

6.0

Average star rating

NATIONWIDE HOUSE CERTIFICATION

www.nathers.gov.au

0007168860 28 Mar 2022


Assessor Terry Chapman
Accreditation No. 20920
Address
122-124 Queenscliff Road,
Queenscliff , NSW , 2096


hstar.com.au



ess lifestyle PTY LTD
ABN 52 144 951 119

E: alexp@esslifestyle.com
M: 0414085001
NSW registered architect
Robert Gordon Woodward
9383

Basix Requirements Summary - Multi Units					
Unit Development 122-124 Queenscliff Road Queenscliff NSW 2096			Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914		
					
Water Target		40	Water Score		40
Energy Target		45	Energy Score		45
Max Average Heating Load is (MJ/m²)		40	Actual Average Heating Load		29.3
Max Average Cooling Load is (MJ/m²)		26	Actual Average Cooling Load		21
Basix Commitments					
Landscaping	Total area of garden & lawn (m²)		Ref Plans	Area of indigenous/low water use plants (m²) 0	
Fixtures	Shower heads 3 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) 150		
	Toilet connection No	Laundry connection No	Landscape connection Yes (Ref notes)	Pool top up n/a	Spa top up n/a
Pool and Spa	Max pool volume (kL) 18ea	Pool does not require a cover		Pool pump must have a timer	
	Max spa volume (kL) 9ea	Spa does not require a cover		Spa pump must have a timer	
	Pool heating No heating		Spa Heating No heating		
Energy	Hot water system	Gas instantaneous		Rating	5 star
	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	1-phase airconditioning ** Ref notes		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 3.5		peak kilowatts of electricity	
	Gas cooktop & electric oven	No outdoor clothesline required		Indoor clothesline required	
Thermal Performance Assessment Based on the Following Requirements					
Floor Types	Suspended concrete slab		with	R1.4 underslab insulation to units G.-01 & G.-02 only	
Floor Coverings	Tiles	Throughout	Timber	n/a	
	Carpet	n/a	Concrete	n/a	
External Walls	AFS with furring channels or separate stud walls		with	R2.5 bulk insulation Colour Light	
Internal Walls	Plasterboard		with	Nil	
Ceiling (floor over)	Concrete above plasterboard		with	Nil	
Ceilings (roof over)	Concrete above plasterboard		with	R2.5 underslab insulation	
	Concrete above plasterboard - 1.01 & 1.02 only		with	R4.0 underslab insulation	
Roof	Concrete		with	Waterproof membrane only	
Windows and Doors	AF single glazed clear		Group B ALM-002-01 U-Value 6.70 or less SHGC 0.70 +/- 5%		
	to all windows and glazed doors unless noted otherwise				
	Group A windows are Awning, Bifold, Casement or Tilt'n'turn		Group A doors are Bifold, Entry, French or Hinged		
	Group B windows are Double hung, Fixed, Louvre or Sliding		Group B doors are Sliding or Stacker		
AF = Aluminium Framed		TB = Thermally Broken Aluminium Framed		TF = 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 self-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 Nathers Certificate, then the Nathers Certificate shall take precedence					
Notes	Ceiling Fan x1 to upper kitchen living only of units 1.01 & 1.02				

This document to be read in conjunction with the Basix Certificate and Nathers Universal Certificate

COVER	A0000	DA01
PLAN: LOCATION	A1001	DA01
PLAN: SITE ANALYSIS	A1010	DA01
PLAN: DEMOLITION	A1050	DA01
PLAN: BASEMENT	A2201	DA01
PLAN: GROUND -1	A2202	DA01
PLAN: GROUND	A2203	DA01
PLAN: LEVEL 01	A2204	DA01
PLAN: ROOF	A2205	DA01
AREAS : GFA	A2401	DA01
AREAS : LANDSCAPE + OPEN SPACE	A2402	DA01
SHADOWS: JUNE 21ST 9:00AM, 10:0AM 10:30AM	A2601	DA01
SHADOWS: JUNE 21ST 11:00AM, 11:30AM 12:00AM	A2602	DA01
SHADOWS: JUNE 21ST 12:30PM, 15:00PM 13:00PM	A2603	DA01
SOLAR: VIEWS FROM THE SUN 9:00AM, 9:30AM 10:00AM	A2701	DA01
SOLAR: VIEWS FROM THE SUN 10:30AM, 11:00AM 11:30AM	A2702	DA01
SOLAR: VIEWS FROM THE SUN 12:00PM, 12:30PM 13:00PM	A2703	DA01
SOLAR: VIEWS FROM THE SUN 13:30PM, 14:00PM 14:30PM	A2704	DA01
SOLAR: VIEWS FROM THE SUN 15:00PM	A2705	DA01
ELEVATION: NORTH	A3101	DA01
ELEVATION: SOUTH	A3102	DA01
ELEVATION: EAST	A3103	DA01
ELEVATION: WEST	A3104	DA01
SECTION: A	A3201	DA01
SECTION: B	A3202	DA01
SCHEDULE: WINDOW & DOOR	A7101	DA01
PERSPECTIVE: STREET VIEW	A8101	DA01
FINISHES BOARD	A8201	DA01

DEVELOPMENT APPLICATION 22.03.2022

122-124 Queenscliff Road, Queenscliff

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Average

Star rating

NATIONAL

HOUSE

PRICE

www.natshs.gov.au

0007168860

28 Mar 2022

Assessor Terry Chapman

Accreditation No. 20920

Address

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Queenscliff , NSW , 2096

650 422 422

hstar.com.au

QR CODE

122-124 QUEENSCLIFF ROAD

ABSA

Accreditation No. 510452021-31032022

Assessor Terry Chapman

Assessment Year 2020

Assessor Signature

122-124 QUEENSCLIFF ROAD

LOT 5 & 6 DP 16941



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ABN 52 144 951 119
E: alexp@esslifestyle.com
M: 041408001
NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN :
LOCATION PLAN

Drawing Stage
DEVELOPMENT APPLICATION

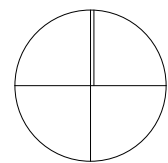
Drawing No.
A1001

Drawing Scale
NTS

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

LEGEND
BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
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SF:01 External tile, Stone.

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ST:01 Crushed granite.
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WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish



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122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN :
SITE ANALYSIS

Drawing Stage
DEVELOPMENT APPLICATION

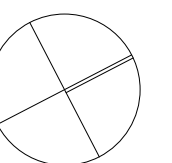
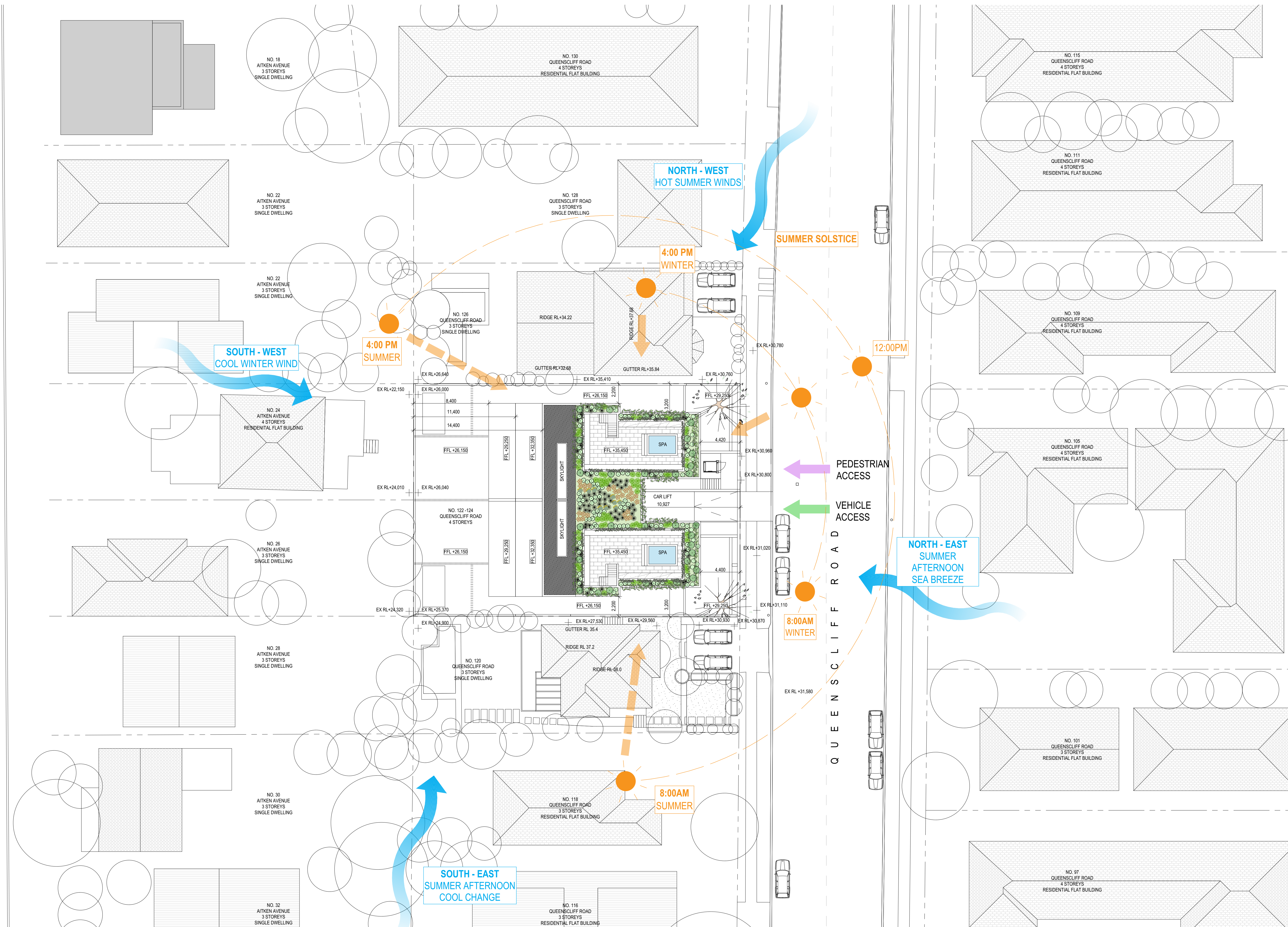
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A1010

Drawing Scale
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1:800@A3

REV DA01 DESCRIPTION DEVELOPMENT APPLICATION DATE 22/03/22

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BA:01 Balustrade, Aluminium, charcoal finish.
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NATIONWIDE

HOUSE

QUALITY

ASSURANCE

ABSAR

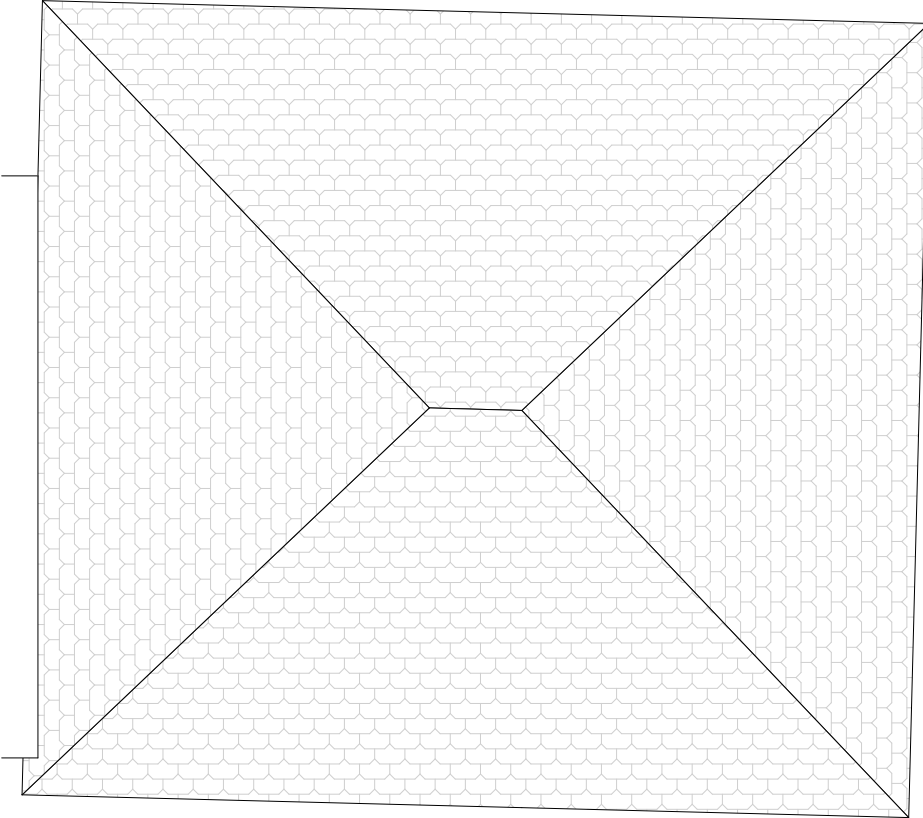
Accreditation No. 51043025-31032022

Assessor Name Terence Chapman

Assessor Name 2020

Assessor Signature

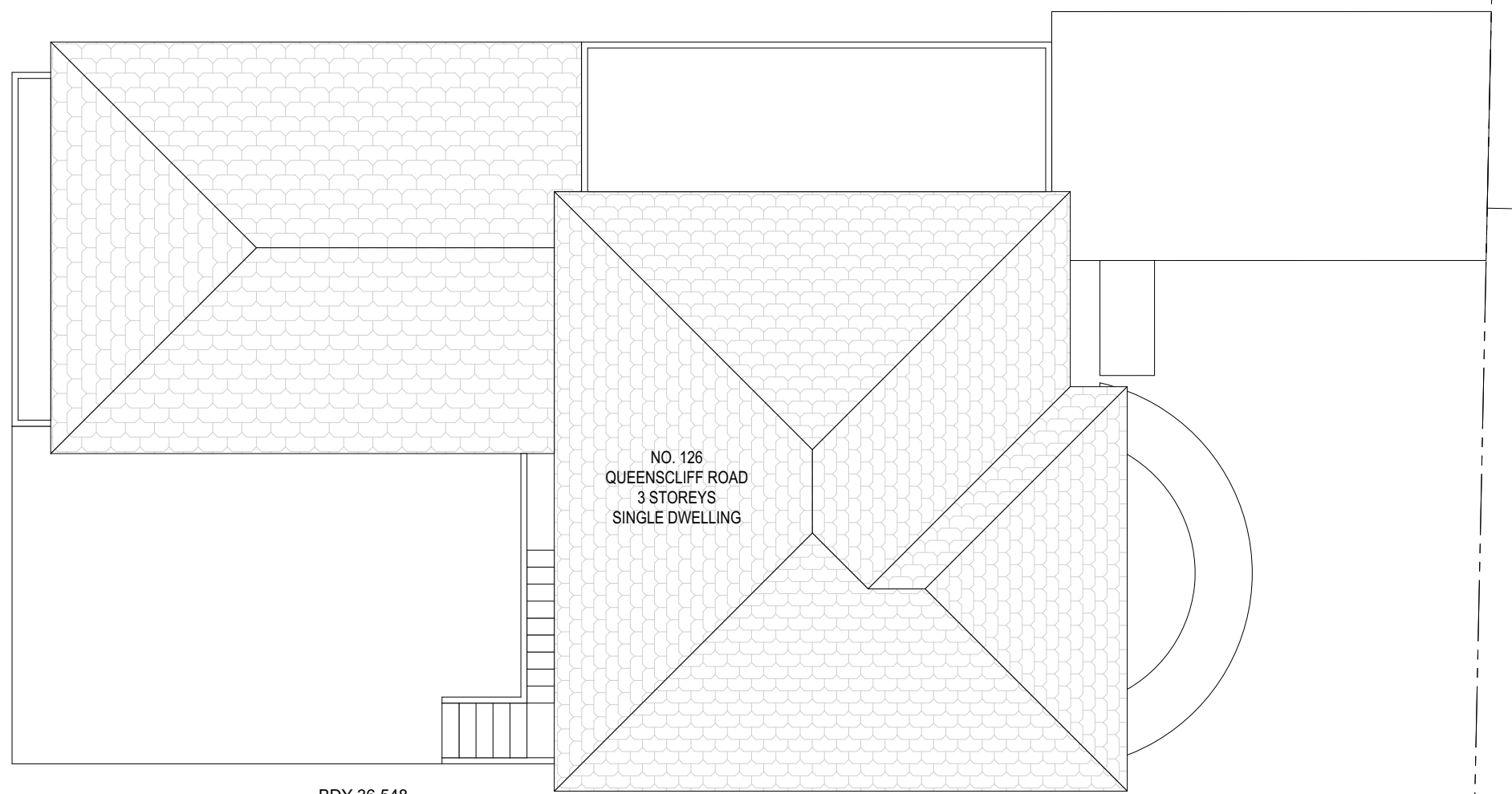
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AITKEN AVENUE
3 STOREYS



NO. 24
AITKEN AVENUE
3 STOREYS

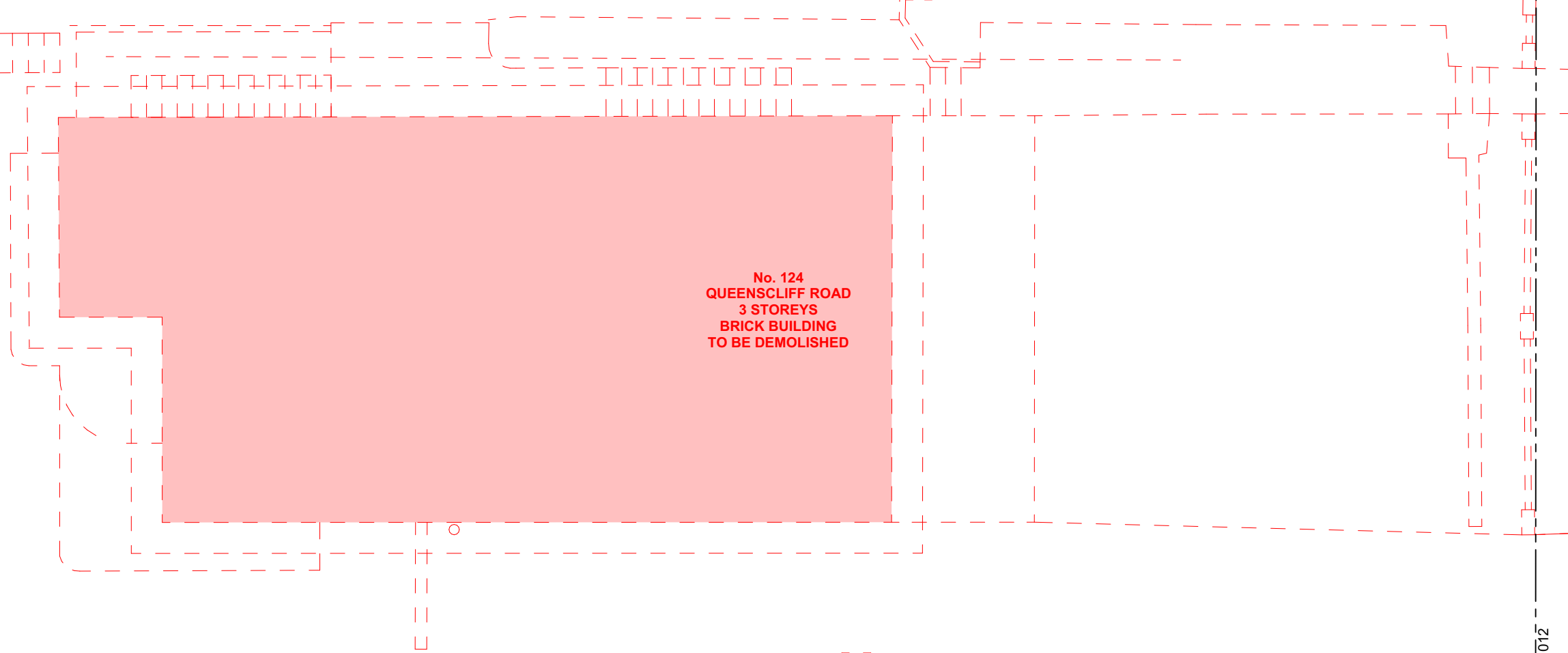
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AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS



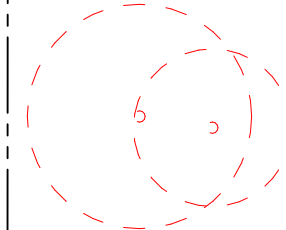
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QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING

BDY 36.548



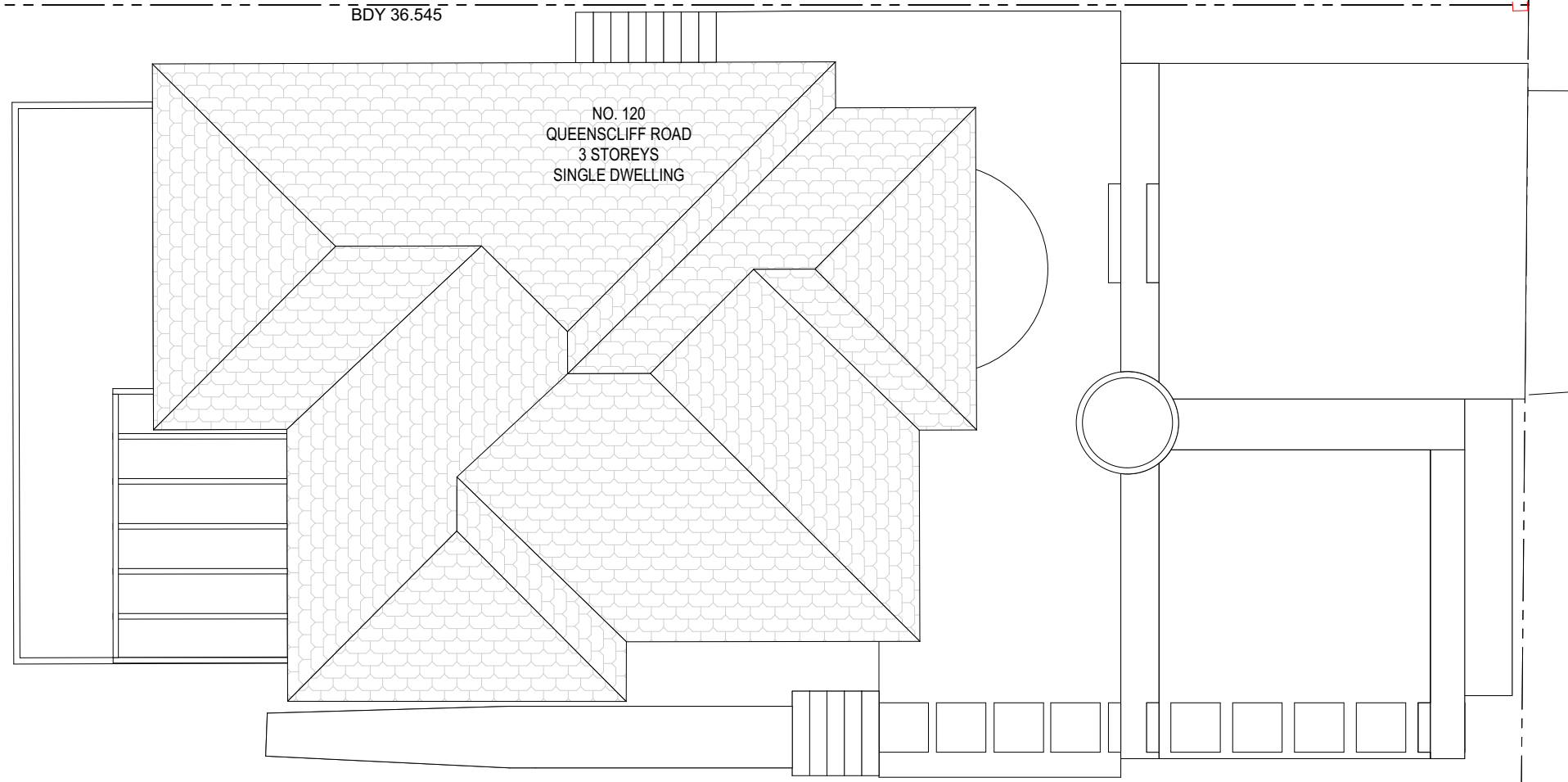
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QUEENSCLIFF ROAD
3 STOREYS
BRICK BUILDING
TO BE DEMOLISHED

BDY 26.012



No. 122
QUEENSCLIFF ROAD
3 STOREYS
BRICK BUILDING
TO BE DEMOLISHED

BDY 26.012



NO. 120
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING

BDY 36.545

QUEENSCLIFF ROAD

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NSW registered architect
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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN :
DEMOLITION

