COVER PAGE

1000	COVER PAGE
1001	SITE CONTEXT
1002	SITE ANALYSIS
1003	SITE PLAN @ 1:200
1004	FLOOR PLAN @ 1:200
1005	DEMOLITION PLAN @ 1:200
1006	ROOF PLAN @ 1:200
1007	SITE AREA CALCULATIONS
1008	BASIX REQUIREMENTS
1009	BASIX REQUIREMENTS
1010	BASIX REQUIREMENTS
2001	NORTH ELEVATION 01 @1:100
2002	EAST ELEVATION 02 @1:100
2003	WEST ELEVATION 04 @1:100
2004	SOUTH ELEVATION 03 @1:100
3001	SECTIONS A & B @ 1:100
3002	SECTIONS C & D @1:100
9001	SHADOW DIAGRAMS 9AM WINTER SOLSTICE
9002	SHADOW DIAGRAMS 12PM WINTER SOLSTICE
9003	SHADOW DIAGRAMS 3PM WINTER SOLSTICE

ADDRESS	325 WHALE BEACH ROAD, PALM BEACH
LOT	241/242 IN DP 16362
SITE AREA	1577sqm
LAND USE ZONE	C4
НОВ	8.5m
FORESHORE AREA	YES: NO NEW WORK PROPOSED WITHIN FBL
BASIX CERTIFICATE No.	A179 4194
EXISTING HARDSCAPE	47.6%
EXISTING LANDSCAPE	52.4%
PROPOSED HARDSCAPE	47.9%
PROPOSED LANDSCAPE	52.1%

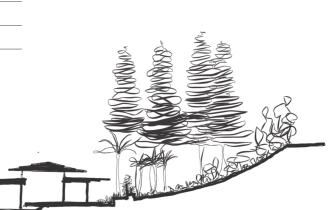
JORGE HRDINA ARCHITECTS PTY LTD

PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014 NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT TITLE QUASARA	PROJECT NO 2501	DRAWING TITLE COVER PAGE		SCALE @ A3	DATE 6/5/2025	DRAWN JW	checked JH
PROJECT ADDRESS 325 WHALE BEACH ROAD PALM BEACH NSW 2108	$\overline{\mathbf{\Phi}}$	REV DESCRIPTION	DATE	DRAWING NO			REVISION
AUSTRALIA LOTS 242 & 241 , DP 16362	\bigcirc			1000			Α
BASIX CERT. No. A1794194	0N ORIGINAL @ A3			STATUS DEVEL	OPMENT AF	PLICA	TION

A CALLER CONTRACT





JORGE HRDINA ARCHITECTS PTY LTD

PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT NO DRAWING TITLE 2501

	REV	DESCRIPTION
	С	DEVELOPMENT APPLICATION
ノ		

D

6

SITE CONTEXT

BASIX CERT. No. A1794194

LOTS 242 & 241, DP 16362

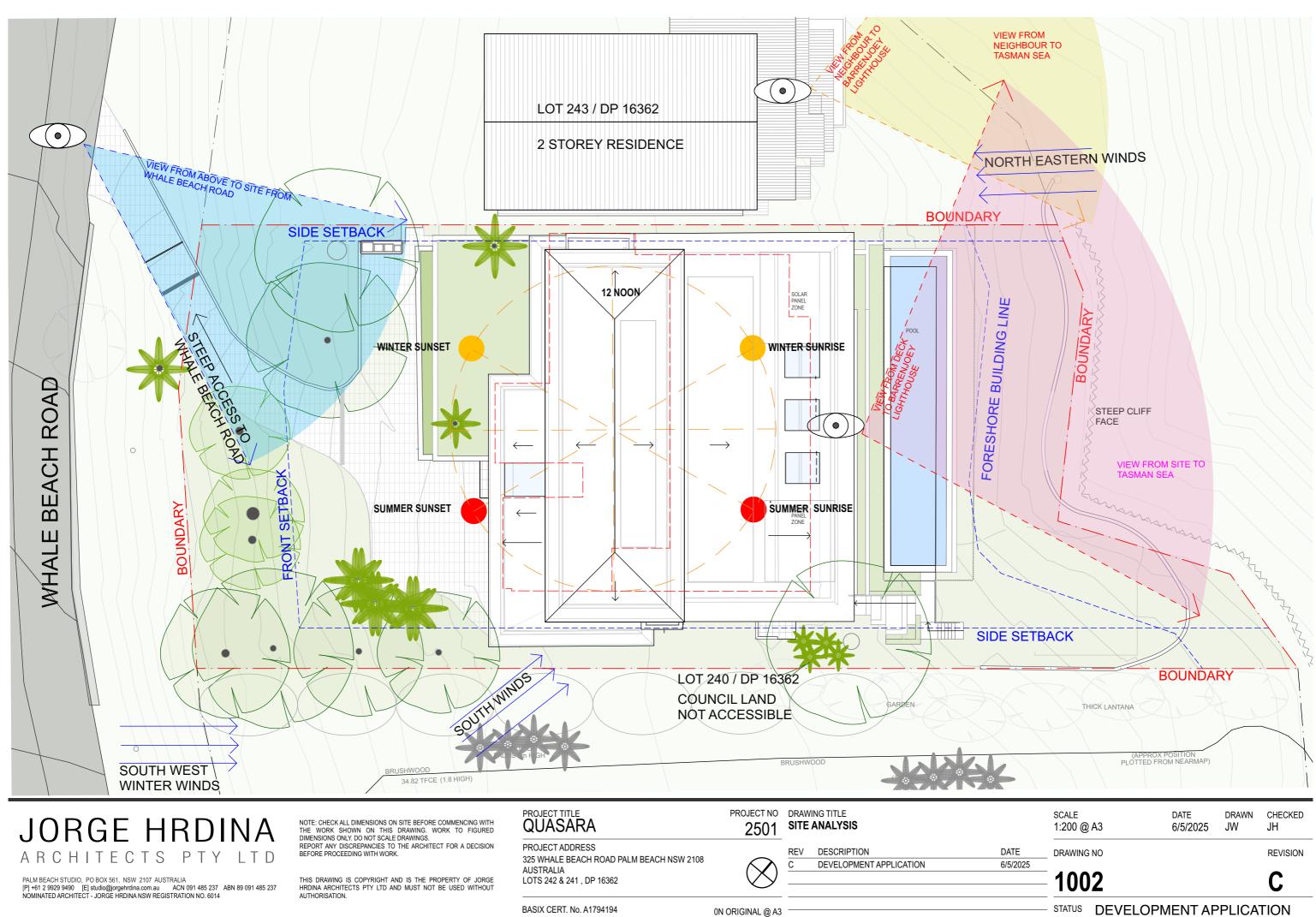
325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA

PROJECT TITLE QUASARA

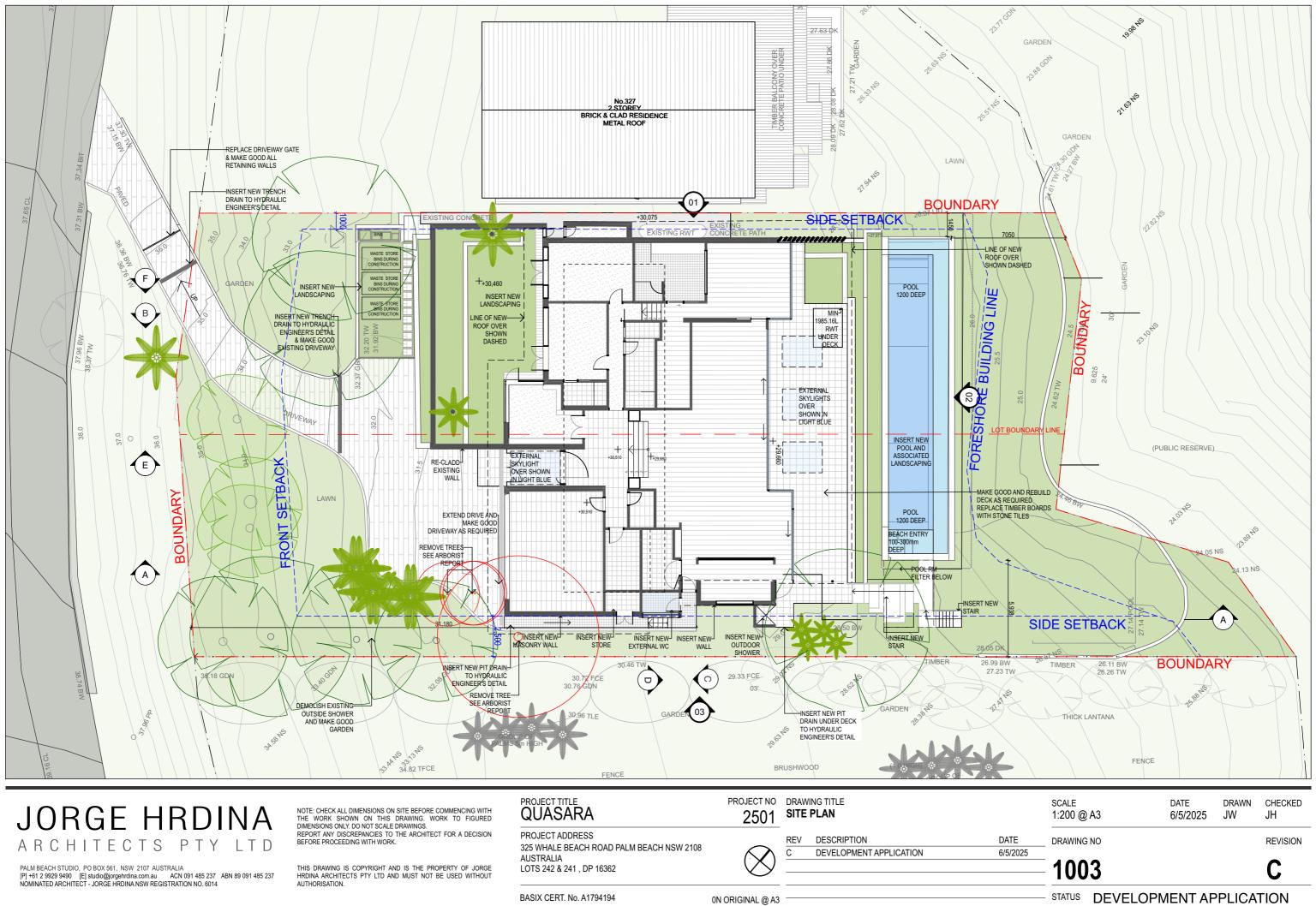
PROJECT ADDRESS

0N ORIGINAL @ A3

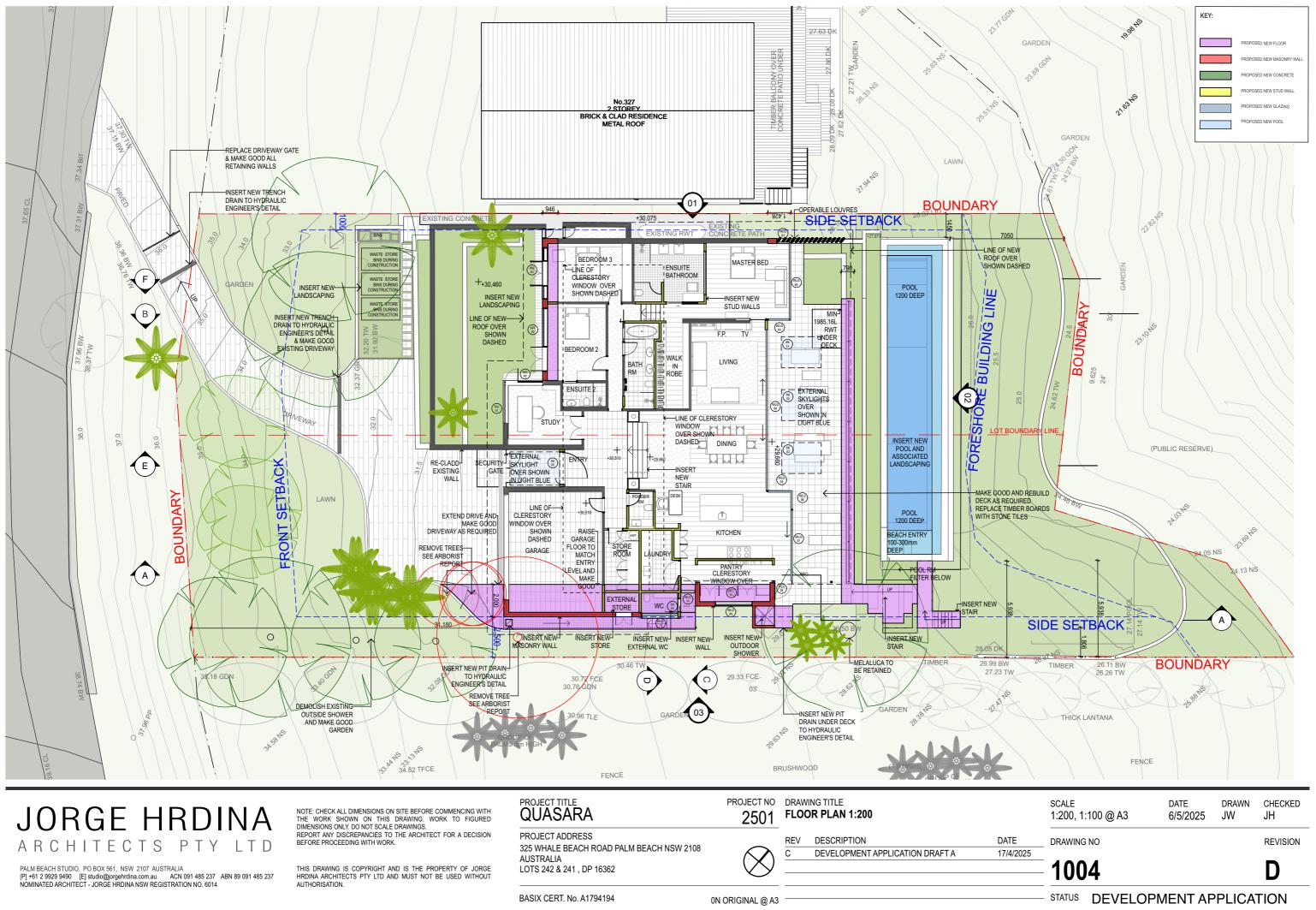
	SCALE 1:1000 (D) A3	DATE 6/5/2025	drawn JW	CHECKED JH
ATE 5/2025	DRAWING	NO			REVISION
5/2025	100	1			С
	- STATUS	DEVELOPI	MENT AF	PLICA	TION

