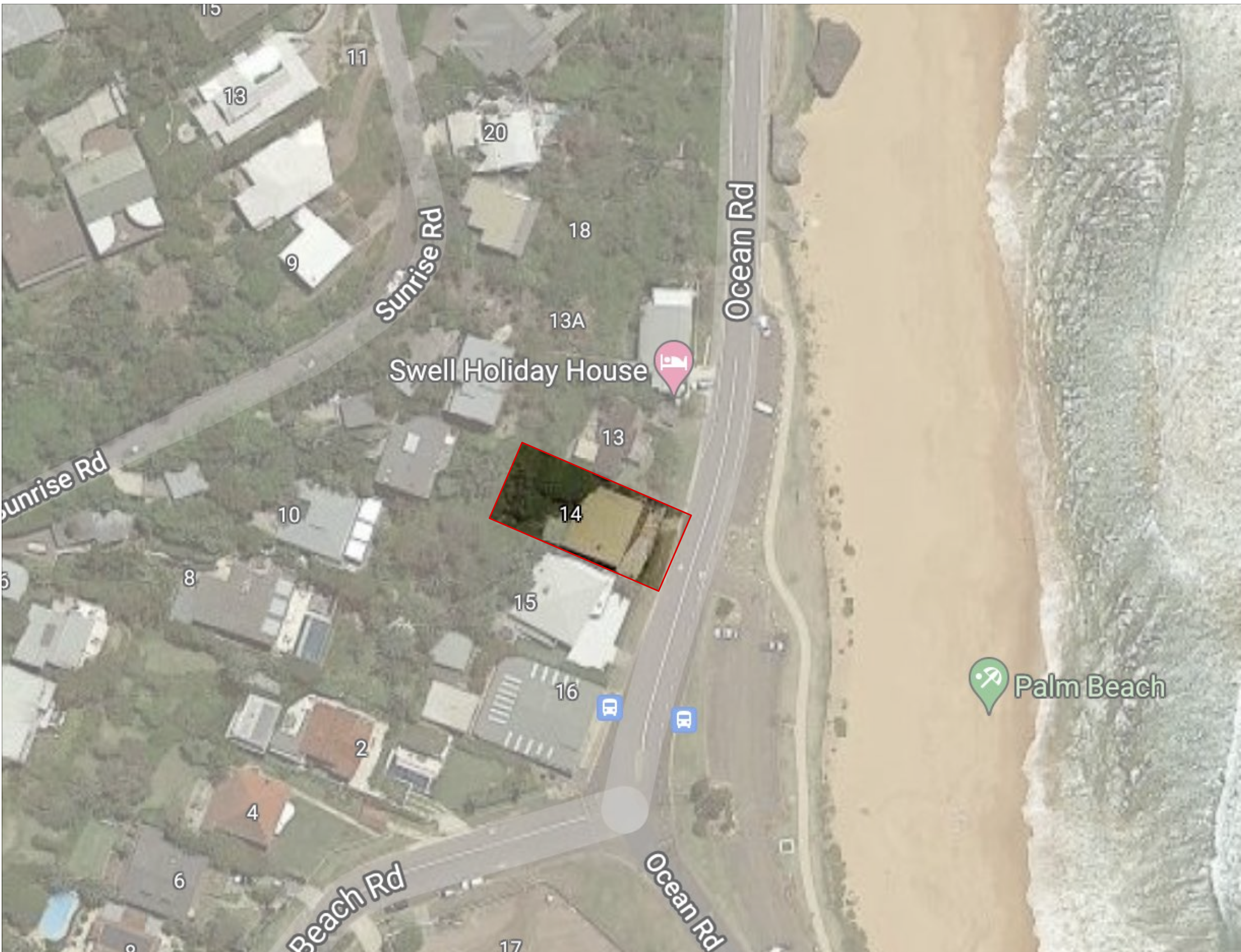


COVER PAGE

- DA.00
- Cover Page and Location Plan
- DA.01
- Site Plan and Site Analysis
- DA.02
- Lower Ground Level Plan
- DA.03
- Groundfloor Plan
- DA.04
- Level 1 Plan
- DA.05
- Level 2 Plan
- DA.06
- Roof Plan
- DA.07
- East and West Elevation
- DA.08
- North and South Elevation
- DA.09
- Sections AA BB
- DA.10
- Height Plane Diagram (8.5m)
- DA.11
- Height Plane Diagram (10m)
- DA.12
- Building Envelope Diagram
- DA.13
- Demolition Plan
- DA.14
- Contour Modification Plan
- DA.15
- Landscape Calculation Plan
- DA.16
- Excavation Plan
- DA.17
- Schedule of Finishes
- DA.18
- Streetscape Visualisation
- DA.19
- Solar Diagrams