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A1050

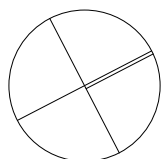
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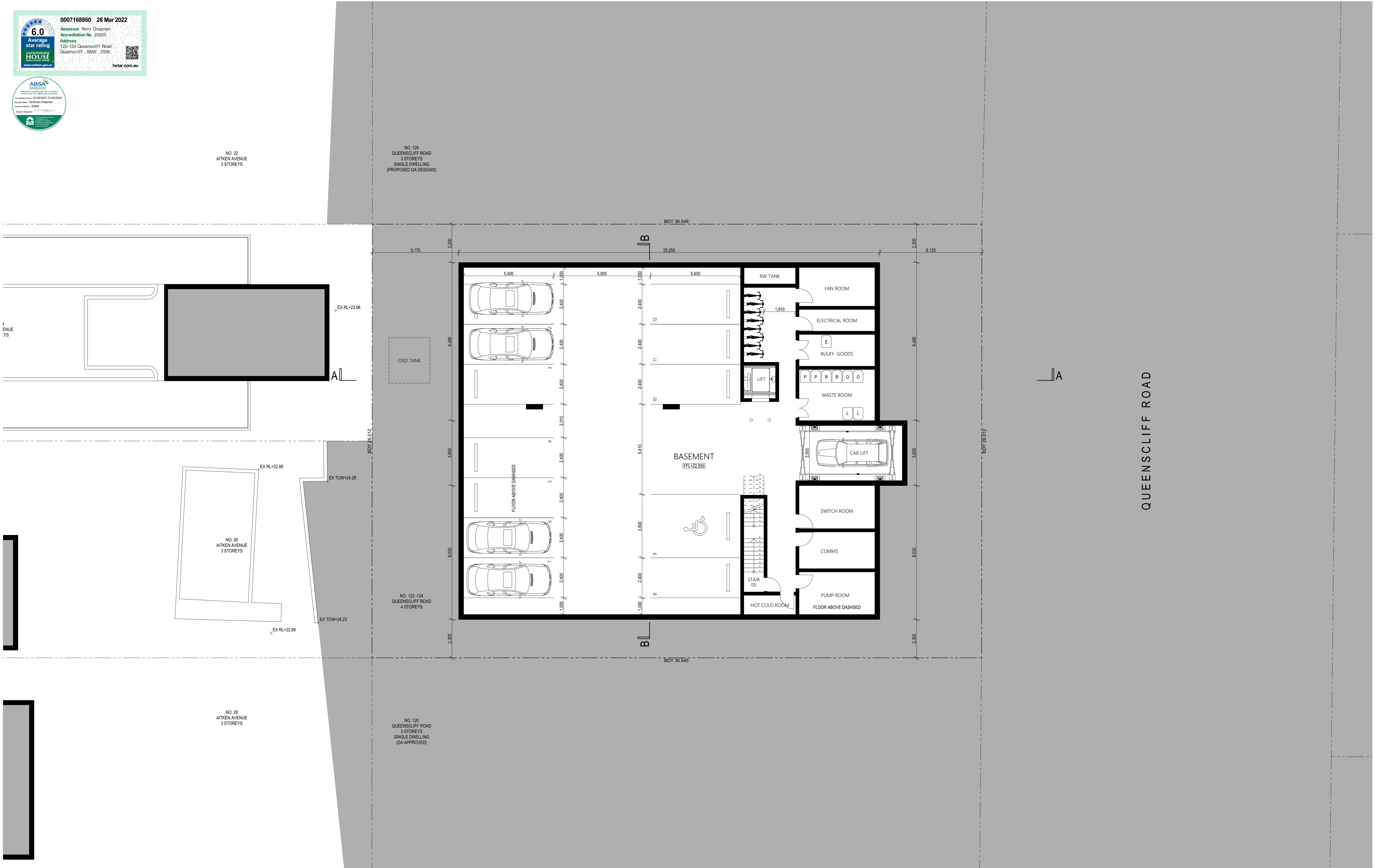
REV	DESCRIPTION	APPLICATION	DATE
DA:01	DEVELOPMENT APPLICATION		22/03/22

LEGEND
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CD:01 Aluminium Batton, charcoal finish

■ TO BE DEMOLISHED
■ TO BE RETAINED





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122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
BASEMENT

Drawing Stage
DEVELOPMENT APPLICATION

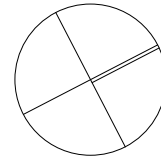
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DA01	DEVELOPMENT APPLICATION		22/03/22

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122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
GROUND-1

Drawing Stage
DEVELOPMENT APPLICATION

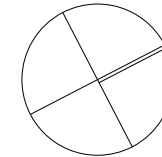
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Drawing Scale
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REV DESCRIPTION APPLICATION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22

LEGEND
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AITKEN AVENUE
3 STOREYS

NO. 24
AITKEN AVENUE
3 STOREYS

NO. 26
AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS

NO. 126
QUEENSCLIFF ROAD
3 STOREYS
SINGLE DWELLING
(PROPOSED DA DESIGN)

NO. 122-124
QUEENSCLIFF ROAD
4 STOREYS

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



QUEENSCLIFF ROAD

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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
GROUND

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2203

Drawing Scale
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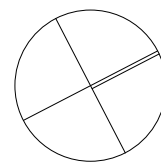
REV
DA01

DESCRIPTION
DEVELOPMENT APPLICATION

DATE
22/03/22

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

Project Start Date

Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
LEVEL 01

Drawing Stage
DEVELOPMENT APPLICATION

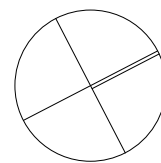
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REV DESCRIPTION APPLICATION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22

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Client
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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
PLAN : GENERAL ARRANGMENT
ROOF

Drawing Stage
DEVELOPMENT APPLICATION

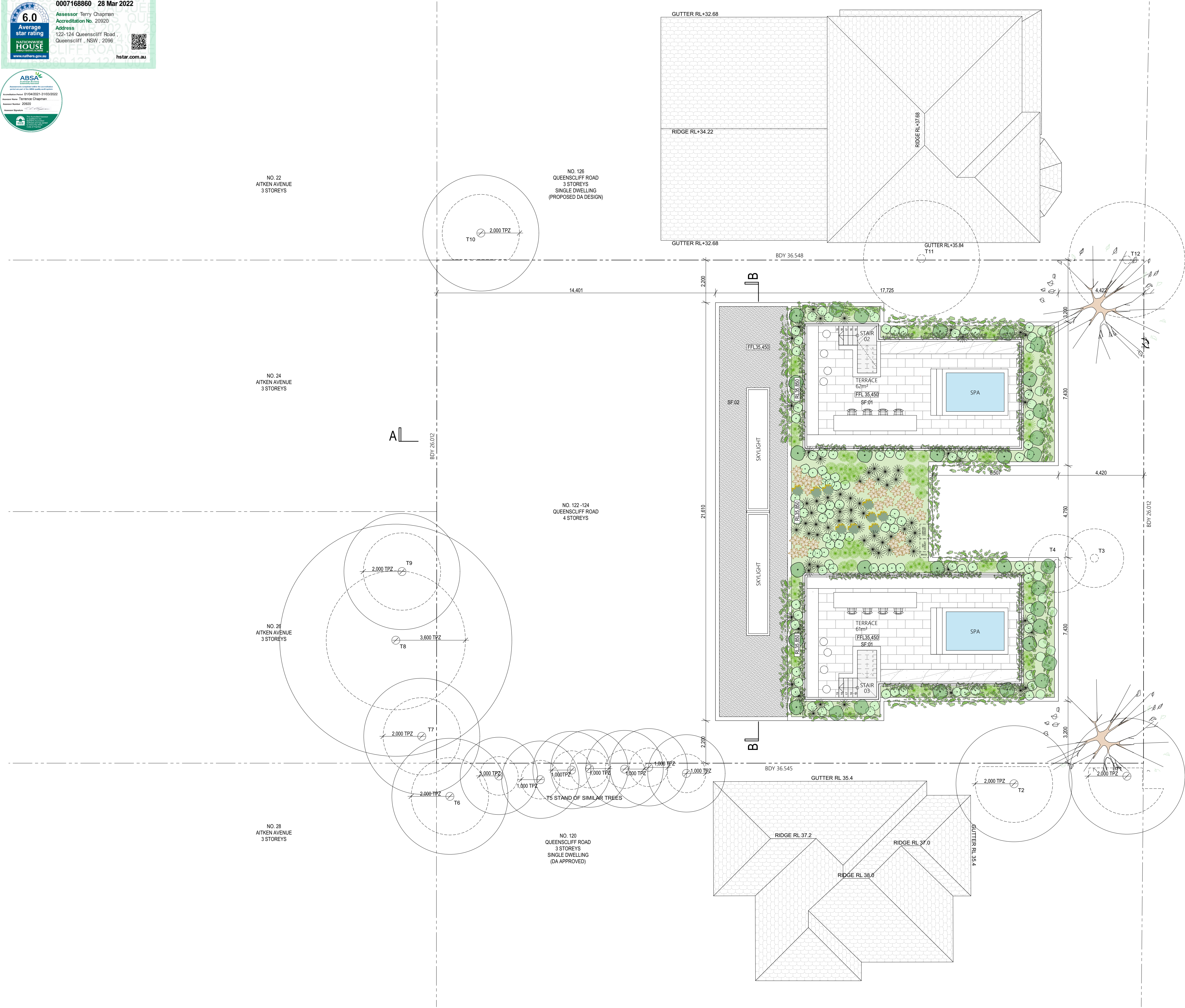
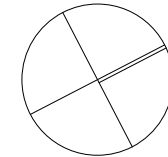
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REV	DESCRIPTION	APPLICATION	DATE
DA01	DEVELOPMENT APPLICATION		22/03/22

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QR CODE

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ABSANational Home Inspection

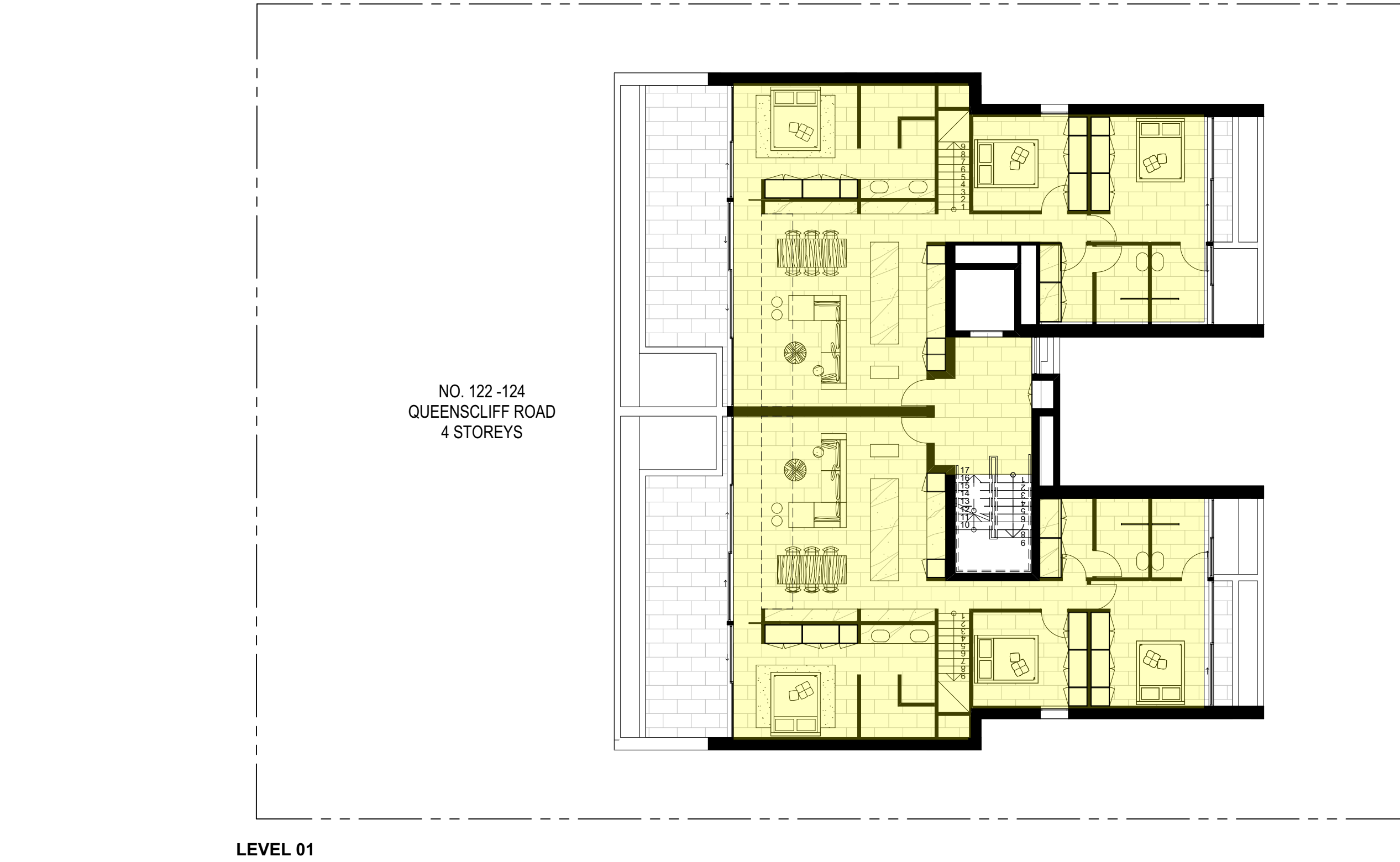
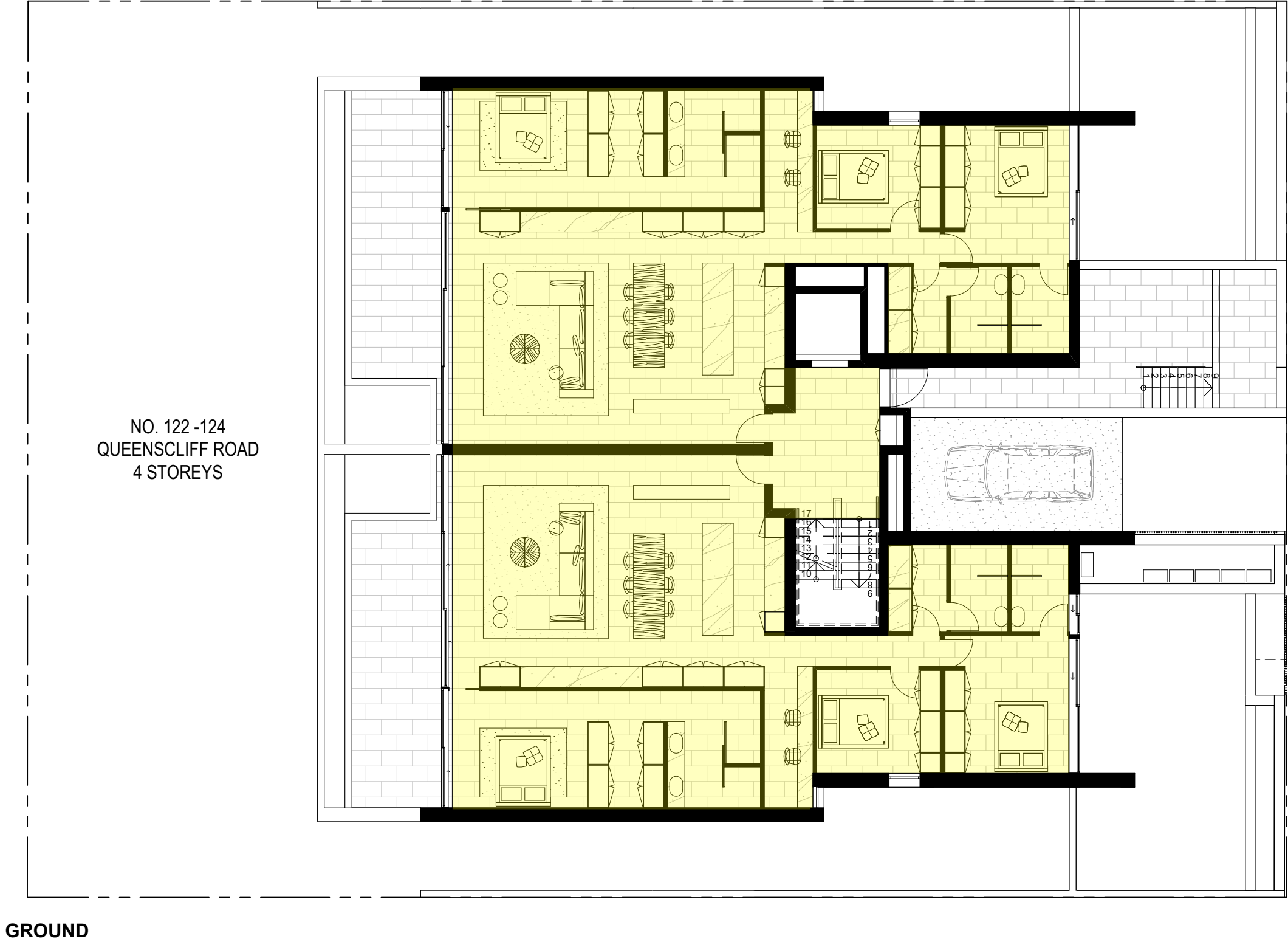
Accreditation No. 15452

Accreditation Date: 01/04/2022 - 31/03/2025

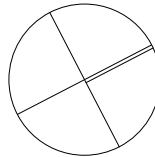
Assessor Name: Terence Chapman

Assessor Number: 20920

Assessor Signature:



GFA AREA SUMMARY		
SITE AREA:	950M ²	
Levels	GFA	FSR
LEVEL 01	250m ²	
GROUND	311m ²	
GROUND -1	384m ²	
BASEMENT	0m ²	
TOTAL LEP	945m ² N/A	0.99:1 N/A

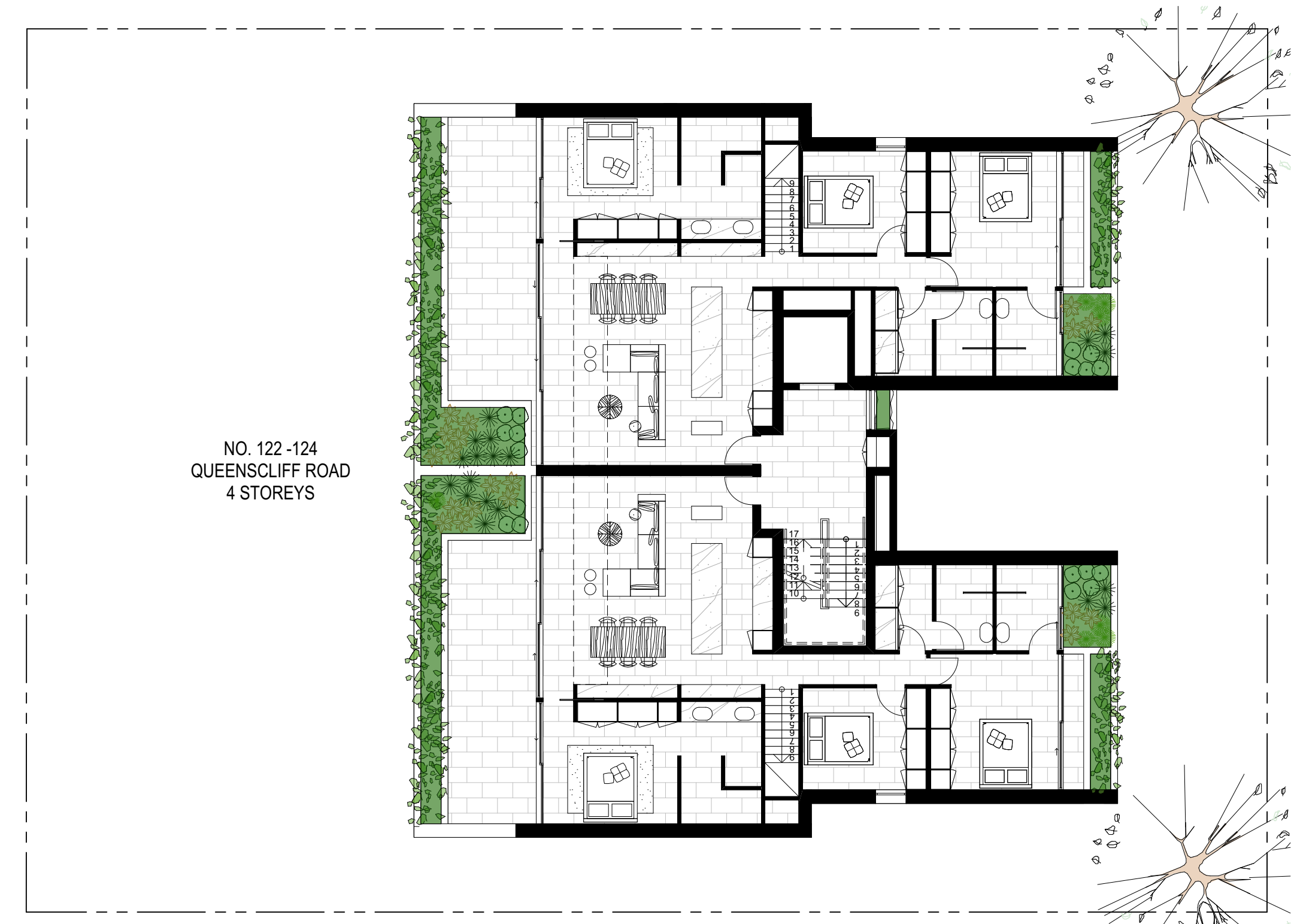




LANDSCAPE OPEN SPACE - GROUND -1



LANDSCAPE OPEN SPACE - GROUND



LANDSCAPE OPEN SPACE - LEVEL 01



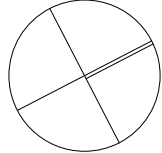
LANDSCAPE OPEN SPACE - ROOF

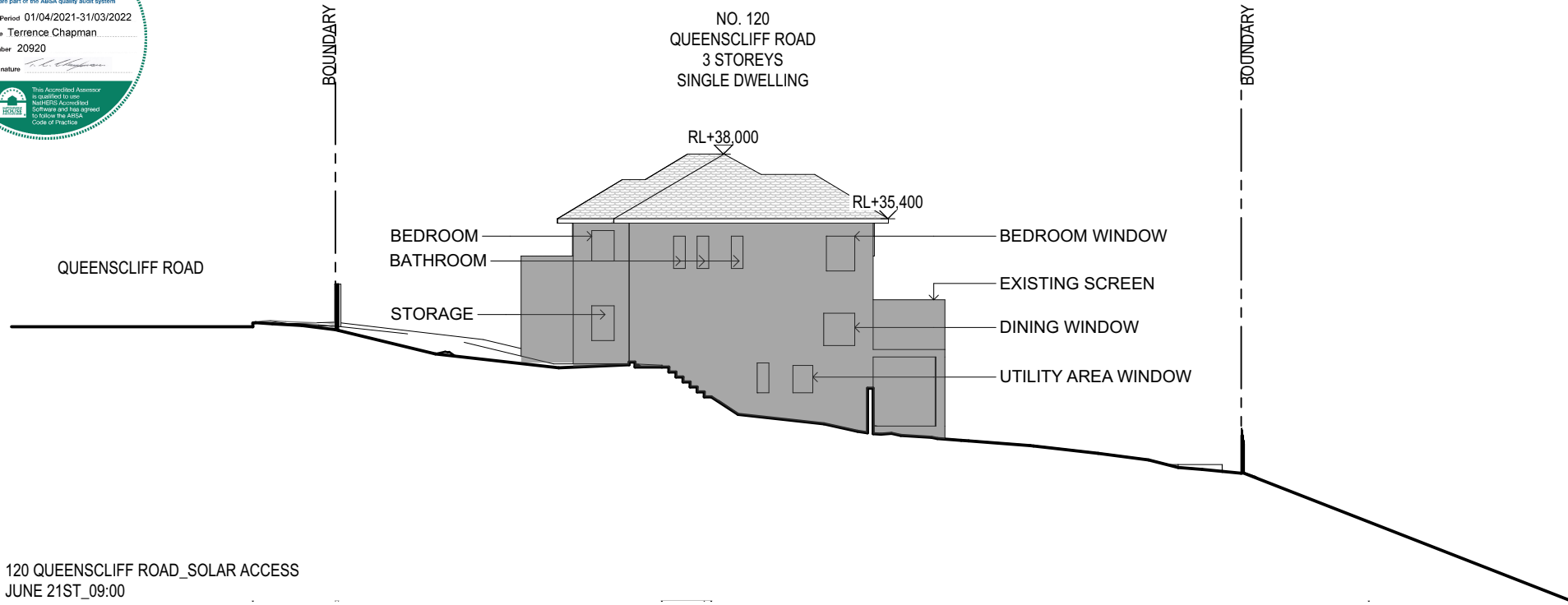
LANDSCAPE OPEN SPACE AREA SUMMARY
SITE AREA: 950M²

Levels	LANDSCAPE AREA
GROUND	84m ²
GROUND -1	296m ²
TOTAL	380m² (40%)
DCP	380m² (40%)

