



CROWN ROAD

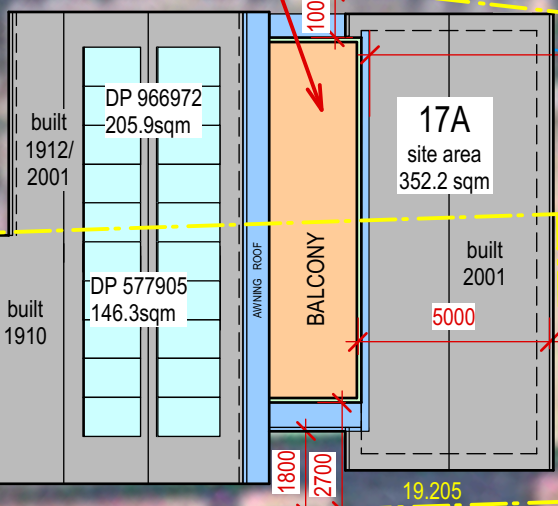
UNDERCLIFF RESERVE

LOT 1 BRIDGE ROAD

23 BRIDGE ROAD

FRESHWATER BEACH

PROPOSED BALCONY



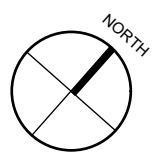
EXISTING STORMWATER LINES DRAINS TO BEACH

RIGHT OF CARRIAGEWAY 0.9 WIDE

RIGHT OF CARRIAGEWAY 0.9 WIDE

BASIX REQUIREMENTS
 This development is subject to the requirements of specifications contained in BASIX certificate no. - A401095-02 refer to sheet DA-13 for details

AMENDMENT



CLIENT
JELTE BAKKER

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ARCHITECT
VALDIS MACENS ARCHITECTS P/L
 145 OBERON STREET, COOGEE NSW 2034
 Nominated Architect: Valdis Macens NSWARB reg. no. 4953
 MOB: 0438 007 019 EMAIL: valdismacens@inet.net.au

PROJECT
ALTERATIONS & ADDITIONS
 17A CROWN ROAD
 QUEENSCLIFF 2096

DRAWING
SITE PLAN

SCALE 1:200 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO.

DA-01

EROSION & SEDIMENT CONTROL

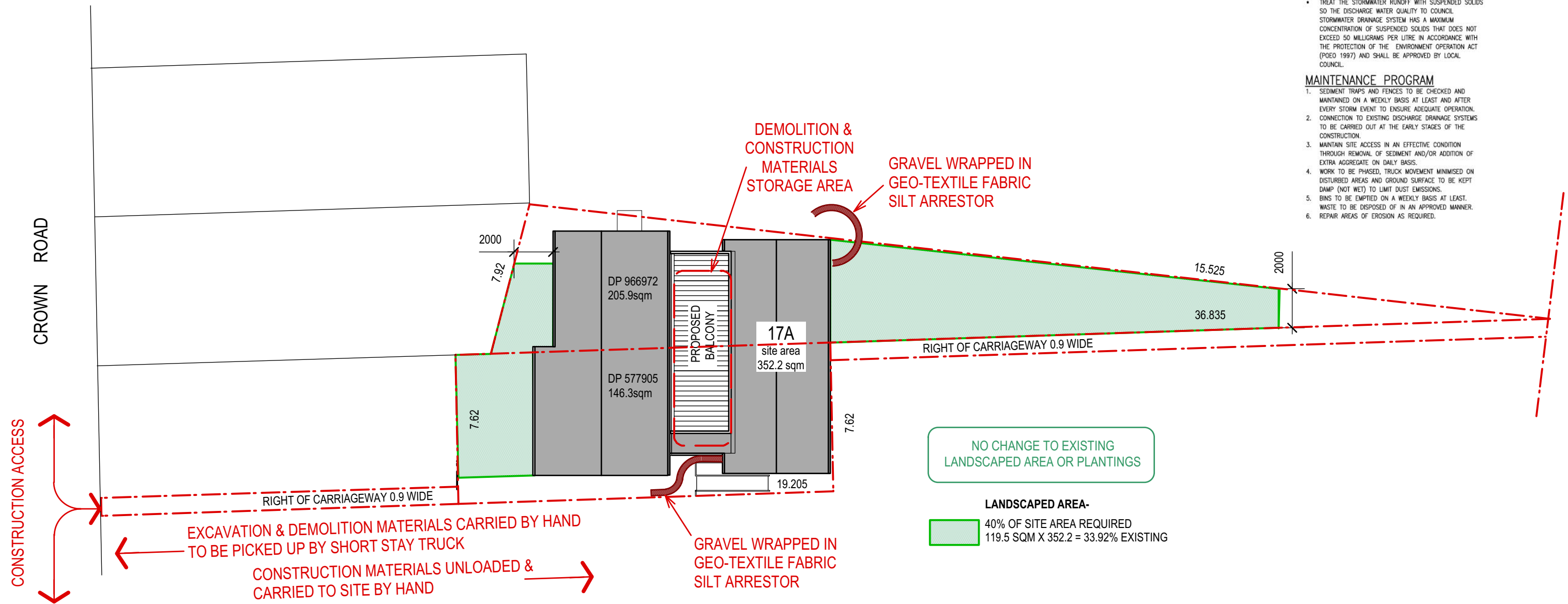
- CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
- EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
- GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

CLAY SOILS

- A SYSTEM SHALL BE INSTALLED TO EITHER:
- TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
 - TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.

MAINTENANCE PROGRAM

- SEDIMENT TRAPS AND FENCES TO BE CHECKED AND MAINTAINED ON A WEEKLY BASIS AT LEAST AND AFTER EVERY STORM EVENT TO ENSURE ADEQUATE OPERATION.
- CONNECTION TO EXISTING DISCHARGE DRAINAGE SYSTEMS TO BE CARRIED OUT AT THE EARLY STAGES OF THE CONSTRUCTION.
- MAINTAIN SITE ACCESS IN AN EFFECTIVE CONDITION THROUGH REMOVAL OF SEDIMENT AND/OR ADDITION OF EXTRA AGGREGATE ON DAILY BASIS.
- WORK TO BE PHASED, TRUCK MOVEMENT MINIMISED ON DISTURBED AREAS AND GROUND SURFACE TO BE KEPT DAMP (NOT WET) TO LIMIT DUST EMISSIONS.
- BINS TO BE EMPTIED ON A WEEKLY BASIS AT LEAST.
- WASTE TO BE DISPOSED OF IN AN APPROVED MANNER.
- REPAIR AREAS OF EROSION AS REQUIRED.