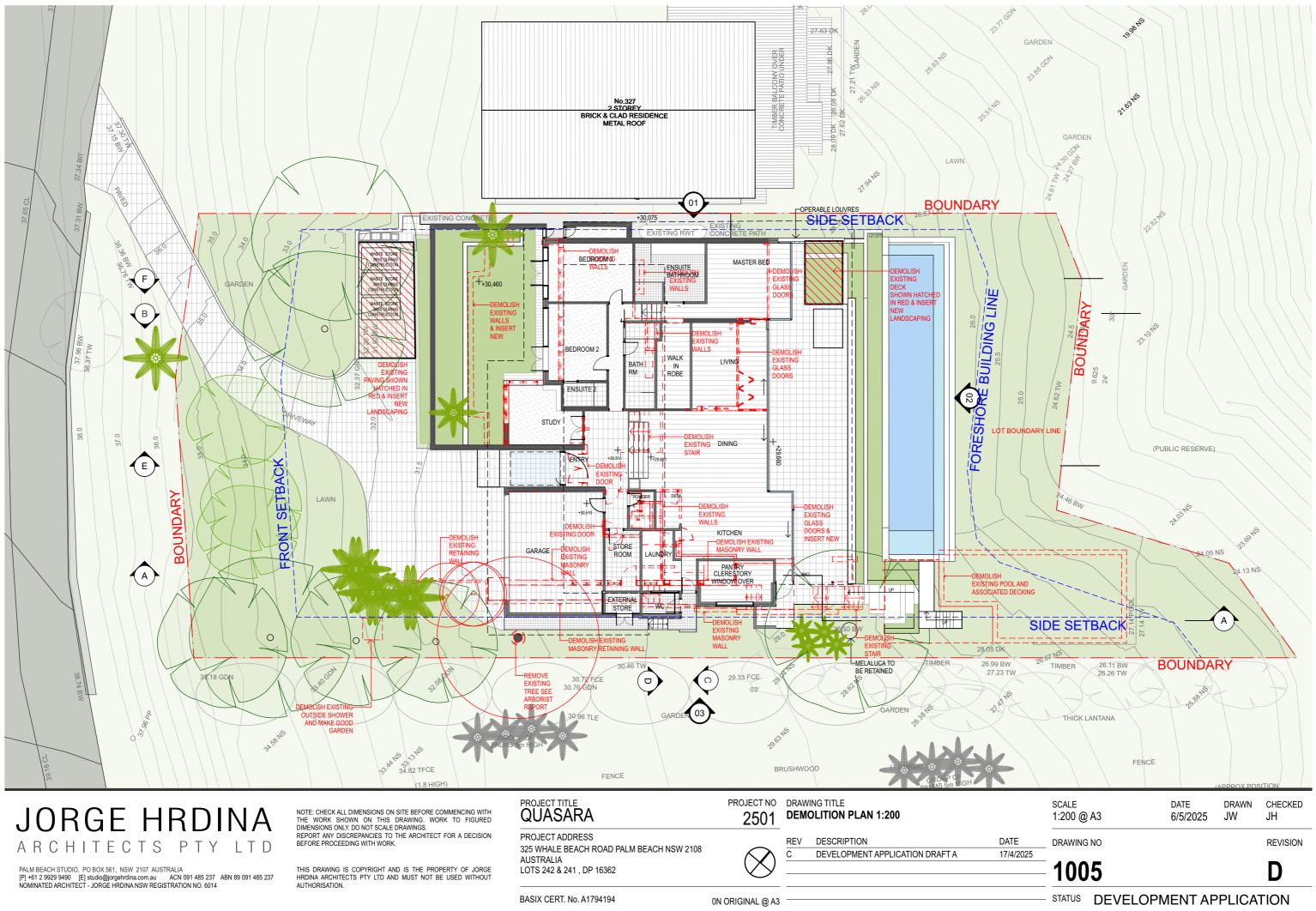


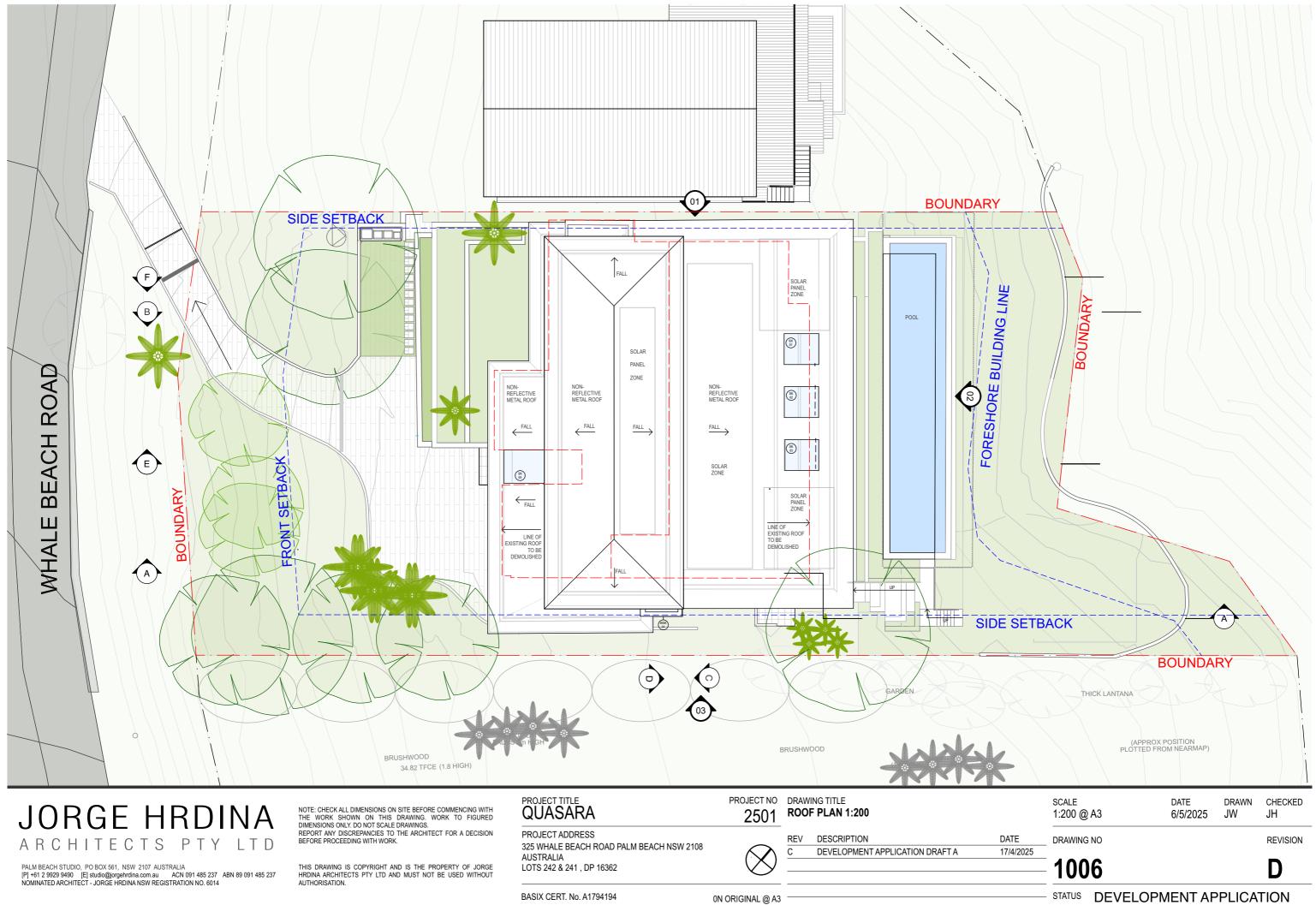
\mathbf{S}	REV C	DESCRIPTION

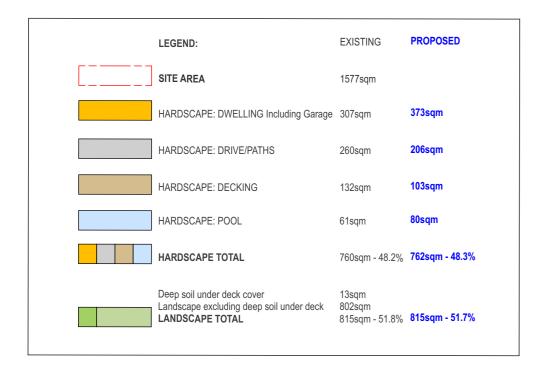


501	SILE	FLAN	
	REV	DESCRIPTION	DA
\mathcal{N}	С	DEVELOPMENT APPLICATION	6/5
\bigcirc			

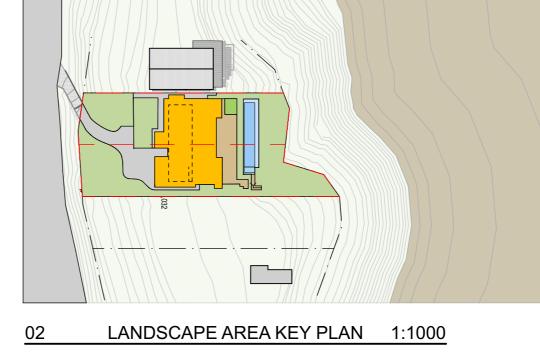








LANDSCAPE NUMERICALS 1:1000 01



JORGE HRDINA ARCHITECTS PTY LTD

PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION DEFORE DROFFENDING WITH MODING BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT TITLE QUASARA PROJECT NO DRAWING TITLE SITE AREA CALCULATIONS 2501 PROJECT ADDRESS REV DESCRIPTION 325 WHALE BEACH ROAD PALM BEACH NSW 2108 DEVELOPMENT APPLICATION (С AUSTRALIA LOTS 242 & 241, DP 16362 BASIX CERT. No. A1794194

0N ORIGINAL @ A3

	SCALE 1:1000, 1:500 @ A3	DATE 6/5/2025	drawn JW	CHECKED JH
DATE 6/5/2025	DRAWING NO			REVISION
0/3/2023	1007			С
		PMENT AF	PLICA	TION



page 1/11

BASIX[™]Certificate

Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1794194

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary Date of issue: Tuesday, 06 May 2025 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	325 Whale Beach Rd GA141
Street address	325 WHALE BEACH Road PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP16362
Lot number	241
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please	e complete before submitting to Council or PCA)
Name / Company Name: Gradwell Cons	ulting
ABN (if applicable): 68872791784	

BASIX	Certificate	number:A	1794194

page 3/11

ertifier heck

✓

•

~

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Cer Ch
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.		~	

Planning Industry And Environment

Construction nsulation requirements The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance listed in the table below, except that a) additional insulation is not required where the area of new constructor insulation specified is not required for parts of altered construction where insulation already exists. Construction Other sp concrete slab on ground floor. nil N/A suspended floor with enclosed subfloor framed (R0.7). R0.60 (down) (or R1.30 including N/A construction external wall: cavity brick external wall: framed (weatherboard, fibro, metal clad) R1.30 (or R1.70 including construction) internal wall shared with garage: plasterboard (R0.36) nil raked ceiling, pitched/skillion roof: framed ceiling: R2.24 (up), roof: foil backed blanket (55 mm) medium (solar abso 0.70)

Planning Industry And Environ

BASIX Certificate number:A1794194

Planning Industry And Environment

BASIX Certificate number:A1794194

PROJECT NO DRAWING TITLE **BASIX REQUIREMENTS** 2501 REV DESCRIPTION 0N ORIGINAL @ A3

JORGE HRDINA ARCHITECTS PTY LTD

PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT TITLE QUASARA

Building Sustainability Index www.basix.nsw.gov.au

PROJECT ADDRESS 325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA LOTS 242 & 241, DP 16362

