



Certificate no.: 0000416685  
Assessor Name: Craig Crowther  
Accreditation no.: VIC/BDAV/12/1469  
Certificate date: 23 Jun 2016  
Dwelling Address: Granny Flat, 13A Ocean Road, PALM BEACH, NSW 2108  
[www.nathers.gov.au](http://www.nathers.gov.au)



NO.18  
SUNRISE RD

NO OVERSHADOWING TO 18  
SUNRISE RD PROPERTY

|          |                   |
|----------|-------------------|
| WINDOW   | WINDOW            |
| 44.20 SL | 47.47 SL WINDOW   |
| 44.92 HL | 48.66 HL 46.49 SL |

VEGETATED AREA

BOUNDARY 48.475m

BOUNDARY 19.715m

LAWN

OCEAN ROAD

EX. HOUSE  
NO.13A  
OCEAN RD  
DP 121833

VEGETATED AREA

SUNRISE  
ROAD

BOUNDARY 11.47m

DRIVEWAY

CAR  
PARKING

BOUNDARY 57.16m

MINOR OVERSHADOWING  
TO 13 OCEAN RD PROPERTY

NO WINDOWS  
ON THIS WALL

GARAGE

CONCRETE  
DRIVEWAY

BOUNDARY 7.895m

LAWN

#### LEGEND

- EXISTING & NEW SHADOWS
- EXISTING SHADOWS
- NEW SHADOWS
- OUTLINE OF EXISTING BUILDING
- PROPOSED BUILDING (ROOF)
- OUTLINE OF ADJACENT NEIGHBOUR'S PRIVATE OPEN SPACE

|                 |               |          |
|-----------------|---------------|----------|
| WINDOW          | WINDOW        | ---      |
| 37.13 SL        | 37.88 SL      | 34.40 SL |
| 40.24 / 43.54 / | 41.47 / 40.24 | 36.20 SL |
| 41.99 HL        | HL            |          |

NO.14  
SUNRISE RD

VEGETATED AREA

VEGETATED AREA

NO.13  
OCEAN RD

DOOR  
13.36 DS  
15.49 HL

NO  
OVERSHADOWING  
TO PRIVATE OPEN  
SPACE (13 OCEAN  
RD)

TERRACE

|         |         |
|---------|---------|
| WINDOW  | DOOR    |
| 16.8 SL | 16.2 DS |
| 18.0 HL | 18.3 HL |

1

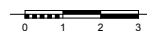
PROPOSED 21 JUNE - 9AM  
1:200



MACCORMICK + ASSOCIATES ARCHITECTS  
13 VICTORIA STREET QUEENS PARK NSW 2022  
T 9037 0437 E hello@maccormickarchitects.com.au  
ACN 147 572 807 Architect Reg 6702

| Rev. | Description   | Date       |
|------|---------------|------------|
| A    | DA SUBMISSION | 28.07.2016 |
|      |               |            |
|      |               |            |
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NOT FOR CONSTRUCTION



S:\01 Projects\1411408\_Matthews 2 Palm beach\ID\_design\1408\_Matthews Palm Beach\_DA RevA\_11.07.2016\_2.pln

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Project Name  
**MATTHEWS RESIDENCE**  
Address  
**13A OCEAN ROAD PALM BEACH NSW**



Drawing Name:  
**SHADOW DIAGRAM-  
SHADOW DIAGRAM (JUNE 21 - 9AM)**  
Drawing Status:  
**DEVELOPMENT APPLICATION**

|                            |                                |
|----------------------------|--------------------------------|
| Paper Size: A3             | Date Printed: 28/07/2016       |
| Drawn By: CS               | Checked By: MM                 |
| Project No:<br><b>1408</b> | Drawing #:<br><b>DA06.01_A</b> |





NO.18  
SUNRISE RD

NO OVERSHADOWING TO 18  
SUNRISE RD PROPERTY

|          |          |
|----------|----------|
| WINDOW   | WINDOW   |
| 44.20 SL | 47.47 SL |
| 44.92 HL | 48.66 HL |
|          | 46.49 SL |

VEGETATED AREA

BOUNDARY 48.475m

EX. HOUSE  
NO.13A  
OCEAN RD  
DP 121833

BOUNDARY 19.715m

LAWN

OCEAN ROAD

SUNRISE  
ROAD

BOUNDARY 11.47m

DRIVEWAY

CAR  
PARKING

EX. ROCK

PAVING

POOL

ROOF

ROOF

CONCRETE  
DRIVEWAY

BOUNDARY 7.895m

LAWN

CONCRETE  
DRIVEWAY

GARAGE

NO WINDOWS  
ON THIS WALL

NO.13  
OCEAN RD

DOOR  
13.36 DS  
15.49 HL

NO NEW SHADOWS  
TO PRIVATE OPEN  
SPACE (13 OCEAN  
RD)