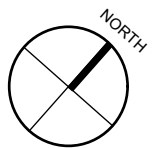


NO CHANGE TO EXISTING LANDSCAPED AREA OR PLANTINGS

LANDSCAPED AREA-
 40% OF SITE AREA REQUIRED
 119.5 SQM X 352.2 = 33.92% EXISTING

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AMENDMENT



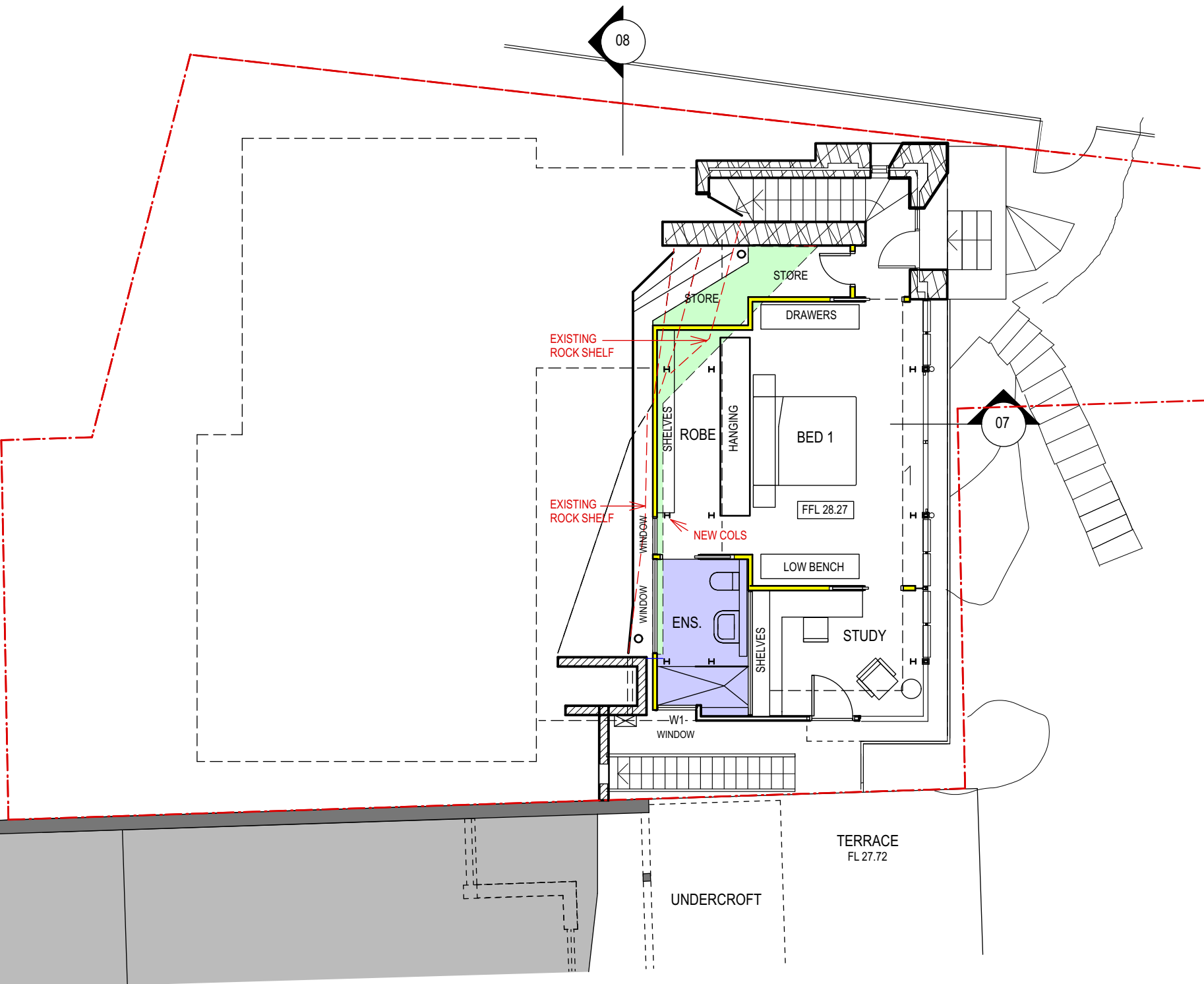
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JELTE BAKKER

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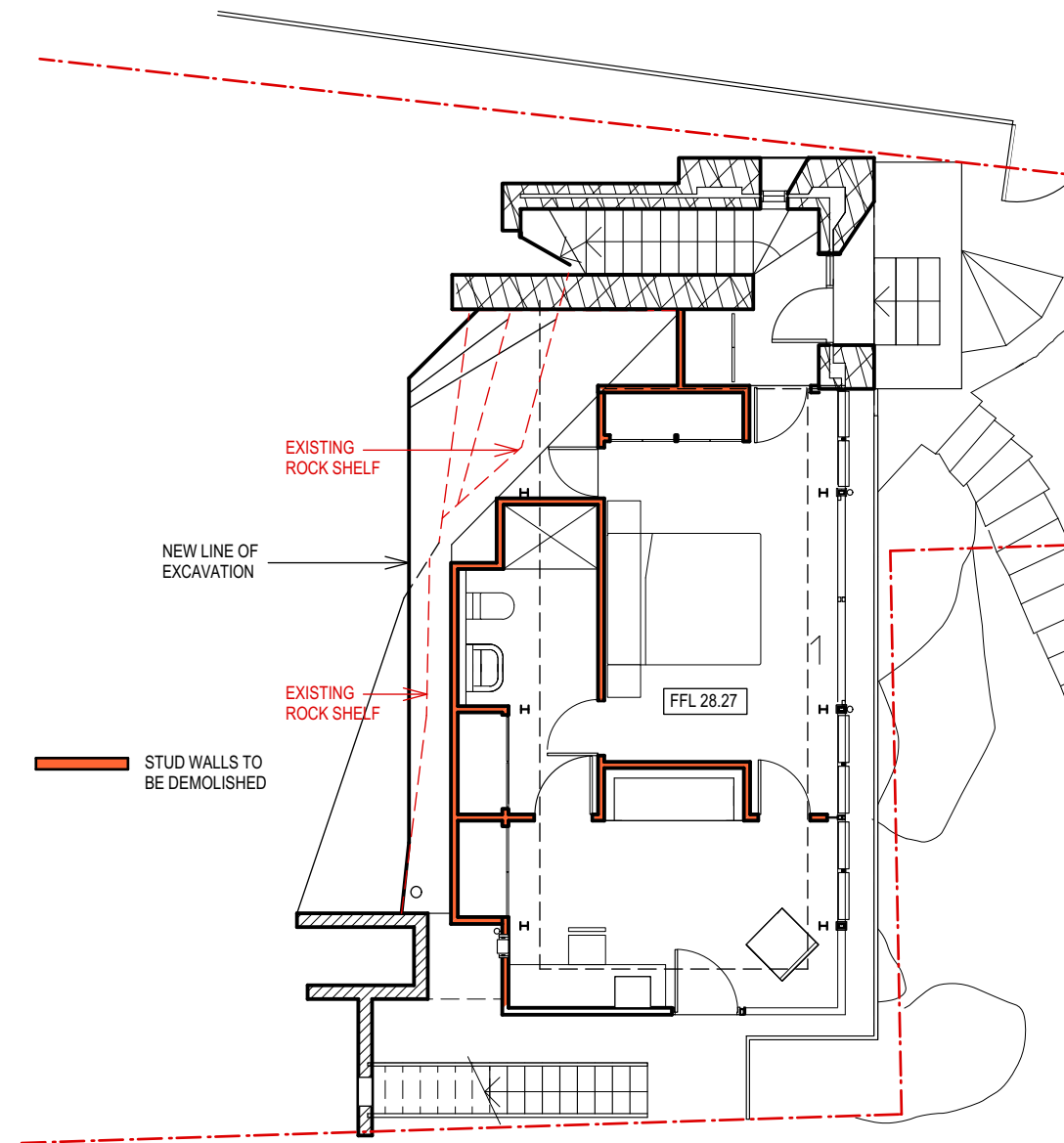
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PROJECT
ALTERATIONS & ADDITIONS
 17A CROWN ROAD
 QUEENSLIFF 2096

DRAWING
LANDSCAPE PLAN
EROSION & SEDIMENT CONTROL
 SCALE 1:200 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO. **DA-02**