01

LOCATION PLAN

Scale 1:NTS

'BASIX' COMMITMENTS CERTIFICATE NO. 0006687636

WATER COMMITMENTS:	
FIXTURES	<div>The applicant must install showerheads with a minimum rating of 4 star (&gt;4.5 but &lt;=6 L/min plu sspray force and/or coverage tests) in all showers in the development.</div> <div>The applicant must install a toilet flushing system with a minimum rating of 4 stars in each toilet in the development</div> <div>The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.</div> <div>The applicant must install basin taps with a minium rating of 6 star in each bathroom in the development.</div>
ALTERNATIVE WATER	<div>Rainwater Rank</div> <div>The applicant must install a rainwater tank of at least 10000L on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.</div> <div>The applicant must configure the rainwater tank to collect rain runoff from at least 56 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam.</div> <div>The applicant must connect the rainwater tank to:<div>- Landscape</div><div>- Laundry Tap + Pool Tap</div></div>
SWIMMING POOL	<div>The swimming pool must not have a volume greater than 45KL w</div> <div>The swimming pool must have a permanent retractable pool cover.</div> <div>The swimming pool must be outdoors.</div>
THERMAL COMMITMENTS:	
SIMULATION METHOD	<div>The applicant must construct the development in accordance with all the thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.</div> <div>The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the associated BASIX Report.</div>

ENERGY COMMITMENTS:	
HOT WATER	The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.
COOLING SYSTEM	<div>The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5</div> <div>The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5</div>
HEATING SYSTEM	<div>The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5</div> <div>The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5</div>
VENTILATION	<div>The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off. Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off</div>
NATURAL LIGHTING	The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
SWIMMING POOL	<div>The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): gas</div> <div>The applicant must install a timer for the swimming pool pump in the development.</div>
ALTERNATIVE ENERGY	The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.
OTHER	<div>The applicant must install a gas cooktop &amp; electric oven in the kitchen of the dwelling.</div> <div>The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.</div> <div>The applicant must install a fixed outdoor clothes drying line as part of the development.</div>

THERMAL COMFORT:			
PASS			
GLAZING	Location	Sliding/Fixed/Louvre	G01
	Ground + Level 1 (Except Rumpus)	U-value 4.50 SHGC 0.52 (± 10%) (Single Glazed, Low-e)	U-value 5.40 SHGC 0.49 (± 10%) (Single Glazed, Low-e)
	Level 2 + Rumpus	U-value 3.55 SHGC 0.48 (± 10%) (Double Glazed, Low-e)	
WALLS	<div>External Walls (Level G,1 and 2): Cavity Brick - min R1.1 insulation within cavity.</div> <div>External Walls Surrounding Lift Shaft (All Levels): Min R1.0 insulation.</div> <div>Internal walls within Dwelling: No insulation Modelled.</div>		
FLOORS	<div>Concrete Slab on Ground (All Levels): No insulation modelled.</div> <div>Intermediate floors (Conditioned to Conditioned): No insulation modelled.</div> <div>Suspended Floors to Open or Subfloor below: Min R1.5 insulation.</div>		
ROOF	<div>Ceiling Cavity to Exposed (Level G and 2): Additional R3.0 bulk insulation.</div> <div>Ceiling Cavity to Exposed (Level 01): Additional 50mm R2.3 rigid insulation.</div> <div>Concrete Roof: Ceiling insulation only.</div> <div>Metal Roof: Ceiling insulation + min R1.30 reflective blanket.</div>		



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NOTES

REV NO. DATE REVISIONS BY CHK

A

24.08.21

Issue for Consultant Coordination

DB

ES

B

22.09.21

Issue for Consultant Coordination

DB

ES

C

22.10.21

DA Issue

DB

ES

D

25.10.21

DA Issue

DB

ES

PROJECT

OCEAN ROAD RESIDENCE

ADDRESS

14 OCEAN ROAD

PALM BEACH 2108

DOCUMENT

DEVELOPMENT APPLICATION

DRAWING

COVER PAGE

BASIX/LOCATION PLAN

DATE

25.10.21

SCALE

NTS

DRAWN

ES

PROJECT NO.

21006

DRAWING NO.

DA.00

REV NO.

