

GRATTAN HOUSE

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01 DEVELOPMENT APPLICATION		
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	A21	LANDCAPE CALCULATION
	A22	FINISHES SCHEDULE

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 B



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

REBECCA GRATTAN
120 CROWN ROAD QUEENSCLIFF NSW 2096

FLOOR SCHEDULE	
CODE ID	DESCRIPTION
F-C1	NEW floor structure with NEW carpet.
F-CON1	NEW concrete structure. As per engineer's detail.
F-EC	EXISTING floor structure with EXISTING carpet.
F-EC1	EXISTING floor structure with NEW carpet.
F-ECON	EXISTING concrete slab, Keep and protect.
F-ED	EXISTING deck, Keep and protect.
F-EPAV	EXISTING paving, Keep and protect.
F-ET	EXISTING floor structure with EXISTING floorboards. Keep and Protect.
F-ET1	EXISTING floor structure with NEW floorboards to match existing.
F-ETL	EXISTING floor structure with EXISTING tiles. Keep and Protect.
F-ETL1	EXISTING floor structure with NEW tiles.
F-PAV1	NEW paving to match existing.

WALL SCHEDULE	
CODE ID	DESCRIPTION
P-ES	EXISTING steel post structure.
P-ET	EXISTING timber post structure.
P-S1	NEW steel post structure. Painted, as specified. As per engineer's detail.
W-ELW	EXISTING timber framed wall structure with EXISTING lightweight cladding. Infill cladding to match existing. Make good as required.
W-LW1	NEW framed wall structure with NEW weatherboard cladding to match existing with NEW paint, as specified.
W-LW2	NEW framed wall structure with NEW FC (AXON SCYON OR EQUIVALENT) cladding with NEW paint, as specified.
W-ST1	NEW masonry wall with NEW stone cladding and capping, as specified.

ROOF SCHEDULE	
CODE ID	DESCRIPTION
DP	NEW downpipe, as specified.
e-DP	EXISTING downpipe. Make good as required.
R-EM	EXISTING timber framed roof structure with EXISTING metal roofing.
R-M1	NEW framed roof structure with NEW corrugated (e.g custom orb) metal sheet, as specified. As per engineer's detail.
R-M2	NEW framed roof structure with NEW flat pan (e.g klip-lock) metal roof sheeting, as specified. As per engineer's detail.

WINDOW, DOOR & SKYLIGHT SCHEDULE	
CODE ID	DESCRIPTION
DE	EXISTING door to remain. Make good as required.
DN	NEW internal timber door, painted as specified.
W01	(W01, W02...etc) NEW aluminium framed window. Painted as specified. Refer to BASIX requirements.
WE	EXISTING window to remain. Make good as required.

B	UPDATE PLANS WITH FRONT HEDGE	22/10/2024
A	DEVELOPMENT APPLICATION	23/08/2024
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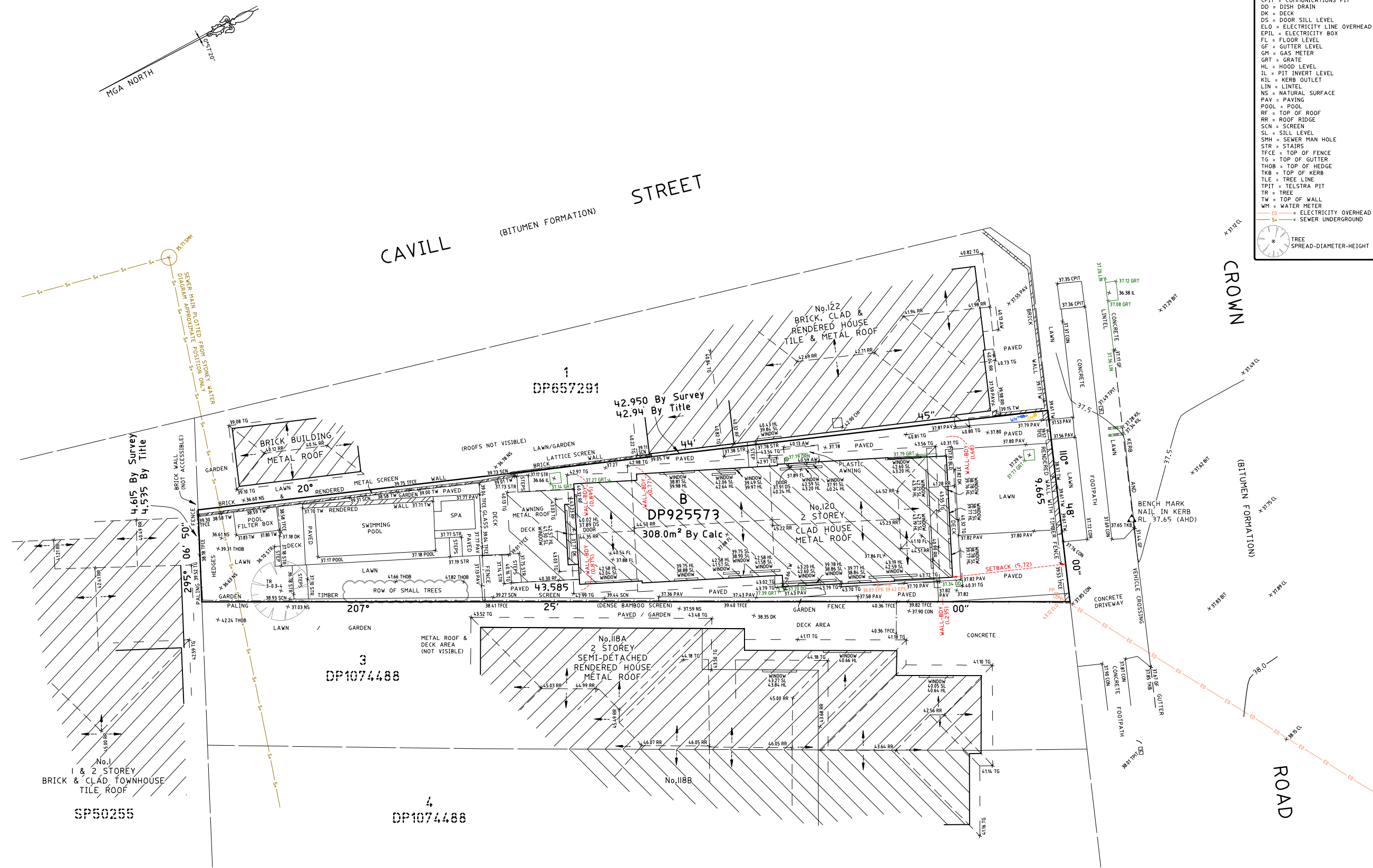
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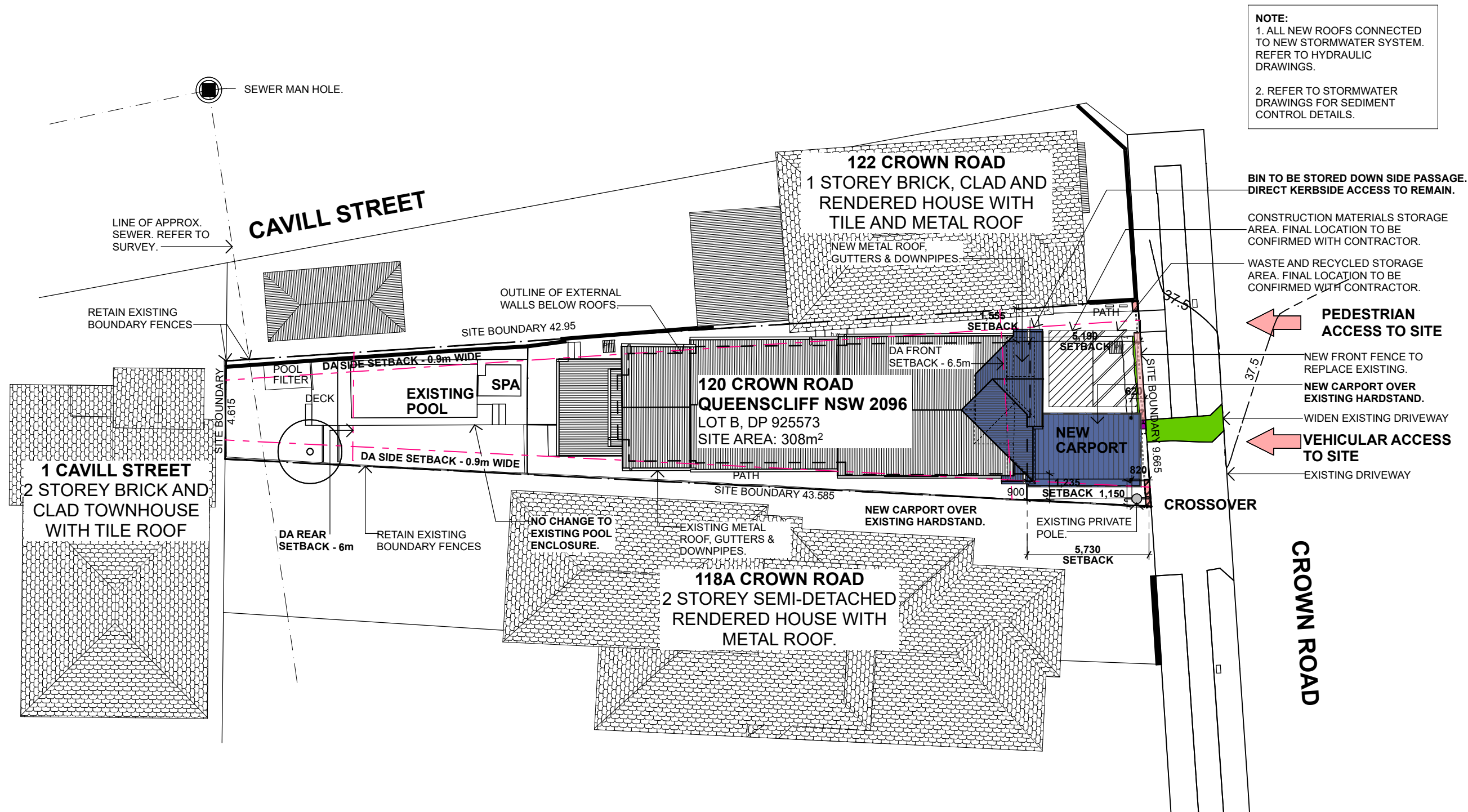
SCHEDULES

