

HANNING RESIDENCE

7 ROCK BATH ROAD , PALM BEACH

DRAWING SCHEDULE FOR SECTION 4.55 MODIFICATION APPLICATION TO DA 2020/0335 WITH REFERENCE TO DA 2023/0904 FOR FLUE LOCATION.

DA MOD 0001 COVER SHEET & AREA SCHEDULE

DA MOD 0010 BASIX CERTIFICATION

DA MOD 0020 THERMAL SPECIFICATION

DA MOD 0100 SITE PLAN

DA MOD 0110 SITE ANALYSIS PLAN

DA MOD 1100 GARAGE LEVEL PLAN

DA MOD 1101 GROUND FLOOR PLAN PART A

DA MOD 1101.1 GROUND FLOOR PLAN PART B

DA MOD 1102 LEVEL 1 PLAN

DA MOD 1103 ROOF PLAN

DA MOD 1200 EROSION & SEDIMENT CONTROL PLAN
NOTE: REMAINS AS APPROVED IN DA 2023/0904.

DA MOD 2001 ELEVATIONS - NORTH ELEVATION

DA MOD 2002 ELEVATIONS - EAST ELEVATION

DA MOD 2003 ELEVATIONS - SOUTH ELEVATION

DA MOD 2004 ELEVATIONS - WEST ELEVATION

DA MOD 3001 SECTION A

DA MOD 3002 SECTION B

DA MOD 3003 SECTION C

DA MOD 5000 LANDSCAPE INSTALATION SPECIFICATION.
NOTE: REMAINS AS APPROVED IN DA 2023/0904.

DA MOD 5100 LANDSCAPE PLAN
NOTE: REMAINS AS APPROVED IN DA 2023/0904.

DA MOD 6002 WINDOW SCHEDULE 01

DA MOD 6003 WINDOW SCHEDULE 02

DA MOD 6004 WINDOW SHADING SCHEDULE

ADDRESS	7 ROCK BATH ROAD, PALM BEACH NSW 2108	
LOT & DP	LOT 346 D.P.16362	
SITE AREA	800.7m² (BY CALC) 746.1m² (BY TITLE)	

	REQUIREMENTS	EXISTING	PROPOSED	COMPLIANT
LEP				
ZONING	E4 ENVIRONMENTAL LIVING	E4 ENVIRONMENTAL LIVING	E4 ENVIRONMENTAL LIVING	YES
MAXIMUM HEIGHT	8.5m	4.8m	UNCHANGED	YES
HAZARDS				
BUSHFIRE PRONE ZONE	NILL 'BUSH FIRE PRONE LAND'			(REFER SUPPORT LETTER)
GEOTECHNICAL HAZARD				(REFER GEOTECH REPORT)
DCP				
SIDE SETBACKS - SIDE 1	1m	UNCHANGED	UNCHANGED	YES
SIDE SETBACKS - SIDE 2	2.5m	1.6m	UNCHANGED	NO
FRONT SETBACK	6.5m	5.2m(POOL PAVED AREA)	3.7m(POOL PAVED AREA)	NO
REAR SETBACK	6.5m	1m	UNCHANGED	NO
LANDSCAPE COVERAGE	60% (480.4m²)	37.5% (300.8m²)	55.7%(466.7m²)	NO

BULDING AREA			
LEVEL	EXISTING	PROPOSED	
GROUND	132	132	UNCHANGED
LEVEL 1	142	142	UNCHANGED
TOTAL m2	274	274	UNCHANGED



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ISSUE	DATE	DISCRIPTION
A	11.08.21	CONSTRUCTION REVIEW
B	28.08.21	FOR CONSTRUCTION
C	20.11.21	FOR COMMENT
D	20.11.21	FOR SEC 4.55 MOD APPLICATION
E	30.11.21	FOR SEC 4.55 MOD APPLICATION
F	21.11.24	FOR SEC 4.55 MOD APPLICATION
G	11.02.25	FOR SEC 4.55 MOD APPLICATION

CONSULTANTS

STRUCTURAL ENGINEER
TRIAXIAL CONSULTING PTY LTD

CLIENT

MATTHEW AND JESSICA HANNING

INTERIOR DESIGN
CADENCE & Co

BUILDER
CADENCE & Co

PROJECT

7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING

COVER SHEET &
AREA SCHEDULE

DRAWING NUMBER
DA MOD 0001

DATE OF ISSUE

28/08/21

ISSUE NUMBER

6

PATTEN DESIGN
PROJECT NUMBER

J042

Drawn

MP

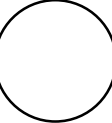
GRAPHIC SCALE

1:100 @ A3

NOTE.

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NORTH POINT



BASIX™ Certificate

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

Single Dwelling

Certificate number: 1090239S_07

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





This certificate is a revision of certificate number 1090239S lodged with the consent authority or certifier on 08 April 2020 with application DA2020/0335.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Wednesday, 09 April 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

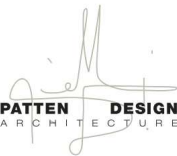


When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0011815461.

Project summary		
Project name	7 Rock Bath Rd Palm Beach DF1_07	
Street address	7 ROCK BATH ROAD PALM BEACH 2108	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan 16362	
Lot no.	346	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	 40	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 52	Target 50
Materials	 -1	Target n/a

Certificate Prepared by
Name / Company Name: Gradwell Consulting
ABN (if applicable): 68872791784

NOTE : FOR FULL BASIX CERTIFICATE OUTLINE SEE NSW GOVT PORTAL DA SUBMISSION



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ISSUE	DATE	DISCRIPTION
A	20.10.23	C.C. APPLICATION
B	10.04.25	DA MOD APPLICATION
C		
D		
E		
F		
G		

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7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
BASIX CERTIFICATE
NUMBER

DRAWING NUMBER
DA MOD 0010

DATE OF ISSUE
20/10/23

ISSUE NUMBER
2

PATTEN DESIGN PROJECT NUMBER
J042

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GRAPHIC SCALE
NTS @ A3

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NORTH POINT

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0011815461

Generated on 28 Mar 2025 using BERS Pro v4.4.1.5 (3.21)

Property

Address 7 Rock Bath Road,
Palm Beach , NSW , 2108

Lot/DP 346/16362

NCC Class* 1A

Type New Dwelling

Plans

Main plan MHR

Prepared by Dylan

Construction and environment

Assessed floor area (m²)* Exposure type

Conditioned*	251.0	Suburban
Unconditioned*	16.0	
Total	268.0	
Garage	0.0	

NatHERS climate zone 56



Name David Gradwell

Business name Gradwell Consulting

Email info@gradwellconsulting.com

Phone 1800 11 24 25

Accreditation No. DMN/12/1451

Assessor Accrediting Organisation Design Matters National

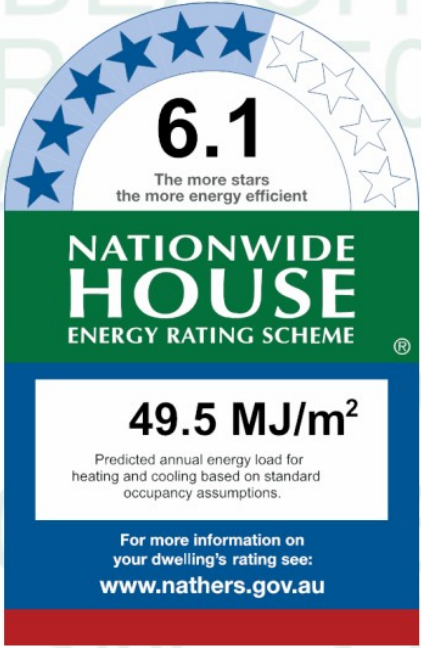
Declaration of interest The Assessor has provided design advice to the Applicant

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating 35.7 MJ/m²

Cooling 13.7 MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=zsHFPQSVm. When using either link, ensure you are visiting hstar.com.au



Assessor Construction Summary

Issued for information only - refer to the NatHERS Certificate(s).

Project: Address: 7 Rock Bath Rd Palm Beach NSW 2108 File Ref: DF1e

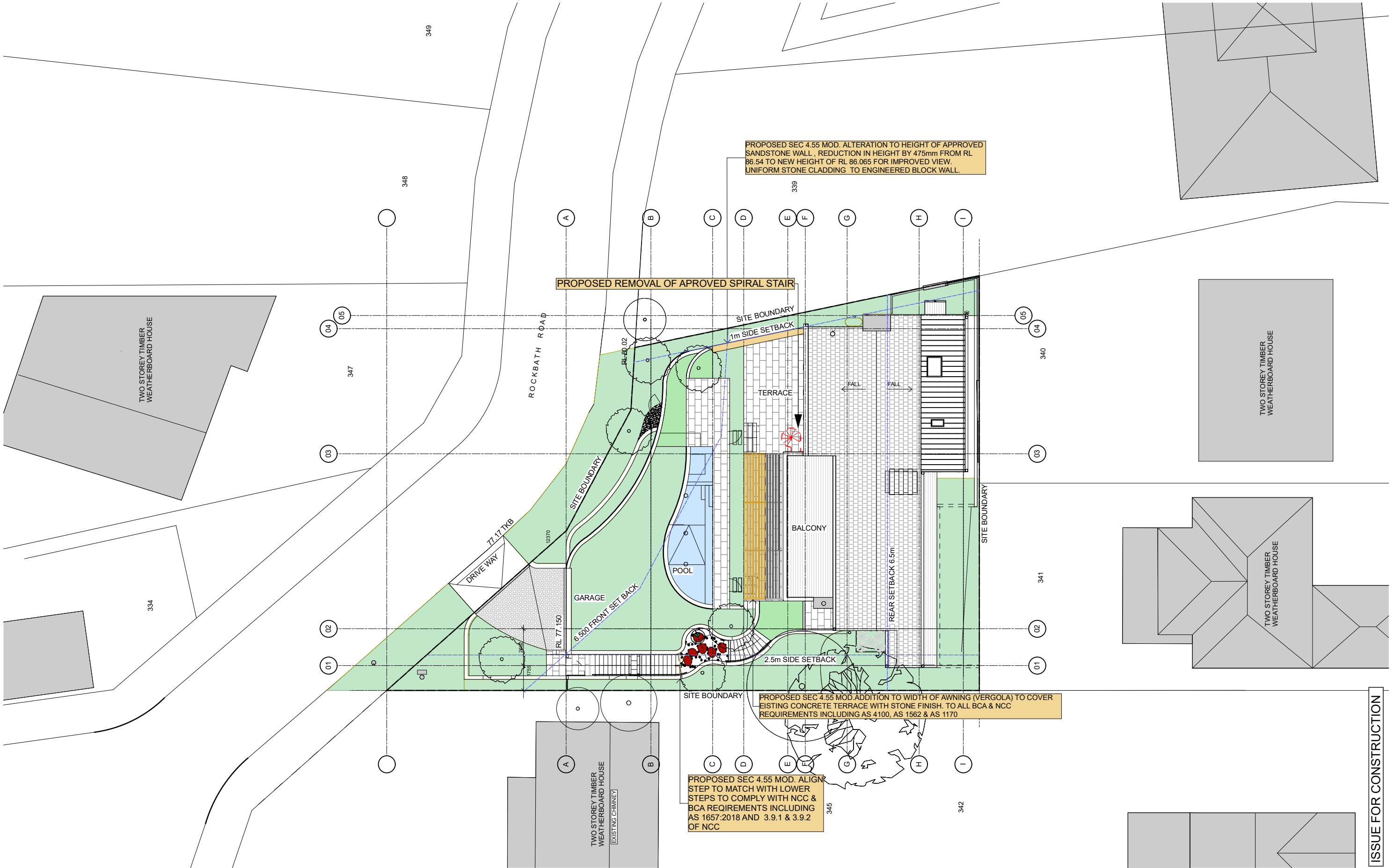
Applicant: Name: Matthew Hanning Designer: Patten Design

Assessor: Name: David Gradwell Company: Gradwell Consulting
Address: PO Box 819 Bowral NSW 2576 Number: VIC/BDV/12/1451 | ACT2011220
Contact: 0408 964 139 Email: david@gradwellconsulting.com

Ext. Walls:	Construction	Insulation	Colour	Details	
	Cavity Brick	None	Varies	As per plans	
	Cavity Masonry	None	Medium	As per plans	
	140 mm Single Brick	R2.7 added	Medium	As per plans	
Int. Walls:	Construction	Insulation	Details		
	Single Brick	None	As per plans		
	Plasterboard on Stud	None	As per plans		
Floors:	Construction	Insulation	Details		
	Concrete	R1.5 added	To Ground slab and Level 1 Ensuite slab		
	Concrete	R1.1 added	Where open below		
Ceilings:	Construction	Insulation	Details		
	Plasterboard	R2.5 added	Below tile and metal deck roof		
Roof:	Construction	Insulation	Colour	Details	
	Tiles	Sarking	Dark	As per plans	
	Metal Deck	60mm Anticon (R1.3)	Dark	As per plans	
	Concrete	90mm PIR or equiv (R4.3)	Medium	Terrace	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
Group B	A&L-044-20 A	Double Clear	Aluminium	4.0/0.39	Fixed, Sliding, Double Hung (Award)
Group B	AWS-089-69 A	Double Clear	Aluminium	2.2/0.33	Sliding (Vitrocsa)
Group B	BRZ-009-06 A	Single Clear	Aluminium	5.9/0.46	Louvres
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details
	DG-Generic	Double Clear	Roof Light	4.2/0.72	As per plans
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version
	122	Suburban	Recirculating	Sealed LED - 1 per 2.5m²	Bers Pro 4.4

