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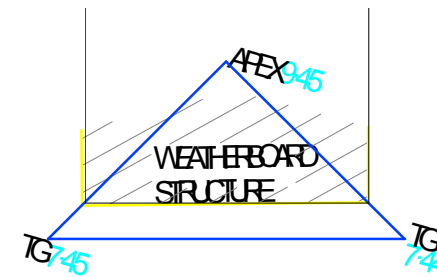


northern
beaches
council

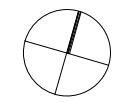
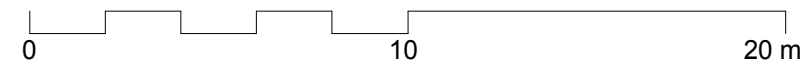
PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/32824

DATED: 3 May 2022



HEIGHT
HE



Amendments

Project Address:
22 OCEAN RD
PALM BEACH

Client:

COMINO

Project Status:

DA

Sheet Name:

SITE PLAN

Project number:

14/2021

Scale:

1 : 200

Date:

MARCH 10 2022

Sheet Number
00

REVISION

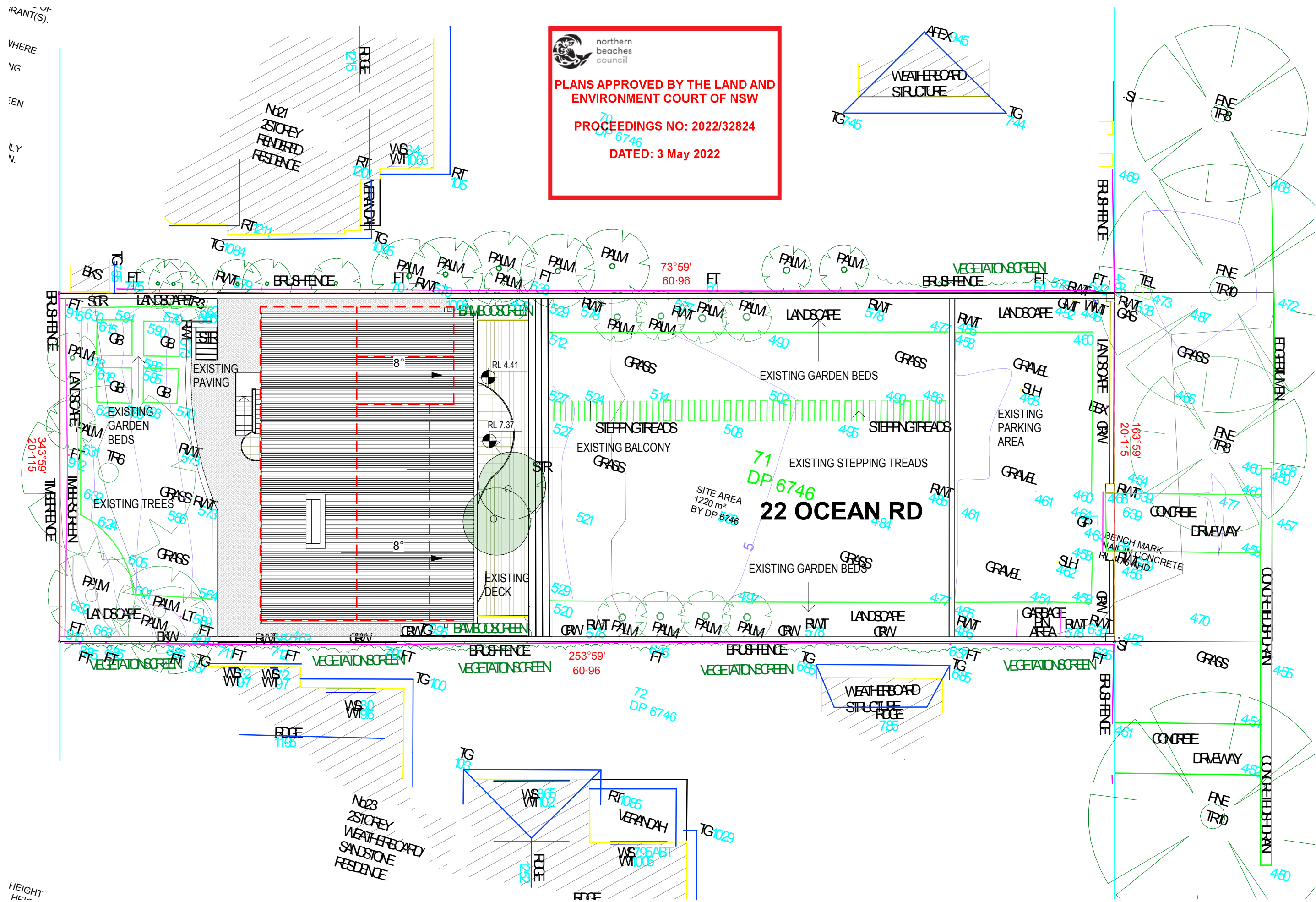
DAVID KATON
STUDIO PTY LTD

katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



No.21

Boundary 60.960 m

RL 5.60

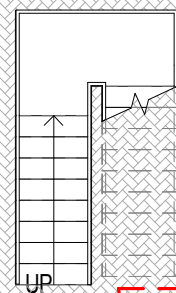


**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/32824

DATED: 3 May 2022

RL 4.39



B4

GYM

RL 4.39

NEW WALL

**NEW
BATH**

LDY

BATH

LIVING

**EXISTING
DECK**

RL 4.41

RL 5.10

FIRST FLOOR BALCONY OVER

EXISTING STEPS

EXISTING

B3

B2

UP

RL 5.60

Boundary 60.960 m

No.23

1

GROUND FLOOR

1 : 100

0 5 10 m



Amendments

Project Address:
22 OCEAN RD
PALM BEACH

Client:

COMINO

Project Status:

DA

Sheet Name:

GF FLOOR PLAN

Project number:

14/2021

Scale:

1 : 100

Date:

MARCH 10 2022

Sheet Number

01

REVISION

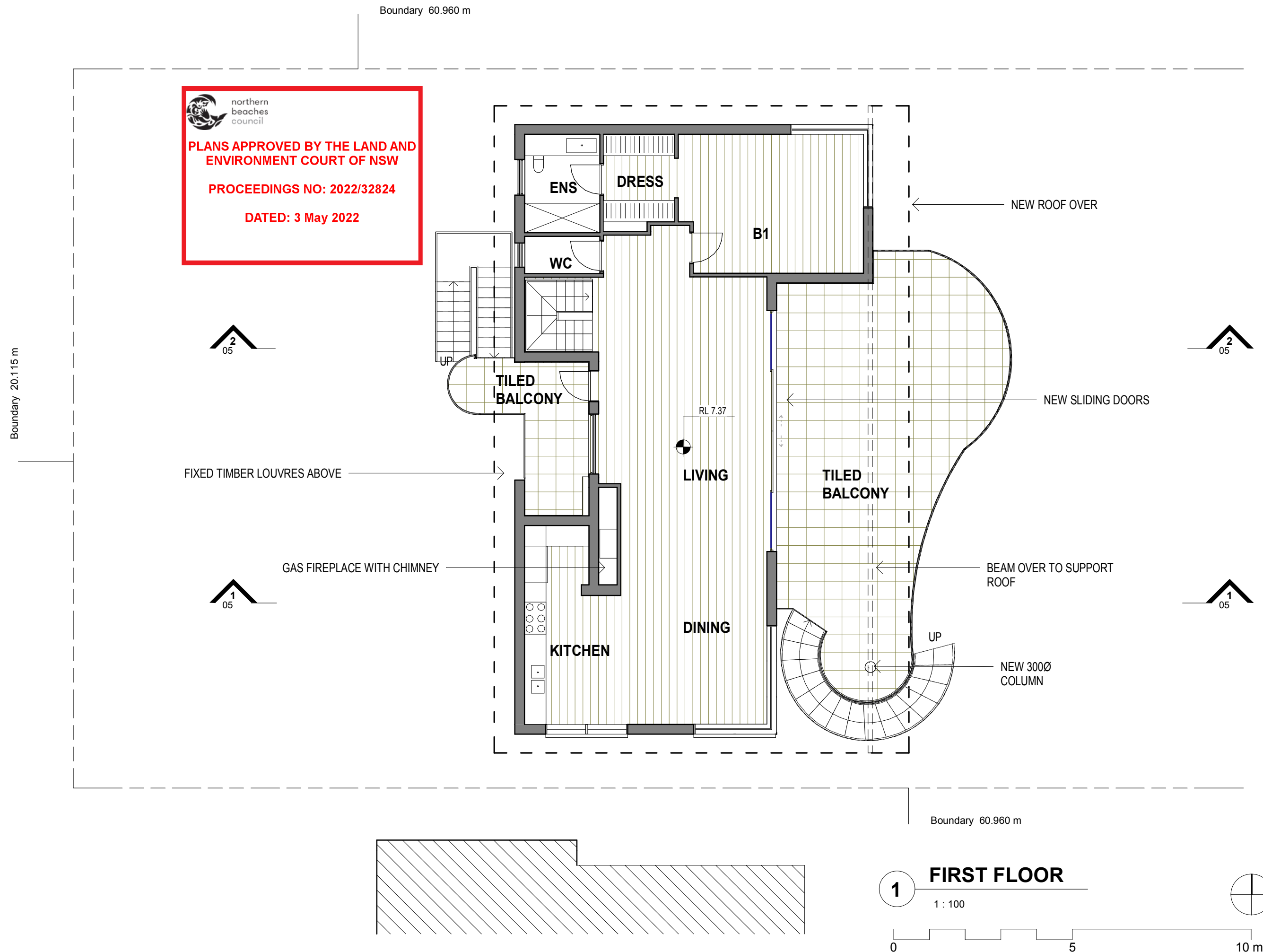
**DAVID KATON
STUDIO PTY LTD**

