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
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
DA07.01	SITE ANALYSIS PLAN + VIEW DIAGRAM (PLAN)
DA07.02	VIEW DIAGRAM (SECTION)
DA07.03	EXISTING PLANS



Certificate no.: Assessor Name: Accreditation no .: Certificate date:

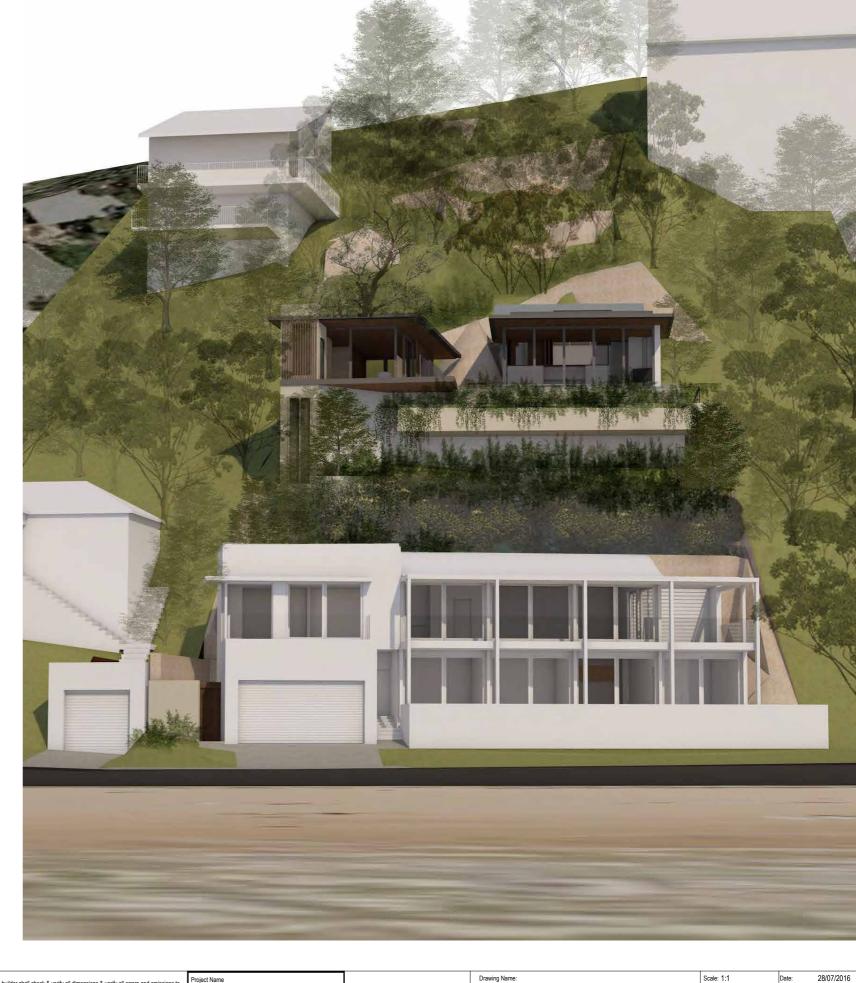
0000416685 Craig Crowther VIC/BDAV/12/1469 23 Jun 2016

Granny Flat, 13A Ocean Roac PALM BEACH, NSW

2108

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Project Name
MATTHEWS RESIDENCE 13A OCEAN ROAD PALM BEACH NSW Drawing Name:
DRAWING SCHEDULE-DRAWING SCHEDULE Drawing Status:
DEVELOPMENT APPLICATION

Project No: 1408	Drawing #: Rev: DA00.01_A
Drawn By: CS	Checked By: MM
Scale: 1:1	Date: 28/07/2016

ABBREVIATIONS LEGEND

TERMS - GENERAL Air Lock Adjustable BLDG CH CL CNR DIM DWR Building Ceiling Height Centre Line Dimension Drawer EL EQ EX. Existing Level Equal Existing External EXT FCH FFL FGL FIN Finished Ceiling Height Finished Floor Level Finished Ground Level Finish FL FPL FRL INT LV NTS Floor Level Finished Pelmet Level Fire Resistant Level Low Voltage Not to Scale O/A OPP RL SFL SIM SRZ TMEX TPZ TYP U/C UNO Overall Opposite Reduced Level Structural Floor Level Similar