DA MOD 0020.
Thermal Specification Number for
SECTION 4.55 DA MODIFICATION APPLICATION

NOTE : FOR FULL NatHERS CERTIFICATE OUTLINE
SEE NSW GOVT PORTAL DA SUBMISSION



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G		

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PROJECT
7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
SITE PLAN

DRAWING NUMBER
DA MOD 0100

DATE OF ISSUE
01/10/21

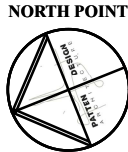
ISSUE NUMBER
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PATTEN DESIGN PROJECT NUMBER
J042

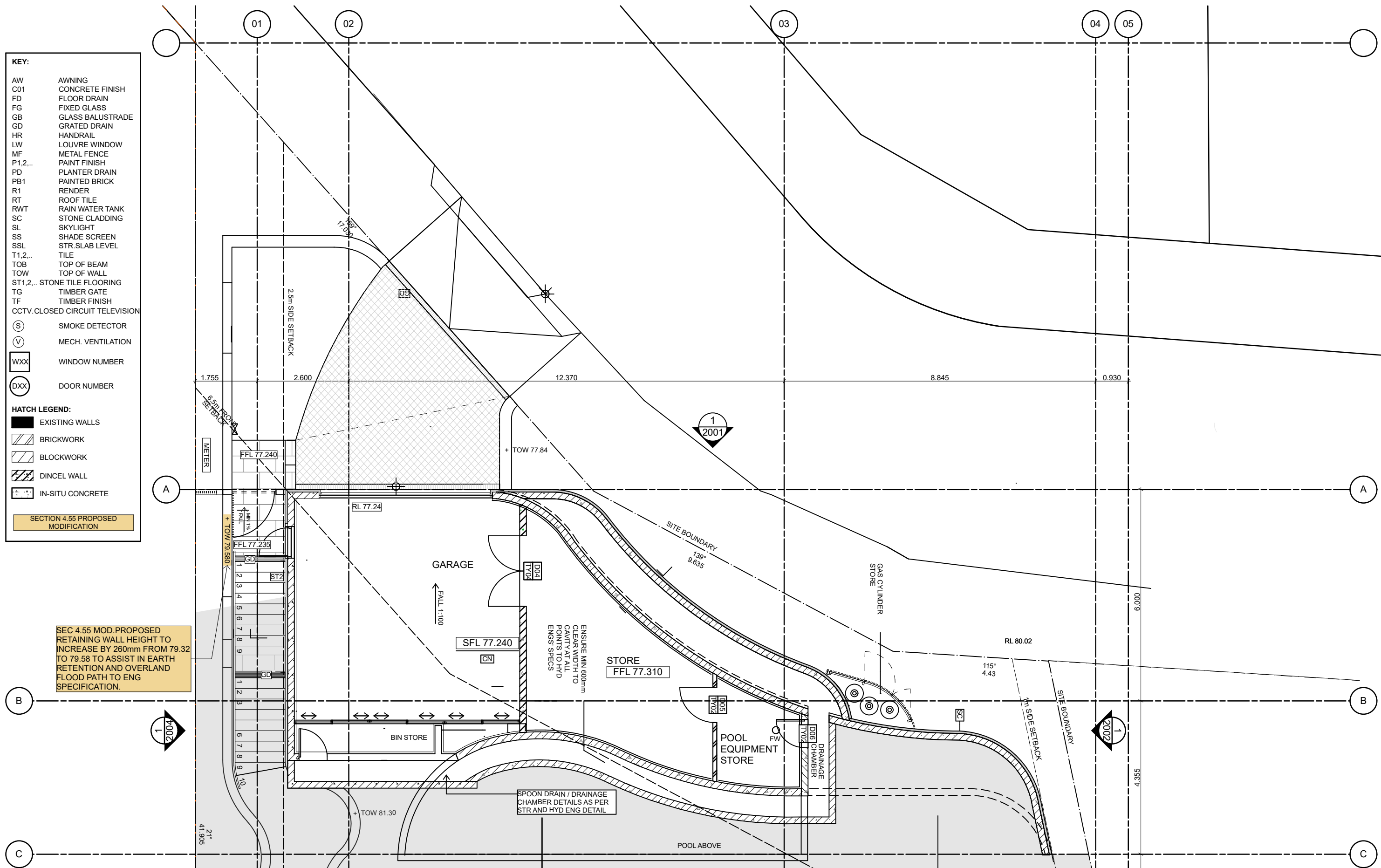
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GRAPHIC SCALE
1:250 @ A3

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ISSUE FOR CONSTRUCTION



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7 ROCK BATH ROAD
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NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
GARAGE LEVEL
FLOOR PLAN

DRAWING NUMBER
DA MOD 1100

DATE OF ISSUE
28/08/21

ISSUE NUMBER
6

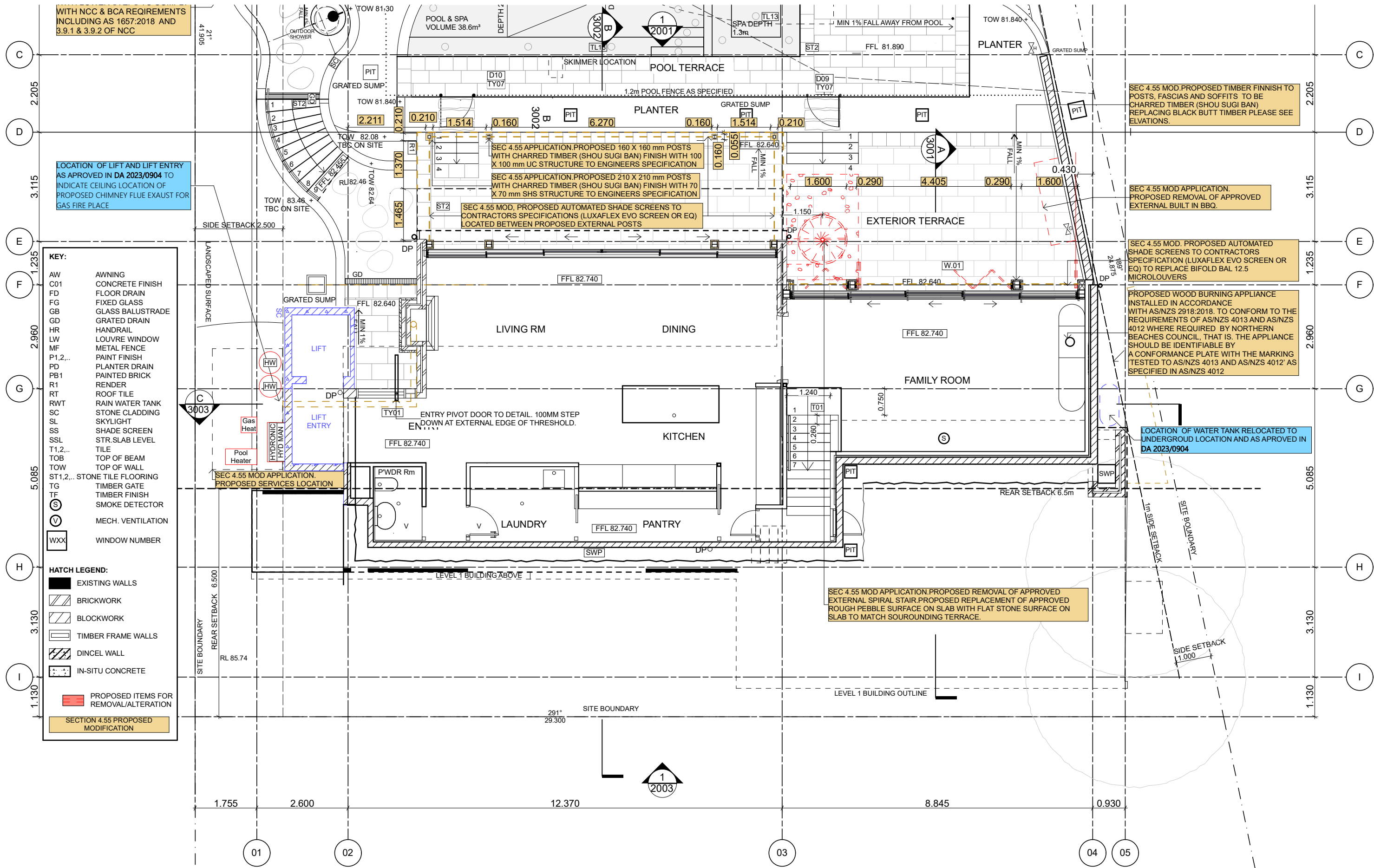
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J042

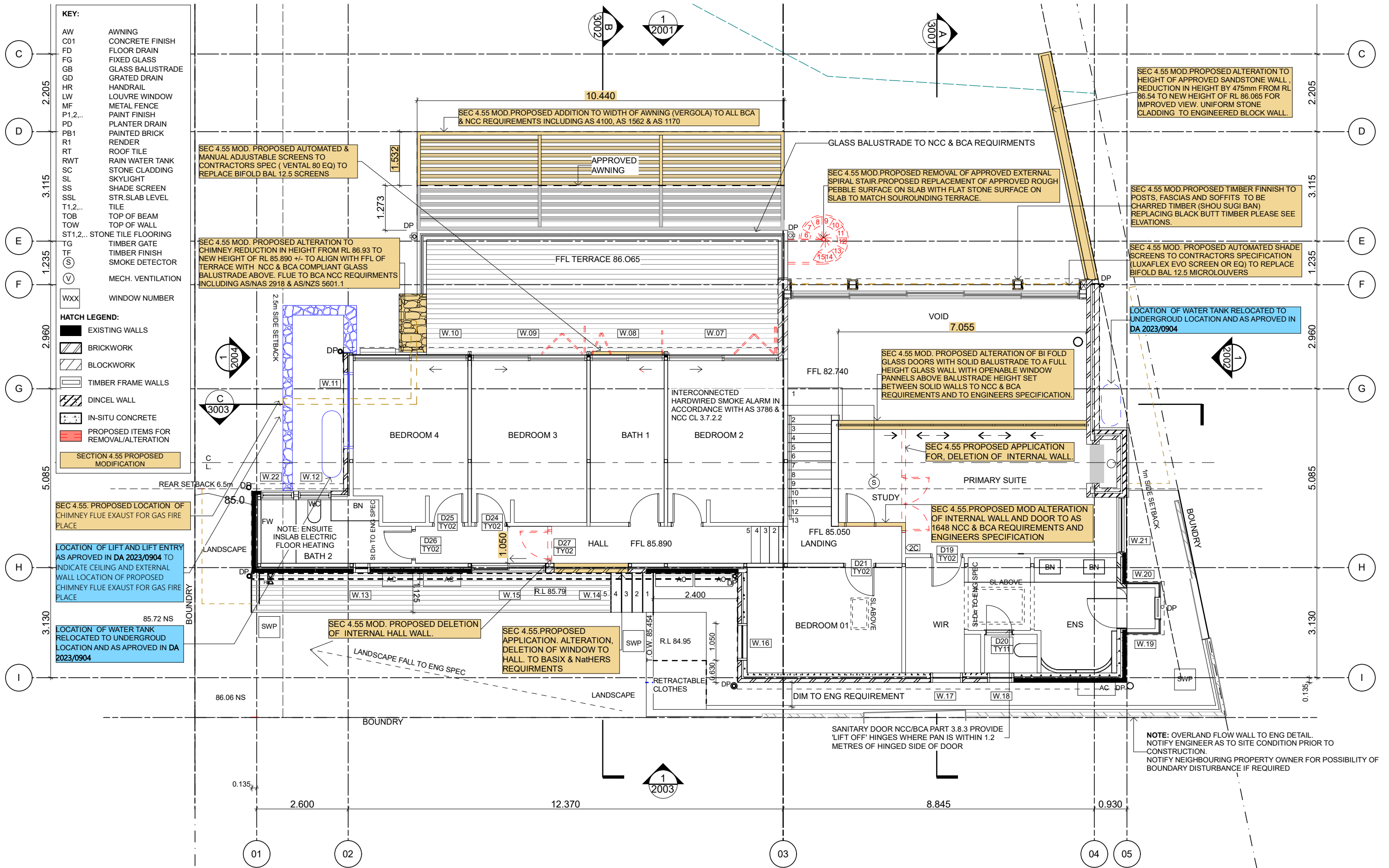
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GRAPHIC SCALE
1:100 @ A3

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PATTEN DESIGN
ARCHITECTURE

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A	11.08.21	CONSTRUCTION REVIEW
B	28.08.21	FOR CONSTRUCTION
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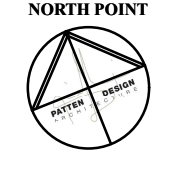
STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

