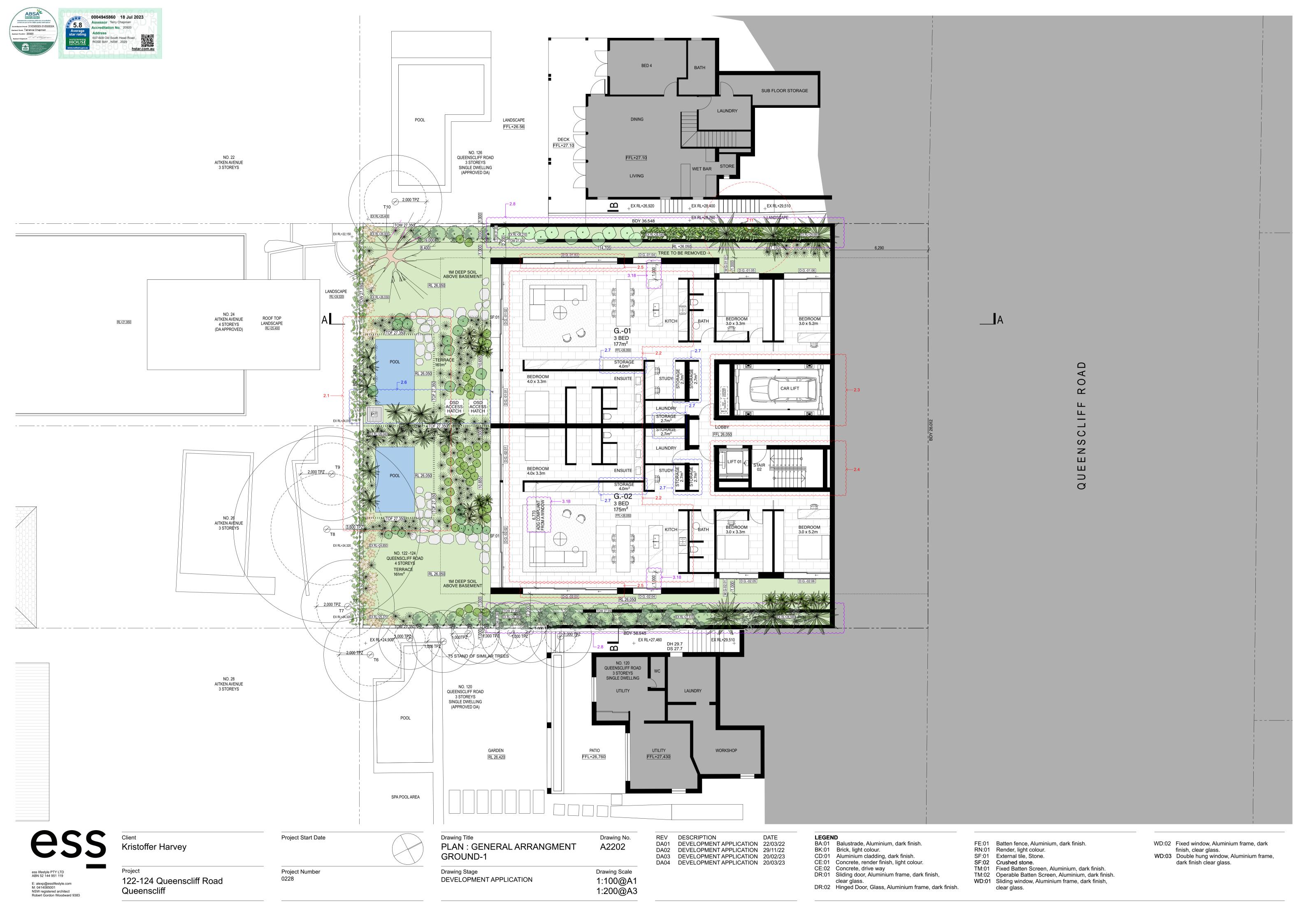
LOCATION PLAN Drawing Stage
DEVELOPMENT APPLICATION

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.

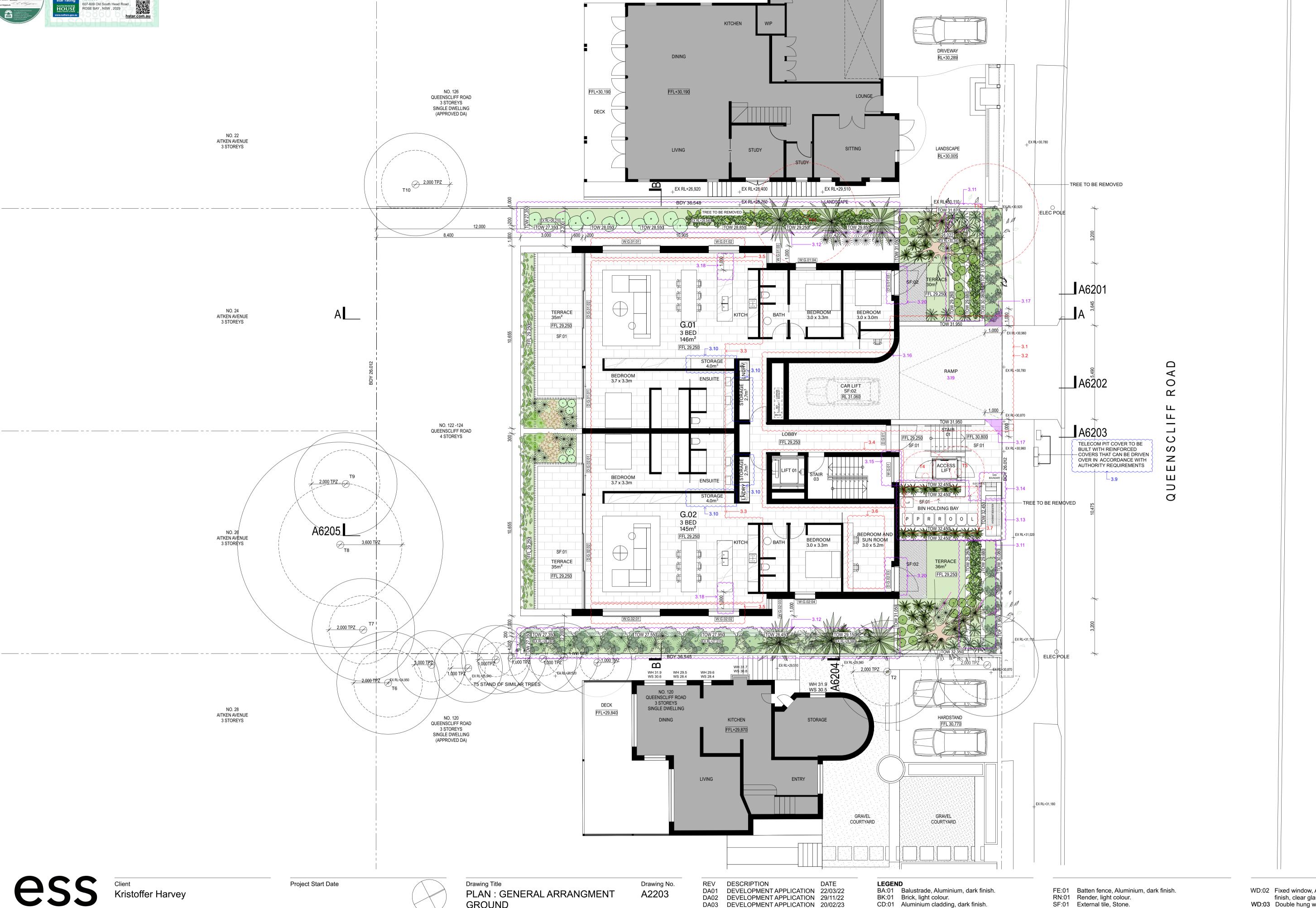












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122-124 Queenscliff Road Queenscliff

Project Number 0228

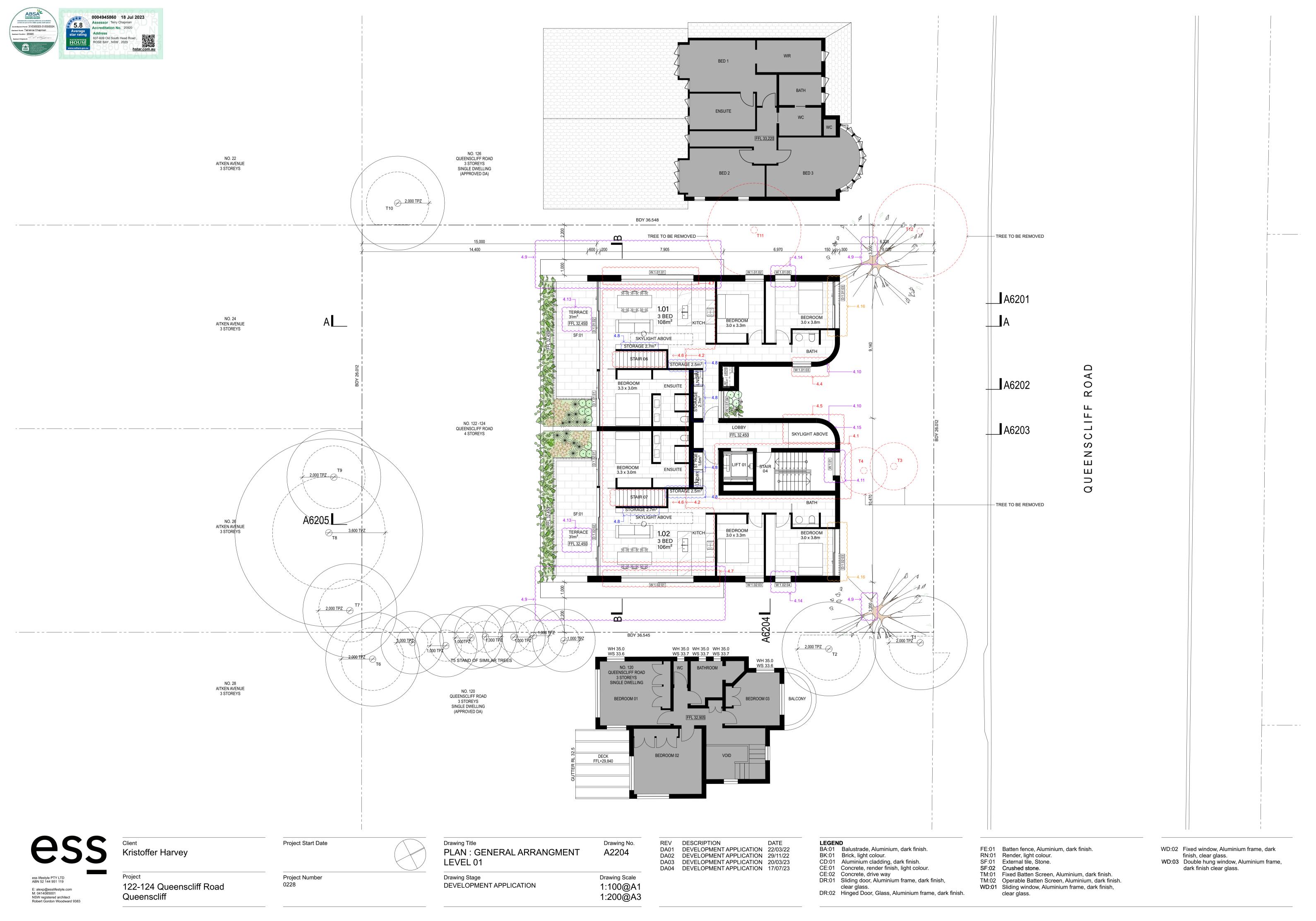
GROUND

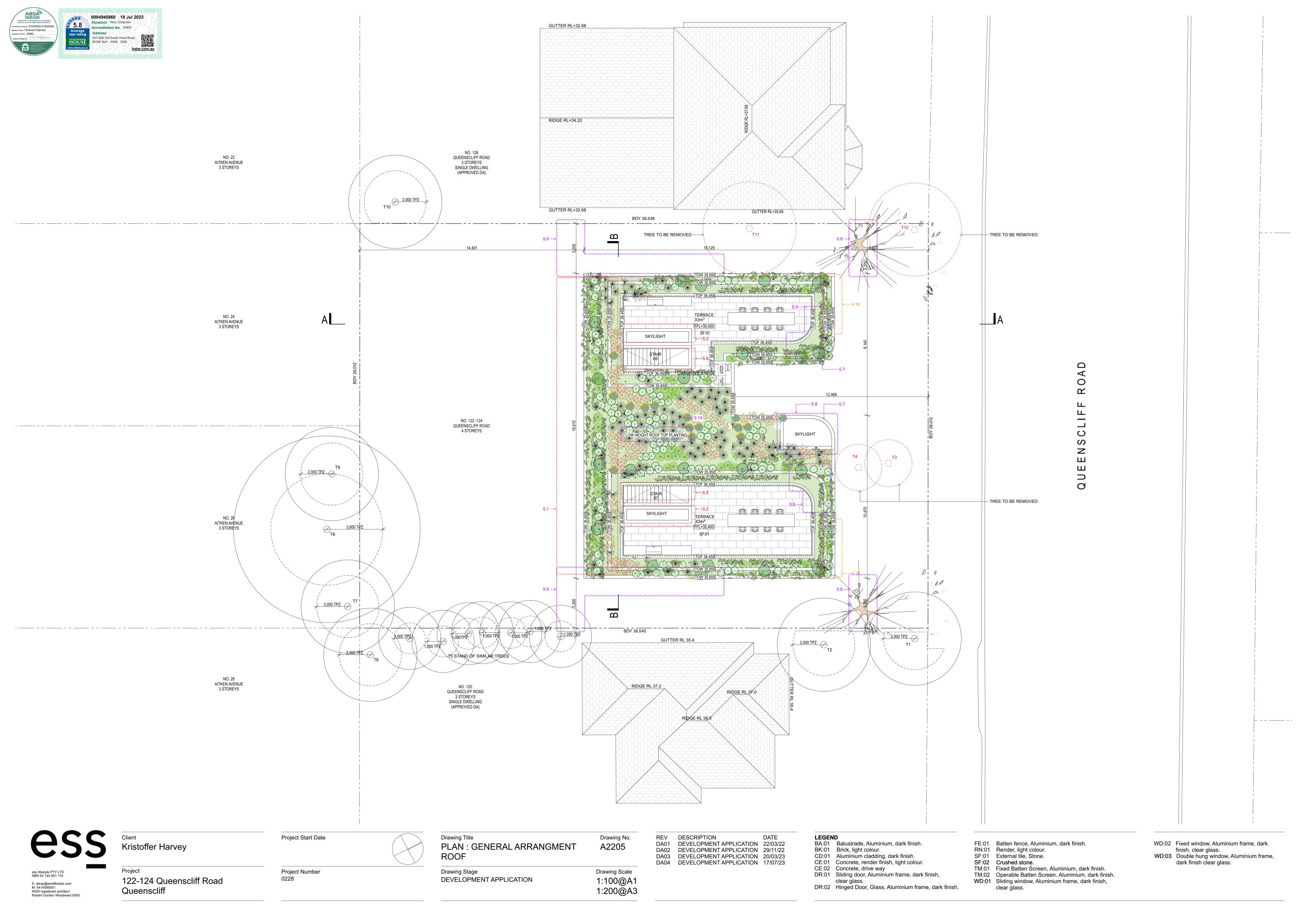
Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:100@A1 1:200@A3

DA03 DEVELOPMENT APPLICATION 20/02/23 DA04 DEVELOPMENT APPLICATION 20/03/23

BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.

SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish. CE:02 Concrete, drive way DR:01 Sliding door, Aluminium frame, dark finish, TM:02 Operable Batten Screen, Aluminium, dark finish. clear glass. WD:01 Sliding window, Aluminium frame, dark finish, DR:02 Hinged Door, Glass, Aluminium frame, dark finish. clear glass.



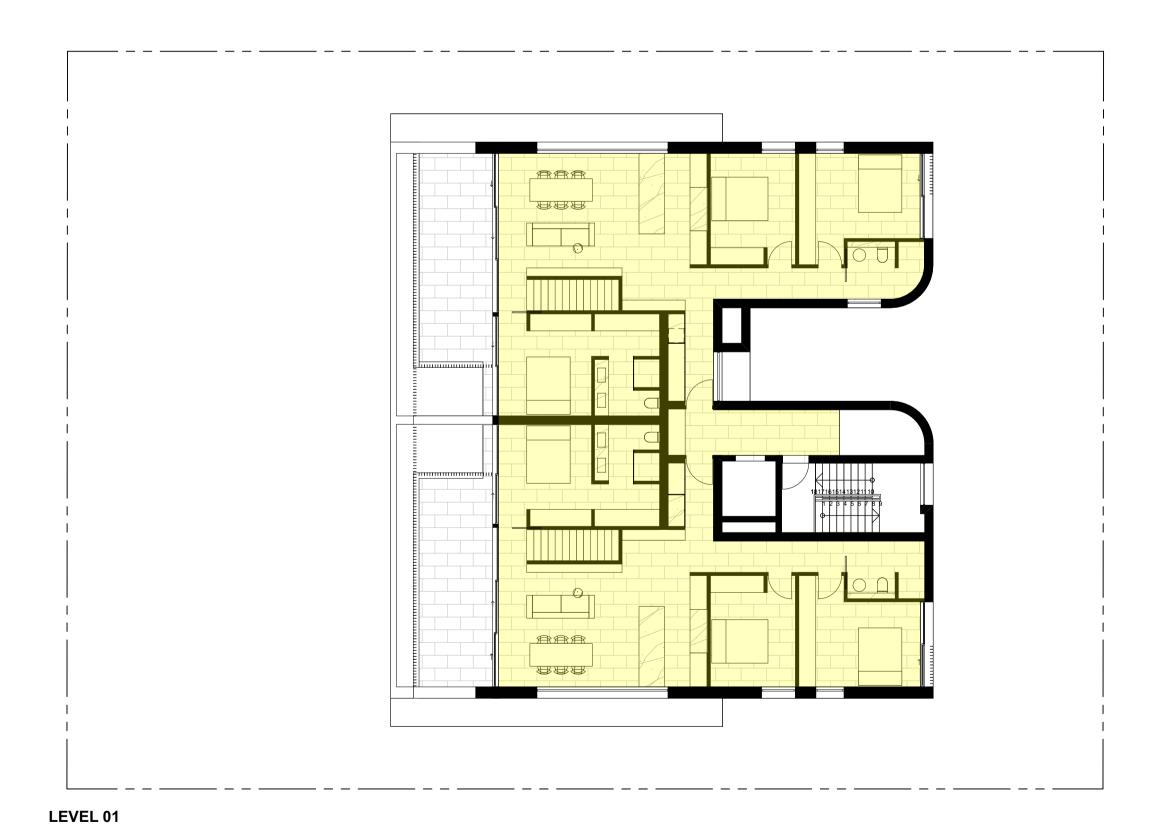








GROUND



GFA AREA SUMMARY SITE AREA: 950M² **FSR GFA** Levels 226m² 309m² 372m² 0m² LEVEL 01 GROUND GROUND -1 BASEMENT 907m² 0.95:1 **TOTAL** LEP N/A N/A

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Kristoffer Harvey

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

GFA Drawing Stage

Drawing Title Drawing No. A2401 **AREAS**

DEVELOPMENT APPLICATION

Drawing Scale

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

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

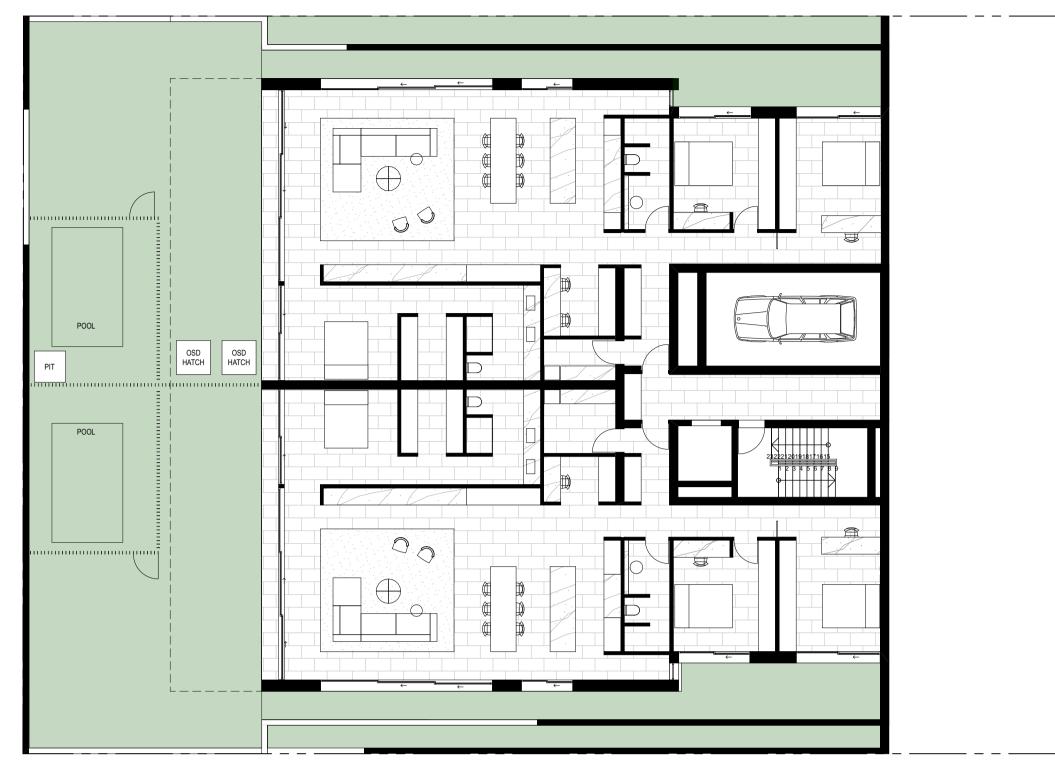
DR:01 Sliding door, Aluminium frame, dark finish,

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.

clear glass.

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,

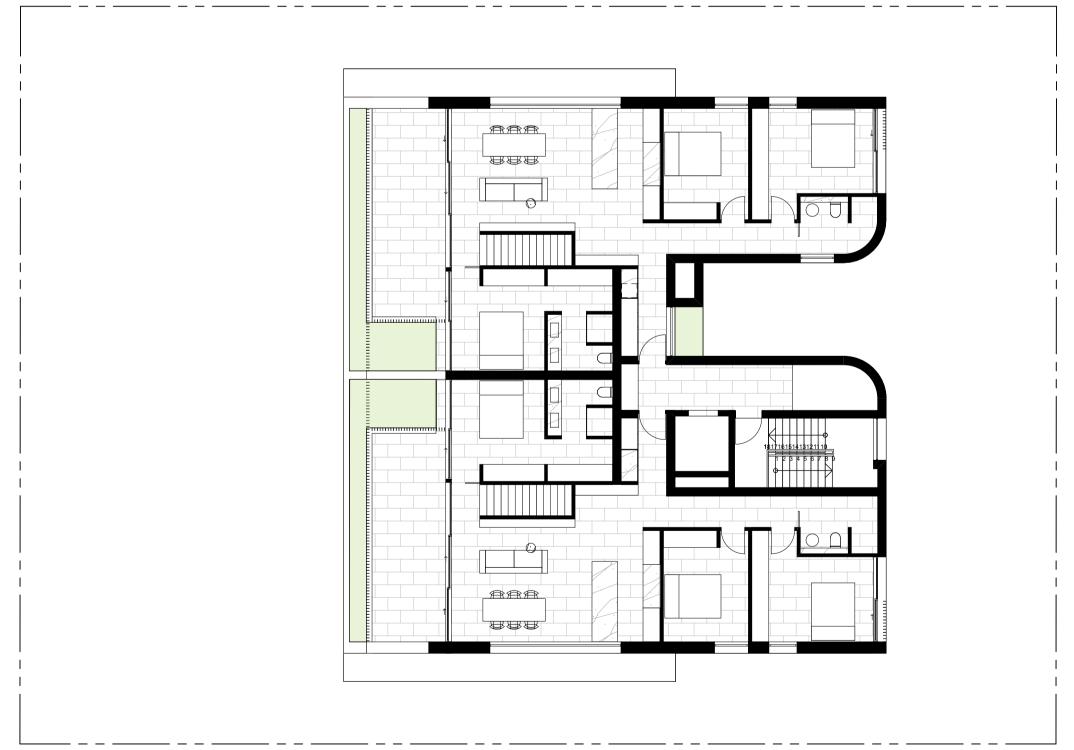




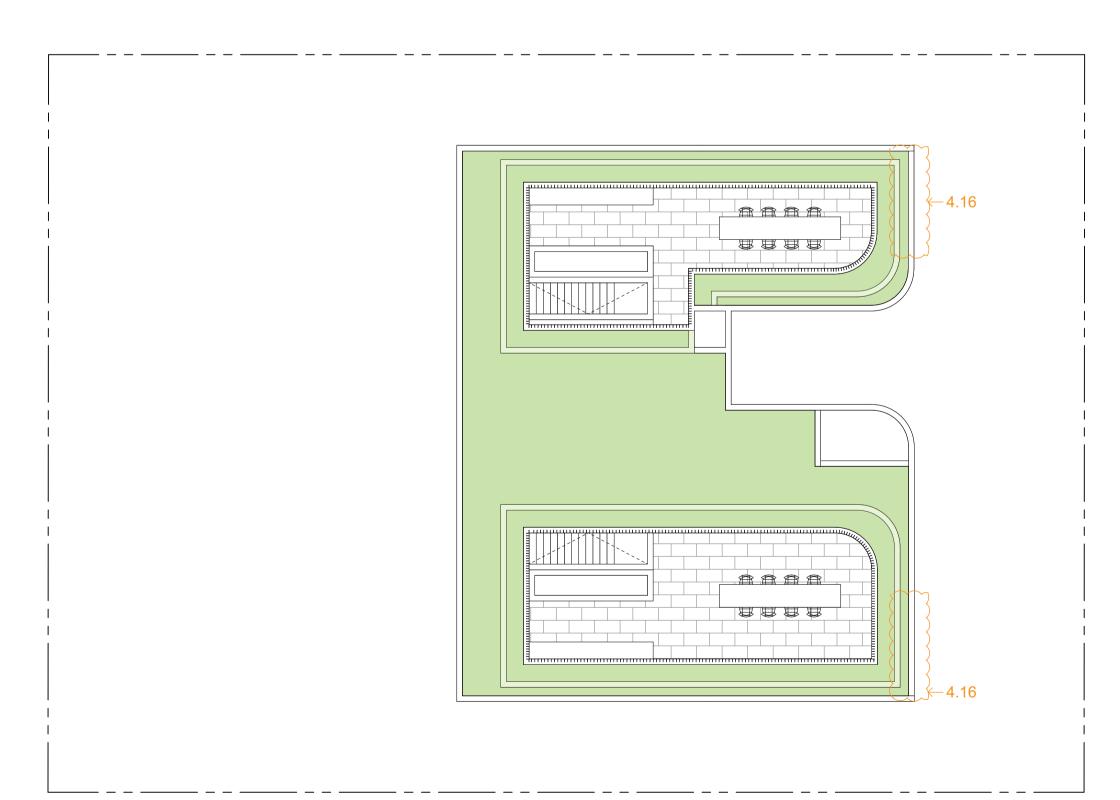
LANDSCAPE OPEN SPACE - GROUND -1



LANDSCAPE OPEN SPACE - GROUND



LANDSCAPE OPEN SPACE - LEVEL 01



LANDSCAPE OPEN SPACE - ROOF

LANDSCAPE OPEN SPACE AREA SUMMARY SITE AREA: 950M²

LANDSCAPE AREA Levels

66m² GROUND 303m² **GROUND -1**

369m² (39%) **TOTAL** DCP 380m² (40%)

INTEGRATED OPEN SPACE AREA SUMMARY LANDSCAPE AREA Levels

158m² 22m² LEVEL 01 GROUND 20m² TOTAL 200m²

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122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title AREAS LANDSCAPE OPEN SPACE

Drawing No.

