

SITE/ROOF PLAN

SCALE 1:100

BASIX - WATER

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (i.e. 4.5 but < 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	✓
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 148.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	✓	✓	✓
The applicant must connect the rainwater tank to:			
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

BASIX - THERMAL

Floor and wall construction	Area
Floor - concrete slab on ground	88.0 square metres
Floor - suspended floor/enclosed subfloor	16.0 square metres

BASIX - ENERGY

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning. Energy rating: EER 3.0 - 3.5.	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy rating: EER 3.0 - 3.5.	✓	✓	✓
The cooling system must provide for daytime zoning between living areas and bedrooms.	✓	✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning. Energy rating: EER 3.0 - 3.5.	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy rating: EER 3.0 - 3.5.	✓	✓	✓
The heating system must provide for daytime zoning between living areas and bedrooms.	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓
Laundry: individual fan, not ducted. Operation control: manual switch on/off	✓	✓	✓
Artificial lighting			
The applicant must ensure that the 'primary type of artificial lighting' is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word 'dedicated' appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) fittings:	✓	✓	✓
• at least 4 of the bedrooms / study;			

BASIX - ENERGY

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	✓	✓	✓

BDAY ASSESSMENT

THERMAL PERFORMANCE REQUIREMENTS		
13 Pacific Road, Palm Beach NSW 2108		
New Dwelling		
See NABERS Certificate for full information		
Builder to confirm insulation and glazing requirements in NABERS Certificate prior to construction		
All insulation and glazing must meet BCA and Australian Standard requirements		
	Construction	Added Insulation
External walls	240mm double cavity brick	270mm double cavity brick with R1.8 rigid insulation to:
	270mm double cavity brick 240mm Double brick 240mm AFS Lignic wall Above all dark colour 110mm lightweight cladding - medium colour	• Southern wall of lower ground floor (bath, bed 4 and rumpus) • Southern wall of ground floor (WC, pantry and kitchen) • Southern and eastern wall of entry of first floor. 110mm lightweight cladding to ensuite of first floor R2.0 bulk insulation + reflective foil. Remaining external walls, no insulation required.
Internal walls	Lower Ground Floor - 110mm single brick and interior stud with 50mm timber framed Ground Floor - 110mm single brick, double cavity brick, 50mm timber stud wall and AFS Lignic wall First Floor - 50mm timber framed	No insulation added to internal walls
External Floor or ground or suspended	Lower Ground Floor & Ground Floor - Concrete slab on ground and suspended concrete slab enclosed First Floor - Section of ensuite, suspended concrete slab over courtyard below	No insulation added to external floors
Ceilings between floors	Suspended concrete slab with plasterboard lining beneath	Lower Ground & Ground Floors - R2.0 bulk insulation to ceilings between levels
Ceiling to roof cavity	Concrete roof structure with plasterboard lining beneath	R2.0 bulk insulation to ceiling
Roof	Concrete roof	No insulation added
Floor floor coverings	Tile to wet areas, kitchen and pantry Timber flooring to remaining living, hallways, bedrooms and WIR	No insulation added
Glazing - All glazing to be in accordance with BCA standards	Aluminum frames (draft sealed) Note: Assessment with default windows - Assessable window values Only (i.e. 5% SHGC tolerance is allowed with this rating. NB: This tolerance only applies to SHGC, the U-value can always be lower but not higher than the values stated)	Single glazed clear, U-value 6.70 SHGC 0.57 & 0.70 to all glazed doors and windows.
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans Assessment 4 dated 7/9/2020

CONTROLS	
ZONE - E4 ENVIRONMENTAL LIVING	
ACID SULFATE SOILS: CLASS 5	
MAX BUILDING HEIGHT: 10m MAX BUILDING HEIGHT	
GEOTECHNICAL HAZARD: H1 GEOTECHNICAL HAZARD	
LANDSCAPE AREA: 60% LANDSCAPE AREA = 358.43m ² (inc 0.013% of impervious area)	



PROPOSED DWELLING HOUSE FOR WILLIAM & NANCY GROUNDS

ADDRESS
13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651

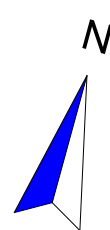
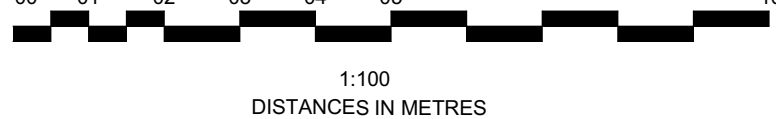
DRAWING TITLE

SITE ROOF PLAN

ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE: 1:100 @ A1
DRAWN: MC
CHECKED: JG
SUBMISSION DATE: SEPTEMBER 2020
JOB NUMBER: 03/2018/07

DRAWING NUMBER: DA01
ISSUE: A



PACIFIC ROAD (20.115 WIDE)

LOT 405
DP 19651

LOT 404
DP 19651
604.8m²

LOT 403
DP 19651

WALL LEGEND

Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	200mm AFS Logic Wall	
	110mm Single Brick	Face Brick
	90mm Timber Framed	

LEGEND

	existing tree to be removed
	existing tree to be retained
	proposed tree
ct	ceramic tiles
tf	timber floor
dp	downpipe
do	drainage outlet
rwt	rain water tank
of	overflow
hr	handrail
gm	gas meter
T.O.W.	top of wall
T.O.P.	top of parapet
sd	smoke detector
sp	structural post
shr	shower
gb	glass balustrade
x21.10	existing RL's
	outline of existing buildings to be demolished

LOWER GROUND FLOOR PLAN

SCALE 1:100

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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020

LOT 405
DP 19651LOT 404
DP.19651LOT 403
DP 19651

PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

DRAWING TITLE

LOWER GROUND FLOOR
PLAN

ARCHITECT

JAMISA ARCHITECTS PTY LTD

Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE 1:100 @ A1

DRAWN MC

CHECKED JG

SUBMISSION DATE SEPTEMBER 2020

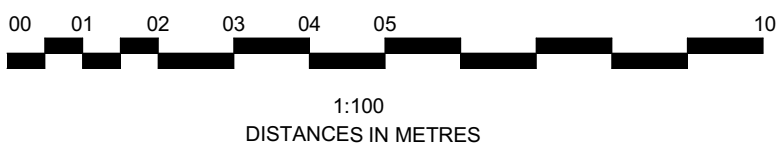
JOB NUMBER 03/2018/07

DRAWING NUMBER

ISSUE

DA02

A



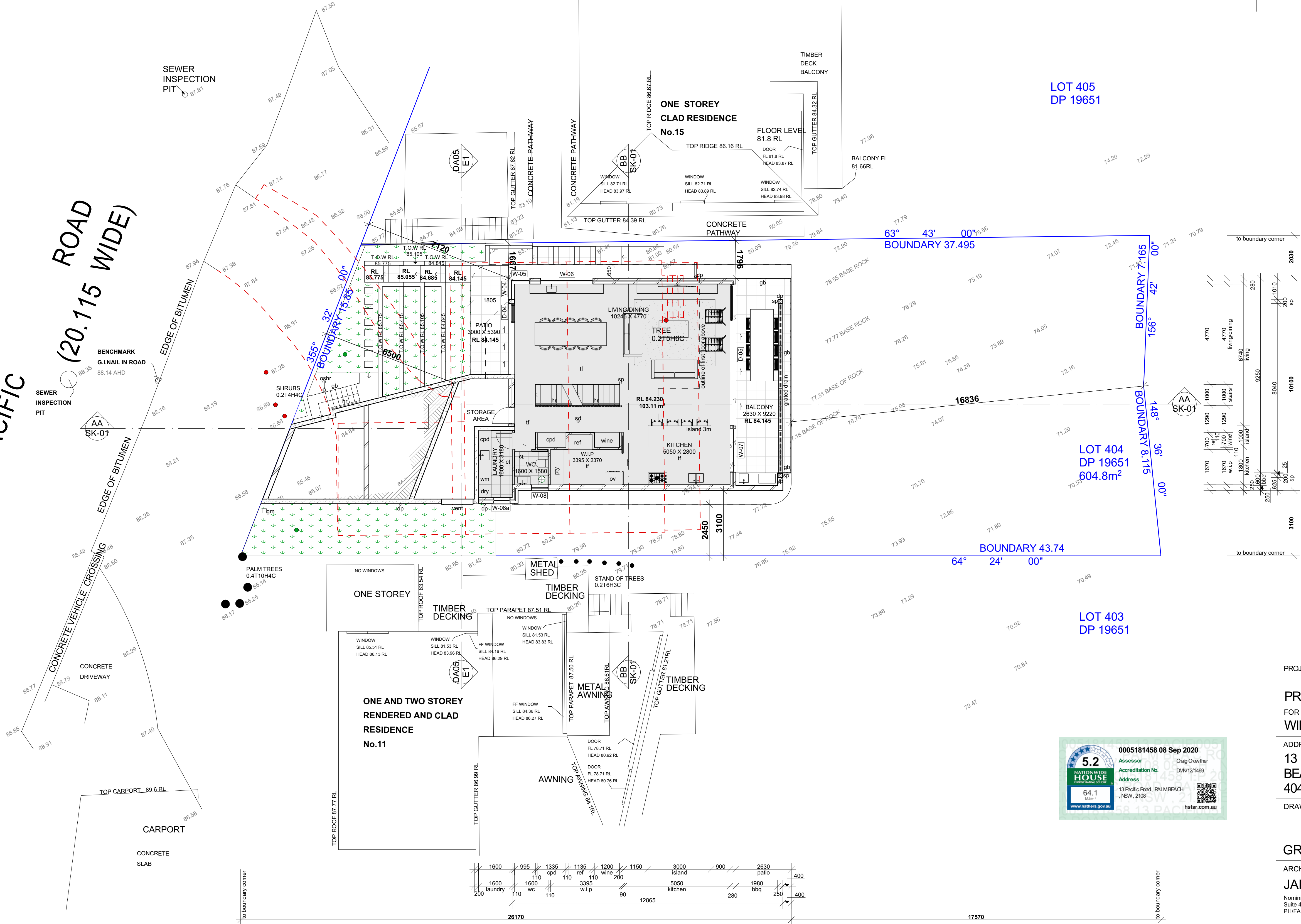
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WALL LEGEND		
Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	270mm Double Cavity Brick	Face Brick
	250mm Double Brick	Rendered (external + internal face)
	200mm AFS Logic Wall	
	110mm Single Brick	Face Brick
	90mm Timber Framed	

LEGEND	
	existing tree to be removed
	existing tree to be retained
	proposed tree
ct	ceramic tiles
tf	timber floor
dp	downpipe
do	drainage outlet
rw	rain water tank
of	overflow
osh	outdoor shower
gm	gas meter
T.O.W.	top of wall
T.O.P.	top of parapet
sd	smoke detector
sp	structural post
shr	shower
wip	walk in pantry
ref	refrigerator
cpd	cupboard
pty	pantry
ov	oven
wm	washing machine
dry	dryer
hr	handrail
gb	glass balustrade
x21.10	existing RL's
- - -	outline of existing buildings to be demolished

GROUND FLOOR PLAN
SCALE 1:100

PACIFIC ROAD
(20.115 WIDE)



