# **BASIX THERMAL COMFORT COMMITMENTS**

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

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

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

**Table 2: BERS Pro Thermal Loads** 

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².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
А3	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



## 0005866650 17 Mar 2022

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





# 1102 BARRENJOEY ROAD, PALM BEACH

DA APPLICATION - PALM BEACH APARTMENTS

	ARCHITECTURAL DRAWING LIS	1
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

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

	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



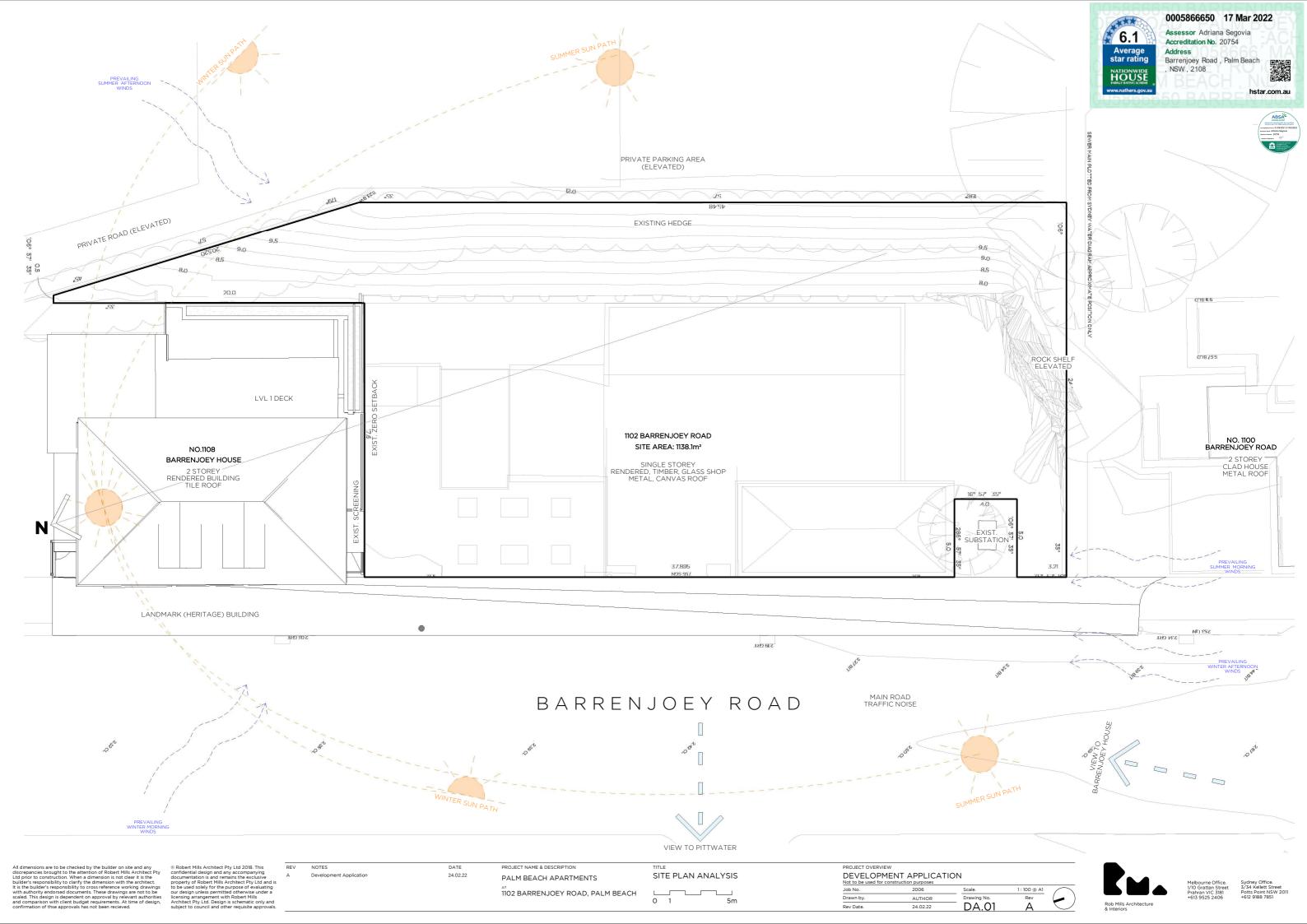
PALM BEACH APARTMENTS

1102 BARRENJOEY ROAD, PALM BEACH

COVER PAGE

| PROJECT OVERVIEW | DEVELOPMENT APPLICATION | Not to be used for construction purposes | Job No. | 2006 | Srawn by. | Author | Development | Drawing No.





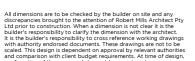


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DATE 24.02.22

PROJECT NAME & DESCRIPTION PALM BEACH APARTMENTS

1102 BARRENJOEY ROAD, PALM BEACH

MASSING HEIGHT CONTROL

PROJECT OVERVIEW Drawing No.
DA.02a





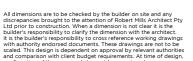
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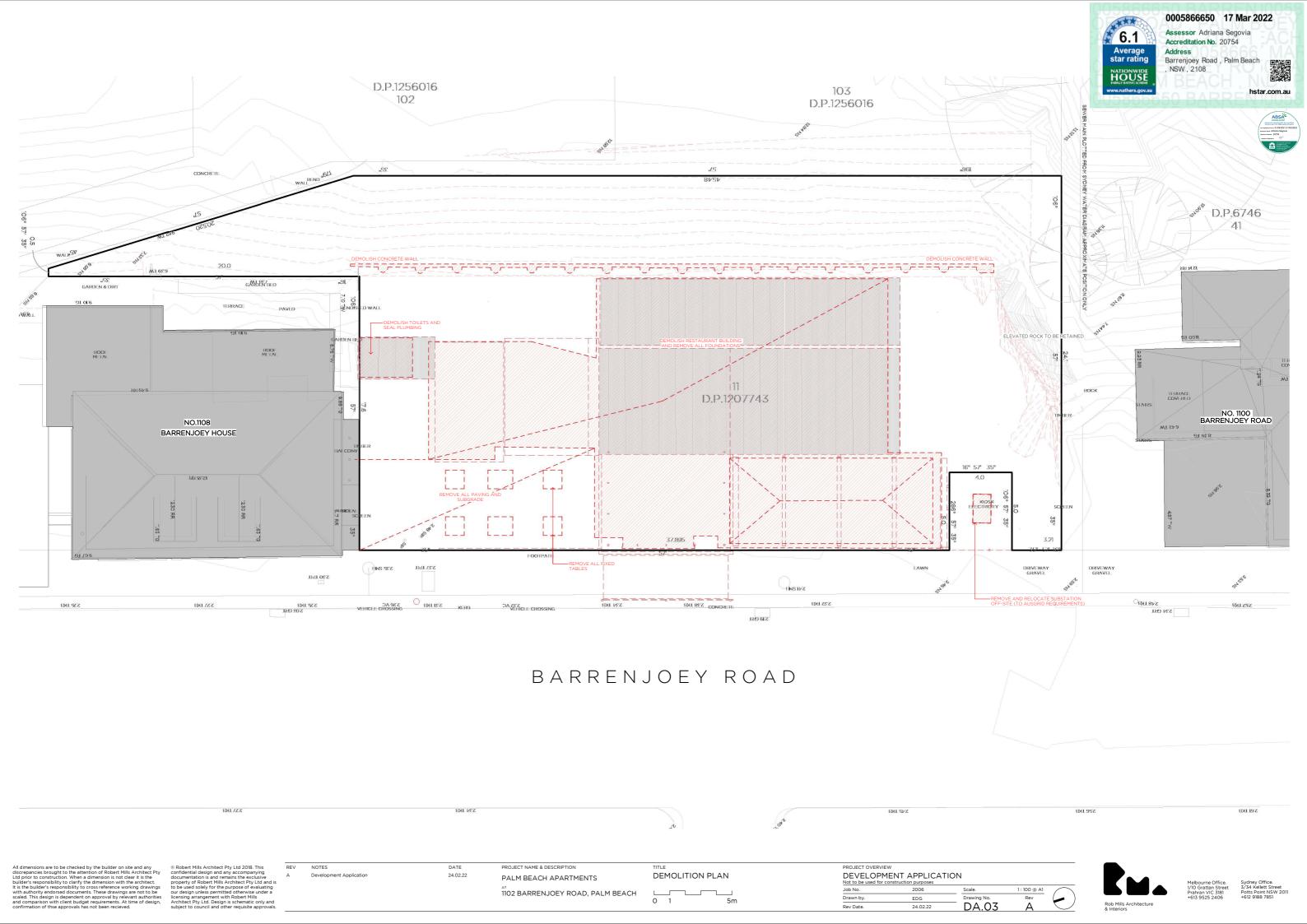


