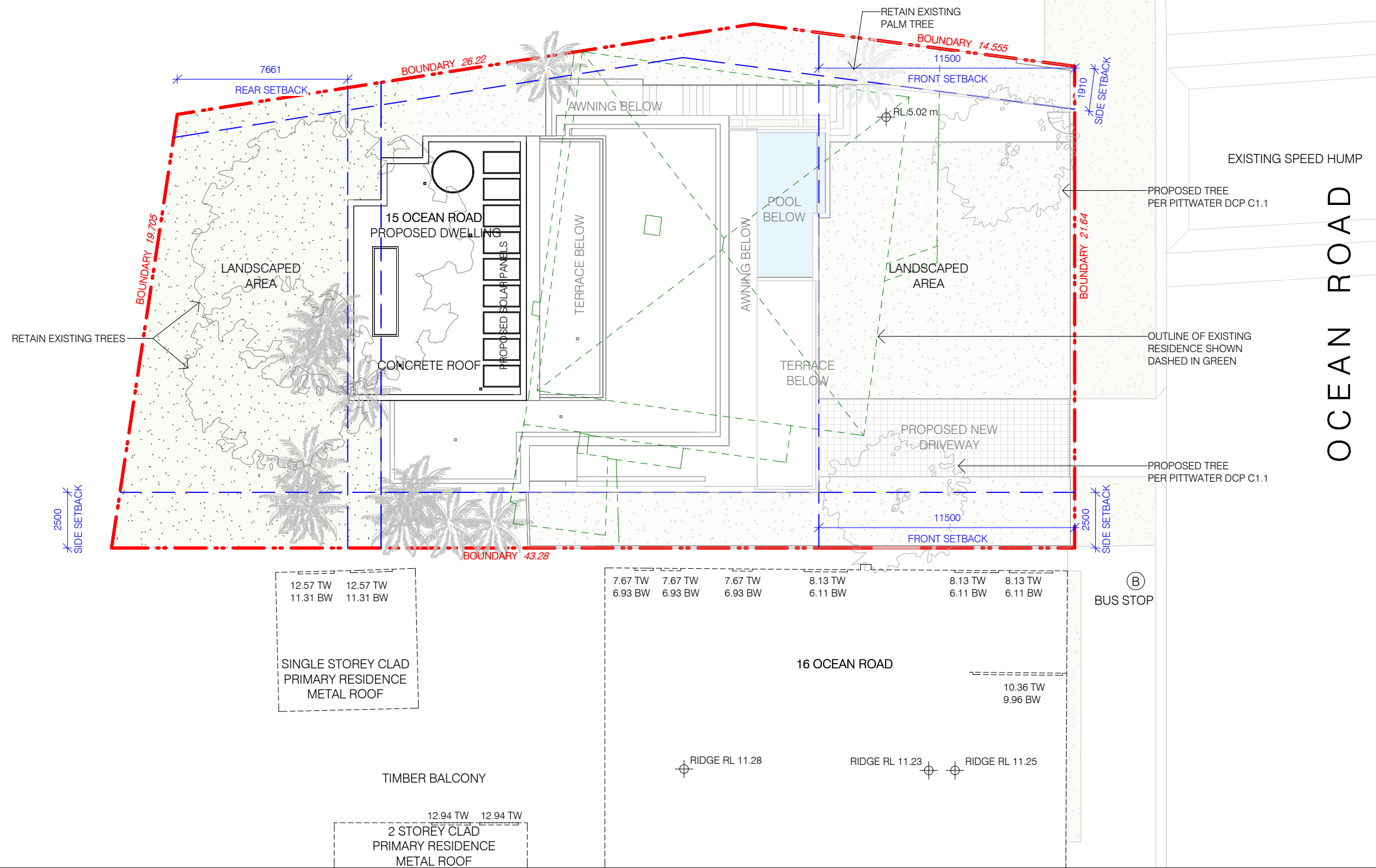




PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/400881

DATED: 14 May 2025



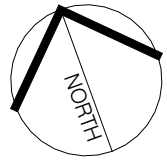
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Rosebery NSW 2018