Water Resistan **ELECTRICAL/MECHANICAL** A/C BWU Boiling Water Unit

Circuit Breaker

Structural Root Zone

To Match Existing
Tree Protection Zone

Unless Noted Otherwise Under Side

Undercut

Water Level

Bar Fridge DL DR DW Down Light Dishwasher Electrical Distribution Board Exhaust Fan E/F ELEC EM FA FIB FR FRZ Electrical Electrical Meter Fire Alarm Fire Indicator Board Fridge GPO GPO3 General Power Outlet GPO 3 Phase Heated Towel Rail Joinery Light JL LS MECH MSB Light Switch Mechanical Main Switch Board MW OV RH R/A S/A TEL TV WFR Microwave Rangehood

Fire Door (hours)

Return Air

Supply Air

Telephone Television Wine Fridge WM HWI I_# HYD **CONSTRUCTIONS/FITTINGS** Hydraulic Acoustic Ceiling System Aluminium Framed Glazing Aluminium Framed Louvres ALFG ALFL AP AS BAL MFD-# O/F OFG RWH-# Access Panel Adjustable Shelving RWO Balustrade BAL BHD BOOK CG CHR CJ CL COL CS CTN RWT SD SNK Bulkhead Bookshelf Cable Gromet SP SW Spreader Clothes Hanging Rail Construction Joint SWD Clothes Line Structural Column TB TD VP WC Cavity Slider D DPC Door WS Damproof Course Equal Angle Expansion Joint

CONSTRUCTIONS/FITTINGS

Frameless Glass Shower Screen

Hook Horizontal Louver HK HL HR HTR IGS JU LV Handrail Heated Towel Rail Internal Glazed Screen Joinery Unit

Louvre Adjustable Retractable MIR Metal Cladding Manhole Movement Joint

(CONTINUED).

Floor

Fireplace

Fixed Shelves

Fixed Glass

FG FGSS

FLR FP FS

MC MH MJ MW OS PEL PF Open Shelves Pelmet / Curtain / Rollerblind Pool Fence Pre formed Flashing

Partition PR RFB Picture Rail Reflective Foil Board insulation Roller Blind

Robe Hook Recessed Shelf Roller Shutter Suspended Acoustic Ceiling Panel

RB RH RS RSH SCP SD SH SHR SR SKY-# Soap Holder Shower Rose Sky Light (#)

Suspended Plasterboard Toilet Brush SPB TB TR TRH UA UB UC Towel Rail Toilet Roll Holder Unequal Angle Universal Beam Universal Column Vent

Vertical Louver W W-HL Window Window - High light WL WPM Wall Light Waterproof Membrane

HYDRAULIC

Agricultural Drain Box Gutter AG BG BSN BT BTH CO CS DP FE FH FHR GD GM GT HC Boundary Trap Bath Cleanout Cleaners Sink Down Pipe Fire Extinguisher Fire Hydrant Fire Hose Reel Grease Drain Gas Meter Grease Trap Hose Cock Hot Water Unit (#)

Inspection Opening Hydronic Heating Manifold (#)

Over Flow Over Flow Gulley Rainwater Head (# Rainwater Outlet Rainwater Tank

Sewer Drain Storm Water Storm Water Drain Laundry Tub Trench Drain

Waste Stack

MATERIALS / FINISHES

AL BIT BBK BK BLK Aluminium Bagged Brick Brick Pavers CFC CO Compressed Fibre Cement Copper Concrete

CONC CPT CR CT Carpet Cement Render Cement Topping with Epoxy Sealer Dressed All Round

DAR FBK FC FG FGR Face Brick Fibre Cement Sheeting Product Fixed Glass Fibre Glass Roofing G GALV Galvanised

GRF GRT Granolithic Finish Granolithic Topping / Epoxy Sealer HWD Hardwood

INSUL MR MS OFC OG P PB PLY Metal Roofing Mild Steel Off Form Concrete Obscure Glass Plasterboard Plywood

> Parquetry Reinforced Concrete (Type refer to spec))

POL PQY RC RFT RT Roof Tile Recycled Timber 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

SS 316 SS CR ST TC TIM TLE TLE-# Texture Coating Timber

Tile Type # (Type refer to spec) TMB TRT TZ Termite Moisture Barrier Terracotta Floor Tiles