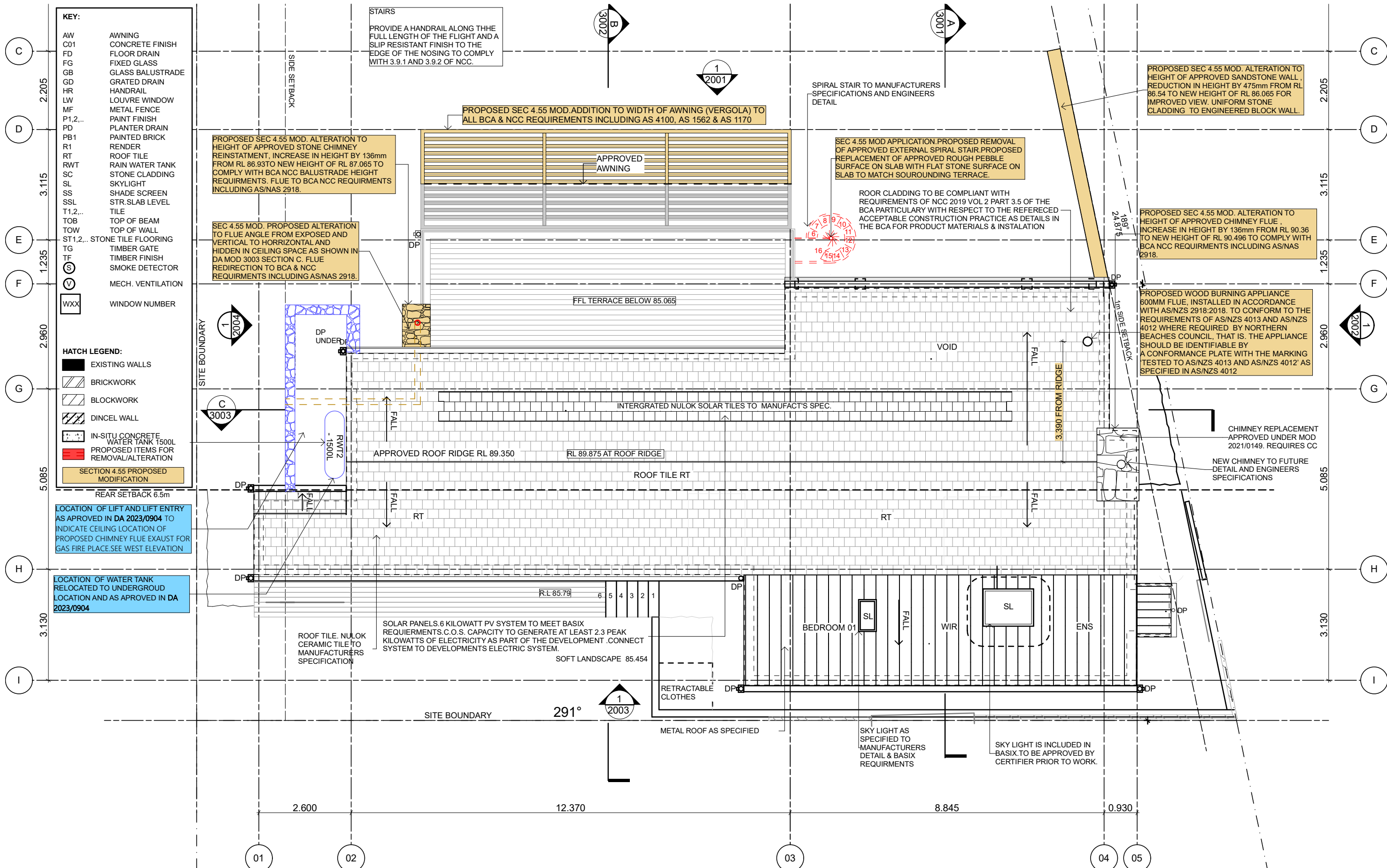
DRAWING	DATE OF ISSUE	PATTEN DESIGN PROJECT NUMBER	GRAPHIC SCALE
LEVEL ONE PLAN	28/08/21	J042	1:100 @ A3

DRAWING NUMBER	ISSUE NUMBER	Drawn
DA.MOD.1102	6	MP

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NORTH POINT





CONSTRUCTION MANAGMENT HANDLING OF MATERIALS

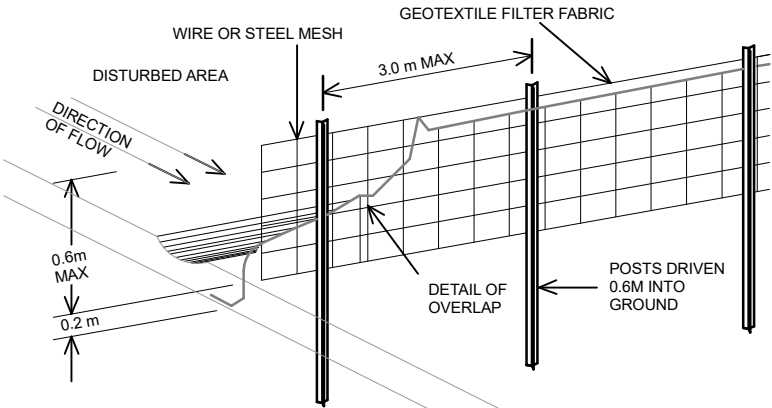
Materials will be delivered via Rock Bath Road. Materials handling and vehicle operations will comply with the road Transport Act 1999 (NSW) which incorporates the Mass Loading and Access Regulation 1996 and Safety Traffic Management road Rules Regulations 1999. All loads will be covered to minimise dust and prevent the transfer of sediment onto the roadway.

NOISE CONTROL

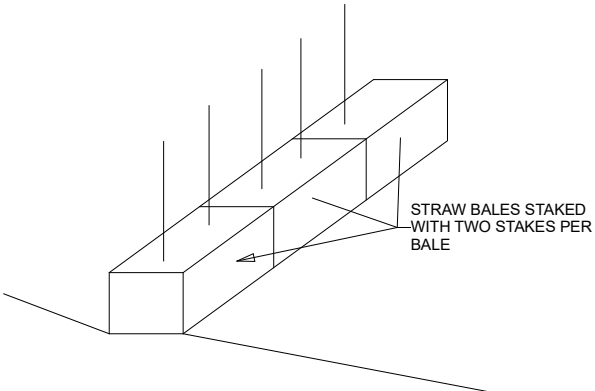
To reduce noise emissions from construction and demolition sites, all activities should be carried out in accordance with the requirements of Australian Standard Guidelines AS2436-1981 "Guide to noise control on Construction Maintenance and Demolition Sites" and in Council prescribed work hours.

WASTE MANAGEMENT

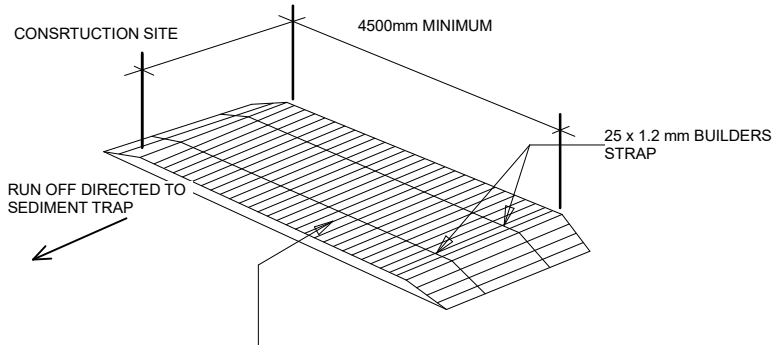
The proposed development will incorporate the waste minimisation principles of Avoid, Reduce, Reuse and Recycle, and conform with the Waste Avoidance and Recovery Act 2001. Specific bins for waste and recycling shall be provided.



SEDIMENT FENCE DETAIL N.T.S.

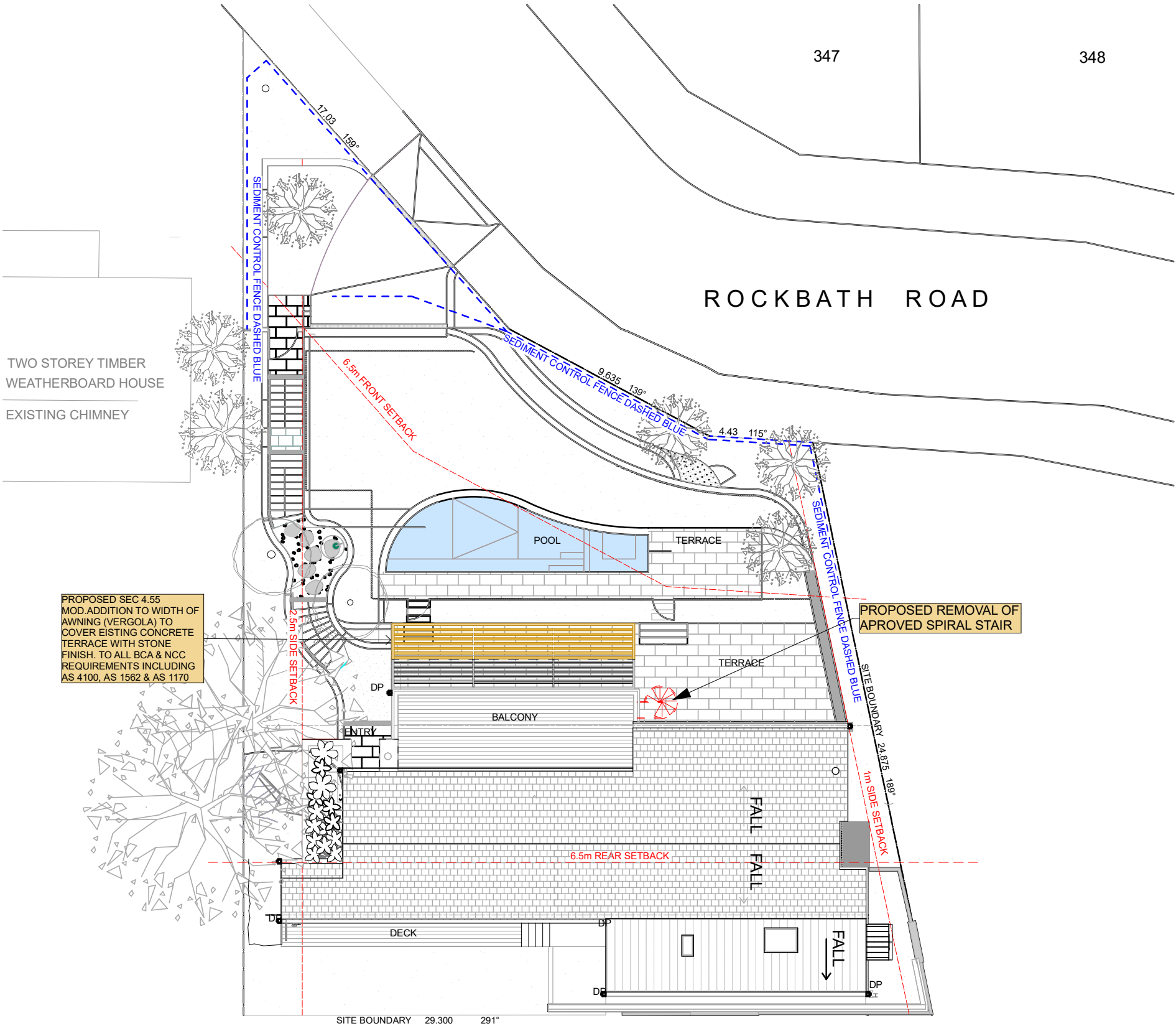


HAYBALE SEDIMENT TRAP N.T.S.

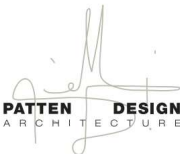


200 mm of COARSE BLUE METAL AGGREGATE (35-50mm) ROLLED IN POSITION WITH MULTIPLE PASSES OF AN EXCAVATOR AND COVERED WITH 150 X 75mm HARDWOOD SLEEPERS

CONSTRUCTION ENTRY / EXIT DETAIL N.T.S.



NOTE: EROSION & SEDIMENT CONTROL PLAN REMAINS AS APPROVED IN DA 2021/0979 & DA 2023/0904 .