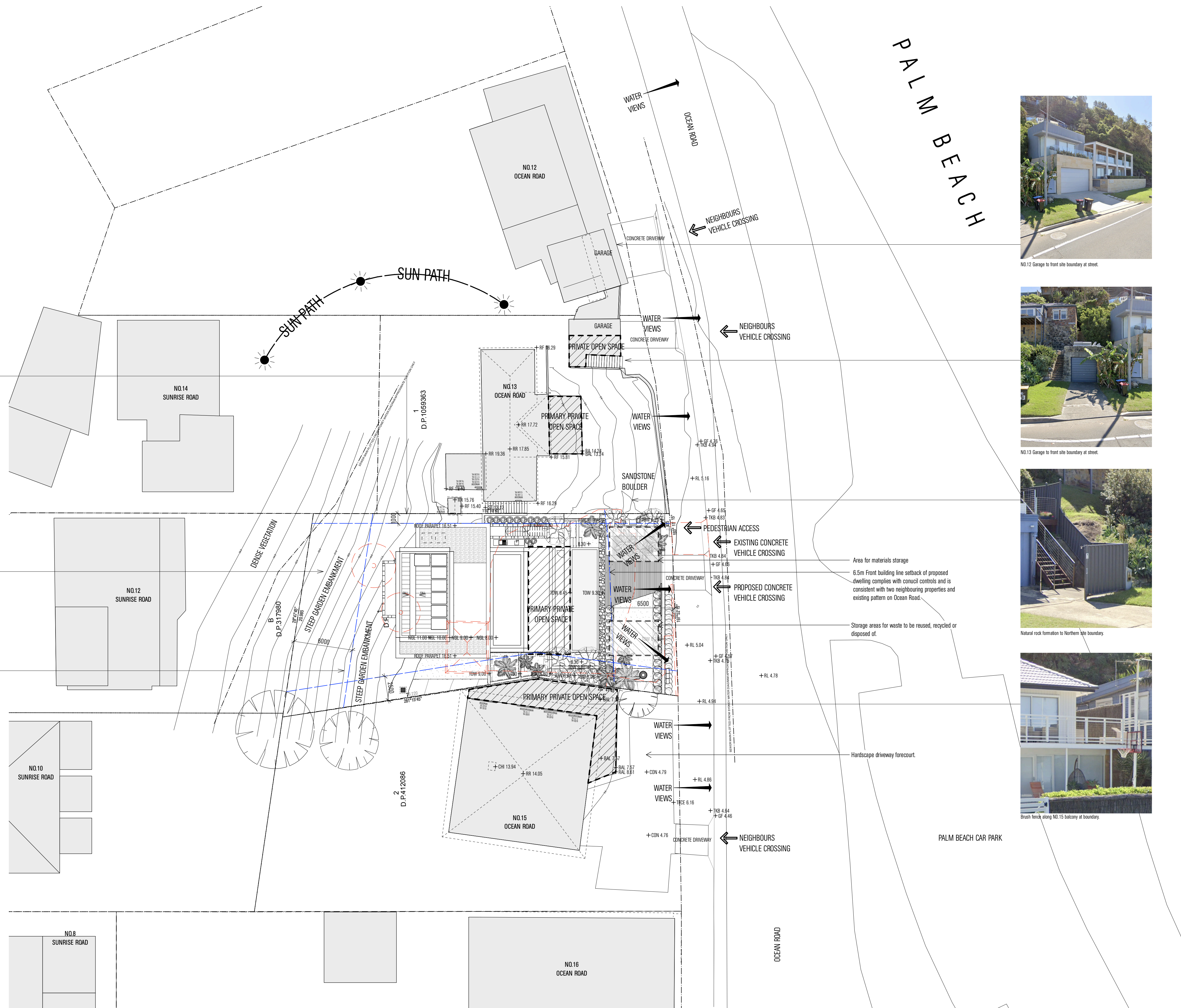
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MATHIESON







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**DA2021/2262**

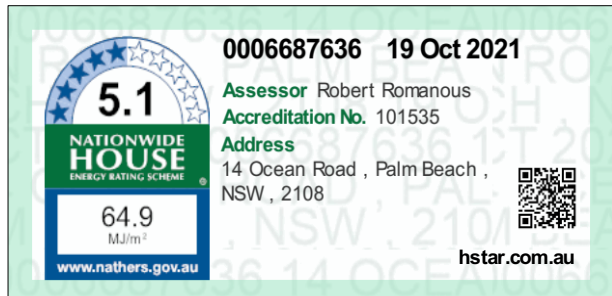
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- LEGEND
- Site Boundary
  - Council setbacks / Height requirements
  - Brick wall 110mm + 10mm render
  - Blockwork wall
  - Concrete structure
  - Stone clad masonry wall 600mm
  - Lightweight walls 110mm + 10mm lining
  - Timber structure 130mm
  - New glazing

HWU - Hot Water Unit  
CU - Condenser Unit  
PV - Photovoltaic Panels  
RWT - Rainwater Tank