Terrazzo V VT WBC WRC Vinvl Vinyl Tiles Weatherboard Cladding Western Red Cedar

LANDSCAPE

WPB

Garden Bed Edge as specified GBE GB Garden Bed

Waterproof Membrane

Waterproof Plasterboard

PP PS PV Paving Slab Top of Wall

WALL TYPE

EXISTING WALL

DEMOLISHED WALL NFW WALL

LANDSCAPE LEGEND



TREE TO REMAIN



TREE TO BE DEMOLISHED



NEW TREE

LEVEL LEGEND



EXISTING LEVEL



RELATIVE LEVEL

DEMOLISHED LEVEL



FLOOR LEVEL

SITE SERVICES LEGEND



HOSE COCK CONNECTED



HOSE COCK CONNECTED TO RAIN WATER

ELECTRICAL METER



GAS METER WATER METER





HOT WATER UNIT



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 $\textbf{97}_{\,MJ/m^2}$

Accreditation no .: Certificate date:

Dwelling Address: Granny Flat, 13A Ocean Roac PALM BEACH, NSW 2108

Certificate no.:

Assessor Name:



0000416685

Craig Crowther

23 Jun 2016

VIC/BDAV/12/1469

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+ ASSOCIATES ARCHITECTS E hello@maccormickarchitects.com.au 807 Architect Reg 6702 A DA SUBMISSION 28.07.2016

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MATTHEWS RESIDENCE 13A OCEAN ROAD PALM BEACH NSW

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

Date Printed: 28/07/2016 Paper Size: A3 Drawn By: CS Checked By: MM Drawing #: Rev: Proiect No: 1408 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:

- . the cold water tap that supplies each clothes washer in the developmen
- 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 The applicant instance and the certificate referred to direct Passessor Certificate's 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

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:

- · at least 1 of the bedrooms / study; dedicated
- · at least 1 of the living / dining rooms; dedicated
- · the kitchen; dedicated

nergy Commitments

- · all bathrooms/toilets; dedicated
- · the laundry; dedicated
- · 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

3.8 NATIONWIDE HOUSE **97** MJ/m²

Certificate no.: 0000416685 Assessor Name: Craig Crowther VIC/BDAV/12/1469 Accreditation no.:

Certificate date: 23 Jun 2016

Dwelling Address:

Granny Flat, 13A Ocean Roac PALM BEACH, NSW

2108

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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

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 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 aftered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating

The applicant must ensure new or aftered 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.

Insulation requirements

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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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

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

zing 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 doors

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 nust be calculated in accordance with National Fenestration Rating Council (NFRC) condi-

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	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type	
no.			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	

Window / door	Orientation	Area of	of Overshadowing		Shading device	Frame and glass type	
no.		glass inc. frame (m2)	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)	



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COLOUR SCHEME

1**A**

SANDSTONE / SANDSTONE COLOUR TILES

EXTERNAL WALL



1B

SANDSTONE COLOUR PAINTED WALL



2

TIMBER (MID TONE)

EAVE / CEILING / TIMBER HIGHLIGHT ELEMENTS

3

CONCRETE COLOUR

OUTDOOR FLOOR FINISH



4

DARK COLOUR METAL ROOF (TRAY WIDTH 150-320mm WIDE)



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



Certificate no.: Assessor Name: Accreditation no.: Certificate date: Dwelling Address:

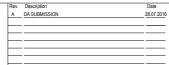
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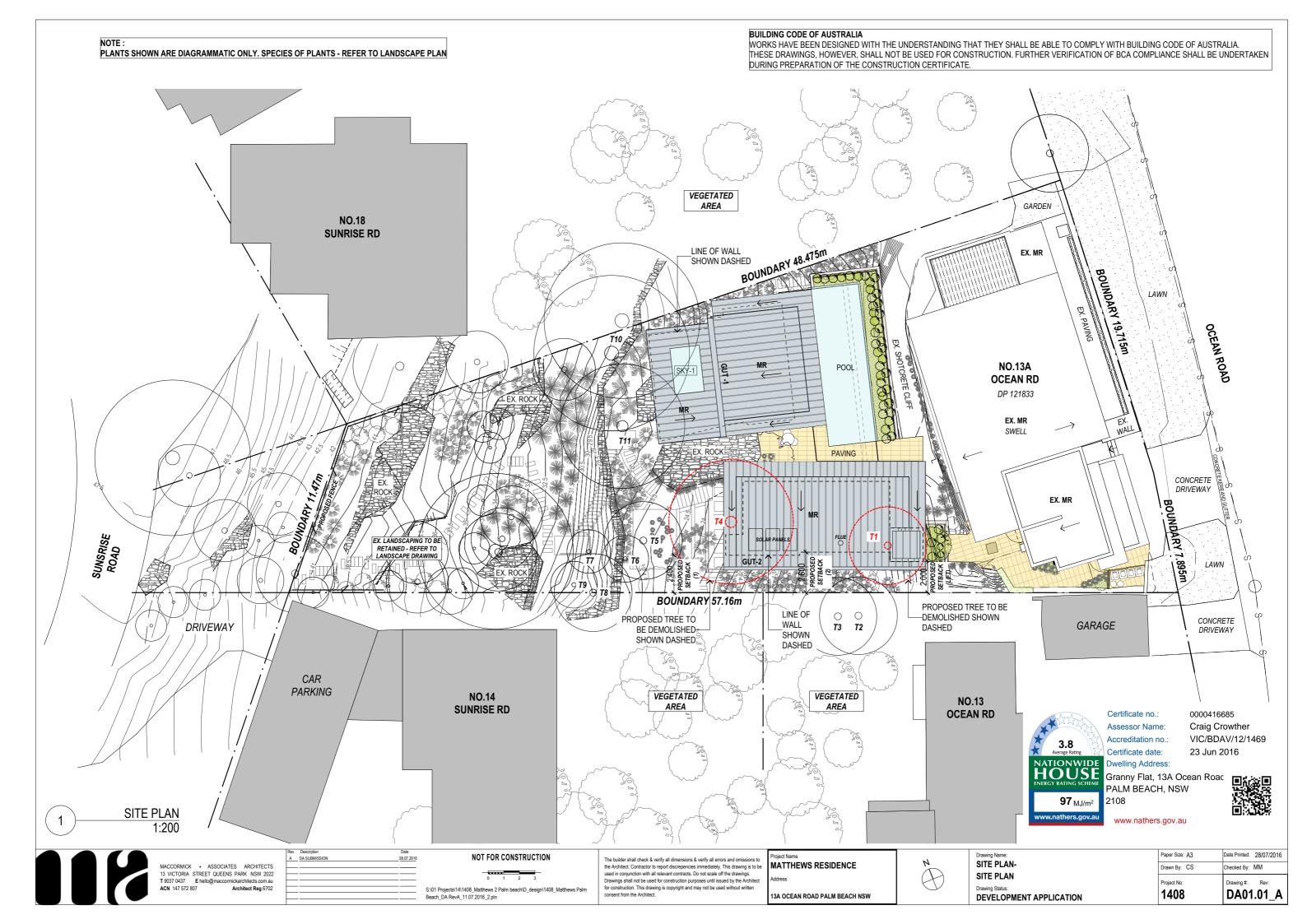
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13A OCEAN ROAD PALM BEACH NSW

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

Drawn By: CS Checked By: MM	
Paper Size: A3 Date Printed: 28/07/2016	



		CONTROL	EXISTING	PROPOSED
A	Site Area 986 m2			
В	Landscaped Area (C1+C2+D)	591.6 m2 60% MIN	779.43 m2	576.08 m2
C1	Permitted impervious area on the landscaped proportion of the site (as per control "clause D12.10 Landscaped Area")*	59.16 m2 6% MAX	59.13 m2	59.13 m2
C2	Impervious area less than 1m wide		13.76 <i>m2</i>	13.76 m2
D	Soft landscape after application of clause D12.10*	532.44 m2 54% MIN	706.54 m2	503.19 m2
E	Footprint / Hard Surface Area (A-B)	394.40 m2 40% MAX	206.44 m2	409.64 m2



Craig Crowther Assessor Name: VIC/BDAV/12/1469 Accreditation no.: 23 Jun 2016 Certificate date: NATIONWIDE HOUSE Dwelling Address: 1.02 m² Granny Flat, 13A Ocean Roac PALM BEACH, NSW 7.01 m² **97** MJ/m² 2108 SWIMMING POOL SHOWN DASHED IS CANTILEVERED. AREAS UNDER ARE PROPOSED TO BE USED FOR GROWING PLANTS THAT WILL SCREEN THE POOL FOUNDATION WALLS (IT IS NOT CLASSIFIED AS LANDSCAPED www.nathers.gov.au 5.73 m² AREA BUT IS THE RECOMMENDED APPROACH FROM PRE DA MEETING) 3.86 m² 59.13 m² > 202.75 m² 206.89 m² 493.48 m² 0.56 m² 1.05 m²

