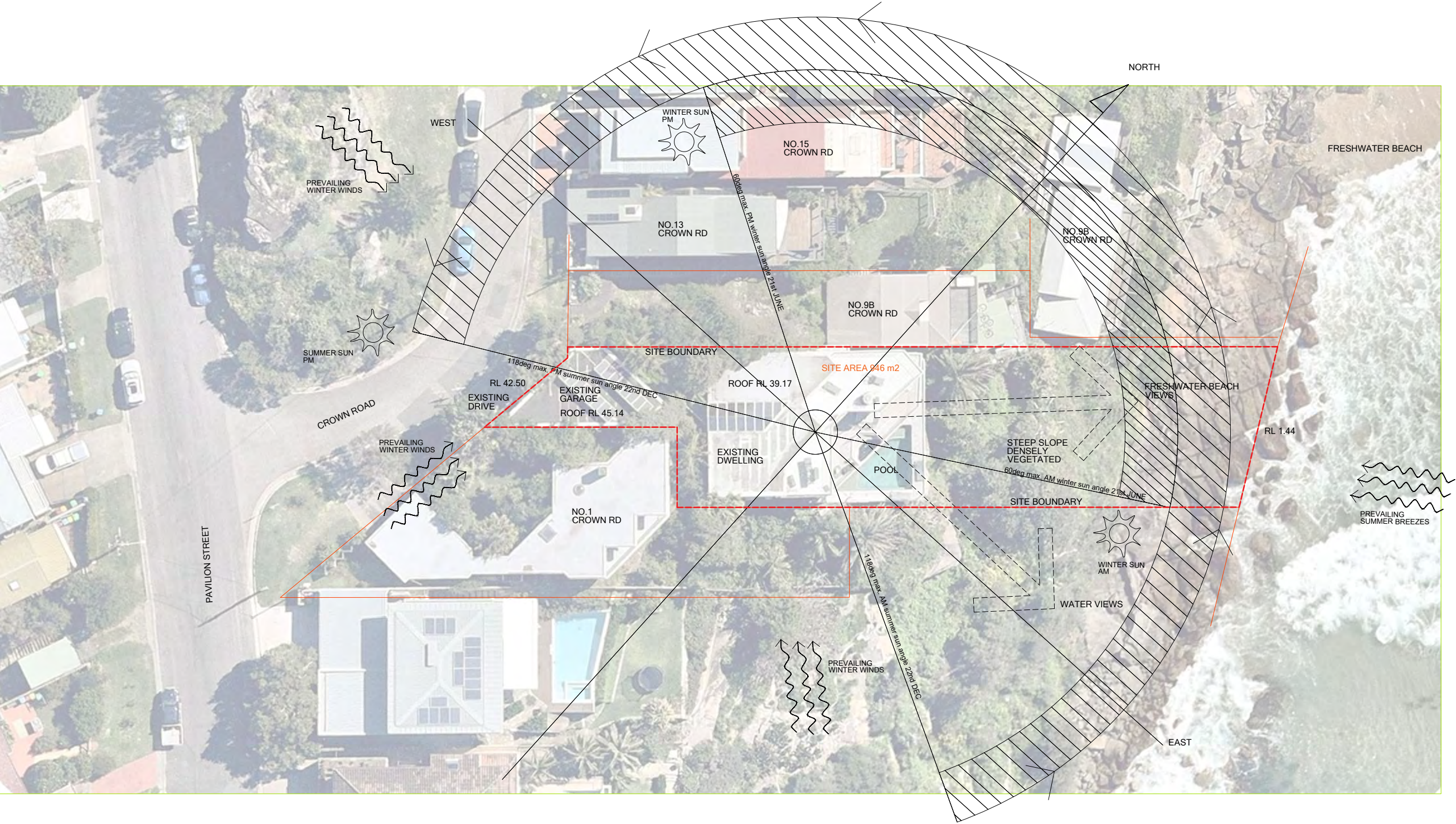
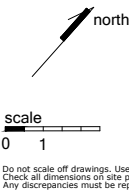




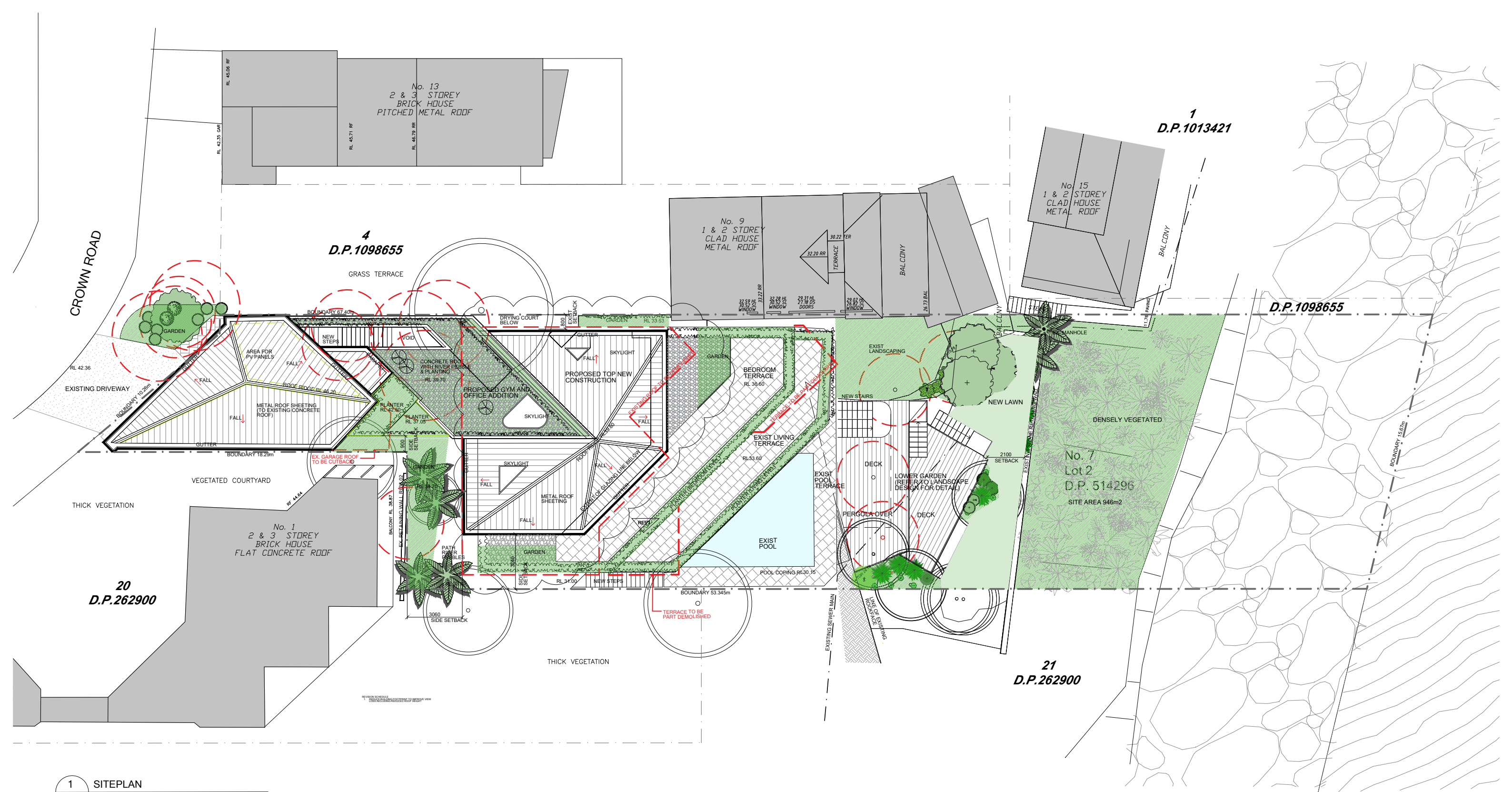
1 SITE ANALYSIS PLAN
1:400

Site Area : 946 sqm



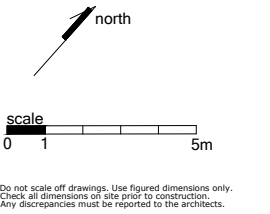
DATE	NOTES	ISSUE	Project	Project No.	Drawing Title
28.04.21	PRE-DA ISSUE	A	Formica House	10037	SITE ANALYSIS PLAN
23.08.21	DA ISSUE	B			
			Address	Scale	Drawn By
			7 Crown Rd Queenscliff NSW 2095	1:400@A3	BD
			Client	Drawing No.	Issue
			A. Formica	10037_DA 1.00	B

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1 SITEPLAN
1:200

Site Area : 946sqm



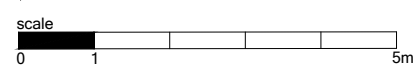
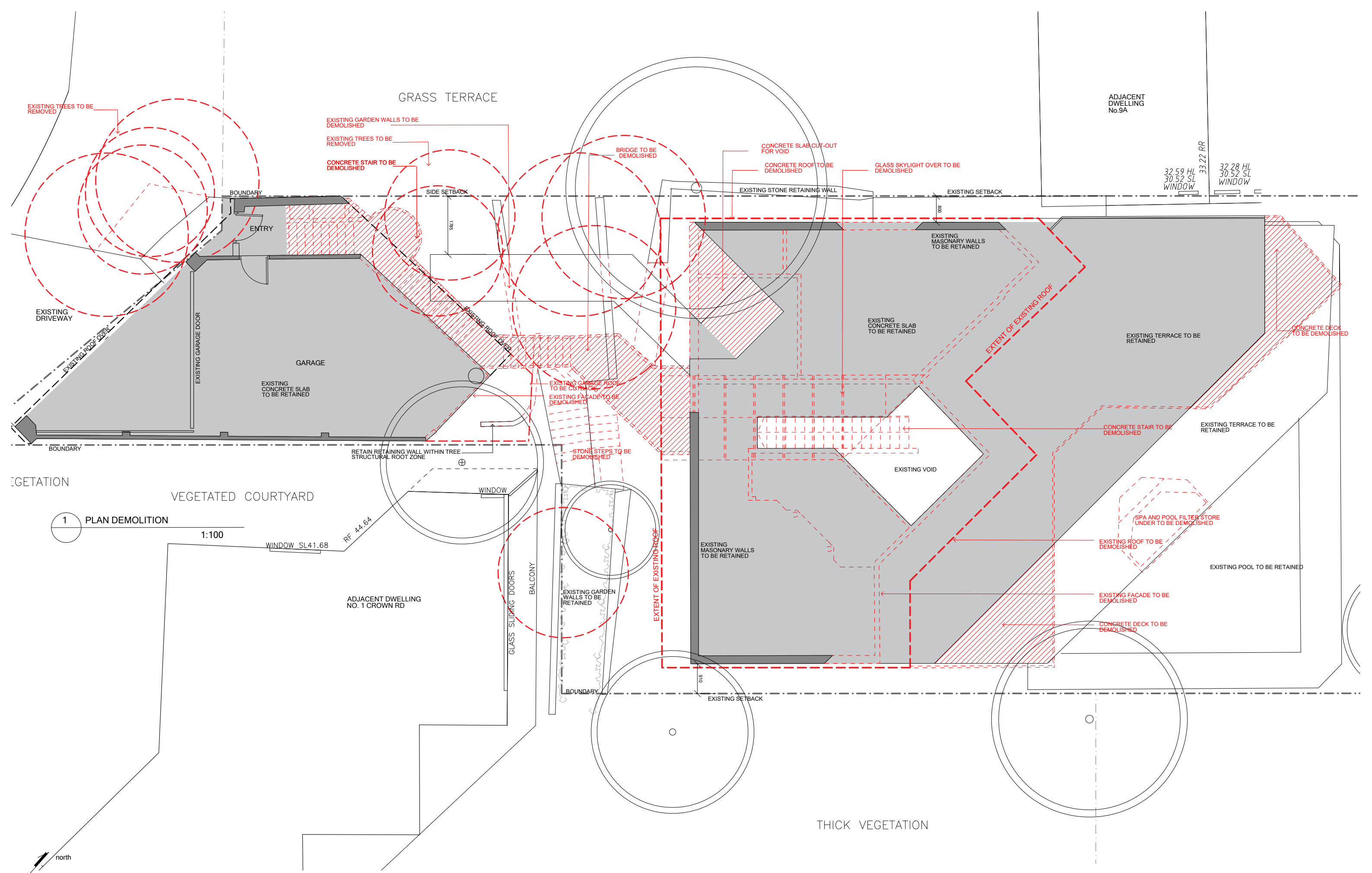
- LEGEND
- EXISTING WALLS TO BE RETAINED
 - NEW WALLS TO BE CONSTRUCTED
 - WALLS OR STRUCTURE TO BE DEMOLISHED
 - NEW BUILT AREA GROSS FLOOR AREA (GFA)
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - PROPOSED TREE

