

MATTHEWS RESIDENCE

ARCHITECTURAL DRAWING SCHEDULE

DRAWING NO.	DRAWING NAME
DA00.01	DRAWING SCHEDULE
DA00.02	LEGEND
DA00.03	BASIX REQUIREMENTS
DA00.04	COLOUR SCHEME
DA01.01	SITE PLAN
DA01.02	LANDSCAPED AREA CALCULATION
DA02.01	GRANNY FLAT AND RUMPUS ROOM PLAN
DA02.02	ENTRY PLAN AND MAINTENANCE ACCESS
DA03.01	STREET ELEVATION
DA03.02	EAST ELEVATION
DA03.03	NORTH ELEVATION
DA03.04	WEST ELEVATION
DA03.05	SOUTH ELEVATION
DA04.01	SECTION A 1:200
DA04.02	SECONDARY DWELLING SECTION
DA04.03	RUMPUS ROOM SECTION
DA05.01	SITE ANALYSIS PLAN + VIEW DIAGRAM (PLAN)
DA05.02	VIEW DIAGRAM (SECTION)
DA05.03	EXISTING PLANS
DA06.01	SHADOW DIAGRAM (JUNE 21 - 9AM)
DA06.02	SHADOW DIAGRAM (JUNE 21 - 12PM)
DA06.03	SHADOW DIAGRAM (JUNE 21 - 3PM)
DA06.04	SHADOW DIAGRAM - 13 OCEAN RD



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

Date Printed: 29/07/2016
 S:\01 Projects\14\1408_Matthews 2 Palm beach\design
 \1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**DRAWING SCHEDULE-
 DRAWING SCHEDULE**
 Drawing Status:
DEVELOPMENT APPLICATION

Scale: 1:1	Date: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA00.01_A

ABBREVIATIONS LEGEND

TERMS - GENERAL

A/L	Air Lock
ADJ	Adjustable
BLDG	Building
CH	Ceiling Height
CL	Centre Line
CNR	Corner
DIM	Dimension
DWR	Drawer
EL	Existing Level
EQ	Equal
EX	Existing
EXT	External
FCH	Finished Ceiling Height
FFL	Finished Floor Level
FGL	Finished Ground Level
FIN	Finish
FL	Floor Level
FPL	Finished Pelmet Level
FRL	Fire Resistant Level
INT	Internal
LV	Low Voltage
NTS	Not to Scale
O/A	Overall
OPP	Opposite
RL	Reduced Level
SFL	Structural Floor Level
SIM	Similar
SRZ	Structural Root Zone
TMEX	To Match Existing
TPZ	Tree Protection Zone
TYP	Typical
U/C	Undercut
UNO	Unless Noted Otherwise
U/S	Under Side
WL	Water Level
WR	Water Resistant

ELECTRICAL/MECHANICAL

A/C	Air Conditioning
BWU	Boiling Water Unit
BB	Circuit Breaker
BFR	Bar Fridge
DL	Down Light
DR	Dryer
DW	Dishwasher
EDB	Electrical Distribution Board
E/A	Exhaust Air
E/F	Exhaust Fan
ELEC	Electrical
EM	Electrical Meter
FA	Fire Alarm
FIB	Fire Indicator Board
FR	Fridge
FRZ	Freezer
GPO	General Power Outlet
GPO3	GPO 3 Phase
HTR	Heated Towel Rail
JL	Joinery Light
LS	Light Switch
MECH	Mechanical
MSB	Main Switch Board
MW	Microwave
OV	Oven
RH	Rangehood
R/A	Return Air
S/A	Supply Air
TEL	Telephone
TV	Television
WFR	Wine Fridge
WM	Washing Machine

CONSTRUCTIONS/FITTINGS

ACS	Acoustic Ceiling System
ALFG	Aluminium Framed Glazing
ALFL	Aluminium Framed Louvres
AP	Access Panel
AS	Adjustable Shelving
BAL	Balustrade
BHD	Bulkhead
BOOK	Bookshelf
CG	Cable Gromet
CHR	Clothes Hanging Rail
CJ	Construction Joint
CL	Clothes Line
COL	Structural Column
CS	Cavity Slider
CTN	Curtain
D	Door
DPC	Dampproof Course
EA	Equal Angle
EJ	Expansion Joint
FD(1)	Fire Door (hours)

CONSTRUCTIONS/FITTINGS

(CONTINUED)

FG	Fixed Glass
FGSS	Frameless Glass Shower Screen
FLR	Floor
FP	Fireplace
FS	Fixed Shelves
HK	Hook
HL	Horizontal Louver
HR	Handrail
HTR	Heated Towel Rail
IGS	Internal Glazed Screen
JU	Joinery Unit
LV	Louvre
- A	Adjustable
- F	Fixed
- R	Retractable
MIR	Mirror
MC	Metal Cladding
MH	Manhole
MJ	Movement Joint
MW	Microwave
OS	Open Shelves
PEL	Pelmet / Curtain / Rollerblind
PF	Pool Fence
PFF	Pre formed Flashing
PTN	Partition
PR	Picture Rail
RFB	Reflective Foil Board insulation
RB	Roller Blind
RH	Robe Hook
RS	Recessed Shelf
RSH	Roller Shutter
SCP	Suspended Acoustic Ceiling Panel
SD	Slot Drain
SH	Soap Holder
SHR	Shower
SR	Shower Rose
SKY-#	Sky Light (#)
SPB	Suspended Plasterboard
TB	Toilet Brush
TR	Towel Rail
TRH	Toilet Roll Holder
UA	Unequal Angle
UB	Universal Beam
UC	Universal Column
V	Vent
VL	Vertical Louver
W	Window
W-HL	Window - High light
WL	Wall Light
WPM	Waterproof Membrane

HYDRAULIC

AG	Agricultural Drain
BG	Box Gutter
BSN	Basin
BT	Boundary Trap
BTH	Bath
CO	Cleanout
CS	Cleaners Sink
DP	Down Pipe
FE	Fire Extinguisher
FH	Fire Hydrant
FHR	Fire Hose Reel
GD	Grease Drain
GM	Gas Meter
GT	Grease Trap
HC	Hose Cock
HWU-#	Hot Water Unit (#)
HYD	Hydraulic
IO	Inspection Opening
MFD-#	Hydronic Heating Manifold (#)
O/F	Over Flow
OFG	Over Flow Gully
RWH-#	Rainwater Head (#)
RWO	Rainwater Outlet
RWT	Rainwater Tank
SD	Sewer Drain
SNK	Sink
SP	Spreader
SW	Storm Water
SWD	Storm Water Drain
TB	Laundry Tub
TD	Trench Drain
VP	Vent Pipe
WC	Toilet
WS	Waste Stack
WTM	Water Meter

MATERIALS / FINISHES

AL	Aluminium
BIT	Bitumen
BBK	Bagged Brick
BK	Brick
BLK	Block
BP	Brick Pavers
CFC	Compressed Fibre Cement
CO	Copper
CONC	Concrete
CPT	Carpet
CR	Cement Render
CT	Cement Topping with Epoxy Sealer
DAR	Dressed All Round
FBK	Face Brick
FC	Fibre Cement Sheetting Product
FG	Fixed Glass
FGR	Fibre Glass Roofing
G	Glass
GALV	Galvanised
GRF	Granolithic Finish
GRT	Granolithic Topping / Epoxy Sealer
HWD	Hardwood
INSUL	Insulation
MR	Metal Roofing
MS	Mild Steel
OFC	Off Form Concrete
OG	Obscure Glass
P	Paint
PB	Plasterboard
PLY	Plywood
POL	Polished
PQY	Parquetry
RC	Reinforced Concrete (Type refer to spec)
RFT	Roof Tile
RT	Recycled Timber
RUB	Rubber
SB	Splashback
SCP	Satin Chrome Plate
SCR	Screed
SJ	Silicon Joint
SK	Skirting
SKT	Skirting Tile
SP	Set Plaster
SS	Stainless Steel
SSC	Stainless Steel Cable
SS 316	Stainless Steel (Grade)
SS CR	Stainless Steel Corrosion Resistant
ST	Stone
TC	Texture Coating
TIM	Timber
TLE	Tile
TLE-#	Tile Type # (Type refer to spec)
TMB	Termite Moisture Barrier
TRT	Terracotta Floor Tiles
TZ	Terrazzo
V	Vinyl
VT	Vinyl Tiles
WBC	Weatherboard Cladding
WRC	Western Red Cedar
WPM	Waterproof Membrane
WPB	Waterproof Plasterboard

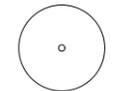
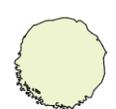
LANDSCAPE

GBE	Garden Bed Edge as specified
GB	Garden Bed
PP	Paving Permeable
PS	Paving Slab
PV	Pavers
TOW	Top of Wall

WALL TYPE

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

LANDSCAPE LEGEND

	TREE TO REMAIN
	TREE TO BE DEMOLISHED
	NEW TREE

LEVEL LEGEND

	EL	EXISTING LEVEL
	EL	DEMOLISHED LEVEL
	RL	RELATIVE LEVEL
	FL	FLOOR LEVEL

SITE SERVICES LEGEND

	HOSE COCK CONNECTED TO TOWN WATER
	HOSE COCK CONNECTED TO RAIN WATER
	GAS METER
	WATER METER
	ELECTRICAL METER
	PIT
	HOT WATER UNIT



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

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**DRAWING SCHEDULE-
LEGEND**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA00.02_A

BASIX REQUIREMENTS

SECONDARY DWELLING

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 44.78 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
<ul style="list-style-type: none"> the cold water tap that supplies each clothes washer in the development
<ul style="list-style-type: none"> at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Comfort Commitments
Simulation Method
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off
Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off
Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
<ul style="list-style-type: none"> at least 1 of the bedrooms / study; dedicated
<ul style="list-style-type: none"> at least 1 of the living / dining rooms; dedicated
<ul style="list-style-type: none"> the kitchen; dedicated

Energy Commitments
<ul style="list-style-type: none"> all bathrooms/toilets; dedicated
<ul style="list-style-type: none"> the laundry; dedicated
<ul style="list-style-type: none"> all hallways; dedicated
Natural lighting
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
Alternative energy
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

EX. HOUSE AND RUMPUS ROOM

Pool and Spa
Rainwater tank
The applicant must install a rainwater tank of at least 1082 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 172.26 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
Outdoor swimming pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 45 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).

Fixtures and systems
Hot water
The applicant must install the following hot water system in the development: gas instantaneous.
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction															
Insulation requirements															
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.															
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>concrete slab on ground floor.</td> <td>nil</td> <td></td> </tr> <tr> <td>suspended floor with open subfloor: concrete (R0.6).</td> <td>R0.9 (down) (or R1.50 including construction)</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>flat ceiling, flat roof: framed</td> <td>ceiling: R2.08 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil		suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)
Construction	Additional insulation required (R-value)	Other specifications													
concrete slab on ground floor.	nil														
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)														
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)														
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)													

Glazing requirements

Windows and glazed doors
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W0-01	S	1.69	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1-01	S	3.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1-02	S	3.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1-03	W	1.44	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
						U-value: 7.63, SHGC: 0.75)
D1-01	E	9.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1-02	N	20.16	3.59	3.6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1-03	W	6.51	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



