

## BASIX THERMAL COMFORT COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 1: Base Case Assumptions on Construction and Fabric

| Element                                     | Material   | Detail  |
|---|--|---|
| External walls                              | Concrete Block, lined  | <b>Insulation: See Table 3</b><br>Light colour: Absorptance < 0.475   |
| Internal walls                              | Plasterboard   |   |
| Party walls                                 | Concrete Block, lined  | <b>Insulation: R1.0 both sides for fire safety</b><br>Common corridors & Neighbour  |
|   | Concrete Block   | Fire stairs & lifts   |
| Windows                                     | <b>Type 1 Performance glazing</b>                            | Total Window System Properties <b>U-value 3.1 &amp; SHGC 0.27 for sliding doors, sliding &amp; fixed windows</b><br><b>And</b><br>Total Window System Properties <b>U-value 3.1 &amp; SHGC 0.27 for bifold doors, awning &amp; casement windows</b> |
|   | Window Operability   | Balcony windows: <b>50% (i.e. sliding)</b><br>Bedroom windows: <b>10% &amp; 50%</b> (BCA D2.24)<br>All other non-balcony windows: <b>0% (i.e. fixed)</b>  |
|   | Shading device   | None  |
| Skylight                                    | <b>Type 1 Double glazed clear glass with aluminium frame</b> | <b>U-value 4.2 &amp; SHGC 0.72</b>  |
|   | <b>Type 2 Performance glazing</b>                            | <b>U-value 2.7 &amp; SHGC 0.24</b>  |
| Roof  | Partial Concrete & Partial light structure                   | <b>Insulation: None</b><br>Medium colour: 0.475 < absorptance < 0.70  |
| Ceilings                                    | Plasterboard   | <b>Insulation: See Table 3</b>  |
| Floors                                      | Concrete   | <b>Insulation: See Table 3</b>  |
|   |  | Carpet: Bedrooms only   |
|   |  | Tiles: Elsewhere  |
| Common corridors naturally ventilated       |  | Yes   |
| Recessed downlights assessed                |  | No  |
| Exhaust fans (kitchens, bathrooms, laundry) |  | <b>All assumed to be sealed</b>   |

**Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be greater than or equal to the value stated above**

Table 2: BERS Pro Thermal Loads

| Unit No. | Additional Treatments Required  | Heating Load (MJ/m <sup>2</sup> .yr) | Cooling Load (MJ/m <sup>2</sup> .yr) | Stars | Pass/Fail |
|----------|---|--------------------------------------|--------------------------------------|-------|-----------|
| A1       | R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69), R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16), Type 1 windows  | 29.1                                 | 15.8                                 | 6.5   | Pass      |
| A2       | R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11), R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69), R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16), Type 1 windows | 27.6                                 | 13.2                                 | 6.9   | Pass      |
| A3       | R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11), R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69), R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16), Type 1 windows | 27.3                                 | 15.9                                 | 6.7   | Pass      |
| A4       | R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69), R1.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.66), Type 1 windows, Type 2 skylights  | 37.3                                 | 26.2                                 | 5.2   | Pass      |
| A5       | R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69), R1.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.66), Type 1 windows, Type 2 skylights  | 37.4                                 | 21.4                                 | 5.4   | Pass      |

# 1102 BARRENJOEY ROAD, PALM BEACH

DA APPLICATION - PALM BEACH APARTMENTS

| ARCHITECTURAL DRAWING LIST |                                |              |
|----------------------------|--------------------------------|--------------|
| Sheet No.                  | Sheet Name                     | Current Rev. |
| DA.00                      | COVER PAGE                     | A            |
| DA.01                      | SITE PLAN ANALYSIS             | A            |
| DA.02a                     | MASSING HEIGHT CONTROL         | A            |
| DA.02b                     | MASSING DCP CONTROL            | A            |
| DA.03                      | DEMOLITION PLAN                | A            |
| DA.04                      | PROPOSED SITE PLAN / ROOF PLAN | A            |
| DA.05                      | PROPOSED BASEMENT PLAN         | A            |
| DA.06                      | PROPOSED GROUND FLOOR PLAN     | A            |
| DA.07                      | PROPOSED FIRST FLOOR PLAN      | A            |

| ARCHITECTURAL DRAWING LIST |  |              |
|----------------------------|--|--------------|
| Sheet No.                  | Sheet Name                               | Current Rev. |
| DA.08                      | PROPOSED SECOND FLOOR PLAN               | A            |
| DA.10                      | PROPOSED WEST ELEVATION                  | A            |
| DA.11                      | PROPOSED ELEVATION - NORTH, SOUTH & EAST | A            |
| DA.15                      | SECTIONS                                 | A            |
| DA.16                      | SECTIONS                                 | A            |
| DA.50                      | SHADOW STUDIES_ 9AM 21ST JUNE            | A            |
| DA.51                      | SHADOW STUDIES_ 12PM 21ST JUNE           | A            |
| DA.52                      | SHADOW STUDIES_ 3PM 21ST JUNE            | A            |
| DA.60                      | MATERIALS AND FINISHES                   | A            |
| DA.70                      | GFA & LANDSCAPE CALCULATIONS             | A            |

| ARCHITECTURAL DRAWING LIST |                                  |              |
|----------------------------|----------------------------------|--------------|
| Sheet No.                  | Sheet Name                       | Current Rev. |
| DA.72                      | SOLAR ACCESS ANALYSIS - PROPOSED | A            |
| DA.73                      | OVERLOOKING ANALYSIS             | A            |
| DA.74                      | NATURAL VENTILATION DIAGRAMS     | A            |



**0005866650 17 Mar 2022**

**6.1**  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

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Accreditation No. 20754  
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All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Robert Mills Architect Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
AT  
1102 BARRENJOEY ROAD, PALM BEACH

TITLE  
**COVER PAGE**

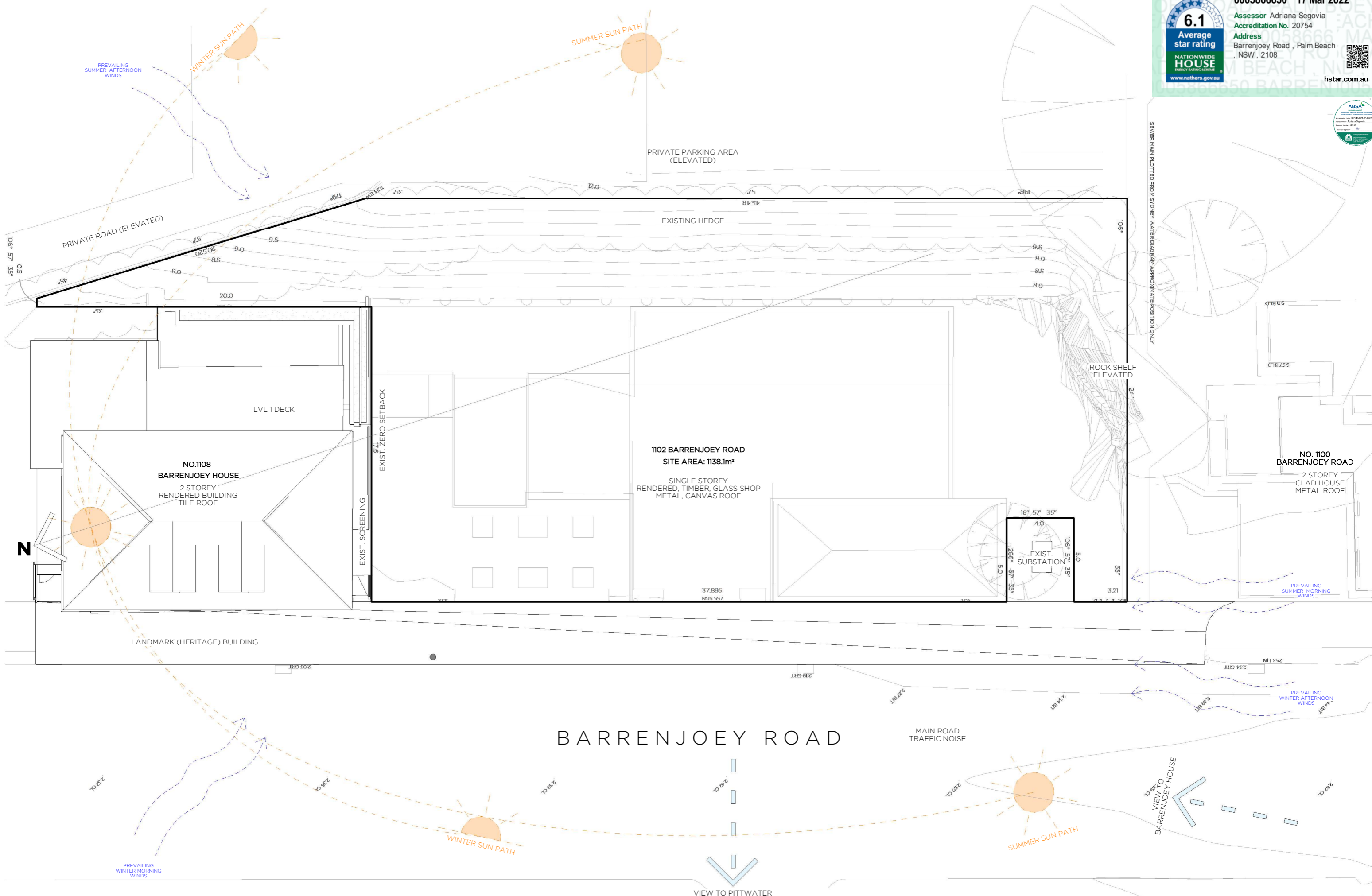
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|--|----------|--------------|----------|
| DEVELOPMENT APPLICATION                  |          |              |          |
| Not to be used for construction purposes |          |              |          |
| Job No.                                  | 2006     | Scale.       | @ A1     |
| Drawn by.                                | Author   | Drawing No.  | Rev      |
| Rev Date.                                | 24.02.22 | <b>DA.00</b> | <b>A</b> |

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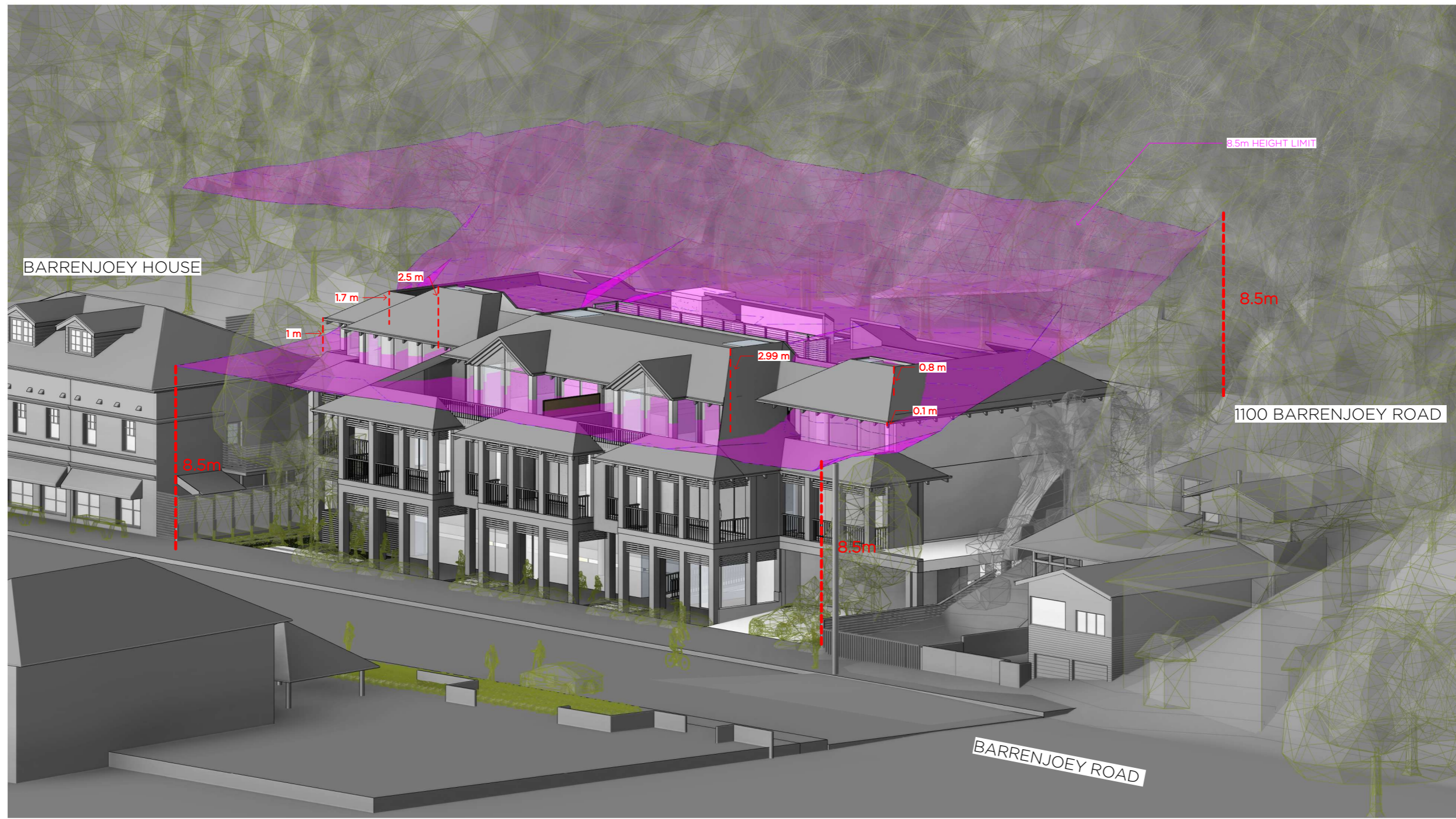
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| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH

TITLE  
**SITE PLAN ANALYSIS**  
 Scale: 0 1 5m

| PROJECT OVERVIEW |          | DEVELOPMENT APPLICATION |            |
|------------------|----------|-------------------------|------------|
| Job No.          | 2006     | Scale:                  | 1:100 @ A1 |
| Drawn by:        | AUTHOR   | Drawing No.             | Rev        |
| Rev Date:        | 24.02.22 | DA.01                   | A          |