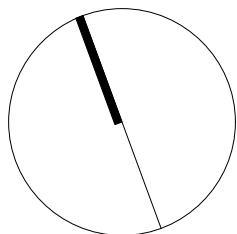


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REV NO.	DATE	REVISIONS	BY	CHK
A	12.07.21	Issue for Consultant Coordination	ES	ES
B	16.07.21	Pre-DA Package	ES	ES
C	24.08.21	Issue for Consultant Coordination	ES	ES
D	22.09.21	Issue for Consultant Coordination	DB	ES
E	11.10.21	Issue for Consultant Coordination	DB	.
F	15.10.21	DA Issue	DB	ES
G	22.10.21	DA Issue	DB	ES
H	11.11.21	DA Issue	DB	ES
I	06.04.22	DA Amendment	DB	ES

PROJECT OCEAN ROAD RESIDENCE  
ADDRESS 14 OCEAN ROAD  
PALM BEACH 2108  
DOCUMENT DEVELOPMENT APPLICATION

DRAWING PLAN  
LOWER GROUND  
DATE 06.04.22 SCALE 1:100  
DRAWN ES PROJECT NO. 21006  
DRAWING NO. DA.02 REV NO. I



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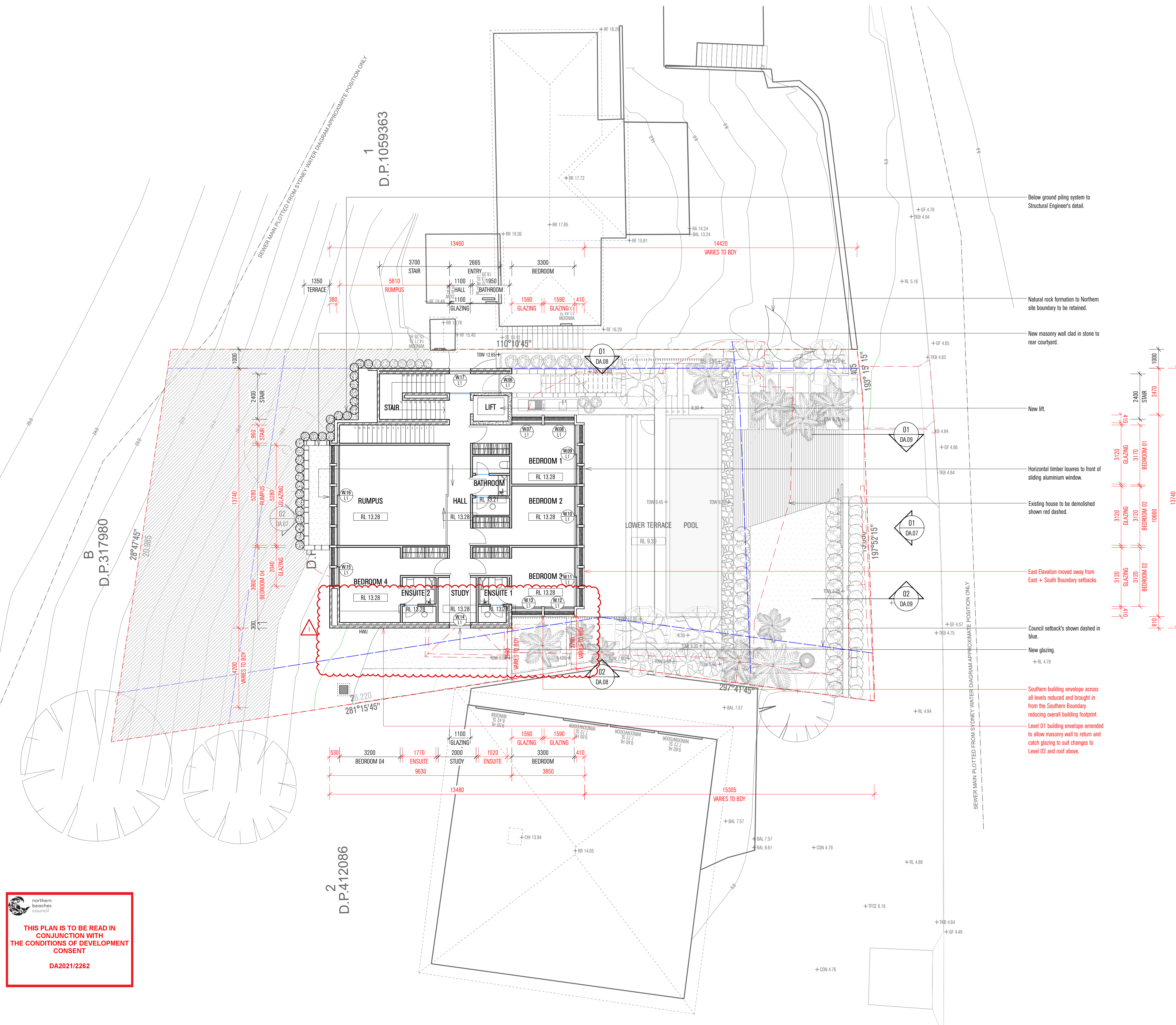


PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD
	PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION





PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION

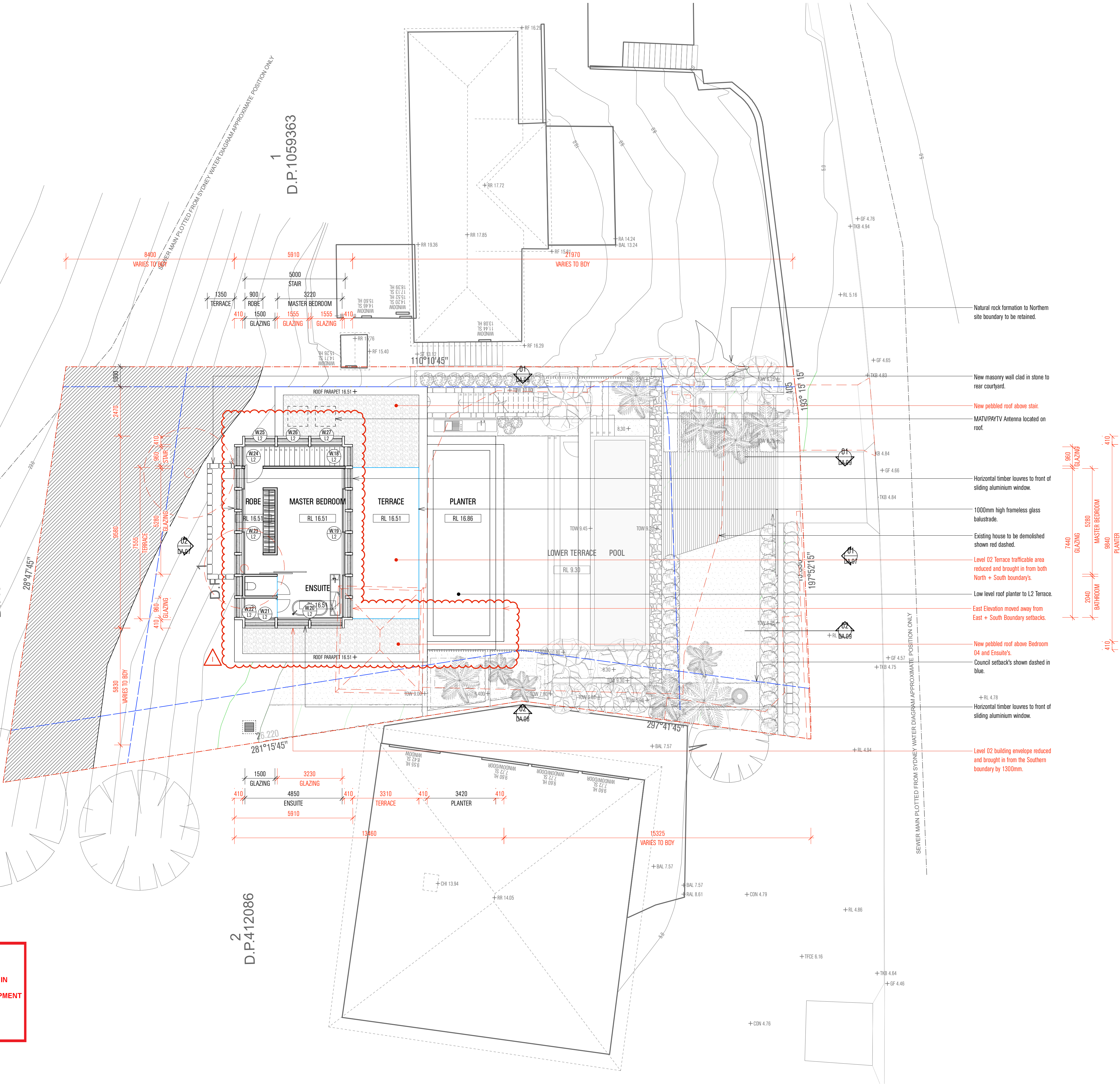




 northern beaches council

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DA2021/2262



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LEGEND

- Site Boundary
- Council setbacks / Height requirements
- Brick wall 110mm + 10mm render
- Blockwork wall
- Concrete structure
- Stone clad masonry wall 600mm
- Lightweight walls 110mm + 10mm lining
- Timber structure 130mm
- New glazing

HWU - Hot Water Unit  
CU - Condenser Unit  
PV - Photovoltaic Panels  
RW - Rainwater Tank

0006687636 19 Oct 2021

Assessor Robert Romanous  
Accreditation No. 101535  
Address 14 Ocean Road, Palm Beach NSW, 2108

64.9  
www.nthars.gov.au

NOTES

1. New masonry wall clad in stone to rear courtyard.

2. New pebbled roof above stair.

3. MATV/PATV Antenna located on roof.

4. Horizontal timber louvers to front of sliding aluminium window.

5. 1000mm high frameless glass balustrade.

