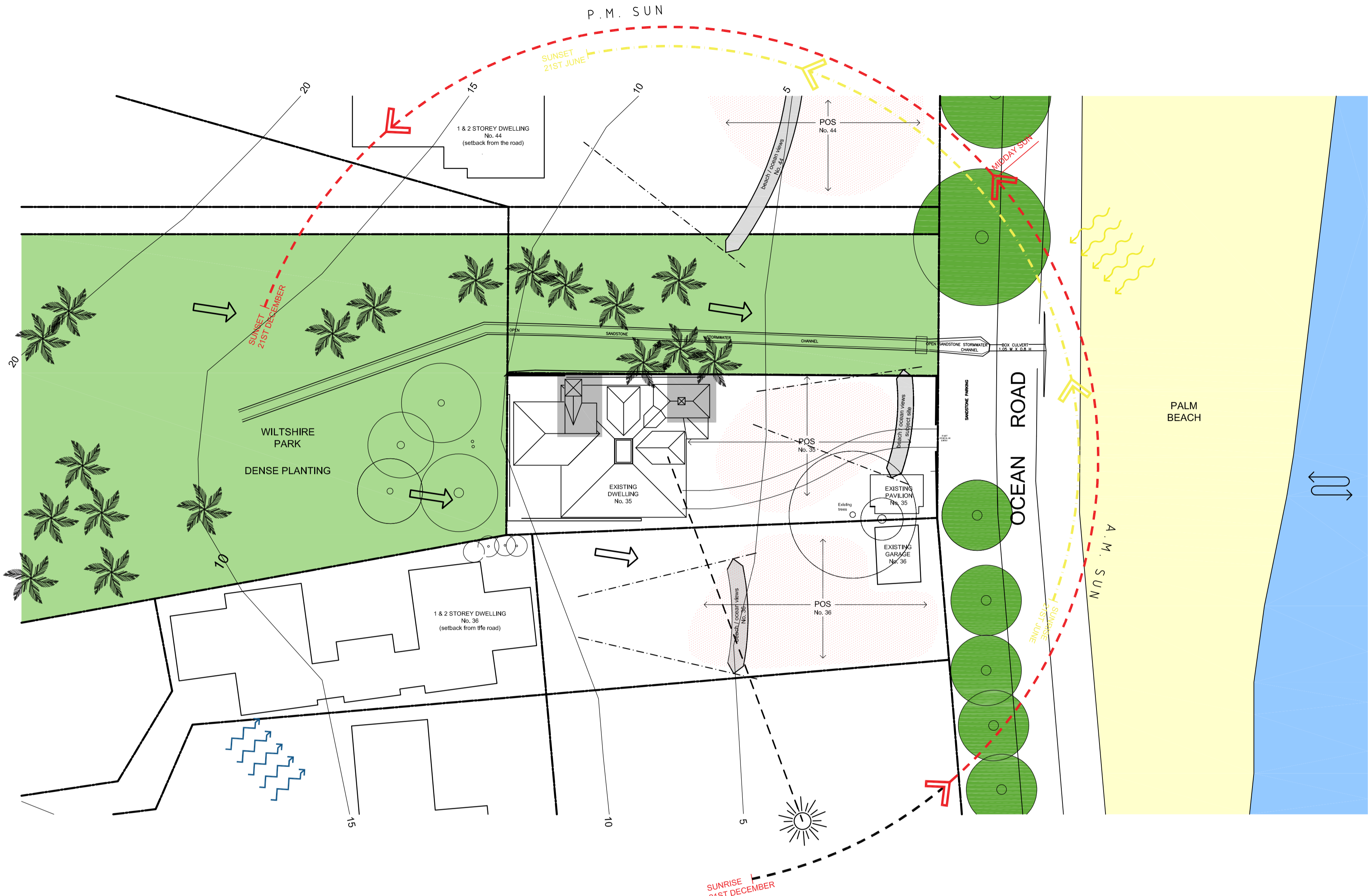
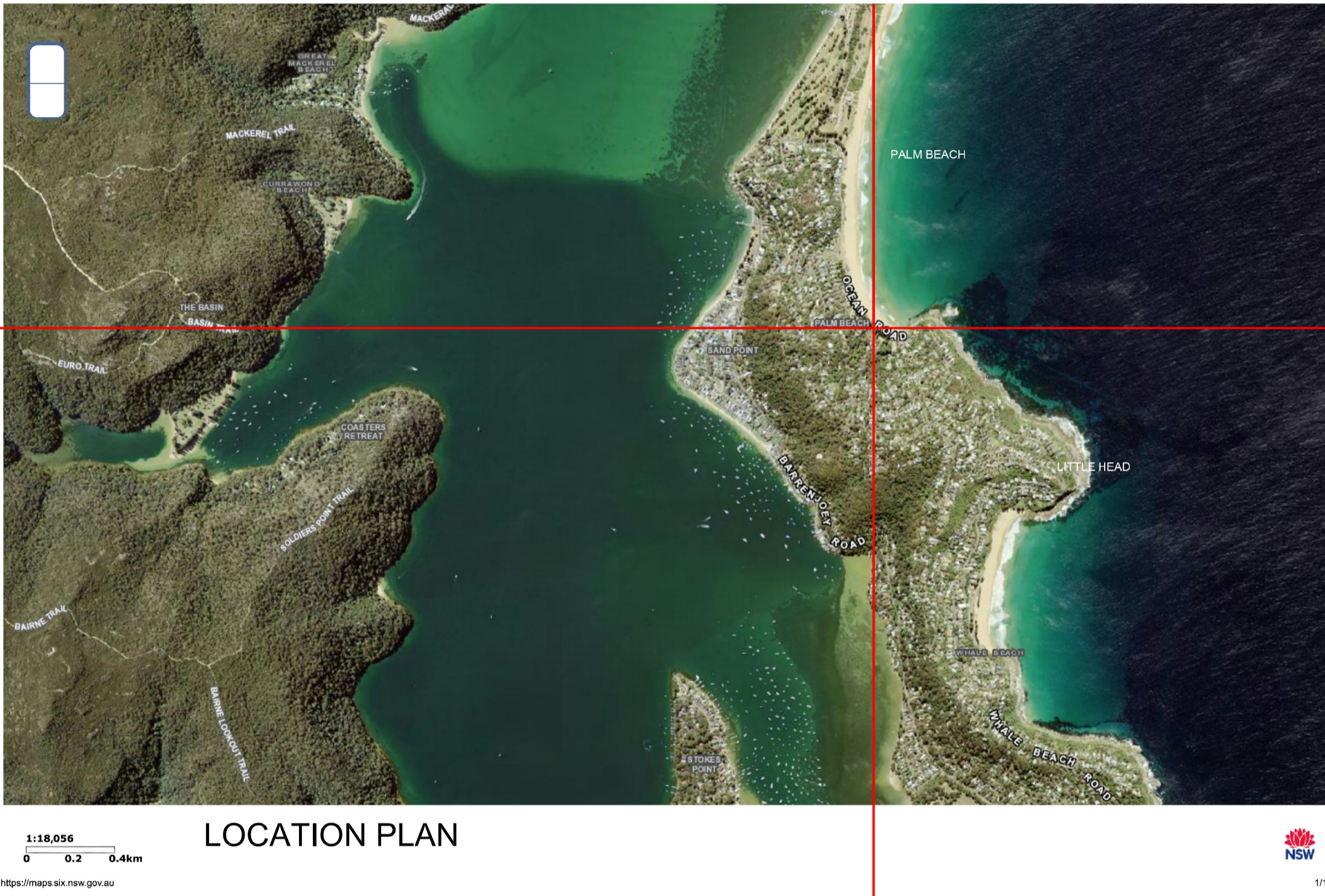


ALTERATIONS & ADDITIONS
35 OCEAN ROAD, PALM BEACH
DEVELOPMENT APPLICATION
DRAWING LIST

- DA.01
- DA.02
- DA.02
- DA.04
- DA.05
- DA.06
- DA.07
- TITLE PAGE & SITE ANALYSIS
- SITE PLAN & EXISTING LANDSCAPING PLAN
- EXISTING FLOOR PLANS
- DEMOLITION PLANS
- PROPOSED FLOOR PLANS
- PROPOSED ELEVATIONS & SECTION
- SCHEDULE OF COLOURS & MATERIALS



SITE ANALYSIS LEGEND

- Wiltshire Park (dense vegetation)
- Site crossfall
- Private Open Space
- Cold Winter Winds
- Cooling Summer Breeze
- Area of Work
- Norfolk Pines (along Ocean Road)

BASIXCertificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A391646

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 Alterations and Additions Definitions" dated 26/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 09, October 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

Planning, Industry & Environment

NSW

Description of project

Project address	35 Ocean Road, Palm Beach Apts and Adds
Project name	35 Ocean Road Palm Beach 2108
Street address	35 Ocean Road Palm Beach 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 6746
Lot number	85
Section number	
Project type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by

(please complete before submitting to Council or PCA)

Name / Company Name: Rose Management Services Pty Ltd

ABN (if applicable): 82895653449

Construction						Show on DA Plans	Show on EDC/DC 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				
Dwelling type	R0.8 (down) (or R1.50 including construction)							
suspended floor with open subfloor: framed (R0.7).								
floor above existing dwelling or building	nil							
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)							
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking			dark (solar absorbance > 0.70)				
Windows and glazed doors glazing requirements								
Window / door / screen no.	Orientation	Area of glass etc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	NW	6.6	4.7	2.4	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	SW	0.67	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W3	SW	0.67	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	NE	0.67	1.1	3.7	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W5	NE	0.67	1.1	3.7	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W6	NW	0.65	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W7	NW	0.65	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W8	NW	6.51	3.1	2	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	NE	6.51	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W10	SE	6.51	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Issue	Description	Date	Issue	Description	Date
A	Development Application	09.10.20			

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www.rosegroup.com.au

Project:

