

GRATTAN HOUSE

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GENERAL CONSTRUCTION NOTES

ROOFS:
ROOF STRUCTURE: TIMBER FRAMED
ALL ROOFS TO BE SARKED AS SPECIFIED.
ALL ROOFS CONNECTED TO STORMWATER SYSTEM.
NEW GUTTERS AND DOWNPIPES IN LOCATIONS AS SPECIFIED.

STORMWATER:
REFER TO STORMWATER DRAWINGS FOR DETAILS.

STRUCTURAL:
REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

INSULATION:
REFER TO SPECIFICATION FOR FLOOR, WALL, ROOF
ACOUSTIC AND THERMAL INSULATION.

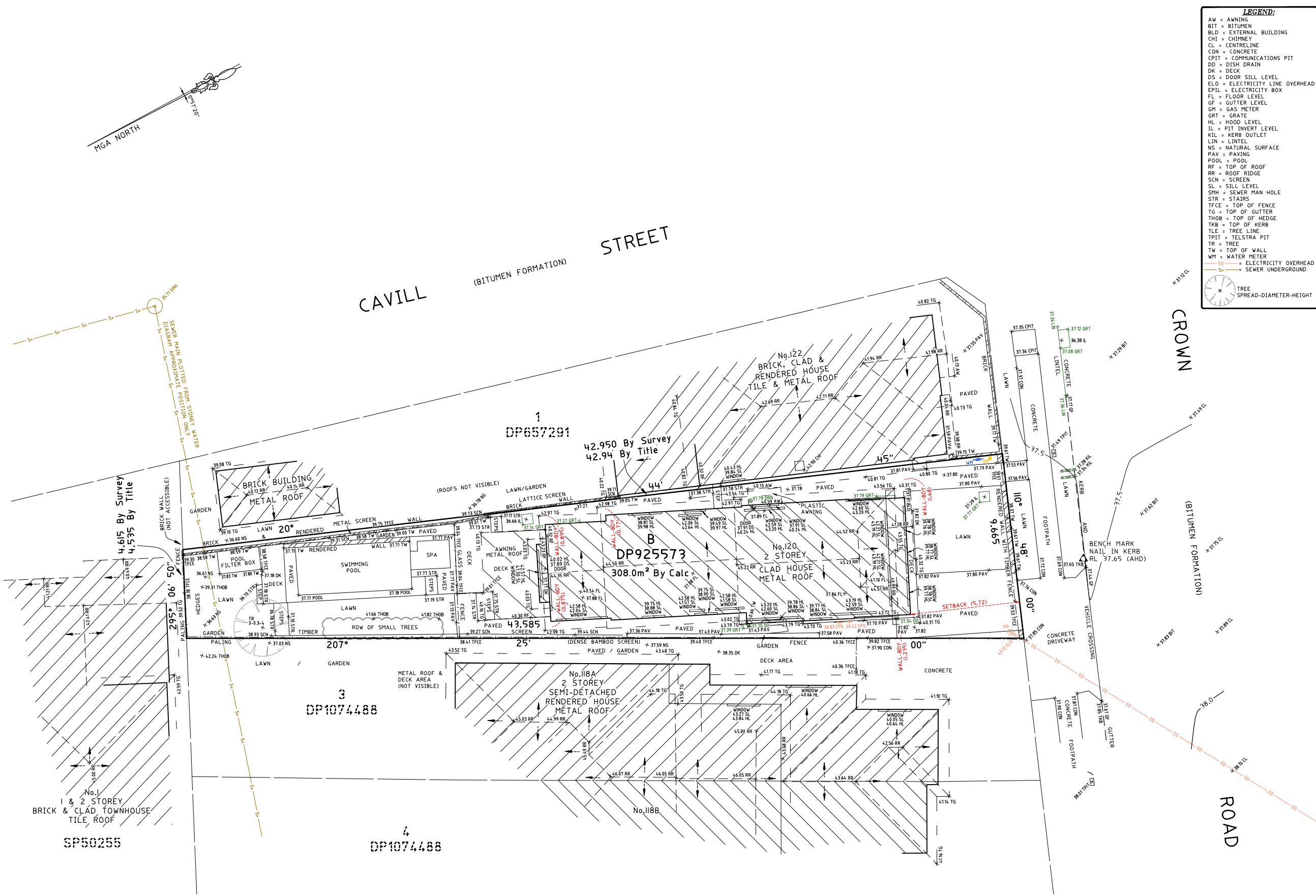
BASIX:
REFER TO BASIX FOR SUSTAINABILITY REQUIREMENTS.

DEVELOPMENT APPLICATION A



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

REBECCA GRATTAN
120 CROWN ROAD QUEENSCLIFF NSW 2096



LEGEND:

- AW = AWNING
- BIT = BITUMEN
- BLD = EXTERNAL BUILDING
- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- CPIT = COMMUNICATIONS PIT
- DD = DISH DRAIN
- DK = DECK
- DS = DOOR SILL LEVEL
- ELO = ELECTRICITY LINE OVERHEAD
- EPIL = ELECTRICITY BOX
- FL = FLOOR LEVEL
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- IL = PIT INVERT LEVEL
- KIL = KERB OUTLET
- LIN = LINTEL
- NS = NATURAL SURFACE
- PAV = PAVING
- POOL = POOL
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SCN = SCREEN
- SL = SILL LEVEL
- SHH = SEWER MAN HOLE
- STR = STAIRS
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- THOB = TOP OF HEDGE
- TKB = TOP OF KERB
- TLE = TREE LINE
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- WM = WATER METER
- 5 = ELECTRICITY OVERHEAD
- 5 = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT

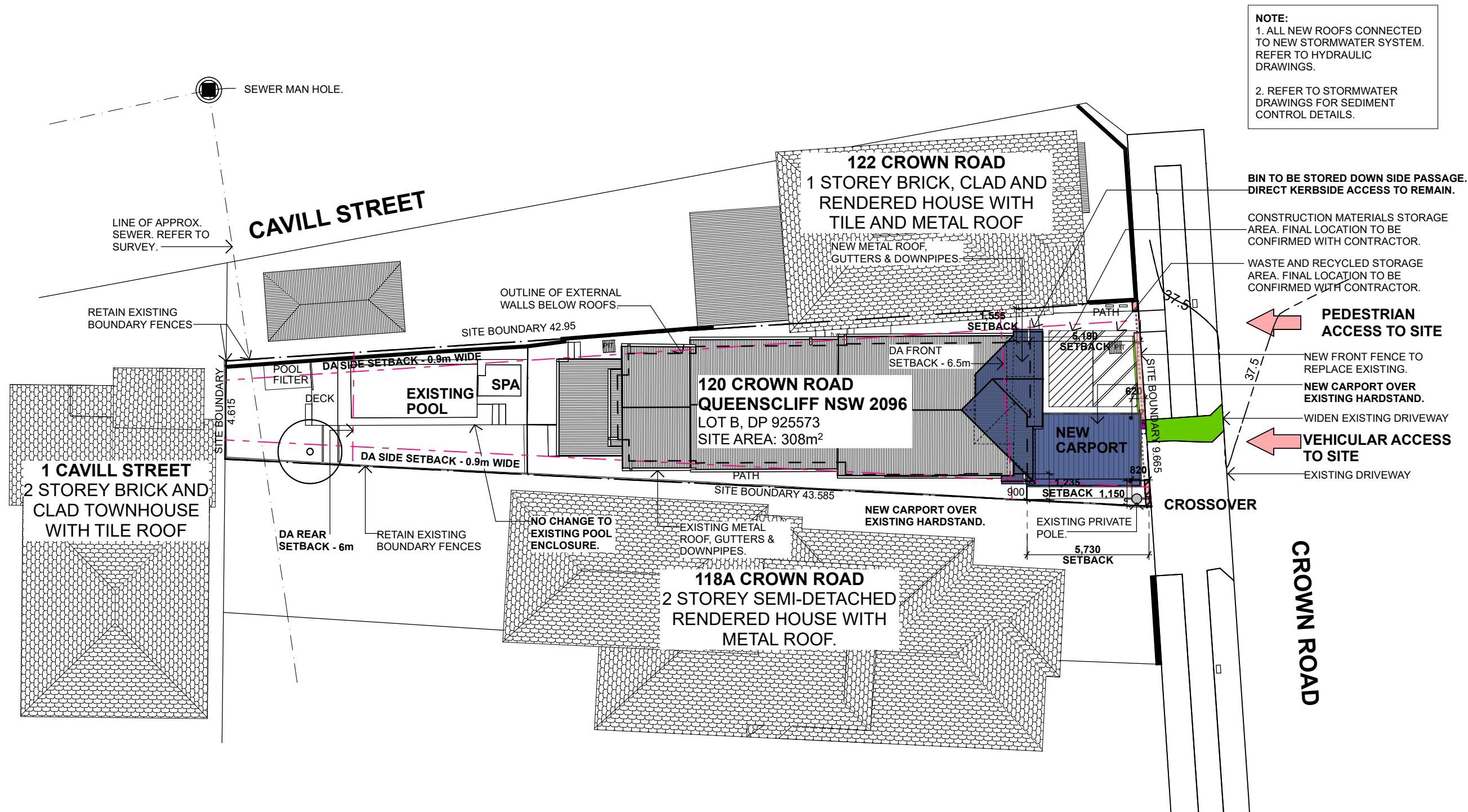
NOTES:

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PETER & REBECCA GRATTAN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byda.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
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MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

1 FIRST ISSUE 14/03/2024		
		
 SCALE 1:100		
HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED MARKS ADOPTED: N/A		
VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: PM 1981 P.L. 36.613 (CLASS LB) SOURCE: S.C.I.M.S. (4/03/2024)		
CLIENT: PETER & REBECCA GRATTAN		
LGA: NORTHERN BEACHES		
BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT B IN DP925573 No.120 CROWN ROAD QUEENSLIFF, NSW, 2096		
 CMS SURVEYORS PTY LTD ACN 096 240 201 PO Box 463 Dee Why, NSW, 2099 2/99A South Creek Road, Dee Why, NSW, 2099 ☎ (02) 9971 4802 ✉ info@cmsurveyors.com.au 🌐 www.cmsurveyors.com.au		
SURVEYED MB	DRAWN CJR	CHECKED MB
SURVEY INSTRUCTION 23247	SCALE 1:100@A1	APPROVED RM
DRAWING NAME 23247detail		DATE OF SURVEY 5/03/2024
CAD FILE 23247detail 1.dwg		SHEET 1 OF 1
		ISSUE 1

