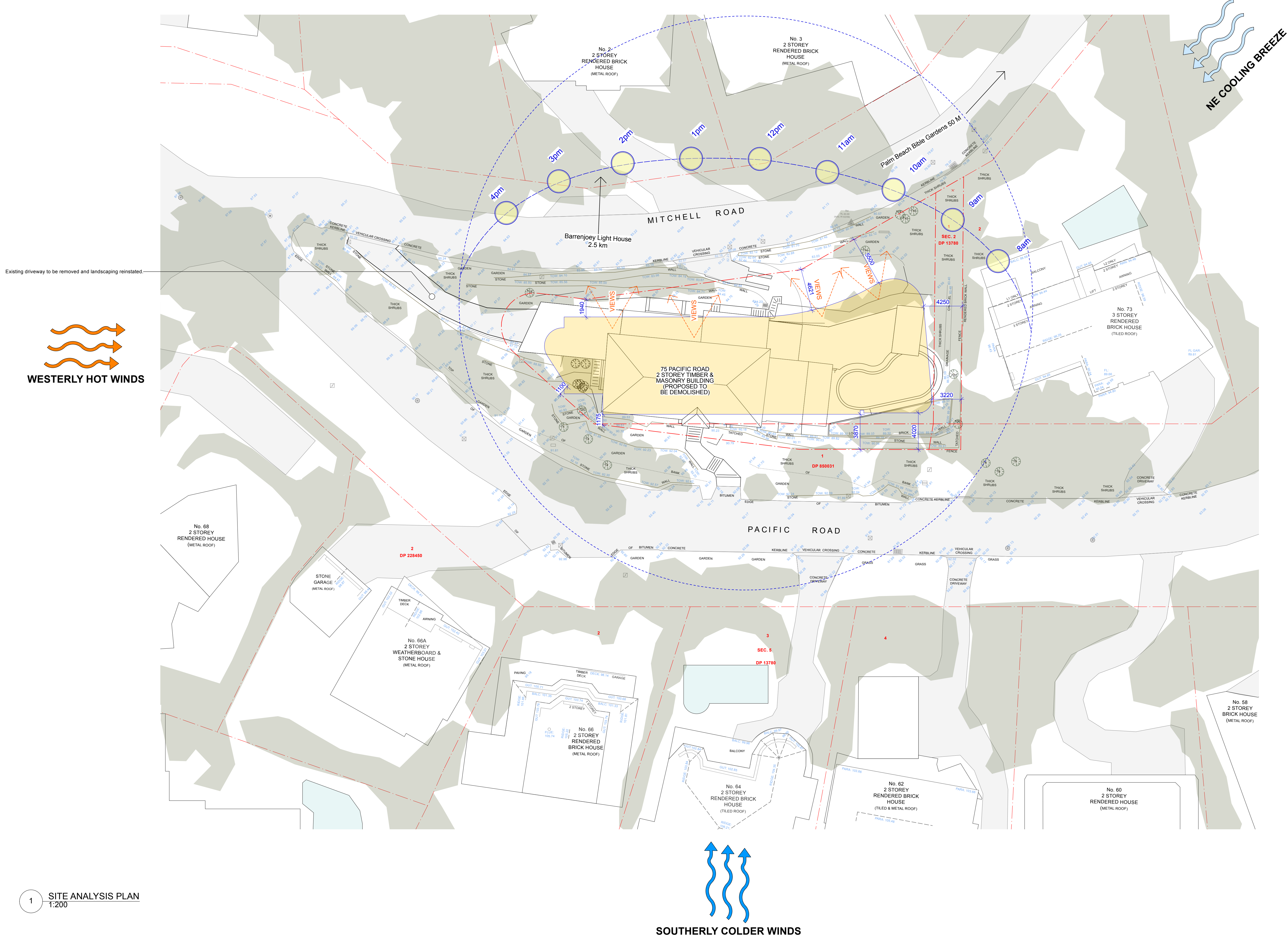




1 SITE ANALYSIS PLAN
1:200

General Notes:

PROPOSED NEW WORKS



Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

SITE PLAN

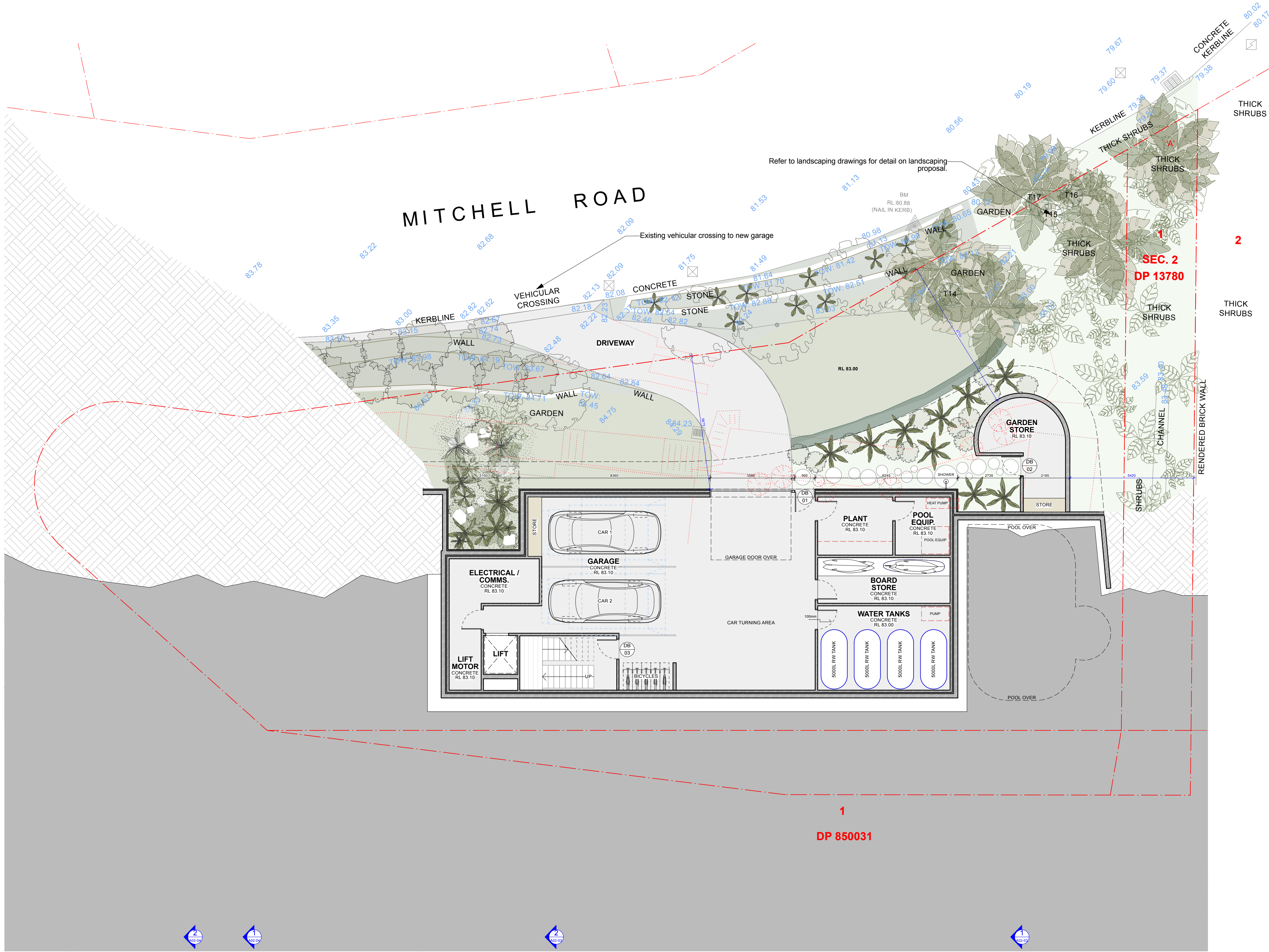
New Dwelling
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com ARCHITECTS

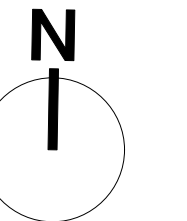
Project No. 2406	Drawing No. A01-00	Rev No. A
SCALE 1:200@A1	Drawn By JB	Checked By DS

A	7/7/25	Development Application Issue A
Rev	Date	Note

JB
By



1 LEVEL 1 PLAN
1:100



			JB By
A	7/7/25	Development Application Issue A	
Rev	Date	Note	

General Notes:



Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

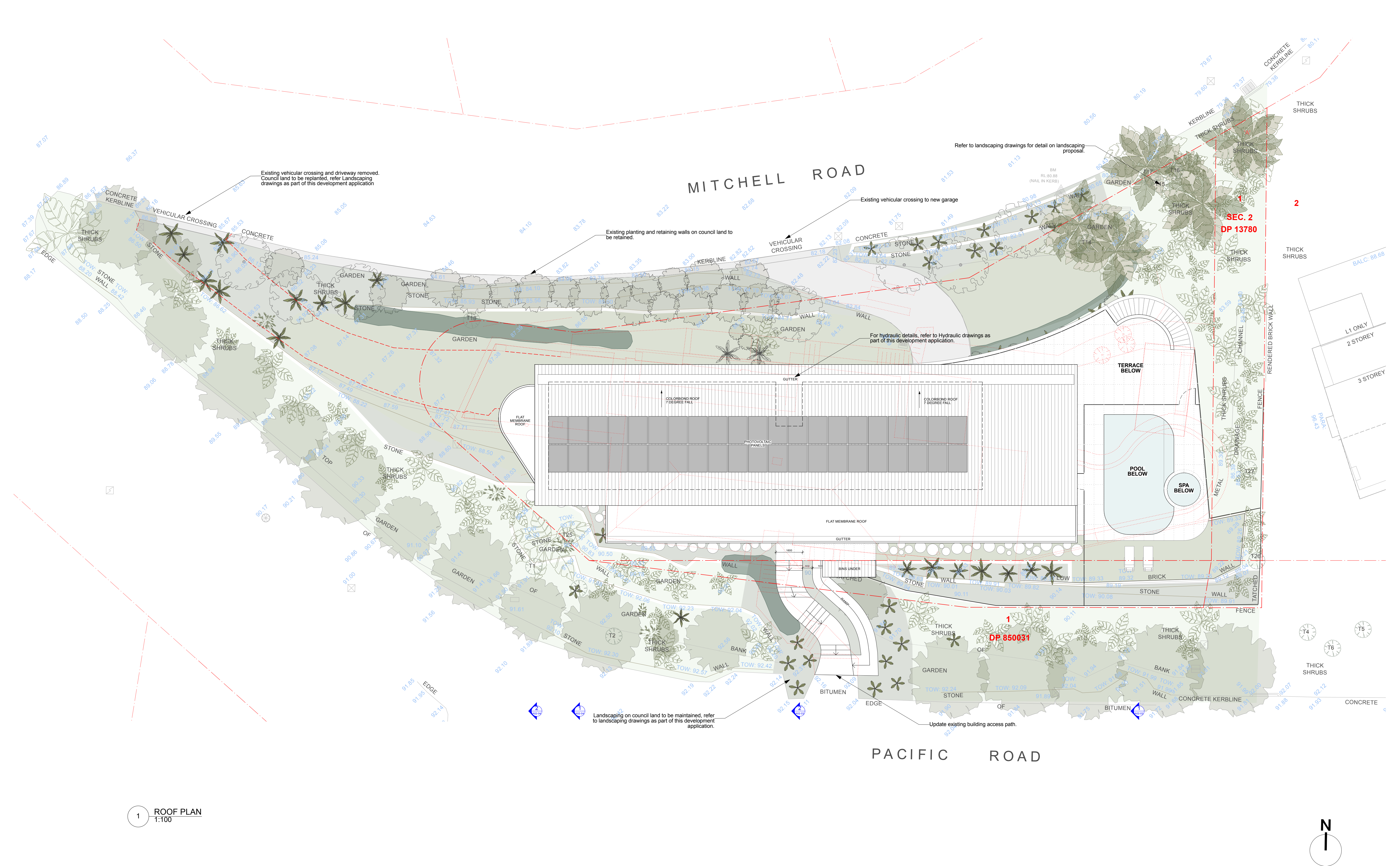
BASEMENT PLAN

New Dwelling
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

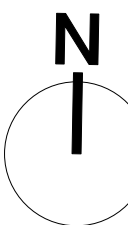
Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

**UTZ
SANBY**
ARCHITECTS

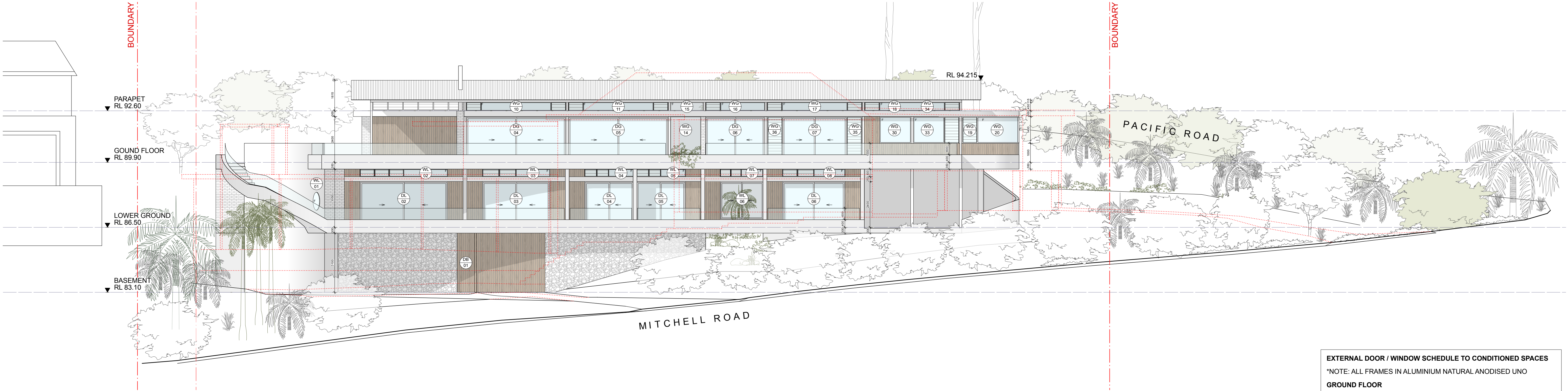
Project No. 2406	Drawing No. A01-01	Rev No. A
SCALE 1:100@A1	Drawn By JB	Checked By DS



