

1112-1116 BARRENJOEY RD

1112 - 1116 BARRENJOEY ROAD, PALM BEACH	
SECTION 34 CONFERENCE LODGEMENT	
ARCHITECTURAL DRAWING LIST	
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A0001	PROJECT SUMMARY
A0002	PERSPECTIVE 01 NOT UPDATED
A0003	PERSPECTIVE 02 NOT UPDATED
A0004	PERSPECTIVE 03 NOT UPDATED
A0010	CONTEXT PLAN
A0011	SITE ANAYLSIS PLAN
A0012	SITE PLAN
A0013	DEMOLITION PLAN
A0019	SURVEY PLAN
A0022	HERITAGE PRESERVATION ZONE PLAN
A0050	3D COMPARISON 01
A0051	3D COMPARISON 02
A0099	BASEMENT 1 - FLOOR PLAN
A0100	GROUND FLOOR - FLOOR PLAN
A0101	LEVEL 01 - FLOOR PLAN
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A0200	WEST ELEVATION (BARRENJOEY RD)
A0201	NORTH ELEVATION (SIDE)
A0202	EAST ELEVATION (REAR)
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A0430	8.5m HEIGHT PLANE DIAGRAM (EXISTING GROUND)
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A0440	EXCAVATION PLAN
A0450	LANDSCAPE AREA DIAGRAM
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A0480	VIEW ANALYSIS - LOCATION PLAN
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KOICHITAKADA.COM	

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A0500	MATERIALS SAMPLE BOARD

PROJECT SUMMARY

Address	1112-1116 Barrenjoey Road, Palm Beach (Lot No. 21 / DP 571298)
Site Area	1361.5m²
Land Use	B1 Neighbourhood Centre

PROPOSAL SUMMARY / COUNCIL DCP & LEP REQUIREMENTS

	CONTROL	PROPOSED	
Building Height (m)	8.5m to 10m Building footprint is situated on a slope that is in excess of 16.7 degrees (30%)	MAX. 10.24m Avg. 23.28° (43.02%)	
Setbacks	Front – 3.5m or established building line, whichever is the greater Side – Min. 3m Rear – Min. 3m	Proposed Front – Min. 4.3m to Max. 6.8m Side – Min. 1.79m to Max. 5.6m Proposed Rear – 3m	
Commercial / Retail GFA	25% of total GFA (446.5m²)	387 m² (RETAIL) = 21.5% (Refer Drawing No. A0400 - Gross Floor Area Diagrams)	
Landscaped Area	Min 20% of site area (272.9 m²)	506.0m² = 37.2% (Refer Drawing No. A0450 - Landscape Diagram)	
	CONTROL	REQUIRED	PROPOSED
Car Parking	1 Bed: 1 space/unit 2 Bed or more: 2 spaces/unit Visitor: 1 space/3 units Car wash: N/A (only required if over 10 units) Commercial: 2.5 spaces/100m² of GLA Retail: 1 space/30m² of GLA Service Vehicle: 1 space DDA: 1 space	3 bed: 10 (5 x 2) car spaces Visitor: 1.6 car spaces Total: 11.6 car spaces (Residential) DDA: 1 SPACE SERVICE BAY: 1 SPACE Total: 12.4 car spaces (Retail & Service) Total required car spaces: 24 car spaces	3 bed: 10 (5 x 2) car spaces Visitor: 2 car spaces Total: 12 car spaces (Residential) DDA: 1 SPACE SERVICE BAY: 1 SPACE Total: 11 car spaces (Retail & Service) Total proposed motorbike spaces: 2 Total proposed car spaces: 23
Bicycle Parking	1 space/3 units (Residential) 1 space/1000m² GFA (Retail) or minimum of 4 racks (whichever is greater)	Residential: 1.6 Bicycle racks Retail: 4 Bicycle racks Total: 5.6 Bicycle racks	Residential: 2 Bicycle racks Retail: Min. 4 Bicycle racks Total: 6 Bicycle racks

ADG REQUIREMENTS

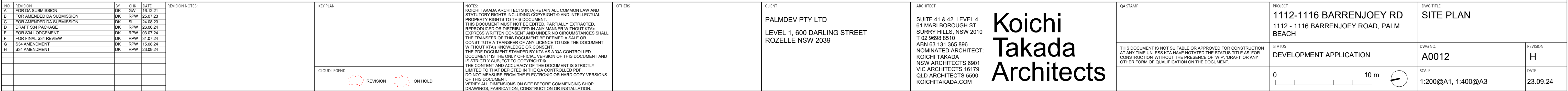
	CONTROL	PROPOSED
4A.1 Solar Access	Min. 70% of apartments between 9am and 3pm to receive a minimum of 2 hrs direct sunlight Max. 15% no solar access	100% (5/5 Apartments) 0% (No apartments without solar access)
4B.3 Natural Cross Ventilation	At least 60%	100% (5/5 Apartments)
3D.1 Deep Soil	7% of site area	234.7m² = 17.2% of site area

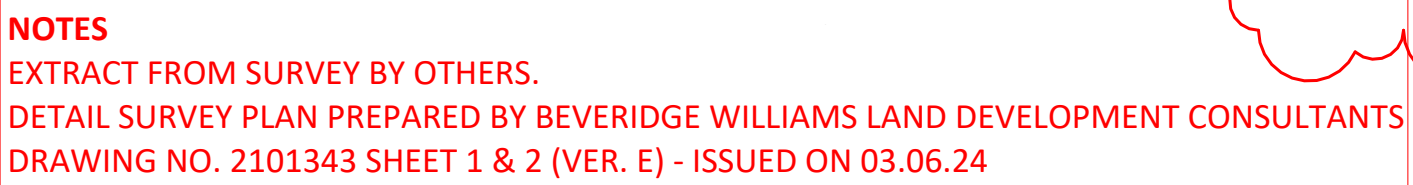
UNIT BREAKDOWN

	3 BED	
GROUND FLOOR	0	
LEVEL 01	2	
LEVEL 02	2	
LEVEL 03	1 (PH)	
TOTAL	5 (100%)	5 UNITS TOTAL

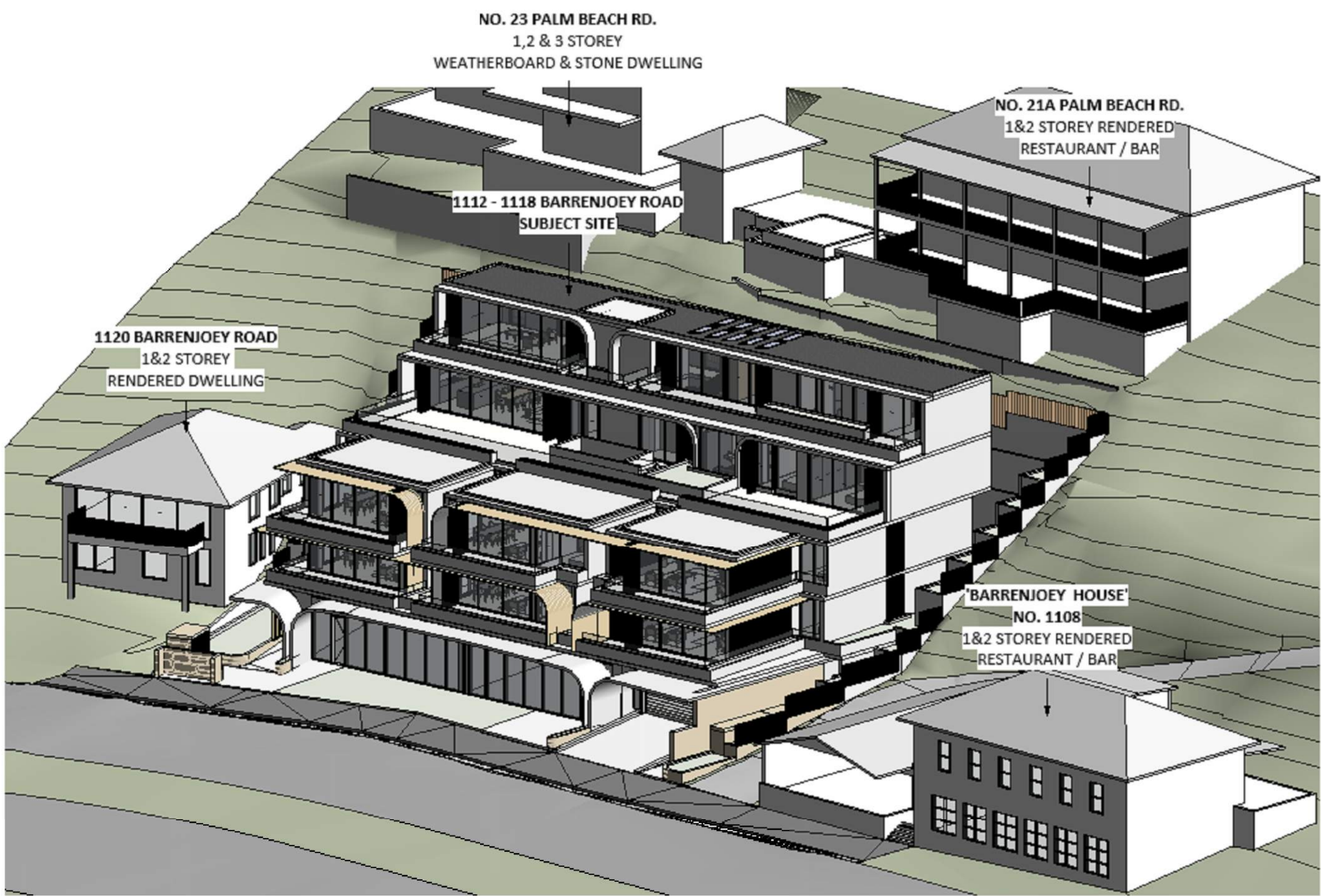
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A	FOR DA SUBMISSION	DK	GW	16.12.21	<p>NOTES:</p> <p>KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.</p> <p>THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.</p> <p>THE PDF DOCUMENT STAMPED BY KTA AS A 'DA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.</p> <p>THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE DA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.</p> <p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.</p>				PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KIOICHTAKADA.COM	<div><div></div><div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'NIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div></div>	1112-1116 BARRENJOEY RD	DWG NO.		
B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23						LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		1112 - 1116 BARRENJOEY ROAD, PALM BEACH	PROJECT SUMMARY		
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23											
D	DRAFT S34 PACKAGE	DK	RPW	28.08.23											
E	FOR S34 LODGEMENT	DK	RPW	03.07.24											
F	FOR FINAL S34 REVIEW	DK	RPW	31.07.24											
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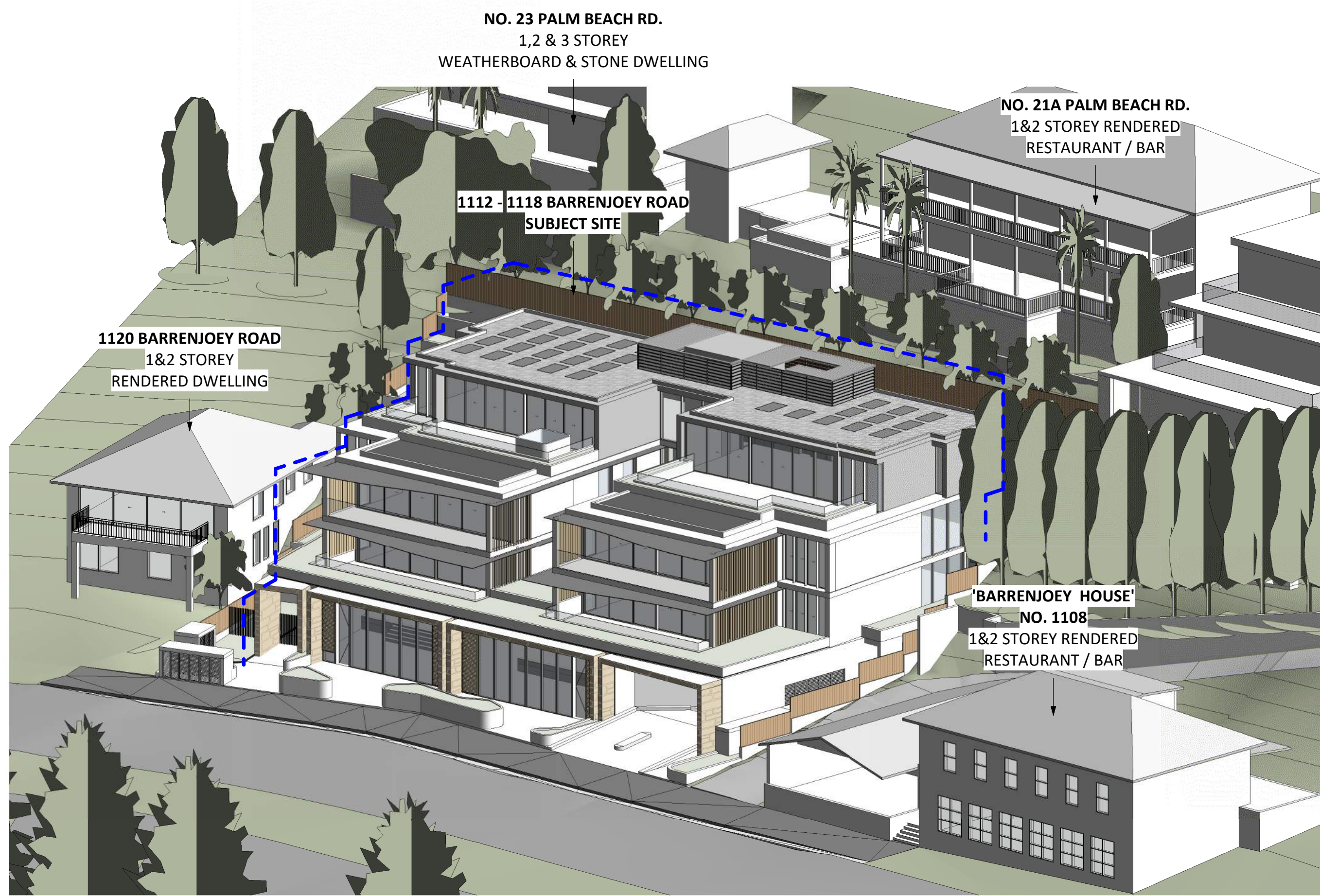




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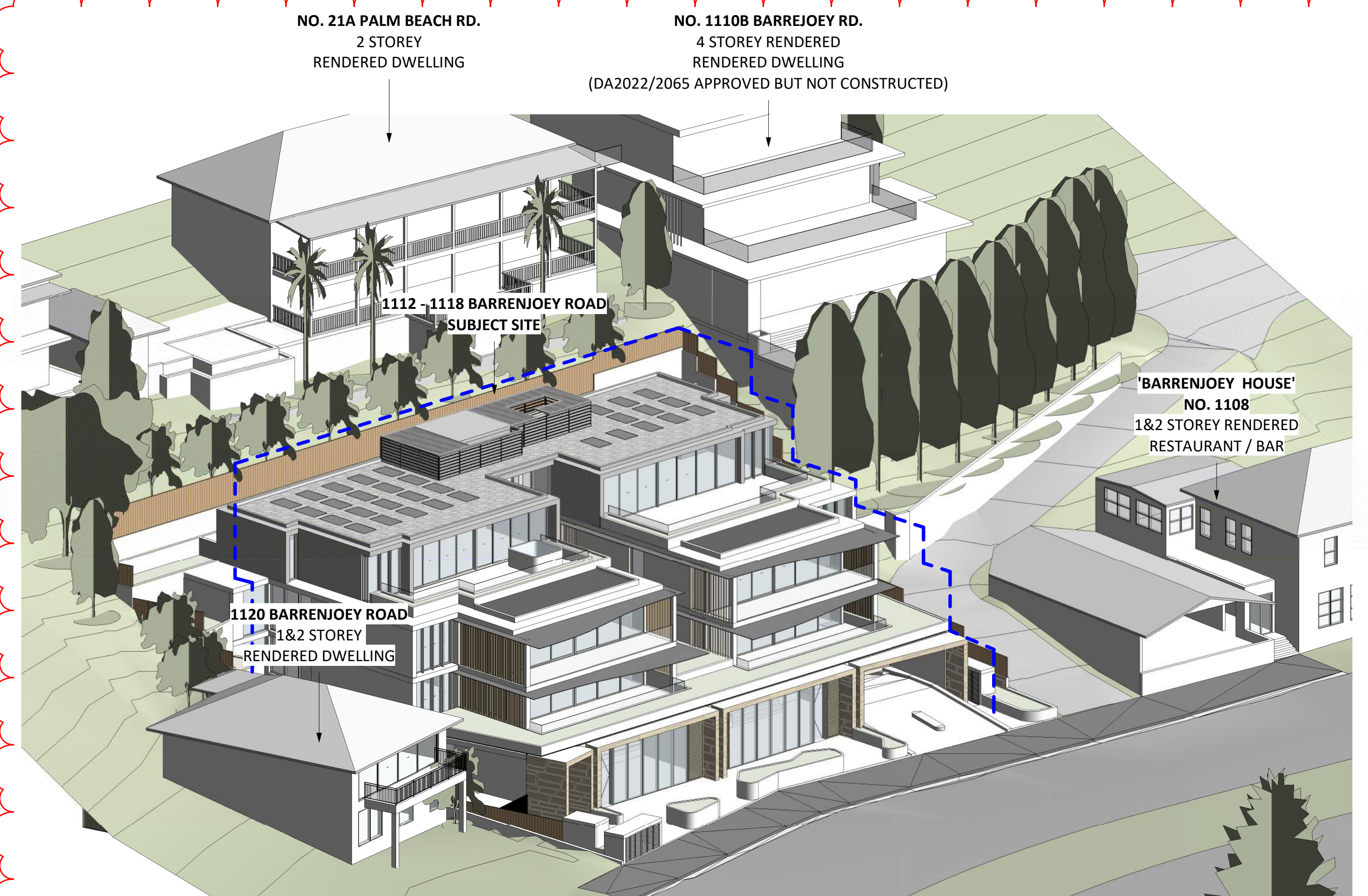
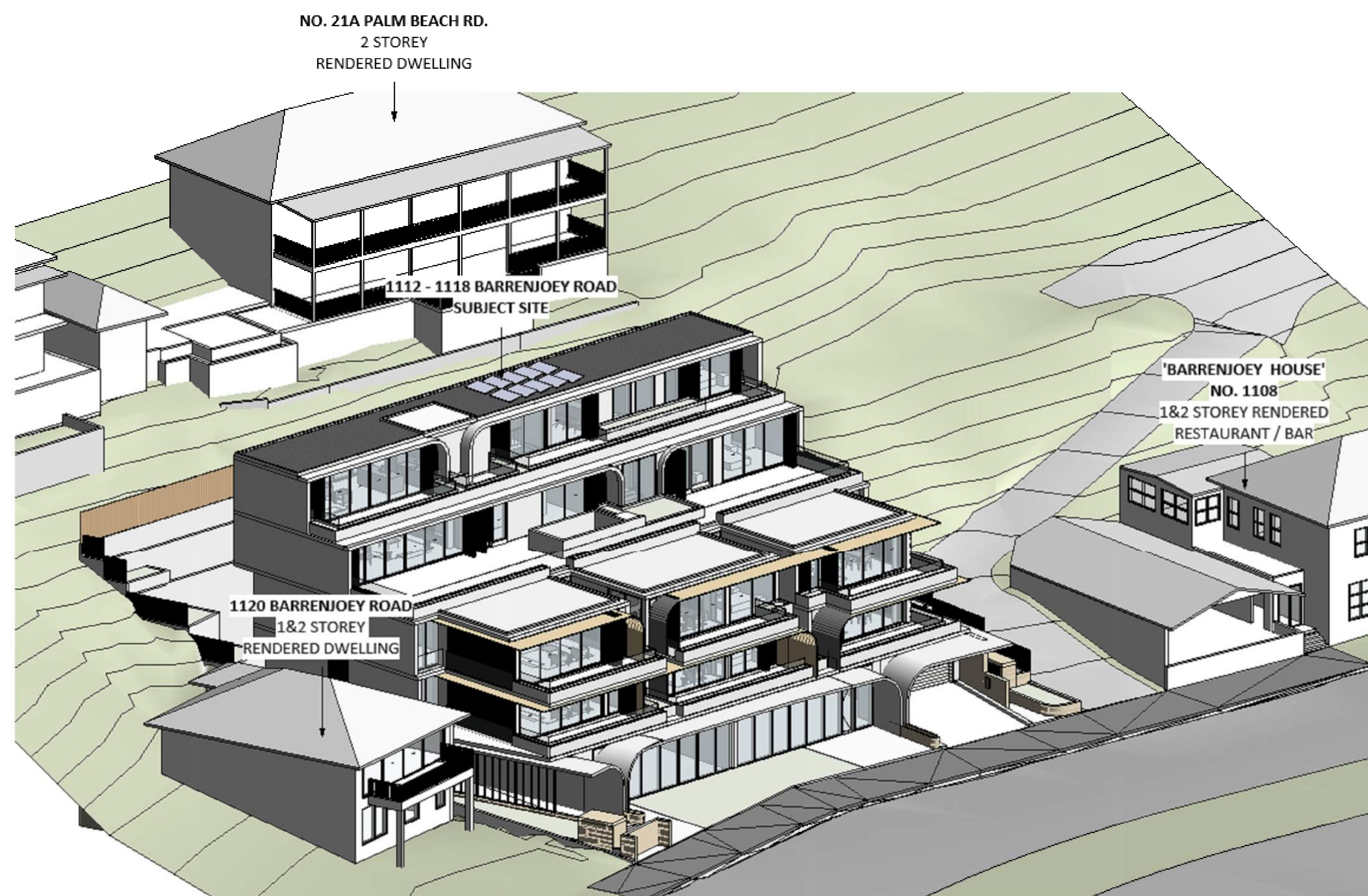
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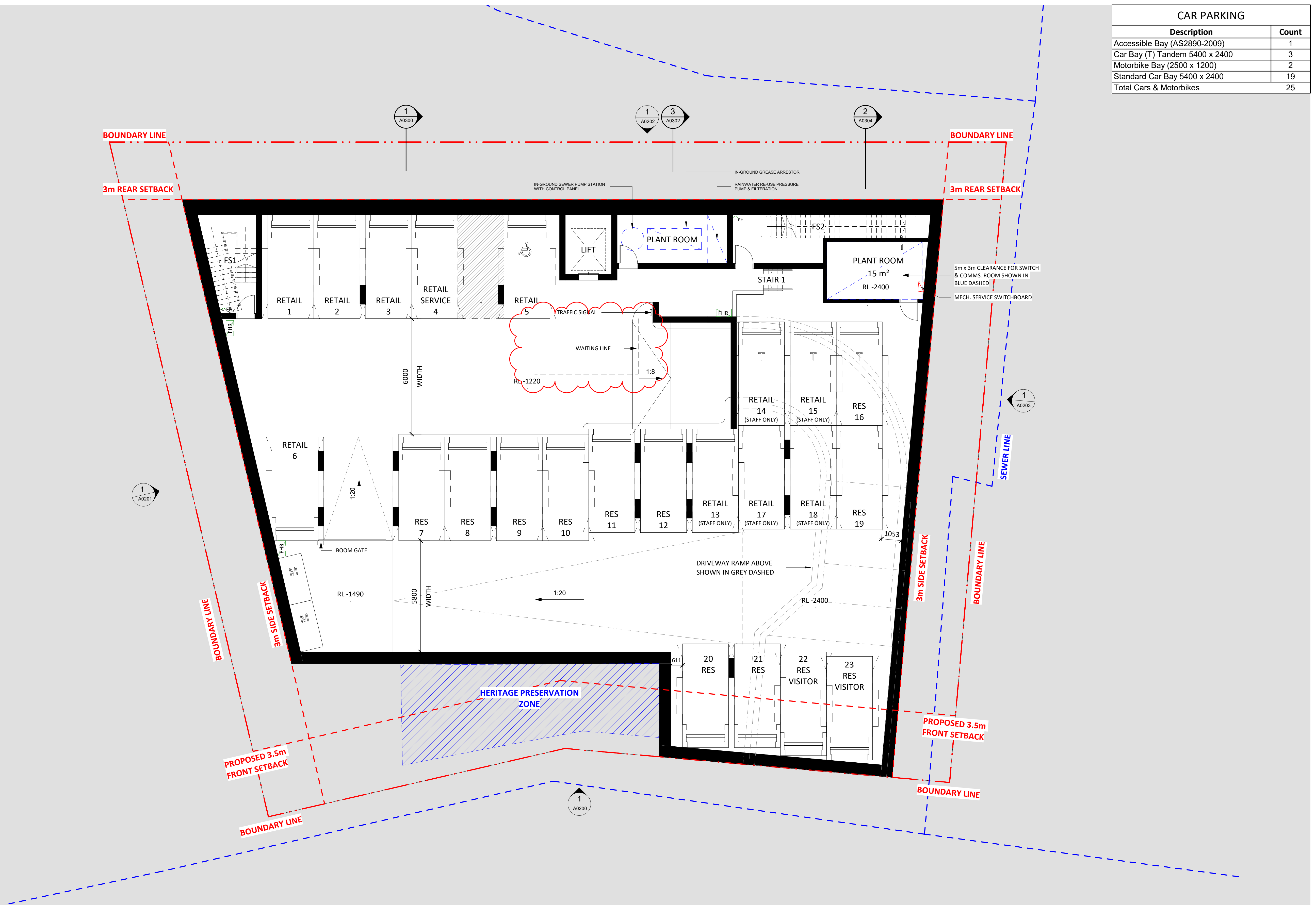
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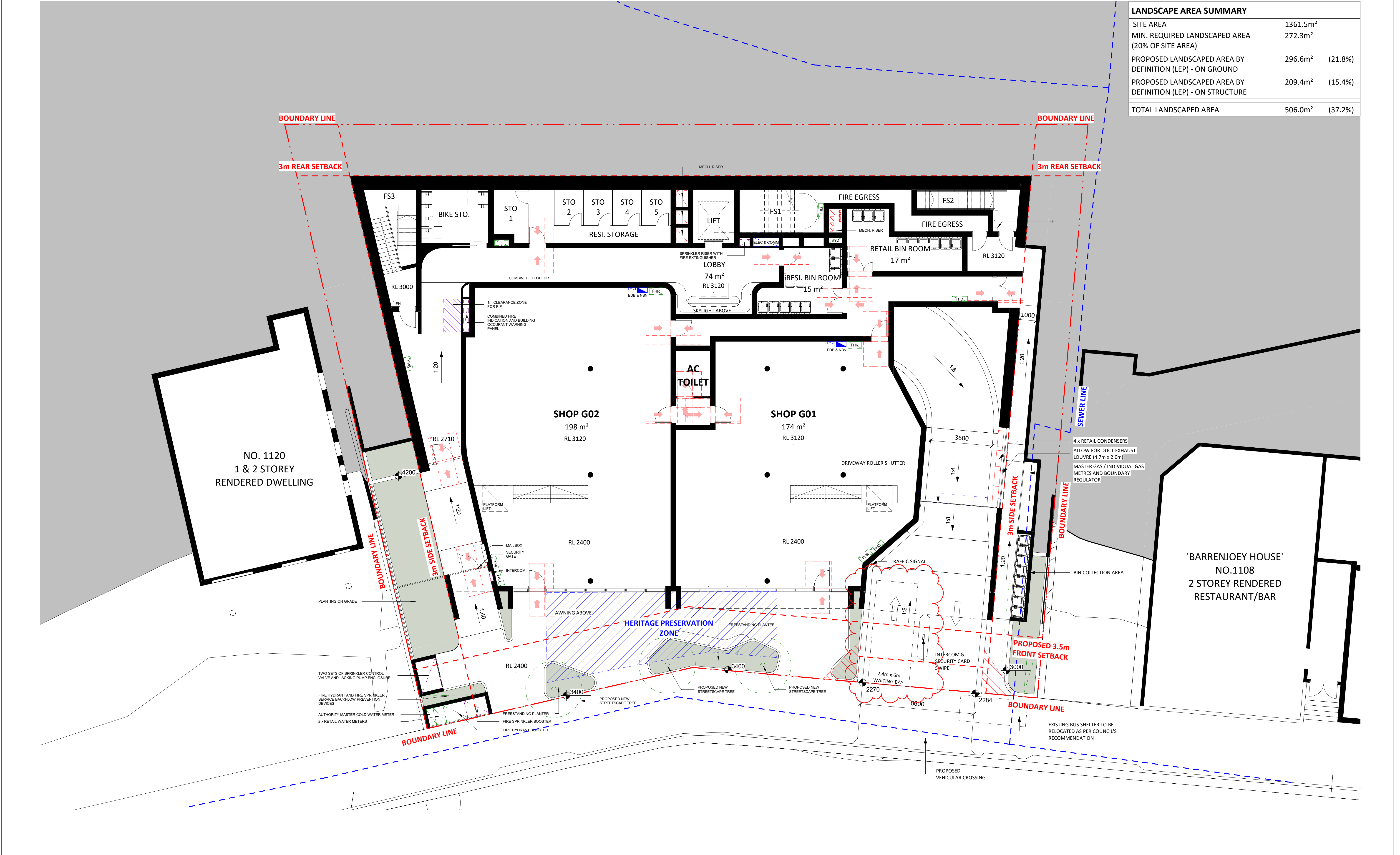
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D		FOR FINAL S34 REVIEW		DK	RPW	31.07.24																		
E		S34 AMENDMENT		DK	RPW	15.08.24																		
F		S34 AMENDMENT		DK	RPW	23.09.24																		