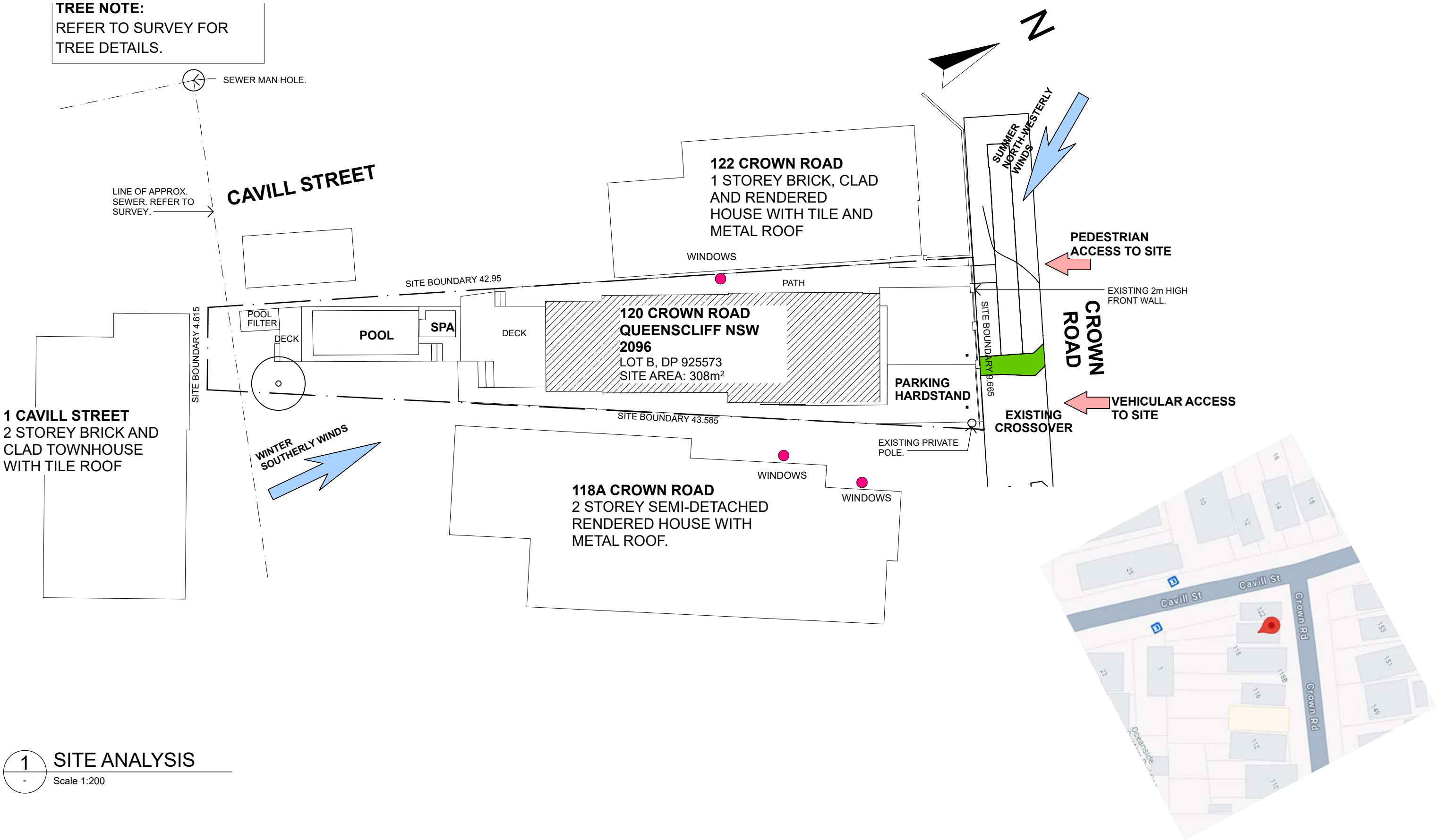
TITLE INDICATES THAT LOT B IN D.P.925573 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



1 SITE PLAN/WASTE MANAGEMENT PLAN
Scale 1:200

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TREE NOTE:
REFER TO SURVEY FOR
TREE DETAILS.



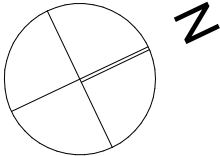
1 SITE ANALYSIS
Scale 1:200

A	DEVELOPMENT APPLICATION	23/08/2024
ID	DESCRIPTION	DATE

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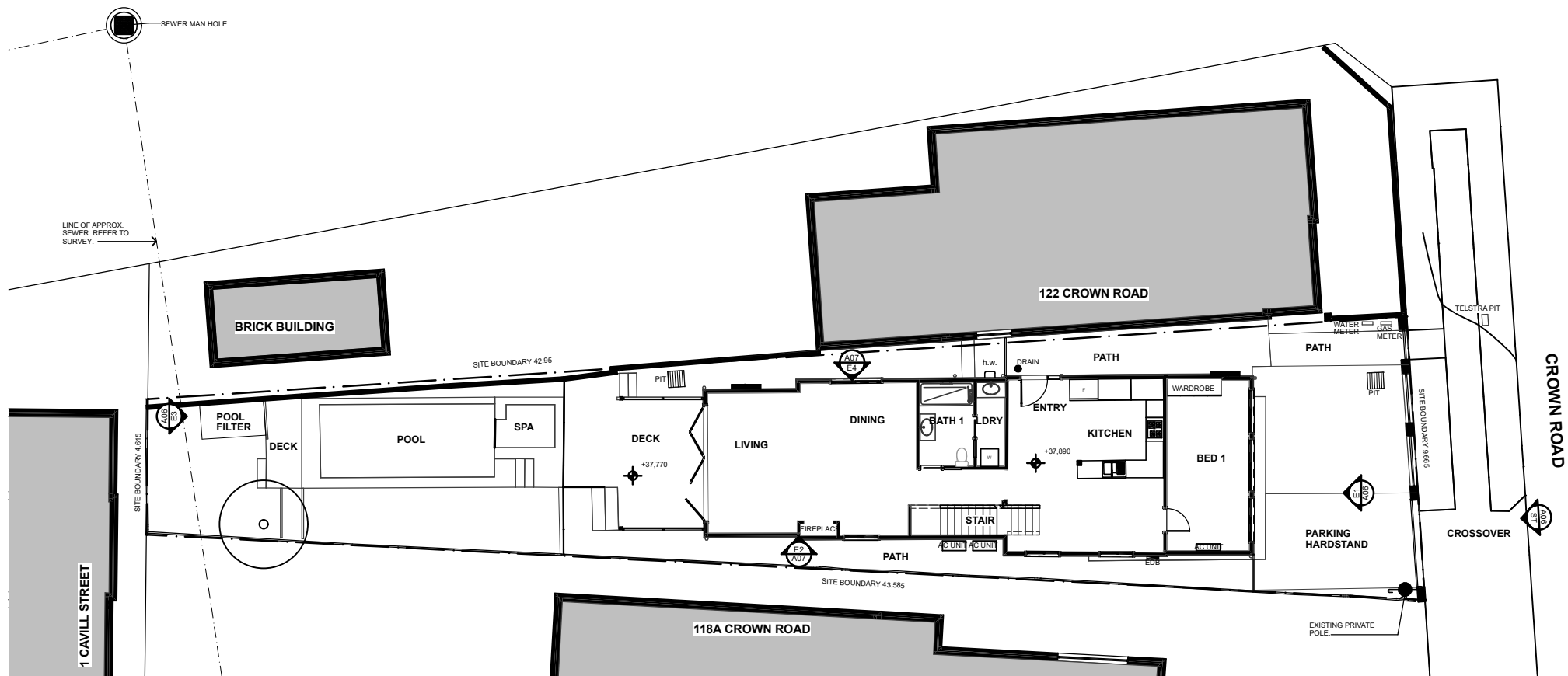
Architect - Catherine Seeto - Reg. 8345
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www.dragonflyarchitects.com.au
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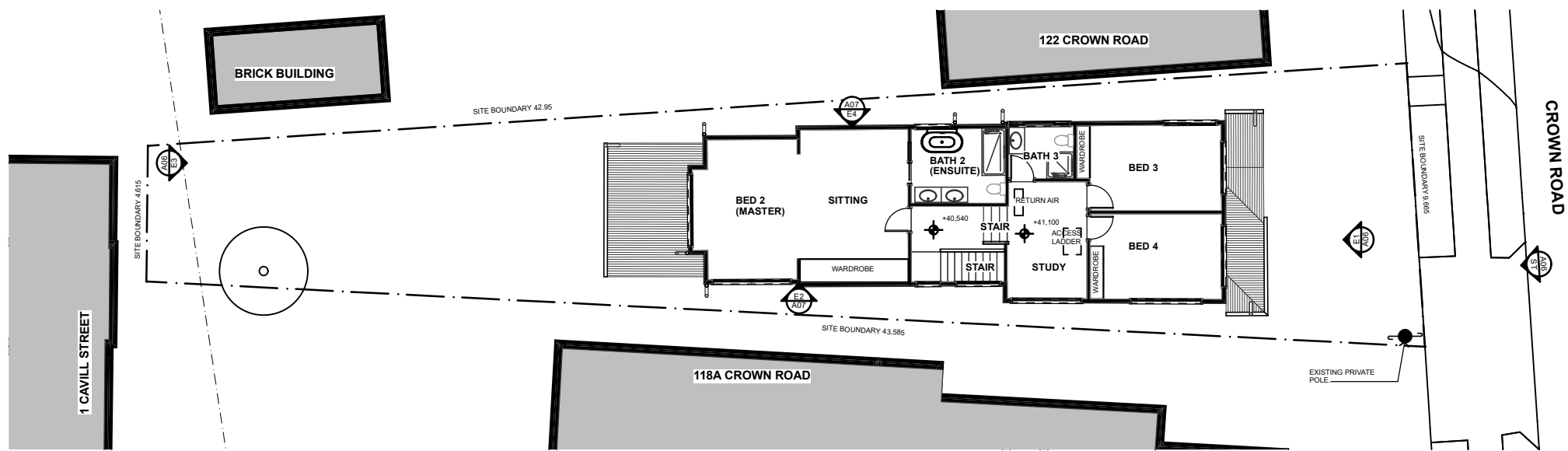
120 CROWN ROAD
QUEENSCLIFF NSW 2096