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PROJECT
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FOR
WILLIAM & NANCY GROUNDS
ADDRESS
13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651

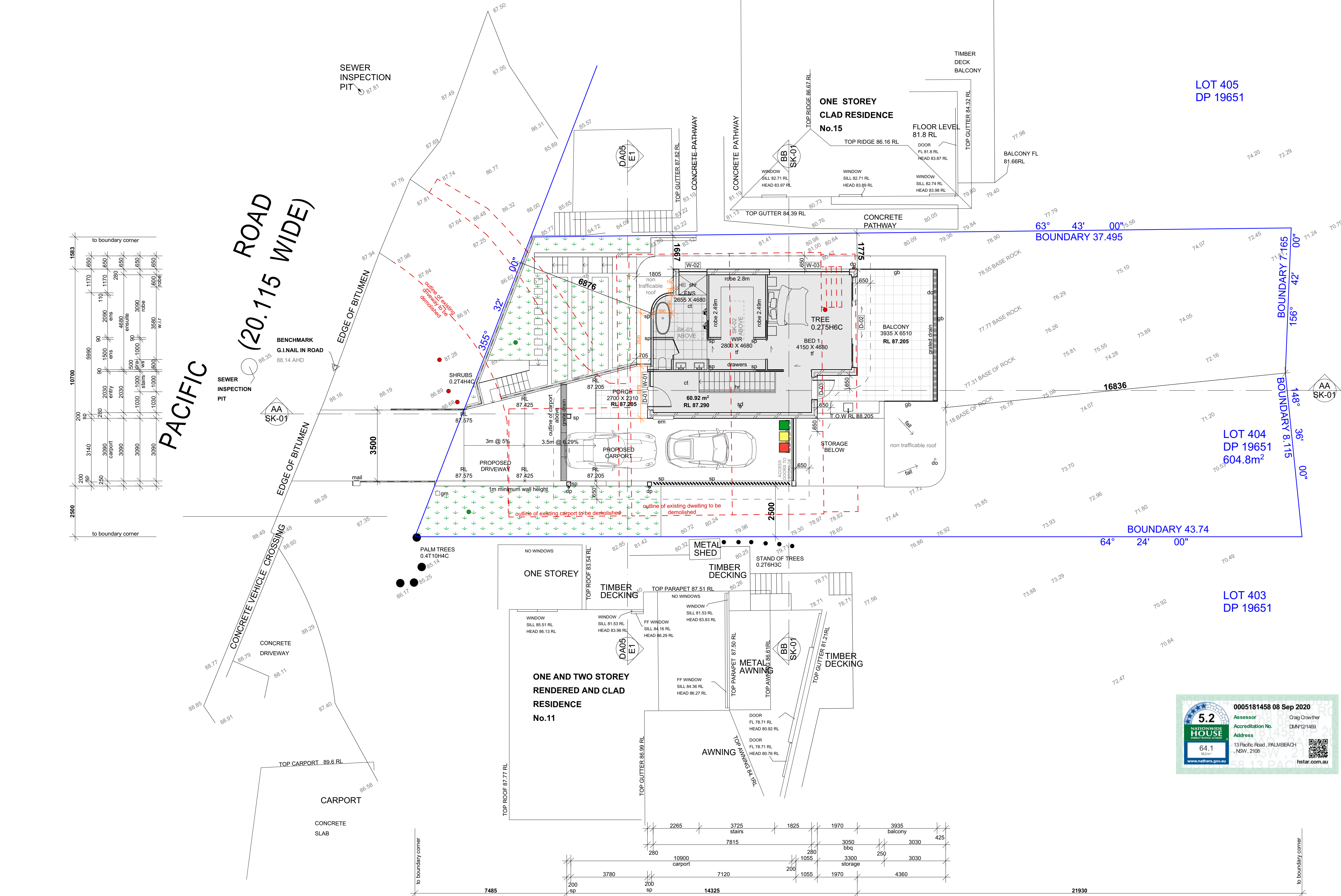
DRAWING TITLE
GROUND FLOOR PLAN
ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE 1:100 @ A1
DRAWN MC
CHECKED JG
SUBMISSION DATE SEPTEMBER 2020
JOB NUMBER 03/2018/07

DRAWING NUMBER
DA03
ISSUE
A

WALL LEGEND		
Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	250mm Double Brick	Rendered (external + internal face)
	110mm Timber Framed	Lightweight Cladding
	90mm Timber Framed	

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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



LEGEND			
	Area Included in FSR		
shr	shower	tf	timber floor
dp	downpipe	gm	gas meter
ct	ceramic tiles	em	electrical meter
cpt	carpet	do	drainage outlet
sd	smoke detector	gb	glass balustrade
nr	handrail	oshr	outdoor shower



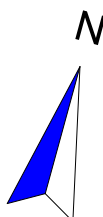
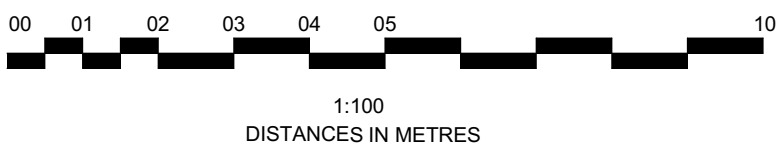
PROJECT
PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS
ADDRESS
13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651
DRAWING TITLE

FIRST FLOOR PLAN
ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE 1:100 @ A1
DRAWN MC
CHECKED JG
SUBMISSION DATE SEPTEMBER 2020
JOB NUMBER 03/2018/07

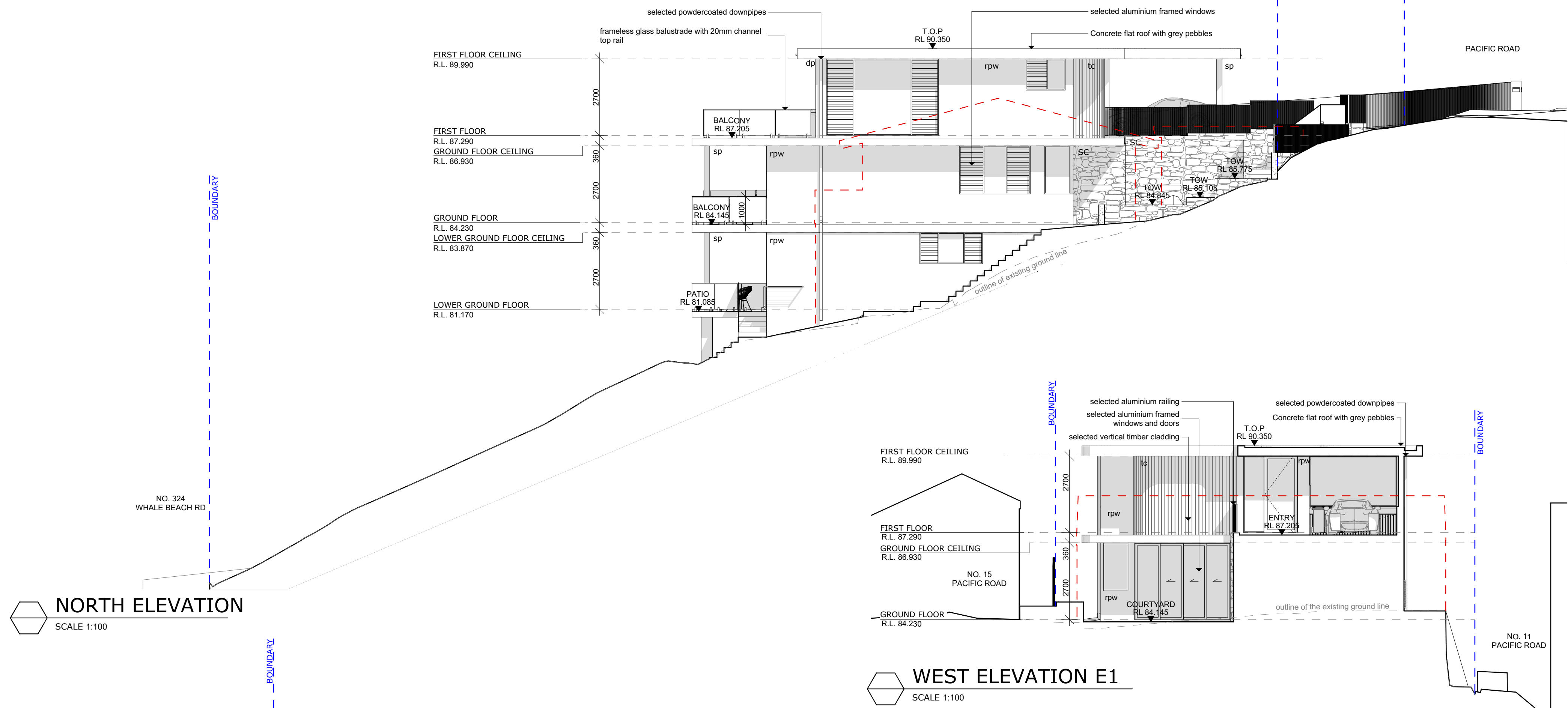
DRAWING NUMBER ISSUE
DA04 A

FIRST FLOOR PLAN
SCALE 1:100



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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



- LEGEND
- of overflow
 - dp downpipe
 - tc timber cladding
 - T.O.P top of parapet
 - rpw rendered & painted masonry wall
 - hw hot water system
 - em elec. meter
 - gm gas meter
 - - - outline of existing buildings to be demolished
 - SC stone cladding

PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS
13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651

