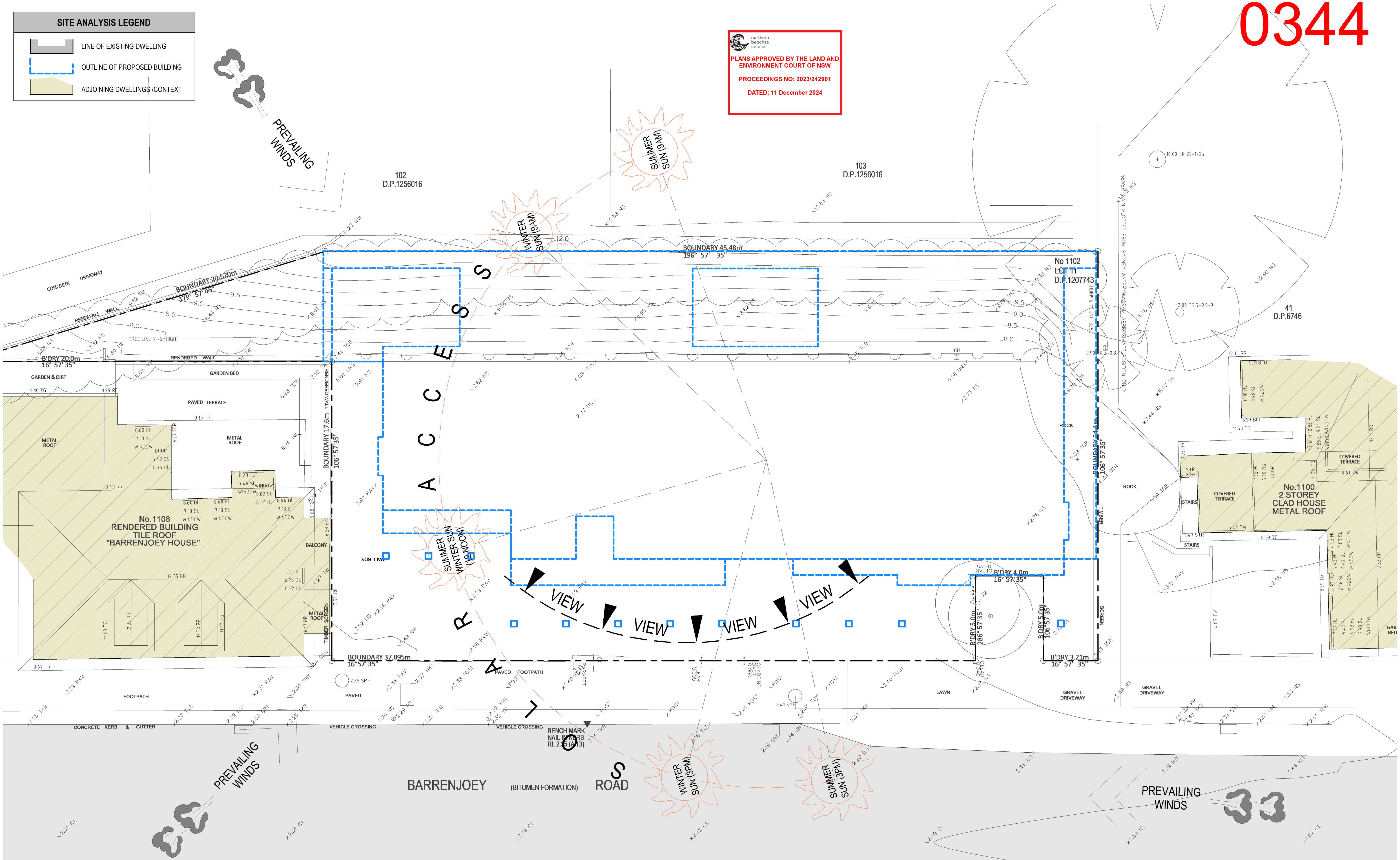


 northern
beaches
council

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

PROCEEDINGS NO: 2023/242901

DATED: 11 December 2024



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:

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.

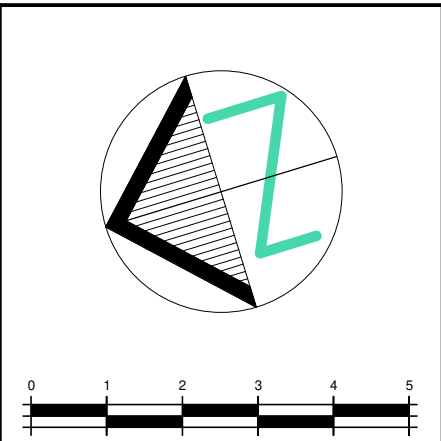
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, steel bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage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

All timbers to be in accordance with SAA Timber Structure Code AS1170 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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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 HOUSING DEVELOPMENT

Address

1102 BARRENJOEY ROAD,
PALM BEACH

Drawing Title

SITE PLAN ANALYSIS

Innovate


Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

1 02 9585 1655
2 02 9585 1844
e mail@innovate.com.au
w www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

	Drawn	Scale	PALM BEACH - AMENDED DRAWINGS S34 CONFERENCE
	DM	1 : 100 @ A1	
	Checked	Issue	
	GJ	D	
Date	FEB 2024		
Job Number		Sheet	DA.01
2926			

0345



northern
beaches
council

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

PROCEEDINGS NO: 2023/242901

DATED: 11 December 2024

<p>NOTE:</p> <p>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 Invertebrate Architects Pty Ltd.</p> <p>Selected material profile to be used on site in accordance with local council requirements, B.C.A and all relevant Australian Standards.</p> <p>Smoke detectors to comply with requirements of specification #1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.</p>	<p>GENERAL NOTES:</p> <p>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.</p> <p>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 AS4555, anchor rods or bolts, tie rods, fixings etc., driveway slabs and drainage to Council's satisfaction.</p> <p>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 workmanlike manner according to the plans and specification.</p>	<p>NOTE:</p> <p>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 commencement of 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.</p> <p>COPYRIGHT CLAUSE:</p> <p>This drawing and design is the property of Invertebrate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.</p>
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D	AMENDED DRAWINGS - S34 CONFERENCE	1806/2024		DM
C	AMENDED DRAWINGS - S34 CONFERENCE	2203/2024		DM
B	AMENDED DRAWINGS - S34 CONFERENCE	1503/2024	DM	
A	PRELIM RE-ISSUE	MAR 2024		DM
ISSUE	AMENDMENT	DATE	INT.	

Project	Address
ASIA DIGITAL INVESTMENTS	1102 BARRENJOEY ROAD, PALM BEACH
Project	Drawing Title
PROPOSED SHOP TOP HOUSING DEVELOPMENT	MASSING HEIGHT CONTROL

Innovate


Suite 9b, 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
W www.innovate.com.au

Architects

 MEMBER	Drawn	DM	Scale	NTS@A1
	Checked	GJ	Issue	D
	Date	FEB 2024		
	Job Number		Sheet	
2926		DA.02a		

PALM BEACH - AMENDED
DRAWINGS | S34 CONFERENCE



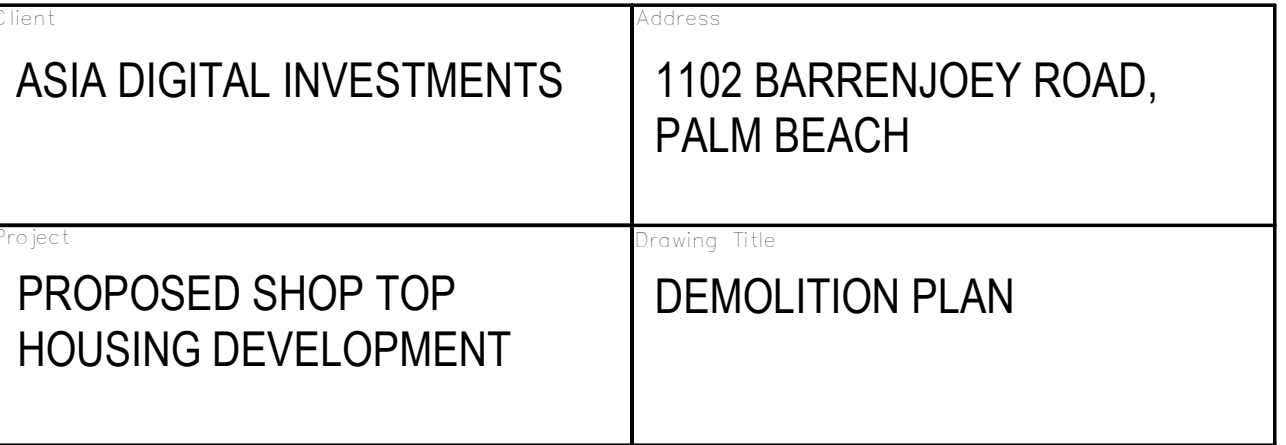
**northern
beaches
council**

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

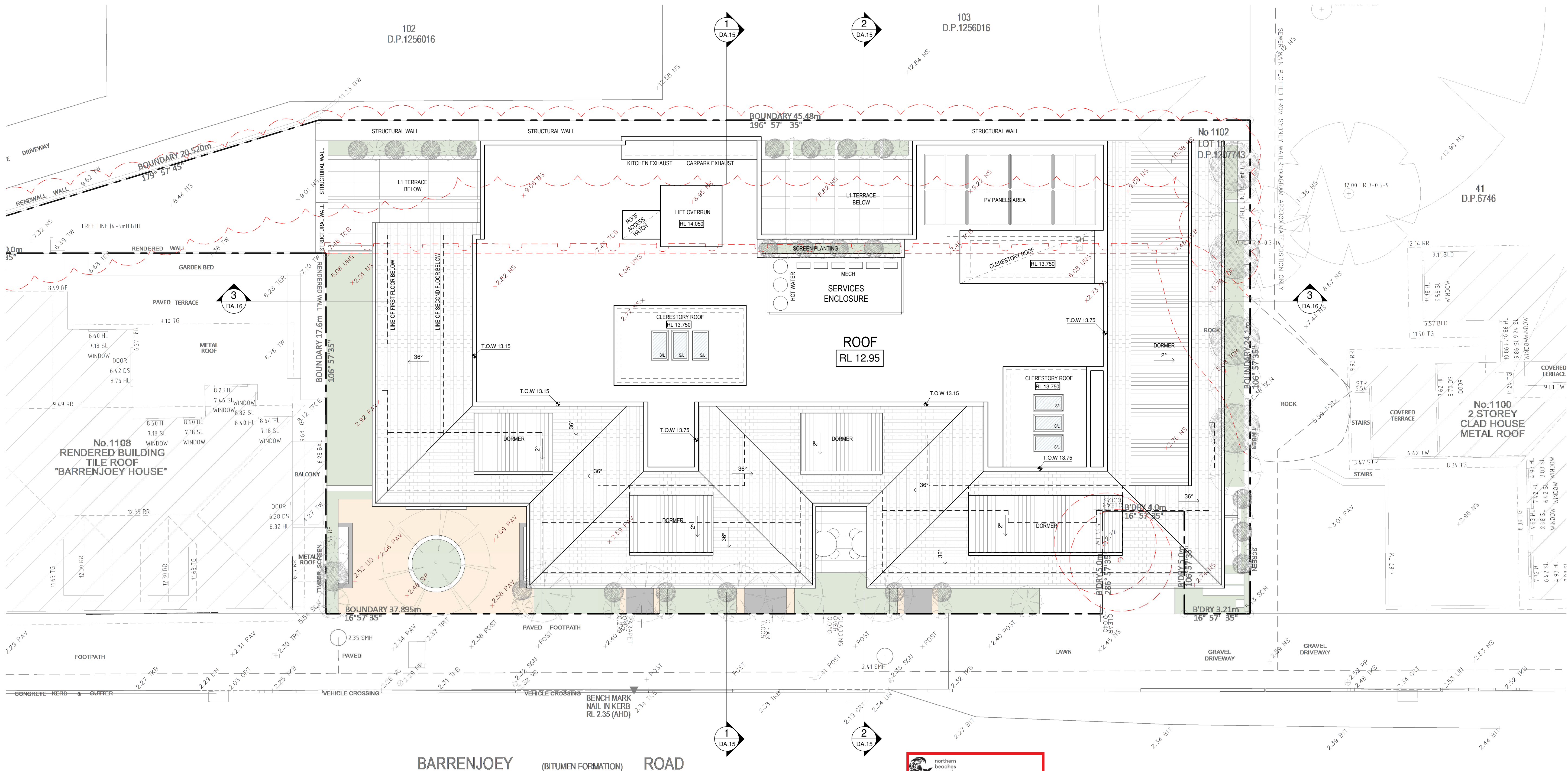
PROCEEDINGS NO: 2023/242901

DATED: 11 December 2024

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C	AMENDED DRAWINGS - S34 CONFERENCE		2203/2024		DM
B	AMENDED DRAWINGS - S34 CONFERENCE		1503/2024		DM
A	PRELIM RE-ISSUE		MAR 2024		DM
ISSUE	AMENDMENT		DATE		INT.



<h1>Innovate</h1> <p>Suite 90, 32 Frederick Street Oatley NSW 2223</p> <p>T 02 9585 1855 F 02 9585 1844 E mail@innovate.com.au W www.innovate.com.au</p> <p>PO BOX 214 Oatley NSW</p> <p>REGISTERED ARCHITECTS Nominated Architect Cameron Jones 7143</p> <h2>Architects</h2>		 <table border="1"> <tr> <td>Drawn</td> <td>Scale</td> </tr> <tr> <td>DM</td> <td>1: 100 @A1</td> </tr> <tr> <td>Check</td> <td>SSHP</td> </tr> <tr> <td>GJ</td> <td></td> </tr> <tr> <td>Date</td> <td>D</td> </tr> <tr> <td></td> <td>FEB 2024</td> </tr> </table> <p>Job Number</p> <h1>2926</h1> <p>Sheet</p> <h1>DA.03</h1>		Drawn	Scale	DM	1: 100 @A1	Check	SSHP	GJ		Date	D		FEB 2024	<p>PALM BEACH - AMENDED DRAWINGS SS4 - CONFERENCE</p>
Drawn	Scale															
DM	1: 100 @A1															
Check	SSHP															
GJ																
Date	D															
	FEB 2024															



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/242901
DATED: 11 December 2024

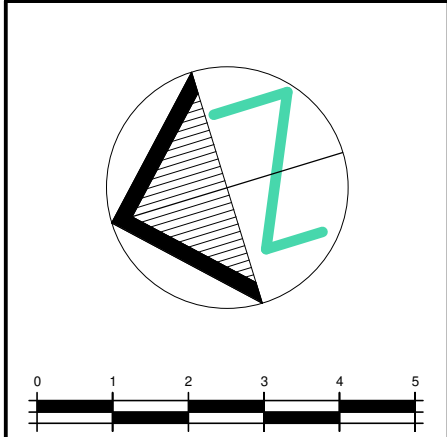
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D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM



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

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2221

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

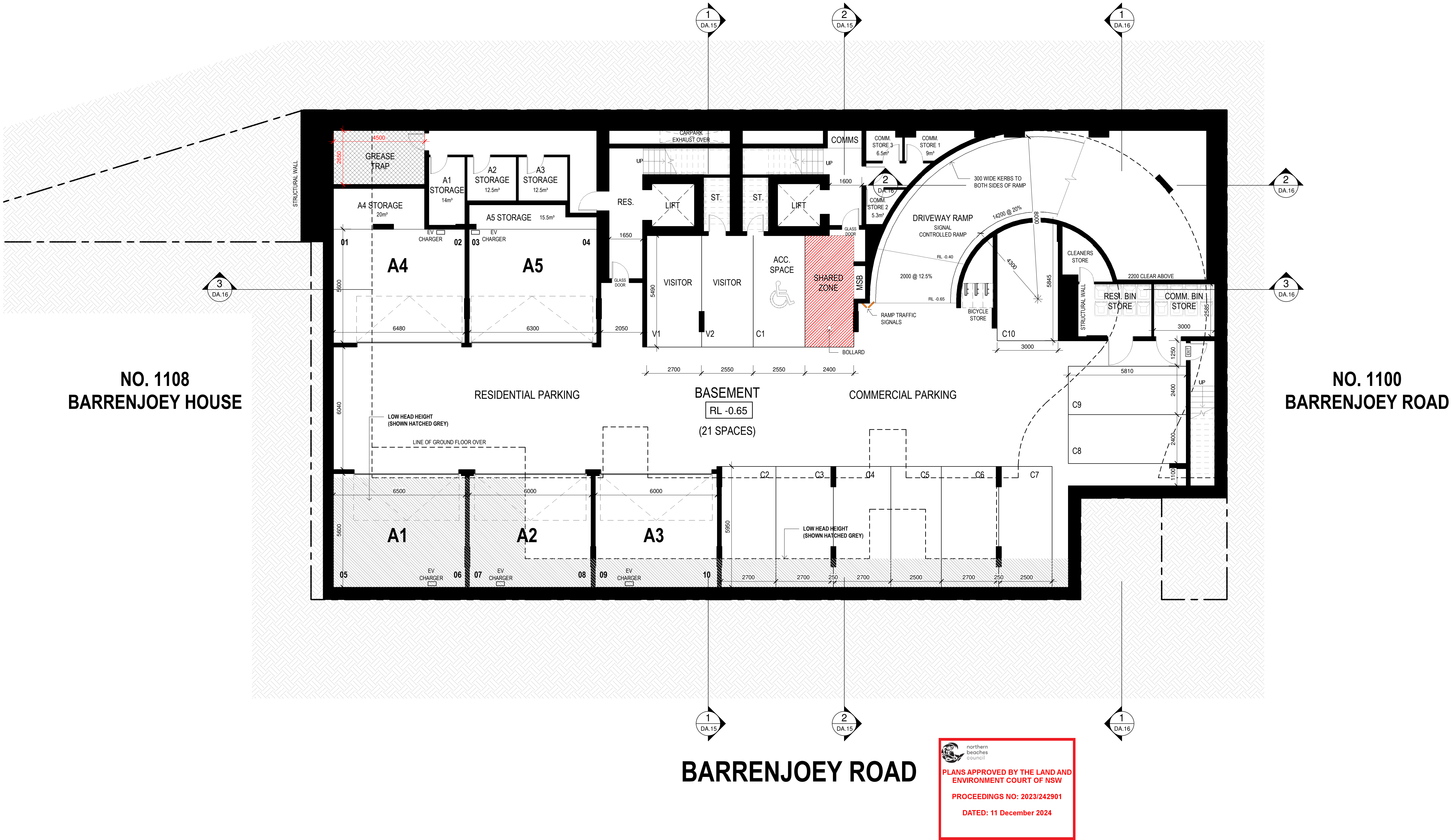
Architects

Drawn: DM
Check: GJ
Date: FEB 2024

Scale: 1:100@A1
Sheet: D

Job Number: 2926
DA.04

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



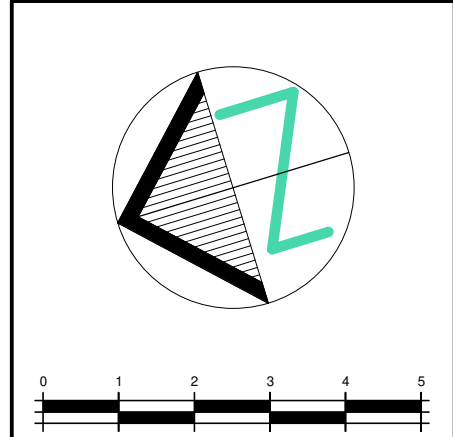
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D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.



Client
ASIA DIGITAL INVESTMENTS

Project
PROPOSED SHOP TOP HOUSING DEVELOPMENT

Address
1102 BARRENJOEY ROAD, PALM BEACH

Drawing Title
PROPOSED BASEMENT PLAN

Innovate
Suite 9b, 32 Frederick Street
Oatley NSW 2221
PO BOX 214 Oatley NSW

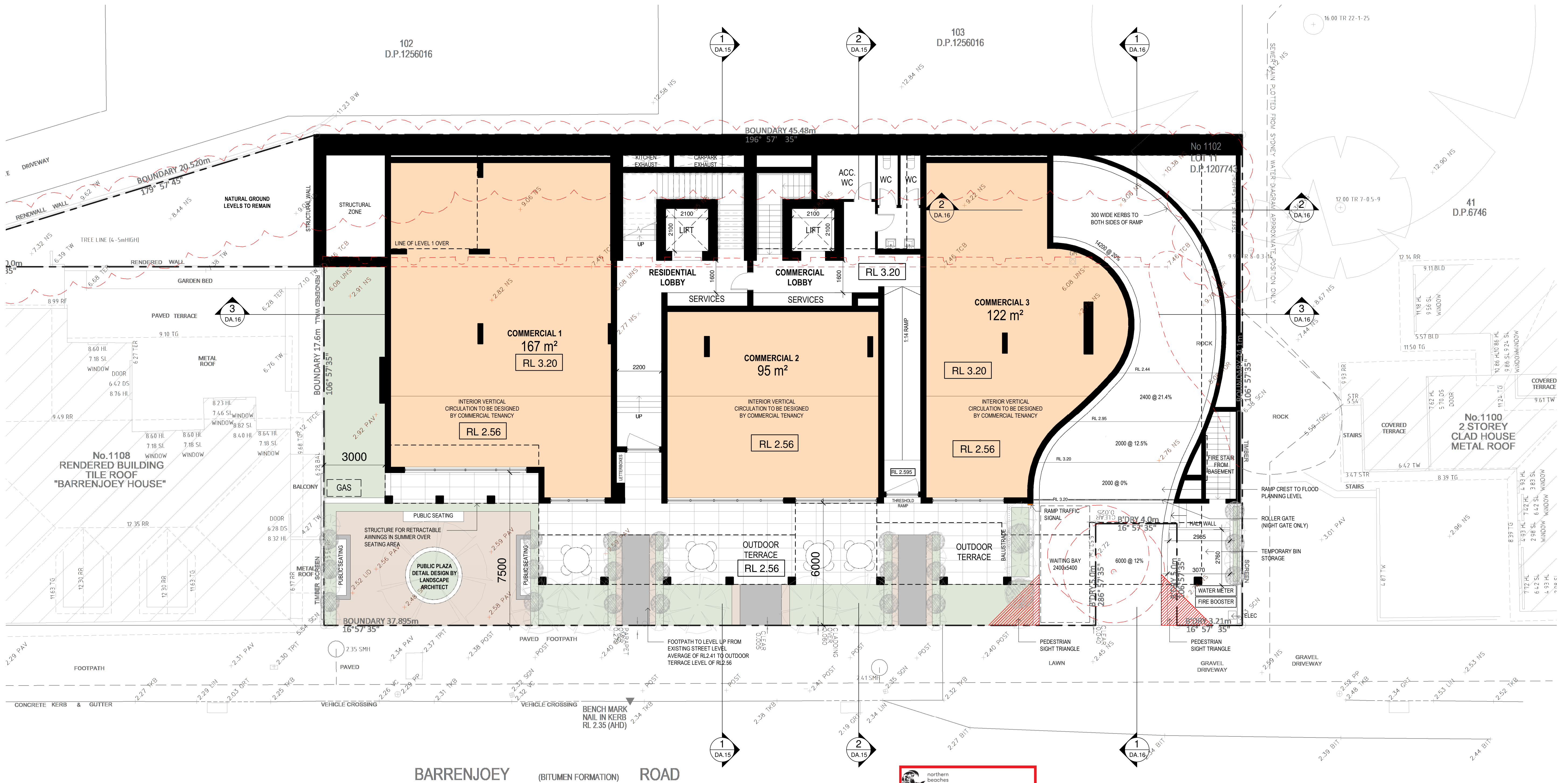
1 02 9585 1855
f 02 9585 1844
e mail@innovate.com.au
w www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

	Drawn DM	Scale 1:100@A1
	Check GJ	Issue D
	Date FEB 2024	Sheet DA.05
	Job Number 2926	

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/242901
DATED: 11 December 2024

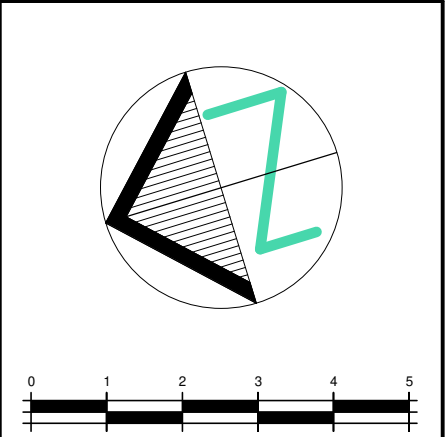
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ISSUE / AMENDMENT	DATE	INT.
E AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
D AMENDED DRAWINGS - S34 CONFERENCE	10/04/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	16/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM



Client ASIA DIGITAL INVESTMENTS	Address 1102 BARRENJOEY ROAD, PALM BEACH
Project PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title PROPOSED GROUND FLOOR PLAN

Innovate

Suite 9b, 32 Frederick Street
Oxley NSW 2221

PO BOX 214 Oxley NSW

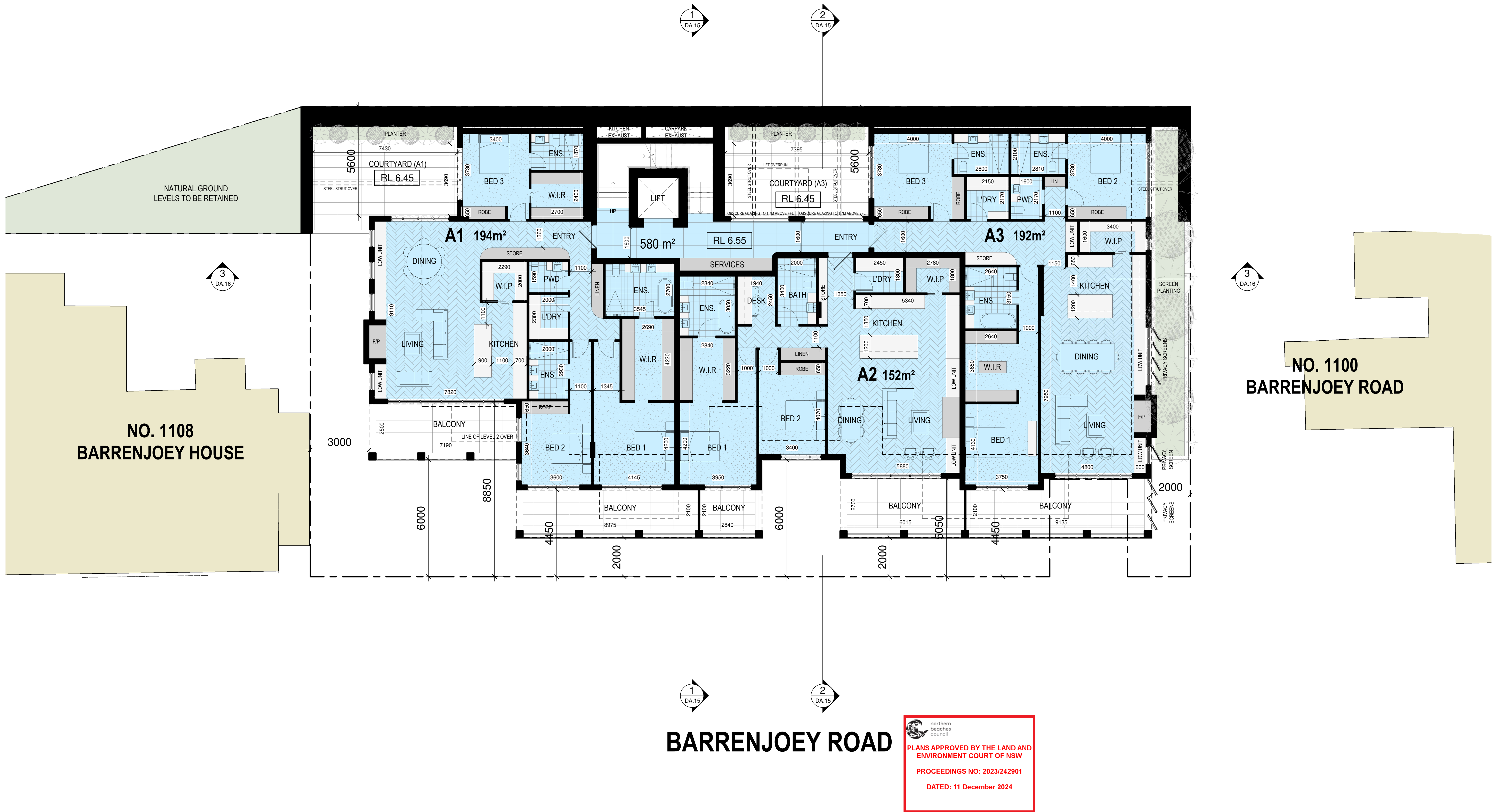
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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

Architects

Drawn DM	Scale 1:100@A1
Check GJ	Issue E
Date FEB 2024	Sheet DA.06
Job Number 2926	

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



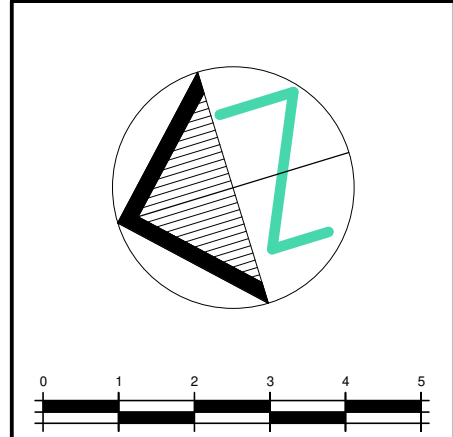
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NO.	DESCRIPTION	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	16/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.



Client	ASIA DIGITAL INVESTMENTS	Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title	PROPOSED FIRST FLOOR PLAN

Innovate

Suite 9b, 32 Frederick Street
Oxley NSW 2221

PO BOX 214 Oxley NSW

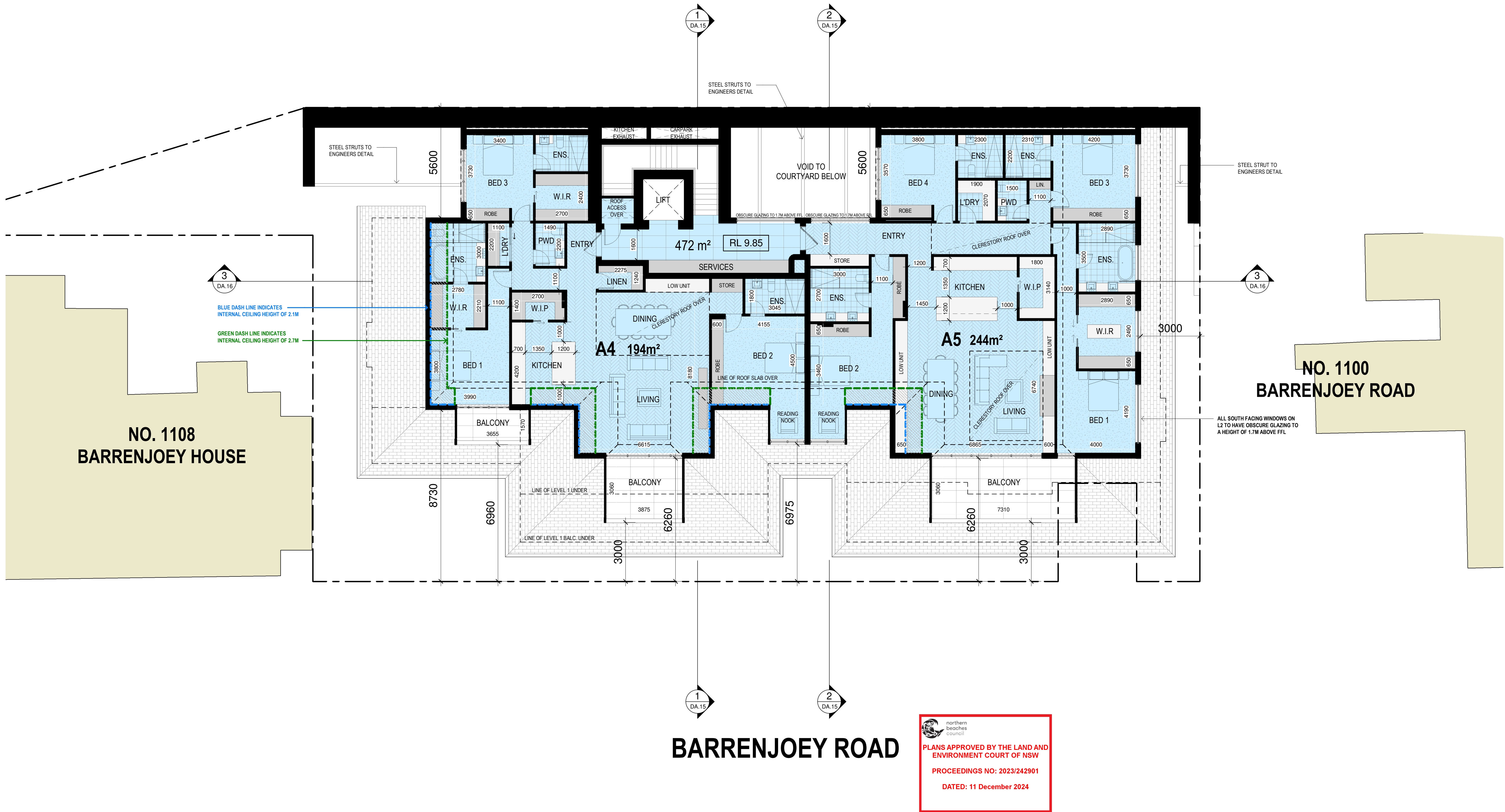
REGISTERED ARCHITECTS
Nominated Architect
Cameroon Jones
7143