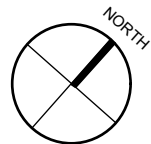
LEVEL 1- PROPOSED



LEVEL 1- EXISTING & DEMOLITION

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PROJECT

ALTERATIONS & ADDITIONS

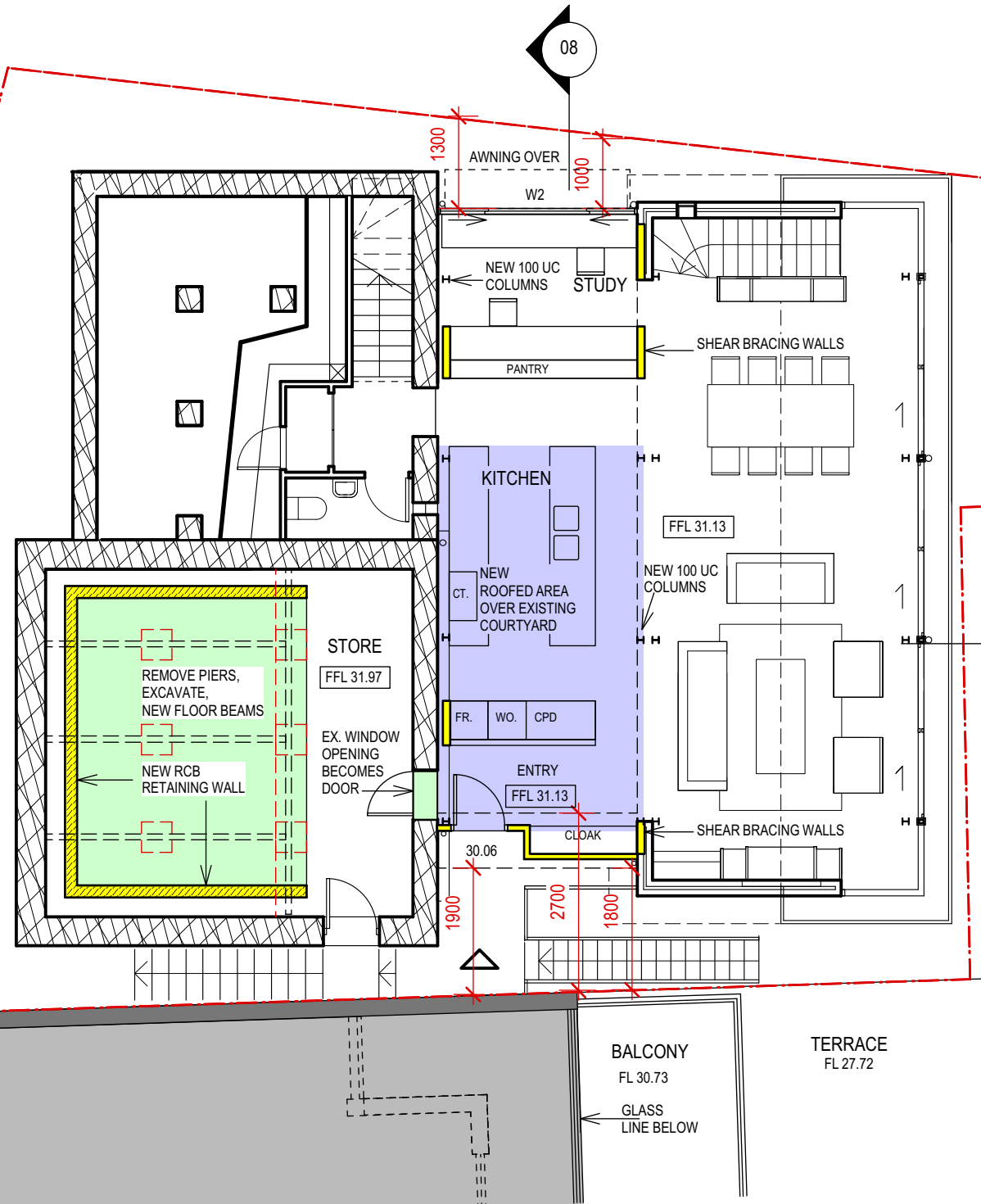
17A CROWN ROAD
 QUEENSLIFF 2096

DRAWING

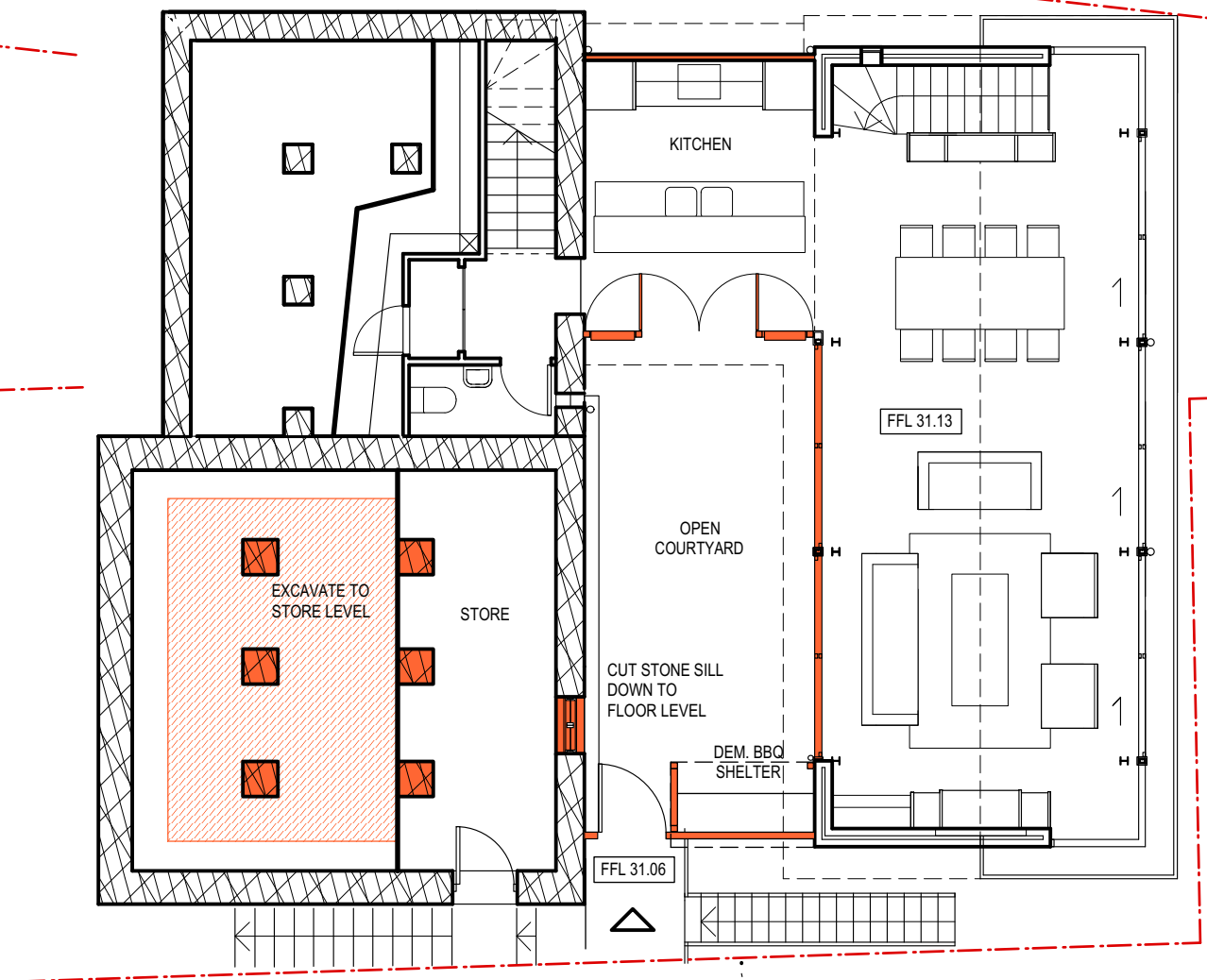
LEVEL 1 PLANS

SCALE 1:100 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO.

