

# Innovate

## AMENDED DRAWINGS - S34 CONFERENCE

# 1102 BARRENJOEY ROAD, PALM BEACH

## PROPOSED SHOP TOP HOUSING DEVELOPMENT

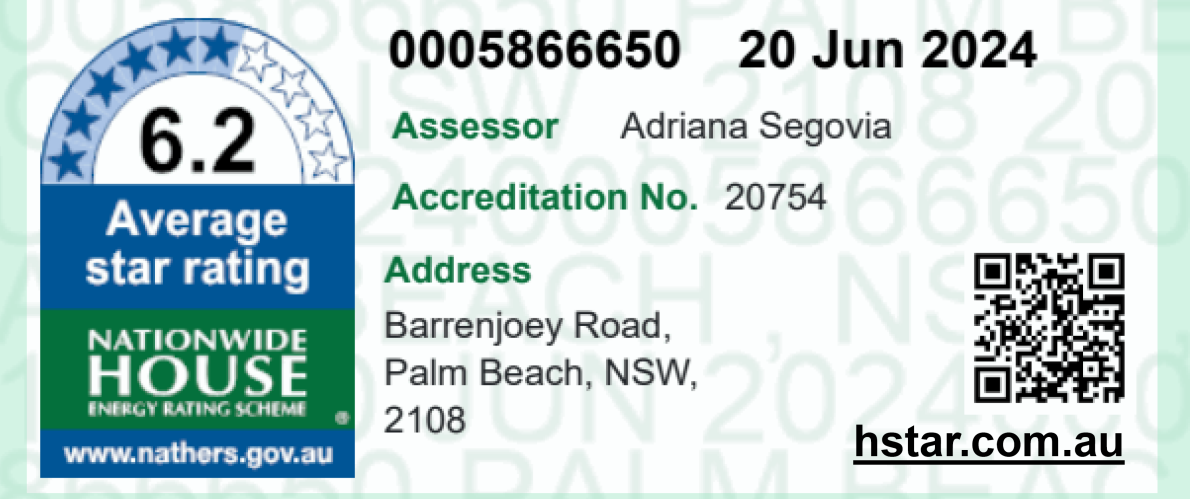
18/06/2024

## DRAWING LEGEND

|         |   |   |
|---------|---|---|
| DA.01   | SITE PLAN ANALYSIS  | D |
| DA.02a  | MASSING HEIGHT CONTROL  | D |
| DA.03   | DEMOLITION PLAN   | D |
| DA.04   | SITE PLAN   | D |
| DA.05   | PROPOSED BASEMENT PLAN  | D |
| DA.06   | PROPOSED GROUND FLOOR PLAN                                      | E |
| DA.07   | PROPOSED FIRST FLOOR PLAN                                       | D |
| DA.08   | PROPOSED SECOND FLOOR PLAN                                      | D |
| DA.10   | PROPOSED WEST ELEVATION   | D |
| DA.11   | PROPOSED ELEVATION - NORTH, SOUTH & EAST                        | D |
| DA.15   | SECTIONS  | D |
| DA.16   | SECTIONS  | D |
| DA.50   | SHADOW STUDIES_9AM 21ST JUNE                                    | D |
| DA.50.B | SHADOW STUDIES_9AM 21ST JUNE                                    | D |
| DA.51   | SHADOW STUDIES_12PM 21ST JUNE                                   | D |
| DA.51.B | SHADOW STUDIES_12PM 21ST JUNE                                   | D |
| DA.52   | SHADOW STUDIES_3PM 21ST JUNE                                    | D |
| DA.52.B | SHADOW STUDIES_3PM 21ST JUNE                                    | D |
| DA.60   | MATERIALS AND FINISHES  | D |
| DA.70   | GFA & LANDSCAPE CALCULATIONS                                    | E |
| DA.71.1 | SUN EYE DIAGRAM - WINTER SOLSTICE 9AM-3PM (ONE HOUR APART)      | D |
| DA.71.2 | SUN EYE DIAGRAM - WINTER SOLSTICE 1PM-2PM (15 MINUTES APART)    | D |
| DA.71.3 | SUN EYE DIAGRAM - WINTER SOLSTICE 3PM-4PM (30 MINUTES APART)    | D |
| DA.71.4 | SUN EYE DIAGRAM - WINTER SOLSTICE 8AM-12PM (30 MINS APART)      | D |
| DA.71.5 | SUN EYE DIAGRAM - EQUINOX 9AM-3PM (ONE HOUR APART)              | D |
| DA.71.6 | SUN EYE DIAGRAM - EQUINOX 8AM-12PM (30 MINS APART)              | D |
| DA.71.7 | SUN EYE DIAGRAM - SUMMER SOLSTICE 9AM-3PM (ONE HOUR APART)      | D |
| DA.71.8 | SUN EYE DIAGRAM - SUMMER SOLSTICE 8AM-12PM (30 MINUTES APART)   | D |
| DA.73   | OVERLOOKING ANALYSIS  | D |
| DA.74   | NATURAL VENTILATION DIAGRAMS & ADAPTABLE HOUSING                | D |
| DA.76   | VIEW ANALYSIS   | C |
| DA.77   | SUN EYE DIAGRAM - WINTER SOLSTICE 2PM-4.30PM (15 MINUTES APART) | C |
| DA.78   | 3D PERSPECTIVES   | C |
| DA.80   | A4 & A5 CLERESTORY IMAGERY                                      | C |
| DA.81   | WASTE MANAGEMENT ACCESS PLAN                                    | B |

For Insulation, window properties and other recommendations to meet the NatHERS component of BASIX, please see the **BASIX Thermal Comfort Commitments** on page 37.

For all BASIX Water & Energy requirements, please see the **BASIX Water & Energy Commitments** on page 38.



0297



# Making the new.



SITE ANALYSIS LEGEND

LINE OF EXISTING DWELLING

OUTLINE OF PROPOSED BUILDING

ADJOINING DWELLINGS /CONTEXT

6.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

0005866650

20 Jun 2024

Assessor Adriana Segovia

Accreditation No. 20754

Address Barrenjoey Road, Palm Beach, NSW, 2108

hstar.com.au

0298

ABSA

Accreditation No. 210302024-310302025

Assessor Name Adriana Segovia

Assessor Number 20754

Assessor Signature

NOTE:  
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:  
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:  
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| ISSUE / AMENDMENT                   | DATE       | INT. |
|-------------------------------------|------------|------|
| D AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 | DM   |
| C AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM   |
| B AMENDED DRAWINGS - S34 CONFERENCE | 16/03/2024 | DM   |
| A PRELIM RE-ISSUE                   | MAR 2024   | DM   |

ASIA DIGITAL INVESTMENTS

1102 BARRENJOEY ROAD, PALM BEACH

PROPOSED SHOP TOP HOUSING DEVELOPMENT

1102 BARRENJOEY ROAD, PALM BEACH

SITE PLAN ANALYSIS

Architects

Innovate

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REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Architects

MEMBER

Job Number 2926

DM  
GJ  
FEB 2024

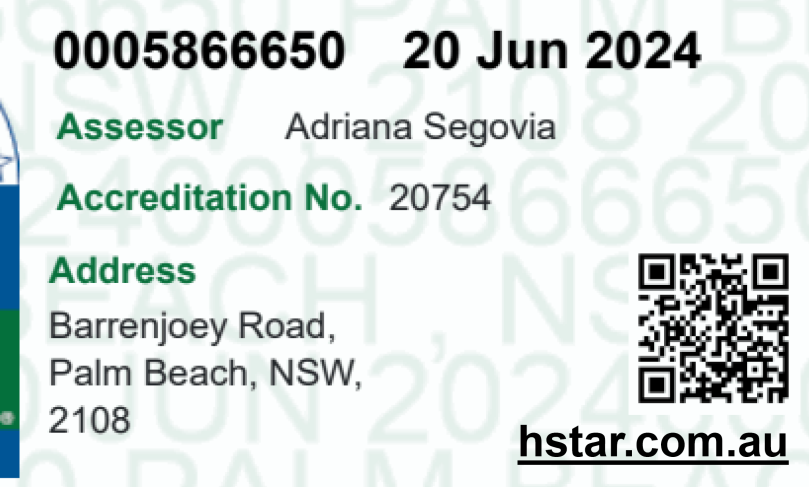
Sheet DA.01


Scale 1:100@A1

Issue D

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE





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|   | DM       | NTS@A1 |  |
|   | Check    | Issue  |  |
|   | GJ       | D      |  |
| Date  | FEB 2024 |        |  |
| Job Number  | 29226    |        | Sheet<br>DA.02a  |

Palm Beach - Amended Drawings | S34 Conference





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| B     | AMENDED DRAWINGS - S34 CONFERENCE |  |  |  |  | 19/03/2024 |  |  | DM   |
| A     | PRELIM RE-ISSUE                   |  |  |  |  | MAR 2024   |  |  | DM   |
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| <h1>Innovate</h1> <p>Suite 1b, 32 Frederick Street<br/>Oatley NSW 2223</p> <p>PO BOX 214 Oatley NSW</p> <p>REGISTERED ARCHITECTS<br/>Nominated Architect<br/>Cameron Jones<br/>7143</p> | <p>01 92 9585 1855</p> <p>02 92 9585 1844</p> <p>4 mail@innovate.com.au</p> <p>www.innovate.com.au</p> |  <p>MEMBER</p> | <p>Drawn<br/>DM</p> <p>Checked<br/>GJ</p> <p>Date<br/>FEB 2024</p> | <p>Scale<br/>1: 100 @A1</p> <p>Scale</p> <p>D</p> | <p>PALM BEACH - AMENDED<br/>DRAWINGS / S4 - CONFERENCE</p> |
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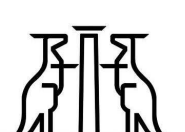
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| D     | AMENDED DRAWINGS - S34 CONFERENCE |  | 18/06/2024 | DM   |
| C     | AMENDED DRAWINGS - S34 CONFERENCE |  | 22/03/2024 | DM   |
| B     | AMENDED DRAWINGS - S34 CONFERENCE |  | 15/03/2024 | DM   |
| A     | PRELIM RE-ISSUE                   |  | MAR 2024   | DM   |
| ISSUE | AMENDMENT                         |  | DATE       | INT. |



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| <h1>Innovate</h1> <p>Suite 9b, 32 Frederick Street<br/>Oatley NSW 2223</p> <p>PO BOX 214 Oatley NSW</p> <p>REGISTERED ARCHITECTS<br/>Nominated Architect<br/>Cameron Jones<br/>7143</p> | <p>T 02 9585 1655</p> <p>F 02 9585 1644</p> <p>E mail@innovate.com.au</p> <p>W www.innovate.com.au</p> |  <p>MEMBER</p> | <p>PLAN</p> <p>DM</p>           | <p>SCALE</p> <p>1:100@A1</p> | <p>PALM BEACH - AMENDED<br/>DRAWINGS / S34 CONFERENCE</p> |          |
|   |  |   | <p>SECTION</p> <p>GJ</p>        | <p>DATE</p> <p>FEB 2024</p>  |   | <p>D</p> |
|   |  |   | <p>SHEET NUMBER</p> <p>2926</p> | <p>SHEET</p> <p>DA.04</p>    |   |          |
|   | <h1>Architects</h1>  |   |                                 |                              |   |          |





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| Date  | FEB 2024 |             |  |
| Job Number  | 2926     |             | Sheet  |
|   |          |             | DA.05  |






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| Address       | 1102 BARRENJOEY ROAD,<br>PALM BEACH |
| Drawing Title | PROPOSED GROUND FLOOR<br>PLAN       |

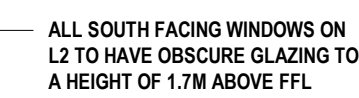
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| 2926   |       | DA.07    |  |






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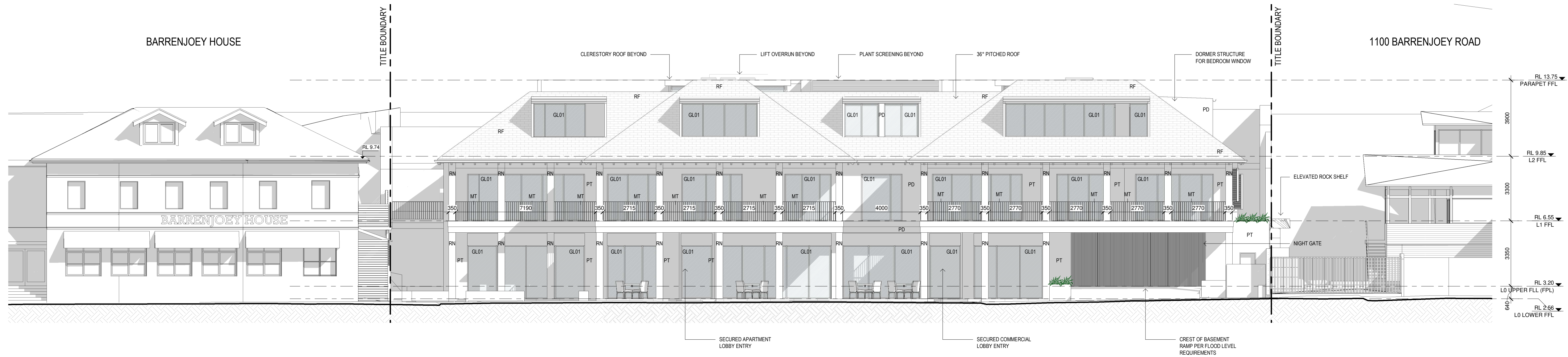
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| Address       | 1102 BARRENJOEY ROAD,<br>PALM BEACH |
| Drawing Title | PROPOSED SECOND FLOOR<br>PLAN       |

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|  | Project<br><b>GJ</b>      | Issue<br><b>D</b>        |   |
|  | Date<br><b>FEB 2024</b>   |                          |   |
|  | Job Number<br><b>2926</b> |                          |   |

PALM BEACH - AMENDED  
DRAWINGS | S34 CONFERENCE





1 CURRENT PROPOSED WEST ELEVATION  
SCALE 1 : 100

**NOTE:**

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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

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**GENERAL NOTES:**

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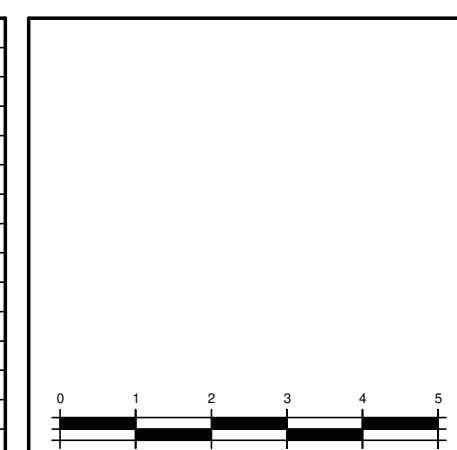
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| D     | AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 | DM  |
| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM  |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM  |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM  |
| ISSUE | AMENDMENT                         | DATE       | INT |



|         |  |
|---------|--|
| Client  | ASIA DIGITAL INVESTMENTS                 |
| Project | PROPOSED SHOP TOP<br>HOUSING DEVELOPMENT |

|               |                                     |
|---------------|-------------------------------------|
| Address       | 1102 BARRENJOEY ROAD,<br>PALM BEACH |
| Drawing Title | PROPOSED WEST ELEVATION             |

**Innovate**


Suite 9b, 32 Frederick Street  
Oatley NSW 2223

PO BOX 214 Oatley NSW

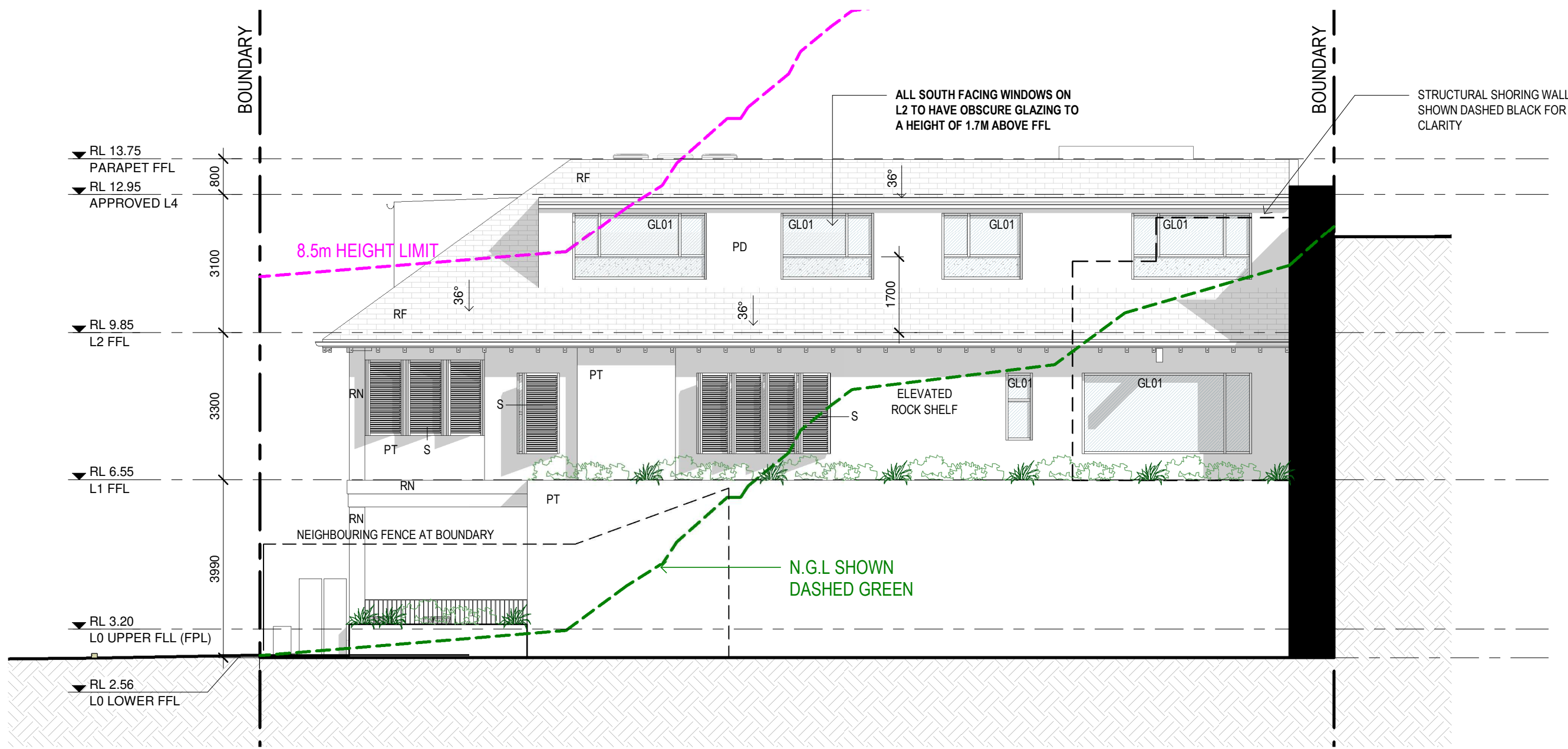
**REGISTERED ARCHITECTS**  
Nominated Architect  
Cameron Jones  
7143

**Architects**

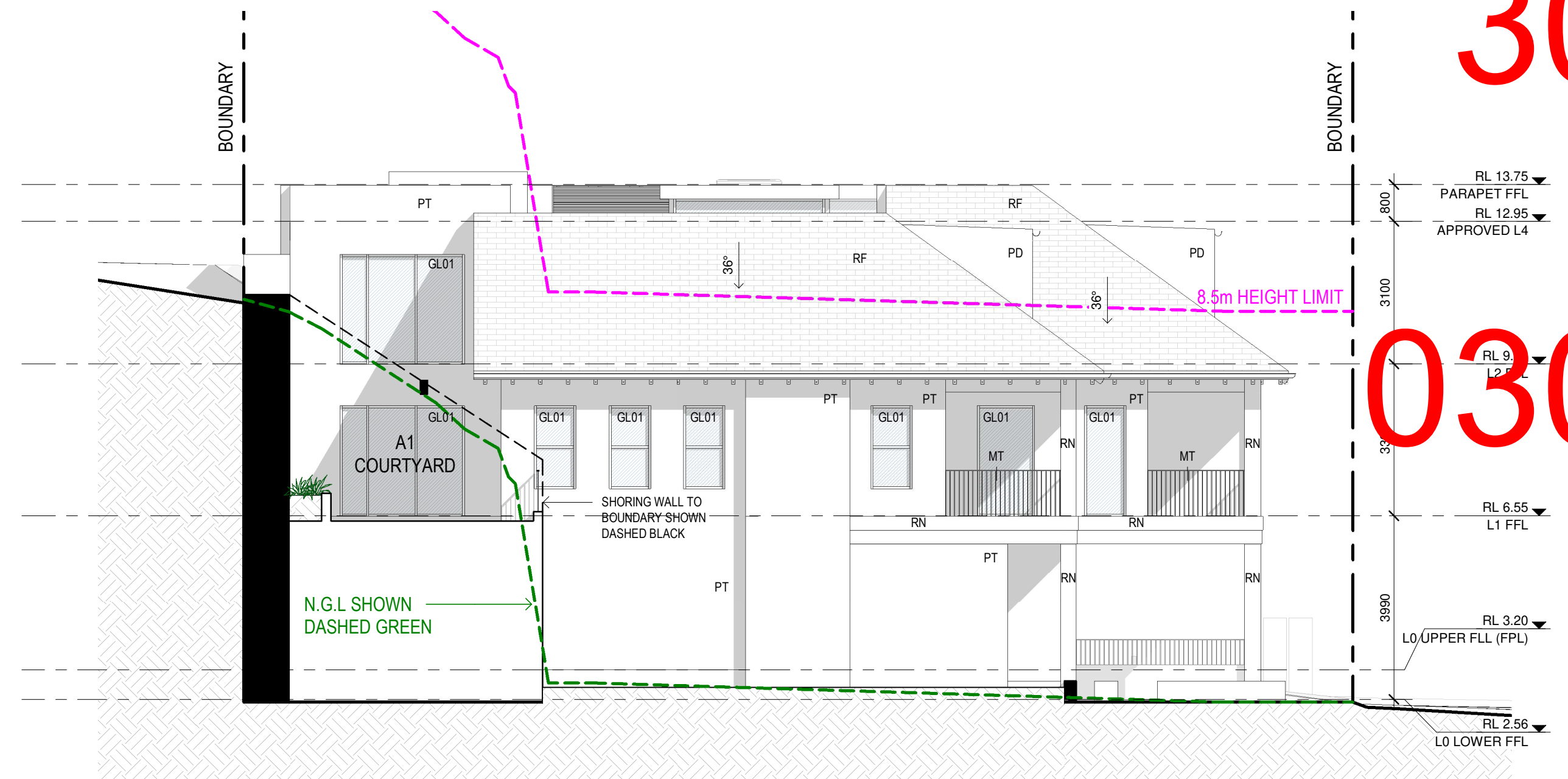
**T** 02 9585 1855  
**F** 02 9585 1844  
**E** mail@innovate.com.au  
**W** www.innovate.com.au