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| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                  | PROJECT OVERVIEW  |
|-----|-------------------------|----------|---|------------------------|---|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | MASSING HEIGHT CONTROL | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes                         |
|     |                         |          |   |                        | Job No. 2006 Scale: @ A1<br>Drawn by: Author Drawing No. Rev<br>Rev Date: 24.02.22 DA.02a A |





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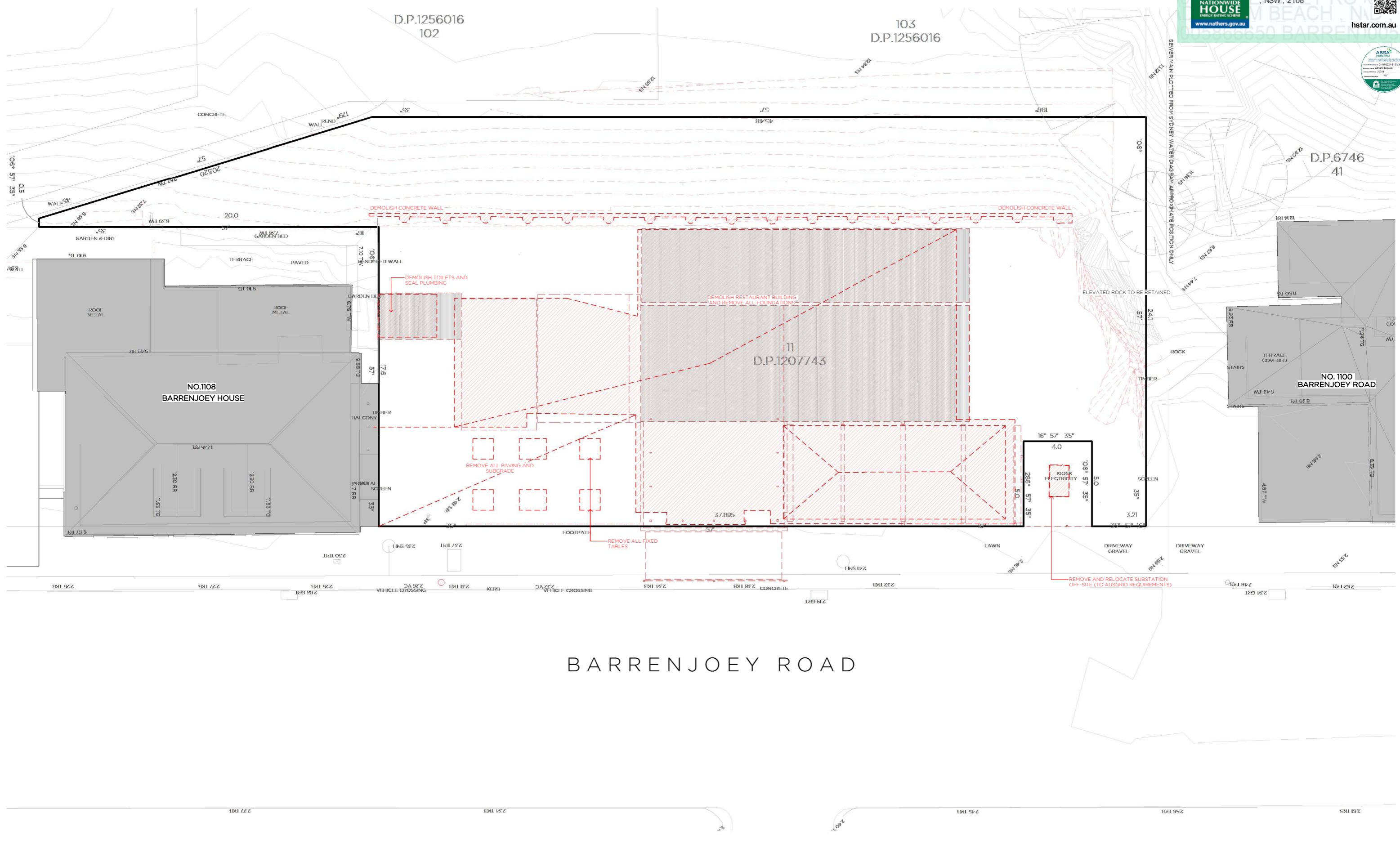
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|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

| PROJECT NAME & DESCRIPTION                                      | TITLE               |
|---|---------------------|
| PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | MASSING DCP CONTROL |

| PROJECT OVERVIEW                         |          |             |      |
|--|----------|-------------|------|
| DEVELOPMENT APPLICATION                  |          |             |      |
| Not to be used for construction purposes |          |             |      |
| Job No.                                  | 2006     | Scale       | @ A1 |
| Drawn by                                 | Author   | Drawing No. | Rev  |
| Rev Date                                 | 24.02.22 | DA.02b      | A    |





# BARRENJOEY ROAD

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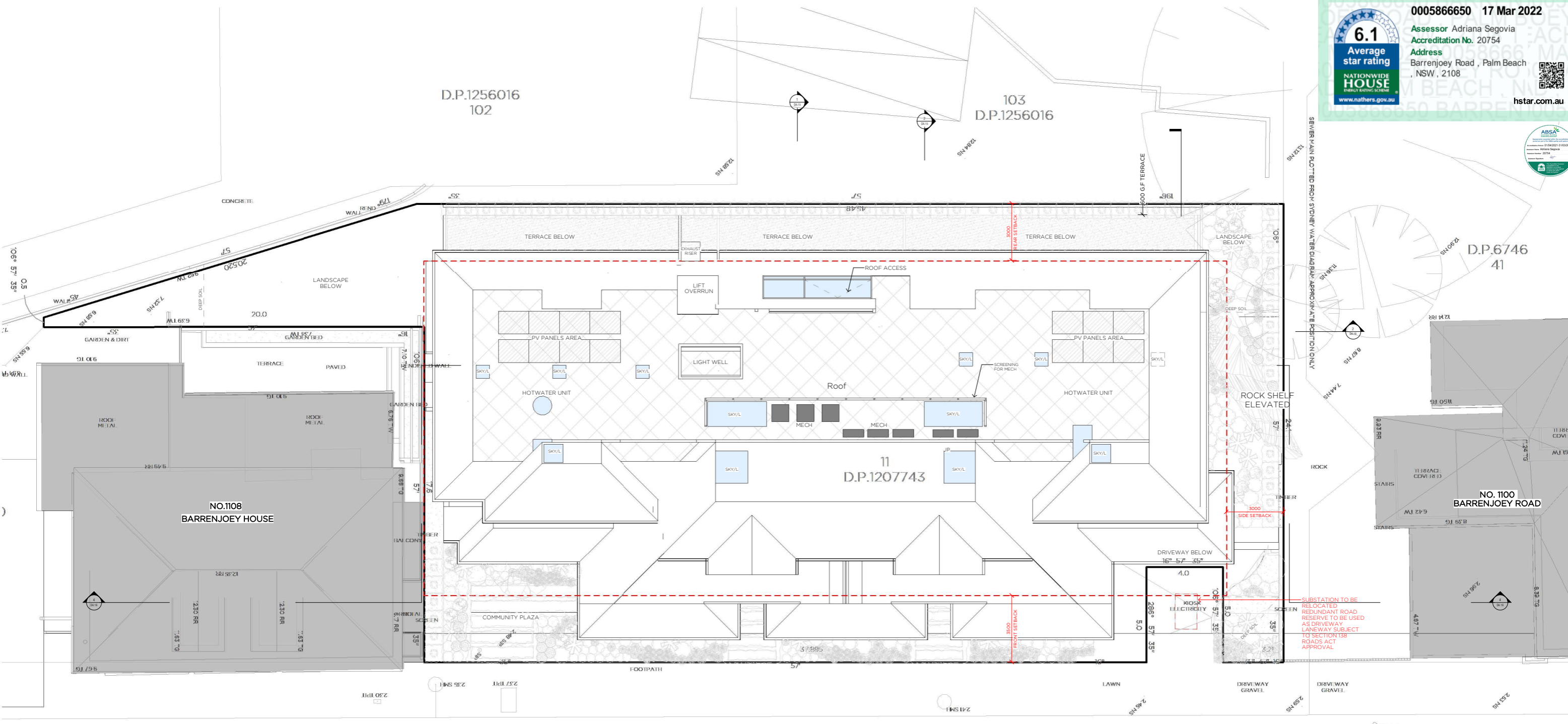
| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH



| PROJECT OVERVIEW                         |          | DEVELOPMENT APPLICATION |            |
|--|----------|-------------------------|------------|
| Not to be used for construction purposes |          |                         |            |
| Job No.                                  | 2006     | Scale:                  | 1:100 @ A1 |
| Drawn by:                                | EDG      | Drawing No.             | Rev        |
| Rev Date:                                | 24.02.22 | <b>DA.03</b>            | <b>A</b>   |





# BARRENJOEY ROAD

## BASIC COMMITMENTS

| Element            | Requirement        | Comment                       |
|--------------------|--------------------|-------------------------------|
| Thermal Comfort    | Thermal Comfort    | Compliance with AS/NZS 5502.2 |
| Energy             | Energy             | Compliance with AS/NZS 5502.2 |
| Water              | Water              | Compliance with AS/NZS 5502.2 |
| Health & Wellbeing | Health & Wellbeing | Compliance with AS/NZS 5502.2 |

## ENERGY COMMITMENTS

| Element            | Requirement        | Comment                       |
|--------------------|--------------------|-------------------------------|
| Thermal Comfort    | Thermal Comfort    | Compliance with AS/NZS 5502.2 |
| Energy             | Energy             | Compliance with AS/NZS 5502.2 |
| Water              | Water              | Compliance with AS/NZS 5502.2 |
| Health & Wellbeing | Health & Wellbeing | Compliance with AS/NZS 5502.2 |

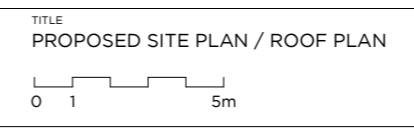
## WATER COMMITMENTS

| Element            | Requirement        | Comment                       |
|--------------------|--------------------|-------------------------------|
| Thermal Comfort    | Thermal Comfort    | Compliance with AS/NZS 5502.2 |
| Energy             | Energy             | Compliance with AS/NZS 5502.2 |
| Water              | Water              | Compliance with AS/NZS 5502.2 |
| Health & Wellbeing | Health & Wellbeing | Compliance with AS/NZS 5502.2 |

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|-----|-------------------------|----------|---|--------------------------------|--|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | PROPOSED SITE PLAN / ROOF PLAN | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes<br>Job No. 2006<br>Scale: 1:100 @ A1<br>Drawn by: Author<br>Rev Date: 24.02.22<br>Drawing No. DA.04<br>Rev A |

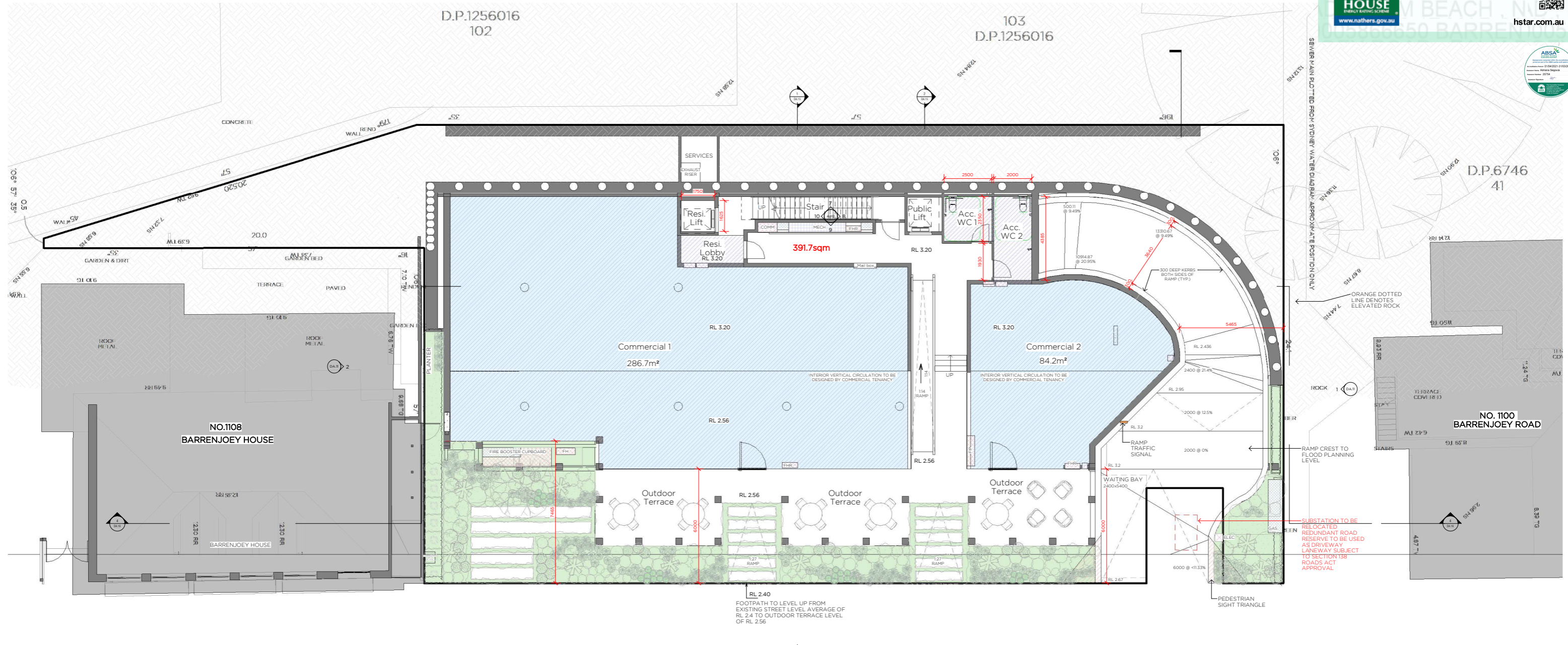


| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                          | PROJECT OVERVIEW   |
|-----|-------------------------|----------|---|--------------------------------|--|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | PROPOSED SITE PLAN / ROOF PLAN | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes<br>Job No. 2006<br>Scale: 1:100 @ A1<br>Drawn by: Author<br>Rev Date: 24.02.22<br>Drawing No. DA.04<br>Rev A |









