

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL architects@mhdp.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited  
DA TITLE BLOCK 2020-A

FEBRUARY 2022  
DATE  
REVISION  
C  
This drawing is the copyright of Mark Hurcum Design Practice Pty Limited and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Mark Hurcum Design Practice Pty Limited.

NEW SUBDIVISION AND 2 RESIDENCES  
7 OZONE STREET FRESHWATER

SUBDIVISION PLAN

1:200 @ A2

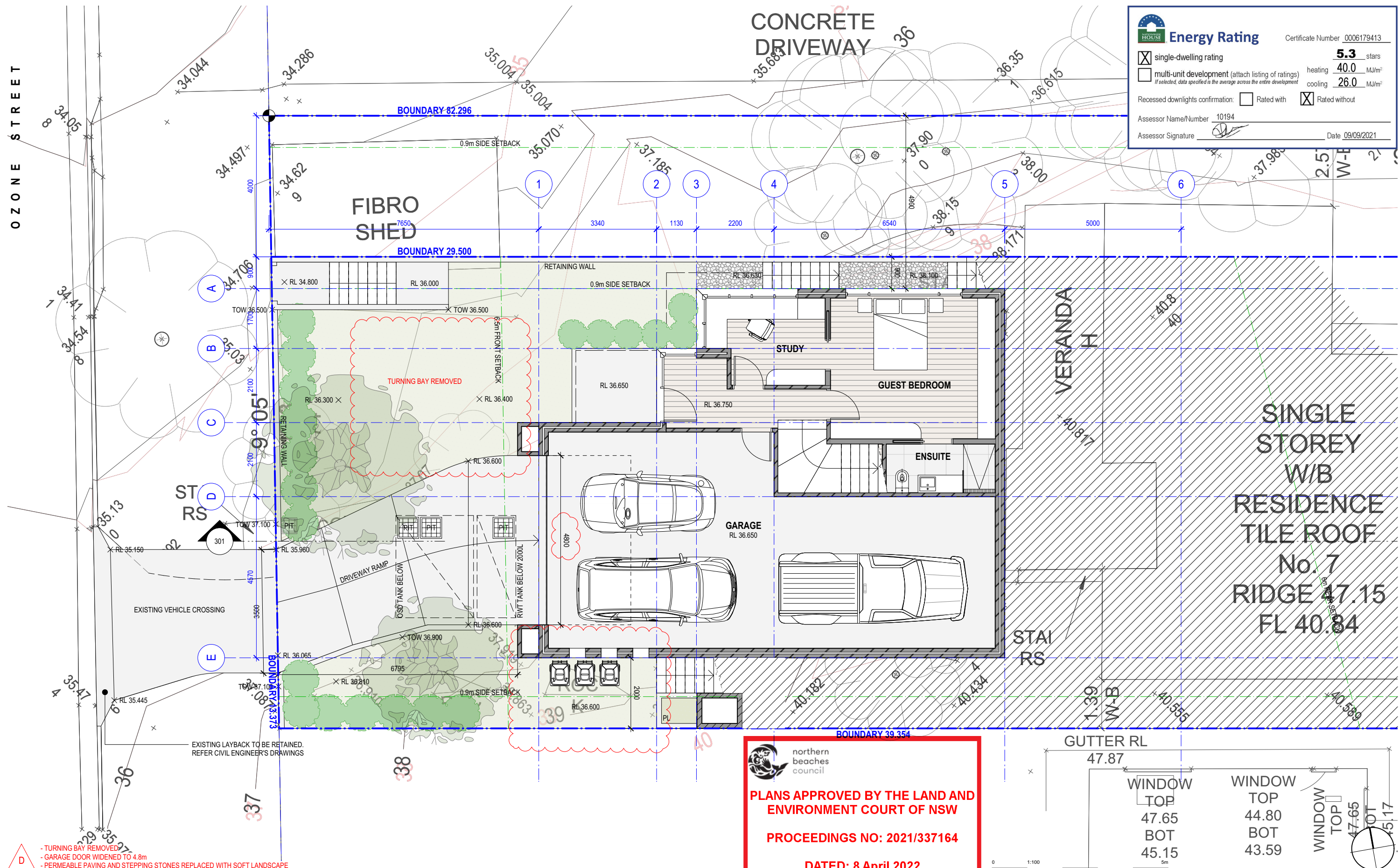
2111

A0.02 C

AUGUST 2021

MHDP  
ARCHITECTS





**D**

- TURNING BAY REMOVED
- GARAGE DOOR WIDENED TO 4.8m
- PERMEABLE PAVING AND STEPPING STONES REPLACED WITH SOFT LANDSCAPE

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL [architects@mhdpc.com.au](mailto:architects@mhdpc.com.au)  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

FEBRUARY 2022 D  
DATE REVISION

This drawing is the copyright of Mark Hurcum Design Practice Pty Limited and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Mark Hurcum Design Practice Pty Limited.

NEW RESIDENCE - HOUSE 1  
7 OZONE STREET FRESHWATER

 northern  
beaches  
council

**PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2021/337164**

**DATED: 8 April 2022**

LEVEL 1 FLOOR PLAN

1:100 @ A3

2111

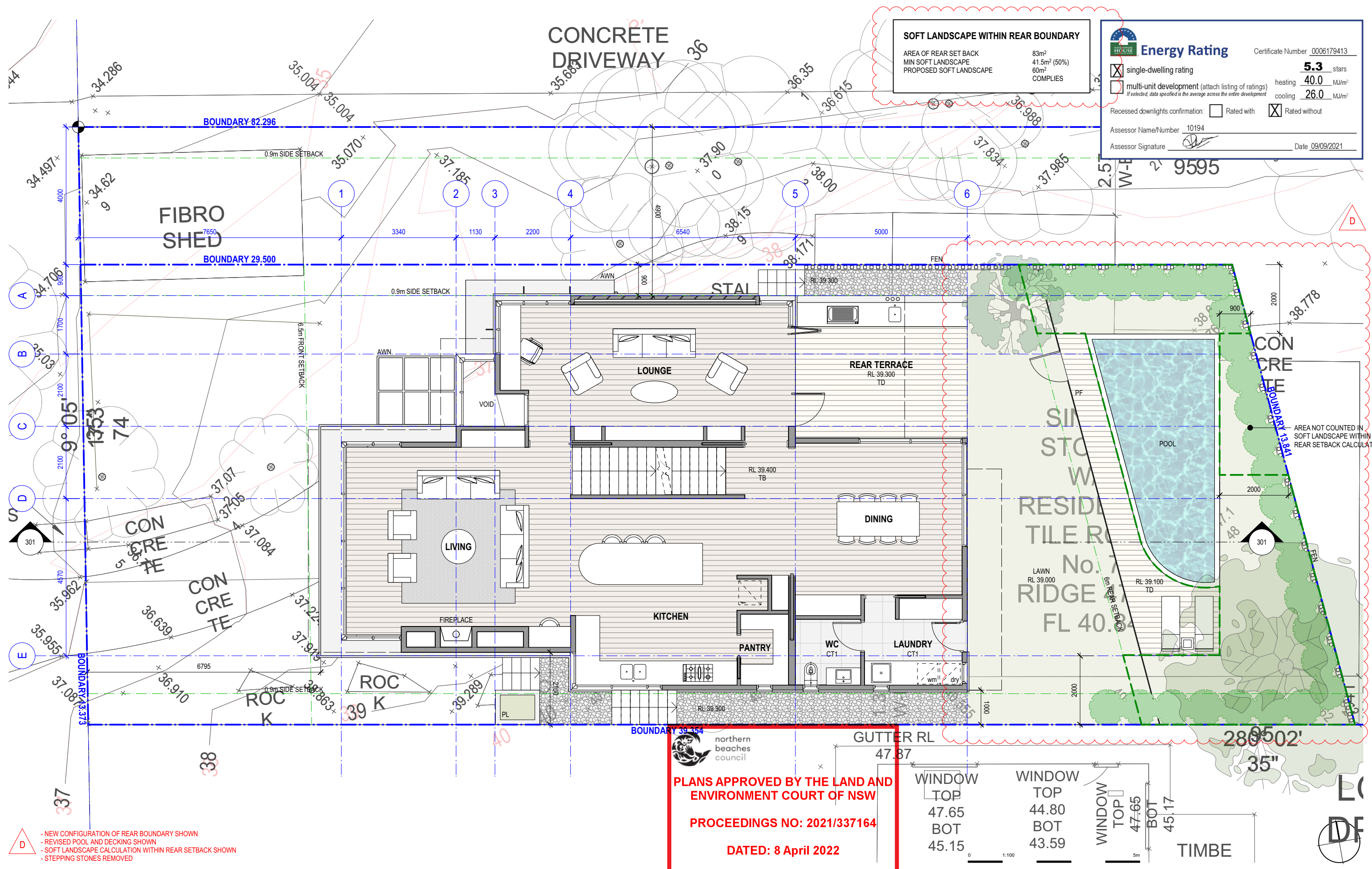
AUGUST 2021

**A1.101 D**


**MHDP**  
ARCHITECTS







SOFT LANDSCAPE WITHIN REAR BOUNDARY		
AREA OF REAR SET BACK	83m <sup>2</sup>	
MIN SOFT LANDSCAPE	41.5m <sup>2</sup> (50%)	
PROPOSED SOFT LANDSCAPE	60m <sup>2</sup>	COMPLIES