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ISSUE	DATE	DISCRIPTION
A	02.12.23	C.C. APPLICATION
B	17.03.25	FOR SEC 4.55 MOD APPLICATION
C		
D		
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7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
SEDIMENT & EROSION
CONTROL PLAN

DRAWING NUMBER
DA MOD 1200

DATE OF ISSUE
17/03/25

ISSUE NUMBER
1

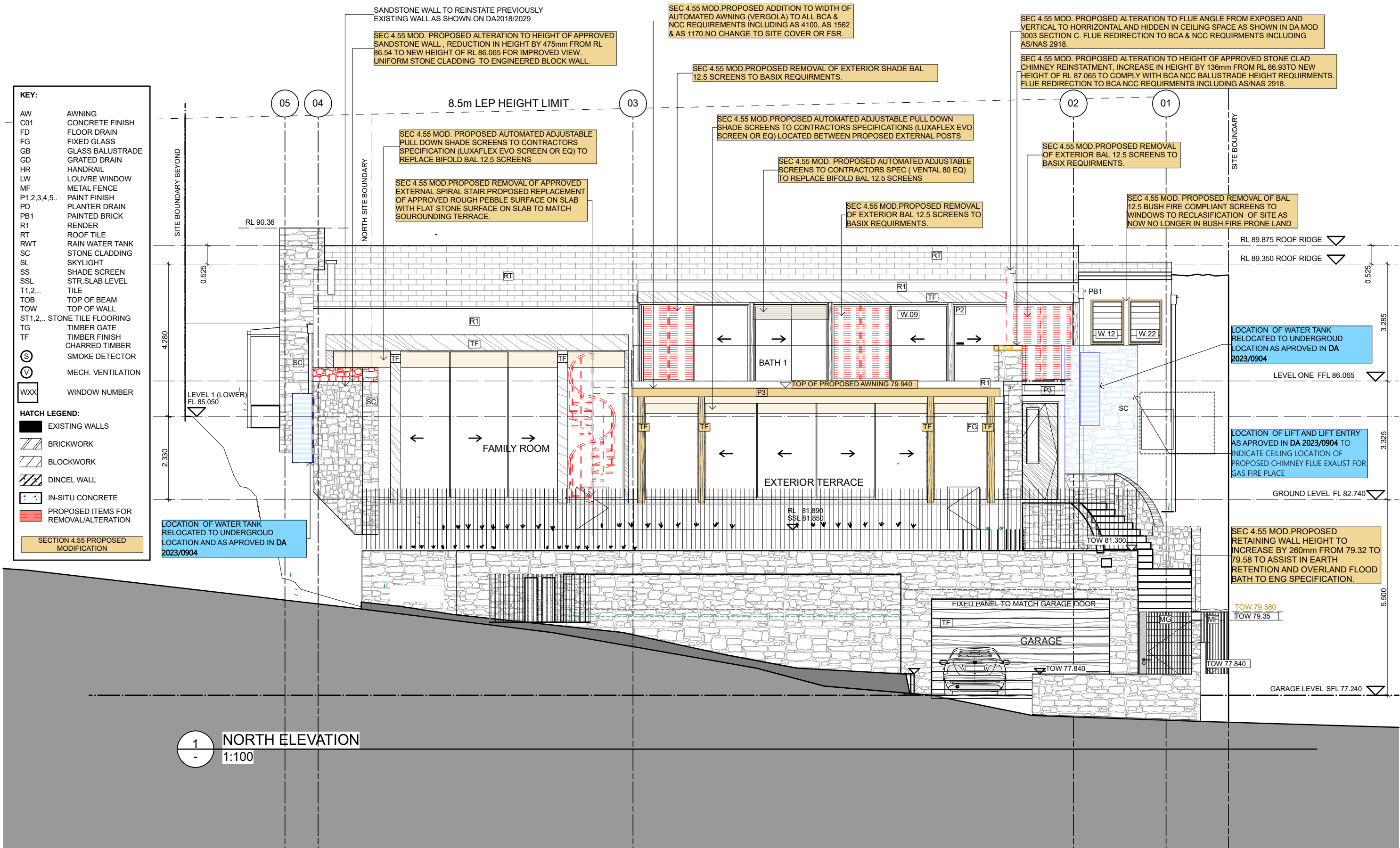
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GRAPHIC SCALE
1:200 @ A3

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KEY:

AW

C01

FD

FG

GB

GD

HR

LW

MF

P1,2,3,4

PD

PB1

R1

RT

RWT

SC

SL

SS

SSL

T1,2,...

TOB

TOW

ST1,2,...

TG

TF

S

V

Wxx

AWNING

CONCRETE FINISH

FLOOR DRAIN

FIXED GLASS

GLASS BALUSTRADE

GRATED DRAIN

HANDRAIL

LOUVRE WINDOW

METAL FENCE

PAINT FINISH

PLANTER DRAIN

PAINTED BRICK

RENDER

ROOF TILE

RAIN WATER TANK

STONE CLADDING

SKYLIGHT

SHADE SCREEN

STR.SLAB LEVEL

TILE

TOP OF BEAM

TOP OF WALL

STONE TILE FLOORING

TIMBER GATE

TIMBER FINISH

SMOKE DETECTOR

MECH. VENTILATION

WINDOW NUMBER

HATCH LEGEND:

EXISTING WALLS

BRICKWORK

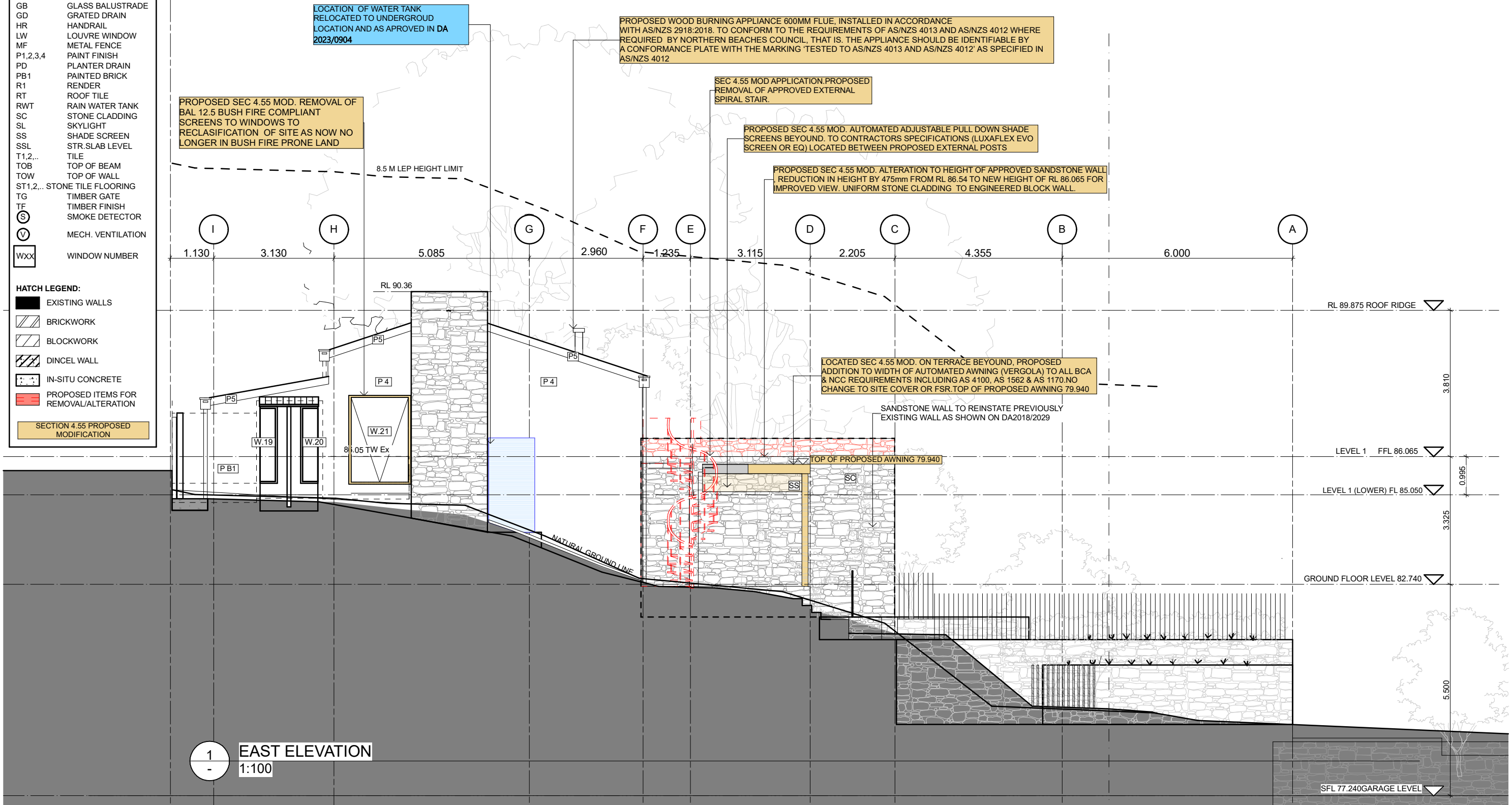
BLOCKWORK



DINCEL WALL

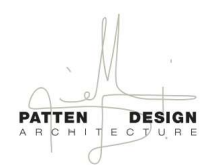
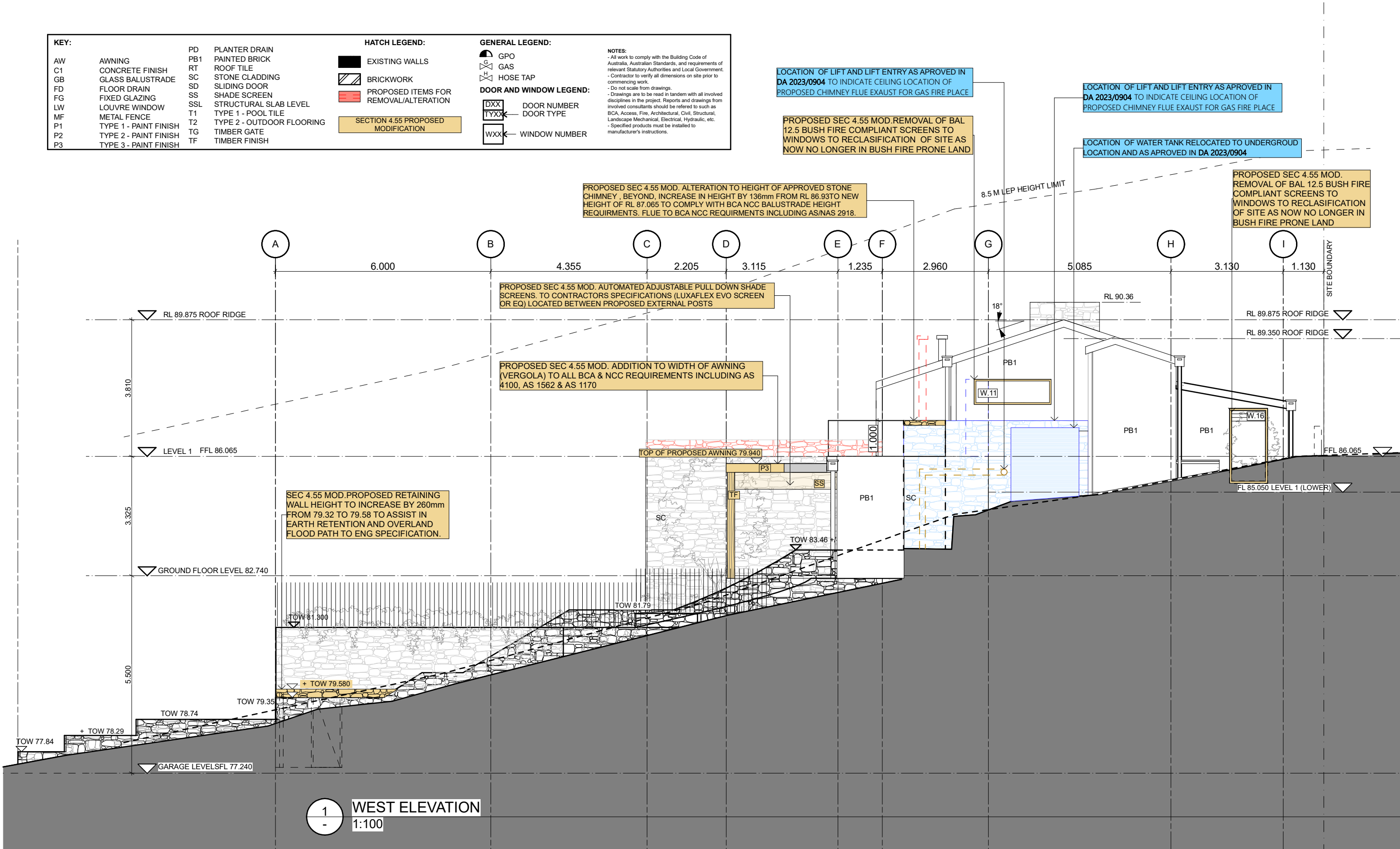
IN-SITU CONCRETE

PROPOSED ITEMS FOR REMOVAL/ALTERATION

SECTION 4.55 PROPOSED MODIFICATION



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CONSULTANTS

STRUCTURAL ENGINEER
TRIAxIAL CONSULTING PTY LTD

CLIENT
MATTHEW AND JESSICA HANNING

INTERIOR DESIGN
CADENCE & Co

BUILDER
CADENCE & Co

PROJECT
7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
WEST ELEVATION

DRAWING NUMBER
DA MOD 2004.

