




Unit Development 122-124 Queenscliff Road Queenscliff NSW 2096		Basic Requirements Summary - Multi Dwellling Prepared by Chapman Environmental Services www.basiccertificates.com.au 1300 004 914			
Water Target	40	Water Score	43		
Energy Target	50	Energy Score	54		
Max Avg Heating Load is (MJ/m²)	40	Actual Avg Heating Load	33.3		
Max Avg Cooling Load is (MJ/m²)	26	Actual Avg Cooling Load	21.6		
Basic Commitments					
Landscaping	Total area of garden & lawn (m²)	G-01 - 161 G-02 - 161 G-01 - 37 G-02 - 37 1.01 - 20 1.02 - 20	Area of indigenous/low water use plants (m²)		0
Fixtures	Shower heads	4 star >4.5 but <= 6 L/min	Toilets	4 star	All taps 5 star
Alternative Water (Common Tank)	Minimum Rainwater tank size (L)	3000	Collect run off from roof area of at least (m²)		100
	Toilet connection No	Laundry connection No	Landscaping connection Yes- Ground Units Only	Pool top up No	Spa top up n/a
Pool and Spa	Max pool volume (kL)	16 x2	Pool does not require a cover		Pool pump must have a timer
	Pool heating	No heating			
Energy	Hot water system	Electric heat pump - air sourced	Rating	31 to 35 STCs	
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Laundry ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Cooling - living areas	Ceiling fans + 1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Cooling - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - living areas	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Alternate Energy	Photovoltaic system able to generate at least 4.5 peak kilowatts of electricity			
	Induction cooktop & electric oven	Outdoor clothesline required		No indoor clothesline required	
Thermal Performance Assessment Based on the Following Requirements					
Floor Types	Suspended concrete slab	with	No insulation required		
	Suspended concrete slab - Unit G-01, G-02	with	R1.1 underslab insulation		
Floor Coverings	Tiles	Living/Wet areas/Bedrooms			
External Walls	Cavity brick - Unit G-01 & G1.01	with	No insulation required	Colour	Light
	Cavity brick - All other units	with	R1.0 Cavity Board Insulation	Colour	Light
Internal Walls	Plasterboard	with	No insulation required		
Party Walls	Cavity Brick	with	No insulation required		
Ceiling (floor over)	Concrete above plasterboard	with	No insulation required		
Ceilings (roof over)	Concrete above plasterboard	with	R5.0 underslab insulation		
Roof	Concrete	with	Waterproof membrane only	Colour	Medium
Windows and Doors	to all single glazed clear		Fixed Glass	BRD-041-01 U-Value 6.15 or less SHGC 0.74 +/- 5%	
	to AF windows and glazed doors unless noted otherwise		D-Prung	BRD-079-16 U-Value 6.69 or less SHGC 0.66 +/- 5%	
			Sliding Doors	BRD-140-01 U-Value 6.34 or less SHGC 0.74 +/- 5%	
			Sliding Windows	BRD-044-01 U-Value 6.61 or less SHGC 0.69 +/- 5%	
	AF = Aluminium Framed	TB = Thermally Broken Aluminium Framed	TB = Timber Framed		
If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / Fluorescent Any exhaust fans noted are to be fitted with closing dampers or be otherwise sealed All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA If there is a discrepancy between this document and the Nethers Certificate, then the Nethers Certificate shall take precedence					
Notes	1x 1200mm Ceiling fan required in Unit G-01, G.01, G.02, 1.01 - Kitchen Living				

Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. 0007168860

Generated on 03 May 2023 using BERS Pro V4.4.1.5d (3.21)



Property

Address 122-124 Queenscliff Road
Queenscliff, NSW, 2096

Lot/DP 5-6/16941

NatHERS climate zone 56



Accredited assessor

Terry Chapman
CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
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0414 265 292

Accreditation No. 20920

Assessor Accrediting Organisation ABSA



Verify certificate

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?psrname=Wmxb&N. When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0008620221	1.01	39.7	28.9	68.6	4.9
0008620247	1.02	38.9	21.5	60.4	5.3
0008620192	G.01	31.4	20.4	51.8	5.9
0008620213	G-01	30.7	20.3	51	5.9
0008620232	G.02	26.4	21.6	48	6.2

National Construction Code (NCC) requirements

The NCC requirements for NatHERS-rated houses are detailed in 3.12.0.0(iii) and 3.12.5 of the NCC Volume Two. For attributed Owner.

Requirements are included in J0.2 and J0.5 to J0.8 of the NCC Volume One.

The NCC requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and appliances through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to, thermal insulation methods, thermal loads, buffering strategy, water heating and pumping, and artificial lighting requirements.


The NatHERS Heating and Cooling Load Limits (Australian Building Code Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments.
For more details see www.nathers.gov.au.

Page 1 of 2

000716860 NatHERS Certificate		S.7 Star Rating on 03 May 2023			
Summary of all dwellings (continued)					
Certificate number and link	Unit Number	Heating load (MJ/m ² .p.a.)	Cooling load (MJ/m ² .p.a.)	Total load (MJ/m ² .p.a.)	Star rating
00066202462	G-02	35.6	17.6	53.2	5.8
Average		33.78	21.72	55.5	5.67
Explanatory notes					
<p>About this report</p> <p>This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).</p> <p>Accredited Assessors</p> <p>To ensure the NatHERS Certificate is of a high quality, always use an accredited or licensed assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.</p> <p>Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.</p> <p>Disclaimer</p> <p>The formal of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.</p>					

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Page 2 of 2

1.0 Basement

- 1.1 Car lift location adjusted to suit waiting bay for car stacker and new internal planning
- 1.2 Lift core and stair arrangement changed to suit car stacker and new internal planning
- 1.3 OSD tank located within building footprint to increase deep soil calculation
- 1.4 Services room rearranged to accommodate new core / car lift location
- 1.5 Storage cages provided for each apartment
- 1.6 Waste and bulky goods room rearranged
- 1.7 Rain water tank relocated

2.1	Swimming pool location reversed; landscape adjusted to suit in response to internal planning changes
2.2	Bedroom and living room reversed
2.3	Car lift location adjusted to suit waiting bay for car stacker
2.4	Lift core and stair arrangement changed to suit car stacker
2.5	Additional gazing added
2.6	Planting on top of pit and OSD tank hatches removed
2.7	Internal storage annotated
2.8	Side boundary retaining wall section 1m from boundary

- 3.1 Car lift adjusted to allow for waiting bay.
- 3.2 Car lift location adjusted to suit waiting bay for car stacker
- 3.3 Bedroom and living room reversed
- 3.4 Lift core and stair arrangement changed to suit car stacker
- 3.5 Additional glazing added
- 3.6 G.02 second bedroom changed to sunroom for solar access.
- 3.7 Bin hold bin storage and other service meters located
- 3.8 New double height entry lobby
- 3.9 Reinforced pit cover annotation
- 3.10 Internal storage annotation
- 3.11 Stepped landscape to bedroom terraces
- 3.12 Side boundary retaining wall section 1m from boundary
- 3.13 Bin holding area planter boxes added
- 3.14 Electrical and gas boundary meter moved to street
- 3.15 New window to stairway
- 3.16 Curved facade corners
- 3.17 Driveway corners splayed to reduce visual impact
- 3.18 ADG compliant living room depth
- 3.19 Driveway changed from concrete to paved
- 3.20 Bedroom and sun room glazing adjusted

4.1	Lift core and stair arrangement changed to suit car stacker
4.2	Bedroom and living room reversed
4.3	Bedroom balconies removed
4.4	New window on façade over car lift.
4.5	Void space for double height entry.
4.6	Roof top terrace stair relocated
4.7	Additional glazing added
4.8	Internal storage annotated
4.9	Upper level boundary set back increased by 1m
4.10	Curved facade corners
4.11	New window to stairway
4.12	Street facing glazing changed
4.13	Terrace size reduced
4.14	New bedroom windows
4.15	W:1:01 Removed

- 5.1 Crushed stone removed for full landscaped roof
- 5.2 Skylights relocated
- 5.3 Spa removed
- 5.4 Taller plating for privacy
- 5.5 Stair relocated
- 5.6 Curved balustrade and planter box
- 5.7 Curved facade corners
- 5.8 Skylight above hallway
- 5.9 Upper level boundary set back increased by 1m
- 5.10 Annotated low height roof top planting

- 6.1 Added brickwork material to façade
- 6.2 Added timber screen material to façade
- 6.3 Removed balcony to streetscape elevation
- 6.4 Amended planter box detail and design
- 6.5 Amended balustrade detail and design
- 6.6 Increased floor to floor heights
- 6.7 Queenscliff Road fence revised
- 6.8 Additional glazing added
- 6.9 Curved facade corners
- 6.10 Adjusted glazing to street facade
- 6.11 New window to stairway
- 6.12 Screen dimensions label added

Purple: Third round of changes DA04: 20/03/23



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COVER	A0000	DA04
PLAN: LOCATION	A1001	DA01
PLAN: SITE ANALYSIS	A1010	DA03
PLAN: DEMOLITION	A1050	DA01
PLAN: BASEMENT	A2201	DA03
PLAN: GROUND -1	A2202	DA04
PLAN: GROUND	A2203	DA04
PLAN: LEVEL 01	A2204	DA03
PLAN: ROOF	A2205	DA03
AREAS : LANDSCAPE + OPEN SPACE	A2402	DA03
SHADOWS: JUNE 21ST 9:00AM, 10:0AM 10:30AM	A2601	DA03
SHADOWS: JUNE 21ST 11:00AM, 11:30AM 12:00AM	A2602	DA03
SHADOWS: JUNE 21ST 12:30PM, 15:00PM 13:00PM	A2603	DA03
SOLAR: VIEWS FROM THE SUN 9:00AM, 9:30AM 10:00AM	A2701	DA03
SOLAR: VIEWS FROM THE SUN 10:30AM, 11:00AM 11:30AM	A2702	DA03
SOLAR: VIEWS FROM THE SUN 12:00PM, 12:30PM 13:00PM	A2703	DA03
SOLAR: VIEWS FROM THE SUN 13:30PM, 14:00PM 14:30PM	A2704	DA03
SOLAR: VIEWS FROM THE SUN 15:00PM	A2705	DA03
ELEVATION: EAST (QUEENSCLIFF RD)1:100	A3101	DA03
ELEVATION: WEST 1:100	A3102	DA03
ELEVATION: NORTH 1:100	A3103	DA03
ELEVATION: SOUTH 1:100	A3104	DA03
ELEVATION: EAST (QUEENSCLIFF RD)1:50	A3110	DA02
ELEVATION: WEST 1:50	A3111	DA02
ELEVATION: NORTH 1:50	A3112	DA02
ELEVATION: SOUTH 1:50	A3113	DA02
SECTION: A	A3201	DA03
SECTION: B	A3202	DA03

DETAIL: SECTION A	A6201	DA01
DETAIL: SECTION B	A6202	DA01
DETAIL: SECTION C	A6203	DA01
DETAIL: SECTION D	A6204	DA01
DETAIL: SECTION E	A6205	DA01
DETAIL: PRIVACY AND SOLAR ACCESS GROUND -1	A6250	DA01
DETAIL: PRIVACY AND SOLAR ACCESS GROUND	A6251	DA02
DETAIL: PRIVACY AND SOLAR ACCESS LEVEL 01	A6252	DA02
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SCHEDULE: WINDOW & DOOR	A7101	DA03
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PERSPECTIVE STREET	A8101	DA01
PERSPECTIVE STREET	A8102	DA01

FINISHES BOARD: MATERIALITY A8201 DA02

HEIGHT PLANE NGL	A9001	DA02
HEIGHT PLANE MERMEN METHOD	A9002	DA02

DEVELOPMENT APPLICATION AMENDMENTS 04.05.2023

122-124 Queenscliff Road, Queenscliff



122-124
QUEENSCLIFF ROAD
LOT 5 & 6 DP 16941

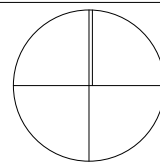
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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date



Drawing Title

LOCATION PLAN

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A1001

Drawing Scale
NTS

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



Client
Kristoffer Harvey

Project
**122-124 Queenscliff Road
Queenscliff**

Project Start Date

Project Number
0228

Drawing Title

SITE ANALYSIS

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A1010

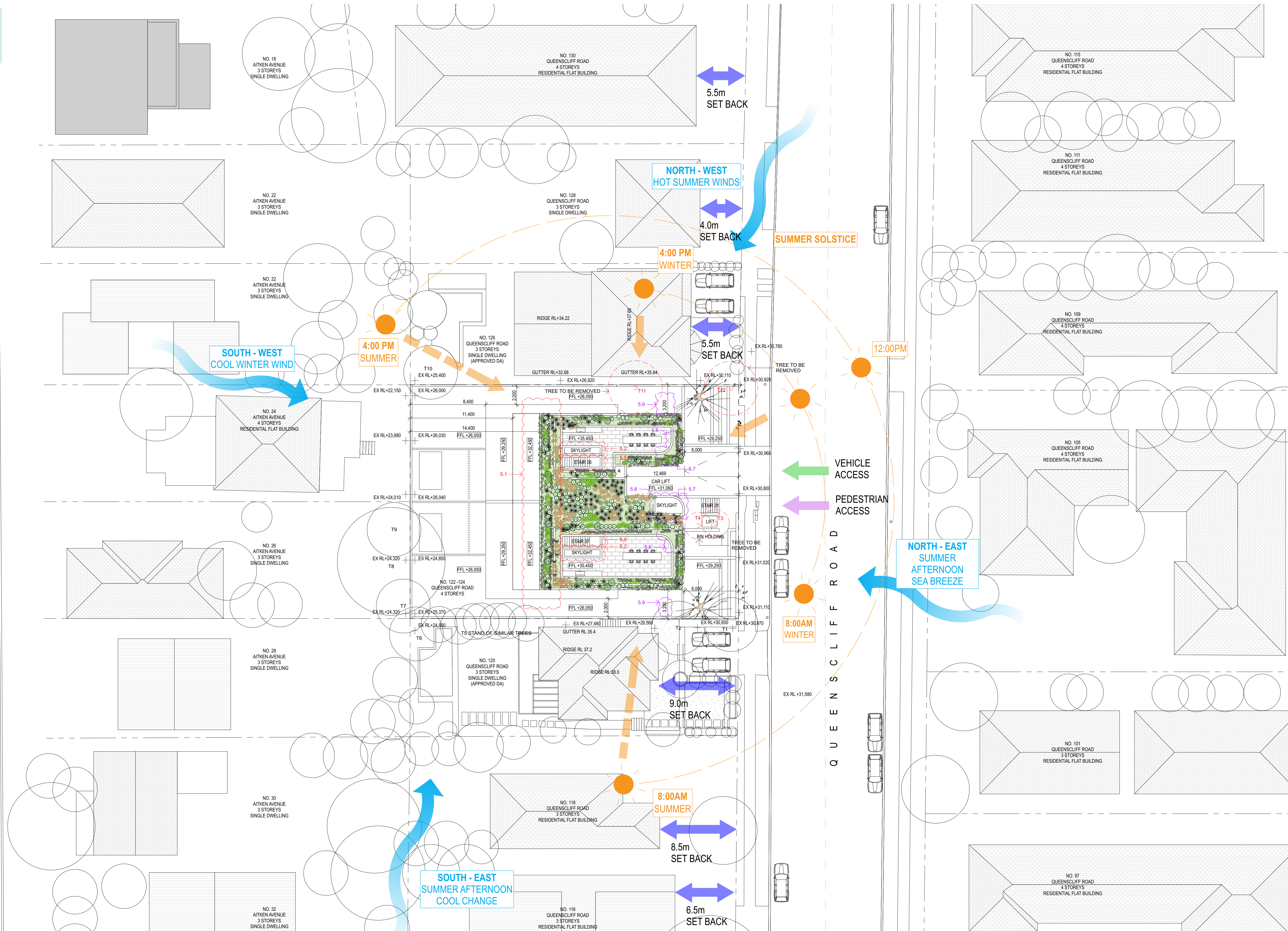
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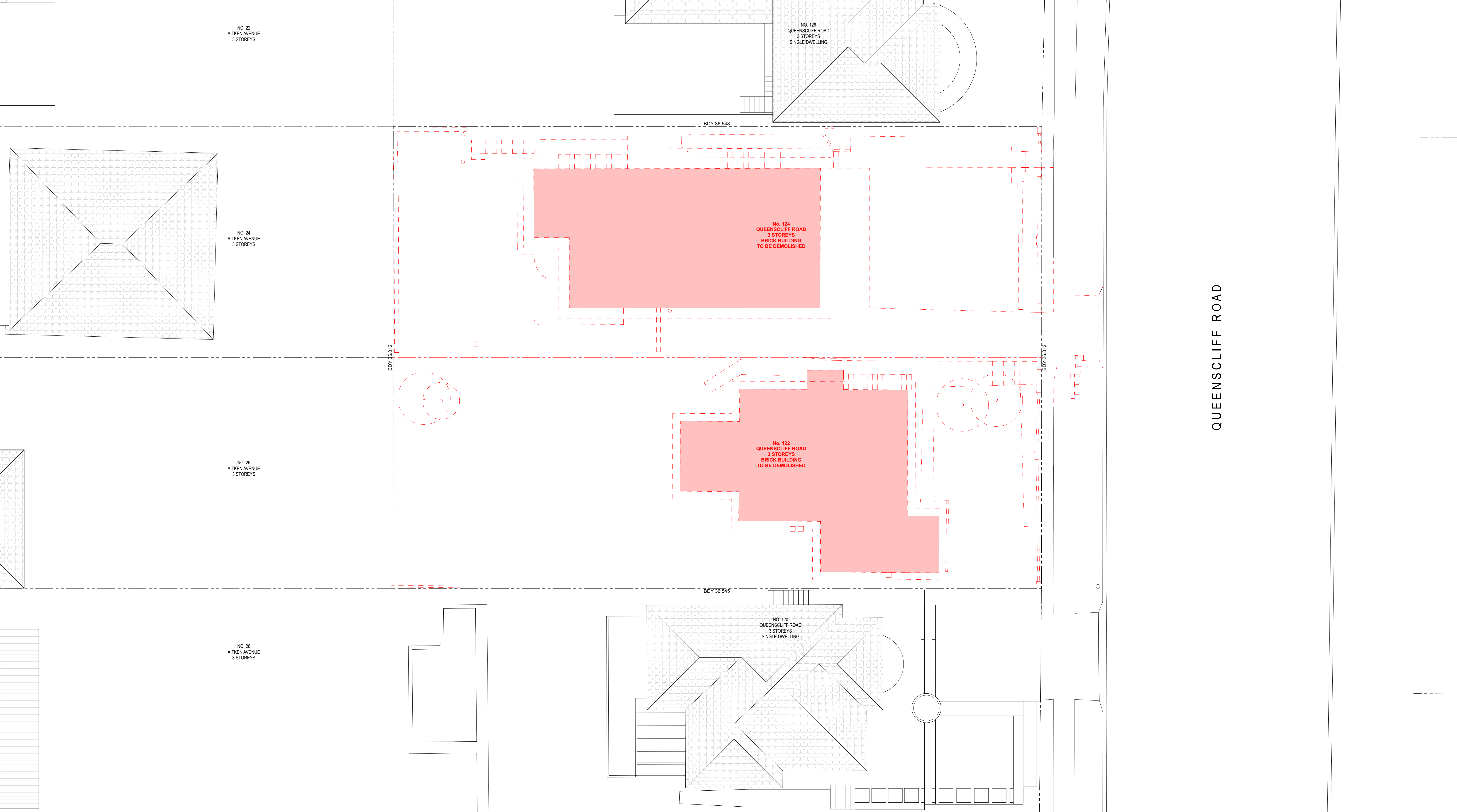
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DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
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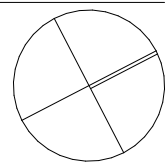
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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date



Project Number
0228

Drawing Title

DEMOLITION

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A1050

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
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RN:01 Render, light colour.
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TM:01 Fixed Batten Screen, Aluminium, dark finish.
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WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

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WD:03 Double hung window, Aluminium frame, dark finish clear glass.

■ TO BE DEMOLISHED
■ TO BE RETAINED



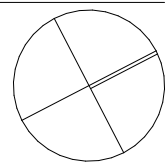
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Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
BASEMENT

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2201

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/02/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
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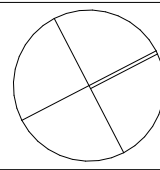
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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228



Drawing Title
PLAN : GENERAL ARRANGMENT
GROUND-1

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2202

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/02/23
DA04	DEVELOPMENT APPLICATION	20/03/23

LEGEND

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Drawing Title
**PLAN : GENERAL ARRANGMENT
GROUND**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2203

Drawing Scale
**1:100@A1
1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/02/23
DA04	DEVELOPMENT APPLICATION	20/03/23

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Drawing Title
**PLAN : GENERAL ARRANGMENT
GROUND**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2203

Drawing Scale
**1:100@A1
1:200@A3**

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WD:03	Double hung window, Aluminium frame, dark finish clear glass.



NO. 22
AITKEN AVENUE
3 STOREYS

NO. 126
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING
(APPROVED DA)

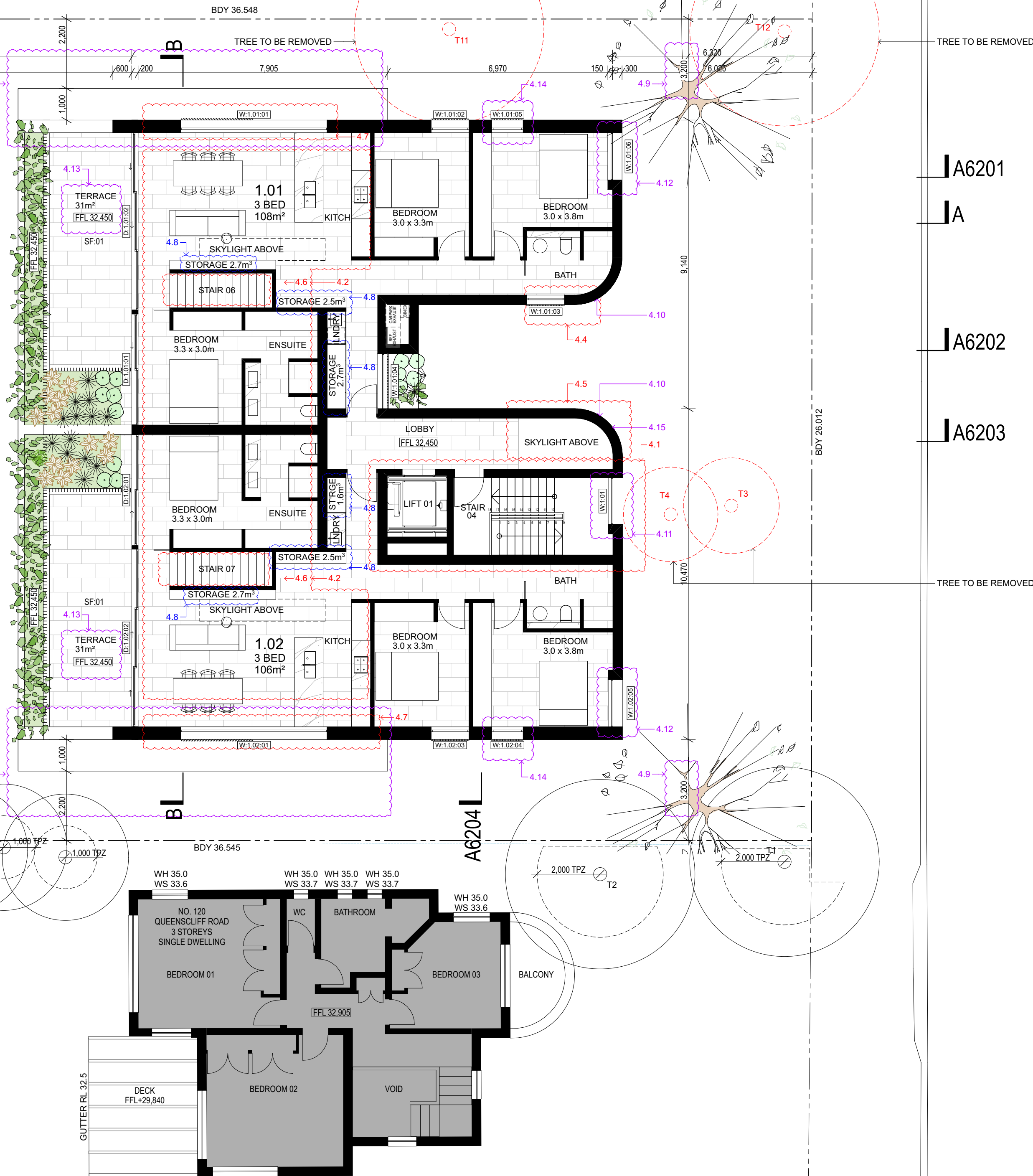
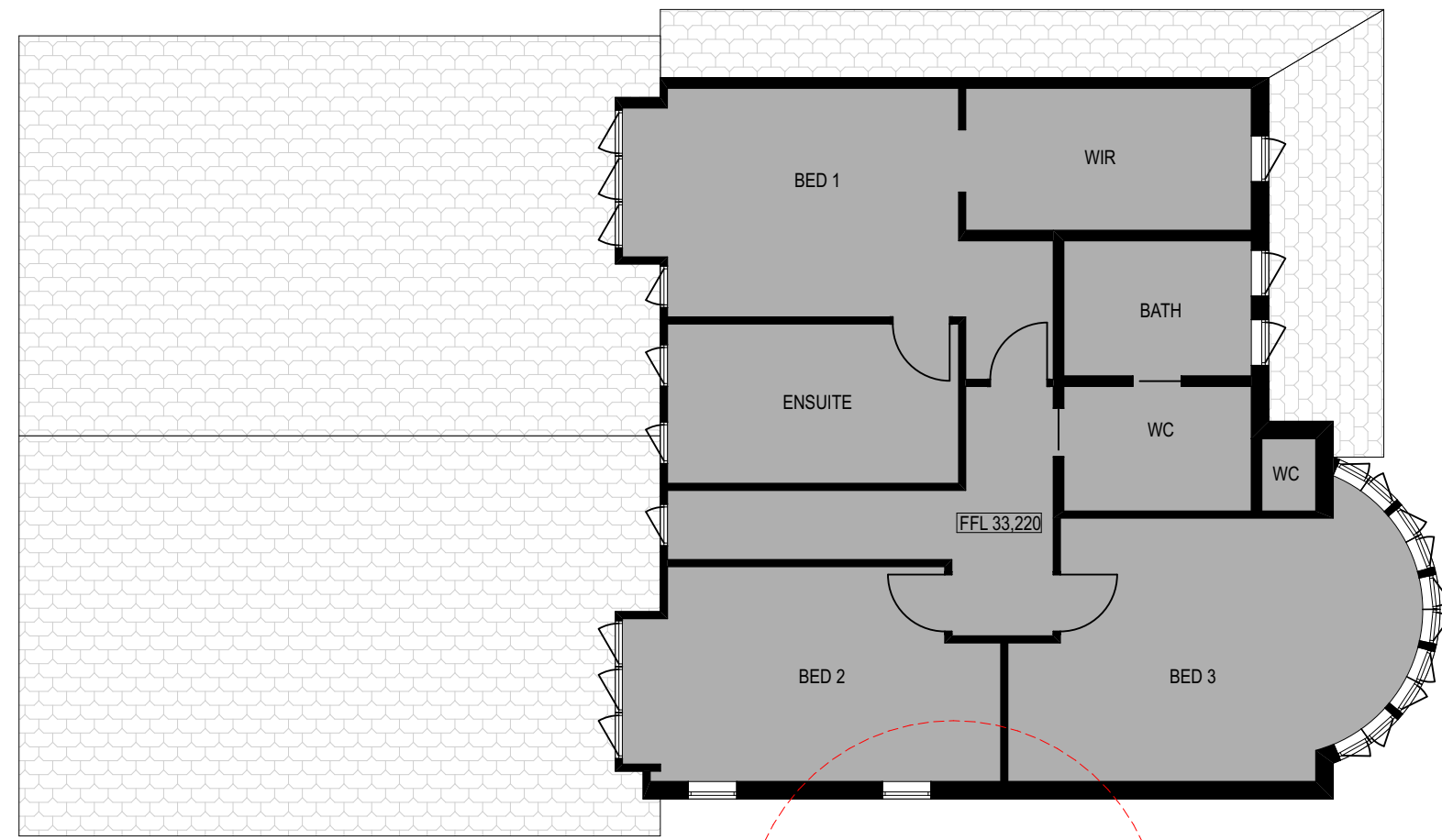
NO. 24
AITKEN AVENUE
3 STOREYS

NO. 122-124
QUEENSLIFF ROAD
4 STOREYS

NO. 26
AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS

NO. 120
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING
(APPROVED DA)



QUEENSLIFF ROAD

ess

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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
LEVEL 01

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2204

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND

BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



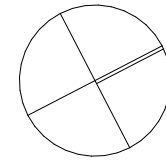
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Kristoffer Harvey

Project
**122-124 Queenscliff Road
Queenscliff**

Project Start Date



Project Number
0228

Drawing Title
**PLAN : GENERAL ARRANGMENT
ROOF**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2205

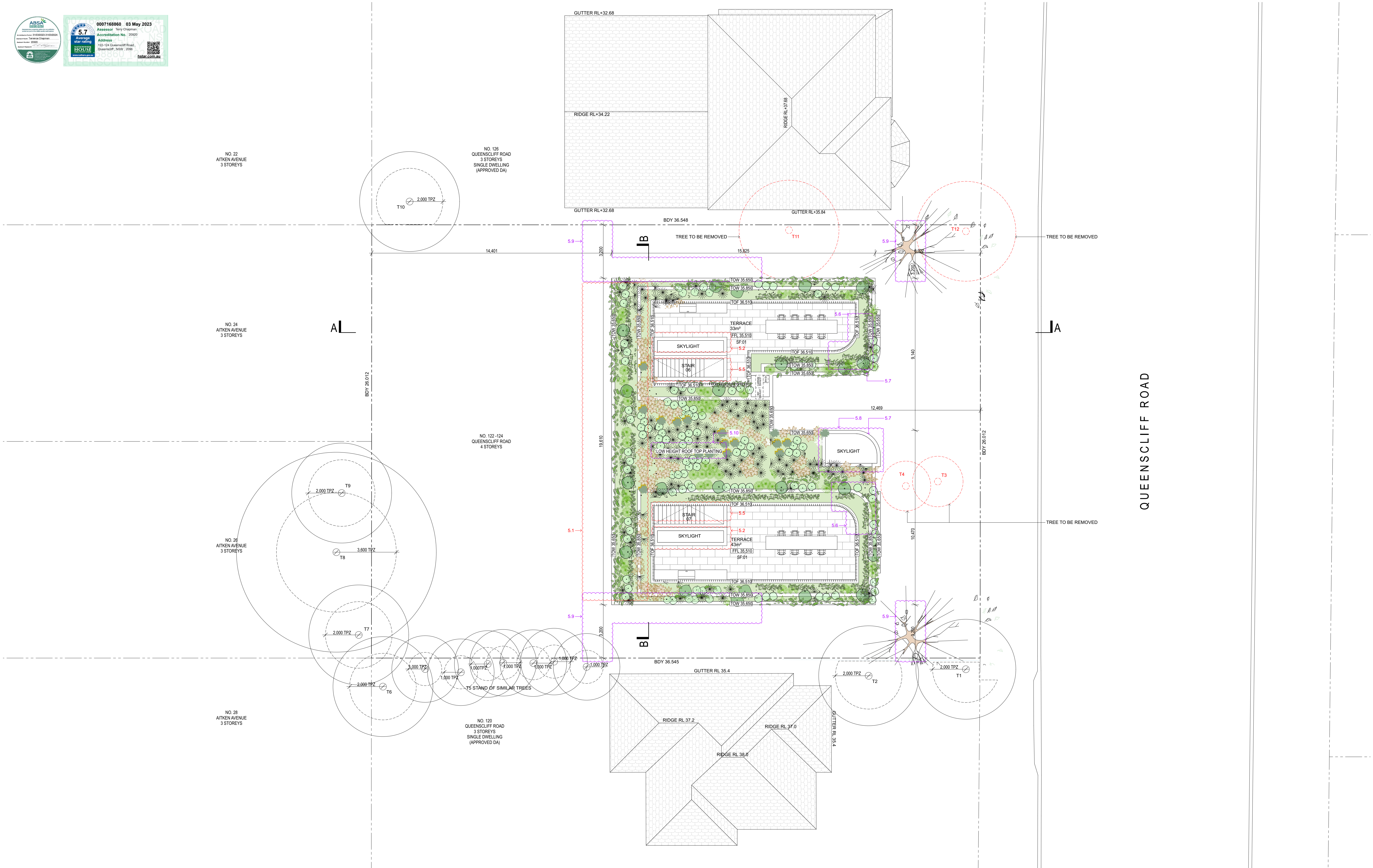
Drawing Scale
**1:100@A1
1:200@A3**

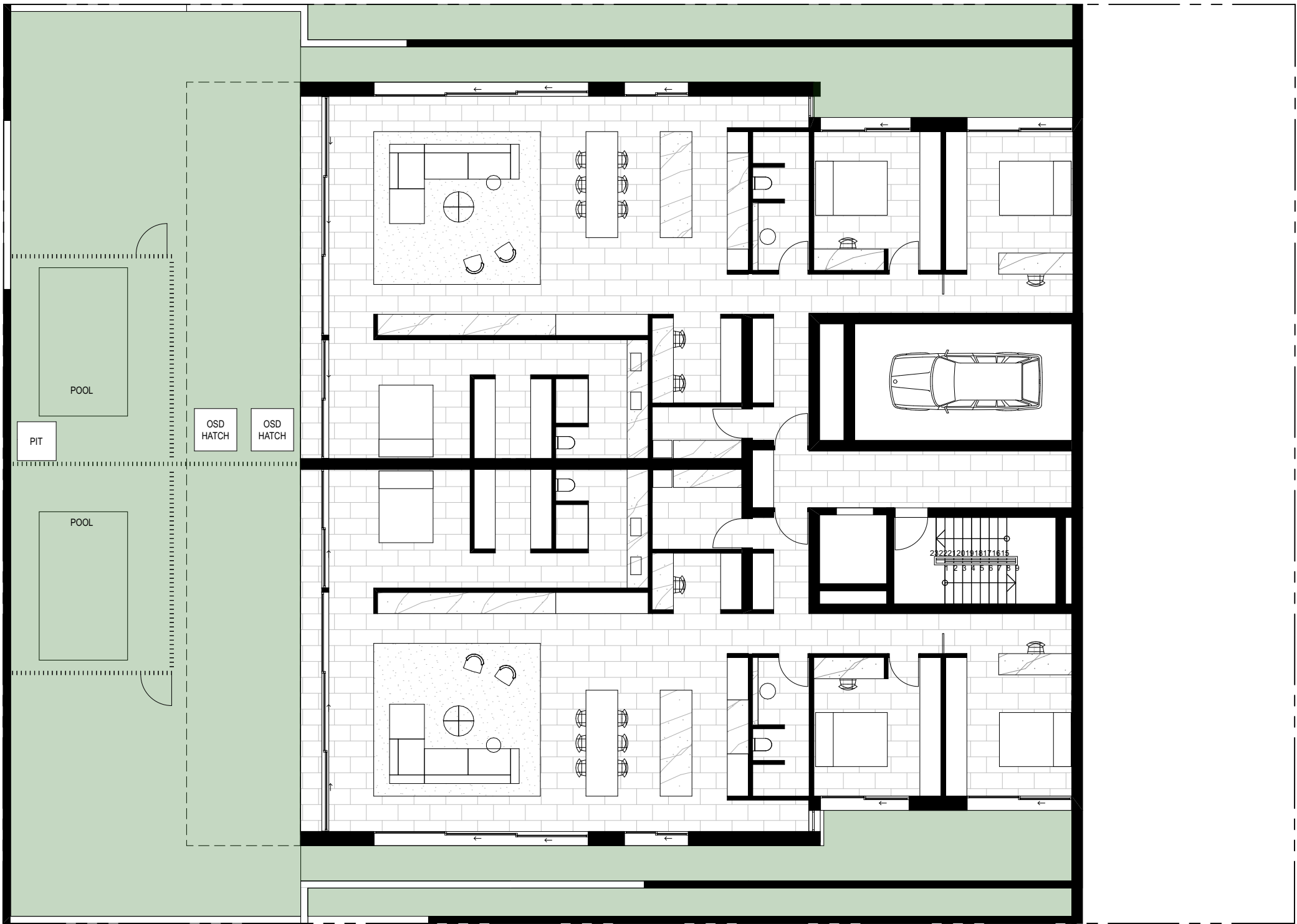
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