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

NOT FOR CONSTRUCTION

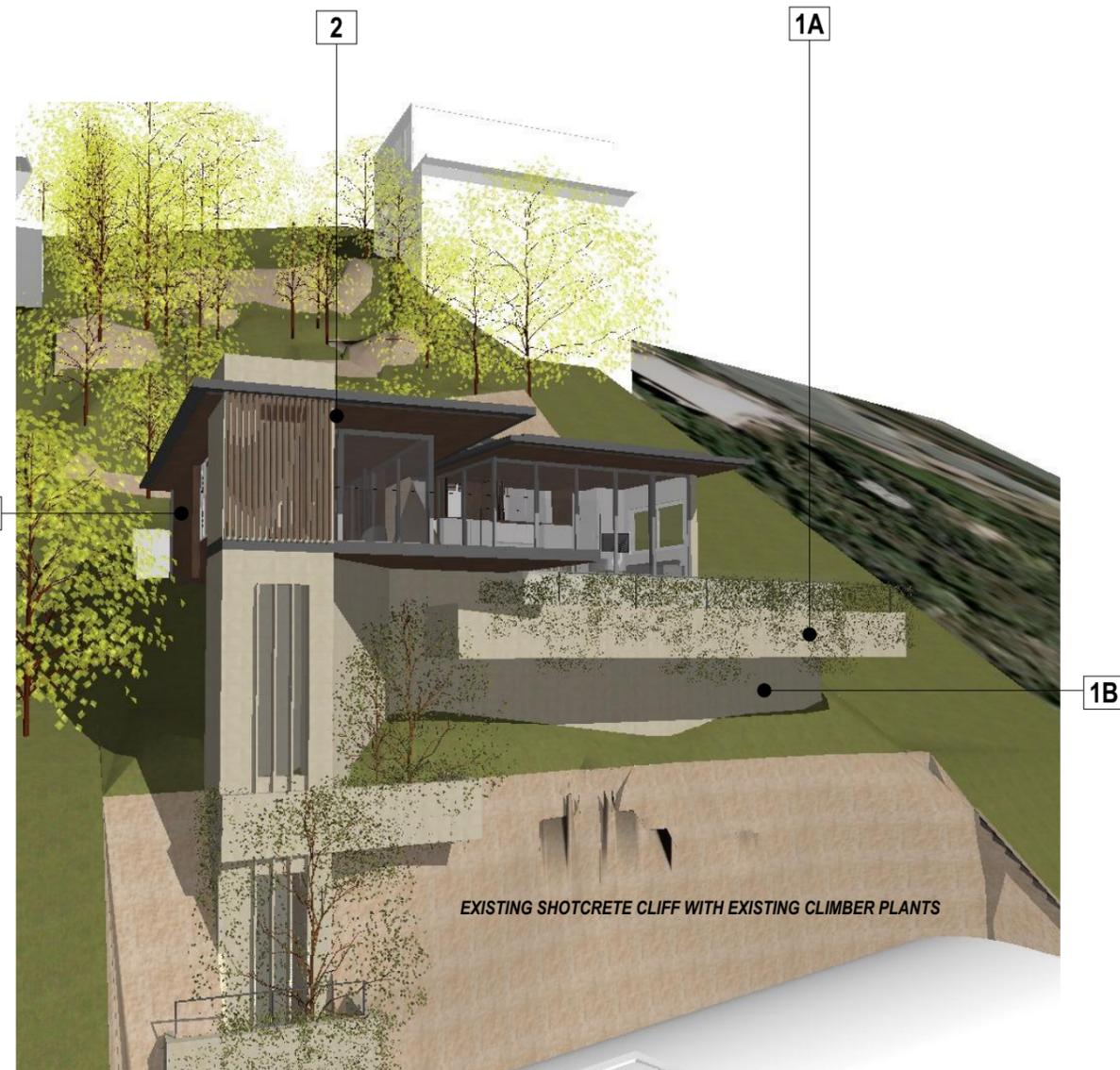
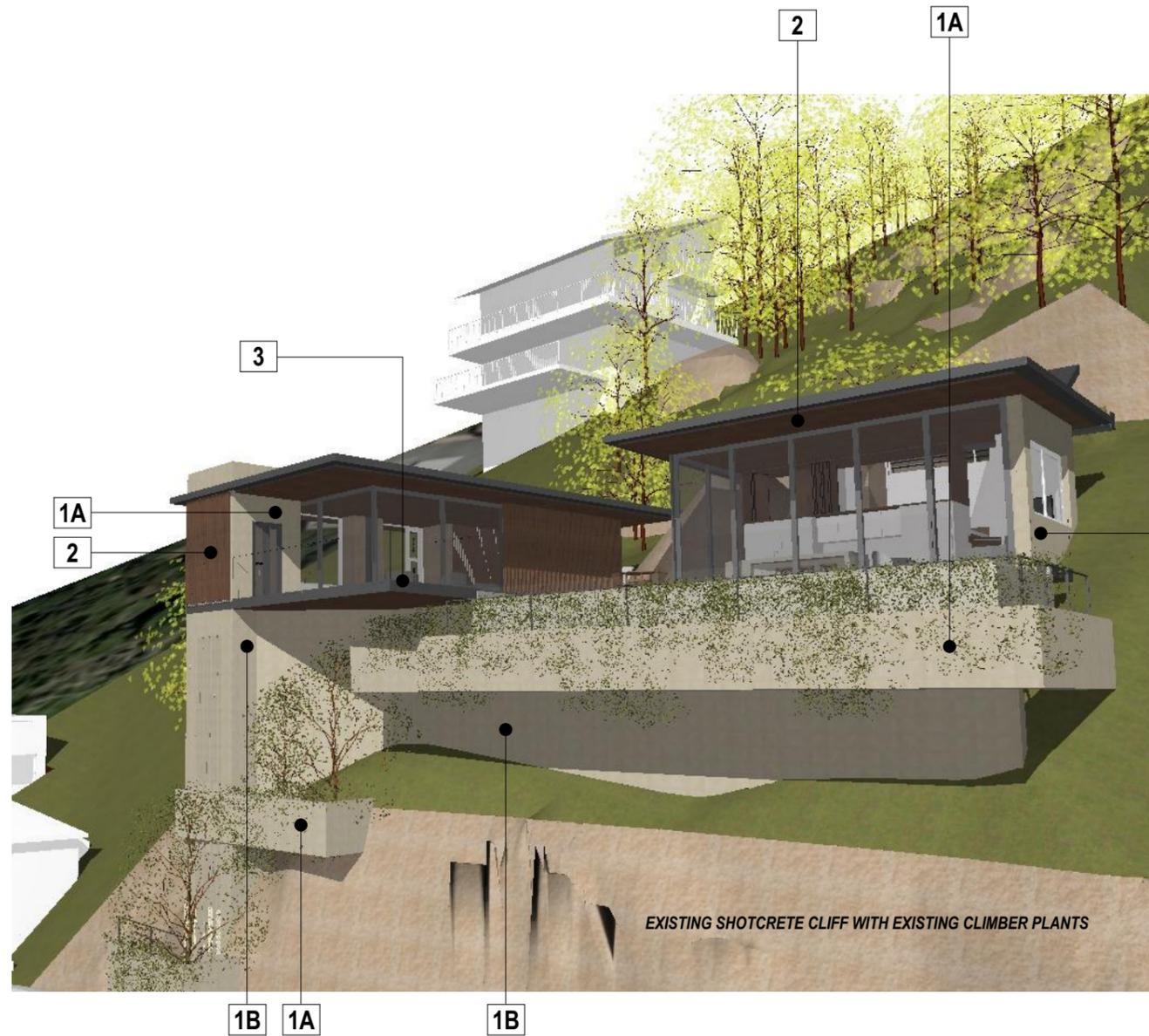
The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**DRAWING SCHEDULE-
BASIX REQUIREMENTS**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA00.03_A

S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln



COLOUR SCHEME

<p>1A</p> <p>SANDSTONE / SANDSTONE COLOUR TILES</p> <p>EXTERNAL WALL</p>	<p>1B</p> <p>SANDSTONE COLOUR PAINTED WALL</p> <p>EXTERNAL WALL</p>	<p>2</p> <p>TIMBER (MID TONE)</p> <p>EAVE / CEILING / TIMBER HIGHLIGHT ELEMENTS</p>	<p>3</p> <p>CONCRETE COLOUR</p> <p>OUTDOOR FLOOR FINISH</p>	<p>4</p> <p>DARK COLOUR METAL ROOF (TRAY WIDTH 150-320mm WIDE)</p> <p>ROOF</p>

COMPLIANCE WITH DCP D12.3 (BUILDING COLOURS AND MATERIALS):

- THE PROPOSED COLOUR SCHEME IS TO BE IN LINE WITH THE EXISTING HOUSE
- EARTHY TONES TO ALL EXTERNAL WALLS TO MATCH THE EXISTING ROCK
- MIDTONE TIMBER TO CEILING TO PICK UP SURROUNDING TREES



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

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

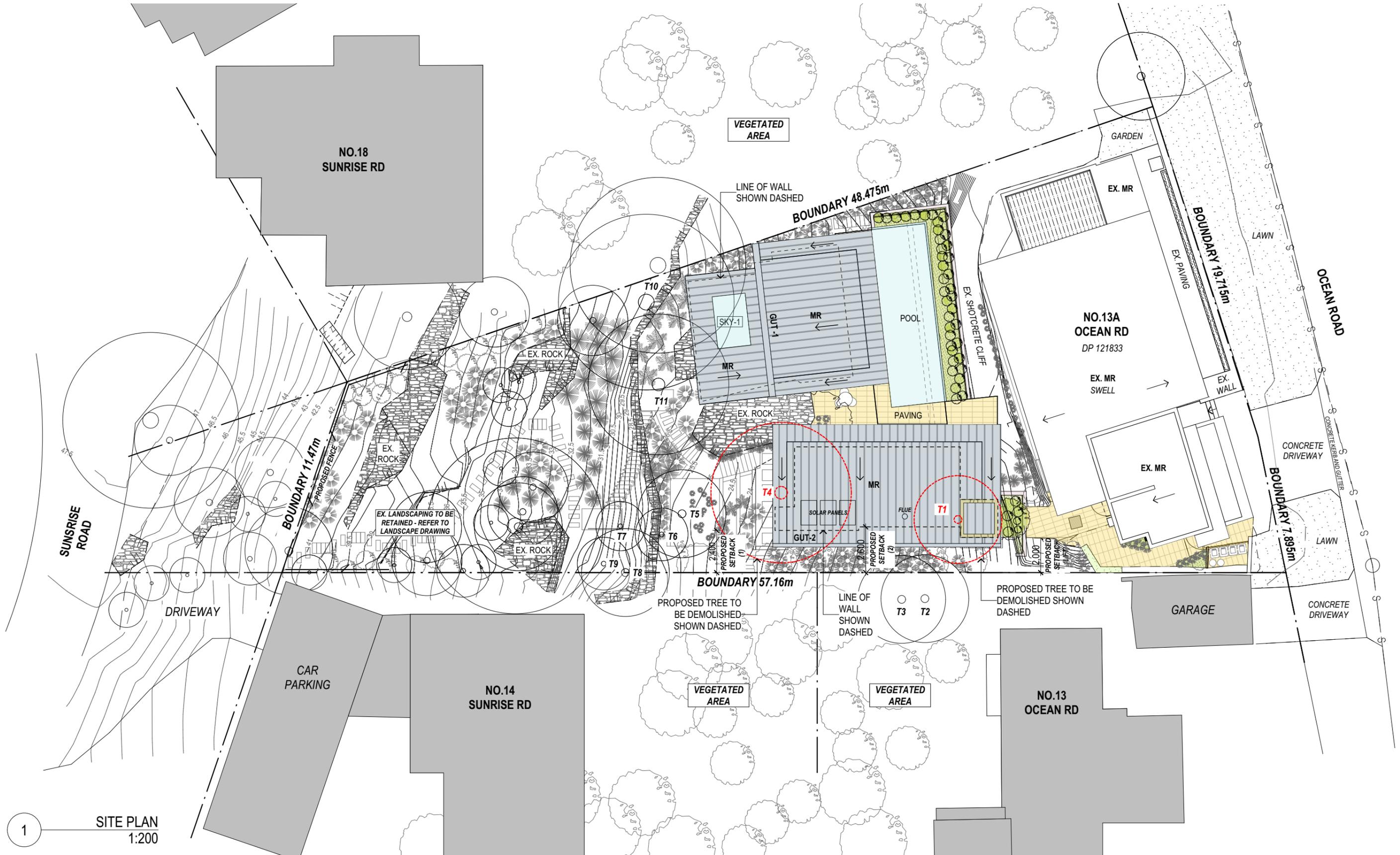
Project Name
MATTHEWS RESIDENCE
 Address
13A OCEAN ROAD PALM BEACH NSW

Drawing Name:
DRAWING SCHEDULE- COLOUR SCHEME
 Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA00.04_A

NOTE :
PLANTS SHOWN ARE DIAGRAMMATIC ONLY. SPECIES OF PLANTS - REFER TO LANDSCAPE PLAN

BUILDING CODE OF AUSTRALIA
 WORKS HAVE BEEN DESIGNED WITH THE UNDERSTANDING THAT THEY SHALL BE ABLE TO COMPLY WITH BUILDING CODE OF AUSTRALIA. THESE DRAWINGS, HOWEVER, SHALL NOT BE USED FOR CONSTRUCTION. FURTHER VERIFICATION OF BCA COMPLIANCE SHALL BE UNDERTAKEN DURING PREPARATION OF THE CONSTRUCTION CERTIFICATE.



1 SITE PLAN
 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

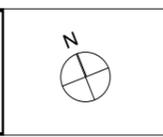
NOT FOR CONSTRUCTION

0 1 2 3

S:\01 Projects\141408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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



Drawing Name:
**SITE PLAN-
 SITE PLAN**
 Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA01.01_A

		CONTROL	EXISTING	PROPOSED
A	Site Area	986 m ²		
B	Landscaped Area (C1+C2+D)	591.6 m ² 60% MIN	779.43 m ²	576.08 m ²
C1	Permitted impervious area on the landscaped proportion of the site (as per control "clause D12.10 Landscaped Area")*	59.16 m ² 6% MAX	59.13 m ²	59.13 m ²
C2	Impervious area less than 1m wide		13.76 m ²	13.76 m ²
D	Soft landscape after application of clause D12.10*	532.44 m ² 54% MIN	706.54 m ²	503.19 m ²
E	Footprint / Hard Surface Area (A-B)	394.40 m ² 40% MAX	206.44 m ²	409.64 m ²



- HARD SURFACE AREA
- LANDSCAPED AREA
- LANDSCAPED AREA - IMPERVIOUS AREA LESS THAN 1M WIDE
- LANDSCAPED AREA - UNROOFED PERGOLA, PAVED PRIVATE OPEN SPACE, PATIO, PATHWAY, UNCOVERED DECK NO HIGHER THAN 1M ABOVE GROUND (EXISTING)



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

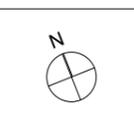
NOT FOR CONSTRUCTION

0 1 2 3

S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check and verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

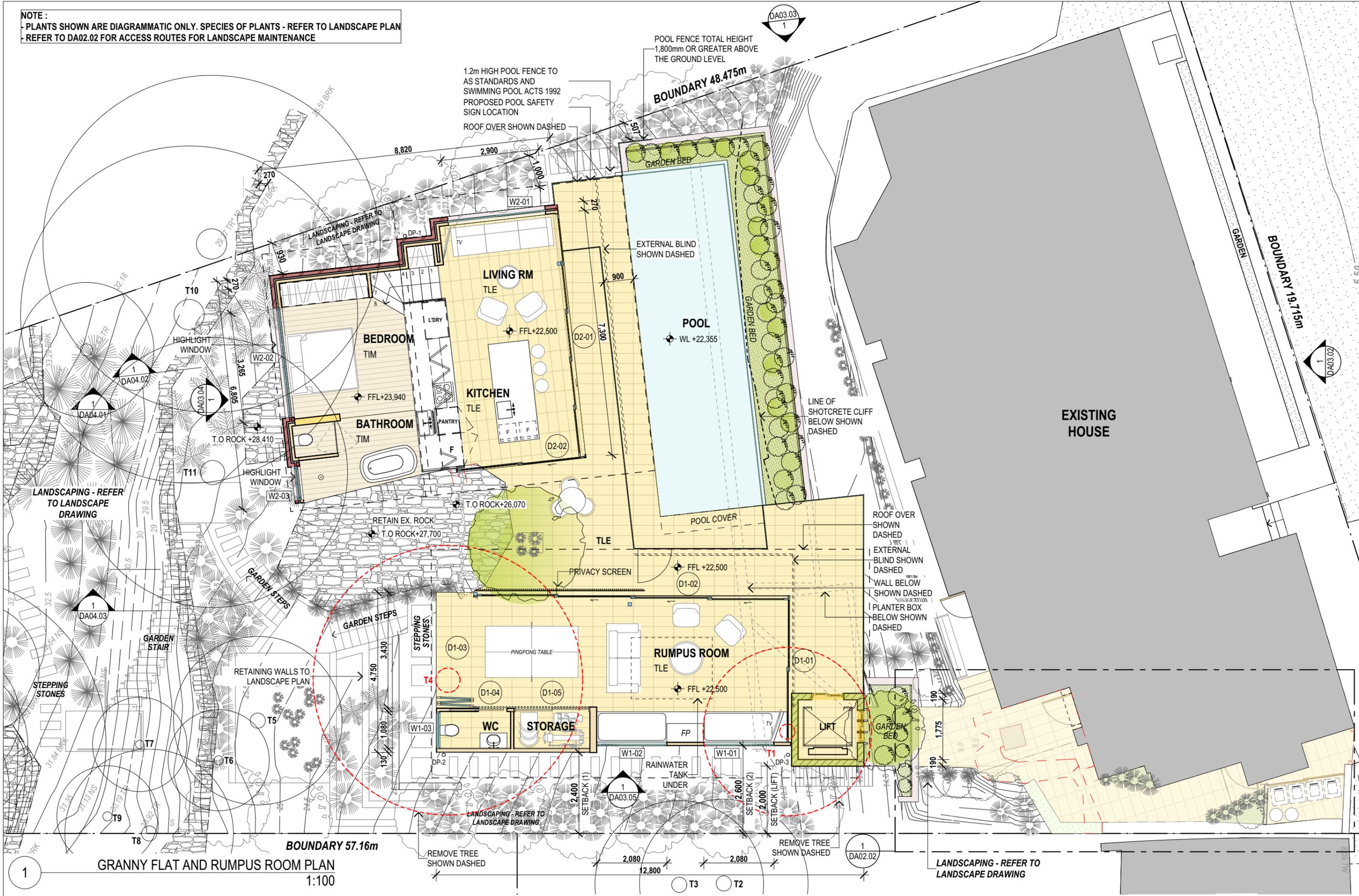
Project Name
MATTHEWS RESIDENCE
Address
13A OCEAN ROAD PALM BEACH NSW



Drawing Name:
**SITE PLAN-
LANDSCAPED AREA CALCULATION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA01.02_A

NOTE :
 - PLANTS SHOWN ARE DIAGRAMMATIC ONLY. SPECIES OF PLANTS - REFER TO LANDSCAPE PLAN
 - REFER TO DA02.02 FOR ACCESS ROUTES FOR LANDSCAPE MAINTENANCE



GRANNY FLAT AND RUMPUS ROOM PLAN
 1:100



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

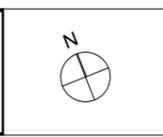
Rev	Description	Date
A	DA SUBMISSION	28.07.2016

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

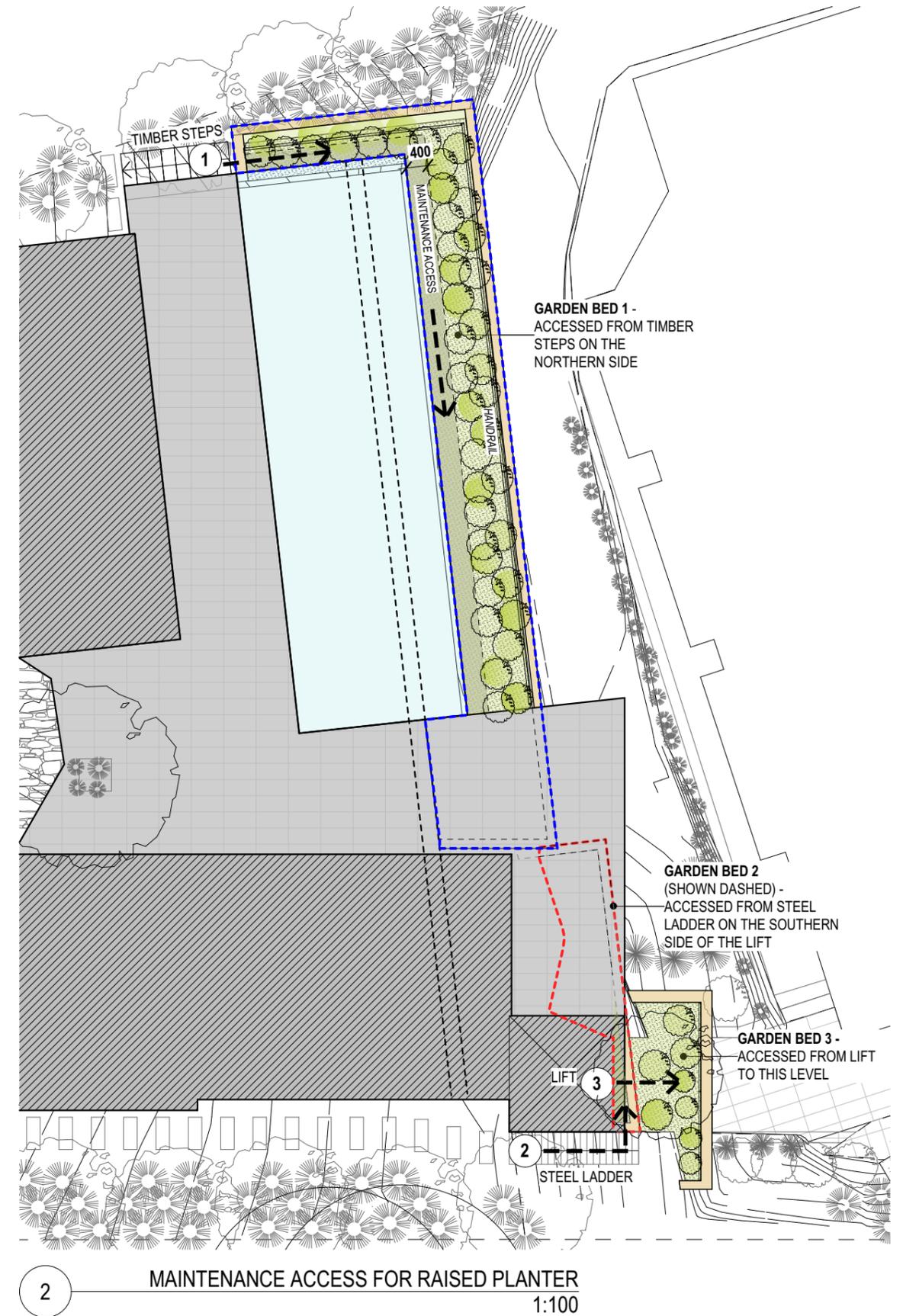
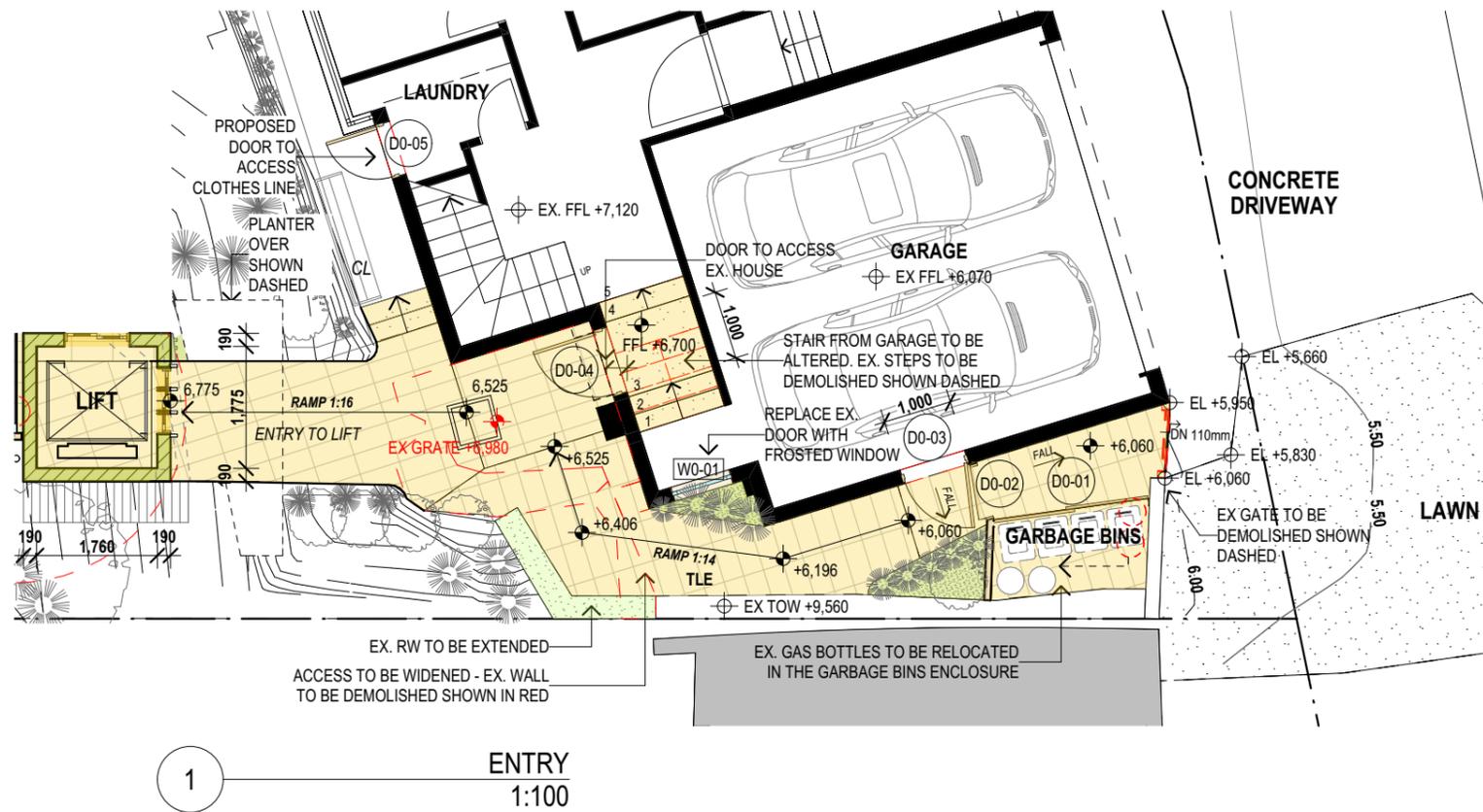
Project Name
MATTHEWS RESIDENCE
 Address
 13A OCEAN ROAD PALM BEACH NSW



Drawing Name:
FLOOR PLANS- GRANNY FLAT AND RUMPUS ROOM PLAN
 Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA02.01_A

NOTE :
PLANTS SHOWN ARE DIAGRAMMATIC ONLY. SPECIES OF PLANTS - REFER TO LANDSCAPE PLAN



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

Rev.	Description	Date
A	DA SUBMISSION	28.07.2016

NOT FOR CONSTRUCTION



S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

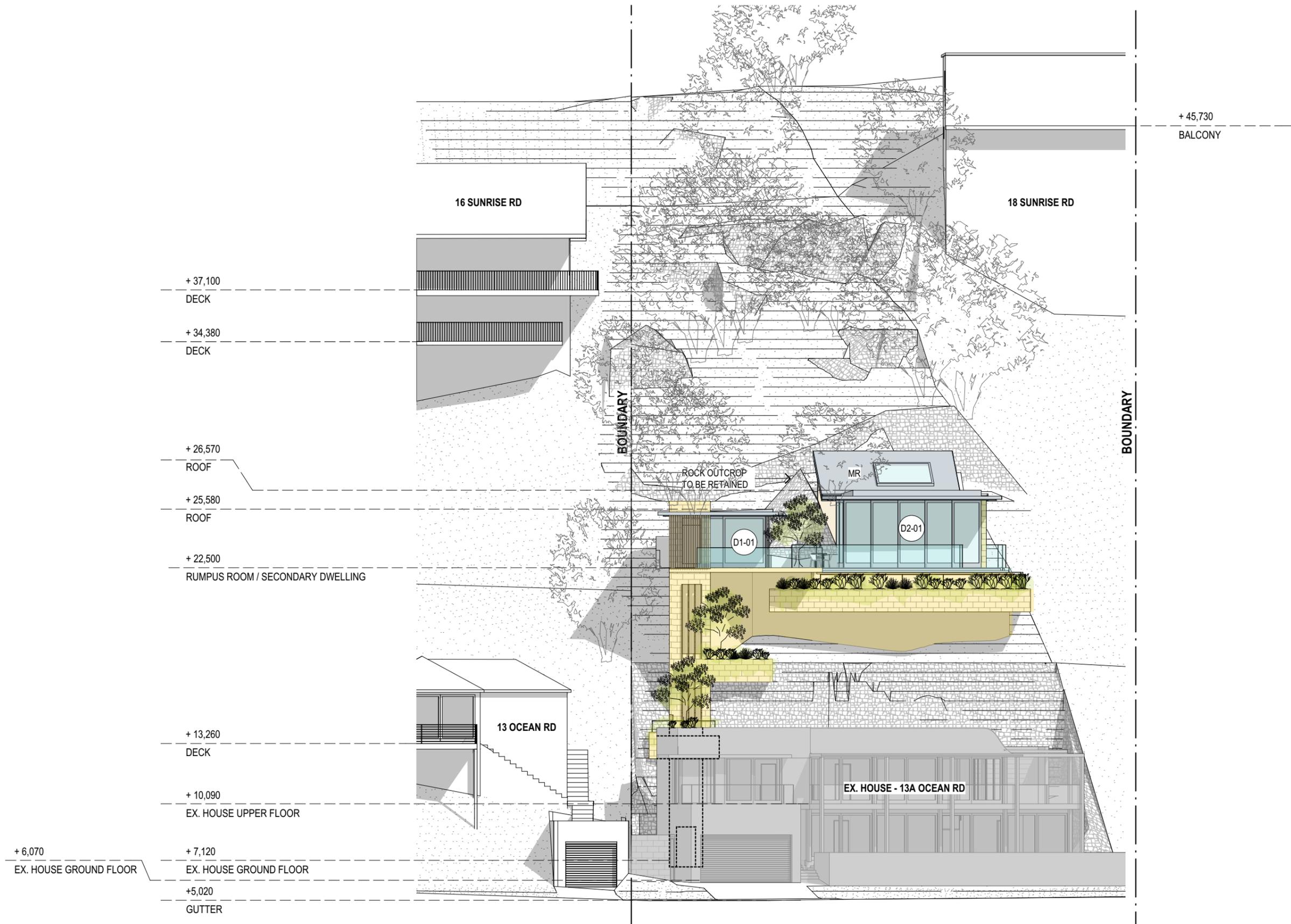
Project Name
MATTHEWS RESIDENCE
 Address
 13A OCEAN ROAD PALM BEACH NSW



Drawing Name:
**FLOOR PLANS-
 ENTRY PLAN AND MAINTENANCE ACCESS**
 Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA02.02_A

NOTE :
REFER TO COLOUR SCHEME DRAWING FOR MATERIALS AND FINISHES



1 STREET ELEVATION
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

NOT FOR CONSTRUCTION



S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

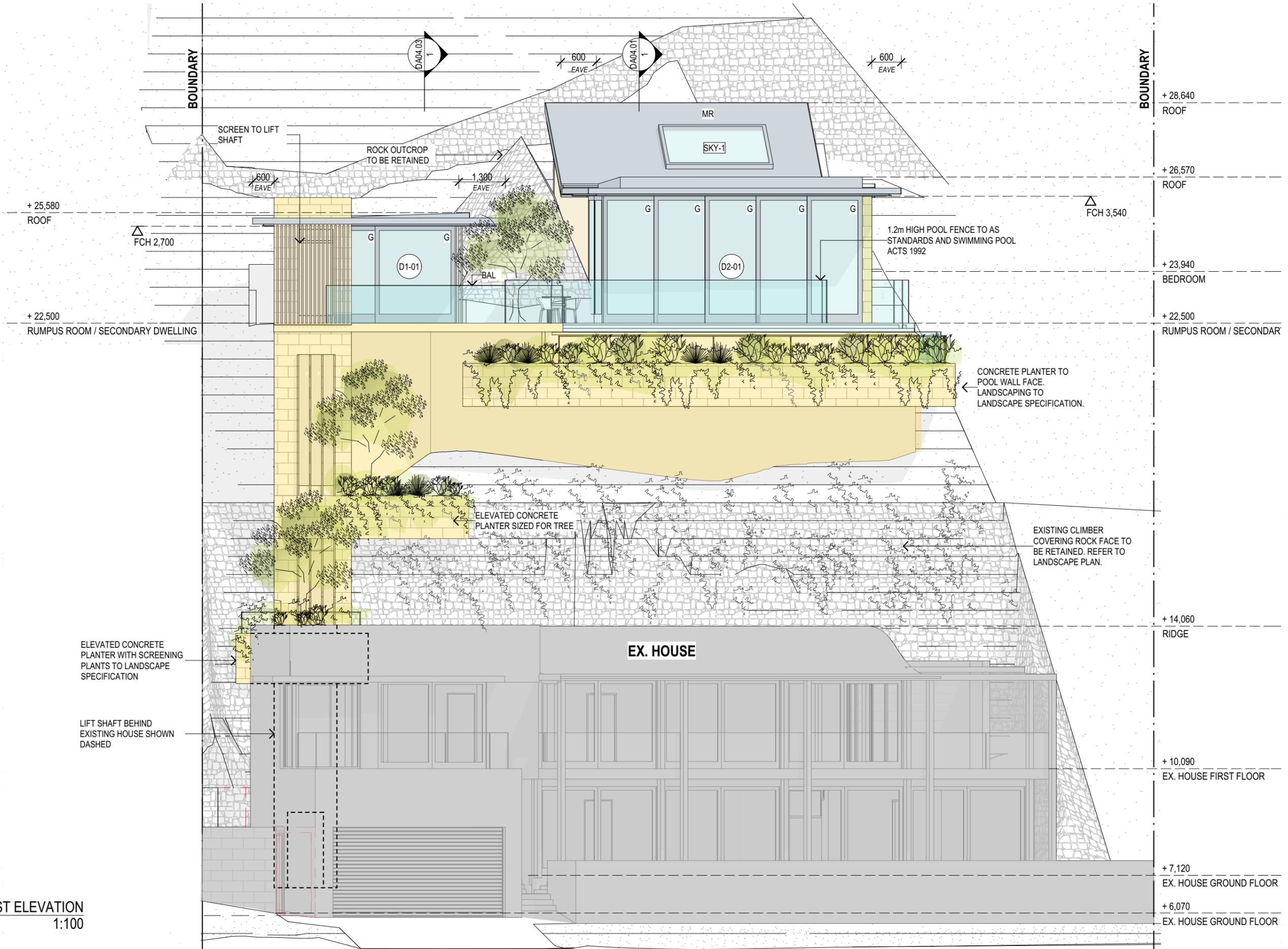
Project Name
MATTHEWS RESIDENCE
Address
13A OCEAN ROAD PALM BEACH NSW

Drawing Name:
**ELEVATIONS-
STREET ELEVATION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA03.01_A

BOUNDARY

BOUNDARY



+ 25,580
ROOF

+ 28,640
ROOF

+ 26,570
ROOF

+ 23,940
BEDROOM

+ 22,500
RUMPUS ROOM / SECONDARY DWELLING

+ 22,500
RUMPUS ROOM / SECONDAR

CONCRETE PLANTER TO
POOL WALL FACE.
LANDSCAPING TO
LANDSCAPE SPECIFICATION.

ELEVATED CONCRETE
PLANTER SIZED FOR TREE

EXISTING CLIMBER
COVERING ROCK FACE TO
BE RETAINED. REFER TO
LANDSCAPE PLAN.

+ 14,060
RIDGE

ELEVATED CONCRETE
PLANTER WITH SCREENING
PLANTS TO LANDSCAPE
SPECIFICATION

EX. HOUSE

LIFT SHAFT BEHIND
EXISTING HOUSE SHOWN
DASHED

+ 10,090
EX. HOUSE FIRST FLOOR

+ 7,120
EX. HOUSE GROUND FLOOR

+ 6,070
EX. HOUSE GROUND FLOOR

1 EAST ELEVATION
1:100



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

NOT FOR CONSTRUCTION



S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**ELEVATIONS-
EAST ELEVATION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA03.02_A

+ 28,640
ROOF

+ 26,570
ROOF

+ 25,580
ROOF

+ 22,500
RUMPUS ROOM / SECONDARY DWELLING

△
FCH 3,540

△
FCH 2,700

← RUMPUS ROOM BEYOND →

1.2m HIGH POOL FENCE TO AS STANDARDS
AND SWIMMING POOL ACTS 1992

PRIVACY SCREEN BETWEEN
RUMPUS ROOM AND SECONDARY
DWELLING

30°

W2-01

D1-02

BAL

LIFT
(BEYOND)

LANDSCAPING TO
SCREEN POOL WALL
AND LIFT SHAFT

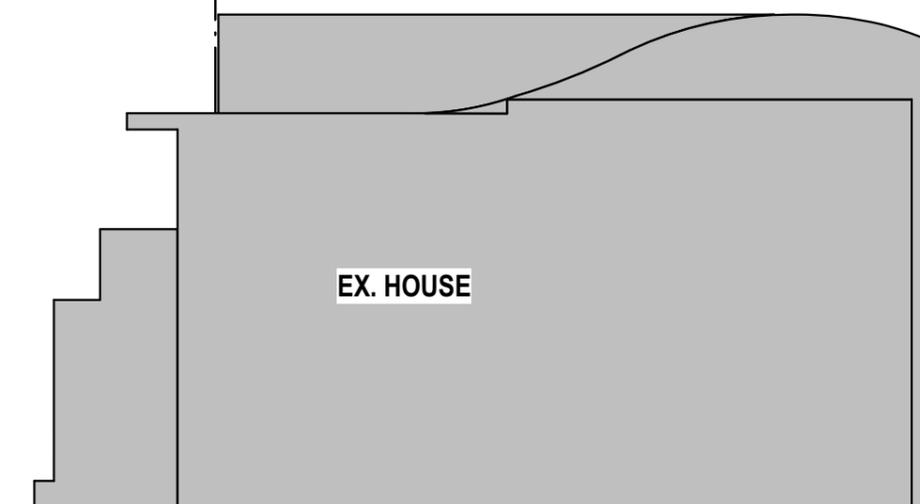
1,800mm MIN

OVERALL POOL FENCE
HEIGHT AROUND
PLANTER BED WALL

← SECONDARY DWELLING →

CONCRETE PLANTER TO POOL
WALL FACE. LANDSCAPING TO
LANDSCAPE SPECIFICATION.

LINE OF SWIMMING POOL
SHOWN DASHED



EX. HOUSE

+ 7,120
EX. HOUSE

1 NORTH ELEVATION
1:100



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

NOT FOR CONSTRUCTION

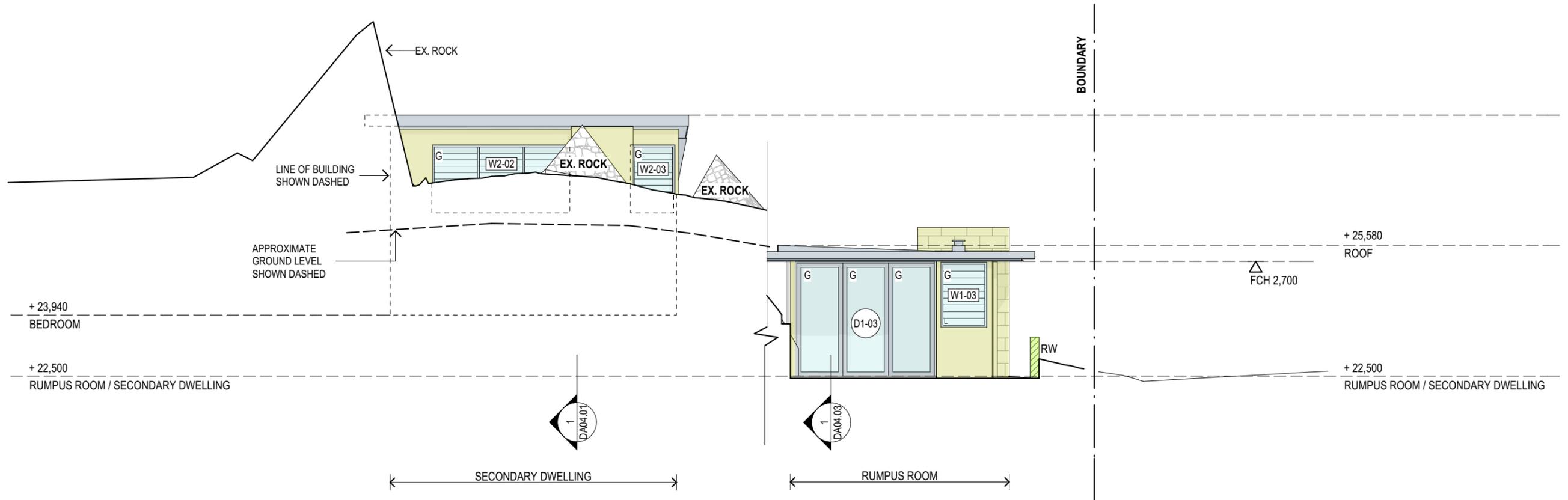
S:\01 Projects\14\1408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**ELEVATIONS-
NORTH ELEVATION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA03.03_A



1 WEST ELEVATION
1:100



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

NOT FOR CONSTRUCTION



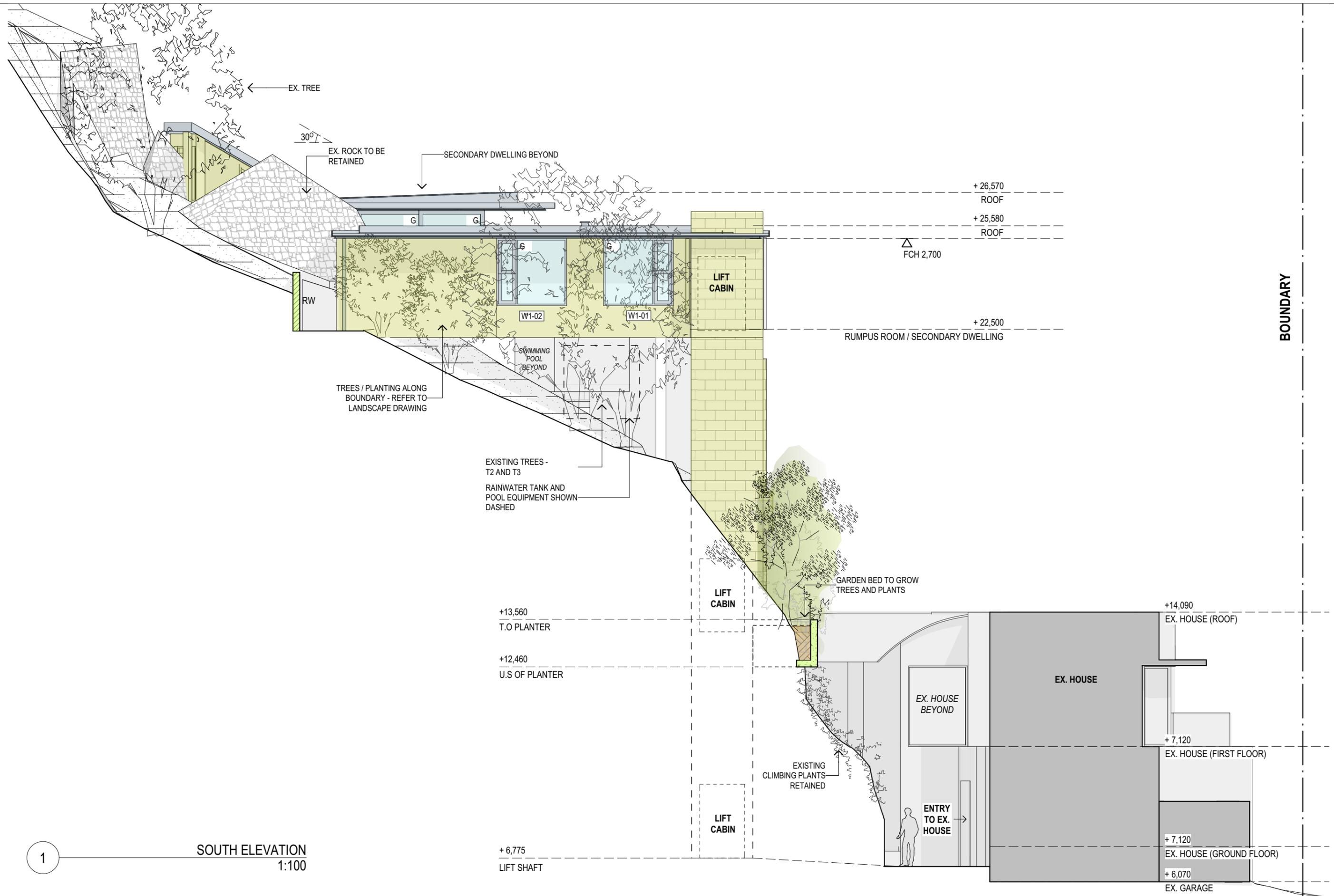
S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**ELEVATIONS-
WEST ELEVATION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA03.04_A



1

SOUTH ELEVATION
1:100



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

NOT FOR CONSTRUCTION

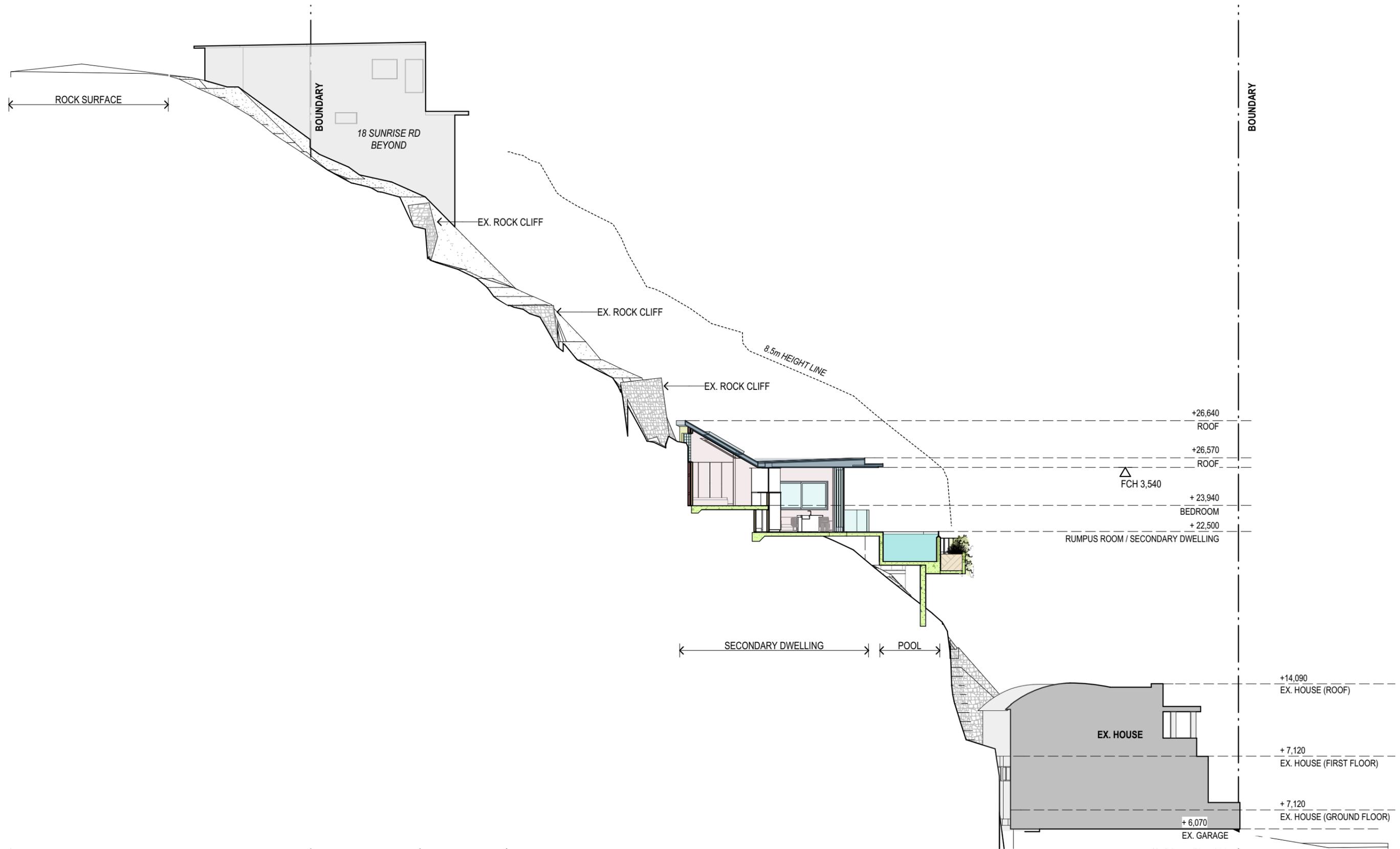
S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**ELEVATIONS-
SOUTH ELEVATION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA03.05_A



1 SITE SECTION
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

NOT FOR CONSTRUCTION

0 1 2 3

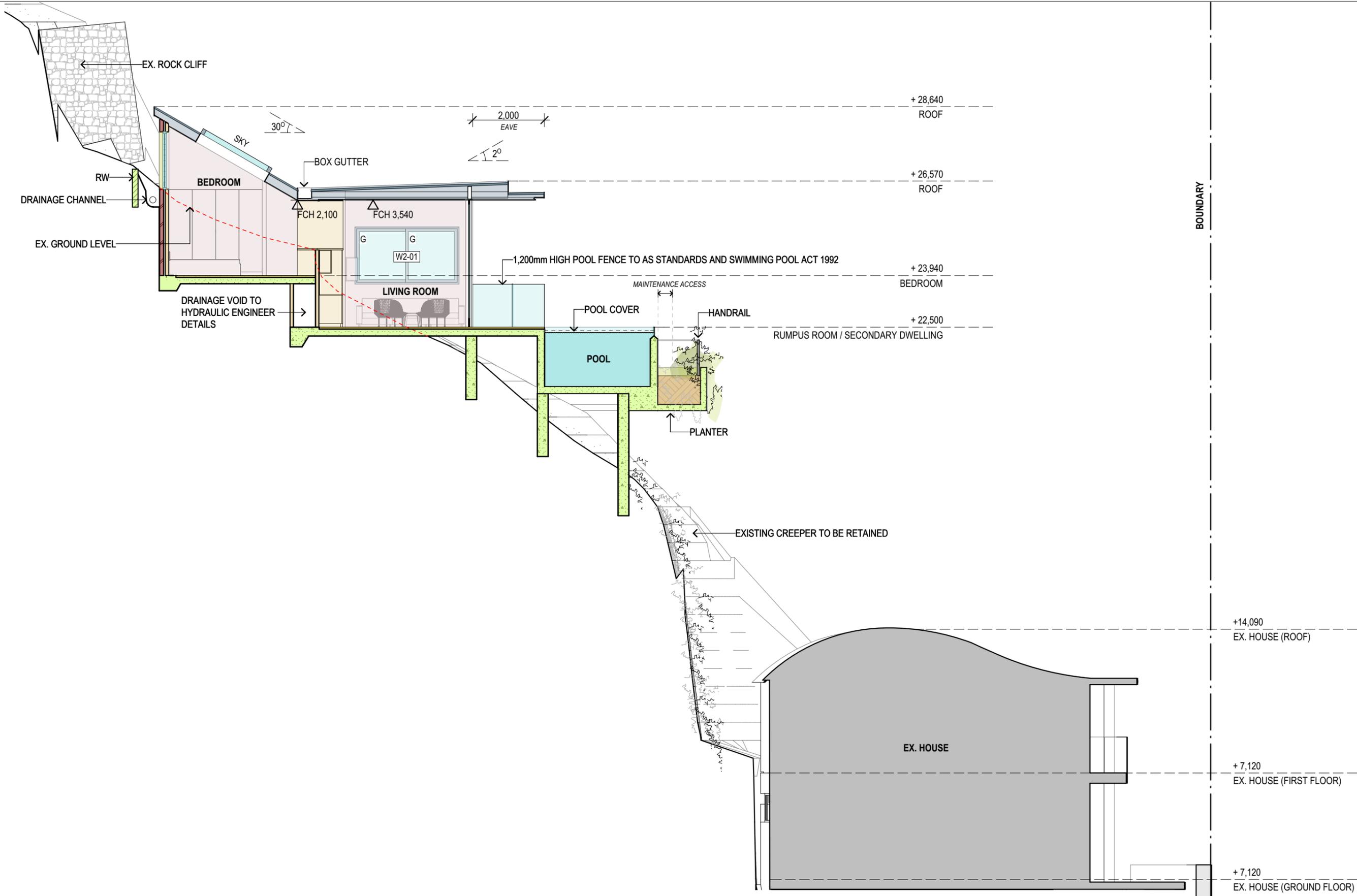
S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**SECTIONS-
SECTION A 1:200**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA04.01_A