DATE OF ISSUE
28/08/21

ISSUE NUMBER
7

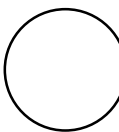
PATTEN DESIGN PROJECT NUMBER
J042

Drawn
MP

GRAPHIC SCALE
1:100 @ A3

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NORTH POINT



KEY:

AW
C1
GB
FD
FG
LW
MF
P1
P2
P3

AWNING
CONCRETE FINISH
GLASS BALUSTRADE
FLOOR DRAIN
FIXED GLAZING
LOUVRE WINDOW
METAL FENCE
TYPE 1 - PAINT FINISH
TYPE 2 - PAINT FINISH
TYPE 3 - PAINT FINISH

PD
PB1
RT
SC
SD
SS
SSL
T1
PF
TF

PLANTER DRAIN
PAINTED BRICK
ROOF TILE
STONE CLADDING
SLIDING DOOR
SHADE SCREEN
STRUCTURAL SLAB LEVEL
TYPE 2 - OUTDOOR FLOORING
POOL FENCE
TIMBER FINISH CHARRED TIMBER (SHOU SUGI BAN)

EXISTING WALLS

BRICKWORK

DINCEL WALL

IN-SITU CONCRETE

PROPOSED ITEMS FOR REMOVAL/ALTERATION

SECTION 4.55 PROPOSED MODIFICATION

GENERAL LEGEND:

GPO

GAS

HOSE TAP

DOOR AND WINDOW LEGEND:

DXX

DOOR NUMBER

TYXX

DOOR TYPE

WXX

WINDOW NUMBER

NOTES:

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BUILDER
CADENCE & Co

PROJECT

7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS

SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING

SECTION A

DRAWING NUMBER

MOD DA 3001

DATE OF ISSUE

28/08/21

ISSUE NUMBER

6

**PATTEN DESIGN
PROJECT NUMBER**

J042

Drawn

MP

GRAPHIC SCALE

1:100 @ A3

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NORTH POINT

KEY:

AW

C1

GB

FD

FG

LW

MF

P1

P2

P3

AWNING

CONCRETE FINISH

GLASS BALUSTRADE

FLOOR DRAIN

FIXED GLAZING

LOUVRE WINDOW

METAL FENCE

TYPE 1 - PAINT FINISH

TYPE 2 - PAINT FINISH

TYPE 3 - PAINT FINISH

PD

PB1

RT

SC

SD

SS

SSL

T1

PF

TF

PLANTER DRAIN

PAINTED BRICK

ROOF TILE

STONE CLADDING

SLIDING DOOR

SHADE SCREEN

STRUCTURAL SLAB LEVEL

TYPE 2 - OUTDOOR FLOORING

POOL FENCE

TIMBER FINISH CHARRED TIMBER (SHOU SUGI BAN)

EXISTING WALLS

BRICKWORK

DINCEL WALL

IN-SITU CONCRETE

PROPOSED ITEMS FOR REMOVAL/ALTERATION

SECTION 4.55 PROPOSED MODIFICATION

GPO

GAS

HOSE TAP

DOOR NUMBER

DOOR TYPE

WINDOW NUMBER

NOTES:

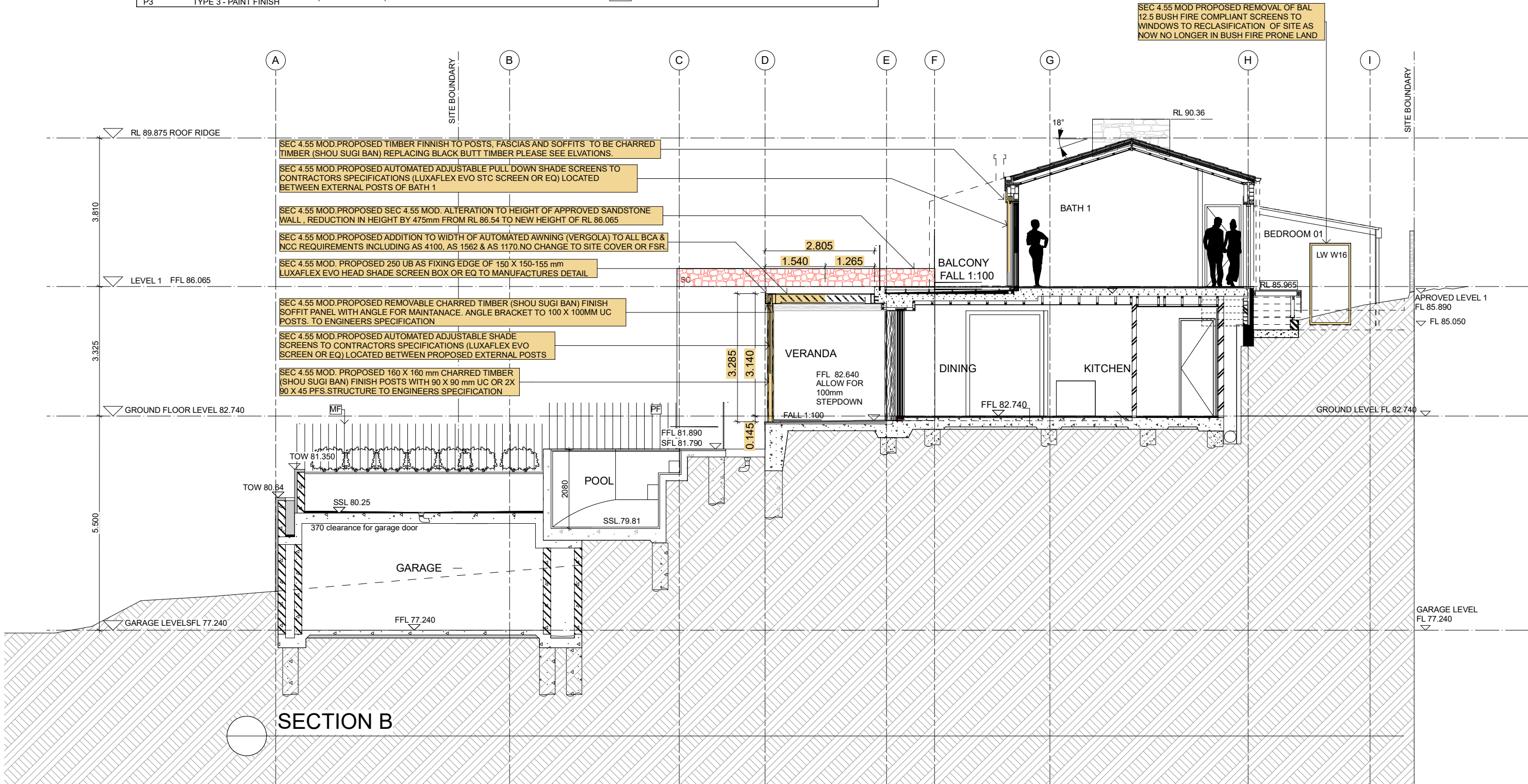
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CADENCE & Co

BUILDER
CADENCE & Co

PROJECT
7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
SECTION B

DRAWING NUMBER
CD.3002

DATE OF ISSUE
28/08/21

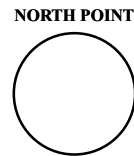
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6

PATTEN DESIGN PROJECT NUMBER
J042

Drawn
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GRAPHIC SCALE
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KEY:

AW	AWNING	PD	PLANTER DRAIN
C1	CONCRETE FINISH	PB1	PAINTED BRICK
GB	GLASS BALUSTRADE	RT	ROOF TILE
FD	FLOOR DRAIN	SC	STONE CLADDING
FG	FIXED GLAZING	SD	SLIDING DOOR
LW	LOUVRE WINDOW	SS	SHADE SCREEN
MF	METAL FENCE	SSL	STRUCTURAL SLAB LEVEL
P1	TYPE 1 - PAINT FINISH	T1	TYPE 2 - OUTDOOR FLOORING
P2	TYPE 2 - PAINT FINISH	PF	POOL FENCE
P3	TYPE 3 - PAINT FINISH	TF	TIMBER FINISH CHARRED TIMBER (SHOU SUGI BAN)

HATCH LEGEND:

	EXISTING WALLS
	BRICKWORK
	DINCEL WALL
	IN-SITU CONCRETE
	PROPOSED ITEMS FOR REMOVAL/ALTERATION
	SECTION 4.55 PROPOSED MODIFICATION

GENERAL LEGEND:

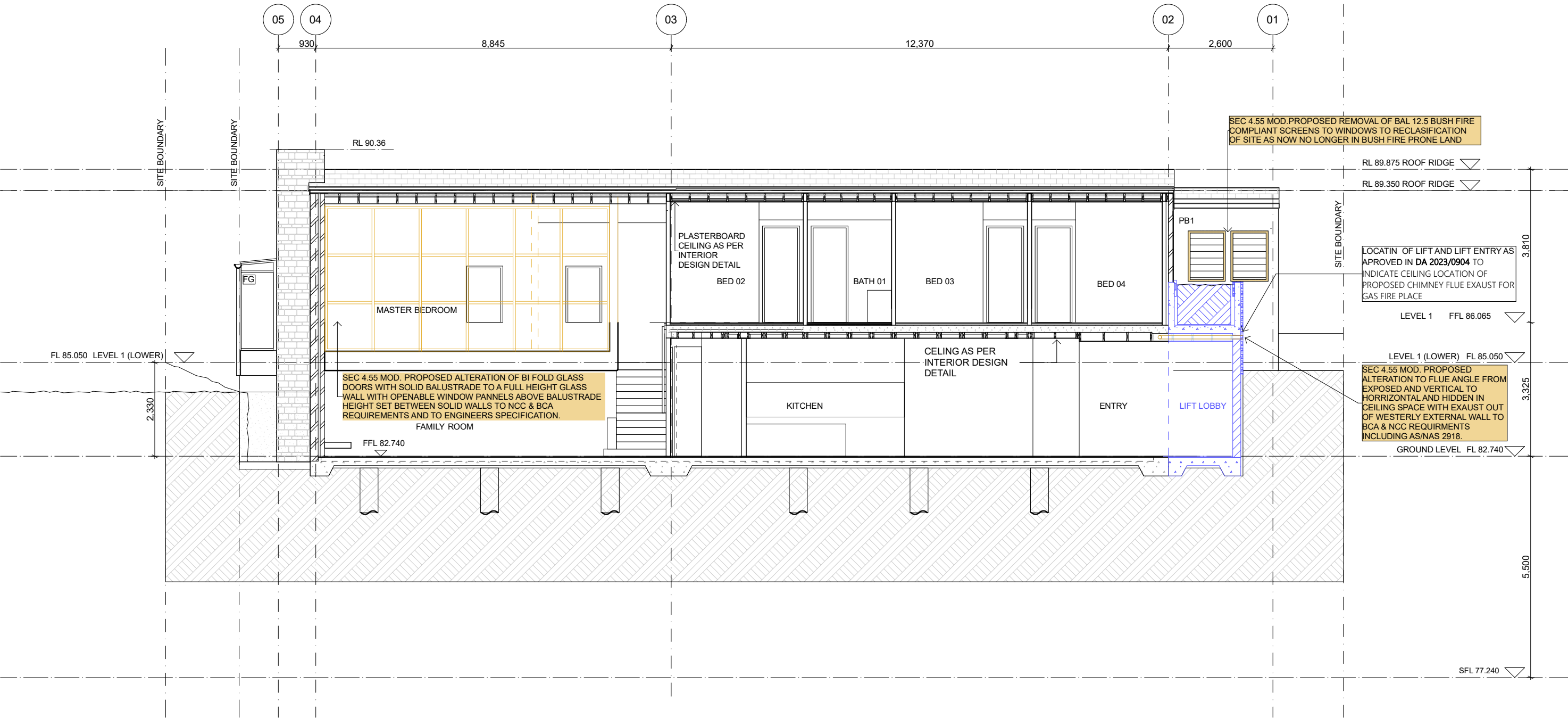
	GPO
	GAS
	HOSE TAP

DOOR AND WINDOW LEGEND:

	DOOR NUMBER
	DOOR TYPE
	WINDOW NUMBER

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- Specified products must be installed to manufacturer's instructions.



LANDSCAPE INSTALLTION SPECIFICATION

TREE REMOVAL
. Tree surgery, pruning or tree removal works are to be overseen by a qualified arborist report.
. Tree protection to be installed for trees to be retained as per arborist /councils specifications.

TREES TO BE RETAINED
.Refer to arborist report for recommended tree protection.

PLANTER BEDS
.Soil for plantings over slab or contained areas. Minimum for planting on anyslab:
.Small trees: min 1000mm excluding 75mm mulch and drainage materials
.Shrubs:Min 600mm excluding mulch and drainage materials
.Turf: Min 300mm excluding 75mm mulch and drainage materials
.Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
.Soil to be ANL Planter Box mix, or equivalent, Blend of soil,course sand, graded ash, nepean sand,composted sawdust,botany humus and composted pine bark.
.Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.

TURFING
.Turf to be laid on minimum 100mm turf underlay.
.Turf underlay to be ANL Sand/Soil Blend, or equivalent.
.Turf to be Sir Walter Turf-Premium Buffalow Grass (Registered PBR), supplied by President Turf, or equivalent.

MULCHING
.Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistant in depth.
.Trees in lawn areas to have 750mm diameter of mulch surrounding.
.Mulch for general garden areas, pots and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost'. or equivalent.

TREE PLANTING
.Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
.Locate tree to center of hole and backfill with soil. Firm about rootball.
.All plant material, 45 Liters or over, to be staked.

IRRIGATION
.Automated irrigation system to be implemented.Reputable irrigation brands are to be sourced.
.Use drip lines with emitters at 300mm spacing's for all garden beds.
.Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
.Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves and control equipment.