BASIX CERT. No. A1794194

	the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the spept that a) additional insulation is not required where the area of new construction is less that quired for parts of altered construction where insulation already exists. Additional insulation required (R- Other specifications oor. nil N/A sed subfloor: R0.60 (down) (or R1.30 including construction) N/A arage: nil Indication (solar absorptance 0) arage: nil construction) arage: nil construction) blanket (55 mm) 0.70)						
REV DESCR	IPTION	DATE	DRAWING N	10			REVIS
2001		0.475			0/5/2025	577	
			SCALE 1:1.95 @ /	43	DATE 6/5/2025	DRAWN JW	CHEC JH
g Industry And Environment			Building Si	ustainability Index www.b	asix.nsw.gov.au		
nternal wall shared with garage: plasterboard (R0.36) raked ceiling, pitched/skillion roof:		nedium (solar absorptance 0.475 -					
external wall: cavity brick external wall: framed (weatherboard, fibro, metal clad)							
suspended floor with enclosed subfloor: iramed (R0.7).	R0.60 (down) (or R1.30 including N construction)						
Construction	value)						
ulation specified is not required for part	s of altered construction where insulation already e	xists.					
e applicant must construct the new or all ted in the table below, except that a) add	ditional insulation is not required where the area of	new construction is less than 2m2,	ons b)	~	~		
			DA Plans	Plans & specs	Check		
Pertificate number:A1794194							
Industry And Environment			Building Si	ustainability Index www.b	asix.nsw.gov.au		
	ang good on a sharing pool one is part of a	S devolopment. Solar only.		~	~		
		is development: solar only		~	~		
			 ✓ 	~	✓		
e swimming pool must be outdoors.			 ✓ 	~	✓		
utdoor swimming pool							
e applicant must connect the rainwater t	ank to a tap located within 10 metres of the edge of	f the pool.		~	· ·		
		quare metres of roof area.					
applicant must install a rainwater tank		tank must meet, and be installed in	` `	~			
	ank Amount of a large classifier space of the section of the site. This rainwater tank must meet, and be installing, the regulation water tank to a tap located within 10 metres of the edge of the pool. Winning pool Image: space of the section of the same of the edge of the pool. Winning pool Image: space of the space of the edge of the pool. Image: space of the space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the pool. Image: space of the edge of the edge of the pool. Image: space of the edge of the edge of the pool. Image: space of the edge		DA Plans				
					page 2/11		

<u> </u>	DRAWING	NO	REVISION
	100	8	Α
	STATUS	DEVELOPMENT APPLICAT	ΓΙΟΝ

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Ce Ch
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.	~	 	Γ
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 bedwn. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		~	
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		~	
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.	~	 ✓ 	
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	~	~	
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.			+

lazing requir	ements				
Vindows and gla	zed doors glazing	requirements			
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device
WLG01	NE	2.3	0	0	external louvre/blind (adjustable)
WLG02	SE	14.6	0	0	projection/ height above sill ratio >=0.43
WLG03	SW	3.5	0	0	projection/ height above sill ratio >=0.43
WLG04	SE	29	0	0	projection/ height above sill ratio >=0.43
WLG05	NE	3.2	0	0	projection/ height above sill ratio >=0.43

Planning Industry And Environment

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

Orientation	Area of glass							
	including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
SE	3.2	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SE	12.8	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SW	3	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SW	1.4	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SW	2.6	0	0	projection/ height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
		<u> </u>				1		<u> </u>
	SE SW SW	SE 12.8 SW 3 SW 1.4	SE 12.8 0 SW 3 0 SW 1.4 0	SE 12.8 0 0 SW 3 0 0 SW 1.4 0 0	SE 12.8 0 0 projection/ height above sill ratio >=0.43 SW 3 0 0 projection/ height above sill ratio >=0.43 SW 1.4 0 0 none SW 2.6 0 0 projection/ height above sill ratio >=0.43	Image: Second secon	SE 12.8 0 0 projection/ beight above sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 3 0 0 projection/ beight above sill ratio >=0.43 standard aluminium, SHGC: 0.75) SW 3 0 0 projection/ beight above sill ratio >=0.43 standard aluminium, SHGC: 0.75) SW 1.4 0 0 none standard aluminium, SHGC: 0.75) SW 2.6 0 0 projection/ sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 2.6 0 0 none standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 2.6 0 0 projection/ sill ratio >=0.29 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	SE 12.8 0 0 projection/ height above sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SE 12.8 0 0 projection/ height above sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 3 0 0 projection/ height above sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 1.4 0 0 none standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 2.6 0 0 projection/ height above sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) SW 2.6 0 0 projection/ height above sill ratio >=0.29 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Planning Industry And Environment

Planning Industry And Environme

PROJECT NO
2501 DRAWING TITLE
BASIX REQUIREMENTS NSW 2108 REV DESCRIPTION DATE ON ORIGINAL @ A3 ON ORIGINAL @ A3 ON ORIGINAL @ A3

JORGE HRDINA ARCHITECTS PTY LTD

PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014 NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HADINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT TITLE QUASARA

BASIX CERT. No. A1794194

PROJECT ADDRESS 325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA LOTS 242 & 241 , DP 16362

42 & 241 , DP 16362

BASIX Certificate number:A1794194

indows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device
WLG11	SW	0.7	0	0	projection/ height above sill ratio >=0.43
WG01	NW	7.4	2.6	4.2	projection/ height above sill ratio >=0.29
WG02	NE	7	2.6	9.3	projection/ height above sill ratio >=0.36
WG03	NW	11.3	2.6	6.6	projection/ height above sill ratio >=0.36
WG04	NW	9.3	2.6	6.6	projection/ height above sill ratio >=0.36

			page 6/11		
	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Frame and glass type					
standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					
standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					
standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					
standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	-				
standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	_				
	Building S	Sustainability Index www.ba	asix.nsw.gov.au		
	Show on	Show on CC/CDC	page 8/11 Certifier		
	DA Plans	Plans & specs	Check		
Frame and glass type					
standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					
standard aluminium, single pyrolytic low-e, (U- value: 5.7,					
standard aluminium, single clear, (or U-value: 7.63,	_				
SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63,					
SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63,					
SHGC: 0.75)		I			
	Building S	Sustainability Index www.b;	asix.nsw.gov.au		
	scale 1:1.95 @	A3	DATE 6/5/2025	DRAWN 5 JW	CHECKE JH
ATE I	DRAWING I	NO			REVISIO
	100	9			Α
;	STATUS	DEVELC	PMENT A	APPLICA	TION