Drawing Stage DEVELOPMENT APPLICATION A2402

Drawing Scale

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

LEGENDBA: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.

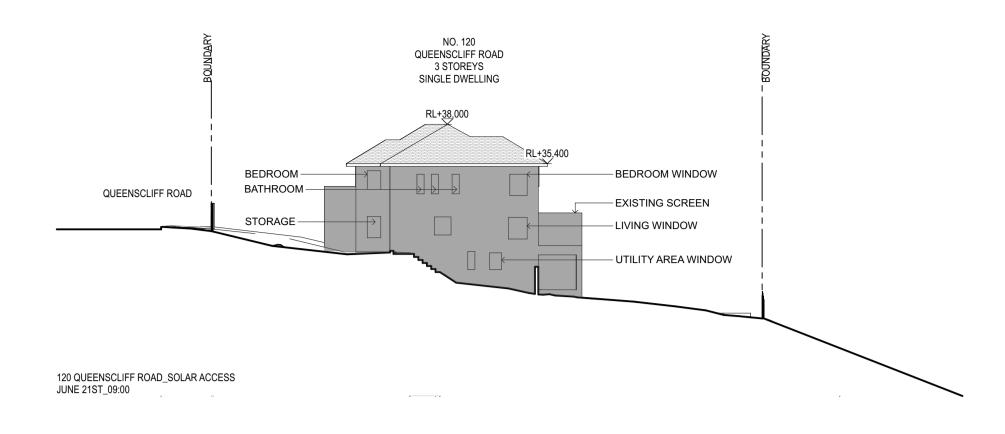
clear glass.

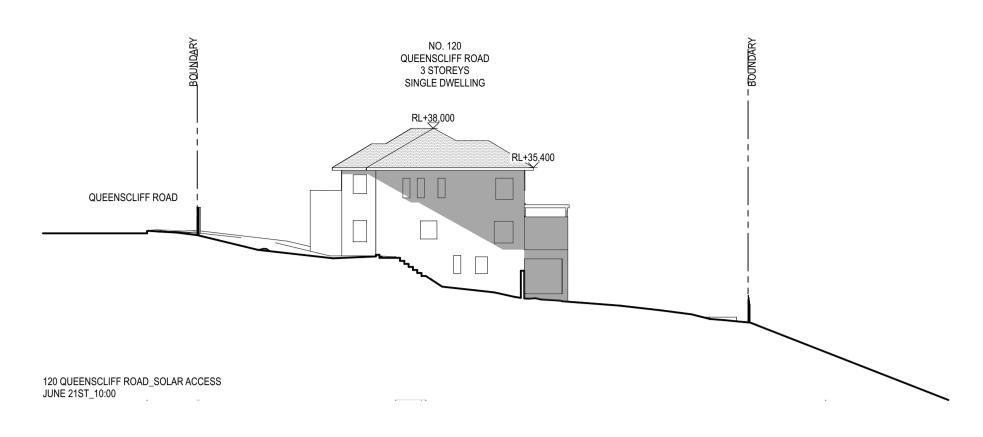
SF:01 External tile, Stone. SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. WD:01 Sliding window, Aluminium frame, dark finish,

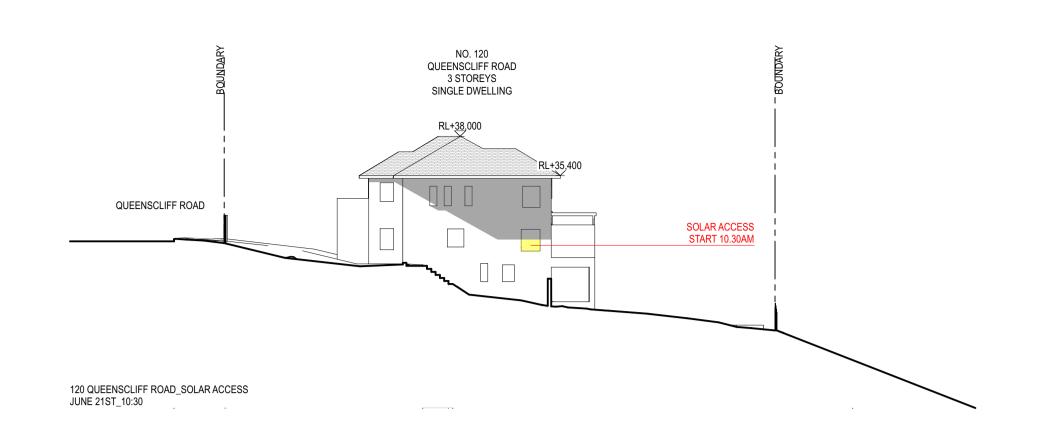
WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

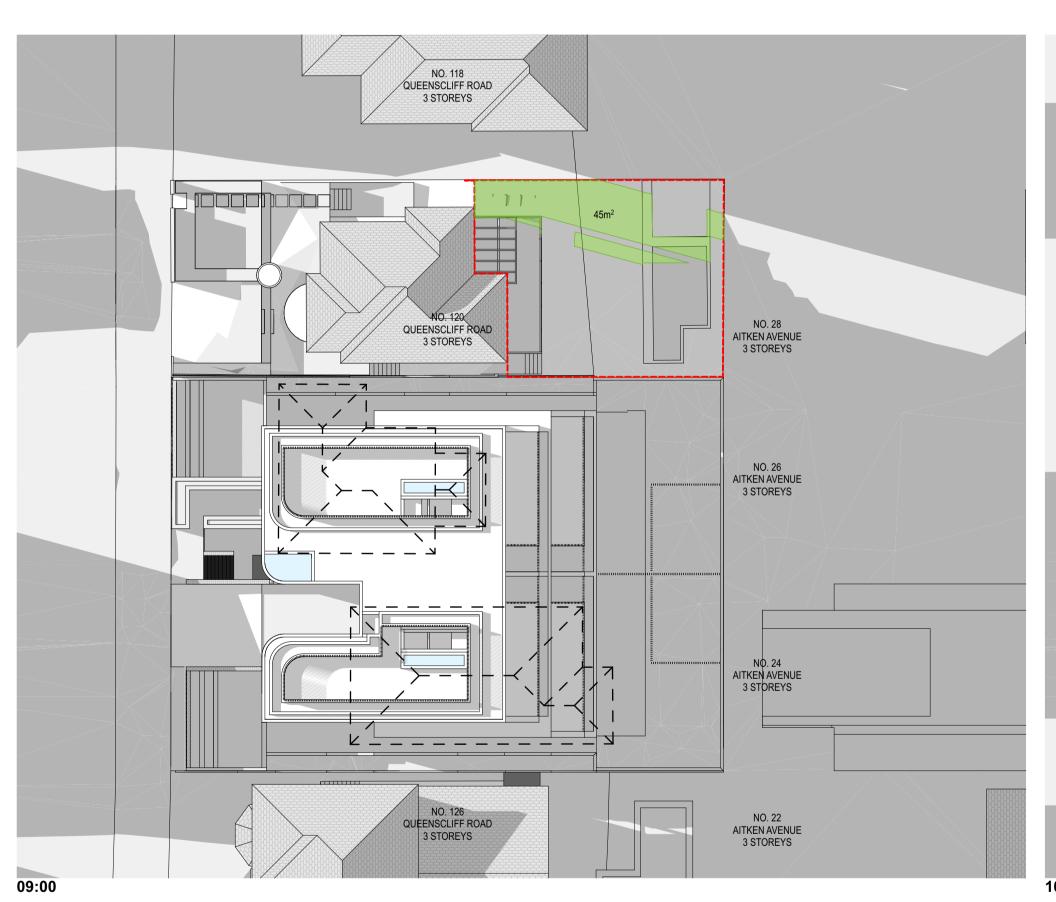
WD:03 Double hung window, Aluminium frame, dark finish clear glass.

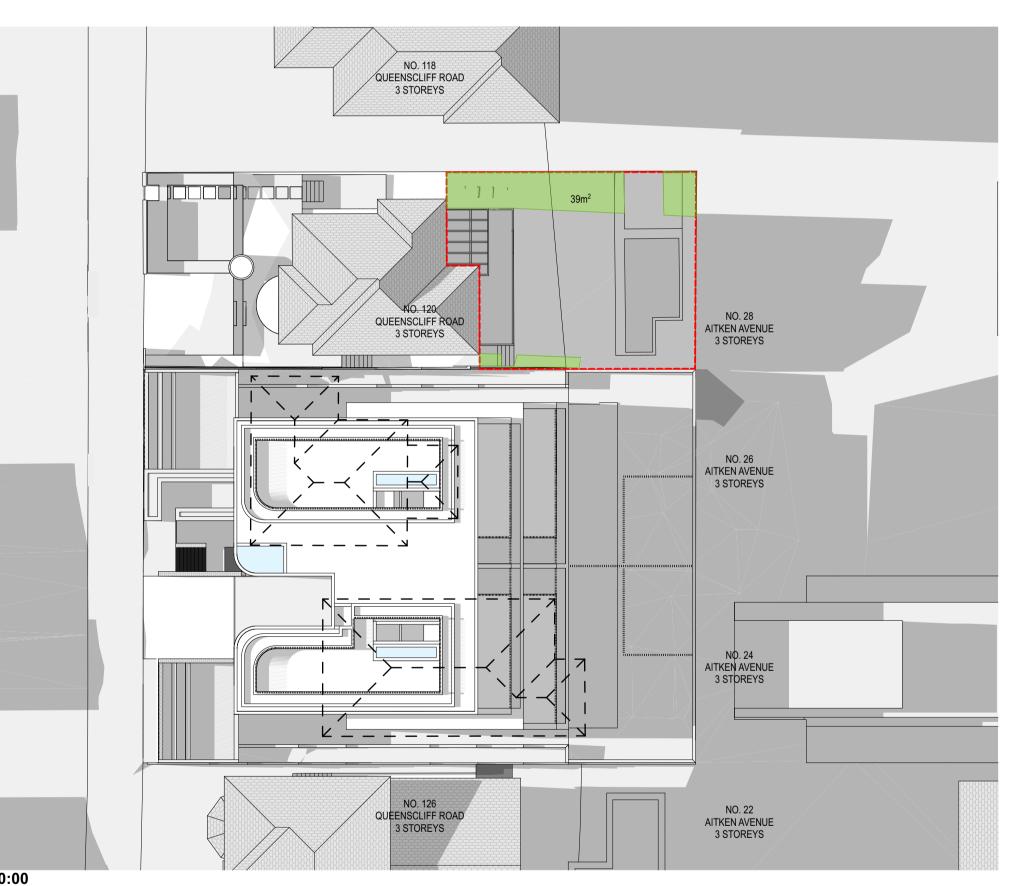


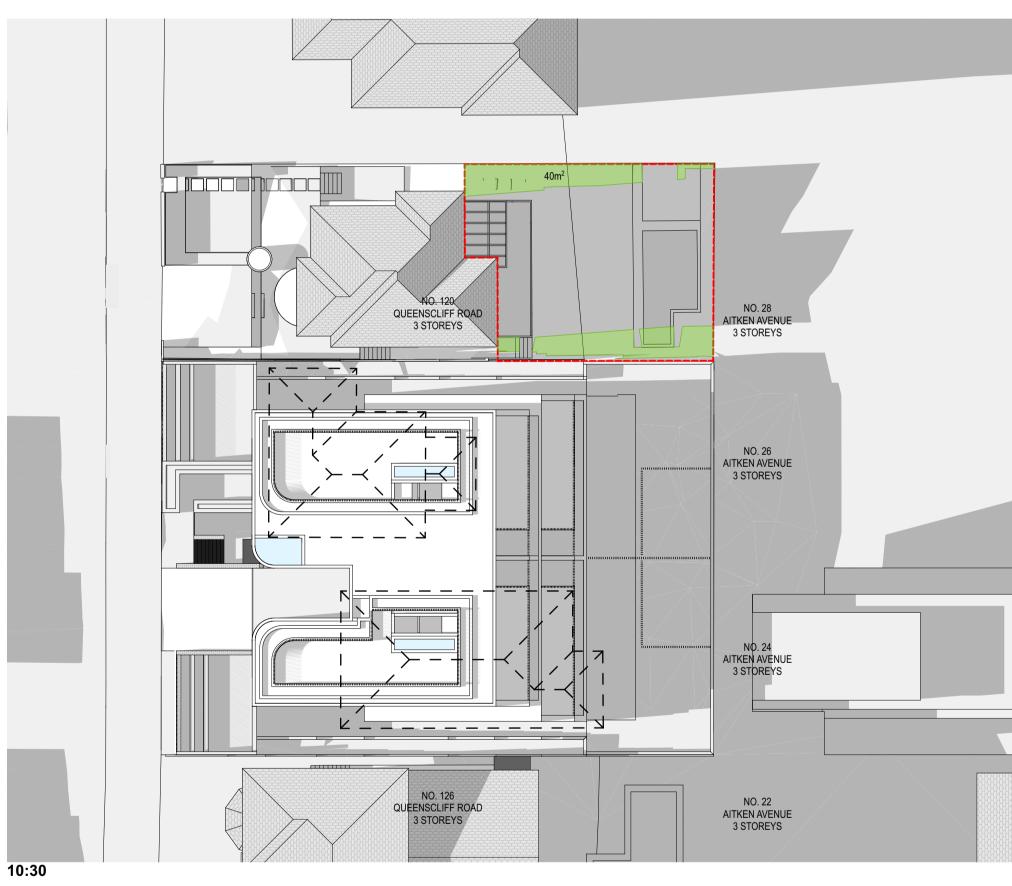














Kristoffer Harvey

122-124 Queenscliff Road

Queenscliff

Project Start Date Project Number 0228

Drawing Title Drawing No. SHADOWS A2601 JUNE 21 SHADOWS Drawing Scale Drawing Stage 1:250@A1 1:500@A3 DEVELOPMENT APPLICATION

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,

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. clear glass. WD:01 Sliding window, Aluminium frame, dark finish, DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.

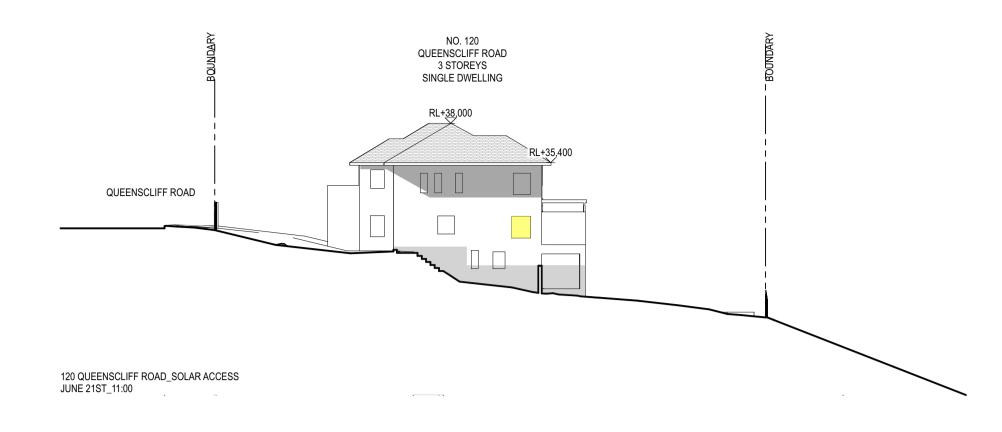
clear glass.

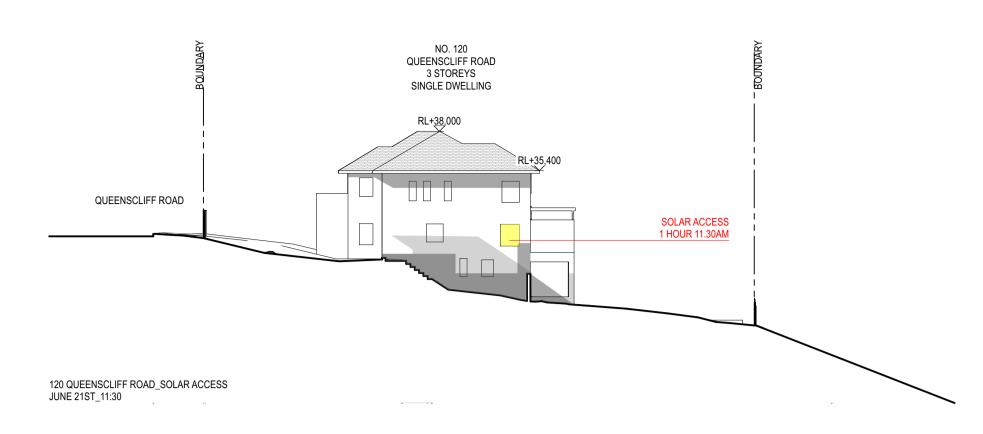
WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

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

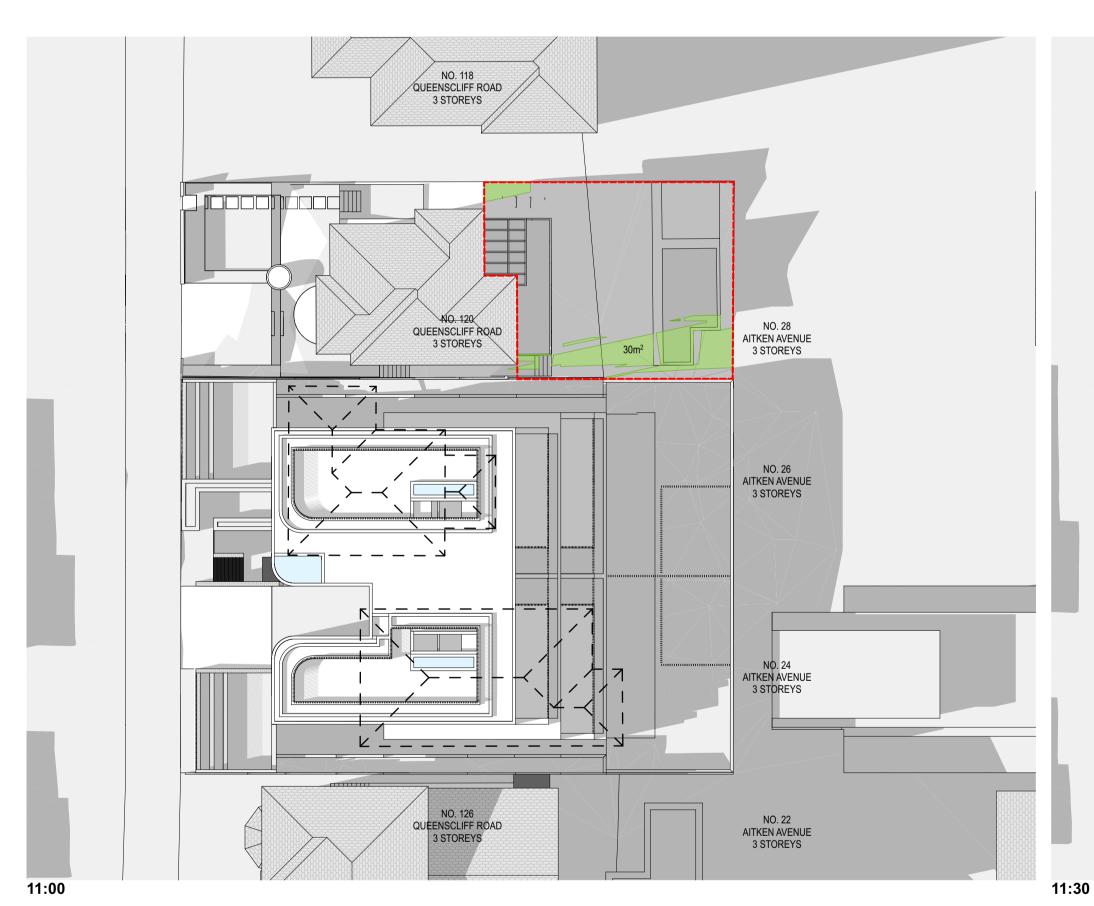
> PROPOSED SHADOW EXISTING SHADOW

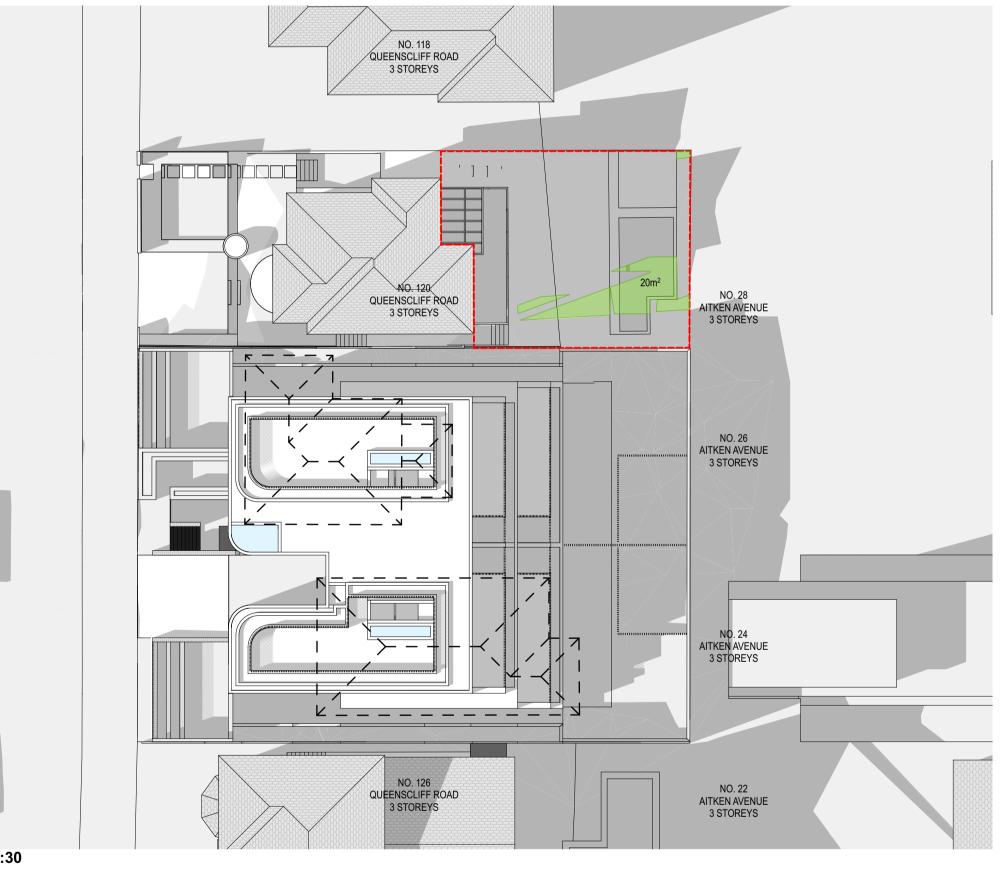


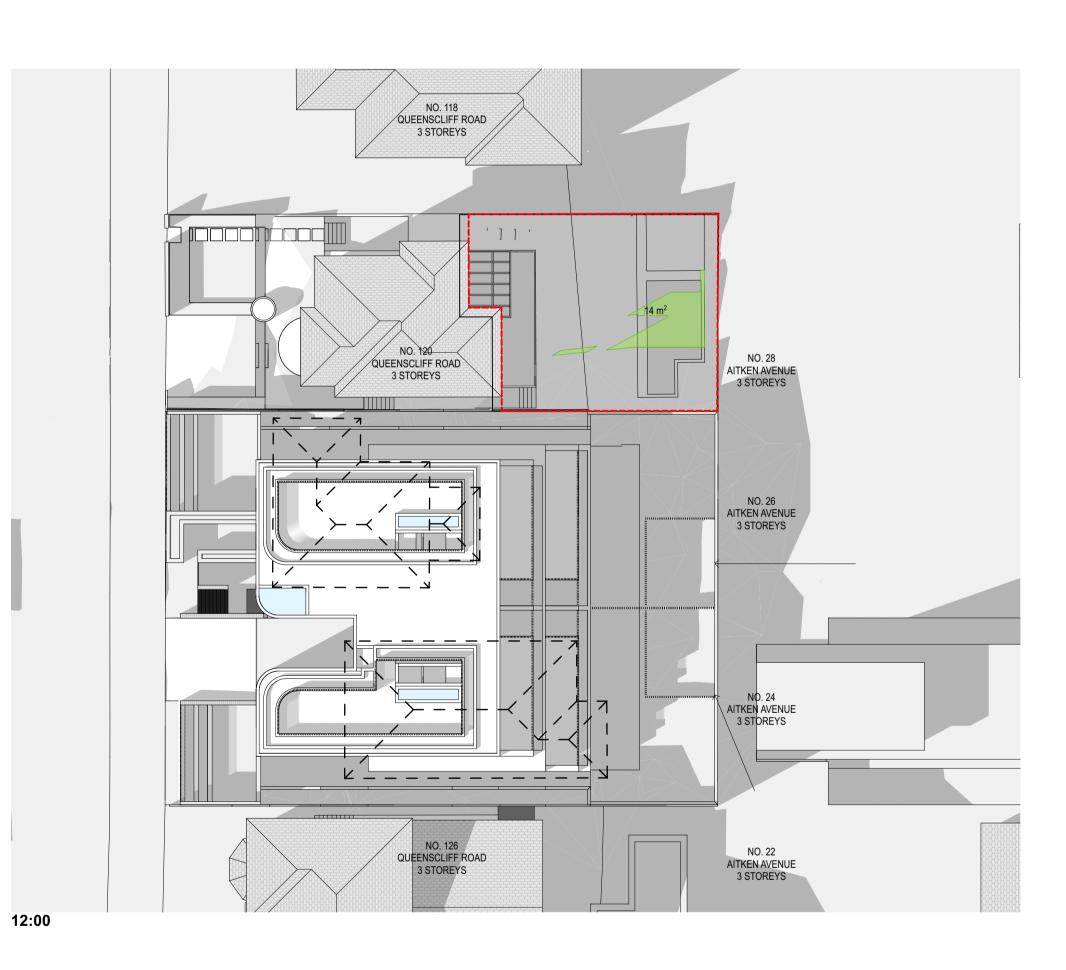












Kristoffer Harvey

122-124 Queenscliff Road Queenscliff

Project Start Date Project Number

0228

Drawing Title Drawing No. SHADOWS A2602 JUNE 21 SHADOWS Drawing Scale Drawing Stage 1:250@A1 1:500@A3 DEVELOPMENT APPLICATION

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.

clear glass.