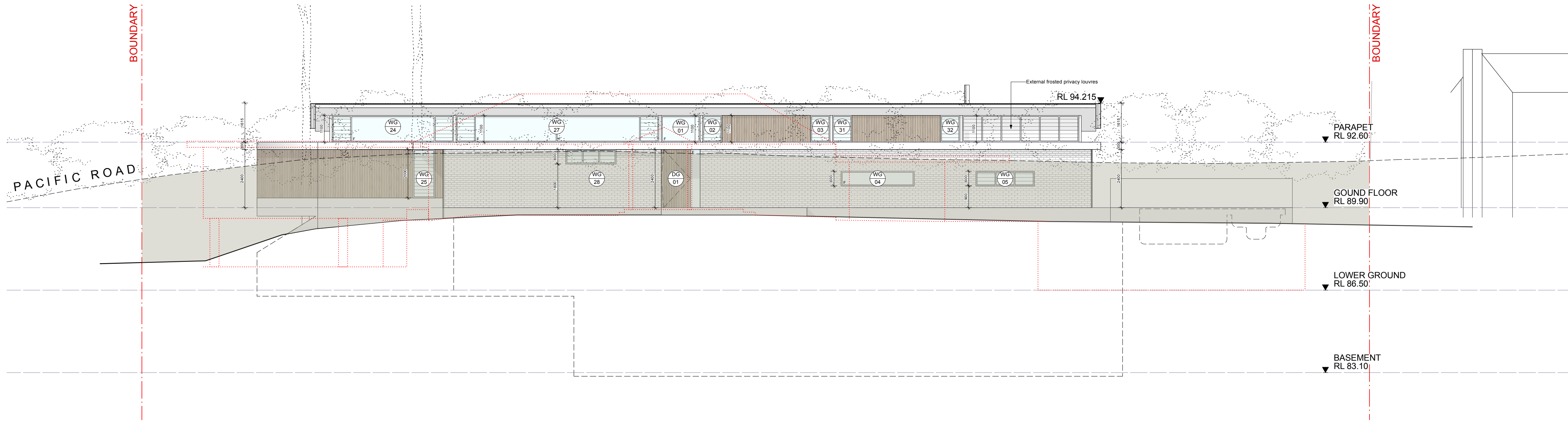
1 ROOF PLAN
1:100



				General Notes:		Reason For Issue:		ROOF PLAN		Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com		
						For Development Application Only		New Dwelling		UTZ SANBY ARCHITECTS		
						Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227		75 Pacific Road, Palm Beach NSW 2108 -Northern Beaches Council-		Project No. 2406		
								For T & J Duthie		Drawing No. A01-04		
										Rev No. A		
										Checked By		
										DS		
										SCALE		
										1:100@A1		



1 NORTH ELEVATION
1:100



2 SOUTH ELEVATION
1:100

EXTERNAL DOOR / WINDOW SCHEDULE TO CONDITIONED SPACES

*NOTE: ALL FRAMES IN ALUMINIUM NATURAL ANODISED UNO

GROUND FLOOR

TAG	TYPE	SIZE (MM)
DG-01	PIVOT, FIXED	1200W x 400W x 2400H
DG-02	HINGED, GLAZED	900W x 2400H
DG-03	SLIDING, GLAZED, POCKET	2500W x 2400H (2 PANEL)
DG-04	SLIDING, GLAZED	5250W x 2400H (2 PANEL)
DG-05	SLIDING, GLAZED	5250W x 2400H (2 PANEL)
DG-06	SLIDING, GLAZED	3100W x 2400H (2 PANEL)
DG-07	SLIDING, GLAZED	3400W x 2400H (2 PANEL)

WG-01	FIXED	1600W x 1100H
WG-02	LOUVRE	800W x 1100H
WG-03	LOUVRE	800W x 1100H
WG-04	LOUVRE x4	3000W x 600H
WG-05	LOUVRE x3	2400W x 600H
WG-06	FIXED	1200W x 1100LH x 450RH
WG-07	FIXED	1200W x 450H
WG-08	LOUVRE, LOUVRE	1510W x 450H
WG-09	LOUVRE, LOUVRE	1510W x 2400H
WG-10	LOUVRE, FIXED, LOUVRE	800+3650+800W x 450H
WG-11	LOUVRE, FIXED, LOUVRE	800+3650+800W x 450H
WG-12	LOUVRE, LOUVRE	1510W x 2000H
WG-13	LOUVRE, FIXED	800+1700W x 450H
WG-14	FIXED	1600W x 2000H
WG-15	FIXED	1700W x 450H
WG-16	LOUVRE, FIXED	800+2300W x 450H
WG-17	LOUVRE, FIXED, LOUVRE	800+3400+800W x 450H
WG-18	LOUVRE, FIXED	800+1650W x 450H
WG-19	LOUVRE	800W x 1400H
WG-20	FIXED (CURVED)	3125W x 1400H
WG-21	LOUVRE, FIXED, LOUVRE	800+3300+800W x 450H
WG-22	DELETED	
WG-23	FIXED	1000W x 450LH x 1000RH
WG-24	LOUVRE, FIXED, LOUVRE	900+3400+800W x 1100H
WG-25	LOUVRE	900W x 2000H
WG-26	LOUVRE, FIXED	900+1500W x 2000H
WG-27	LOUVRE, FIXED, LOUVRE	800+6750+800 x 1100H
WG-28	LOUVRE, LOUVRE, LOUVRE	700+700+700W x 600H
WG-29	LOUVRE	850W x 800H
WG-30	FIXED	1650W x 1400H
WG-31	LOUVRE	800W x 1100H
WG-32	LOUVRE	800W x 1100H
WG-33	FIXED, LOUVRE	1650+800W x 1400H
WG-34	FIXED, LOUVRE	1650+800W x 450H
WG-35	LOUVRE	800W x 2400H
WG-36	LOUVRE	800W x 2400H

LOWER GROUND FLOOR

TAG	TYPE	SIZE (MM)
DL-02	SLIDING, GLAZED	4600W x 2400H (2 PANEL)
DL-03	SLIDING, GLAZED	3550W x 2400H (2 PANEL)
DL-04	SLIDING, GLAZED	2550W x 2400H (2 PANEL)
DL-05	SLIDING, GLAZED	2550W x 2400H (2 PANEL)
DL-06	SLIDING, GLAZED	3300W x 2400H (2 PANEL)
DL-07	HINGED, GLAZED	900W x 2400H

WL-02	LOUVRE, FIXED	2300+2300W x 400H
WL-03	LOUVRE, FIXED	1775+1775W x 400H
WL-04	LOUVRE, FIXED	1275+1275W x 400H
WL-05	LOUVRE, FIXED	1275+1275W x 400H
WL-06	SLIDING	2300W x 2000H (2 PANEL)
WL-07	LOUVRE, FIXED	1150+1150W x 400H
WL-08	LOUVRE, FIXED	1650+1650W x 400H
WL-09	LOUVRE	900W x 700H
WL-10	LOUVRE, LOUVRE	1800 x 700H

BASEMENT FLOOR (GARAGE)

TAG	TYPE	SIZE (MM)
DB-03	HINGED, SOLID	900W x 2400H

General Notes:



Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

NORTH & SOUTH ELEVATIONS

New Dwelling
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

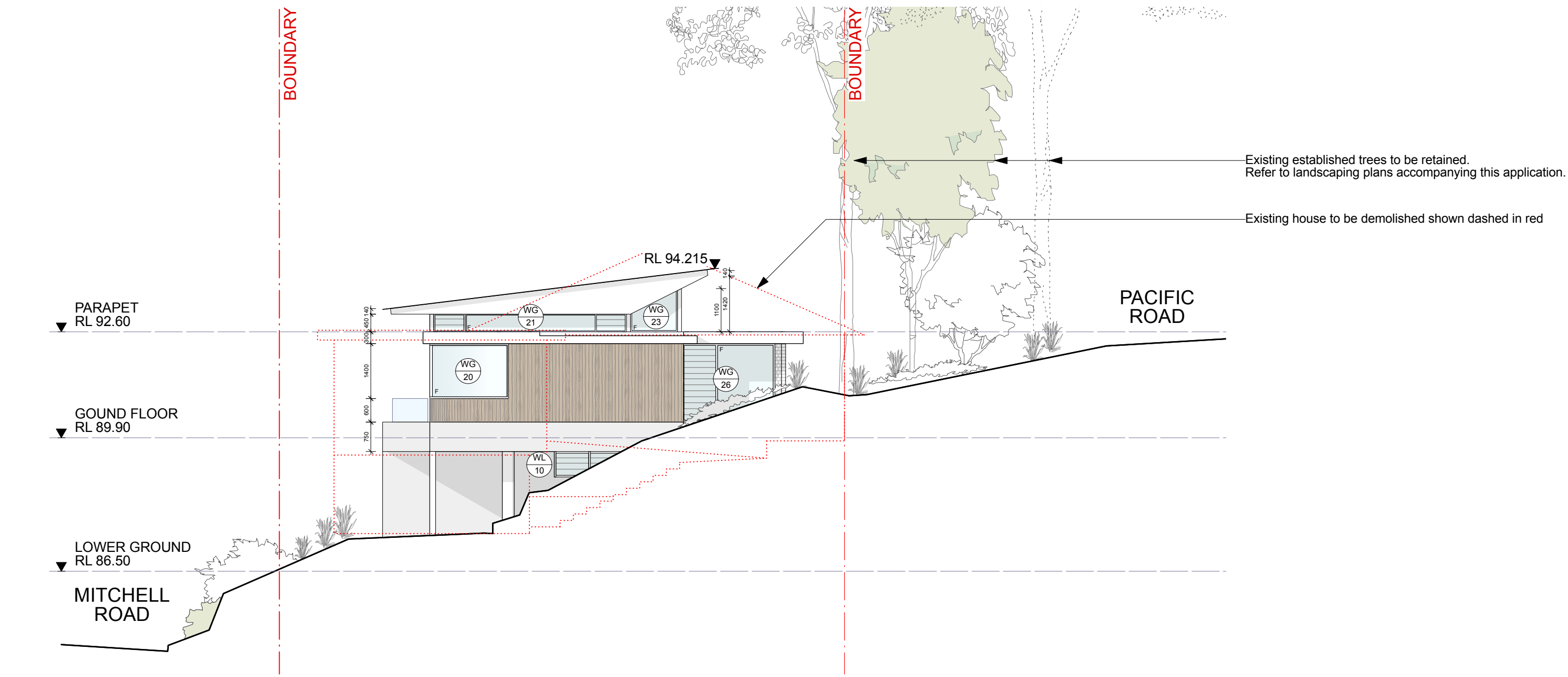
Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

UTZ SANBY
ARCHITECTS

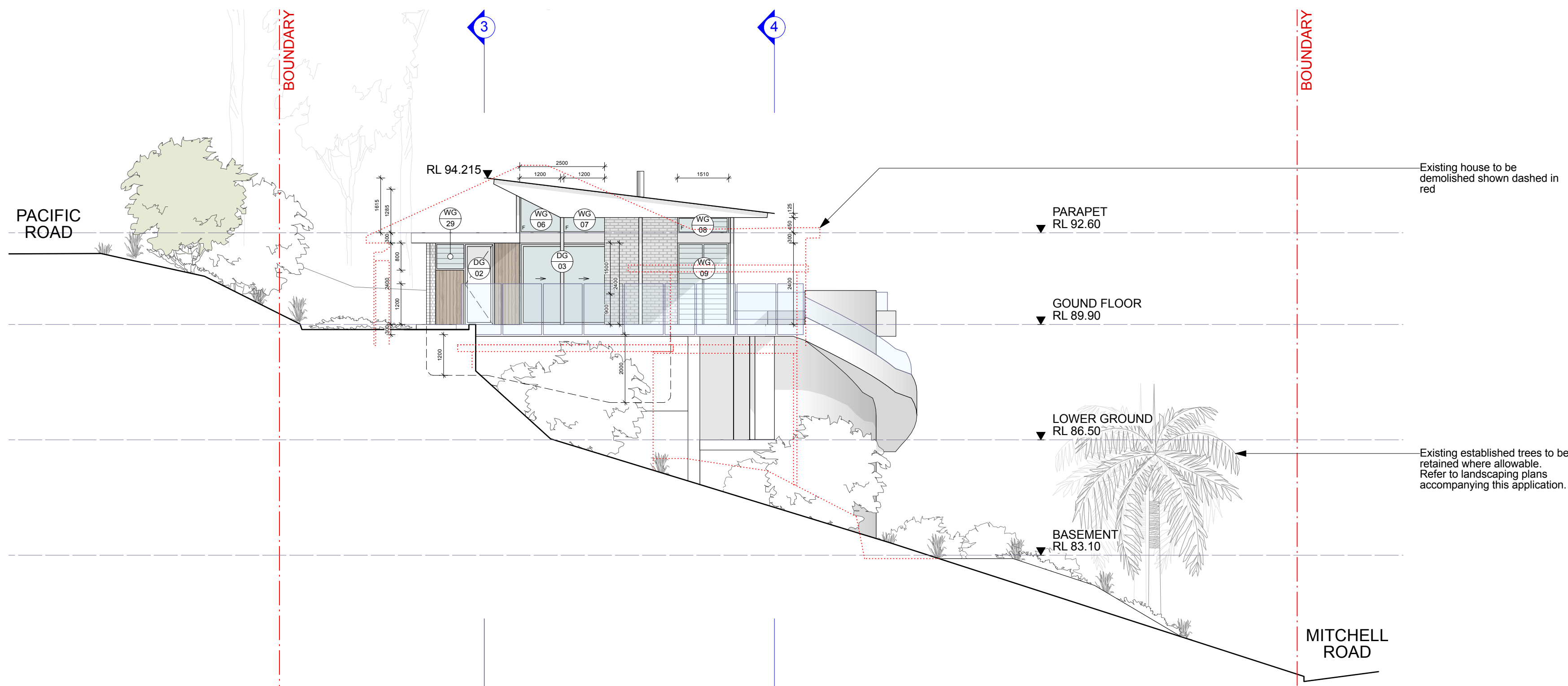
Project No. 2406	Drawing No. A02-01	Rev No. A
SCALE 1:100@A1	Drawn By JB	Checked By DS

