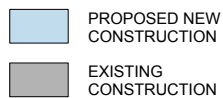


AW	ALUMINIUM FRAME WINDOW
B+R	BRICKWORK AND RENDER
CON	CONCRETE
CPT	CARPET
D	DOOR
DEM	DEMOLISH
DP	DOWNPIPE
EG	EAVES GUTTER 125mm Connect to EX stormwater
EX	EXISTING
FC	FIBRE CEMENT CLADDING
FG	FIBRE GLASS PANEL
FCWB	FIBRED CEMENT WEATHERBOAR
GD	GARAGE DOOR
LIFT	STEEL FRAME LIFT SHAFT To Manufacturer's specs
MR	METAL ROOF
PV	PAVERS
SF	STEEL FRAME
SP	STEEL PANEL
ST	STORAGE
SW	STORMWATER LINE
TB	TIMBER BEAM To Engineer's Details
TD	TIMBER DECK
TF	TIMBER FLOORING
TFF	TIMBER FLOOR FRAME To Engineer's details
TL	TILES
TP	TIMBER POST
TRF	TIMBER ROOF FRAME To Engineer's details
TS	TIMBER SCREEN
W	WINDOW

*A - NORTHERN BEACHES COUNCIL DCP
 *B - "MANAGING URBAN STORMWATER: SOILS AND
 CONSTRUCTION CERTIFICATE" (The Blue Book)
 NSW DEPARTMENT OF HOUSING MANUAL
 *C - "DO IT RIGHT ON-SITE: SOIL AND WATER MANAGEMENT
 FOR THE CONSTRUCTION INDUSTRY" SSROC MANUAL.











A 5/6/2025 DEVELOPMENT APPLICATION SUBMISSION

ISSUE	DATE	REVISION		
PROJECT	16 OGILVY ROAD CLONTARF		PROJECT #	2502
CLIENT	G + D DAVIDSON		DATE #	10/6/2025
			SCALE @ A3	1:200
DWG	Site Plan + Site Analysis + SECP		DRAWN	MM
			CHKD	MM
			REVISION	A
				DA001

SITE CALCULATIONS LANDSCAPED AREA AND TOTAL OPEN SPACE

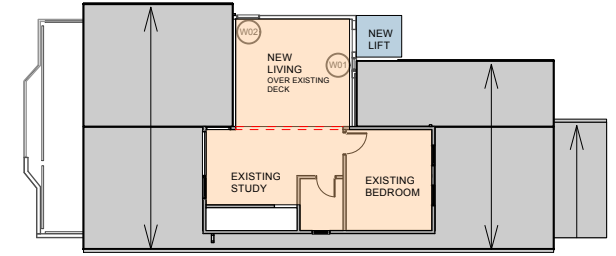
SITE AREA	m ²	472.2
REQUIRED TOTAL OPEN SPACE (TOS)		
OS4: 60% x 472.2	283.3	
EXISTING TOS	255.5	
PROPOSED TOS	234.0	
REQUIRED LANDSCAPED AREA (LA)		
OS4: 40% x 283.3	113.3	
LA- EXISTING	192.0	
LA- PROPOSED	192.0	
REQUIRED PRINCIPAL PRIVATE OPEN SPACE	18.0	
EXISTING PPOS to be retained	19.5	
IMPERVIOUS AREA- EXISTING	280.2	
IMPERVIOUS AREA-PROPOSED	280.2	

LEGEND

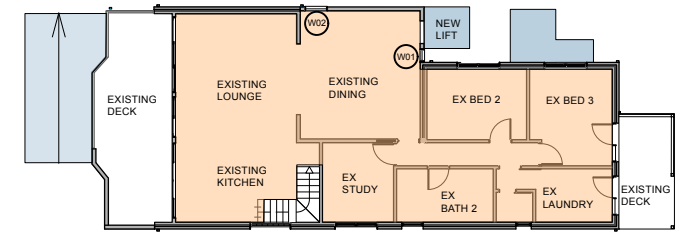
	PROPOSED NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	EXISTING IMPERVIOUS AREA
	EXISTING LANDSCAPED AREA
	EXISTING PRINCIPAL PRIVATE OPEN SPACE Rear Yard- To be retained
	EXISTING PRIVATE OPEN SPACE ABOVE GROUND Level 1- To be retained
	EXISTING PRIVATE OPEN SPACE ABOVE GROUND Level 2 - To be enclosed with new construction
	PROPOSED GFA

FSR CALCULATIONS

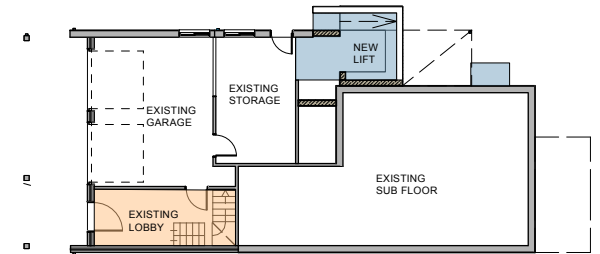
SITE AREA	m ²	472.2
MINIMUM LOT SIZE	750	
LSZ "R"	0.4:1	
REQUIRED FSR	300	
MAX GFA 750x0.4		
EXISTING GFA	168.4	
TOTAL PROPOSED GFA	188.4	