BBJ Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

SITE PLAN

SCALE 1 : 200@ A3      DATE 17/04/2025

ISSUE J - FINAL AMENDED SCHEME

2022-053

A1011

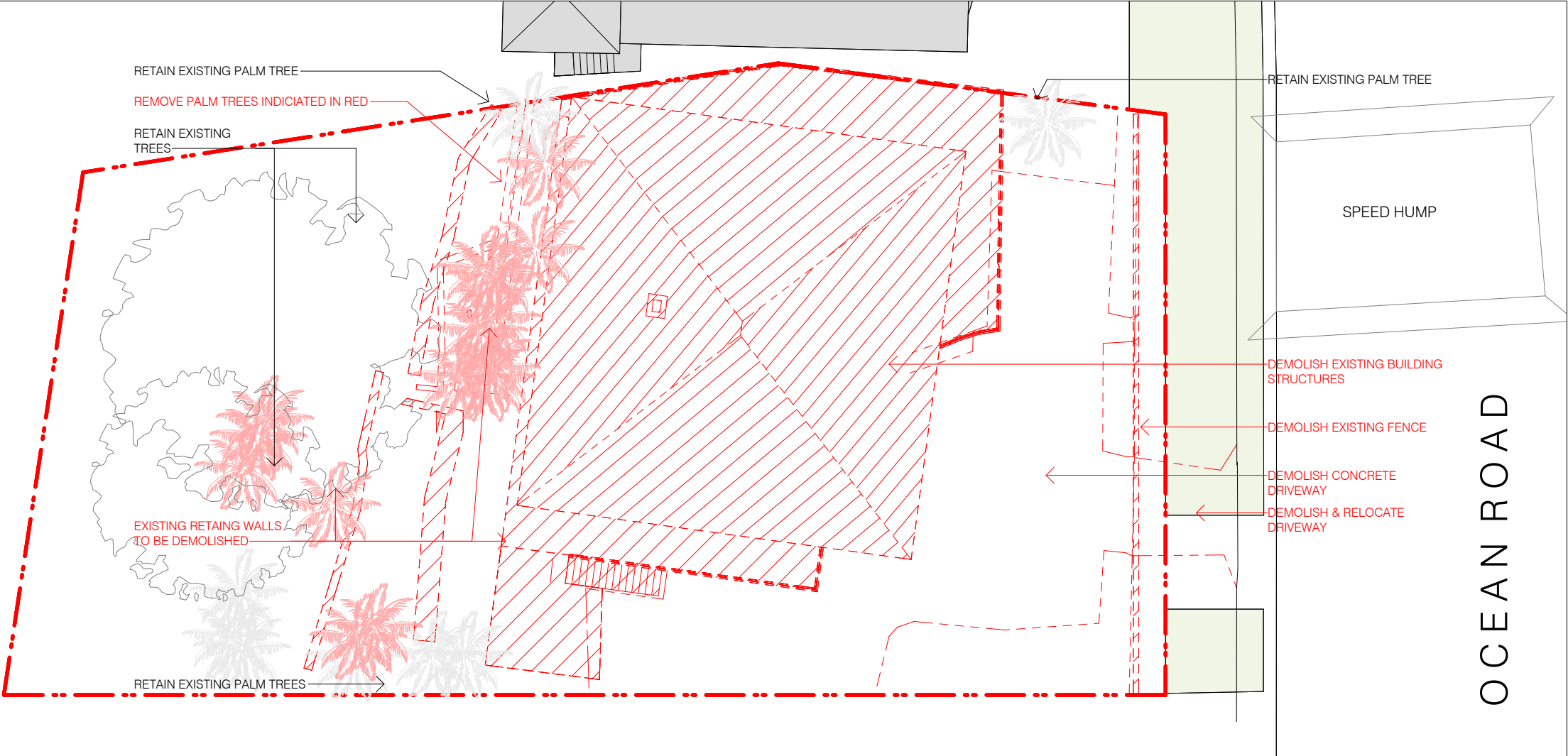


northern  
beaches  
council

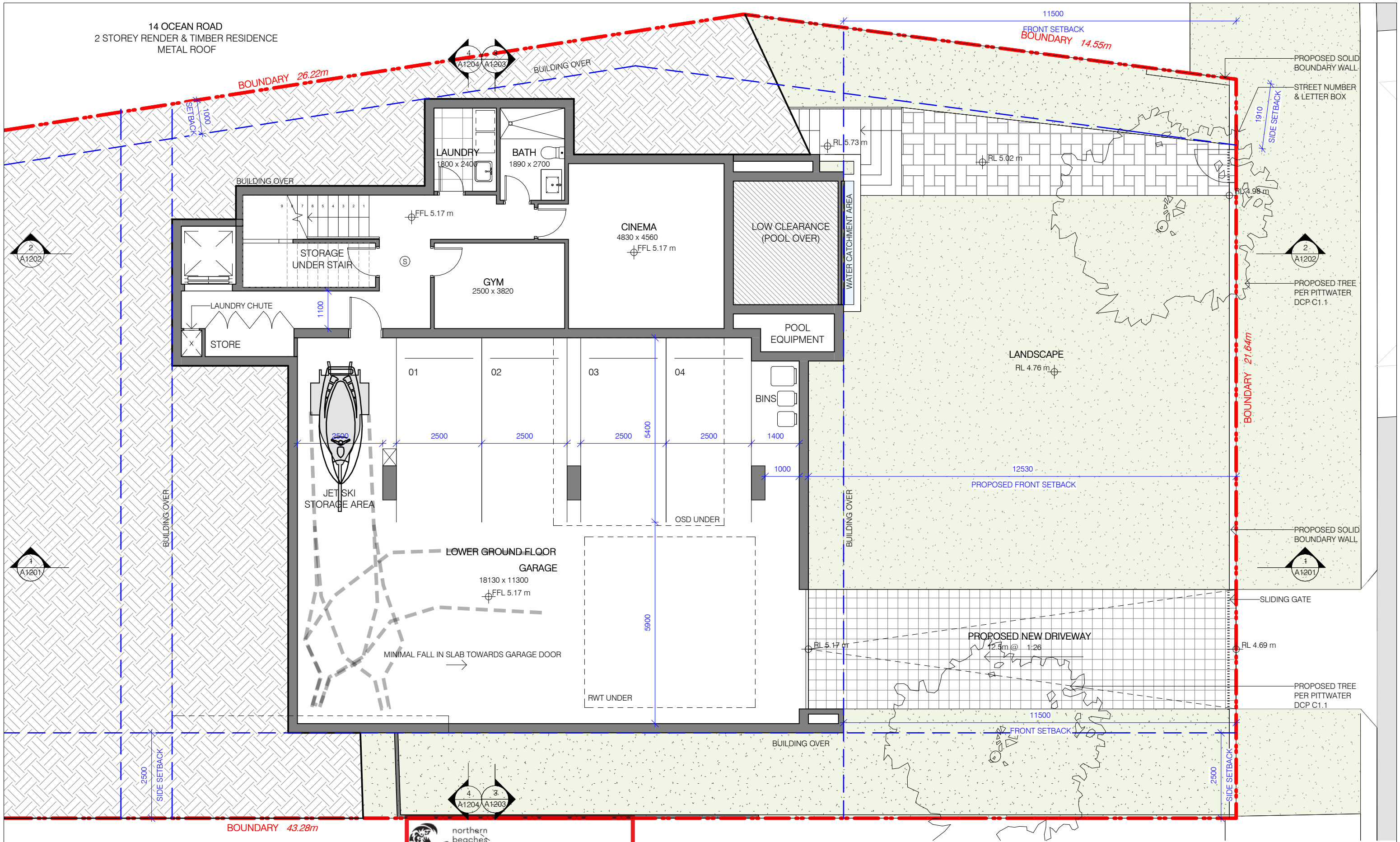
PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/400881

DATED: 14 May 2025



DEMOLITION REQUIREMENTS:	
ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:	
A. COMPLIANCE WITH THE REQUIREMENT OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT. B. ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER. C. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH THE RELEVANT COUNCIL DEVELOPMENT CONTROL PLAN RECYCLING AND WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER. D. SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES. E. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED.	F. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY. G. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC WAY. H. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE DEMOLITION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED. I. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL. J. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOT PATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL. K. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.