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CAR PARKING	
Description	Count
Accessible Bay (AS2890-2009)	1
Car Bay (T) Tandem 5400 x 2400	3
Motorbike Bay (2500 x 1200)	2
Standard Car Bay 5400 x 2400	19
Total Cars & Motorbikes	25

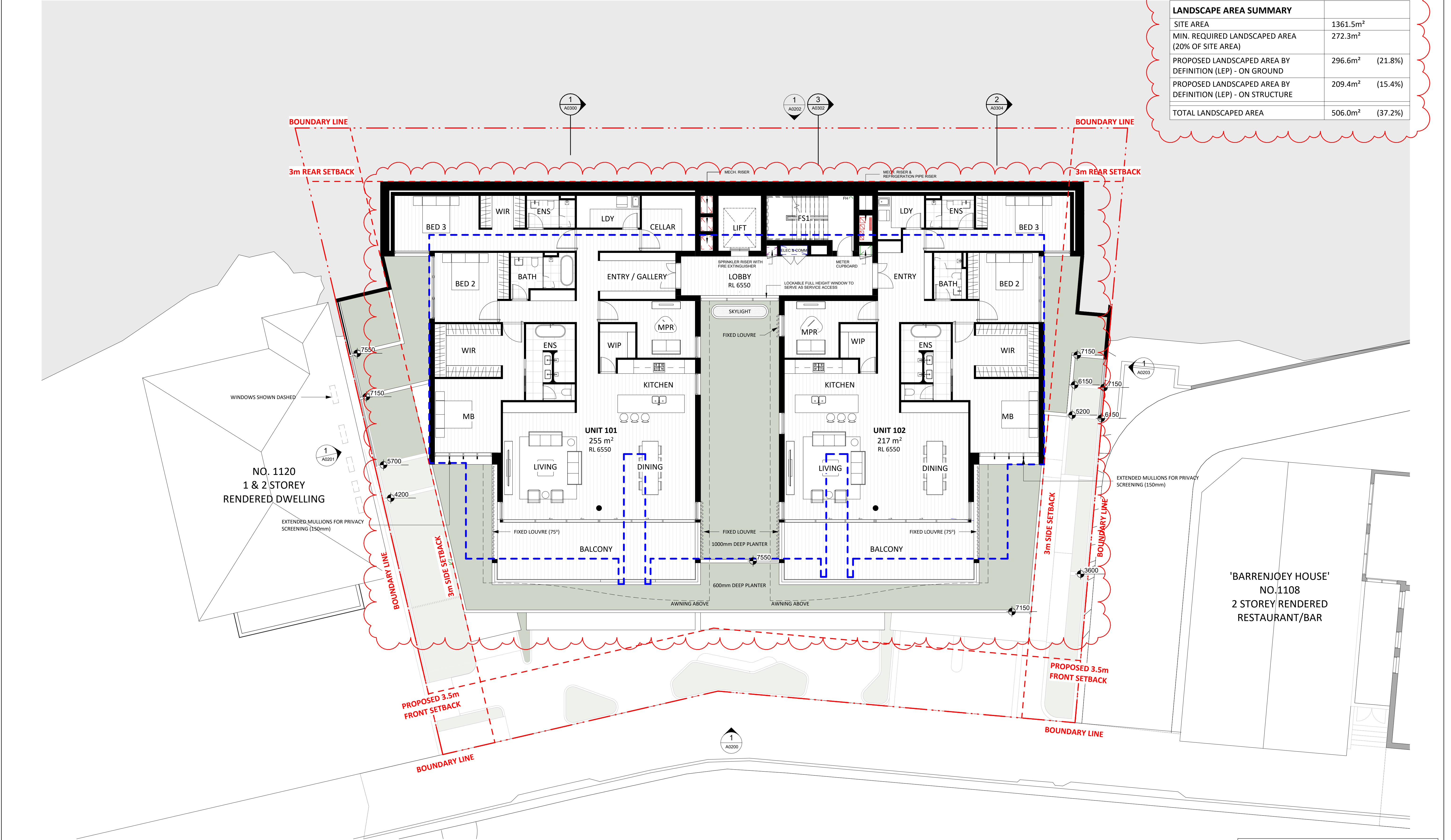
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LANDSCAPE AREA SUMMARY		
SITE AREA	1361.5m ²	
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m ²	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	296.6m ²	(21.8%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	209.4m ²	(15.4%)
TOTAL LANDSCAPED AREA	506.0m ²	(37.2%)

<table><tr><th>NO.</th><th>REVISION</th><th>BY</th><th>CHK</th><th>DATE</th></tr><tr><td>A</td><td>FOR DA SUBMISSION</td><td>DK</td><td>GW</td><td>16.12.21</td></tr><tr><td>B</td><td>FOR AMENDED DA SUBMISSION</td><td>DK</td><td>RPW</td><td>26.07.23</td></tr><tr><td>C</td><td>FOR AMENDED DA SUBMISSION</td><td>DK</td><td>SL</td><td>24.08.23</td></tr><tr><td>D</td><td>FOR MASSING STUDY REVIEW</td><td>DK</td><td>RPW</td><td>22.03.24</td></tr><tr><td>E</td><td>FOR COUNCIL DISCUSSION</td><td>DK</td><td>RPW</td><td>04.04.24</td></tr><tr><td>F</td><td>FOR COUNCIL RFI (AMENDED)</td><td>DK</td><td>RPW</td><td>26.04.24</td></tr><tr><td>G</td><td>FOR S.34 COORDINATION</td><td>DK</td><td>RPW</td><td>13.06.24</td></tr><tr><td>H</td><td>FOR S.34 COORDINATION</td><td>DK</td><td>RPW</td><td>19.06.24</td></tr><tr><td>I</td><td>FOR S.34 COORDINATION</td><td>DK</td><td>RPW</td><td>21.06.24</td></tr><tr><td>J</td><td>DRAFT S34 PACKAGE</td><td>DK</td><td>RPW</td><td>26.06.24</td></tr><tr><td>K</td><td>FOR S34 LODGEMENT</td><td>DK</td><td>RPW</td><td>03.07.24</td></tr><tr><td>L</td><td>FOR FINAL S34 REVIEW</td><td>DK</td><td>RPW</td><td>31.07.24</td></tr><tr><td>M</td><td>S34 AMENDMENT</td><td>DK</td><td>RPW</td><td>11.09.24</td></tr></table>	NO.	REVISION	BY	CHK	DATE	A	FOR DA SUBMISSION	DK	GW	16.12.21	B	FOR AMENDED DA SUBMISSION	DK	RPW	26.07.23	C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	D	FOR MASSING STUDY REVIEW	DK	RPW	22.03.24	E	FOR COUNCIL DISCUSSION	DK	RPW	04.04.24	F	FOR COUNCIL RFI (AMENDED)	DK	RPW	26.04.24	G	FOR S.34 COORDINATION	DK	RPW	13.06.24	H	FOR S.34 COORDINATION	DK	RPW	19.06.24	I	FOR S.34 COORDINATION	DK	RPW	21.06.24	J	DRAFT S34 PACKAGE	DK	RPW	26.06.24	K	FOR S34 LODGEMENT	DK	RPW	03.07.24	L	FOR FINAL S34 REVIEW	DK	RPW	31.07.24	M	S34 AMENDMENT	DK	RPW	11.09.24	REVISION NOTES:			
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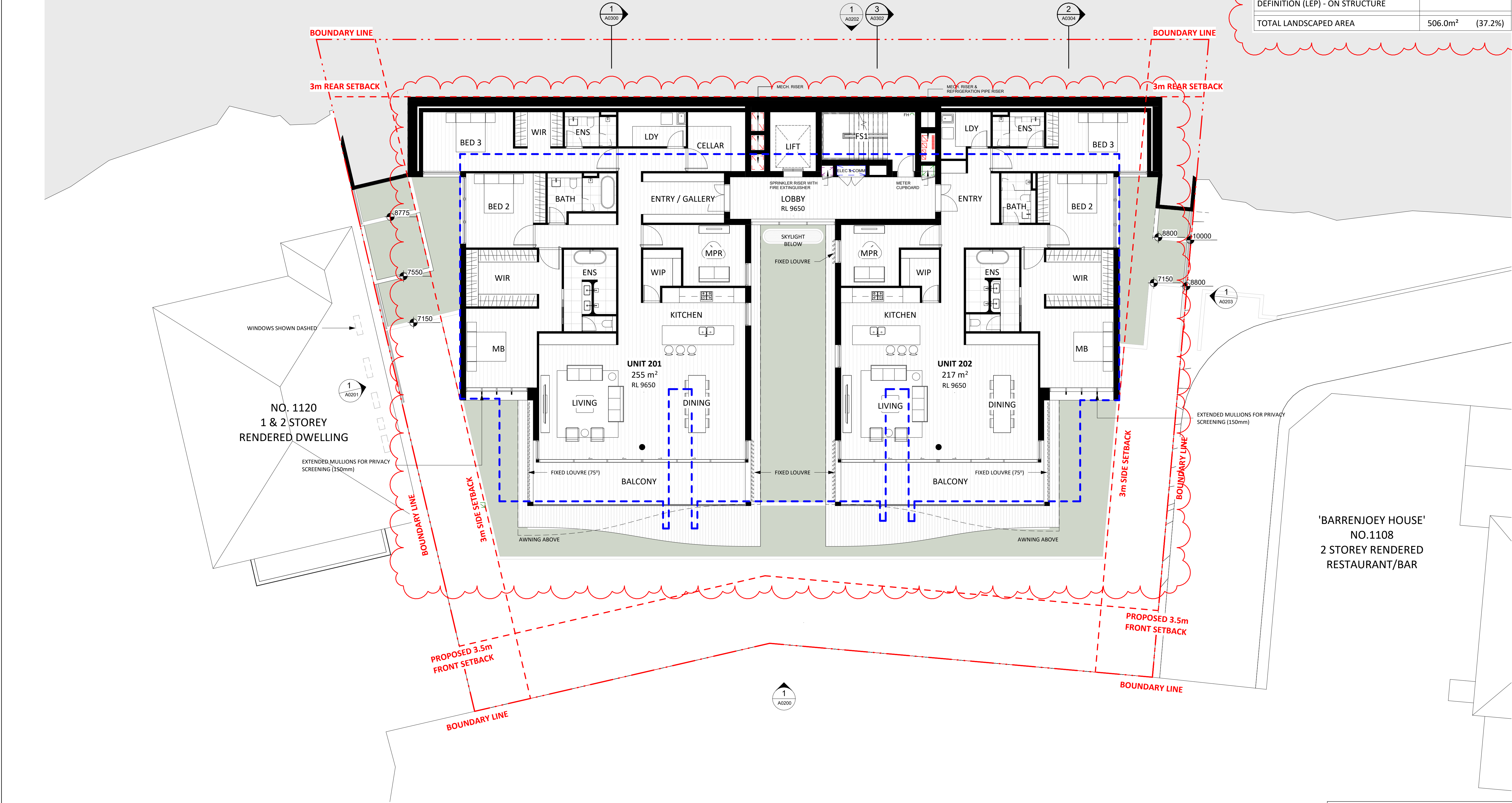
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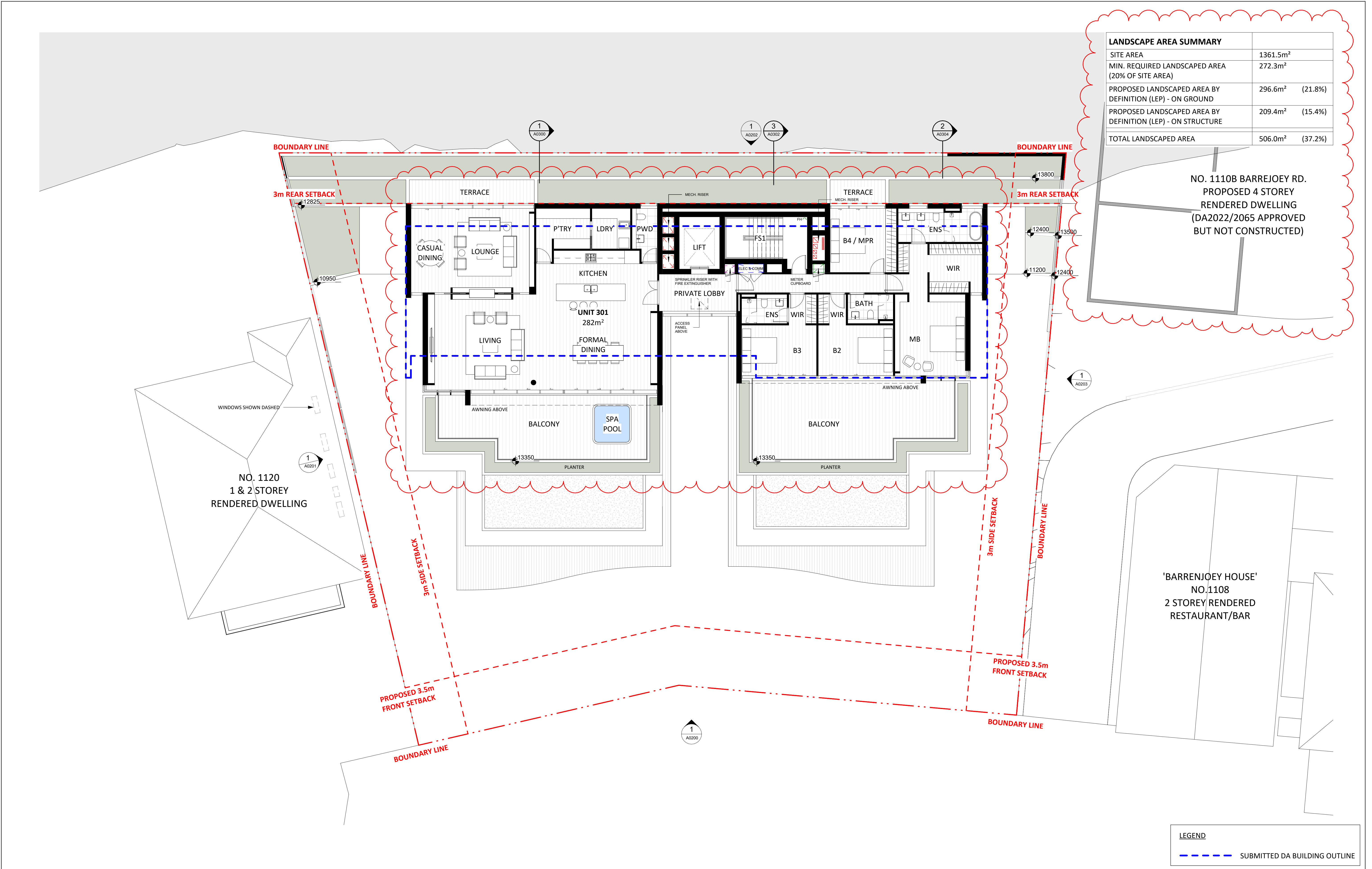
NO.					REVISION					BY					CHK					DATE					REVISION NOTES:					KEY PLAN					ARCHITECT					CLIENT					OTHERS					GA STAMP					PROJECT					DWG TITLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
1					CONCEPT PLAN AMENDMENT					DK					RPW					04.04.24																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

LANDSCAPE AREA SUMMARY			
SITE AREA	1361.5m ²		
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m ²		
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	296.6m ²	(21.8%)	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	209.4m ²	(15.4%)	
TOTAL LANDSCAPED AREA	506.0m ²	(37.2%)	



LEGEND	
----	SUBMITTED DA BUILDING OUTLINE

NO. REVISION					BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	PROJECT	GA STAMP	DWG TITLE	STATUS:	DWG NO:	REVISION	DATE
A FOR DA SUBMISSION					DK	GW	16.12.21			NOTE: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 696 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	Koichi Takada Architects	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	LEVEL 02 - FLOOR PLAN	A0102	G	31.07.24
B FOR AMENDED DA SUBMISSION					DK	RPW	25.07.23													
C FOR AMENDED DA SUBMISSION					DK	SL	24.08.23													
T FOR MASSING STUDY REVIEW					DK	RPW	22.03.24													
D FOR S.34 COORDINATION					DK	RPW	19.06.24													
E DRAFT S34 PACKAGE					DK	RPW	26.06.24													
F FOR S34 COORDINATION					DK	RPW	03.07.24													
G FINAL S34 REVIEW					DK	RPW	31.07.24													
															</					



LANDSCAPE AREA SUMMARY		
SITE AREA	1361.5m ²	
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m ²	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	296.6m ²	(21.8%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	209.4m ²	(15.4%)
TOTAL LANDSCAPED AREA	506.0m ²	(37.2%)

NO. 1110B BARREJOEY RD.
PROPOSED 4 STOREY
RENDERED DWELLING
(DA2022/2065 APPROVED
BUT NOT CONSTRUCTED)

'BARREJOEY HOUSE'
NO.1108
2 STOREY/RENDERED
RESTAURANT/BAR

LEGEND
- - - - - SUBMITTED DA BUILDING OUTLINE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE					
A	FOR DA SUBMISSION	DK	GW	16.12.21			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 686 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	1112-1116 BARRENJOEY RD 1112- 1116 BARRENJOEY ROAD, PALM BEACH	LEVEL 03 - FLOOR PLAN					
B	FOR AMENDED DA SUBMISSION	DK	RPW	26.07.23														
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23														
1	FOR MASSING STUDY REVIEW	DK	RPW	22.03.24														
2	CONCEPT PLAN AMENDMENT	DK	RPW	04.04.24														
3	FOR COUNCIL DISCUSSION	DK	RPW	26.04.24														
D	FOR COUNCIL (RFI AMENDED)	DK	RPW	13.06.24														
E	FOR S.34 COORDINATION	DK	RPW	19.06.24														
F	FOR S.34 COORDINATION	DK	RPW	21.06.24														
G	DRAFT S34 PACKAGE	DK	RPW	26.06.24														
H	FOR S34 LODGEMENT	DK	RPW	03.07.24														
I	FOR FINAL S34 REVIEW	DK	RPW	31.07.24														
CLOUD LEGEND																		
<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>																		
<div><div>0</div><div>5 m</div><div></div></div> <div>1:100@A1, 1:200@A3</div>																		

NO. 23 PALM BEACH RD.
1,2 & 3 STOREY
WEATHERBOARD & STONE DWELLING

NO. 21A PALM BEACH RD.
2 STOREY
RENDERED DWELLING

LANDSCAPE AREA SUMMARY			
SITE AREA	1361.5m ²		
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m ²		
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	296.6m ²	(21.8%)	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	209.4m ²	(15.4%)	
TOTAL LANDSCAPED AREA	506.0m ²	(37.2%)	



NO. 1110B BARREJOEY RD.
PROPOSED 4 STOREY
RENDERED DWELLING
(DA2022/2065 APPROVED
BUT NOT CONSTRUCTED)

NO. 1120
1 & 2 STOREY
RENDERED DWELLING

'BARRENJOEY HOUSE'
NO.1108
2 STOREY RENDERED
RESTAURANT/BAR

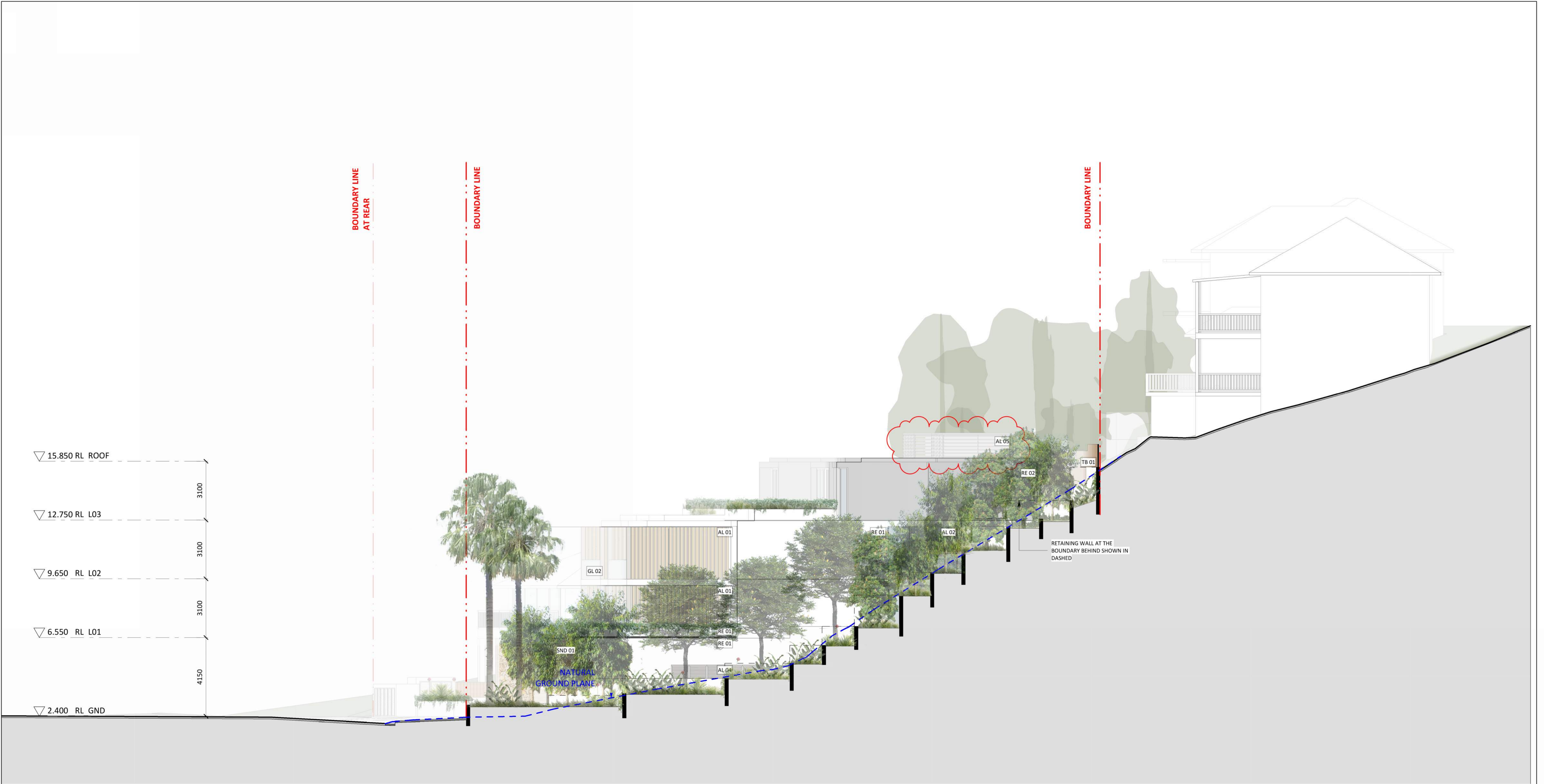
NO.		REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	ARCHITECT	CLIENT	ARCHITECT	PROJECT	GA/STAMP	DWG TITLE	REVISION
A	FOR DA SUBMISSION		DK	GW	16.12.21	NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.	PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	Roof Plan - Floor Plan	THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	STATUS: DEVELOPMENT APPLICATION	DWG NO: A0105	REVISION J
B	FOR AMENDED DA SUBMISSION		DK	RPW	26.07.23									
C	FOR AMENDED DA SUBMISSION		DK	SL	24.08.23									
D	FOR S.34 COORDINATION		DK	RPW	19.06.24									
E	FOR S.34 COORDINATION		DK	RPW	21.06.24									
F	DRAFT S34 PACKAGE		DK	RPW	26.06.24									
G	FOR S34 LODGEMENT		DK	RPW	03.07.24									
H	FOR FINAL S34 REVIEW		DK	RPW	31.07.24									
I	S34 AMENDMENT		DK	RPW	16.08.24									
J	S34 AMENDMENT		DK	RPW	23.09.24									
CLOUD LEGEND														
<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>														