EXISTING TREE SCHEDULE						
Tree No	Genus Species	Common Name	Height	Canopy	Calliper	Action/Comment
T01	Magnolia figo	Port Wine Magnolia	5000	3000	173.2	Remove
T02	Agonis flexuosa	West Australian Peppermint	8000	8000	500	Retain
T03	Jacaranda mimosifolia	Jacaranda	8000	8000	350	Retain
T04	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T05	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T06	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T07	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T08	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T09	Erythrina crista-galli	Coral tree	6000	2000	100	Remove
T10	Melaleuca quinquenervia	Broad-leafed Paperbark	7000	4000	433	Remove
T11	Cinnamomum camphora	Camphor laurel	10000	4000	500	Retain
T12	Cyathea cooperii	Australian Tree Fern	10000	3000	300	Retain
T13	Ulmus parvifolia	Chinese Elm	5000	4000	200	Remove
T14	Ulmus parvifolia	Chinese Elm	5000	4000	200	Remove
T15	Cinnamomum camphora	Camphor tree	4000	4000	300	Remove
T16	Cinnamomum camphora	Camphor tree	4000	4000	300	Remove
T17	Melaleuca quinquenervia	Broad-leafed Paperbark	5000	3000	200	Retain

PLANT SCHEDULE							
ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Spread	Mature Height	Remarks
Trees							
Elr	4	Elaeocarpus reticulatus	Blueberry Ash	100 Ltr	3 - 4m	6 - 8m	Indigenous native
Gfe	3	Glochidion ferdinandi	Cheese Tree	100 Ltr	4 - 8m	5 - 10m	Indigenous native
Shrubs							
Cre	20	Correa reflexa	Native Fuchsia	140 mm	0.8 - 1m	0.7 - 1m	Indigenous native
Plwj	68	Pimelea linifolia 'White Jewel'	Rice Flower	140 mm	1m	1m	Indigenous native
Stt	37	Syzygium 'Tiny Trev'	Dwarf Lillypillly	140 mm	0.5 - 0.7m	0.5 - 0.7m	Native
Syr	35	Syzygium australe 'Resilience'	Lillypillly	400 mm	3.5 - 6m	3 - 5m	Native
Wf	46	Westringia fruticosa	Native Rosemary	140 mm	1.1 - 1.4m	1.1 - 1.4m	Indigenous native
Perennials							
De	18	Doryanthes excelsa	Gymea Lily	200 mm	1.2 - 2.0m	1.5 - 3m	Native Grasses
Dlj	141	Dianella caerulea 'Little Jess'	Flax Lily	140 mm	0.7 - 0.9m	0.5 - 0.7m	Indigenous native
Lt	136	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.9m	0.45 - 0.6m	Indigenous native
Groundcovers							
Dr	85	Dichondra repens	Kidney Weed	tube	0.9 - 1.2m	0.0 - 0.3m	Indigenous native
Hfw	38	Hardenbergia violacea Meema'	Native Sarsparilla	175 mm	1 - 2m	0.5 - 0.8m	Indigenous native
Climbers							
Pps	16	Pandorea pandorana 'Snowbells'	Wonga Wonga Vine	200mm	2 - 4m	1m	Indigenous Native
Ferns							
Ab	25	Asplenium bulbiferum	Hen and Chick Fern	140mm	0.6 - 1m	0.4 - 0.8m	Indigenous native
Bsl	7	Blechnum 'Silver Lady'	Silver Lady Fern	200mm	0.9 - 1.2m	0.75 - 0.9m	Indigenous native
Sst-1	32	Doodia caudata	Small Rasp Fern	200 mm	0.5 - 0.7m	0.5 - 0.8m	Indigenous native
Total:	1422						

NOTE: EROSION & SEDIMENT CONTROL PLAN REMAINS AS APPROVED IN DA 2021/0979 & DA 2023/0904 .

DA LANDSCAPE PLAN

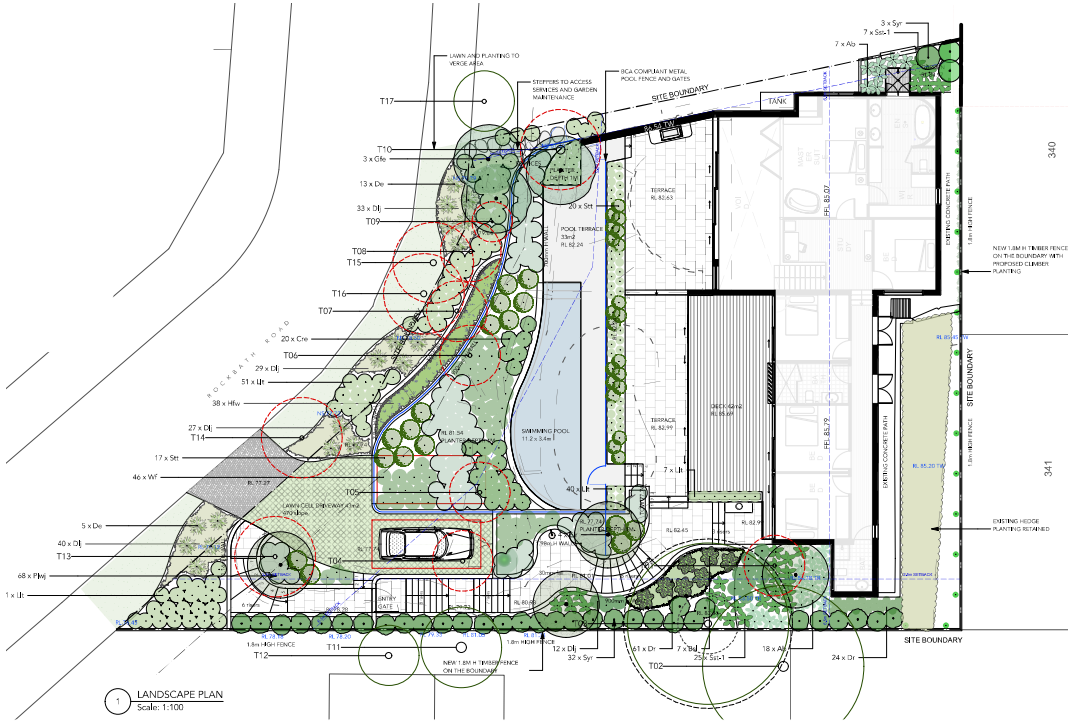
7 Rock Bath Road

PALM BEACH NSW 2108

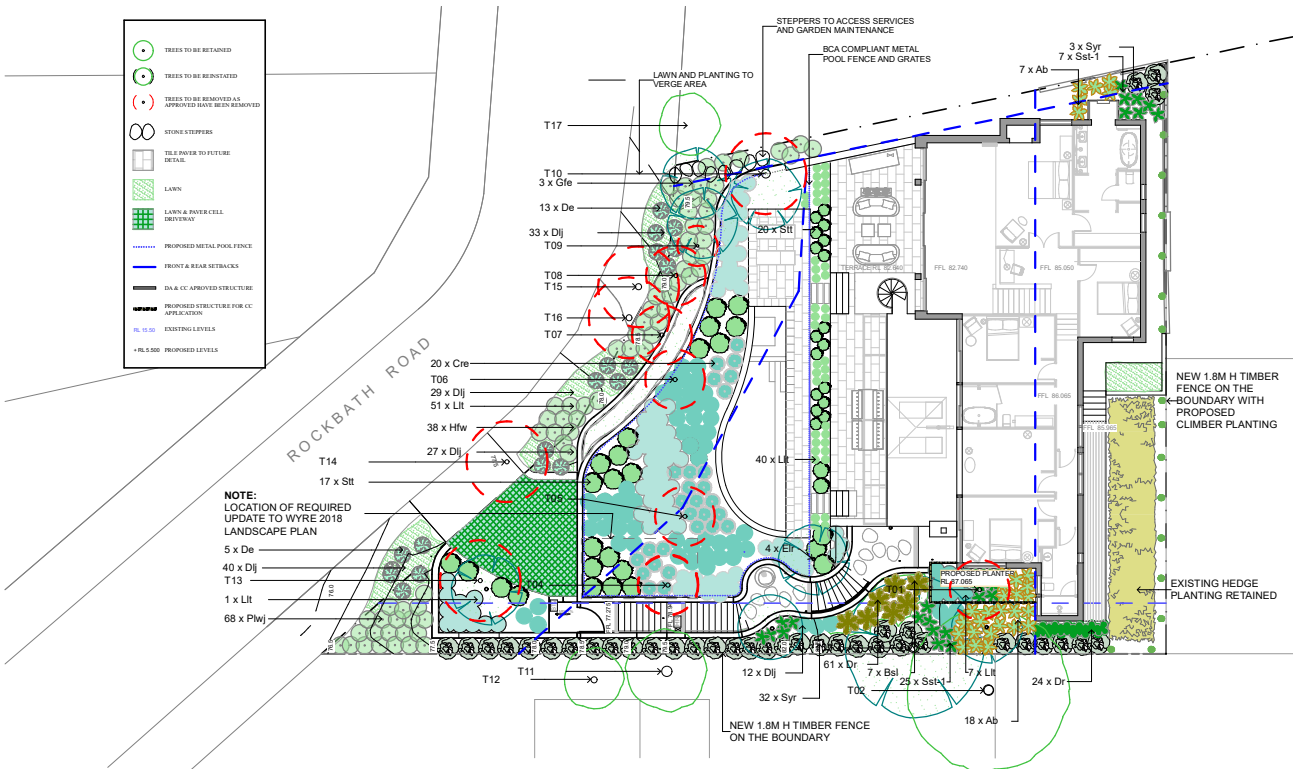
SITE AREA (BY CALC): 800.7m2

REQUIRED LANDSCAPE AREA: 60% / 480.4m2

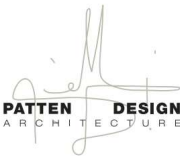
EXISTING LANDSCAPE AREA: 37.5% / 300.8m2
PROPOSED LANDSCAPE AREA: 376m2
IMPERVIOUS AREA LESS THAN 1M: 23.1m2
IMPERVIOUS AREA (UP TO 6%): 48m2
TOTAL PROP. LANDSCAPE AREA: 55.8% / 447.1m2



LANDSCAPE PLAN BY WYER & Co DA2018 / 2029



DA CONDITIONAL UPDATE OF LANDSCAPE PLAN BY PATTEN DESIGN DA 2023/0904



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A	28.11.23	C.C. APPLICATION
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C		
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CONSULTANTS

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TRIAIXIAL CONSULTING PTY LTD

CLIENT

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BUILDER
CADENCE & Co

PROJECT

7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS

SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING

LANDSCAPE INSTALATION
SPECIFICATION

DRAWING NUMBER

DA MOD 5000

DATE OF ISSUE

28/11/23

ISSUE NUMBER

1

PATTEN DESIGN
PROJECT NUMBER

J042

Drawn

MP

GRAPHIC SCALE
NTS @ A3

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PLANTER BEDS
.Soil for plantings over slab or contained areas. Minimum for planting on anyslab:
.Small trees: min 1000mm excluding 75mm mulch and drainage materials
.Shrubs:Min 600mm excluding mulch and drainage materials
.Turf: Min 300mm excluding 75mm mulch and drainage materials
.Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
.Soil to be ANL Planter Box mix, or equivalent, Blend of soil,course sand, graded ash, nepean sand,composted sawdust,botany humus and composted pine bark.
.Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.

TURFING
.Turf to be laid on minimum 100mm turf underlay.
.Turf underlay to be ANL Sand/Soil Blend, or equivalent.
.Turf to be Sir Walter Turf-Premium Buffalow Grass (Registered PBR), supplied by President Turf, or equivalent.

MULCHING
.Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistant in depth.
.Trees in lawn areas to have 750mm diameter of mulch surrounding.
.Mulch for general garden areas, pots and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost'. or equivalent.

TREE PLANTING
.Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
.Locate tree to center of hole and backfill with soil. Firm about rootball.
.All plant material, 45 Liters or over, to be staked.

IRRIGATION
.Automated irrigation system to be implemented.Reputable irrigation brands are to be sourced.
.Use drip lines with emitters at 300mm spacing's for all garden beds.
.Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
.Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves and control equipment.

