

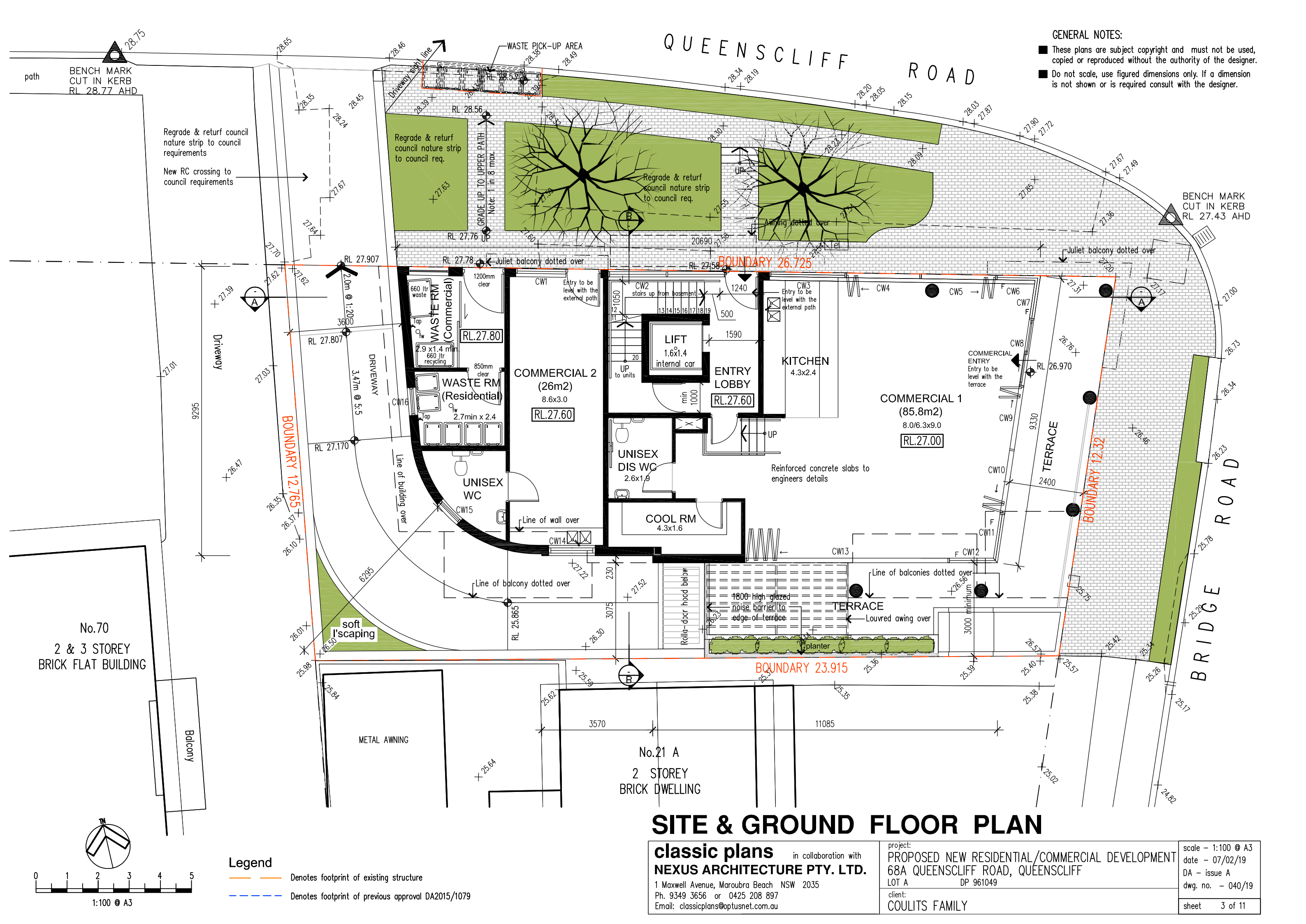
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- LEGEND**
- PROPOSED NEW BUILDING
 - PREVAILING WINDS
 - VIEWS
 - NOISE
 - VEHICULAR SITE ENTRY
 - NEIGHBOURING WINDOWS FACING SITE
 - VIEW CORRIDOR
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED - N/A
 - 2 STOREY DWELLINGS
 - 2 STOREY RESIDENTIAL FLAT BUILDINGS
 - 3 STOREY RESIDENTIAL FLAT BUILDINGS
 - 4 STOREY RESIDENTIAL FLAT BUILDINGS
 - SECLUDED PRIVATE OPEN SPACE
 - EXISTING DRIVEWAY

SITE PLAN & SITE ANALYSIS PLAN

classic plans in collaboration with NEXUS ARCHITECTURE PTY. LTD. 1 Maxwell Avenue, Maroubra Beach NSW 2035 Ph. 9349 3656 or 0425 208 897 Email: classicplans@optusnet.com.au	PROPOSED NEW RESIDENTIAL/ COMMERCIAL DEVELOPMENT 68A QUEENSCLIFF ROAD, QUEENSCLIFF LOT A DP 961049 client: COULTS FAMILY	scale - 1:200 date - 07/02/19 DA - issue A dwg. no. - 040/19
		sheet 1 of 11



BASIX INCLUSIONS

WATER OPTIONS

Landscape vegetation	Common: 0m2 lawn + 0m2 gardens. Units 4 & 5: 5m2 gardens each with 5m2 low water species use each.
Rainwater tank	Not required by BASIX
Pool	NA
Dishwashers / Clothes washers	NA/ NA
Toilets, Showerheads, Taps	Showerheads 3 star (4.5–6.0 L/min), Toilets 4 star, Kitchen taps 4 star, Bathroom taps 4 star

THERMAL COMFORT (AccuRate) OPTIONS

Roof	Concrete, Light color
Ceilings	Minimum R2.5 insulation within roof terrace above. Not rated with downlights. Any downlights proposed will have approved non-ventilated covers or shields to enable the installation of insulation with no gaps.
External walls	Cavity brick. Unit 2: R1.5 insulation to all external walls. Dark colour.
Internal walls	Brick within units, Masonry party walls
Floors	Concrete throughout with timber and tile coverings
Glazing	Uw=5.6, SHGC= 0.41 to all glazing, e.g. aluminium framed single glazed Low-e glass Uw=4.2, SHGC= 0.72 to skylight glazing, e.g. metal framed double glazed glass Units 1: Operable louvred screens to all Dining glazing Units 3,4 & 5: Operable louvred screens to all Living glazing