DA-03



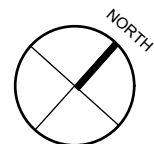
LEVEL 2- PROPOSED



LEVEL 2- EXISTING & DEMOLITION

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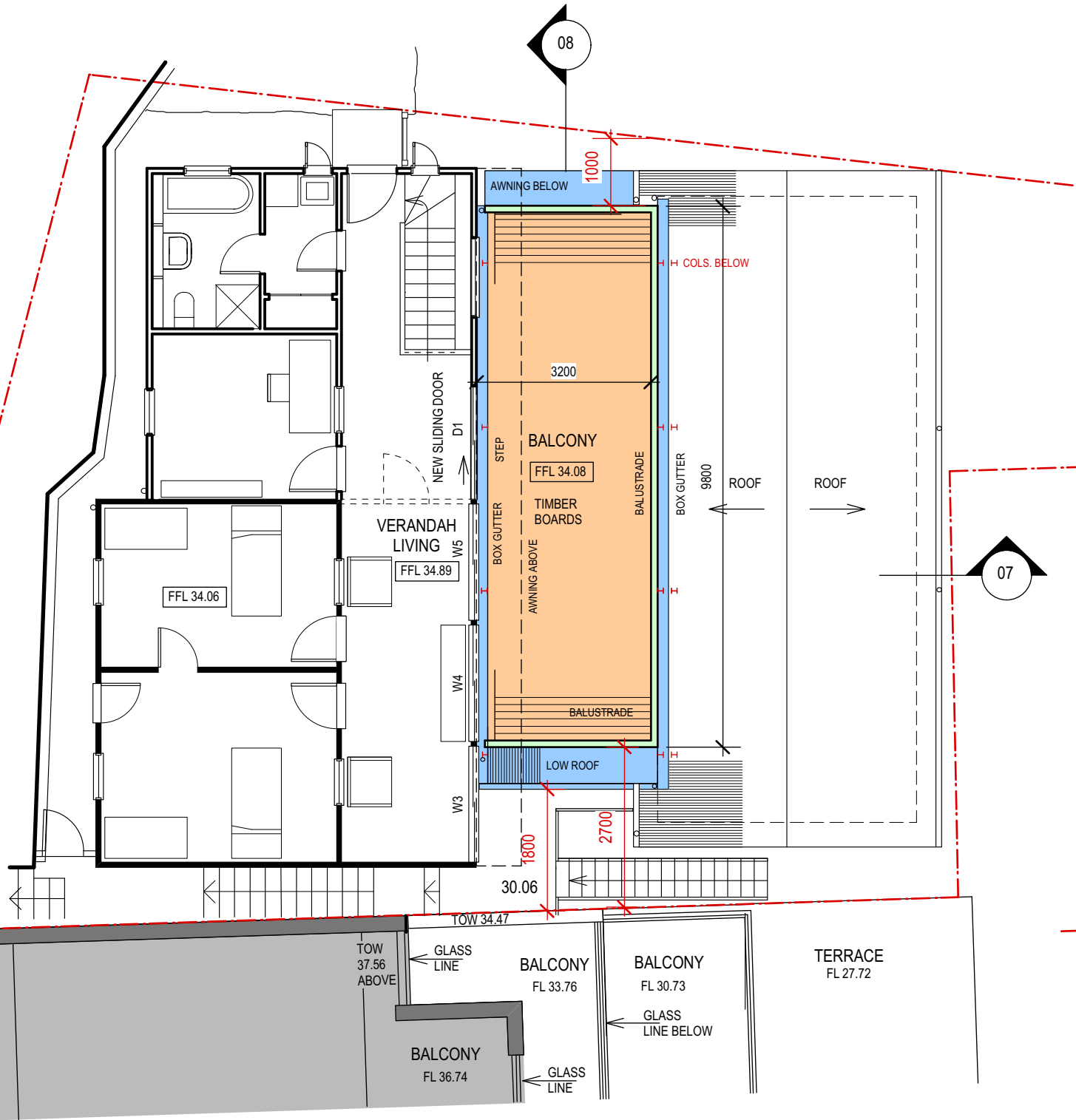
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17A CROWN ROAD
QUEENSCLIFF 2096

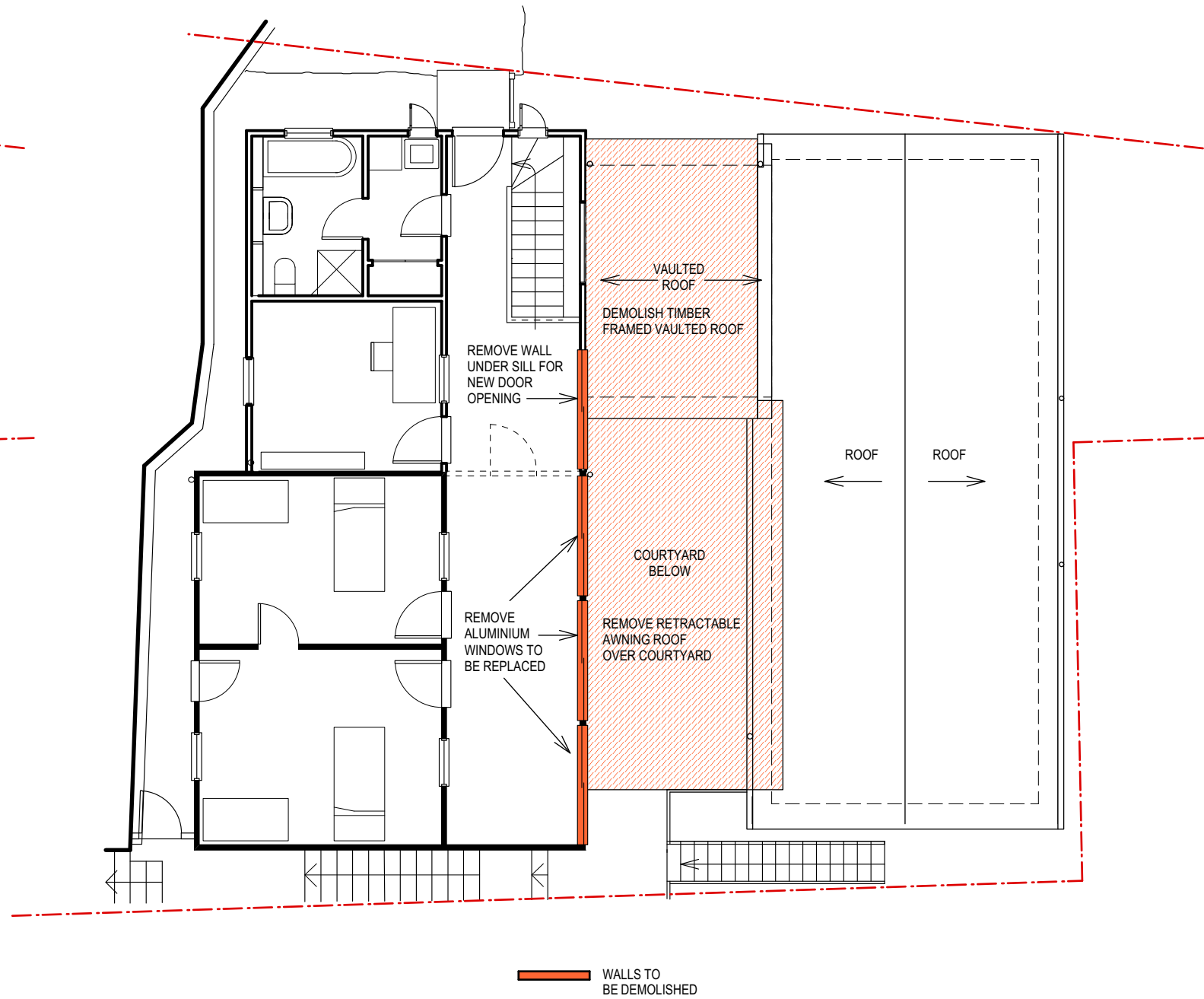
DRAWING
LEVEL 2 PLANS

SCALE 1:100 @ A3
DATE DECEMBER 2020
DRAWN VM DWG NO.

DA-04



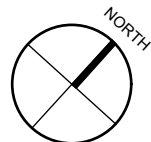
LEVEL 3- PROPOSED



LEVEL 3- EXISTING & DEMOLITION

BASIX REQUIREMENTS
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AMENDMENT



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PROJECT
ALTERATIONS & ADDITIONS
 17A CROWN ROAD
 QUEENSLIFF 2096

DRAWING
LEVEL 3 PLAN

SCALE 1:100 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO.