A	7/7/25	Development Application Issue A
Rev	Date	Note

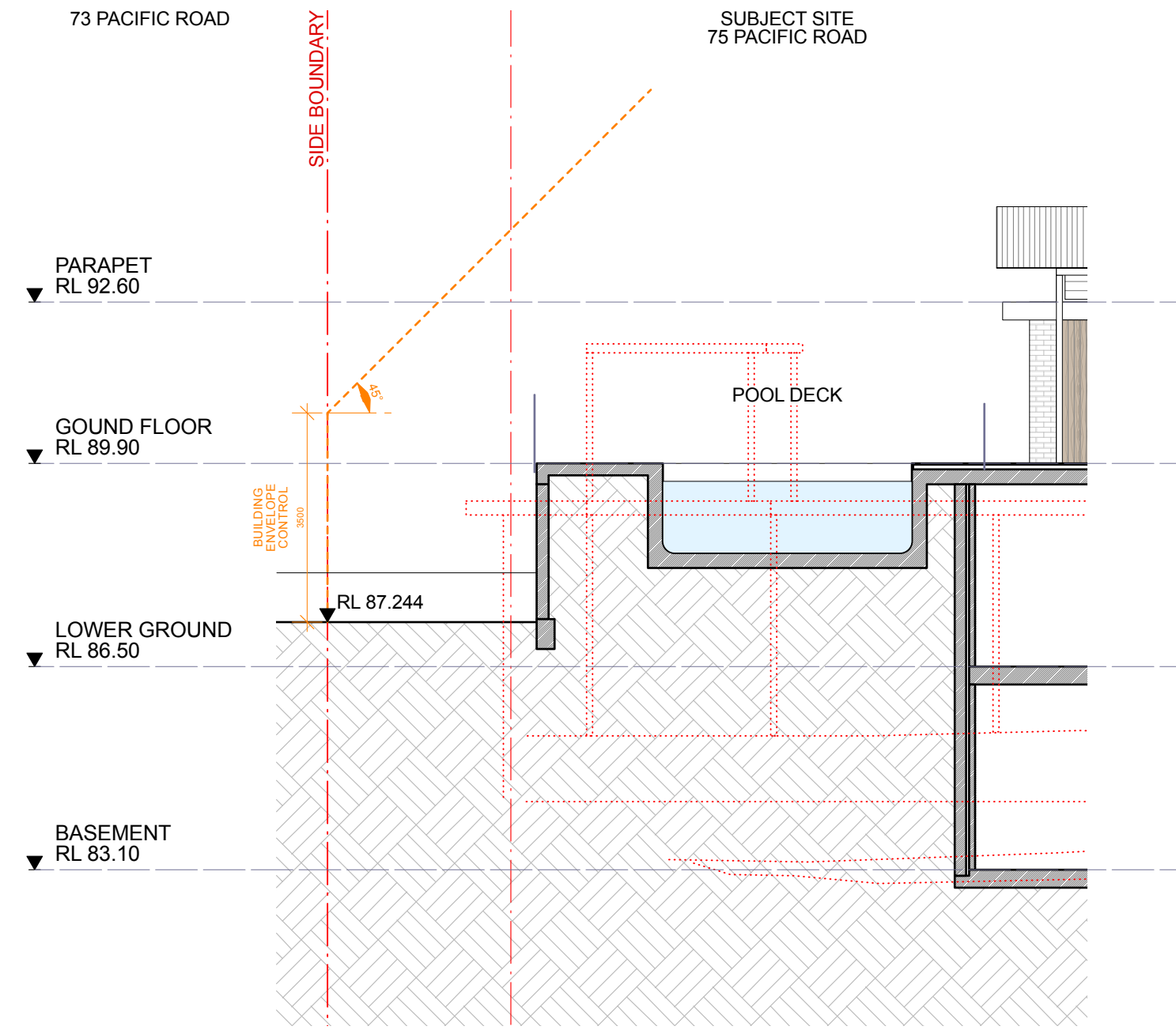
JB
By



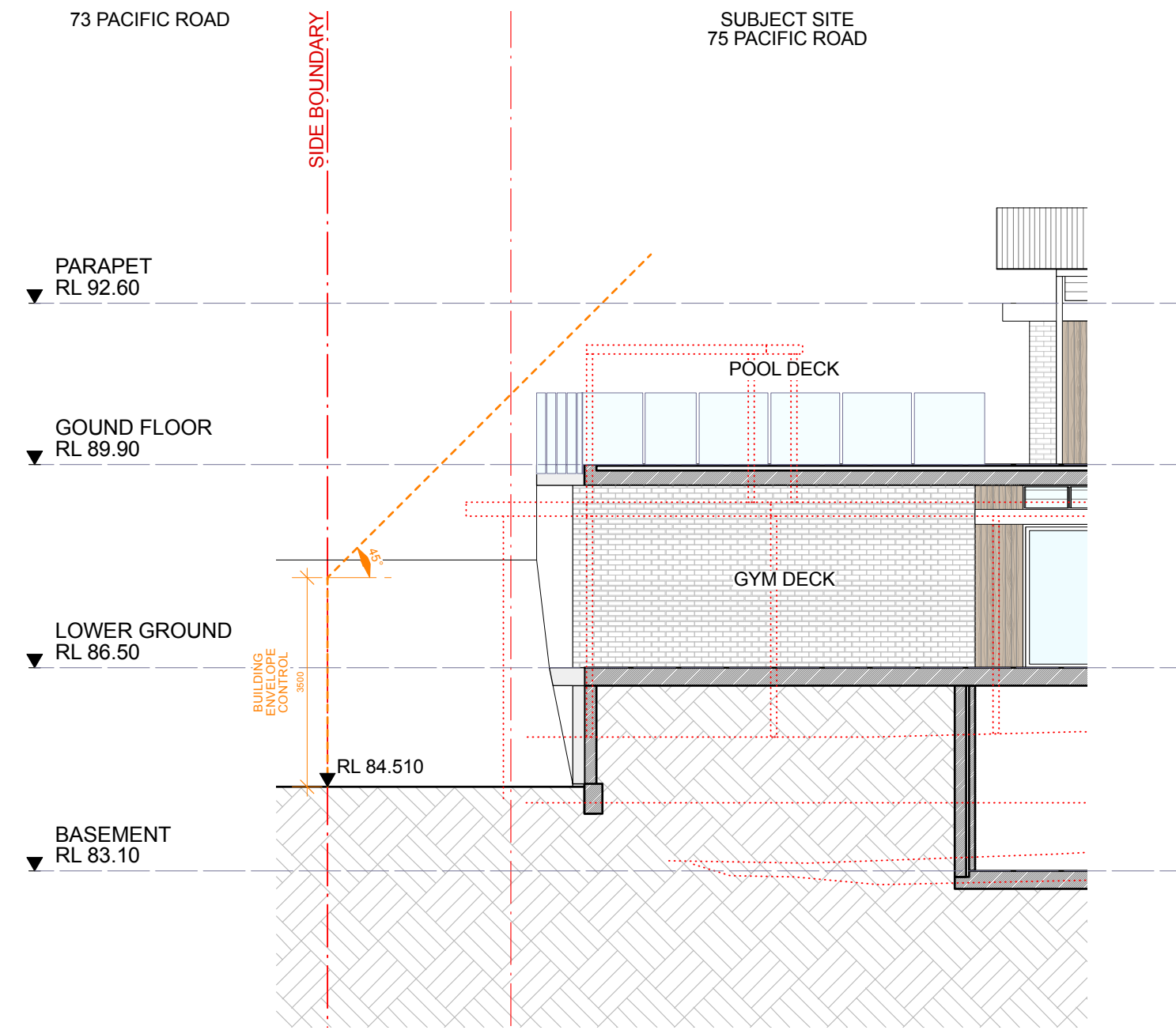
1 WEST ELEVATION
1:100



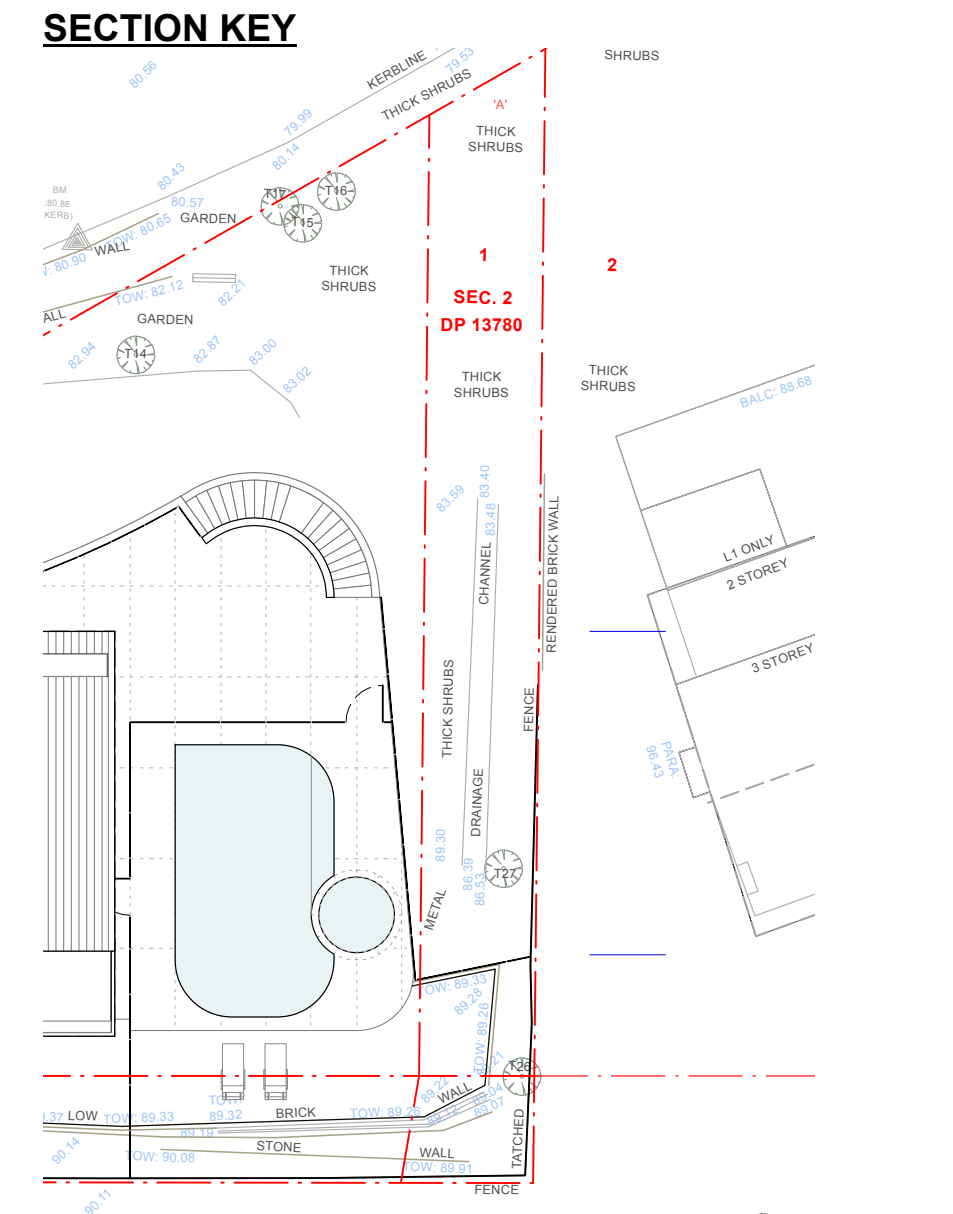
2 EAST ELEVATION
1:100



3 SIDE BOUNDARY BUILDING ENVELOPE
1:100



4 SIDE BOUNDARY BUILDING ENVELOPE
1:100



EXTERNAL DOOR / WINDOW SCHEDULE TO CONDITIONED SPACES		
*NOTE: ALL FRAMES IN ALUMINIUM NATURAL ANODISED UNO		
GROUND FLOOR		
TAG	TYPE	SIZE (MM)
DG-01	PIVOT, FIXED	1200W x 400W x 2400H
DG-02	HINGED, GLAZED	900W x 2400H
DG-03	SLIDING, GLAZED, POCKET	2500W x 2400H (2 PANEL)
DG-04	SLIDING, GLAZED	5250W x 2400H (2 PANEL)
DG-05	SLIDING, GLAZED	5250W x 2400H (2 PANEL)
DG-06	SLIDING, GLAZED	3100W x 2400H (2 PANEL)
DG-07	SLIDING, GLAZED	3400W x 2400H (2 PANEL)
WG-01	FIXED	1600W x 1100H
WG-02	LOUVRE	800W x 1100H
WG-03	LOUVRE	800W x 1100H
WG-04	LOUVRE x4	3000W x 600H
WG-05	LOUVRE x3	2400W x 600H
WG-06	FIXED	1200W x 1100LH x 450RH
WG-07	FIXED	1200W x 450H
WG-08	LOUVRE, LOUVRE	1510W x 450H
WG-09	LOUVRE, LOUVRE	1510W x 2400H
WG-10	LOUVRE, FIXED, LOUVRE	800+3650+800W x 450H
WG-11	LOUVRE, FIXED, LOUVRE	800+3650+800W x 450H
WG-12	LOUVRE, LOUVRE	1510W x 2000H
WG-13	LOUVRE, FIXED	800+1700W x 450H
WG-14	FIXED	1600W x 2000H
WG-15	FIXED	1700W x 450H
WG-16	LOUVRE, FIXED	800+2300W x 450H
WG-17	LOUVRE, FIXED, LOUVRE	800+3400+800W x 450H
WG-18	LOUVRE, FIXED	800+1650W x 450H
WG-19	LOUVRE	800W x 1400H
WG-20	FIXED (CURVED)	3125W x 1400H
WG-21	LOUVRE, FIXED, LOUVRE	800+3300+800W x 450H
WG-22	DELETED	
WG-23	FIXED	1000W x 450LH x 1000RH
WG-24	LOUVRE, FIXED, LOUVRE	800+3400+800W x 1100H
WG-25	LOUVRE	900W x 2000H
WG-26	LOUVRE, FIXED	900+1500W x 2000H
WG-27	LOUVRE, FIXED, LOUVRE	800+6750+800 x 1100H
WG-28	LOUVRE, LOUVRE, LOUVRE	700+700+700W x 600H
WG-29	LOUVRE	850W x 800H
WG-30	FIXED	1650W x 1400H
WG-31	LOUVRE	800W x 1100H
WG-32	LOUVRE	800W x 1100H
WG-33	FIXED, LOUVRE	1650+800W x 1400H
WG-34	FIXED, LOUVRE	1650+800W x 450H
WG-35	LOUVRE	800W x 2400H
WG-36	LOUVRE	800W x 2400H
LOWER GROUND FLOOR		
TAG	TYPE	SIZE (MM)
DL-02	SLIDING, GLAZED	4600W x 2400H (2 PANEL)
DL-03	SLIDING, GLAZED	3550W x 2400H (2 PANEL)
DL-04	SLIDING, GLAZED	2550W x 2400H (2 PANEL)
DL-05	SLIDING, GLAZED	2550W x 2400H (2 PANEL)
DL-06	SLIDING, GLAZED	3300W x 2400H (2 PANEL)
DL-07	HINGED, GLAZED	900W x 2400H
WL-02	LOUVRE, FIXED	2300+2300W x 400H
WL-03	LOUVRE, FIXED	1775+1775W x 400H
WL-04	LOUVRE, FIXED	1275+1275W x 400H
WL-05	LOUVRE, FIXED	1275+1275W x 400H
WL-06	SLIDING	2300W x 2000H (2 PANEL)
WL-07	LOUVRE, FIXED	1150+1150W x 400H
WL-08	LOUVRE, FIXED	1650+1650W x 400H
WL-09	LOUVRE	900W x 700H
WL-10	LOUVRE, LOUVRE	1800 x 700H
BASEMENT FLOOR (GARAGE)		
TAG	TYPE	SIZE (MM)
DB-03	HINGED, SOLID	900W x 2400H