DFA2403-A02

B



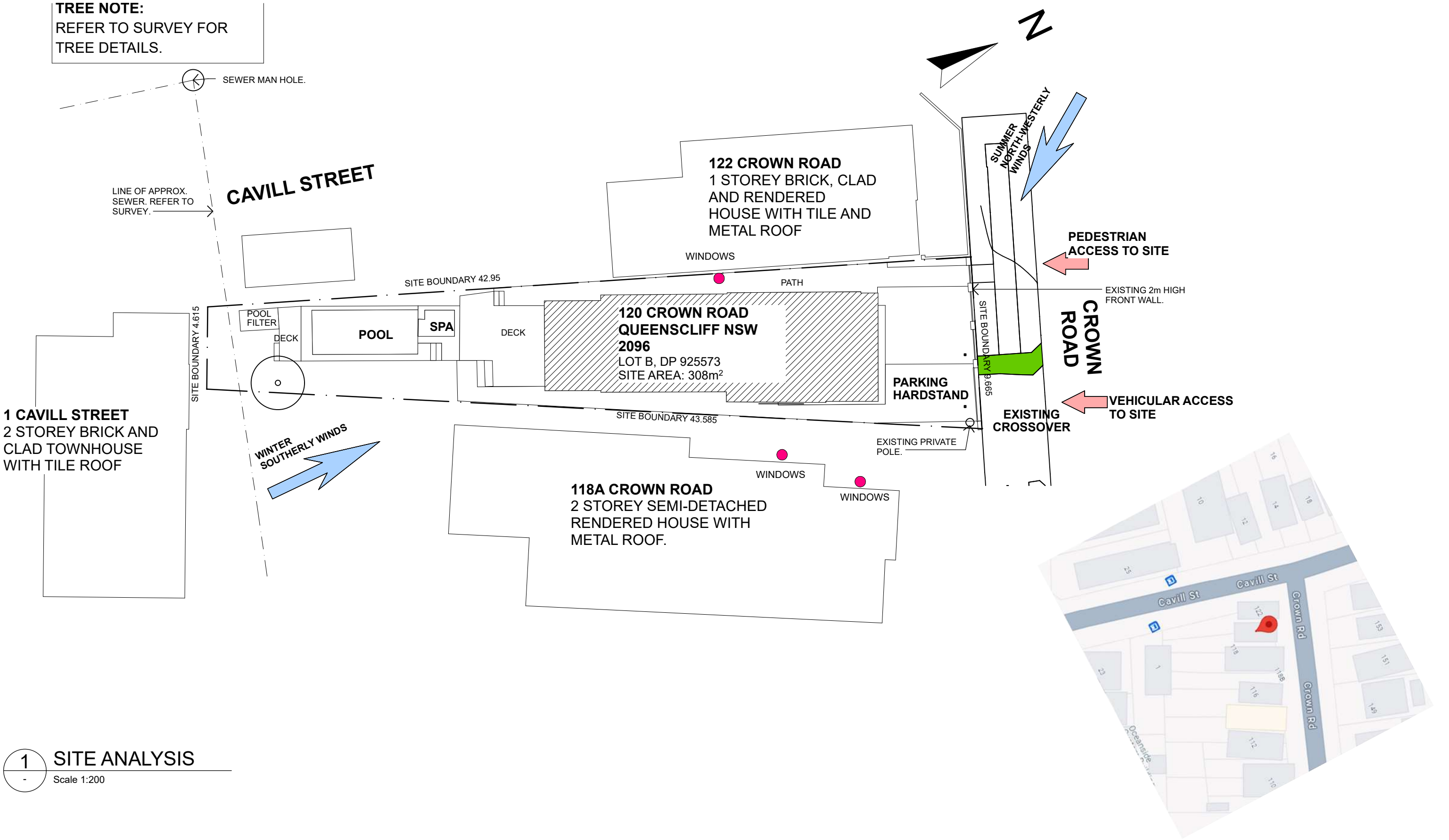
TITLE INDICATES THAT LOT B IN D.P.925573 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



1 SITE PLAN/WASTE MANAGEMENT PLAN
Scale 1:200

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A	DEVELOPMENT APPLICATION	23/08/2024												
ID	DESCRIPTION	DATE												

TREE NOTE:
REFER TO SURVEY FOR
TREE DETAILS.



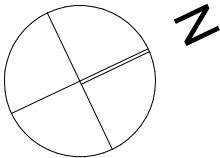
1 SITE ANALYSIS
Scale 1:200

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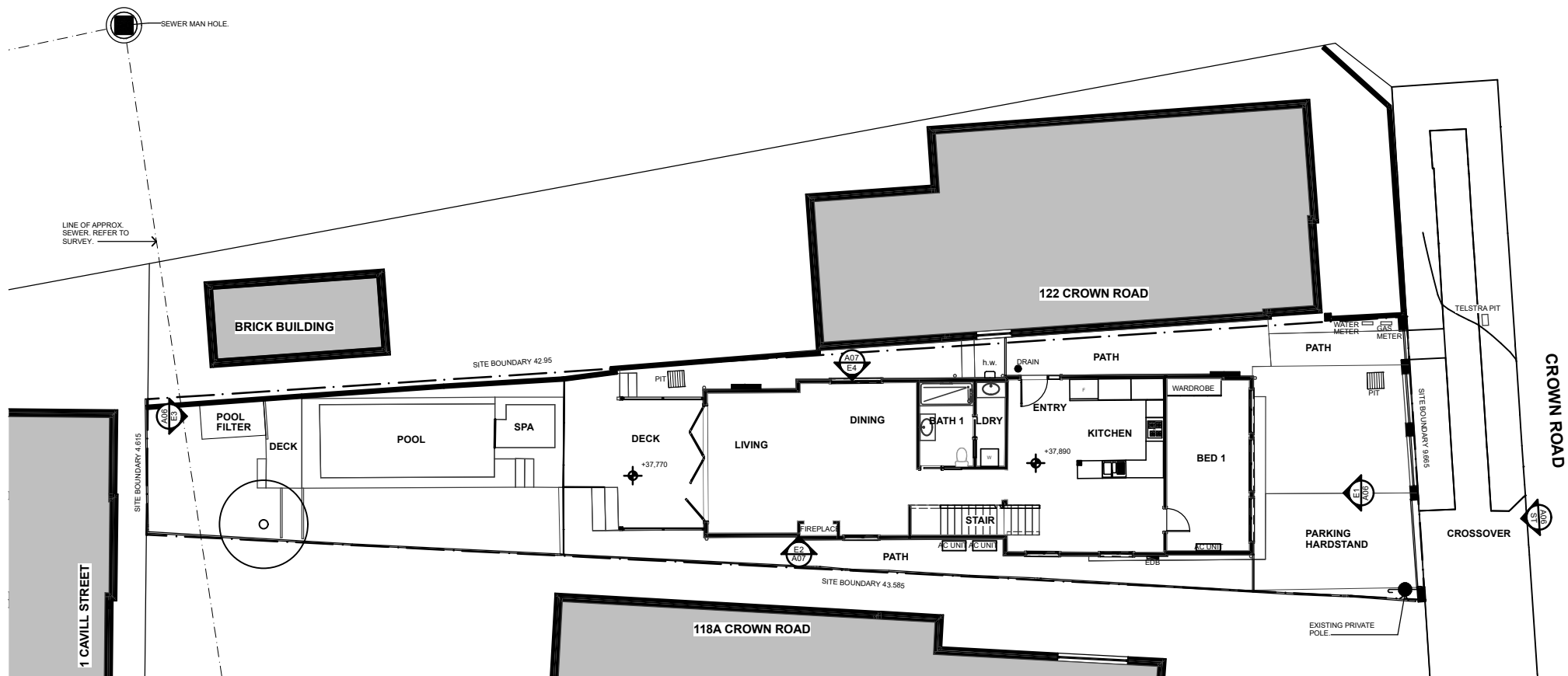
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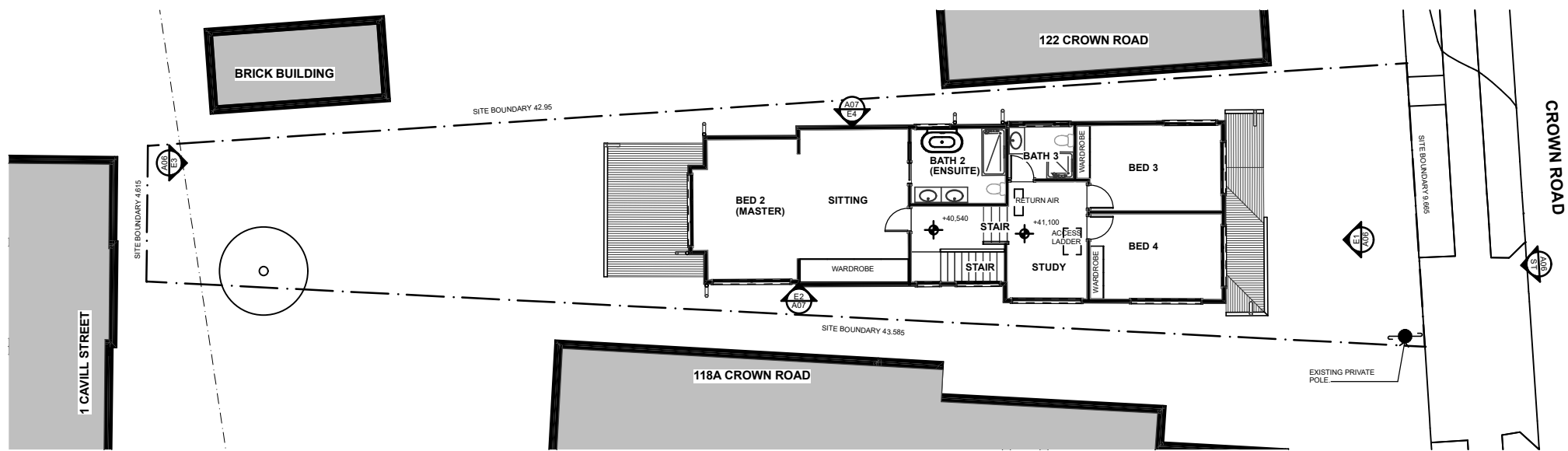
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SITE ANALYSIS AND
LOCATION MAP