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

Architects

	Drawn	DM	Scale	1:100@A1
	Check	GJ	Issue	D
	Date	FEB 2024	Sheet	DA.07
	Job Number	2926		

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



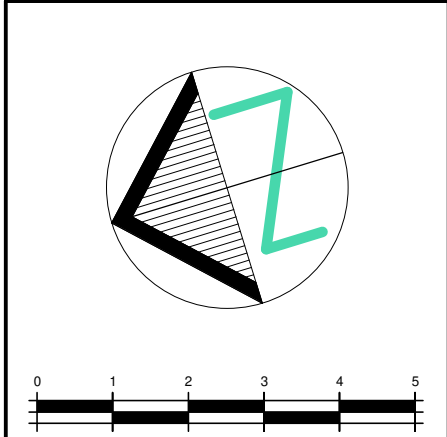
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D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	16/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



Client	ASIA DIGITAL INVESTMENTS	Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title	PROPOSED SECOND FLOOR PLAN

Innovate

Suite 9b, 32 Frederick Street
Oxley NSW 2221

PO BOX 214 Oxley NSW

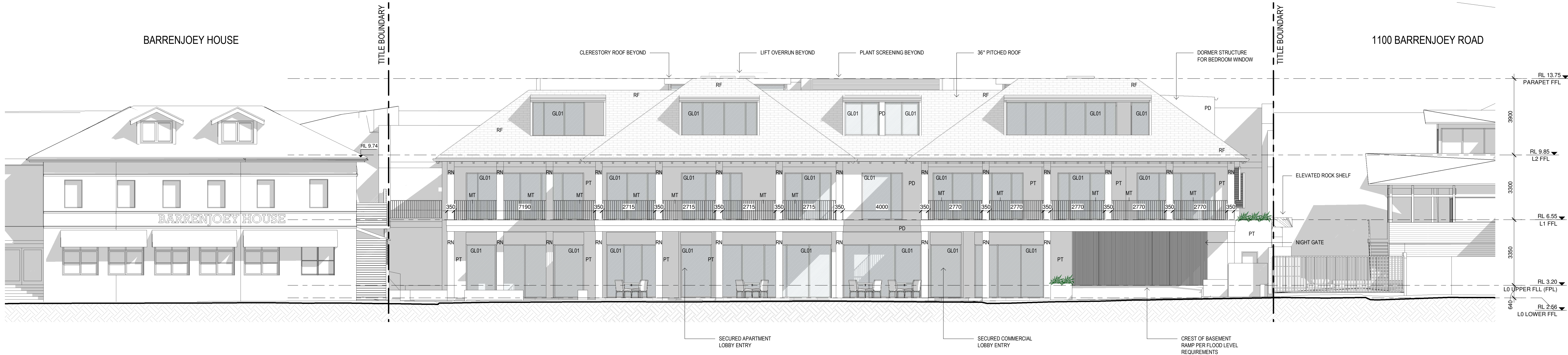
REGISTERED ARCHITECTS
Nominated Architect
Cameroon Jones
7143

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

Architects

	Drawn	DM	Scale	1:100@A1
	Check	GJ	Issue	D
	Date	FEB 2024	Sheet	DA.08
	Job Number	2926		

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



1 CURRENT PROPOSED WEST ELEVATION
SCALE 1 : 100


northern
beaches
council
**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**
PROCEEDINGS NO: 2023/242901
DATED: 11 December 2024

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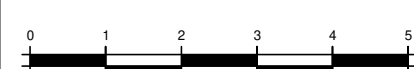
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B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.



Client
ASIA DIGITAL INVESTMENTS

Address
**1102 BARRENJOEY ROAD,
PALM BEACH**

Project
**PROPOSED SHOP TOP
HOUSING DEVELOPMENT**

Drawing Title
PROPOSED WEST ELEVATION

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

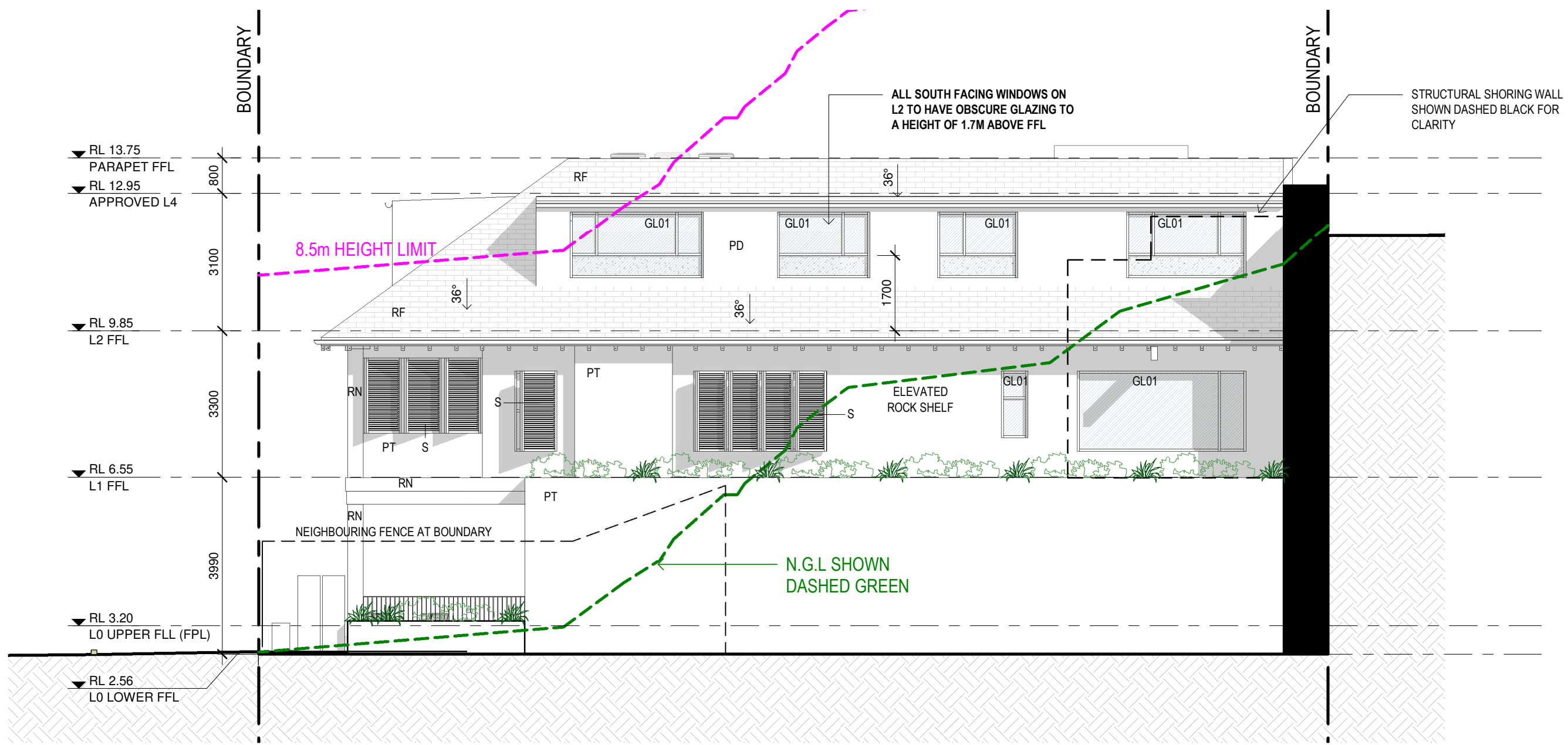
02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

Architects

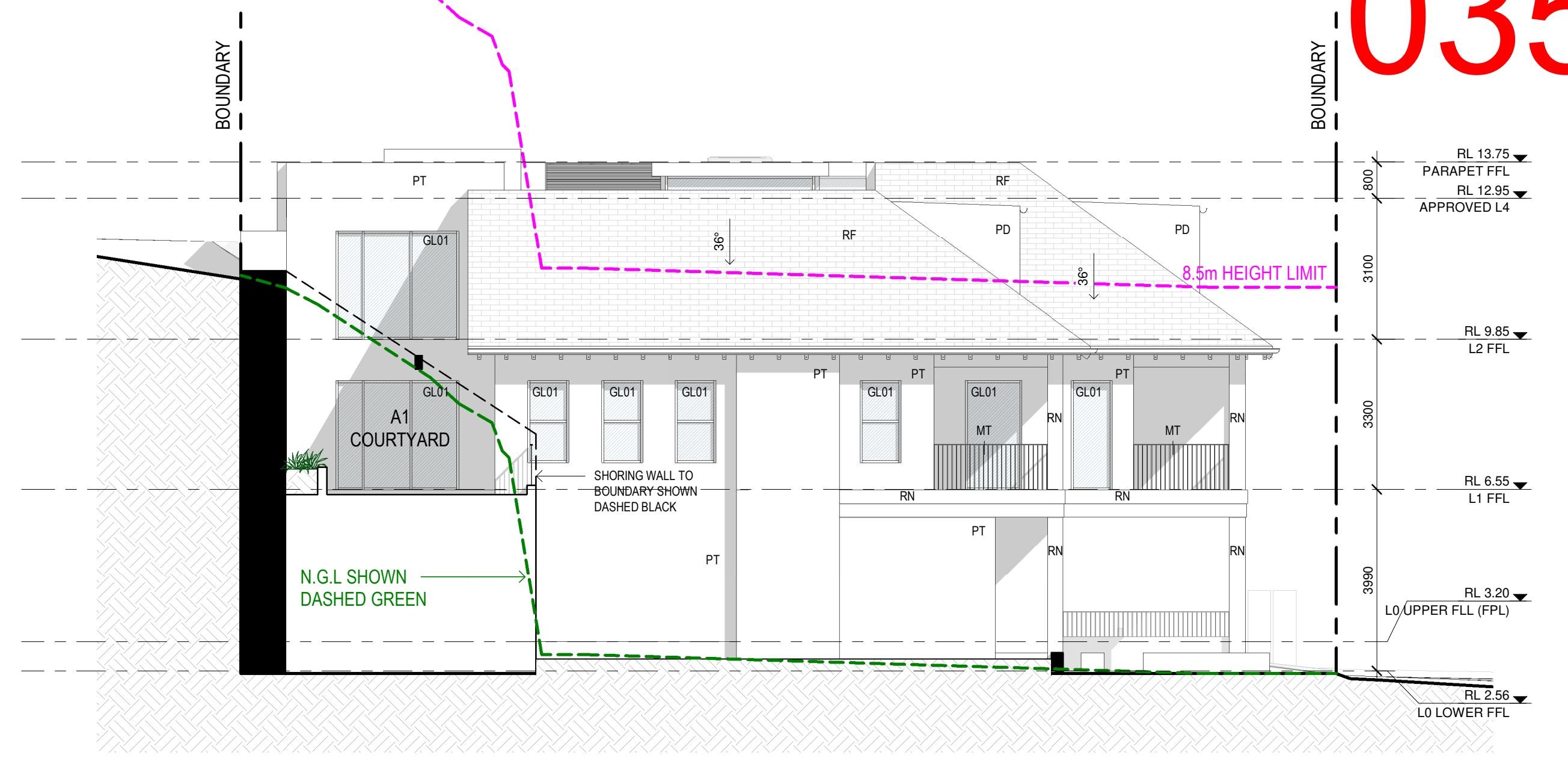
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Job Number	Sheet
2926	DA.10

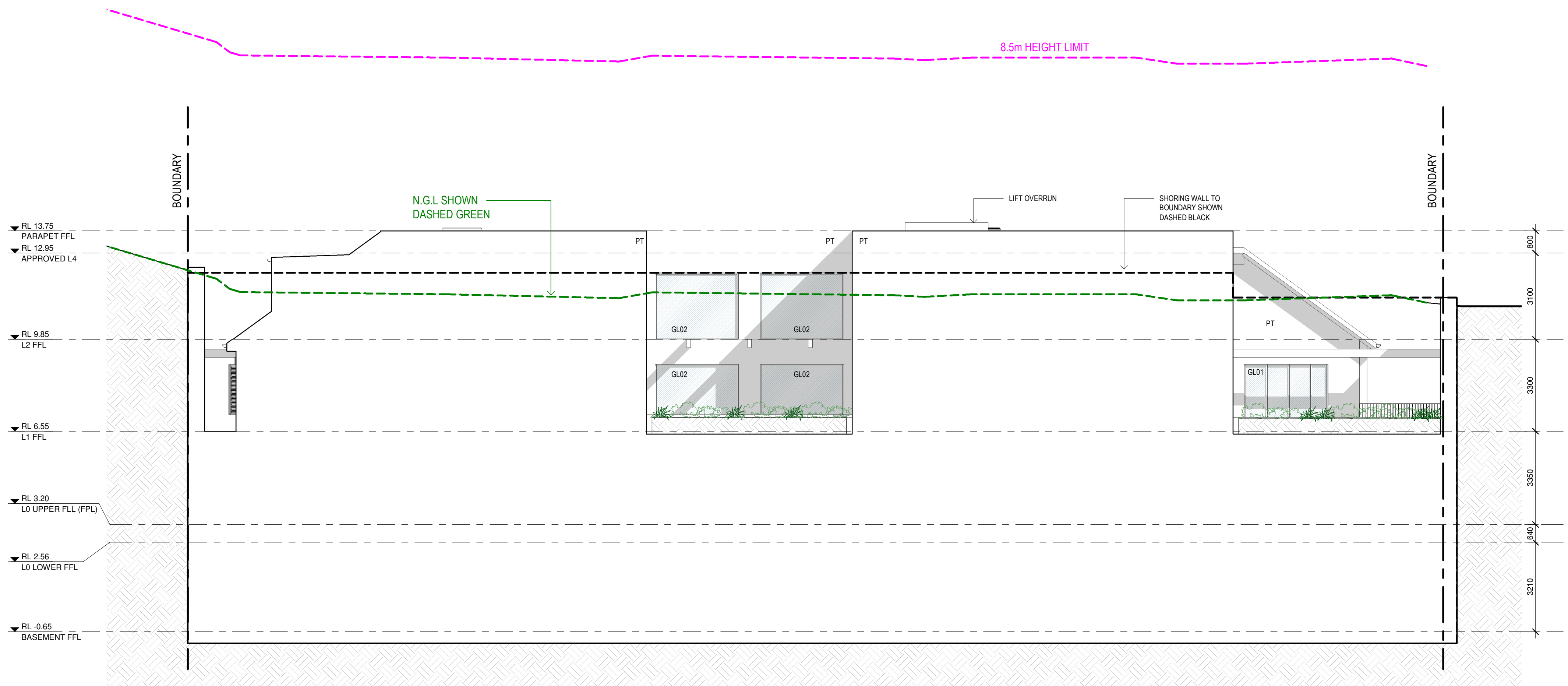
PALM BEACH - AMENDED
DRAWINGS | S34 CONFERENCE



1 SOUTH ELEVATION
SCALE 1 : 100



2 NORTH ELEVATION
SCALE 1 : 100



3 EAST ELEVATION
SCALE 1 : 100

 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/242901
DATED: 11 December 2024

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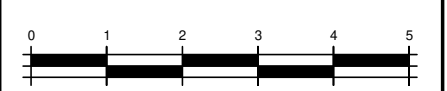
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ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



