

1112-1116 BARRENJOEY RD

1112 - 1116 BARRENJOEY ROAD, PALM BEACH

PRE DEVELOPMENT APPLICATION ARCHITECTURAL DRAWING LIST

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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%)	10m Avg. 22.74° (41.91%)
Setbacks	Front – 3.5m or established building line, whichever is the greater Side – Min. 3m Rear – Min. 3m	Proposed Front – 4.4m Side – 3m Proposed Rear – 4.2m
Commercial / Retail GFA	25% of total GFA (446.5m ²)	393 m ² (RETAIL) = 22.2% (Refer Drawing No. A0400 - Gross Floor Area Diagrams)
Landscaped Area	Min 20% of site area (272.9 m ²)	563.2 m ² = 41.4% (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)	3 bed: 14 (7 x 2) car spaces Visitor: 2.3 car spaces Total: 16.3 car spaces (Residential)	3 bed: 14 (7 x 2) car spaces Visitor: 2 car spaces Total: 16 car spaces (Residential)
	Commercial: 2.5 spaces/100m ² of GLA Retail: 1 space/30m ² of GLA Service Vehicle: 1 space DDA: 1 space	DDA: 1 SPACE SERVICE BAY: 1 SPACE Total: 13 car spaces (Retail & Service)	DDA: 1 SPACE SERVICE BAY: 1 SPACE Total: 7 car spaces (Retail & Service)
		Total required car spaces: 29	Total proposed car spaces: 23
Bicycle Parking	1 space/3 units (Residential) 1 space/1000m ² GFA (Retail) or minimum of 4 racks (whichever is greater)	Residential: 2.3 Bicycle racks Retail: 4 Bicycle racks Total: 6.3 Bicycle racks	Residential: 2 Bicycle racks Retail: Min. 4 Bicycle racks Total: 6 Bicycle racks

UNIT BREAKDOWN

	3 BED	
GROUND FLOOR	0	
LEVEL 01	3	
LEVEL 02	3	
LEVEL 03 & 4	1(PH)	
TOTAL	7 (100%)	7 UNITS TOTAL

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	100% (7/7 Apartments)
	Max. 15% no solar access	0% (No apartments without solar access)
4B.3 Natural Cross Ventilation	At least 60%	100% (7/7 Apartments)
3D.1 Deep Soil	7% of site area	301.5 m ² = 22.1% of site area

<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>CHK</th> <th>DATE</th> </tr> </thead> <tbody> <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>PSW</td> <td>25.07.23</td> </tr> <tr> <td>C</td> <td>FOR AMENDED DA SUBMISSION</td> <td>DK</td> <td>SL</td> <td>24.08.23</td> </tr> </tbody> </table>	NO.	REVISION	BY	CHK	DATE	A	FOR DA SUBMISSION	DK	GW	16.12.21	B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23	C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	REVISION NOTES: KEY PLAN CLOUD LEGEND 	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 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	Koichi Takada Architects	QA 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: PROJECT SUMMARY	STATUS: DEVELOPMENT APPLICATION	DWG NO.: A0001	REVISION: C	DATE: 24.08.23
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KEY PLAN

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PROJECT
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 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE	REVISION
PERSPECTIVE 01	C
DWG NO. A0002	DATE 24.08.23
SCALE	



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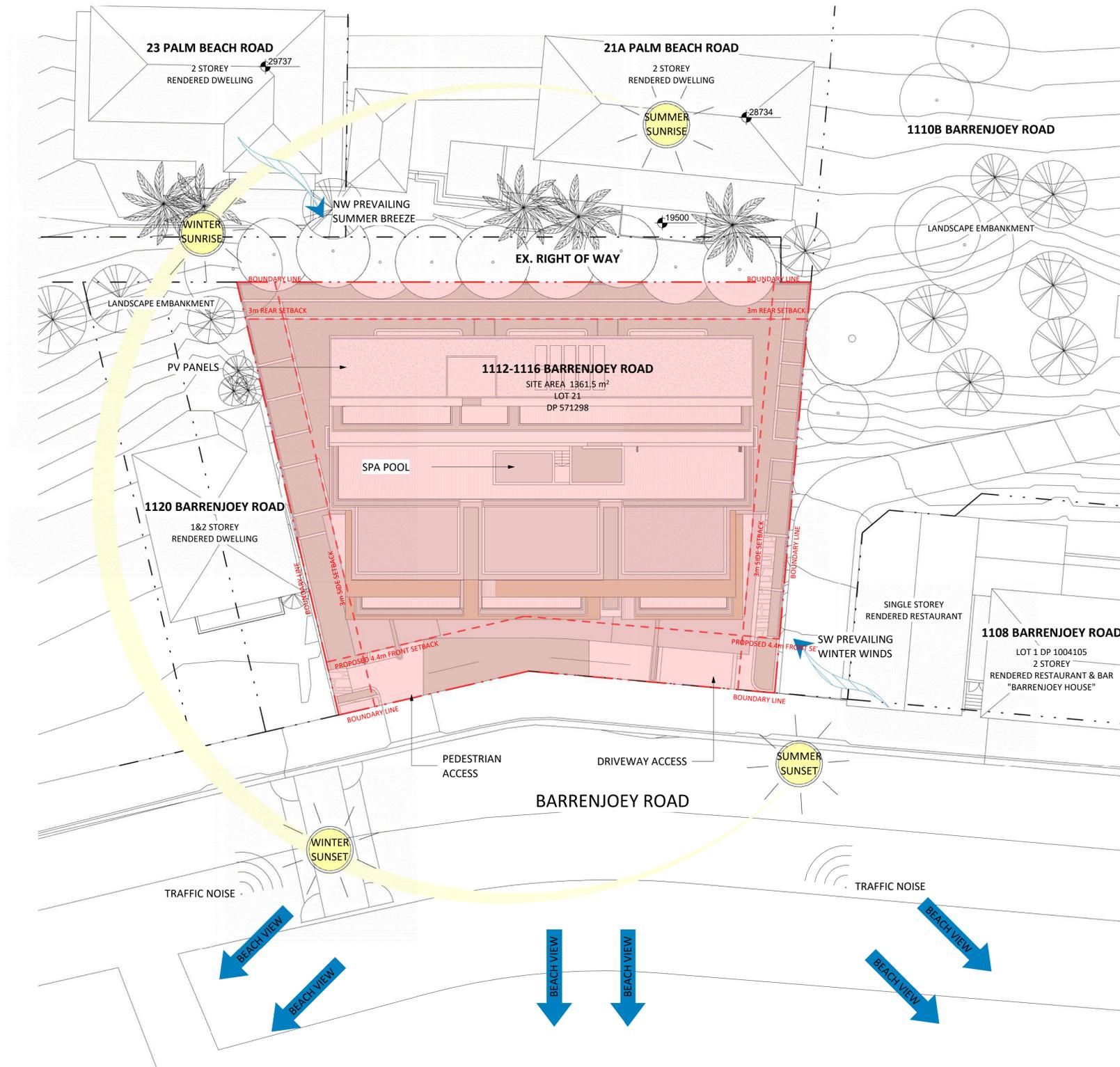
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

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PERSPECTIVE 03	C
DWG NO. A0004	DATE 24.08.23
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PROJECT:
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 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS:
 DEVELOPMENT APPLICATION

SCALE:
 1:200@A1, 1:400@A3

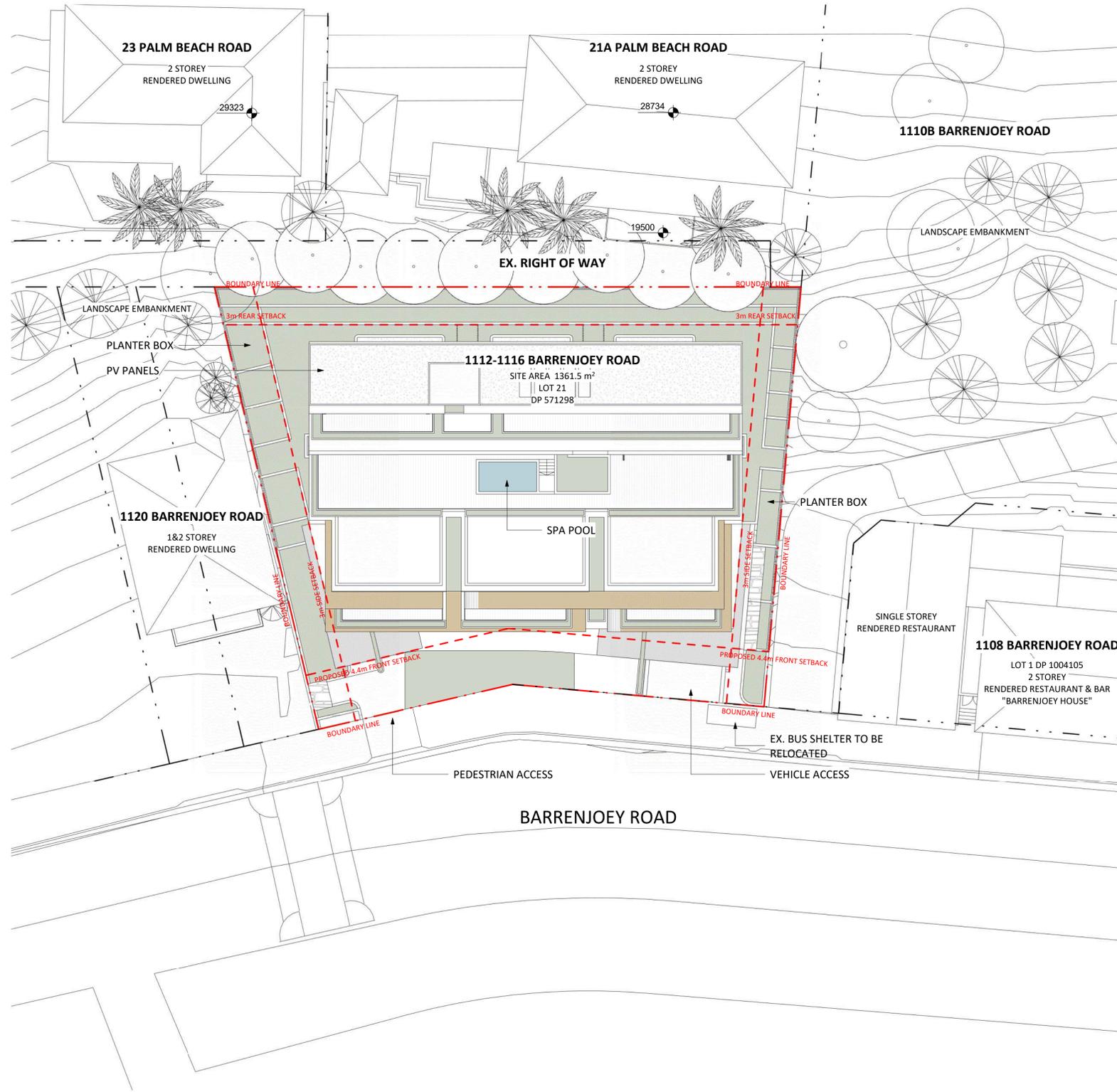
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 SITE ANALYSIS PLAN