VEGETATED AREA

VEGETATED AREA

NO OVERSHADOWING TO 14  
SUNRISE RD PROPERTY

NO.14  
SUNRISE RD

|                 |               |          |
|-----------------|---------------|----------|
| WINDOW          | WINDOW        | WINDOW   |
| 37.13 SL        | 37.88 SL      | 34.40 SL |
| 40.24 / 43.54 / | 41.47 / 40.24 | 36.20 HL |
| 41.99 HL        | HL            |          |

TERRACE

|         |         |
|---------|---------|
| WINDOW  | DOOR    |
| 16.8 SL | 16.2 DS |
| 18.0 HL | 18.3 HL |

LEGEND

- EXISTING & NEW SHADOWS
- EXISTING SHADOWS
- NEW SHADOWS
- OUTLINE OF EXISTING BUILDING
- PROPOSED BUILDING (ROOF)
- OUTLINE OF ADJACENT NEIGHBOUR'S PRIVATE OPEN SPACE

1

PROPOSED 21 JUNE - 12PM  
1:200



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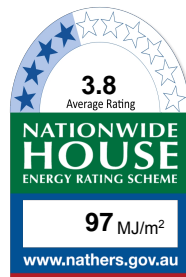
Project Name  
**MATTHEWS RESIDENCE**  
Address  
**13A OCEAN ROAD PALM BEACH NSW**



Drawing Name:  
**SHADOW DIAGRAM-  
SHADOW DIAGRAM (JUNE 21 - 12PM)**  
Drawing Status:  
**DEVELOPMENT APPLICATION**

|                            |                                |
|----------------------------|--------------------------------|
| Paper Size: A3             | Date Printed: 28/07/2016       |
| Drawn By: CS               | Checked By: MM                 |
| Project No:<br><b>1408</b> | Drawing #:<br><b>DA06.02_A</b> |





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NO.18  
SUNRISE RD

NO OVERSHADOWING TO 18  
SUNRISE RD PROPERTY

|          |          |
|----------|----------|
| WINDOW   | WINDOW   |
| 44.20 SL | 47.47 SL |
| 44.92 HL | 48.66 HL |
| 46.49 SL |          |

VEGETATED AREA

BOUNDARY 48.475m

BOUNDARY 19.715m

OCEAN ROAD

EX. HOUSE

NO.13A  
OCEAN RD

DP 121833

VEGETATED AREA

EX. ROCK

PAVING

ROOF

CONCRETE  
DRIVEWAY

BOUNDARY 7.895m

LAWN

CONCRETE  
DRIVEWAY

GARAGE

NO WINDOWS  
ON THIS WALL

NO.13  
OCEAN RD

DOOR  
13.36 DS  
15.48 HL

NO NEW SHADOWS  
TO PRIVATE OPEN  
SPACE (13 OCEAN  
RD) - REFER TO  
ADDITIONAL  
SHADOW DIAGRAMS  
ON PAGE DA06.04

NO NEW SHADOWS TO 14  
SUNRISE RD PROPERTY

VEGETATED AREA

VEGETATED AREA

TERRACE  
WINDOW DOOR  
16.8 SL 16.2 DS  
18.0 HL 18.3 HL

#### LEGEND

- EXISTING & NEW SHADOWS
- EXISTING SHADOWS
- NEW SHADOWS
- OUTLINE OF EXISTING BUILDING
- PROPOSED BUILDING (ROOF)
- OUTLINE OF ADJACENT NEIGHBOUR'S PRIVATE OPEN SPACE

1

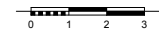
PROPOSED 21 JUNE - 3PM  
1:200



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**MATTHEWS RESIDENCE**  
Address  
**13A OCEAN ROAD PALM BEACH NSW**

