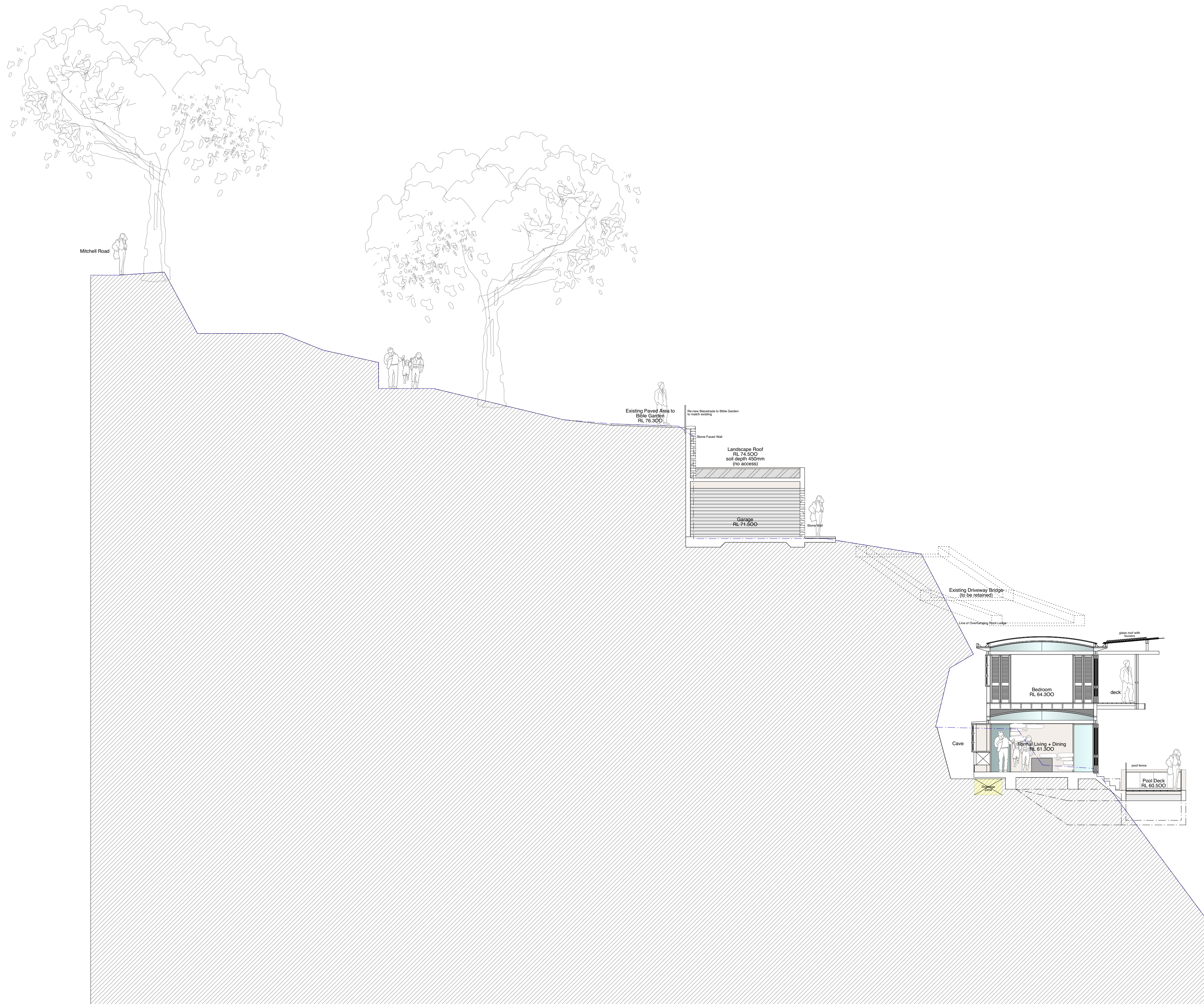




notes

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development application ~ *living in landscapes of cliffs + caves + sea* ~
+ *statement of environmental effects*
6 mitchell road, palm beach nsw
july 2020

living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

stephen lesiuk

tel: 0414 468 186
email stephenlesiuk@mac.com



project team



notes
.

Owner	Roger Bain
Design	Dr Stephen Lesiuk PhD, B. Arch, B.Sc.(Arch)
Landscape Design	Dr Stephen Lesiuk PhD, B. Arch, B.Sc.(Arch)
Surveyor	DP Surveying
Geotechnical Engineer	Crozier Geotechnical Engineers
Civil Engineer	NB Consulting Engineers
Arborist	Kingfisher Urban Ecology + Wetlands
Ecologist	Kingfisher Urban Ecology + Wetlands
Solar Analysis + Shadows	Urbaine Architecture
Digital Images	Urbaine Architecture
Thermal Comfort	Integreco Consulting
BASIX	Integreco Consulting
Heritage	Weir Phillips Heritage + Planning
Legal + Planning	Shaw Reynolds Lawyers
Construction	Contemporary Builders

living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

stephen lesiuk

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contents ~ development application + statement of env. effects



notes

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- introduction
- part 1 ~ site analysis
- part 2 ~ bible garden analysis
- part 3 ~ site preparation + construction analysis
- part 4 ~ design sketches + images
- part 5 ~ development application drawings
- part 6 ~ shadows + evaluation
- part 7 ~ notification plans

additional documents

- bible garden letter
- survey
- geotechnical report
- civil engineering
- arborist report
- ecology report
- heritage report
- thermal comfort
- BASIX report
- legal and planning

living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

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introduction



notes

-

The following document consitutes the Development Application for the property 6 Mitchell Road, Palm Beach NSW.

A site with numerous challenges: a steep cliff, existing overhead driveway and a connection to the existing recreation reserve - ‘The Bible Garden’.

Prior to any design design sketches being undertaken an extensive site analysis was undertaken with the assistance of Geo-technical Engineers, Structural and Civil Engineers and Builders to determine both the restrictions and opportunities.

Hertitage Consultants, Arborists and Ecologists were also requested to prepare preliminary reports to ascertain further restraints as well as opportunities.

In addition, discussions were undertaken with the Friends of the Bible Garden. Preliminary thoughts were reviewed and height poles were installed in order to confirm the best way forward with the programme.

Finally and due to the historical complexity of the site, two Pre-DA meetings were undertaken with Council, firstly to review preliminary Concept Designs and secondly to address the zoning issues of the site.

It therefore follows that this application is structured to reflect this process and includes:

- Site Analysis
- Bible Garden Analysis
- Demolition + Excavation (Site Preparation) Analysis
- Proposed Design + Finishes
- Evaluation

From early discussions with the owner as well as the consultant team, the existing rock face was seen as an enormous assest affording a strong ‘back’ to the dwelling and an itimacy of views. The rock face also provides unique landscape opportunities.

To unlock the opportunities of the site great care will be required in undertaking the demolition and excavation not only to retain existing built structures of the elevated driveway, but to also reveal the rock face whilst also protecting the existing rockfaces and caves.

The construction programme, including site management, has also been identified as being integral to the design concept. From meetings with the Geo-technical Engineer and Structural Engineer it was sought to reduce the extent and amount of rock excavation on the site and to located this work as far as possible from the Bible Garden.

It was further understood that any proposed new dwelling must be achieved with a very tight footprint - a narrow pavilion which would look both to the north and the views, but also to the south and embrace the cliff as a visual feature of the new dwelling.

The proposed dwelling is configured as two items;

- The Pavilion, and
- The Circulation Link.

The hub of the Circulation Link is defined by the Lift, Stairs and a set of Foyers at each Level.

The Pavilion is defined as a set of Verandahs and Decks.

It has been a challenging programme of integration and simplification.

Dr. Stephen Lesiuk

July 2020



living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

Ah, my hut in spring!
True there is nothing in it;
There is everything!



stephen lesiuk

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email stephenlesiuk@mac.com

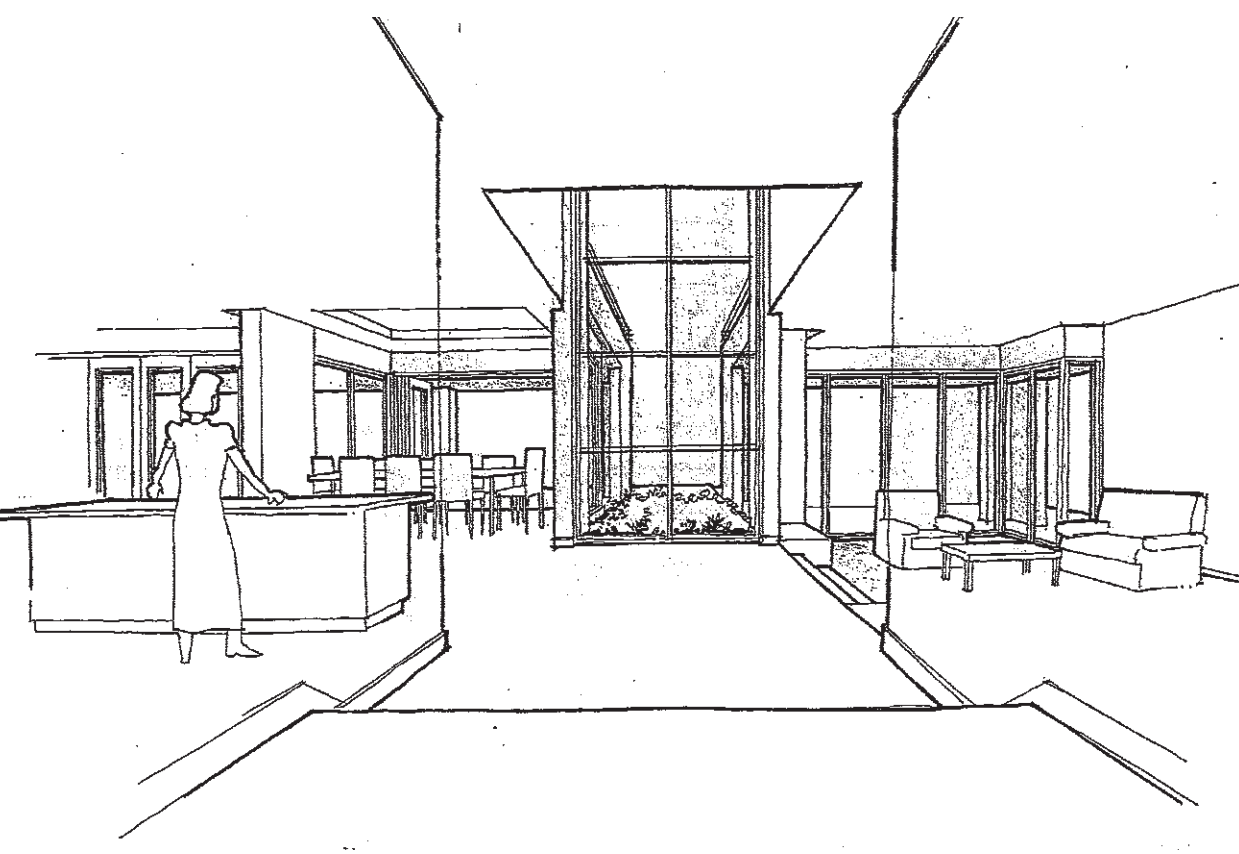
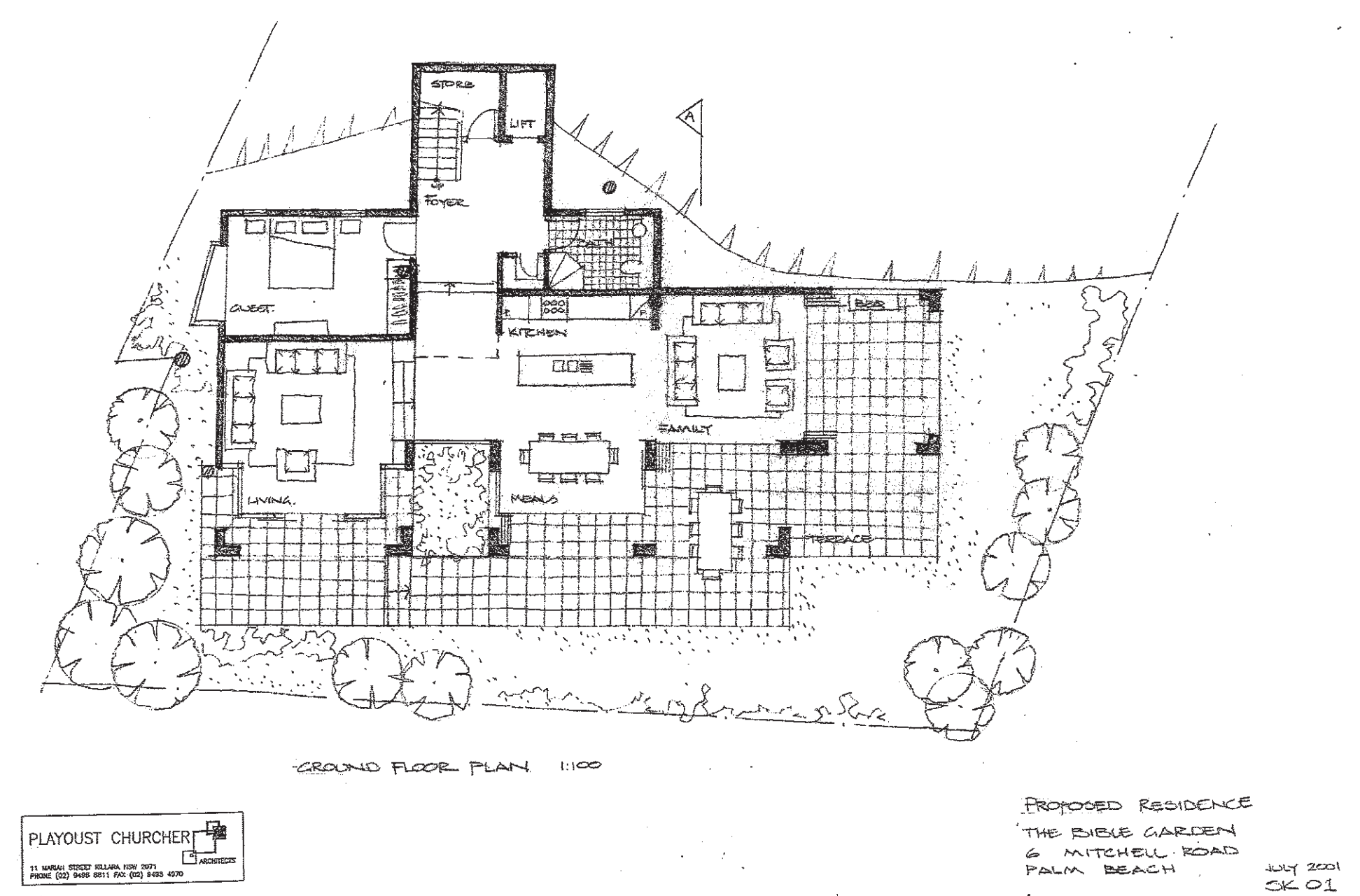
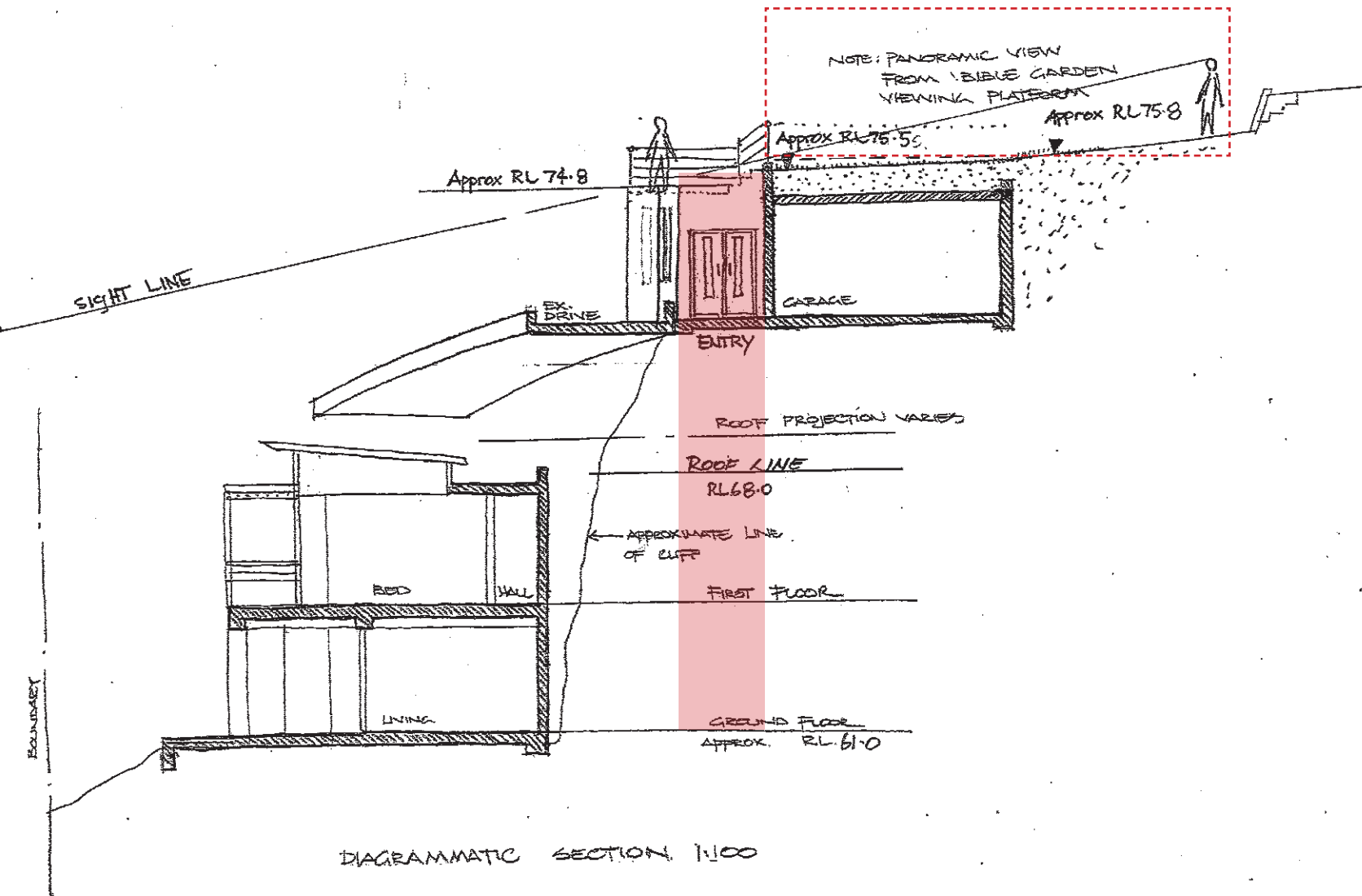
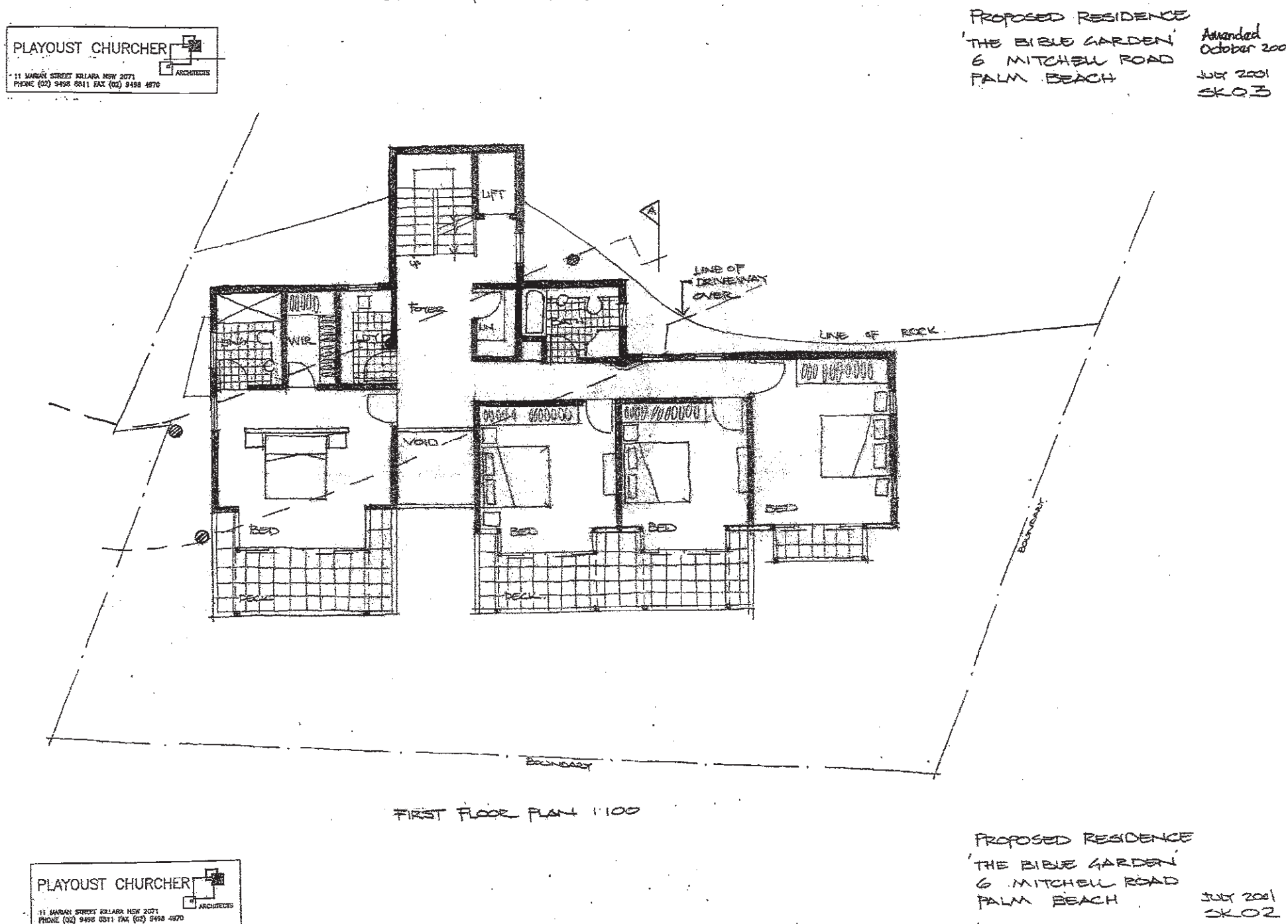
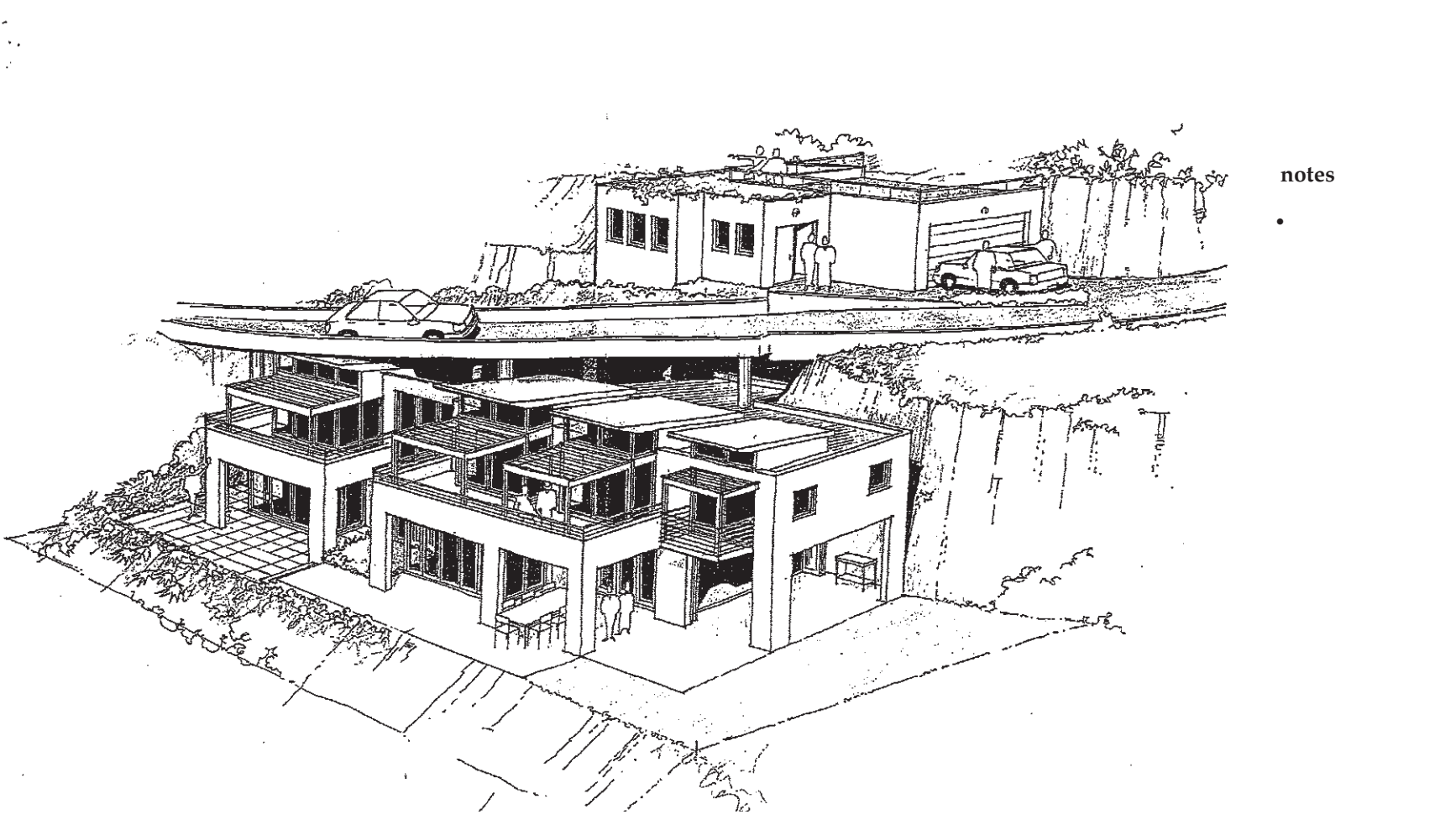
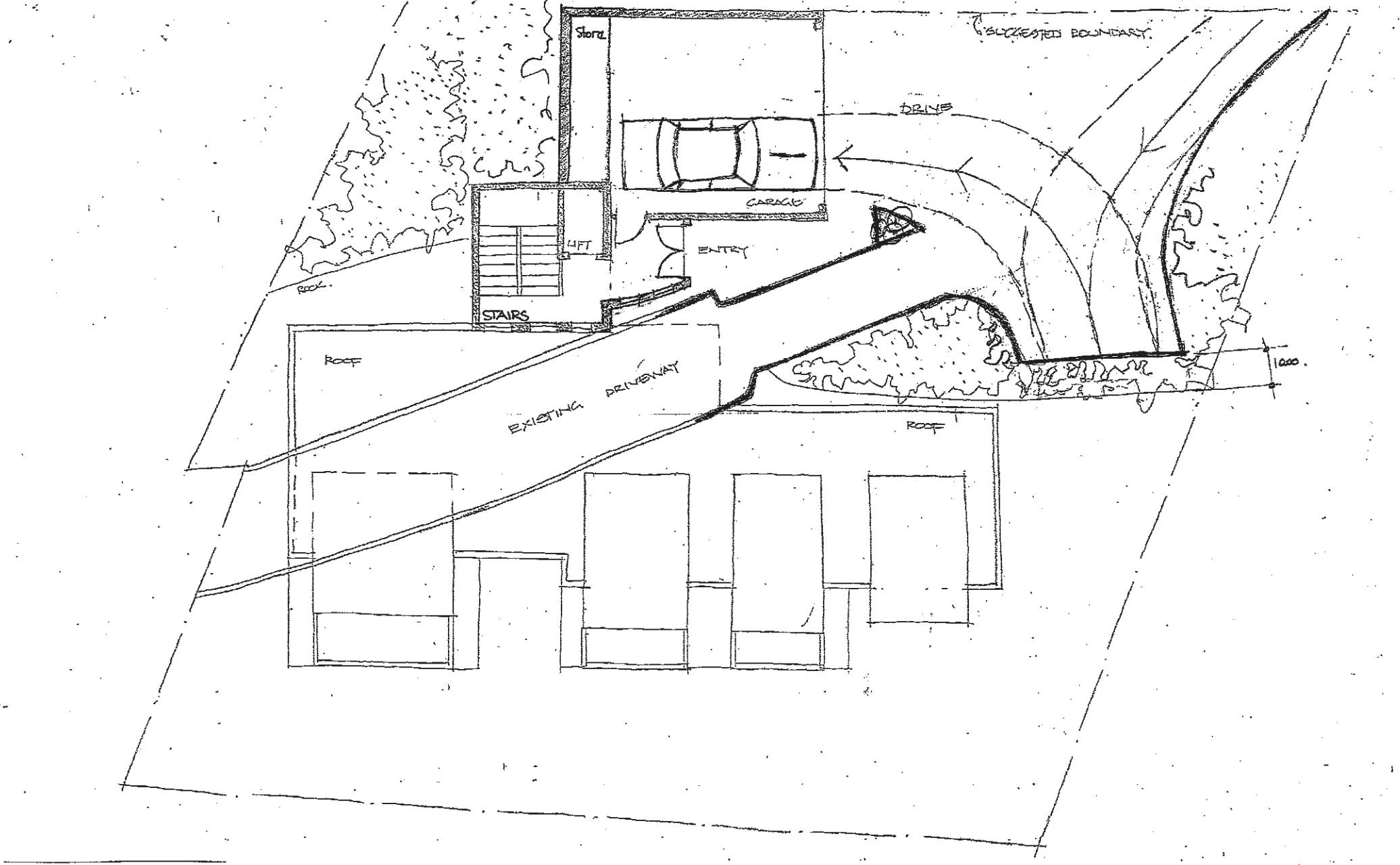
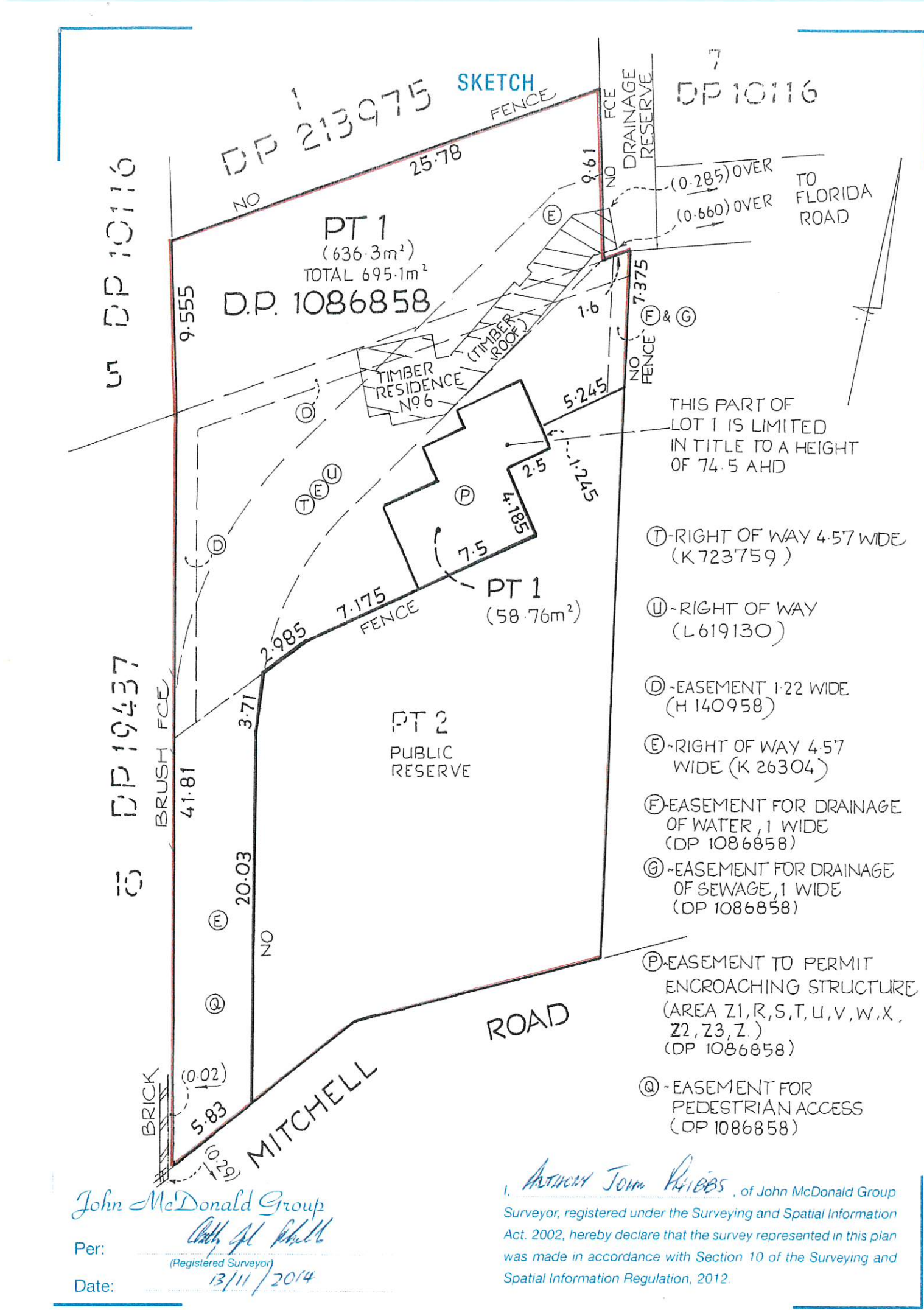


background

The subdivision of the site and the Bible Garden included a schematic design illustrating a proposed dwelling including Garage, Lift and Stairs.

ISSUES

- The schematic section and perspective give the impression that the Bible Garden will take benefit of a ‘Landscape Structure’ to be constructed over the roof of the Garage,
- From detailed Surveys, it was identified that the existing terrace to the Bible Garden (RL 76.300) was 1800mm HIGHER than the height limit identified in the Covenant (RL 74.500)
- This was confirmed with the Trustees of the Bible Garden.
- It was also noted that the proposed position of the Lift and Stairs would require a significant excavation - nearly 14 meters.
- It was obvious that an alternative approach to the vertical circulation to the property was essential



living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

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site location



notes



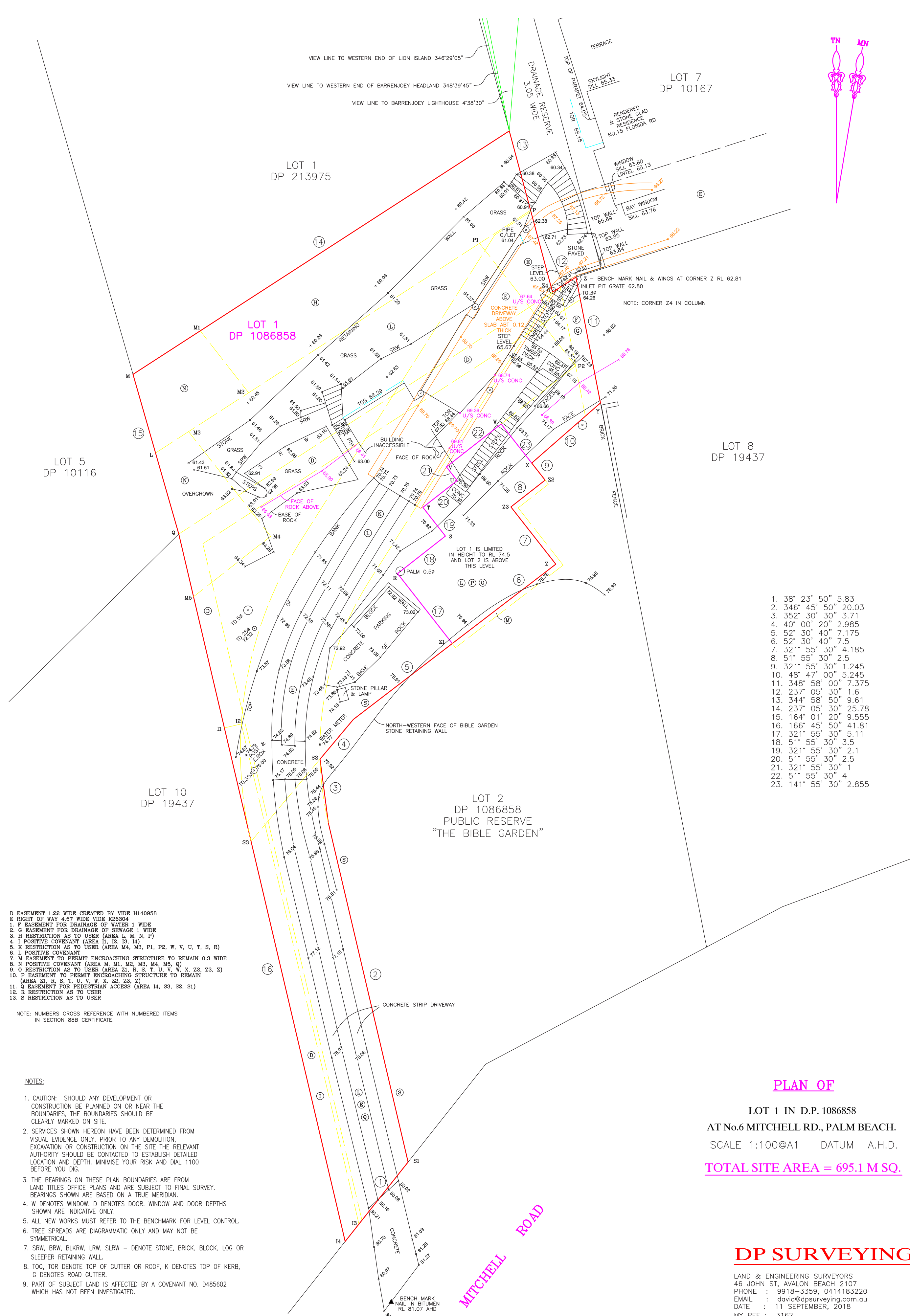
living in landscapes of cliffs + caves + sea

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for
Roger Bain

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PLAN OF

LOT 1 IN D.P. 1086858
AT No.6 MITCHELL RD., PALM BEACH.
SCALE 1:100@A1 DATUM A.H.D.
TOTAL SITE AREA = 695.1 M SQ.