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| Date  | FEB 2024 |          |   |
| Job Number  | 2926     |          | Sheet   |
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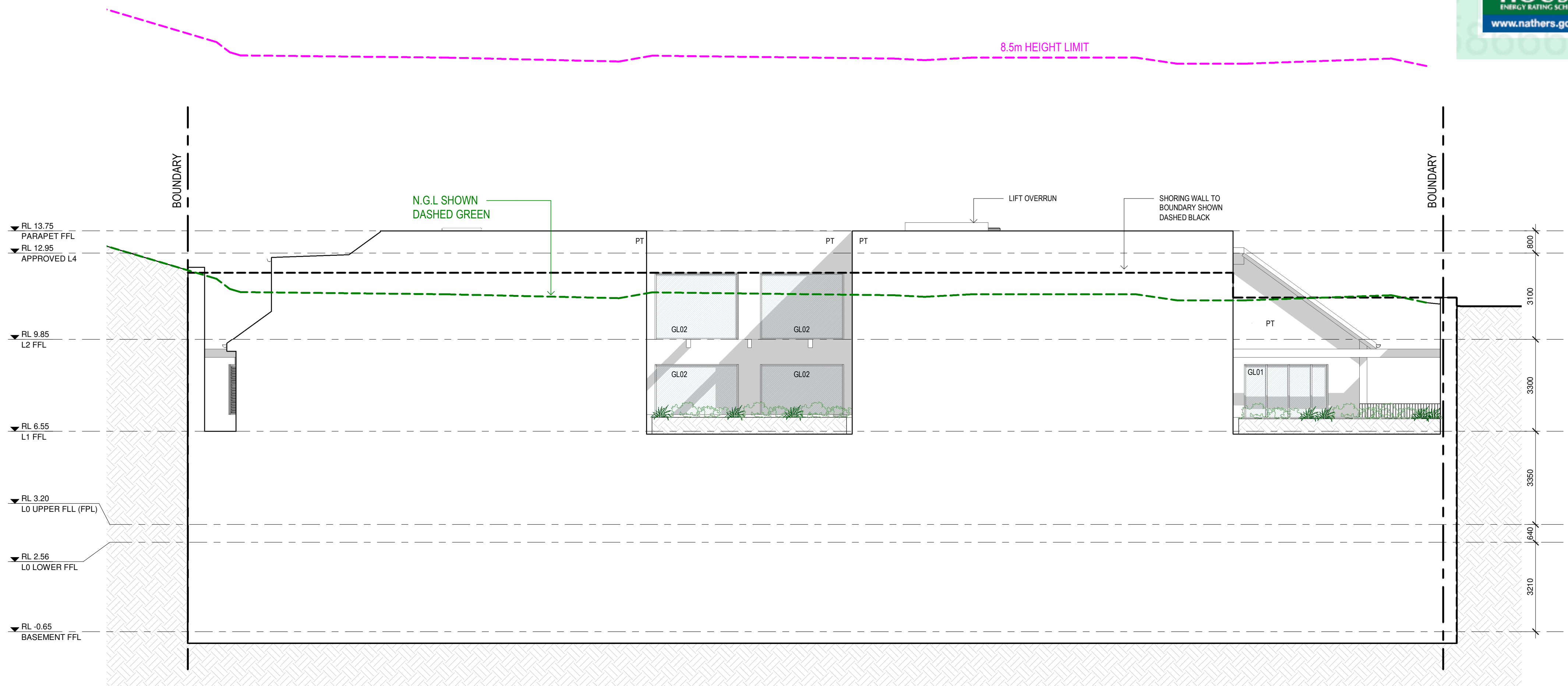





1 SOUTH ELEVATION  
SCALE 1 : 100




2 NORTH ELEVATION  
SCALE 1 : 100



3 EAST ELEVATION  
SCALE 1 : 100



**0005866650 20 Jun 2024**  
Assessor Adriana Segovia  
Accreditation No. 20754  
Address Barrenjoey Road,  
Palm Beach, NSW,  
2108  
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[hstar.com.au](http://hstar.com.au)



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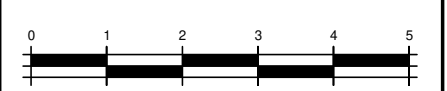
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| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM   |



Client  
**ASIA DIGITAL INVESTMENTS**

Address  
**1102 BARRENJOEY ROAD,  
PALM BEACH**

Project  
**PROPOSED SHOP TOP  
HOUSING DEVELOPMENT**

Drawing Title  
**PROPOSED ELEVATION -  
NORTH, SOUTH & EAST**

**Innovate**  
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REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

**Architects**

| Drawn | Check | Issue    | Scale    |
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| DM    | GJ    | FEB 2024 | 1:100@A1 |

Job Number  
**2926**

Sheet  
**DA.11**

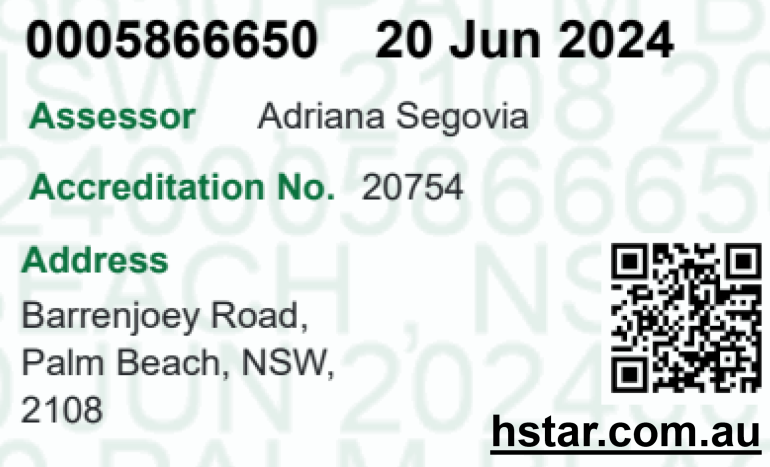
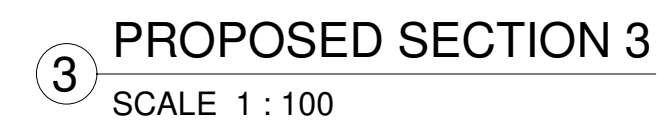
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DRAWINGS | S34 CONFERENCE**

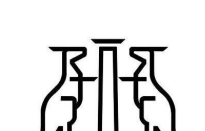






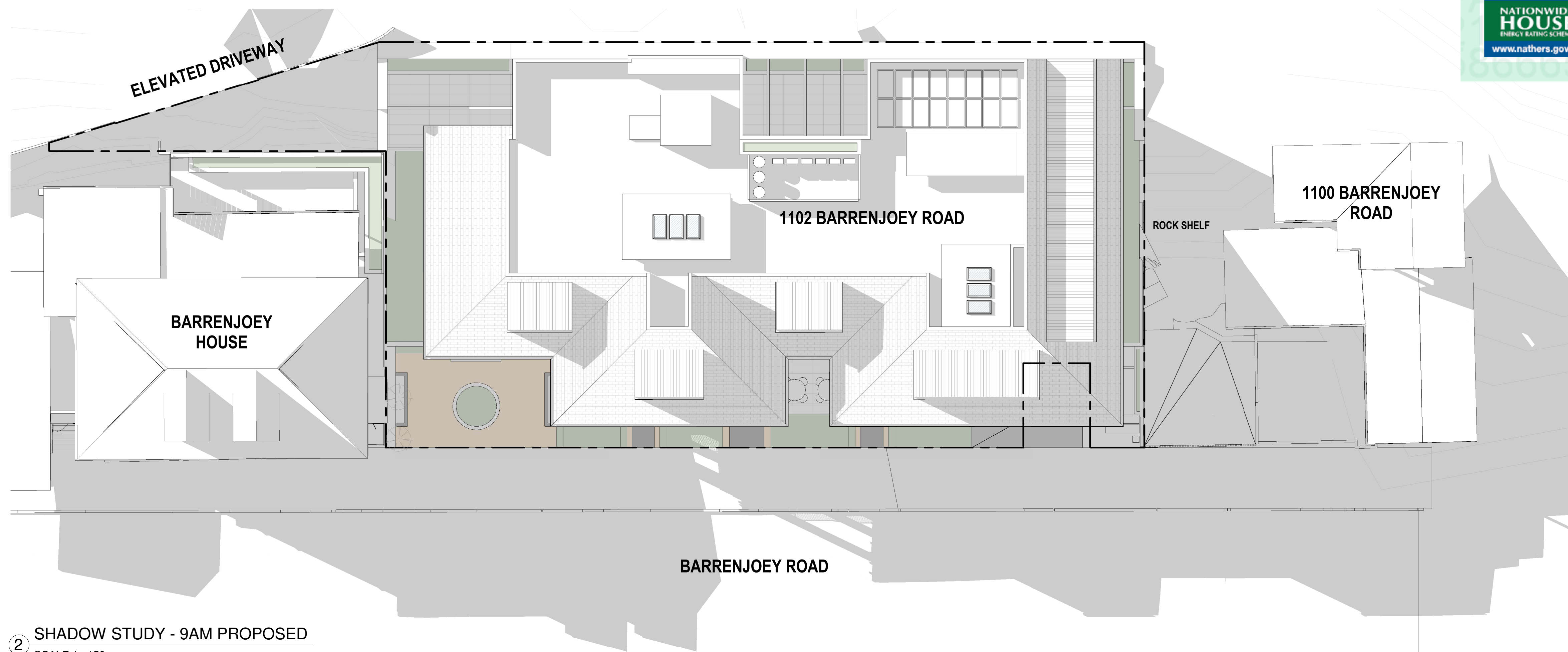
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| MEMBER  | Date     |           |   |
|   | FEB 2024 |           |   |
| Job Number  |          | Sheet     |   |
| 2926  |          | DA.16     |   |



0310





**0005866650**    **20 Jun 2024**

**Assessor**    Adriana Segovia

**Accreditation No.**    20754

**Address**

Barrenjoey Road,  
Palm Beach, NSW,  
2108



**[hstar.com.au](http://hstar.com.au)**



**NOTE:**

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Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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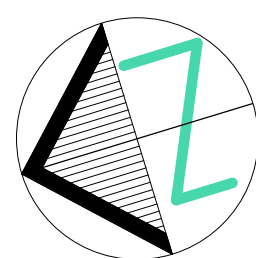
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, and in accordance to AS 1170 and AS4545, anchor rods or bolts, tie downs, fixings and all other details and fixings to Council's satisfaction.

All timbers to be in grading with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All plans to be carried out in a professional and workmanship like manner according to the works and specification.

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|       |                                   |  |            |     |  |  |
|       |                                   |  |            |     |  |  |
| D     | AMENDED DRAWINGS - S34 CONFERENCE |  | 18/06/2024 | DM  |  |  |
| C     | AMENDED DRAWINGS - S34 CONFERENCE |  | 22/03/2024 | DM  |  |  |
| B     | AMENDED DRAWINGS - S34 CONFERENCE |  | 15/03/2024 | DM  |  |  |
| A     | PRIULM RE-ISSUE                   |  | MAR 2024   | DM  |  |  |
| ISSUF | AMENDMENT                         |  | DATE       | INT |  |  |



Project

PROPOSED SHOP TOP  
HOUSING DEVELOPMENT

|                              |
|------------------------------|
| Drawing Title                |
| SHADOW STUDIES_9AM 21ST JUNE |

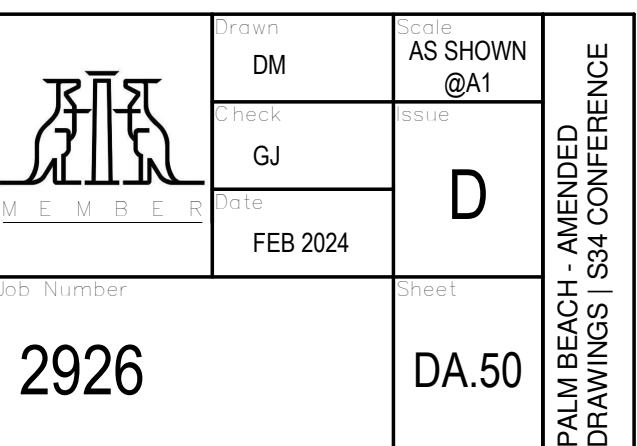
Suite 9b, 32 Frederick Street  
Oatley NSW 2223

T 02 9585 1855  
F 02 9585 1844  
E [mail@innovate.com.au](mailto:mail@innovate.com.au)  
W [www.innovate.com.au](http://www.innovate.com.au)

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143


Architects





# 031

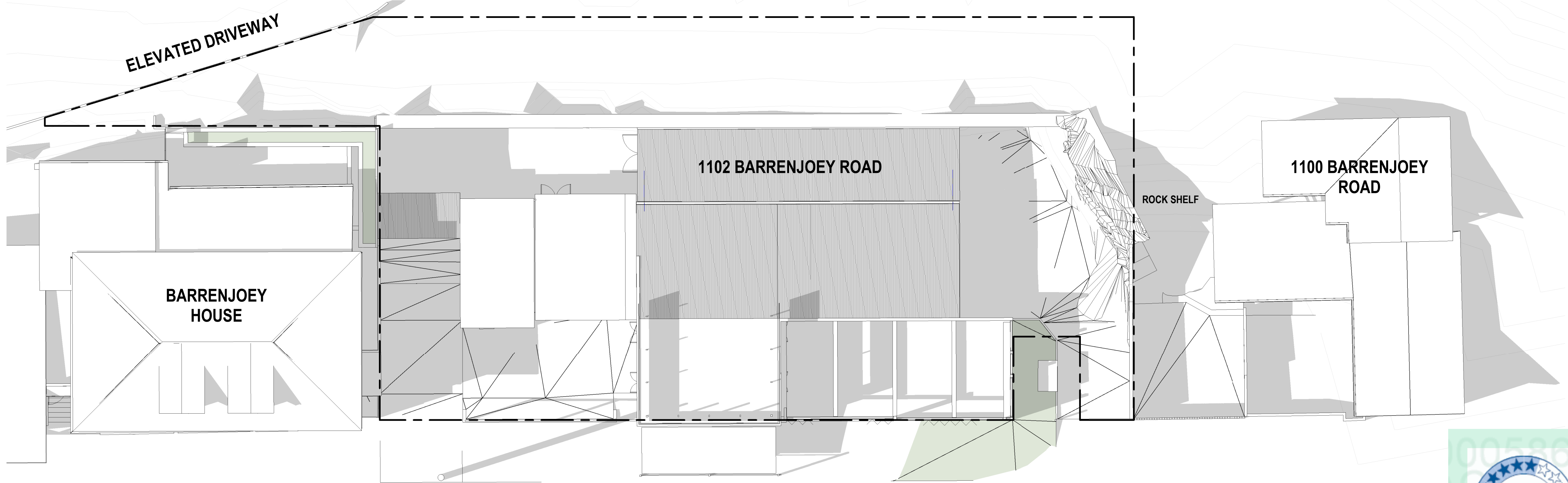


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|   | Reck     | Issue           |  |
|   | GJ       | D               |  |
| Date  | FEB 2024 |                 |  |
| Job Number  | 2926     |                 | Sheet<br>DA.50.B                                 |



312

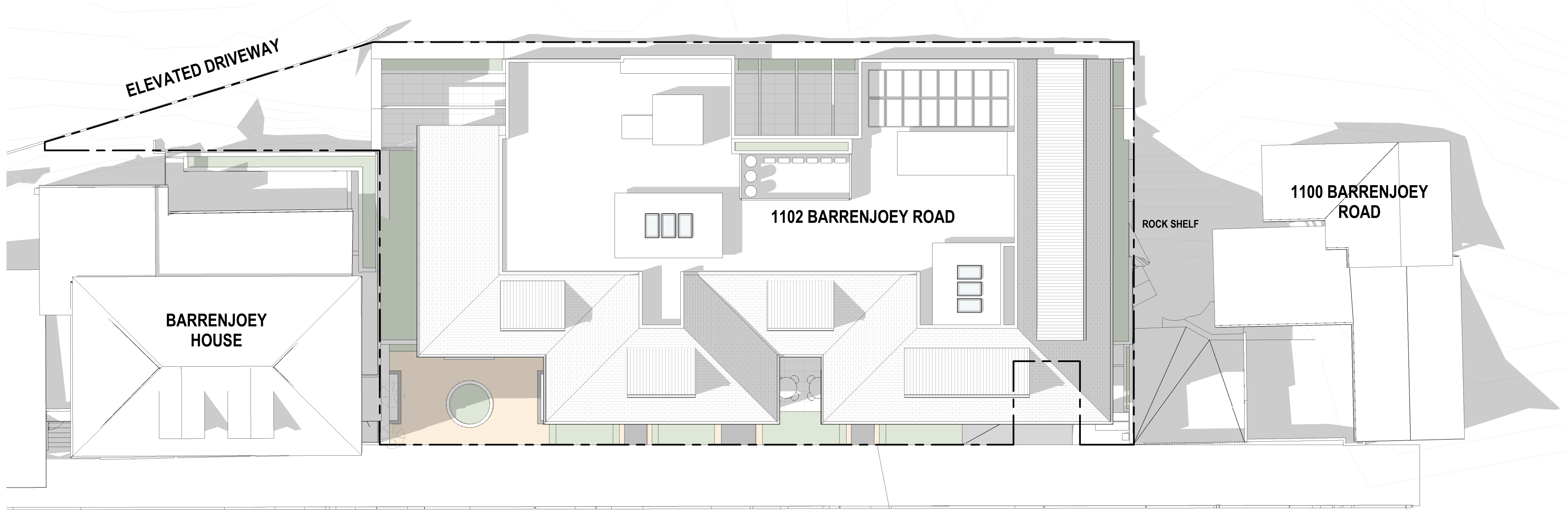
0312



1 SHADOW STUDY - 12PM EXISTING  
SCALE 1 : 150

BARRENJOEY ROAD

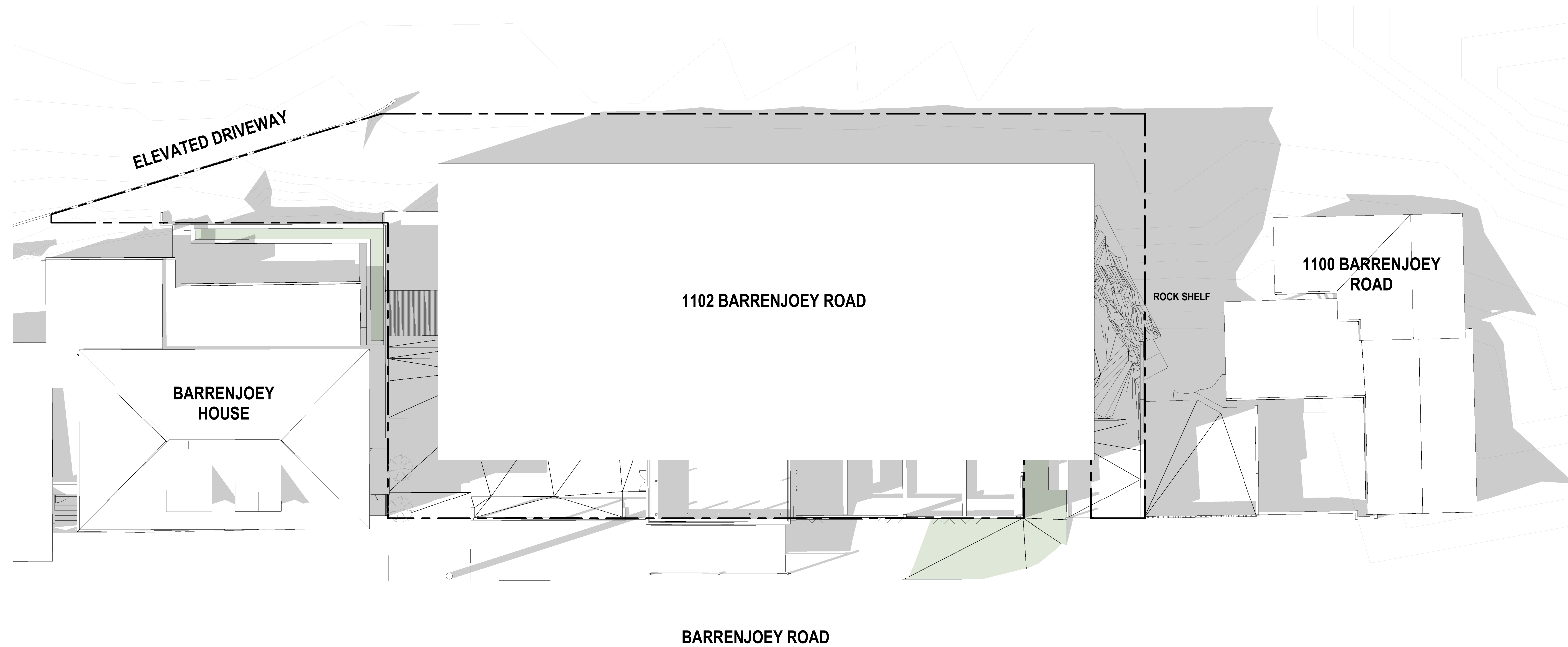
**0005866650 20 Jun 2024**  
Assessor Adriana Segovia  
Accreditation No. 20754  
Address Barrenjoey Road,  
Palm Beach, NSW,  
2108  
www.nathers.gov.au



2 SHADOW STUDY - 12PM PROPOSED  
SCALE 1 : 150

BARRENJOEY ROAD





1 SHADOW STUDY - 12PM HEIGHT COMPLIANT MASSING  
SCALE 1 : 150

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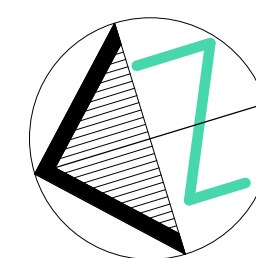
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| D     | AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 | DM  |
| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM  |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM  |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM  |
| ISSUE | AMENDMENT                         | DATE       | INT |



Client

ASIA DIGITAL INVESTMENTS

# PROPOSED SHOP TOP HOUSING DEVELOPMENT

Address  
1102 BARRENJOEY ROAD,  
PALM BEACH

SHADOW STUDIES\_12PM 21ST  
JUNE

|          |
|----------|
| Innovate |
|----------|


Suite 9b, 32 Frederick Street  
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855  
F 02 9585 1844  
E mail@innovate.com.au  
W www.innovate.com.au

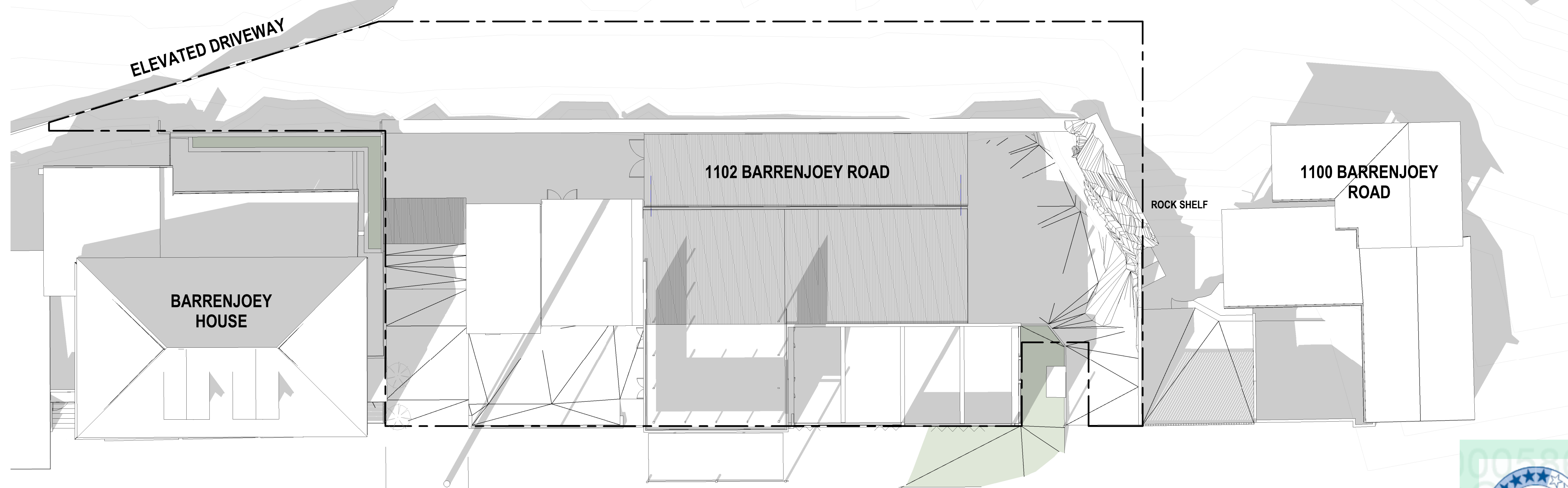
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Architects