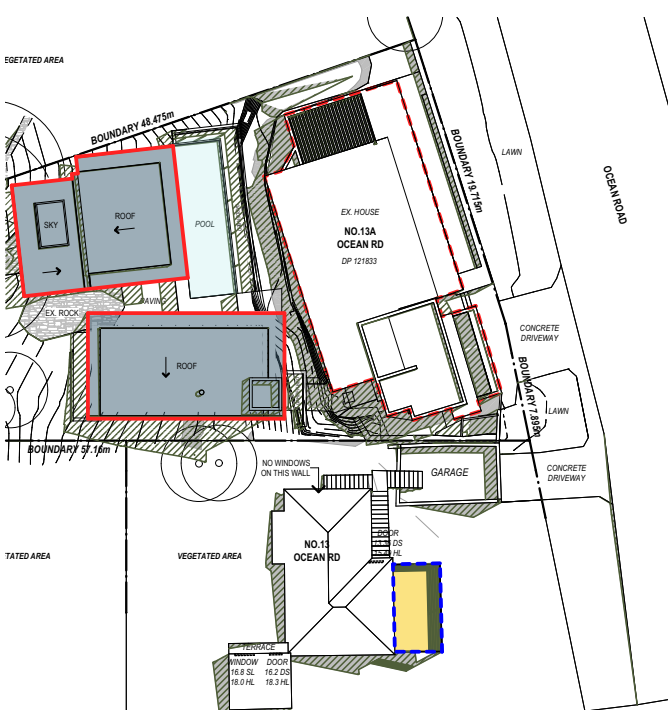


Drawing Name:  
**SHADOW DIAGRAM-  
SHADOW DIAGRAM (JUNE 21 - 3PM)**  
Drawing Status:  
**DEVELOPMENT APPLICATION**

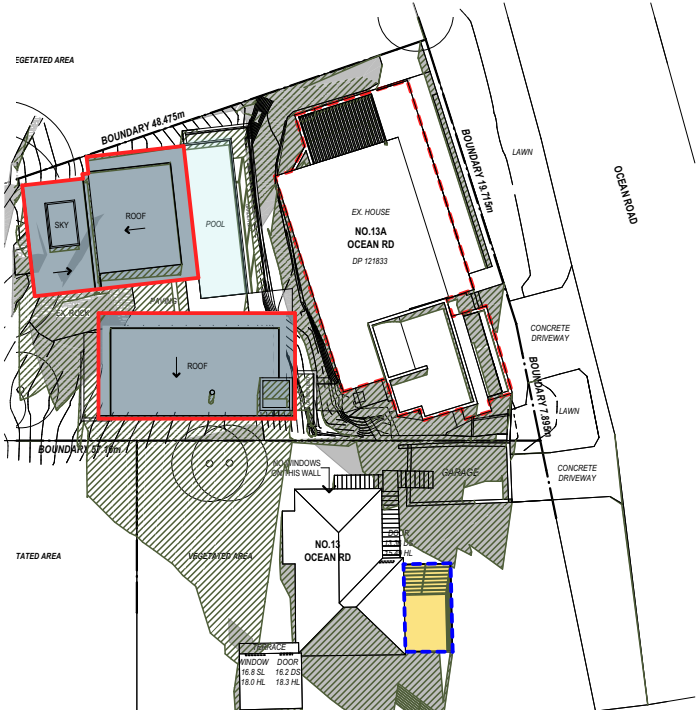
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| Paper Size: A3             | Date Printed: 28/07/2016       |
| Drawn By: CS               | Checked By: MM                 |
| Project No:<br><b>1408</b> | Drawing #:<br><b>DA06.03_A</b> |



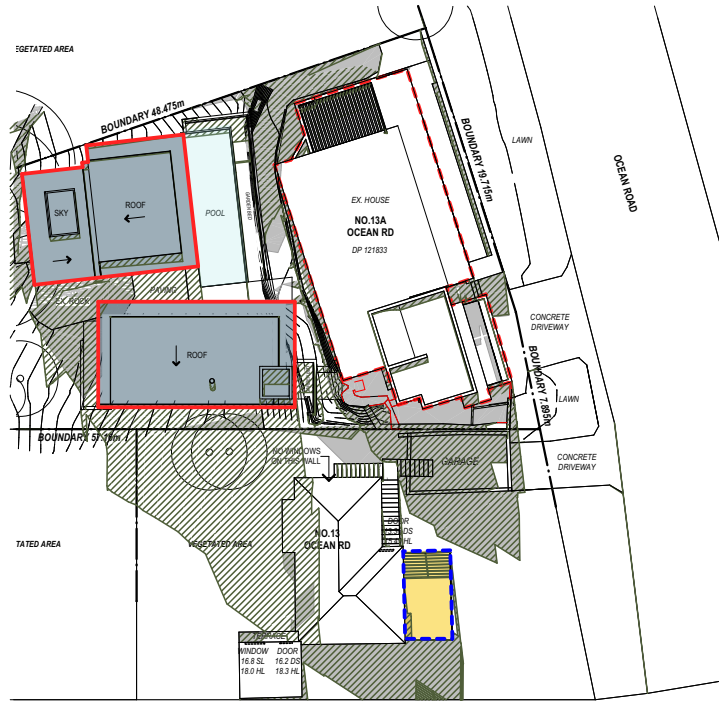
ADDITIONAL SHADOW DIAGRAMS (13 OCEAN RD)