DA-05

9

D.P. 5494

1

D.P. 130462

8

D.P. 5494

4 STOREY RESIDENCE No. 19

3rd FLOOR WINDOW HEAD 46.19 SILL 43.99
2nd FLOOR WINDOW HEAD 43.64 SILL 41.12

46° 23' 20" 18.29

7

D.P. 958673

3 STOREY RESIDENCE No. 17

REND WALL
TOP AWN 47.61
BALCONIES
43.87 TOP WIN. & DOOR 2nd FL
41.04 TOP WIN. 1st FL
41.07 U/S SLAB
44.03 U/S SLAB
43.88 TOP DOOR
47.61 TOP AWN
317° 07' 20" 7.62

RIGHT OF CARRIAGEWAY 0.9 WIDE
18.29
226° 23' 20"

A

D.P. 378290

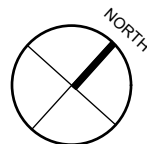
2 - 5 STOREY SPLIT LEVEL BRICK RESIDENCE No. 15-15A

D.P. 966972

NO CHANGE TO ROOF OR GROUNDWATER DRAINAGE

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AMENDMENT



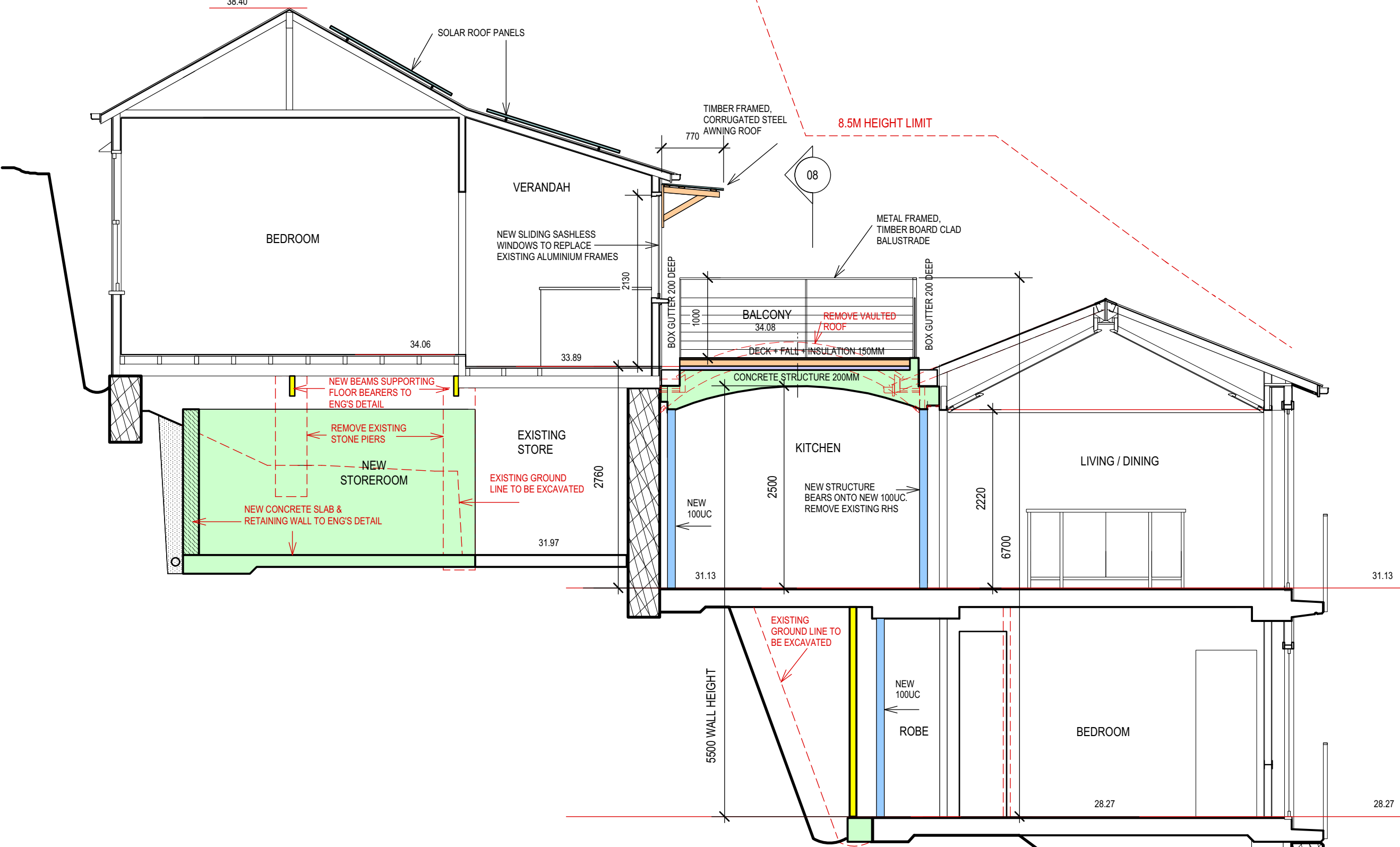
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PROJECT
ALTERATIONS & ADDITIONS
17A CROWN ROAD
QUEENSLIFF 2096