Client
ASIA DIGITAL INVESTMENTS

Address
1102 BARRENJOEY ROAD,
PALM BEACH

Project
PROPOSED SHOP TOP
HOUSING DEVELOPMENT

Drawing Title
PROPOSED ELEVATION -
NORTH, SOUTH & EAST

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

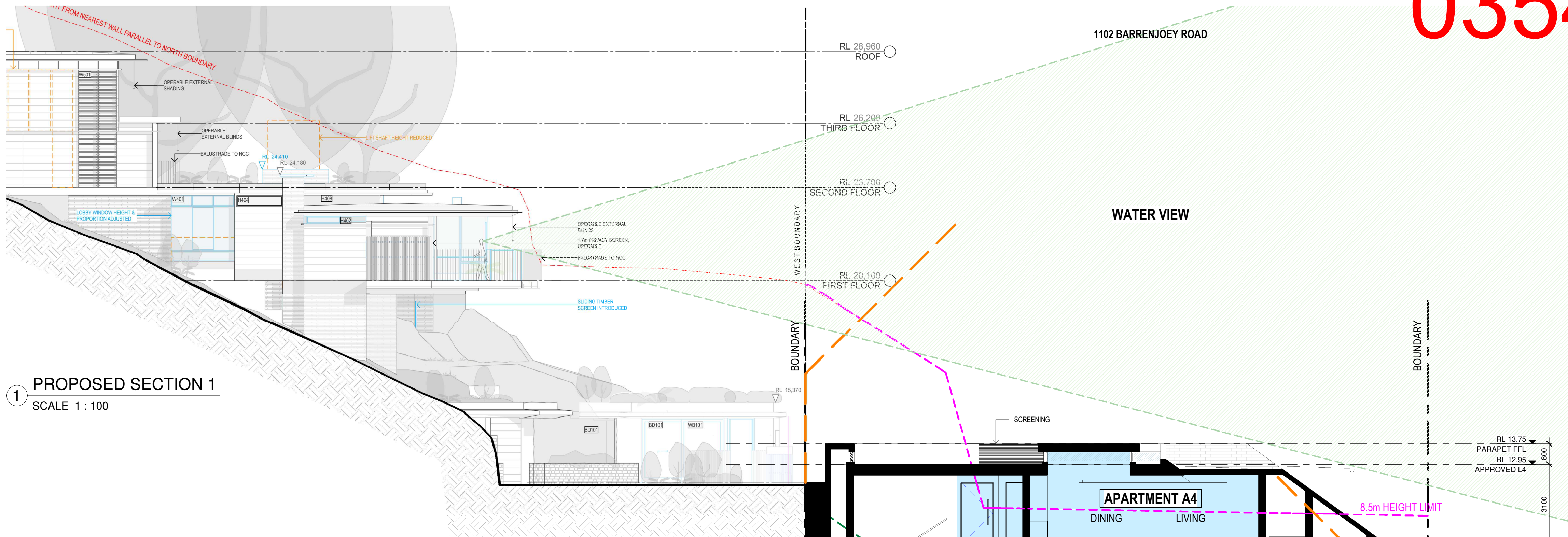
Architects

Drawn	Check	Issue	Scale
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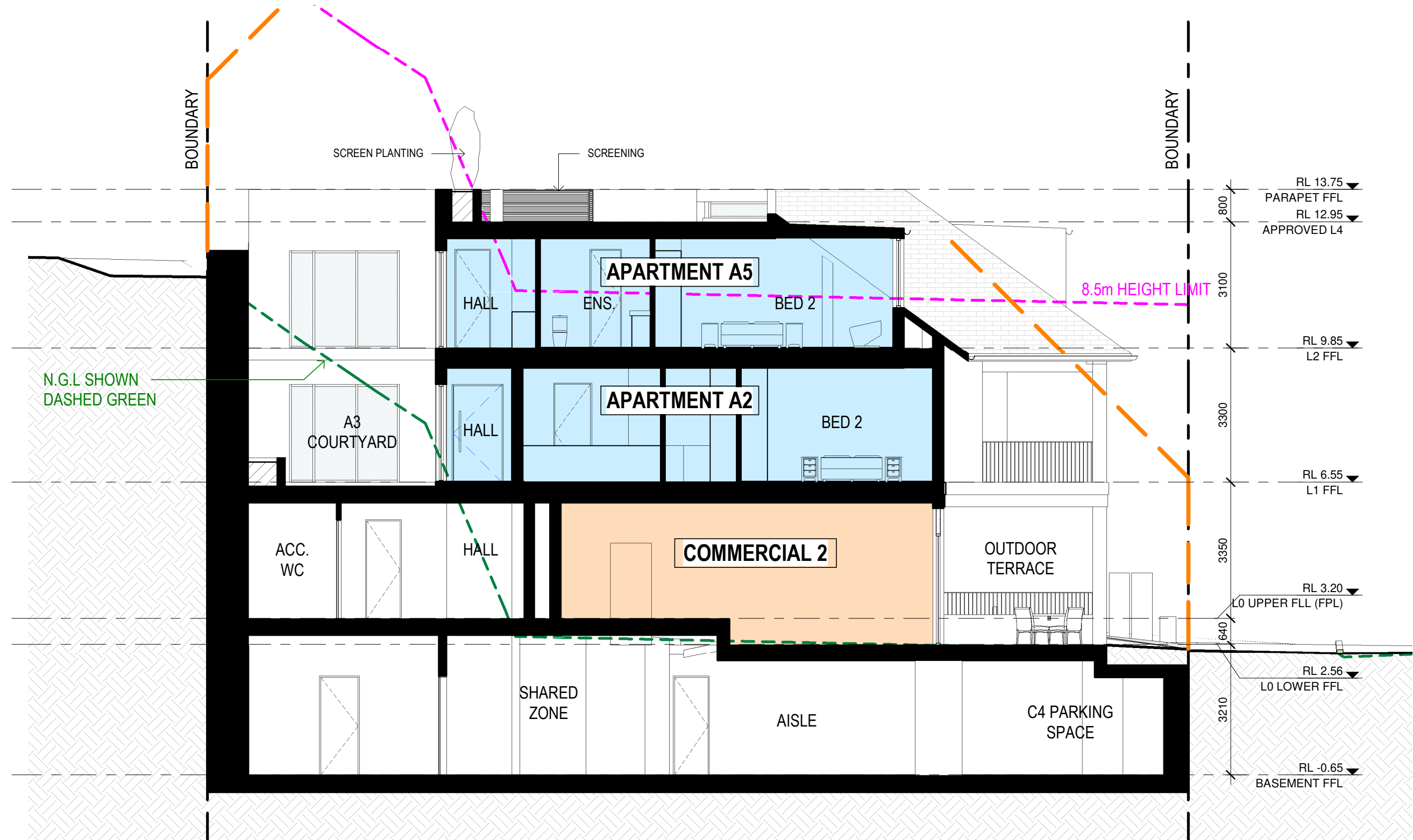
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Sheet
DA.11

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



1 PROPOSED SECTION 1
SCALE 1 : 100



2 PROPOSED SECTION 2
SCALE 1 : 100

northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/242901

DATED: 11 December 2024

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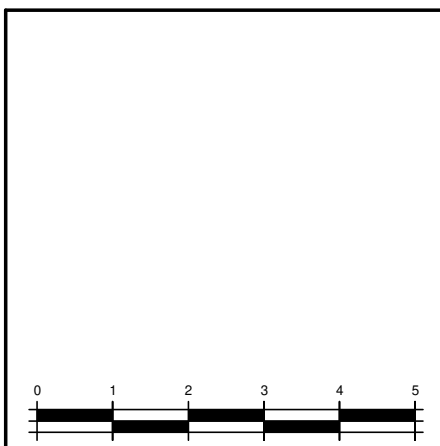
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A	PRELIM RE-ISSUE	MAR 2024	DM



Client
ASIA DIGITAL INVESTMENTS

Project
PROPOSED SHOP TOP
HOUSING DEVELOPMENT

Address
1102 BARRENJOEY ROAD,
PALM BEACH

Drawing Title
SECTIONS

Innovate

Suite 9b, 32 Frederick Street
Oxley NSW 2221

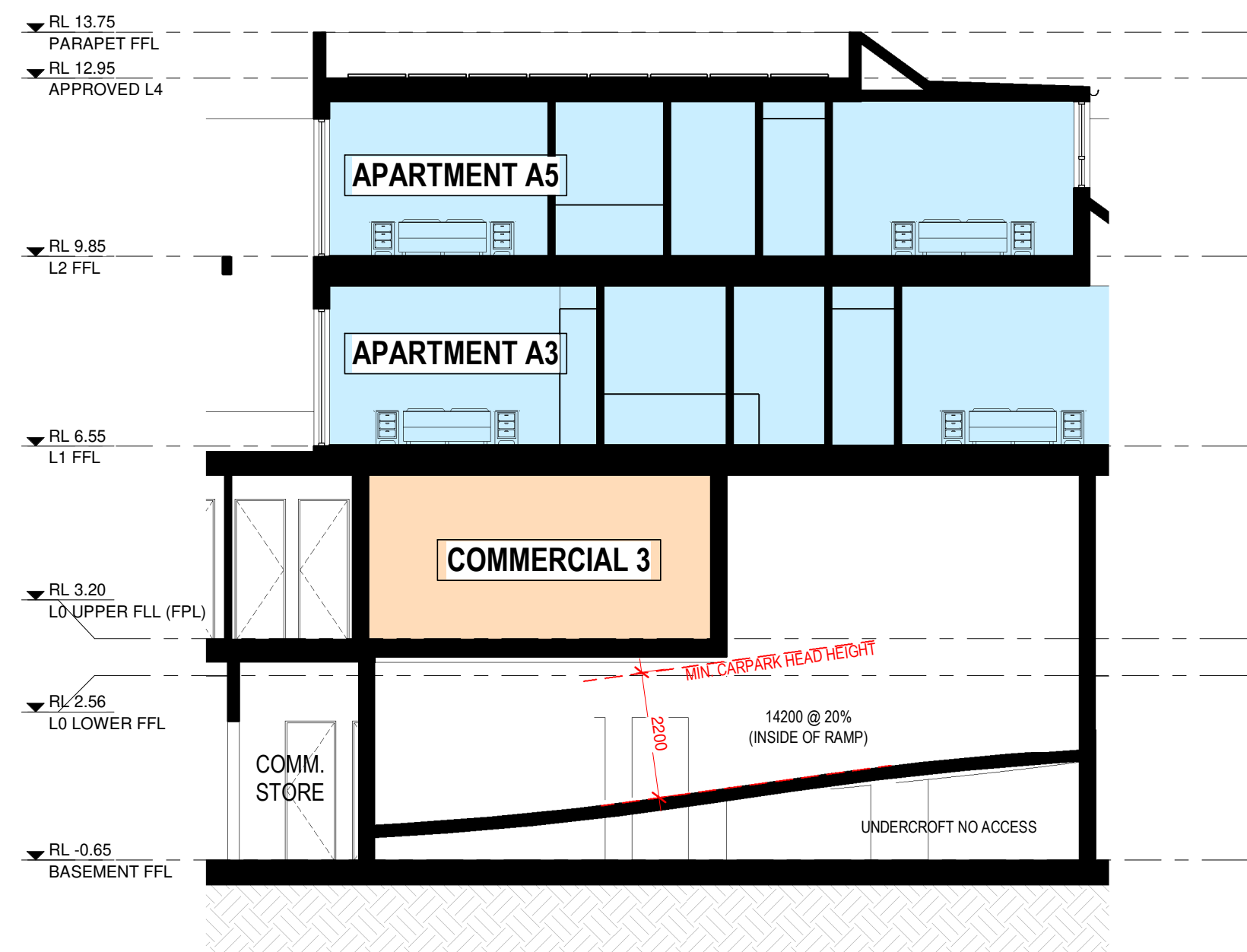
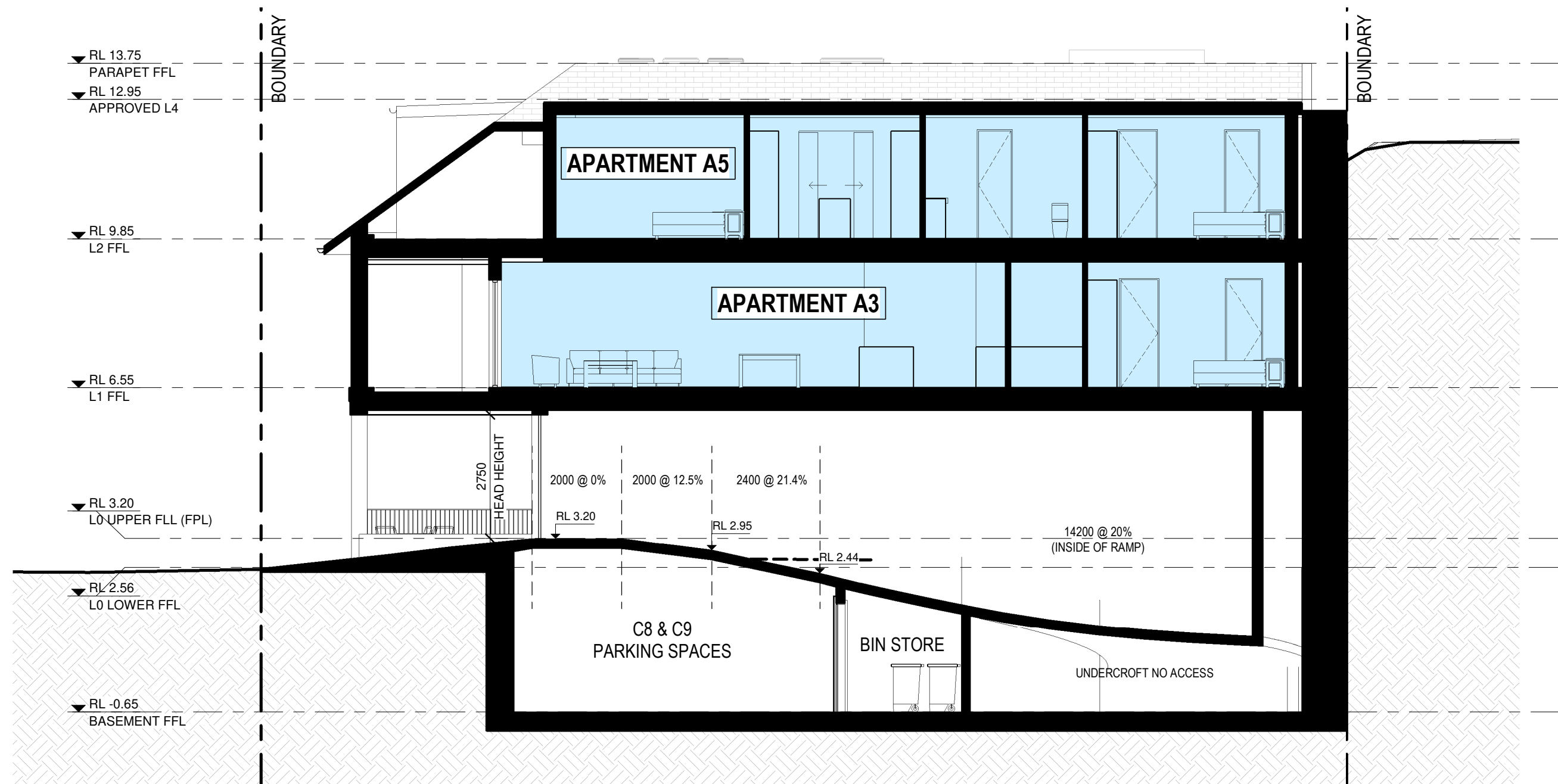
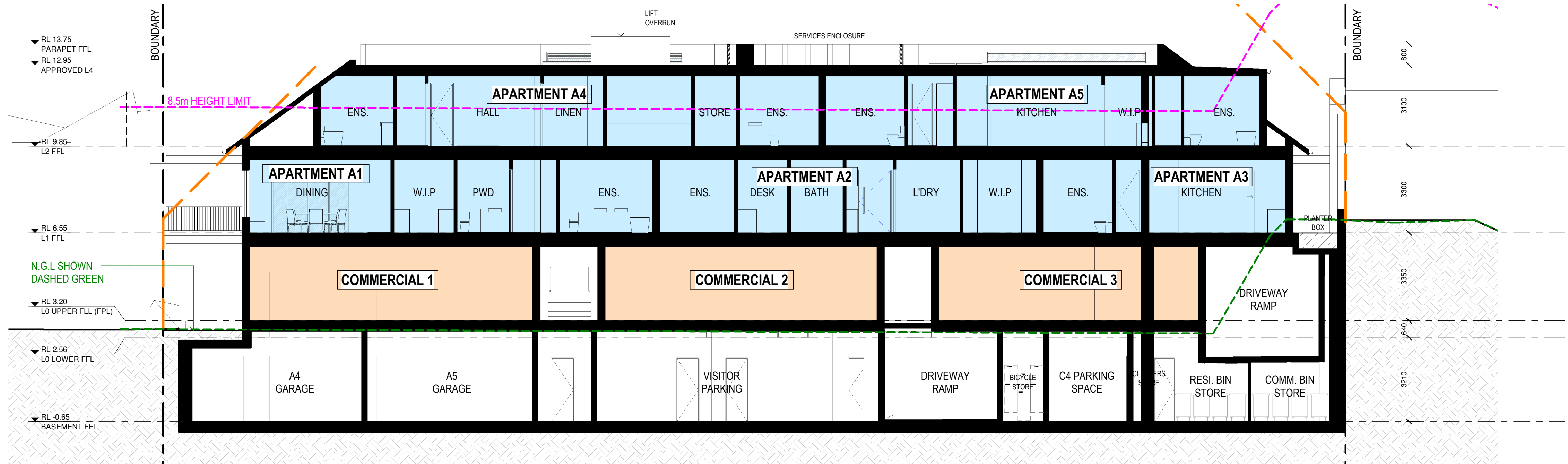
PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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