ALTERATIONS AND ADDITIONS

LOT 85, DP 6746

35 OCEAN ROAD, PALM BEACH

Title:

TITLE PAGE & SITE ANALYSIS PLAN

Client:

BOB & MARGARET ROSE

Scale: N/A

Date: MAY 20

Drawn: SJ

Reviewed:

Approved:

Project No:

20203

Drawing No:

DA.01

Revision:

A

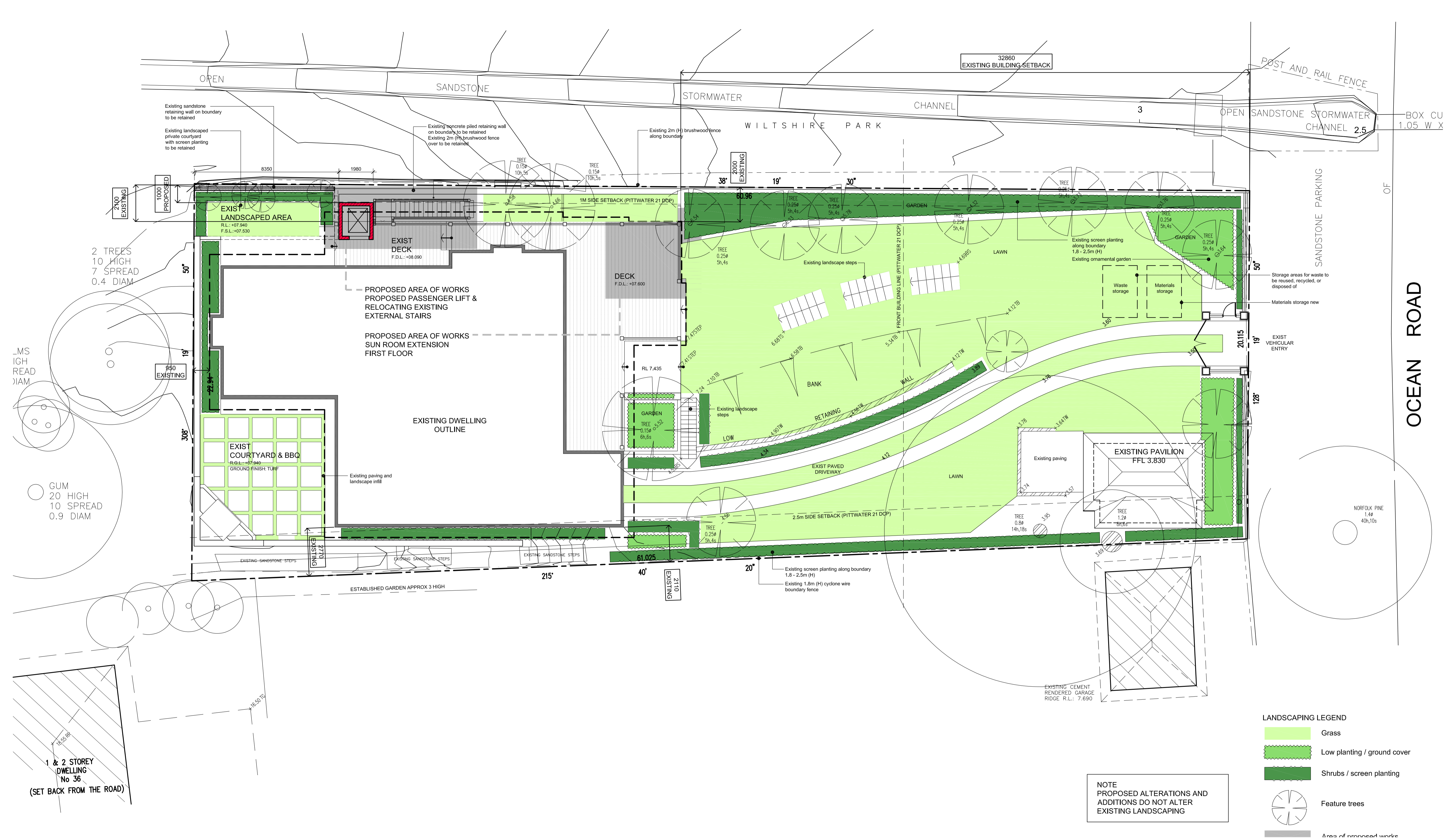
Status:

DA

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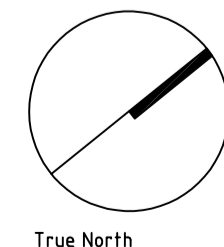
Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling.

SCALE 1:100
0 2 5 10m on original A11



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SCALE 1:100
10m on original A11

Issue	Description	Date	Issue	Description	Date
A	Development Application	09.10.24			

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ALTERATIONS AND ADDITIONS
LOT 85, DP 6746
35 OCEAN ROAD, PALM BEACH

Scale: 1:100

Reviewed:

Date: MAY 29

Approved:

Drawn: SJ

Title:

SITE PLAN &
EXISTING LANDSCAPE PLAN

Project No:


20203

Revision:

DA.02

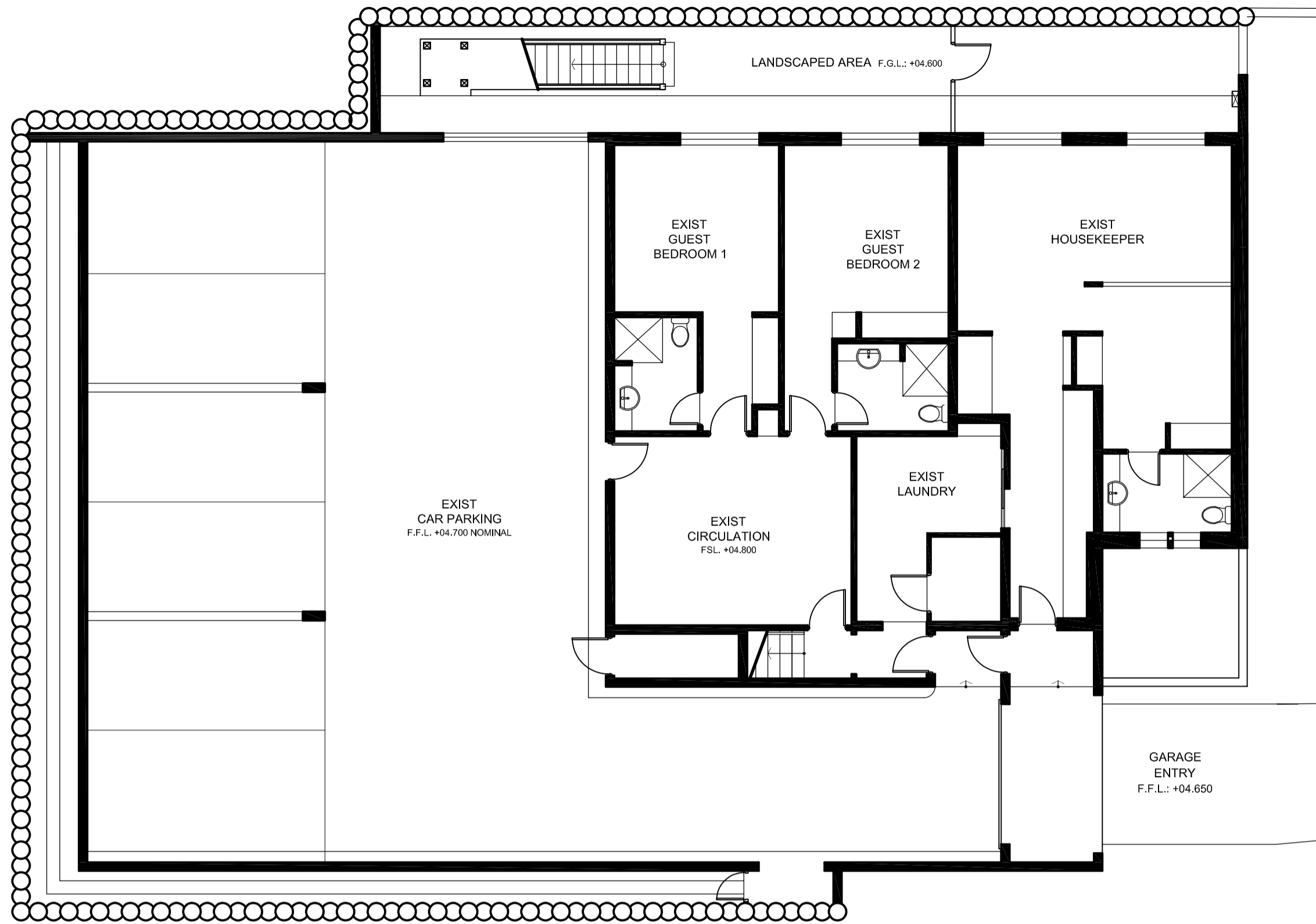
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Drawing No:

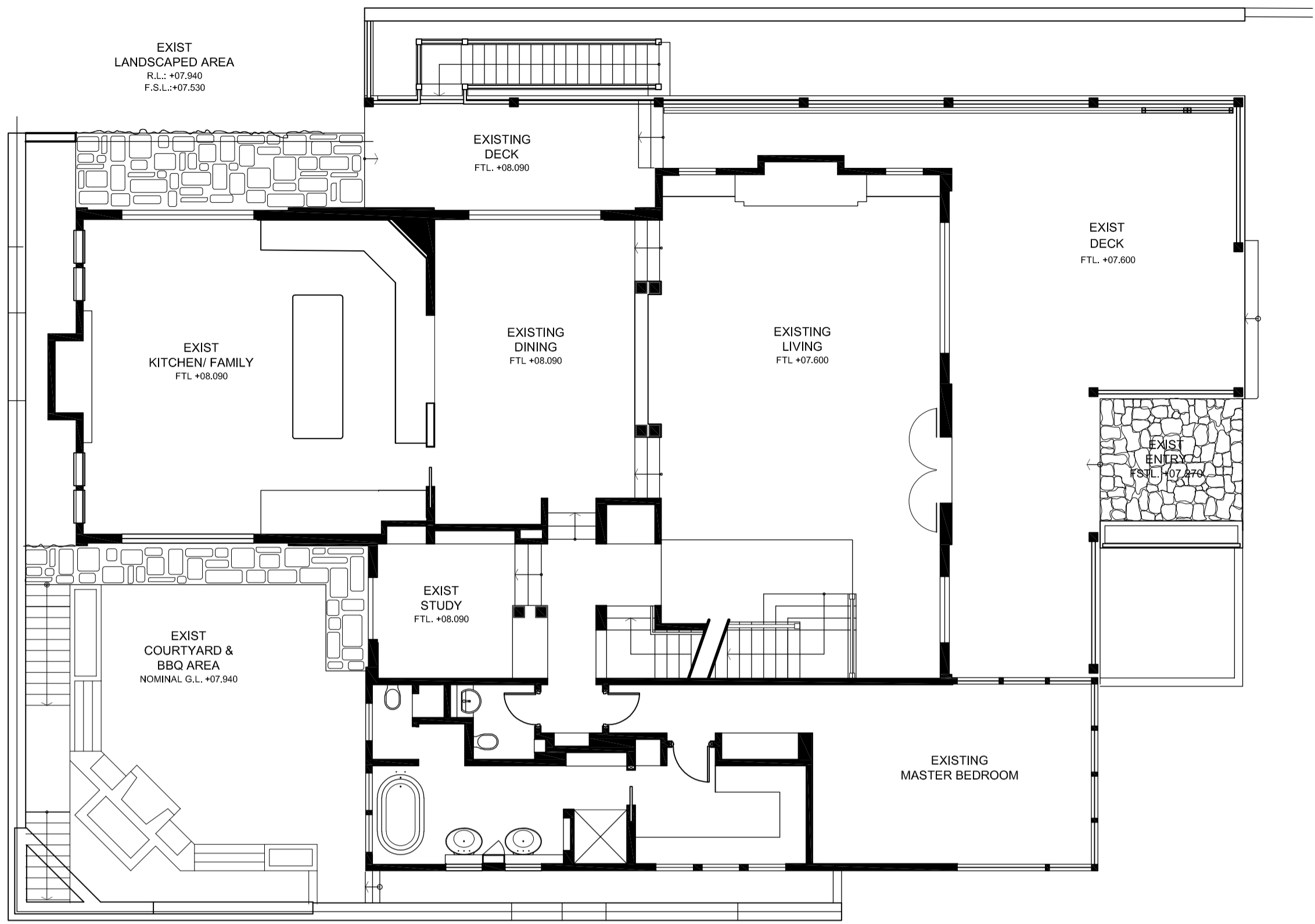

ROSE
Creating a quality way of living

Status:

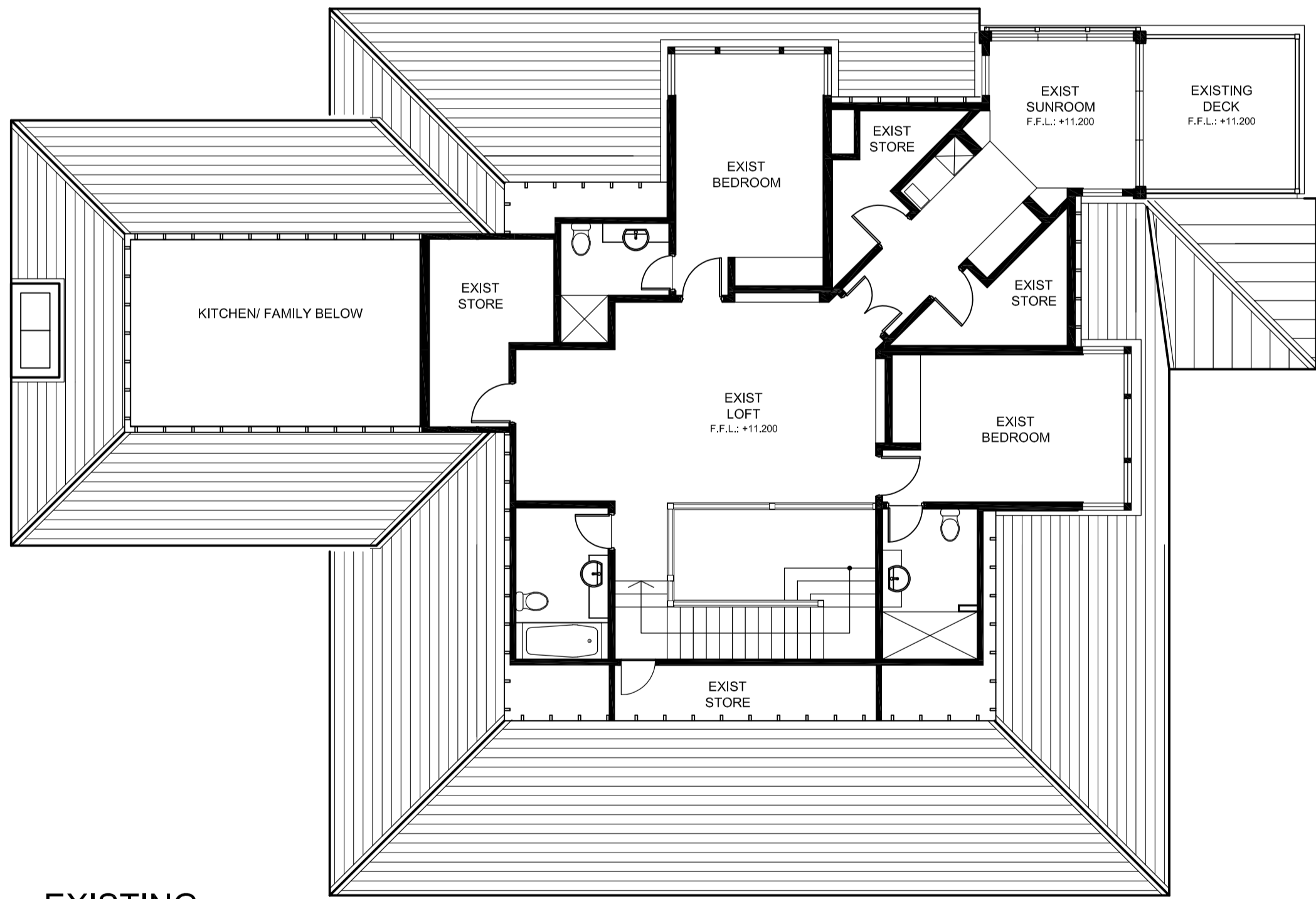
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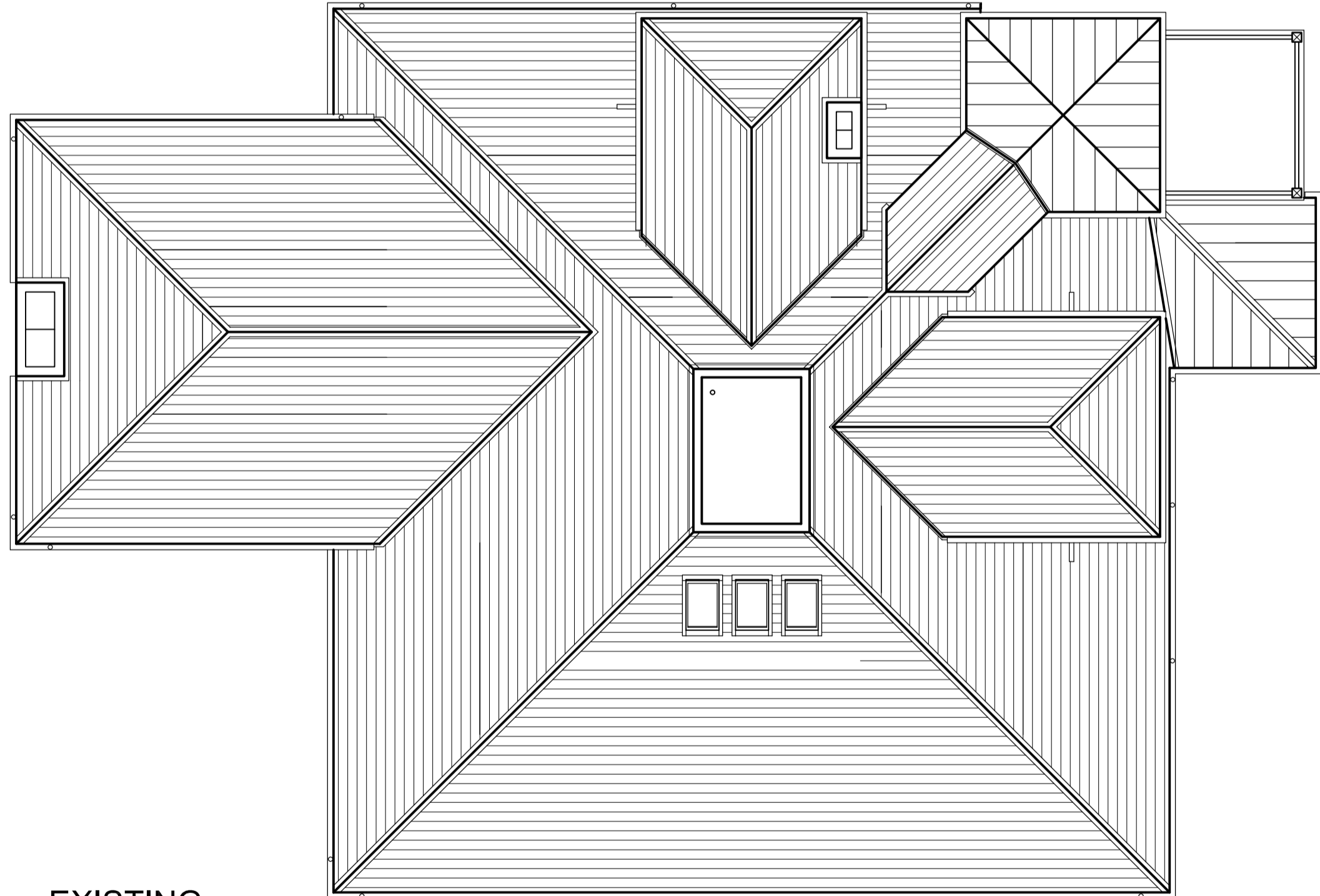
EXISTING
LOWER GROUND FLOOR PLAN
1:100