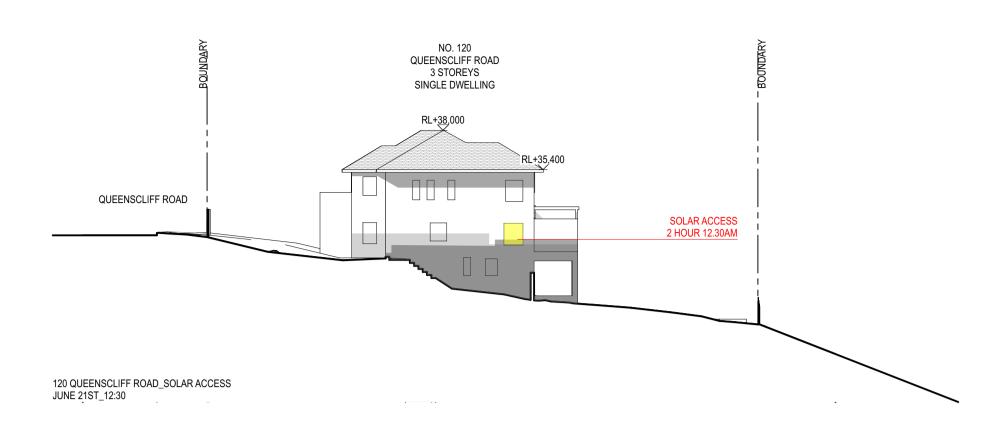
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. WD:01 Sliding window, Aluminium frame, dark finish,

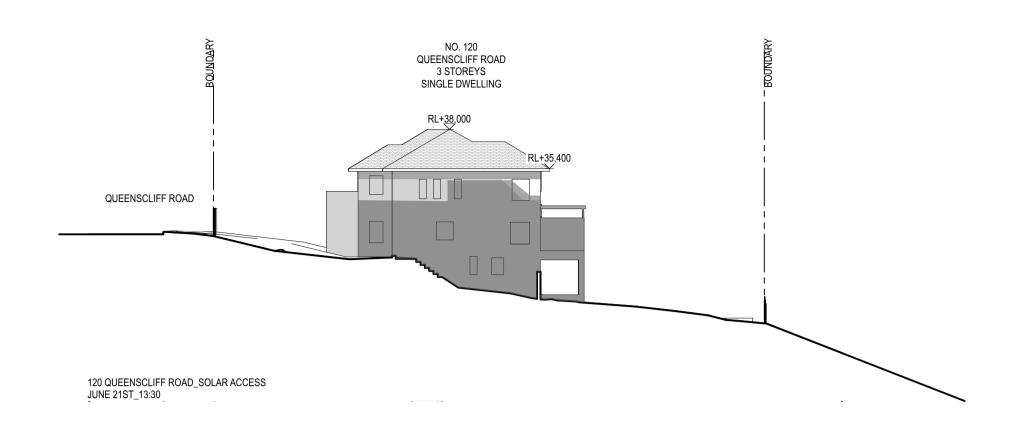
WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

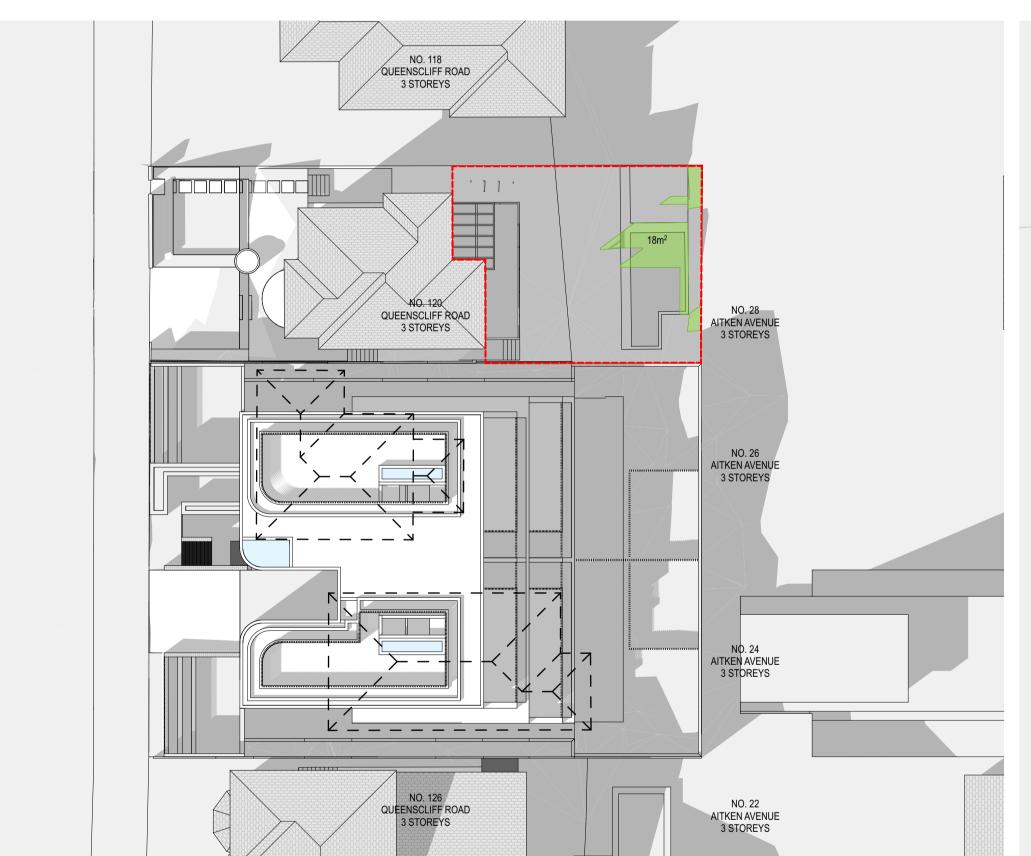
WD:03 Double hung window, Aluminium frame, dark finish clear glass.

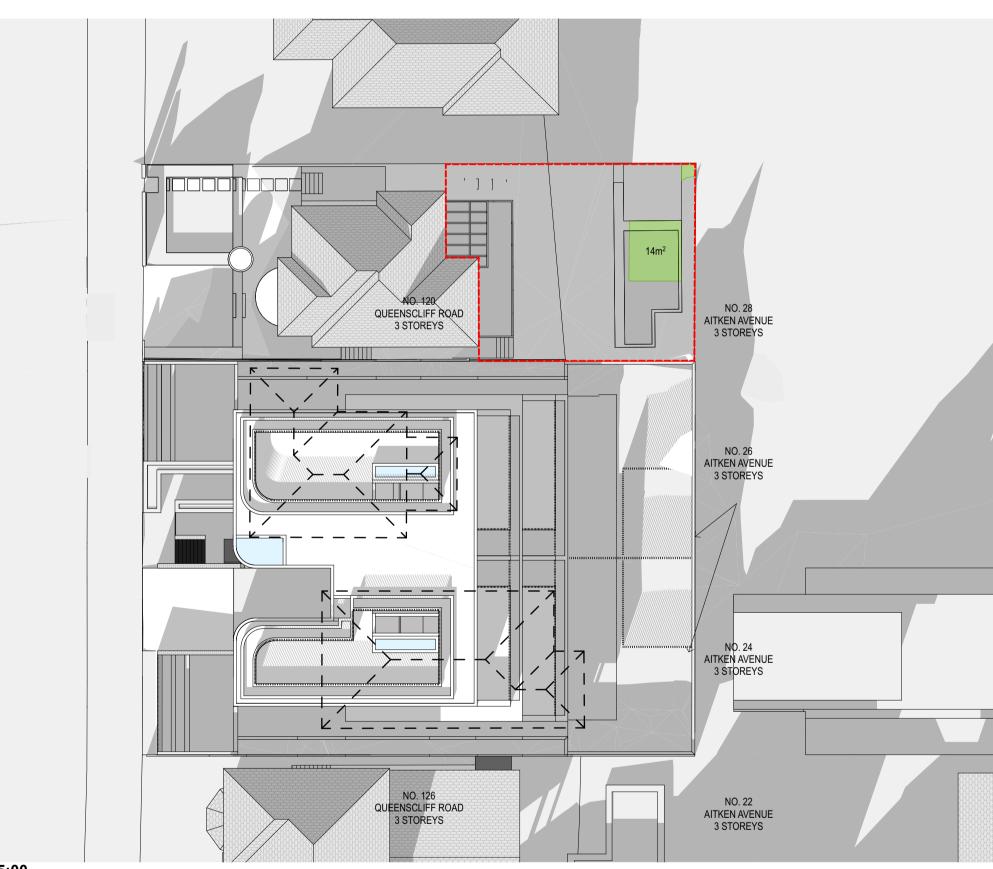
PROPOSED SHADOW EXISTING SHADOW











120 QUEENSCLIFF ROAD_SOLAR ACCESS TO PRIVATE OPEN SPACE_TOTAL POS: 275M2

SOLAR ACCESS	09:00	10:00	10:30	11:00	11:30	12:00	12:30	15:00	TOTAL HOURS
PROPOSED POS AREA	66m²	67m²	77m²	59m²	49m²	48m²	54m ²	45m ²	6 HOUR

MINIMUM TOTAL PRIVATE OPEN SPACE - 60m2

MINIMUM REQUIRED SOLAR TO PRIVATE OPEN SPACE - 30m2 (50% OF TOTAL POS)

120 QUEENSCLIFF ROAD_SOLAR ACCESS TO LIVING ROOM WINDOW

SOLAR ACCESS	10:30	11:00	11:30	12:00	12:30	TOTAL HOURS
EXISTING	START 1m ²		1 HOUR 1.5m ²		2 HOUR 1.5m ²	2 HOUR
PROPOSED	START		1 HOUR		2 HOUR	2 HOUR

ess lifestyle PTY LTD ABN 52 144 951 119

E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

12:30

Kristoffer Harvey

0228 122-124 Queenscliff Road Queenscliff

Project Start Date Project Number

Drawing Title Drawing No. SHADOWS A2603 JUNE 21 SHADOWS Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:250@A1 1:500@A3

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

clear glass.

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,

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.

PROPOSED SHADOW EXISTING SHADOW

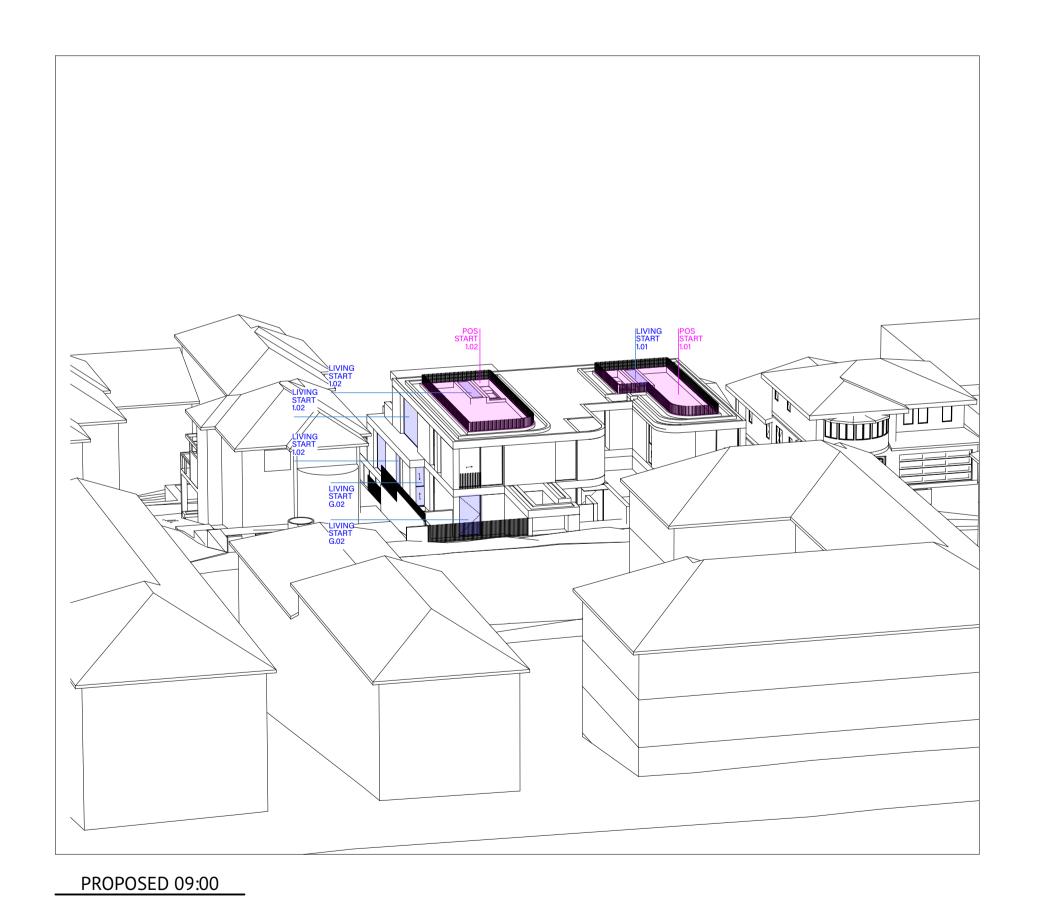


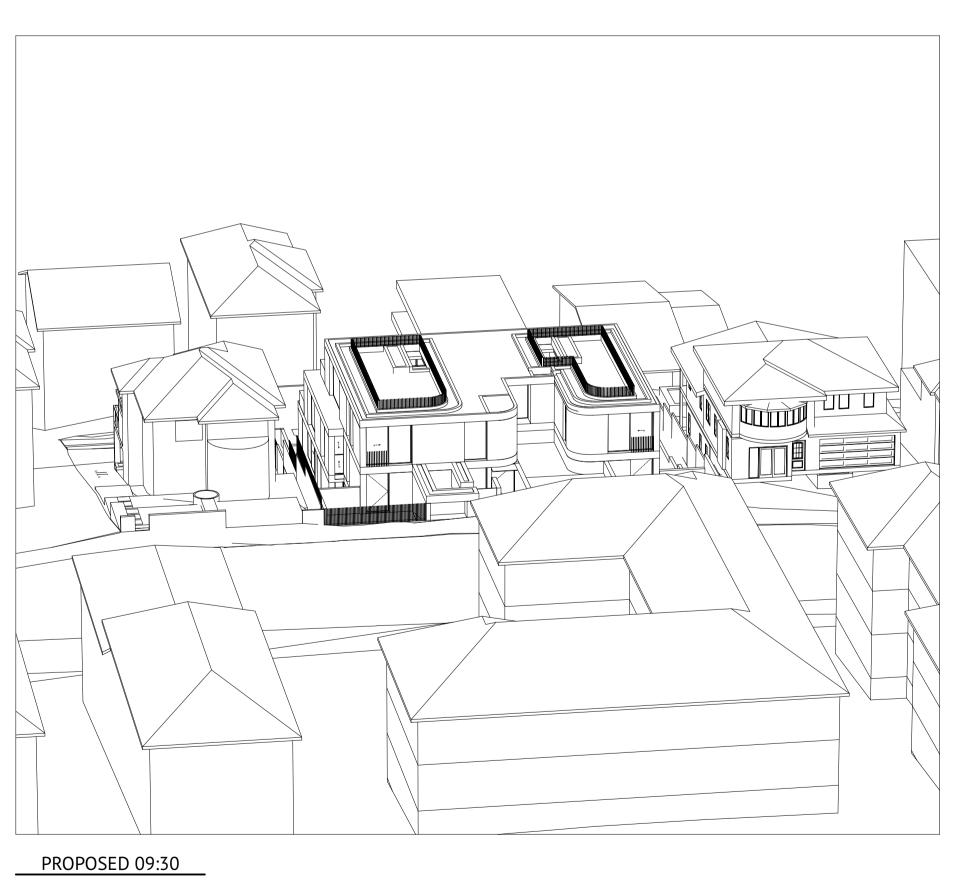






EXISTING 10:00







E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number 0228

Drawing Title Drawing No. SOLAR ACCESS A2701 VIEWS FROM THE SUN

Drawing Scale Drawing Stage 1:250@A1 DEVELOPMENT APPLICATION 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.

clear glass.

WD:01 Sliding window, Aluminium frame, dark finish,

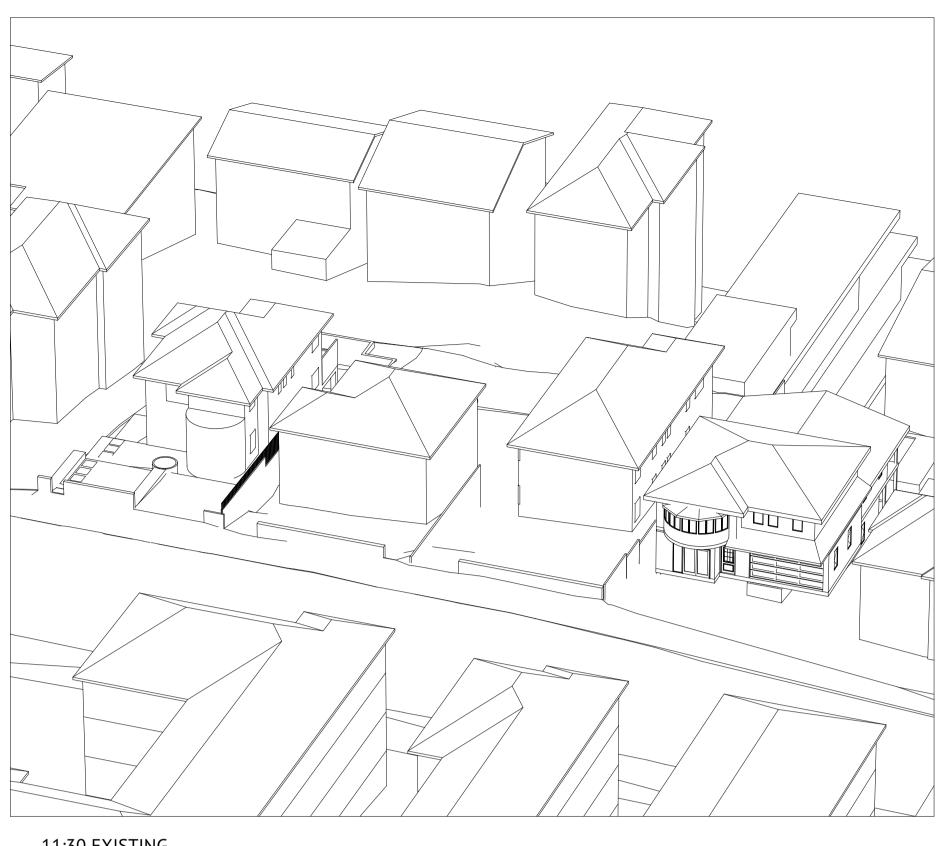
WD:02 Fixed window, Aluminium frame, dark



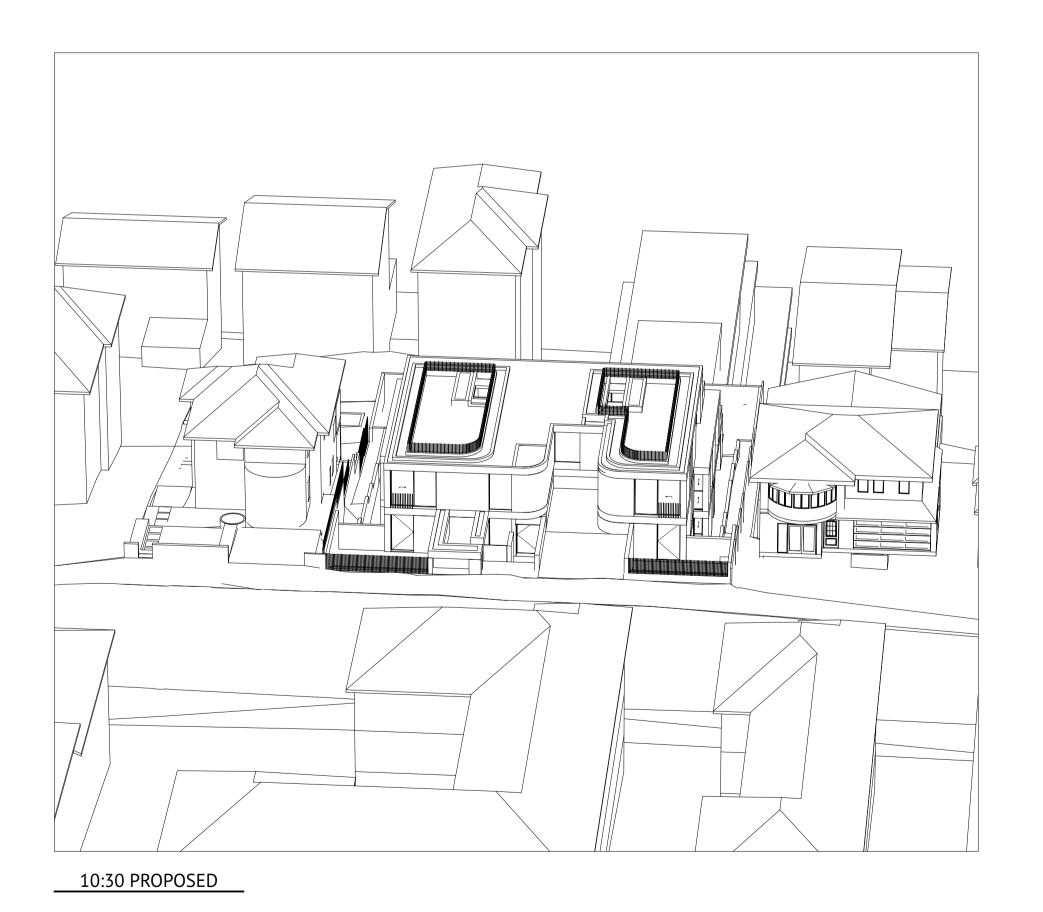
10:30 EXISTING

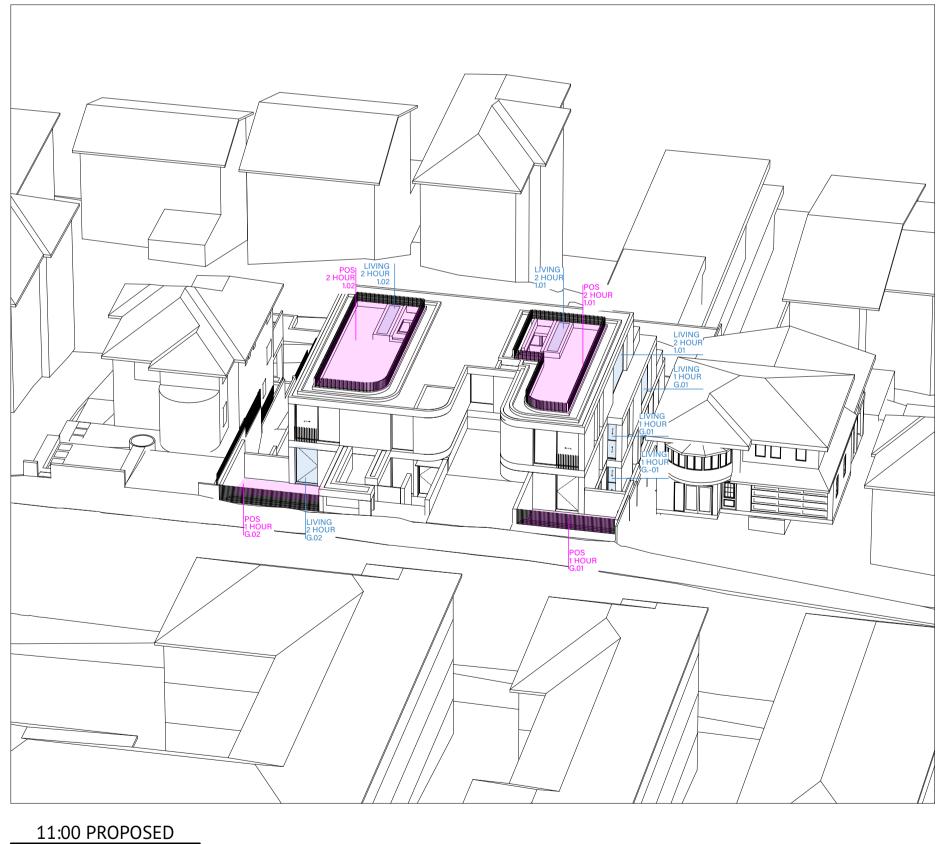


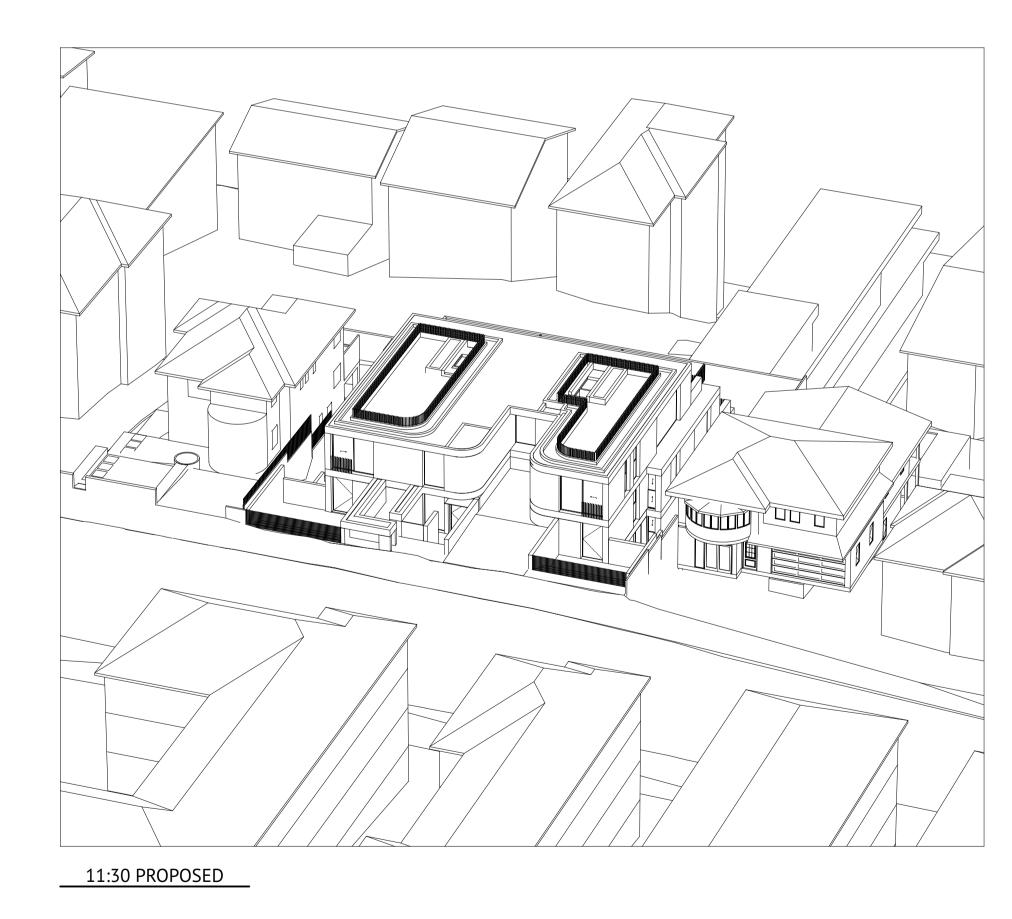




11:30 EXISTING







E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number 0228

Drawing Title Drawing No. SOLAR ACCESS A2702 VIEWS FROM THE SUN

Drawing Stage
DEVELOPMENT APPLICATION Drawing Scale 1:250@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

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.