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)

PROPOSED LANDSCAPED AREA 1:200

Certificate no.:

0000416685



2

 A DA SUBMISSION 28.07.2016

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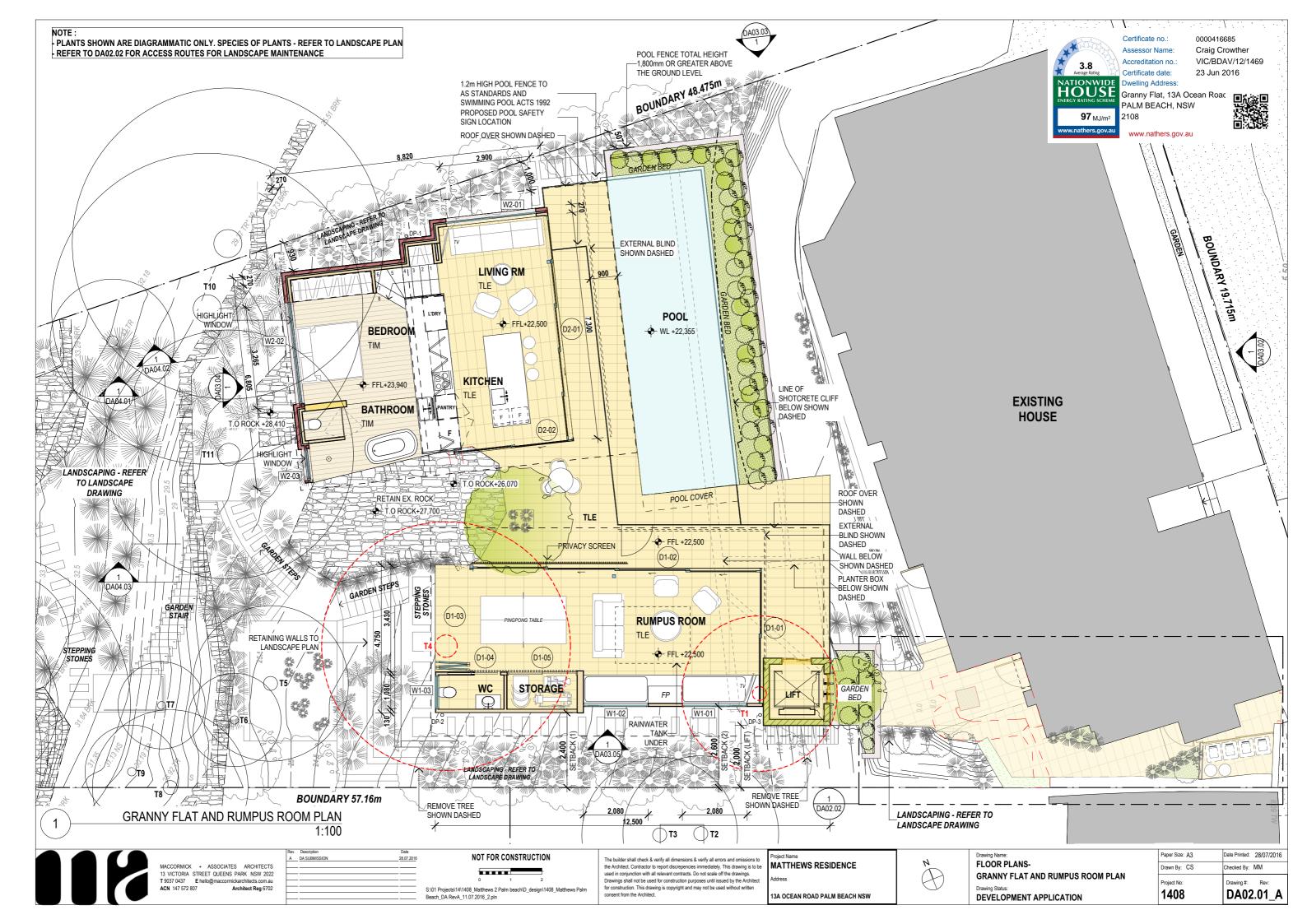
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Address