# BARRENJOEY ROAD

## BASIS COMMITMENTS

### THERMAL COMFORT

| Element        | Requirement         | Comment                   |
|----------------|---------------------|---------------------------|
| External walls | U-value: 0.18 W/m²K | Compliance with Table 3.1 |
| Internal walls | U-value: 0.25 W/m²K | Compliance with Table 3.1 |
| Floor slabs    | U-value: 0.18 W/m²K | Compliance with Table 3.1 |
| Roof           | U-value: 0.10 W/m²K | Compliance with Table 3.1 |
| Windows        | U-value: 0.25 W/m²K | Compliance with Table 3.1 |
| Doors          | U-value: 0.25 W/m²K | Compliance with Table 3.1 |

### ENERGY COMMITMENTS

| Element            | Requirement      | Comment                   |
|--------------------|------------------|---------------------------|
| Hot Water System   | Individual HWES  | Compliance with Table 3.1 |
| Lifts              | Energy efficient | Compliance with Table 3.1 |
| Ventilation        | Energy efficient | Compliance with Table 3.1 |
| Lighting           | Energy efficient | Compliance with Table 3.1 |
| Alternative Energy | Energy efficient | Compliance with Table 3.1 |
| Hot Water System   | Energy efficient | Compliance with Table 3.1 |
| Ventilation        | Energy efficient | Compliance with Table 3.1 |
| Heating & Cooling  | Energy efficient | Compliance with Table 3.1 |
| Lighting           | Energy efficient | Compliance with Table 3.1 |
| Other              | Energy efficient | Compliance with Table 3.1 |

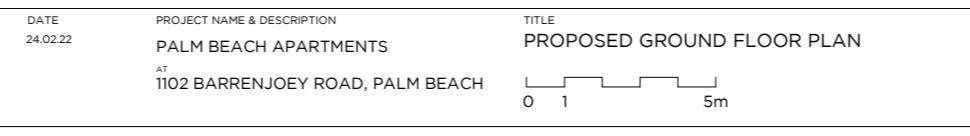
### WATER COMMITMENTS

| Element  | Requirement     | Comment                   |
|--|-----------------|---------------------------|
| Common Areas and Control Systems <td>Water efficient</td> <td>Compliance with Table 3.1</td> | Water efficient | Compliance with Table 3.1 |
| Area of Indigence or Low Inset <td>Water efficient</td> <td>Compliance with Table 3.1</td>   | Water efficient | Compliance with Table 3.1 |
| Rainwater collection <td>Water efficient</td> <td>Compliance with Table 3.1</td>             | Water efficient | Compliance with Table 3.1 |
| Fire Sprinkler <td>Water efficient</td> <td>Compliance with Table 3.1</td>                   | Water efficient | Compliance with Table 3.1 |
| Exhausts <td>Water efficient</td> <td>Compliance with Table 3.1</td>                         | Water efficient | Compliance with Table 3.1 |
| Private Dwellings <td>Water efficient</td> <td>Compliance with Table 3.1</td>                | Water efficient | Compliance with Table 3.1 |
| Exhausts for apartments <td>Water efficient</td> <td>Compliance with Table 3.1</td>          | Water efficient | Compliance with Table 3.1 |

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| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                      | PROJECT OVERVIEW  |
|-----|-------------------------|----------|---|----------------------------|---|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | PROPOSED GROUND FLOOR PLAN | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes |



| Job No.  | Scale.      | 1:100 @ A1 |
|----------|-------------|------------|
| 2006     |             |            |
| Author   | Drawing No. | Rev        |
|          | DA.06       | A          |
| 24.02.22 |             |            |











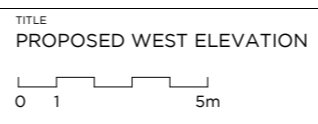


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| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH



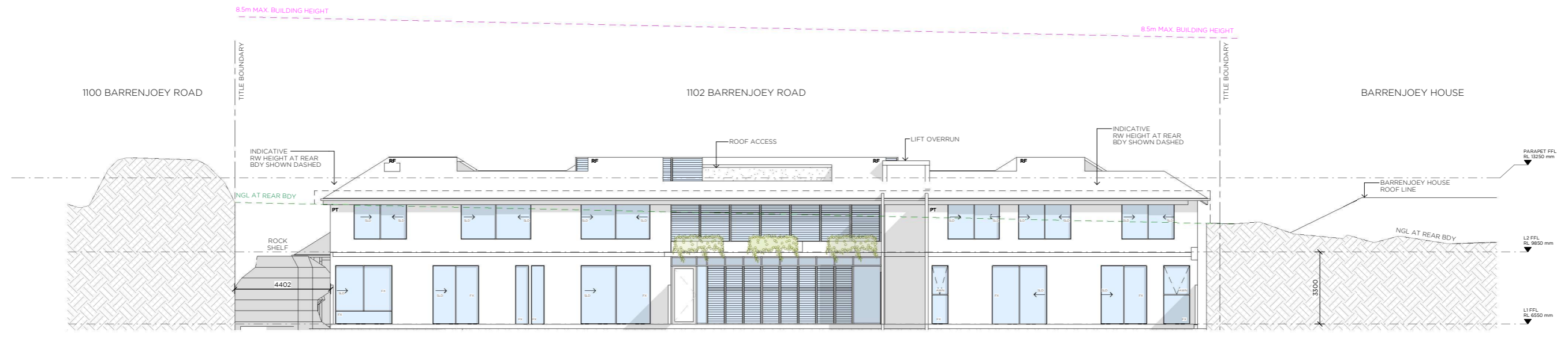
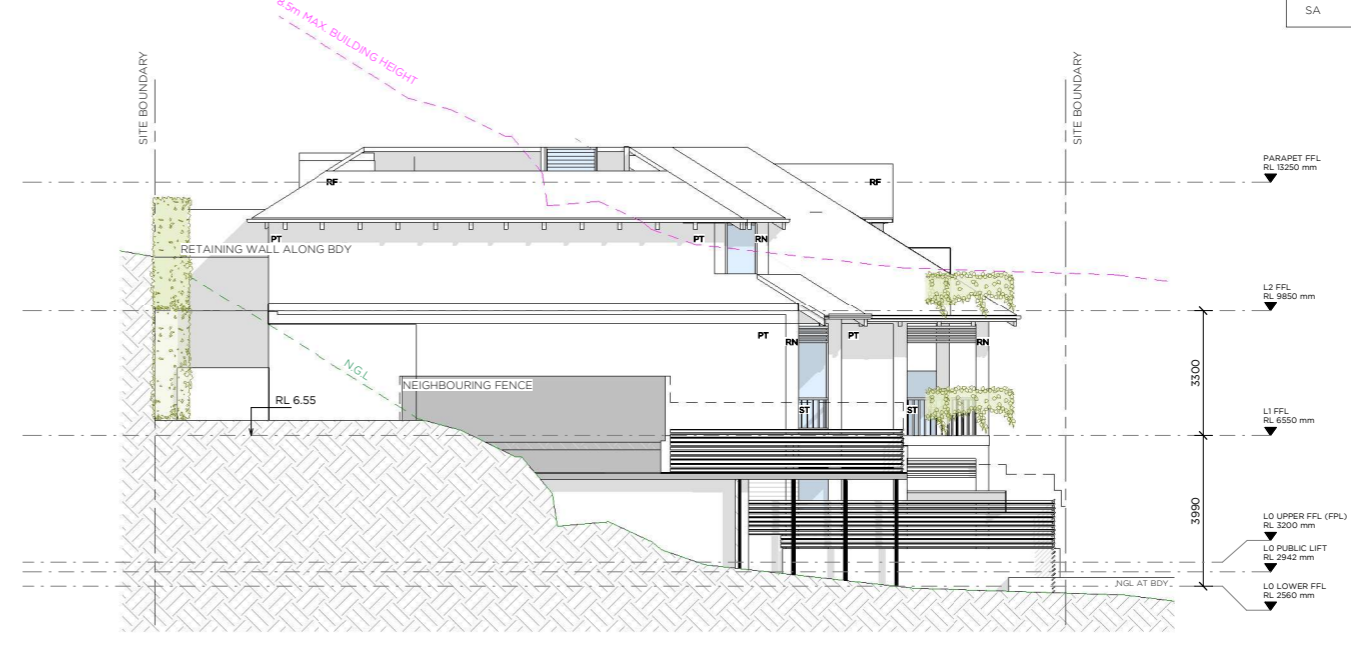
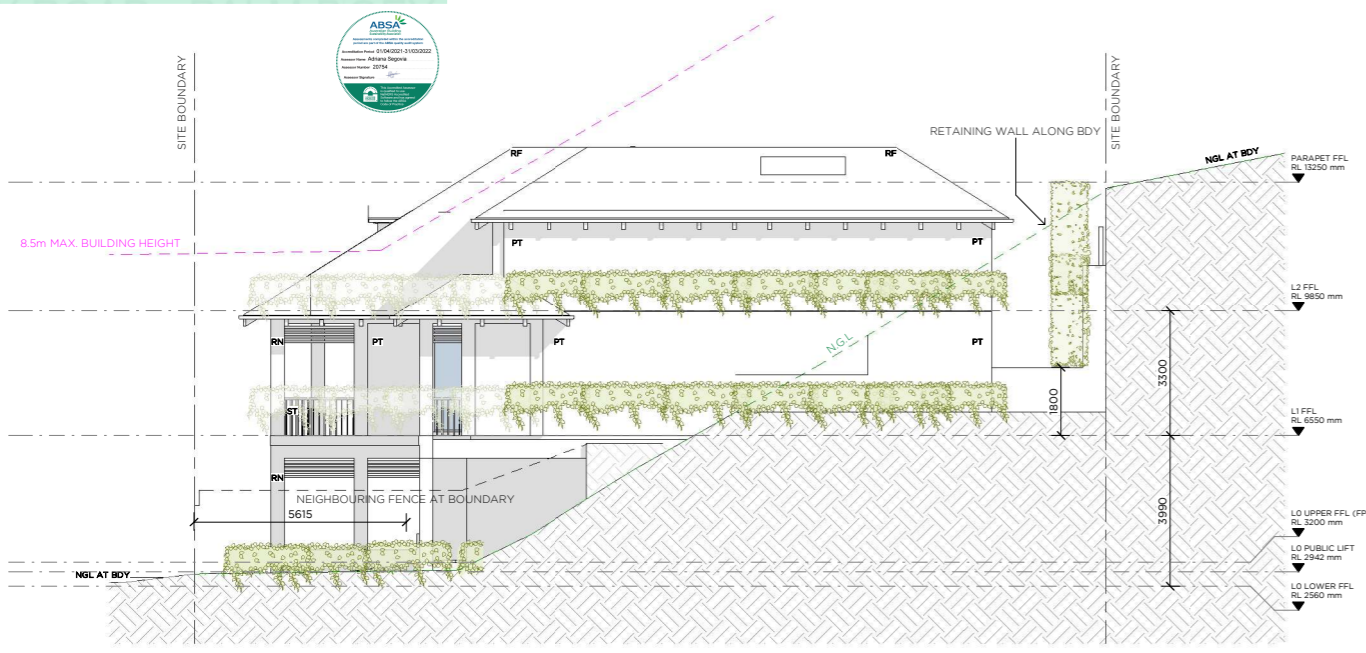
PROJECT OVERVIEW  
**DEVELOPMENT APPLICATION**  
 Not to be used for construction purposes

|           |          |              |            |
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| Drawn by: | Author   | Drawing No.  | Rev        |
| Rev Date: | 24.02.22 | <b>DA.10</b> | <b>A</b>   |



**LEGEND**

|       |                        |
|-------|------------------------|
| RN    | RENDER - LIGHT         |
| PT    | EXTERNAL PAINT - LIGHT |
| GL-01 | CLEAR GLAZING          |
| GL-02 | OBSCURED GLAZING       |
| GL-03 | BALUSTRADE GLAZING     |
| SLD   | SLIDING WINDOW         |
| AW    | AWNING WINDOW          |
| FX    | FIXED WINDOW           |
| SA    | SASHLESS WINDOW        |



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|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT 1102 BARRENJOEY ROAD, PALM BEACH

TITLE  
**PROPOSED ELEVATION - NORTH, SOUTH & EAST**  
 0 1 5m

PROJECT OVERVIEW  
**DEVELOPMENT APPLICATION**  
 Not to be used for construction purposes

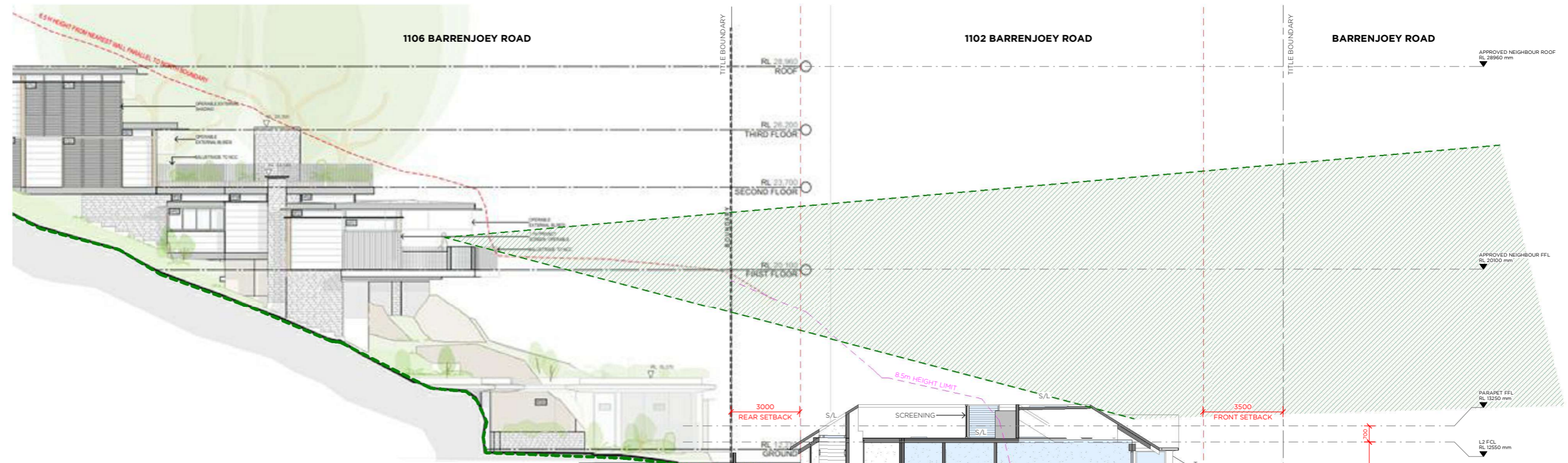
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| Drawn by. | Author   | Drawing No.  | Rev        |
| Rev Date. | 24.02.22 | <b>DA.11</b> | <b>A</b>   |