DP SURVEYING

LAND & ENGINEERING SURVEYORS
48 JOHN ST, AVALON BEACH 2107
PHONE : 9918-3359, 0414183220
EMAIL : david@dpsurveying.com.au
DATE : 11 SEPTEMBER, 2018
MY REF : 3162

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for
Roger Bain

stephen lesiuk

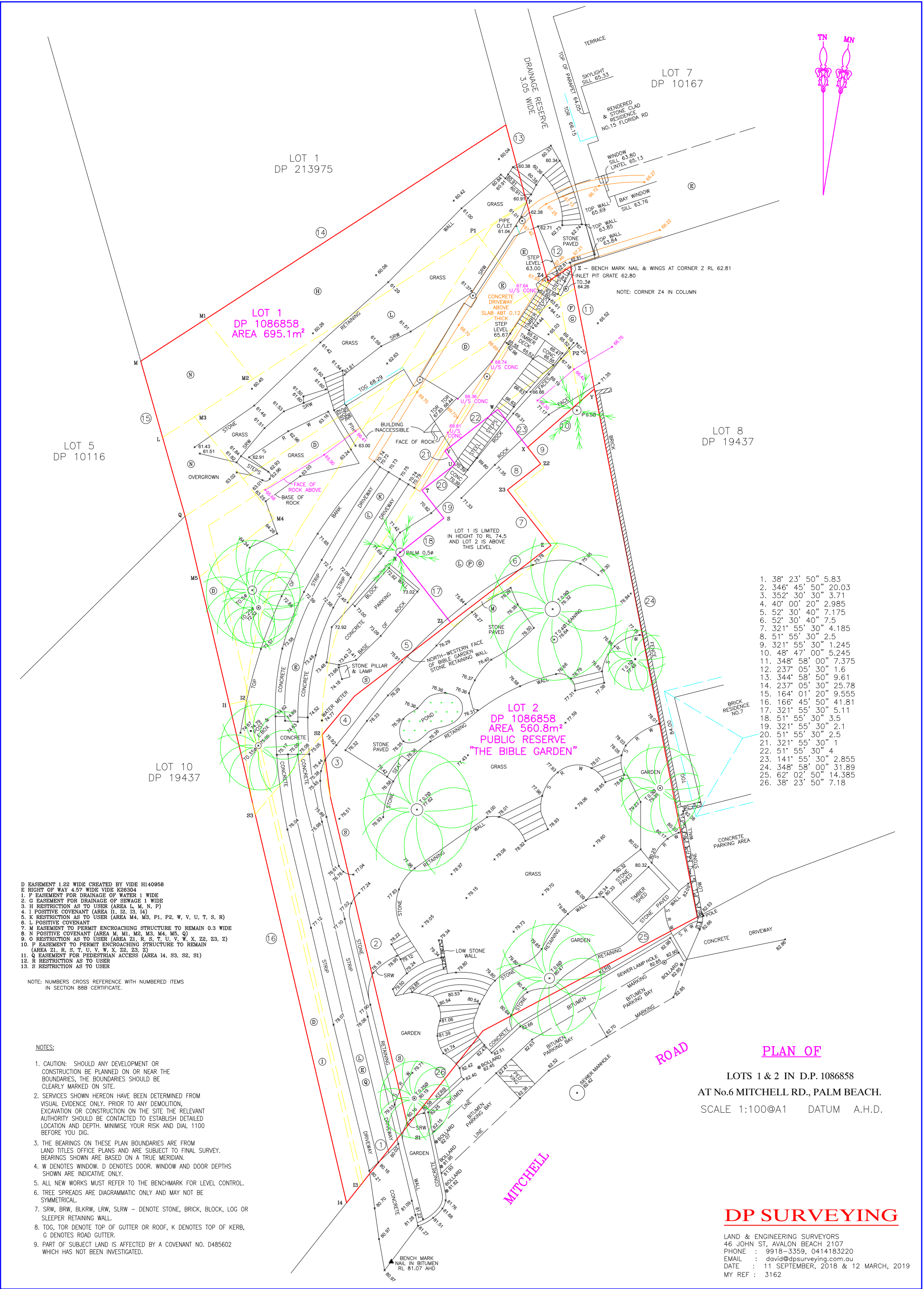
survey details

tel: 0414 468 186
email stephenlesiuk@mac.com



notes

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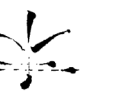
living in landscapes of cliffs + caves + sea

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for
Roger Bain

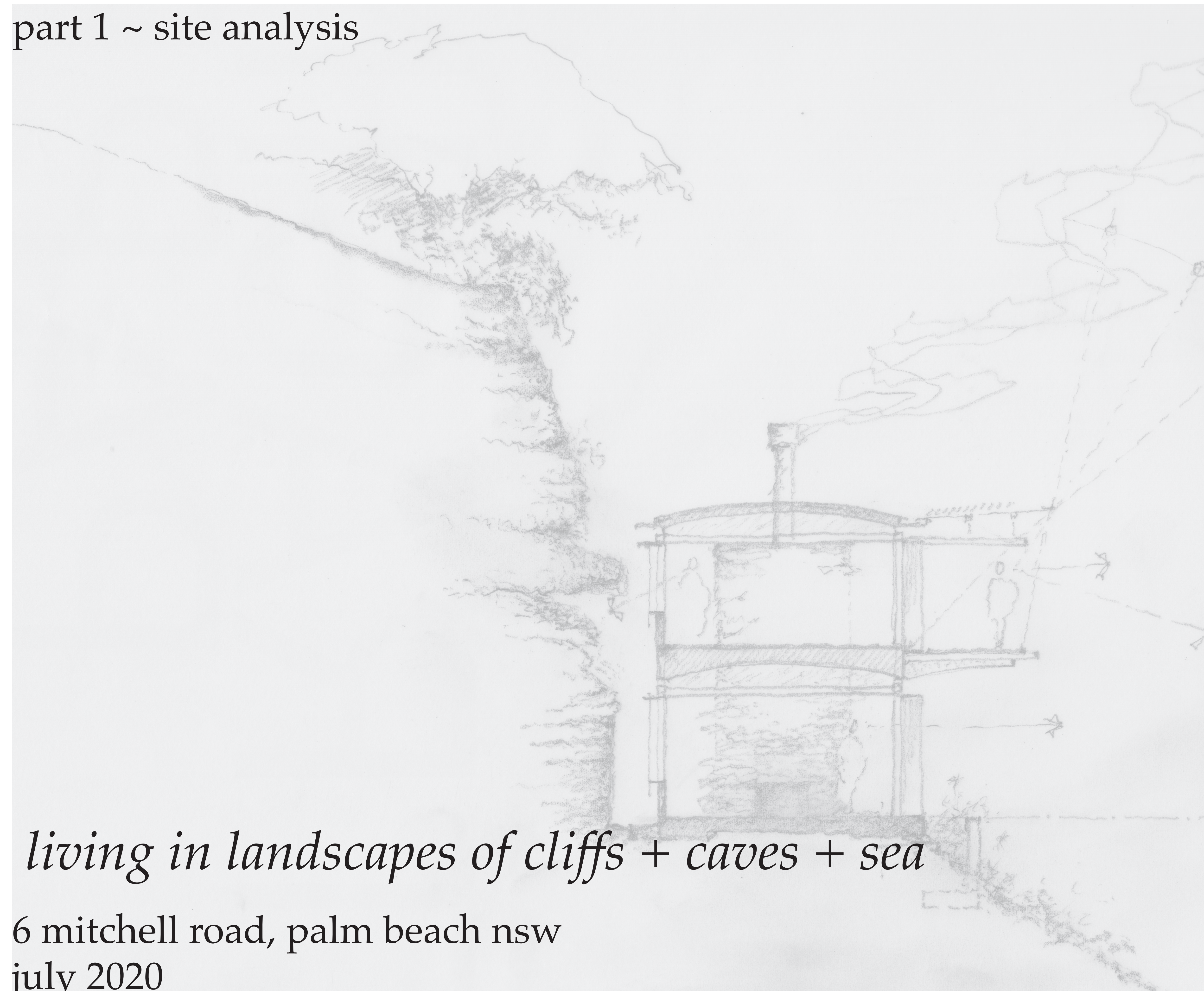
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part 1 ~ site analysis



notes



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july 2020

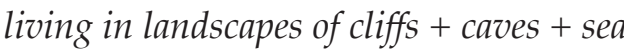
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for
Roger Bain

stephen lesiuk

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email: stephenlesiuk@mac.com





site conditions + restraints

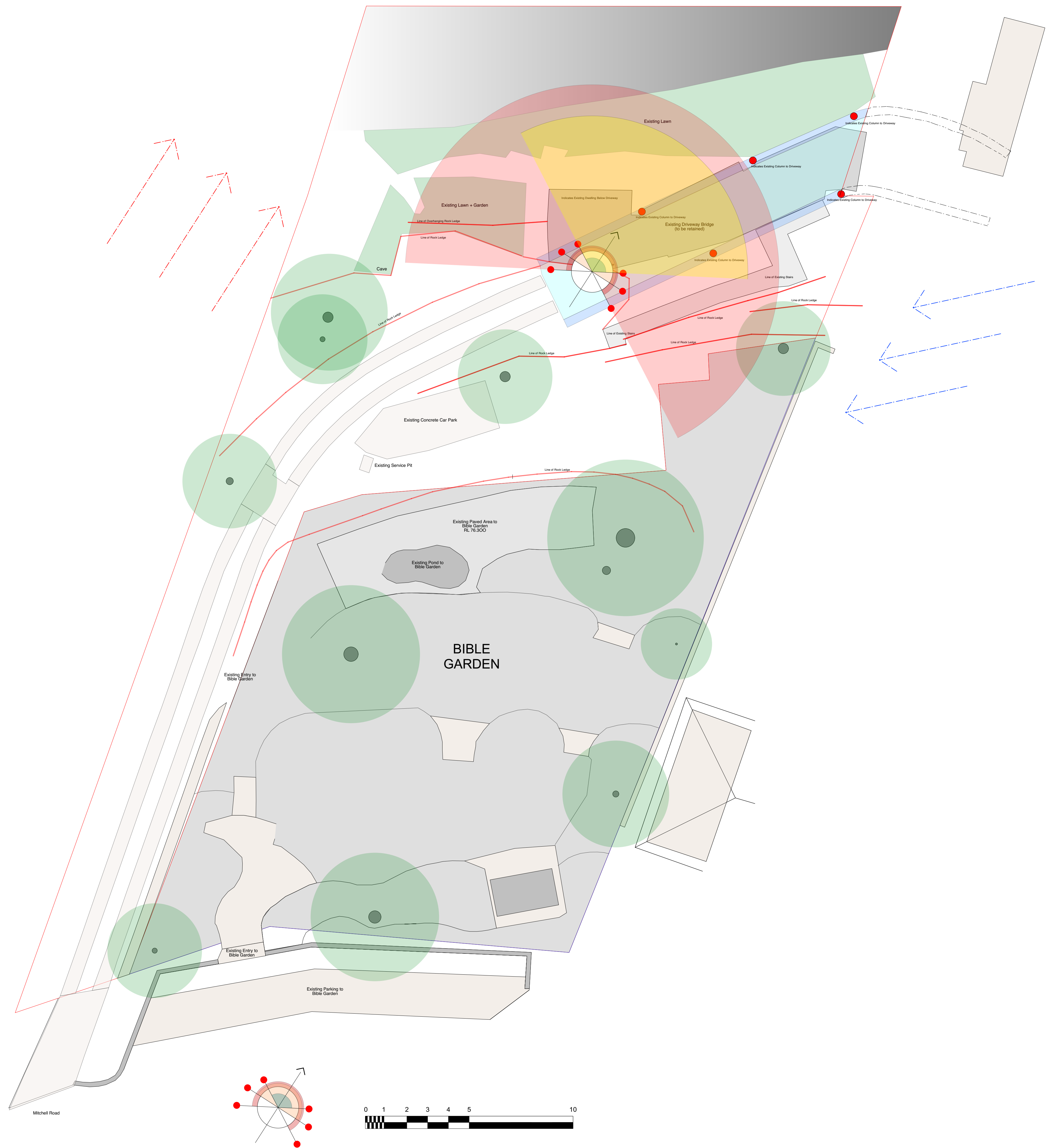
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notes
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living in landscapes of cliffs + caves + sea

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for
Roger Bain

sun and wind vectors

stephen lesiuk

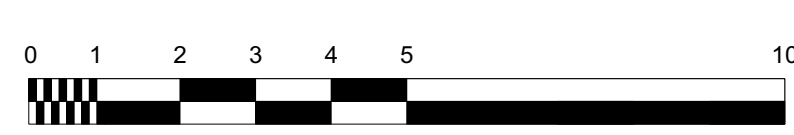
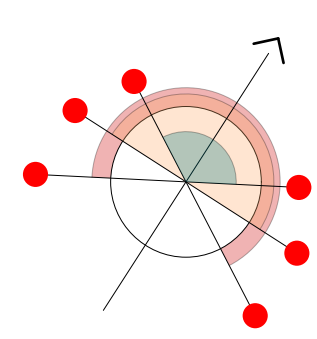
tel: 0414 468 186
email stephenlesiuk@mac.com





- Height Limit
RL 60.500
- Building
Envelope
- Drainage
- Height Limit
RL 74.500
- Circulation +
Driveway

notes
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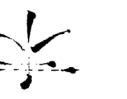
6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

planning + easements

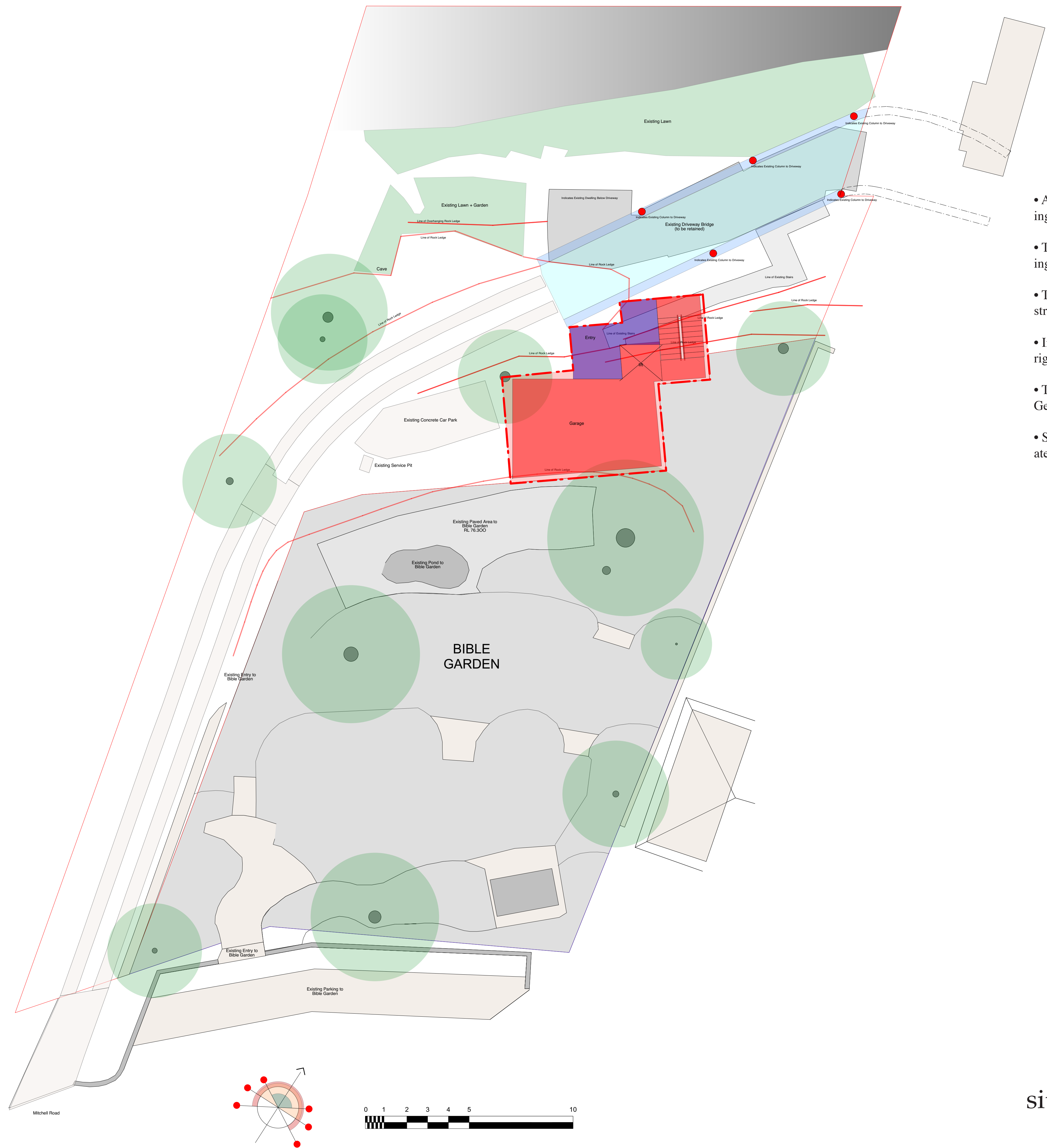
stephen lesiuk

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email stephenlesiuk@mac.com





notes
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- At the time of the sub-division a Design Concept for a proposed new dwelling was also illustrated.
- The area immediately below the Bible Garden was identified as a car parking space, entry and circulation which included a ‘foyer’, ‘stairs’ and a ‘lift’.
- This area subject to a Covenant which limits the height of any proposed structure to a maximum of RL 74.500.
- In order to achieve this outcome, extensive excavation would be required right up to the boundary with the Bible Garden.
- The position of this vertical circulation was discussed and rebiewed by the Geotechnical Engineer, Structural Engineer, Builder, Ecologist and Arborist.
- Such an approach will require significant and substantial excavtion immedi-ately adjacent to the Bible Garden.

living in landscapes of cliffs + caves + sea

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for
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site access and circulation - option 1

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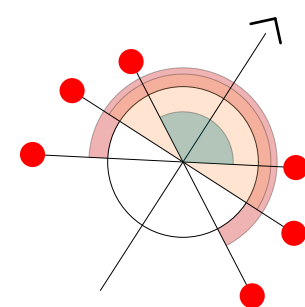
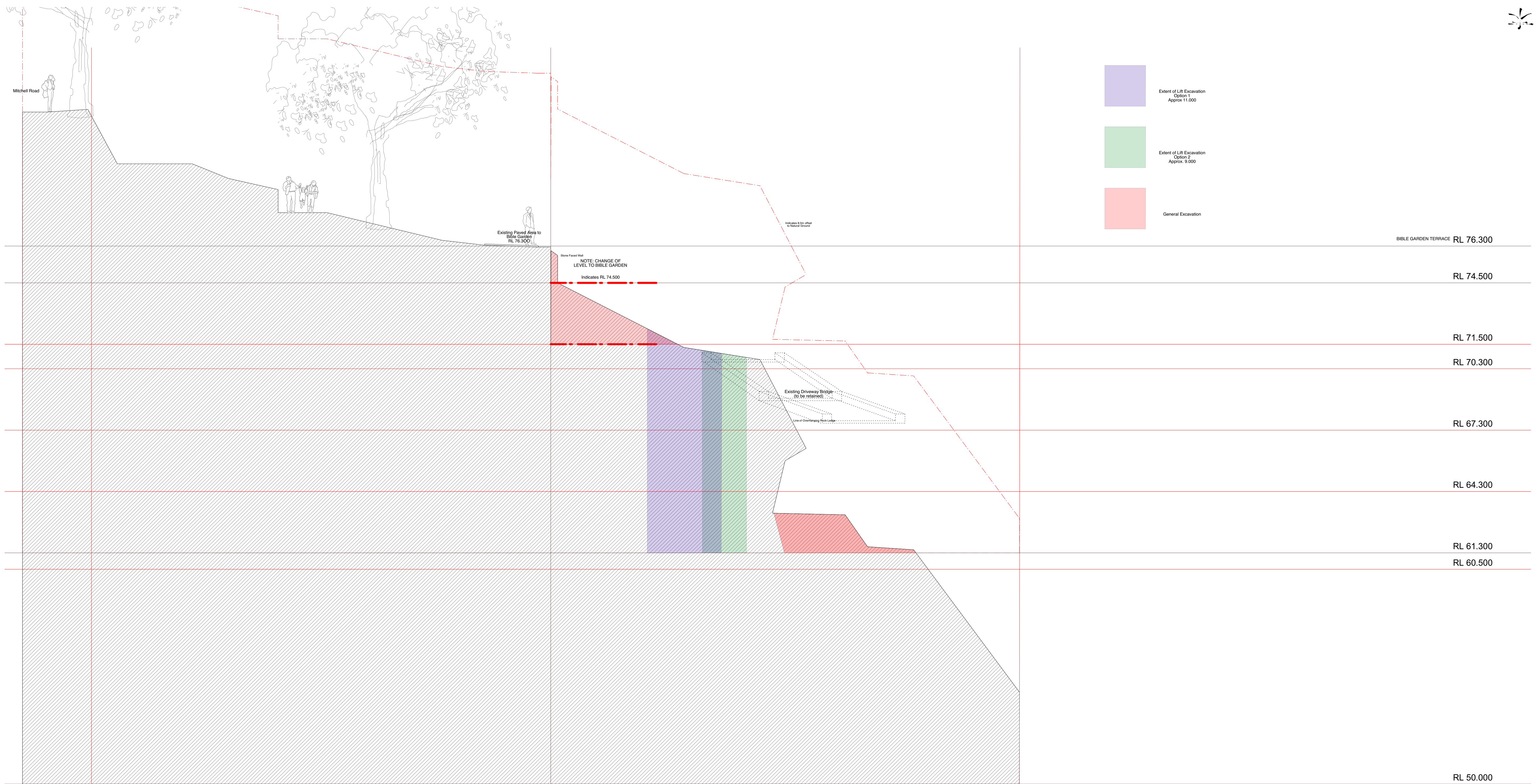
6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

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site access and circulation - option 2 - preferred

- An alternative approach was reviewed with Consultants.
- The existing stairs (vertical circulation) runs along the edge of the existing elevated driveway and a series of rock faces to the existing cliff.
- It was determined that the vertical circulation to the proposed dwelling would be better located in this 'wedge' between the driveway and the cliff.
- This location would significantly reduce the necessity for bulk stone excavation.
- This location is distant to the boundaries to the Bible Garden
- This location would afford the opportunity for natural light and ventilation to the vertical circulation
- AIMS
 - minimise rock excavation
 - minimise impact to the Bible Garden
- This Concept was reviewed by the Geotechnical Engineer, Structural Engineer + Builder
- This Concept was reviewed by the Ecologist + Arborist
- This Concept was reviewed by the Thermal Comfort Consultant
- The Concept was finally reviewed by the Friends of the Bible Garden who understood and appreciated that this excavation (for the lift) would be maintained at a distance to the Bible Garden and that the proposed stairs would occupy a position consistent with the existing stairs on the site.
- A landscaped roof structure was identified as a finish to this circulation zone.
- It was finally noted that this circulation area would result in a lowered roof height of approx. 900mm below RL 74.500.
- The Friends of the Bible Garden saw benefit in this strategy.



sectional analysis

living in landscapes of cliffs and caves and sea

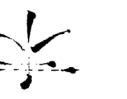
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

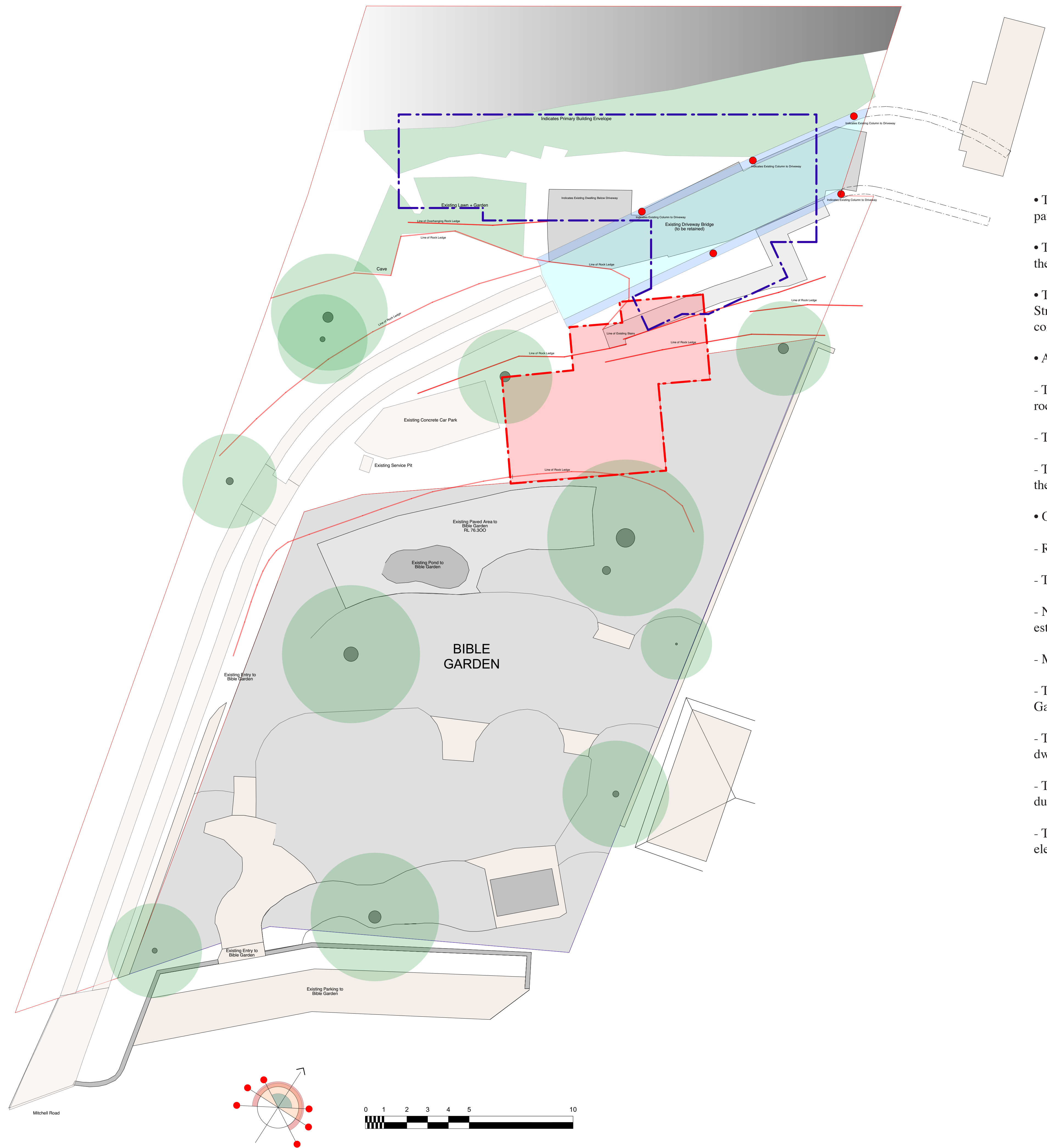
A 008 Sectional Analysis
Scale 1 : 100 @ A1
July 2020

Stephen Lesiuk
email stephenlesiuk@mac.com
phone : 0414 468 186





notes
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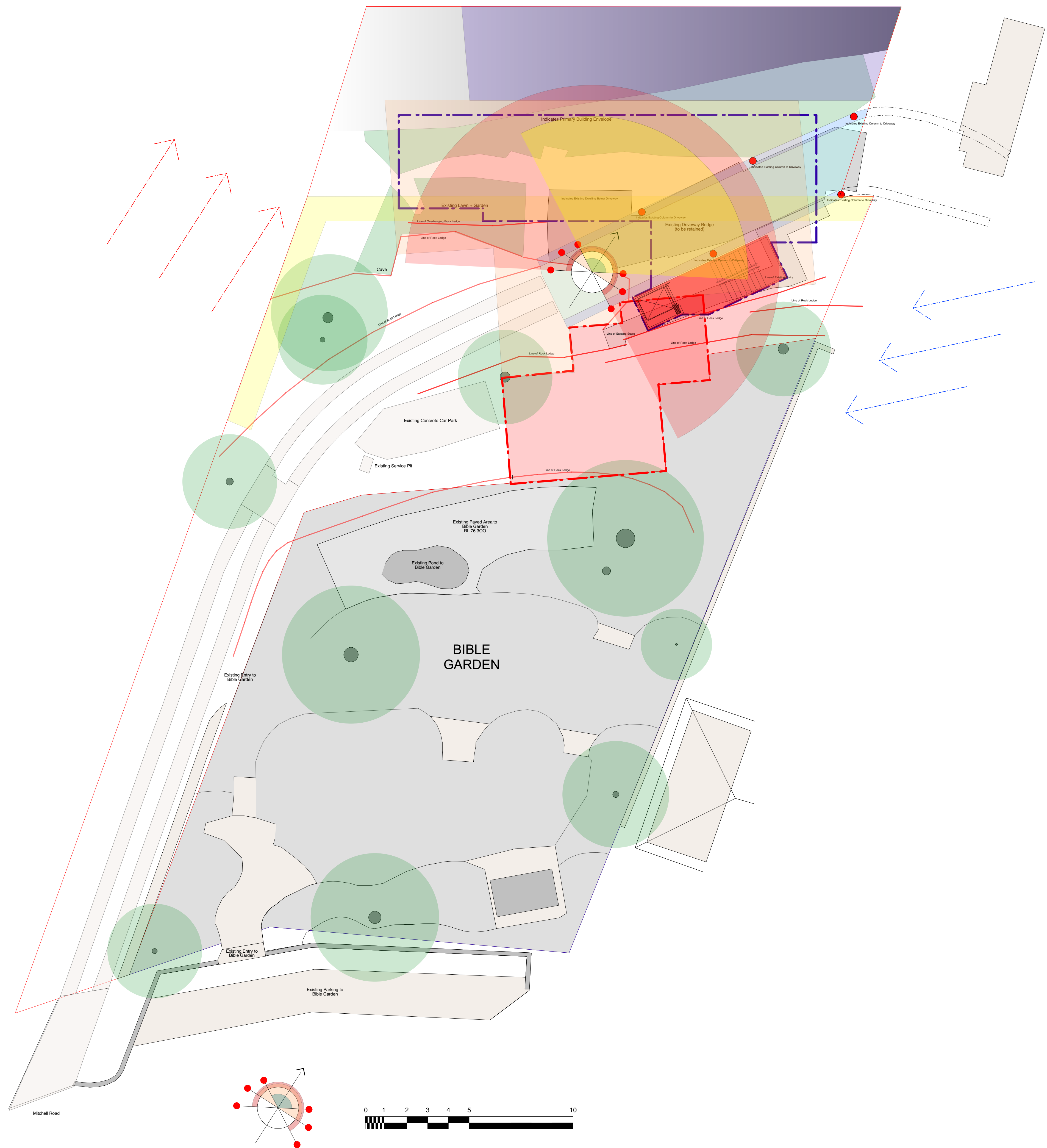
- The major portion of the proposed new dwelling is configured as a narrow pavilion like structure which is totally below the existing Elevated Driveway.
- The pavilion is narrow - some 4.500m in width and is set well clear of both the Eastern + Western Boundaries.
- The narrow width was discussed with consultants, (Geotechnical Engineer, Structural Engineer, Builder, Ecologist, Arborist and Thermal Performace consultant.
- AIM:
 - To locate the main pavilion clear of the rockface of the cliff and associated rock caves.
 - The new dwelling would take benefit of the expansive views to the North
 - The new dwelling would look out onto the cliff - it would become a part of the landscape of the dwelling.
- Outcome
 - Reduce bulk stone excavation to the new dwelling
 - There would be no negative impact to the property below (on Florida Road)
 - No impact on views to adjact properties (the dwelling is lower than the low-est point of the driveway)
 - Maintain Existing Rock Caves + Rockfaces
 - The site planning principles were discussed with the Friends of the Bible Garden.
 - They again appreciated the narrow pavilion characted of the proposed dwelling
 - They appreciated that the proposed new pavilion was located such as to re-duce impact to the existing stone cliff.
 - They appreciated that the proposed structure was well below the existing elevated driveway and would not impact on views from the Bible Garden.

living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

preliminary site planning

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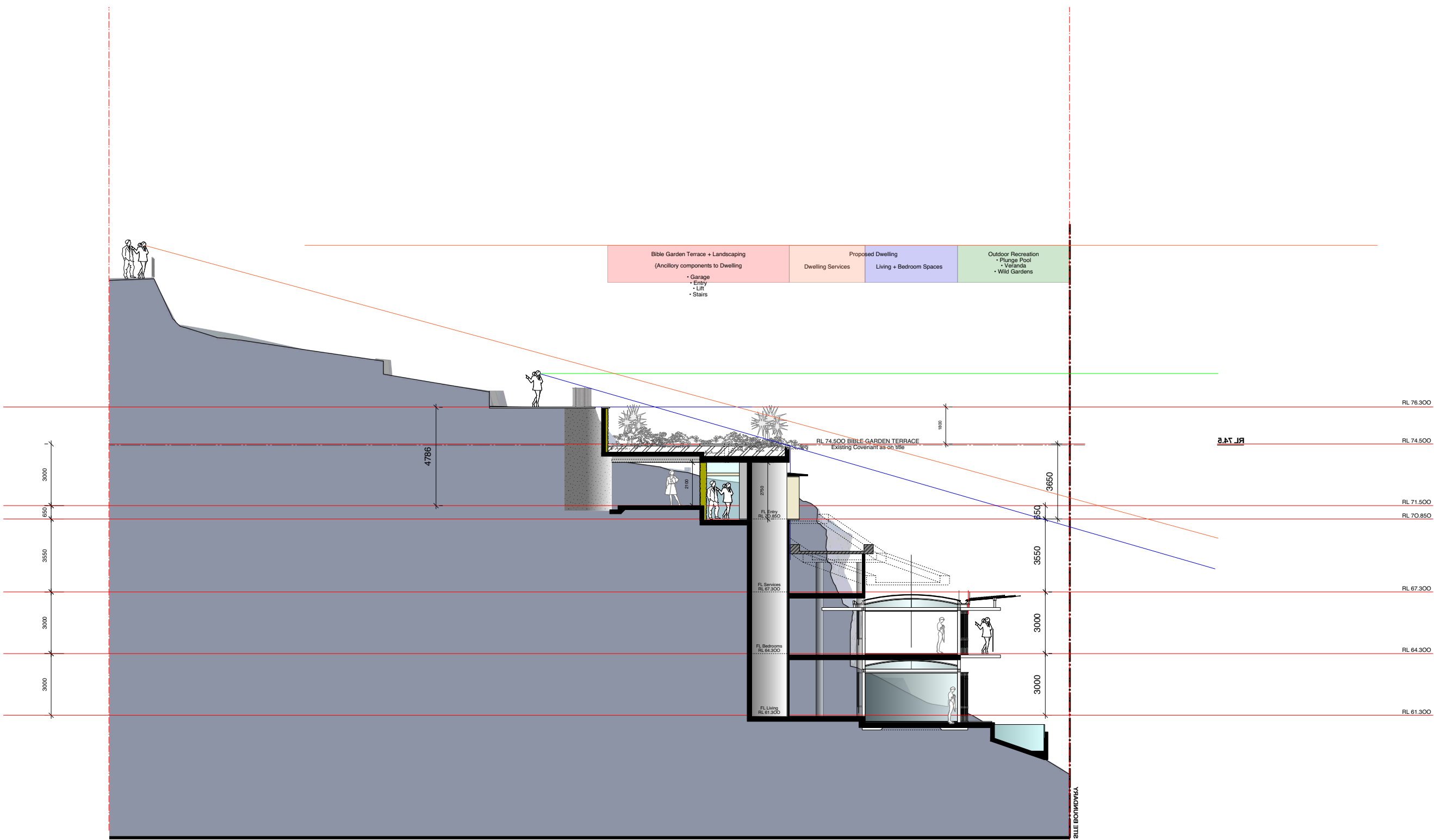
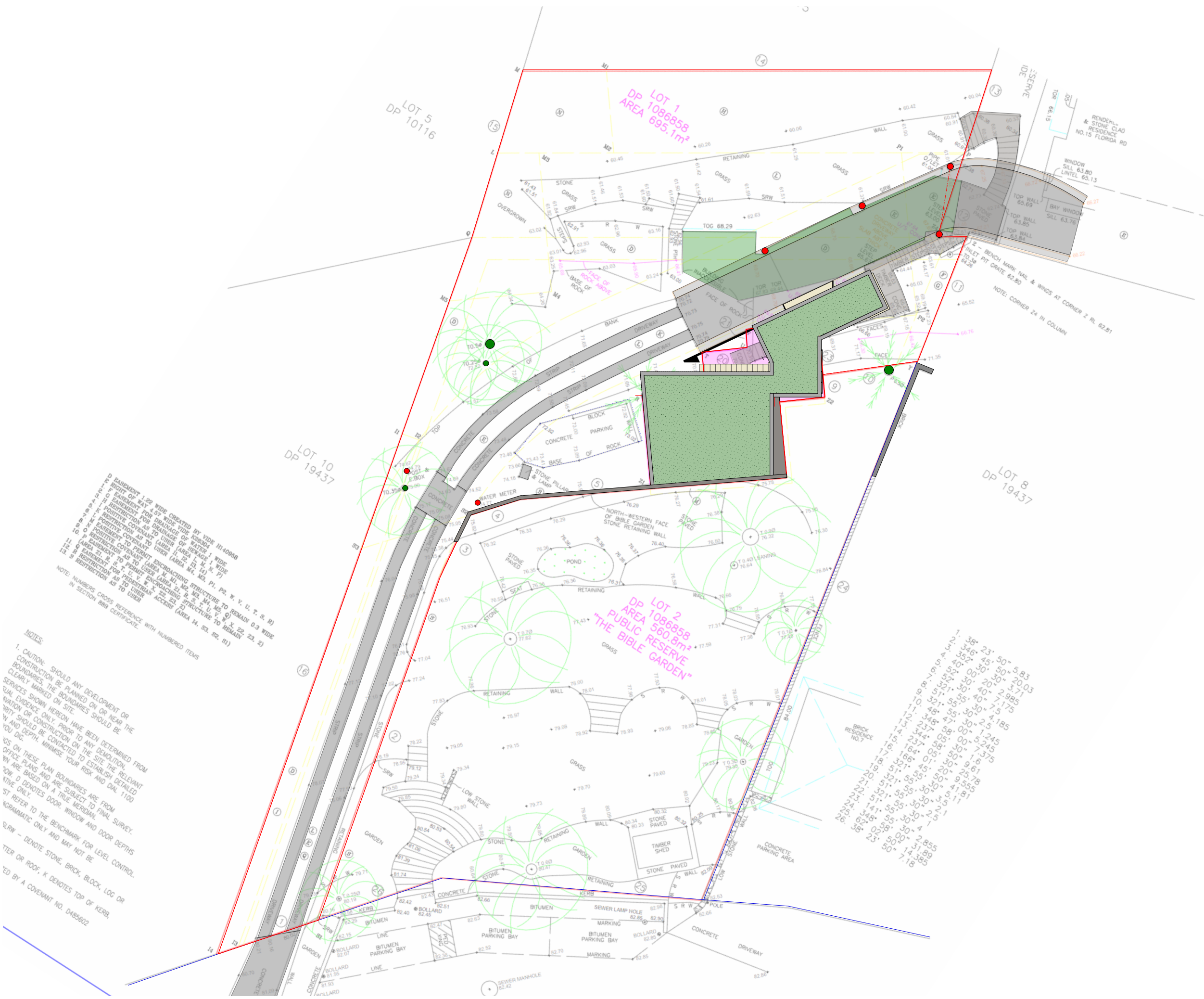
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for
Roger Bain

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part 2 ~ the bible garden analysis



notes



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6 mitchell road, palm beach nsw
july 2020

living in landscapes of cliffs + caves + sea

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for
Roger Bain

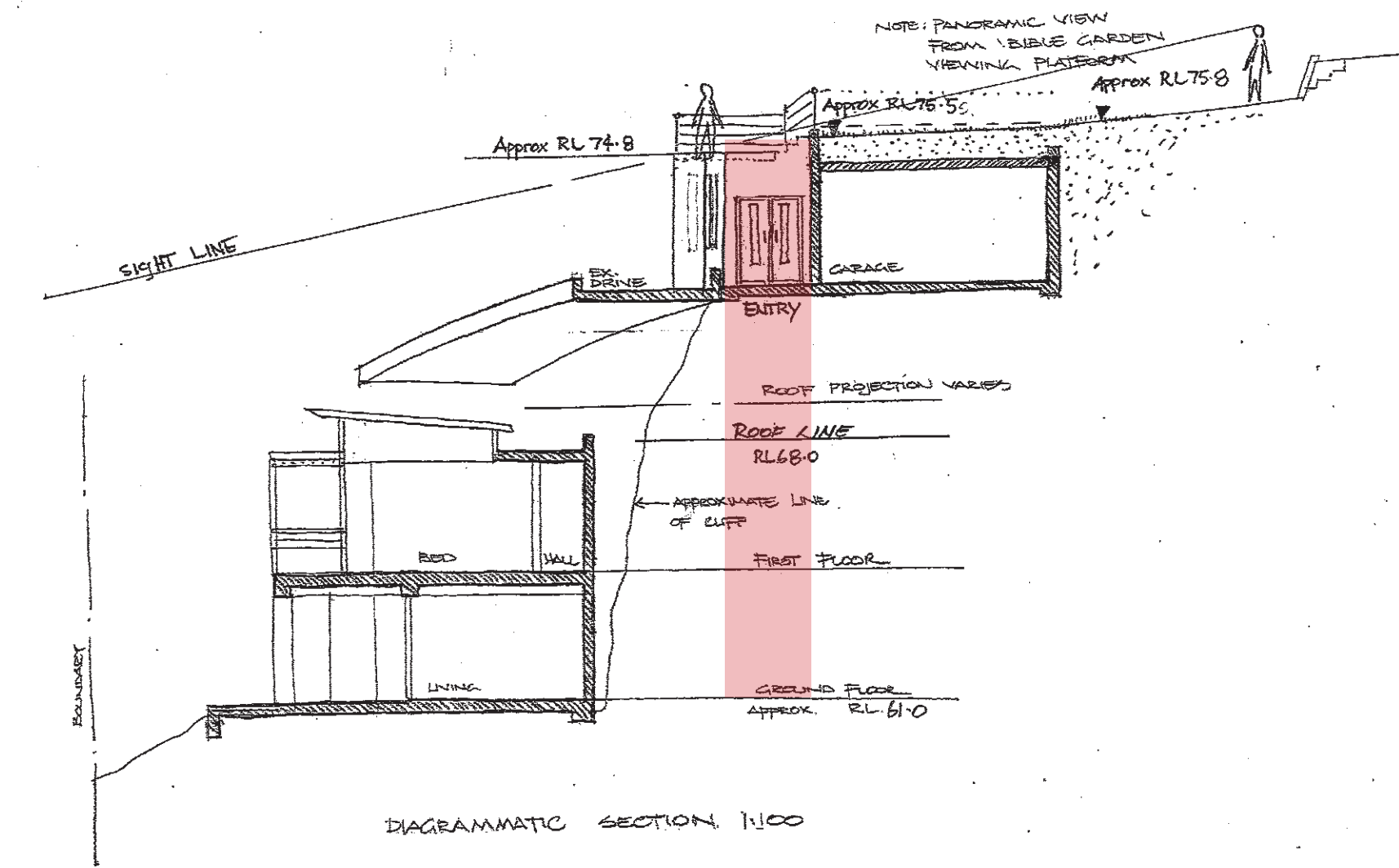
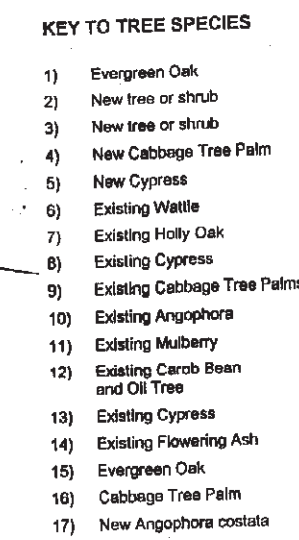
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ISSUES

- [illegible]



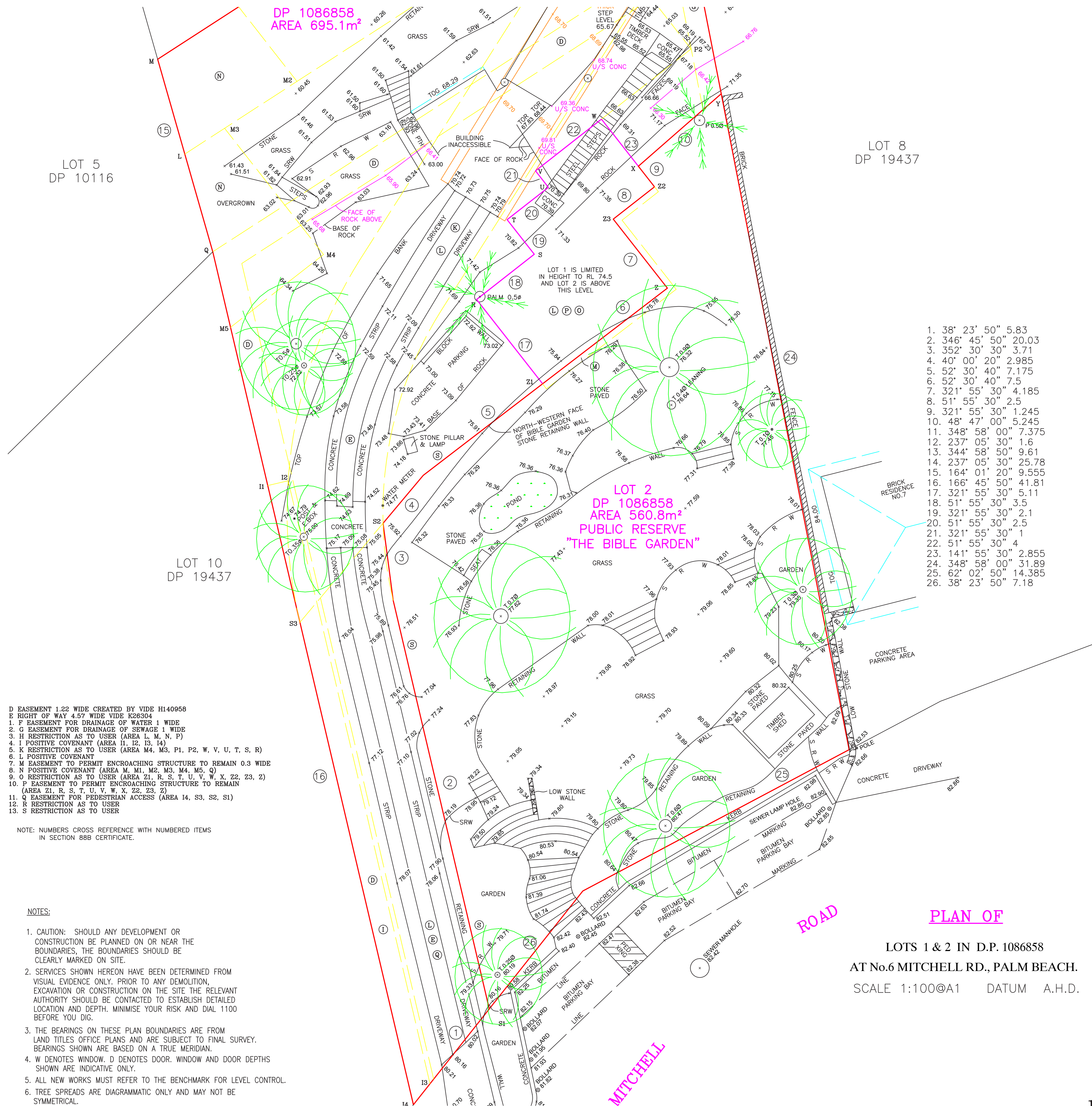
living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

bible garden concepts ~ 2001

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•

1. 38' 23' 50" 5.83
2. 346' 45' 00" 20.03
3. 352' 30' 30" 3.71
4. 40' 00' 20" 2.985
5. 52' 30' 40" 7.175
6. 52' 30' 40" 7.5
7. 321' 55' 30" 4.185
8. 51' 55' 30" 2.5
9. 321' 55' 30" 1.245
10. 48' 47' 00" 5.245
11. 348' 58' 00" 7.375
12. 237' 05' 30" 1.6
13. 344' 58' 50" 9.61
14. 237' 05' 30" 25.78
15. 164' 01' 20" 9.555
16. 166' 45' 50" 41.81
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23. 141' 55' 30" 2.855
24. 348' 58' 00" 31.89
25. 62' 02' 50" 14.385
26. 38' 23' 50" 7.18

D EASEMENT 1.22 WIDE CREATED BY WIDE H140958
E EMENT OF WAY 4.57 WIDE WIDE K26304
1. F EASEMENT FOR DRAINAGE OF SEWAGE 1 WIDE
2. G EASEMENT FOR DRAINAGE OF SEWAGE 1 WIDE
3. H RESTRICTION AS TO USER (AREA L, M, N, P)
4. I POSITIVE COVENANT (AREA L12, 13, 14)
5. K RESTRICTION AS TO USER (AREA M4, M3, P1, P2, W, V, U, T, S, R)
6. L POSITIVE COVENANT
7. M EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 0.3 WIDE
8. N POSITIVE COVENANT (AREA M1, M2, M3, M4, M5, Q)
9. O RESTRICTION AS TO USER (AREA Z1, R, S, T, V, U, X, Z2, Z3)
10. P EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN
(AREA Z1, R, S, T, U, V, W, X, Z2, Z3)
11. Q EASEMENT FOR PIEDMONT ACCESS (AREA T4, S3, S2, S1)
12. R RESTRICTION AS TO USER
13. S RESTRICTION AS TO USER

NOTE: NUMBERS CROSS REFERENCE WITH NUMBERED ITEMS
IN SECTION 88B CERTIFICATE.

NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.

LOT 8
DP 19437

LOTS 1 & 2 IN D.P. 1086858
AT No.6 MITCHELL RD., PALM BEACH.
SCALE 1:100@A1 DATUM A.H.D.

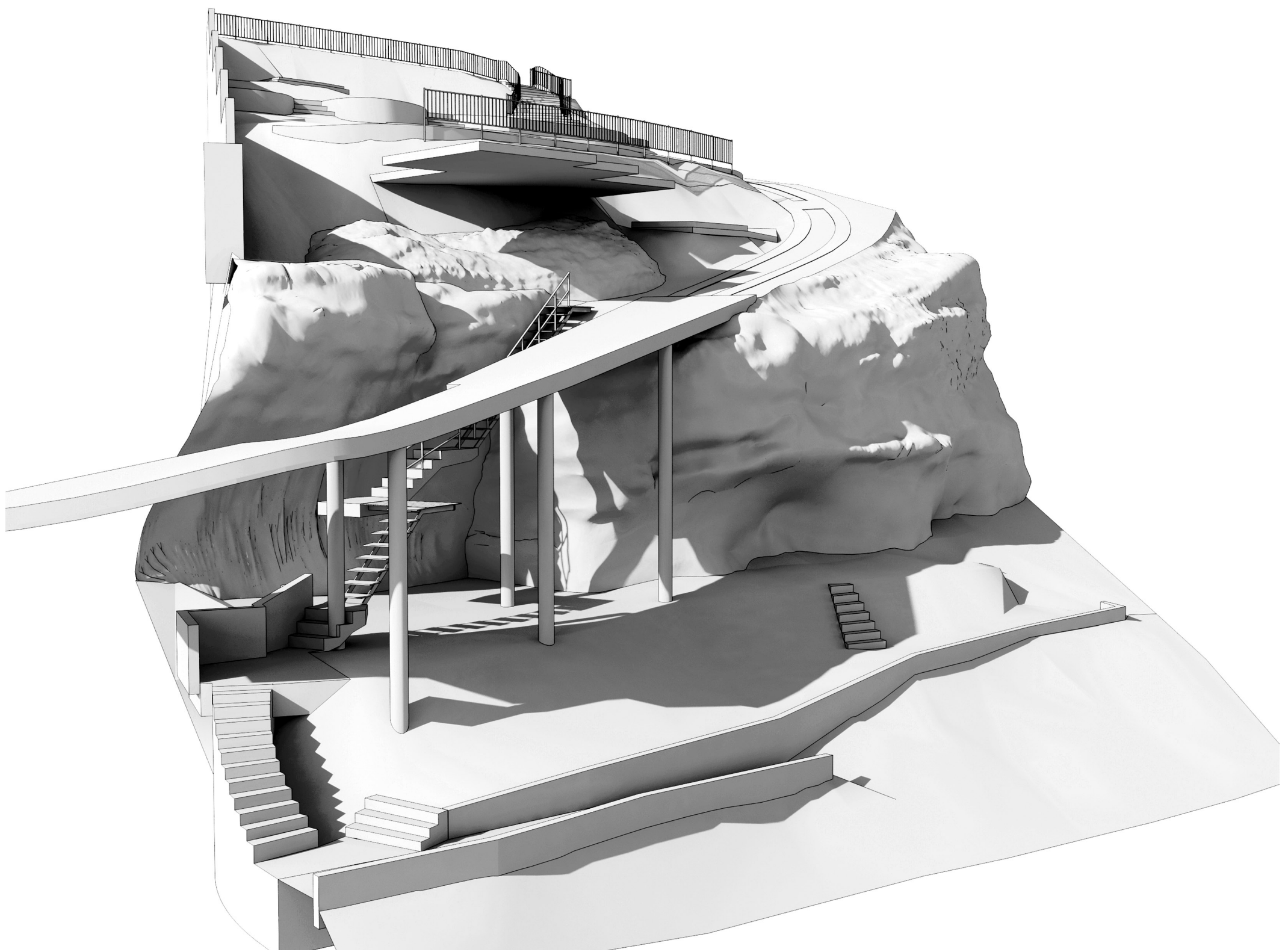
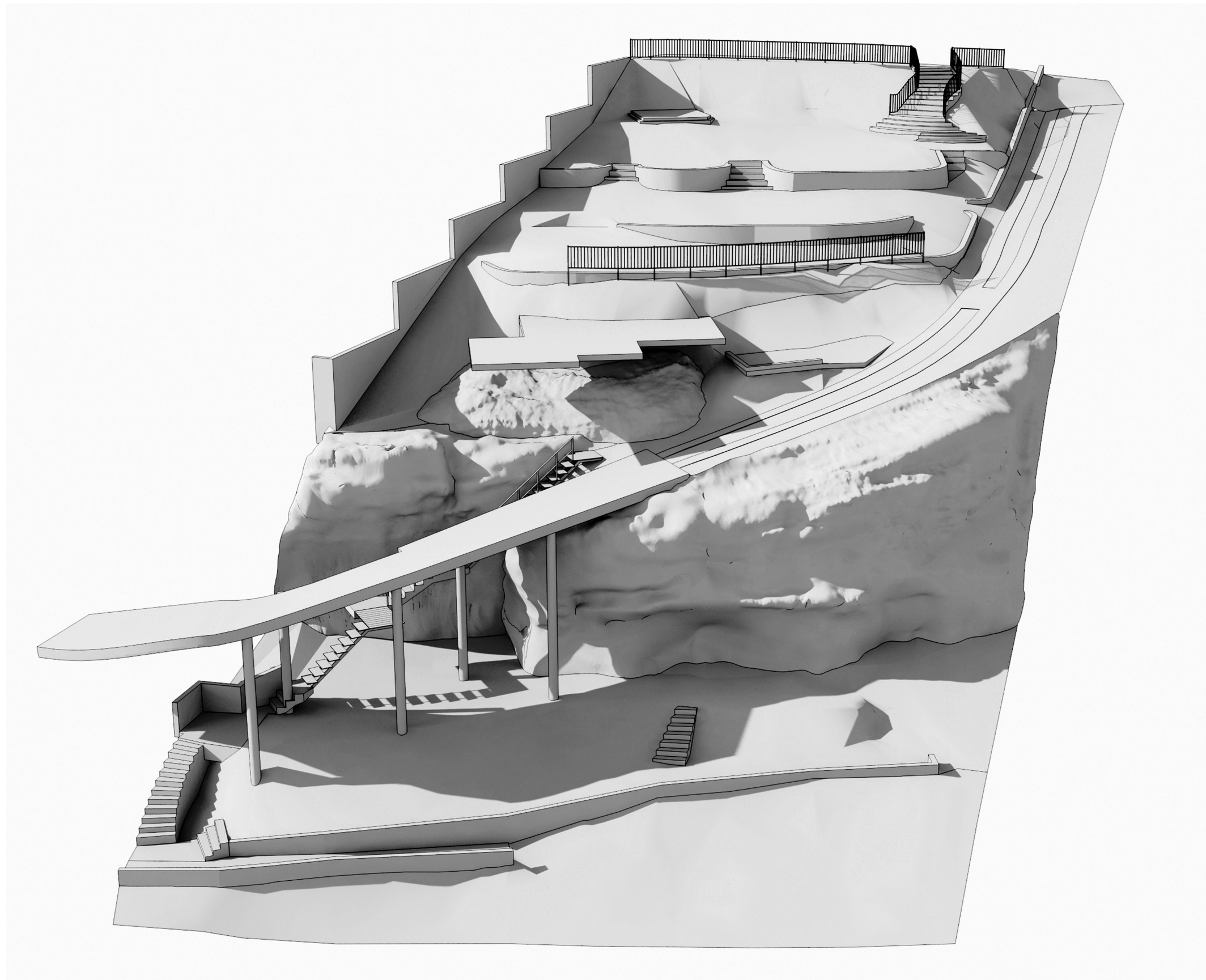
living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

stephen lesiuk

detailed survey - bible garden

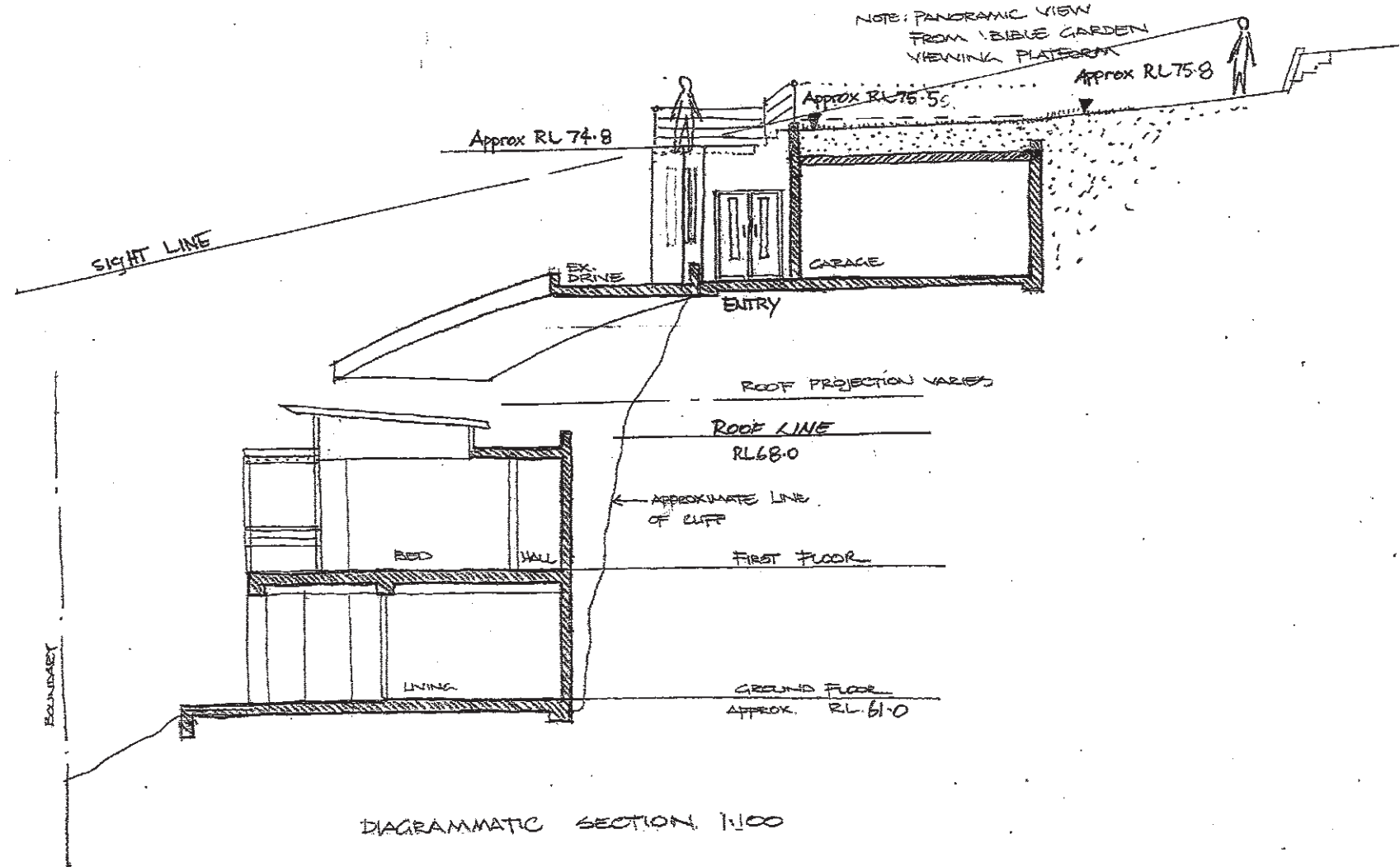
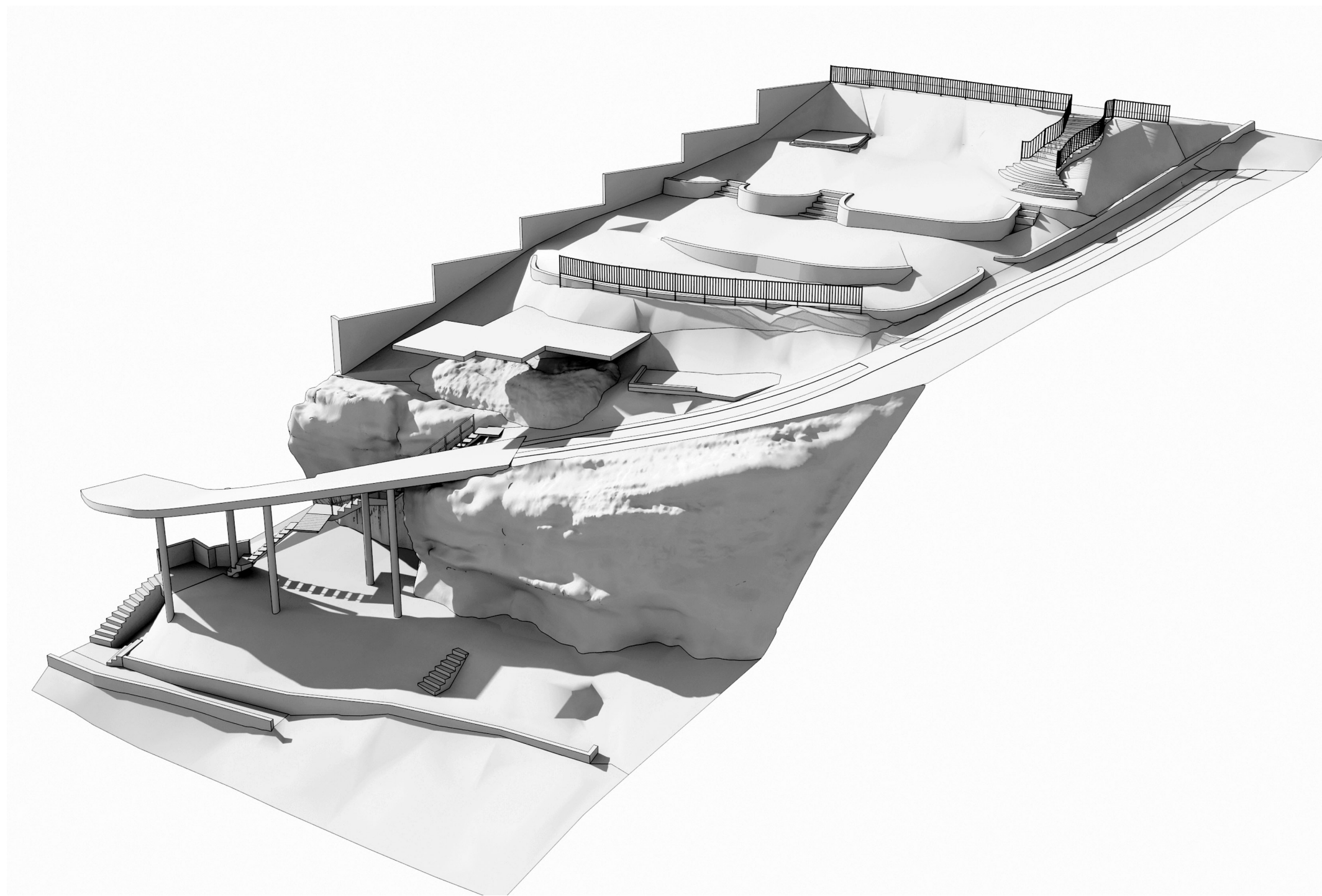
tel: 0414 468 186
email stephenlesiuk@mac.com



notes

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- What was proposed in the Concept Design in 2001 (at the time of Sub-Division is not possible under the Terms of the Covenant
- A set of 3 Options were explored and discussed with the Friends of the Bible Garden



living in landscapes of cliffs + caves + sea

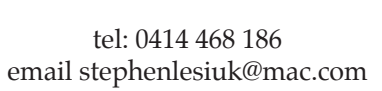
6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

3d studies showing RL 74.5 and the Bible Garden Terrace

stephen lesiuk

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email stephenlesiuk@mac.com



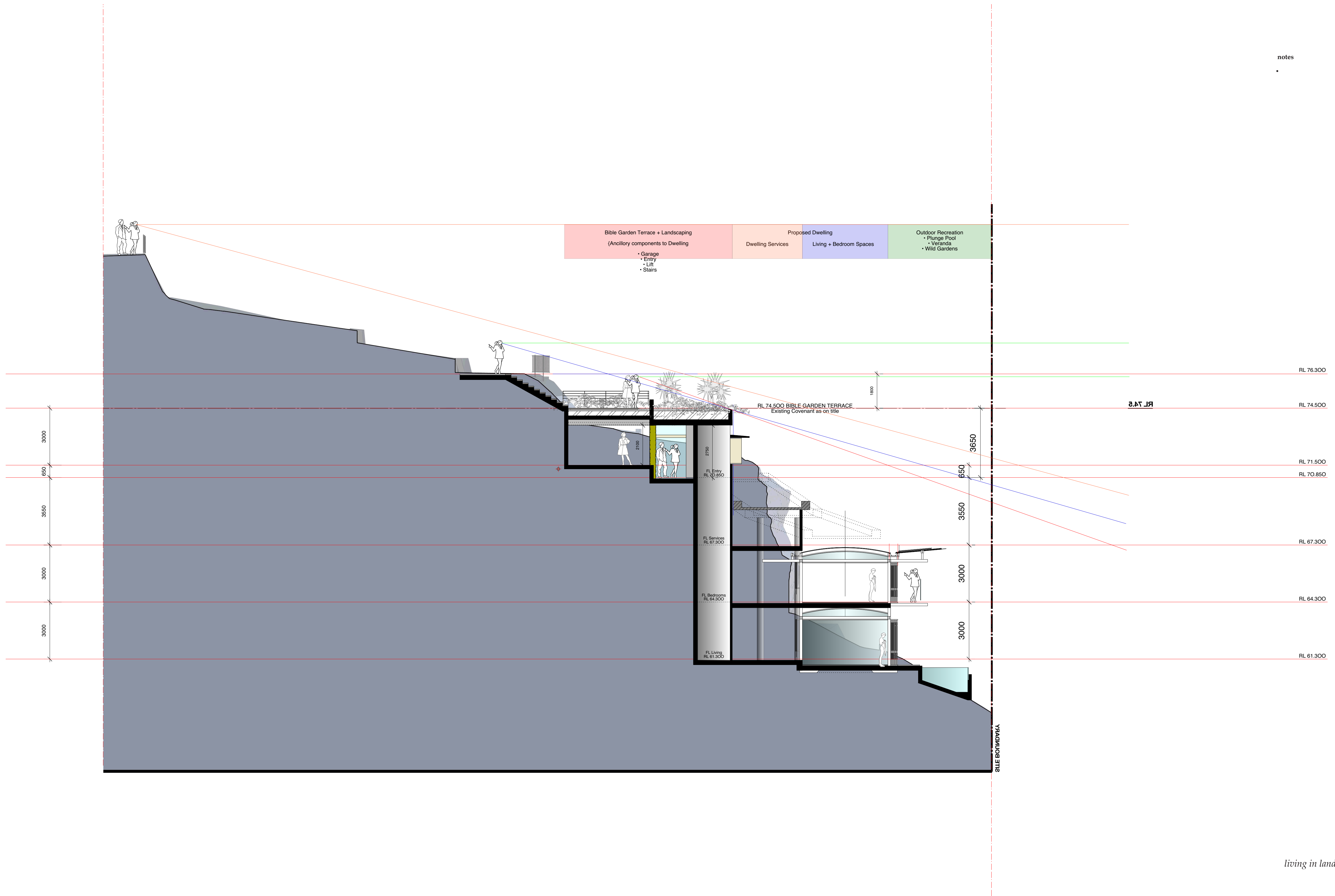


bible garden - option 1 stairs down to lower terrace (RL 74.500)



notes

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living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

bible garden - option 1 stairs down to lower terrace

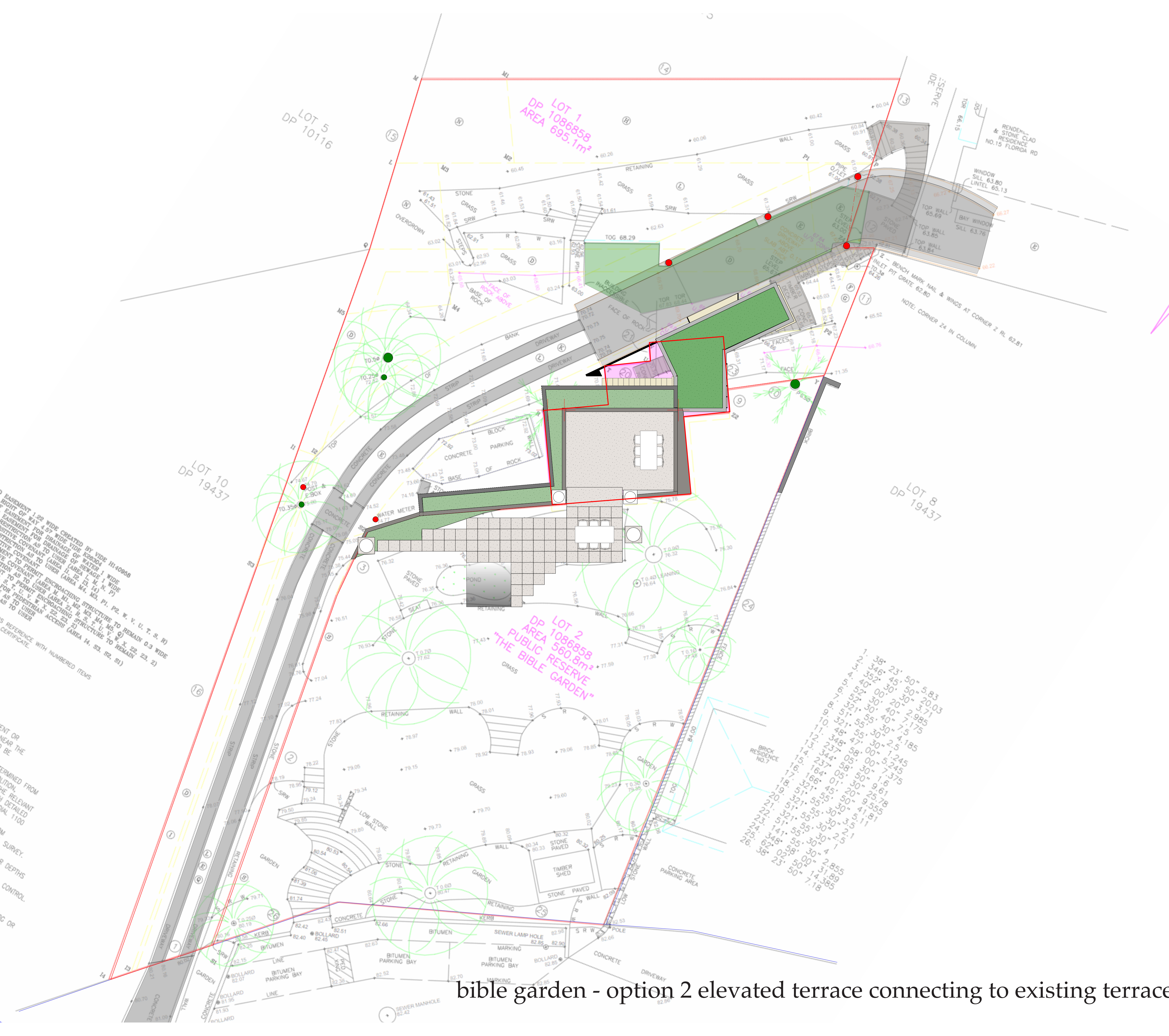
stephen lesiuk

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notes



bible garden - option 2 elevated terrace connecting to existing terrace

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for
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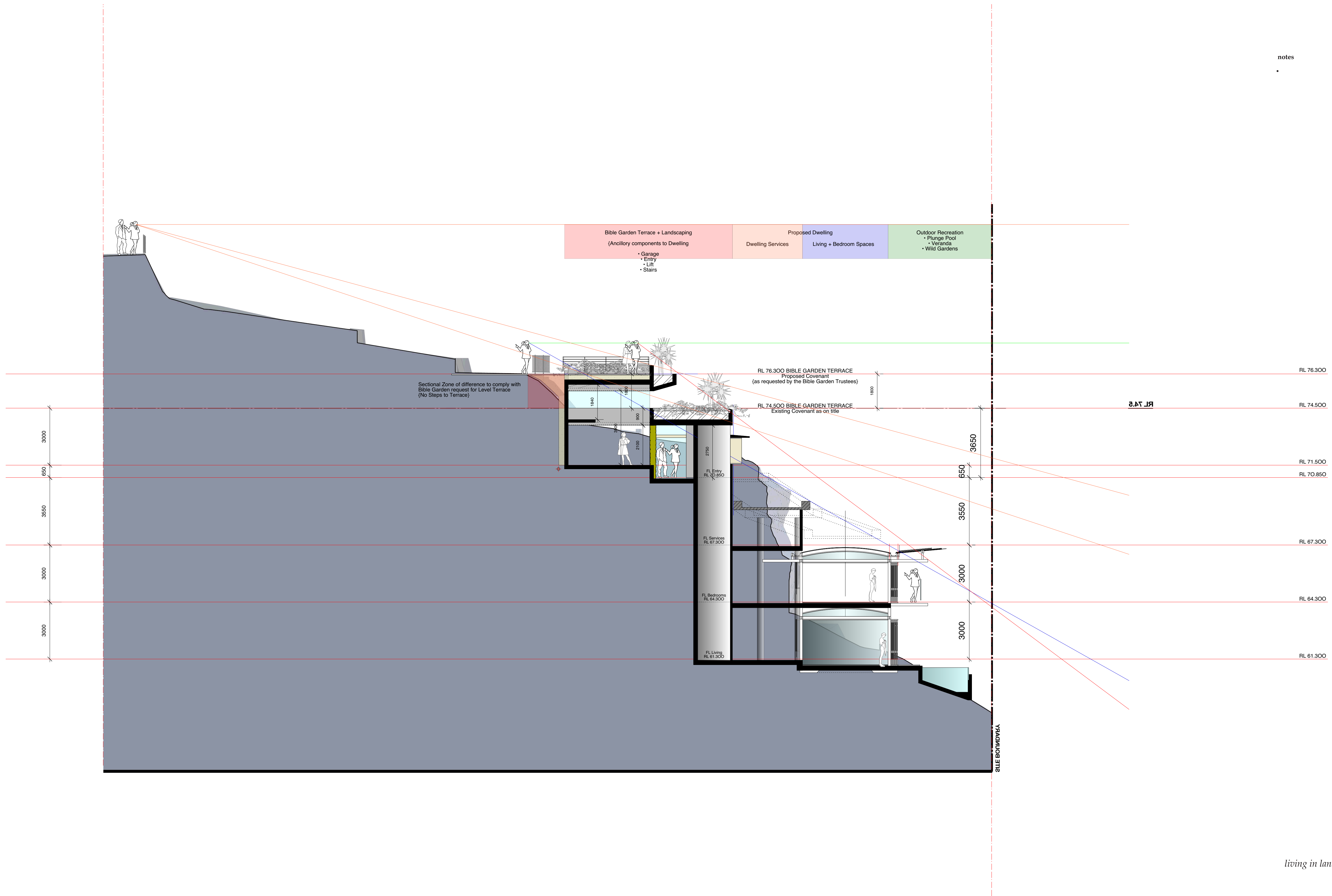
stephen lesiuk

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notes

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living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

bible garden - option 2 elevated terrace connecting to existing terrace

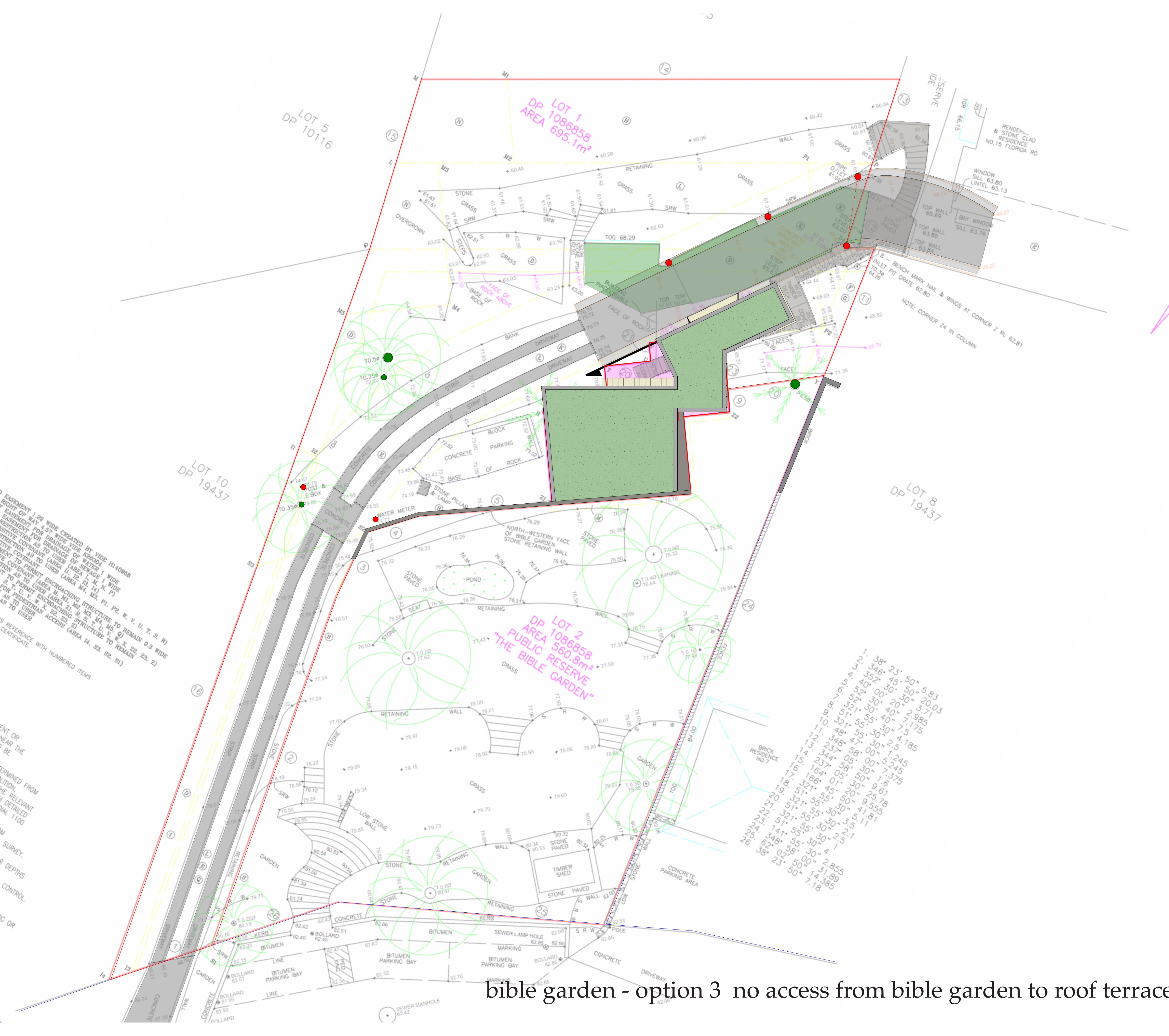
stephen lesiuk

tel: 0414 468 186
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notes



NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.

2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. ANY VARIATION OR CONSTRUCTION ON THE SITE SHALL BE AT THE RISK OF THE USER.

3. TRUTHY SHOULD BE CONTACTED TO ESTABLISH DETAILED INFORMATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 IF YOU DUB.

4. VGS ON THESE PLAN BOUNDARIES ARE FROM OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. ANY VARIATION OR CONSTRUCTION ON THE SITE SHALL BE AT THE RISK OF THE USER.

5. NOW, D DEVOTES DOOR, WINDOW AND DOOR DEPTHS TO REFER TO THE BENCHMARK FOR LEVEL CONTROL. AGRAMMATIC ONLY AND MAY NOT BE.

6. SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR OTHER OR ROOF, K DENOTES TOP OF KERR, TIED BY A COVENANT NO. D485602

7. D BASEMENT 1.25 WIDE CEMENTED BY VIDE H140038

8. RIGHT OF WAY 4.57 WIDE KERR

9. TO RESTRICT FOR DRAINAGE OF WATER 1 WIDE

10. TO RESTRICT FOR DRAINAGE OF WATER 1 WIDE

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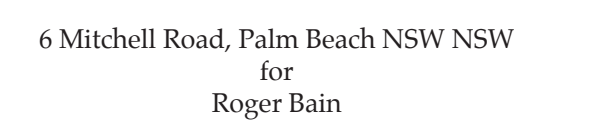
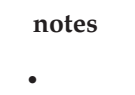
bible garden - option 3 no access from bible garden to roof terrace

living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

stephen lesiuk

tel: 0414 468 186
email stephenlesiuk@mac.com





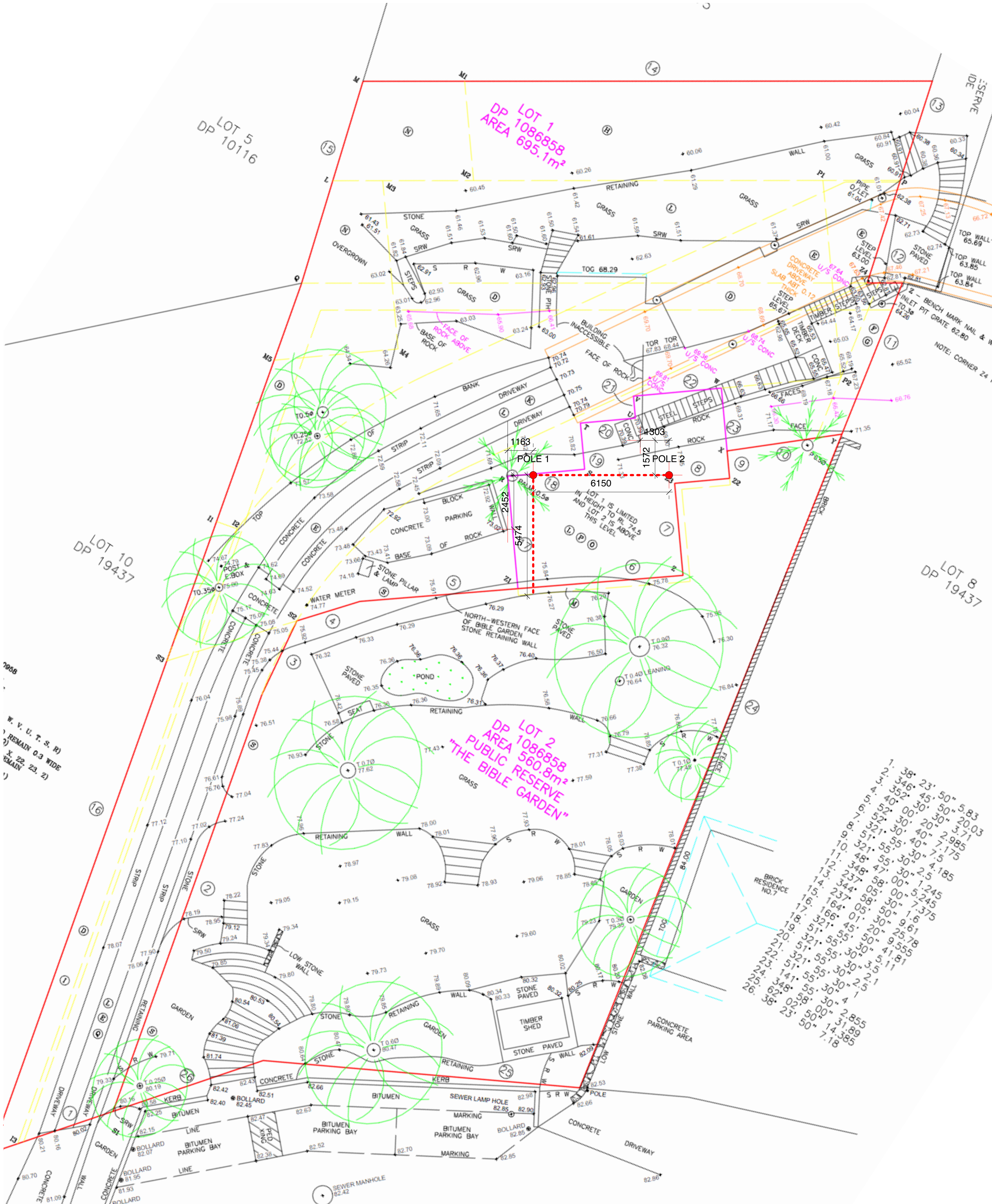
notes



NOTE:

Yellow Upper String Line - at Level of Existing Bible Garden Terrace

Red Lower String Line - RL 74.500 as per Covenant



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height pole analysis with the bible garden

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email stephenlesiuk@mac.com



NOTE:

Yellow Upper String Line - at Level of Existing Bi-ble Garden Terrace

Red Lower String Line - RL 74.500 as per Covenant



notes

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Roger Bain

height pole analysis with the bible garden

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notes

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NOTE:

Yellow Upper String Line - at Level of Existing Bi-
ble Garden Terrace

Red Lower String Line - RL 74.500 as per Covenant

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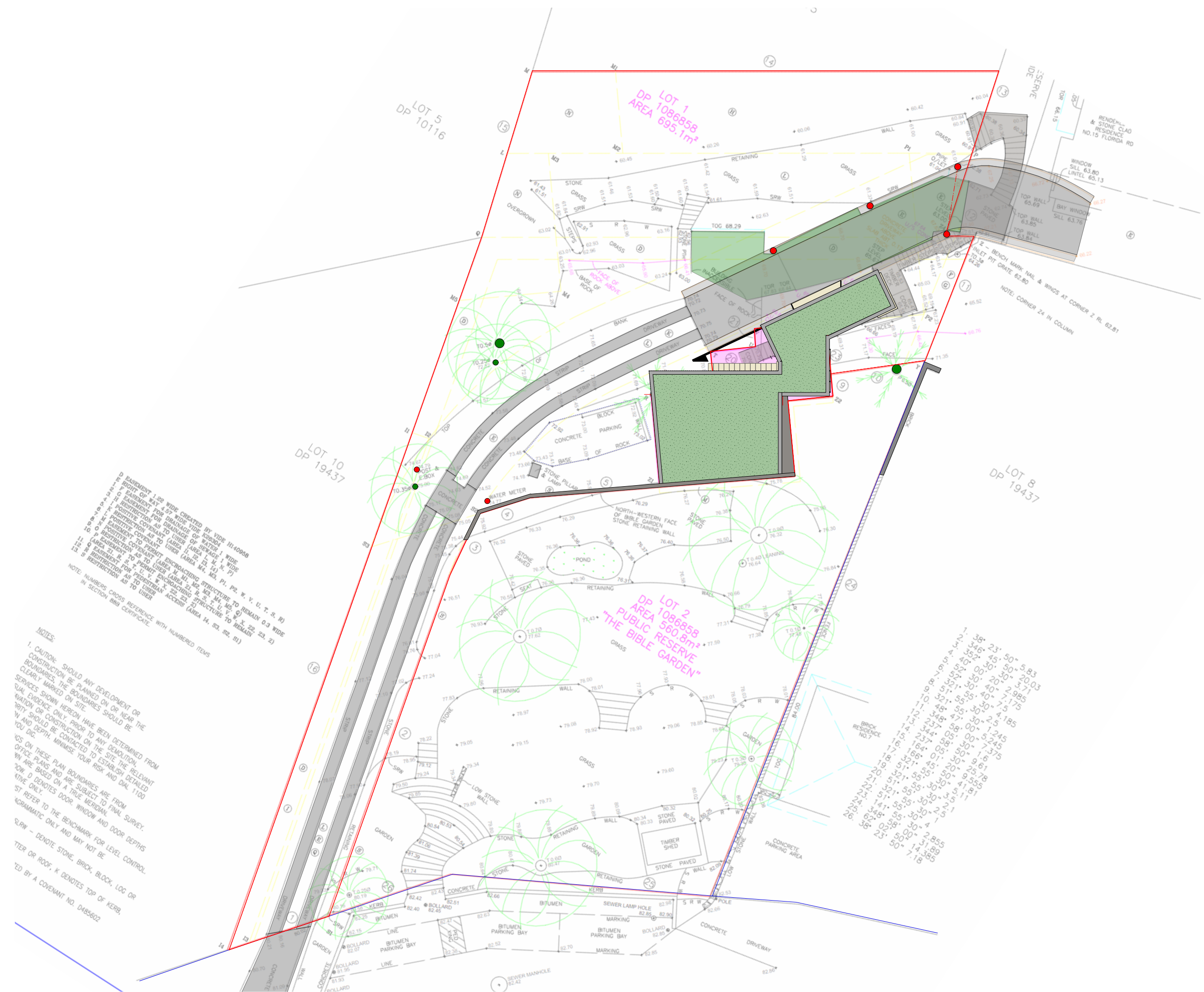
6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

height pole analysis with the bible garden

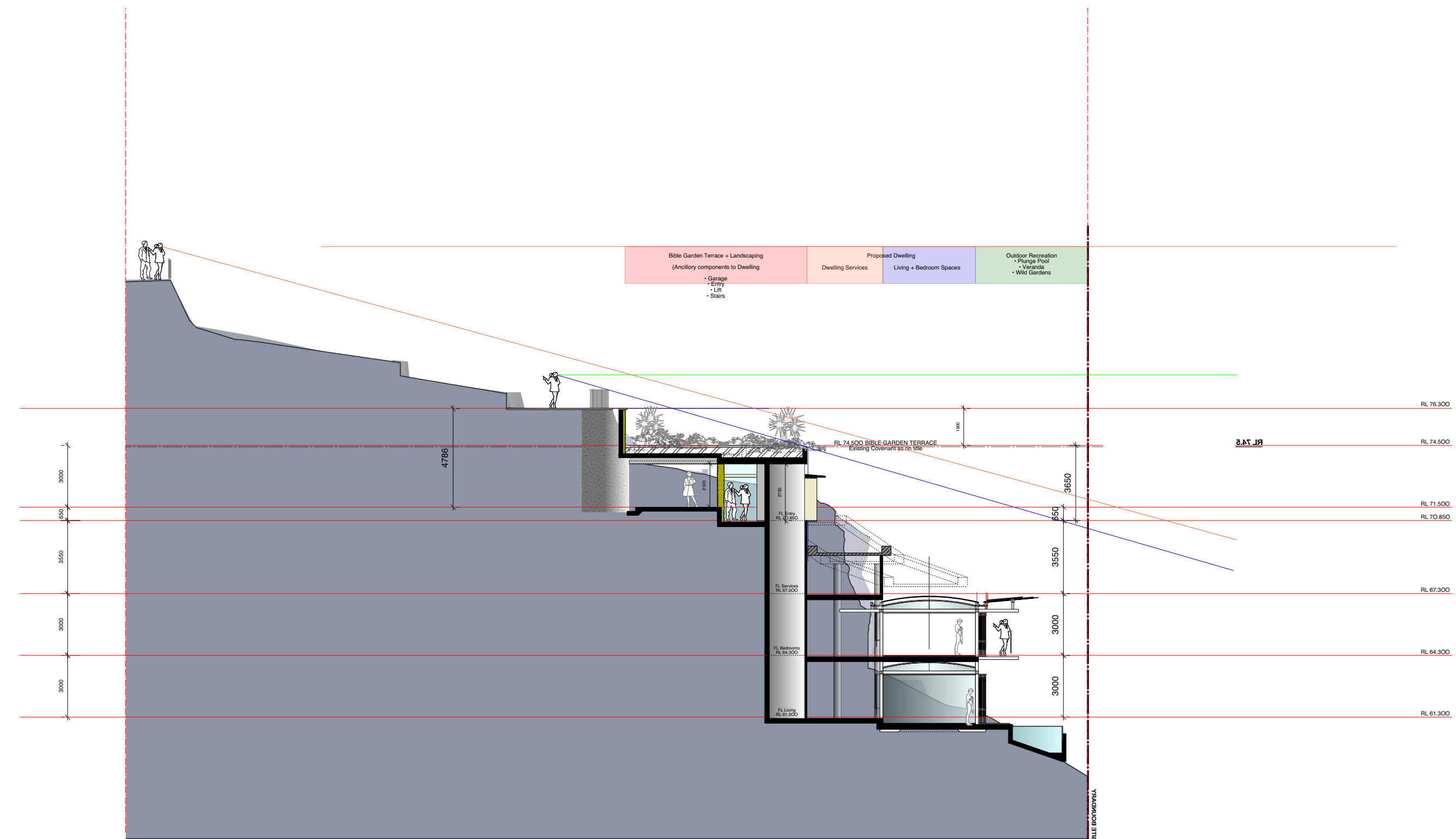
stephen lesiuk

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After discussions and a detailed review by the Friends of the Bible Garden it was agreed that the proposed design for a new dwelling on the lower site should follow the principles identified in Option 3 with NO direct connection from the Buble Garden Terrace to the Landscaped Roof over the Garage and Entry.

part 3 ~ site preparation + construction analysis

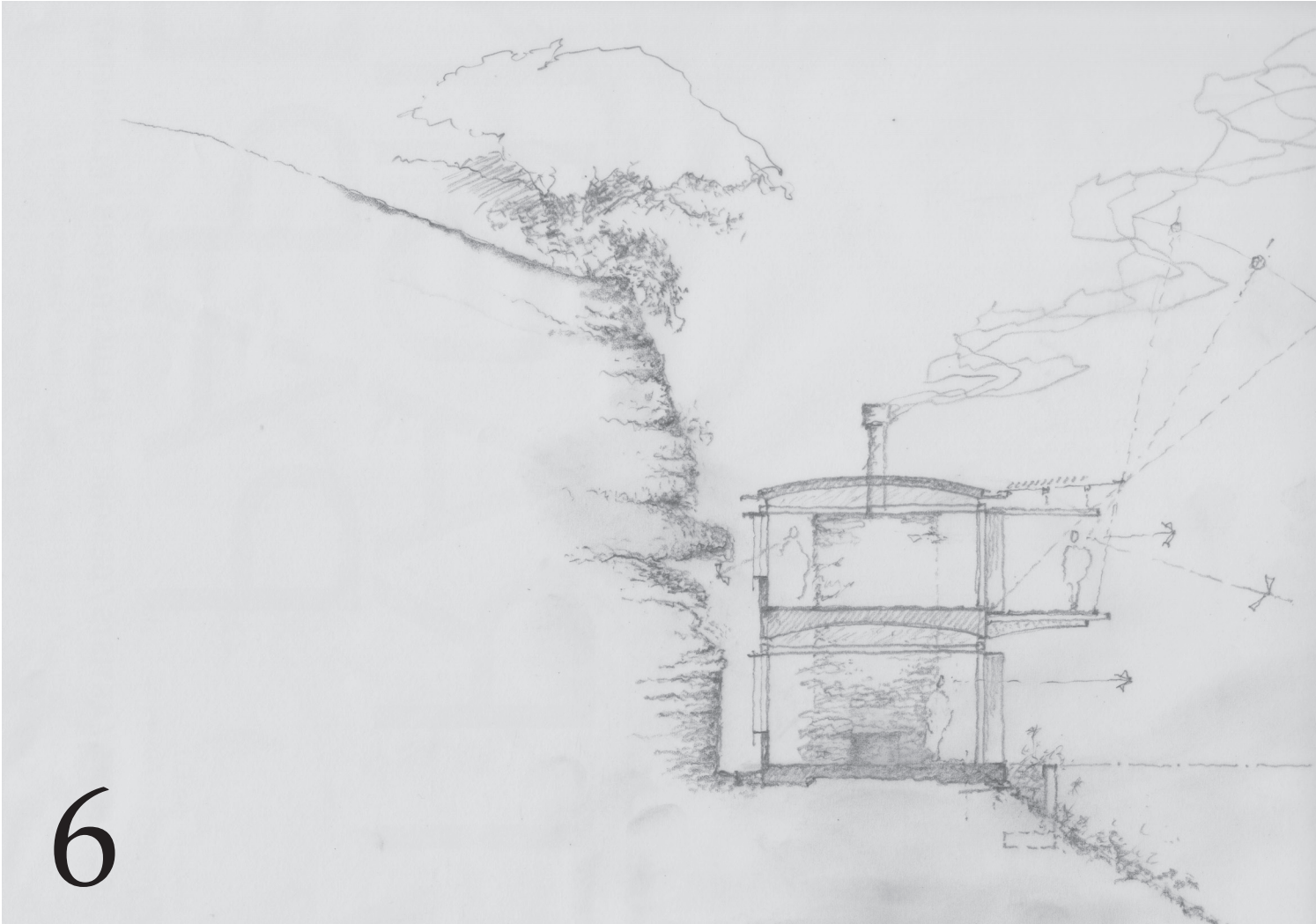


In oder to ‘unlock’ the site for the purposes of constructing a new dwelling it was necessary to review the site with Geotechnical Engineers, Structural Engineers, Civil Engineers and Builders together with the Ecologist and Arborist to ensure that there would be minimal damage to the existing natural features of the site, and in particular the existing cliff rockface and associated cave structures.

The following section identifies;

- Sediment and Erosion Controls,
- Demolition Sequence and Strategy
- Geotechnical Stabilization
- Construction Management

In addition, please refer Geotechnical Report.



notes

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- ## Sediment + Erosion Controls + Site Security



notes



- Prior to any demolition or excavation on site, detailed Delapidation Reports will be undertaken;
- immediate neighbouring dwellings including the site below on Florida Road,
- The existing Elevated Driveway
- The Bible Garden Infrastructure
- Other as may be nominated by Council.
- Prior to any Demolition or excavation, the Geotechnical Engineer and Structural Engineer will provide detailed requirements for the stabilization of the existing rockface and cave.
- Demolition of the existing dwelling is to be undertaken by hand to reveal ALL the existing concrete columns supporting the elevated driveway.
- The footings and foundations of these concrete columns are to be inspected by the Geotechnical Engineer _ Structural Engineer
- Prior to any Bulk Excavation and further detailed excavation for the footing and foundations of the proposed dwelling, the Geotechnical and Structural Engineer are to be in attendance.

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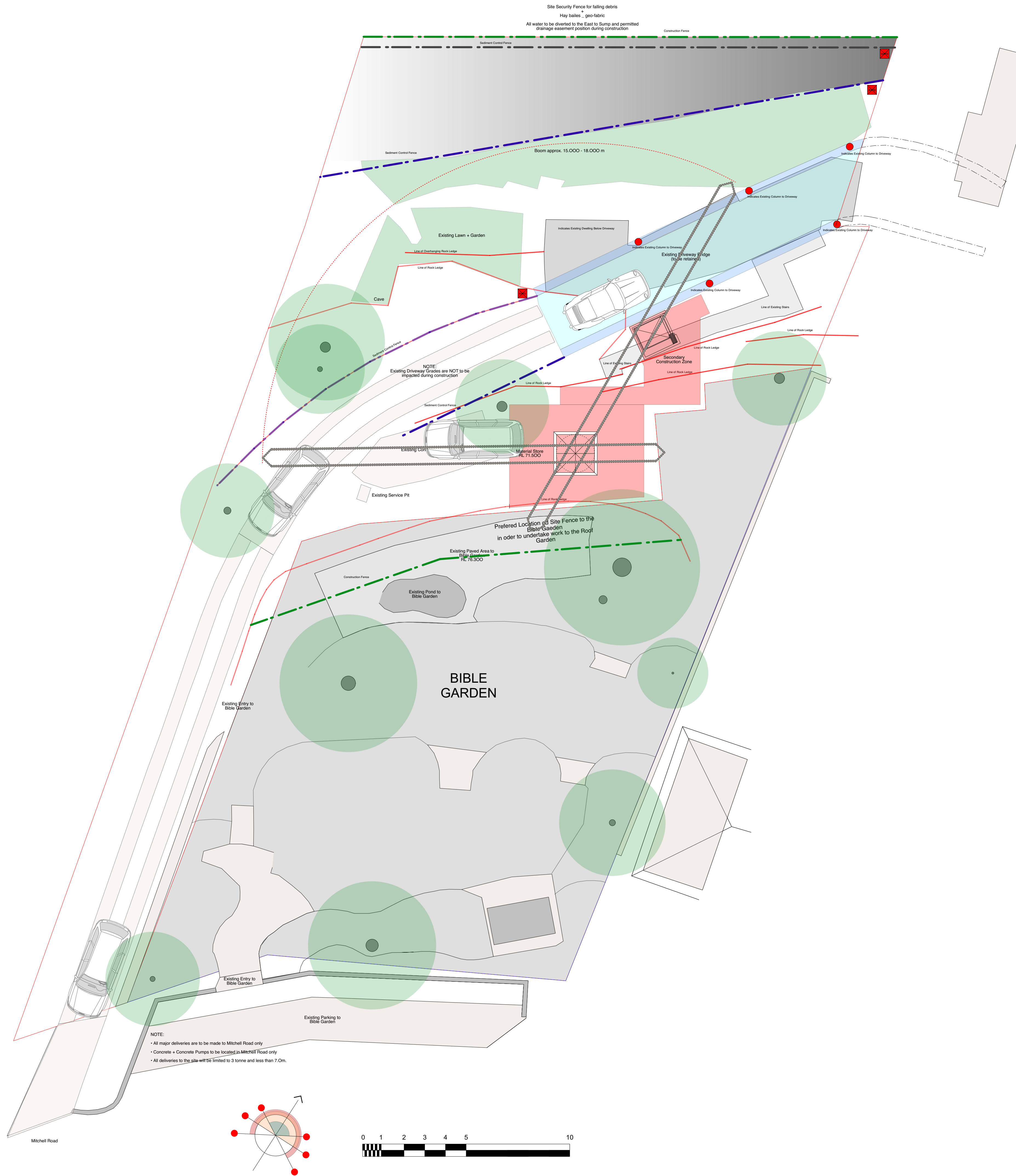
6 Mitchell Road, Palm Beach NSW NSW
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Demolition + Geotechnical Stabilization

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notes

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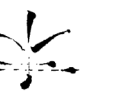
6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

Construction Management Plan

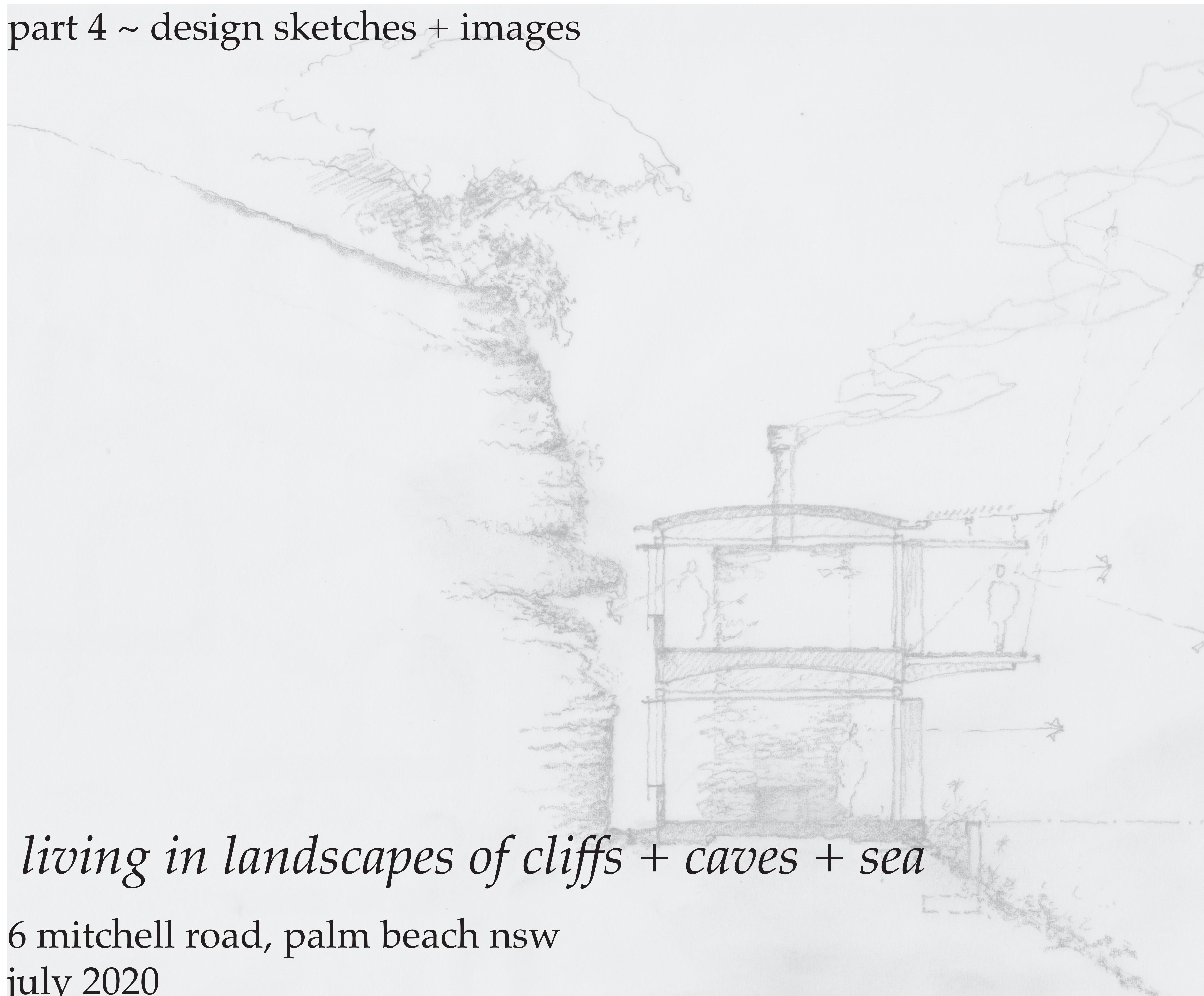
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part 4 ~ design sketches + images



notes



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july 2020

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site structure transformation

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notes

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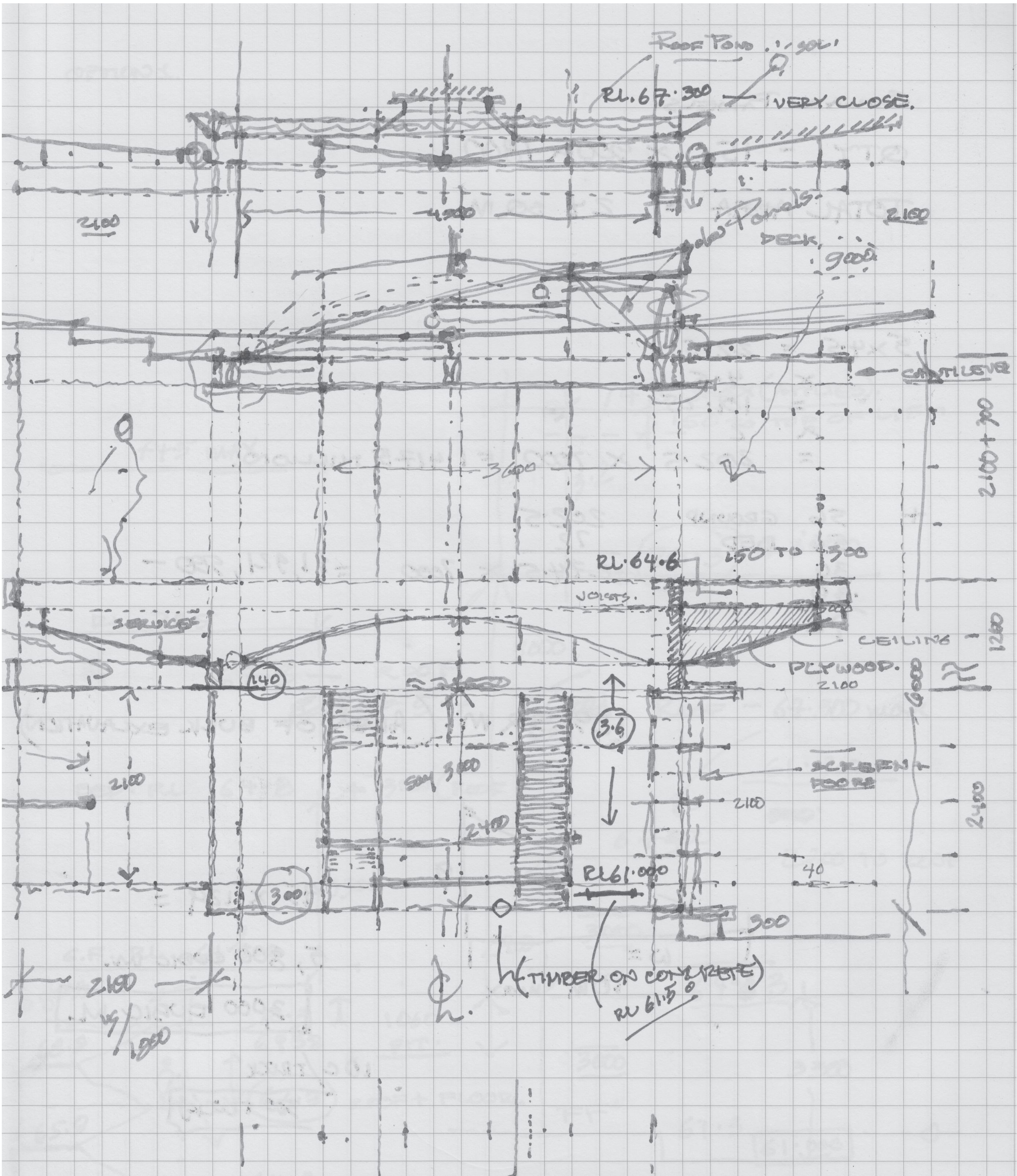
6 Mitchell Road, Palm Beach NSW NSW
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schematic section

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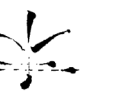


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notes
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images of previous projects illustrating principles and natural materials

living in landscapes of cliffs + caves + sea

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for
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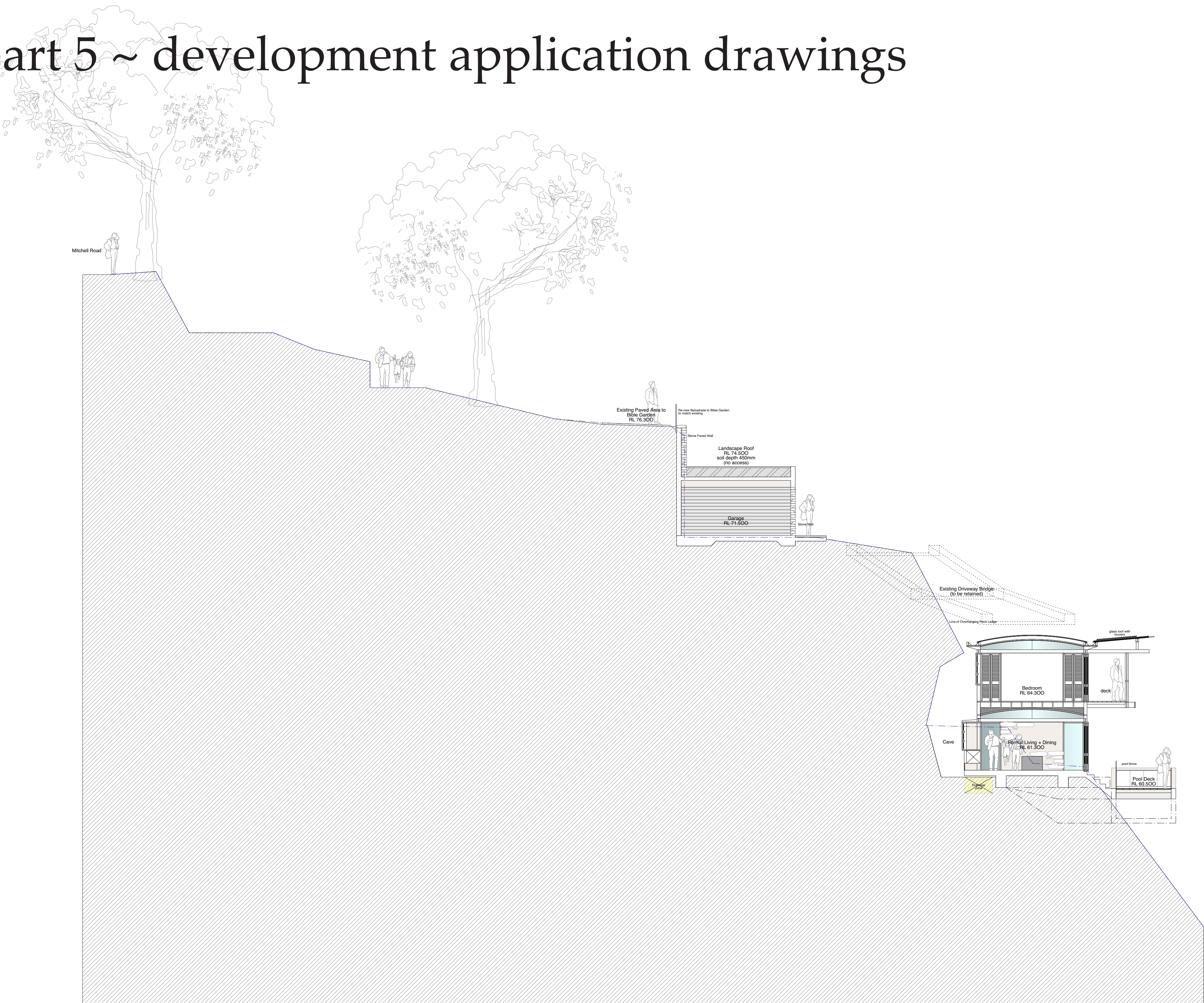


part 5 ~ development application drawings



notes

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development application ~ *living in landscapes of cliffs + caves + sea*

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for
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6 mitchell road, palm beach nsw
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notes



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for
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Bible Garden Montage

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Florida Road Montage

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for
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Interior View 1 ~ family + kitchen

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notes



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for
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Interior View 2 ~ living + dining

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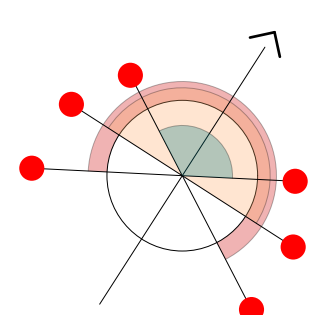
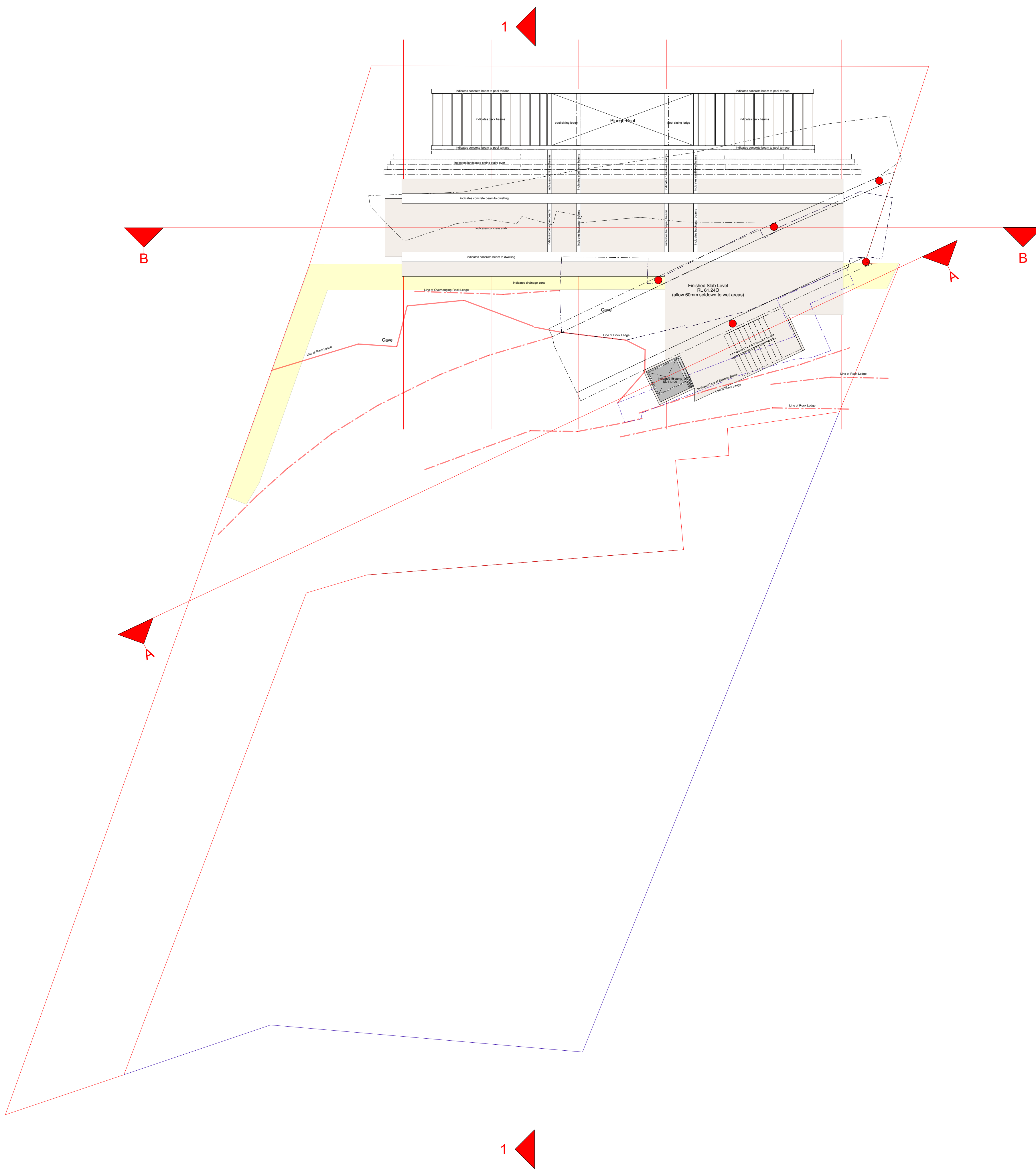
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 004 Base Site Plan
Scale 1 : 100 @ A1
July 2020

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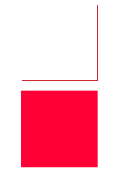
living in landscapes of cliffs and caves and sea

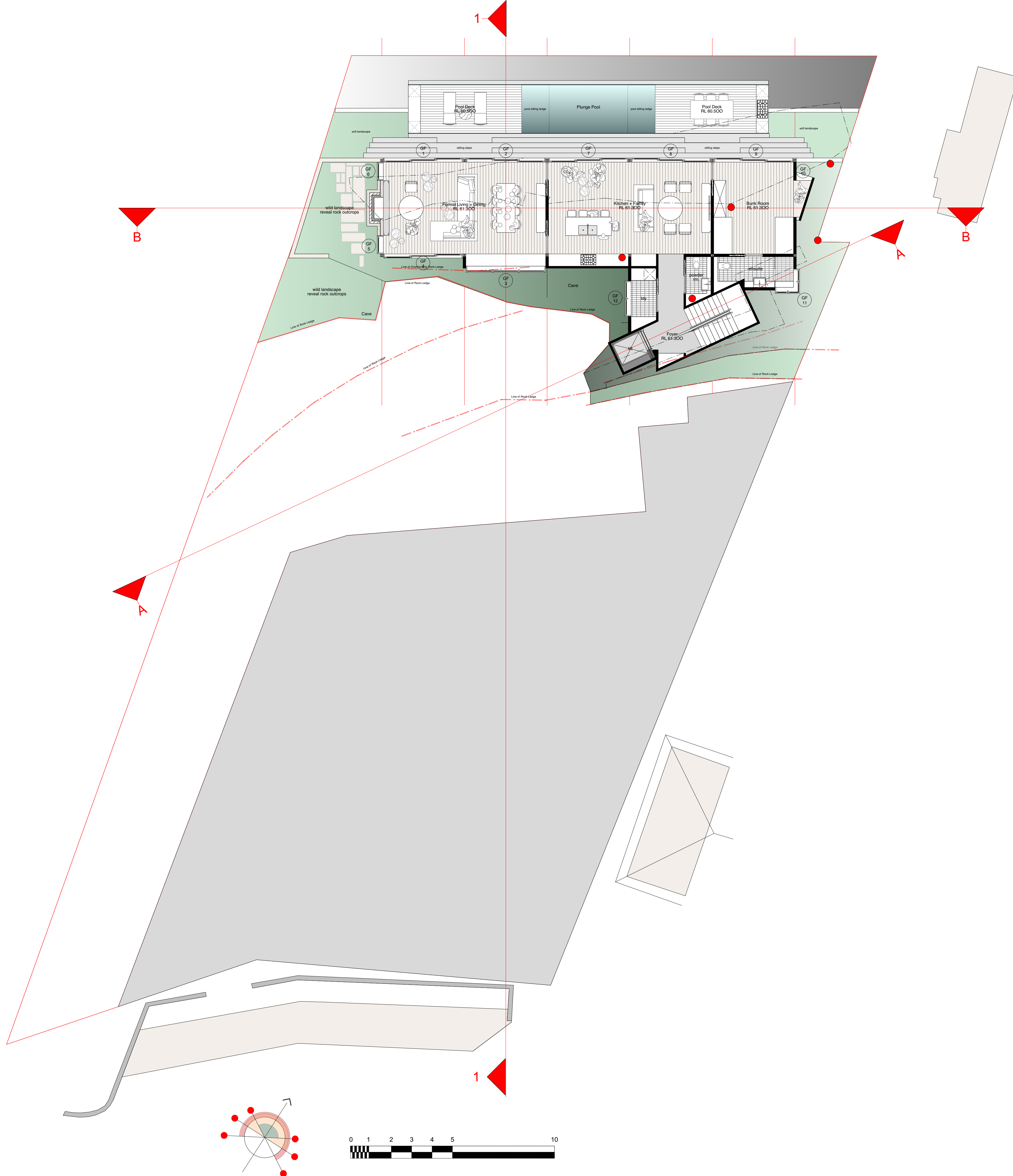
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 005 Foundation + Footing Plan
Scale 1 : 100. @ A1
July 2020

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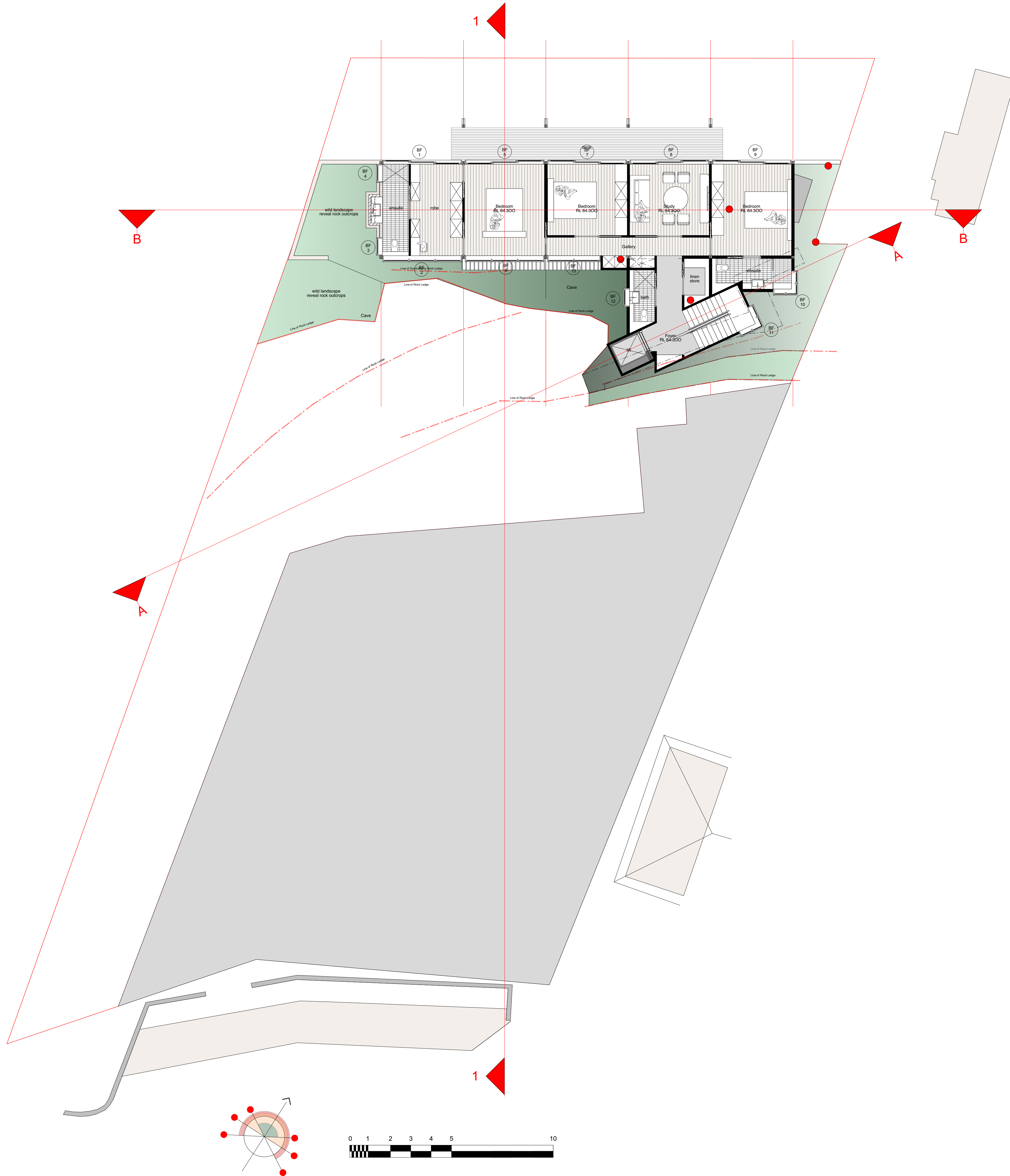
living in landscapes of cliffs and caves and sea

proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 006 Ground Floor Plan
Scale 1 : 100. @ A1
July 2020

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living in landscapes of cliffs and caves and sea