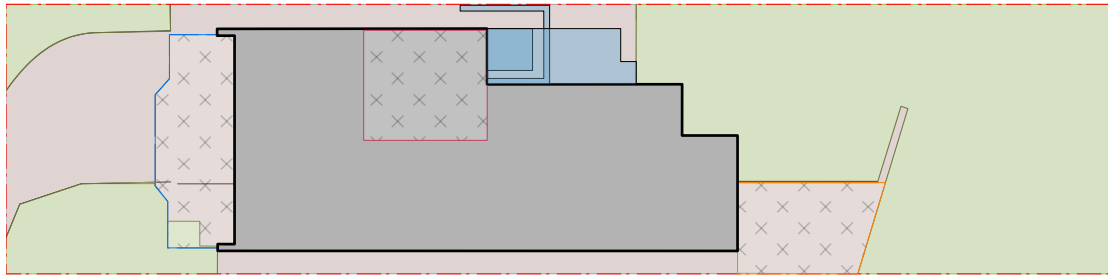
4 Plan-Level 2
Scale: 1:300
GFA 52.0m²



3 Plan-Level 1
Scale: 1:300
GFA 124.0m²



2 Plan-Level 0
Scale: 1:300
GFA 12.4m²

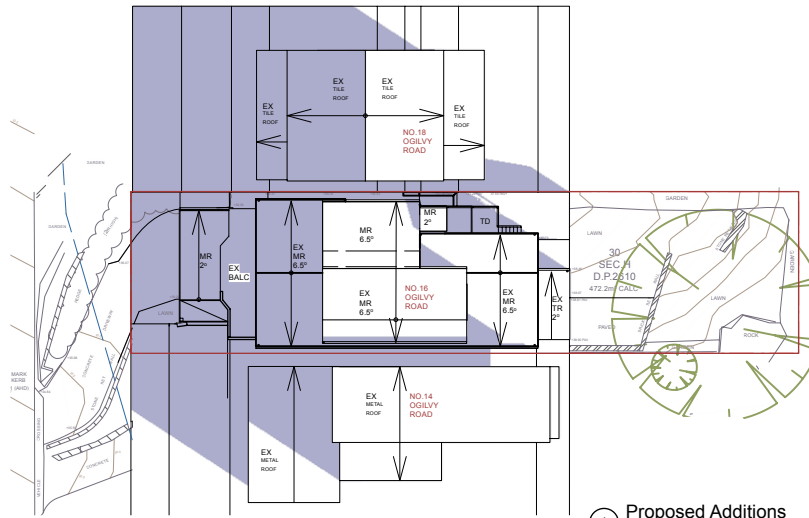


1 Site Plan Calculations
Scale: 1:300

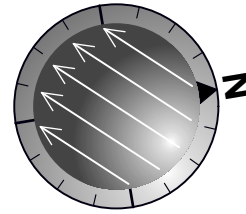


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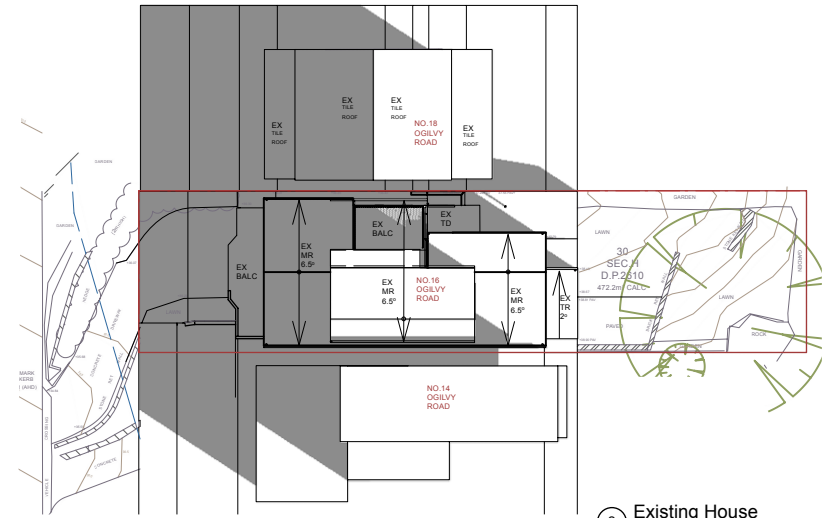
A		5/6/2025		DEVELOPMENT APPLICATION SUBMISSION	
ISSUE		DATE		REVISION	
PROJECT				PROJECT #	
16 OGILVY ROAD CLONTARF				2502	
CLIENT		DATE #		10/6/2025	
G + D DAVIDSON		SCALE @ A3		Various	
DWG		DRAWN		MM	
Site + FSR Calculations		CHKD		MM	
				REVISION	
				A	



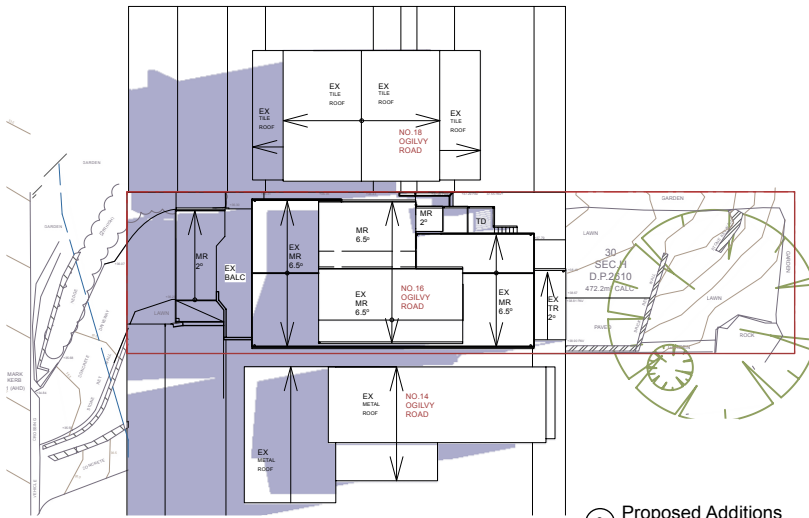
1 Proposed Additions
Scale: 1:500



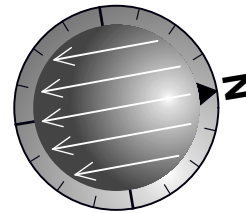
9:00 AM
Sydney
June 21



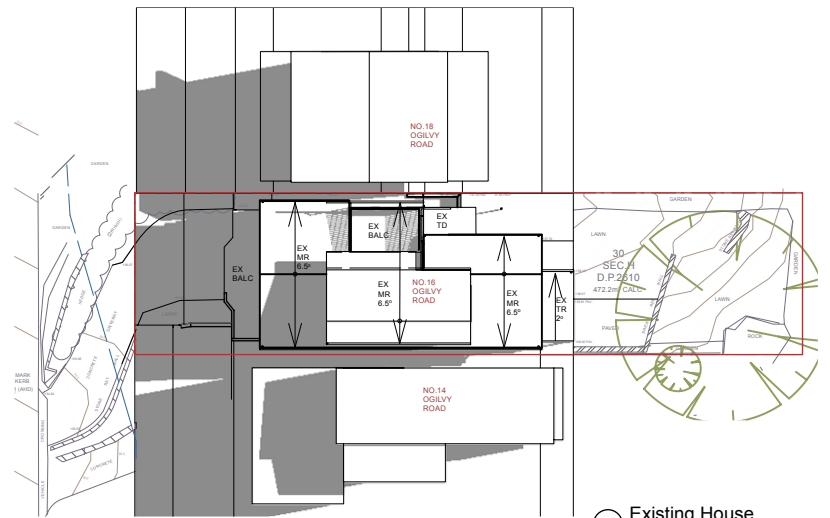
2 Existing House
Scale: 1:500



3 Proposed Additions
Scale: 1:500



12:00 PM
Sydney
June 21



4 Existing House
Scale: 1:500

I certify that these shadow diagrams are a true and accurate representation of the shadows on June 21 for Sydney Latitude 33°51'S and are based on the Reduced Levels and direction of true north shown on the survey by CMS SURVEYORS 24246/1 20/02/25

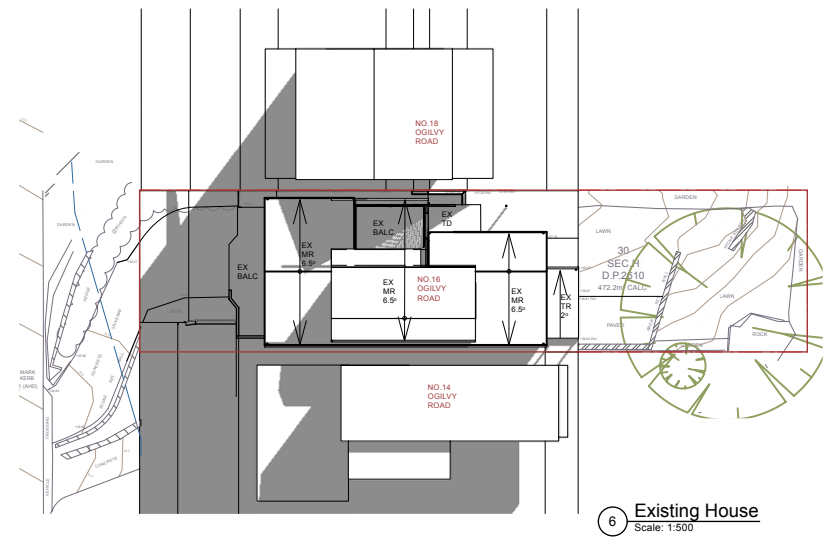
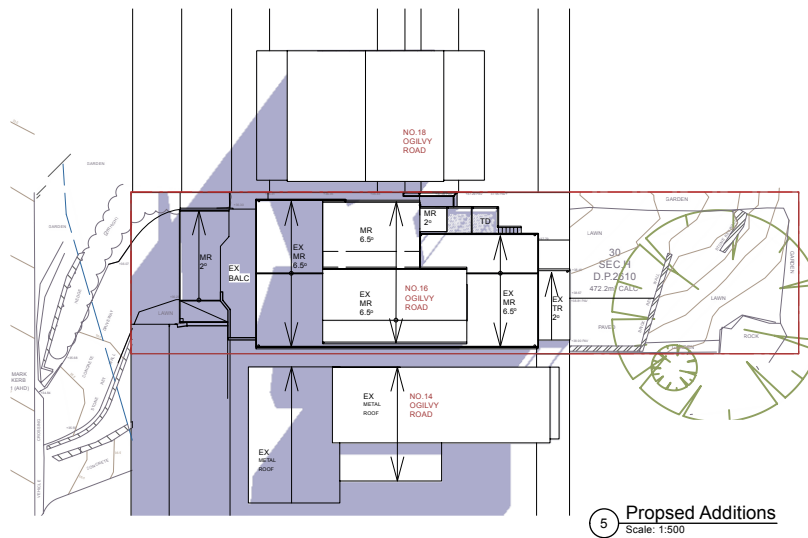
Megan McGlinchey Architect Registration No. 5761
Megan McGlinchey