**Energy Rating**

Certificate Number 0006179413

☒ single-dwelling rating


☐ multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development

heating **40.0** MJ/m<sup>2</sup>

cooling **26.0** MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 09/09/2021

- D

  - NEW CONFIGURATION OF REAR BOUNDARY SHOWN
  - REVISED POOL AND DECKING SHOWN
  - SOFT LANDSCAPE CALCULATION WITHIN REAR SETBACK SHOWN
  - STEPPING STONES REMOVED

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited  
DA TITLE BLOCK 2021-A

FEBRUARY 2022  
DATE  
D  
REVISION  
This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 1  
7 OZONE STREET FRESHWATER



**PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW**  
**PROCEEDINGS NO: 2021/337164**  
**DATED: 8 April 2022**

LEVEL 2 FLOOR PLAN  
1:100 @ A3

WINDOW TOP 47.65 BOT 45.15		WINDOW TOP 44.80 BOT 43.59	WINDOW TOP 47.65 BOT 45.17	TIMBE	
GUTTER RL 47.87					

2111  
AUGUST 2021

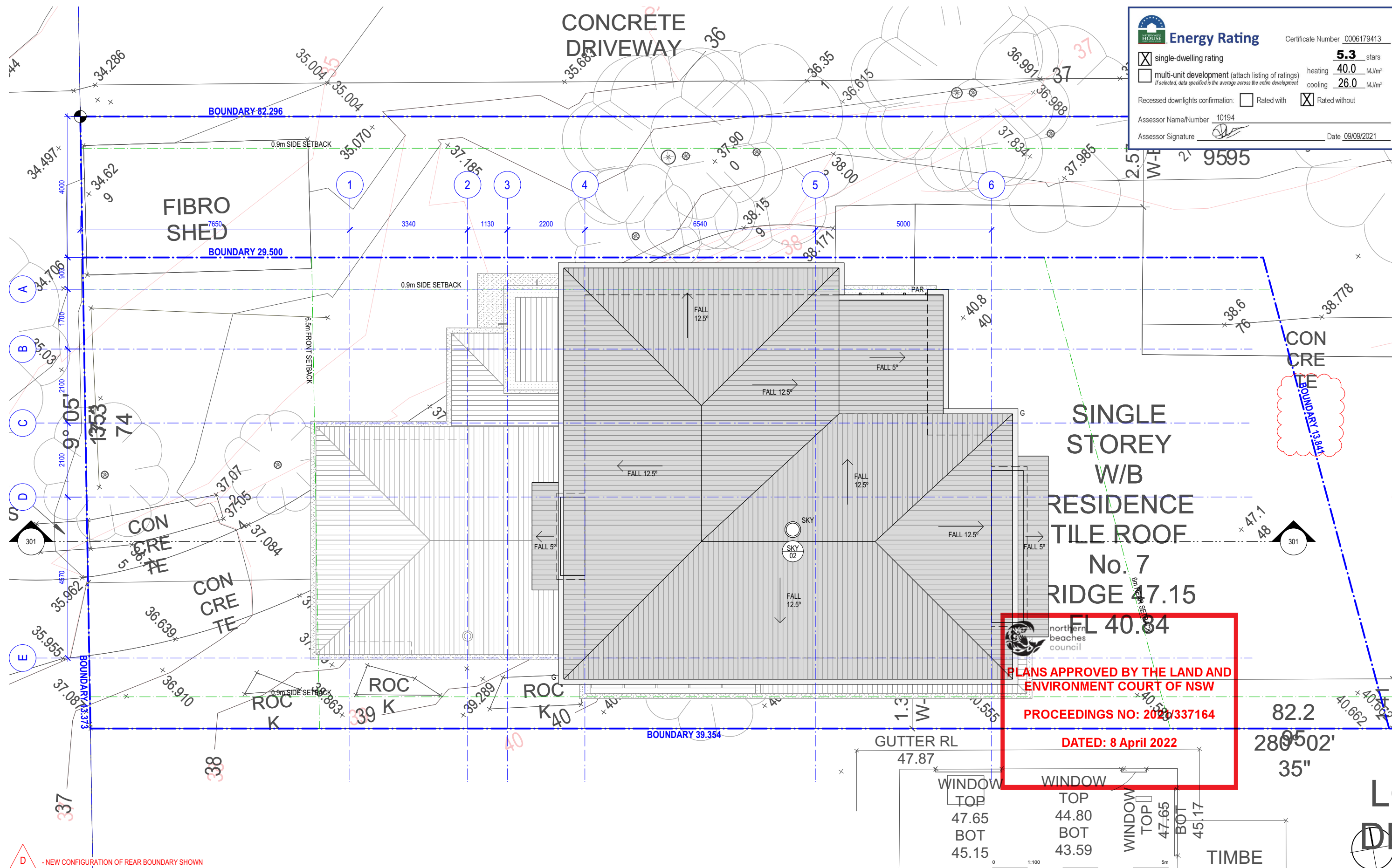
A1.102 D


**MHDP**  
ARCHITECTS









**Energy Rating**

Certificate Number 0006179413

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development


5.3 stars

heating 40.0 MJ/m<sup>2</sup>

cooling 26.0 MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 09/09/2021

**D** - NEW CONFIGURATION OF REAR BOUNDARY SHOWN

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

FEBRUARY 2022  
DATE  
D  
REVISION  
This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 1  
7 OZONE STREET FRESHWATER

ROOF PLAN  
1:100 @ A3

2111 A1.104 D  
AUGUST 2021

**MHDP**  
ARCHITECTS

This architectural elevation drawing shows a building facade with various energy labels and a grid system. The grid is defined by vertical lines numbered 1 to 6 at the top. Key features include:

- Energy Labels:** EP1, EP2, WB, MR1, GL1, and NGL are placed on different parts of the facade.
- Grid Dimensions:** Horizontal dimensions are provided between grid lines: 5000 (between 5 and 6), 6540 (between 4 and 5), 2200 (between 3 and 4), 1130 (between 2 and 3), and 3340 (between 1 and 2).
- Level Markers:** On the left, level markers indicate: ROOF RIDGE RL 46.025, LEVEL 3 RL 42.350, LEVEL 2 RL 39.400, and LEVEL 1 RL 36.750.
- Boundaries:** A red dashed line on the left is labeled "NORTH BOUNDARY". A blue dashed line on the right is labeled "BOUNDARY".
- Height Plane:** A red dashed line sloping across the facade is labeled "8.5m HEIGHT PLANE".
- Background:** A stylized tree is shown to the right of the building.
- Approval Stamp:** In the bottom right corner, there is a red rectangular stamp that reads: "northern beaches council" and "PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW".

