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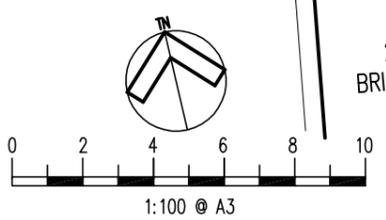
- LEGEND**
- PROPOSED NEW BUILDING
  - PREVAILING WINDS
  - VIEWS
  - NOISE
  - VEHICULAR SITE ENTRY
  - NEIGHBOURING WINDOWS FACING SITE
  - VIEW CORRIDOR
  - EXISTING TREES TO BE RETAINED
  - EXISTING TREES TO BE REMOVED - N/A
  - 2 STOREY DWELLINGS
  - 2 STOREY RESIDENTIAL FLAT BUILDINGS
  - 3 STOREY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

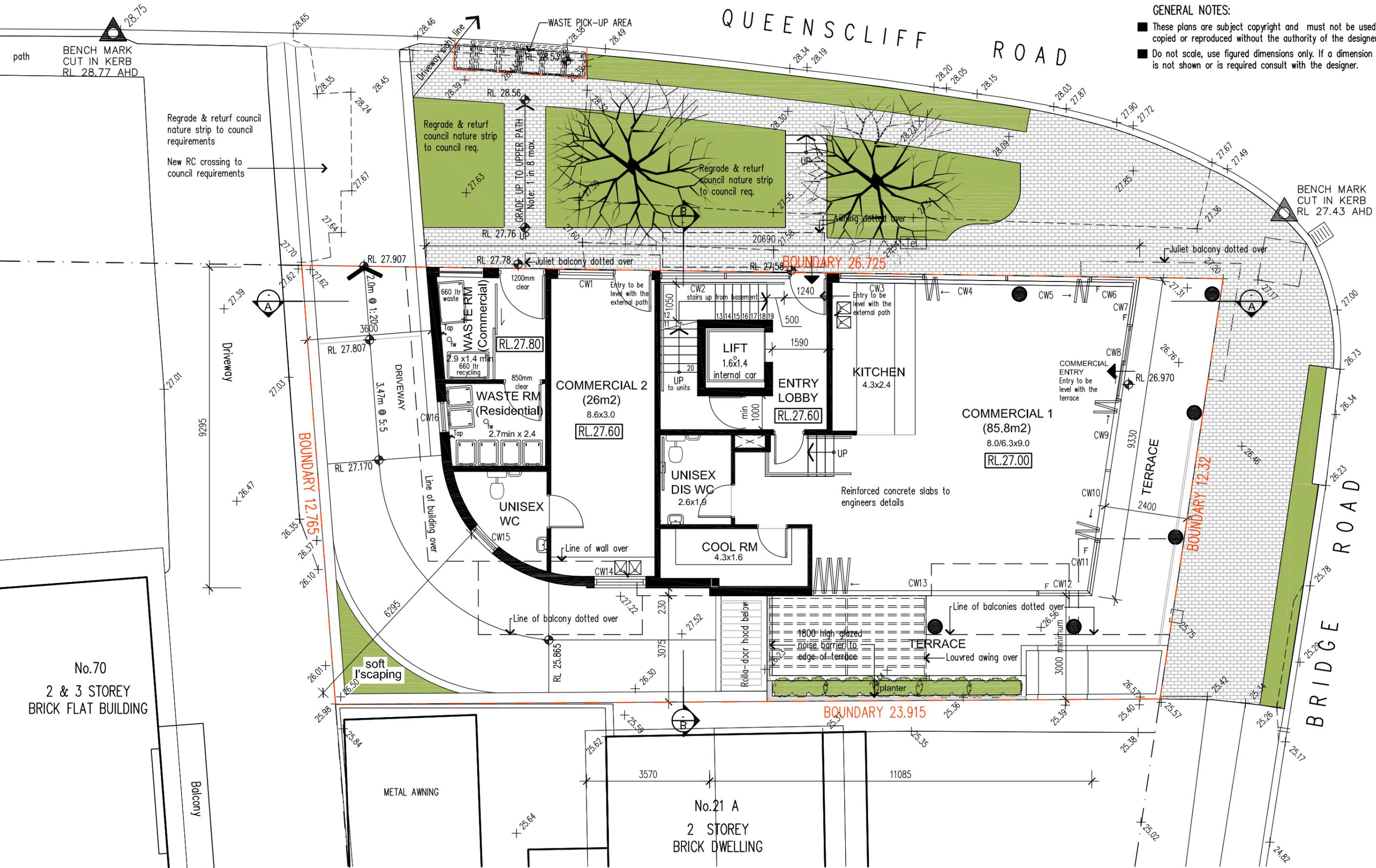
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 DA - issue A  
 dwg. no. - 040/19  
 sheet 1 of 11





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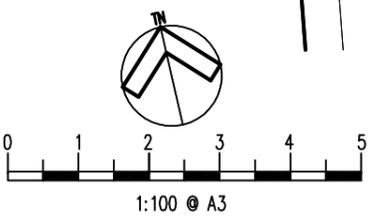
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No.70  
2 & 3 STOREY  
BRICK FLAT BUILDING

No.21 A  
2 STOREY  
BRICK DWELLING

# SITE & GROUND FLOOR PLAN



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

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project:  
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 client:  
 COULTS FAMILY

scale - 1:100 @ A3  
 date - 07/02/19  
 DA - issue A  
 dwg. no. - 040/19  
 sheet 3 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

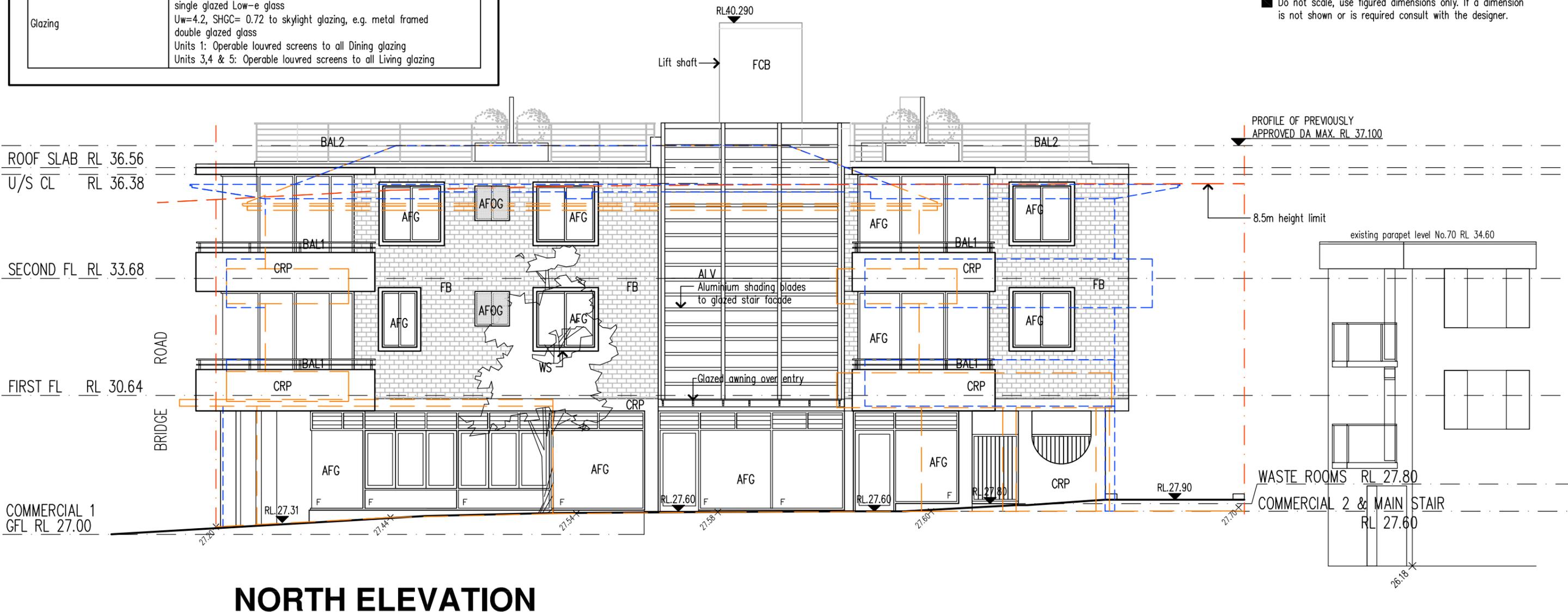
Common Areas identified	Car-park; garbage room; plant room; switch room; Ground floor lobby; hallways; lift; common WC's.
Lighting	Flourescents to car-parks with motion sensors. Compact flourescents to plant & garbage rooms with manual switches. Compact flourescents to ground floor lobby, hallways & 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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# NORTH ELEVATION