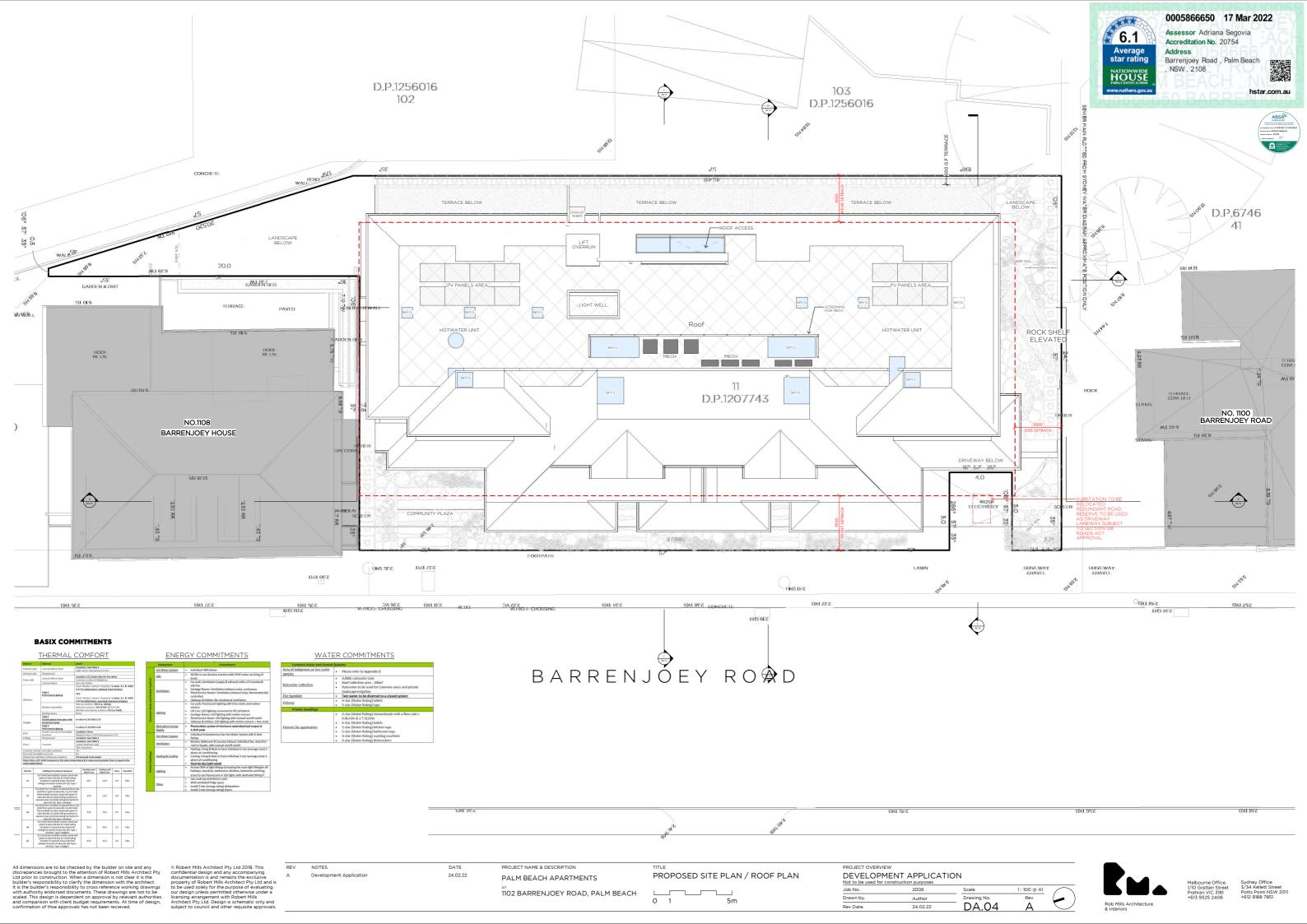
DATE 24.02.22

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

MASSING DCP CONTROL





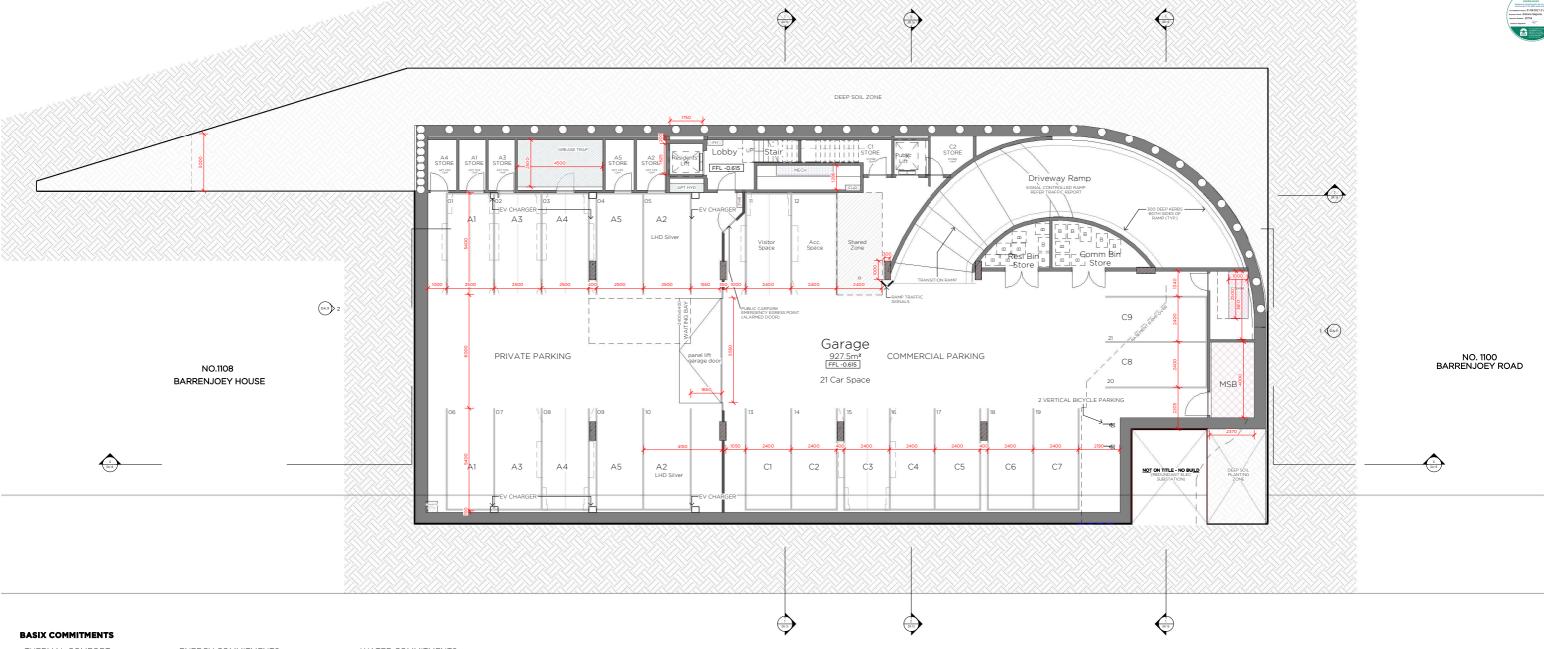




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**□** 22





THERMAI	COMFORT

Fatarnal wall-	Concrete Stock Steel	Insul	ation: See Table	3			
		Light colour: Absorptiance 4 0.475					
internal walls	Plasterboard						
Concrete Block lined		Insulation: R1.0 both sides for fire safety					
Party walls			non corridors &	Neighbour			
Concrete Block			Fire stairs & lifts				
Windows	Type 3 Performence glasing	Total Window System Properties U-value 3.1 & SHSC 0.27 for skilling decrs, skilling & fixed windows And Total Window System Properties U-value 3.1 & SHSC 0.27 for Infold doors, awaring & casement windows					
	Window Operability	Bedn	Balcony windows: 50% (i.e. sliding) Bedroom windows: 20% & 50% (BCA D2.24) All other non-balcony windows: 20% (i.e. fixed)				
	Shading device	None					
Type I Double glazed clear glass with Skylight alsonioum frame		U-value 4.2 & SHSC 0.72					
	Type 2 Performance glazing	U-value 2.7 & SHGC 0.24					
Roof	Partial Concrete & Partial light		rtion: None				
	structure		um colour: 0.47		0.70		
Ceilings	Plasterboard		stion: See Table				
		Insulation: See Table 3					
Floors	Concrete	Carpet: Bedrooms only					
			Elsewhere				
	ridors naturally ventilated	Yes:					
	unlights assessed	No					- 1
	(kitchens, bathrooms, laundry)		sumed to be se				- 18
Note: Only a value stated	±5% SHGC tolerance to the value star above	ted abor	re & U-value ca	n be greater th	en or equ	sel to the	
Creit No.	Additional Treatments Required		Heating Load (ME)(net.ye)	Cooling Load (MI)/m²yr)	Stors	PasyFall	
	RZ.5 Bulk External Wall Insulation (total system R-waker RZ.69), R1.0 Bulk Cell						

Cest No.	Additional Treatments Required	Heating Load (ME)(Net-ye)	(Mi/m²yr)	Stors	Pass/Tol
Δį	R2.5 Bulk External Wall Insulation (total wall system R-wisker R2.69), R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/hoof system R-value REI.18), Type 1 windows	29.1	15.8	65	Pass
A2	R1.0 Bulk Floor Insulation to exposed floors only (bits) floor system R-value Rt.1.11, R2.5 Bulk botterni Ward Houldern of Jobal will system its value R2.68), R1.0 Bulk Ceiling Insulation to exposed areas only flotal ceiling/bits dystem its value R1.100, Typo 1 syndrows.	27.6	15.2	6.9	Passi
A3	R1.0 Bulk Floor Insulation to exposed floors only (bitel floor system fivelize Rtz.11), R2.5 Bulk Experimitation floor of pitchi wall system its value R2.60), R1.0 Bulk Ceiling Insulation to exposed areas only (bital ceilings) and system R- usia R1.30). Type I syndrous.	27.3	25.9	6.7	Pacs
А	R2.5 Bulk External Wall Insulation (total wall system 8-vishe R2.69), R1.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system 8-value R1.66), Type 1 windows, Type 2 skylgits	37.3	26.2	52	Pass
AS	R2.5 Stulk External Wall troubation (total wall system R-value R2.05), R1.5 Stulk Ceiling insulation to exposed areas only (total ceiling/roof system R-value R1.05), Type 1 windows, Type 2 skylotis	37.4	21.4	5.4	Pass