SITE ANALYSIS AND
LOCATION MAP

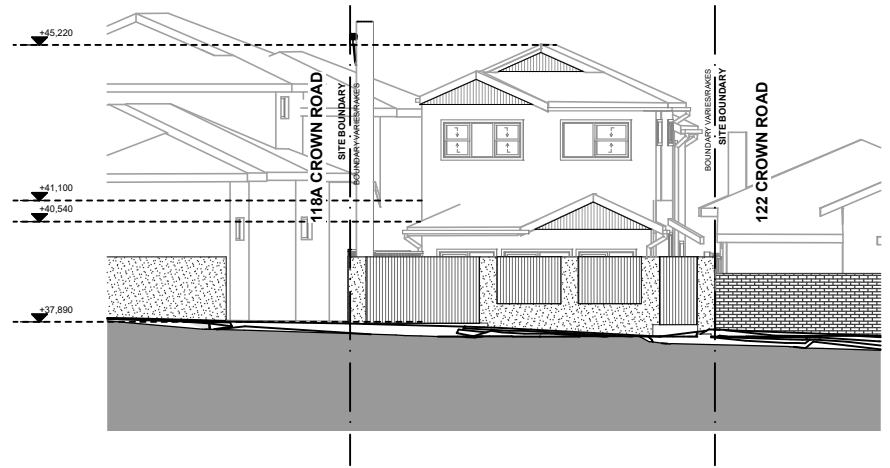
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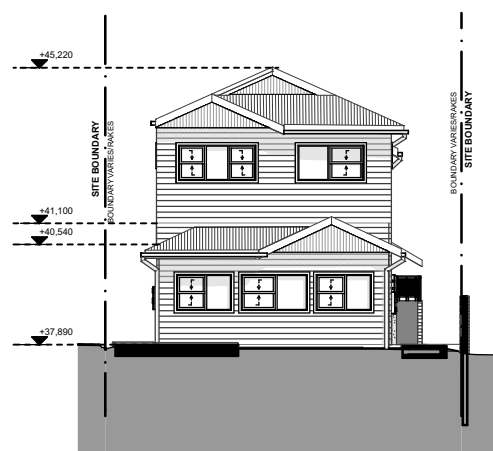
1 GROUND FLOOR
Scale 1:200



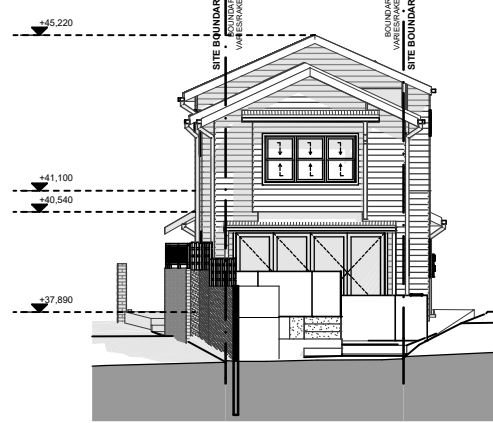
2 LEVEL 1
Scale 1:200



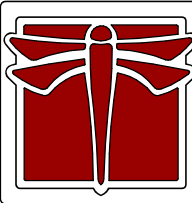
3 EXISTING ELEVATION ST (STREET)
Scale 1:200



4 EXISTING ELEVATION E1 (NORTH)
Scale 1:200

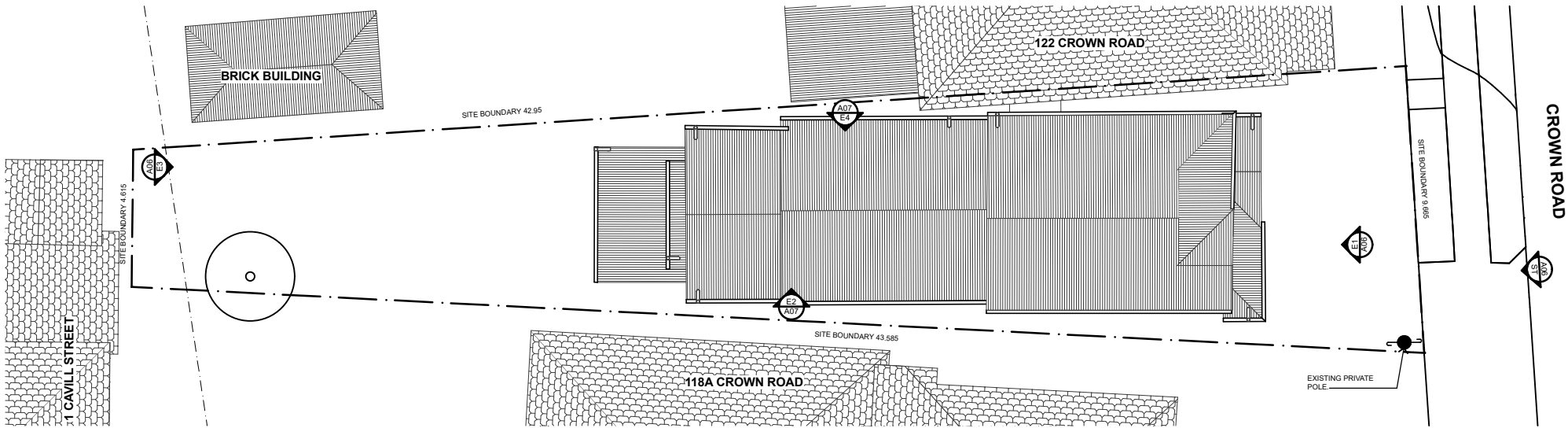


5 EXISTING ELEVATION E3 (SOUTH)
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A	DEVELOPMENT APPLICATION	23/08/2024											
ID	DESCRIPTION	DATE											

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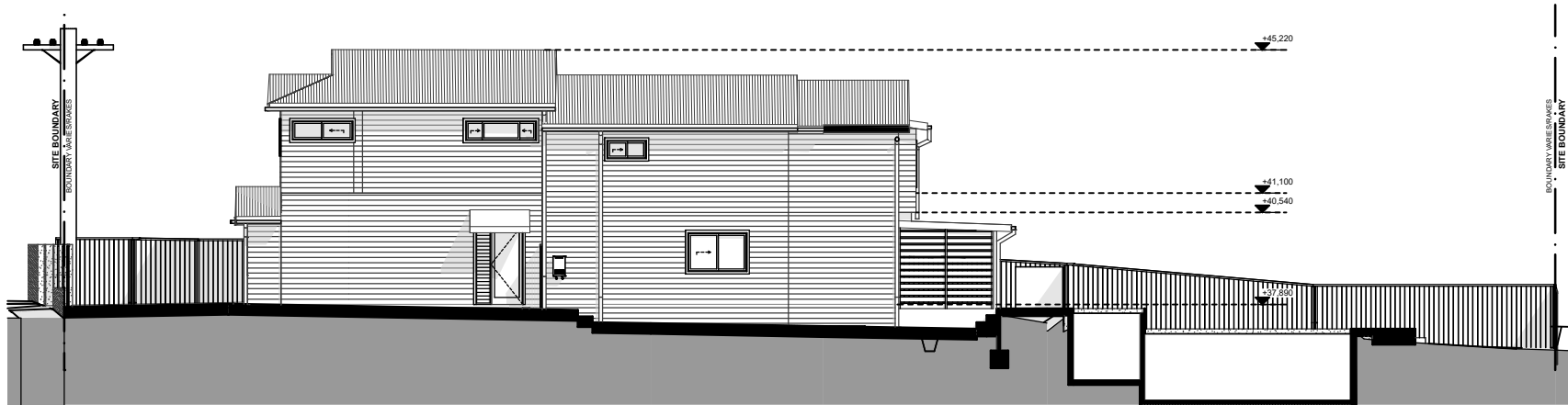
A



1 ROOF PLAN
- Scale 1:200



2 EXISTING ELEVATION E2 (EAST)
- Scale 1:200



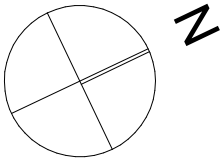
3 EXISTING ELEVATION E4 (WEST)
- Scale 1:200

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EXISTING PLANS AND
ELEVATIONS 2

