



BLACKWOOD ARCHITECTS

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18 December 2012

The General Manager
Warringah Council
The Civic Centre
Dee Why NSW 2099

Dear Sir

**Section 96 Modification to Development Consent 2011/0360
Alterations and additions 48A Queenscliff Road Queenscliff
SEPP 65 Design Verification Statement**

Pursuant to Clause 50 of the Regulation in respect of State Environmental Planning Policy No 65 (SEPP 65), I, Douglas Blackwood Sewell, registered architect 3856 with the Architects Registration Board of NSW, certify that in respect of the Modifications:

- (a) I have designed and directed the design of the residential flat development, and
- (b) that the design quality principles set out in Part 2 of *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* are achieved for the residential flat development for alterations and additions at 48A Queenscliff Road Queenscliff, and
- (c) the changes in the modifications do not diminish or detract from the design quality, or compromise the design intent, of the development of which the development consent was granted.

Yours faithfully

Douglas Blackwood Sewell
Registered Architect 3856



NSW Architects Registration Board
Douglas Blackwood Sewell
Registered Architect: 3856

SECTION 96 (1A) MODIFICATION SCHEDULE

DA 2011/0360: Alterations and additions at 48A Queenscliff Road Queenscliff

UNIT A

- a) Relocate internal entry stairs to the external western side of the building with new privacy screening added.
- b) Internal modifications to the layout of the Unit A with resultant increase in internal floor space.
- c) Addition of a west-facing window to the Bedroom.
- d) Addition of internal access from Unit A to the lower parking level.
- e) Inclusion of approved Store into Unit A floor area.

UNIT B LOWER LEVEL

- a) Increased floor space to the eastern room in Unit B by deletion of garage parking space No: 01 (old numbering) and inclusion into unit.
- b) Vary the eastern side Bedroom to become a Rumpus Room.
- c) Addition of an east-facing window to the new Rumpus Room.
- d) Addition of a door from the new Rumpus Room to the Lower Level Driveway.
- e) Internal modifications to the layout as a result of relocation of the internal stair to Unit A below.

UNIT B UPPER LEVEL

- a) Increased floor space to Unit B resulting from modified internal layout.
- b) Internal modifications and relocation of the Unit B Entry and Bathroom.
- c) Additional low-level west-facing window to Dining Room to view Pond.
- d) Additional east-facing window to the Master Bedroom for cross ventilation.
- e) Increased size to east-facing windows to the Robe, Ensuite and Study for improved ventilation and solar access.

GROUND FLOOR LEVEL UTILITY AREAS.

- a) Internal modifications – relocation of MDF Room and Cleaner's Store.

STORE

- a) Additional Store to eastern side boundary on Lower Level. Note 1 metre depth of planter retained above Store.

PARKING

- a) Deletion of parking space (old numbering) No: 01.
- b) Addition of two new car stackers to parking spaces (new numbering) Nos: 3/4 and 5/6.
- c) Correction of RLs to the parking floor levels to match existing floor levels.

EXISTING UNIT 1

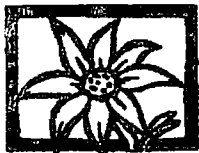
- a) New access door from the parking area to internal Unit 1 and deletion of external door from the parking area to the existing Unit 1 Deck.

ROOF TERRACE PLAN

- a) Addition of a new door from existing Unit 3 to access approved Roof Terrace.
- b) The extension of existing deck in NW corner of existing Unit 4 to connect with approved Roof Terrace.
- c) Deletion of two planter boxes to allow for the above adjacent modifications.
- d) Deletion of external steps connecting Roof Terrace to existing fire stair and addition of a new planter box.
- e) 1.8 metre privacy walls to screen Unit 3 and Unit 4 open space areas.

SOUTHERN ELEVATION

- a) Reduce the size of the centre column to podium levels to improve views from within Units A and B.



Warringah Council

Certification of Shadow Diagrams

Address the application to:

- ☒ The General Manager
Warringah Council
Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099

Or

- ☒ Customer Service Centre
Warringah Council
DX 9118
Dee Why

If you need help lodging your application:

- ☒ Phone our Customer Service Centre
on (02) 9942 2111 or come in and
talk to us

Office Use Only

(Keep this blank)

Feb 2012

PART 1 Declaration

Declaration

I hereby certify that the shadow diagrams submitted with the proposal at:

Address

43A QUEENSLIFF RD
QUEENSLIFF

For the erection of
Description of development

ALTERATION & ADDITIONS
TO A RESIDENTIAL FLAT
BUILDING SECTION 96
MODIFICATION TO DA.2011/0360

Have been prepared as follows:

- ☒ In accordance with the survey (prepared by a registered surveyor) which is required to be submitted with the application
- ☒ Drawn to true north
- ☒ Indicate shadow cast by the proposal at 9am, noon, 3pm, 21 June
- ☒ Indicate the shadow cast by existing buildings and structures on the site and in the surrounding area and
- ☒ Elevated shadow diagrams are required for all residential housing which will be over shadowed. This is to include extent of windows to be over shadowed and the use of those rooms.

PART 2 Certification

Certifier

Mr ☒

Mrs ☐

Ms ☐

Other ☐

Full family name (no initials)
(or company)

BLACKWOOD ARCHITECTS

Full given names (no initials)
(or A.C.N)

84063619627

Phone number

(02) 99077111

Alternate

()

Mobile number

() 0411363023

Facsimile

(02) 99077222

Qualification

(i.e. Architect, Planner, Computer Technician, Surveyor)

REGISTERED ARCHITECT 3856

PART 3 Applicant(s) Signature

Signature(s)

Signature(s)

Date

18/12/12