#### ENERGY COMMITMENTS

	Component	Commitment
	Hot Water System	Individual HWS below
	Lifts	<ul> <li>All lifts to use Gearless traction with VVVF motor servicing all levels</li> </ul>
Common Areas and Central Systems	Ventilation	Car park: Ventilation (supply & eaksusst) with a CO monitor & VSO fan     Garbage Rooms: Ventilation (eahaust only), continuous     Plant/Service Rooms: Ventilation (eahaust only), thermostaticall controlled     Hallways & lobbies: No mechanical ventilation
Common Areas o	Lighting	Car park: Fluorescent lighting with time clocks and motion sensors     Ulf Cars: LED lighting connected to lift call button     Garbage Rooms: LED lighting with motion sensors     Plant/Service Room: LED lighting with motion sensors     Hailways (ib obbles: LED lighting with motion sensors + time clock
	Alternative Energy Supply	<ul> <li>Photovoltaic system of minimum rated electrical output of 3.2kW peak</li> </ul>
	Hot Water System	Individual Instantaneous Gas Hot Water System with 6 Stars. Rating.
	Ventilation	Kitchen, Bathroom & Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
Private Dwellings	Heating & Cooling	<ul> <li>Heating: Living &amp; Beds to have individual 3-star (average zone) 1 phase air-conditioning</li> <li>Cooling: Uning &amp; Beds to have individual 3-star (average zone) 1: phase air-conditioning</li> <li>Must be day/reight zoned</li> </ul>
Privat	Lighting	<ul> <li>At least 90% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, kitchens, bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings<sup>1</sup></li> </ul>
	Other	Gas cook top and electric oven     Well ventilated fridge space     Install 4-star (energy rating) dishwashers     Install 2-star (energy rating) dyvers

#### WATER COMMITMENTS

Area of Indigenous or low water species	Please refer to Appendix B
Rainwater collection	4,000L rainwater tank     Roof collection area - 200m²     Rainwater to be used for Common areas and private landscape irrigation
Fire Sprinkler	Test water to be diverted to a closed system
Fixtures	4-star (Water Rating) toilets     S-star (Water Rating) taps
Private Dwellings	
Fixtures for apartments	- 4-star (Water Rating) showerheads with a flow rate > 6.00/min & 27.50/min - 4-star (Water Rating) toilets - 5-star (Water Rating) kitchen taps - 5-star (Water Rating) washing machines - 4-star (Water Rating) washing machines - 4-star (Water Rating) washing machines

# BARRENJOEY ROAD

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DATE 24.02.22 PROJECT NAME & DESCRIPTION

PALM BEACH APARTMENTS

AT

1102 BARRENJOEY ROAD, PALM BEACH

PROPOSED BASEMENT PLAN

 PROJECT OVERVIEW

 DEVELOPMENT APPLICATION

 Not to be used for construction purposes

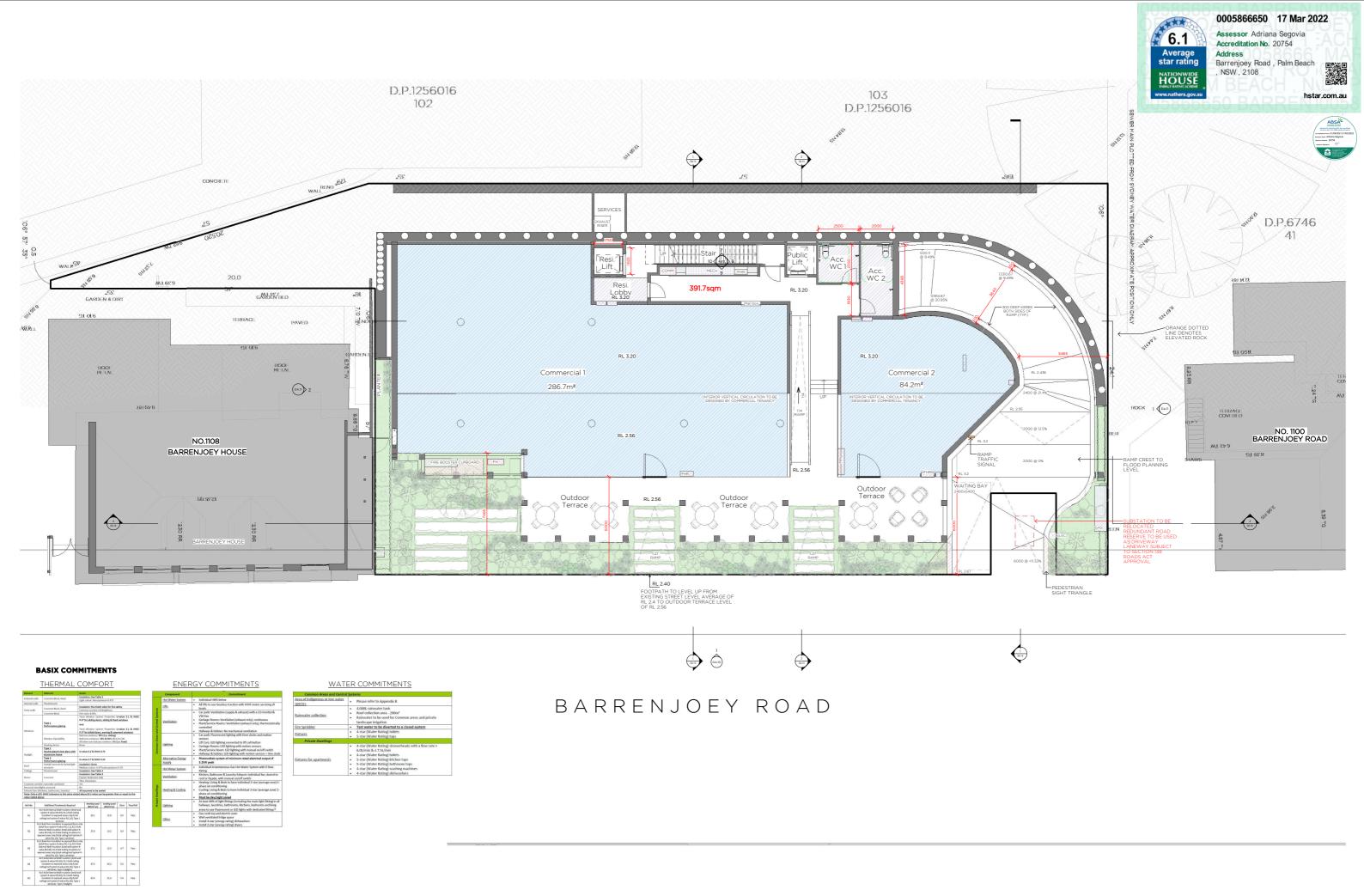
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 2006

 Drawn by.
 Author

 Rev Date.
 24,02.22

 DA.05
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PROJECT NAME & DESCRIPTION 24.02.22 PALM BEACH APARTMENTS 1102 BARRENJOEY ROAD, PALM BEACH

PROPOSED GROUND FLOOR PLAN

DEVELOPMENT APPLICATION
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Job No. 2006 co DA.06