 northern  
beaches  
council

**PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2021/337164**


**DATED: 8 April 2022**

0 1:100 5

**MHDP**  
**ARCHITECTS**






**Energy Rating**

Certificate Number 0006179413

☒ single-dwelling rating
 


5.3 stars
 

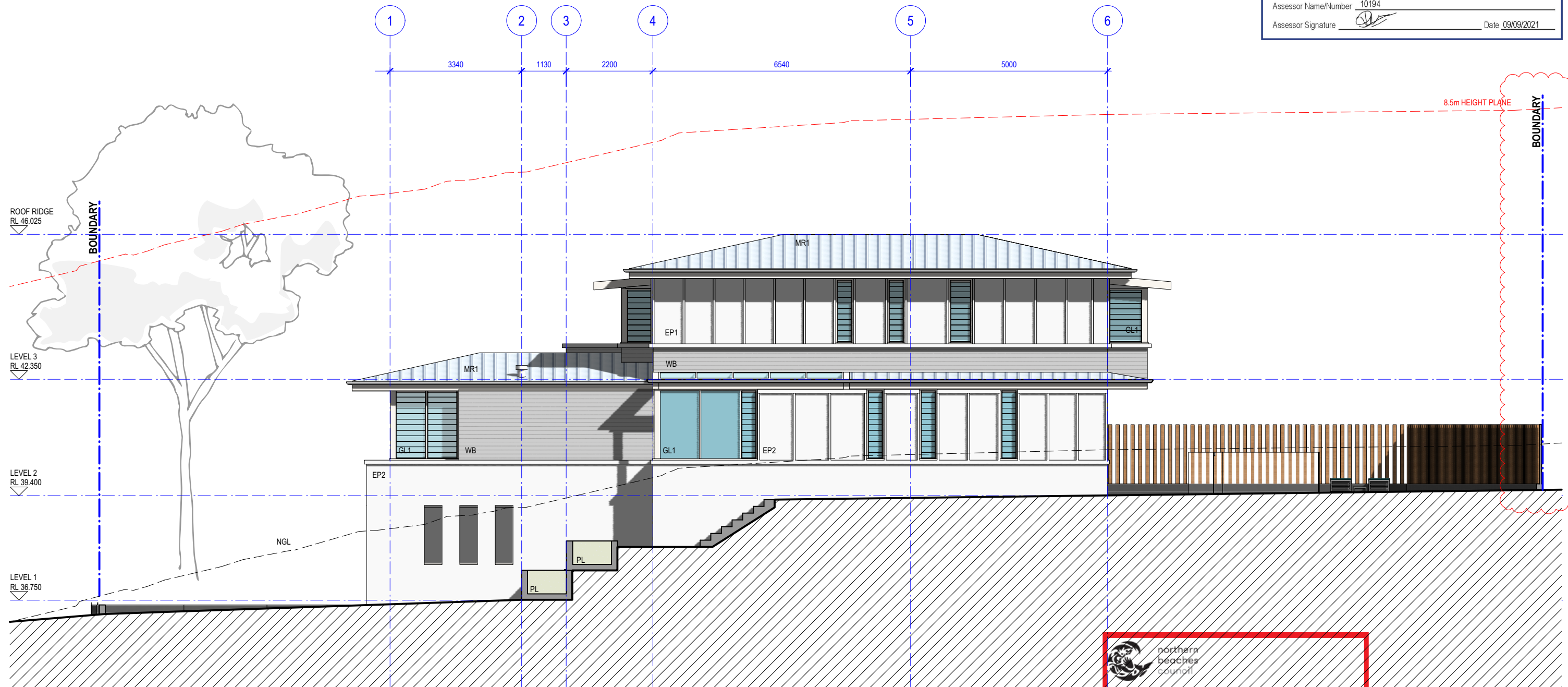
heating 40.0 MJ/m<sup>2</sup>
 cooling 26.0 MJ/m<sup>2</sup>

☐ multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development

Recessed downlights confirmation:
 ☐ Rated with
 ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 09/09/2021




 northern  
beaches  
council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/337164

DATED: 8 April 2022



**D** - NEW CONFIGURATION OF REAR BOUNDARY SHOWN

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdp.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