6. Existing house to be demolished shown red dashed.

7. Level 02 Terrace trafficable area reduced and brought in from both North + South boundary's.

8. Low level roof planter to L2 Terrace.

9. East Elevation moved away from East + South Boundary setbacks.

10. New pebbled roof above Bedroom 04 and Ensuite's.

11. Council setback's shown dashed in blue.

12. +RL 4.78  
Horizontal timber louvers to front of sliding aluminium window.

13. Level 02 building envelope reduced and brought in from the Southern boundary by 1300mm.

REV NO.	DATE	REVISIONS	BY	CHK
A	12.07.21	Issue for Consultant Coordination	ES	ES
B	16.07.21	Pre-DA Package	ES	ES
C	24.08.21	Issue for Consultant Coordination	ES	ES
D	22.09.21	Issue for Consultant Coordination	DB	ES
E	11.10.21	Issue for Consultant Coordination	DB	ES
F	15.10.21	DA Issue	DB	ES
G	22.10.21	DA Issue	DB	ES
H	30.03.22	DA Amendment	DB	ES
I	06.04.22	DA Amendment	DB	ES

PROJECT OCEAN ROAD RESIDENCE

ADDRESS 14 OCEAN ROAD

PALM BEACH 2108

DOCUMENT DEVELOPMENT APPLICATION

DRAWING PLAN

LEVEL 2

DATE 06.04.22 SCALE 1:100

DRAWN ES PROJECT NO. 21006

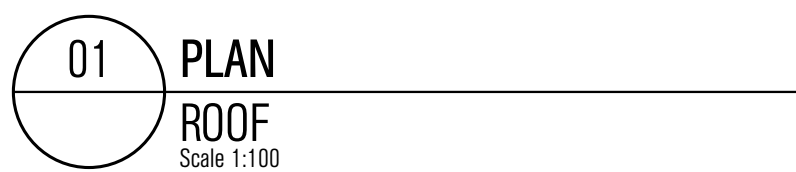
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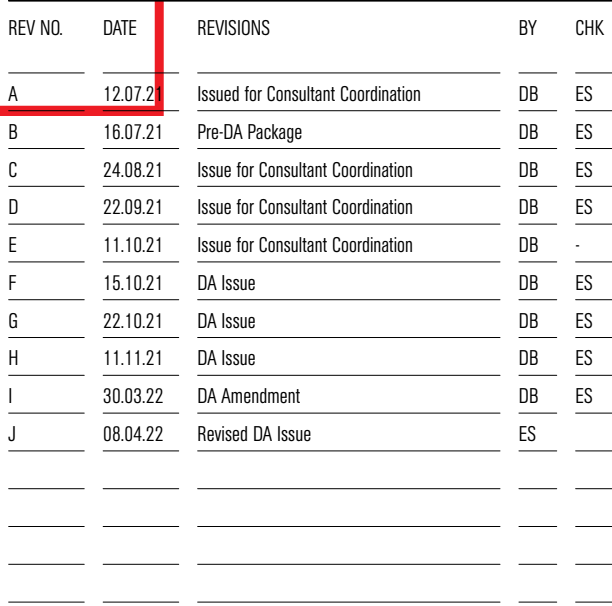
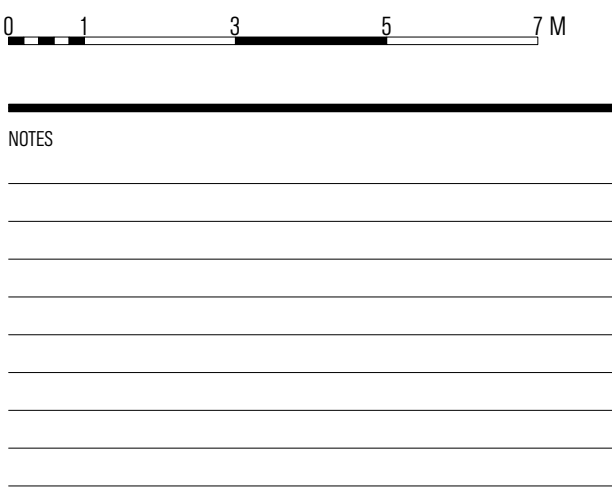
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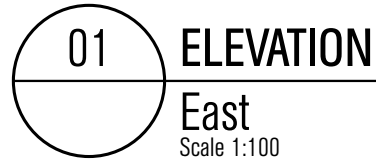
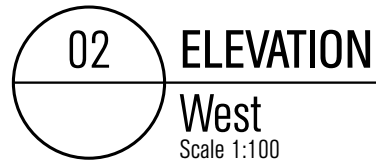
PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION







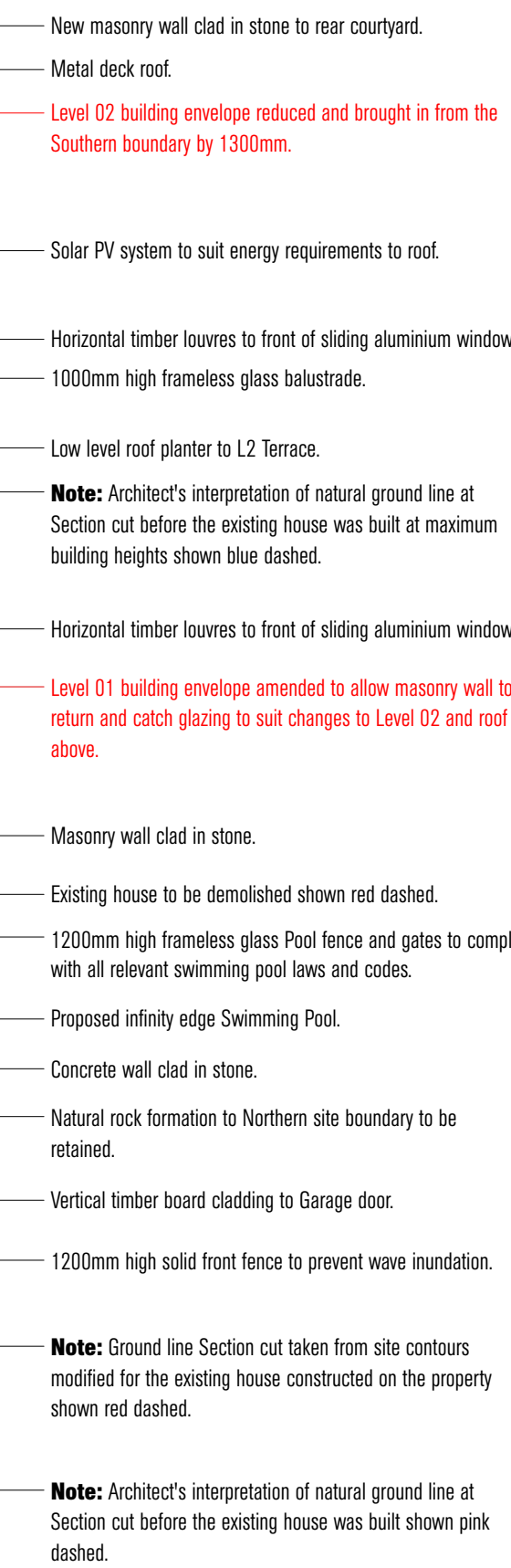
PROJECT	OCEAN ROAD RESIDENCE		
ADDRESS	14 OCEAN ROAD		
	PALM BEACH 2108		
DOCUMENT	DEVELOPMENT APPLICATION		
DRAWING	ELEVATIONS		
EAST AND WEST			
DATE	08.04.22	SCALE	1:100@A1
DRAWN	DB	PROJECT NO.	21006
DRAWING NO.	DA.07	REV NO.	J