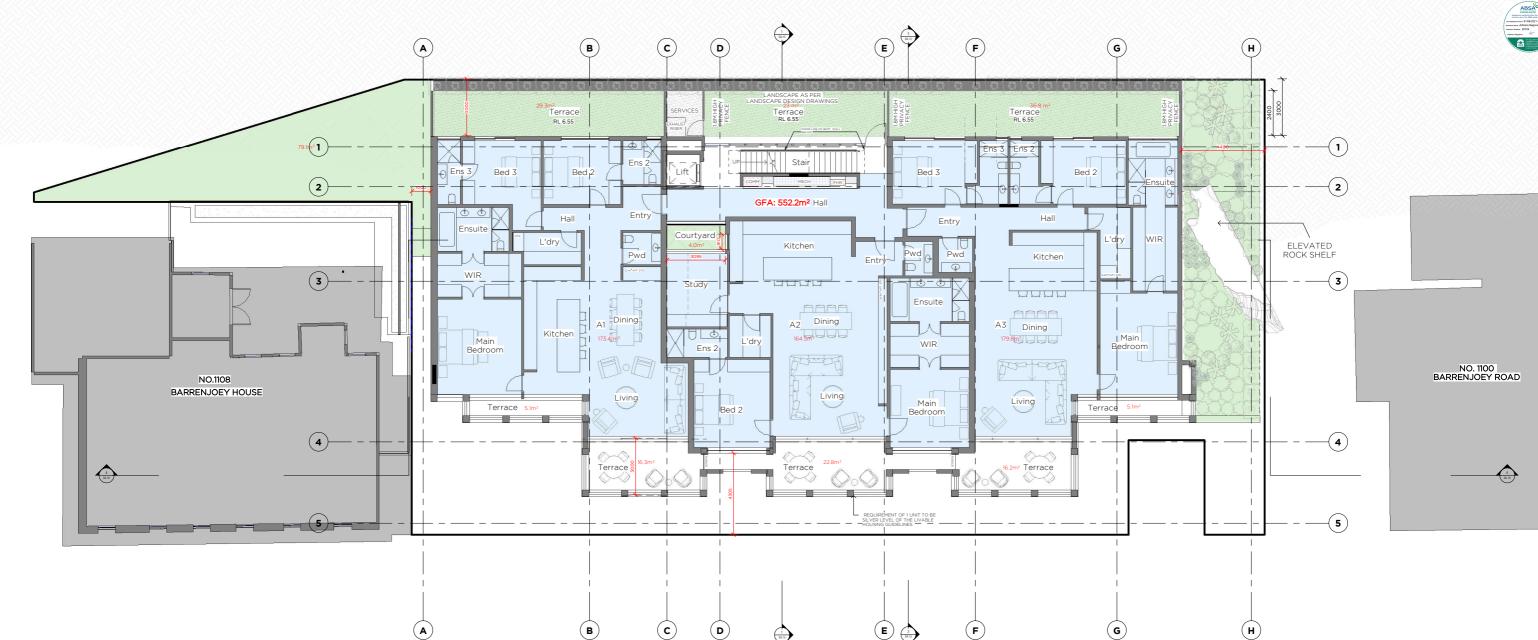




0005866650 17 Mar 2022
Assessor Adriana Segovia

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





#### BASIX COMMITMENTS

THERMAL	COMFORT

Element	Material	Dets	Detail				
Feturnal walls	Contrate Nork Seel	Insul	ation: See Table	3			
Catherinal Matte	Contrate block, lined	Light	Light colour: Absorptiment 0.475				
internal walls	Plasterboard						
	Concrete Block lined		Insulation: R1.0 both sides for fire safety				
Party scalls	200000000000000000000000000000000000000		mon corridors &	Neighbour			
	Coecrete Block		Fire stairs & lifts				
			Window Syste for silding door				
	Type 1	And					
Windows	Performance glating		Window Syste for bifold doors				
	Window Operability	Bedr	Eulcony windows: 50% (Le. sliding) Bedroom windows: 10% & 50% (BCA D2.24) All other non-balcony windows: 0% (Le. fixed)				
	Shading device	None					
Skylight	Type I Double glazed clear glass with aluminium frame	U-va	U-value 4.2 & SHSC 0.72				
	Type 2 Performance glazing	U-value 2.7 & SHGC 0.24					
Roof	Partial Concrete & Partial light	Insulation: None					
	structure	Medium colour: 0.475 <absorptance< 0.70<="" td=""></absorptance<>					
Ceilings	Plasterboard	Insul	ation: See Table	3			
			ation: See Table 3				
Floors	Concrete		Carpet: Bedrooms only				
		Tiles: Dseuhere					
	idors naturally ventilated	Yes					
	nlights assessed	No					
	kitchens, bathrooms, laundry)		ssumed to be se				
Note: Only a value stated a	t5% SHGC tolerance to the value state above	ted abo	ve & U-value ca	n be greater the	0.07.693	iel to the	
COST NO.	Additional Treatments Required		Heating Load (ME)(nef.ye)	Cooling Load (MI/m²yr)	Stors	PasyTol1	
Δ1	R2.5 Bulk External Wall Insulation (total wall system R-value R2.69), R1.0 Bulk Ceiling Insulation to esposed areas only (total ceiling/loof partiest R-value R1.158, Type 1		29.1	15.8	65	Pass	

Crest No.	Additional Treatments Required	Heating Load (BE)(NeP.ye)	(Mi/m²yr)	Stors	PasyTail	
Δį	R2.5 Bulk External Wall Insulation (total wall system R-widue R2.69), R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value R1.16), Type 1 windows	29.1	15.8	65	Pass	
A2	R1.0 Bulk Floor Insulation to exposed floors only (bits) floor system R-value Rt.1.11, R2.5 Bulk botterni Ward Houldern of Jobal will system its value R2.68), R1.0 Bulk Ceiling Insulation to exposed areas only flotal ceiling/bits dystem its value R1.100, Typo 1 syndrows.	27.6	15.2	6.9	Passi	
A3	R1.0 Bulk Floor Insulation to exposed floors only (bitel floor system fivelize Rtz.11), R2.5 Bulk Experimitation floor of pitchi wall system its value R2.60), R1.0 Bulk Ceiling Insulation to exposed areas only (bital ceilings) and system R- usia R1.30). Type I syndrous.	27.3	25.9	6.7	Pacs	
А	R2.5 Bulk External Wall Insulation (total wall system 8-vishe R2.69), R1.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system 8-value R1.66), Type 1 windows, Type 2 skylgits	37.8	26.2	5.2	Pass	
AS	R2.5 Bulk External Wall Insulation (total wall system R-value R2.55), R1.5 Bulk Celling Insulation to exposed areas only (total celling/hoof system R-value R1.56), Type 1 windows, Type 2 skylotis	37.4	21.4	5.4	Pass	

## ENERGY COMMITMENTS

Component		Commitment					
	Hot Water System	Individual HWS below					
Common Areas and Central Systems	Lifts	<ul> <li>All lifts to use Gearless traction with VVVF motor servicing all levels</li> </ul>					
	Ventilation	Car park: Ventilation (supply & exhaust) with a CO monitor & VSO fan     Garbage Rooms: Ventilation (exhaust only), continuous     Plant/Service Rooms: Ventilation (exhaust only), thermostatical controlled     Hallways & lobbies: No mechanical ventilation					
	Lighting	Car park: Fluorescent lighting with time clocks and motion sensors     Ult Cars: LED lighting connected to lift call button     Garbage Rooms: LED lighting with motion sensors     Plant/Service Room: LED lighting with manual on/off switch     Hallways: Bobbies: LED lighting with motion sensors + time clock					
	Alternative Energy Supply	<ul> <li>Photovoltaic system of minimum rated electrical output of 3.2kW peak</li> </ul>					
Private Dwellings	Hot Water System	Individual Instantaneous Gas Hot Water System with 6 Stars Rating					
	Ventilation	Kitchen, Bathroom & Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch					
	Heating & Cooling	Heating: Living & Beds to have individual 3-star (average zone) 1 phase air-conditioning     Cooling: Living & Beds to have individual 3-star (average zone) 1 phase air-conditioning     Must be day/night zoned					
	Lighting	<ul> <li>At least 80% of light fittings (including the main light fitting in a hallways, laundries, bothrooms, kitchens, bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings<sup>1</sup></li> </ul>					
	Other	Gas cook top and electric oven     Well ventilated fridge space     Install 4-star (energy rating) dishwashers     Install 2-star (energy rating) dryers					

#### WATER COMMITMENTS

Common Areas and Central	Systems
Area of Indigenous or low water species	Please refer to Appendix B
Rainwater collection	4,000L rainwater tank     Roof collection area - 200m²     Rainwater to be used for Common areas and private landscape irrigation
Fire Sprinkler	Test water to be diverted to a closed system
Fixtures	4-star (Water Rating) toilets     5-star (Water Rating) taps
Private Dwellings	
fixtures for apartments	- 4-star (Water Rating) showerheads with a flow rate > 6.0L/min & 5.7.5L/min - 4-star (Water Rating) foilets - 5-star (Water Rating) shirchen taps - 5-star (Water Rating) shirchen taps - 4-star (Water Rating) shirchen taps - 4-star (Water Rating) shirchen taps - 4-star (Water Rating) disvolves - 4-star (Water Rating) disvolves - 4-star (Water Rating) disvolves

# BARRENJOEY ROAD

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ent Application

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

PROPOSED FIRST FLOOR PLAN

 PROJECT OVERVIEW

 DE VEL OPMENT APPLICATION

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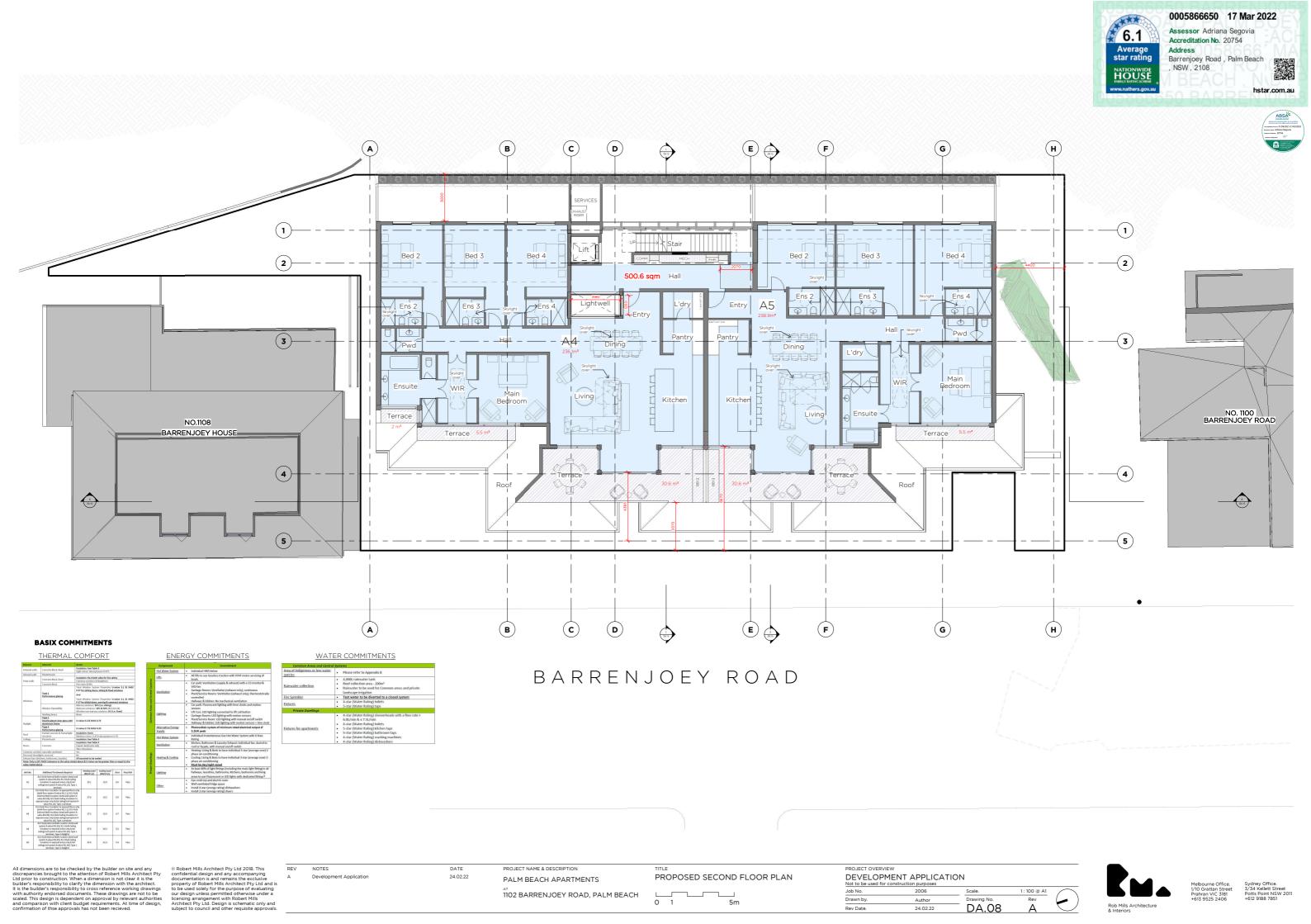
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 2006
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 Author
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13 9525 2406 +612 91