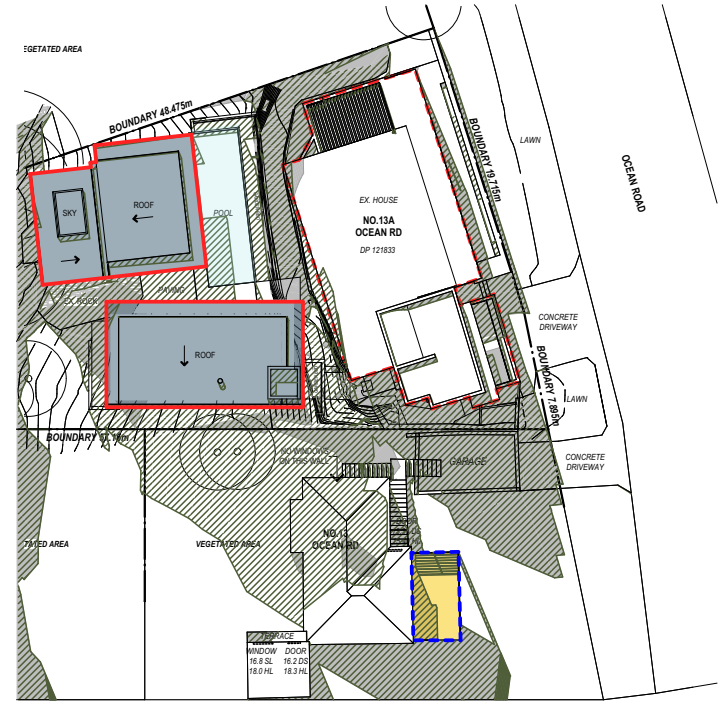
1 PROPOSED 21 JUNE - 9AM  
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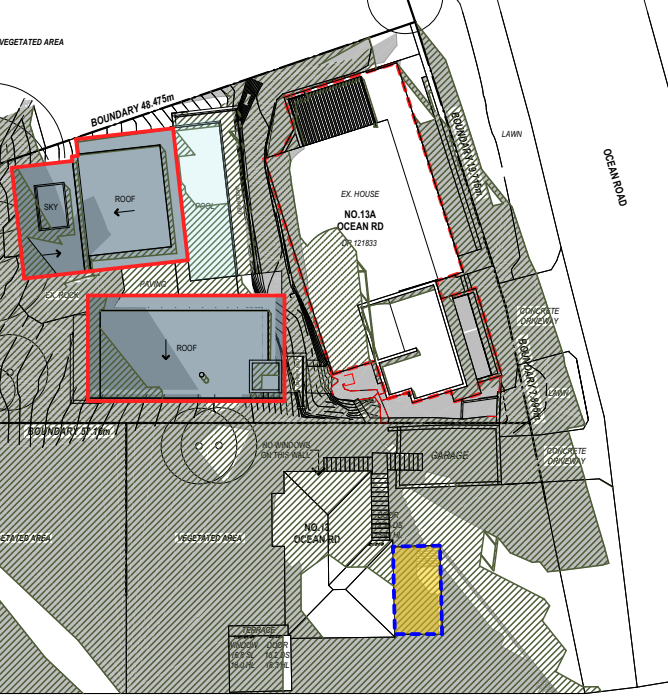
2 PROPOSED 21 JUNE - 10AM  
1:500