DWG NO.:
 A0011

REVISION:
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KEY PLAN

CLOUD LEGEND

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1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:200@A1, 1:400@A3

DATE:

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STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:200@A1, 1:400@A3

DATE:

24.08.23

DWG TITLE:

SITE PLAN

DWG NO.:

A0012

REVISION:

C



NO.	REVISION	BY	CHK	DATE
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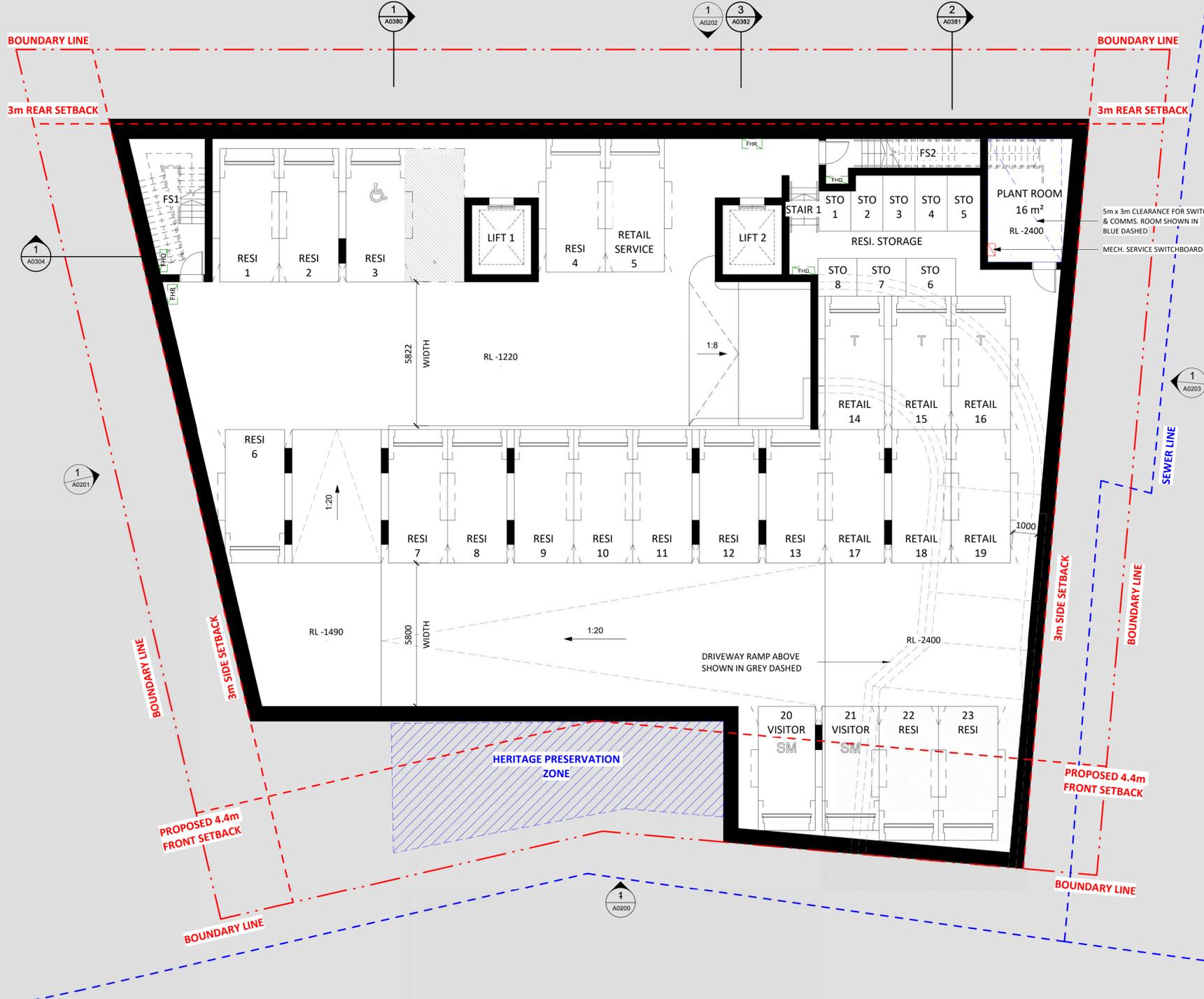
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STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:100@A1, 1:200@A3

DWG TITLE	DWG NO.	REVISION
DEMOLITION PLAN	A0013	C

CAR PARKING	
Description	Count
Accessible Bay (AS2890-2009)	1
Car Bay (T) Tandem 5400 x 2400	3
SM - Small 5000 x2300	2
Standard Car Bay 5400 x 2400	17
Total Cars	23



5m x 3m CLEARANCE FOR SWITCH & COMMS. ROOM SHOWN IN BLUE DASHED
MECH. SERVICE SWITCHBOARD

PROPOSED 4.4m FRONT SETBACK

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KEY PLAN
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STATUS
DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
BASEMENT 1 - FLOOR PLAN

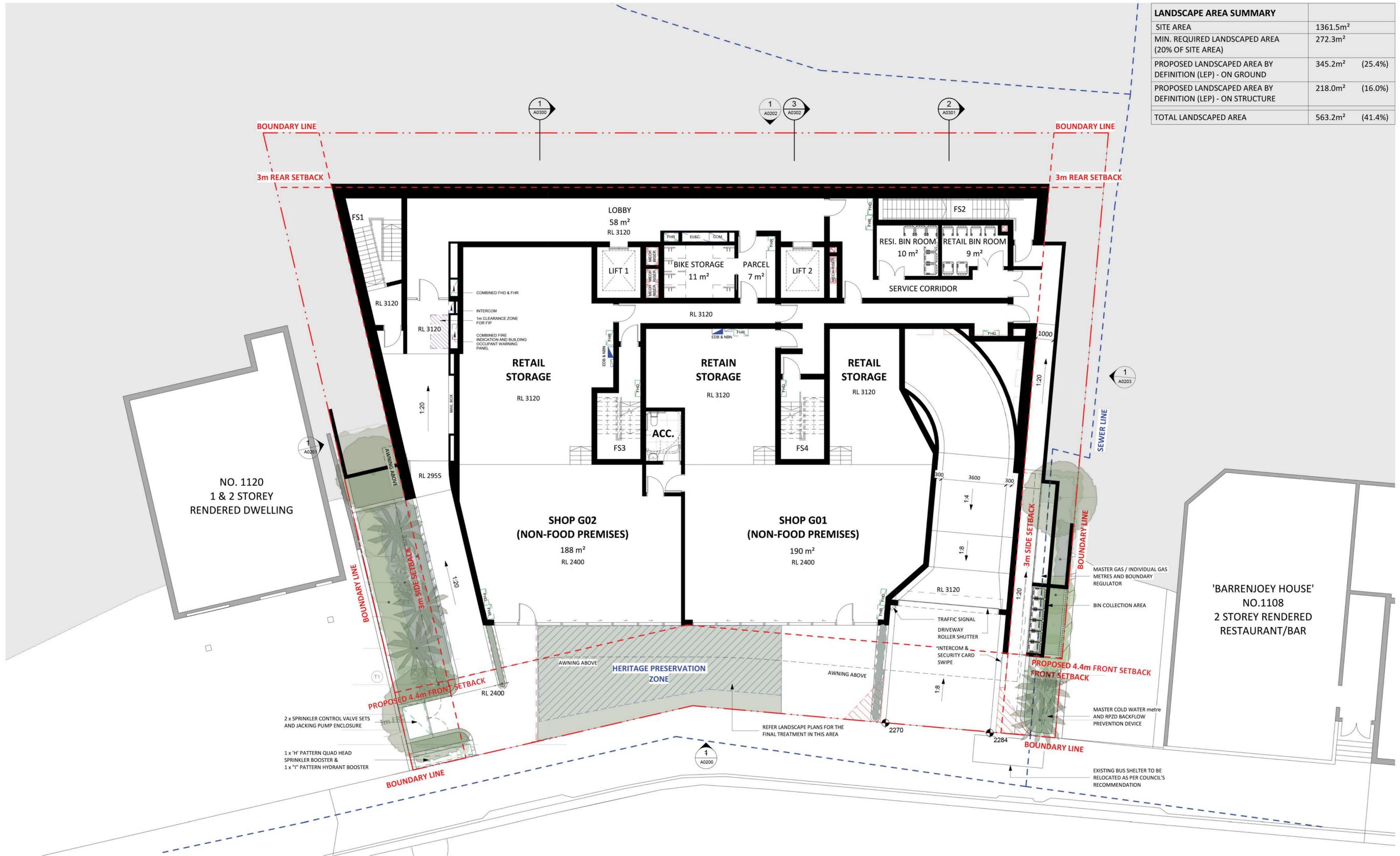
DWG NO.
A0099

REVISION
C

SCALE
1:100@A1, 1:200@A3

DATE
24.08.23

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	345.2m ² (25.4%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m ² (16.0%)
TOTAL LANDSCAPED AREA	563.2m ² (41.4%)



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KEY PLAN	REVISION	ON HOLD
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 GROUND FLOOR - FLOOR PLAN

DWG NO.
 A0100

SCALE
 1:100@A1, 1:200@A3

REVISION
 C

DATE
 24.08.23

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	345.2m ² (25.4%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m ² (16.0%)
TOTAL LANDSCAPED AREA	563.2m ² (41.4%)



NO. 1120
1 & 2 STOREY
RENDERED DWELLING

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

NOTE
SILVER LEVEL HOUSING COMPLYING UNIT TO HAVE STEP FREE ENTRY THRESHOLD TO COMPLY WITH LIVABLE HOUSING GUIDELINE (SILVER LEVEL)

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

NO.	REVISION	BY	CHK	DATE
1	REVISION			
2	ON HOLD			

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ARCHITECT
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SURRY HILLS, NSW 2010
T 02 9698 8510
ASN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