	Drawn DM	Scale 1:100@A1
	Check GJ	Issue D
	Date FEB 2024	Sheet DA.15
	Job Number 2926	

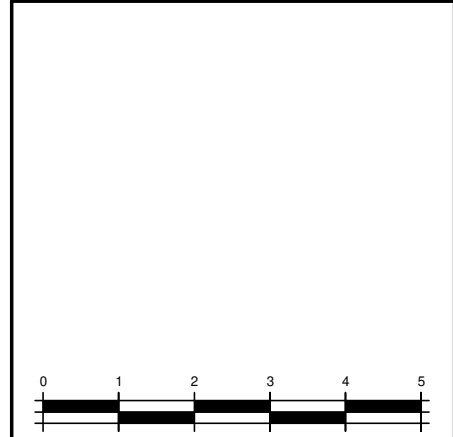
PALM BEACH - AMENDED
DRAWINGS | S34 CONFERENCE



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/242901
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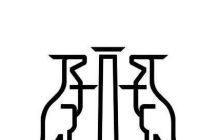
ASIA DIGITAL INVESTMENTS			
1102 BARRENJOEY ROAD, PALM BEACH			
PROPOSED SHOP TOP HOUSING DEVELOPMENT			
SECTIONS			



Client
ASIA DIGITAL INVESTMENTS
1102 BARRENJOEY ROAD, PALM BEACH
Project
PROPOSED SHOP TOP HOUSING DEVELOPMENT

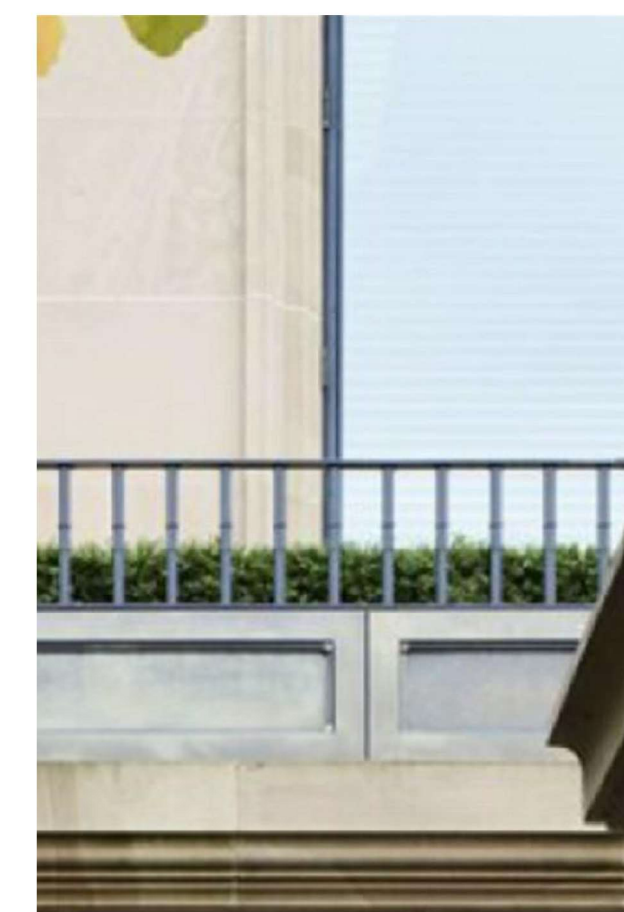
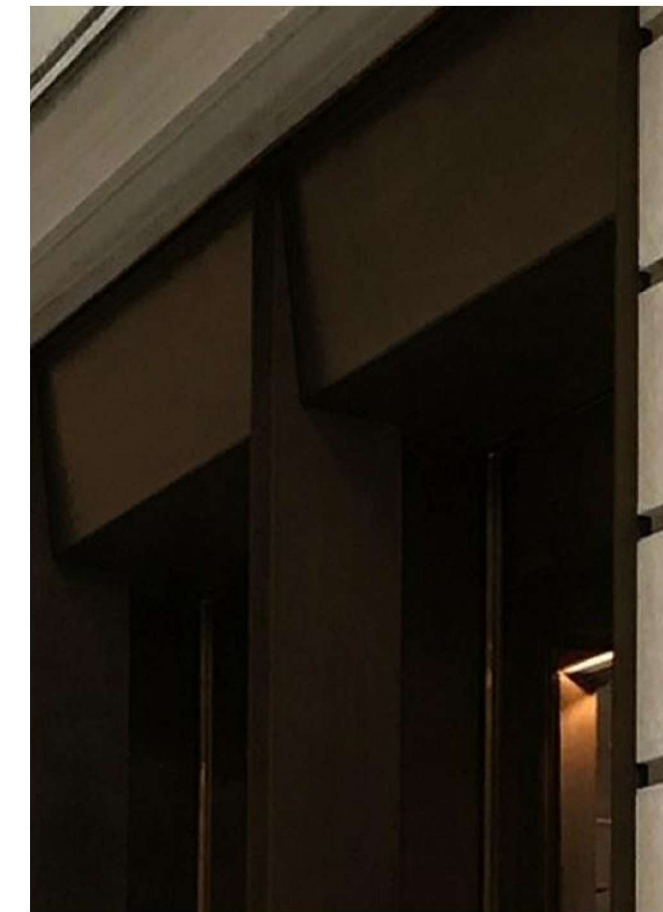
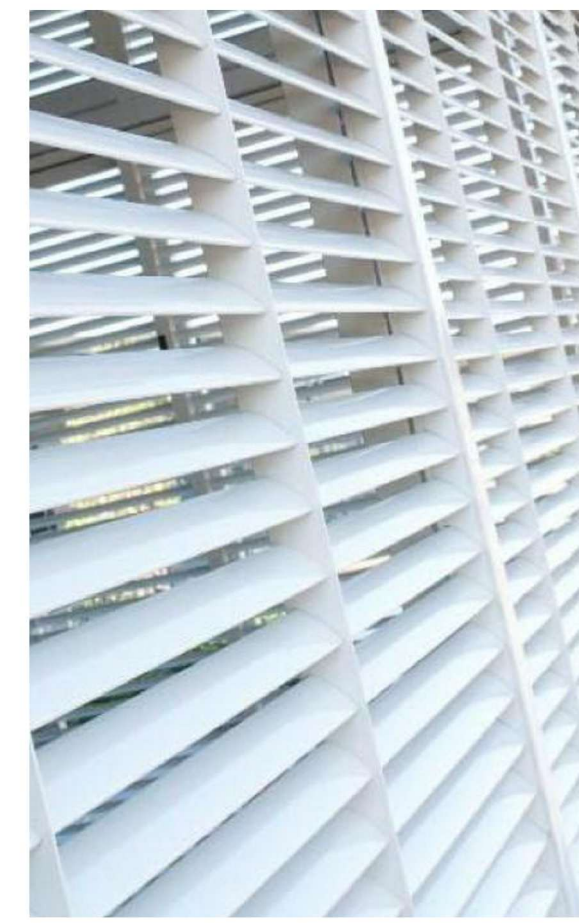
Address
1102 BARRENJOEY ROAD, PALM BEACH
Drawing Title
SECTIONS

Innovate
Suite 9b, 32 Frederick Street
Oxley NSW 2221
PO BOX 214 Oxley 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

 MEMBER	Drawn	Scale	PALM BEACH - AMENDED DRAWINGS S34 CONFERENCE
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	Checked	Issue	
	GJ	D	
Date			
	FEB 2024		
Job Number			Sheet
2926			DA.16

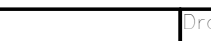


BARRENJOEY HOUSE, PALM BEACH
EXTERNAL FINISHES ARE IN THE SAME FAMILY AS BARRENJOEY HOUSE



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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		NF

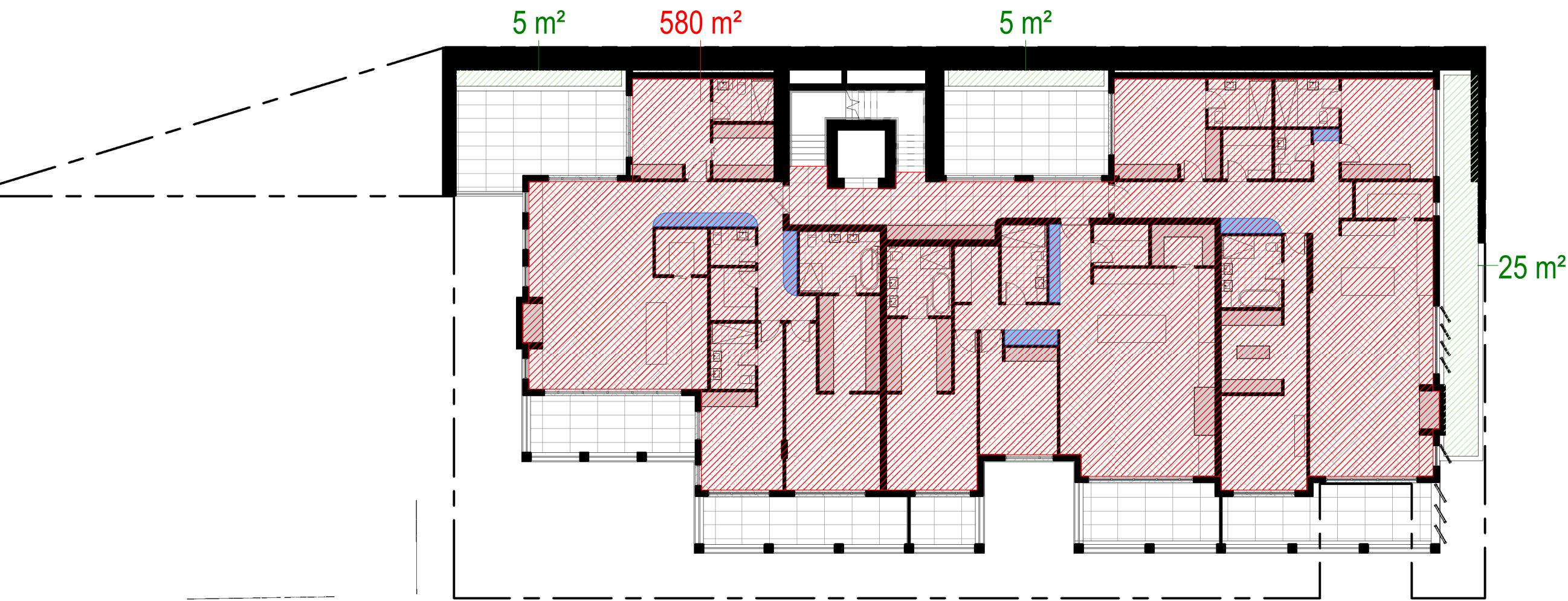
<div> <div>ASIA DIGITAL INVESTMENTS</div> <div>PROPOSED SHOP TOP HOUSING DEVELOPMENT</div> </div>	<div> <div>1102 BARRENJOEY ROAD, PALM BEACH</div> <div>MATERIALS AND FINISHES</div> </div>	<div> <div> <div>Innovate</div> <div> Suite 10, 30 Frederick Street Sydney NSW 2220 </div> <div> PO BOX 214 Oatley NSW </div> </div> <div> <div> 1 02 9585 1855 F 02 9585 1844 E mail@innovate.com.au W www.innovate.com.au </div> <div> <div>REGISTERED ARCHITECTS</div> <div>Nottingham Architect</div> <div>Carleton Jones</div> <div>7143</div> </div> <div> <div>Architects</div> </div> </div> </div>	<div> <div> <div>  <div>MEMBER</div> </div> <div> <div> <div>DM</div> <div>GJ</div> </div> <div> <div>NTS@A1</div> <div>D</div> </div> </div> <div> <div> <div> <div>DATE</div> <div>FEB 2024</div> </div> <div> <div>NO. NUMBER</div> <div>2926</div> </div> </div> <div> <div> <div> <div>SHEET</div> <div>DA.60</div> </div> <div> <div>PALM BEACH - AMENDED DRAWINGS / S4 CONFERENCE</div> </div> </div> </div></div></div></div>
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northern
beaches
council

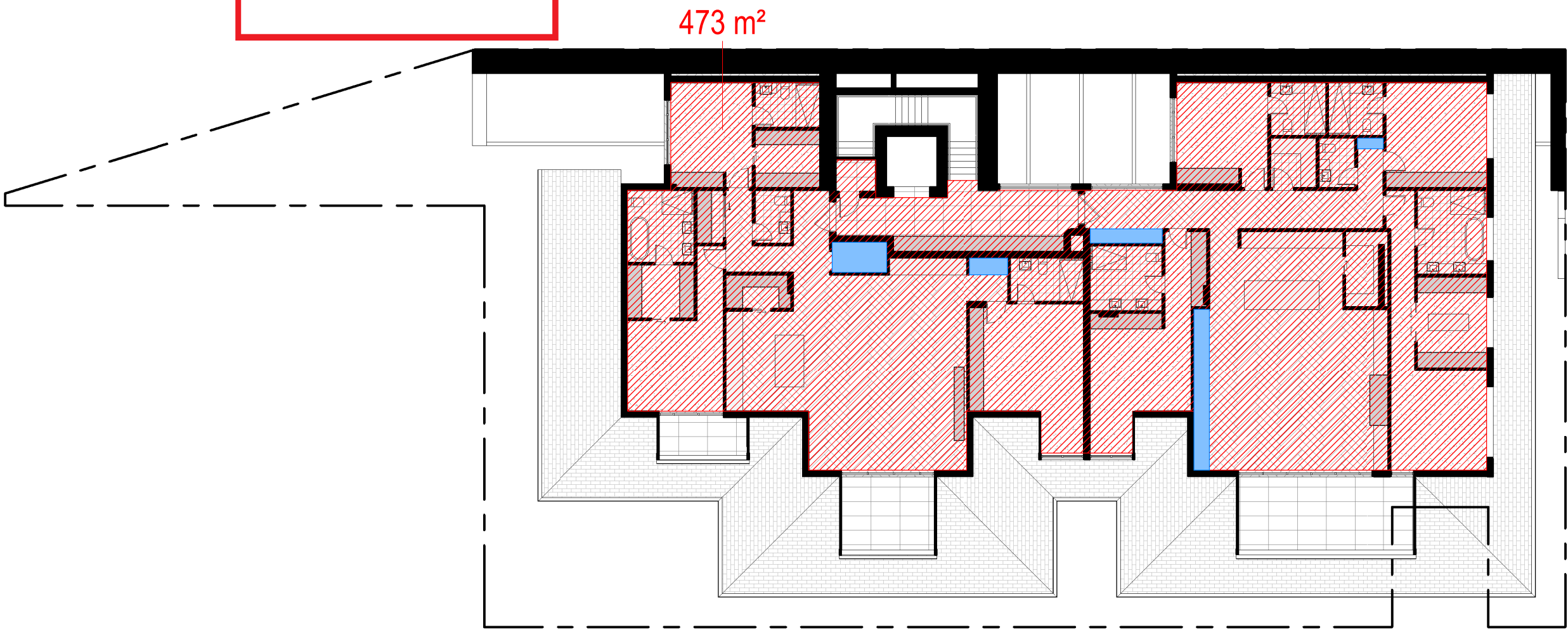
PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/242901