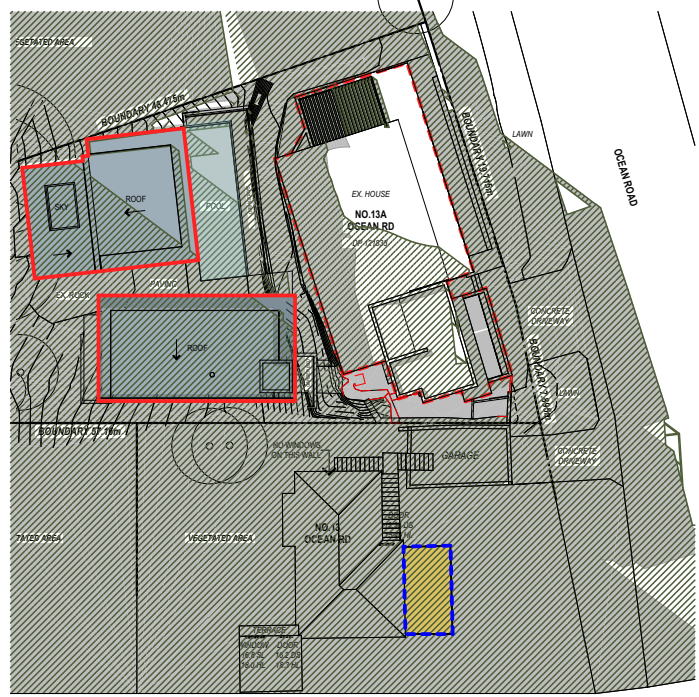
3 PROPOSED 21 JUNE - 11AM  
1:500



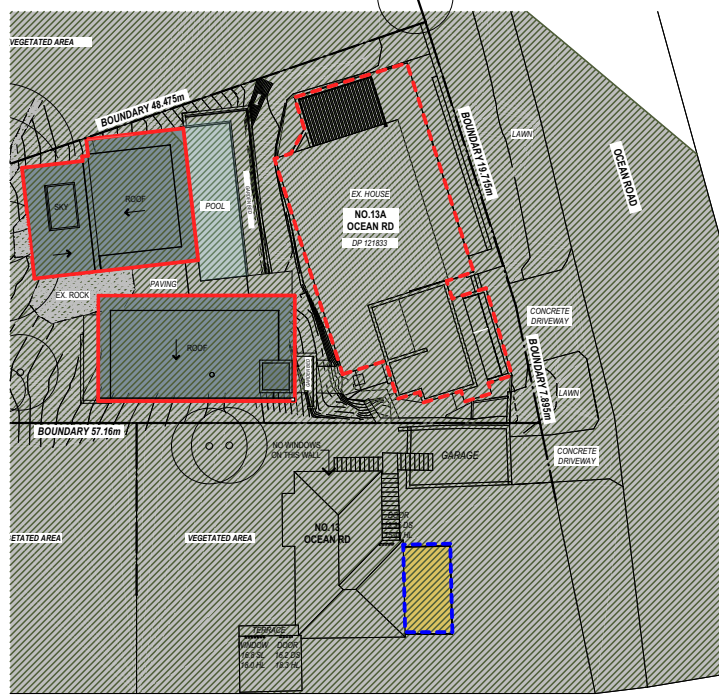
4 PROPOSED 21 JUNE - 12PM  
1:500



1 PROPOSED 21 JUNE - 1PM  
1:500



1 PROPOSED 21 JUNE - 2PM  
1:500



1 PROPOSED 21 JUNE - 3PM  
1:500

**PRIVATE OPEN SPACE (13 OCEAN RD)**  
PRIVATE OPEN SPACE OF THE ADJOINING DWELLING (13 OCEAN RD) RECEIVES SUN FROM 9AM TO 12PM (3 HOURS) IN COMPLIANCE WITH THE DCP SECTION C1.4 SOLAR ACCESS

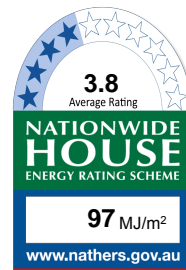
**LEGEND**

- EXISTING & NEW SHADOWS
- EXISTING SHADOWS
- NEW SHADOWS
- OUTLINE OF EXISTING BUILDING
- PROPOSED BUILDING (ROOF)
- OUTLINE OF ADJACENT NEIGHBOUR'S PRIVATE OPEN SPACE