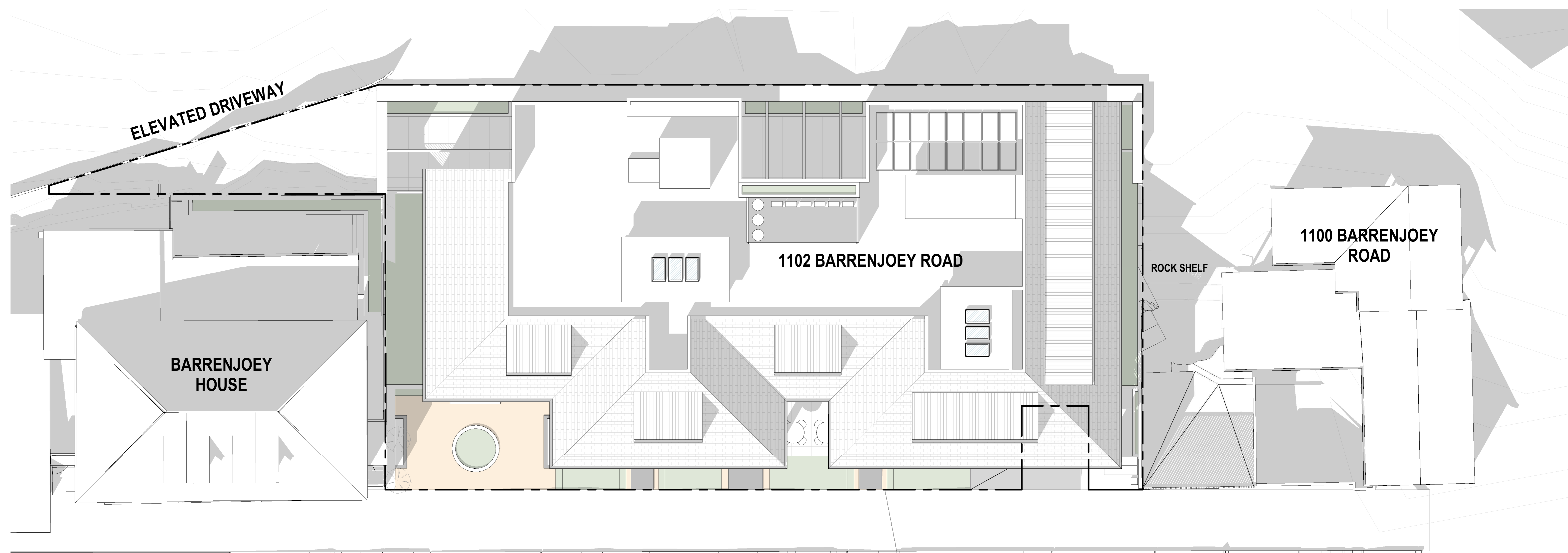
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|---|---------------------------|--------------------------|--|
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|   | Check<br>GJ               | Scale                    |  |
|   | Date<br>FEB 2024          | <b>D</b>                 |  |
|   | Job Number<br><b>2926</b> | Sheet<br><b>DA.51.B</b>  |  |

Palm Beach - A  
Drawings | S34





1 SHADOW STUDY - 3PM EXISTING  
SCALE 1 : 150



2 SHADOW STUDY - 3PM PROPOSED  
SCALE 1 : 150

314

0314

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005866650 20 Jun 2024

Assessor Adriana Segovia

Accreditation No. 20754

Address Barrenjoey Road, Palm Beach, NSW, 2108

hstar.com.au



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| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM   |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM   |
| ISSUE | AMENDMENT                         | DATE       | INT. |

Client

ASIA DIGITAL INVESTMENTS

Address

1102 BARRENJOEY ROAD,  
PALM BEACH

Project

PROPOSED SHOP TOP  
HOUSING DEVELOPMENT

Drawing Title

SHADOW STUDIES\_3PM 21ST  
JUNE

Innovate

Suite 9b, 32 Frederick Street  
Oxley NSW 2221

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

Architects

MEMBER

AS SHOWN @A1

DM

GJ

FEB 2024

Job Number

2926

D

DA.52


Sheet

PALM BEACH - AMENDED  
DRAWINGS | S34 CONFERENCE

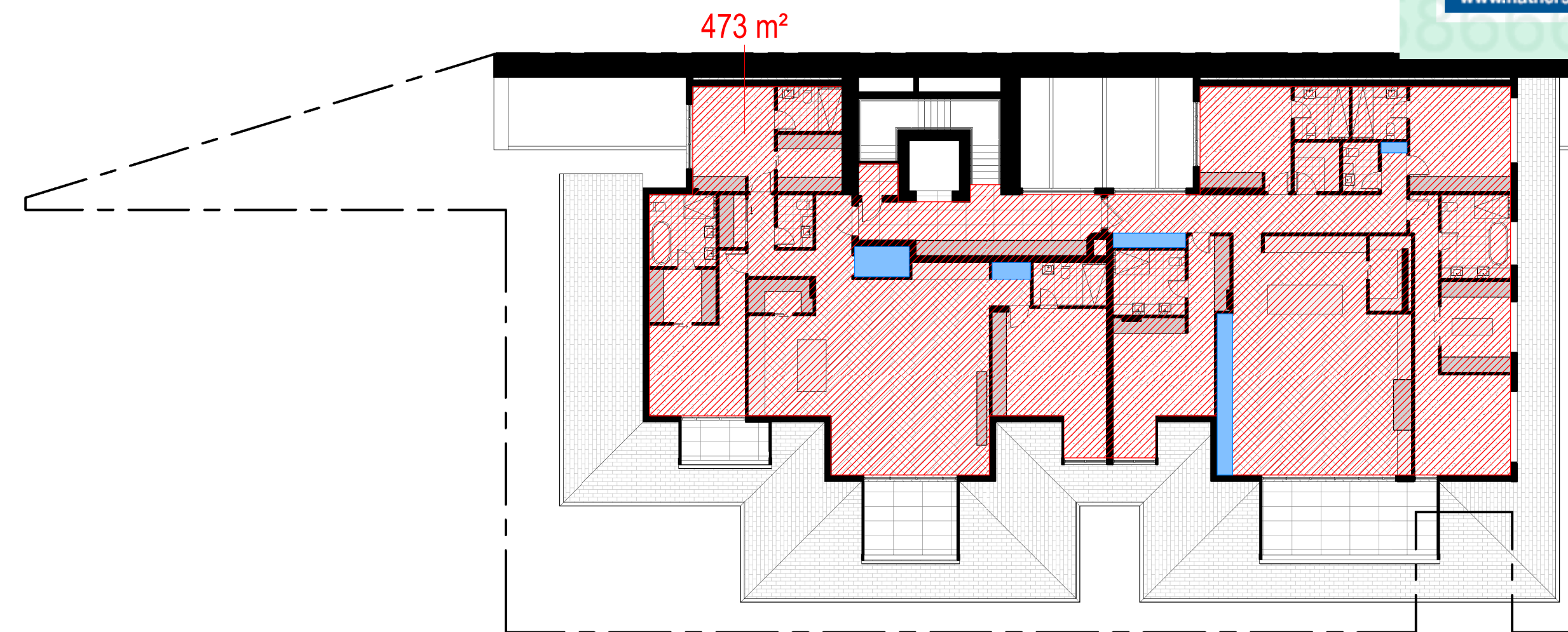




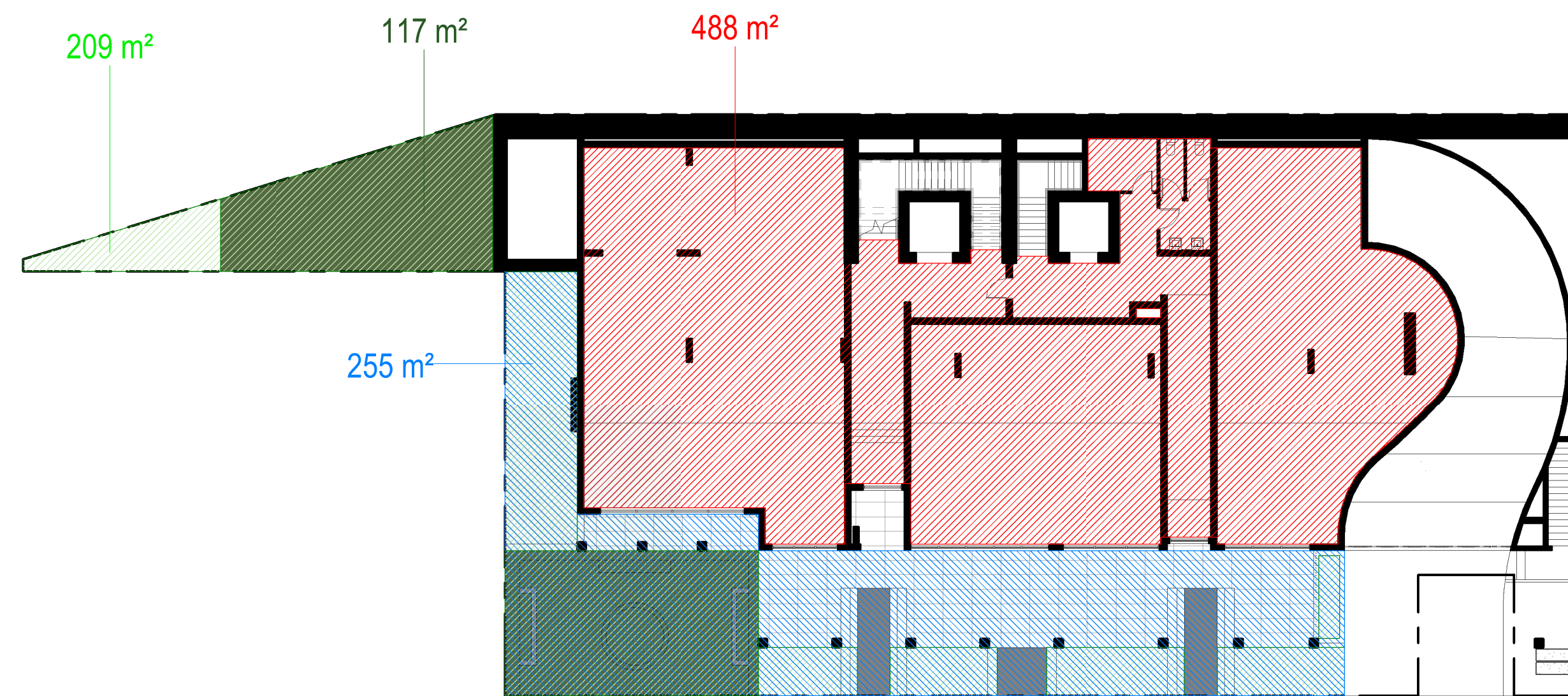


|  |                                     |   |   |  |   |
|--|-------------------------------------|---|---|--|---|
| Client                                   | Address                             | <div><div>Innovate</div><div>Suite 9th, 32 Frederick Street<br/>Oatley NSW 2223</div><div>t 02 9585 1855<br/>t 02 9585 1844<br/>e mail@innovate.com.au<br/>w www.innovate.com.au</div><div>PO BOX 214 Oatley NSW</div><div>REGISTERED ARCHITECTS<br/>Nominated Architect:<br/>Cameron Jones<br/>7143</div><div>Architects</div></div> | <div><div><div><div></div><div>MEMBER</div></div><div><div>Drawn DM</div><div>Check GJ</div><div>Date FEB 2024</div></div></div></div> | <div><div>Scale NTS@A1</div><div>D</div></div> | PALM BEACH - ANIMATED DRAWINGS / SS4 - CONFERENCE |
| Project                                  | Drawing Title                       |   | <div><div>Job Number 2926</div><div>Sheet DA.60</div></div>   |  |   |
| ASIA DIGITAL INVESTMENTS                 | 1102 BARRENJOEY ROAD,<br>PALM BEACH |   |   |  |   |
| PROPOSED SHOP TOP<br>HOUSING DEVELOPMENT | MATERIALS AND FINISHES              |   |   |  |   |





4 AREA CALCULATIONS - LEVEL 2  
SCALE 1 : 200



## 2 AREA CALCULATIONS - GROUND FLOOR

# ADG CALCULATIONS

**COMMUNAL OPEN SPACE**

25% of site area (1138.1x0.25= 284.53m<sup>2</sup>)

PROPOSED COMMUNAL OPEN SPACE AREA: = 255m<sup>2</sup>

= 22.4%

**DEEP SOIL ZONE**

7% of site area (1138.1 x 0.07= 79.67m<sup>2</sup>)  
*[min. 3m wide]*

PROPOSED DEEP SOIL AREA: = 117m<sup>2</sup>

= 10.3%

**STORAGE CALCULATIONS**

min. 10m<sup>2</sup>/ apartment (min. 5m<sup>2</sup> internal)

| <u>UNIT</u> | <u>INTERNAL</u>   | <u>BASEMENT</u>    | <u>TOTAL</u>             |
|-------------|-------------------|--------------------|--------------------------|
| UNIT A1     | 10m <sup>2</sup>  | 14m <sup>2</sup>   | <b>24m<sup>2</sup></b>   |
| UNIT A2     | 7.2m <sup>2</sup> | 12m <sup>2</sup>   | <b>19.7m<sup>2</sup></b> |
| UNIT A3     | 5m <sup>2</sup>   | 12.5m <sup>2</sup> | <b>17.5m<sup>2</sup></b> |
| UNIT A4     | 9m <sup>2</sup>   | 20m <sup>2</sup>   | <b>29m<sup>2</sup></b>   |
| UNIT A5     | 8m <sup>2</sup>   | 15.5m <sup>2</sup> | <b>23.5m<sup>2</sup></b> |

# SITE CALCULATIONS

|           |                        |
|-----------|------------------------|
| SITE AREA | = 1138.1m <sup>2</sup> |
|-----------|------------------------|

---

|   |  |
|---|--|
| <b>FLOOR SPACE</b>  |  |
| no GFA control (a maximum of 1 dwelling per 150m <sup>2</sup> of site area) 1138.1/150= 7.6 dwellings permissible |  |

---

|                             |                      |
|-----------------------------|----------------------|
| <b>PROPOSED FLOOR AREAS</b> |                      |
| GROUND FLOOR AREA:          | = 488m <sup>2</sup>  |
| LEVEL 1 FLOOR AREA:         | = 580m <sup>2</sup>  |
| LEVEL 2 FLOOR AREA:         | = 473m <sup>2</sup>  |
| PROPOSED FSR:               | = 1541m <sup>2</sup> |
|                             | = 1.35 : 1           |


---

|   |                     |
|---|---------------------|
| <b>LANDSCAPING</b>  |                     |
| minimum landscaping = 20%<br>[1138.1 x 0.20] = 227.62m <sup>2</sup> |                     |
| PROPOSED LANDSCAPING  | = 209m <sup>2</sup> |
| PROPOSED LANDSCAPED AREA:   | = 18.3%             |

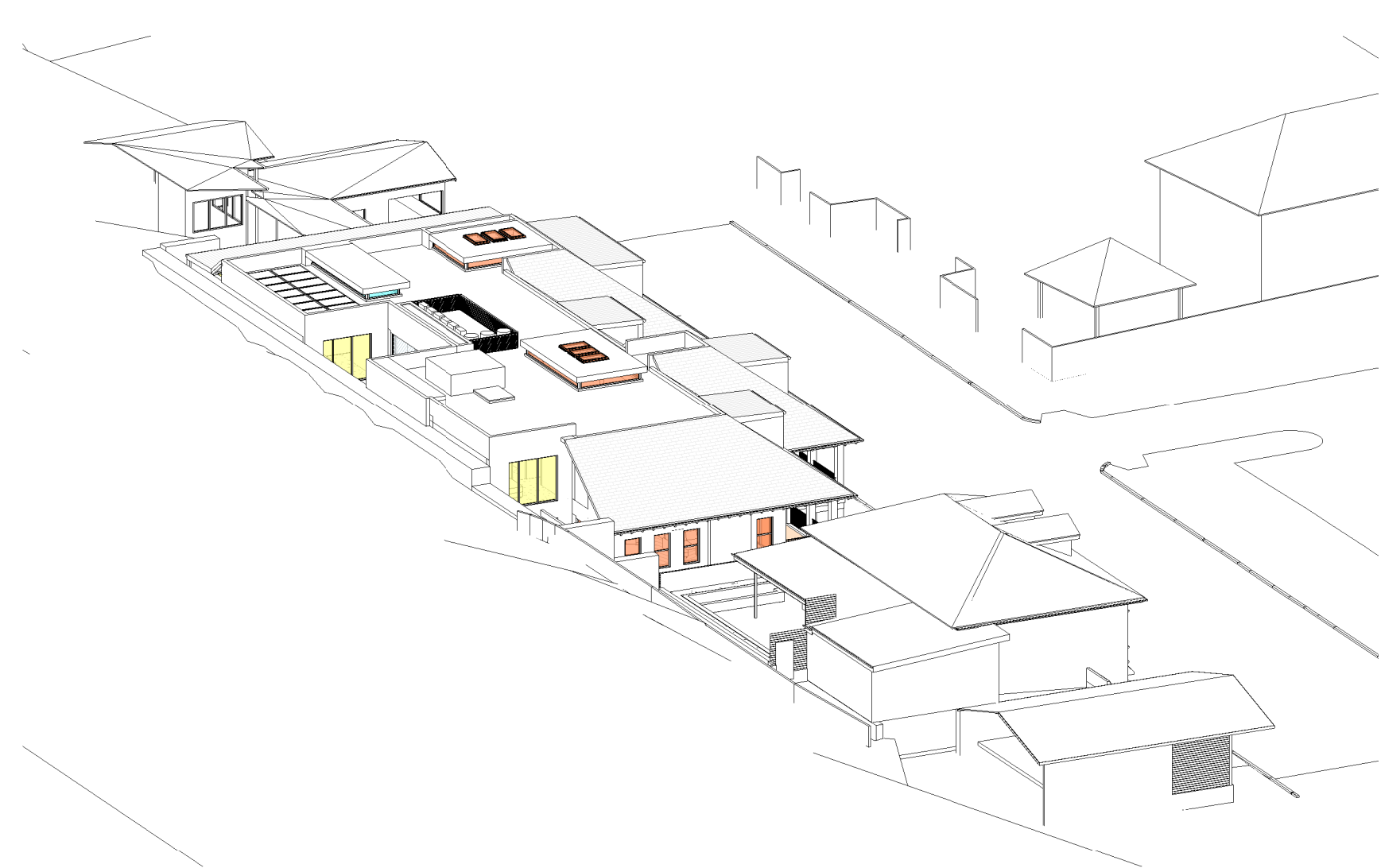
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|               |                                     |
|---------------|-------------------------------------|
| Address       | 1102 BARRENJOEY ROAD,<br>PALM BEACH |
| Drawing Title | GFA & LANDSCAPE<br>CALCULATIONS     |

|   |            |          |       |              |   |
|---|------------|----------|-------|--------------|---|
|  | Drawn      | DM       | Scale | 1 : 200 @ A1 | PALM BEACH - AMENDED<br>DRAWINGS / S34 CONFERENCE |
|   | Checked    | GJ       | Issue |              |   |
|   | Date       | FEB 2024 | E     |              |   |
|   | Job Number |          |       | Sheet        |   |
|   |            | 2926     |       | DA.70        |   |