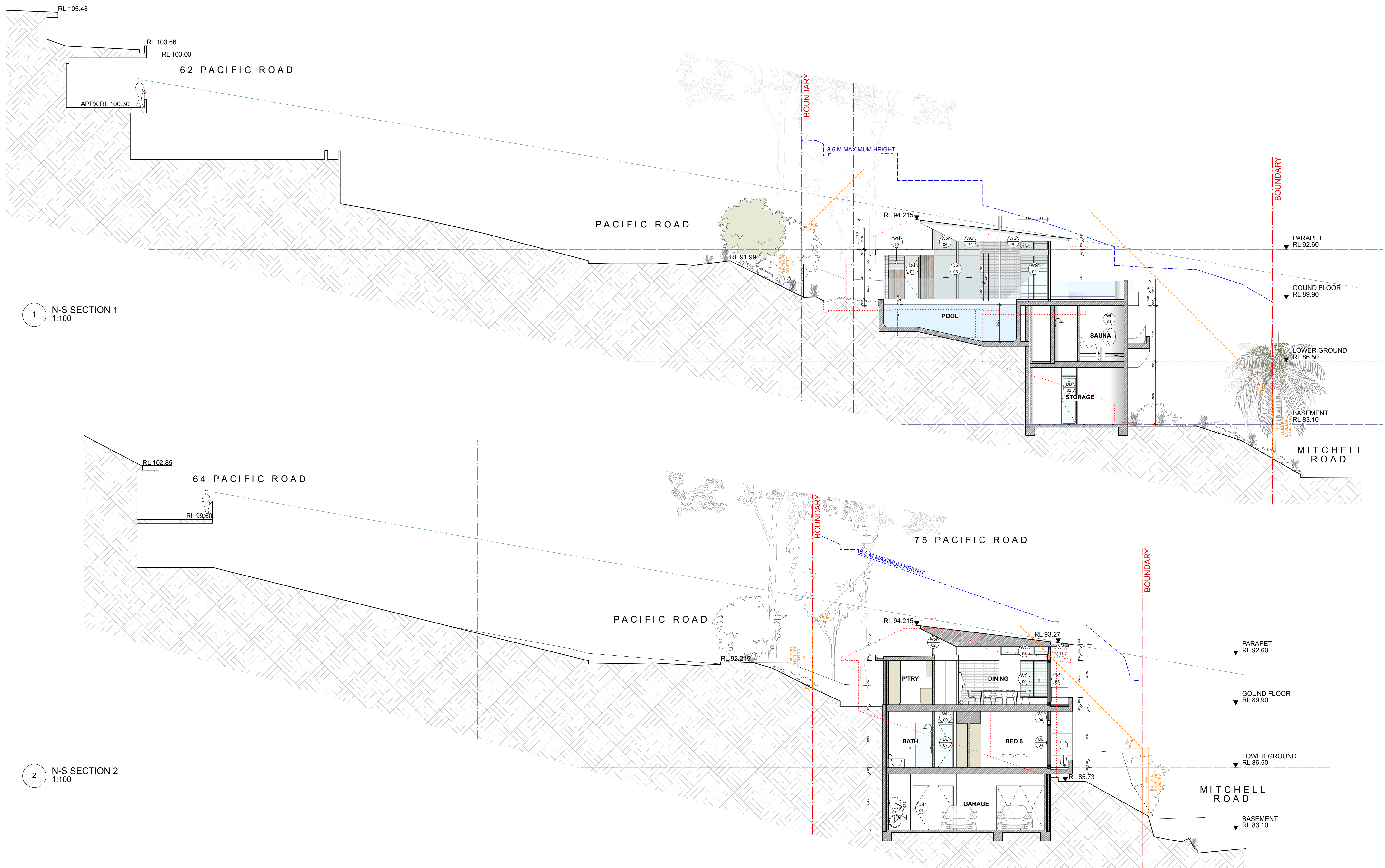
General Notes:			
JB			
By			
A			
7/7/25			
Development Application Issue A			
Rev			
Date			
Note			

General Notes:			
JB			
By			
A			
7/7/25			
Development Application Issue A			
Rev			
Date			
Note			

Reason For Issue:	
For Development Application Only	
Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227	

EAST & WEST ELEVATIONS	
New Dwelling	
75 Pacific Road, Palm Beach NSW 2108 -Northern Beaches Council-	
For T & J Duthie	

Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com		
UTZ SANBY ARCHITECTS		
Project No.	Drawing No.	Rev No.
2406	A02-02	A
SCALE	Drawn By	Checked By
1:100@A1	JB	DS



General Notes:



Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

SECTIONS 1 & 2

New Dwelling
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

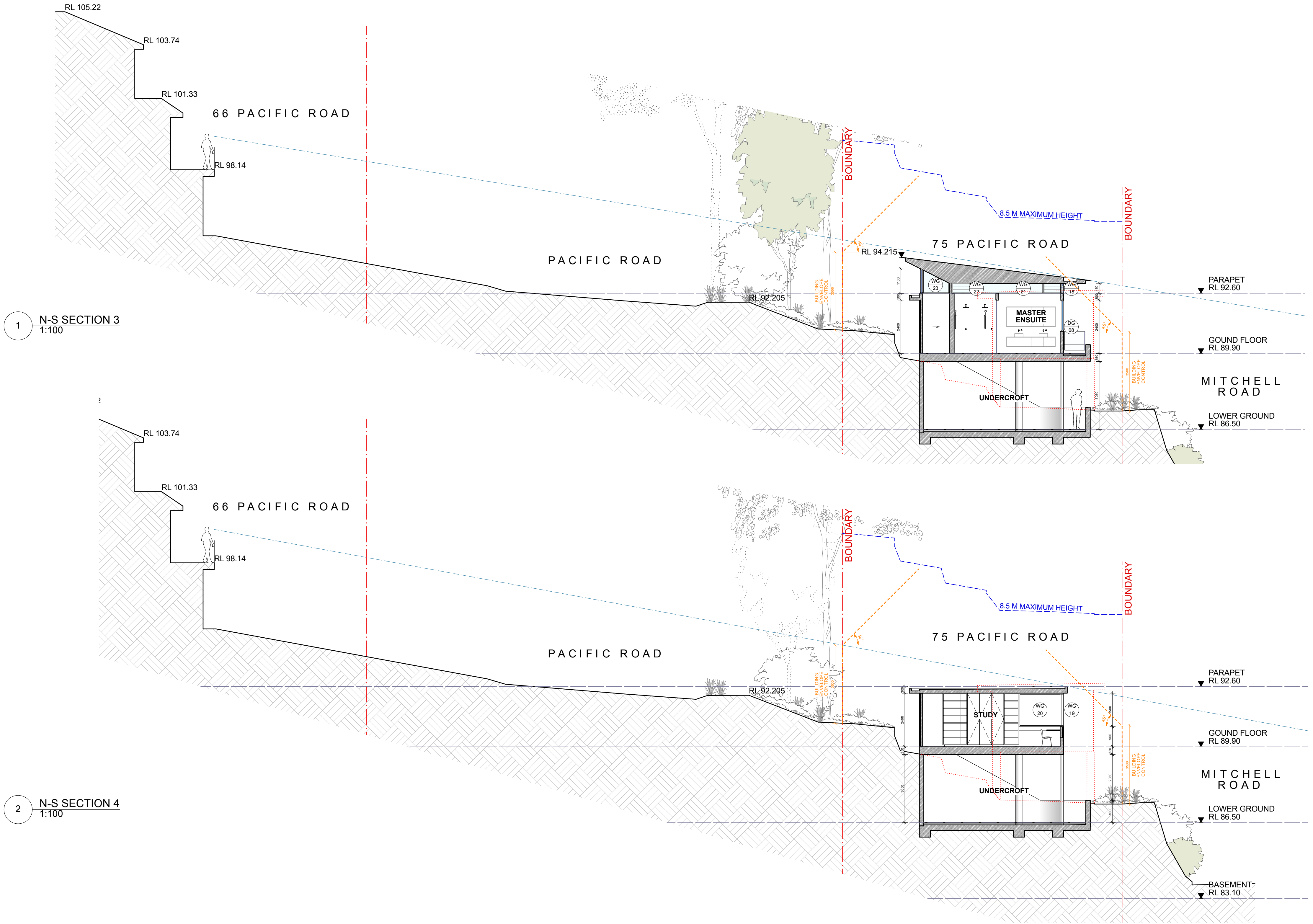
Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

**UTZ
SANBY**
ARCHITECTS

Project No. 2406	Drawing No. A02-03	Rev No. A
SCALE 1:100@A1	Drawn By JB	Checked By DS

A	7/7/25	Development Application Issue A
Rev	Date	Note

JB
By



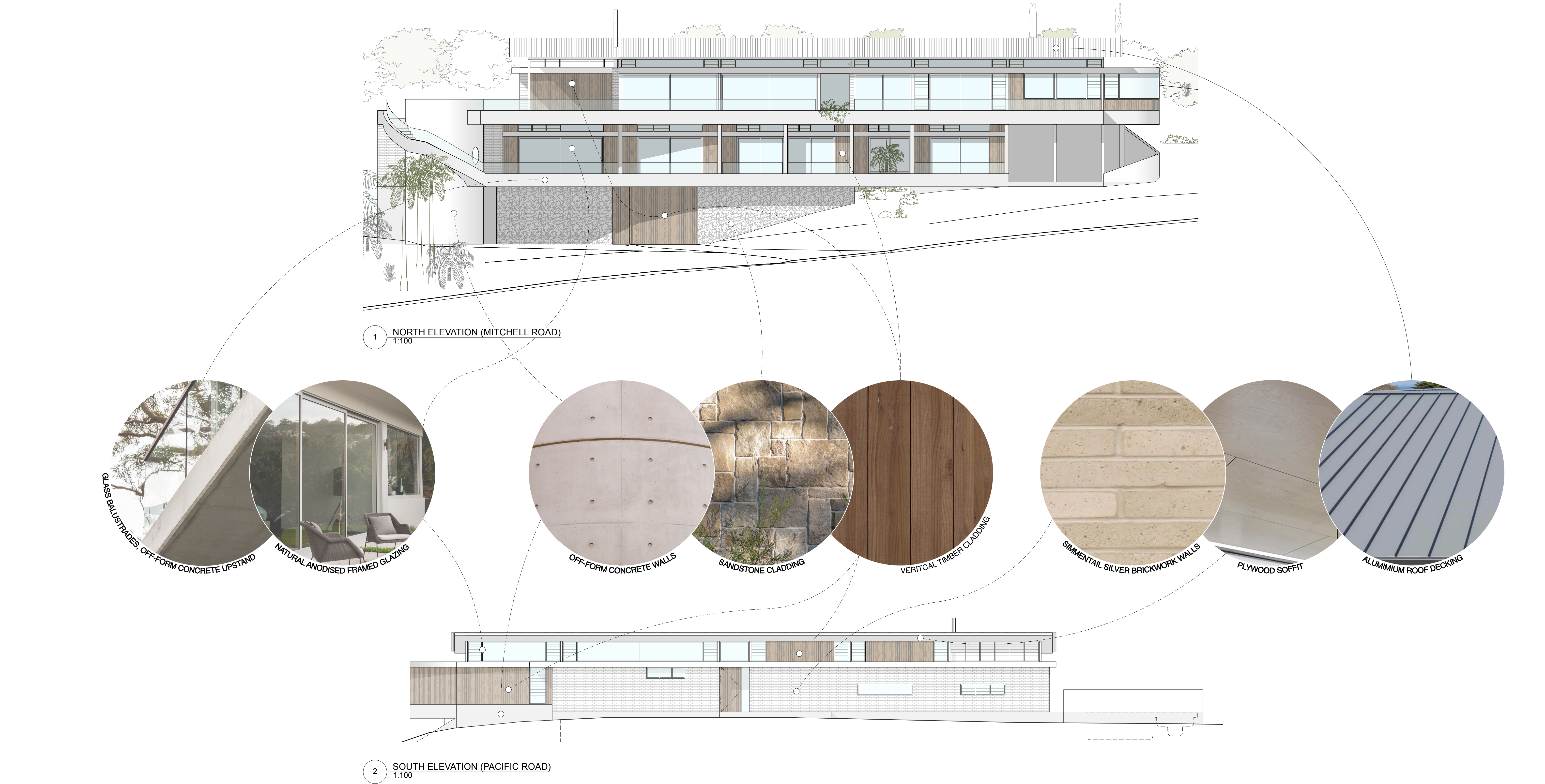
Development Application Issue A		
Rev	Date	Note
A	7/7/25	Development Application Issue A

General Notes:	
 	
JB	By

Reason For Issue:
For Development Application Only
Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

SECTIONS 3 & 4
New Dwelling
75 Pacific Road, Palm Beach NSW 2108 -Northern Beaches Council-
For T & J Duthie

Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com			UTZ SANBY ARCHITECTS	
Project No.	2406	Drawing No.	A02-04	Rev No.
SCALE	1:100@A1	Drawn By	JB	Checked By
				DS