EXISTING
UPPER GROUND FLOOR PLAN
1:100

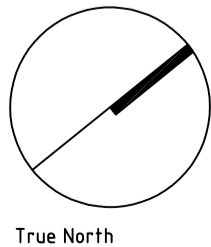


EXISTING
FIRST FLOOR PLAN
1:100



EXISTING
ROOF PLAN
1:100

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SCALE 1:100
0 2 5 10m on original A1

Issue	Description	Date	Issue	Description	Date
A	Development Application	09.10.20			

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Project:
ALTERATIONS AND ADDITIONS
LOT 85, DP 6746
35 OCEAN ROAD, PALM BEACH

Scale: 1:100
Date: MAY 20
Drawn: SJ

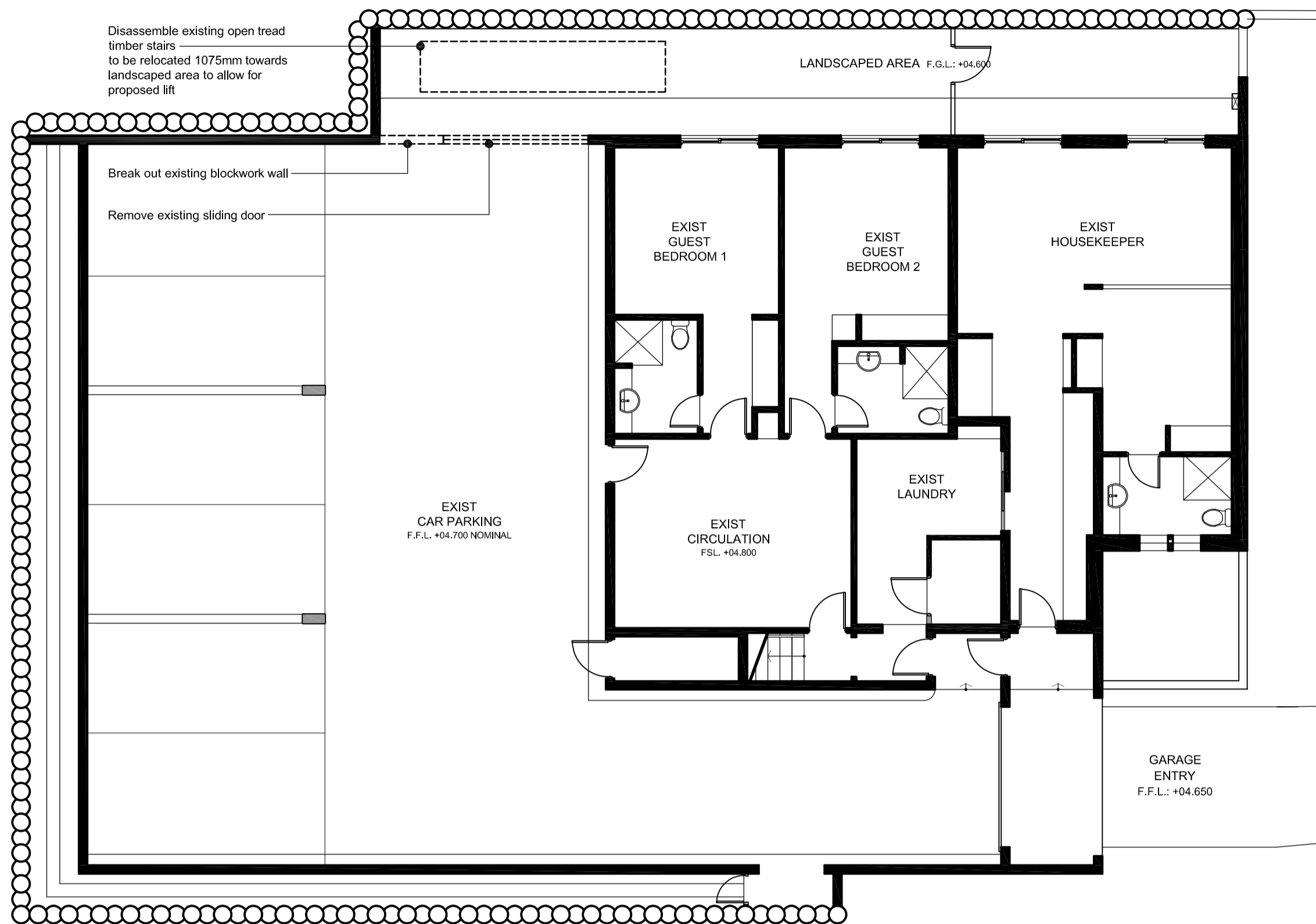
Reviewed:
Approved:

Title:
EXISTING PLANS

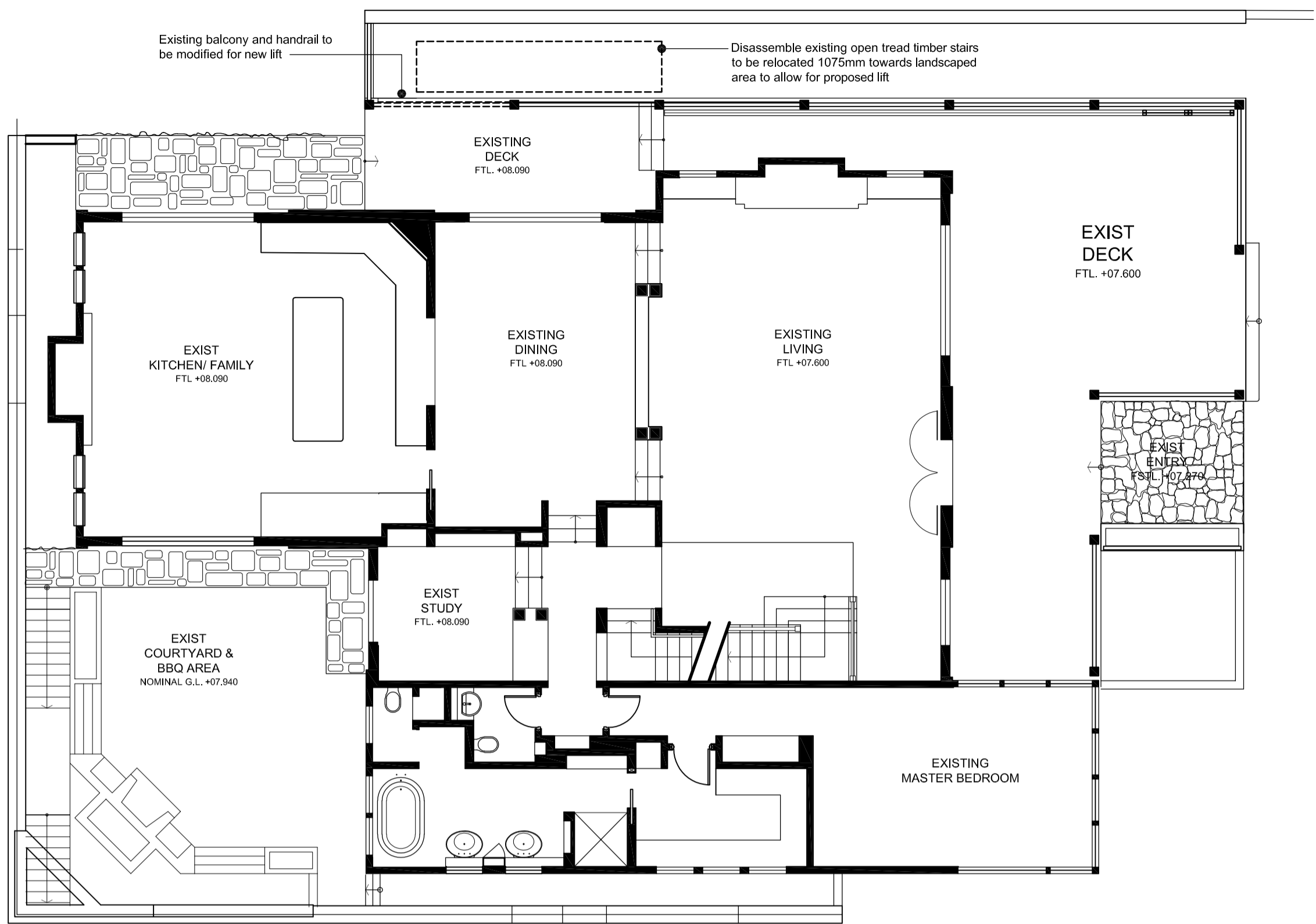
Project No: 20203
Drawing No: DA.03
Revision: A