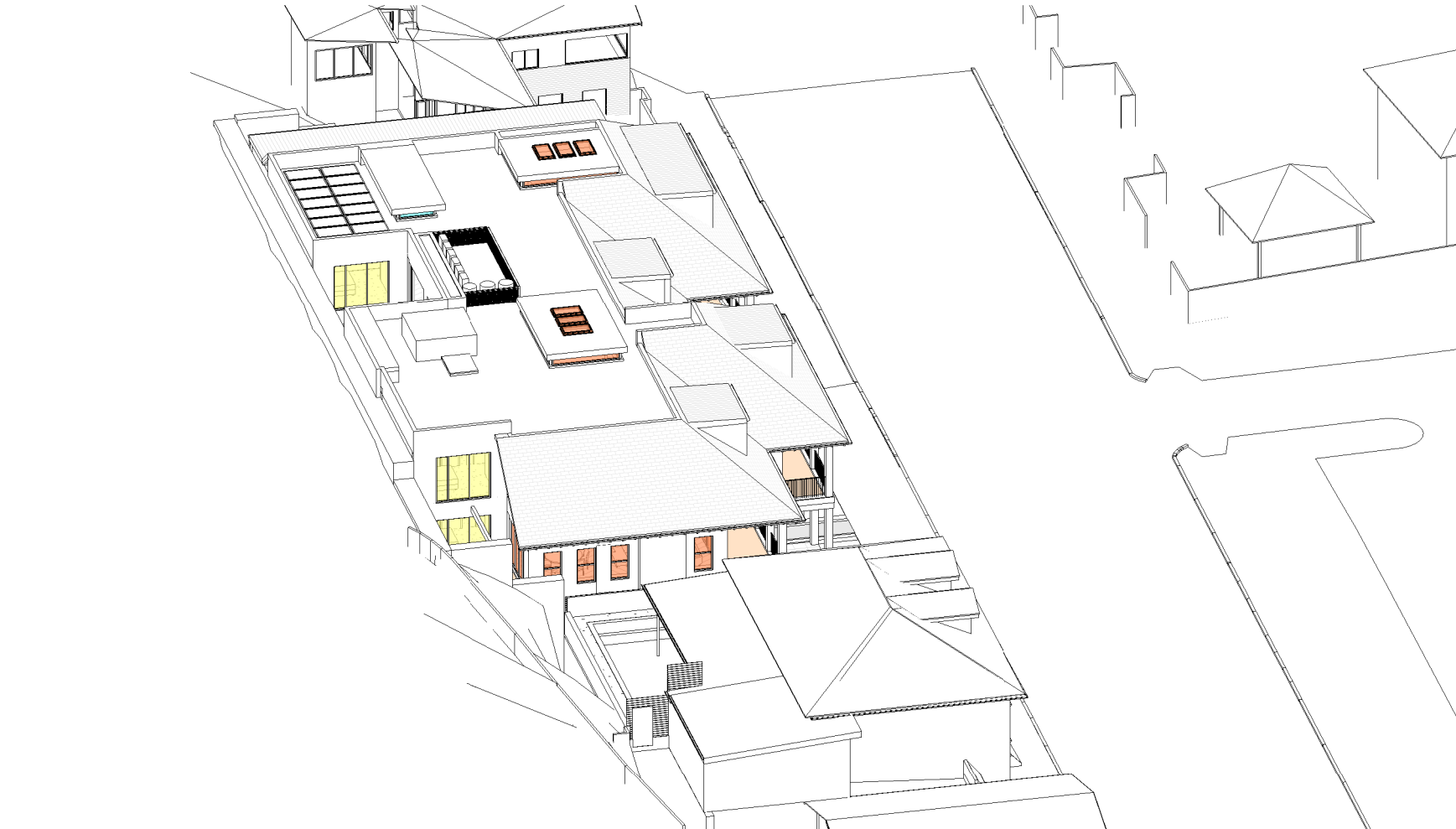




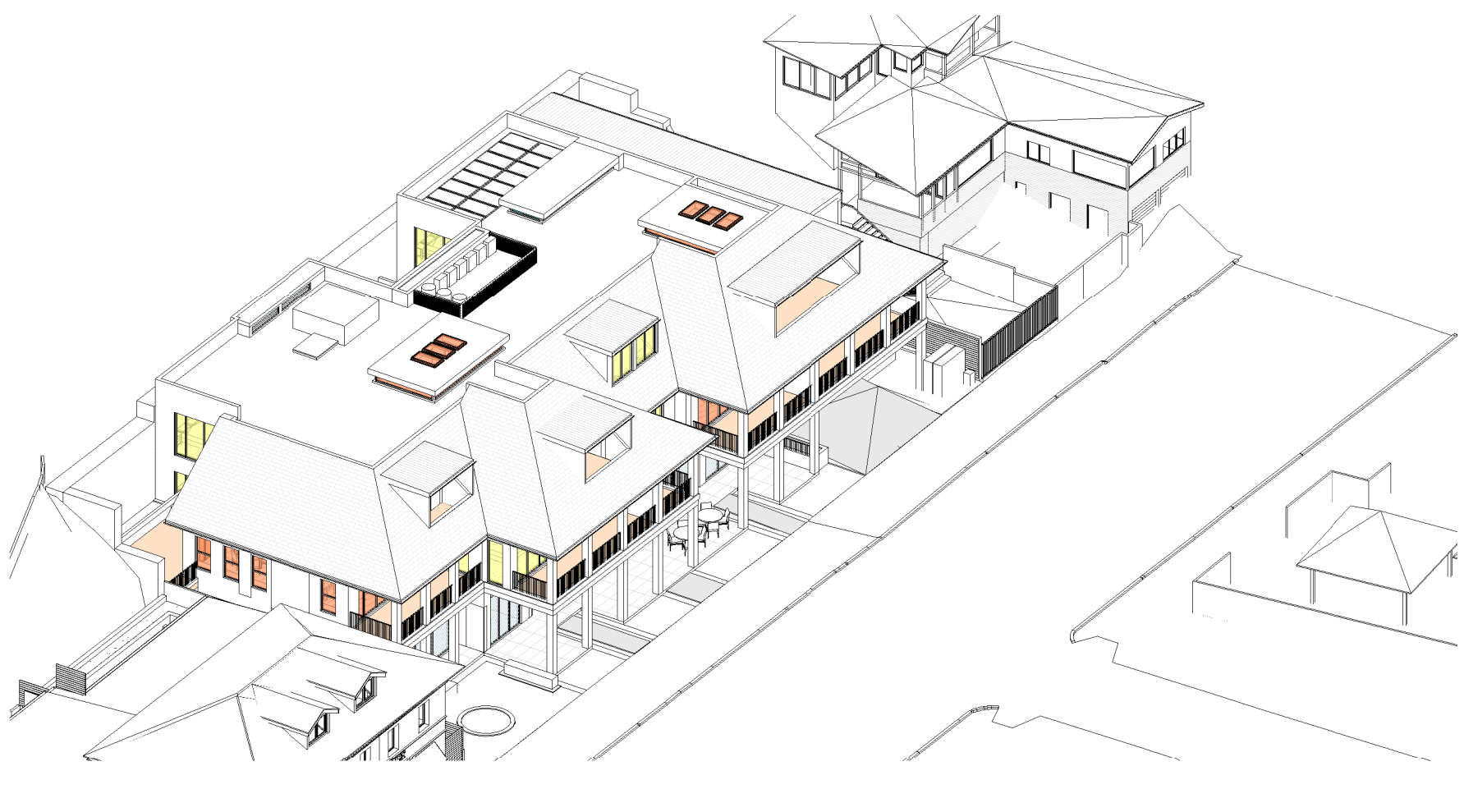
1 JUNE 22 - 9AM  
NTS



4 JUNE 22 - 12PM  
NTS



2 JUNE 22 - 10AM  
NTS



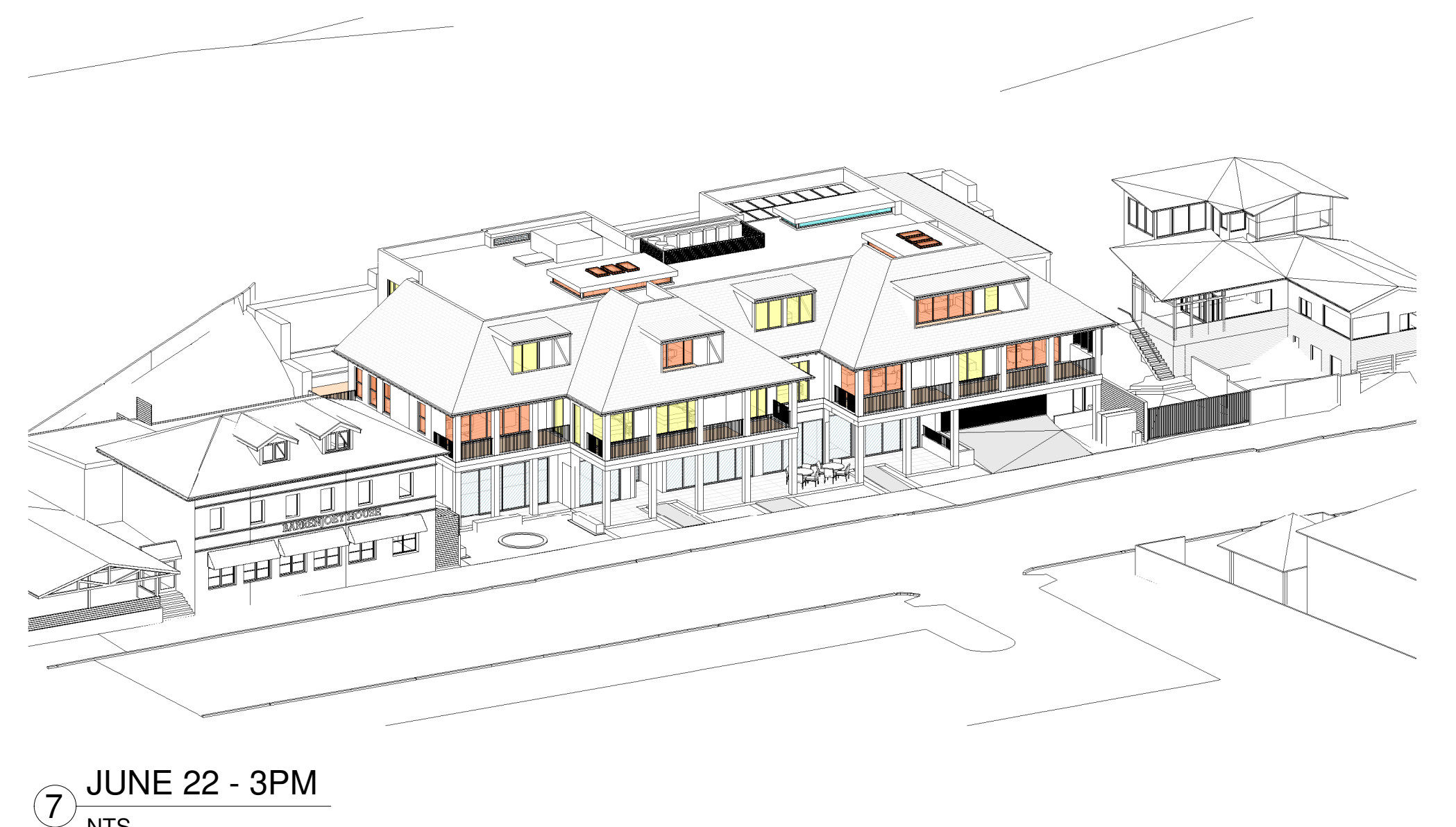
5 JUNE 22 - 1PM  
NTS



3 JUNE 22 - 11AM  
NTS



6 JUNE 22 - 2PM  
NTS



7 JUNE 22 - 3PM  
NTS

SOLAR ACCESS LEGEND

LIVING SPACE WINDOW

PRIVATE OPEN SPACE

BEDROOM WINDOW

WINDOWS TO OTHER ROOMS AND SKYLIGHTS

SOLAR ACCESS APARTMENT DESIGN GUIDE

LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS.

A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER

SOLAR ACCESS ANALYSIS

| APT      | A1 | A2 | A3 | A4 | A5 |
|----------|----|----|----|----|----|
| 9-10 AM  |    |    |    |    |    |
| 10-11 AM |    |    |    |    |    |
| 11-12 PM |    |    |    |    |    |
| 12-1 PM  |    |    |    |    |    |
| 1-2 PM   |    |    |    |    |    |
| 2-3 PM   |    |    |    |    |    |
| HOURS    | 6  | 6  | 4  | 4  | 2  |

SOLAR ACCESS - PROPOSED

5 APTS (100% OF TOTAL APT)

MAX. WITHOUT HOUR - PROPOSED

0 APTS (0% OF TOTAL APT)

SOLAR ACCESS - CONTROL

3.5 APTS (70% OF TOTAL APT)

MAX. WITHOUT HOUR - CONTROL

0.75 APTS (15% OF TOTAL APT)

6.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

0005866650 20 Jun 2024

Assessor Adriana Segovia

Accreditation No. 20754

Address

Barrenjoey Road,  
Palm Beach, NSW,  
2108

hstar.com.au



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| D     | AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 DM |
|-------|-----------------------------------|---------------|
| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 DM |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 DM |
| A     | PRELIM RE-ISSUE                   | MAR 2024 DM   |
| ISSUE | AMENDMENT                         | DATE INT.     |

Client

ASIA DIGITAL INVESTMENTS

Address

1102 BARRENJOEY ROAD,  
PALM BEACH

Project

PROPOSED SHOP TOP  
HOUSING DEVELOPMENT

Drawing Title

SUN EYE DIAGRAM - WINTER  
SOLSTICE 9AM-3PM (ONE  
HOUR APART)

Innovate

Suite 9b, 32 Frederick Street  
Oatley NSW 2221

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

Architects

MEMBER

Job Number

2926

DM

GJ

FEB 2024

NTS@A1

Issue

D

Sheet

DA.71.1

PALM BEACH - AMENDED  
DRAWINGS | S34 CONFERENCE

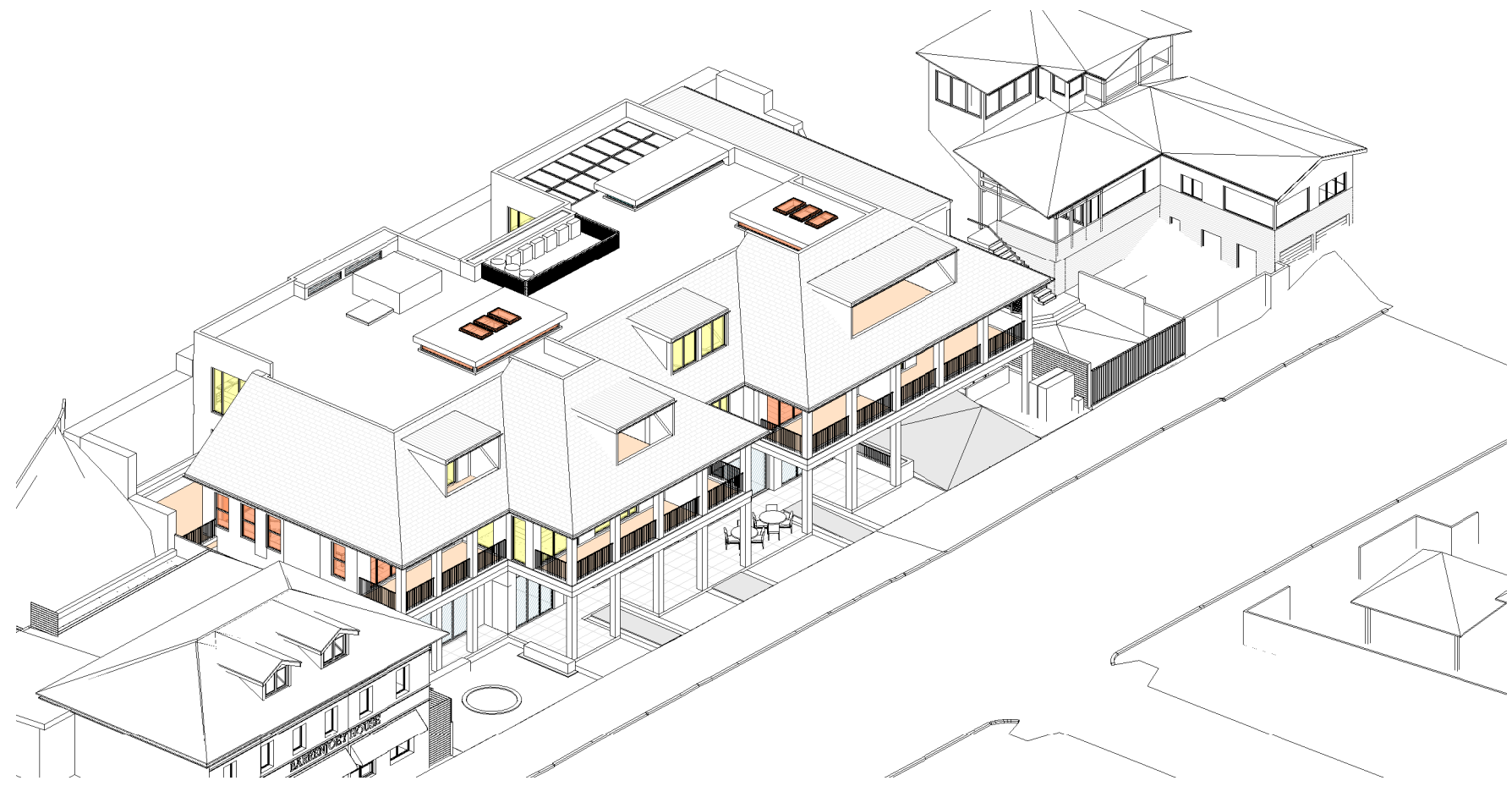




1 JUNE 22 - 1PM  
NTS



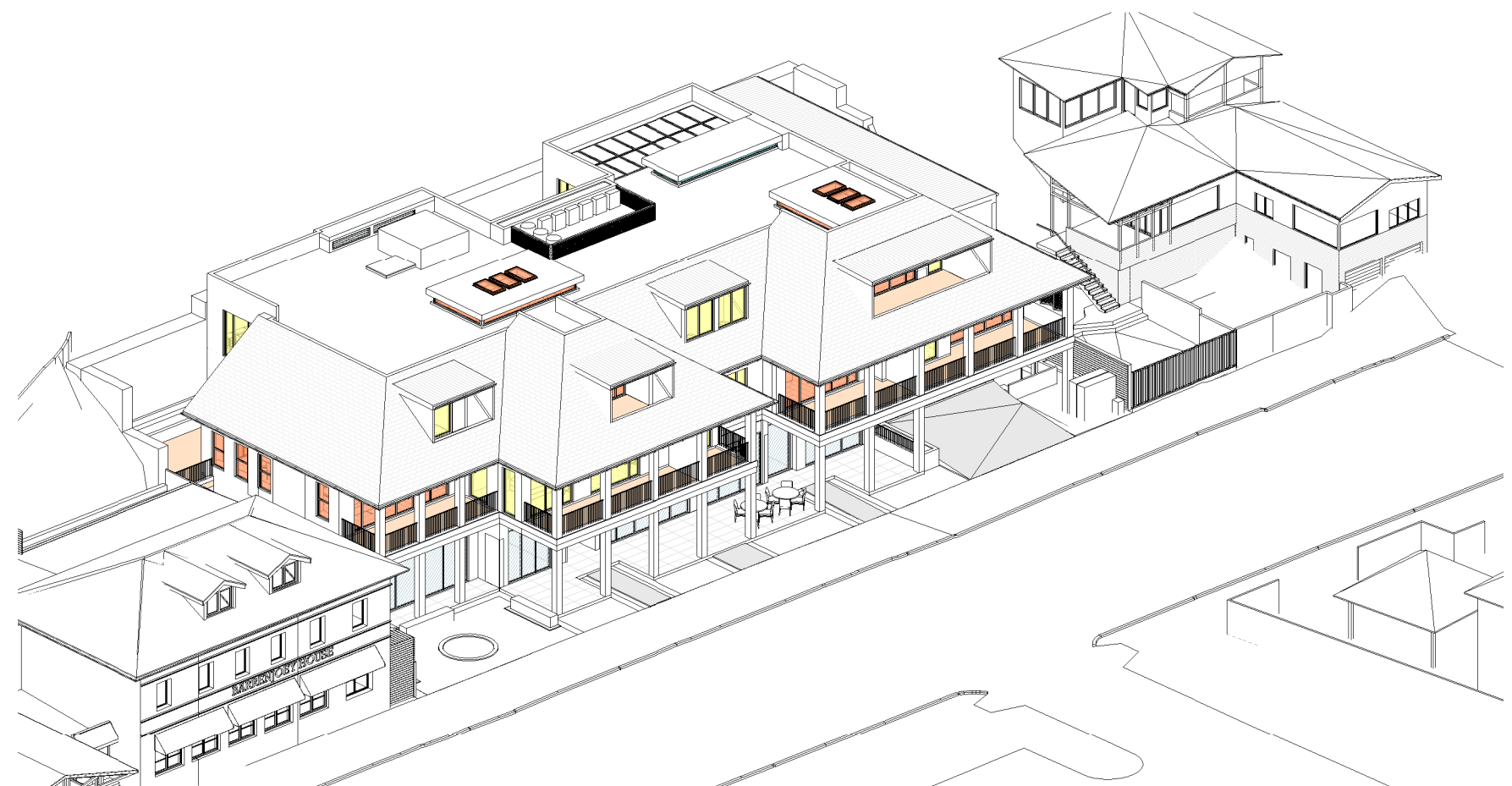
2 JUNE 22 - 1.15PM  
NTS



3 JUNE 22 - 1.30PM  
NTS



4 JUNE 22 - 1.45PM  
NTS



5 JUNE 22 - 2PM  
NTS

| SOLAR ACCESS LEGEND |                                      |
|---------------------|--------------------------------------|
|                     | LIVING SPACE WINDOW                  |
|                     | PRIVATE OPEN SPACE WINDOW            |
|                     | BEDROOM WINDOW                       |
|                     | WINDOWS TO OTHER ROOMS AND SKYLIGHTS |

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LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS.

A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER

**SOLAR ACCESS ANALYSIS**

| APT      | A1 | A2 | A3 | A4 | A5 |
|----------|----|----|----|----|----|
| 9-10 AM  |    |    |    |    |    |
| 10-11 AM |    |    |    |    |    |
| 11-12 PM |    |    |    |    |    |
| 12-1 PM  |    |    |    |    |    |
| 1-2 PM   |    |    |    |    |    |
| 2-3 PM   |    |    |    |    |    |
| HOURS    | 6  | 6  | 4  | 4  | 2  |

**SOLAR ACCESS - PROPOSED**  
5 APTS (100% OF TOTAL APT)  
**MAX. WITHOUT HOUR - PROPOSED**  
0 APTS (0% OF TOTAL APT)

**SOLAR ACCESS - CONTROL**  
3.5 APTS (70% OF TOTAL APT)  
**MAX. WITHOUT HOUR - CONTROL**  
0.75 APTS (15% OF TOTAL APT)

6.2  
Average star rating

0005866650 20 Jun 2024

**Assessor** Adriana Segovia

**Accreditation No.** 20754

**Address**  
Barrenjoey Road,  
Palm Beach, NSW,  
2108

**hstar.com.au**



**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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|       |                                   |            |      |
|-------|-----------------------------------|------------|------|
| D     | AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 | DM   |
| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM   |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM   |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM   |
| ISSUE | AMENDMENT                         | DATE       | INT. |

**Client**

ASIA DIGITAL INVESTMENTS

**Address**

1102 BARRENJOEY ROAD,  
PALM BEACH

**Project**

PROPOSED SHOP TOP  
HOUSING DEVELOPMENT

**Drawing Title**

SUN EYE DIAGRAM - WINTER  
SOLSTICE 1PM-2PM (15  
MINUTES APART)

**Innovate**

Suite 9b, 32 Frederick Street  
Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

**Architects**

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

MEMBER

Job Number  
2926

Drawn  
DM

Check  
GJ

Date  
FEB 2024

Issue  
D

Sheet  
DA.71.2

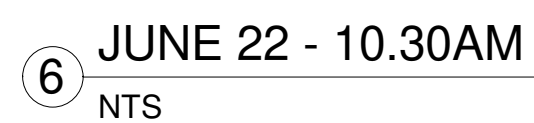
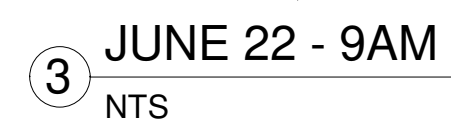
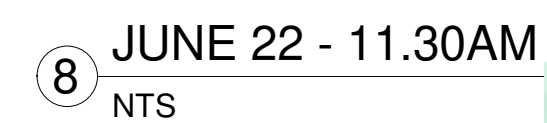
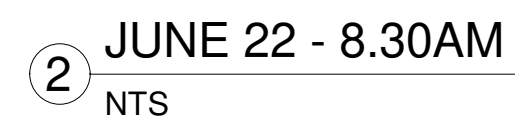
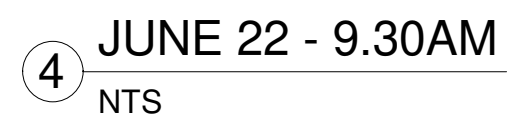
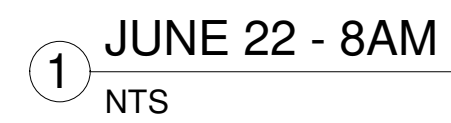
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NTS@A1

Drawings  
S34 CONFERENCE



DRAWINGS | S34 CONFERENCE





**ABSA**  
Australian Building Sustainability Alliance

Accreditation completed with the Accreditation panel as part of the ABSA quality audit system