Window/door Orientation Are add gings Overshadowing Shading Frame and discription WCL01 SW 3.4 0 0 ever div gins type WCL02 SE 17.6 0 0 ever div standard type gipb about and type (clar, for y-s000 nm standard type (clar, for y-s00 nm standard type (clar, for y-s00 nm standard type (clar, for y-s	Window/door Orientation Area of gings Description Standing Frame and distance (m) Standing Frame and distance (m) WCL01 SW 3.4 0 0 ever/ ever/ secondary standard bit minute, for s=000 nm standard standard standard standard standard WCL02 SE 17.6 0 0 ever/ ever/ secondary standard standard standard standard WCL03 SW 3.2 0 0 ever/ ever/ secondary standard standard standard standard WCL04 NW 10.4 0 0 ever/ ever/ secondary standard standard standard standard WCL05 NE 3.2 0 0 ever/ ever/ standary standard standard standard standard WCL06 NE 3.2 0 0 ever/ ever/ standary standard standard standard standard standard standard standard standard standard standard <th>Windowsfor Orientation Arrest of gins Description Construction Standard Standard Standard WCL01 SW 3.4 0 0 every general dimension standard WCL02 SE 17.8 0 0 every general standard standard WCL02 SE 17.8 0 0 every standard standard</th> <th>Glazing requi</th> <th>r:A1794194 irements</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Show on</th> <th>Show on CC/CDC</th> <th>Certifie</th>	Windowsfor Orientation Arrest of gins Description Construction Standard Standard Standard WCL01 SW 3.4 0 0 every general dimension standard WCL02 SE 17.8 0 0 every general standard standard WCL02 SE 17.8 0 0 every standard	Glazing requi	r:A1794194 irements						Show on	Show on CC/CDC	Certifie
WCL01 SW 3.4 0 0 even d yesplabilization yesplabiliz	WCL01 SW 3.4 0 0 ender Junitarian standard single clear, or Junitarian WCL02 SE 17.6 0 0 ender Junitarian standard single clear, or Junitarian WCL03 SE 17.6 0 0 ender Junitarian standard single clear, or Junitarian WCL03 SW 3.2 0 0 ender Junitarian standard single clear, or Junitarian WCL04 NW 10.4 0 0 ender Junitarian standard single clear, or Junitarian WCL05 NE 3.2 0 0 ender Junitarian standard single clear, or Junitarian WCL04 NW 10.4 0 0 ender Junitarian standard single clear, or Junitarian <th>WCL01 SW 3.4 0 0 ender Junitarian standard single clear, or Junitarian WCL02 SE 17.6 0 0 ender Junitarian standard single clear, or Junitarian WCL03 SE 17.6 0 0 ender Junitarian standard single clear, or Junitarian WCL03 SW 3.2 0 0 ender Junitarian standard single clear, or Junitarian WCL04 NW 10.4 0 0 ender Junitarian standard single clear, or Junitarian WCL05 NE 3.2 0 0 ender Junitarian standard single clear, or Junitarian WCL04 NW 10.4 0 0 ender Junitarian standard single clear, or Junitarian<th>Window/door number</th><th>Orientation</th><th>including</th><th>Overshadowing height (m)</th><th>Overshadowing distance (m)</th><th>Shading device</th><th></th><th>DA Plans</th><th>Plans & specs</th><th>Check</th></th>	WCL01 SW 3.4 0 0 ender Junitarian standard single clear, or Junitarian WCL02 SE 17.6 0 0 ender Junitarian standard single clear, or Junitarian WCL03 SE 17.6 0 0 ender Junitarian standard single clear, or Junitarian WCL03 SW 3.2 0 0 ender Junitarian standard single clear, or Junitarian WCL04 NW 10.4 0 0 ender Junitarian standard single clear, or Junitarian WCL05 NE 3.2 0 0 ender Junitarian standard single clear, or Junitarian WCL04 NW 10.4 0 0 ender Junitarian standard single clear, or Junitarian <th>Window/door number</th> <th>Orientation</th> <th>including</th> <th>Overshadowing height (m)</th> <th>Overshadowing distance (m)</th> <th>Shading device</th> <th></th> <th>DA Plans</th> <th>Plans & specs</th> <th>Check</th>	Window/door number	Orientation	including	Overshadowing height (m)	Overshadowing distance (m)	Shading device		DA Plans	Plans & specs	Check
WCL02 SE 17.6 0 evendable workshow workshow workshow standard in single clear, (or U-sile, 7.63, SHGC, 0.73) WCL03 SW 3.2 0 0 evendable workshow workshow workshow workshow standard atuminium, single clear, (or U-sile, 7.63, SHGC, 0.73) WCL04 NW 10.4 0 0 evendable workshow works	WCL02 SE 17.6 0 0 evend all minimum, is single care, (or burdle, for burdle, fo	WCL02 SE 17.6 0 0 evend all minimum, is single care, (or burdle, for burdle, fo	WCL01	SW		0	0	verandah/ pergola/balcony	aluminium, single clear, (or U-value: 7.63,			
WCL03 SW 3.2 0 0 general standard standard WCL04 NW 10.4 0 0 general standard standard <td>WCL03 SW 3.2 0 0 event data/ pergolabaciony >=900 mm standard standard standard single clear, (or U-value: 7.83, SHGC: 0.75) WCL04 NW 10.4 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75)</td> <td>WCL03 SW 3.2 0 0 event data/ pergolabaciony >=900 mm standard standard standard single clear, (or U-value: 7.83, SHGC: 0.75) WCL04 NW 10.4 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75)</td> <td>WCL02</td> <td>SE</td> <td>17.6</td> <td>0</td> <td>0</td> <td>verandah/ pergola/balcony</td> <td>standard aluminium, single clear, (or U-value: 7.63,</td> <td></td> <td></td> <td></td>	WCL03 SW 3.2 0 0 event data/ pergolabaciony >=900 mm standard standard standard single clear, (or U-value: 7.83, SHGC: 0.75) WCL04 NW 10.4 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75)	WCL03 SW 3.2 0 0 event data/ pergolabaciony >=900 mm standard standard standard single clear, (or U-value: 7.83, SHGC: 0.75) WCL04 NW 10.4 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75) WCL05 NE 3.2 0 0 event versindard summinum, single clear, (or U-value: 7.83, SHGC: 0.75)	WCL02	SE	17.6	0	0	verandah/ pergola/balcony	standard aluminium, single clear, (or U-value: 7.63,			
wCL05 NE 3.2 0 0 eswe' yerandah' pergolabaicony y=900 mm atuminum, single clear, (or U-value: 7, 83, SHGC: 0.75) WCL05 NE 3.2 0 0 eswe' yerandah' pergolabaicony y=900 mm atuminum, sundari atuminum, pergolabaicony SHGC: 0.75) wire industry And Environment Building Sustainability Index www.basix.rew.go xCertificate number: A1794194 pergolabaicony segon mm pergo	wCL05 NE 3.2 0 0 eaver eaver seq00 mm single clear, (or U-value: 7.63, SHGC: 0.75) WCL05 NE 3.2 0 0 eaver eaver seq00 mm standard stumium, pergolabaloory SHGC: 0.75) With And Environment Building Sustainability Index www.basix.new.por Initial Induction SHGC: 0.75) SHGC: 0.75) Net output SHGC: 0.75) SHGC: 0.75) Initial Induction SHGC: 0.75) SHGC: 0.75) Initi	wCL05 NE 3.2 0 0 eaver eaver seq00 mm single clear, (or U-value: 7.63, SHGC: 0.75) WCL05 NE 3.2 0 0 eaver eaver seq00 mm standard stumium, pergolabaloory SHGC: 0.75) With And Environment Building Sustainability Index www.basix.new.por Initial Induction SHGC: 0.75) SHGC: 0.75) Net output SHGC: 0.75) SHGC: 0.75) Initial Induction SHGC: 0.75) SHGC: 0.75) Initi	WCL03	SW	3.2	0	0	verandah/ pergola/balcony	standard aluminium, single clear, (or U-value: 7.63,			
Image: Substant and the state of the proposed development. Constituents: identified with a ∫ in the "Show on DA plans" column must be shown on the plans accompanying the development application for a construction for a construction construction for a construction for the proposed development.	Ing Industry And Environment Building Sustainability Index www.basik.nsw.gov Contributions, "applicant" means the person carrying out the development. Development application for the proposed development. Commitments, "applicant" means the person carrying out the development. Commitments identified with a v in the "Show on DA plans" column must be shown on the plans and specifications accompanying the application for a construction certificate / complying development certificate / column must be shown in the plans and specifications accompanying the application for a construction certificate/ column must be certified by a certifying authority as having been fulfilled, before a final cocupation certificate for the development.	Ing Industry And Environment Building Sustainability Index www.basik.nsw.gov Contributions, "applicant" means the person carrying out the development. Development application for the proposed development. Commitments, "applicant" means the person carrying out the development. Commitments identified with a v in the "Show on DA plans" column must be shown on the plans and specifications accompanying the application for a construction certificate / complying development certificate / column must be shown in the plans and specifications accompanying the application for a construction certificate/ column must be certified by a certifying authority as having been fulfilled, before a final cocupation certificate for the development.	WCL04	NW	10.4	0	0	verandah/ pergola/balcony	aluminium, single clear, (or U-value: 7.63,			
X Certificate number:A1794194 page 11 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 & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development.	X Certificate number.A1794194 page 11 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 & 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 for the development.	X Certificate number.A1794194 page 11 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 & 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 for the development.	WCL05	NE	3.2	0	0	verandah/ pergola/balcony	aluminium, single clear, (or U-value: 7.63,			
development application is to be lodged for the proposed development). Commitments identified with a V in the 'Show on CC/CDC plans & specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	development application is to be lodged for the proposed development). Commitments identified with a V in the "Show on CC/CDC plans & 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 V in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development	development application is to be lodged for the proposed development). Commitments identified with a V in the "Show on CC/CDC plans & 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 V in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development										page 11
certificate / complying development certificate for the proposed development.	certificate / complying development certificate for the proposed development.	certificate / complying development certificate for the proposed development.	X Certificate number	:A1794194	ans the person carry	ving out the develop	ment.					page 11.
	may be issued.	may be issued.	X Certificate number Legend In these commitm Commitments ide development app	:A1794194 ents, "applicant" me ntflied with a ✔ in t lication is to be lodg	he "Show on DA pla ed for the proposed	ns" column must be development).	shown on the plan					fa
			X Certificate number Legend In these commitm Commitments ide development app certificate / comp Commitments ide	ents, "applicant" me ntified with a √ in t lication is to be lodg ntified with a √ in t lying development c	he "Show on DA pla led for the proposed he "Show on CC/CD ertificate for the prop	ns" column must be development). C plans & specs" co posed development.	shown on the plan: plumn must be show	vn in the plans and	specifications accon	npanying the a	oplication for a construc	if a
			X Certificate number Legend In these commitm Commitments ide development app certificate / comp Commitments ide	ents, "applicant" me ntified with a √ in t lication is to be lodg ntified with a √ in t lying development c	he "Show on DA pla led for the proposed he "Show on CC/CD ertificate for the prop	ns" column must be development). C plans & specs" co posed development.	shown on the plan: plumn must be show	vn in the plans and	specifications accon	npanying the a	oplication for a construc	if a
			X Certificate number Legend In these commitm Commitments ide development app certificate / comp Commitments ide	ents, "applicant" me ntified with a √ in t lication is to be lodg ntified with a √ in t lying development c	he "Show on DA pla led for the proposed he "Show on CC/CD ertificate for the prop	ns" column must be development). C plans & specs" co posed development.	shown on the plan: plumn must be show	vn in the plans and	specifications accon	npanying the a	oplication for a construc	if a
			X Certificate number Legend In these commitm Commitments ide development app certificate / comp Commitments ide	ents, "applicant" me ntified with a √ in t lication is to be lodg ntified with a √ in t lying development c	he "Show on DA pla led for the proposed he "Show on CC/CD ertificate for the prop	ns" column must be development). C plans & specs" co posed development.	shown on the plan: plumn must be show	vn in the plans and	specifications accon	npanying the a	oplication for a construc	if a
			X Certificate number Legend In these commitm Commitments ide development app certificate / comp Commitments ide	ents, "applicant" me ntified with a √ in t lication is to be lodg ntified with a √ in t lying development c	he "Show on DA pla led for the proposed he "Show on CC/CD ertificate for the prop	ns" column must be development). C plans & specs" co posed development.	shown on the plan: plumn must be show	vn in the plans and	specifications accon	npanying the a	oplication for a construc	tion

