

SCALE: N/A	DRAWING NO: DA000	ISSUE: A
PROJECT NO: 1816		

PROJECT INFORMATION

1105 - 1107 Barrenjoey Rd, Palm Beach	
Site Area	1366.5 sq m
FSR	Retail/Commercial component must be minimum 25% of GFA of the building
Zoning	B2 - Local Centre
	Shoptop Housing
	Serviced Apartments
Height Control	8.5m
Total Number of Dwellings	8 Residential Apartments

UNIT MIX

Level	1 Bed	2 Bed	3 Bed	Total
Serviced Apartments				
Ground Level	3	0	0	3
TOTAL	3	0	0	3
	100%	0%	0%	
Residential				
LEVEL 1	0	0	5	5
LEVEL 2	0	0	3	3
TOTAL	0	0	8	8
	0%	0%	100%	100%

CAR PARKING REQUIREMENTS

	Rate	No. of Units / Area	Required	Proposed
Serviced Apartments				
1 Bed	1 per unit	3	3	3
2 Bed	2 per unit	0	0	0
		TOTAL	3	3
Residential				
3 Bed	2 per unit	8	16	16
Accessible Parking	3% of required parking space excluding adaptable units	0.36	0	0
Visitor	1 per 3 units	8	3	3
Car Wash Space	1 for 10 or more units		0	0
			19	19
Retail				
Retail Premises	1 space per 30m²	262	9	9
Accessible For Retail	3% of required parking space or 1 space	9	1	1
		TOTAL	31	31

OTHER PARKING REQUIREMENTS

	Rate	No. of Units / Area	Required	Proposed
Bicycle	(Residential) 1 per 3 units	8	3	3
	(Serviced Apartments) 1 per 3 units	3	1	1
	(Business)1 / 1000 sqm GFA or Minimum 4	262	4	4
			8	8

WASTE GENERATION & MANAGEMENT

RESIDENTIAL	Rate	No. of Units	Per Week (Litres)	No. of 240L Bins Required
Garbage	80L/Household/week	8	640	3
Recycling - Paper	70L/Household/week	8	560	2
Recycling - Container	70L/Household/week	8	560	2
Vegetation	1 x 240L/200m² of landscaping			2
SERVICED APARTMENT	Rate	No. of Units	Per Week (Litres)	No. of 240L Bins Required
Garbage	80L/Household/week	3	240	1
Recycling - Paper	70L/Household/week	3	210	1
Recycling - Container	70L/Household/week	3	210	1
RETAIL	Rate	L/day	Per Week (Litres)	No. of Bins Required
Café (Retail 5) 61m²				
Garbage	300L/100m² floor area/day	183	1281	5
Recycling	200L/100m² floor area/day	122	854	4
Retail Store (Non-Food): 201m²				
Garbage	50L/100m² floor area/day	101	704	3
Recycling	50L/100m² floor area/day	101	704	3

GFA

Level	Area
GROUND	759.2
LEVEL 1	889.3
LEVEL 2	604.5
TOTAL	2253.0
FSR	1.6 : 1

RETAIL/COMMERCIAL

Retail & Serviced Apartments	575.1
Percentage to total GFA	26%

OTHER REQUIREMENTS

	DCP/ADG Req	Required	Proposed
Livable Housing	20%	3	3
	Silver level of Liveable Housing		
Solar Access (ADG)	70% of total number of dwellings	5.6	7
			88%
Private Open Space (ADG)	Min areas : 1Bed(8m²) 2Bed(10m²) 3Bed(12m²)		Compliant with ADG
Cross Ventilation (ADG)	60% of total number of dwellings	4.8	8
			100%

Area Schedule

Level	Unit.No	Type	Livable	Internal Area (m2)	Winter Garden/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)	Total Storage Provided (m3)
GF	RETAIL 1			43				
	RETAIL 2			75				
	RETAIL 3			41				
	RETAIL 4			42				
	RETAIL 5			61				
SERVICED APARTMENTS								
GF	G01	1 BED		84	30			
	G02	1 BED		92	36			
	G03	1 BED		94	50			
RESIDENTIAL								
LEVEL 1	101	3 BED		192	20+13	9.1	14.3	23.3
	102	3 BED		171	17+8	6.7	14.3	21.0
	103	3 BED		132	13+4	12.4	14.3	26.7
	104	3 BED		130	18+3+2+2	6.7	14.3	21.0
	105	3 BED		129	22+3	8.2	14.3	22.4
LEVEL 2	201	3 BED	Y	213	24+6	6.6	14.3	20.9
	202	3 BED	Y	199	35+13+4	5.2	14.3	19.5
	203	3 BED	Y	184	58+13	12.7	14.3	27.0

Retail NLA	262
Serviced Apartment NLA	270
Residential NSA	1350

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
PH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
NB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:

MACARTHUR PROJECTS

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PROJECT:

PROPOSED SHOPTOP HOUSING

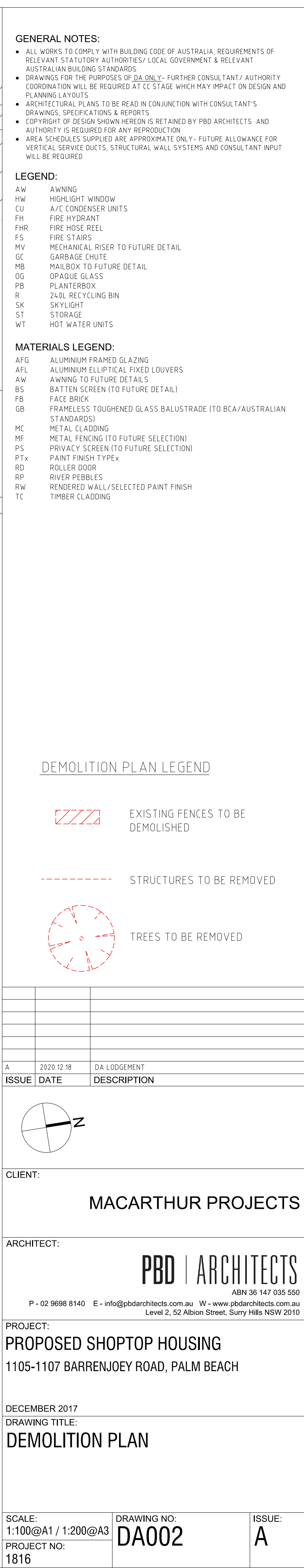
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

PROJECT SUMMARY &
AREA SCHEDULE

SCALE: N/A	DRAWING NO: DA001	ISSUE: A
PROJECT NO: 1816		



- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

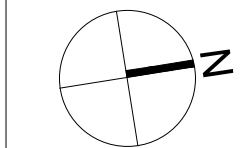
AFG	ALUMINIUM FRAMED GLAZING
AFI	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL TENDING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PT _α	PAINT FINISH TYPE _α
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

 EXISTING FENCES TO BE DEMOLISHED

 STRUCTURES TO BE REMOVED

 TREES TO BE REMOVED

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



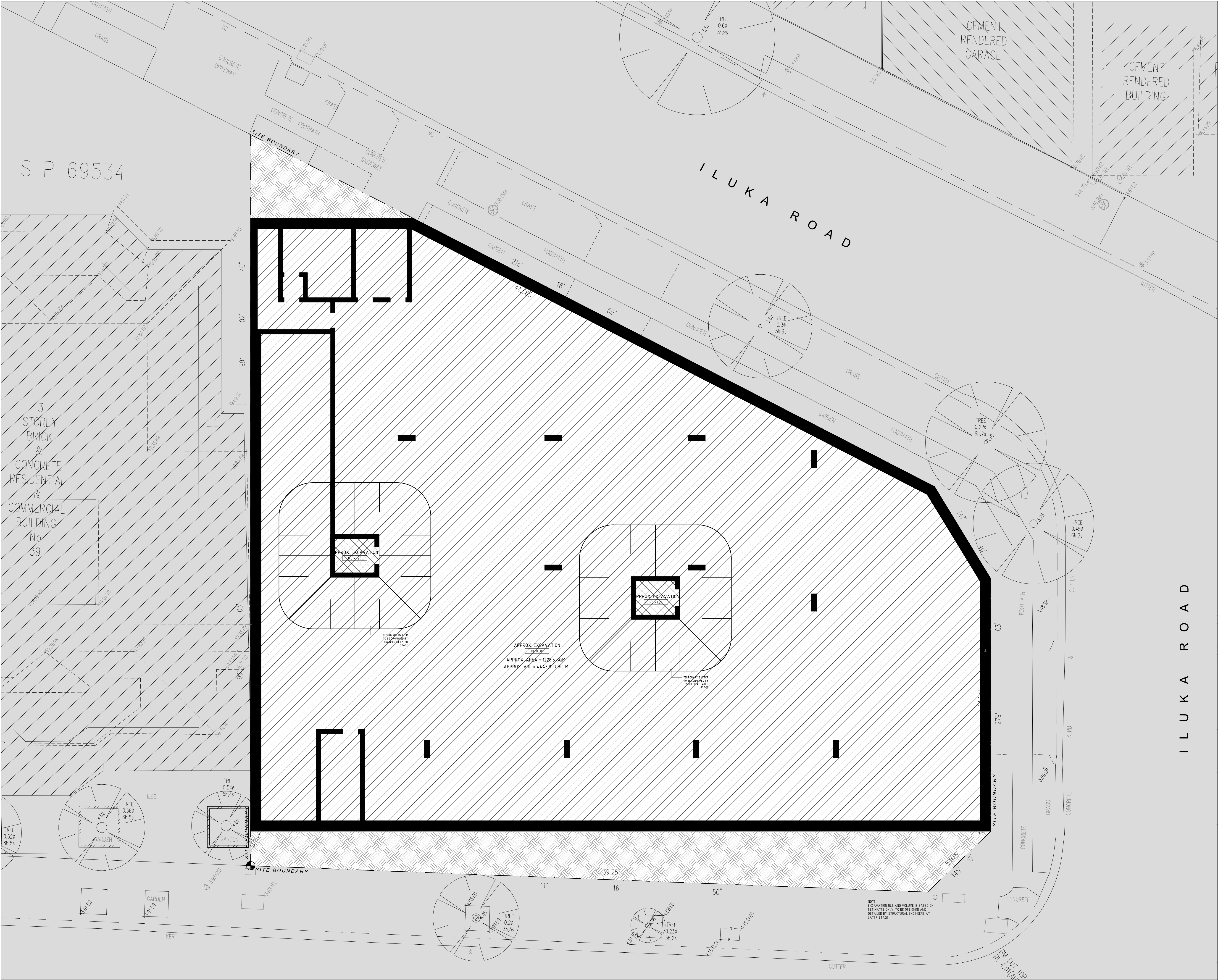
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PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
DRAWING TITLE:
DEMOLITION PLAN

SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA002	ISSUE: A
PROJECT NO: 1816		



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
PH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
NB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE x
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:

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PROJECT:

PROPOSED SHOPTOP HOUSING

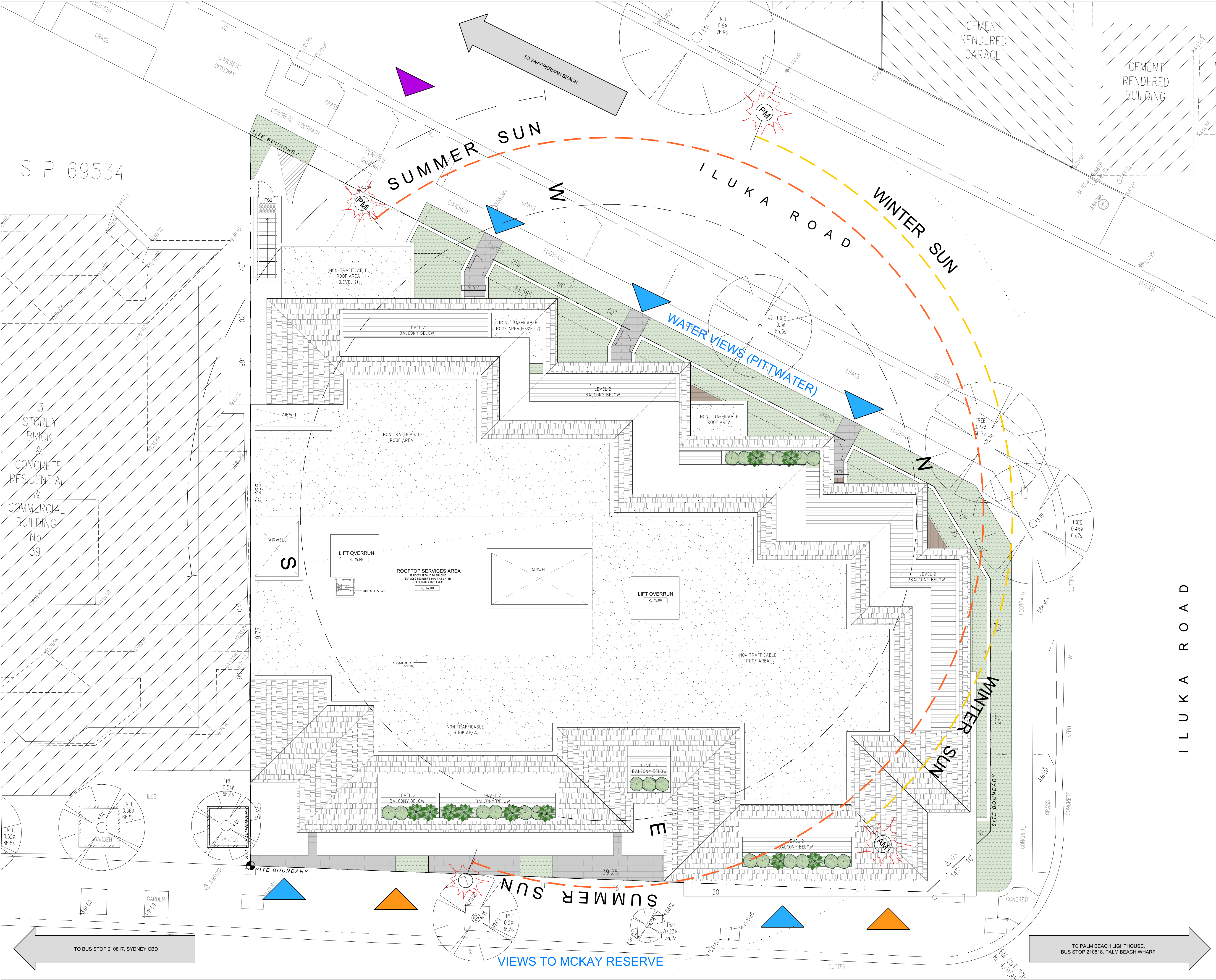
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