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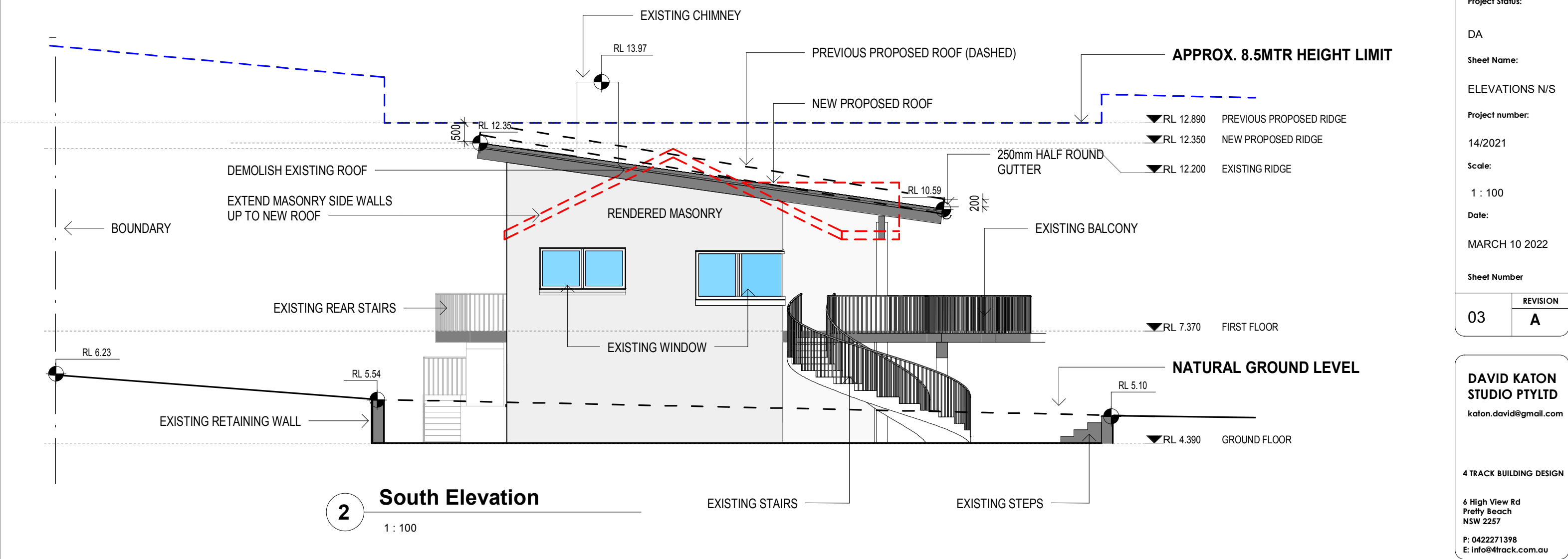
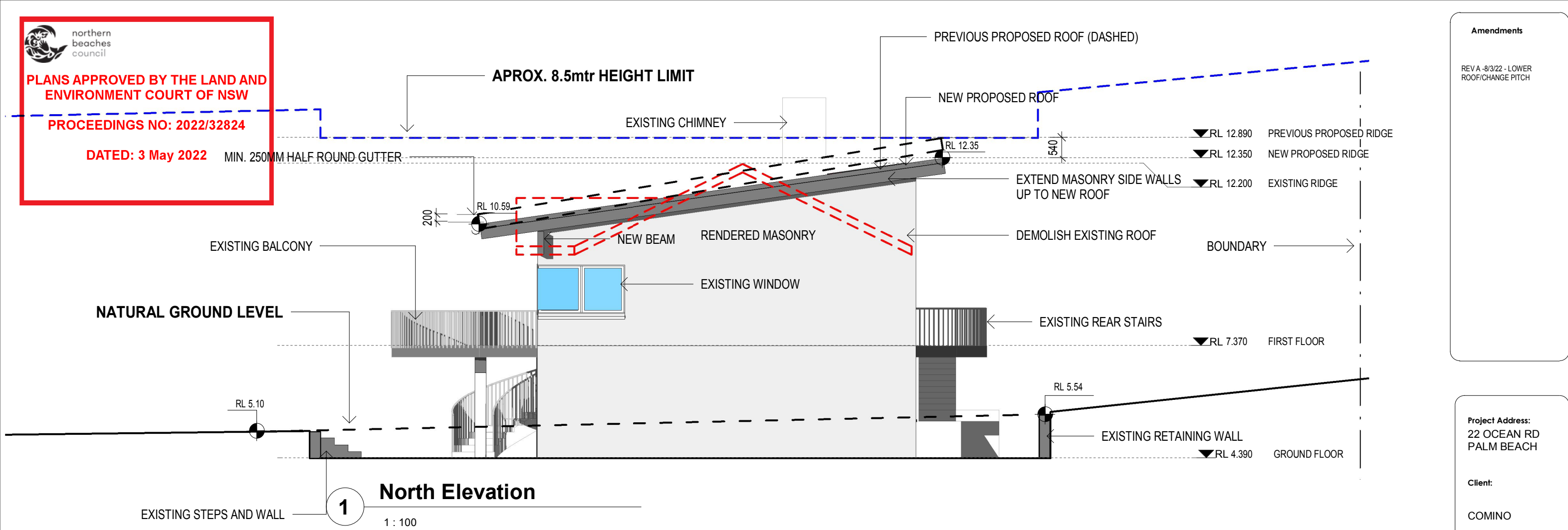


northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/32824

DATED: 3 May 2022



Amendments

REV A -8/3/22 - LOWER
ROOF/CHANGE PITCH

Project Address:
22 OCEAN RD
PALM BEACH

Client:

COMINO

Project Status:

DA

Sheet Name:

ELEVATIONS N/S

Project number:

14/2021

Scale:

1 : 100

Date:

MARCH 10 2022

Sheet Number

03

REVISION
A

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katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

Amendments

REV A -8/3/22 - LOWER ROOF/CHANGE PITCH

Project Address:
22 OCEAN RD
PALM BEACH

Client:

COMINO

Project Status:

DA

Sheet Name:

ELEVATIONS E/W

Project number:

14/2021

Scale:

1 : 100

Date:

MARCH 10 2022

Sheet Number

04

REVISION
A

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4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

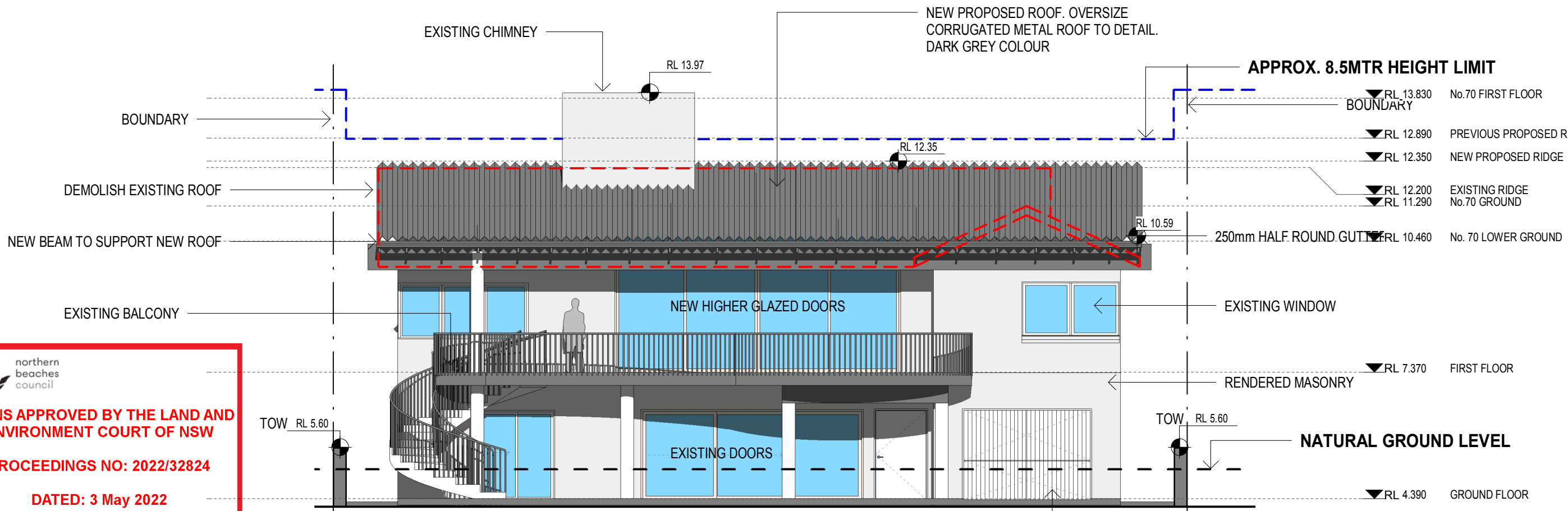
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E: info@4track.com.au

northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

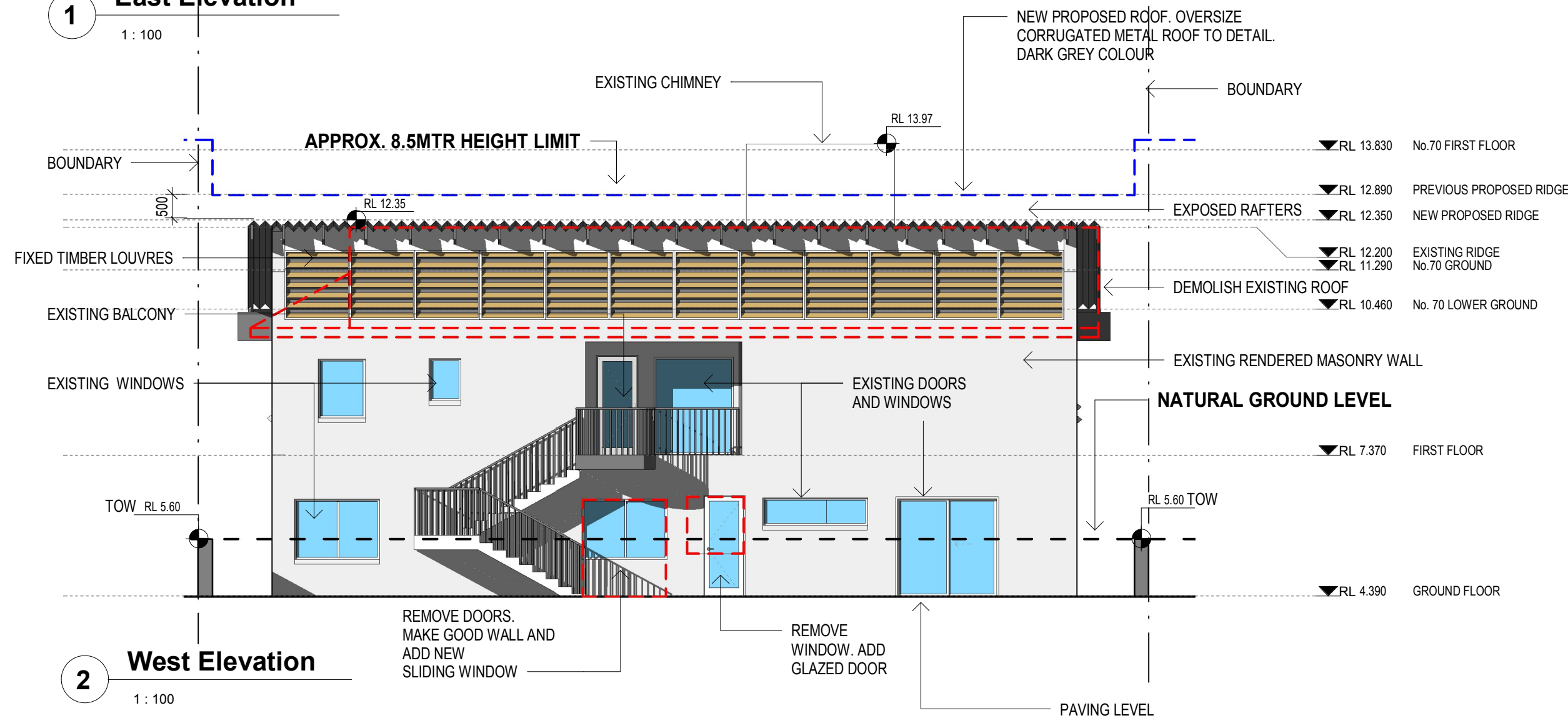
PROCEEDINGS NO: 2022/32824