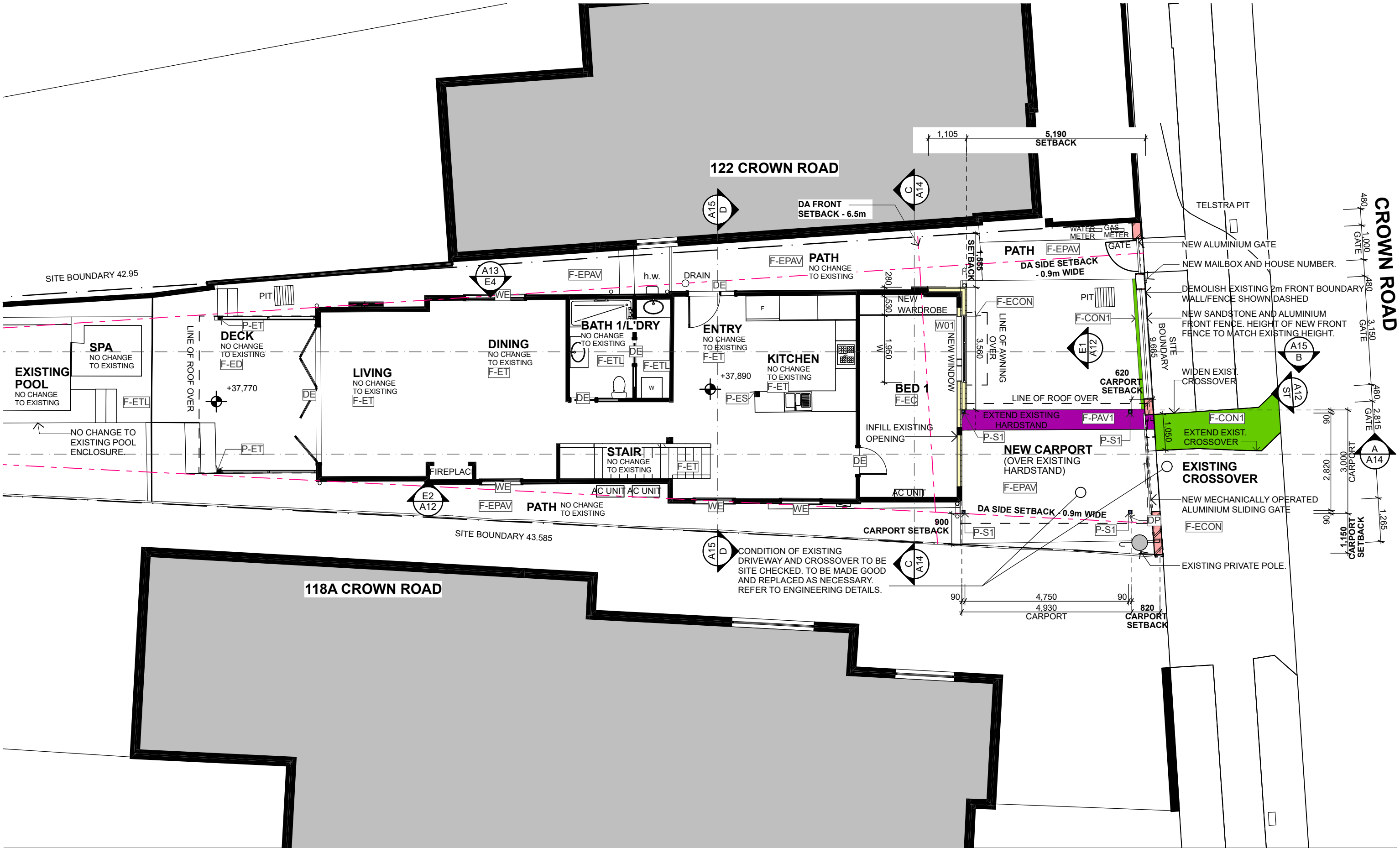
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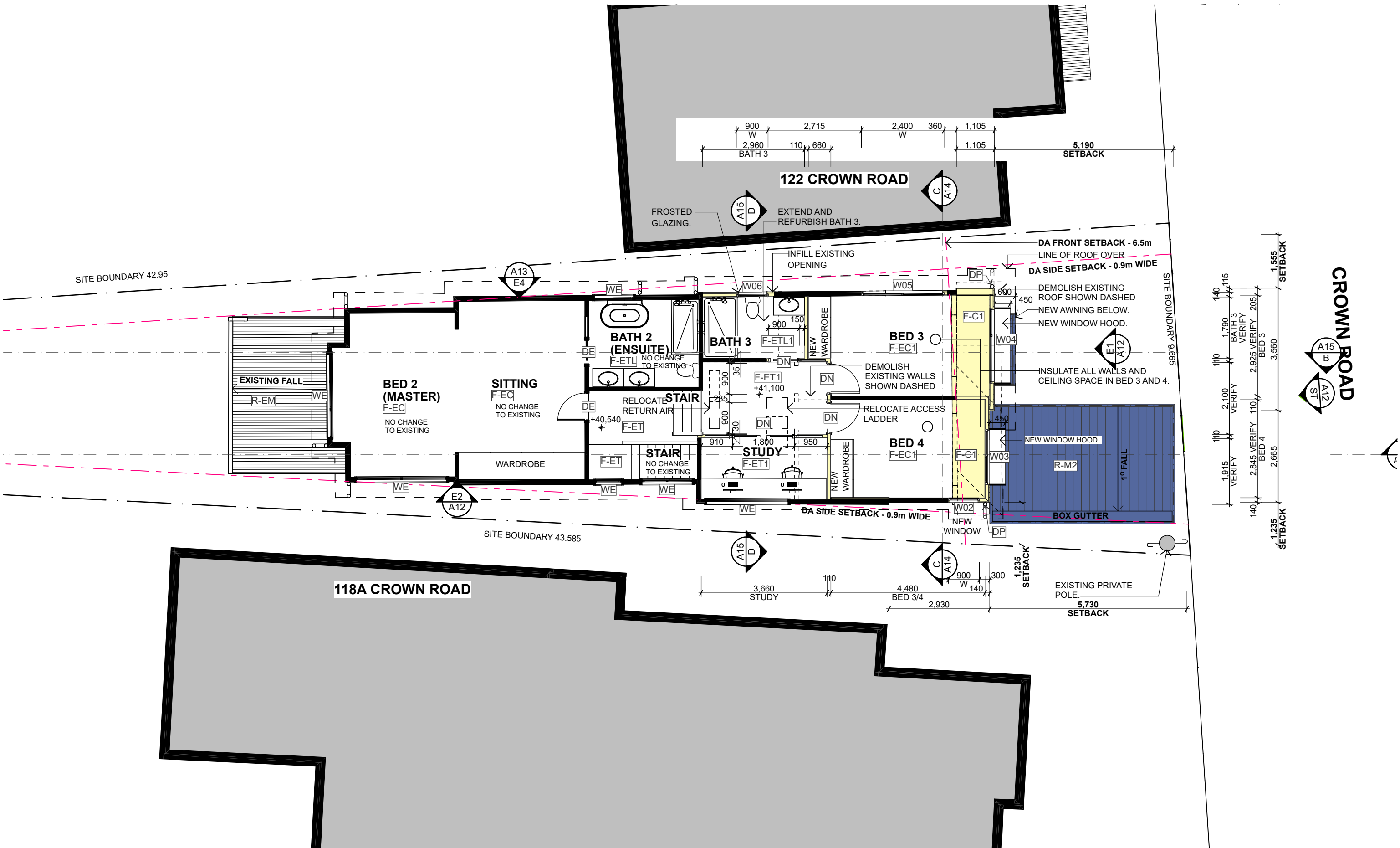
1 FRONT VIEW 1



2 FRONT VIEW 2



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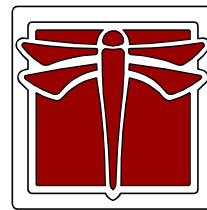
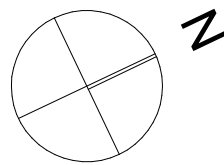


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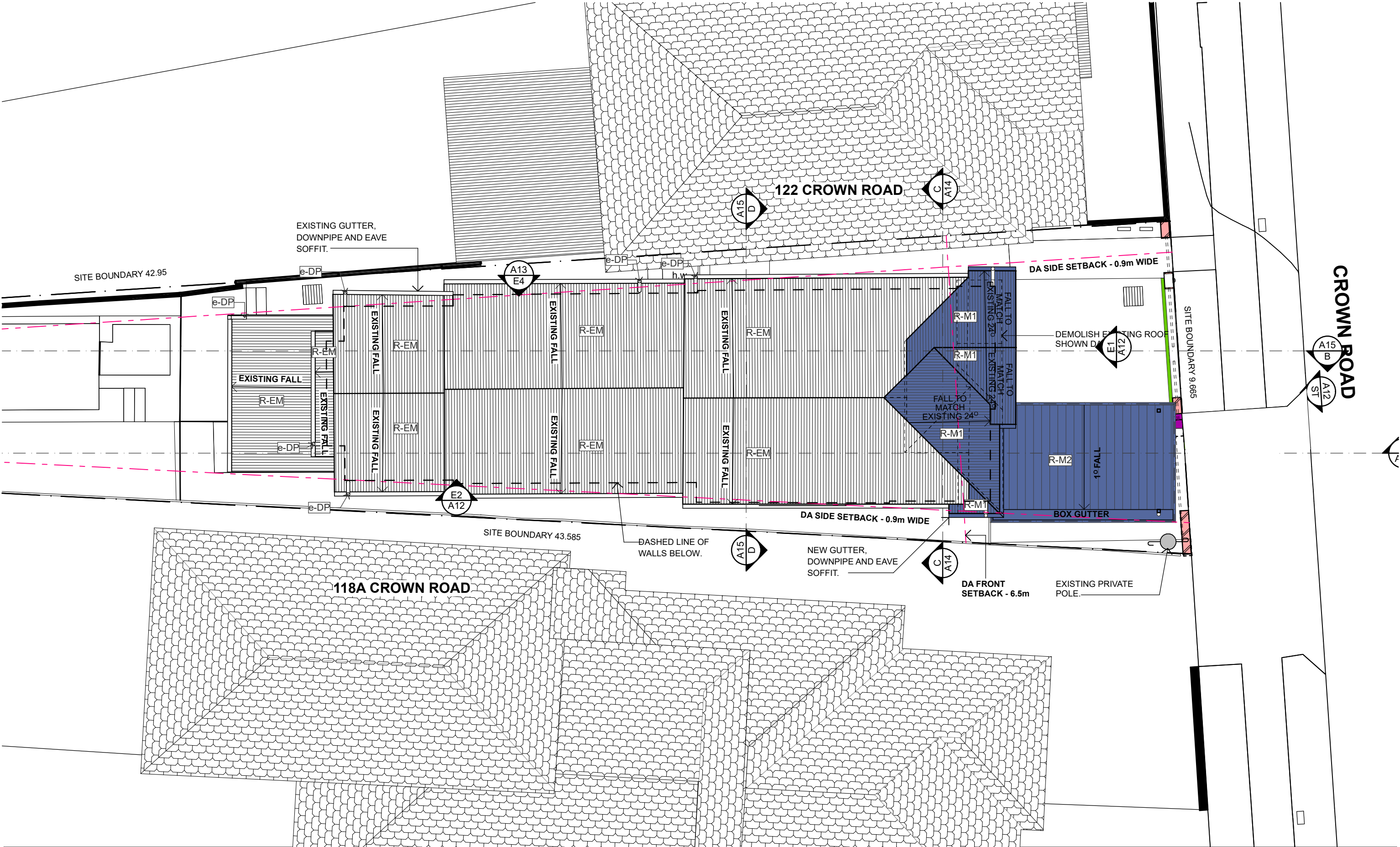
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LEVEL 1 PLAN