EXCAVATION & FILL PLAN

SCALE:	DRAWING NO:	ISSUE:
1:100@A1 / 1:200@A3	DA003	A
PROJECT NO:		
1816		



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HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
PH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
NB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE x
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

SITE ANALYSIS PLAN LEGEND

- DRIVE WAY
- PEDESTRIAN ENTRY
- RETAIL ACTIVATION

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:

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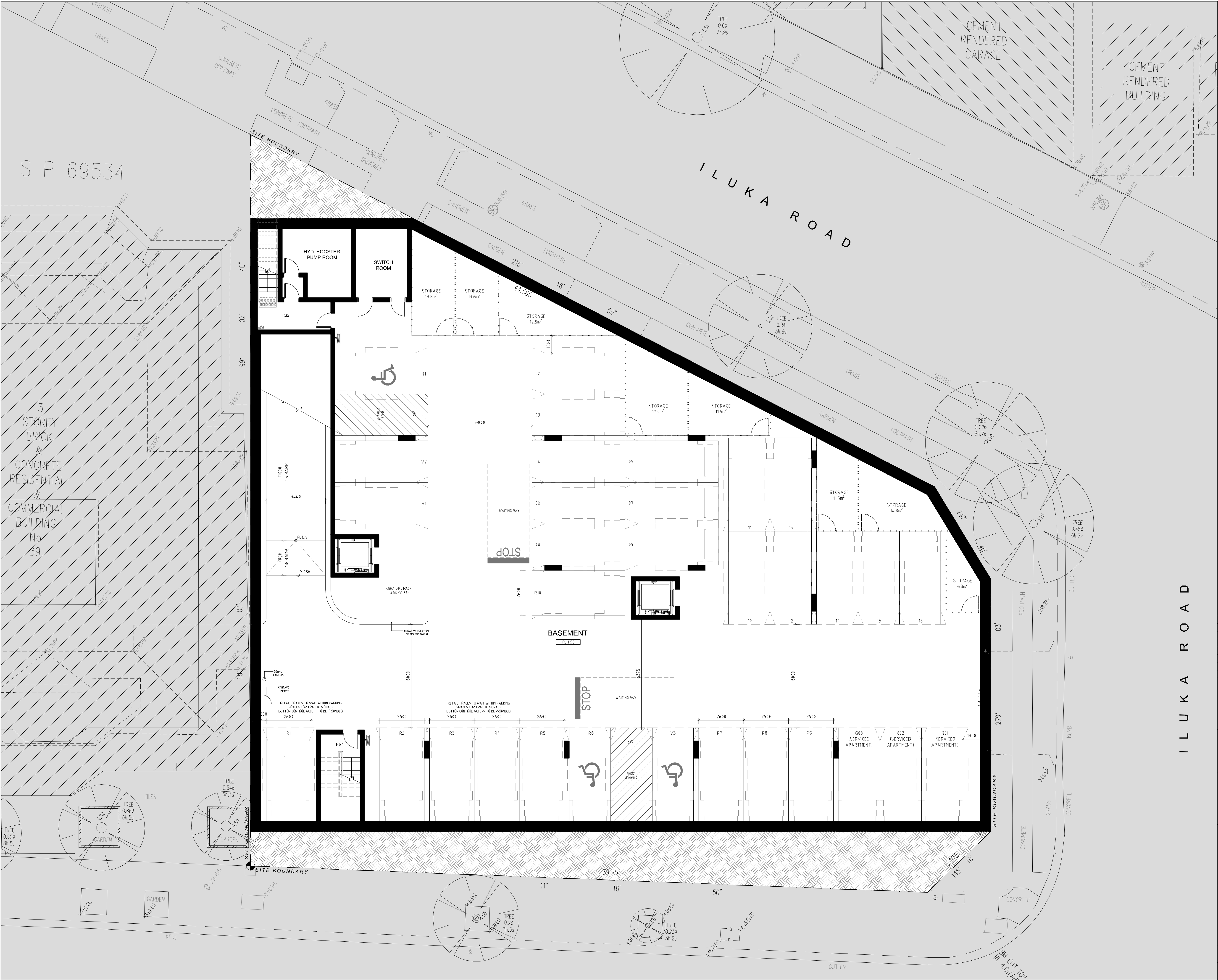
PROJECT:

PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
DRAWING TITLE:

SITE ANALYSIS PLAN

SCALE:	DRAWING NO:	ISSUE:
1:100@A1 / 1:200@A3	DA010	A
PROJECT NO:		
1816		



- GENERAL NOTES:**
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- LEGEND:**
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - OG OPAQUE GLASS
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BS BATTEN SCREEN (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
 - MC METAL CLADDING
 - ME METAL FENCING (TO FUTURE SELECTION)
 - PS PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPE X
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

A	2028.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



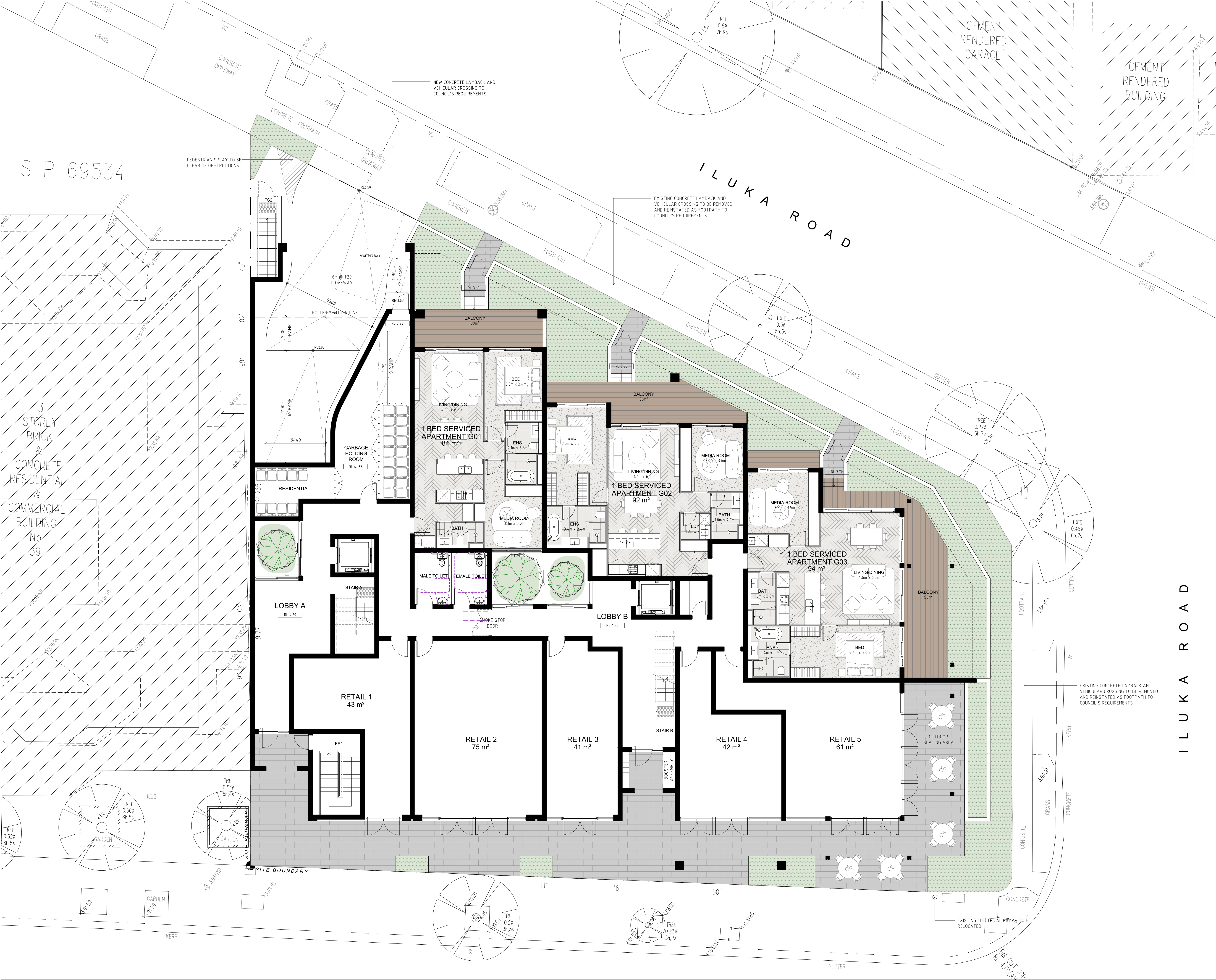
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PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
DRAWING TITLE:
BASEMENT PLAN

SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA100	ISSUE: A
PROJECT NO: 1816		



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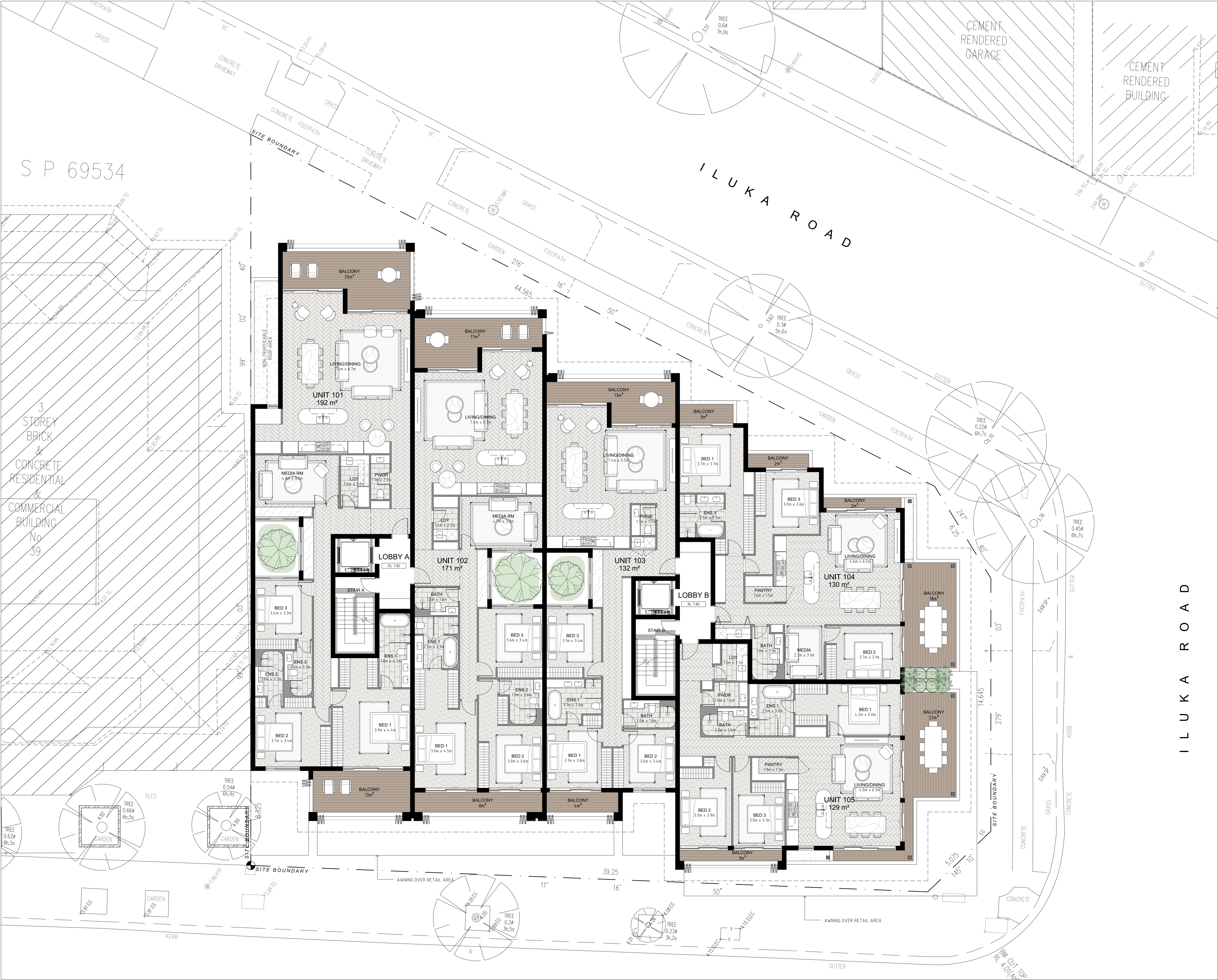
LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
PH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
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ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

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PtX	PAINT FINISH TYPEX
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RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION
CLIENT: MACARTHUR PROJECTS		
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PROJECT: PROPOSED SHOPTOP HOUSING 1105-1107 BARRENJOEY ROAD, PALM BEACH		
DECEMBER 2017 DRAWING TITLE: GROUND FLOOR PLAN		
SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 1816	DRAWING NO: DA101	ISSUE: A



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PROJECT:

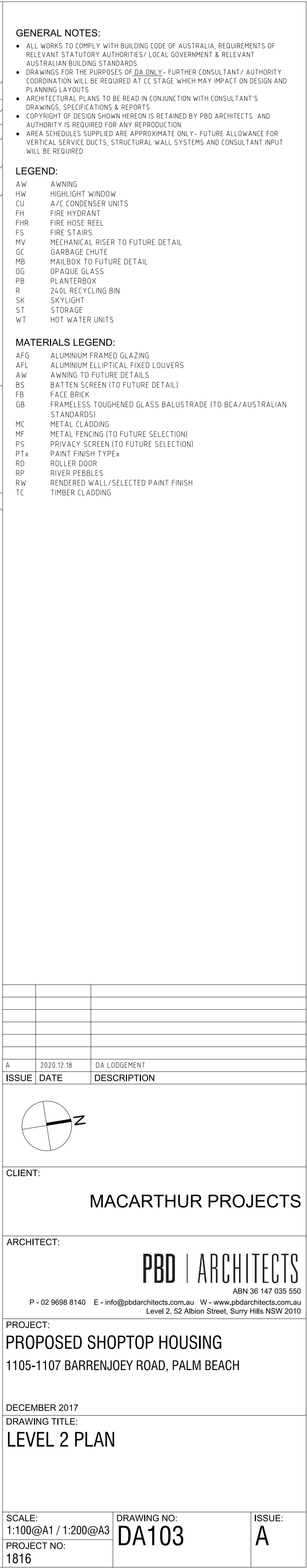
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

LEVEL 1 PLAN

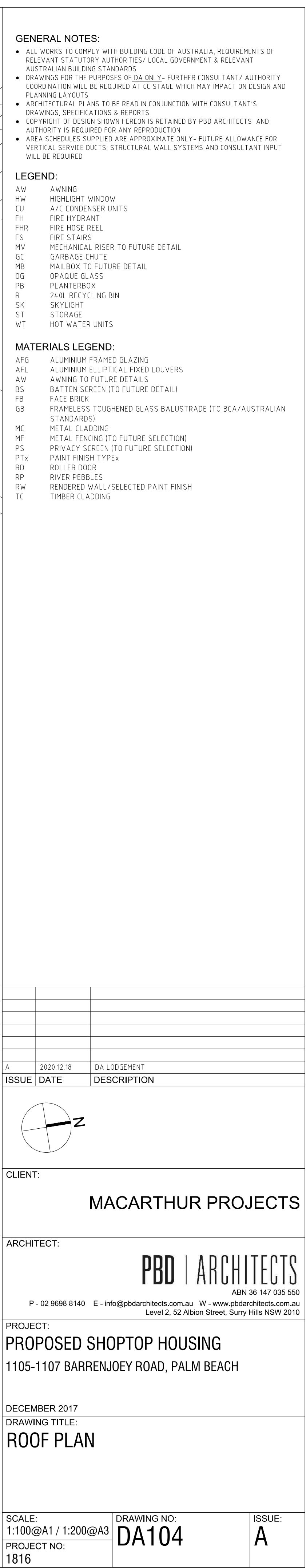
SCALE:	DRAWING NO:	ISSUE:
1:100@A1 / 1:200@A3	DA102	A
PROJECT NO:		
1816		



- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

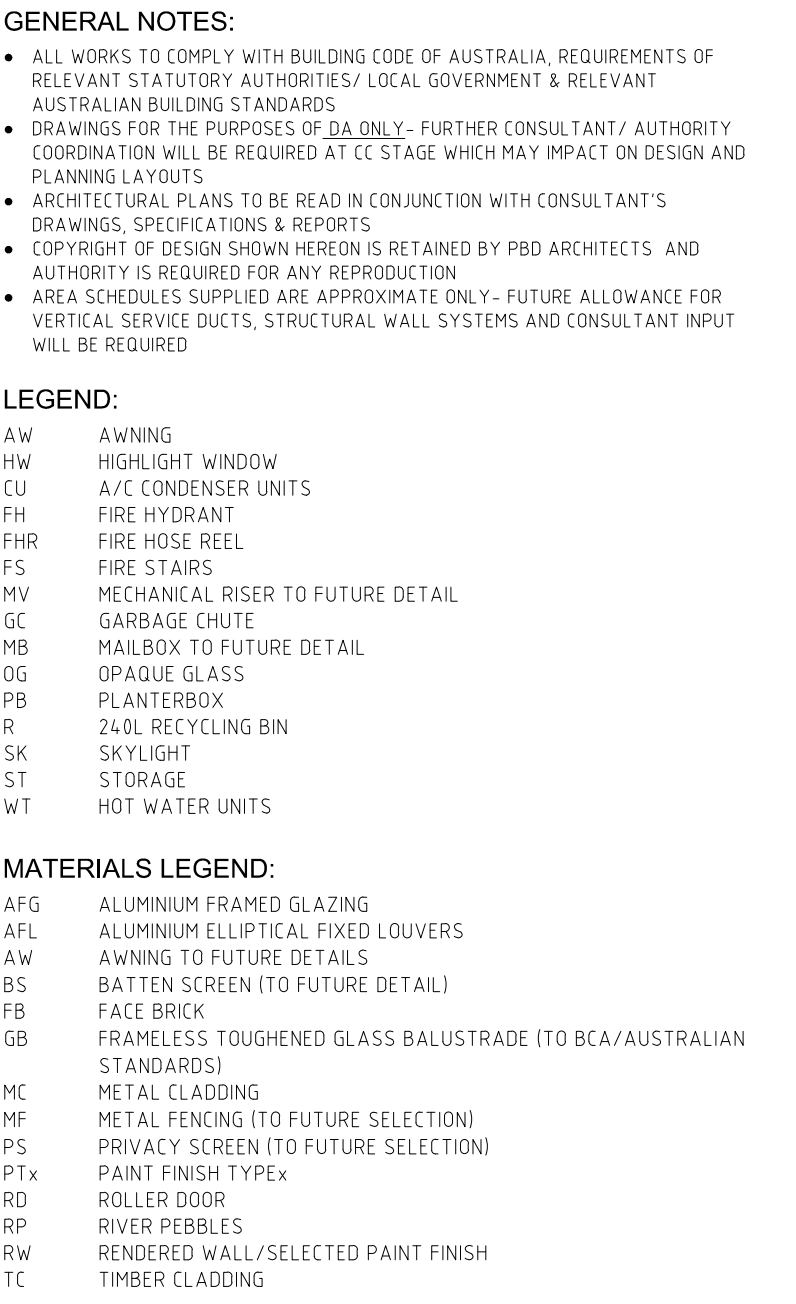
AFG	ALUMINIUM FRAMED GLAZING
AFI	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
ME	METAL TENDING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

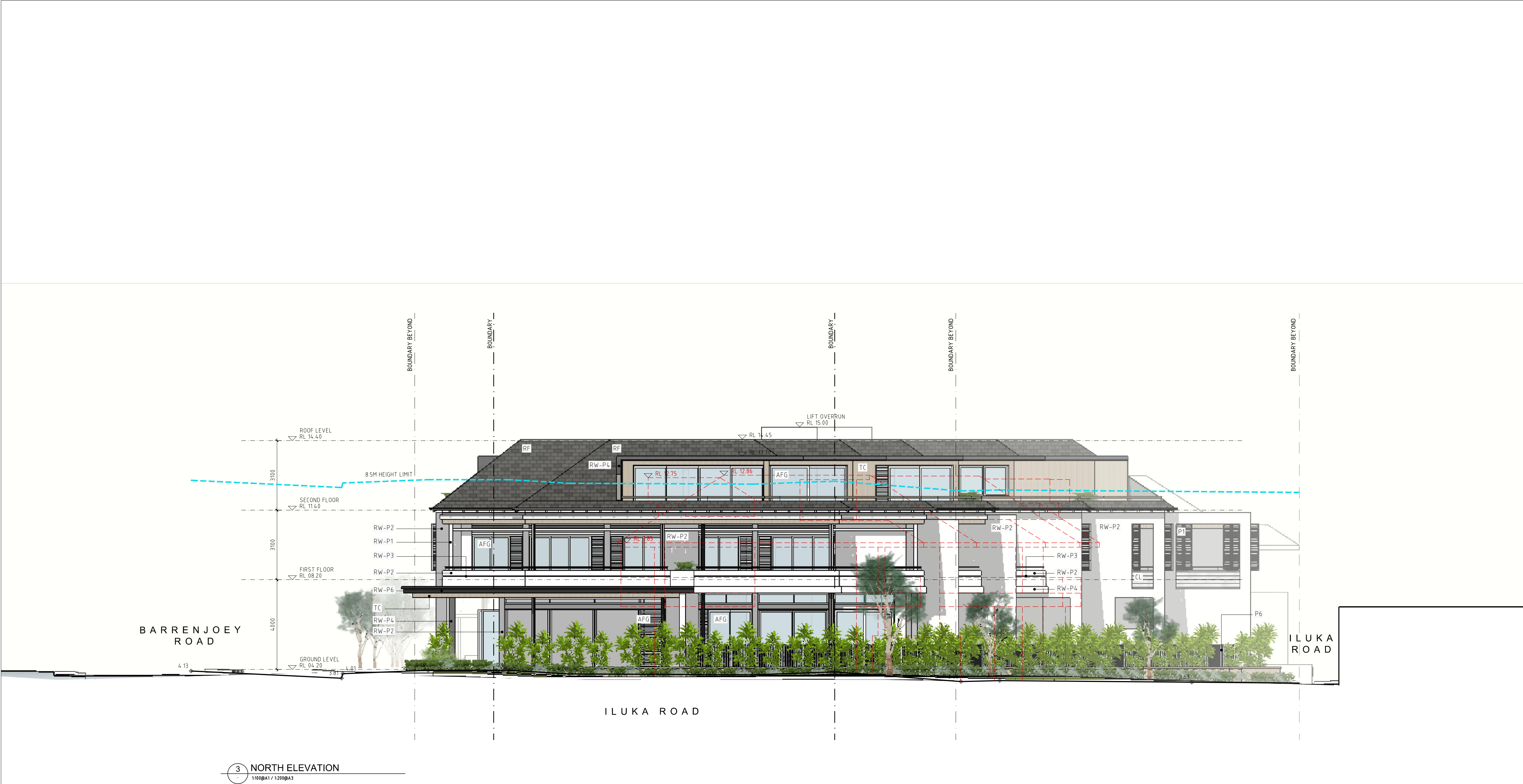


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AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

AFG	ALUMINIUM FRAMED GLAZING
APL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING





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- LEGEND:**
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| HW | HIGHLIGHT WINDOW |
| CU | A/C CONDENSER UNITS |
| PH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| NB | MAILBOX TO FUTURE DETAIL |
| OG | OPAQUE GLASS |
| PB | PLANTERBOX |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- MATERIALS LEGEND:**
- | | |
|-----|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| AFL | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING TO FUTURE DETAILS |
| BS | BATTEN SCREEN (TO FUTURE DETAIL) |
| FB | FACE BRICK |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| MC | METAL CLADDING |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTx | PAINT FINISH TYPEx |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |

P1	2020.12.18	DDA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:

MACARTHUR PROJECTS

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED SHOPTOP HOUSING

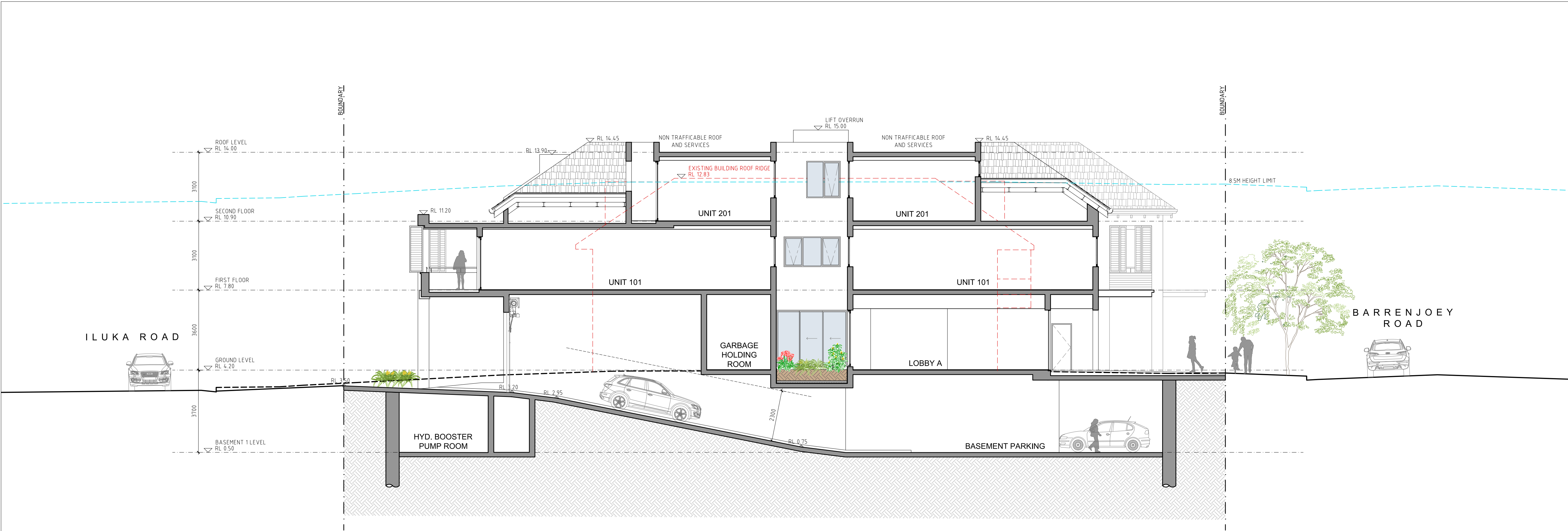
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