ENERGY OPTIONS – Project Common Areas

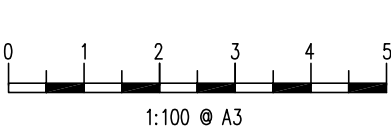
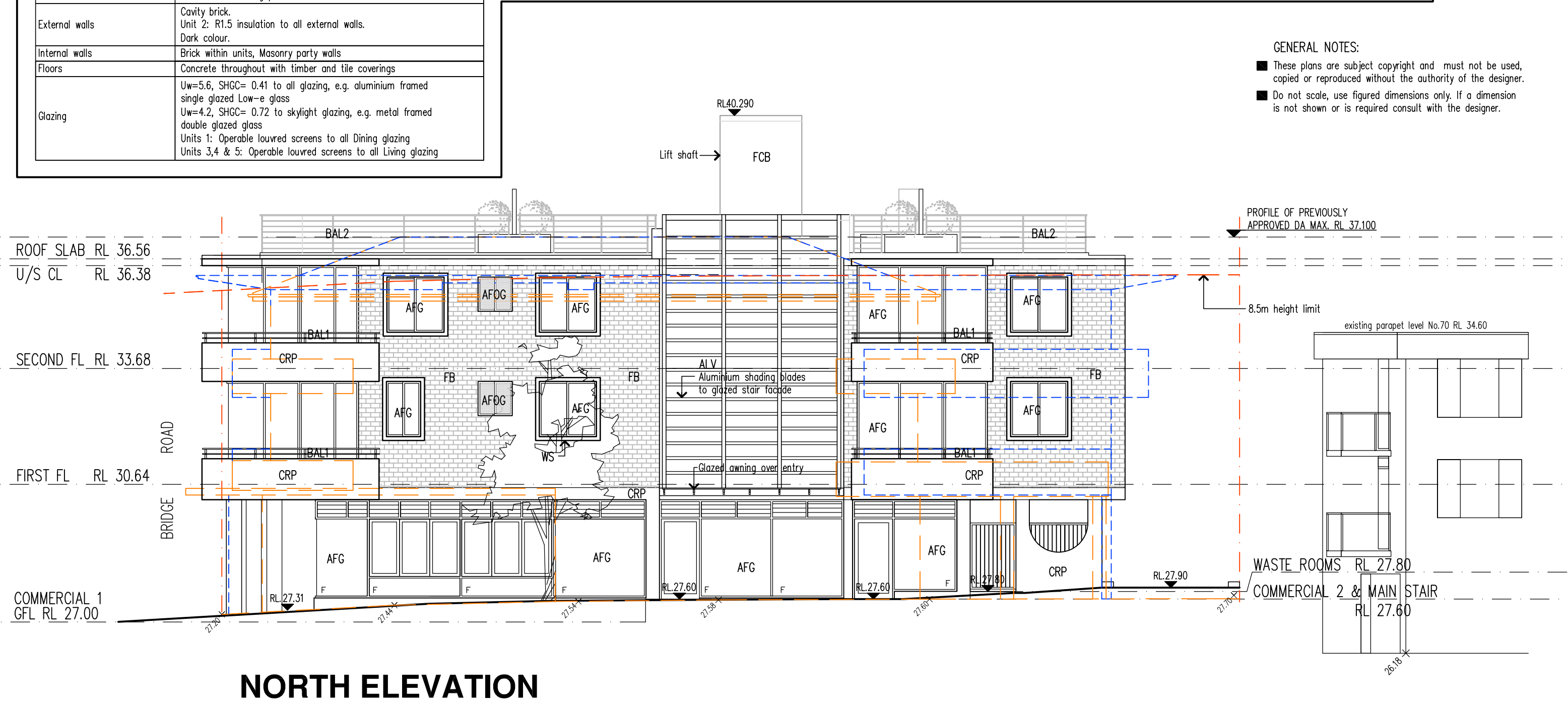
Common Areas identified	Car-park; garbage room; plant room; switch room; Ground floor lobby; hallways; lift; common WC's.
Lighting	Flourescents to car-parks with motion sensors. Compact flourescents to plant & garbage rooms with manual switches. Compact flourescents to ground floor lobby, hallways & WC's
Lift systems	Gearless traction with VVf motor.
Alternative Energy Supply	N/A
Ventilation	Exhaust only to car-park, with CO motor and VSD motor. Exhaust only to WC's, operated by time-clock. No mechanical ventilation to other common areas.

ENERGY OPTIONS – Dwellings

Vetilation	Car-park; garbage room; plant room; switch room; Ground floor lobby; hallways; lift; common WC's.
Cooling	Air-conditioners, single phase, 4.0 Stars to Living & Bed areas. Day/night zoned between Living & Bed areas
Heating	Air-conditioners, single phase, 4.0 Stars to Living & Bed areas. Day/night zoned between Living & Bed areas
Water Heating	Individual gas instantaneous. 5.5 Stars.
Energy Efficient Lighting	Compact flourescents or LED, with dedicated fittings, to; ALL rooms.
Cooking	Gas cooktop, electric oven.
Refrigerator space	Well ventilated.
Dishwashers / Clothes dryers	4 Stars / N/A
Clothes washers / Drying lines	N/A / Indoor lines to be installed.

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- Legend
- Denotes footprint of existing structure
 - Denotes footprint of previous approval DA2015/1079

classic plans
NEXUS ARCHITECTURE PTY. LTD.

in collaboration with

1 Maxwell Avenue, Maroubra Beach NSW 2035
Ph. 9349 3656 or 0425 208 897
Email: classicplans@optusnet.com.au

project:
PROPOSED NEW RESIDENTIAL/COMMERCIAL DEVELOPMENT
68A QUEENSLIFF ROAD, QUEENSLIFF
LOT A DP 961049

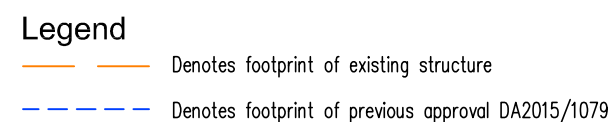
client:
COULITS FAMILY

scale – 1:100 @ A3
date – 07/02/19
DA – issue A
dwg. no. – 040/19

sheet 7 of 11

- FB – SELECTED FACE BRICK WALLS
- FCB – FACE CONCRETE BLOCK WALLS
- CB – EXTERNAL CAVITY BRICK WALLS
- RB – INTERNAL RENDERED BRICK WALLS (STC & FIRE ratings to BCA req.)
- CRP – RENDERED & PAINTED MASONRY OR CONCRETE
- RC – REINFORCED CONCRETE SLABS, STAIRS & FOOTINGS
TO STRUCTURAL ENG DETAILS (STC & FIRE ratings to BCA req.)
- ALV – TEXTURED WOODGRAIN FINISH ALUMINIUM LOUVRES
ON METAL SUPPORT FRAME
- AFG – POWDERCOATED ALUMINIUM FRAMED GLAZING
- AFOG – POWDERCOATED ALUMINIUM FRAMED OBSCURE GLAZING
- WS – POLYSTYRENE WINDOW SURROUND TEXTURE COAT PAINT FINISH
- ALG – POWDERCOATED ALUMINIUM LOUVRE VENTILATION GRILL
- GD – AUTOMATIC GARAGE DOOR IN SELECTED COLORBAND FINISH
- BAL1 – SS BALUSTRADE ABOVE UPTURN
- BAL2 – SS TUBING & WIRE BALUSTRADE
- BAL3 – GLAZED BALUSTRADE

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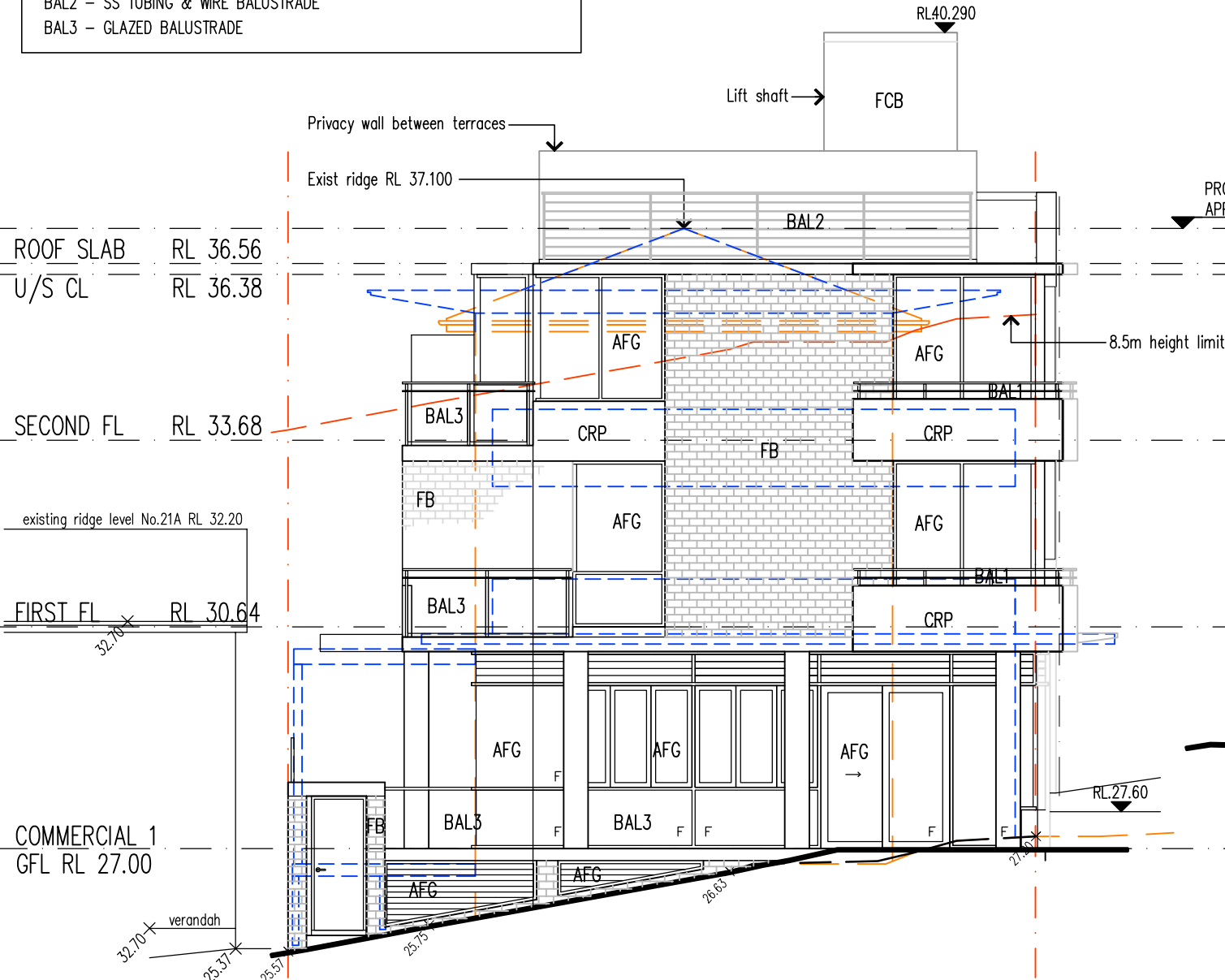
sheet 8 of 11