Rob Mills Architecture & Interiors

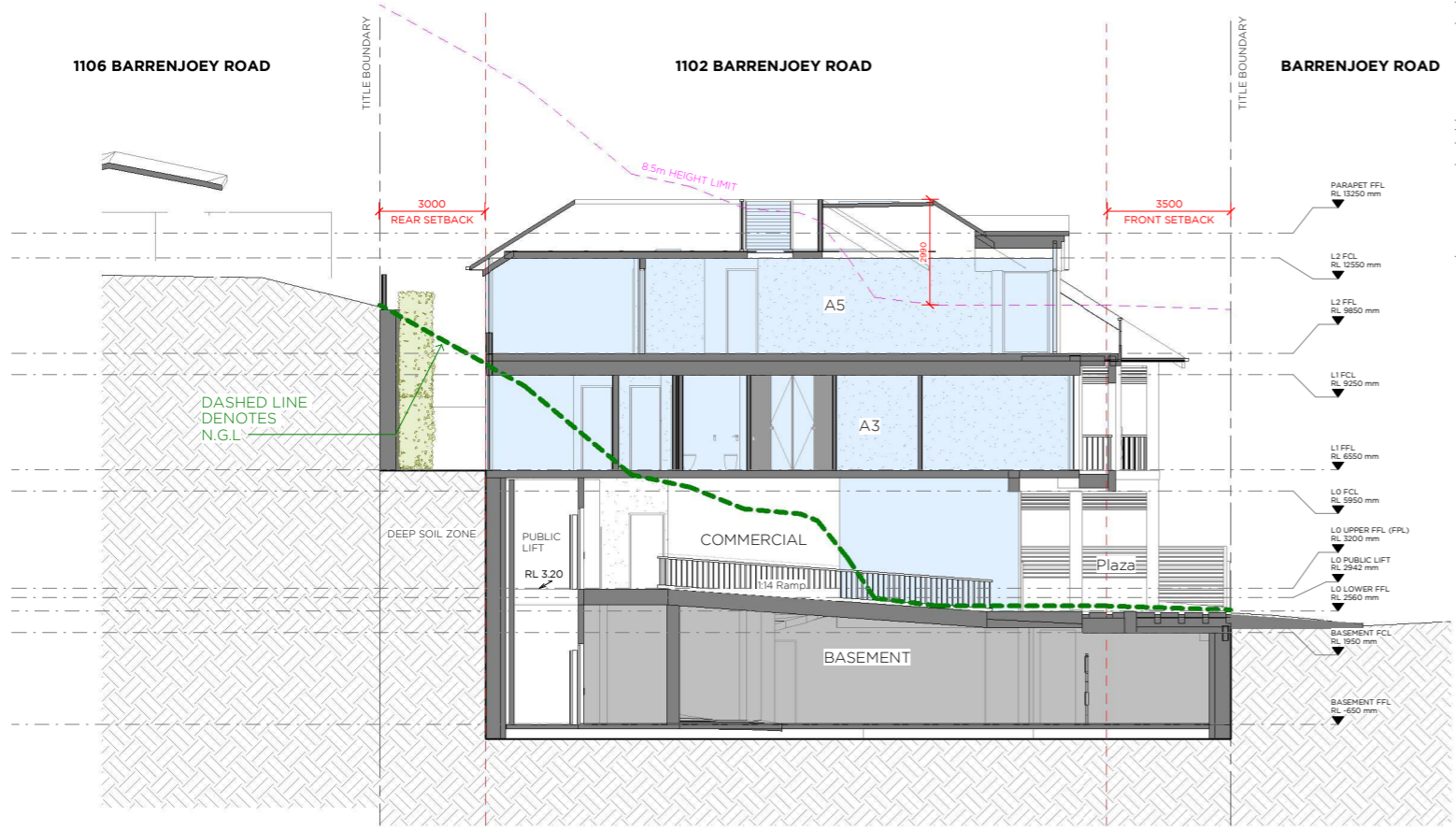
Melbourne Office:  
 1/10 Grattan Street  
 Prahran VIC 3181  
 +613 9525 2406

Sydney Office:  
 3/34 Kellett Street  
 Potts Point NSW 2011  
 +612 9188 7851

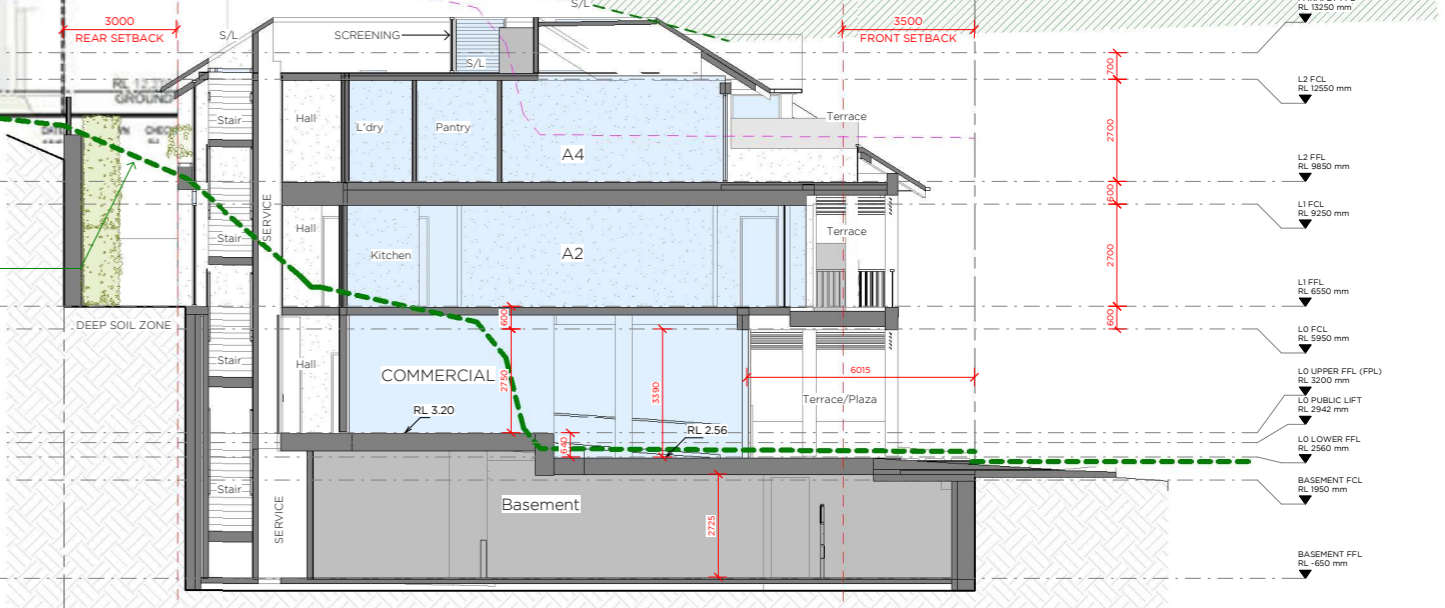




1 PROPOSED SECTION 01  
 1:100



2 PROPOSED SECTION 02  
 1:100

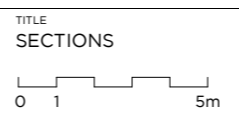


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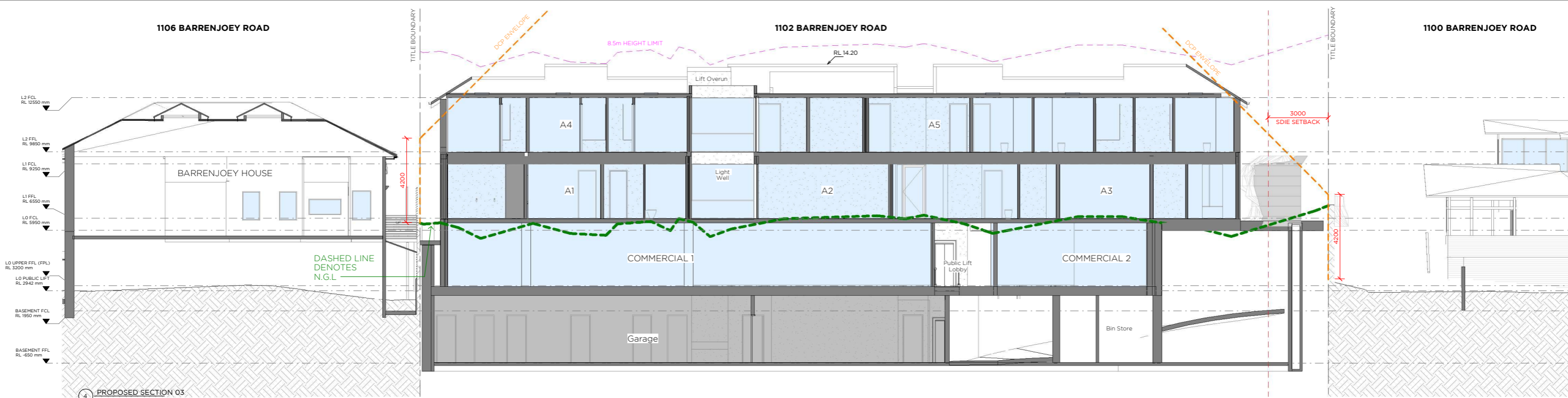
| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT 1102 BARRENJOEY ROAD, PALM BEACH



| PROJECT OVERVIEW                         |          |             |            |
|--|----------|-------------|------------|
| <b>DEVELOPMENT APPLICATION</b>           |          |             |            |
| Not to be used for construction purposes |          |             |            |
| Job No.                                  | 2006     | Scale:      | 1:100 @ A1 |
| Drawn by:                                | Author   | Drawing No. | Rev        |
| Rev Date:                                | 24.02.22 | DA.15       | A          |



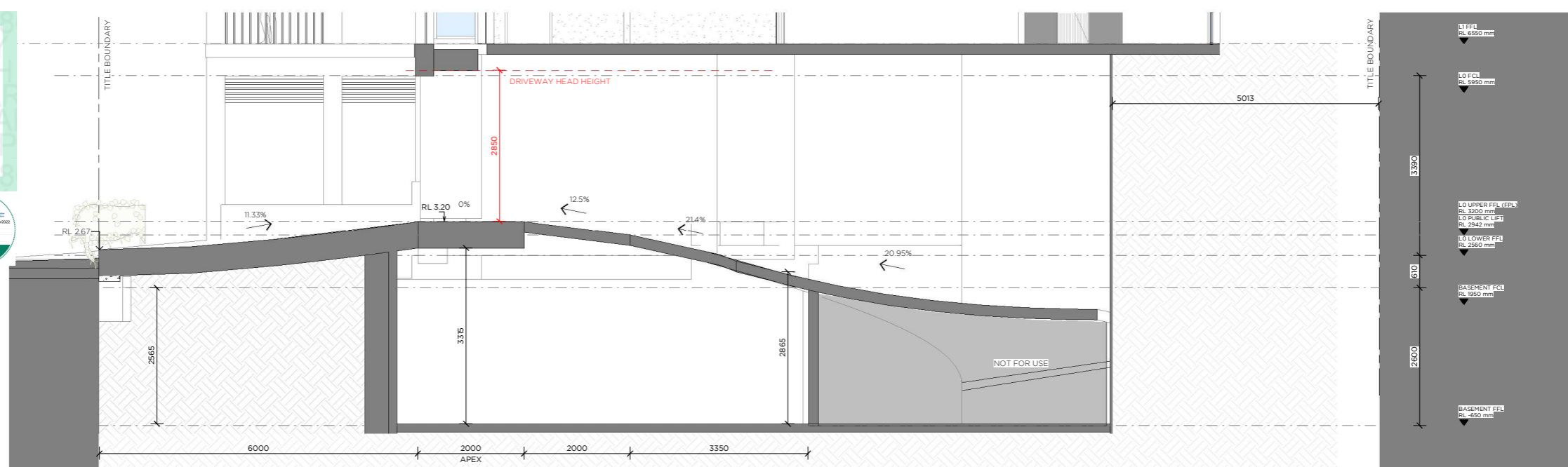


4 PROPOSED SECTION 03  
1:100

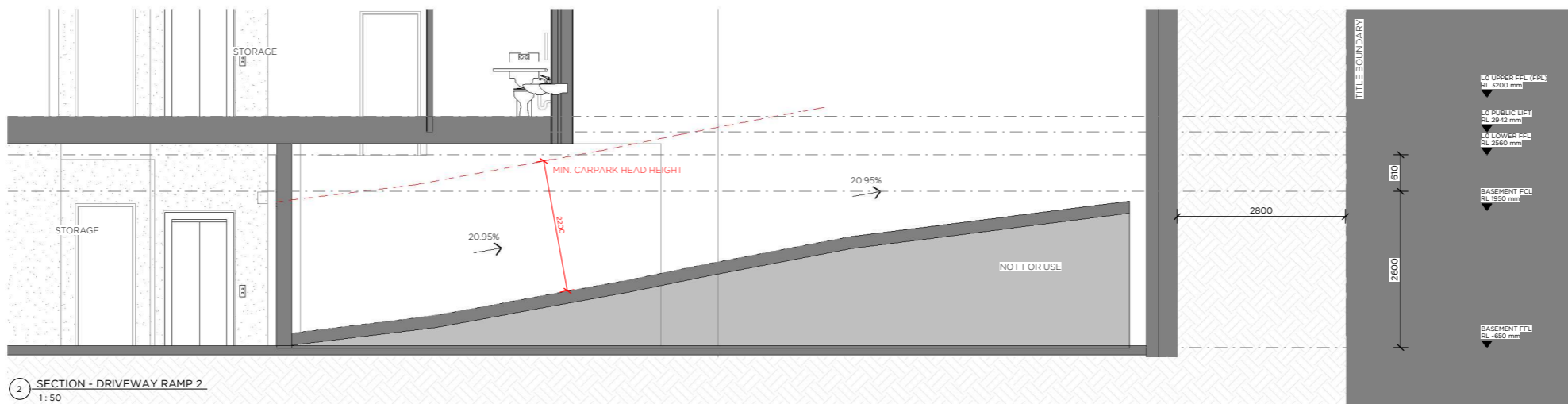
0005866650 17 Mar 2022  
 Assessor Adriana Segovia  
 Accreditation No. 20754  
 Address  
 Barrenjoey Road, Palm Beach  
 NSW, 2108