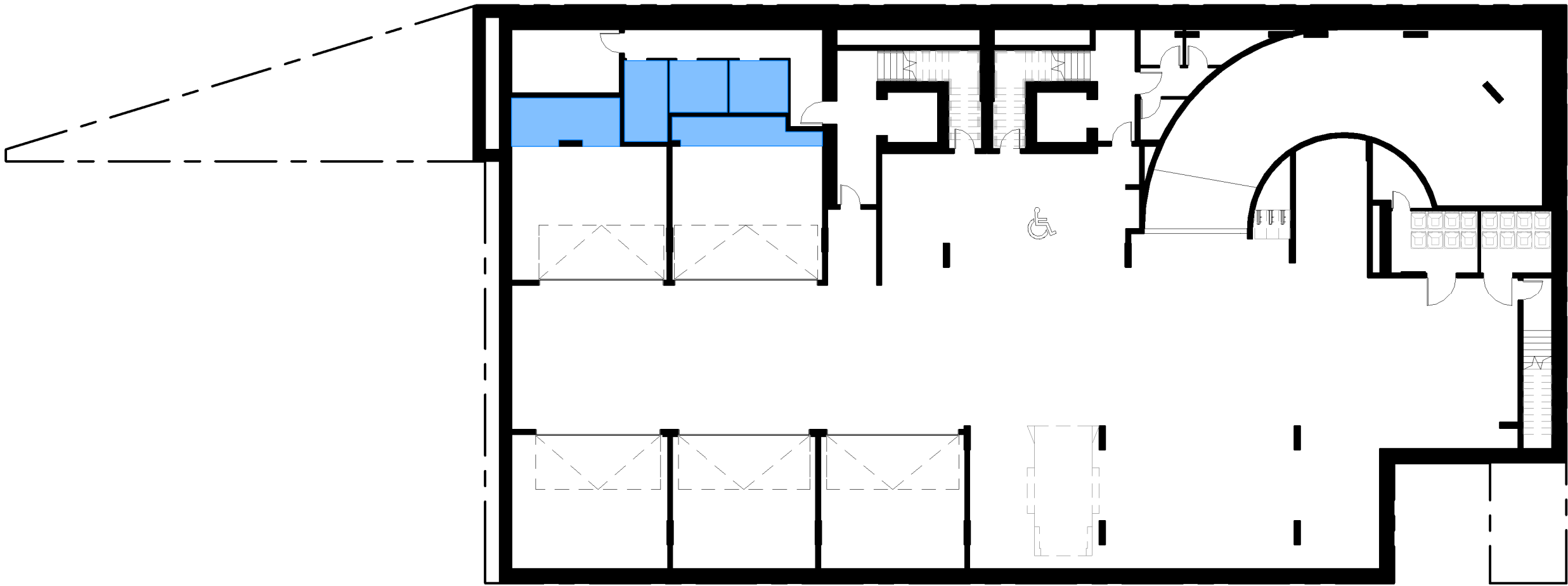
DATED: 11 December 2024



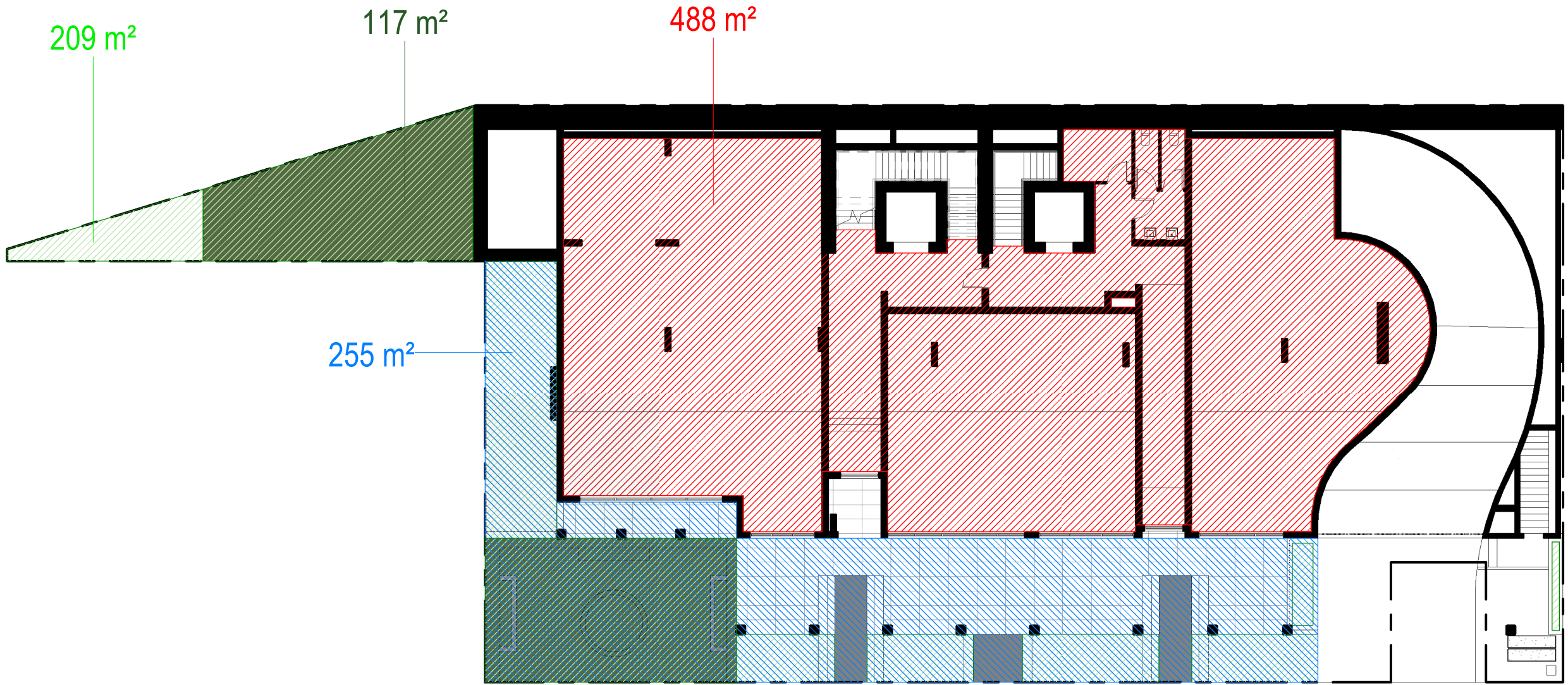
3 AREA CALCULATIONS - LEVEL 1
SCALE 1 : 200



4 AREA CALCULATIONS - LEVEL 2
SCALE 1 : 200



1 AREA CALCULATIONS - BASEMENT FLOOR
SCALE 1 : 200



2 AREA CALCULATIONS - GROUND FLOOR
SCALE 1 : 200

LEGEND

- GFA CALCULATIONS
- LANDSCAPE
- DEEP SOIL ZONE (ADG)
- COMMUNAL OPEN SPACE (ADG)
- STORAGE (ADG)

ADG CALCULATIONS

COMMUNAL OPEN SPACE

25% of site area (1138.1 x 0.25 = 284.53m²)

PROPOSED COMMUNAL OPEN SPACE AREA: = 255m² = 22.4%

DEEP SOIL ZONE

7% of site area (1138.1 x 0.07 = 79.67m²) [min. 3m wide]

PROPOSED DEEP SOIL AREA: = 117m² = 10.3%

STORAGE CALCULATIONS

min. 10m² apartment (min. 5m² internal)

UNIT	INTERNAL	BASEMENT	TOTAL
UNIT A1	10m²	14m²	24m²
UNIT A2	7.2m²	12.5m²	19.7m²
UNIT A3	5m²	12.5m²	17.5m²
UNIT A4	9m²	20m²	29m²
UNIT A5	8m²	15.5m²	23.5m²

SITE CALCULATIONS

SITE AREA = 1138.1m²

FLOOR SPACE

no GFA control (a maximum of 1 dwelling per 150m² of site area) 1138.1/150 = 7.6 dwellings permissible

PROPOSED FLOOR AREAS

GROUND FLOOR AREA: = 488m²
LEVEL 1 FLOOR AREA: = 580m²
LEVEL 2 FLOOR AREA: = 473m²

PROPOSED FSR: = 1541m² = 1.35 : 1

LANDSCAPING

minimum landscaping = 20%
[1138.1 x 0.20] = 227.62m²

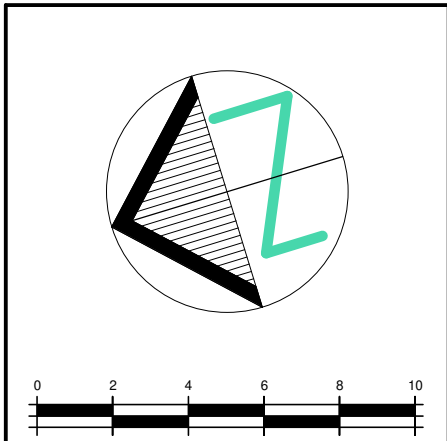
PROPOSED LANDSCAPING = 209m²
PROPOSED LANDSCAPED AREA: = 18.3%

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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




Client
ASIA DIGITAL INVESTMENTS

Project
PROPOSED SHOP TOP HOUSING DEVELOPMENT

Address
1102 BARRENJOEY ROAD, PALM BEACH

Drawing Title
GFA & LANDSCAPE CALCULATIONS

Innovate
Suite 9b, 32 Frederick Street
Oxley NSW 2221
PO BOX 214 Oxley 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

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

The architectural floor plan depicts the No. 1108 'Barrenudey House', a two-story clay house with a metal roof. The plan is oriented with a north arrow pointing towards the top right. The house is situated within a lot bounded by Boundary 45 (150' 57" 35'), Boundary 27 (10' 57" 35'), and Boundary 25 (10' 57" 35'). The plan shows a central living area with a fireplace, a dining room, a kitchen, and two bedrooms. A large porch area is located on the left side of the house. The plan also includes various setbacks and dimensions, such as 10' 57" 35' and 10' 57" 35'. The plan is labeled with 'No. 1108 2-STORY CLAY HOUSE METAL ROOF' and includes a north arrow and a scale bar.

The floor plan illustrates the 2nd floor of the Barrenjoey House, a 2-story cladding house with a metal roof. The plan includes several rooms and areas, each identified by a number and a DA (Development Application) number:

- Room 4 (DA 73):** Located in the central part of the house, featuring a dining table and chairs.
- Room 3 (DA 73):** Located to the right of Room 4, featuring a dining table and chairs.
- Room 5 (DA 73):** Located in the top right corner, featuring a dining table and chairs.
- Room 6 (DA 73):** Located in the bottom right corner, featuring a dining table and chairs.

The plan also shows various boundaries and setbacks, including:

- BOUNDARY 20.52m:** Located on the left side of the house.
- BOUNDARY 20.52m:** Located on the right side of the house.
- BOUNDARY 20.52m:** Located on the bottom side of the house.
- BOUNDARY 20.52m:** Located on the top side of the house.

Other annotations include:

- NO 1108 2 STOREY CLADDING HOUSE METAL ROOF:** Located in the top right corner.
- NO 1108 2 STOREY CLADDING HOUSE METAL ROOF:** Located in the bottom right corner.
- NO 1108 2 STOREY CLADDING HOUSE METAL ROOF:** Located in the bottom left corner.
- NO 1108 2 STOREY CLADDING HOUSE METAL ROOF:** Located in the top left corner.

This elevation drawing shows the proposed building facade on the left, with a vertical dashed line indicating the 'BOUNDARY'. The building has multiple levels, including a ground floor with a ramped section and upper floors with windows. To the right of the boundary is 'BARRENJOEY ROAD'. Further right is the 'FORESHORE CARPARK'. The drawing includes several horizontal dashed lines representing different levels, with the following labels and elevations:

- RL 13.75 PARAPET FFL
- RL 12.95 APPROVED L4
- RL 9.85 L2 FFL
- RL 6.55 L1 FFL
- RL 3.20 L0 UPPER FFL (FPL)

Vertical dimensions of 1600 and 1800 are indicated for specific sections of the building and site. The drawing also shows a ramped section of the building facade and a small structure in the foreground.

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D	AMENDED DRAWINGS - S34 CONFERENCE												
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A	PRELIM RE-ISSUE												
JSU	AMENDMENT												

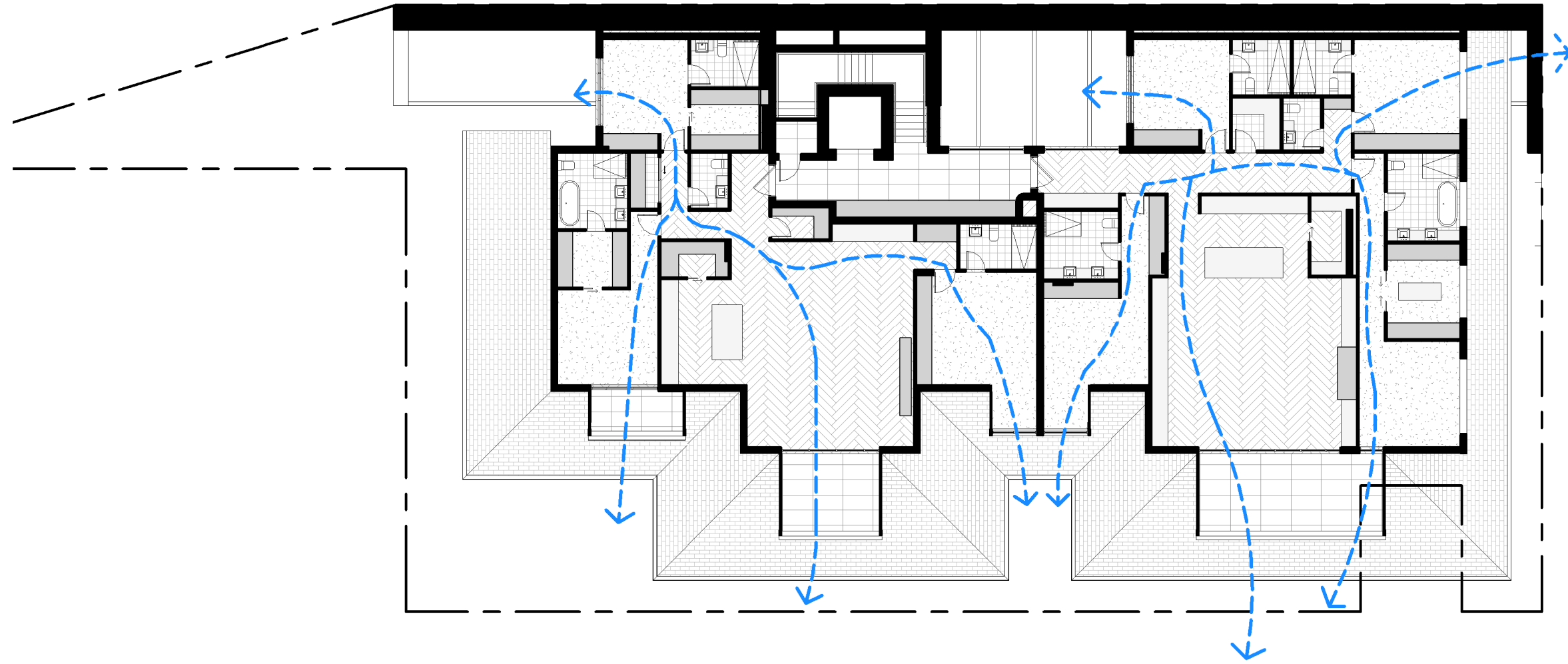
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 northern
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council