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DATE 24.02.22

PALM BEACH APARTMENTS

1102 BARRENJOEY ROAD, PALM BEACH

PROPOSED WEST ELEVATION





0005866650 17 Mar 2022 Assessor Adriana Segovia Accreditation No. 20754

Address Barrenjoey Road , Palm Beach , NSW , 2108

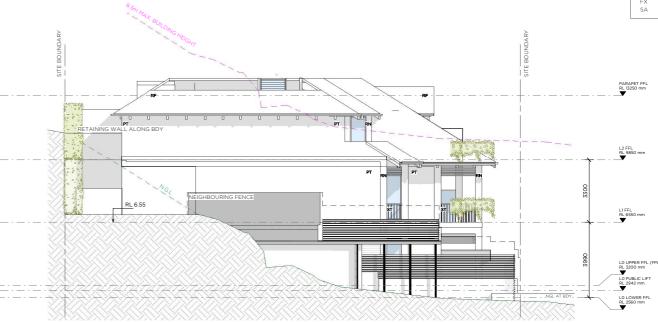
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### LEGEND

RENDER - LIGHT EXTERNAL PAINT - LIGHT CLEAR GLAZING OBSCURED GLAZING BALUSTRADE GLAZING

SLIDING WINDOW AWNING WINDOW FIXED WINDOW SASHLESS WINDOW





1100 BARRENJOEY ROAD 1102 BARRENJOEY ROAD BARRENJOEY HOUSE PARAPET FFL RL 13250 mm

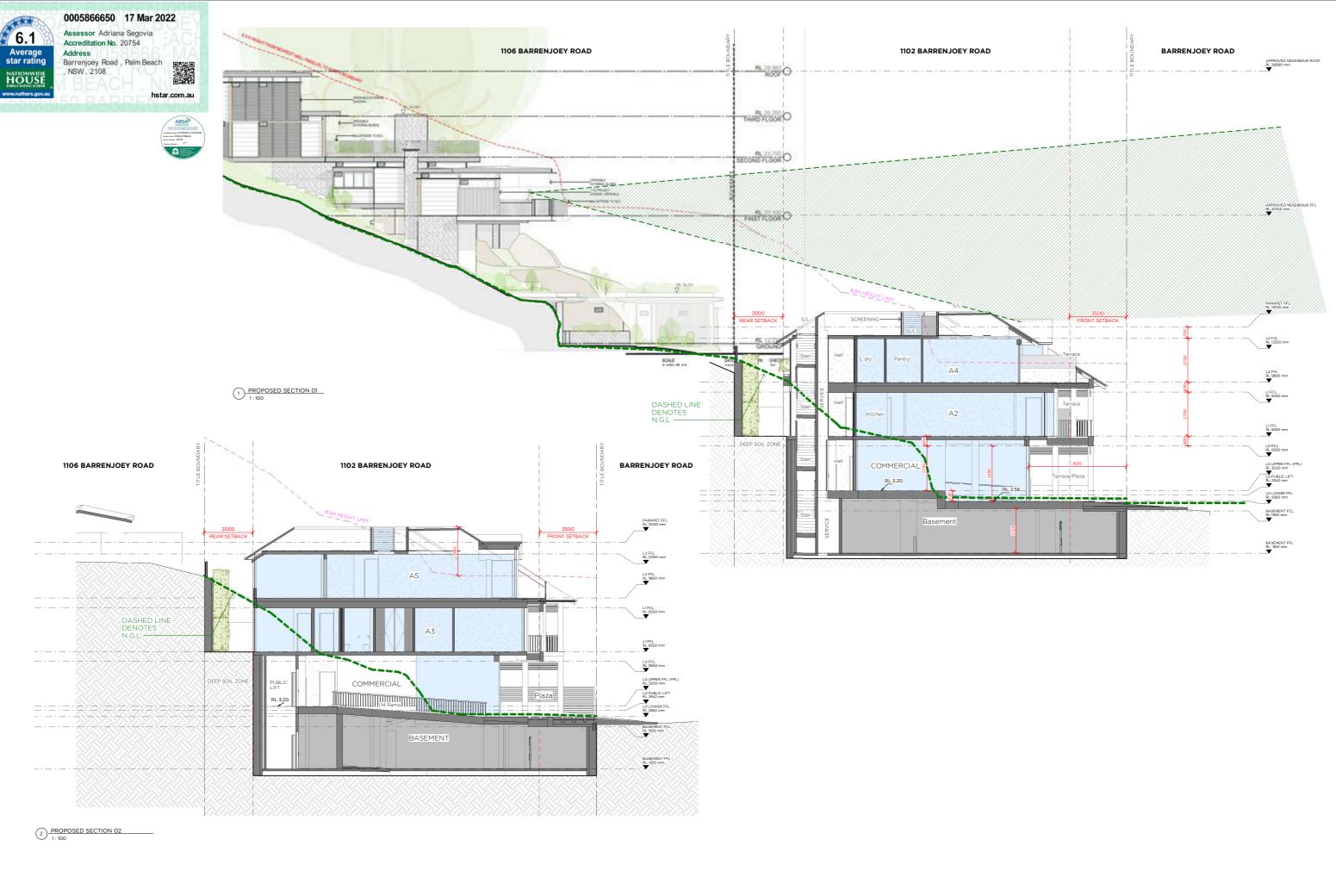
3 EAST ELEVATION
1:100

DATE 24.02.22 PROJECT NAME & DESCRIPTION PALM BEACH APARTMENTS 1102 BARRENJOEY ROAD, PALM BEACH