SIX Certificate number:A1794194			
Glazing requirements	;		
Glazed roofs			
The applicant must install th	e glazed roofs described in the tabl	le below, in accordance with the	specifications I
• •	must also be satisfied in relation to	each glazed roof:	
Glazed roofs glazing requi	irements		
Glazed roof number	Area of glazing (m2)	Shading device	Glass
SK04	2.8	no shading	improv pyrolyt 4.48, S

Planning Industry And Environment

JORGE HRDINA ARCHITECTS PTY LTD

PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT TITLE QUASARA PROJECT ADDRESS 325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA LOTS 242 & 241, DP 16362

0N ORIGINAL @ A3

PROJECT NO DRAWING TITLE

2501

BASIX REQUIREMENTS

REV DESCRIPTION

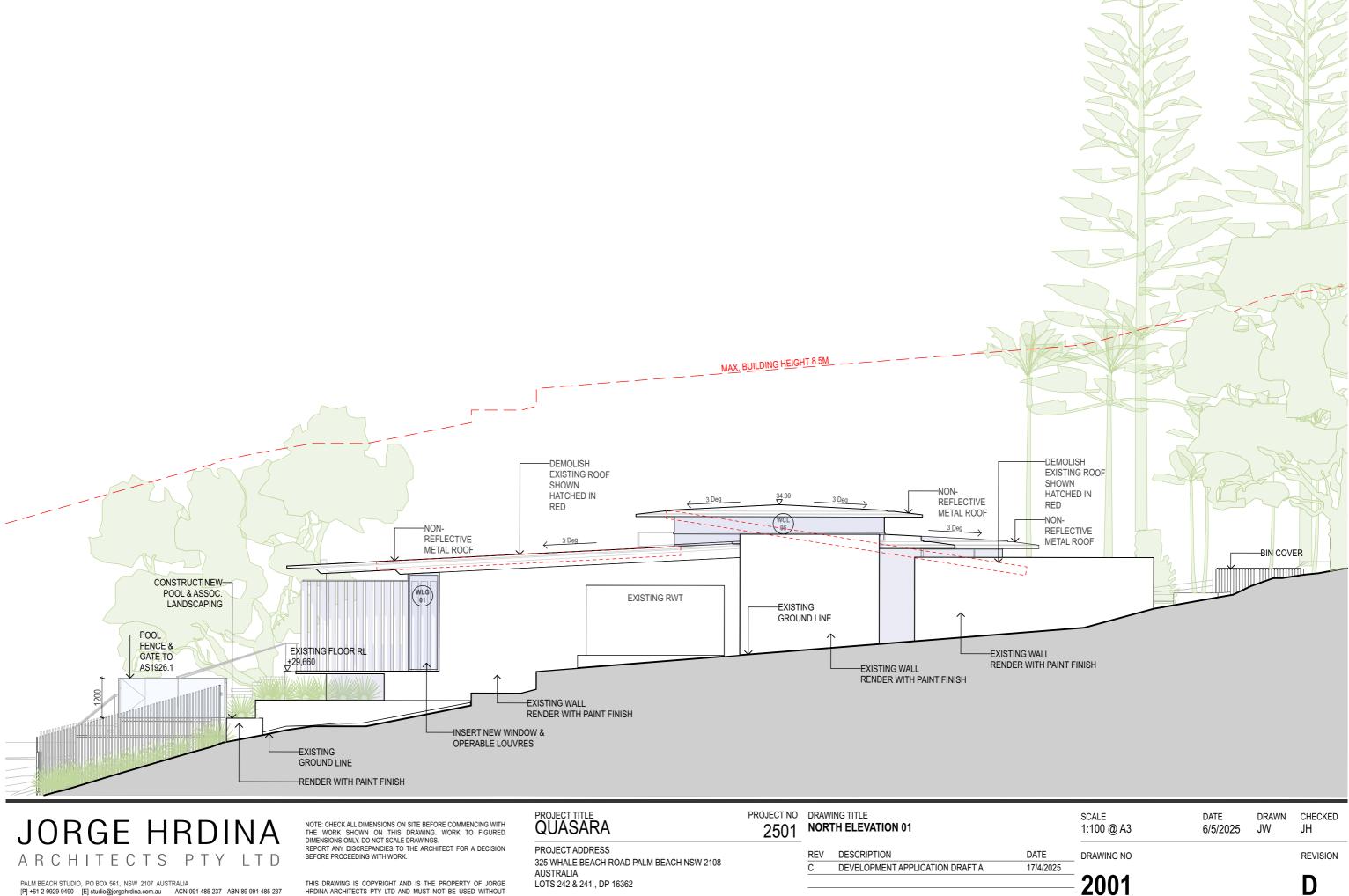
LOIS	242	å	241	,	DP	163

BASIX CERT. No. A1794194

	SCALE 1:1.95 @) A3	DATE 6/5/2025	drawn JW	CHECKED JH
DATE	DRAWING	NO			REVISION
	101	0			Α
	STATUS	DEVELOP	IENT AP	PLICAT	TION

ed in the table.	
ed in the table.	
	•
~	~
pe	
J aluminium, single low-e, (U-value: GC: 0.46)	

Building Sustainability Index www.basix.nsw.gov.au



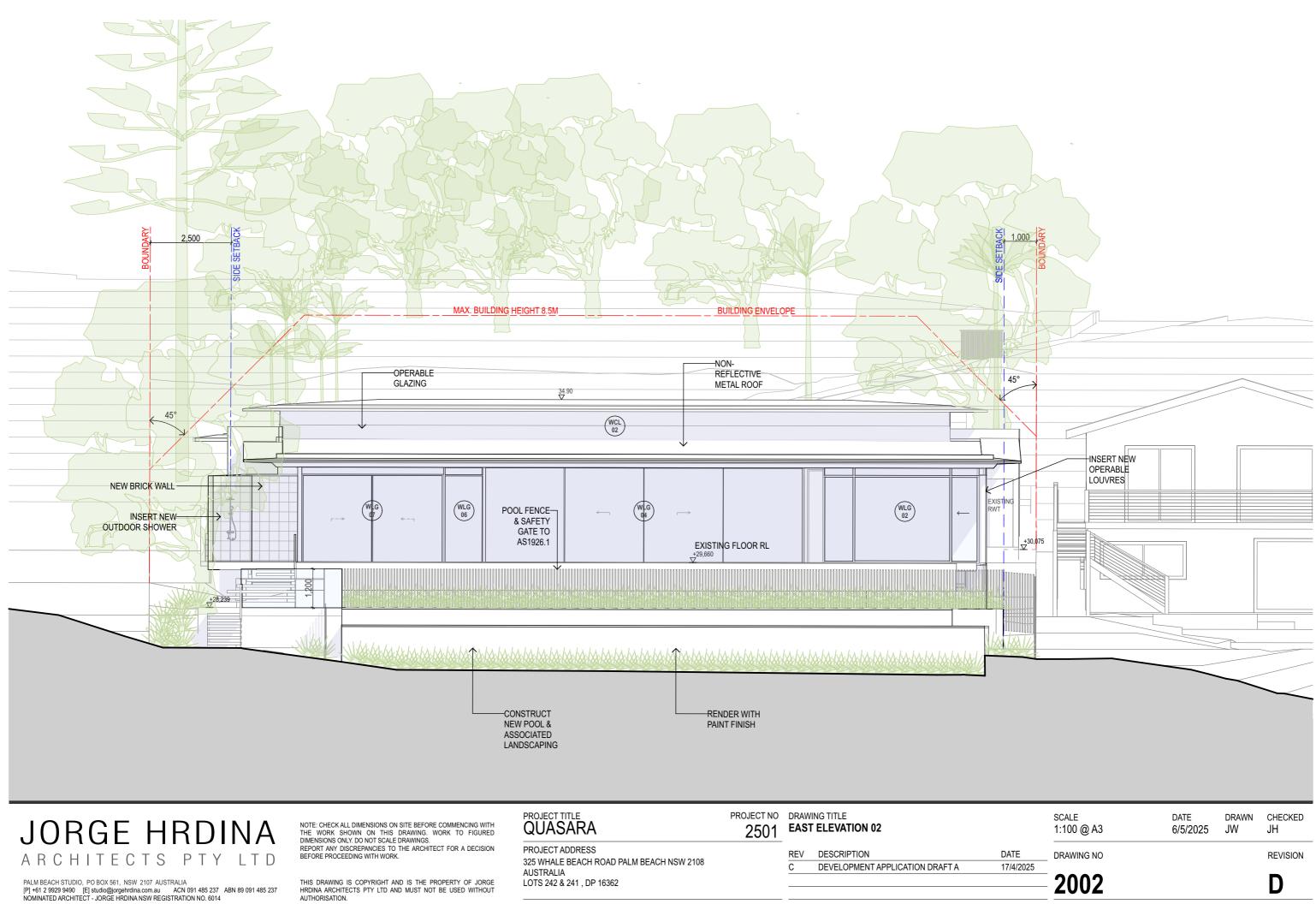
PALM BEACH STUDIO, PO BOX 561, NSW 2107 AUSTRALIA [P] +61 2 9929 9490 [E] studio@jorgehrdina.com.au ACN 091 485 237 ABN 89 091 485 237 NOMINATED ARCHITECT - JORGE HRDINA NSW REGISTRATION NO. 6014