NO. REVISION					BY	CHK.	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	PROJECT	GA STAMP	PROJECT	DWG TITLE	DWG NO.	REVISION
A	FOR DA SUBMISSION				DK	GW	18.12.21			NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE MADE A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED' DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT © THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DERIVED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9688 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI@TAKADA.COM	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTICED THIS DOCUMENT FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	STATUS: DEVELOPMENT APPLICATION	1112-1116 BARRENJOEY RD WEST ELEVATION (BARRENJOEY RD)	A0200	H
B	FOR AMENDED DA SUBMISSION				DK	RPW	25.07.23												
C	FOR AMENDED DA SUBMISSION				DK	SL	24.06.23												
D	DRAFT S34 PACKAGE				DK	RPW	26.06.24												
E	FOR S34 LOCKERBENT				DK	RPW	09.07.24												
F	FOR FINAL S34 REVIEW				DK	RPW	31.07.24												
G	S34 AMENDMENT				DK	RPW	15.08.24												
H	S34 AMENDMENT				DK	RPW	23.09.24												
CLOUD LEGEND																			
										REVISION									
										ON HOLD									



NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION D DRAFT S34 PACKAGE E FOR S34 LOOSEMENT F FOR FINAL S34 REVIEW G S34 AMENDMENT H S34 AMENDMENT			BY CHK. DATE DK GW 16.12.21 DK RPW 26.07.23 DK SL 24.08.23 DK RPW 26.08.24 DK RPW 02.07.24 DK RPW 31.07.24 DK RPW 15.08.24 DK RPW 23.09.24			REVISION NOTES KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT THIS DOCUMENT MUST NOT BE EXTRACTED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT THIS PDF DOCUMENT STAMPED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT & THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT SPECIFIED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.			KEY PLAN CLOUD LEGEND REVISION ON HOLD			OTHERS PALMDVE PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039			CLIENT PALMDVE PTY LTD SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 A5N 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS: 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM			ARCHITECT SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 A5N 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS: 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM			QA STAMP PROJECT 1112-1116 BARRENJOEY RD 1112-1116 BARRENJOEY ROAD, PALM BEACH STATUS DEVELOPMENT APPLICATION DWG NO. A0201 SCALE 0 5 m 1:100@A1, 1:200@A3			DWS TITLE NORTH ELEVATION (SIDE) REVISION H DATE 23.09.24		
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LEGEND	
AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 04	ALUMINIUM SCREEN (WHITE)
AL 05	ALUMINIUM LOUVRE (DARK)
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (WHITE)
RE 02	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING
TB 01	TIMBER PAILING FENCE (MAX 1.8m)

NO. REVISION				REVISION NOTES:	KEY PLAN	NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.	OTHERS	CLIENT PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	ARCHITECT SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div>Koichi Takada Architects</div>	GA STAMP THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	PROJECT 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DWG TITLE SOUTH ELEVATION (SIDE)
A	FOR DA SUBMISSION	DK	GW	16.12.21									
B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23									
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23									
D	DRAFT S34 PACKAGE	DK	RPW	26.06.24									
E	FOR S34 LODGEMENT	DK	RPW	03.07.24									
F	FOR FINAL S34 REVIEW	DK	RPW	31.07.24									
G	S34 AMENDMENT	DK	RPW	15.08.24									
H	S34 AMENDMENT	DK	RPW	23.09.24									
CLOUD LEGEND													
<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>													

21A PALM BEACH RD.
2 STOREY
RENDERED DWELLING

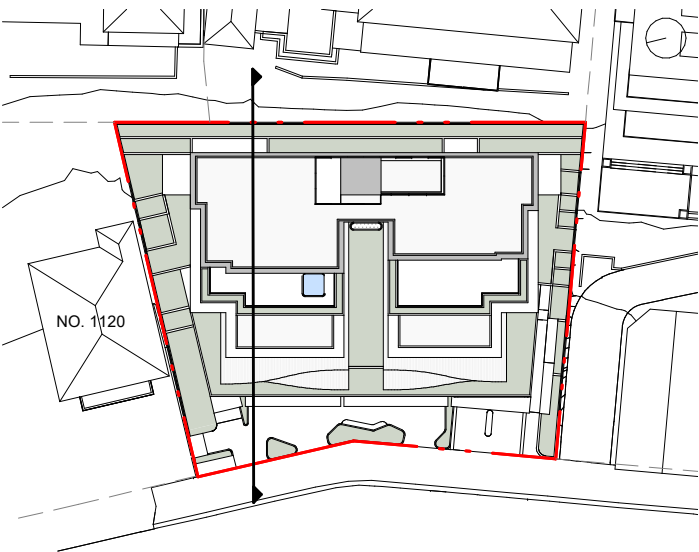
1112-1116 BARRENJOEY RD.

GROUND PLANE TYPES

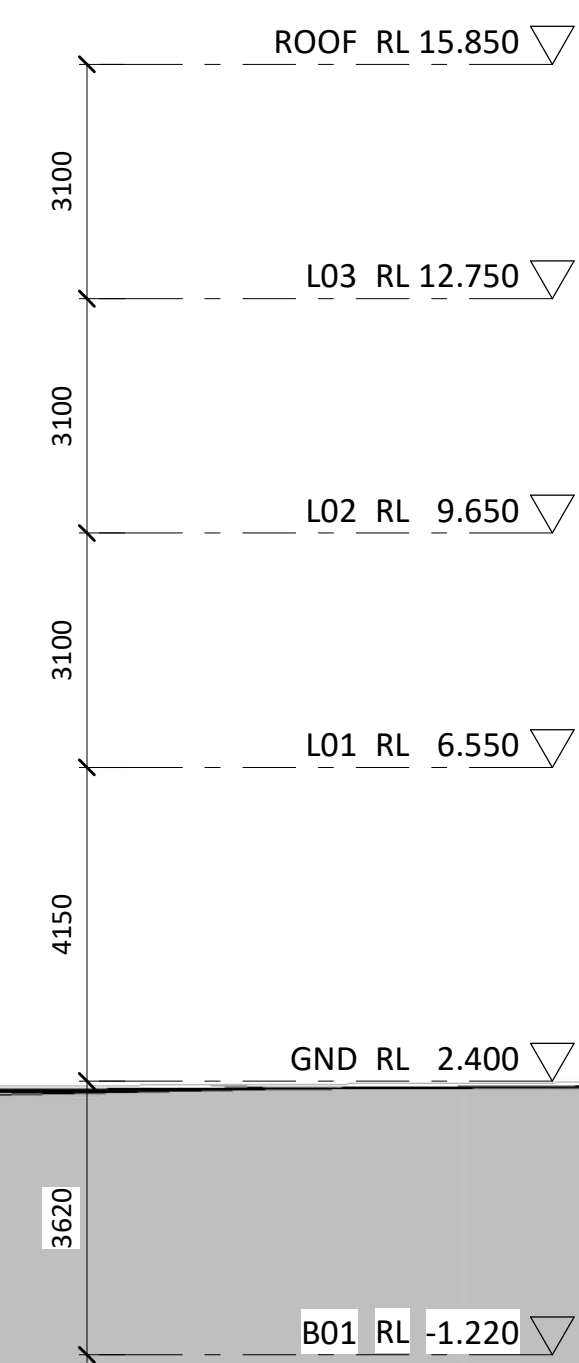
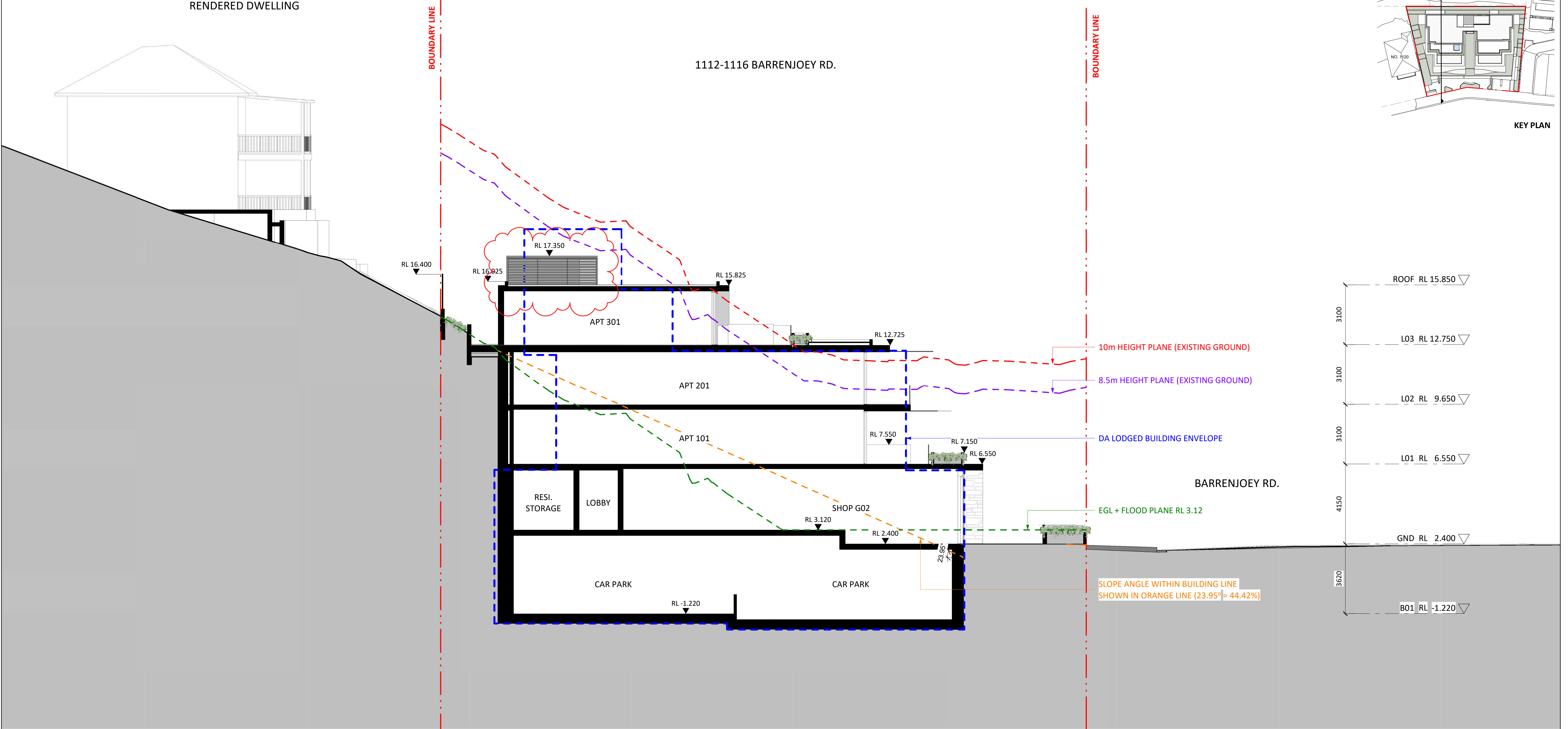
10m HEIGHT PLANE (10m ABOVE EGL)

8.5m HEIGHT PLANE
(8m ABOVE FPL OR 8.5m ABOVE EGL,
WHICHEVER IS GREATER)

EXISTING GROUND LINE
+ FLOOD PLANE LINE (RL 3.12)



KEY PLAN



LEGEND

SUBMITTED DA BUILDING OUTLINE

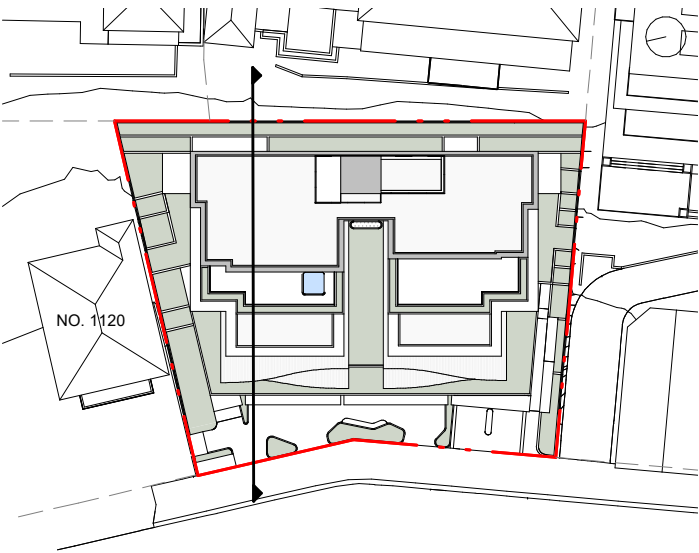
NO.		REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
A		FOR QA SUBMISSION	DK	QW	16.09.24			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.		PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	1112-1116 BARRENJOEY RD	SECTION 01 (EXISTING GROUND)	
B		FOR AMENDED SUBMISSION	DK	RPW	25.07.23			THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.	LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039				1112 - 1116 BARRENJOEY ROAD, PALM BEACH		
C		FOR AMENDED DA SUBMISSION	DK	SL	24.08.23			THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©.					STATUS	DWG NO.	
D		FOR MASSING STUDY REVIEW	DK	RPW	22.03.24			THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.					DEVELOPMENT APPLICATION	A0300	
E		CONCEPT PLAN AMENDMENT	DK	RPW	04.04.24			VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.				SCALE	DATE		
F		FOR COUNCIL DISCUSSION	DK	RPW	29.04.24							0	5 m	1:100@A1, 1:200@A3	23.09.24
G		FOR COUNCIL REF (AMENDED)	DK	RPW	13.06.24										
H		DRAFT S3A PACKAGE	DK	RPW	26.06.24										
I		FOR S3A COORDINATION	DK	RPW	03.07.24										
J		FOR FINAL S3A REVIEW	DK	RPW	31.07.24										
K		S3A AMENDMENT	DK	RPW	15.06.24										
L		S3A AMENDMENT	DK	RPW	23.09.24										
								CLOUD LEGEND							
								<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>							

21A PALM BEACH RD.
2 STOREY
RENDERED DWELLING

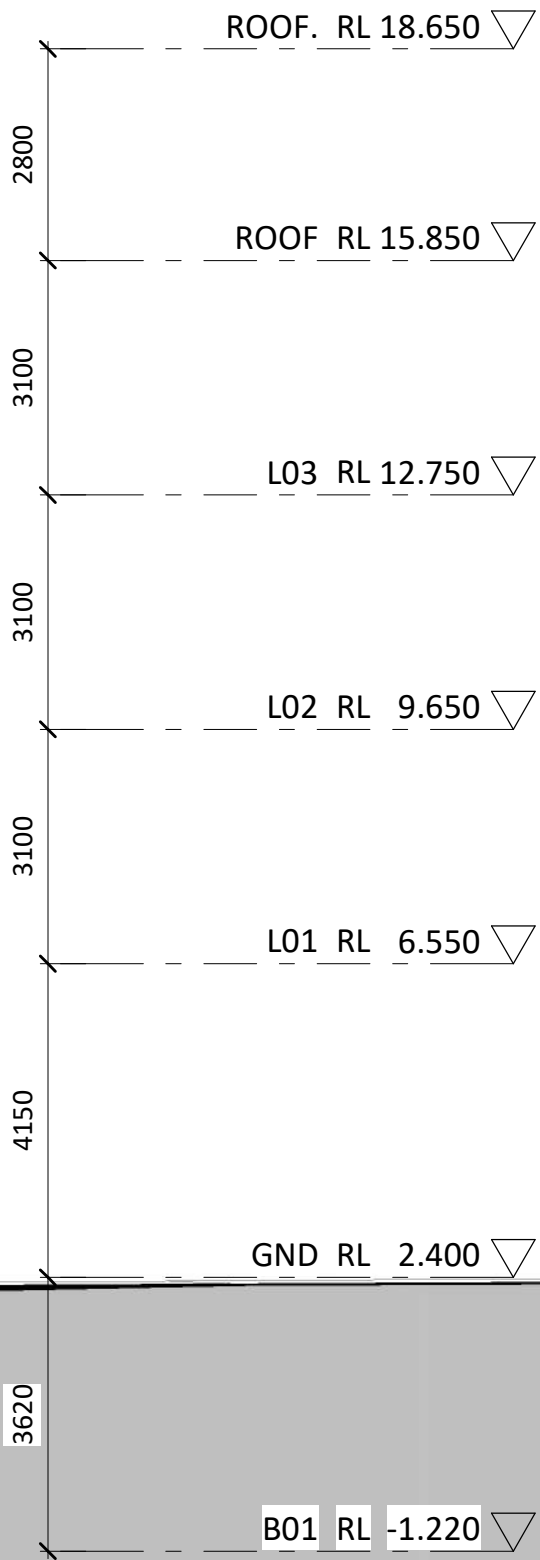
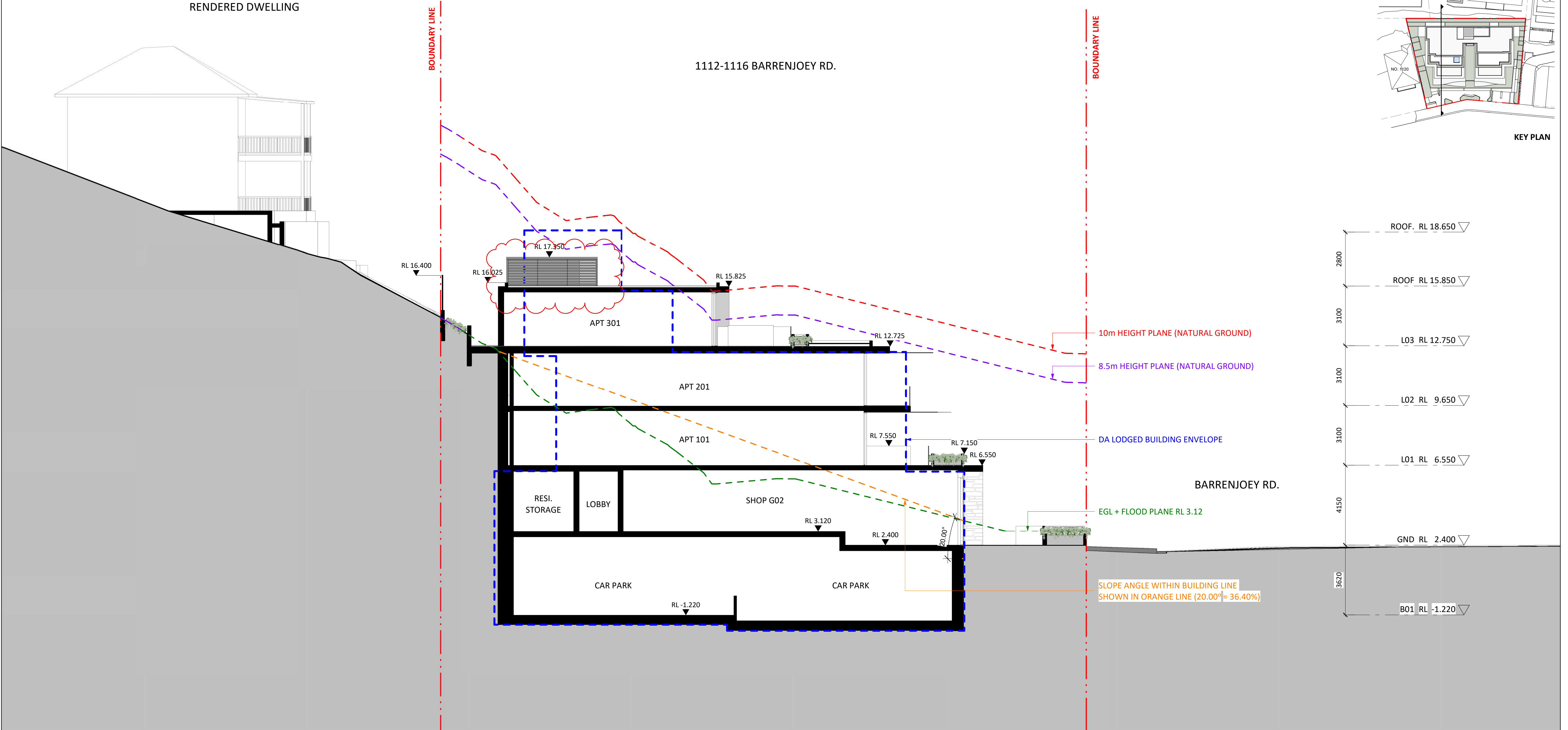
1112-1116 BARRENJOEY RD.

GROUND PLANE TYPES

- 10m HEIGHT PLANE (10m ABOVE NGL)
- 8.5m HEIGHT PLANE (8m ABOVE FPL OR 8.5m ABOVE NGL, WHICHEVER IS GREATER)
- NATURAL GROUND LINE + FLOOD PLANE LINE (RL 3.12)



KEY PLAN

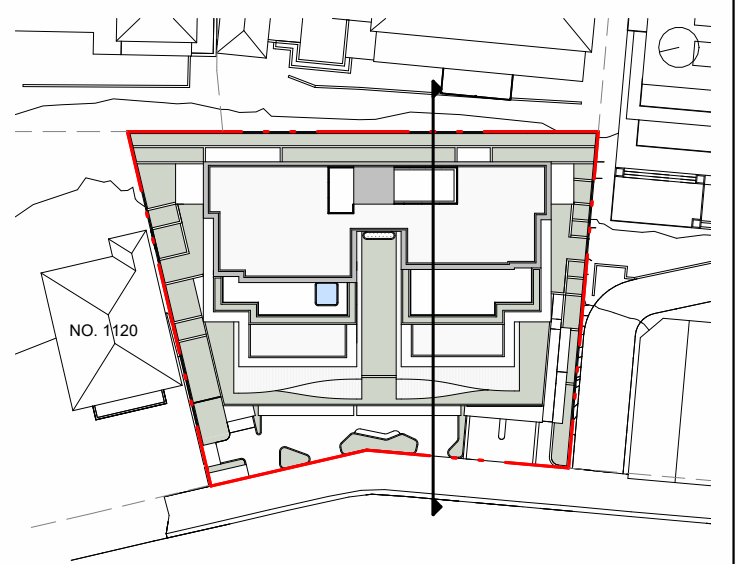


LEGEND

- SUBMITTED DA BUILDING OUTLINE

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A		DK		RPW	03.07.24	FOR S34 LODGEMENT				THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.				PALMDEV PTY LTD		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		1112-1116 BARRENJOEY RD		SECTION 01 (NATURAL GROUND)	
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C		DK		RPW	15.08.24	S34 AMENDMENT				THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.								STATUS		DWG NO.	
D		DK		RPW	23.09.24	S34 AMENDMENT				VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.								DEVELOPMENT APPLICATION		A0303	
																				REVISION	
																				DATE	
																				23.09.24	

- - - - - 10m HEIGHT PLANE (10m ABOVE NGL)
- - - - - 8.5m HEIGHT PLANE
(8m ABOVE FPL OR 8.5m ABOVE NGL,
WHICHEVER IS GREATER)
- - - - - NATURAL GROUND LINE
+ FLOOD PLANE LINE (RL 3.12)



KEY PLAN

1112-1116 BARRENJOEY RD.

BOUNDARY LINE

BOUNDARY LINE

CAVITY DRAINAGE SUBJECT TO
STRUCTURAL ENGINEER'S DETAIL

RL 1

RL 1

PLANT AREA

APT 301

APT 201

APT 101

SERVICE	RESI. BIN ROOM
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PLANT
ROOM

CAR
PARKING

DRIVEWAY RAMP

CAR PARK

OUTDOOR DINING

BARRENJOEY RD.

BARRENJOEY RD.