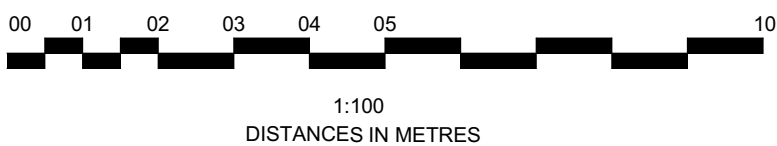
DRAWING TITLE

ELEVATIONS

ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

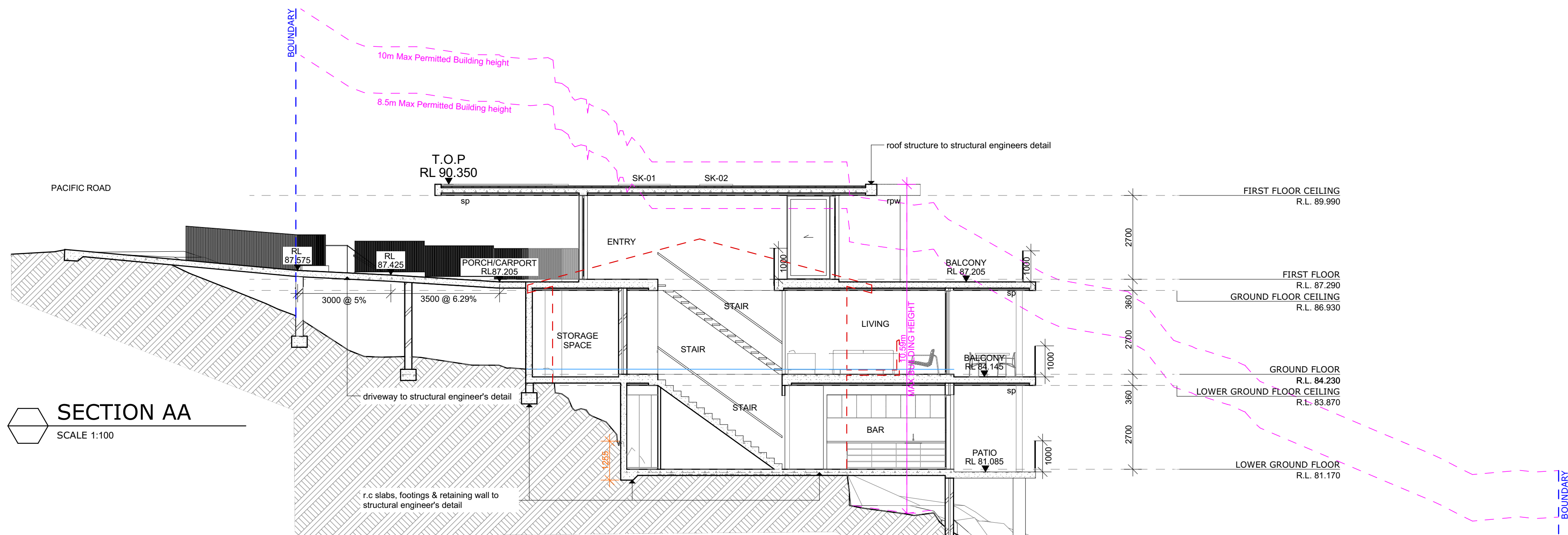
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DRAWN MC
CHECKED JG
SUBMISSION DATE SEPTEMBER 2020
JOB NUMBER 03/2018/07

DRAWING NUMBER **DA05** ISSUE **A**

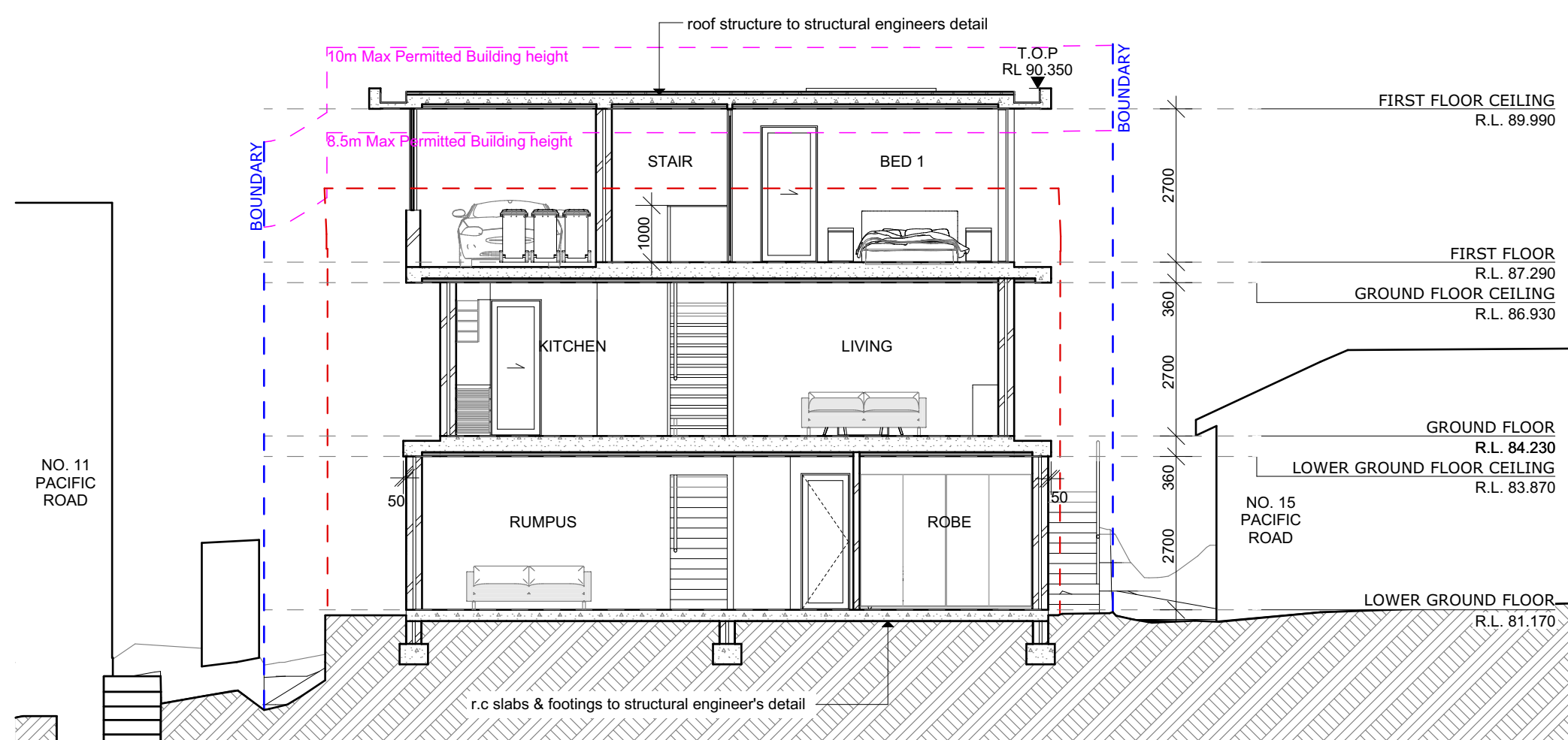


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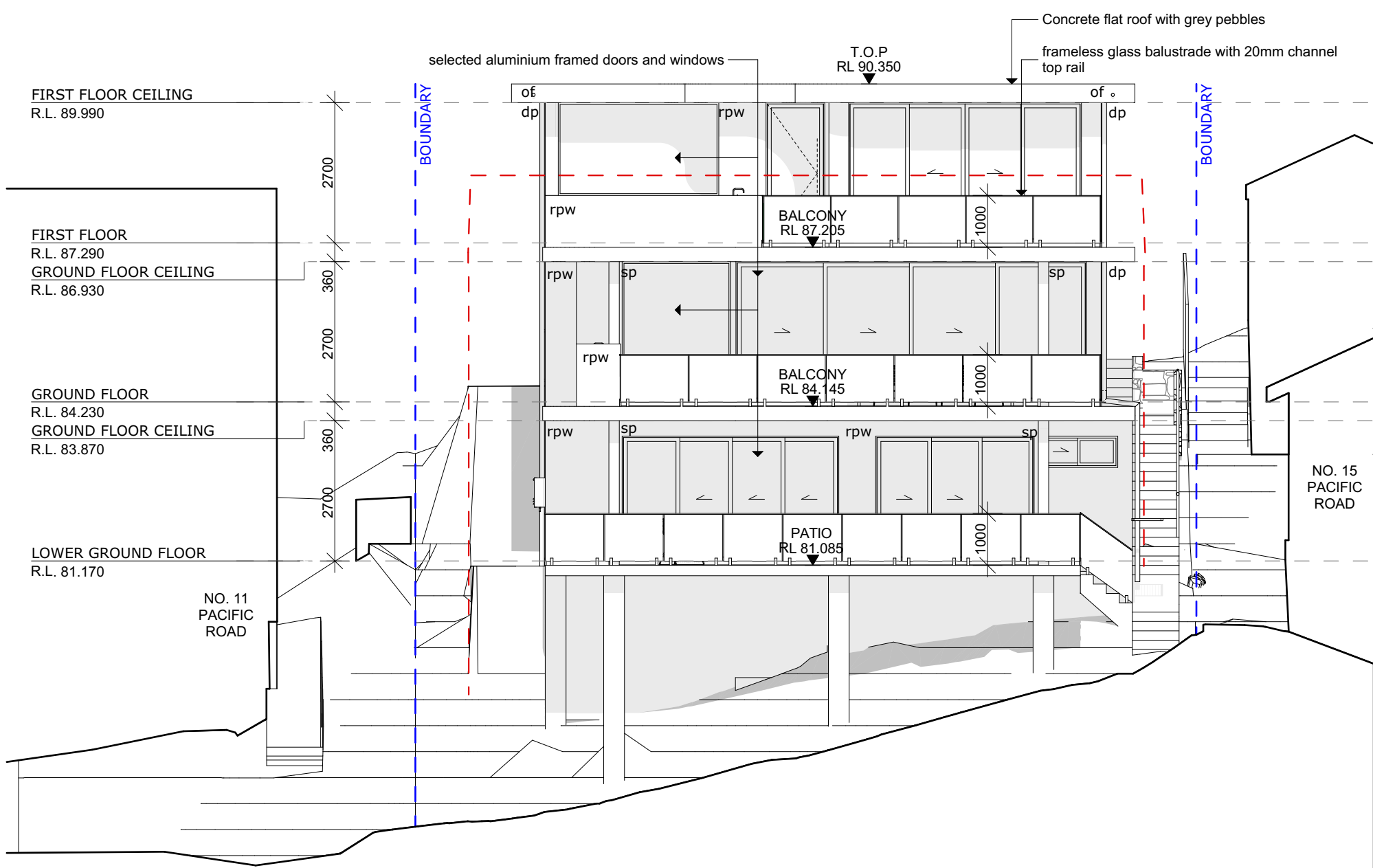
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



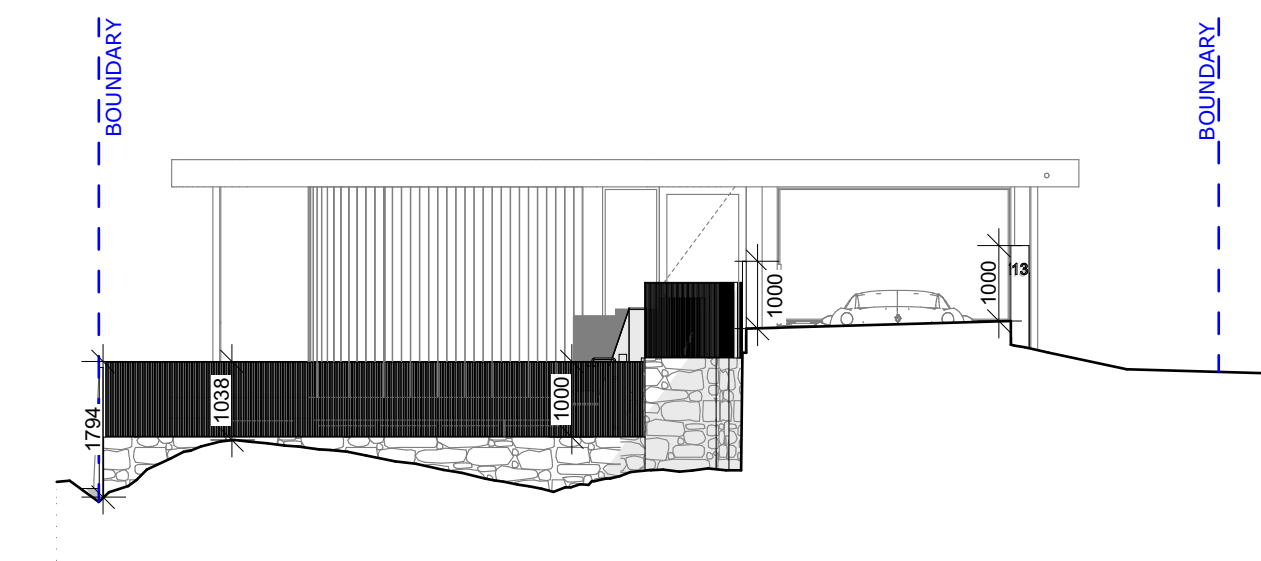
SECTION AA
SCALE 1:100



SECTION BB
SCALE 1:100

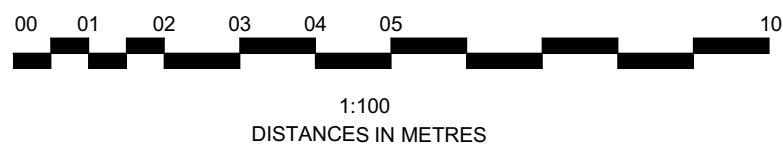


EAST ELEVATION
SCALE 1:100



FRONT FENCE ELEVATION
SCALE 1:100

LEGEND
of overflow
sp structural post
dp downpipe
rpw rendered & painted masonry wall
— outline of existing buildings to be demolished