Accreditation Period: 31/03/2024-31/03/2026


Assessor Name: Adriana Segovia

Assessment Number: 20754

Assessment Signed on: *[Signature]*

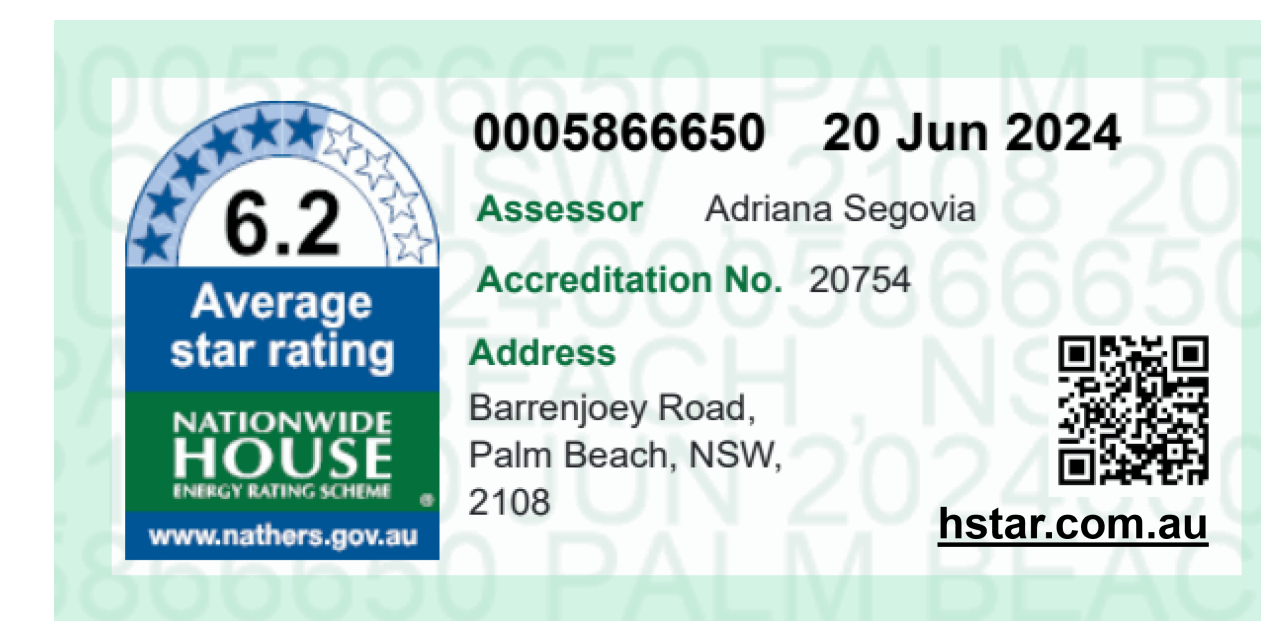
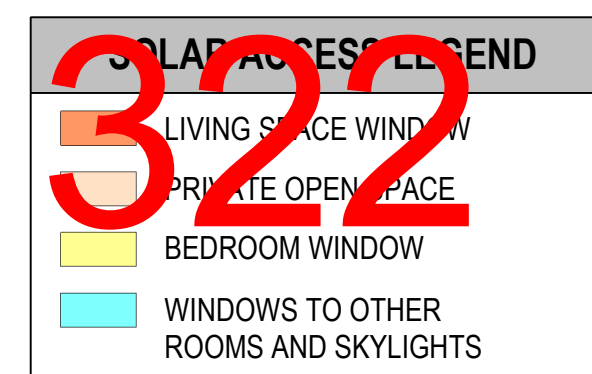
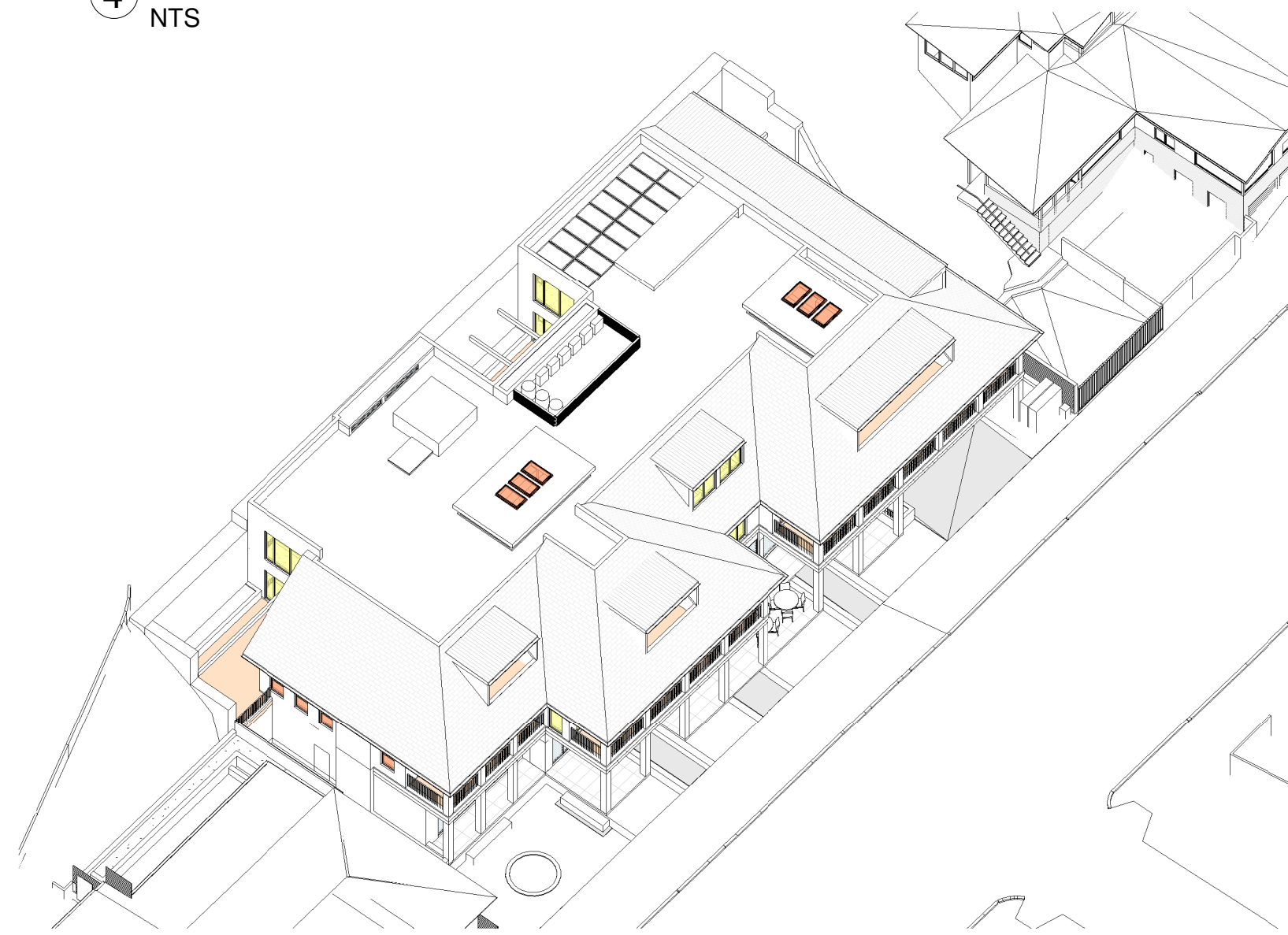
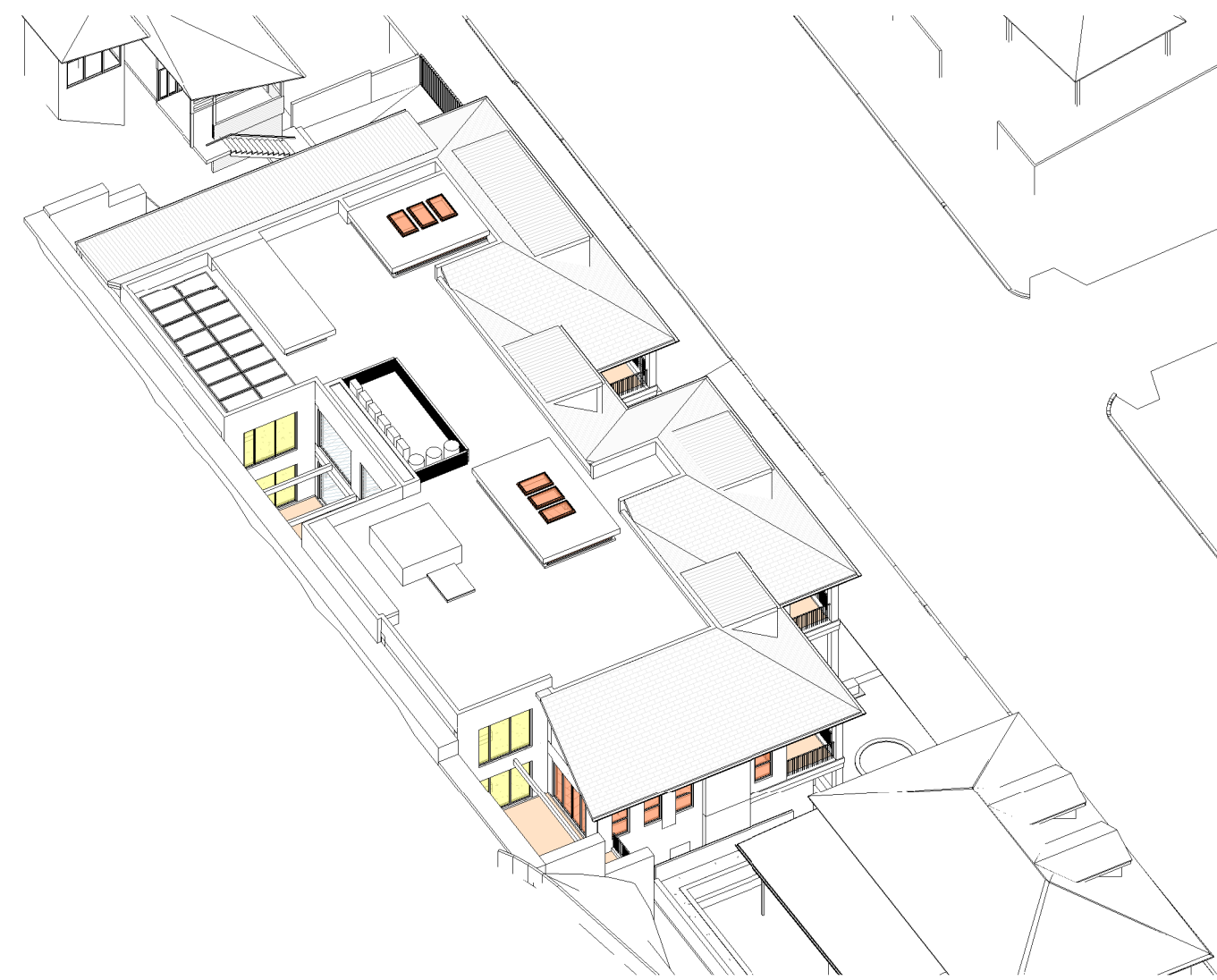
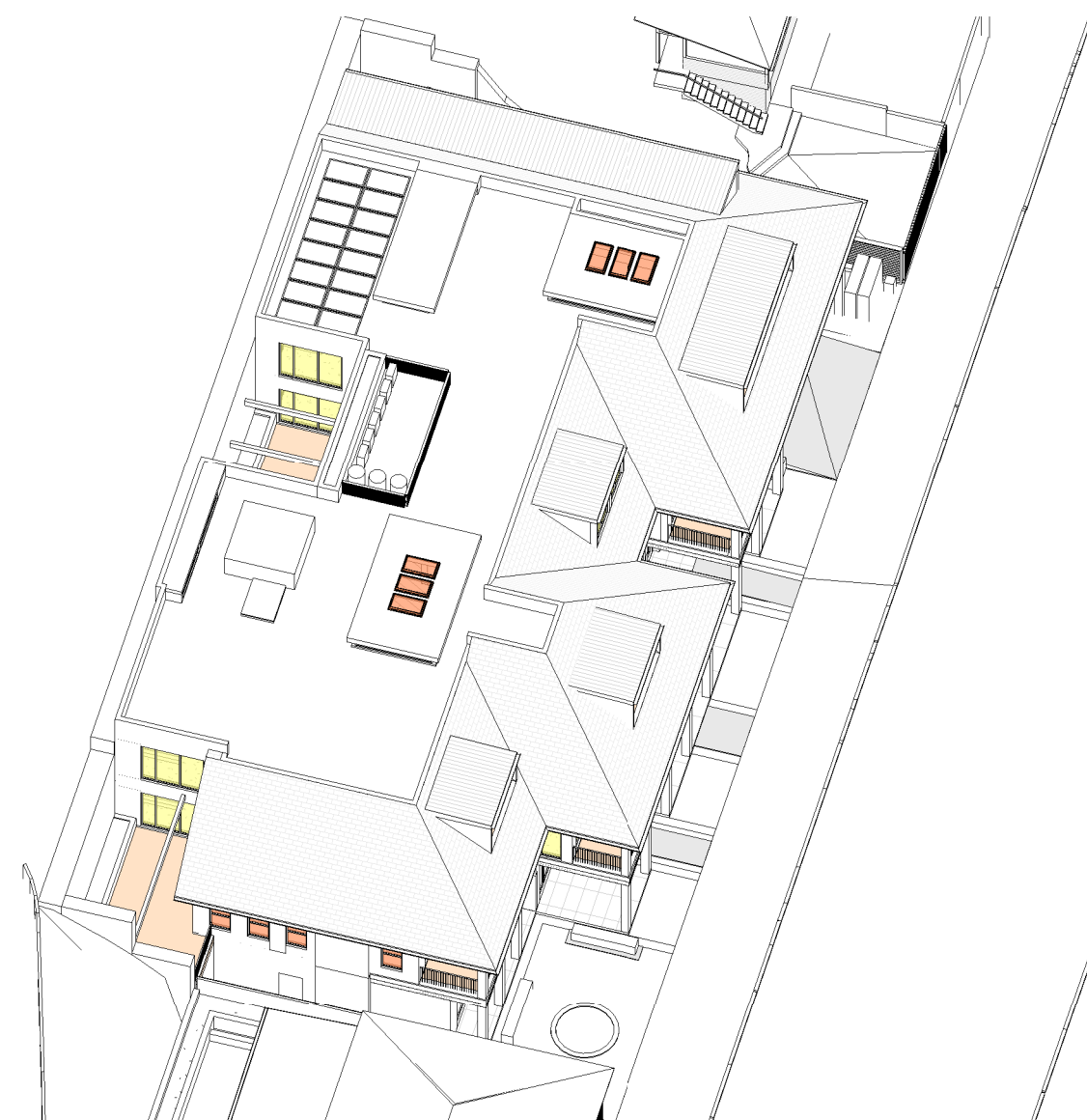
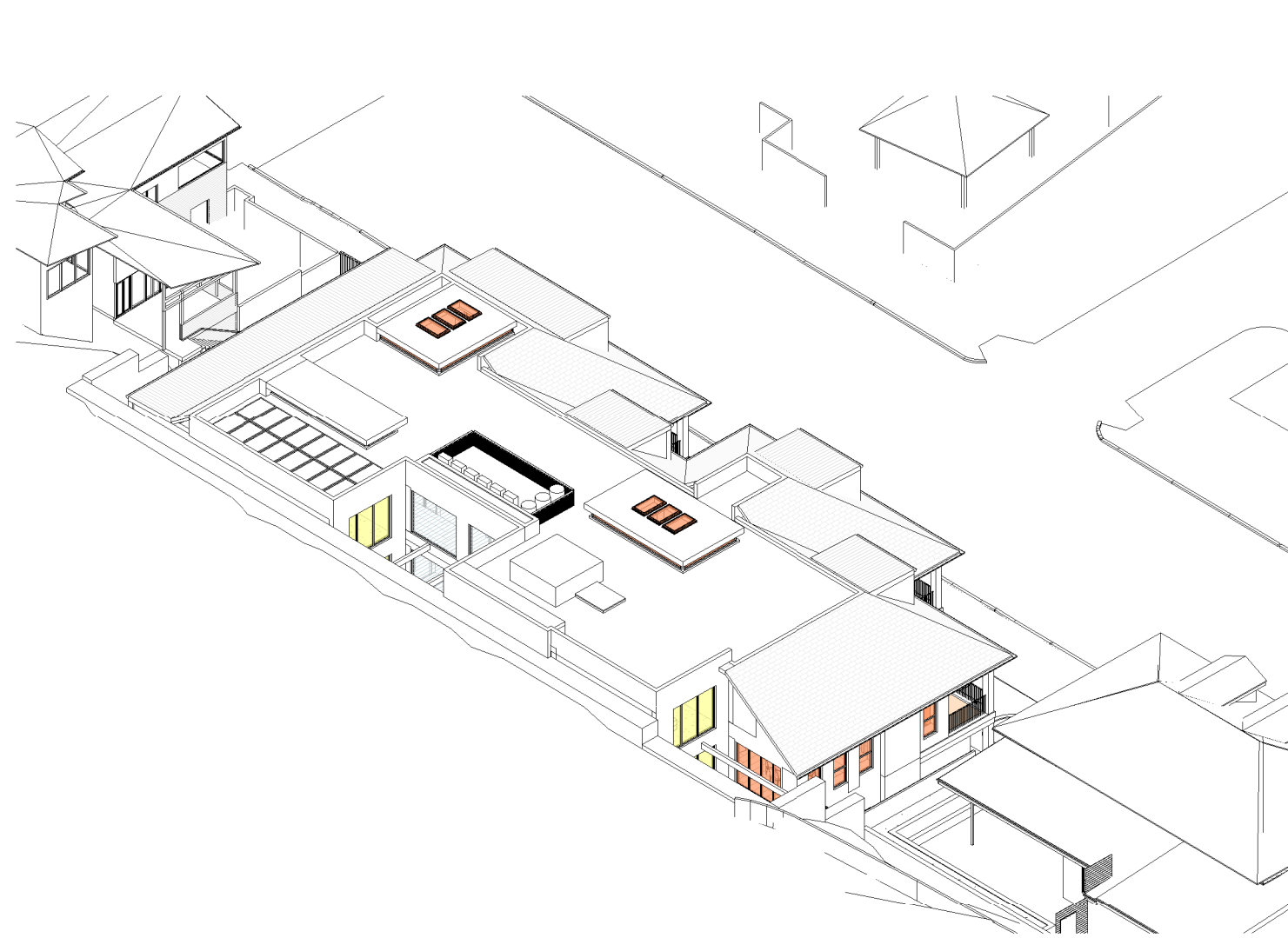
 The Accredited Assessor is a qualified and approved Assessor Software and has signed to become an ABSA Code of Practice

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| D | AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 | DM   |
| C | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM   |
| B | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM   |
| A | PRELIM RE-ISSUE                   | MAR 2024   | DM   |
|   | ISSUE AMENDMENT                   | DATE       | INT. |

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|--|---------------------------|-------------------------|--|
| <br>M E M B E R | Drawn<br><b>DM</b>        | Scale<br><b>NTS@A1</b>  | PALM BEACH - AMENDED<br>DRAWINGS / S4 CONFERENCE |
|  | Check<br><b>GJ</b>        | Issue<br><b>D</b>       |  |
|  | Date<br><b>FEB 2024</b>   |                         |  |
|  | Job Number<br><b>2926</b> | Sheet<br><b>DA.71.4</b> |  |

PALM BEACH - AMENDED  
DRAWINGS | S34 CONFERENCE





NOTE:  
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Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**

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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wall tracing to AS 1170 and AS4455, anchor rods or bolts, tie bars, dowels, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM  |  |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM  |  |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM  |  |
| ISSUE | REVIEWED                          | DATE:      | INT |  |

|         |                                       |
|---------|---------------------------------------|
| Client  | ASIA DIGITAL INVESTMENTS              |
| Project | PROPOSED SHOP TOP HOUSING DEVELOPMENT |

|               |   |
|---------------|---|
| Address       | 1102 BARRENJOEY ROAD,<br>PALM BEACH                   |
| Flowing Title | SUN EYE DIAGRAM - EQUINOX<br>9AM-3PM (ONE HOUR APART) |


# Innovate

Suite 9b, 32 Frederick Street  
Osley NSW 2223

PO BOX 214 Osley NSW

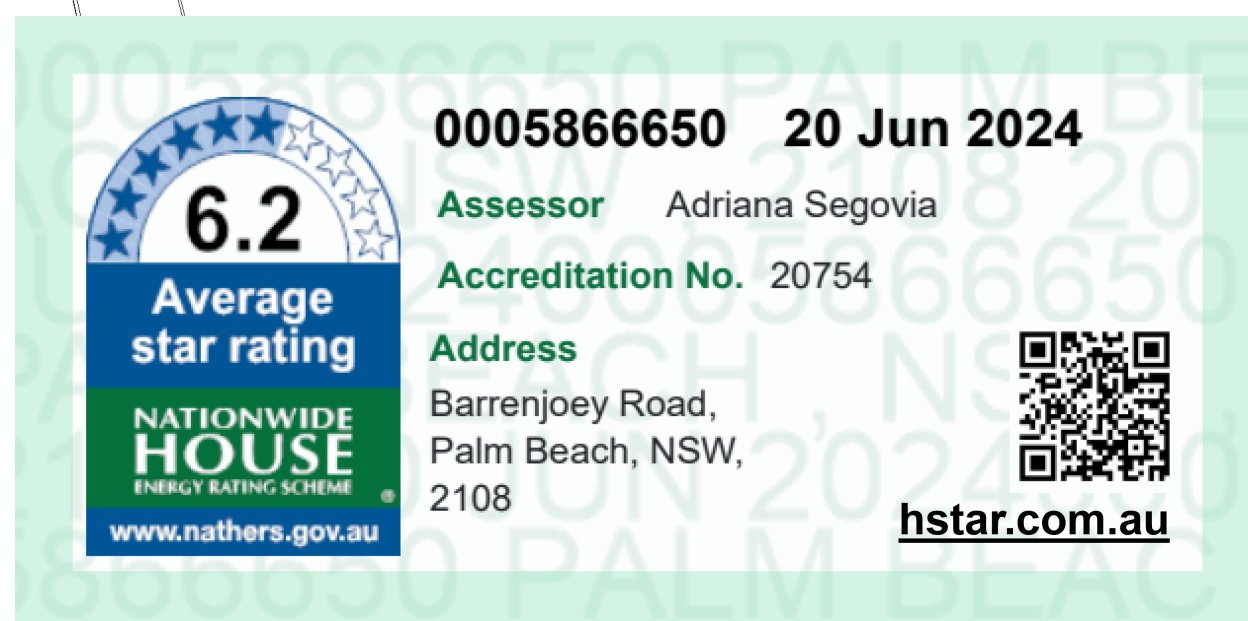
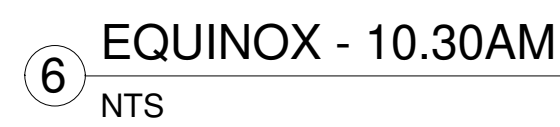
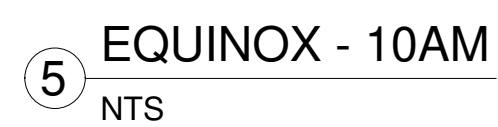
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7449

t 02 9585 1855  
f 02 9585 1844  
e mail@innovate.com.au  
w www.innovate.com.au

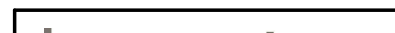

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|   | Date  |          |  |
| FEB 2024  |       |          |  |
| Job Number  |       | Sheet    |  |
| 2926  |       | DA-71.5  |  |