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BJB Architects Pty Ltd  
Nominated Architect:  
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LEGEND:

- NEW STRUCTURE
- (S) SMOKE ALARM AS PER AS3186
- DP DOWNPIPES
- TOW TOP OF WALL
- FW FLOOR WASTE

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/400881

DATED: 14 May 2025

NORTH

ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

LOWER GROUND FLOOR PLAN

SCALE 1 : 100@ A3 DATE 17/04/2025

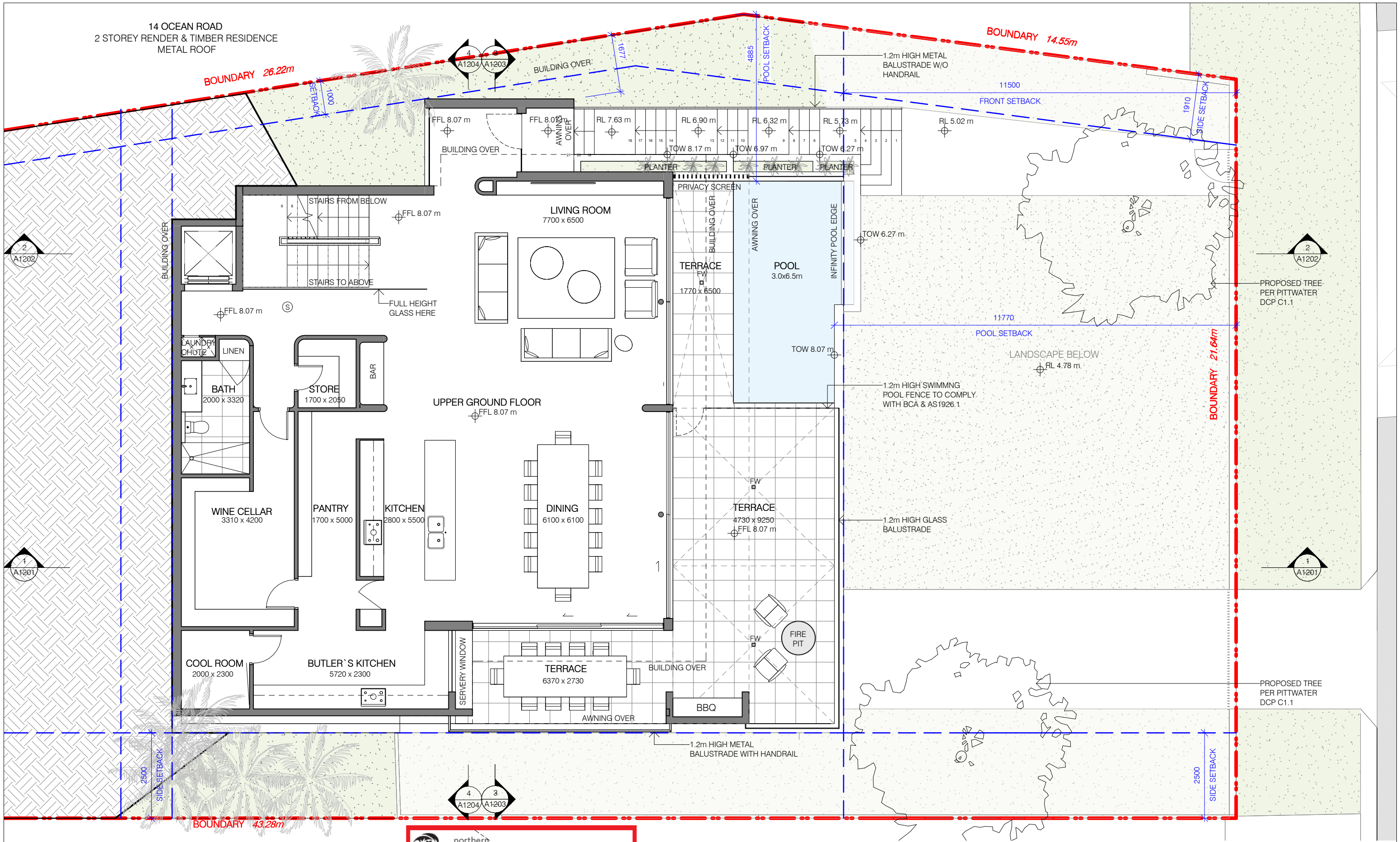
ISSUE J - FINAL AMENDED SCHEME

2022-053

A1101

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LEGEND:

- NEW STRUCTURE
- (S) SMOKE ALARM AS PER AS3786
- DP DOWNPIPES
- TOW TOP OF WALL
- FW FLOOR WASTE

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2024/400881**

**DATED: 14 May 2025**

**northern beaches council**

**NORTH**

ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

**15 OCEAN ROAD, PALM BEACH, NSW 2108**

NEW RESIDENTIAL DWELLING

UPPER GROUND FLOOR PLAN

SCALE 1 : 100@ A3 DATE 17/04/2025

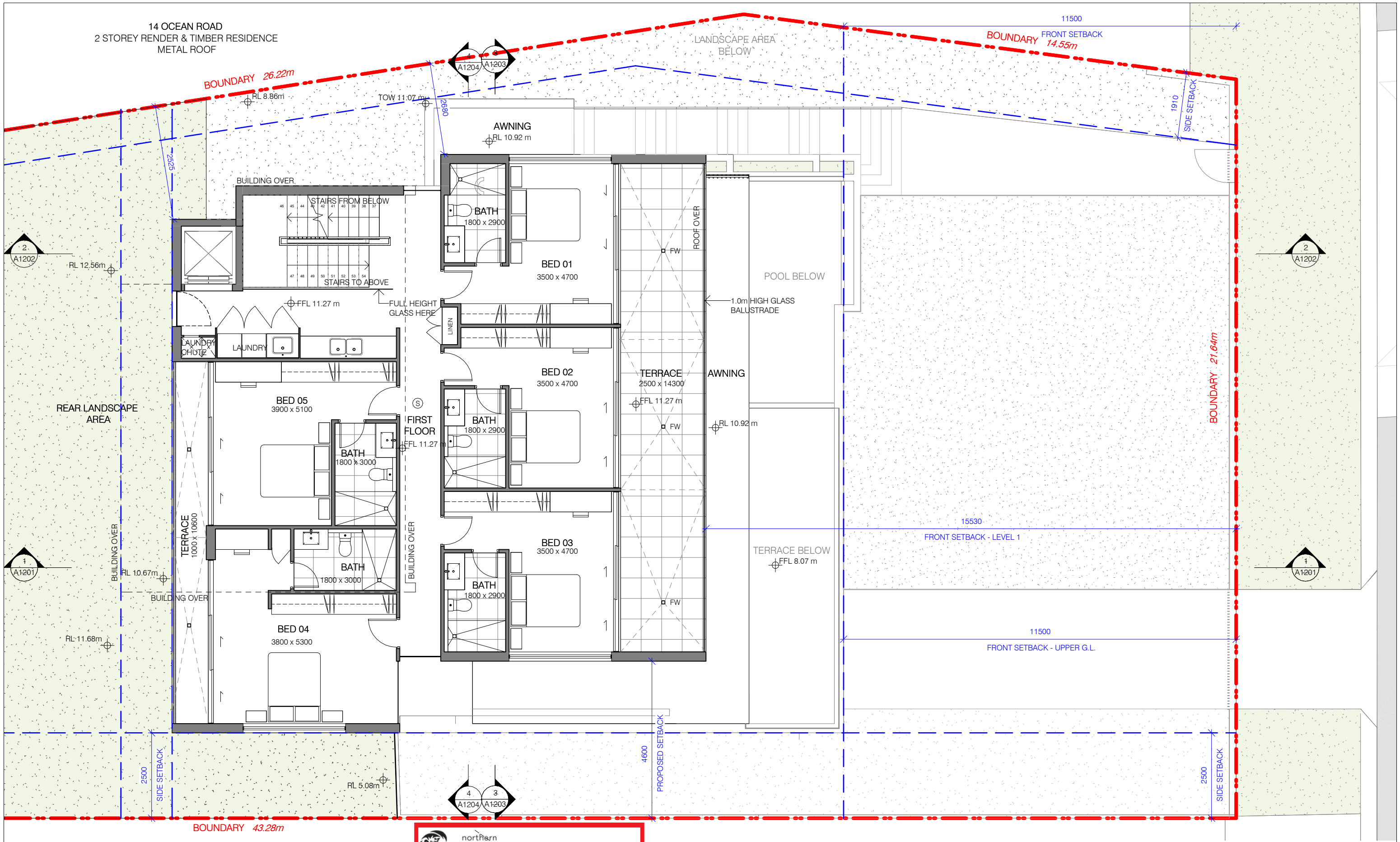
ISSUE J - FINAL AMENDED SCHEME

2022-053

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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

■	NEW STRUCTURE
Ⓢ	SMOKE ALARM AS PER AS3786
DP	DOWNPIPES
TOW	TOP OF WALL
FW	FLOOR WASTE

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2024/400881**

**DATED: 14 May 2025**

north  
beaches  
council

NORTH

ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

**15 OCEAN ROAD, PALM BEACH, NSW 2108**

NEW RESIDENTIAL DWELLING

FIRST FLOOR PLAN

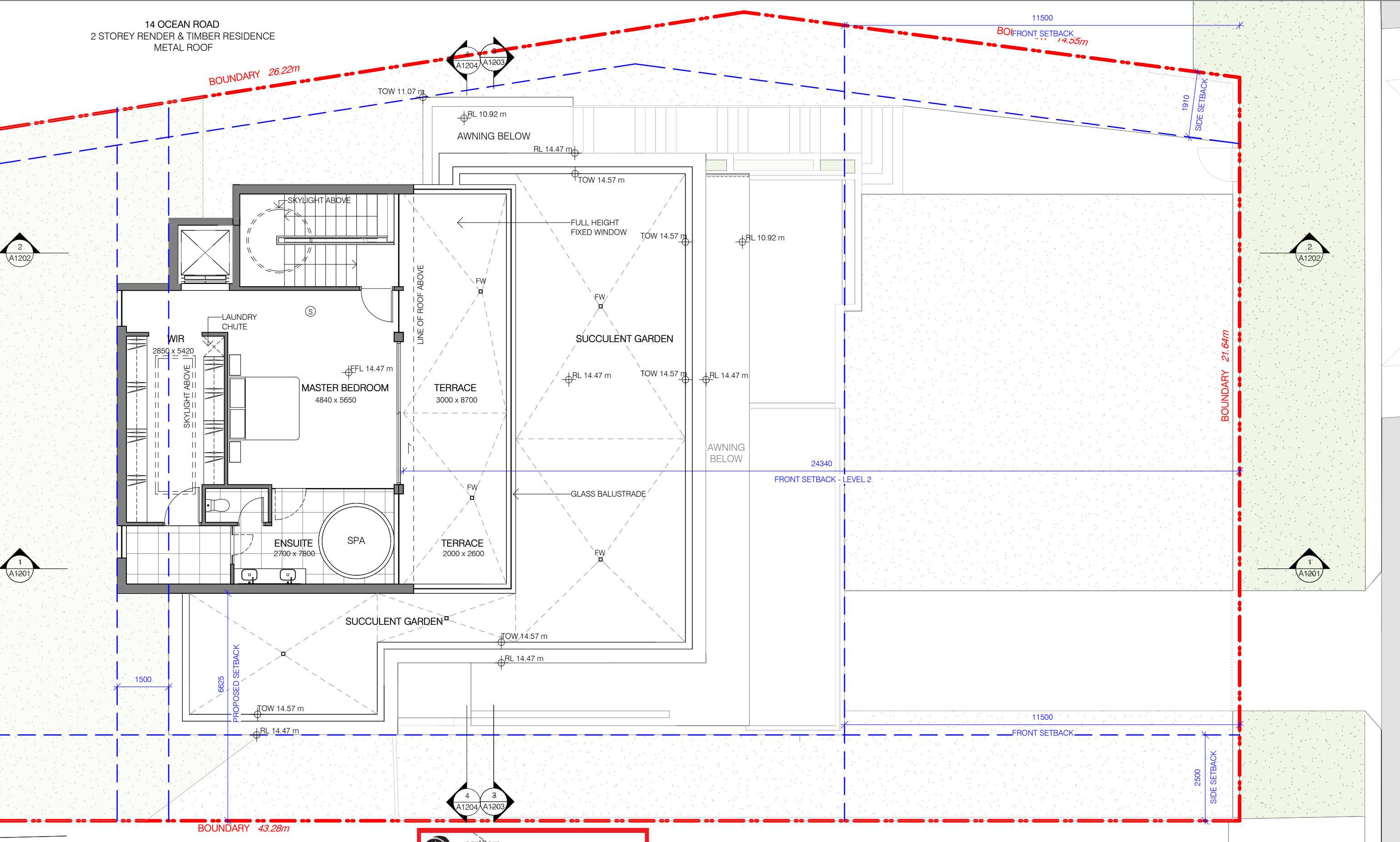
SCALE 1 : 100@ A3 DATE 17/04/2025

ISSUE J - FINAL AMENDED SCHEME

2022-053

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LEGEND:

NEW STRUCTURE
(S) SMOKE ALARM AS PER AS3786
DP DOWNPIPES
TOW TOP OF WALL
FW FLOOR WASTE

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2024/400881**

**DATED: 14 May 2025**



ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

**15 OCEAN ROAD, PALM BEACH, NSW 2108**

NEW RESIDENTIAL DWELLING

SECOND FLOOR PLAN

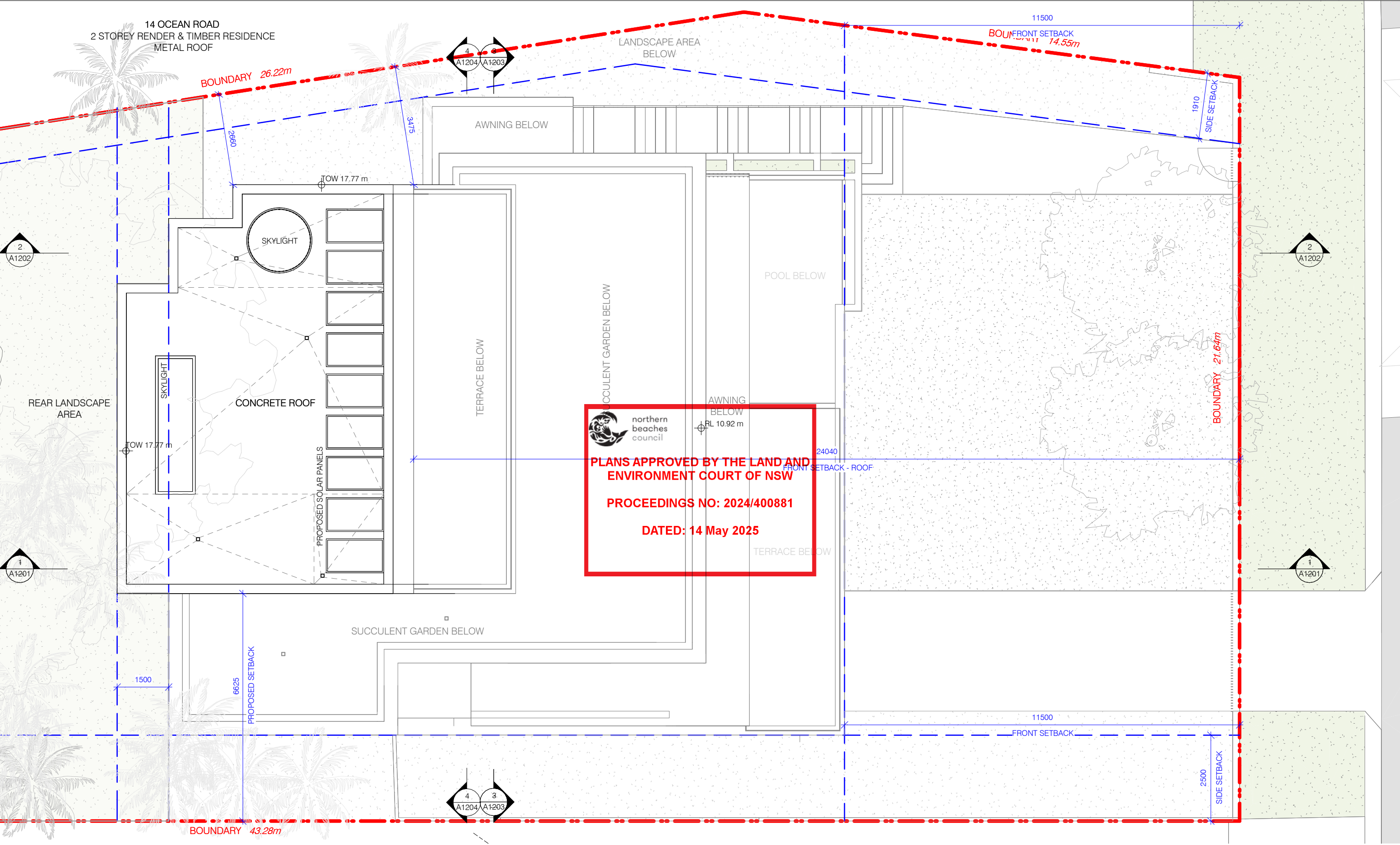
SCALE 1 : 100@ A3 DATE 17/04/2025

ISSUE J - FINAL AMENDED SCHEME

2022-053

**A1104**

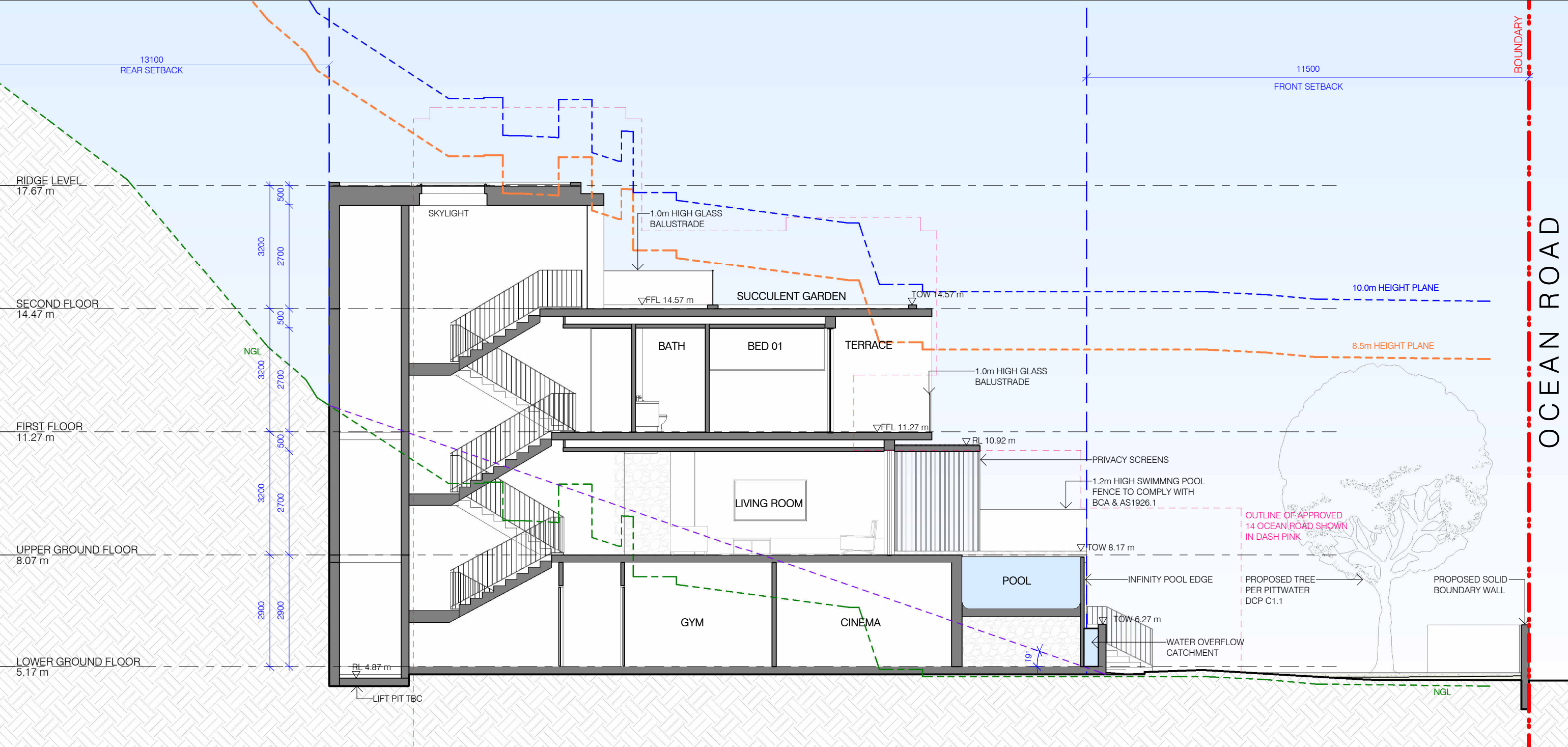
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2 SECTION 02  
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 northern  
beaches  
council

**PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2024/400881**

**DATED: 14 May 2025**

ARCHITECT

 ARCHITECTS

t: 02 8970 5417  
e: studio@bjbarchitects.com.au  
a: 3/09/77 Dunning Ave,  
Rosebery NSW 2018