REVISION SCHEDULE	
1.	REDUCE BUILDING FOOTPRINT TO IMPROVE VIEW LOSS INCLUDING REDUCED ROOF HEIGHT

DATE	NOTES	ISSUE
28.04.21	Pre-DA Issue	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

Project	Project No.	Drawing Title
Formica House	10037	SITEPLAN
Address	Scale	Drawn By
7 Crown Rd Queenscliff NSW 2095	1:200@A3	BD
Client	Drawing No.	Issue
A. Formica	10037_DA 1.10	D

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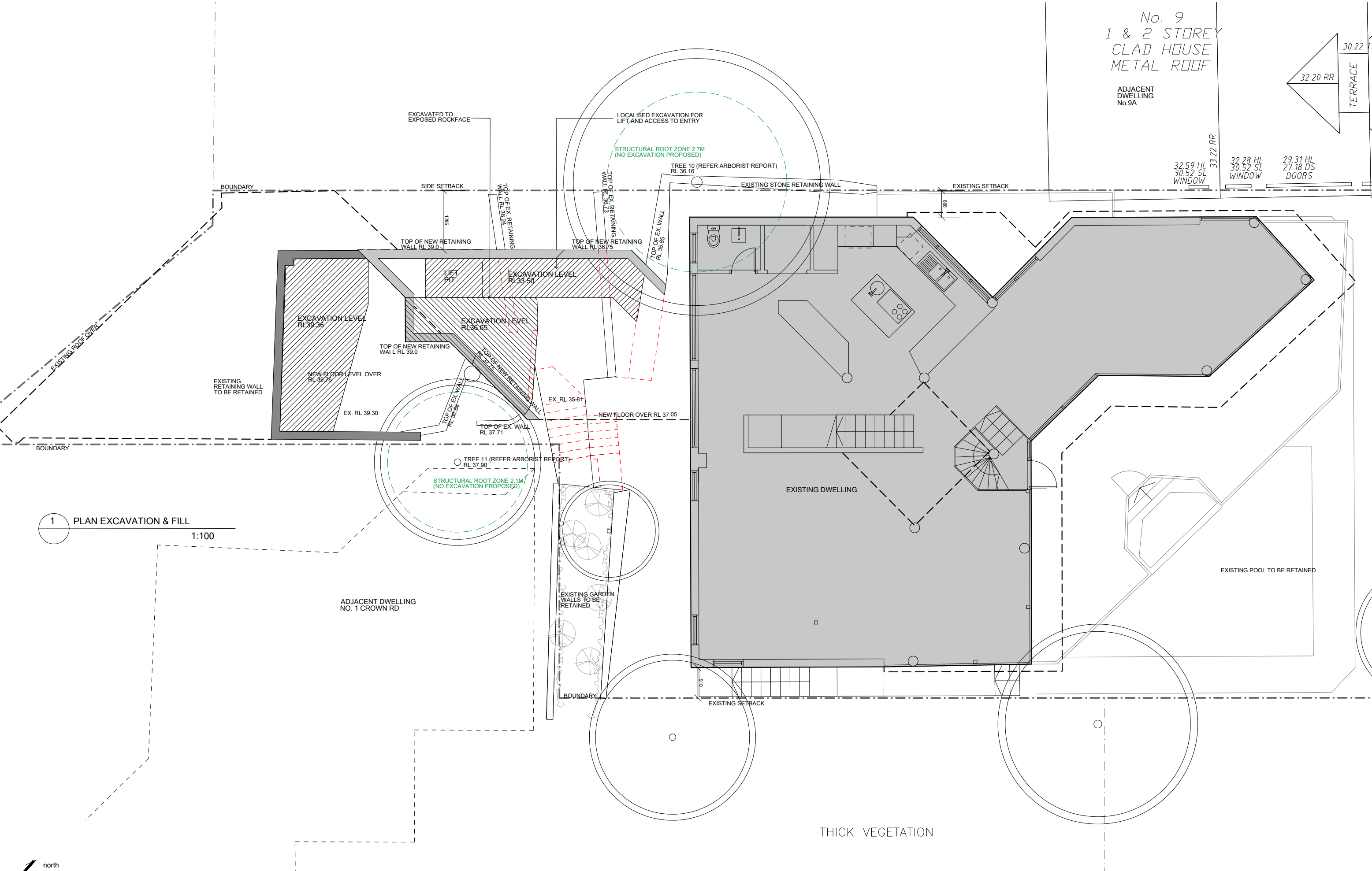
- LEGEND
- EXISTING WALLS TO BE RETAINED
 - NEW WALLS TO BE CONSTRUCTED
 - WALLS OR STRUCTURE TO BE DEMOLISHED
 - FLOORS TO BE DEMOLISHED

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

DATE	NOTES	ISSUE	Project	Project No.	Drawing Title
23.08.21	DA ISSUE	A	Formica House	10037	DEMOLITION PLAN
			Address	Scale	Drawn By
			7 Crown Rd Queenscliff NSW 2095	1:100 @ A3	BD
			Client	Drawing No.	Issue
			A. Formica	10037_DA 1.20	A

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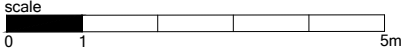


1 PLAN EXCAVATION & FILL
1:100

LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- AREA OF EXCAVATION

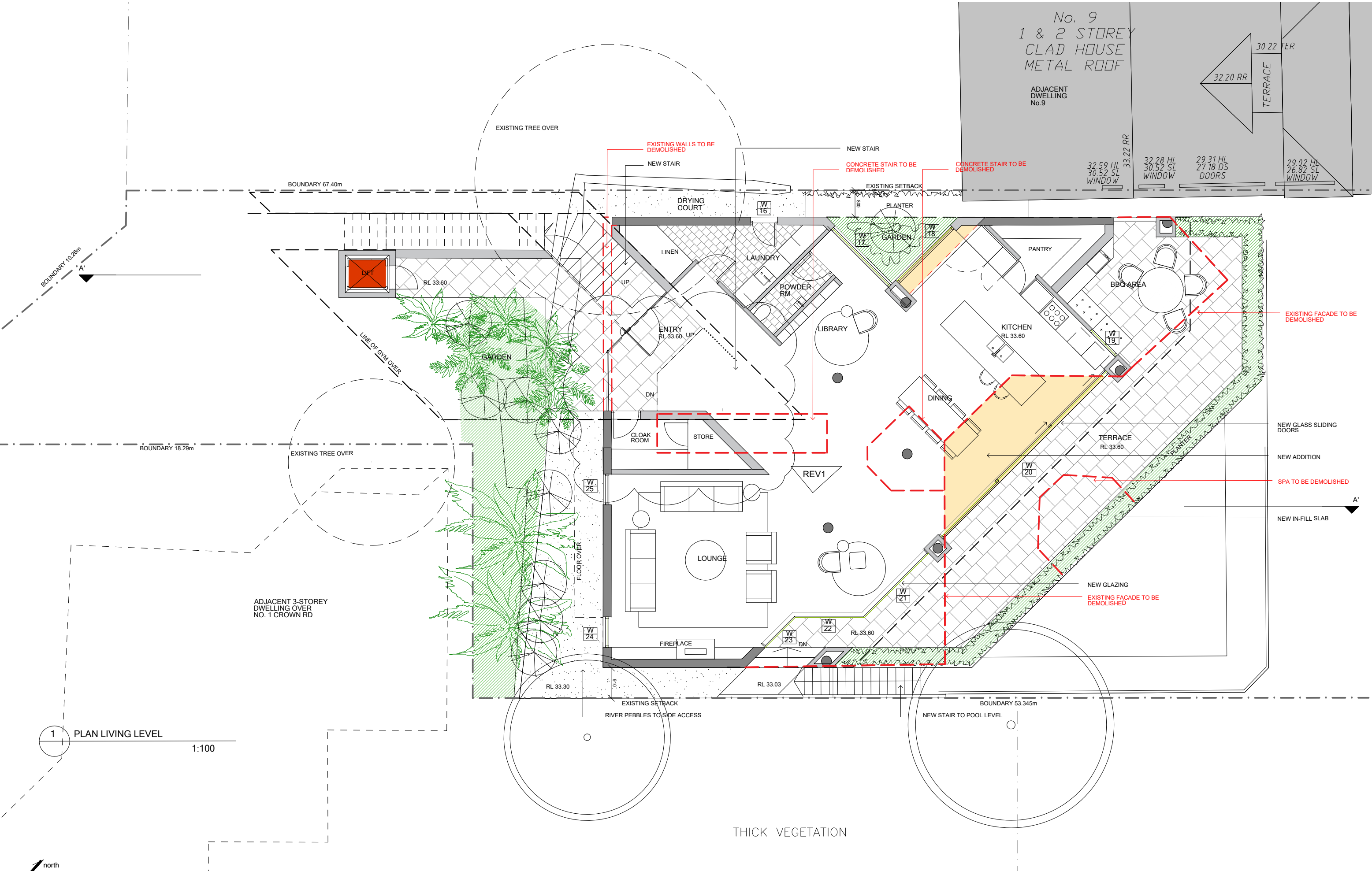


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DATE	NOTES	ISSUE	Project	Project No.	Drawing Title
23.08.21	DA ISSUE	A	Formica House	10037	EXCAVATION & FILL PLAN
			Address	Scale	Drawn By
			7 Crown Rd Queenscliff NSW 2095	1:100 @ A3	BD
			Client	Drawing No.	Issue
			A. Formica	10037_DA 1.21	A

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1 PLAN LIVING LEVEL

1:100

scale 0 1 5m

north

LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED
- NEW BUILT AREA GROSS FLOOR AREA (GFA)
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

REVISION SCHEDULE

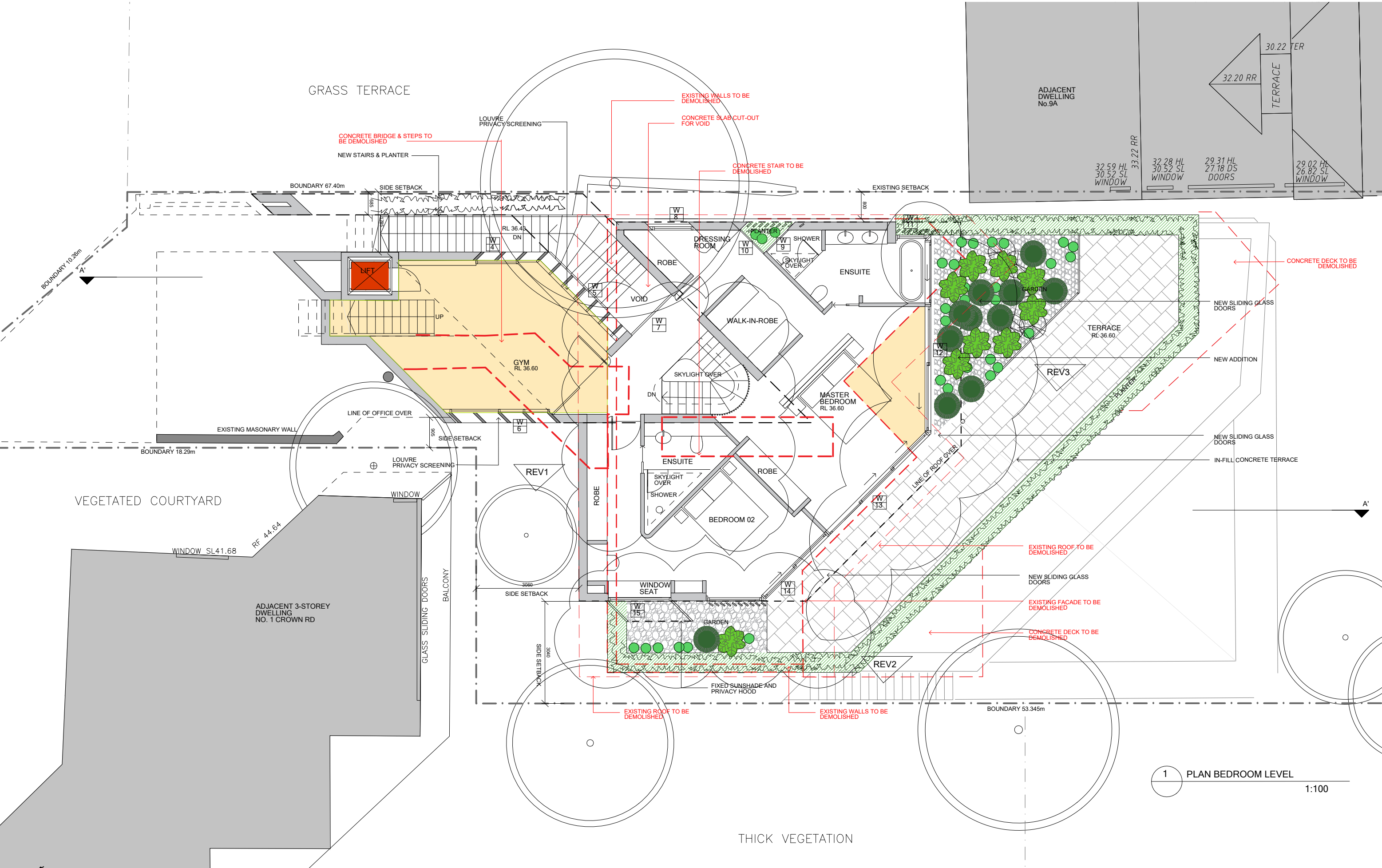
DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

1. REVISED STAIR LOCATION AND PLANNING

Project	Formica House	Project No.	10037	Drawing Title	LEVEL 00 PLAN
Address	7 Crown Rd Queenscliff NSW 2095	Scale	1:100 @ A3	Drawn By	BD
Client	A. Formica	Drawing No.	10037_DA 2.00	Issue	D

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1 PLAN BEDROOM LEVEL
1:100

scale
0 1 5m

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LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED
- NEW BUILT AREA GROSS FLOOR AREA (GFA)
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

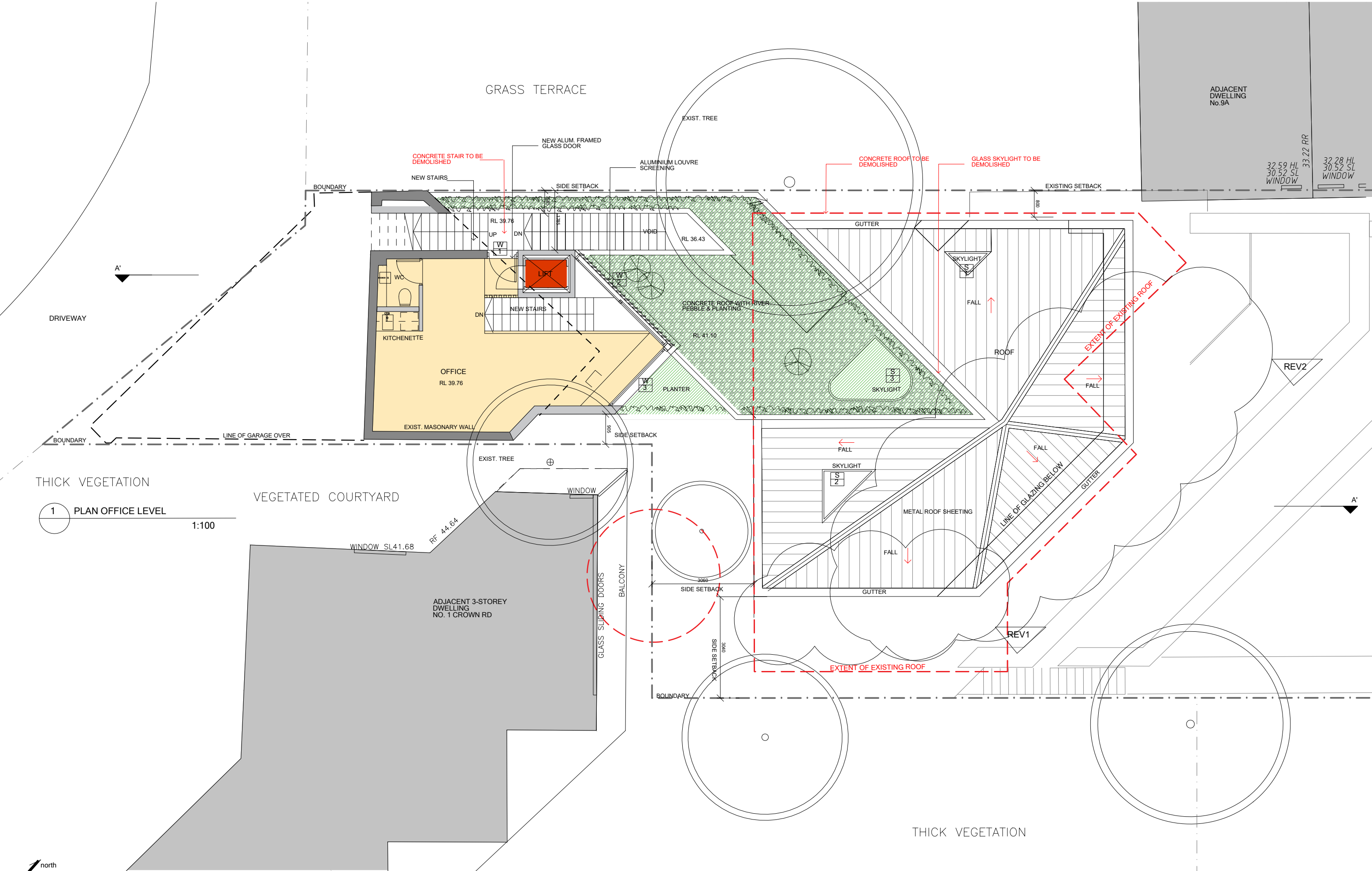
REVISION SCHEDULE

DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

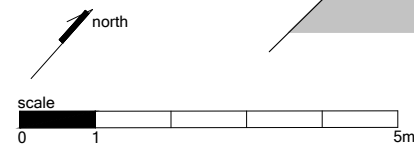
Project	Formica House	Project No.	10037	Drawing Title	LEVEL 01 PLAN
Address	7 Crown Rd Queenscliff NSW 2095	Scale	1:100 @ A3	Drawn By	BD
Client	A. Formica	Drawing No.	10037_DA 2.01	Issue	D

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1 PLAN OFFICE LEVEL
1:100



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Any discrepancies must be reported to the architects.

LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED
- NEW BUILT AREA GROSS FLOOR AREA (GFA)
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

REVISION SCHEDULE	
1.	INTRODUCE DCP COMPLIANT SIDE ENVELOPE
2.	REDUCE BUILDING FOOTPRINT TO IMPROVE VIEW LOSS INCLUDING REDUCED ROOF HEIGHT

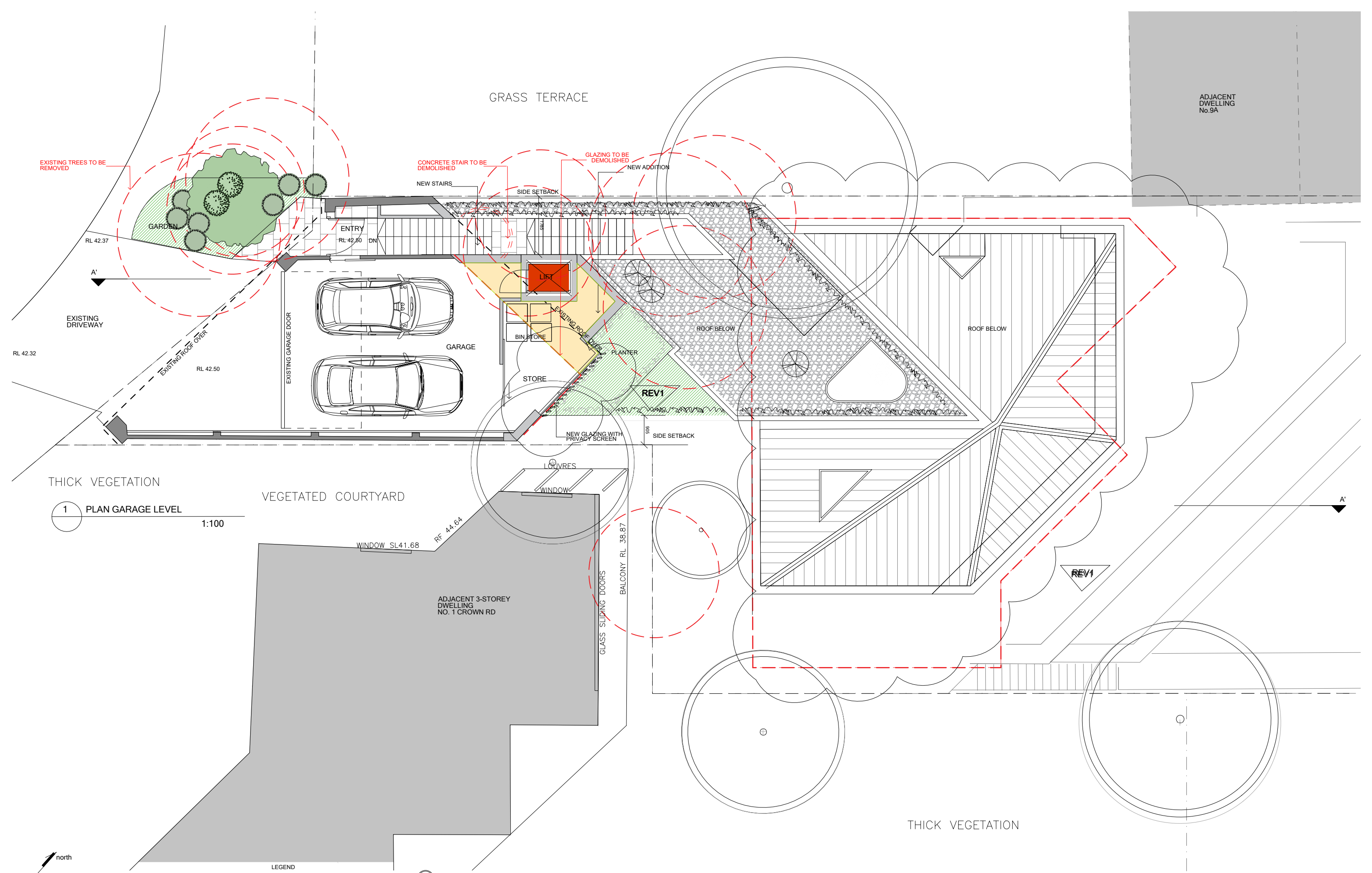
DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

Project	Project No.
Formica House	10037
Address	7 Crown Rd Queenscliff NSW 2095
Client	A. Formica

Drawing Title	
PLAN OFFICE LEVEL	
Scale	Drawn By
1:100 @ A3	BD
Drawing No.	Issue
10037_DA 2.02	D

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1 PLAN GARAGE LEVEL
1:100

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - NEW WALLS TO BE CONSTRUCTED
 - WALLS OR STRUCTURE TO BE DEMOLISHED
 - NEW BUILT AREA GROSS FLOOR AREA (GFA)

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

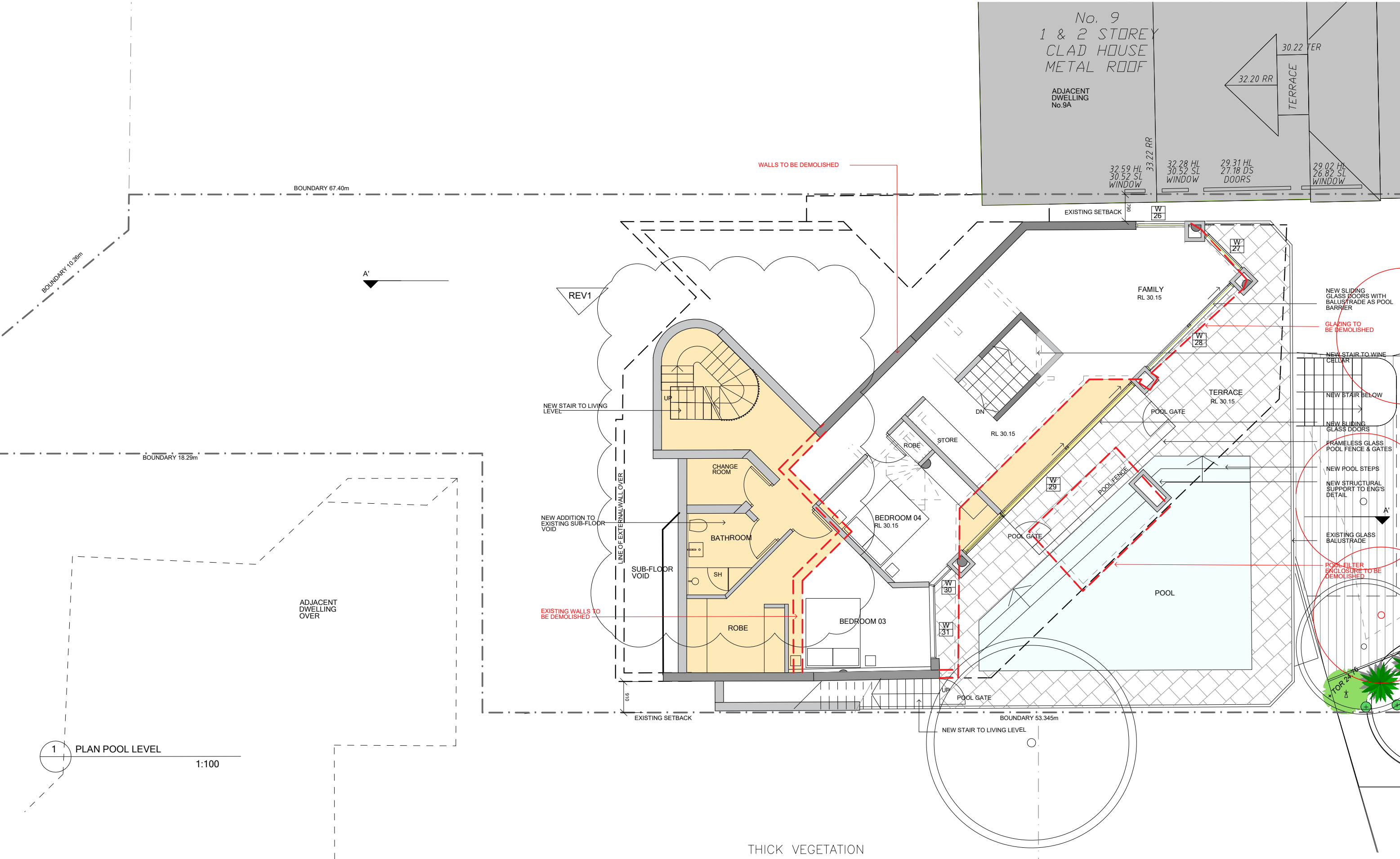
- REVISION SCHEDULE
- REDUCE BUILDING FOOTPRINT TO IMPROVE VIEW LOSS INCLUDING REDUCED ROOF HEIGHT
 - PRIVACY SCREEN ADDED TO GARAGE GLAZING

DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

Project	Project No.
Formica House	10037
Address	7 Crown Rd Queenscliff NSW 2095
Client	A. Formica

Drawing Title	
PLAN GARAGE LEVEL	
Scale	Drawn By
1:100 @ A3	BD
Drawing No.	Issue
10037_DA 2.03	D

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1 PLAN POOL LEVEL

1:100

LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED
- NEW BUILT AREA GROSS FLOOR AREA (GFA)
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

REVISION SCHEDULE

DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

Project

Formica House

Address

7 Crown Rd
Queenscliff NSW 2095

Client

A. Formica

Project No.

10037

Drawing Title

POOL LEVEL PLAN

Scale

1:100 @ A3

Drawing No.

10037_DA 2.001

Drawn By

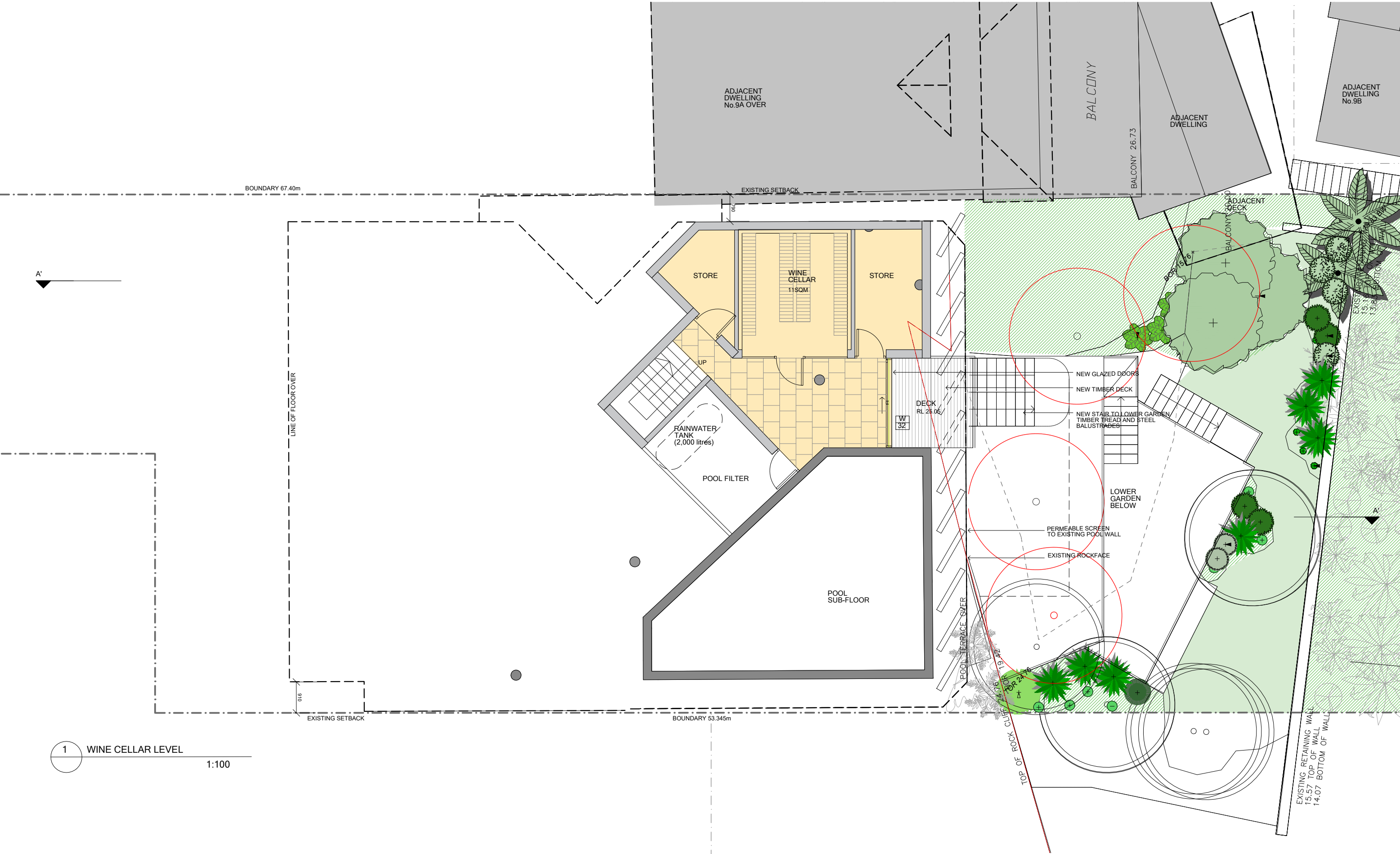
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Issue

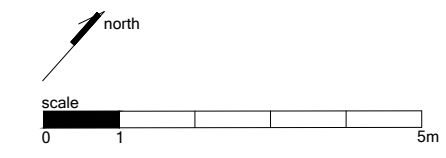
D

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1 WINE CELLAR LEVEL
1:100



Do not scale off drawings. Use figured dimensions only.
Check all dimensions on site prior to construction.
Any discrepancies must be reported to the architects.

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - NEW WALLS TO BE CONSTRUCTED
 - WALLS OR STRUCTURE TO BE DEMOLISHED
 - NEW BUILT AREA GROSS FLOOR AREA (GFA)
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - PROPOSED TREE

DATE	NOTES	ISSUE	Project	Project No.	Drawing Title
28.04.21	PRE-DA ISSUE	A	Formica House	10037	WINE CELLAR LEVEL PLAN
23.08.21	DA ISSUE	B	7 Crown Rd Queenscliff NSW 2095		Scale 1:100 @ A3
			Client A. Formica		Drawn By BD
					Issue B
					Drawing No. 10037_DA 2.002

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1 LOWER GARDEN LEVEL
1:100



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LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED
- NEW BUILT AREA GROSS FLOOR AREA (GFA)

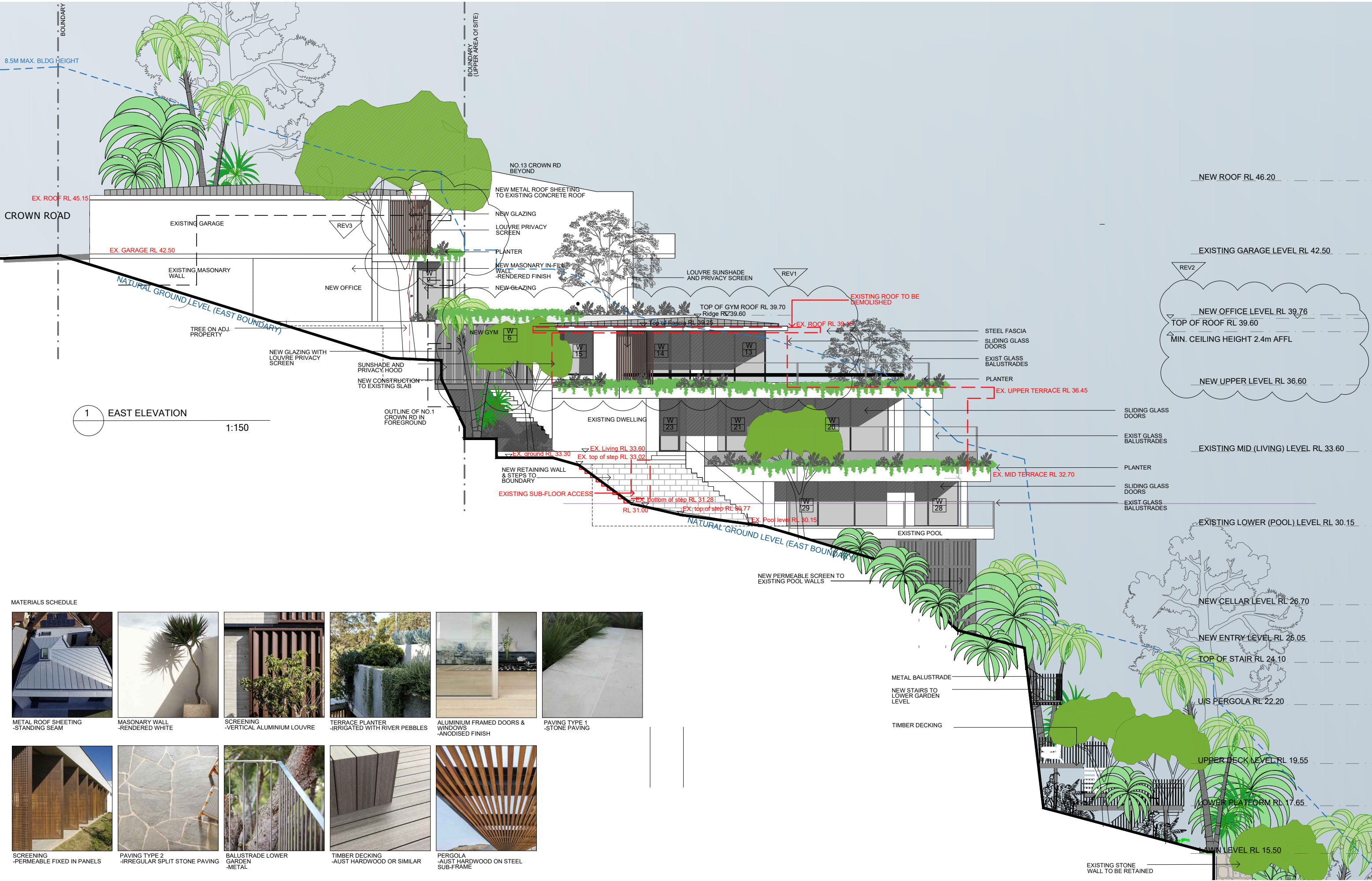
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B

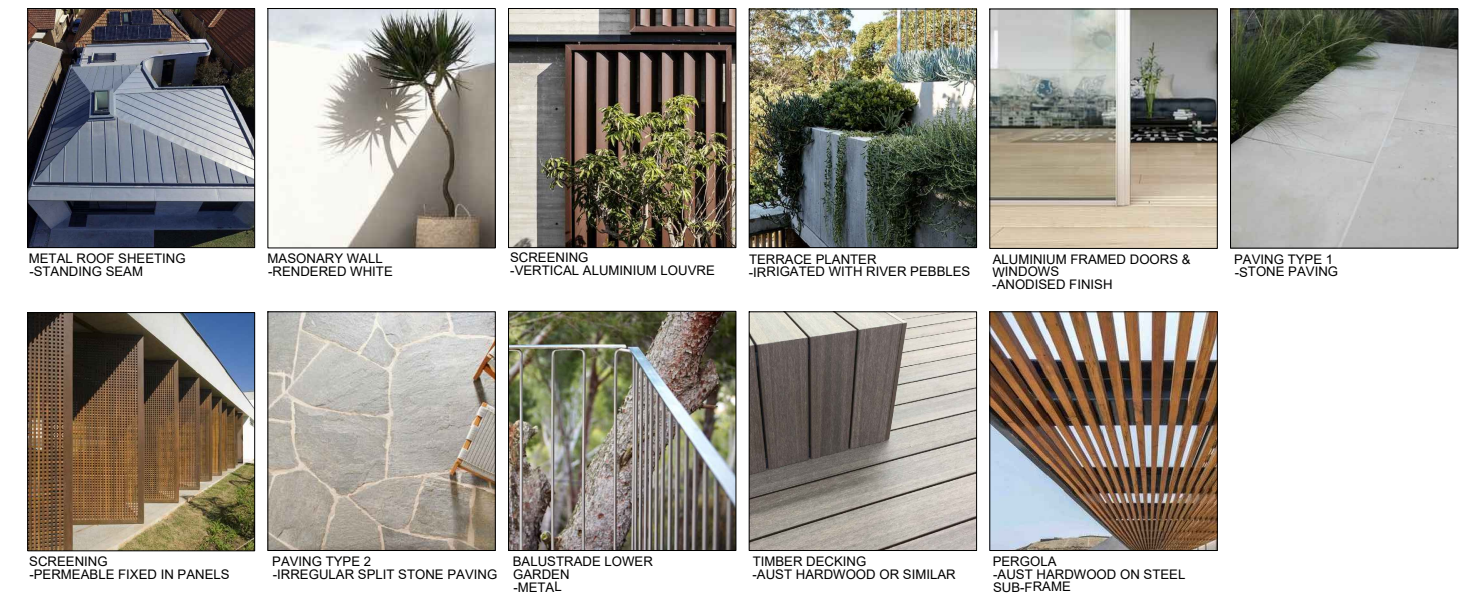
Project	Project No.
Formica House	10037
Address	7 Crown Rd Queenscliff NSW 2095
Client	A. Formica

Drawing Title	
LOWER GARDEN LEVEL PLAN	
Scale	Drawn By
1:100 @ A3	BD
Drawing No.	Issue
10037_DA 2.003	B

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MATERIALS SCHEDULE



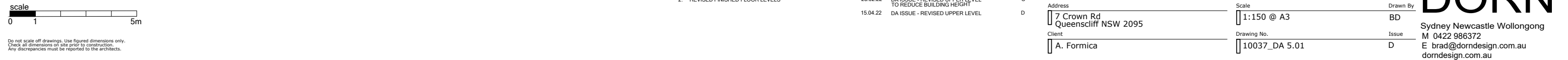
Do not scale off drawings. Use figured dimensions only.
Check all dimensions on site prior to construction.
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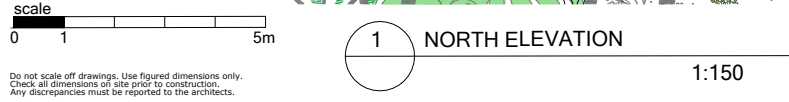
REVISION SCHEDULE	
1.	REDUCED BUILDING HEIGHT AND SIDE BOUNDARY
2.	REVISED FINISHED FLOOR LEVELS
3.	PRIVACY SCREEN ADDED TO GARAGE WINDOW

DATE	NOTES	ISSUE
28.04.21	PRE-DA ISSUE	A
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

Project	Project No.	Drawing Title
Formica House	10037	EAST ELEVATION
Address	Scale	Drawn By
7 Crown Rd Queenscliff NSW 2095	1:150 @ A3	BD
Client	Drawing No.	Issue
A. Formica	10037_DA 5.00	D

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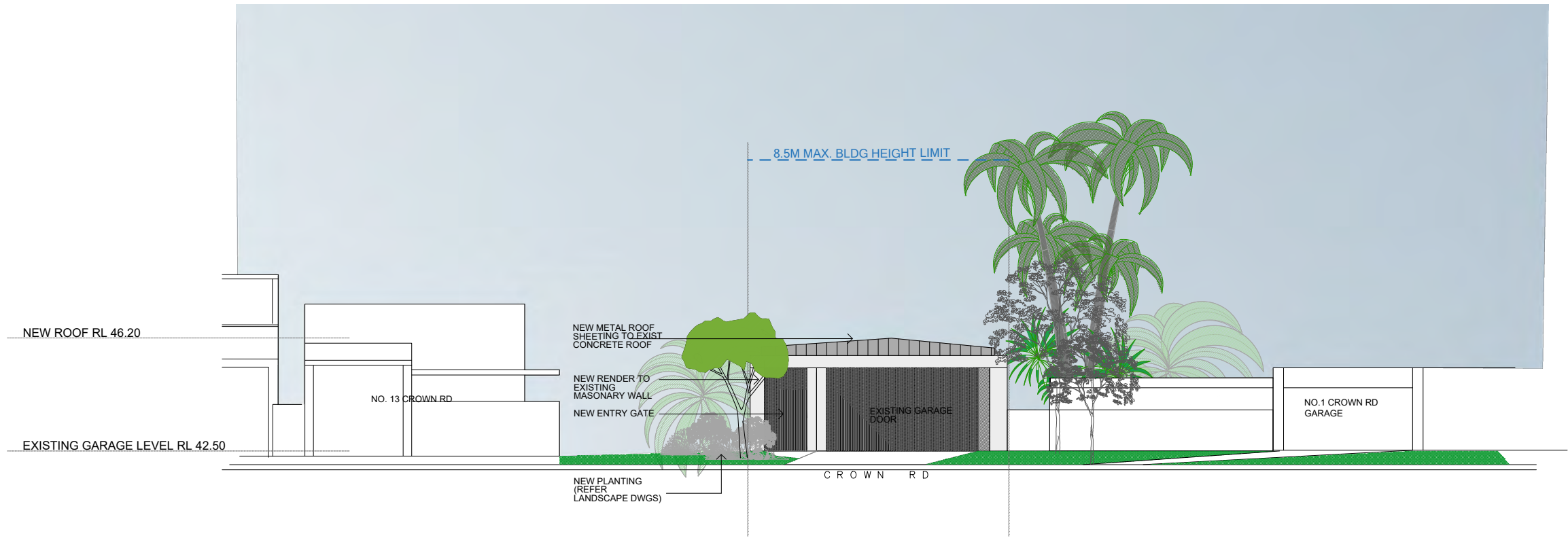


MATERIALS SCHEDULE

METAL ROOF SHEETING -STANDING SEAM	MASONRY WALL -RENDERED WHITE	SCREENING -VERTICAL ALUMINIUM LOUVRE	TERRACE PLANTER -IRRIGATED WITH RIVER PEBBLES	ALUMINIUM FRAMED DOORS & WINDOWS -ANODISED FINISH	PAVING TYPE 1 -STONE PAVING
SCREENING -PERMEABLE FIXED IN PANELS	PAVING TYPE 2 -IRREGULAR SPLIT STONE PAVING	BALUSTRADE LOWER GARDEN -METAL	TIMBER DECKING -AUST HARDWOOD OR SIMILAR	PERGOLA -AUST HARDWOOD ON STEEL SUB-FRAME	

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1 SOUTH ELEVATION
1:150

MATERIALS SCHEDULE



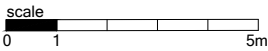
METAL ROOF SHEETING
-STANDING SEAM



MASONARY WALL
-RENDERED WHITE



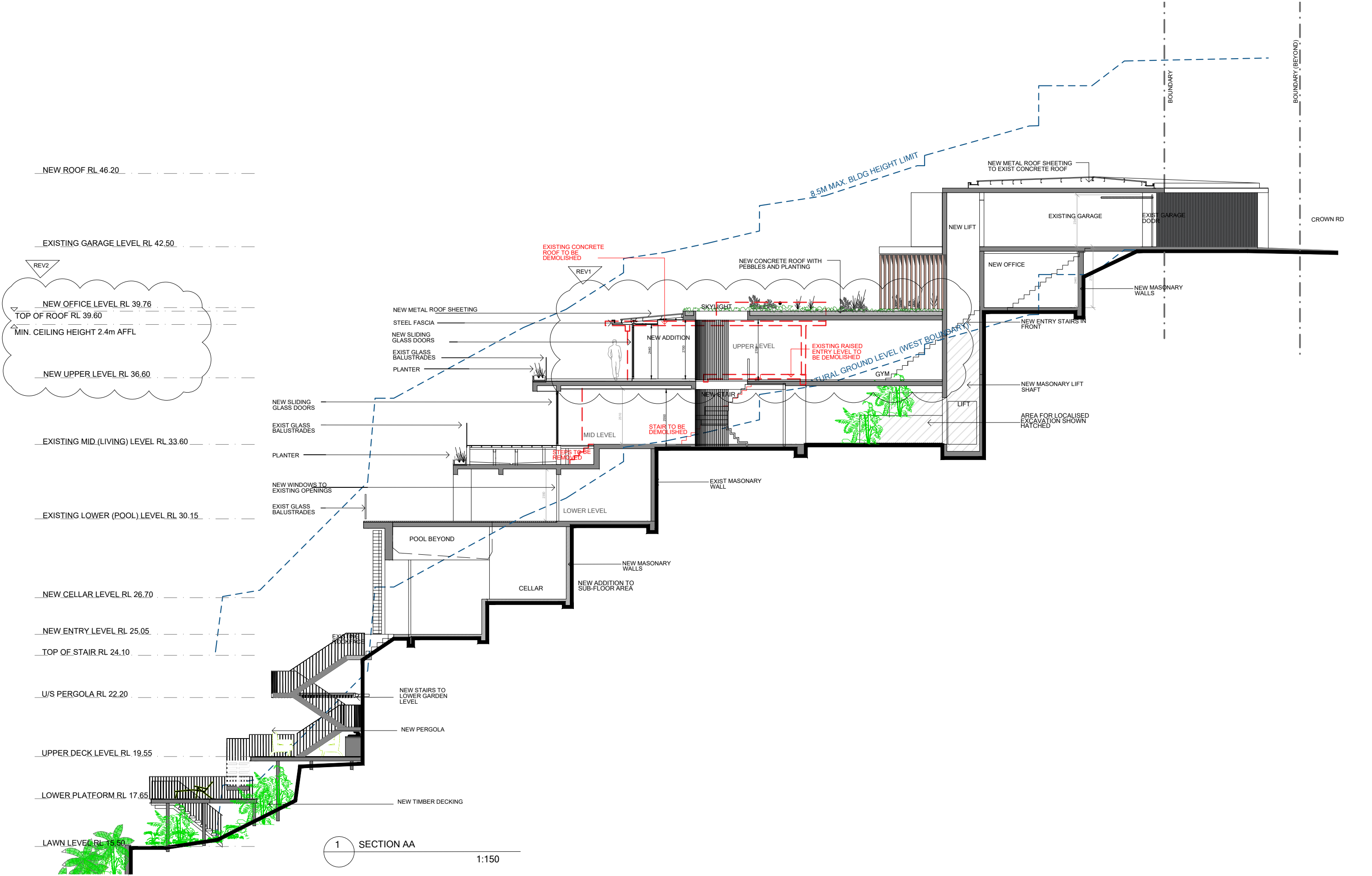
PAVING TYPE 2
~~IRREGULAR SPLIT STONE PAVING~~



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Any discrepancies must be reported to the architects.

DATE	NOTES	ISSUE	Project	Project No.	Drawing Title	Scale	Drawn By
28.04.21	PRE-DA ISSUE	A	Formica House	10037	SOUTH ELEVATION	1:150 @ A3	BD
23.08.21	DA ISSUE	B	7 Crown Rd Queenscliff NSW 2095				
			Client A. Formica			Drawing No. 10037_DA 5.03	Issue B

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scale

0 1 5m

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LEGEND

- EXISTING WALLS TO BE RETAINED
- NEW WALLS TO BE CONSTRUCTED
- WALLS OR STRUCTURE TO BE DEMOLISHED
- NEW BUILT AREA GROSS FLOOR AREA (GFA)
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

REVISION SCHEDULE

DATE	NOTES	ISSUE
23.08.21	DA ISSUE	B
25.02.22	DA ISSUE - REVISED UPPER LEVEL TO REDUCE BUILDING HEIGHT	C
15.04.22	DA ISSUE - REVISED UPPER LEVEL	D

1. REDUCED BUILDING HEIGHT AND SIDE BOUNDARY SETBACK
2. REVISED FINISHED FLOOR LEVELS

Project	Project No.	Drawing Title
Formica House	10037	SECTION
Address	7 Crown Rd Queenscliff NSW 2095	Scale
Client	A. Formica	1:150 @ A3
		Drawing No.
		10037_DA 6.00

Drawn By	Issue
BD	D

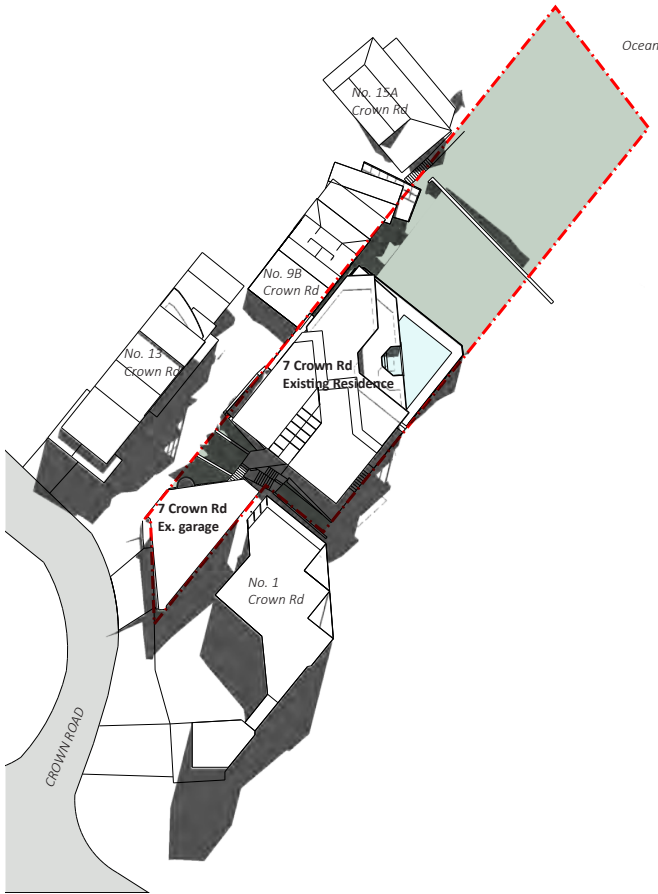
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Shadow
Diagrams



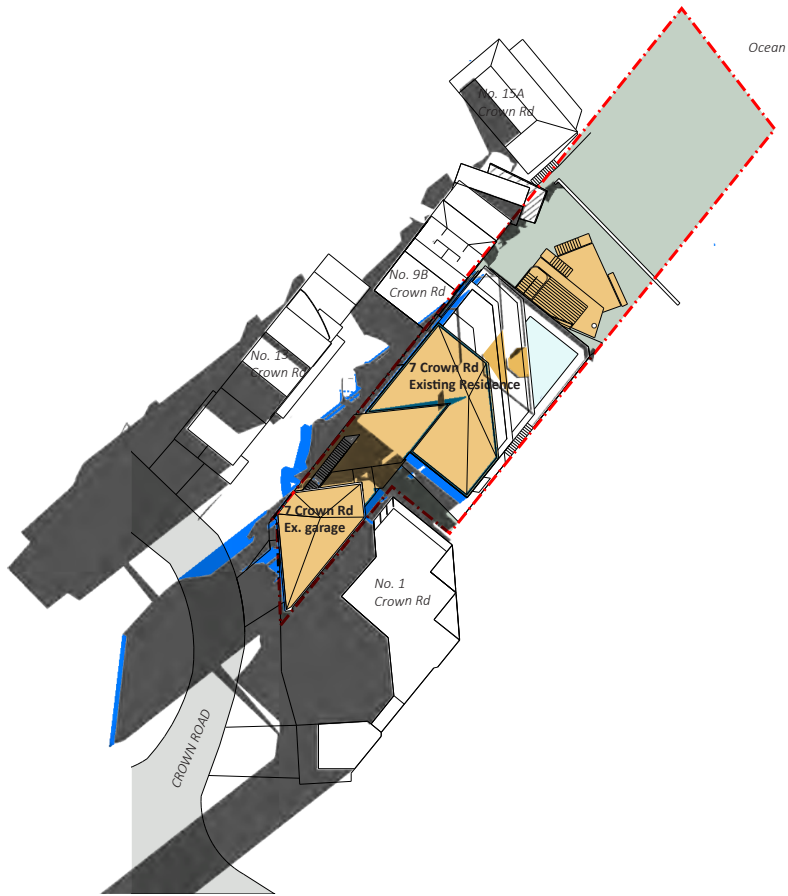
EXISTING - WINTER SOLTICE 9AM



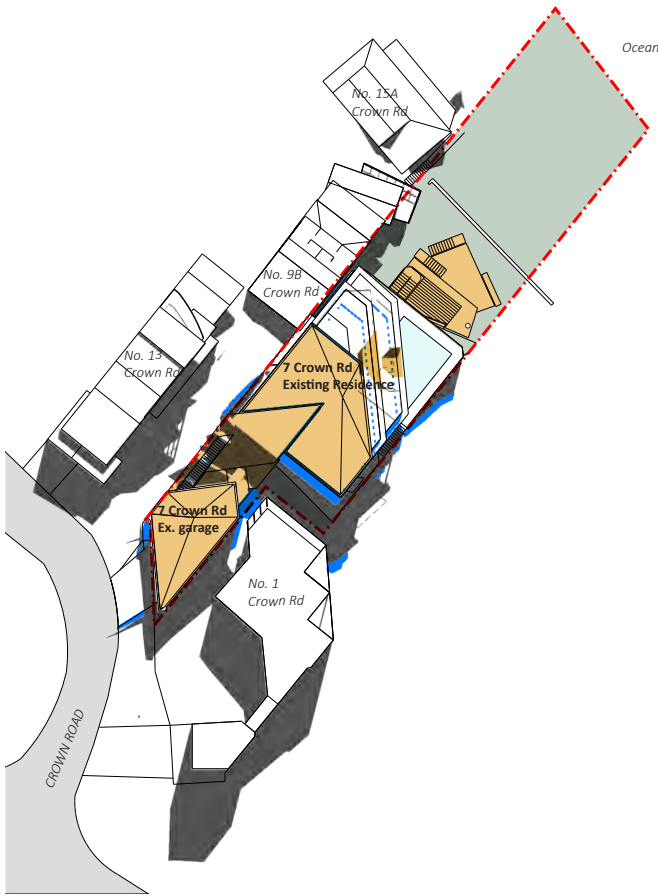
EXISTING - WINTER SOLTICE 12PM



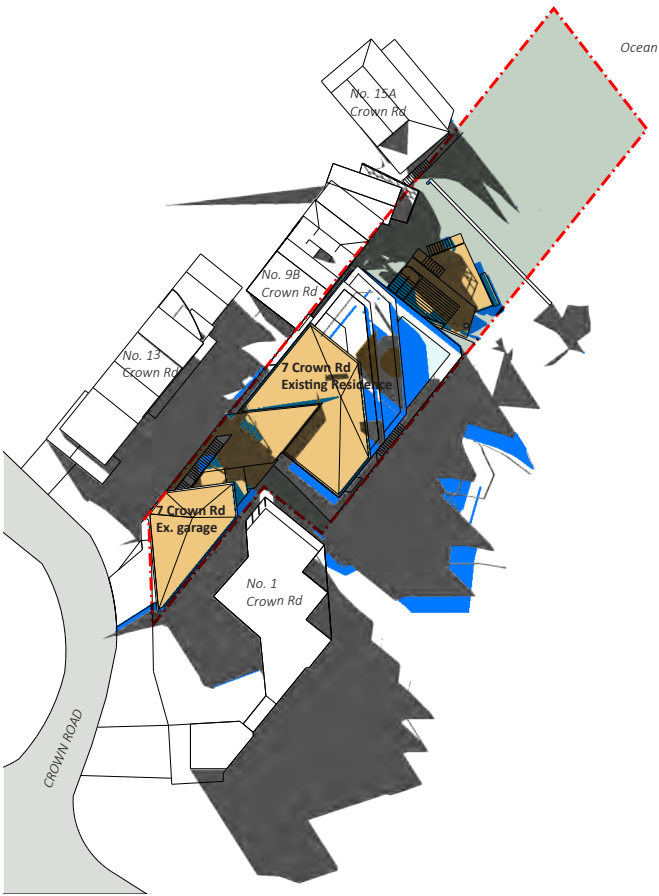
EXISTING - WINTER SOLTICE 3PM



PROPOSED - WINTER SOLTICE 9AM



PROPOSED - WINTER SOLTICE 12PM



PROPOSED - WINTER SOLTICE 3PM



7 CROWN RD QUEENSCLIFF

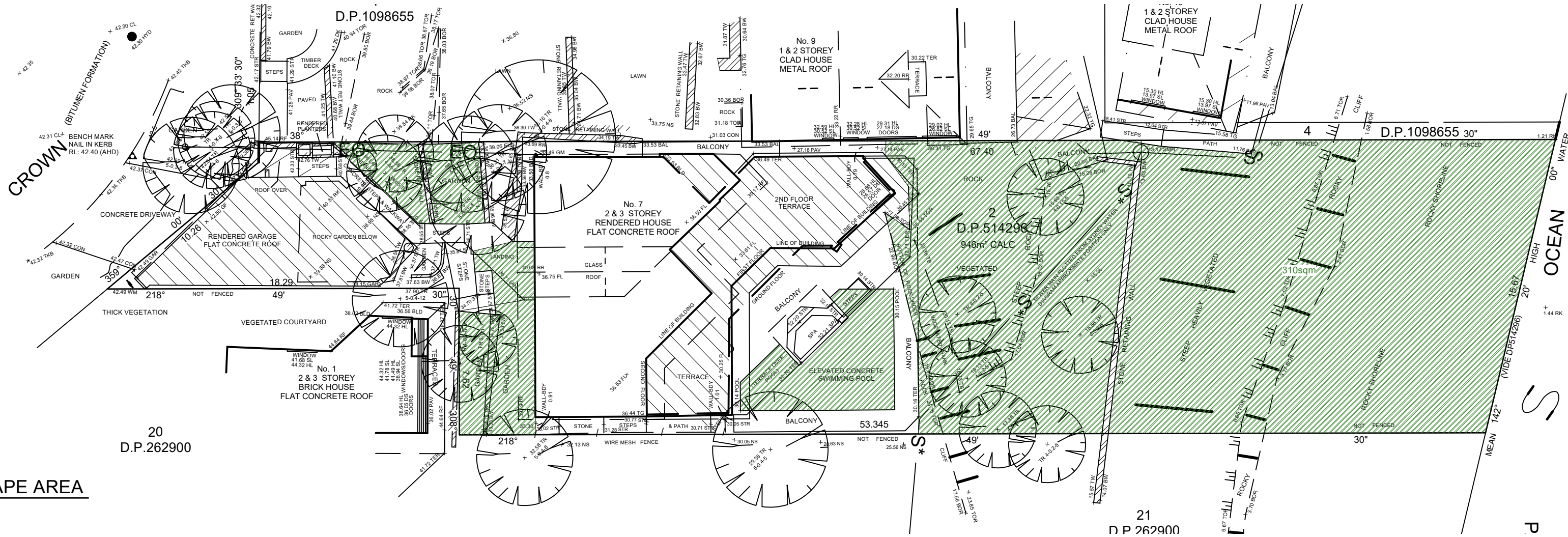
Alterations & additions to existing dwelling



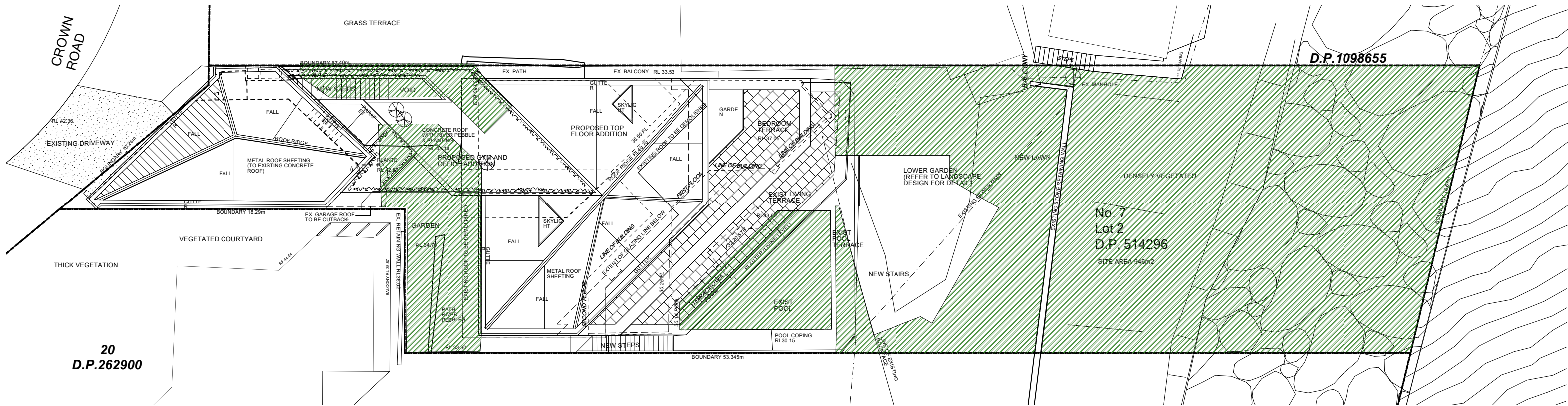
ADDITIONAL SHADOWS GENERATED BY PROPOSAL

EXTENT OF PROPOSED ADDITIONS

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1 EXISTING LANDSCAPE AREA
Scale: 1:200



2 PROPOSED LANDSCAPE AREA
Scale: 1:200

LANDSCAPE AREA CALCULATIONS

WLEP2011 - Zone R3
Site area: 946m²

REQUIREMENTS

WDCP 2011 D1 40% [378.4m²]

Existing landscape area: 60% [567m²]

Proposed landscape area: 57% [540m²]

REVISED CALCULATIONS BASED ON LAND ACQUISITION

Approximate site area: 659m²

WDCP 2011 D1 40% [264m²]

Existing landscape area: 39% [257m²]

Proposed landscape area: 35% [230m²]

THE GARDEN SOCIAL

Landscape Architecture + Design
hello@thegardensocial.com.au
thegardensocial.com
0422 629 366

NOTES
THIS DRAWING IS FOR DESIGN GUIDANCE ONLY AND NOT FOR CONSTRUCTION. FINAL DETAILS MUST MEET SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS. VERIFY ALL DIMENSIONS ON SITE WITH DETAILED SITE SURVEY PRIOR TO OFF SITE FABRICATIONS.
ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, ALL LOCAL AND STATE GOVERNMENT ORDINANCES AND ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND REGULATIONS.
PLEASE NOTIFY THE GARDEN SOCIAL IMMEDIATELY OF ANY DISCREPENCIES.

PROJECT
QUEENSCLIFF HOUSE
7 Crown Road
Queenscliff NSW 2096

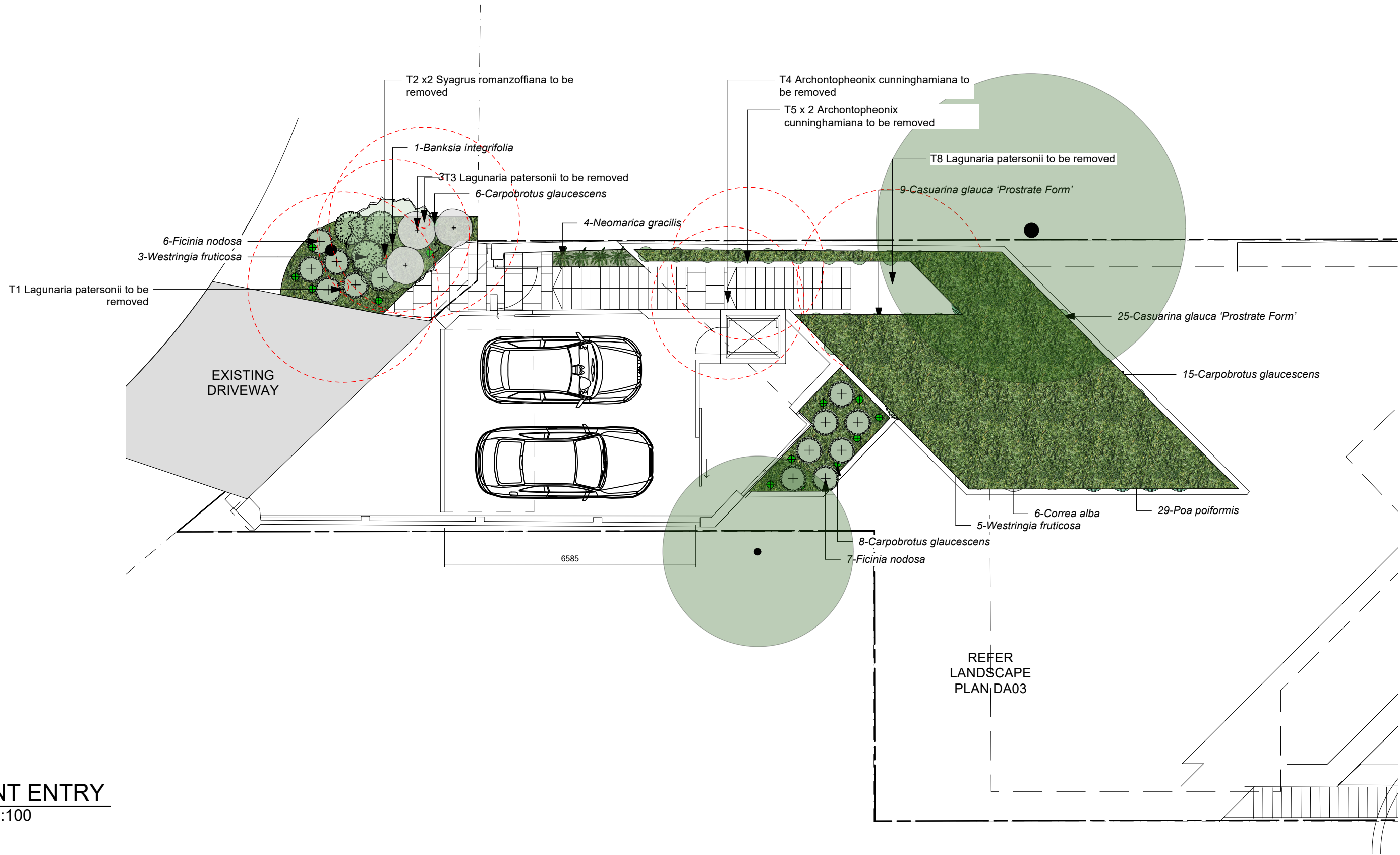
DRAWN
AC
TITLE
LANDSCAPE AREA CALCULATIONS

SCALE
1:100 [A3]
DATE
10.08.2021



DWG NO
DA01
SHEET #

REV
A



2 FRONT ENTRY
Scale: 1:100



Banksia integrifolia



Correa alba



Casuarina 'Prostrate Form'



Ficinia nodosa



Carpobrotus glaucescens

PLANT SCHEDULE							
ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Spread	Mature Height	Remarks
Trees							
BI	1	Banksia integrifolia	Coastal Banksia	100Ltr	3.5 - 6m	5 - 10m	stake as required
Shrubs							
Ca	9	Correa alba	White Correa	200mm	1 - 1.5m	1.5 - 2m	
Wlg	8	Westringia fruticosa	Coastal rosemary	300mm	1 - 1.5m	1 - 1.5m	
Grasses							
Ng	4	Neomarica gracilis	Walking Iris	175mm	0.6 - 0.9m	0.75 - 0.9m	
Fn	13	Ficinia nodosa	Knobby club rush	140mm	1m	1m	
Pp	29	Poa poliformis	Coastal Tussock Grass	140mm	0.5-1.5m	0.6-1.2m	
Groundcovers							
Cg	29	Carpobrotus glaucescens	Pigface	140mm	1.2 - 2.0m	0.0 - 0.3m	
Cgpf	34	Casuarina glauca 'Prostrate Form'	Prostrate Swamp Oak	140mm	1m	0.1-0.3m	

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NOTES
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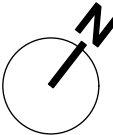
PROJECT
QUEENSCLIFF HOUSE
7 Crown Road
Queenscliff NSW 2096

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AC

SCALE
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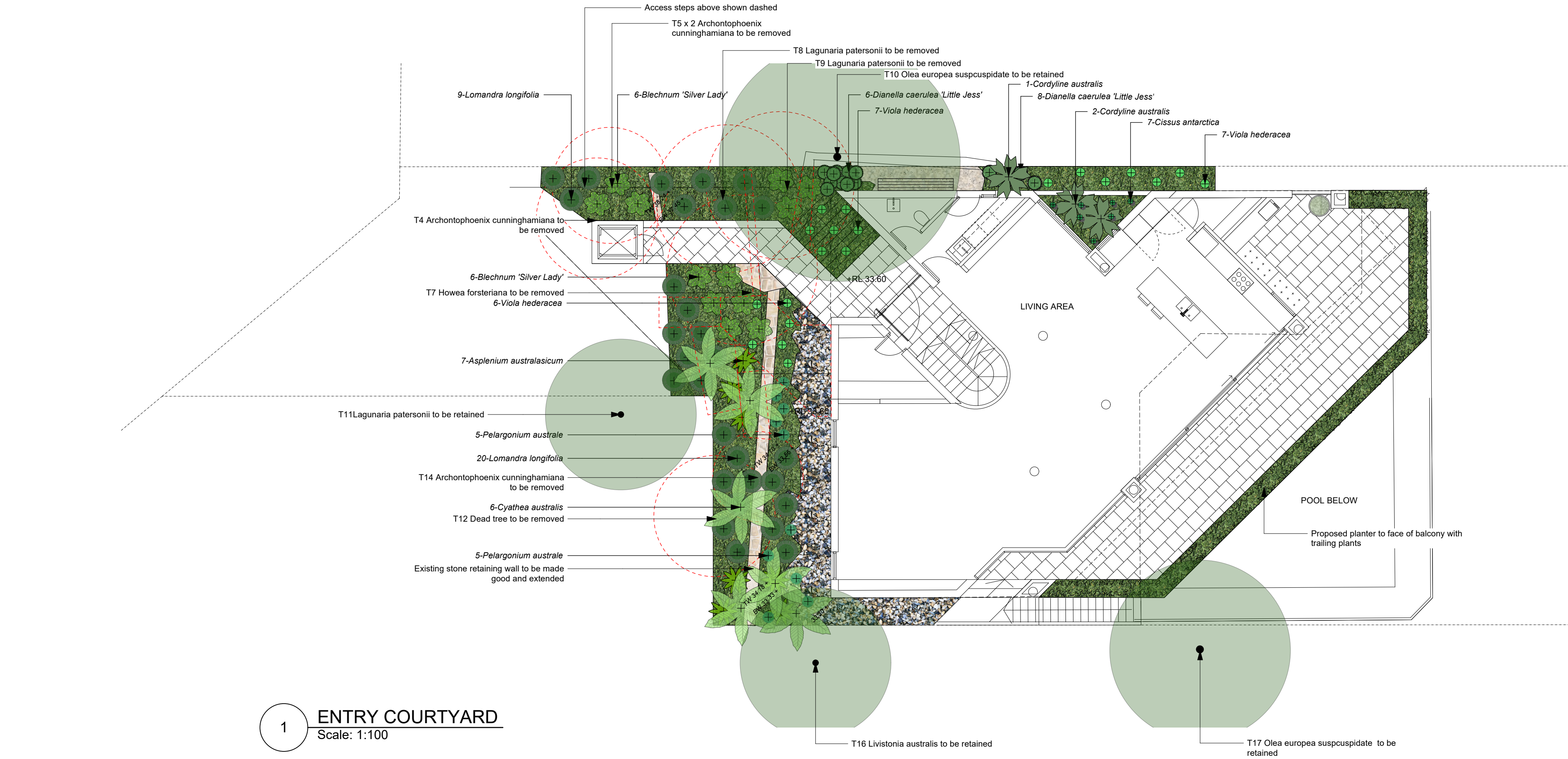
DATE
20.08.2021

TITLE
FRONT ENTRY- LANDSCAPE



DWG NO
DA02
SHEET #

REV
B



1 ENTRY COURTYARD
Scale: 1:100



Cordyline australis



Dianella 'Little Jess'



Blechnum 'Silver Lady'



Carpobrotus glaucescens



Lomandra longifolia



Cyathea australis

PLANT SCHEDULE					
ID	Botanical Name	Common Name	Size	Qty	Remarks
Trees					
Ct	Cordyline australis	Cabbage Tree	300 mm	3	
Grasses					
Dlj	Dianella caerulea 'Little Jess'	Flax Lily	140 mm	14	
Li	Lomandra longifolia	Mat Rush	140 mm	29	
Groundcovers					
Pa	Pelargonium australe	Austral Storksbill	200 mm	10	
Vh	Viola hederacea	Native Violet	140 mm	20	
Ferns					
Aa	Asplenium australasicum	Birds's Nest Fern	200 mm	7	
Bsl	Blechnum 'Silver Lady'	Silver Lady Fern	200 mm	12	
Cco	Cyathea australis	Rough Tree Fern	2-3m trunks	6	

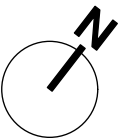
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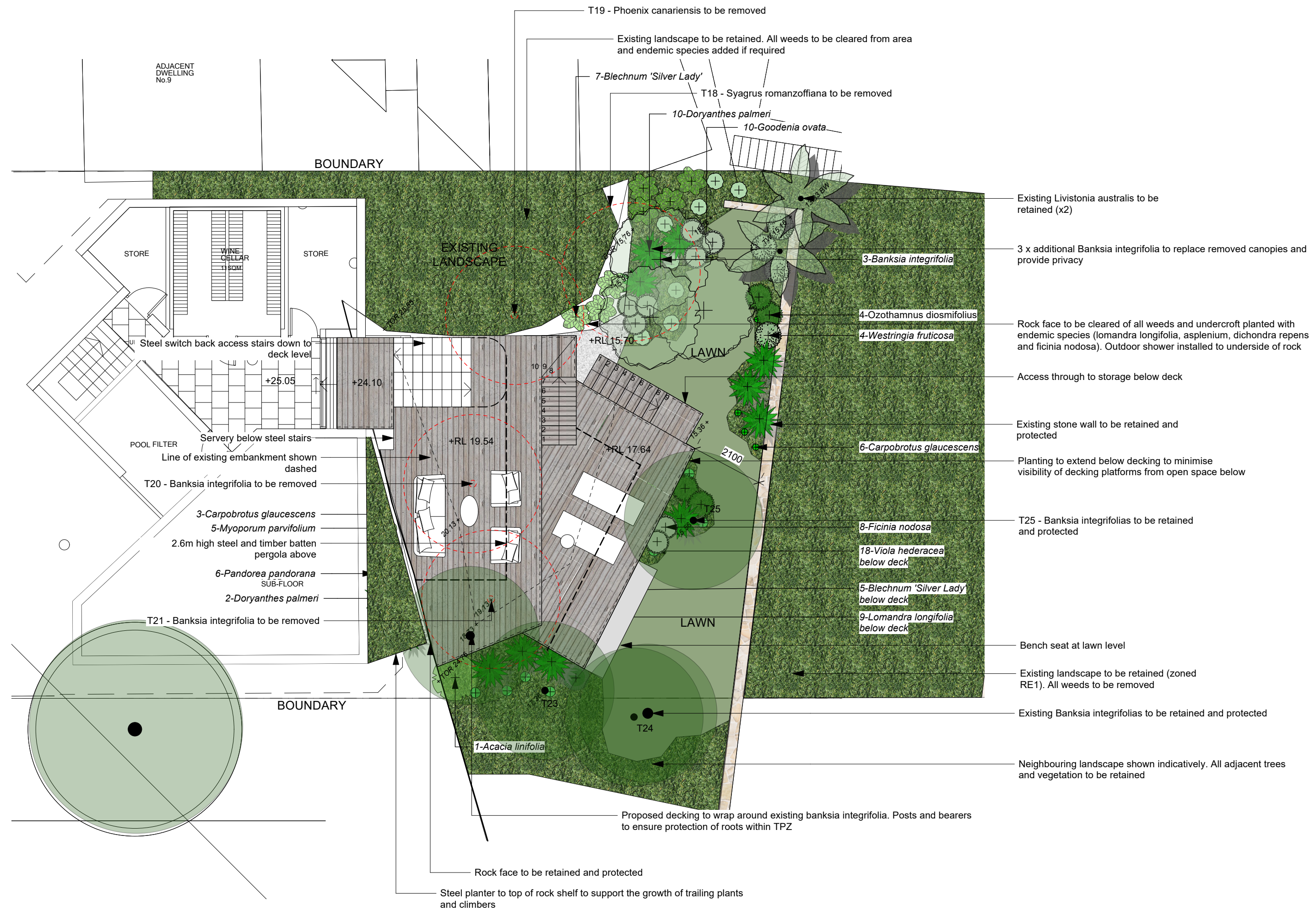
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QUEENSCLIFF HOUSE
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AC
SCALE
1:100 (A2)
DATE
20.08.2021
TITLE
ENTRY COURTYARD LANDSCAPE PLAN



DWG NO
DA03
SHEET #

REV
B



1 LOWER LANDSCAPE
Scale: 1:100



Banksia integrifolia



Ozothamnus



Acacia linifolia



Pandorea pandorana



Westringia fruticosa

PLANT SCHEDULE					
ID	Botanical Name	Common Name	Size	Qty	Remarks
Trees					
BI	Banksia integrifolia	Coastal Banksia	75 Ltr	3	
Shrubs					
Amc	Acacia linifolia	Flax Wattle	200 mm	1	
Dop	Doryanthes palmeri	Spear Lily	300 mm	12	
Od	Ozothamnus diosmifolius	Sago bush	200mm	4	
Wjg	Westringia fruticosa	Coastal rosemary	300 mm	4	
Grasses					
Fn	Ficinia nodosa	Knobby club rush	140mm	8	
LI	Lomandra longifolia	Mat Rush	140 mm	9	
Groundcovers					
Cg	Carpobrotus glaucescens	Pigface	140 mm	9	
GoOv	Goodenia ovata	Hop Goodenia	140 mm	10	
Mp	Myoporum parvifolium	Creeping Boobialla	140 mm	5	
Vh	Viola hederacea	Native Violet	140 mm	18	
Climbers					
Pps	Pandorea pandorana	Wonga Wonga Vine	200mm	6	
Ferns					
Bsl	Blechnum 'Silver Lady'	Silver Lady Fern	200mm	12	

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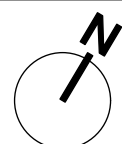
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TITLE
LOWER LANDSCAPE



DWG NO
DA04
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REV
B