PROPOSED ELEVATION - NORTH, SOUTH & EAST

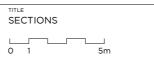
2 NORTH ELEVATION 1: 100





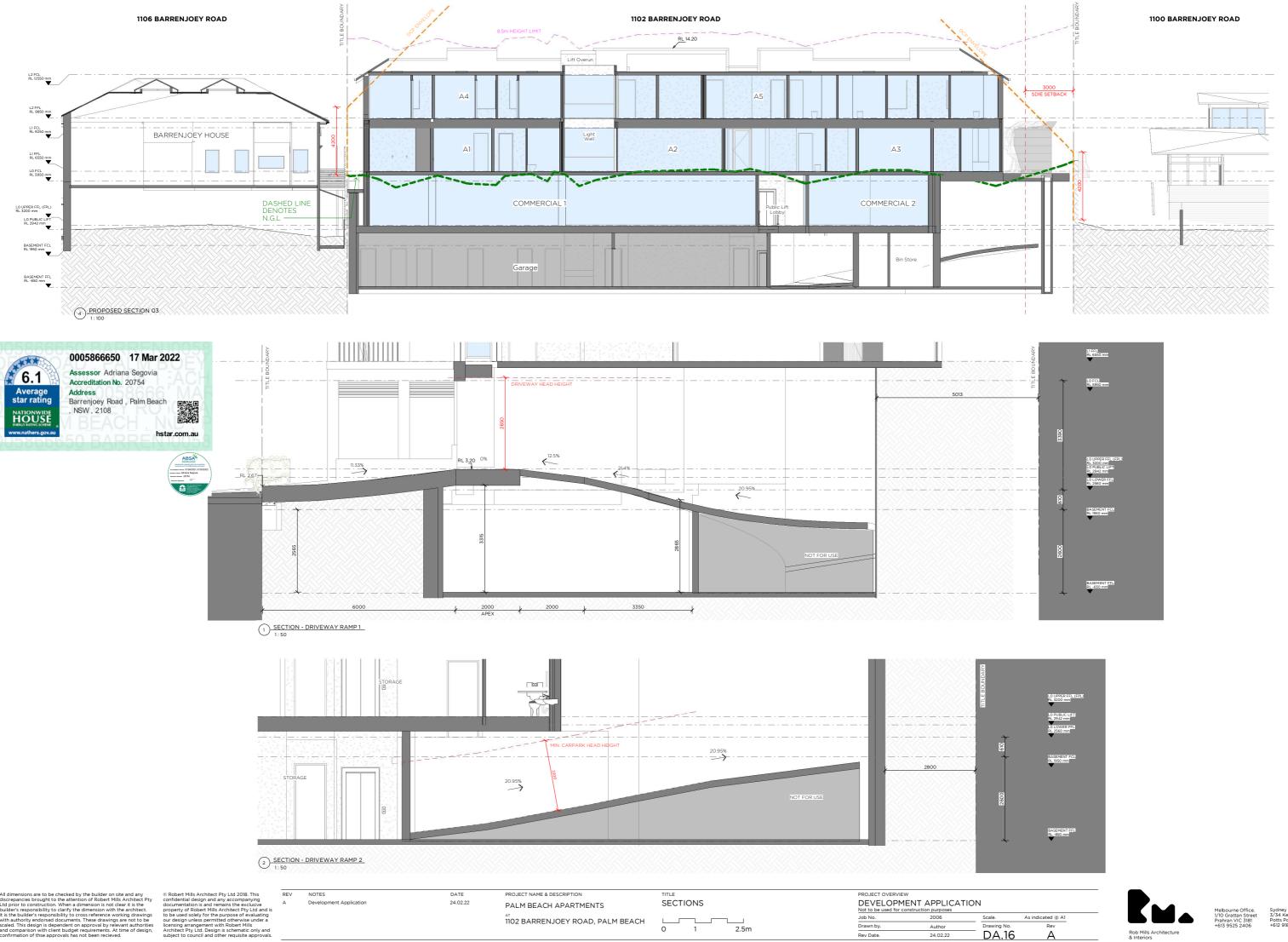
DATE

PROJECT NAME & DESCRIPTION 24.02.22 PALM BEACH APARTMENTS 1102 BARRENJOEY ROAD, PALM BEACH

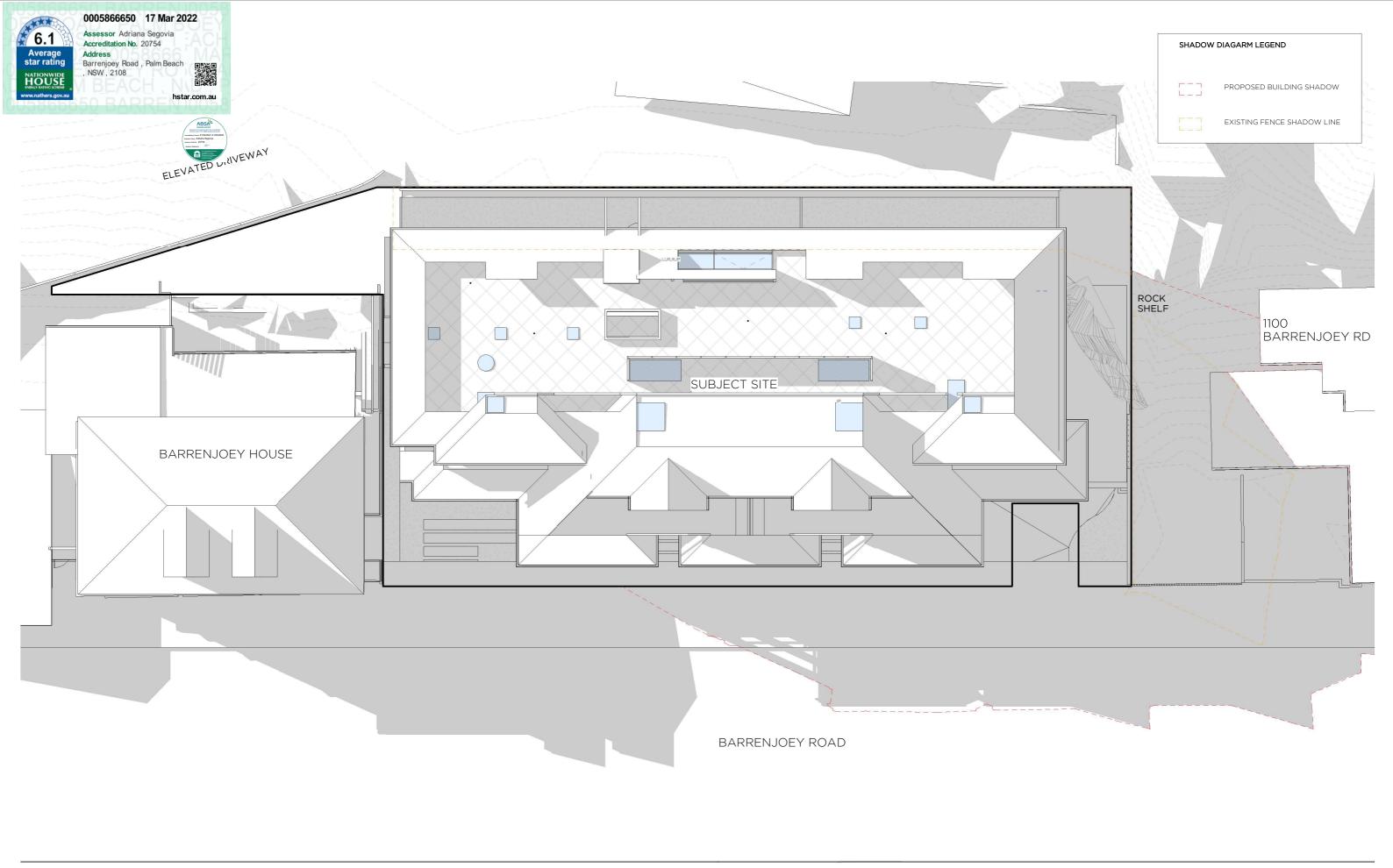


PROJECT OVERVIEW DEVELOPMENT APPLICATION
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Drawing No.



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PALM BEACH APARTMENTS

AT

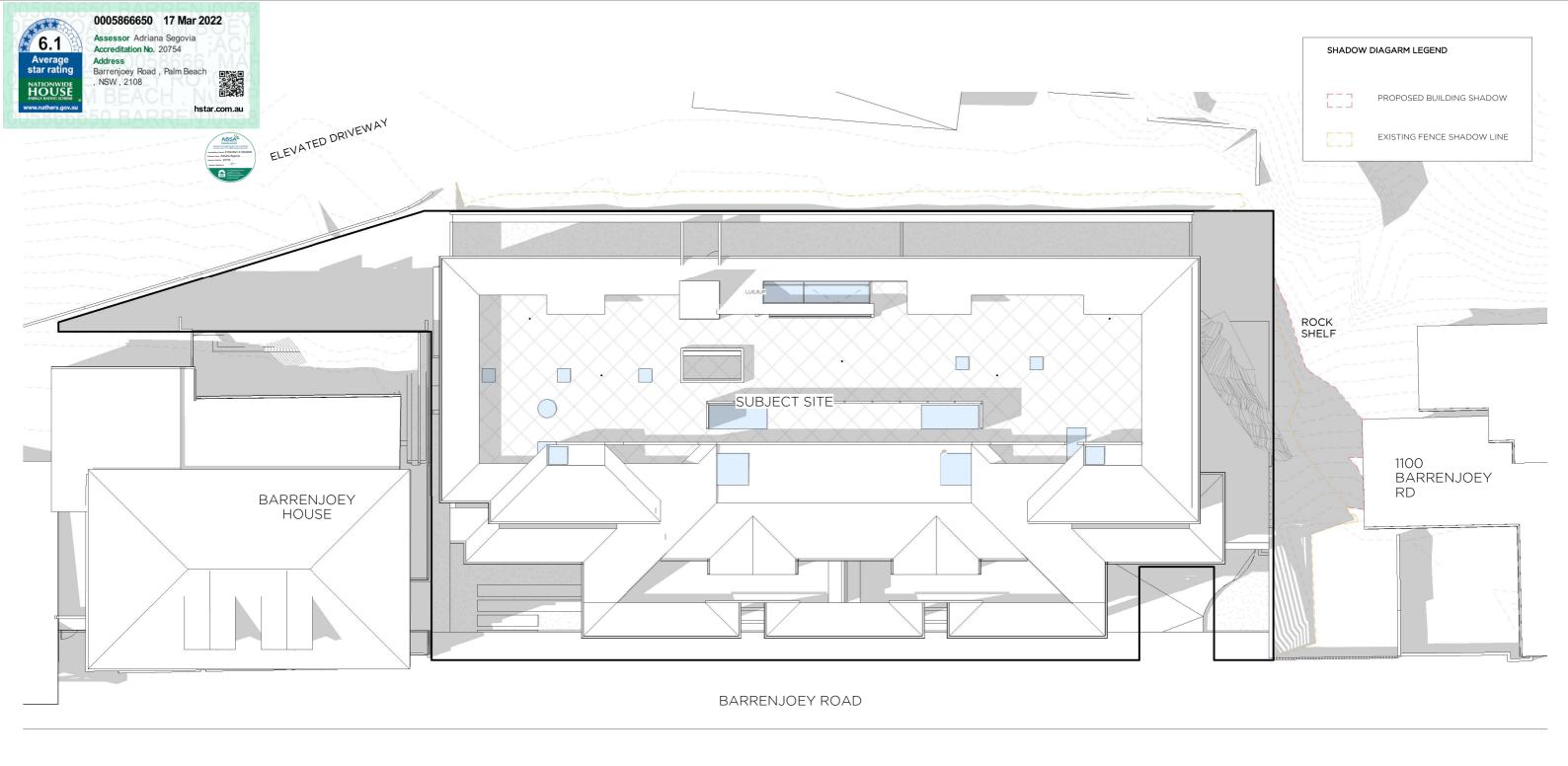
1102 BARRENJOEY ROAD, PALM BEACH

SHADOW STUDIES\_9AM 21ST JUNE



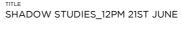
Melbourne Office. /10 Grattan Street Prahran VIC 3181