6.1 Average star rating  
 NATIONWIDE HOUSE ENERGY RATING SCHEME  
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1 SECTION - DRIVEWAY RAMP 1  
1:50



2 SECTION - DRIVEWAY RAMP 2  
1:50

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| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH

TITLE  
**SECTIONS**

0 1 2.5m

| PROJECT OVERVIEW |          | DEVELOPMENT APPLICATION |                   |
|------------------|----------|-------------------------|-------------------|
| Job No.          | 2006     | Scale:                  | As indicated @ A1 |
| Drawn by:        | Author   | Drawing No.             | Rev               |
| Rev Date:        | 24.02.22 | <b>DA.16</b>            | <b>A</b>          |

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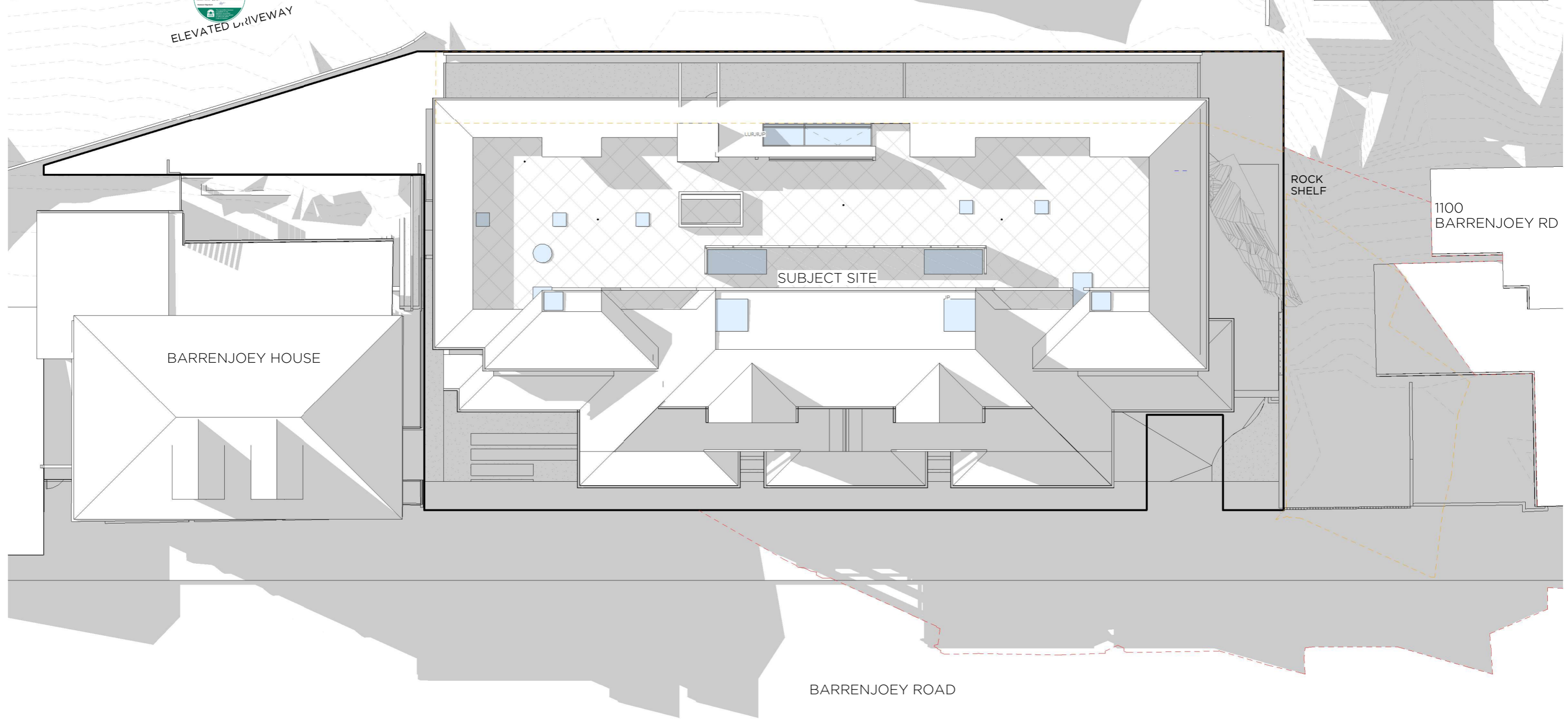
Rob Mills Architecture  
& Interiors





**SHADOW DIAGRAM LEGEND**

- PROPOSED BUILDING SHADOW
- EXISTING FENCE SHADOW LINE



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| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH



PROJECT OVERVIEW  
**DEVELOPMENT APPLICATION**  
 Not to be used for construction purposes

|           |          |              |            |
|-----------|----------|--------------|------------|
| Job No.   | 2006     | Scale:       | 1:100 @ A1 |
| Drawn by: | Author   | Drawing No.  | Rev        |
| Rev Date: | 24.02.22 | <b>DA.50</b> | <b>A</b>   |

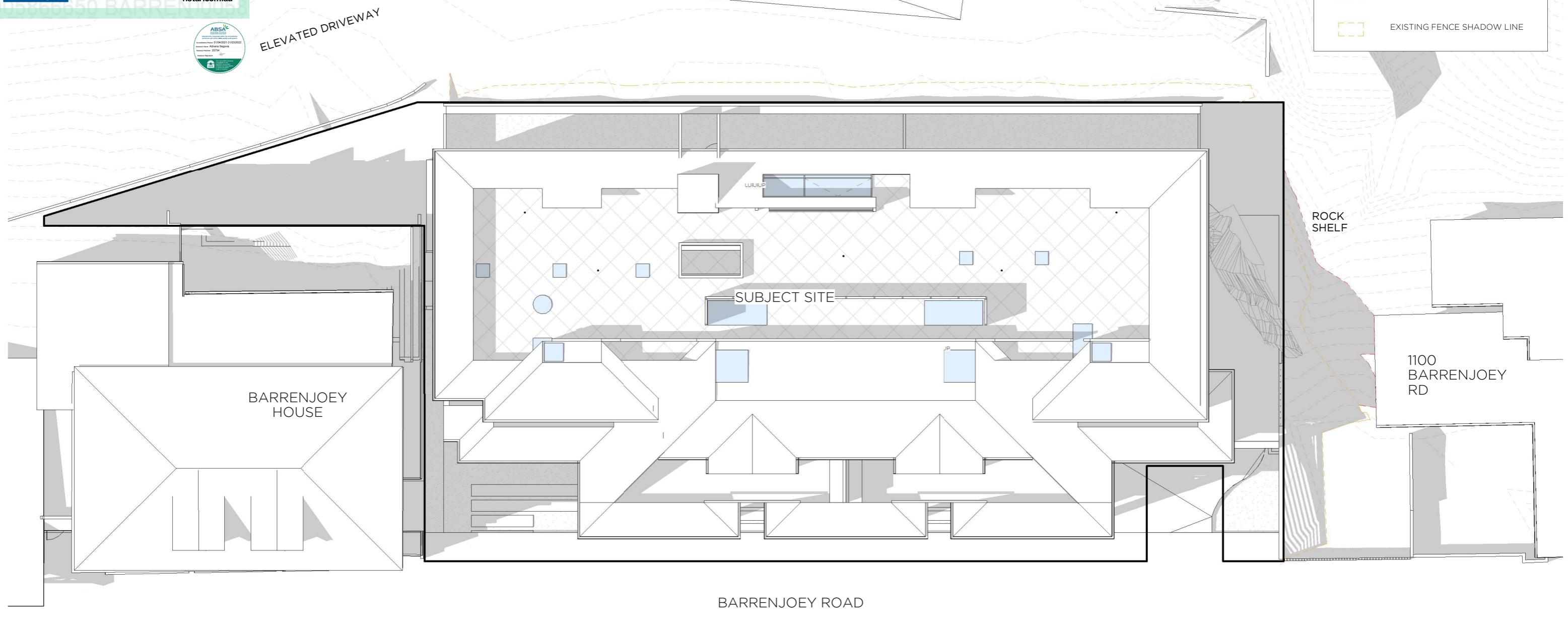




**SHADOW DIAGARM LEGEND**

PROPOSED BUILDING SHADOW

EXISTING FENCE SHADOW LINE



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Robert Mills Architect Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH

TITLE  
**SHADOW STUDIES\_12PM 21ST JUNE**

0 1 5m

PROJECT OVERVIEW  
**DEVELOPMENT APPLICATION**  
 Not to be used for construction purposes

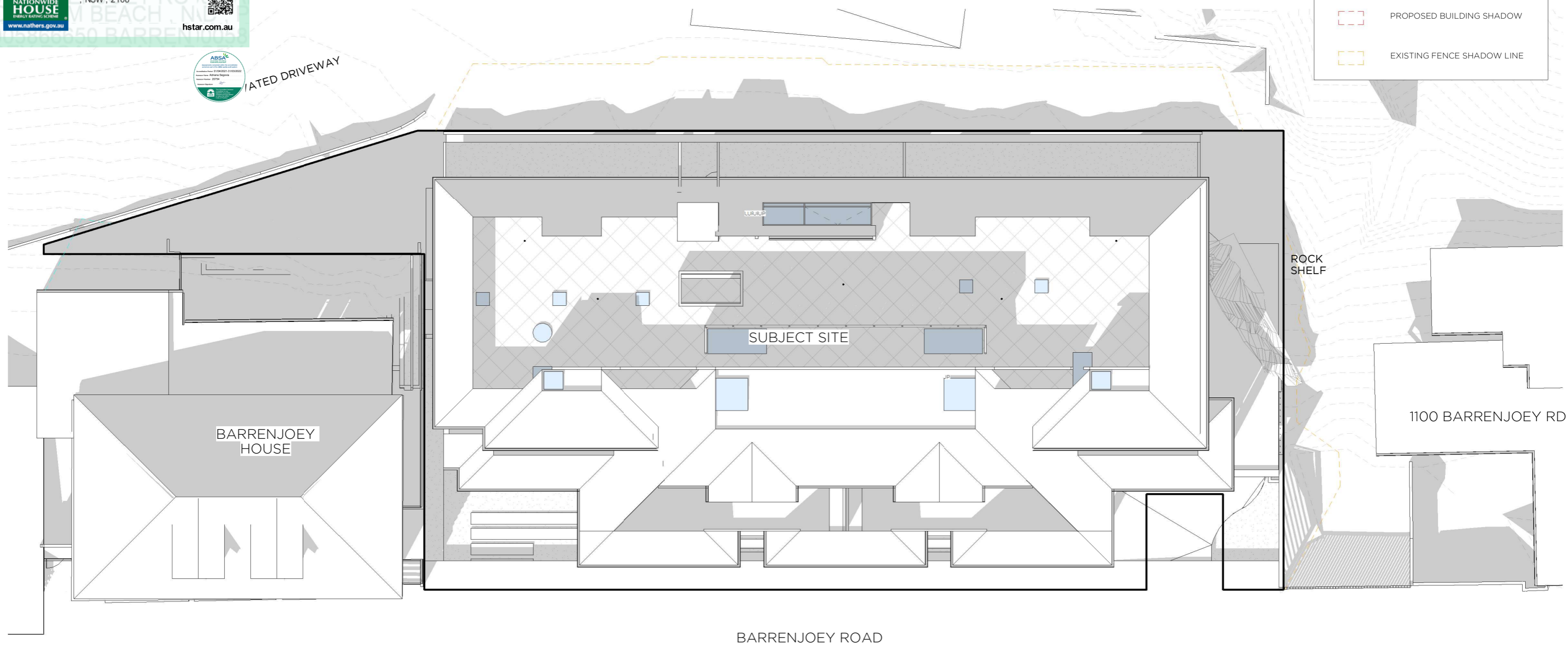
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| Drawn by: | Author   | Drawing No. | DA.51      |
| Rev Date: | 24.02.22 | Rev         | A          |





**SHADOW DIAGARM LEGEND**

- PROPOSED BUILDING SHADOW
- EXISTING FENCE SHADOW LINE



BARRENJOEY ROAD

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| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
 AT  
 1102 BARRENJOEY ROAD, PALM BEACH

TITLE  
**SHADOW STUDIES\_3PM 21ST JUNE**

| PROJECT OVERVIEW |          | DEVELOPMENT APPLICATION |            |
|------------------|----------|-------------------------|------------|
| Job No.          | 2006     | Scale:                  | 1:100 @ A1 |
| Drawn by:        | Author   | Drawing No.             | Rev        |
| Rev Date:        | 24.02.22 | <b>DA.52</b>            | <b>A</b>   |





THE FINISHS WE SELECTED ARE IN THE SAME FAMILY AS BARRENJOEY HOUSE

0005866650 17 Mar 2022  
 Assessor Adriana Segovia  
 Accreditation No. 20754  
 Address Barrenjoey Road, Palm Beach, NSW, 2108  
 www.nathers.gov.au  
 hstar.com.au



RN

EXTERNAL WALL-LIMESTONE/SANDSTONE COLOUR  
 LOCATION:  
 EXTERNAL WALLS & COLUMNS



PT

PAINT FINISH - WHITE WASHED PAINT  
 LOCATION:  
 EXTERNAL WALLS



W-01

FRENCH BLUE TRIM  
 LOCATION:  
 WINDOWS & SKYLIGHTS GENERALLY



ST

STEEL BALUSTRADE  
 LOCATION:  
 WINDOWS & LIGHTWELL WHERE NEEDS PRIVACY



LANDSCAPE

OPEN LANDSCAPE  
 LOCATION:  
 GROUND LEVEL COMMERCIAL TO FOOTPATH



RF

DARK ZINC LOW REFLECTIVE ROOF OR  
 CHARCOAL TERRACOTTA SHINGLE

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| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                  | PROJECT OVERVIEW  |
|-----|-------------------------|----------|---|------------------------|---|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | MATERIALS AND FINISHES | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes<br>Job No. 2006 Scale: @ A1<br>Drawn by. Author Drawing No. Rev<br>Rev Date. 24.02.22 DA.60 A |