DWG TITLE
LEVEL 01 - FLOOR PLAN

STATUS
DEVELOPMENT APPLICATION

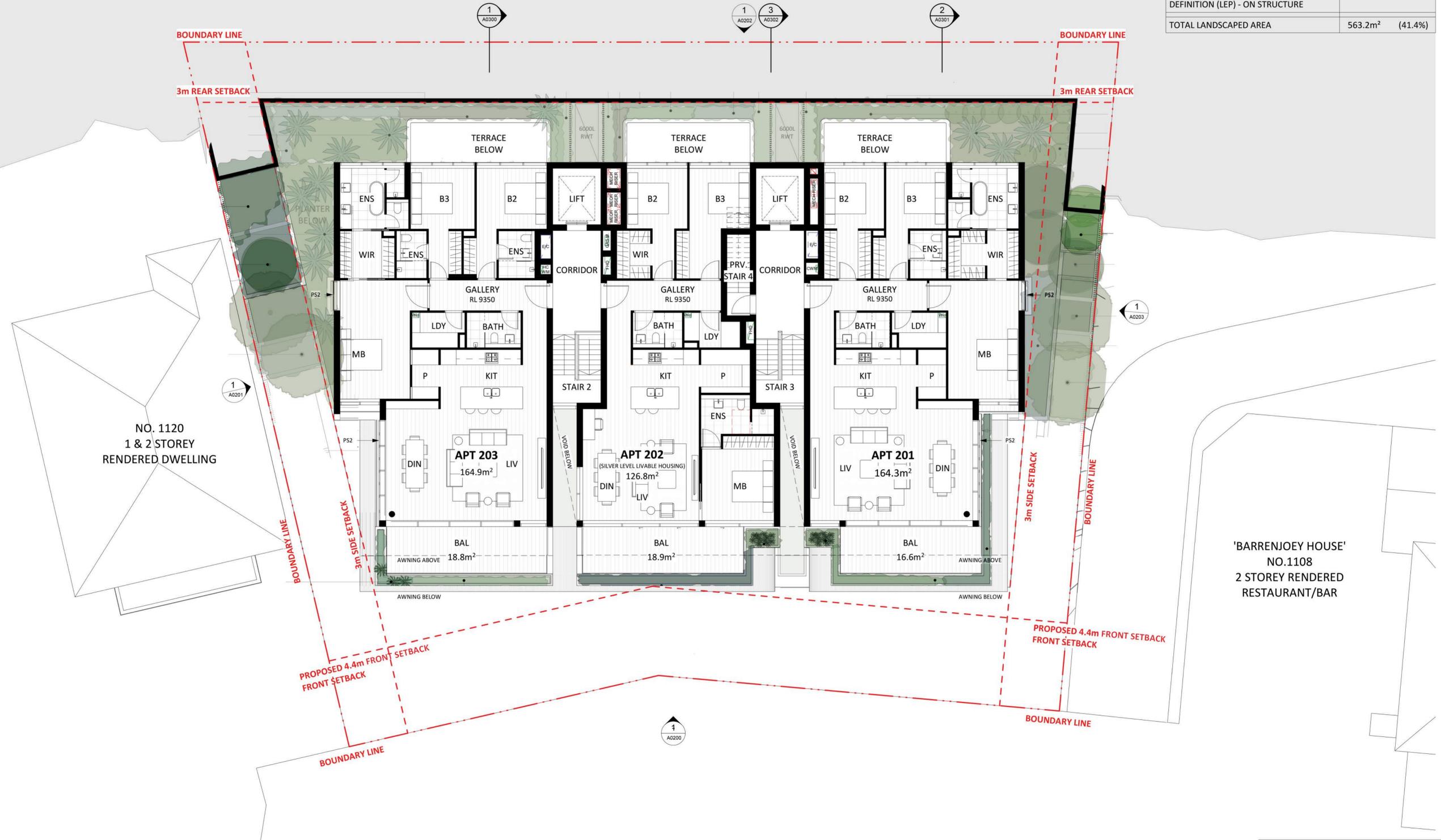
DWG NO.
A0101

SCALE
1:100@A1, 1:200@A3

REVISION
C

DATE
24.08.23

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	345.2m ² (25.4%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m ² (16.0%)
TOTAL LANDSCAPED AREA	563.2m ² (41.4%)



NOTE
SILVER LEVEL HOUSING COMPLYING UNIT TO HAVE STEP FREE ENTRY THRESHOLD TO COMPLY WITH LIVABLE HOUSING GUIDELINE (SILVER LEVEL)

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

NO.	REVISION	BY	CHK	DATE

KEY PLAN

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T 02 9698 8510
ASN 63 131 365 896
NOMINATED ARCHITECT:
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PROJECT
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

DWG TITLE
LEVEL 02 - FLOOR PLAN

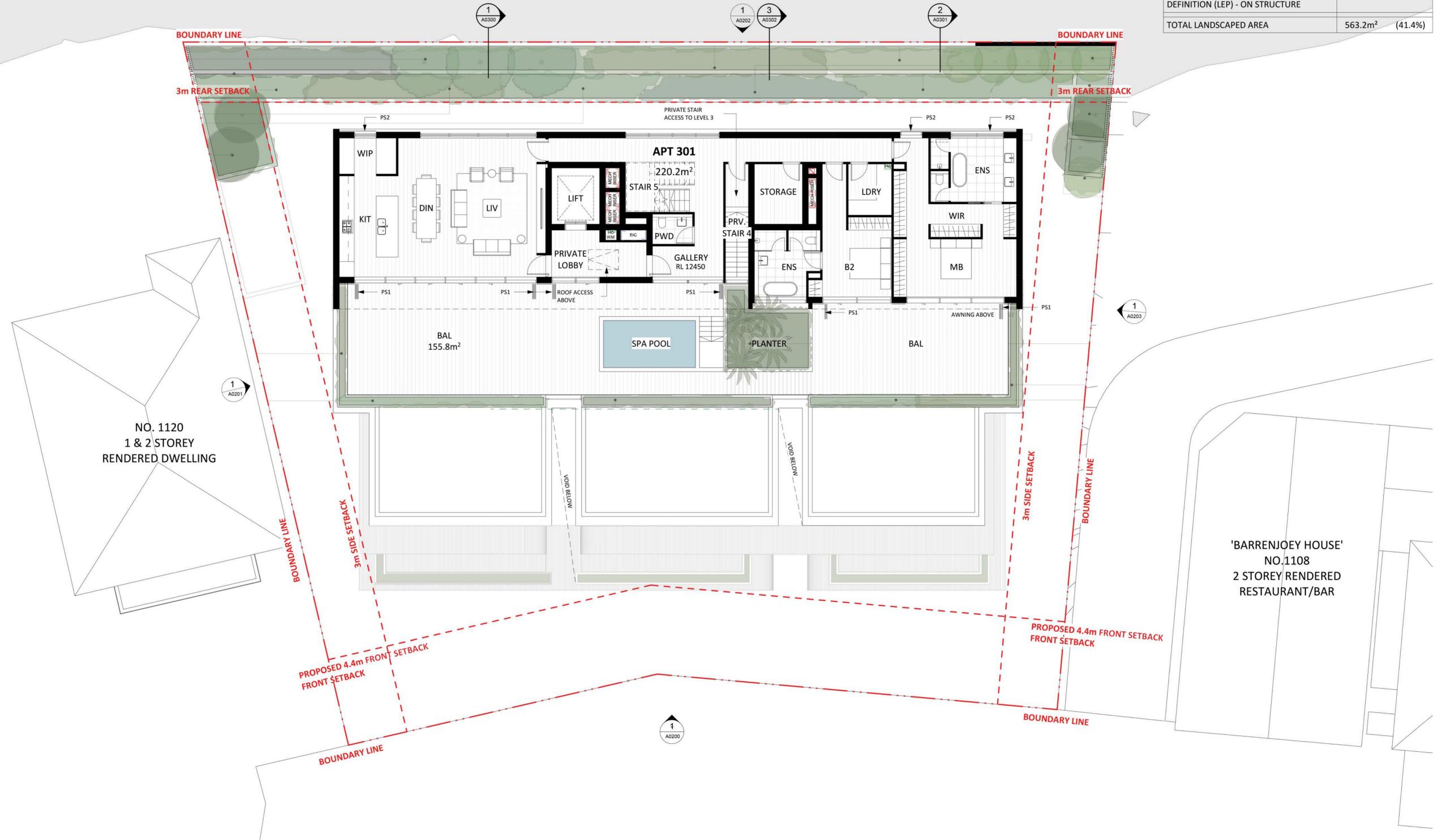
DWG NO.
A0102

SCALE
1:100@A1, 1:200@A3

REVISION
C

DATE
24.08.23

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	345.2m ²	(25.4%)	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m ²	(16.0%)	
TOTAL LANDSCAPED AREA	563.2m ²	(41.4%)	



NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:	
REVISION	ON HOLD

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 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
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 NSW ARCHITECTS 6901
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:100@A1, 1:200@A3

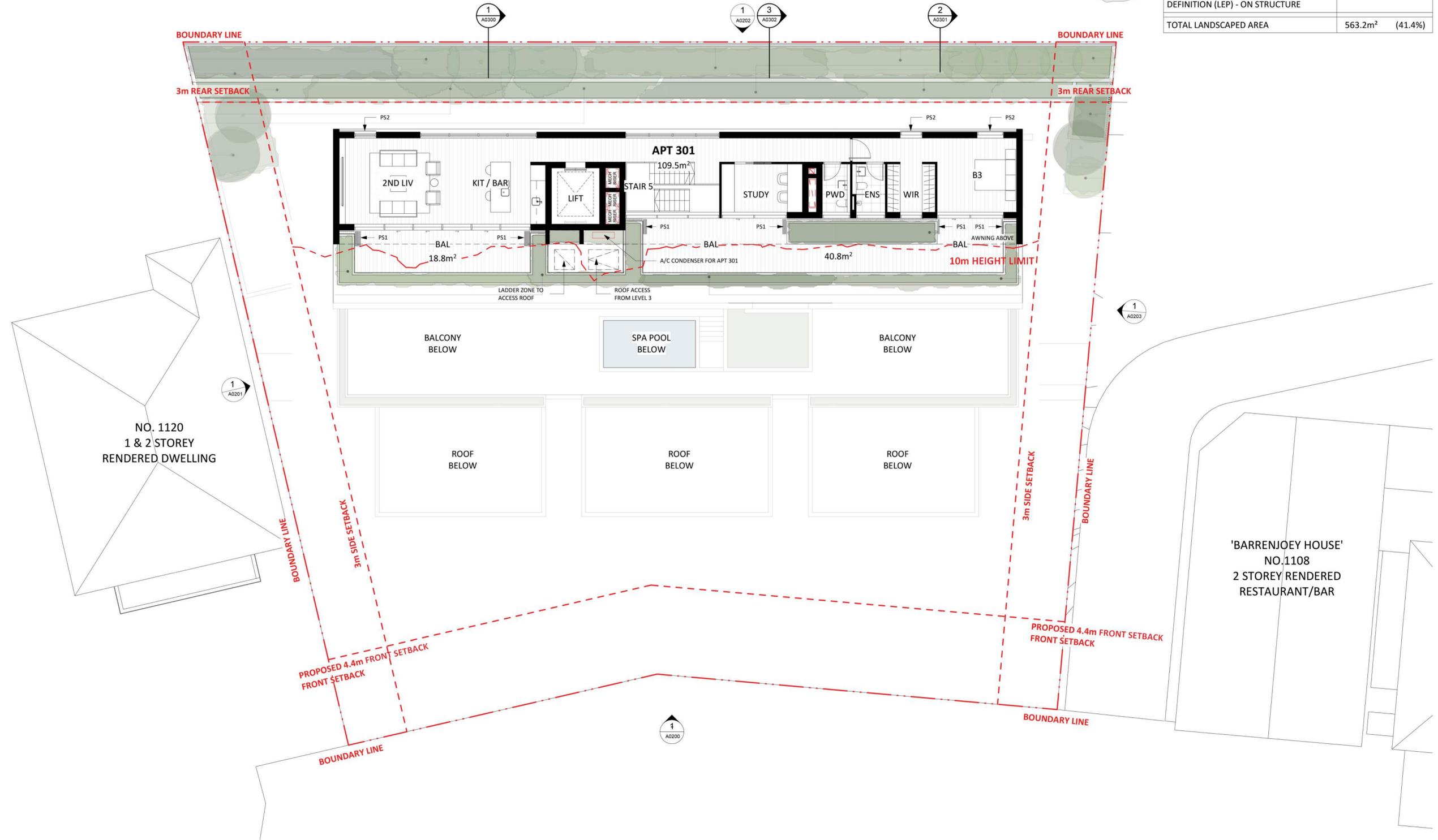
DWG TITLE
 LEVEL 03 - FLOOR PLAN

DWG NO.
 A0103

REVISION
 C

DATE
 24.08.23

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	345.2m ²	(25.4%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m ²	(16.0%)
TOTAL LANDSCAPED AREA	563.2m ²	(41.4%)



NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

NO.	REVISION	BY	CHK	DATE
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 VIC ARCHITECTS 16179
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Koichi Takada Architects

PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

SCALE
 1:100@A1, 1:200@A3

DWG TITLE
 LEVEL 04 - FLOOR PLAN

DWG NO.
 A0104

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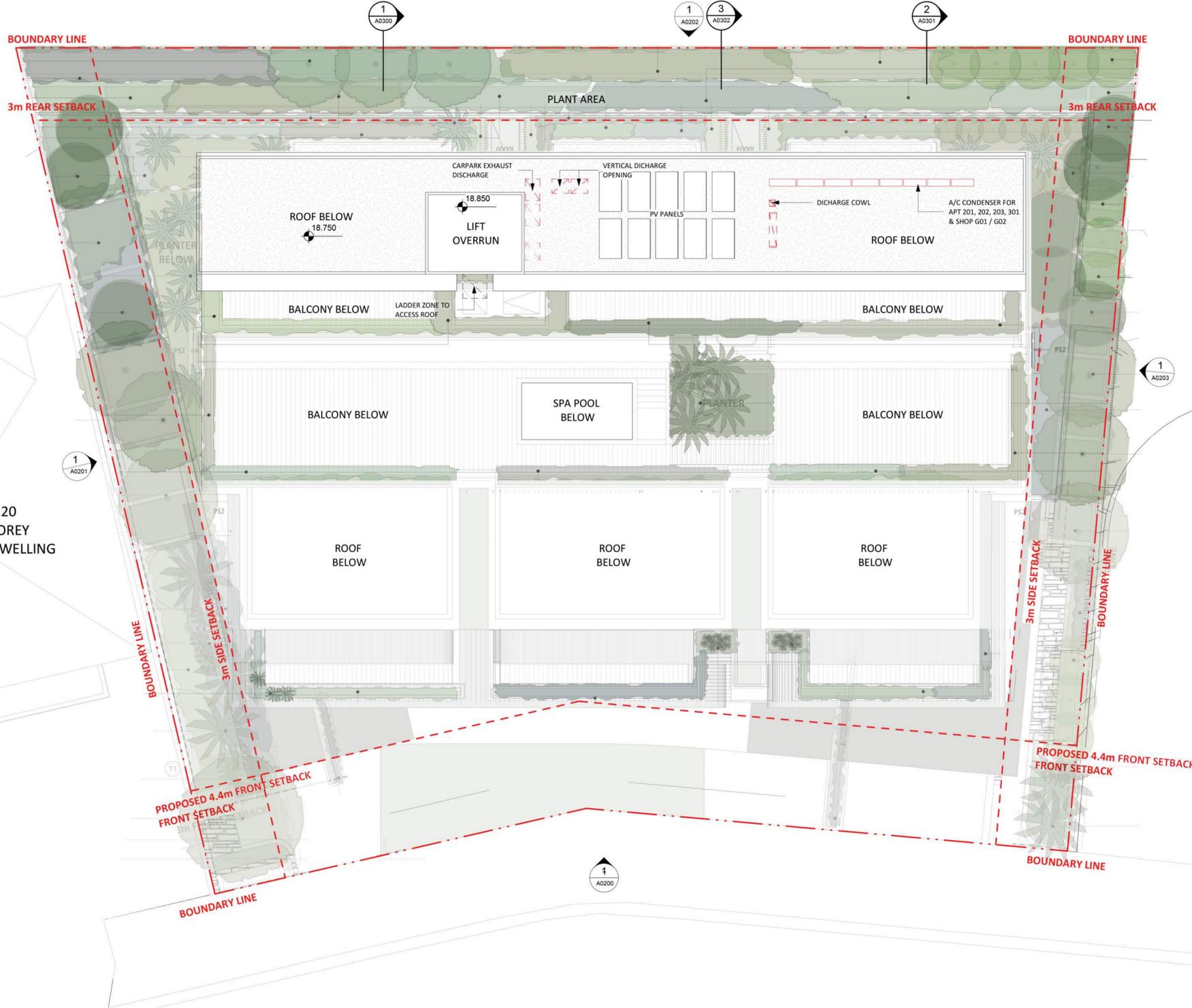
NO. 23 PALM BEACH RD.
1,2 & 3 STOREY
WEATHERBOARD & STONE DWELLING

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

NO. 1120
1 & 2 STOREY
RENDERED DWELLING

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

LANDSCAPE AREA SUMMARY	
SITE AREA	1361.5m ²
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m ²
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TOTAL LANDSCAPED AREA	563.2m ² (41.4%)



NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

NO.	REVISION	BY	CHK	DATE
1	REVISION			
2	ON HOLD			

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ASN 63 131 365 896
NOMINATED ARCHITECT:
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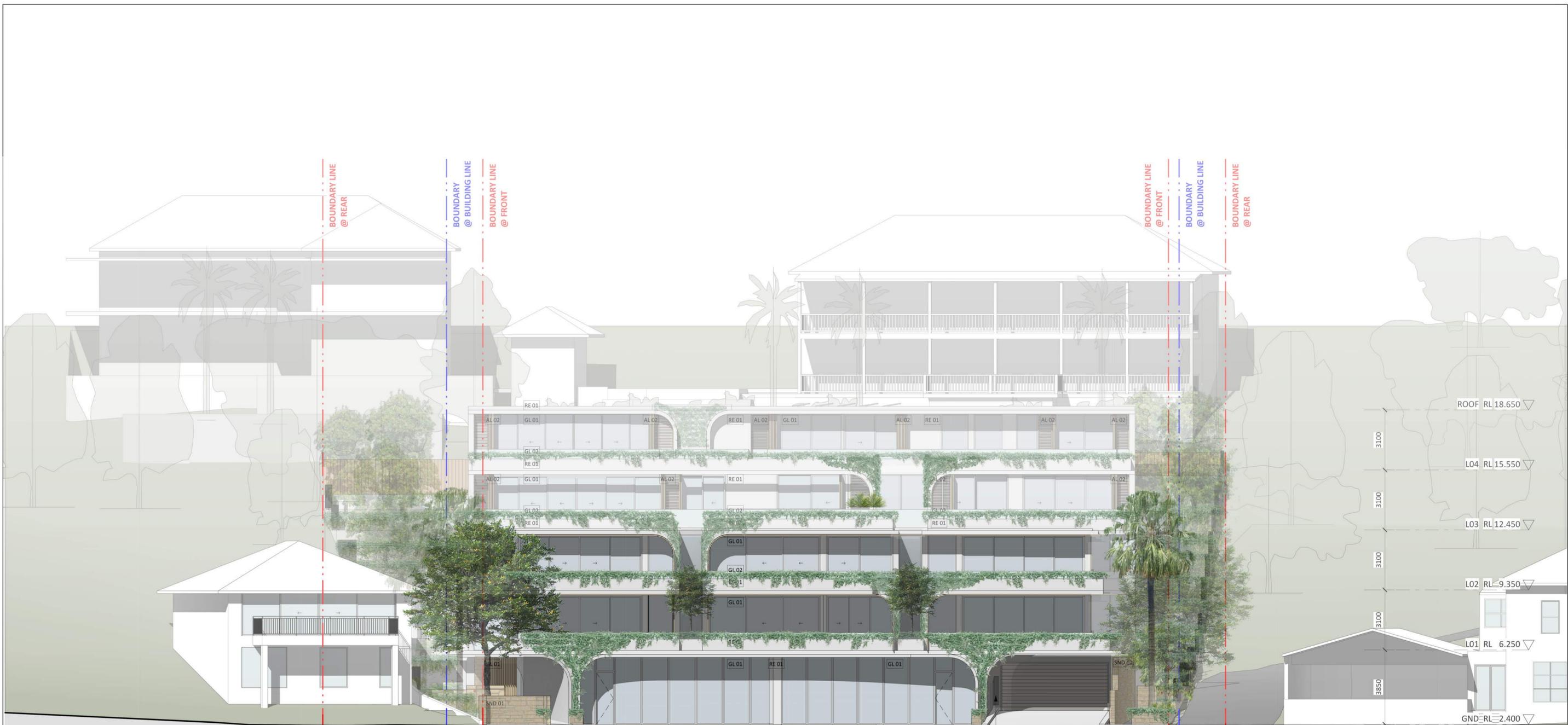
Koichi Takada Architects

PROJECT
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
DEVELOPMENT APPLICATION

SCALE
1:100@A1, 1:200@A3

DWG TITLE	DWG NO.	REVISION
ROOF PLAN - FLOOR PLAN	A0105	C
DATE	24.08.23	



LEGEND	
AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 03	TIMBER LOOK ALUMINIUM FENCE
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:	
REVISION	ON HOLD

KEY PLAN
CLOUD LEGEND

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 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
 WEST ELEVATION (BARRENJOEY RD)

DWG NO.
 A0200

SCALE
 1:100@A1, 1:200@A3

REVISION
 C

DATE
 24.08.23



LEGEND	
AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 03	TIMBER LOOK ALUMINIUM FENCE
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:	
REVISION	ON HOLD

KEY PLAN
CLOUD LEGEND

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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
 EAST ELEVATION (REAR)

DWG NO.
 A0202

SCALE
 1:100@A1, 1:200@A3

REVISION
 C

DATE
 24.08.23



LEGEND

AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 03	TIMBER LOOK ALUMINIUM FENCE
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HRW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