DRAWING
STORMWATER MANAGEMENT ROOF PLAN
SCALE 1:100 @ A3
DATE DECEMBER 2020
DRAWN VM DWG NO. DA-06

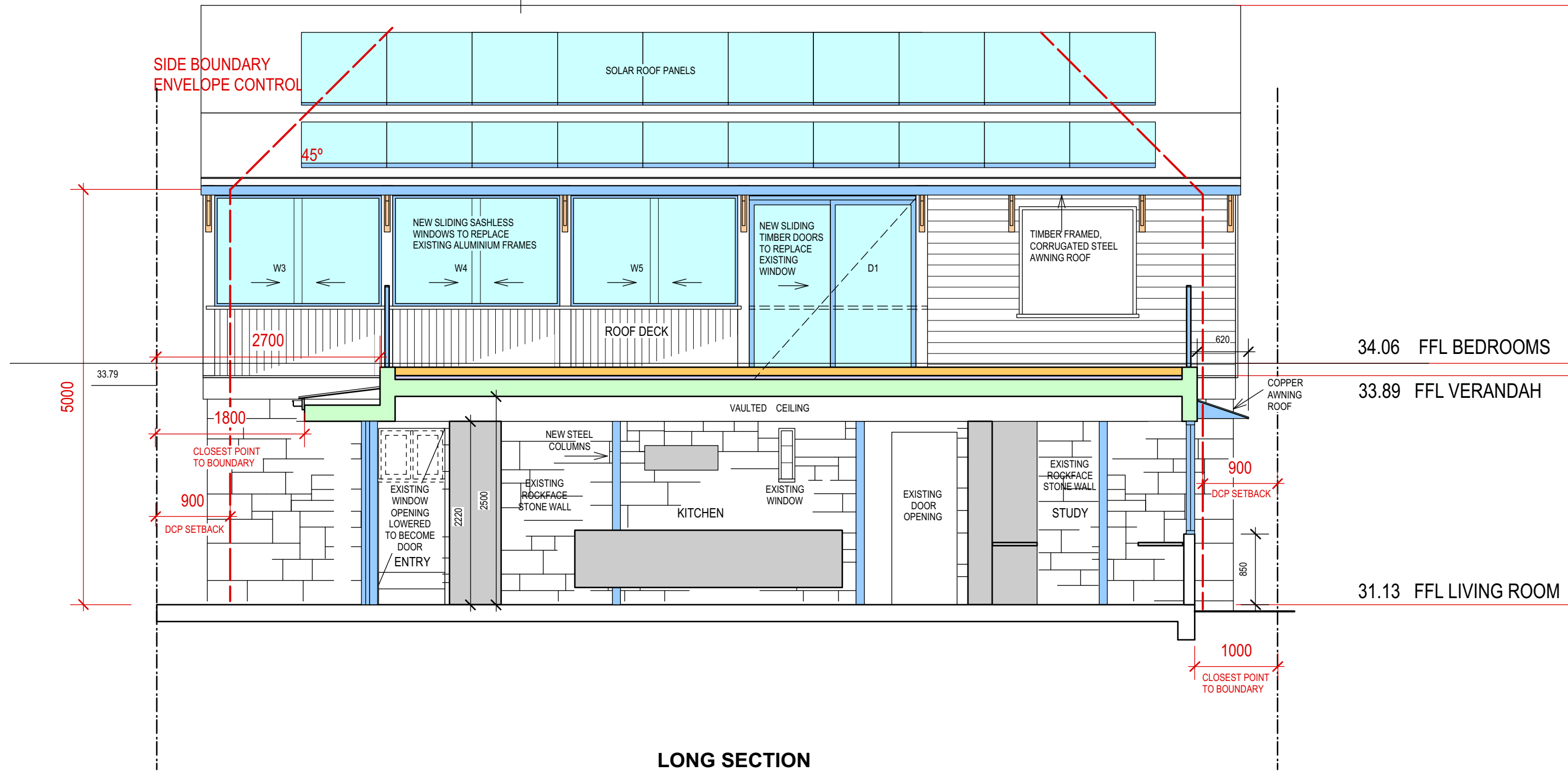


SHORT SECTION

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07

38.40 RIDGE



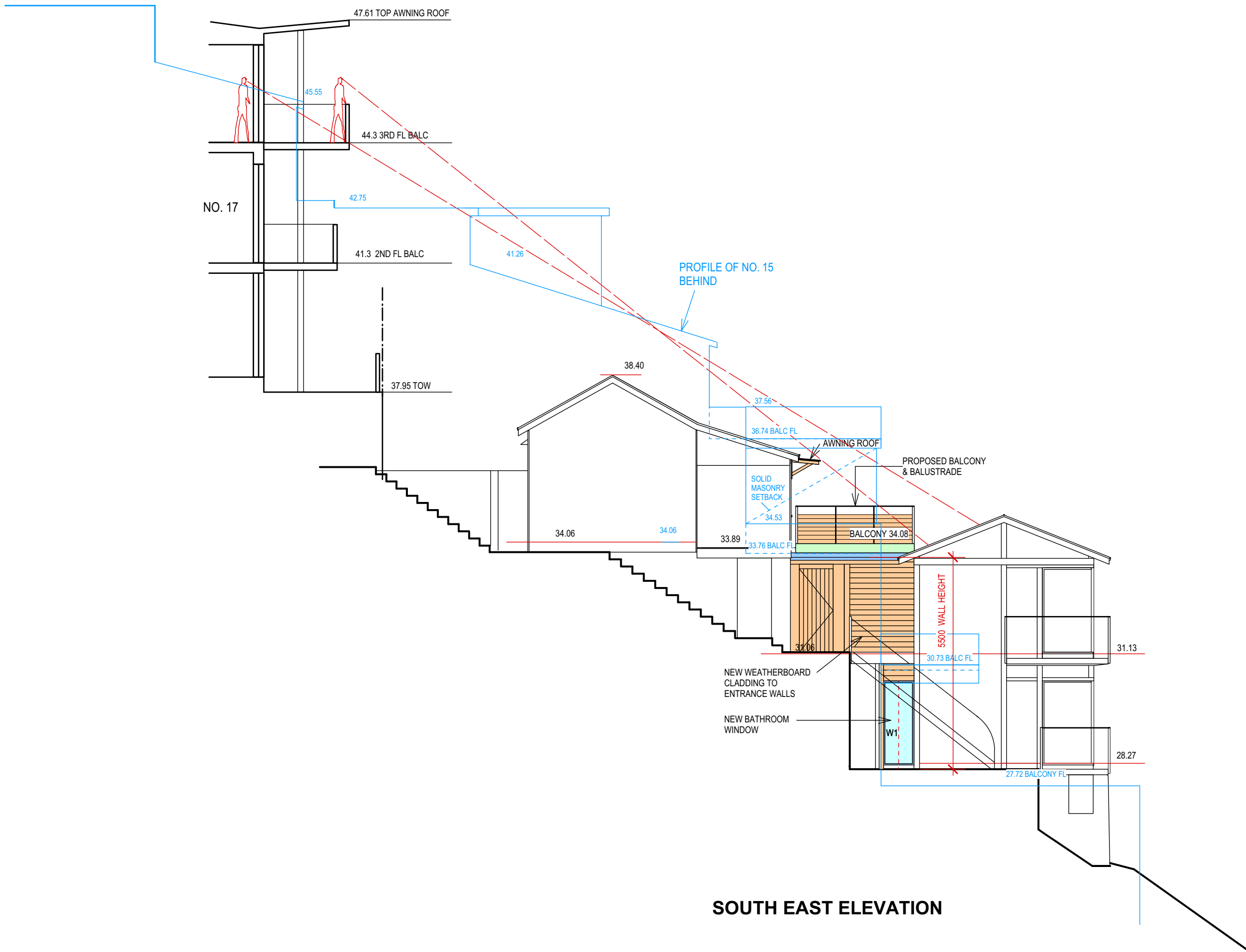
34.06 FFL BEDROOMS

33.89 FFL VERANDAH

31.13 FFL LIVING ROOM

LONG SECTION

BASIX REQUIREMENTS
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SOUTH EAST ELEVATION

BASIX REQUIREMENTS
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AMENDMENT

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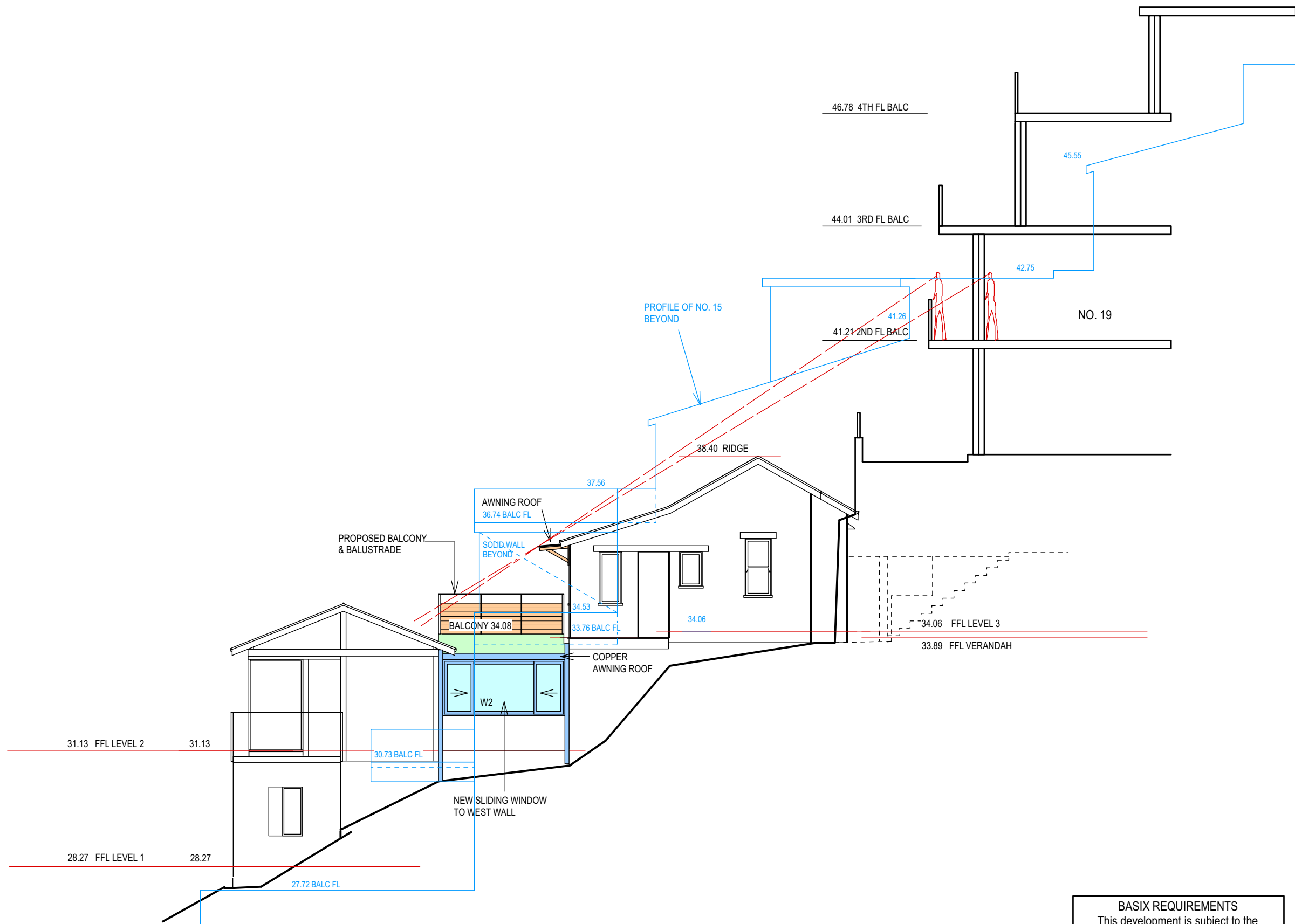
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PROJECT
ALTERATIONS & ADDITIONS
 17A CROWN ROAD
 QUEENSLIFF 2096