DATED: 3 May 2022



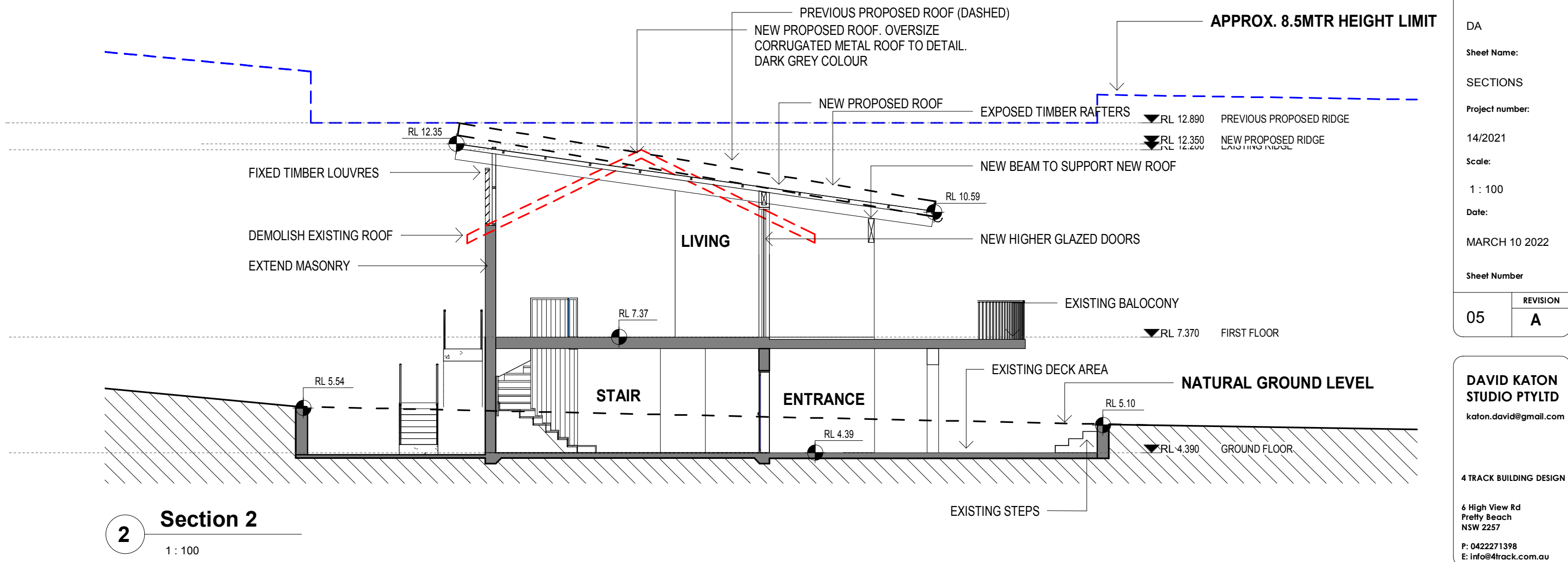
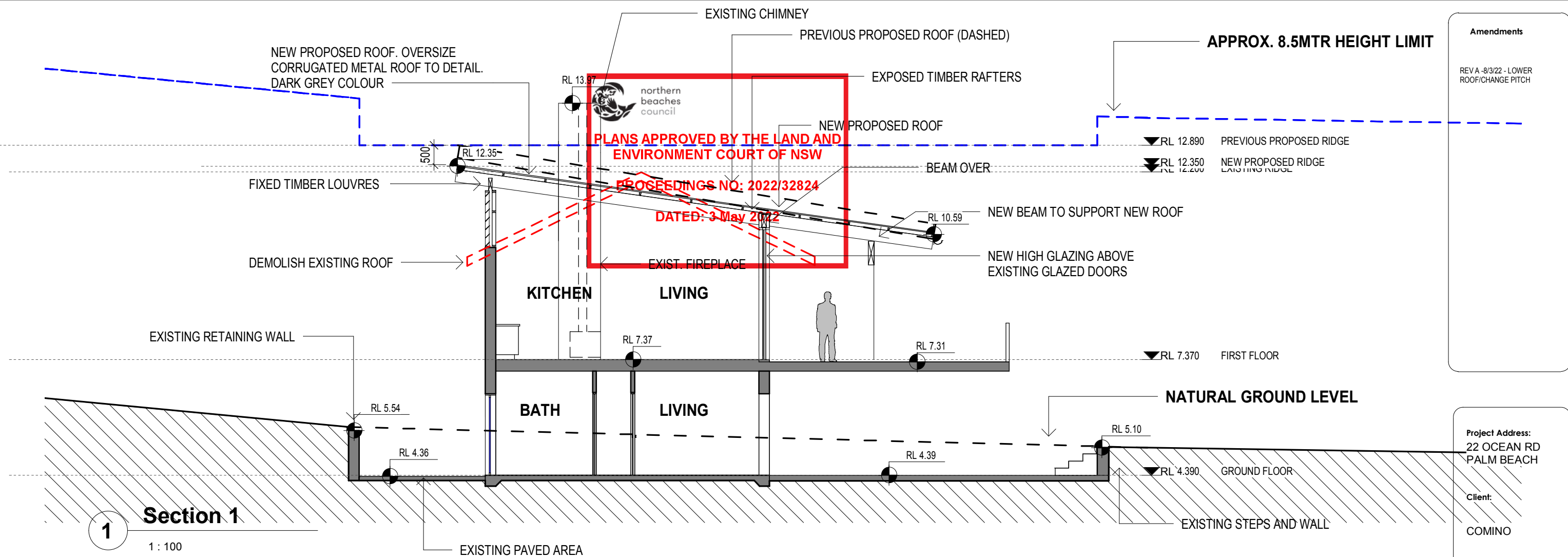
1 East Elevation