PROJECT
PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS
ADDRESS
13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651

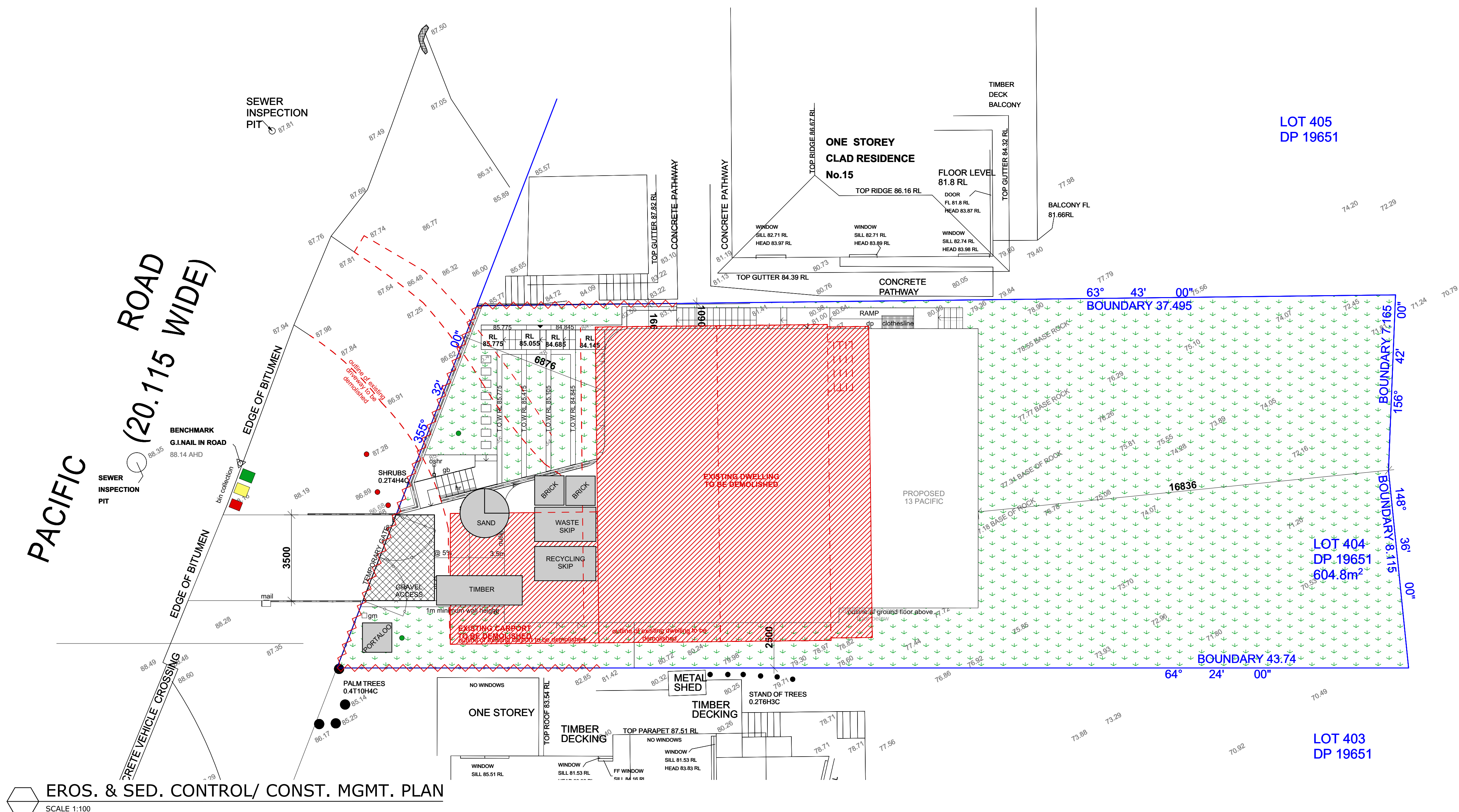
SECTIONS
ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE: 1:100 @ A1
DRAWN: MC
CHECKED: JG
SUBMISSION DATE: SEPTEMBER 2020
JOB NUMBER: 03/2018/07

DRAWING NUMBER: **DA06**
ISSUE: **A**

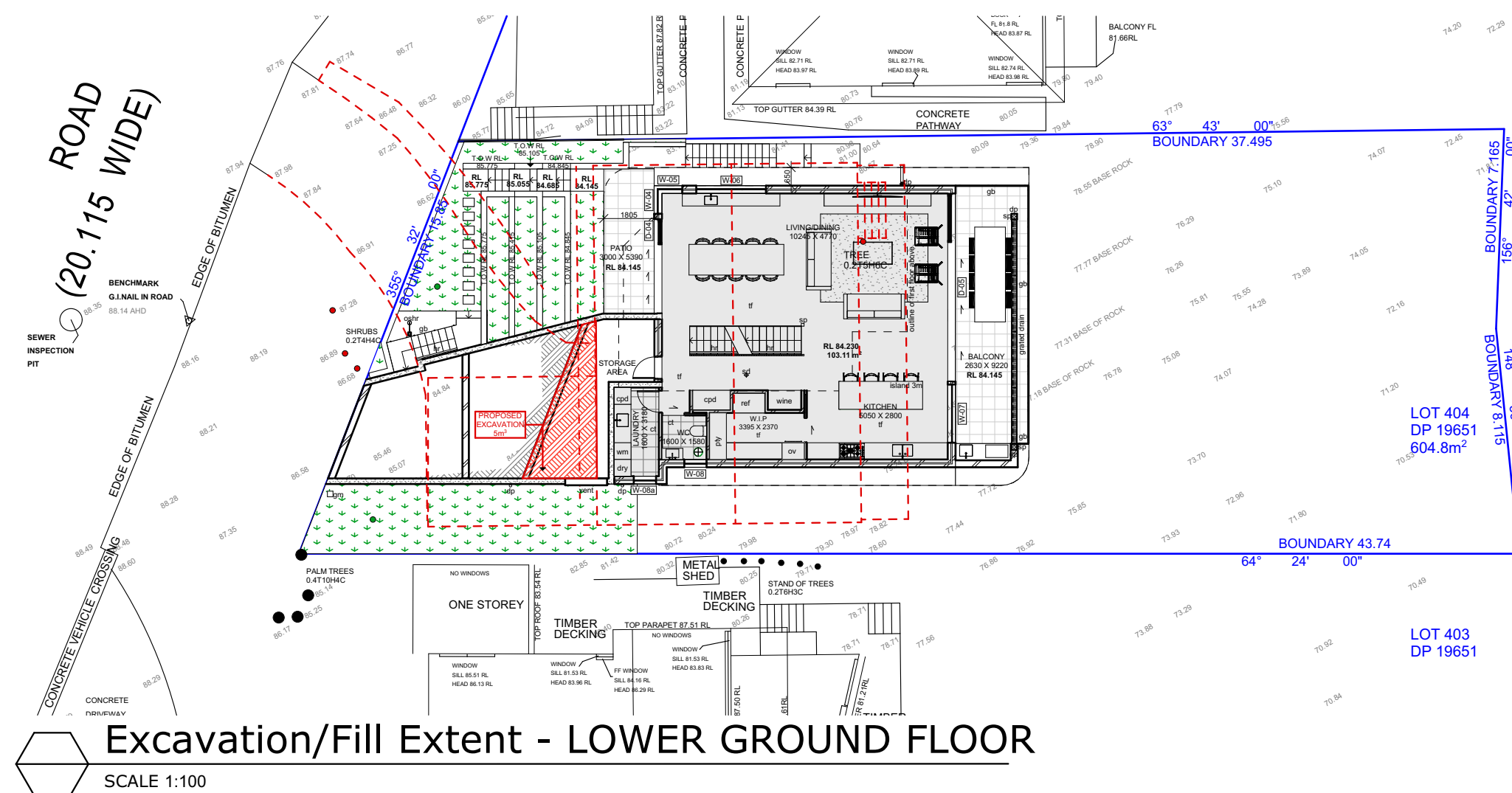
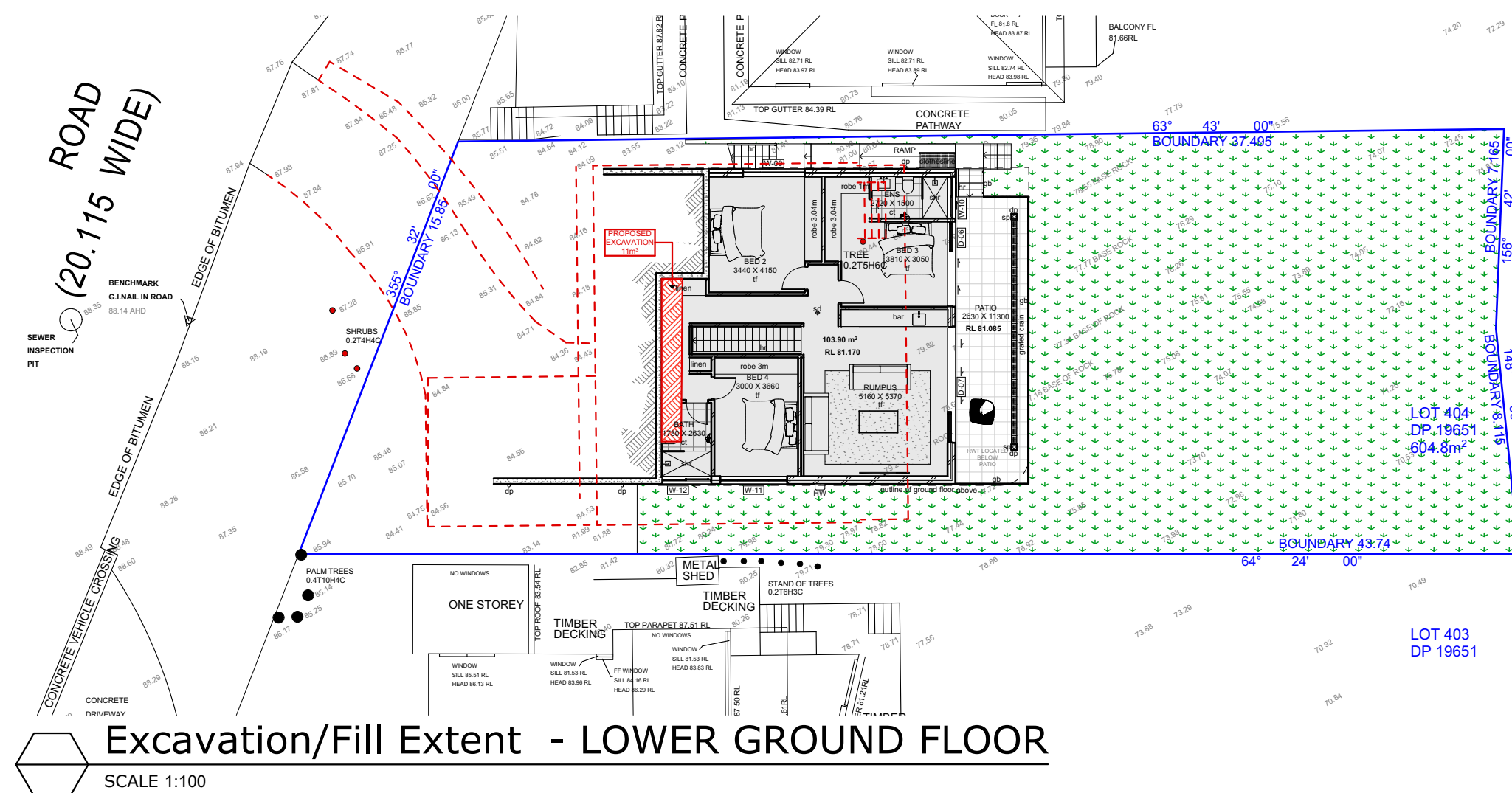
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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



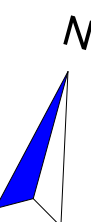
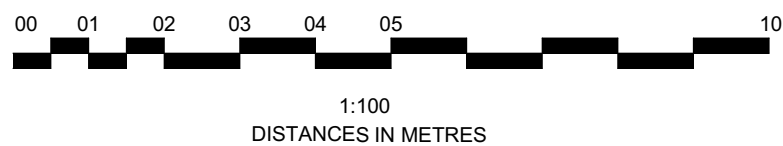
LEGEND	
	Gravel Access
	Silt Fence
	Stockpiles
	Geotextile Fabric filled with Gravel
	Temporary Fencing
	Downpipe
	Rainwater tank
	outline of demolition
	240L Garden Waste Bin
	240L Mobile Recycling Bin
	120L Mobile Waste Bin
	Area of Excavation

EROS. & SED. CONTROL/ CONST. MGMT. PLAN
SCALE 1:100



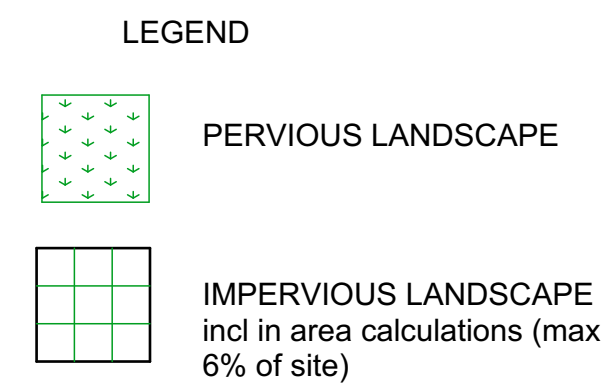
- Note:
ALL EXCAVATION WORK IN THE VICINITY OF GAS, TELSTRA & WATER SUPPLY SERVICES BETWEEN THE KERB AND FRONT BOUNDARY TO BE EXCAVATED IN ACCORDANCE WITH EACH SUPPLY AUTHORITY REQUIREMENTS.
1. All stockpiles to be clear from drains, gutters and footpaths
 2. Roads and footpaths to be swept and inspected and maintained daily by site manager
 3. Boards sewer to be located prior to construction
 4. If portaloos are needed, connect it to boards sewer
 5. Waste & recycling containers to be maintained in a satisfactory condition while on site
 6. Timing of the removal of containers to be carried out during permitted construction hours
 7. Containers and all waste are to be removed prior to final inspection and occupation

TOTAL EXCAVATION
11m³ + 5m³ = 16m³

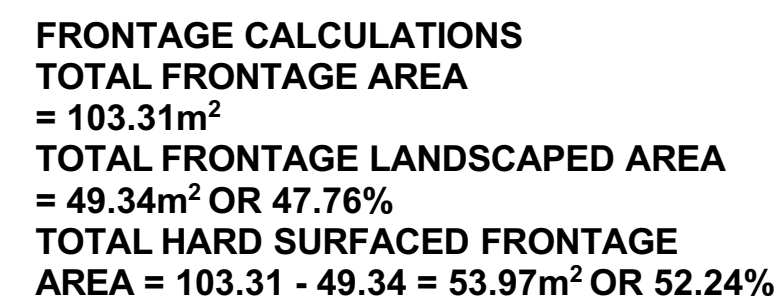


PROJECT	PROPOSED DWELLING HOUSE FOR WILLIAM & NANCY GROUNDS
ADDRESS	13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 DP NO. 19651
DRAWING TITLE	DEMO/EXCAVATION/WASTE MNGT/EROS SEDIMENT CNTL PLAN
ARCHITECT	JAMISA ARCHITECTS PTY LTD Nominated Architect: Jamie Grounds NSW Registration No. 7265 Suite 4, 112 Cronulla St, Cronulla PH/FAX: 9523 6499
SCALE	1:100 @ A1
DRAWN	MC
CHECKED	JG
SUBMISSION DATE	SEPTEMBER 2020
JOB NUMBER	03/2018/07
DRAWING NUMBER	DA07
ISSUE	A

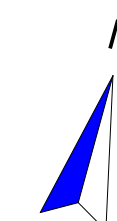
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



SCALE 1:100

$$298.13\text{m}^2 + 29.12\text{m}^2 + 0.33\text{m}^2 + 13.69\text{m}^2 + 4.12\text{m}^2 + 3.91\text{m}^2 + 3.71\text{m}^2 + 5.42\text{m}^2 + 7.92\text{m}^2 = 366.35\text{m}^2 \quad 60.57\%$$


SCALE 1:100



PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

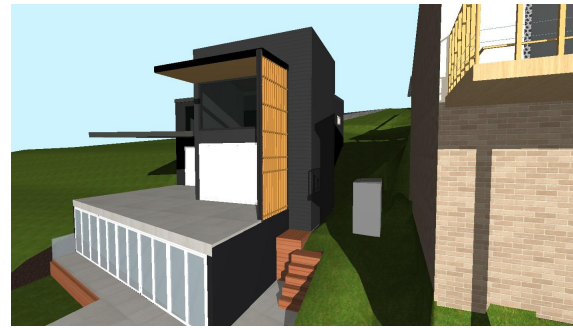
LANDSCAPE AREA
CALCULATIONS

JAMISA ARCHITECTS PTY LTD

SCALE	1:100 @ A1
DRAWN	MC
CHECKED	JG
SUBMISSION DATE	SEPTEMBER 2
JOB NUMBER	03/2018/07

ISSUE

A



June 21st - 9am
Existing overshadowing on No.11 Pacific Road



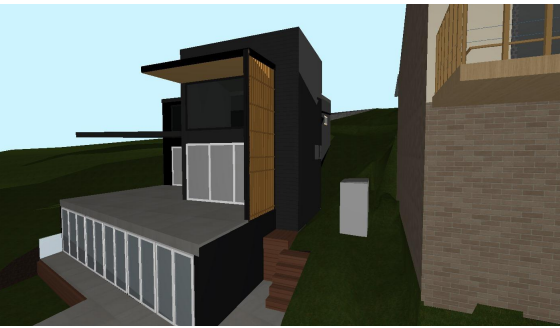
June 21st - 9am
Proposed overshadowing on No.11 Pacific Road



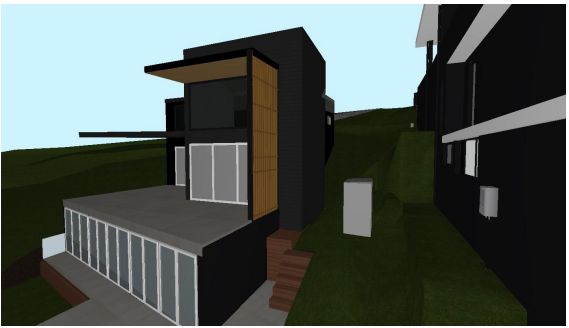
June 21st - 12pm
Existing overshadowing on No.11 Pacific Road



June 21st - 12pm
Proposed overshadowing on No.9 Pacific Road



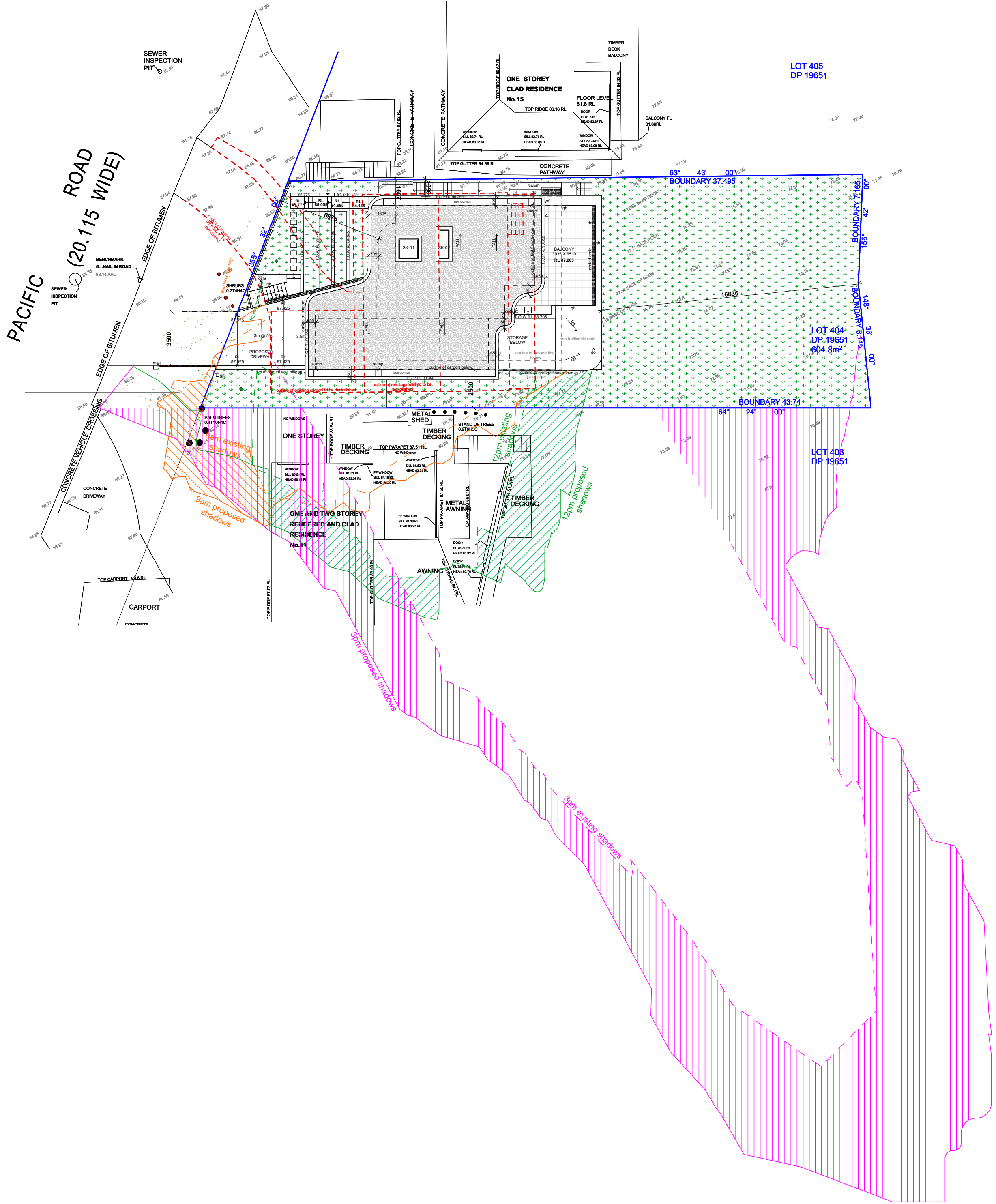
June 21st - 3pm
Existing overshadowing on No.11 Pacific Road



June 21st - 3pm
Proposed overshadowing on No.11 Pacific Road

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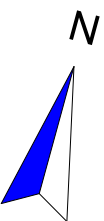
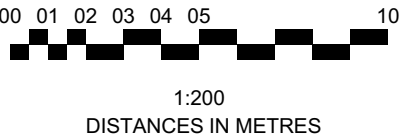
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



LEGEND

- Existing shadows
- Proposed shadows
- Fence shadows
- Extent of additional overshadowing on adjoining properties due to proposed development at 9:00am on June 21st
- Extent of additional overshadowing on adjoining properties due to proposed development at 12:00pm on June 21st
- Extent of additional overshadowing on adjoining properties due to proposed development at 3:00pm on June 21st
- Extent of additional sunlight on adjoining properties due to proposed development on June 21st

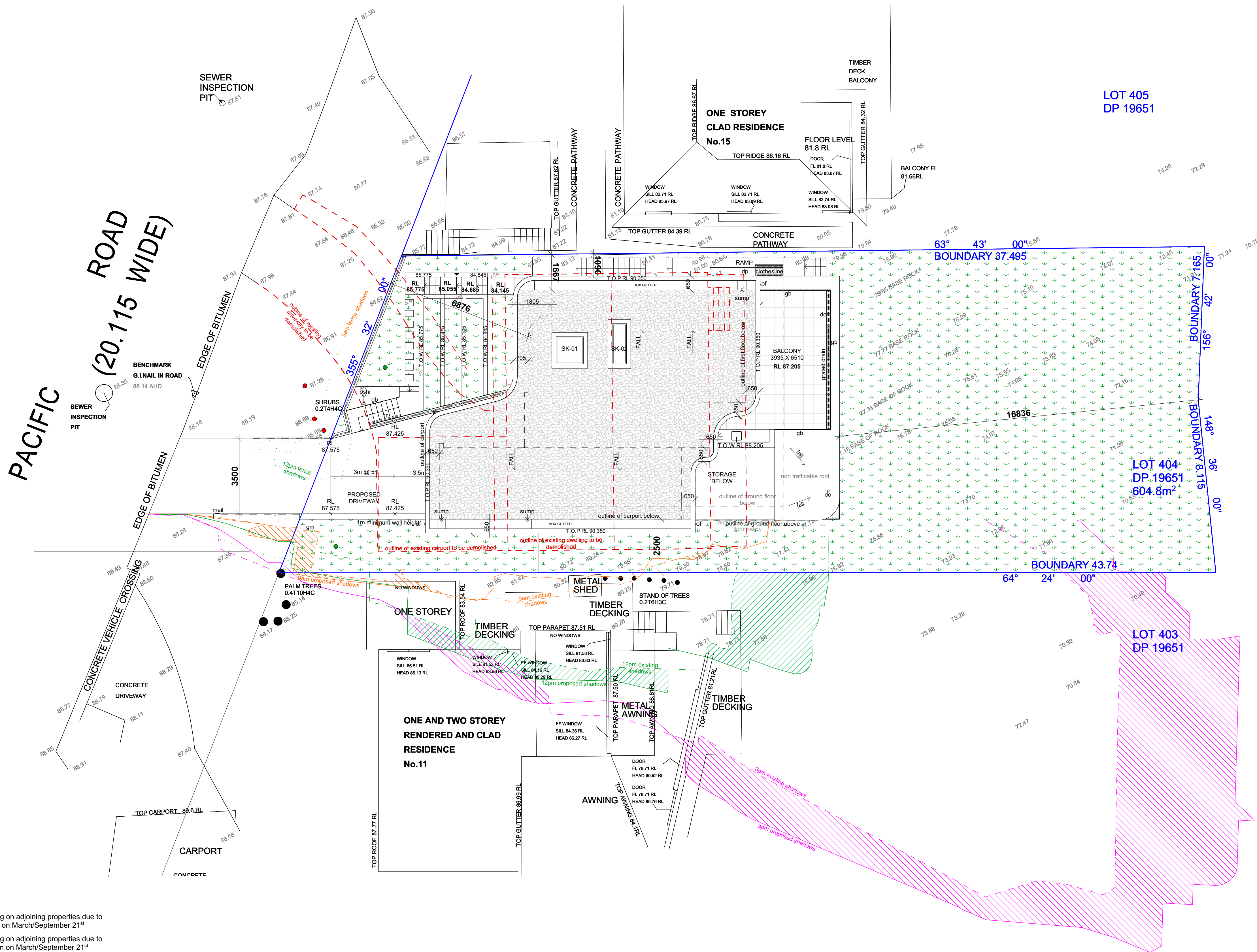
SHADOW DIAGRAMS - JUNE 21st
1:200 SCALE



PROJECT	PROPOSED DWELLING HOUSE FOR WILLIAM & NANCY GROUNDS
ADDRESS	13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 DP NO. 19651
DRAWING TITLE	SHADOWS DIAGRAMS JUNE 21
ARCHITECT	JAMISA ARCHITECTS PTY LTD Nominated Architect: Jamie Grounds NSW Registration No. 7265 Suite 4, 112 Cronulla St, Cronulla PH/FAX: 9523 6499
SCALE	1:200 @ A1
DRAWN	MC
CHECKED	JG
SUBMISSION DATE	SEPTEMBER 2020
JOB NUMBER	03/2018/07
DRAWING NUMBER	ISSUE
DA09	A

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Builder to refer to DA consent conditions and DA approved drawings.
All building works to comply with relevant provisions of the Building Code of Australia (BCA) & National Construction Code (NCC) 2019 Volume Two and relevant Australian Standards.

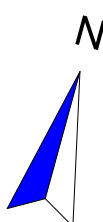
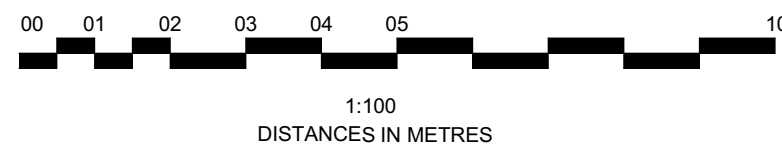
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



LEGEND

- Existing shadows
- Proposed shadows
- Fence shadows
- Extent of additional overshadowing on adjoining properties due to proposed development at 9:00am on March/September 21st
- Extent of additional overshadowing on adjoining properties due to proposed development at 12:00pm on March/September 21st
- Extent of additional overshadowing on adjoining properties due to proposed development at 3:00pm on March/September 21st
- Extent of additional sunlight on adjoining properties due to proposed development on March/September 21st

SHADOW DIAGRAMS - MARCH/SEPTEMBER 21st
1:100 SCALE



PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

DRAWING TITLE

SHADOW DIAGRAMS
MARCH/ SEPTEMBER 21

ARCHITECT

JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE

1:100 @ A1

DRAWN

MC

CHECKED

JG

SUBMISSION DATE

SEPTEMBER 2020

JOB NUMBER

03/2018/07

DRAWING NUMBER

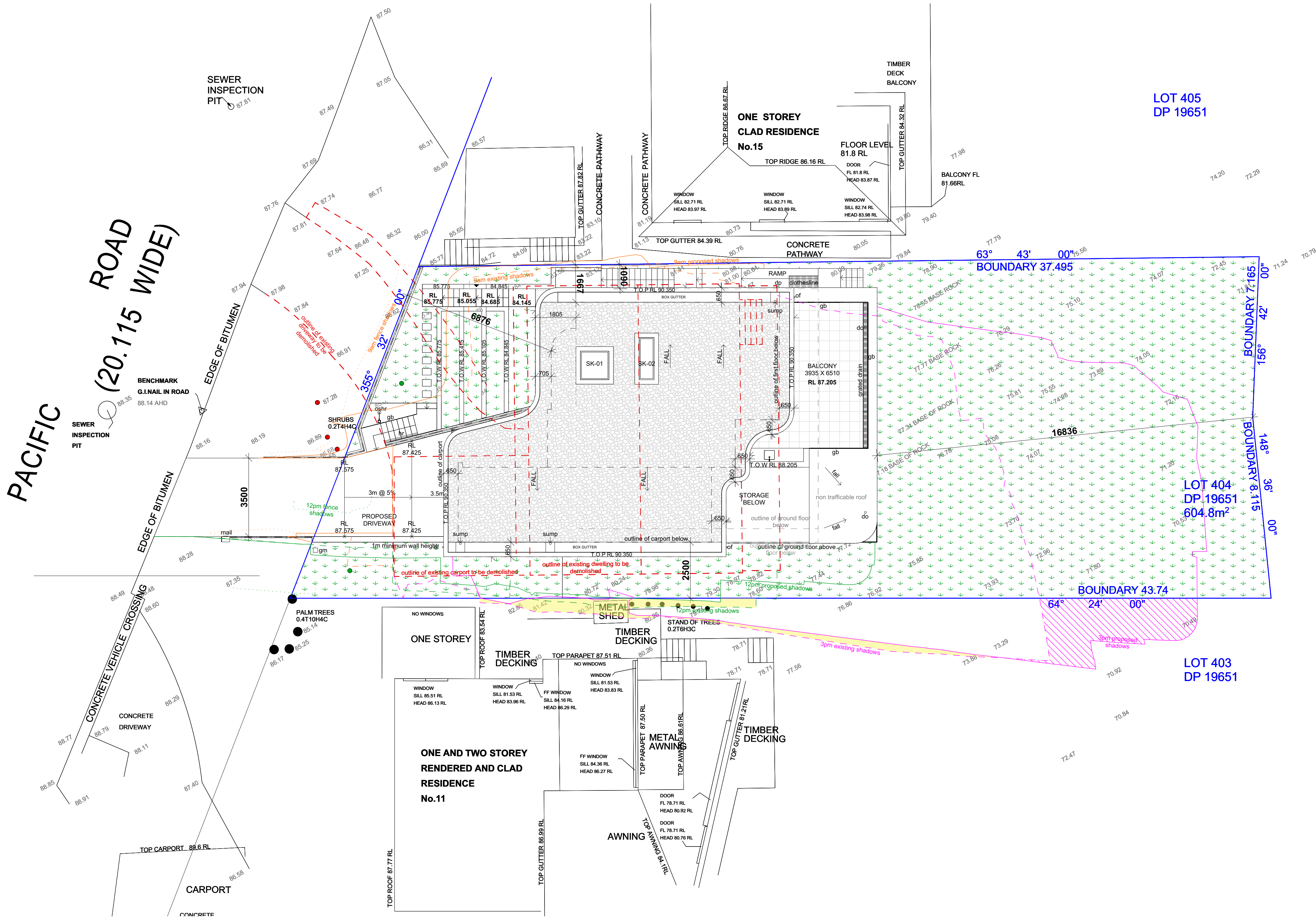
DA10

ISSUE

A

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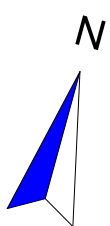
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020