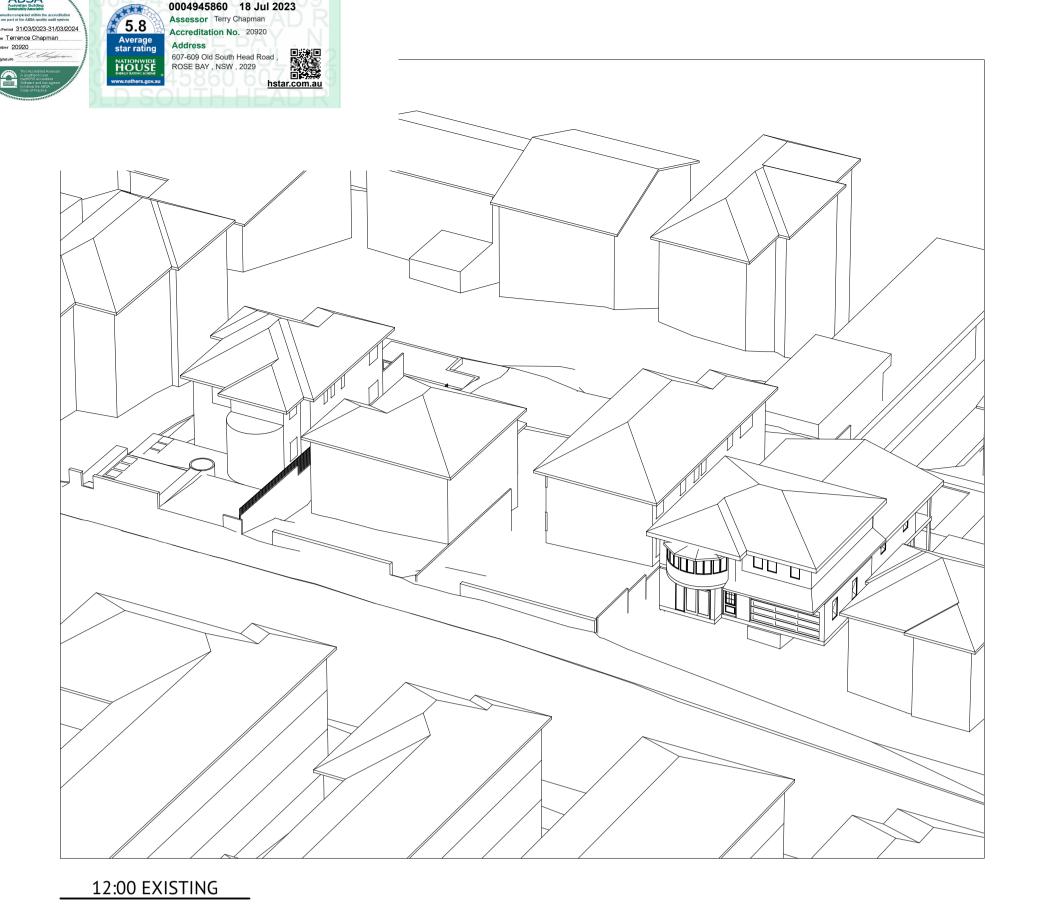
CE:02 Concrete, drive way

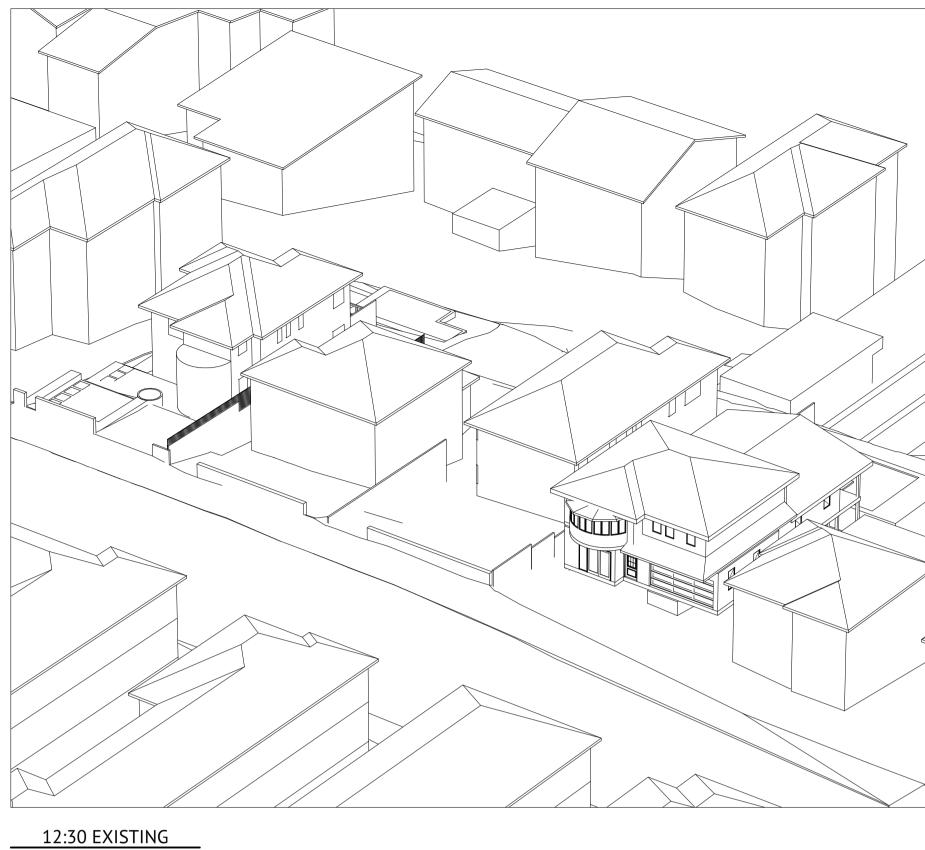
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

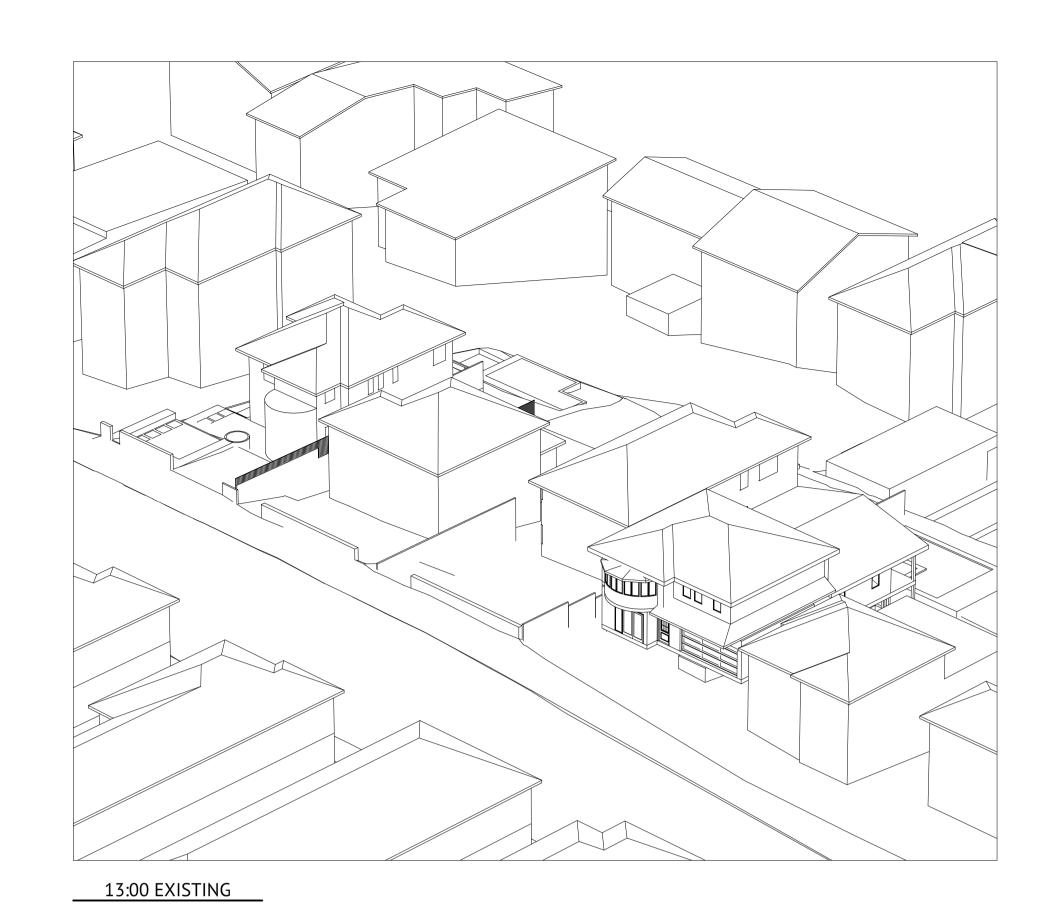
clear glass.

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,

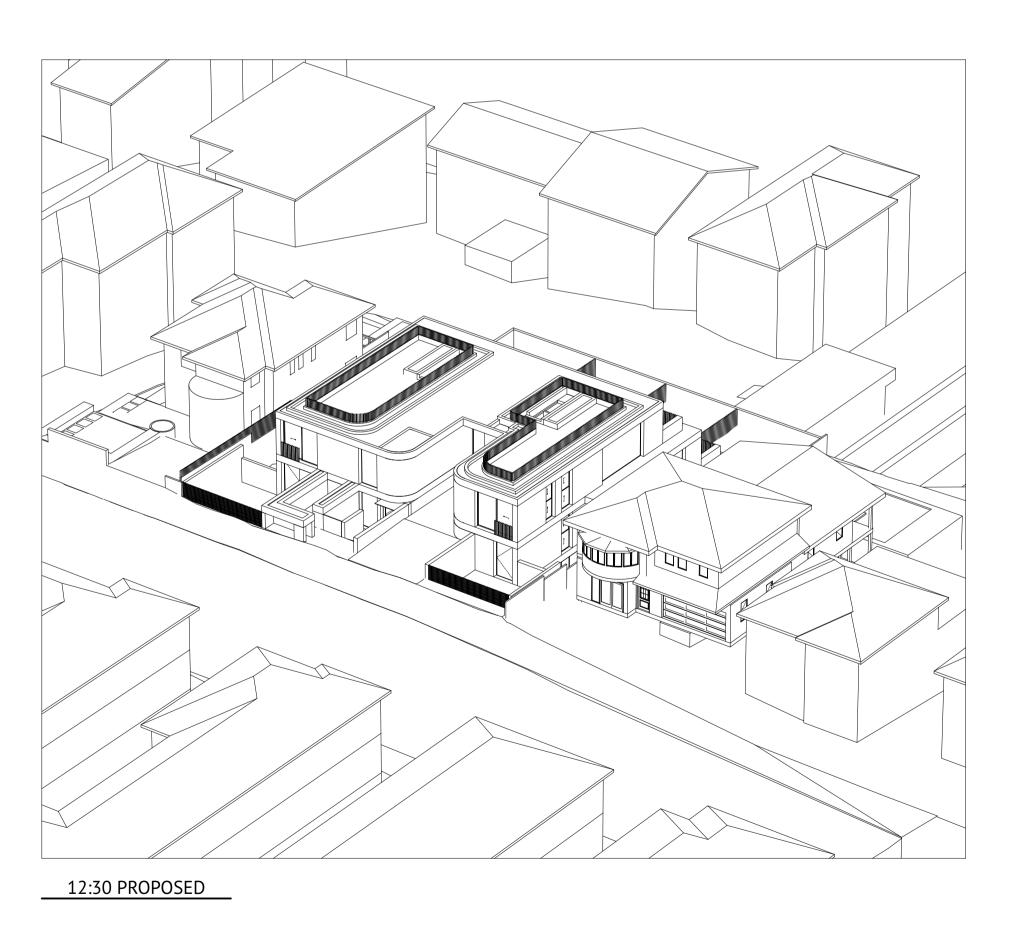
WD:02 Fixed window, Aluminium frame, dark

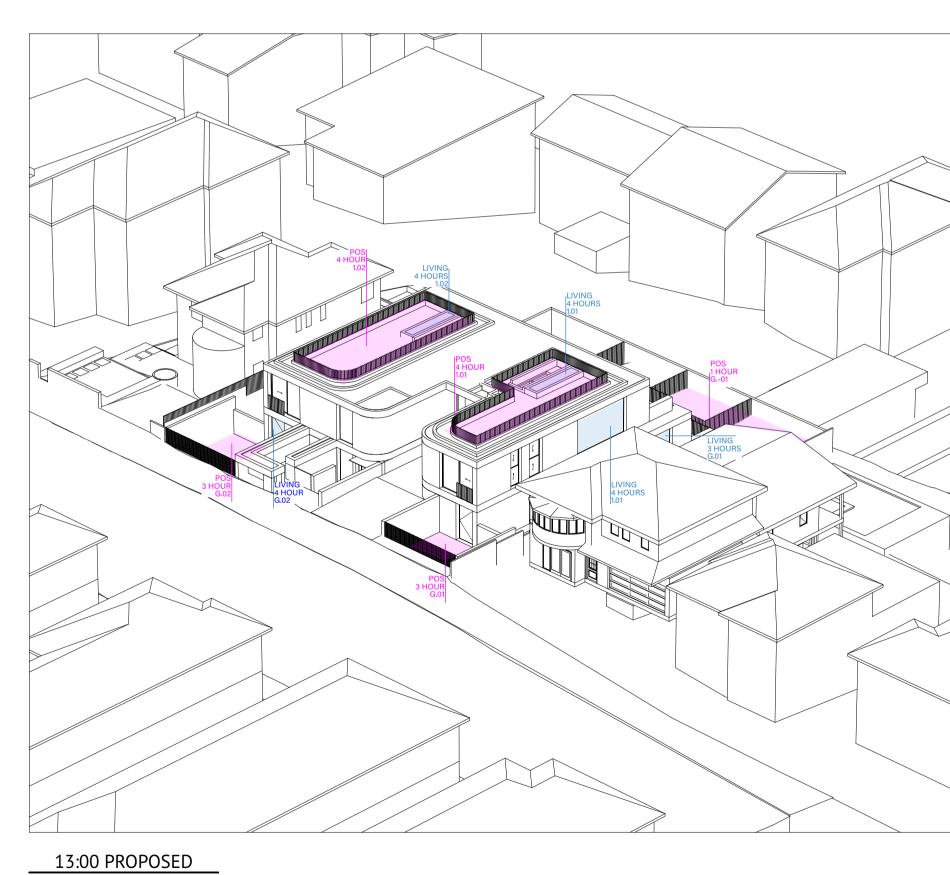






12:00 PROPOSED





E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number 0228

Drawing Title Drawing No. SOLAR ACCESS A2703 VIEWS FROM THE SUN

Drawing Stage
DEVELOPMENT APPLICATION Drawing Scale 1:250@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

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

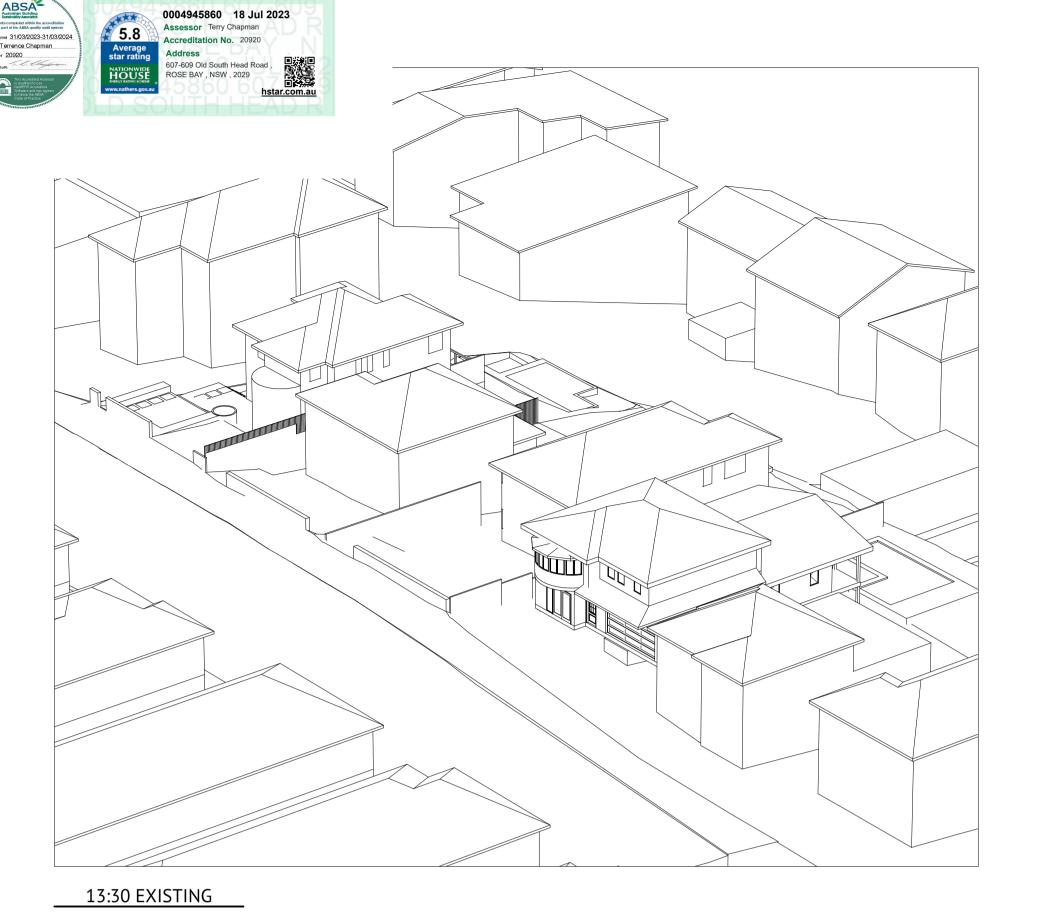
DR:01 Sliding door, Aluminium frame, dark finish,

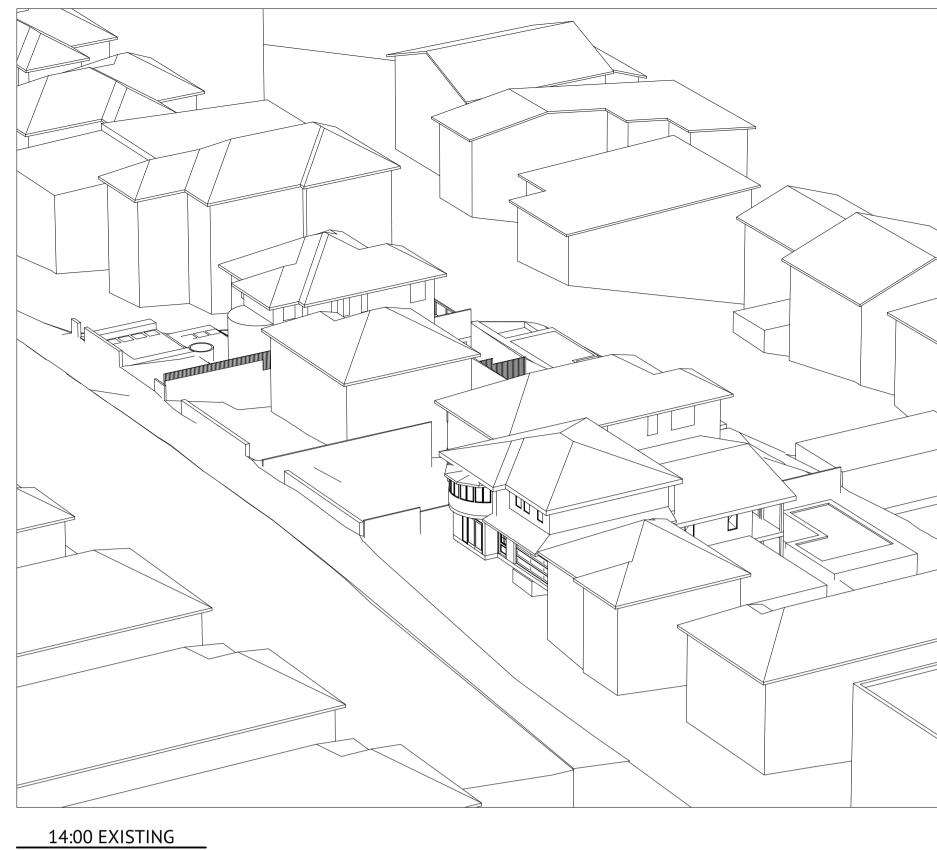
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

clear glass.

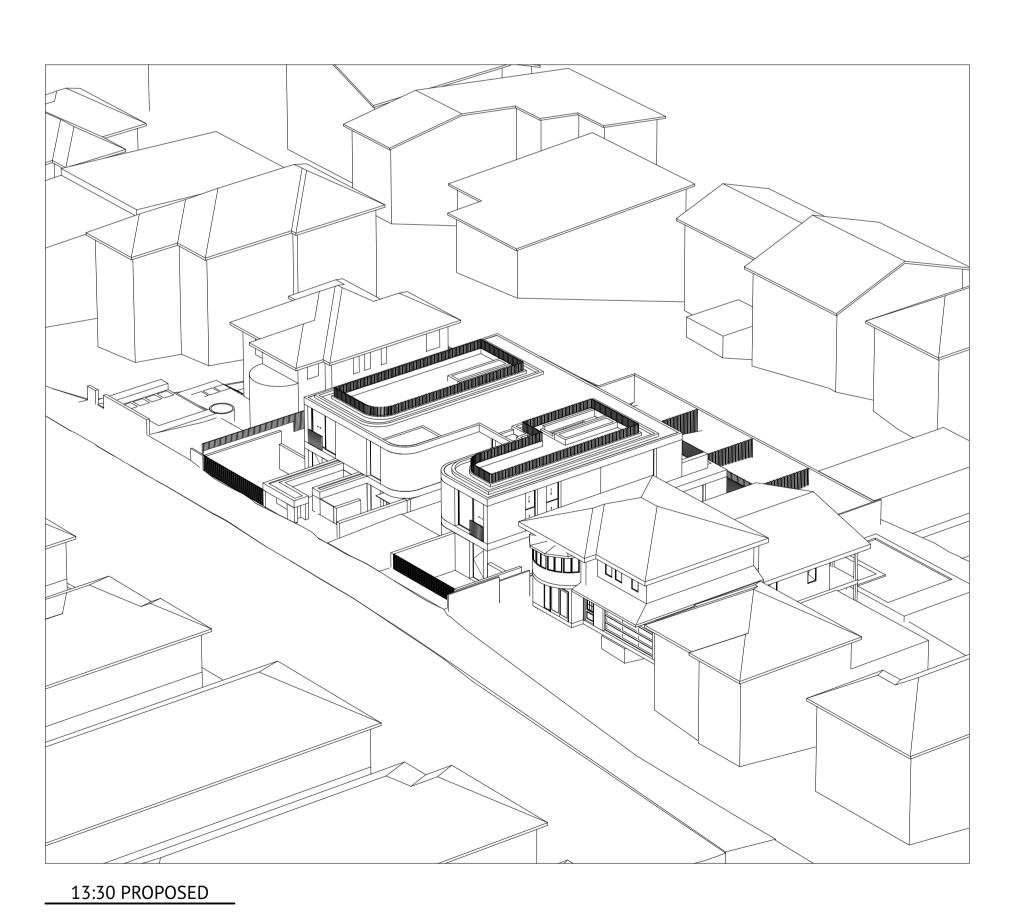
FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,

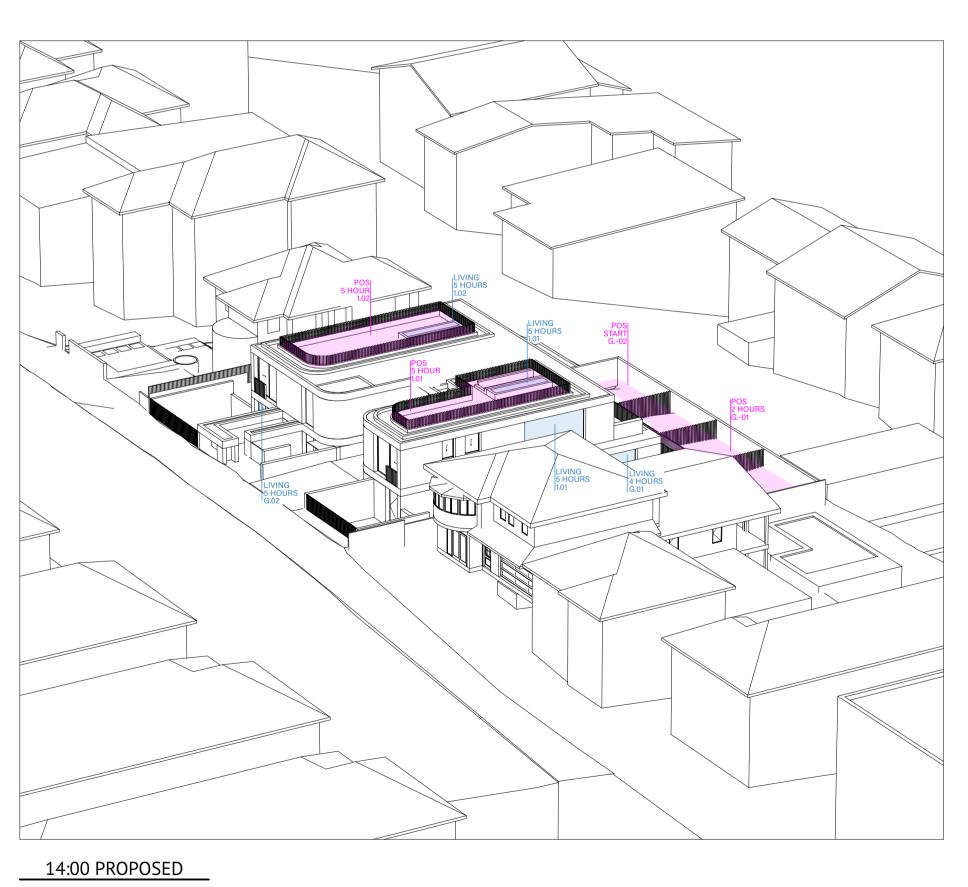
WD:02 Fixed window, Aluminium frame, dark

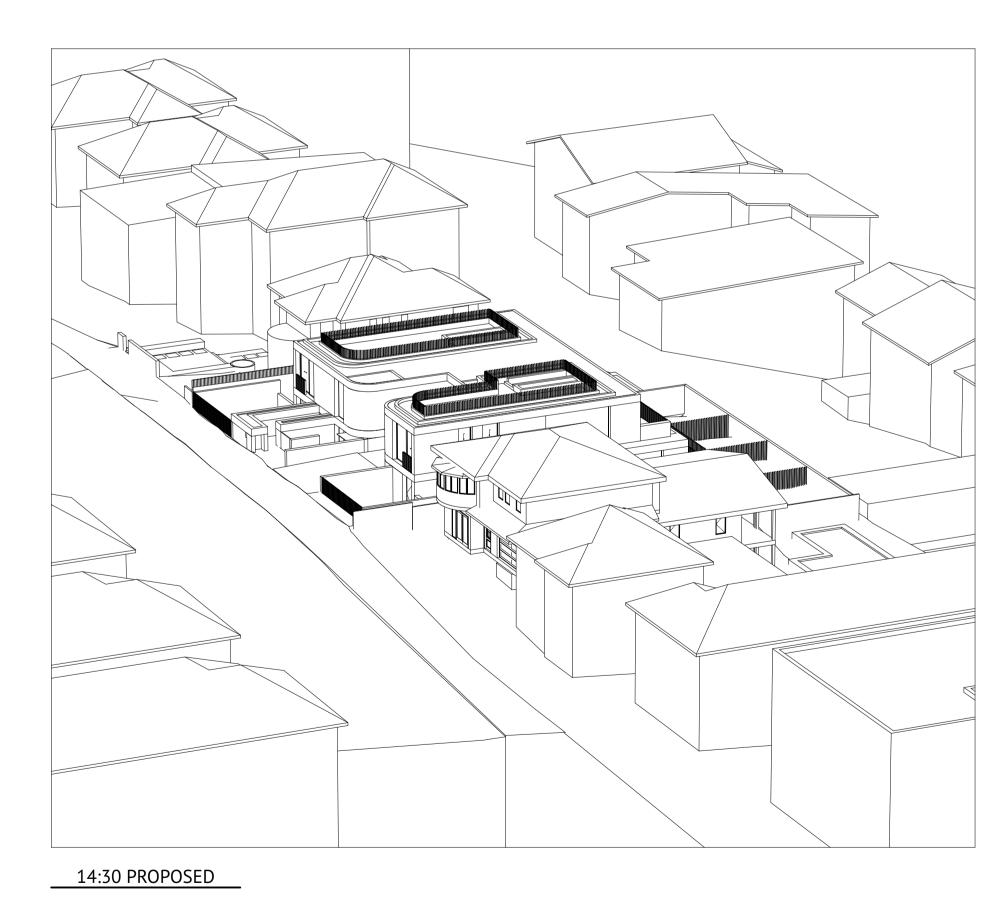












Project Number 0228 122-124 Queenscliff Road Queenscliff

Project Start Date

Drawing Title Drawing No. SOLAR ACCESS A2704 VIEWS FROM THE SUN Drawing Stage
DEVELOPMENT APPLICATION Drawing Scale 1:250@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

LEGEND

BA:01 Balustrade, Aluminium, dark finish.