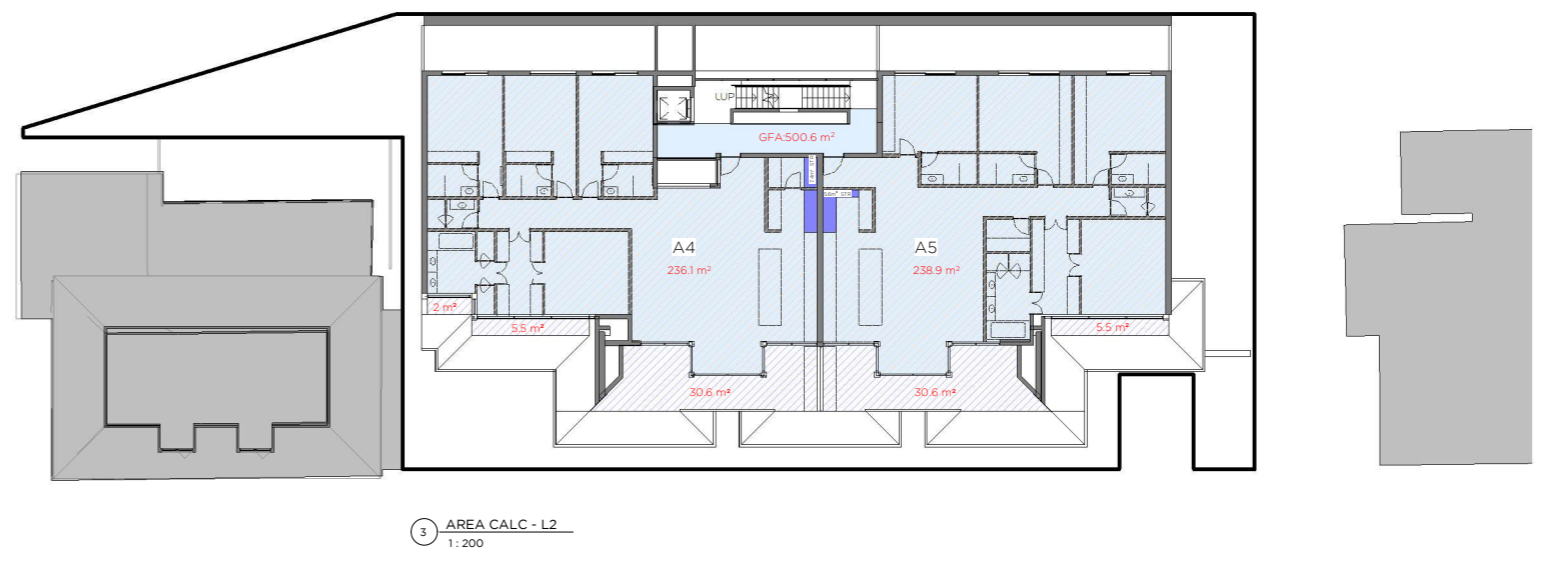
Melbourne Office: 1/10 Grattan Street Prahran VIC 3181 +613 9525 2406  
 Sydney Office: 3/34 Kellest Street Potts Point NSW 2011 +612 9188 7851



| AREA CALCULATIONS |  |  |
|-------------------|--|--|
|                   | PROPOSED   | CONTROL  |
| SITE AREA         | 1138.1m <sup>2</sup>   | 1138.1m <sup>2</sup>   |
| TOTAL GFA         | 1444.5m <sup>2</sup>   | NO GFA CONTROL<br>1138.1/150=7.6 Dwelling permissible<br>(A MAXIMUM OF 1 DWELLING PER 150m <sup>2</sup> OF SITE AREA). |
| COMMERCIAL GFA    | 386.1m <sup>2</sup> (370.9+15.2 facility)<br>(26.7% OF TOTAL GFA)                        | 361.1m <sup>2</sup><br>(MIN. 25% OF TOTAL GFA)   |
| STORAGE (ADG)     | 90.2m <sup>3</sup> (ADG)<br>(MIN.10m <sup>3</sup> /APT,<br>MIN.5m <sup>3</sup> INTERNAL) | 50m <sup>3</sup> (ADG)<br>(MIN.10m <sup>3</sup> /APT,<br>MIN.5m <sup>3</sup> INTERNAL)                                 |

| LANDSCAPE CALCULATIONS   |  |   |
|--------------------------|--|---|
|                          | PROPOSED   | CONTROL   |
| COMMUNAL OPEN SPACE(ADG) | 242 m <sup>2</sup> (21.3%)   | 284.5m <sup>2</sup> (25% OF SITE, ADG)                  |
| LANDSCAPE AREA (DCP)     | 482.9m <sup>2</sup> (42.4%)  | 227.6m <sup>2</sup> (20% OF SITE, DCP)                  |
| DEEP SOIL ZONE(ADG)      | TOTAL DEEP SOIL:<br>253m <sup>2</sup><br><br>DEEP SOIL WITH<br>MIN.3m WIDTH:<br>232.9m <sup>2</sup><br>(20.5% OF SITE) | 79.7m <sup>2</sup><br>(7% OF SITE,<br>MIN.3m WIDE, ADG) |

**LEVEL TWO - DCP**  
 TOTAL GFA: 500.6m<sup>2</sup>  
 TOTAL OPEN SPACE: 74.2m<sup>2</sup>  
 TOTAL LANDSCAPE AREA: 0m<sup>2</sup>

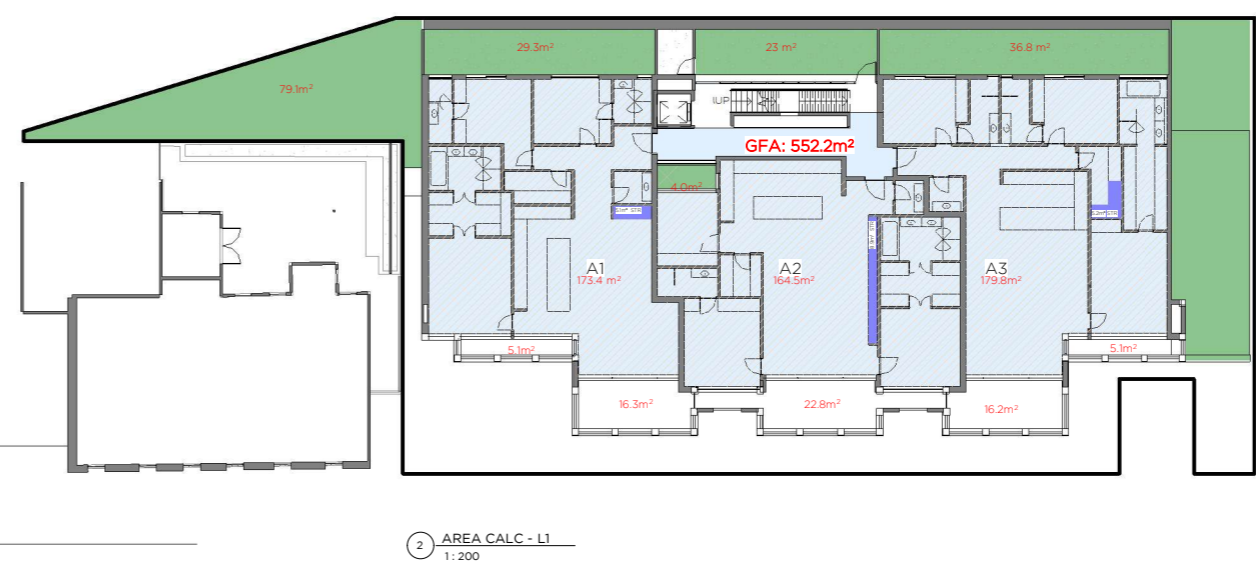
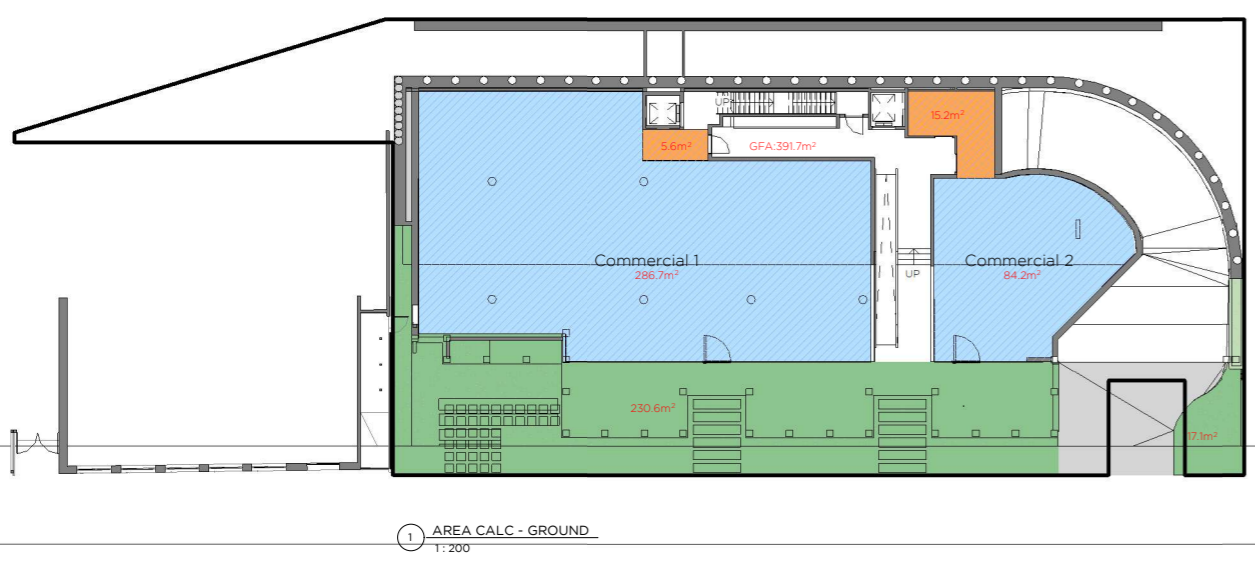


**GROUND - DCP**  
 TOTAL GFA: 391.7m<sup>2</sup>  
 TOTAL LANDSCAPE AREA :242 m<sup>2</sup>  
 TOTAL COMMERCIAL AREA: 370.9m<sup>2</sup>

**COMMERCIAL 1**  
 GFA: 286.7m<sup>2</sup>

**COMMERCIAL 2**  
 GFA: 84.2m<sup>2</sup>

**LEVEL ONE - DCP**  
 TOTAL GFA: 552.2m<sup>2</sup>  
 TOTAL OPEN SPACE: 65.5m<sup>2</sup>  
 TOTAL LANDSCAPE AREA: 240.9m<sup>2</sup>



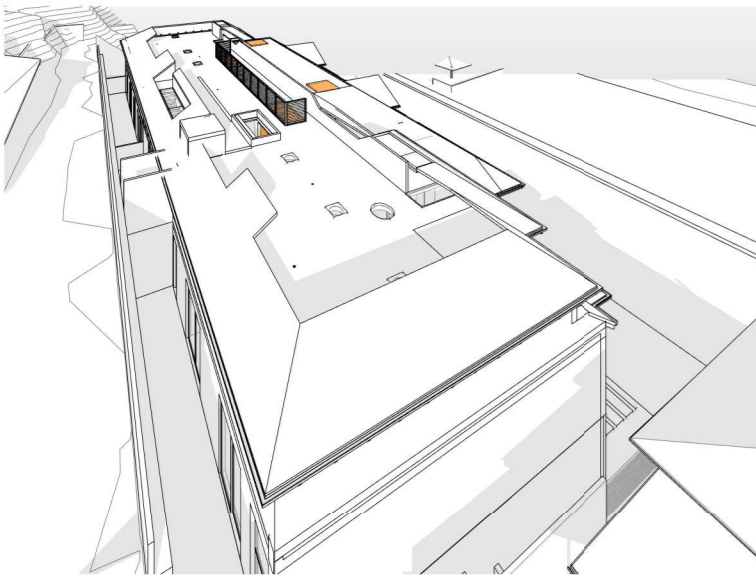
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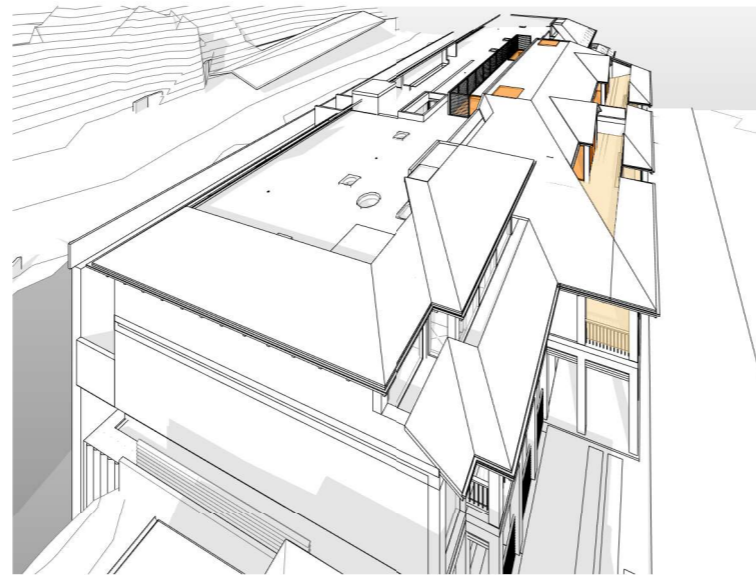
| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                        | PROJECT OVERVIEW  |
|-----|-------------------------|----------|---|------------------------------|---|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | GFA & LANDSCAPE CALCULATIONS | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes |

Scale: 1:200 @ A1  
 Job No. 2006  
 Drawn by. Author  
 Rev Date. 24.02.22  
 Drawing No. DA.70  
 Rev A