FEBRUARY 2022  
DATE

D  
REVISION

This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

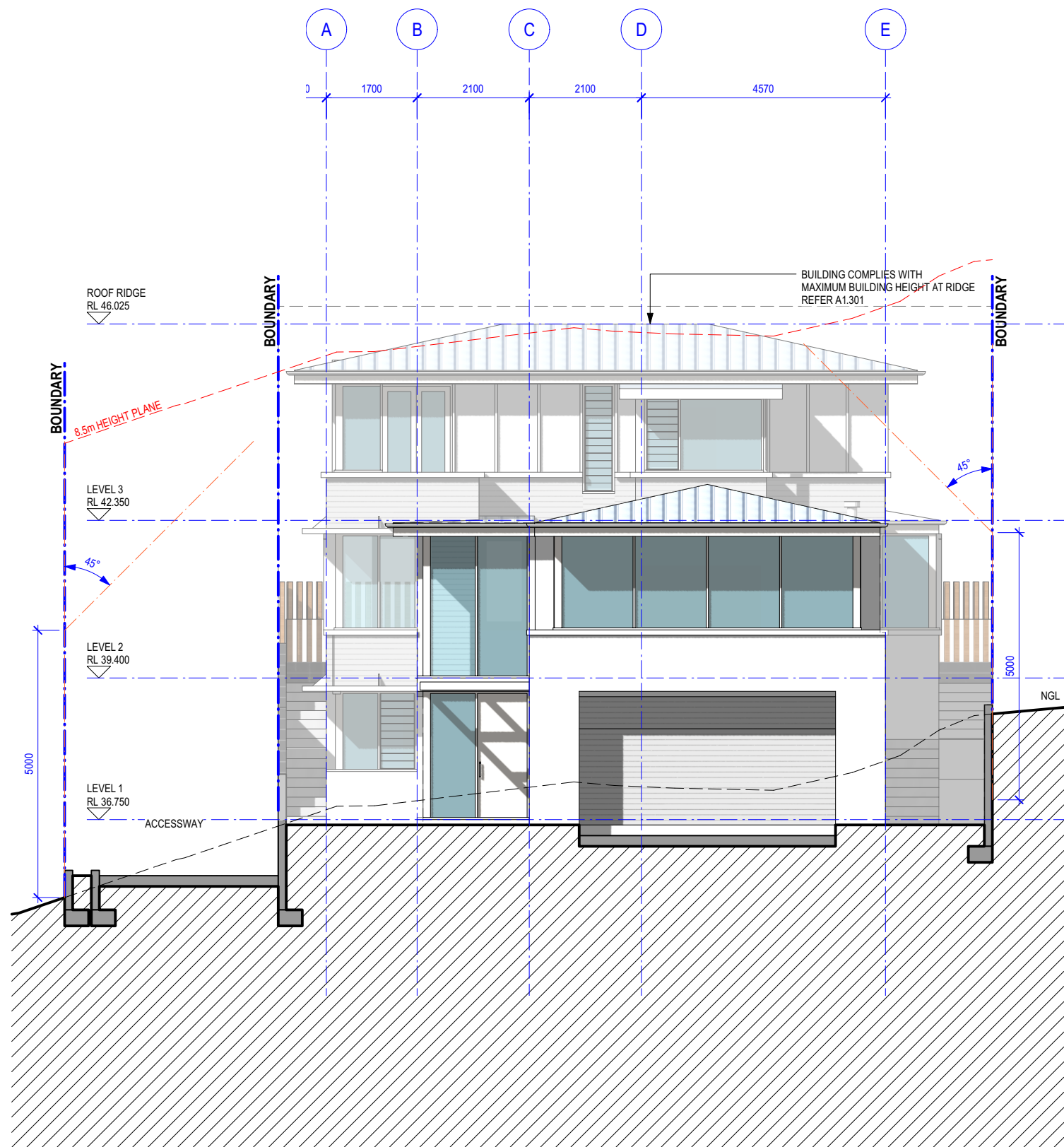
NEW RESIDENCE - HOUSE 1  
7 OZONE STREET FRESHWATER

SOUTH ELEVATION  
1:100 @ A3

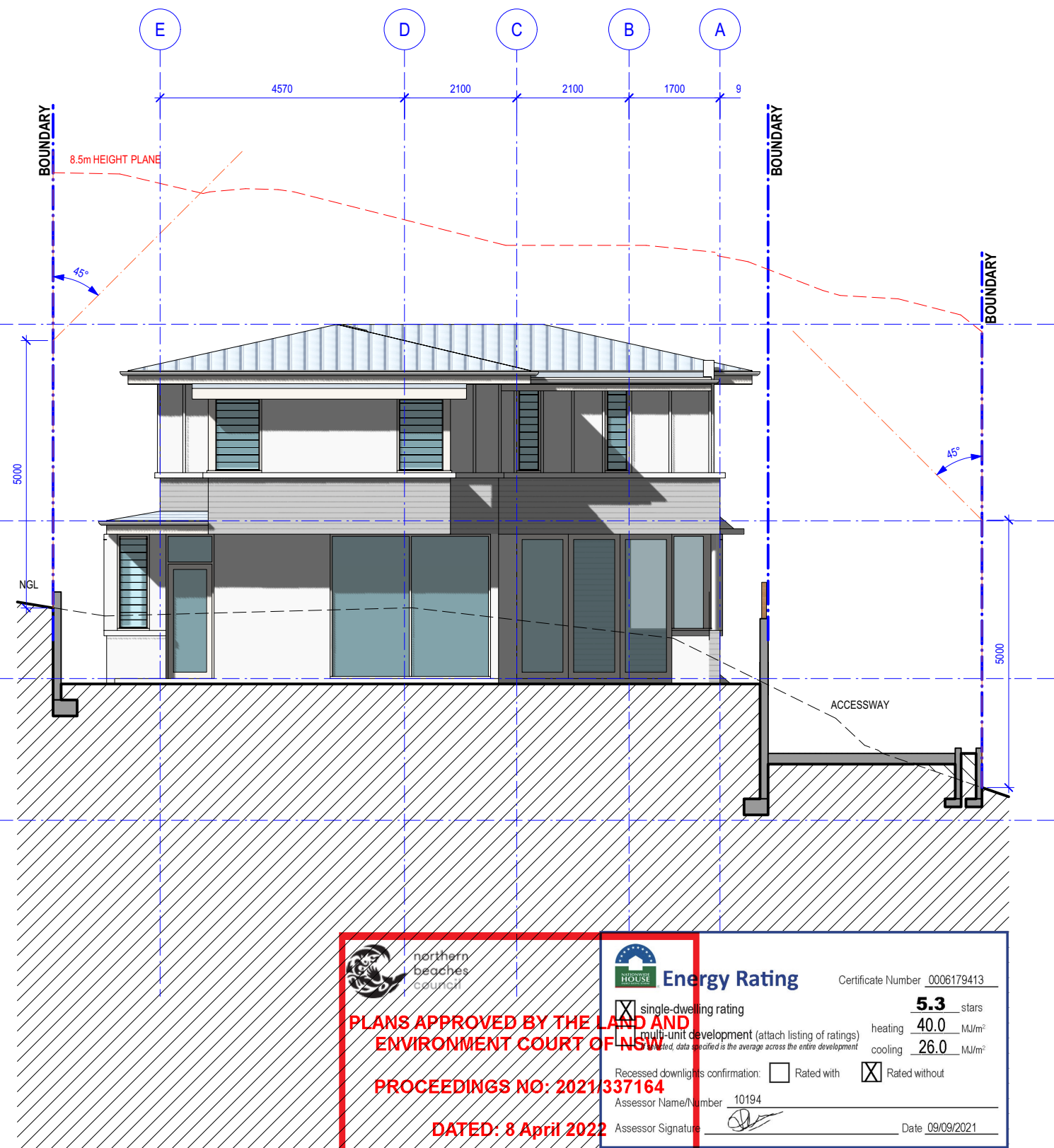
2111 A1.202D  
AUGUST 2021

**MHDP**  
ARCHITECTS





1 WEST ELEVATION  
SCALE 1:100



2 EAST ELEVATION  
SCALE 1:100


Plans approved by the Land and Environment Court of NSW  
PROCEEDINGS NO: 2021/337164  
DATED: 8 April 2022

northern beaches council

**Energy Rating**

single dwelling rating ☒ multi-unit development (attach listing of ratings) ☐  
heating 40.0 MJ/m<sup>2</sup> cooling 26.0 MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194 Assessor Signature  Date 09/09/2021

Certificate Number 0006179413

5.3 stars

0 1:100 5m

FOR DEVELOPMENT APPLICATION ONLY

AMENDMENT FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdp.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

NOVEMBER 2021  
DATE  
C  
REVISION  
This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 1  
7 OZONE STREET FRESHWATER

WEST AND EAST ELEVATION  
1:100 @ A3

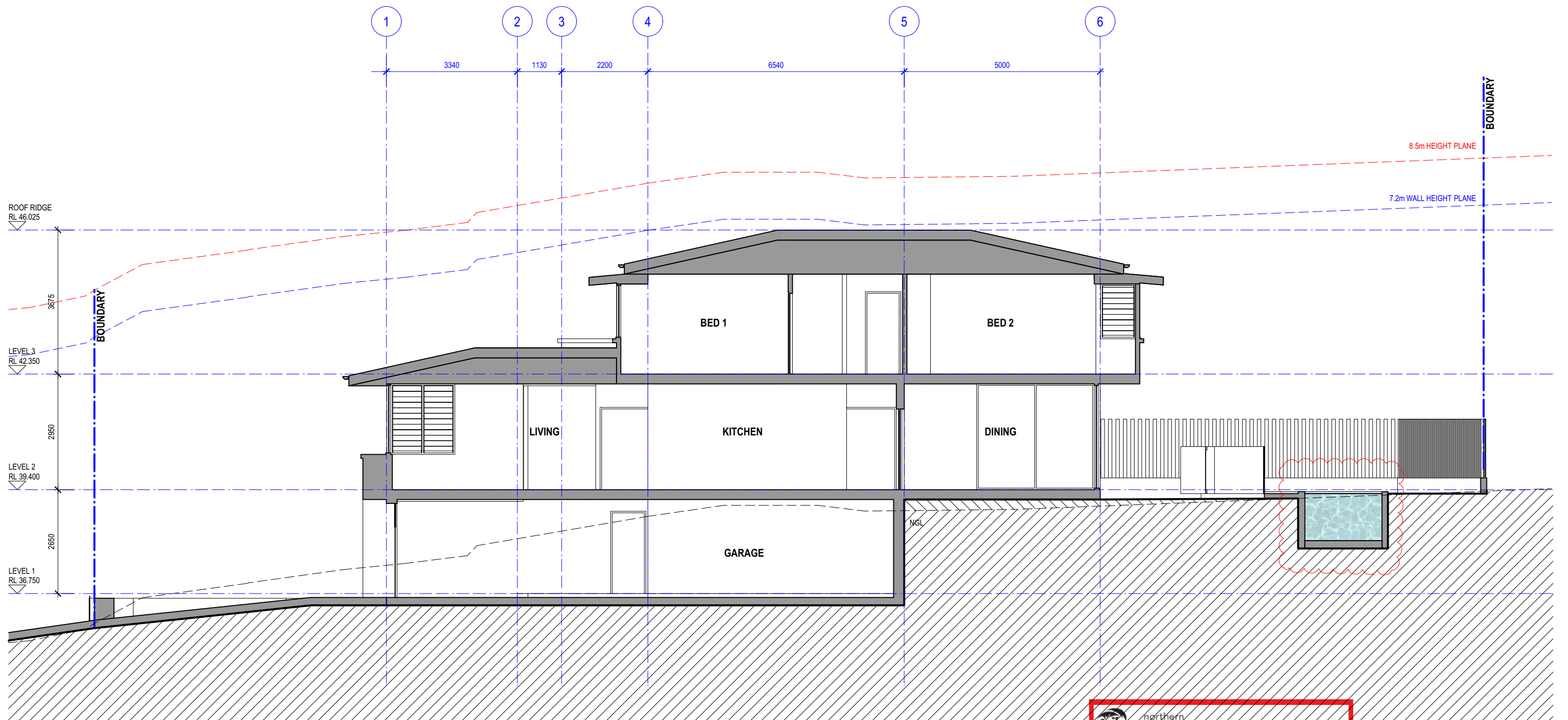
2111  
AUGUST 2021

A1.203C

**MHDP**  
ARCHITECTS








 northern beaches council  
**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**  
**PROCEEDINGS NO: 2021/337164**  
**DATED: 8 April 2022**

0 1:100 5m


 - REVISED POOL LOCATION SHOWN

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
 AMENDMENT  
 LEVEL 2 / 271 ALFRED STREET NORTH  
 NORTH SYDNEY NSW 2060  
 EMAIL: architects@mhdp.com.au  
 TELEPHONE (02) 9955 5608  
 NSW NOMINATED ARCHITECT  
 MARK HURCUM - Reg. No. 5605  
 © Mark Hurcum Design Practice Pty Limited

FEBRUARY 2022  
 DATE  
 D  
 REVISION  
 This drawing is the copyright of Mark  
 Hurcum Design Practice Pty Limited and  
 may not be altered, reproduced or  
 transmitted in any form or by any means  
 in part or in whole without the written  
 permission of Mark Hurcum Design  
 Practice Pty Limited.