BK:01 Brick, light colour.

CD:01 Aluminium cladding, dark finish.

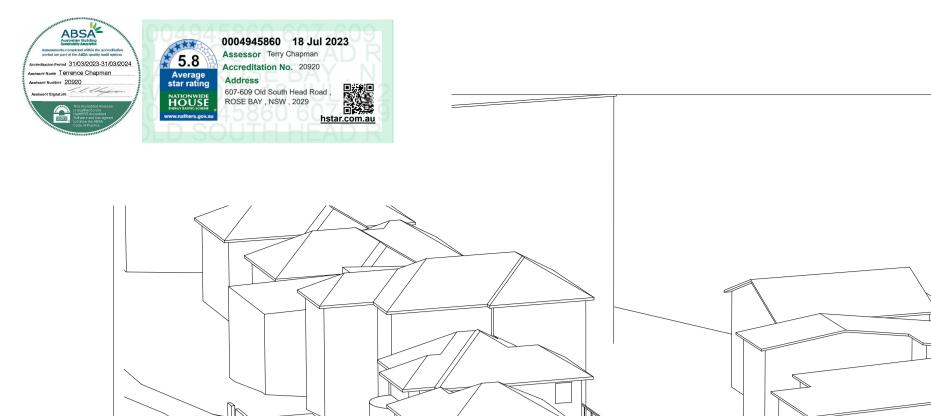
CE:01 Concrete, render finish, light colour.

CE:02 Concrete, drive way

DR:01 Sliding door, Aluminium frame, dark finish,

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

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,



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: G01							START		1 HOUR		2 HOUR		3 HOUR	3 HOUR
APT: G02											START		1 HOUR	1 HOUR
													TOTAL 5 (000)	LINUTO COMPLI

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

ADG COMPLIANCE:

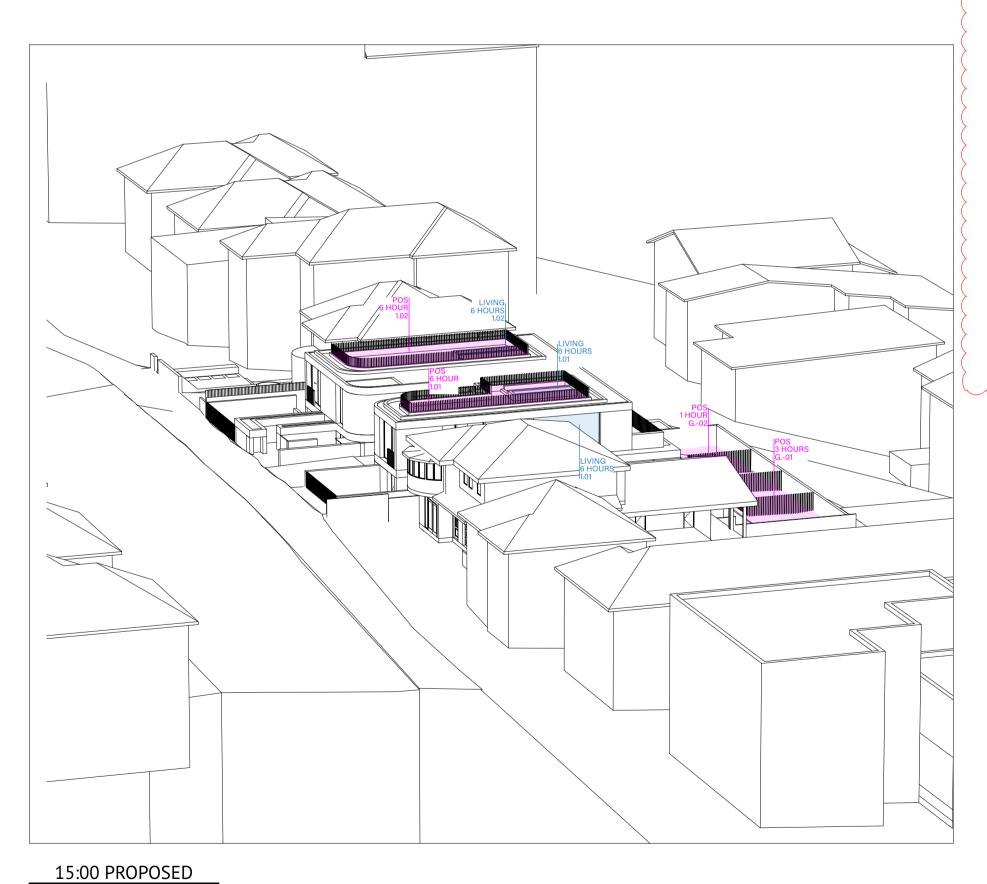
70% OF APARTMENTS LIVING ROOM WINDOWS RECEIVE 1m² OF DIRECT SUNLIGHT FOR 2 HOURS BETWEEN 9am-3pm MID WINTER

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

PROJECT COMPLIANCE:

TOTAL: 5 (83%) UNITS COMPLY

15:00 EXISTING



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

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: G01			START		1 HOUR		2 HOUR							2 HOUR
APT: G02														-
	•	•	•		•	•	•				•			_

TOTAL: 5 (83%) UNITS COMPLY

E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number 0228

Drawing Title Drawing No. SOLAR ACCESS A2705 VIEWS FROM THE SUN

Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:250@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

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.

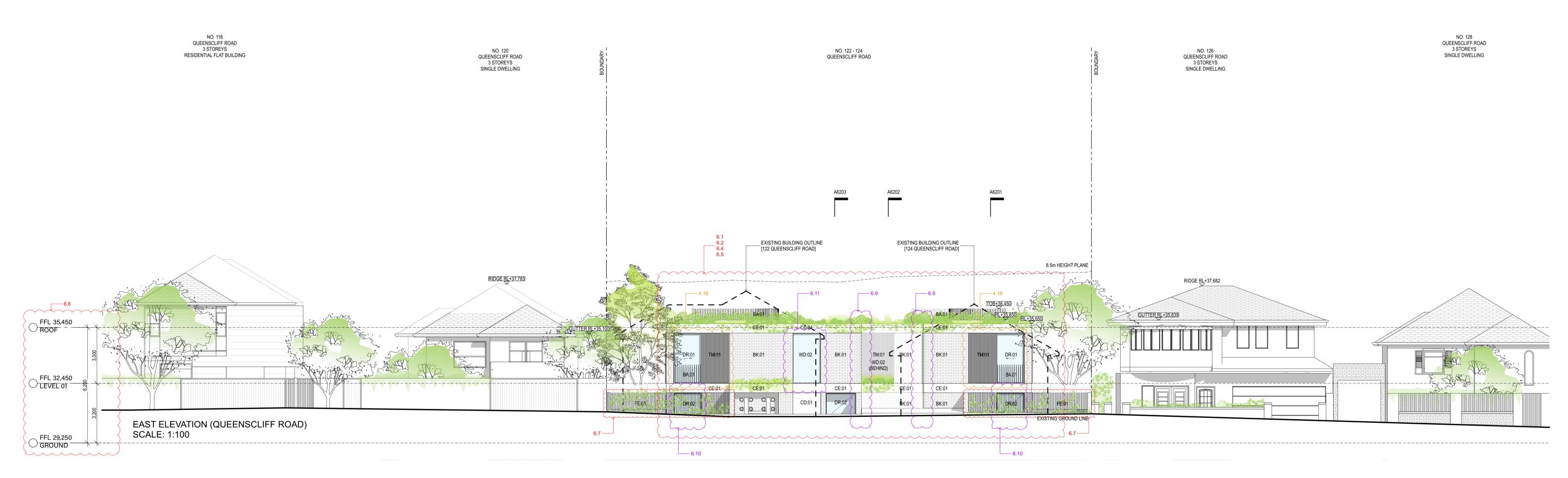
SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark





EAST ELEVATION (QUEENSCLIFF ROAD) SCALE: 1:250





E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

122-124 Queenscliff Road

Queenscliff

Project Start Date

0228

Project Number

Drawing Title Drawing No. **ELEVATION** A3101 EAST (QUEENSCLIFF RD)

Drawing Scale **Drawing Stage** DEVELOPMENT APPLICATION 1:100@A1 1:200@A3

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

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.

clear glass.

CE:02 Concrete, drive way DR:01 Sliding door, Aluminium frame, dark finish,

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

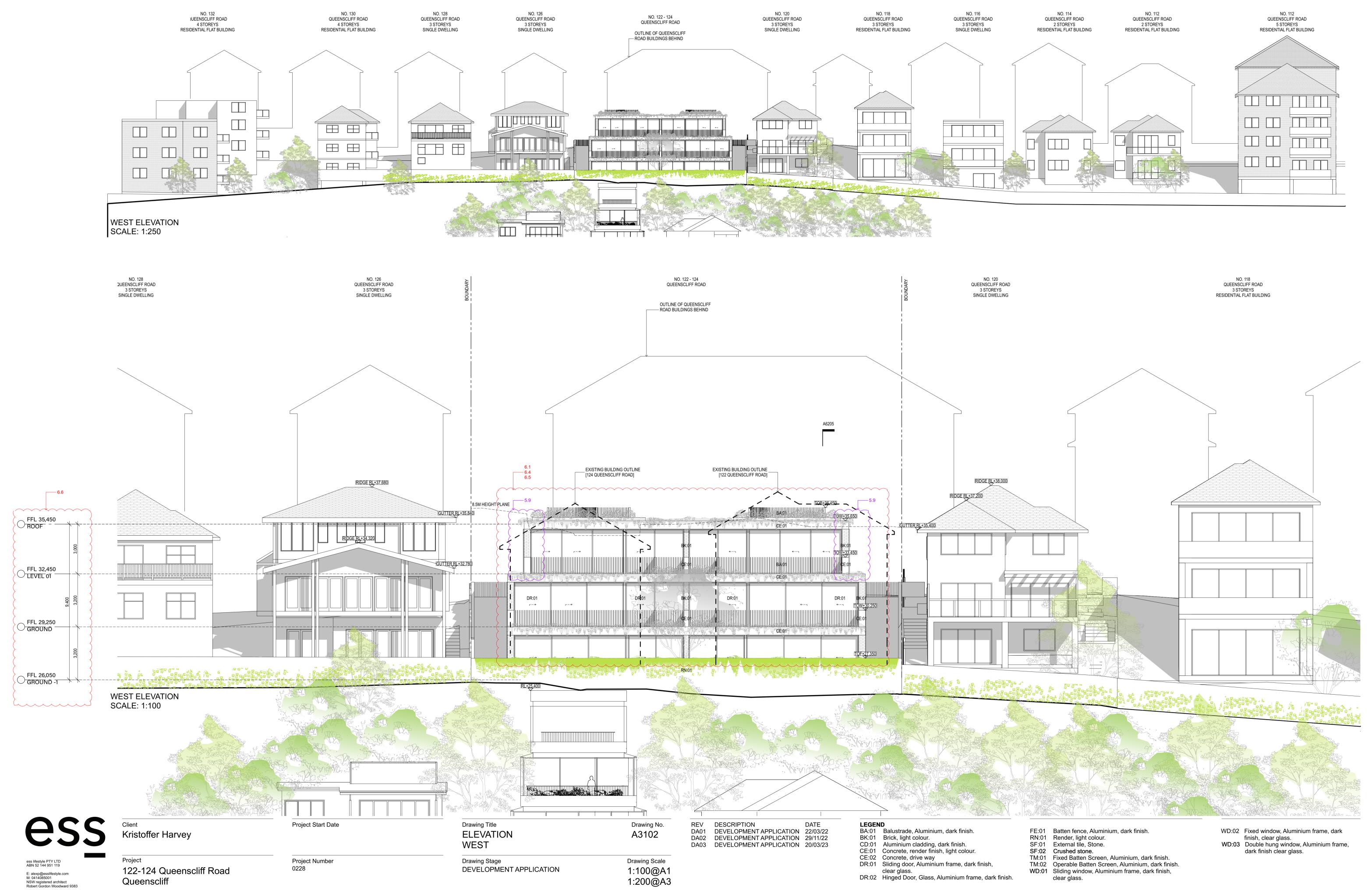
SF:01 External tile, Stone. SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

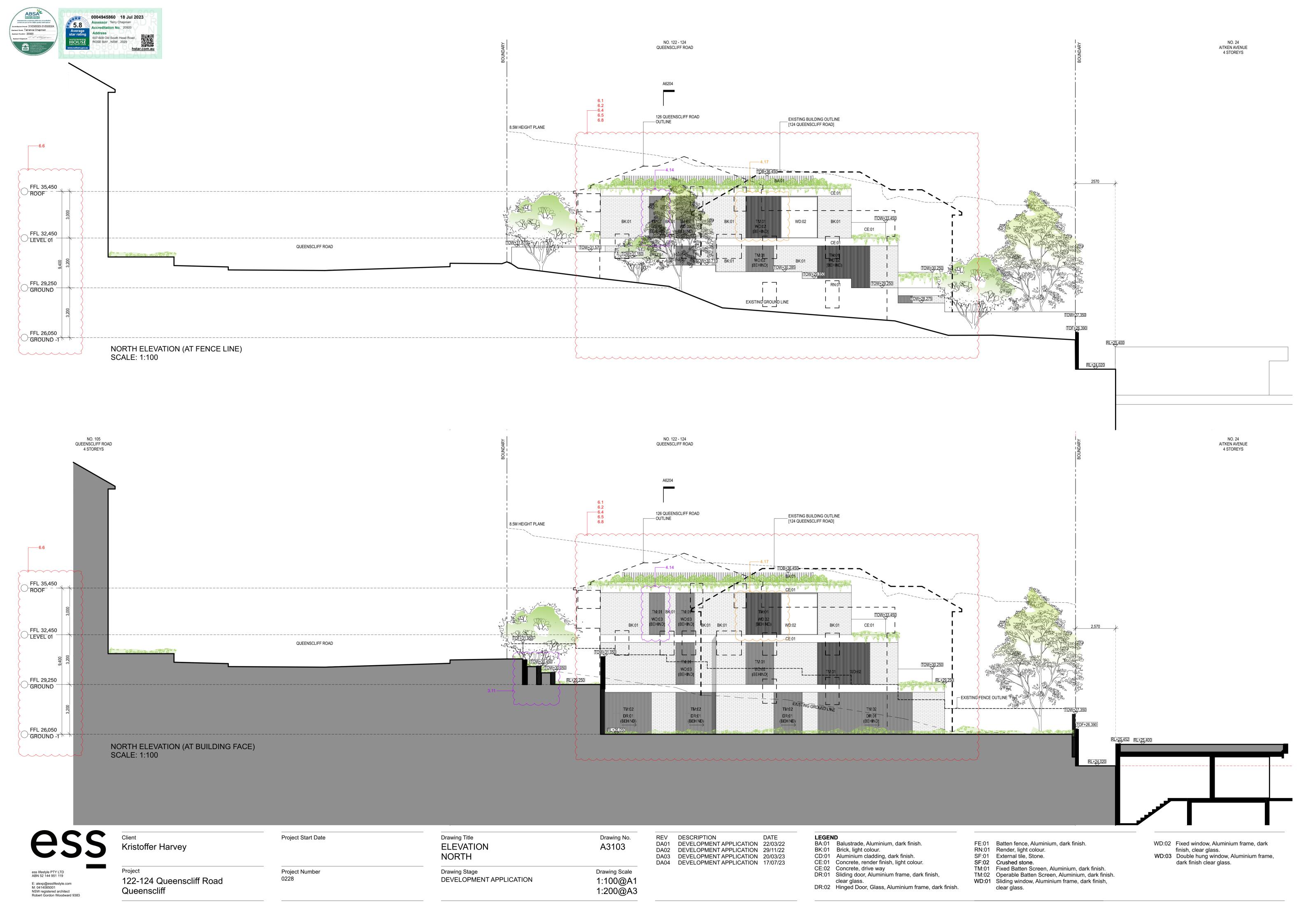
FE:01 Batten fence, Aluminium, dark finish.

RN:01 Render, light colour.

WD:02 Fixed window, Aluminium frame, dark









Drawing Scale

1:100@A1

1:200@A3

Drawing Stage

DEVELOPMENT APPLICATION

SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.

WD:01 Sliding window, Aluminium frame, dark finish,

clear glass.

DR:01 Sliding door, Aluminium frame, dark finish,

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

TM:02 Operable Batten Screen, Aluminium, dark finish.

E: alexp@esslifestyle.com M: 0414085001 NSW registered architect Robert Gordon Woodward 9383

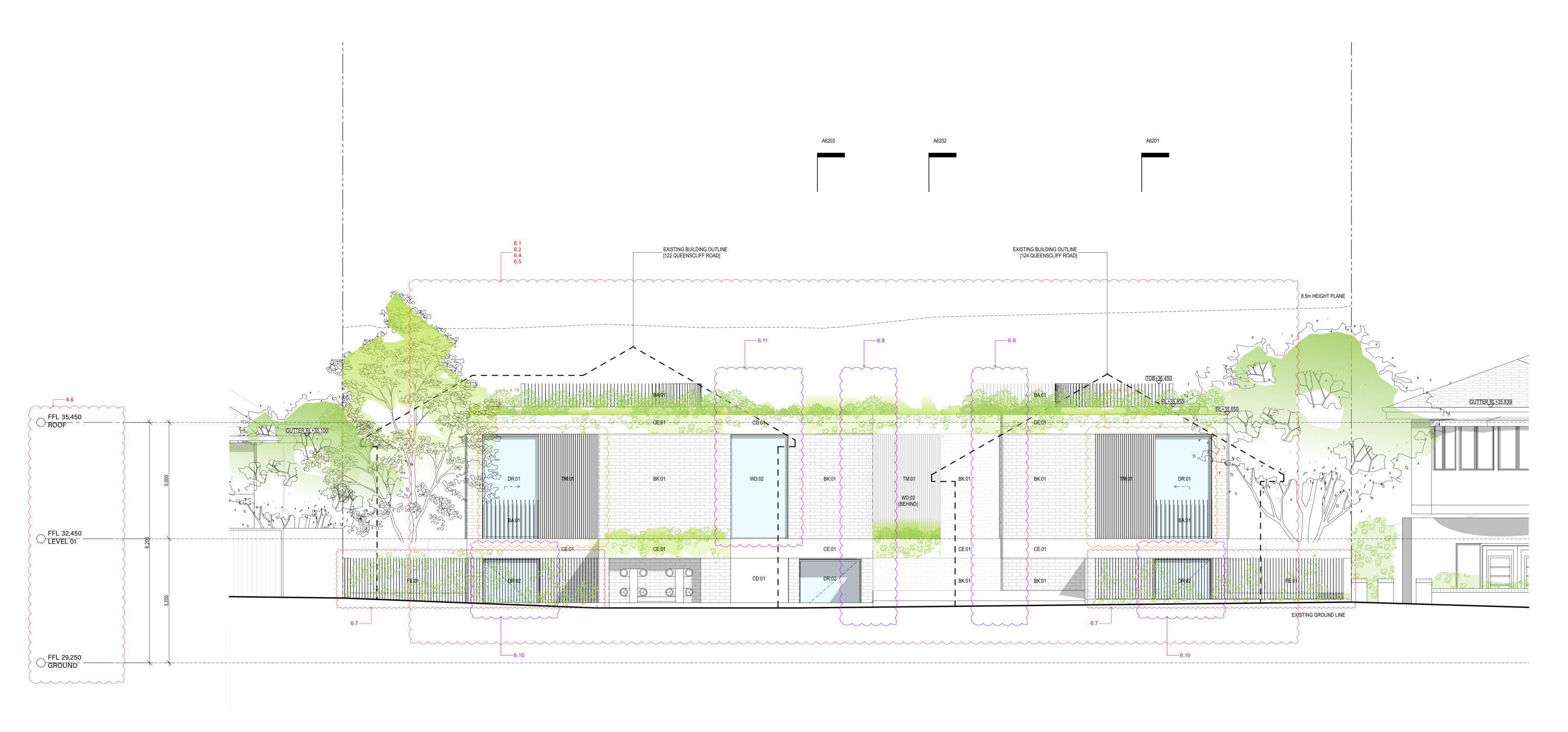
Project Number

0228

122-124 Queenscliff Road

Queenscliff







Kristoffer Harvey

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title ELEVATION EAST (QUEENSCLIFF RD)

Drawing Stage

DEVELOPMENT APPLICATION

Drawing No. A3110

Drawing Scale

1:50@A1

1:200@A3

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,

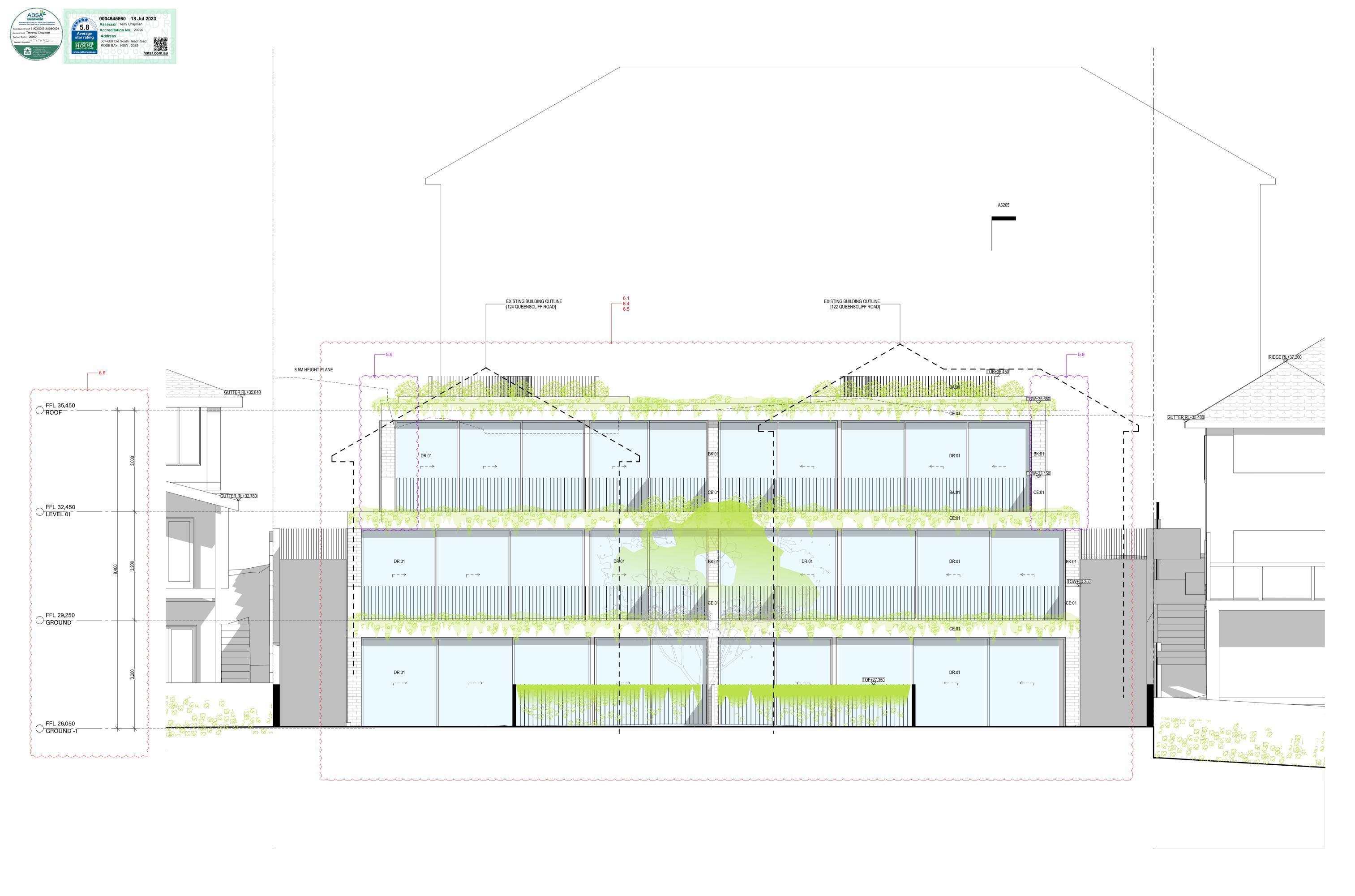
clear glass. DR:02 Hinged Door, Glass, Aluminium frame, dark finish. FE:01 Batten fence, Aluminium, dark finish.

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.





122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title Drawing No. **ELEVATION** A3111 WEST Drawing Scale Drawing Stage

1:50@A1

1:200@A3

DEVELOPMENT APPLICATION

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

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, TM:02 Operable Batten Screen, Aluminium, dark finish. clear glass. WD:01 Sliding window, Aluminium frame, dark finish, DR:02 Hinged Door, Glass, Aluminium frame, dark finish. clear glass.