— NGL + FLOOD PLANE RL 3.12

SLOPE ANGLE WITHIN BUILDING LINE
SHOWN IN ORANGE LINE ($22.06^\circ = 40.52\%$)

ROOF RL 15.850 ▽

L03 RL 12.750 ▽

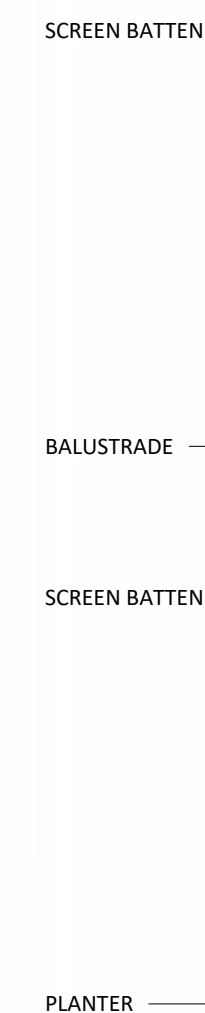
L02 RL 9.650 ▽

L01 RL 6.550 ▾

GND RL 2.400

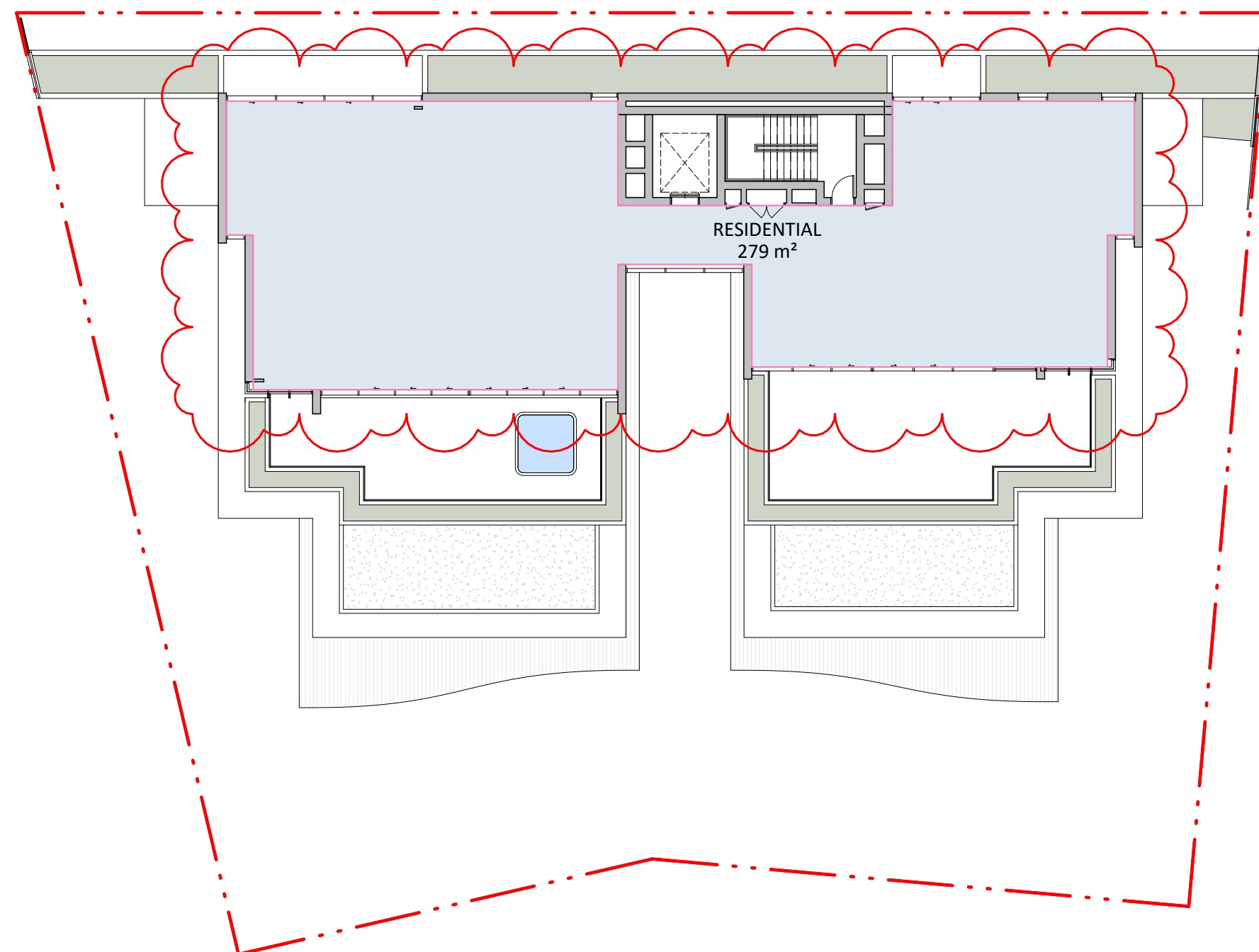
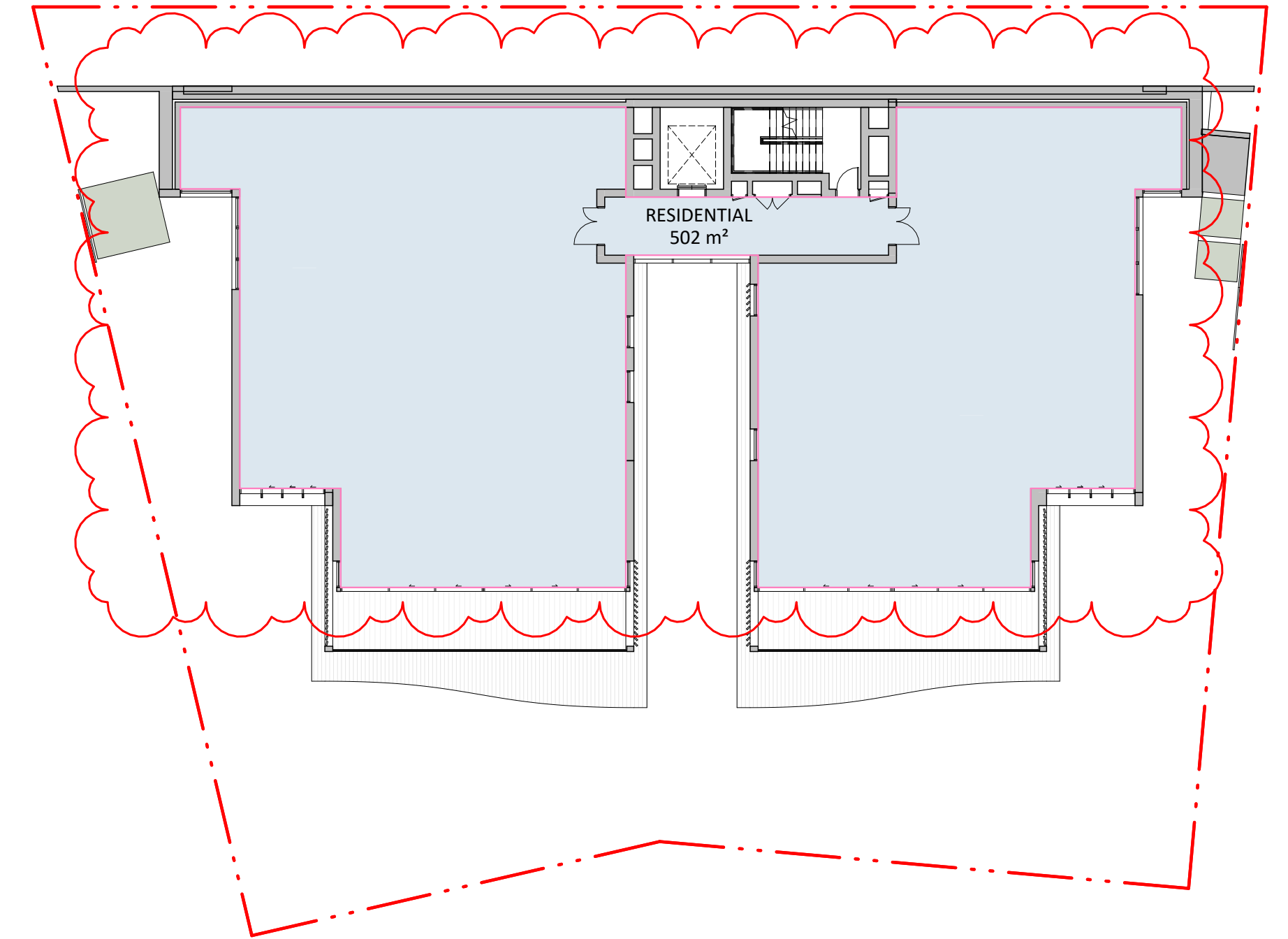
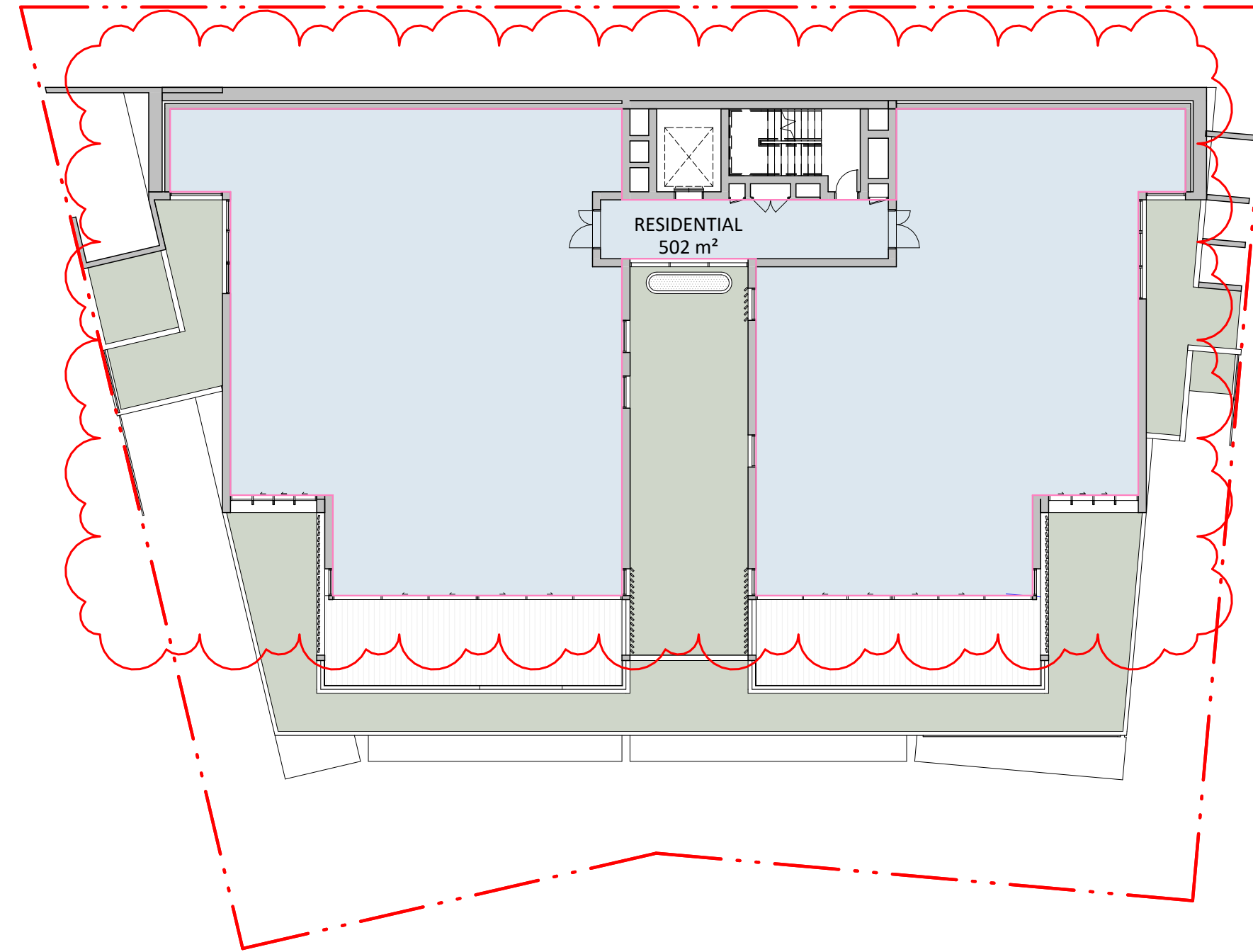
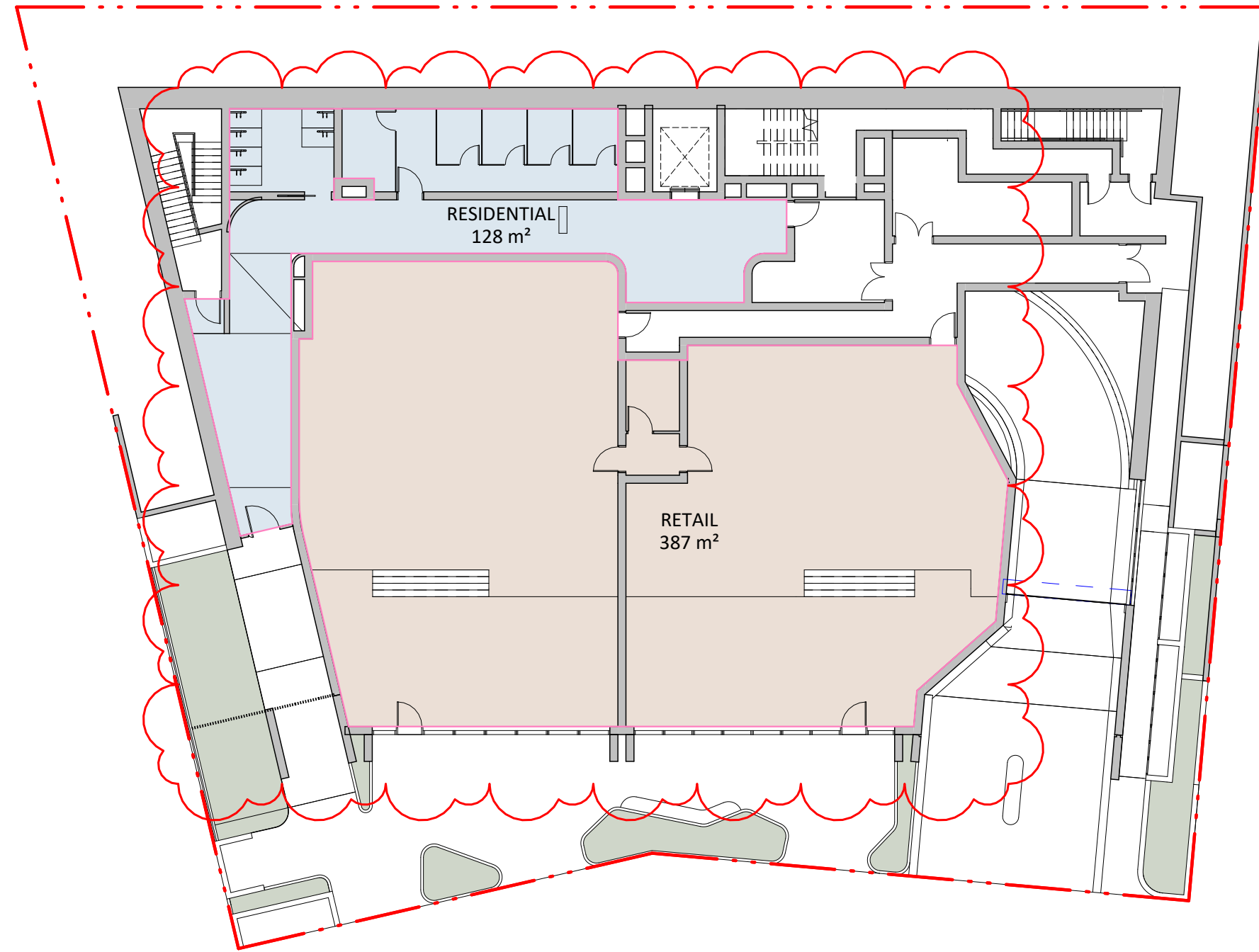
B01 RL -1.220 ▽

[illegible]



1 SECTION - AWNING DETAIL
1 : 25

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										CLOUD LEGEND										SCALE 1:50@A1, 1:100@A3		DATE 31.07.24									
												REVISION				ON HOLD															



GFA LEGEND

RESIDENTIAL AREA

RETAIL AREA

GFA SUMMARY

SITE AREA = 1361.5m²

PROPOSED TOTAL RETAIL GFA: 387 m²

PROPOSED TOTAL RESIDENTIAL GFA: 1,411 m²



PROPOSED RETAIL / COMMERCIAL GFA = 21.5% OF TOTAL GFA

TOTAL GFA: 1,798m²

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- and includes:
- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

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B FOR AMENDED DA SUBMISSION					DK	RPW	25.07.23											
C FOR AMENDED DA SUBMISSION					DK	SL	24.08.23											
D DRAFT S34 PACKAGE					DK	RPW	26.08.24											
E FOR S34 LODGEMENT					DK	RPW	03.07.24											
F FOR FINAL S34 REVIEW					DK	RPW	31.07.24											
									CLOUD LEGEND									
										REVISION		ON HOLD						



CROSS VENTILATION SUMMARY

At least 60% of residential units need to satisfy the requirement for natural ventilation up to level 3.


$$5/5 = 100\%$$

	NUMBER OF APARTMENTS	NATURALLY VENTILATED APARTMENTS
LEVEL 1	2	2
LEVEL 2	2	2
LEVEL 3	1	1
TOTAL	5	5

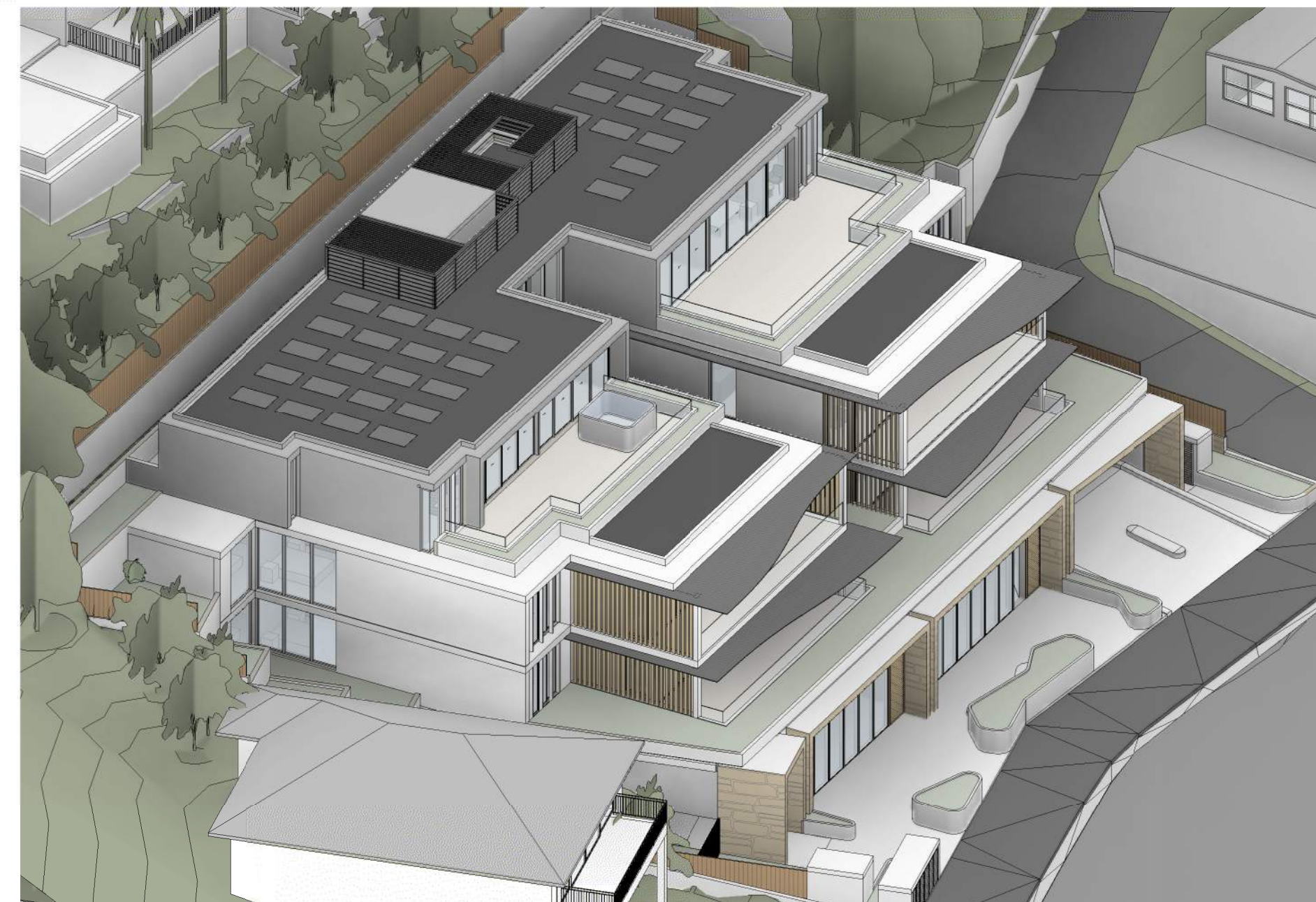
% OF APARTMENTS WITH NATURAL CROSS VETILATION: 100%

NOTE: MIN. CROSS VENTILATION % AS PER ADG 4B - 60%



**NOTE: MIN. SOLAR ACCESS % AS PER ADG 4A - 70%
NOTE: MAX. OF 15% OF APARTMENTS IN A BUILDING
RECEIVE NO DIRECT SUNGLIGHT BETWEEN 9AM AND 3PM AT
MID WINTER**

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A FOR DA SUBMISSION					DK	GW	16.12.21			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF OF THE DRAWNINGS STAMPED BY KTA AS A "QA CONTROLLED DOCUMENT" IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEFECTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURREY HILLS, NSW 2101 T 02 9698 8510 ABN 83 131 385 898 NOMINATED ARCHITECT: KOICHI TAKADA VIC: ARCHITECTS 6901 VIC: ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION UNTIL ANY TIME THESE ASKS HAVE NO DISCREPANCIES WITH CONSTRUCTION WITHOUT THE PRESENCE OF "WIP", "DRAFT" OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
B FOR AMENDED DA SUBMISSION					DK	RPW	25.07.23										STATUS DEVELOPMENT APPLICATION	DWG NO. A0411	REVISION F
C FOR AMENDED DA SUBMISSION					DK	RL	24.08.23												
D DRAFT S34 PACKAGE					DK	RPW	26.06.24												
E FOR S34 LODGEMENT					DK	RPW	01.07.24												
F FOR FINAL S34 REVIEW					DK	RPW	31.07.24												
CLOUD LEGEND																			
<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>																			





<div><div>A</div><div>REVISION</div></div> <div><div>B</div><div>FOR DA SUBMISSION</div></div> <div><div>C</div><div>FOR AMENDED DA SUBMISSION</div></div> <div><div>D</div><div>FOR AMENDED DA SUBMISSION</div></div> <div><div>E</div><div>DRAFT S34 PACKAGE</div></div> <div><div>F</div><div>FOR S34 LEGISLATION</div></div> <div><div>G</div><div>FOR FINAL S34 REVIEW</div></div> <div><div>H</div><div>S34 AMENDMENT</div></div> <div><div>I</div><div>S34 AMENDMENT</div></div>					<div><div>BY</div><div>CHK</div><div>DATE</div></div> <div><div>OK</div><div>GW</div><div>16.12.21</div></div> <div><div>OK</div><div>RFW</div><div>25.07.23</div></div> <div><div>OK</div><div>SL</div><div>24.08.23</div></div> <div><div>OK</div><div>RFW</div><div>26.06.24</div></div> <div><div>OK</div><div>RFW</div><div>30.03.24</div></div> <div><div>OK</div><div>RFW</div><div>31.07.24</div></div> <div><div>OK</div><div>RFW</div><div>15.08.24</div></div> <div><div>OK</div><div>RFW</div><div>23.02.25</div></div>					REVISION NOTES:					KEY PLAN					NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT IS NOT BEING PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S WRITTEN CONSENT. UNLESS OTHERWISE SPECIFIED, THE TRANSFER OF THIS DOCUMENT IS DEEMED A SALE OR CONSTITUTE A TRANSFER OF LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THIS DOCUMENT IS OWNED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS NOT TO BE COPIED. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY THE RESPONSIBILITY OF THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP OF THIS DOCUMENT.					OTHERS					CLIENT PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039					ARCHITECT SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16173 QLD ARCHITECTS 5590 KOICHI TAKADA.COM					<div><div>Koichi Takada Architects</div></div>					QA STAMP					PROJECT 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH					DWG TITLE SUN EYE VIEW DIAGRAM - 21ST JUN (1/2)				
CLOUD LEGEND <div><div><div></div><div>REVISION</div></div><div><div></div><div>ON HOLD</div></div></div>																														THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KSA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF "WIP", "DRAFT" OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.					STATUS DEVELOPMENT APPLICATION					DWG NO. A0412					REVISION H														
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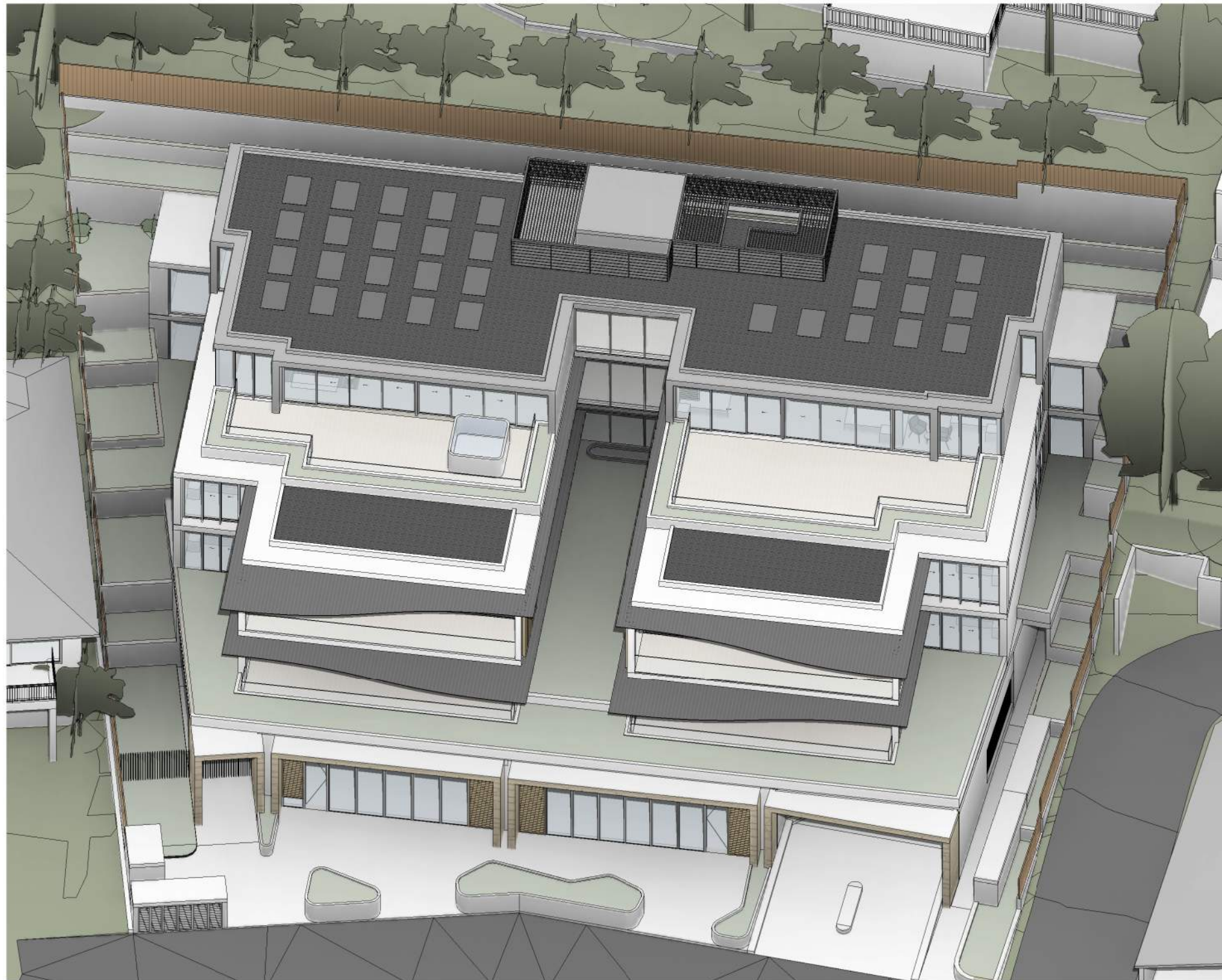


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B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23					LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039					
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23										
D	DRAFT S34 PACKAGE	DK	RPW	26.06.24										
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G	S34 AMENDMENT	DK	RPW	15.08.24										
H	S34 AMENDMENT	DK	RPW	23.09.24										