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JORGE HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WITHOUT AUTHORISATION.

BASIX CERT. No. A1794194

0N ORIGINAL @ A3

STATUS DEVELOPMENT APPLICATION

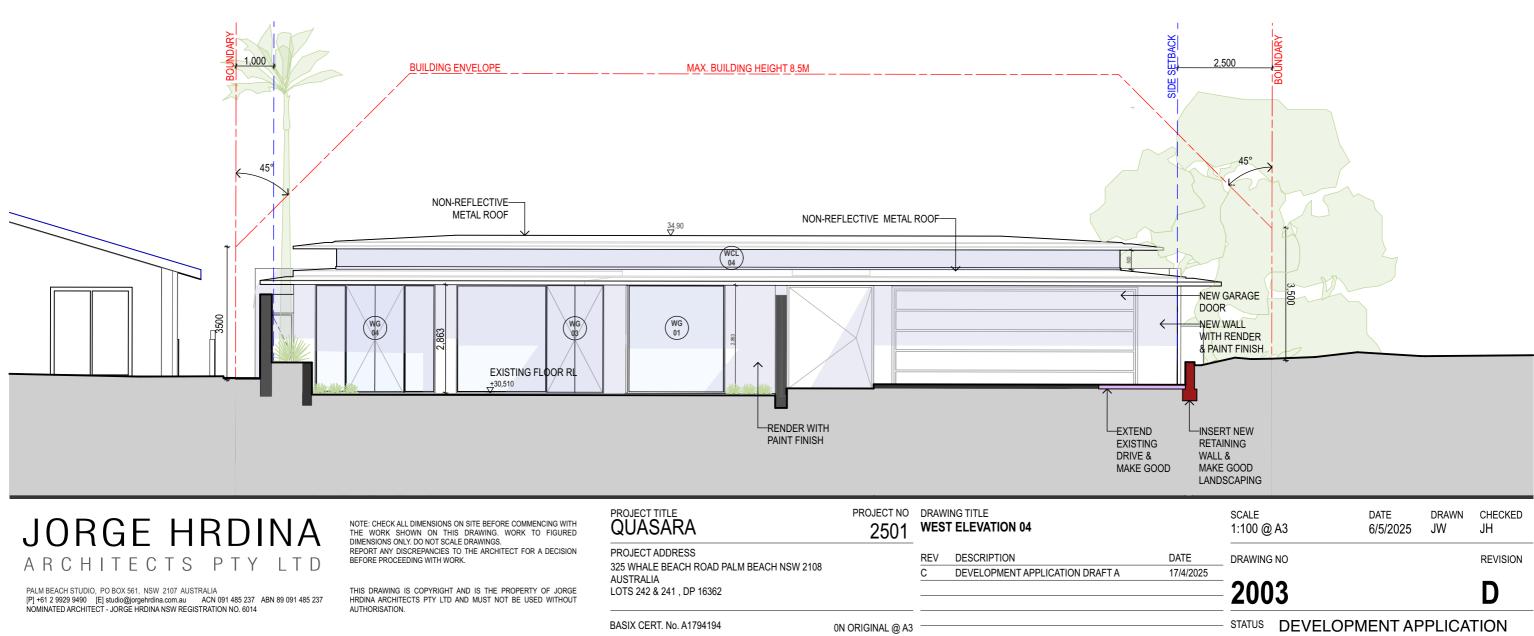


THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF J HRDINA ARCHITECTS PTY LTD AND MUST NOT BE USED WIT AUTHORISATION.

NG WITH FIGURED	PROJECT TITLE QUASARA	PROJECT NO 2501		VING TITLE T ELEVATION 02	
DECISION	PROJECT ADDRESS 325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA		REV C	DESCRIPTION DEVELOPMENT APPLICATION DRAFT A	DATE 17/4/2
JORGE	LOTS 242 & 241 , DP 16362				
	BASIX CERT. No. A1794194	0N ORIGINAL @ A3			