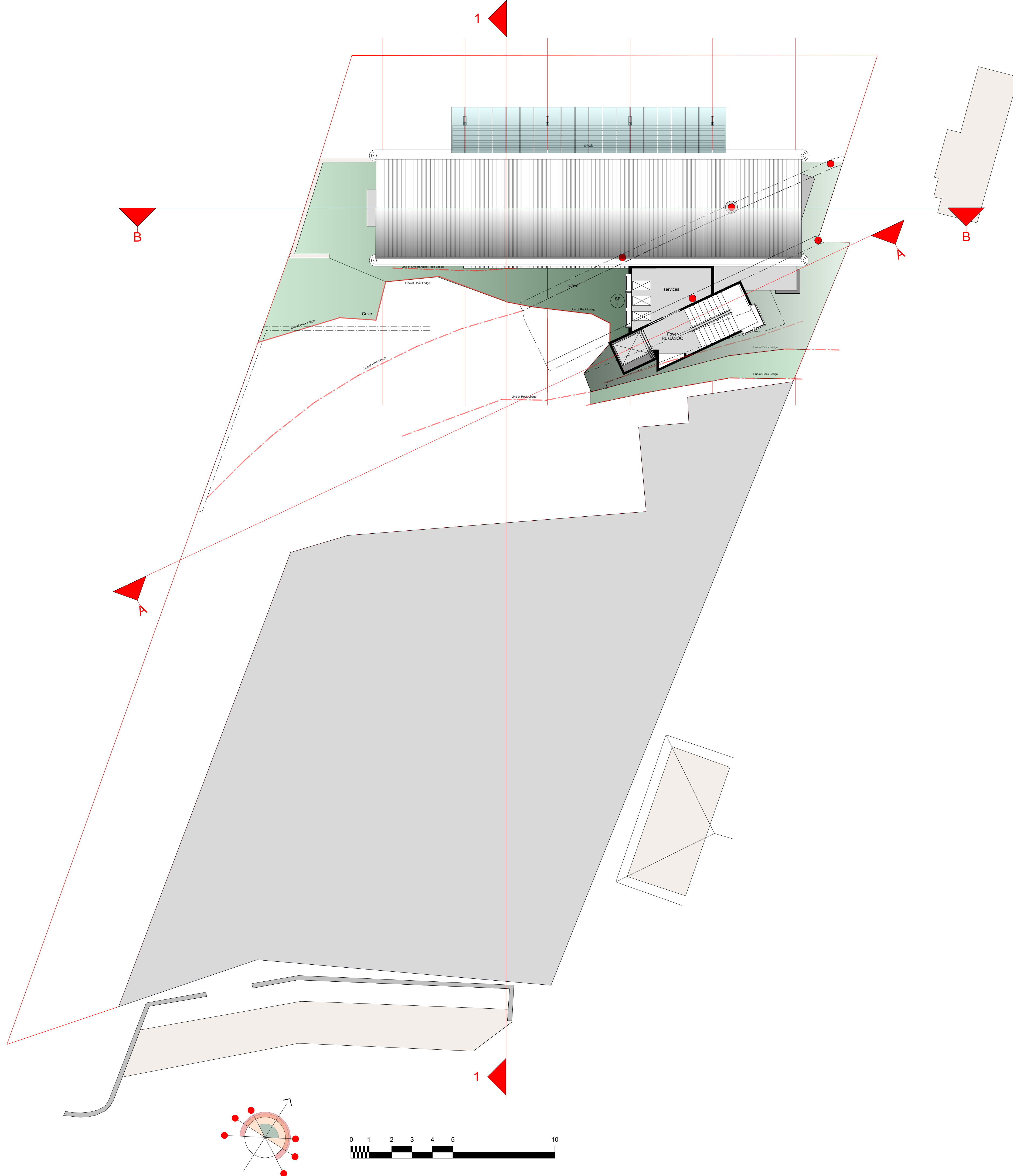
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 007 First Floor Plan
Scale 1 : 100. @ A1
July 2020

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living in landscapes of cliffs and caves and sea

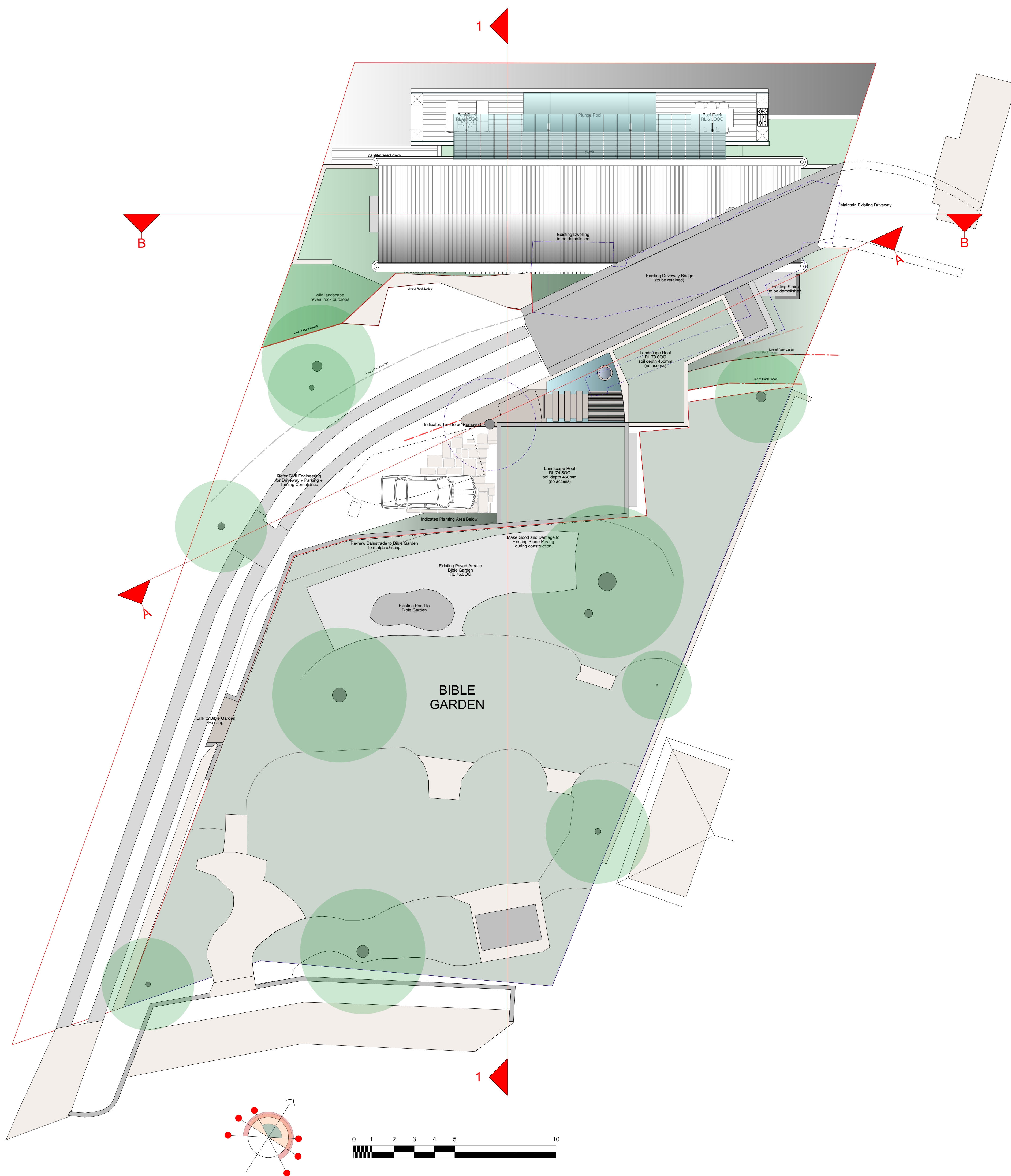
proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 008 Services Floor Plan
Scale 1 : 100.@ A1
July 2020

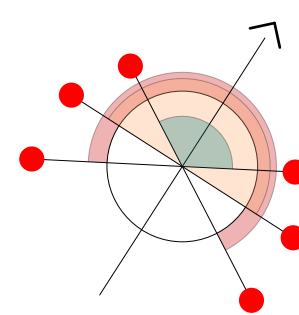
Stephen Lesiuk
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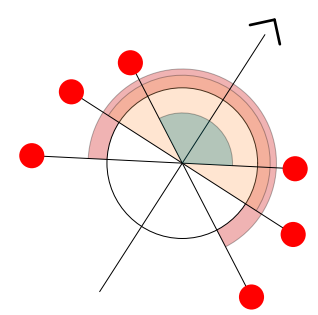
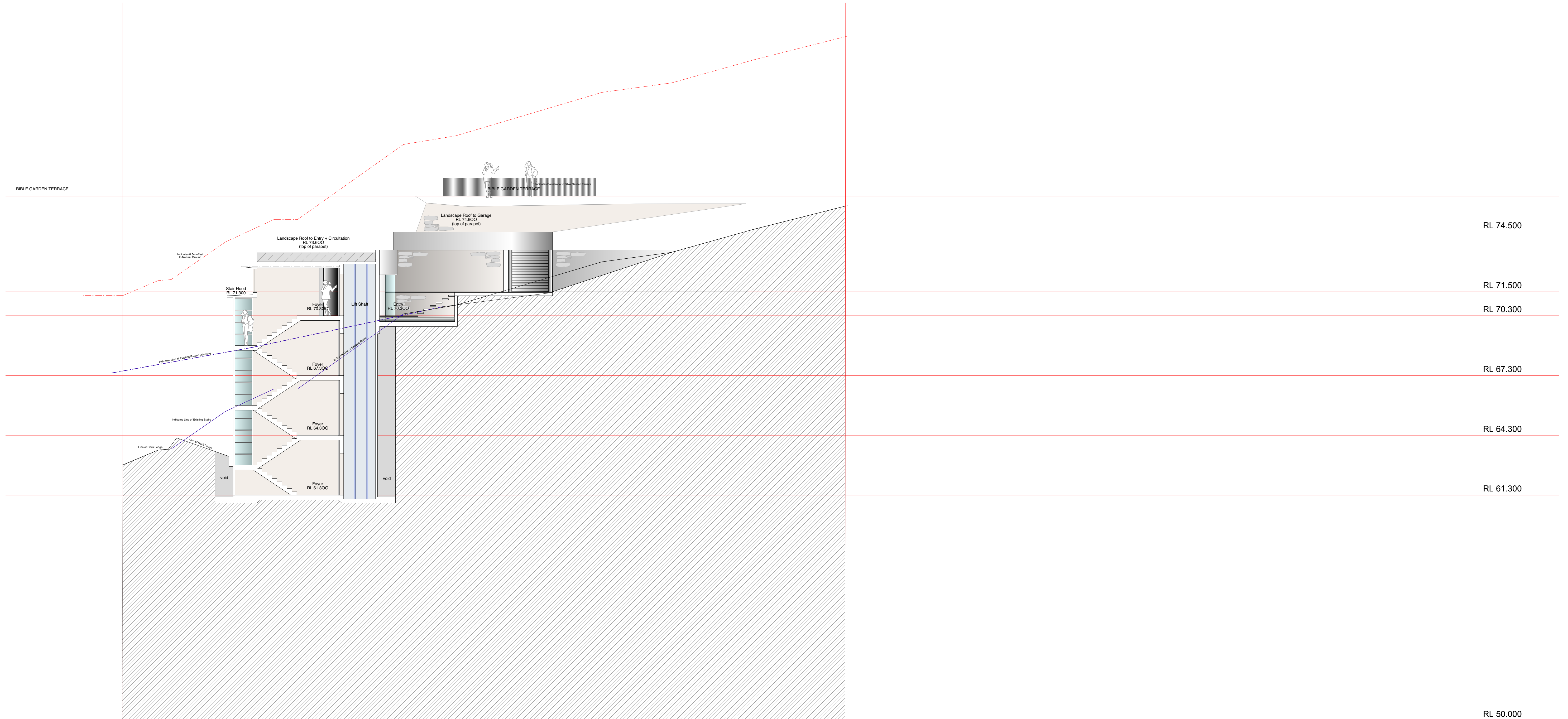


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living in landscapes of cliffs and caves and sea

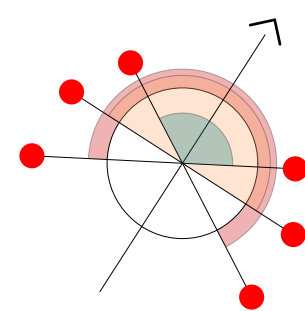
proposed new dwelling

6 Mitchell Road Palm Beach NSW
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Roger Bain

DA 015 Section A-A ~ Circulation
Scale 1 : 100. @ A1
July 2020

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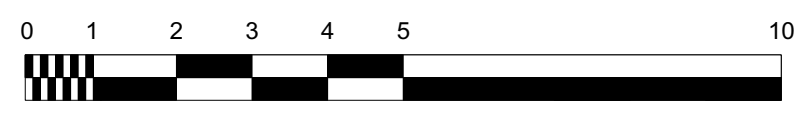
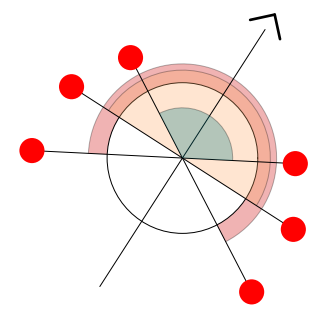
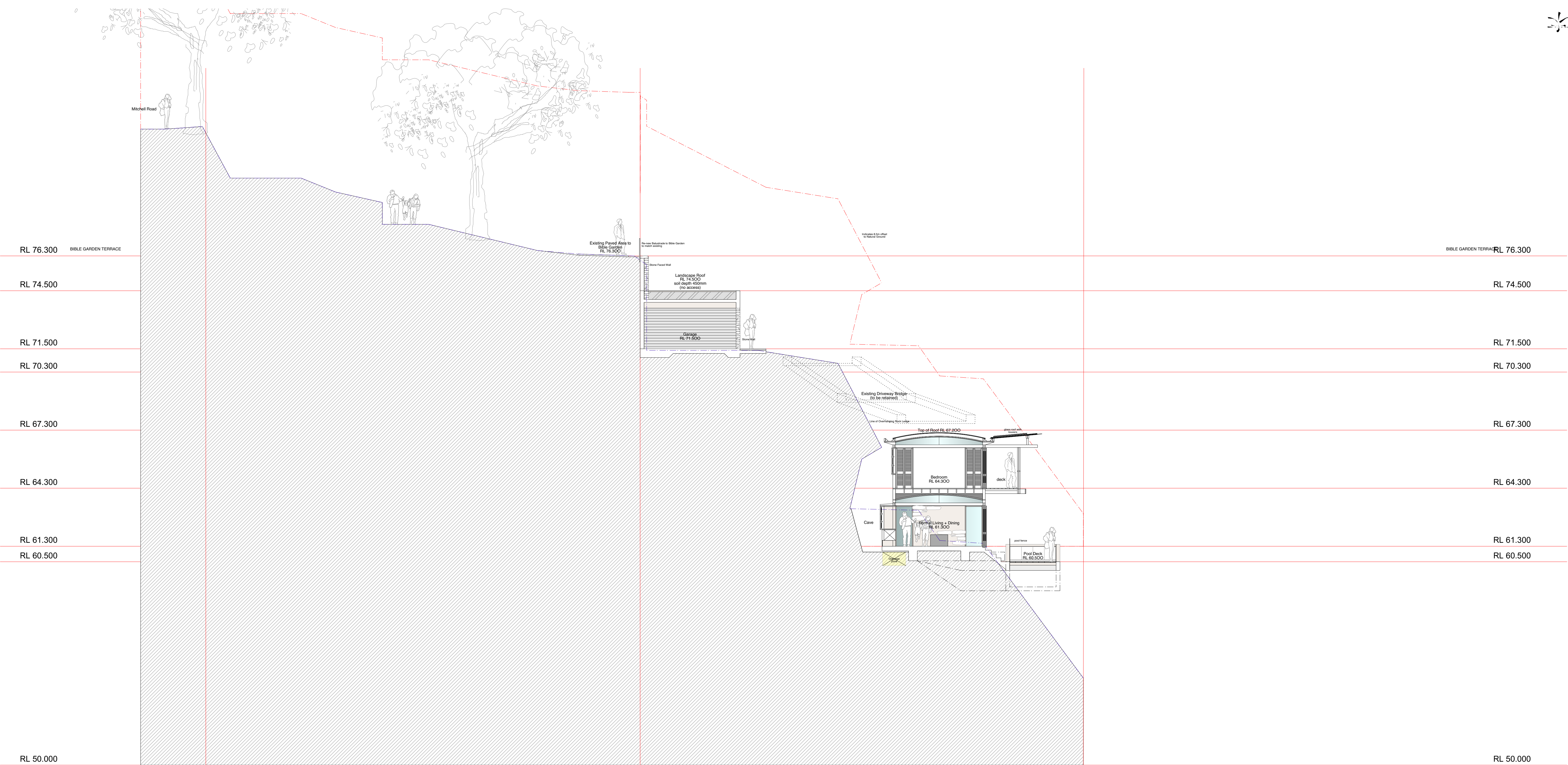
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
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DA 016 Section B-B ~ Pavilion
Scale 1 : 100. @ A1
July 2020

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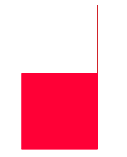


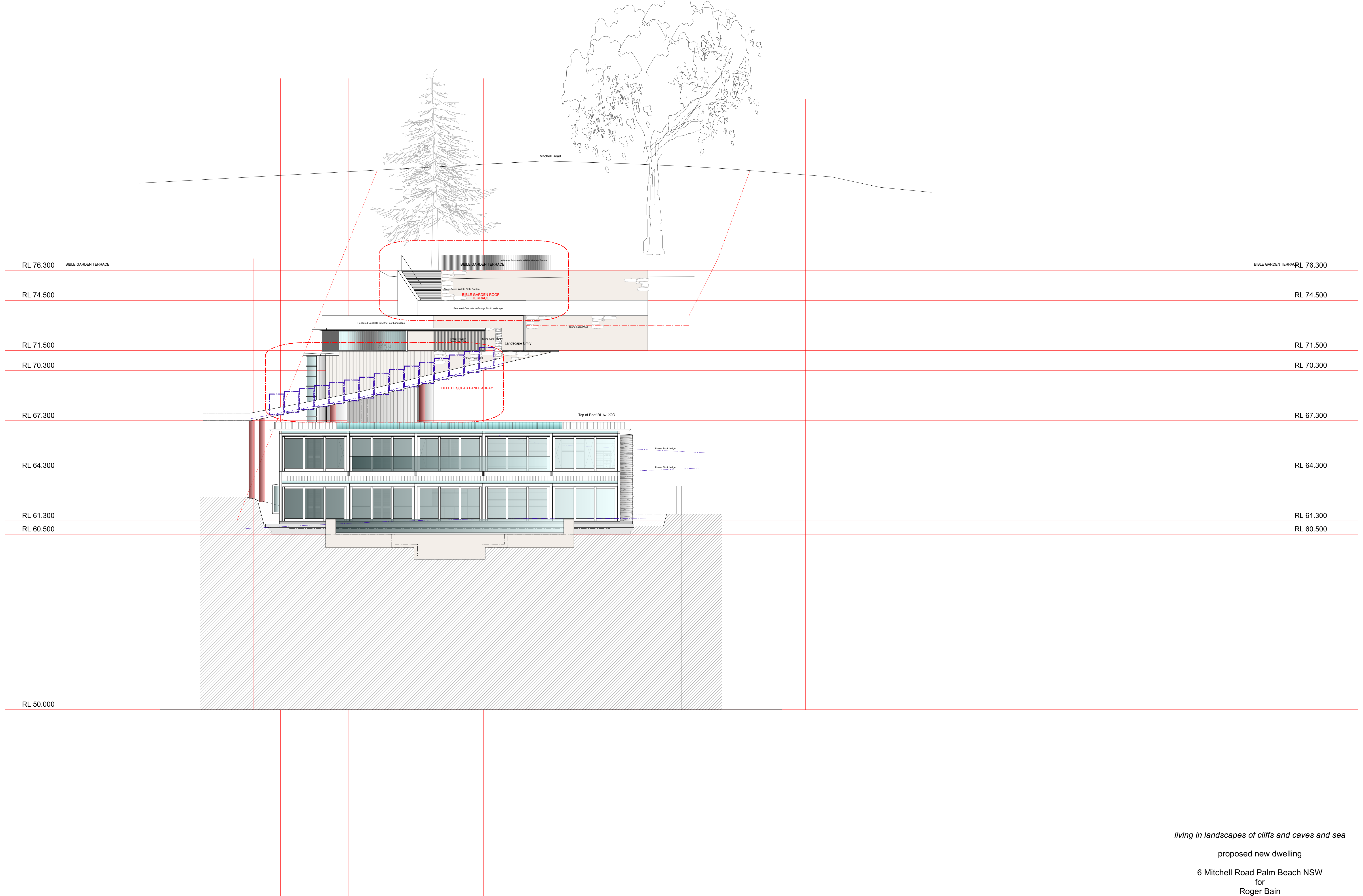
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proposed new dwelling
6 Mitchell Road Palm Beach NSW
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DA 017 Section 1 - 1
Scale 1 : 100. @ A1
July 2020

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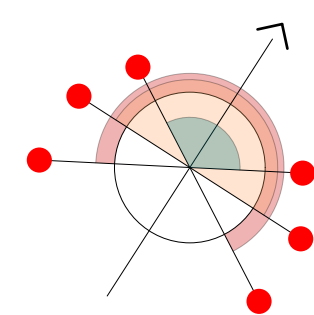
living in landscapes of cliffs and caves and sea

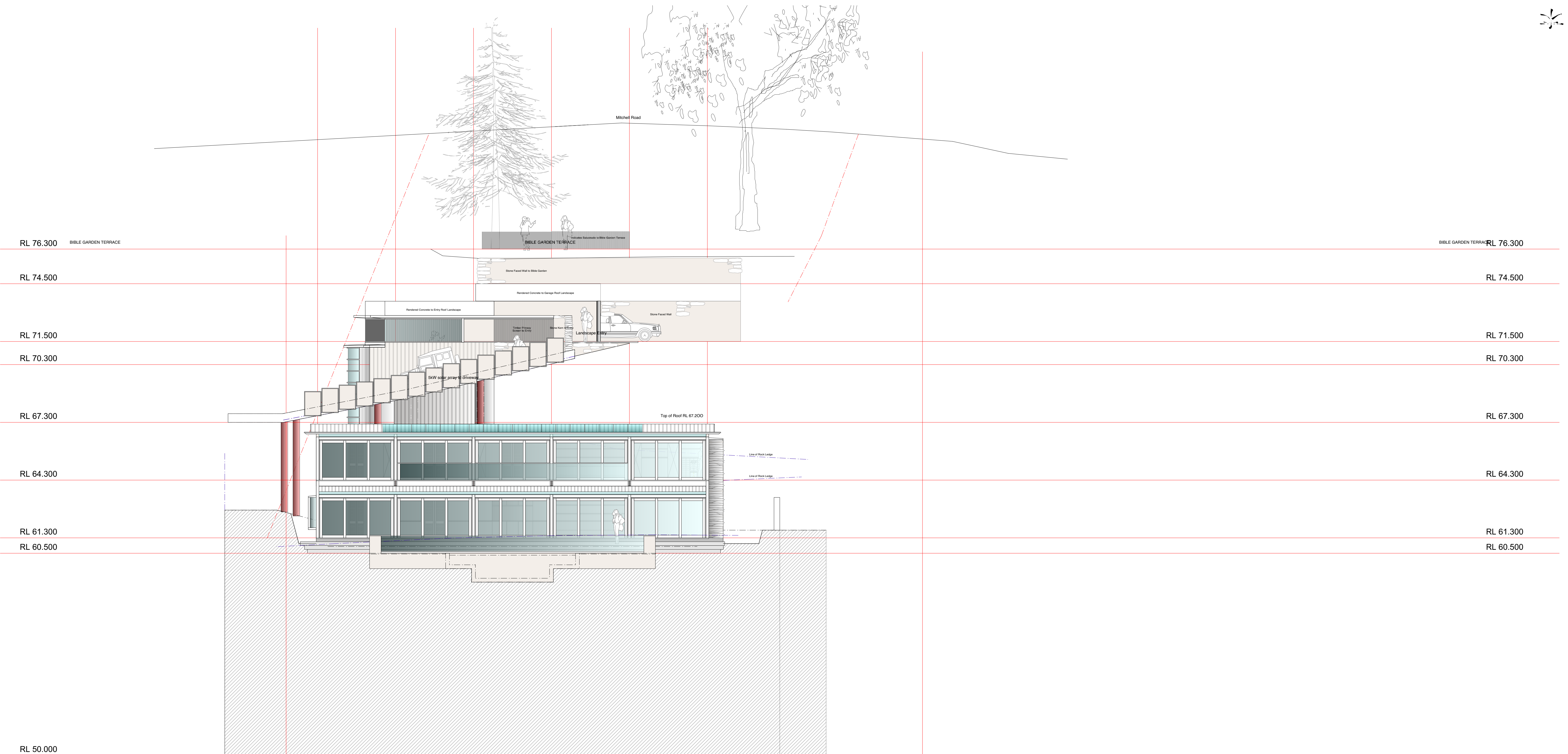
proposed new dwelling

6 Mitchell Road Palm Beach NSW
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DA 020 North Elevation Revisions
Scale 1 : 100.@ A1
April 2021

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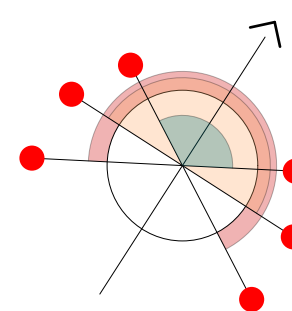
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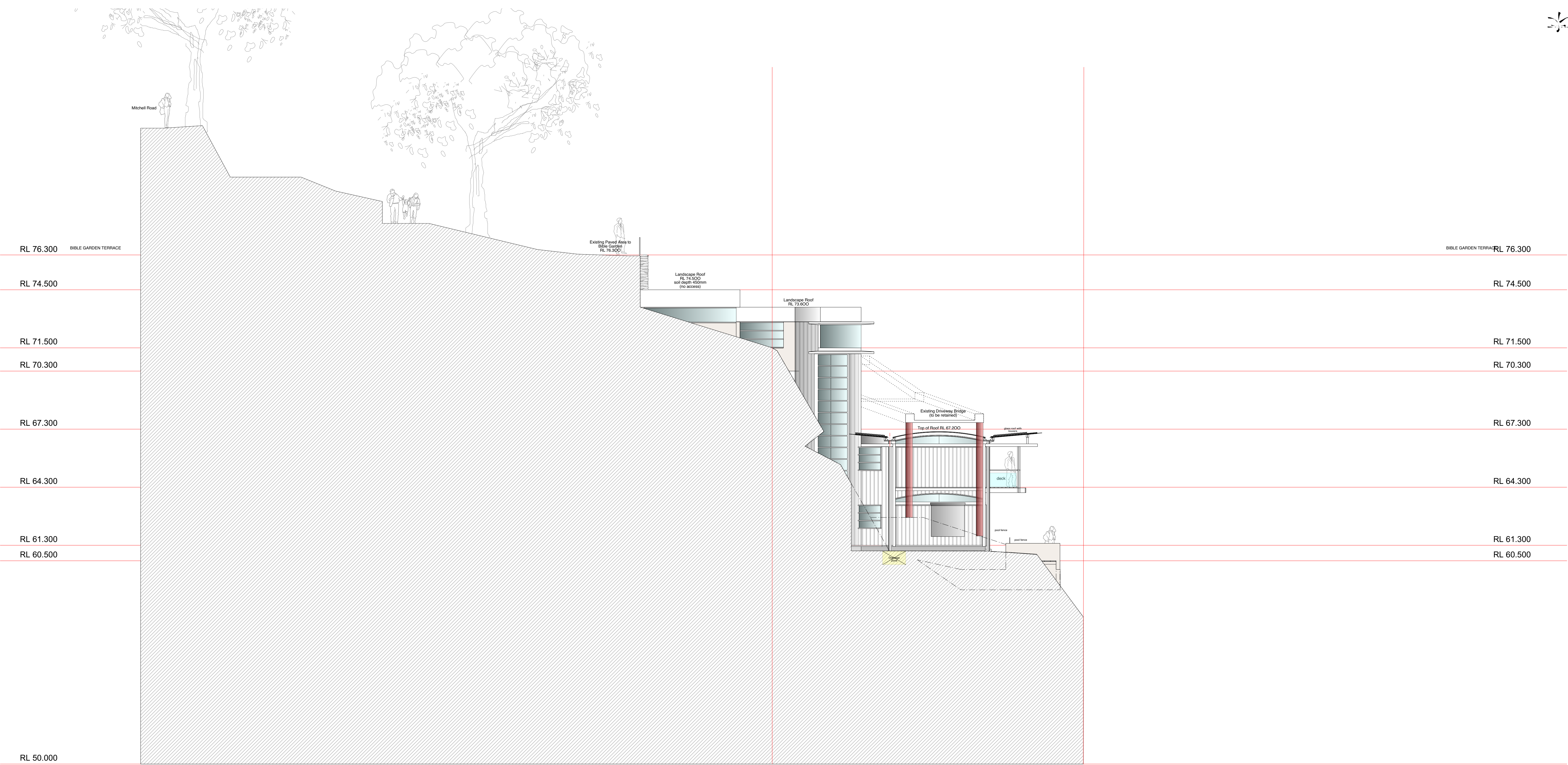
proposed new dwelling

6 Mitchell Road Palm Beach NSW
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Roger Bain

DA 020(b) Solar Array
Scale 1 : 100. @ A1
July 2020

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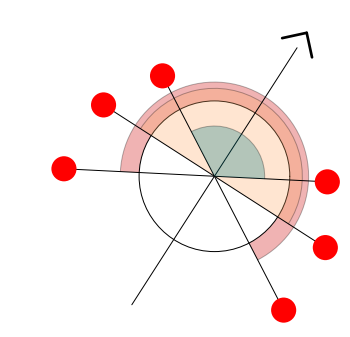
living in landscapes of cliffs and caves and sea

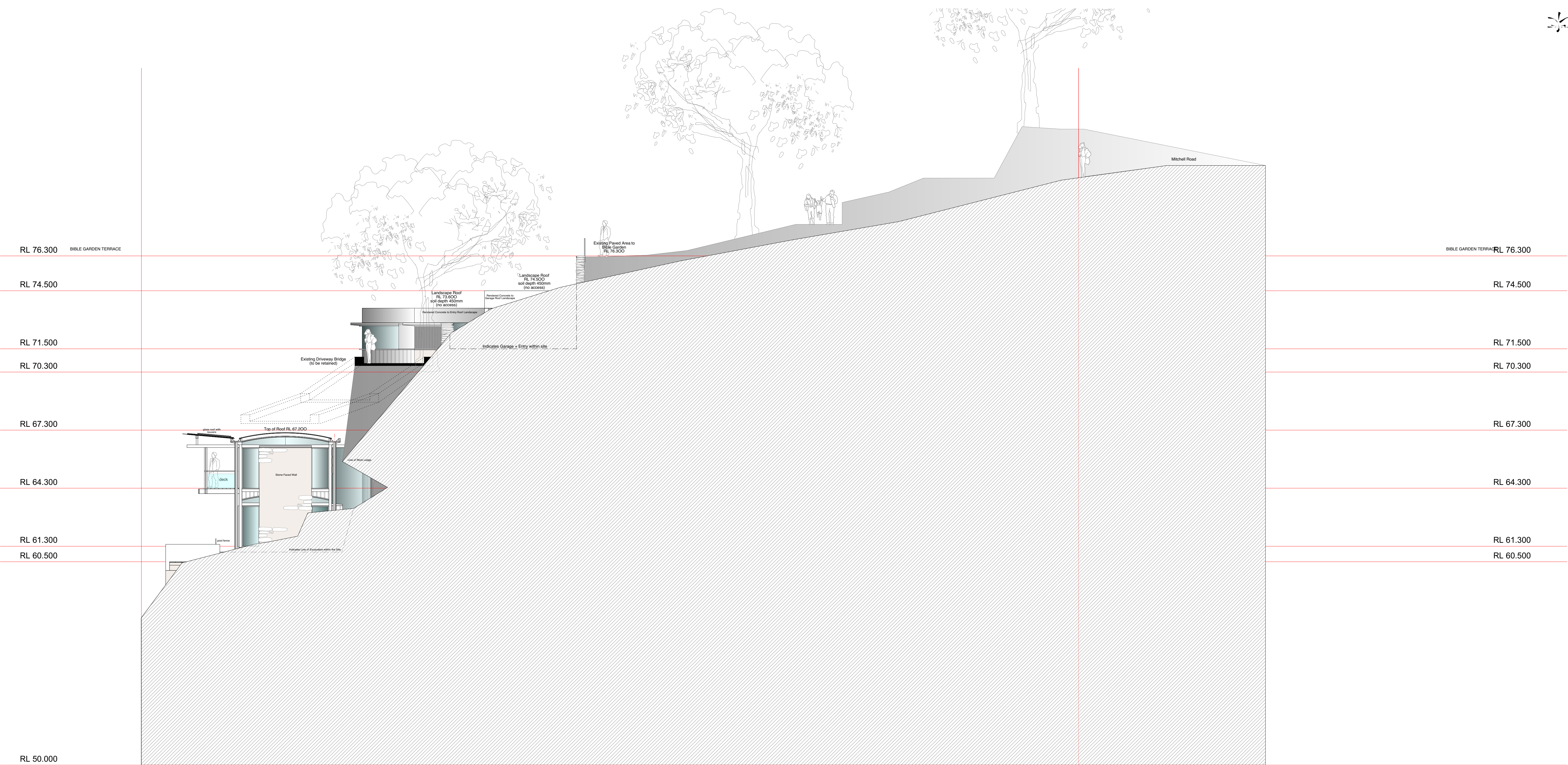
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 021 East Elevation
Scale 1 : 100. @ A1
July 2020

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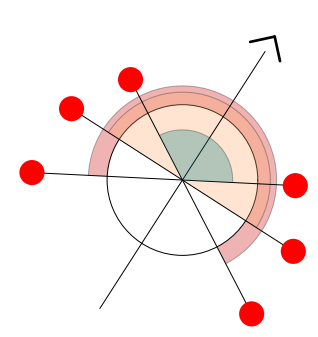


living in landscapes of cliffs and caves and sea

proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
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DA 022 West Elevation
Scale 1 : 100. @ A1
July 2020

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notes
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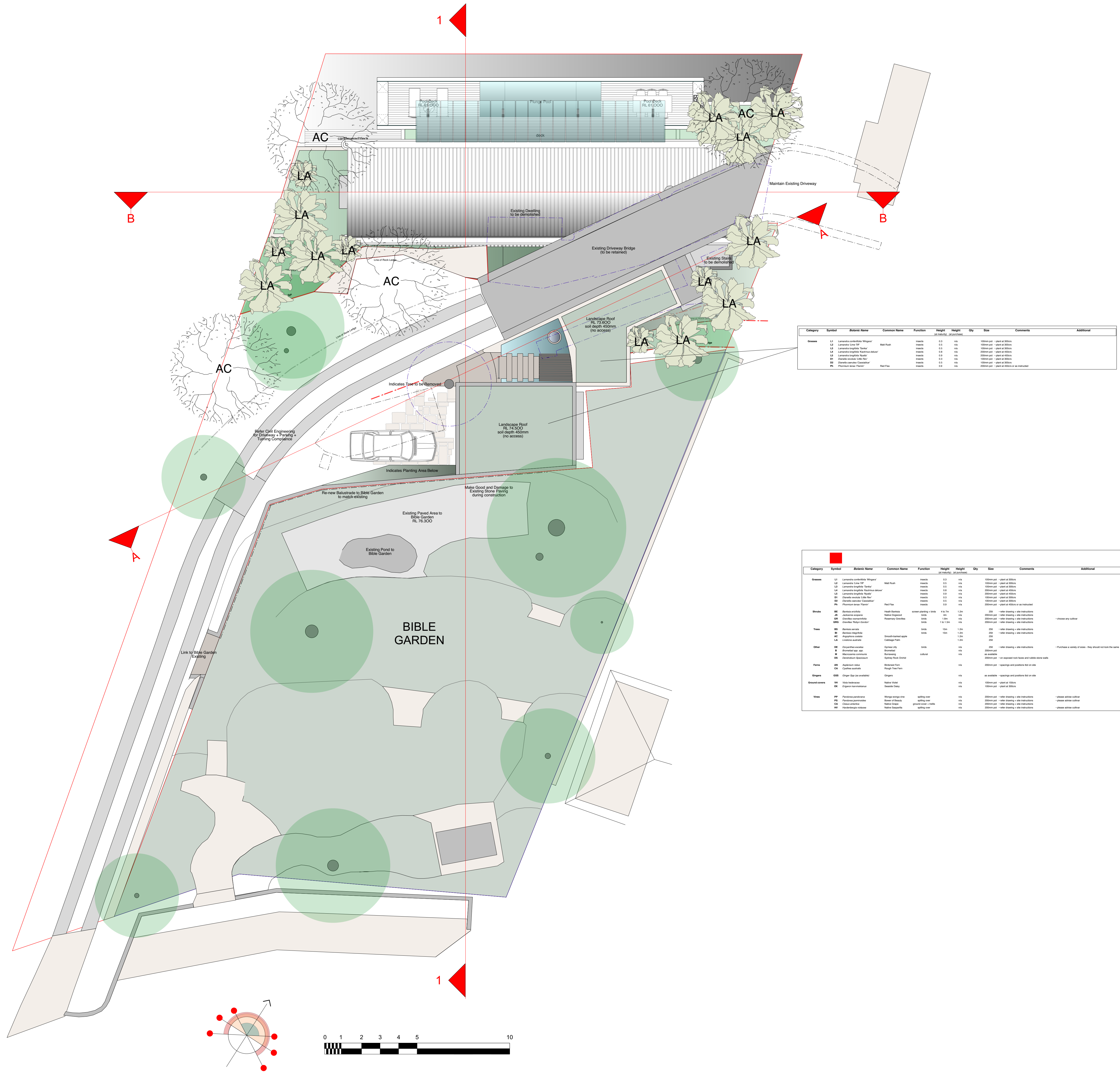
Category	Symbol	Botanic Name	Common Name	Function	Height (at maturity)	Height (at purchase)	Qty	Size	Comments	Additional
Grasses	L1	Lamandra confertifolia 'Wingara'		insects	0.3	n/a		100mm pot	• plant at 300crs	
	L2	Lamandra 'Lime Tiff'	Matt Rush	insects	0.5	n/a		100mm pot	• plant at 300crs	
	L3	Lamandra longifolia 'Tanika'		insects	0.5	n/a		100mm pot	• plant at 300crs	
	L4	Lamandra longifolia 'Kactrinus deluxe'		insects	0.8	n/a		200mm pot	• plant at 450crs	
	L5	Lamandra longifolia 'Nyalla'		insects	0.9	n/a		200mm pot	• plant at 450crs	
	D1	Dianella revoluta 'Little Rev'		insects	0.3	n/a		100mm pot	• plant at 300crs	
	D2	Dianella caerulea 'Cassiablue'		insects	0.5	n/a		100mm pot	• plant at 300crs	
	Ph	Phormium tenax 'Flamin'	Red Flax	insects	0.9	n/a		200mm pot	• plant at 450crs or as instructed	
Shrubs	BE	Banksia ericifolia	Heath Banksia	screen planting + birds	4 to 7m	1.2m		25lt	• refer drawing + site instructions	
	JS	Jacksonia scoparia	Native Dogwood	birds	4m	n/a		200mm pot	• refer drawing + site instructions	
	GR	Grevillea rosmarinifolia	Rosemary Grevillea	birds	1.8m	n/a		200mm pot	• refer drawing + site instructions	• choose any cultivar
	GRG	Grevillea 'Robyn Gordon'		birds	1 to 1.5m	n/a		200mm pot	• refer drawing + site instructions	
Trees	BS	Banksia serrata		birds	15m	1.2m		25lt	• refer drawing + site instructions	
	BI	Banksia integrifolia		birds	15m	1.2m		25lt	• refer drawing + site instructions	
	AC	Angophora costata	Smooth-barked apple			1.2m		25lt		
	LA	Livistona australis	Cabbage Palm			1.2m		25lt		
Other	DE	Doryanthes excelsa	Gynea Lilly	birds		n/a		25lt	• refer drawing + site instructions	• Purchase a variety of sizes - they should not look the same
	B	Bromeliad spp. spp.	Bromeliad			n/a		200mm pot		
	M	Macrozamia communis	Burrawang	cultural		n/a		as available		
	DS	Dendrobium Speciosum	Sydney Rock Orchid					200mm pot	• on exposed rock faces and rubble stone walls	
Ferns	AN	Asplenium nidus	Birdsnest Fern			n/a		200mm pot	• spacings and positions tbd on site	
	CA	Cyathea australis	Rough Tree Fern							
Gingers	GSS	Ginger Spp (as available)	Gingers			n/a		as available	• spacings and positions tbd on site	
Ground covers	VH	Viola hederacea	Native Violet			n/a		100mm pot	• plant at 150crs	
	EK	Erigeron karvinskianus	Seaside Daisy			n/a		100mm pot	• plant at 300crs	
Vines	PP	Pandorea pandorana	Wonga wonga vine	spilling over		n/a		200mm pot	• refer drawing + site instructions	• please advise cultivar
	PS	Pandorea jasminoides	Bower of Beauty	spilling over		n/a		200mm pot	• refer drawing + site instructions	• please advise cultivar
	CA	Cissus antartica	Native Grape	ground cover + trellis		n/a		200mm pot	• refer drawing + site instructions	
	HV	Hardenbergia violacea	Native Sasparilla	spilling over		n/a		200mm pot	• refer drawing + site instructions	• please advise cultivar
	NOTE • None of these vines have suckers or tendrils • The native grape will reuire wires or similar									

NOTE • For native grasses, tubstock can be substituted
• Mulch must only contain organic decomposing material
• Soil must be a minimum of 20% spent mushroom compost by way of volume and sand loam material
• Sub-soil must be prepared prior to placement of soil
• Sub-soil is to be brocken up to a min. of 300mm and treated with a chemical 'clay-breaker'
• ph tests to be conducted prior to placement of soil to ensure building chemicals are neutralised - ph NEUTRAL
• ALL soil to be watered prior to placement of plants to ensure against 'soil drop'
• Prior to planting, ALL planting areas are to be treated with organic fertilizers, eg 'blood + bone' watered in
• Lawn areas are to be constructed over friable soil and sub-strate
• Exterior lighting is to be positioned after planting - all cables are to be dug in
• All irrigation is to be dug in after planting

living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain





living in landscapes of cliffs and caves and sea

proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 031 Landscape Plan
Scale 1 : 100. @ A1
July 2020

Stephen Lesiuk
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phone : 0414 468 186

NOTE:

- Generally make good paving and planting along the Northern Bdy. of the Bible Garden.
- Re-instate and extend existing balustrade to Northern Bdy. of the Bible Garden
- Clean + make good
- Refer Arborist Report for Tree Protection requirements



- Install 'peat moss' into crevaces of rubble sandstone wall
- Irrigation feed lines to be installed in rubble sandstone wall