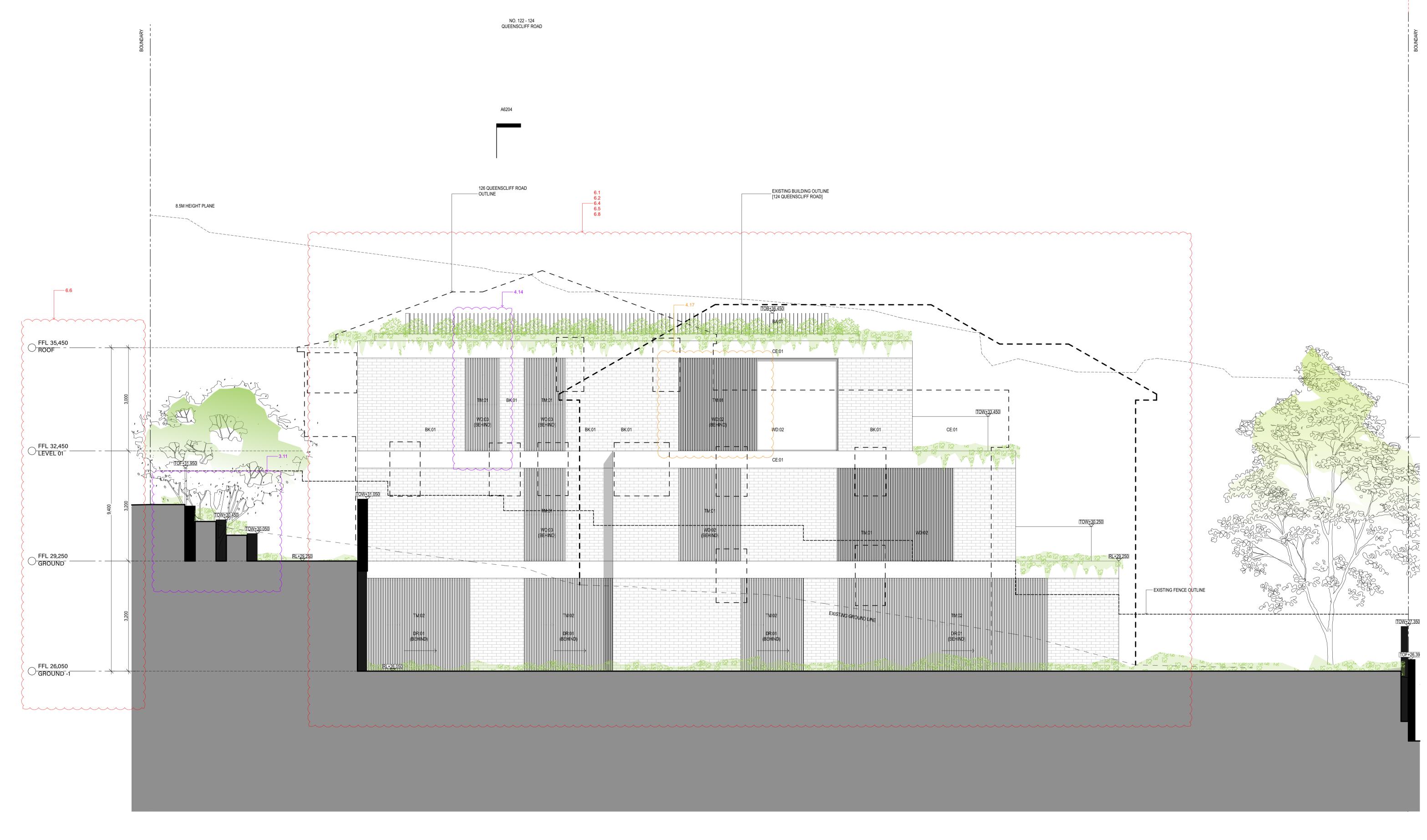
FE:01 Batten fence, Aluminium, dark finish. RN:01 Render, light colour.

SF:01 External tile, Stone.

SF:02 Crushed stone.

TM:01 Fixed Batten Screen, Aluminium, dark finish.







Queenscliff

122-124 Queenscliff Road

Project Start Date

Project Number

0228

Drawing Title Drawing No. **ELEVATION** A3112 NORTH

Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:50@A1 1:200@A3 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.

clear glass.

RN:01 Render, light colour.

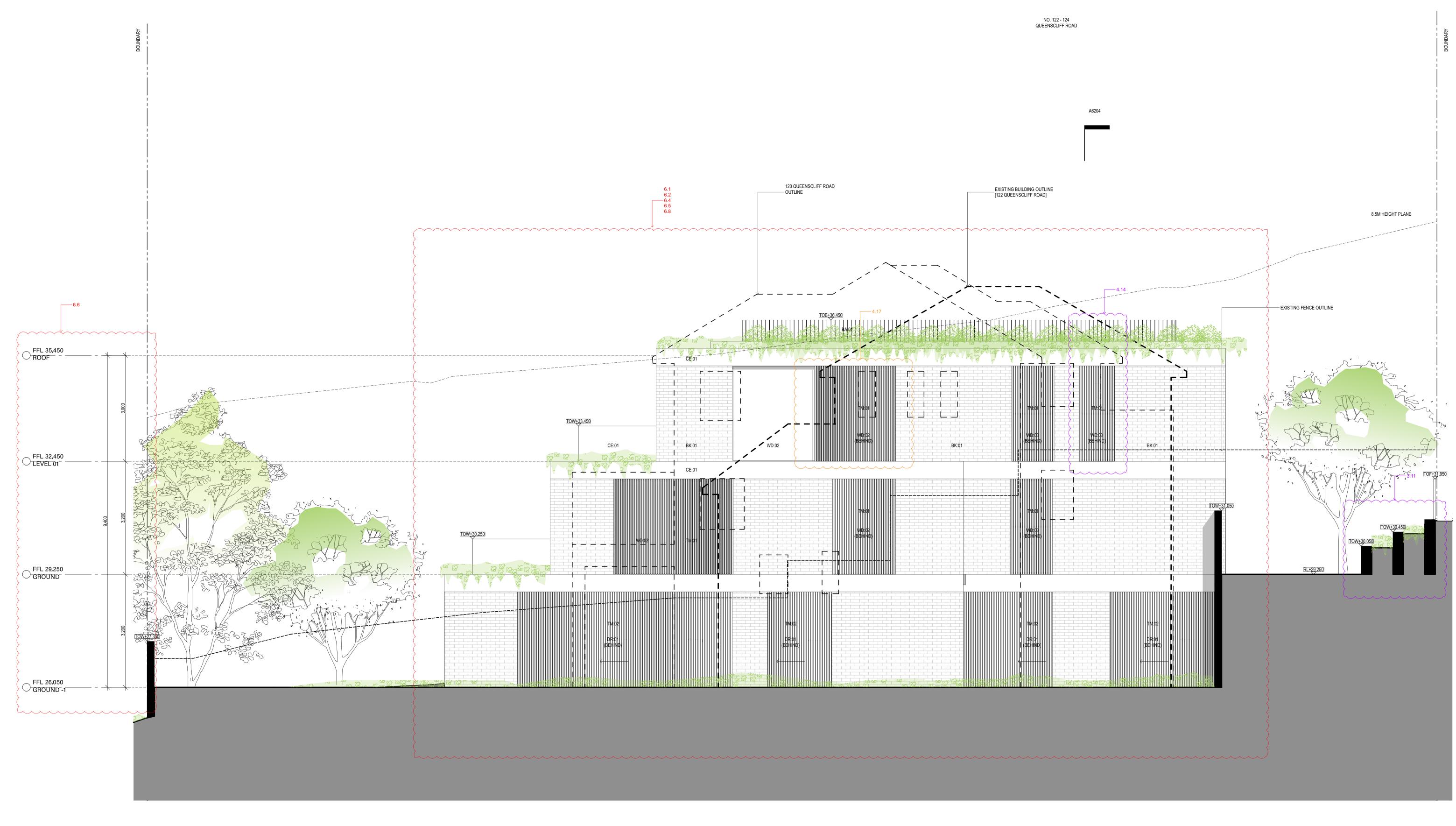
SF:01 External tile, Stone.

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,

WD:02 Fixed window, Aluminium frame, dark







122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title **ELEVATION** SOUTH

Drawing Stage DEVELOPMENT APPLICATION Drawing No.

A3113

Drawing Scale

1:50, 1:1@A1

1:200@A3

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,

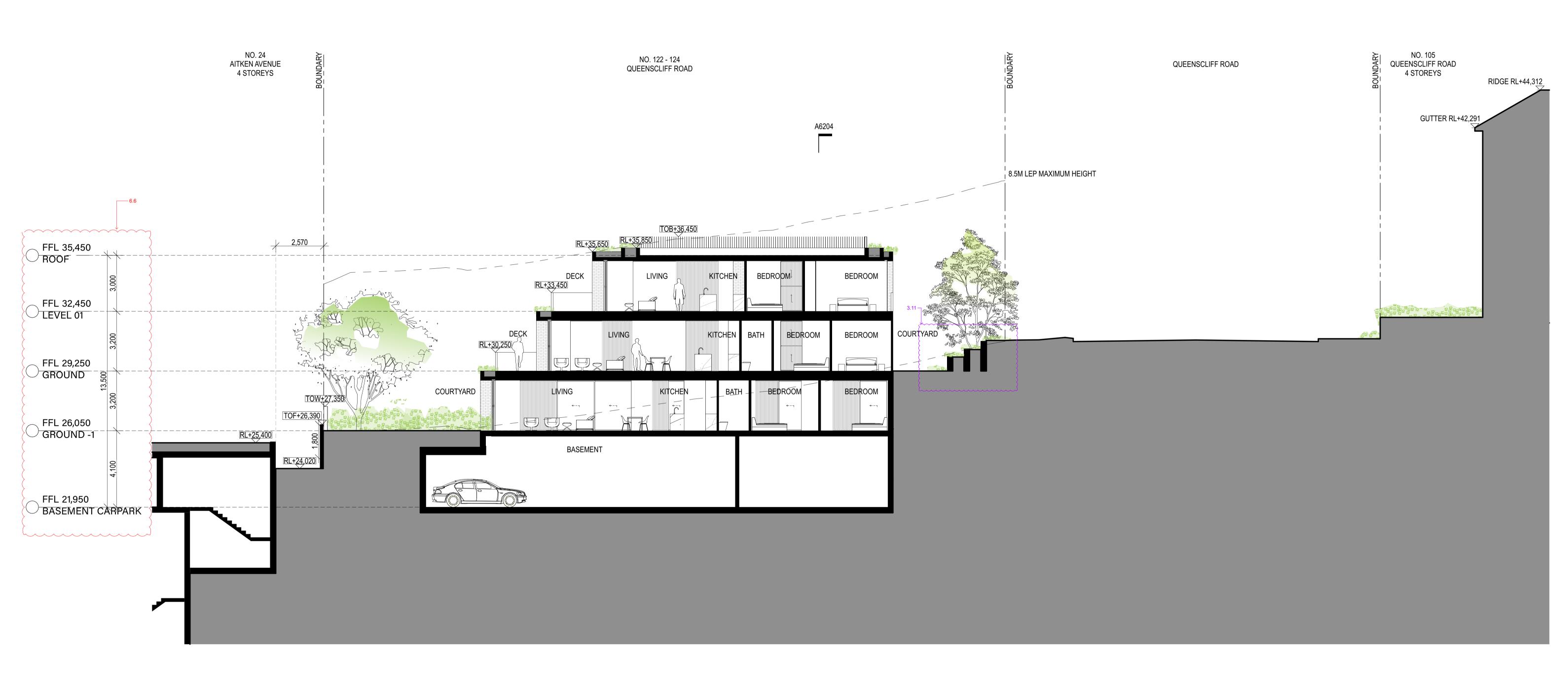
clear glass. DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

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







Kristoffer Harvey

Queenscliff

Project Number 0228 122-124 Queenscliff Road

Project Start Date

Drawing Title Drawing No. SECTION A3201 SECTION A

DA03 DEVELOPMENT APPLICATION 20/03/23 Drawing Scale Drawing Stage 1:100@A1 DEVELOPMENT APPLICATION

1:200@A3

REV DESCRIPTION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22
DA02 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.

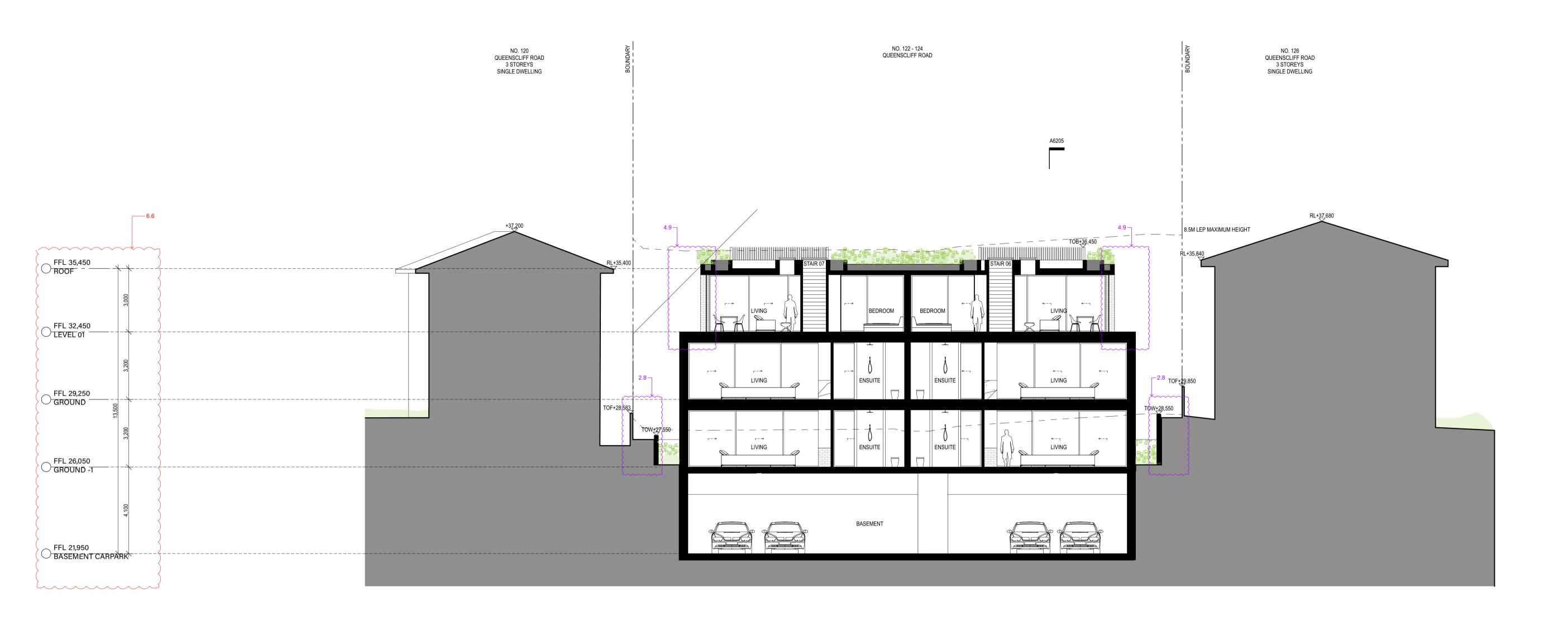
FE:01 Batten fence, Aluminium, dark finish. RN:01 Render, light colour. SF:01 External tile, Stone. SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.

TM:02 Operable Batten Screen, Aluminium, dark finish.

WD:01 Sliding window, Aluminium frame, dark finish,

clear glass.







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Project Start Date

Project Number

0228

Drawing Title Drawing No. SECTION A3202 SECTION B

Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 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

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,

SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish. WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

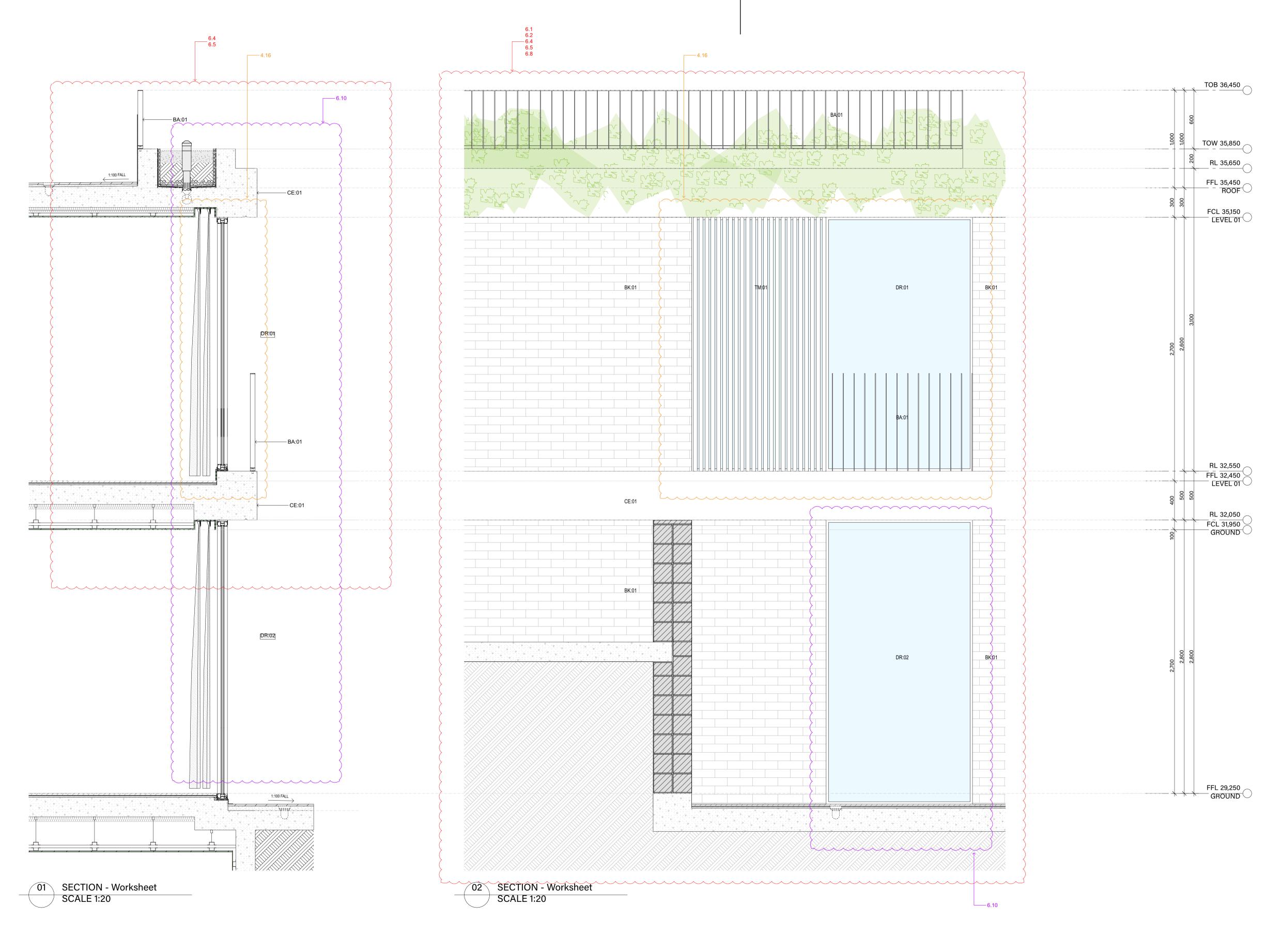
FE:01 Batten fence, Aluminium, dark finish. RN:01 Render, light colour. SF:01 External tile, Stone.

finish, clear glass.

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

WD:02 Fixed window, Aluminium frame, dark







122-124 Queenscliff Road

Queenscliff

Client
Kristoffer Harvey Project Start Date Project Number

0228

Drawing Title Drawing No. **DETAIL: SECTION** A6201 SECTION A Drawing Scale Drawing Stage

1:20@A1

1:200@A3

DEVELOPMENT APPLICATION

REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 29/11/22 DA02 DEVELOPMENT APPLICATION 17/07/23 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

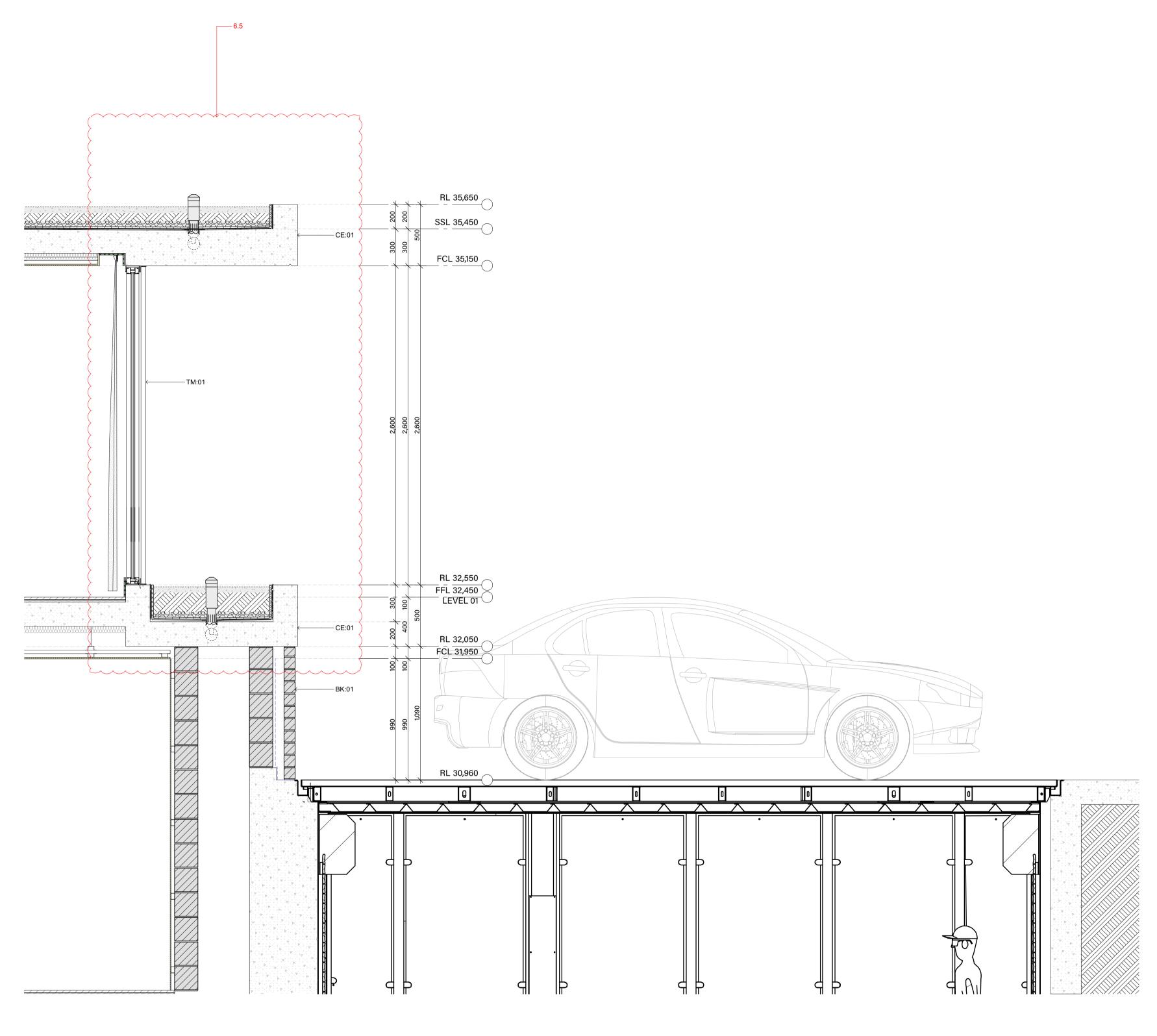
DR:01 Sliding door, Aluminium frame, dark finish,

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

clear glass.

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.





RL 35,650 SSL 35,450 RL 35,150 RL 32,550 RL 32,050 BK:01 RL 30,960 DR:02 BK:01 FFL 29,250

SECTION - Worksheet SCALE 1:20

02 SECTION - Worksheet SCALE 1:20



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Project Start Date

Project Number 0228

Drawing Title Drawing No. **DETAIL: SECTION** A6202 SECTION B

Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:20@A1 1:200@A3 REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 29/11/22

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

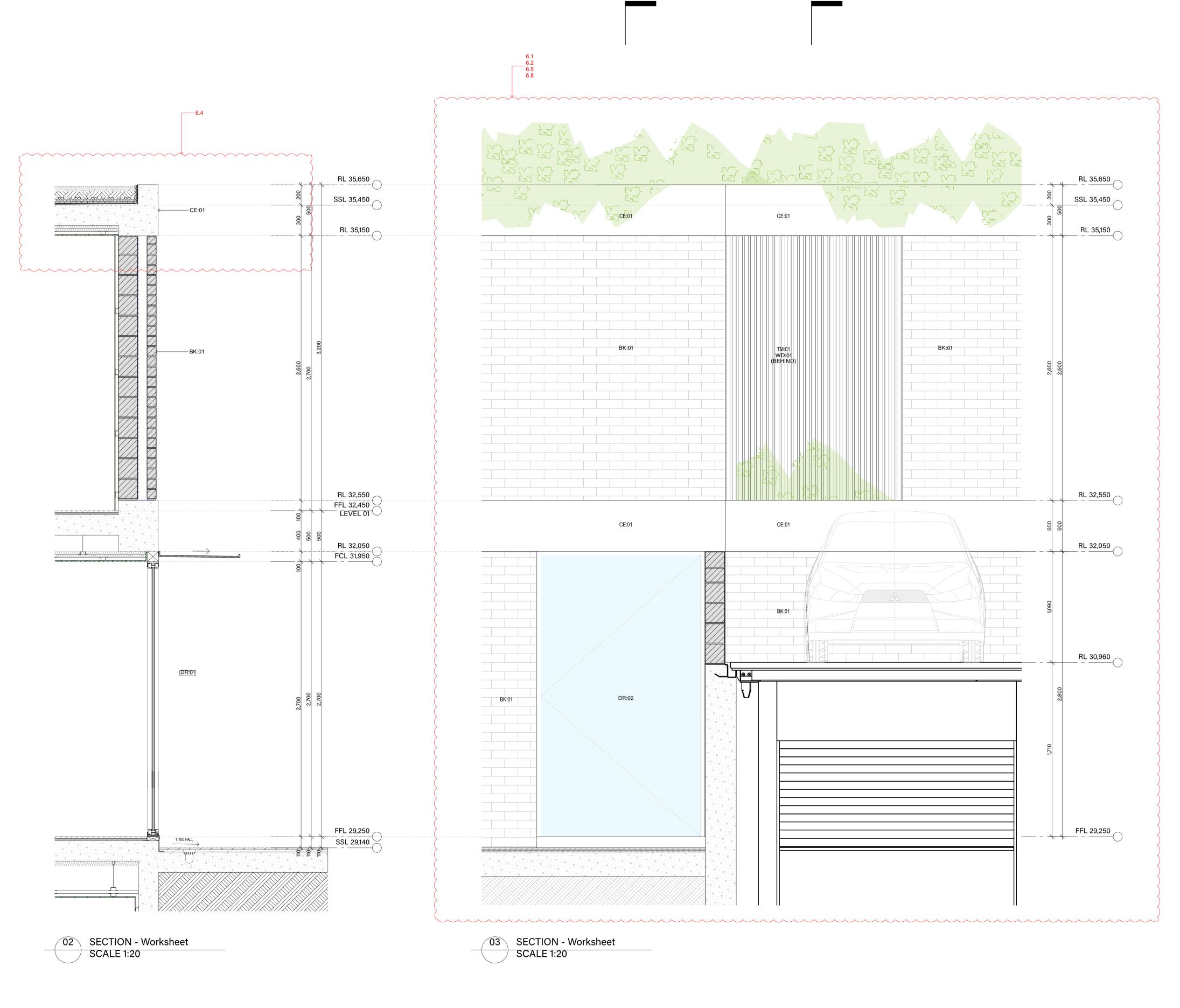
DR:01 Sliding door, Aluminium frame, dark finish, clear glass. DR:02 Hinged Door, Glass, Aluminium frame, dark finish. FE:01 Batten fence, Aluminium, dark finish. RN:01 Render, light colour. SF:01 External tile, Stone. SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish.

clear glass.