5 PALM BEACH - AMENDED  
DRAWINGS | S34 CONFERENCE

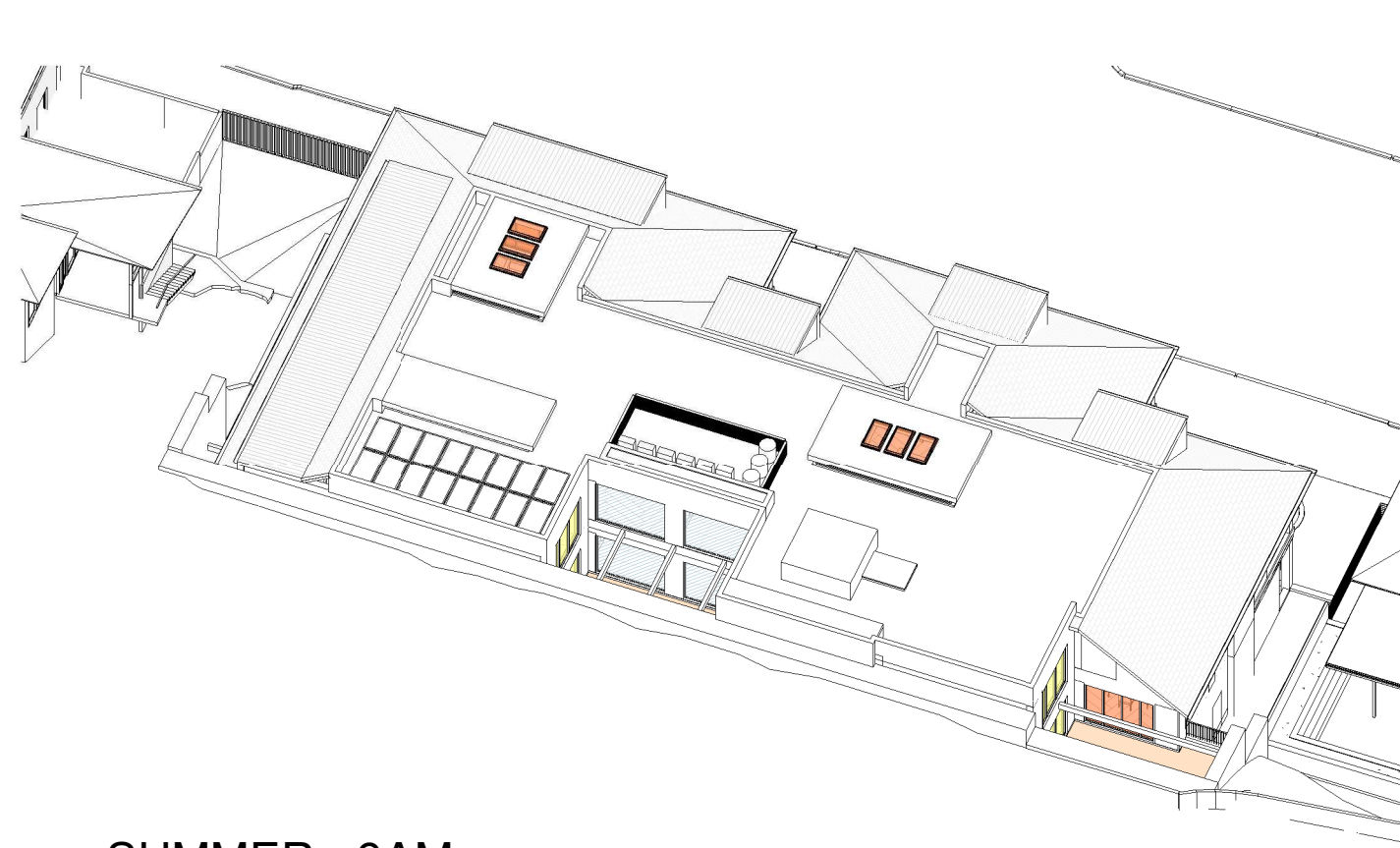




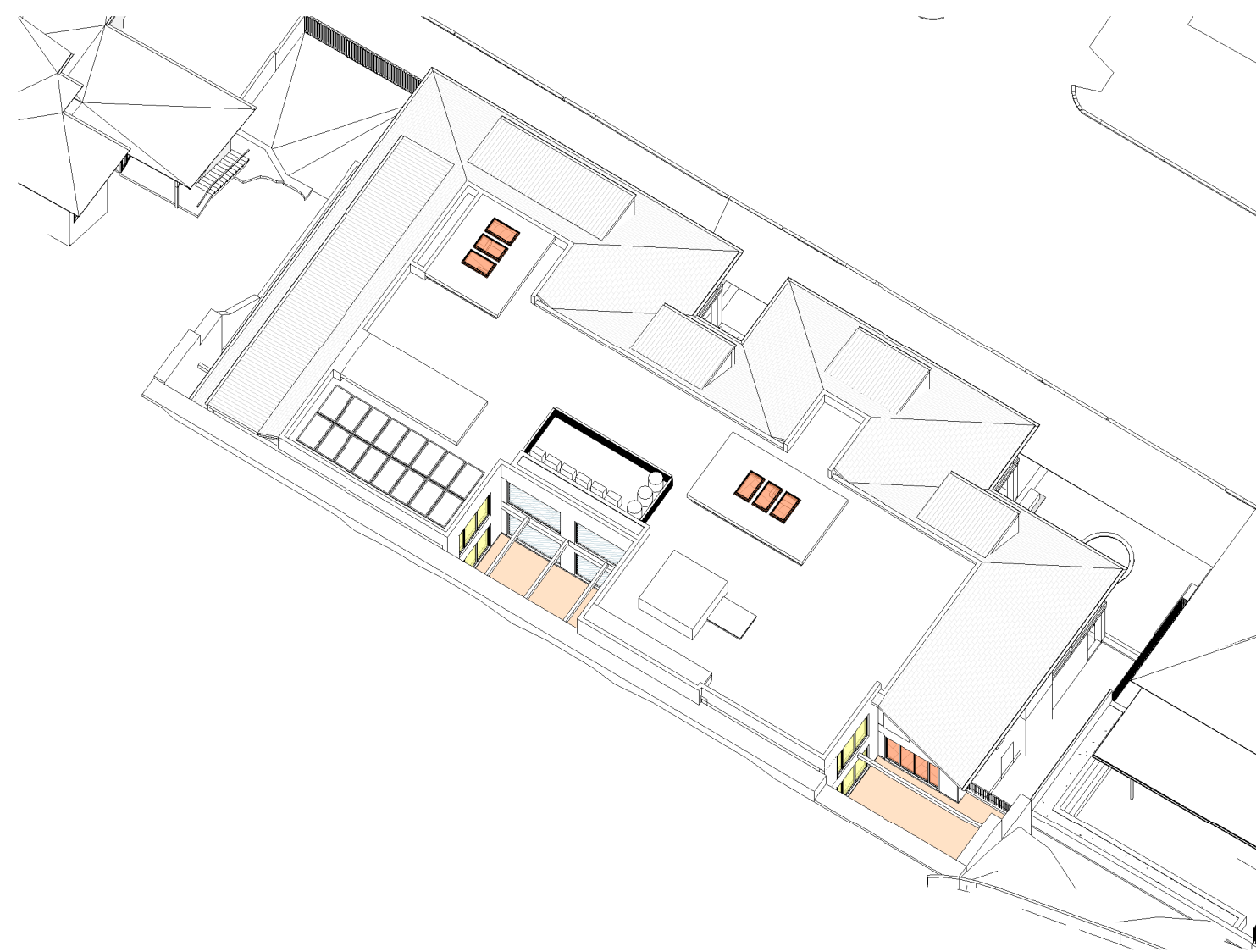
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| D     | AMENDED DRAWINGS - S34 CONFERENCE |  | 18/06/2024 | DM   |  |
| C     | AMENDED DRAWINGS - S34 CONFERENCE |  | 22/03/2024 | DM   |  |
| B     | AMENDED DRAWINGS - S34 CONFERENCE |  | 15/03/2024 | DM   |  |
| A     | PRIUM RE-ISSUE                    |  | MAR-2024   | DM   |  |
| ISSU# | AMENDMENT DATE:                   |  |            | INT. |  |

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|---------|---------------|---|--|---|---|
| Client  | Address       | <div>  <div> <p>           Suite 9b, 32 Frederick Street<br/>           Ostley NSW 2223         </p> <p>           02 9585 1855<br/>           02 9585 1844<br/>           email@innovate.com.au<br/>           www.innovate.com.au         </p> </div> </div> |  | <div>  <div> <p>Drawn</p> <p>DM</p> <p>Issue</p> <p>GJ</p> <p>Date</p> <p>FEB 2024</p> </div> </div> | <div> <p>Scale</p> <p>NTS@A1</p> <p>Sheet</p> <p>D</p> </div> |
| Project | Drawing Title | <div> <p>PO BOX 214 Ostley NSW</p> <p>REGISTERED ARCHITECTS<br/>Nominated Architect<br/>Cameron Jones<br/>7143</p> <p>Architects</p> </div>   |  | <div> <p>Job Number</p> <p>2926</p> </div>  | <div> <p>Sheet</p> <p>DA.71.6</p> </div>                      |





1 SUMMER - 9AM  
NTS



2 SUMMER - 10AM  
NTS



3 SUMMER - 11AM  
NTS



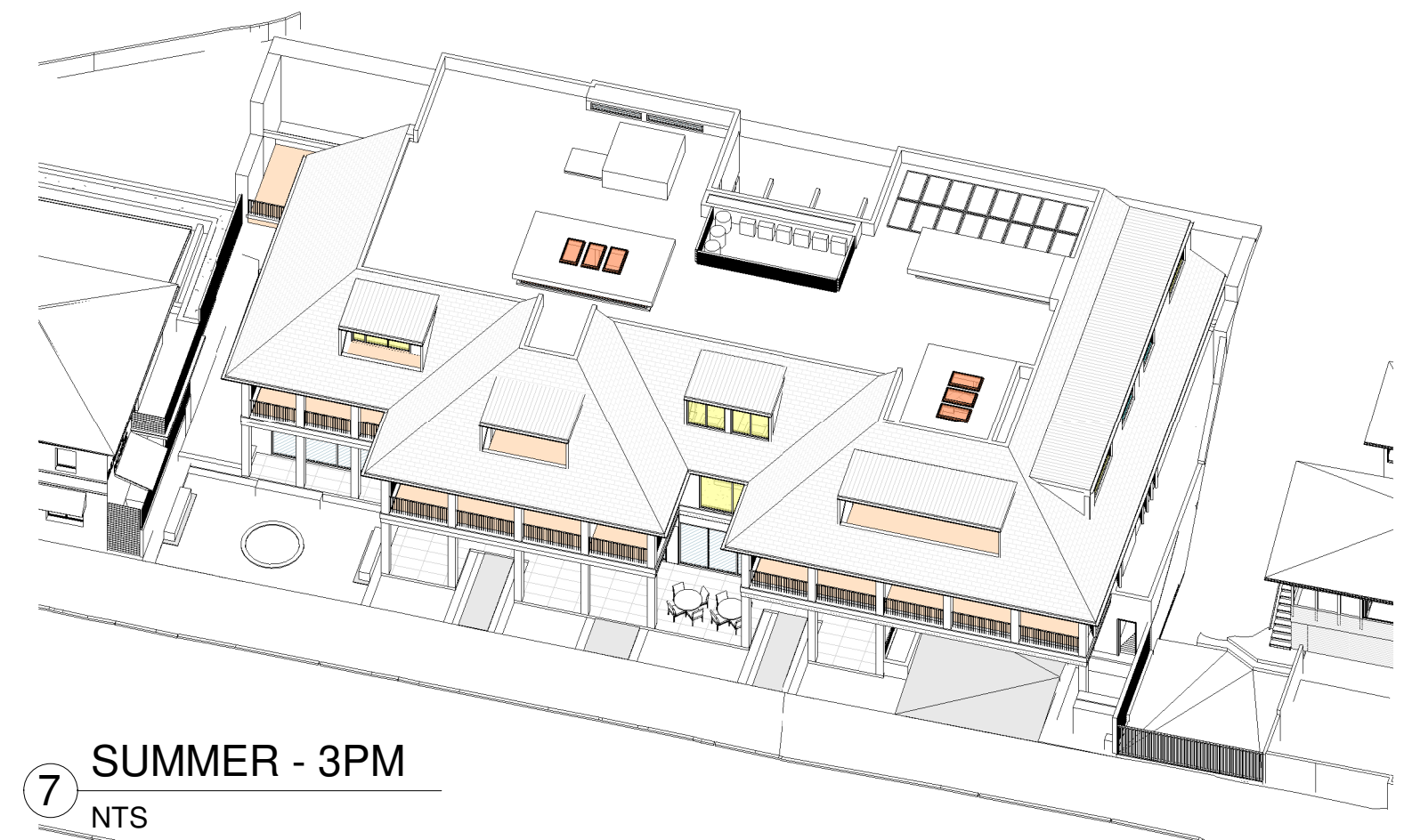
4 SUMMER - 12PM  
NTS



5 SUMMER - 1PM  
NTS



6 SUMMER - 2PM  
NTS



7 SUMMER - 3PM  
NTS

**NOTE:**

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All timbers to be in accordance with SAA Timber Structure Code AS 1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

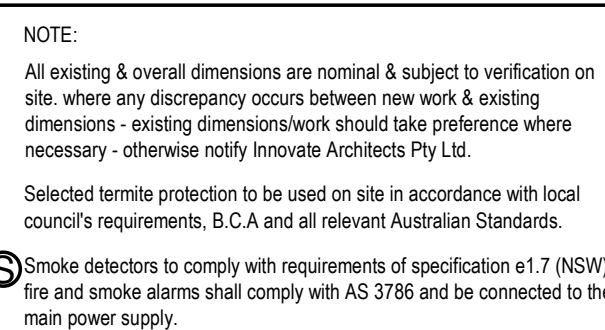
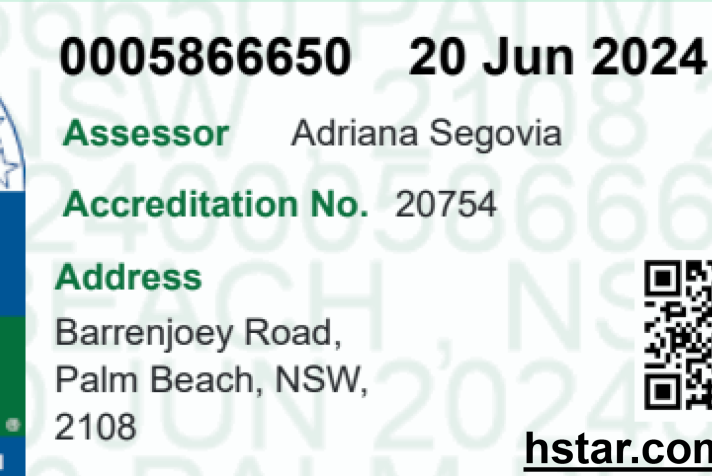
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[illegible]

|  |  |  |   |
|--|--|--|---|
| Client                                   | Address  | <div><div><div>Innovate</div><div>Suite 9b, 32 Frederick Street<br/>Oatley NSW 2223</div><div>PO BOX 214 Oatley NSW</div><div>REGISTERED ARCHITECTS<br/>Nominated Architect<br/>Cameron Jones<br/>7143</div><div>Architects</div></div><div><div><div><div>Member</div><div>DM</div><div>GJ</div><div>FEB 2024</div></div><div><div>Society</div><div>NTS@A1</div><div>Issue</div><div>D</div></div></div></div></div> | <div><div><div><div>MEMBER</div><div>2926</div></div><div><div>Arch Number</div><div>2926</div></div></div><div><div><div>Sheet</div><div>DA.71.7</div></div></div></div> |
| Project                                  | Drawing Title  |  |   |
| ASIA DIGITAL INVESTMENTS                 | 1102 BARRENJOEY ROAD,<br>PALM BEACH                              |  |   |
| PROPOSED SHOP TOP<br>HOUSING DEVELOPMENT | SUN EYE DIAGRAM - SUMMER<br>SOLSTICE 9AM-3PM (ONE<br>HOUR APART) |  |   |





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| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM |
| ISSUE | AMENDMENT                         | 19/07/2024 | NT |

Client

ASIA DIGITAL INVESTMENTS

Project

PROPOSED SHOP TOP  
HOUSING DEVELOPMENT

|               |   |
|---------------|---|
| Address       | 1102 BARRENJOEY ROAD,<br>PALM BEACH                                 |
| Drawing Title | SUN EYE DIAGRAM - SUMMER<br>SOLSTICE 8AM-12PM (30<br>MINUTES APART) |

**Innovate**


Suite 90, 32 Frederick Street  
Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

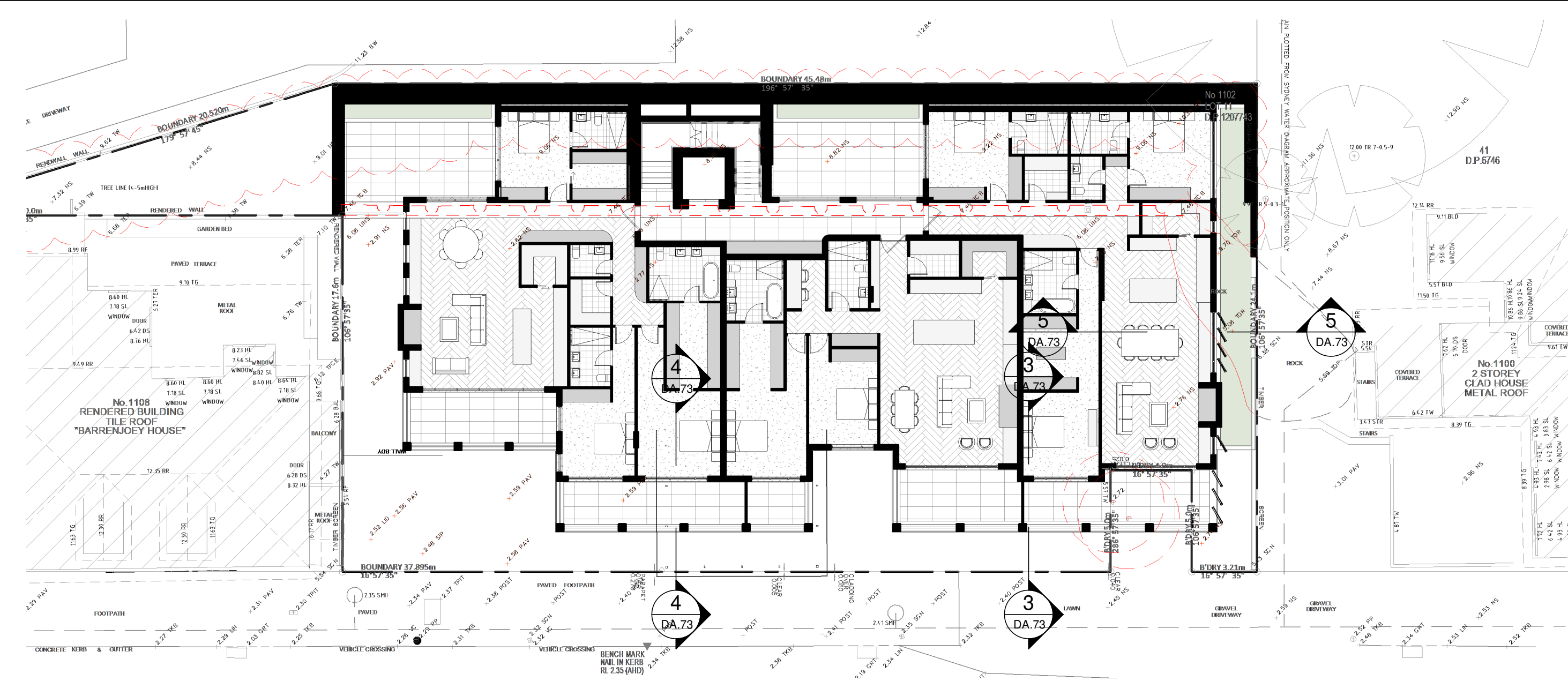
T 02 9585 1855  
F 02 9585 1844  
E [mail@innovate.com.au](mailto:mail@innovate.com.au)  
W [www.innovate.com.au](http://www.innovate.com.au)

**Architects**

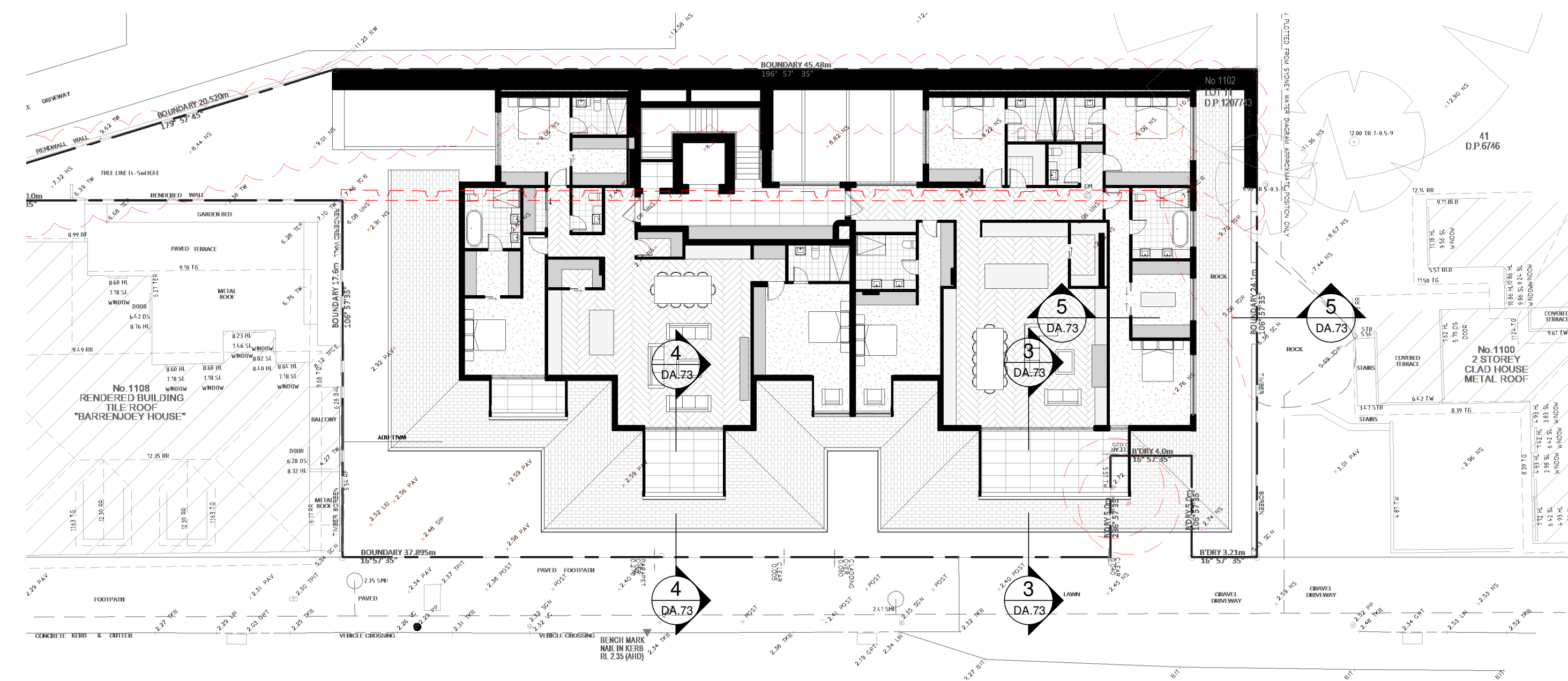
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| 2926  | DA.71.8 |        |                      |

PALM BEACH - AMENDED

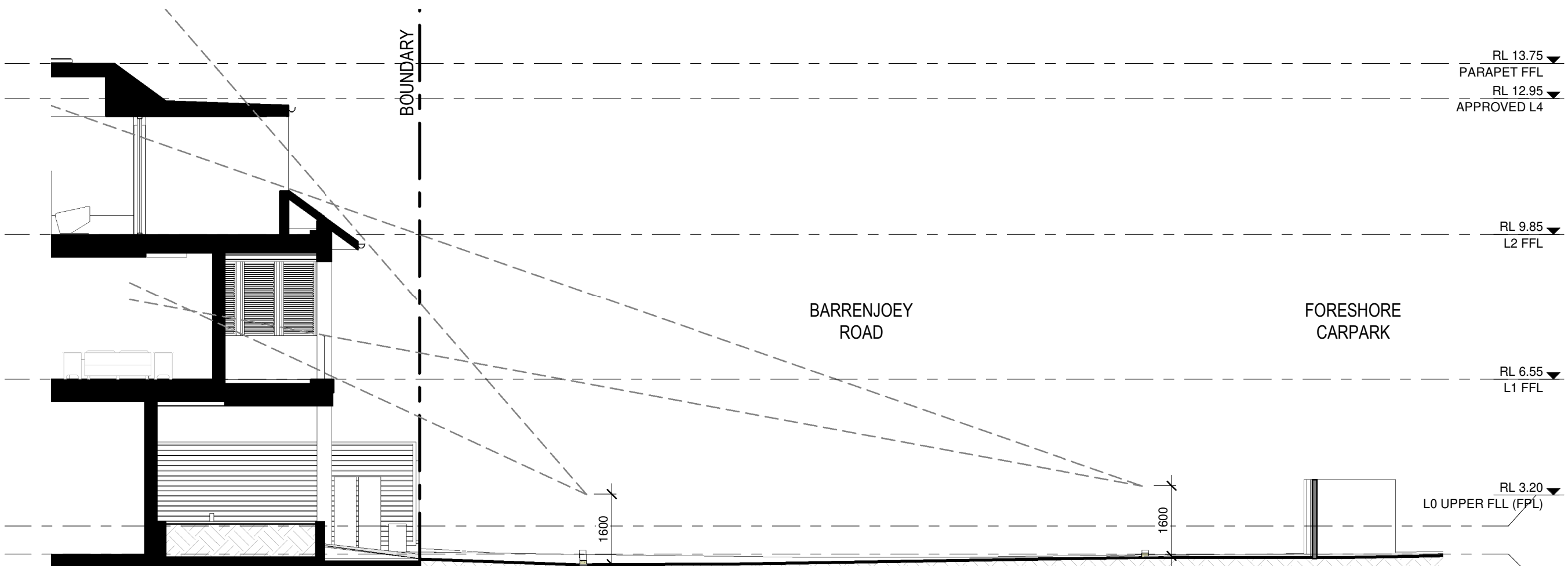




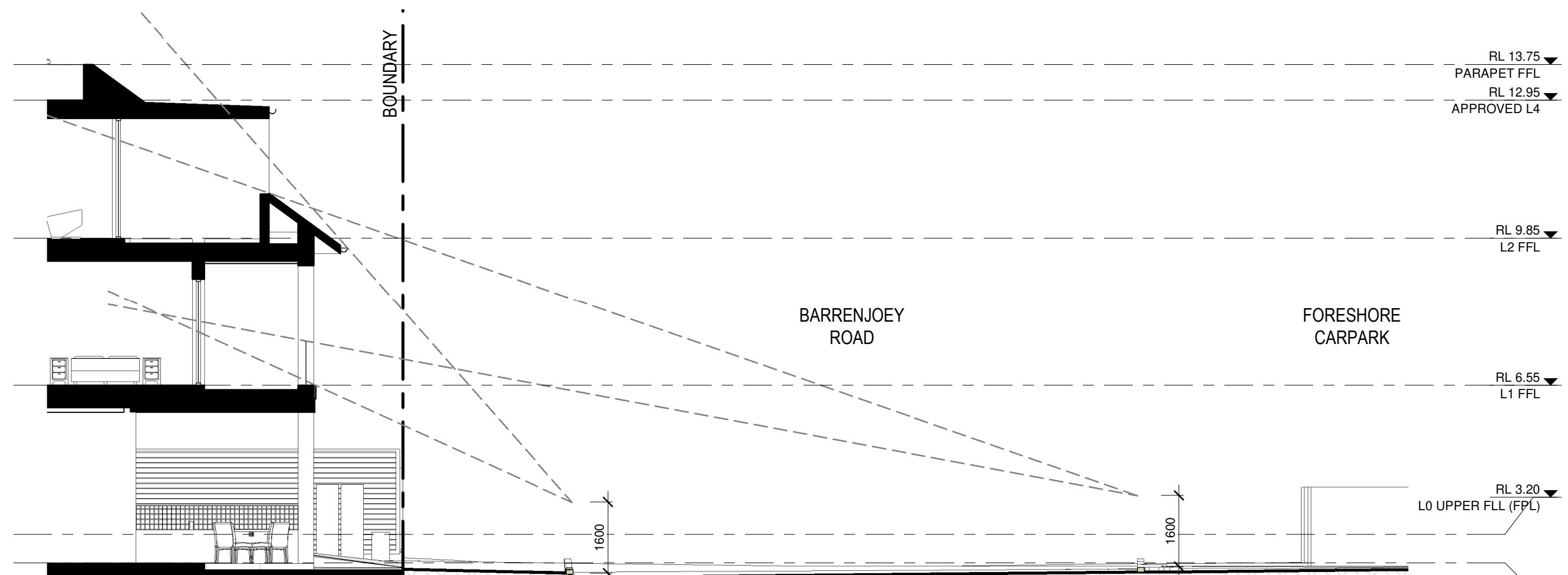
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SCALE 1 : 200