Sydney Office. 3/34 Kellett Street Potts Point NSW 20 +612 9188 7851

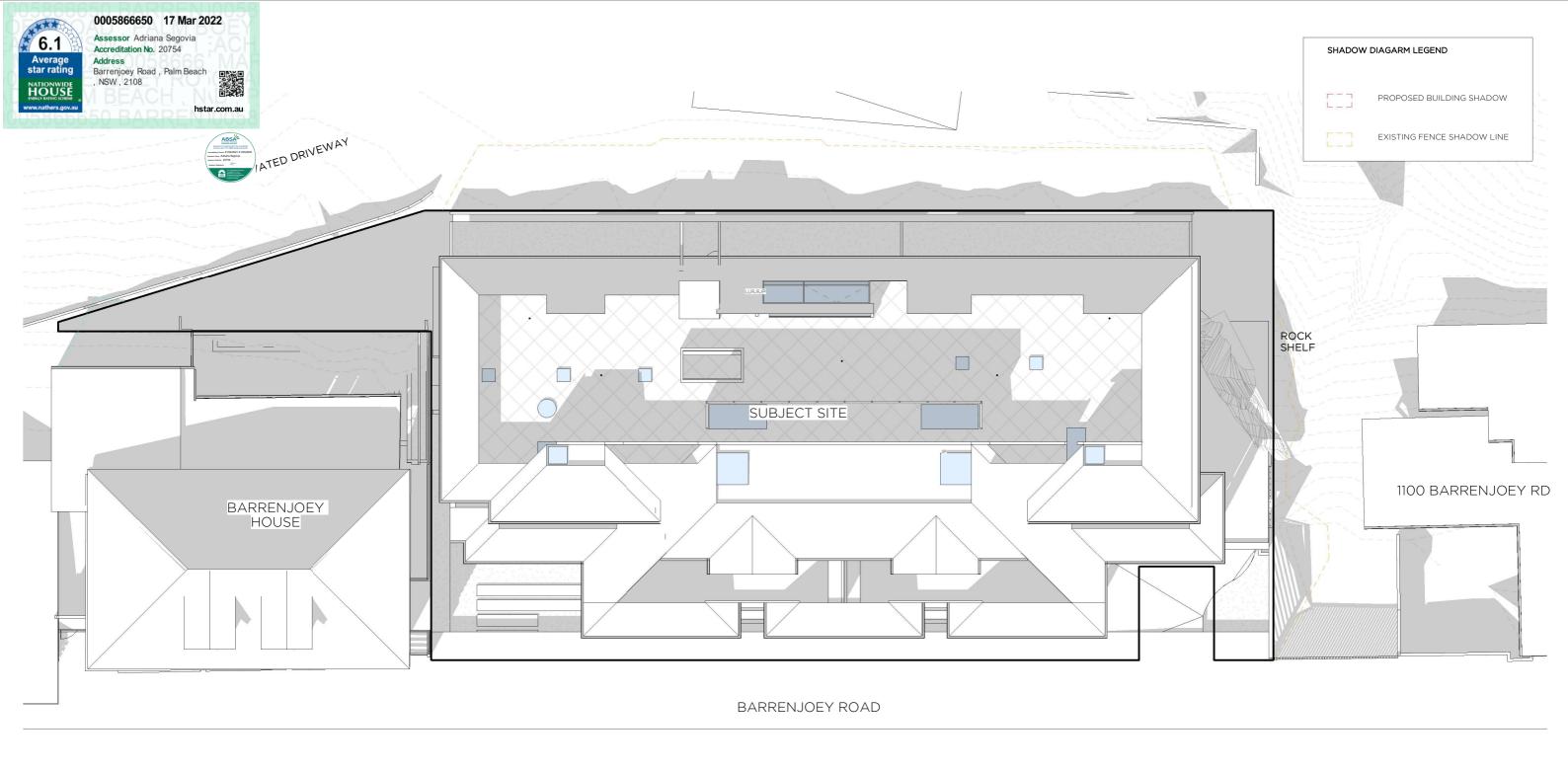


DATE 24.02.22

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







DATE 24.02.22

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

SHADOW STUDIES\_3PM 21ST JUNE

PROJECT OVERVIEW

Drawing No.
DA.52





# 6.1

NATIONWIDE HOUSE ENERGY RATING SCHEME

0005866650 17 Mar 2022

Assessor Adriana Segovia Accreditation No. 20754 Address

Barrenjoey Road , Palm Beach , NSW , 2108





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







PAINT FINISH - WHITE WASHED PAINT LOCATION: EXTERNAL WALLS



FRENCH BLUE TRIM LOCATION: WINDOWS & SKYLIGHTS GENERALLY



STEEL BALUSTRADE LOCATION: WINDOWS & LIGHTWELL WHERE NEEDS PRIVACY



OPEN LANDSCAPE LOCATION: GROUND LEVEL COMMERCIAL TO FOOTPATH

LANDSCAPE



DARK ZINC LOW REFLECTIVE ROOF OR CHARCOAL TERRACOTTA SHINGLE

1102 BARRENJOEY ROAD, PALM BEACH

#### AREA CALCULATIONS

COMMERCIAL GFA

STORAGE (ADG)

PROPOSED CONTROL 1138.1m² SITE AREA 1138.1m²

TOTAL GFA 1444.5m²

NO GFA CONTROL 1138.1/150=7.6 Dwelling permissible (A MAXIMUM OF 1 DWELLING PER 150m² OF SITE AREA).

386.1m²(370.9+15.2 facility) (26.7% OF TOTAL GFA) 361.1m² (MIN. 25% OF TOTAL GFA)

90.2m³ (ADG) (MIN.10m³/APT.

50m³ (ADG) (MIN.10m³/APT, MIN.5m³ INTERNAL) MIN.5m³ INTERNAL)

#### LANDSCAPE CALCULATIONS

PROPOSED CONTROL

COMMUNUAL OPEN SPACE(ADG) 242 m² (21.3%)

284.5m² (25% OF SITE, ADG)

LANDSCAPE AREA (DCP)

482.9m² (42.4%) 227.6m² (20% OF SITE, DCP)

DEEP SOIL ZONE(ADG)

TOTAL DEEP SOIL: 253m²

79.7m² (7% OF SITE, MIN.3m WIDE, ADG)

DEEP SOIL WITH MIN.3m WIDTH: 232.9m² (20.5% OF SITE)

#### LEVEL TWO - DCP

TOTAL GFA: 500.6m²
TOTAL OPEN SPACE: 74.2m²
TOTAL LANDSCAPE AREA: 0m²

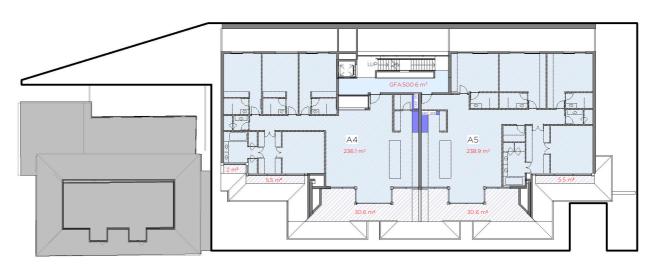


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# GROUND - DCP

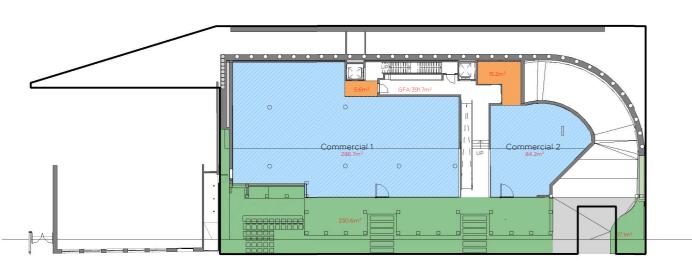
TOTAL GFA: 391.7m² TOTAL LANDSCAPE AREA :242 m² TOTAL COMMERCIAL AREA: 370.9m²

# COMMERCIAL 1 GFA: 286.7m²

# COMMERCIAL 2 GFA: 84.2m²

#### LEVEL ONE - DCP

TOTAL GFA: 552.2m<sup>2</sup> TOTAL OPEN SPACE: 65.5m<sup>2</sup> TOTAL LANDSCAPE AREA: 240.9m²





2 AREA CALC - L1 1: 200

1 AREA CALC - GROUND

REV NOTES

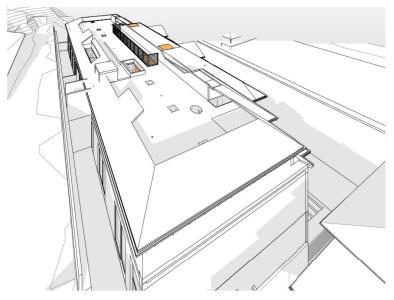
24.02.22

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

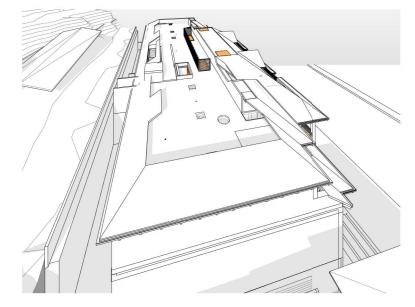
GFA & LANDSCAPE CALCULATIONS

DEVELOPMENT APPLICATION
Not to be used for construction purposes
Job No. 2006 c. DA.70 24.02.22

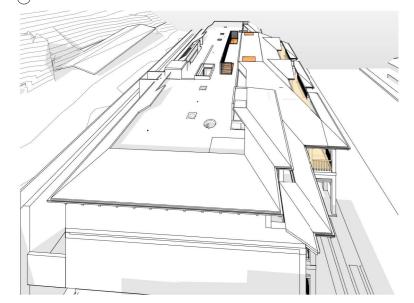




1 SOLAR ACCESS - 9AM



2 SOLAR ACCESS - 10AM



SOLAR ACCESS - 11AM



4 SOLAR ACCESS - 12PM



5 SOLAR ACCESS - 1PM



6 SOLAR ACCESS - 2PM







## SOLAR ACCESS APARTMENT DESIGN GUIDE

1. 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.