A	7/7/25	Development Application Issue A
Rev	Date	Note

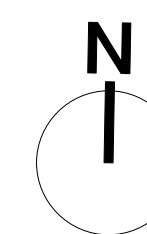
General Notes:
JB By

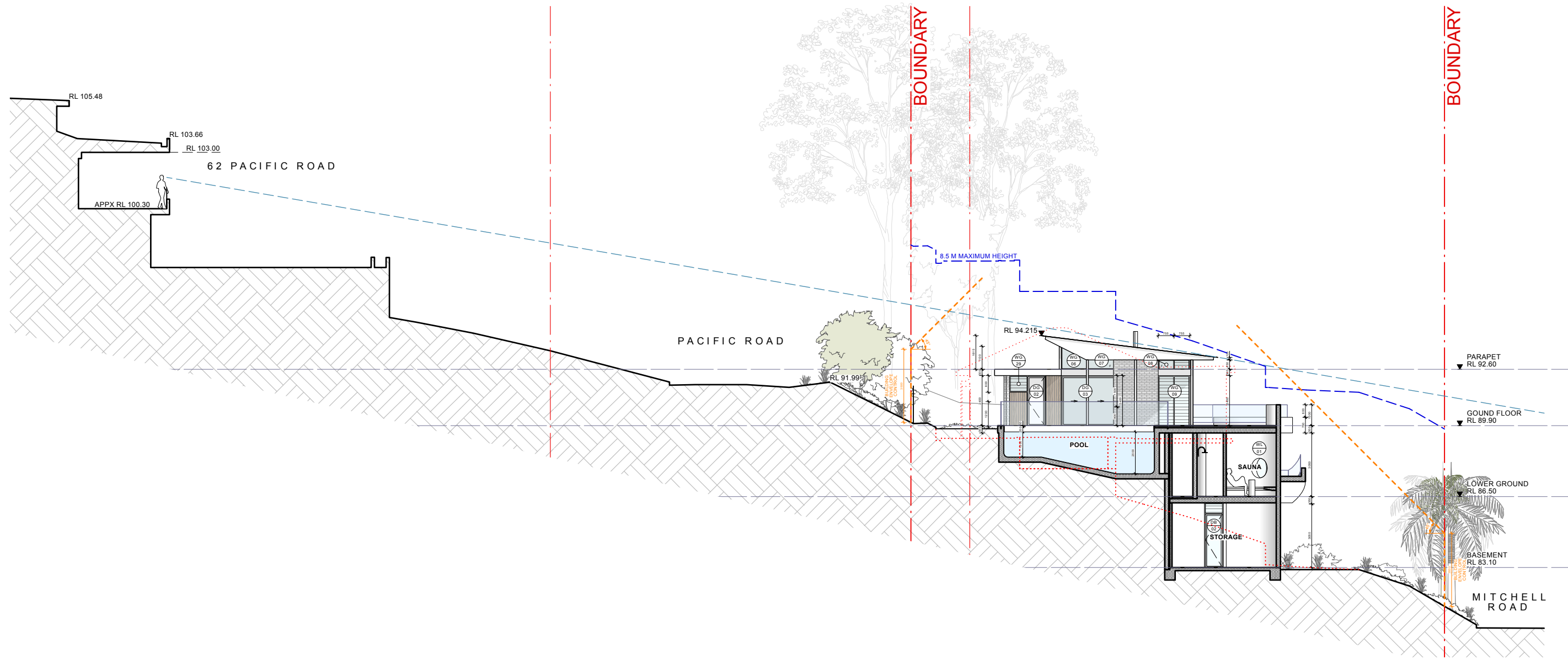


Reason For Issue:
For Development Application Only
Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

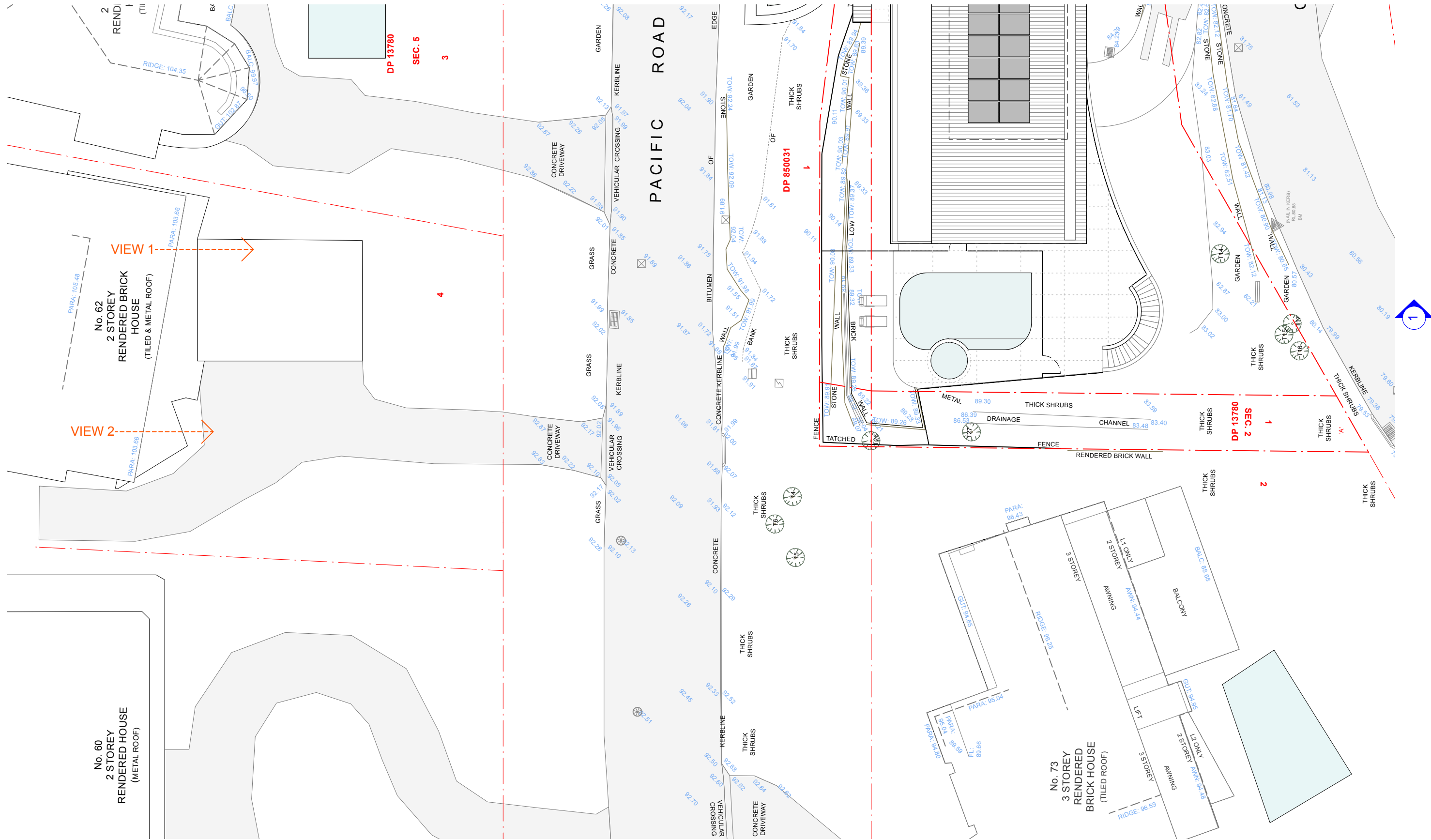
MATERIALS SCHEDULE
New Dwelling
75 Pacific Road, Palm Beach NSW 2108 -Northern Beaches Council- For T & J Duthie

Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com		UTZ SANBY ARCHITECTS	
Project No. 2406		Drawing No. A03-01	
Rev No. A			
SCALE 1:100@A1	Drawn By JB	Checked By DS	

[illegible]



1 N-S SECTION 1 (62 PACIFIC ROAD)
1:200



2 SITE PLAN
1:200



3 VIEW 1 - FROM BALCONY
NTS

KEY
EXISTING (FROM SURVEY) PROPOSED



4 VIEW 2 - FROM BEDROOM
NTS

KEY
EXISTING (FROM SURVEY) PROPOSED

General Notes:



Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

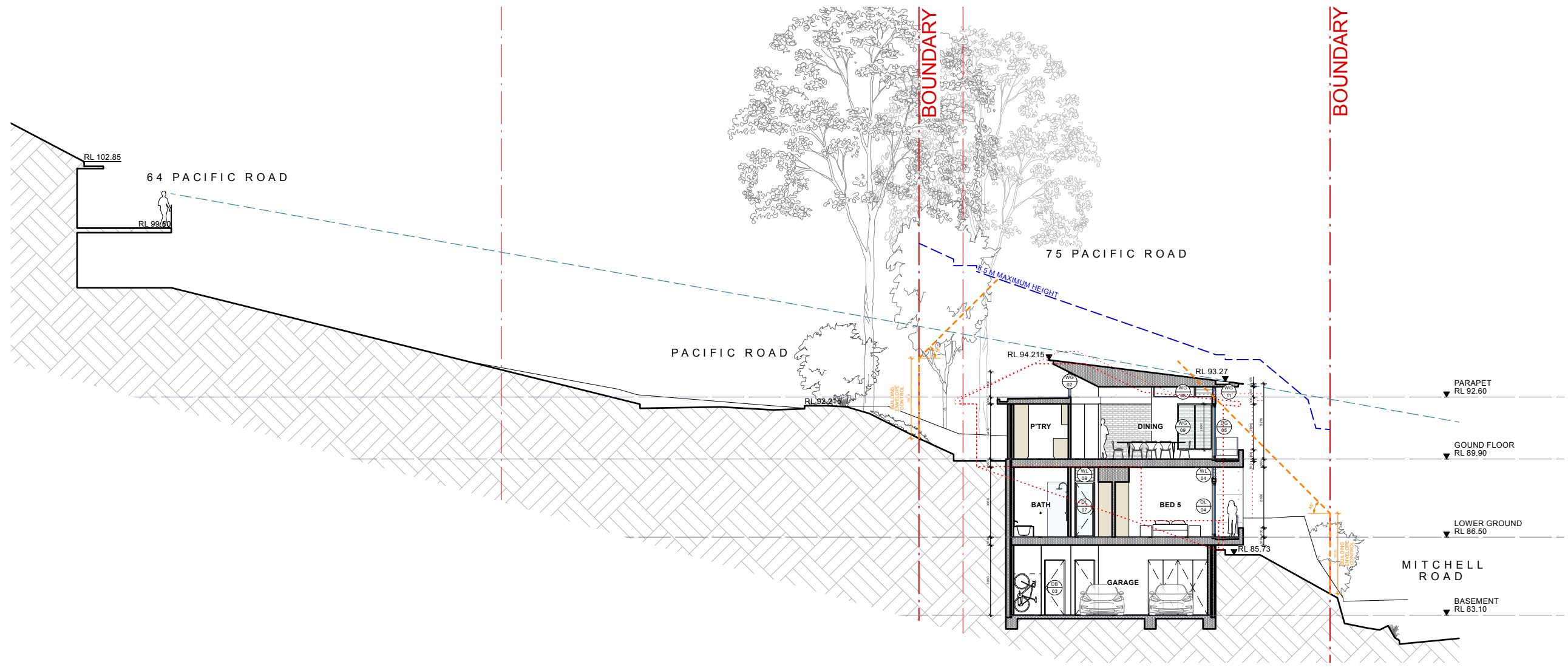
VIEW SHARE DIAGRAMS - NO. 62
PACIFIC ROAD
New Dwelling
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

Suite 103, 506 Miller St
PO Box 224, Cammeray 2052
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com
UTZ
SANBY
ARCHITECTS

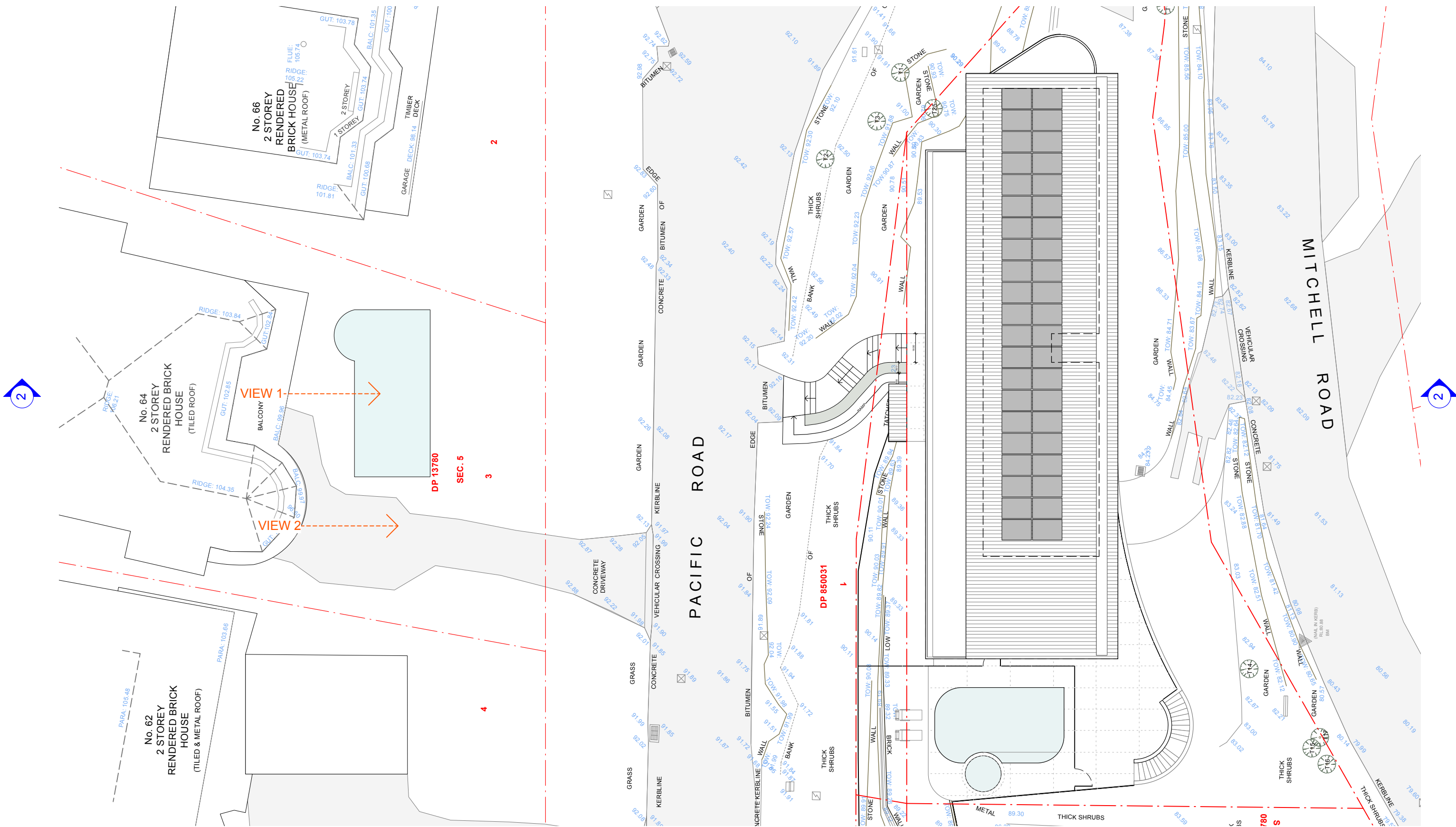
Project No.	Drawing No.	Rev No.
2406	A04-02	A
SCALE	Drawn By	Checked By
1:200@A1	JB	DS