DFA2403-A10

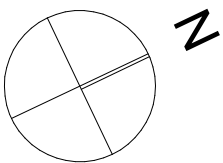


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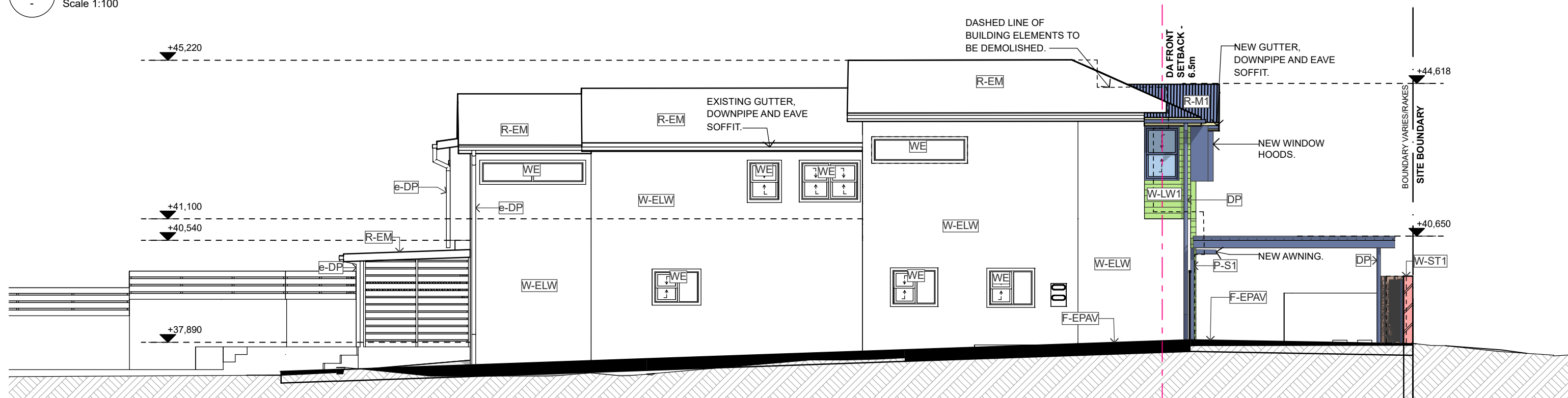
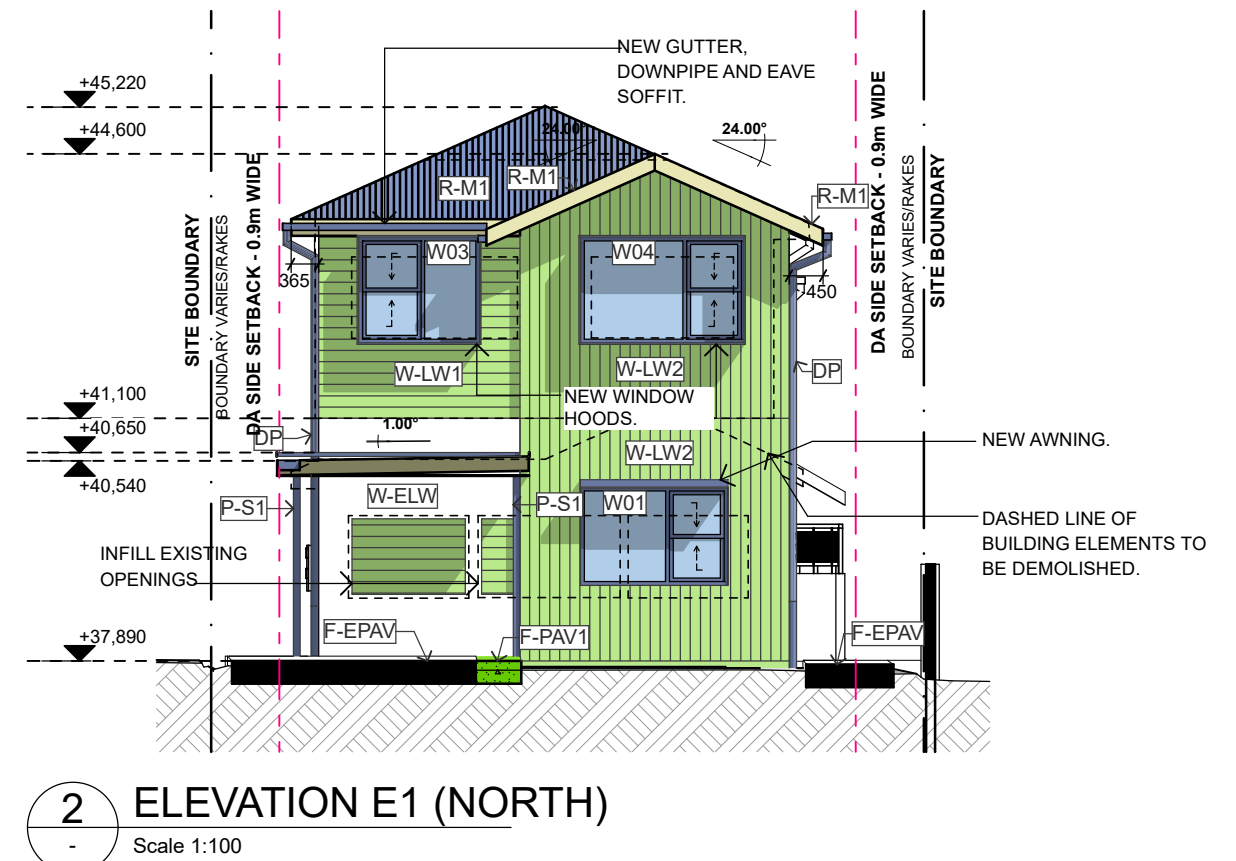
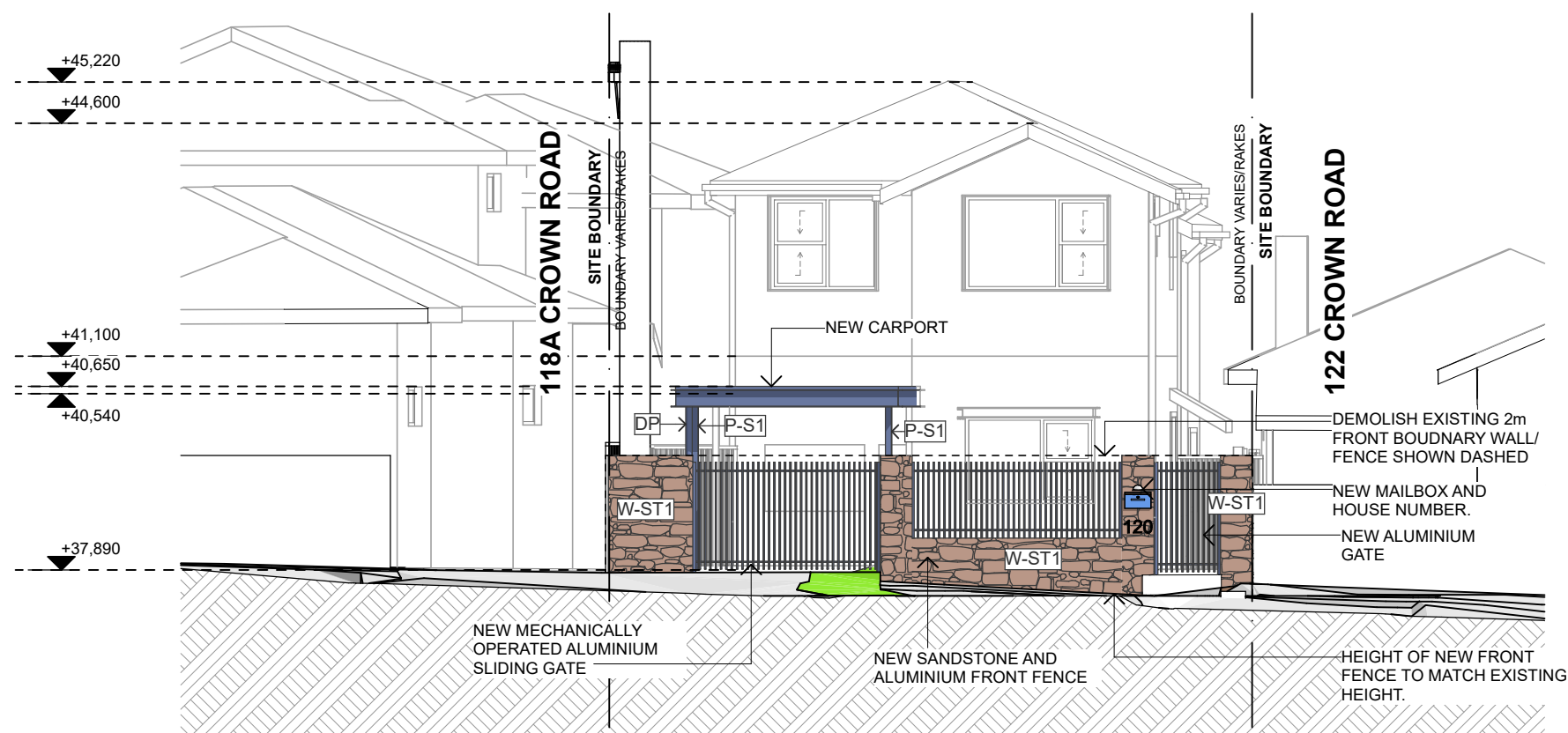
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ROOF PLAN