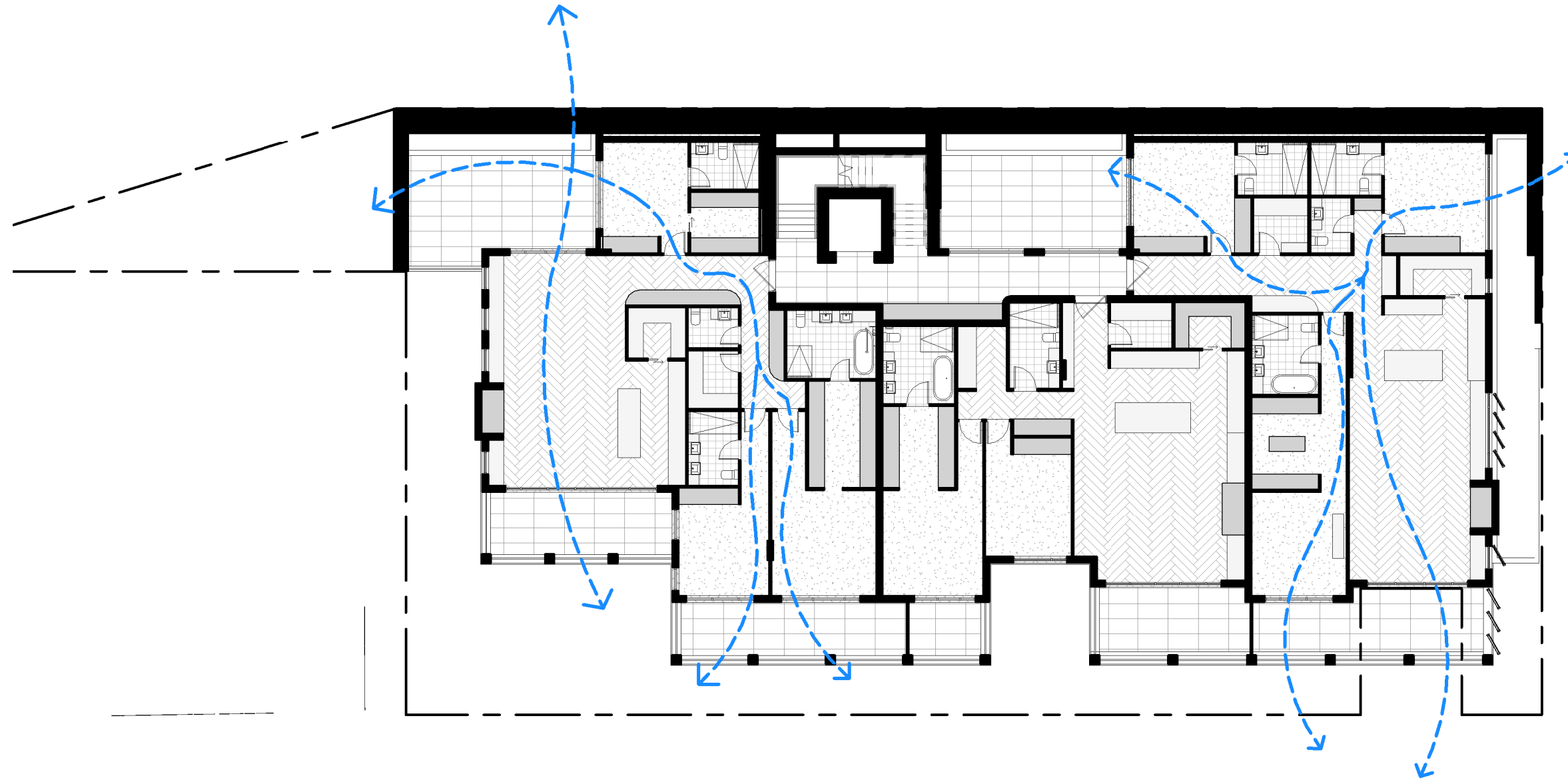
**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2023/242901

DATED: 11 December 2024



2 CROSS VENTILATION - LEVEL 2
SCALE 1 : 200



1 CROSS VENTILATION - LEVEL 1
SCALE 1 : 200

NATURAL VENTILATION APARTMENT DESIGN GUIDE

1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING. APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

2. OVERALL DEPTH OF A CROSS-OVER OR CROSS-THROUGH APARTMENT DOES NOT EXCEED 18m, MEASURED GLASS LINES TO GLASS LINE

APARTMENT VENTILATION

UNIT A1	YES
UNIT A2	NO
UNIT A3	YES
UNIT A4	YES
UNIT A5	YES

COMPLIES ALL UNITS ARE NATURALLY VENTILATED AND THE OVERALL DEPTH DOES NOT EXCEED 18m.

PROPOSED

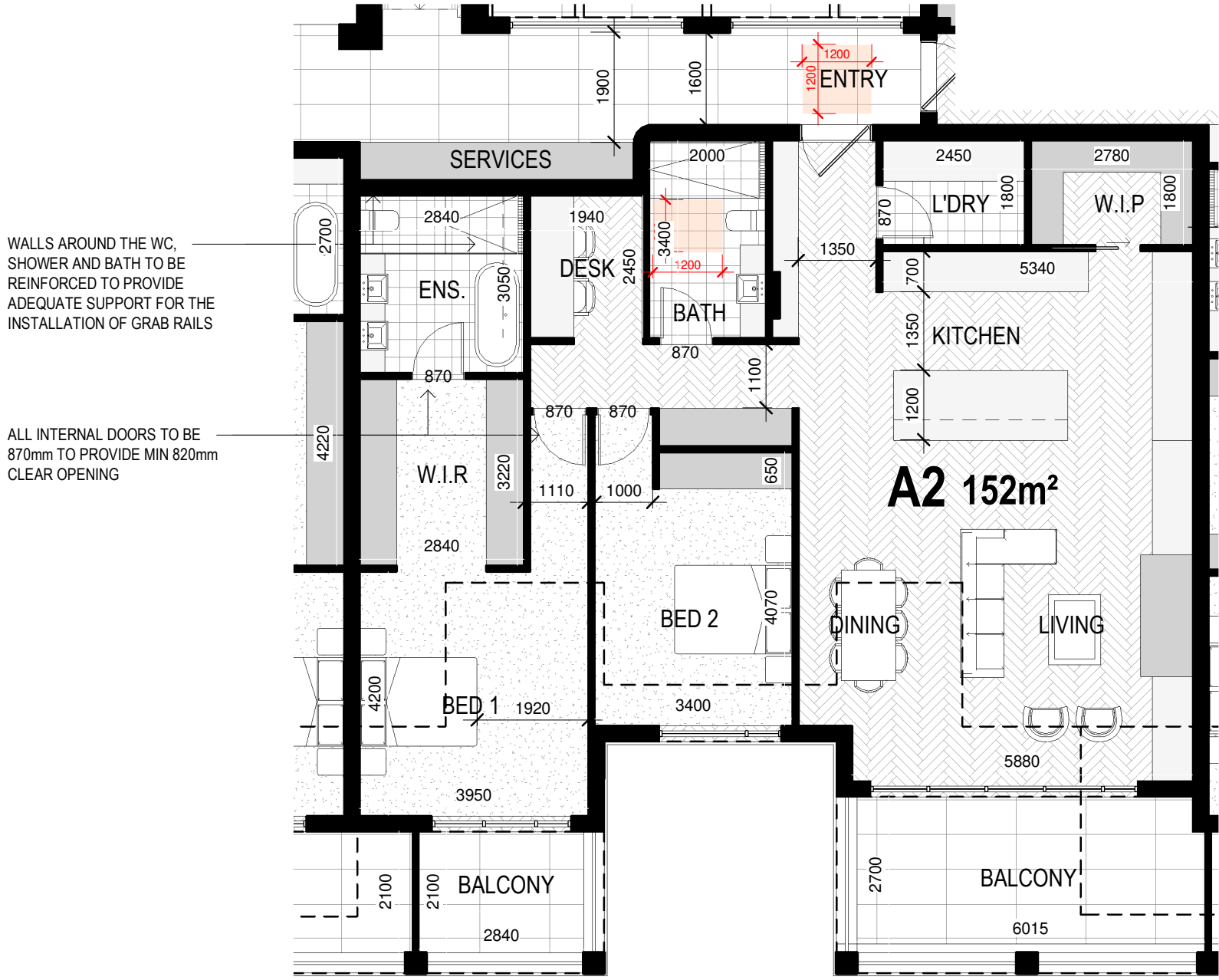
4 APARTMENTS

(80% OF TOTAL APARTMENTS)

CONTROL

3 APARTMENTS

(60% OF TOTAL APARTMENTS)



LIVABLE DWELLING NOTE: UNIT 601 & 101

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 DOOR
- MINIMUM 820mm CLEAR INTERNAL DOORS
- A TOILET ON THE ENTRY LEVEL THAT 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 RAILS
- 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 GRABRAILS IN ACCORDANCE WITH CLAUSE 6 OF THE LIVABLE HOUSING DESIGN GUIDELINES - FORTH EDITION

3 ADAPTABLE LAYOUT A2 (SILVER LEVEL)
SCALE 1 : 100

ADAPTABLE HOUSING (LIVABLE)

1.

20% OF RESIDENTIAL FLAT BUILDINGS, SHOP TOP HOUSING AND MIXED USED DEVELOPMENTS COMPRISING RESIDENTIAL ACCOMMODATION.

2.

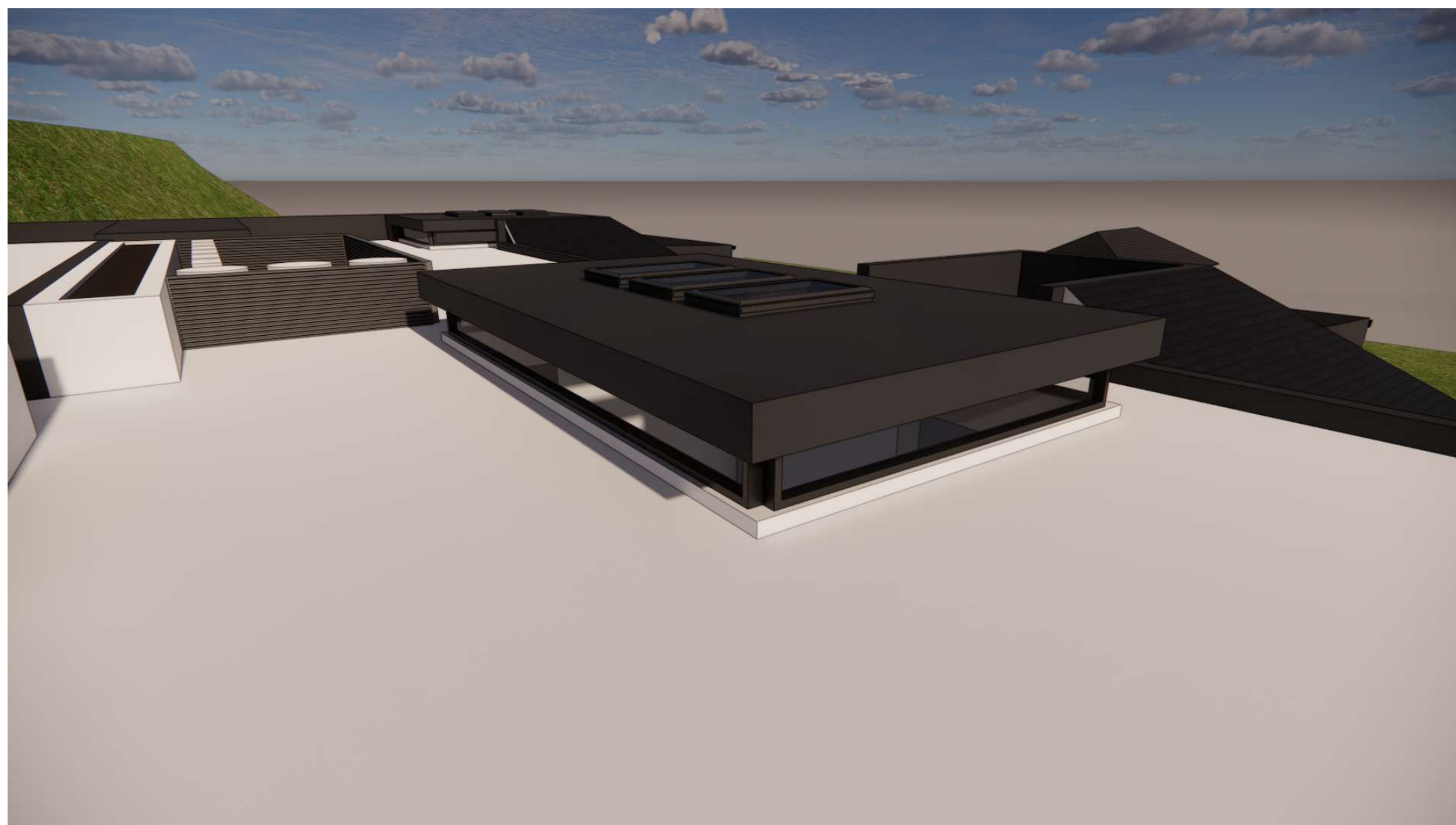
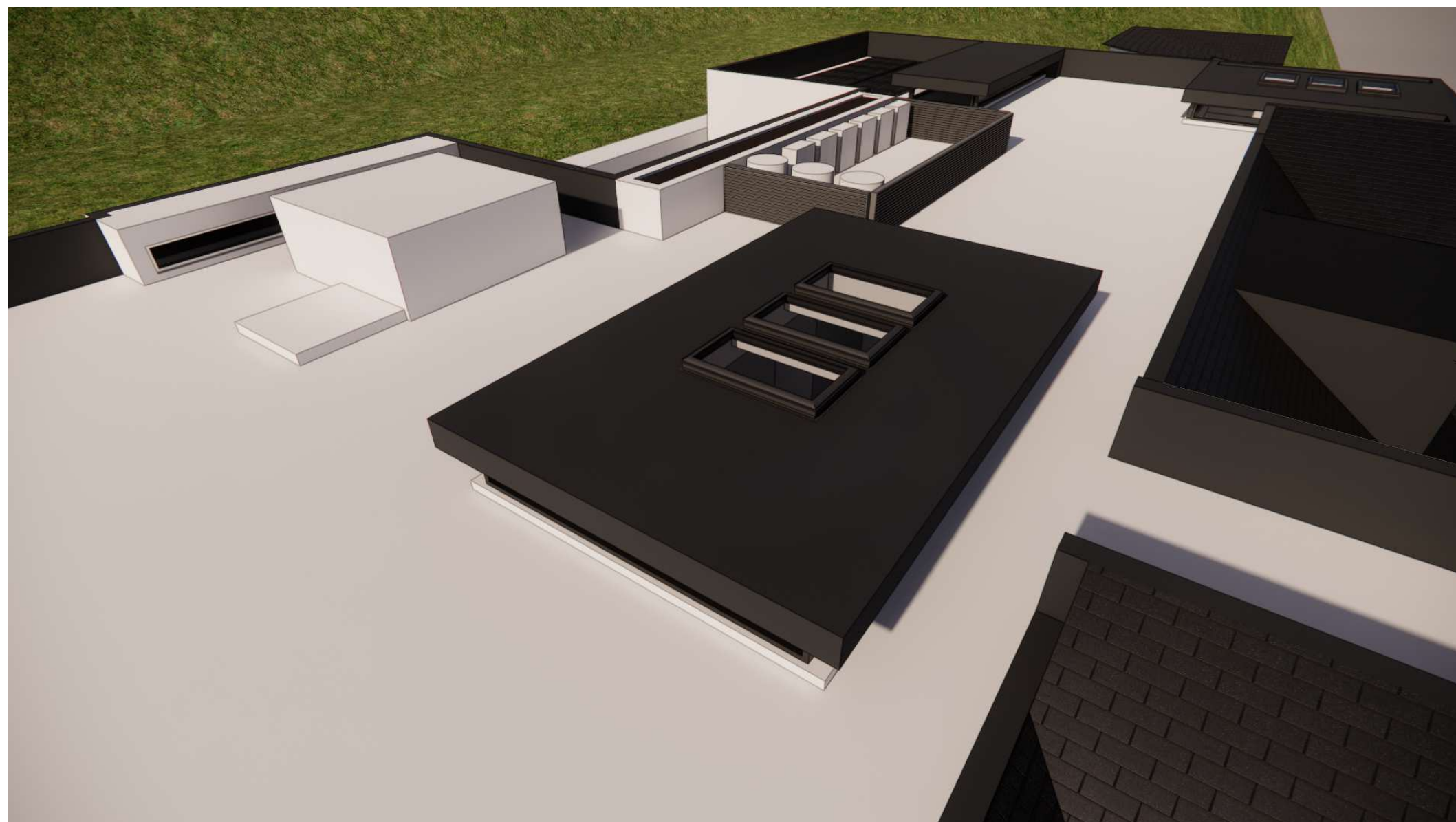
SILVER LEVEL OF THE LIVEABLE HOUSING GUIDELINE