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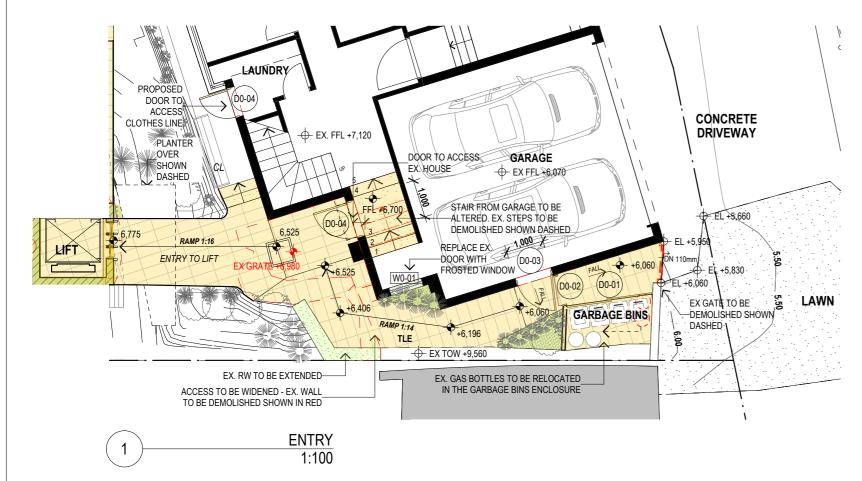


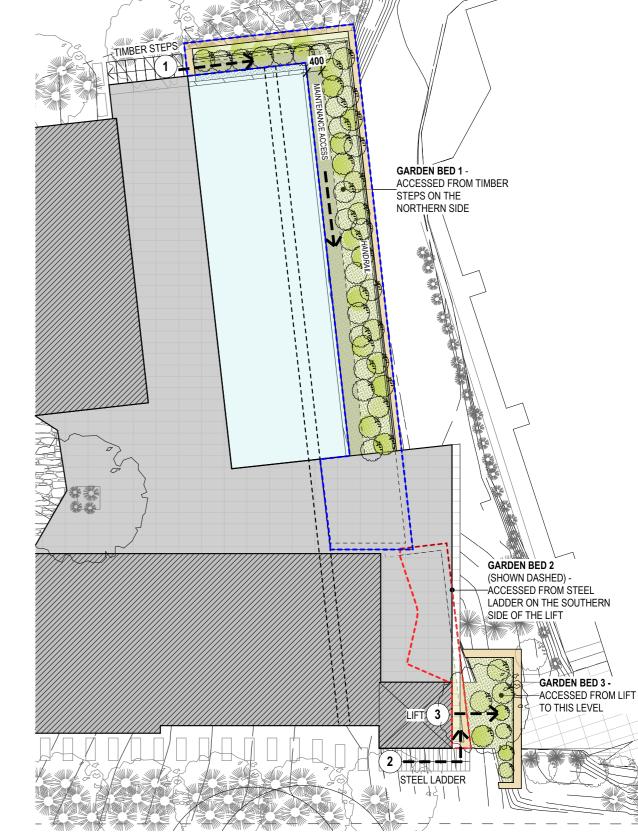
Drawing Name:
SITE PLANLANDSCAPED AREA CALCULATION
Drawing Status:
DEVELOPMENT APPLICATION

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Drawn By: CS	Checked By: MM
Project No:	Drawing #: Rev:
1408	DA01.02_A



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





3.8 NATIONWIDE HOUSE **Dwelling Address:** 97 MJ/m²

Certificate no .: Accreditation no.: Certificate date:

0000416685 Craig Crowther VIC/BDAV/12/1469 23 Jun 2016

Dwelling Aduress.

Granny Flat, 13A Ocean Roac
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MAINTENANCE ACCESS FOR RAISED PLANTER

FLOOR PLANS-**ENTRY PLAN AND MAINTENANCE ACCESS DEVELOPMENT APPLICATION**

1:100

Paper Size: A3 Date Printed: 28/07/2016 Drawn By: CS Checked By: MM Drawing #: Rev: Proiect No: 1408 DA02.02_A

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