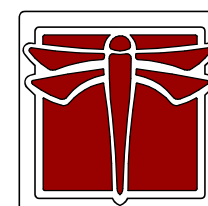
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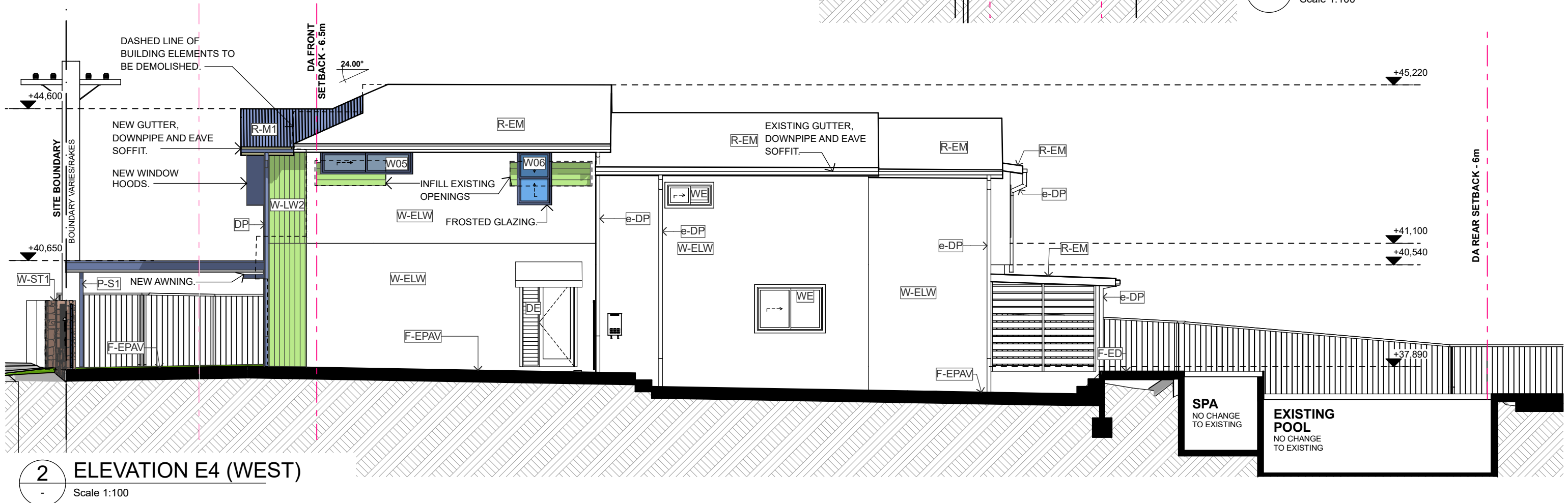
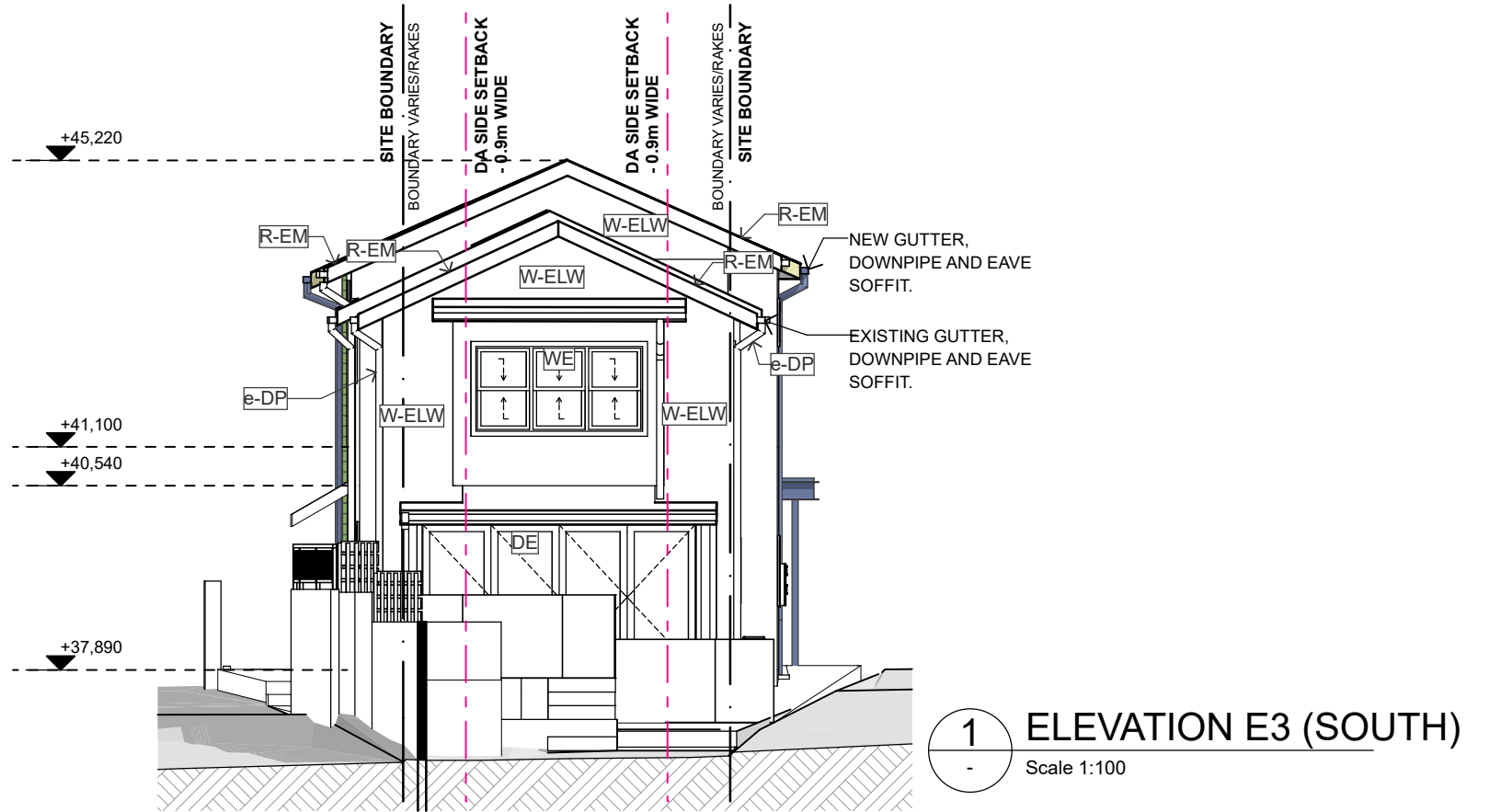
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**ELEVATION STREET, E1
AND E2**

DFA2403-A12

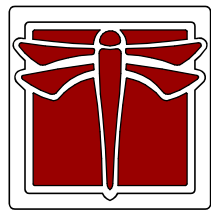


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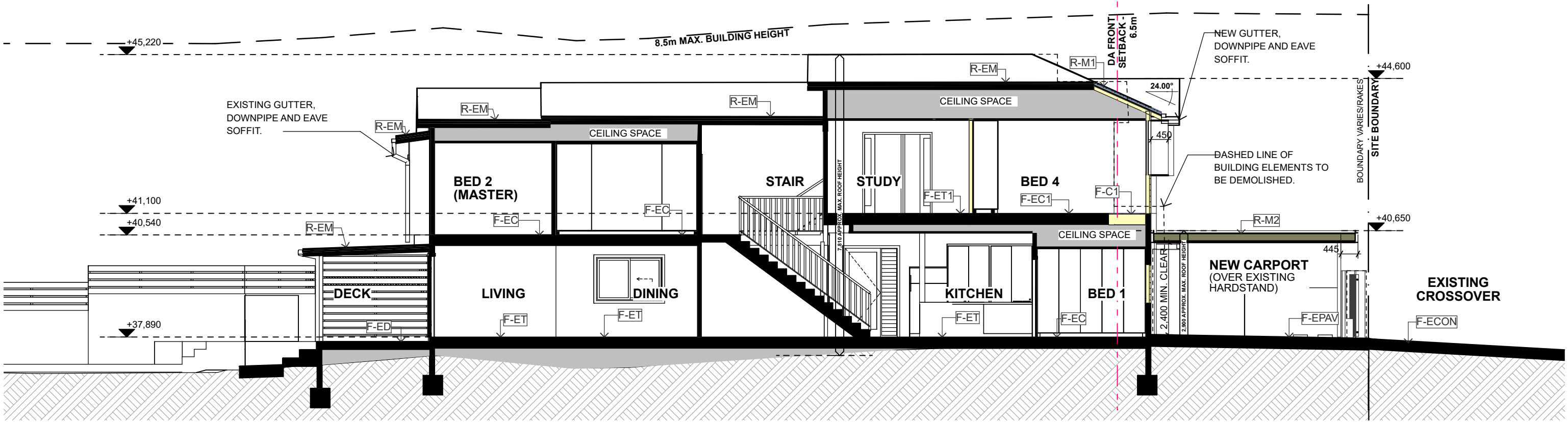
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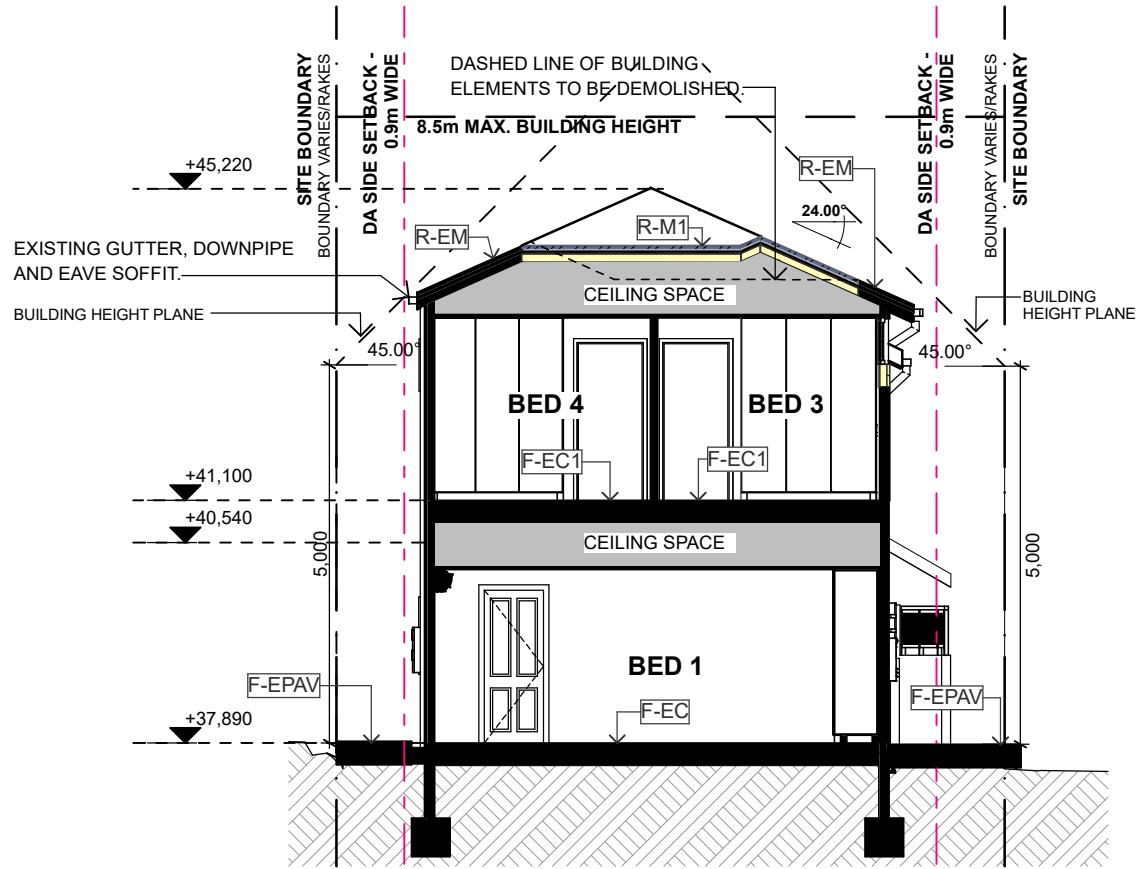
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ELEVATION E3 AND E4