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A 5/6/2025 DEVELOPMENT APPLICATION SUBMISSION

ISSUE	DATE	REVISION	PROJECT	PROJECT #
PROJECT	16 OGILVY ROAD CLONTARF			2502
CLIENT	G + D DAVIDSON	DATE # 10/6/2025	DWG #	DA003
DWG	Shadow Diagrams-1	SCALE @ A3 1:500	DRAWN MM	
		CHKD MM	REVISION A	



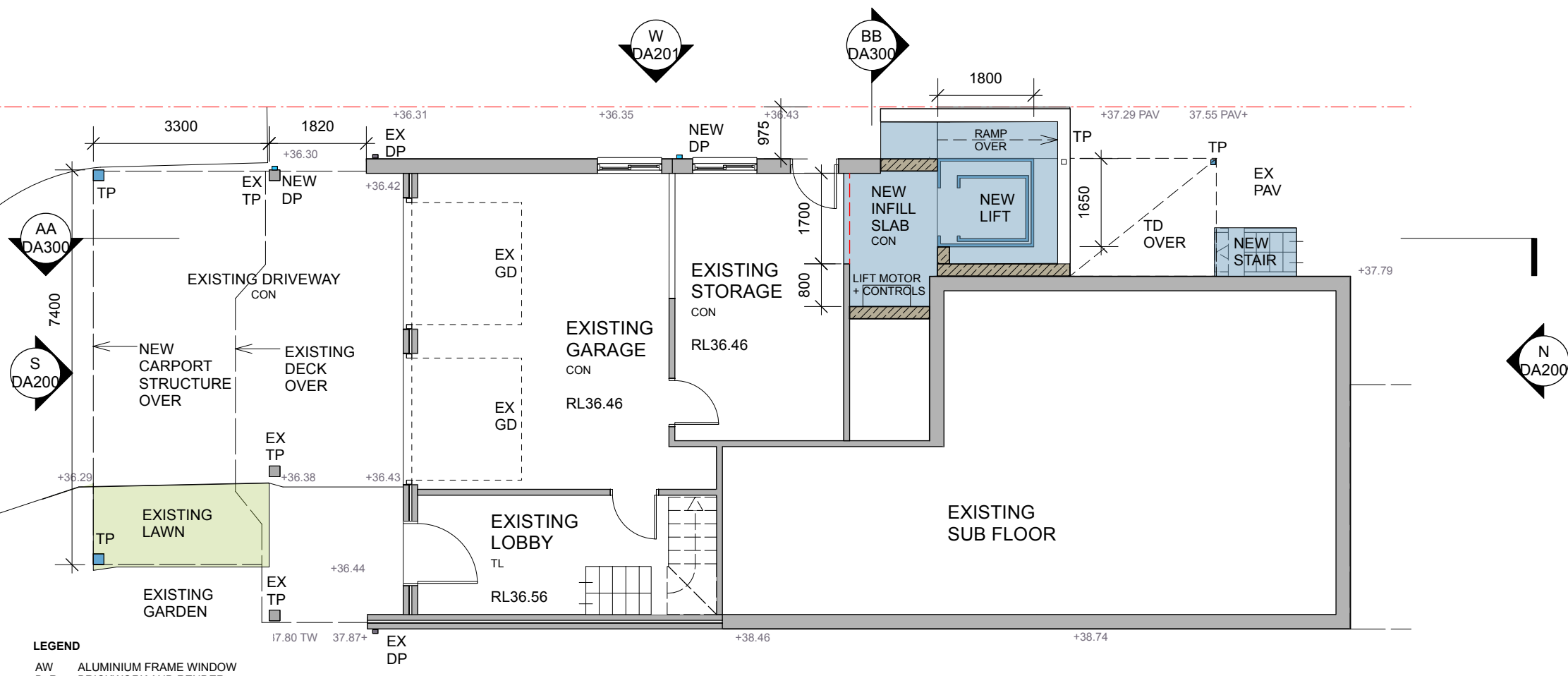
I certify that these shadow diagrams are a true and accurate representation of the shadows on June 21 for Sydney Latitude 33°51'S and are based on the Reduced Levels and direction of true north shown on the survey by CMS SURVEYORS 24246/1 20/02/25

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Megan McGlinchey Architect Registration No.5761



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A		5/6/2025		DEVELOPMENT APPLICATION SUBMISSION	
ISSUE	DATE	REVISION			
PROJECT		16 OGILVY ROAD CLONTARF			PROJECT # 2502
CLIENT		DATE #	10/6/2025	DWG #	
G + D DAVIDSON		SCALE @ A3	1:500	DA004	
DWG		Shadow Diagrams-2			
		CHKD	MM	REVISION	
				A	

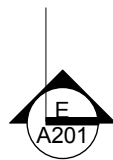


LEGEND

AW ALUMINIUM FRAME WINDOW
B+R BRICKWORK AND RENDER
CON CONCRETE
CPT CARPET
D DOOR
DEM DEMOLISH
DP DOWNPIPE
EG EAVES GUTTER 125mm
Connect to EX stormwater
EX EXISTING
FC FIBRE CEMENT
CLADDING
FG FIXED GLASS PANEL
FCWB FIBRE CEMENT WEATHERBOARDS
GD GARAGE DOOR
LIFT STEEL FRAME LIFT SHAFT
To Manufacturer's spec
MR METAL ROOF
PV PAVERS
SF STEEL FRAME
SP STEEL PANEL
ST STORAGE
SW STORMWATER LINE
TB TIMBER BEAM
To Engineer's Details
TD TIMBER DECK
TF TIMBER FLOORING
TFF TIMBER FLOOR FRAME
To Engineer's details
TL TILES
TP TIMBER POST
TRF TIMBER ROOF FRAME
To Engineer's details
TS TIMBER SCREEN
W WINDOW

LEGEND

DEMOLISH EXISTING BUILDING ELEMENTS
NEW DOOR/WINDOW
NEW TIMBER FRAME WALL /FLOOR FRAME
NEW BRICK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
EXISTING CONSTRUCTION