DRAWING
SOUTH EAST ELEVATION

SCALE 1:100 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO. **DA-09**



NORTH WEST ELEVATION

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AMENDEMENT

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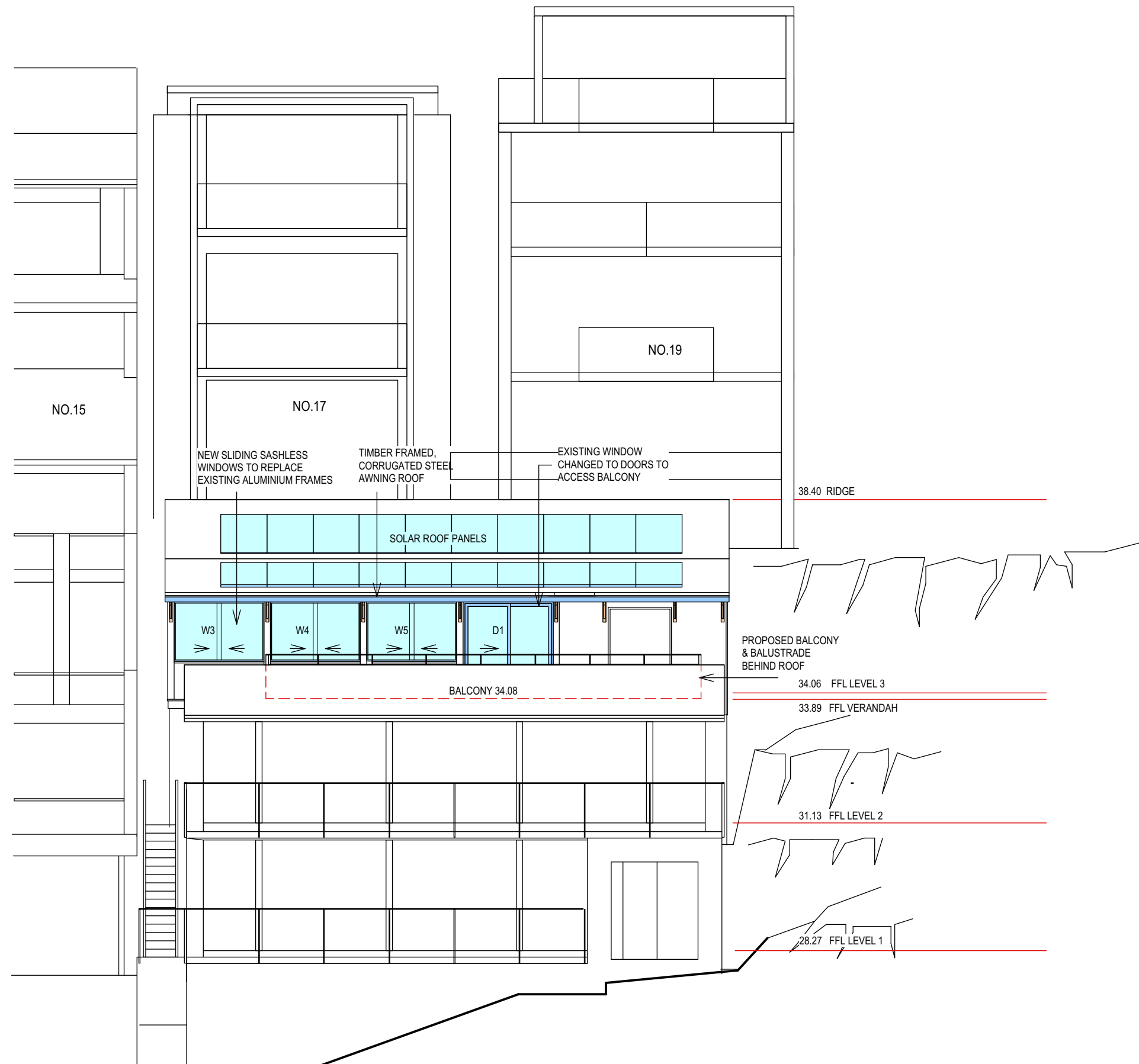
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PROJECT
ALTERATIONS & ADDITIONS
 17A CROWN ROAD
 QUEENSLIFF 2096

DRAWING
NORTH WEST ELEVATION

SCALE 1:100 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO. **DA-10**



NORTH EAST ELEVATION

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ALTERATIONS & ADDITIONS
 17A CROWN ROAD
 QUEENSLIFF 2096

DRAWING
NORTH EAST ELEVATION

SCALE 1:100 @ A3
 DATE DECEMBER 2020
 DRAWN VM DWG NO. **DA-11**

9
D.P. 5494

1
D.P. 130462

8
D.P. 5494

1
D.P. 966972

7
D.P. 958673

3 STOREY
RESIDENCE
No. 17

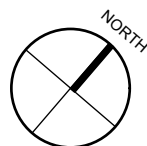
4 STOREY
RESIDENCE
No. 19

3rd FLOOR WINDOW
HEAD 46.19
SILL 43.99
2nd FLOOR WINDOW
HEAD 43.64
SILL 41.12

RIGHT OF CARRIAGEWAY 0.9 WIDE
18.29

D.P. 378290

AMENDMENT



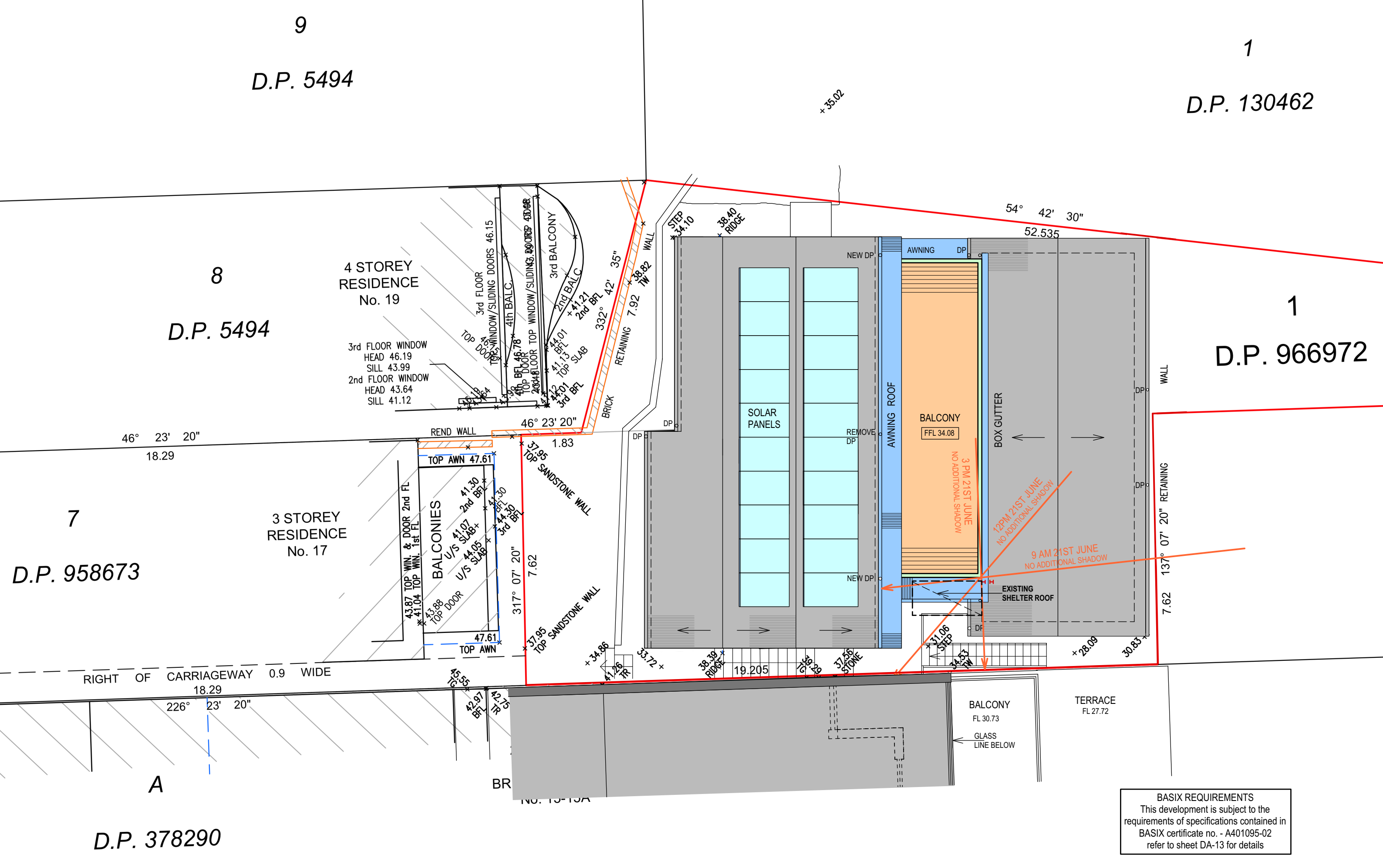
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PROJECT
ALTERATIONS & ADDITIONS
17A CROWN ROAD
QUEENSLIFF 2096