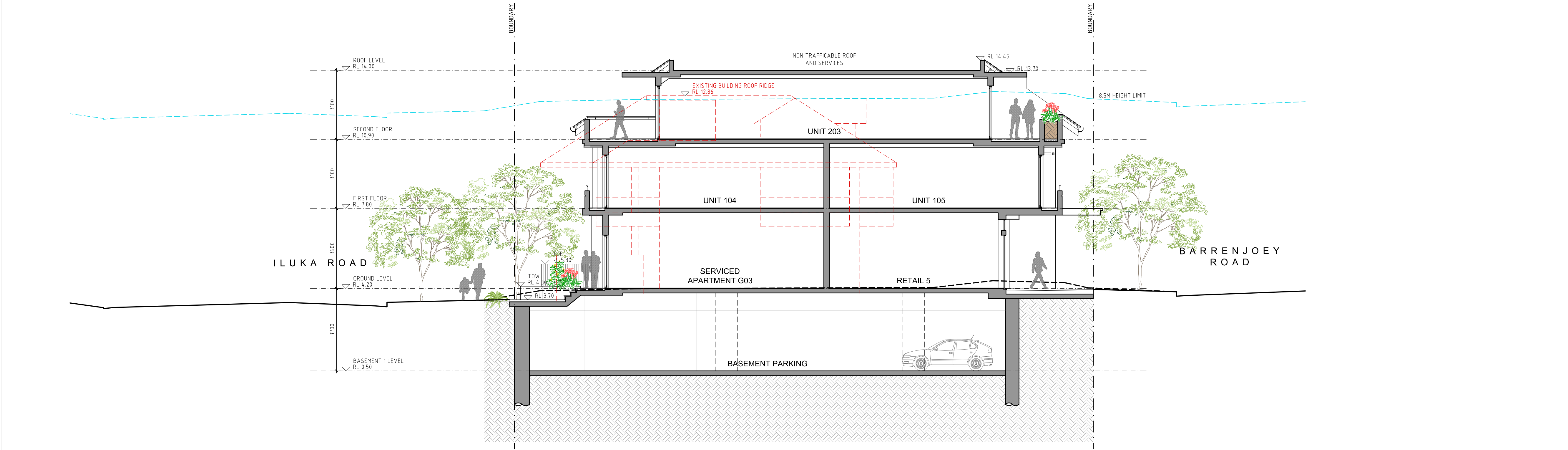
DRAWING TITLE:

NORTH ELEVATION

SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA201	ISSUE: A
PROJECT NO: 1816		



1 SECTION A



2 SECTION B

- GENERAL NOTES:**
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- LEGEND:**
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| HW | HIGHLIGHT WINDOW |
| CU | A/C CONDENSER UNITS |
| PH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| NB | MAILBOX TO FUTURE DETAIL |
| OG | OPAQUE GLASS |
| PB | PLANTERBOX |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- MATERIALS LEGEND:**
- | | |
|-----|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| AEL | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING TO FUTURE DETAILS |
| BS | BATTEN SCREEN (TO FUTURE DETAIL) |
| FB | FACE BRICK |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| MC | METAL CLADDING |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTx | PAINT FINISH TYPEX |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:
MACARTHUR PROJECTS

ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
DRAWING TITLE:
SECTIONS

SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA300	ISSUE: A
PROJECT NO: 1816		



RF ROOF FINISH
NULOK Welsh Slate or similar



ST SANDSTONE FINISH
Planter boxes / garden beds



TC FIRE RATED TIMBER LOOK CLADDING
COVET Supringu Oku or similar



CL FIRE RATED EXTERNAL TIMBER LOOK CLADDING
Weathertex Weathergroove Woodsman 150mm or similar



AFG SLIDING DOORS AND WINDOWS
Planter boxes / garden beds

P1	DULUX - VIVID WHITE (SW1G1) Rendered Wall	
P2	DULUX - TRANQUIL RETREAT (SN4G1) Rendered wall	
P3	DULUX - WHITE BEACH QUARTER (SW1C4) Rendered Wall	
P4	DULUX - DOMINO (GR10) Door / Window Frames	
P5	DULUX - WHITE SATIN (2721139S) Door / Window Frames	
P6	DULUX - MONUMENT (2729067S) Door / Window Frames	

GENERAL NOTES:

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LEGEND:

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HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
PH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
NB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
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ARCHITECT:		
PBD ARCHITECTS ABN 36 147 035 550 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Level 2, 52 Albion Street, Surry Hills NSW 2010		
PROJECT:		
PROPOSED SHOPTOP HOUSING 1105-1107 BARRENJOEY ROAD, PALM BEACH		
DECEMBER 2017		
DRAWING TITLE:		
MATERIAL SCHEDULE		
SCALE:	DRAWING NO:	ISSUE:
NTS	DA400	A
PROJECT NO:		
1816		



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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
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PB	PLANTERBOX
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ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

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GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PtX	PAINT FINISH TYPE X
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:

MACARTHUR PROJECTS

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550

P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED SHOPTOP HOUSING

1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

PHOTOMONTAGE A

BARRENJOEY INTERFACE

SCALE: NTS	DRAWING NO: DA401	ISSUE: A
PROJECT NO: 1816		



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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
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MATERIALS LEGEND:

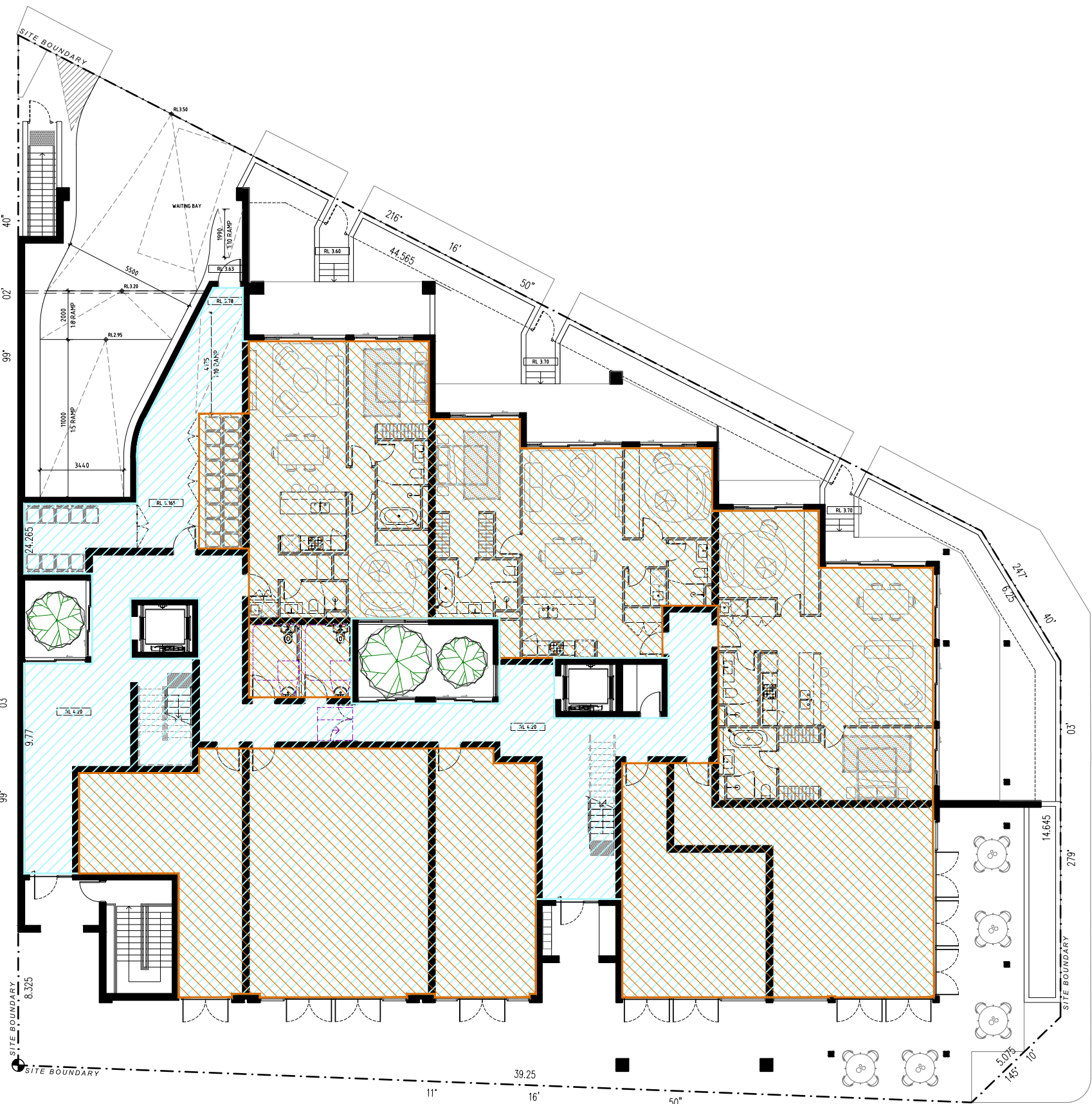
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PBD ARCHITECTS ABN 36 147 035 550 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Level 2, 52 Albion Street, Surry Hills NSW 2010		
PROJECT:		
PROPOSED SHOPTOP HOUSING		
1105-1107 BARRENJOEY ROAD, PALM BEACH		
DECEMBER 2017		
DRAWING TITLE:		
PHOTOMONTAGE B		
CORNER OF BARRENJOEY ROAD & ILUKA ROAD		
SCALE:	DRAWING NO:	ISSUE:
NTS	DA402	A
PROJECT NO:		
1816		