NEW RESIDENCE - HOUSE 1  
 7 OZONE STREET FRESHWATER

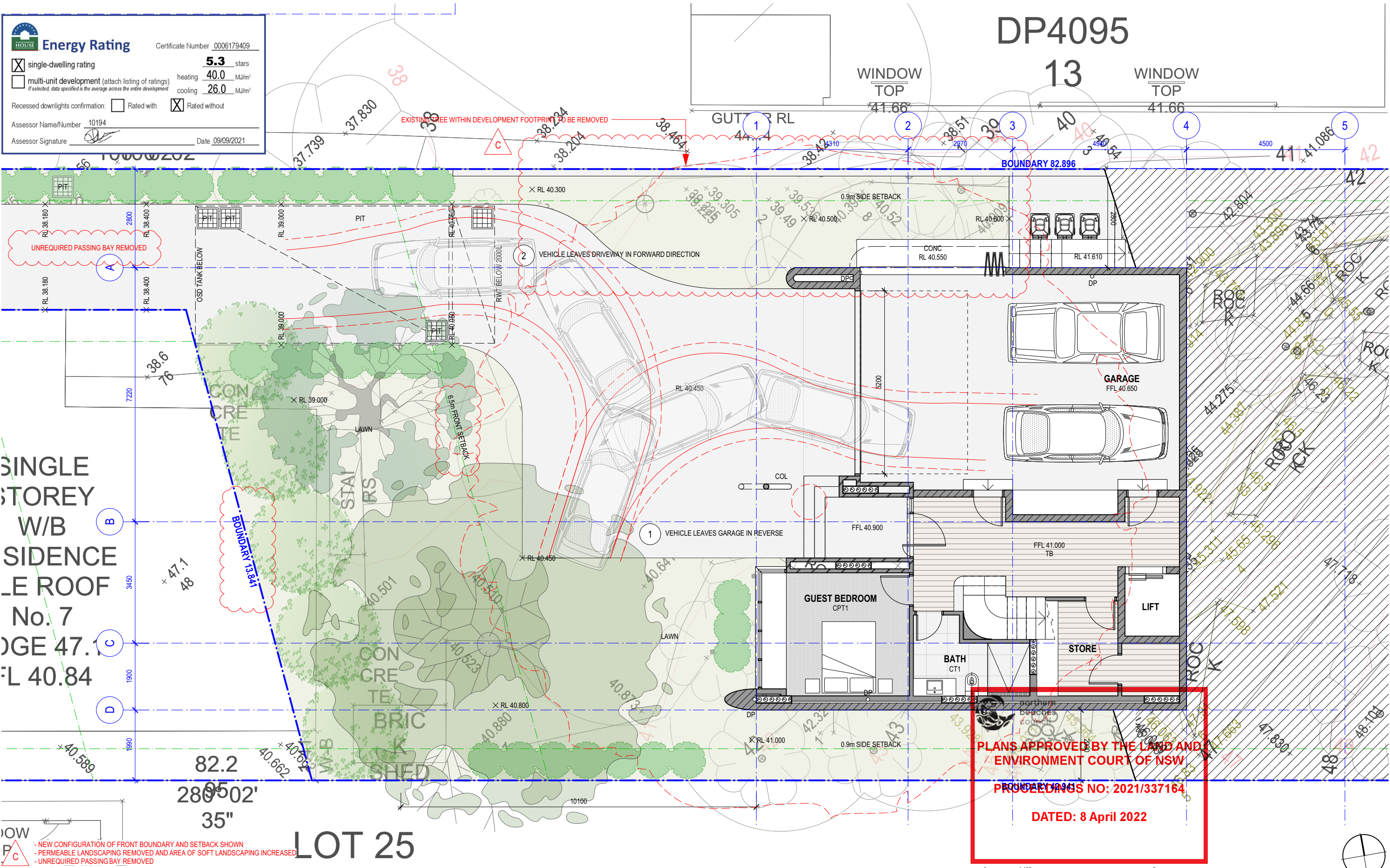
SECTION  
 1:100 @ A3

2111  
 AUGUST 2021

A1.301 D

**MHDP**  
**ARCHITECTS**





FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited  
ON TITLE BLOCK 2020-A

FEBRUARY 2022  
DATE  
C  
REVISION  
This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

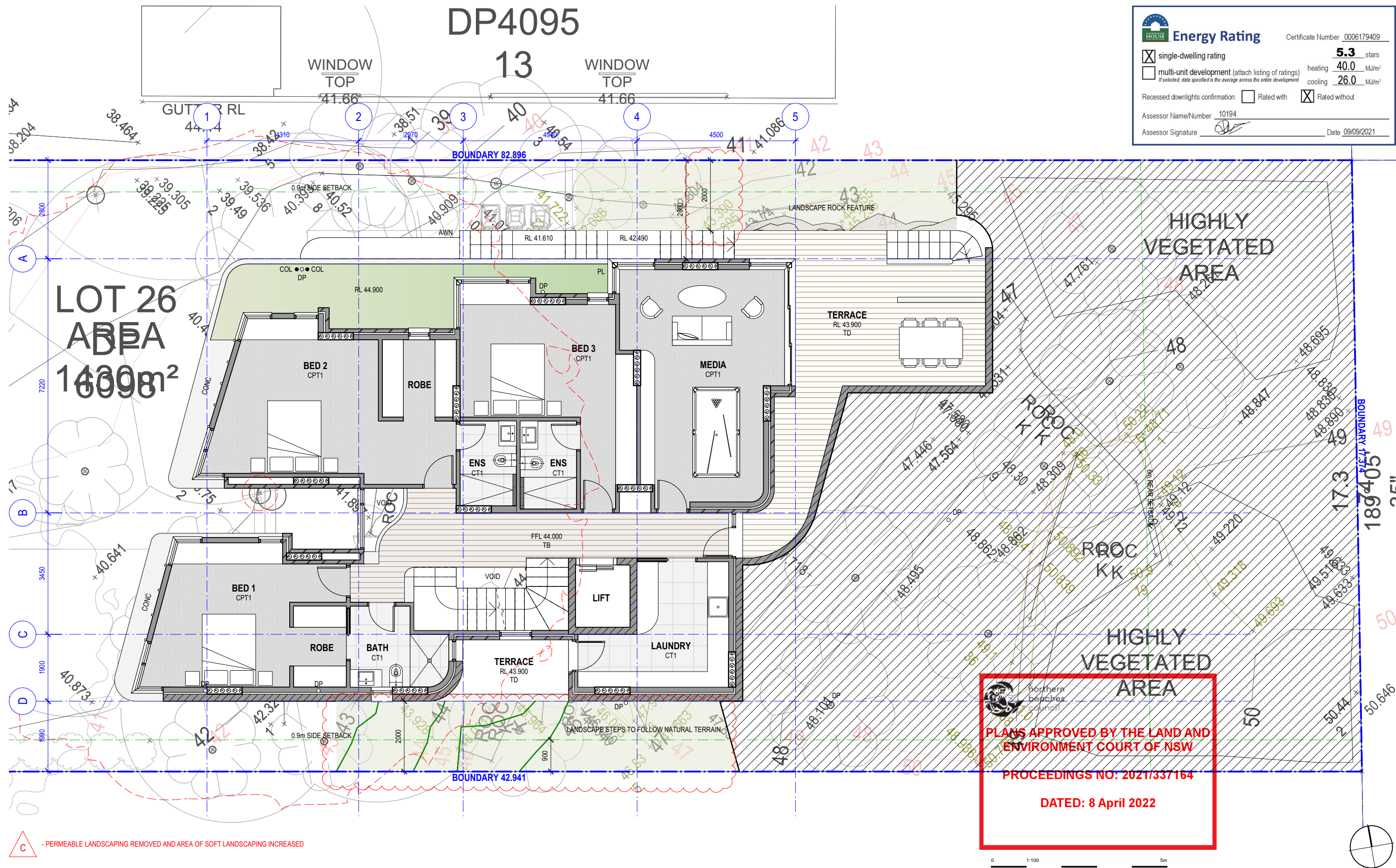
NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

LEVEL 1 FLOOR PLAN  
1:100 @ A3

2111 A2.101 C  
AUGUST 2021

MHDP  
ARCHITECTS





C - PERMEABLE LANDSCAPING REMOVED AND AREA OF SOFT LANDSCAPING INCREASED

FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdp.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

FEBRUARY 2022  
DATE  
C  
REVISION  
This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

LEVEL 2 FLOOR PLAN  
1:100 @ A3


2111  
AUGUST 2021

A2.102 C

MHDP  
ARCHITECTS







# Energy Rating


Certificate Number 0006179409

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)  
*If selected, data specified is the average across the entire development*

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature 

**5.3** stars

heating 40.0 MJ/m<sup>2</sup>

cooling 26.0 MJ/m<sup>2</sup>

Date 09/09/2021

[illegible]

FOR DEVELOPMENT APPLICATION ONLY

FEBRUARY 2022 C  
DATE REVISION

This drawing is the copyright of Mark Hurcum Design Practice Pty Limited and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Mark Hurcum Design Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