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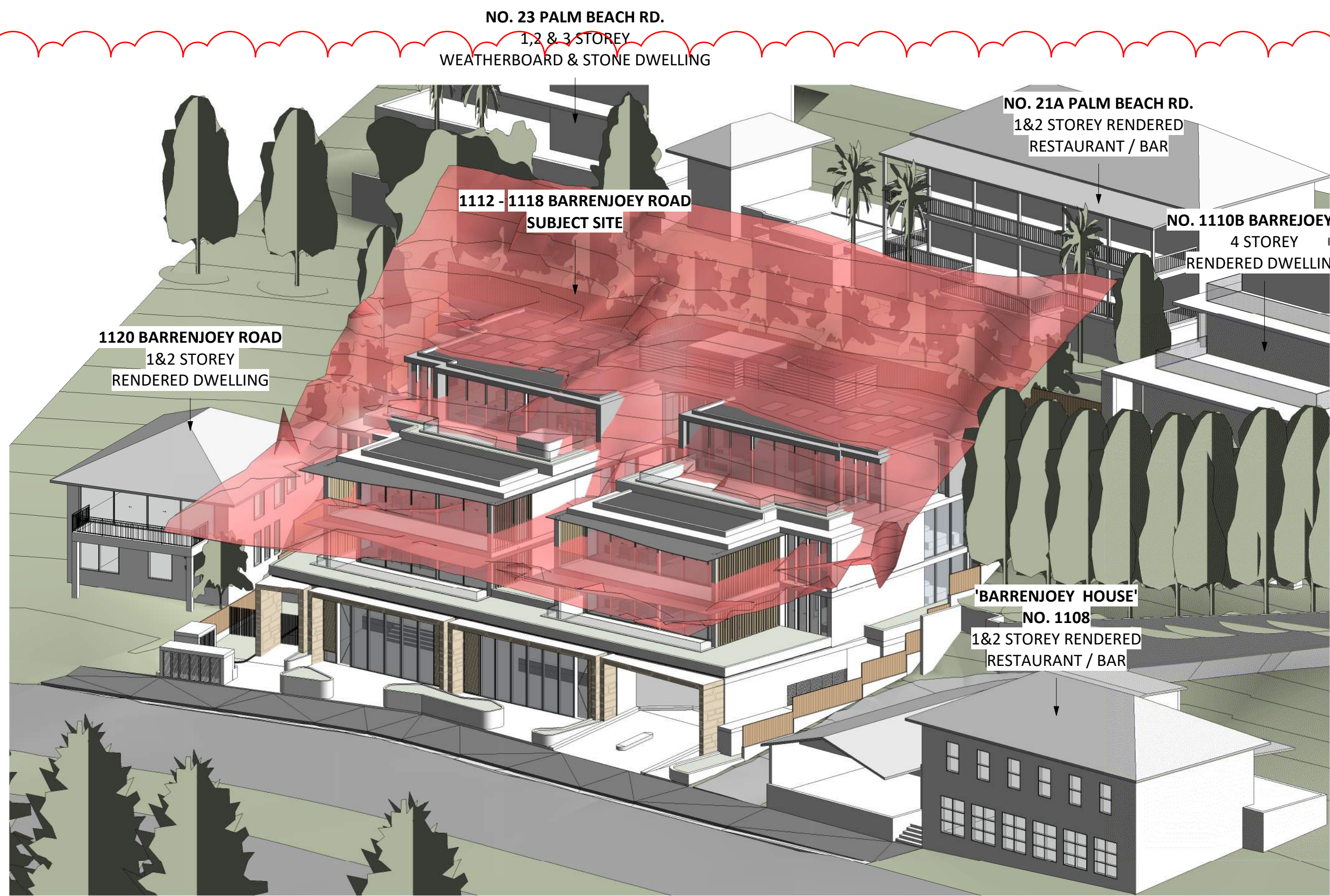


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B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23															
C	FOR AMENDED DA SUBMISSION	DK	RPW	24.08.23															
D	DRAFT S34 PACKAGE	DK	RPW	26.06.24															
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 REVISION									 ON HOLD										

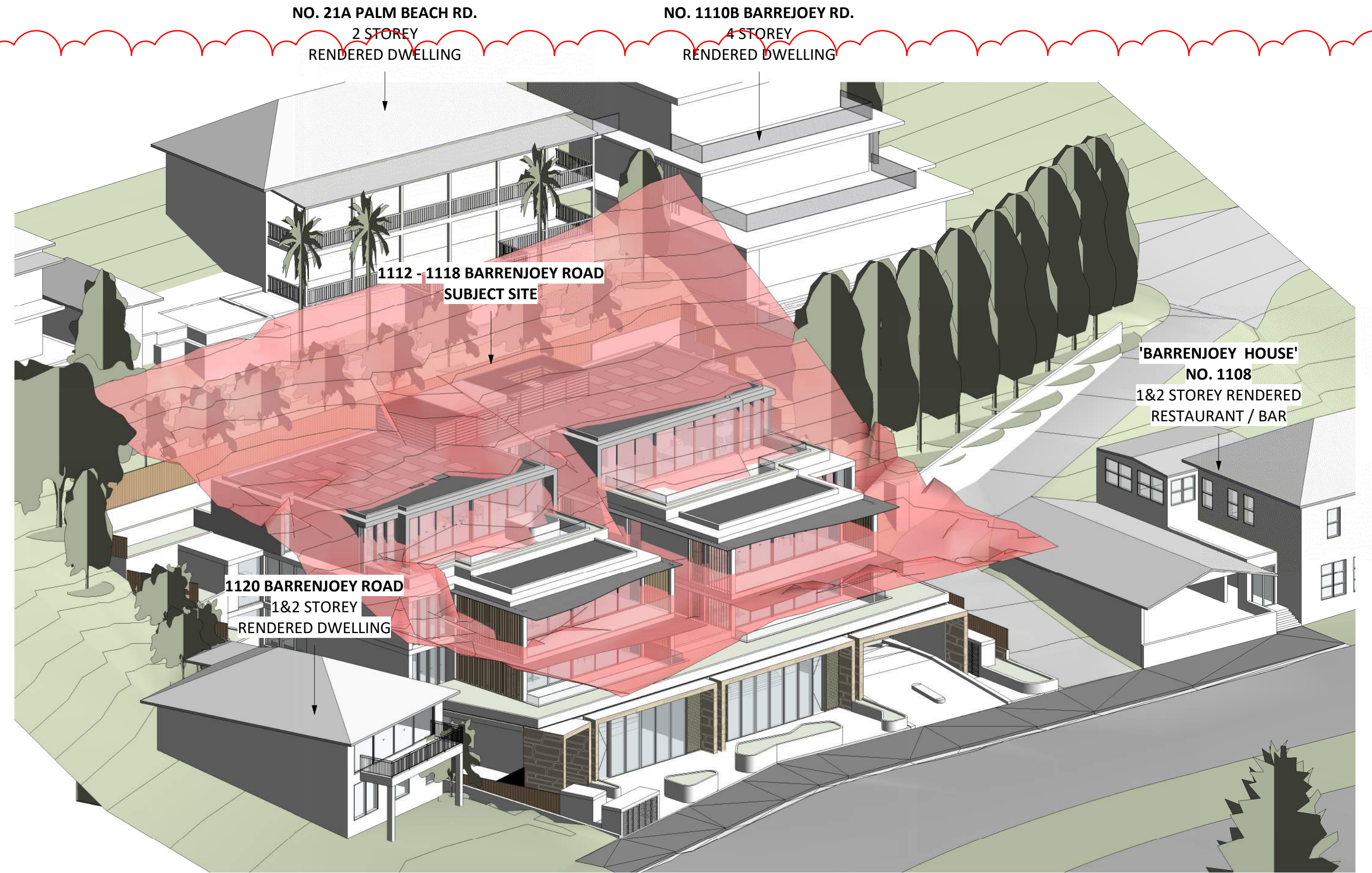


2 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 3PM

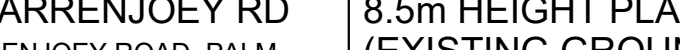


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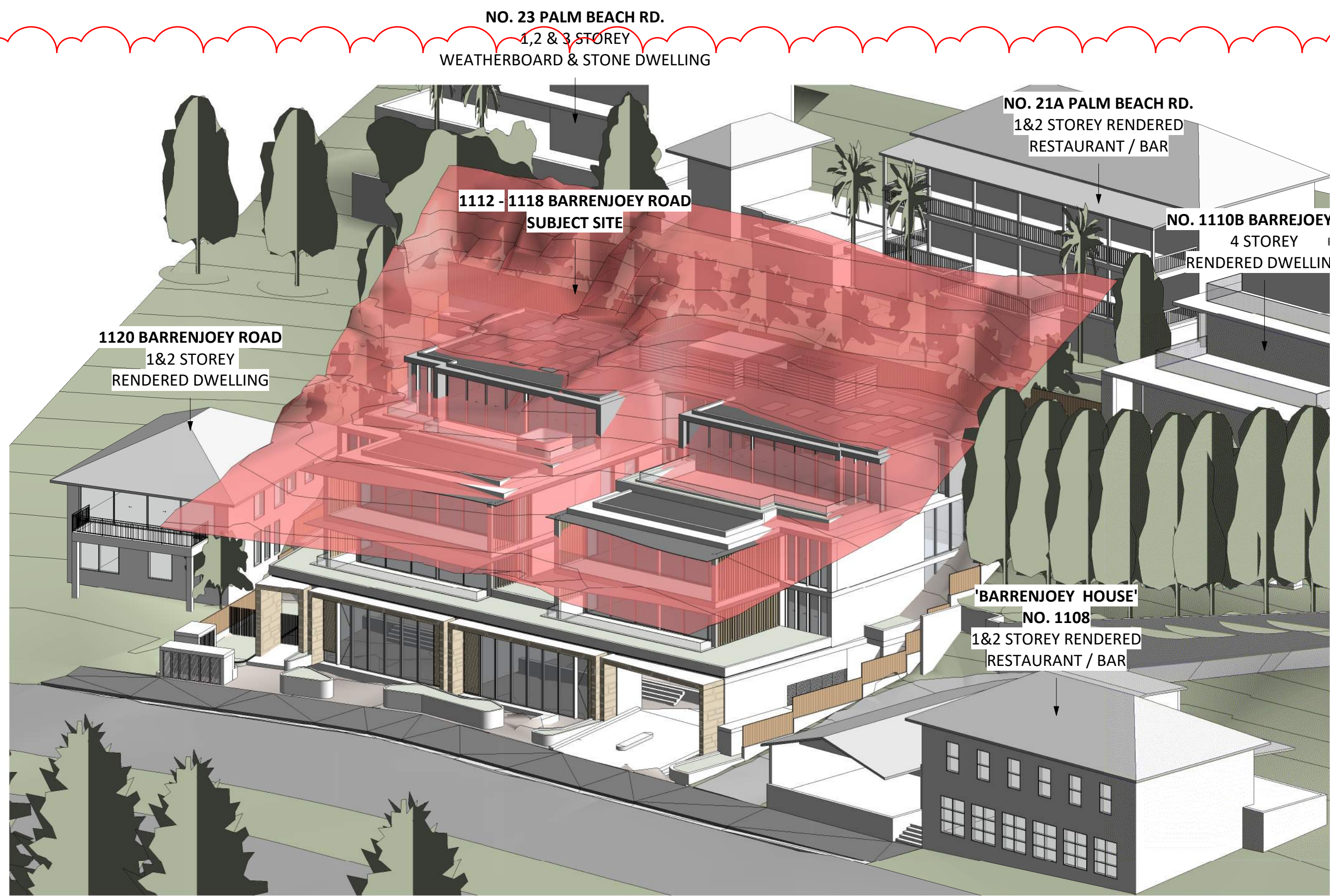


1 8.5m HEIGHT PLANE DIAGRAM 01 (EXISTING GROUND)

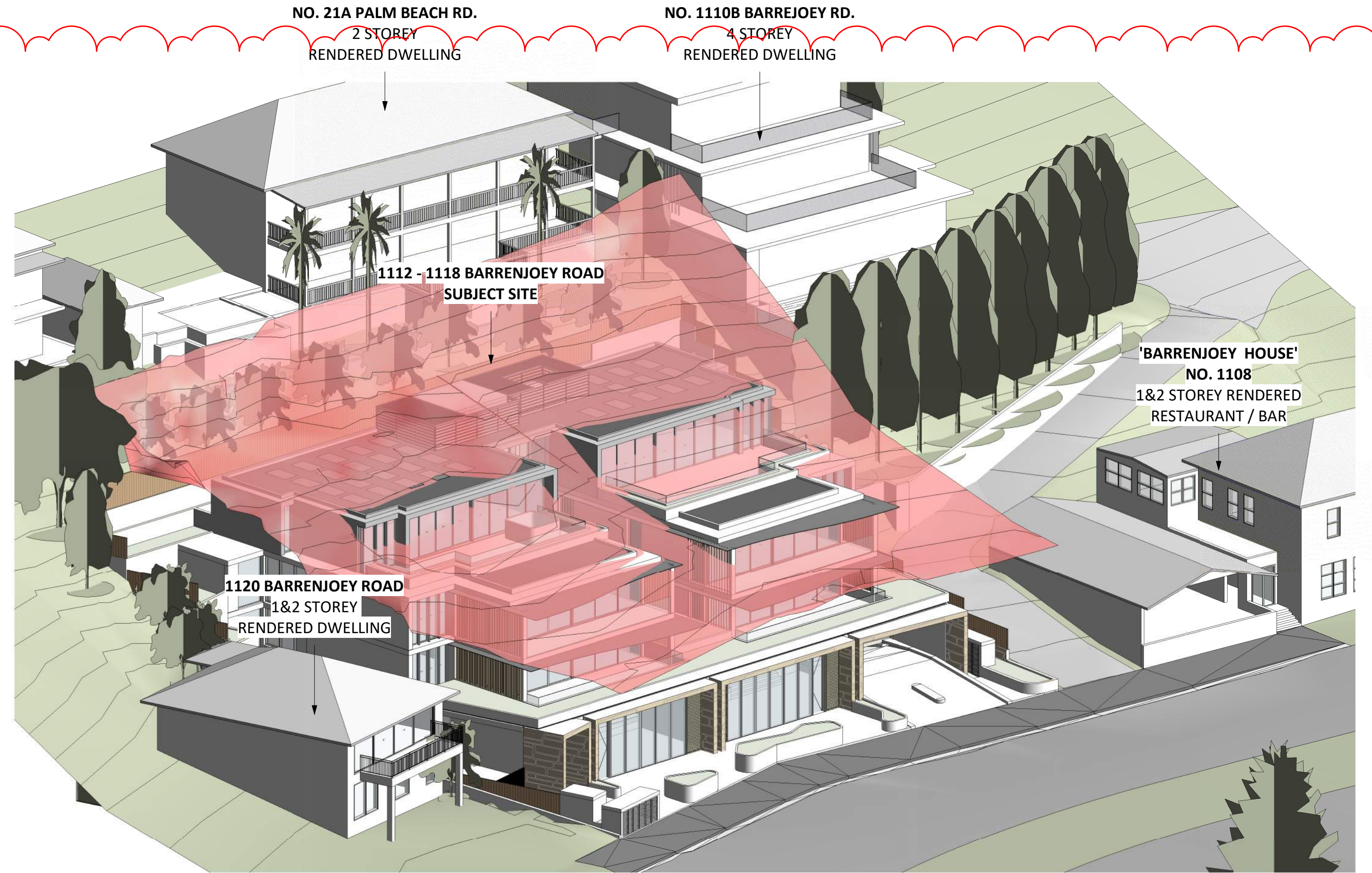


2 8.5m HEIGHT PLANE DIAGRAM 02 (EXISTING GROUND)

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE	
A	FOR DA SUBMISSION	DK	GW	16.12.21			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 11 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI.TAKADA.COM		1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	8.5m HEIGHT PLANE DIAGRAM (EXISTING GROUND)	
B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23										
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23										
D	FOR COUNCIL (NOT AMENDED)	DK	RPW	13.06.24										
E	DRAFT S34 PACKAGE	DK	RPW	26.06.24										
F	FOR S34 LODGEMENT	DK	RPW	03.07.24										
G	FOR FINAL S34 REVIEW	DK	RPW	11.07.24										
H	S34 AMENDMENT	DK	RPW	15.08.24										
I	S34 AMENDMENT	DK	RPW	23.09.24										
						CLOUD LEGEND								
						 REVISION	 ON HOLD							
<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>														
												STATUS	DEVELOPMENT APPLICATION	
												DWG NO.	A0430	
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												DATE	23.09.24	



1 8.5m HEIGHT PLANE DIAGRAM 1 (NATURAL GROUND)

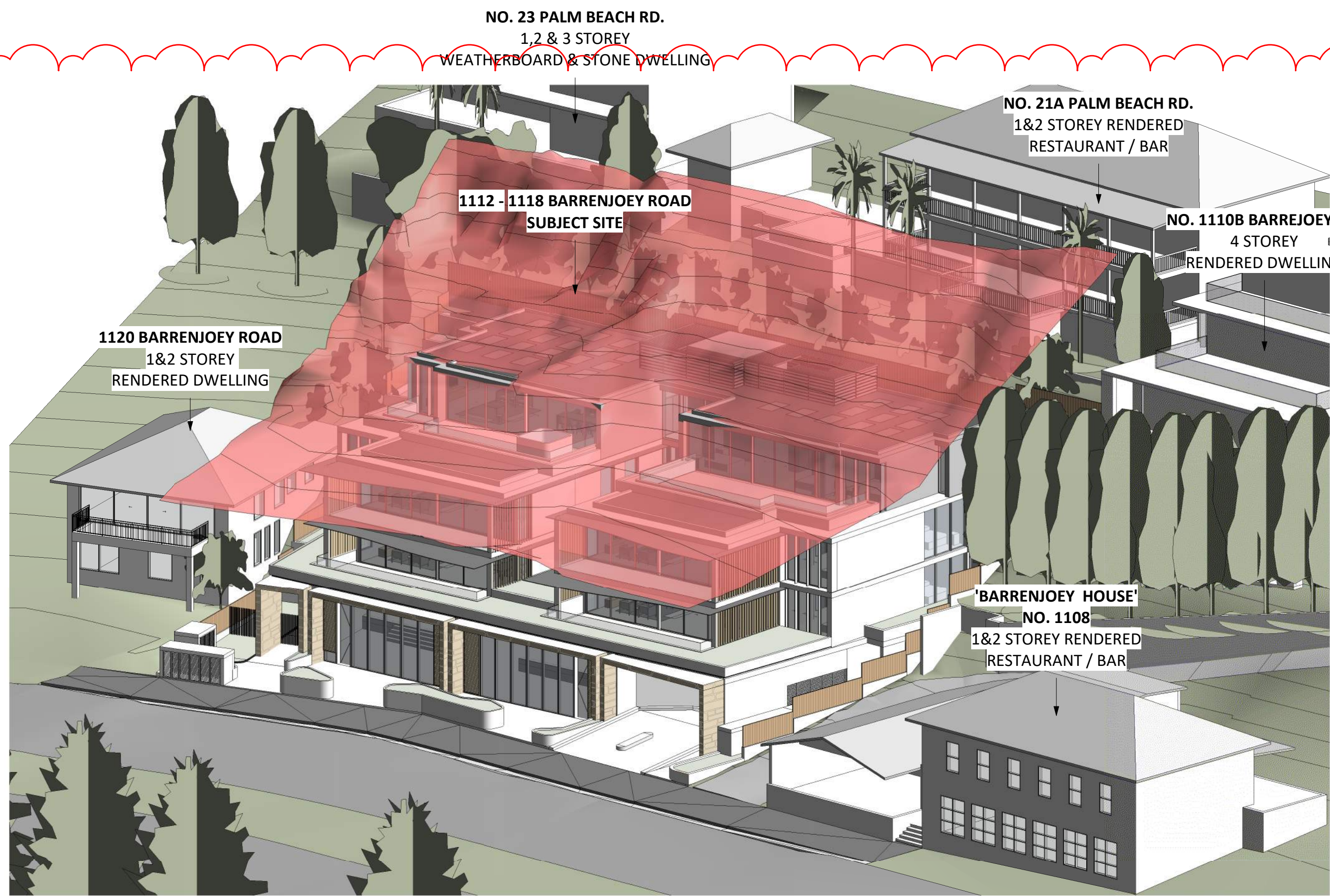


2 8.5m HEIGHT PLANE DIAGRAM 2 (NATURAL GROUND)

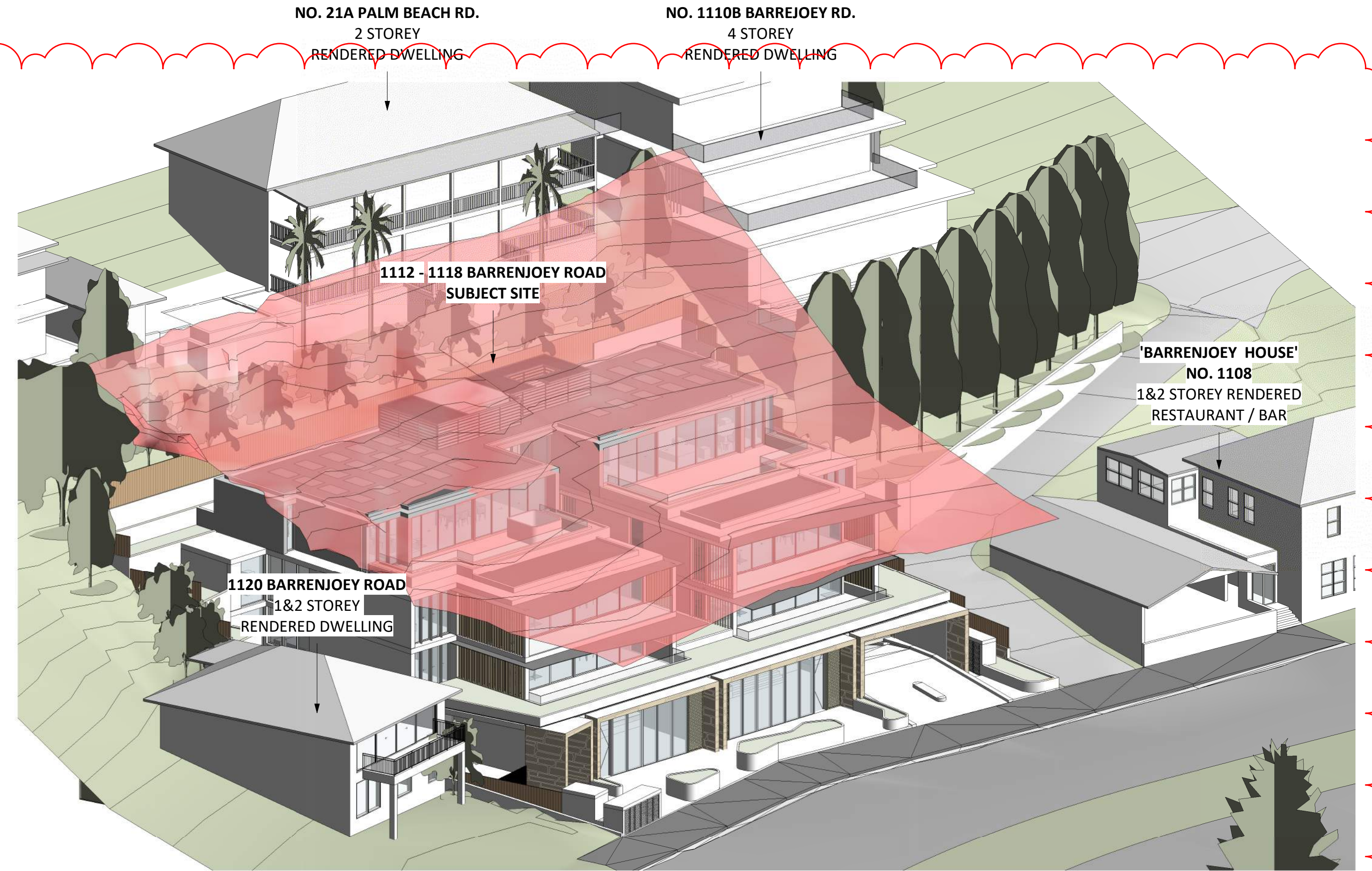
NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
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2	CONCEPT PLAN AMENDMENT	DK	RPW	24.09.24					LEVEL 1, 600 DARLING STREET		<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	1112 - 1116 BARRENJOEY ROAD, PALM BEACH	(NATURAL GROUND)	
3	FOR COUNCIL DISCUSSION	DK	RPW	26.09.24					ROZELLE NSW 2039					
4	DRAFT S34 PACKAGE	DK	RPW	26.09.24										
5	FOR S34 LODGEMENT	DK	RPW	03.09.24										
6	FOR FINAL S34 REVIEW	DK	RPW	31.07.24										
7	S34 AMENDMENT	DK	RPW	15.09.24										
8	S34 AMENDMENT	DK	RPW	23.09.24										
						CLOUD LEGEND						STATUS	DWG NO.	
												DEVELOPMENT APPLICATION	A0431	
													REVISION	
													E	
													DATE	
													23.09.24	



NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
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B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23													
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23													
D	FOR COUNCIL RFI (AMENDED)	DK	RPW	13.06.24													
E	FOR S34 COORDINATION	DK	RPW	26.06.24													
F	DRAFT S34 PACKAGE	DK	RPW	26.06.24													
G	FOR S34 LODGEMENT	DK	RPW	03.07.24													
H	FOR FINAL S34 REVIEW	DK	RPW	11.07.24													
I	S34 AMENDMENT	DK	RPW	15.08.24													
J	S34 AMENDMENT	DK	RPW	23.09.24													
CLOUD LEGEND									<div><div></div>REVISION</div> <div><div></div>ON HOLD</div>								
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STATUS DEVELOPMENT APPLICATION															DWG NO. A0432	REVISION J	
SCALE															DATE 23.09.24		



1 10m HEIGHT PLANE DIAGRAM 01 (NATURAL GROUND)





2 10m HEIGHT PLANE DIAGRAM 02 (NATURAL GROUND)