CLOUD LEGEND

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ARCHITECT
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 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
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 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
 SOUTH ELEVATION (SIDE)

DWG NO.
 A0203

SCALE
 1:100@A1, 1:200@A3

REVISION
 C

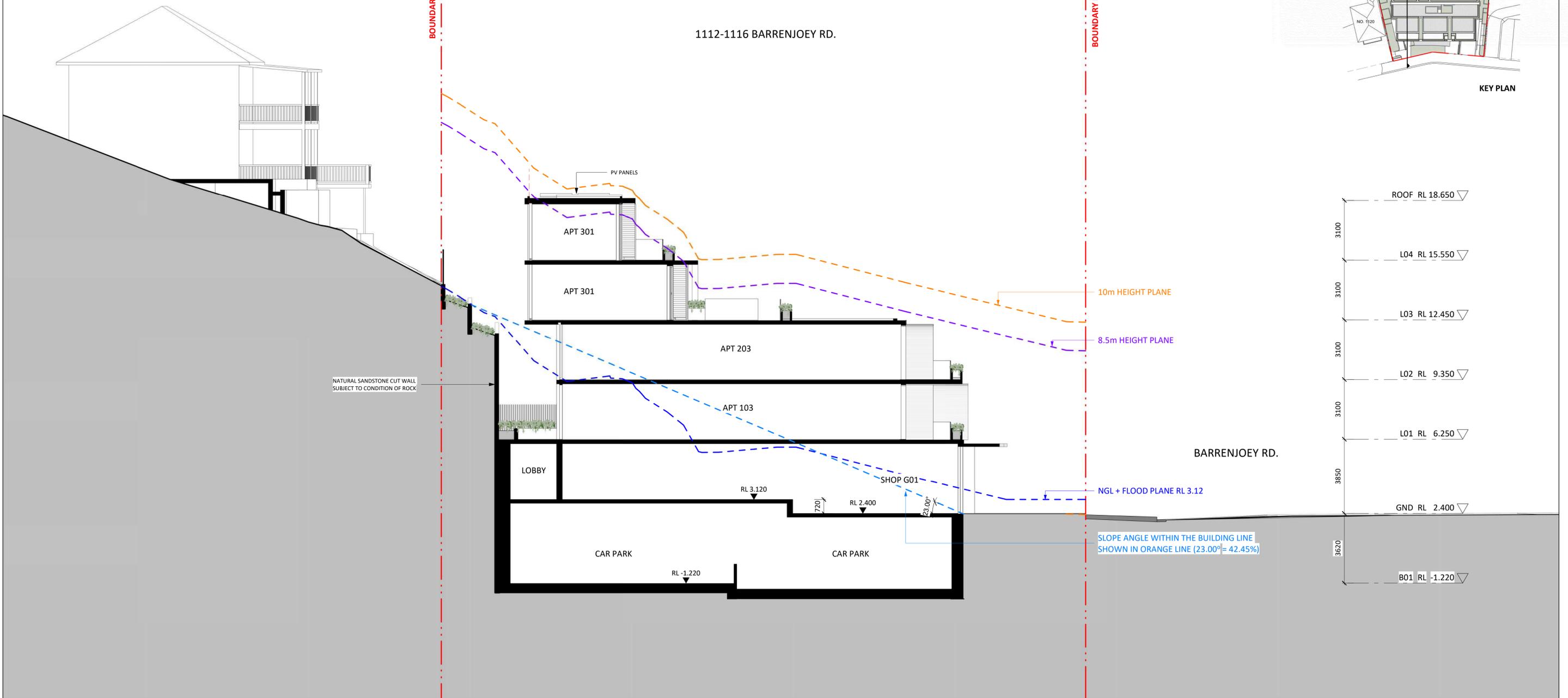
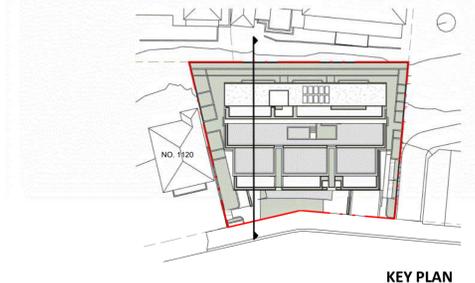
DATE
 24.08.23

21A PALM BEACH RD.
2 STOREY
RENDERED DWELLING

1112-1116 BARRENJOEY RD.

GROUND PLANE TYPES

- - - - - 10m HEIGHT PLANE
- - - - - 8.5m HEIGHT PLANE
- - - - - NATURAL GROUND + FLOOD PLANE LINE (RL 3.12)



3100	ROOF RL 18.650
3100	L04 RL 15.550
3100	L03 RL 12.450
3100	L02 RL 9.350
3100	L01 RL 6.250
3850	NGL + FLOOD PLANE RL 3.12
3620	GND RL 2.400
3620	B01 RL -1.220

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	RSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

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- REVISION
- ON HOLD

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ABN 63 131 365 896
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WIP: 03/08/23

PROJECT:

1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS:

DEVELOPMENT APPLICATION

0 5 m

DWG TITLE:

SECTION 01

DWG NO.:

A0300

REVISION:

C

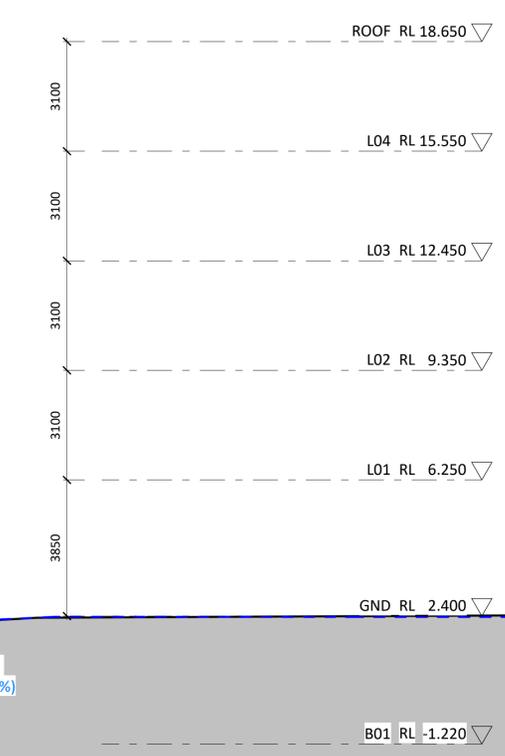
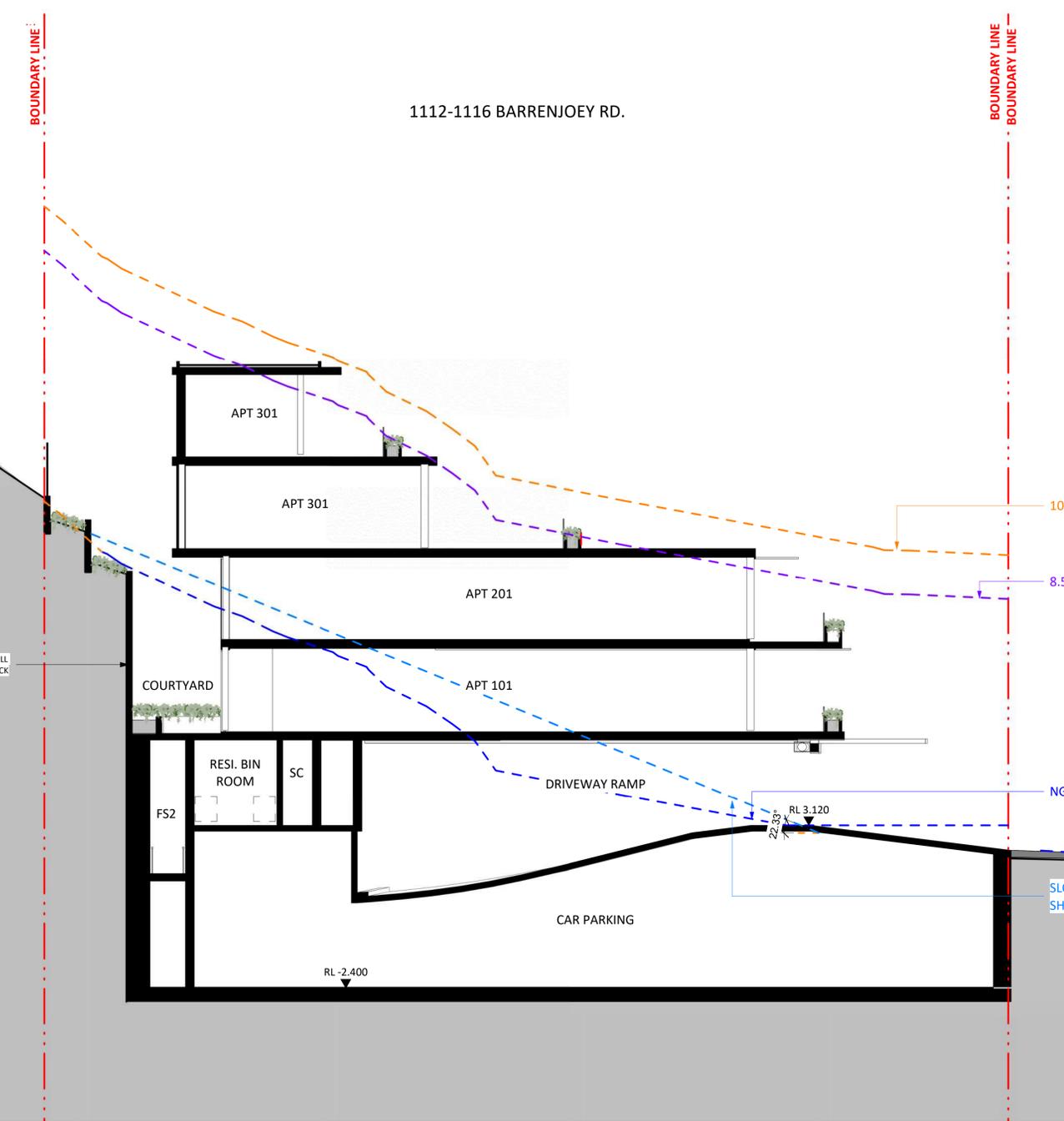
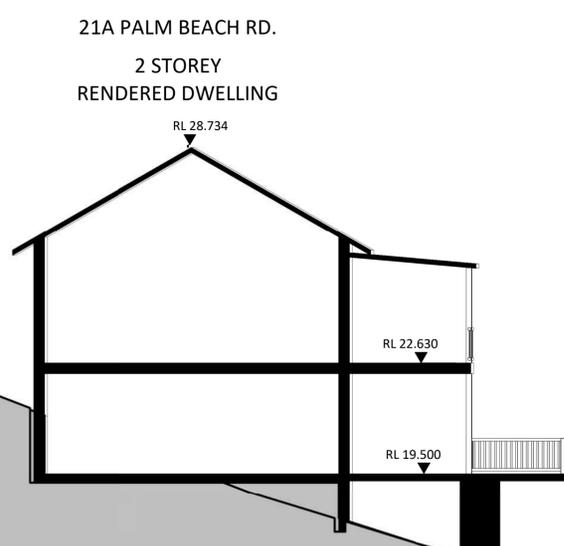
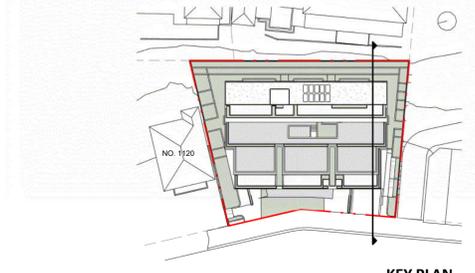
SCALE:

1:100@A1, 1:200@A3

DATE:

24.08.23

GROUND PLANE TYPES	
	10m HEIGHT PLANE
	8.5m HEIGHT PLANE
	NATURAL GROUND + FLOOD PLANE LINE (RL 3.12)



NATURAL SANDSTONE CUT WALL
SUBJECT TO CONDITION OF ROCK

NO.	REVISION	BY	CHK	DATE
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REVISION NOTES:	
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KEY PLAN
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PROJECT
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
SECTION 02

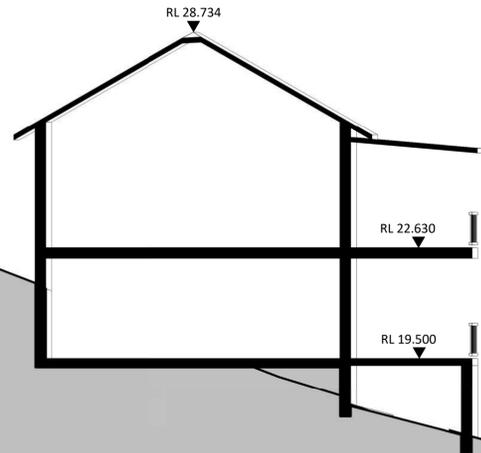
DWG NO.
A0301

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C

SCALE
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DATE
24.08.23

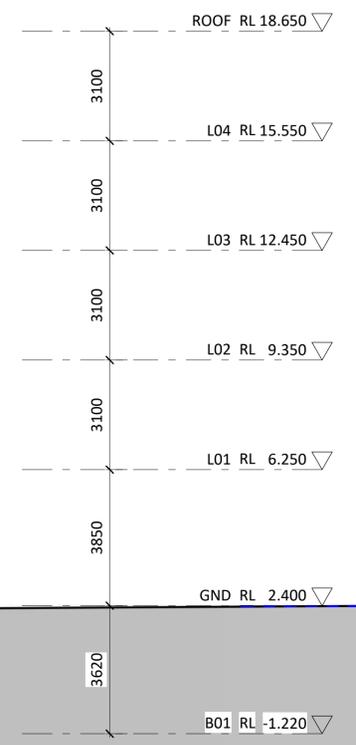
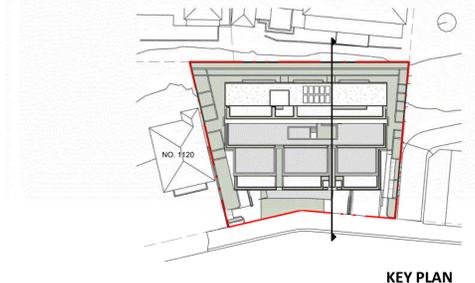
21A PALM BEACH RD.
2 STOREY
RENDERED DWELLING



1112-1116 BARRENJOEY RD.

BOUNDARY LINE

BOUNDARY LINE



SANDSTONE WALL SUBJECT TO CONDITION OF ROCK

10m HEIGHT PLANE

8.5m HEIGHT PLANE

NGL + FLOOD PLANE RL 3.12

SLOPE ANGLE WITHIN THE BUILDING LINE SHOWN IN CYAN LINE (22.90° = 42.24%)

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KEY PLAN

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PROJECT
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
DEVELOPMENT APPLICATION

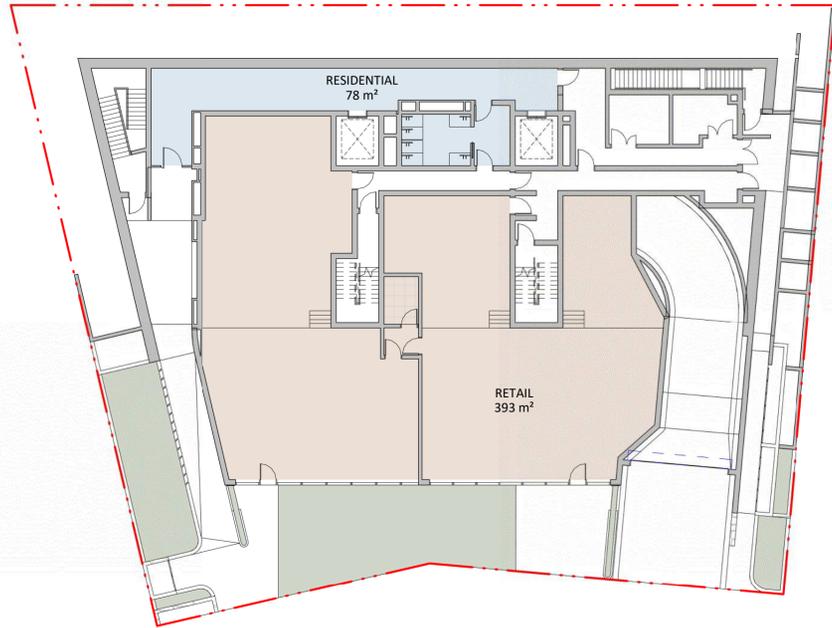
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DWG TITLE
SECTION 03