SCHEDULE OF MATERIALS AND FINISHES

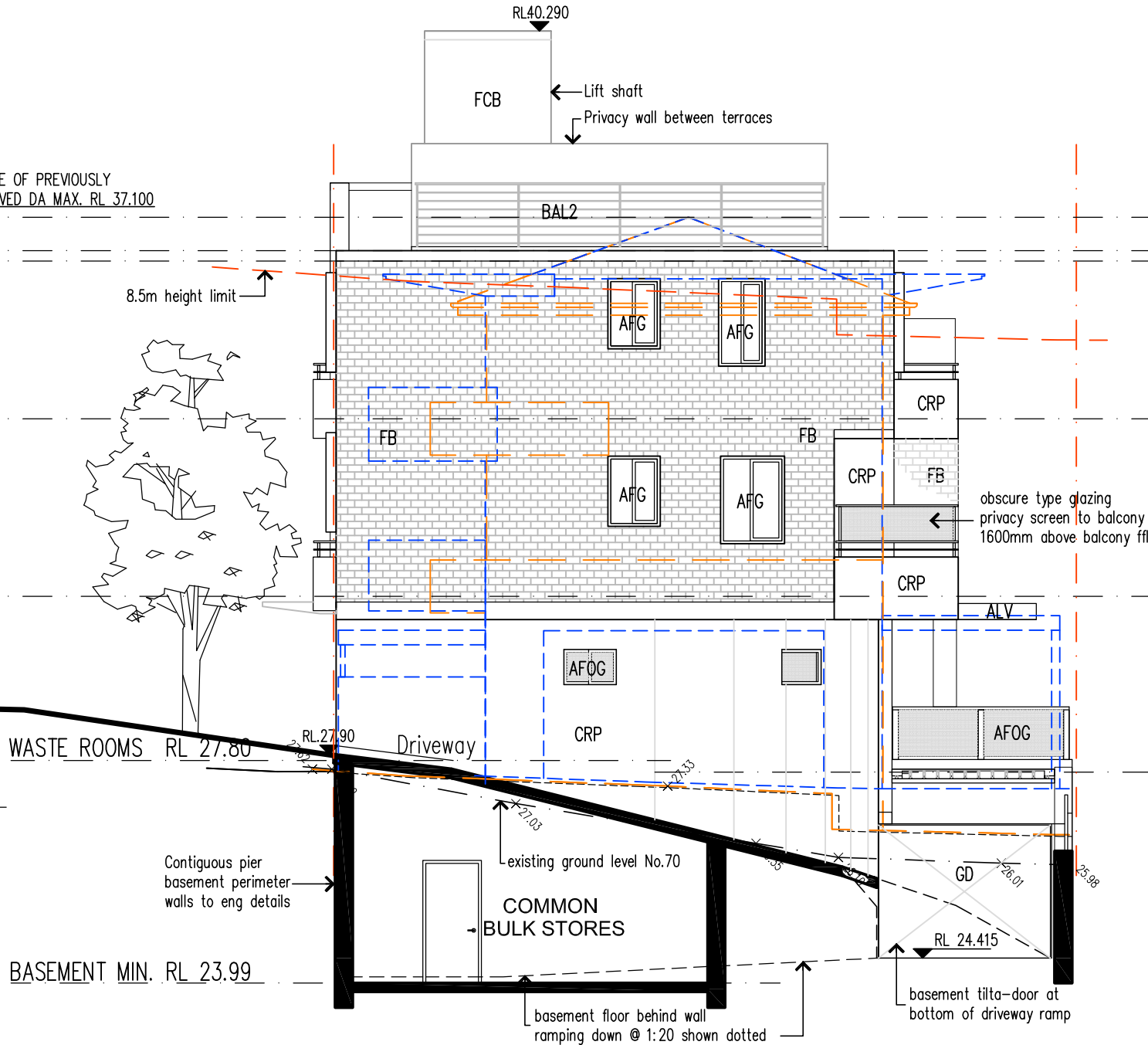
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- ALV - TEXTURED WOODGRAIN FINISH ALUMINIUM LOUVRES ON METAL SUPPORT FRAME
- AFG - POWDERCOATED ALUMINIUM FRAMED GLAZING
- AFOG - POWDERCOATED ALUMINIUM FRAMED OBSCURE GLAZING
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EAST ELEVATION



WEST ELEVATION



Legend

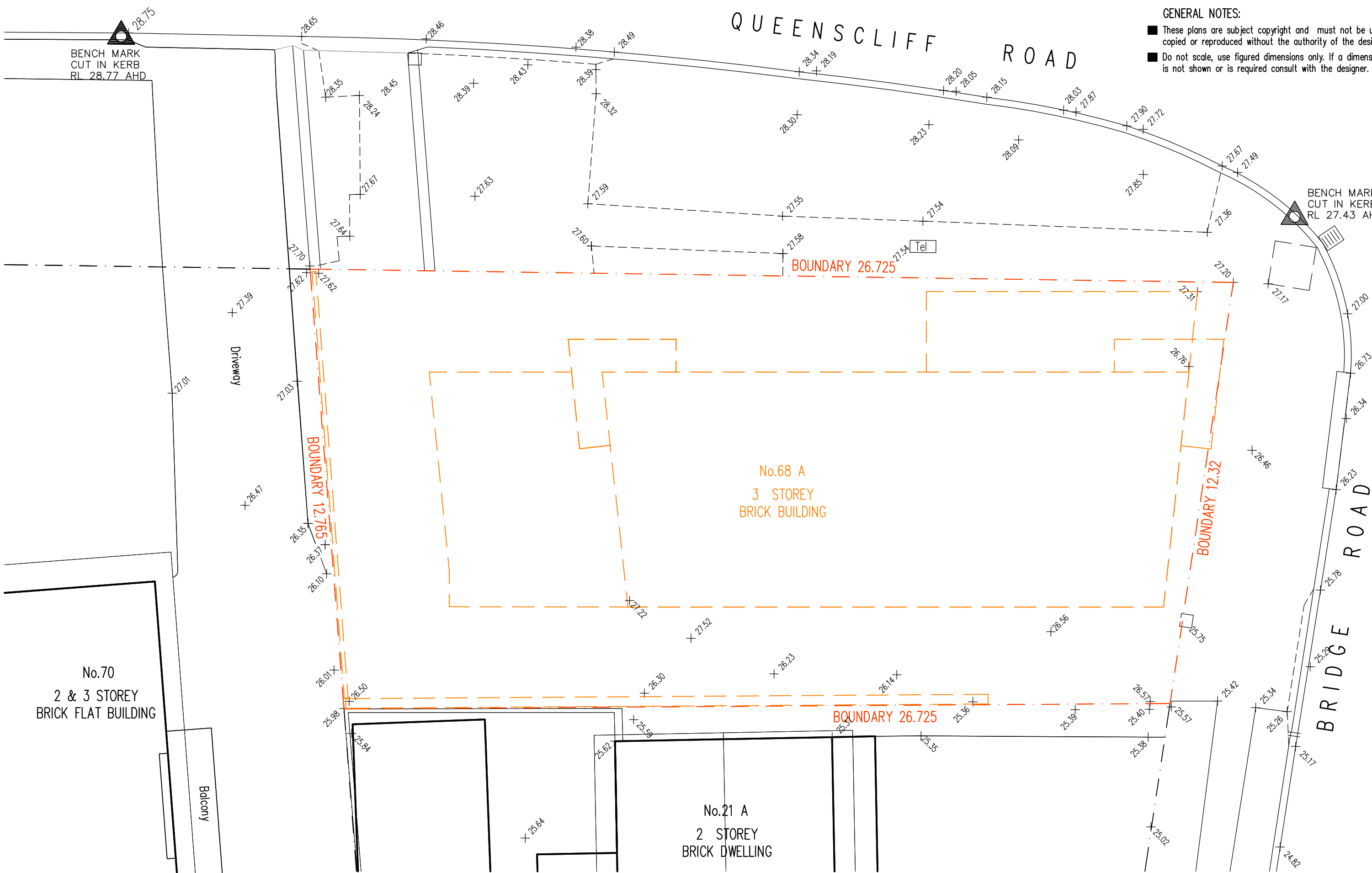
- Denotes footprint of existing structure
- Denotes footprint of previous approval DA2015/1079