A	7/7/25	Development Application Issue A
Rev	Date	Note

JB
By



1 N-S SECTION 2 (64 PACIFIC ROAD)
1:200



2 SITE PLAN
1:200



3 VIEW 1 - FROM BALCONY
NTS

KEY
EXISTING (FROM SURVEY) PROPOSED



4 VIEW 2 - FROM BEDROOM
NTS

KEY
EXISTING (FROM SURVEY) PROPOSED

General Notes:



JB
By

Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

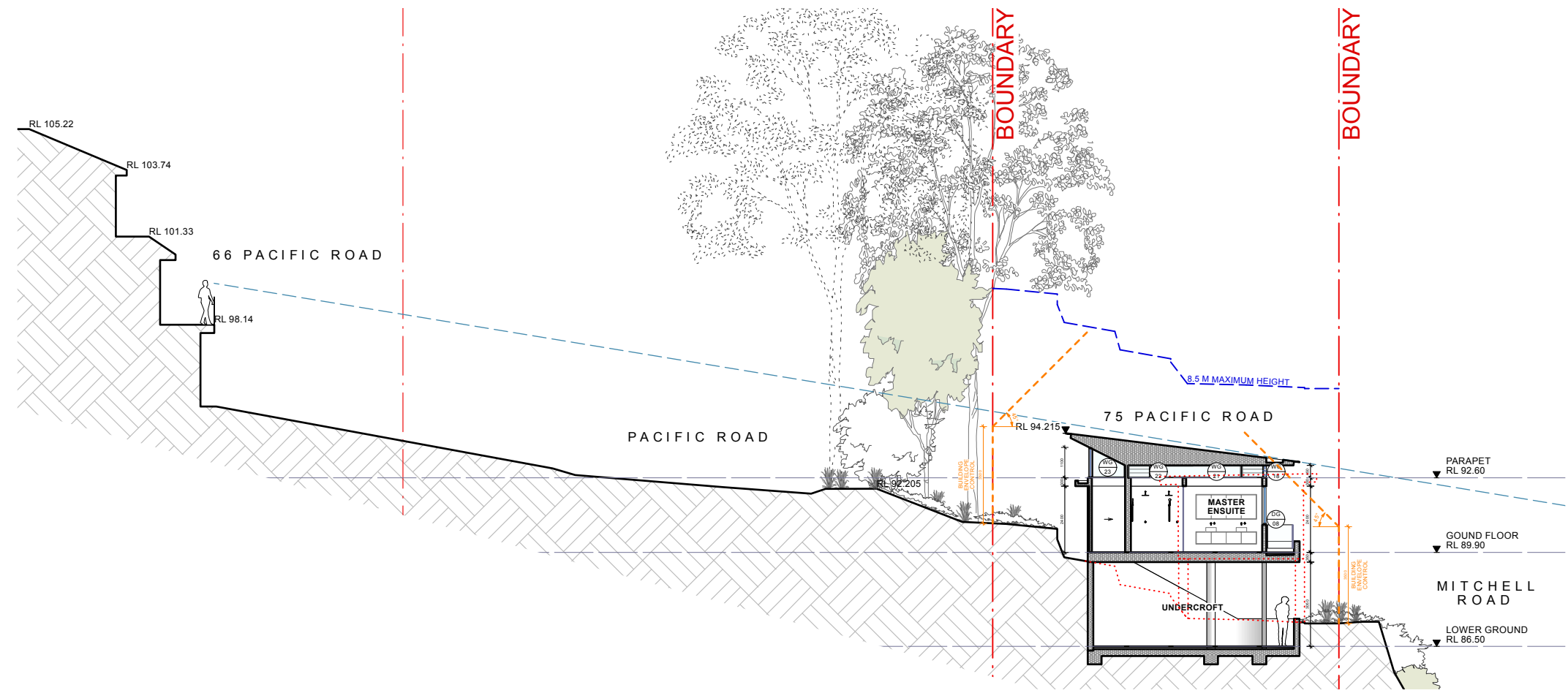
VIEW SHARE DIAGRAMS - NO. 64
PACIFIC ROAD
New Dwelling
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

UTZ
SANBY
ARCHITECTS

Project No. 2406	Drawing No. A04-03	Rev No. A
SCALE 1:200@A1	Drawn By JB	Checked By DS

A	7/7/25	Development Application Issue A
Rev	Date	Note



1 N-S SECTION 2 (64 PACIFIC ROAD)
1:200

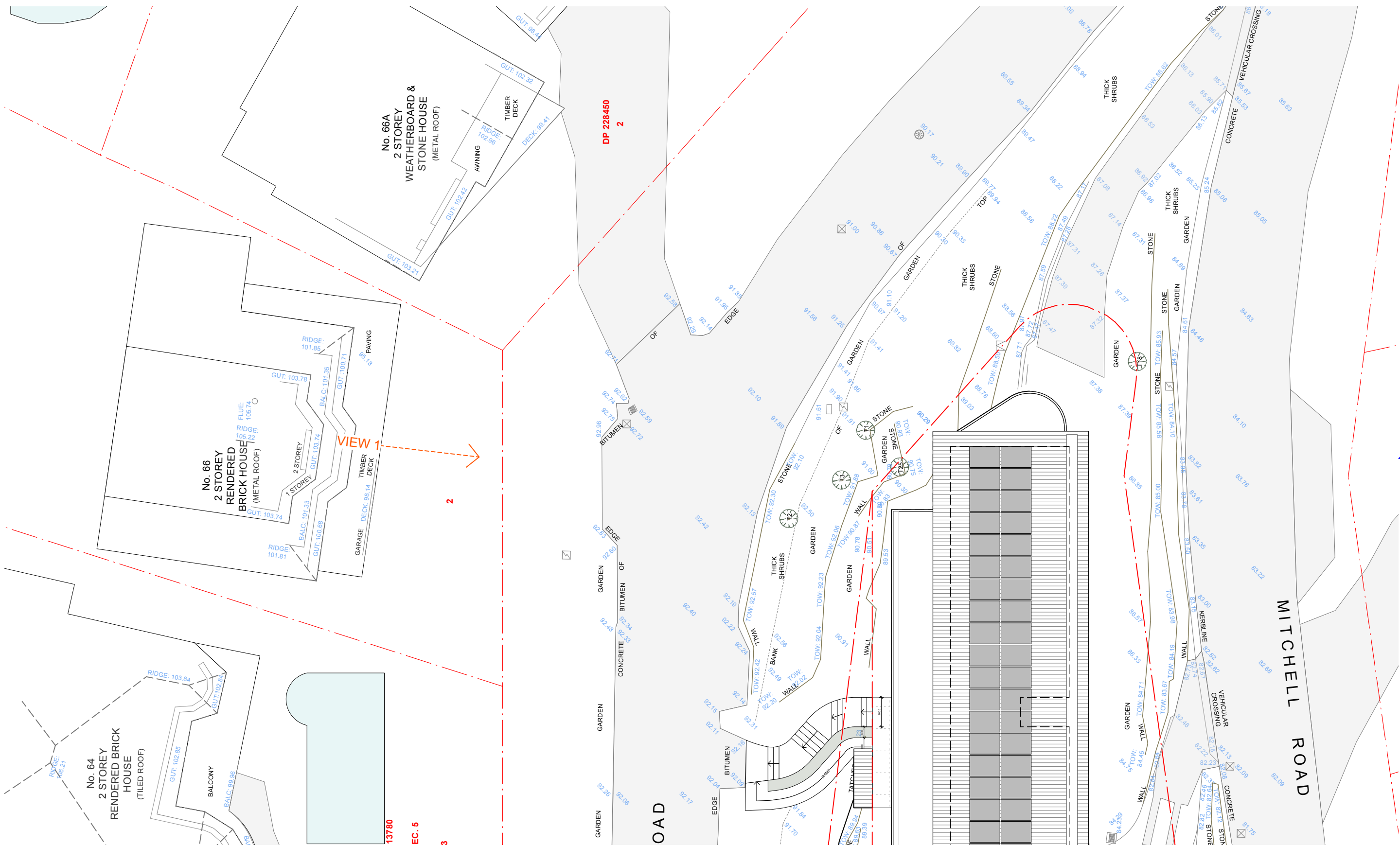


3 VIEW 1 - FROM BALCONY
NTS

KEY

EXISTING
(FROM SURVEY)

PROPOSED



2 SITE PLAN
1:200

A	7/7/25	Development Application Issue A
	Date	Note

General Notes:

JB
By

Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

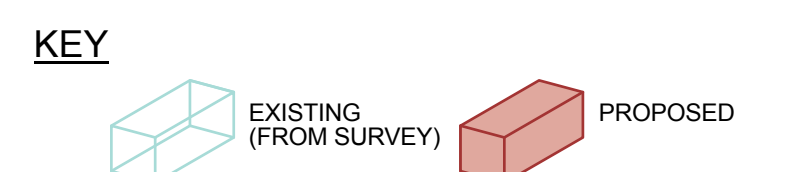
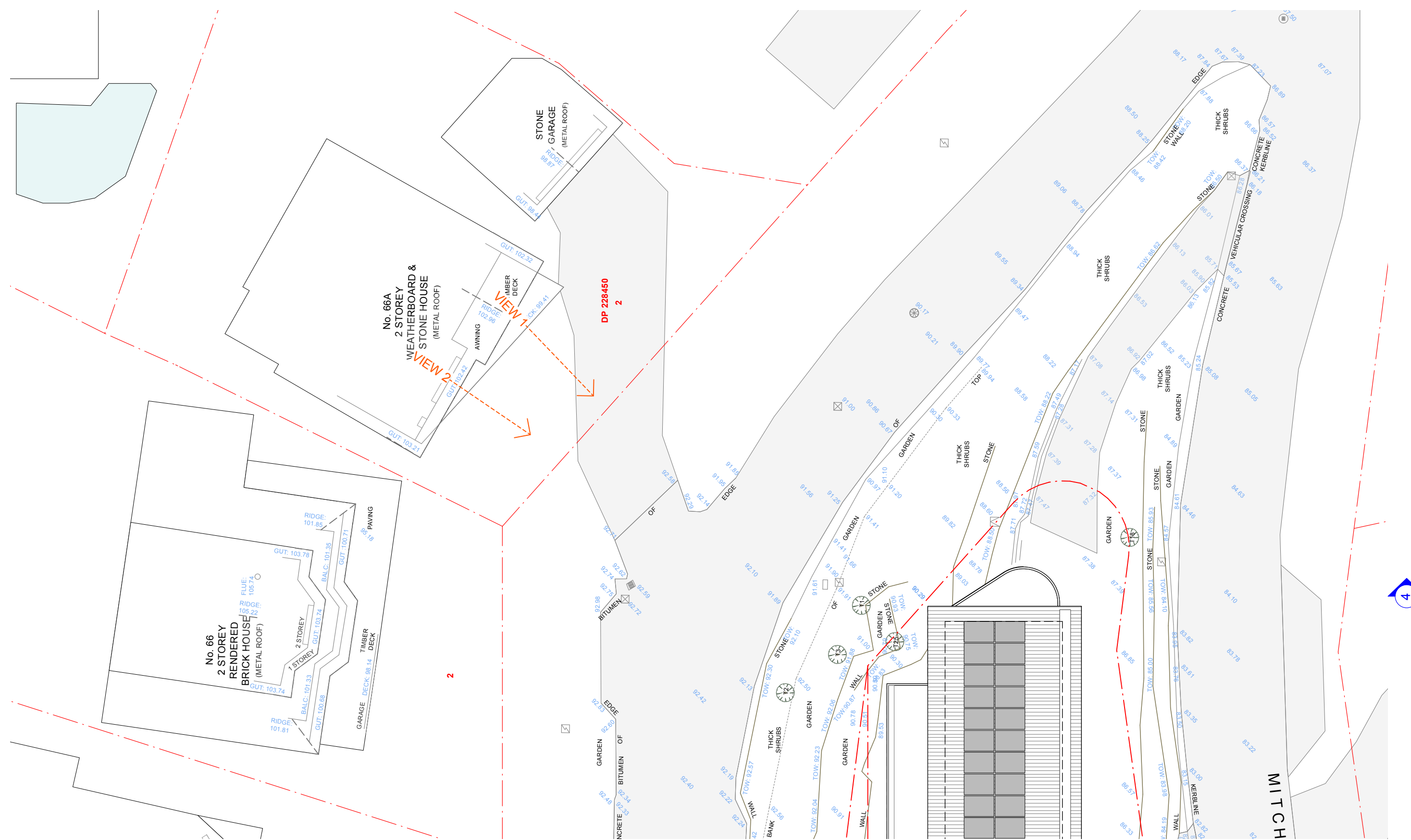
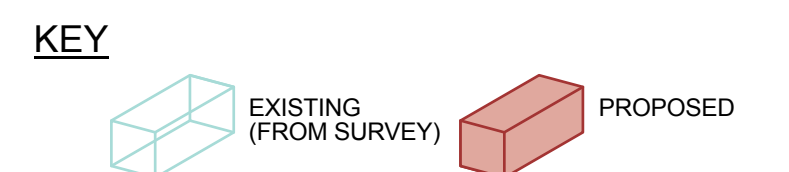
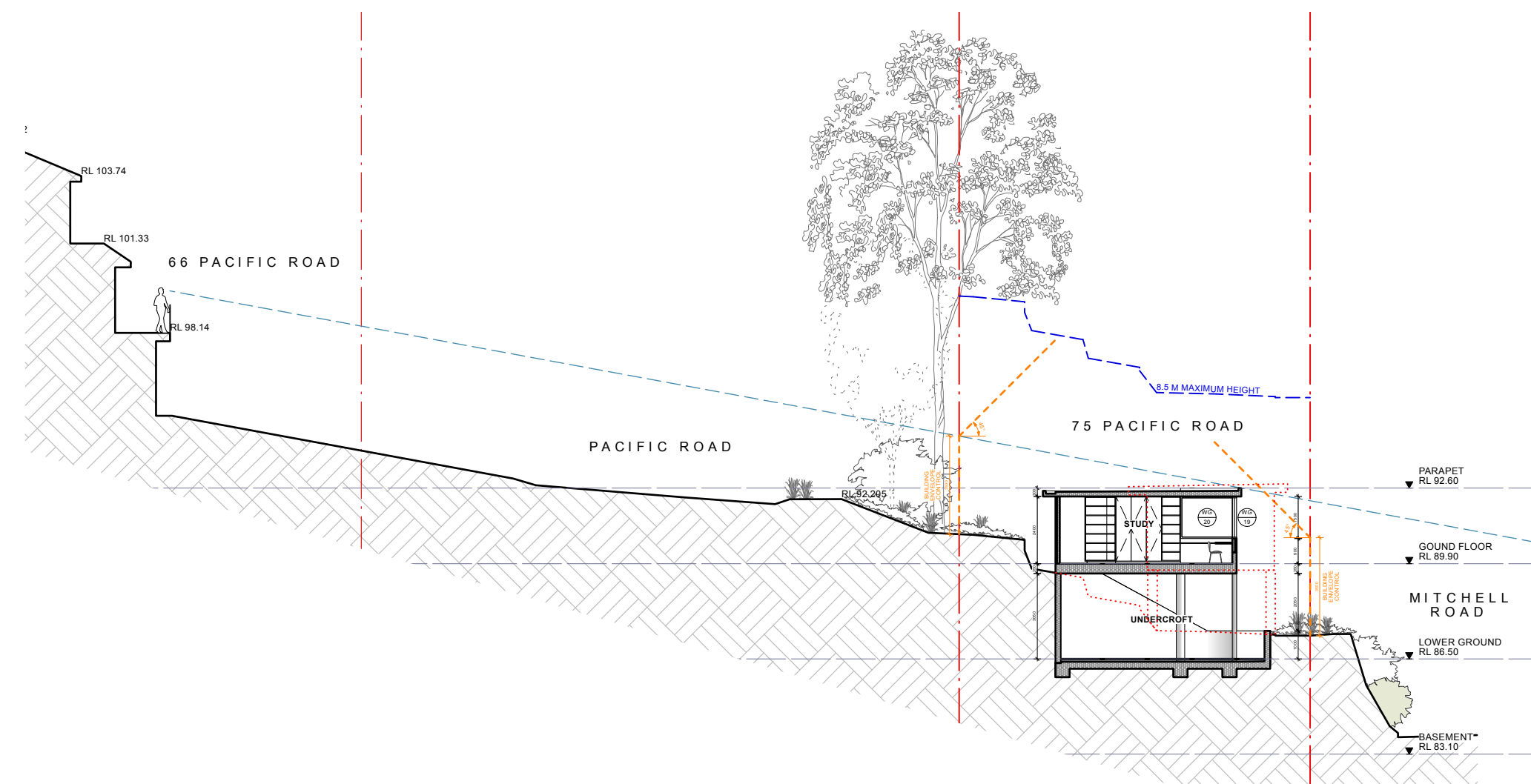
VIEW SHARE DIAGRAMS - NO. 66
PACIFIC ROAD
New Dwelling