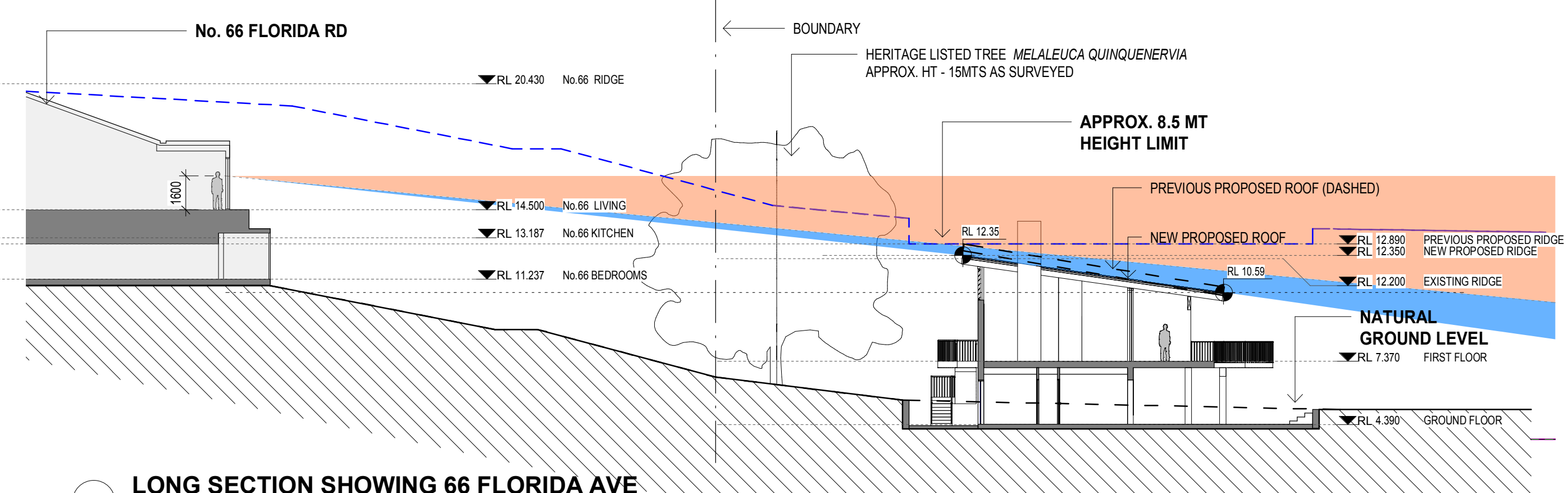
1 : 100



2 West Elevation

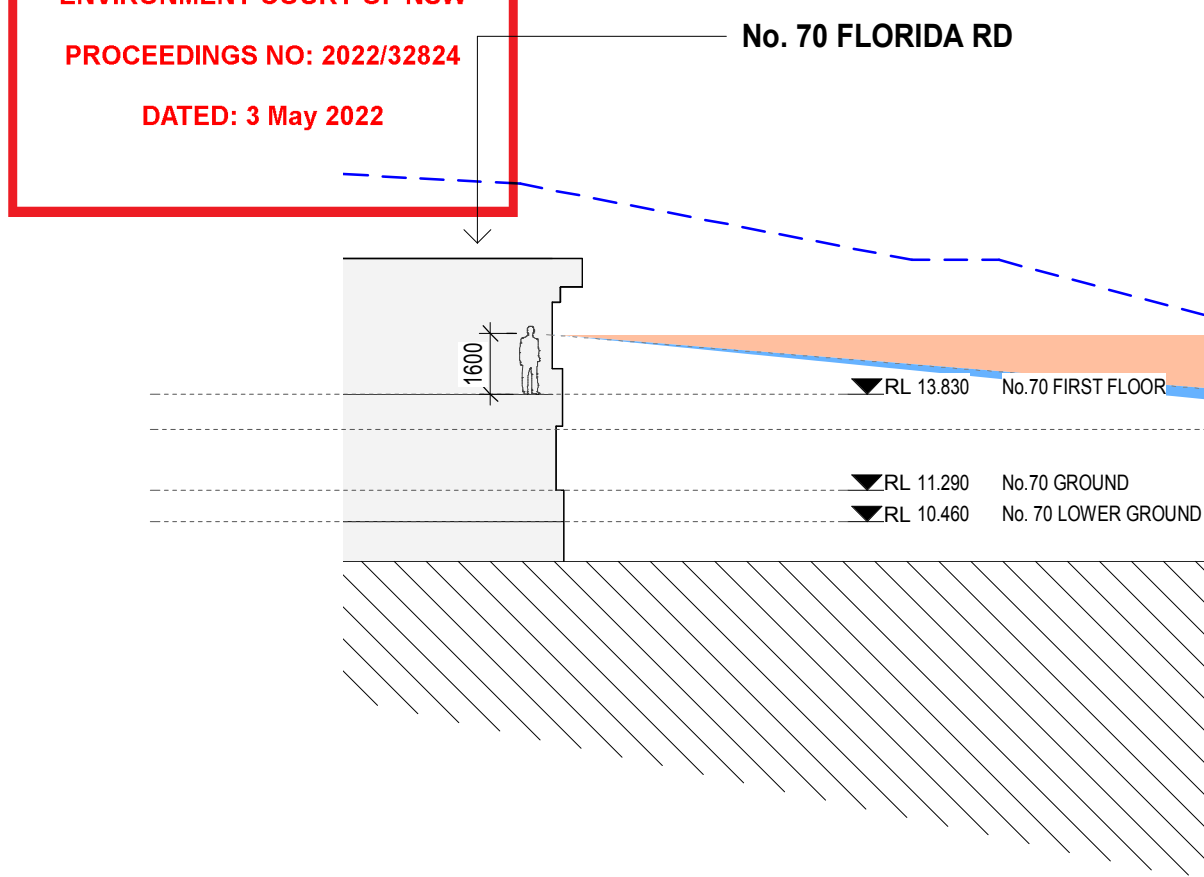
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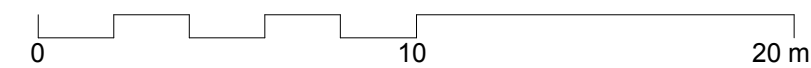
LONG SECTION SHOWING 66 FLORIDA AVE