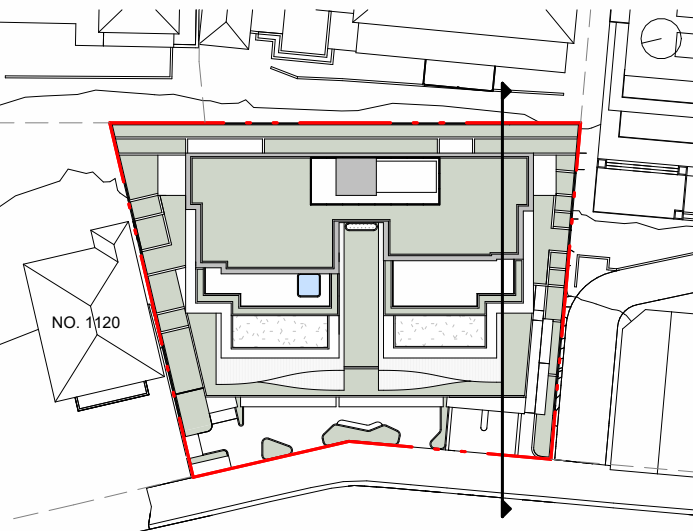
NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
A	FOR S34 COORDINATION	DK	RPW	19.06.24			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 1 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI.TAKADA.COM		1112-1116 BARRENJOEY RD	10m HEIGHT PLANE DIAGRAM	
B	FOR S34 PACKAGE	DK	RPW	26.06.24					LEVEL 1, 600 DARLING STREET				1112 - 1116 BARRENJOEY ROAD, PALM BEACH	(NATURAL GROUND)
C	FOR S34 LODGEMENT	DK	RPW	03.07.24					ROZELLE NSW 2039					
D	FOR FINAL S34 REVIEW	DK	RPW	17.07.24										
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F	S34 AMENDMENT	DK	RPW	23.09.24										
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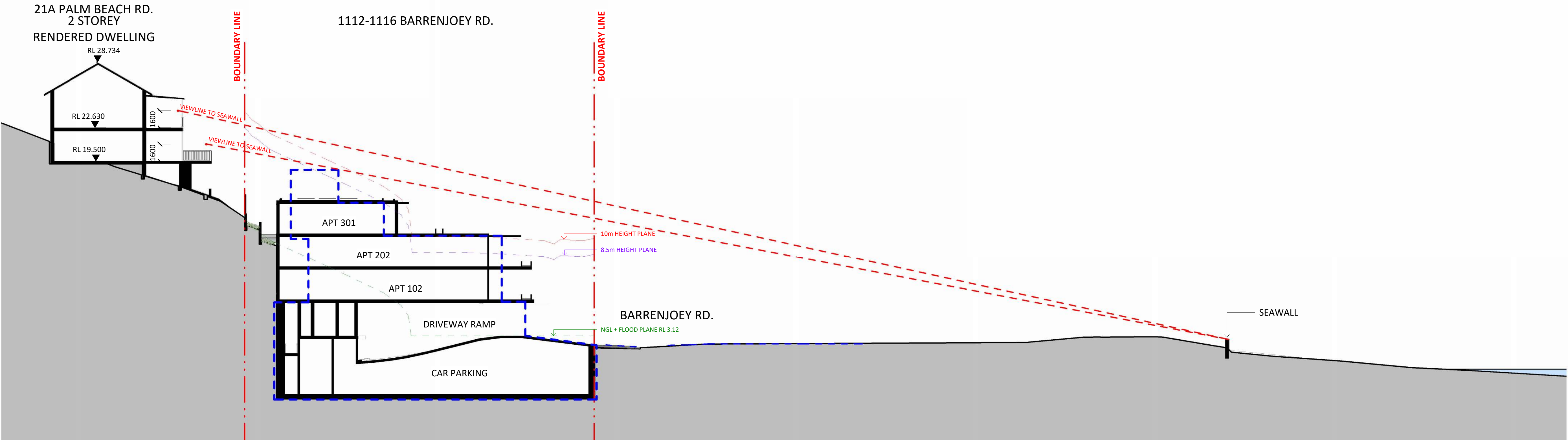
LEGEND

-  PROPOSED LANDSCAPED AREA
-  PROPOSED DEEP-SOIL AREA


NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES:	OTHERS	CUSTOMER	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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B FOR AMENDED DA SUBMISSION					DK	RPW	29.07.23		LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		NOMINATED ARCHITECT: KOICHI TAKADA	1112 - 1116 BARRENJOEY ROAD, PALM BEACH				
C FOR AMENDED DA SUBMISSION					DK	RL	24.08.23									
D DRAFT S34 PACKAGE					DK	RPW	26.08.24									
E FOR S34 LODGING					DK	RPW	26.08.24									
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STATUS															DWG NO.	REVISION
DEVELOPMENT APPLICATION															A0450	F
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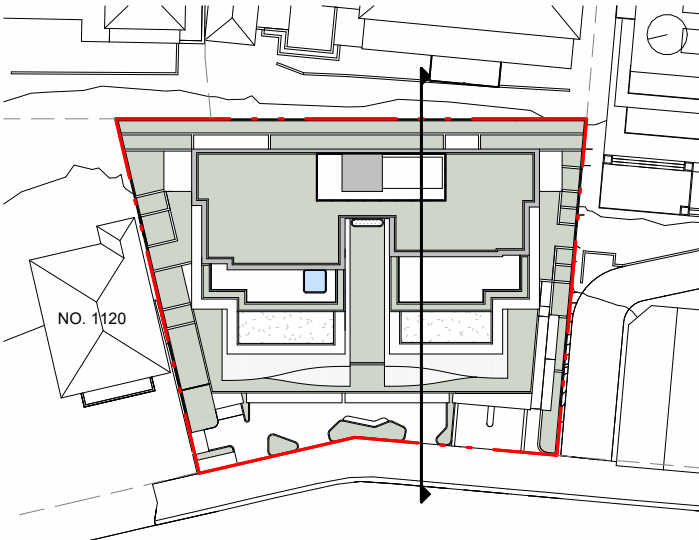


KEY PLAN - VIEWLINE 01

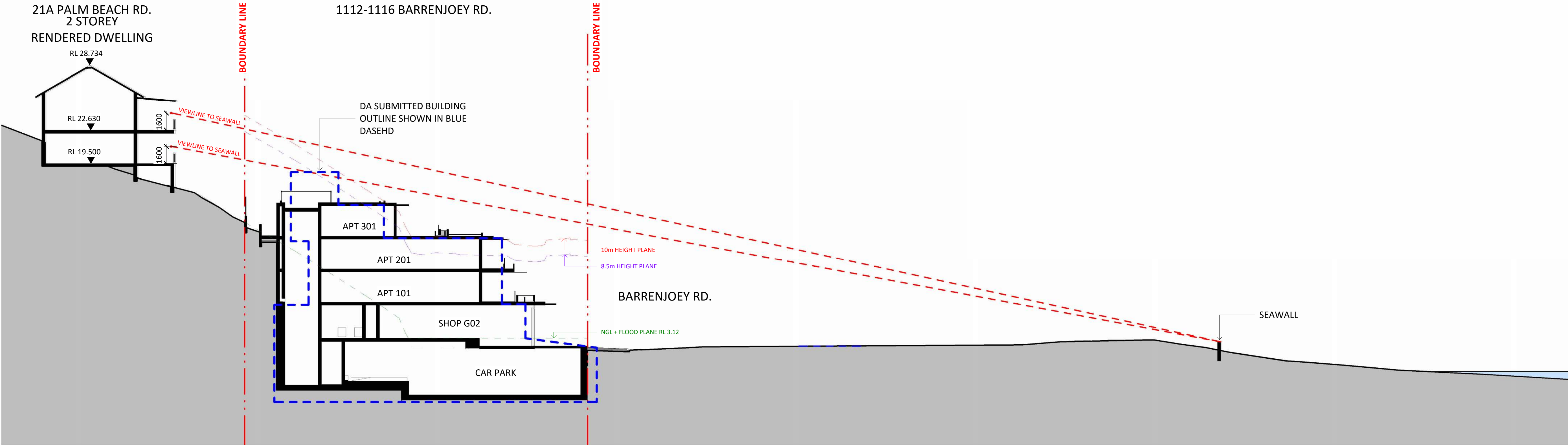


1 SECTION - VIEWLINE 01
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NO.		REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	GAS/STAMP	PROJECT	DWG/ TITLE	
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D	FINAL S34 REVIEW		DK	RPW	31.07.24		VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION								
							CLOUD LEGEND								
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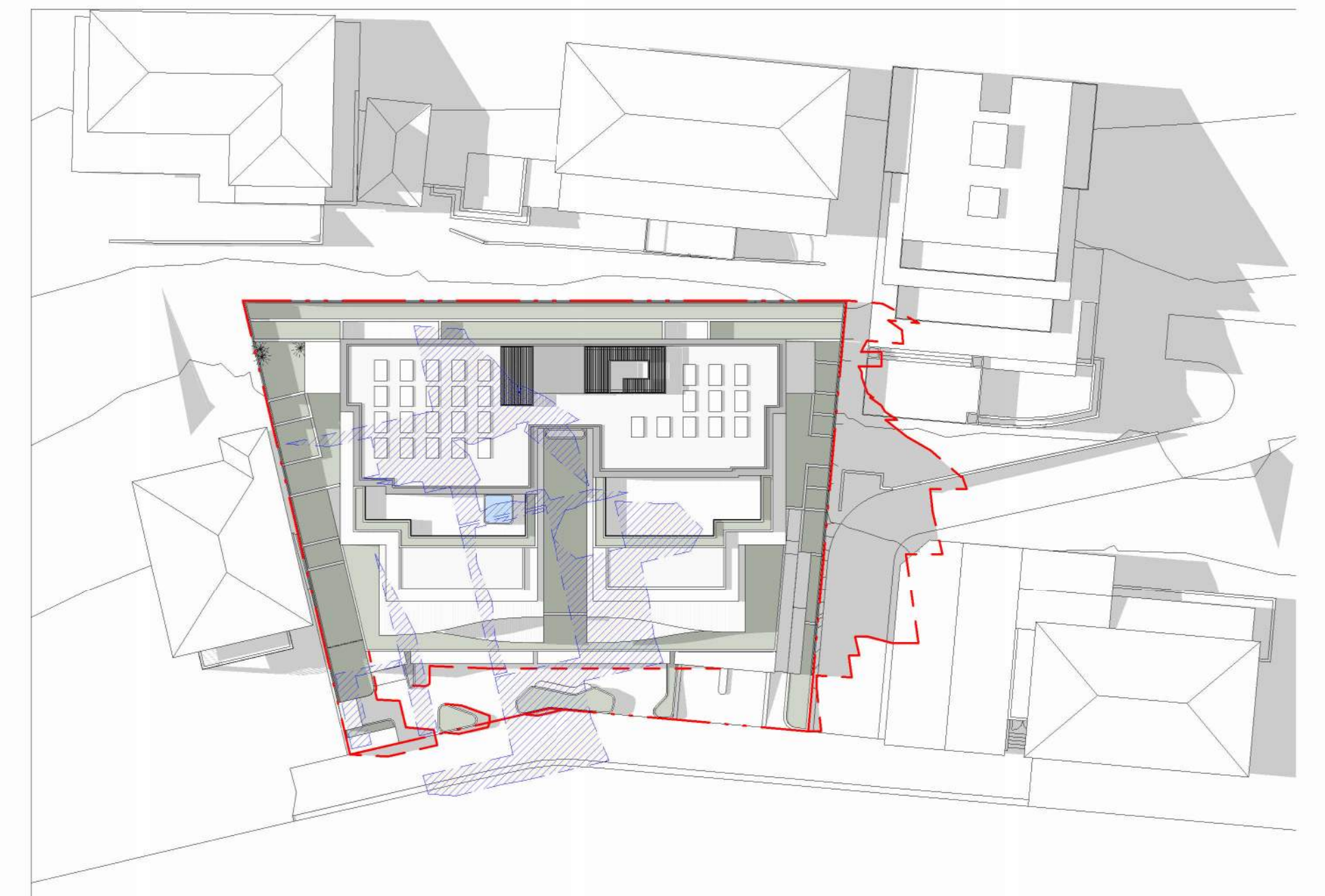
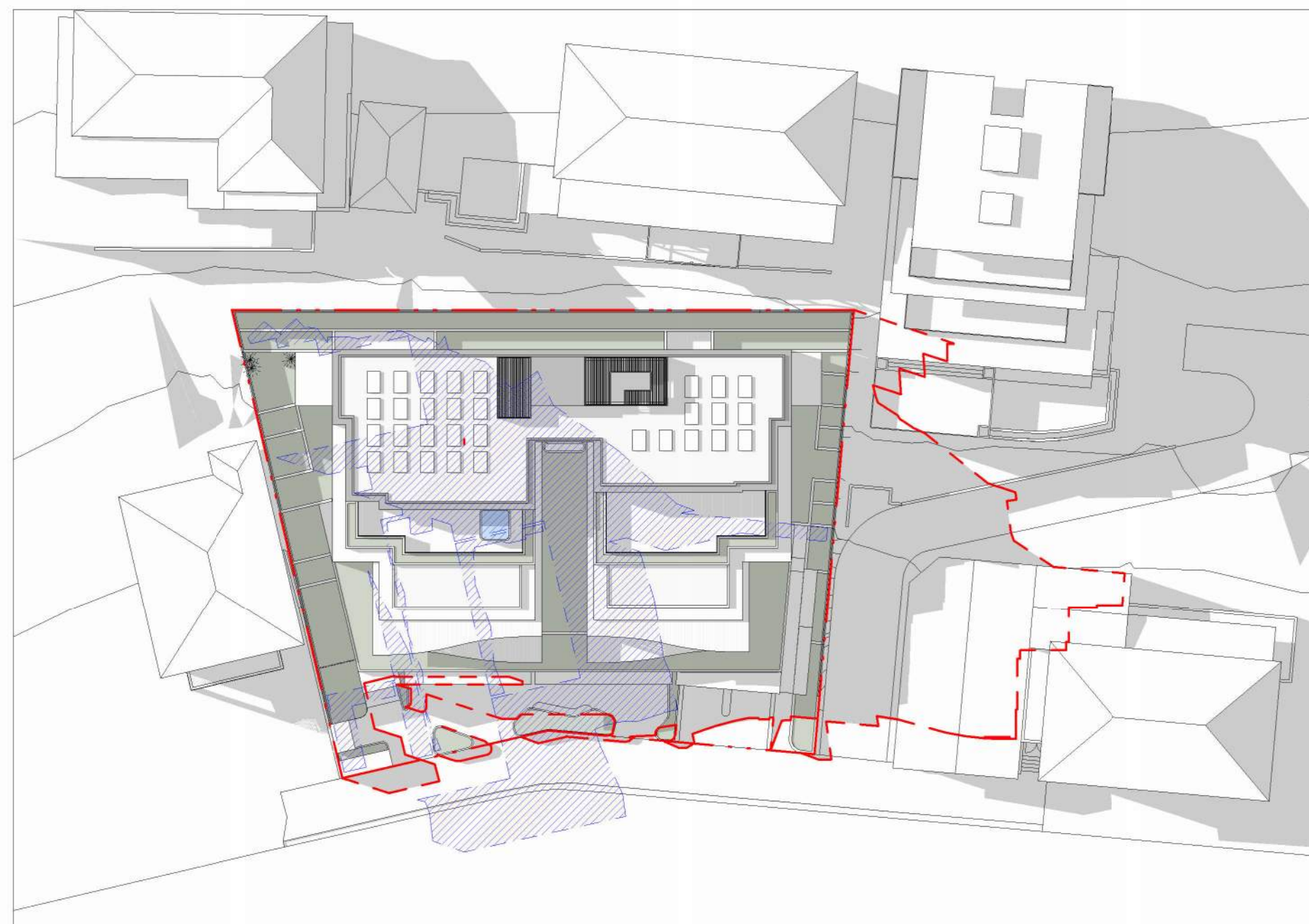


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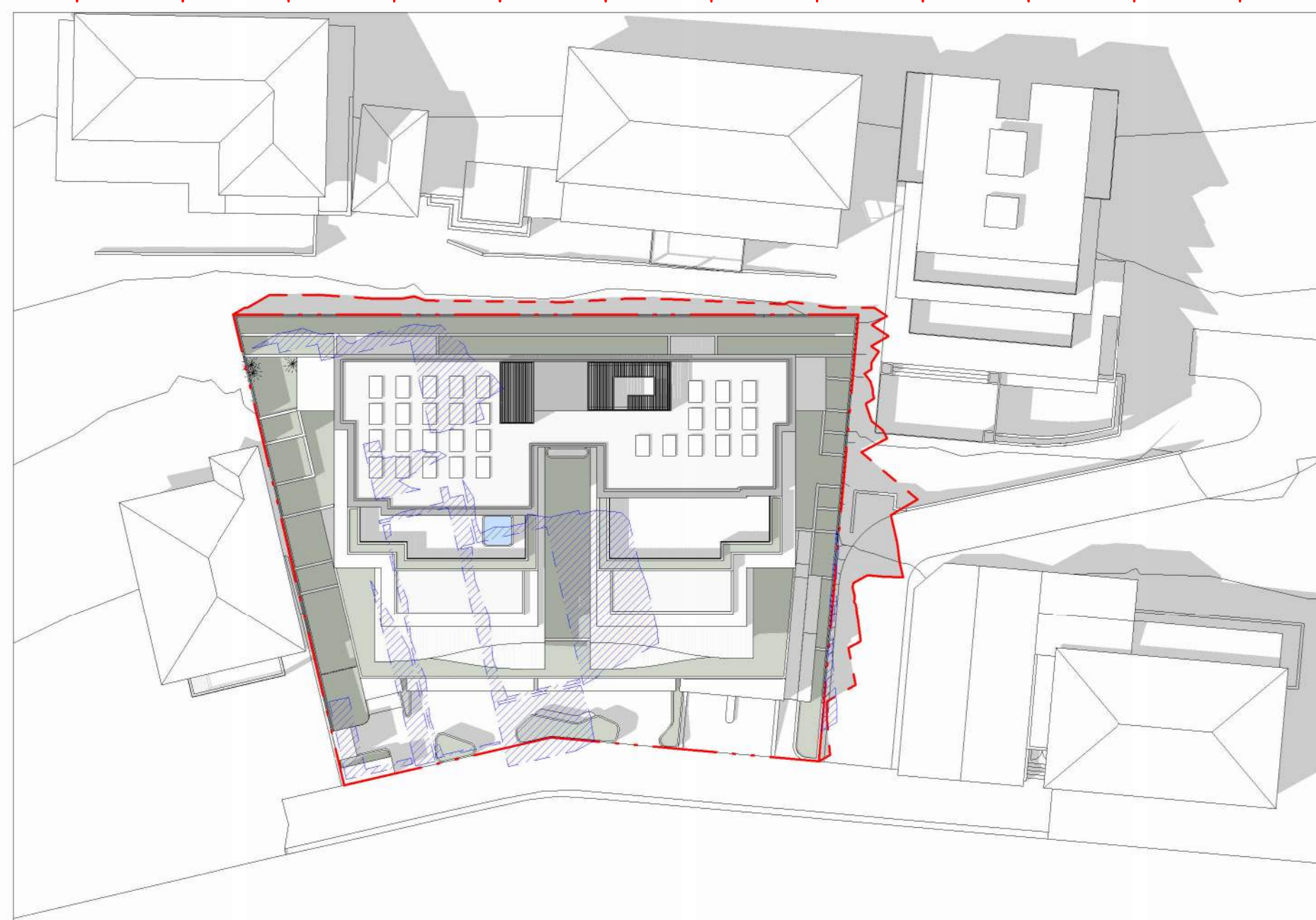
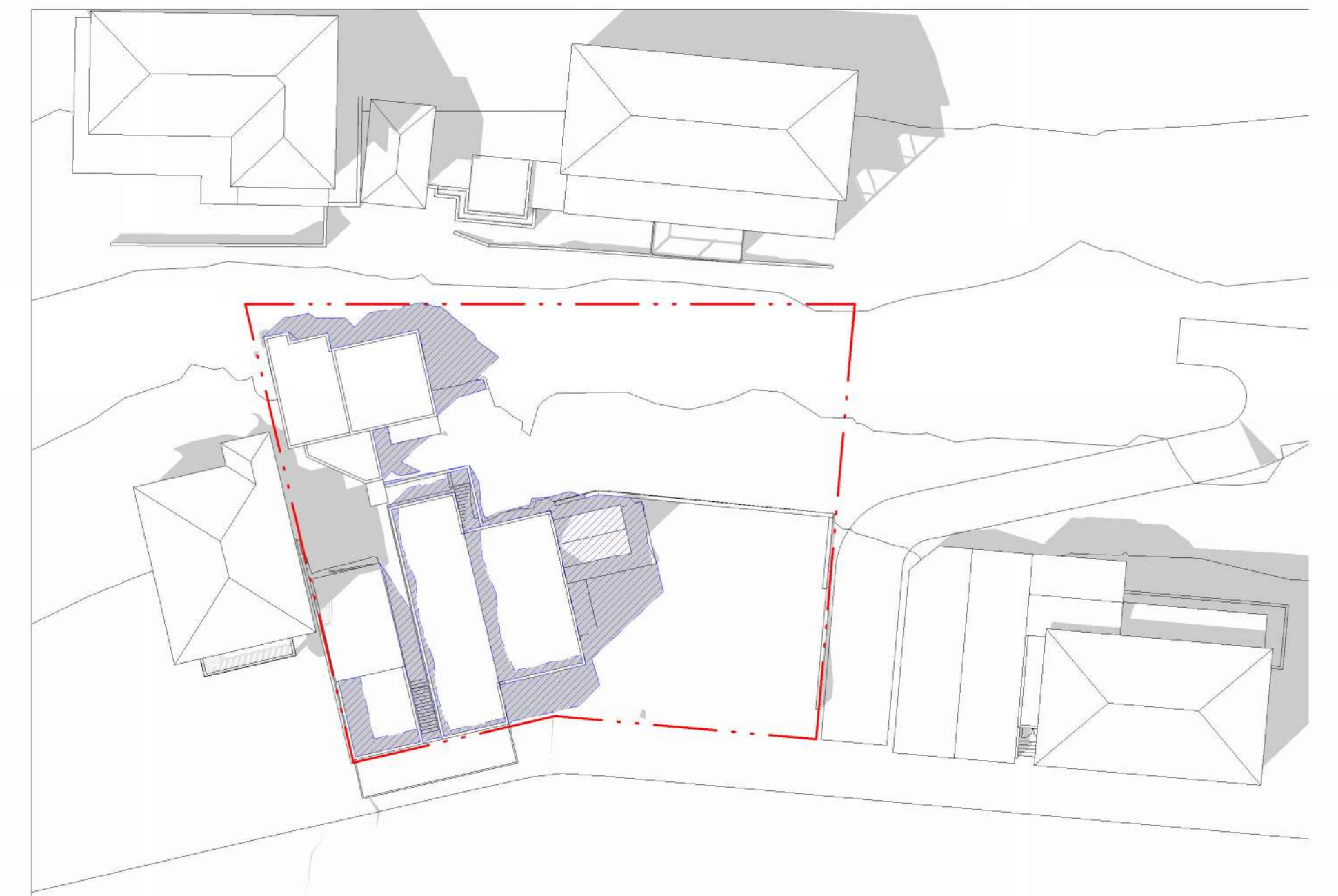
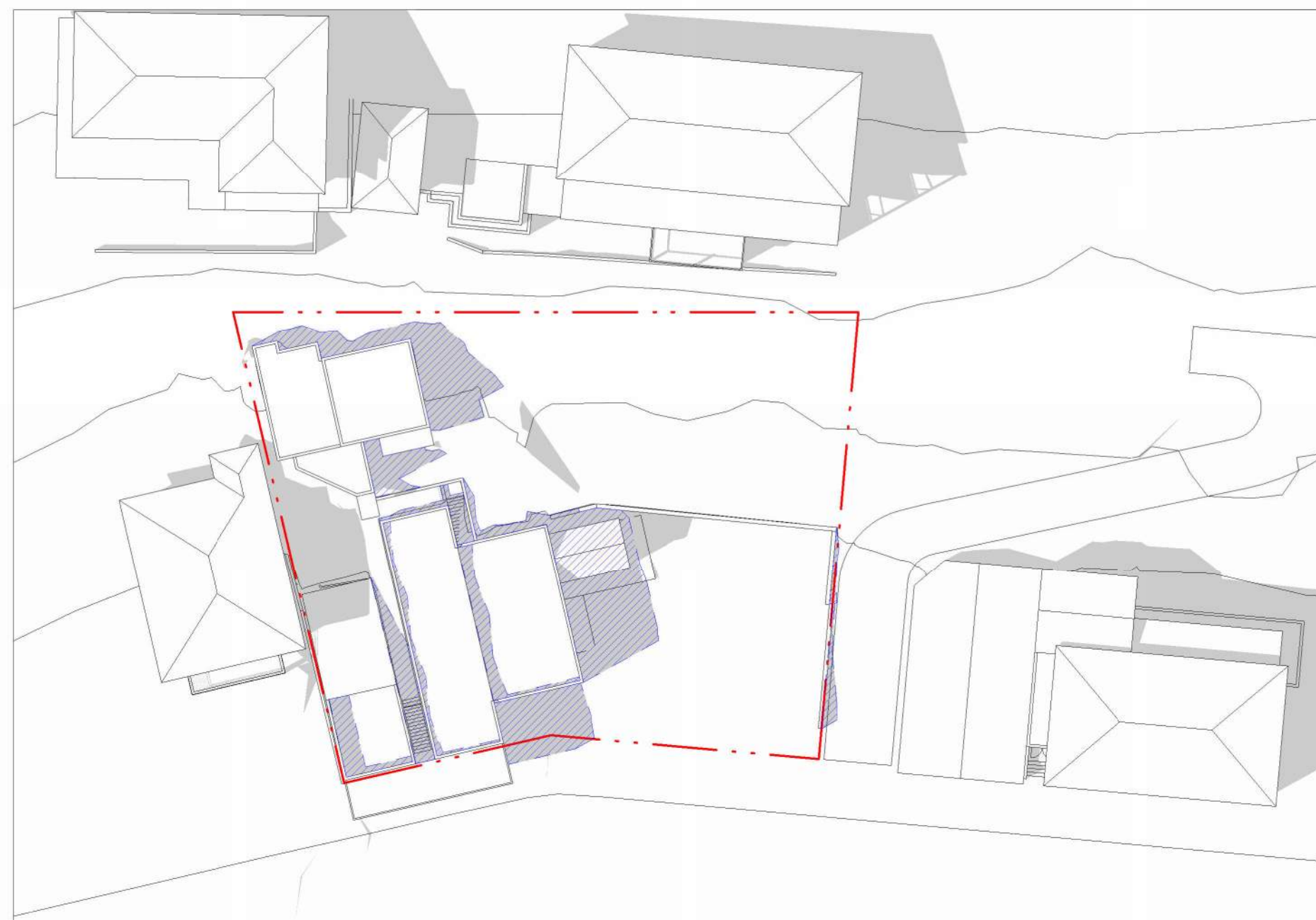
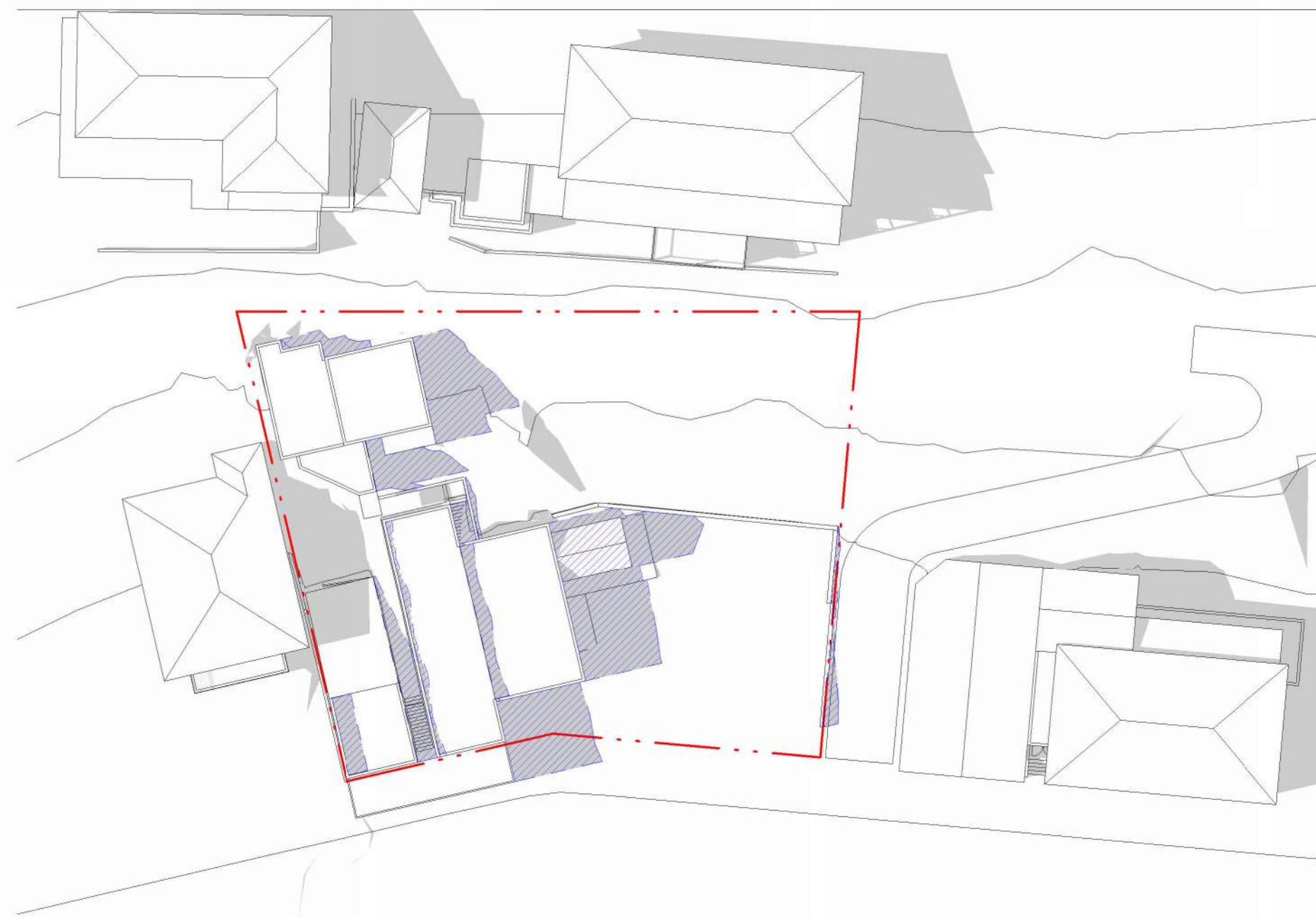