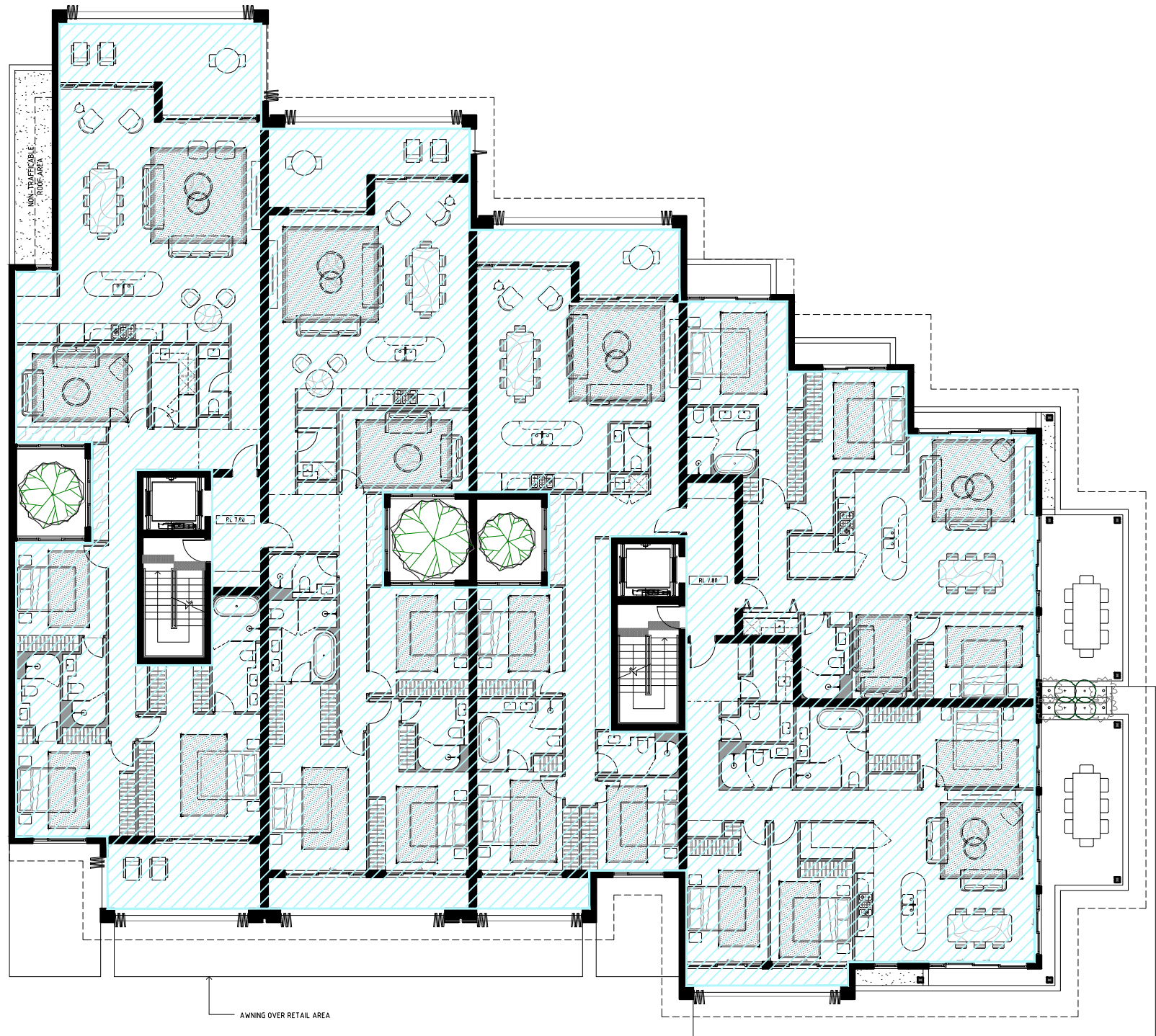


AFG	ALUMINUM FRAMED GLAZING
AFGL	ALUMINUM ELLIPTICAL FLXZ LOUVERS
AW	AWNING TO FUTURE DETAILS
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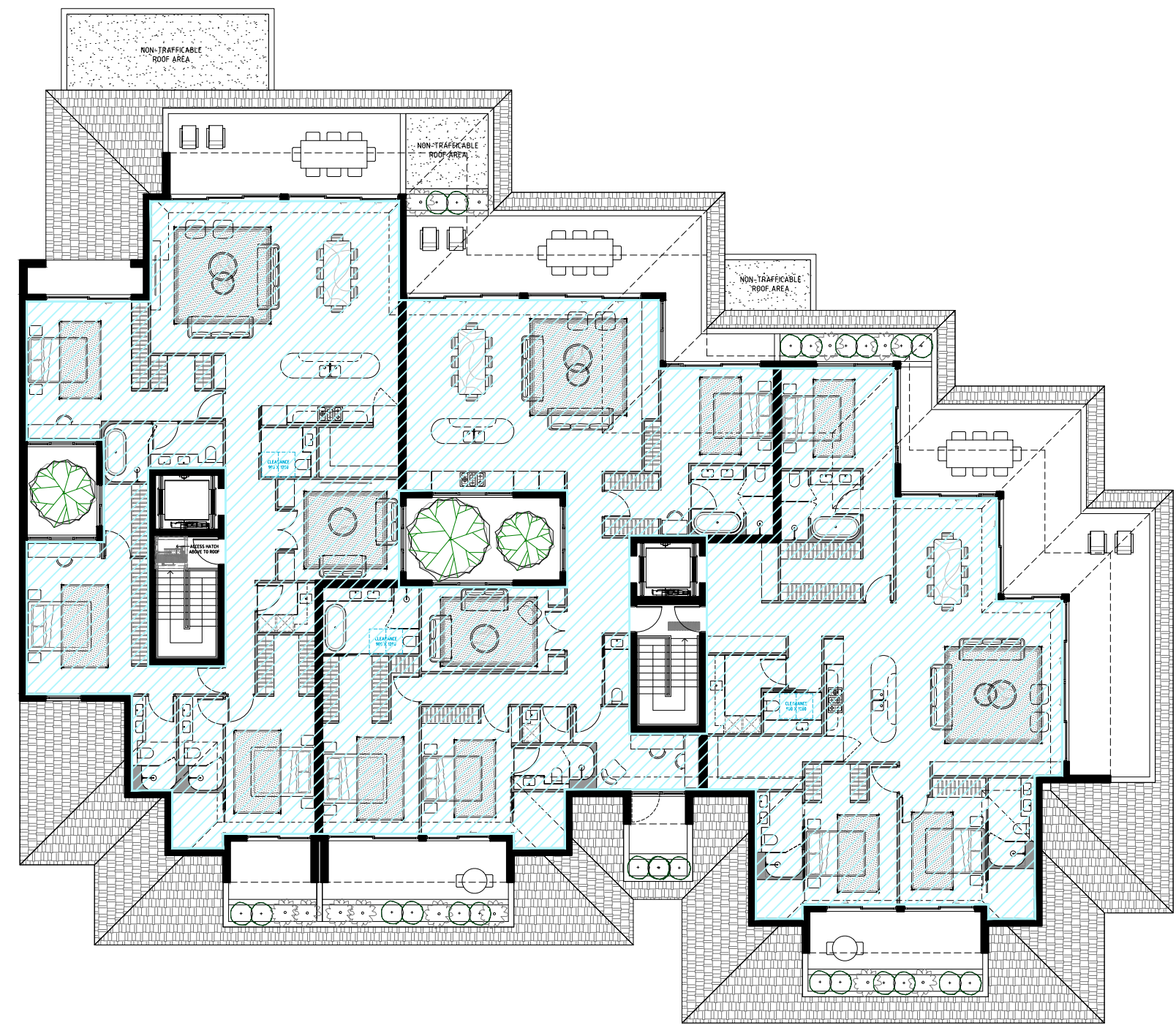
SCALE: NTS	DRAWING NO: DA403	ISSUE: A
PROJECT NO: 1816		



1 GROUND FLOOR PLAN
1200 @A1



2 FIRST FLOOR PLAN
1200 @A1



3 SECOND FLOOR PLAN
1200 @A1

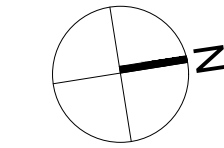
FSR CALCULATION	
Gross Floor Area (m²)	
Ground :	759.2
Level 1 :	889.3
Level 2 :	604.5
Total GFA :	2253.0
Site Area :	1366.5 m²
FSR :	1.6 : 1
Retail GFA (m²)	
Ground Floor Retail/Commercial	575.1
Percentage to total GFA :	26%
LEGEND	
	Gross Floor Area
	Gross Floor Area Retail

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 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - NB MAILBOX TO FUTURE DETAIL
 - OG OPAQUE GLASS
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:
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 - AEL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BS BATTEN SCREEN (TO FUTURE DETAIL)
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A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



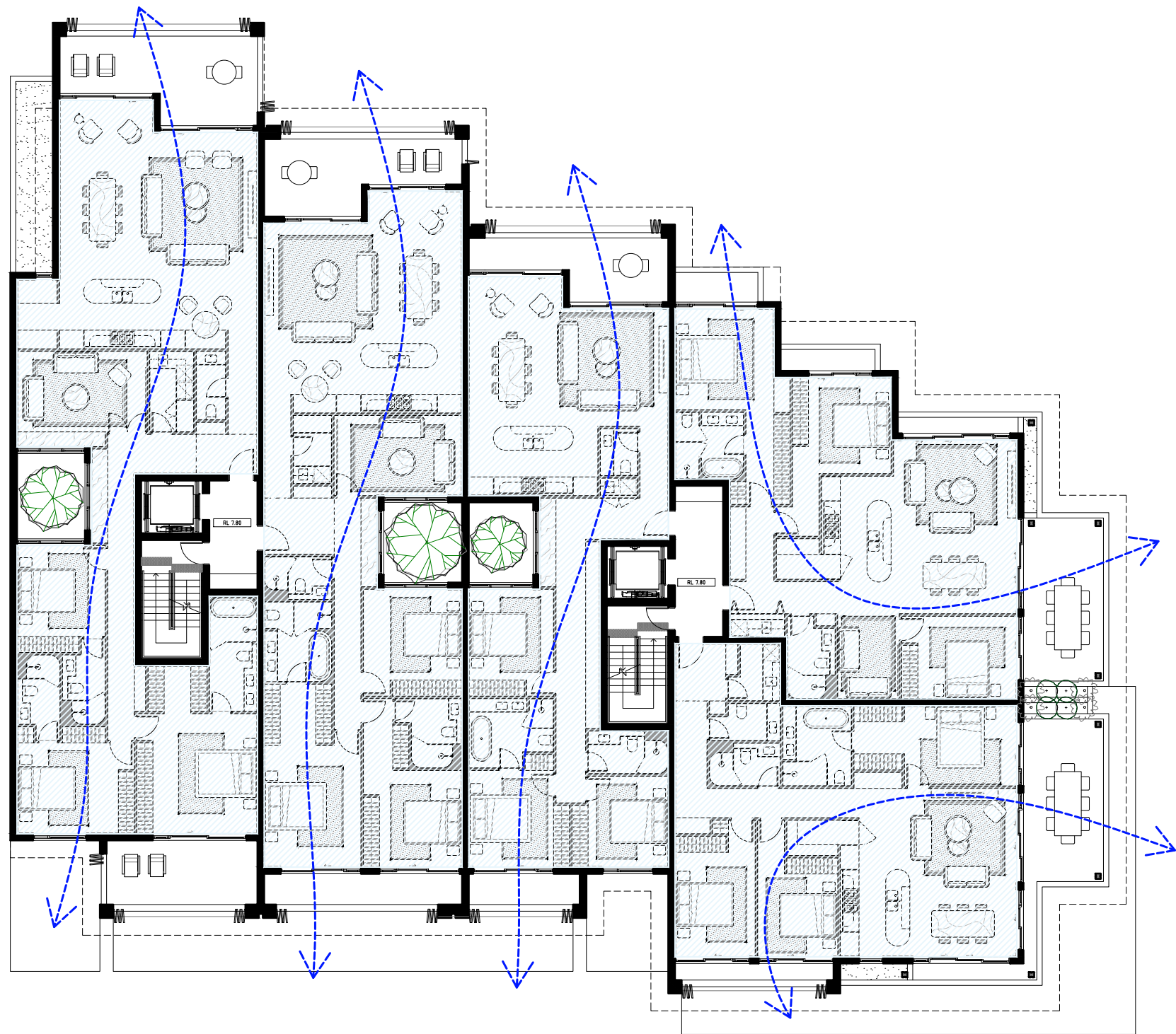
CLIENT:
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ARCHITECT:
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ABN 36 147 035 550
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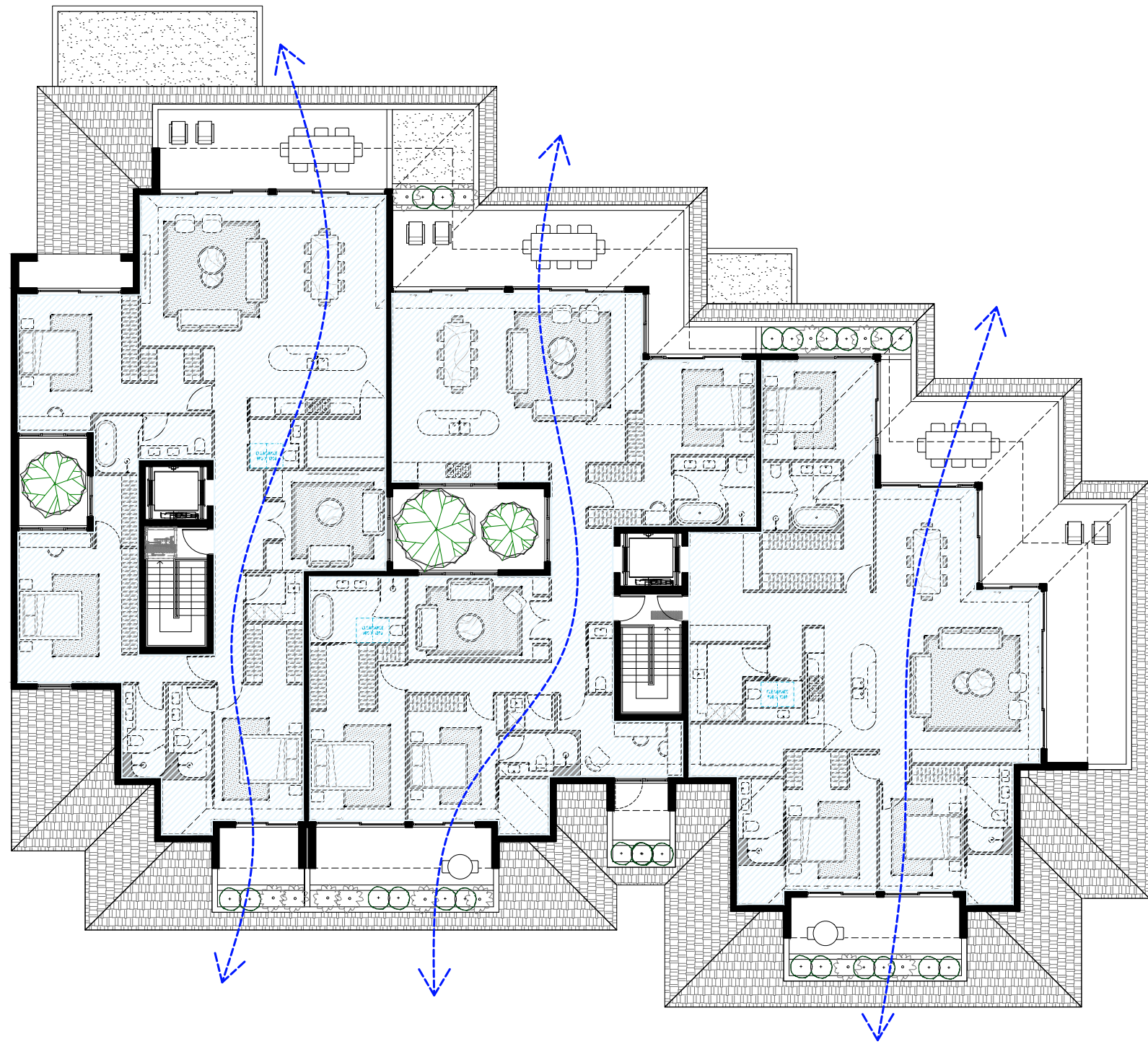
PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
DRAWING TITLE:
GFA DIAGRAM

SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA500	ISSUE: A
PROJECT NO: 1816		



1 FIRST FLOOR PLAN
1:200 @A1



2 SECOND FLOOR PLAN
1:200 @A1

LEGEND

 NATURALLY VENTILATED

NATURAL CROSS FLOW VENTILATION SUMMARY

	Number of Apartments achieving natural cross flow ventilation
Ground	-
Level 1	5
Level 2	3
TOTAL	8
8 / 8 apartments	

ADG [4B]: NATURAL VENTILATION

- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- 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
- OVERALL DEPTH OF A CROSS-OVER APARTMENT DOES NOT EXCEED 18m

TOTAL NUMBER OF APARTMENTS : 8 UNITS

NATURALLY VENTILATED APARTMENTS : 8 UNITS

% APARTMENT WITH NATURAL CROSS VENTILATION = 100 %

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

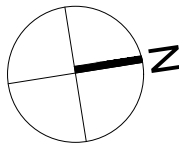
LEGEND:

AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
OG OPAQUE GLASS
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING TO FUTURE DETAILS
BS BATTEN SCREEN (TO FUTURE DETAIL)
FB FACE BRICK
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTx PAINT FINISH TYPEx
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



CLIENT:

MACARTHUR PROJECTS

ARCHITECT:

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED SHOPTOP HOUSING

1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

CROSS VENTILATION DIAGRAM

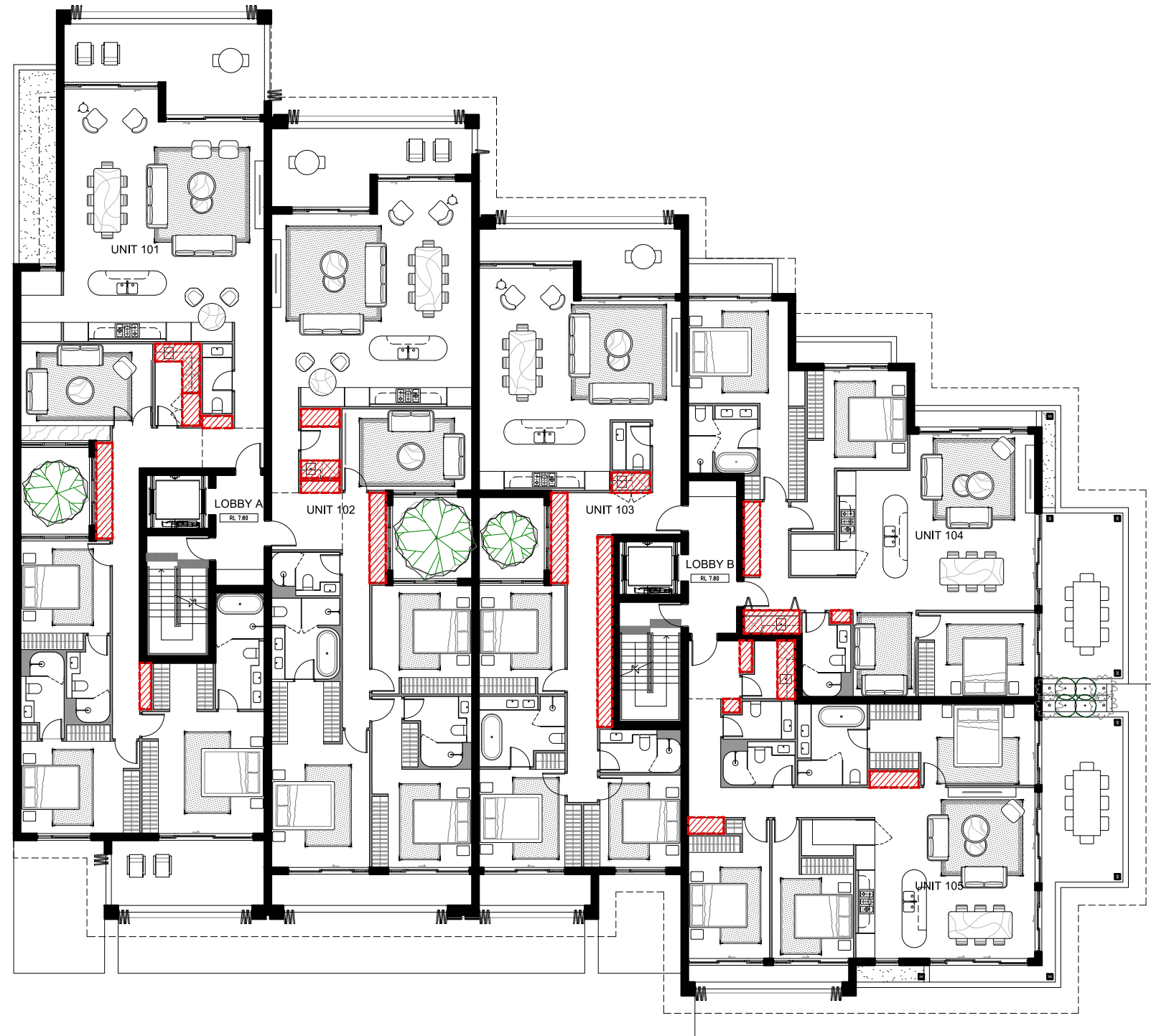
SCALE:
1:200@A1 / 1:400@A3
PROJECT NO:
1816

DRAWING NO:
DA510

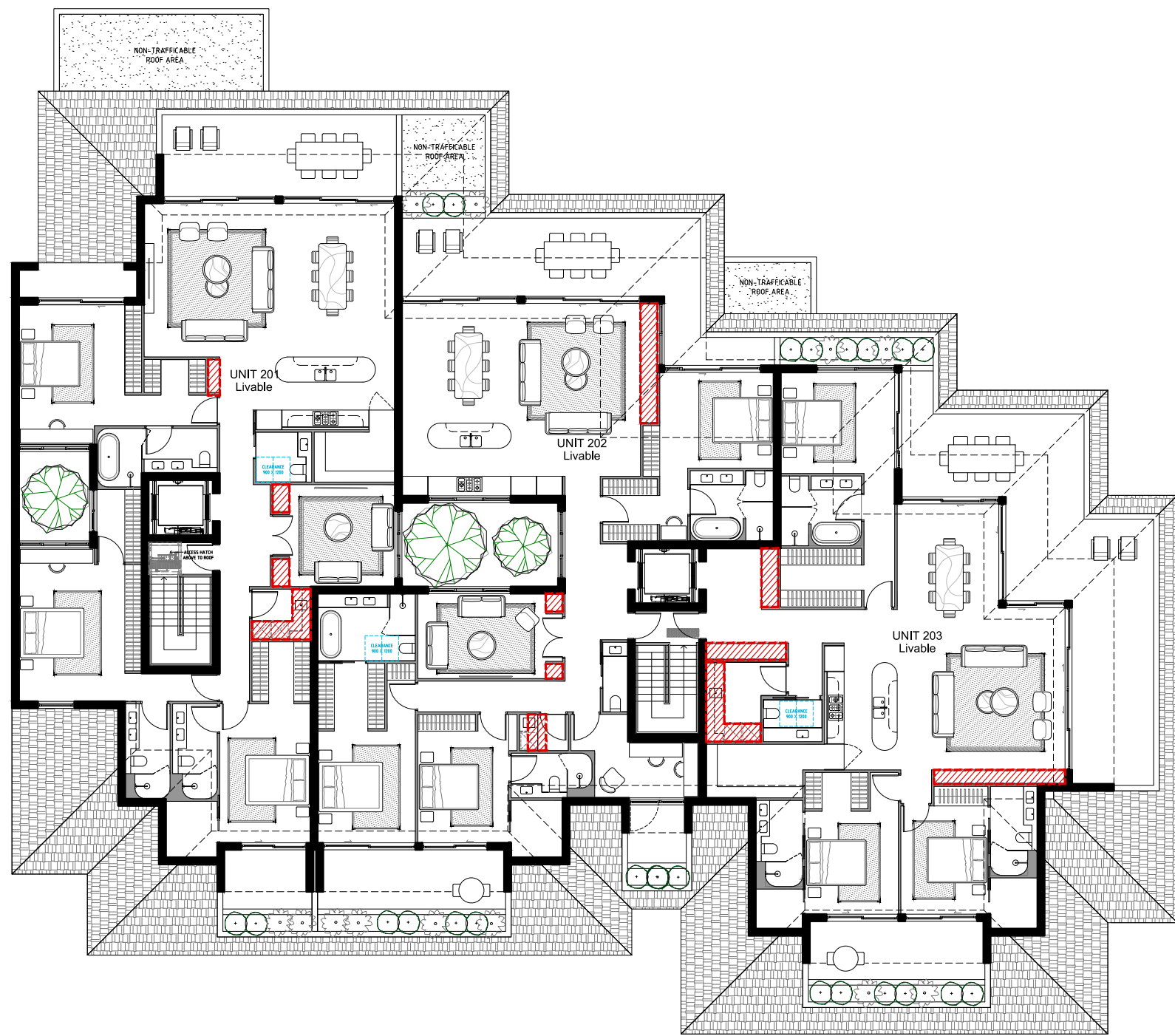
ISSUE:
A



1 BASEMENT PLAN



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN

- GENERAL NOTES:**
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- LEGEND:**
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - NB MAILBOX TO FUTURE DETAIL
 - OG OPAQUE GLASS
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
 - AEL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BS BATTEN SCREEN (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
 - MC METAL CLADDING
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PS PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

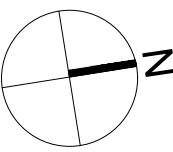
LEGEND



STORAGE

REFER TO AREA SCHEDULE ON DA 001

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



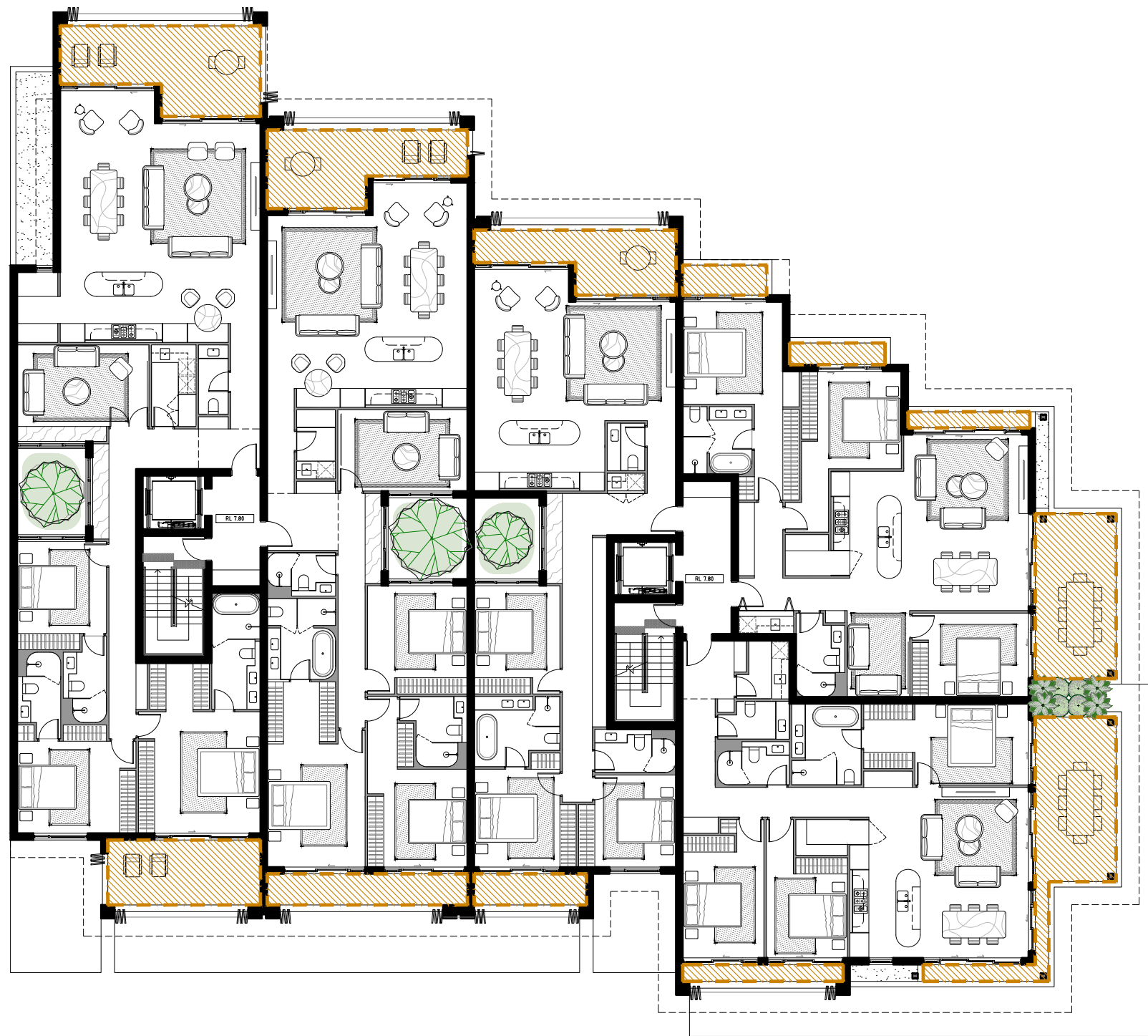
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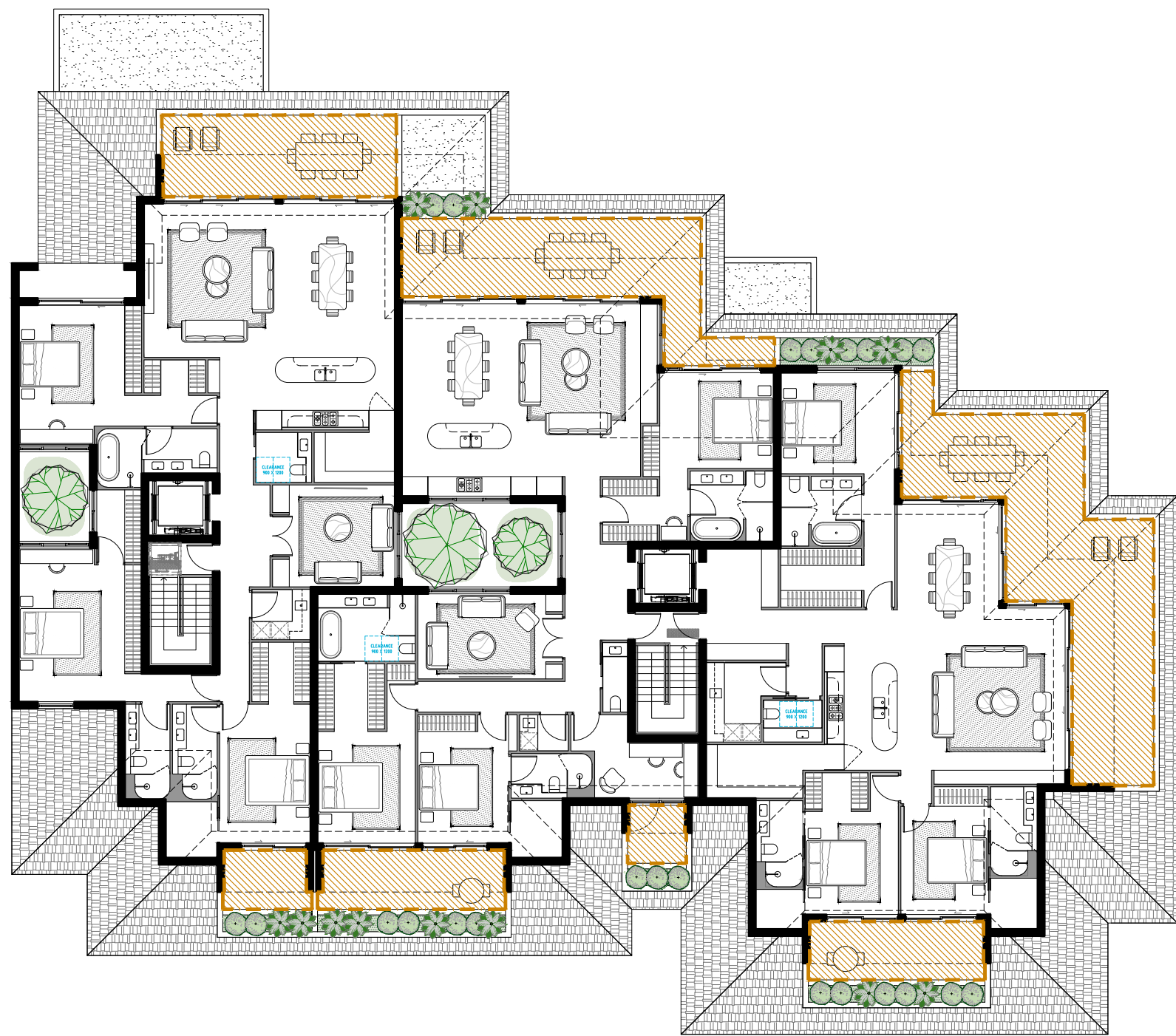
PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
DRAWING TITLE:
STORAGE DIAGRAM

SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA520	ISSUE: A
PROJECT NO: 1816		



1 FIRST FLOOR PLAN
1:200 @A1



2 SECOND FLOOR PLAN
1:200 @A1

LEGEND

 PRIVATE OPEN SPACE

ADG: PRIVATE OPEN SPACE + BALCONIES

- 15m², 3m DEPTH FOR GROUND FLOOR APARTMENTS
- 8m², 2M DEPTH FOR EACH 1 BEDROOM APARTMENTS
- 10m², 2m DEPTH FOR EACH 2 BEDROOM APARTMENTS
- 12m², 2.4m DEPTH FOR EACH 3+ BEDROOM APARTMENTS

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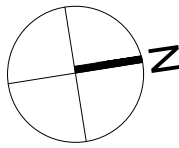
LEGEND:

AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
OG OPAQUE GLASS
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

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AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING TO FUTURE DETAILS
BS BATTEN SCREEN (TO FUTURE DETAIL)
FB FACE BRICK
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTx PAINT FINISH TYPEx
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



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PROJECT:

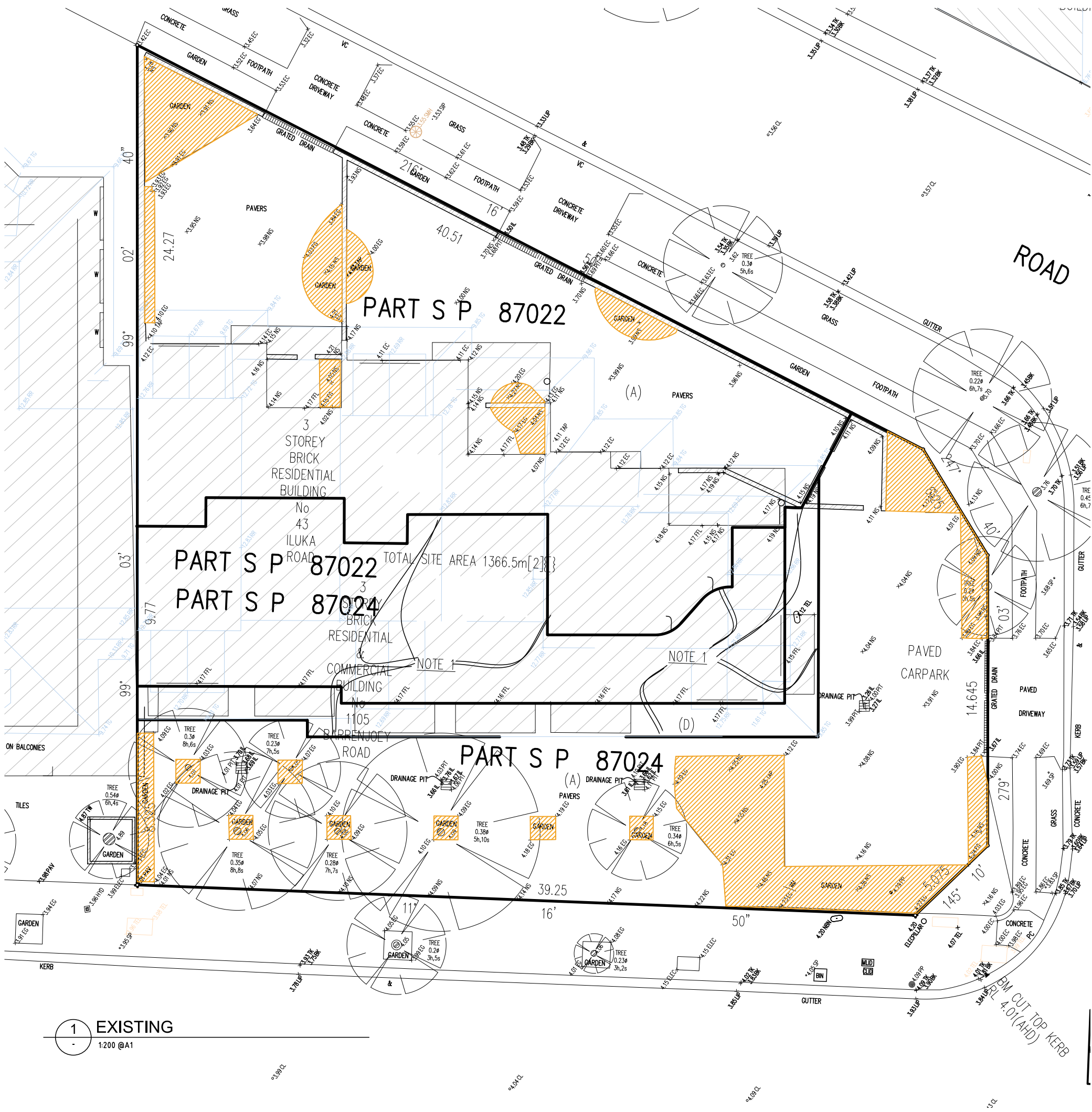
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

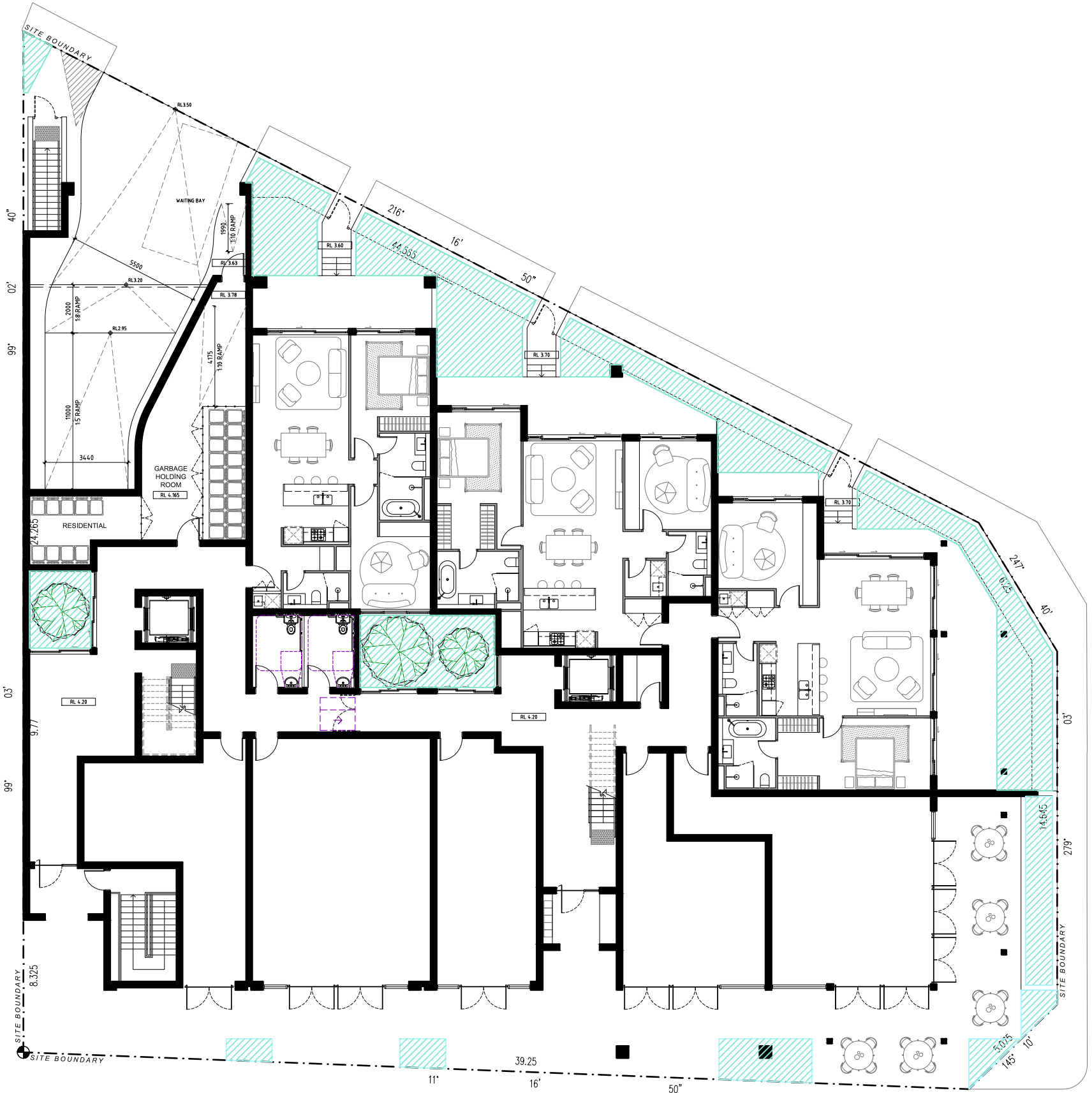
DRAWING TITLE:

PRIVATE OPEN SPACE DIAGRAM

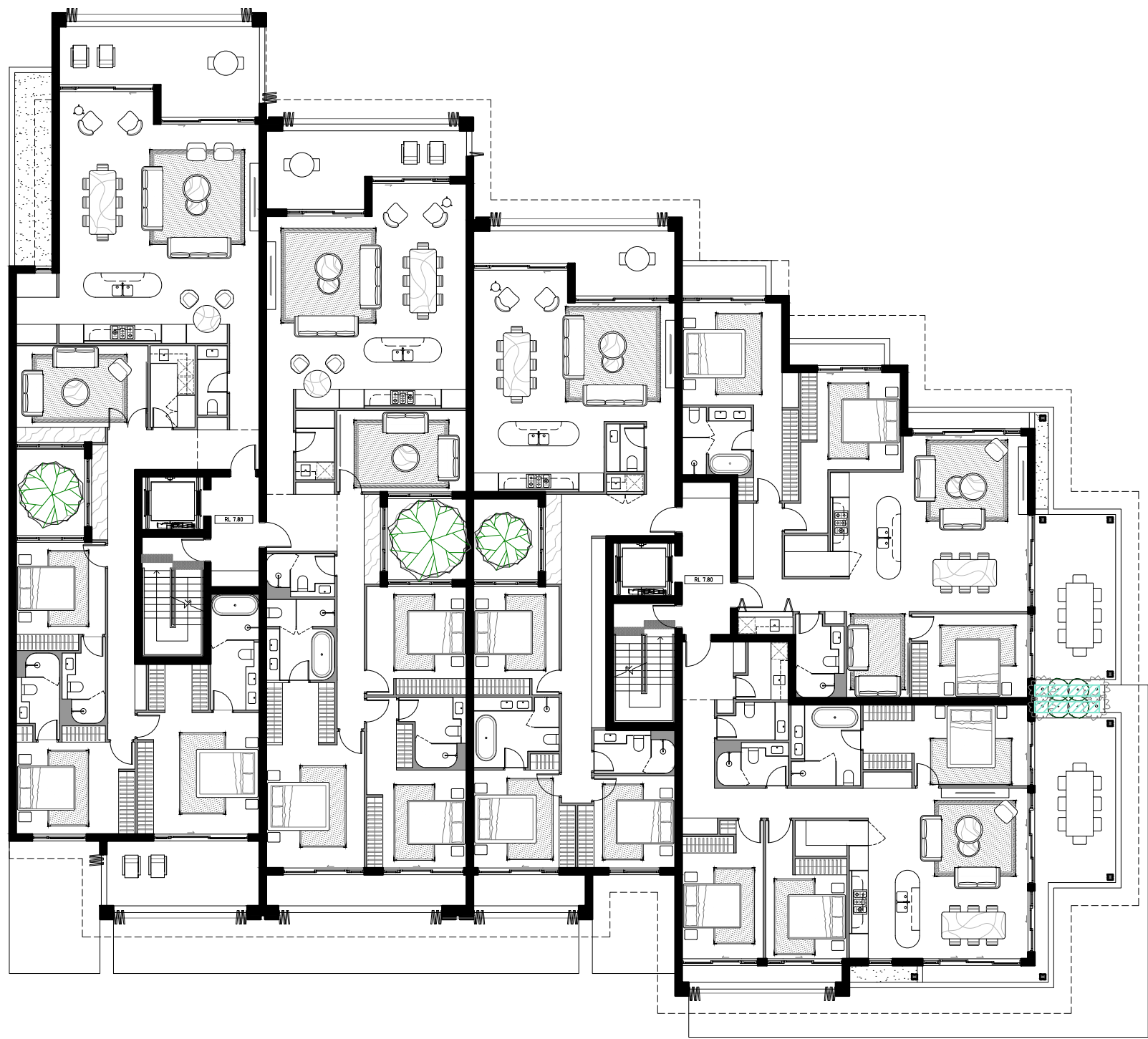
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA530	ISSUE: A
PROJECT NO: 1816		