1 SECONDARY DWELLING SECTION
1:100



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

NOT FOR CONSTRUCTION

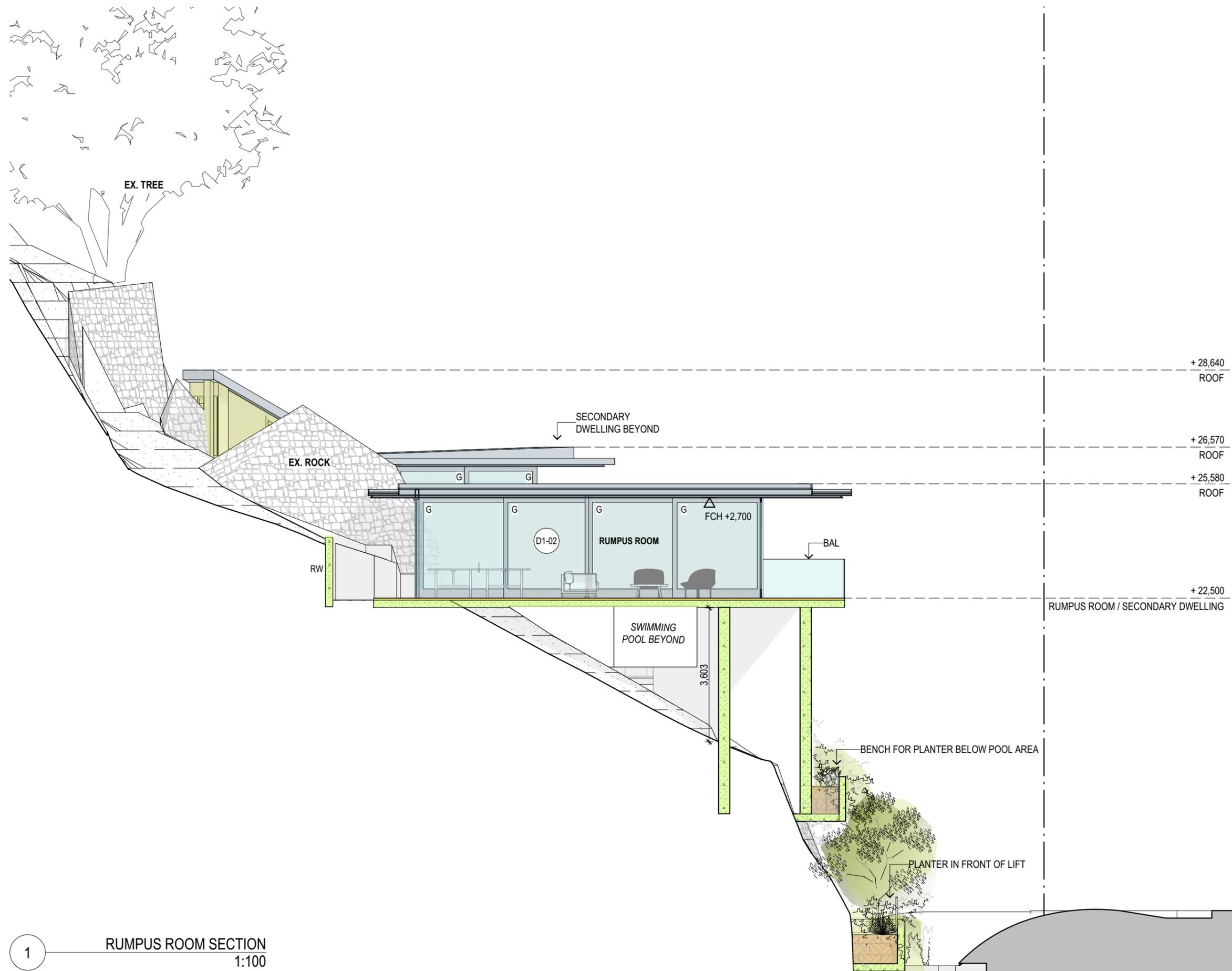
S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**SECTIONS-
SECONDARY DWELLING SECTION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA04.02_A



1 RUMPUS ROOM SECTION
1:100



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

NOT FOR CONSTRUCTION

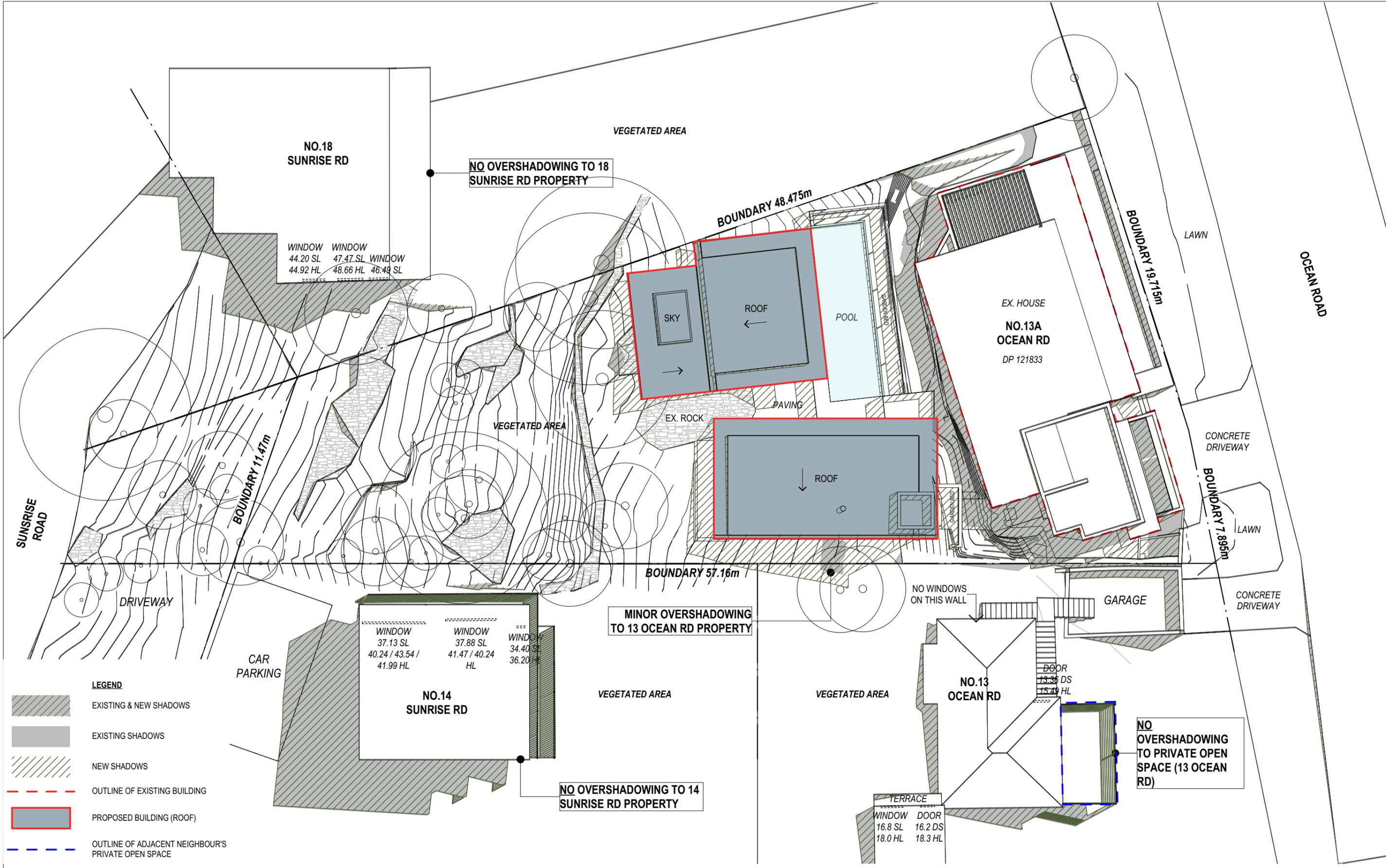
S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**SECTIONS-
RUMPUS ROOM SECTION**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA04.03_A



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

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	

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 - 9AM
1:200

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

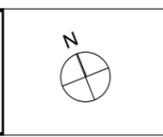
Rev	Description	Date
A	DA SUBMISSION	28.07.2016

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

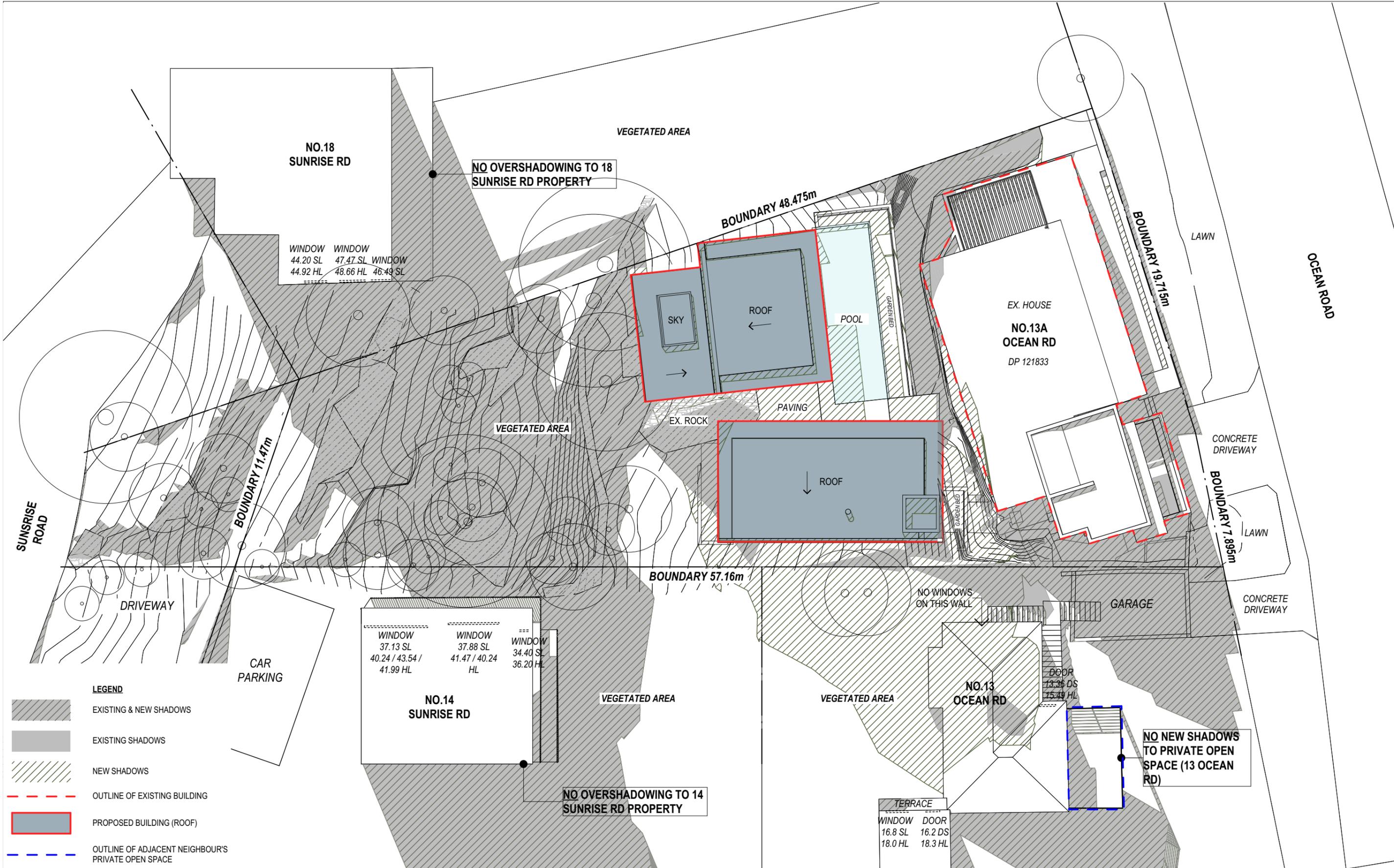
The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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: 1408	Drawing #: Rev: DA06.01_A



NO.18
SUNRISE RD

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

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

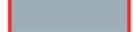
WINDOW	DOOR
16.8 SL	16.2 DS
18.0 HL	18.3 HL

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

NO OVERSHADOWING TO 14
SUNRISE RD PROPERTY

NO OVERSHADOWING TO 18
SUNRISE RD PROPERTY

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



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

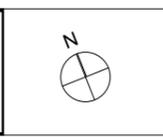
NOT FOR CONSTRUCTION



S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

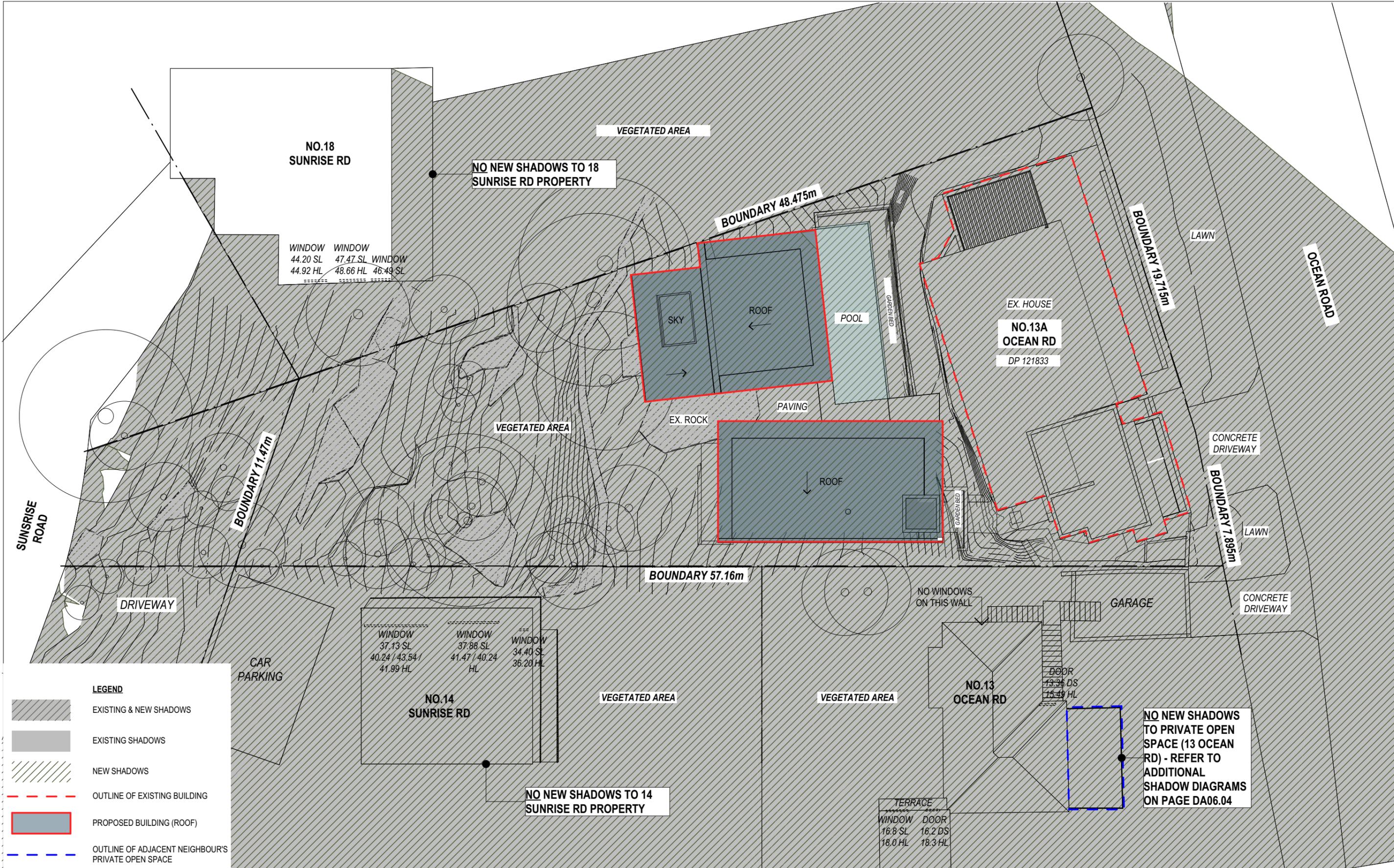
The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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: 1408	Drawing #: DA06.02_A



**NO.18
SUNRISE RD**

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

**NO.14
SUNRISE RD**

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

TERRACE

WINDOW	DOOR
16.8 SL	16.2 DS
18.0 HL	18.3 HL

**EX. HOUSE
NO.13A
OCEAN RD
DP 121833**

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

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



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

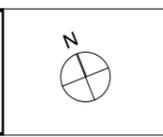
Rev.	Description	Date
A	DA SUBMISSION	28.07.2016

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

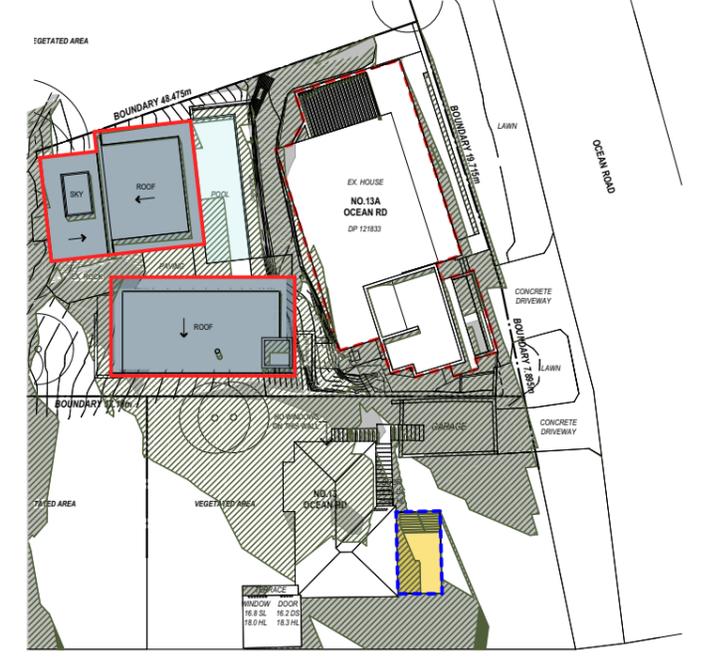
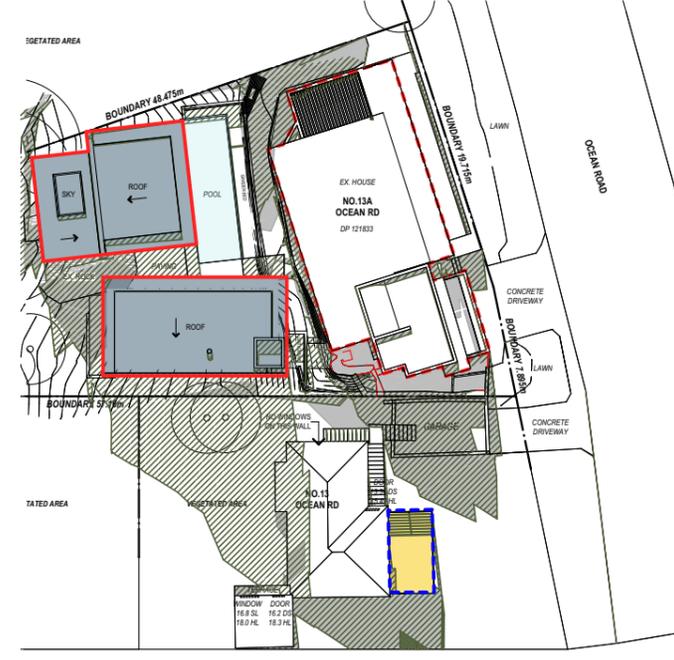
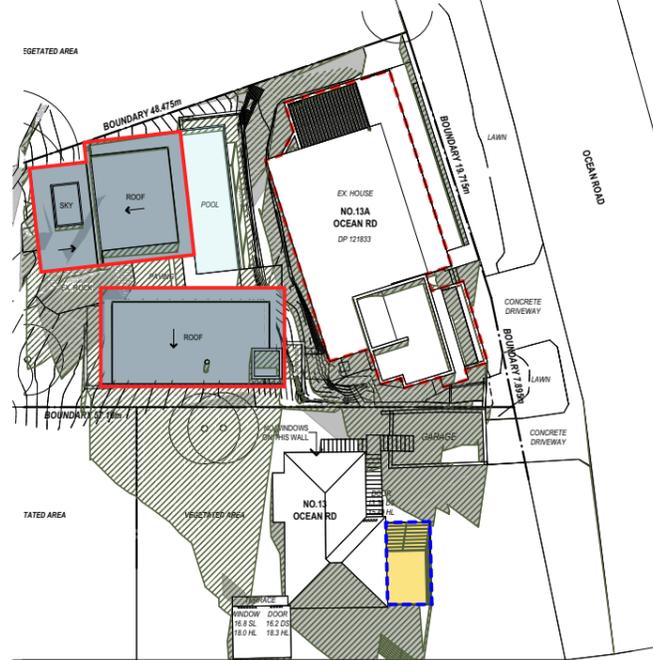
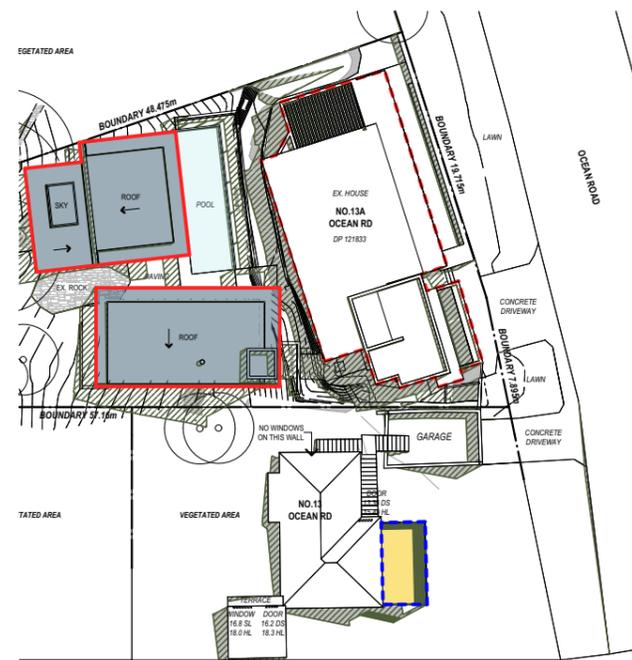
Project Name
MATTHEWS RESIDENCE
Address
13A OCEAN ROAD PALM BEACH NSW



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

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA06.03_A

ADDITIONAL SHADOW DIAGRAMS (13 OCEAN RD)

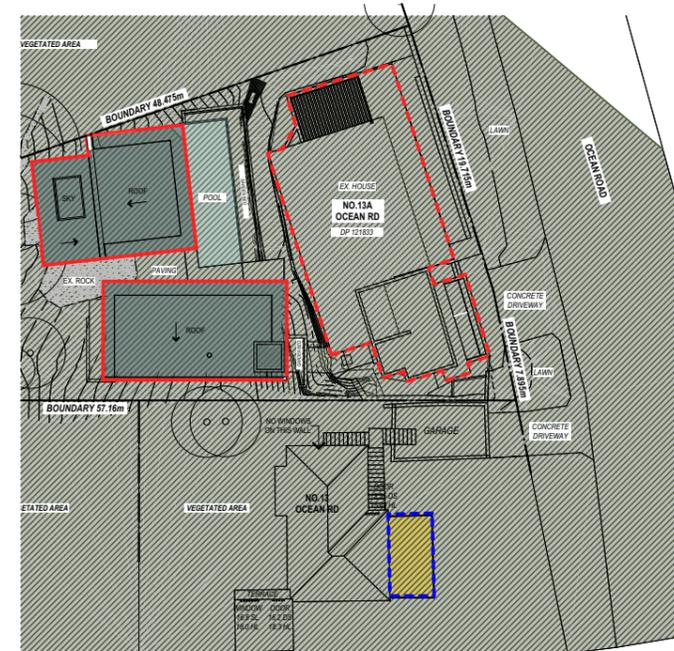
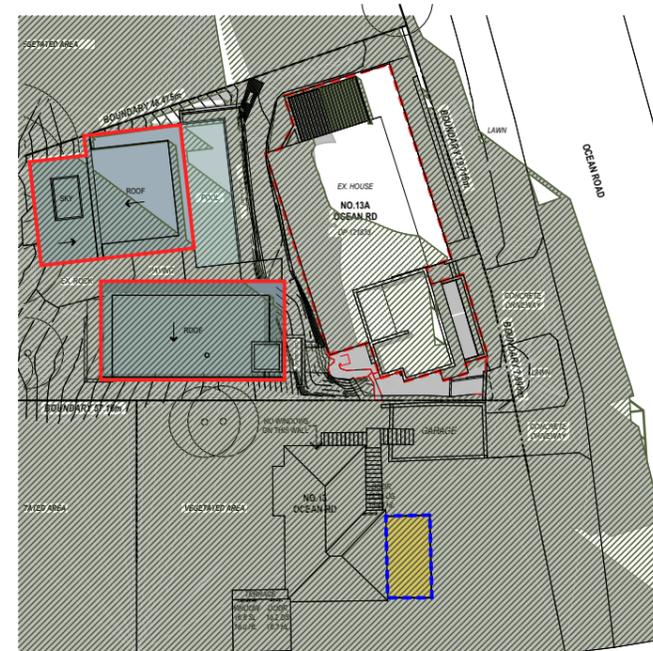
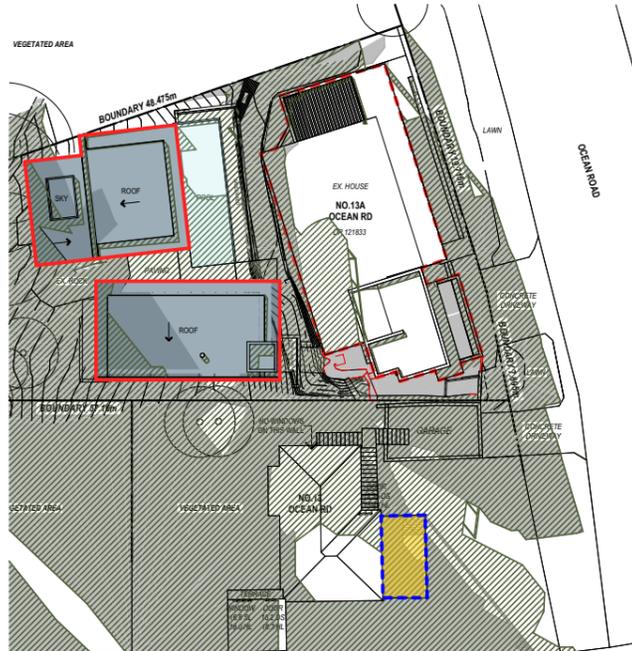


1 PROPOSED 21 JUNE - 9AM
1:500

2 PROPOSED 21 JUNE - 10AM
1:500

3 PROPOSED 21 JUNE - 11AM
1:500

4 PROPOSED 21 JUNE - 12PM
1:500

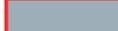


1 PROPOSED 21 JUNE - 1PM
1:500

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



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

NOT FOR CONSTRUCTION

0 1 2 3 4 5 6

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

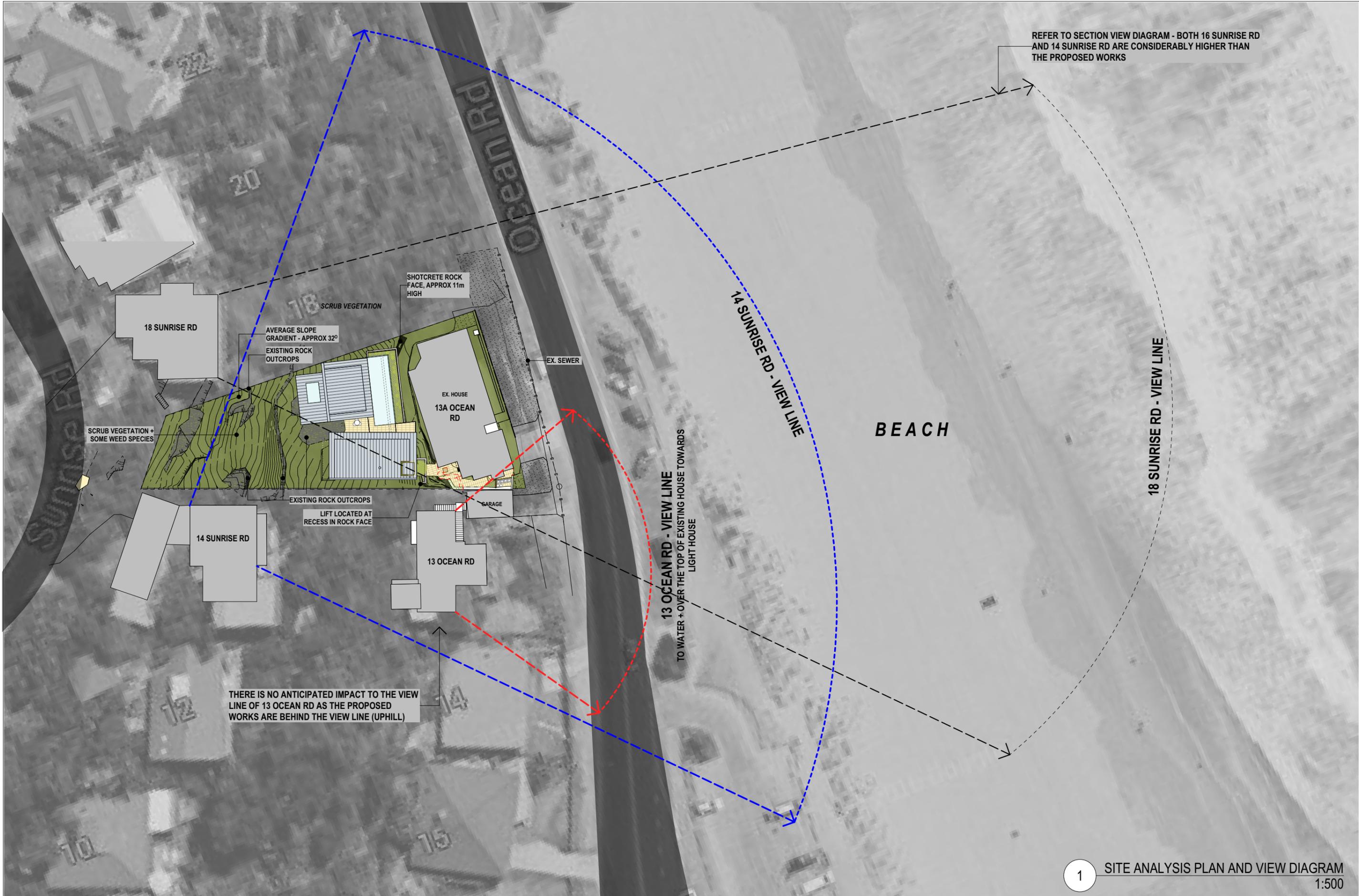
The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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



Drawing Name:
SHADOW DIAGRAM - SHADOW DIAGRAM - 13 OCEAN RD
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: DA06.04_A



1 SITE ANALYSIS PLAN AND VIEW DIAGRAM
1:500



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

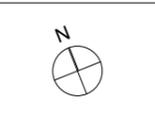
NOT FOR CONSTRUCTION

0 1 2 3 4 5 6

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

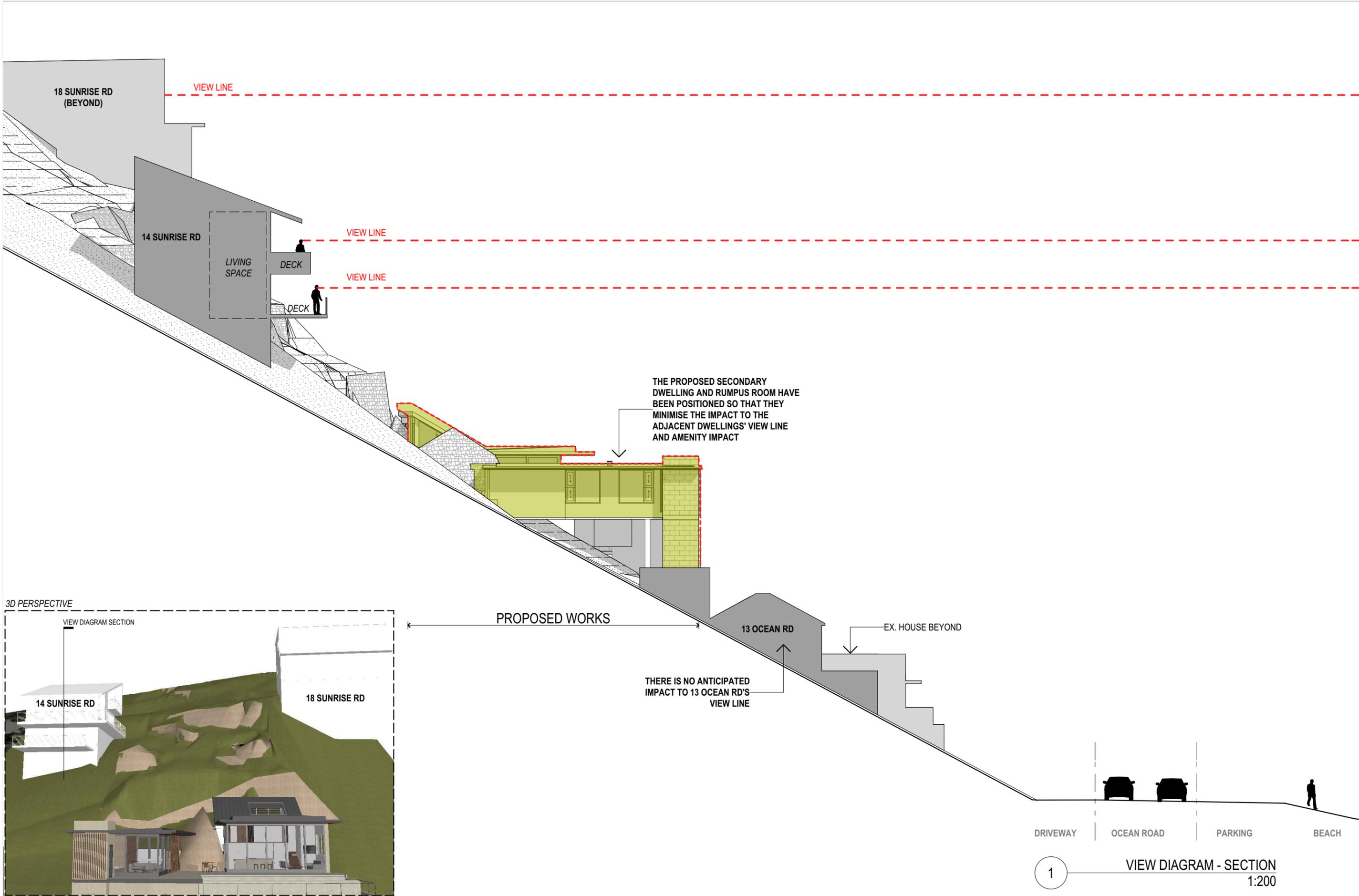
The builder shall check and verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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



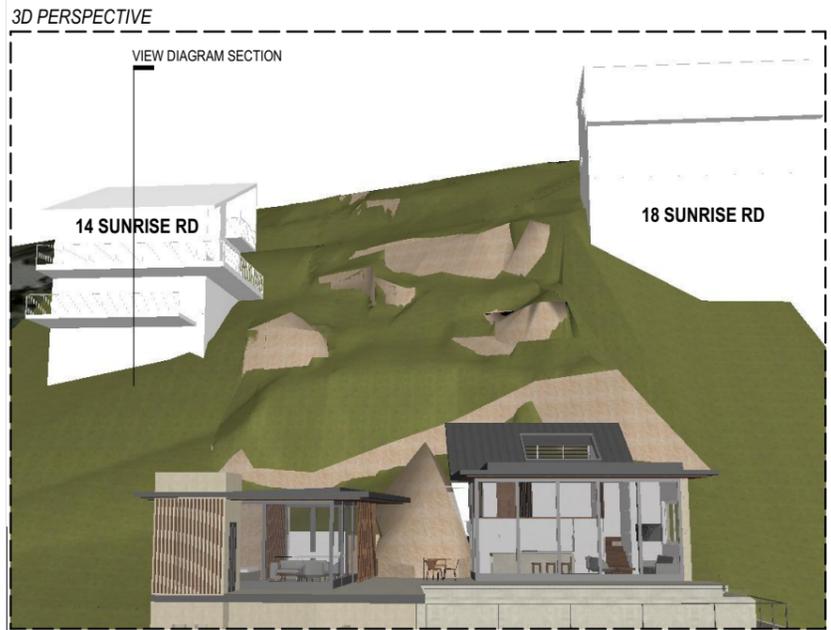
Drawing Name:
**DIAGRAMS-
SITE ANALYSIS PLAN + VIEW DIAGRAM (PLAN)**
Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA05.01_A



THE PROPOSED SECONDARY DWELLING AND RUMPUS ROOM HAVE BEEN POSITIONED SO THAT THEY MINIMISE THE IMPACT TO THE ADJACENT DWELLINGS' VIEW LINE AND AMENITY IMPACT

THERE IS NO ANTICIPATED IMPACT TO 13 OCEAN RD'S VIEW LINE



DRIVEWAY | OCEAN ROAD | PARKING | BEACH

1 VIEW DIAGRAM - SECTION 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

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\ID_design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check & verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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

Drawing Name:
**DIAGRAMS-
 VIEW DIAGRAM (SECTION)**
 Drawing Status:
DEVELOPMENT APPLICATION

Paper Size: A3	Date Printed: 28.07.2016
Drawn By: CS	Checked By: MM
Project No: 1408	Drawing #: Rev: DA05.02_A



1 EX. GROUND FLOOR PLAN
1:100

2 EX. FIRST FLOOR PLAN
1:100



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

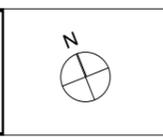
Rev.	Description	Date
A	DA SUBMISSION	28.07.2016

NOT FOR CONSTRUCTION

S:\01 Projects\1411408_Matthews 2 Palm beach\design\1408_Matthews Palm Beach_DA RevA_28.07.2016.pln

The builder shall check and verify all dimensions & verify all errors and omissions to the Architect. Contractor to report discrepancies immediately. This drawing is to be used in conjunction with all relevant contracts. Do not scale off the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction. This drawing is copyright and may not be used without written consent from the Architect.

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: DA05.03_A