2. 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.

3. 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	APT A1		A2		А3		Α4		A5	
9-10 AM										
10-11 AM										
11-12 PM										
12-1 PM										
1-2 PM										
2-3 PM	/				Z					
HOURS	3	5	0	4	2	4	6	5	6	5

SOLAR ACCESS - PROPOSED 5 APTS (100% OF TOTAL APT) SOLAR ACCESS - CONTROL 3.5 APTS (70% OF TOTAL APT)

SOLAR ACCESS LEGEND

WINDOW

PRIVATE OPEN SPACE

MAX. WITHOUT HOUR -IPROPOSED 0 APTS (0% OF TOTAL APT))

MAX. WITHOUT HOUR -(CONTROL

0.75 APTS (15% OF TOTAL APT)



7 SOLAR ACCESS - 3PM

24.02.22

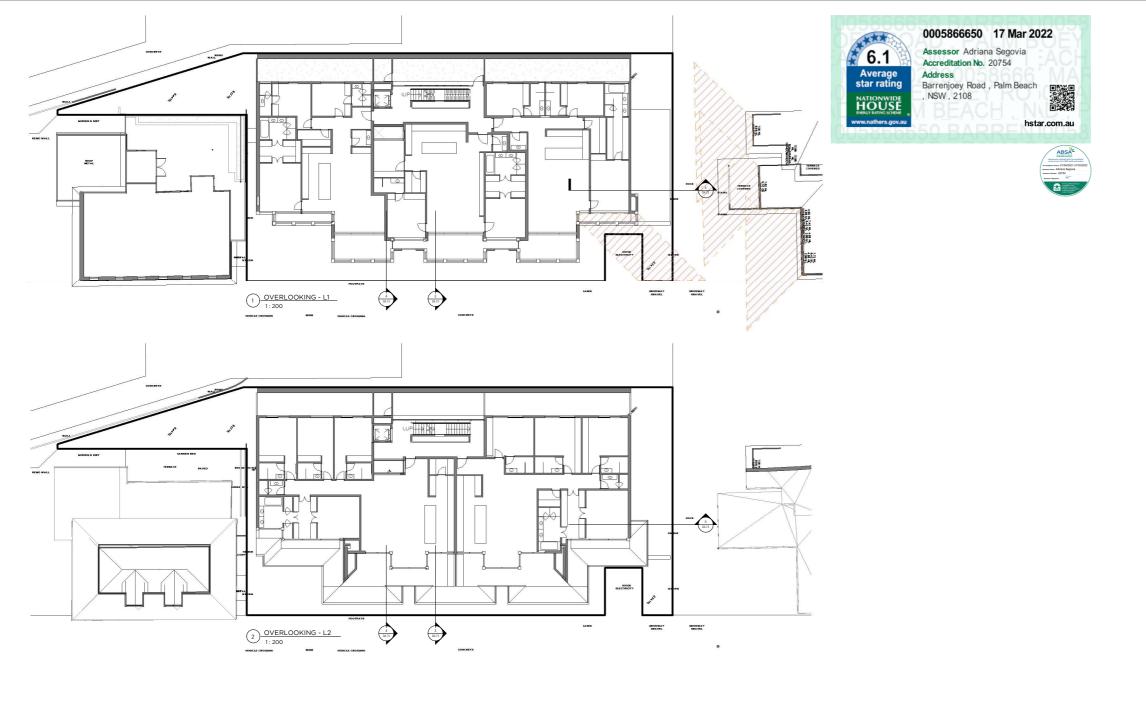
PROJECT NAME & DESCRIPTION PALM BEACH APARTMENTS

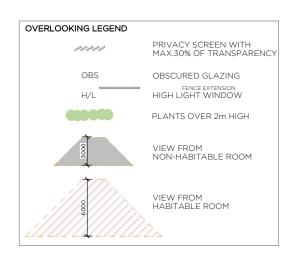
1102 BARRENJOEY ROAD, PALM BEACH

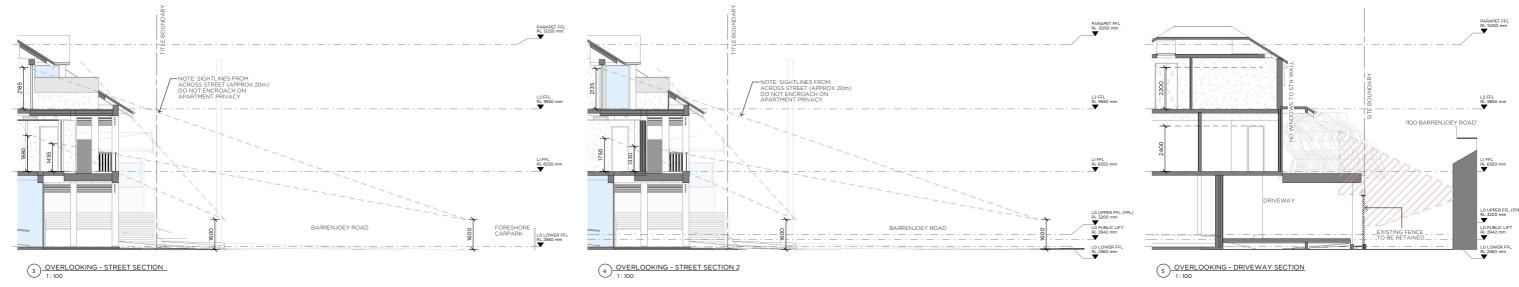
SOLAR ACCESS ANALYSIS - PROPOSED

DEVELOPMENT APPLICATION
Not to be used for construction purposes
Job No. 2006 c. DA.72 24.02.22









DATE 24.02.22

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

OVERLOOKING ANALYSIS

PROJECT OVERVIEW

Drawing No.

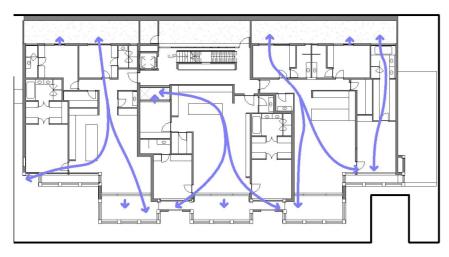




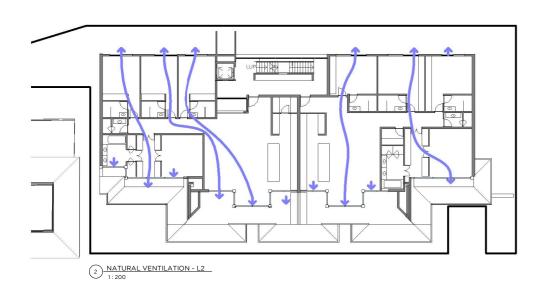
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1) NATURAL VENTILATION - L1 1: 200



# VENTILATION LEGEND NATURAL VENTILATED APARTMENT AREA CROSS VENTILATION

## NATURAL VENTILATION APARTMENT DESIGN GUIDE

1. 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.

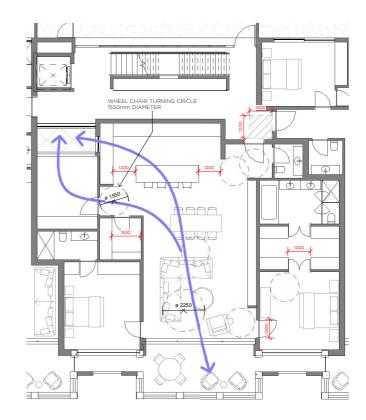
2. OVERALL DEPTH OF A CROSS-OVER OR CROSS-THROUGH APARTMENT DOES NOT EXCEED 18 M, MEASURED GLASS LINE TO GLASS LINE.

#### APARTMENT VENTILATION

APARTMENT 1 YES APARTMENT 2 YES APARTMENT 3 APARTMENT 4 YES APARTMENT 5 YES

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

PROPOSED	CONTROL
5 APTS (100% OF TOTAL APT)	4 APTS (60% OF TOTAL APT)



3 APARTMENT LAYOUT A2 (SILVER LEVEL)

DATE 24.02.22 PROJECT NAME & DESCRIPTION PALM BEACH APARTMENTS

1102 BARRENJOEY ROAD, PALM BEACH

NATURAL VENTILATION DIAGRAMS

PROJECT OVERVIEW DEVELOPMENT APPLICATION

DA.74 24.02.22