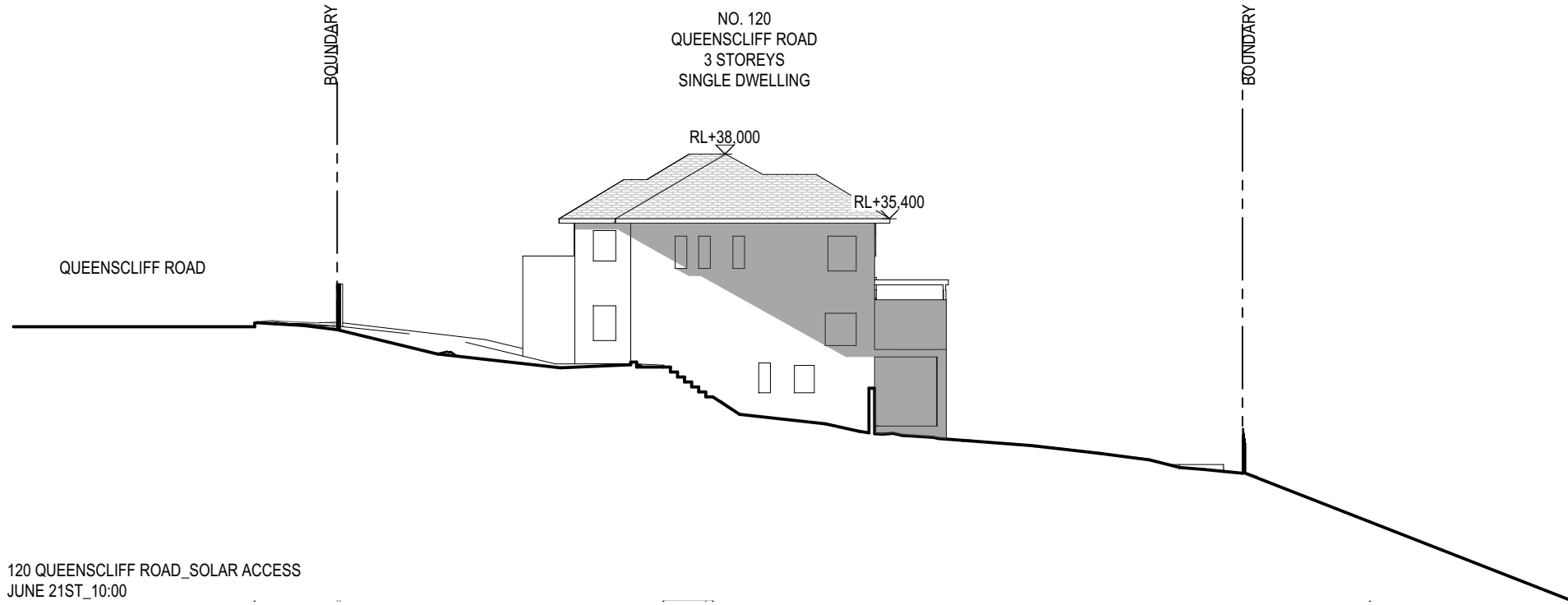
INTEGRATED OPEN SPACE AREA SUMMARY

Levels	LANDSCAPE AREA
ROOF	98m ²
LEVEL 01	30m ²
GROUND	20m ²
TOTAL	148m²

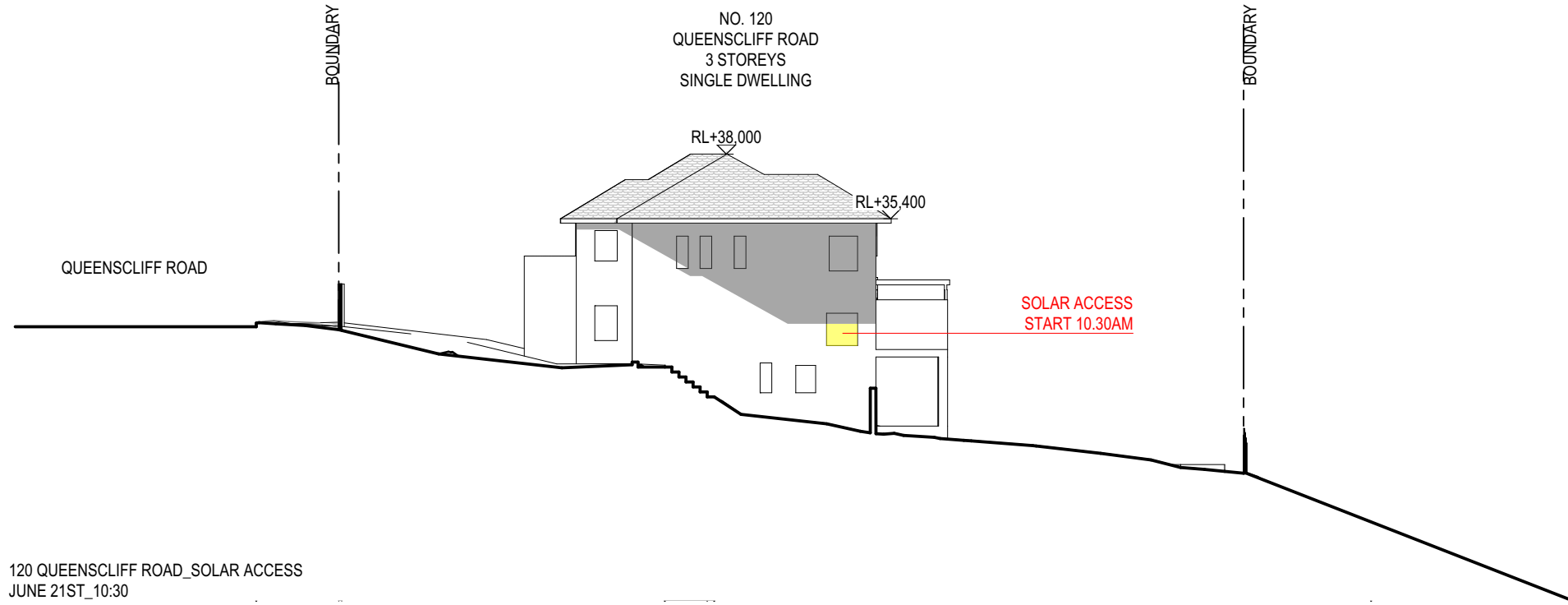




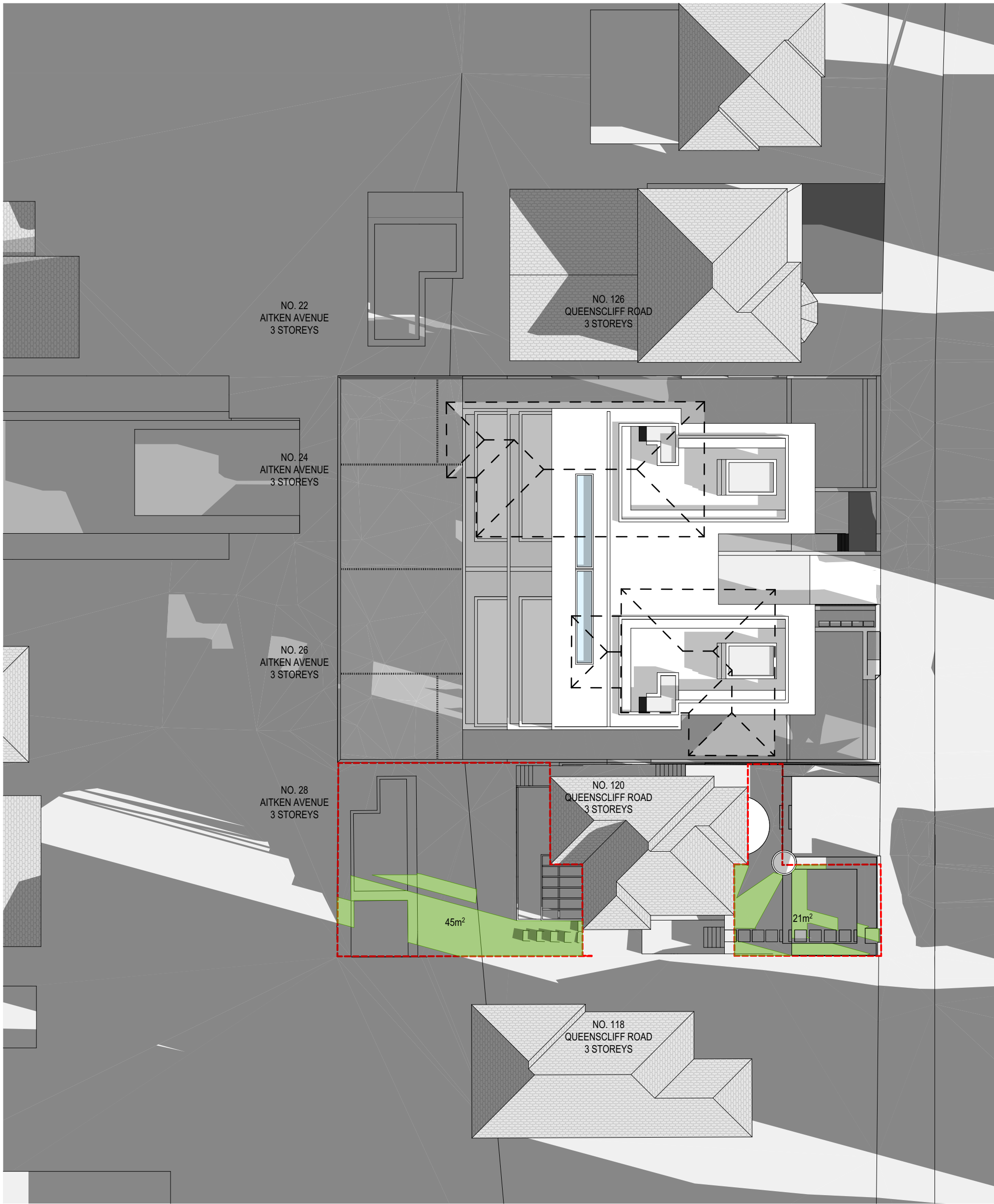
120 QUEENSCLIFF ROAD_SOLAR ACCESS
JUNE 21ST_09:00



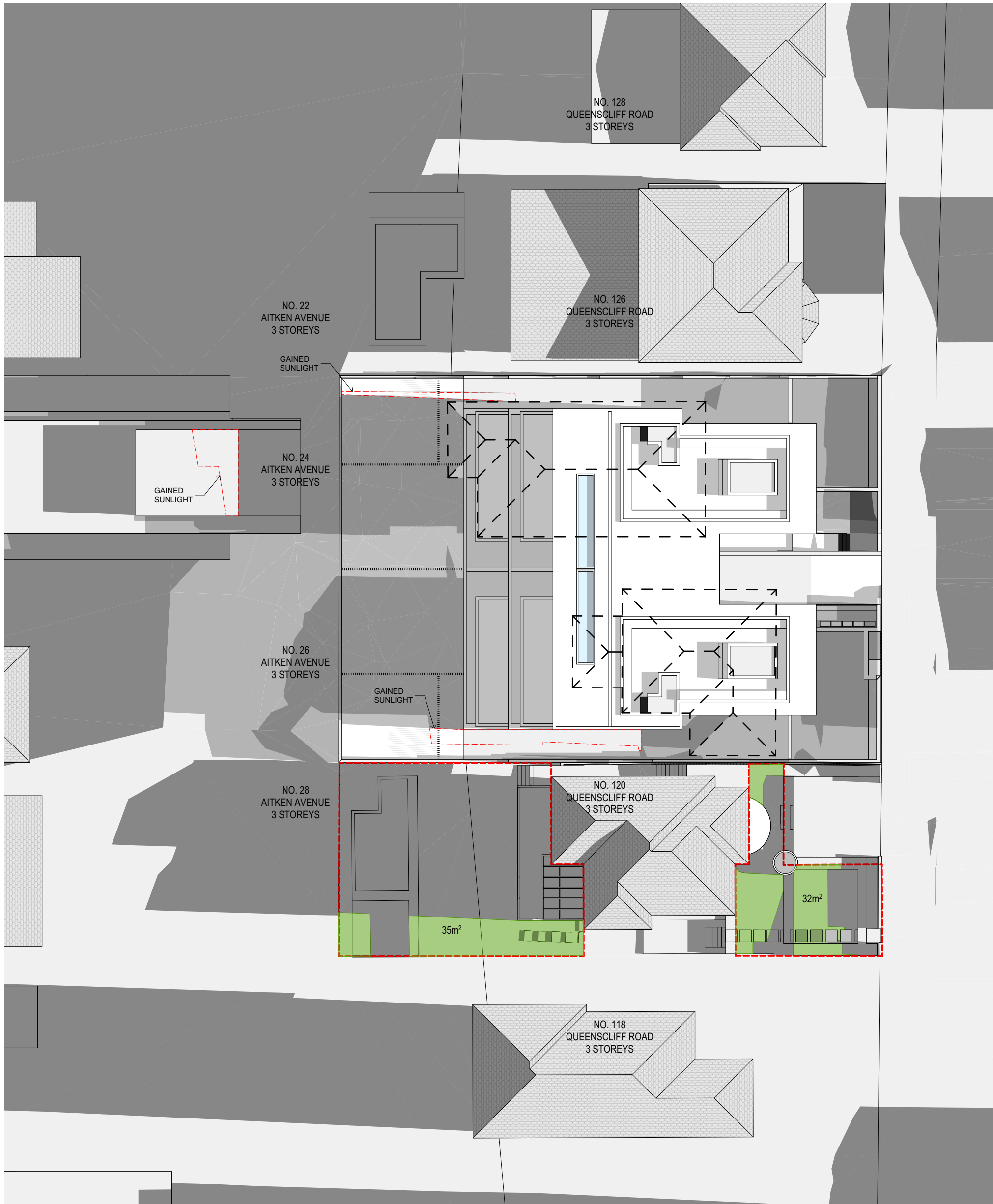
120 QUEENSCLIFF ROAD_SOLAR ACCESS
JUNE 21ST_10:00



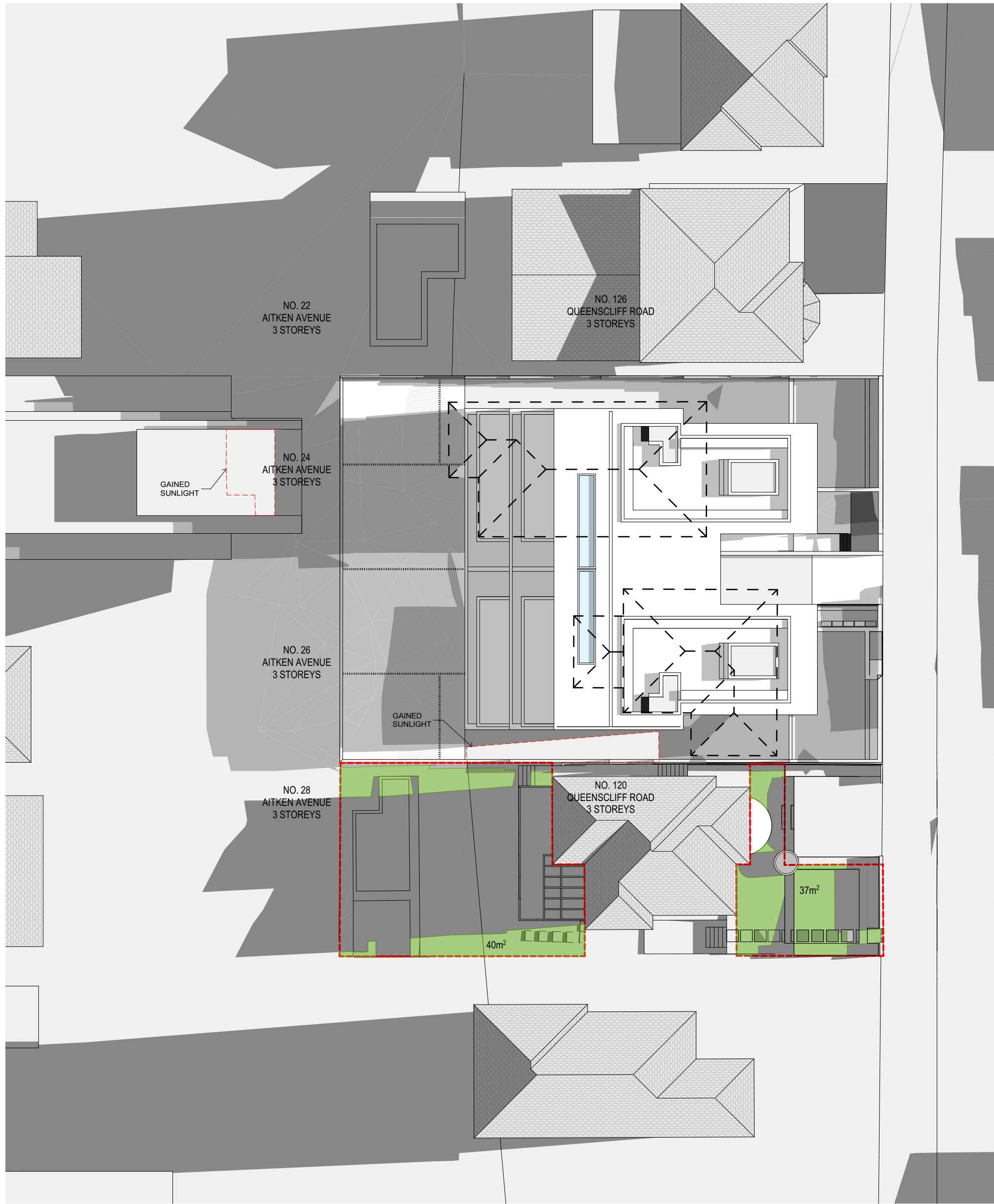
120 QUEENSCLIFF ROAD_SOLAR ACCESS
JUNE 21ST_10:30



09:00



10:00



10:30

ess

ess lifestyle PTY LTD
ABN 52 144 951 119
E: alexp@esslifestyle.com
M: 0414080001
NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
SHADOWS
JUNE 21 SHADOWS

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2601

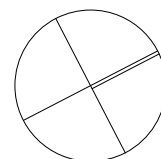
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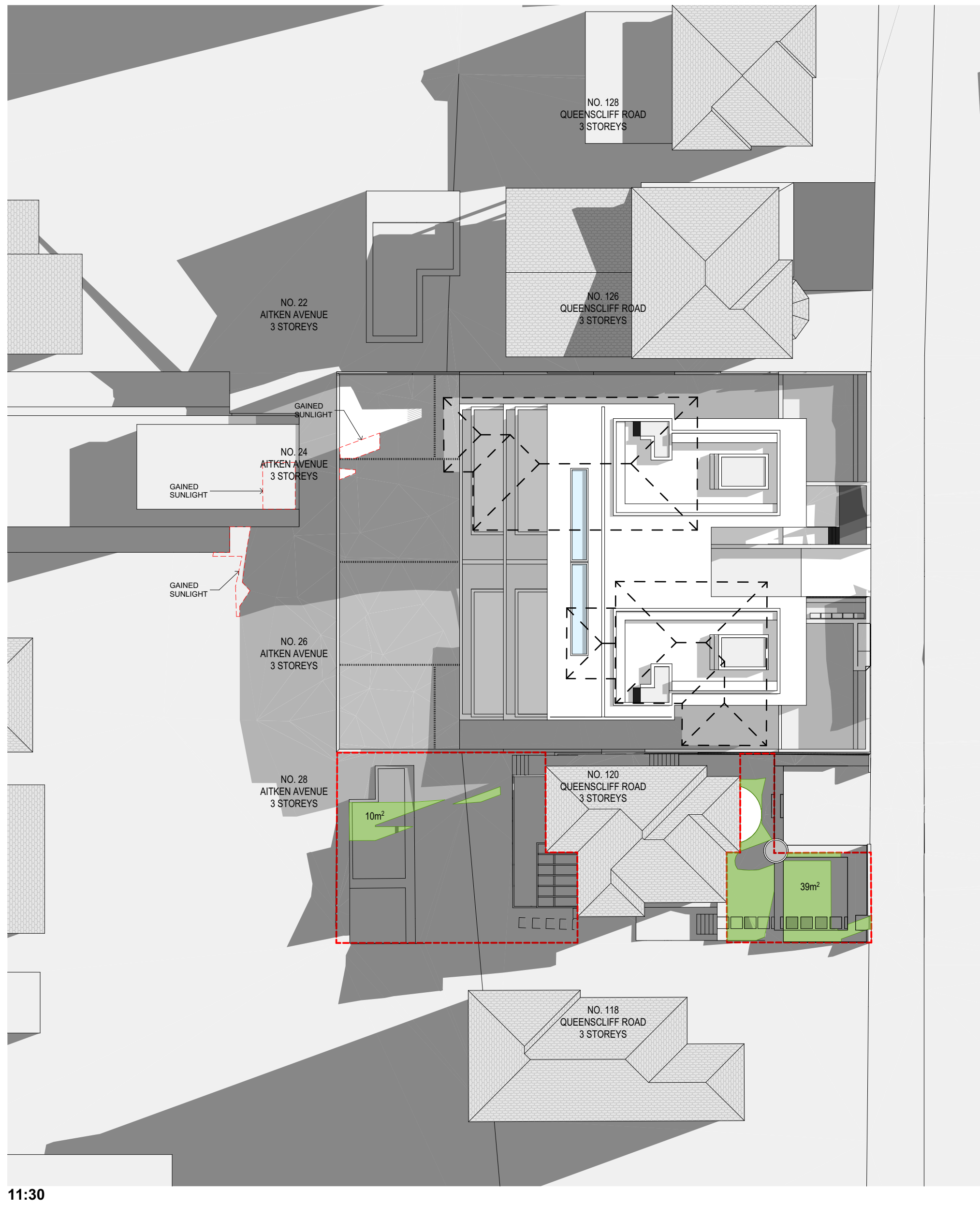
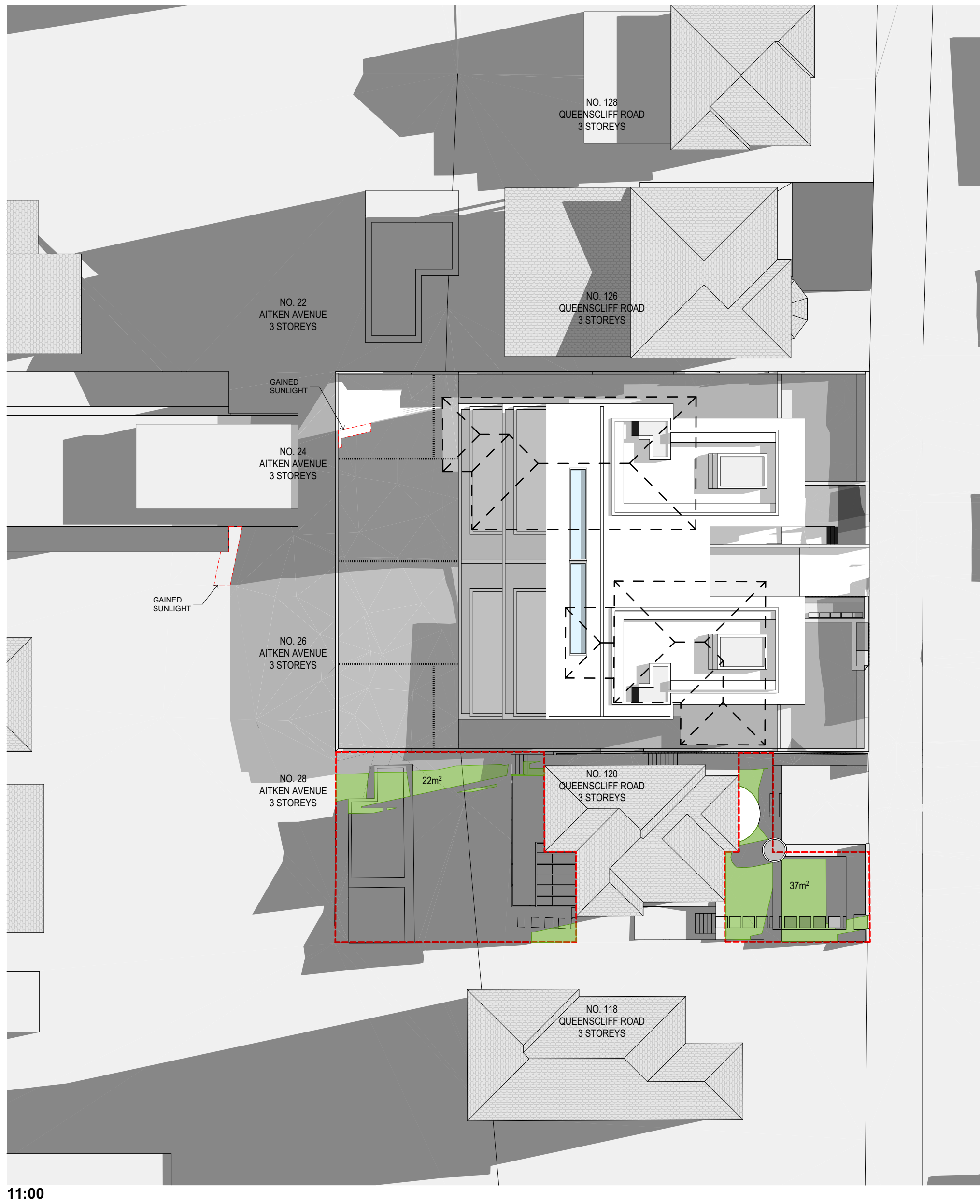
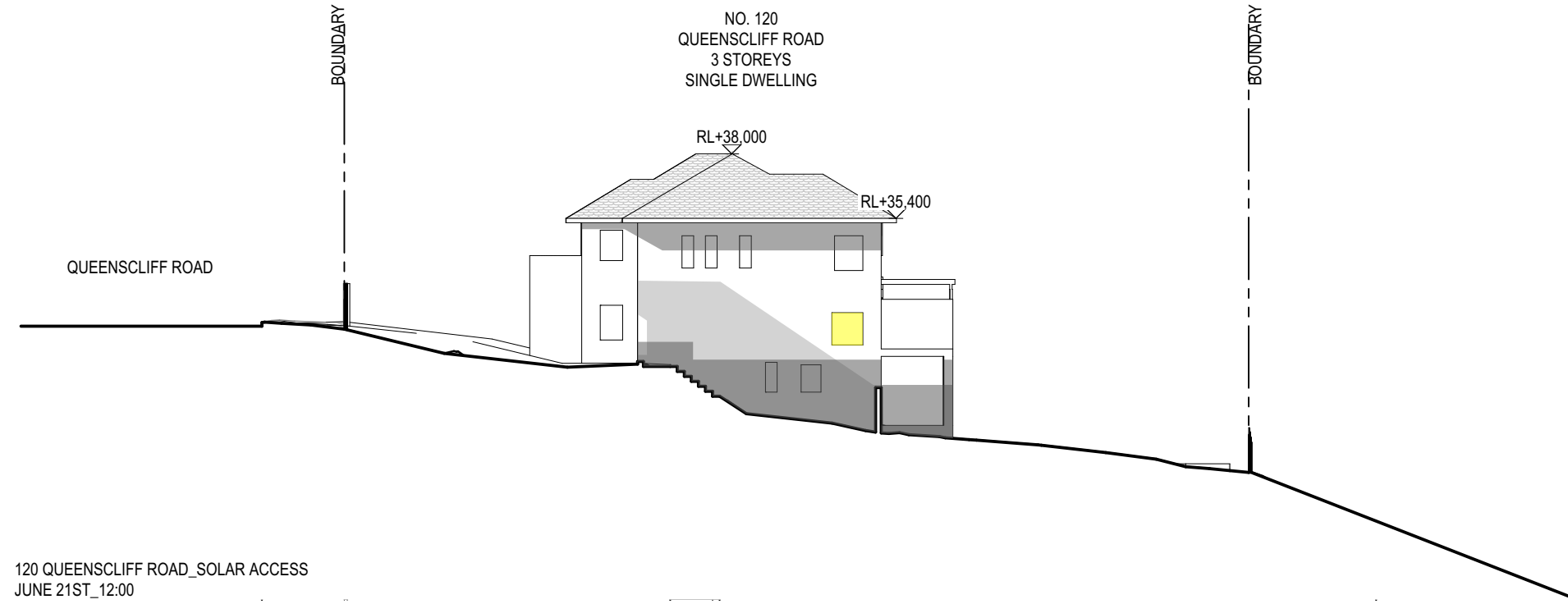
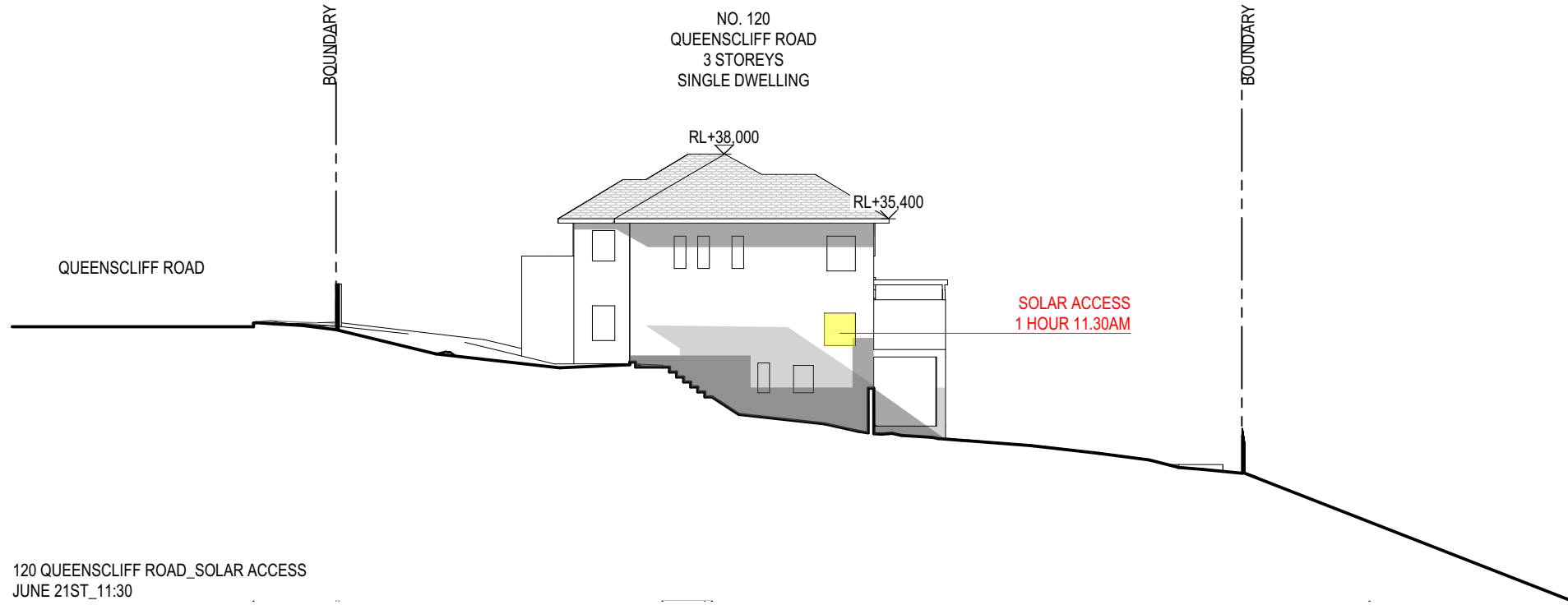
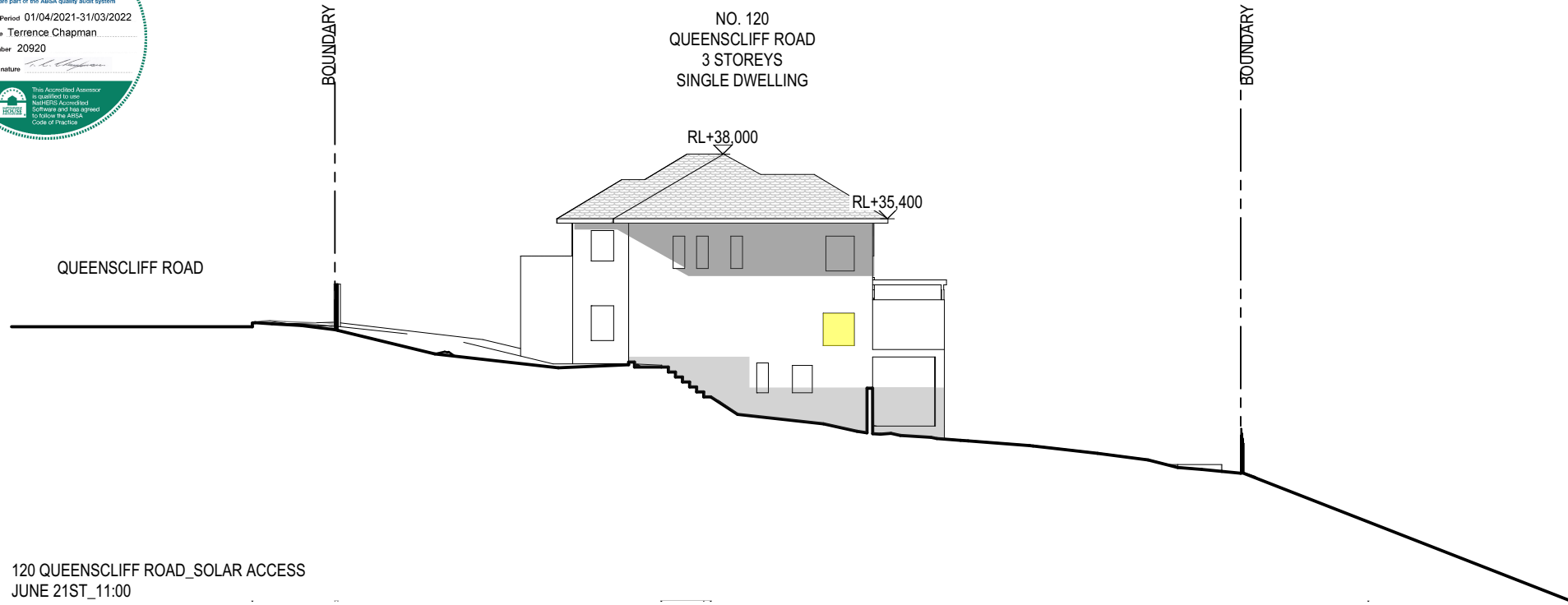
REV DESCRIPTION APPLICATION DATE
DA:01 DEVELOPMENT APPLICATION 22/03/22

LEGEND
BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish

PROPOSED SHADOW
EXISTING SHADOW





11:00

11:30

12:00

ess

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M: 0414080001
NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date

Project Number
0228

Drawing Title
SHADOWS
JUNE 21 SHADOWS

Drawing Stage
DEVELOPMENT APPLICATION

Drawing No.
A2602

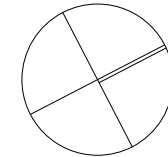
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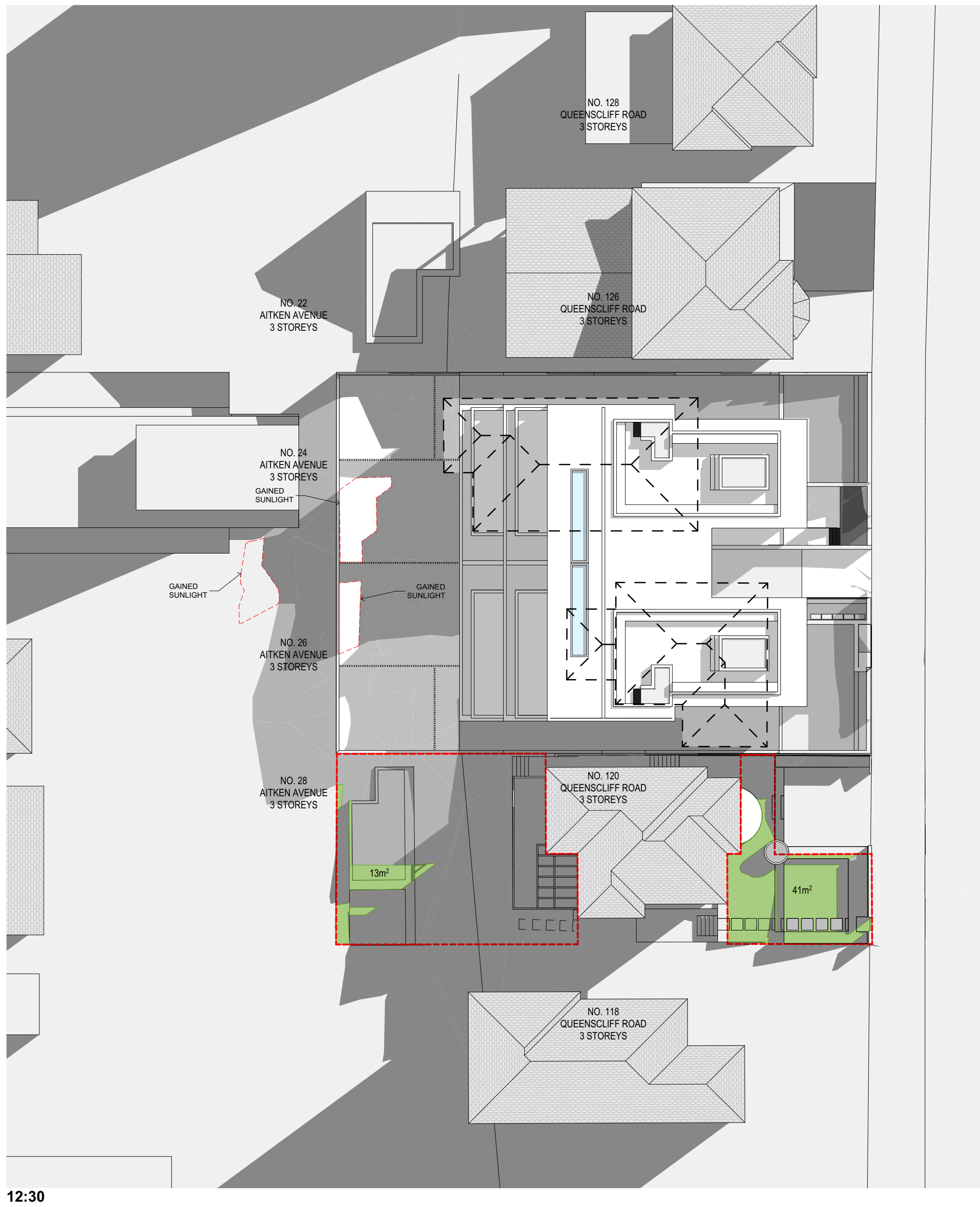
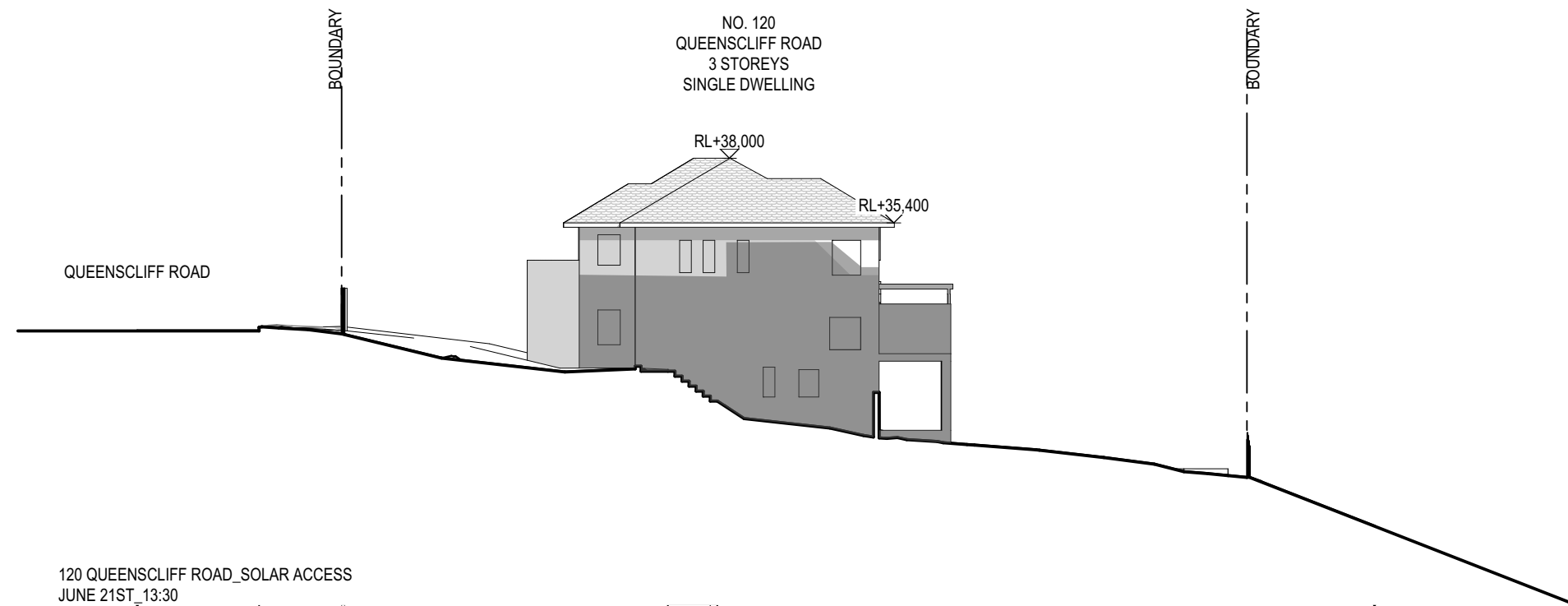
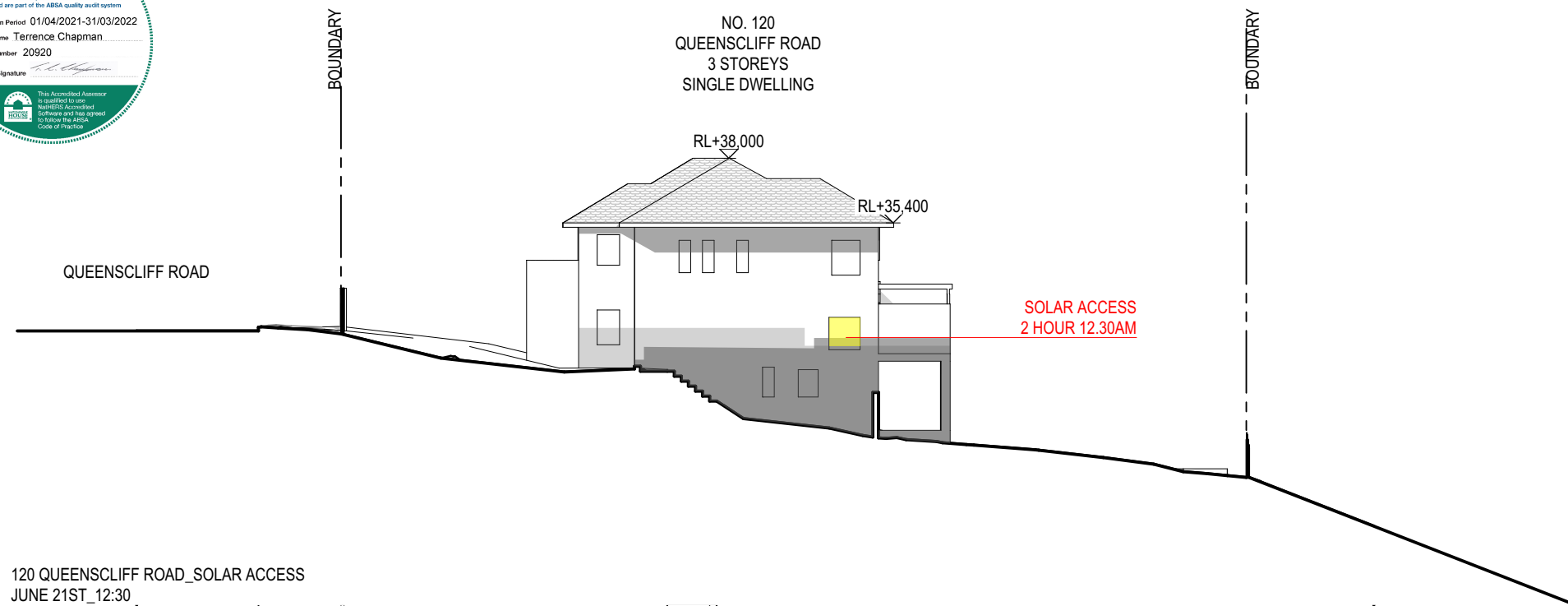
REV DESCRIPTION APPLICATION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22