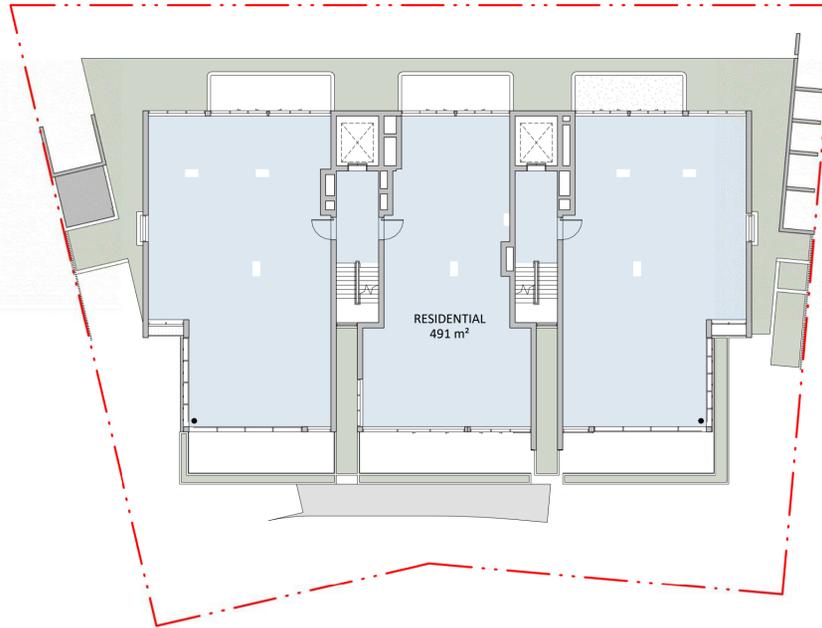
DWG NO.
A0302

REVISION
C

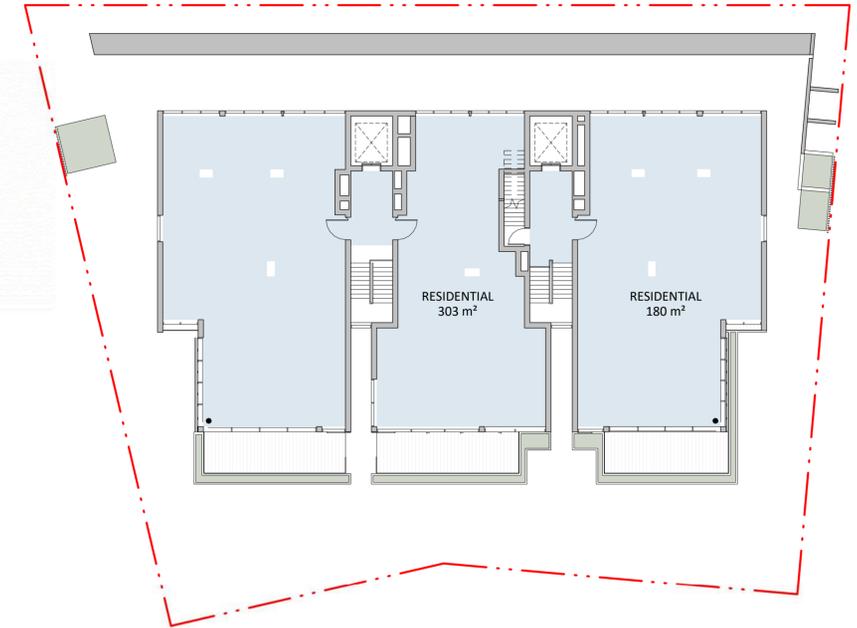
DATE
24.08.23



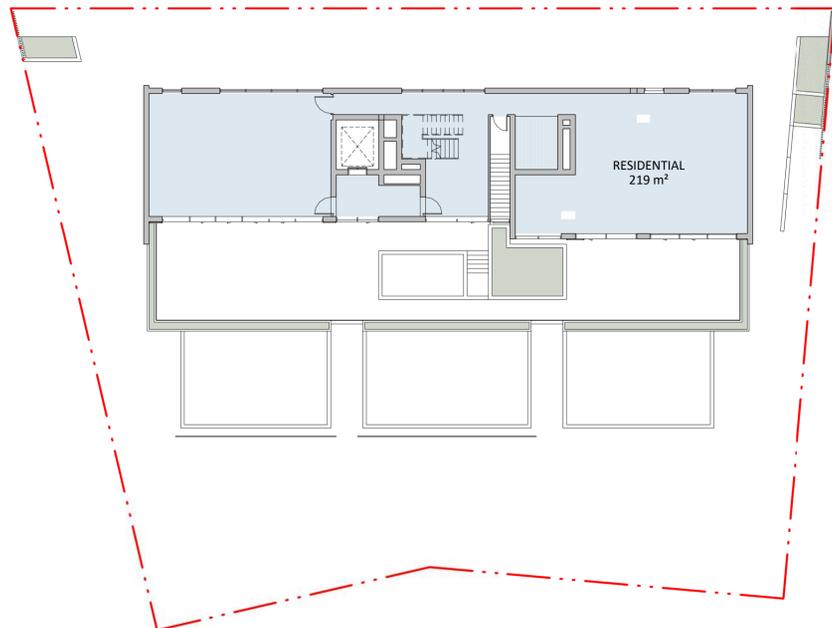
1 GFA - GND
1 : 200



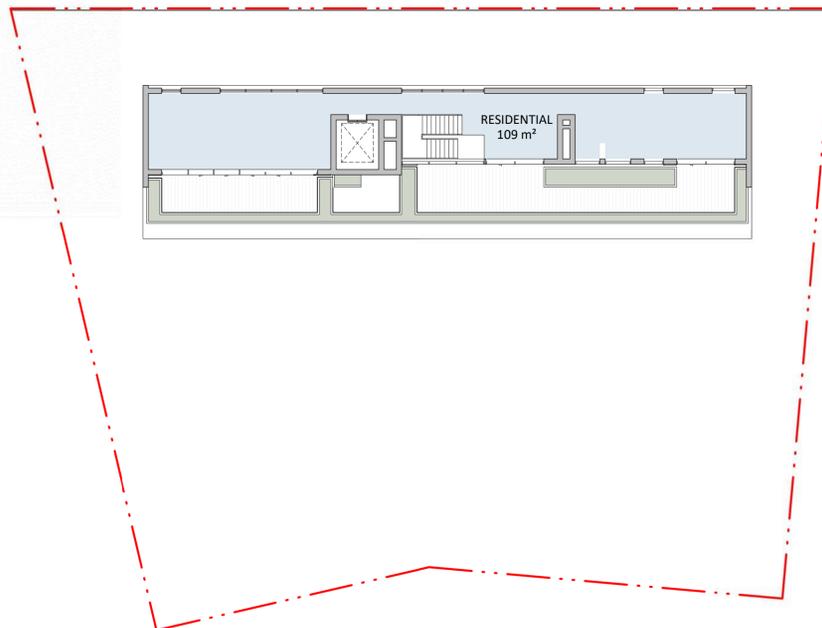
2 GFA - L01
1 : 200



3 GFA - L02
1 : 200



4 GFA - L03
1 : 200



5 GFA - L04
1 : 200

GFA LEGEND

- RESIDENTIAL AREA
- RETAIL AREA

GFA SUMMARY

SITE AREA = 1361.5m²
 PROPOSED TOTAL RETAIL GFA: 393 m²
 PROPOSED TOTAL RESIDENTIAL GFA: 1380 m²
 PROPOSED RETAIL / COMMERCIAL GFA = 22.2% OF TOTAL GFA
 TOTAL GFA: 1,773m²

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:

- (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.

NO.	REVISION	BY	CHK	DATE
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●	REVISION
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KEY PLAN
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

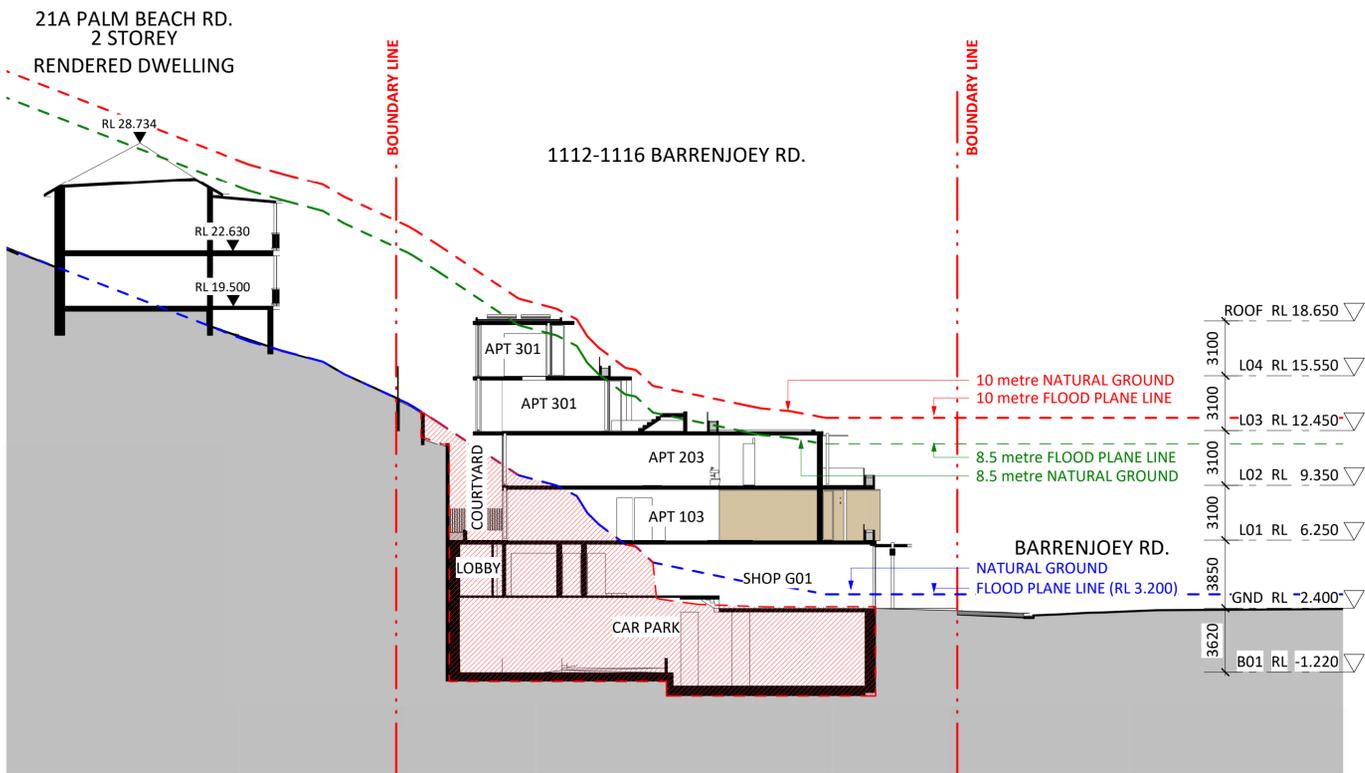
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 GROSS FLOOR AREA DIAGRAMS

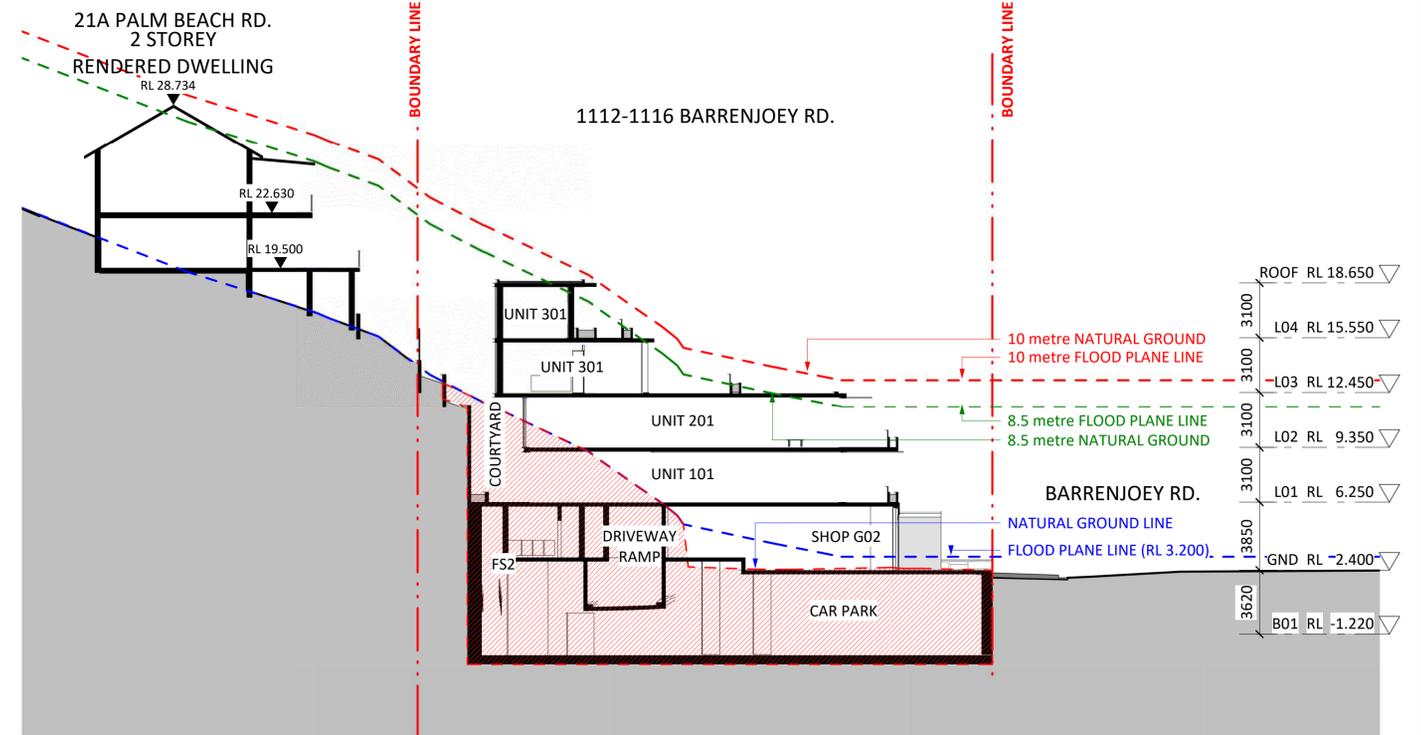
DWG NO.
 A0400

REVISION
 C

DATE
 24.08.23



1 Excavation Diagram 1
1:200



2 Excavation Diagram 2
1:200

LEGEND	
	EXCAVATED AREA

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PROJECT:
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS:
DEVELOPMENT APPLICATION