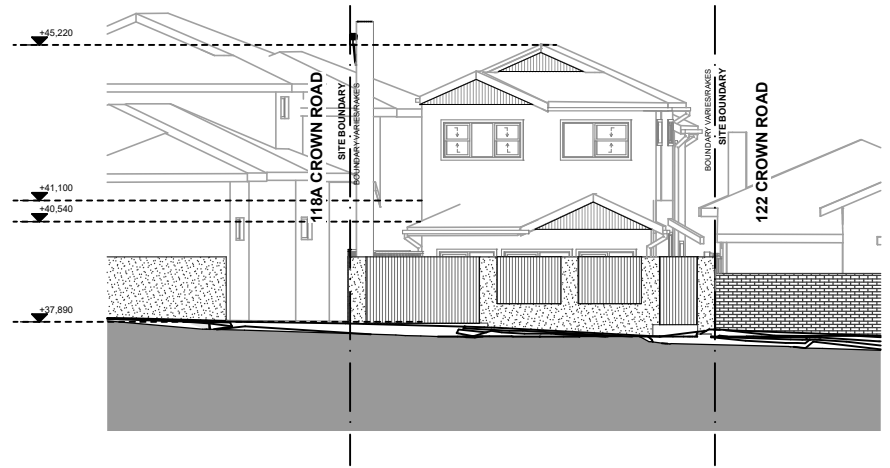
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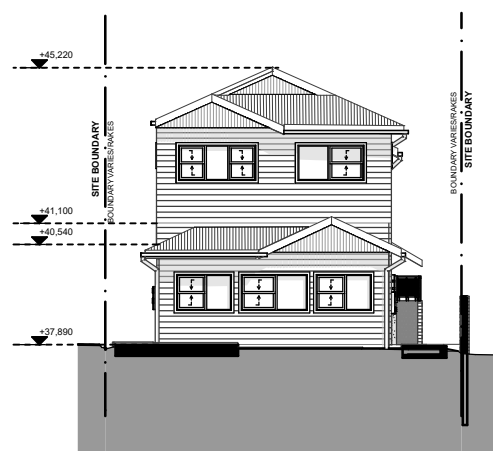
1 GROUND FLOOR
Scale 1:200



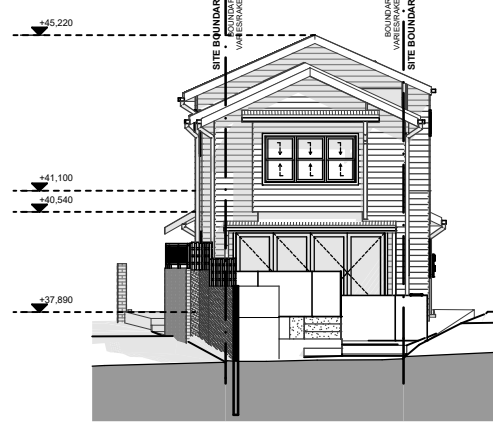
2 LEVEL 1
Scale 1:200



3 EXISTING ELEVATION ST (STREET)
Scale 1:200



4 EXISTING ELEVATION E1 (NORTH)
Scale 1:200



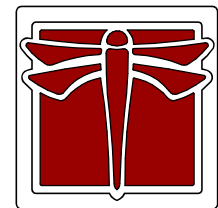
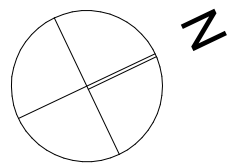
5 EXISTING ELEVATION E3 (SOUTH)
Scale 1:200

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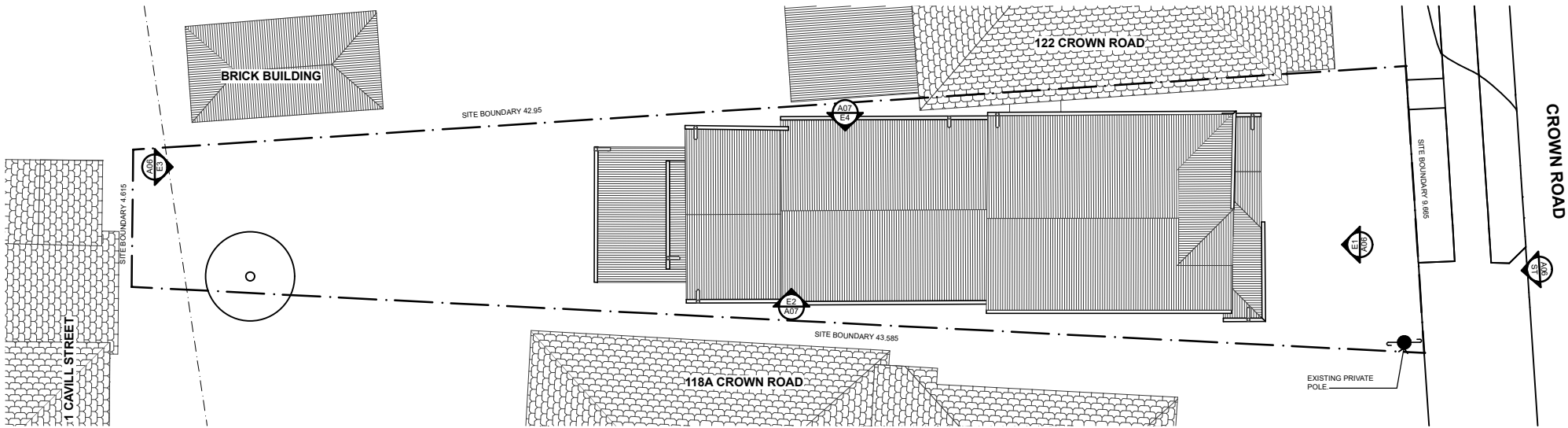
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EXISTING PLANS AND
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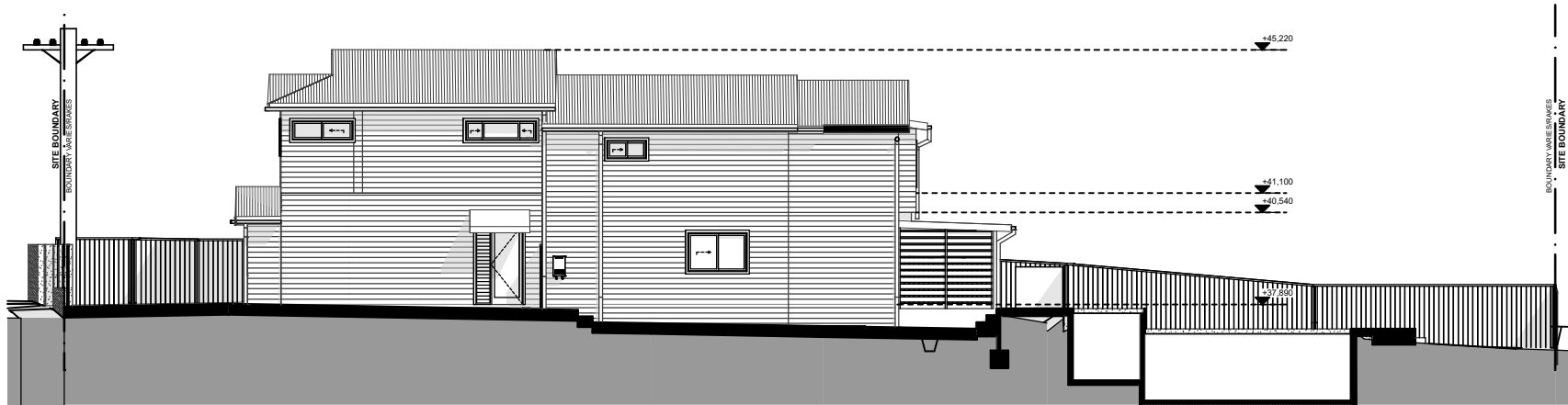
DFA2403-A06