1 SECTION - VIEWLINE 02
1 : 200

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F	FOR FINAL S34 REVIEW	DK	RPW	31.07.24																
G	S34 AMENDMENT	DK	RPW	15.08.24																
CLOUD LEGEND										REVISION	ON HOLD						STATUS	DWG NO.	REVISION	
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NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION D DRAFT S34 PACKAGE E FOR S34 LODGING F FOR FINAL S34 REVIEW G S34 AMENDMENT		BY CHK DATE DK GWW 16.12.21 DK RPW 25.07.23 DK SL 24.08.23 DK RPW 26.08.24 DK RPW 03.07.24 DK RPW 31.07.24 DK RPW 15.08.24	REVISION NOTES: KEY PLAN CLOUD LEGEND REVISION ON HOLD	NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE REPRODUCED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND ENDORSER'S WRITTEN SMALL. THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE NOT DOCUMENT STAMPED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT SPECIFIED IN THE QA CONTROLLED POP. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATING, CONSTRUCTION OR INSTALLATION.	OTHERS PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	CLIENT SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS NSW 2010 T 02 9698 8510 ABN 63 151 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16172 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	ARCHITECT Koichi Takada Architects	QA STAMP THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION IN ANY FORM OR MANNER WITHOUT THE PRESENCE OF "WIP", "DRAFT" OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	PROJECT 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DWG TITLE SHADOW DIAGRAMS - 2	DWG NO. A0471	REVISION G	STATUS DEVELOPMENT APPLICATION	SCALE 0 20m 1:400@A1, 1:800@A3	DATE 15.08.24
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[illegible]

[illegible]

@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 05B & 10B)



CURRENT CONDITION - CAMERA 05B (RL 21.10)



CURRENT CONDITION - CAMERA 10B (RL 24.22)



PROPOSED DEVELOPMENT - CAMERA 05B (RL 21.10)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

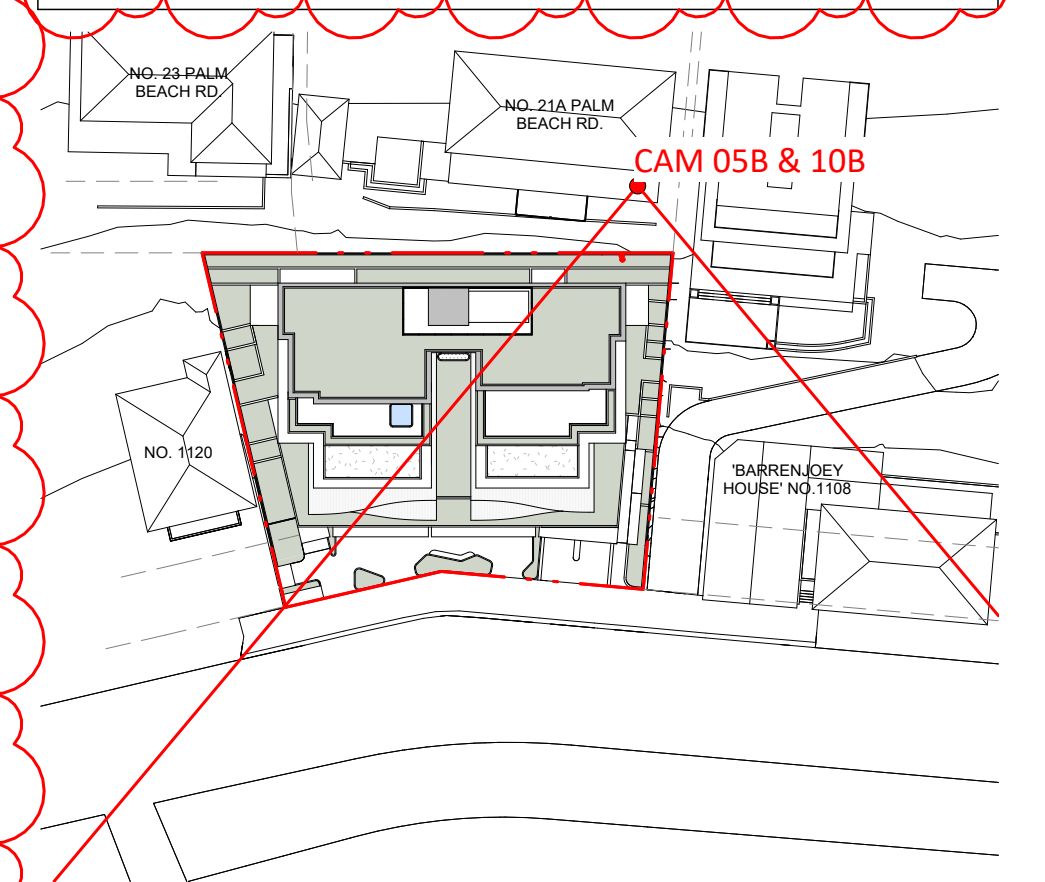


PROPOSED DEVELOPMENT - CAMERA 10B (RL 24.22)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

LEGEND

- OUTLINE OF S34 DESIGN PROPOSAL
- OUTLINE OF SUBMITTED DA
- SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



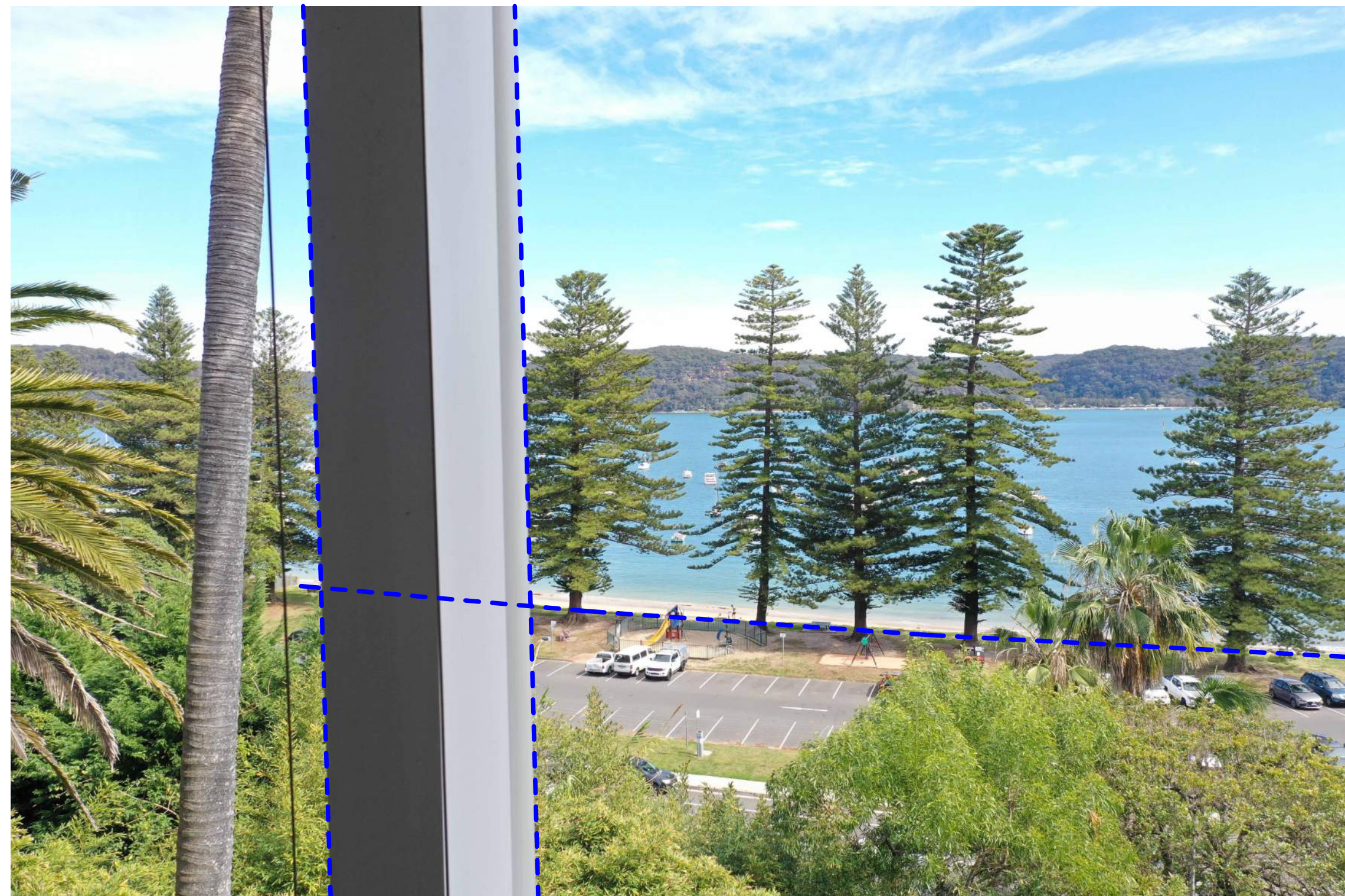
LOCATION PLAN

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@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 04B & 09B)



CURRENT CONDITION - CAMERA 04B (RL 21.105)

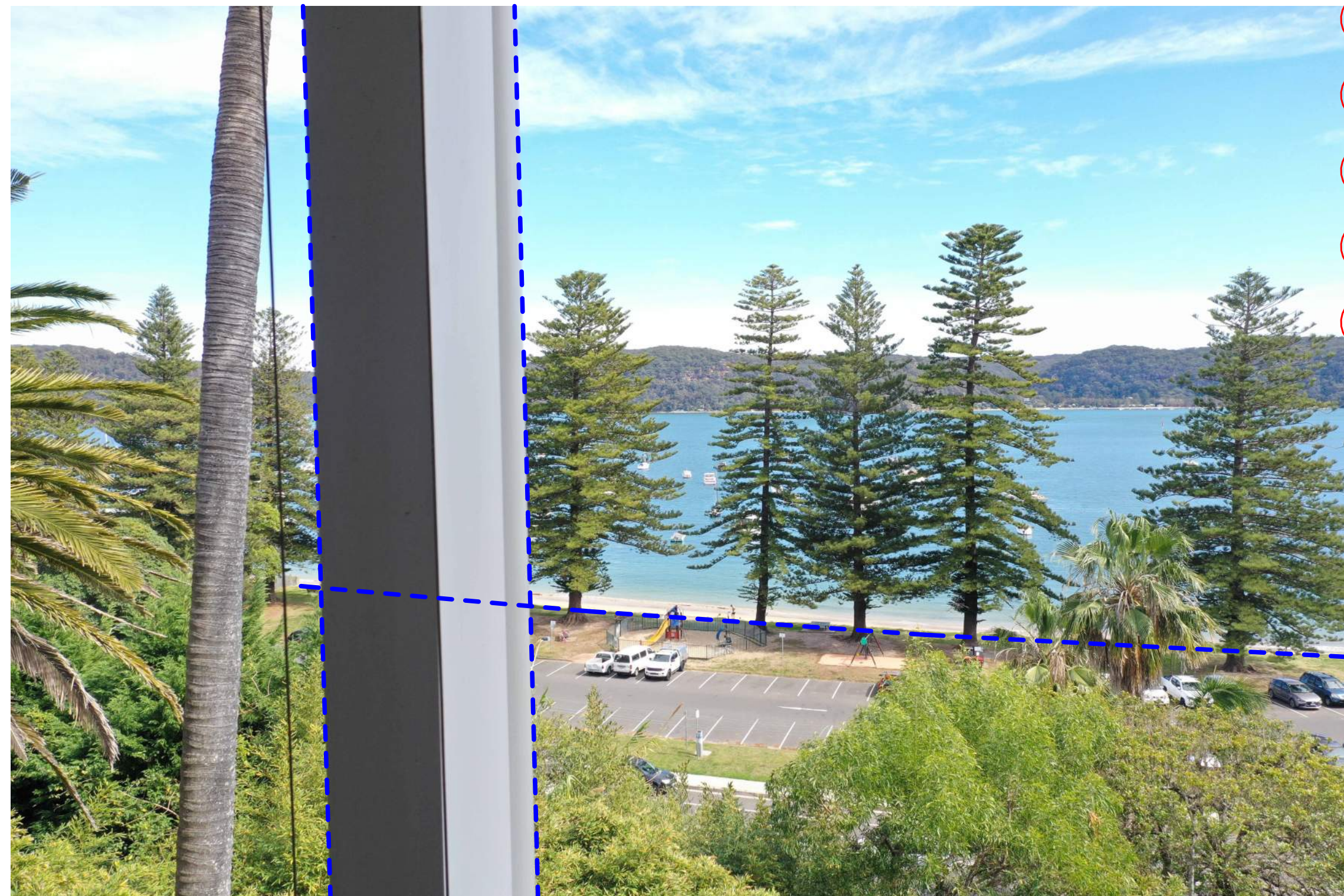


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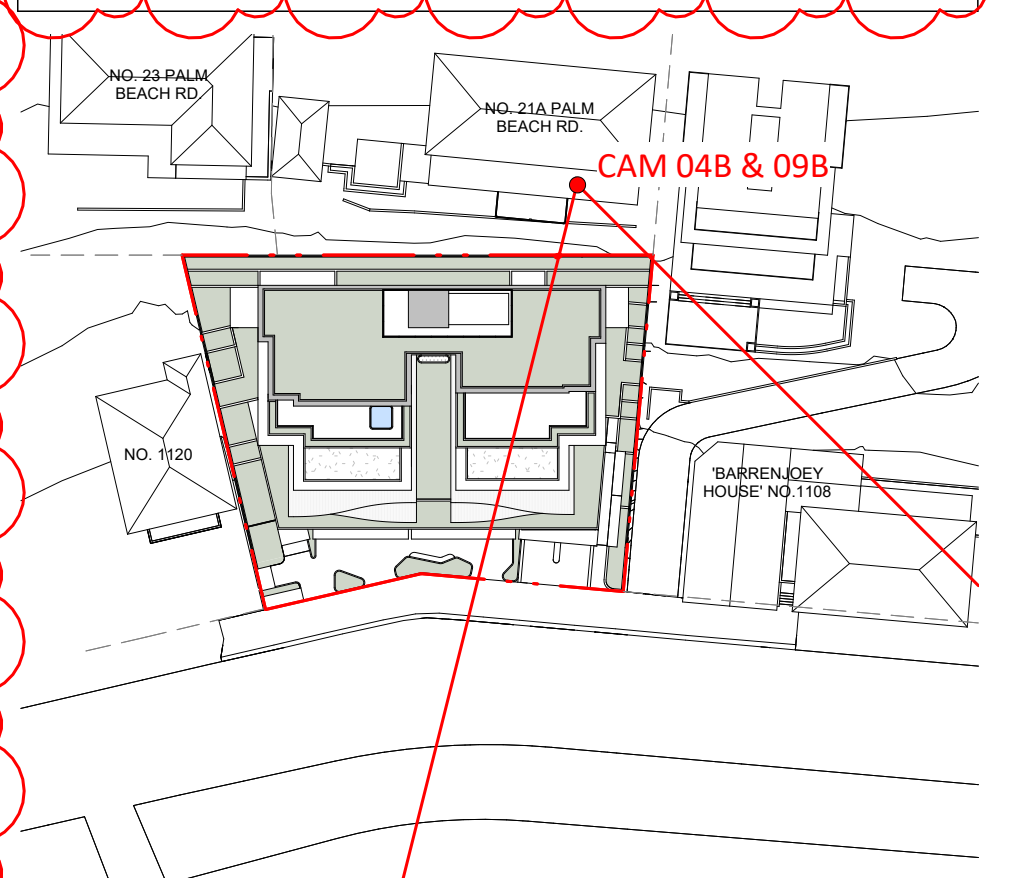
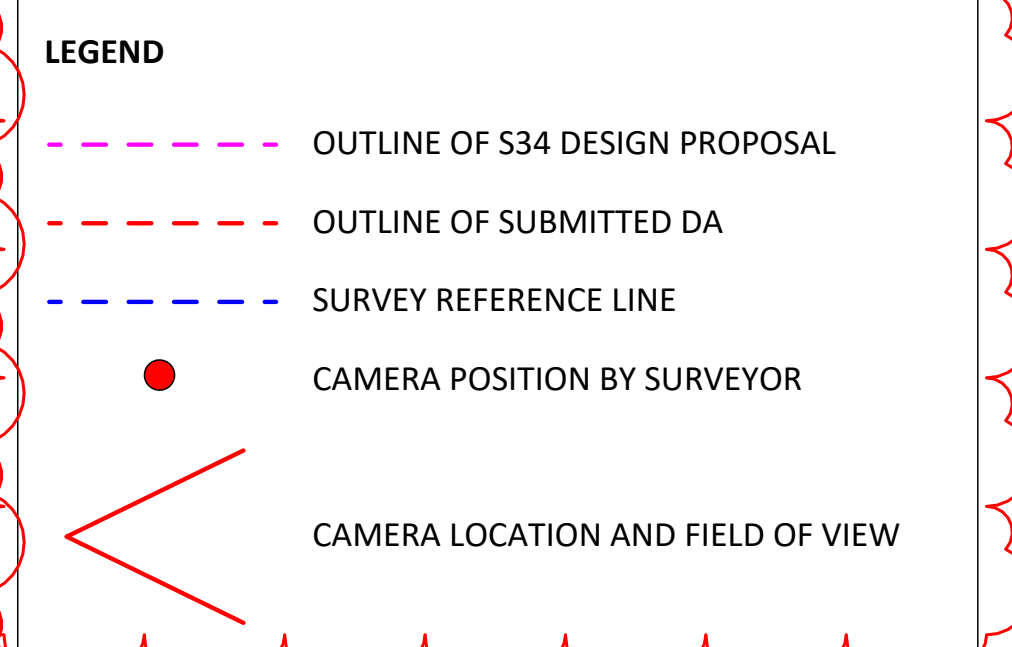
PROPOSED DEVELOPMENT - CAMERA 04B (RL 21.105)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



PROPOSED DEVELOPMENT - CAMERA 09B (RL 24.22)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



LOCATION PLAN

NO. REVISION		BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CUSTOMER	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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D DRAFT S34 PACKAGE		DK	RPW	26.08.24								DWG NO.	DATE
E FOR S34 LODGEMENT		DK	RPW	03.07.24								A0482	31.07.24
F FOR FINAL S34 REVIEW		DK	RPW	31.07.24								SCALE	
CLOUD LEGEND						REVISION	ON HOLD						

@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 02B & 07B)



CURRENT CONDITION - CAMERA 02B (RL 21.11)



CURRENT CONDITION - CAMERA 07B (RL 24.24)



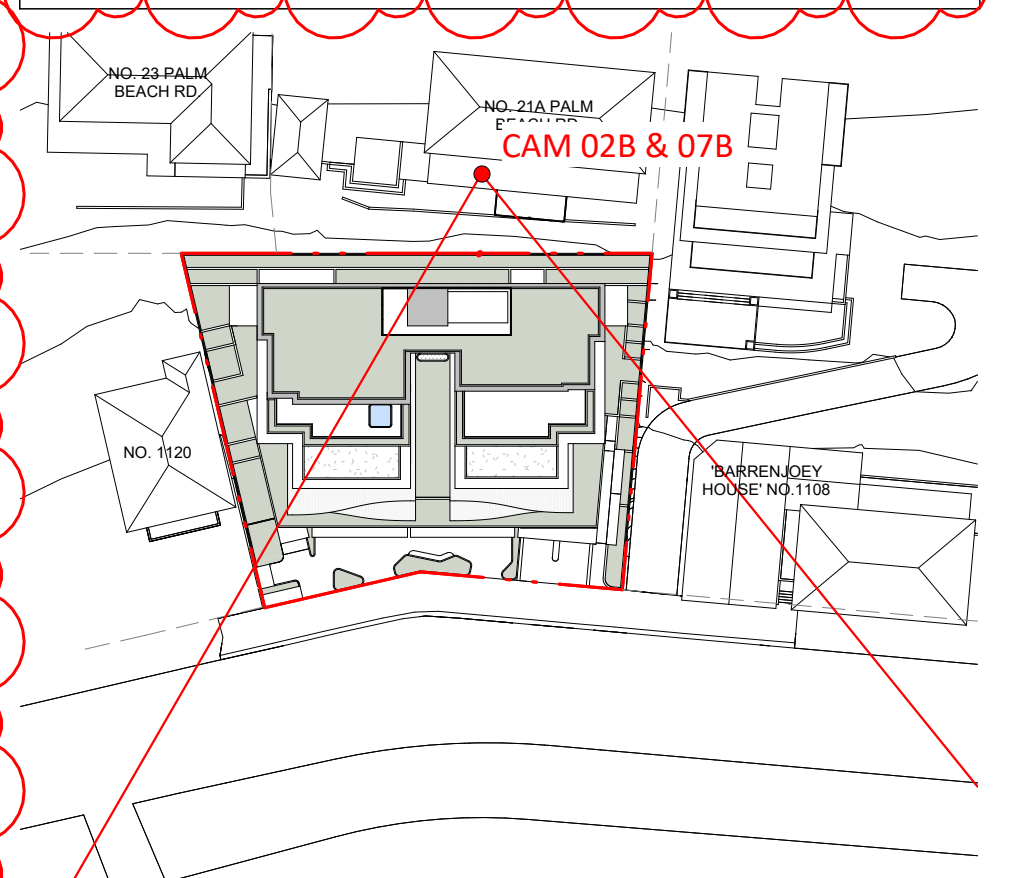
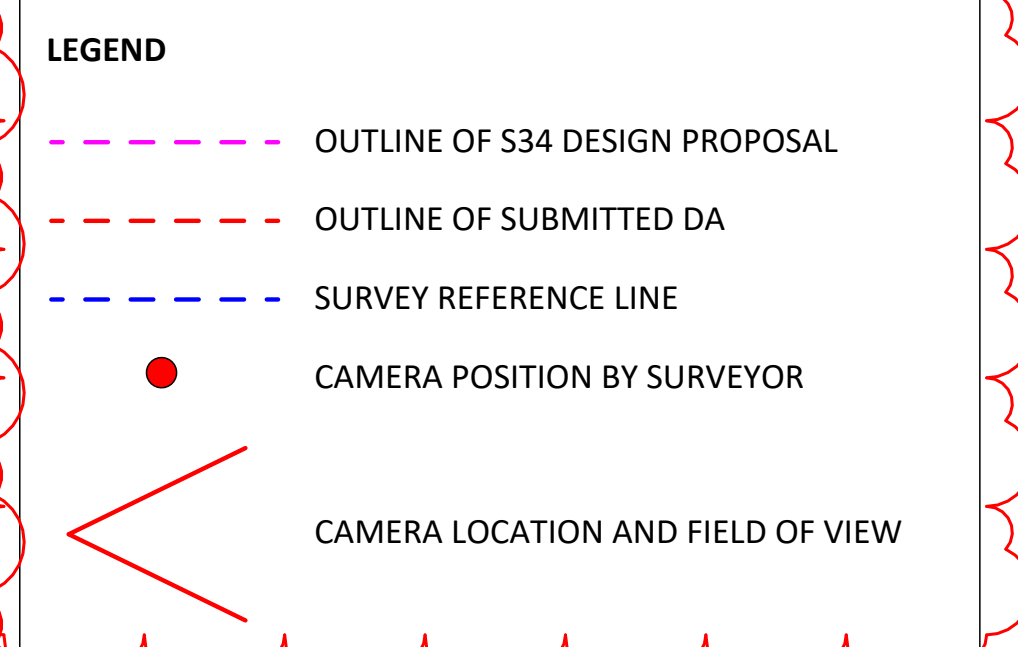
PROPOSED DEVELOPMENT - CAMERA 02B (RL 21.11)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



PROPOSED DEVELOPMENT - CAMERA 07B (RL 24.24)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