EXISTING TREE SCHEDULE						
Tree No	Genus Species	Common Name	Height	Canopy	Calliper	Action/Comment
T01	Magnolia figo	Port Wine Magnolia	5000	3000	173.2	Remove
T02	Agonis flexuosa	West Australian Peppermint	8000	8000	500	Retain
T03	Jacaranda mimosifolia	Jacaranda	8000	8000	350	Retain
T04	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T05	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T06	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T07	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T08	Cyathea cooperii	Australian Tree Fern	6000	3000	200	Remove
T09	Erythrina crista-galli	Coral tree	6000	2000	100	Remove
T10	Melaleuca quinquenervia	Broad-leafed Paperbark	7000	4000	433	Remove
T11	Cinnamomum camphora	Camphor laurel	10000	4000	500	Retain
T12	Cyathea cooperii	Australian Tree Fern	10000	3000	300	Retain
T13	Ulmus parvifolia	Chinese Elm	5000	4000	200	Remove
T14	Ulmus parvifolia	Chinese Elm	5000	4000	200	Remove
T15	Cinnamomum camphora	Camphor tree	4000	4000	300	Remove
T16	Cinnamomum camphora	Camphor tree	4000	4000	300	Remove
T17	Melaleuca quinquenervia	Broad-leafed Paperbark	5000	3000	200	Retain

PLANT SCHEDULE							
ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Spread	Mature Height	Remarks
Trees							
Elr	4	Elaeocarpus reticulatus	Blueberry Ash	100 Ltr	3 - 4m	6 - 8m	Indigenous native
Gfe	3	Glochidion ferdinandi	Cheese Tree	100 Ltr	4 - 8m	5 - 10m	Indigenous native
Shrubs							
Cre	20	Correa reflexa	Native Fuchsia	140 mm	0.8 - 1m	0.7 - 1m	Indigenous native
Plwj	68	Pimelea linifolia 'White Jewel'	Rice Flower	140 mm	1m	1m	Indigenous native
Stt	37	Syzygium 'Tiny Trev'	Dwarf Lillypillly	140 mm	0.5 - 0.7m	0.5 - 0.7m	Native
Syr	35	Syzygium australe 'Resilience'	Lillypillly	400 mm	3.5 - 6m	3 - 5m	Native
Wf	46	Westringia fruticosa	Native Rosemary	140 mm	1.1 - 1.4m	1.1 - 1.4m	Indigenous native
Perennials							
De	18	Doryanthes excelsa	Gymea Lily	200 mm	1.2 - 2.0m	1.5 - 3m	Native Grasses
Dlj	141	Dianella caerulea 'Little Jess'	Flax Lily	140 mm	0.7 - 0.9m	0.5 - 0.7m	Indigenous native
Lt	136	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.9m	0.45 - 0.6m	Indigenous native
Groundcovers							
Dr	85	Dichondra repens	Kidney Weed	tube	0.9 - 1.2m	0.0 - 0.3m	Indigenous native
Hfw	38	Hardenbergia violacea Meema'	Native Sarsparilla	175 mm	1 - 2m	0.5 - 0.8m	Indigenous native
Climbers							
Pps	16	Pandorea pandorana 'Snowbells'	Wonga Wonga Vine	200mm	2 - 4m	1m	Indigenous Native
Ferns							
Ab	25	Asplenium bulbiferum	Hen and Chick Fern	140mm	0.6 - 1m	0.4 - 0.8m	Indigenous native
Bsl	7	Blechnum 'Silver Lady'	Silver Lady Fern	200mm	0.9 - 1.2m	0.75 - 0.9m	Indigenous native
Sst-1	32	Doodia caudata	Small Rasp Fern	200 mm	0.5 - 0.7m	0.5 - 0.8m	Indigenous native
Total:	1422						

NOTE: EROSION & SEDIMENT CONTROL PLAN REMAINS AS APPROVED IN DA 2021/0979 & DA 2023/0904 .

DA LANDSCAPE PLAN

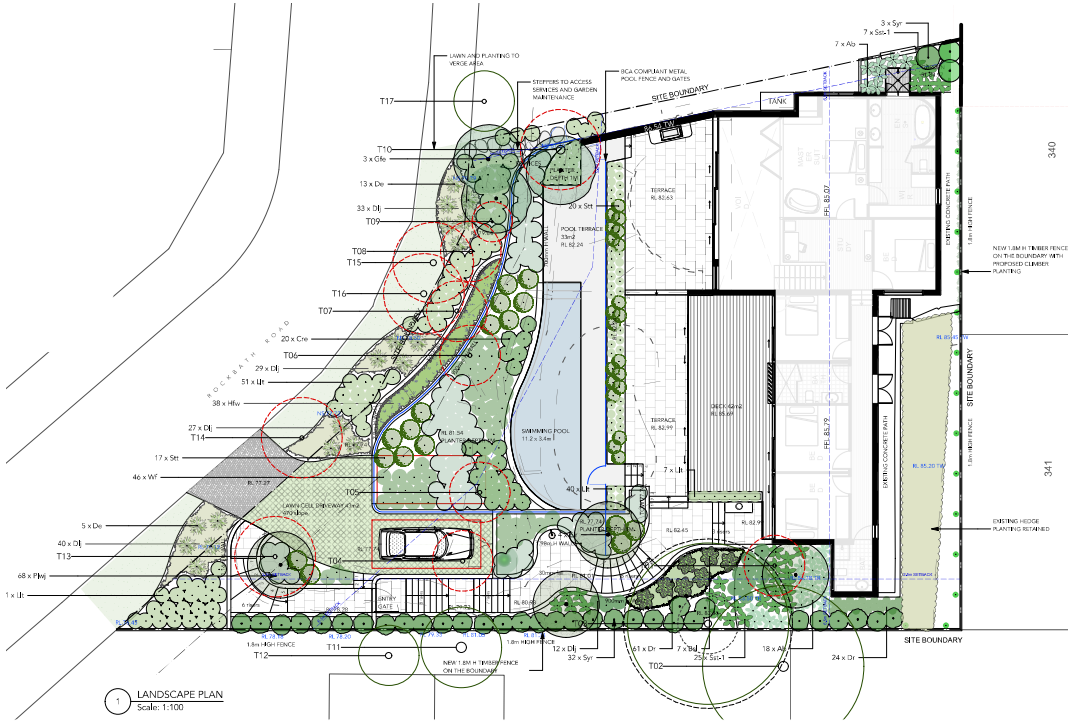
7 Rock Bath Road

PALM BEACH NSW 2108

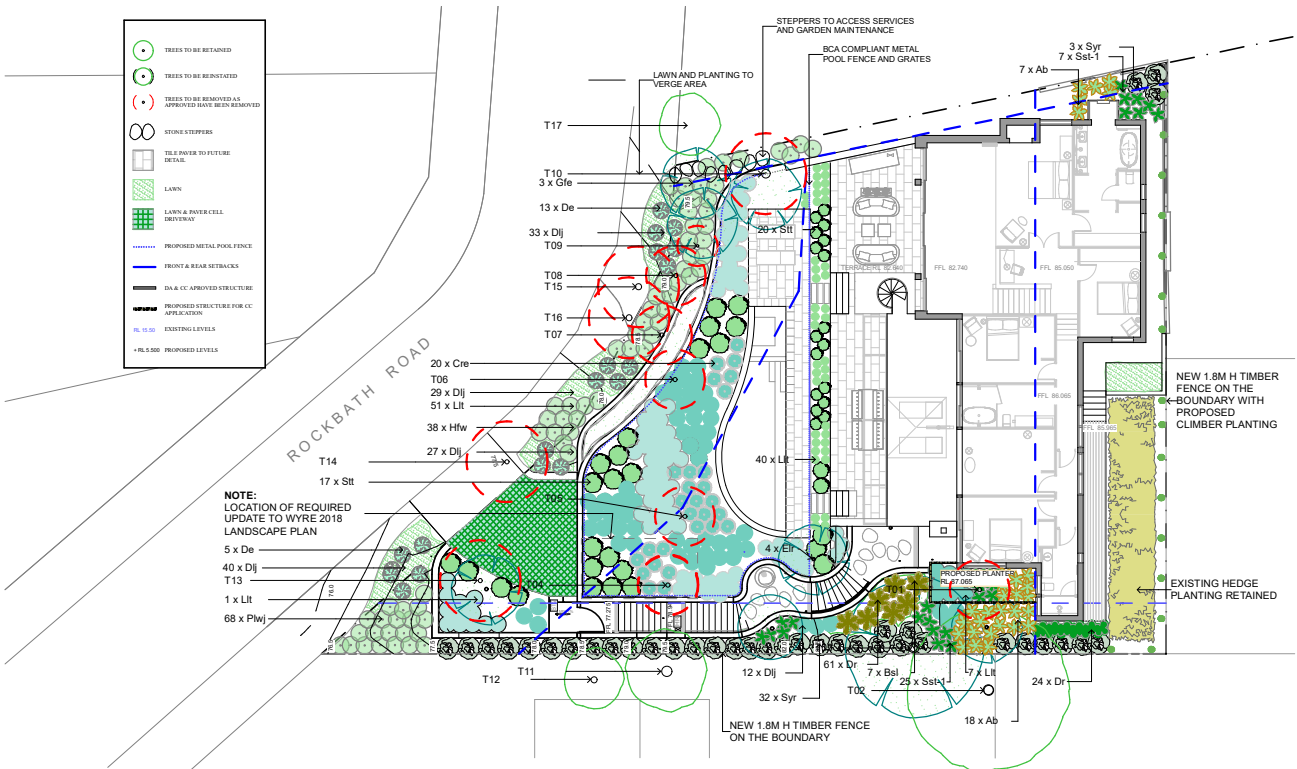
SITE AREA (BY CALC): 800.7m2

REQUIRED LANDSCAPE AREA: 60% / 480.4m2

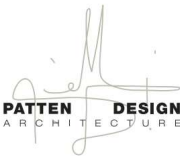
EXISTING LANDSCAPE AREA: 37.5% / 300.8m2
PROPOSED LANDSCAPE AREA: 376m2
IMPERVIOUS AREA LESS THAN 1M: 23.1m2
IMPERVIOUS AREA (UP TO 6%): 48m2
TOTAL PROP. LANDSCAPE AREA: 55.8% / 447.1m2



LANDSCAPE PLAN BY WYER & Co DA2018 / 2029



DA CONDITIONAL UPDATE OF LANDSCAPE PLAN BY PATTEN DESIGN DA 2023/0904



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ISSUE	DATE	DISCRIPTION
A	28.11.23	C.C. APPLICATION
B	17.03.25	FOR SEC 4.55 MOD APPLICATION
C		
D		
E		
F		
G		

CONSULTANTS

STRUCTURAL ENGINEER
TRIAIXIAL CONSULTING PTY LTD

CLIENT

MATTHEW AND JESSICA HANNING

INTERIOR DESIGN
CADENCE & Co

BUILDER
CADENCE & Co

PROJECT

7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS

SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING

LANDSCAPE INSTALATION
SPECIFICATION

DRAWING NUMBER

DA MOD 5000

DATE OF ISSUE

28/11/23

ISSUE NUMBER

1

PATTEN DESIGN
PROJECT NUMBER

J042

Drawn

MP

GRAPHIC SCALE
NTS @ A3

NOTE.

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NORTH POINT



TREES TO BE RETAINED

TREES TO BE REINSTATED

TREES TO BE REMOVED AS APPROVED HAVE BEEN REMOVED

STONE STEPPERS

TILE PAVER TO FUTURE DETAIL

LAWN

LAWN & PAVER CELL DRIVEWAY

PROPOSED METAL POOL FENCE

FRONT & REAR SETBACKS

DA & CC APPROVED STRUCTURE

PROPOSED STRUCTURE FOR CC APPLICATION

RL 15.50 EXISTING LEVELS

+ RL 5.500 PROPOSED LEVELS

NOTE: EROSION & SEDIMENT CONTROL PLAN REMAINS AS APPROVED IN DA 2021/0979 & DA 2023/0904 .

NOTE: LOCATION OF REQUIRED UPDATE TO WYRE 2018 LANDSCAPE PLAN

5 x De
40 x Dj
T13
1 x Lt
68 x Plwj

20 x Cre
T06
29 x Dj
51 x Lt
38 x Hfw
27 x Dj

T17
T10
3 x Gfe
13 x De
33 x Dj
T09
T08
T15
T16
T07

40 x Lt

4 x Elr

12 x Dj
32 x Syr

61 x Dr
T02

7 x Bsl

25 x Sst-1

7 x Lt

18 x Ab

NOTE: EROSION & SEDIMENT CONTROL PLAN REMAINS AS APPROVED IN DA 2023/0904 .

NEW 1.8M H TIMBER FENCE ON THE BOUNDARY WITH PROPOSED CLIMBER PLANTING

EXISTING HEDGE PLANTING RETAINED

NEW 1.8M H TIMBER FENCE ON THE BOUNDARY

STEPPERS TO ACCESS SERVICES AND GARDEN MAINTENANCE

BCA COMPLIANT METAL POOL FENCE AND GRATES

3 x Syr
7 x Sst-1
7 x Ab

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ISSUE	DATE	DISCRIPTION
A	28.11.23	C.C. APPLICATION
B	11.02.25	FOR SEC 4.55 MOD APPLICATION
C		
D		
E		
F		
G		

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CADENCE & Co

PROJECT
7 ROCK BATH ROAD
PALM BEACH
NSW 2108

STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING
LANDSCAPE PLAN

DRAWING NUMBER
DA MOD 5100

DATE OF ISSUE
28/11/23

ISSUE NUMBER
1

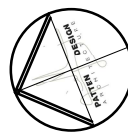
PATTEN DESIGN
PROJECT NUMBER
J042

Drawn
MP

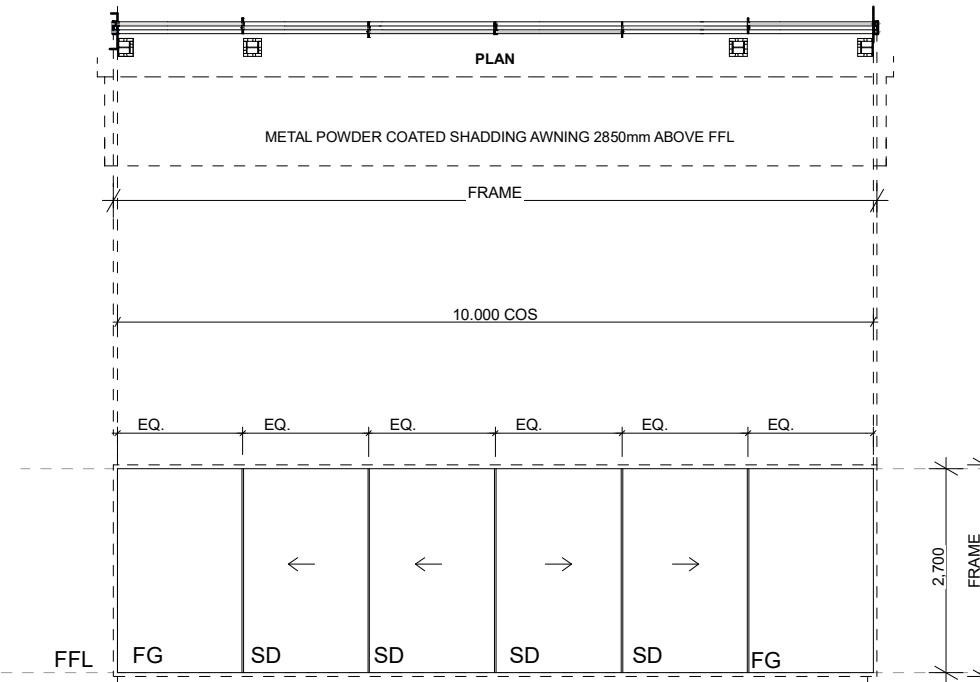
GRAPHIC SCALE
1:150 @ A3

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**REFER TO BASIX CERTIFICATE FOR
WINDOW TYPE AND PERFORMANCE
REVIEW CERTIFICATE No 1090239S 06**