1 ROOF PLAN
- Scale 1:200



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



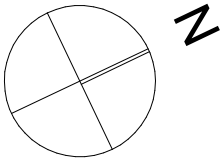
3 EXISTING ELEVATION E4 (WEST)
- Scale 1:200

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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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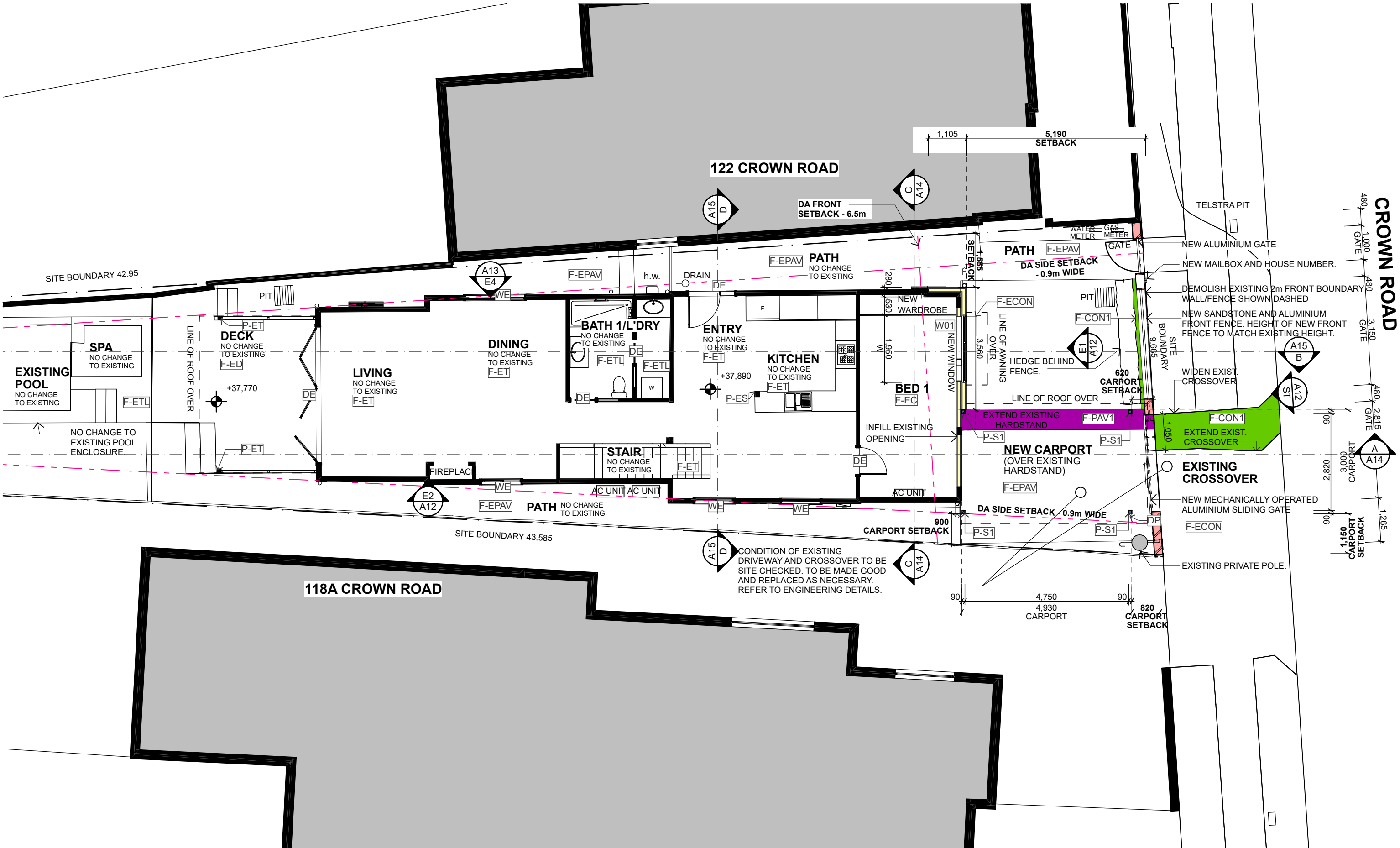
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PERSPECTIVES

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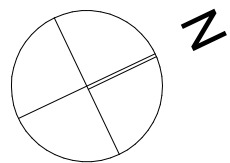


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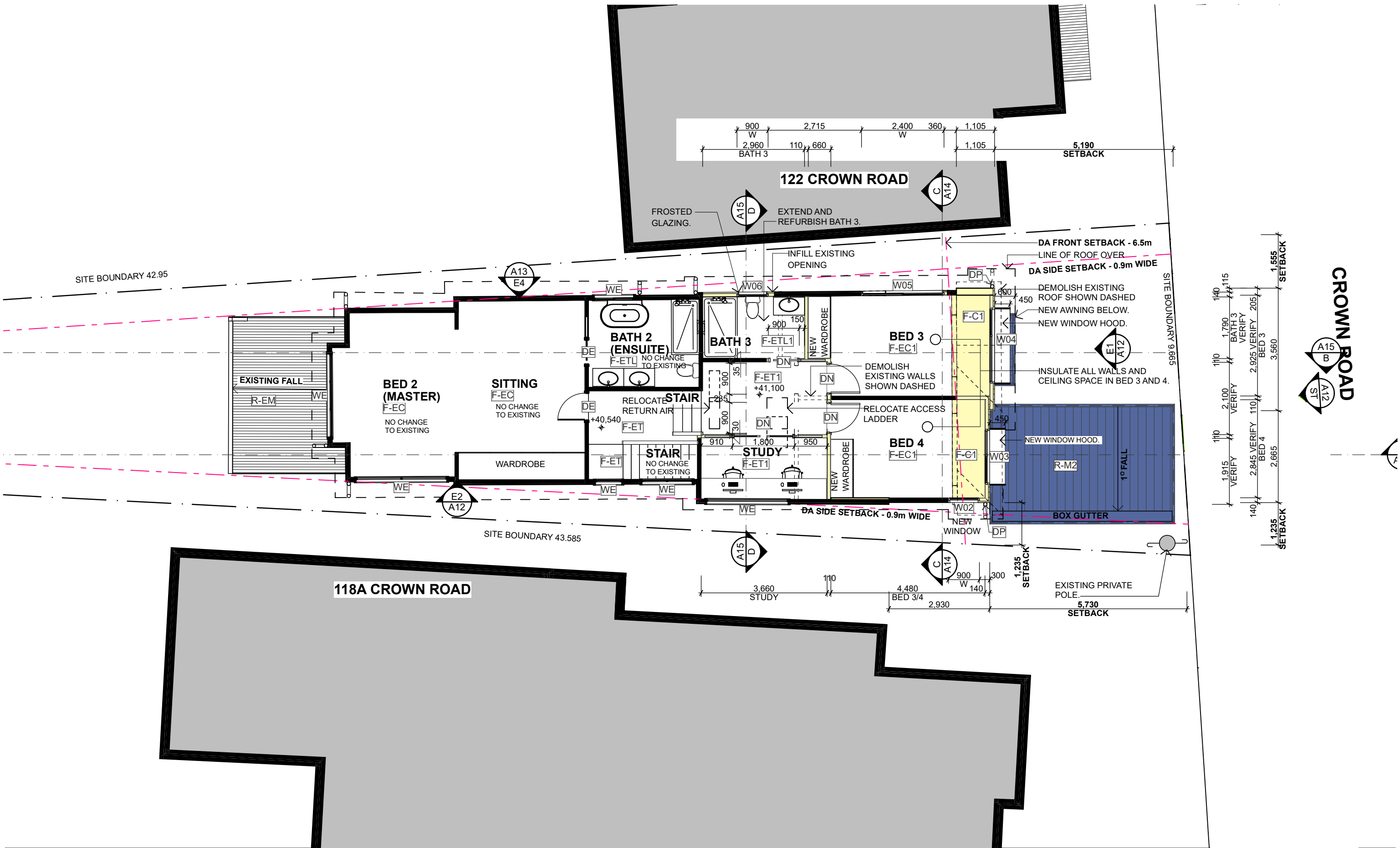
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GROUND FLOOR