TM:02 Operable Batten Screen, Aluminium, dark finish.

WD:01 Sliding window, Aluminium frame, dark finish,







Client
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Project Start Date

Project Number

0228

Drawing Title Drawing No. **DETAIL: SECTION** A6203 SECTION C Drawing Scale Drawing Stage

1:20@A1

1:200@A3

DEVELOPMENT APPLICATION

REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 29/11/22

LEGENDBA:01 Balustrade, Aluminium, dark finish.

clear glass.

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,

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

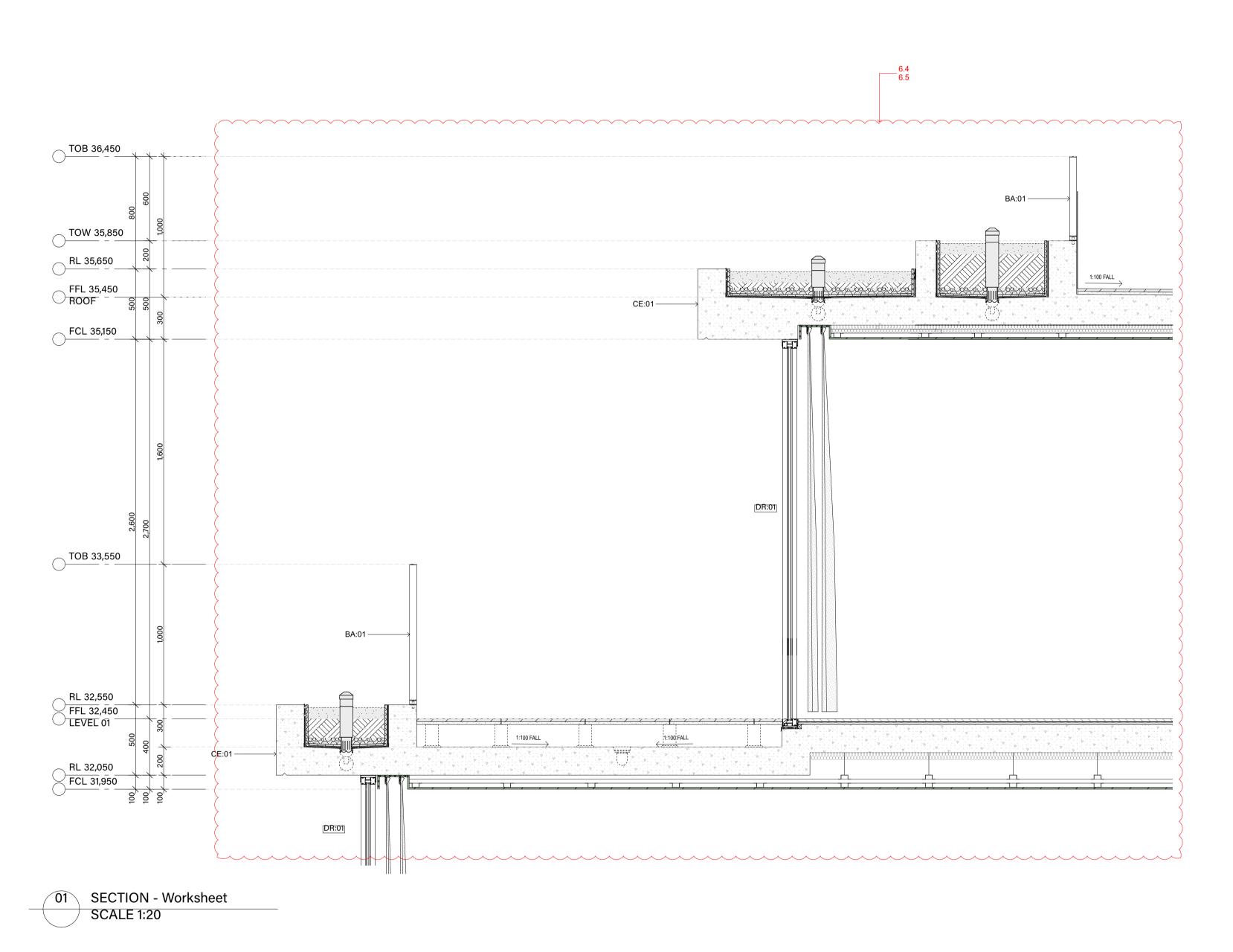
RN:01 Render, light colour. SF:01 External tile, Stone. SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

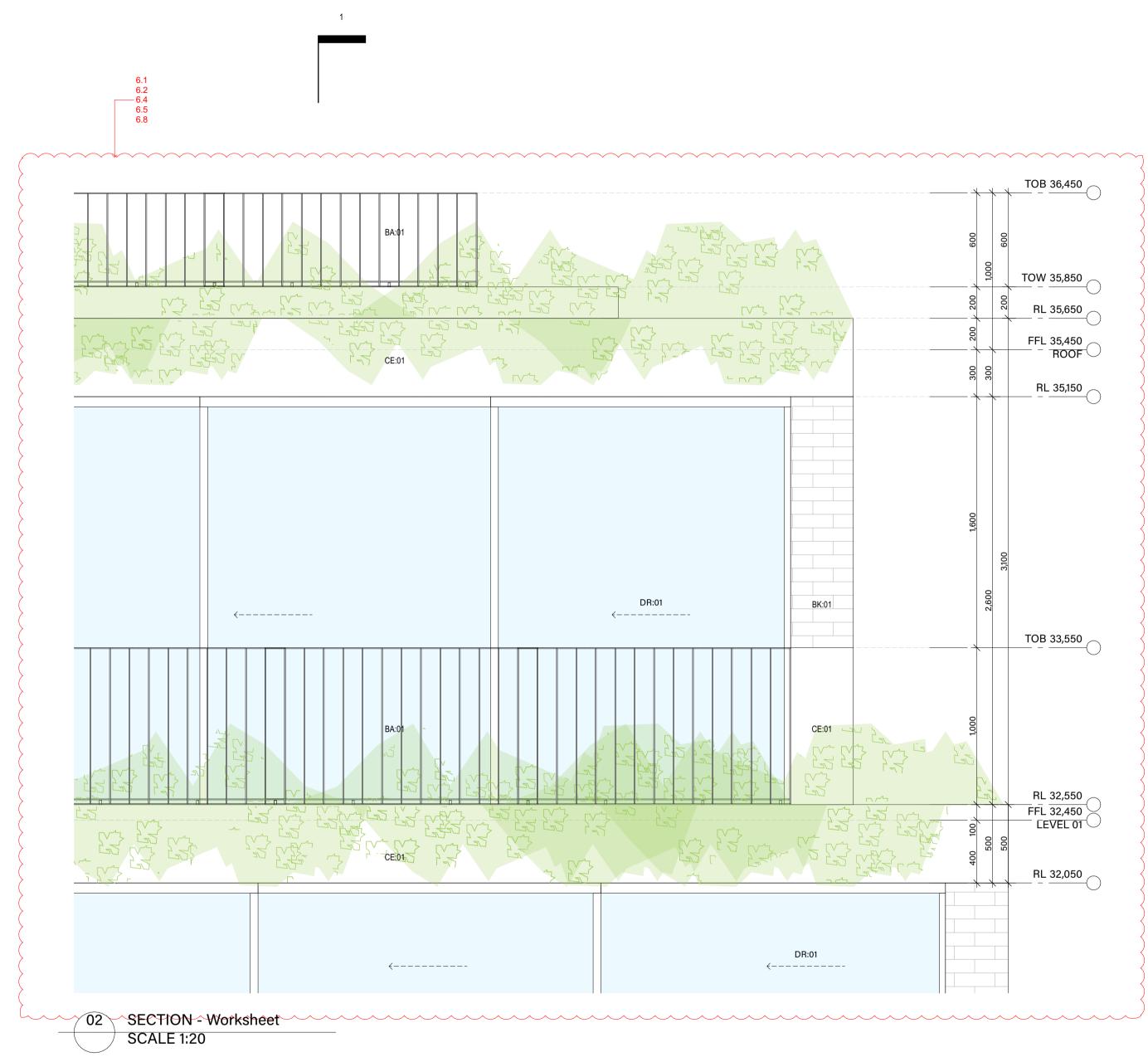
FE:01 Batten fence, Aluminium, dark finish.

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

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









Client
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122-124 Queenscliff Road

Queenscliff

Project Start Date

Project Number

0228

Drawing Title Drawing No.

DETAIL: SECTION A6204

SECTION D

Drawing Stage DEVELOPMENT APPLICATION 1:20@A1
1:200@A3

REV DESCRIPTION DATE DA01 DEVELOPMENT APPLICATION 29/11/22

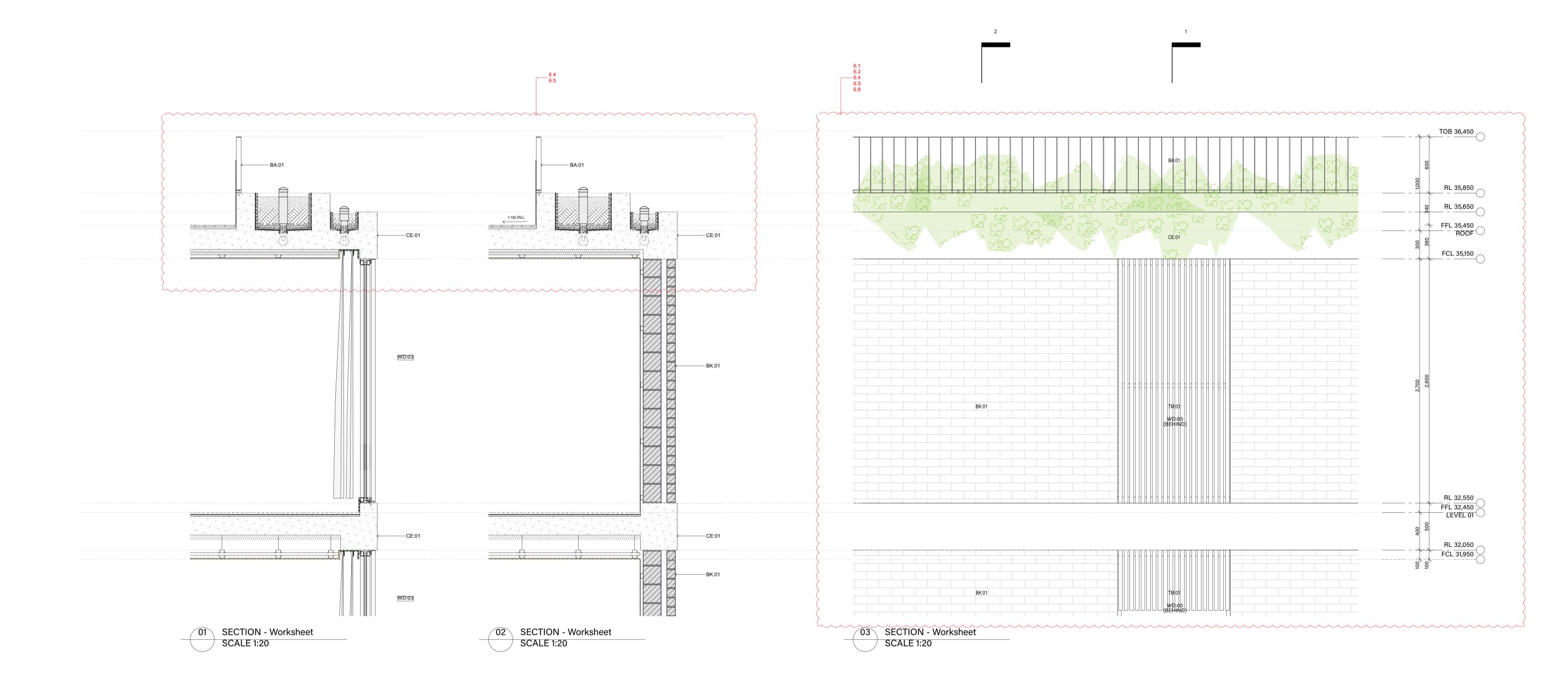
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.

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.







122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title DETAIL: SECTION SECTION E

Drawing No. A6205 Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:20@A1 1:200@A3 REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 29/11/22 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.

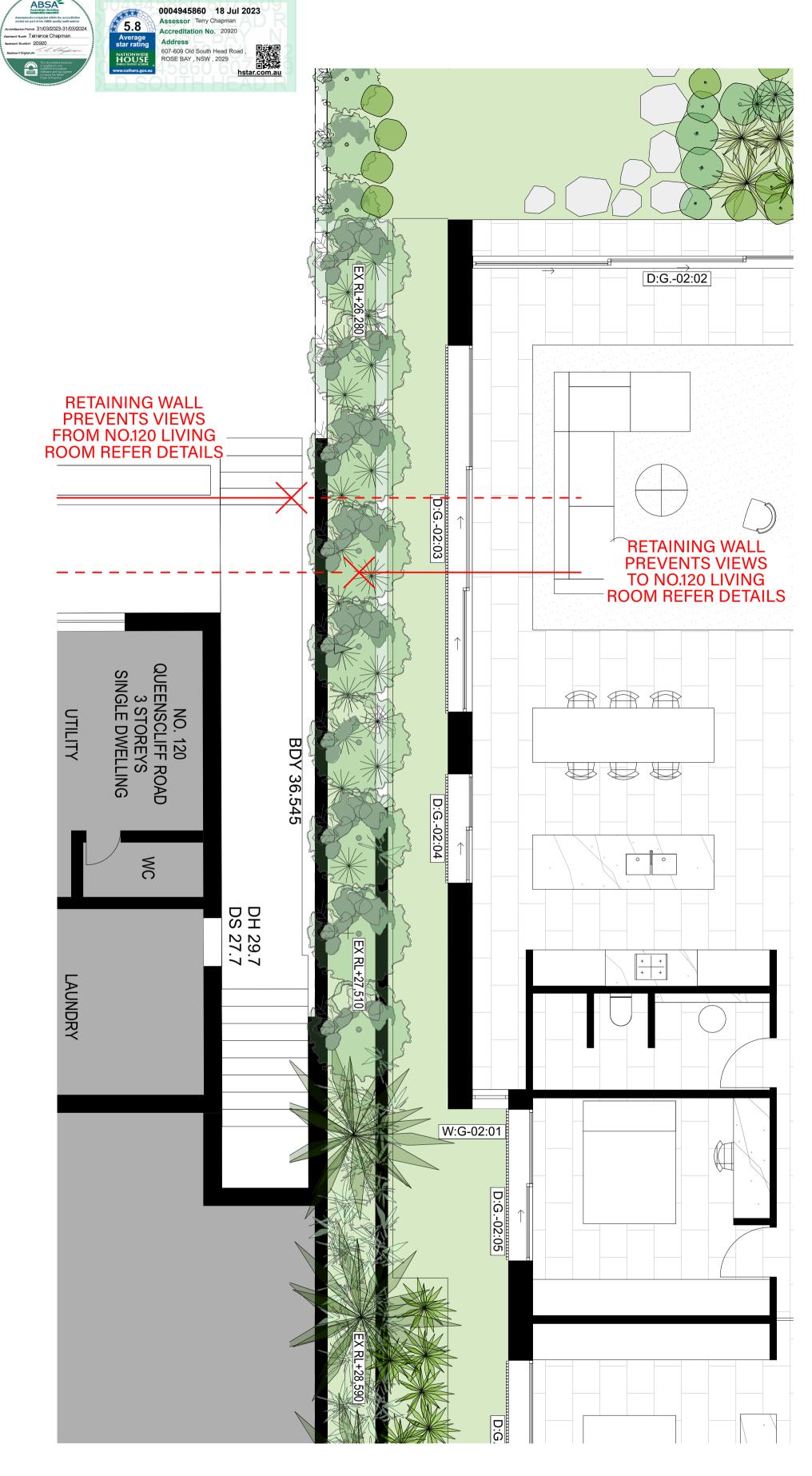
clear glass.

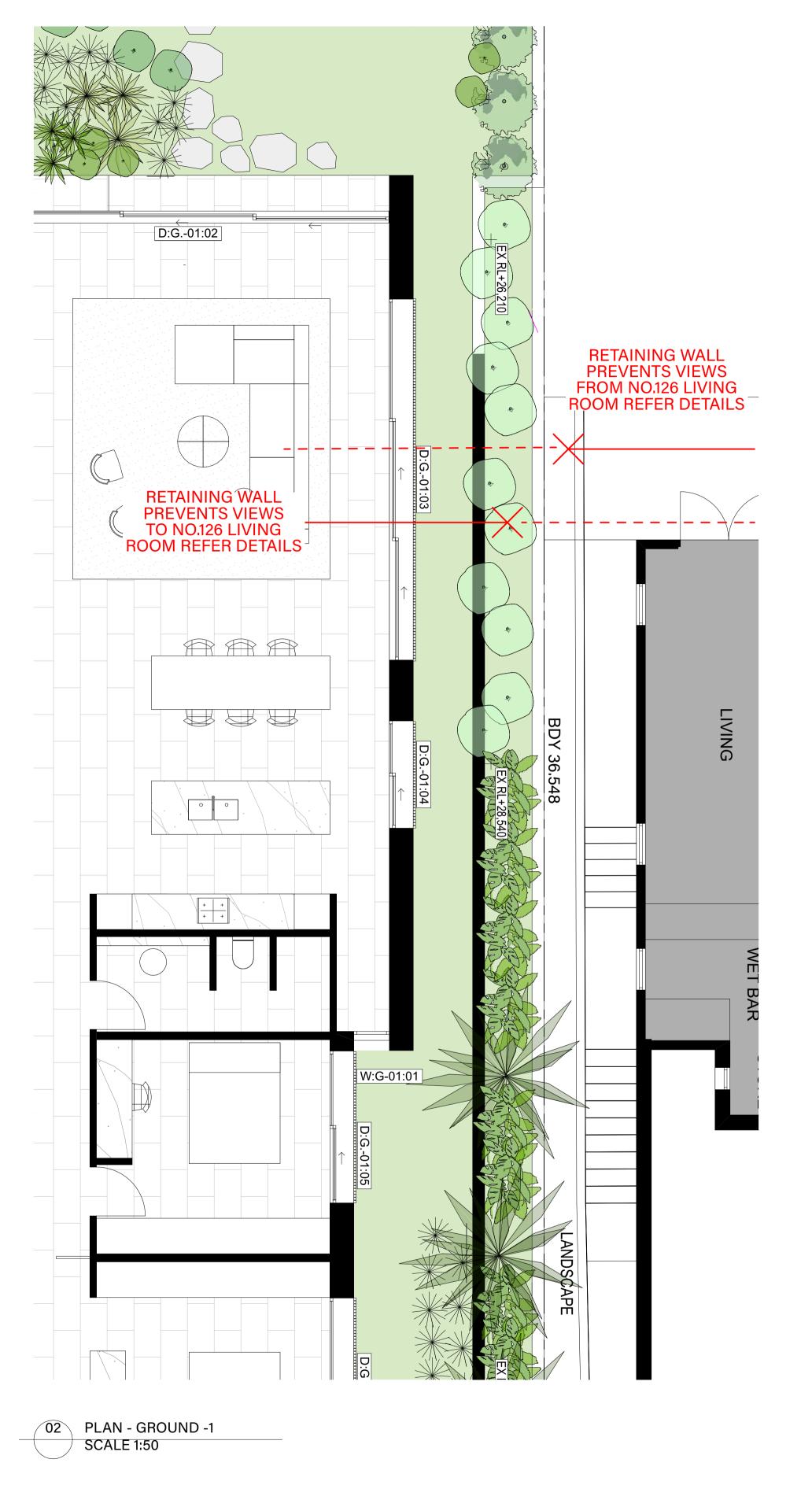
TM:02 Operable Batten Screen, Aluminium, dark finish.

WD:01 Sliding window, Aluminium frame, dark finish,

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

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





01 PLAN - GROUND -1 SCALE 1:50

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Kristoffer Harvey

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Project Start Date

Project Number 0228

Drawing Title Drawing No. **DETAIL: SECTION** A6250 PRIVACY AND SOLAR ACCESS GROUND -1

Drawing Scale Drawing Stage 1:50@A1 DEVELOPMENT APPLICATION 1:200@A3 REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 20/02/23

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

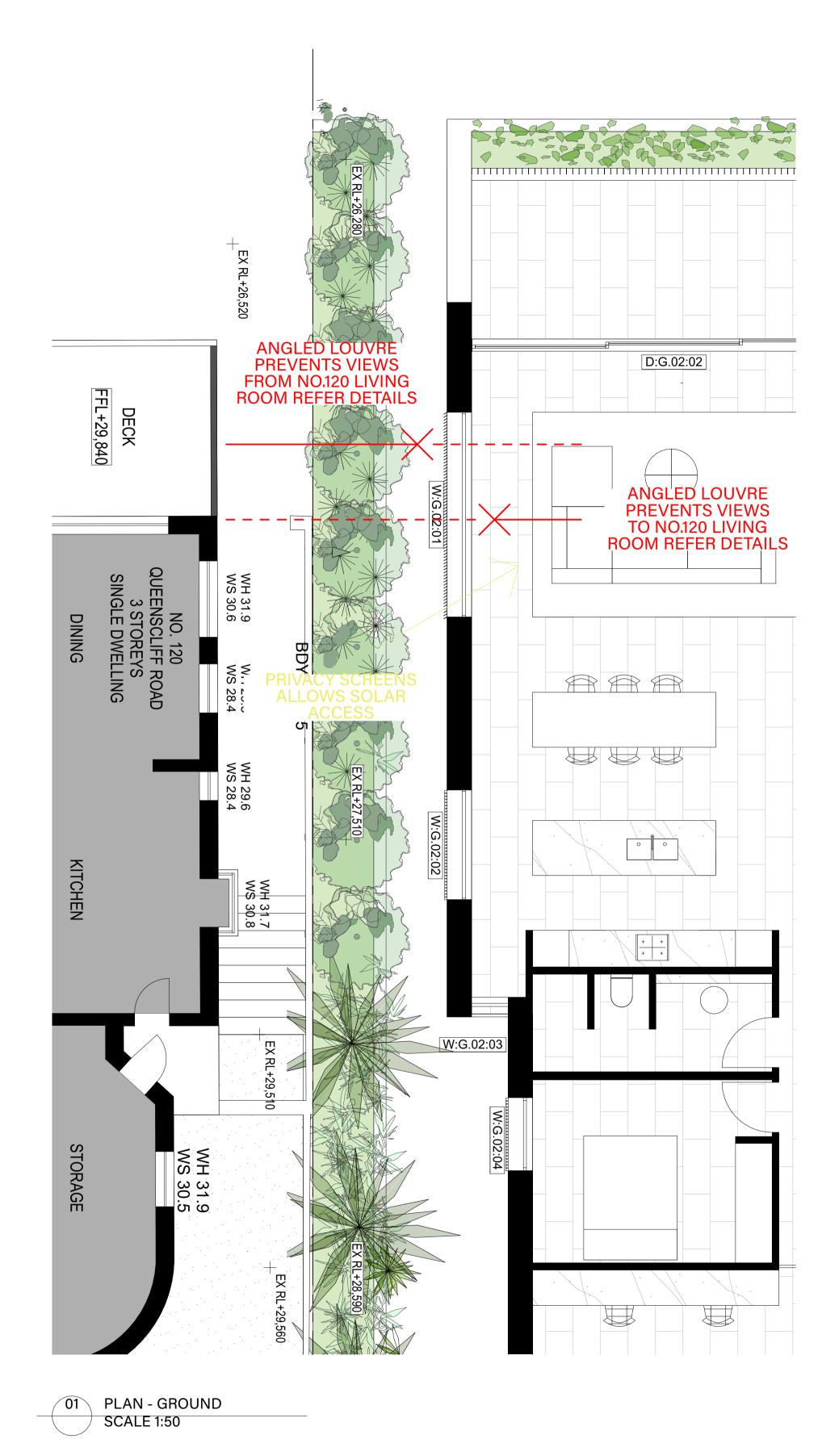
DR:01 Sliding door, Aluminium frame, dark finish, clear glass. DR:02 Hinged Door, Glass, Aluminium frame, dark finish. FE:01 Batten fence, Aluminium, dark finish. RN:01 Render, light colour. SF:01 External tile, Stone.

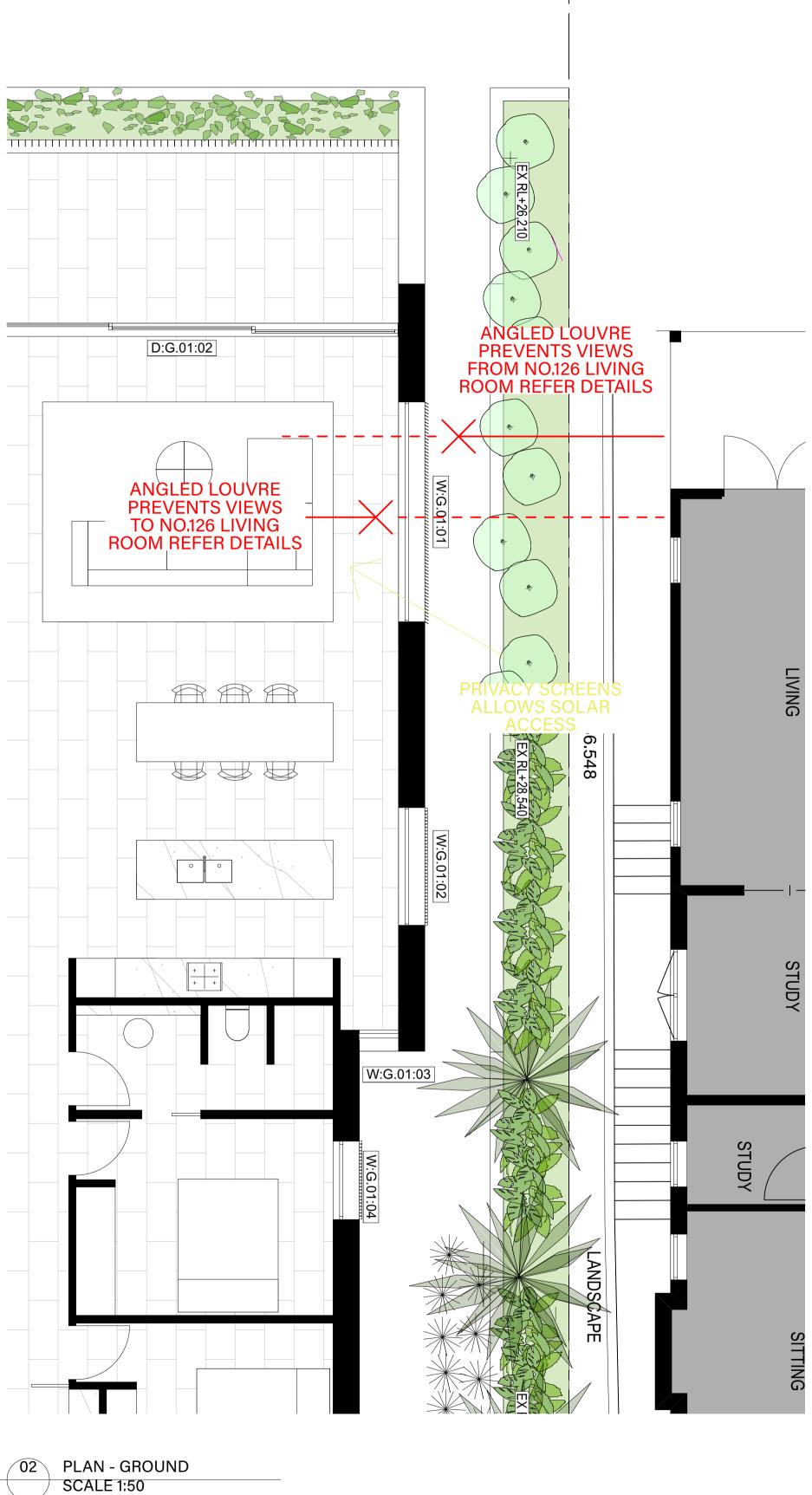
clear glass.