BBJ Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

SECTION

SCALE 1 : 100@ A3 DATE 17/04/2025

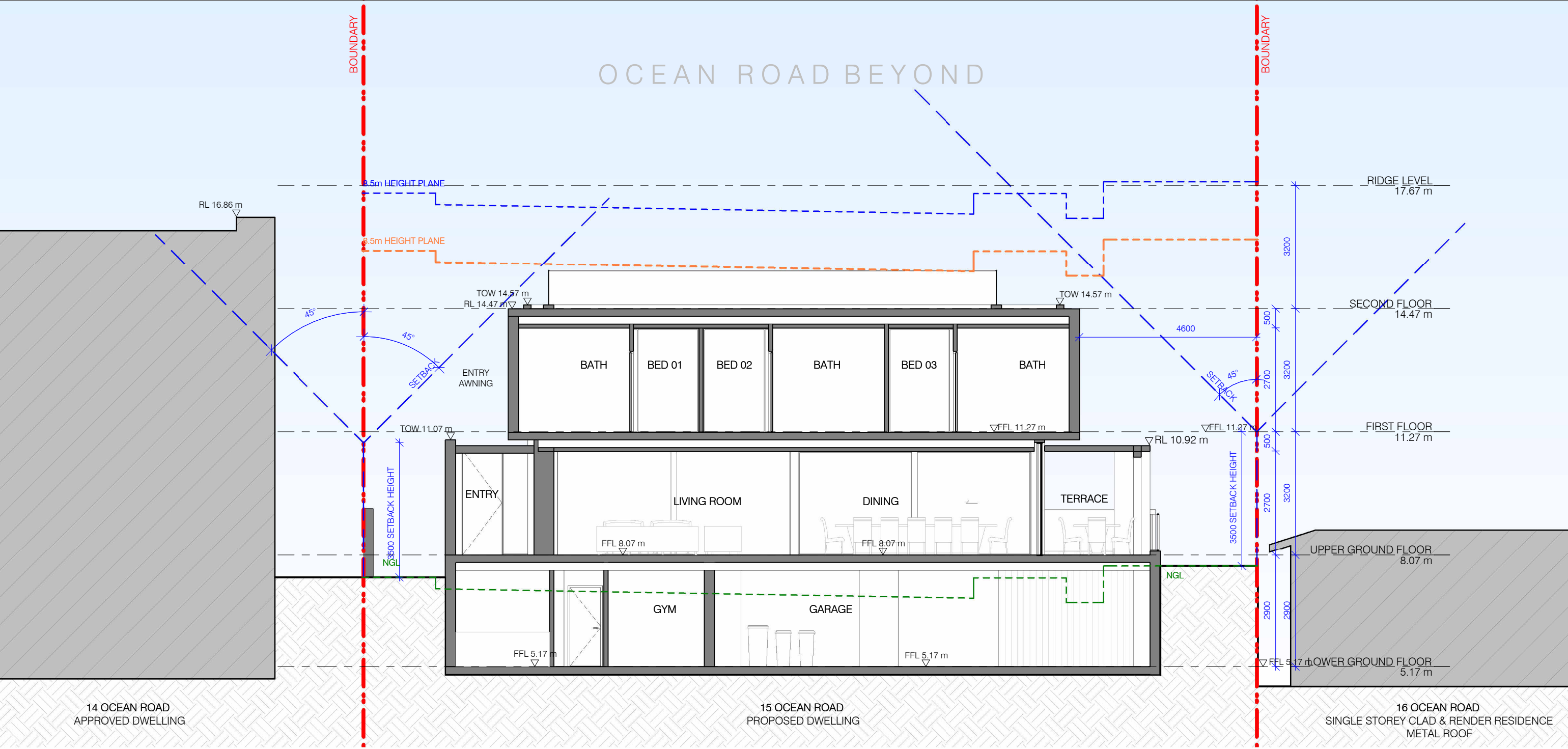
ISSUE J - FINAL AMENDED SCHEME

2022-053

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3 SECTION 03  
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 northern  
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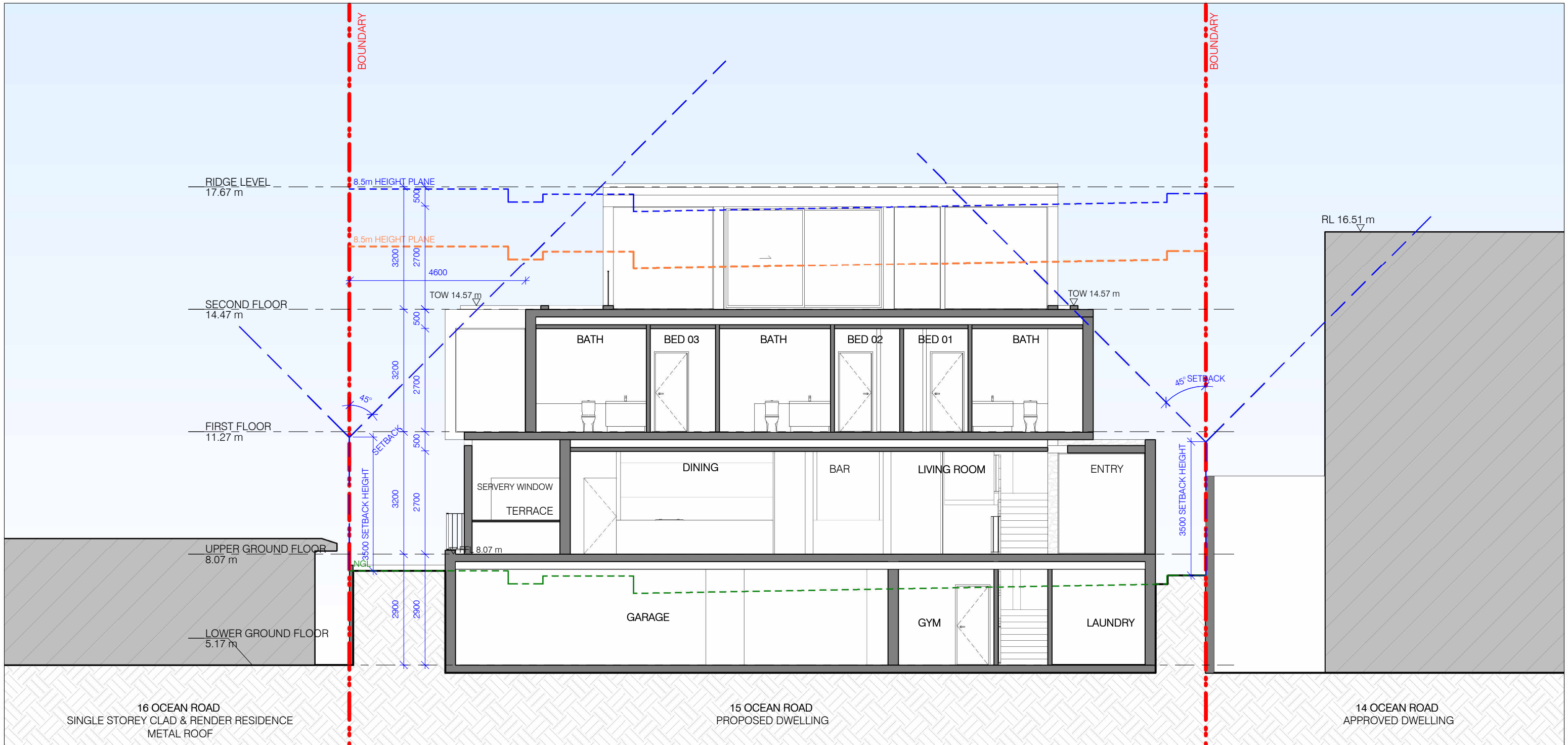
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**PROCEEDINGS NO: 2024/400881**

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4 SECTION 04  
1 : 100

 northern  
beaches  
council

**PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2024/400881**

**DATED: 14 May 2025**

ARCHITECT



t: 02 8970 5417  
e: studio@bjbarchitects.com.au  
a: 3.09/77 Dunning Ave,  
Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
H	REDUCED FOOTPRINT	24.02.2025
I	FURTHER REDUCTION	21.03.2025
J	FINAL AMENDED SCHEME	17/04/2025

PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

SECTION

SCALE 1 : 100@ A3 DATE 17/04/2025  
ISSUE J - FINAL AMENDED SCHEME

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MANUALLY OR ELECTRONICALLY

2022-053  
**A1204**





16 OCEAN ROAD  
SINGLE STOREY CLAD & RENDER RESIDENCE  
METAL ROOF

PROPOSED NEW DRIVEWAY

15 OCEAN ROAD  
PROPOSED DWELLING



WATER CATCHMENT AREA

PROPOSED TREES  
PER PITTWATER DCP C1.1

1.0m HIGH METAL  
BALUSTRADE W/O HANDRAIL

14 OCEAN ROAD  
APPROVED DWELLING

FINISHES SCHEDULE:									
									
CL-01 STONE CLADDING	CL-02 TIMBER CLADDING	PT-01 RENDER & PAINT, DULUX COLOUR: RAKU	PT-02 RENDER & PAINT, DULUX COLOUR: LEXICON QUARTER	PT-03 RENDER & PAINT, DULUX COLOUR: PALACE STONE	CO-01 RIBBED CONCRETE	RF-01 BLACK AWNING, COLOUR MONUMENT	GL-01 ALUMINIUM FRAMED GLAZING, DULUX MONUMENT OR SIMILAR	BA-01 GLASS BALUSTRADE	BA-02 BLACK POWDER COATED METAL BALUSTRADE