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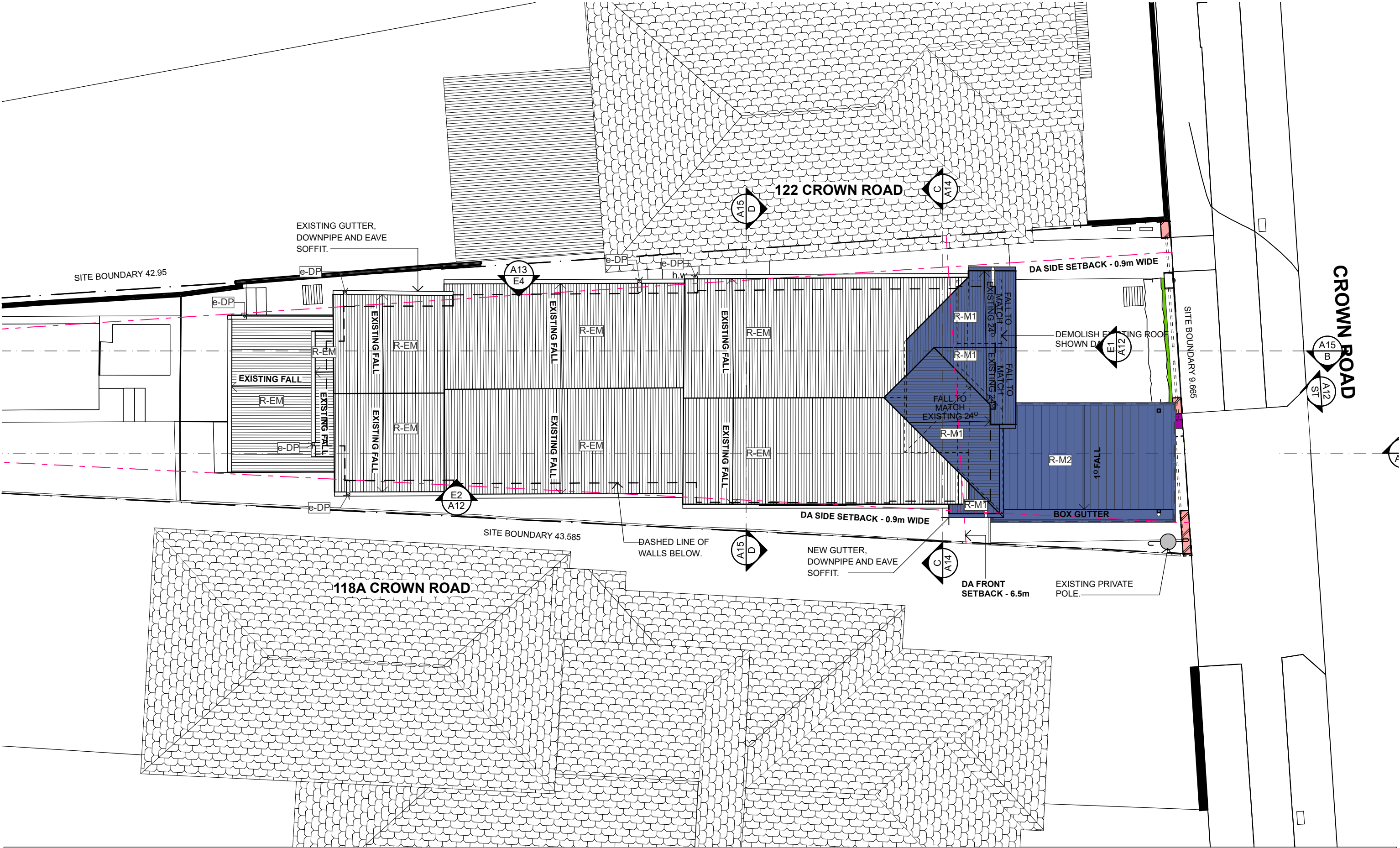
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LEVEL 1 PLAN

DFA2403-A10

B

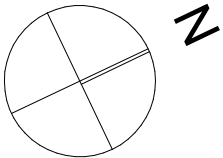


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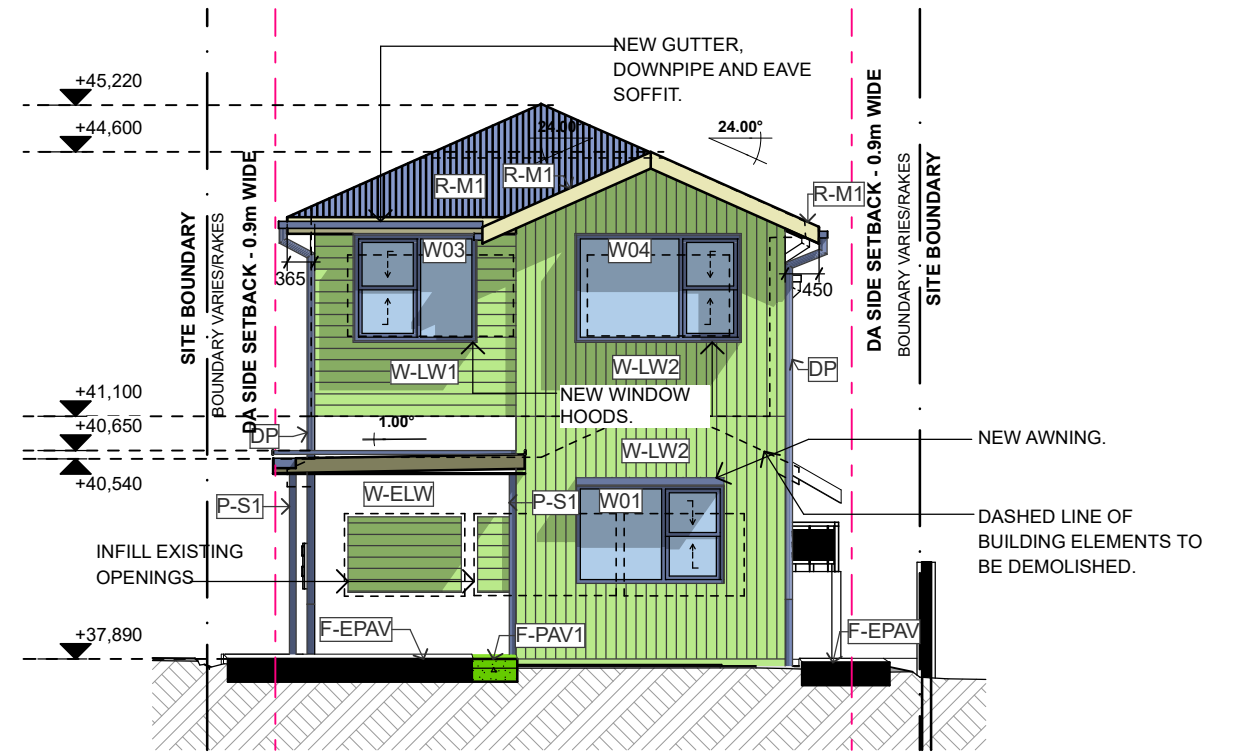
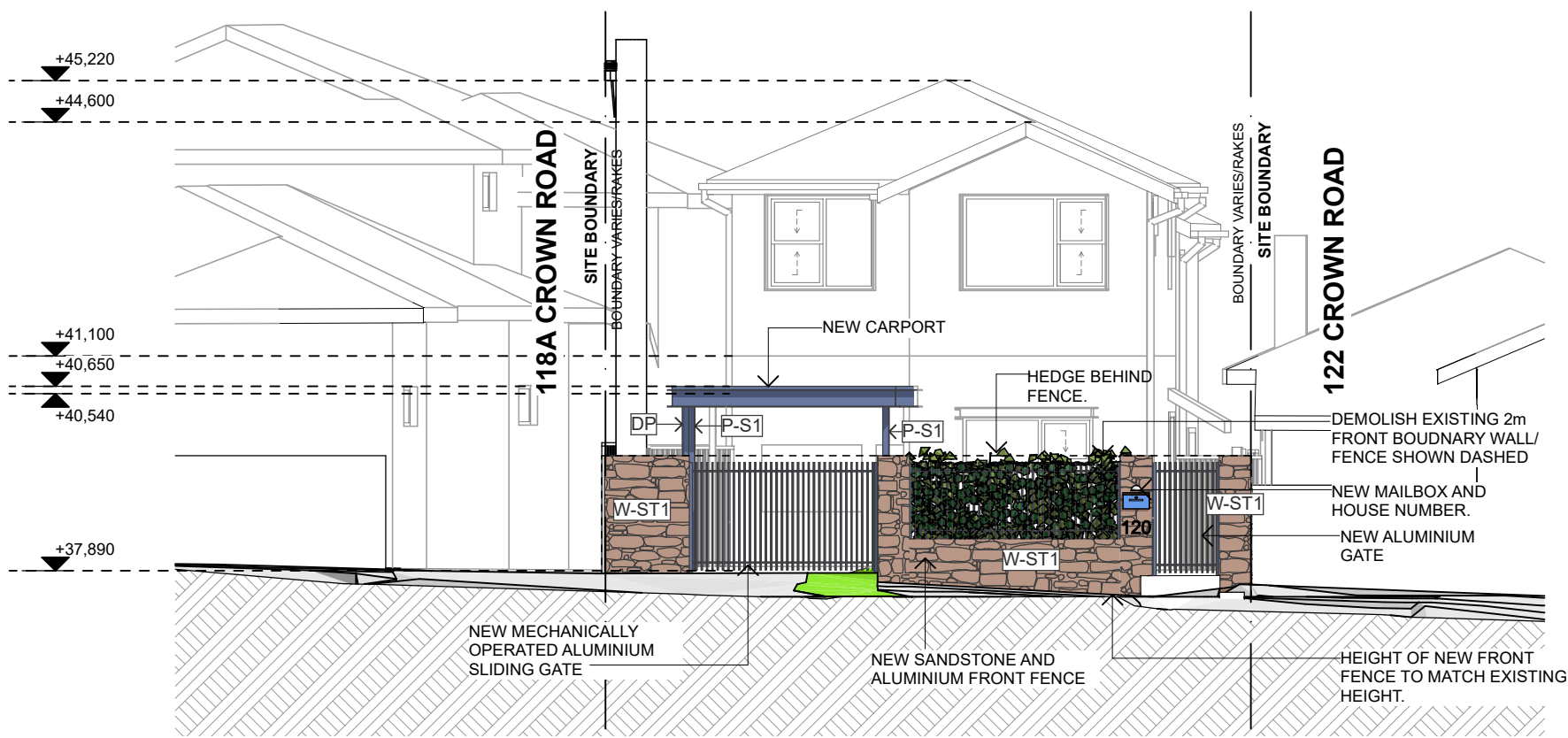
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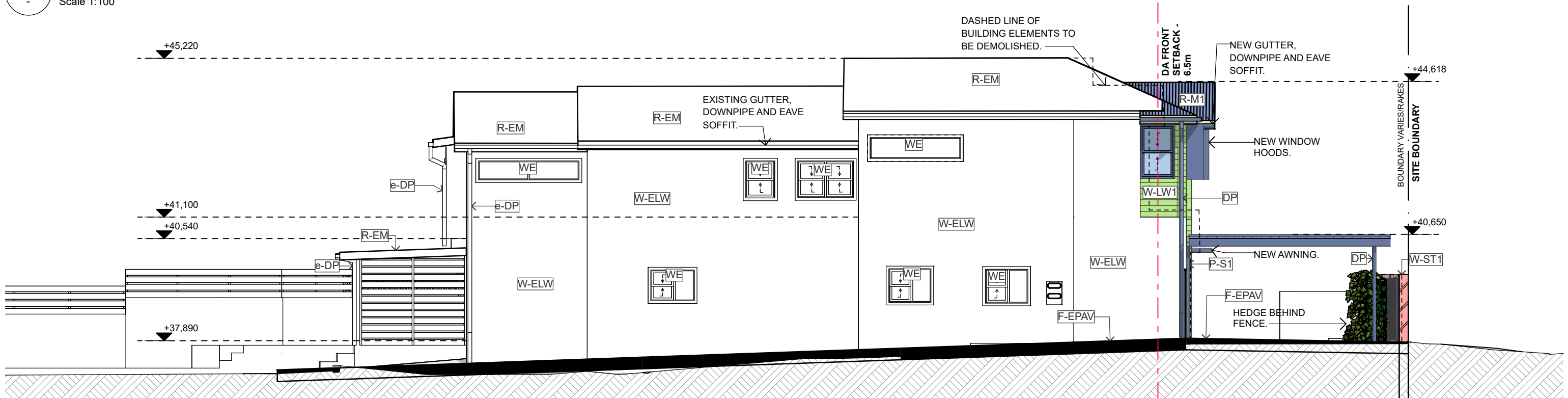
ROOF PLAN

DFA2403-A11



1 ELEVATION ST (STREET)
Scale 1:100

2 ELEVATION E1 (NORTH)
Scale 1:100



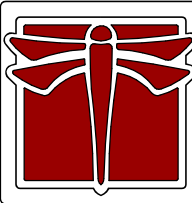
3 ELEVATION E2 (EAST)
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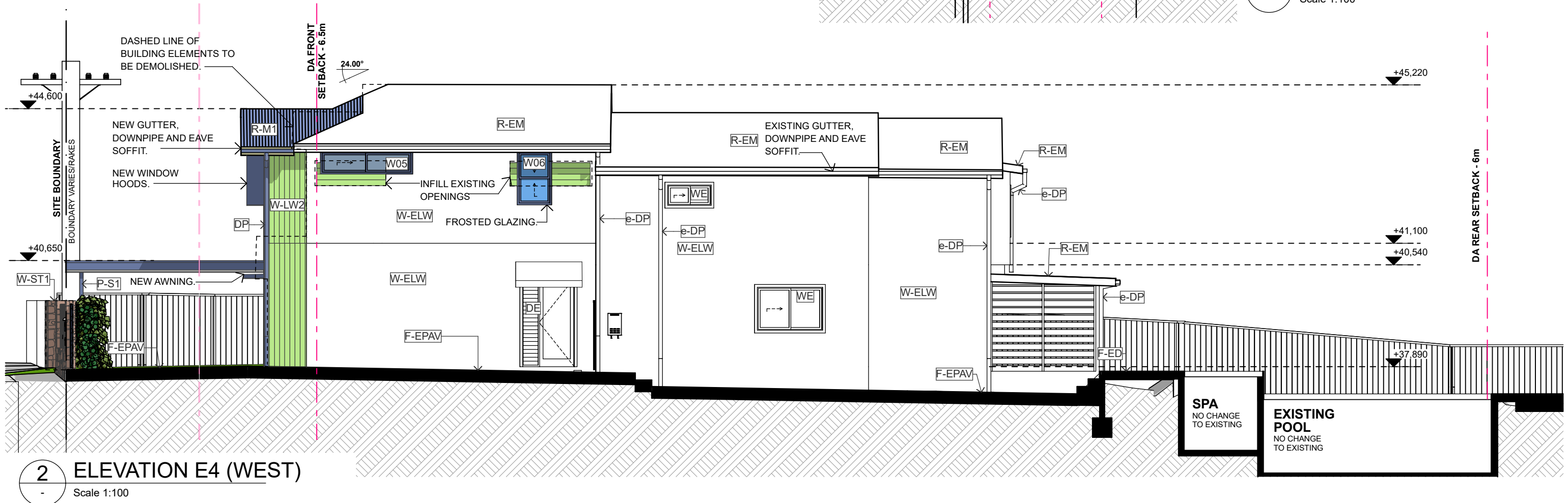
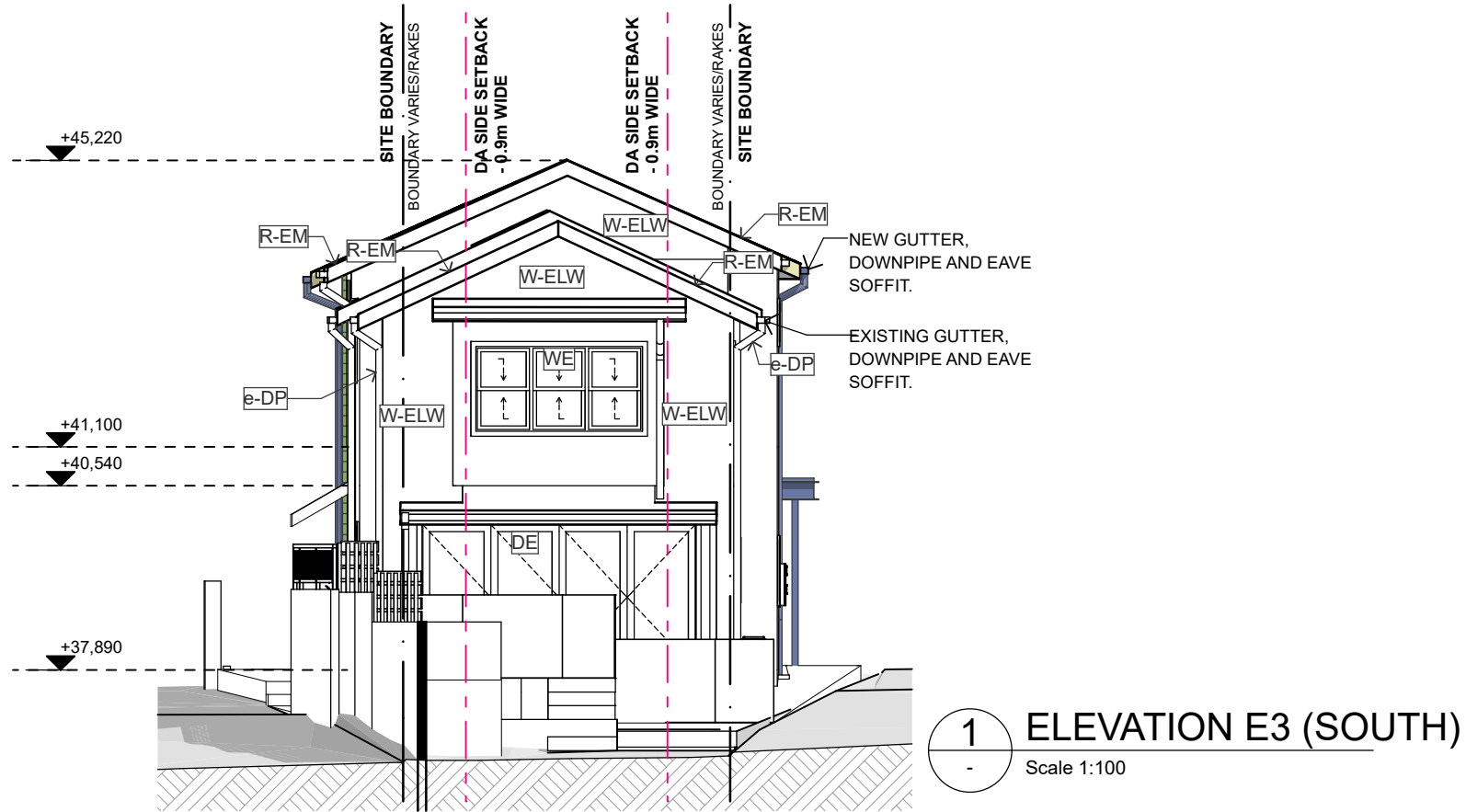
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ELEVATION STREET, E1 AND E2

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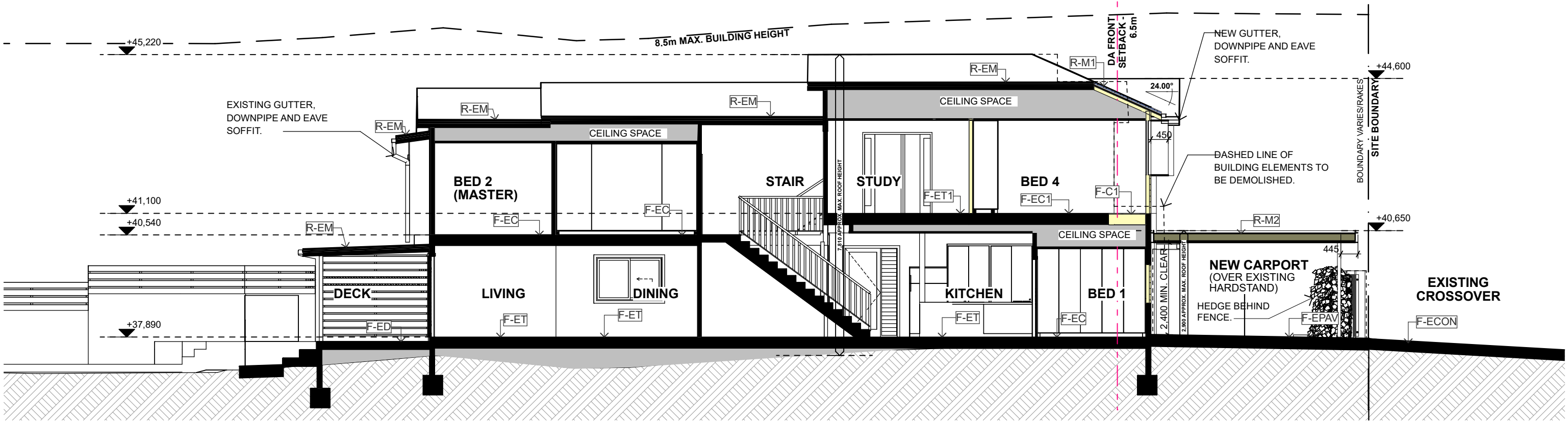
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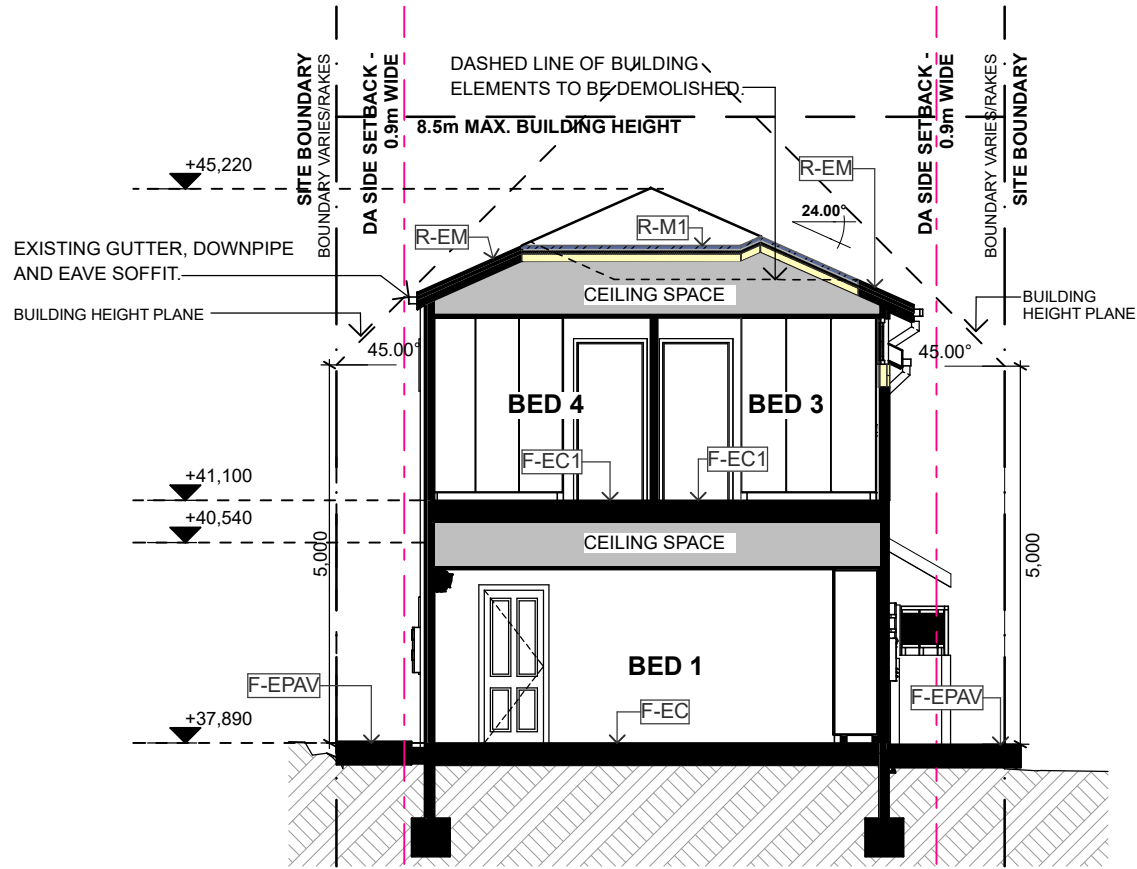
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ELEVATION E3 AND E4

DFA2403-A13



1 SECTION A
Scale 1:100



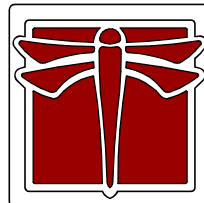
2 SECTION C
Scale 1:100

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SECTION A AND C

DFA2403-A14

Alterations and Additions

Certificate number: A1760465

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 19 August 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Grattan House
Street address	120 CROWN Road QUEENSCLIFF 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP925573
Lot number	B
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: DRAGONFLY ARCHITECTS PTY LTD	
ABN (if applicable): 78158837962	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	
floor above existing dwelling or building.	nil	N/A	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔

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DEVELOPMENT APPLICATION

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120 CROWN ROAD
QUEENSCLIFF NSW 2096

BASIX 1

DFA2403-A16

B

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-Tsol/air 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-Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W04	N	3.06	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, double Lo-Tsol/air 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