1
 1 : 200
 northern beaches council
 PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2022/32824
 DATED: 3 May 2022



LONG SECTION SHOWING 70 FLORIDA AVE

2
 1 : 200



Amendments

REV A - 8/3/22 - LOWER ROOF/CHANGE PITCH

Project Address:
 22 OCEAN RD
 PALM BEACH

Client:
 COMINO

Project Status:
 DA

Sheet Name:
 LONG SECTION

Project number:
 14/2021

Scale:
 1 : 200

Date:
 MARCH 10 2022

Sheet Number

06	REVISION A
----	---------------

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 katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
 Pretty Beach
 NSW 2257

P: 0422271398
 E: info@4track.com.au

No.21

Boundary 60.960 m

Amendments

REV A -8/3/22 - LOWER
ROOF/CHANGE PITCH

Project Address:
22 OCEAN RD
PALM BEACH

Client:

COMINO

Project Status:

DA

Sheet Name:

ROOF PLAN

Project number:

14/2021

Scale:

1 : 100

Date:

MARCH 10 2022

Sheet Number

07	REVISION
	A

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4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

Boundary 20.115 m



ROOF RIDGE RL. 12.90

STAIRS BELOW

EXISTING ROOF DEMOLISH

RL 12.35

EXISTING CHIMNEY

RL 13.97

ROOF RIDGE RL. 12.90

8°

8°

MIN. 250MM HALF ROUND GUTTER

DOWNPIPE TO EXISTING SYSTEM

BALCONY BELOW

NEW PROPOSED ROOF. OVERSIZE
CORRUGATED METAL ROOF TO DETAIL.
DARK GREY COLOUR

RL 10.59

STAIRS BELOW

1022

Boundary 60.960 m

1

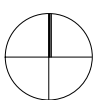
No.23
NEW ROOF PLAN

1 : 100

0

5

10 m



BASIX

BASIX®Certificate

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

Alterations and Additions

Certificate number: A435067

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 11, October 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	22 Ocean Road Palm Beach
Street address	22 Ocean Road Palm Beach 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 6746
Lot number	71
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Damian O'Toole Town Planning P/L
ABN (if applicable):	75105123420

page 1 / 5

BASIX Certificate number: A435067

page 2 / 5

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

BASIX Certificate number: A435067

page 3 / 5

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
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		
external wall: other/undecided	R1.70 (including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

BASIX Certificate number: A435067

page 4 / 5

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
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 door:						
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	E	12.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	23.8	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

FINISHES



TIMBER HORIZONTAL FIXED LOUVRES



DARK GREY METAL ROOFING



TIMBER FRAMED WINDOWS



RENDERED BRICKWORK



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PROCEEDINGS NO: 2022/32824

DATED: 3 May 2022

Amendments

Project Address:
22 OCEAN RD
PALM BEACH

Client:

COMINO

Project Status:

DA

Sheet Name:

BASIX/FINISHES

Project number:

14/2021

Scale:

Date:

MARCH 10 2022

Sheet Number

14

REVISION

DAVID KATON
STUDIO PTY LTD

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6 High View Rd
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