northern beaches council

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A4 CLERESTORY WITH REDUCED EAVES AND TRIPLE SKYLIGHTS

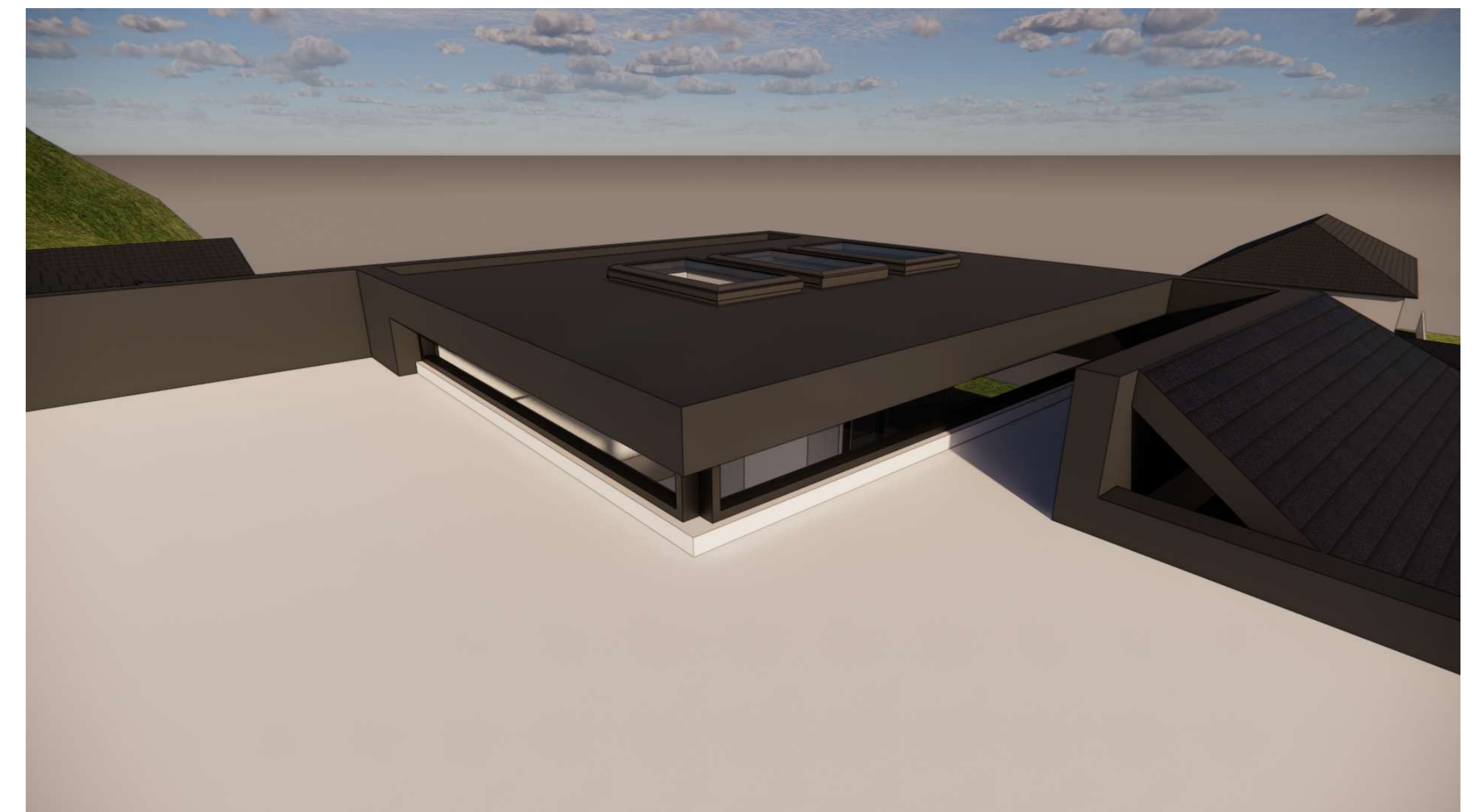
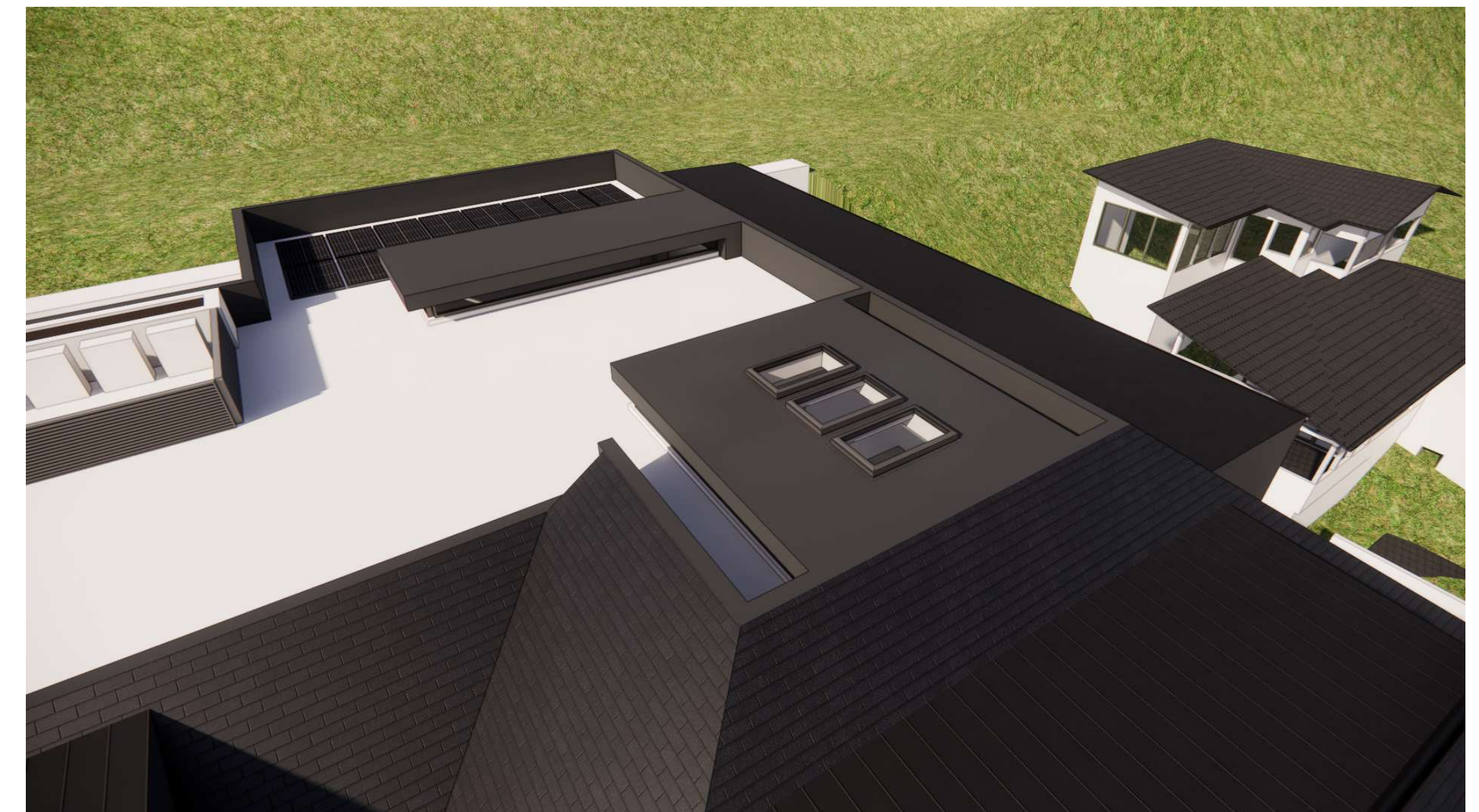


INTEGRATED BLINDS SHOWN OPEN



INTEGRATED BLINDS SHOWN RETRACTING

VELUX SKYLIGHT DESIGN INTENT IMAGES

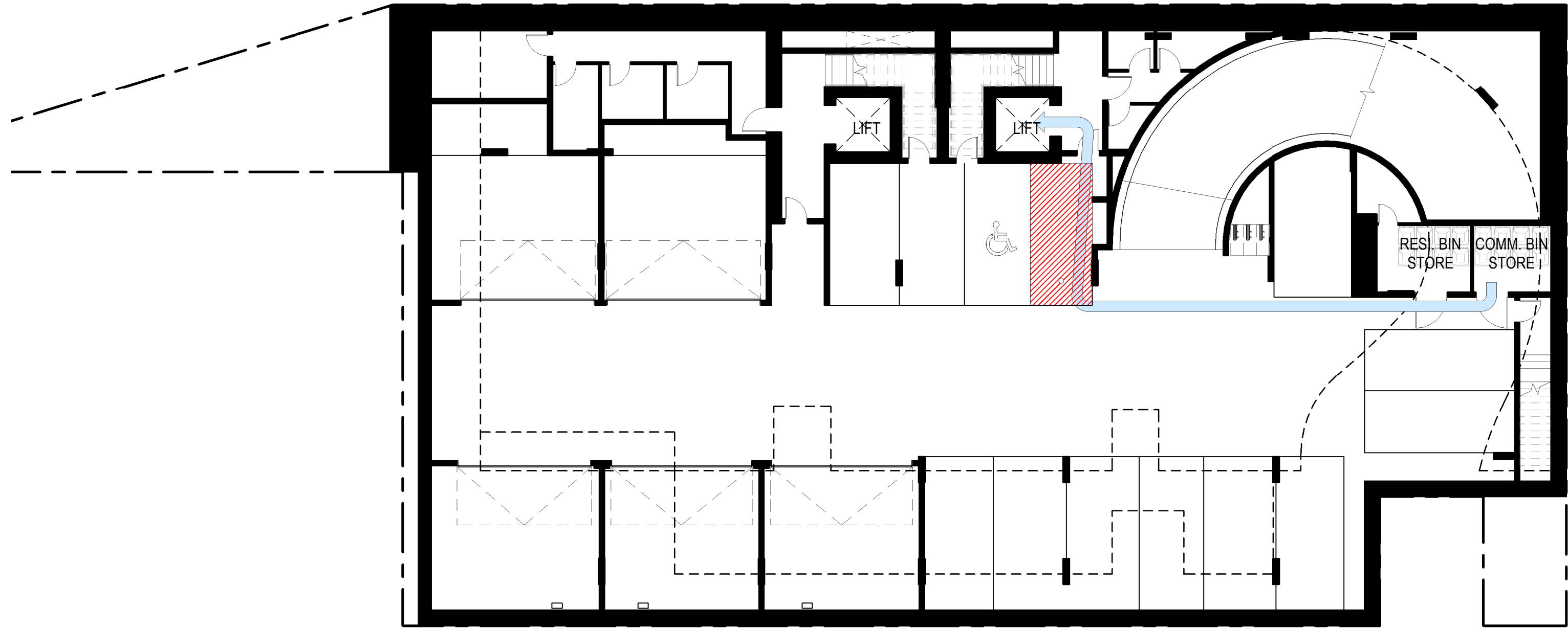


A5 CLERESTORY WITH REDUCED EAVES AND TRIPLE SKYLIGHTS

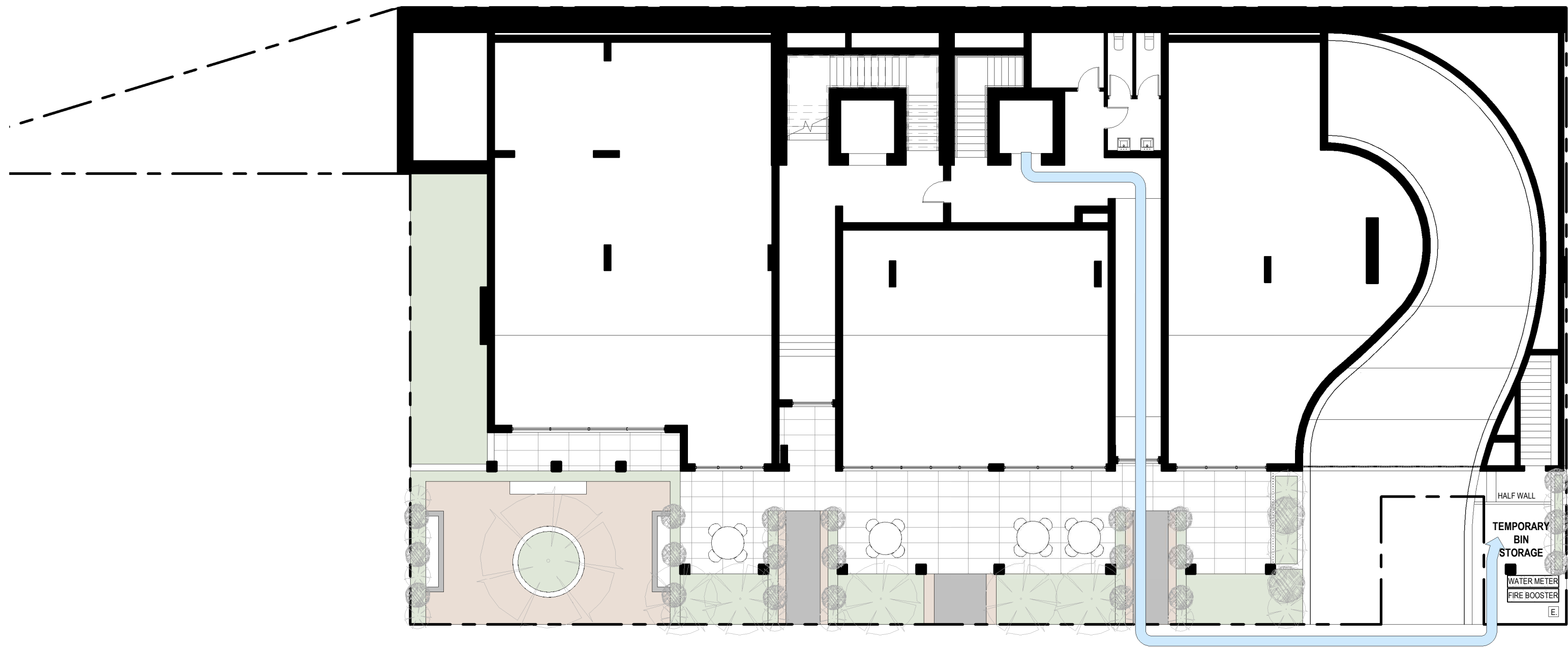
<p>NOTE:</p> <p>All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.</p> <p>Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian standards.</p> <p>Smoke detectors to comply with requirements of specification e17 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.</p>	<p>GENERAL NOTES:</p> <p>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.</p> <p>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, r.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.</p> <p>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.</p>	<p>NOTE:</p> <p>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 variation in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Local and protect all services prior to construction.</p> <p>COPYRIGHT CLAUSE:</p> <p>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.</p>
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C	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024		DM
B	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024		DM
A	AMENDED DRAWINGS - S34 CONFERENCE	21/03/2024		DM
ISSUE	AMENDMENT	DATE		

Item1	Address	<div>Innovate</div> <div>Suite 9b, 32 Frederick Street Cairley NSW 2223</div> <div>PO BOX 214 Cairley NSW</div> <div>t 02 9585 1855 f 02 9585 1844 e mail@innovate.com.au w www.innovate.com.au</div> <div>REGISTERED ARCHITECTS Nottingham Architect Camelton Jones 7143</div> <div>Architects</div>	<div><div><div><div><div></div><div></div><div></div></div><div>DM</div></div><div><div><div></div><div></div><div></div></div><div>GJ</div></div></div><div>MEMBERS</div><div>DATE FEB 2024</div></div> <div>NTS@A1</div>	<div>C</div>	PALM BEACH - AVENUED DRAWINGS '14 CONFERENCE	
Item2	Drawing Title		<div>2926</div>	<div>DA.80</div>		
Item3	PROPOSED SHOP TOP HOUSING DEVELOPMENT	A4 & A5 CLERESTORY IMAGERY				



2 BASEMENT FLOOR PLAN
NTS



1 PROPOSED GROUND FLOOR
NTS

 **northern beaches council**
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/242901
DATED: 11 December 2024

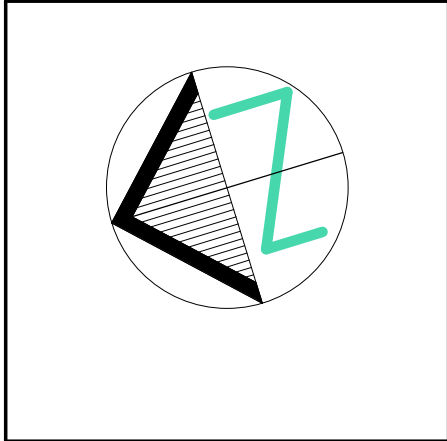
NOTE:
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

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



Client	ASIA DIGITAL INVESTMENTS	Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title	WASTE MANAGEMENT ACCESS PLAN

Innovate

Suite 9b, 32 Frederick Street
Oxley NSW 2221

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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

Architects

Drawn	DM	Scale	AS SHOWN @A1
Check	GJ	Issue	B
Date	FEB 2024	Sheet	DA.81
Job Number	2926		

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE