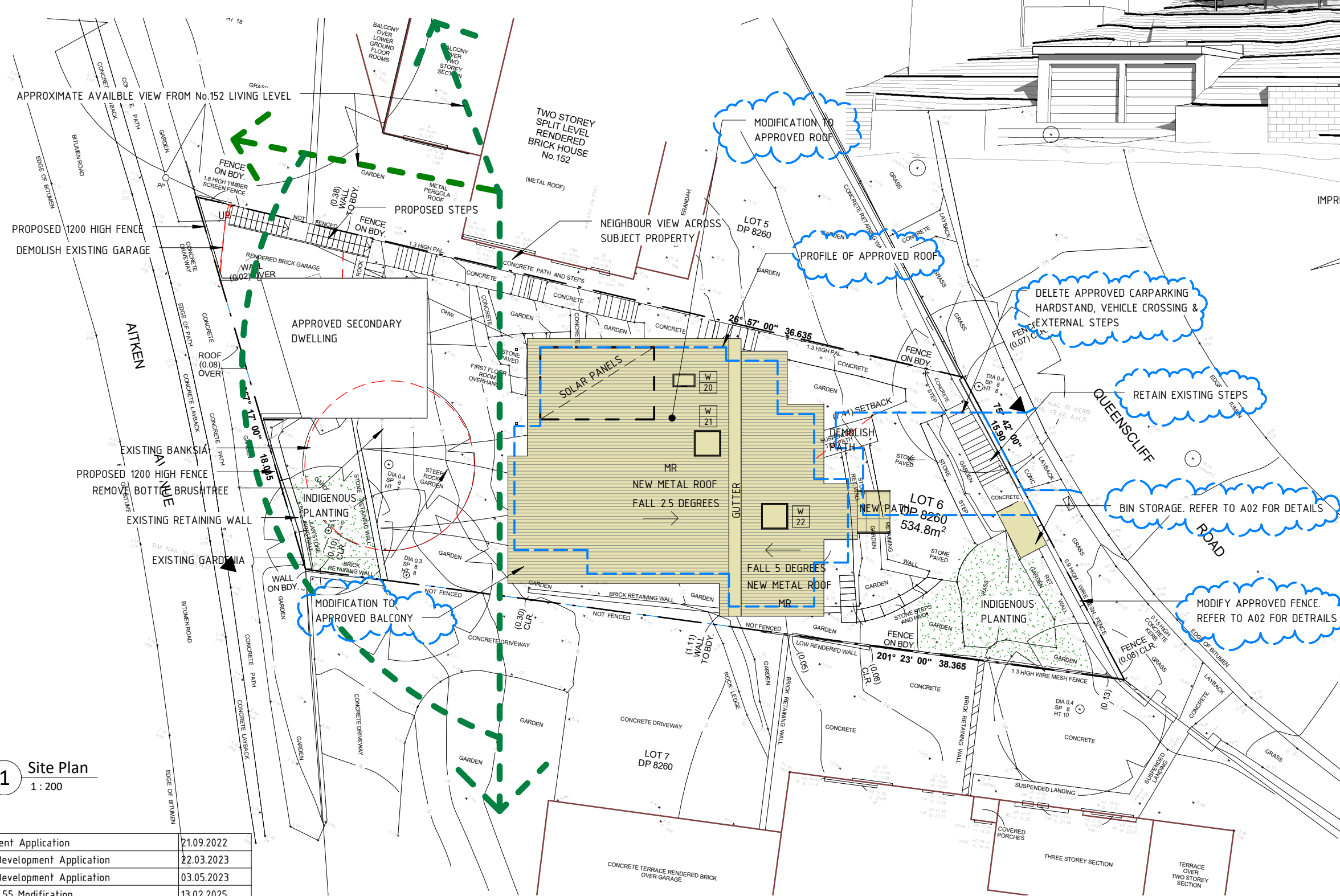


IMPRESSION OF PROPOSAL VIEWED FROM AIKTEN AVENUE



1 Site Plan
1:200

- ABBREVIATIONS
- AC AIR CONDITIONING
 - CR CEMENT RENDER
 - D DOOR
 - ENS ENSUITE
 - EX EXISTING
 - LDY LAUNDRY
 - MR METAL ROOF
 - RL REDUCED LEVEL
 - ROBE WARDROBE
 - W WINDOW
 - WC WATER CLOSET
 - WM WASHING MACHINE

- LEGEND
- EXISTING WALL
 - NEW TIMBER WALL
 - NEW BRICK WALL
 - DEMOLISH
 - SCOPE OF SECT 4.55 WORKS
 - SECTION 4.55 MODIFICATION WORKS

1	Development Application	21.09.2022
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5	Section 4.55 Modification	07.03.2025
No	Revision Description	Date

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mail@scopearchitects.com.au ph: 9400 4554
www.scopearchitects.com.au

CLIENT
CHRISTINA & ANTONY CLARKE

PROJECT
Alterations & Additions
150 QUEENSLIFF RD QUEENSLIFF 2096
LOT: 6 DP: 8260

DRAWING TITLE
SITE PLAN

TRUE NORTH

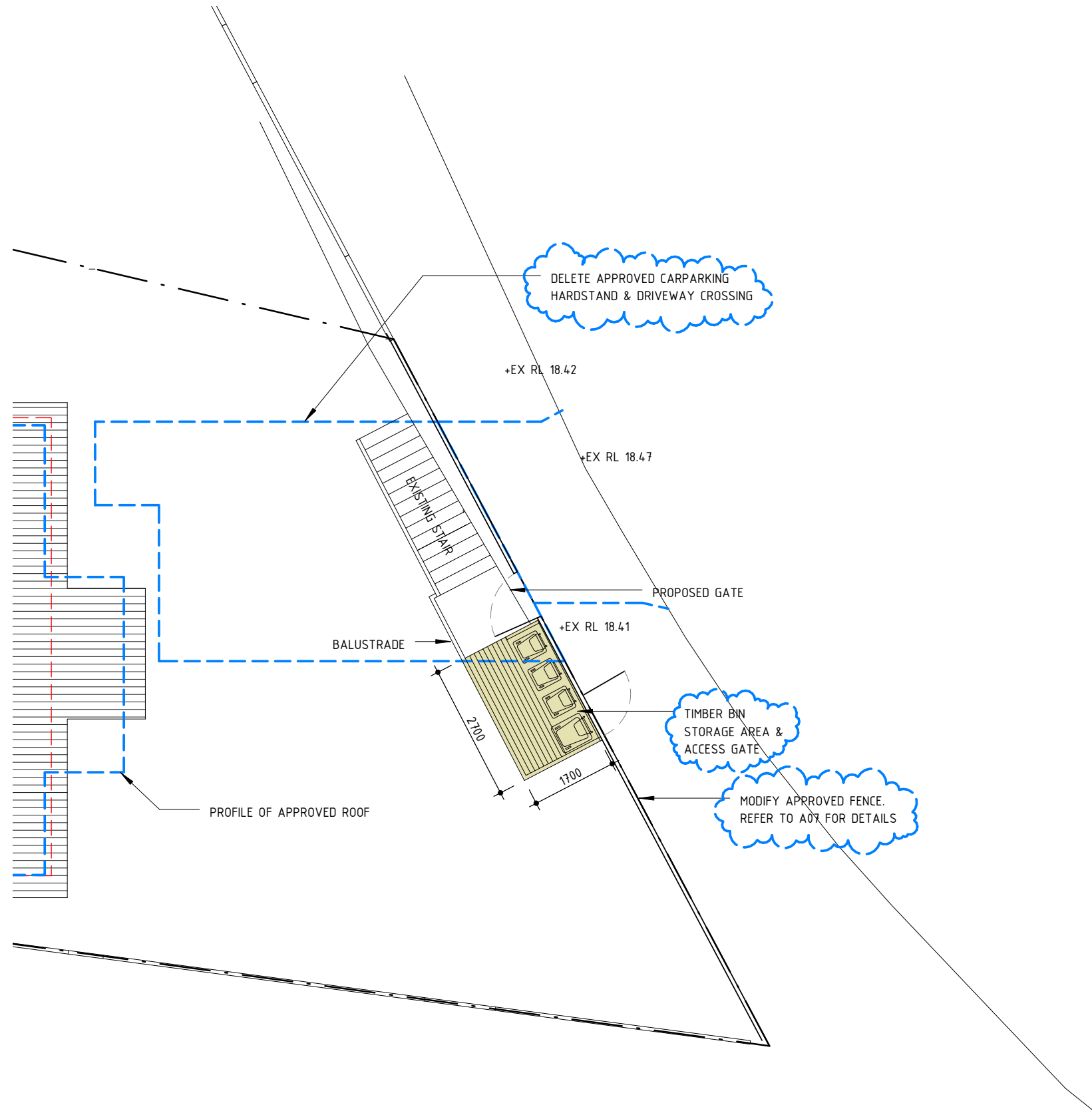
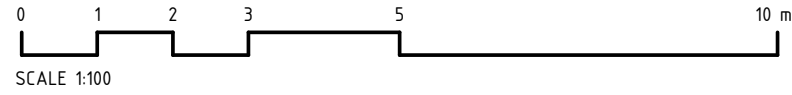
DRAWN
XK

PROJECT NO.
02201

SCALE
As indicated

DRAWING NO
A01

REV NO
5



LEGEND

- EXISTING WALL
- NEW TIMBER WALL
- NEW BRICK WALL
- DEMOLISH
- SCOPE OF SECT 4.55 WORKS
- SECTION 4.55 MODIFICATION WORKS

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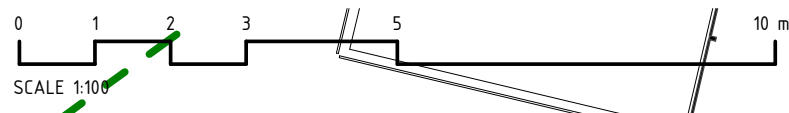
PROJECT
Alterations & Additions
 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

DRAWING TITLE
CARPARKING PLAN

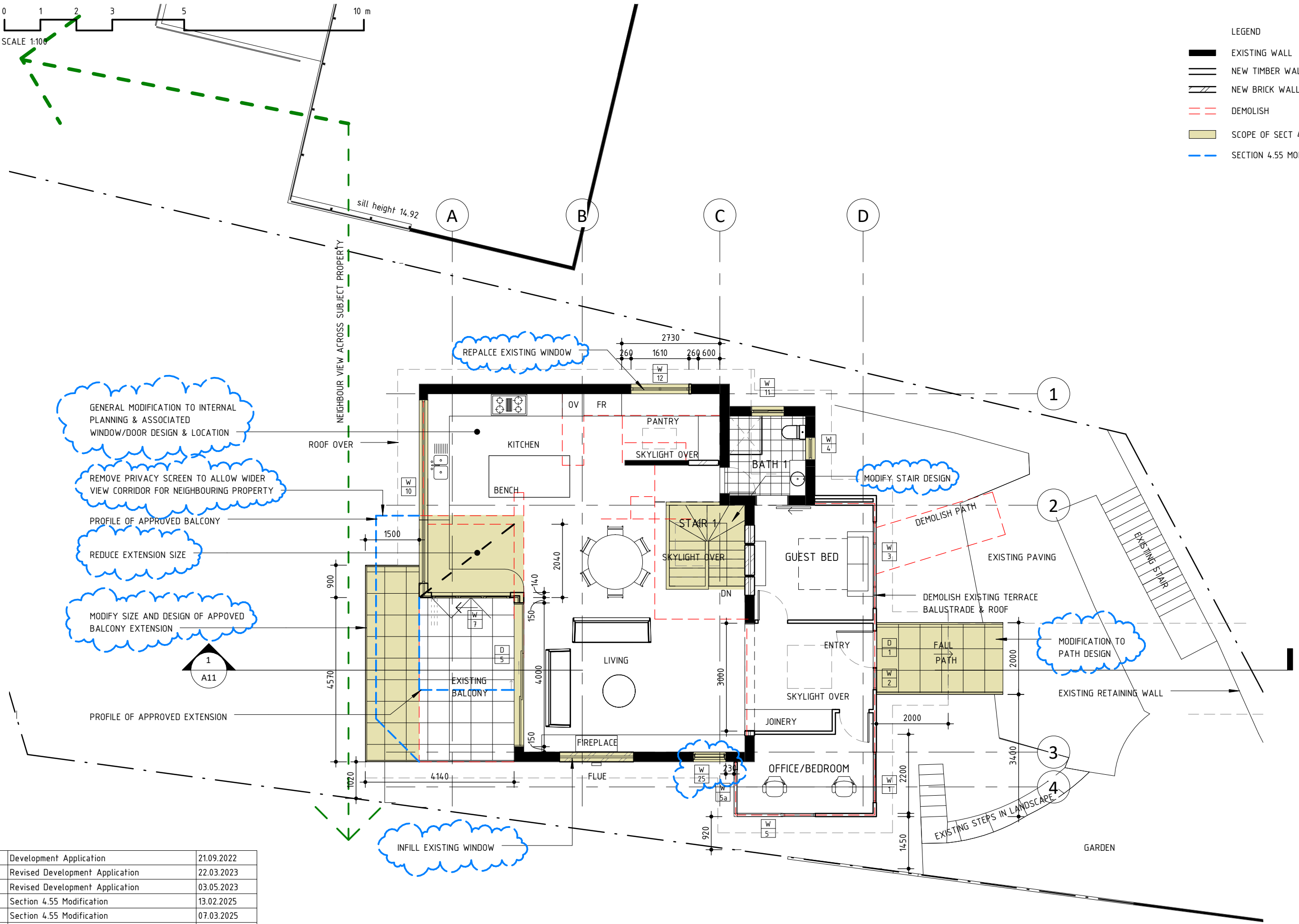
TRUE NORTH

 DRAWN
 XK
 SIZE
 A3
 PROJECT NO.
 02201
 SCALE
 1 : 100

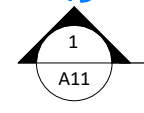
DRAWING NO
A02
 REV NO
5



- LEGEND
- EXISTING WALL
 - NEW TIMBER WALL
 - NEW BRICK WALL
 - DEMOLISH
 - SCOPE OF SECT 4.55 WORKS
 - SECTION 4.55 MODIFICATION WORKS



- GENERAL MODIFICATION TO INTERNAL PLANNING & ASSOCIATED WINDOW/DOOR DESIGN & LOCATION
- REMOVE PRIVACY SCREEN TO ALLOW WIDER VIEW CORRIDOR FOR NEIGHBOURING PROPERTY
- PROFILE OF APPROVED BALCONY
- REDUCE EXTENSION SIZE
- MODIFY SIZE AND DESIGN OF APPROVED BALCONY EXTENSION



1	Development Application	21.09.2022
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 LOT: 6 DP: 8260

DRAWING TITLE
GROUND FLOOR PLAN

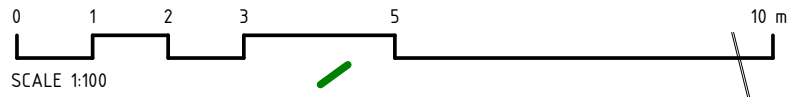
TRUE NORTH

DRAWN
 XK
 SIZE
 A3

PROJECT NO.
 02201
 SCALE
 1 : 100

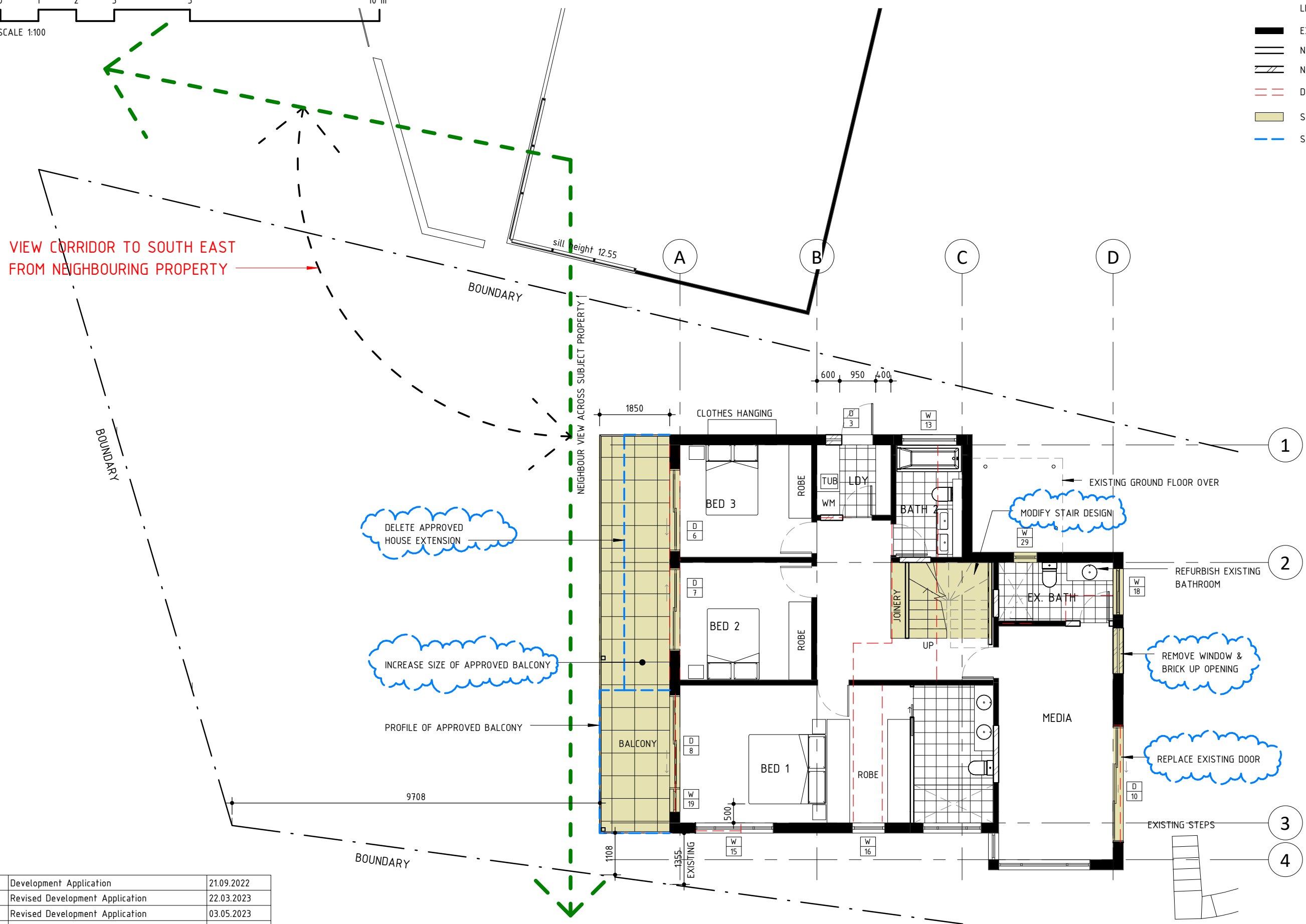
DRAWING NO
A03

REV NO
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- LEGEND
- EXISTING WALL
 - NEW TIMBER WALL
 - NEW BRICK WALL
 - DEMOLISH
 - SCOPE OF SECT 4.55 WORKS
 - SECTION 4.55 MODIFICATION WORKS

VIEW CORRIDOR TO SOUTH EAST FROM NEIGHBOURING PROPERTY



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 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

DRAWING TITLE
LOWER GROUND FLOOR PLAN

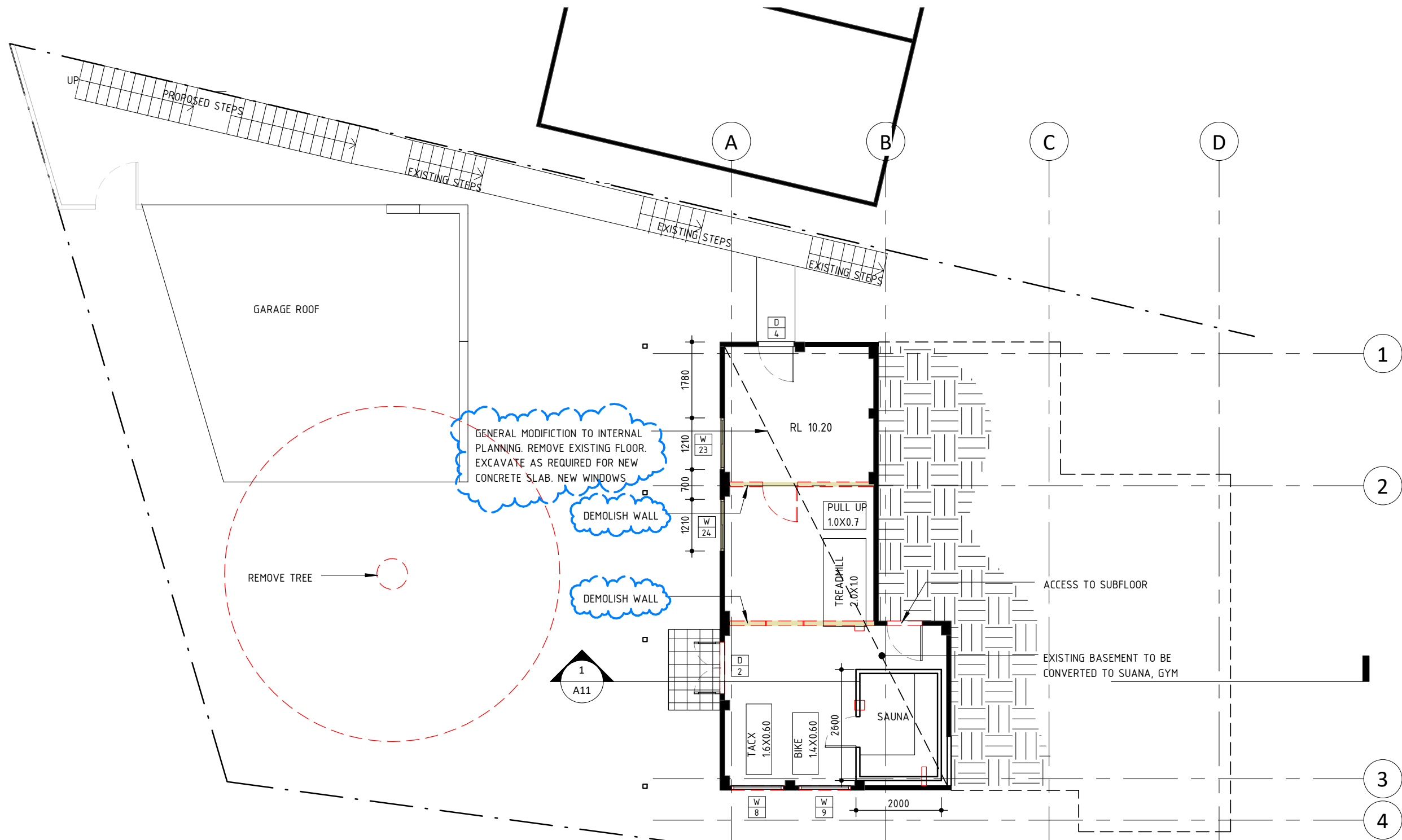
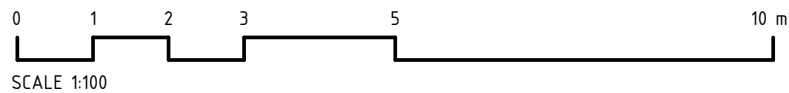
TRUE NORTH

DRAWN
 XK
 SIZE
 A3

PROJECT NO.
 02201
 SCALE
 1 : 100

DRAWING NO
A04

REV NO
5



LEGEND

	EXISTING WALL
	NEW TIMBER WALL
	NEW BRICK WALL
	DEMOLISH
	SCOPE OF SECT 4.55 WORK
	SECTION 4.55 MODIFICATION WORKS

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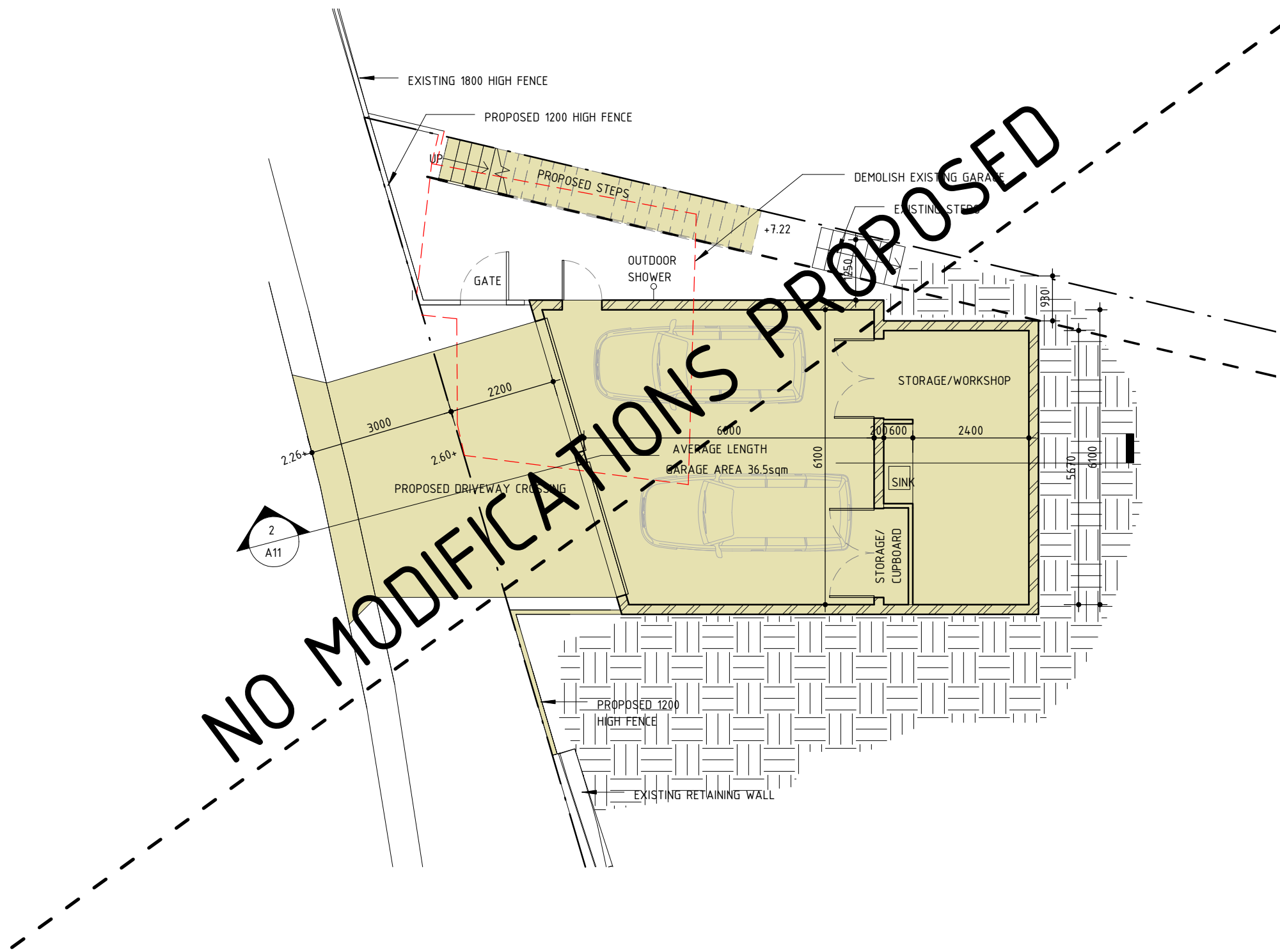
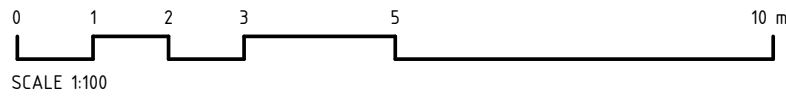
CLIENT
CHRISTINA & ANTONY CLARKE

PROJECT
Alterations & Additions
 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

DRAWING TITLE
BASEMENT

TRUE NORTH
 DRAWN XK
 PROJECT NO. 02201
 SCALE 1:100

DRAWING NO. **A05**
 REV NO. **5**



- LEGEND
- EXISTING WALL
 - NEW TIMBER WALL
 - NEW BRICK WALL
 - DEMOLISH
 - SCOPE OF SECT 4.55 WORKS
 - SECTION 4.55 MODIFICATION WORKS

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CLIENT
CHRISTINA & ANTONY CLARKE

PROJECT
Alterations & Additions
 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

DRAWING TITLE
GARAGE

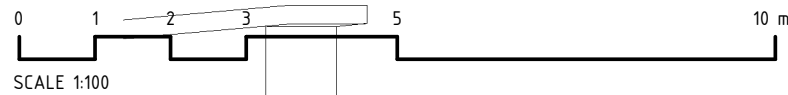
TRUE NORTH

DRAWN
 XK
 SIZE
 A3

PROJECT NO.
 02201
 SCALE
 1 : 100

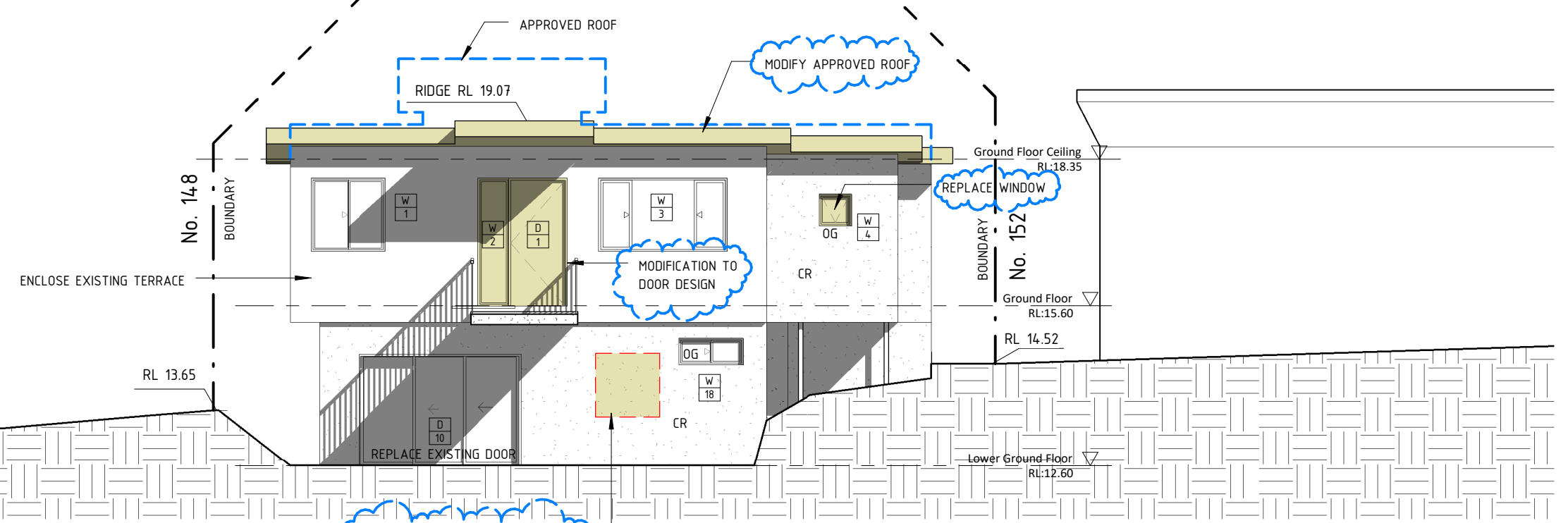
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REV NO
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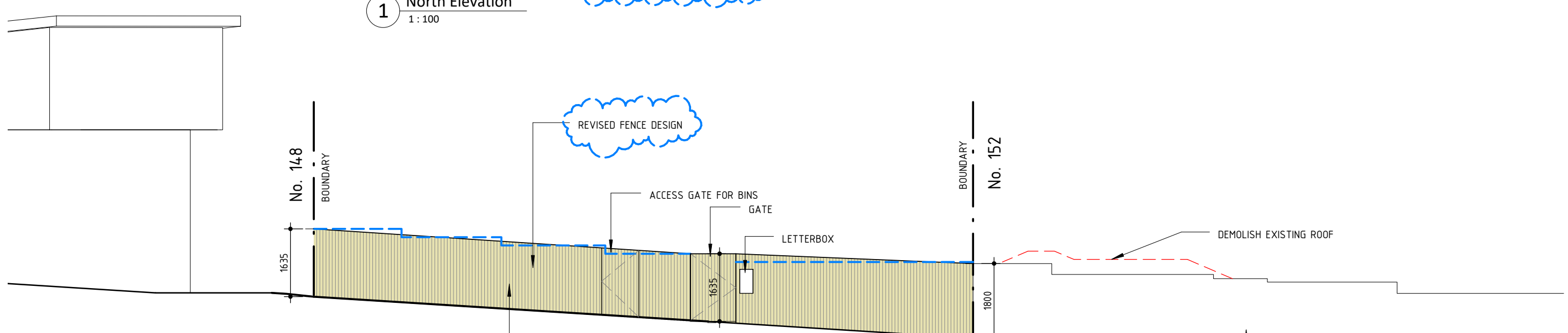


LEGEND

- EXISTING WALL
- NEW TIMBER WALL
- NEW BRICK WALL
- DEMOLISH
- SCOPE OF SECT 4.55 WORKS
- SECTION 4.55 MODIFICATION WORKS



1 North Elevation
1 : 100

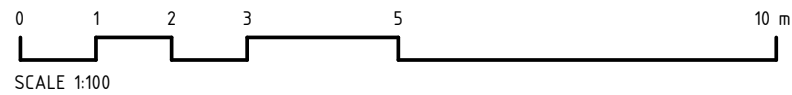


2 Fence Elevation
1 : 100

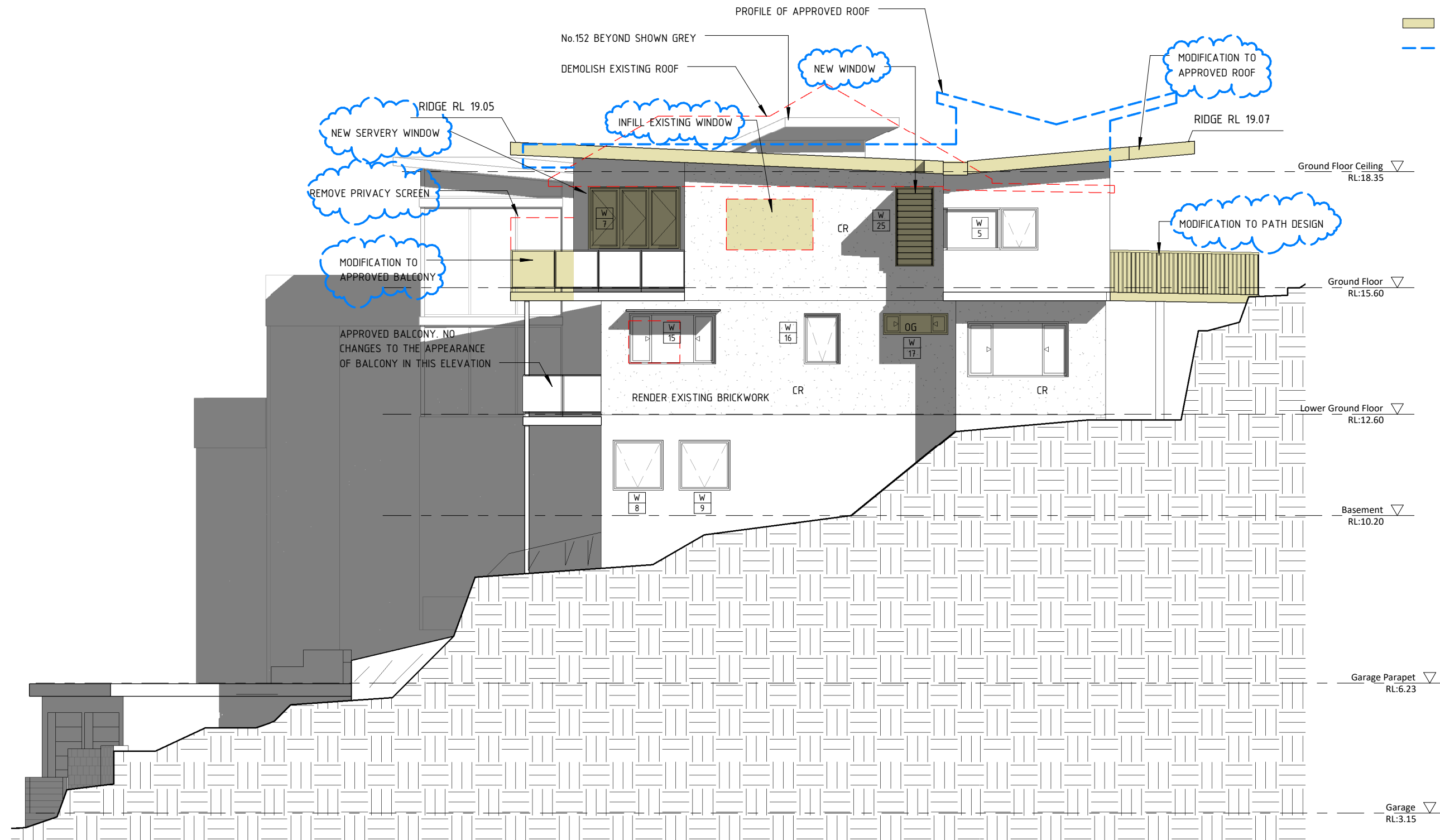
FENCE CONSTRUCTION:
AUSTRALIAN HARDWOOD, OILED FINISH
VERTICAL TIMBER BATTENS - USE A COMBINATION OF
(a) 70 X 35mm ON EDGE & (b) 35X35mm.
PATTERN a-b-b-b-a

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<p>80 WEST ST BALGOWLAH NSW 2093 mail@scopearchitects.com.au ph: 9400 4554 www.scopearchitects.com.au</p>	<p>CLIENT CHRISTINA & ANTONY CLARKE</p>	<p>PROJECT Alterations & Additions 150 QUEENSLIFF RD QUEENSLIFF 2096 LOT: 6 DP: 8260</p>	<p>DRAWING TITLE NORTH ELEVATION</p>	<p>TRUE NORTH</p>	<p>DRAWN Xu</p>	<p>PROJECT NO. 02201</p>	<p>DRAWING NO A07</p>	<p>REV NO 5</p>
					<p>SIZE A3</p>	<p>SCALE 1 : 100</p>		



- LEGEND
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CLIENT
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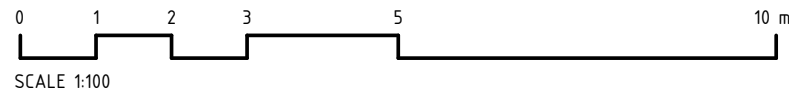
PROJECT
Alterations & Additions
150 QUEENSLIFF RD QUEENSLIFF 2096
LOT: 6 DP: 8260

DRAWING TITLE
EAST ELEVATION

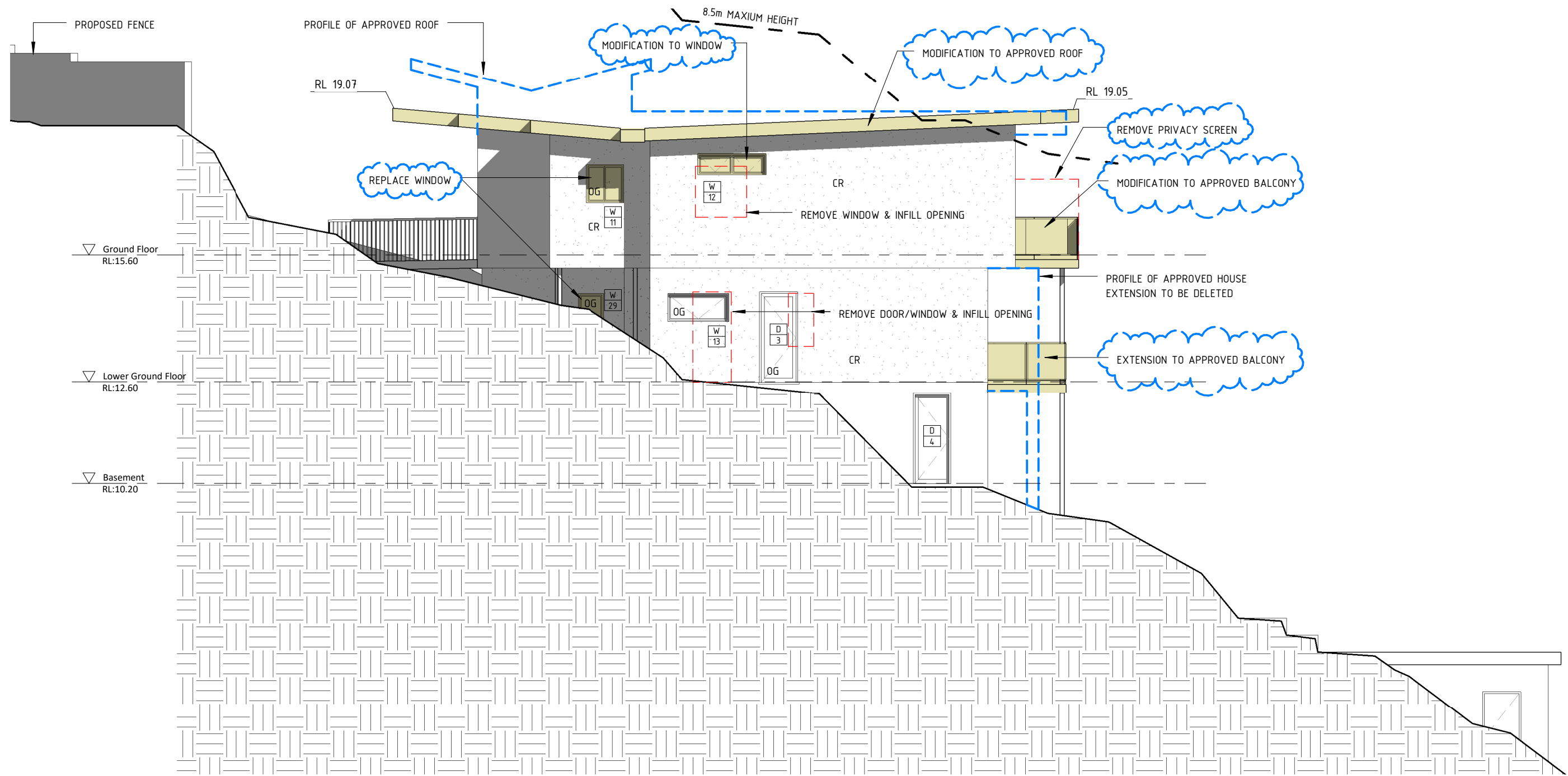
TRUE NORTH

DRAWN	PROJECT NO.
XK	02201
SIZE	SCALE
A3	1 : 100

DRAWING NO	REV NO
A08	5



- LEGEND
- EXISTING WALL
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 - NEW BRICK WALL
 - DEMOLISH
 - SCOPE OF SECT 4.55 WORKS
 - SECTION 4.55 MODIFICATION WORKS



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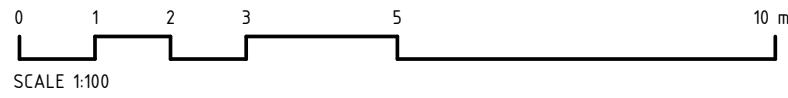
CLIENT
CHRISTINA & ANTONY CLARKE

PROJECT
Alterations & Additions
 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

DRAWING TITLE
WEST ELEVATION

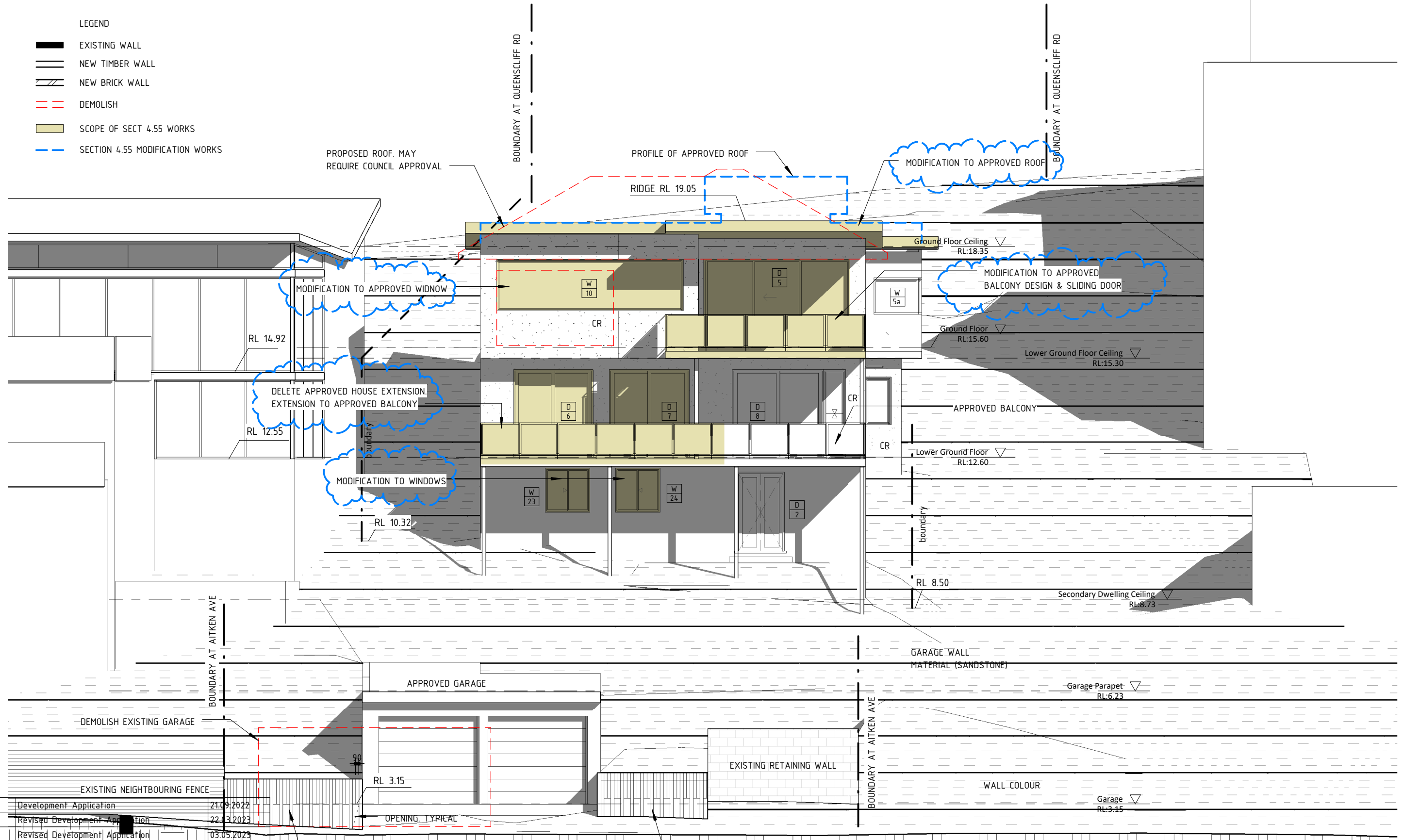
TRUE NORTH
 DRAWN Xu
 PROJECT NO. 02201
 SIZE A3
 SCALE 1:100

DRAWING NO. **A09**
 REV NO. **5**



LEGEND

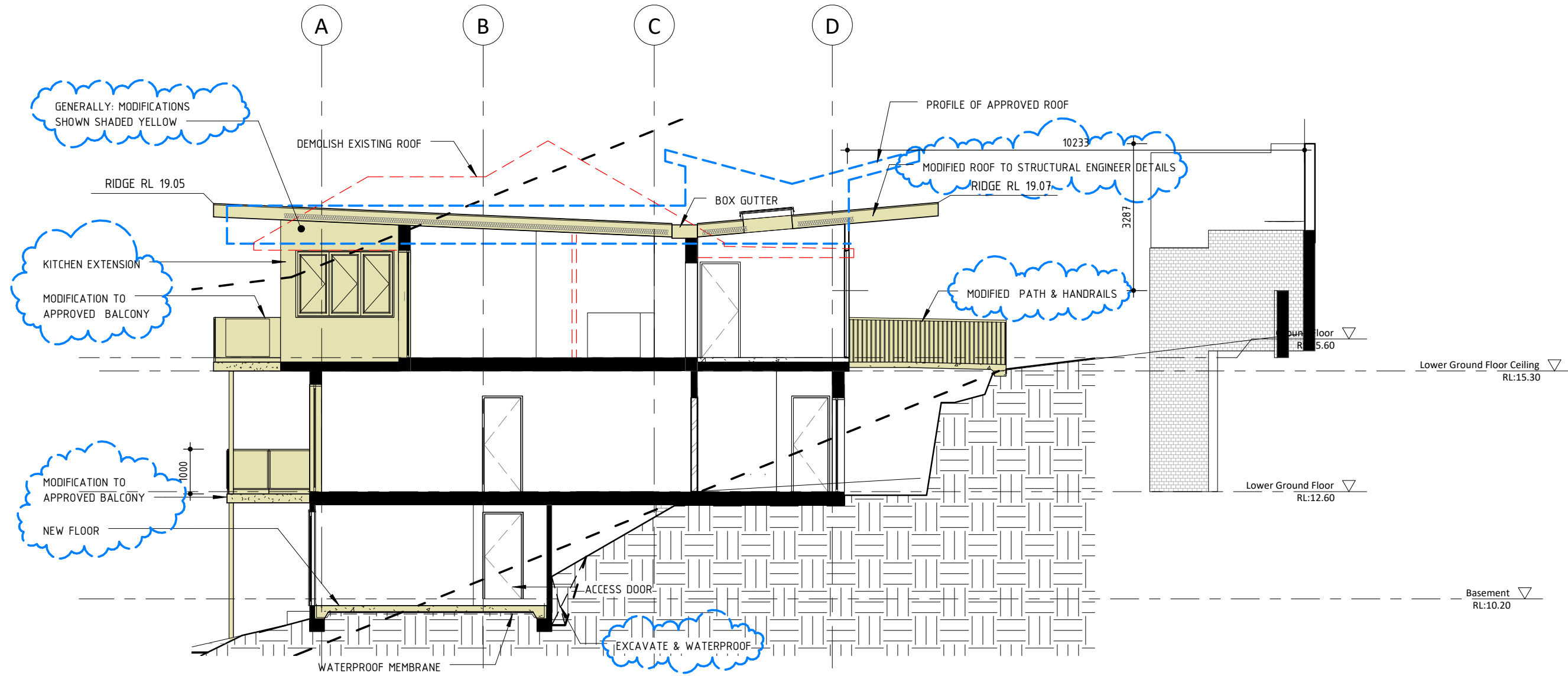
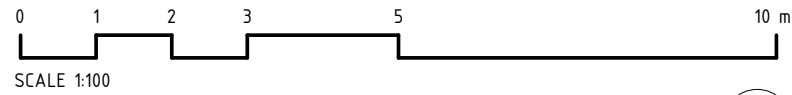
- EXISTING WALL
- NEW TIMBER WALL
- NEW BRICK WALL
- DEMOLISH
- SCOPE OF SECT 4.55 WORKS
- SECTION 4.55 MODIFICATION WORKS



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No	Revision Description	Date

	CLIENT CHRISTINA & ANTONY CLARKE	PROJECT Alterations & Additions 150 QUEENSLIFF RD QUEENSLIFF 2096 LOT: 6 DP: 8260	DRAWING TITLE SOUTH ELEVATION	TRUE NORTH	DRAWN Xu	PROJECT NO. 02201	DRAWING NO A10	REV NO 5
	80 WEST ST BALGOWLAH NSW 2093 mail@scopearchitects.com.au ph: 9400 4554 www.scopearchitects.com.au	SCALE 1 : 100						

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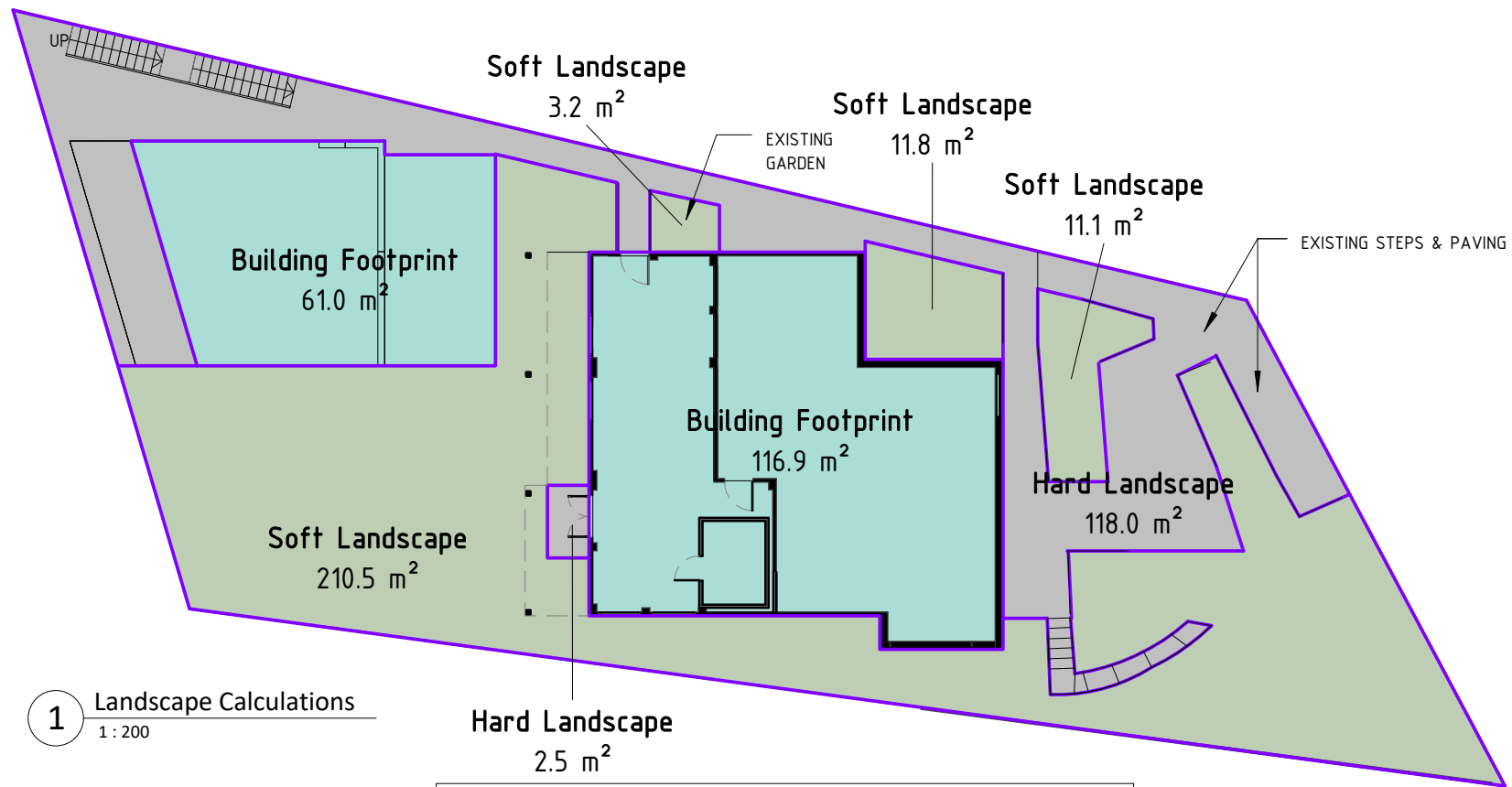
1 Long Section
1 : 100

NOTE: PROVIDE INSULATION TO BASIX REQUIREMENTS

1	Development Application	21.09.2022
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No	Revision Description	Date

LEGEND

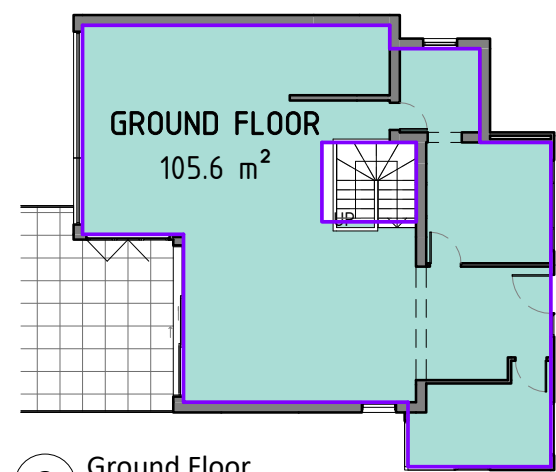
	EXISTING WALL
	NEW TIMBER WALL
	NEW BRICK WALL
	DEMOLISH
	SCOPE OF SECT 4.55 WORKS
	SECTION 4.55 MODIFICATION WORKS



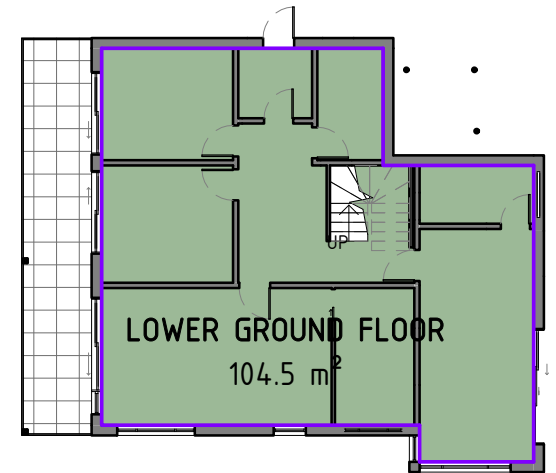
1 Landscape Calculations
1 : 200

Landscape Area Calculations		
Name	Area	% of site
Building Footprint	177.9 m ²	33.3%
Hard Landscape	120.5 m ²	22.5%
Soft Landscape	236.5 m ²	44.2%
	534.9 m ²	100.0%

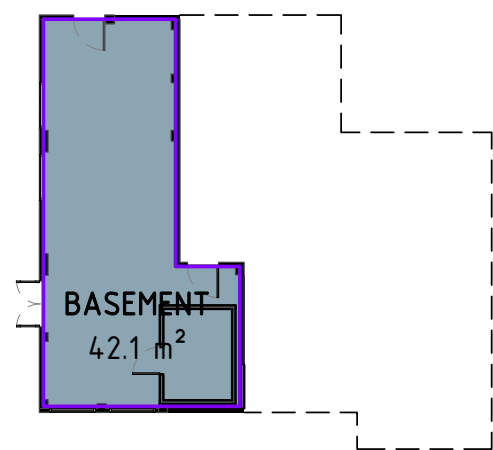
BASIX COMMITMENTS	REQUIREMENTS
HOT WATER FIXTURES SHOWERHEADS TOILETS TAPS	SOLAR ELECTRIC BOOST 3 STAR (NO GREATER THAN 9L/MIN) 3 STAR (AVERAGE 4L/FLUSH) 3 STAR (NO GREATER THAN 9L/MIN)
THERMAL COMFORT BRICK VENEER CONCRETE SLAB SUSPENDED FLOOR EXTERNAL WEATHERBOARD CEILING FLAT CEILING RAKED ROOF ROOF COLOUR	INSULATION R1.86 (OR 2.40 INC CONSTRUCTION) NIL NIL R2.0 (OR R2.4 INC. CONSTRUCTION) R1.45(UP) R14.5(UP) FOIL BACKED BLANKET 55mm MEDIUM (SOLAR ABSORPTANCE 0.475- 0.70)
WINDOWS	REFER TO BASIX SCHEDULE
ARTIFICIAL LIGHTING	PRIMARY LIGHTING TO BE LIGHT-EMITTING-DIODE (LED) LAMPS
RAINWATER TANK	2500 LITRES. ROOF COLLECTION AREA 135sqm
COOLING & HEATING ALTERNATIVE ENERGY	1 PHASE AIR CONDITIONING 5 STAR RATING PHOTOVOLTAIC SYSTEM TO GENERATE AT LEAST 4kW



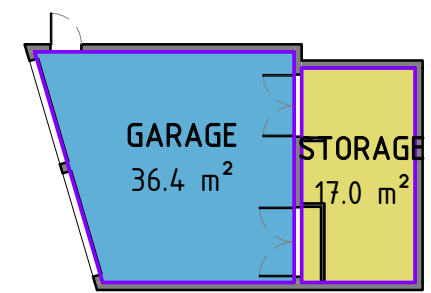
2 Ground Floor
1 : 200



3 Lower Ground Floor
1 : 200



4 Basement
1 : 200



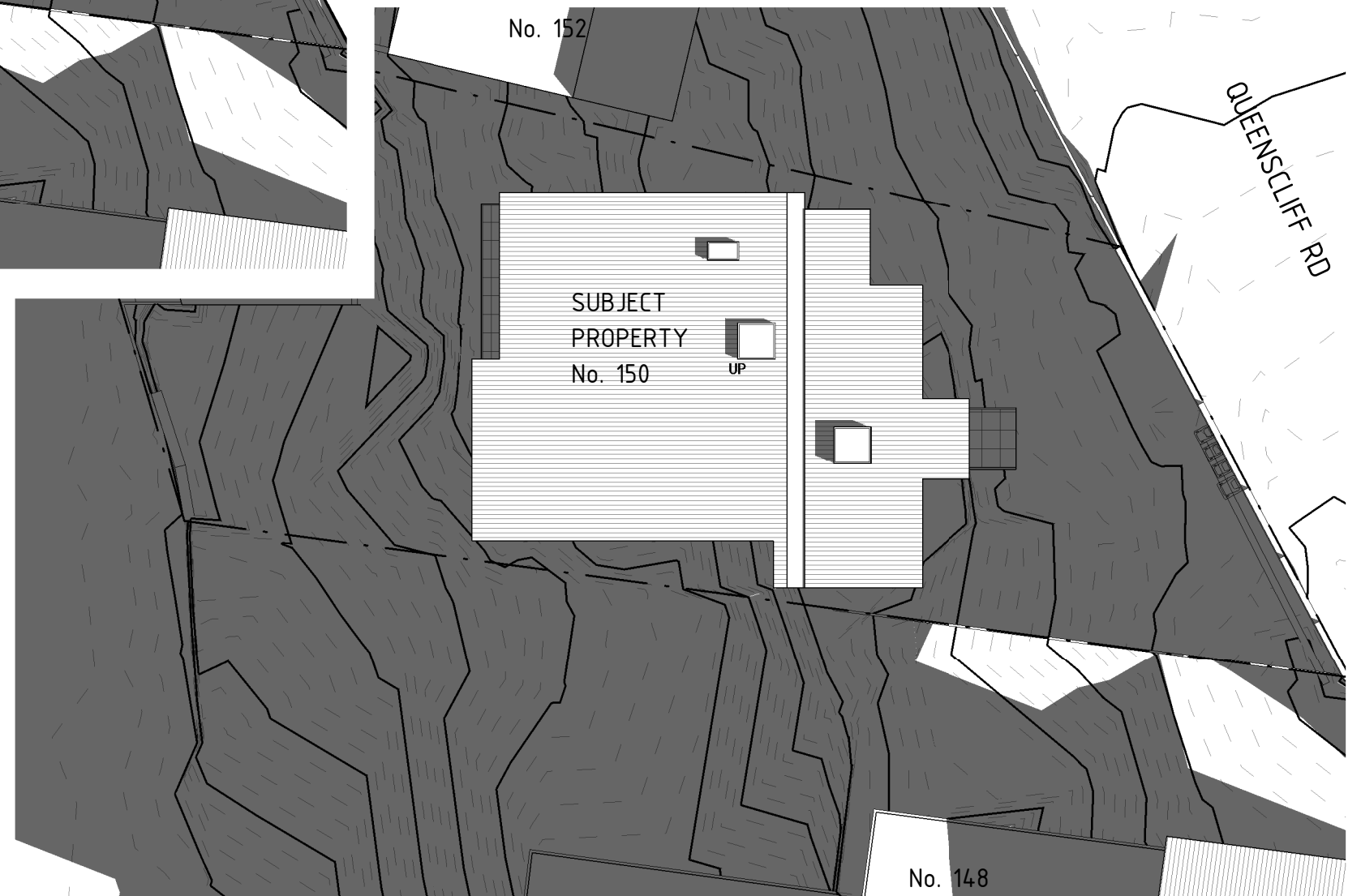
5 Garage
1 : 200

Gross Floor Area	
Name	Area
BASEMENT	42.1 m ²
GARAGE	36.4 m ²
GROUND FLOOR	105.6 m ²
LOWER GROUND FLOOR	104.5 m ²
STORAGE	17.0 m ²
	305.6 m ²

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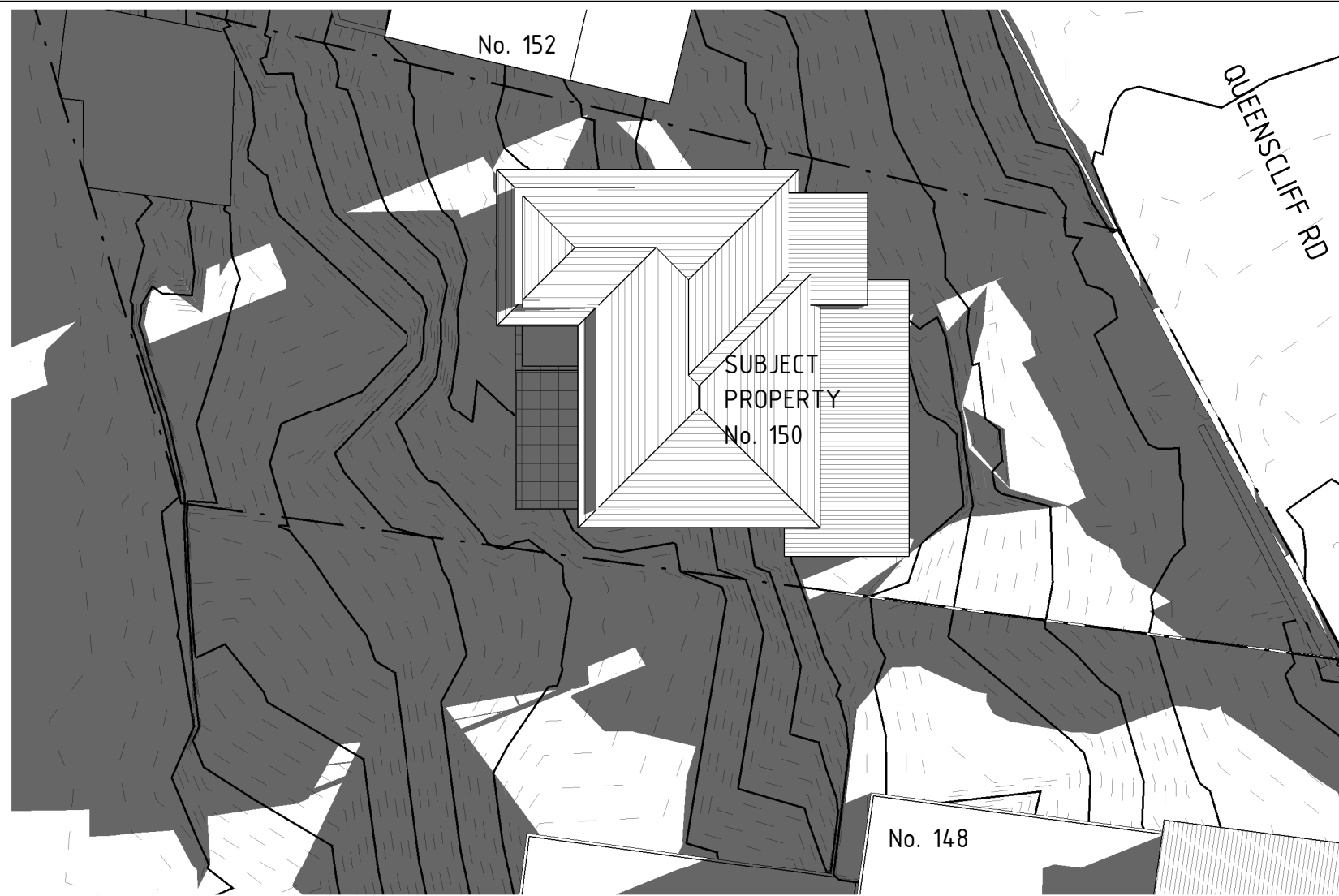


1 June 21 - 9am Existing
1 : 200



2 June 21 - 9am Proposed
1 : 200

No	Revision Description	Date
1	Development Application	21.09.2022
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1 June 21 - 12pm Existing
1 : 200



2 June 21 - 12pm Proposed
1 : 200

No	Revision Description	Date
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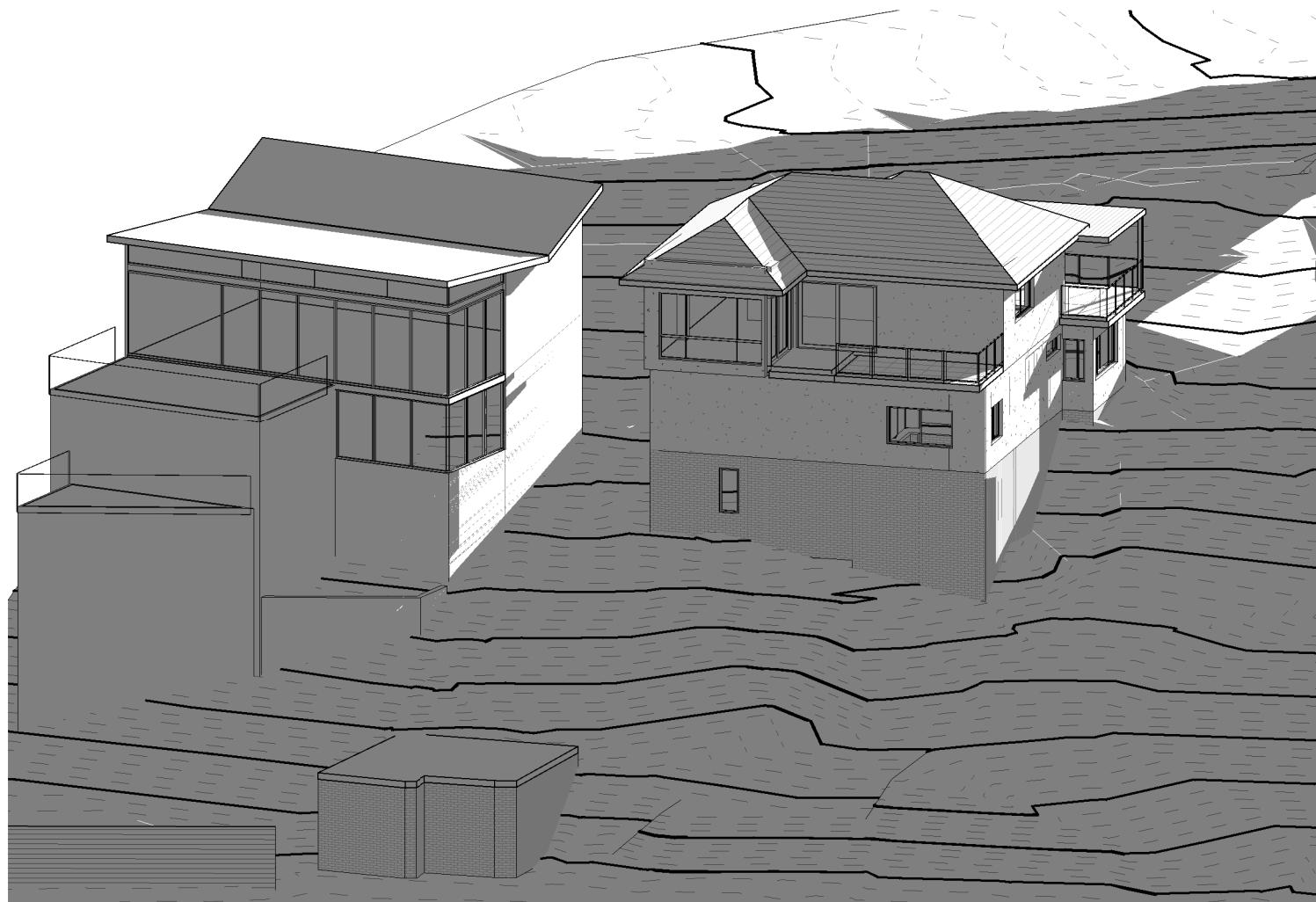


1 June 21 - 3pm Existing
1:200

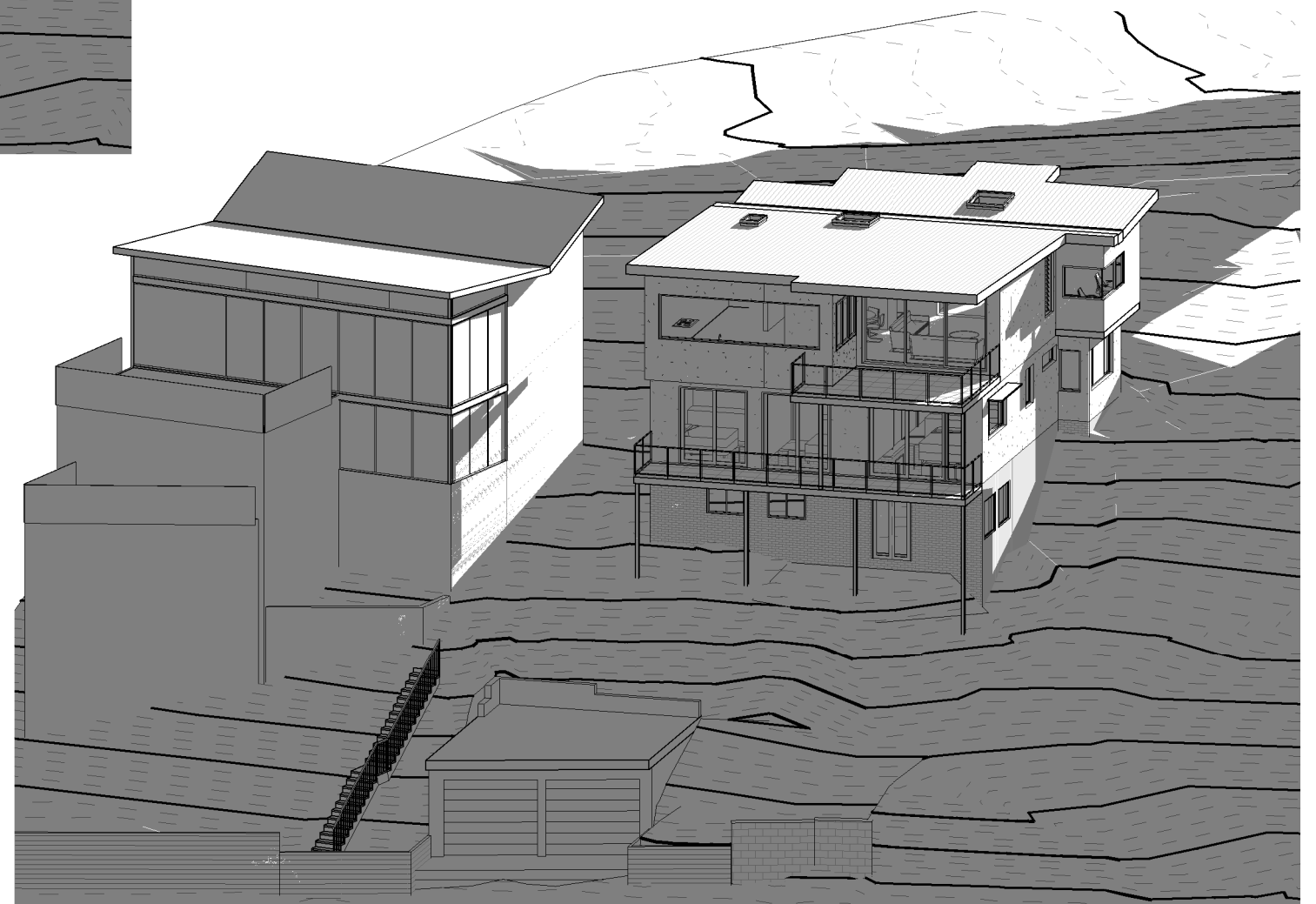


2 June 21 - 3pm Proposed
1:200

No	Revision Description	Date
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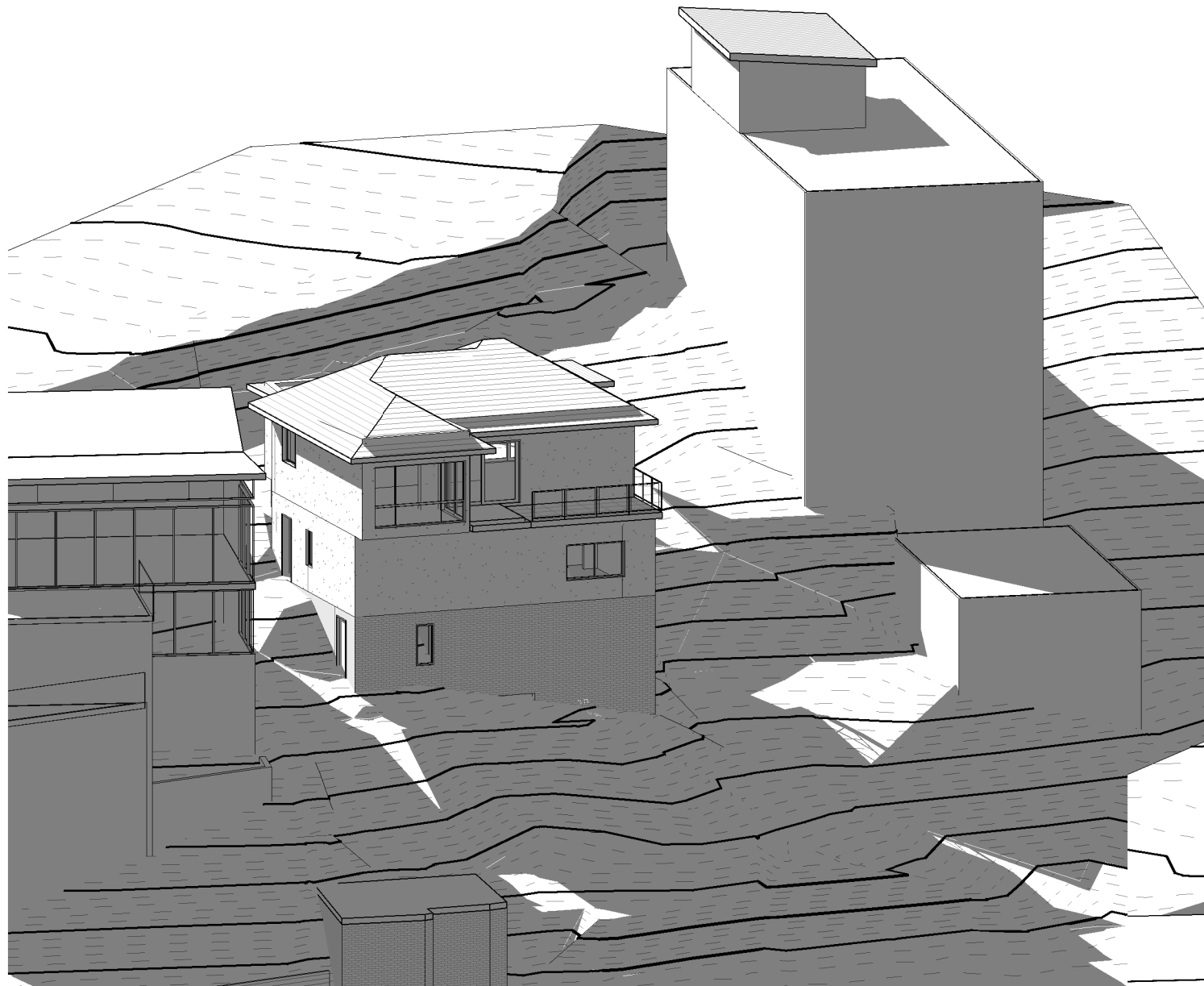


1 June 21 9am Existing

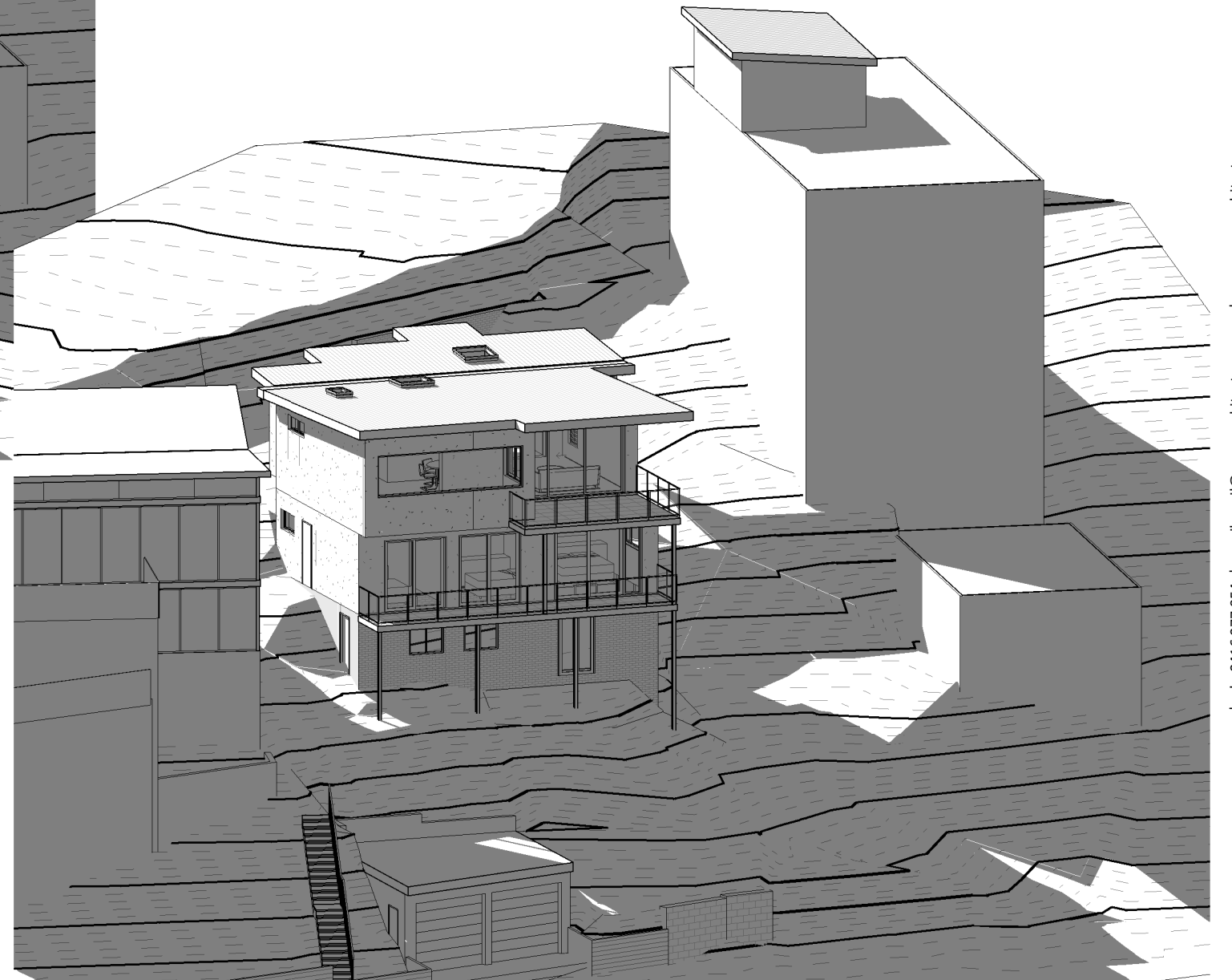


2 June 21 9am Proposed

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1 June 21 12pm Existing



2 June 21 12pm Proposed

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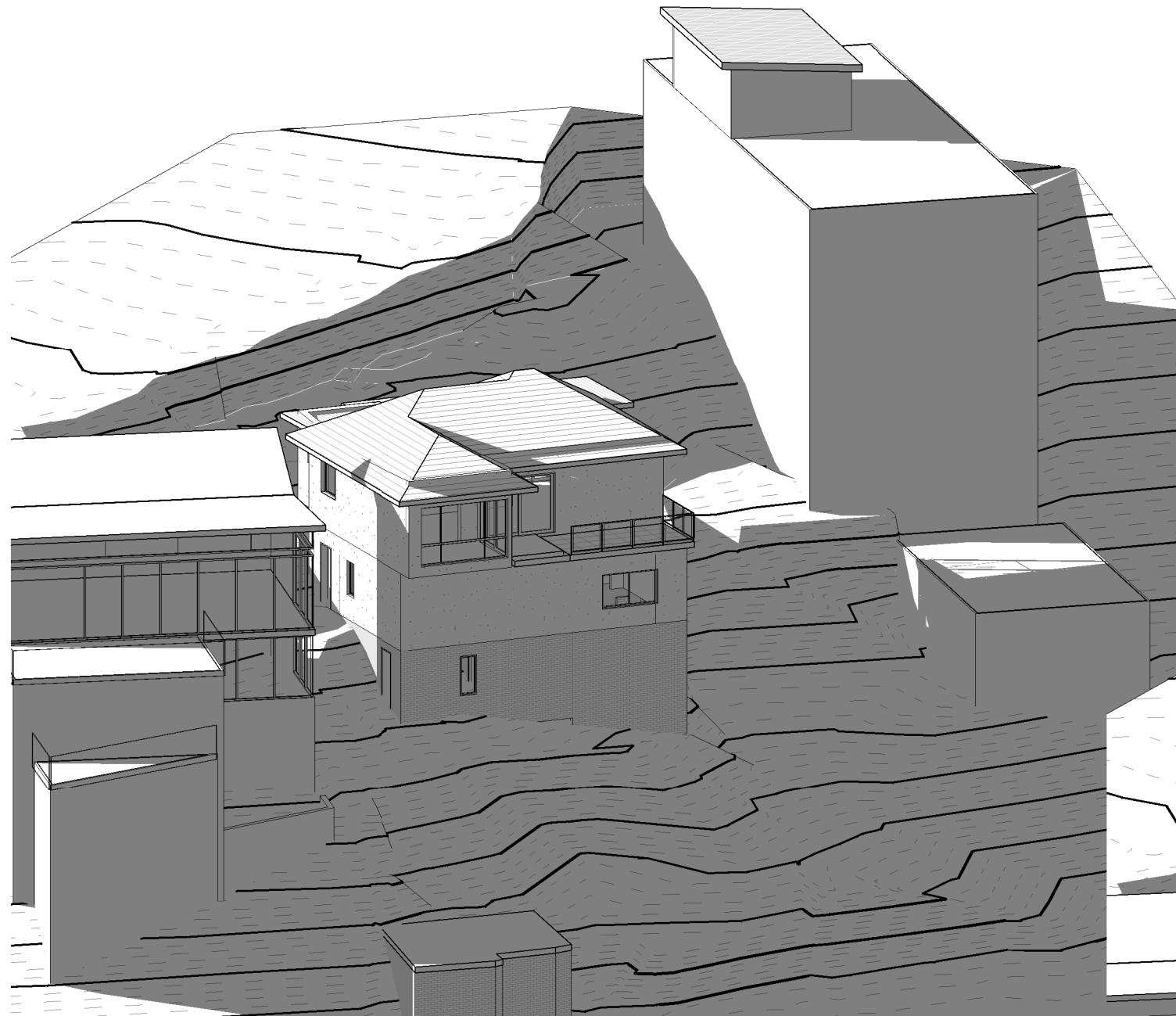
CLIENT
CHRISTINA & ANTONY CLARKE

PROJECT
Alterations & Additions
 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

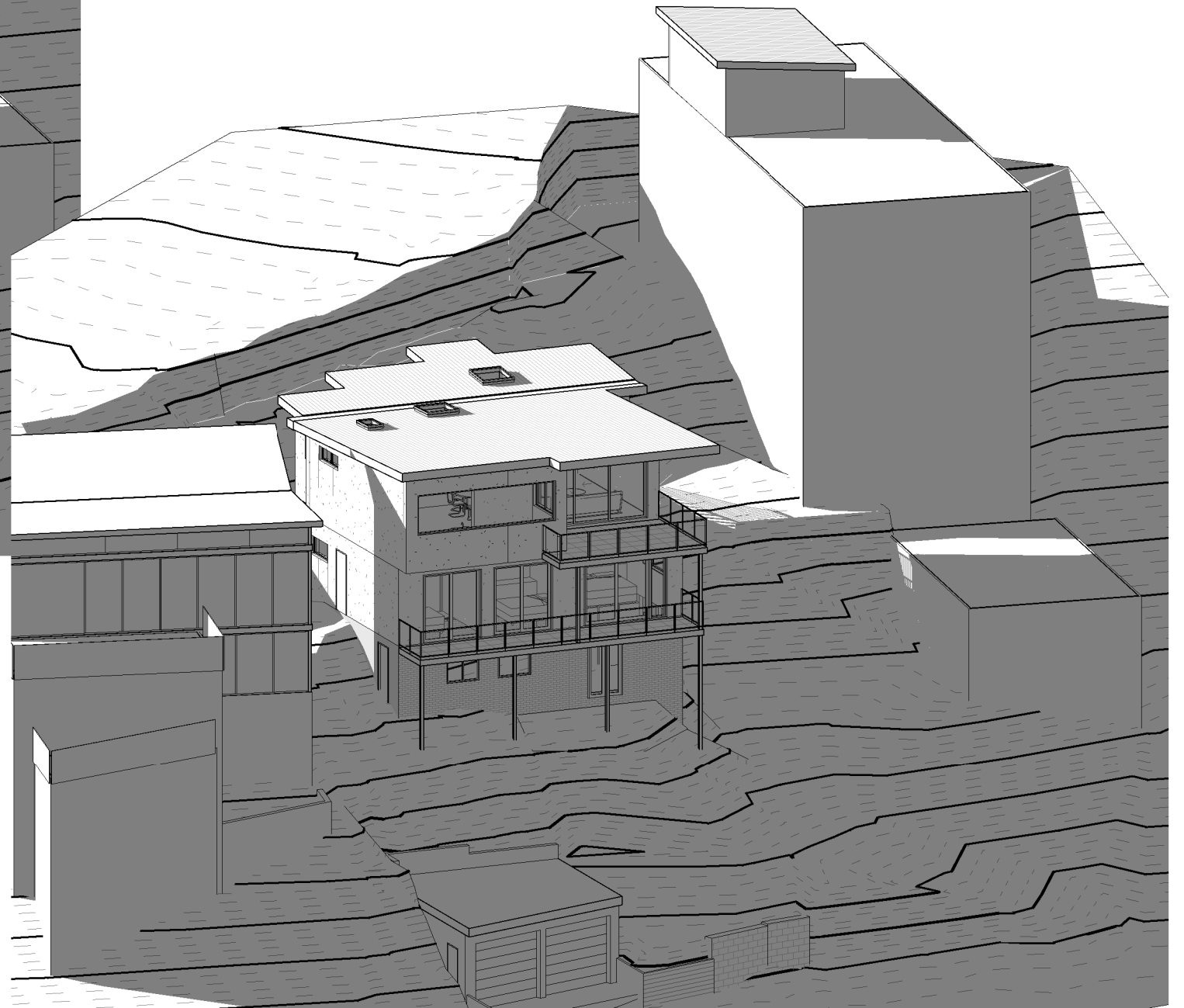
DRAWING TITLE
SHADOW DIAGRAMS JUNE 21 12pm

TRUE NORTH
 DRAWN
 XK
 PROJECT NO.
 02201
 SIZE
 A3
 SCALE

DRAWING NO
A18
 REV NO
5



1 June 21 3pm Existing



2 June 21 3pm Proposed

No	Revision Description	Date
1	Development Application	21.09.2022
2	Revised Development Application	22.03.2023
3	Revised Development Application	03.05.2023
4	Section 4.55 Modification	13.02.2025
5	Section 4.55 Modification	07.03.2025


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CLIENT
CHRISTINA & ANTONY CLARKE

PROJECT
Alterations & Additions
 150 QUEENSLIFF RD QUEENSLIFF 2096
 LOT: 6 DP: 8260

DRAWING TITLE
SHADOW DIAGRAMS JUNE 21 3pm

TRUE NORTH
 DRAWN
 XK
 SIZE
 A3

PROJECT NO.
 02201
 SCALE

DRAWING NO
A19
 REV NO
5