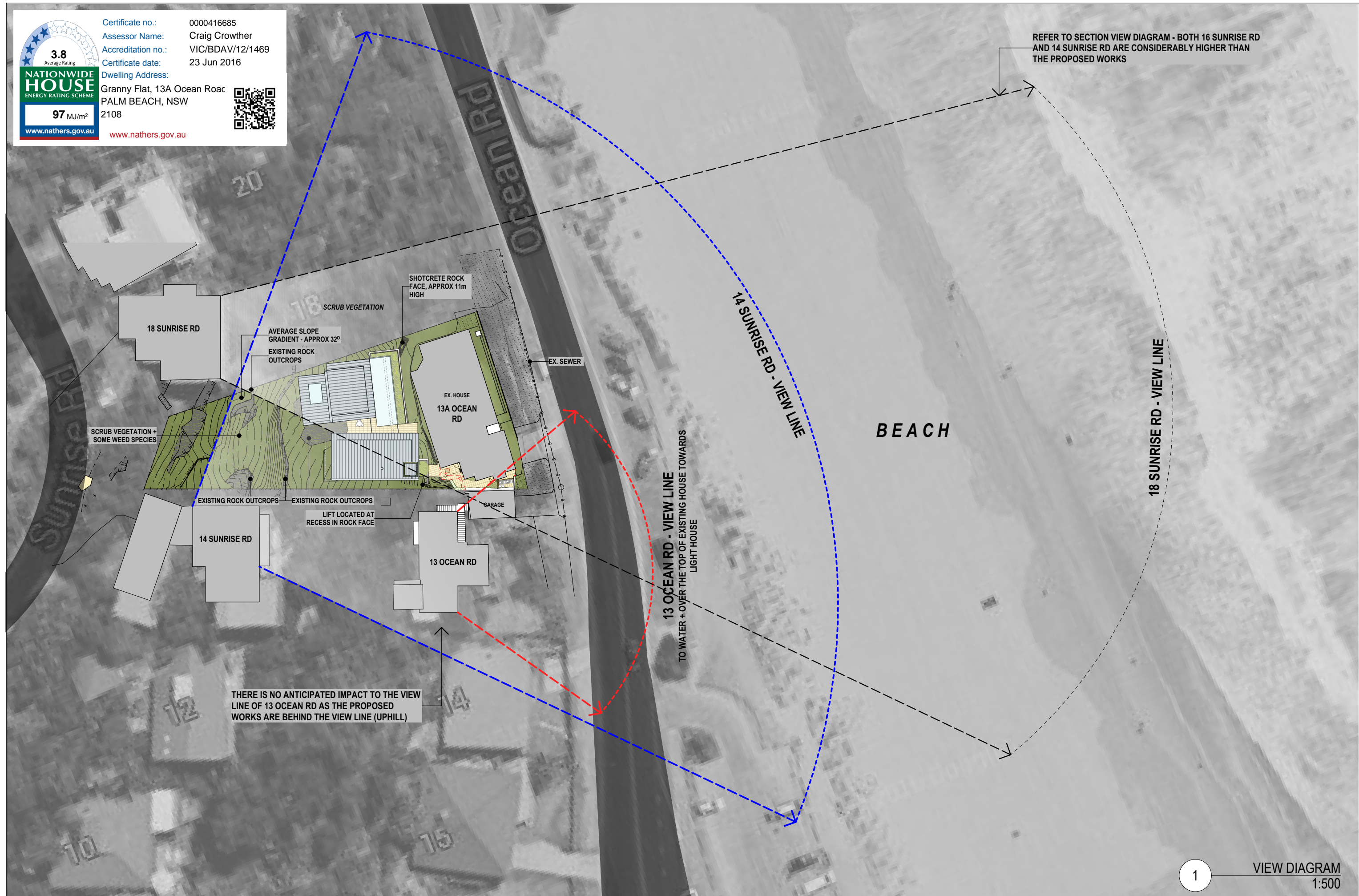
**3.8** Average Rating  
**NATIONWIDE HOUSE** ENERGY RATING SCHEME  
**97** MJ/m<sup>2</sup>  
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1 VIEW DIAGRAM  
1:500