LEGEND
BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish

PROPOSED SHADOW
EXISTING SHADOW





NO. 22
AITKEN AVENUE
3 STOREYS

NO. 24
AITKEN AVENUE
3 STOREYS

NO. 26
AITKEN AVENUE
3 STOREYS

NO. 28
AITKEN AVENUE
3 STOREYS

NO. 120
QUEENSLIFF ROAD
3 STOREYS

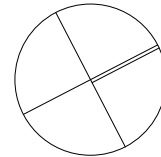
NO. 126
QUEENSLIFF ROAD
3 STOREYS

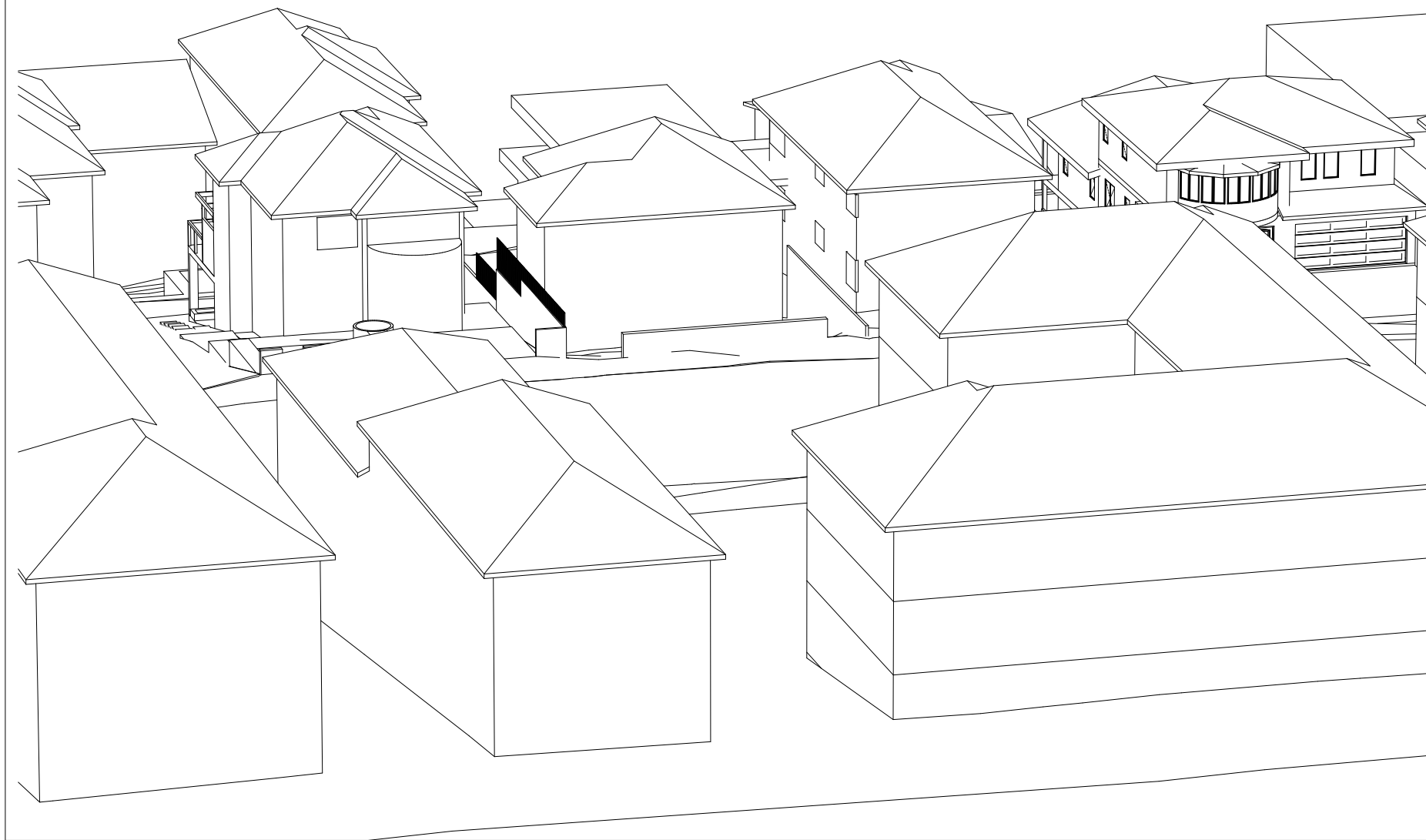
GAINED
SUNLIGHT

14m²

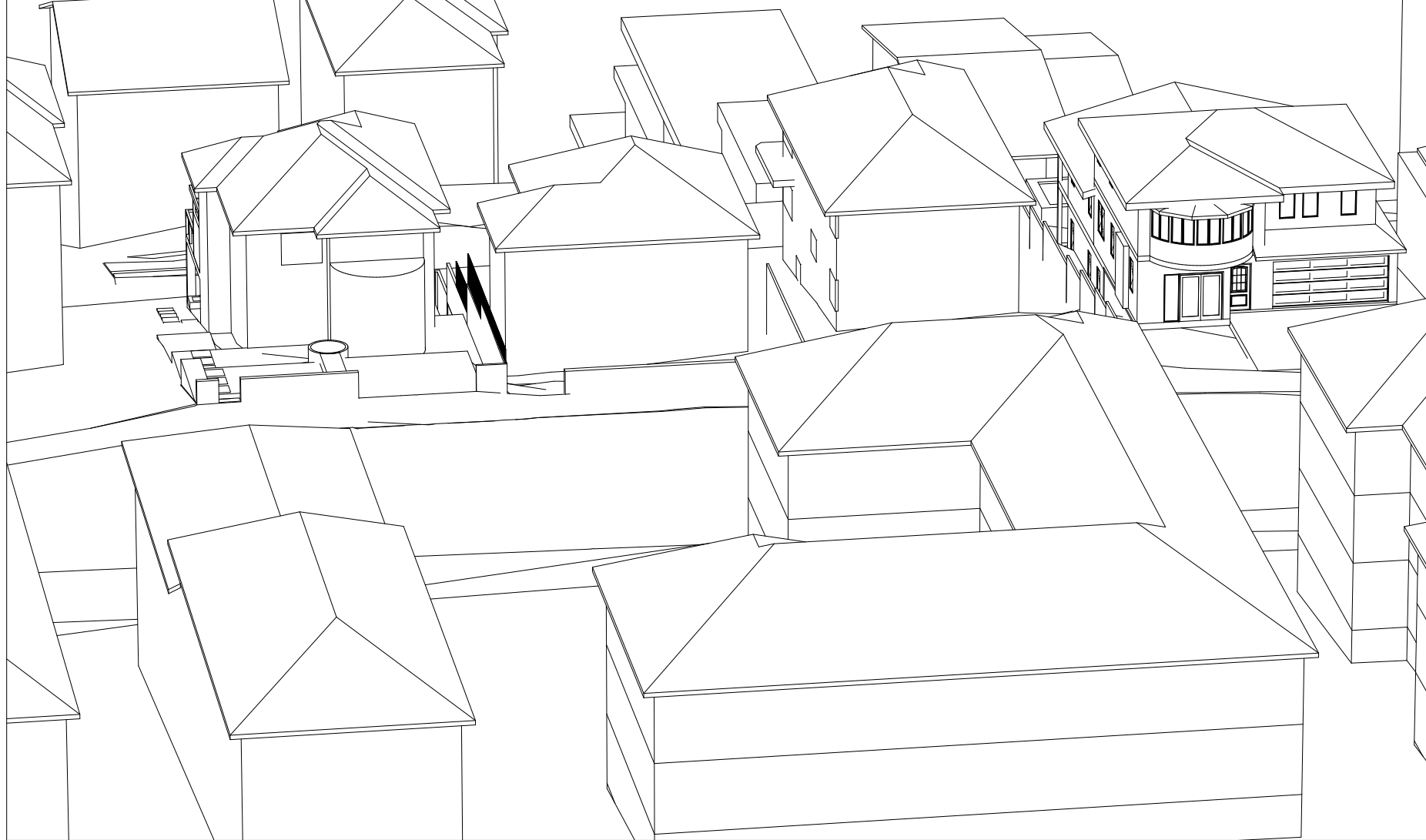
30m²

15:00





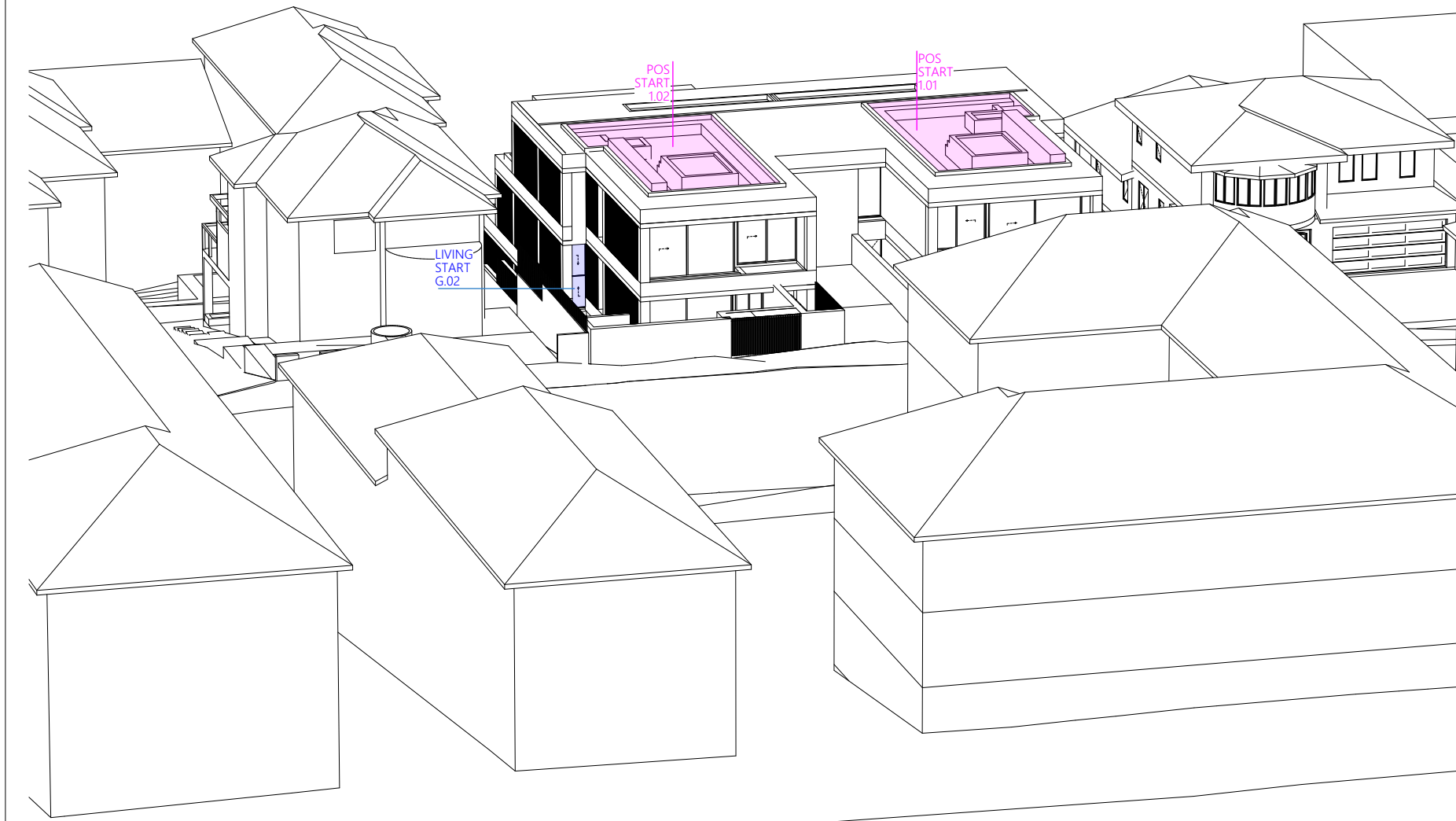
09:00 EXISTING



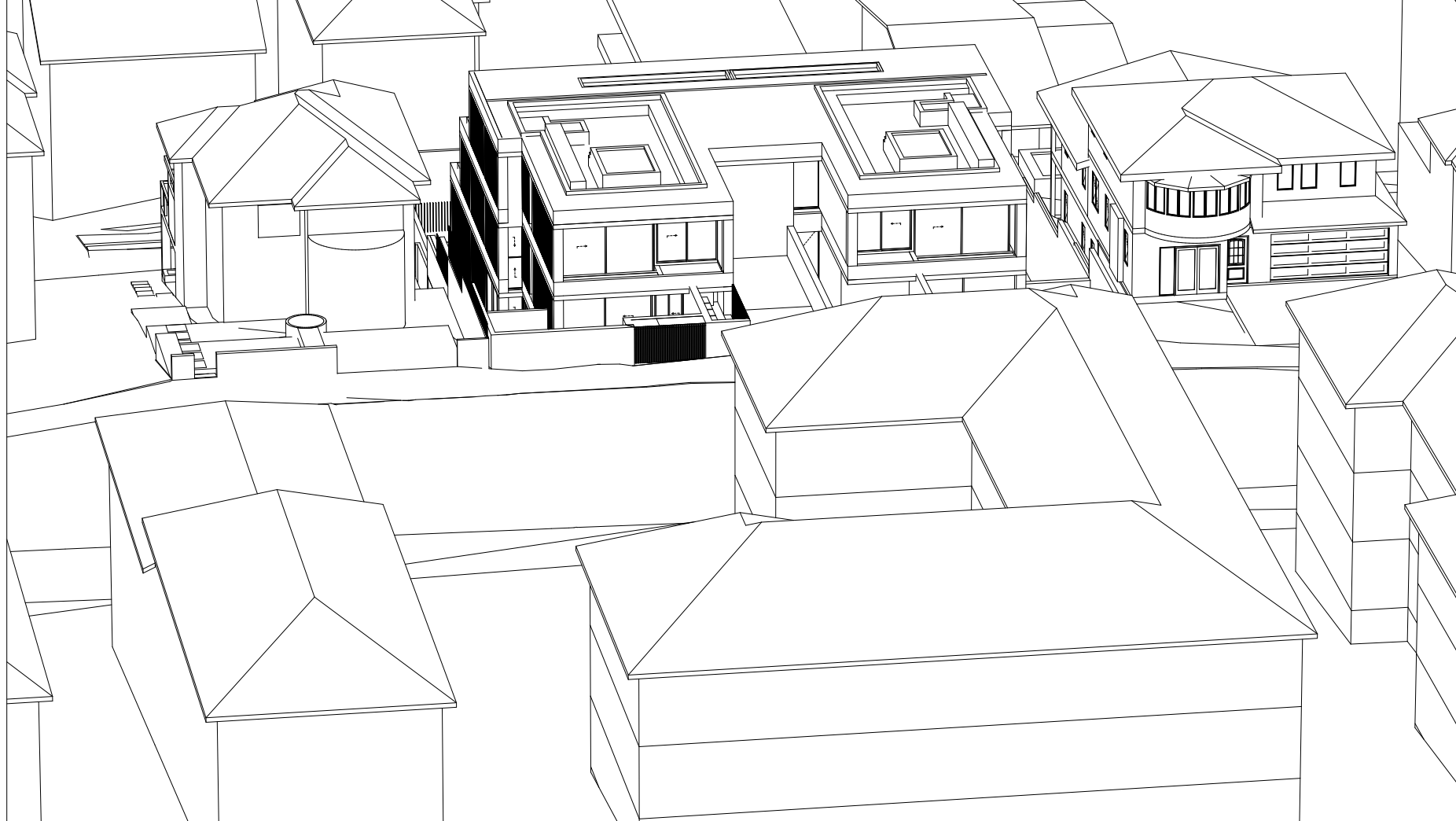
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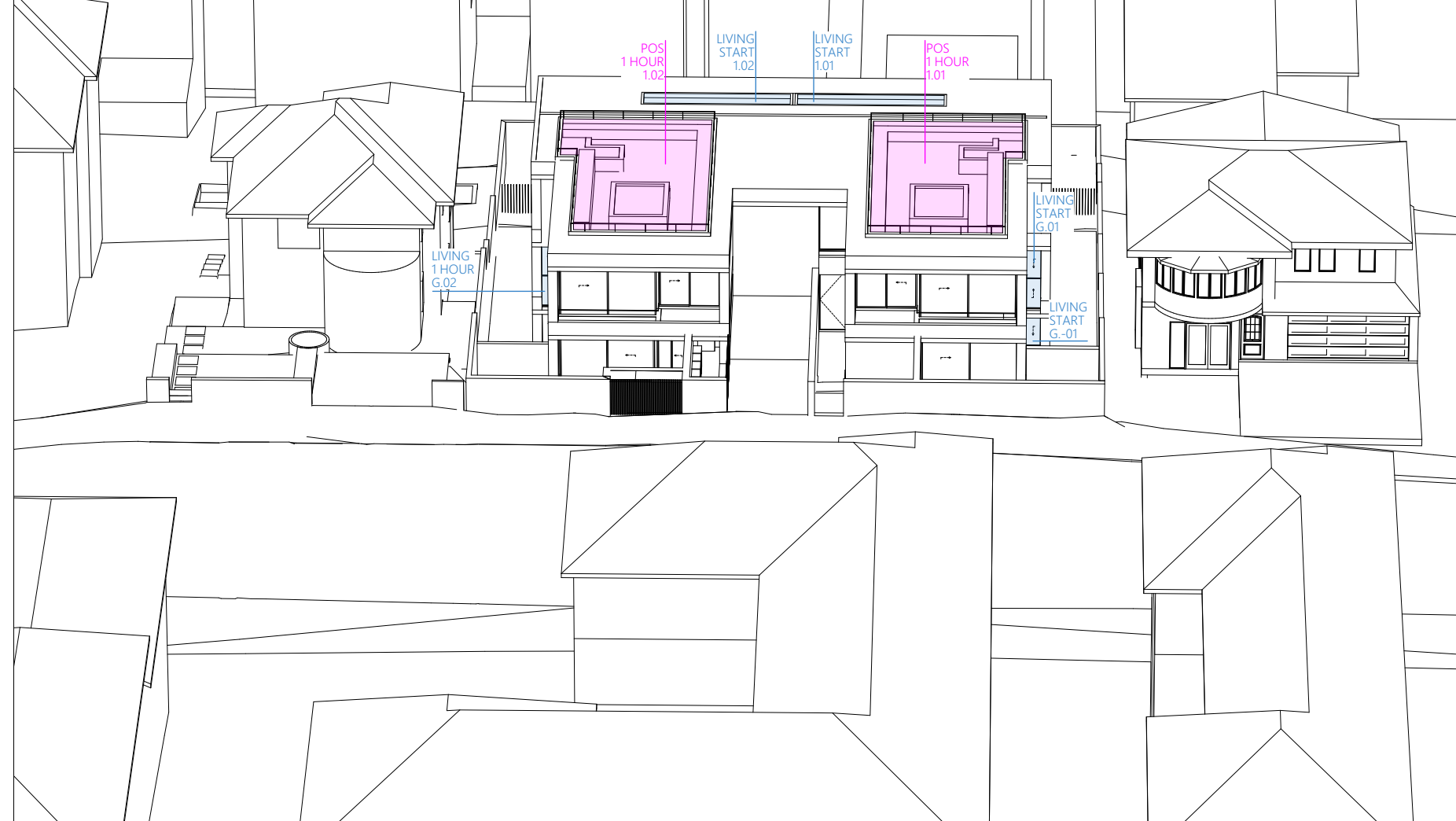
EXISTING 10:00



PROPOSED 09:00



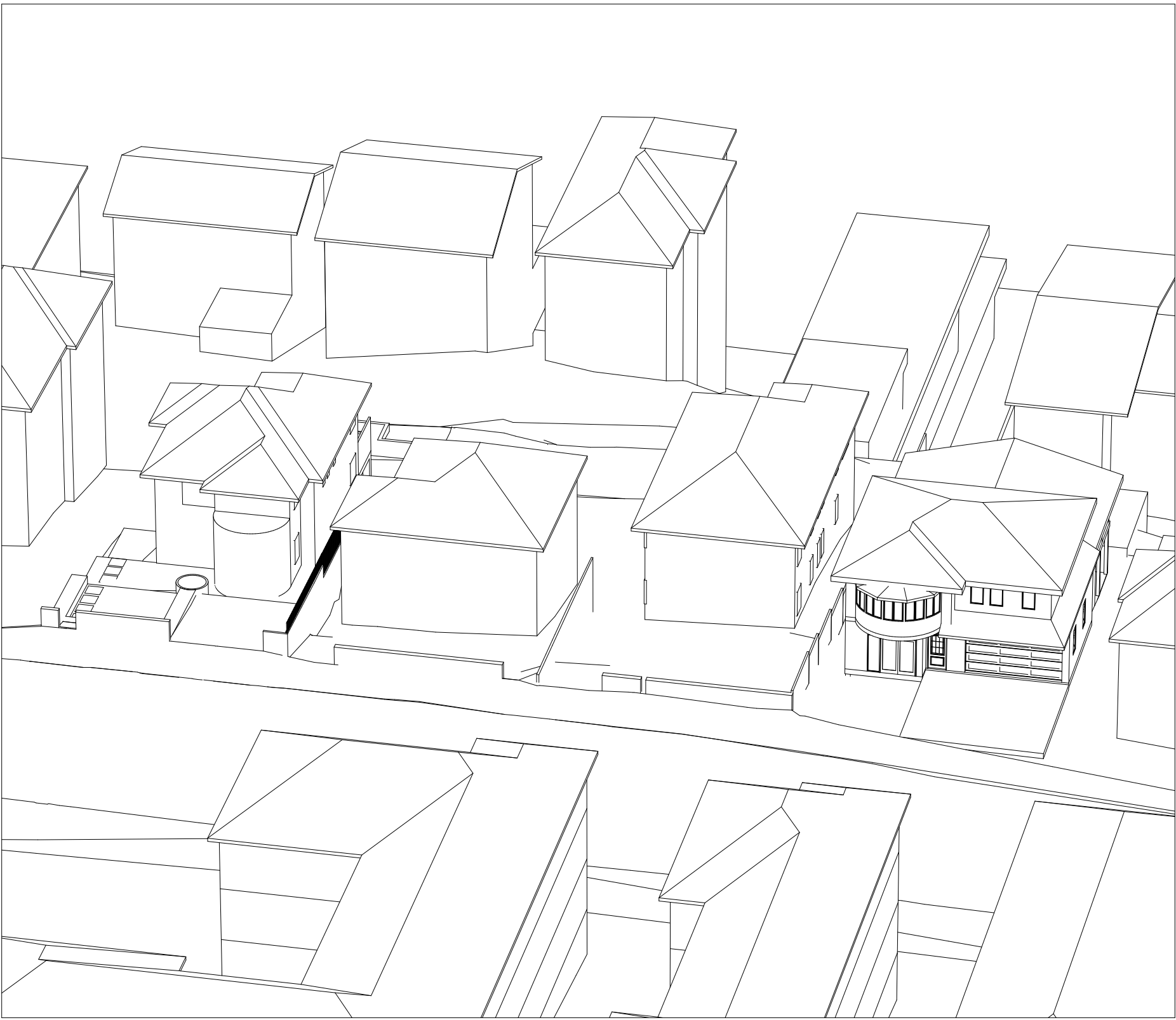
PROPOSED 09:30



PROPOSED 10:00



10:30 EXISTING



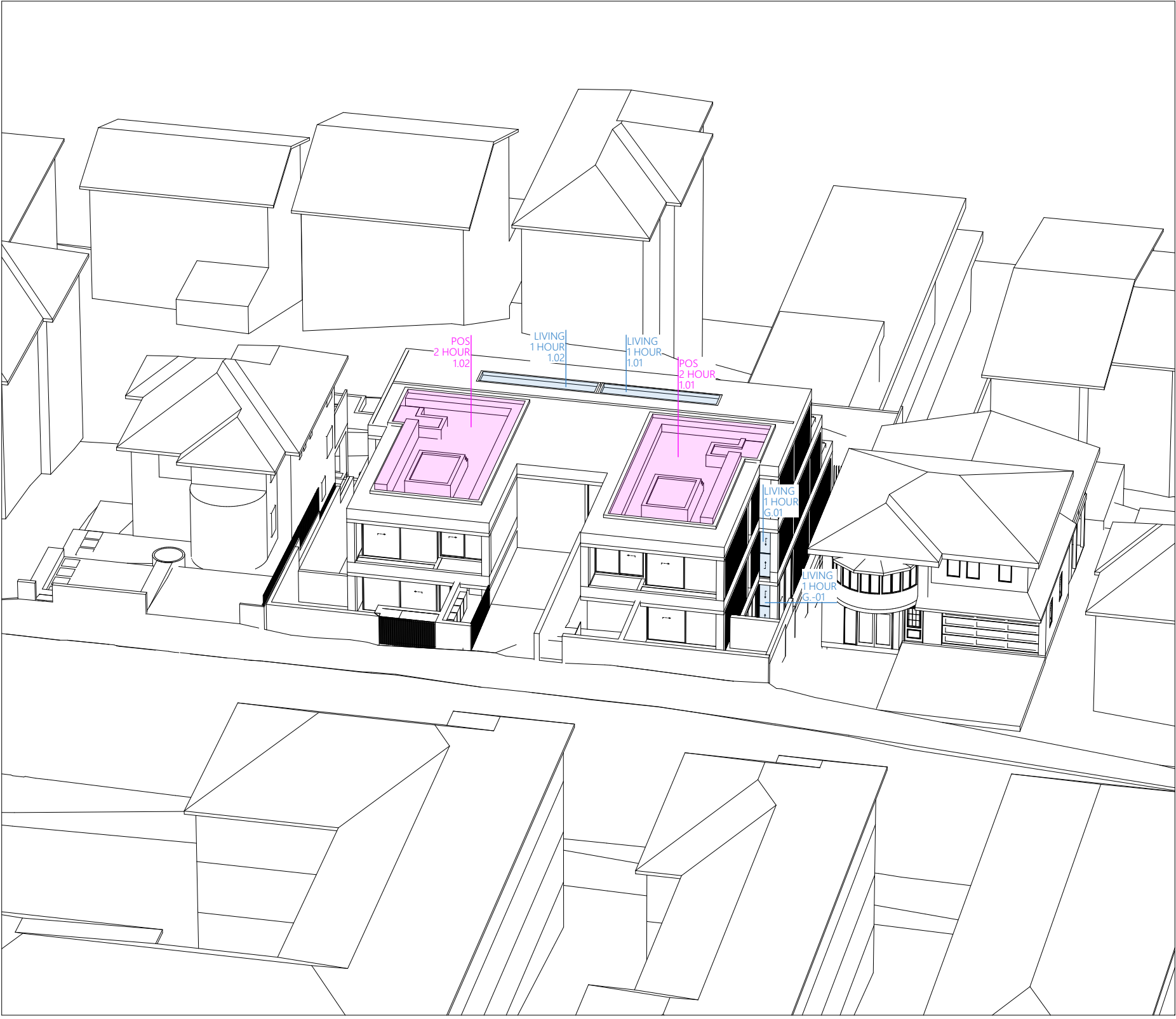
11:00 EXISTING



11:30 EXISTING



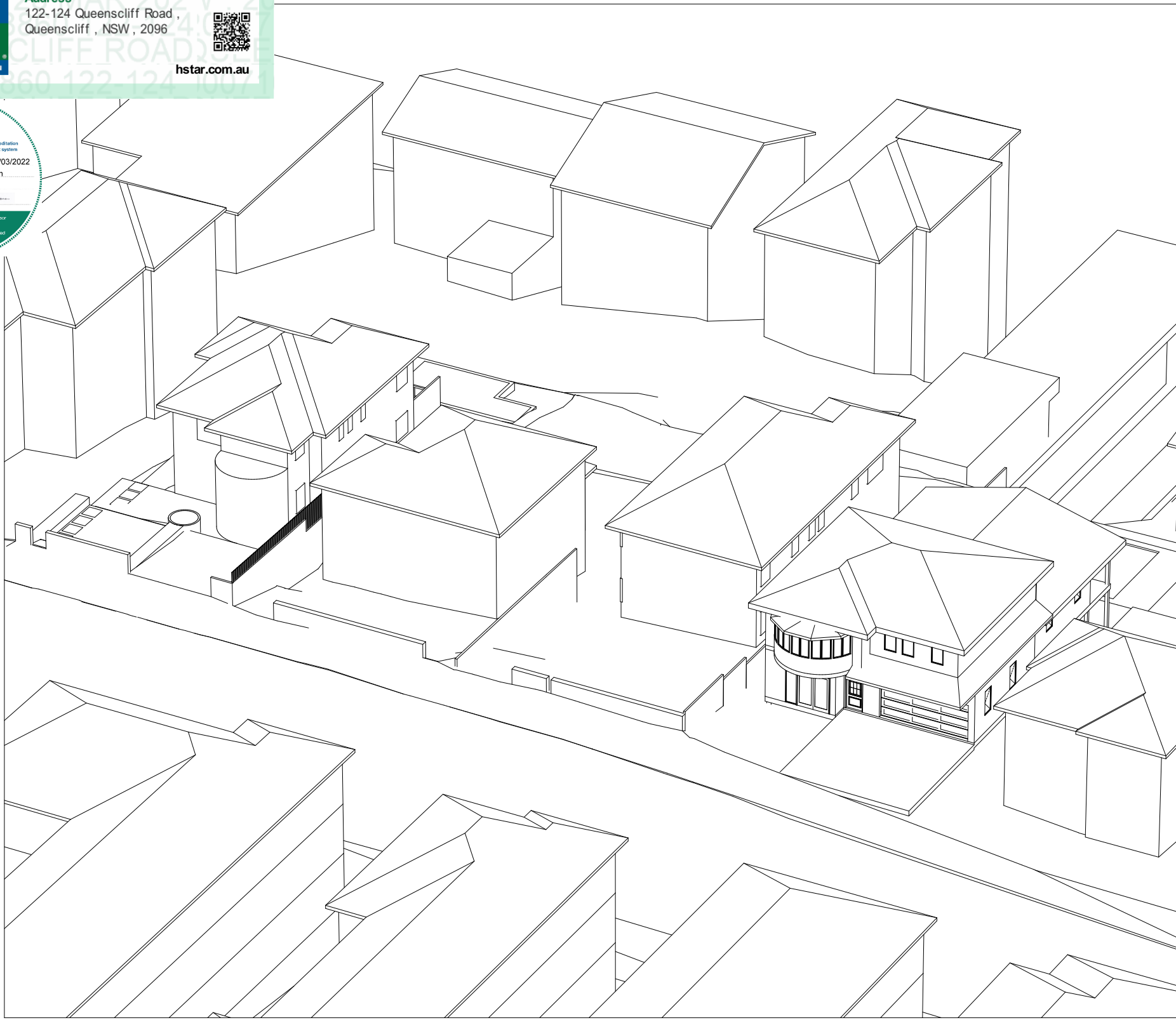
10:30 PROPOSED



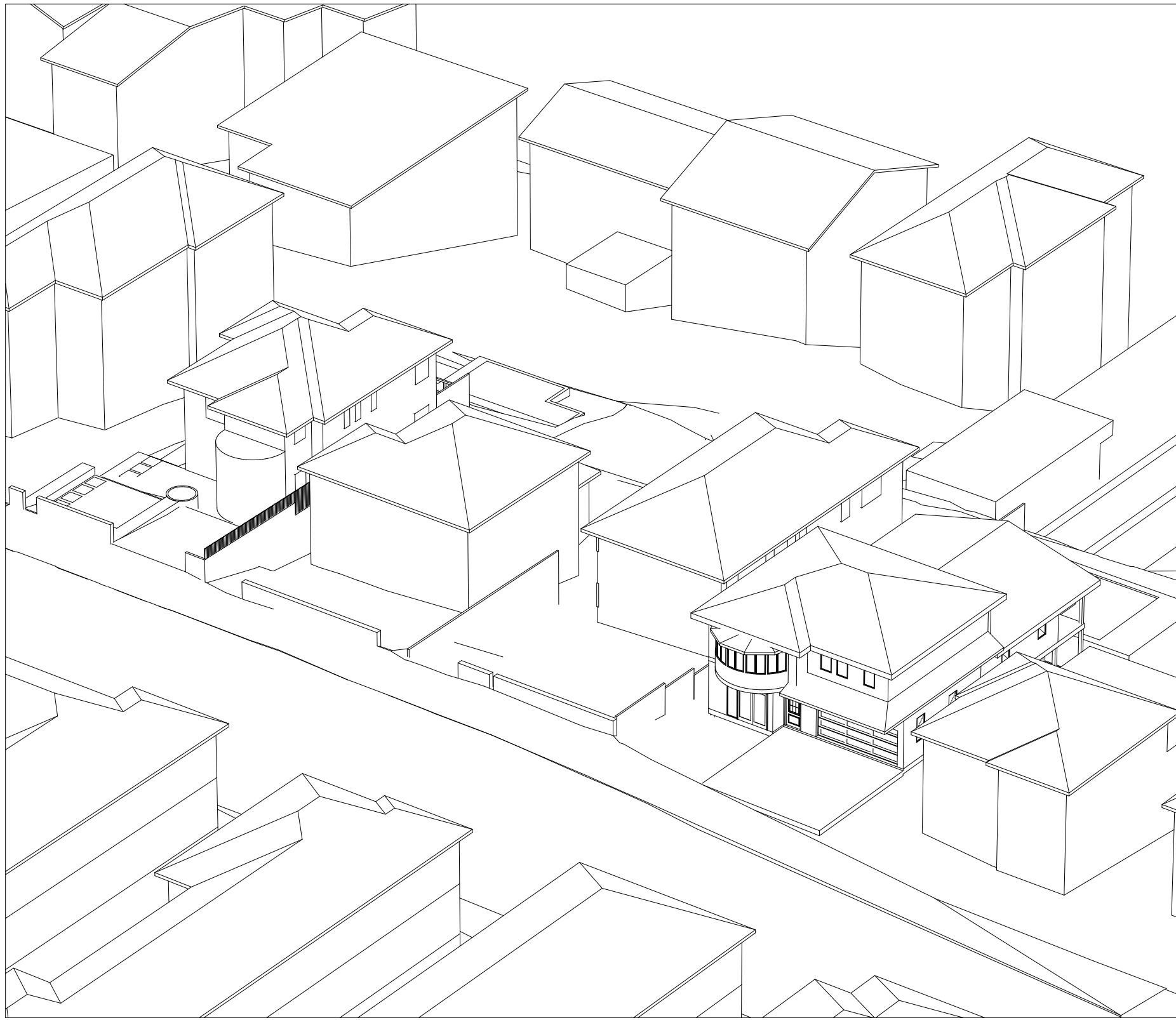
11:00 PROPOSED



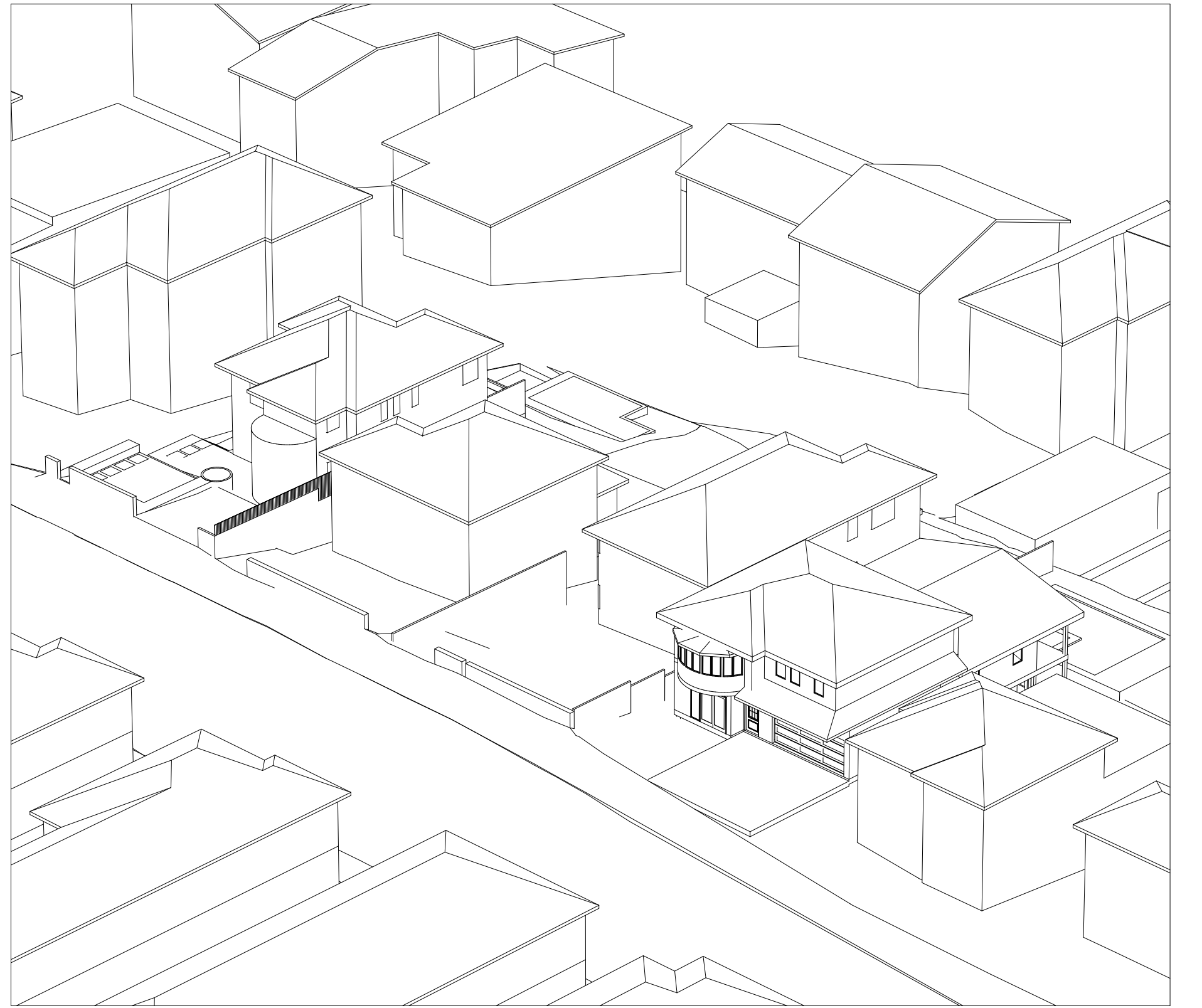
11:30 PROPOSED



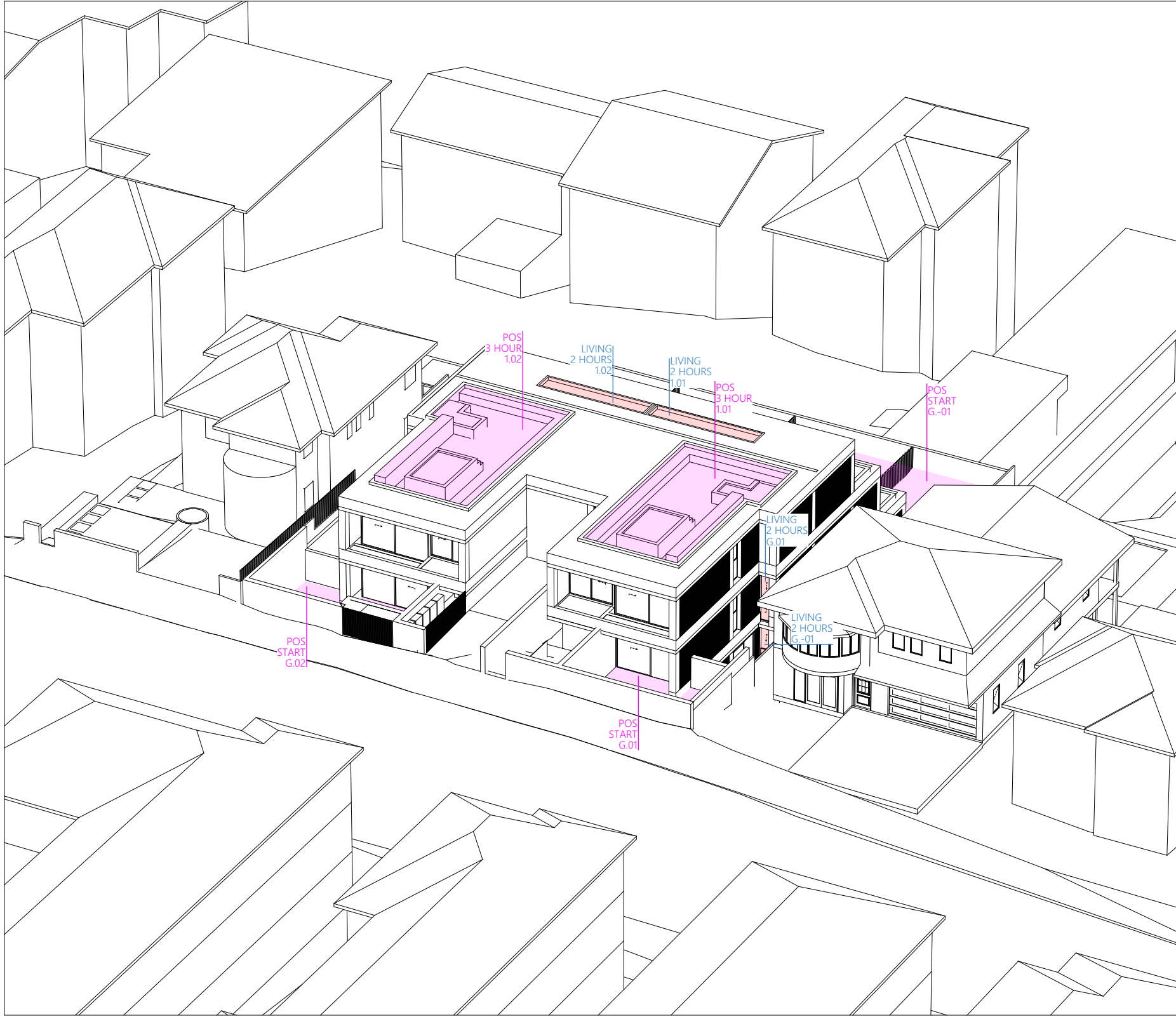
12:00 EXISTING



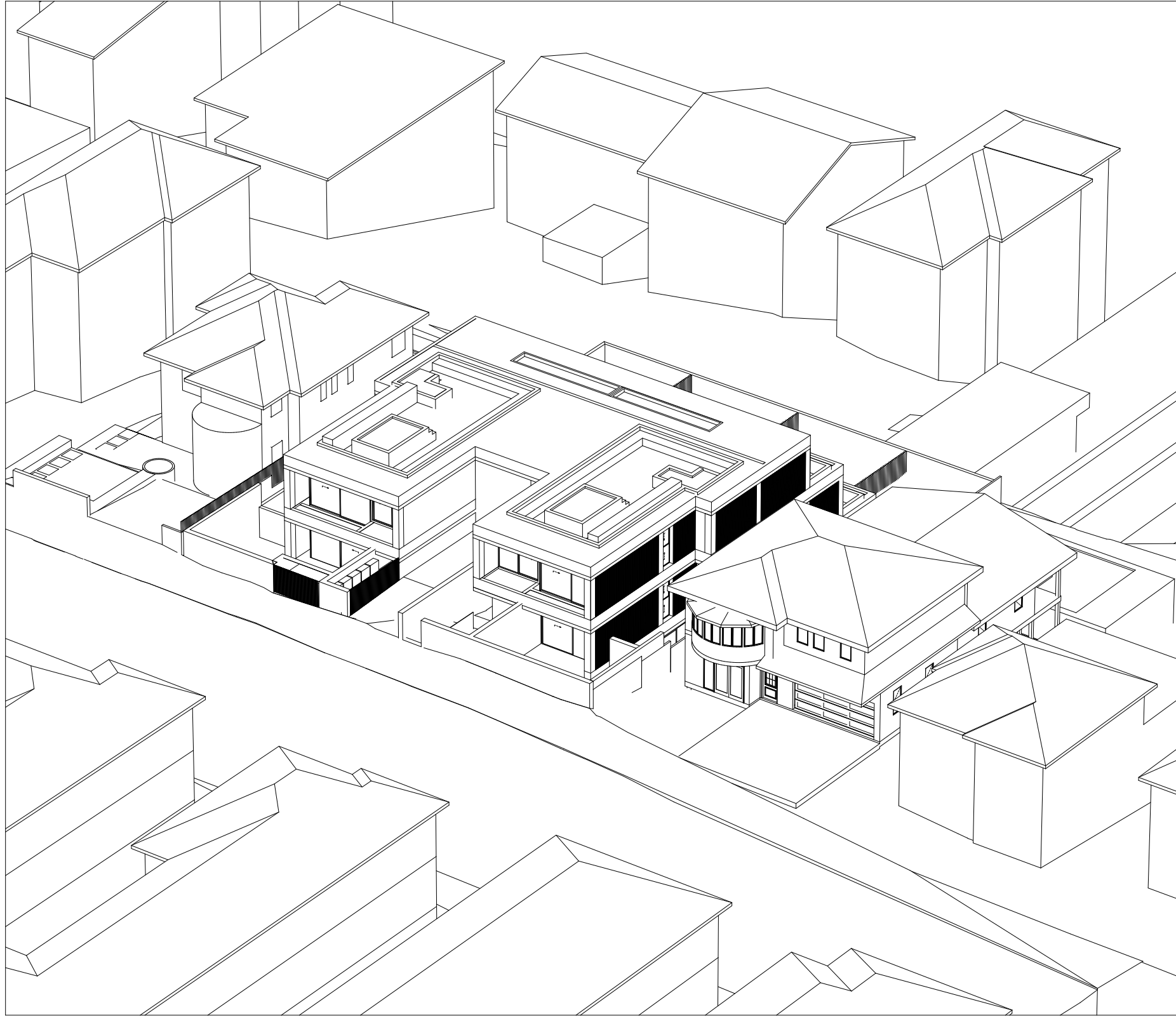
12:30 EXISTING



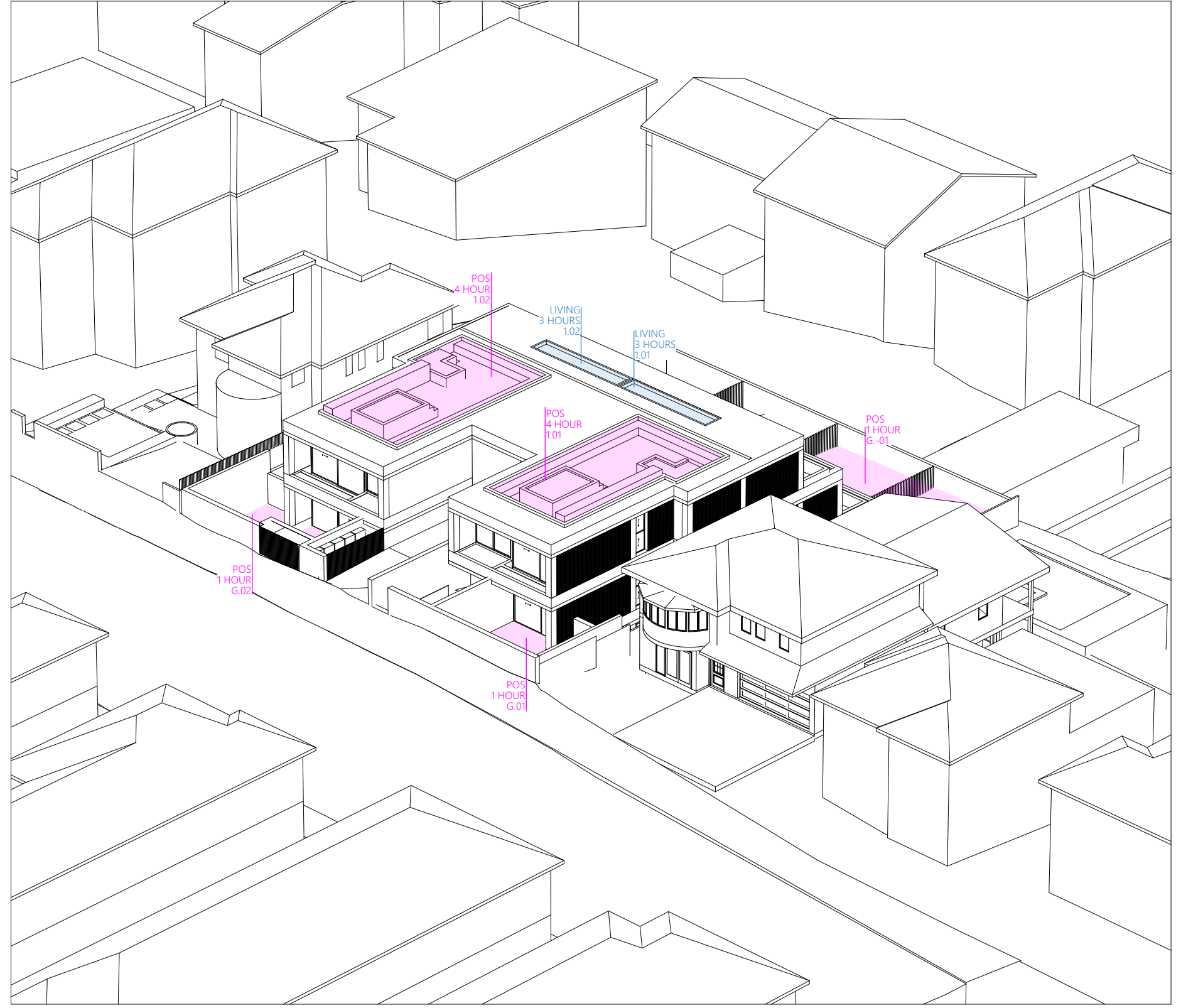
13:00 EXISTING



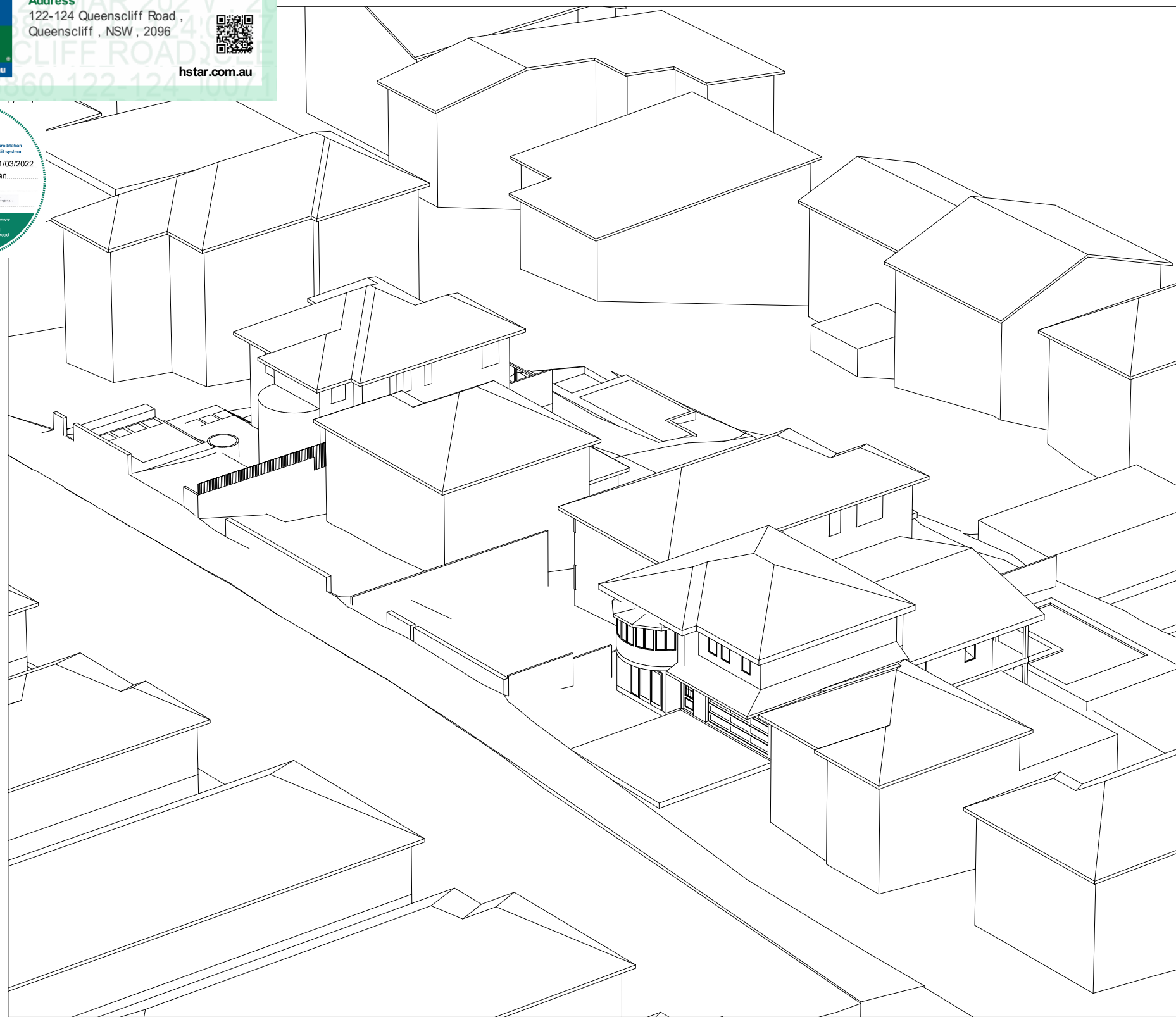
12:00 PROPOSED



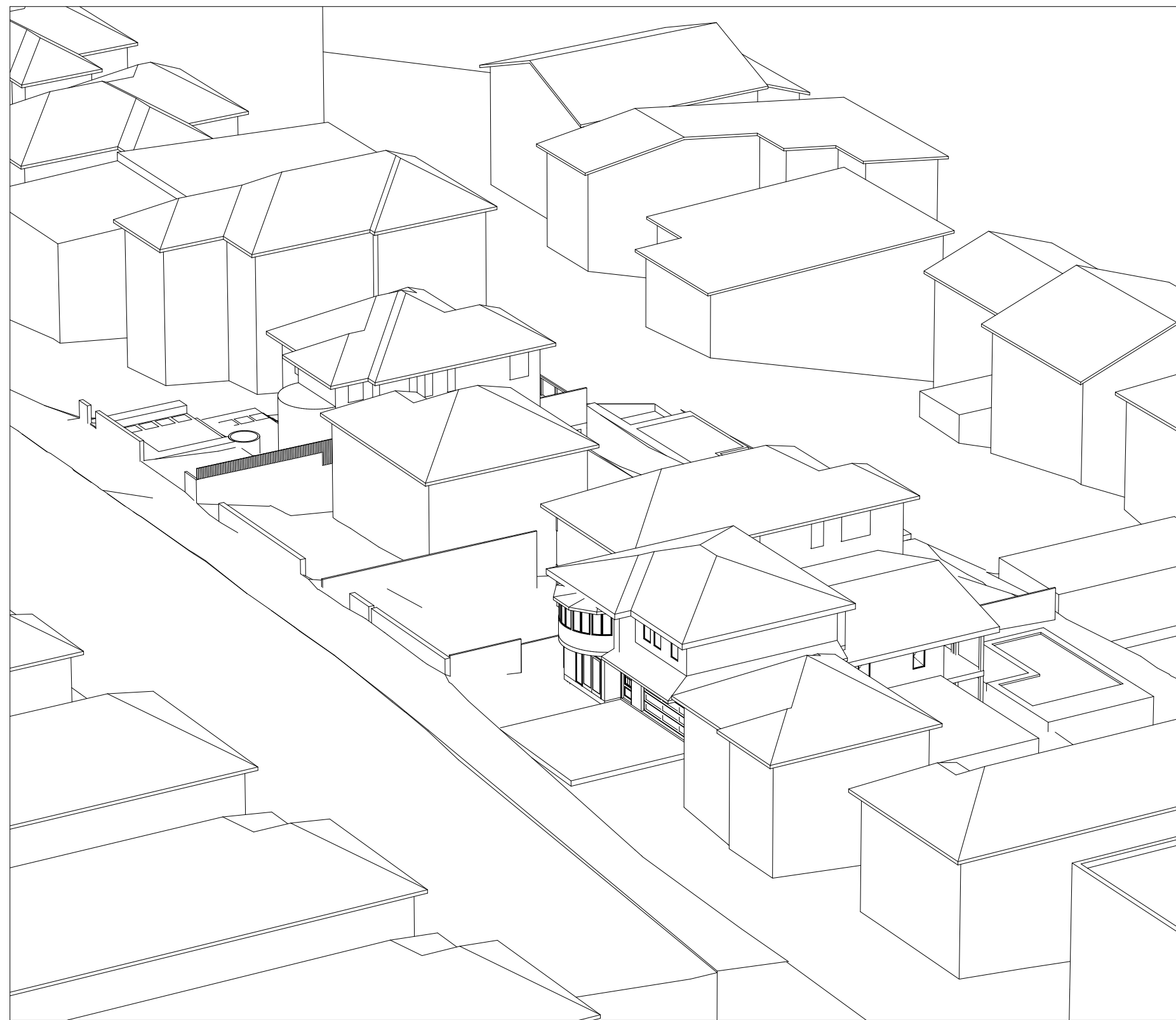
12:30 PROPOSED



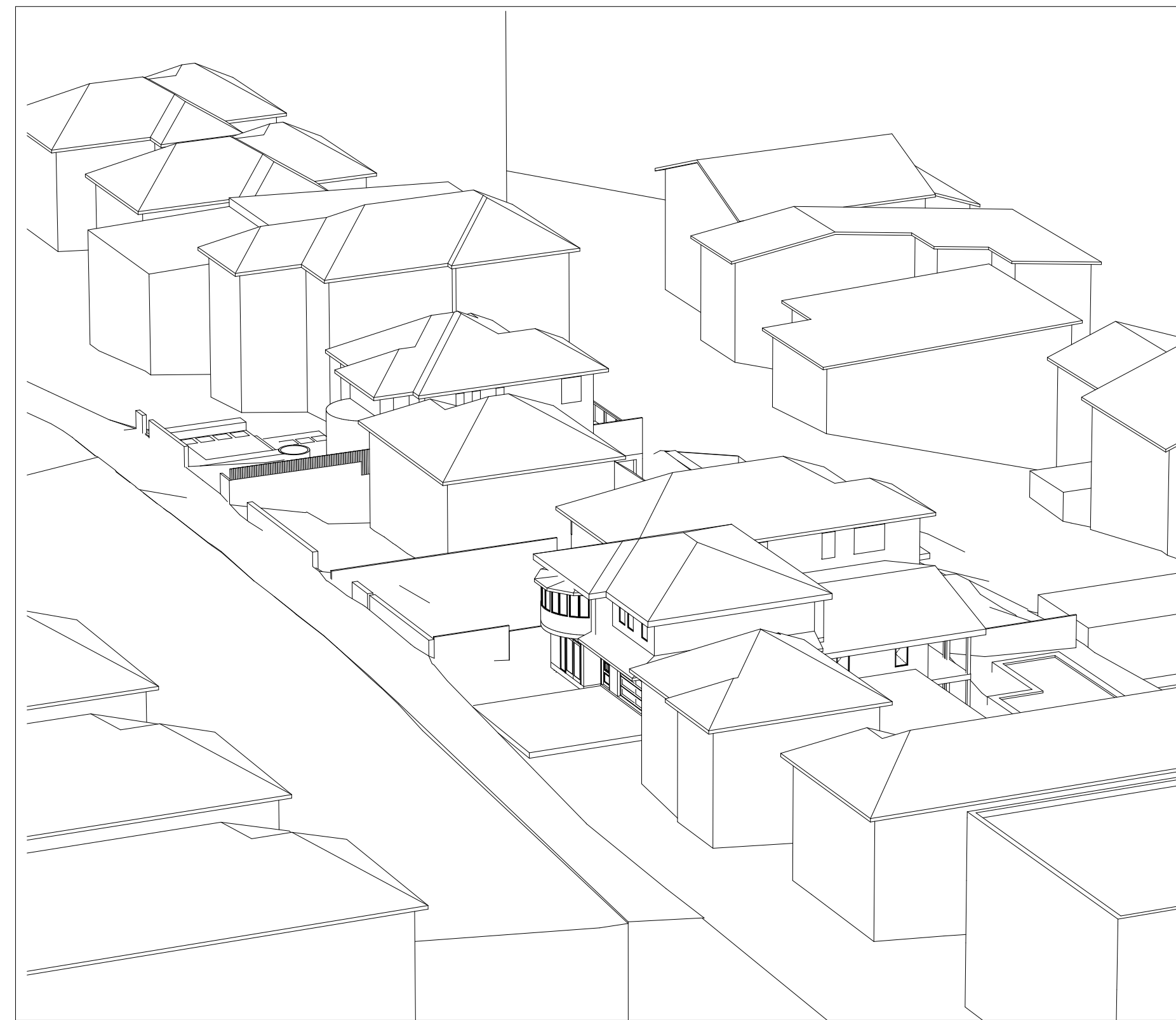
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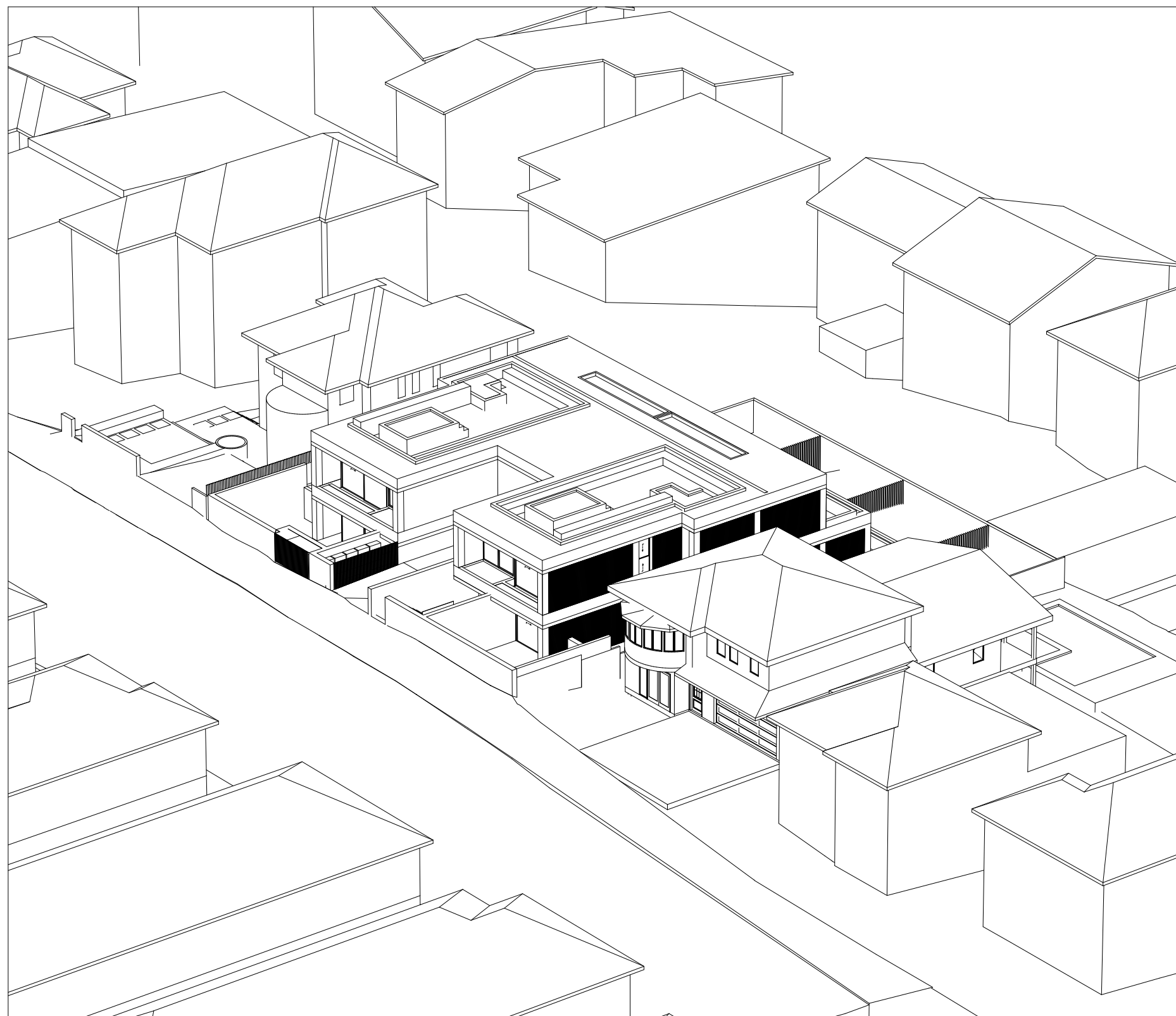
13:30 EXISTING



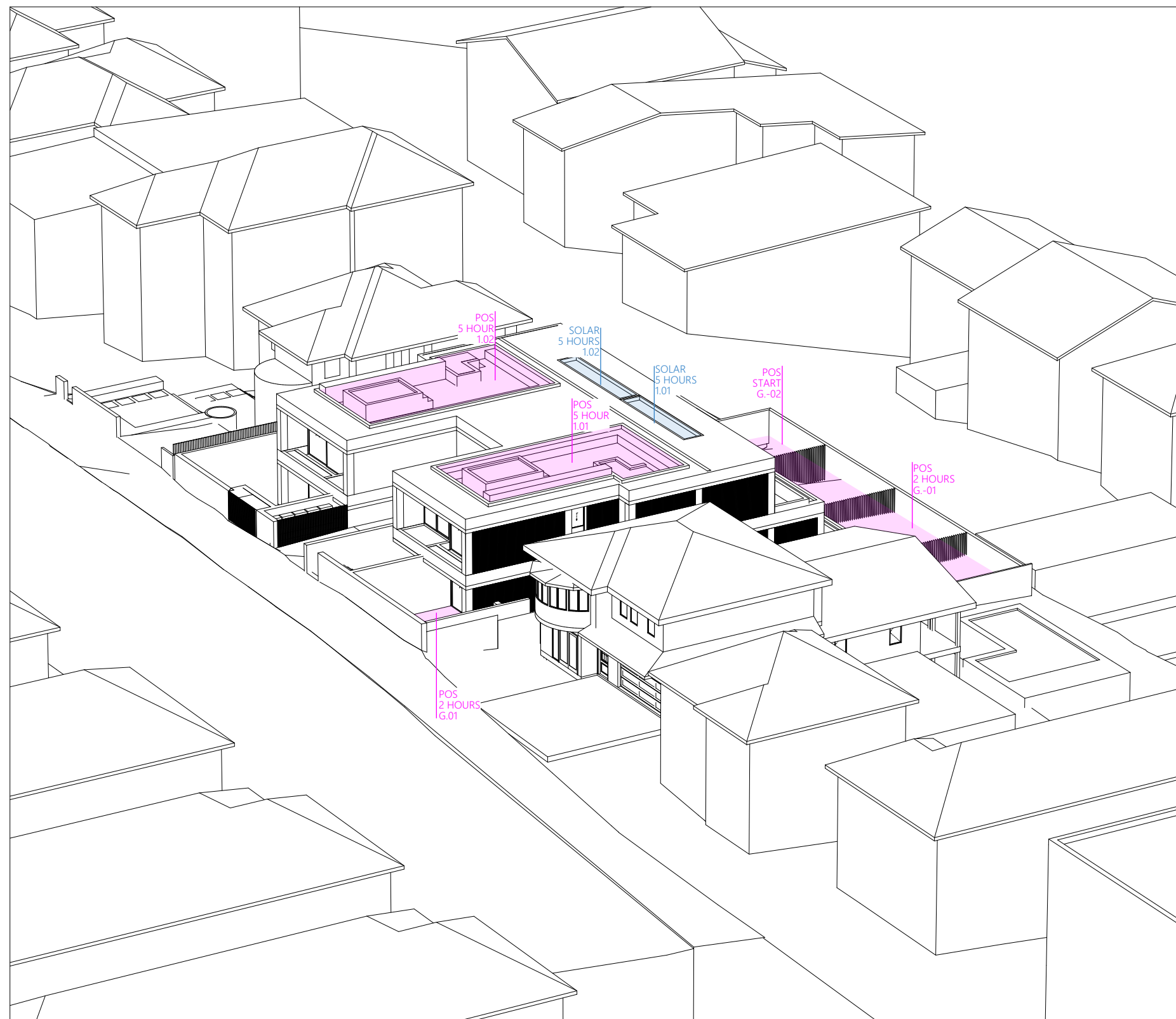
14:00 EXISTING



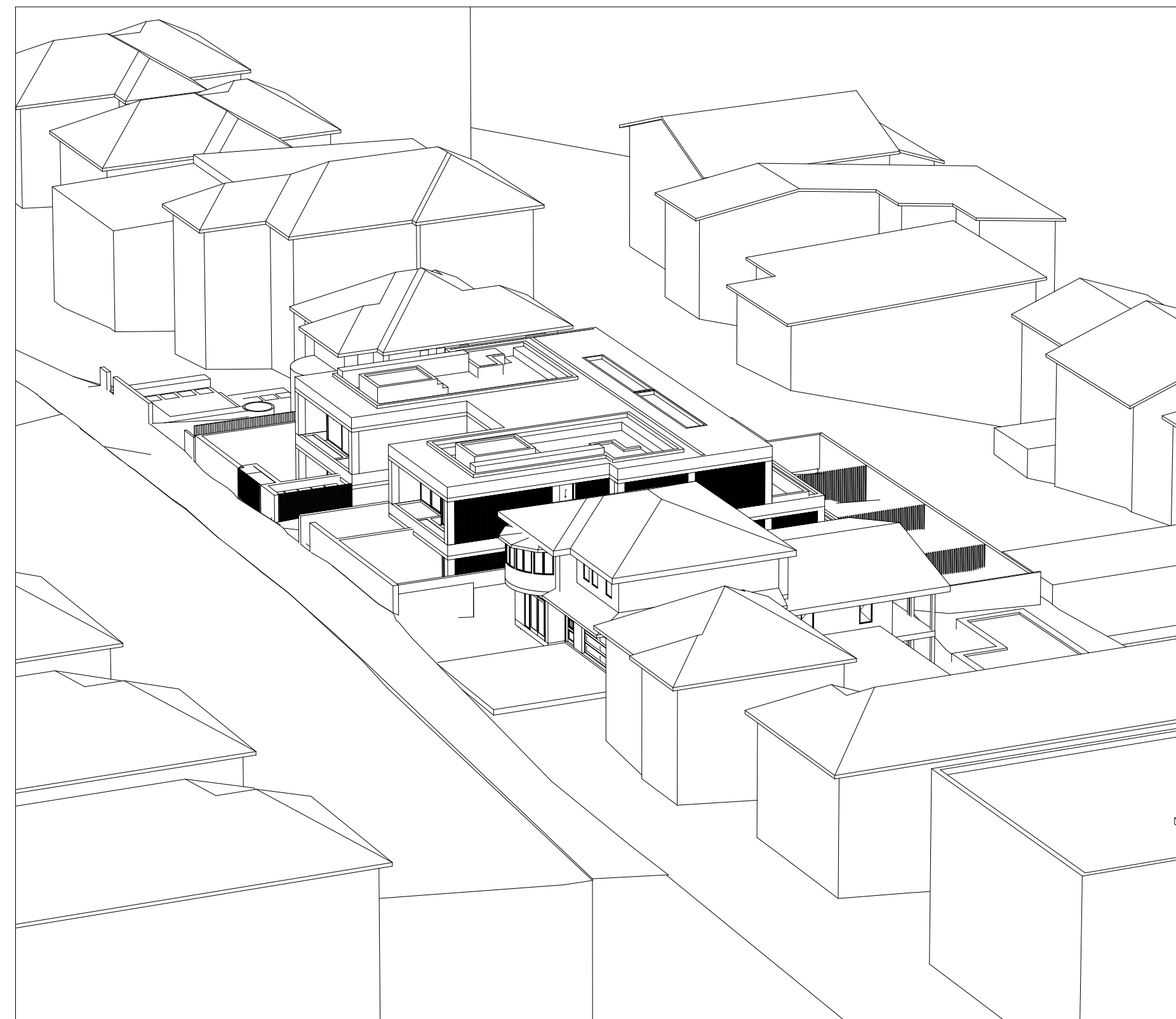
14:30 EXISTING



13:30 PROPOSED



14:00 PROPOSED



14:30 PROPOSED

6.0

Average

Star rating

0007168860

28 Mar 2022

Assessor Terry Chapman

Accreditation No. 20920

Address

122-124 Queenscliff Road,

Queenscliff , NSW , 2096

www.nathers.gov.au

hstar.com.au

QR CODE

2020

ABSANational House Audit Scheme

Assessment Date: 31/03/2022 - 31/03/2022

Assessor Name: Terence Chapman

Assessment Year: 2020

Assessor Signature:



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			2 HOUR
APT: G.02							START		1 HOUR					-
APT: G.-01							START		1 HOUR		2 HOUR		3 HOUR	3 HOUR
APT: G.-02											START		1 HOUR	1 HOUR
TOTAL: 4 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:
4 OUT OF 6 UNITS RECIEVE MIN 6m² OF SUNLIGHT TO PRIVATE OPEN SPACE



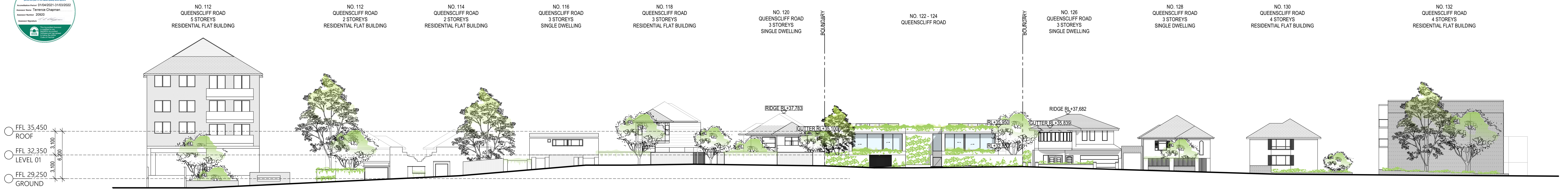
15:00 PROPOSED

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

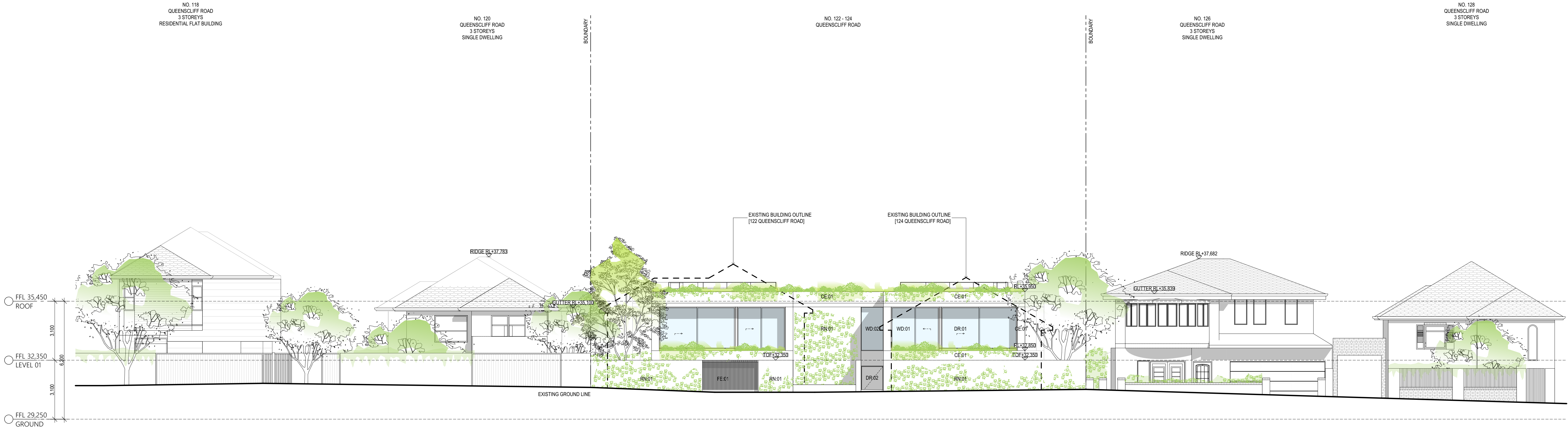
SOLAR ACCESS	09:00	09:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	TOTAL HOURS
APT: 1.01			START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR	5 HOUR
APT: 1.02			START		1 HOUR		2 HOUR		3 HOUR		4 HOUR		5 HOUR	5 HOUR
APT: G.01			START		1 HOUR		2 HOUR							2 HOUR
APT: G.02	START		1 HOUR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

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

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



EAST ELEVATION (QUEENSCLIFF ROAD)
SCALE: 1:250



EAST ELEVATION (QUEENSCLIFF ROAD)
SCALE: 1:100

ess

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M: 041408001
NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
ELEVATION
EAST (QUEENSCLIFF RD)

Drawing Stage
C03

Drawing No.
A3101

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

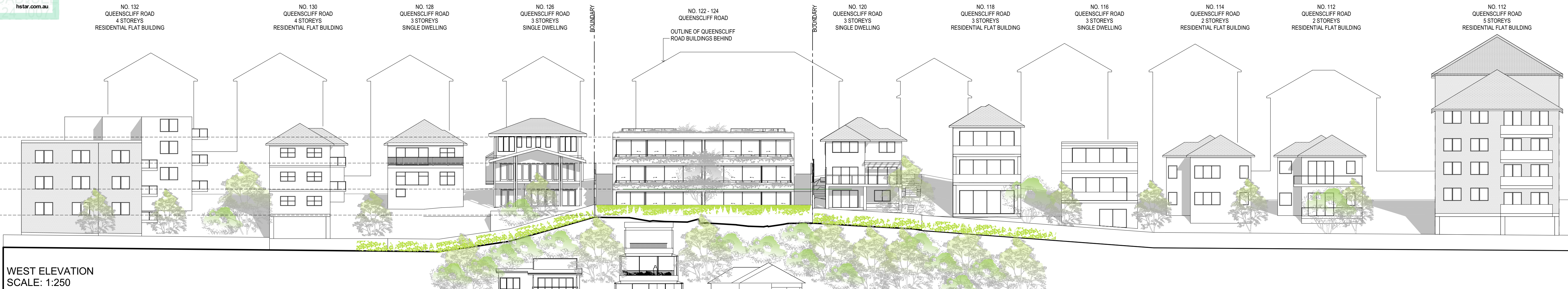
REV DESCRIPTION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22

LEGEND

BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

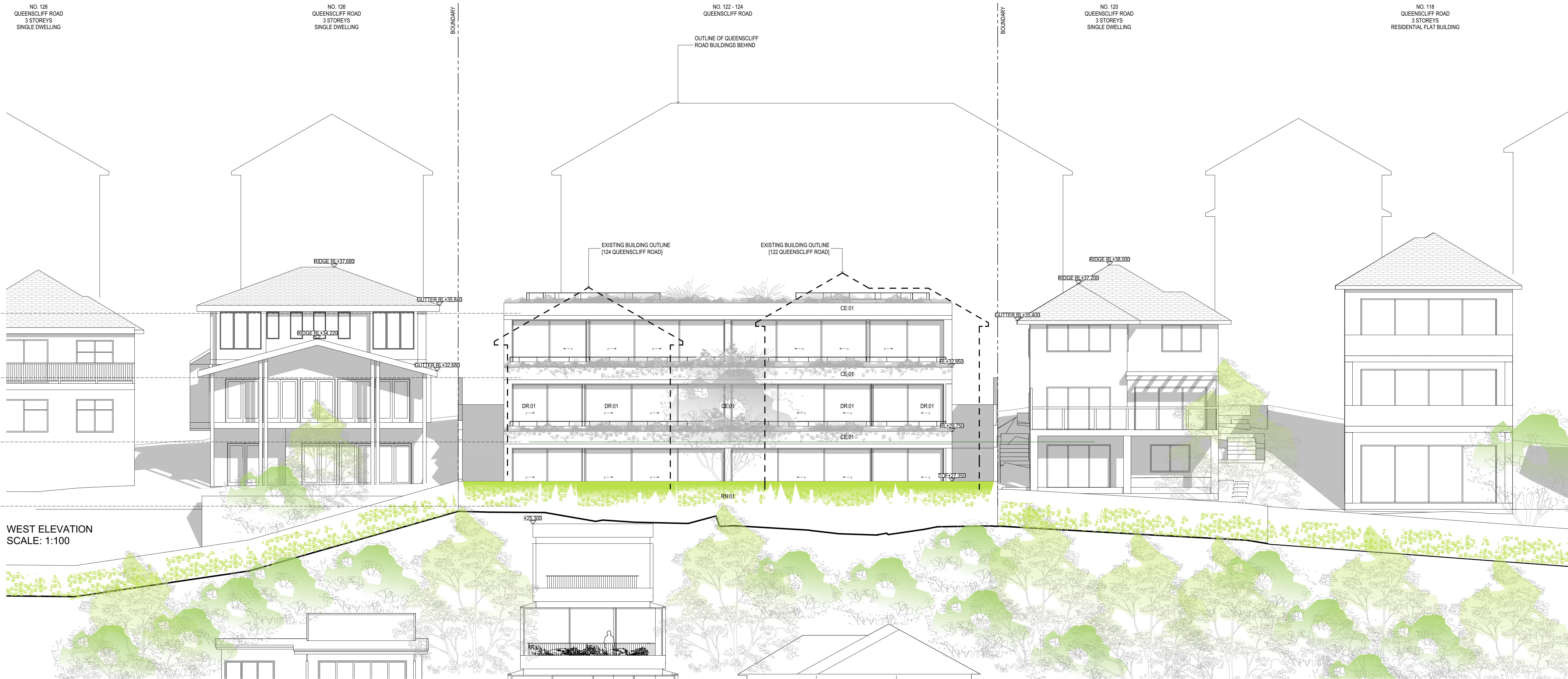
SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish

FFL 35,450
ROOF
FFL 32,350
LEVEL 01
FFL 29,250
GROUND
FFL 26,150
GROUND -1



WEST ELEVATION
SCALE: 1:250

FFL 35,450
ROOF
FFL 32,350
LEVEL 01
FFL 29,250
GROUND
FFL 26,150
GROUND -1



WEST ELEVATION
SCALE: 1:100

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NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project Start Date
May 2020

Project
122-124 Queenscliff Road
Queenscliff

Project Number
0228

Drawing Title
ELEVATION
WEST

Drawing Stage
C03

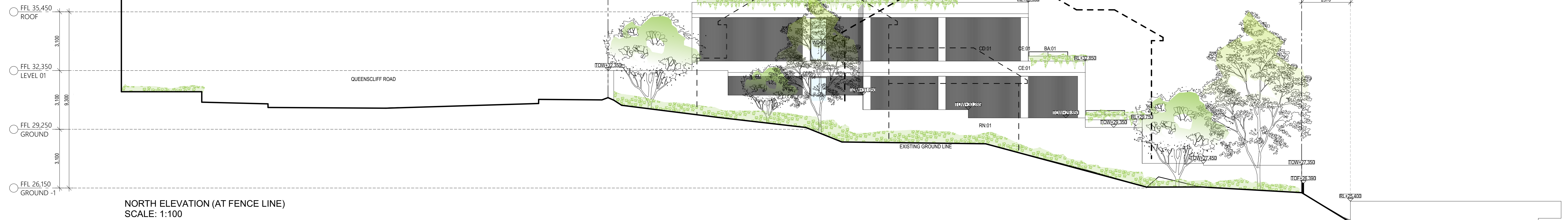
Drawing No.
A3102

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

REV DA01 DESCRIPTION DEVELOPMENT APPLICATION DATE 22/03/22

LEGEND
BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish



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NSW registered architect
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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
ELEVATION
NORTH

Drawing Stage
C03

Drawing No.
A3103

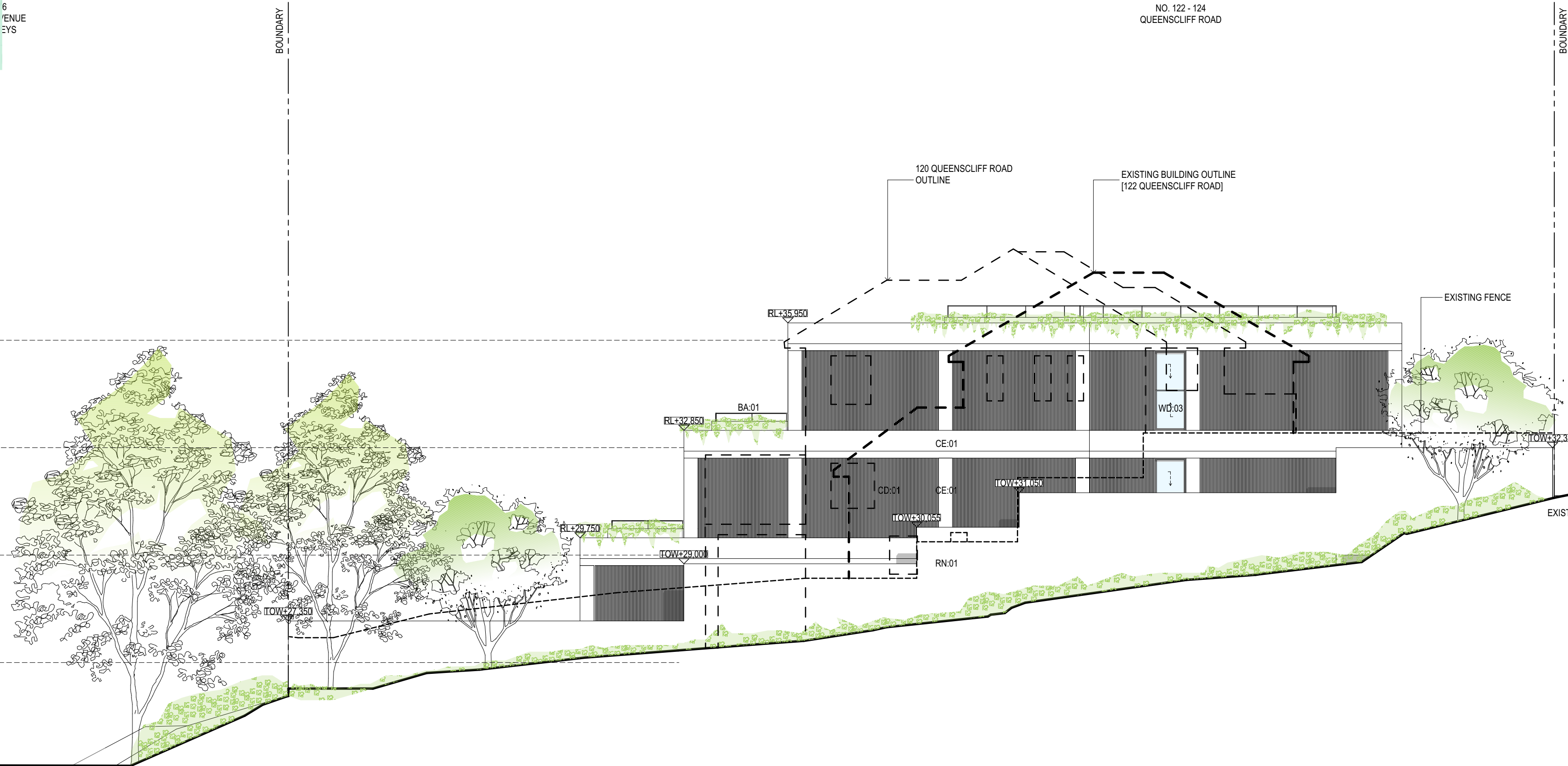
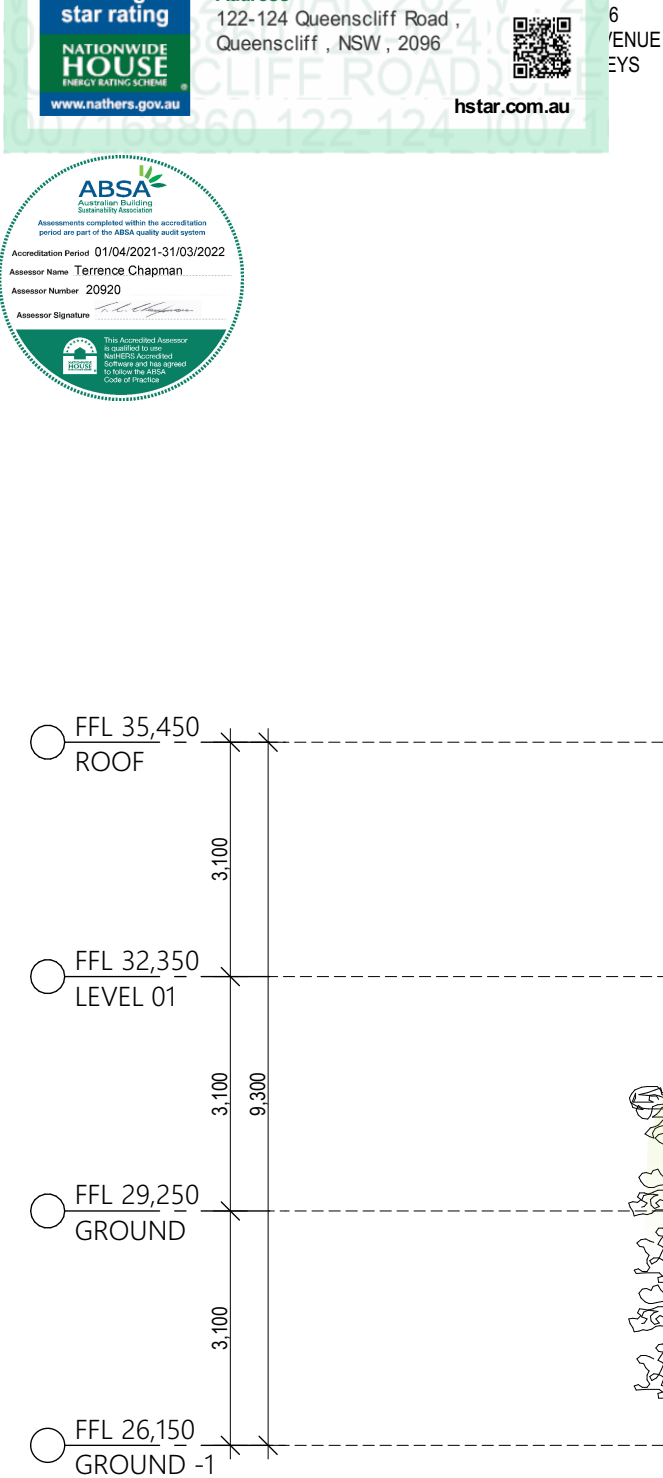
Drawing Scale
1:100@A1
1:200@A3

REV DESCRIPTION APPLICATION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22

LEGEND

BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish



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



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

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Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
ELEVATION
SOUTH

Drawing Stage
C03

Drawing No.
A3104

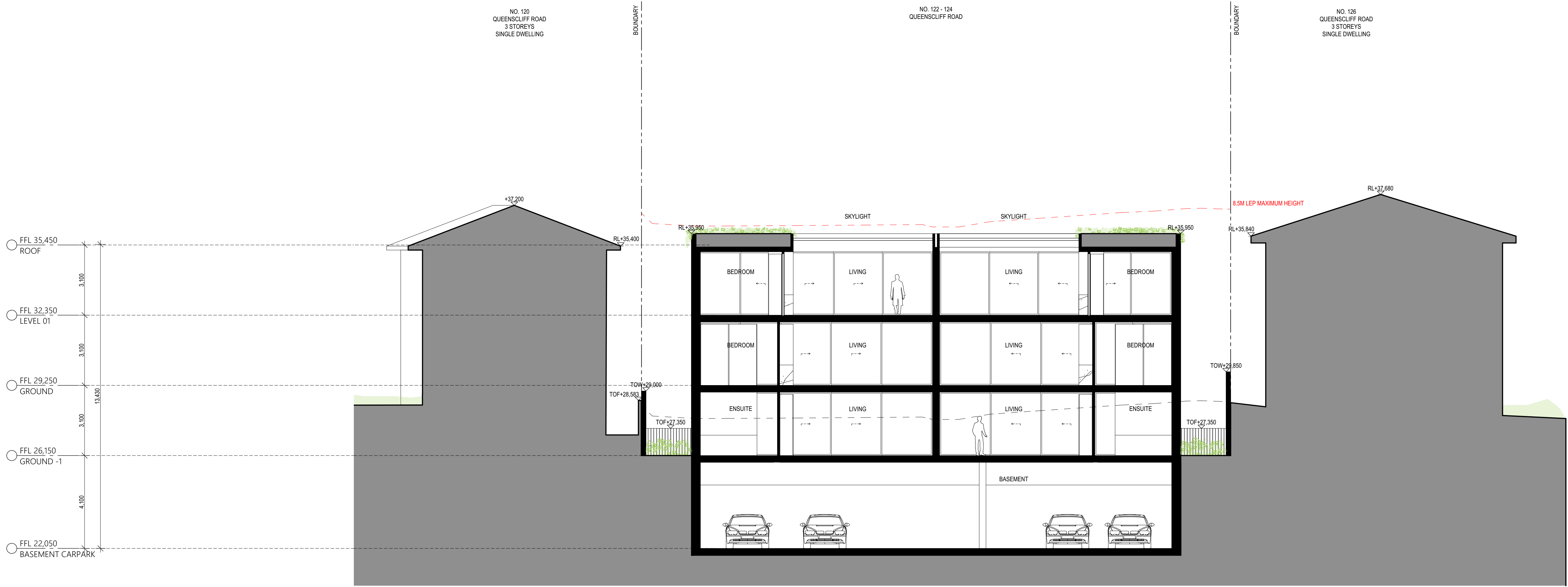
Drawing Scale
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1:200@A3

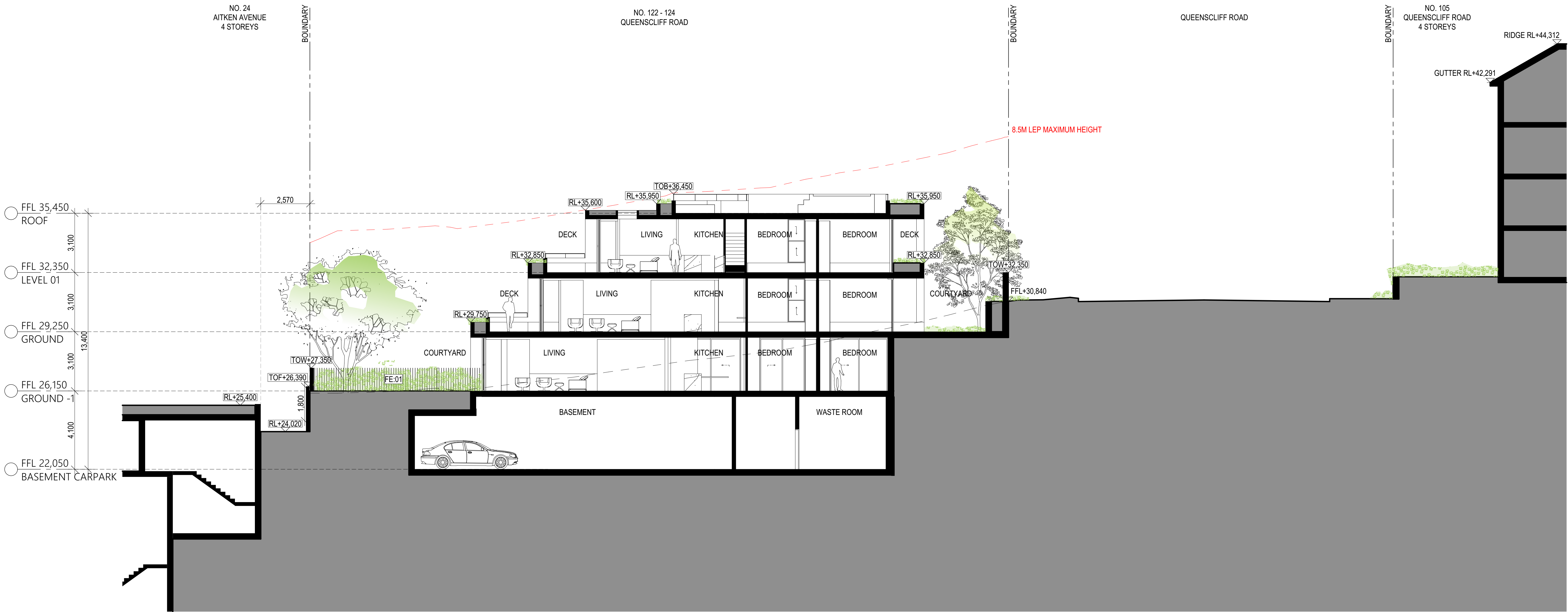
REV DESCRIPTION DATE
DA01 DEVELOPMENT APPLICATION 22/03/22

LEGEND

BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish,
clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish,
clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish,
clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish
clear glass.
CD:01 Aluminium Batton, charcoal finish





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Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
SECTION
SECTION A

Drawing Stage
C03

Drawing No.
A3201

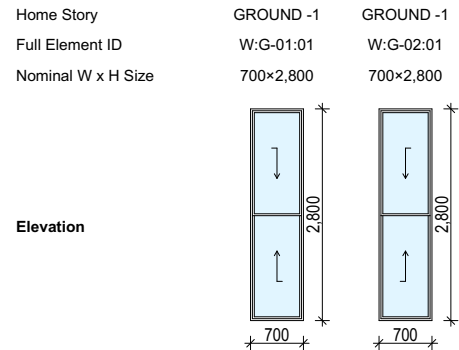
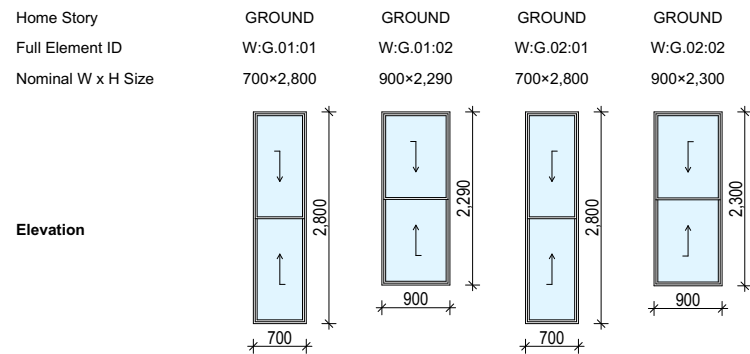
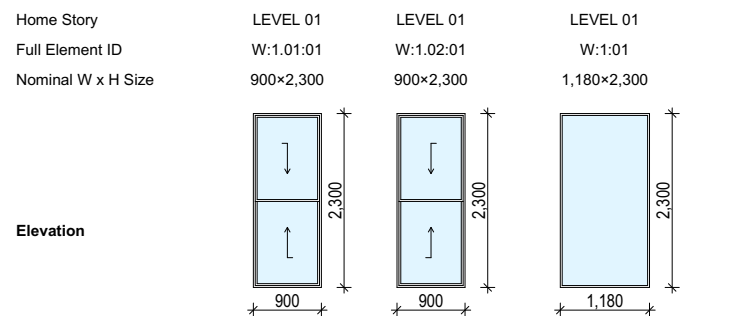
Drawing Scale
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1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

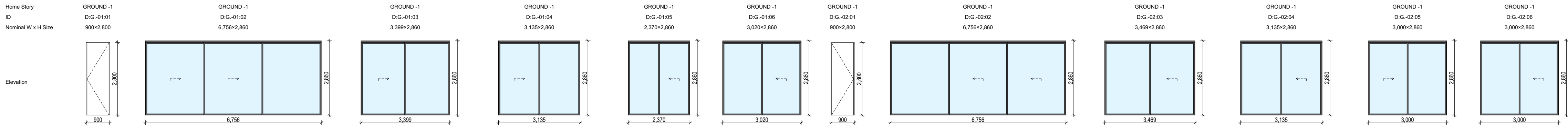
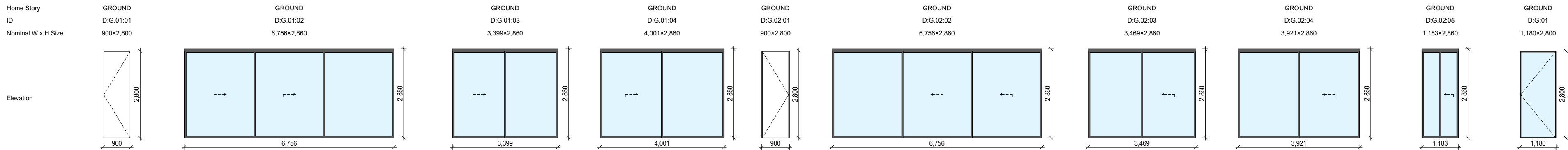
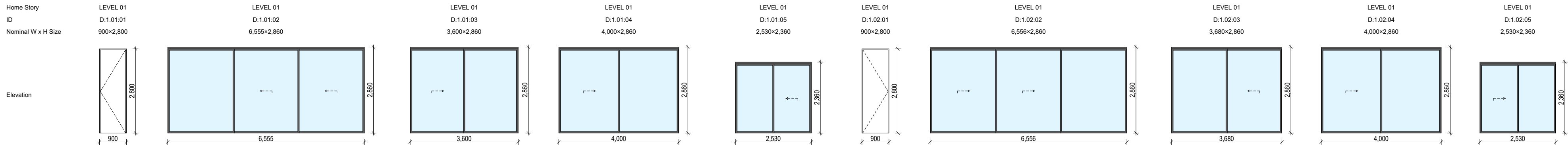
LEGEND

BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
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SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish



WINDOW SCHEDULE



DOOR SCHEDULE

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M: 0414080001
NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
SCHEDULE
WINDOW & DOOR

Drawing Stage
C03

Drawing No.
A7101

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

REV DESCRIPTION APPLICATION DATE

DA01 DEVELOPMENT APPLICATION 22/03/22

LEGEND

BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish

6.0

Average star rating

NATIONWIDE HOUSE

www.nathans.gov.au

0007168860

28 Mar 2022

Assessor Terry Chapman

Accreditation No. 20920

Address

122-124 Queenscliff Road,

Queenscliff , NSW , 2096

hstar.com.au

ABSA

Architectural Board of South Australia

Accreditation No. 151643021-31/03/2022

Assessor Name Terence Chapman

Assessor Number 20920

Assessor Signature



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NSW registered architect
Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
PERSPECTIVE
STREET VIEW

Drawing Stage
C03

Drawing No.
A8101

Drawing Scale
1:54.82@A1
1:200@A3

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

LEGEND

BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
ST:01 Crushed granite.
WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish



RN:01



CE:01



ALUMINIUM



RN:01

INTEGRATED
LANDSCAPE

CE:01

RN:01

CE:01

DR:01

FE:01

RN:01

CE:01

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Robert Gordon Woodward 9383

Client
Kristoffer Harvey

Project
122-124 Queenscliff Road
Queenscliff

Project Start Date
May 2020

Project Number
0228

Drawing Title
FINISHES
MATERIALITY

Drawing Stage
C03

Drawing No.
A8201

Drawing Scale

REV	DESCRIPTION	DATE
DA01	DEVELOPMENT APPLICATION	22/03/22

LEGEND
BA:01 Balustrade, Aluminium, charcoal finish.
CE:01 Concrete, off form, light finish.
DR:01 Sliding door, Aluminium frame, charcoal finish, clear glass.
DR:02 Hinged Door, Glass, Aluminium frame.
FE:01 Batten fence, Aluminium, charcoal finish.
RN:01 Render, white
SF:01 External tile, Stone.

SF:02 Crushed stone.
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WD:01 Sliding window, Aluminium frame, charcoal finish, clear glass.
WD:02 Fixed window, Aluminium frame, charcoal finish, clear glass.
WD:03 Double hung window, Aluminium frame, charcoal finish clear glass.
CD:01 Aluminium Batton, charcoal finish