## Legend

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project:  
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68A QUEENSLIFF ROAD, QUEENSLIFF  
LOT A DP 961049  
client:  
COULTS FAMILY

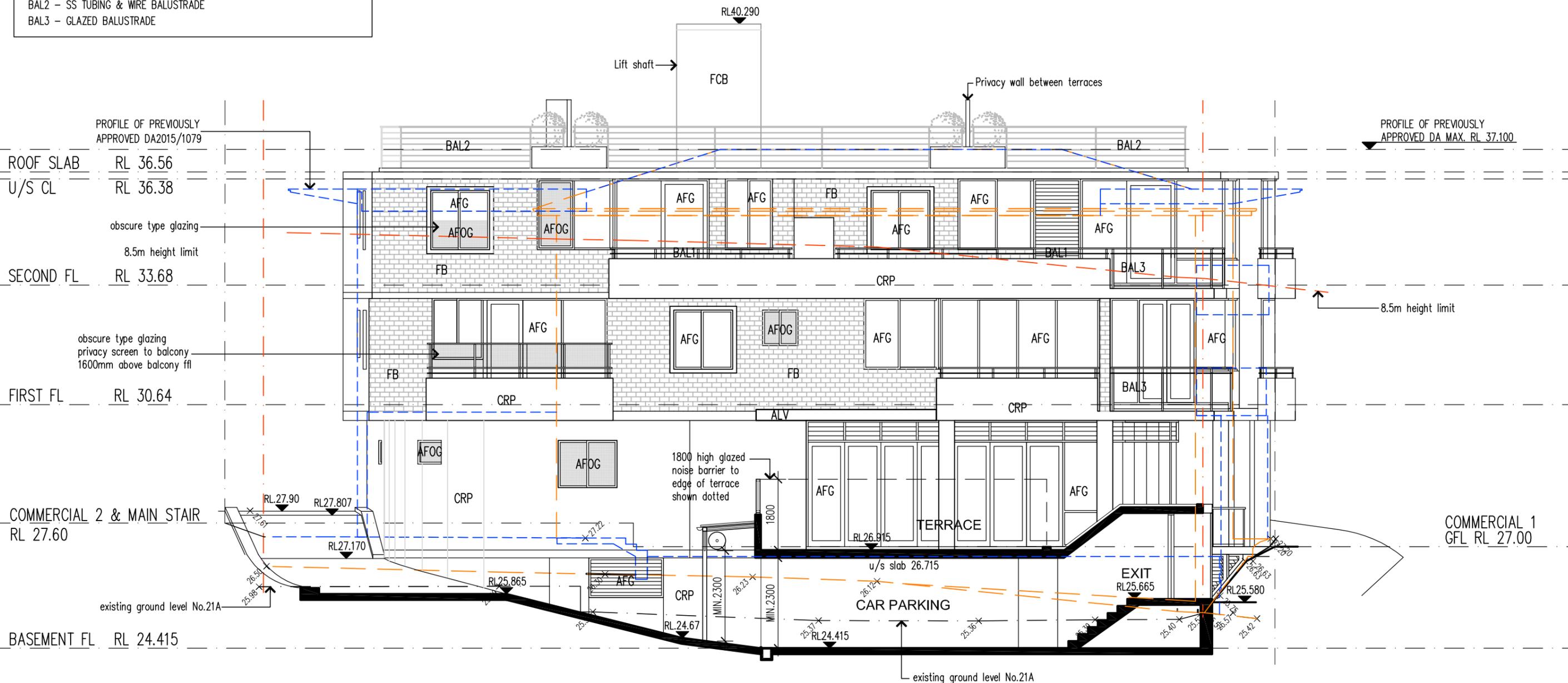
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date – 07/02/19  
DA – issue A  
dwg. no. – 040/19  
sheet 7 of 11

**SCHEDULE OF MATERIALS AND FINISHES**

- 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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**SOUTH ELEVATION**



**Legend**

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- - - Denotes footprint of previous approval DA2015/1079

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 LOT A DP 961049  
 client:  
 COULTS FAMILY

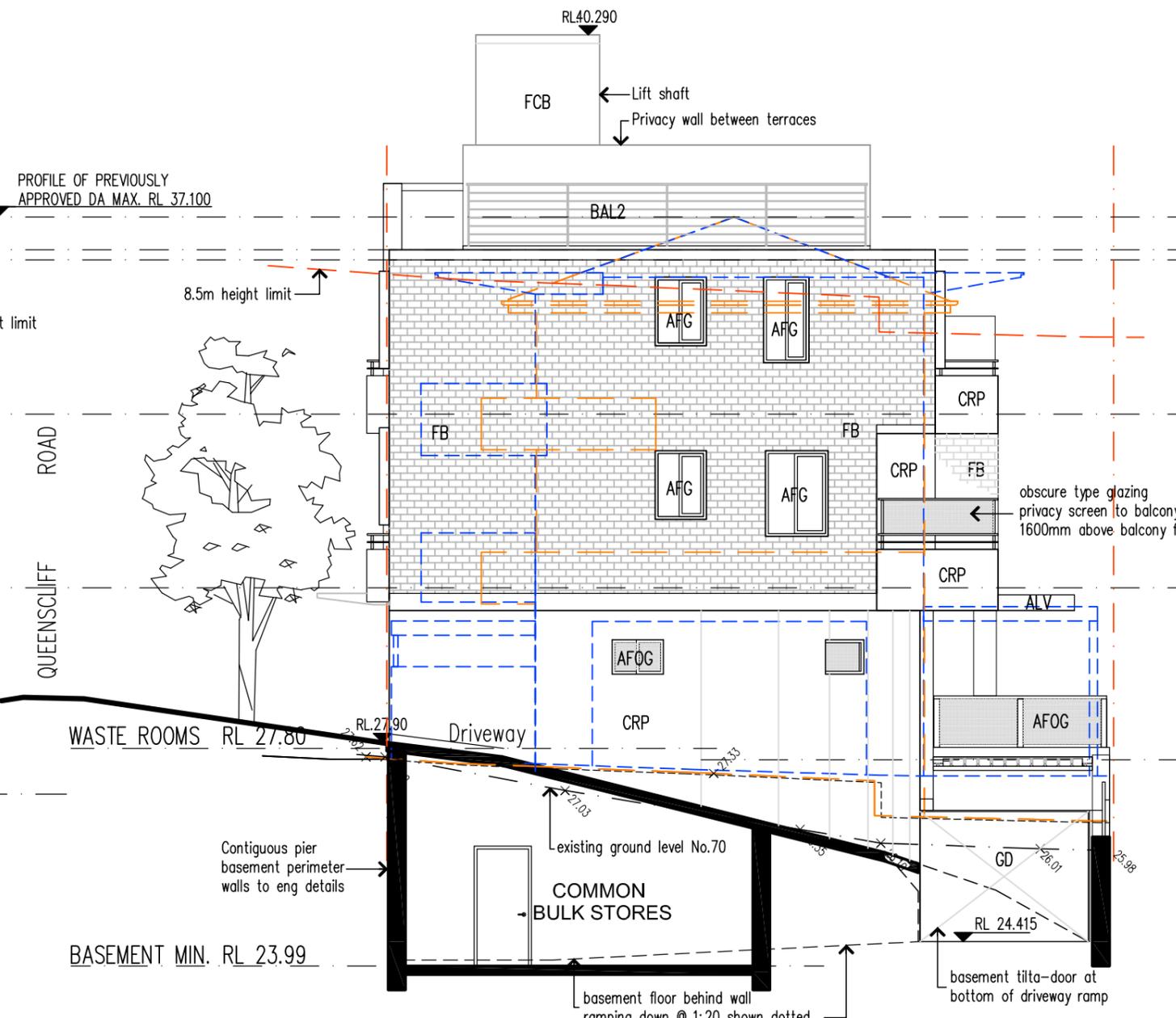
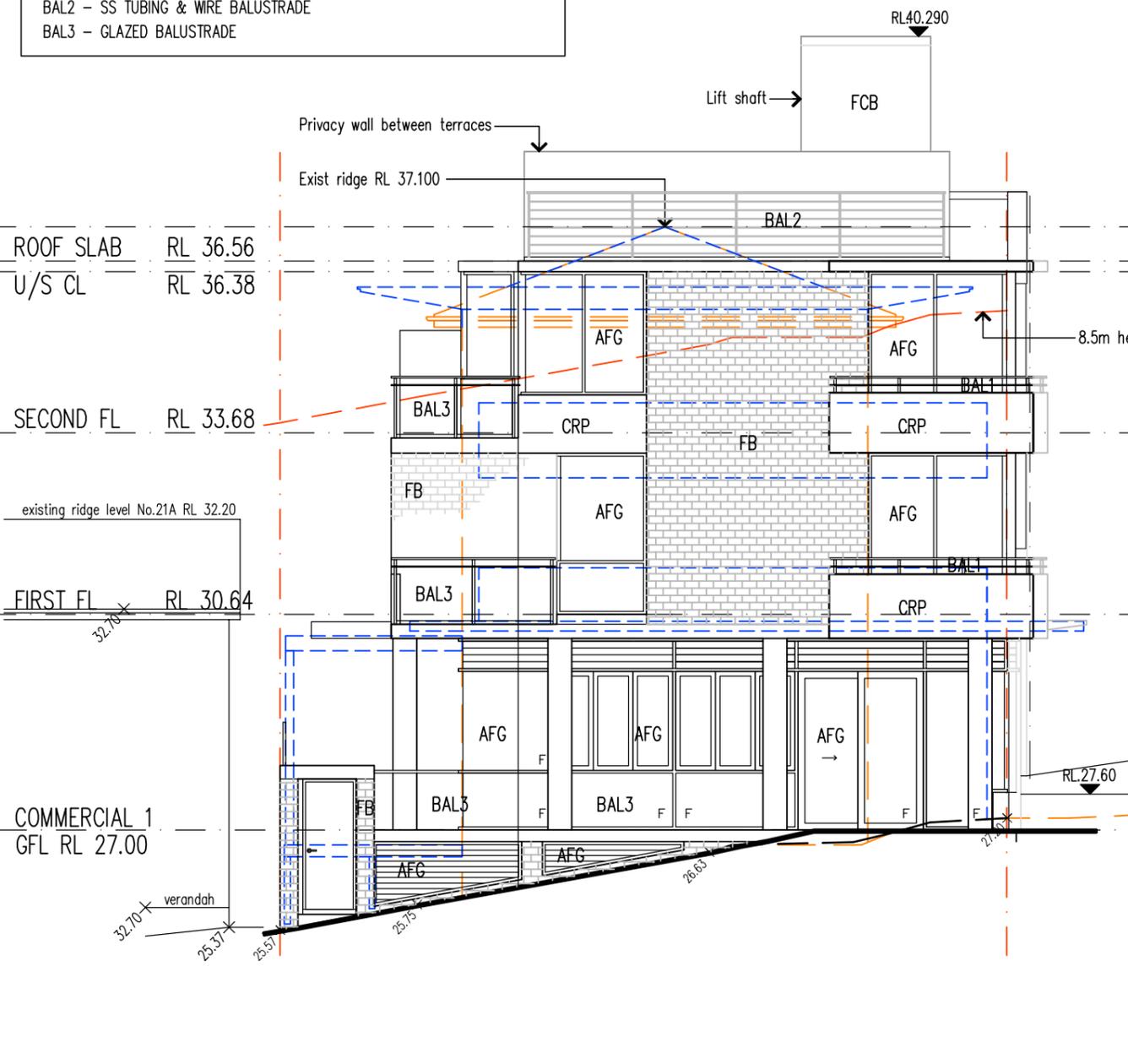
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 sheet 8 of 11

**SCHEDULE OF MATERIALS AND FINISHES**

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**EAST ELEVATION**

**WEST ELEVATION**



**Legend**

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- - - Denotes footprint of previous approval DA2015/1079

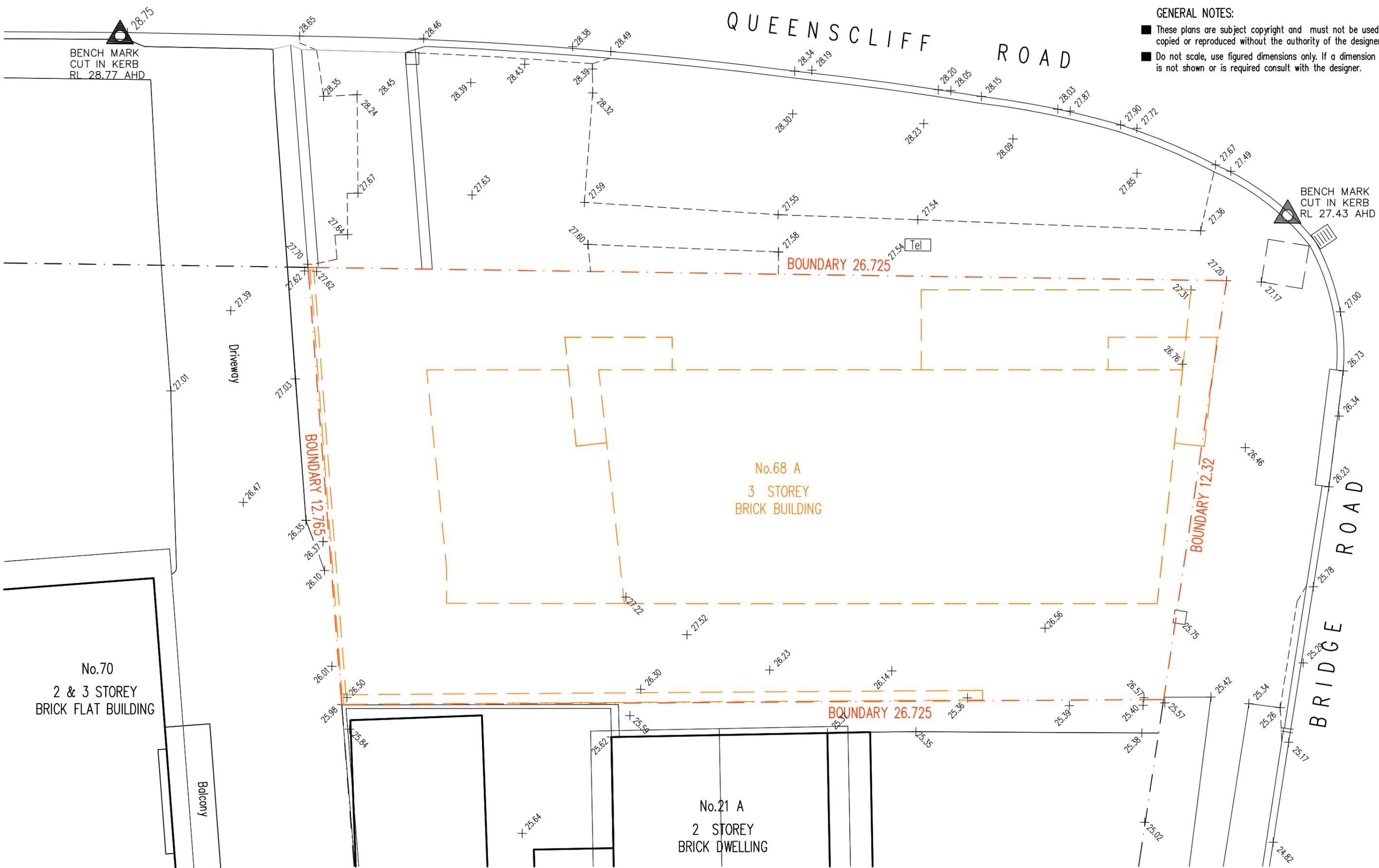
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project:  
**PROPOSED NEW RESIDENTIAL/COMMERCIAL DEVELOPMENT**  
 68A QUEENSCLIFF ROAD, QUEENSCLIFF  
 LOT A DP 961049  
 client:  
**COULITS FAMILY**

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

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No.70  
2 & 3 STOREY  
BRICK FLAT BUILDING

Balcony

No.68 A  
3 STOREY  
BRICK BUILDING

No.21 A  
2 STOREY  
BRICK DWELLING

BOUNDARY 26.725

BOUNDARY 12.32

BOUNDARY 26.725

# DEMOLITION PLAN

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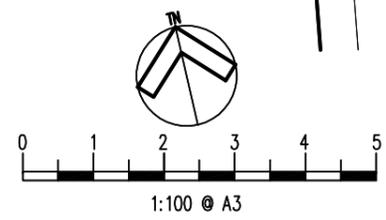
client:  
COULITS FAMILY

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

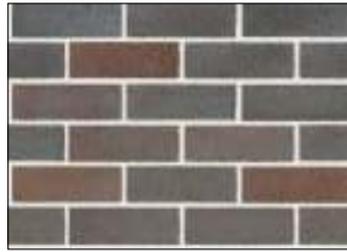
sheet C

**Legend**

— DENOTES FOOTPRINT OF EXISTING STRUCTURE TO BE DEMOLISHED







Face brickwork – Bowral Blue with off white mortar



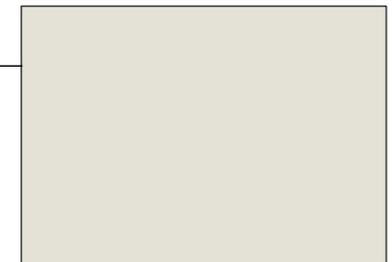
Face brickwork – Austral Bricks, Nubrik Artisan with off white mortar



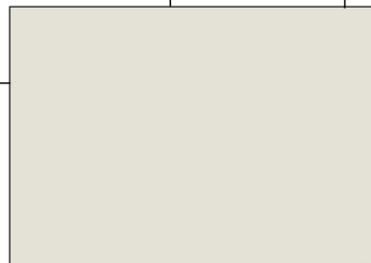
Obscure glazed balustrades & privacy screens



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



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



Decowood aluminium louvre beams on vertical frame to stairwell glazing



Obscure glazed balustrades & privacy screens

## COLOURS & MATERIALS SAMPLE BOARD

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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

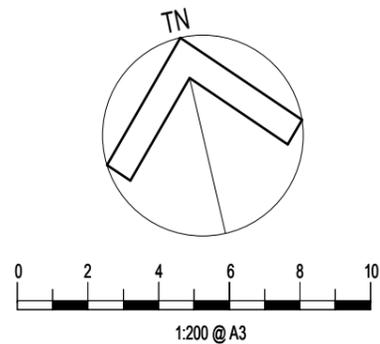
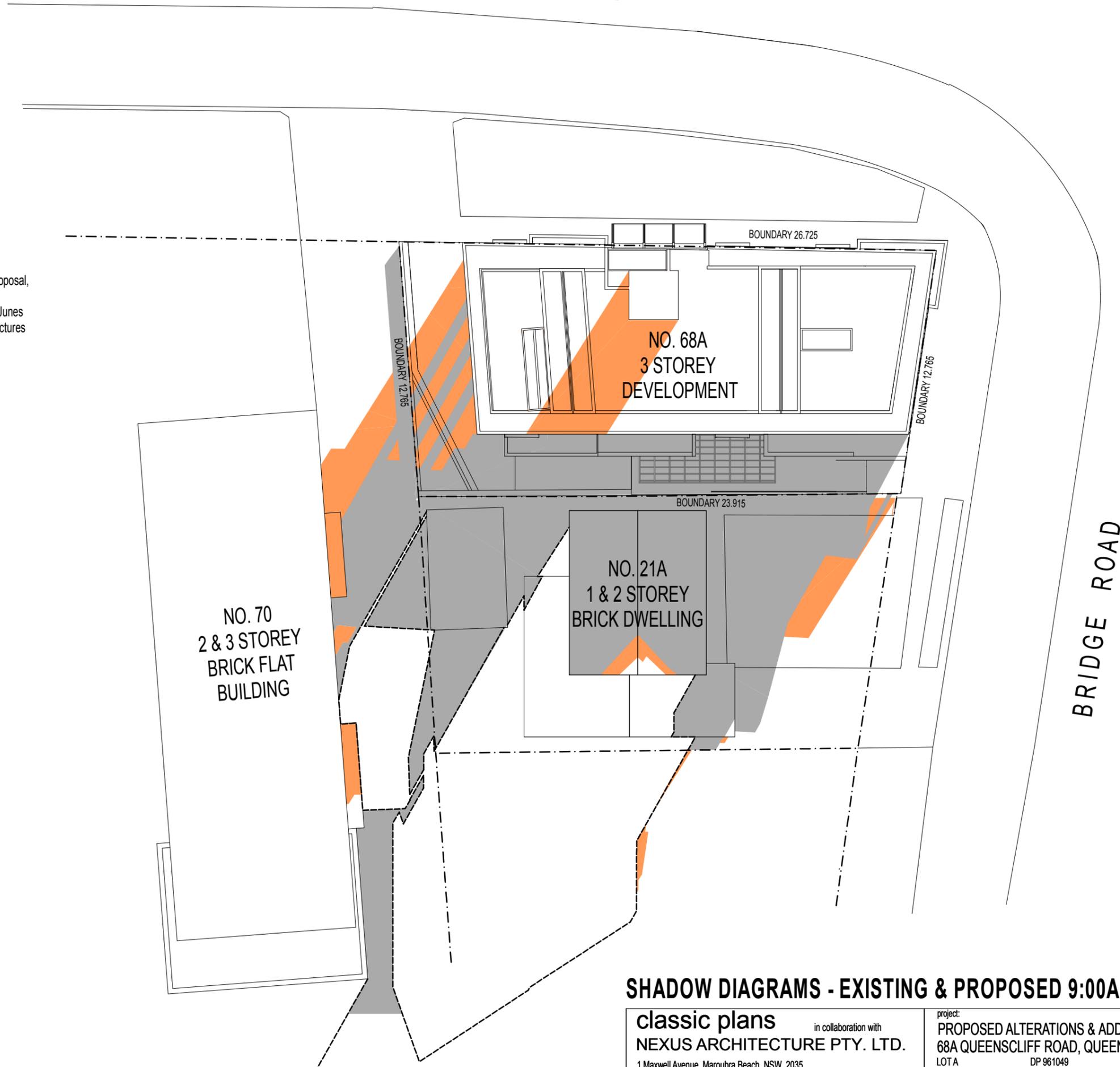
EXISTING SHADOW CAST BY NEIGHBOURING BUILDINGS

QUEENSCLIFF ROAD

**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**

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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 1 of 6

EXISTING SHADOW FROM SUBJECT BUILDING

ADDITIONAL SHADOW CAST FROM PROPOSAL

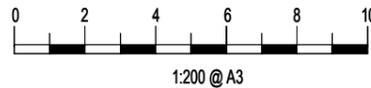
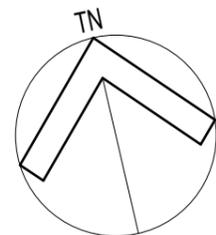
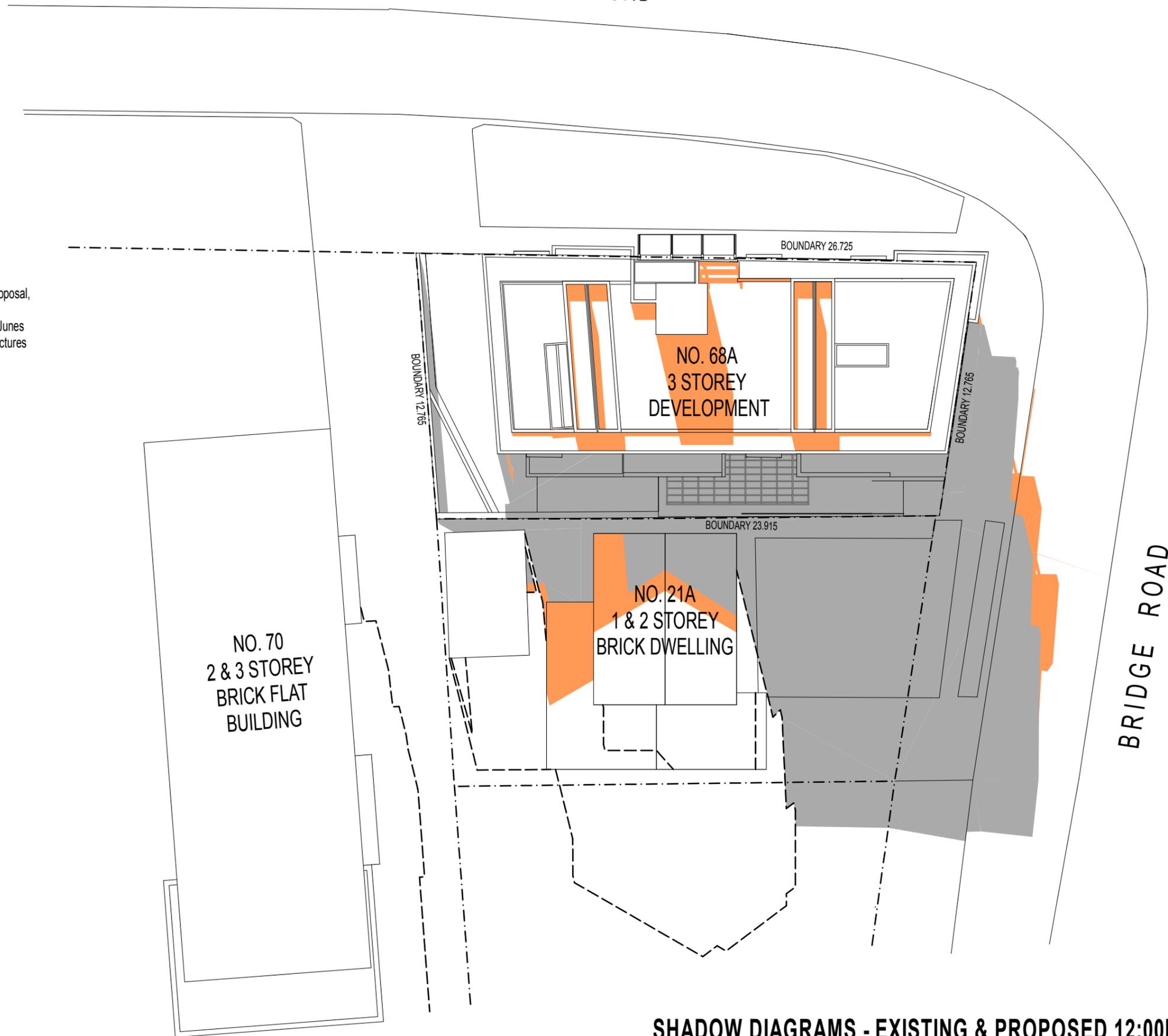
EXISTING SHADOW CAST BY NEIGHBOURING BUILDINGS

QUEENSCLIFF ROAD

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Erol Ozdirik  
(Architectural Draftsman)



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

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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

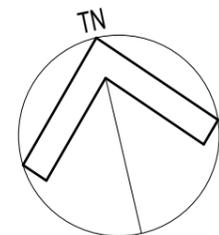
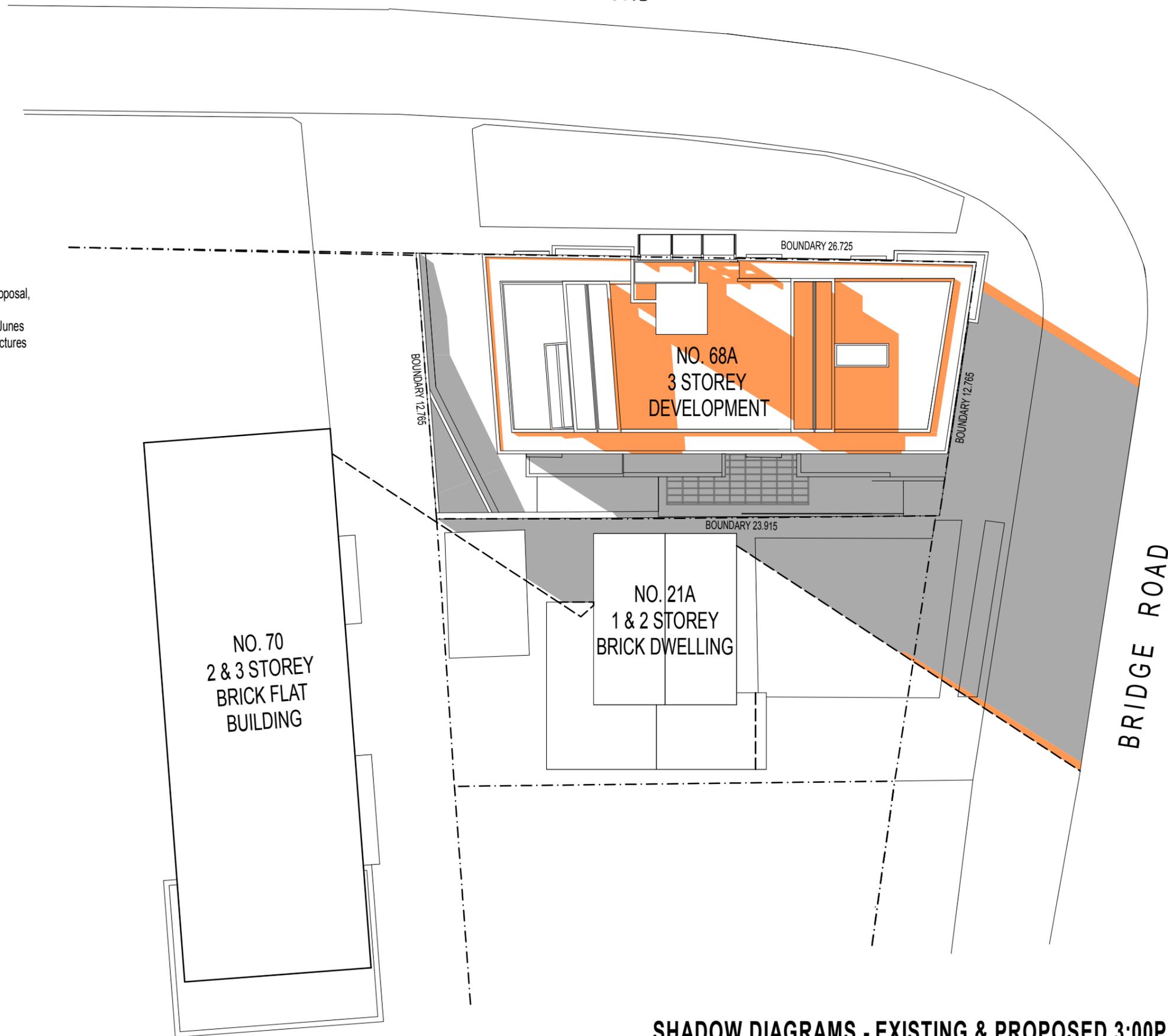
EXISTING SHADOW CAST BY NEIGHBOURING BUILDINGS

QUEENSCLIFF ROAD

**Certification of Shadow Diagrams**

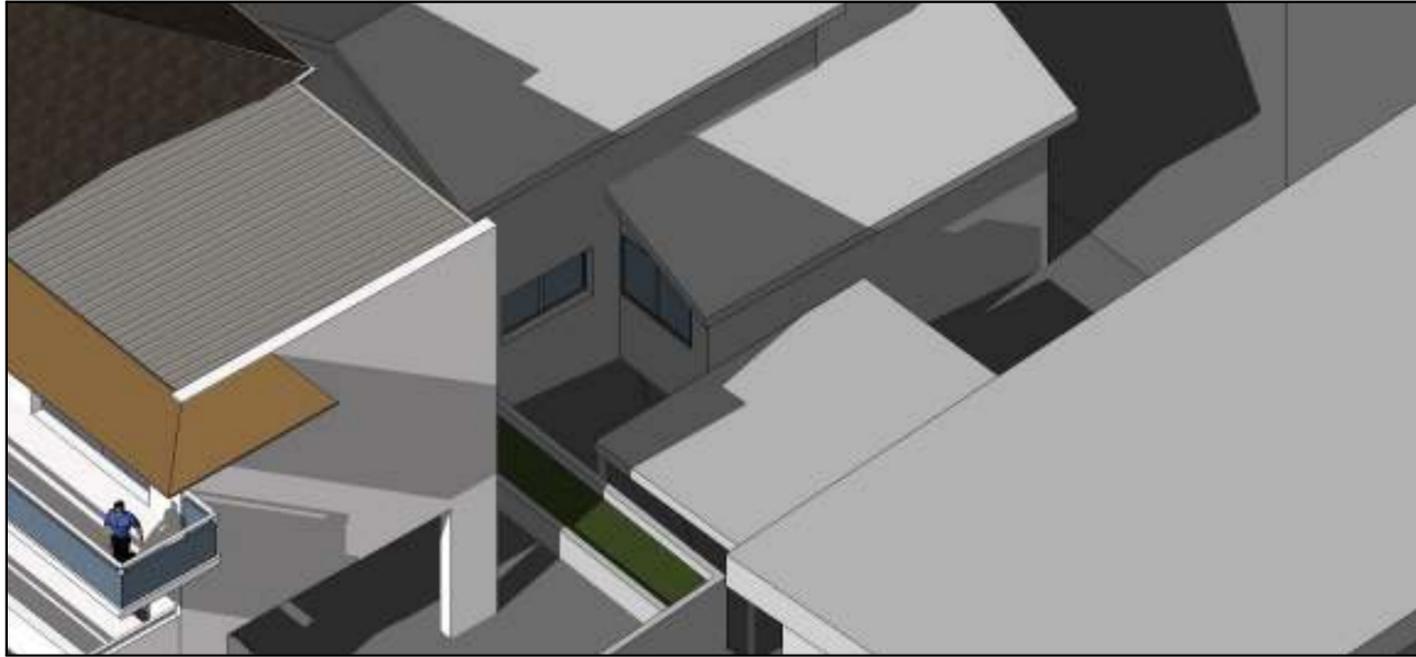
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(Architectural Draftsman)

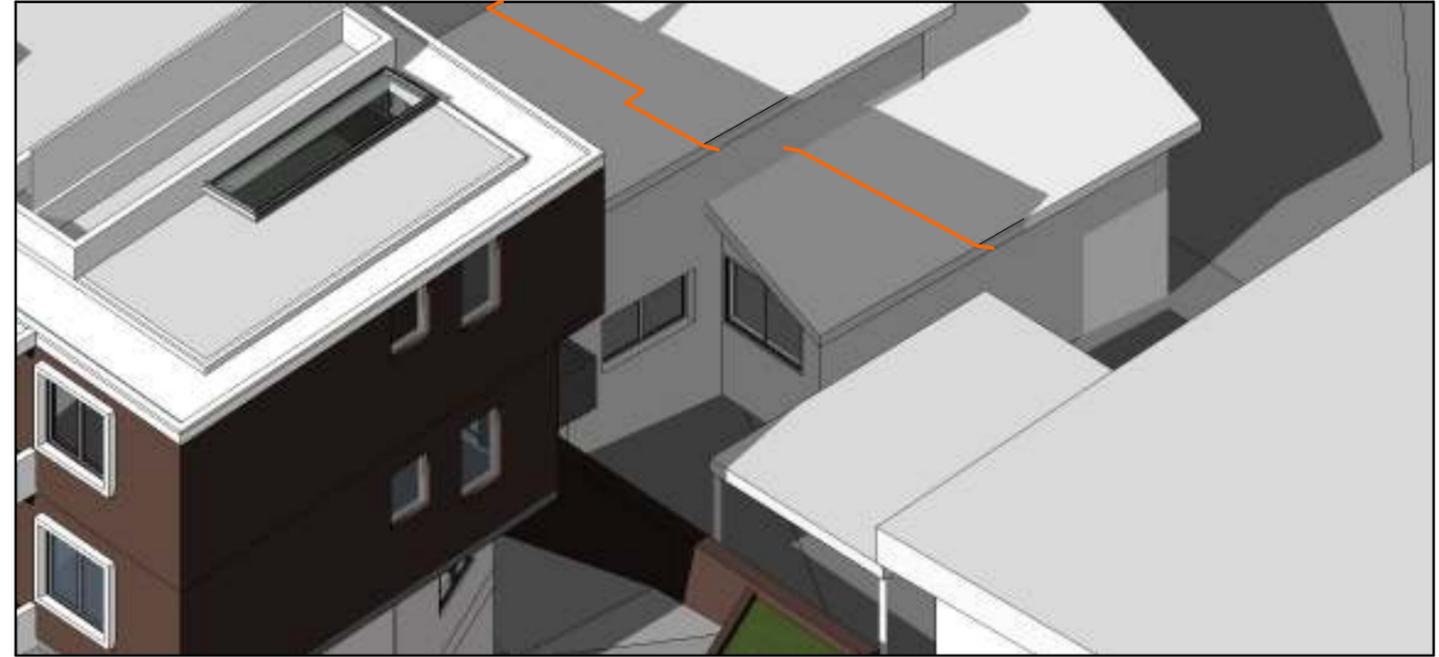


**SHADOW DIAGRAMS - EXISTING & PROPOSED 3:00PM JUNE 21**

<b>classic plans</b> 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 <b>PROPOSED ALTERATIONS &amp; ADDITIONS</b> 68A QUEENSCLIFF ROAD, QUEENSCLIFF LOTA DP 961049	scale - 1:200 date - 07/02/19 DA SUBMISSION issue A dwg. no. - 040/19 sheet 3 of 6
	client: <b>COULITS FAMILY</b>	



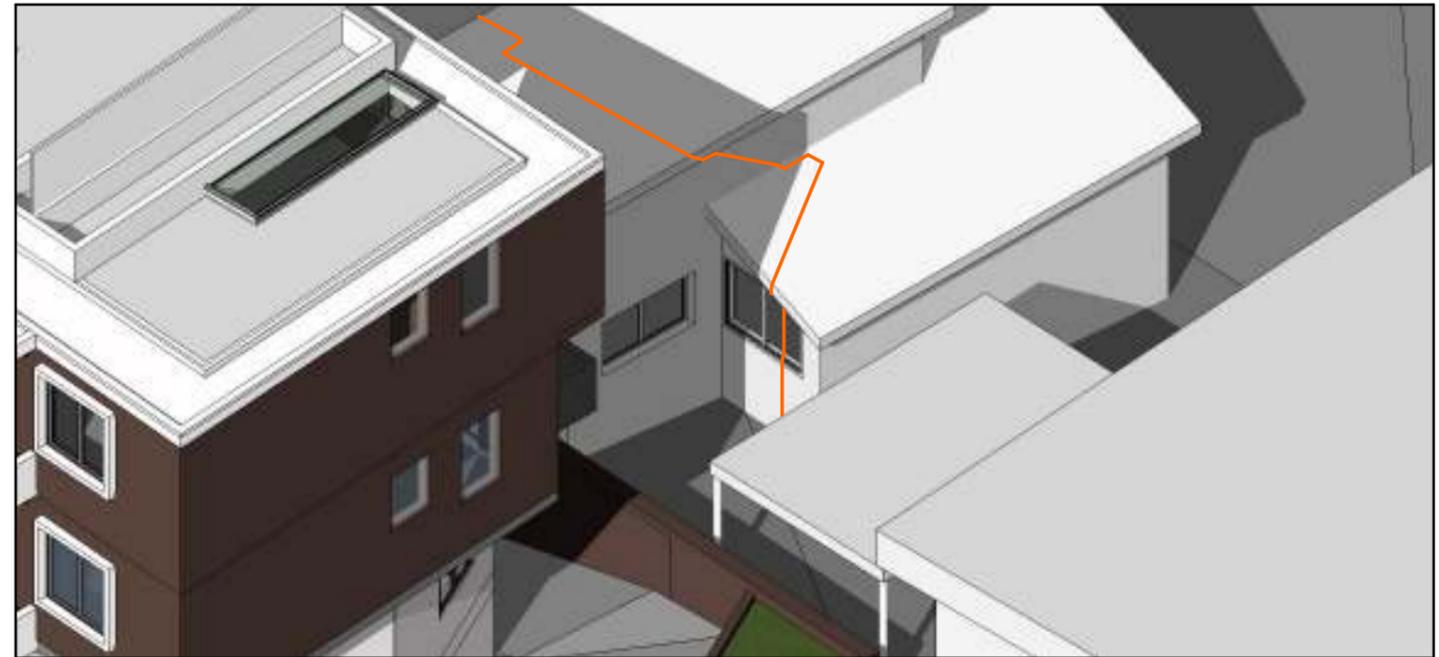
PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - NOON



PROPOSED NEW DEVELOPMENT - NOON



PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 1.00pm



PROPOSED NEW DEVELOPMENT - 1.00pm

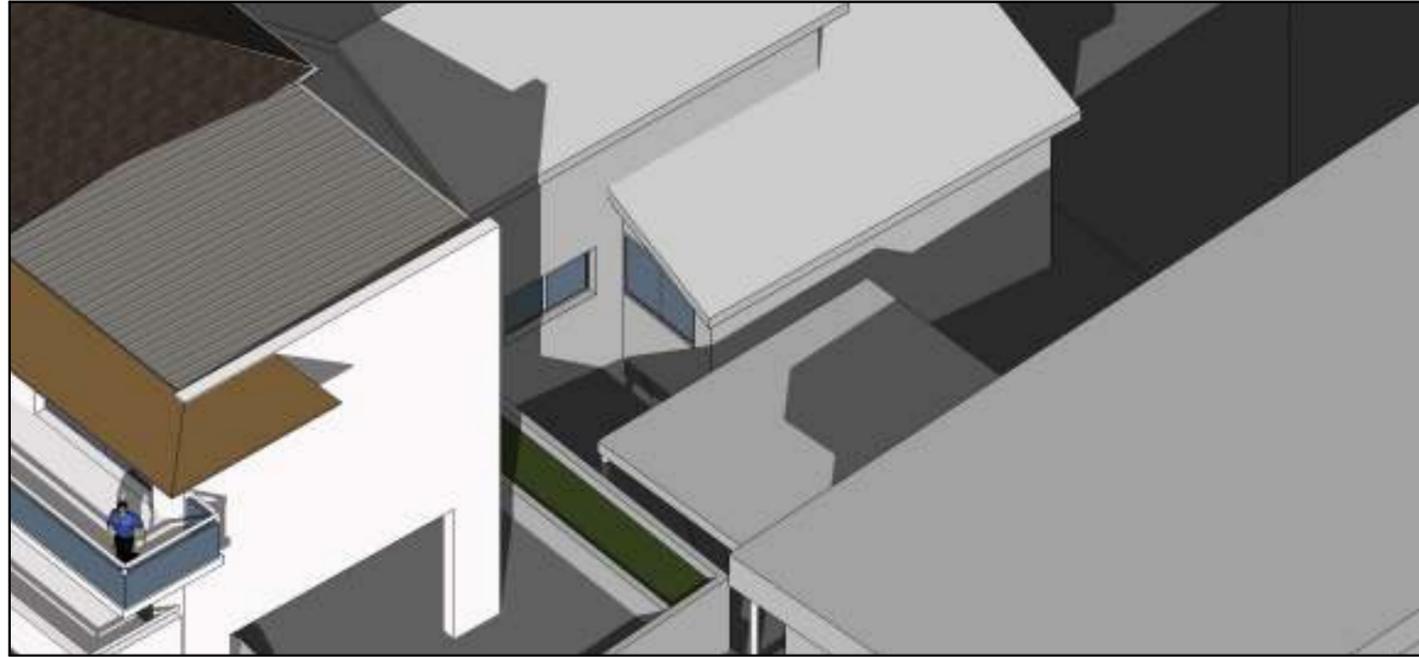
Orange line denotes the outline of the shadow from the previously approved development

Certification of Shadow Diagrams

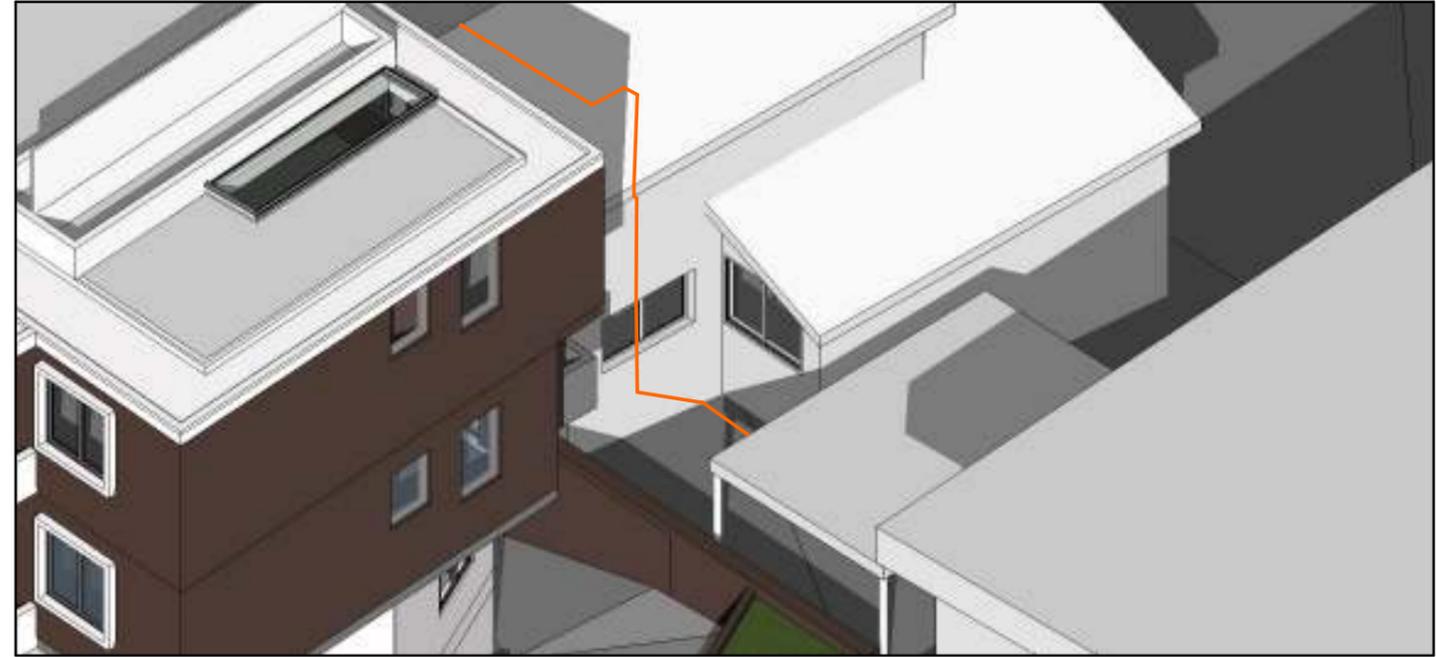
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Erol Ozdirik  
(Architectural Draftsman)

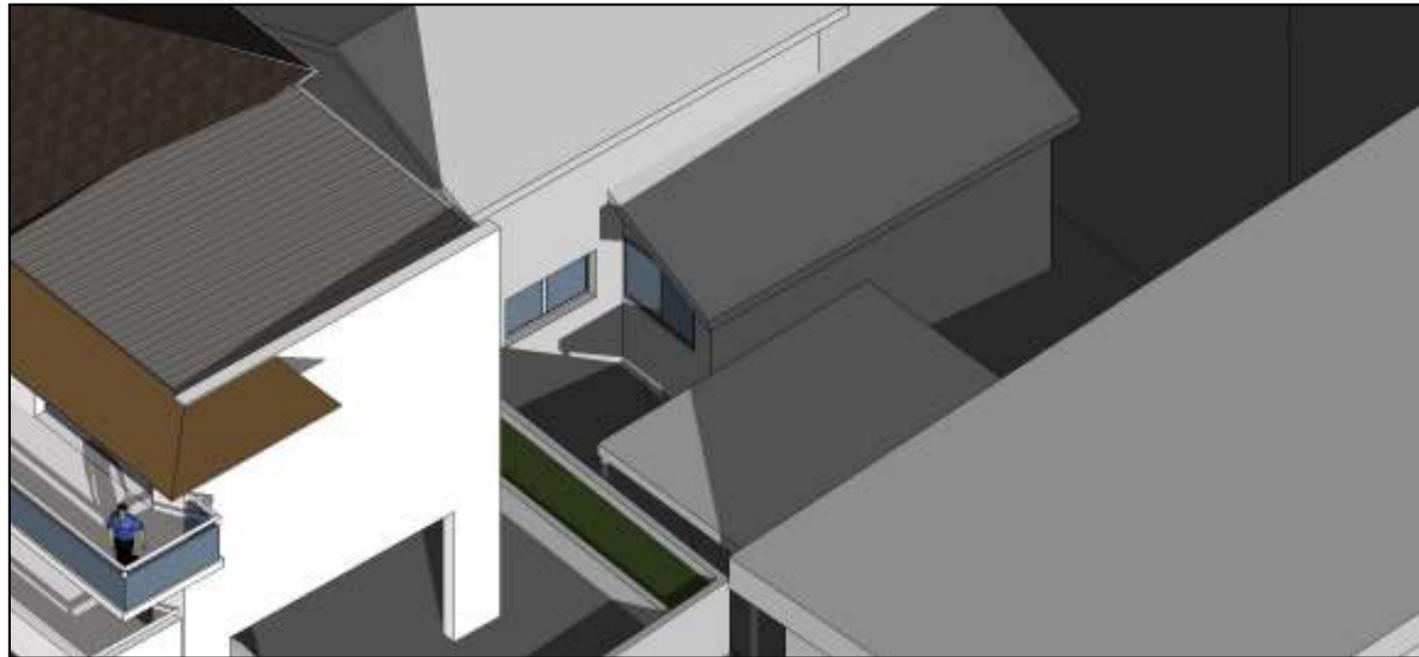
<b>COMPARITIVE ELEVATIONAL SHADOW DIAGRAMS UPON No.21A BRIDGE RD.- 21st June</b>		scale - 1:200
<b>classic plans</b>	in collaboration with	date - 07/02/19
<b>NEXUS ARCHITECTURE PTY. LTD.</b>		DA SUBMISSION
1 Maxwell Avenue, Maroubra Beach NSW 2035		issue A
Ph. 9349 3656 or 0425 208 897		dwg. no. - 040/19
Email: classicplans@optusnet.com.au		sheet 4 of 6
	project: PROPOSED ALTERATIONS & ADDITIONS 68A QUEENSCLIFF ROAD, QUEENSCLIFF LOTA DP 961049	
	client: COULITS FAMILY	



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

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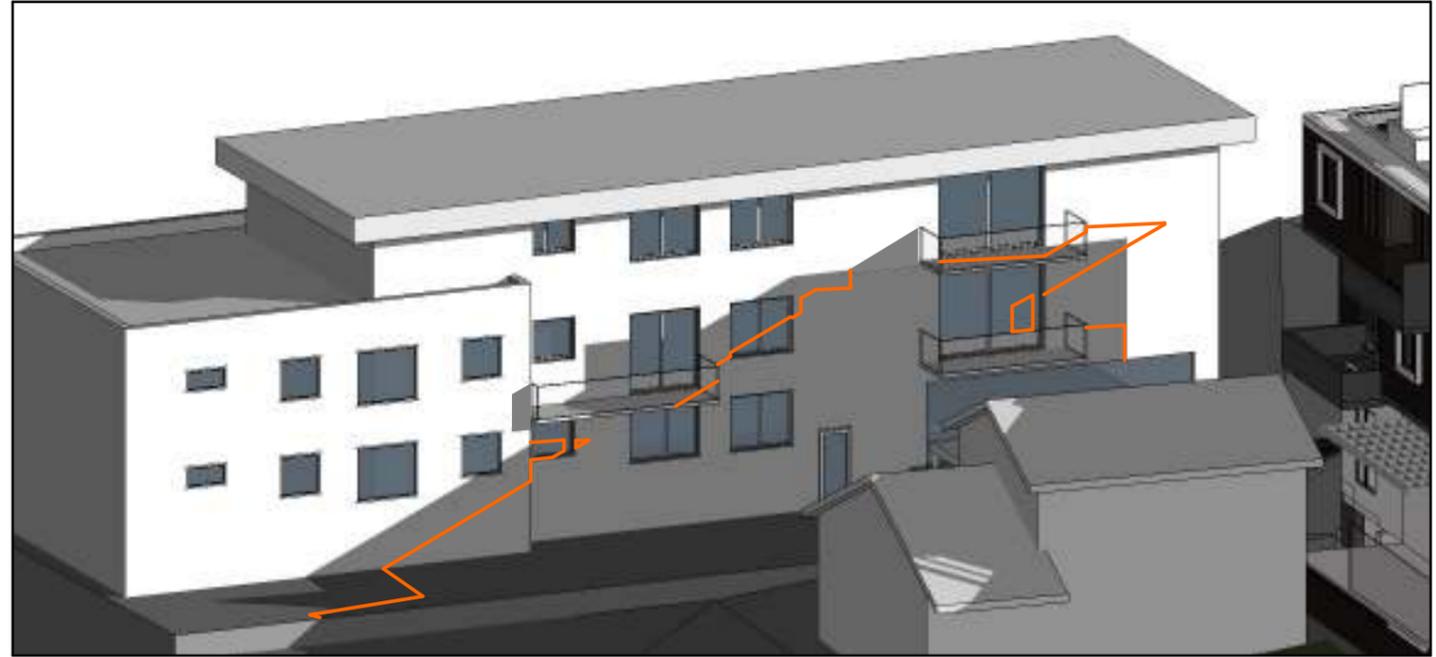
Erol Ozdirik  
 (Architectural Draftsman)

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

<b>classic plans</b> 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 issue A
	client: COULITS FAMILY	dwg. no. - 040/19 sheet 5 of 6



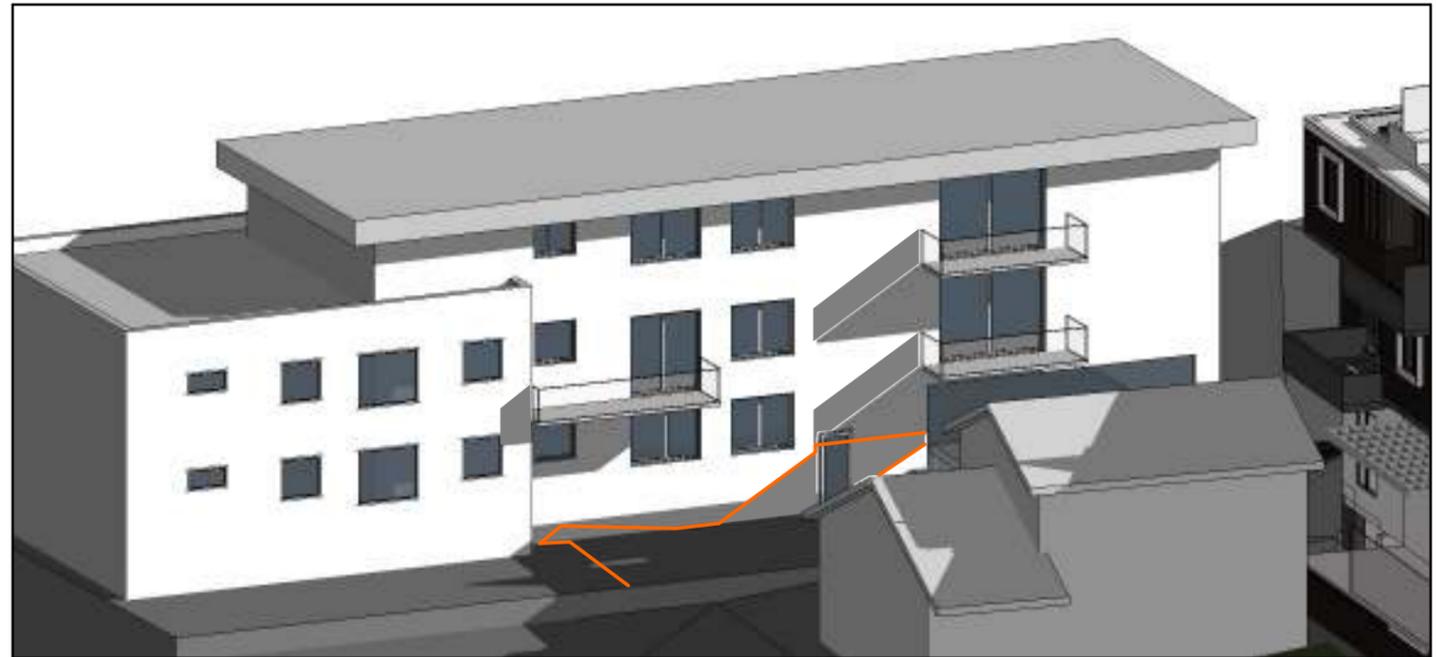
PREVIOUSLY APPROVED DEVELOPMENT - DA2015/1079 - 9.00am



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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Erol Ozdirik  
 (Architectural Draftsman)

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

<b>classic plans</b> 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 issue A
		client: COULITS FAMILY	dwg. no. - 040/19 sheet 6 of 6