DRAWING
SHADOW DIAGRAM
SCALE 1:100 @ A3
DATE DECEMBER 2020
DRAWN VM DWG NO. DA-12



BASIX REQUIREMENTS
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BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A401095_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 16, December 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	17A Crown Road_02
Street address	17A Crown Road Queenscliff 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 577905
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: The House Energy Rating Company of Aust. Pty Ltd

ABN (if applicable): 61495952256

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, flat roof: concrete/bare internal	ceiling: R0.43 (up), roof: 50 mm foil backed polystyrene board	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors					
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓		
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓		
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m²)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
W1	SE	1.9	0 0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	NW	4.2	0 0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NE	2.6	0 0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NE	2.6	0 0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	NE	2.6	0 0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	NE	4.2	1 3	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

BASIX REQUIREMENTS
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AMENDEMENT

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PROJECT

ALTERATIONS & ADDITIONS

17A CROWN ROAD
QUEENSCLIFF 2096

DRAWING

FINISHES & MATERIALS

SCALE
DATE
DRAWN

@ A3
DECEMBER 2020
VM DWG NO.

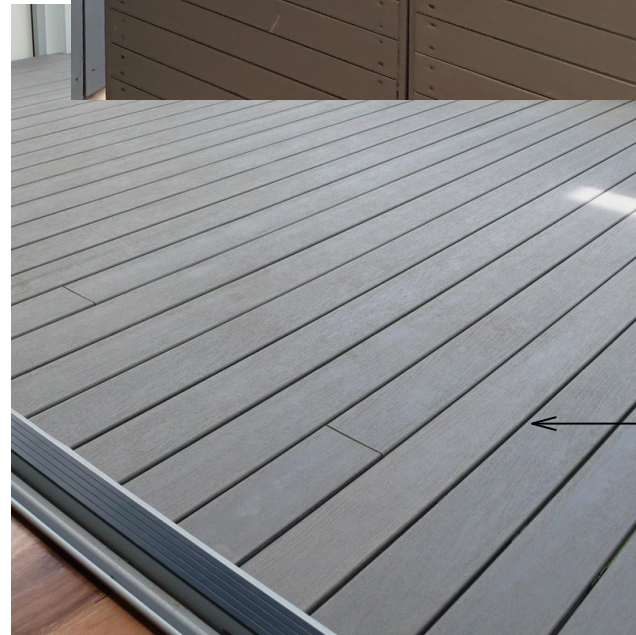
DA-13

LEVEL 1 & 2- 2001 ADDITION

LEVEL 3- ORIGINAL 1910 COTTAGE



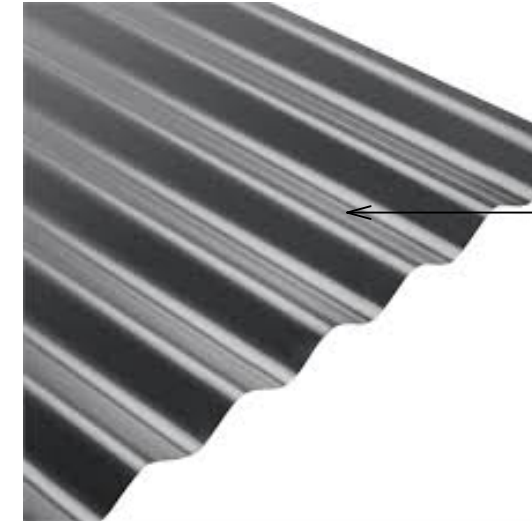
BALCONY BALUSTRADE-
stainless steel with painted
horizontal timber board infill



BALCONY DECKING-
composite timber decking boards,
weathered grey



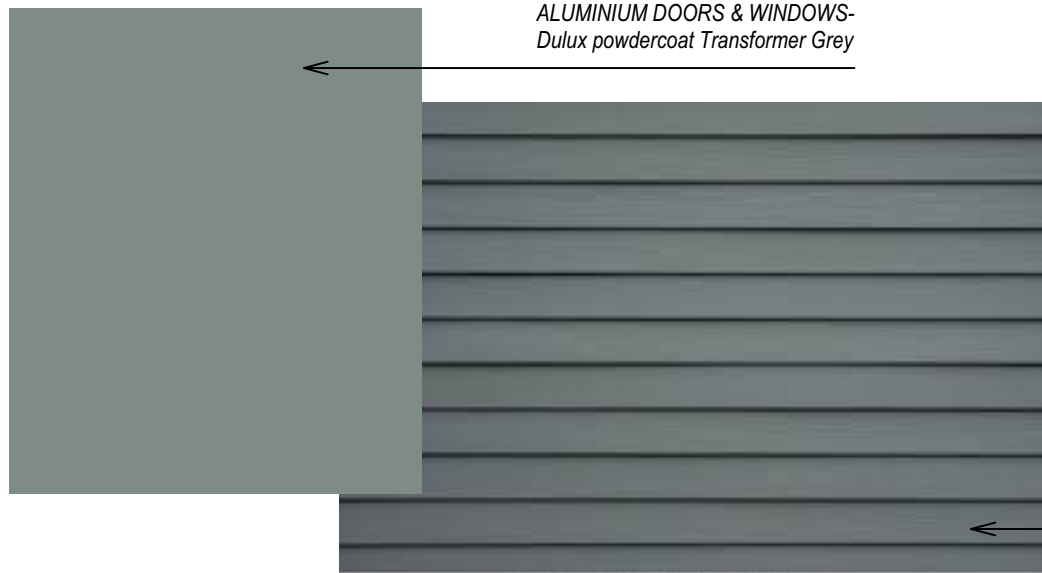
WINDOW AWNINGS,
RAINWATER GOODS
natural copper



WINDOW AWNING,
Corrugated Colorbond steel
Woodland grey



WEATHERBOARD CLADDING,
ARCHITECTURAL TIMBERWORK
to match existing colour,
equal to Resene Black White



ALUMINIUM DOORS & WINDOWS-
Dulux powdercoat Transformer Grey



WEATHERBOARD/ BALUSTARDE CLADDING-
to match existing colour-
equal to Resene Tapa



BASIX REQUIREMENTS
This development is subject to the
requirements of specifications contained in
BASIX certificate no. - A401095-02
refer to sheet DA-13 for details