2 OVERLOOKING - L2 FFL  
SCALE 1 : 200



3 OVERLOOKING STREET SECTION  
SCALE 1 : 100



4 OVERLOOKING STREET SECTION 2  
SCALE 1 : 100

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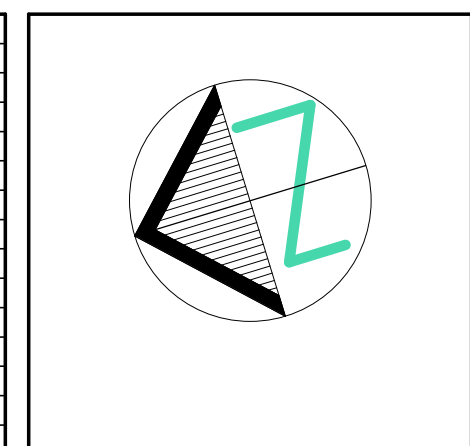
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| ISSUE | AMENDMENT                         | DATE       | INT. |
|-------|-----------------------------------|------------|------|
| D     | AMENDED DRAWINGS - S34 CONFERENCE | 18/06/2024 | DM   |
| C     | AMENDED DRAWINGS - S34 CONFERENCE | 22/03/2024 | DM   |
| B     | AMENDED DRAWINGS - S34 CONFERENCE | 15/03/2024 | DM   |
| A     | PRELIM RE-ISSUE                   | MAR 2024   | DM   |

|                          |                                       |                                  |                      |
|--------------------------|---------------------------------------|----------------------------------|----------------------|
| Client                   | Project                               | Address                          | Drawing Title        |
| ASIA DIGITAL INVESTMENTS | PROPOSED SHOP TOP HOUSING DEVELOPMENT | 1102 BARRENJOEY ROAD, PALM BEACH | OVERLOOKING ANALYSIS |



Client: ASIA DIGITAL INVESTMENTS  
Project: PROPOSED SHOP TOP HOUSING DEVELOPMENT  
Address: 1102 BARRENJOEY ROAD, PALM BEACH  
Drawing Title: OVERLOOKING ANALYSIS

Client: ASIA DIGITAL INVESTMENTS  
Project: PROPOSED SHOP TOP HOUSING DEVELOPMENT  
Address: 1102 BARRENJOEY ROAD, PALM BEACH  
Drawing Title: OVERLOOKING ANALYSIS

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REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Architects

|            |          |         |  |
|------------|----------|---------|--|
| Job Number | 2926     | Sheet   | DA.73  |
| Drawn      | DM       | Scale   | AS SHOWN @A1                                   |
| Check      | GJ       | Issue   | D  |
| Date       | FEB 2024 | Project | PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE |

0005866650 20 Jun 2024  
Assessor Adriana Segovia  
Accreditation No. 20754  
Address Barrenjoey Road, Palm Beach, NSW, 2108  
hstar.com.au

6.2 Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
www.nathers.gov.au

0326

ABSA  
Australian Building Sustainability Association  
Member No. 210300284-31.03.0025  
Assessor Name: Adriana Segovia  
Assessment Number: 20754  
Assessment Expiry: 2024





**LIVABLE DWELLINGING NOTE: UNIT G01 & I01**

THE LIVABLE DWELLINGS SHOULD COMPLY WITH THE SILVER STANDARD AS OUTLINED IN THE LIVABLE HOUSING DESIGN GUIDELINES (prepared by Livable Housing Australia) AND PROVIDE THE FOLLOWING:

- ACCESSIBLE CONTINUOUS PATH OF TRAVEL FROM THE STREET ENTRANCE TO DWELLING ENTRANCE, MIN 1m WIDE MINIMUM 820mm CLEAR ENTRY DOORS
- MINIMUM 820mm CLEAR INTERNAL DOORS
- A TOILET ON THE ENTRY LEVEL PROVIDES EASY ACCESS
- MIN 1200mm CLEARANCE IN FRONT OF PAN.
- CORRIDORS MIN. 1000mm
- WALLS AROUND THE WC, SHOWER AND BATH TO BE REINFORCED TO PROVIDE ADEQUATE SUPPORT FOR THE INSTALLATION OF GRAB BARS
- ENTRANCE DOOR AND INTERNAL DOORS TO LIVABLE UNIT TO BE PROVIDED WITH LEVEL THRESHOLDS
- SHOWER SURFACE TO BE SLIP RESISTANT. WALLS AROUND TOILET, BATH AND SHOWER ARE TO BE REINFORCED TO ALLOW FUTURE INSTALLATION OF GRABBARS IN ACCORDANCE WITH CLAUSE 6 OF THE LIVABLE HOUSING DESIGN GUIDELINES - FORTH EDITION

1. 20% OF RESIDENTIAL FLAT BUILDINGS, SHOP TOP HOUSING AND MIXED USED DEVELOPMENTS COMPRISING RESIDENTIAL ACCOMMODATION.
2. SILVER LEVEL OF THE LIVEABLE HOUSING GUIDELINE

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

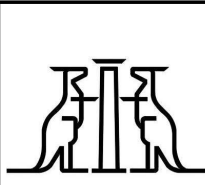
**COPYRIGHT CLAUSE:**  
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Drawing Title

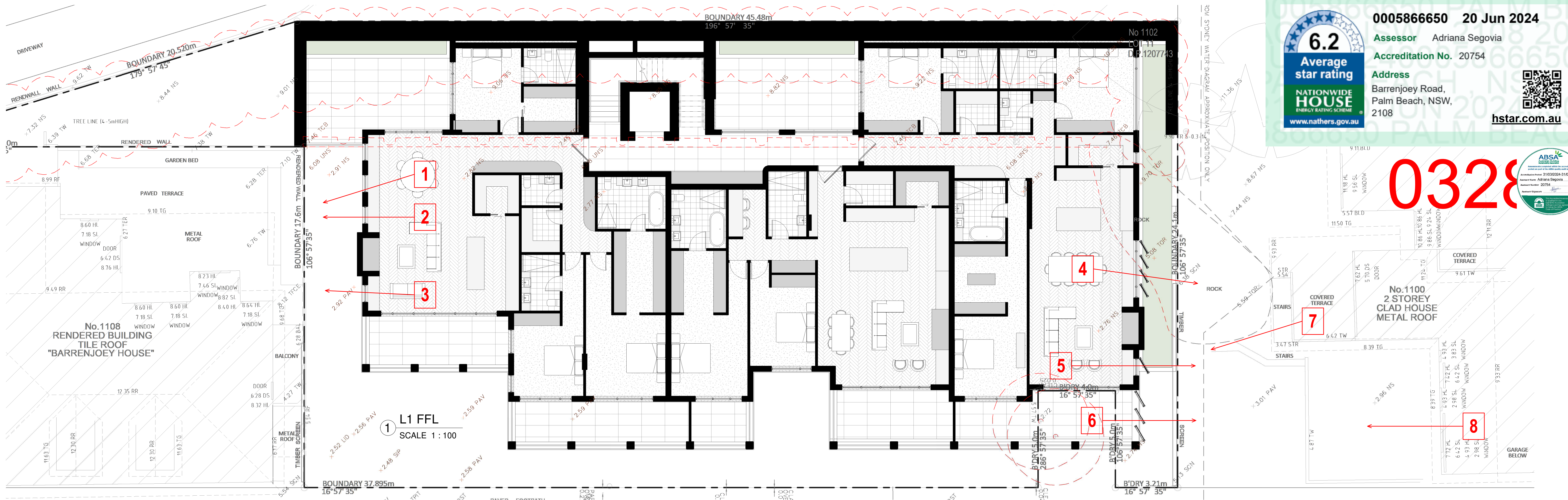
NATURAL VENTILATION  
DIAGRAMS & ADAPTABLE  
HOUSING

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

## Architects

|   |         |                 |   |
|---|---------|-----------------|---|
| <br>MEMBER | Drawn   | Scale           | PALM BEACH - AMENDED<br>DRAWINGS / S34 CONFERENCE |
|   | DM      | AS SHOWN<br>@A1 |   |
|   | Checked | Issue           |   |
|   | GJ      | D               |   |
|   | Date    |                 |   |
| Job Number  | Sheet   |                 |   |
| 2926  | DA.74   |                 |   |





VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 05



VIEWPOINT 06



VIEWPOINT 07



VIEWPOINT 08





0005866650 20 Jun 2024

Assessor Adriana Segovia

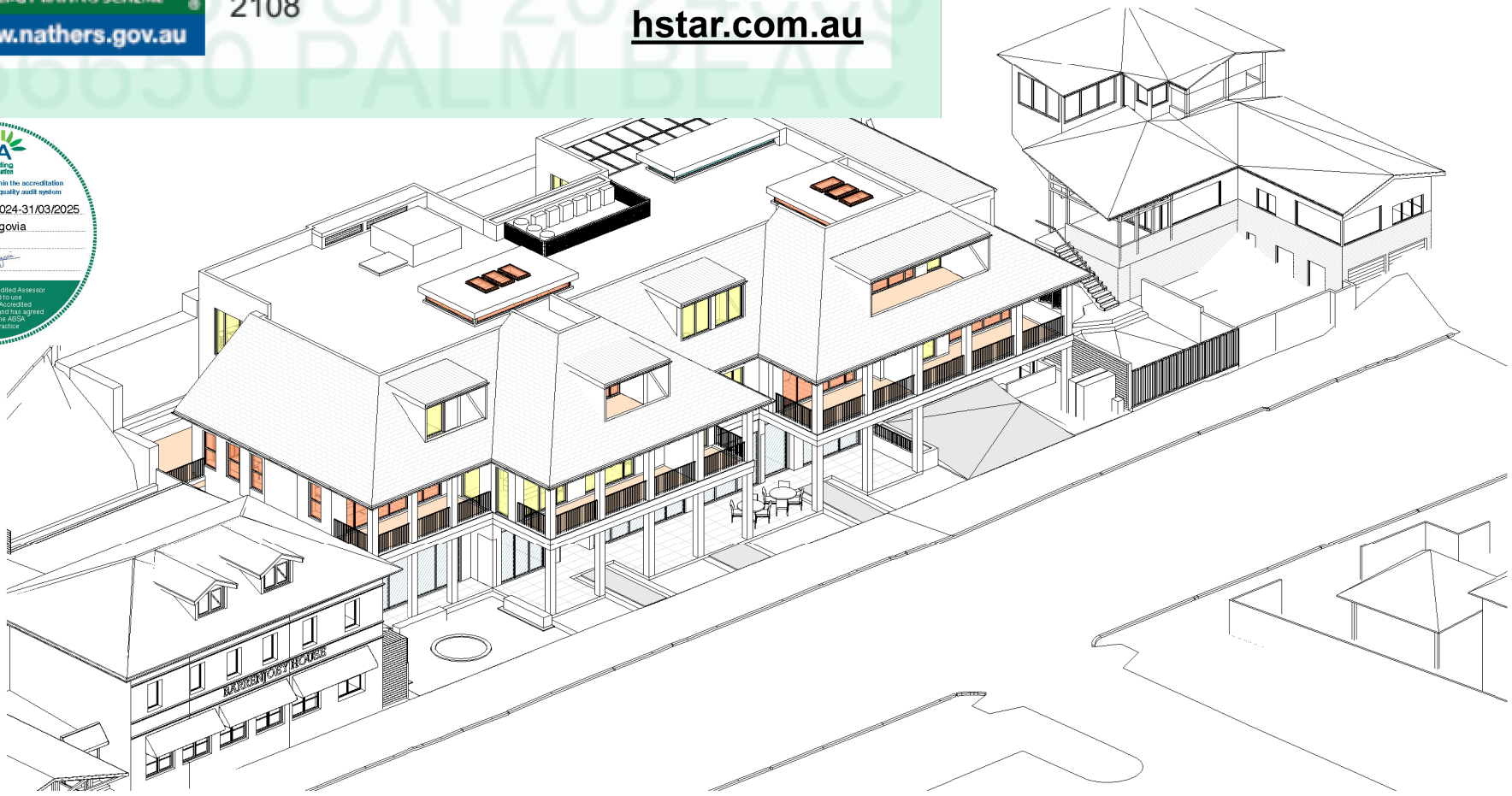
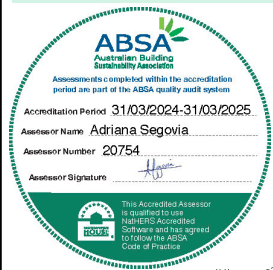
Accreditation No. 20754

Address

Barrenjoey Road,  
Palm Beach, NSW,  
2108



hstar.com.au



1 JUNE 22 - 2PM  
SCALE



2 JUNE 22 - 2.15PM  
SCALE



3 JUNE 22 - 2.30PM  
SCALE



4 JUNE 22 - 2.45PM  
SCALE



5 JUNE 22 - 3PM  
SCALE



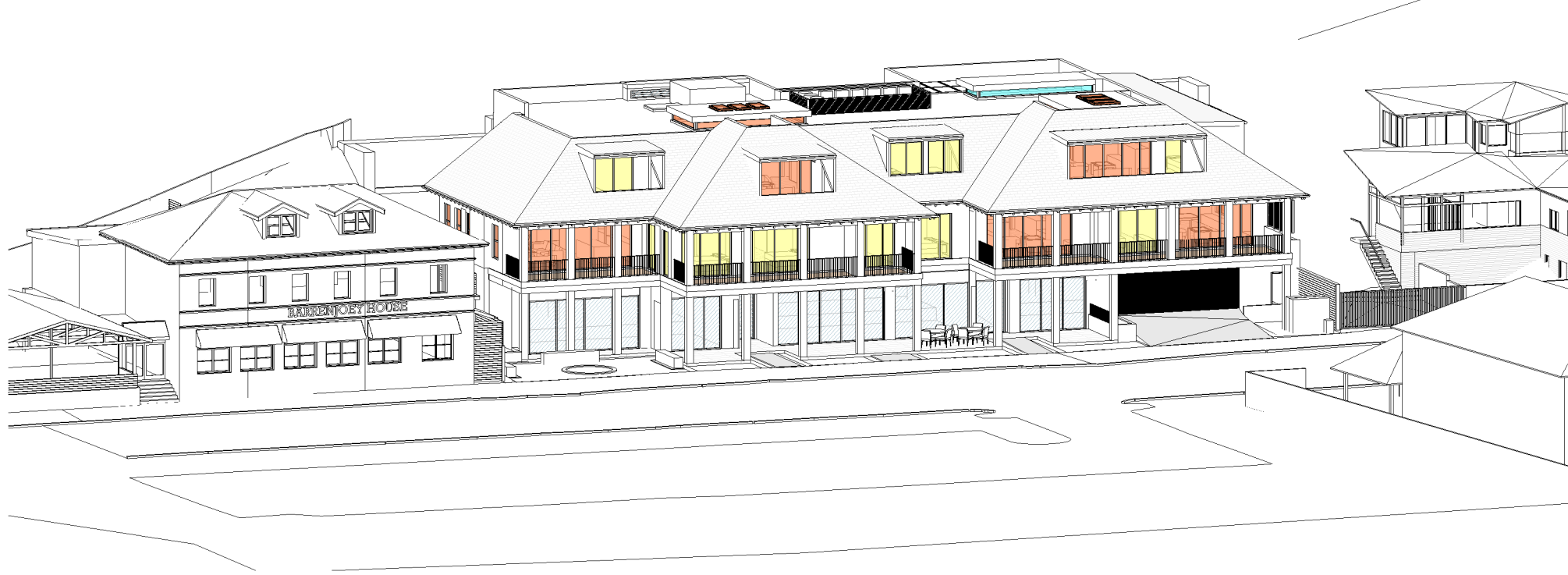
6 JUNE 22 - 3.15PM  
SCALE



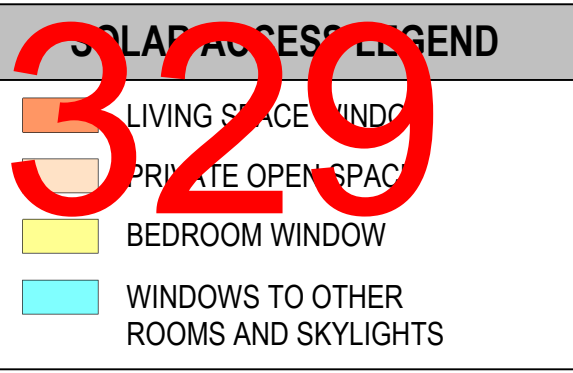
7 JUNE 22 - 3.30PM  
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8 JUNE 22 - 3.45PM  
SCALE



9 JUNE 22 - 4PM  
SCALE



0329

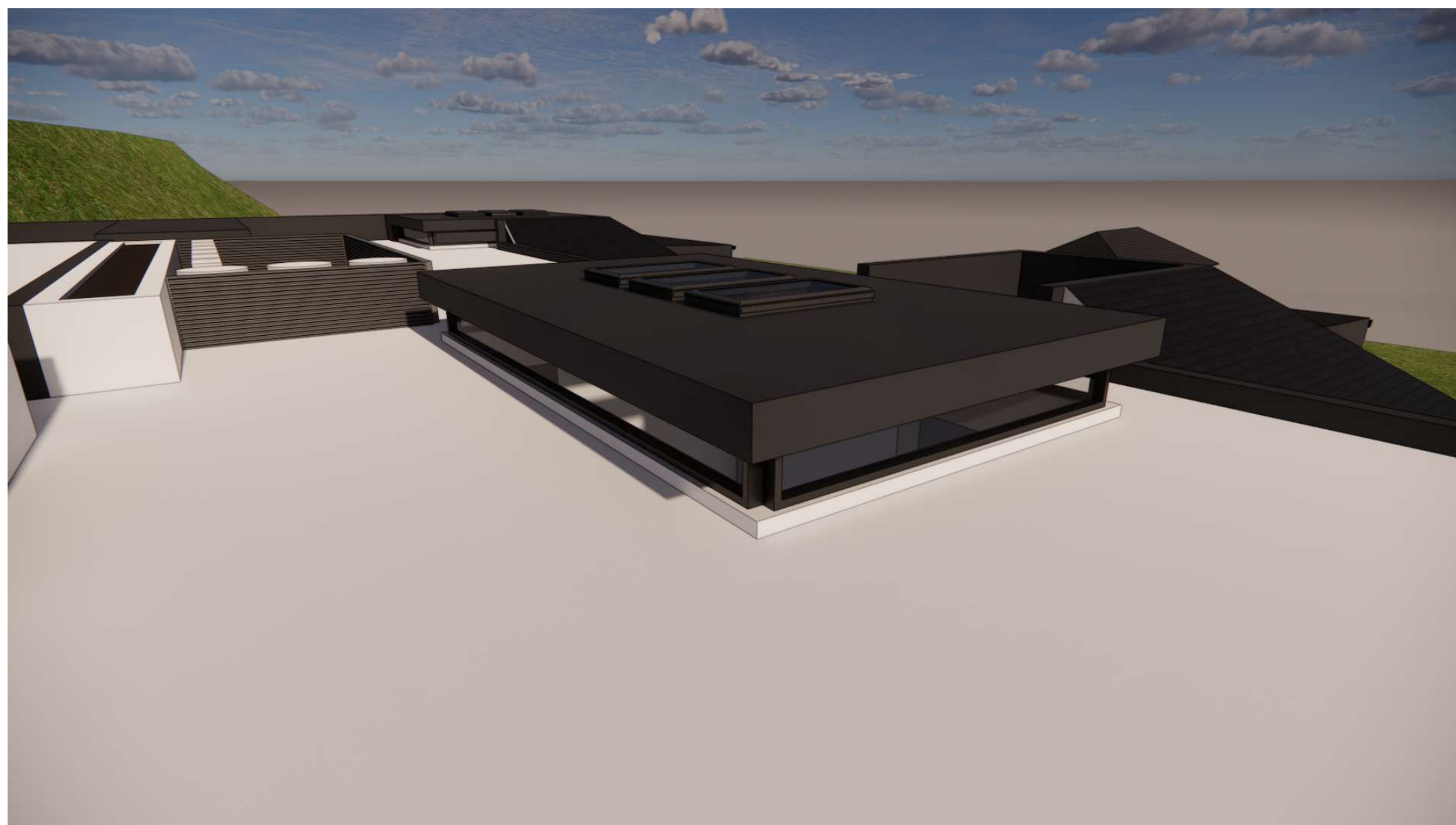
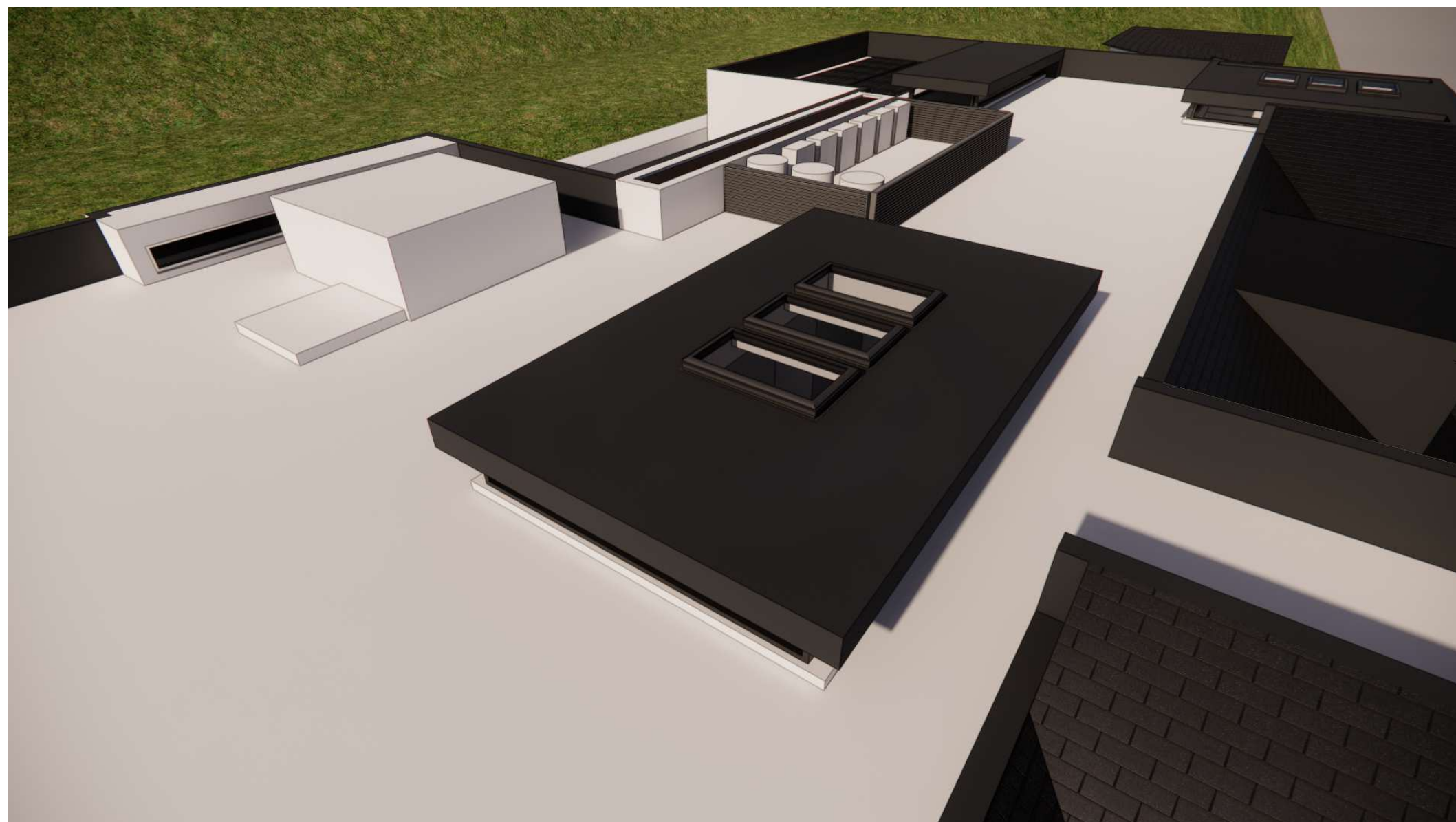
|   |  |  |   |  |  |  |  |  |  |  |  |
|---|--|--|---|--|--|--|--|--|--|--|--|
| NOTE:<br>All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.<br><br>Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.<br><br>Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply. |  |  | GENERAL NOTES:<br>All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.<br>All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.<br>All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification. |  |  | NOTE:<br>Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction. |  |  | COPYRIGHT CLAUSE:<br>This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm. |  |  |
| C AMENDED DRAWINGS - S34 CONFERENCE   |  |  | 18/06/2024  |  |  | DM   |  |  |  |  |  |
| B AMENDED DRAWINGS - S34 CONFERENCE   |  |  | 22/03/2024  |  |  | DM   |  |  |  |  |  |
| A AMENDED DRAWINGS - S34 CONFERENCE   |  |  | 15/03/2024  |  |  | DM   |  |  |  |  |  |
| ISSUE / AMENDMENT   |  |  | DATE  |  |  | INT.   |  |  |  |  |  |

|   |  |  |  |  |  |                    |  |                |  |   |  |
|---|--|--|--|--|--|--------------------|--|----------------|--|---|--|
| Project<br>ASIA DIGITAL INVESTMENTS                       |  | Address<br>1102 BARRENJOEY ROAD,<br>PALM BEACH   |  | Innovate<br><br>Suite 9b, 32 Frederick Street<br>Oatley NSW 2223<br><br>PO BOX 214 Oatley NSW<br><br>REGISTERED ARCHITECTS<br>Nominated Architect<br>Cameron Jones<br>7143<br><br>Architects |  | Job Number<br>2926 |  | Scale<br>DA.77 |  | Palm Beach - Amended<br>Drawings   S34 CONFERENCE |  |
| Drawing Title<br>PROPOSED SHOP TOP<br>HOUSING DEVELOPMENT |  | Drawing Title<br>SUN EYE DIAGRAM - WINTER<br>SOLSTICE 2PM-4.30PM (15<br>MINUTES APART) |  | Phone<br>02 9585 1855<br>02 9585 1844<br>mail@innovate.com.au<br>www.innovate.com.au   |  | Job Number<br>2926 |  | Scale<br>DA.77 |  | Palm Beach - Amended<br>Drawings   S34 CONFERENCE |  |