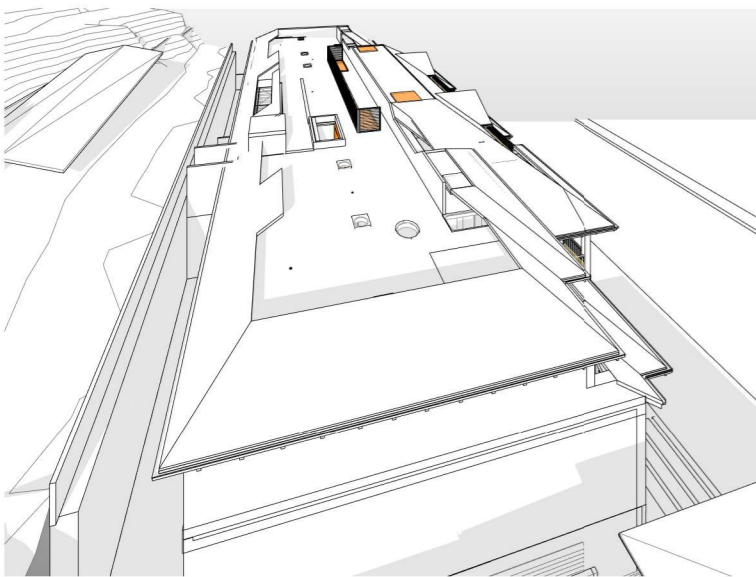




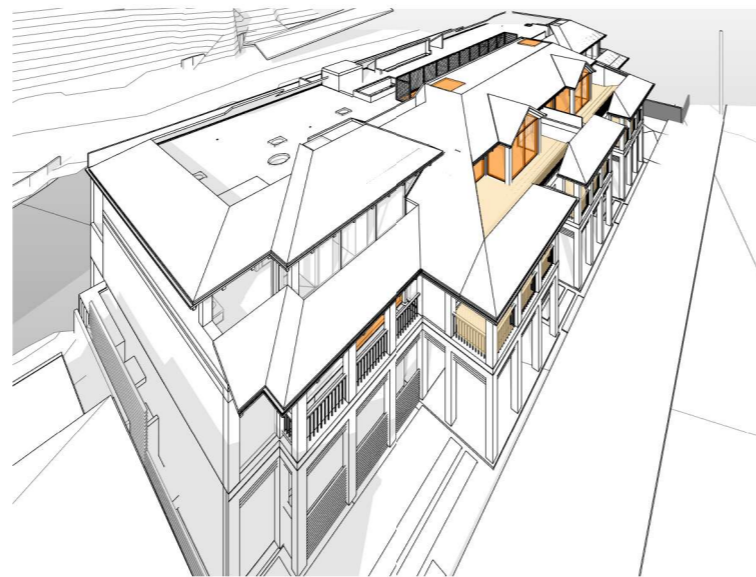
1 SOLAR ACCESS - 9AM



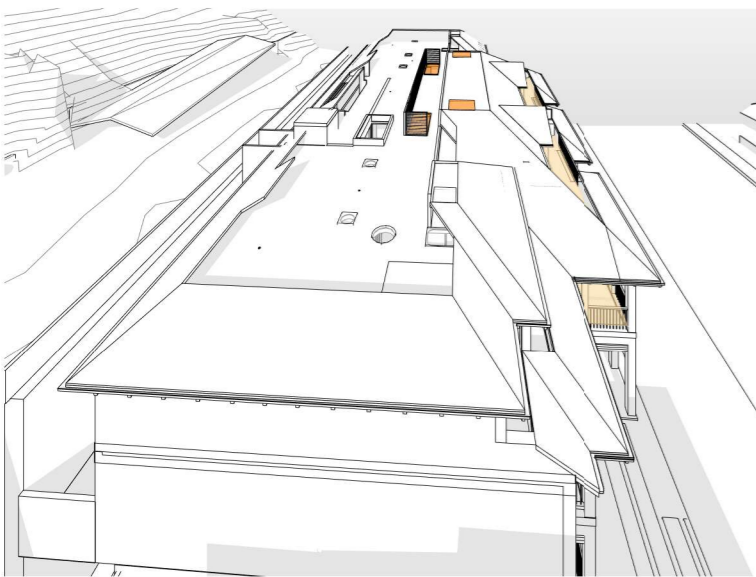
4 SOLAR ACCESS - 12PM



2 SOLAR ACCESS - 10AM



5 SOLAR ACCESS - 1PM



3 SOLAR ACCESS - 11AM



6 SOLAR ACCESS - 2PM

0005866650 17 Mar 2022

Assessor Adriana Segovia  
Accreditation No. 20754  
Address  
Barrenjoey Road, Palm Beach  
NSW, 2108

6.1 Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
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**SOLAR ACCESS LEGEND**

WINDOW

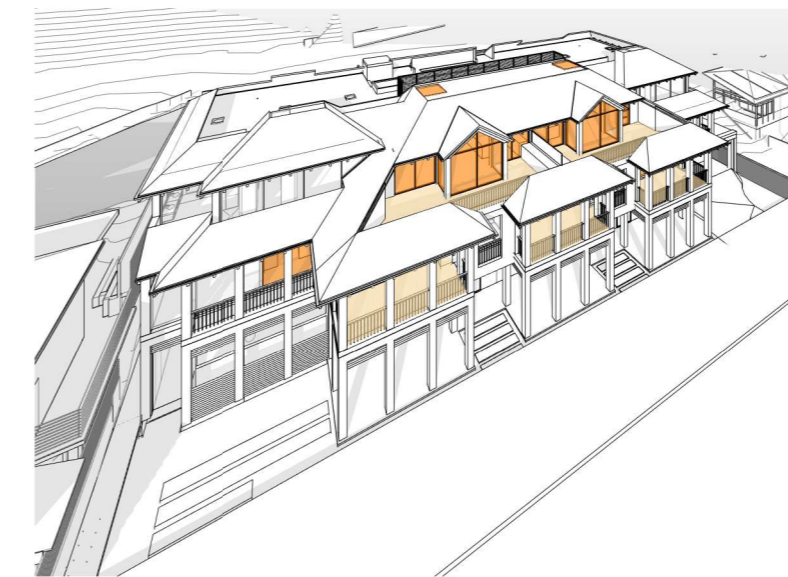
PRIVATE OPEN SPACE

- SOLAR ACCESS APARTMENT DESIGN GUIDE**
- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS.
  - IN ALL OTHER AREAS, LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.
  - A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.

**SOLAR ACCESS ANALYSIS**

| APT      | A1 | A2 | A3 | A4 | A5 |   |   |   |
|----------|----|----|----|----|----|---|---|---|
| 9-10 AM  |    |    |    | ■  | ■  |   |   |   |
| 10-11 AM | ■  |    |    | ■  | ■  |   |   |   |
| 11-12 PM | ■  | ■  | ■  | ■  | ■  |   |   |   |
| 12-1 PM  | ■  | ■  | ■  | ■  | ■  |   |   |   |
| 1-2 PM   | ■  | ■  | ■  | ■  | ■  |   |   |   |
| 2-3 PM   | ■  | ■  | ■  | ■  | ■  |   |   |   |
| HOURS    | 3  | 5  | 0  | 4  | 2  | 4 | 6 | 5 |

|  |   |
|--|---|
| <b>SOLAR ACCESS - PROPOSED</b><br>5 APTS (100% OF TOTAL APT)   | <b>SOLAR ACCESS - CONTROL</b><br>3.5 APTS (70% OF TOTAL APT)      |
| <b>MAX. WITHOUT HOUR -PROPOSED</b><br>0 APTS (0% OF TOTAL APT) | <b>MAX. WITHOUT HOUR -CONTROL</b><br>0.75 APTS (15% OF TOTAL APT) |



7 SOLAR ACCESS - 3PM

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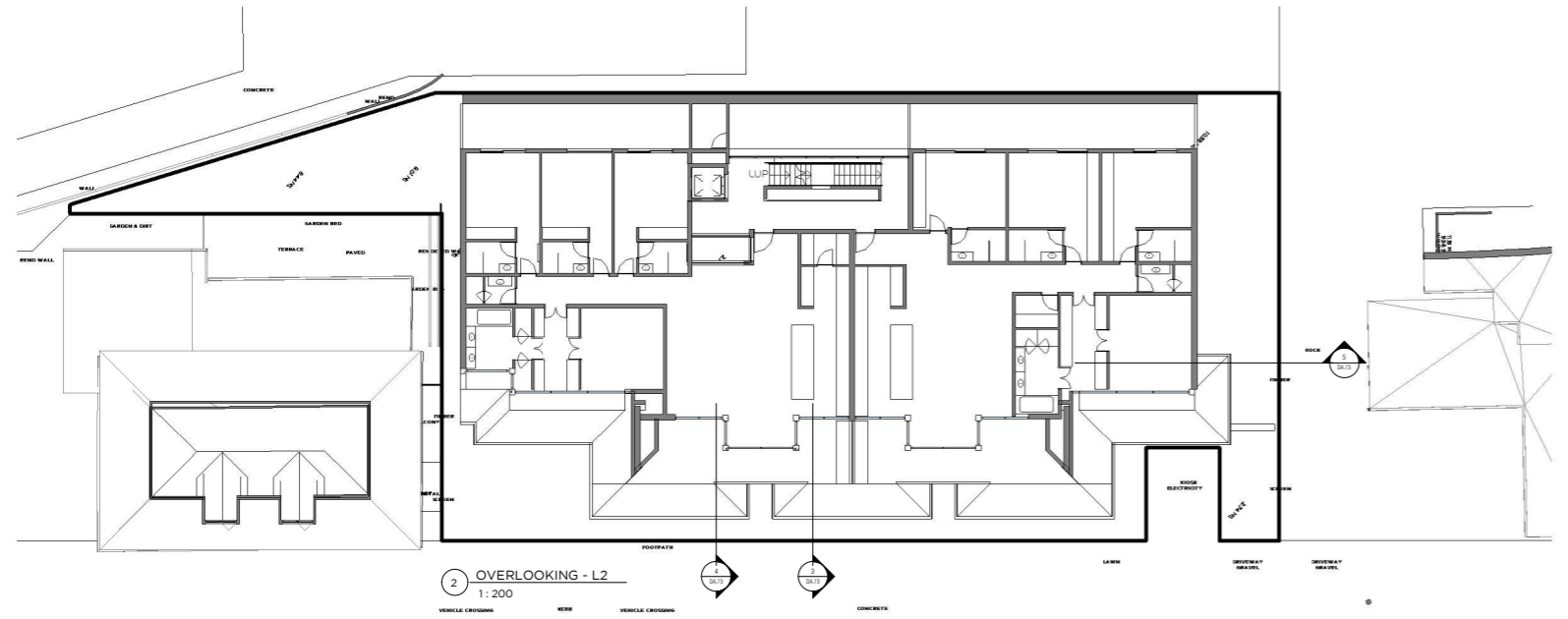
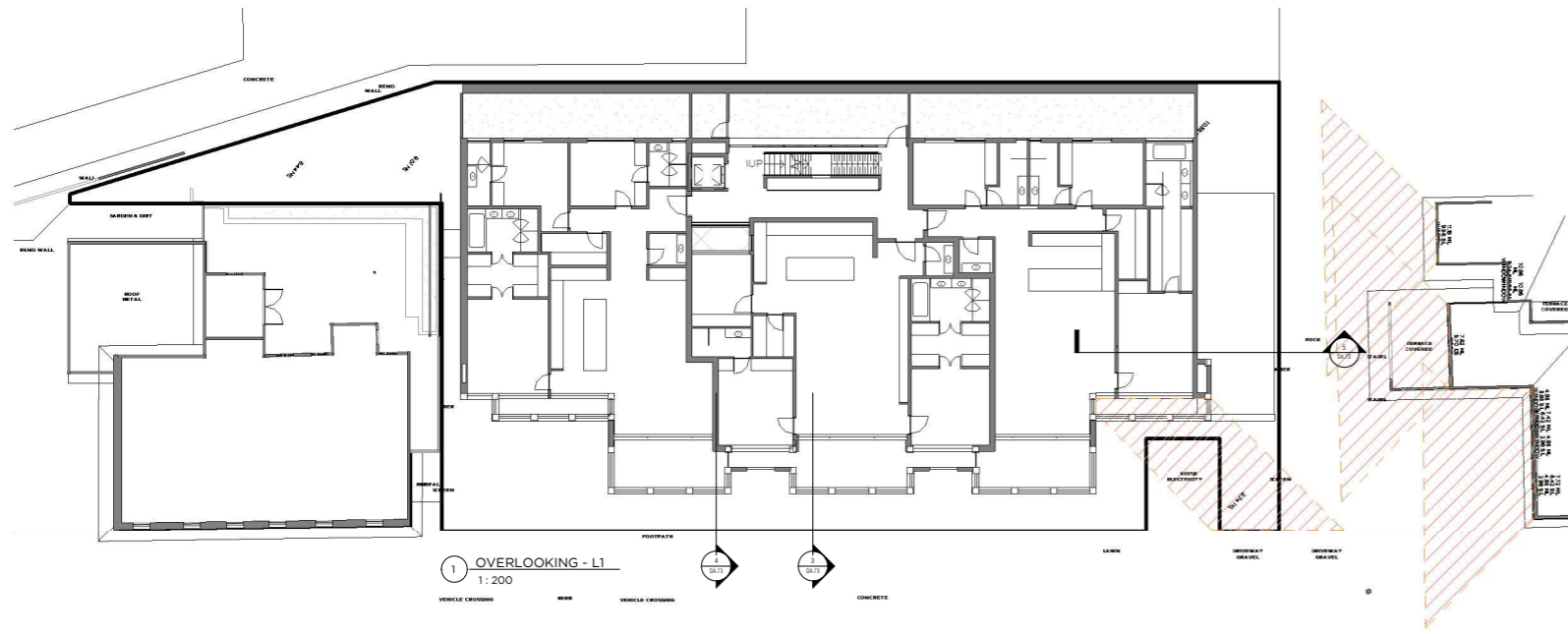
| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                            | PROJECT OVERVIEW  |
|-----|-------------------------|----------|---|----------------------------------|---|
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | SOLAR ACCESS ANALYSIS - PROPOSED | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes                                     |
|     |                         |          |   |                                  | Job No. 2006 Scale: As indicated @ A1<br>Drawn by: Author Drawing No. DA.72 Rev A<br>Rev Date: 24.02.22 |