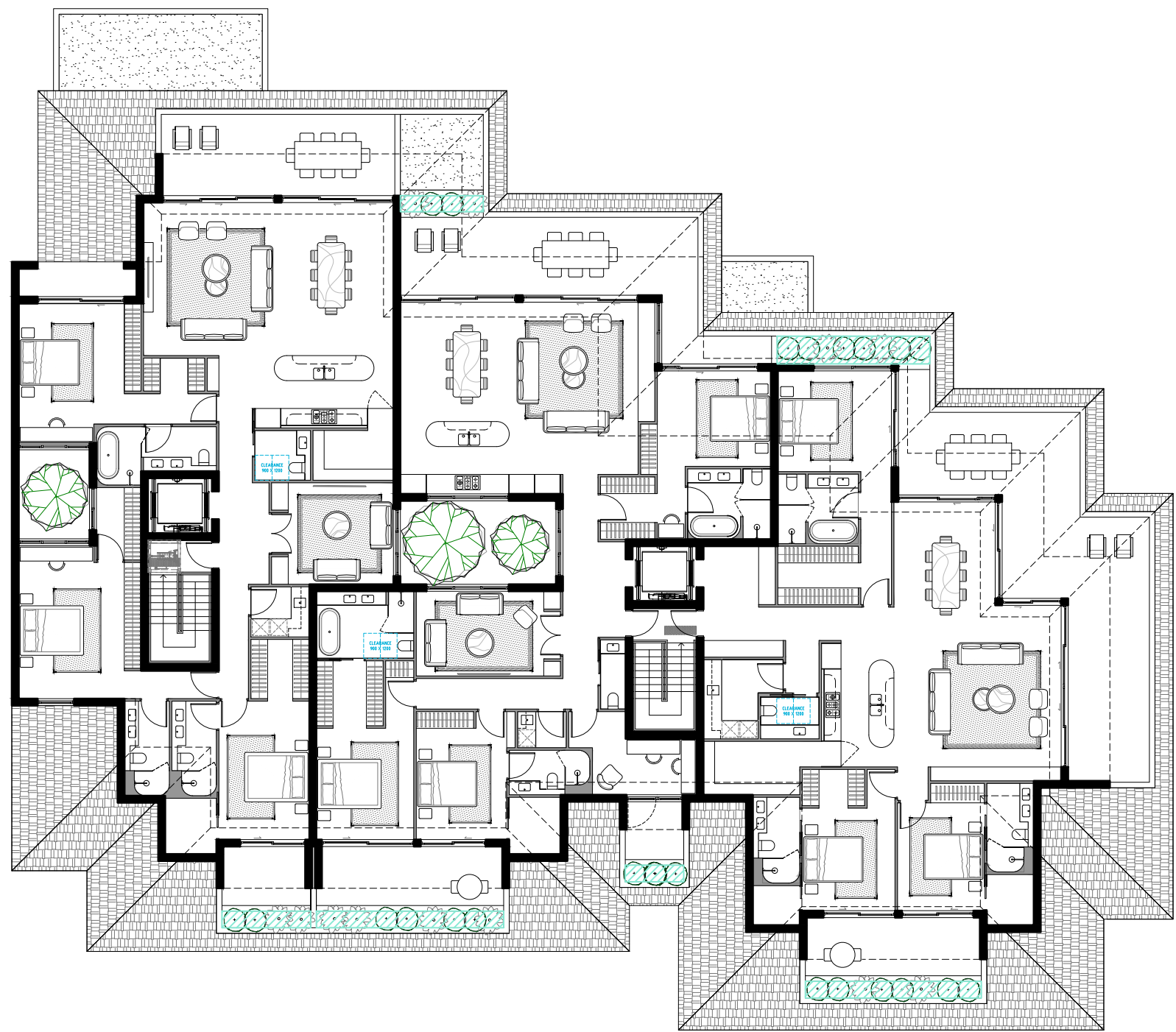
1 EXISTING
1:200 @A1



2 GROUND FLOOR PLAN
1:200 @A1



3 FIRST FLOOR PLAN
1:200 @A1



3 SECOND FLOOR PLAN
1:200 @A1

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- LEGEND:**
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - NB MAILBOX TO FUTURE DETAIL
 - OG OPAQUE GLASS
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
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 - AEL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
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 - MC METAL CLADDING
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PS PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING

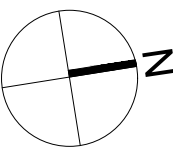
SITE AREA = 1366.5 sqm

LEGEND

EXISTING LANDSCAPE = 136.6 sqm (10% of site)

PROPOSED LANDSCAPING = 150.5 sqm (11% of site)

A 2020.12.18 DA LODGEMENT
ISSUE DATE DESCRIPTION



CLIENT:

MACARTHUR PROJECTS

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PROJECT:

PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

LANDSCAPE DIAGRAM

SCALE:
1:200@A1 / 1:400@A3
PROJECT NO:
1816

DRAWING NO:
DA540

ISSUE:
A



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AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

AFG	ALUMINUM FRAMED GLAZING
AFI	ALUMINUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
BB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH Type x
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

MACARTHUR PROJECTS

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PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

HEIGHT PLANE DIAGRAM

SCALE: NTS	DRAWING NO: DA550	ISSUE:
PROJECT NO: 1816		A



GENERAL NOTES:

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- * CONSULTANTS TO BE RESPONSIBLE FOR THE FOLLOWING:
 - * DESIGN FOR THE PROJECT - ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT A CT STATE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

- | | |
|-----|-----------------------------------|
| AW | AWNING |
| HW | HIGHLIGHT WINDOW |
| CU | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| MB | MAILBOX TO FUTURE DETAIL |
| OG | OPAQUE GLASS |
| PB | PLANTERBOX |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

MATERIALS LEGEND:

- | | |
|-----|--|
| AFG | ALUMINUM FRAMED GLAZING |
| AFU | ALUMINUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING TO FUTURE DETAILS |
| BS | BATCH SCREEN (TO FUTURE DETAIL) |
| FB | FACE BRICK |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| MC | METAL CLADDING |
| MF | METAL FENESTRA (TO FUTURE SELECTION) |
| PTx | PAINT FINISH TYPE _x |
| RD | ROLLER DOOR |
| RP | RIVER PERIBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:

MACARTHUR PROJECTS

ARCHITECT:

PBD | ARCHITECTS

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PROJECT:

PROPOSED SHOPTOP HOUSING

1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017

DRAWING TITLE:

SOLAR STUDY

21ST JUNE (9AM-12PM)

SCALE: NTS	DRAWING NO: DA600	ISSUE: A
PROJECT NO: 1816		



1 21ST JUN - 1PM
NTS



2 21ST JUN - 2PM
NTS



3 21ST JUN - 3PM
NTS

GENERAL NOTES:

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SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

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RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
TC TIMBER CLADDING

1105 - 1107 BARRENJOEY RD, PALM BEACH
SOLAR COMPLIANCE CHECK

HRS	900	1000	1100	1200	1300	1400	1500	TOTAL
L1								
101	Y	Y	Y	Y	Y	Y	Y	6
102	Y	Y	Y	Y	Y	Y	Y	6
103	Y	Y	Y	Y	Y	Y	Y	6
104	Y	Y	Y	Y	Y	Y	Y	6
105	Y							0.5

HRS	900	1000	1100	1200	1300	1400	1500	TOTAL
L2								
201	Y	Y	Y	Y	Y	Y	Y	6
202	Y	Y	Y	Y	Y	Y	Y	6
203	Y	Y	Y	Y	Y	Y	Y	6

Solar Access	Compliant	UNITS COMPLIANT	7
No Solar Access	Non-Compliant	TOTAL UNITS	8
		PERCENTAGE	88%

A	2020.12.18	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

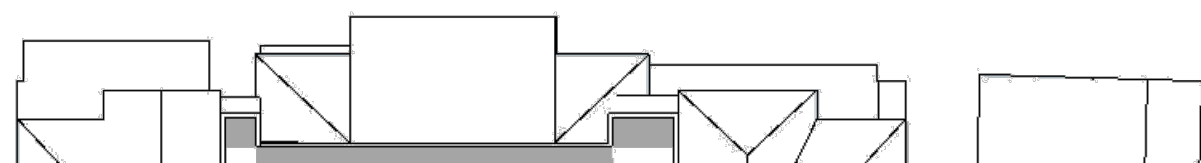
CLIENT:
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PBD | ARCHITECTS
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PROJECT:
PROPOSED SHOPTOP HOUSING
1105-1107 BARRENJOEY ROAD, PALM BEACH

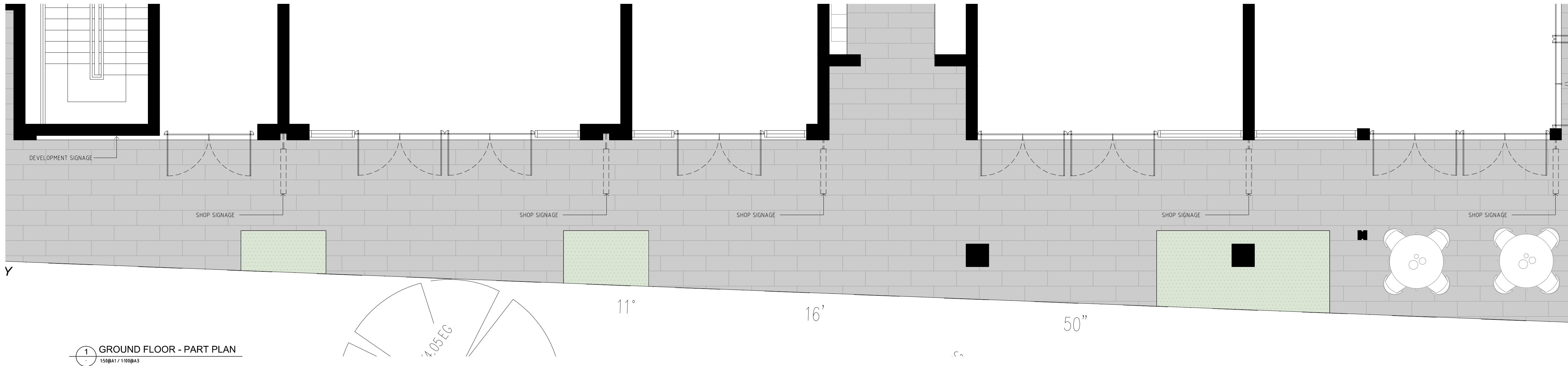
DECEMBER 2017
DRAWING TITLE:
SOLAR STUDY
21ST JUNE (1PM-3PM)

SCALE: NTS	DRAWING NO: DA601	ISSUE: A
PROJECT NO: 1816		



2 21ST JUN - 12PM

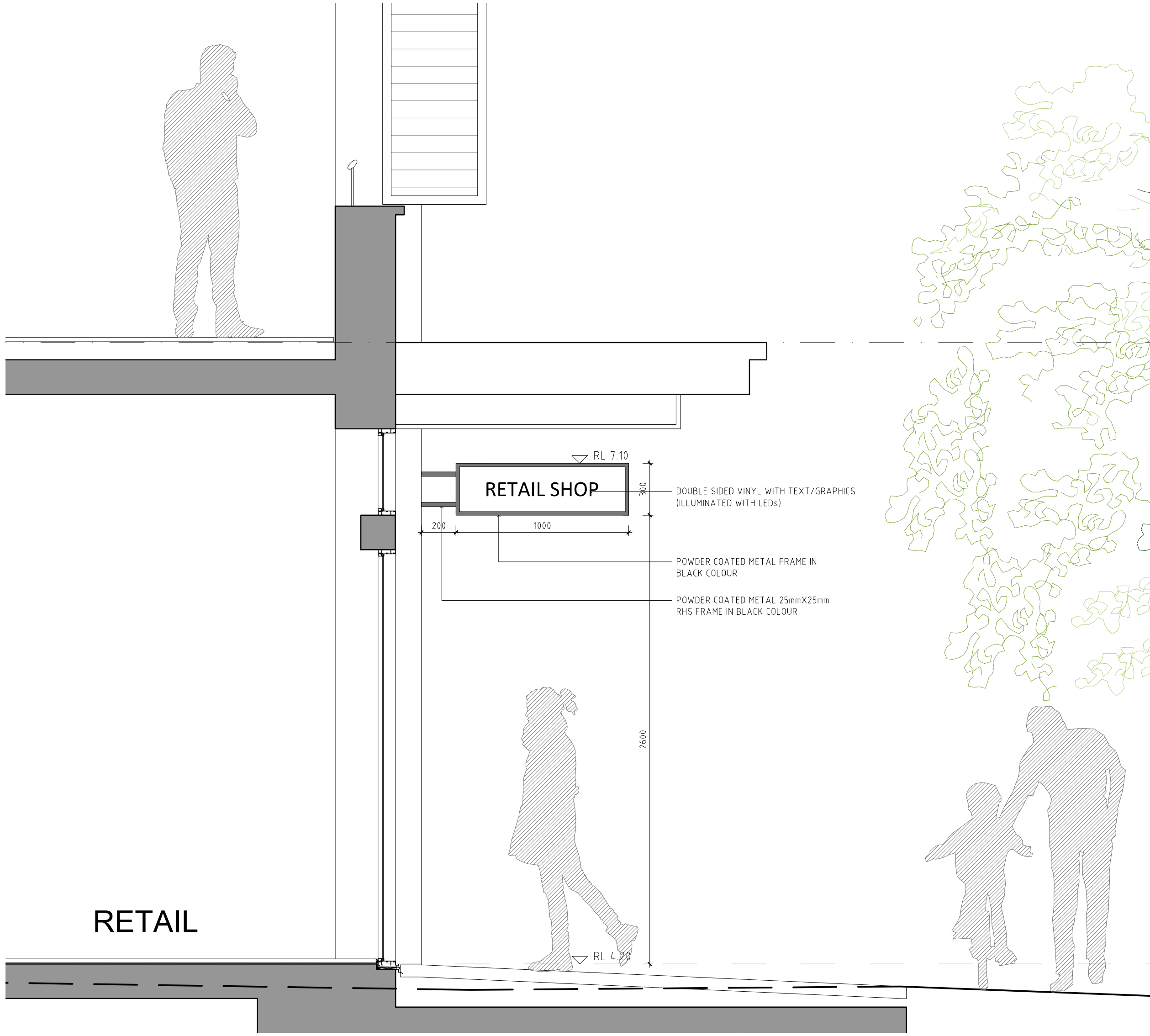
SCALE: NTS	DRAWING NO: DA610	ISSUE: A
PROJECT NO: 1816		



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 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS.
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- LEGEND:**
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - NB MAILBOX TO FUTURE DETAIL
 - OG OPAQUE GLASS
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
 - AFL ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING TO FUTURE DETAILS
 - BS BATTEN SCREEN (TO FUTURE DETAIL)
 - FB FACE BRICK
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
 - MC METAL CLADDING
 - MF METAL FENCING (TO FUTURE SELECTION)
 - PS PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTx PAINT FINISH TYPEx
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - TC TIMBER CLADDING



ISSUE	DATE	DESCRIPTION
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CLIENT:
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PROJECT:
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1105-1107 BARRENJOEY ROAD, PALM BEACH

DECEMBER 2017
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SIGNAGE PLAN

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