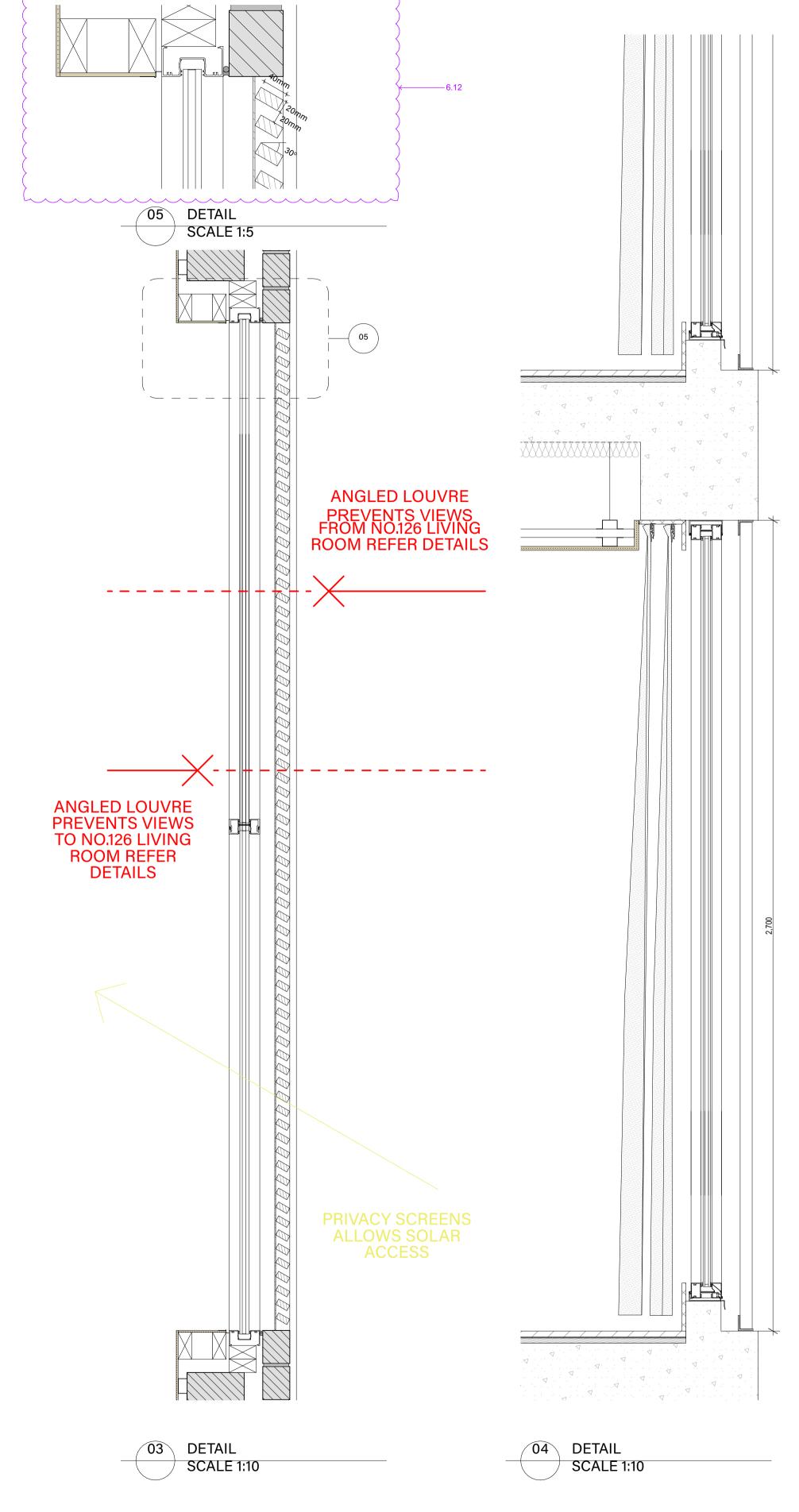
SF:02 Crushed stone. TM:01 Fixed Batten Screen, Aluminium, dark finish. TM:02 Operable Batten Screen, Aluminium, dark finish. WD:01 Sliding window, Aluminium frame, dark finish,

WD:02 Fixed window, Aluminium frame, dark











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Project Start Date

0228

Project Number

Drawing Title

Drawing No. **DETAIL: SECTION** A6251 PRIVACY AND SOLAR ACCESS GROUND

Drawing Scale Drawing Stage 1:50, 1:10, 1:5@A1 DEVELOPMENT APPLICATION 1:200@A3

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

> CE:02 Concrete, drive way DR:01 Sliding door, Aluminium frame, dark finish, DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

LEGENDBA:01 Balustrade, Aluminium, dark finish.

CE:01 Concrete, render finish, light colour.

BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.

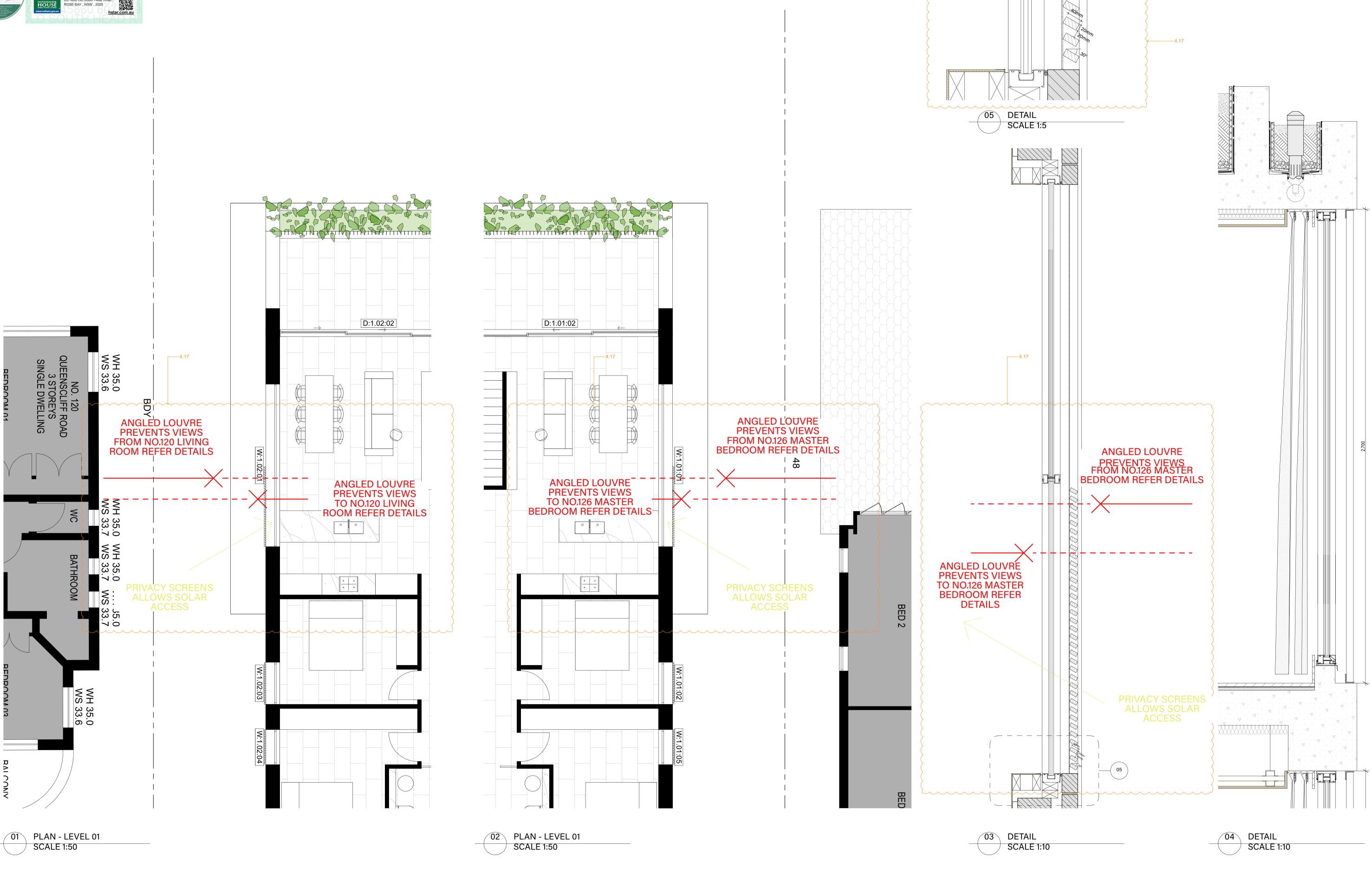
FE:01 Batten fence, Aluminium, dark finish. RN:01 Render, light colour.

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 No. **DETAIL: SECTION** PRIVACY AND SOLAR ACCESS LEVEL 1

Drawing Stage

DEVELOPMENT APPLICATION

Drawing Scale

1:200@A3

1:50, 1:10, 1:5@A1

REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 20/02/23 DA02 DEVELOPMENT APPLICATION 20/03/23 DA03 DEVELOPMENT APPLICATION 17/07/23

> DR:01 Sliding door, Aluminium frame, dark finish, DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

LEGENDBA: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

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.





W:1.01:02 W:1.01:03 1,200×2,700 1,200×2,700

W:1.01:04 1,744×2,700

W:1.01:05 1,000×2,700

LEVEL 01

D:1.01:03

3,000×2,750

GROUND

D:G.01:03

1,500×2,700

LEVEL 01 W:1.02:01 4,632×2,700

W:1.02:03 1,200×2,700

GROUND

W:G.02:04

1,200×2,700

W:1.02:04 1,000×2,700

W:1:01 1,485×2,700

Home Story Full Element ID Nominal W x H Size

GROUND 3,355×2,700

GROUND -1

W:G-02:01

600×2,700

GROUND GROUND W:G.01:02 W:G.01:03 1,800×2,700 700×2,700

GROUND W:G.01:04 1,200×2,700

W:G.02:01 3,355×2,700

GROUND

W:G.02:02 1,800×2,700 GROUND W:G.02:03 700×2,700

LEVEL 01

D:1.02:01

3,523×2,750

GROUND

D:G.02:01

3,523×2,750

GROUND -1

D:G.-01:05

2,572×2,750

GROUND W:G:01 1,485×2,700

LEVEL 01

D:1.02:02

5,632×2,750

GROUND

D:G.02:02

6,632×2,750

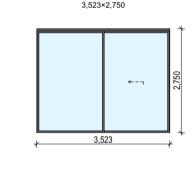
←-¬

Home Story Full Element ID Nominal W x H Size

GROUND -1 W:G-01:01 600×2,800

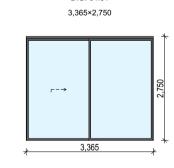
DOOR SCHEDULE

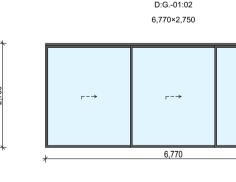
LEVEL 01 D:1.01:01 Nominal W x H Size 3,523×2,750 **←**-¬

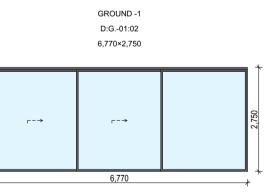












LEVEL 01

D:1.01:02

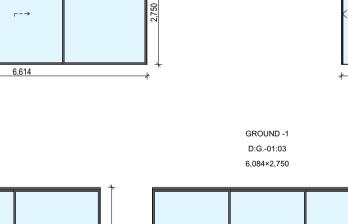
5,619×2,750

←-¬

GROUND

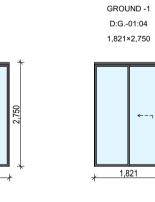
D:G.01:02

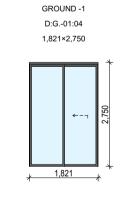
6,614×2,750

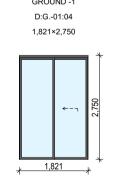


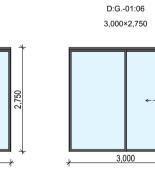
←-¬

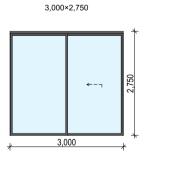
←-¬



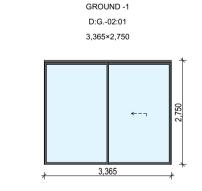






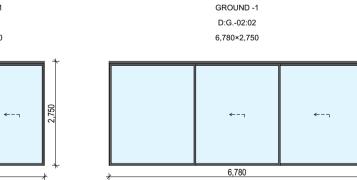


GROUND -1



Drawing No.

A7101



LEVEL 01

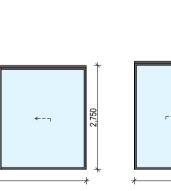
D:1.02:03

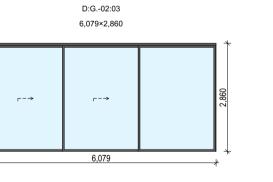
3,000×2,750

GROUND

D:G.02:03

1,500×2,700



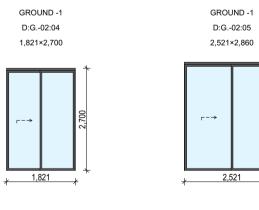


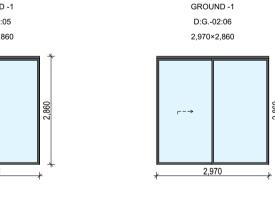
GROUND -1

GROUND

D:G:01

1,612×2,700







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Queenscliff

122-124 Queenscliff Road

Project Start Date

Project Number

0228

Drawing Title SCHEDULE WINDOW & DOOR

Drawing Scale Drawing Stage DEVELOPMENT APPLICATION 1:1@A1 1:200@A3

REV DESCRIPTION DA01 DEVELOPMENT APPLICATION 22/03/22 DA02 DEVELOPMENT APPLICATION 29/11/22

LEGENDBA:01 Balustrade, Aluminium, dark finish. BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish. DA03 DEVELOPMENT APPLICATION 20/03/23 DA04 DEVELOPMENT APPLICATION 17/07/23 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.







122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title PERSPECTIVE STREET VIEW

Drawing Stage DEVELOPMENT APPLICATION Drawing No. A8101

Drawing Scale

REV DESCRIPTION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22
DA02 DEVELOPMENT APPLICATION 17/11/22
DA03 DEVELOPMENT APPLICATION 04/05/23
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.

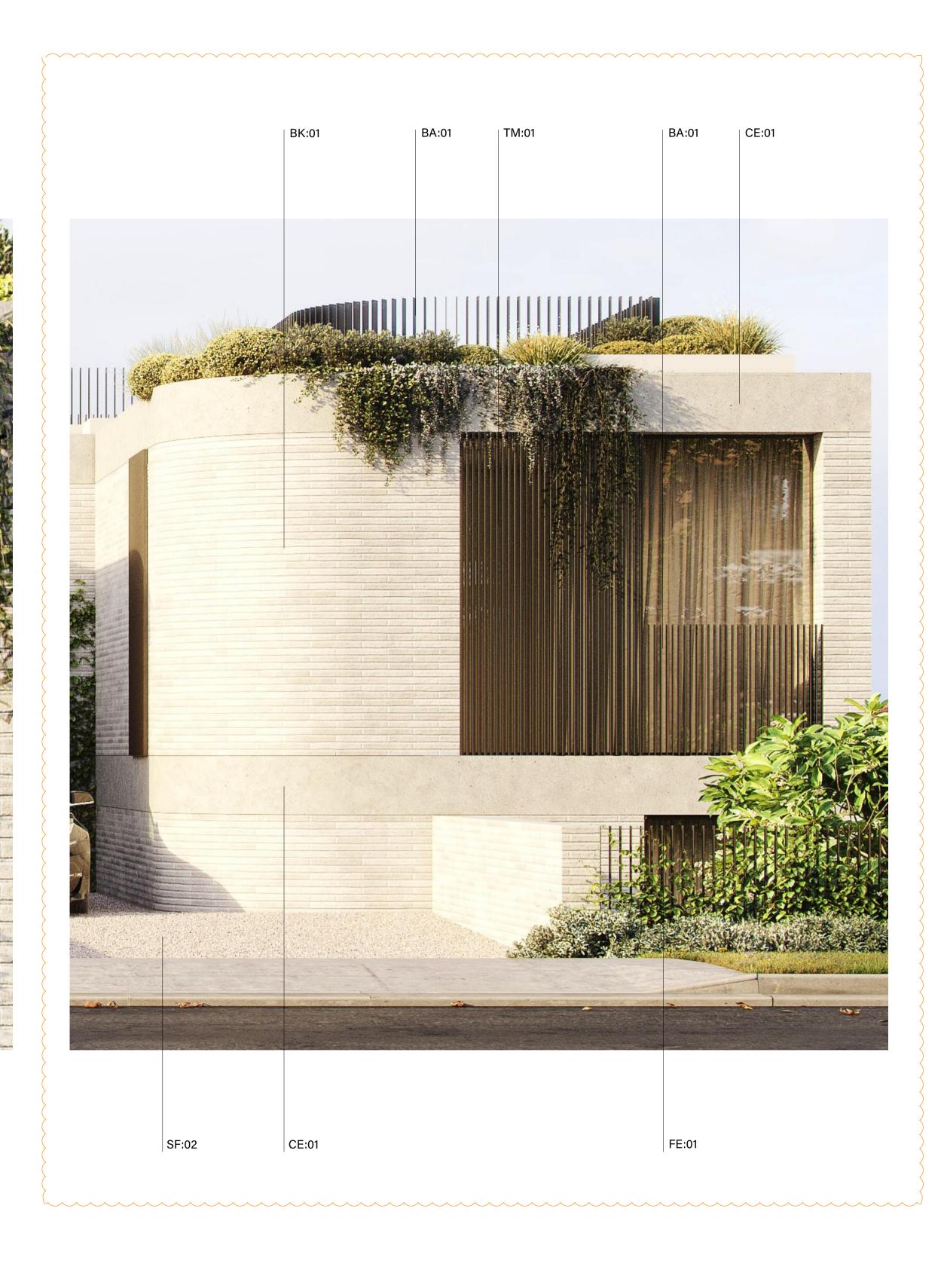
clear glass.

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,











CD:01

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number

0228

Drawing Title FINISHES

EXTERNAL REFERENCE

Drawing Scale Drawing Stage DEVELOPMENT APPLICATION

Drawing No.

A8201

REV DESCRIPTION DATE
DA01 DEVELOPMENT APPLICATION 04/05/23
DA02 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,

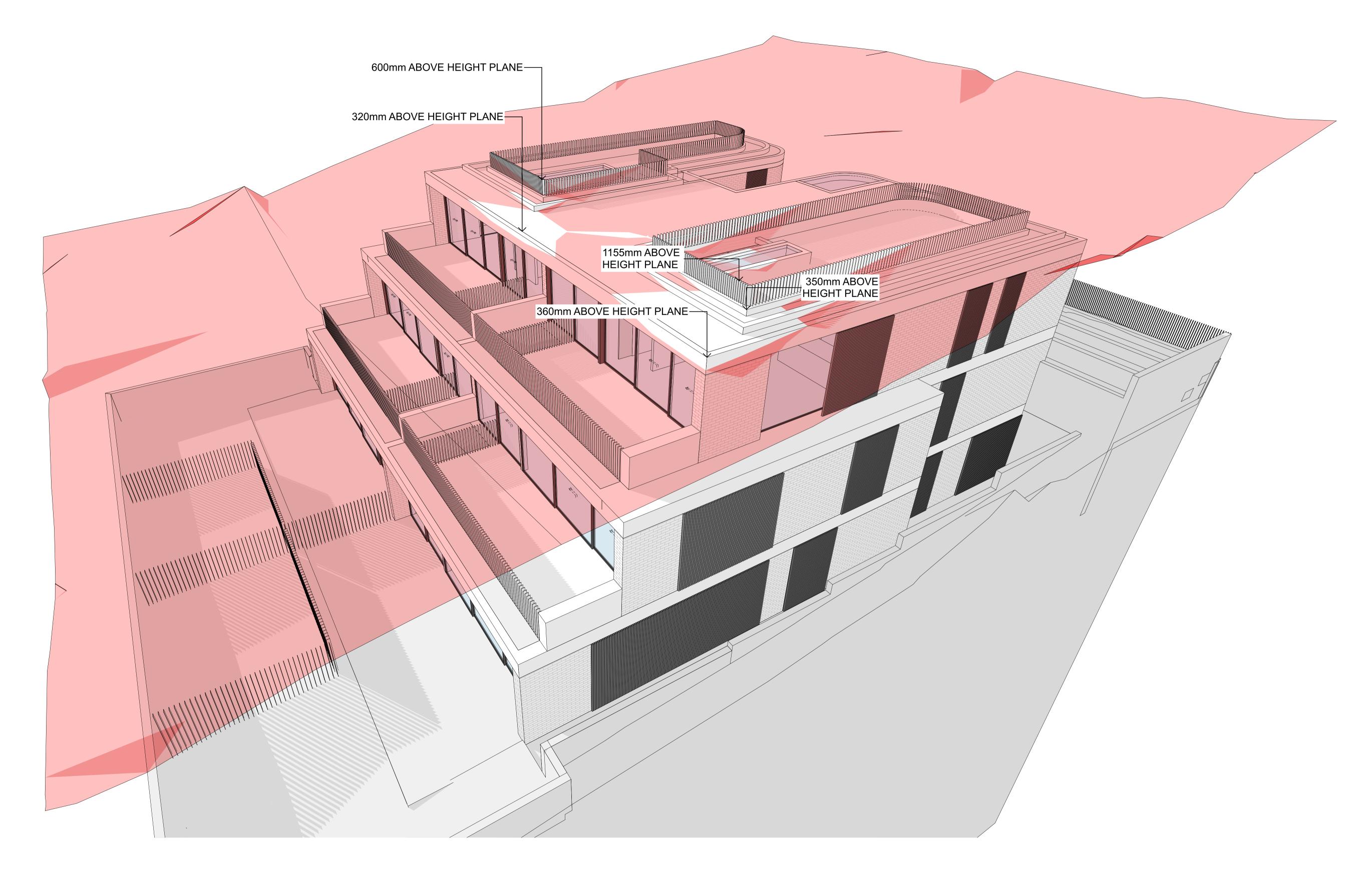
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

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.

clear glass.

TM:02 Operable Batten Screen, Aluminium, dark finish.WD:01 Sliding window, Aluminium frame, dark finish,







Client
Kristoffer Harvey

122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number 0228

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,

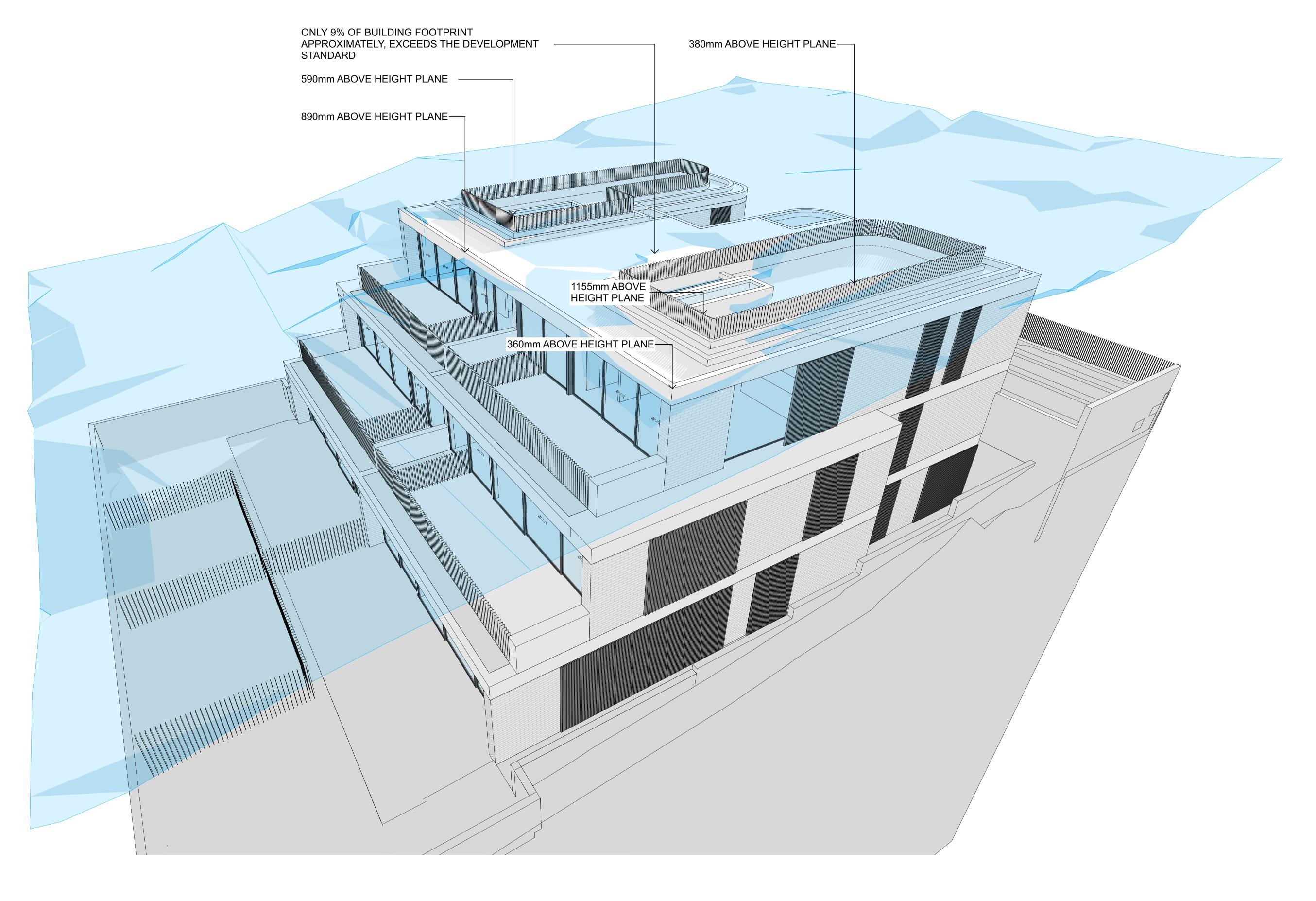
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

clear glass.

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,

WD:02 Fixed window, Aluminium frame, dark







122-124 Queenscliff Road Queenscliff

Project Start Date

Project Number 0228

Drawing Title HEIGHT PLANE

HEIGHT PLANE MERMAN METHOD Drawing Scale Drawing Stage DEVELOPMENT APPLICATION NTS

Drawing No.

A9002

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.

clear glass.

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,

WD:02 Fixed window, Aluminium frame, dark