- Prepare planting areas to base of sandstone rubble retaining wall

- Sandstone flagging + stairs to entry of Bible Garden

Soil Strata Preparation to Roof Gardens

- Concrete roof slabs to be set with falls to sumps
- Provide 50mm copper overflow pipes to parapet walls
- Approved waterproof membrane to be installed
- Provide protection boards over membrane
- Atlantis Drain Cell over protection boards
- Geofabric filter layer over Atlantis Drain Cell
- 100mm Gravel drainage layer
- 300mm Sandy Loam Soil
- Black Forest Mulch (install after planting)
- Install sanstone 'Bush Rocks' as directed
- Drip Irrigation to be installed after planting

- Clean back existing rock face of weeds taking care to protect soil pockets
- Prepare for planting

- Install 'peat moss' into crevaces of rubble sandstone wall
- Irrigation feed lines to be installed in rubble sandstone wall

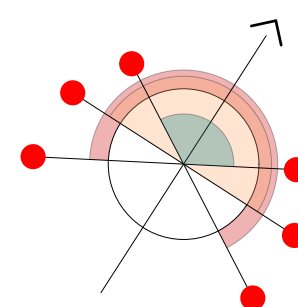
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proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 032 Roof Garden Soil Preparation
Scale 1 : 100 @ A1
July 2020

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a collection of materials + finishes



notes
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of metal



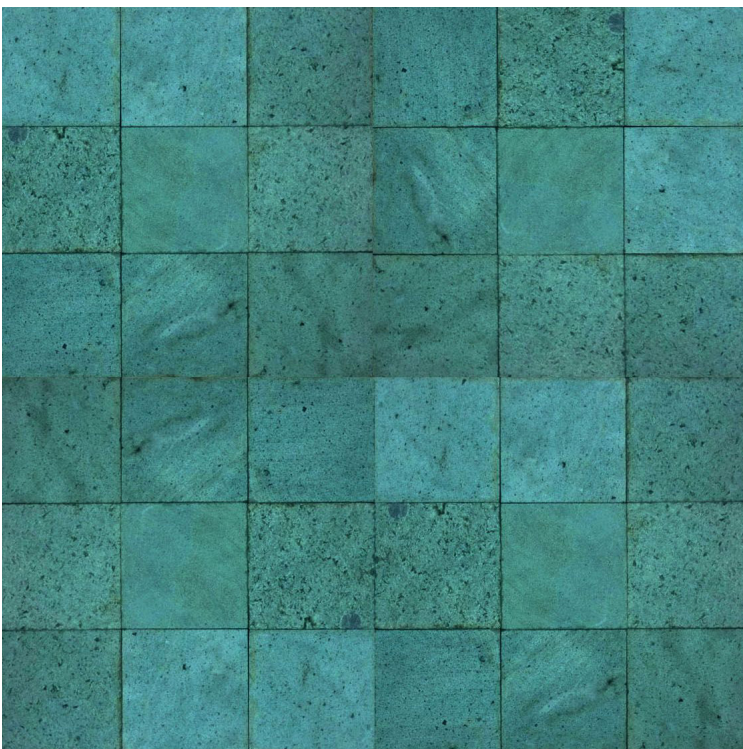
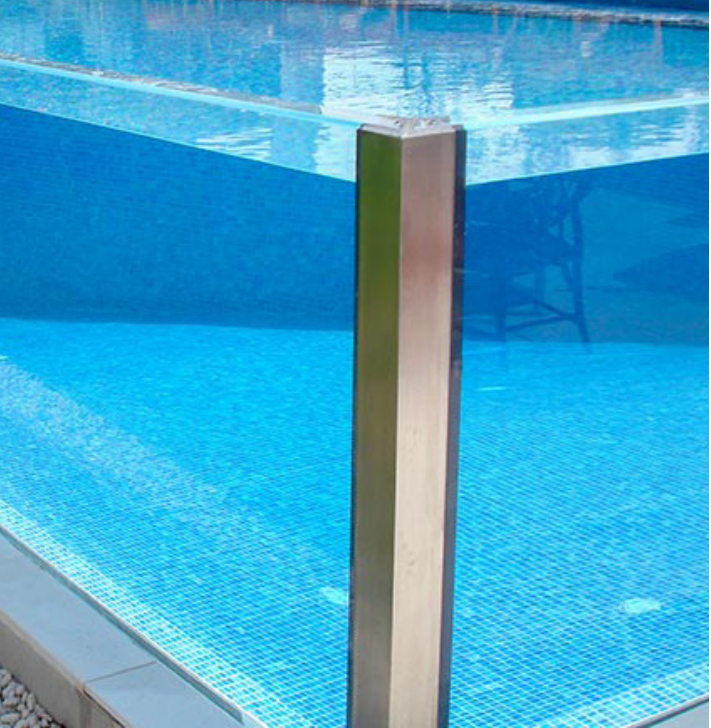
of timber



of stone



of water



living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

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notes



living in landscapes of cliffs + caves + sea

6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

rendered east elevation

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notes



living in landscapes of cliffs + caves + sea

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for
Roger Bain

rendered west elevation

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notes



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Roger Bain

rendered north elevation

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notes
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for
Roger Bain

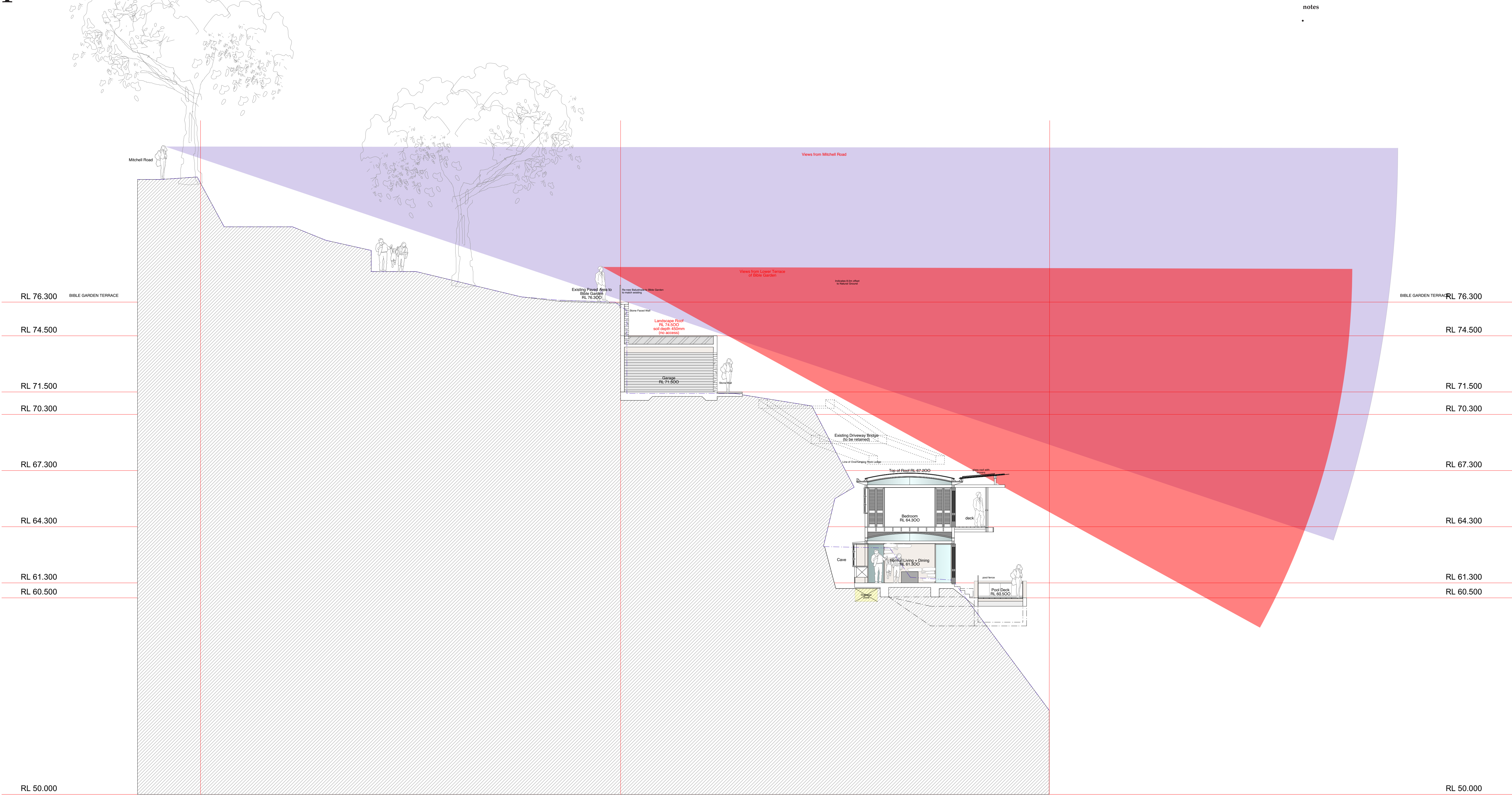
rendered north -west view

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part 6 ~ shadows + evaluation



notes

living in landscapes of cliffs + caves + sea

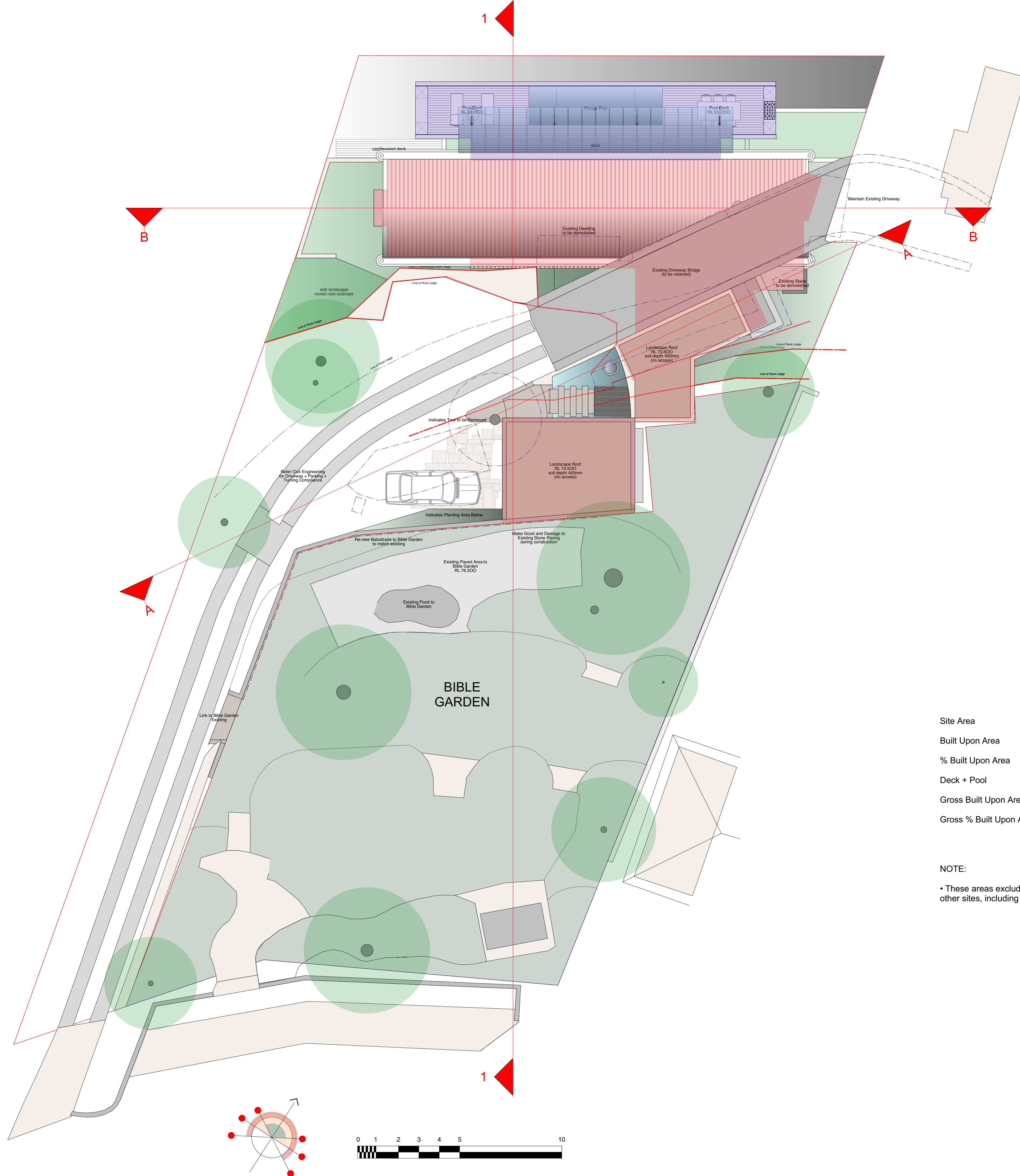
6 Mitchell Road, Palm Beach NSW NSW
for
Roger Bain

6 mitchell road, palm beach nsw
july 2020

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Site Area	695.100 sq. m.
Built Upon Area	178.000 sq. m.
% Built Upon Area	25.61%
Deck + Pool	62.200 sq. m.
Gross Built Upon Area	240.200 sq. m.
Gross % Built Upon Area	34.550 sq. m.

NOTE:

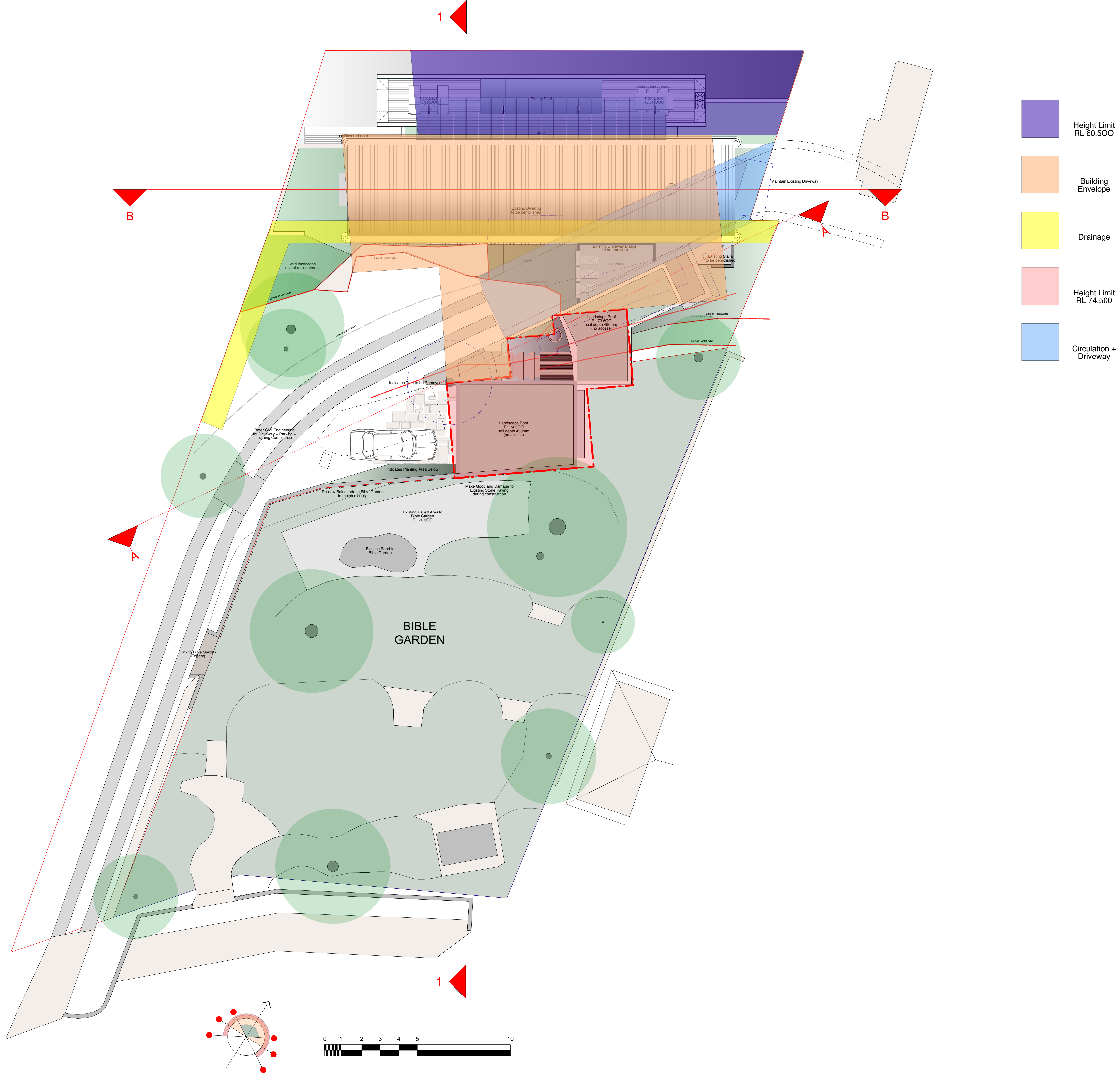
- These areas exclude EXISTING Infrastructure servicing this and other sites, including turning / passing areas.

living in landscapes of cliffs and caves and sea

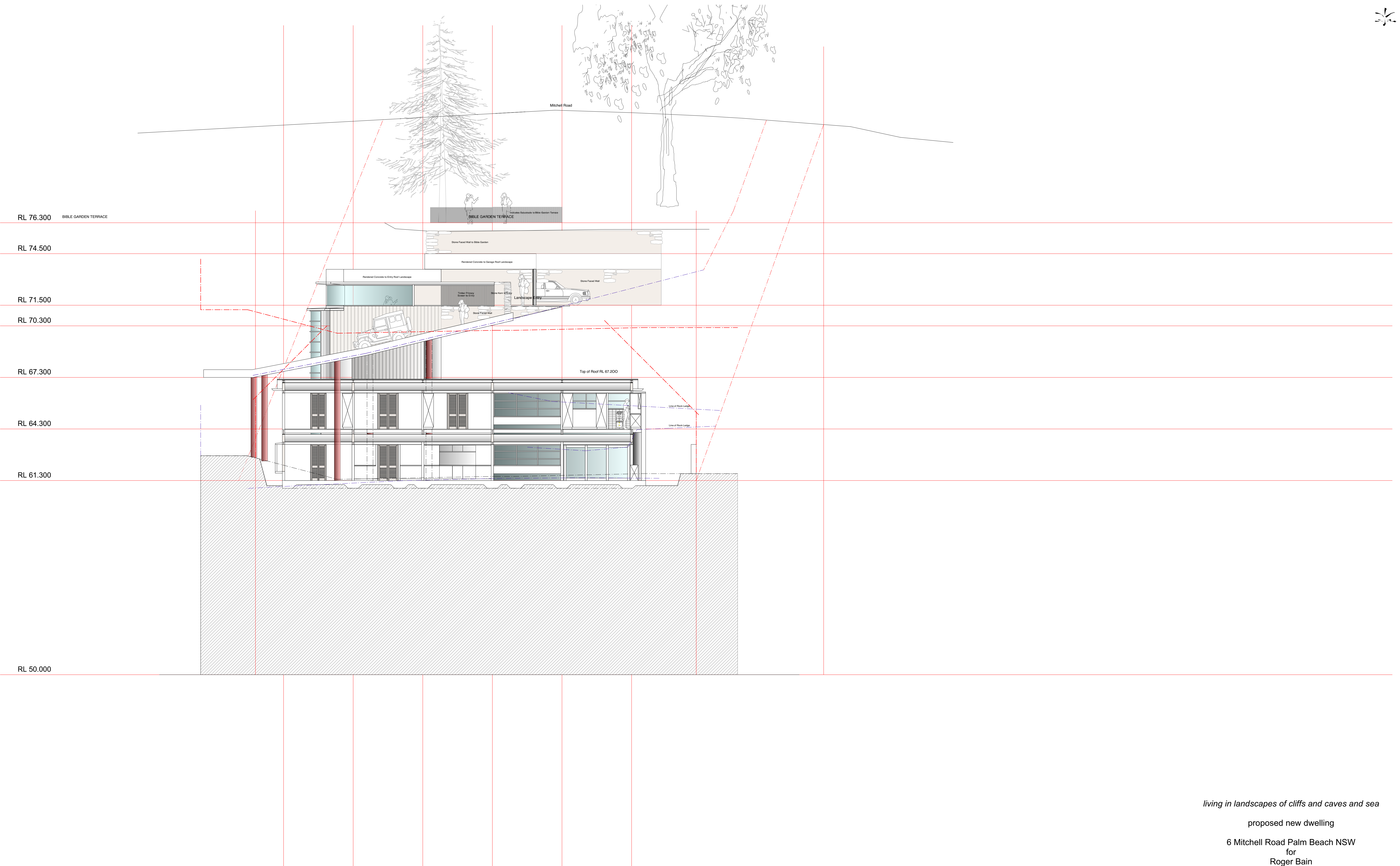
proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
Roger Bain

E 001 Built Upon Areas
Scale 1 : 100. @ A1
July 2020

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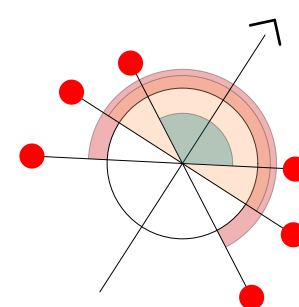
living in landscapes of cliffs and caves and sea

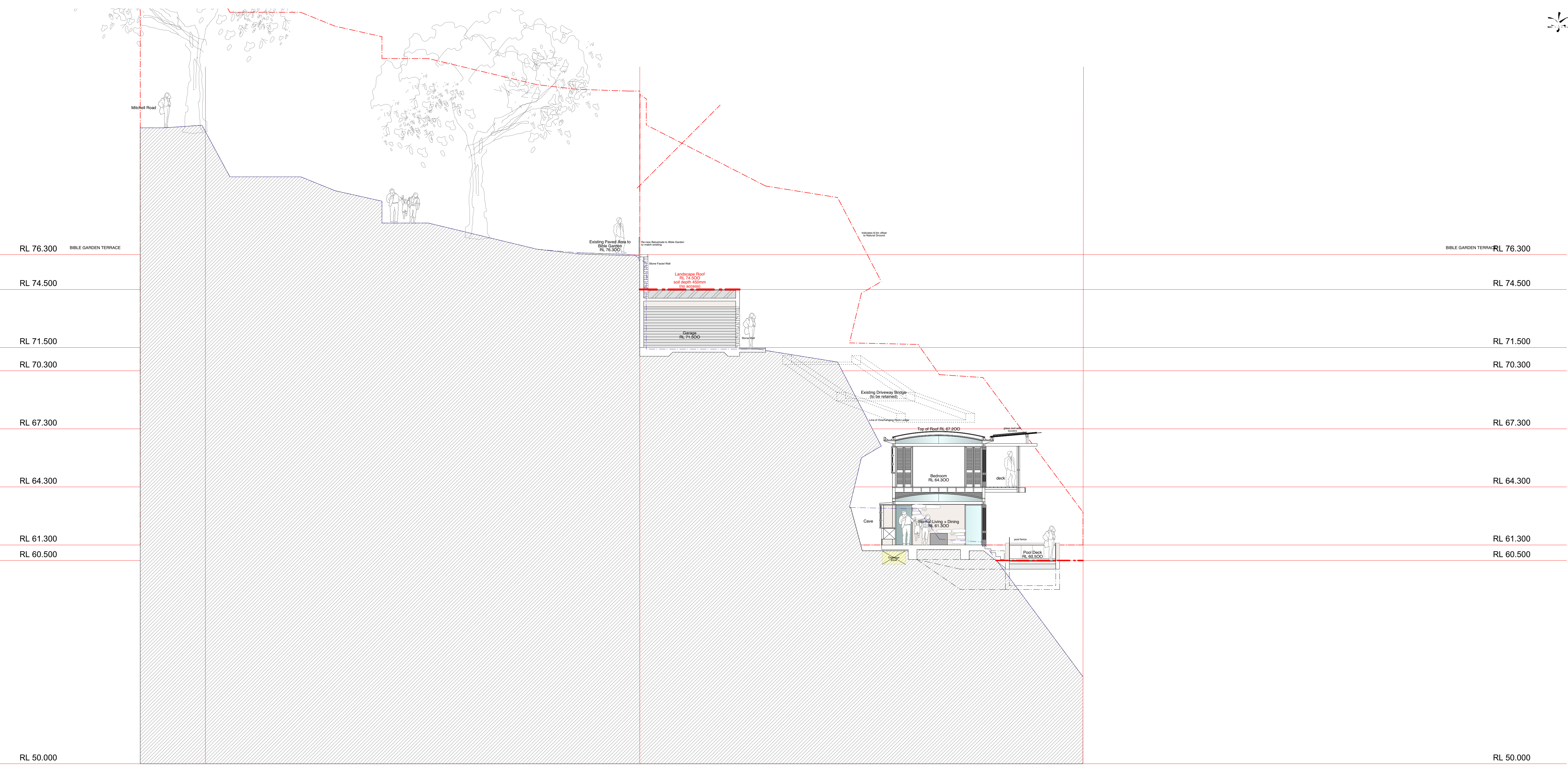
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

E 003 Building Envelope 1
Scale 1 : 100. @ A1
July 2020

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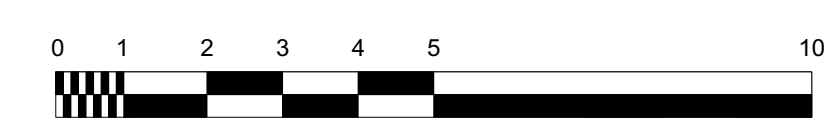
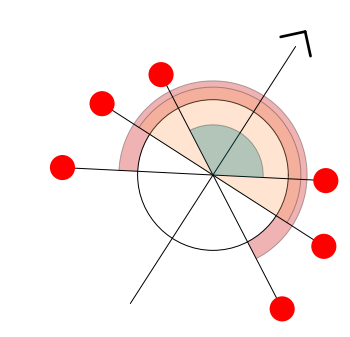
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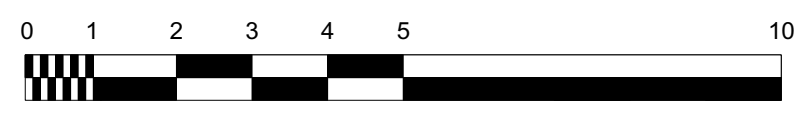
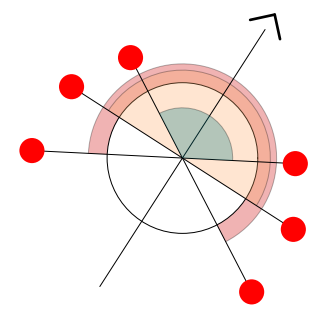
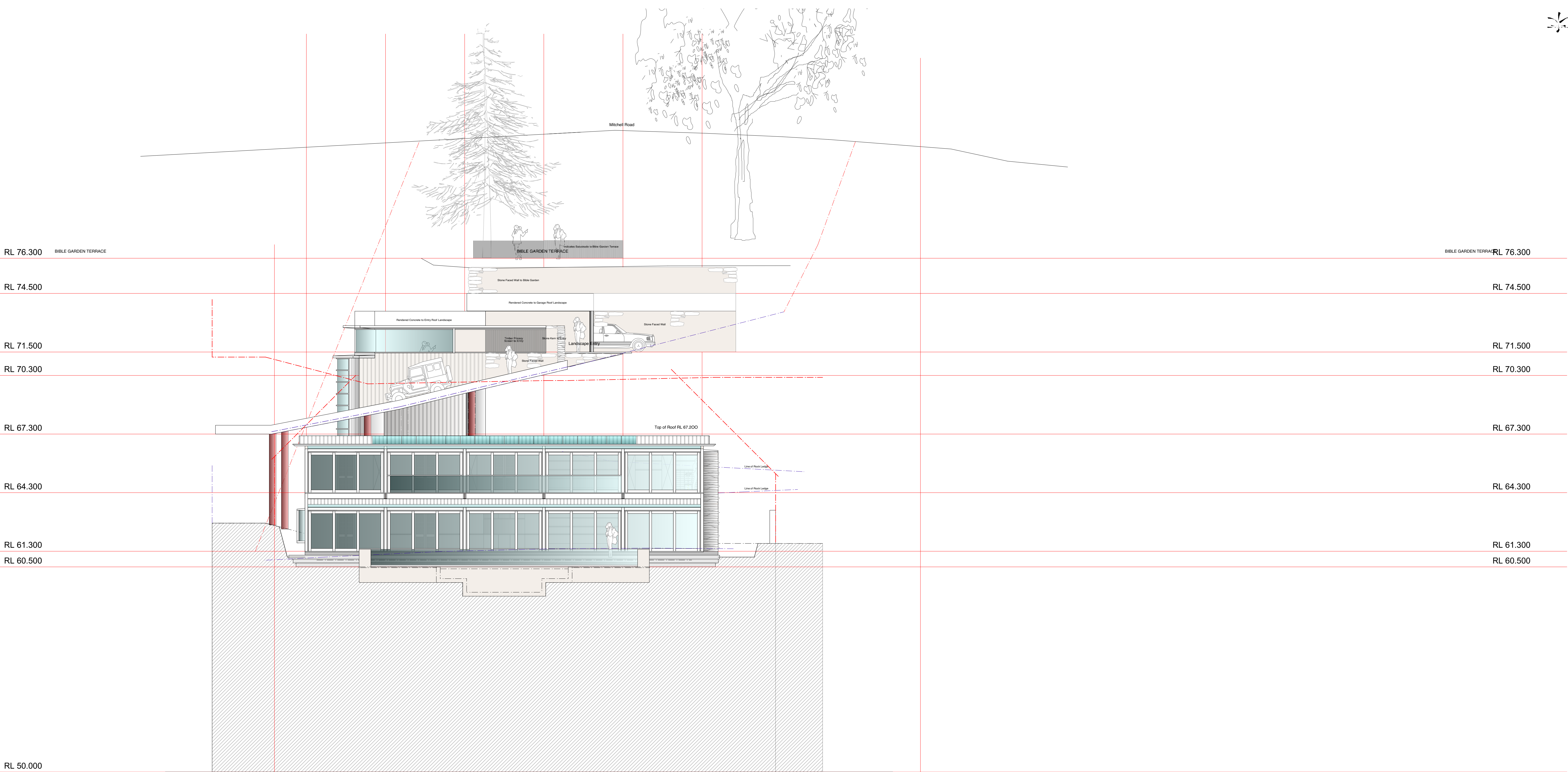
proposed new dwelling

6 Mitchell Road Palm Beach NSW
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Roger Bain

E 004 Building Envelope 2
Scale 1 : 100. @ A1
July 2020

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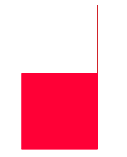


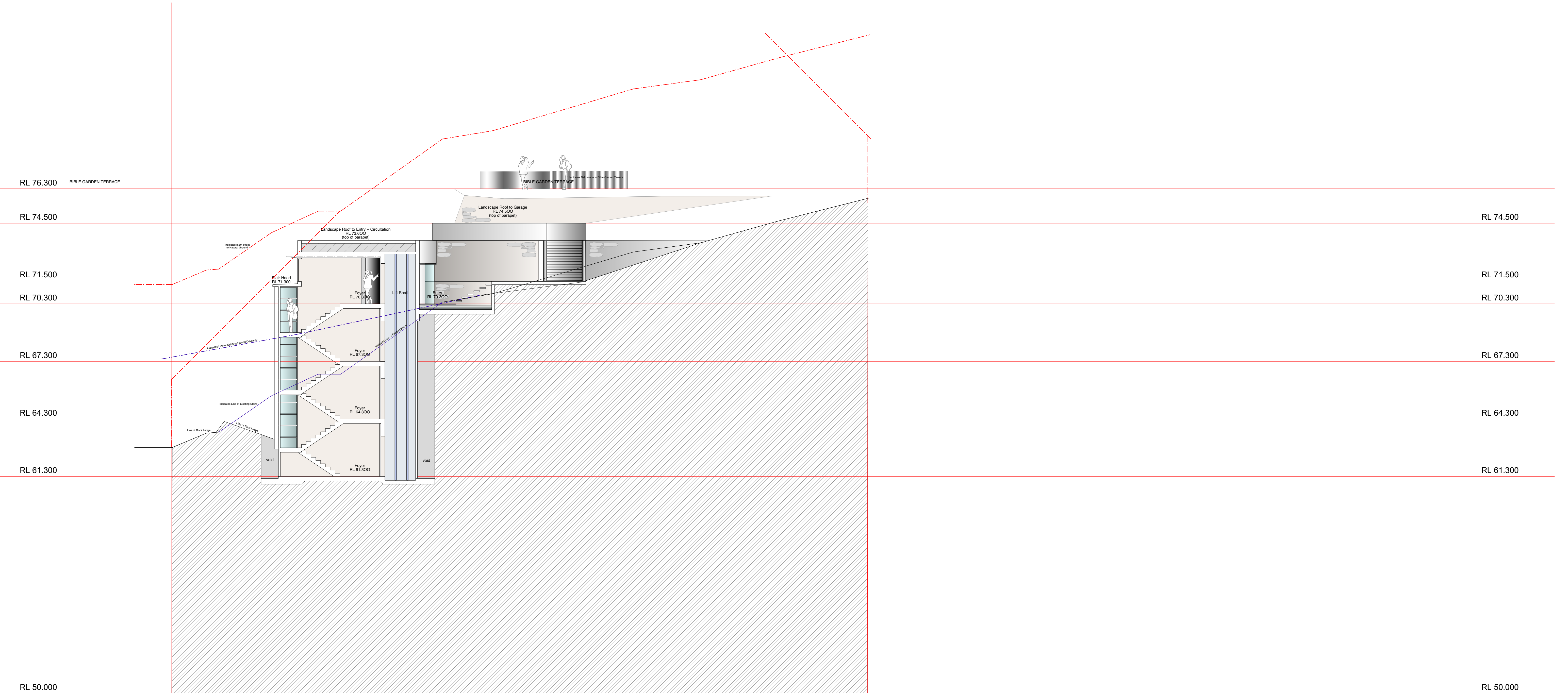
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E 005 Building Envelope 3
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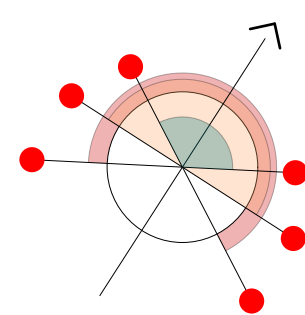
living in landscapes of cliffs and caves and sea

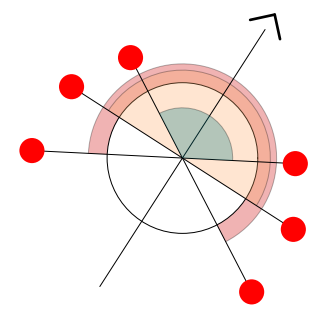
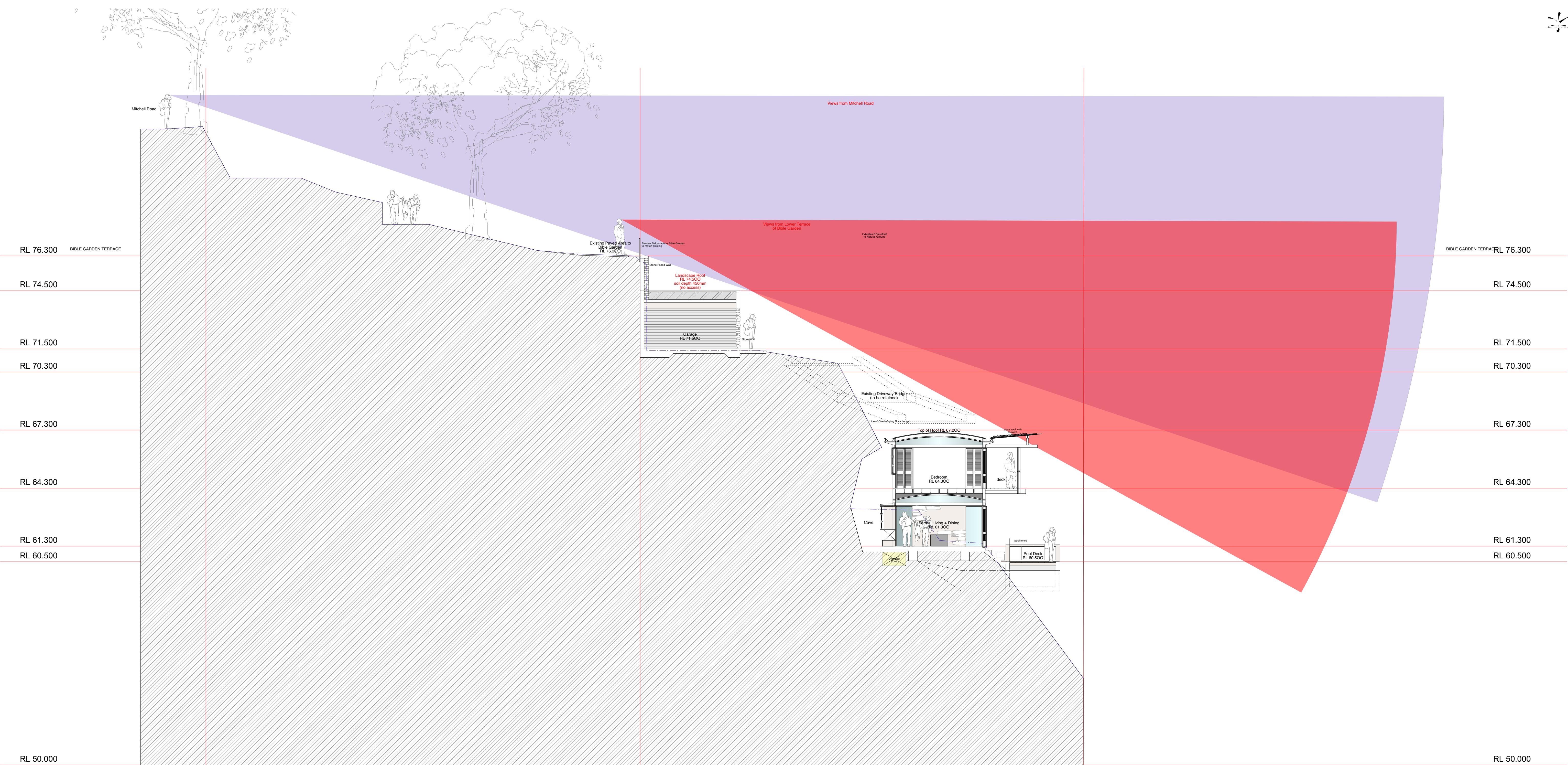
proposed new dwelling

6 Mitchell Road Palm Beach NSW
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Roger Bain

E 006 Building Envelope 4
Scale 1 : 100. @ A1
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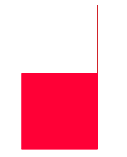