Rob Mills Architecture & Interiors

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Potts Point NSW 2011  
+612 9188 7851





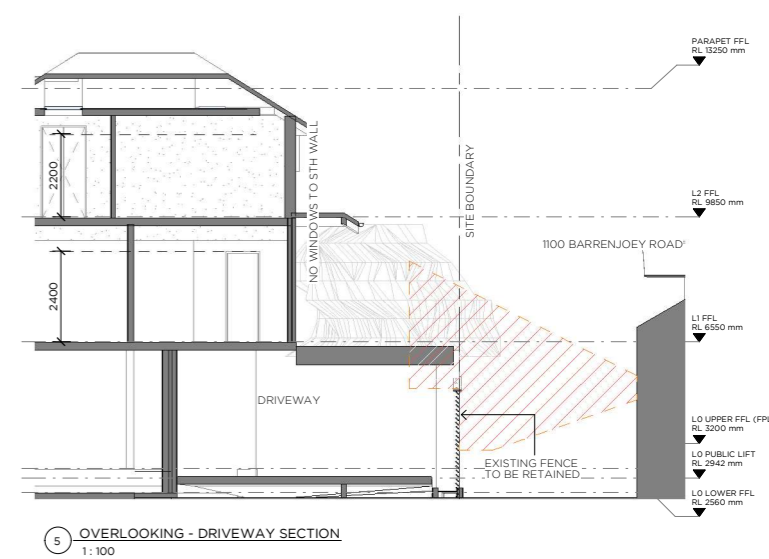
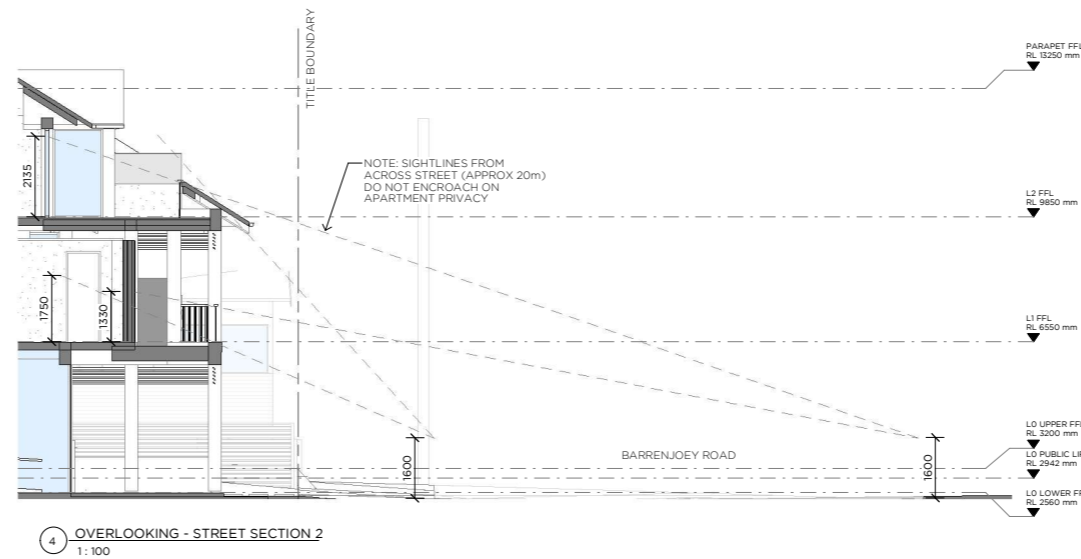
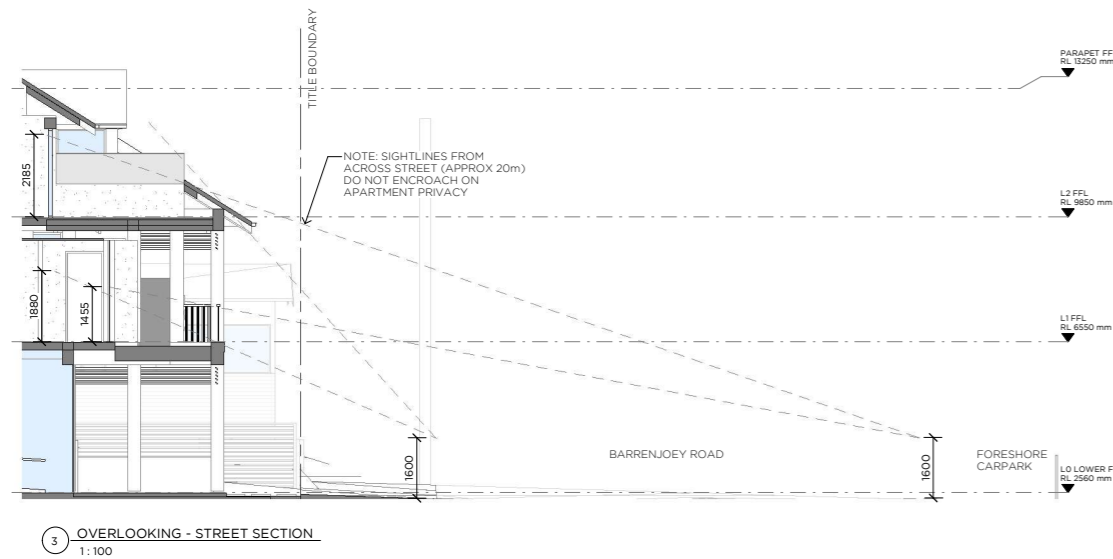
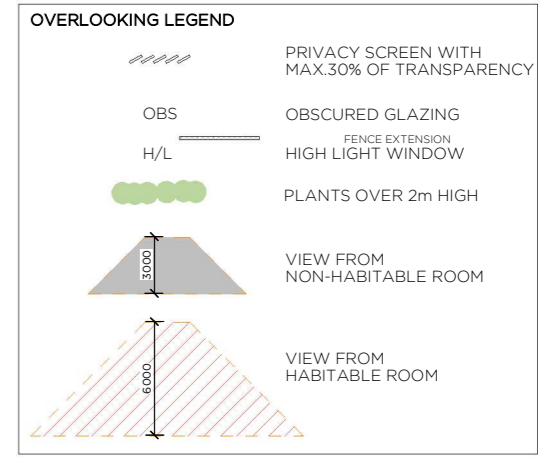
0005866650 17 Mar 2022

**6.1** Average star rating

Assessor Adriana Segovia  
Accreditation No. 20754  
Address Barrenjoey Road, Palm Beach, NSW, 2108

NATIONWIDE HOUSE ENERGY RATING SCHEME  
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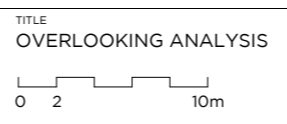


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| REV | NOTES                   | DATE     |
|-----|-------------------------|----------|
| A   | Development Application | 24.02.22 |

PROJECT NAME & DESCRIPTION  
**PALM BEACH APARTMENTS**  
AT 1102 BARRENJOEY ROAD, PALM BEACH



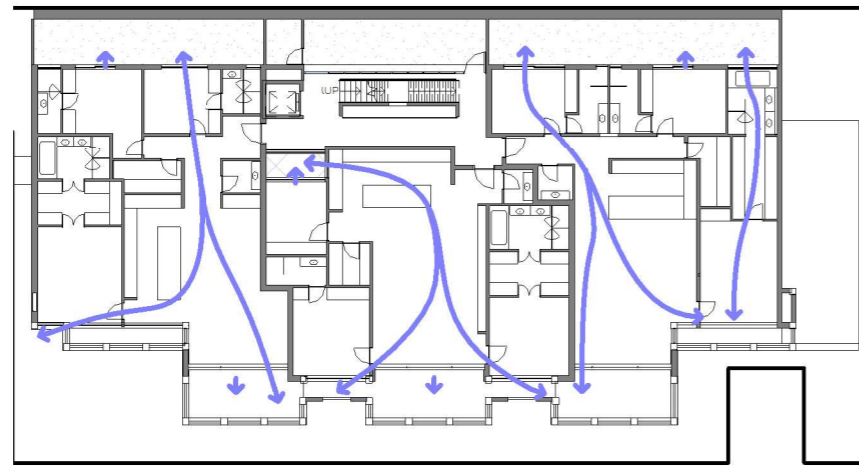
PROJECT OVERVIEW  
**DEVELOPMENT APPLICATION**  
Not to be used for construction purposes

|           |          |              |                   |
|-----------|----------|--------------|-------------------|
| Job No.   | 2006     | Scale:       | As indicated @ A1 |
| Drawn by: | Author   | Drawing No.  | Rev               |
| Rev Date: | 24.02.22 | <b>DA.73</b> | <b>A</b>          |

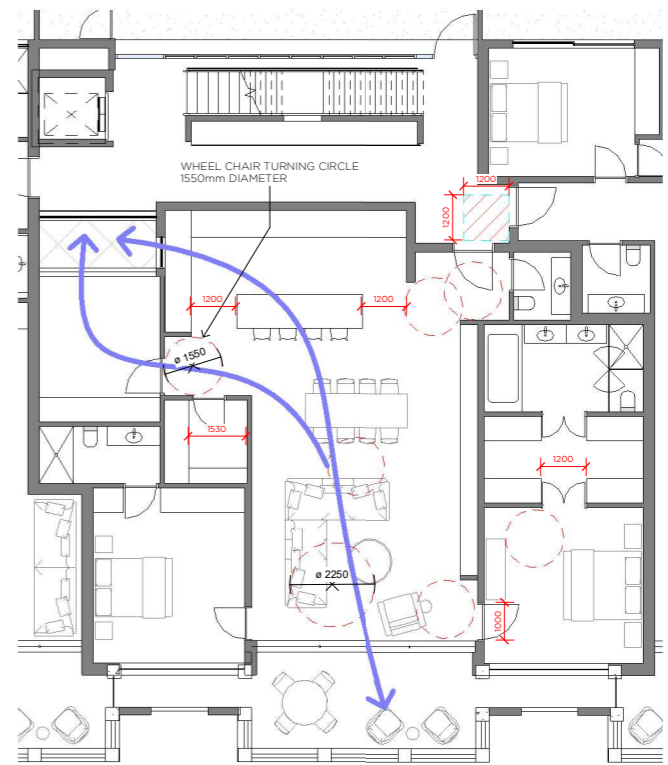
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1 NATURAL VENTILATION - L1  
1:200



3 APARTMENT LAYOUT A2 (SILVER LEVEL)  
1:100

**VENTILATION LEGEND**

NATURAL VENTILATED APARTMENT AREA

CROSS VENTILATION

**NATURAL VENTILATION APARTMENT DESIGN GUIDE**

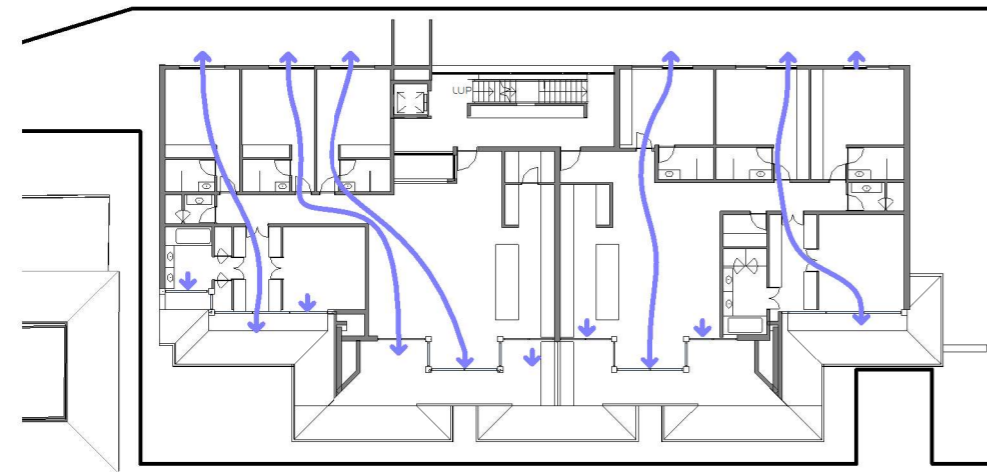
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING. APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.
- OVERALL DEPTH OF A CROSS-OVER OR CROSS-THROUGH APARTMENT DOES NOT EXCEED 18 M, MEASURED GLASS LINE TO GLASS LINE.

**APARTMENT VENTILATION**

|             |     |
|-------------|-----|
| APARTMENT 1 | YES |
| APARTMENT 2 | YES |
| APARTMENT 3 | YES |
| APARTMENT 4 | YES |
| APARTMENT 5 | YES |

**COMPLIES** ALL UNITS ARE NATURALLY VENTILATED AND THE OVERALL DEPTH DOES NOT EXCEED 18m.

|                               |                              |
|-------------------------------|------------------------------|
| <b>PROPOSED</b>               | <b>CONTROL</b>               |
| 5 APTS<br>(100% OF TOTAL APT) | 4 APTS<br>(60% OF TOTAL APT) |



2 NATURAL VENTILATION - L2  
1:200

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Robert Mills Architect Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

© Robert Mills Architect Pty Ltd 2018. This confidential design and any accompanying documentation is and remains the exclusive property of Robert Mills Architect Pty Ltd and is to be used solely for the purpose of evaluating our design unless permitted otherwise under a licensing arrangement with Robert Mills Architect Pty Ltd. Design is schematic only and subject to council and other requisite approvals.

|     |                         |          |   |                              |  |
|-----|-------------------------|----------|---|------------------------------|--|
| REV | NOTES                   | DATE     | PROJECT NAME & DESCRIPTION                                      | TITLE                        | PROJECT OVERVIEW   |
| A   | Development Application | 24.02.22 | PALM BEACH APARTMENTS<br>AT<br>1102 BARRENJOEY ROAD, PALM BEACH | NATURAL VENTILATION DIAGRAMS | DEVELOPMENT APPLICATION<br>Not to be used for construction purposes                                      |
|     |                         |          |   |                              | Job No. 2006 Scale: As indicated @ A1<br>Drawn by: Author Drawing No. DA.74 Rev: A<br>Rev Date: 24.02.22 |