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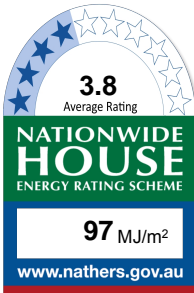
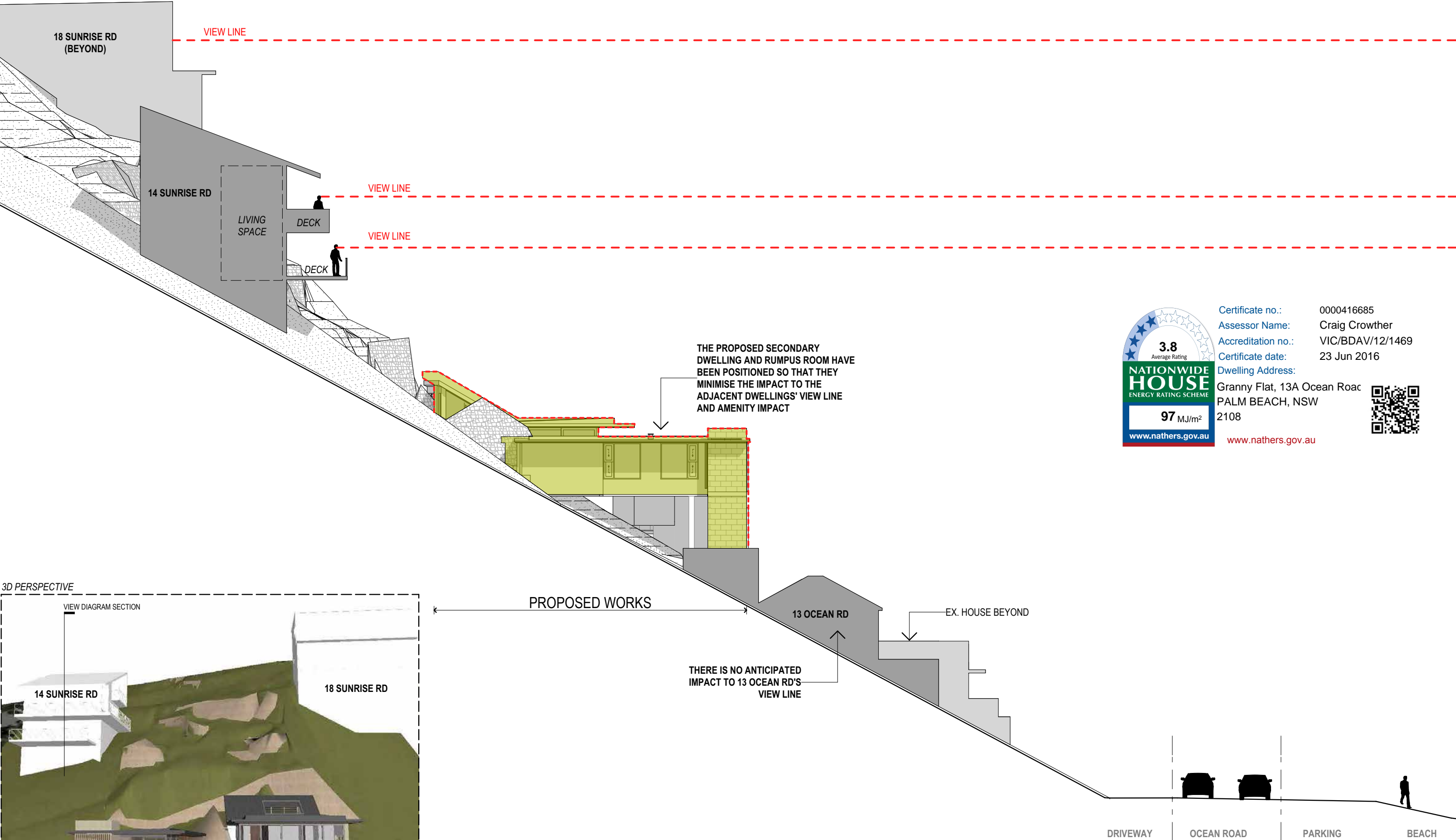
Project Name  
**MATTHEWS RESIDENCE**  
Address  
**13A OCEAN ROAD PALM BEACH NSW**



Drawing Name:  
**DIAGRAMS-  
SITE ANALYSIS PLAN + VIEW DIAGRAM (PLAN)**  
Drawing Status:  
**DEVELOPMENT APPLICATION**

|                            |                                |
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| Paper Size: A3             | Date Printed: 28/07/2016       |
| Drawn By: CS               | Checked By: MM                 |
| Project No:<br><b>1408</b> | Drawing #:<br><b>DA07.01_A</b> |