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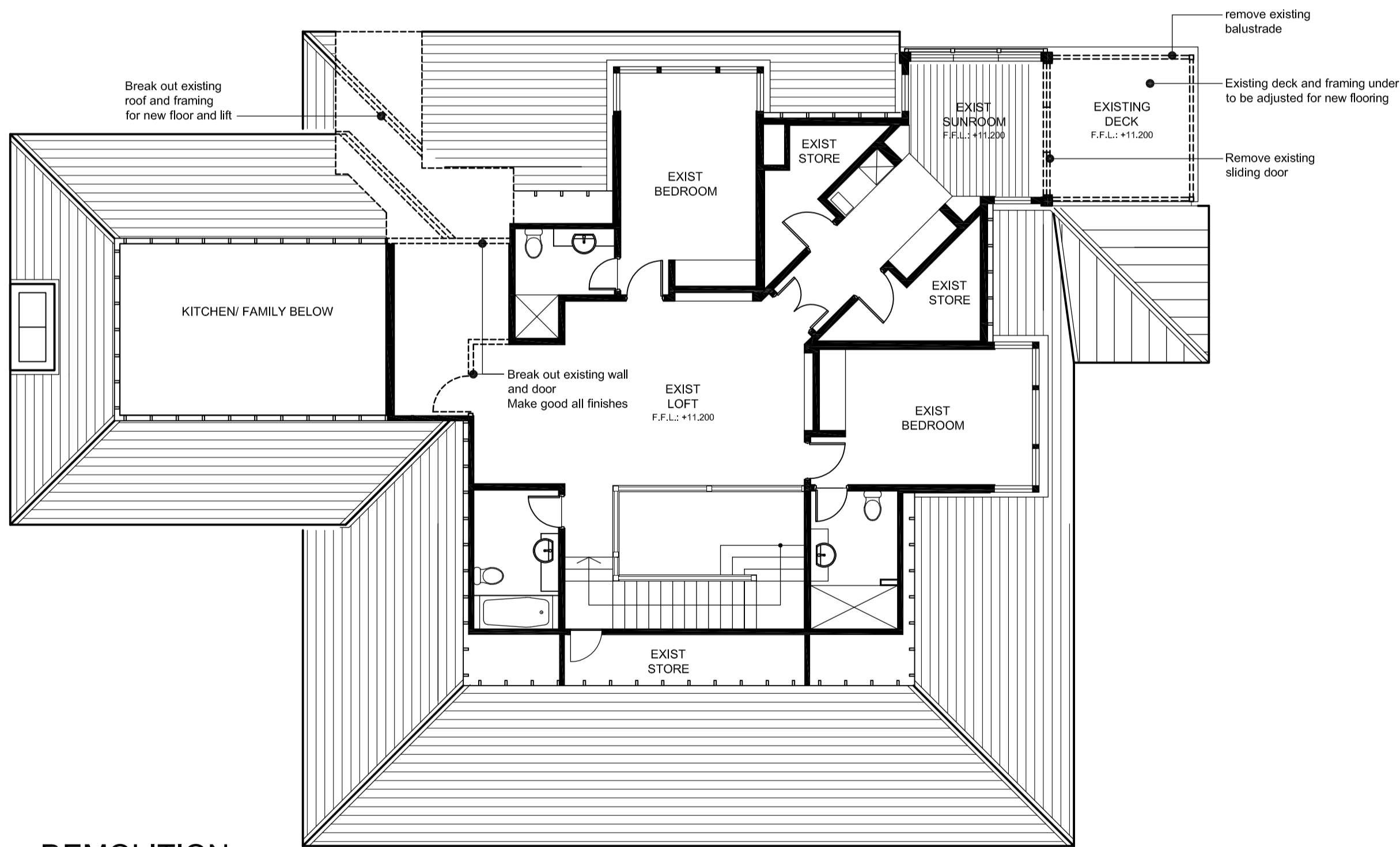
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DA



DEMOLITION
LOWER GROUND FLOOR PLAN
1:100



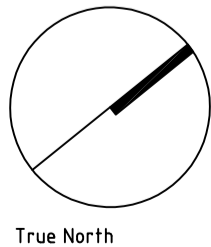
DEMOLITION
UPPER GROUND FLOOR PLAN
1:100



DEMOLITION
FIRST FLOOR PLAN
1:100

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A	Development Application	09.10.20			

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Project:
ALTERATIONS AND ADDITIONS
LOT 85, DP 6746
35 OCEAN ROAD, PALM BEACH

Scale: 1:100
Date: MAY 20
Drawn: SJ

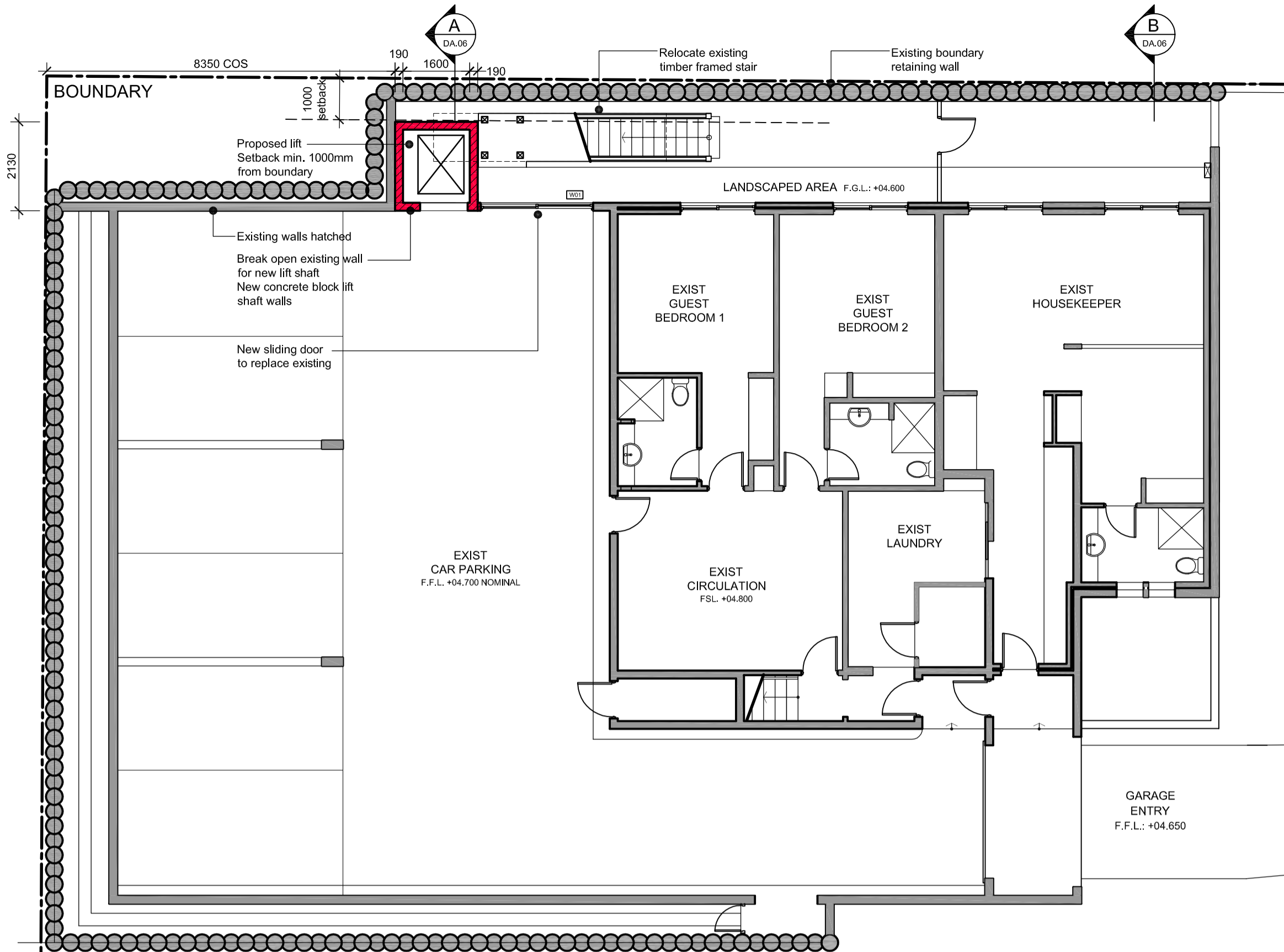
Reviewed:
Approved:

Title:
DEMOLITION PLANS

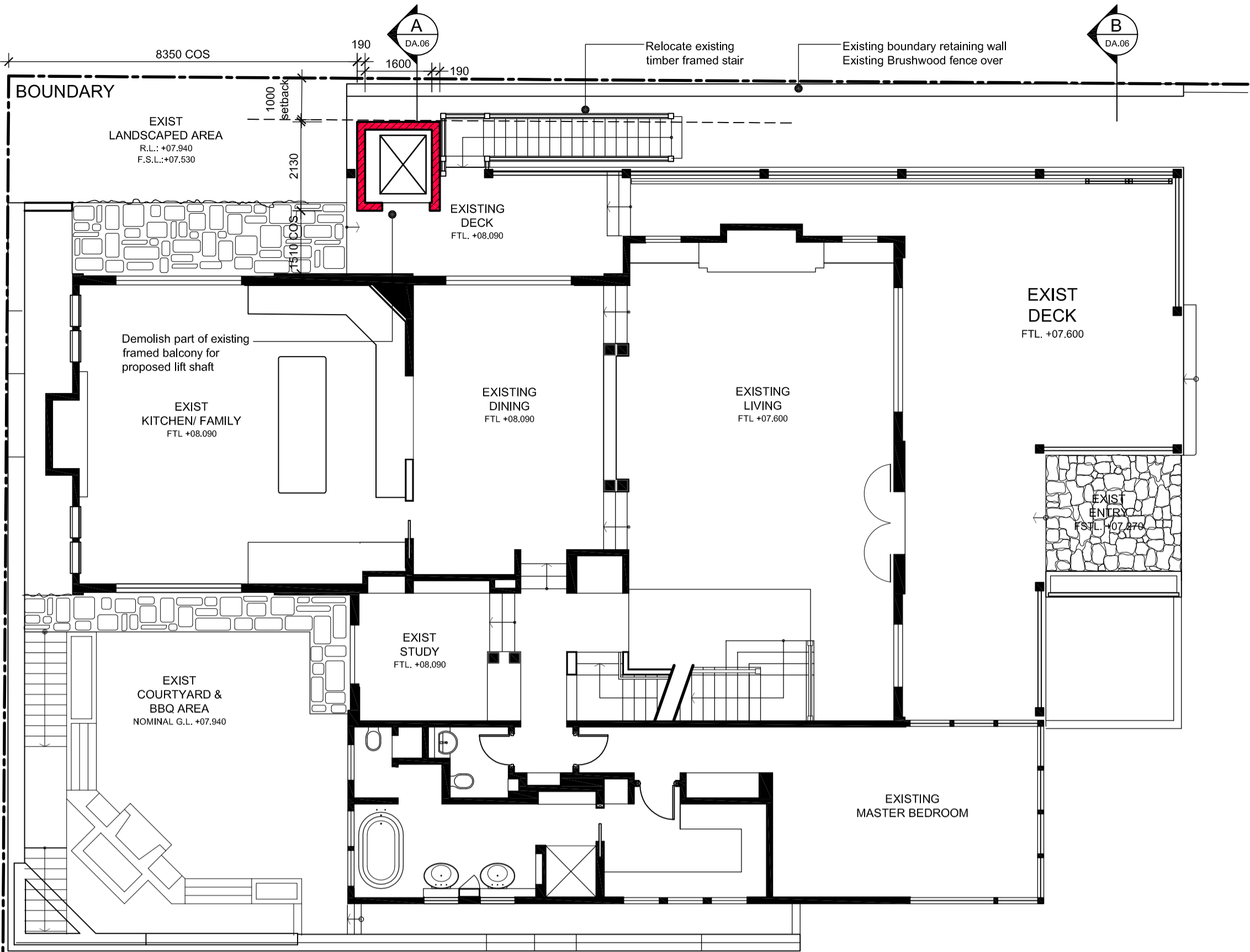
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20203
Drawing No:
DA.04
Revision:
A



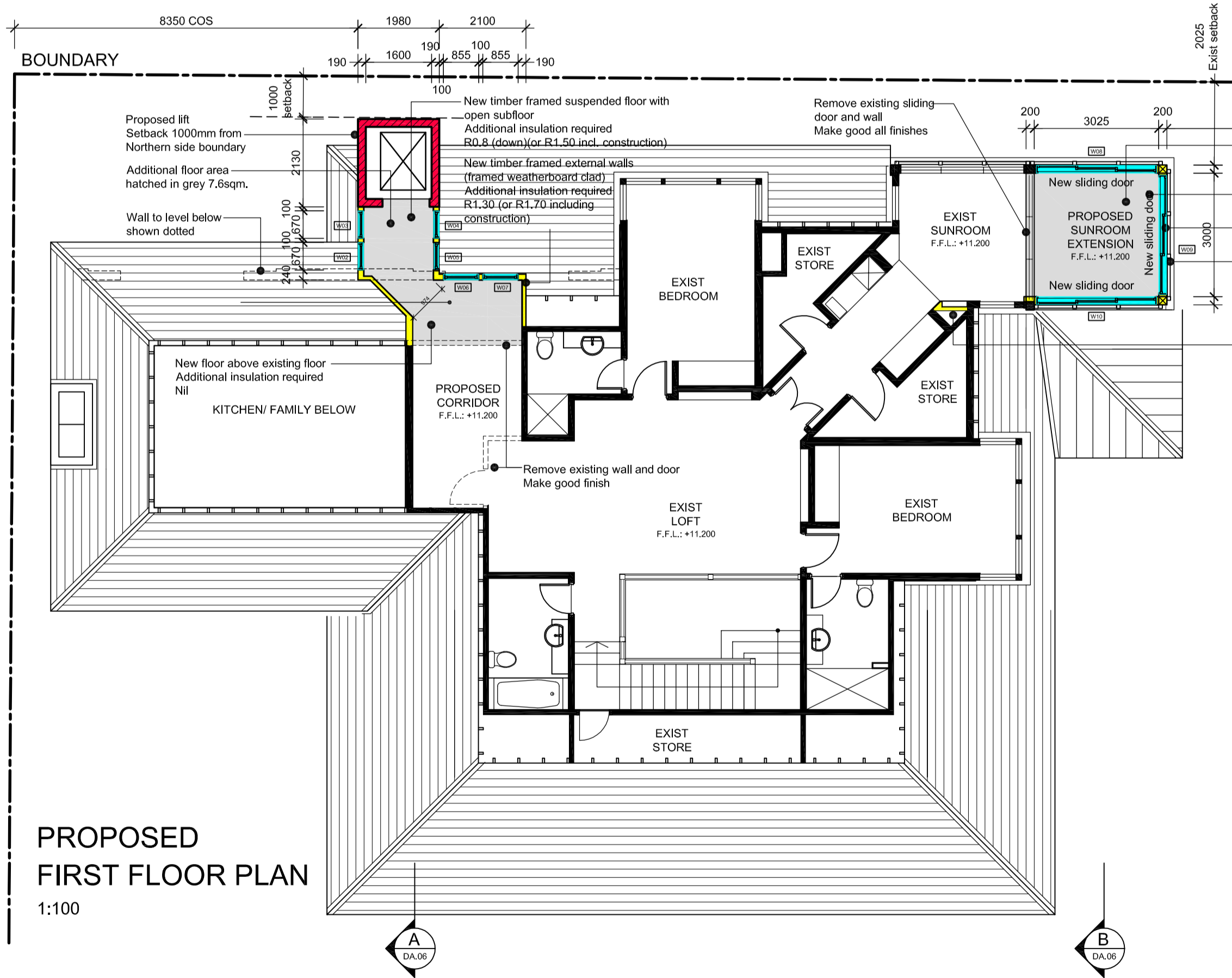
Status:
DA



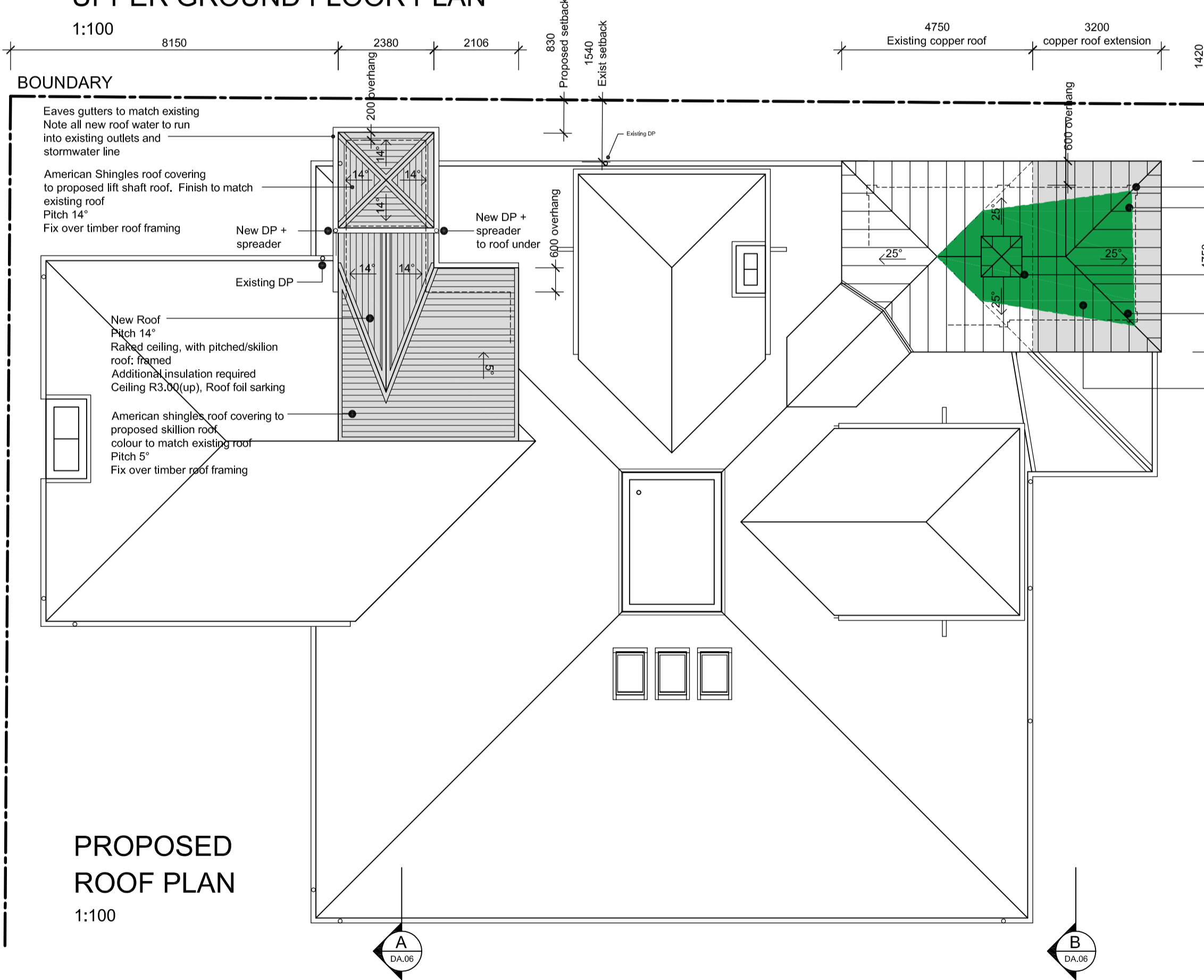
PROPOSED
LOWER GROUND FLOOR PLAN
1:100



PROPOSED
UPPER GROUND FLOOR PLAN
1:100



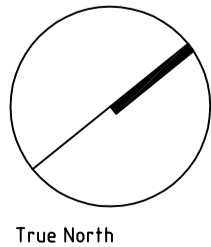
PROPOSED
FIRST FLOOR PLAN
1:100



PROPOSED
ROOF PLAN
1:100

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SCALE 1:100
0 2 5 10m on original A11

Issue	Description	Date	Issue	Description	Date
A	Development Application	09.10.20			

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ALTERATIONS AND ADDITIONS
LOT 85, DP 6746
35 OCEAN ROAD, PALM BEACH

Scale: 1:100
Date: MAY 20
Drawn: SJ

Reviewed:
Approved:

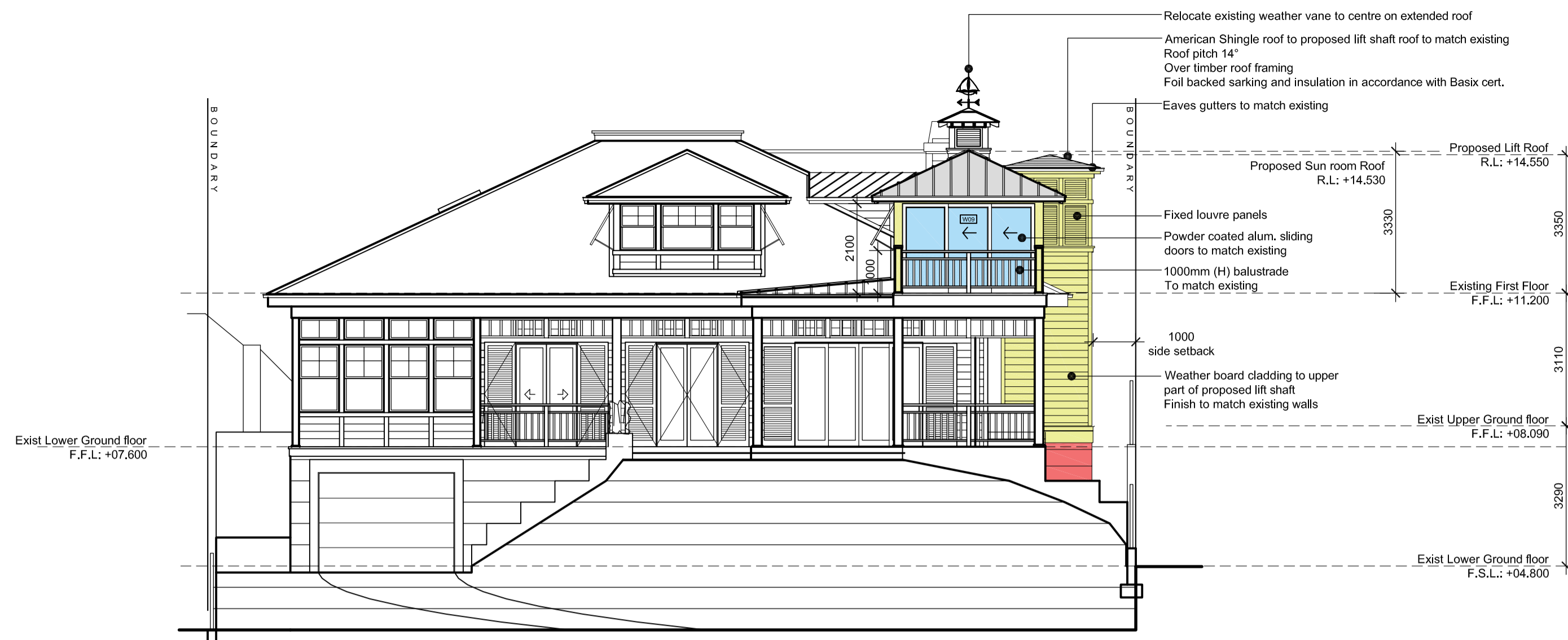
Title:
PROPOSED FLOOR PLANS

Project No: 20203
Drawing No: DA.05
Revision: A

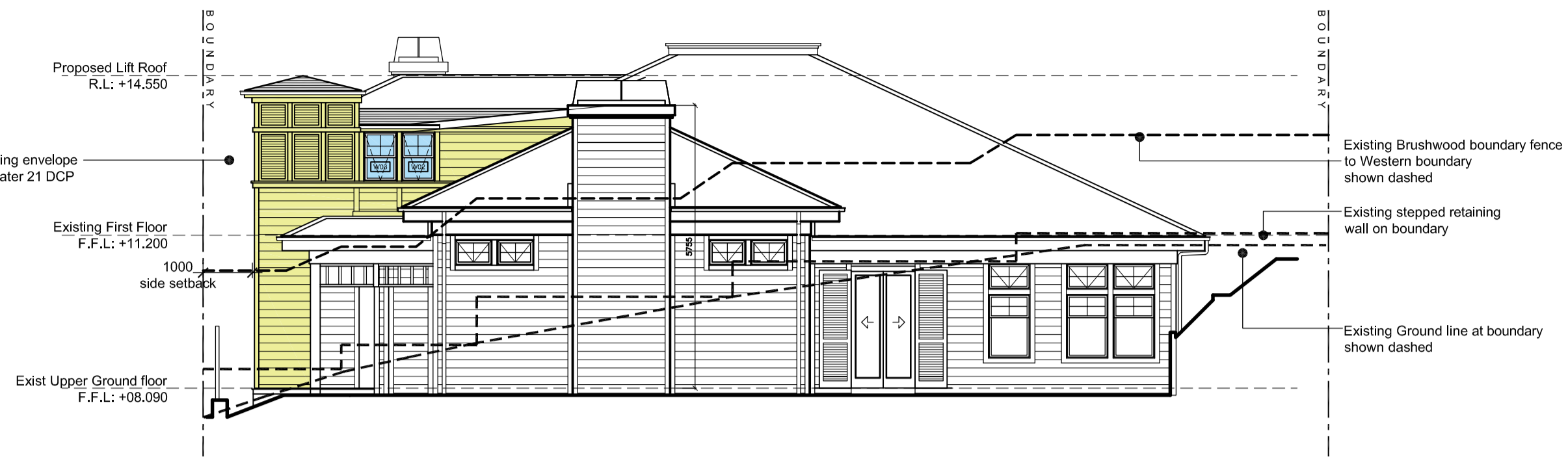


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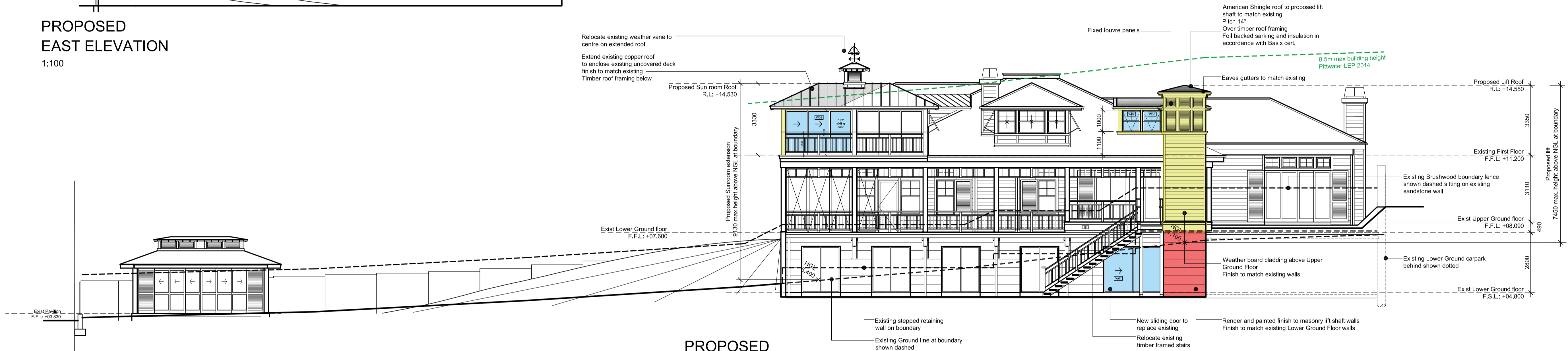
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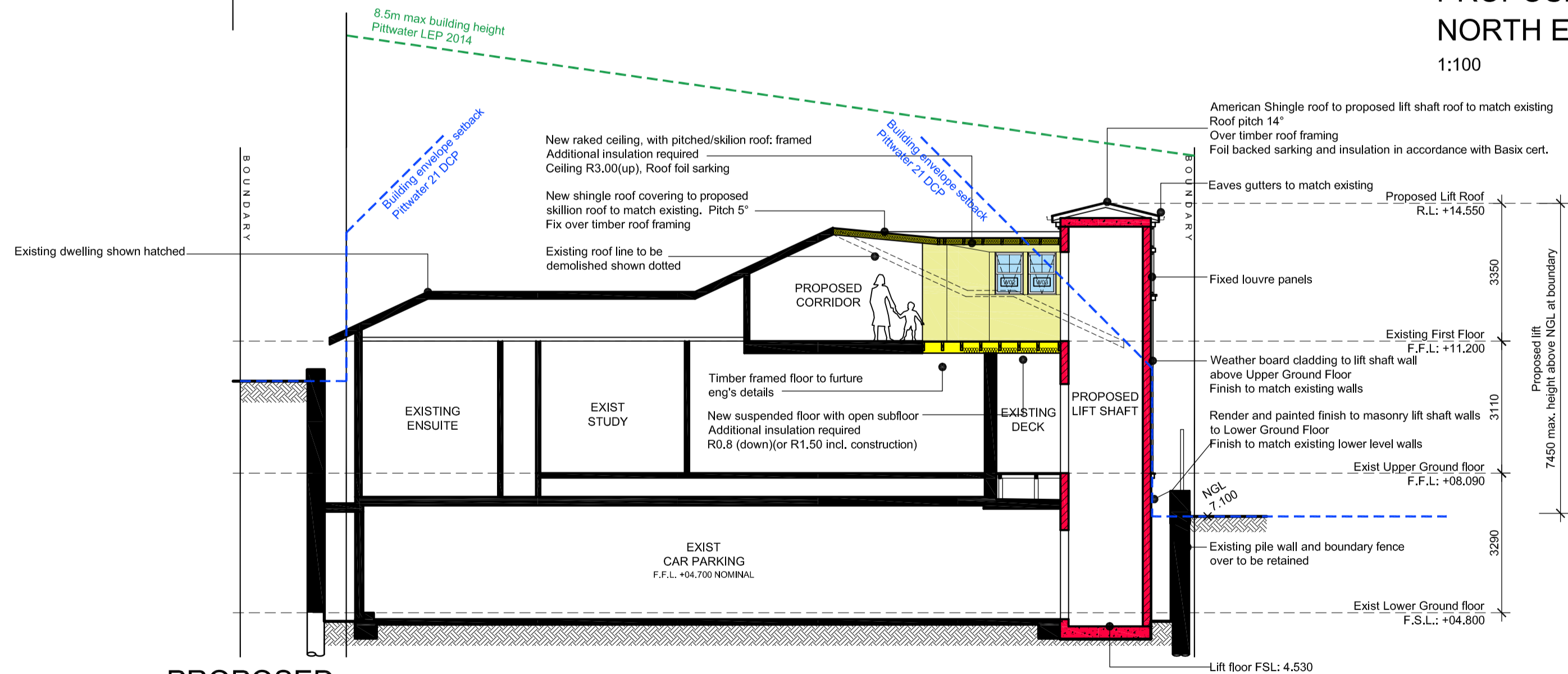
PROPOSED
EAST ELEVATION
1:100