DFA2403-A13



1 SECTION A
Scale 1:100



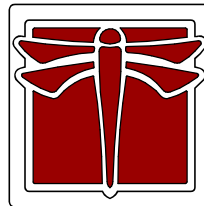
2 SECTION C
Scale 1:100

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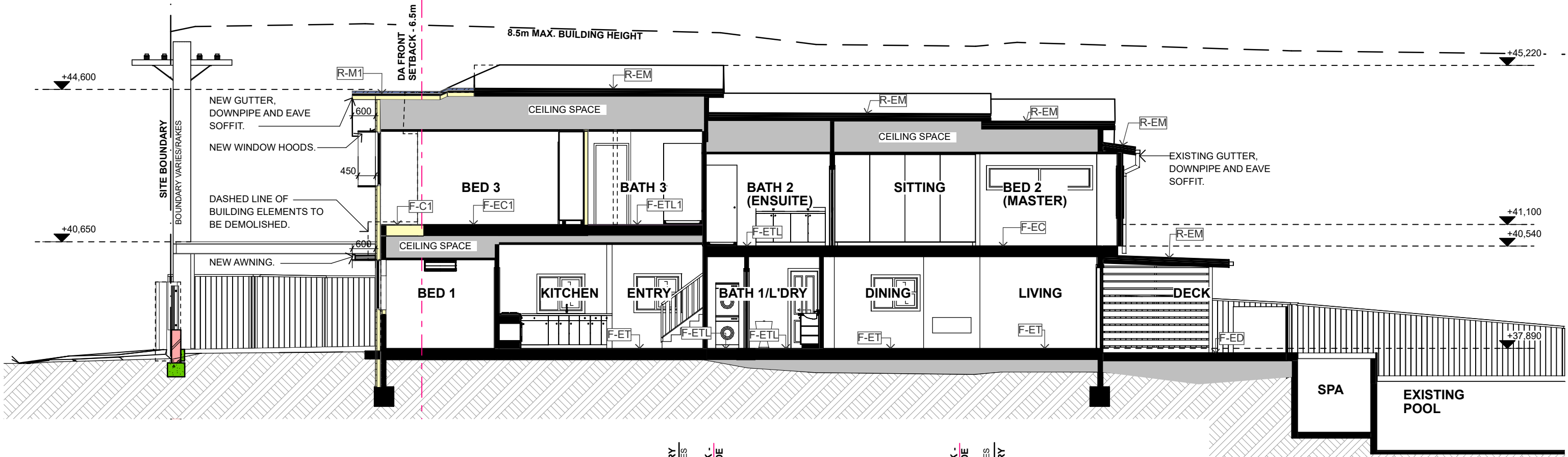
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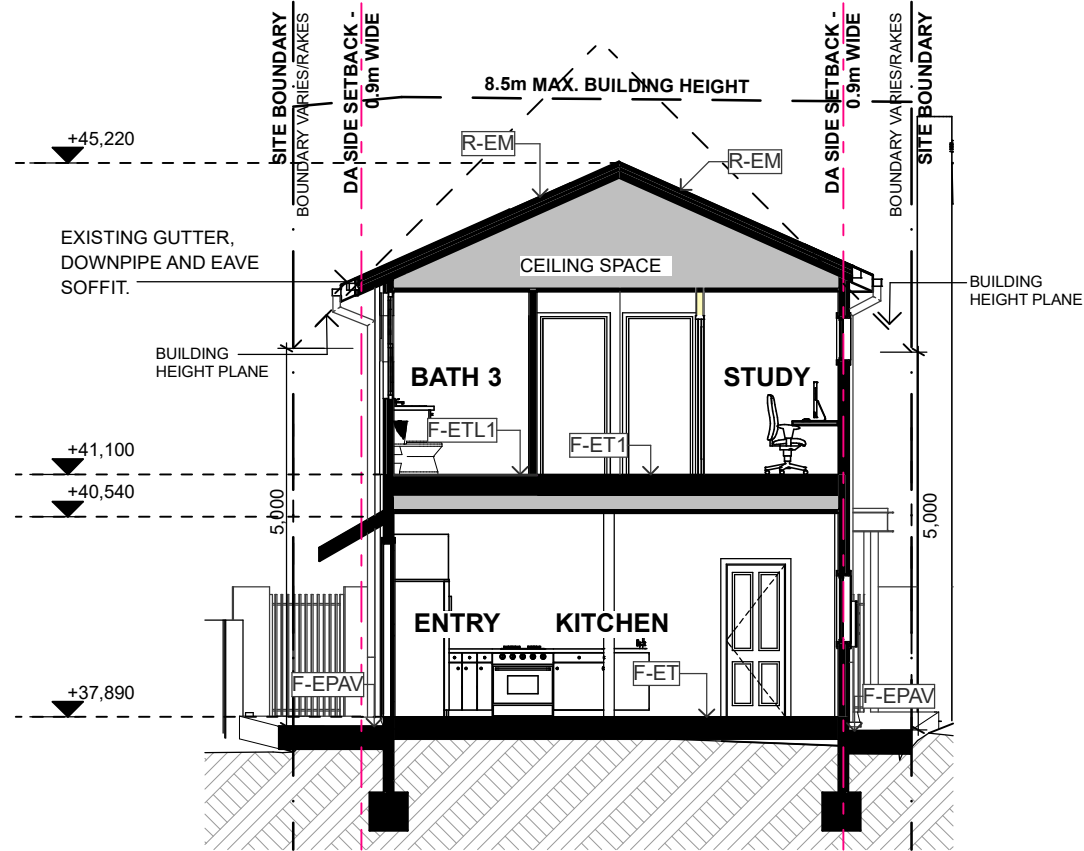
SECTION A AND C

DFA2403-A14

A



1 SECTION B
Scale 1:100



2 SECTION D
Scale 1:100

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SECTION B AND D

DFA2403-A15

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			
W01	N	2.54	0	0	eave/ verandah/ pergola/balcony >=600 mm	aluminium, double Lo- Tsolair gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W02	E	1.26	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)			
W03	N	2.24	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsolair gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W04	N	3.06	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo- Tsolair gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W05	W	1.44	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W06	W	1.26	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)			