LEVEL 3 FLOOR PLAN

1:100 @ A3

2111  
AUGUST 2021

**A2.103 C**

**MHDP**  
ARCHITECTS

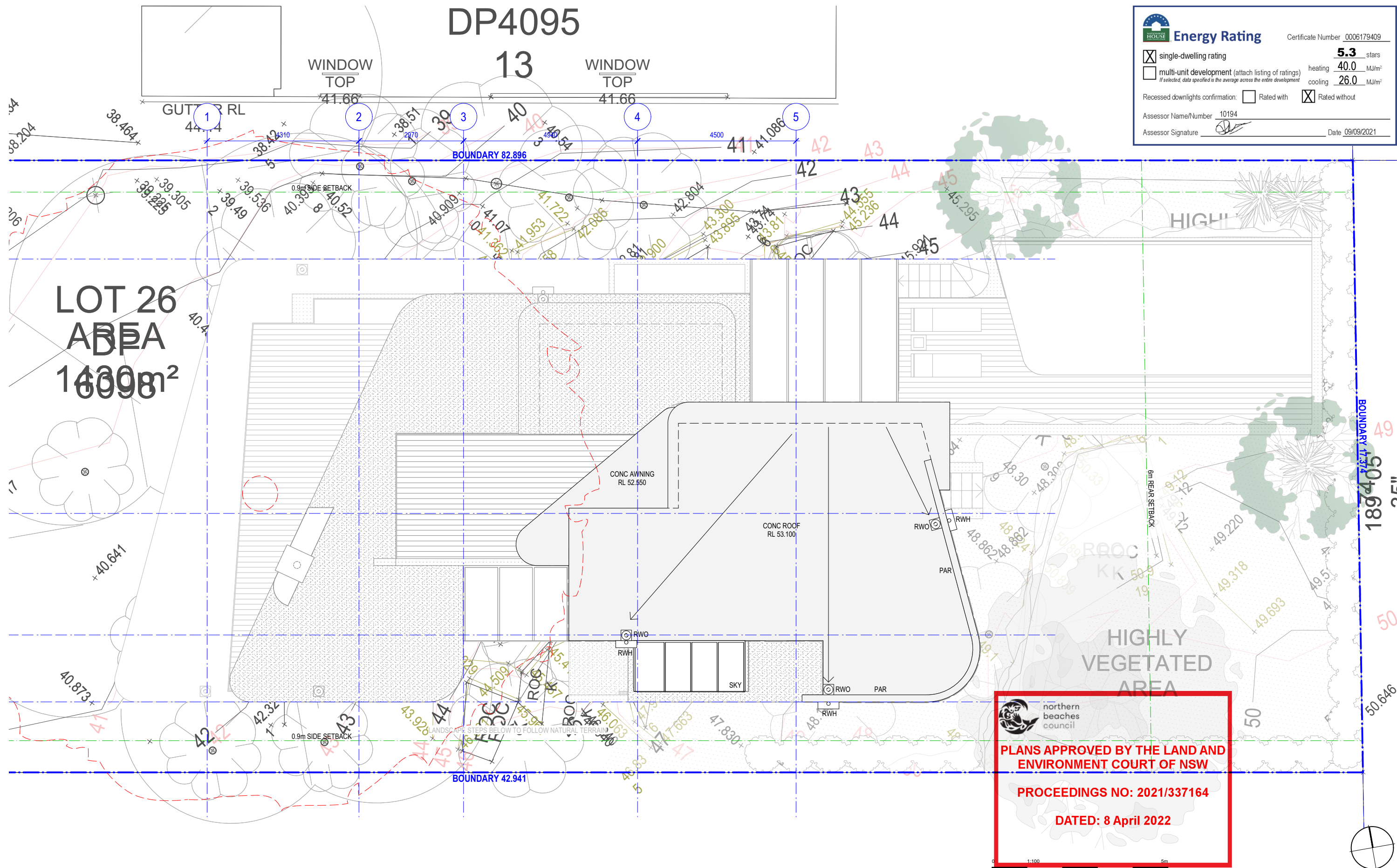




This drawing is the copyright of Mark Hurcum Design Practice Pty Limited and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Mark Hurcum Design Practice Pty Limited.

**MHDP**  
ARCHITECTS





FOR DEVELOPMENT APPLICATION ONLY

AMENDED FOR DEVELOPMENT APPLICATION  
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

FEBRUARY 2022  
DATE

B  
REVISION

This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

ROOF PLAN  
1:100 @ A3

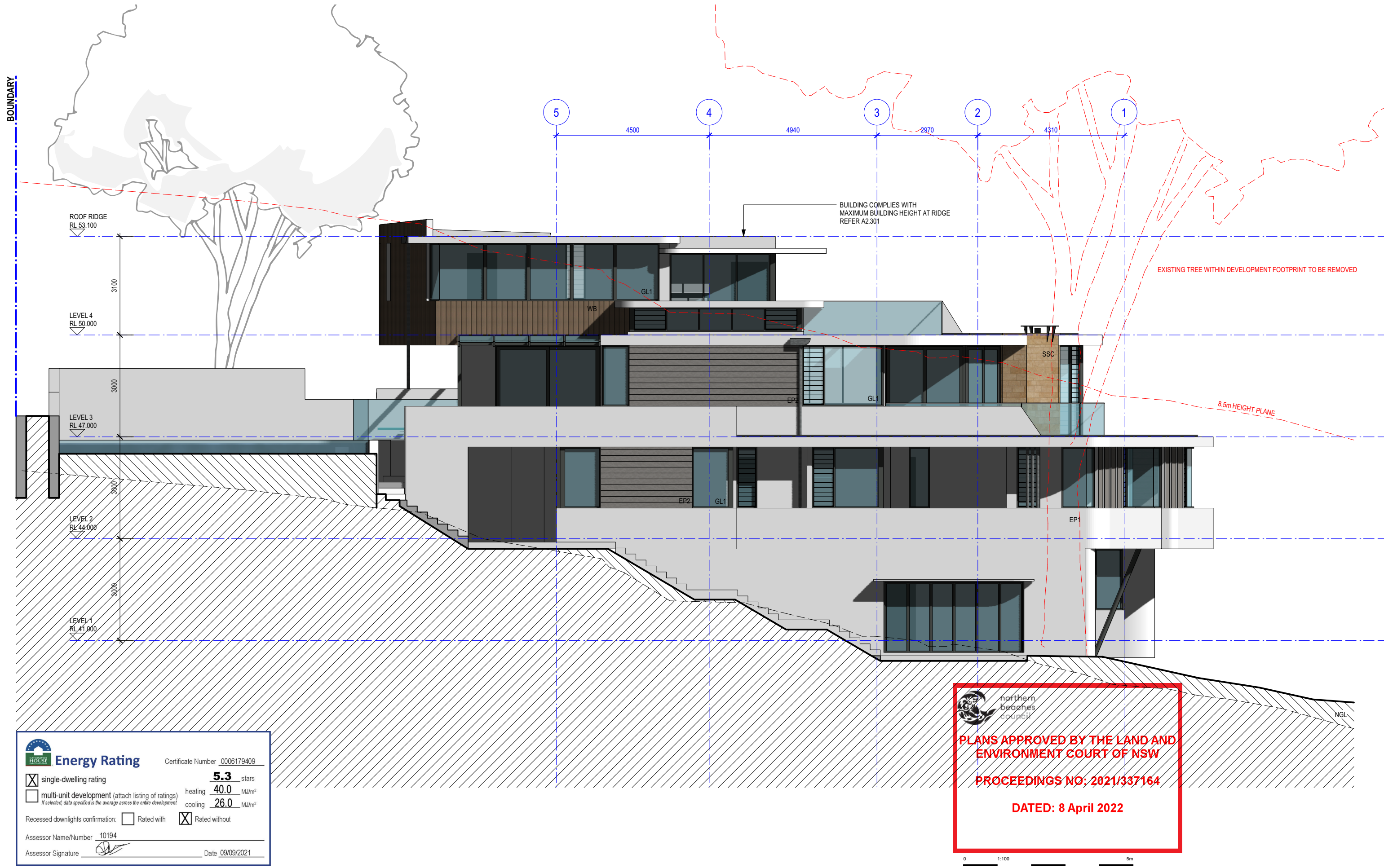
2111  
AUGUST 2021


A2.105 B

MHDP  
ARCHITECTS







**Energy Rating**

Certificate Number 0006179409

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development


**5.3** stars

heating 40.0 MJ/m<sup>2</sup>

cooling 26.0 MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 09/09/2021

FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION  
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited  
ON TITLE BLOCK 2020-A