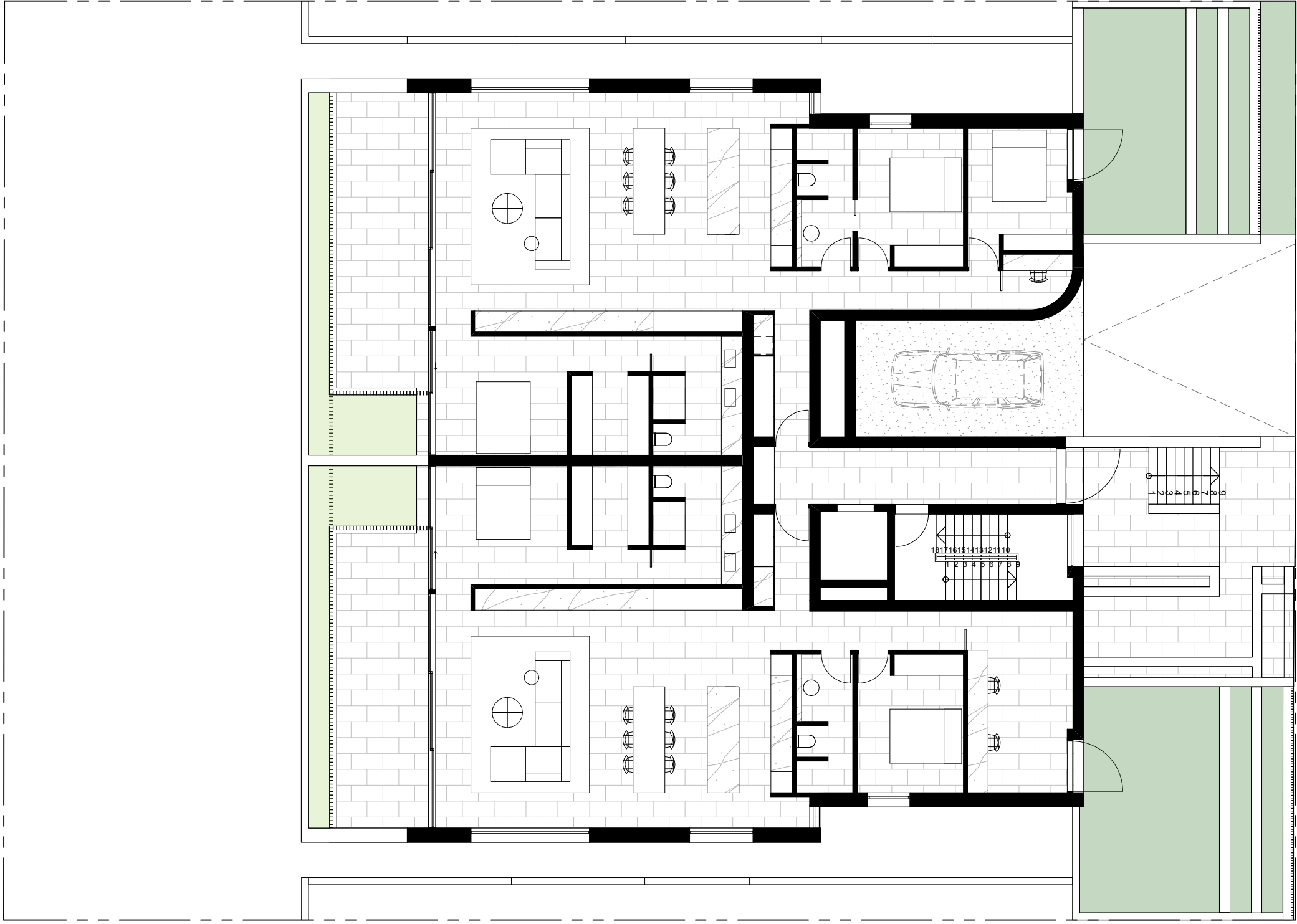
FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.

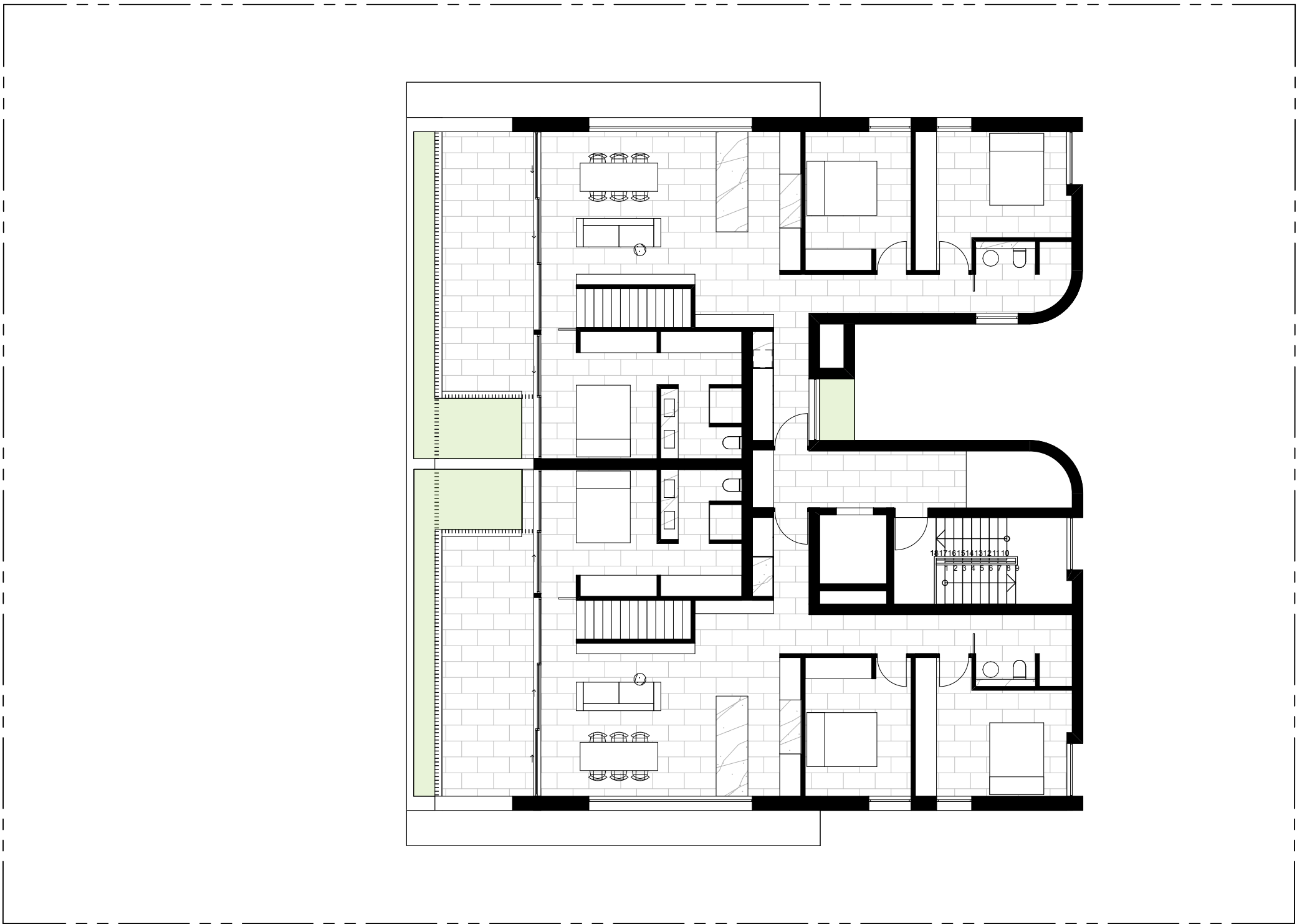




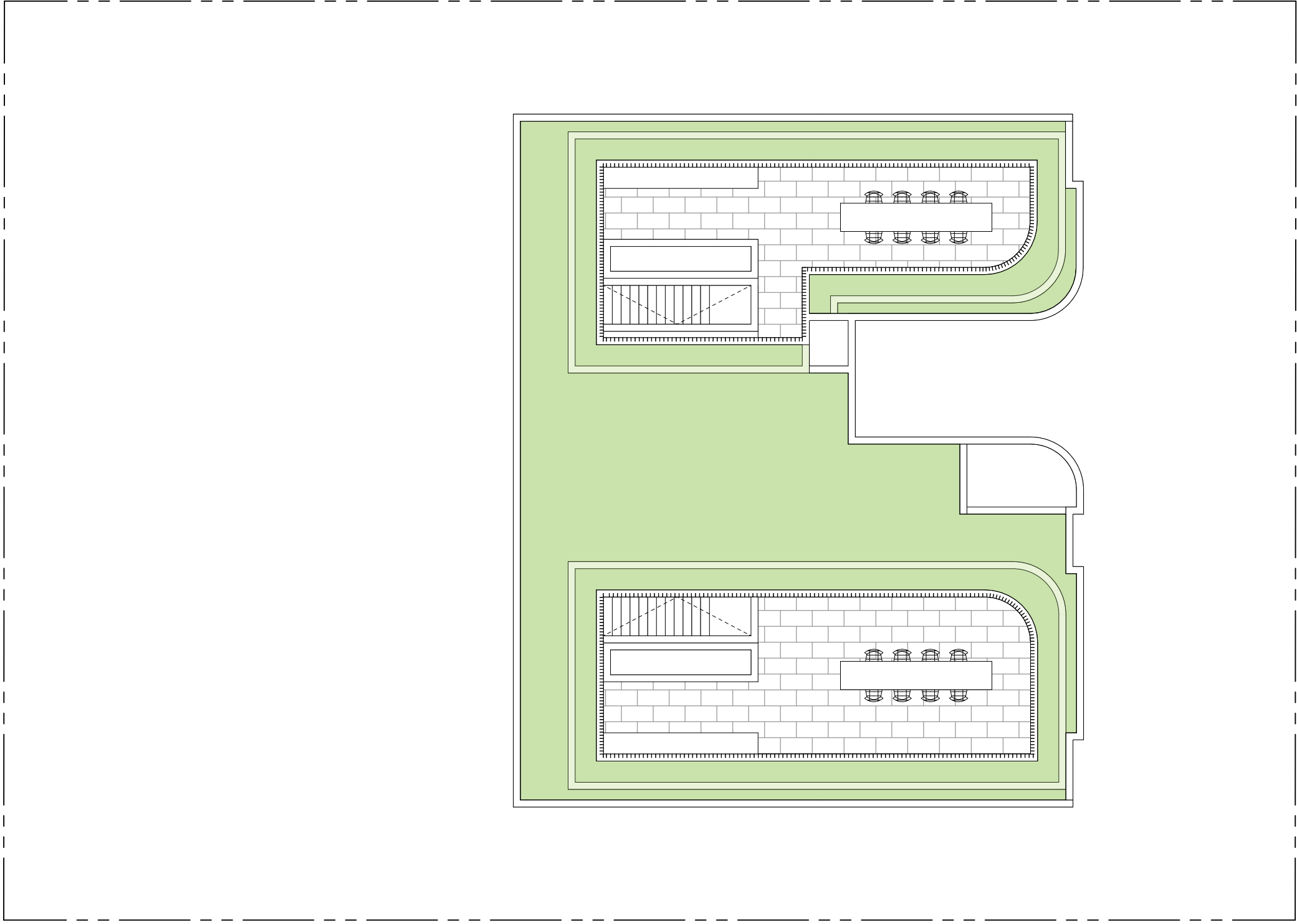
LANDSCAPE OPEN SPACE - GROUND -1



LANDSCAPE OPEN SPACE - GROUND



LANDSCAPE OPEN SPACE - LEVEL 01



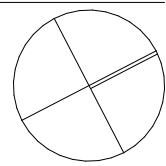
LANDSCAPE OPEN SPACE - ROOF

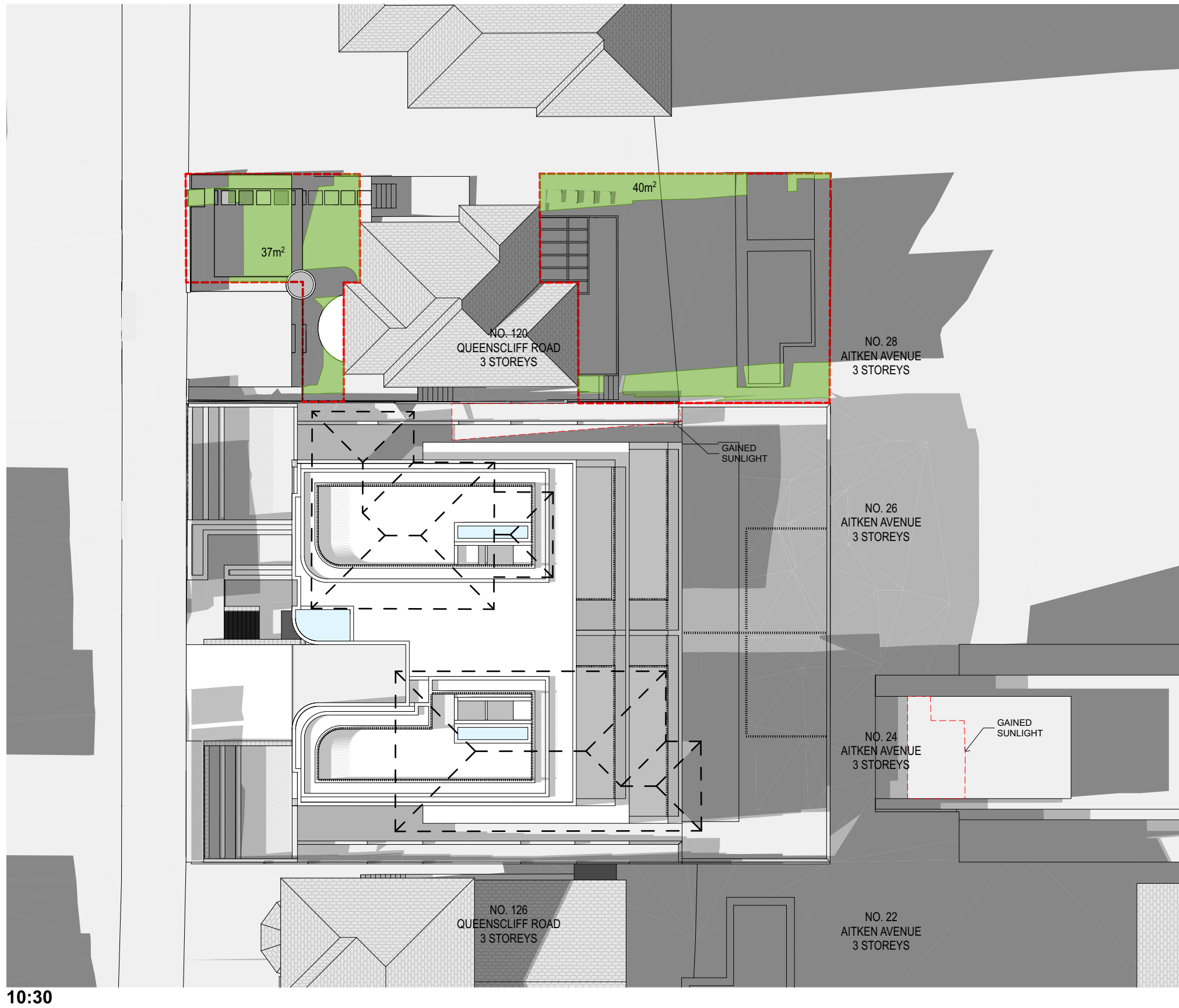
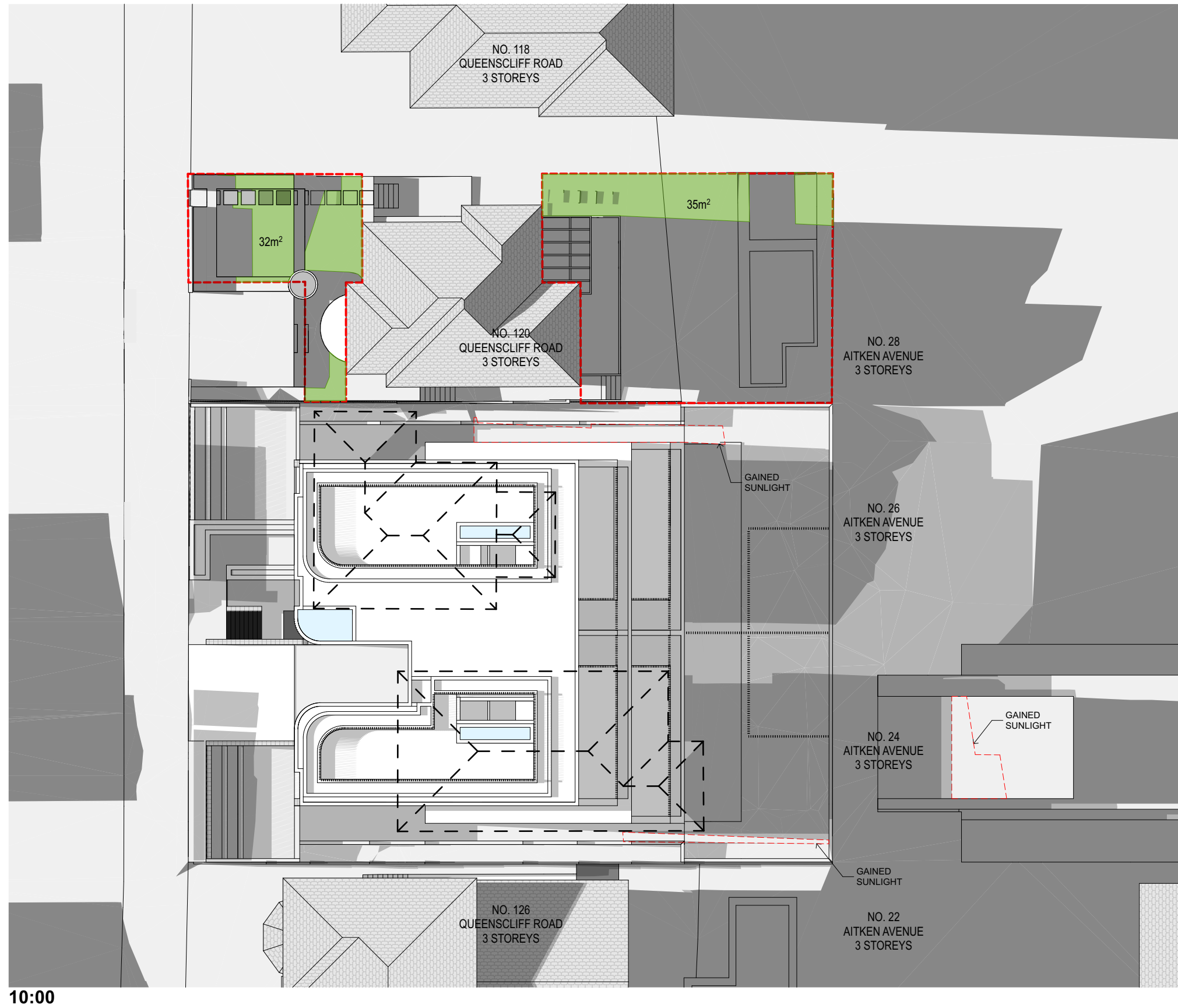
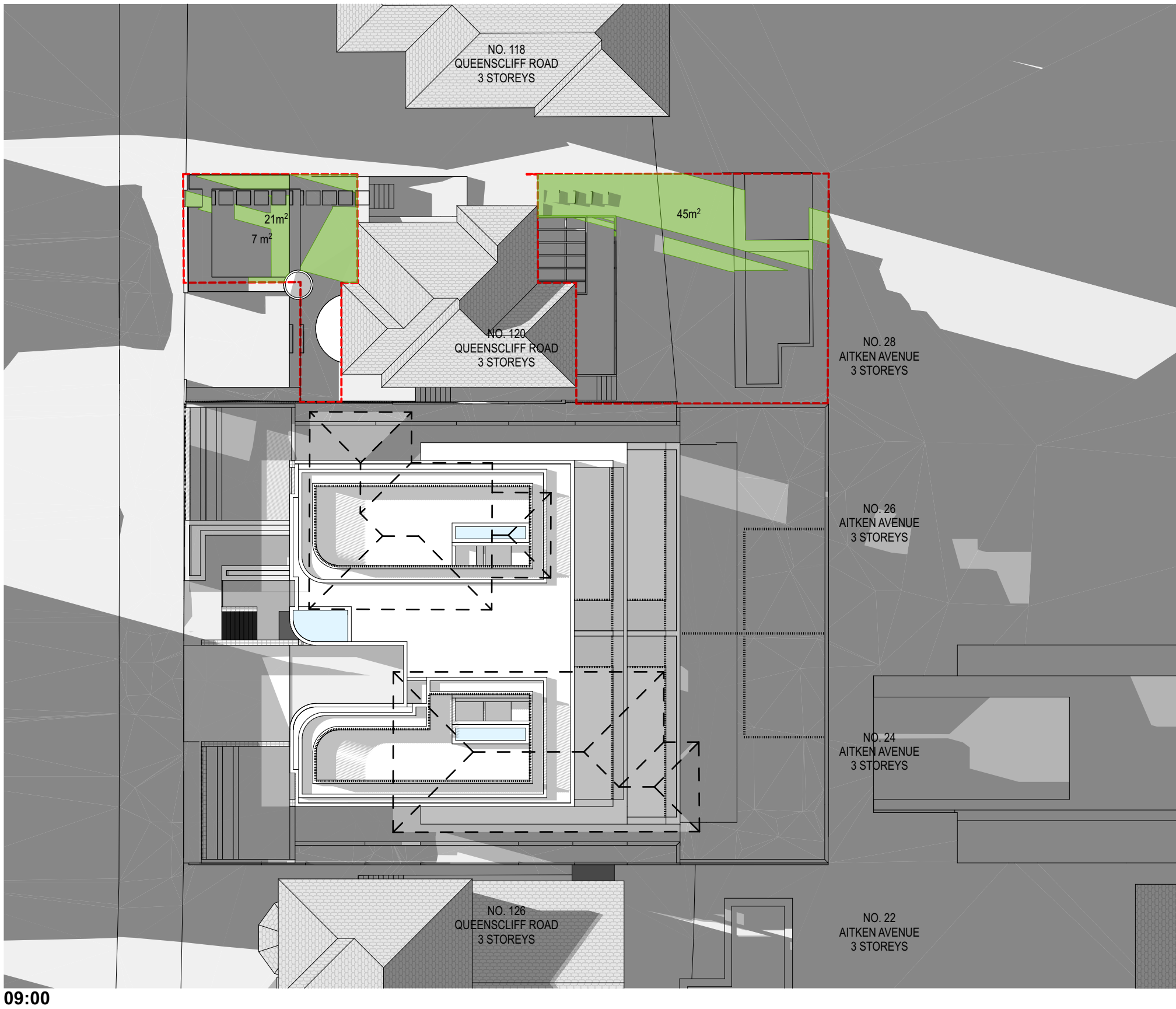
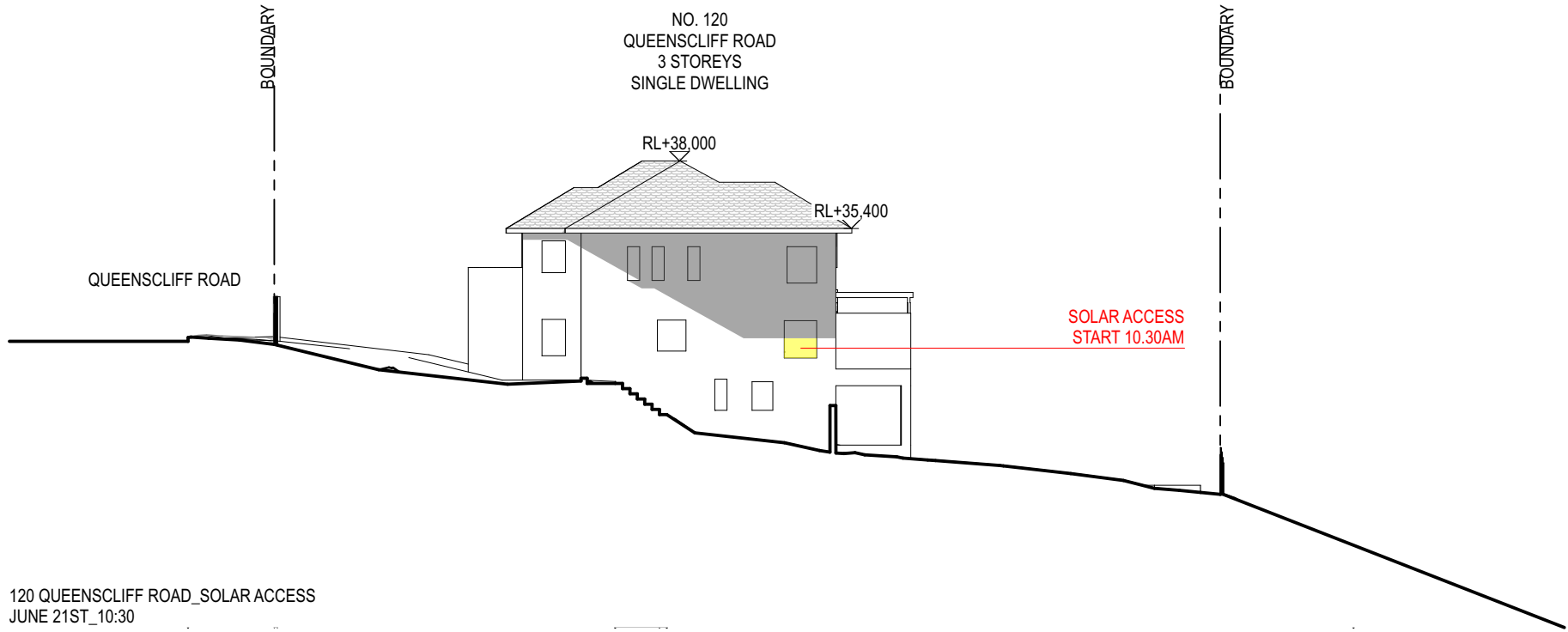
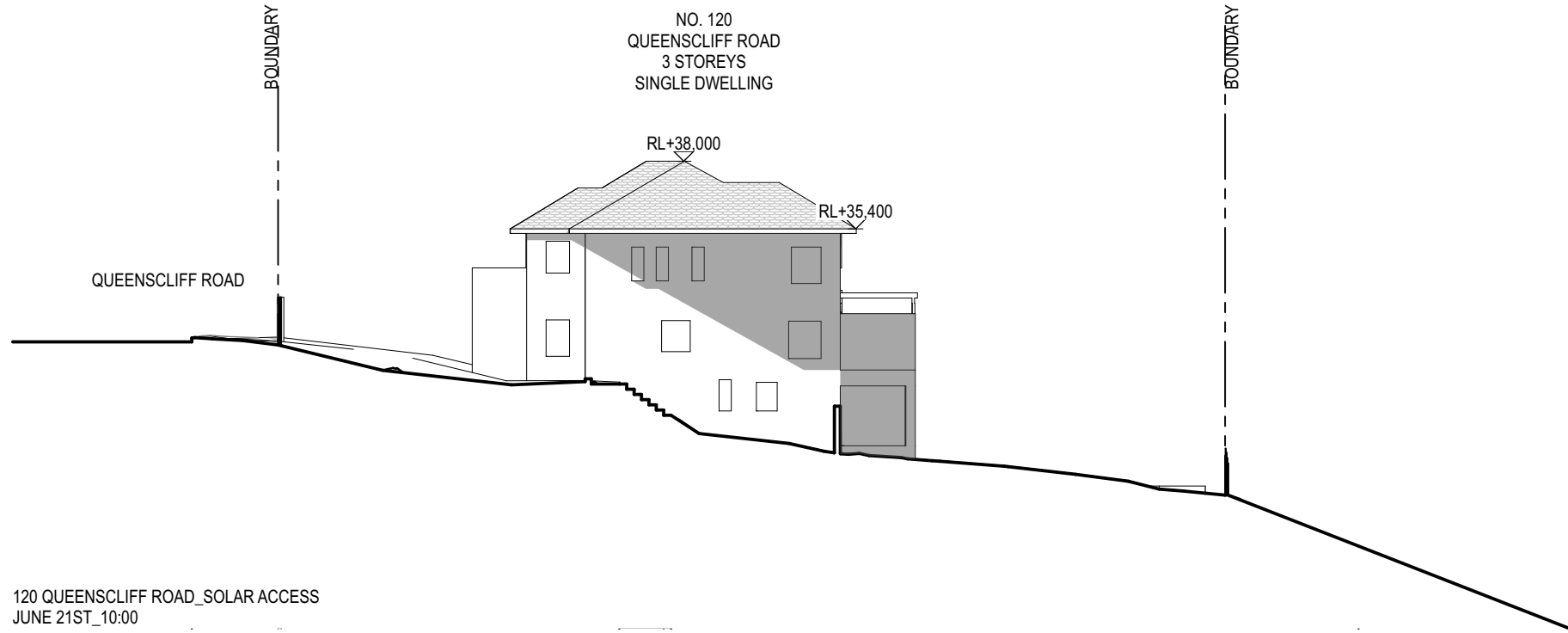
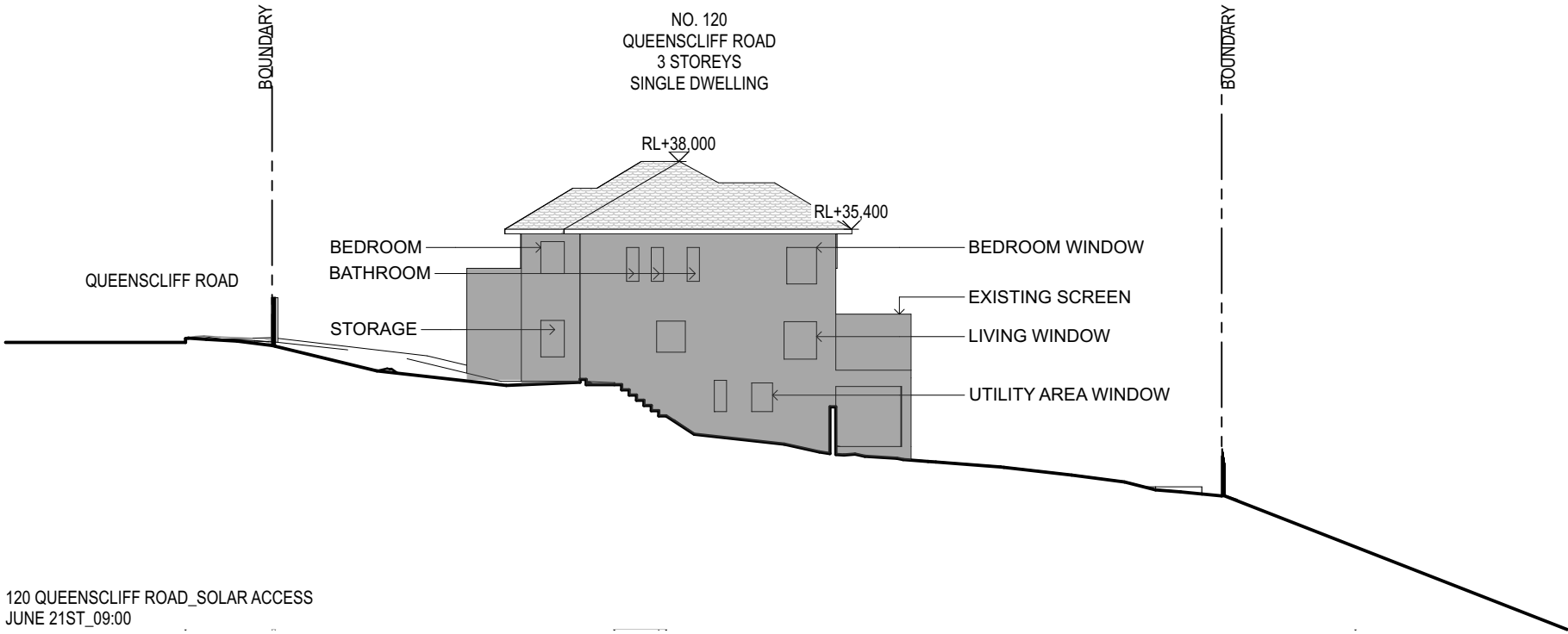
LANDSCAPE OPEN SPACE AREA SUMMARY
SITE AREA: 950M²

Levels	LANDSCAPE AREA
GROUND	66m ²
GROUND -1	303m ²
TOTAL	369m² (39%)
DCP	380m² (40%)

INTEGRATED OPEN SPACE AREA SUMMARY

Levels	LANDSCAPE AREA
ROOF	156m ²
LEVEL 01	22m ²
GROUND	20m ²
TOTAL	198m²





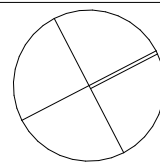
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Kristoffer Harvey

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Queenscliff

Project Start Date



Project Number
0228

Drawing Title
SHADOWS
JUNE 21 SHADOWS

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2601

Drawing Scale
1:250@A1
1:500@A3

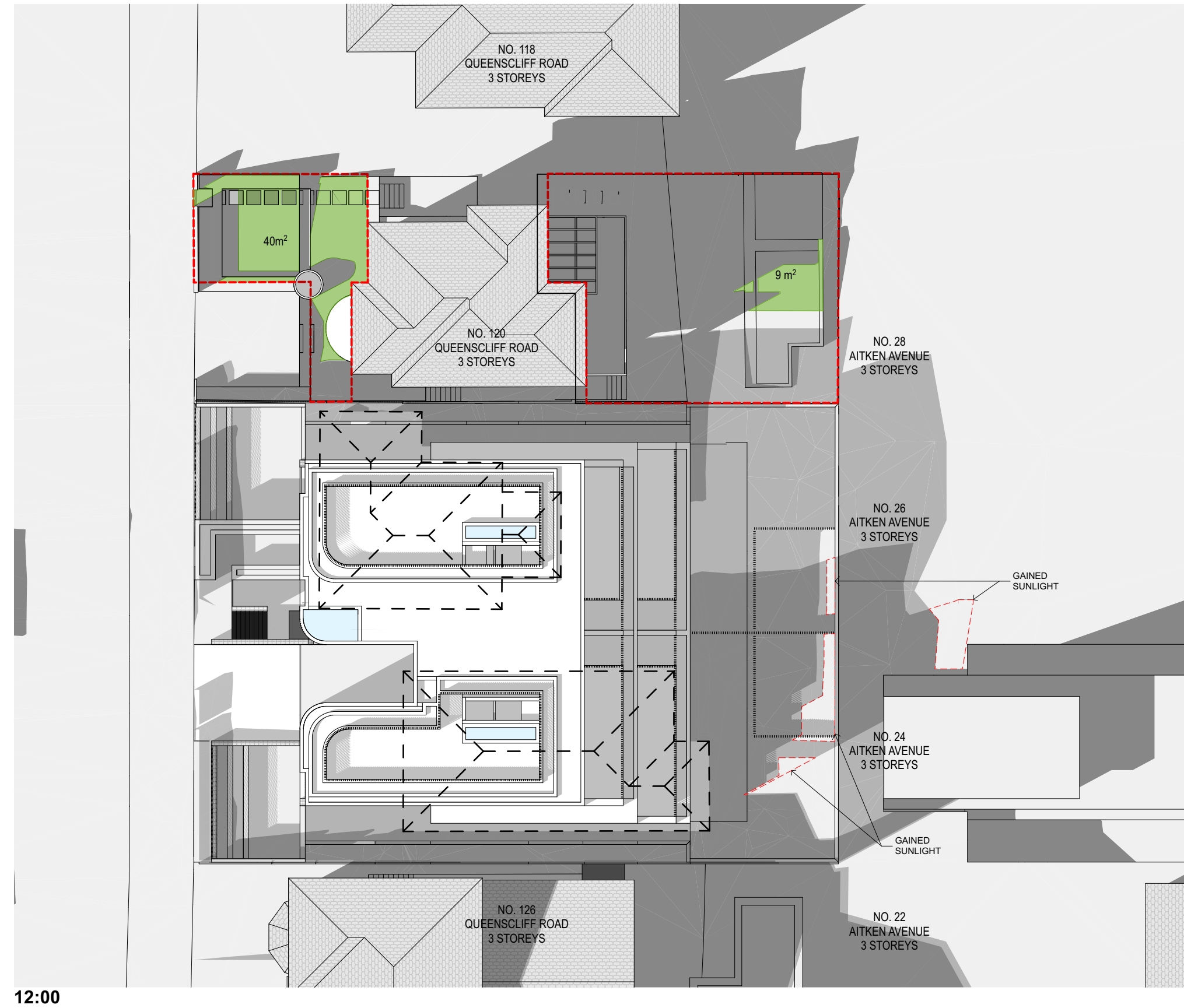
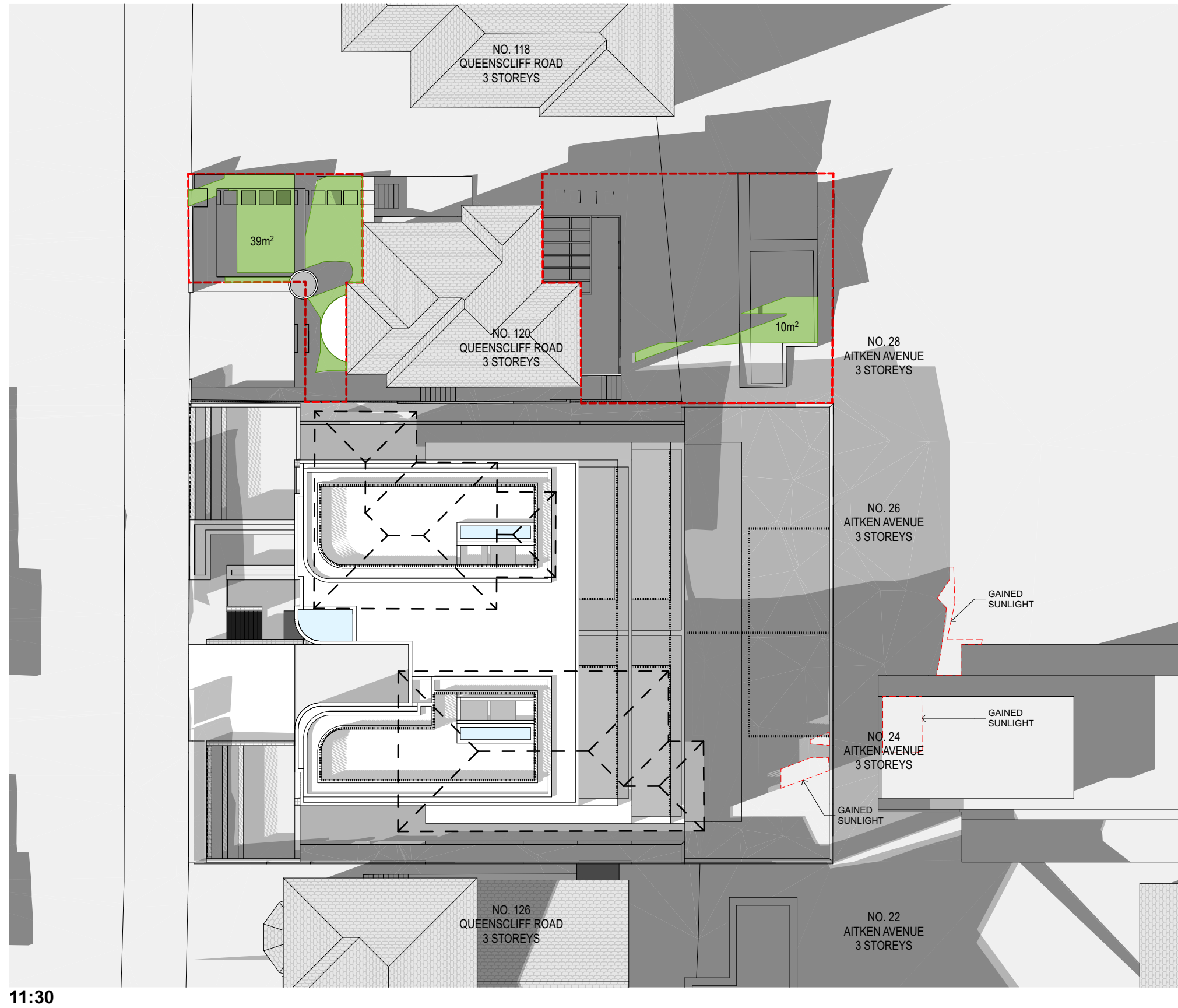
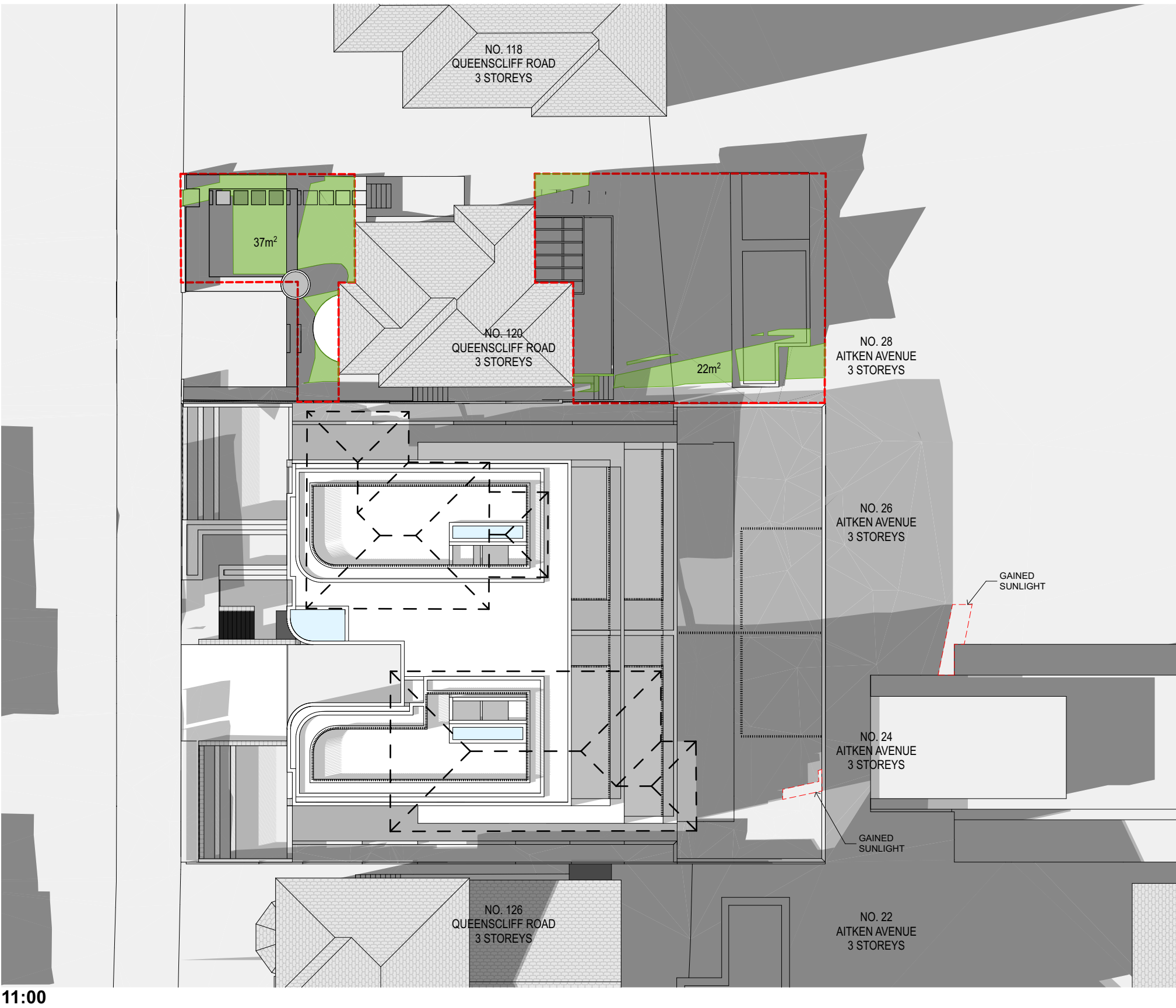
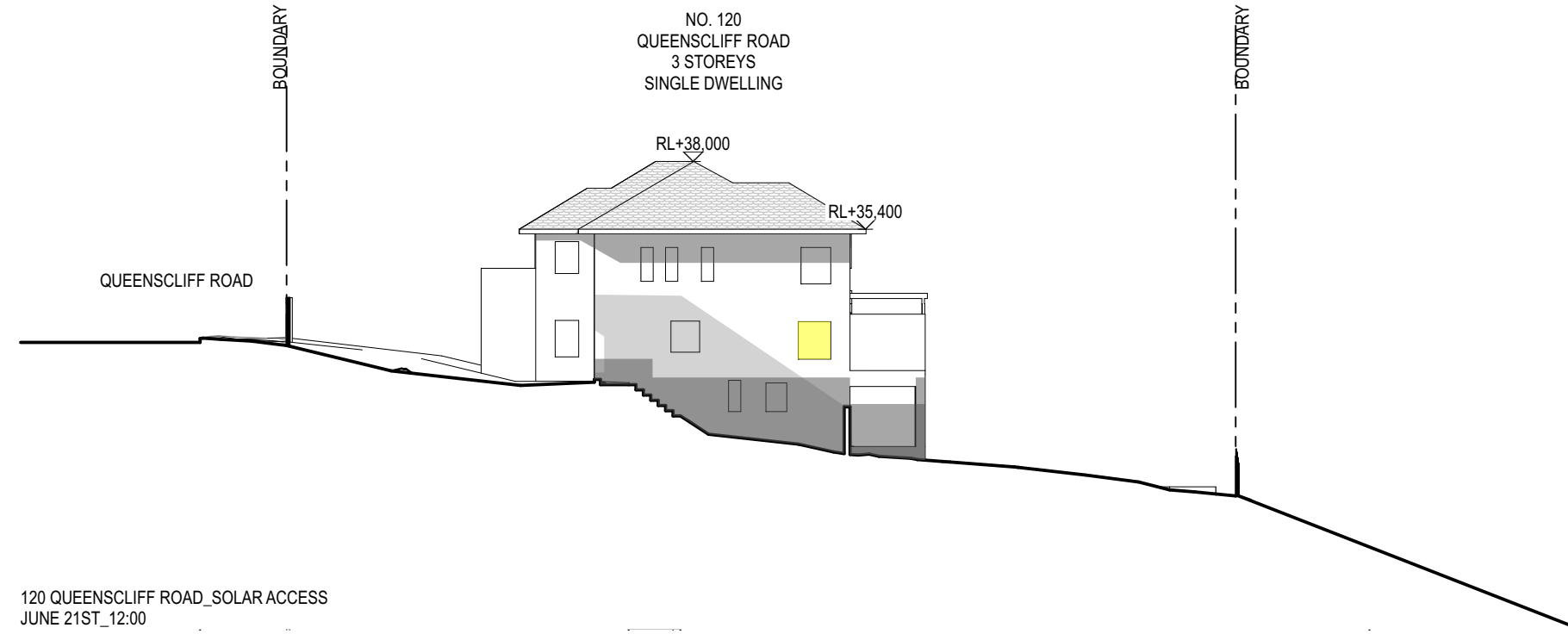
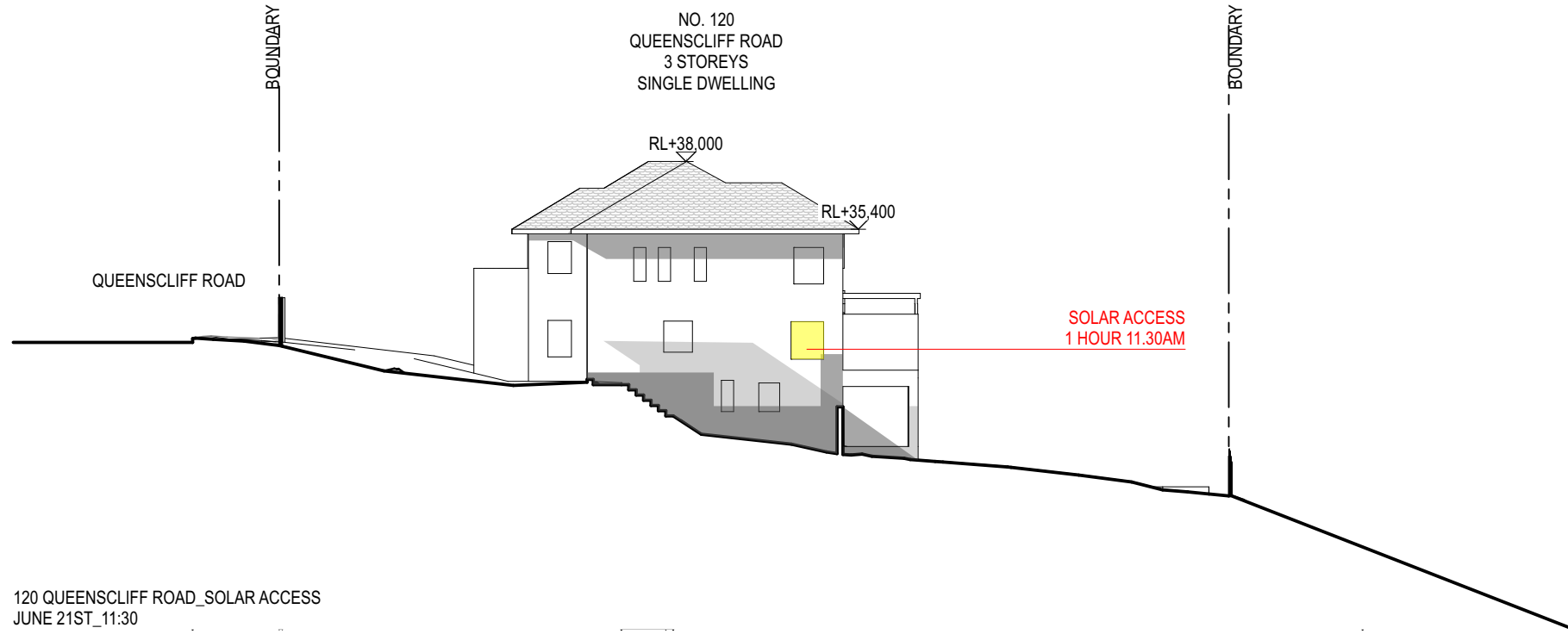
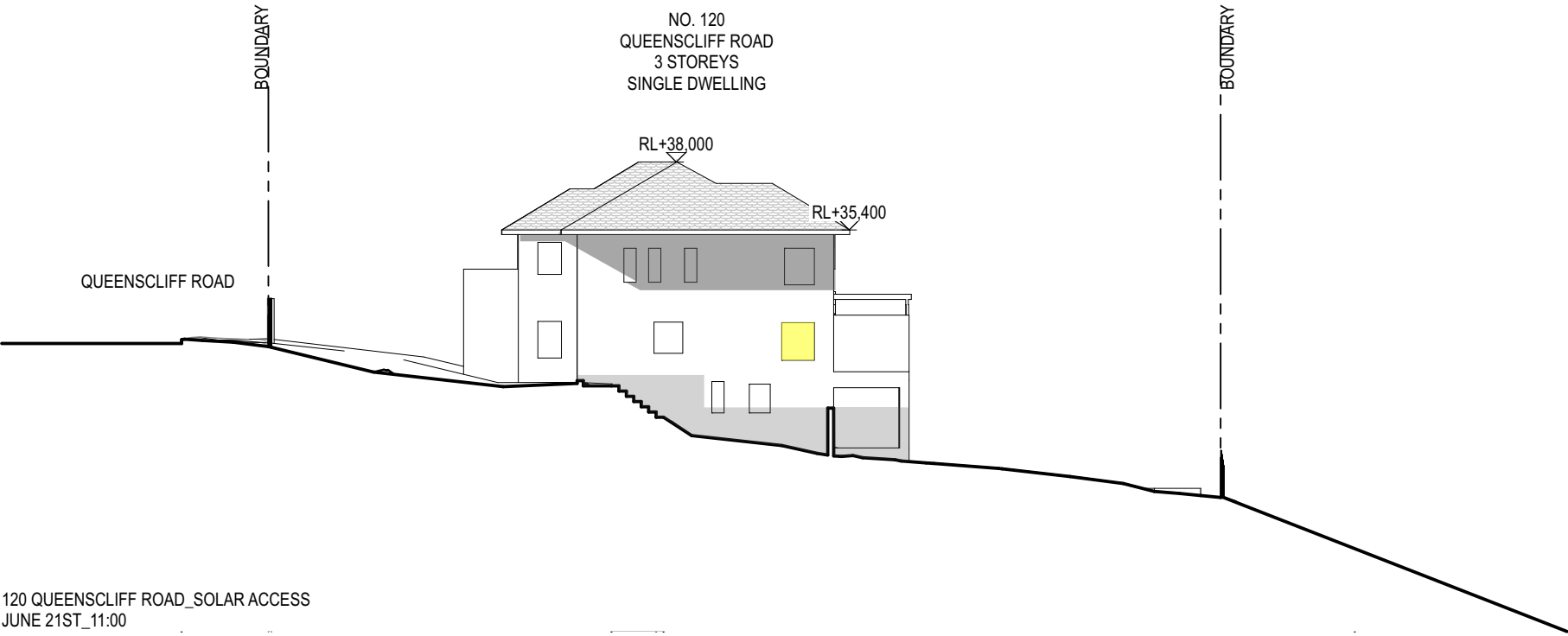
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

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WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.

■ PROPOSED SHADOW
■ EXISTING SHADOW



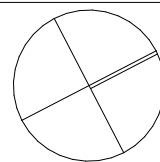
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NSW registered architect
Robert Gordon Woodward 9363

Client
Kristoffer Harvey

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**122-124 Queenscliff Road
Queenscliff**

Project Start Date



Project Number
0228

Drawing Title
**SHADOWS
JUNE 21 SHADOWS**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2602

Drawing Scale
**1:250@A1
1:500@A3**

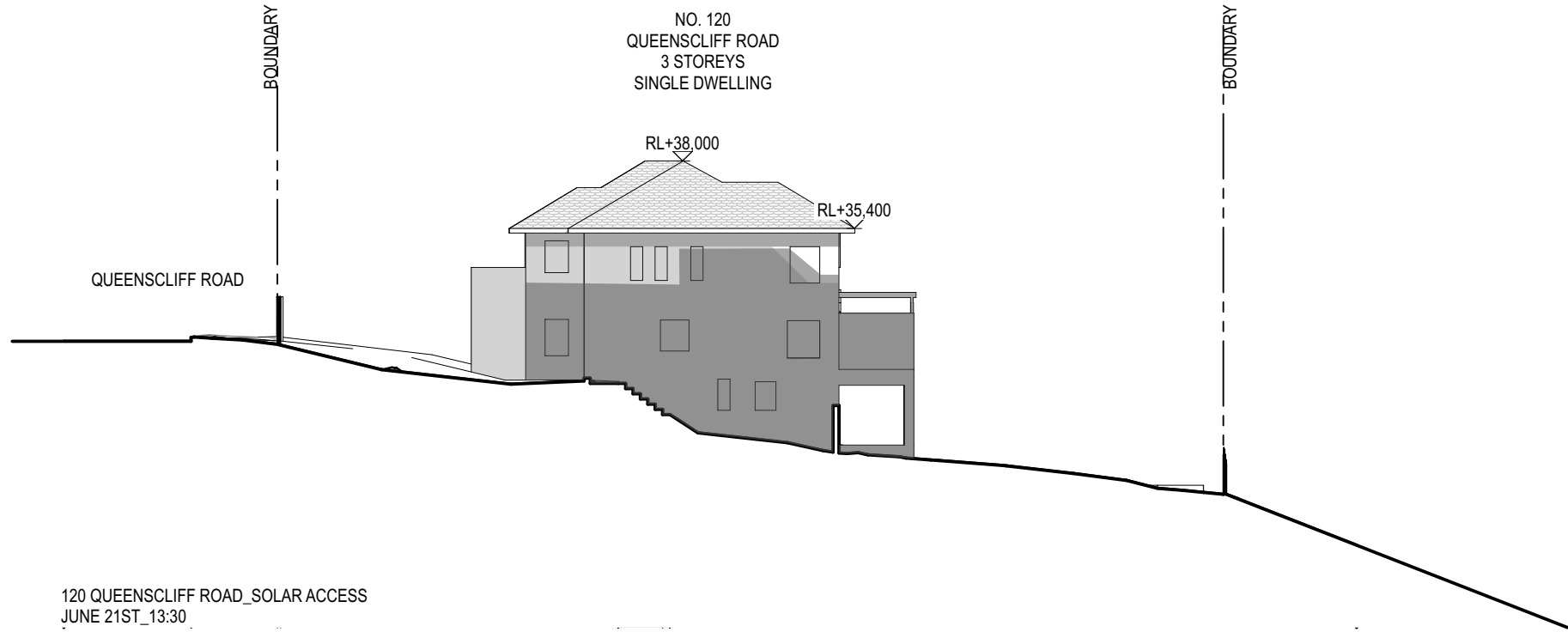
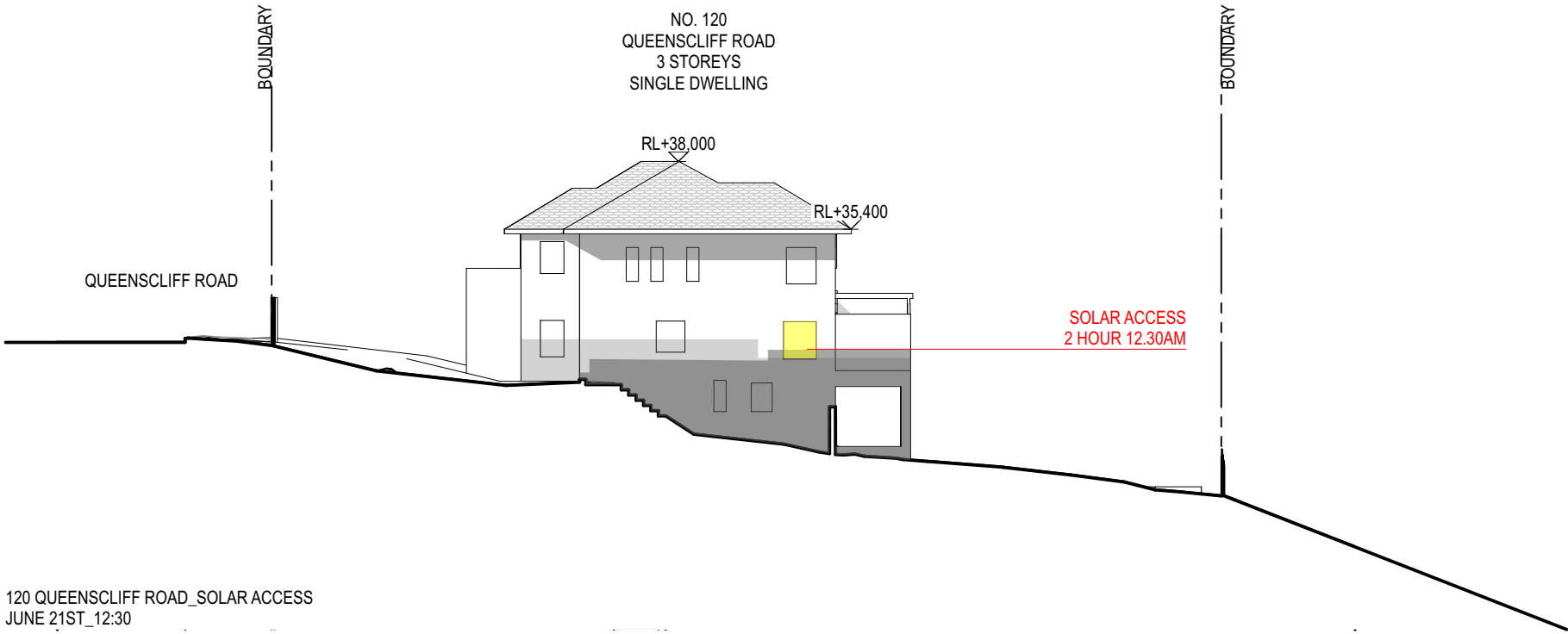
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.

■ PROPOSED SHADOW
■ EXISTING SHADOW

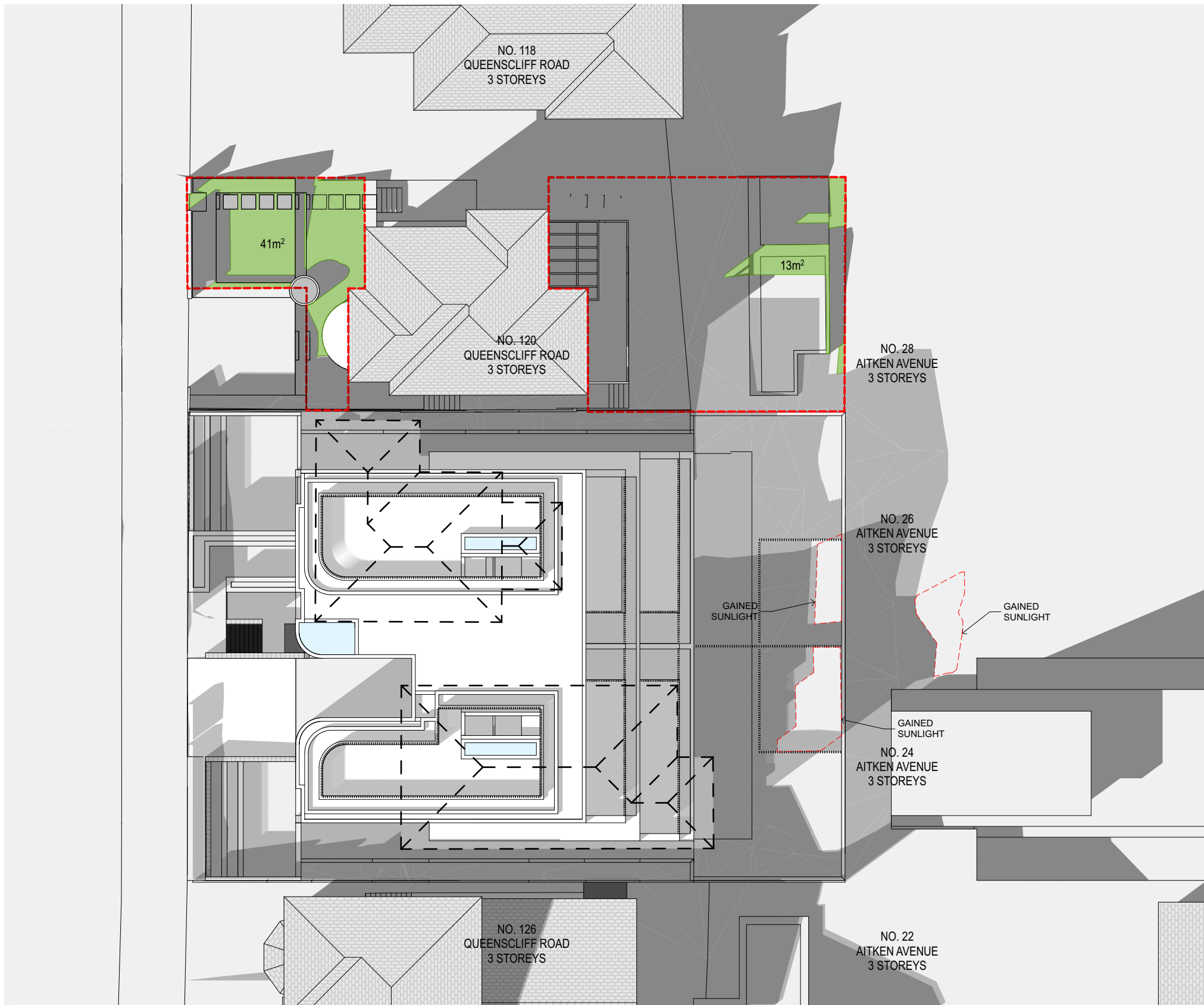


120 QUEENSCLIFF ROAD_SOLAR ACCESS TO PRIVATE OPEN SPACE_TOTAL POS: 275M2

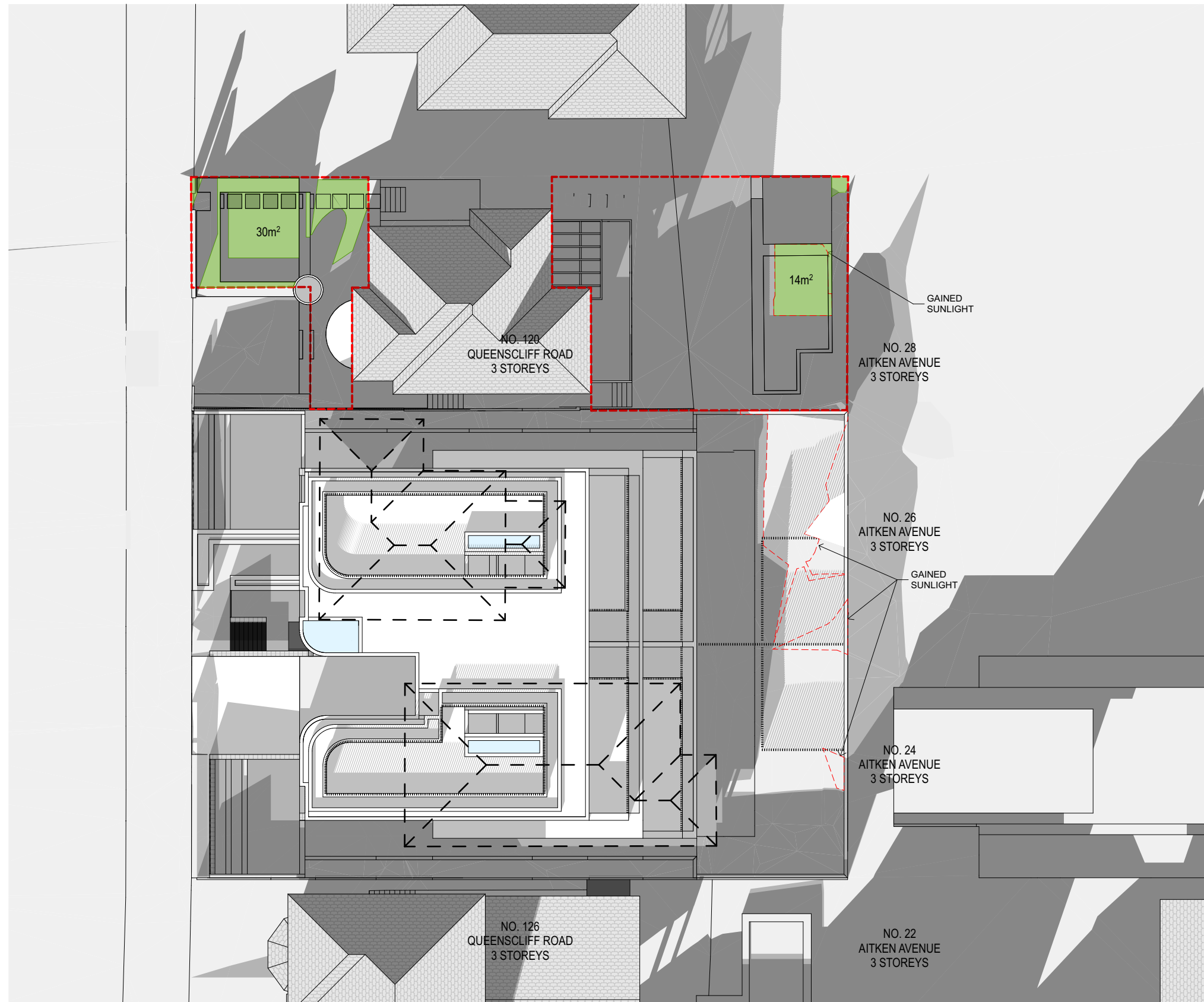
SOLAR ACCESS	09:00	10:00	10:30	11:00	11:30	12:00	12:30	15:00	TOTAL HOURS
PROPOSED POS AREA	66m ²	67m ²	77m ²	59m ²	49m ²	48m ²	54m ²	45m ²	6 HOUR

MINIMUM TOTAL PRIVATE OPEN SPACE - 60m2

MINIMUM REQUIRED SOLAR TO PRIVATE OPEN SPACE - 30m2 (50% OF TOTAL POS)



12:30



15:00

120 QUEENSCLIFF ROAD_SOLAR ACCESS TO LIVING ROOM WINDOW

SOLAR ACCESS	10:30	11:00	11:30	12:00	12:30	TOTAL HOURS
EXISTING	START 1m ²		1 HOUR 1.5m ²		2 HOUR 1.5m ²	2 HOUR
PROPOSED	START 1m ²		1 HOUR 1.5m ²		2 HOUR 1.5m ²	2 HOUR

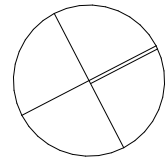
ess

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122-124 Queenscliff Road
Queenscliff

Project Start Date



Project Number
0228

Drawing Title
SHADOWS
JUNE 21 SHADOWS

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2603

Drawing Scale
1:250@A1
1:500@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.

PROPOSED SHADOW
EXISTING SHADOW



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Project Number
0228

Drawing Stage
DEVELOPMENT APPLICATION

Drawing Scale
1:250@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND

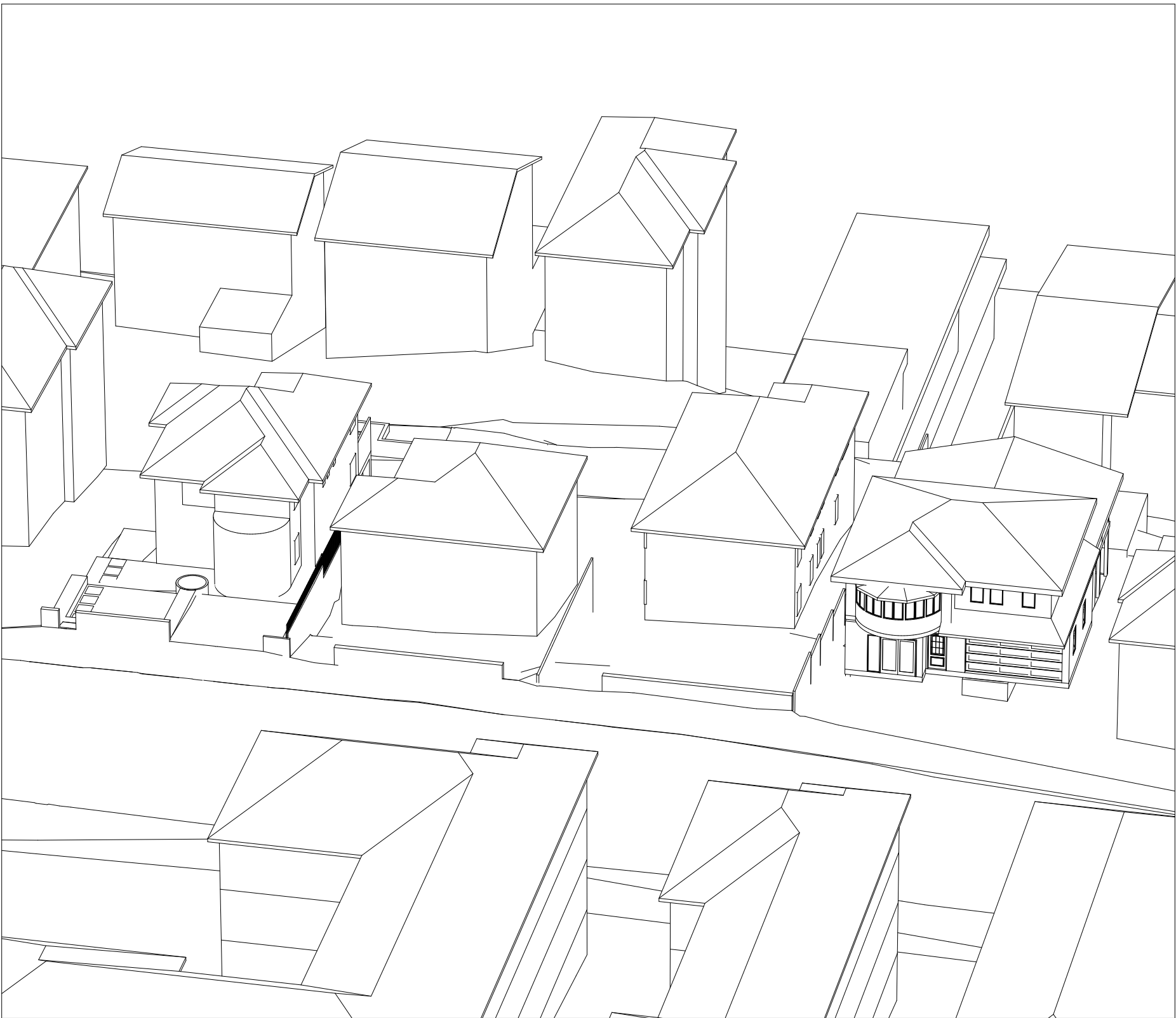
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



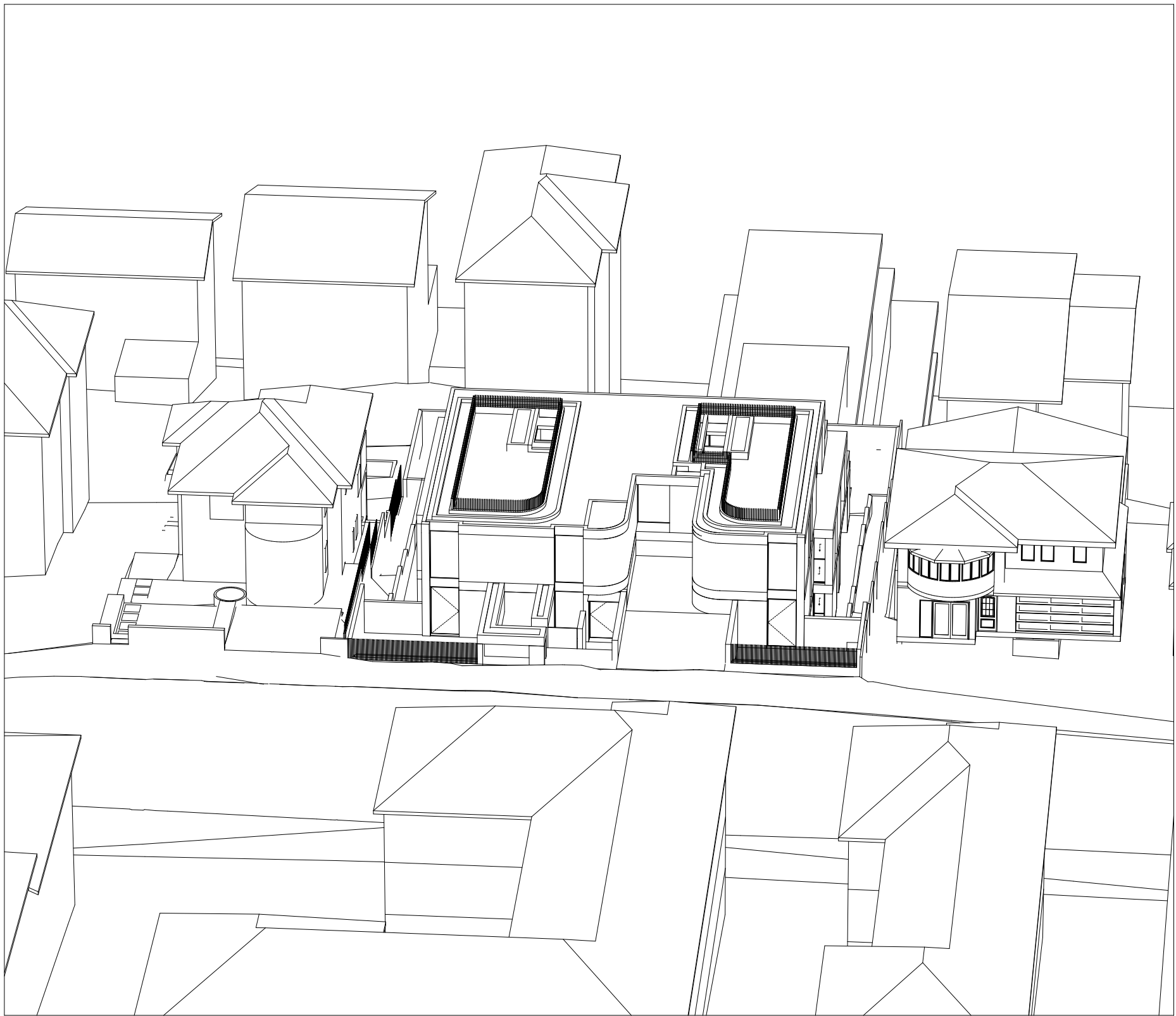
10:30 EXISTING



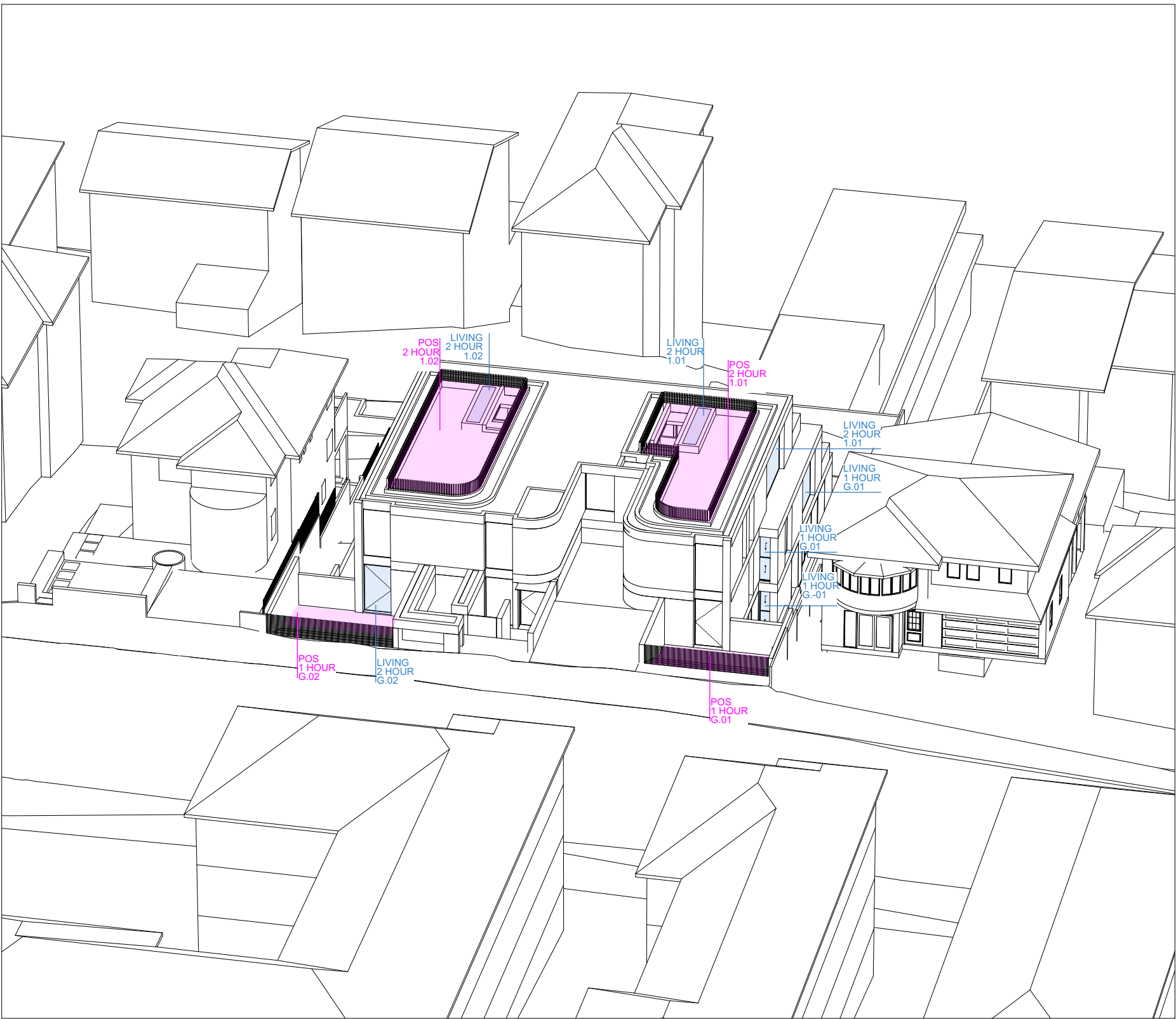
11:00 EXISTING



11:30 EXISTING



10:30 PROPOSED



11:00 PROPOSED



11:30 PROPOSED

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Project
**122-124 Queenscliff Road
Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**SOLAR ACCESS
VIEWS FROM THE SUN**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2702

Drawing Scale
**1:250@A1
1:200@A3**

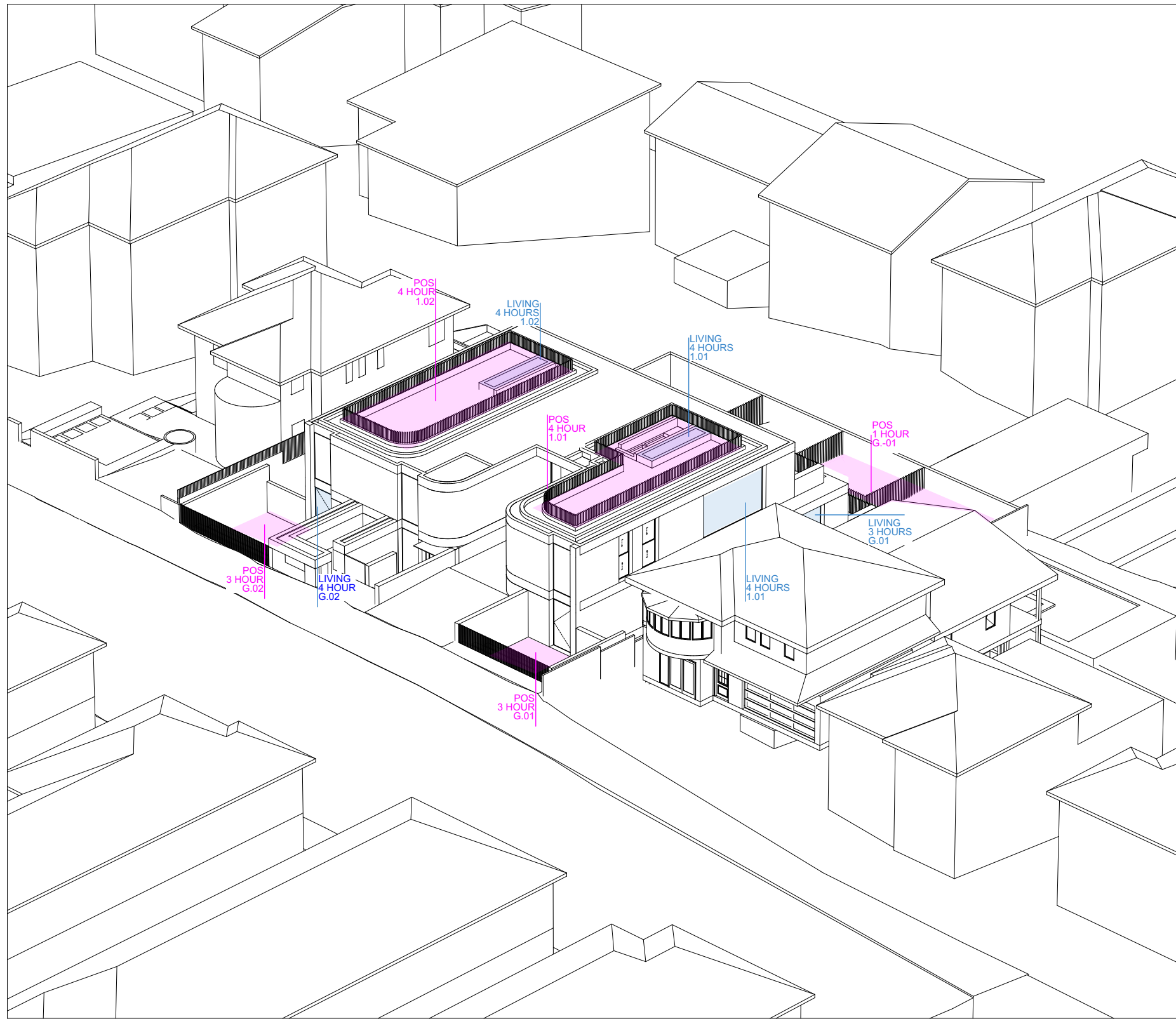
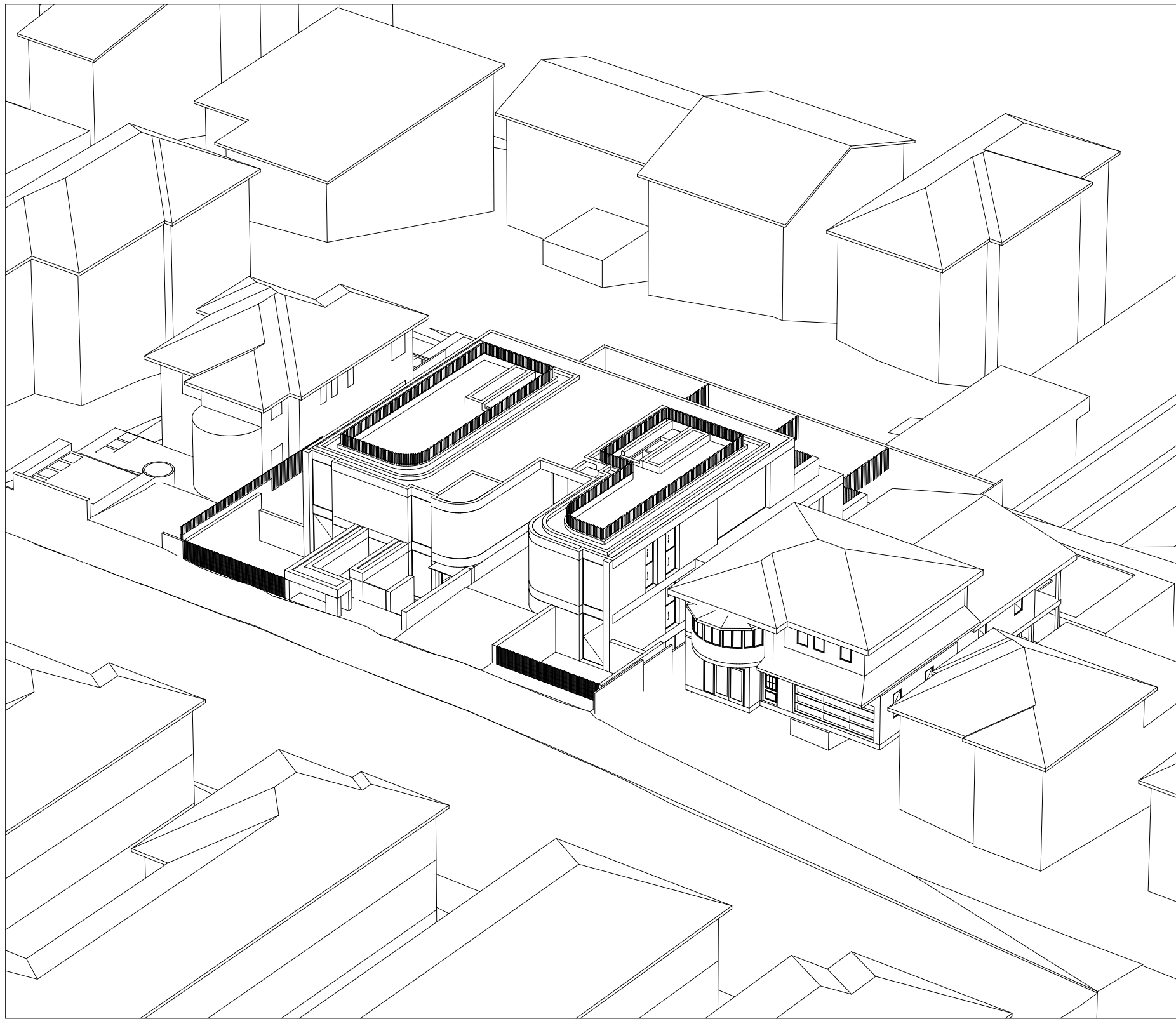
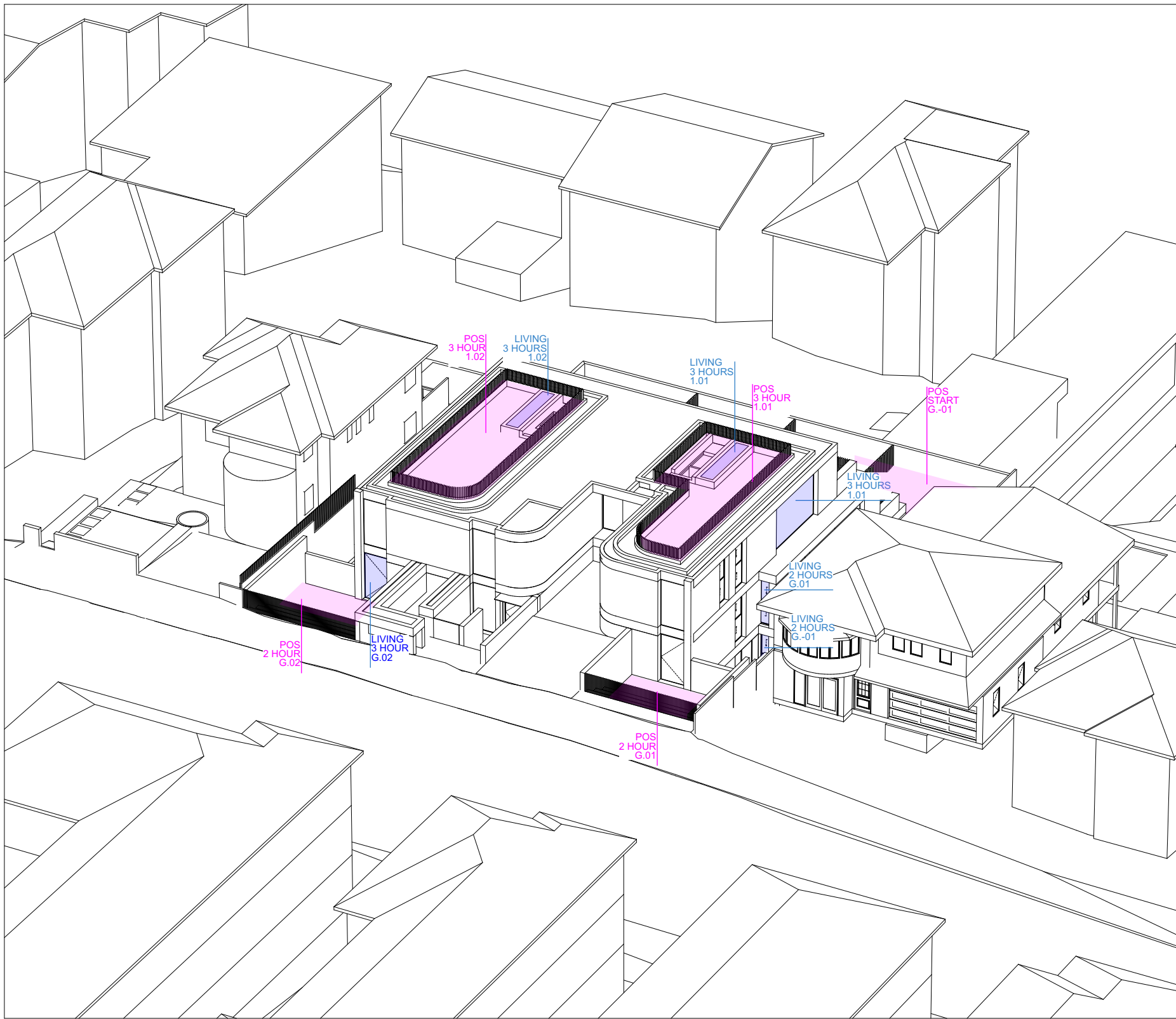
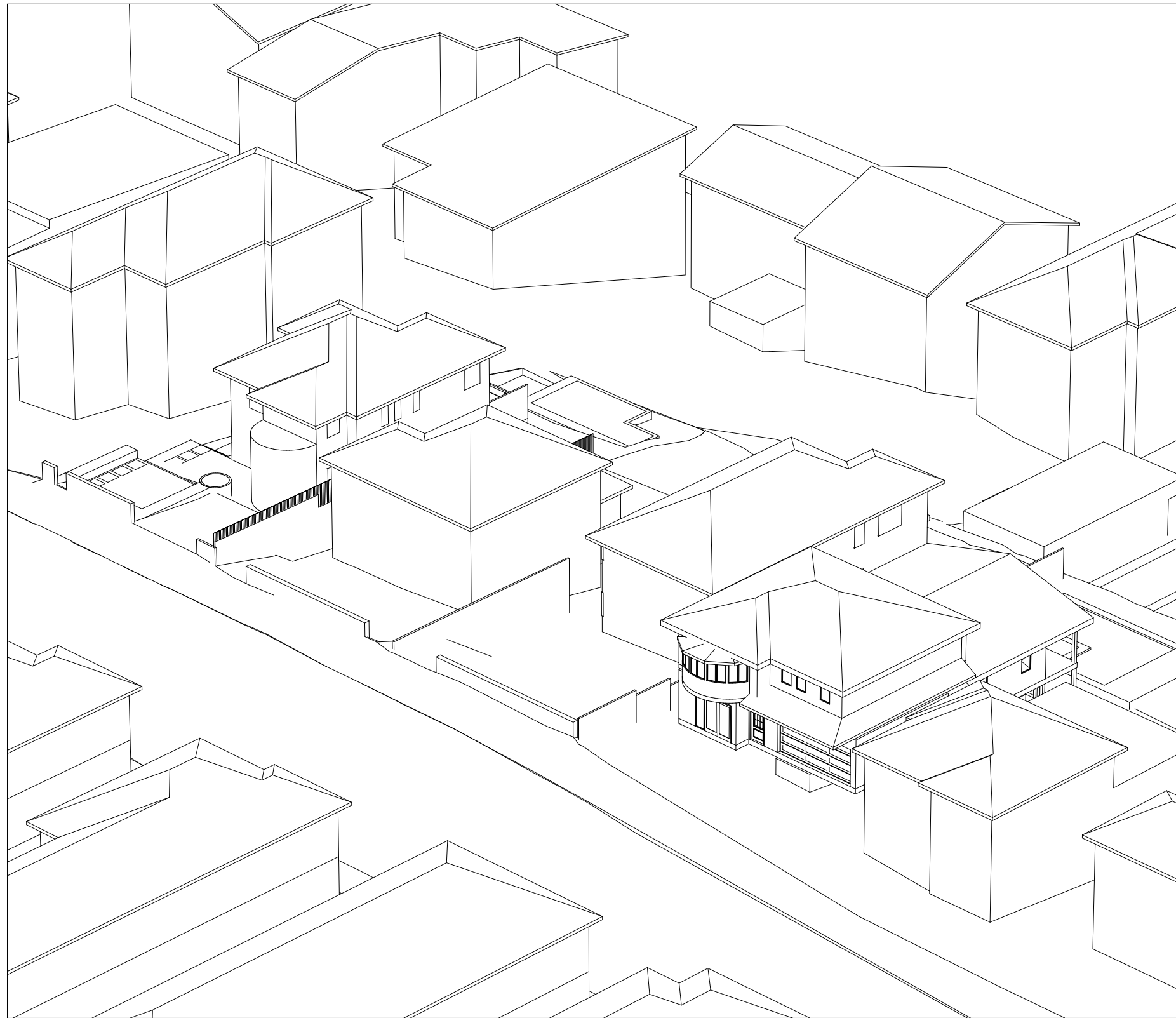
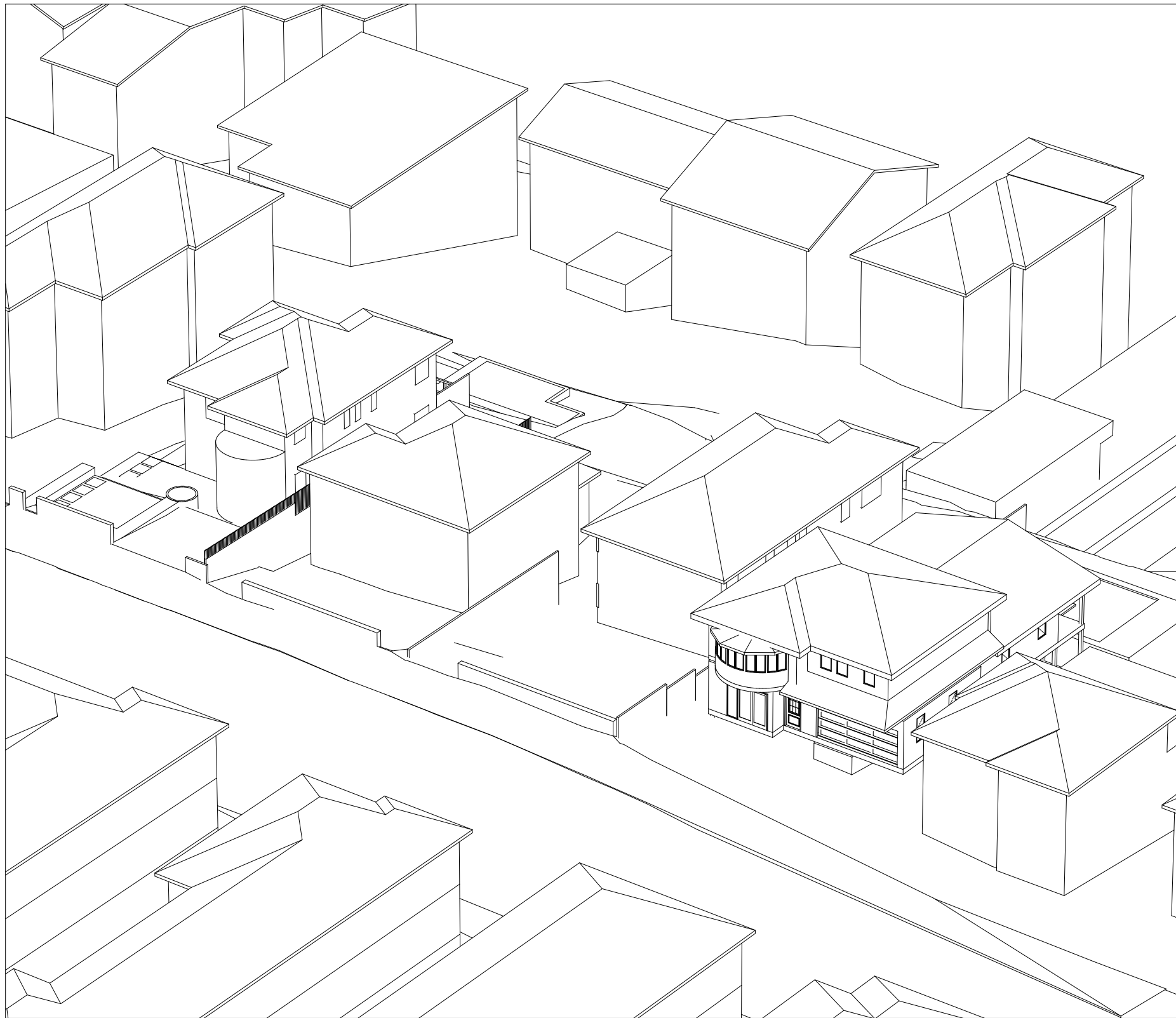
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND

BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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122-124 Queenscliff Road
Queenscliff

Project Number
0228

Drawing Stage
DEVELOPMENT APPLICATION

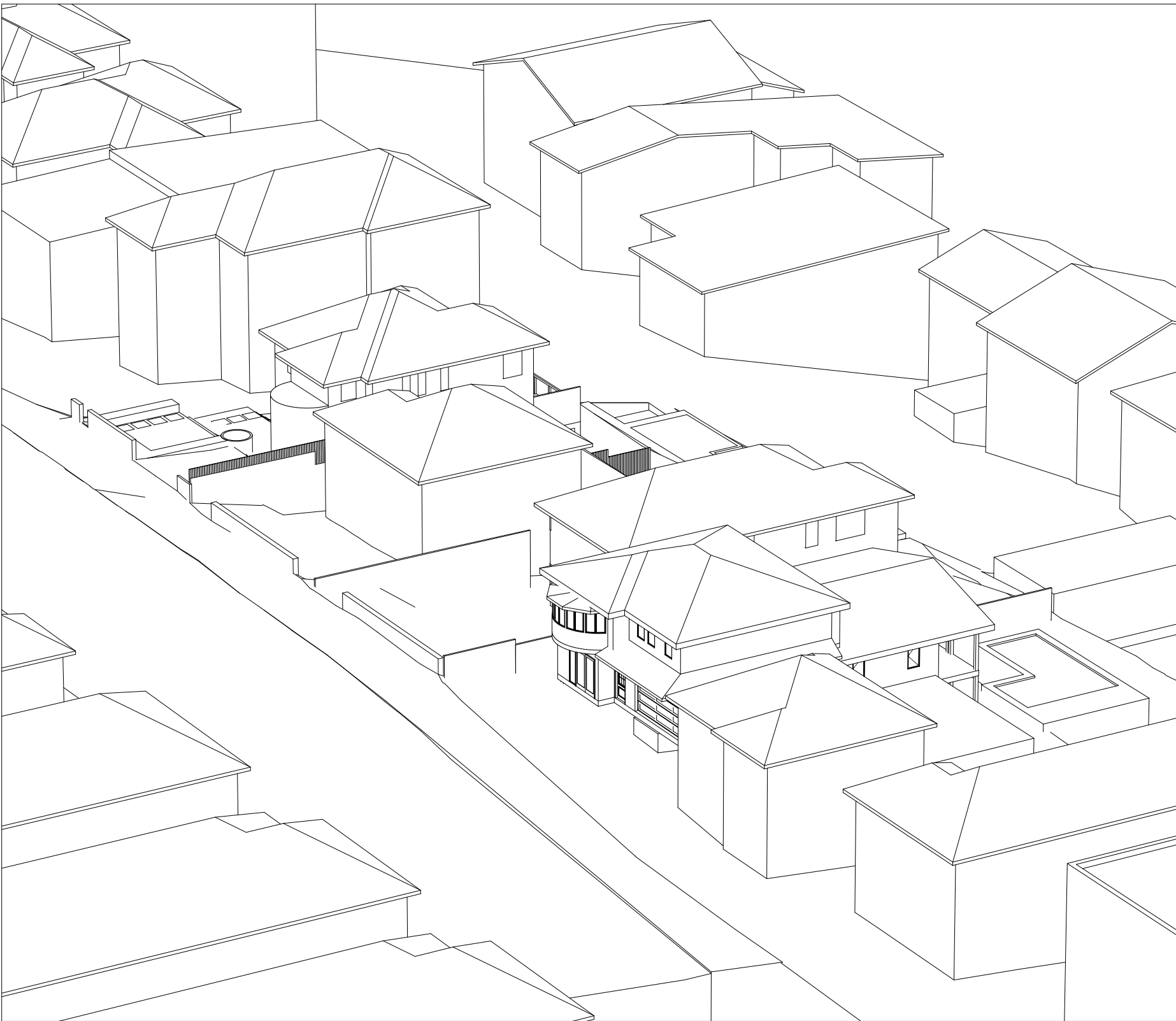
Drawing Scale
1:250@A1
1:200@A3

CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

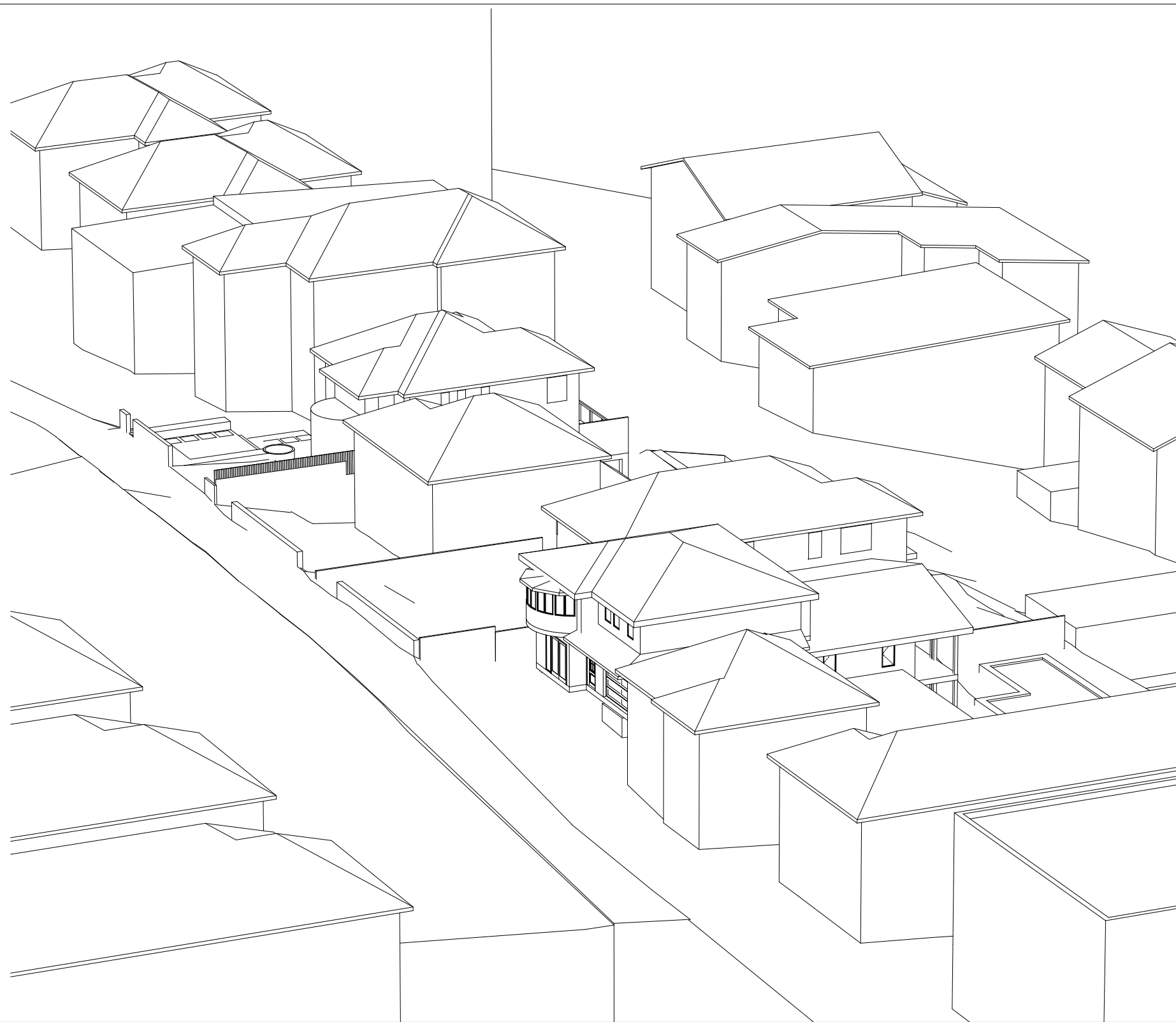
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.



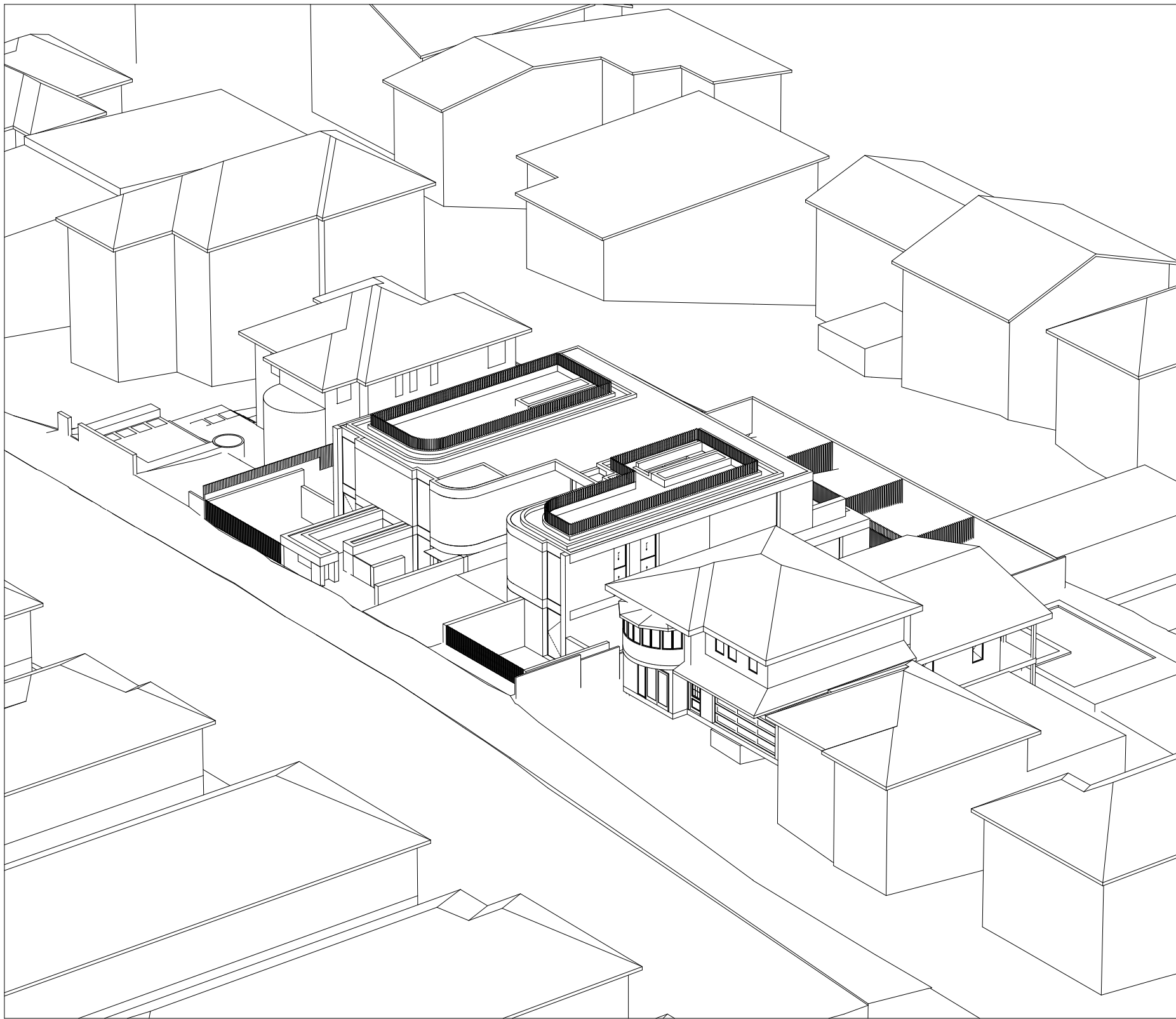
13:30 EXISTING



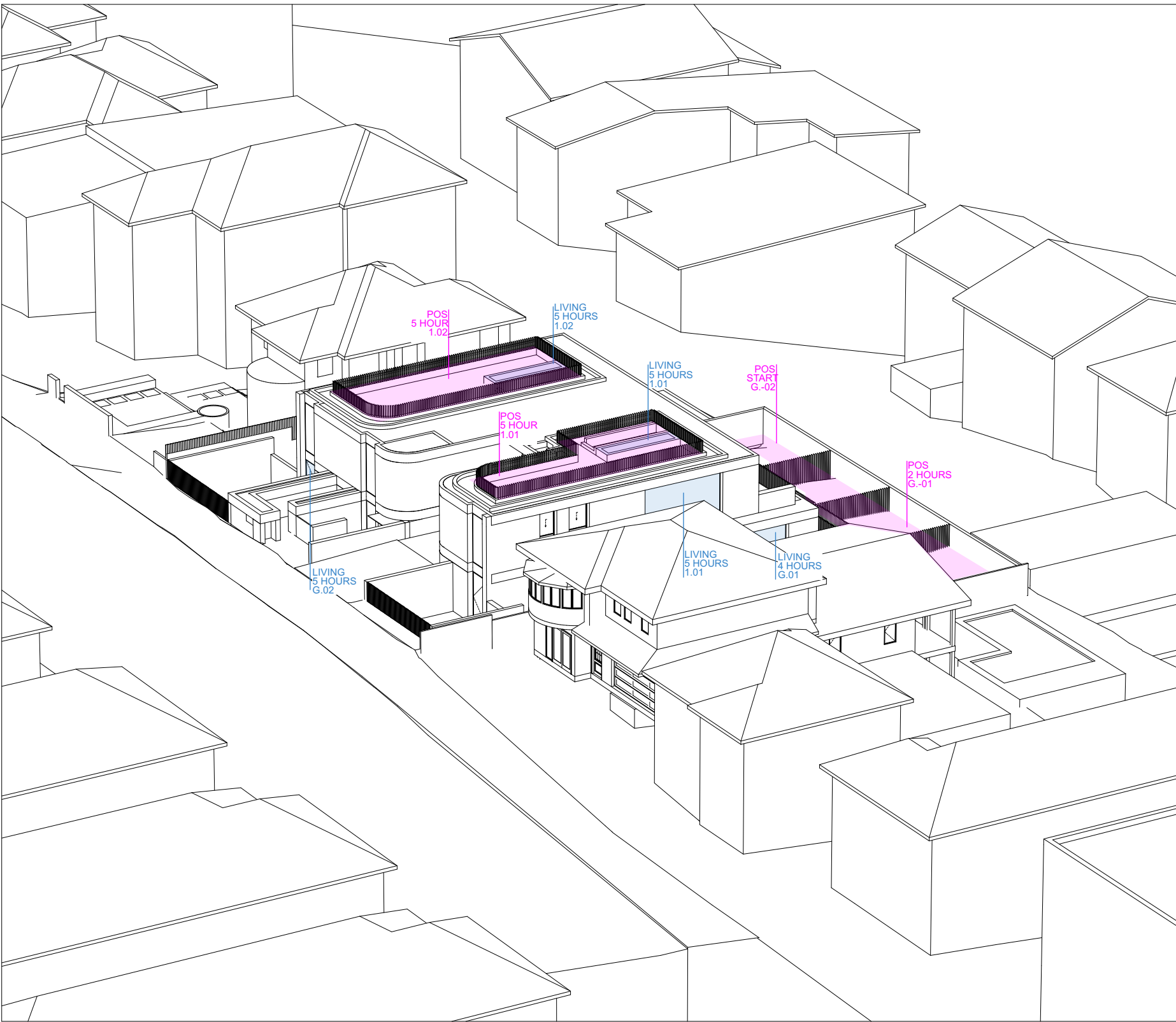
14:00 EXISTING



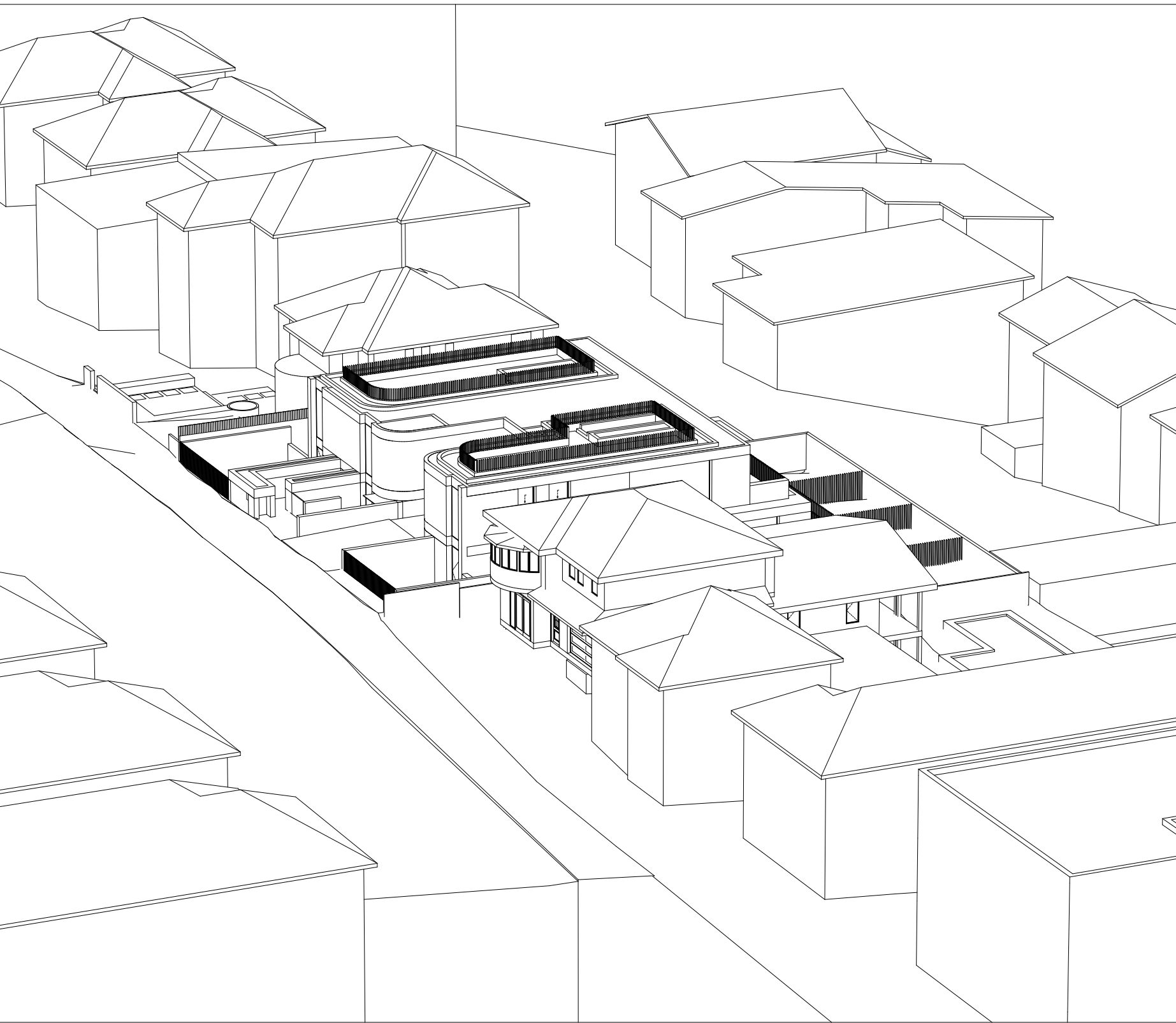
14:30 EXISTING



13:30 PROPOSED



14:00 PROPOSED



14:30 PROPOSED

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Project Start Date

Project Number
0228

Drawing Title
SOLAR ACCESS
VIEWS FROM THE SUN

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2704

Drawing Scale
1:250@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
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RN:01 Render, light colour.
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WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



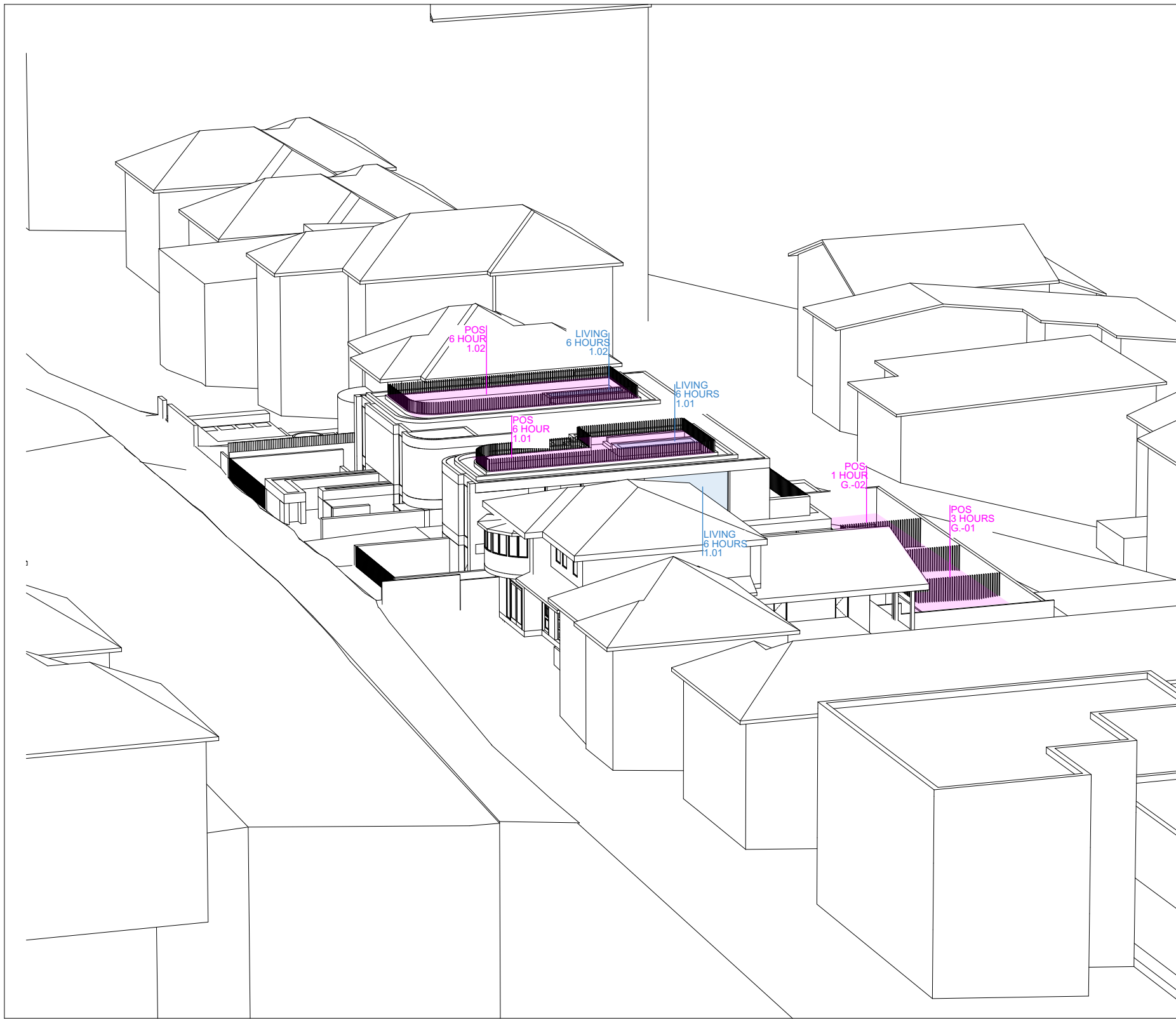
15:00 EXISTING

122-124 QUEENSCLIFF ROAD_PRIVATE OPEN SPACE

SOLAR ACCESS	09:00	09:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	TOTAL HOURS
APT. 1.01	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. 1.02	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. G.01			START		1 HOUR		2 HOUR		3 HOUR					3 HOUR
APT. G.02			START		1 HOUR		2 HOUR		3 HOUR					3 HOUR
APT. G.-01							START		1 HOUR		2 HOUR		3 HOUR	3 HOUR
APT. G.-02											START		1 HOUR	1 HOUR
TOTAL: 5 (83%) UNITS COMPLY														

ADG COMPLIANCE:
70% OF APARTMENTS PRIVATE OPEN SPACE RECEIVE 6m² OF DIRECT SUNLIGHT FOR 2 HOURS BETWEEN 9am-3pm (12m MIN POS REQUIREMENTS OF ADG FOR 3+ BEDROOMS)

PROJECT COMPLIANCE:
5 OUT OF 6 UNITS RECIEVE MIN 6m² OF SUNLIGHT TO PRIVATE OPEN SPACE



15:00 PROPOSED

122-124 QUEENSCLIFF ROAD_VIEWS FROM SUN (TO LIVING ROOM WINDOWS)

SOLAR ACCESS	09:00	09:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	TOTAL HOURS
APT. 1.01	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. 1.02	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR		6 HOUR	6 HOUR
APT. G.01			START		1 HOUR		2 HOUR		3 HOUR		4 HOUR			4 HOUR
APT. G.02	START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR			5 HOUR
APT. G.-01			START		1 HOUR		2 HOUR							2 HOUR
APT. G.-02														-
TOTAL: 5 (83%) UNITS COMPLY														

ADG COMPLIANCE:
70% OF APARTMENTS LIVING ROOM WINDOWS RECIEVE 1m² OF DIRECT SUNLIGHT FOR 2 HOURS BETWEEN 9am-3pm MID WINTER

PROJECT COMPLIANCE:
5 OUT OF 6 UNITS RECIEVE min 1m² TO LIVING ROOM WINDOWS

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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
SOLAR ACCESS
VIEWS FROM THE SUN

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2705

Drawing Scale
1:250@A1
1:200@A3

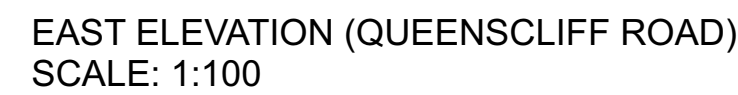
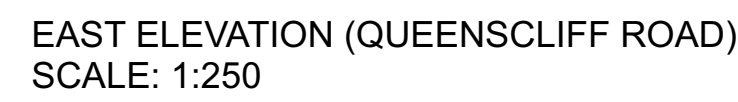
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

WD:03 Double hung window, Aluminium frame, dark finish clear glass.



NO. 132
QUEENSLIFF ROAD
4 STOREYS
RESIDENTIAL FLAT BUILDING

NO. 130
QUEENSLIFF ROAD
4 STOREYS
RESIDENTIAL FLAT BUILDING

NO. 128
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

NO. 126
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

NO. 122 - 124
QUEENSLIFF ROAD
OUTLINE OF QUEENSLIFF
ROAD BUILDINGS BEHIND

NO. 120
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

NO. 118
QUEENSLIFF ROAD
3 STOREYS
RESIDENTIAL FLAT BUILDING

NO. 116
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

NO. 114
QUEENSLIFF ROAD
2 STOREYS
RESIDENTIAL FLAT BUILDING

NO. 112
QUEENSLIFF ROAD
2 STOREYS
RESIDENTIAL FLAT BUILDING

NO. 112
QUEENSLIFF ROAD
5 STOREYS
RESIDENTIAL FLAT BUILDING



WEST ELEVATION
SCALE: 1:250

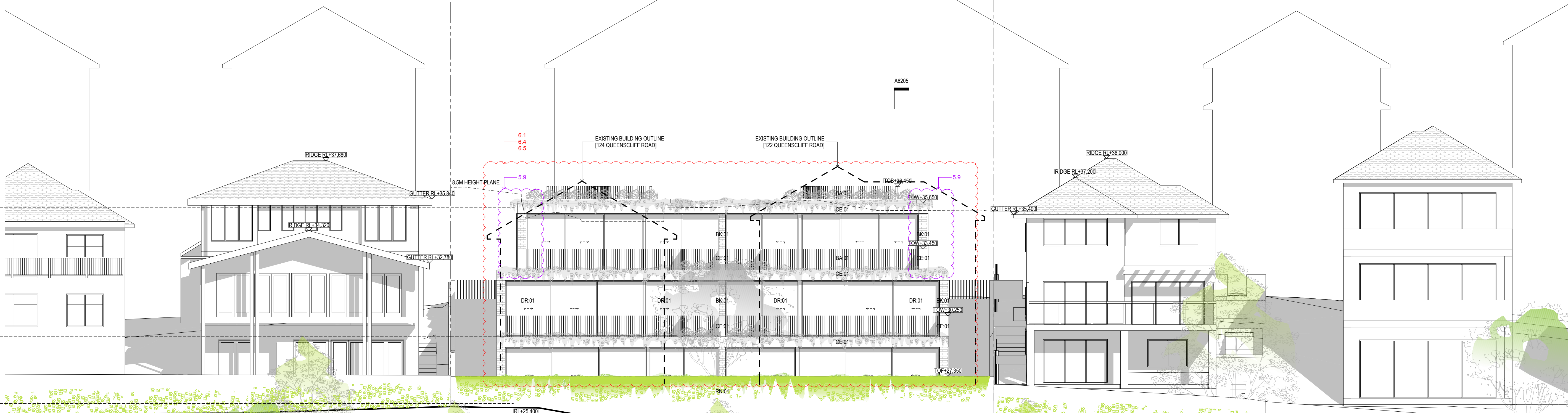
NO. 128
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

NO. 126
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

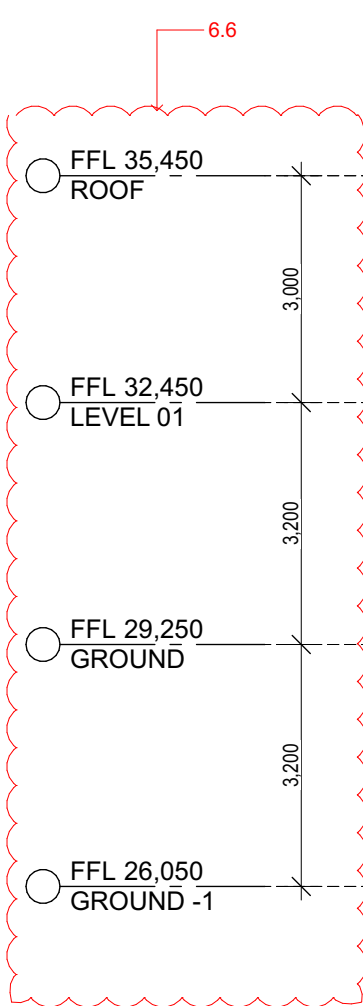
NO. 122 - 124
QUEENSLIFF ROAD
OUTLINE OF QUEENSLIFF
ROAD BUILDINGS BEHIND

NO. 120
QUEENSLIFF ROAD
3 STOREYS
SINGLE DWELLING

NO. 118
QUEENSLIFF ROAD
3 STOREYS
RESIDENTIAL FLAT BUILDING



WEST ELEVATION
SCALE: 1:100



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Project Start Date

Project
122-124 Queenscliff Road
Queenscliff

Project Number
0228

Drawing Title
ELEVATION
WEST

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3102

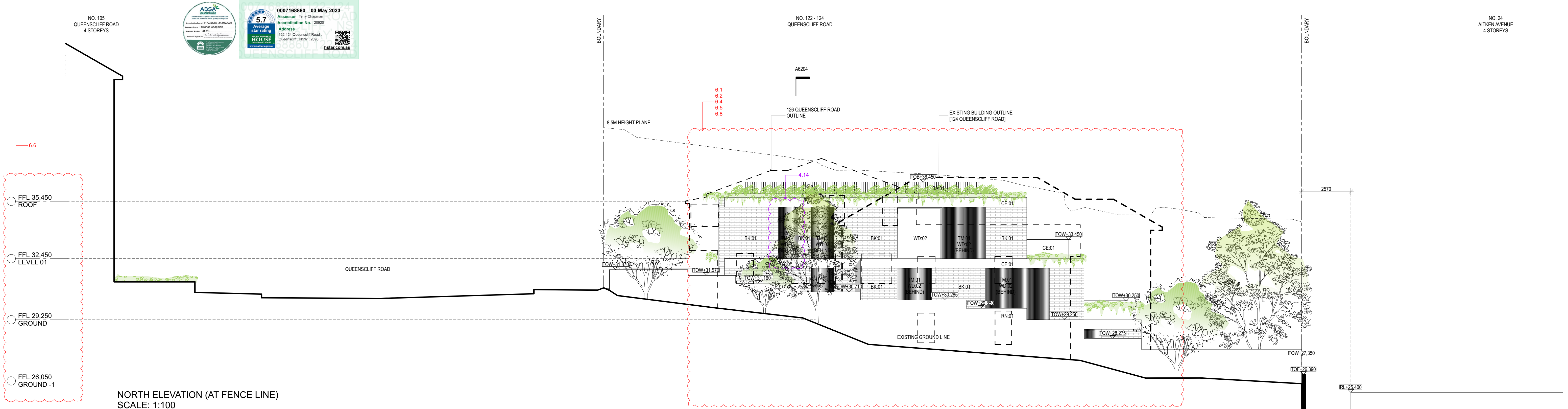
Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

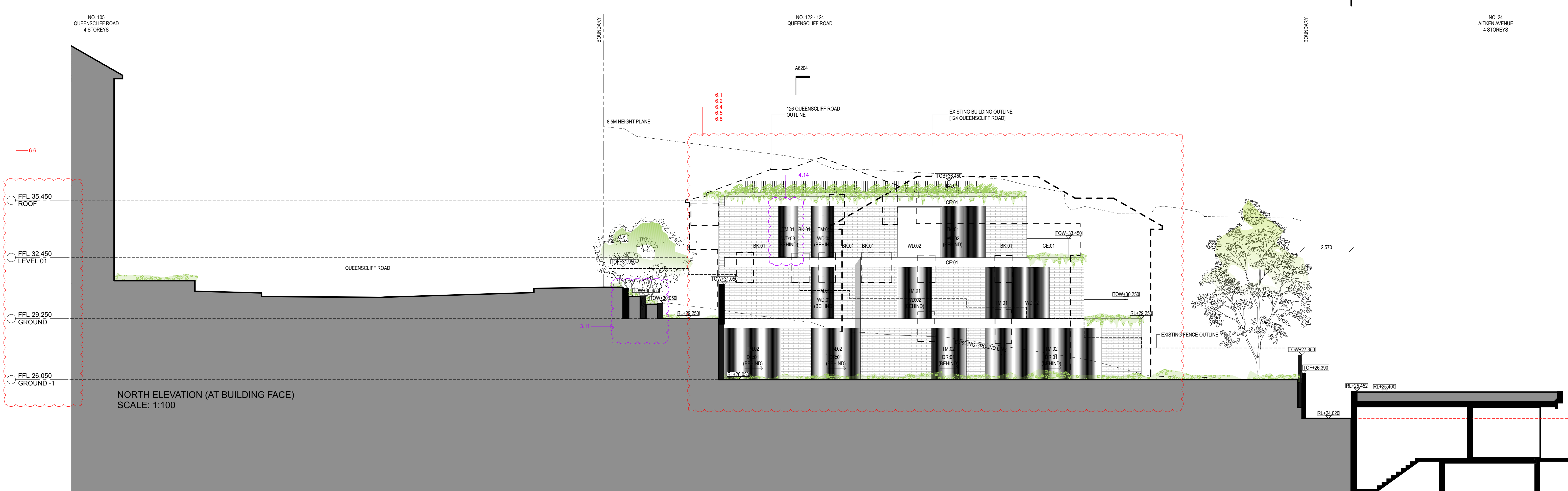
LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way.
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



NORTH ELEVATION (AT FENCE LINE)
SCALE: 1:100



NORTH ELEVATION (AT BUILDING FACE)
SCALE: 1:100

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Project Start Date

Project Number
0228

Drawing Title
ELEVATION
NORTH

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3103

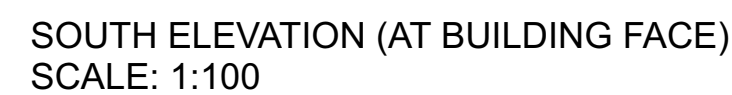
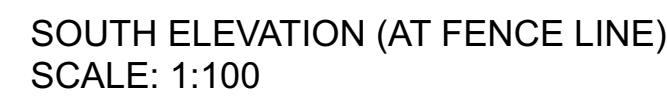
Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

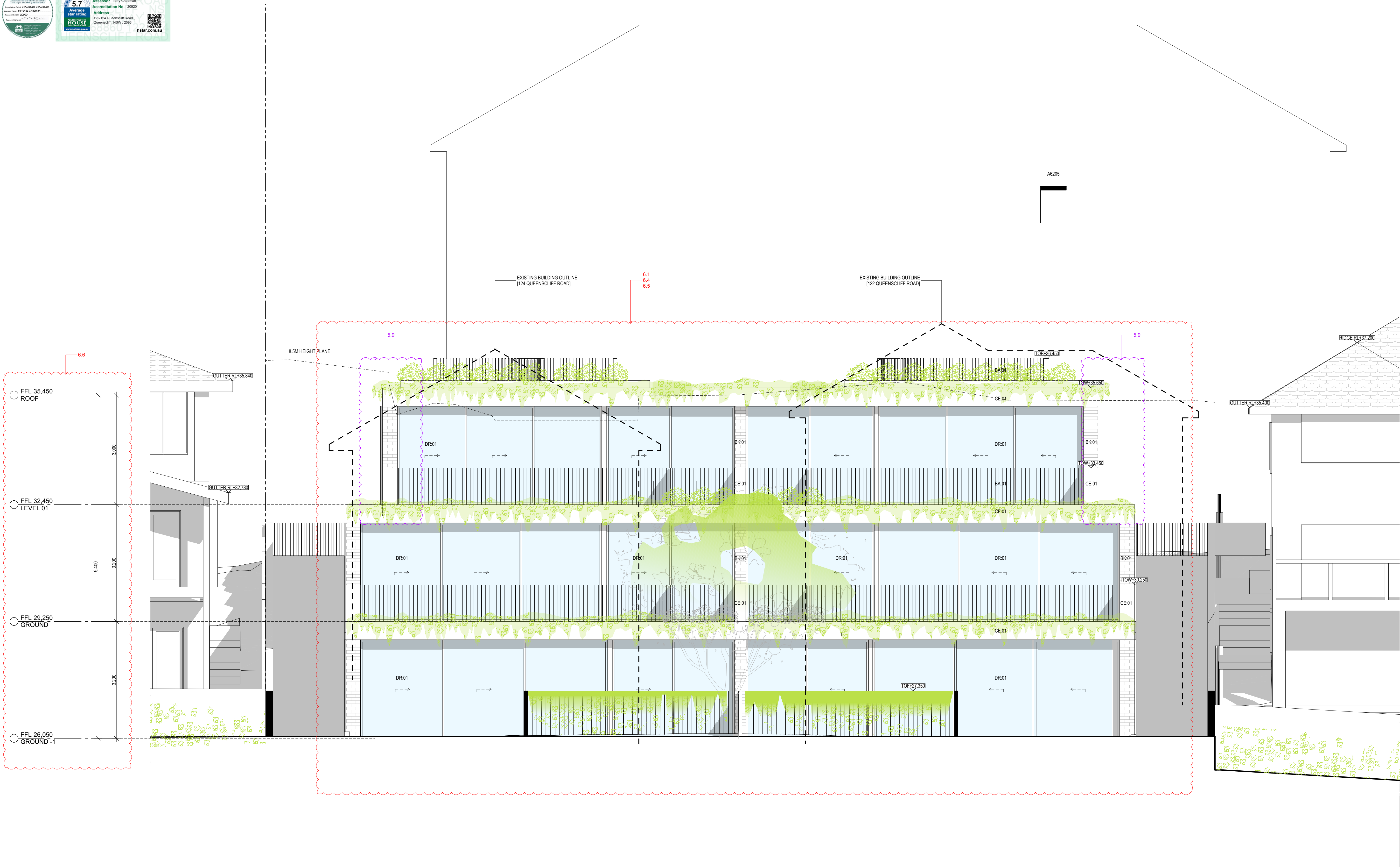
LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
DR:01	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.







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**122-124 Queenscliff Road
Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**ELEVATION
WEST**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3111

Drawing Scale
**1:50@A1
1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/22

LEGEND

BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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Queenscliff

Project Number
0228

Drawing Stage
DEVELOPMENT APPLICATION

Drawing Scale
1:50@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/22

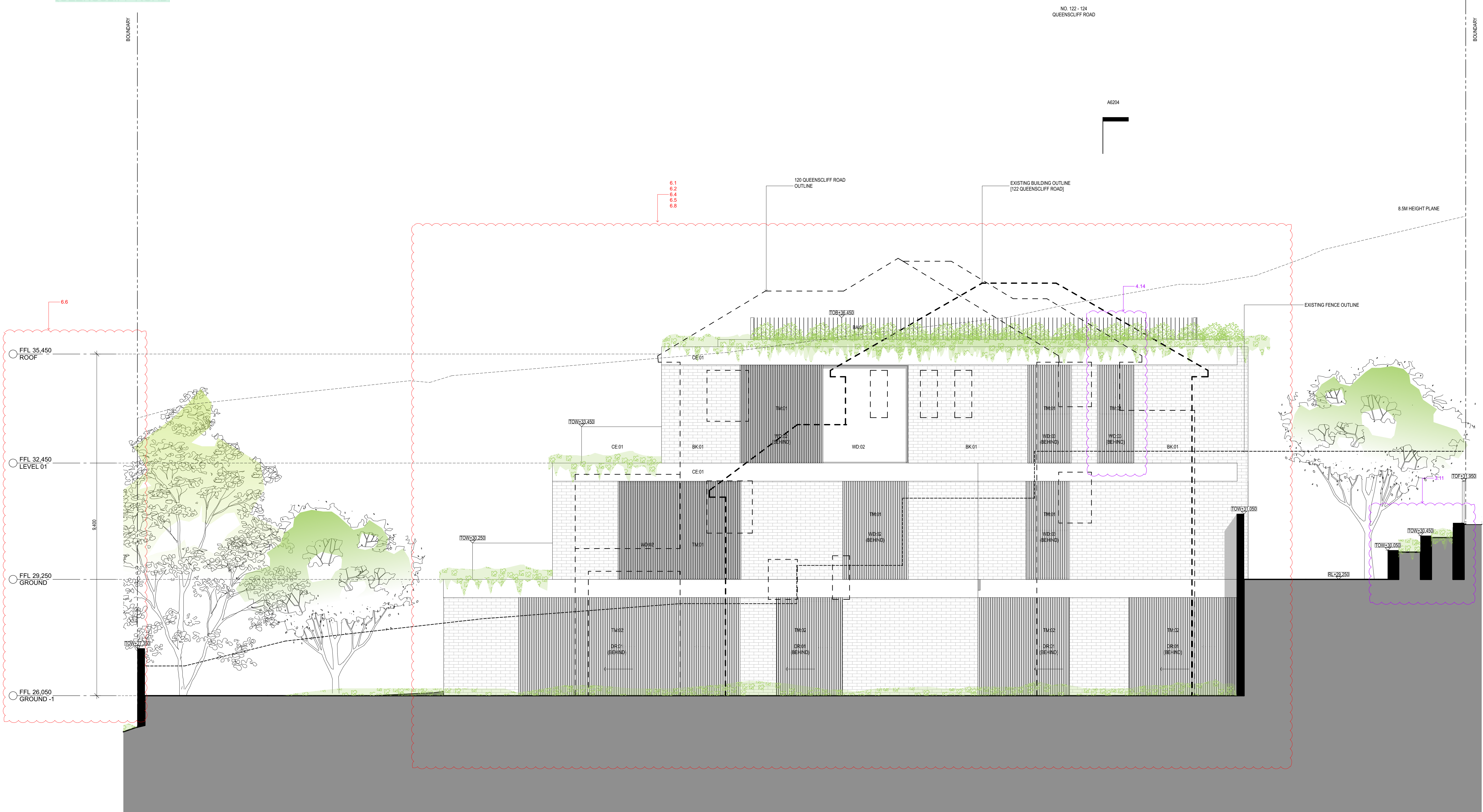
LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project Start Date

Project Number
0228

Drawing Title
ELEVATION
SOUTH

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3113

Drawing Scale
1:50, 1:1@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/22

LEGEND

BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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Queenscliff

Project Number
0228

Drawing Stage
DEVELOPMENT APPLICATION

Drawing Scale
1:100@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

WD:03 Double hung window, Aluminium frame, dark finish clear glass.



Client
Kristoffer Harvey

Project
**122-124 Queenscliff Road
Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**SECTION
SECTION B**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A3202

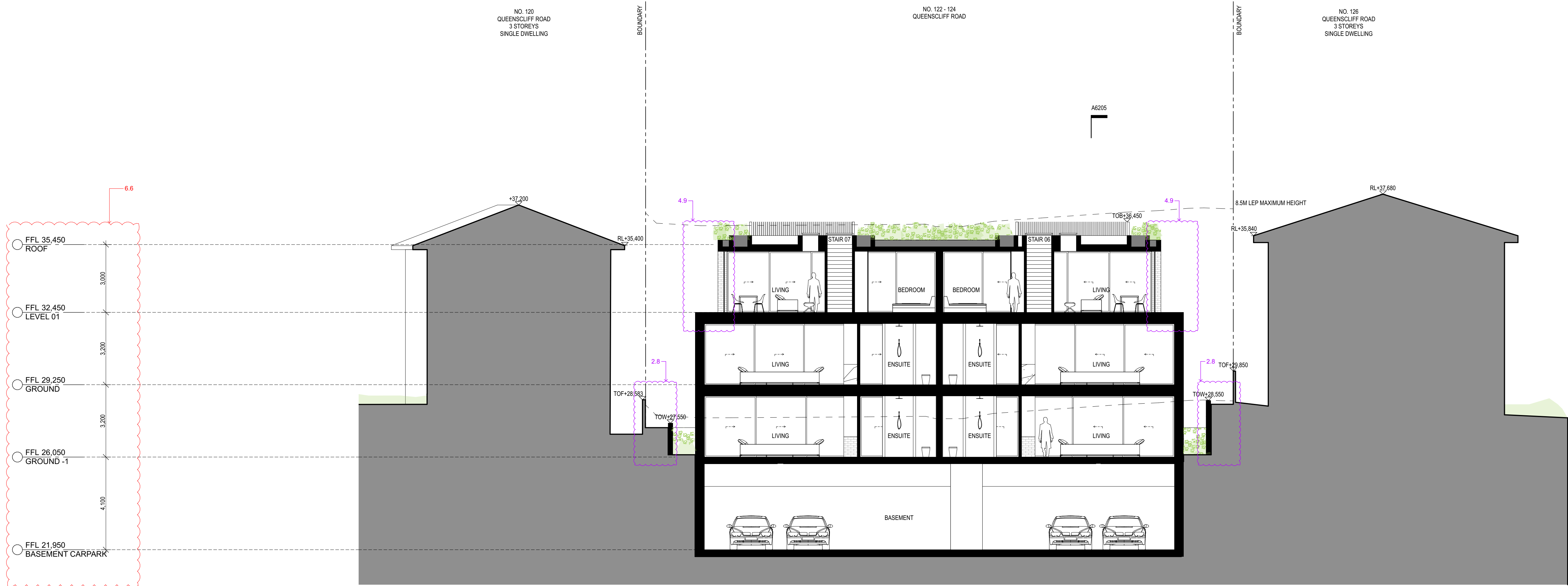
Drawing Scale
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1:200@A3**

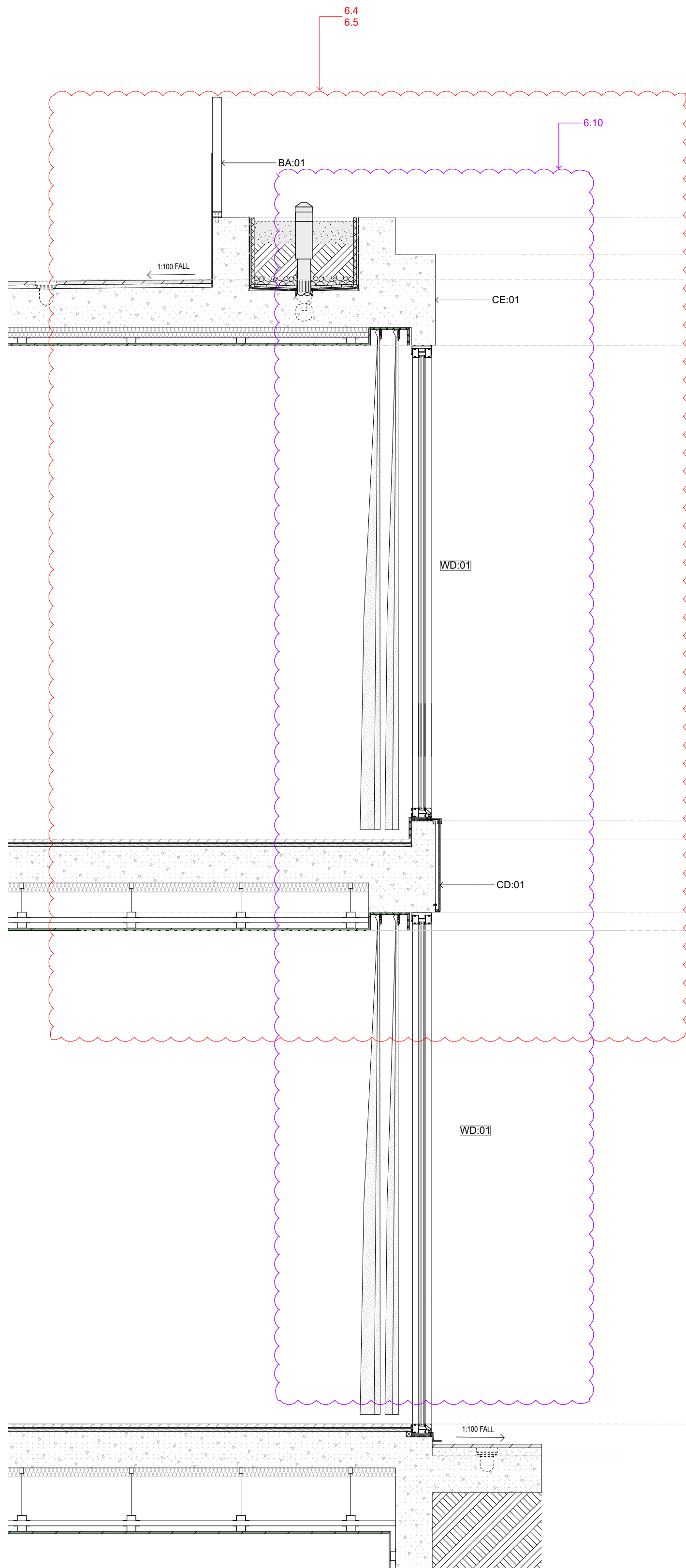
REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	29/11/22
DA03	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

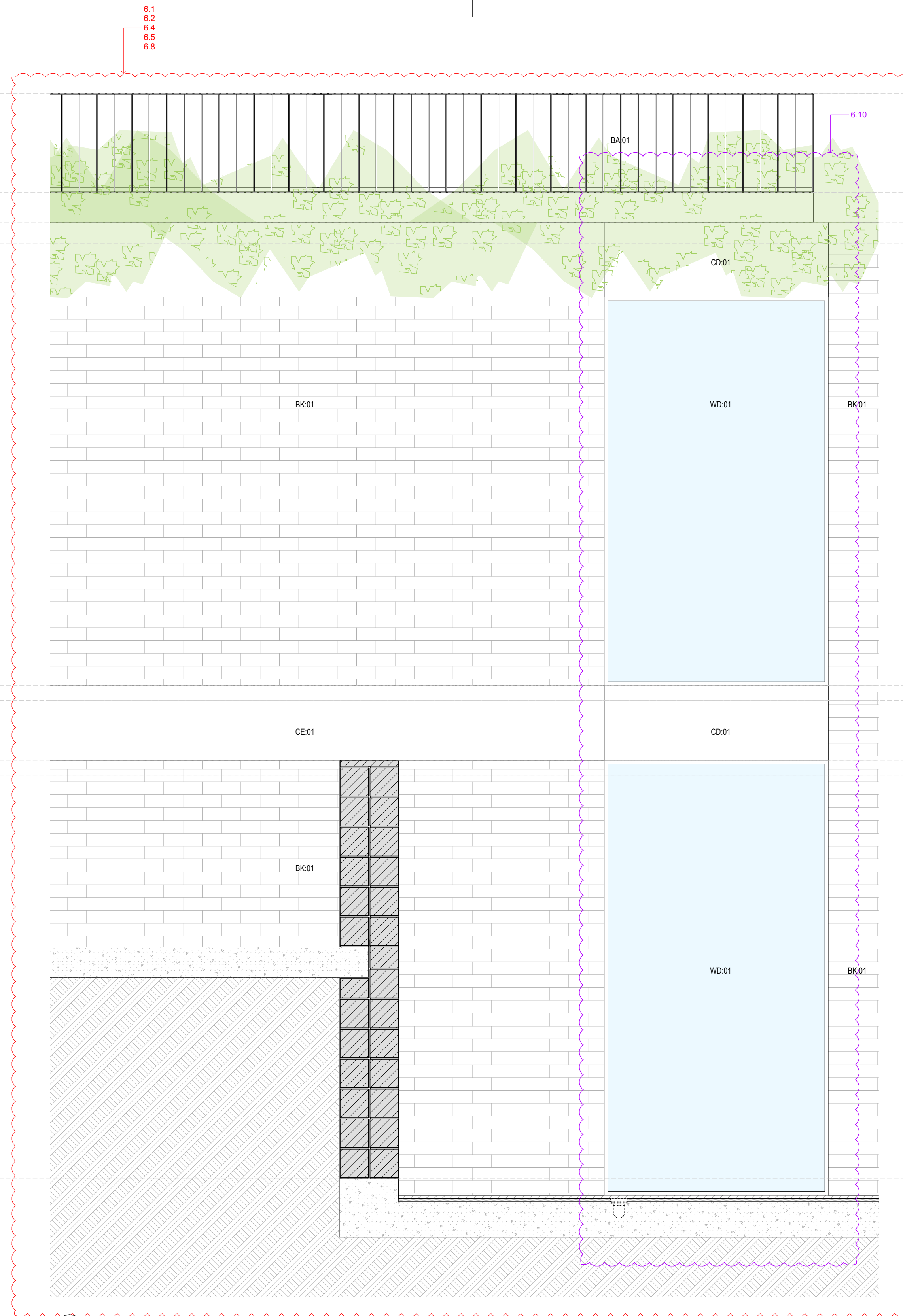
FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.

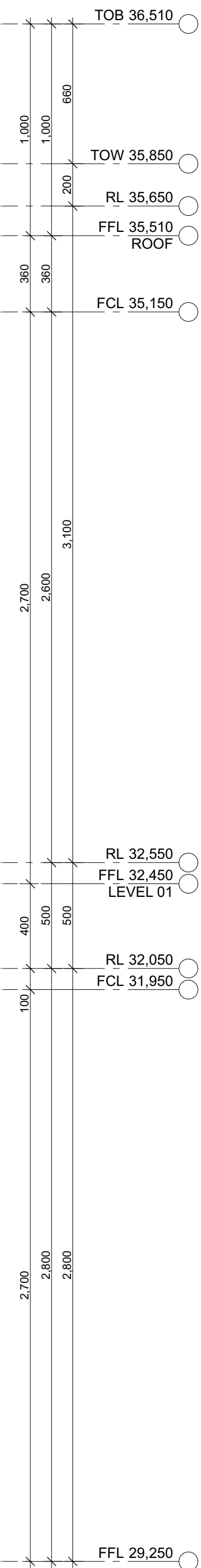




01 SECTION - Worksheet
SCALE 1:20



02 SECTION - Worksheet
SCALE 1:20



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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
DETAIL: SECTION
SECTION A

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6201

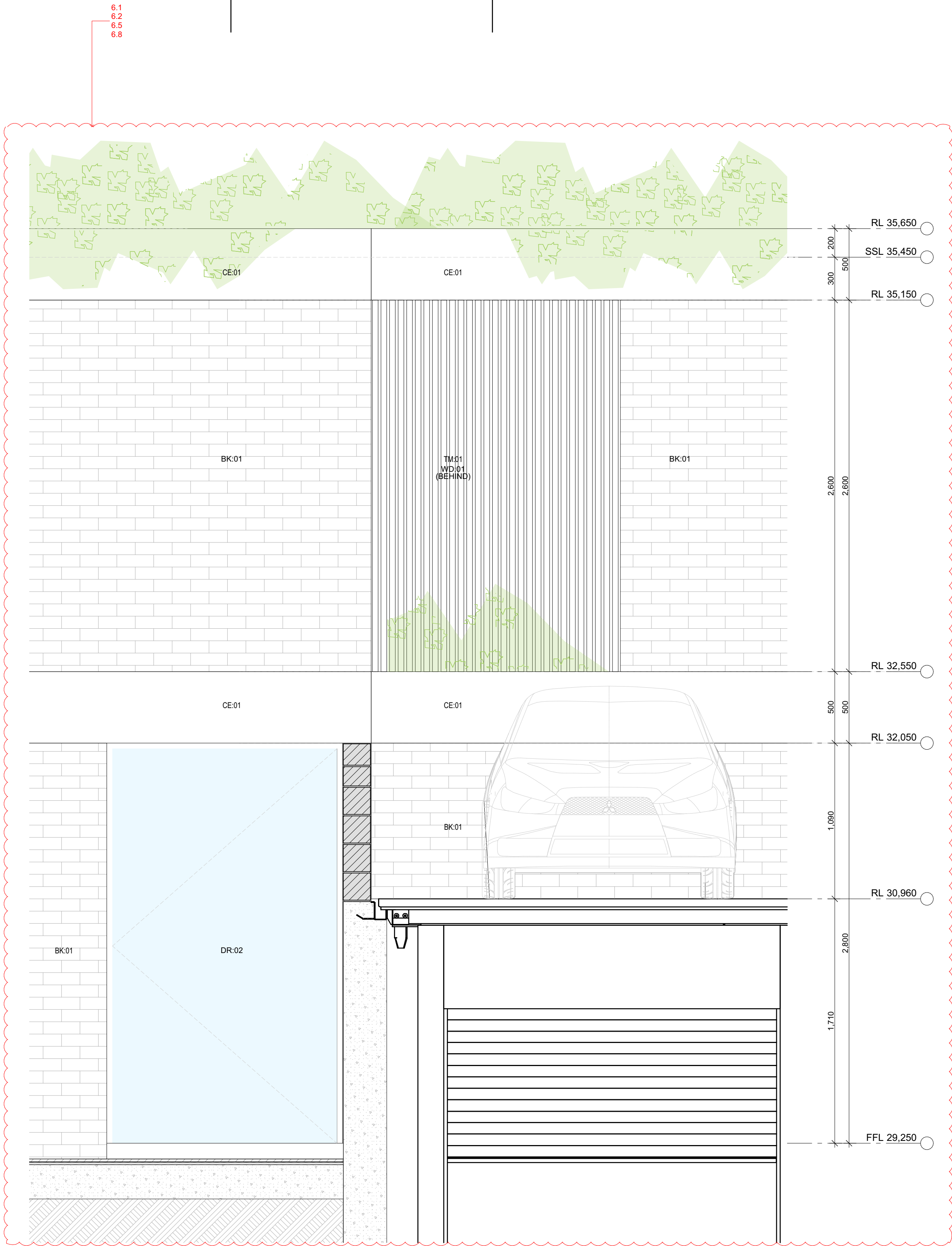
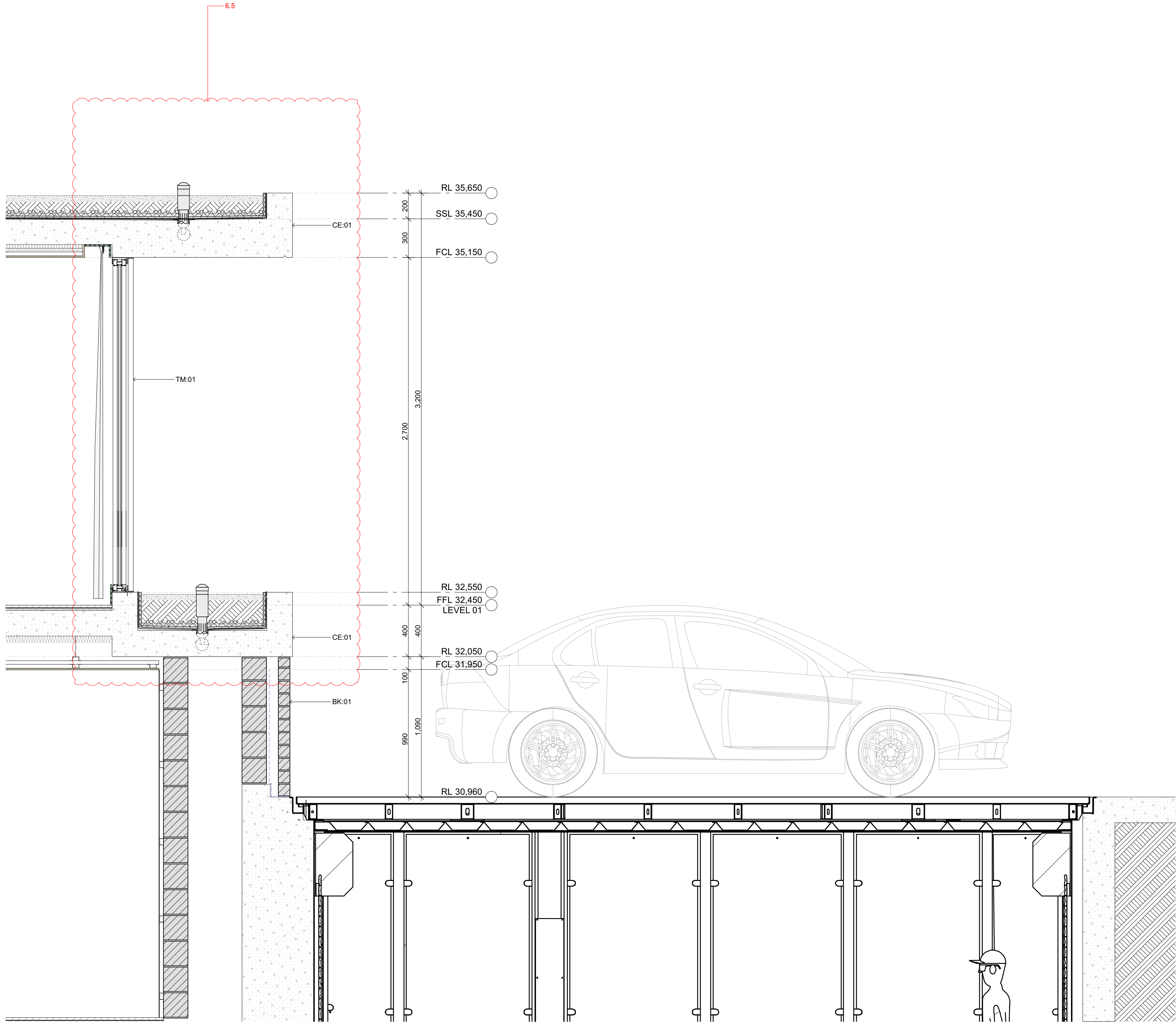
Drawing Scale
1:20@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



01 SECTION - Worksheet
SCALE 1:20

02 SECTION - Worksheet
SCALE 1:20

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Queenscliff

Project Start Date

Project Number
0228

Drawing Title
DETAIL: SECTION
SECTION B

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6202

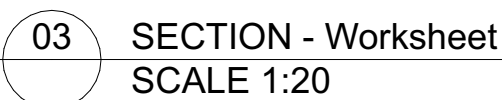
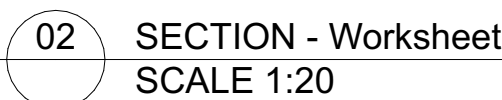
Drawing Scale
1:20@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Project
122-124 Queenscliff Road
Queenscliff

Project Number
0228

Drawing Stage
DEVELOPMENT APPLICATION

Drawing Scale
1:20@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

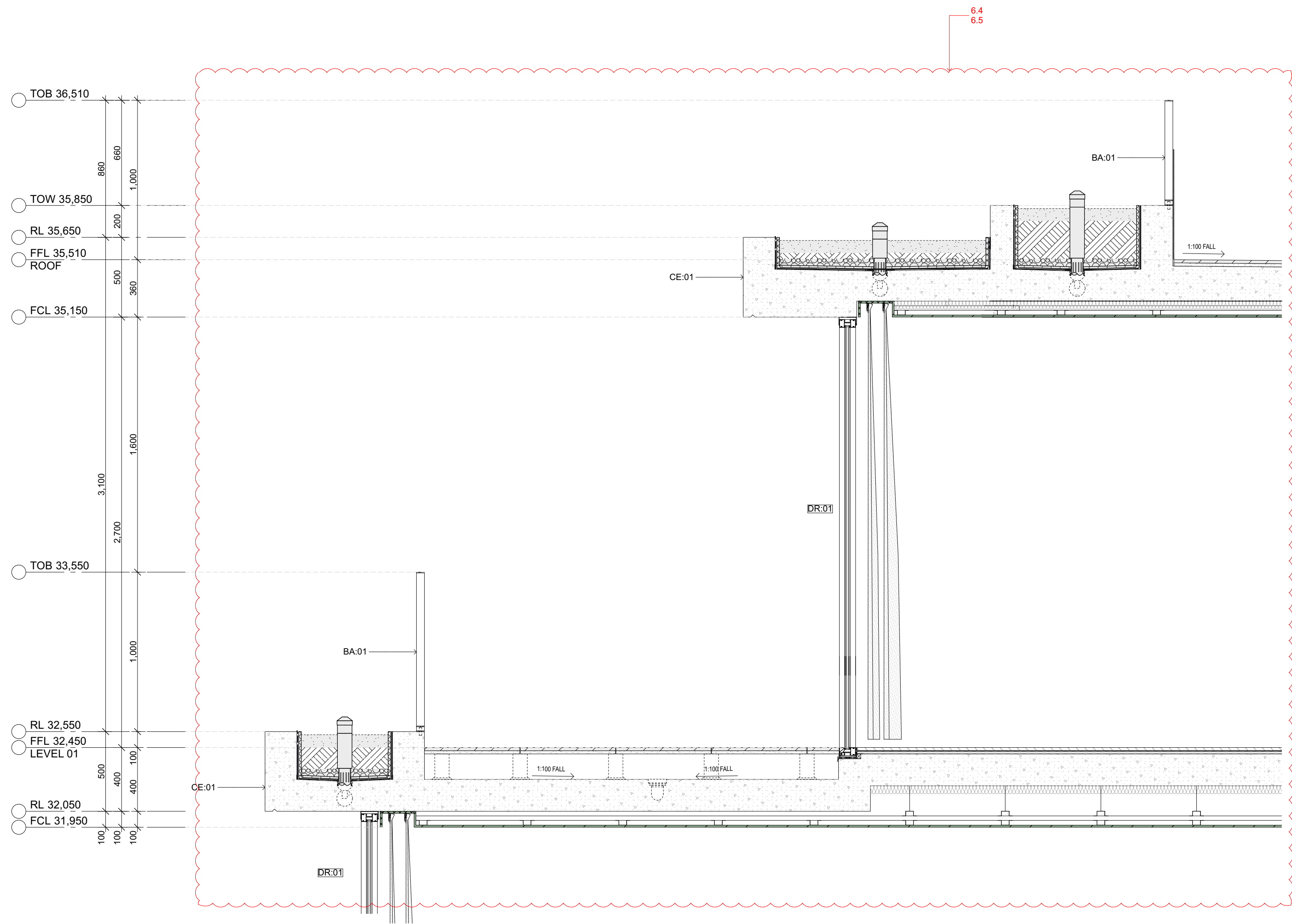
LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

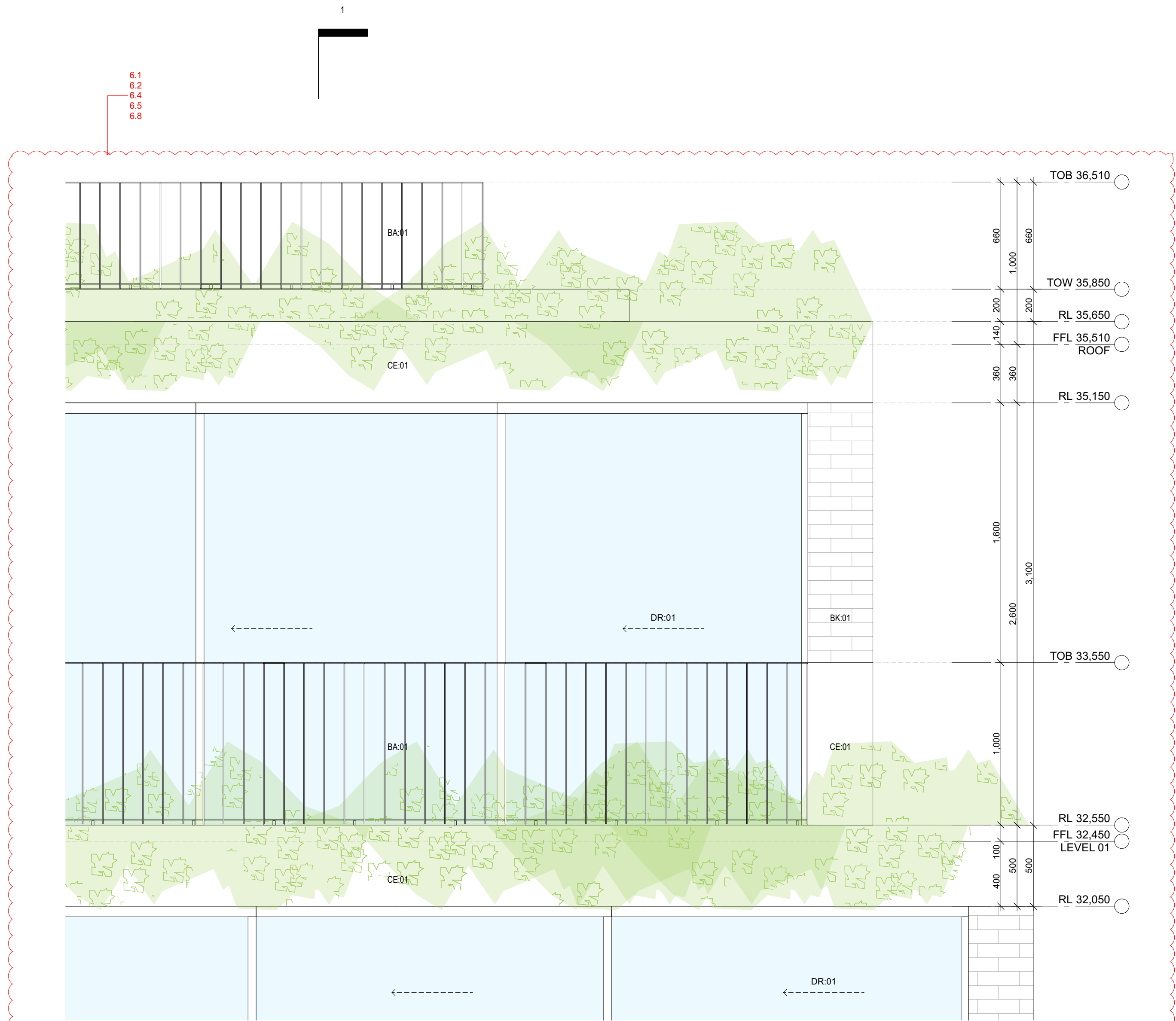
FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 **Crushed stone.**
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

WD:03 Double hung window, Aluminium frame, dark finish clear glass.



01 SECTION - Worksheet
SCALE 1:20



02 SECTION - Worksheet
SCALE 1:20

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Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
DETAIL: SECTION
SECTION D

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6204

Drawing Scale
1:20@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
**122-124 Queenscliff Road
Queenscliff**

Project Start Date

Project Number
0228

Drawing Title
**DETAIL: SECTION
SECTION E**

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6205

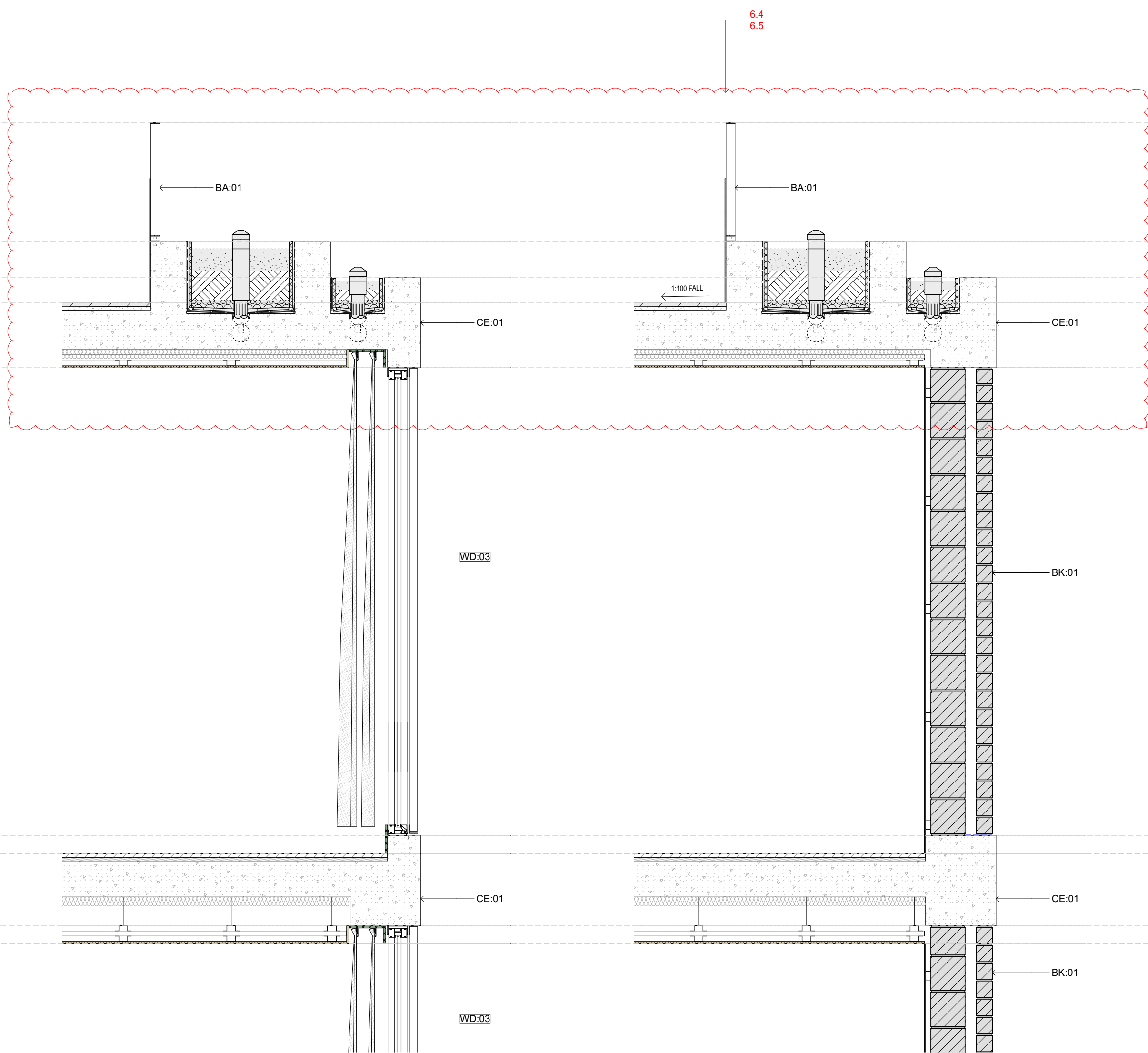
Drawing Scale
**1:20@A1
1:200@A3**

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

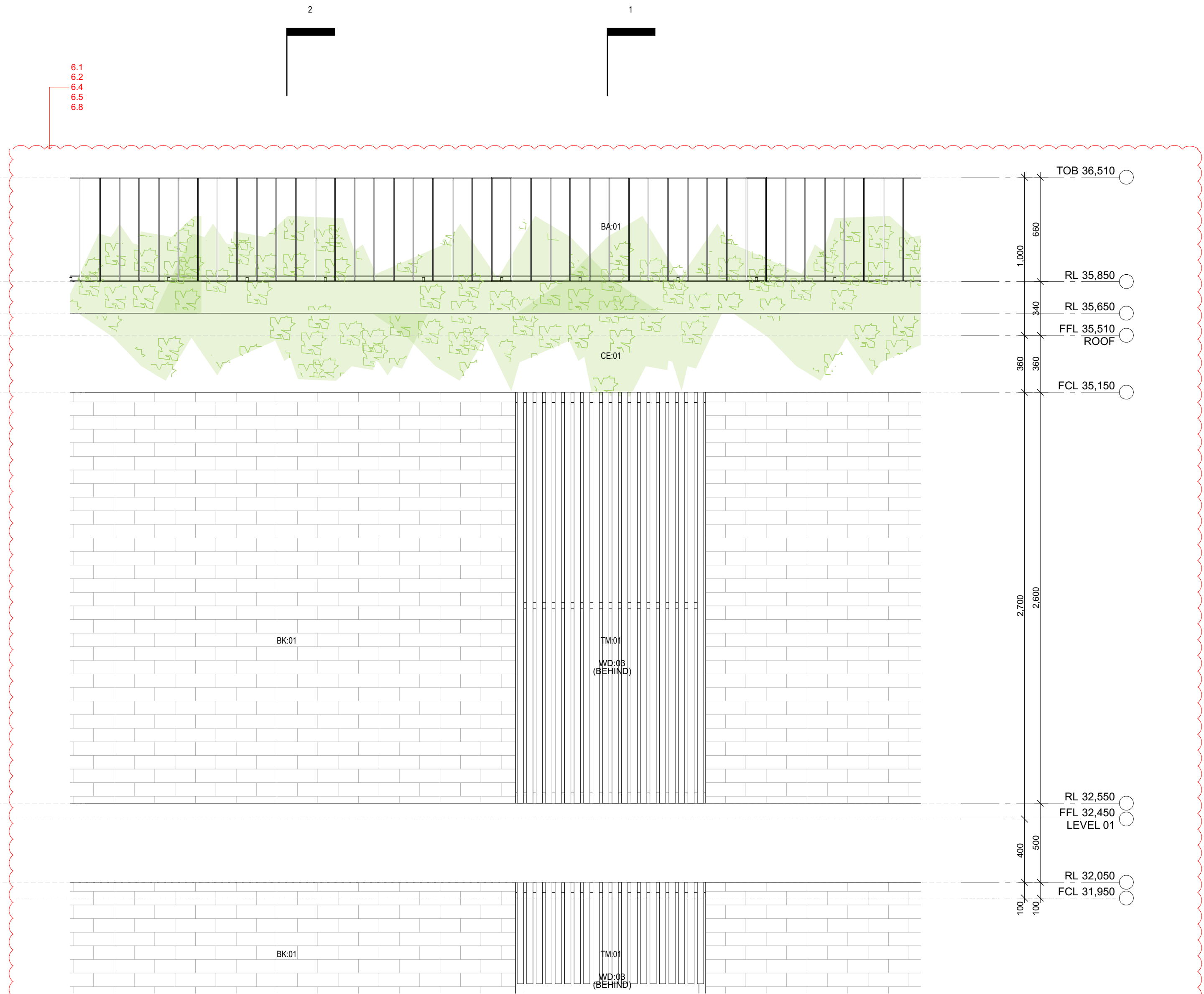
FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark
finish, clear glass.
WD:03 Double hung window, Aluminium frame,
dark finish clear glass.

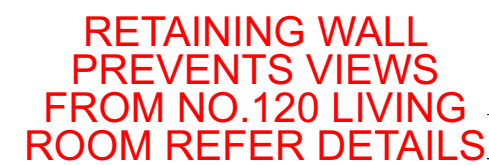


01 SECTION - Worksheet
SCALE 1:20

02 SECTION - Worksheet
SCALE 1:20



03 SECTION - Worksheet
SCALE 1:20

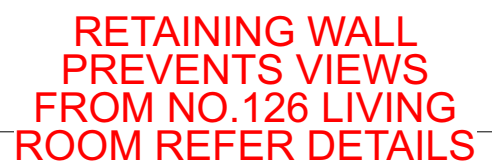


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Queenscliff

Project Number
0228

Drawing Title	Drawing No.
DETAIL: SECTION	A6250
PRIVACY AND SOLAR ACCESS GROUND -1	
Drawing Stage	Drawing Scale
DEVELOPMENT APPLICATION	1:50@A1
	1:200@A3

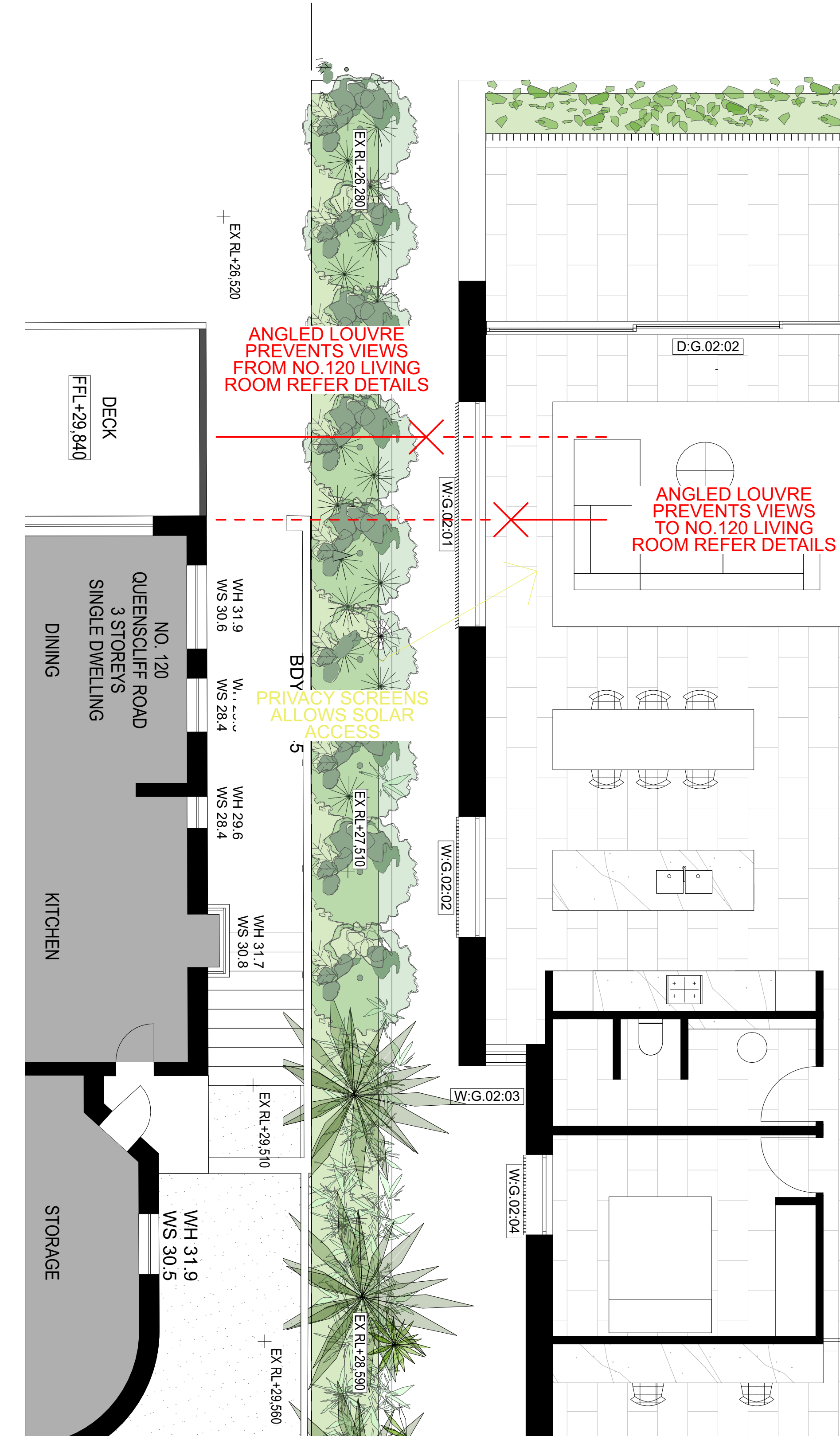
LEGEND

BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

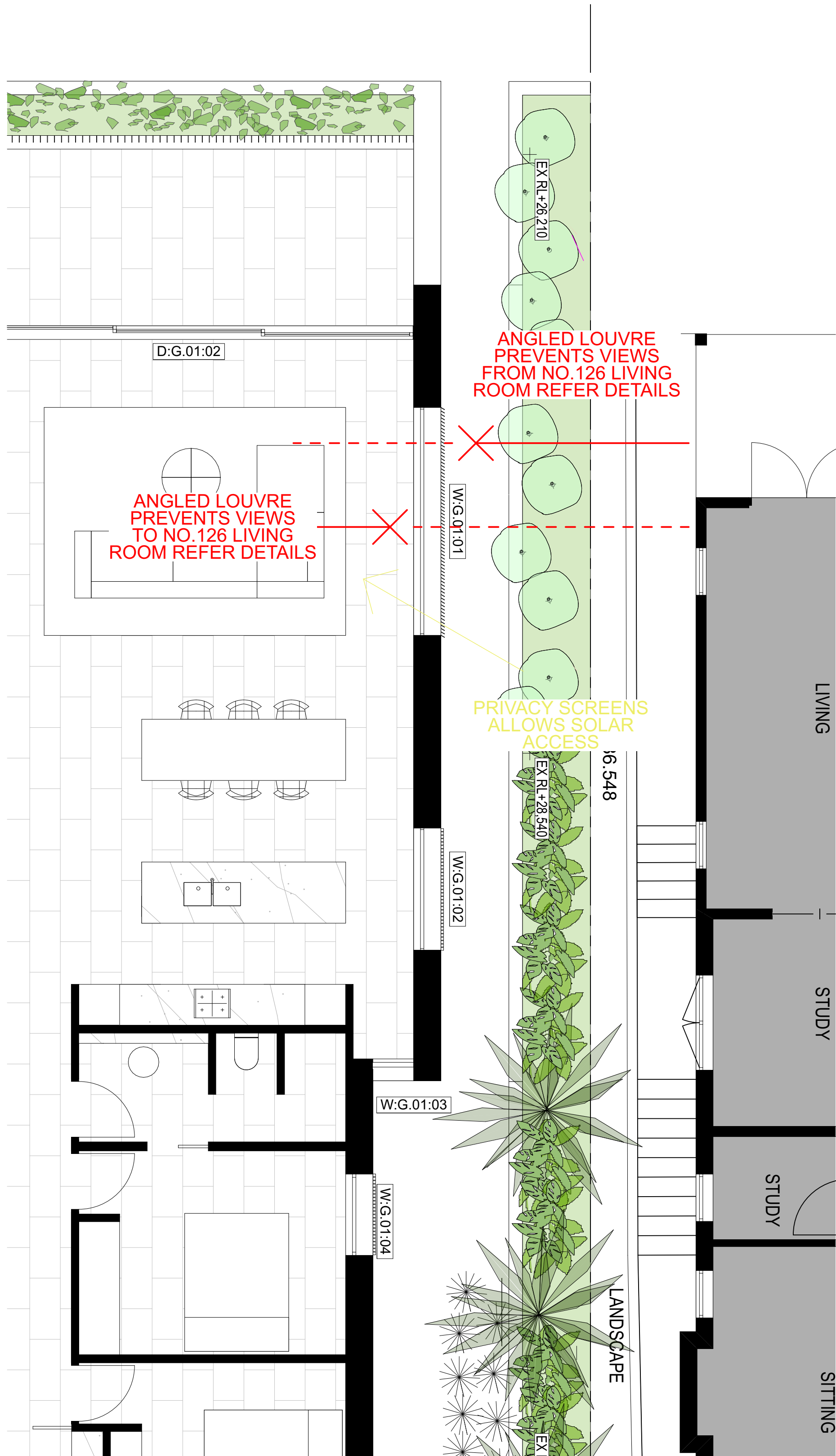
FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish,
clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.

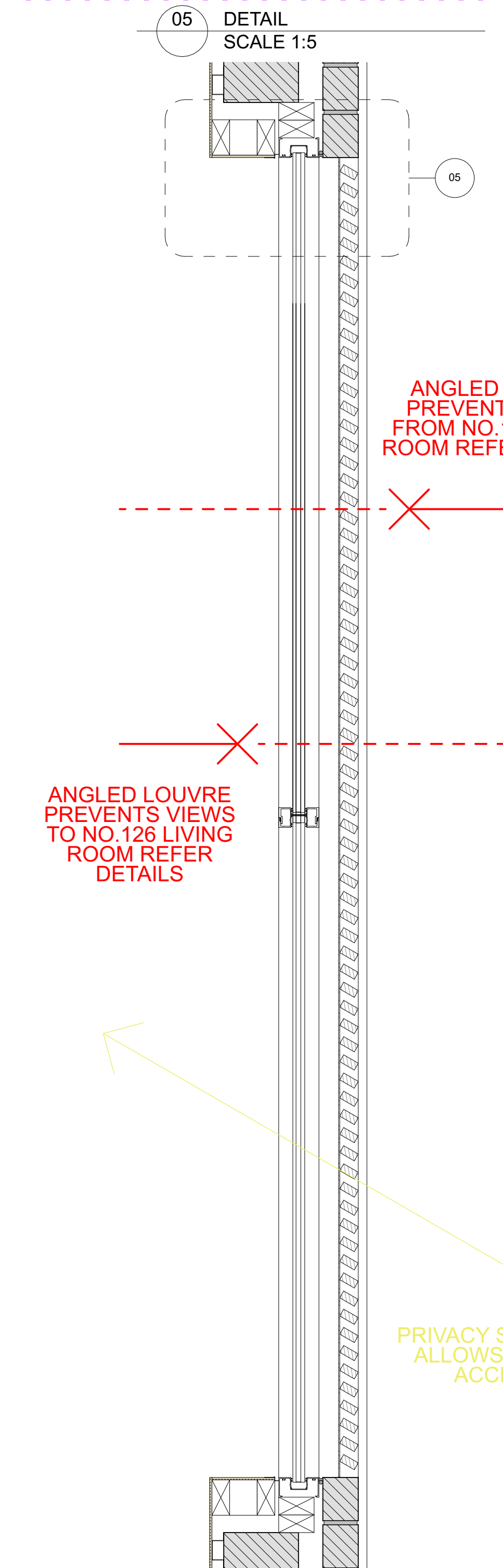
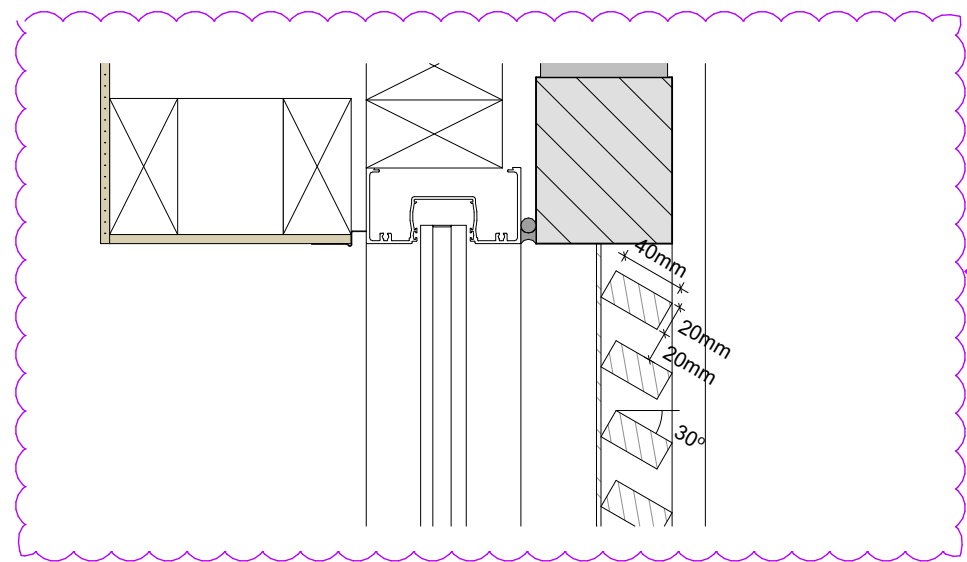
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



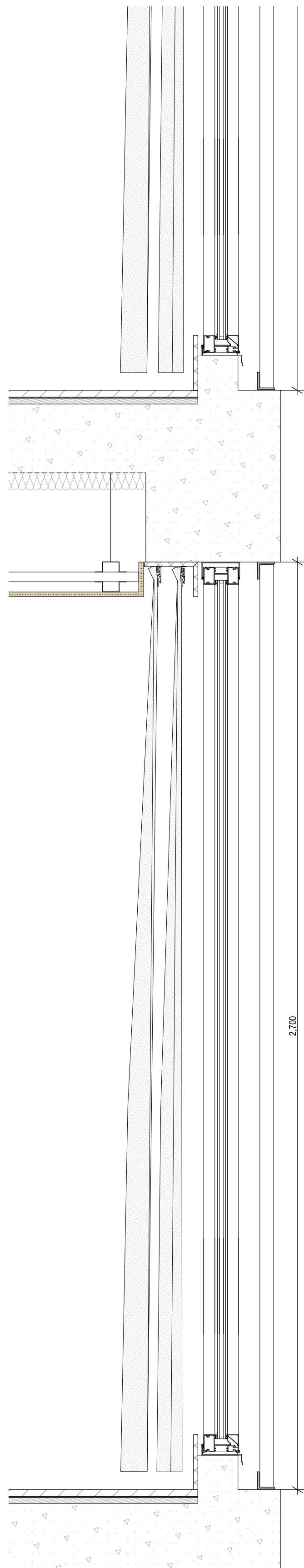
01 PLAN - GROUND
SCALE 1:50



02 PLAN - GROUND
SCALE 1:50



03 DETAIL
SCALE 1:10



04 DETAIL
SCALE 1:10

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Queenscliff

Project Start Date

Project Number
0228

Drawing Title
DETAIL: SECTION
PRIVACY AND SOLAR ACCESS GROUND

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6251

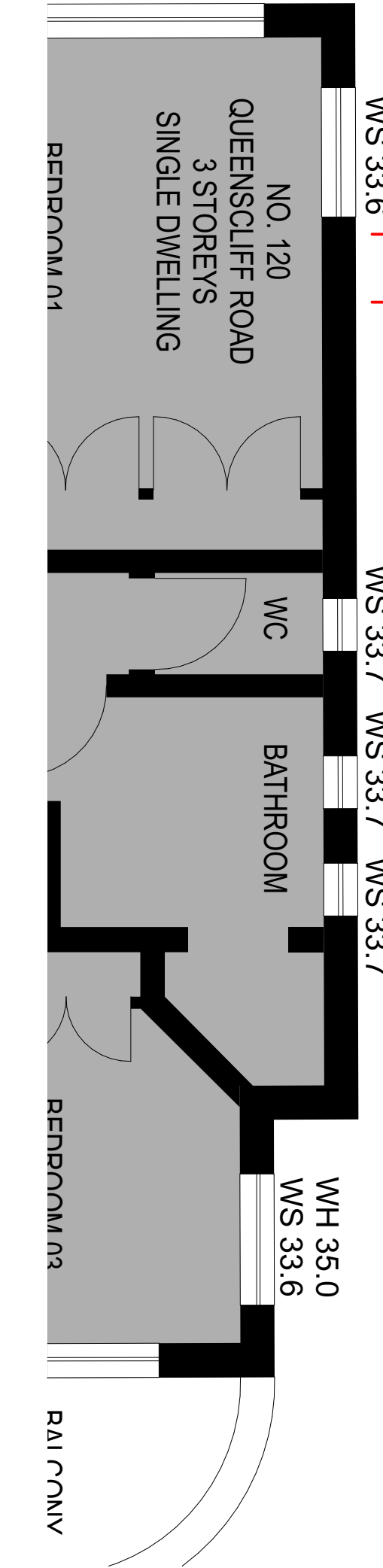
Drawing Scale
1:50, 1:10, 1:5@A1
1:200@A3

REV DESCRIPTION DATE
DA01 DEVELOPMENT APPLICATION 20/02/23
DA02 DEVELOPMENT APPLICATION 20/03/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way.
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

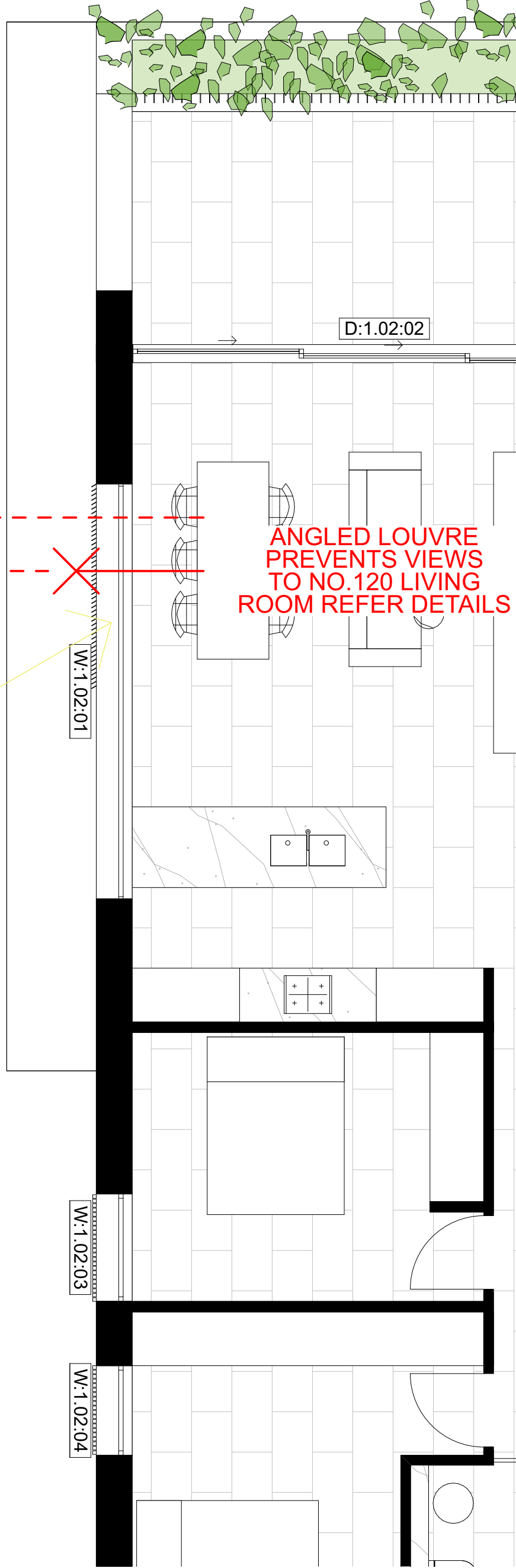
FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.

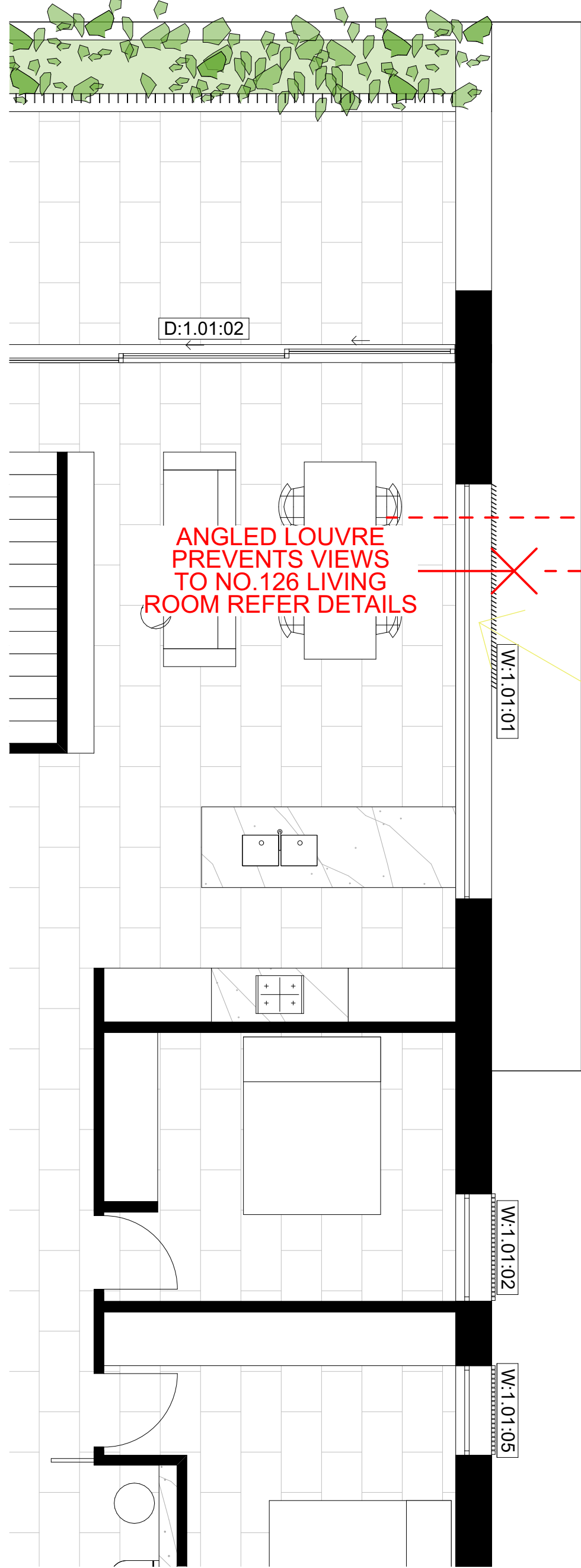


ANGLED LOUVRE PREVENTS VIEWS FROM NO.120 LIVING ROOM REFER DETAILS

PRIVACY SCREENS ALLOWS SOLAR ACCESS



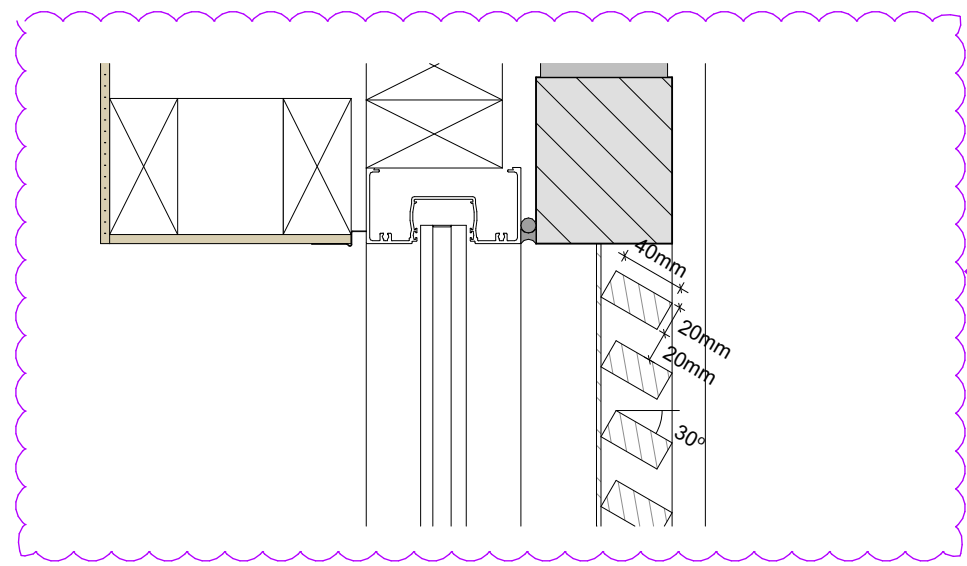
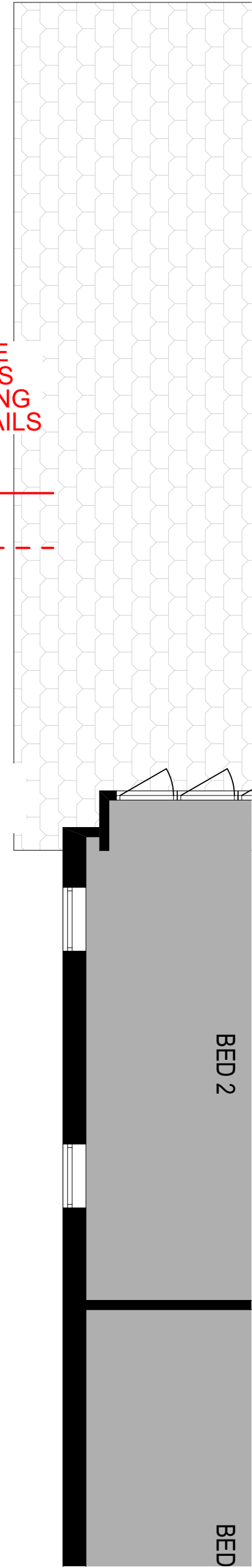
ANGLED LOUVRE PREVENTS VIEWS TO NO.120 LIVING ROOM REFER DETAILS



ANGLED LOUVRE PREVENTS VIEWS TO NO.126 LIVING ROOM REFER DETAILS

ANGLED LOUVRE PREVENTS VIEWS FROM NO.126 LIVING ROOM REFER DETAILS

PRIVACY SCREENS ALLOWS SOLAR ACCESS

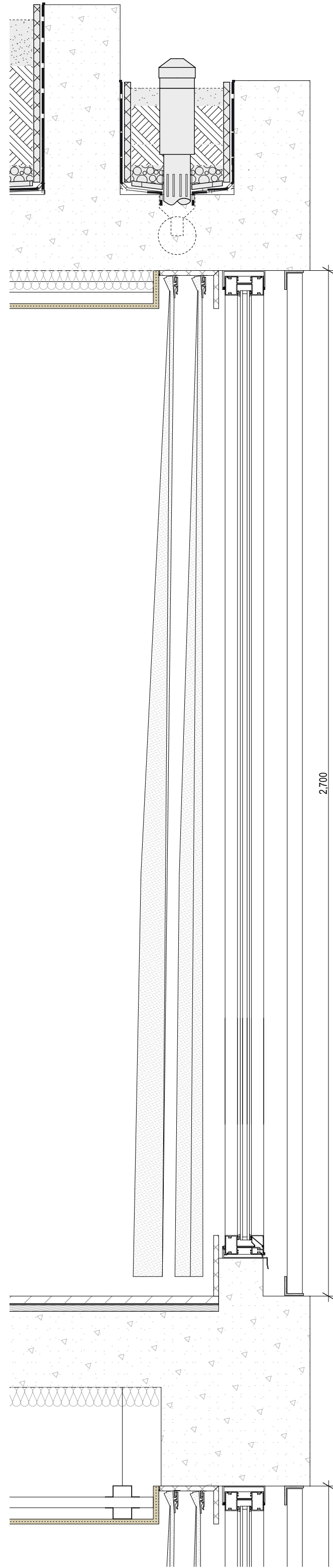
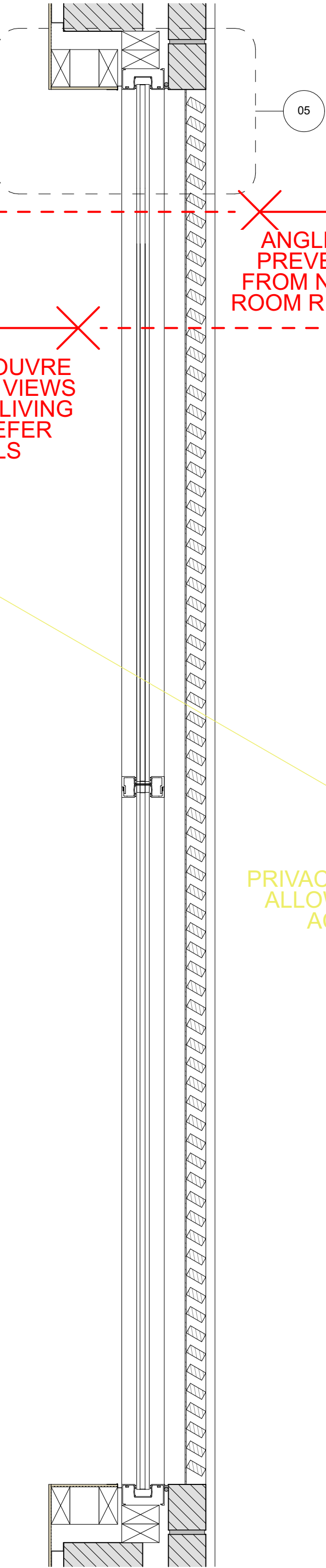


05 DETAIL SCALE 1:5

ANGLED LOUVRE PREVENTS VIEWS TO NO.126 LIVING ROOM REFER DETAILS

ANGLED LOUVRE PREVENTS VIEWS FROM NO.126 LIVING ROOM REFER DETAILS

PRIVACY SCREENS ALLOWS SOLAR ACCESS



WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.

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Drawing Title
DETAIL: SECTION
PRIVACY AND SOLAR ACCESS LEVEL 1

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A6252

Drawing Scale
1:50, 1:10, 1:5@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	20/02/23
DA02	DEVELOPMENT APPLICATION	20/03/22

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way.
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

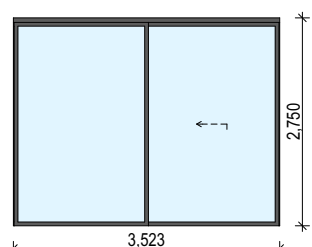
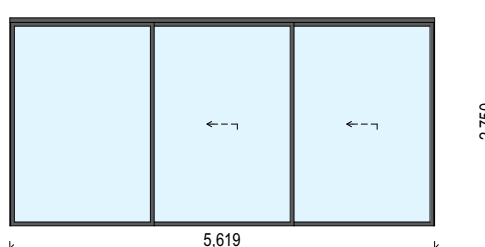
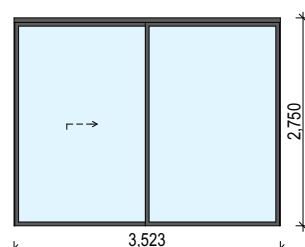
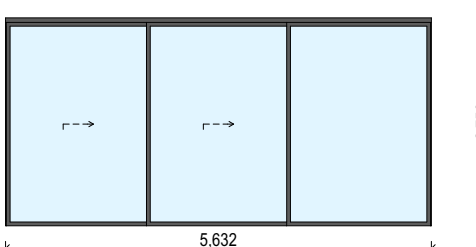




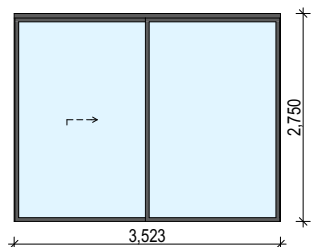
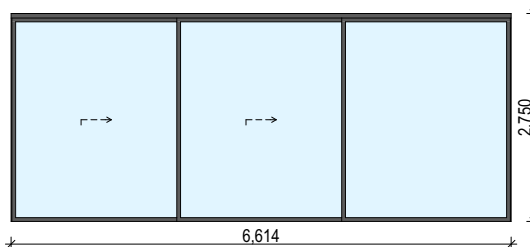
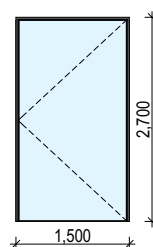
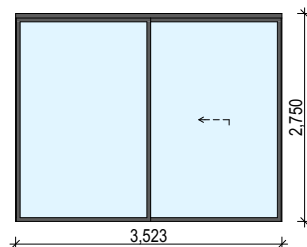
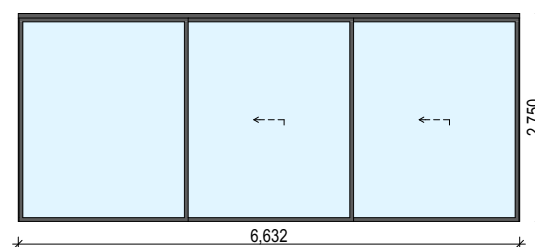
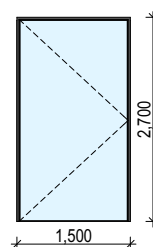
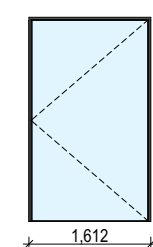
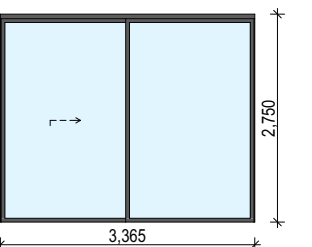
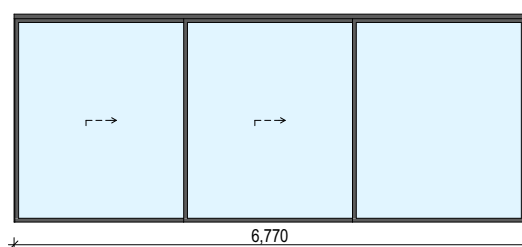
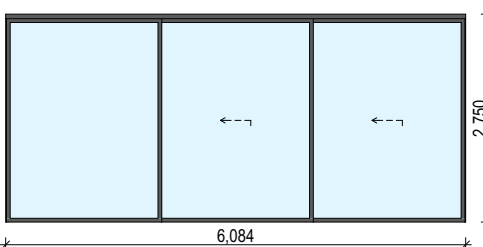
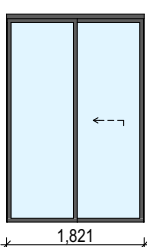
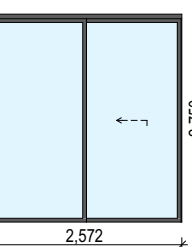
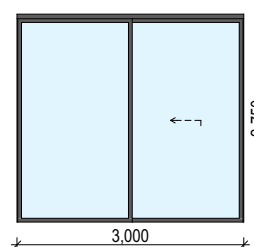
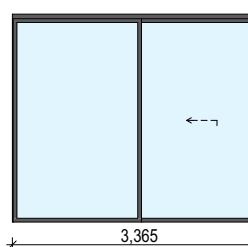
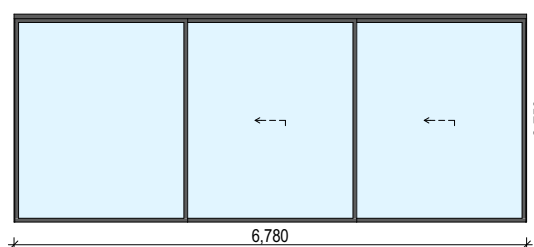
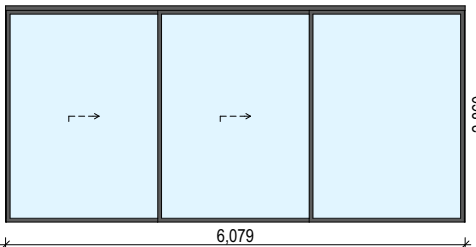
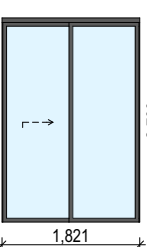
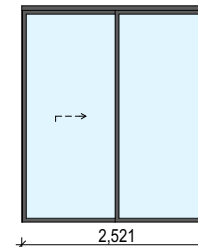
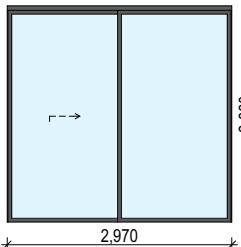
FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

Home Story
Full Element ID
Nominal W x H Size

Home Story		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01	
Full Element ID		W-1.01.01		W-1.01.02		W-1.01.03		W-1.01.04		W-1.01.05		W-1.01.06		W-1.02.01		W-1.02.03		W-1.02.04		W-1.02.05	
Nominal W x H Size		4,632x2,700		1,200x2,700		1,200x2,700		1,744x2,700		1,000x2,700		1,500x2,700		4,632x2,700		1,200x2,700		1,000x2,700		1,500x2,700	
Elevation																					
Home Story		GROUND		GROUND		GROUND		GROUND		GROUND		GROUND		GROUND		GROUND		GROUND		GROUND	
Full Element ID		W-G.01.01		W-G.01.02		W-G.01.03		W-G.01.04		W-G.02.01		W-G.02.02		W-G.02.03		W-G.02.04		W-G.01		W-G.01	
Nominal W x H Size		3,355x2,700		1,800x2,700		700x2,700		1,200x2,700		3,355x2,700		1,800x2,700		700x2,700		1,200x2,700		1,485x2,700		1,485x2,700	
Elevation																					
Home Story		GROUND -1		GROUND -1																	
Full Element ID		W-G-01.01		W-G-02.01																	
Nominal W x H Size		600x2,800		600x2,700																	
Elevation																					



Home Story
ID
Nominal W x H Size

Home Story	LEVEL 01		LEVEL 01		LEVEL 01		LEVEL 01					
ID	D-1.01.01	D-1.01.02	D-1.01.02	D-1.02.02	D-1.02.02	D-1.02.02	D-1.02.02					
Nominal W x H Size	3,523x2,750	5,619x2,750	3,523x2,750	5,632x2,750	3,523x2,750	5,632x2,750	3,523x2,750					
Elevation												
Home Story												
ID	G.G.01.01	G.G.01.02	G.G.01.03	G.G.02.01	G.G.02.02	G.G.02.03	G.G.01					
Nominal W x H Size	3,523x2,750	6,614x2,750	1,500x2,700	3,523x2,750	6,632x2,750	1,500x2,700	1,612x2,700					
Elevation												
Home Story												
ID	D.G.-01.01	D.G.-01.02	D.G.-01.03	D.G.-01.04	D.G.-01.05	D.G.-02.01	D.G.-02.02	D.G.-02.03	D.G.-02.04	D.G.-02.05	D.G.-02.06	
Nominal W x H Size	3,365x2,750	6,770x2,750	6,084x2,750	1,821x2,750	2,572x2,750	3,000x2,750	3,365x2,750	6,780x2,750	6,079x2,860	1,821x2,700	2,521x2,860	2,970x2,860
Elevation												



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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PERSPECTIVE
STREET VIEW

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A8101

Drawing Scale

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22
DA02	DEVELOPMENT APPLICATION	17/11/22
DA03	DEVELOPMENT APPLICATION	04/05/23

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



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122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PERSPECTIVE
PERSPECTIVE REAR VIEW

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A8102

Drawing Scale

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	04/05/23

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



CD:01



BK:01



CE:01



SF:02



PLANTING



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Project Start Date

Project Number
0228

Drawing Title
FINISHES
EXTERNAL REFERENCE

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A8201

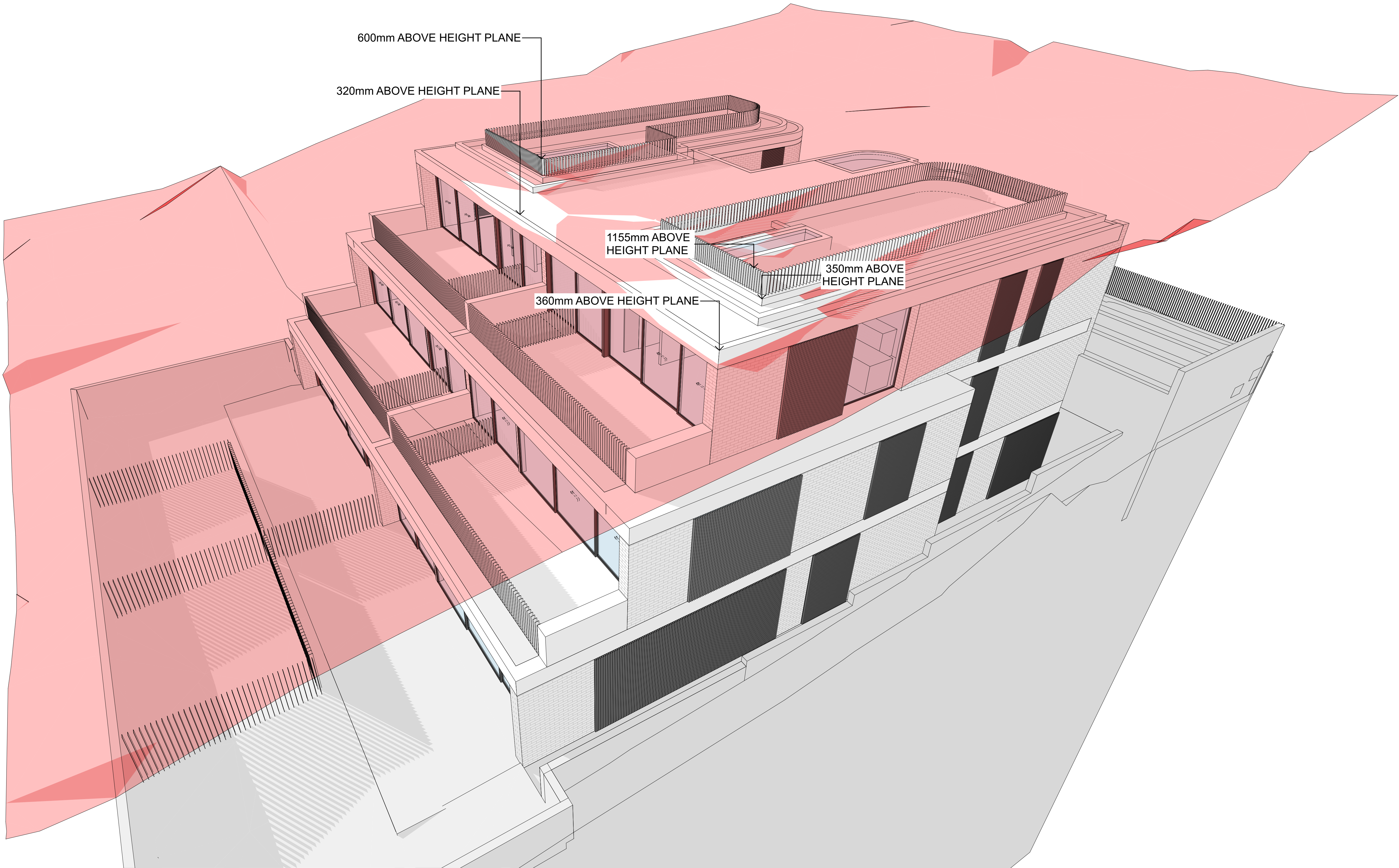
Drawing Scale

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	04/05/23

LEGEND
BA:01 Balustrade, Aluminium, dark finish.
BK:01 Brick, light colour.
CD:01 Aluminium cladding, dark finish.
CE:01 Concrete, render finish, light colour.
CE:02 Concrete, drive way
DR:01 Sliding door, Aluminium frame, dark finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame, dark finish.

FE:01 Batten fence, Aluminium, dark finish.
RN:01 Render, light colour.
SF:01 External tile, Stone.
SF:02 Crushed stone.
TM:01 Fixed Batten Screen, Aluminium, dark finish.
TM:02 Operable Batten Screen, Aluminium, dark finish.
WD:01 Sliding window, Aluminium frame, dark finish, clear glass.

WD:02 Fixed window, Aluminium frame, dark finish, clear glass.
WD:03 Double hung window, Aluminium frame, dark finish clear glass.



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Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
HEIGHT PLANE
HEIGHT PLANE NGL

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A9001

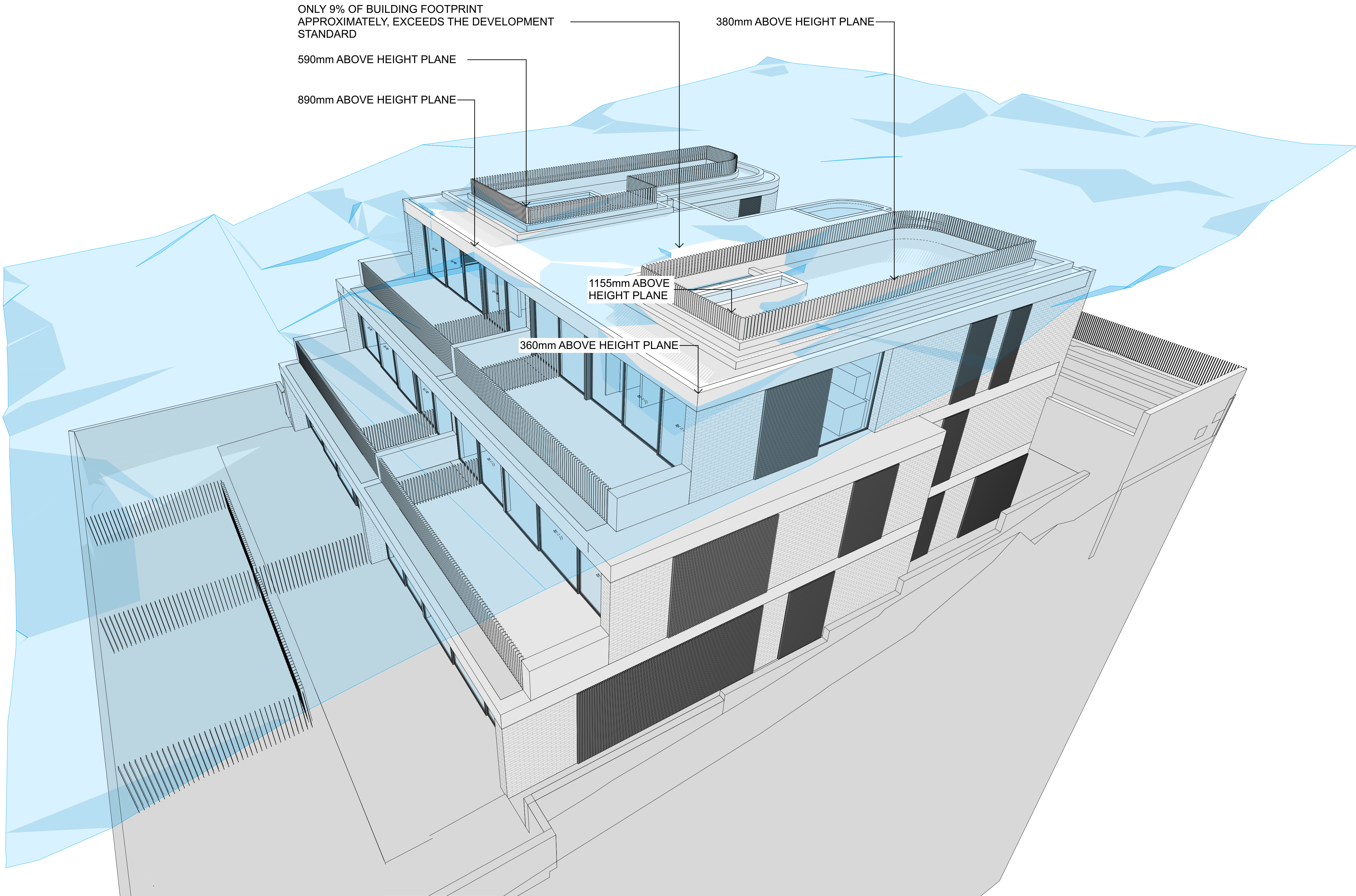
Drawing Scale
NTS

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
SF:01	External tile, Stone.
SF:02	Crushed stone.
TM:01	Fixed Batten Screen, Aluminium, dark finish.
TM:02	Operable Batten Screen, Aluminium, dark finish.
WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.



ess

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NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

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Project Start Date

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0228

Drawing Title
HEIGHT PLANE
HEIGHT PLANE MERMEN METHOD

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A9002

Drawing Scale
NTS

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	29/11/22
DA02	DEVELOPMENT APPLICATION	20/03/22

LEGEND	
BA:01	Balustrade, Aluminium, dark finish.
BK:01	Brick, light colour.
CD:01	Aluminium cladding, dark finish.
CE:01	Concrete, render finish, light colour.
CE:02	Concrete, drive way
DR:01	Sliding door, Aluminium frame, dark finish, clear glass.
DR:02	Hinged Door, Glass, Aluminium frame, dark finish.

FE:01	Batten fence, Aluminium, dark finish.
RN:01	Render, light colour.
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TM:01	Fixed Batten Screen, Aluminium, dark finish.
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WD:01	Sliding window, Aluminium frame, dark finish, clear glass.

WD:02	Fixed window, Aluminium frame, dark finish, clear glass.
WD:03	Double hung window, Aluminium frame, dark finish clear glass.