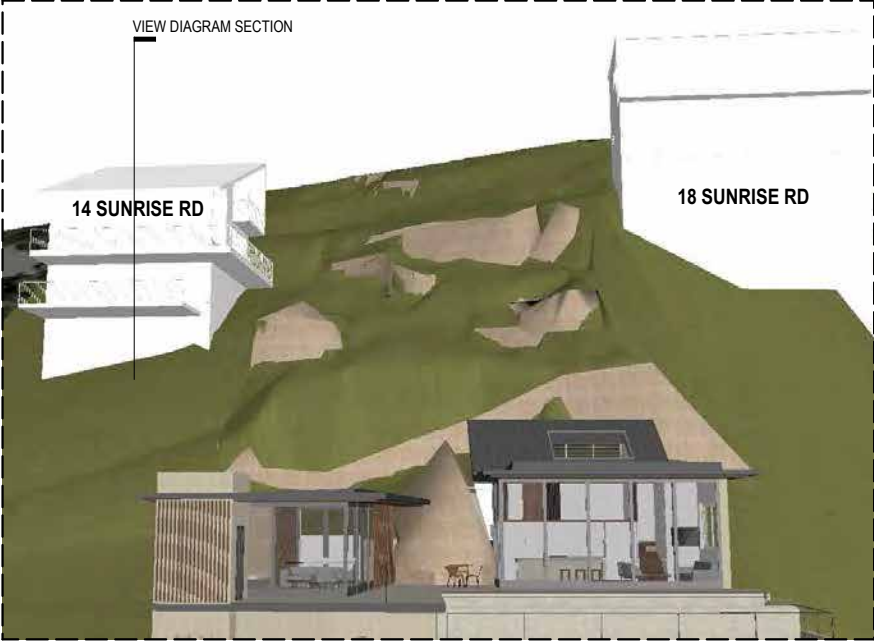
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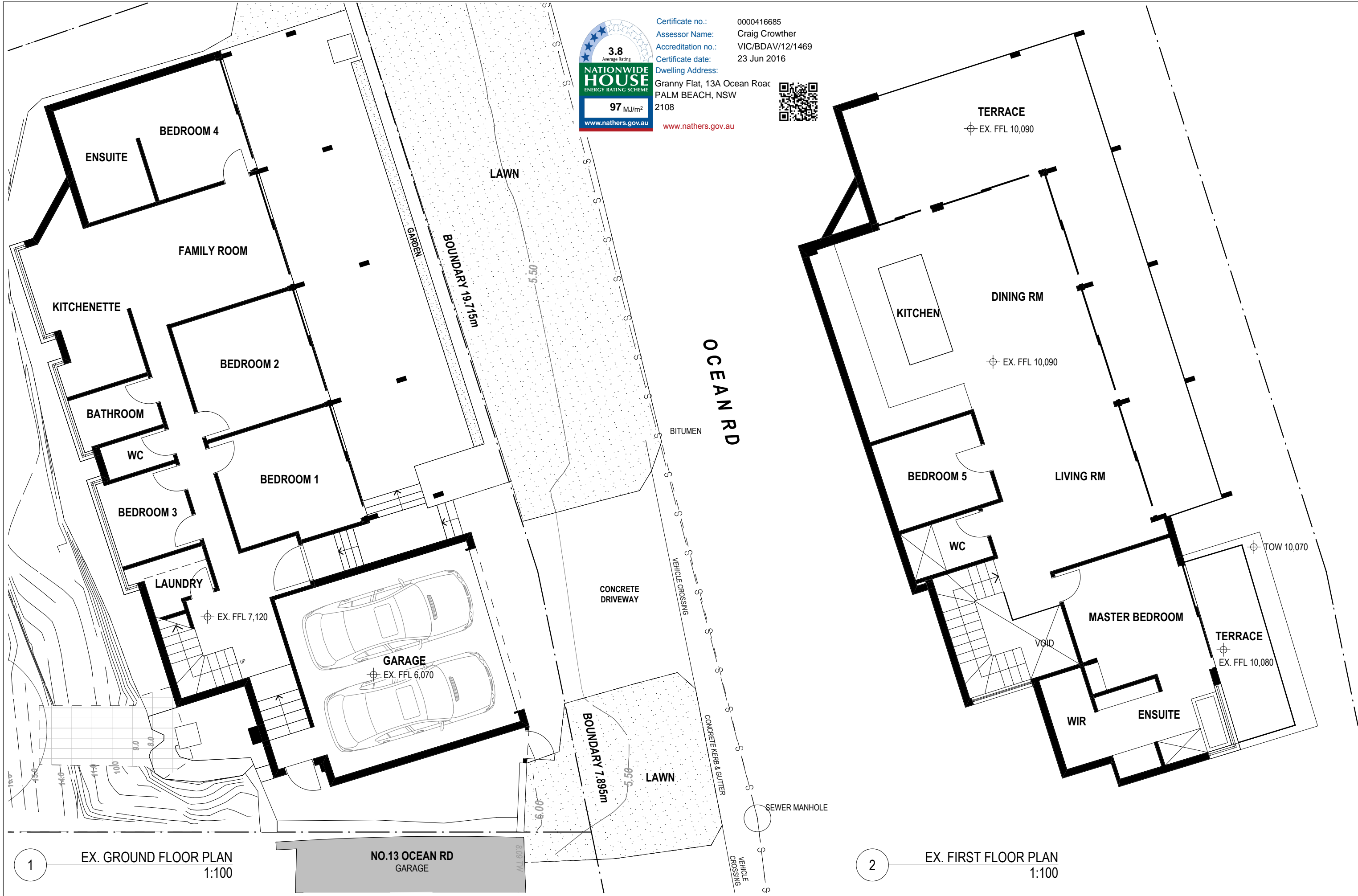
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PALM BEACH, NSW  
2108



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3D PERSPECTIVE





3.8

Average Rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

97

MJ/m<sup>2</sup>

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Assessor Name:

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Project Name

MATTHEWS RESIDENCE

Address

13A OCEAN ROAD PALM BEACH NSW

Drawing Name:

DIAGRAMS-  
EXISTING PLANS

Drawing Status:

DEVELOPMENT APPLICATION

|                  |                           |
|------------------|---------------------------|
| Paper Size: A3   | Date Printed: 28/07/2016  |
| Drawn By: CS     | Checked By: MM            |
| Project No: 1408 | Drawing #: Rev: DA07.03_A |