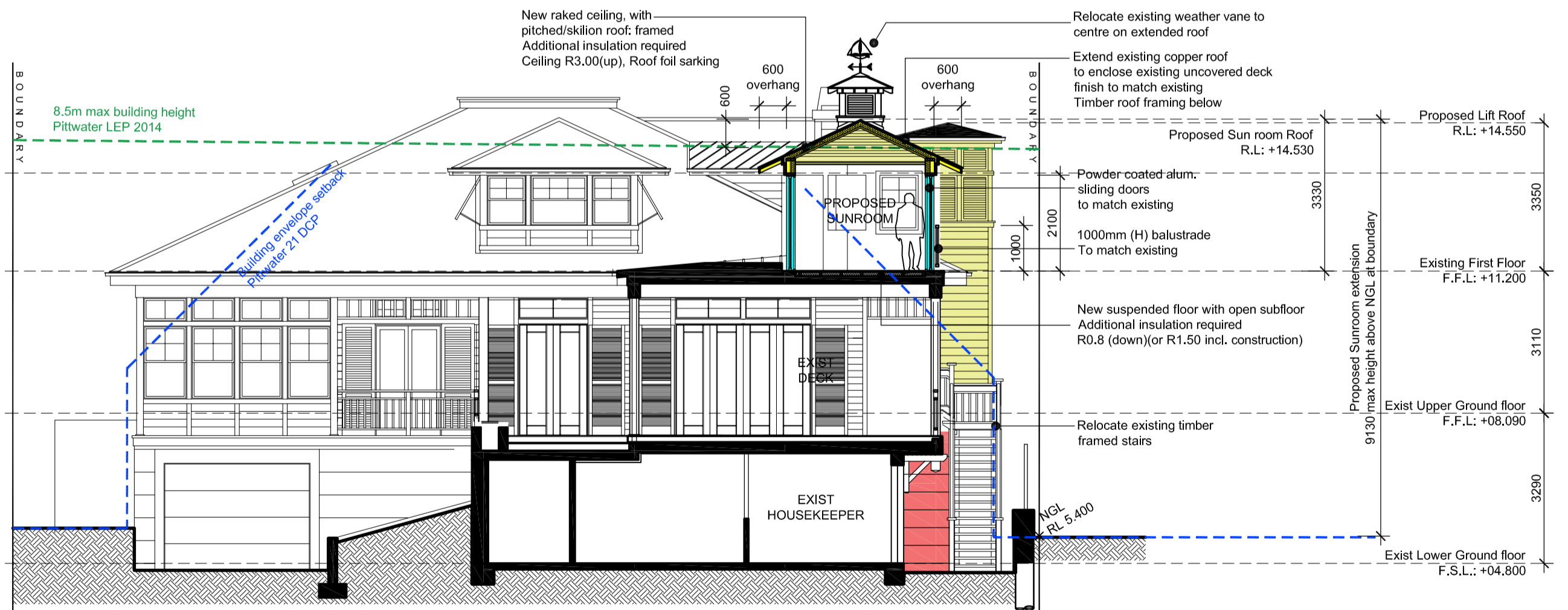
PROPOSED
WEST ELEVATION
1:100



PROPOSED
NORTH ELEVATION
1:100



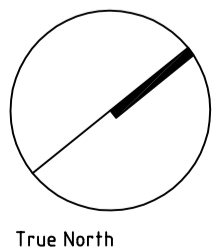
PROPOSED
SECTION A-A
1:100



PROPOSED
SECTION B-B
1:100

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SCALE 1:100
0 2 5 10m on original A1

Issue	Description	Date	Issue	Description	Date
A	Development Application	09.10.20			

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Project:
ALTERATIONS AND ADDITIONS
LOT 85, DP 6746
35 OCEAN ROAD, PALM BEACH

Scale: 1:100
Date: MAY 20
Drawn: SJ

Reviewed:
Approved:

Title:
PROPOSED ELEVATIONS
& SECTIONS

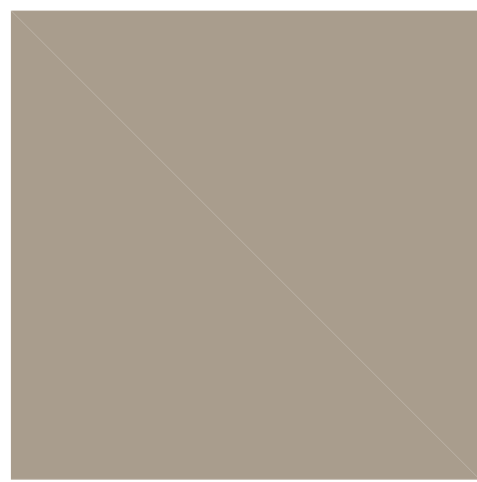
Project No: 20203
Drawing No: DA.06
Revision: A

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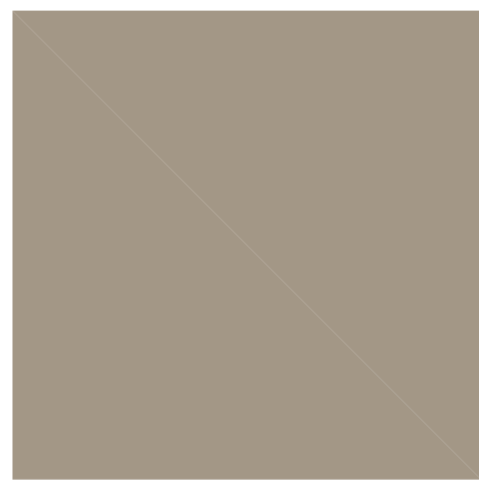
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DA



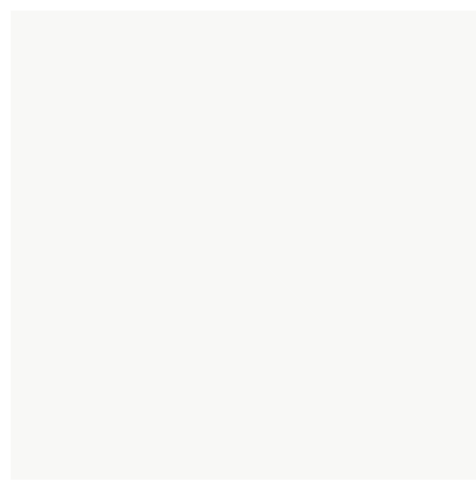
PROPOSED
NORTH ELEVATION
1:100



1.
Lower ground floor
Render & Paint
Horizontal Grooves
Colour to match existing
Dulux - Meadowlark



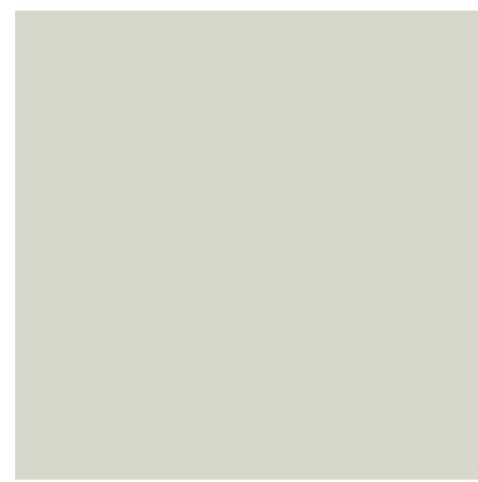
2.
Upper Ground Floor & First Floor
Horizontal Weatherboards
James Haries - Primeline, Newport
Colour to match existing
Dulux - Burmese Beige



3.
Timber trims, architraves,
soffit lining, decorative louvres
Pre primed and painted
Colour to match existing
Dulux - Vivid white



4.
Shingles roof
American Shingles
To match existing roof
Profile - Independence
Colour - Weathered Wood



5.
Eaves gutters and downpipes
Powder coated aluminium
To match existing
Manufacturer - Colorbond
Colour - Surfmist



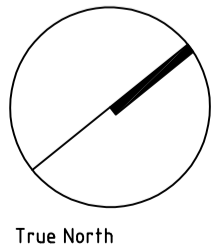
6.
Ribbed Copper roof
To match existing



7.
Alum. balustrade and window frames
Powder coat finish
To match existing
Manufacturer - Dulux
Colour - White Satin

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SCALE 1:100
0 2 5 10m on original A1

Issue	Description	Date	Issue	Description	Date
A	Development Application	09.10.20			

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Client:
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Project:
ALTERATIONS AND ADDITIONS
LOT 85, DP 6746
35 OCEAN ROAD, PALM BEACH

Scale: 1:50
Date: MAY 20
Drawn: SJ

Reviewed:
Approved:

Title:
SCHEDULE OF
COLOURS & MATERIALS

Project No: 20203
Drawing No: DA.07
Revision: A

ROSE
Creating a quality way of living

Status:
DA