

Project address	
Project name	941109463 Matthew 128 Queenscliff Rd
Street address	128 Queenscliff Road Queenscliff 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16941
Lot number	3
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more,

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

Windows an	d glazed	doors	glazing	requirements	
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Glazing requ	irements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check				
Windows and	l glazed do	ors							
The applicant n Relevant overs	nust install th hadowing sp	e window: ecification	s, glazed is must be	doors and sh satisfied for	ading devices, in accordance with each window and glazed door.	the specifications listed in the table below.	$\checkmark$	~	~
The following re	equirements	must also	be satisfi	ed in relation	to each window and glazed door:			~	~
Each window o have a U-value must be calcula		~	~						
Each window o have a U-value must be calcula only. Alternative		~	~						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.								~	~
Pergolas with p	olycarbonate	roof or si	imilar tran	slucent mate	rial must have a shading coefficien	t of less than 0.35.		~	~
Pergolas with fi shades a perpe	xed battens i indicular wind	must have dow. The	e battens p spacing b	erallel to the	window or glazed door above which no must not be more than 50 mm.	ch they are situated, unless the pergola also		~	~
Windows ar	d glazed o	doors g	lazing r	equiremer	nts				
Window / door	Orientation	Area of	Oversha	dowing	Shading device	Frame and glass type			
no.		glass inc. frame (m2)	Height (m)	Distance (m)					
W3	SE	0.96	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W4	SW	2.52	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	SW	3.24	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W1	SW	0.54	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)	]		

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.		1	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check		
Insulation requirements					
The applicant must construct the new or altered the table below, except that a) additional insul is not required for parts of altered construction	~	~	~		
Construction	Additional insulation required (R-value)	Other specifications			
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket	medium (solar absorptance 0.475 - 0.70)			

### Legend

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

Commitments identified with a "v" 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 "v" 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.

## Purpose: Development application only (DA)

(75 mm)

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ABN (if applicable): 87625554252

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941109463 Client/s Matthew Leiper Sheet



**Existing status** 



**Location plan** 

## **Development approval compliance**

	Condition	Existing	Proposed	Compliance	% Required
Site area	n/a	475.9 m²	n/a	n/a	n/a
Basement floor area	n/a	55.3 m²	n/a	n/a	n/a
Ground floor area	n/a	78.1 m²	n/a	n/a	n/a
First floor area	n/a	58 m²	81.2 m <sup>2</sup>	n/a	n/a
Garage area	n/a	25.8 m²	n/a	n/a	n/a
Roof area	n/a	n/a	n/a	n/a	n/a
Gross floor area	Garage GFA excludes 1 car parking space (18m²) Excludes: Basements, Storage, Vehicle access, Terraces & Balconies with outer walls <1.4m high and Voids	199.2 m²	222.4 m²	n/a	n/a
Floor space ratio	Garage GFA excludes 1 car parking space (18m²) Excludes: Basements, Storage, Vehicle access, Terraces & Balconies with outer walls <1.4m high and Voids	41.2 %	46.7 %	n/a	n/a
Site coverage	Ground floor & Gagare,Carport, Shed	21.8 %	21.8 %	n/a	33.3%
Street setback	n/a	Refer to site plan	Refer to site plan	6.5m	n/a
Rear setback	n/a	Refer to site plan	Refer to site plan	6.5m	n/a
Side setback	0.9m up to 4.5m; 0.9m plus 1/4 of additional height above 4.5m	Refer to site plan	Refer to site plan	0.9m	n/a
Total conditioned floor area	n/a	n/a	182.2 m <sup>2</sup>	n/a	n/a

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# **Annotate legend**





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Project	941109463	Client/s	Matthew Leiper	Sheet	08	A3	5	2	As email o

# Annotate legend





# **Materials legend**

Stud timber Brick veneer Stud timber

Framed (weatherboard/fibro/metal clad) Brick venee

Solid timber or laminated product made from layers of timber, bonded together Replace new finish material refer to materials schedule



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Images	Material	Description
	04	Frosted glass WC, bath window/or similar material image
	05	Aluminium, cool gray/or similar material image
	06	Aluminium, cool gray/or similar material image

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Sequence Version



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Section 2 5000 Scale: 1:100

## Window schedule

Mark	Height	Width	Sill Height	Legend	Operating type	Frame	Glass type
First floor							
1	600	900	1500	SLW	Sliding	Aluminum	Single glazed, tint
2	1200	2700	900	SLW	Sliding	Aluminum	Single glazed, clear
3	1200	800	1200	AW	Combination: less than 50% hinged or projected opening	Aluminum	Double glazed air, Hi - Tsol low-e/Clear
4	1200	2100	900	SLW	Sliding	Aluminum	Single glazed, clear

Grand total: 4

**Section 1** 

Scale: 1:100

## **Operating type**

Operating type	Ventilation potential	Air infiltration	Frame fraction		
Hinged/ projected	High	Medium	High		
Sliding	liding Medium		Medium		
Fixed	None	Low	Low		

5000

## **Door schedule**

Mark	Height	Width	Operating type	Frame
Interior				
1	2040	720	Cavity sliding	Timber/uPVC/Fibergl
2	2040	720	Cavity sliding	Timber/uPVC/Fibergl
Grand to	tal: 2			



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# **Materials legend**

Existing stud timber Existing framed (weatherboard/fibro/metal clad) Existing single cavity brick Existing brick veneer Existing tile roof Existing concrete floor Existing timber floor New stud timber New framed (weatherboard/fibro/metal clad) New colourbond roof

New timber floor

# **Annotate legend**

Reduced level IGL:0 New ground level Natural ground line 8.5m max height limit



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Glass type lass n/a ass n/a

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### Site/Waste management plan 5000

Scale: 1:200



THIS PLAN IS TO BE READ IN

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## **Sediment legend**

Boundary line

Sedimnet 1.8m fence

Roof/skylight/structure above

Existing footprint/works/building envelope

Proposed footprint/works/building envelope

Temporary access

Temporary access corridor to site for (movement of people, materials, waste and machinery)

Stablised site access

Vehicles carrying loose building materials to be covered in compliance with road traffic regulations. Safe access for heavy equipment plant and materials delivery, sediment controls to be placed across driveway Material storage

Construction materials storage area location of stockpile material and waste. ie. bricks, tiles & similar materials, timber offcuts and recyclable materials & waste for landfill

Temporary construction loading zone

Temporary construction loading zone area for cranes + conc. trucks Site shed

Location of stockpile material and waste. ie. bricks, tiles & similar materials, timber offcuts and recyclable materials & waste for landfill top soil, sand stockpile to be covered and protected with geotextile fabric

**CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1294



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## Location of sausage



# Straw bale sediment filter





# Sandbag kerb inlet sediment trap



## Geotextile filter fabric drop inlet sediment trap

Sequence Version

# Geofabric lined silt fence (structure type A)

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Drawing Erosion & Sediment control 2 1 3 в Address 128 Queenscliff Rd, Queenscliff NSW 2096 4 С 941109463 Client/s Matthew Leiper Sheet 15 A3 5 2





## **Detail of stabilised site access**



# ofabric lined silt fence (structure type A)

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