### A4 CLERESTORY WITH REDUCED EAVES AND TRIPLE SKYLIGHTS

NOTE:  
All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wall bracing to AS 1170 and AS 4545, anchor rods and bolts, tie down, fixing etc., driveway slabs and drainage to Council's satisfaction.

All work to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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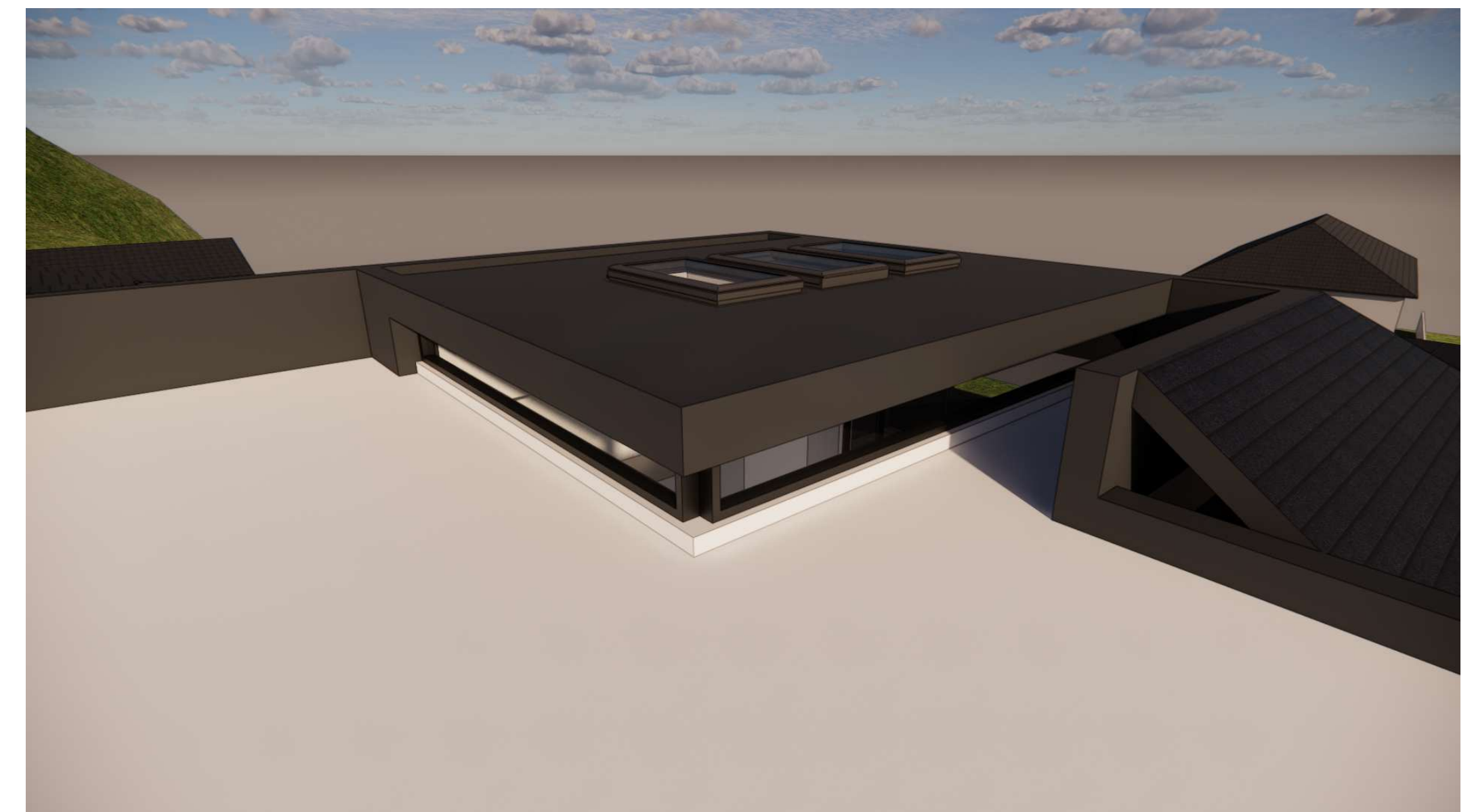
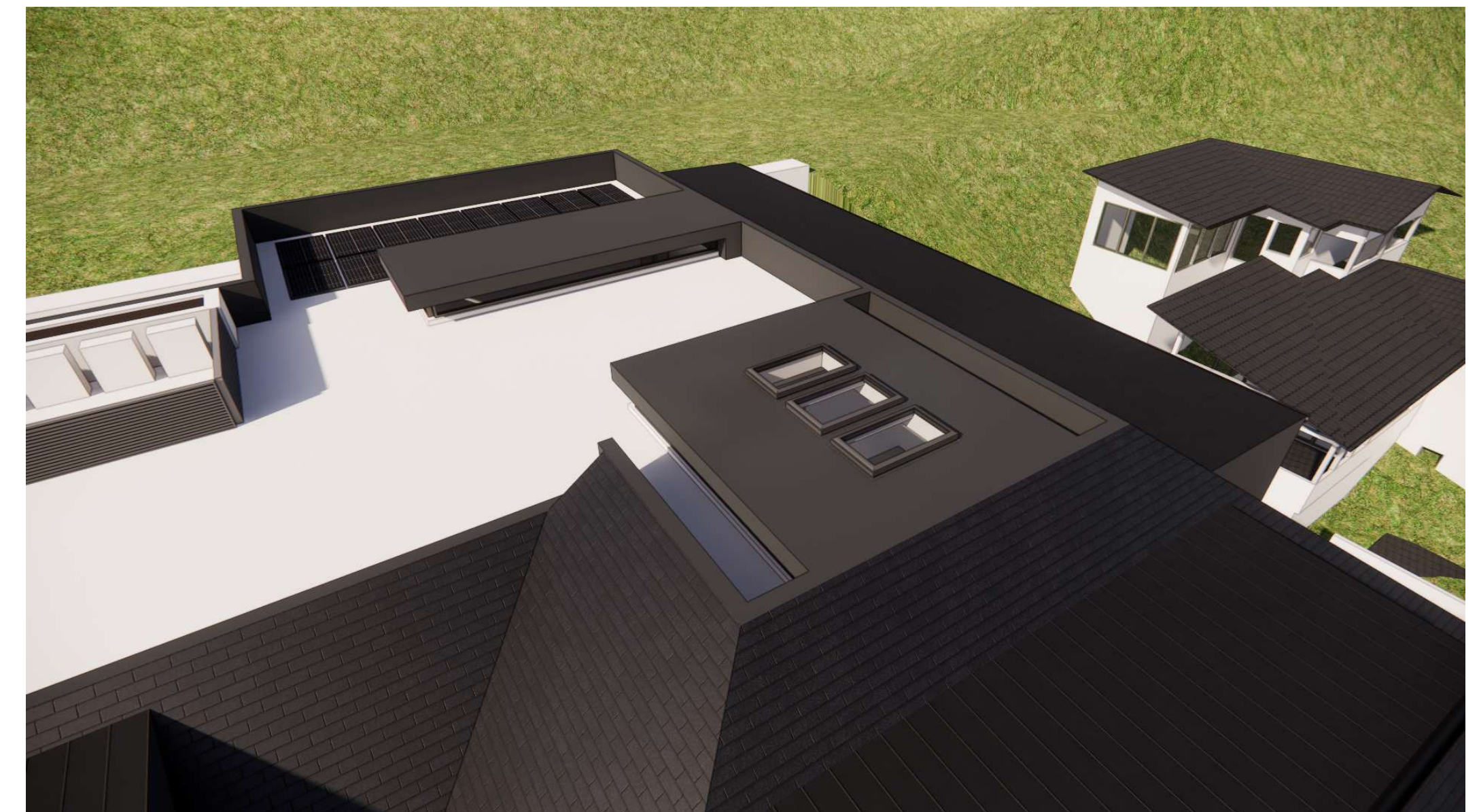


INTEGRATED BLINDS SHOWN OPEN

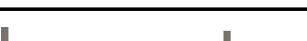
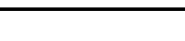



INTEGRATED BLINDS SHOWN RETRACTING

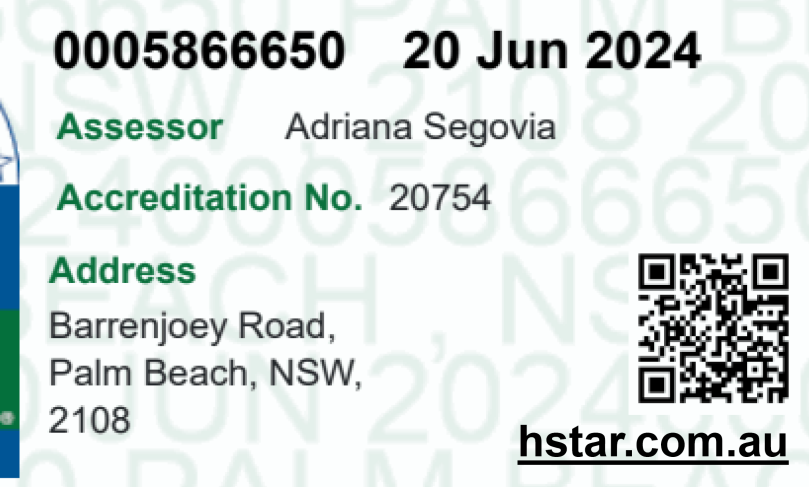
## VELUX SKYLIGHT DESIGN INTENT IMAGES



### A5 CLERESTORY WITH REDUCED EAVES AND TRIPLE SKYLIGHTS

|  |                                     |  |  |   |   |
|--|-------------------------------------|--|--|---|---|
| Client                                   | Address                             |   |  |  | PALM BEACH - AMENDED DRAWINGS / S4 CONFERENCE |
| ASIA DIGITAL INVESTMENTS                 | 1102 BARRENJOEY ROAD,<br>PALM BEACH | Suite 10, 30 Frederick Street<br>Quay NSW 2220<br>t 02 9585 1855<br>f 02 9585 1844<br>e mail@innovate.com.au<br>w www.innovate.com.au                          |  | DM<br>C<br>GJ<br>FEB 2024   |   |
| Project                                  | Working Title                       | PO BOX 214 Cattery NSW   |  | Date<br>FEB 2024  | DA.80   |
| PROPOSED SHOP TOP<br>HOUSING DEVELOPMENT | A4 & A5 CLERESTORY<br>IMAGERY       | REGISTERED ARCHITECTS<br>Nominated Architect<br>Cameron Jones<br>7143<br> |  | M E M B E R<br>2926   |   |






**ABS Awardee Seal**

**ABS Awardee Seal**  
 American Building Sustainability Association  
 American cities compete within the accreditation program as part of the ABSA quality award system  
 Accreditation Period: 31/03/2024-31/03/2026  
 Awarded Name: Adriana Segovia  
 Awarded Number: 20754  
 Awarded Signature: *Adriana Segovia*  
 This Accredited Award is granted to the city of Medellin, Colombia and is valid against the ISO 26000 Code of Practice



|       |                                   |  |            |     |
|-------|-----------------------------------|--|------------|-----|
|       |                                   |  |            |     |
|       |                                   |  |            |     |
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|       |                                   |  |            |     |
|       |                                   |  |            |     |
|       |                                   |  |            |     |
| B     | AMENDED DRAWINGS - S34 CONFERENCE |  | 18/06/2024 | DM  |
| A     | AMENDED DRAWINGS - S34 CONFERENCE |  | 10/04/2024 | DM  |
| ISSUE | AMENDMENT.                        |  | .DATE      | INT |



|  |                    |                          |   |
|--|--------------------|--------------------------|---|
| <br>M E M B E R | Name<br>DM         | Scale<br>AS SHOWN<br>@A1 | BALM BEACH - AMENDED<br>DRAWINGS / S34 CONFERENCE |
|  | Project<br>GJ      | Issue<br>B               |   |
|  | Date<br>FEB 2024   |                          |   |
|  | Job Number<br>2926 | Sheet<br>DA.81           |   |



BASIX THERMAL COMFORT COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 1: Base Case Assumptions on Construction and Fabric

| Element                                     | Material  | Detail   |
|---|---|--|
| External walls                              | Concrete Block, lined   | Insulation: See Table 3  |
|   |   | Light colour: Absorptance< 0.475   |
|   | CFC, lined  | Walls adjacent to roof space   |
|   |   | Insulation: See Table 3  |
|   |   | Dark colour: Absorptance> 0.70   |
| Internal walls                              | Plasterboard  |  |
| Party walls                                 | Concrete Block, lined   | Common corridors & Neighbour   |
|   | Concrete Block  | Fire stairs & lifts  |
| Windows                                     | Type 1  | Total Window System Properties U-value 3.1 & SHGC 0.27 for sliding doors, sliding & fixed windows  |
|   |   | And  |
|   |   | Total Window System Properties U-value 3.1 & SHGC 0.27 for bifold doors, awning & casement windows   |
|   | Note: Only a ±10% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above <sup>1</sup> |  |
|   | Window Operability  | Balcony windows: As per markups<br>Bedroom windows: 10% (BCA D2.24) as per plans & elevations<br>All other non-balcony windows: As per markups |
|   | Vertical shading device   | Balcony windows: As per plans & elevations<br>Non-balcony windows: As per plans & elevations   |
|   | Horizontal shading device   | Eaves: As per plans & elevations   |
| Clerestory windows                          | Type 1  | U-value 3.1 & SHGC 0.27  |
| Skylight                                    | Type 1  | U-value 2.6 & SHGC 0.21  |
| Roof  | Partial Concrete & Partial light structure  | Insulation: None   |
|   |   | Medium colour: 0.475<absorptance< 0.70   |
| Ceilings                                    | Plasterboard  | Insulation: See Table 3  |
|   |   | Cavity: Unventilated Cavity  |
| Floors                                      | Concrete  | Insulation: See Table 3  |
|   |   | Carpet: Bedrooms only  |
|   |   | Tiles: Wet areas only  |
|   |   | Timber: Elsewhere  |
| Common corridors naturally ventilated       |   | Yes  |
| Recessed downlights assessed                |   | No lighting plan provided. Project will be updated once lighting plan is available.  |
| Exhaust fans (kitchens, bathrooms, laundry) |   | All assumed to be sealed   |

Table 2: BERS Pro Thermal Loads

| Unit No. | Additional Treatments Required   | Heating Load (MJ/m².yr) | Cooling Load (MJ/m².yr) | Stars | Pass/Fail |
|----------|--|-------------------------|-------------------------|-------|-----------|
| A1       | - R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11)<br>- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69)<br>- R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.07)<br>- Type 1 windows<br>- Window operability as per markups | 19.9                    | 17.1                    | 7.1   | Pass      |
| A2       | R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11)<br>- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69)<br>- R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.07)<br>- Type 1 windows<br>- Window operability as per markups   | 16.3                    | 24.8                    | 6.8   | Pass      |

| Unit No. | Additional Treatments Required  | Heating Load (MJ/m².yr) | Cooling Load (MJ/m².yr) | Stars | Pass/Fail |
|----------|---|-------------------------|-------------------------|-------|-----------|
| A3       | R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value Rt1.11)<br>- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69)<br>- R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.07)<br>- Type 1 windows<br>- Window operability as per markups  | 33.5                    | 19.6                    | 5.9   | Pass      |
| A4       | - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69)<br>- R2.5 Bulk External Wall Insulation to walls adjacent to roofspace (total wall system R-value Rt2.58)<br>- R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt2.16)<br>- Type 1 windows<br>- Type 1 clerestory windows<br>- Type 1 skylights<br>- Window operability as per markups  | 27.8                    | 21.1                    | 6.2   | Pass      |
| A5       | - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.69)<br>- R2.5 Bulk External Wall Insulation to walls adjacent to roofspace (total wall system R-value Rt2.58)<br>- R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt2.16)<br>- Type 1 windows<br>- Type 1 clerestory windows<br>- Type 1 skylights<br>- Window operability as per markups<br>- East Entry window to have at least 10% ventilation opening<br>- North Bedroom 4 window to have at least 10% ventilation opening | 36.2                    | 26.8                    | 5.2   | Pass      |

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005866650

20 Jun 2024

Assessor

Adriana Segovia

Accreditation No.

20754

Address

Barrenjoey Road,  
Palm Beach, NSW,  
2108

hstar.com.au

ABSAR

Accreditation

Accreditation number: 3116350204-3116350205

Assessor Name: Adriana Segovia

Assessor Number: 20754

Assessor Signature: \_\_\_\_\_

<sup>1</sup> As per BASIX Thermal Comfort Protocol Part 6, Table 2, Windows part (g)



BASIX WATER & ENERGY COMMITMENTS

Note: Table 1 & Table 2 outlines recommendations to meet the mandatory BASIX Water & Energy targets to achieve compliance.

Table 3: BASIX Water Commitments

| Common Areas and Central Systems        |   |
|---|---|
| Area of Indigenous or low water species | <ul style="list-style-type: none"><li>Please refer to Appendix B</li></ul>  |
| Rainwater collection                    | <ul style="list-style-type: none"><li>4,000L rainwater tank</li><li>Roof collection area - 200m<sup>2</sup></li><li>Rainwater to be used for Common areas and private landscape irrigation</li></ul>  |
| Fire Sprinkler                          | <ul style="list-style-type: none"><li><b>Test water to be diverted to a closed system</b></li></ul>   |
| Fixtures                                | <ul style="list-style-type: none"><li>4-star (Water Rating) toilets</li><li>5-star (Water Rating) taps</li></ul>  |
| Private Dwellings                       |   |
| Fixtures for apartments                 | <ul style="list-style-type: none"><li>4-star (Water Rating) showerheads with a flow rate &gt; 6.0L/min &amp; ≤ 7.5L/min</li><li>4-star (Water Rating) toilets</li><li>5-star (Water Rating) kitchen taps</li><li>5-star (Water Rating) bathroom taps</li><li>4-star (Water Rating) washing machines</li><li>4-star (Water Rating) dishwashers</li></ul> |

Table 4: BASIX Energy Commitments

| Component                        |                           | Commitment  |
|----------------------------------|---------------------------|---|
| Common Areas and Central Systems | Hot Water System          | <ul style="list-style-type: none"><li>Individual HWS below</li></ul>  |
|                                  | Lifts                     | <ul style="list-style-type: none"><li>All lifts to use Gearless traction with VVVF motor servicing all levels</li></ul>   |
|                                  | Ventilation               | <ul style="list-style-type: none"><li>Car park: Ventilation (supply &amp; exhaust) with a CO monitor &amp; VSD fan</li><li>Garbage Rooms: Ventilation (exhaust only), continuous</li><li>Plant/Service Rooms: Ventilation (exhaust only), thermostatically controlled</li><li>Hallways &amp; lobbies: No mechanical ventilation</li></ul>   |
|                                  | Lighting                  | <ul style="list-style-type: none"><li>Car park: Fluorescent lighting with time clocks and motion sensors</li><li>Lift Cars: LED lighting connected to lift call button</li><li>Garbage Rooms: LED lighting with motion sensors</li><li>Plant/Service Room: LED lighting with manual on/off switch</li><li>Hallways &amp; lobbies: LED lighting with motion sensors + time clock</li></ul> |
|                                  | Alternative Energy Supply | <ul style="list-style-type: none"><li><b>Photovoltaic system of minimum rated electrical output of 3.2kW peak</b></li></ul>   |
| Private Dwellings                | Hot Water System          | <ul style="list-style-type: none"><li>Individual Instantaneous Gas Hot Water System with 6 Stars Rating</li></ul>   |
|                                  | Ventilation               | <ul style="list-style-type: none"><li>Kitchen, Bathroom &amp; Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch</li></ul>  |
|                                  | Heating & Cooling         | <ul style="list-style-type: none"><li>Heating: Living &amp; Beds to have individual 3-star (average zone) 1-phase air-conditioning</li><li>Cooling: Living &amp; Beds to have individual 3-star (average zone) 1-phase air-conditioning</li><li><b>Must be day/night zoned</b></li></ul>  |
|                                  | Lighting                  | <ul style="list-style-type: none"><li>At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, kitchens, bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings<sup>2</sup></li></ul>   |

<sup>2</sup> Definition of dedicated fittings is a light fitting that is only capable of accepting fluorescent or LED (Light Emitting Diode) lamps. It will not accept incandescent, halogen or any other non-fluorescent or non-LED lamps.

| Component | Commitment   |
|-----------|--|
| Other     | <ul style="list-style-type: none"><li>Gas cook top and electric oven</li><li>Well ventilated fridge space</li><li>Install 4-star (energy rating) dishwashers</li><li>Install 2-star (energy rating) dryers</li></ul> |