SEPTEMBER 2021 A  
DATE REVISION

This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

NORTH ELEVATION  
1:100 @ A3

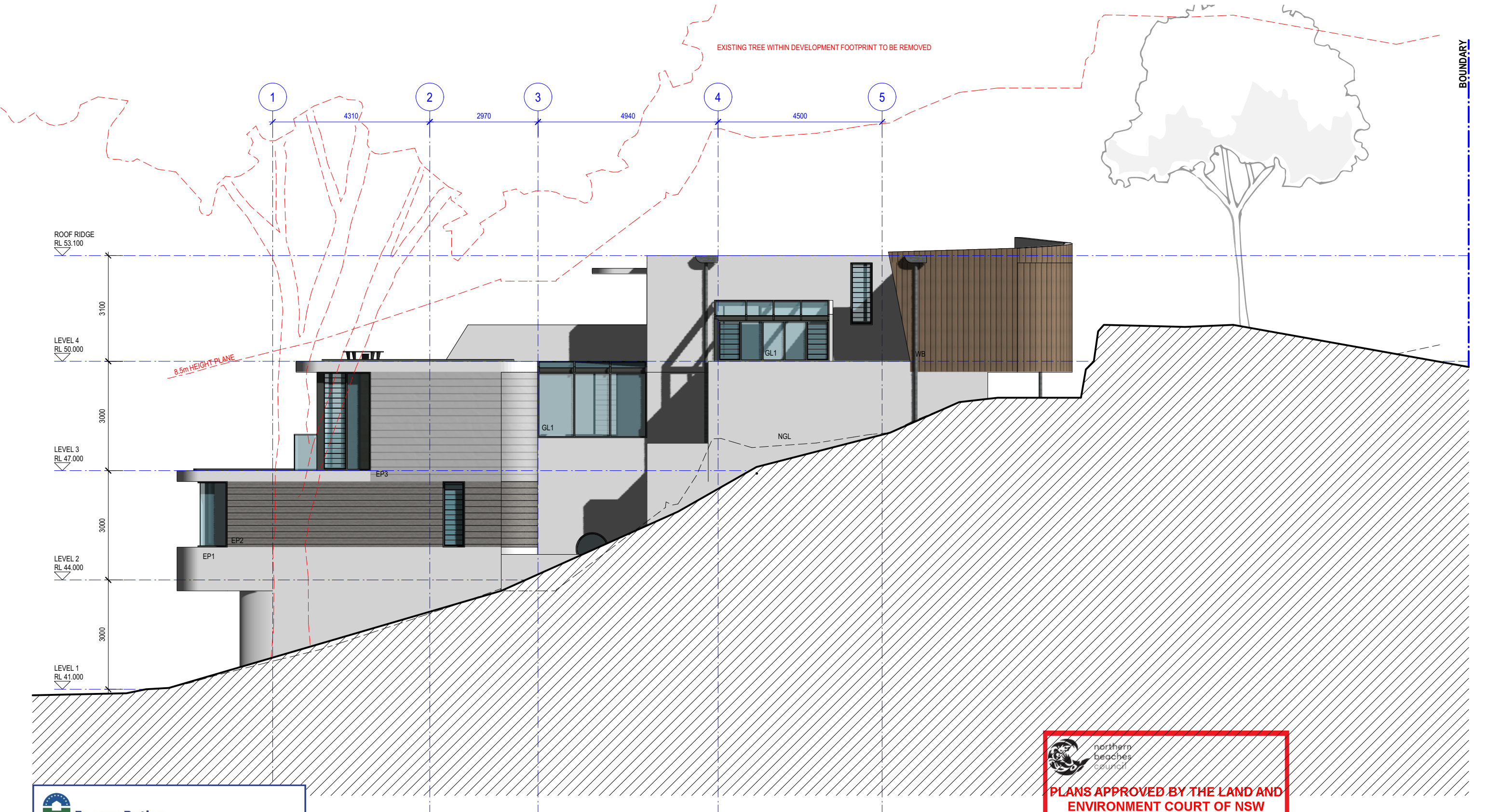
2111  
AUGUST 2021

A2.201 A

**MHDP**  
ARCHITECTS







**Energy Rating** Certificate Number 0006179409


☒ single-dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings) heating **40.0** MJ/m<sup>2</sup>

If selected, data specified is the average across the entire development cooling **26.0** MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 10194

Assessor Signature  Date 09/09/2021

 northern beaches council

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2021/337164**

**DATED: 8 April 2022**



FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION  
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdp.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited  
ON TITLE BLOCK 2020-A

SEPTEMBER 2021 A  
DATE REVISION

This drawing is the copyright of Mark Hurcum Design Practice Pty Limited and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Mark Hurcum Design Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