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project:
PROPOSED NEW RESIDENTIAL/COMMERCIAL DEVELOPMENT
68A QUEENSCLIFF ROAD, QUEENSCLIFF
LOT A DP 961049
client:
COULTS FAMILY

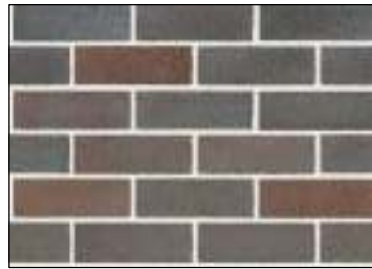
scale - 1:100 @ A3
date - 07/02/19
DA - issue A
dwg. no. - 040/19
sheet 9 of 11

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DEMOLITION PLAN

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	client: COULITS FAMILY	sheet C



Face brickwork – Bowral Blue with off white mortar



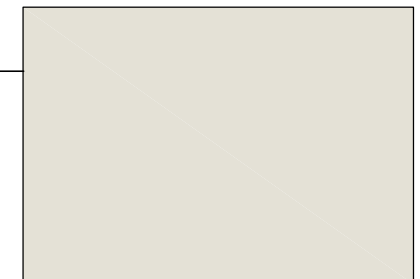
Face brickwork – Austral Bricks, Nubrik Artisan with off white mortar



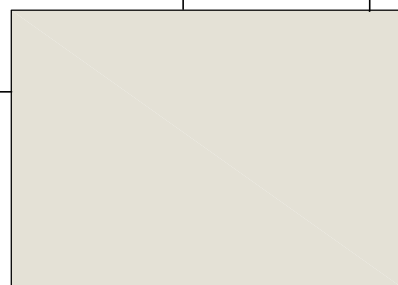
Obscure glazed balustrades & privacy screens



Marine grade stainless tubing & steel wire to perimeter of roof terraces



Cement rendered masonry, concrete edges box window surrounds & columns
Paint finish – Dulux White Duck Quarter



Cement rendered masonry, concrete edges box window surrounds & columns
Paint finish – Dulux White Duck Quarter



Powdercoated aluminium windows & doors – Color – Dulux Silver Pearl



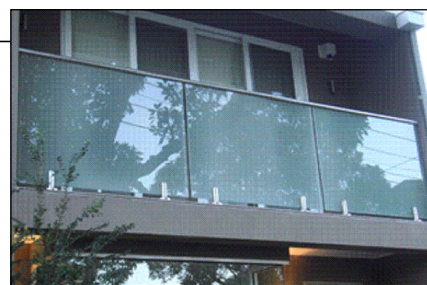
Dulux Silver Pearl



Decowood aluminium louvre beams on vertical frame to stairwell glazing



Marine grade stainless steel tubing above cement rendered /paint finished masonry & commercial terrace



Obscure glazed balustrades & privacy screens

COLOURS & MATERIALS SAMPLE BOARD

classic plans in collaboration with
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project:
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LOT A DP 961049
client:
COULTS FAMILY

scale – 1:100 @ A3
date – 07/02/19
DA – issue A
dwg. no. – 040/19

sheet E

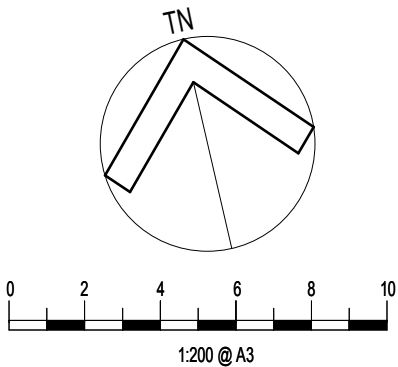
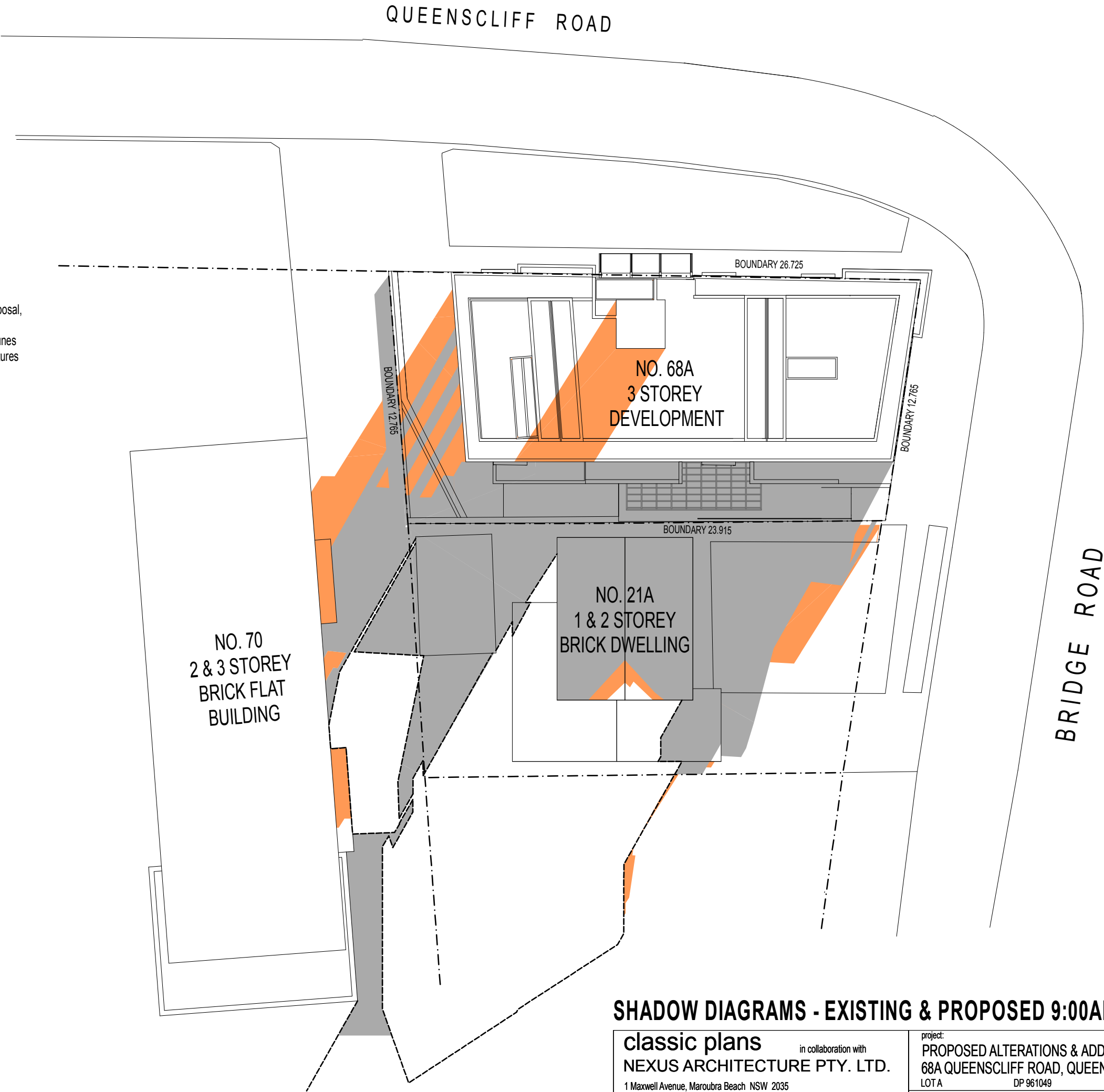
- EXISTING SHADOW FROM
SUBJECT BUILDING
- ADDITIONAL SHADOW
CAST FROM PROPOSAL
- EXISTING SHADOW CAST
BY NEIGHBOURING BUILDINGS

Certification of Shadow Diagrams

I hereby certify that the shadow diagrams submitted with the proposal,

- a) are in accordance with the survey
- b) indicate shadows cast at 9 am, 12 noon & 3 pm on the 21st June
- c) indicate shadows cast by existing structures & proposed structures

Erol Ozdirik
(Architectural Draftsman)



SHADOW DIAGRAMS - EXISTING & PROPOSED 9:00AM JUNE 21

<div>classic plans</div> <div>in collaboration with</div> <div>NEXUS ARCHITECTURE PTY. LTD.</div> <div>1 Maxwell Avenue, Maroubra Beach NSW 2035</div> <div>Ph. 9349 3656 or 0425 208 897</div> <div>Email: classicplans@optusnet.com.au</div>	project:	scale - 1:200
	PROPOSED ALTERATIONS & ADDITIONS	date - 07/02/19
	68A QUEENSCLIFF ROAD, QUEENSCLIFF	DA SUBMISSION
	LOT A DP 961049	issue A
	client:	dwg. no. - 040/19
	COULITS FAMILY	sheet 1 of 6

EXISTING SHADOW FROM
SUBJECT BUILDING

ADDITIONAL SHADOW
CAST FROM PROPOSAL

EXISTING SHADOW CAST
BY NEIGHBOURING BUILDINGS

QUEENSCLIFF ROAD

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Erol Ozdirik
(Architectural Draftsman)



NO. 70
2 & 3 STOREY
BRICK FLAT
BUILDING

NO. 21A
1 & 2 STOREY
BRICK DWELLING

NO. 68A
3 STOREY
DEVELOPMENT

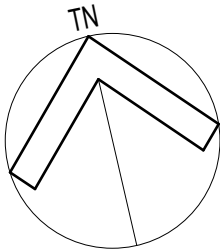
BRIDGE ROAD

BOUNDARY 26.725

BOUNDARY 12.765

BOUNDARY 12.765

BOUNDARY 23.915



0 2 4 6 8 10
1:200 @ A3

SHADOW DIAGRAMS - EXISTING & PROPOSED 12:00PM JUNE 21

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Ph. 9349 3656 or 0425 208 897
Email: classicplans@optusnet.com.au

project:
PROPOSED ALTERATIONS & ADDITIONS
68A QUEENSCLIFF ROAD, QUEENSCLIFF
LOTA DP 961049
client:
COULITS FAMILY

scale - 1:200
date - 07/02/19
DA SUBMISSION
issue A
dwg. no. - 040/19
sheet 2 of 6

EXISTING SHADOW FROM
SUBJECT BUILDING

ADDITIONAL SHADOW
CAST FROM PROPOSAL

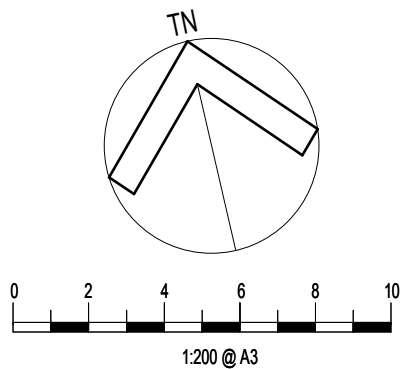
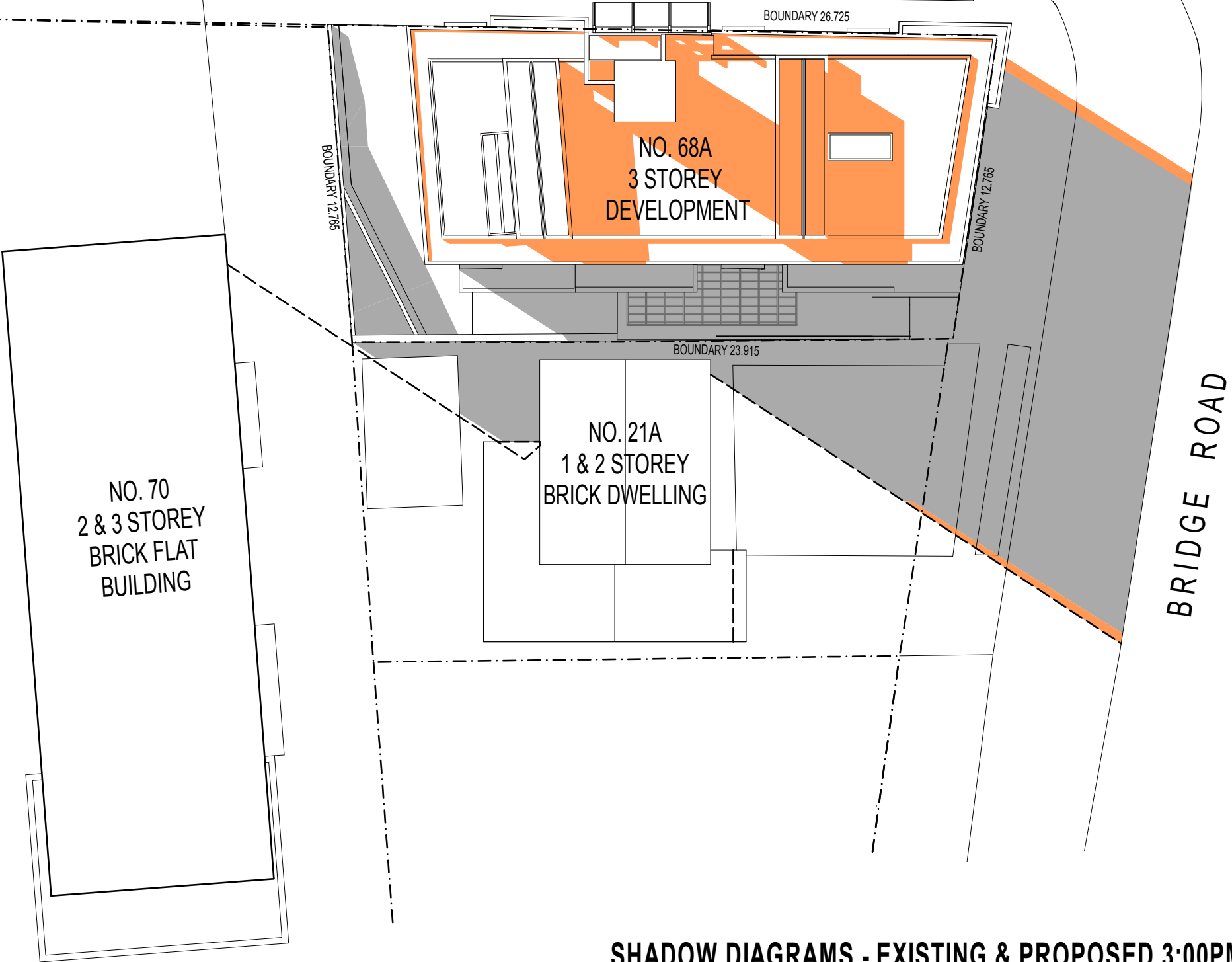
EXISTING SHADOW CAST
BY NEIGHBOURING BUILDINGS

QUEENSCLIFF ROAD

Certification of Shadow Diagrams

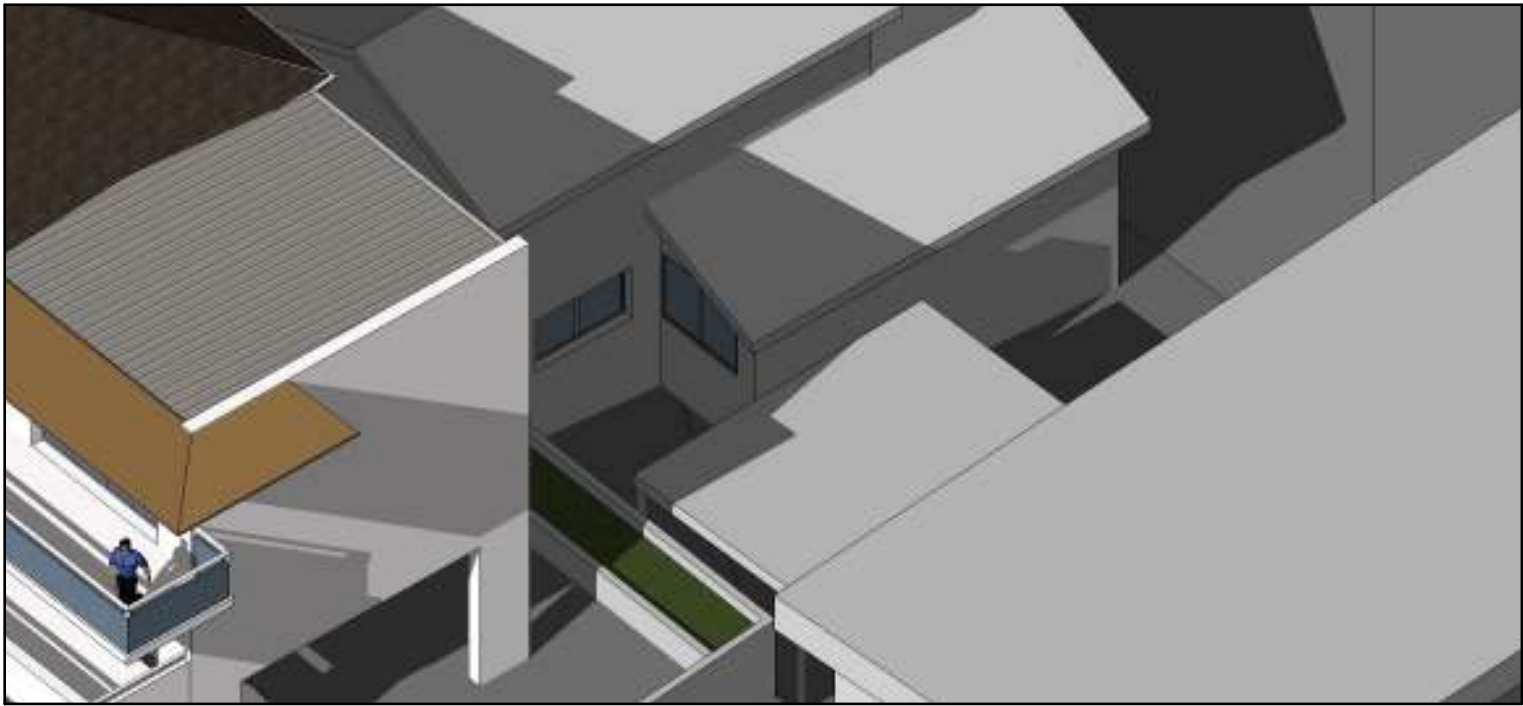
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Erol Ozdirik
(Architectural Draftsman)



SHADOW DIAGRAMS - EXISTING & PROPOSED 3:00PM JUNE 21

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		client: COULITS FAMILY	dwg. no. - 040/19 sheet 3 of 6



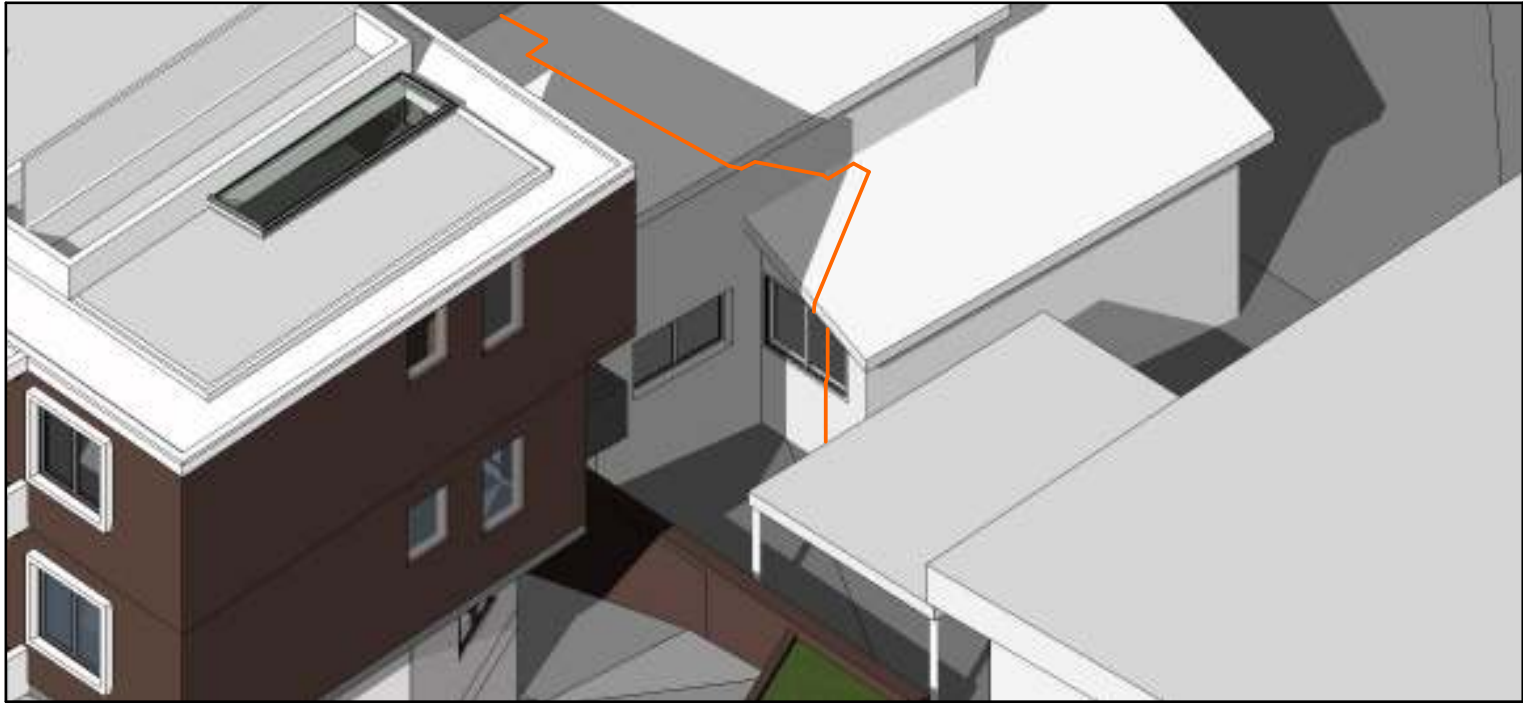
PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - NOON



PROPOSED NEW DEVELOPMENT - NOON



PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 1.00pm



PROPOSED NEW DEVELOPMENT - 1.00pm

Certification of Shadow Diagrams

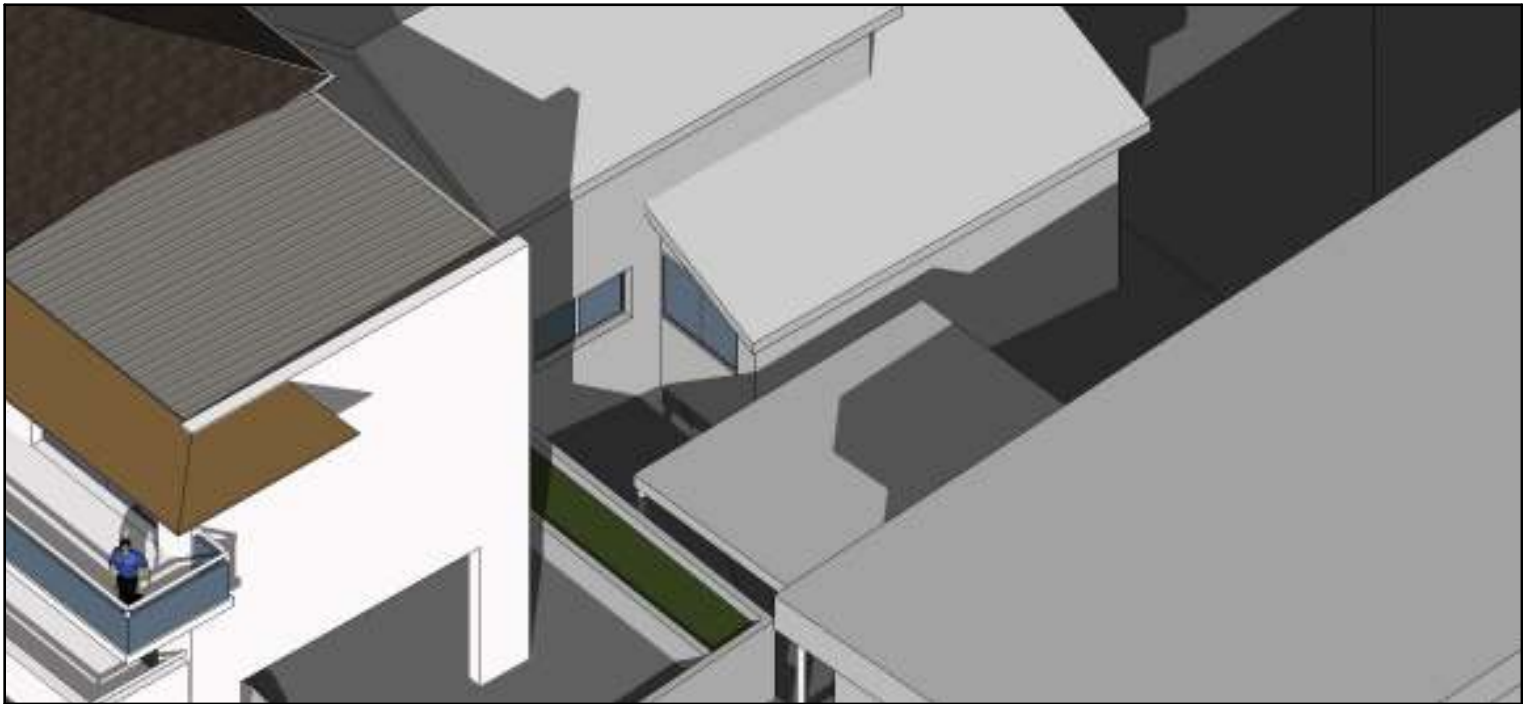
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Erol Ozdirik
(Architectural Draftsman)

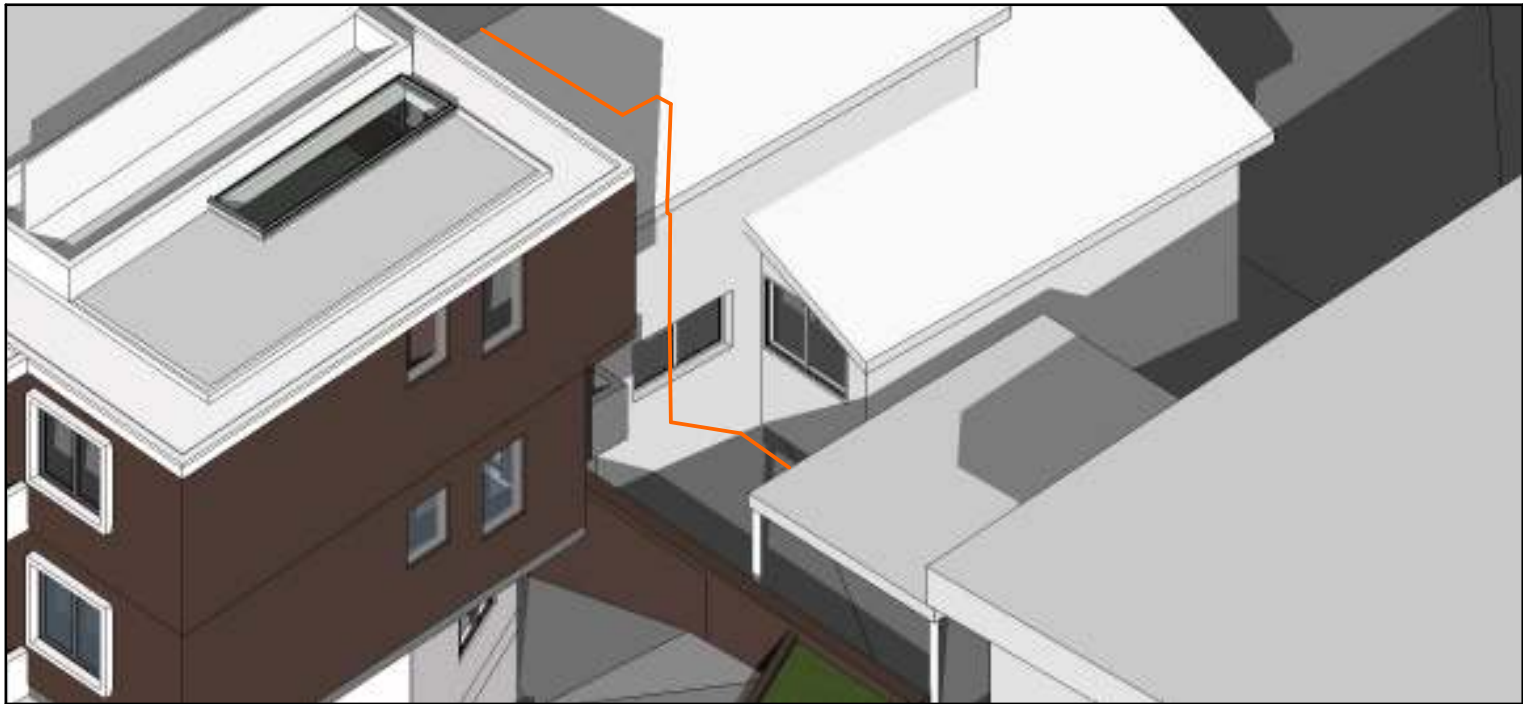
Orange line denotes the outline of the shadow from the previously approved development

COMPARITIVE ELEVATIONAL SHADOW DIAGRAMS UPON No.21A BRIDGE RD.- 21st June

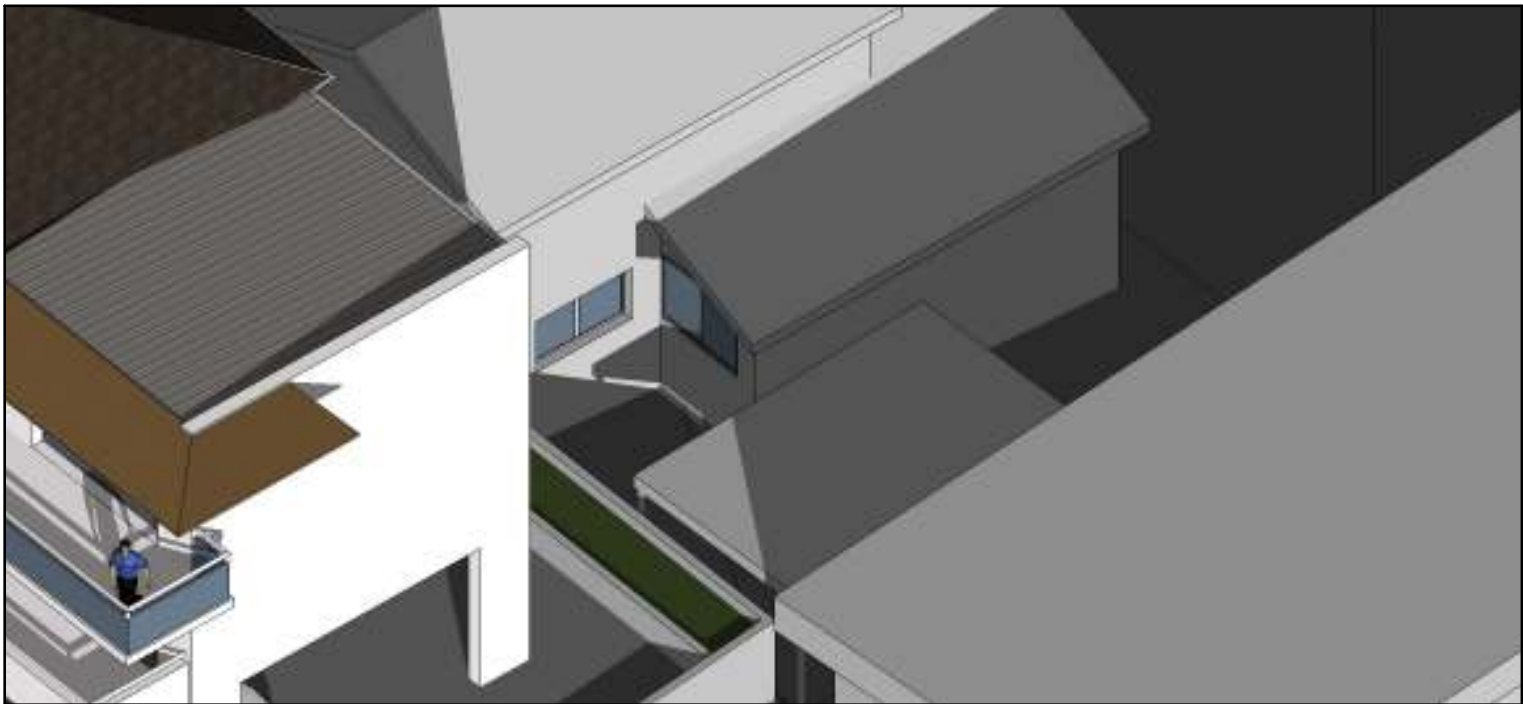
classic plans NEXUS ARCHITECTURE PTY. LTD. 1 Maxwell Avenue, Maroubra Beach NSW 2035 Ph. 9349 3656 or 0425 208 897 Email: classicplans@optusnet.com.au	in collaboration with	project: PROPOSED ALTERATIONS & ADDITIONS 68A QUEENSCLIFF ROAD, QUEENSCLIFF LOTA DP 961049	scale - 1:200 date - 07/02/19 DA SUBMISSION
		client: COULITS FAMILY	issue A dwg. no. - 040/19 sheet 4 of 6



PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 2.00pm



PROPOSED NEW DEVELOPMENT - 2.00pm



PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 3.00pm



PROPOSED NEW DEVELOPMENT - 3.00pm

Orange line denotes the outline of the shadow from the previously approved development

Note: From 2.00pm onwards the bulk of overshadowing upon No.21A is cast from No.70 Queenscliff Rd.

Certification of Shadow Diagrams

I hearby certify that the shadow diagrams submitted with the proposal,
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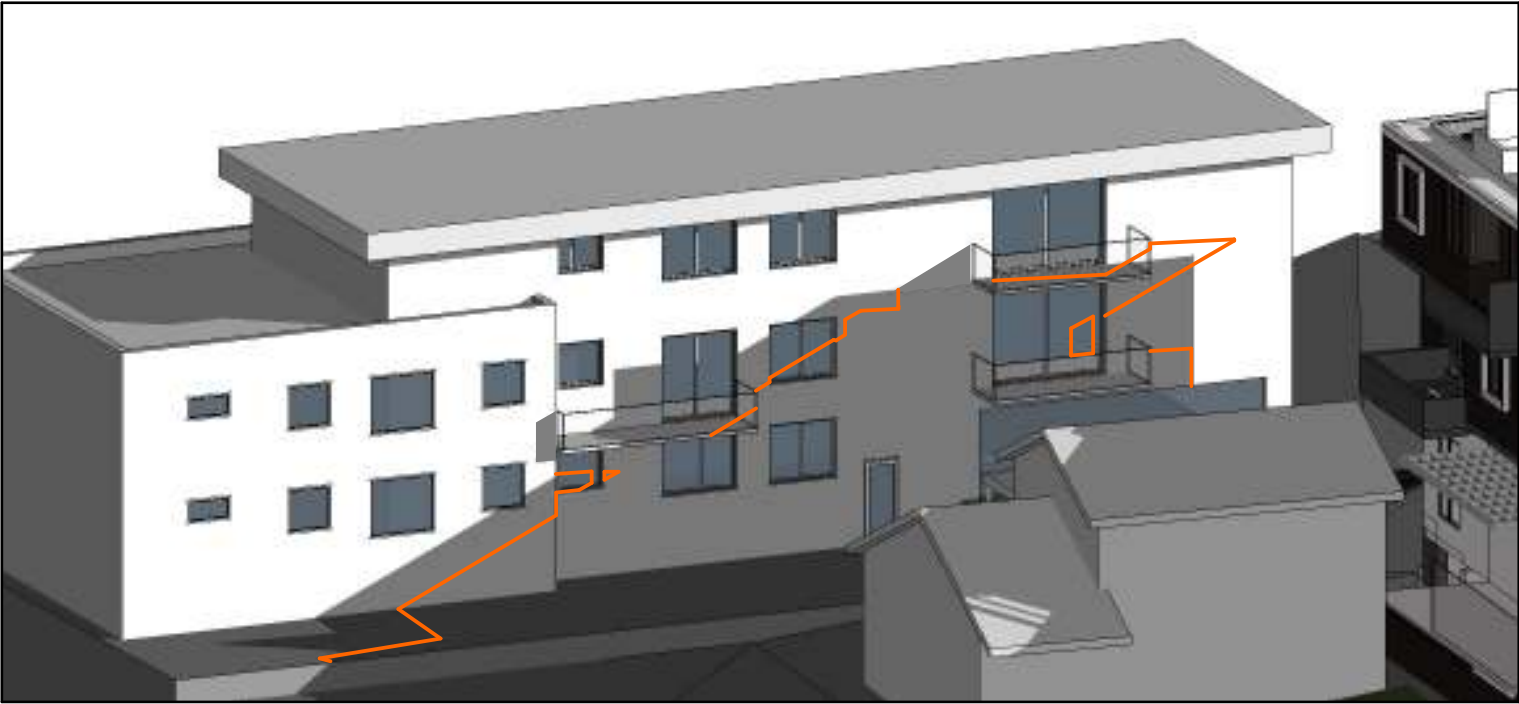
Erol Ozdirik
(Architectural Draftsman)

COMPARITIVE ELEVATIONAL SHADOW DIAGRAMS UPON No.21A BRIDGE RD.- 21st June

classic plans NEXUS ARCHITECTURE PTY. LTD. 1 Maxwell Avenue, Maroubra Beach NSW 2035 Ph. 9349 3656 or 0425 208 897 Email: classicplans@optusnet.com.au	in collaboration with	project: PROPOSED ALTERATIONS & ADDITIONS 68A QUEENSCLIFF ROAD, QUEENSCLIFF LOTA DP 961049	scale - 1:200 date - 07/02/19 DA SUBMISSION
		client: COULITS FAMILY	issue A dwg. no. - 040/19 sheet 5 of 6



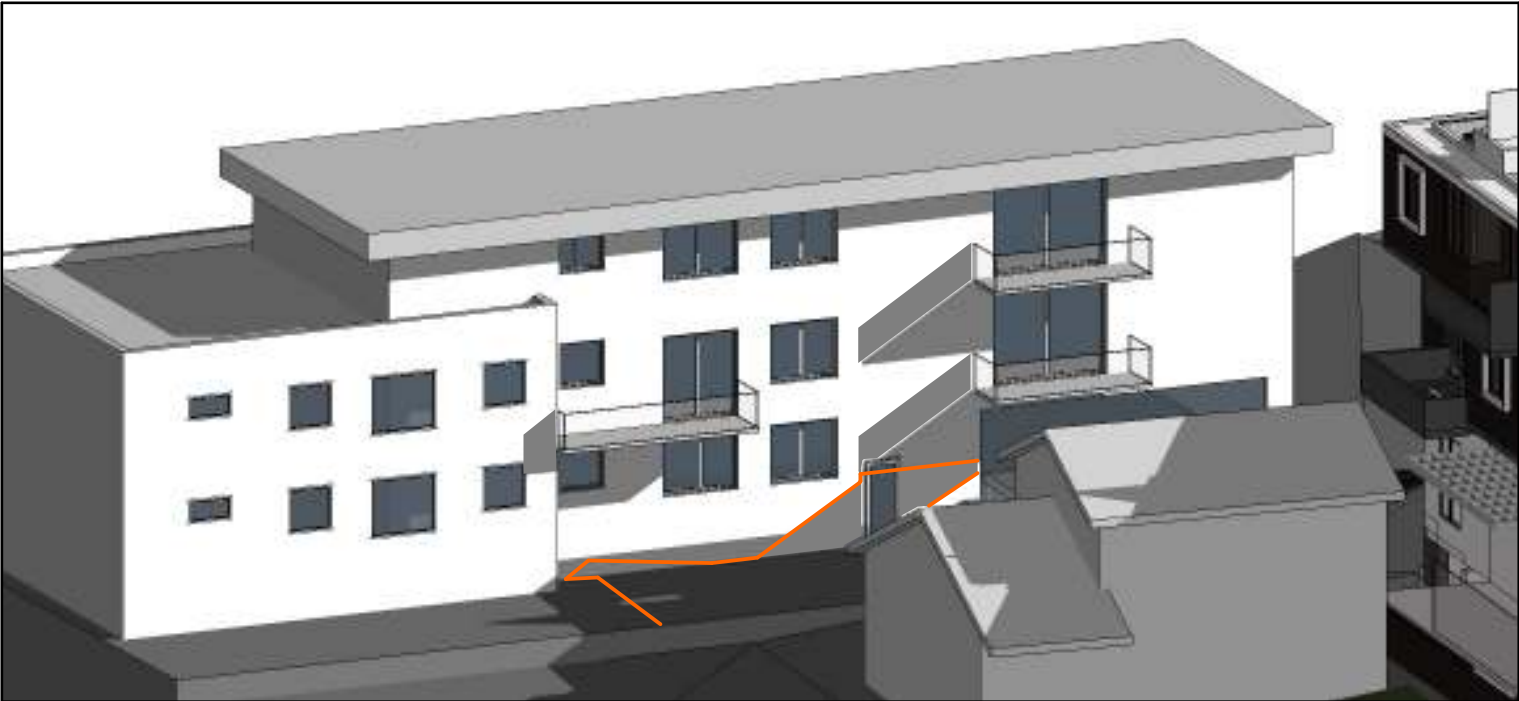
PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 9.00am



PROPOSED NEW DEVELOPMENT - 9.00am



PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 10.00am



PROPOSED NEW DEVELOPMENT - 10.00am

Orange line denotes the outline of the shadow from the previously approved development
 Note: Given the direction of true north, there are no additional overshadowing effects upon the eastern facade of No.70 Queenscliff Rd. after 10.00am

Certification of Shadow Diagrams

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 (Architectural Draftsman)

COMPARITIVE ELEVATIONAL SHADOW DIAGRAMS UPON No.70 QUEENSCLIFF RD.- 21st June

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