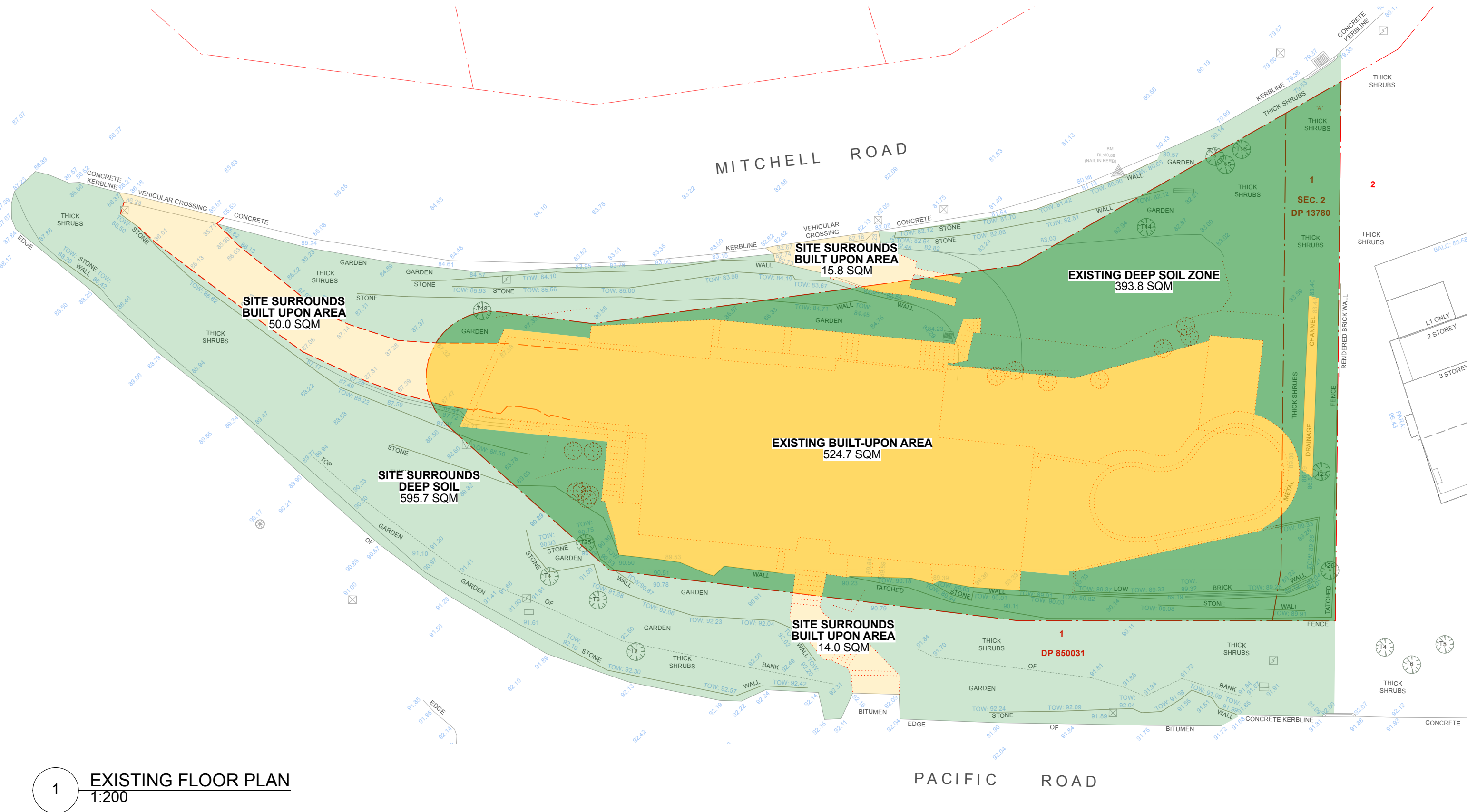
75 Pacific Road,
Palm Beach NSW 2108
-Northern Beaches Council-
For T & J Duthie

Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

**UTZ
SANBY**
ARCHITECTS

Project No. 2406	Drawing No. A04-04	Rev No. A
SCALE 1:200@A1	Drawn By JB	Checked By DS

[illegible]



AREA CALCULATIONS

SITE AREA: 918.5 SQM

SURROUNDS AREA: 675.4 SQM

EXISTING SITE

BUILT-UPON AREA
= 525 M² (57%)

DEEP SOIL ZONE
= 394 M² (43%)

EXISTING SITE SURROUNDS

BUILT-UPON AREA
= 79.7 M² (12%)

DEEP SOIL ZONE
= 595.7 M² (88%)

PROPOSED SITE

BUILT-UPON AREA
= 431.5 M² (47%)

DEEP SOIL ZONE
= 434.5 M² (47%)

IMPERVIOUS AREA
= 52.5 M² (6%)

BUILT UPON AREA
REDUCES BY 93.5 M²

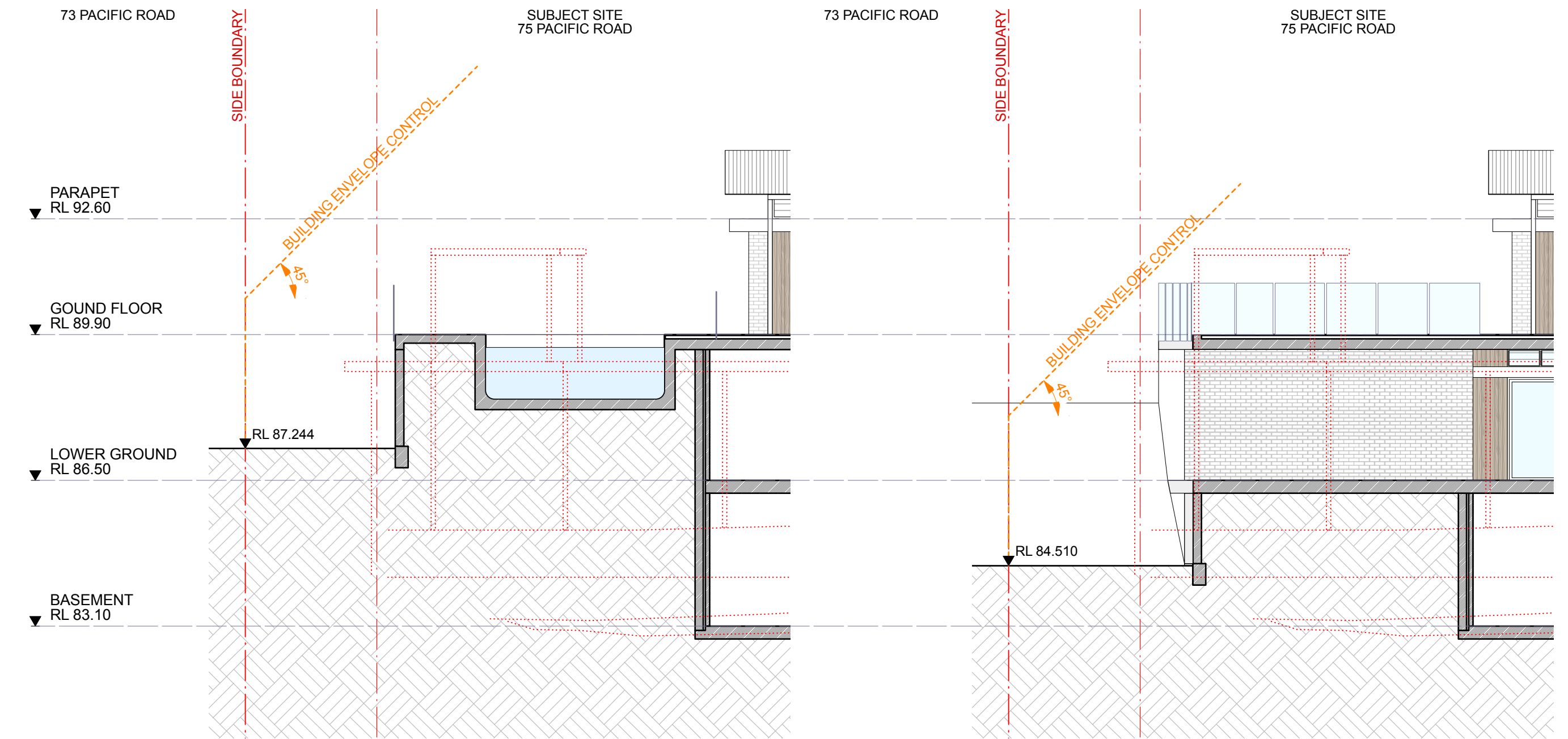
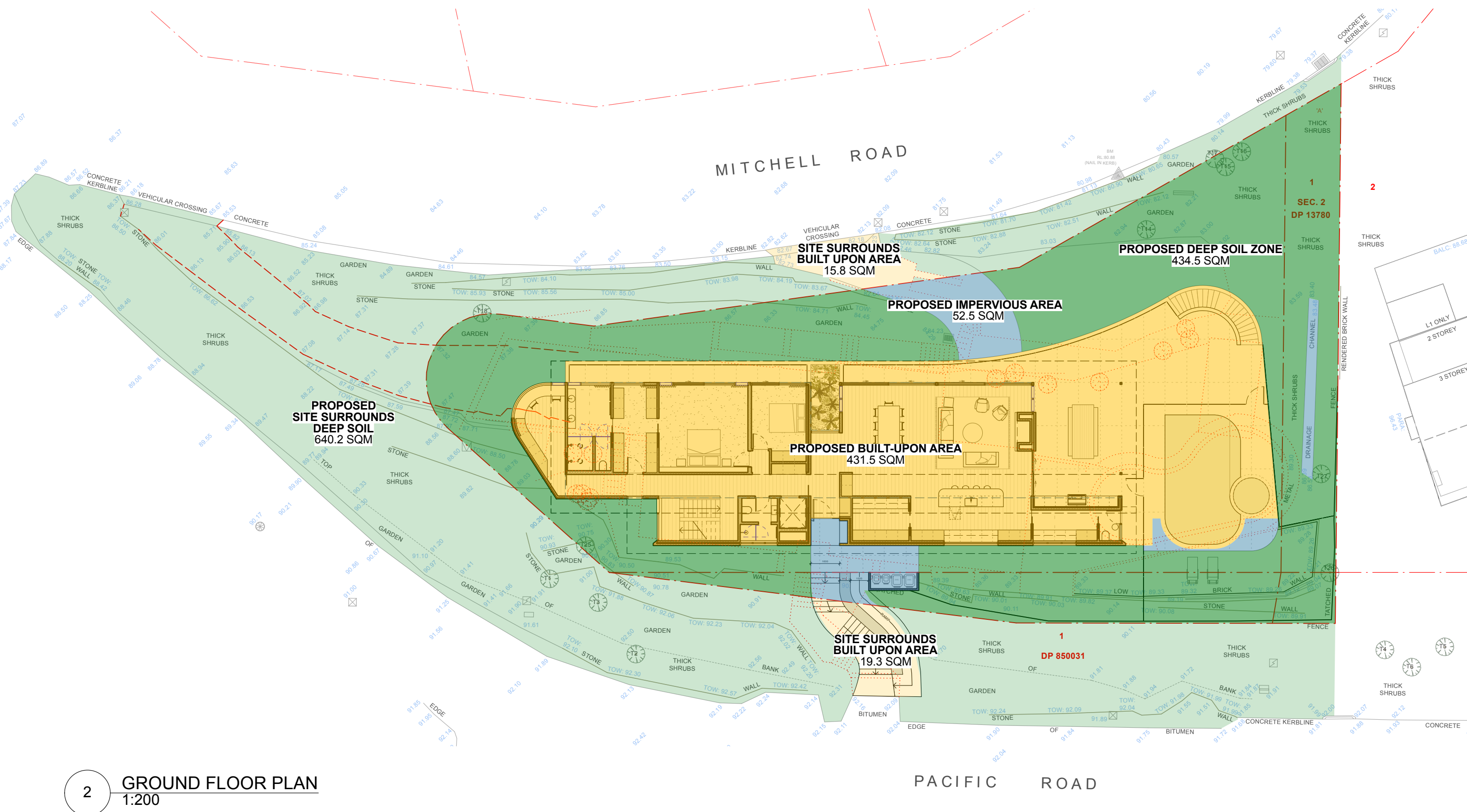
ADDITIONAL DEEP SOIL
ZONE 40.5 M²