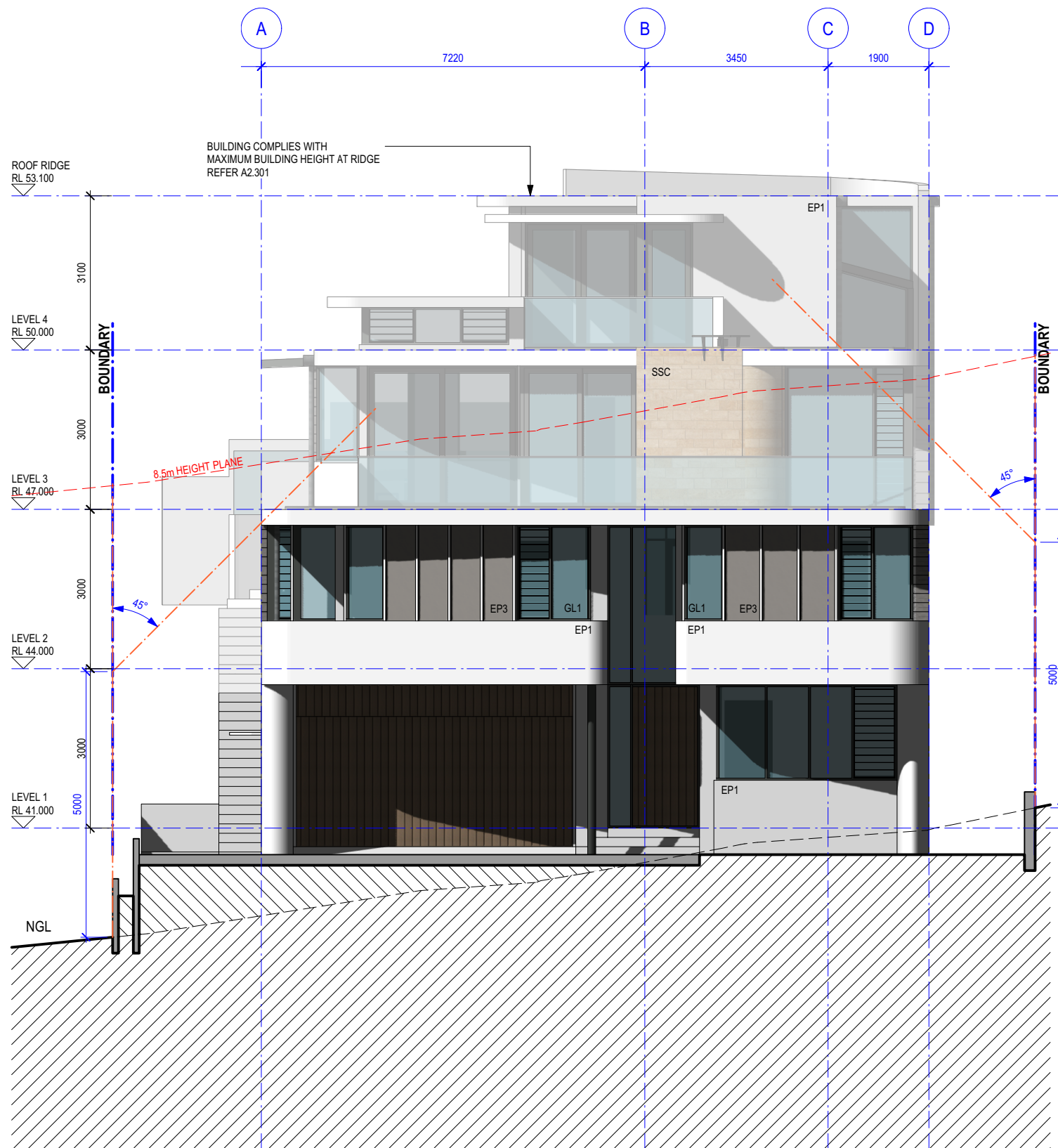
SOUTH ELEVATION  
1:100 @ A3

2111  
AUGUST 2021

A2.202 A

**MHDP**  
ARCHITECTS





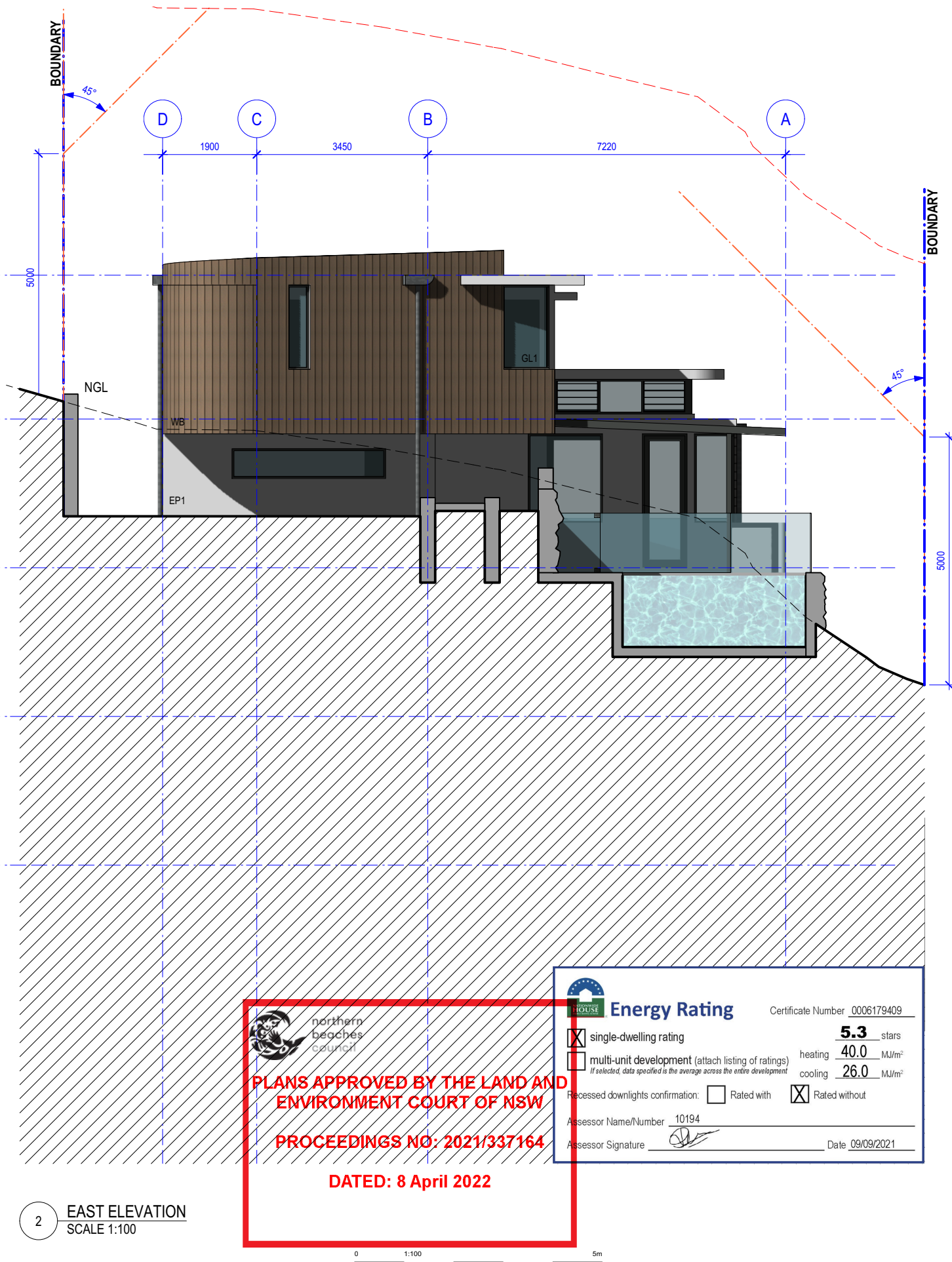
1 WEST ELEVATION  
SCALE 1:100

FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION  
AMENDMENT  
LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited

SEPTEMBER 2021 A  
DATE REVISION  
This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER



2 EAST ELEVATION  
SCALE 1:100



PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/337164

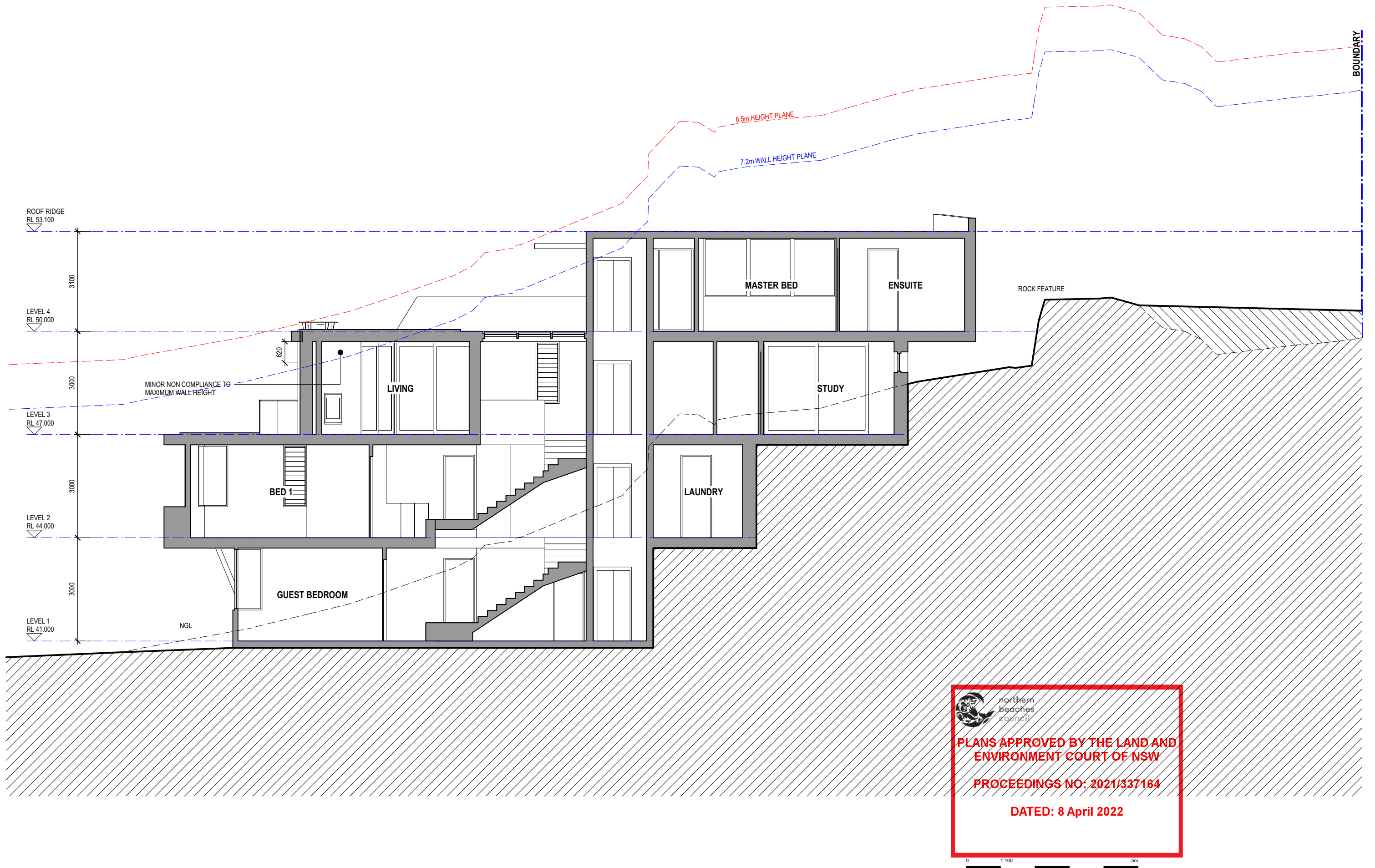
DATED: 8 April 2022

Energy Rating		Certificate Number 0006179409
<input checked="" type="checkbox"/> single-dwelling rating	5.3 stars	
<input type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, data specified is the average across the entire development</small>	heating 40.0 MJ/m²	
	cooling 26.0 MJ/m²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number 10194		Date 09/09/2021
Assessor Signature		

WEST AND EAST ELEVATION  
1:100 @ A3

2111 A2.203 A  
AUGUST 2021

MHDP  
ARCHITECTS



FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION  
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
EMAIL: architects@mhdpc.com.au  
TELEPHONE (02) 9955 5608  
NSW NOMINATED ARCHITECT  
MARK HURCUM - Reg. No. 5605  
© Mark Hurcum Design Practice Pty Limited  
04 7116 0000 2020-A

SEPTEMBER 2021 A  
DATE REVISION

This drawing is the copyright of Mark  
Hurcum Design Practice Pty Limited and  
may not be altered, reproduced or  
transmitted in any form or by any means  
in part or in whole without the written  
permission of Mark Hurcum Design  
Practice Pty Limited.

NEW RESIDENCE - HOUSE 2  
7 OZONE STREET FRESHWATER

SECTION  
1:100 @ A3

2111  
AUGUST 2021

A2.301 A

**MHDP**  
ARCHITECTS