ARCHITECT		<div></div> <div>PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW</div> <div>PROCEEDINGS NO: 2024/400881</div> <div>DATED: 14 May 2025</div>	<div>ISSUE    AMENDMENT    DATE</div> <div>H    REDUCED FOOTPRINT    24.02.2025</div> <div>I    FURTHER REDUCTION    21.03.2025</div> <div>J    FINAL AMENDED SCHEME    17/04/2025</div>		<div>PROJECT</div> <div>15 OCEAN ROAD, PALM BEACH, NSW 2108</div> <div>NEW RESIDENTIAL DWELLING</div>		<div>EAST ELEVATION (FRONT ELEVATION)</div> <div>SCALE    1 : 100@ A3    DATE    17/04/2025</div> <div>ISSUE    J - FINAL AMENDED SCHEME</div>	
<div></div> <div>ARCHITECTS</div>							<div>THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY</div>	
t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018							<div>2022-053</div>	
BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806							<div>A1301</div>	

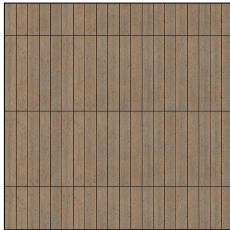




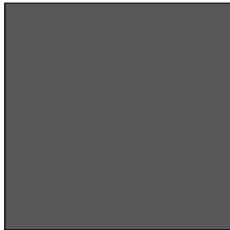
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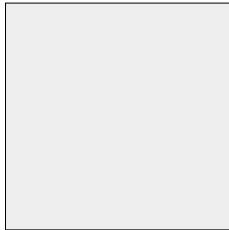
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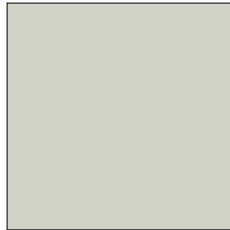
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TIMBER CLADDING



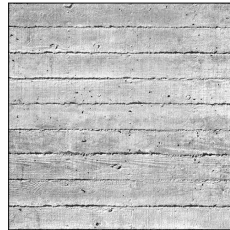
PT-01  
RENDER & PAINT, DULUX  
COLOUR: RAKU



PT-02  
RENDER & PAINT, DULUX  
COLOUR: LEXICON QUARTER



PT-03  
RENDER & PAINT, DULUX  
COLOUR: PALACE STONE



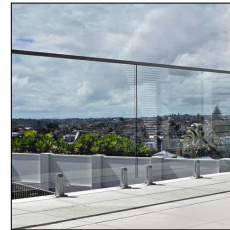
CO-01  
RIBBED CONCRETE



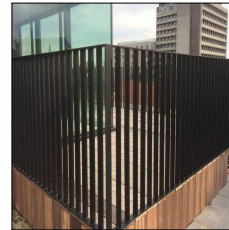
RF-01  
BLACK AWNING, COLOUR  
MONUMENT



GL-01  
ALUMINIUM FRAMED  
GLAZING, DULUX  
MONUMENT OR SIMILAR

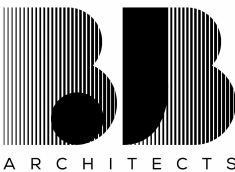


BA-01  
GLASS BALUSTRADE



BA-02  
BLACK POWDER COATED  
METAL BALUSTRADE

ARCHITECT



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northern  
beaches  
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ISSUE AMENDMENT

DATE

H REDUCED FOOTPRINT  
I FURTHER REDUCTION  
J FINAL AMENDED SCHEME

24.02.2025  
21.03.2025  
17/04/2025

PROJECT

**15 OCEAN ROAD, PALM  
BEACH, NSW 2108**

NEW RESIDENTIAL DWELLING

WEST ELEVATION (REAR ELEVATION)

SCALE 1 : 100@ A3 DATE 17/04/2025

ISSUE J - FINAL AMENDED SCHEME

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2022-053

**A1302**

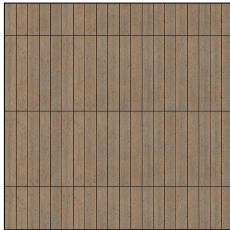




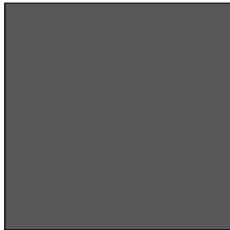
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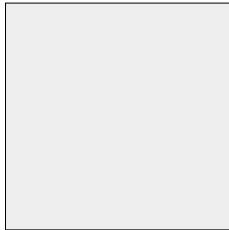
CL-01  
STONE CLADDING



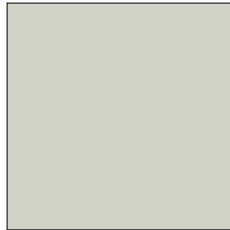
CL-02  
TIMBER CLADDING



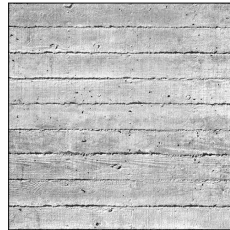
PT-01  
RENDER & PAINT, DULUX  
COLOUR: RAKU



PT-02  
RENDER & PAINT, DULUX  
COLOUR: LEXICON QUARTER



PT-03  
RENDER & PAINT, DULUX  
COLOUR: PALACE STONE



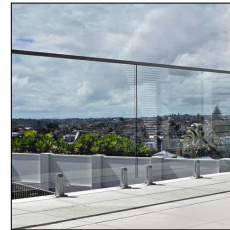
CO-01  
RIBBED CONCRETE



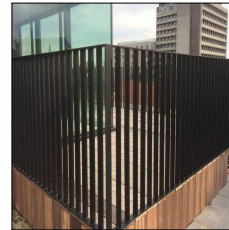
RF-01  
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24.02.2025  
21.03.2025  
17/04/2025

PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

NORTH ELEVATION

SCALE 1 : 100@ A3 DATE 17/04/2025

ISSUE J - FINAL AMENDED SCHEME

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