PROPOSED SITE SURROUNDS

BUILT-UPON AREA
= 35.2 M² (5%)

DEEP SOIL ZONE
= 640.2 M² (95%)

ADDITIONAL 44.5 M²
DEEP SOIL IN SITE
SURROUNDS



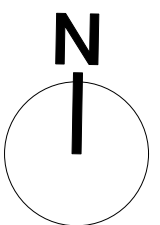
Rev	Date	Note
A	7/7/25	Development Application Issue A

General Notes:
JB By

Reason For Issue:
For Development Application Only
Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

CALCULATIONS
New Dwelling
75 Pacific Road, Palm Beach NSW 2108 -Northern Beaches Council-
For T & J Duthie

Project No. 2406	Drawing No. A05-01	Rev No. A
SCALE 1:200 UN00A1	Drawn By JB	Checked By DS



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development

Single Dwelling

Certificate number: 1803648S

Water Commitments
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 3700 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 275 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: - all toilets in the development - the cold water tap that supplies each clothes washer in the development - 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.) - a tap that is located within 10 metres of the swimming pool in the development - a tap that is located within 10 metres of the outdoor spa in the development
Swimming Pool
The swimming pool must not have a volume greater than 43 kilolitres.
The swimming pool must have a pool cover.
The swimming pool must be outdoors.
Outdoor Spa
The spa must not have a volume greater than 4 kilolitres.
The spa must have a spa cover.

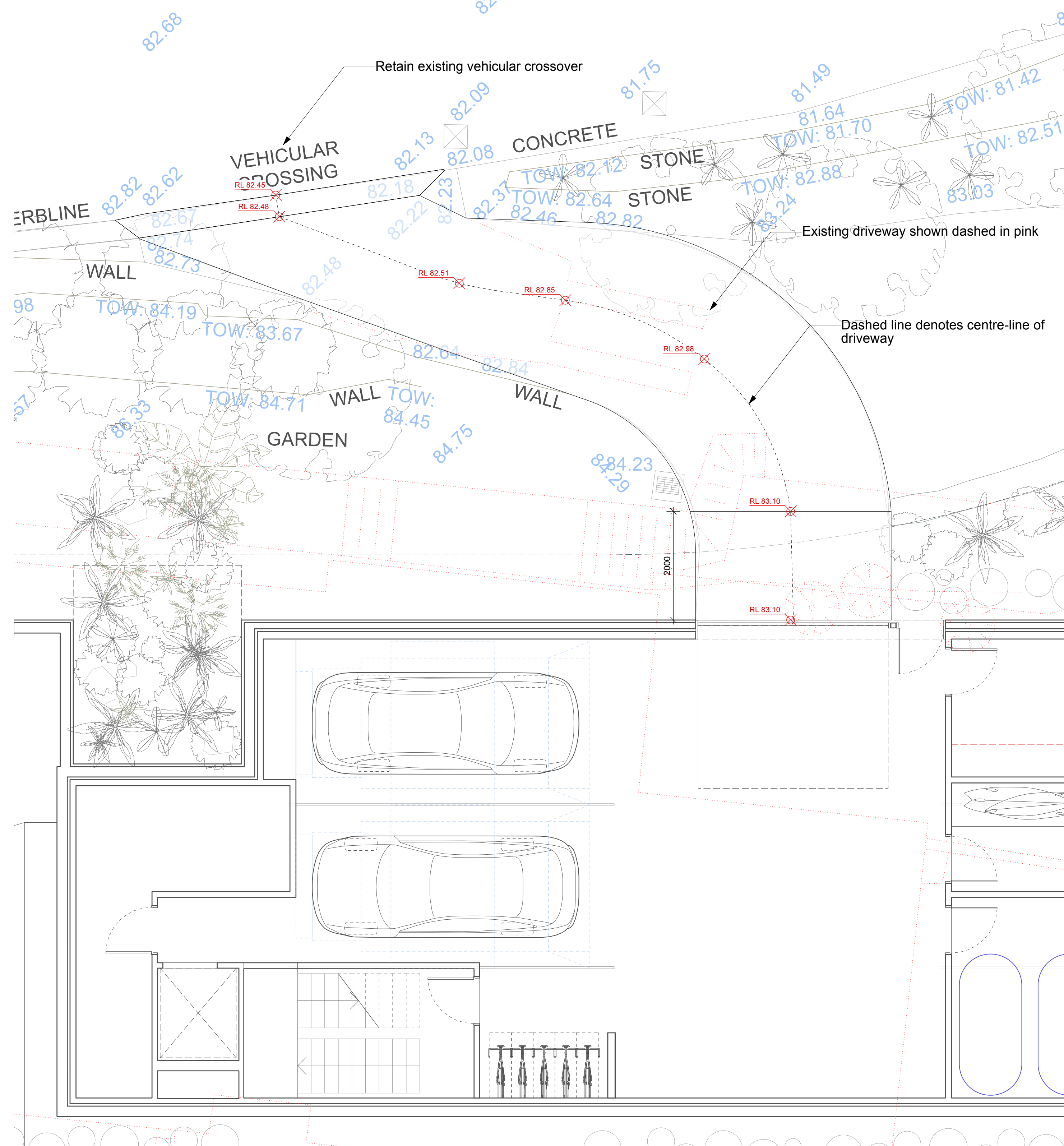
Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER < 2.5
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER < 2.5
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 < 2.5
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 < 2.5
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 switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Artificial lighting
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.
Swimming pool
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: multi-speed.
The applicant must install a timer for the swimming pool pump in the development.
Outdoor spa
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): electric heat pump
The applicant must install a timer for the spa pump in the development.
Alternative energy
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
The photovoltaic system must consist of: photovoltaic collectors with the capacity to generate at least 3.6 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north

BASIX Certificate Centre				
Thermal Comfort Specification Summary				
ABSA Assessor # 20322		NatHERS Certificate # 0012041778		
The items specified below are those used in the above certificate, and should be cross-checked with the actual certificate				
Windows	Glass Type	Frame Type	U Value	SHGC Value
ALM-001-03 A	Single Low E	Aluminium	5.40	0.49
ALM-002-03 A	Single Low E	Aluminium	5.40	0.58
ALM-004-03 A	Double Low E ****	Aluminium	4.30	0.53
ATB-004-03 B	Double Low E	Thermal Break Aluminium	3.10	0.49
ATB-005-01 B	Double Argon Clear	Thermal Break Aluminium	3.50	0.47
ATB-006-01 B	Double Argon Clear	Thermal Break Aluminium	3.50	0.64
NB: Refer to NatHERS Certificate for correct sizing and opening types				
NB: Screens required to windows in accordance with NCC Child Safety, to allow full opening and cross-flow.				
NB: Some Double Glazed (****) could be substituted for single glazed with value tolerances as noted above - Similar to ComfortPlus				
Alternative products with different glazing and frame types can be used if they have a lower U value and a SHGC value tolerance of + or - 5%.				
External Wall Type	Insulation	Colour	Description	
Concrete or block Retaining walls	None	NA	As per plans	
Cavity Brick + Stone Facing	None	Medium	To Garage - As per plan	
Cavity Brick + Face Ext / Render Int	R2.0 (or total R Value 2.66)	Light	As per plans	
Brick Veneer - Face	RFL + R2.7 (or total R Value 3.72)	Light	As per plans	
Timber Style Cladding on Frame	RFL + R2.7 (or total R Value 3.31)	Medium	As per plans	
NB: RFL (Reflective Foil Laminate) requires air gap.				
Internal Wall Type	Insulation	Description		
Brick	R2.0	To Lift Walls, plus Garage onto Stairwell access		
Brick	None	To remainder of Basement level		
Brick + Render	None	To Lower Ground Floor as per plans		
Plasterboard + Frame	R2.0	To Walls of GF Bath, plus Kitchen to Laundry		
Plasterboard + Frame	None	To remainder as per plan		
Floor Type	Insulation	Floor Finishes	Description	
Concrete (SOG)	None	None	To Basement Level	
Concrete (SOG)	R1.5	Tiles, Carpet, Timber	To remaining slab on ground areas	
Concrete (Suspended)	R2.5	Tiles, Carpet, Timber	To areas over Basement and Open Under sections	
Concrete (Suspended)	None	Tiles, Carpet, Timber	To remaining areas	
NB: Generally tiles to wet areas & Gym, carpet to bedrooms and timber to remainder				
Ceiling Type	Insulation	Description		
None required, but can be installed if preferred	(R2.5 - See above)	To Basement Level		
10mm Plasterboard	None	Below other floors		
13mm Plasterboard	R4.5	To below Concrete or flat roof areas		
13mm Plasterboard	R6.0	To Ground Floor (raked area)		
Roof Type	Insulation	Colour	Description	
Concrete + Garden	Total R value of 5.36 Up & 5.36 Down	Medium	As per plans	
Concrete + Tiles	Total R value of 5.12 Up & 5.12 Down	Medium	As per plans	
Concrete + Membrane (Flat Roof)	Total R value of 5.08 Up & 5.08 Down	Medium	As per plans	
Metal Sheetting	Anticon 50 (R1.0 or similar)	Medium	As per plans	
NB: Total R Value includes the insulation listed in Ceiling Type				
External Shade Devices:				
As per plans				
Additional items:				
Sealed Exhaust Fans:	Yes (self closing)	Insulated Garage door:	Yes (R1.0)	
Seals to Windows:	Yes - to AS2047	Approved Sealed LED Downlights:	Yes (if downlights installed)	
Seals to doors:	Yes - to AS2047	Approved Downlight Covers:	Yes (if downlights installed)	
Seals to Garage door:	Yes	1400mm Ceiling Fans for Cooling:	1 Beds, Rumpus, Gym, Study, Dining and Living	
NB: LED Downlights must be sealed to eliminate ventilation & approved to allow for insulation cover.				
NB: Builder to ensure compliance with all relevant NCC requirements				

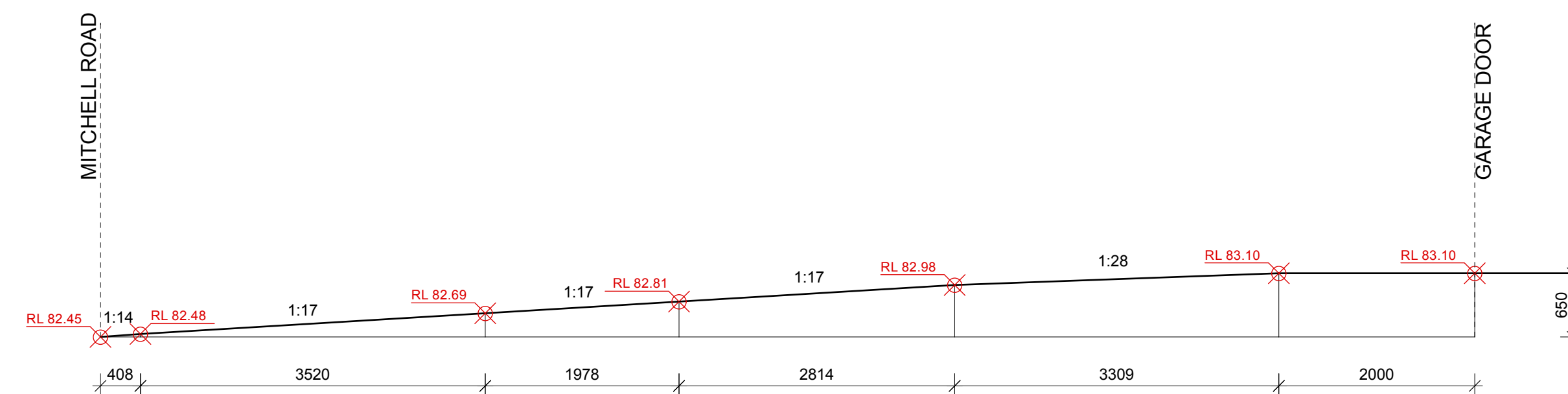


			General Notes:	Reason For Issue:	BASIX NOTES	Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T02 9904 2515 Earchitects@utzsanby.com www.utzsanby.com UTZ SANBY ARCHITECTS		
A	7/7/25	Development Application Issue A	JB	For Development Application Only	New Dwelling 75 Pacific Road, Palm Beach NSW 2108 -Northern Beaches Council- For T & J Duthie	Project No.	Drawing No.	Rev No.
Rev	Date	Note	By	Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227		2260	A05-02	A
						SCALE	Drawn By	Checked By
						NTS&A3	JB	DS

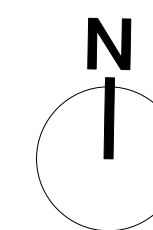
MITCHELL ROAD



1 PROPOSED DRIVEWAY PLAN
1:50



2 PROPOSED DRIVEWAY SECTION THROUGH CENTRE-LINE
1:50

[illegible]