LEGEND

- Existing shadows
- Proposed shadows
- Fence shadows
- Extent of additional overshadowing on adjoining properties due to proposed development at 9:00am on December 21st
- Extent of additional overshadowing on adjoining properties due to proposed development at 12:00pm on December 21st
- Extent of additional overshadowing on adjoining properties due to proposed development at 3:00pm on December 21st
- Extent of additional sunlight on adjoining properties due to proposed development on December 21st

SHADOW DIAGRAMS - DECEMBER 21st
1:100 SCALE



PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

DRAWING TITLE

SHADOW DIAGRAMS
DECEMBER 21

ARCHITECT

JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE 1:100 @ A1
DRAWN MC
CHECKED JG
SUBMISSION DATE SEPTEMBER 2020
JOB NUMBER 03/2018/07

DRAWING NUMBER

DA11

ISSUE

A



Selected timber cladding
Colour: Euro Selektta cladd 'silver oak' or similar

rendered & painted walls
colour: Dulux 'Monument' or similar

selected powdercoated aluminium windows & doors
colour: Dulux Duralloy 'Black Matt' or similar

Selected vertical powdercoated aluminium railing
Colour: Dulux Duralloy 'Black Matt'

Acrylic render with painted finish.
Colour: 'Dulux Lexicon Quarter' or similar

Stone Clad Wall
Colour: Eco Outdoor Freeform 'Wamberal'



	Dulux Powdercoat- 'Black Matt'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Dulux 'Lexicon Quarter'
	Dulux - 'Monument'

Note: Dulux & Colorbond colours can be replaced by similar products

selected frameless glass balustrade with
20mm powdercoated channel top rail

Acrylic render with painted finish.
Colour: 'Dulux Lexicon Quarter' or similar



rendered & painted walls
colour: Dulux 'Monument' or similar

selected powdercoated aluminium windows & doors
colour: Dulux Duralloy 'Black Matt' or
similar



	Dulux Powdercoat- 'Black Matt'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Dulux 'Lexicon Quarter'
	Dulux - 'Monument'

Note: Dulux & Colorbond colours can
be replaced by similar products

selected frameless glass balustrade with
20mm powdercoated channel top rail

Acrylic render with painted finish.
Colour: 'Dulux Lexicon Quarter' or similar

selected powdercoated aluminium windows & doors
colour: Dulux Duralloy 'Black Matt' or
similar

rendered & painted walls
colour: Dulux 'Monument' or similar

selected gutters & downpipes
colour: Colorbond 'monument' or
similar



5.2
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
64.1
Mums!
www.nathers.gov.au

0005181458 08 Sep 2020

Assessor: Craig Crowther
Accreditation No.: DMN12/1469
Address: 13 Pacific Road, PALMBEACH, NSW, 2108

hstar.com.au

- Dulux Powdercoat-
'Black Matt'
- Eco Outdoor freeform stone
wall
Colour: 'Wamberal'
- Eco Outdoor freeform stone
wall
Colour: 'Wamberal'
- Dulux 'Lexicon Quarter'
- Dulux - 'Monument'

DRAWING SCHEDULE

Sheet	Drawing Title	Scale	Size
AD.DA.00	Drawing Schedule & Notes	N/A	A1
AD.DA.01	Landscape Plan	1:100	A1

GENERAL NOTES

FOR DEVELOPMENT APPLICATION ONLY.
Do not scale from drawings.
All discrepancies or conflict should be brought to the attention of Azurea Design.
Larger scale drawings and written dimensions take preference.
All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Engineer's Specifications.
Protect all adjoining property building, walls and paving. Damaged elements are to be replaced.
No responsibility will be taken by Azurea Design for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
Service location on plans are indicative only . Azurea Design accepts no responsibility for the accuracy of service location. It is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages remains the responsibility of the contractor.
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IRRIGATION NOTES

Irrigation by specialist D&C Irrigation Consultant. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.
Irrigation is to comply with Council Conditions of Consent and Water Authorities.
All garden beds within the site boundary are to be irrigated unless stated otherwise.
Irrigation must be spaced at min. 200 centres and adjusted according to plant setout to provide adequate irrigation to all plants.
Drip irrigation is to be fully concealed by 75mm minimum of mulch.

PLANTING NOTES

Adjust final location of planting locally to suit service infrastructure including service lines, pillars, valves and the like.
Adjust final variation of plant material as directed by Project Landscape Architect to suit final extent of each planting area.
All trees in landscape grass seeded batter and turf areas are, unless otherwise noted, to be provided with a mulch ring with spade finish edge.
Provide plants with the following characteristics:
Large healthy root systems, with no evidence of root curl, restriction or damage.
Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
Project Landscape Architect to inspect and approve all Plant material prior to delivery to site.
Plant substitutes shall be approved by the Project Landscape Architect prior to ordering.
All planting areas to be mulched, typically 75mm depth. Organic mulch to conform to AS 4454 - 2003 Compost, Soil Conditioners and Mulches.
Soils to conform to AS 4419 - 2003 Soils for Landscaping and Garden Use Soil Depths
Sediment and erosion barriers to be installed at required locations on site during construction to prevent run-off into neighbouring properties, stormwater or sewer networks.

PLANT ESTABLISHMENT NOTES

The planting establishment period commences at the date of practical completion.
Required period: 52 weeks on a weekly basis, or as specified by Contract.
Throughout the planting establishment period, carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy.

DESIGN STATEMENT

Azurea Design has been consulted to provide Landscape Architecture Documentation supporting a proposal for a new residential home, designed by Jamisa Architects, in the beach side suburb of Palm Beach. Azurea Design has produced a refined landscape design that responds to the North Sydney Council development guidelines to support a new environmentally and socially sustainable residential home.

With regards to 'Pittwater Coastal Flora and Fauna Study' and 'Pittwater Natural Areas POM', the landscape design embraces the local character and vegetation communities. The landscape design simultaneously compliments the Architecture softening its built elements and creating a sense of depth in narrower spaces.

Where pedestrian access is not required, the boundaries are dense with canopy and layered understorey planting inclusive of trees, tall palms and tree ferns wrapped in vines to establish scale and varied canopy. This planting conceals the bulk of the house from existing neighbours and street with the aid of topography. The front garden provides a calm transition from the public street with planting tumbling down the tiered stone planters to the private courtyard space. The specially selected tree canopy provides colours and habitat while casting dappled shade over a sheltered courtyard and interior. The interior feasts on the delightful views both East and West.

By retaining the landscape to the rear of the property the proposal intends to set the large expressive home beside a bush reserve. The rear area has a level drop of approximately 7.3 metres with natural sandstone outcrops and established local vegetation including tree ferns, palms and canopy trees. The natural features and views are retained via this approached and enhanced by light bush regeneration.

The planting holistically appreciates the site conditions and incorporates designed maintenace. A lush and textured plant palette that celebrates Sydney's sub tropical climate, accented with naturalised and exotic species. The palette strives to achieve an equilibrium within the gardens as seasons change and plant growth rates vary. Layered planting, from canopy to groundcovers, aims to ensure healthy microclimates are established and voids are minimal. The plant palette is hardy, biodiverse and embracing of the local conditions while suited to the various microclimatic conditions expected at the future site. The strong palette of proven performing plants tolerant of low water conditions is paramount in ensuring planting longevity within a low maintenance environment. The palette's species variation in different applications aims to ensure seasonal change as well as a consistent level of amenity, should one of the species underperform.

The irrigation design to future detail shall consider both planting selection and the preliminary design of soil specification and profile. The planters will be fertilised and fed up to twice per year, the form and delivery of fertiliser varying accordingly to plant species.

LOCAL CHARACTER IMAGERY

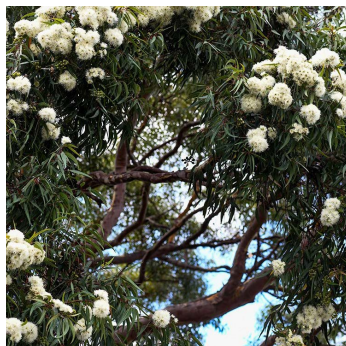


INDICATIVE PLANT SCHEDULE					
ID	Botanical Name	Common Name	Size	Qty	Height
Trees					
Ang LG	Angophora costata 'Little Gumball'	Dwarf Sydney Red Gum	100L	2	6m
Ban int	Banksia integrifolia	Coastal Banksia	45L	6	3m
Cya aus	Cyathea australis	Rough Tree Fern	300mm	4	3m
Wat Swe	Waterhousea floribunda 'Sweeper'	Sweeper Lilly Pilly	45L	13	4m
Liv aus	Livistona australis	Cabbage Palm	300mm	7	Up to 15m
Shrubs & Perennials					
Bae imb	Baeckea imbricata	Heath Myrtle	200mm	13	0.8m
Ban spi	Banksia spinulosa	Hairpin Banksia	200mm	13	1m
Eri kar	Erigeron karvinskianus	Sea Side Daisy	200mm	54	<0.5m
Pit Nan	Pittosporum 'Nanum'	Mock Orange	300mm	9	0.5m
Syn Pix	Syngonium 'Pixie'	Butterfly Plant	200mm	14	<0.5m
Wes fru	Westringia fruticosa	Coastal Rosemary	200mm	13	1.5m
Grasses & Lilies					
Alo bri	Alocasia brisbanensis	Cunjevoi	200mm	2	1m
Dia cae	Dianella caerulea	Flax Lily	150mm	103	<0.5m
Fic nod	Ficinia nodosa	Knobby Club-rush	150mm	8	<0.5m
Lom Kat	Lomandra 'Katrinus'	Katrinus Mat Rush	150mm	49	<0.5m
Mis sin	Miscanthus sinensis	Maiden Grass	150mm	27	1m
Zan aet	Zantedeschia aethiopica	Arum Lily	200mm	68	1m
Ferns					
Asp aus	Asplenium australasicum	Birds Nest Fern	300mm	2	<0.5m
Ground Covers					
Chr api	Chryscephalum apiculatum	Yellow Buttons	150mm	23	<0.5m
Myo par	Myoporum parvifolium	Creeping Boobiala	150mm	15	<0.5m
Vio hed	Viola hederacea	Native Violet	150mm	12	<0.5m
Climbers					
Hib sca	Hibbertia scandens	Golden Guinea Flower	200mm	81	
Total					
				538	