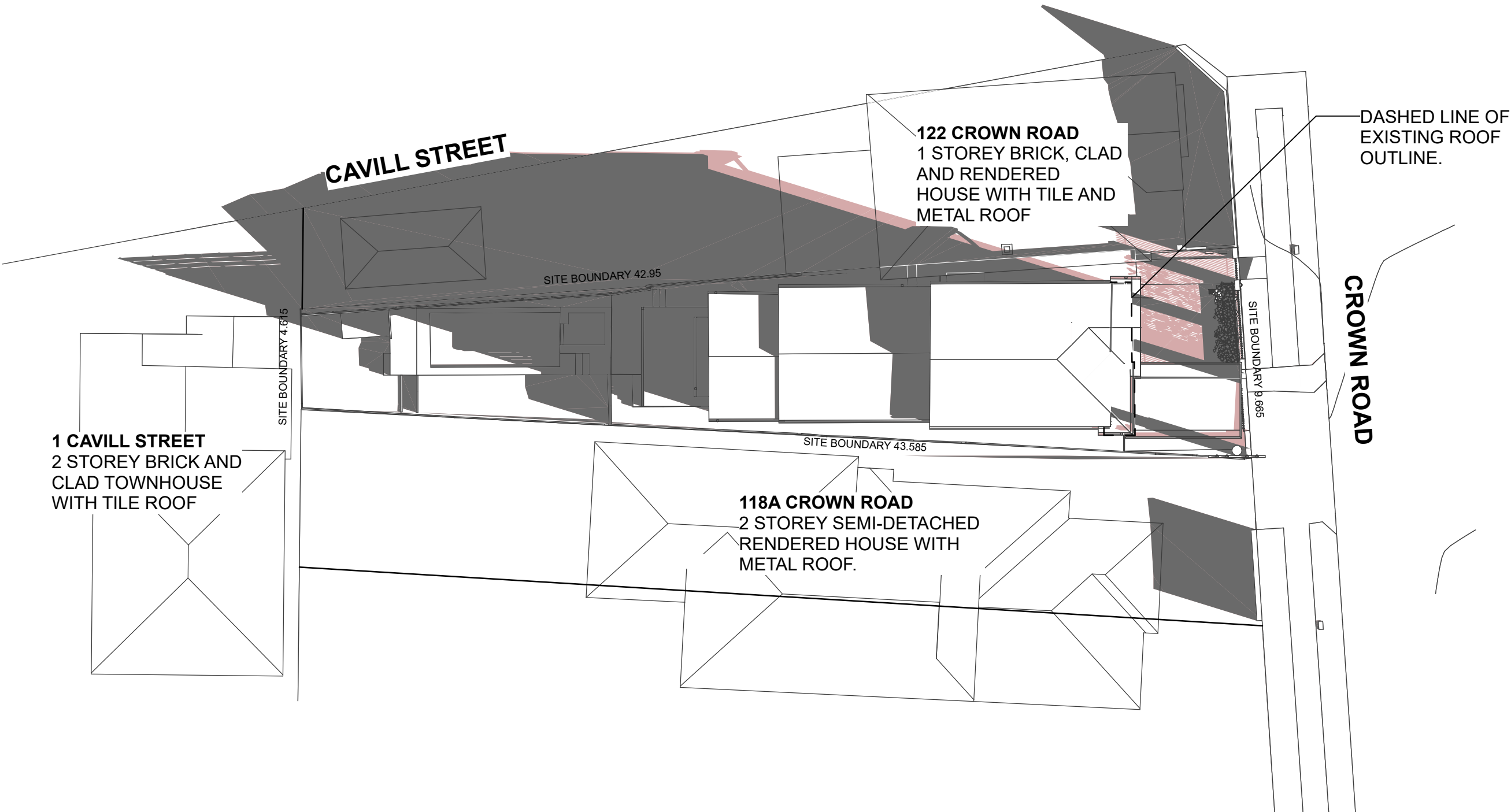
JUNE 21st 9:00 AM



PROPOSED SHADOWS



EXISTING SHADOWS

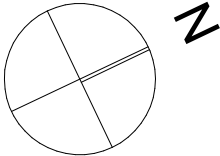


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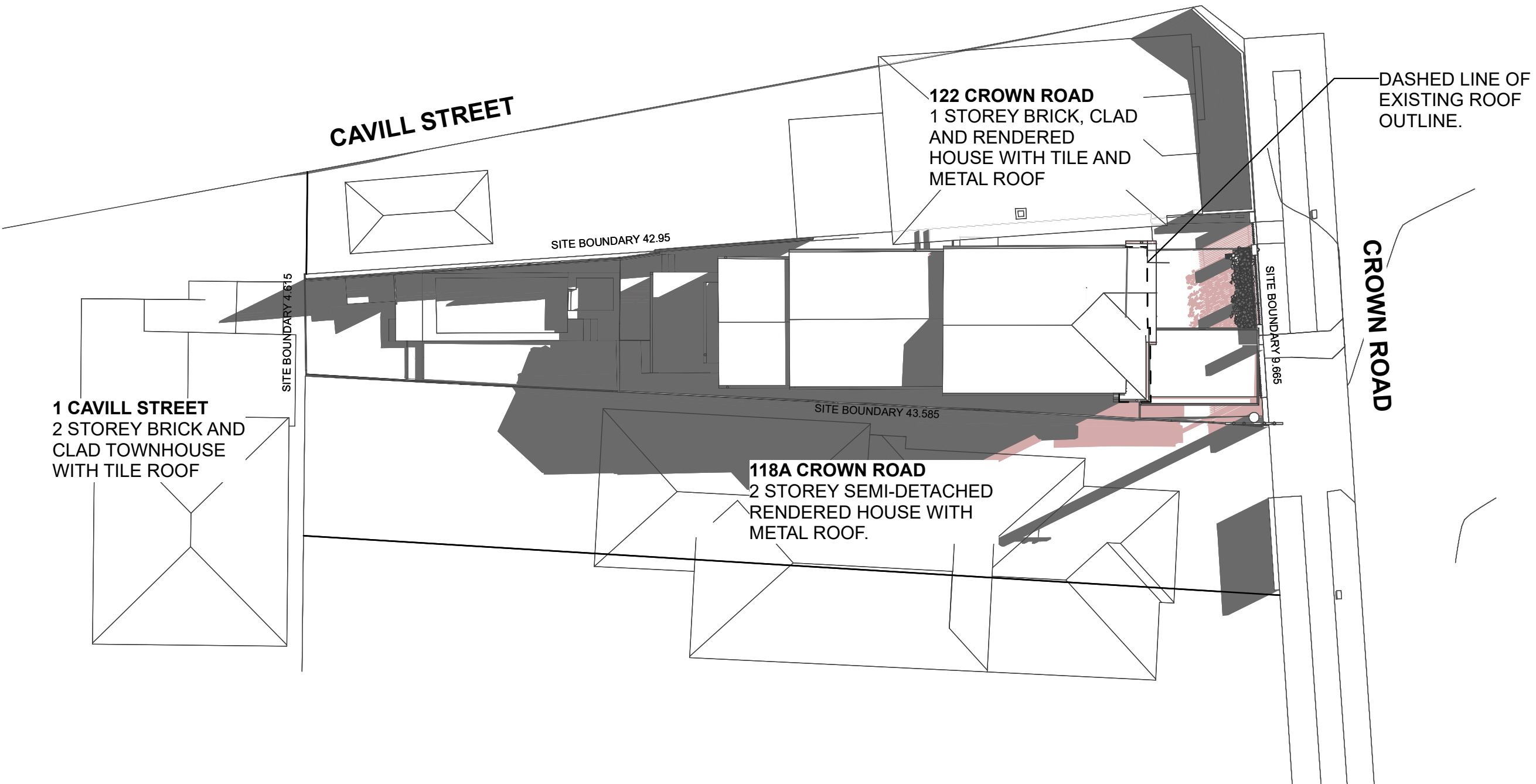
SHADOWS JUNE 21-9AM

DFA2403-A18

JUNE 21st 12:00 NOON

PROPOSED SHADOWS

EXISTING SHADOWS



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120 CROWN ROAD

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SHADOWS JUNE 21-12NOON

DFA2403-A19

B

JUNE 21st 3:00 PM



PROPOSED SHADOWS



EXISTING SHADOWS

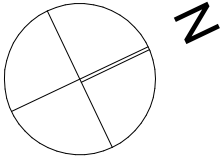


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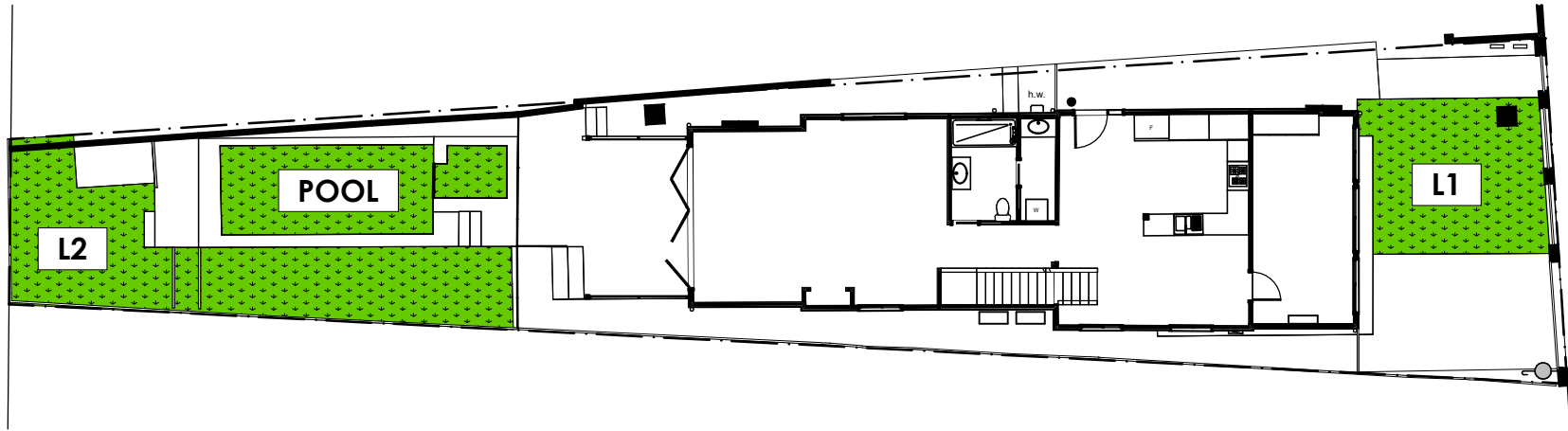
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SHADOWS JUNE 21-3PM

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

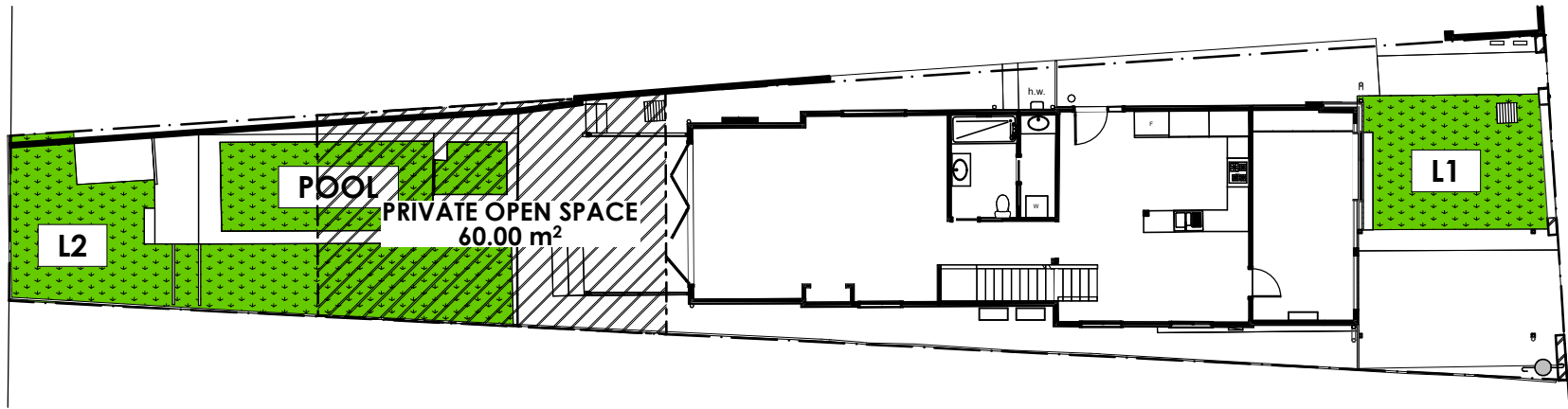
PRIVATE OPEN SPACE
NORTHERN BEACHES COUNCIL DCP - PART D2
3 OR MORE BEDROOMS WITH A MIN. DIMENSION OF 5m.
MIN. REQUIRED PRIVATE OPEN SPACE = 60m²
COMPLIES

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

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LANDSCAPE CALCULATION

DFA2403-A21

B



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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**DEVELOPMENT
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FINISHES SCHEDULE

DFA2403-A22