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BASIX 2

DFA2403-A17

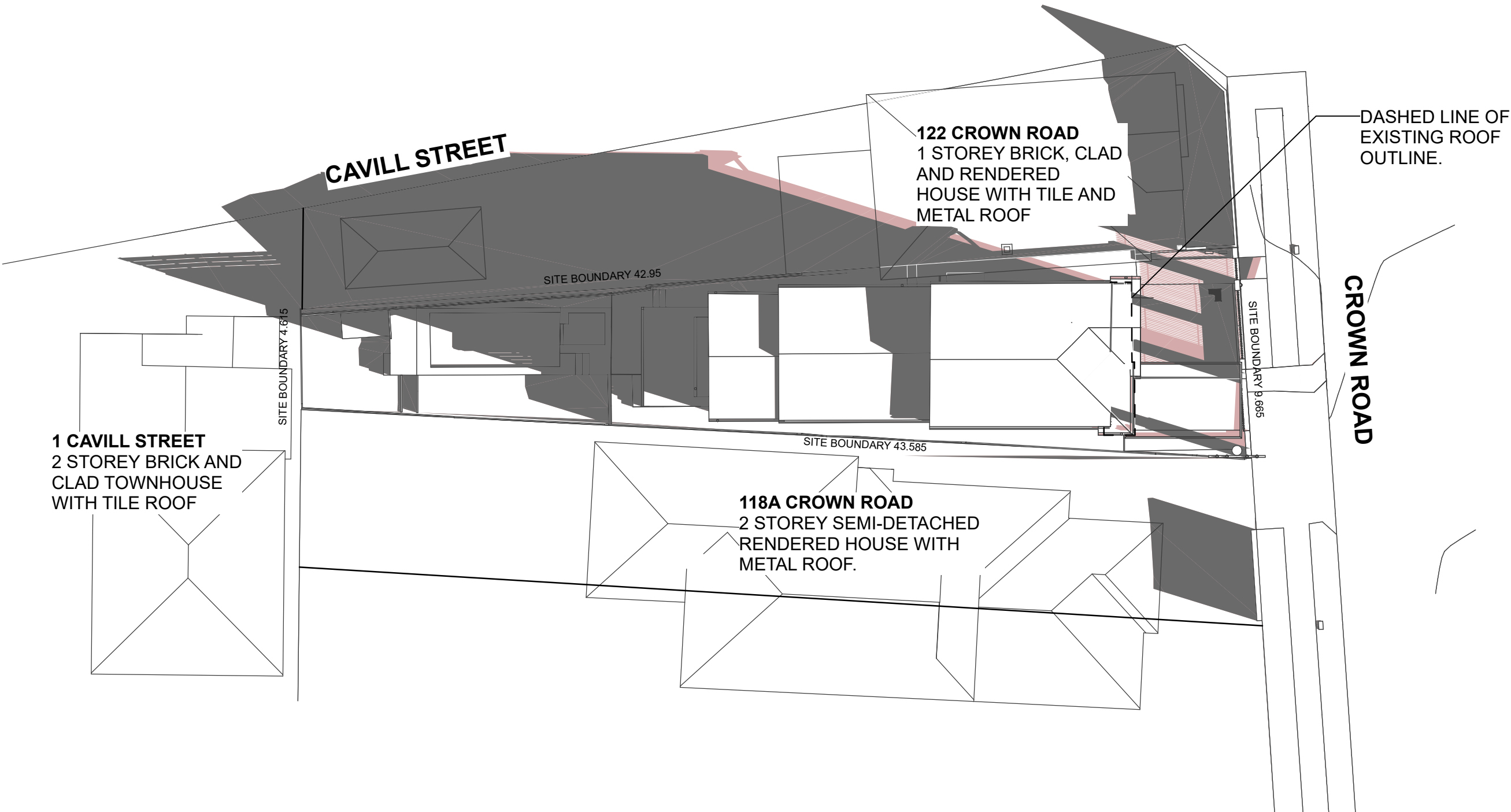
JUNE 21st 9:00 AM



PROPOSED SHADOWS



EXISTING SHADOWS

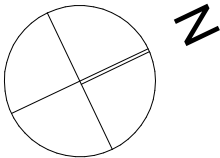


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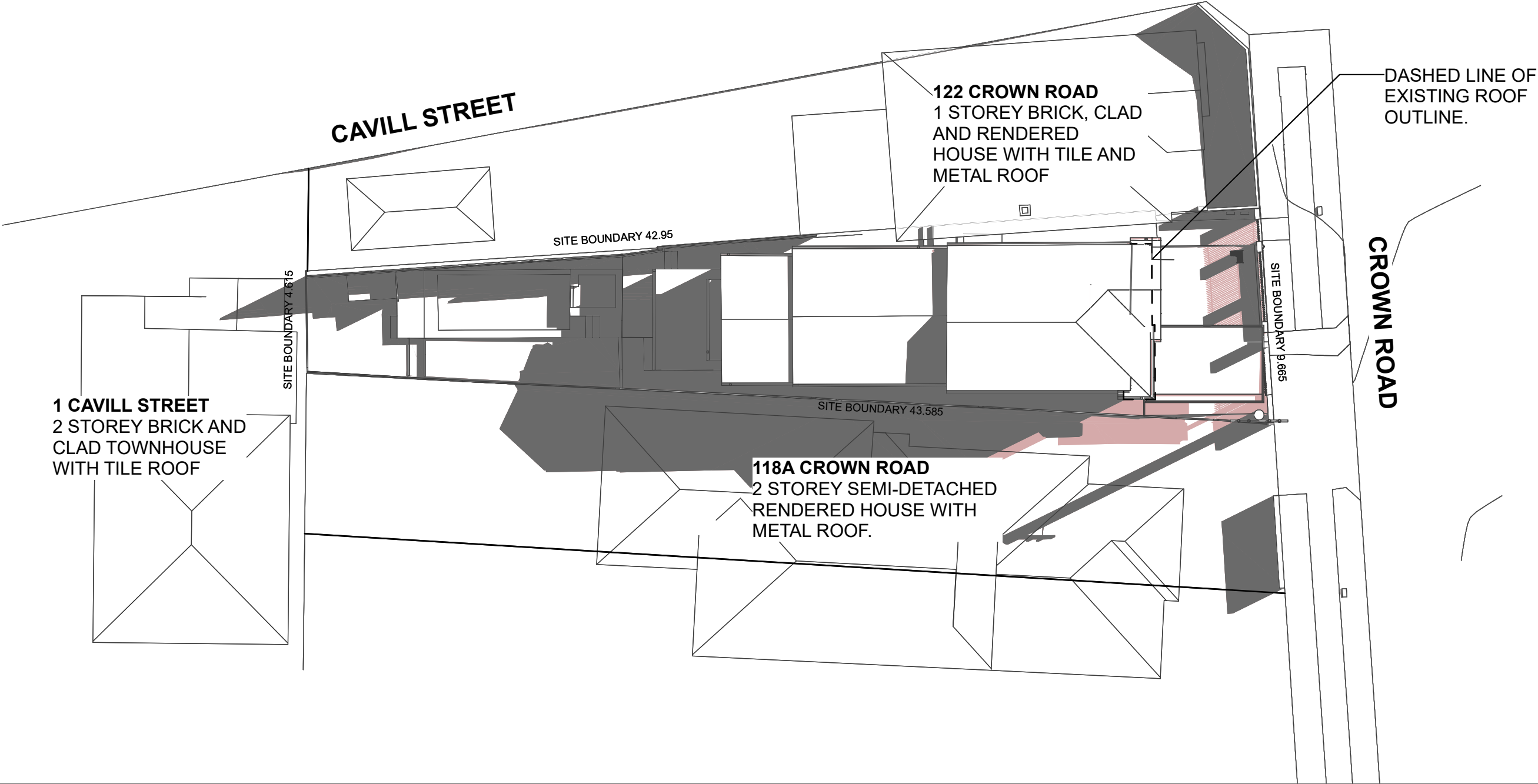
SHADOWS JUNE 21-9AM

DFA2403-A18

JUNE 21st 12:00 NOON

PROPOSED SHADOWS

EXISTING SHADOWS



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SHADOWS JUNE 21-12NOON

DFA2403-A19

A

JUNE 21st 3:00 PM



PROPOSED SHADOWS



EXISTING SHADOWS

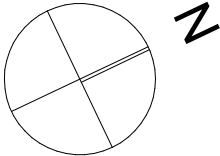


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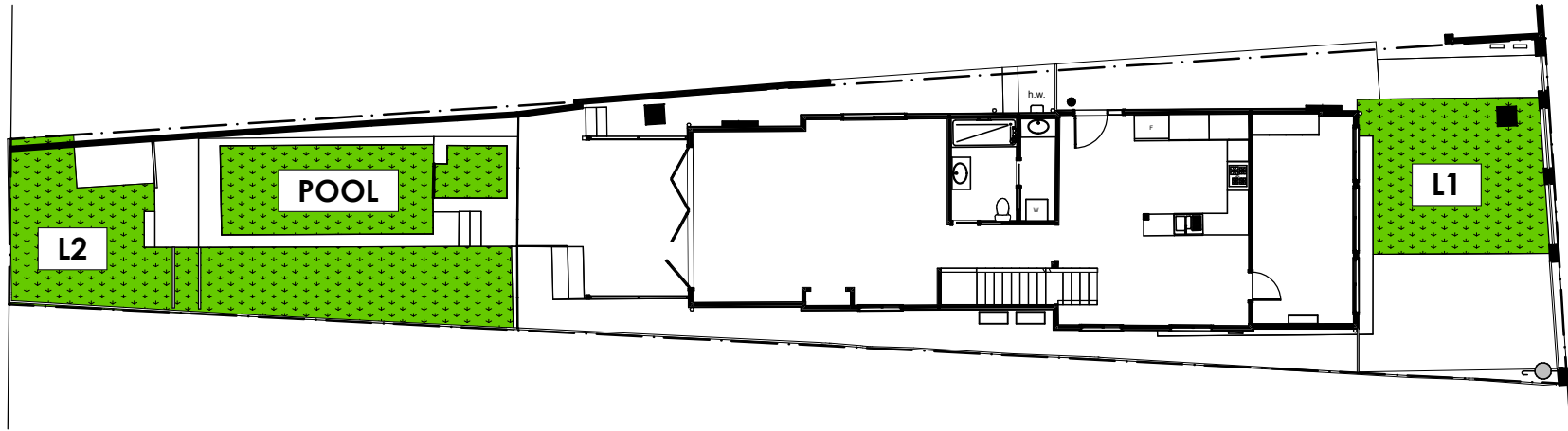
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SHADOWS JUNE 21-3PM

DFA2403-A20



LANDSCAPE EXISTING	
NAME	AREA
L1	22.35
L2	36.63
POOL	17.59
	76.57 m ²
EXISTING DOES NOT COMPLY	

1 DA LANDSCAPE AREAS EXISTING
- Scale 1:200

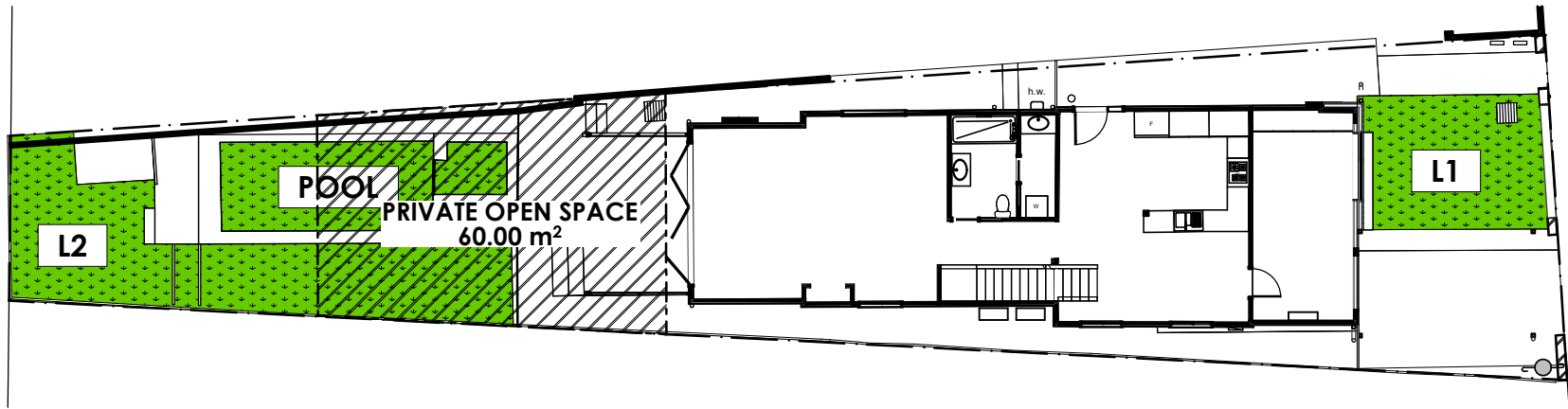
PRIVATE OPEN SPACE
NORTHERN BEACHES COUNCIL DCP - PART D2
3 OR MORE BEDROOMS WITH A MIN. DIMENSION OF 5m.
MIN. REQUIRED PRIVATE OPEN SPACE = 60m²
COMPLIES

LANDSCAPE CALCULATIONS
NORTHERN BEACHES COUNCIL DCP - PART D1
NOTE: SOFT LANDSCAPE AREAS WITH MIN. DIMENSION
GREATER THAN 2,000mm

TOTAL SITE IS 308m²

MIN LANDSCAPE REQUIRED IS 40%
MIN. LANDSCAPE (0.40 X 308m²)= 123.2m²

MIN. REQUIRED SOFT LANDSCAPE = 123.2m²



LANDSCAPE PROPOSED	
NAME	AREA
L1	19.64
L2	36.63
POOL	17.59
	73.86 m ²
INCREASE NON-COMPLIANCE BY 2.71m	

2 DA LANDSCAPE AREAS PROPOSED
- Scale 1:200



1 FRONT VIEW 2

METAL ROOFS
COLORBOND COLOUR
- TO MATCH EXISTING.

**DOWNPIPES &
GUTTERS**
COLORBOND COLOUR -
TO MATCH EXISTING.

**EXTERNAL
LIGHTWEIGHT WALLS**
PAINT - BEIGE OR
GREY TONES

**WINDOWS AND DOOR
ALUMINIUM FRAMES**
MID-LIGHT GREY/BEIGE
OR WHITE

**EXTERNAL PAINTED
WALLS**
PAINT - TO MATCH
EXISTING.

**FRONT WALL
STONE CLADDING.**

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FINISHES SCHEDULE

DFA2403-A22