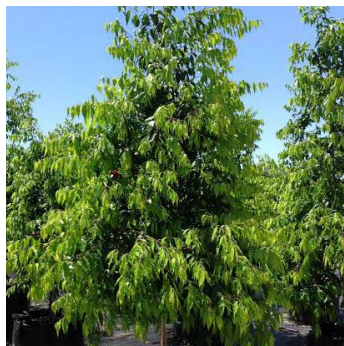
PLANTING PALETTE



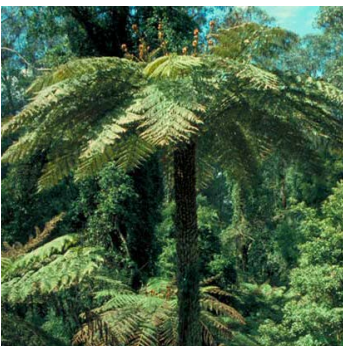
Banksia integrifolia 'Sentinel'
Coastal Banksia



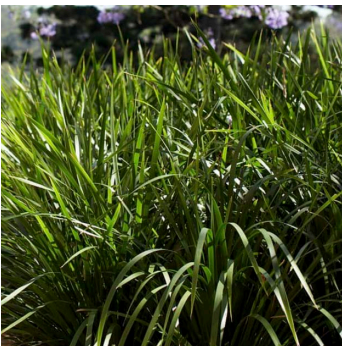
A. costata 'Little Gumball'
Dwarf Syd Red Gum



Waterhousea floribunda 'Whisper'
Weeping Myrtle



Cyathea australis
Rough Tree Fern



L. longifolia 'Katrinus'
Matt Rush



Ficinia nodosa
Knobby Club Rush



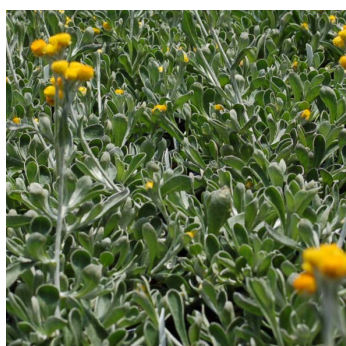
Dianella caerulea
Flax Lily



Livistona australis
Cabbage Palm



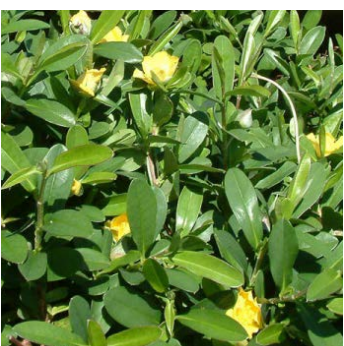
Erigeron karvinskianus
Sea Side Daisy



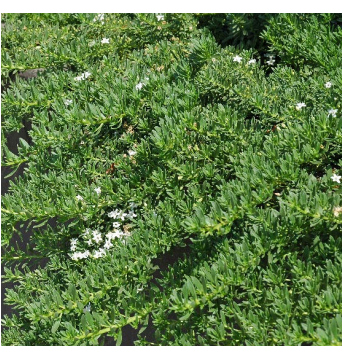
Chryscephalum apiculatum
Yellow Button



Miscanthus sinensis
Maiden Grass



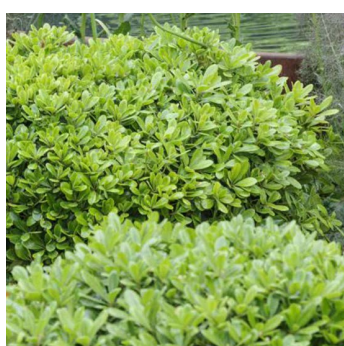
Hibbertia scandens
Snake Vine



Myoporum parvifolium
Creeping Boobialla



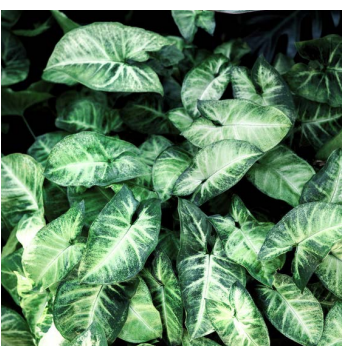
Asplenium australis
Birds Nest Fern



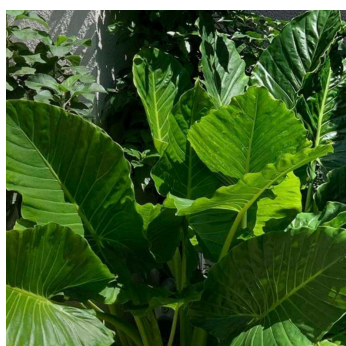
Pittosporum tobira "Nanum"
Mock Orange



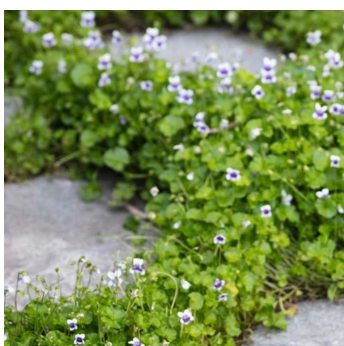
Zantedeschia aethiopica
Arum Lilly



Syngonium sp.
Arrow Head Plant



Alocasia brisbanensis
Elephants Ear



Viola hederacea
Native Violet



Baeckea imbricata
Heath Myrtle



Banksia spinulosa
Hair Pin Banksia



Westringia fruticosa
Native Rosemary

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- Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
- All tree dimensions and RLs in metres.
- Use figured dimensions only.
- Verify all dimensions on site before the commencement of any works.
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- Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
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Rev.	Amendment	Date	Drawn
B	Issued for DA - Additional Angophora	20.07.20	TW
A	Issued for DA	23.03.20	TW

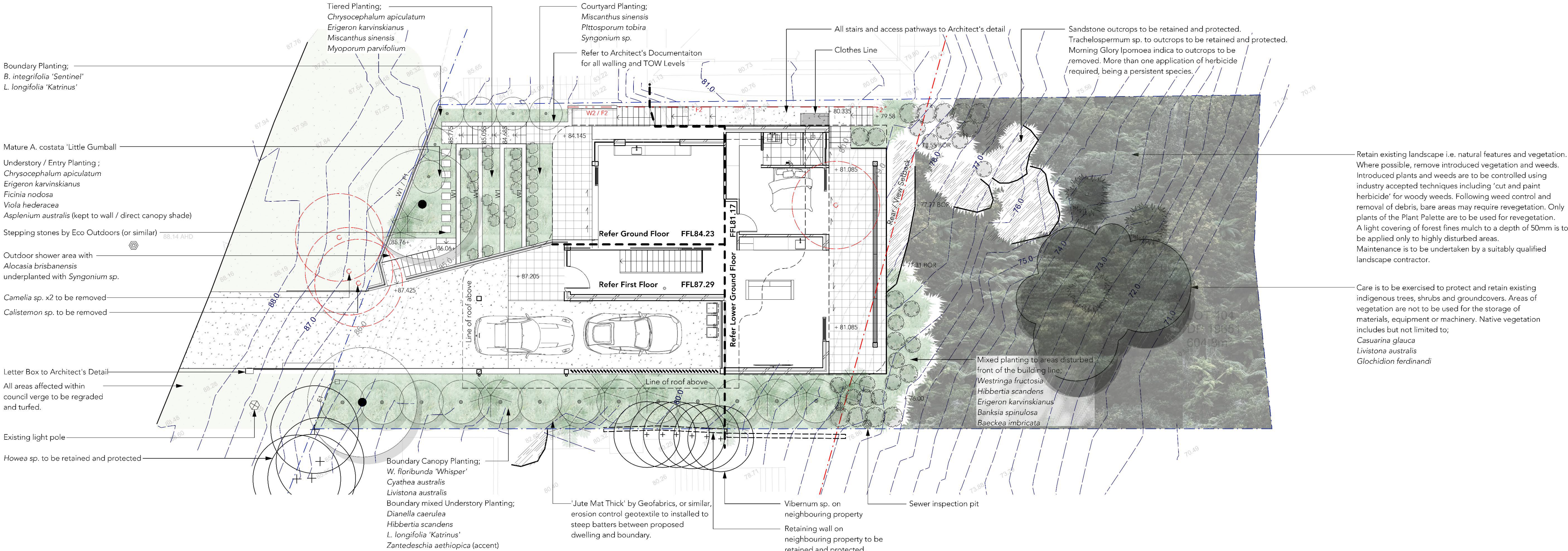
SCALE
NA @ A1
ISSUED FOR
DA

CLIENT
William & Nancy Grounds
PROJECT
13 Pacific Road

DWG. TITLE
Schedules & Notes
SHEET NO.
AD_DA_00



Azurea Design
T.Walker, BLArch.
p. 0430 245 562



Finishes Schedule - Hardworks

Code	Type	Finish	Colour / Size	
P1	Paving Type 1	Pedestrian to Architect's Specification	-	
P2	Paving Type 2	Vehicle to Architect's Specification	-	
W1	Wall Type 1	Stone Clad Wall (Refer Arch FS01)	Eco Outdoor Freeform 'Wamberal'	
W2	Wall Type 2	Rendered Wall (Refer Arch FS01)	Dulux 'Monument' or similar	
F1	Fence Type 1	Vertical Powdercoated Aluminium Railing	Dulux Duralloy 'Black Matt'	
F2	Fence Type 2	1.8M(H) Colorbond	Dulux 'Monument' or similar	
E1	Edge Type 1	Flush steel edge	100 x 6mm thick	

Legend & Schedule - Softworks

Code	Type	Finish	Colour / Size	
•	Tree to be retained and protected	Refer notes for type	-	
•	Tree to be removed	Refer notes for type	-	
•	Proposed Tree	Refer Planting Palette	50mm hardwood Stakes x2 with 50mm hessain tie in figure eight	
	Planting Bed	Planting Bed on grade with Mulch	Mulch to be Forest Fines or alike	
	Turf	Sir Walter Buffaloo or alike	-	

Notes:

For hardsurfaces, walling, stairs, letter boxes, fencing and gate detail and specification refer to Architects Documentation.

For all levels and grading of paved surfaces refer to Architects Documentation

For existing structures and demolition plan refer to Architects Documentation.

Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZ's)

Calculations:

SITE AREA	605m ²
Landscape Requirement	60%
Proposed Landscape Area	358.43m ² (60% Shown in Green)
Proposed built upon area:	265m ²

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Rev.	Amendment	Date	Drawn
A	Issued for DA	23.03.20	TW

SCALE
1:100 @ A1

ISSUED FOR
DA

CLIENT
William & Nancy Grounds

PROJECT
13 Pacific Road

DWG. TITLE
Landscape Plan

SHEET NO.
AD_DA_01



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