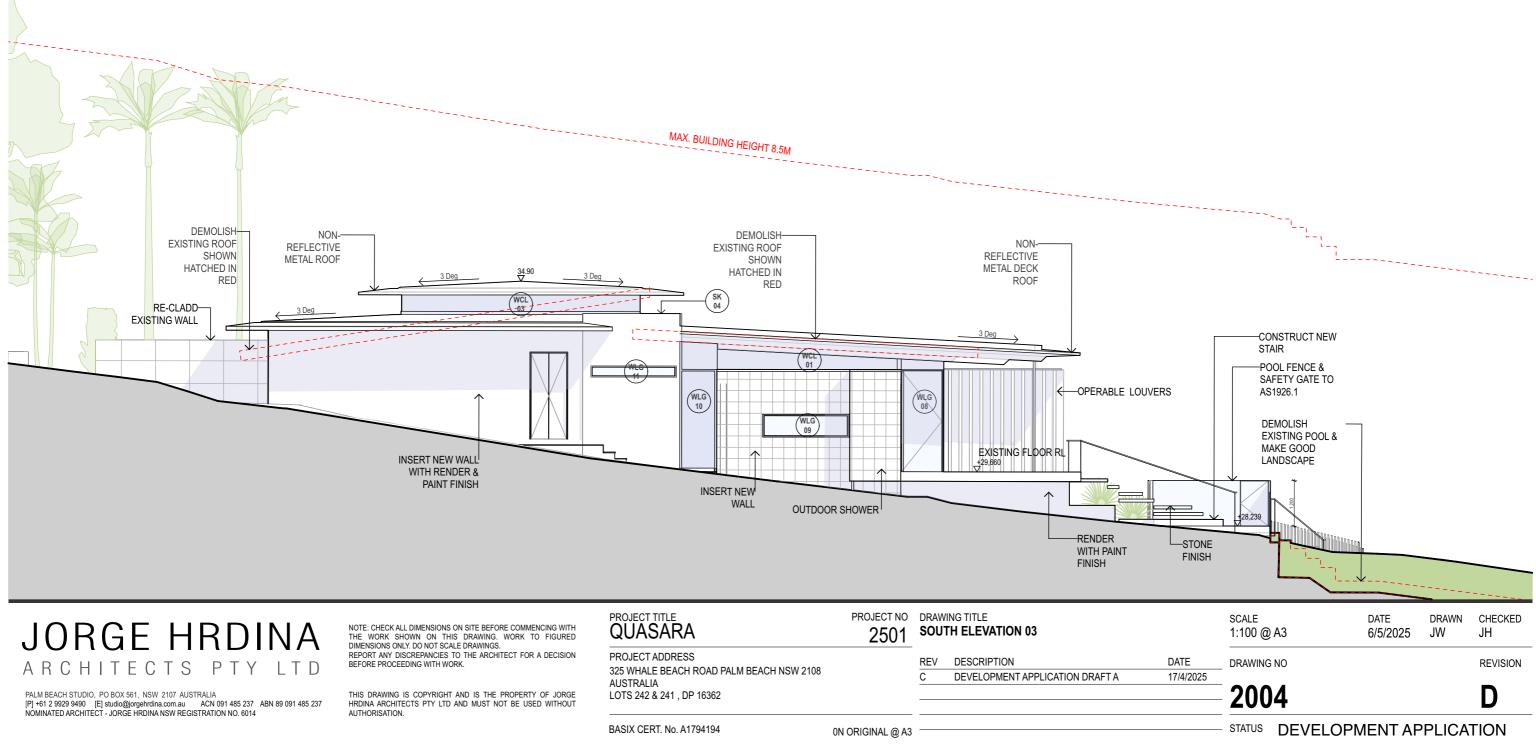
0N ORIGINAL @ A3

STATUS DEVELOPMENT APPLICATION

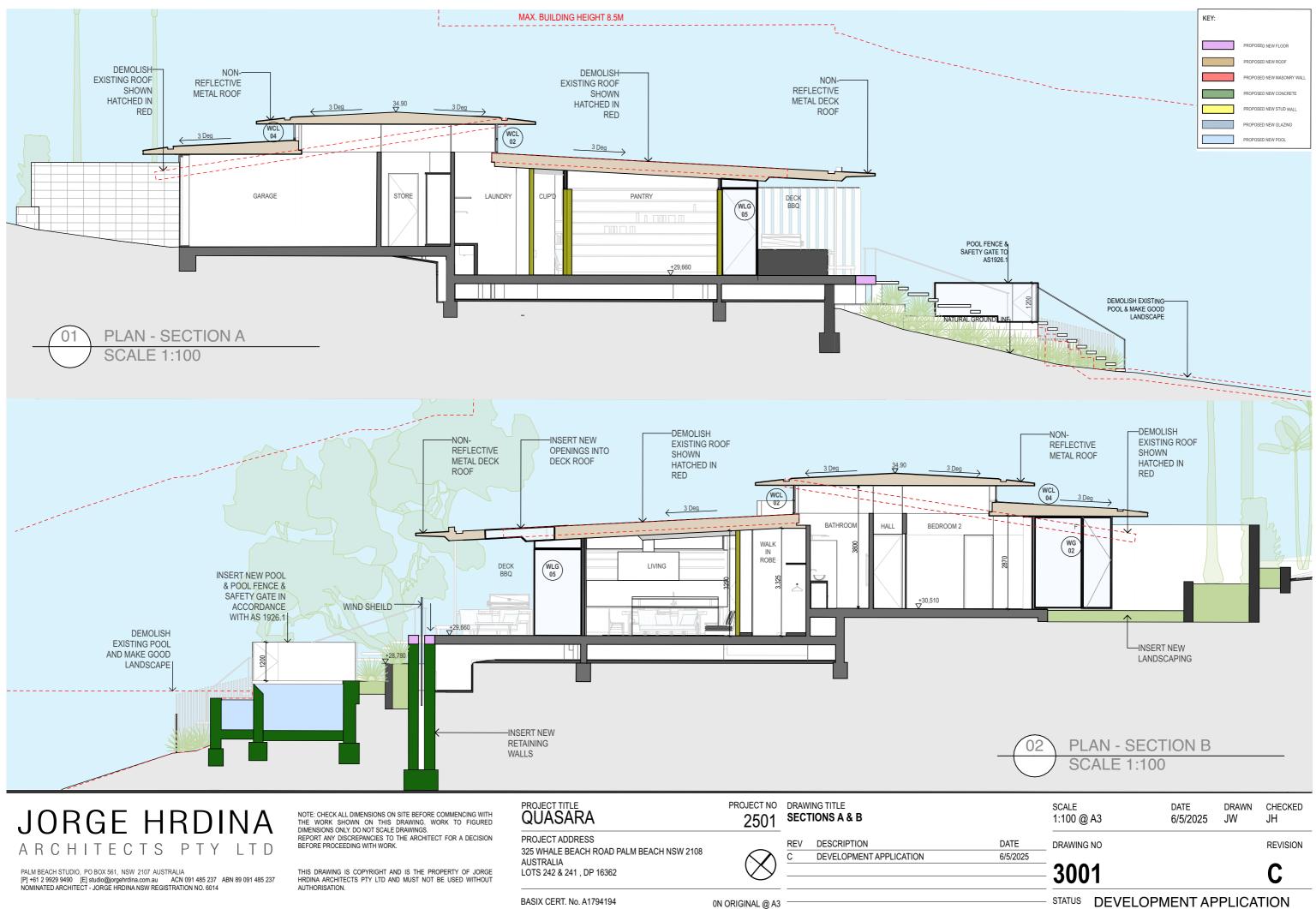


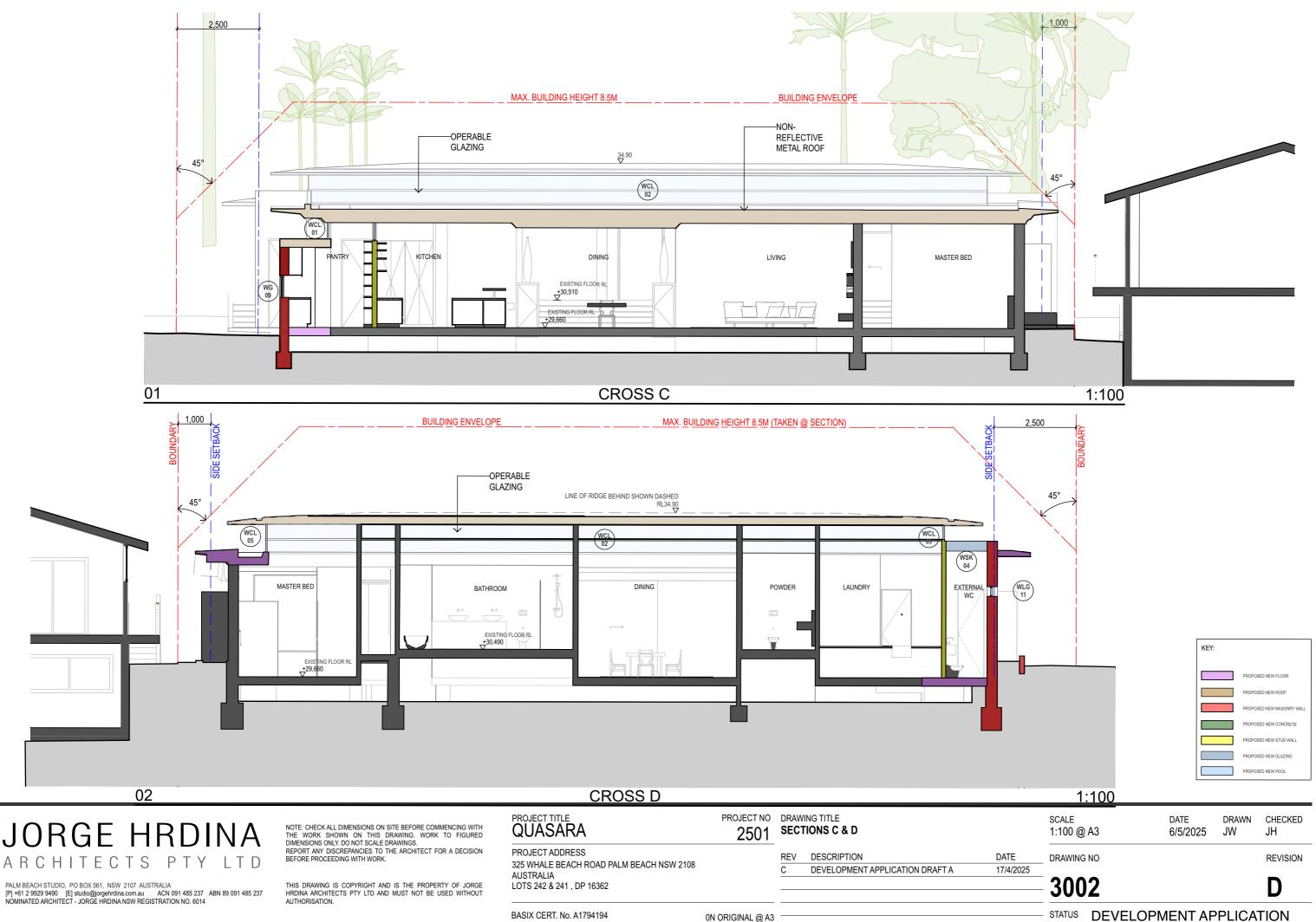
2501			
	REV	DESCRIPTION	DAT
	С	DEVELOPMENT APPLICATION DRAFT A	17/4
		2501 WES	REV DESCRIPTION

KEY: PROPOSED NEW FLOOR PROPOSED NEW MASONRY WAI PROPOSED NEW CONCRETE PROPOSED NEW STUD WALL PROPOSED NEW GLAZING PROPOSED NEW POOL



PROJECT TITLE QUASARA	PROJECT NO 2501	DRAWING TITLE SOUTH ELEVATION 03		
PROJECT ADDRESS 325 WHALE BEACH ROAD PALM BEACH NSW 2108 AUSTRALIA LOTS 242 & 241 , DP 16362		REV C	DESCRIPTION DEVELOPMENT APPLICATION DRAFT A	DAT 17/4
BASIX CERT. No. A1794194	0N ORIGINAL @ A3			





JORGE HRDINA ARCHITECTS PTY LTD

ARA	PROJECT NO 2501		DRAWING TITLE SECTIONS C & D			
ADDRESS E BEACH ROAD PALM BEACH NSW 2108 A & 241 , DP 16362		REV C	DESCRIPTION DEVELOPMENT APPLICATION DRAFT A	DATE 17/4/2		

0N ORIGINAL @ A3