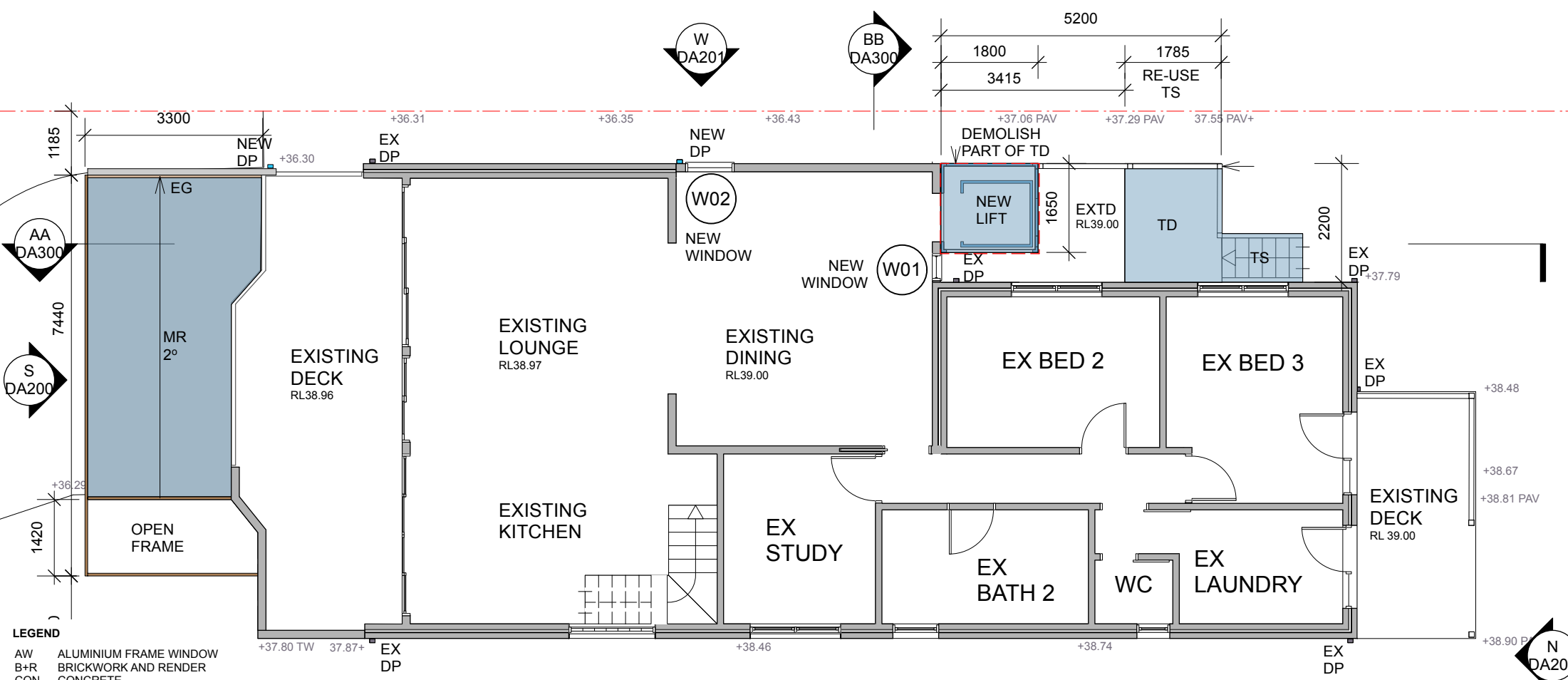
1 Plan-Level 0 (Ground)
Scale: 1:100



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ISSUE	DATE	REVISION	PROJECT	PROJECT #
			16 OGILVY ROAD CLONTARF	2502
CLIENT	DATE #	DWG #		
G + D DAVIDSON	10/6/2025	DA100		
DWG	SCALE @ A3	DRAWN	CHKD	REVISION
Level 0 Plan	1:100	MM	MM	A



- LEGEND**
- AW ALUMINIUM FRAME WINDOW
 - B+R BRICKWORK AND RENDER
 - CON CONCRETE
 - CPT CARPET
 - D DOOR
 - DEM DEMOLISH
 - DP DOWNPIPE
 - EG EAVES GUTTER 125mm
Connect to EX stormwater
 - EX EXISTING
 - FC FIBRE CEMENT
CLADDING
 - FG FIXED GLASS PANEL
 - FCWB FIBRE CEMENT WEATHERBOARDS
 - GD GARAGE DOOR
 - LIFT STEEL FRAME LIFT SHAFT
To Manufacturer's spec
 - MR METAL ROOF
 - PV PAVERS
 - SF STEEL FRAME
 - SP STEEL PANEL
 - ST STORAGE
 - SW STORMWATER LINE
 - TB TIMBER BEAM
To Engineer's Details
 - TD TIMBER DECK
 - TF TIMBER FLOORING
 - TFF TIMBER FLOOR FRAME
To Engineer's details
 - TL TILES
 - TP TIMBER POST
 - TRF TIMBER ROOF FRAME
To Engineer's details
 - TS TIMBER SCREEN
 - W WINDOW

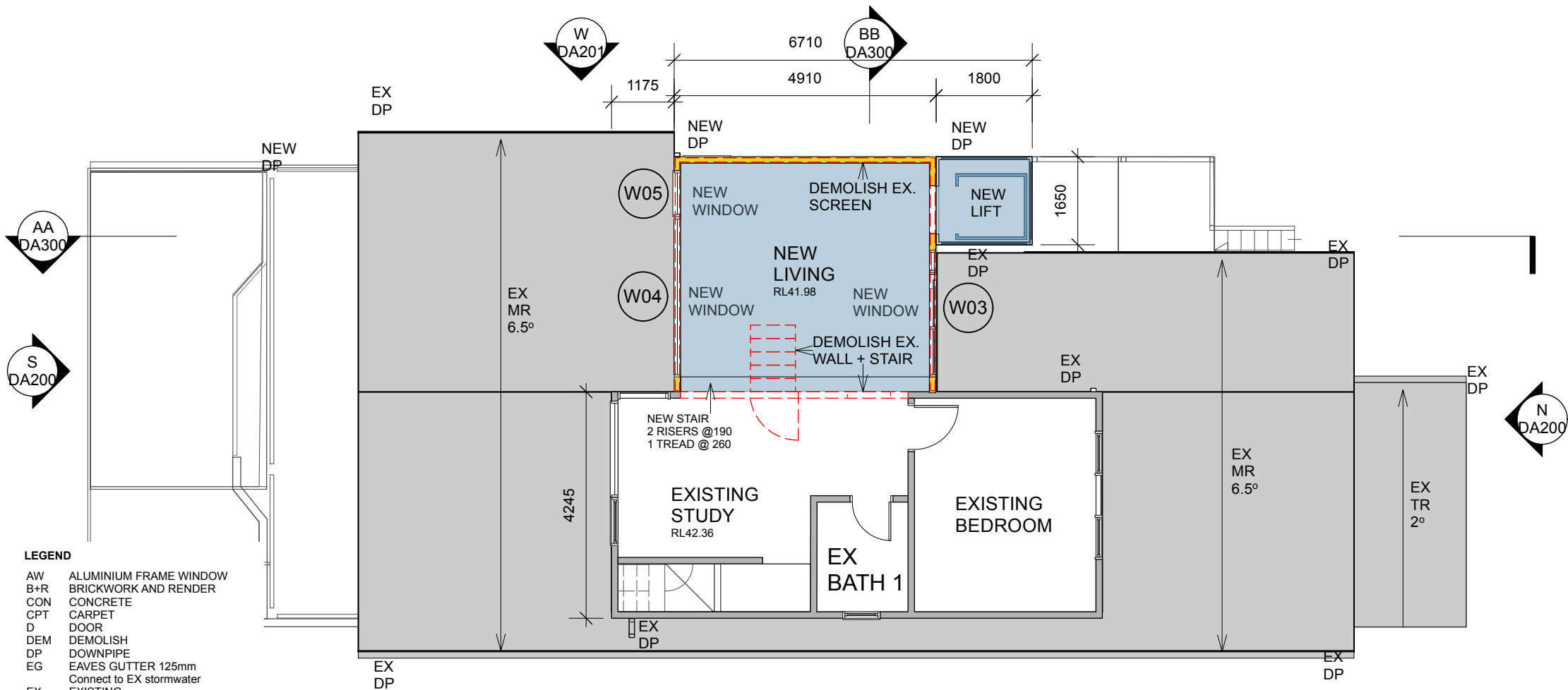
- LEGEND**
- DEMOLISH EXISTING
BUILDING ELEMENTS
 - NEW DOOR/WINDOW
 - NEW TIMBER FRAME
WALL /FLOOR FRAME
 - NEW BRICK
CONSTRUCTION
 - PROPOSED NEW
CONSTRUCTION
 - EXISTING
CONSTRUCTION



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1 Plan-Level 1
Scale: 1:100

A		5/6/2025		DEVELOPMENT APPLICATION SUBMISSION	
ISSUE	DATE	REVISION			
PROJECT		16 OGILVY ROAD CLONTARF			PROJECT # 2502
CLIENT		G + D DAVIDSON		DATE # 10/6/2025	DWG # DA110
DWG		Level 1 Plan		SCALE @ A3 1:100	
				DRAWN MM	
				CHKD MM	REVISION A



LEGEND

AW	ALUMINIUM FRAME WINDOW
B+R	BRICKWORK AND RENDER
CON	CONCRETE
CPT	CARPET
D	DOOR
DEM	DEMOLISH
DP	DOWNPIPE
EG	EAVES GUTTER 125mm Connect to EX stormwater
EX	EXISTING
FC	FIBRE CEMENT CLADDING
FG	FIXED GLASS PANEL
FCWB	FIBRE CEMENT WEATHERBOARDS
GD	GARAGE DOOR
LIFT	STEEL FRAME LIFT SHAFT To Manufacturer's spec
MR	METAL ROOF
PV	PAVERS
SF	STEEL FRAME
SP	STEEL PANEL
ST	STORAGE
SW	STORMWATER LINE
TB	TIMBER BEAM To Engineer's Details
TD	TIMBER DECK
TF	TIMBER FLOORING
TFF	TIMBER FLOOR FRAME To Engineer's details
TL	TILES
TP	TIMBER POST To Engineer's details
TRF	TIMBER ROOF FRAME To Engineer's details
TS	TIMBER SCREEN
W	WINDOW

LEGEND

	DEMOLISH EXISTING BUILDING ELEMENTS
	NEW DOOR/WINDOW
	NEW TIMBER FRAME WALL /FLOOR FRAME
	NEW BRICK CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	EXISTING CONSTRUCTION

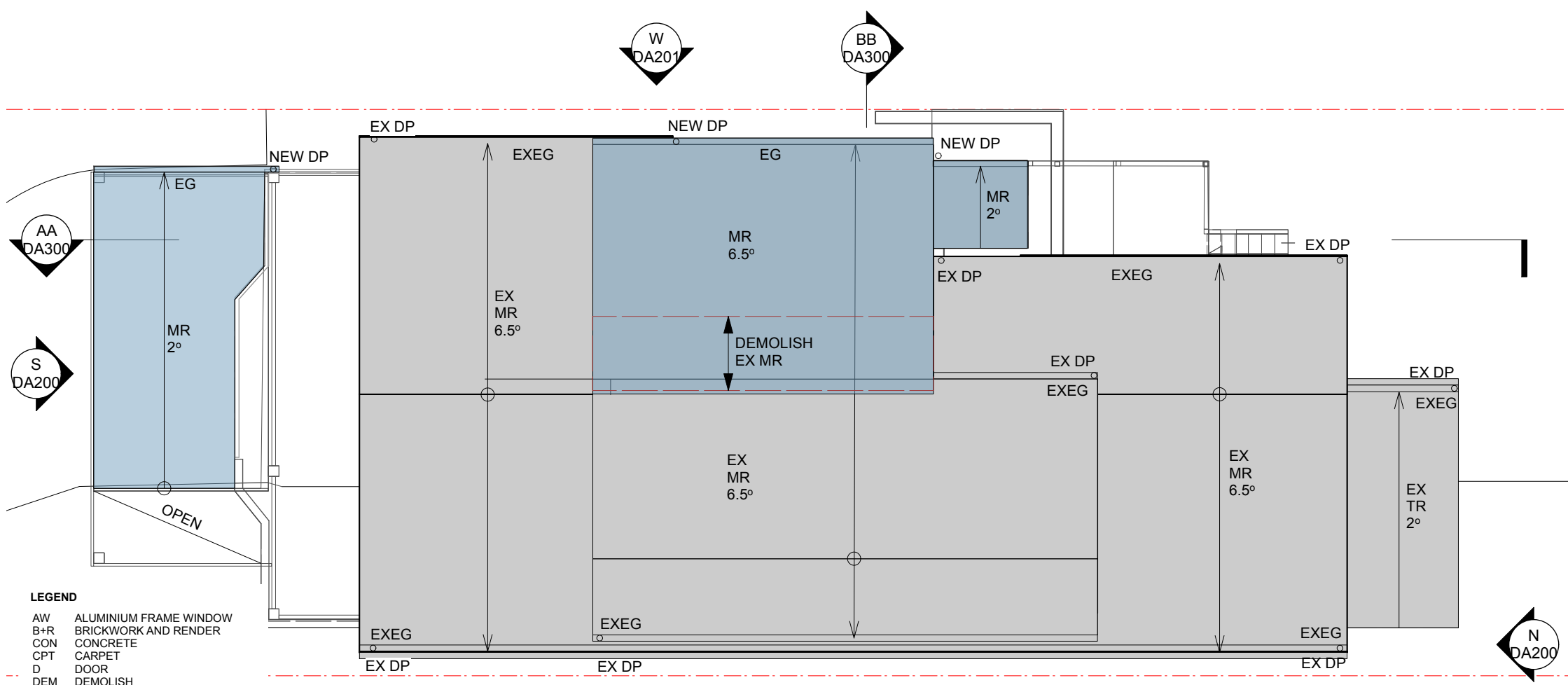
1 Plan-Level 2
Scale: 1:100



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A 5/6/2025 DEVELOPMENT APPLICATION SUBMISSION

ISSUE	DATE	REVISION	PROJECT #
PROJECT	16 OGILVY ROAD CLONTARF		2502
CLIENT	G + D DAVIDSON	DATE # 10/6/2025 SCALE @ A3 1:100 DRAWN MM	DWG # DA120
DWG	Level 2 Plan	CHKD MM	REVISION A



LEGEND

AW	ALUMINIUM FRAME WINDOW
B+R	BRICKWORK AND RENDER
CON	CONCRETE
CPT	CARPET
D	DOOR
DEM	DEMOLISH
DP	DOWNPIPE
EG	EAVES GUTTER 125mm Connect to EX stormwater
EX	EXISTING
FC	FIBRE CEMENT CLADDING
FG	FIXED GLASS PANEL
FCWB	FIBRE CEMENT WEATHERBOARDS
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LIFT	STEEL FRAME LIFT SHAFT To Manufacturer's spec
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TF	TIMBER FLOORING
TFF	TIMBER FLOOR FRAME To Engineer's details
TL	TILES
TP	TIMBER POST
TRF	TIMBER ROOF FRAME To Engineer's details
TS	TIMBER SCREEN
W	WINDOW

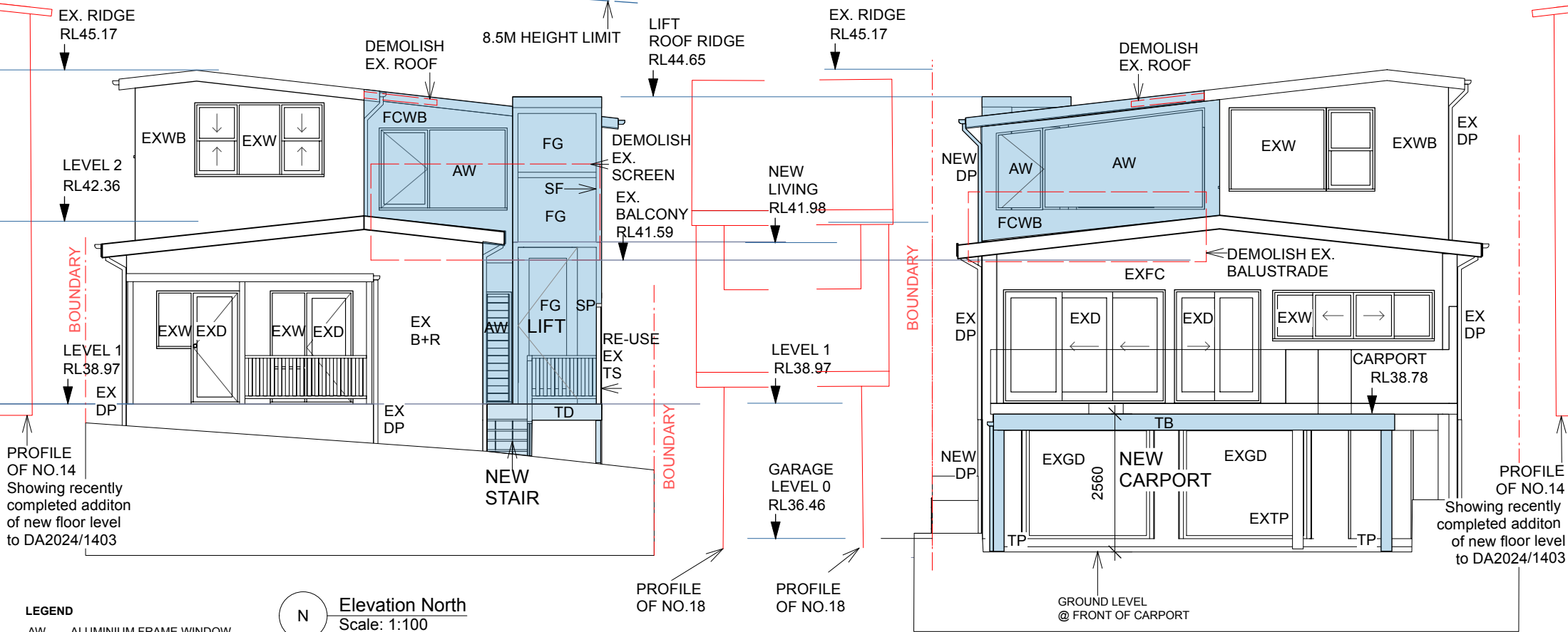
LEGEND

	DEMOLISH EXISTING BUILDING ELEMENTS
	NEW DOOR/WINDOW
	NEW TIMBER FRAME WALL /FLOOR FRAME
	NEW BRICK CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	EXISTING CONSTRUCTION



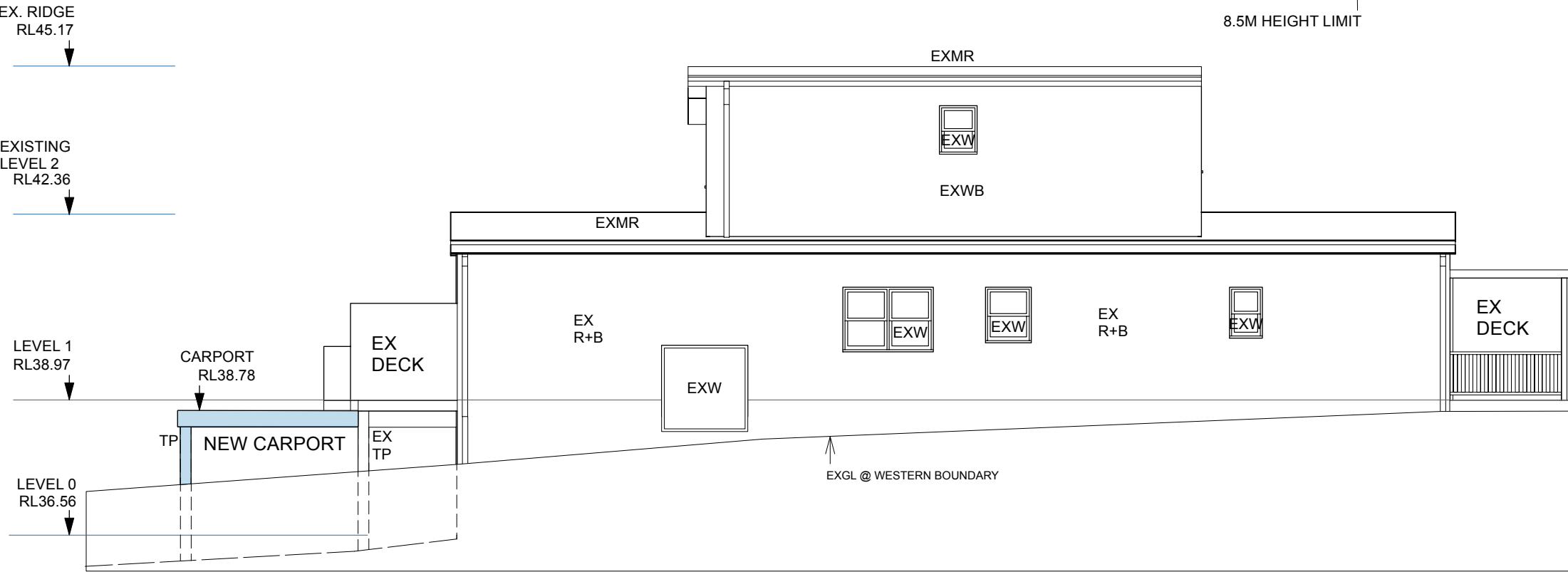
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A	5/6/2025	DEVELOPMENT APPLICATION SUBMISSION
ISSUE	DATE	REVISION
PROJECT	16 OGILVY ROAD CLONTARF	
CLIENT	G + D DAVIDSON	PROJECT # 2502
DWG	Roof Plan	DWG # DA130
DATE #	10/6/2025	SCALE @ A3 1:100
DRAWN	MM	CHKD
MM	REVISION	A



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A		5/6/2025		DEVELOPMENT APPLICATION SUBMISSION	
ISSUE	DATE	REVISION			
PROJECT	16 OGILVY ROAD CLONTARF				PROJECT # 2502
CLIENT	G + D DAVIDSON			DATE #	10/6/2025
				SCALE @ A3	1:100
DWG	Elevations-North+South				DWG # DA200
	CHKD	MM	REVISION	A	



LEGEND

- AW ALUMINIUM FRAME WINDOW
- B+R BRICKWORK AND RENDER
- CON CONCRETE
- CPT CARPET
- D DOOR
- DEM DEMOLISH
- DP DOWNPIPE
- EG EAVES GUTTER 125mm
Connect to EX stormwater
- EX EXISTING
- FC FIBRE CEMENT
CLADDING
- FG FIXED GLASS PANEL
- FCWB FIBRE CEMENT WEATHERBOARDS
- GD GARAGE DOOR
- LIFT STEEL FRAME LIFT SHAFT
To Manufacturer's spec
- MR METAL ROOF
- PV PAVERS
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- SP STEEL PANEL
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- TFF TIMBER FLOOR FRAME
To Engineer's details
- TL TILES
- TP TIMBER POST
- TRF TIMBER ROOF FRAME
To Engineer's details
- TS TIMBER SCREEN
- W WINDOW

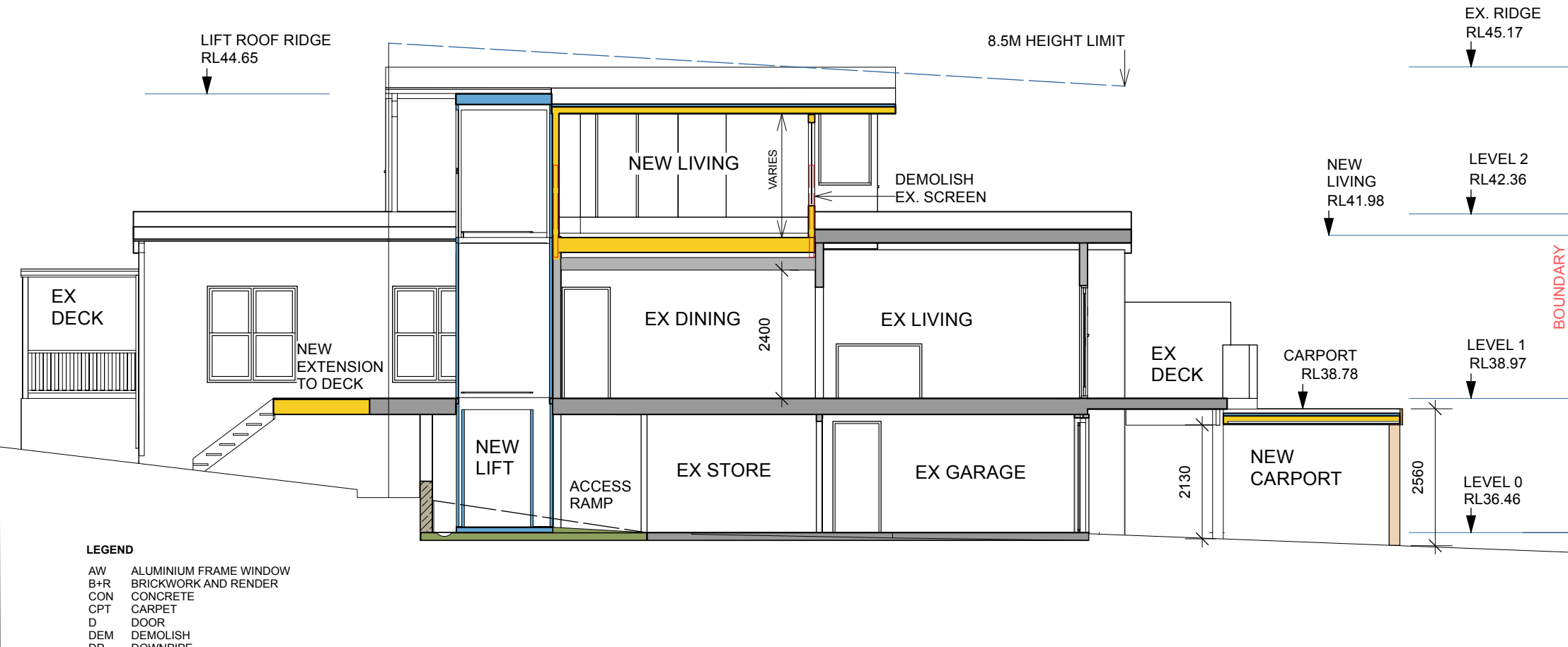
PROPOSED NEW
CONSTRUCTION

E Elevation East
Scale: 1:100



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A		5/6/2025	DEVELOPMENT APPLICATION SUBMISSION	
ISSUE	DATE		REVISION	
PROJECT	16 OGILVY ROAD CLONTARF			PROJECT # 2502
CLIENT	G + D DAVIDSON		DATE # 10/6/2025	DWG # DA202
DWG	Elevation-East		SCALE @ A3 1:100	
			DRAWN MM	
		CHKD MM	REVISION	A



LEGEND

AW	ALUMINIUM FRAME WINDOW
B+R	BRICKWORK AND RENDER
CON	CONCRETE
CPT	CARPET
D	DOOR
DEM	DEMOLISH
DP	DOWNPIPE
EG	EAVES GUTTER 125mm Connect to EX stormwater
EX	EXISTING
FC	FIBRE CEMENT CLADDING
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TL	TILES
TP	TIMBER POST
TRF	TIMBER ROOF FRAME To Engineer's details
TS	TIMBER SCREEN
W	WINDOW

LEGEND

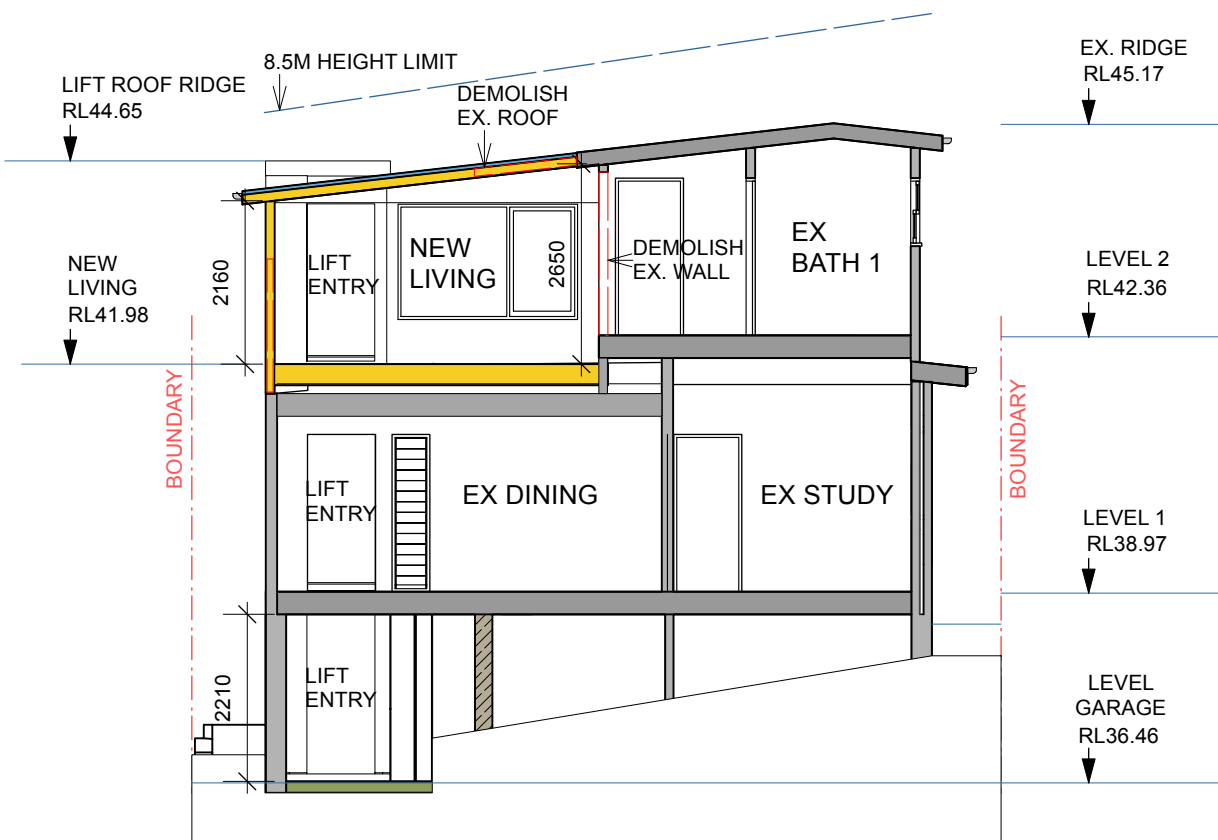
	DEMOLISH EXISTING BUILDING ELEMENTS
	NEW DOOR/WINDOW
	NEW TIMBER FRAME WALL /FLOOR FRAME
	NEW BRICK CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	EXISTING CONSTRUCTION

AA Section A
Scale: 1:100



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A	5/6/2025	DEVELOPMENT APPLICATION SUBMISSION
ISSUE	DATE	REVISION
PROJECT	16 OGILVY ROAD CLONTARF	PROJECT # 2502
CLIENT	G + D DAVIDSON	DATE # 10/6/2025
DWG	Section AA	SCALE @ A3 1:100
		DRAWN MM
		CHKD MM
		REVISION A
		DWG # DA300



1 Section B
Scale: 1:100

LEGEND

AW	ALUMINIUM FRAME WINDOW
B+R	BRICKWORK AND RENDER
CON	CONCRETE
CPT	CARPET
D	DOOR
DEM	DEMOLISH
DP	DOWNPIPE
EG	EAVES GUTTER 125mm Connect to EX stormwater
EX	EXISTING
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FG	FIXED GLASS PANEL
FCWB	FIBRE CEMENT WEATHERBOARDS
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LIFT	STEEL FRAME LIFT SHAFT To Manufacturer's spec
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SP	STEEL PANEL
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TB	TIMBER BEAM To Engineer's Details
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TFF	TIMBER FLOOR FRAME To Engineer's details
TL	TILES
TP	TIMBER POST
TRF	TIMBER ROOF FRAME To Engineer's details
TS	TIMBER SCREEN
W	WINDOW

LEGEND

	DEMOLISH EXISTING BUILDING ELEMENTS
	NEW DOOR/WINDOW
	NEW TIMBER FRAME WALL /FLOOR FRAME
	NEW BRICK CONSTRUCTION
	PROPOSED NEW CONSTRUCTION
	EXISTING CONSTRUCTION



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A		5/6/2025	DEVELOPMENT APPLICATION SUBMISSION	
ISSUE	DATE		REVISION	
PROJECT			16 OGILVY ROAD CLONTARF	
			PROJECT # 2502	
CLIENT	G + D DAVIDSON		DATE # 10/6/2025	DWG #
			SCALE @ A3 1:100	DA301
DWG	Section BB		DRAWN MM	
			CHKD MM	REVISION A

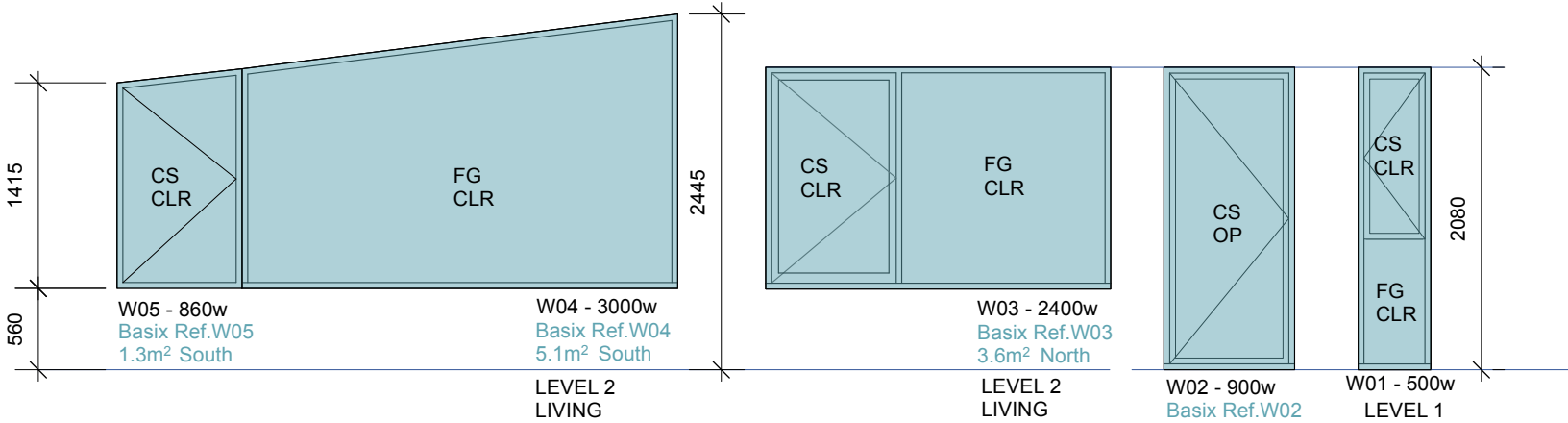
BASIX COMMITMENTS
CERTIFICATE NO.1799139

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Construction
Insulation requirements
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	1	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	1.9	5	2.1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	N	3.6	0	0	external louvre/ blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	5.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	S	1.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



2 WINDOW SCHEDULE
Scale: 1:50

FINISHES SCHEDULE

PITCHED + FLAT ROOF
STEEL ROOF SHEET
MANUFACTURER:
LYSAGHT
COLOUR:
WINDSPRAY
SOLAR ABSORPTANCE 0.6

EAVES GUTTER
COLOUR:
COLORBOND IRONSTONE

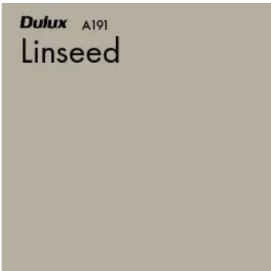
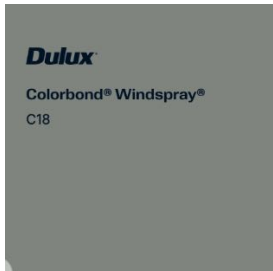
EAVES GUTTER/FASCIAS
COLOUR:
COLORBOND IRONSTONE

STEEL FRAME-LIFT:
COLOUR:
DULUX IRONSTONE

FIBRE CEMENT
WEATHERBOARDS
MANUFACTURER:
HARDIE'S
COLOUR:

TIMBER POSTS-CARPORT:
EQUAL TO CABOTS
EXTERIOR VARNISH STAIN
COLOUR: TEAK

ALUMINIUM WINDOW FRAME:
DULUX VIVID WHITE



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A	5/6/2025	DEVELOPMENT APPLICATION SUBMISSION
ISSUE	DATE	REVISION
PROJECT	16 OGILVY ROAD CLONTARF	PROJECT # 2502
CLIENT	G + D DAVIDSON	DATE # 10/6/2025 SCALE @ A3 NTS DRAWN MM CHKD MM
DWG	Window Schedule / BASIX / Finishes	DWG # A400 REVISION A