

# 15 OCEAN ROAD, PALM BEACH, NSW 2108

## NEW RESIDENTIAL DWELLING

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Nominated Architect:

Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	PRESENTATION	31.05.2023
B	DRAFT DEVELOPMENT APPLICATION	13.06.2023
C	DRAFT DEVELOPMENT APPLICATION	28.07.2023
D	DRAFT DEVELOPMENT APPLICATION	30.08.2023
E	DEVELOPMENT APPLICATION	29.09.2023

PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

COVER SHEET

DATE 29.09.2023

ISSUE E - DEVELOPMENT APPLICATION

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A1000



Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 76 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 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 158 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"><li>the cold water tap that supplies each clothes washer in the development</li><li>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.)</li><li>a tap that is located within 10 metres of the swimming pool in the development</li></ul>		✔	✔
		✔	✔
		✔	✔
		✔	✔
Swimming pool			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 39 kilolitres.	✔	✔	
The swimming pool must be outdoors.	✔	✔	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✔	✔	✔


Floor and wall construction	Area
floor - concrete slab on ground	99.0 square metres
floor - suspended floor/open subfloor	31.0 square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling 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 cooling system, or a system with a higher energy rating, in at least 1 bedroom: 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 3.5 - 4.0		✔	✔
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 3.5 - 4.0		✔	✔
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 switch on/off  Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off  Laundry: individual fan, ducted to façade or roof. Operation control: manual switch on/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"><li>at least 7 of the bedrooms / study; dedicated</li><li>at least 5 of the living / dining rooms; dedicated</li><li>the kitchen; dedicated</li></ul>		✔ ✔ ✔	✔ ✔ ✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"><li>all bathrooms/toilets; dedicated</li><li>the laundry; dedicated</li><li>all hallways; dedicated</li></ul>		✔ ✔ ✔	✔ ✔ ✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 3 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 an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

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Nominated Architect:  
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PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

BASIX COMMITMENTS

DATE: 29.09.2023

ISSUE: E - DEVELOPMENT APPLICATION

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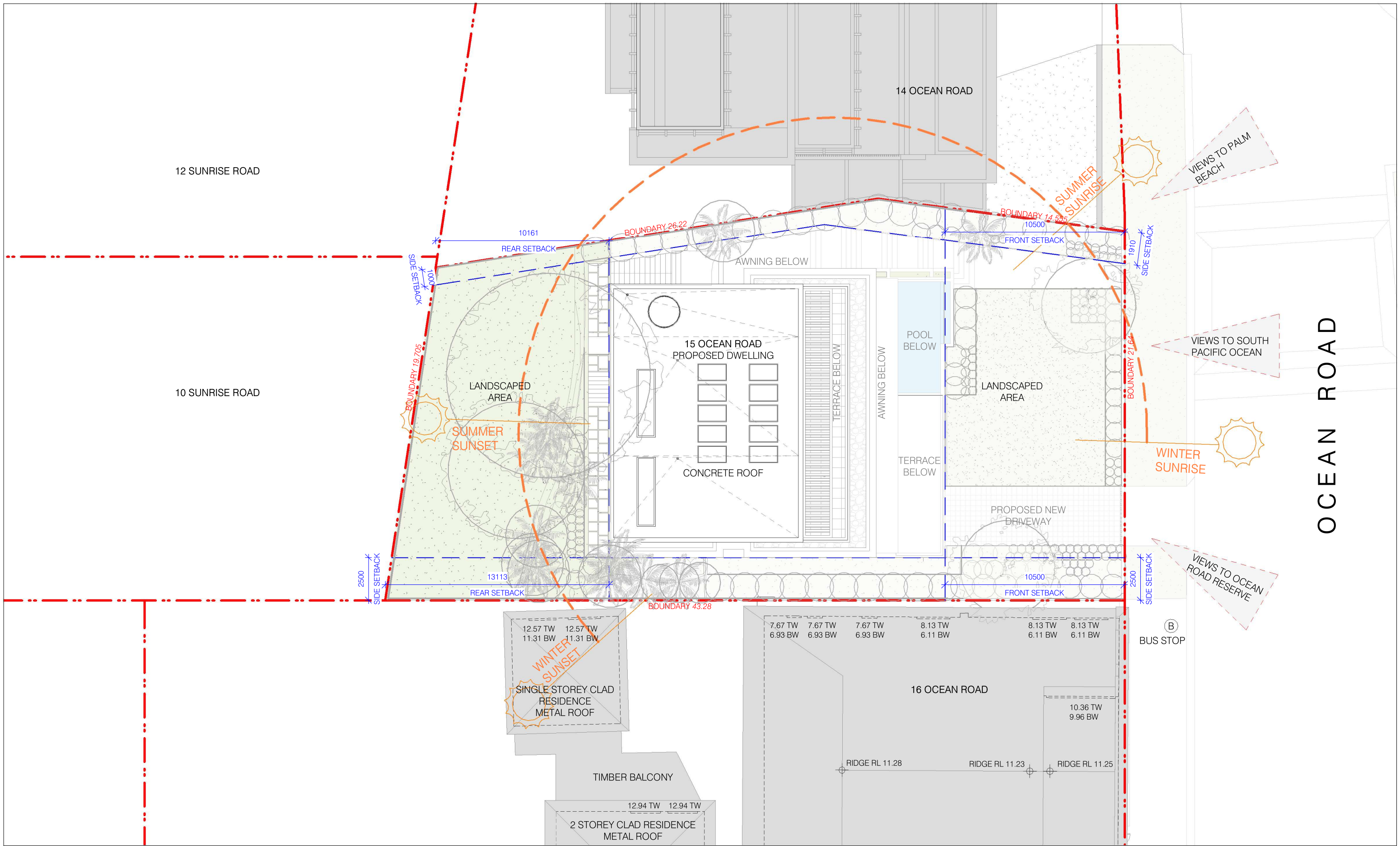
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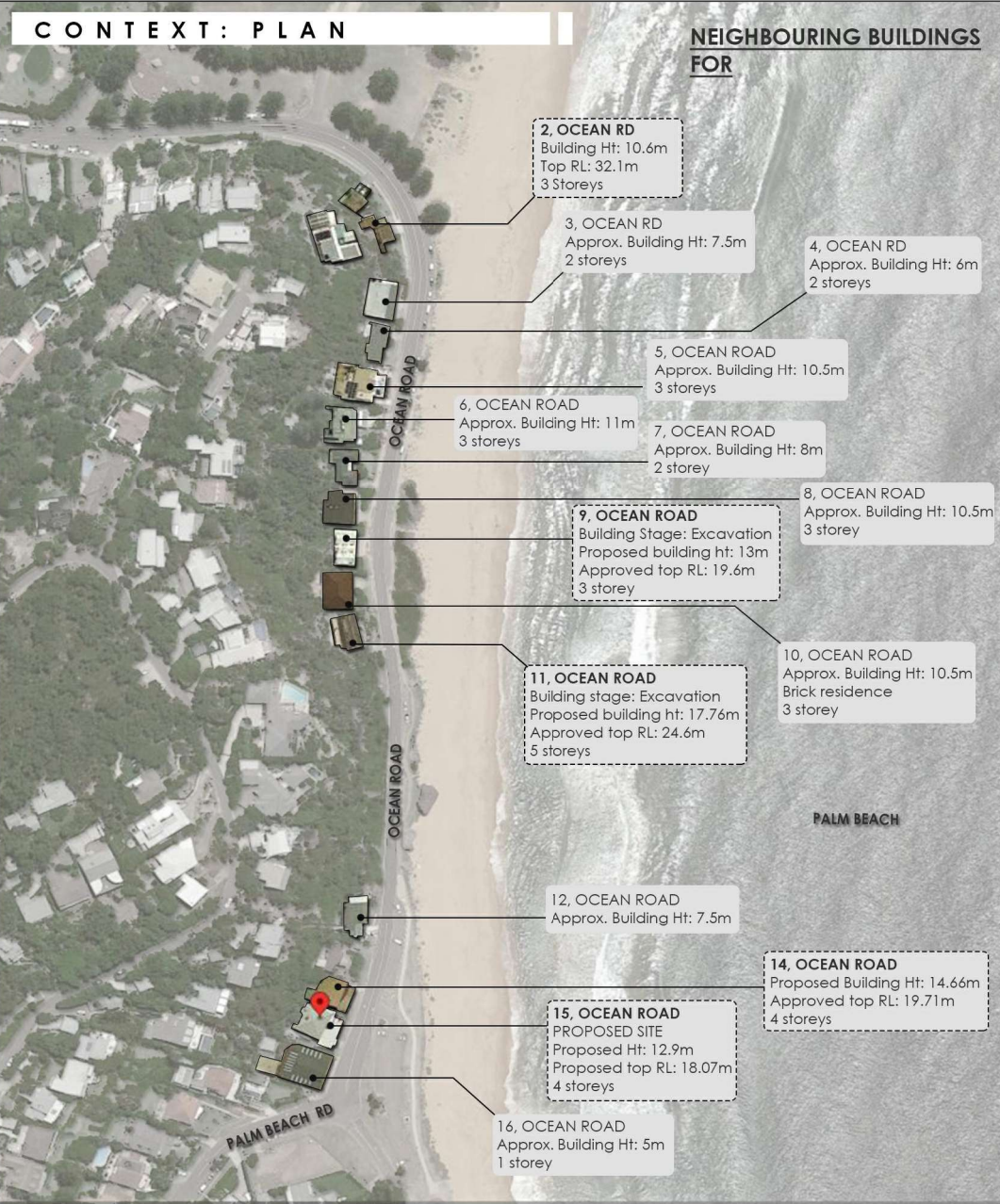


EXISTING CONDITIONS: VIEWS



ARCHITECT		PROJECT		SITE ANALYSIS - EXISTING CONDITIONS	
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	BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806		NEW RESIDENTIAL DWELLING		ISSUE: E - DEVELOPMENT APPLICATION
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NEW RESIDENTIAL DWELLING

SITE ANALYSIS - SITE AND CONTEXT

SCALE: N.T.S. DATE: 29.09.2023

ISSUE: E - DEVELOPMENT APPLICATION

2022-053

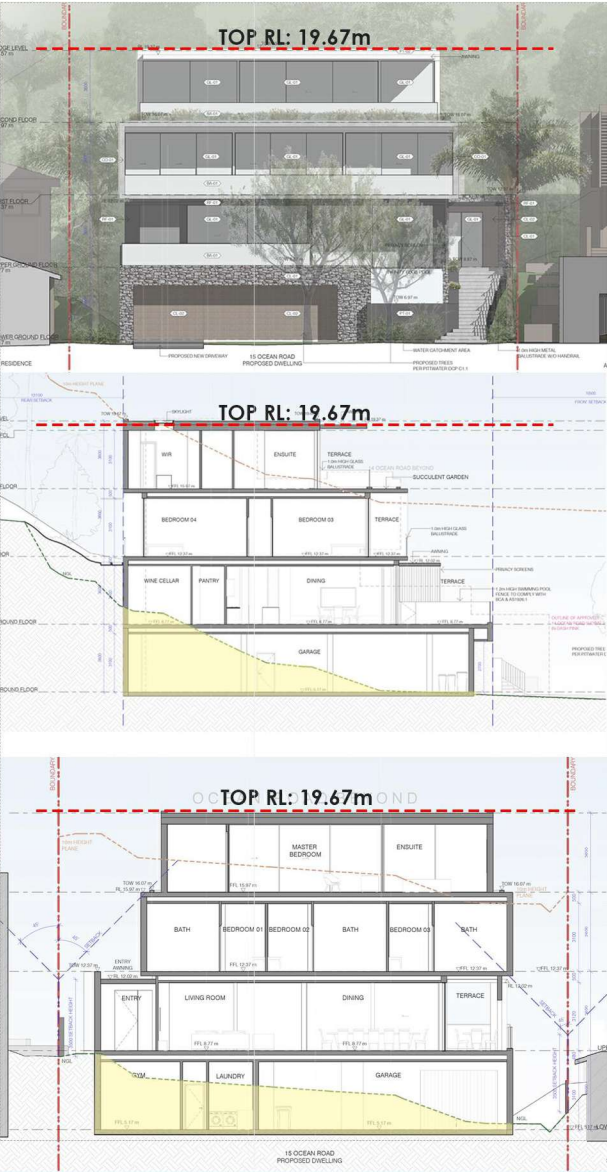
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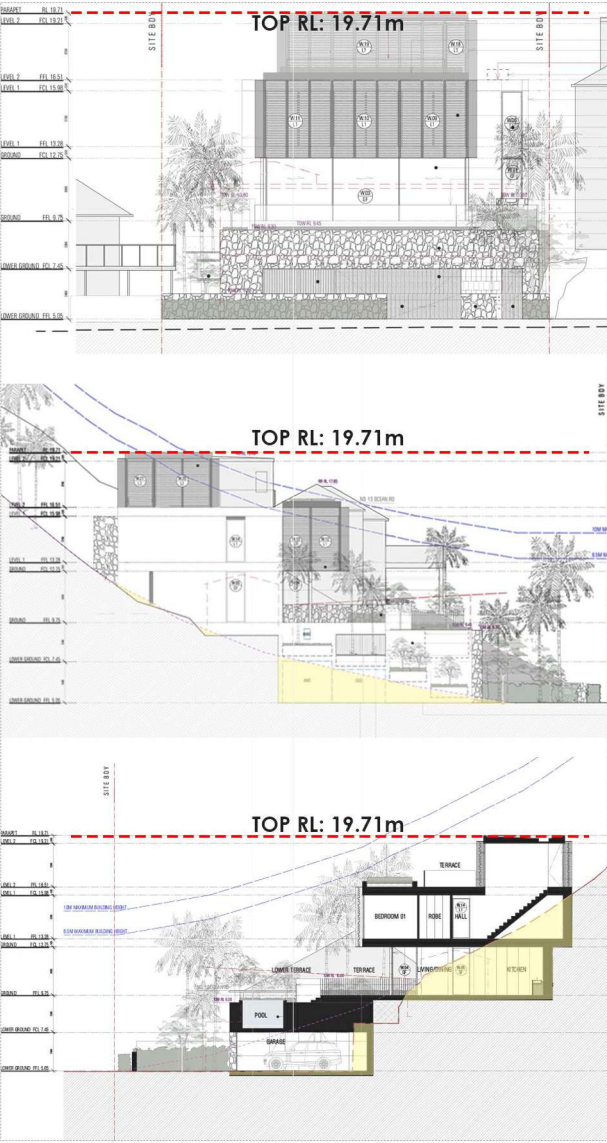


COMPARATIVE ANALYSIS OF APPROVED DEVELOPMENT:

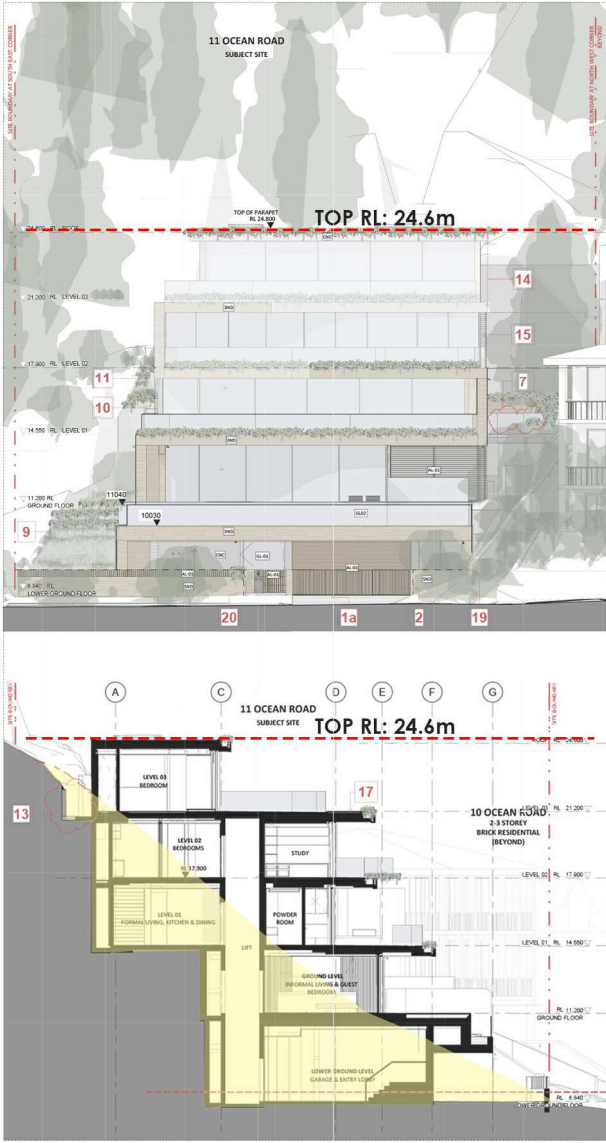
15, OCEAN ROAD - PROPOSED DESIGN



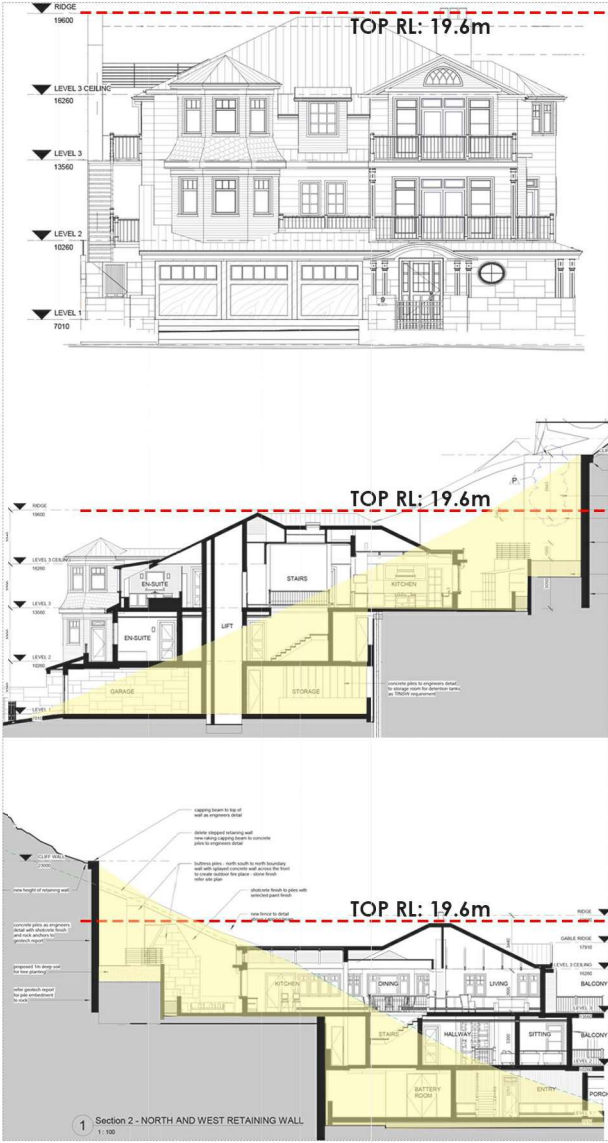
14, OCEAN ROAD - APPROVED DESIGN



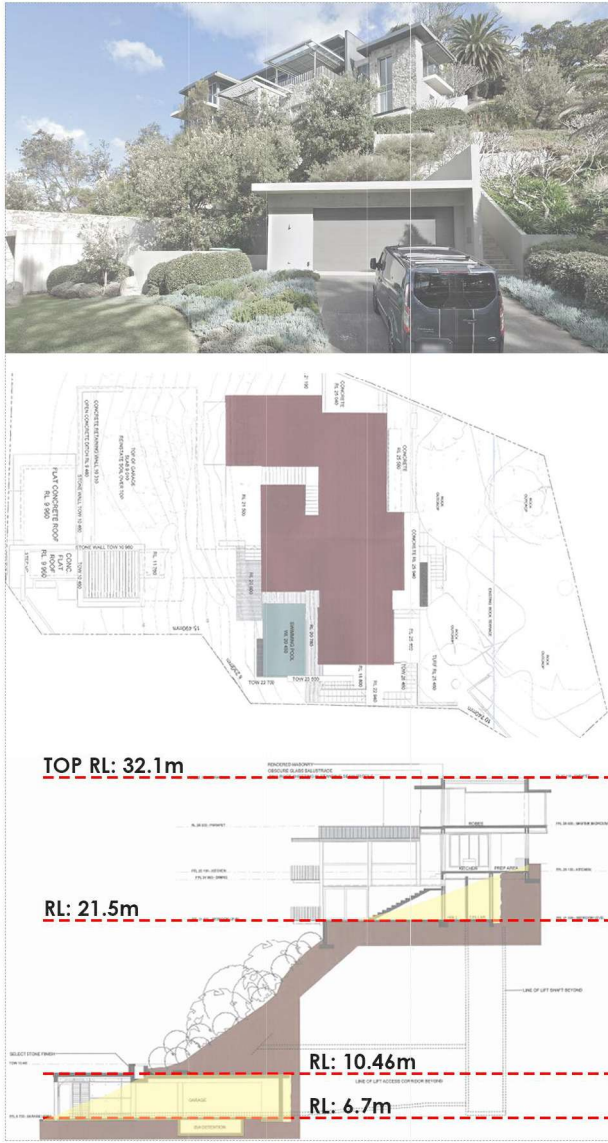
11, OCEAN ROAD - APPROVED DESIGN



9, OCEAN ROAD - APPROVED DESIGN



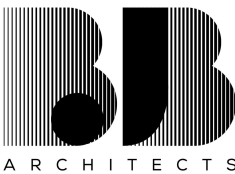
2, OCEAN ROAD - APPROVED DESIGN



CONTEXT: ELEVATION



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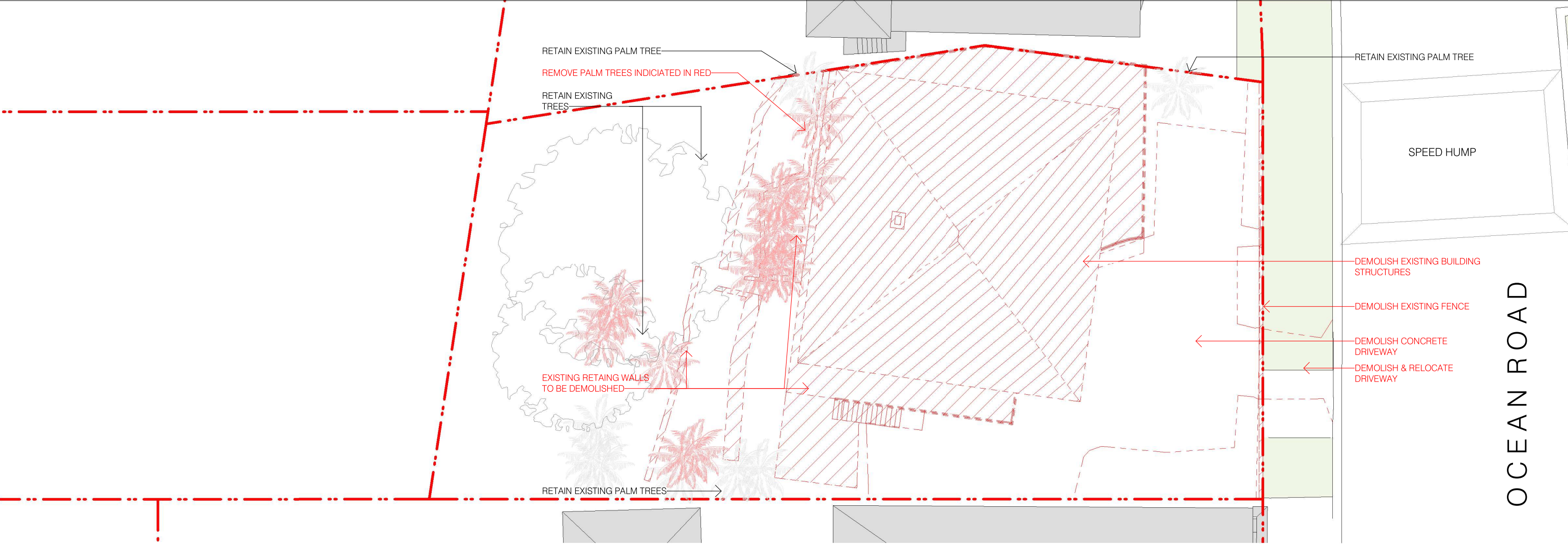
PROJECT  
15 OCEAN ROAD, PALM BEACH, NSW 2108  
NEW RESIDENTIAL DWELLING

SITE ANALYSIS - DEVELOPMENT COMPARISON  
SCALE: N.T.S. DATE: 29.09.2023  
ISSUE: E - DEVELOPMENT APPLICATION

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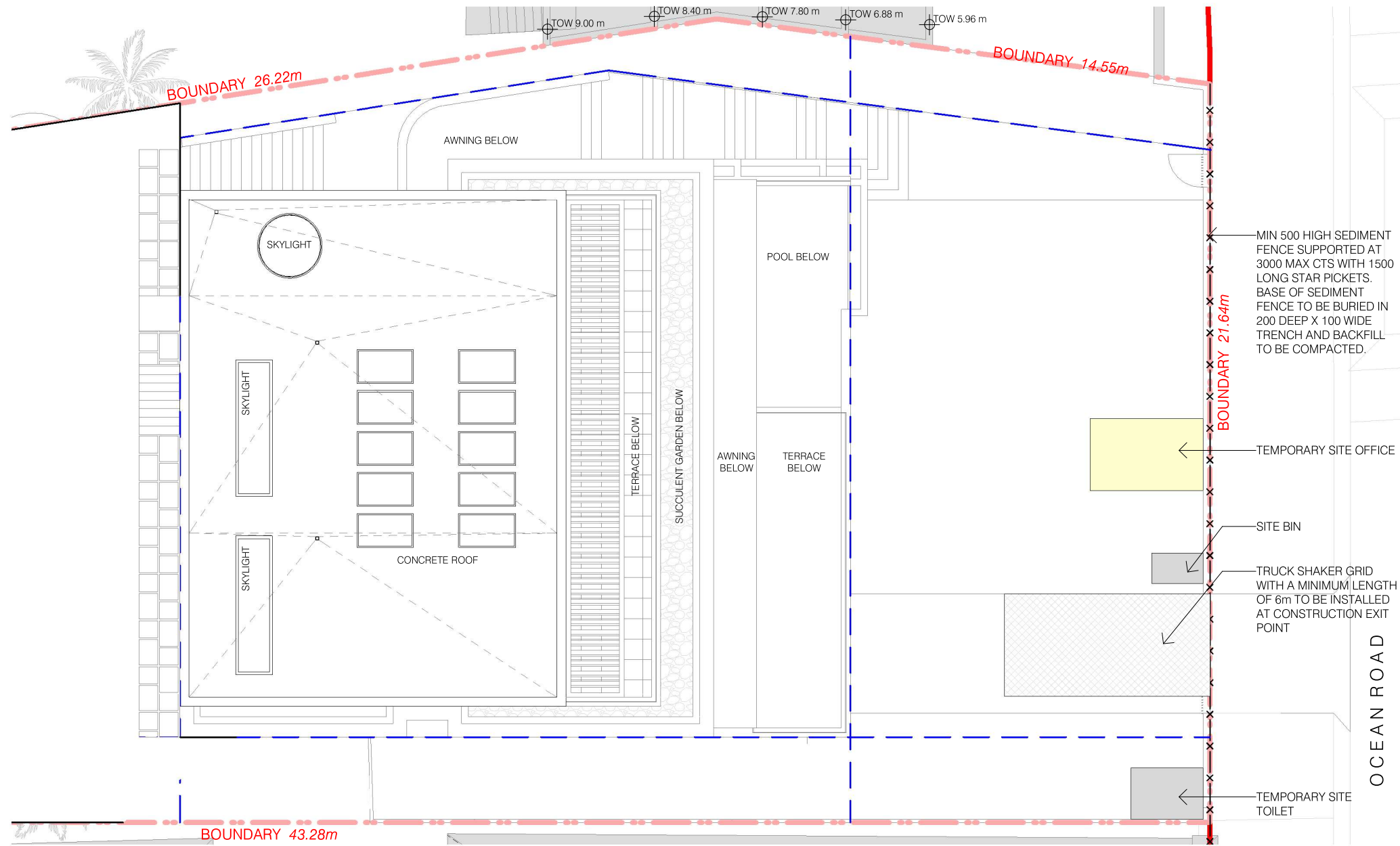
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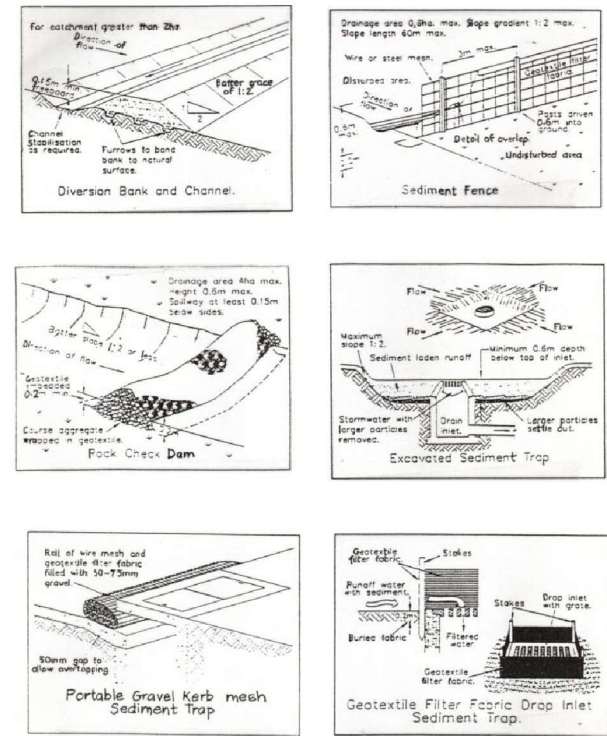
DEMOLITION REQUIREMENTS:	
ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:	
A. COMPLIANCE WITH THE REQUIREMENT OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION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





- DRAINAGE NOTES:**  
ALL WORK CARRIED OUT SHALL COMPLY TO AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500, THE NEW SOUTH WALES PLUMBING & DRAINAGE 'CODE OF PRACTICE', AND ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE B.C.A.
- WASTE MANAGEMENT NOTES:**  
ANY CONSTRUCTION WASTE IS TO BE RECYCLED WHERE APPLICABLE AND DISPOSED OF IN ACCORDANCE WITH SUTHERLAND SHIRE COUNCIL'S GUIDELINES.
- EROSION CONTROL NOTES:**  
1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.  
2. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL STANDARDS.

EROSION CONTROL MEASURE

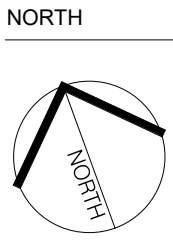


1 EROSION AND SEDIMENT CONTROL PLAN  
A1201 1 : 150

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NEW RESIDENTIAL DWELLING

EROSION AND SEDIMENT CONTROL PLAN

SCALE As indicated@ A3      DATE 29.09.2023

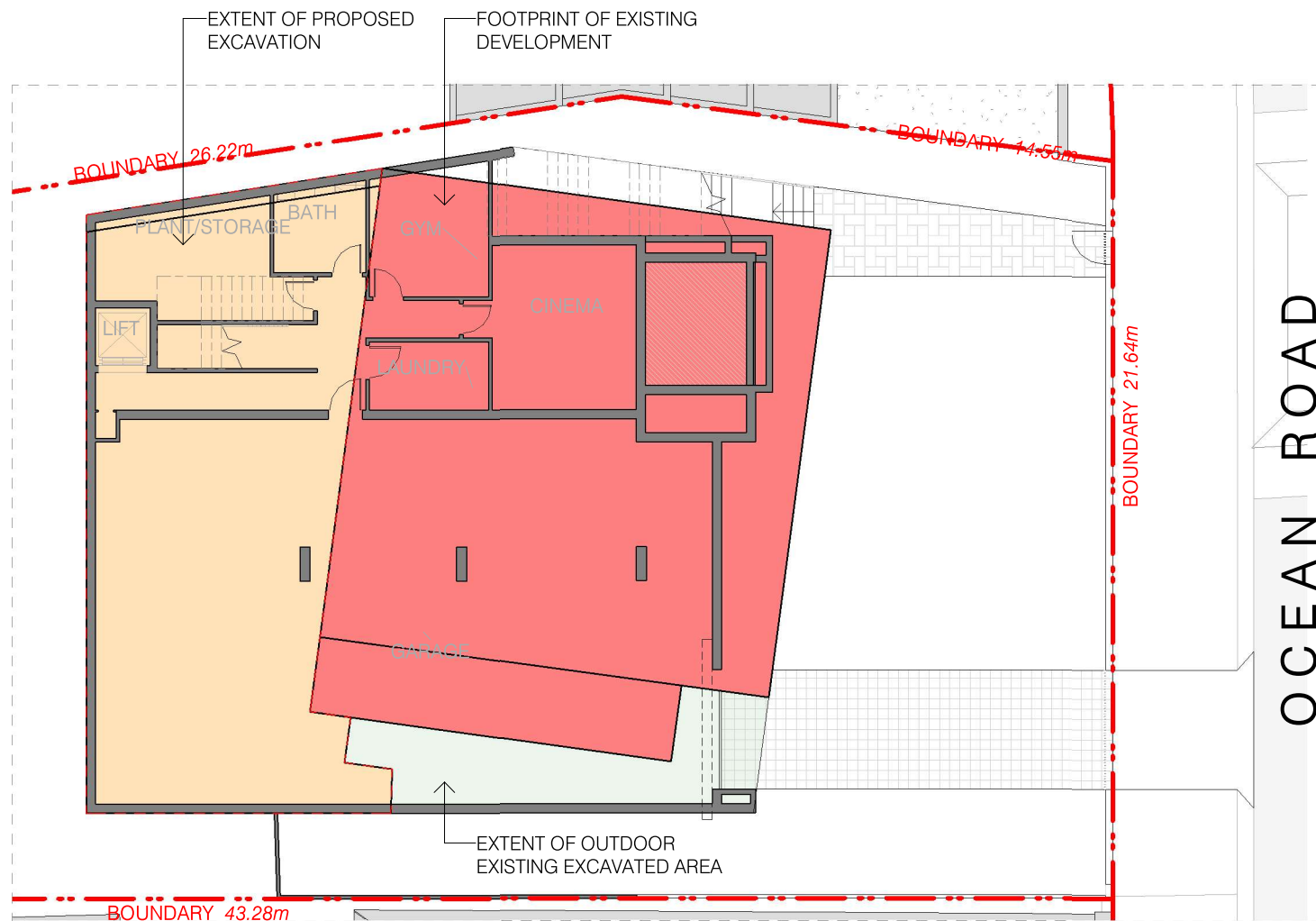
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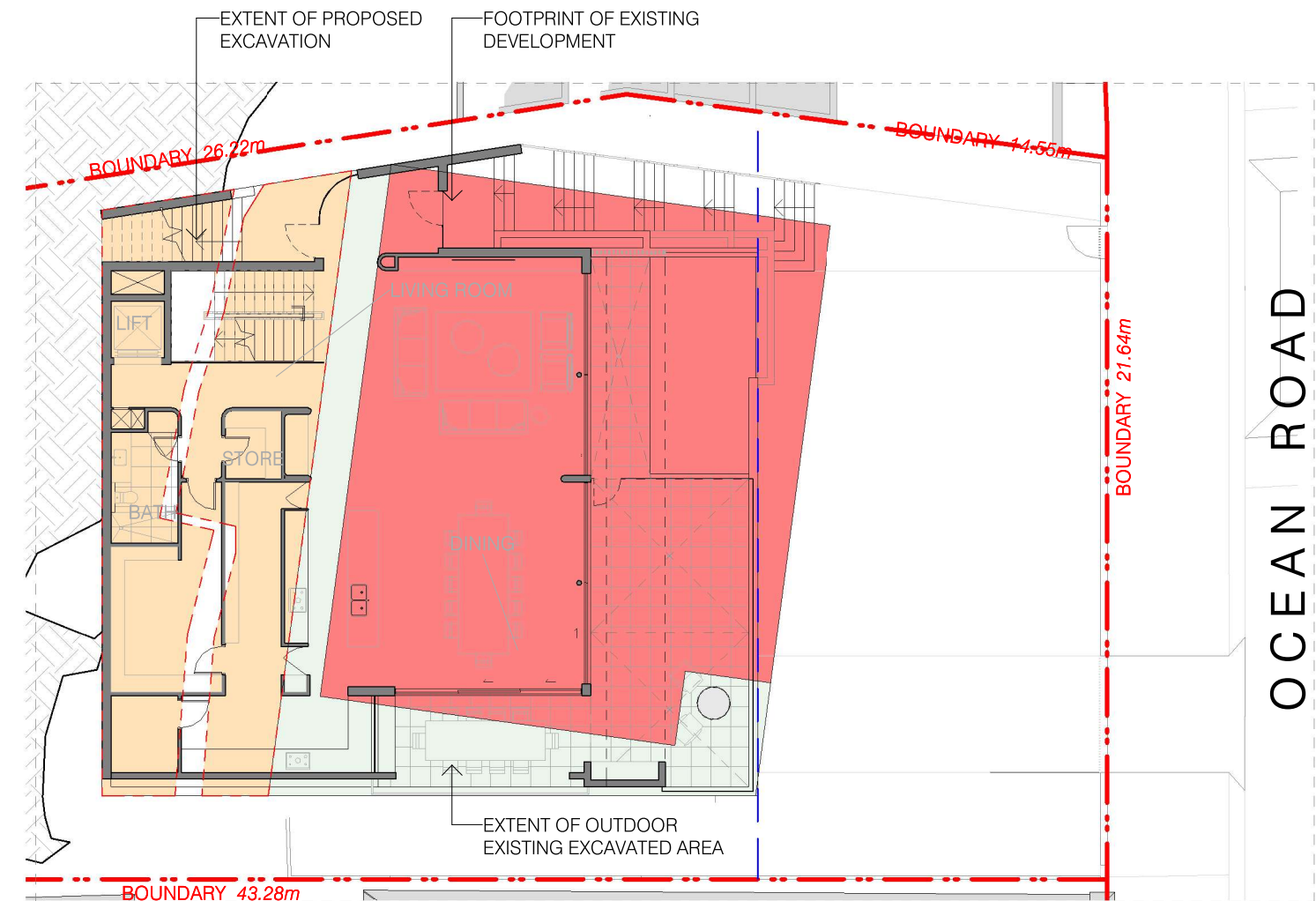
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1 LOWER GROUND FLOOR EXCAVATION  
1 : 200



2 UPPER GROUND FLOOR EXCAVATION  
1 : 200

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LEGEND:

- EXTENT OF EXISTING DEVELOPEMNT
- EXTENT OF EXISTING OUTDOOR EXCAVATED AREA
- EXTENT OF PROPOSED EXCAVATION

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EXCAVATION PLAN

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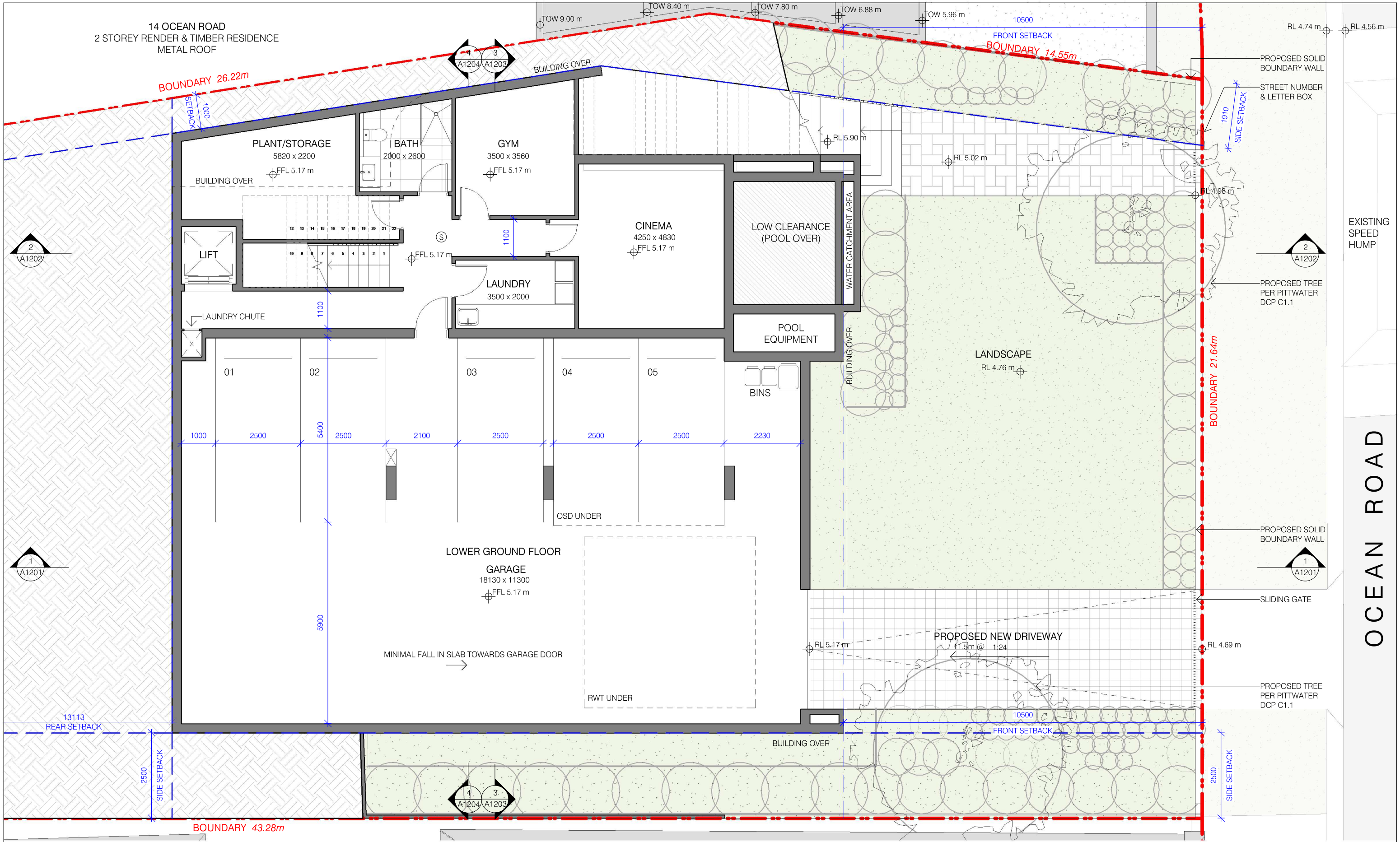
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

ARCHITECT

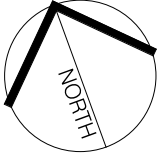


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Rosebery NSW 2018

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

LEGEND:	
	NEW STRUCTURE
	SMOKE ALARM AS PER AS3786
	DOWNPipes
	TOP OF WALL
	FLOOR WASTE

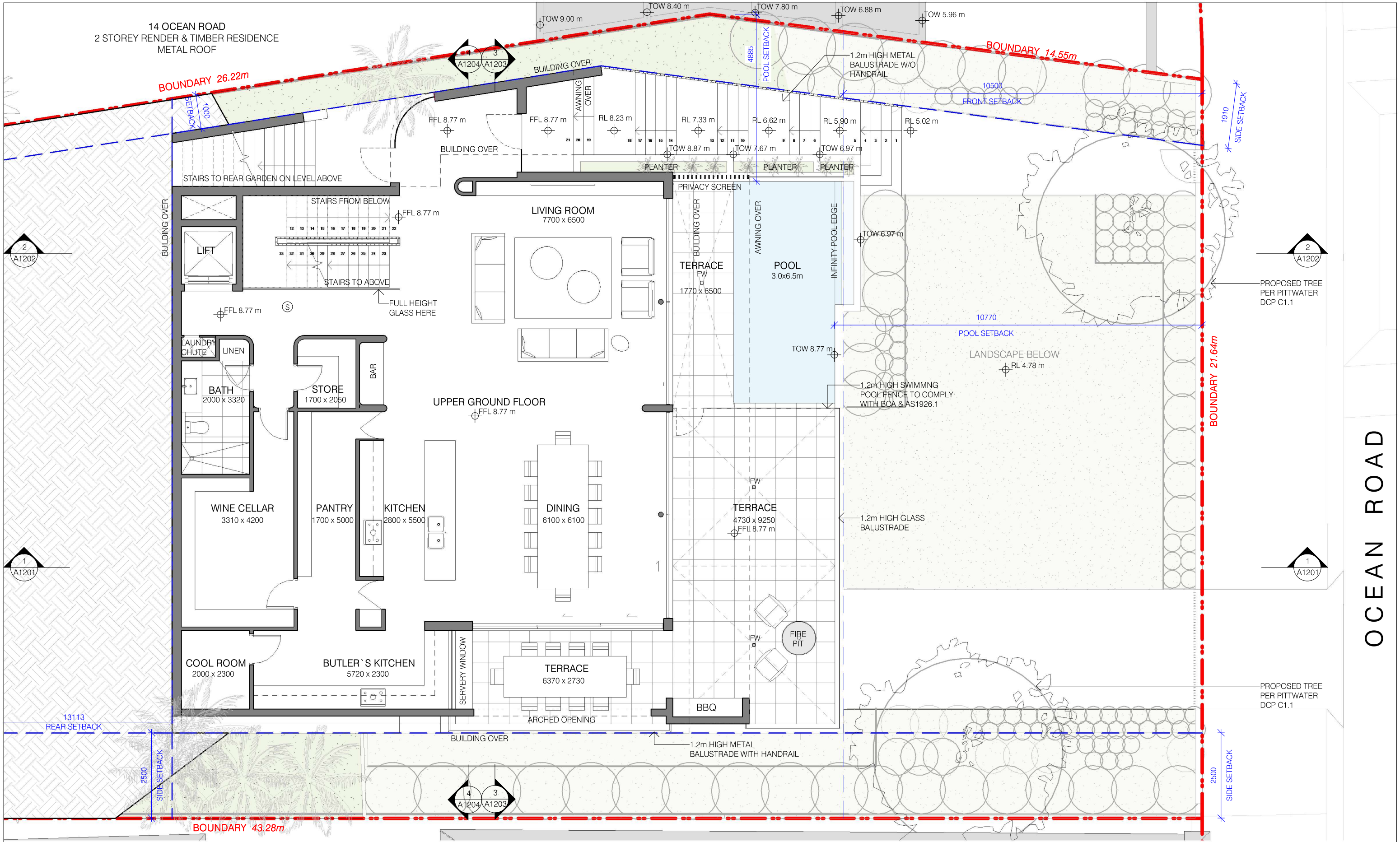
NORTH	
	


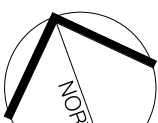
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A	PRESENTATION	31.05.2023
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C	DRAFT DEVELOPMENT APPLICATION	28.07.2023
D	DRAFT DEVELOPMENT APPLICATION	30.08.2023
E	DEVELOPMENT APPLICATION	29.09.2023

PROJECT	
15 OCEAN ROAD, PALM BEACH, NSW 2108	
NEW RESIDENTIAL DWELLING	

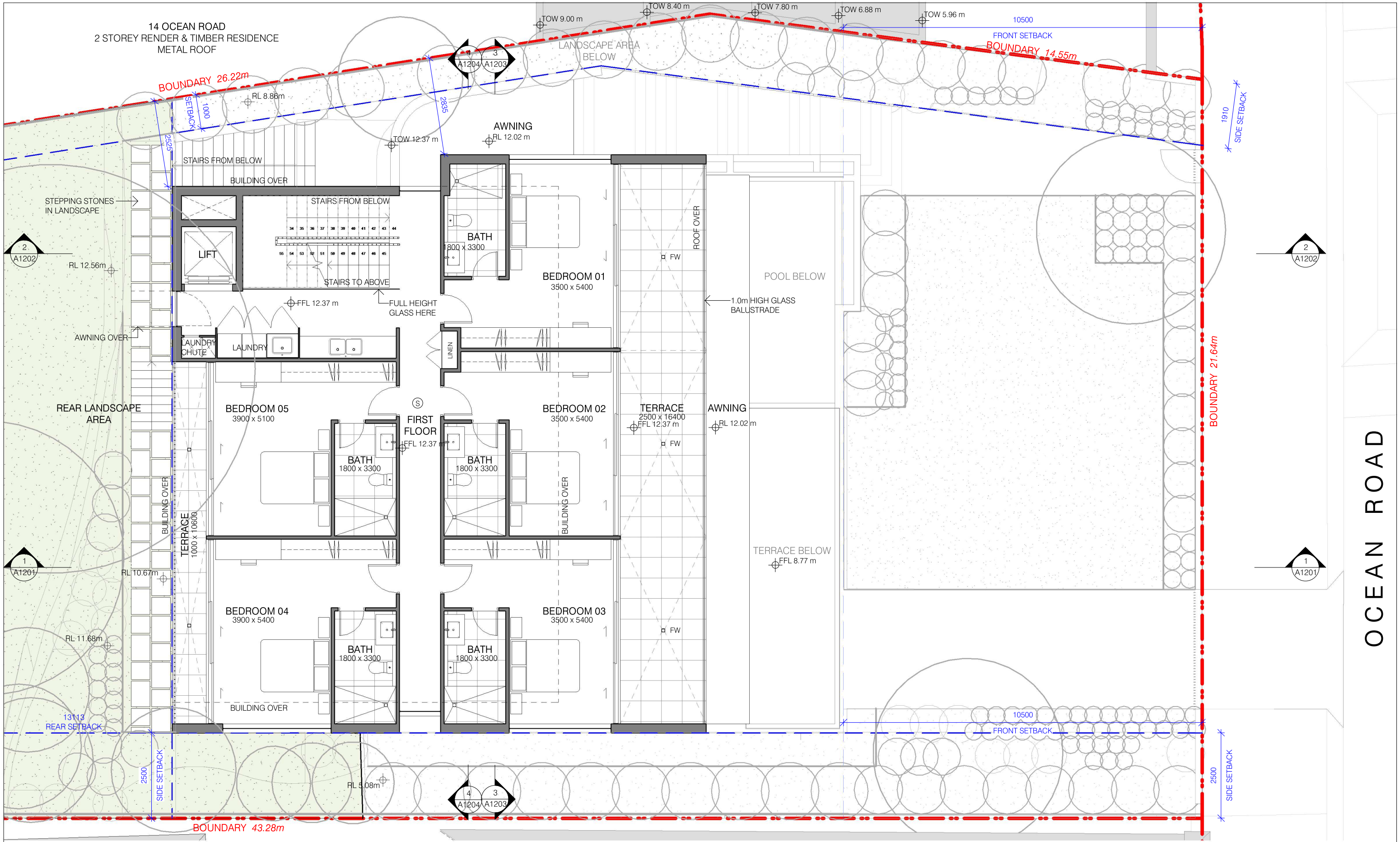
LOWER GROUND FLOOR PLAN	
SCALE 1 : 100@ A3	DATE 29.09.2023
ISSUE E - DEVELOPMENT APPLICATION	
2022-053	
A1101	





ARCHITECT		LEGEND:		NORTH		PROJECT		UPPER GROUND FLOOR PLAN																			
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NEW RESIDENTIAL DWELLING		SCALE 1 : 100@ A3		DATE 29.09.2023																							
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				A1102																							





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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

NEW STRUCTURE

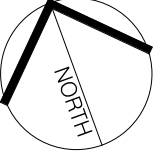
SMOKE ALARM AS PER AS3786

DOWNPIPES

TOP OF WALL

FLOOR WASTE

NORTH



ISSUE	AMENDMENT	DATE
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PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

FIRST FLOOR PLAN

SCALE 1 : 100@ A3

DATE 29.09.2023

ISSUE E - DEVELOPMENT APPLICATION

2022-053

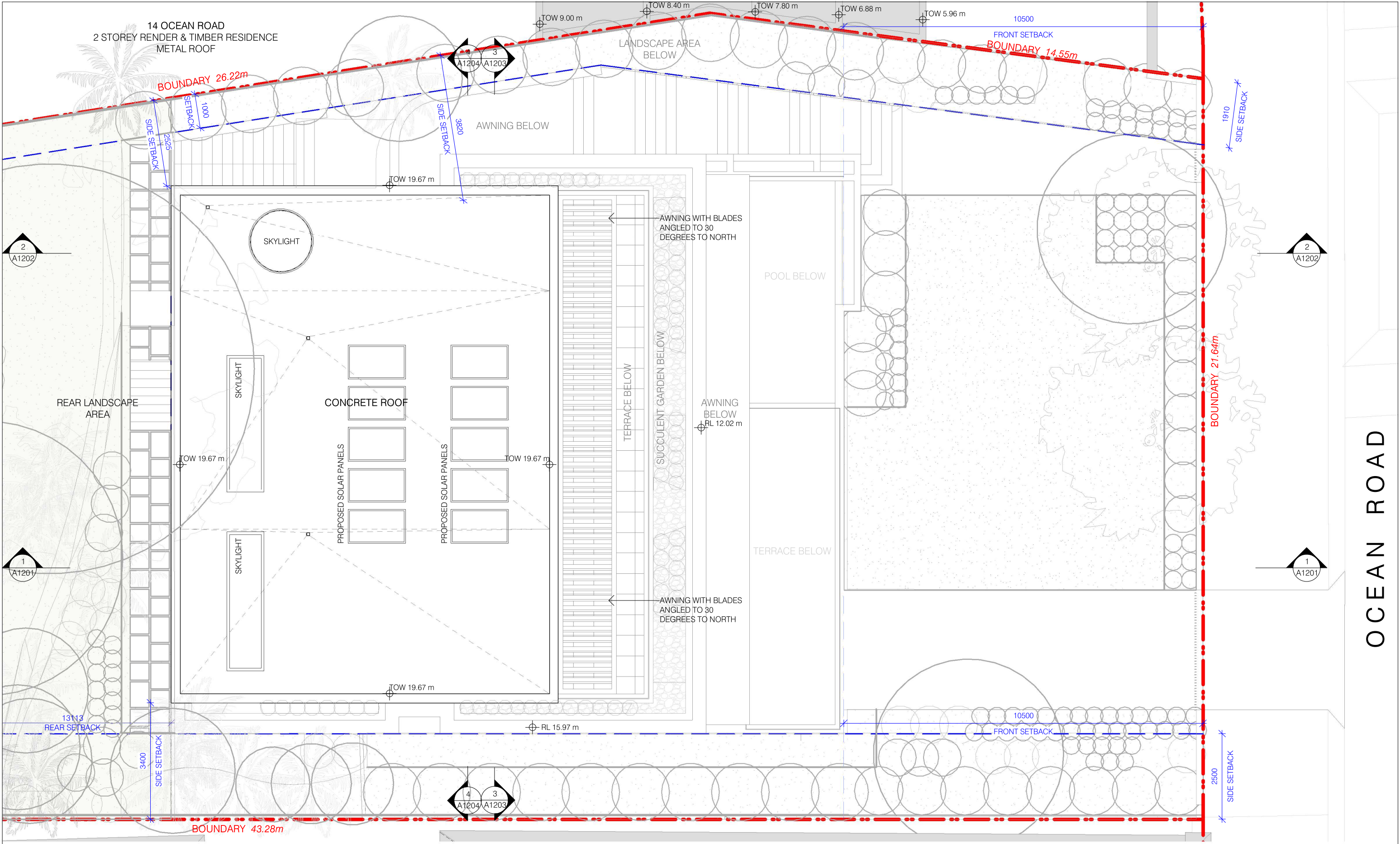
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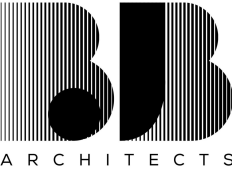








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Nominated Architect:  
Barry Babikian NSW Reg No. 8806

LEGEND:

NEW STRUCTURE

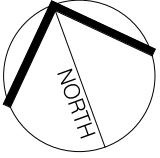
SMOKE ALARM AS PER AS3786

DOWNPIPES

TOP OF WALL

FLOOR WASTE

NORTH



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PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

ROOF PLAN

SCALE 1 : 100@ A3

DATE 29.09.2023

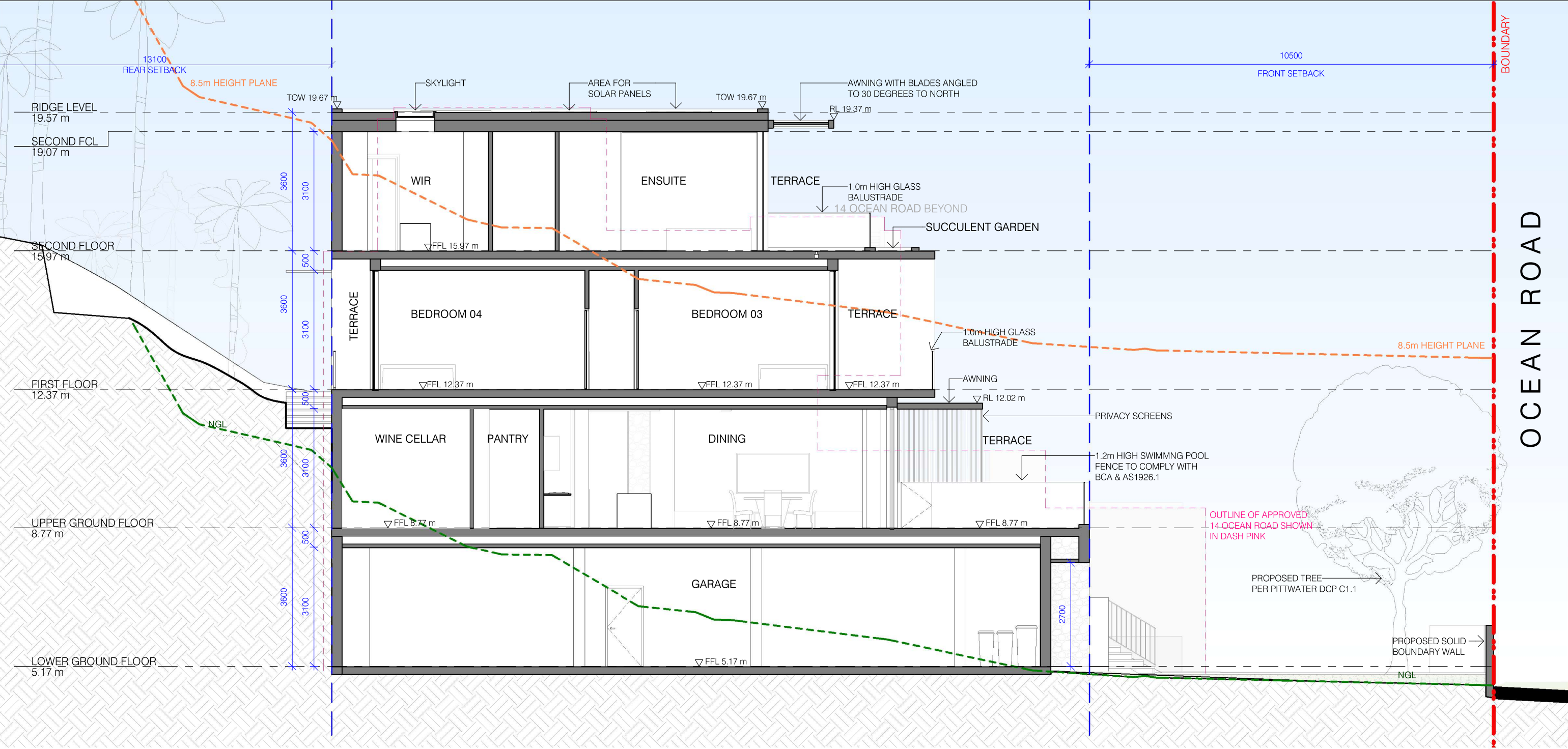
ISSUE E - DEVELOPMENT APPLICATION

2022-053

A1105

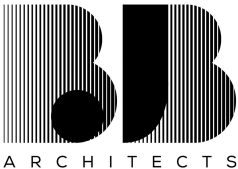
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1 SECTION 01  
1 : 100

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PROJECT
15 OCEAN ROAD, PALM BEACH, NSW 2108
NEW RESIDENTIAL DWELLING

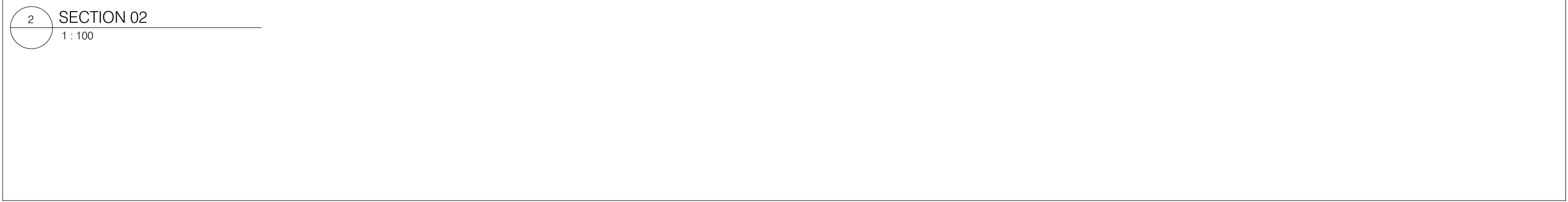
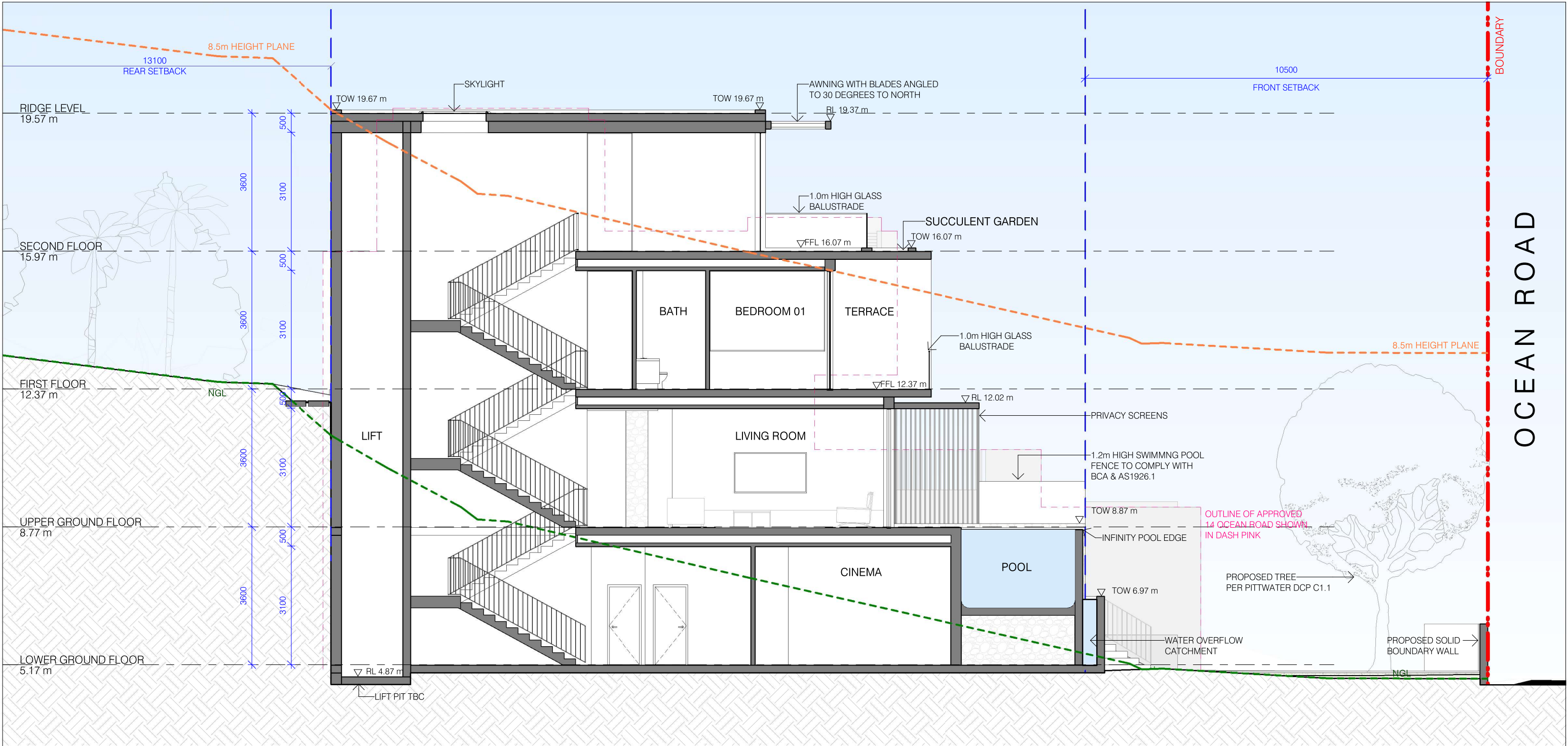
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SCALE 1 : 100@ A3
DATE 29.09.2023
ISSUE E - DEVELOPMENT APPLICATION

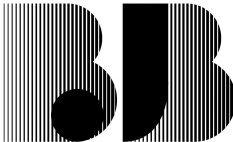
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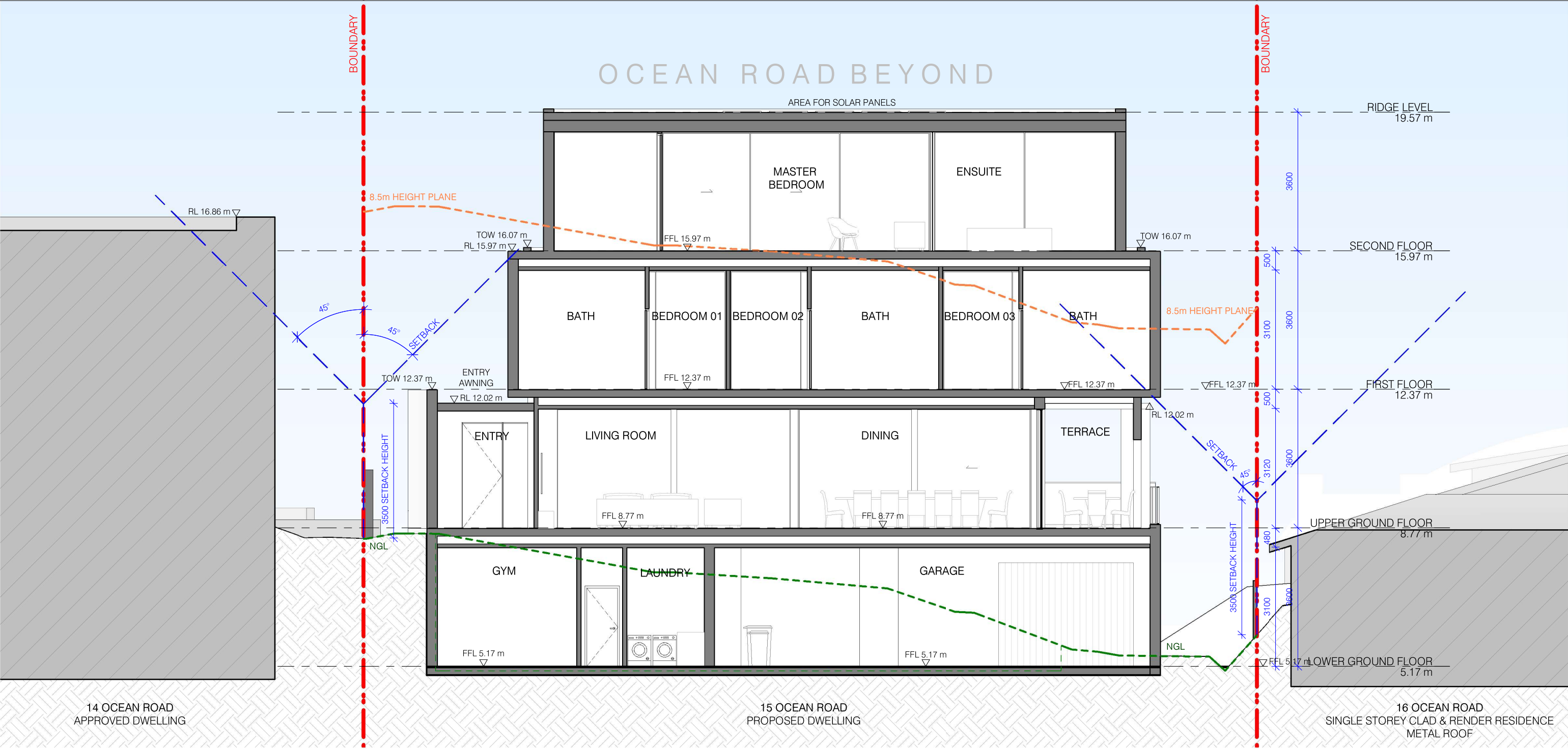
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ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		SECTION	
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		ISSUE		E - DEVELOPMENT APPLICATION					
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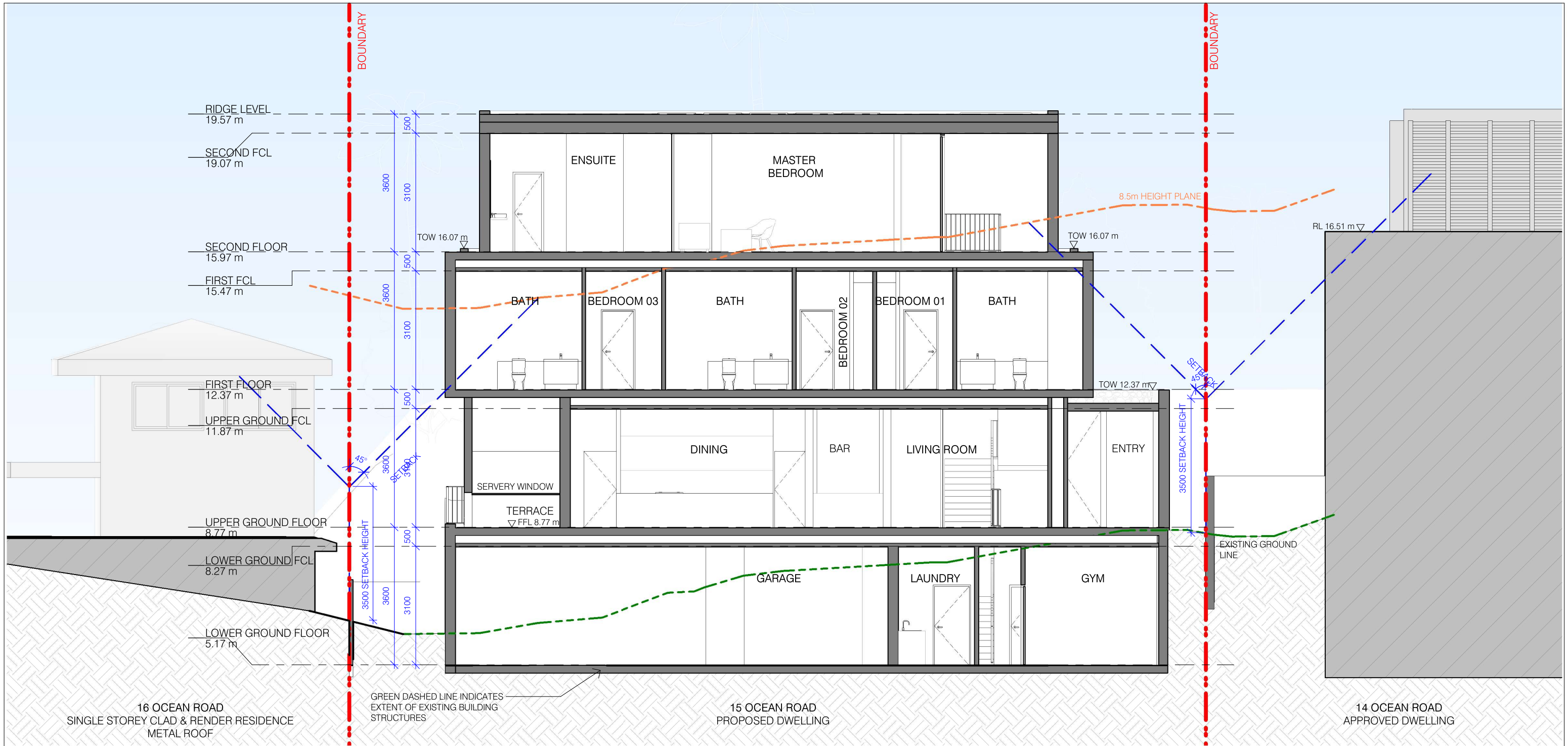




3 SECTION 03  
1 : 100

ARCHITECT	<div><p>ARCHITECTS</p></div> <div><p>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</p><p>BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</p></div>		<table><tr><th>ISSUE</th><th>AMENDMENT</th><th>DATE</th></tr><tr><td>A</td><td>PRESENTATION</td><td>31.05.2023</td></tr><tr><td>B</td><td>DRAFT DEVELOPMENT APPLICATION</td><td>13.06.2023</td></tr><tr><td>C</td><td>DRAFT DEVELOPMENT APPLICATION</td><td>28.07.2023</td></tr><tr><td>D</td><td>DRAFT DEVELOPMENT APPLICATION</td><td>30.08.2023</td></tr><tr><td>E</td><td>DEVELOPMENT APPLICATION</td><td>29.09.2023</td></tr></table>	ISSUE	AMENDMENT	DATE	A	PRESENTATION	31.05.2023	B	DRAFT DEVELOPMENT APPLICATION	13.06.2023	C	DRAFT DEVELOPMENT APPLICATION	28.07.2023	D	DRAFT DEVELOPMENT APPLICATION	30.08.2023	E	DEVELOPMENT APPLICATION	29.09.2023	<table><tr><th>PROJECT</th></tr><tr><td>15 OCEAN ROAD, PALM BEACH, NSW 2108</td></tr><tr><td>NEW RESIDENTIAL DWELLING</td></tr></table>	PROJECT	15 OCEAN ROAD, PALM BEACH, NSW 2108	NEW RESIDENTIAL DWELLING	<table><tr><th colspan="2">SECTION</th></tr><tr><td>SCALE 1 : 100@ A3</td><td>DATE 29.09.2023</td></tr><tr><td colspan="2">ISSUE E - DEVELOPMENT APPLICATION</td></tr><tr><td colspan="2">THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY</td></tr><tr><td>2022-053</td><td>A1203</td></tr></table>	SECTION		SCALE 1 : 100@ A3	DATE 29.09.2023	ISSUE E - DEVELOPMENT APPLICATION		THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY		2022-053	A1203
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2022-053	A1203																																			





4 SECTION 04  
1 : 100

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PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

SECTION

SCALE 1 : 100@ A3 DATE 29.09.2023

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FINISHES SCHEDULE:



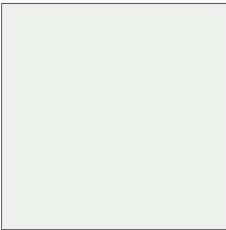
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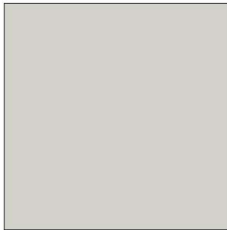
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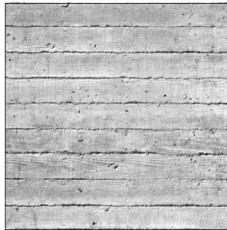
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RENDER & PAINT, DULUX  
COLOUR: RAKU



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



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



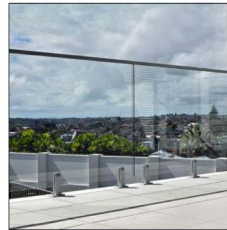
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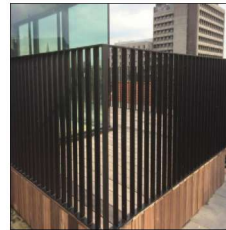
RF-01  
BLACK AWNING, COLOUR  
MONUMENT



GL-01  
ALUMINIUM FRAMED  
GLAZING, DULUX  
MONUMENT OR SIMILAR

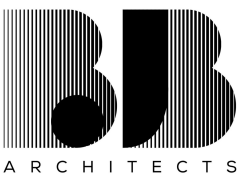


BA-01  
GLASS BALUSTRADE



BA-02  
BLACK POWDER COATED  
METAL BALUSTRADE

ARCHITECT



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PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108  
  
NEW RESIDENTIAL DWELLING

EAST ELEVATION (FRONT ELEVATION)

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A1301

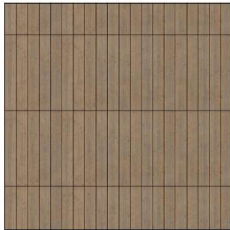




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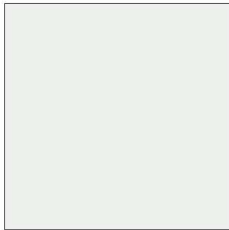
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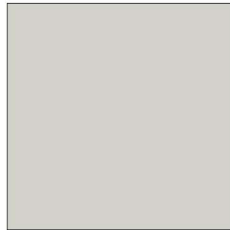
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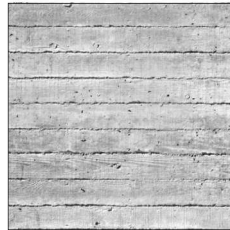
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RENDER & PAINT, DULUX  
COLOUR: RAKU



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



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



CO-01  
RIBBED CONCRETE



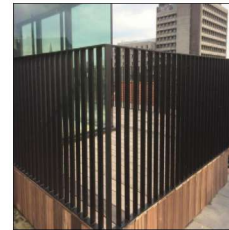
RF-01  
BLACK AWNING, COLOUR  
MONUMENT



GL-01  
ALUMINIUM FRAMED  
GLAZING, DULUX  
MONUMENT OR SIMILAR



BA-01  
GLASS BALUSTRADE



BA-02  
BLACK POWDER COATED  
METAL BALUSTRADE

ARCHITECT



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BEACH, NSW 2108  
  
NEW RESIDENTIAL DWELLING

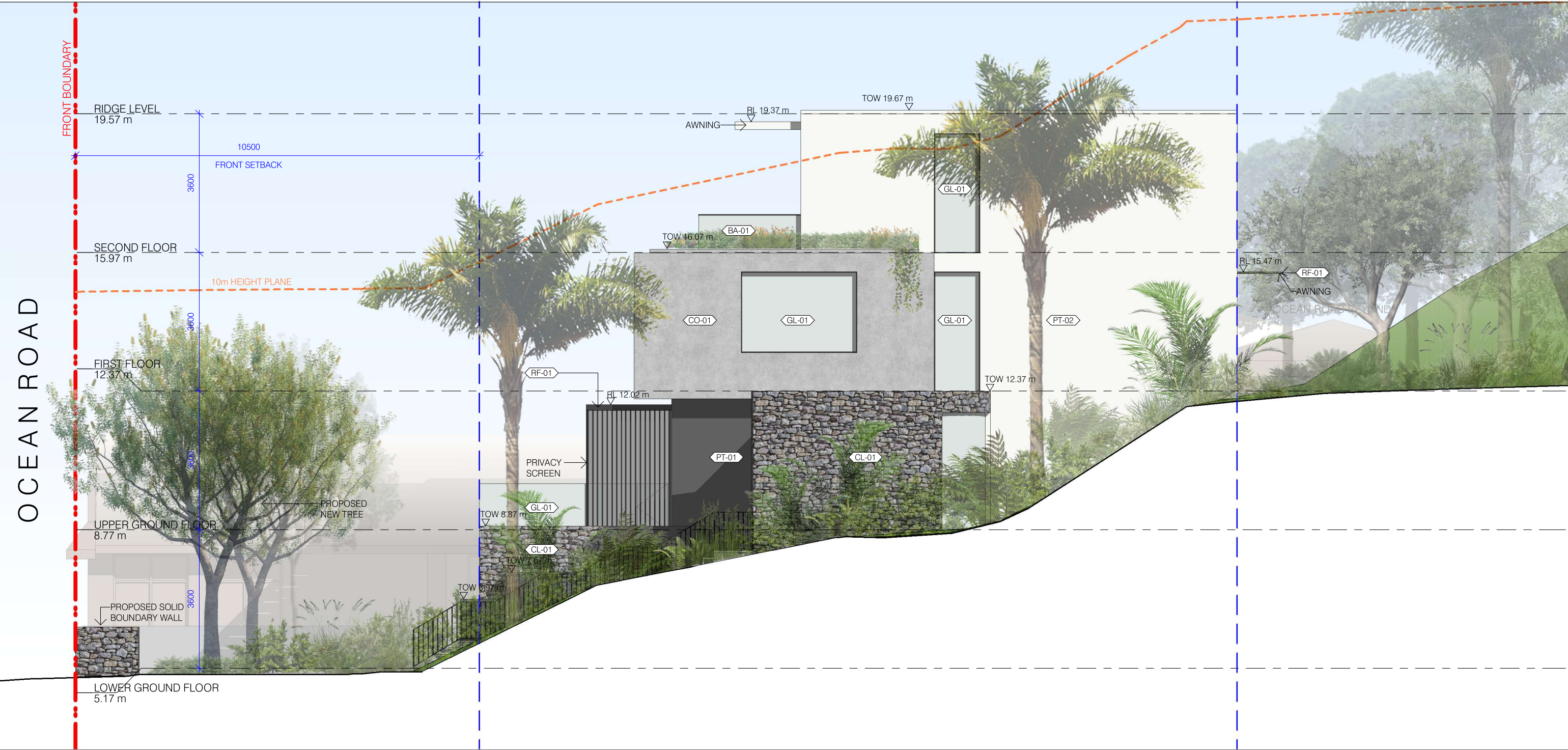
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A1302

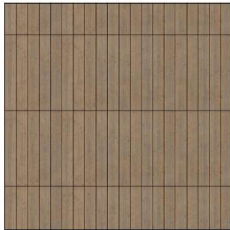




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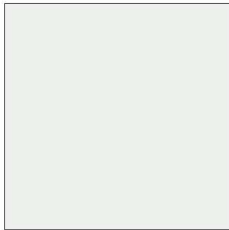
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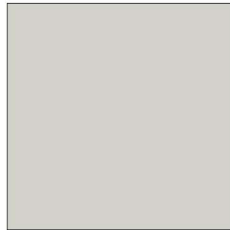
CL-02  
TIMBER CLADDING



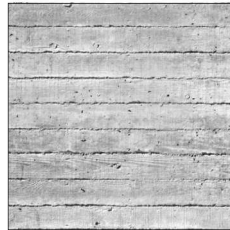
PT-01  
RENDER & PAINT, DULUX  
COLOUR: RAKU



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



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



CO-01  
RIBBED CONCRETE



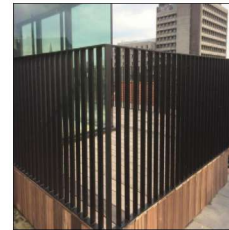
RF-01  
BLACK AWNING, COLOUR  
MONUMENT



GL-01  
ALUMINIUM FRAMED  
GLAZING, DULUX  
MONUMENT OR SIMILAR

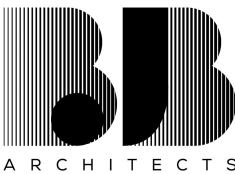


BA-01  
GLASS BALUSTRADE



BA-02  
BLACK POWDER COATED  
METAL BALUSTRADE

ARCHITECT



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Rosebery NSW 2018

BJB Architects Pty Ltd  
Nominated Architect:  
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ISSUE	AMENDMENT	DATE
A	PRESENTATION	31.05.2023
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C	DRAFT DEVELOPMENT APPLICATION	28.07.2023
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E	DEVELOPMENT APPLICATION	29.09.2023

PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

NORTH ELEVATION

SCALE 1 : 100@ A3 DATE 29.09.2023

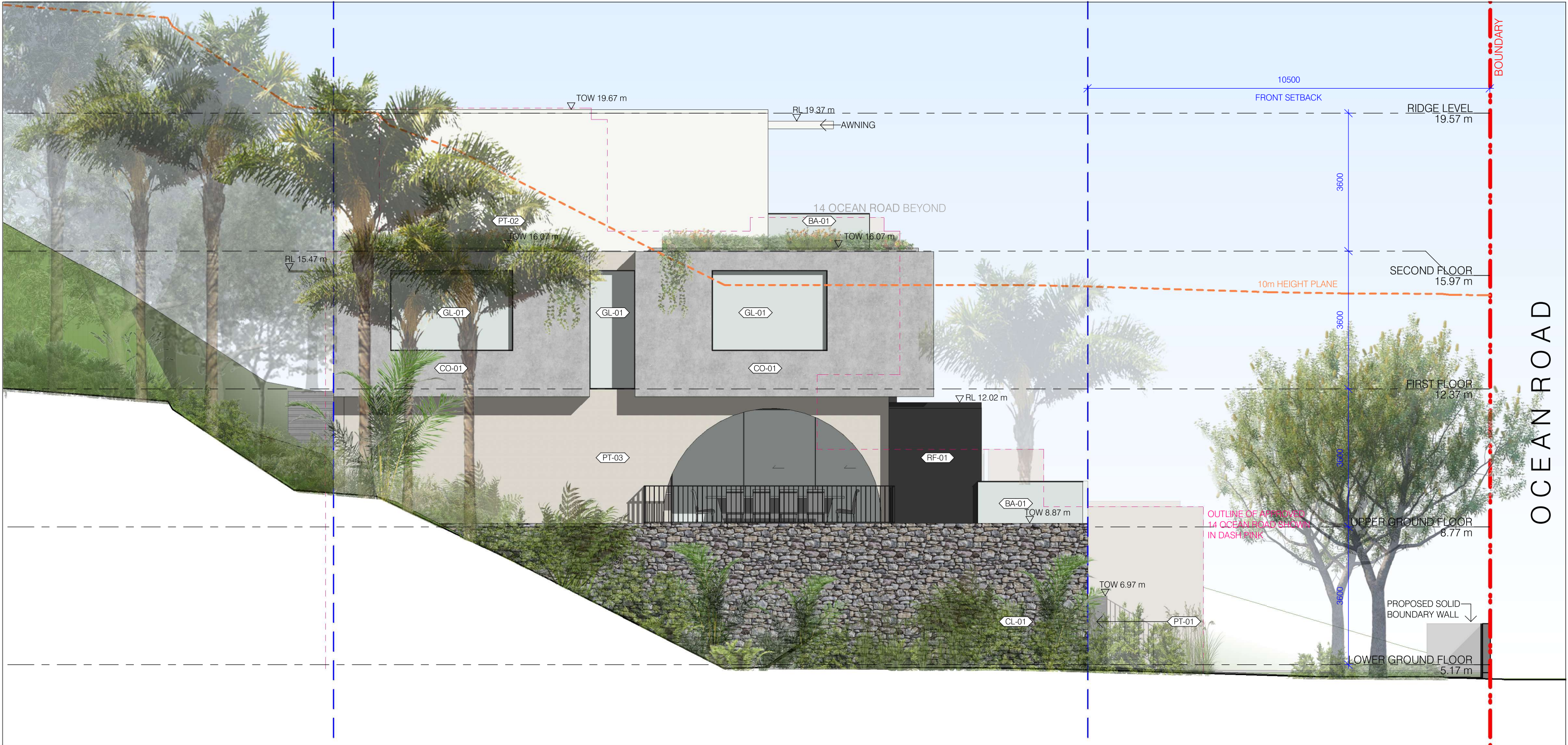
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A1303

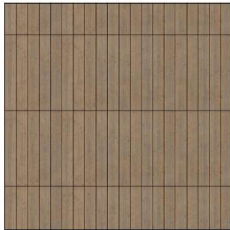




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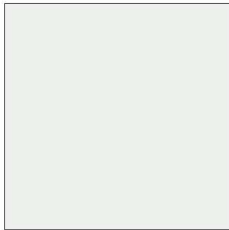
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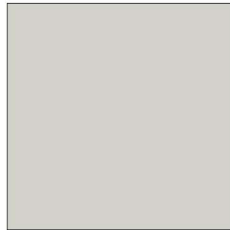
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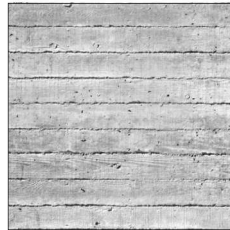
PT-01  
RENDER & PAINT, DULUX  
COLOUR: RAKU



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



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



CO-01  
RIBBED CONCRETE



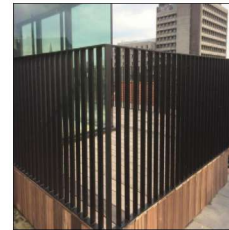
RF-01  
BLACK AWNING, COLOUR  
MONUMENT



GL-01  
ALUMINIUM FRAMED  
GLAZING, DULUX  
MONUMENT OR SIMILAR



BA-01  
GLASS BALUSTRADE



BA-02  
BLACK POWDER COATED  
METAL BALUSTRADE

ARCHITECT



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PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

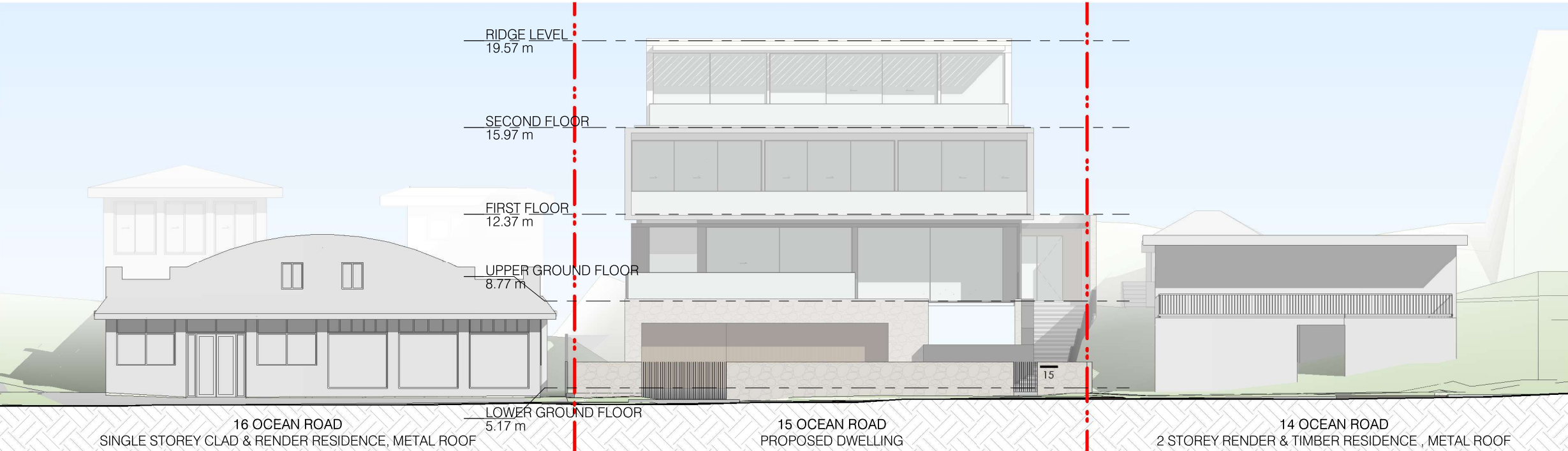
SOUTH ELEVATION

SCALE 1 : 100@ A3  
DATE 29.09.2023  
ISSUE E - DEVELOPMENT APPLICATION

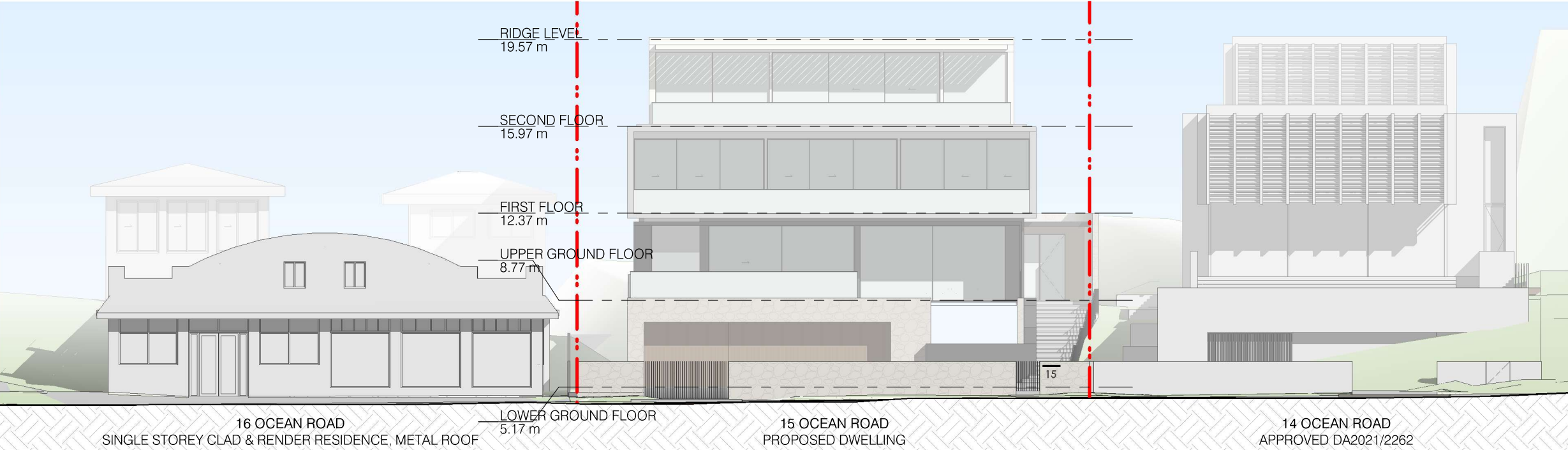
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A1304





1 STREETScape ELEVATION (EXISTING 14 OCEAN ROAD)  
1 : 200



2 STREETScape ELEVATION (PROPOSED 14 OCEAN ROAD)  
1 : 200

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PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108  
NEW RESIDENTIAL DWELLING

STREETSCAPE ELEVATIONS

SCALE 1 : 200@ A3  
DATE 29.09.2023  
ISSUE E - DEVELOPMENT APPLICATION

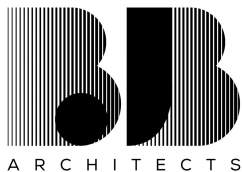
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PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

STREETSCAPE 3D MONTAGE

SCALE @ A3 DATE 29.09.2023

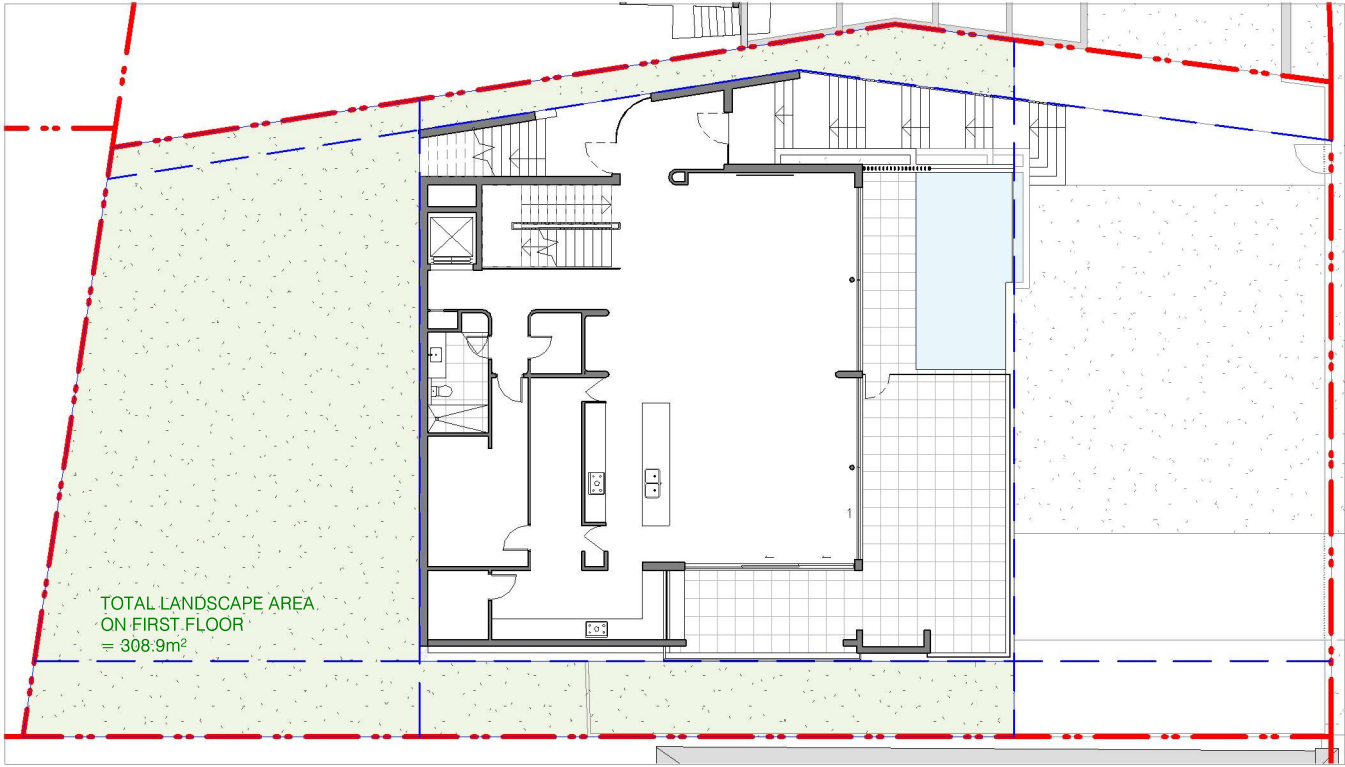
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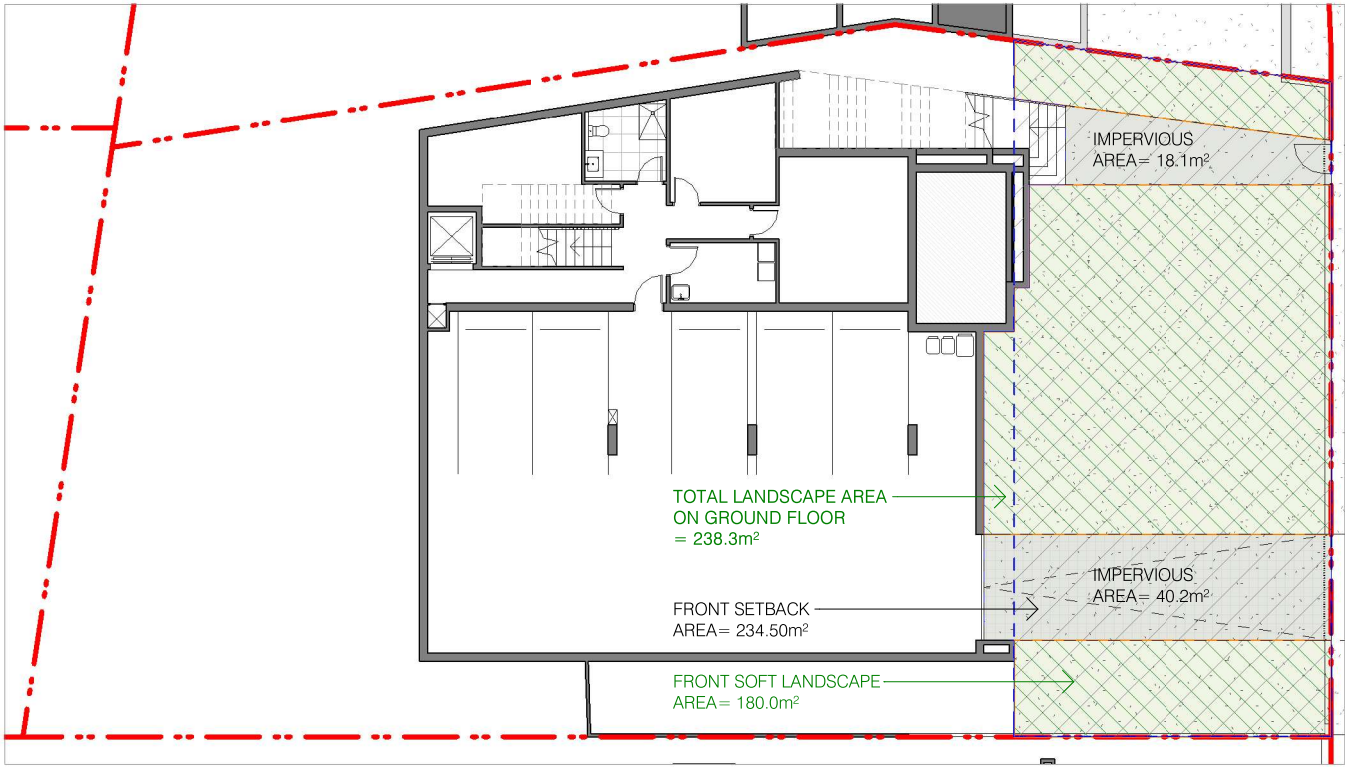
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A1306





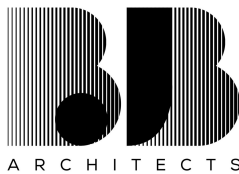
2 UPPER GROUND FLOOR  
1 : 250



1 LOWER GROUND FLOOR  
1 : 250

LANDSCAPE CALCULATIONS	
SITE AREA	=911.9m <sup>2</sup>
MIN LANDSCAPE AREA	547.14m <sup>2</sup> (60% LOT AREA )
PROPOSED FRONT LANDSCAPE	180.0m <sup>2</sup>
PROPOSED REAR LANDSCAPE	308.9m <sup>2</sup>
PROPOSED IMPERVIOUS AREA	58.3m <sup>2</sup> (6.3%)
PROPOSED TOTAL LS.	547.2m <sup>2</sup> (60%)
COMPLIANCE	YES
FRONT LANDSCAPE AREA	
MIN LANDSCAPE CONTROL	140.7m <sup>2</sup> (60% FRONT OF BUILDING)
PROPOSED SOFT LANDSCAPE	180.0m <sup>2</sup>
COMPLIANCE	YES

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- FRONT SETBACK AREA
- FRONT OF BUILDING SOFT LANDSCAPE
- FRONT OF BUILDING IMPERVIOUS AREA
- TOTAL LANDSCAPE AREA

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PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

LANDSCAPE CALCULATIONS

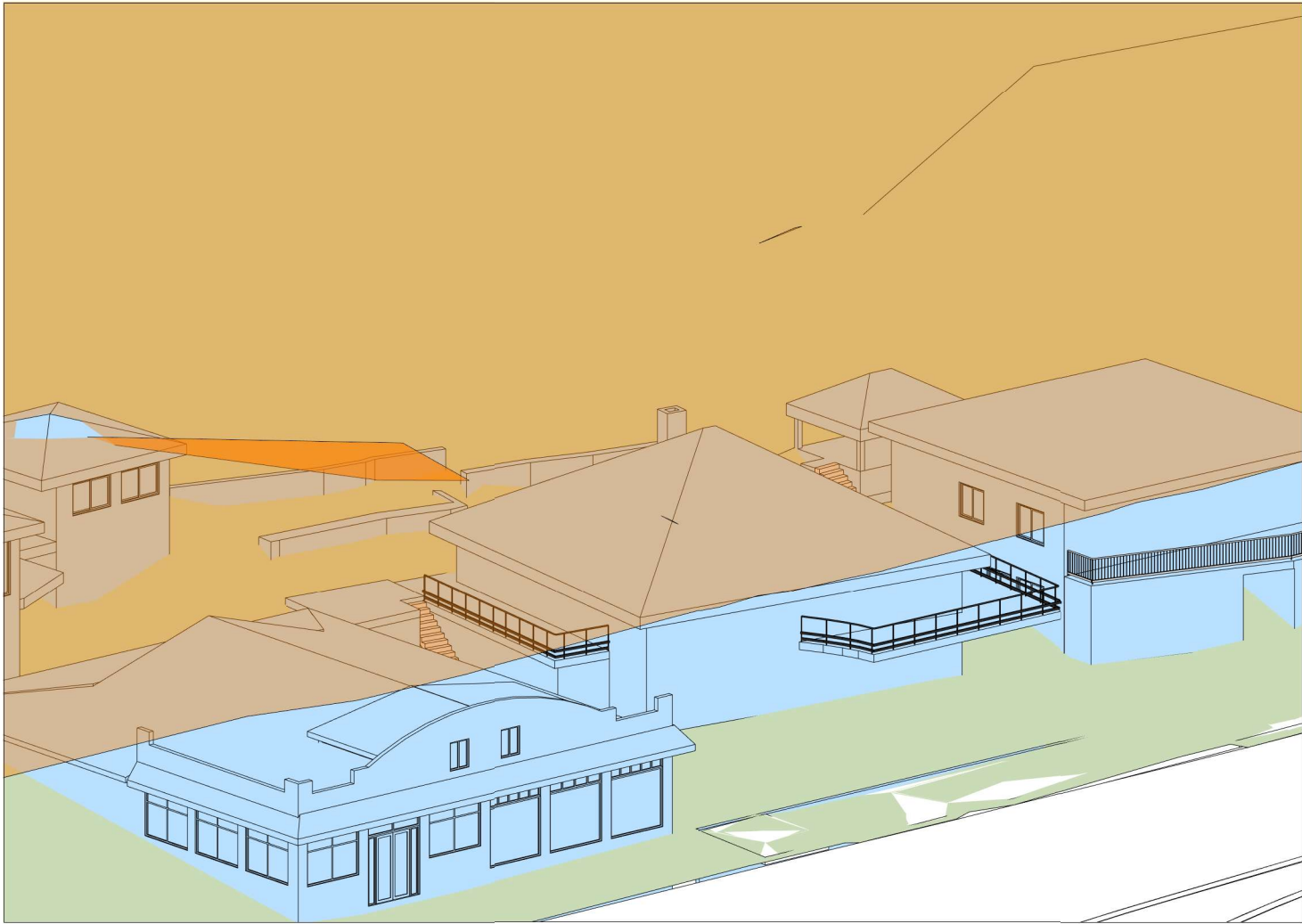
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ISSUE E - DEVELOPMENT APPLICATION

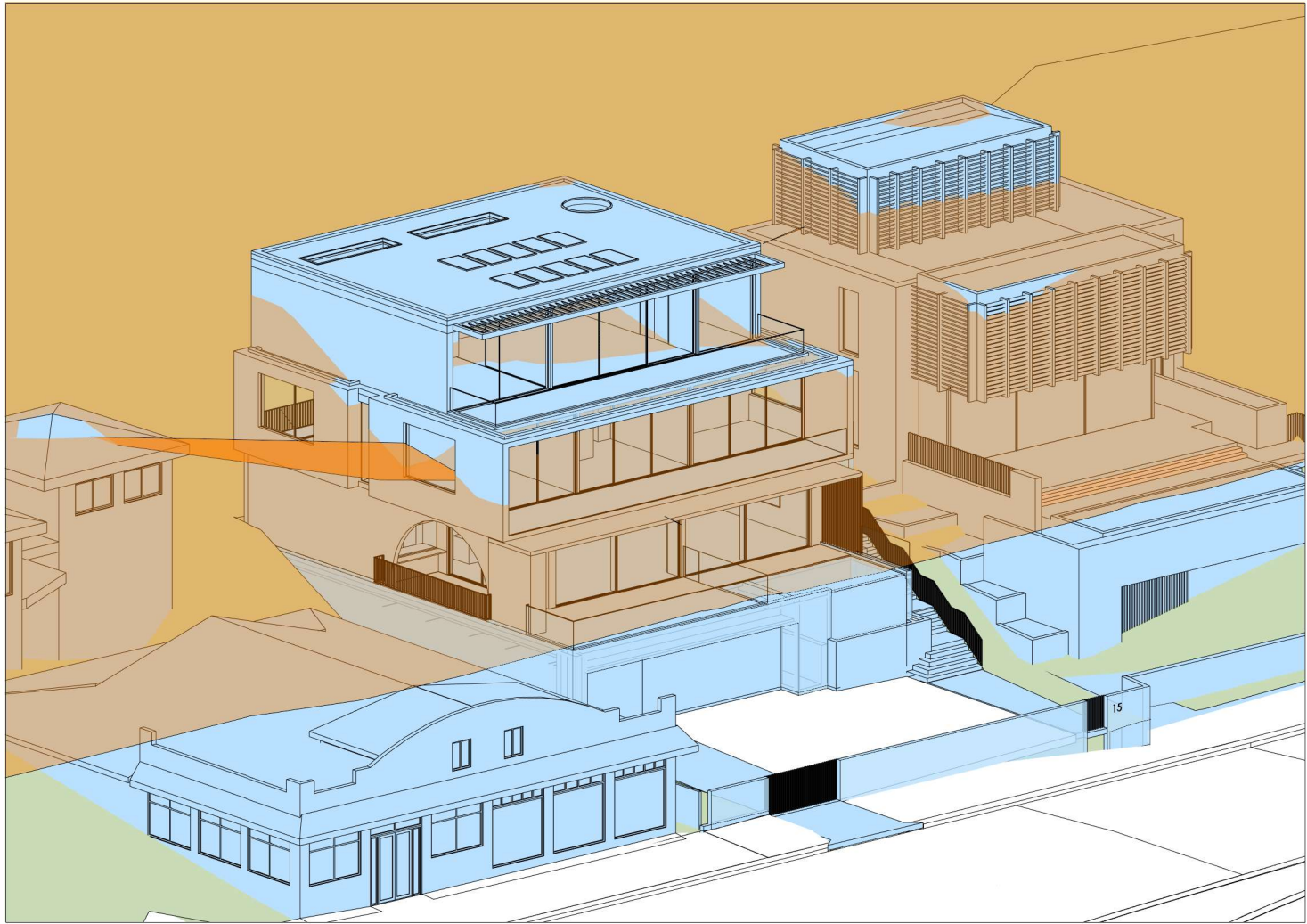
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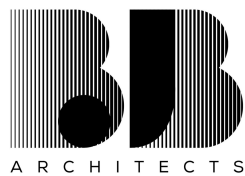


1 8.5M HEIGHT LIMIT - EXISTING 14 OCEAN ROAD



2 8.5M HEIGHT LIMIT - PROPOSED 14 OCEAN ROAD

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LEGEND:

- HEIGHT PLANE
- PROPOSED BUILDING - 15 OCEAN ROAD
- NEIGHBOURING BUILDING - 16 OCEAN ROAD

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PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108  
NEW RESIDENTIAL DWELLING

HEIGHT PLANE ANALYSIS

SCALE: N.T.S. DATE: 29.09.2023

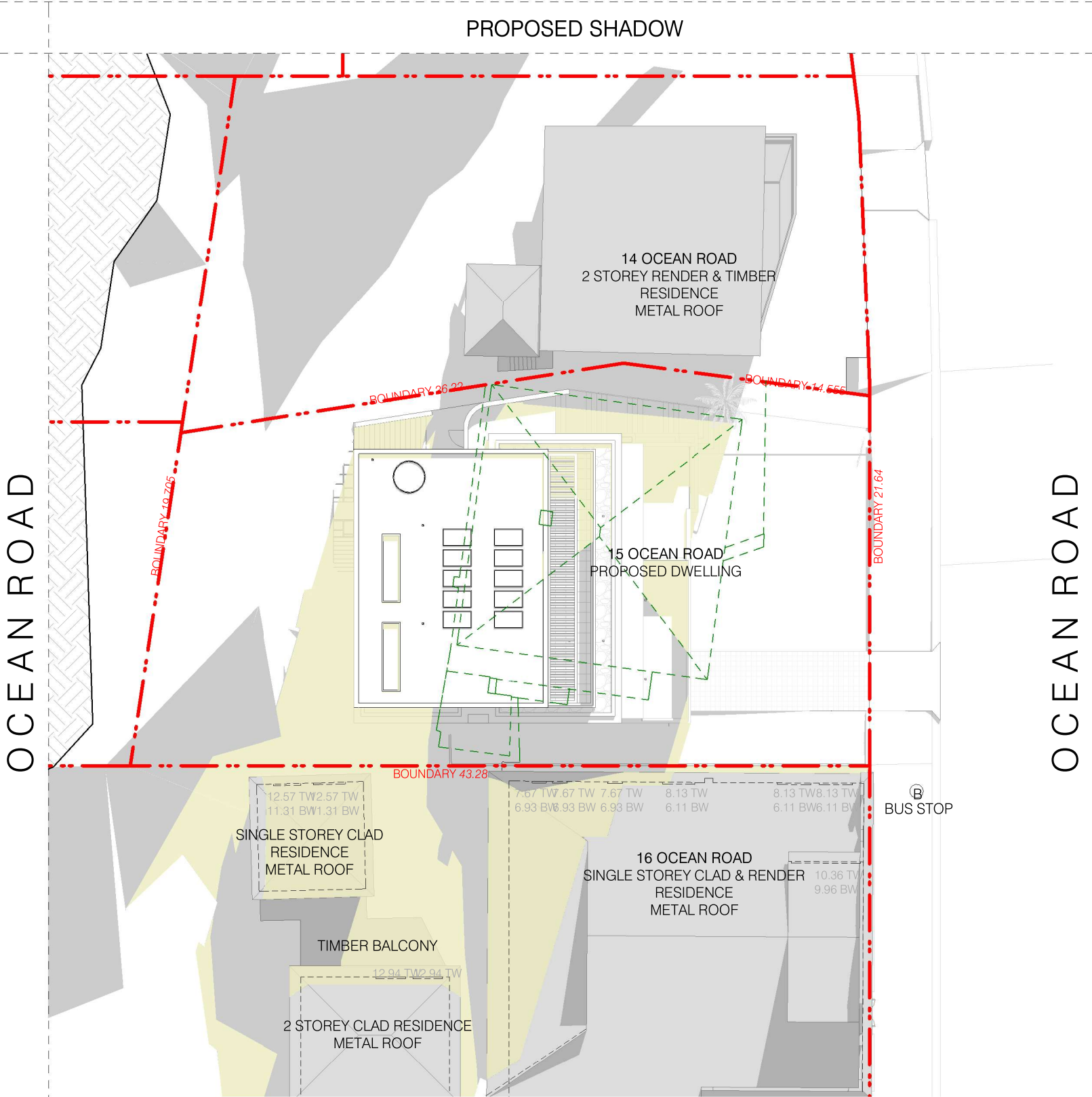
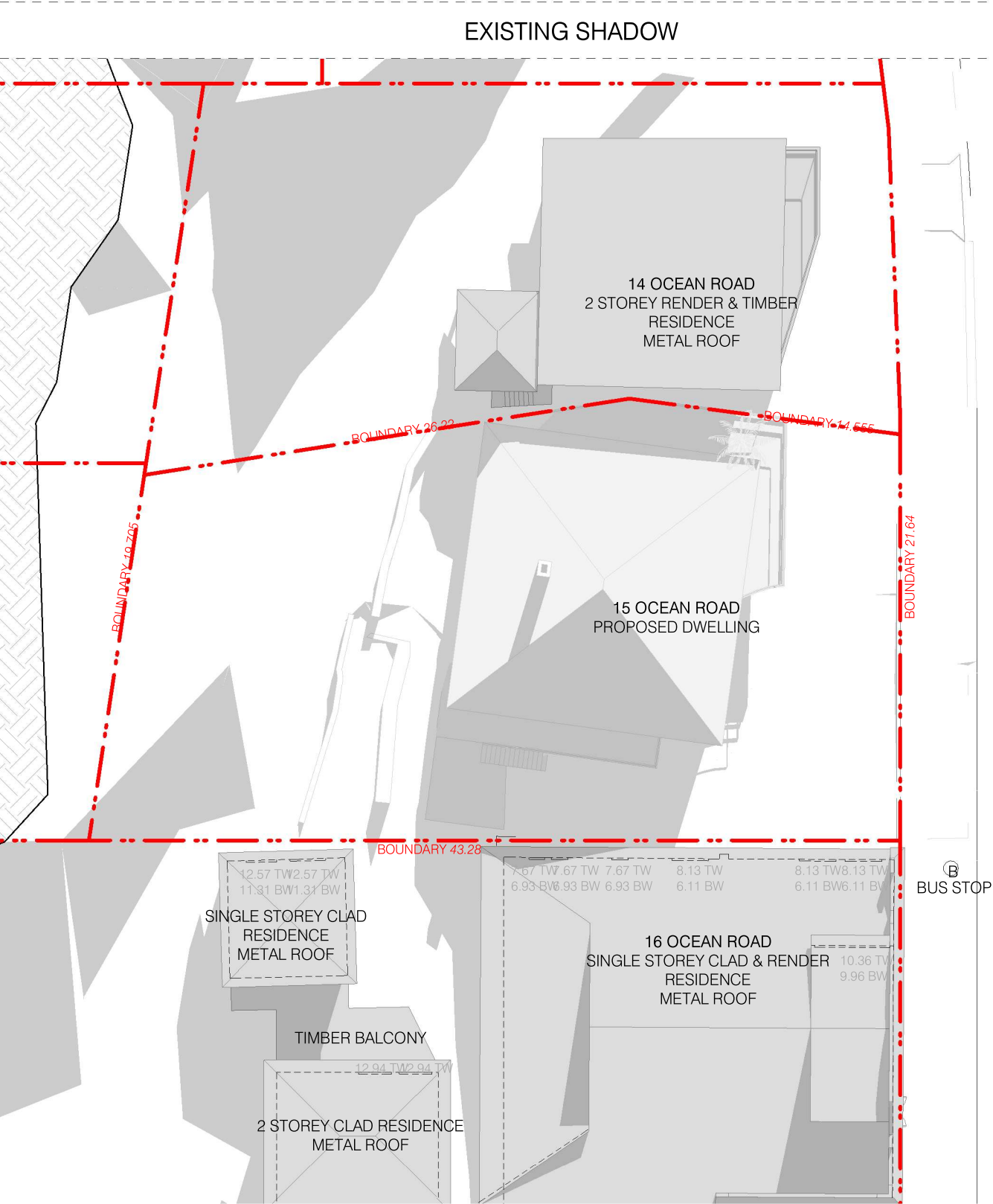
ISSUE: E - DEVELOPMENT APPLICATION

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A1402



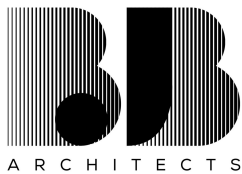
SHADOW DIAGRAMS - 21 JUNE - 9AM



1 EXISTING SHADOW DIAGRAM- 21 JUNE- 9AM  
1 : 300

2 PROPOSED SHADOW DIAGRAM- 21 JUNE- 9AM  
A1201 1 : 300

ARCHITECT



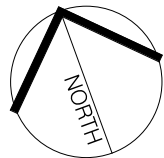
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LEGEND:

- EXISTING SHADOWS
- ADDITIONAL SHADOWS

NORTH



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PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

SHADOW DIAGRAM- 21 JUNE- 9AM

SCALE 1 : 300@ A3 DATE 29.09.2023

ISSUE E - DEVELOPMENT APPLICATION

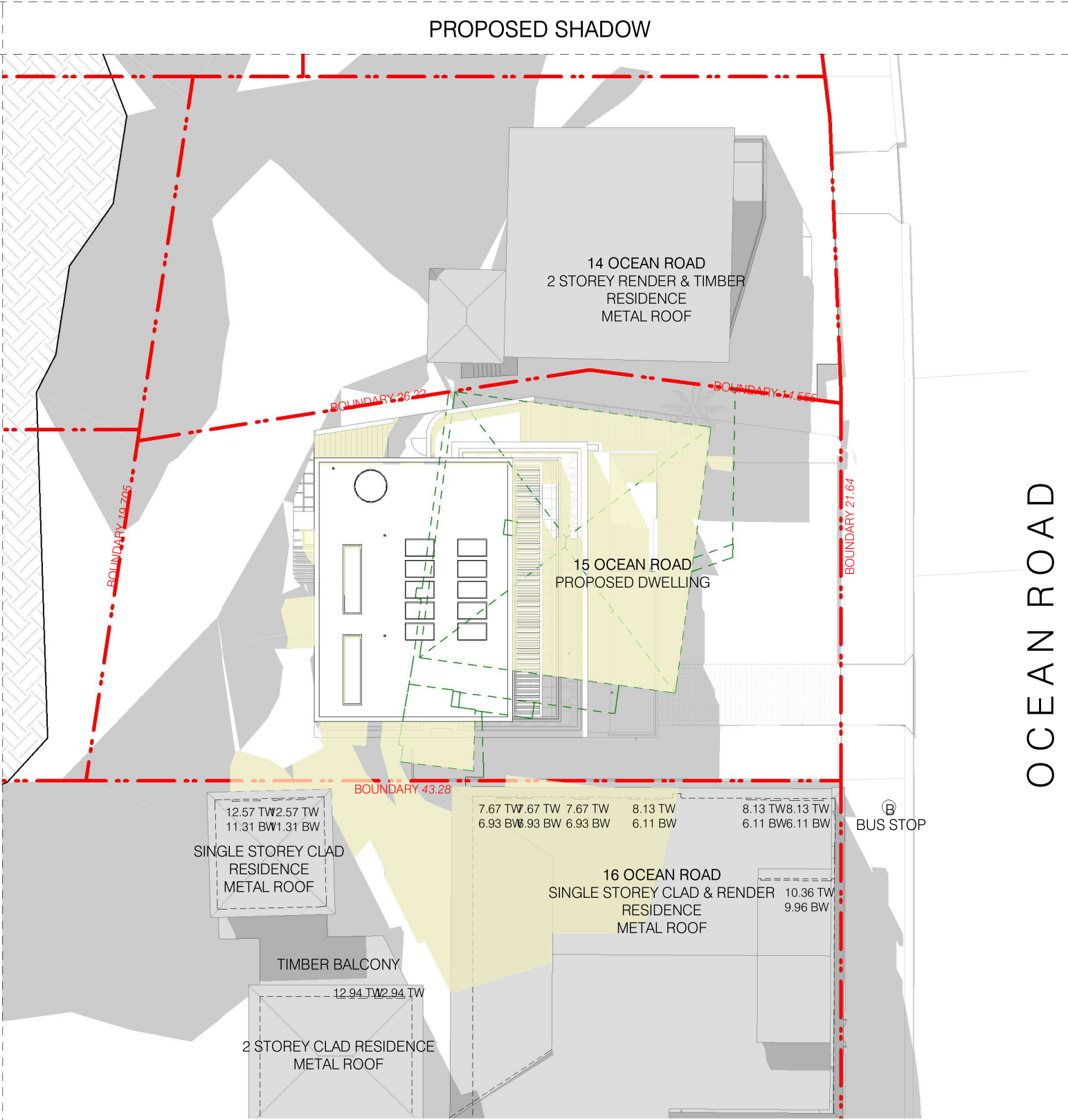
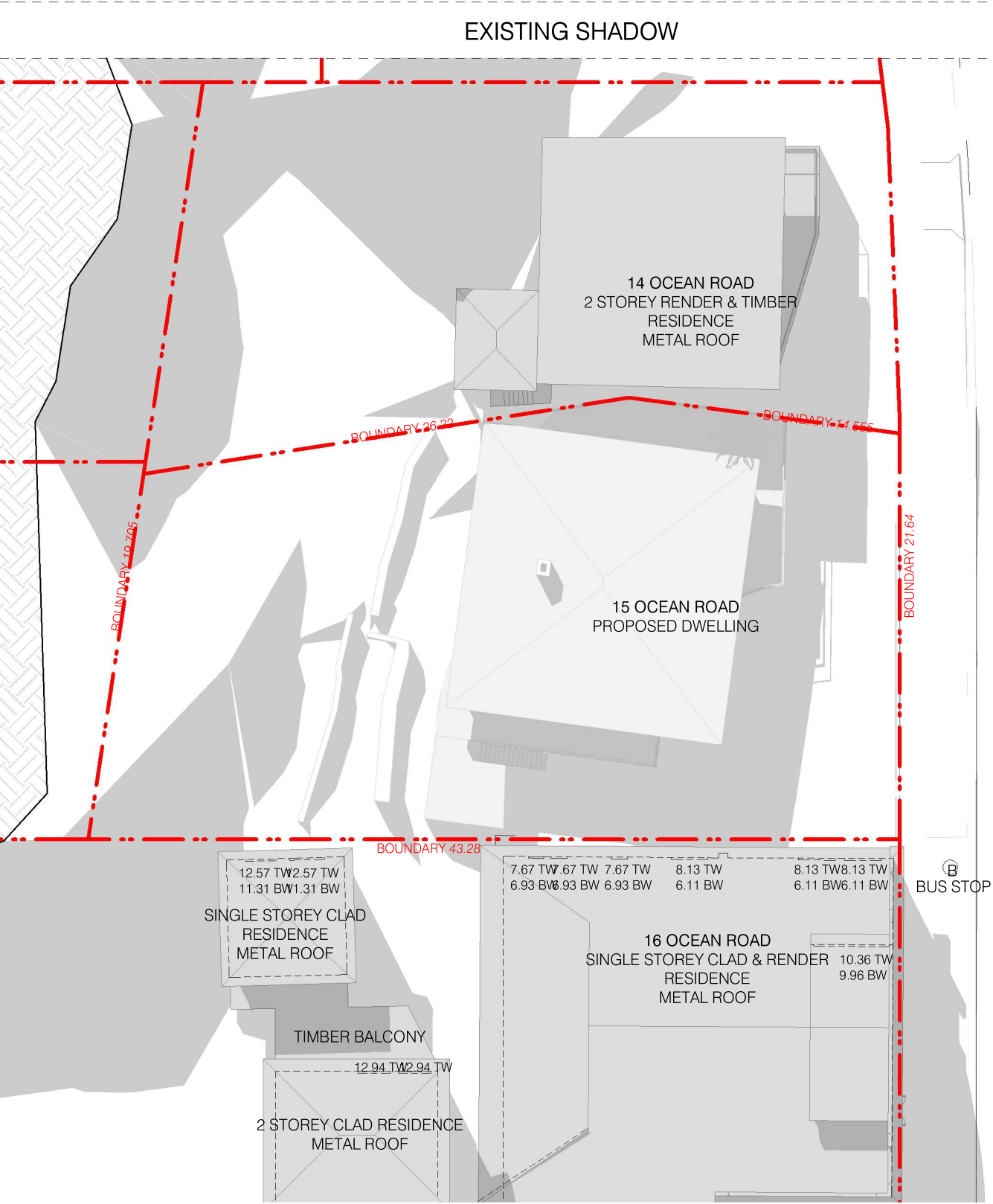
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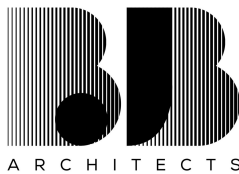
SHADOW DIAGRAMS - 21 JUNE - 12PM



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A1201 1 : 300

2 PROPOSED SHADOW DIAGRAM- 21 JUNE- 12PM  
A1201 1 : 300

ARCHITECT



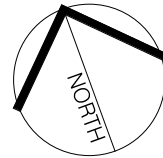
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LEGEND:

- EXISTING SHADOWS
- ADDITIONAL SHADOWS

NORTH



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BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

SHADOW DIAGRAM- 21 JUNE- 12PM

SCALE 1 : 300@ A3 DATE 29.09.2023

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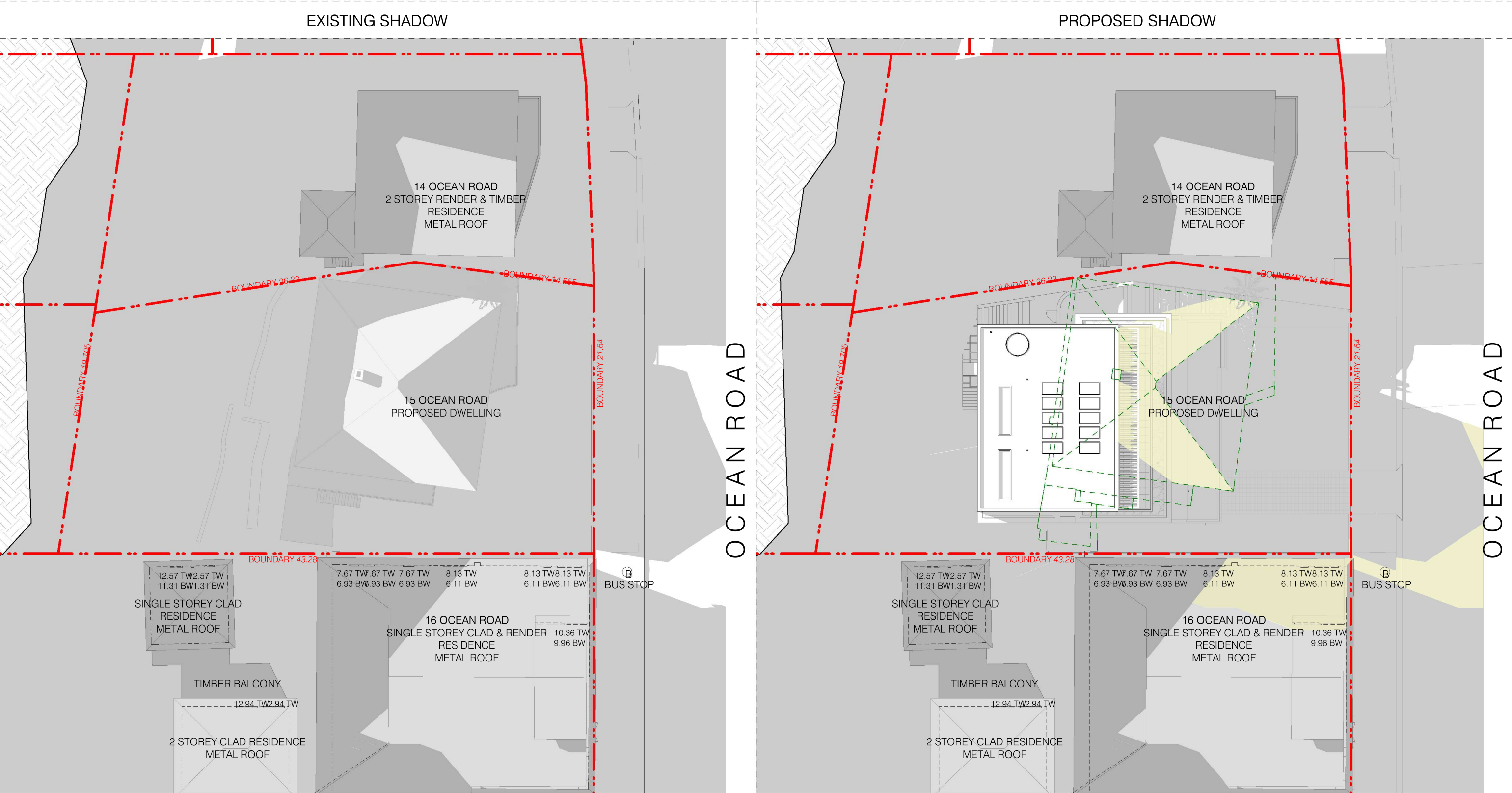
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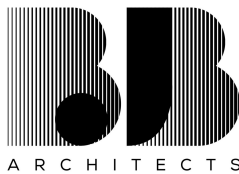
SHADOW DIAGRAMS - 21 JUNE - 3PM



1 EXISTING SHADOW DIAGRAM- 21 JUNE- 3PM  
A1201 1 : 300

2 PROPOSED SHADOW DIAGRAM- 21 JUNE- 3PM  
A1201 1 : 300

ARCHITECT



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LEGEND:

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15 OCEAN ROAD, PALM  
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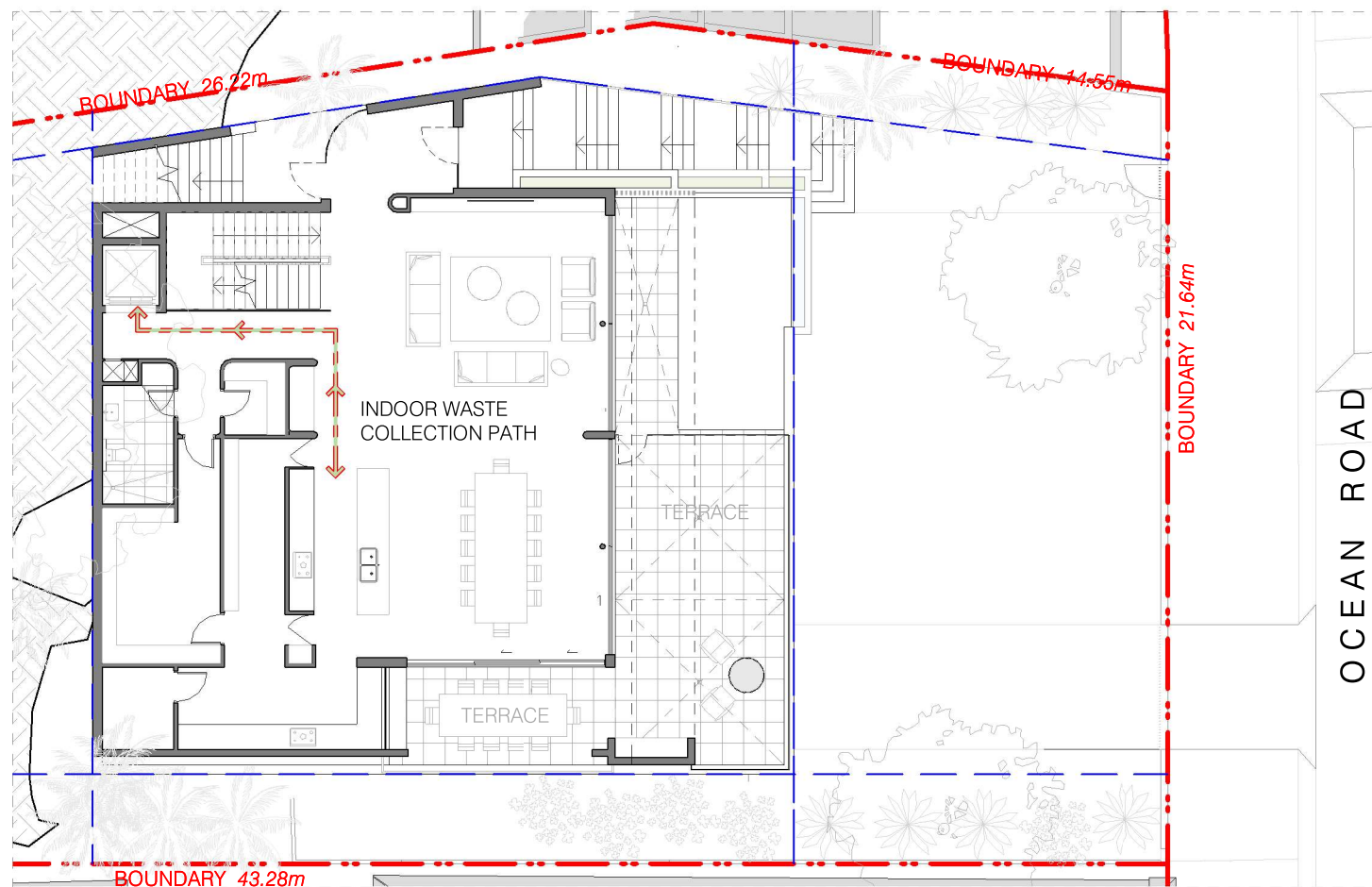
SHADOW DIAGRAM- 21 JUNE- 3PM

SCALE 1 : 300@ A3  
DATE 29.09.2023  
ISSUE E - DEVELOPMENT APPLICATION

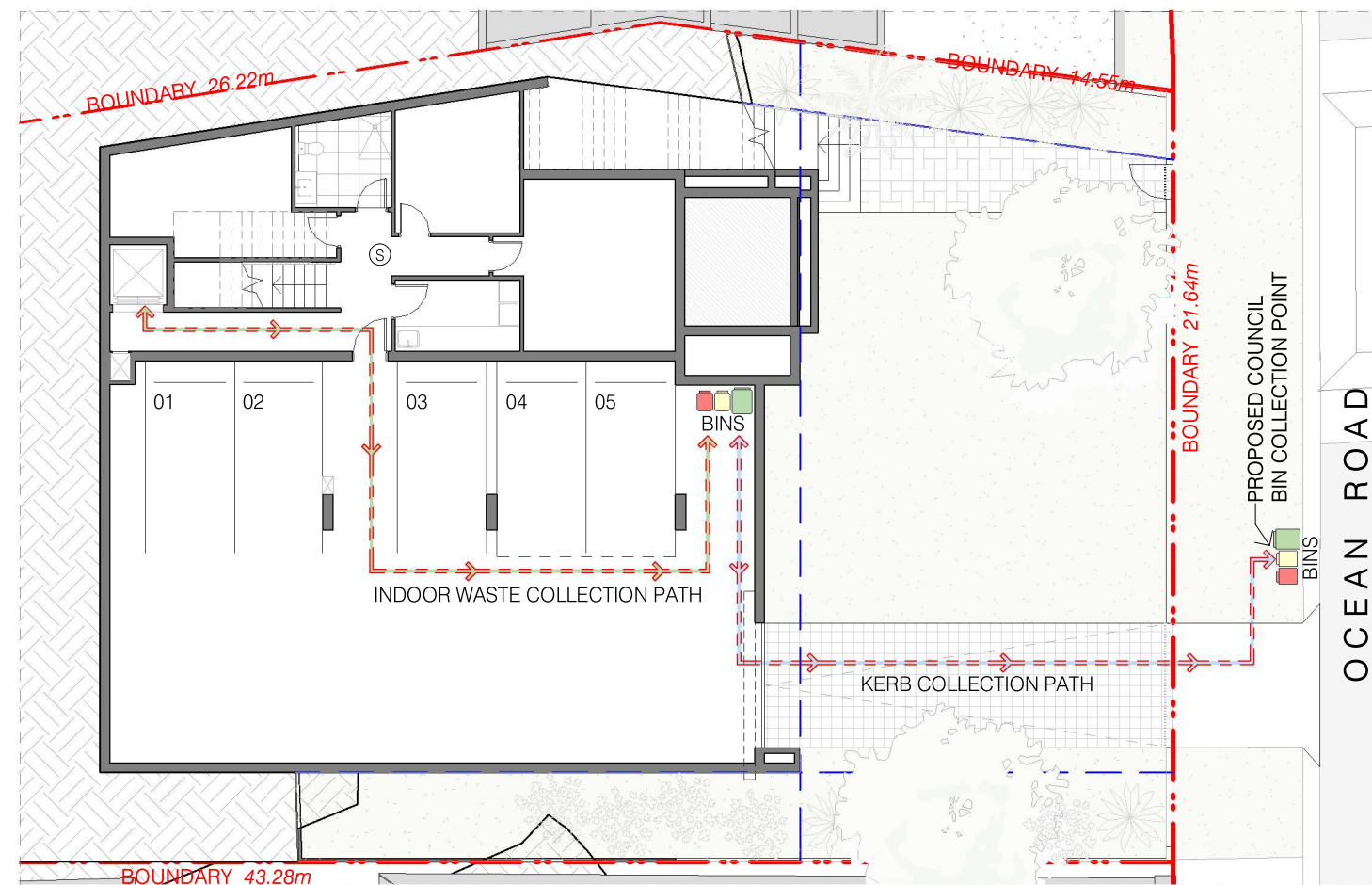
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A1503





1 UPPER GROUND FLOOR WASTE MANAGEMENT  
1 : 200



2 LOWER GROUND FLOOR WASTE MANAGEMENT  
1 : 200

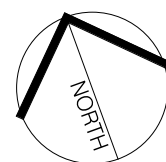
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## NORTH



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## PROJECT

15 OCEAN ROAD, PALM BEACH, NSW 2108  
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## WASTE MANAGEMENT PLAN


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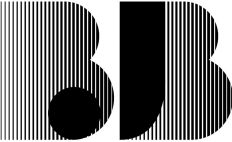


ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		3D PERSPECTIVE	
<div><div>ARCHITECTS</div></div> <div><div>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</div><div>BBJ Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</div></div>		A	PRESENTATION	31.05.2023	15 OCEAN ROAD, PALM BEACH, NSW 2108		SCALE @ A3		DATE 29.09.2023
		B	DRAFT DEVELOPMENT APPLICATION	13.06.2023					
		C	DRAFT DEVELOPMENT APPLICATION	28.07.2023			ISSUE E - DEVELOPMENT APPLICATION		
		D	DRAFT DEVELOPMENT APPLICATION	30.08.2023					
		E	DEVELOPMENT APPLICATION	29.09.2023	NEW RESIDENTIAL DWELLING		THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY		2022-053
								A2001	





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NEW RESIDENTIAL DWELLING

3D PERSPECTIVES

SCALE @ A3

DATE 29.09.2023

ISSUE E - DEVELOPMENT APPLICATION

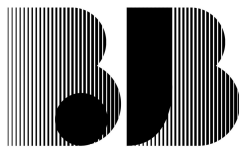
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ARCHITECT		ISSUE		AMENDMENT		DATE		PROJECT		3D PERSPECTIVES			
<div><div>ARCHITECTS</div></div> <div><div>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</div><div>BBJ Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</div></div>		A		PRESENTATION		31.05.2023		15 OCEAN ROAD, PALM BEACH, NSW 2108  NEW RESIDENTIAL DWELLING		SCALE @ A3		DATE 29.09.2023	
		B		DRAFT DEVELOPMENT APPLICATION		13.06.2023				:		:	
		C		DRAFT DEVELOPMENT APPLICATION		28.07.2023				:		:	
		D		DRAFT DEVELOPMENT APPLICATION		30.08.2023				:		:	
		E		DEVELOPMENT APPLICATION		29.09.2023				:		:	
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												A2003	





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BJB Architects Pty Ltd  
Nominated Architect:  
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PROJECT

15 OCEAN ROAD, PALM  
BEACH, NSW 2108

NEW RESIDENTIAL DWELLING

3D PERSPECTIVES

SCALE @ A3 DATE 29.09.2023

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