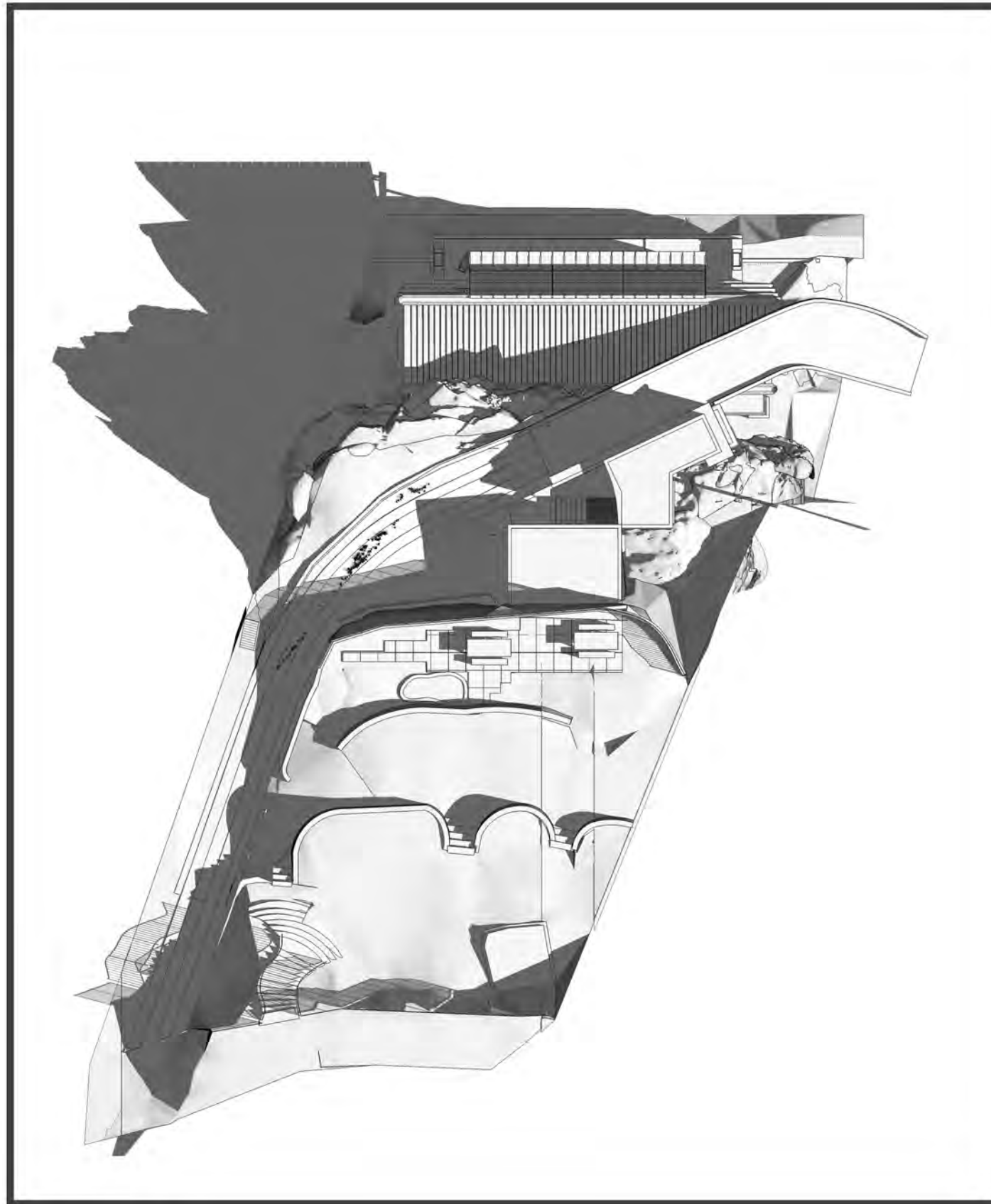
living in landscapes of cliffs and caves and sea

proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
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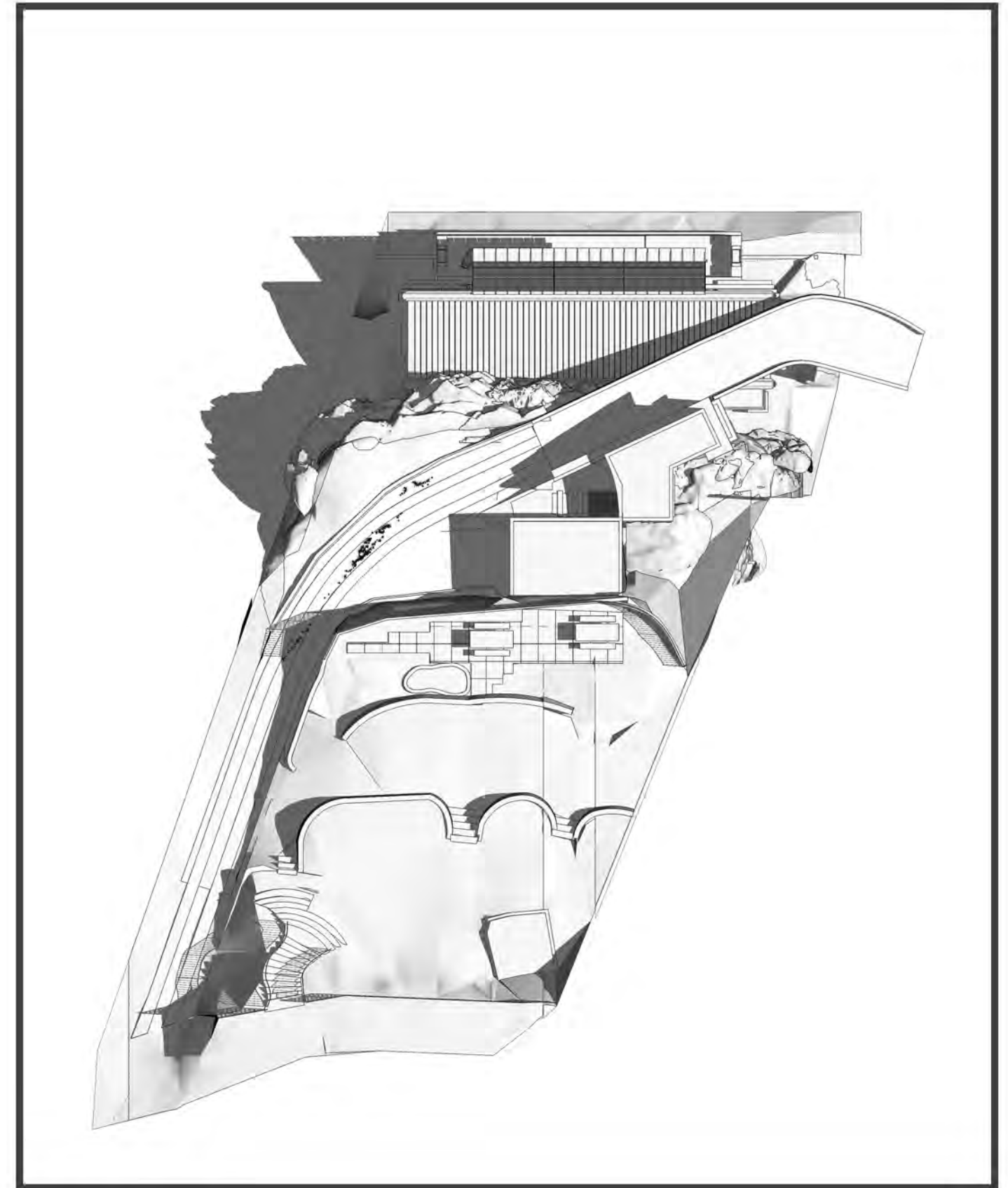
E 007 Views from Bible Garden
Scale 1 : 100. @ A1
July 2020

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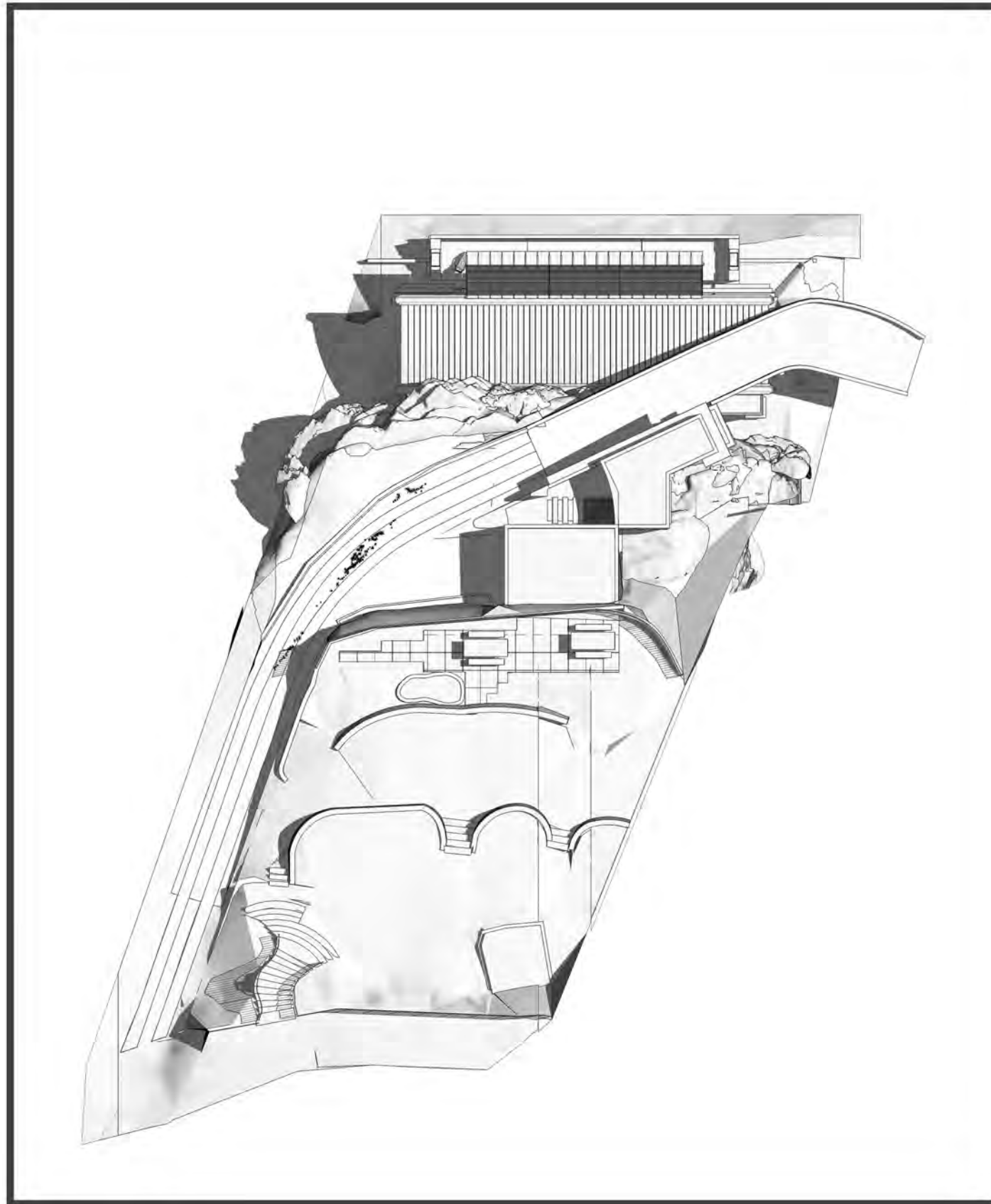




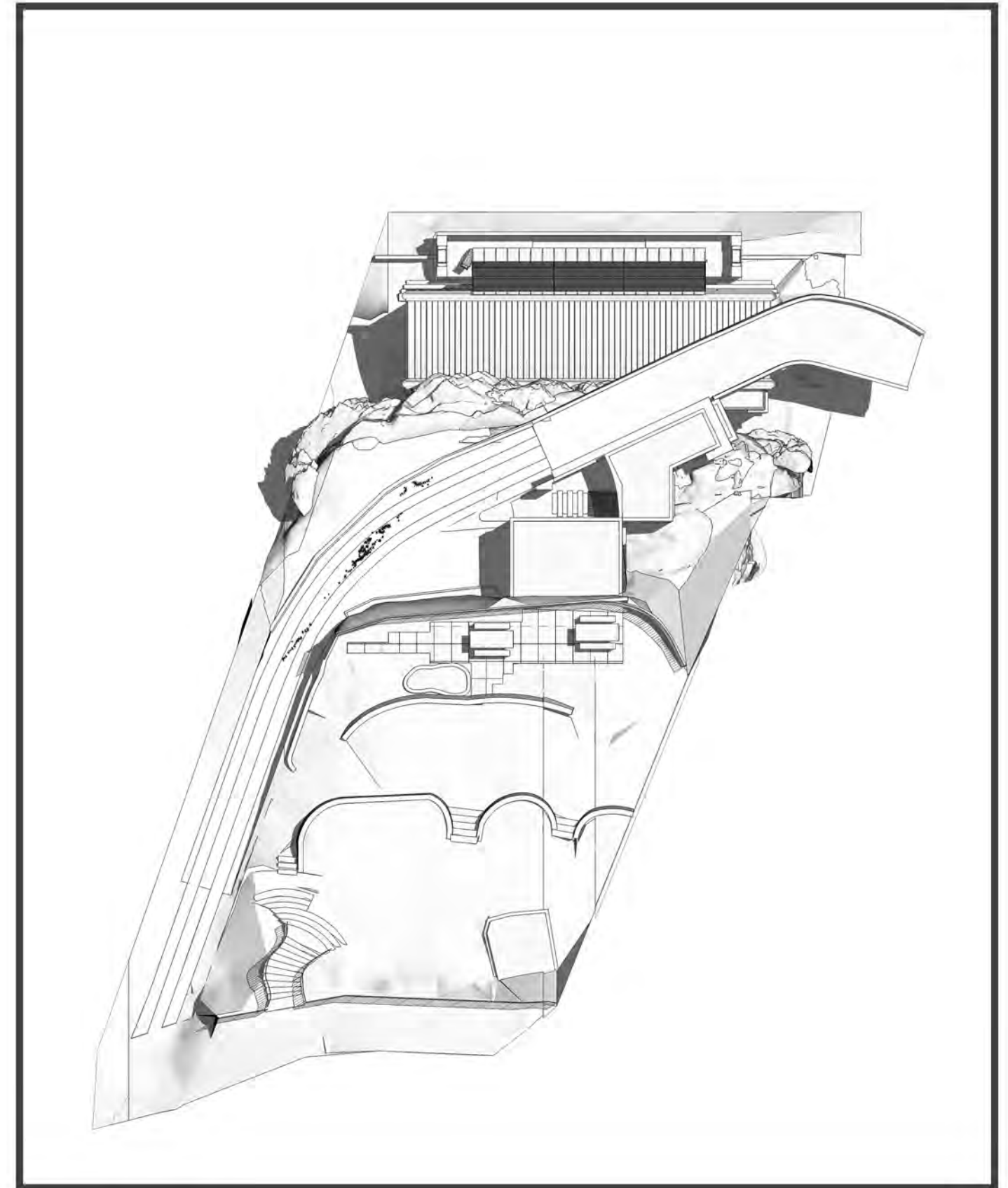
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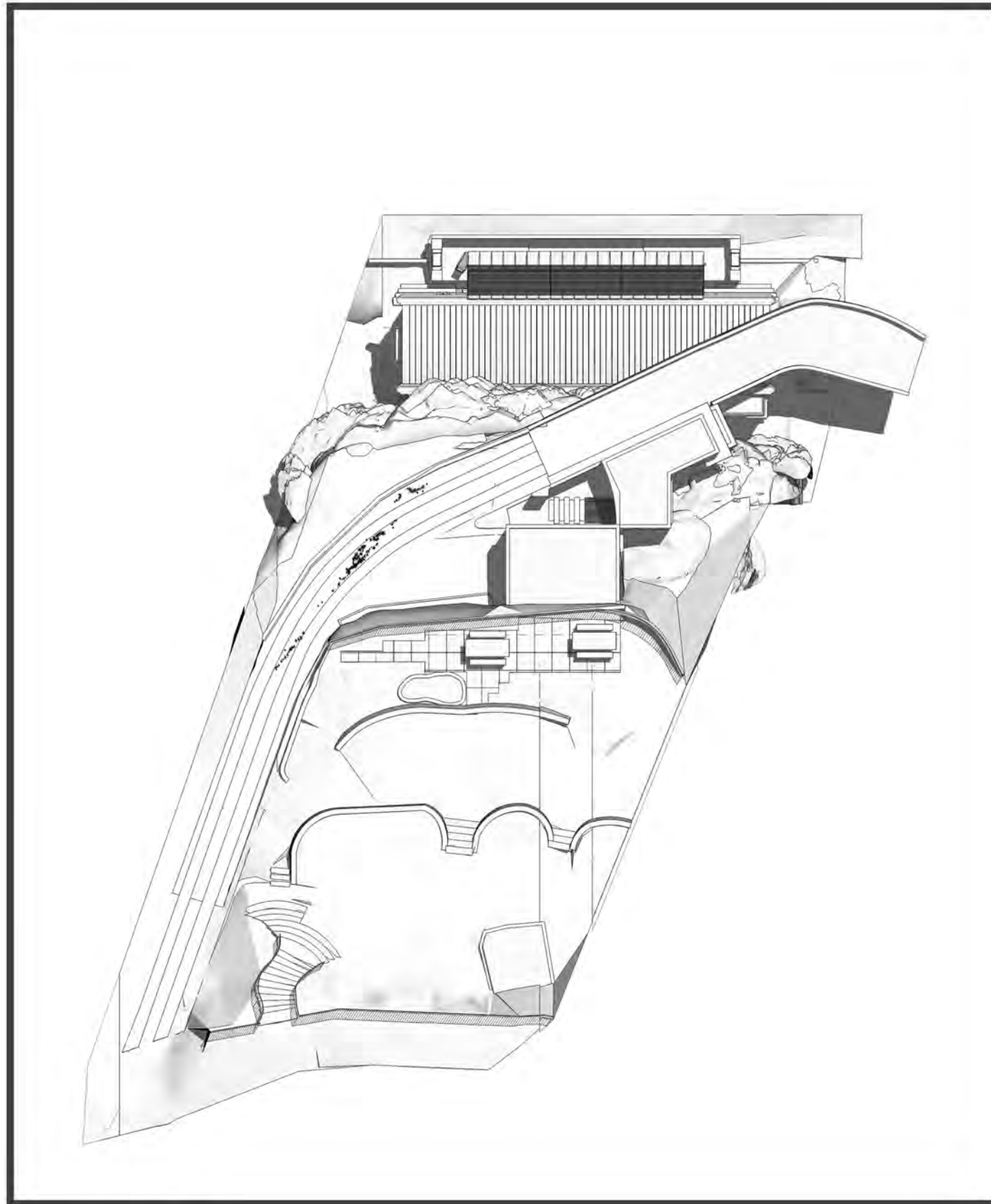
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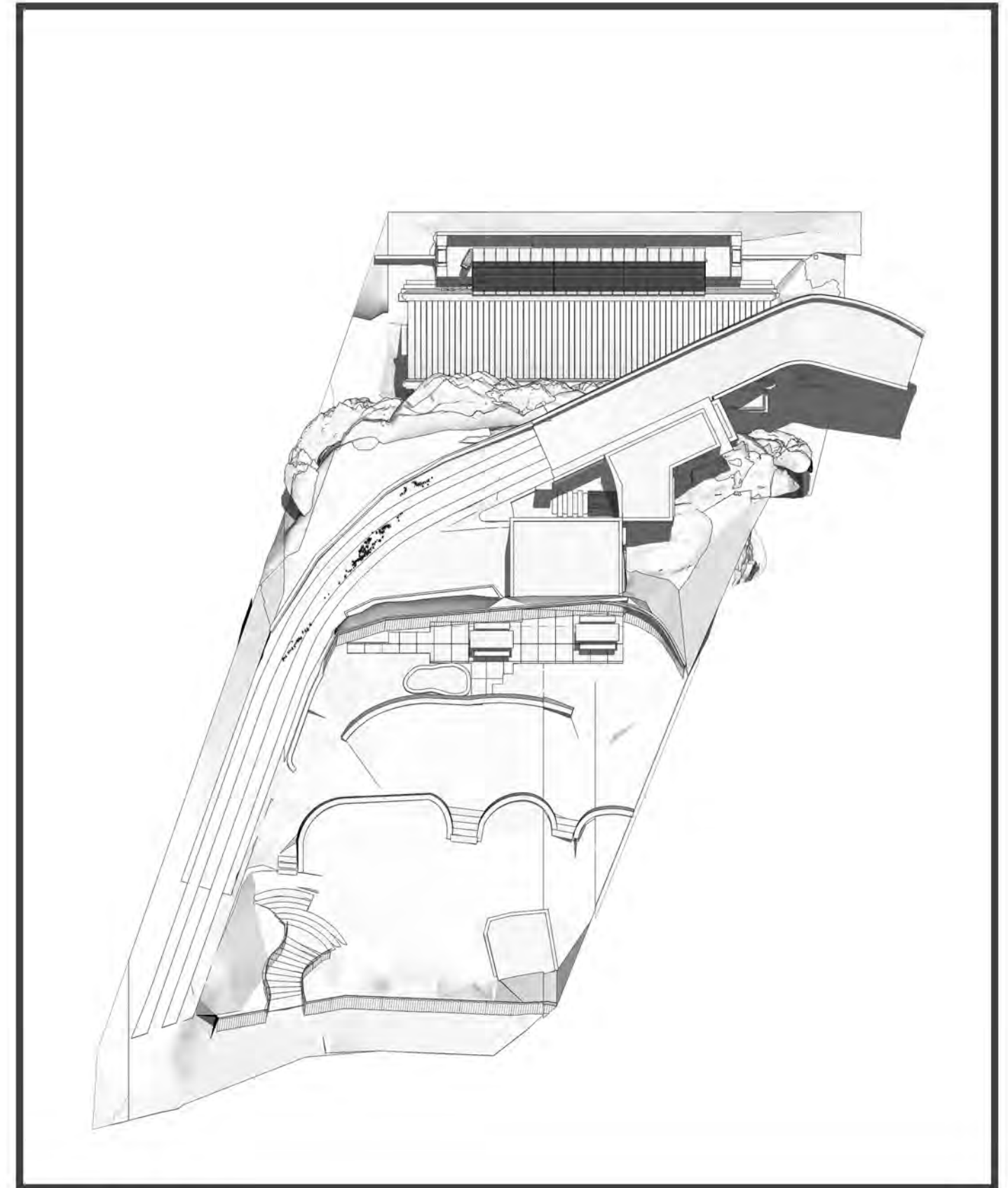
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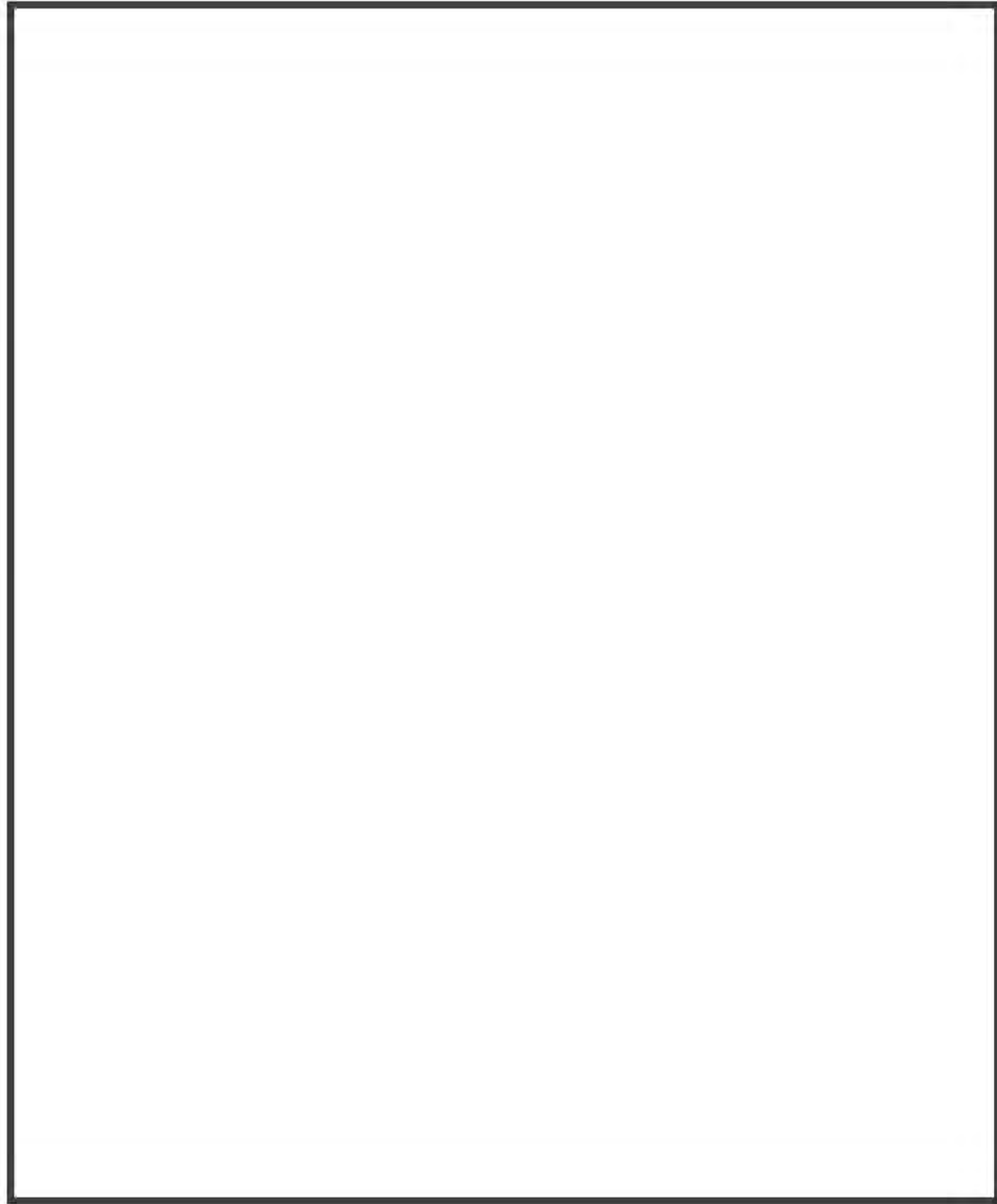
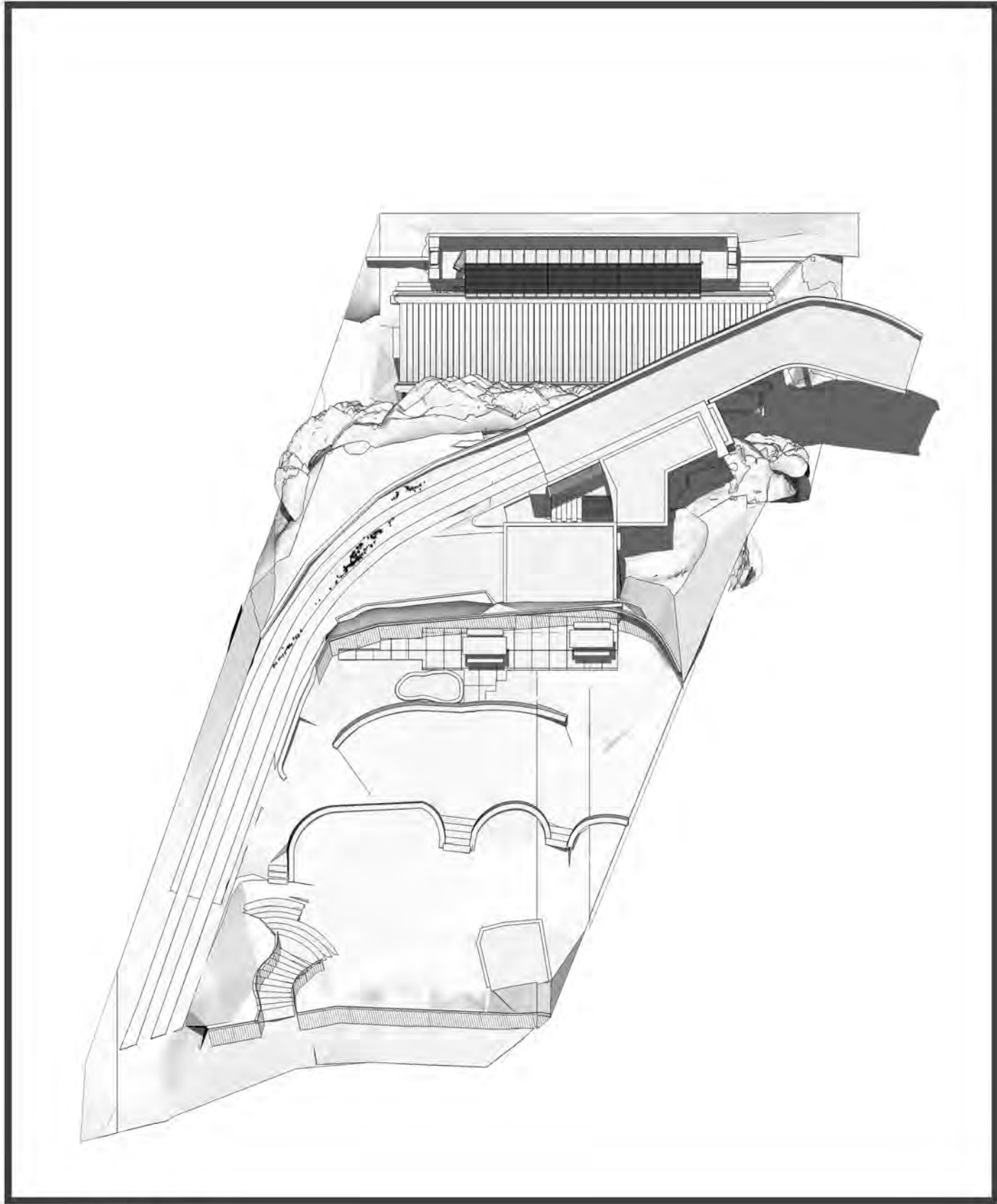
March 22: 12.00



March 22: 13.00



March 22: 14.00



March 22: 15.00

CLIENT:
Lesiuk Architects

DRAWING:
Shadow Diagrams for March 22nd

PROJECT:
6, Mitchell Road, Palm Beach

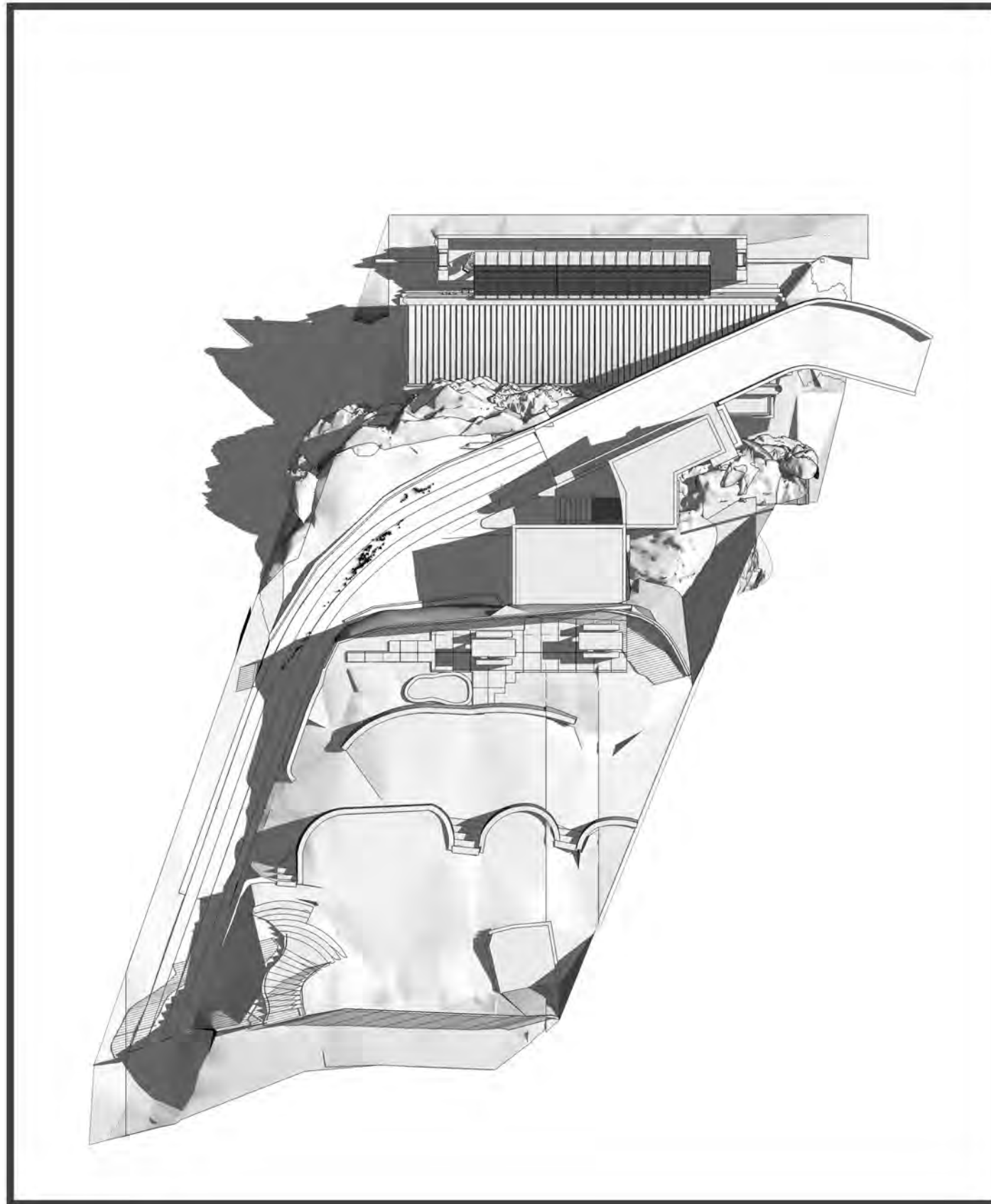
SCALE:

ISSUE:
September 2020

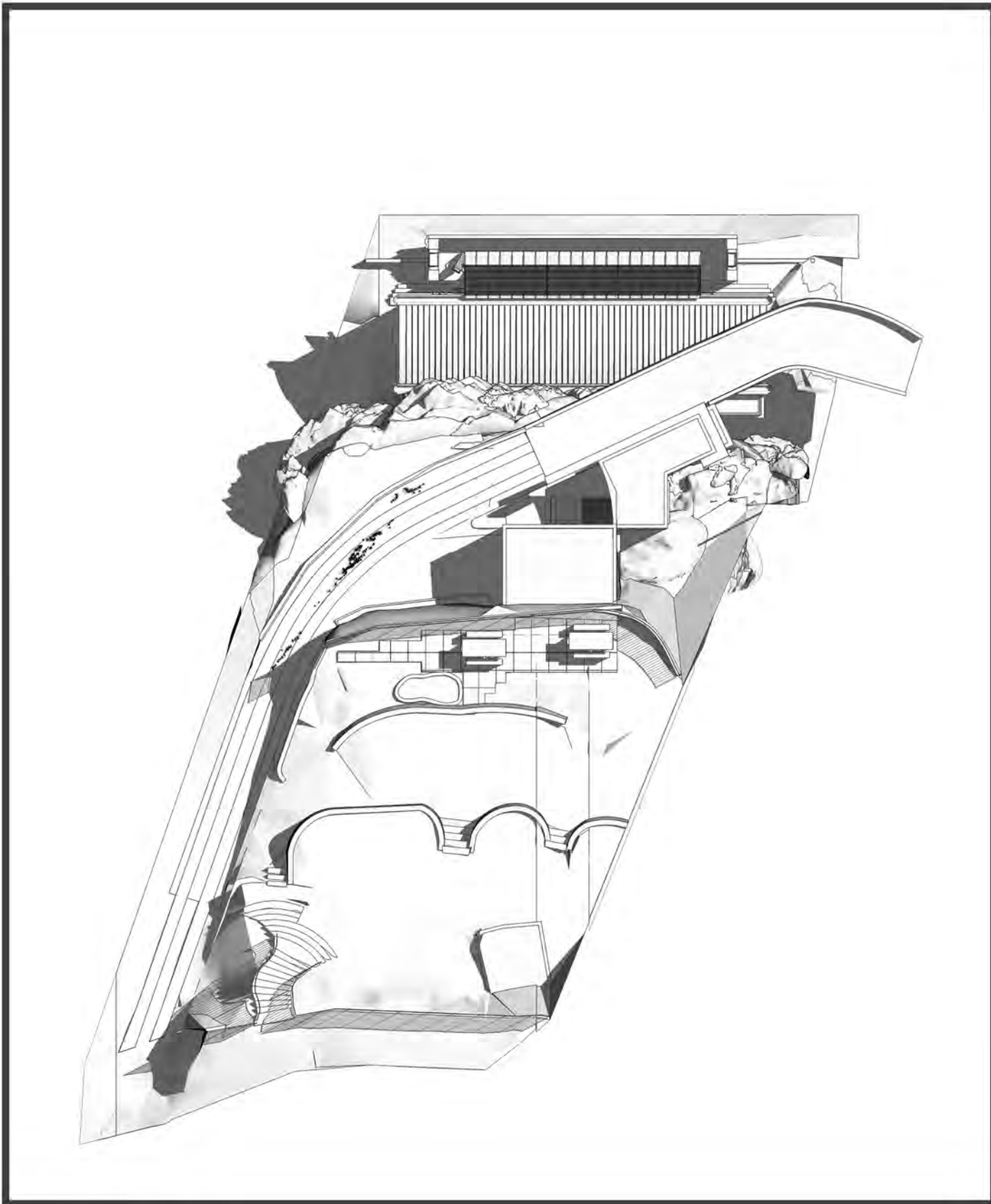
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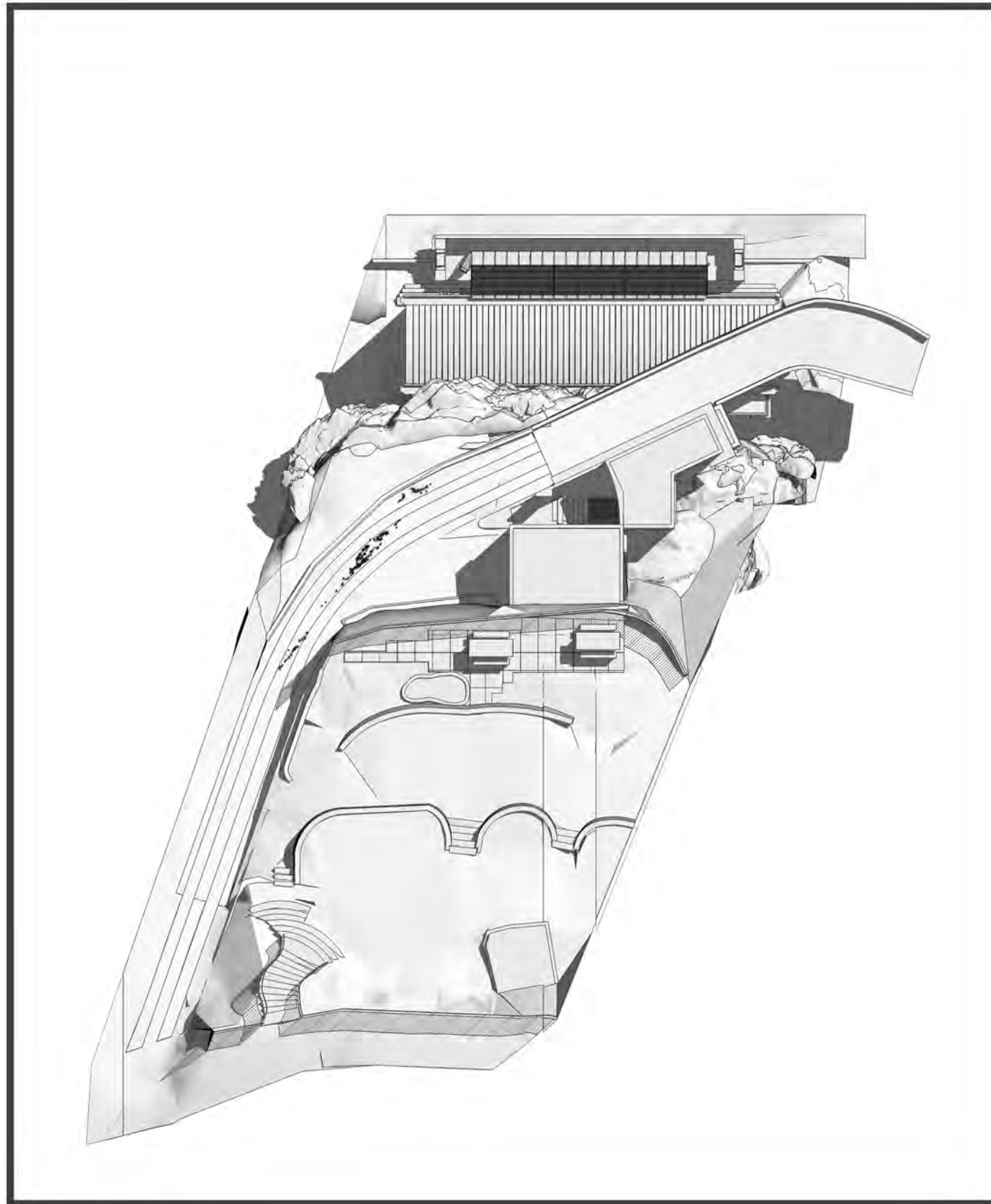
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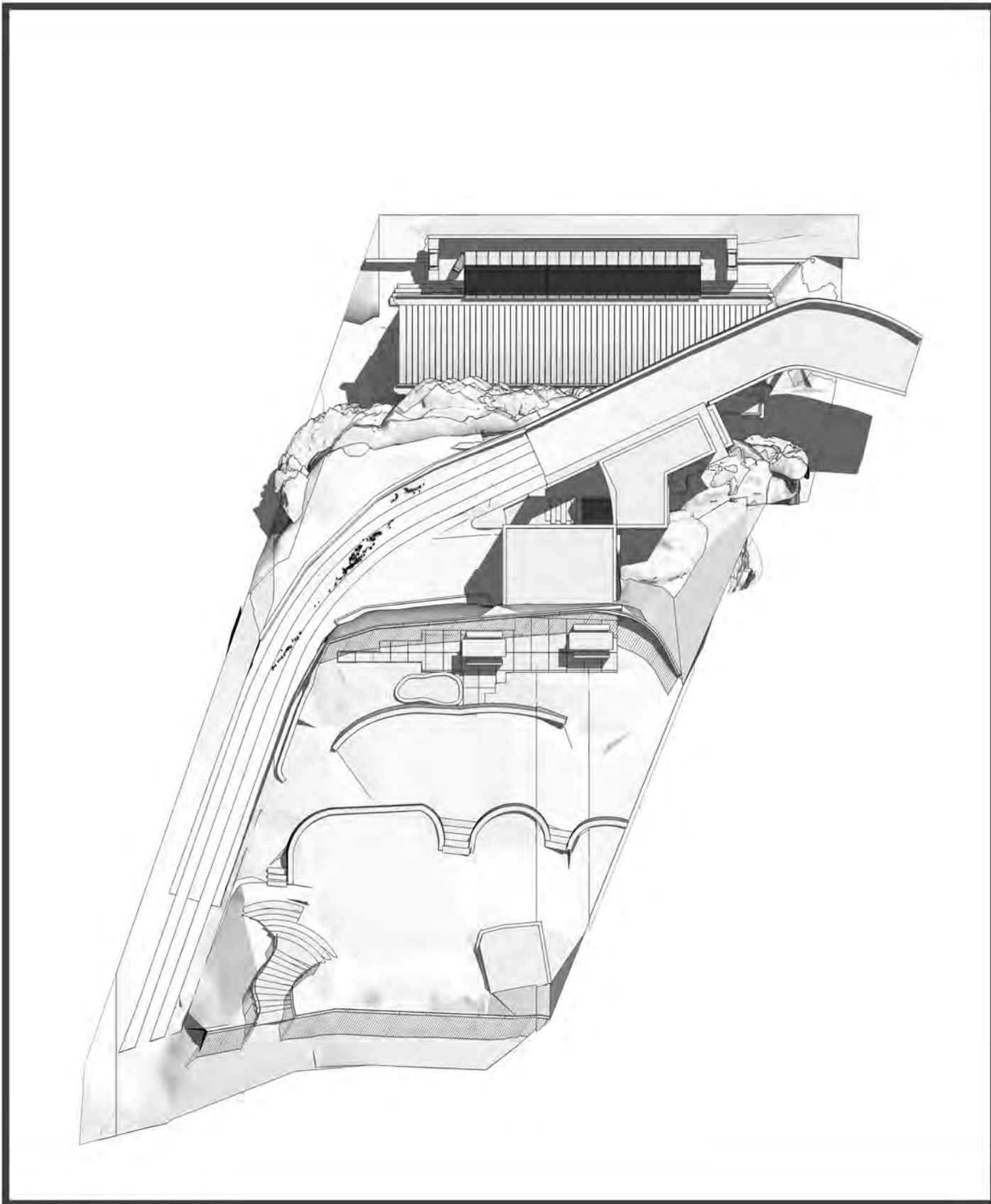
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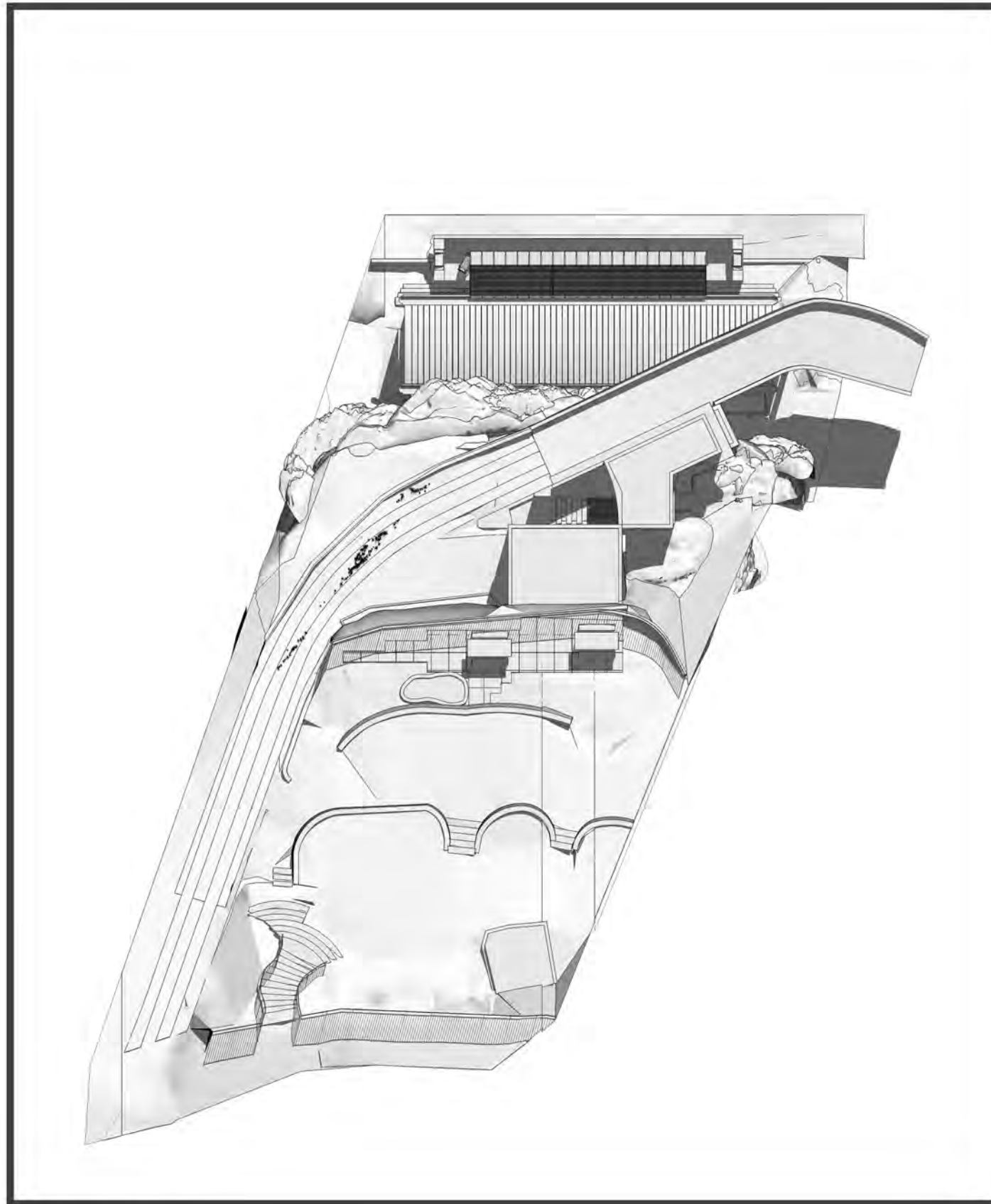
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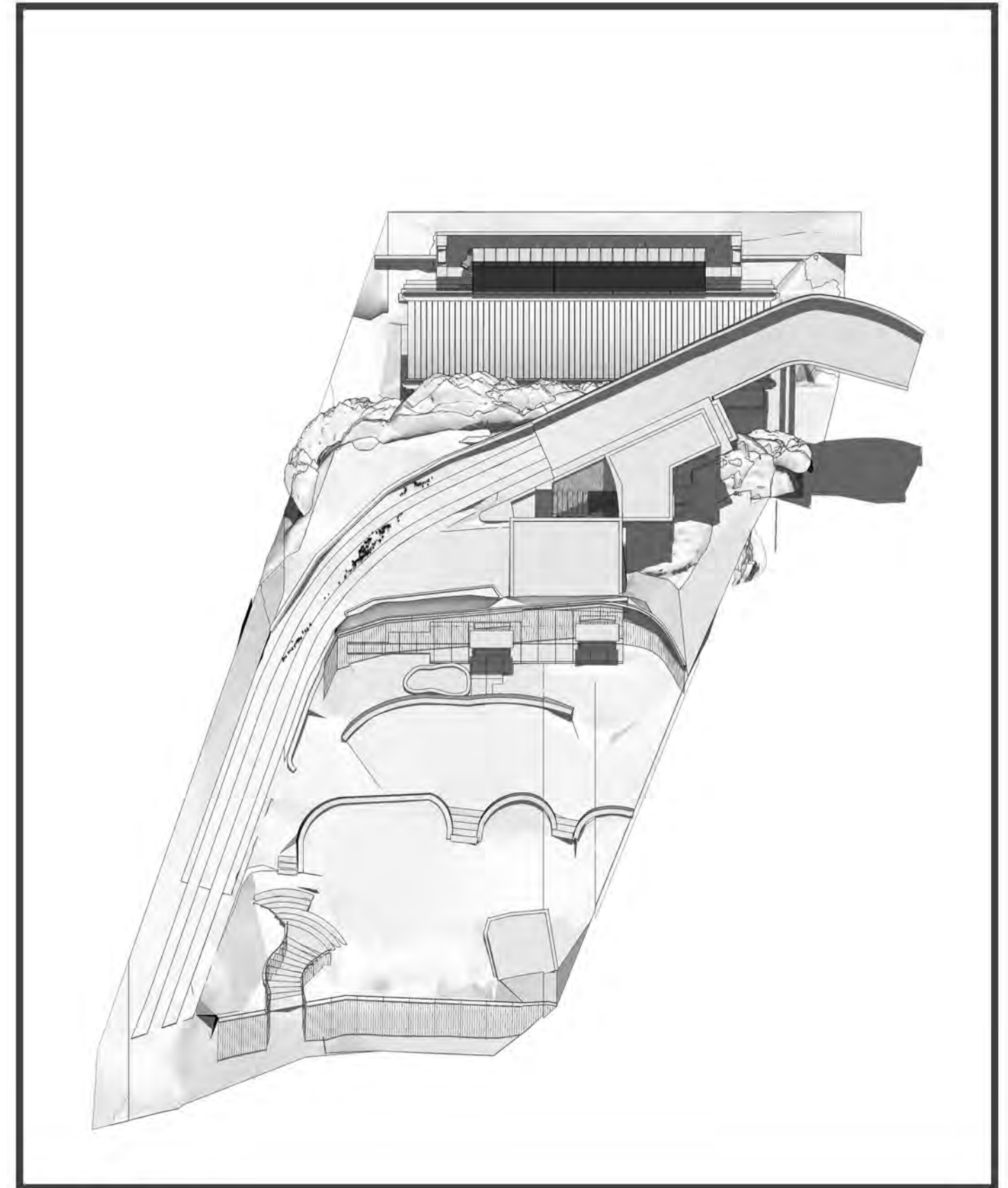
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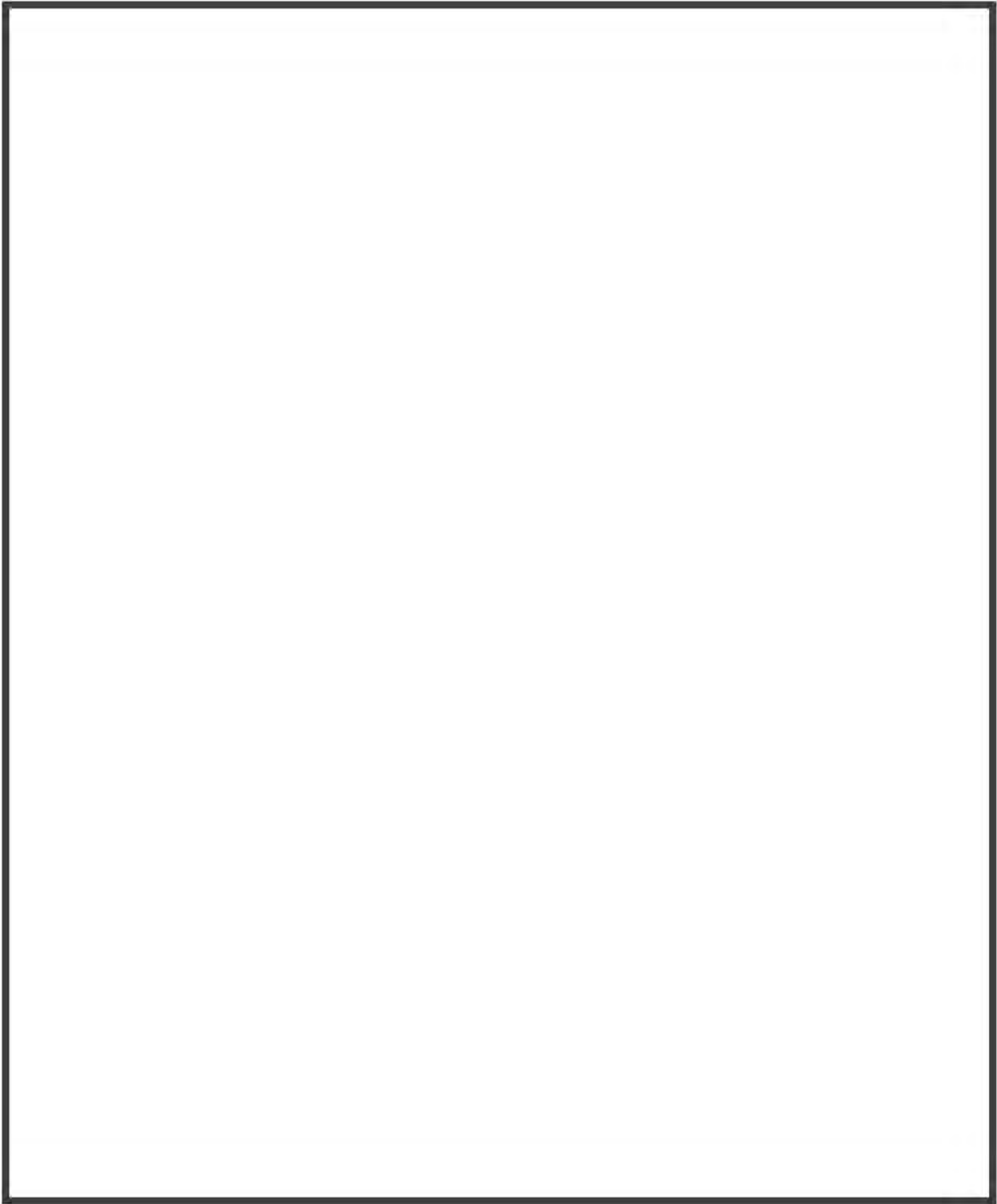
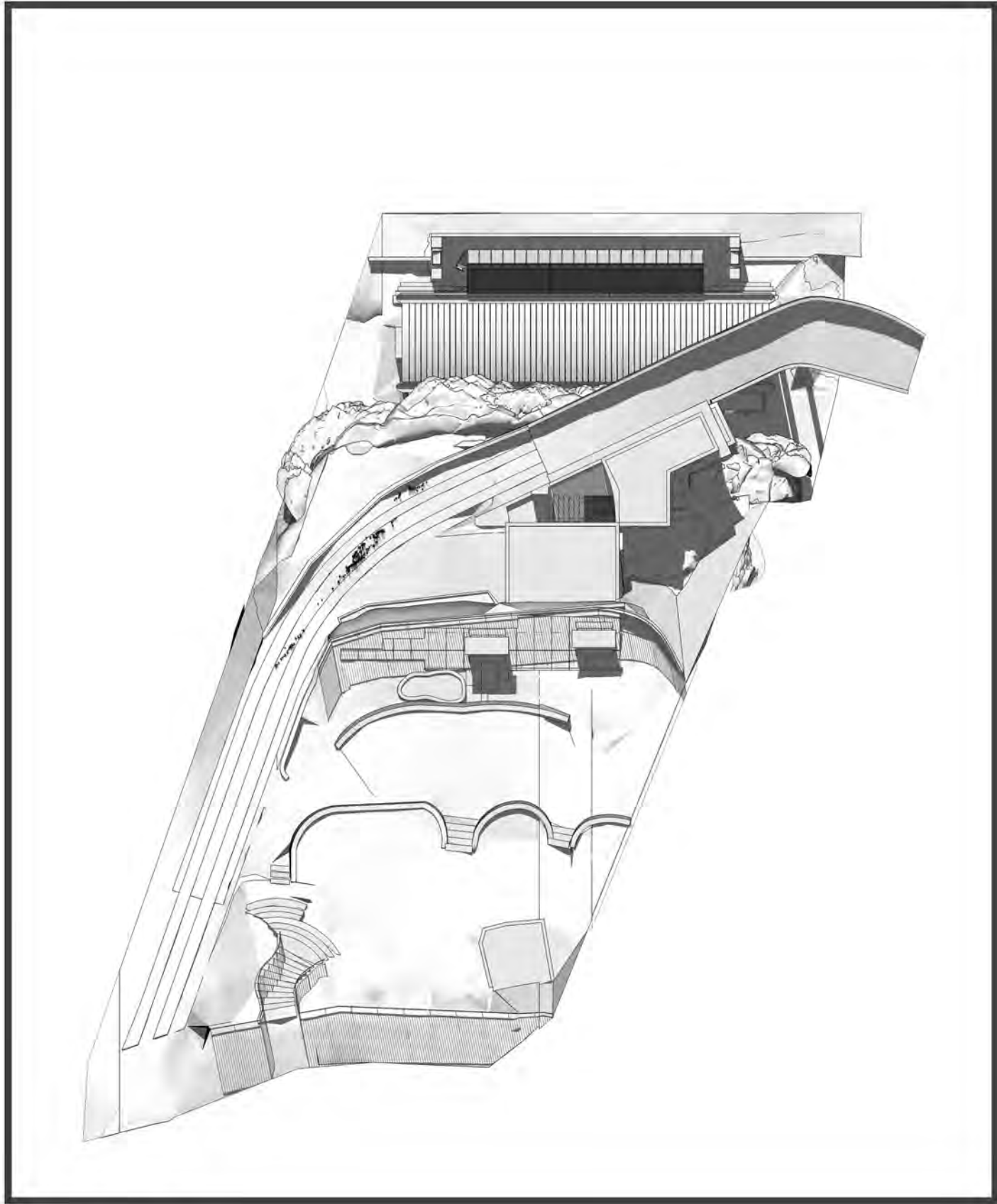
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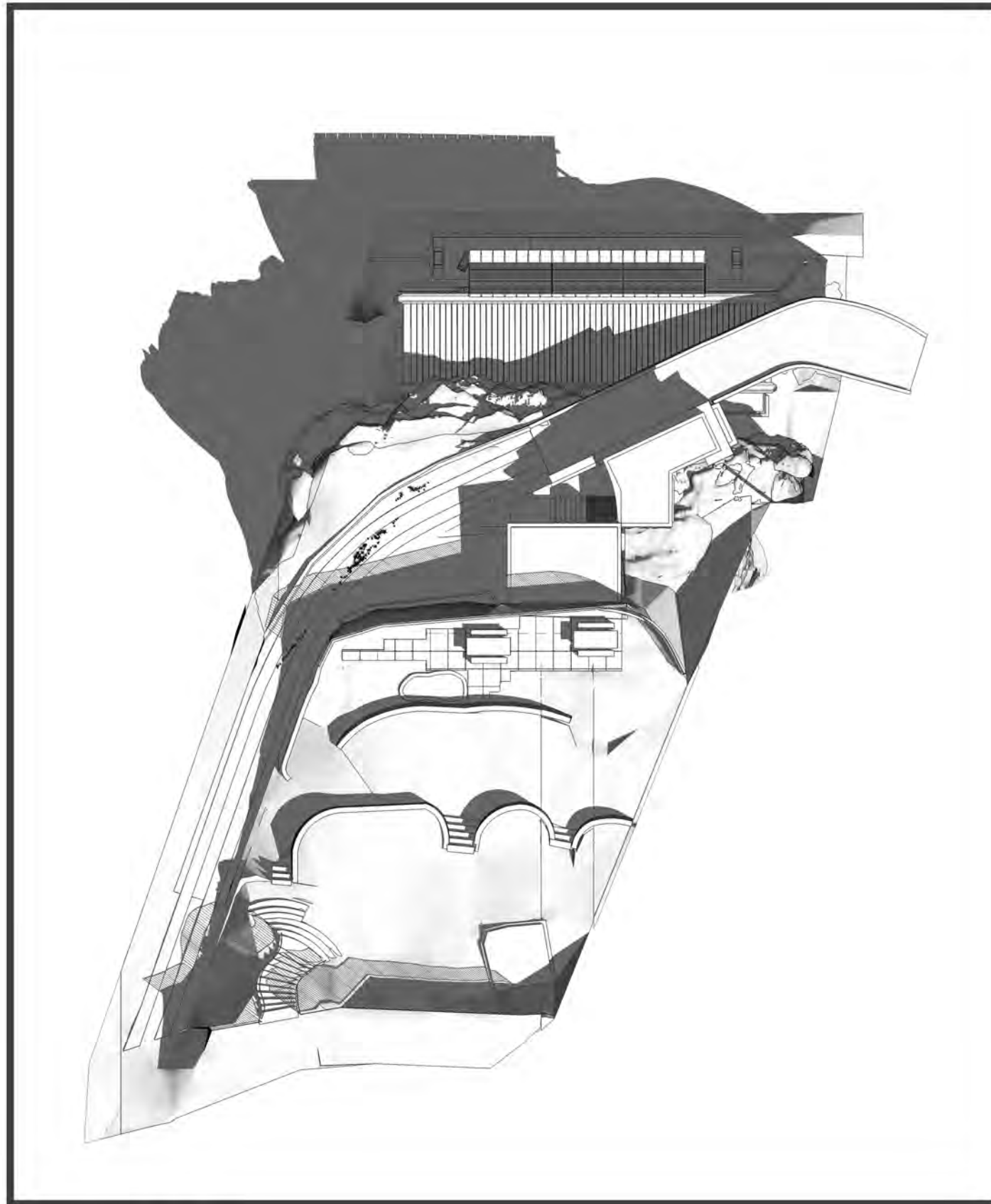
June 22: 15.00

CLIENT:
Lesiuk Architects
DRAWING:
Shadow Diagrams for June 22nd

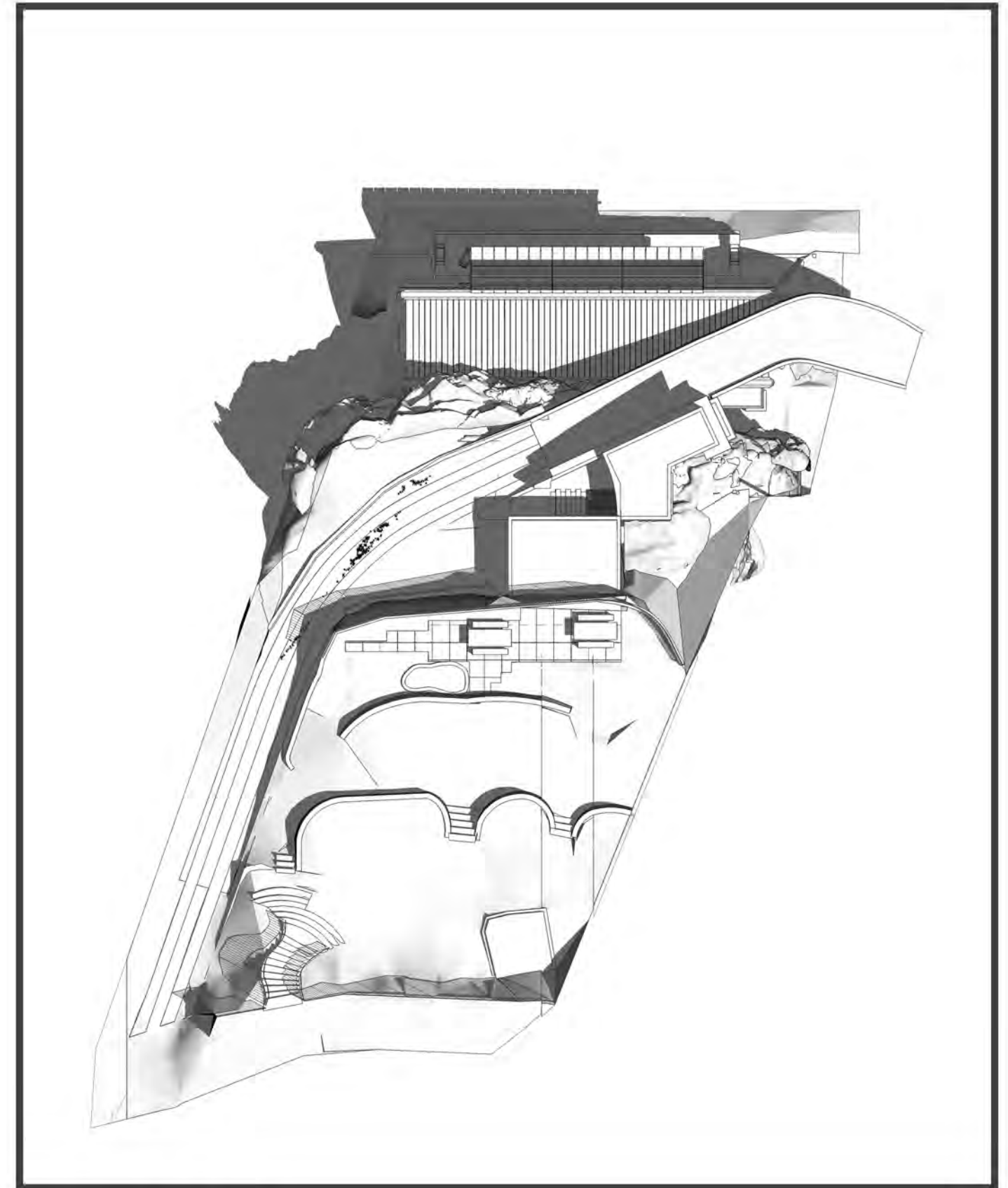
PROJECT:
6, Mitchell Road, Palm Beach
SCALE:

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September 2020
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December 22: 9.00



December 22: 10.00

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DRAWING:

Shadow Diagrams for December 22nd

PROJECT:

6, Mitchell Road, Palm Beach

SCALE:

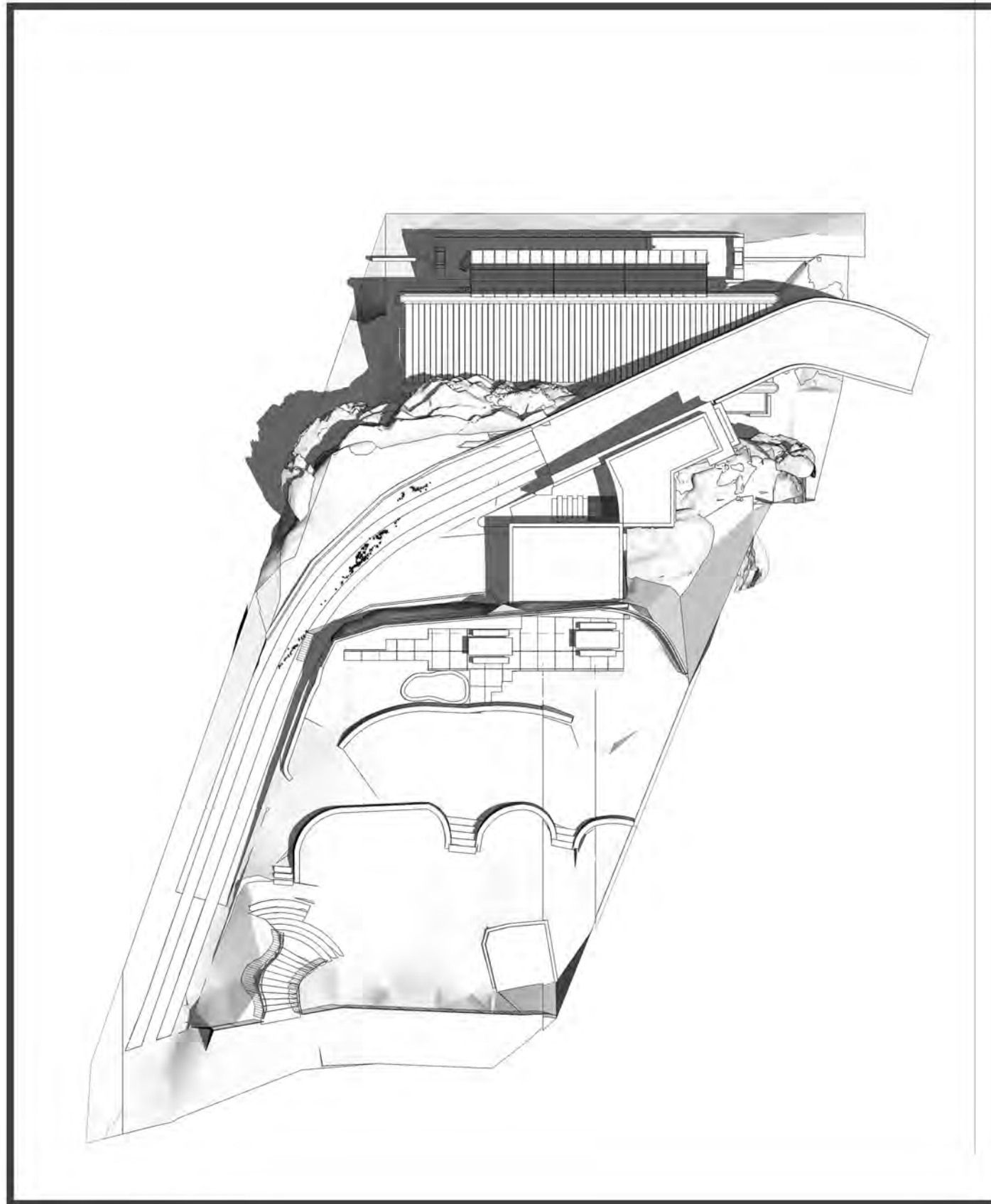
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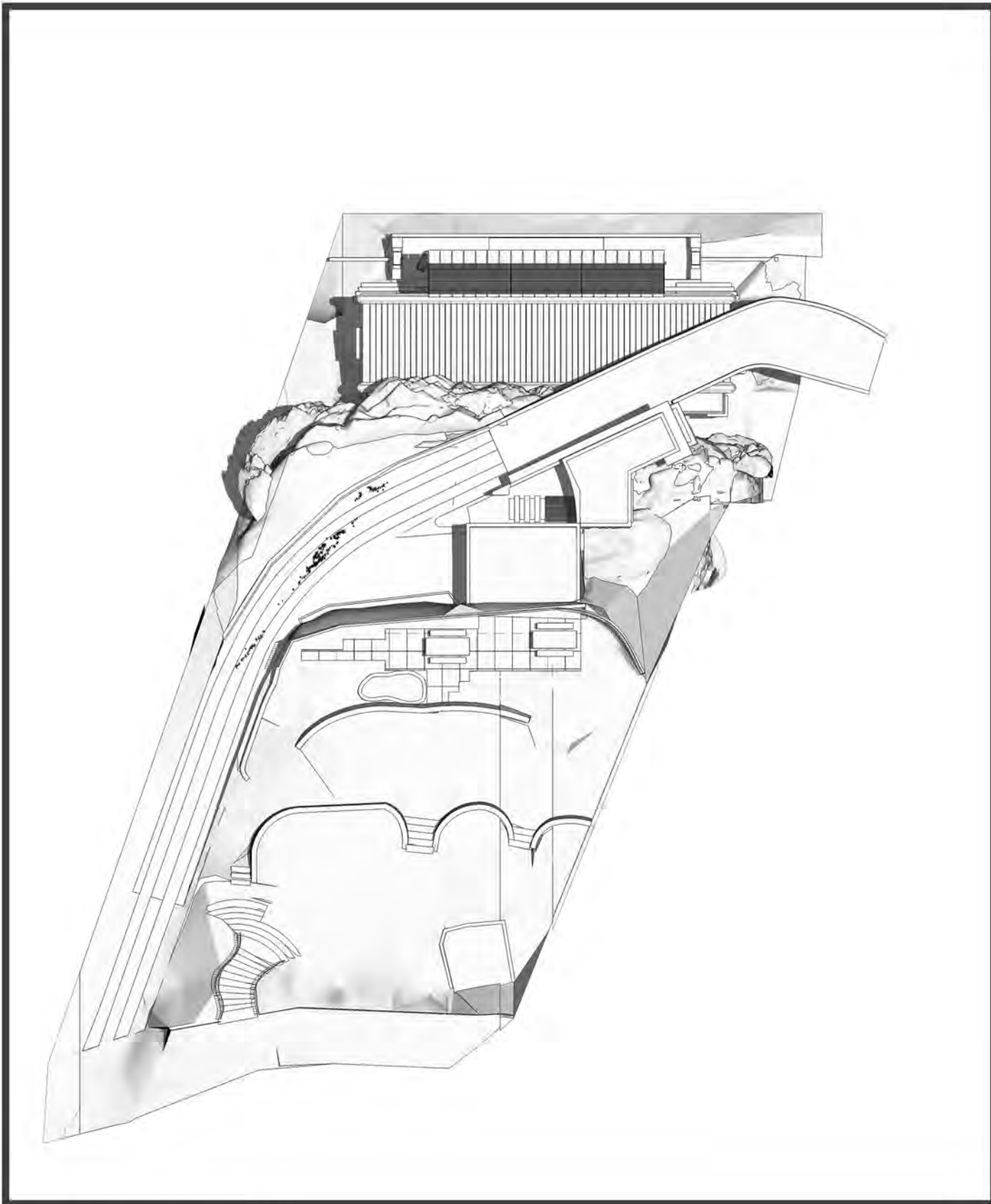
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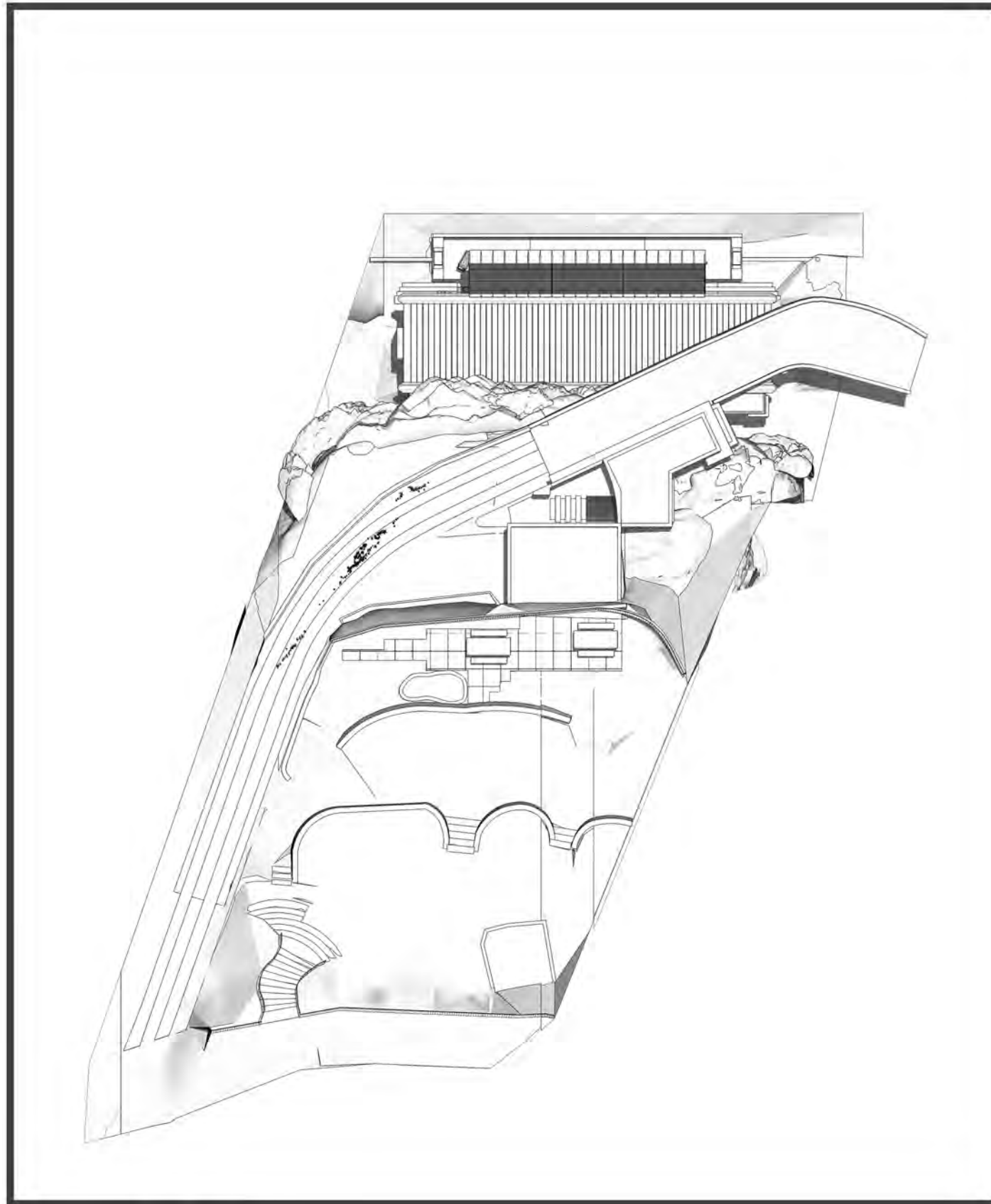
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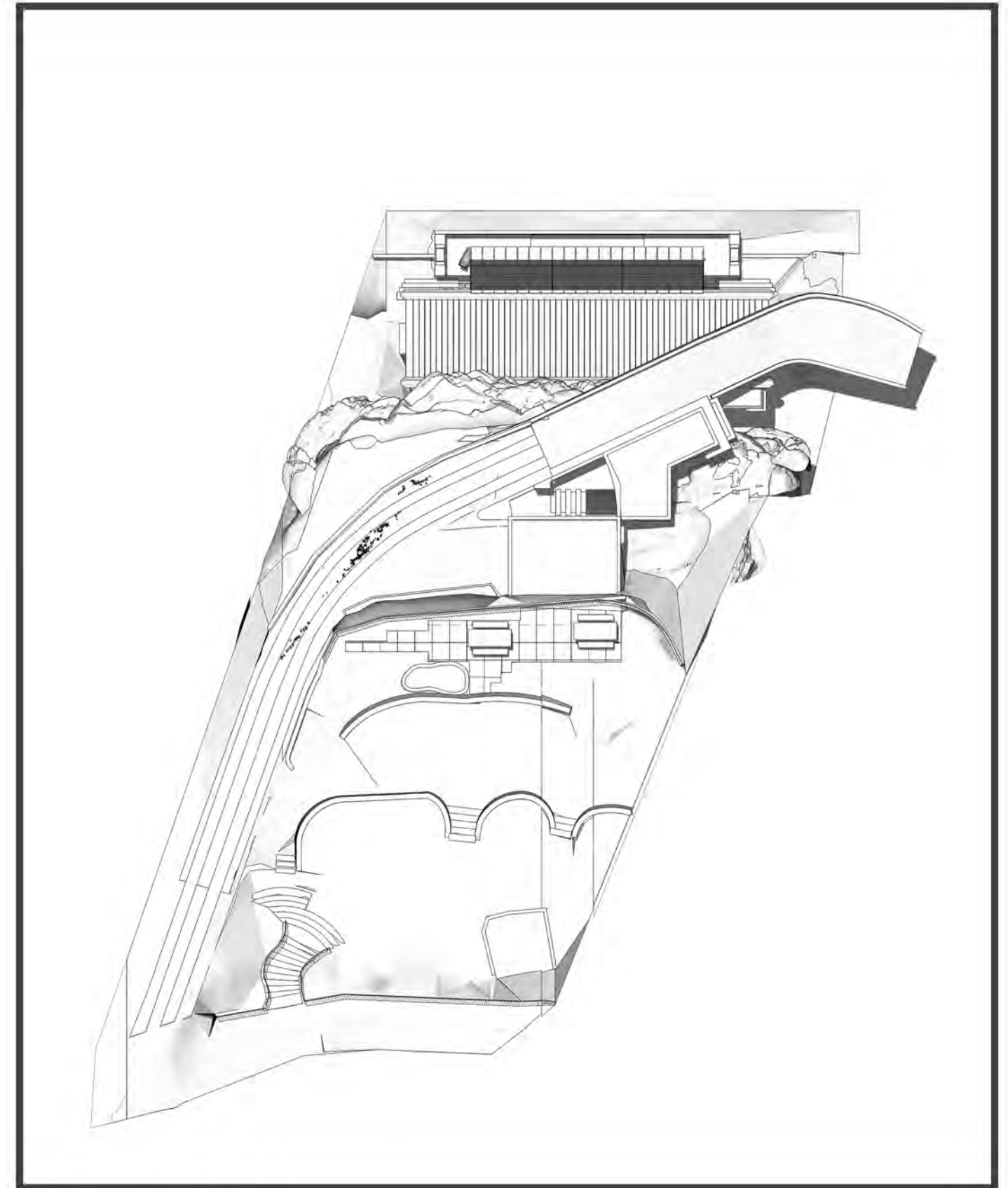
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CLIENT:

Lesiuk Architects

DRAWING:

Shadow Diagrams for December 22nd

PROJECT:

6, Mitchell Road, Palm Beach

SCALE:

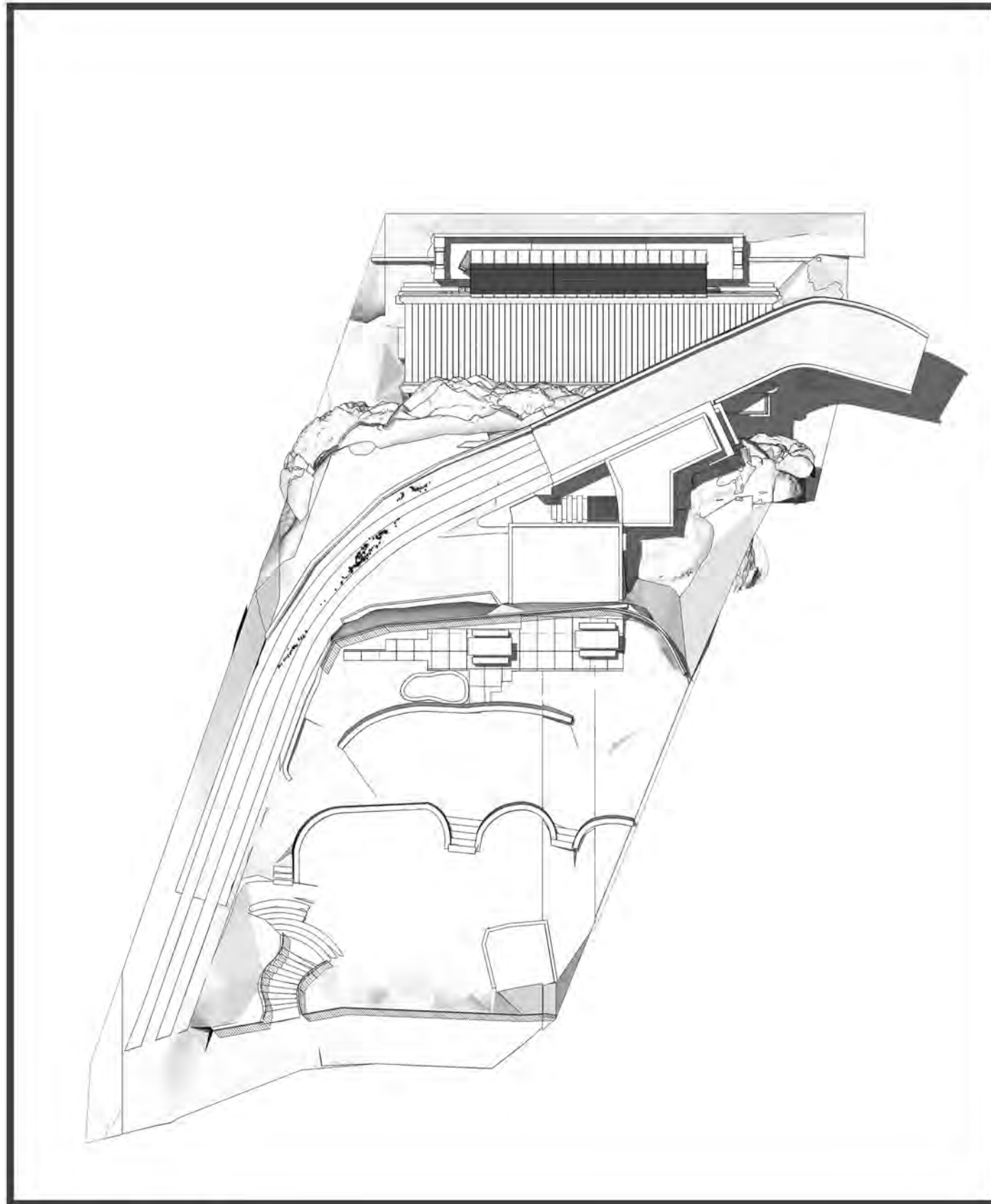
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December 22: 15.00

CLIENT:

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Shadow Diagrams for December 22nd

PROJECT:

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September 2020

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