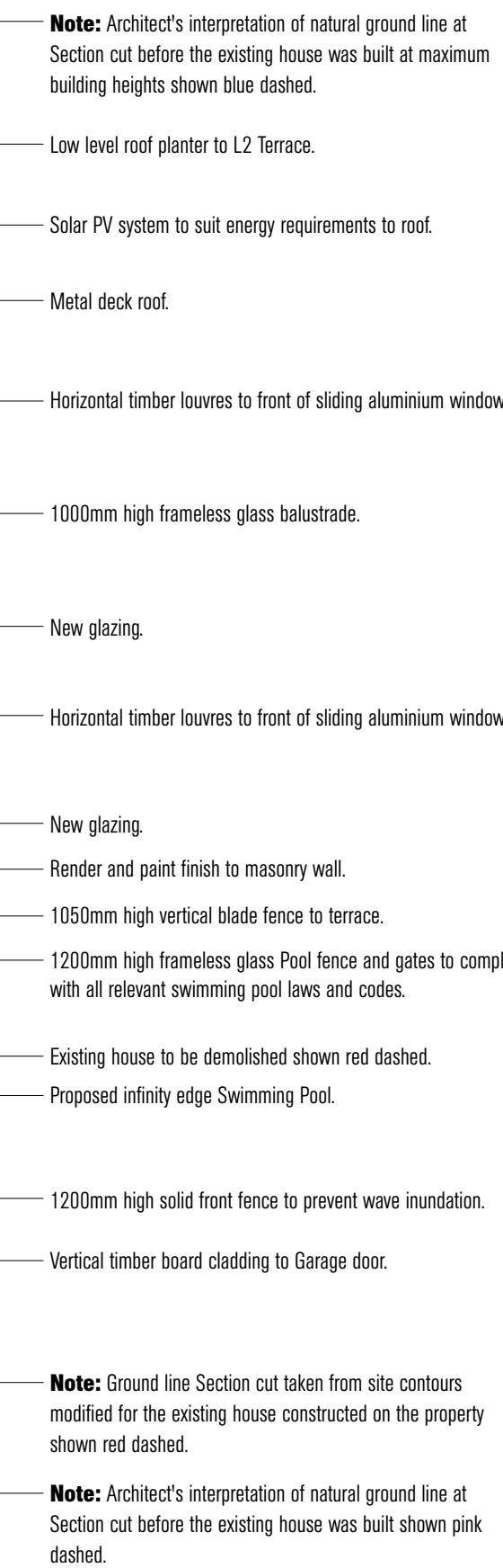








Scale 1:100



Scale 1:100



**5.1**  
NATIONWIDE  
**HOUSE**  
ENERGY RATING SCHEME

**64.9**  
MJ/m<sup>2</sup>

[www.nathers.gov.au](http://www.nathers.gov.au)

**0006687636    19 Oct 2021**

**Assessor:** Robert Romanous  
**Accreditation No:** 101535  
**Address:**  
 14 Ocean Road , Palm Beach ,  
 NSW , 2108



**hstar.com.au**



PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD
	PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION

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# MATHIESON



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PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD
	PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION

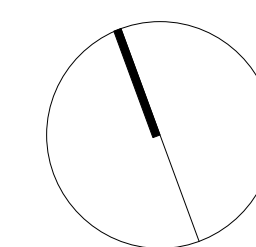
DRAWING	PLAN		
DEMOLITION			
DATE	15.10.21	SCALE	1:100
DRAWN	DB	PROJECT NO.	21006
DRAWING NO.	DA.13	REV NO.	B



**northern  
beaches  
council**

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CONSENT**

**DA2021/2262**



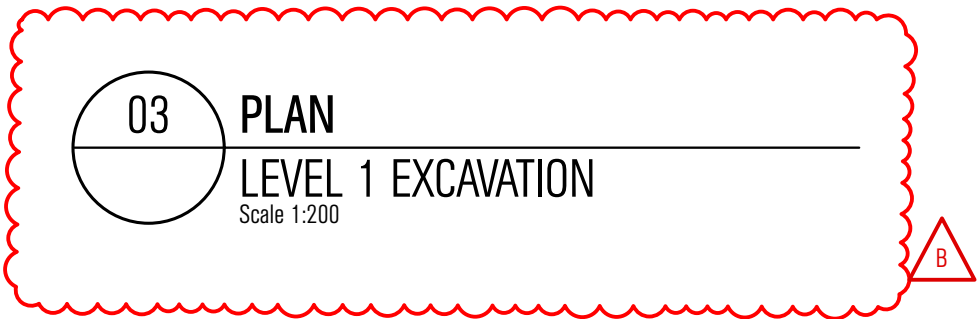
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PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD
	PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	PLAN		
EXCAVATION			
DATE	06.04.22	SCALE	1:100
DRAWN	DB	PROJECT NO.	21006
DRAWING NO.	DA.16	REV NO.	B







northern  
beaches  
council

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CONSENT

DA2021/2262



PROJECT	OCEAN ROAD RESIDENCE
ADDRESS	14 OCEAN ROAD
	PALM BEACH 2108
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING	SCHEDULE OF FINISHES		
DATE	22.10.21	SCALE	NTS
DRAWING NO.	DA.17	REV NO.	A

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5.1  
NATIONWIDE  
HOUSE  
www.nathars.com.au

0006687636 19 Oct 2021

Assessor Robert Romanous  
Accreditation No. 101535  
Address  
14 Ocean Road , Palm Beach ,  
NSW , 2108

  
hstar.com.au

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