LOCATION PLAN

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION D DRAFT S34 PACKAGE E FOR S34 LODGEMENT F FOR FINAL S34 REVIEW				BY CHK DATE DK RPNW 16.12.21 DK RPNW 26.07.23 DK SL 24.08.23 DK RPNW 26.08.24 DK RPNW 03.07.24 DK RPNW 31.07.24		REVISION NOTES KEY PLAN NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & OTHER INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT. AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THIS PDF DOCUMENT STAMPED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION. CLOUD LEGEND REVISION ON HOLD		OTHERS PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		CLIENT SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA, A/C		ARCHITECT Koichi Takada Architects		QA STAMP PROJECT 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH STATUS DEVELOPMENT APPLICATION DWG NO. A0484 SCALE 31.07.24		DWG TITLE VIEW ANALYSIS - VIEW 04 REVISION F	
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VIEW 05
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 01B & 06B)



CURRENT CONDITION - CAMERA 01B (RL 21.10)



PROPOSED DEVELOPMENT - CAMERA 01B (RL 21.10)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



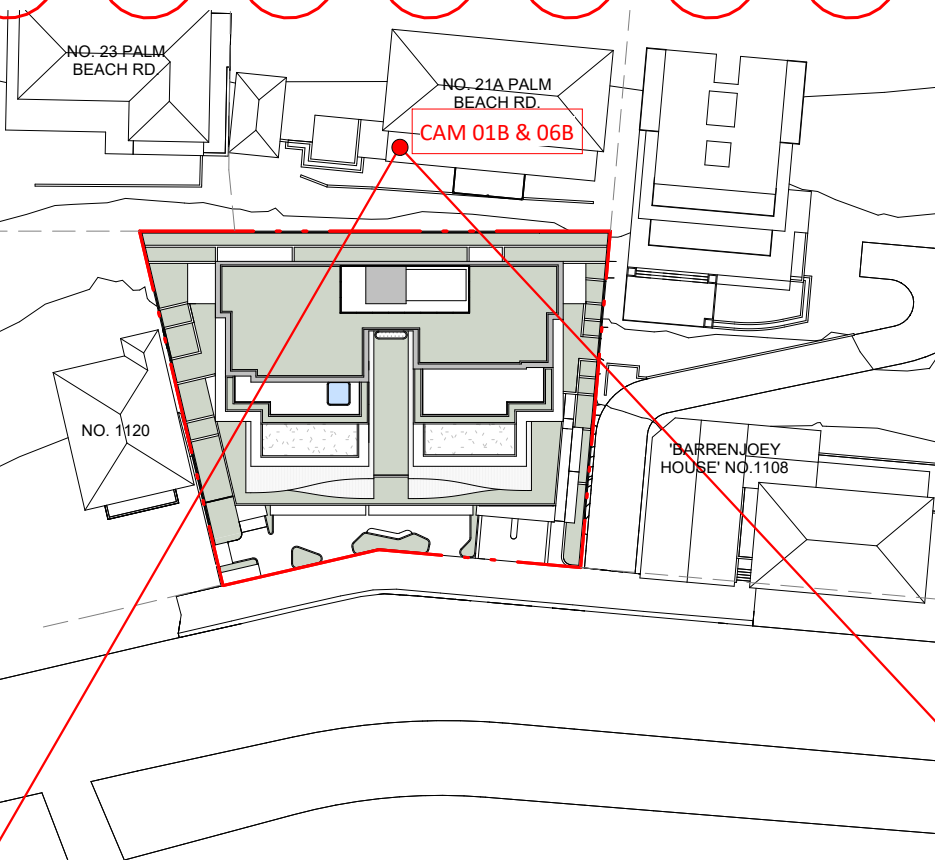
CURRENT CONDITION - CAMERA 06B (RL 24.23)





PROPOSED DEVELOPMENT - CAMERA 06B (RL 24.23)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

- LEGEND**
- OUTLINE OF S34 DESIGN PROPOSAL
 - OUTLINE OF SUBMITTED DA
 - SURVEY REFERENCE LINE
 - CAMERA POSITION BY SURVEYOR
 - ← CAMERA LOCATION AND FIELD OF VIEW



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CLOUD LEGEND														
<div><div> REVISION</div><div> ON HOLD</div></div>														

@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 11B)

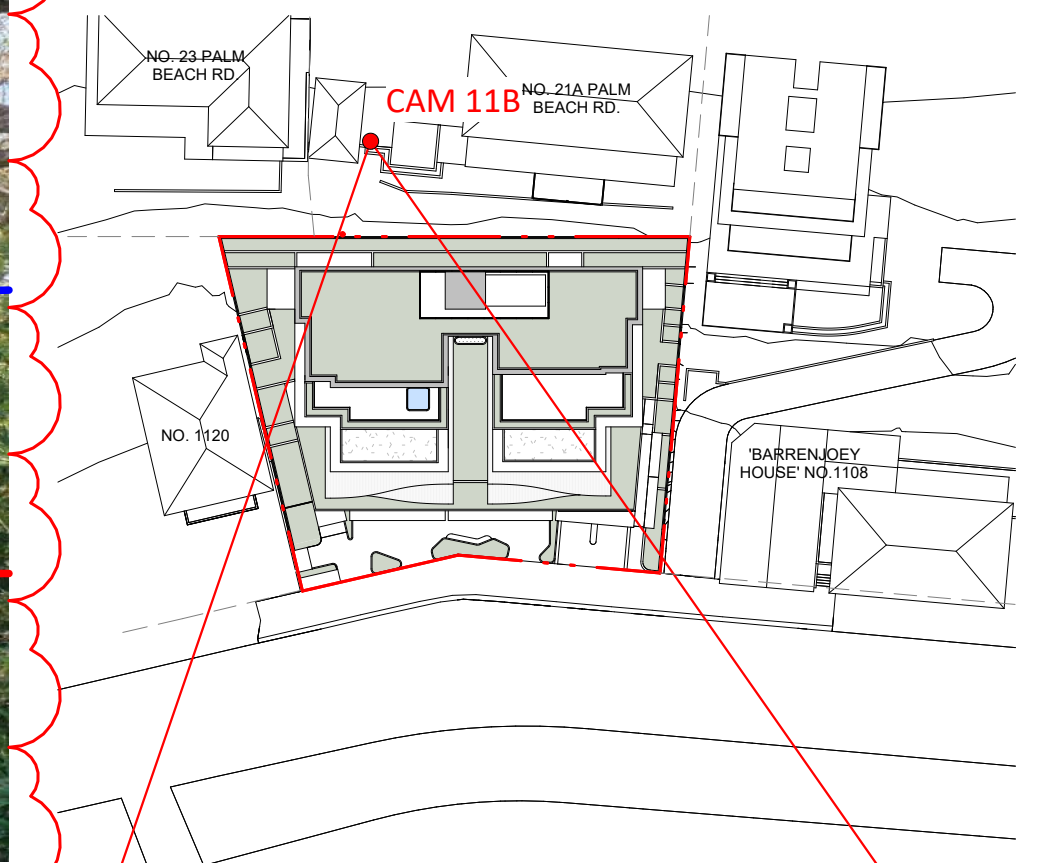


CURRENT CONDITION - CAMERA 11B (RL 21.5)







PROPOSED DEVELOPMENT - CAMERA 11B (RL 21.5)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



LOCATION PLAN

NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES:	OTHERS	CUSTOMER	ARCHITECT	Q&A STAMP	PROJECT	DWG TITLE	
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B	FOR AMENDED DA SUBMISSION	DK	RPW	26.02.23													
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23													
D	DRAFT S34 PACKAGE	DK	RPW	26.06.24													
E	FOR S34 LODGEMENT	DK	RPW	03.07.24													
F	FOR FINAL S34 REVIEW	DK	RPW	31.07.24													
CLOUD LEGEND																	
 REVISION									 ON HOLD								
																	
															STATUS	DWG NO	REVISION
															DEVELOPMENT APPLICATION	A0486	F
															SCALE		DATE
																	31.07.24

@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 09 & 10)



CURRENT CONDITION - CAMERA 09 (RL 25.4)



CURRENT CONDITION - CAMERA 10 (RL 28.1)



PROPOSED DEVELOPMENT - CAMERA 09 (RL 25.4)

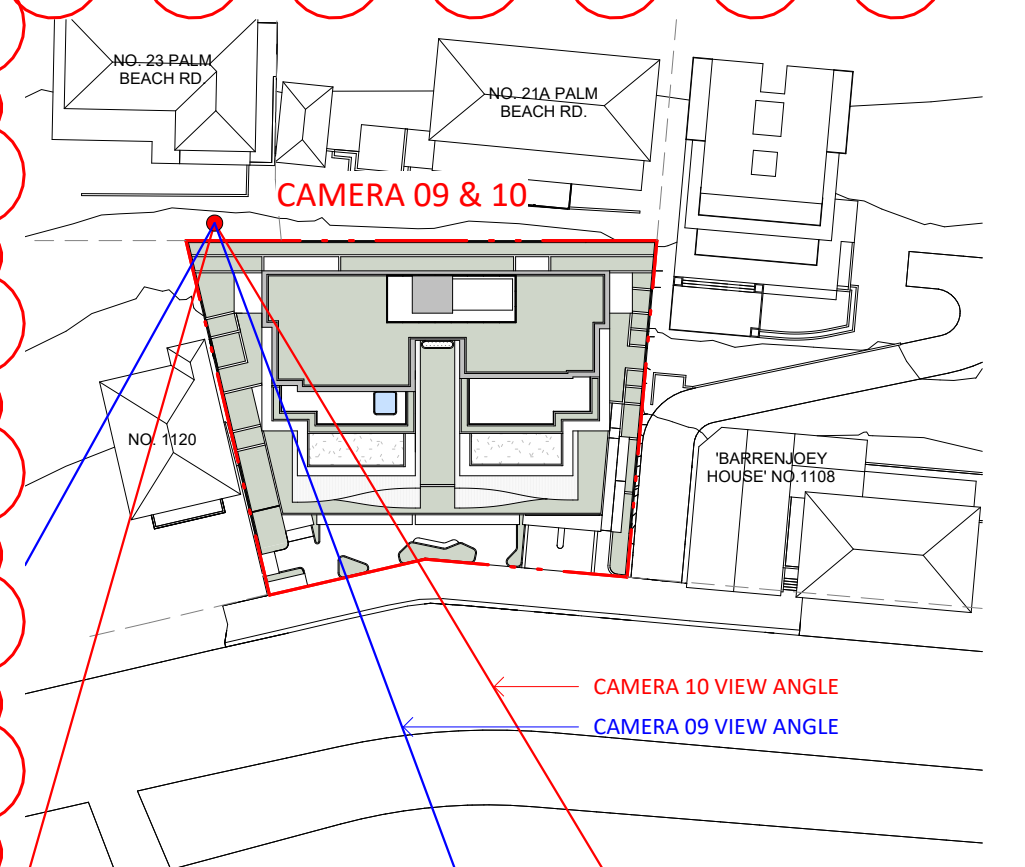
NOTE: THERE IS NO IMPACT FROM THIS VIEW



PROPOSED DEVELOPMENT - CAMERA 10 (RL 28.1)

LEGEND

- OUTLINE OF S34 DESIGN PROPOSAL
- OUTLINE OF SUBMITTED DA
- SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

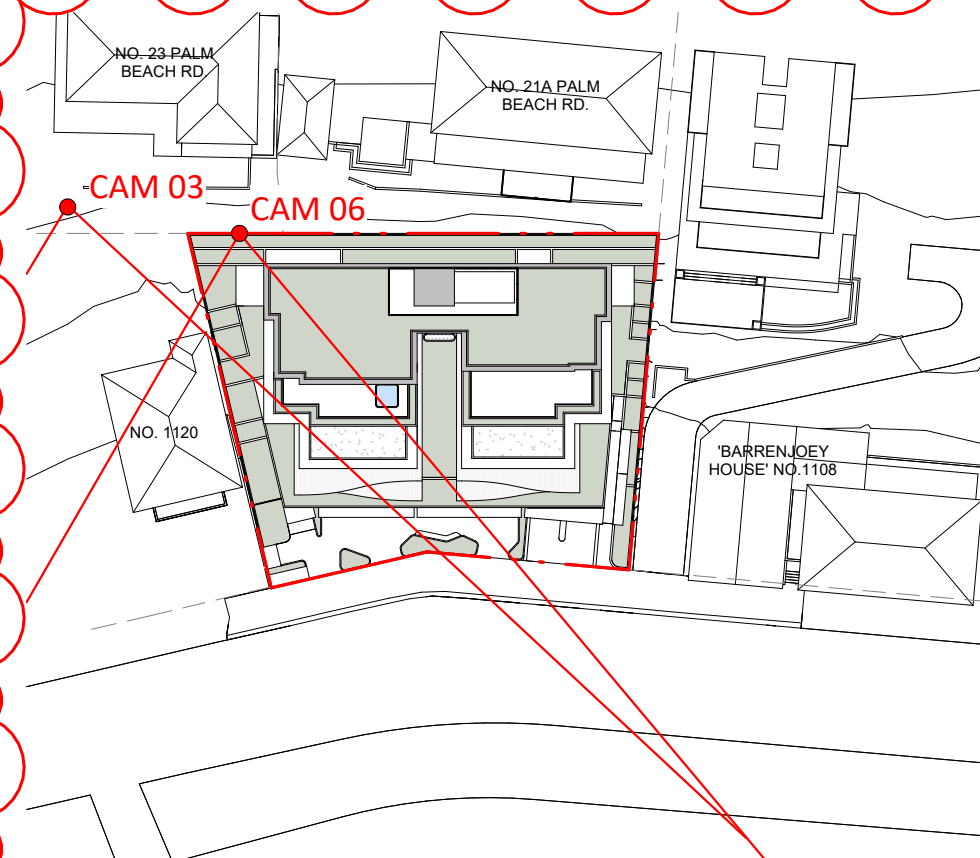
[illegible]




A wide-angle photograph of a coastal town, likely Port Stephens, Australia. The foreground features a large asphalt parking lot with several cars, a grassy area with trees, and a paved road. A dashed blue line runs horizontally across the middle of the image, separating the land from the water. A dashed red line runs along the bottom left, highlighting a specific area. The middle ground shows a large body of blue water with numerous sailboats and a few motorboats. In the background, there are rolling hills and a clear blue sky with scattered clouds. The overall scene is bright and sunny.

An aerial photograph of a coastal area. In the foreground, there is a paved road and a parking lot filled with various cars. A red dashed line runs horizontally across the middle of the image, separating the parking lot from the beach area. A blue dashed line runs horizontally across the top of the image, just below the trees. A red arrow points to a specific location near the bottom center, just above the red dashed line. The background features a sandy beach, several tall pine trees, and a body of water with many sailboats. Hills are visible in the distance under a blue sky with scattered clouds.

LEGEND

- OUTLINE OF S34 DESIGN PROPOSAL
- OUTLINE OF SUBMITTED DA
- SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- ∠ CAMERA LOCATION AND FIELD OF VIEW



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F	FOR FINAL S34 REVIEW	DK	RPW	31.07.24										
						CLOUD LEGEND								
							REVISION		ON HOLD					

@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 05 & 08)



CURRENT CONDITION - CAMERA 05 (RL 22.0)



CURRENT CONDITION - CAMERA 08 (RL 25.3)



PROPOSED DEVELOPMENT - CAMERA 05 (RL 22.0)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



PROPOSED DEVELOPMENT - CAMERA 08 (RL 25.3)

LEGEND

- OUTLINE OF S34 DESIGN PROPOSAL
- OUTLINE OF SUBMITTED DA
- SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- ◀ CAMERA LOCATION AND FIELD OF VIEW

LOCATION PLAN

NO. 23 PALM BEACH RD.

NO. 21A PALM BEACH RD.

CAM 08

CAM 05

NO. 1920

BARREN KEY HOUSE NO. 1158

[illegible]

@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 04 & 07)



CURRENT CONDITION - CAMERA 04 (RL 22.1)



CURRENT CONDITION - CAMERA 07 (RL 25.3)



PROPOSED DEVELOPMENT - CAMERA 04 (RL 22.1)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

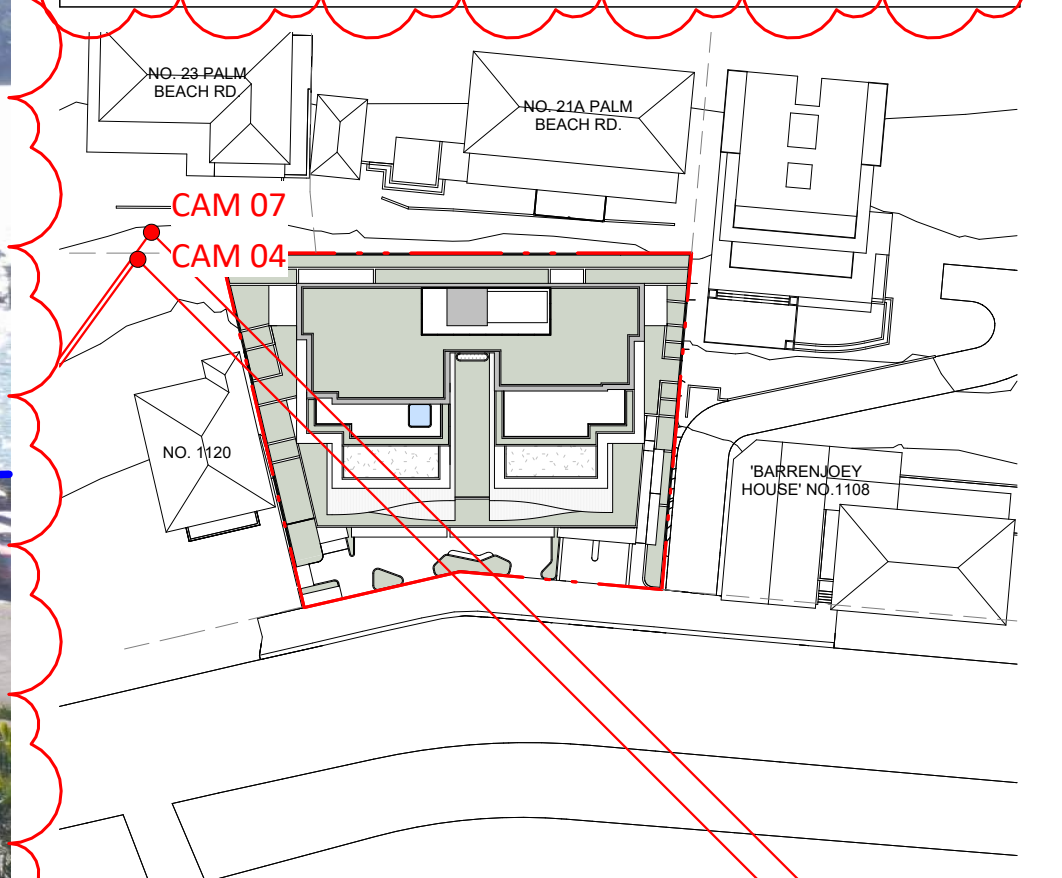


PROPOSED DEVELOPMENT - CAMERA 07 (RL 25.3)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

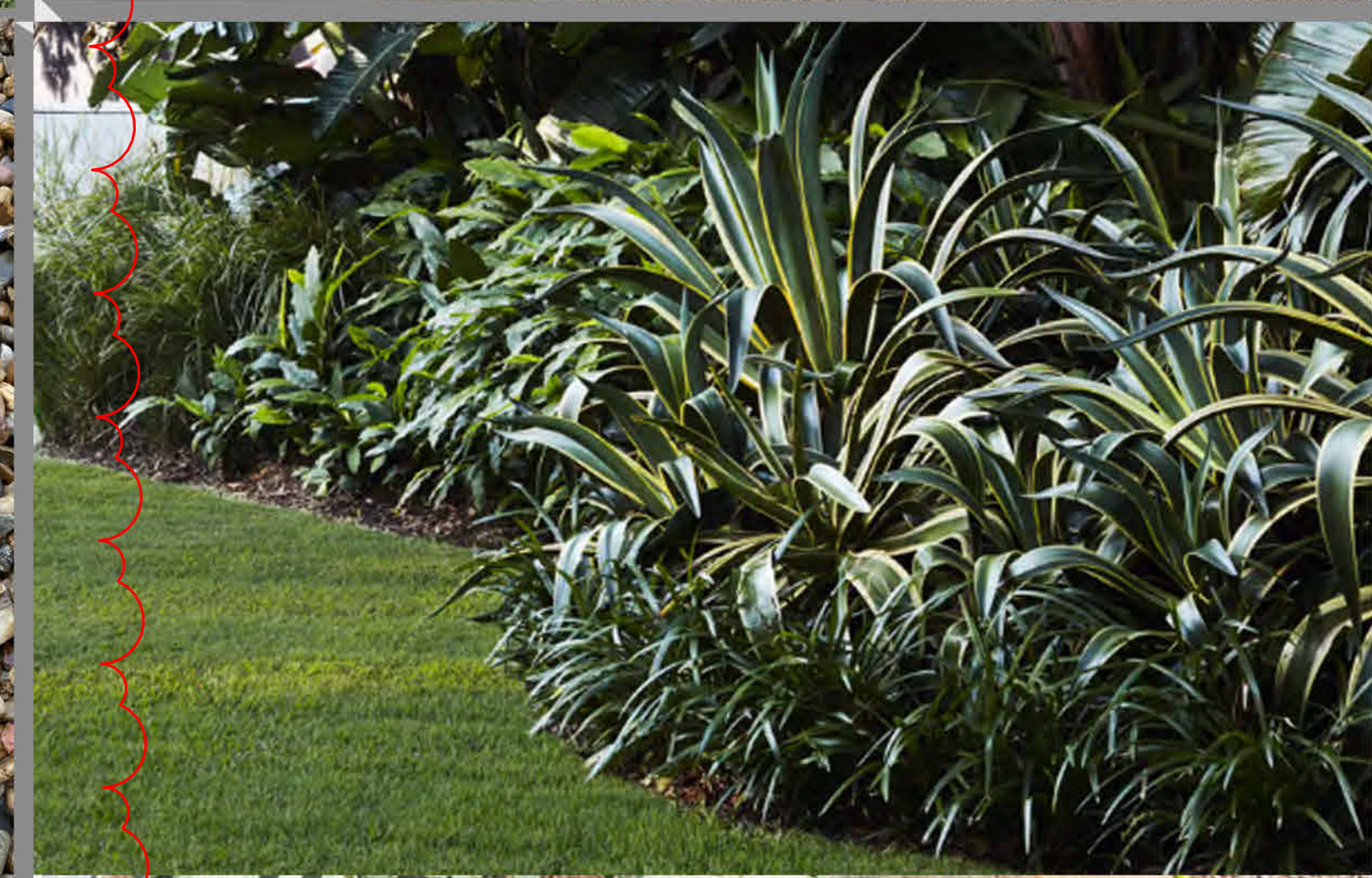
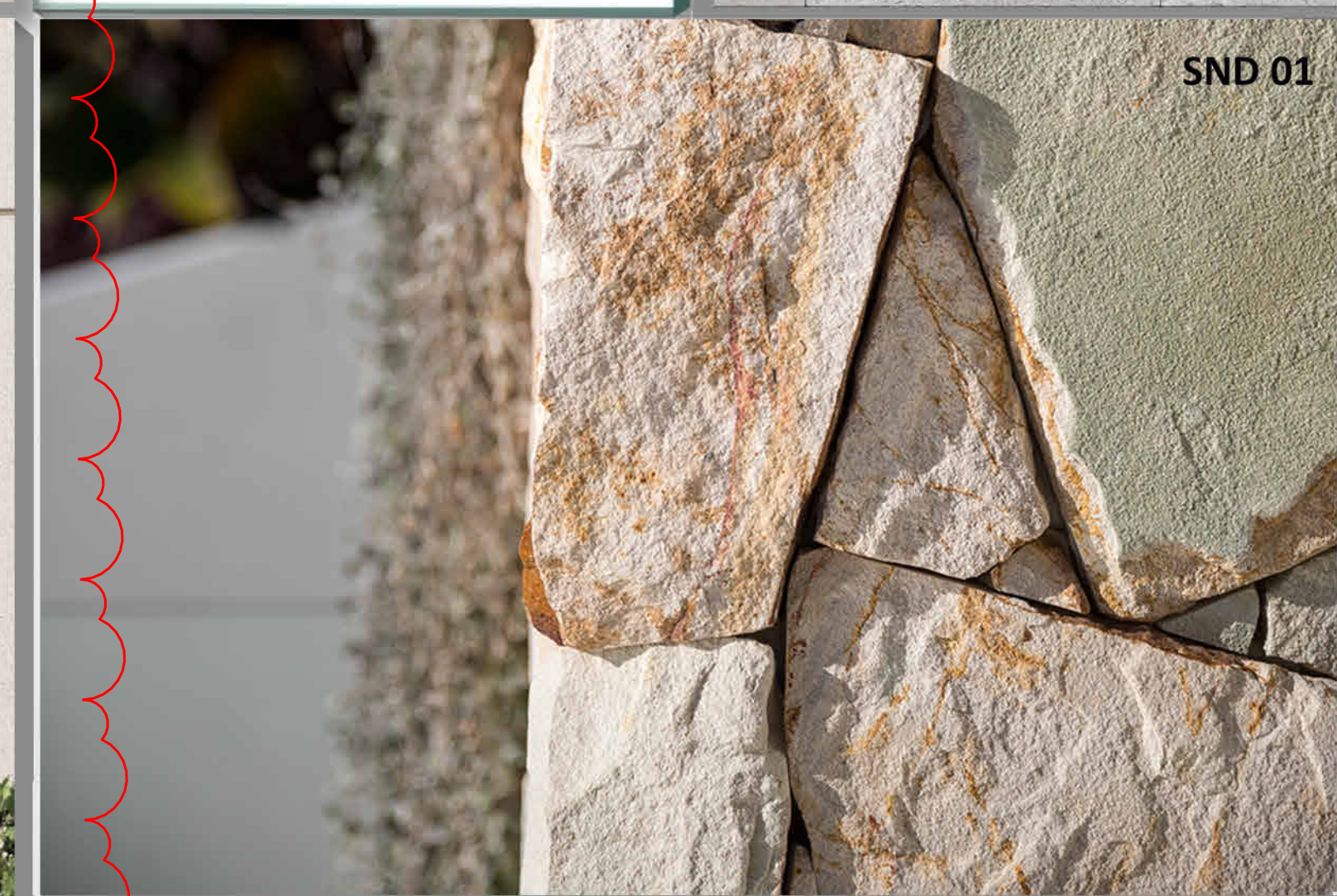
LEGEND

- OUTLINE OF S34 DESIGN PROPOSAL
- OUTLINE OF SUBMITTED DA
- SURVEY REFERENCE LINE
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LOCATION PLAN

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B FOR AMENDED DA SUBMISSION					DK	RPW	25.07.23												
C FOR AMENDED DA SUBMISSION					DK	SL	24.08.23												
D DRAFT S34 PACKAGE					DK	RPW	26.08.24												
E FOR S34 LODGEMENT					DK	RPW	03.07.24												
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															A0490	F			
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																31.07.24			

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