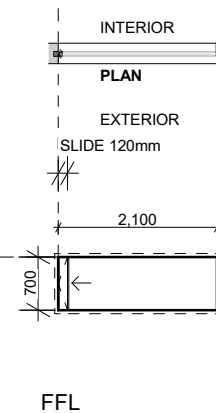
~~W.02~~ DELETED

**SLIDING DOORS
LIVING ROOM AND DINING AREA**

DELETED

W 05

W.06	WINDOW 06 FIXED GLAZING ENTRY PIVOT DOOR
------	--



GALSS BALUSTRADE
TO BEDROOM 4

DA MOD APPLICATION TO REMOVE BAL 12.5 OPENABLE PARTS OF THE WINDOW TO BE SCREENED WITH METAL MESH WITH A MAXIMUM APERTURE OF 2 mm , MADE FROM STEEL, BRONZE OR ALUMINIUM

W.12	WINDOW 12 & 22 Award
W.22	LOUVER WINDOW BATHROOM 02

W.13

W 14

WINDOW 14 Combined with W15	W.15
--------------------------------	------

W 15

WINDOW 15
Award
SLIDING DOOR
WITH OPERABLE FLY SCREEN
CORRIDOR

**REFER TO BASIX CERTIFICATE FOR
WINDOW TYPE AND PERFORMANCE
REVIEW CERTIFICATE No 1090239S 06**

INTERIOR BED 2

MAXIMUM 150MM OPEN TO
BCA NCC REQUIREMENTS

INTERIOR VOID

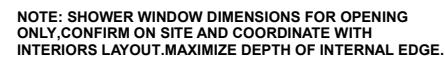
OVAL WINDOW TO INTERIOR
DESIGN DETAIL

700

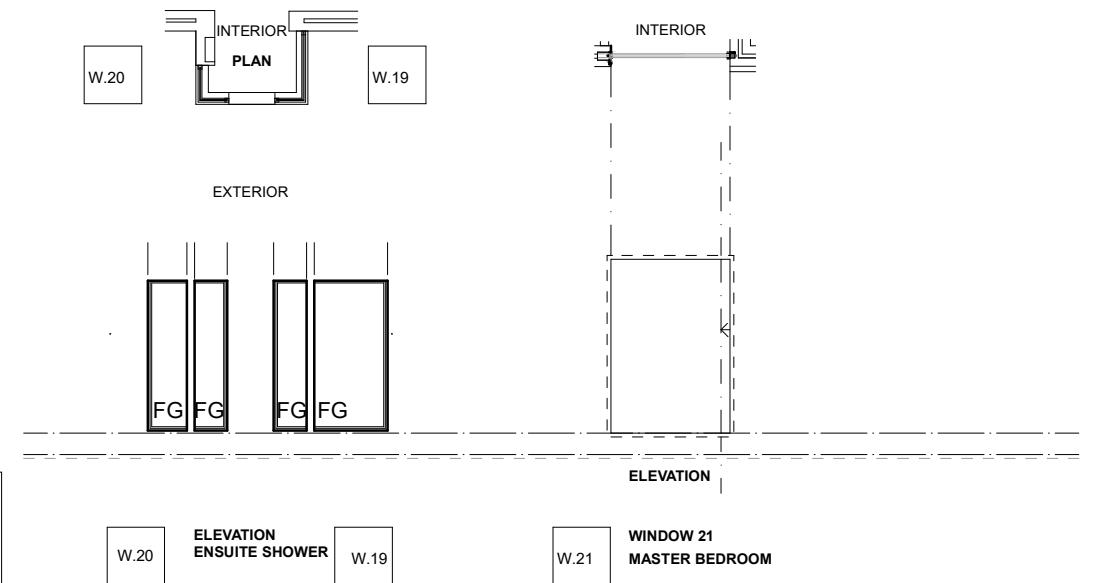
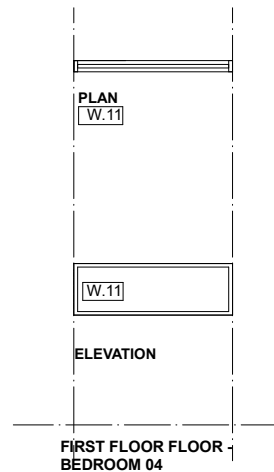
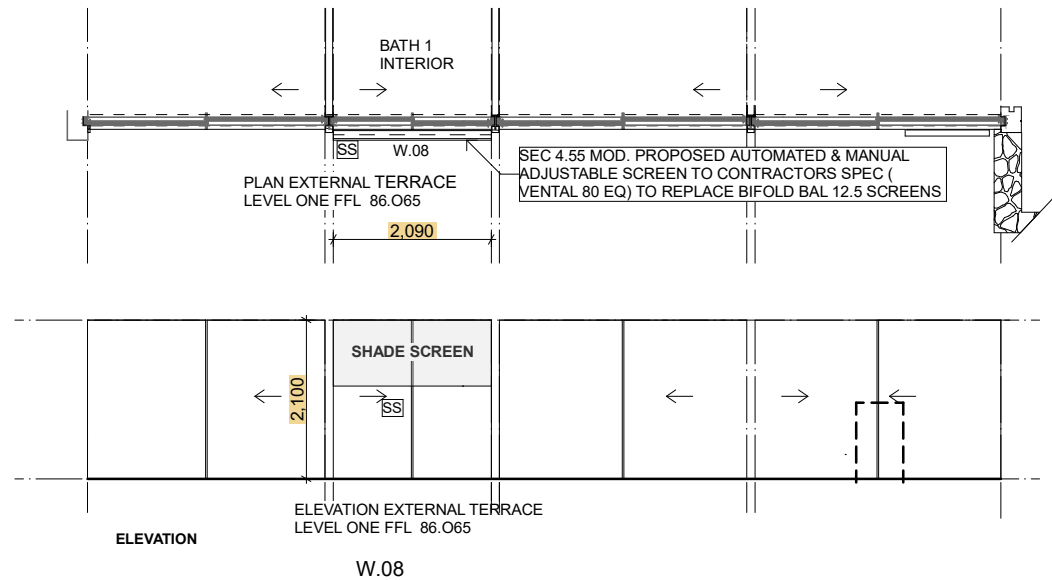
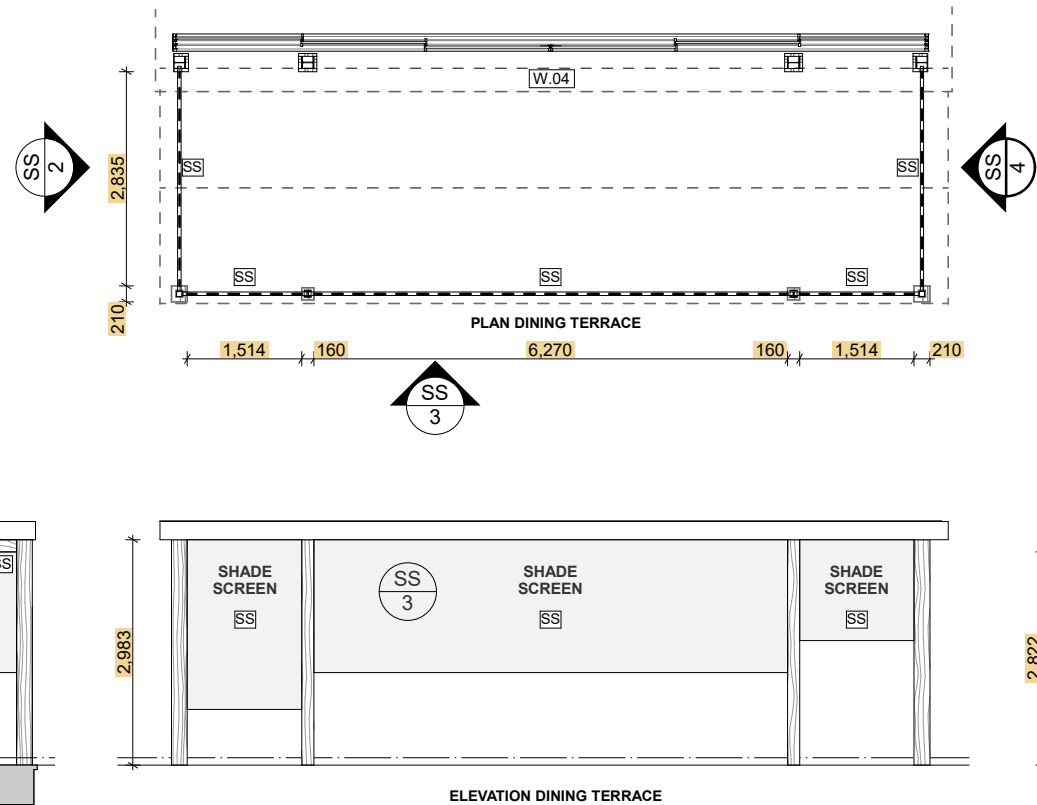
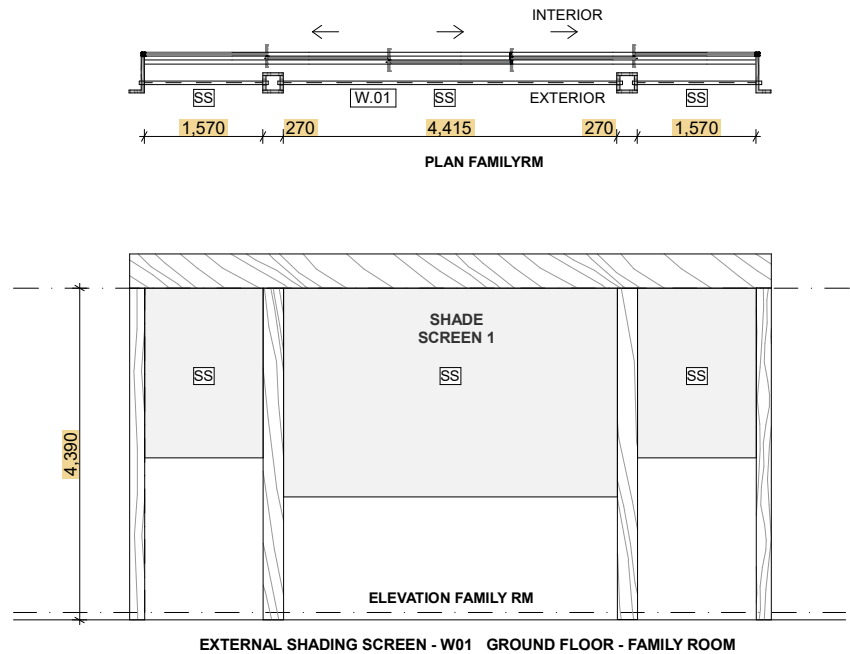
800

1,000

FL 86.065 LEVEL 1



SL.02
SKYLIGHT 02 - FIXED GLAZING
TBC

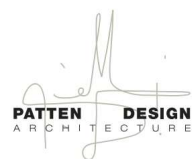


NOTE:

REFER TO BASIX CERTIFICATE
FOR WINDOW TYPE AND
PERFORMANCE REVIEW

DA MOD APPLICATION TO REMOVE
METAL SOLAR SHADE LOUVERS
SET AS COMPLIANT WITH
BUSHFIRE RATING: BAL12.5

SOLAR SHADE LOUVERS COVER
OVER 80 PERCENT OF THE
GLAZING
AS COMPLIANT WITH BASIX,
NATIONAL HOUSE ENERGY RATING
SCHEME REQUIREMENTS



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ISSUE	DATE	DISCRIPTION
A	12.08.21	CONSTRUCTION REVIEW
B	26.08.21	FOR CONSTRUCTION
C	20.11.21	FOR COMMENT
D	20.11.21	FOR SEC 4.55 MOD APPLICATION
E	30.11.21	FOR SEC 4.55 MOD APPLICATION
F	11.03.25	FOR SEC 4.55 MOD APPLICATION
G		

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7 ROCK BATH ROAD
PALM BEACH
NSW 2108
STATUS
SECTION 4.55 DA
MODIFICATION APPLICATION

DRAWING

SHADING SCHEDUAL
DRAWING NUMBER
DA MOD 6004

DATE OF ISSUE

26/08/21
ISSUE NUMBER
6

PATTEN DESIGN PROJECT NUMBER

J042
Drawn
MP

GRAPHIC SCALE

1:100 @ A3

NORTH POINT

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