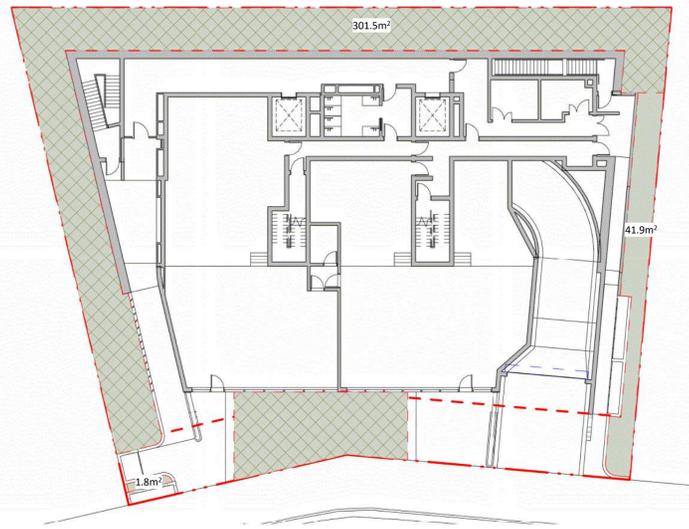
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DWG TITLE:
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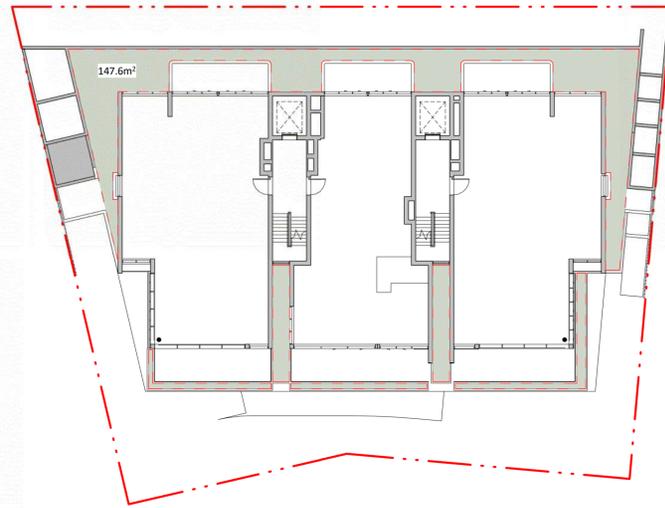
DWG NO.:
A0440

REVISION:
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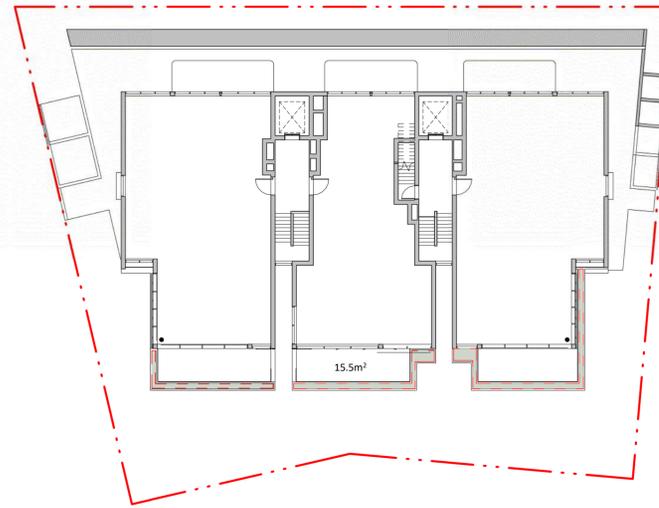
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24.08.23



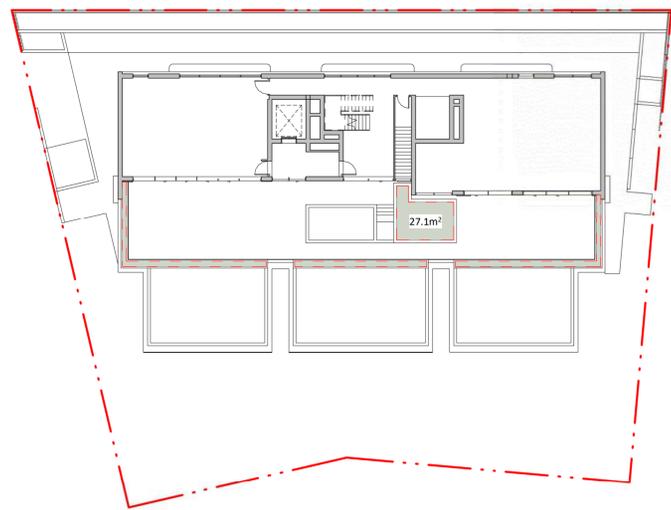
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1 : 250



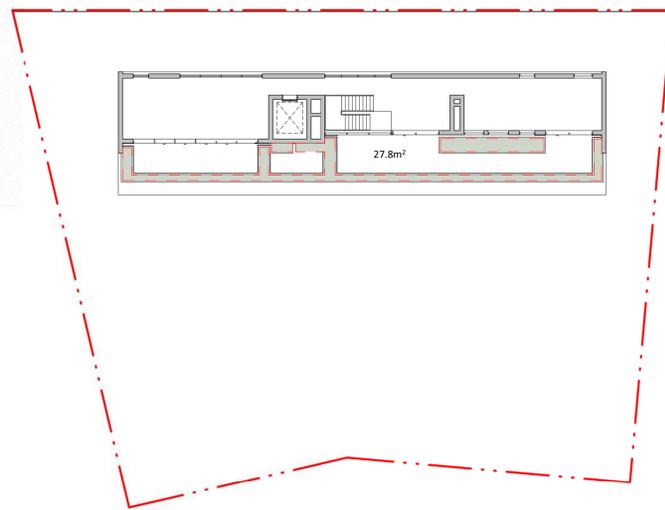
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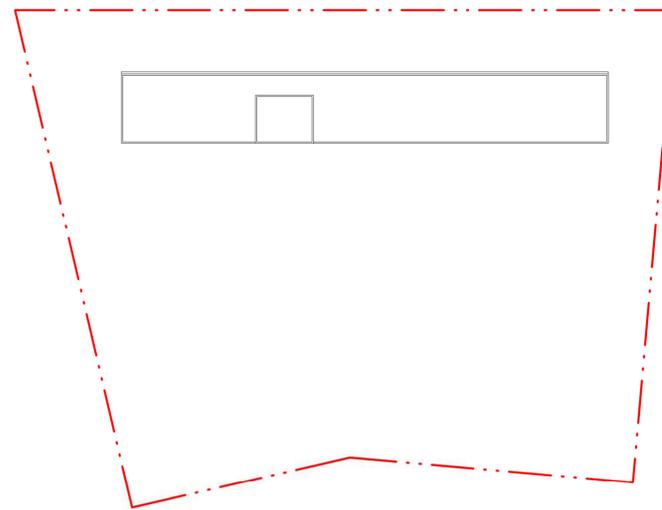
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1 : 250



4 LANDSCAPE AREA - LEVEL 3
1 : 250



5 LANDSCAPE AREA - LEVEL 4
1 : 250



6 LANDSCAPE AREA - ROOF LEVEL
1 : 250

DEEP SOIL AREA SUMMARY :		
SITE AREA	1361.5 m ²	
MIN. REQUIRED DEEP SOIL AREA BY ADG (MIN. 7% OF SITE AREA) (MIN. 2m IN DIMENSION)	95.3 m ²	(MIN. 7%)
PROPOSED DEEP SOIL AREA	301.5 m ²	(22.1%)

LANDSCAPE AREA SUMMARY :		
SITE AREA	1361.5 m ²	
MIN. REQUIRED LANDSCAPED AREA (MIN. 20% OF SITE AREA)	272.3 m ²	(MIN. 20%)
PROPOSED LANDSCAPED AREA BY DEFINITION (DCP CONTROL) - ON GROUND	345.2 m ²	(25.4%)
PROPOSED LANDSCAPED AREA - ON STRUCTURE	218.0 m ²	(16.0%)
TOTAL LANDSCAPED AREA	563.2 m ²	(41.4%)

LEGEND	
	PROPOSED LANDSCAPED AREA
	PROPOSED DEEP-SOIL AREA

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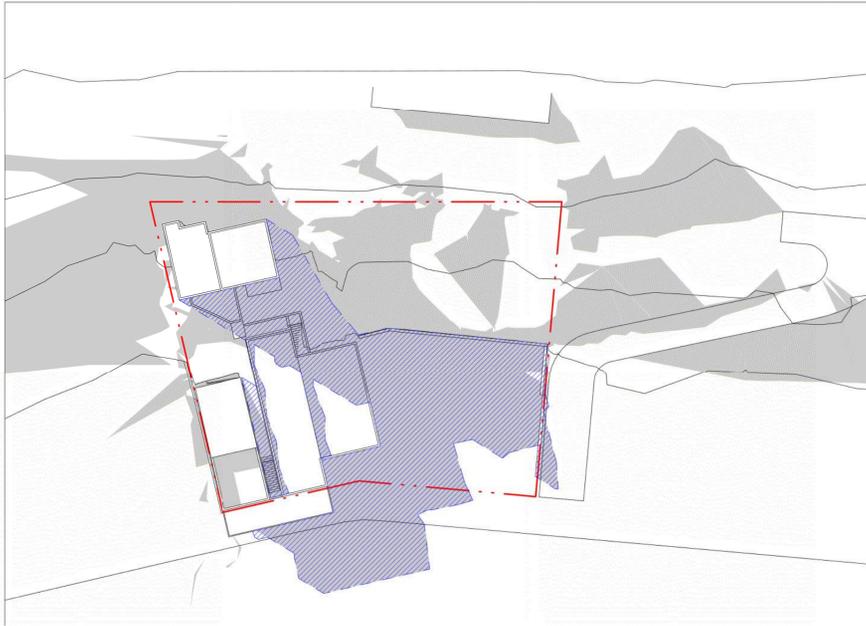
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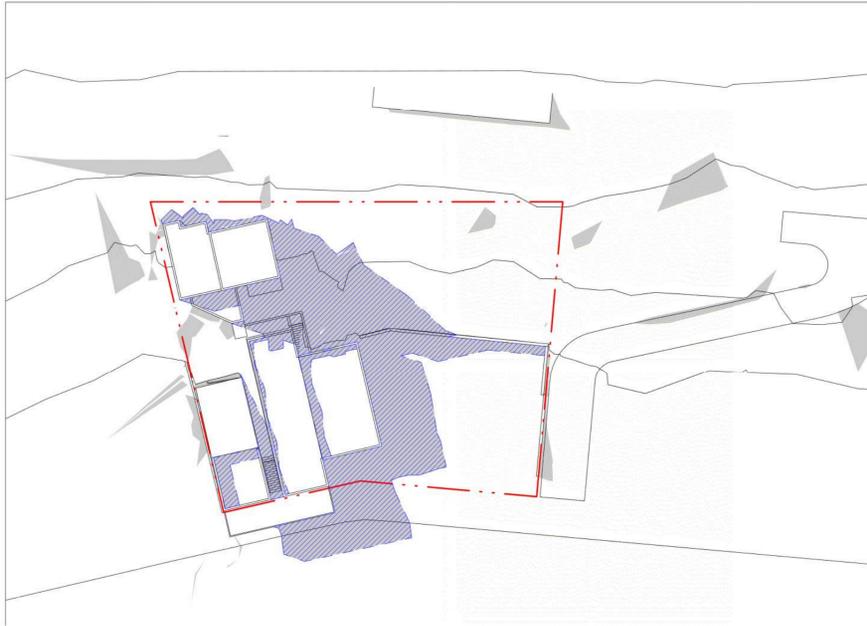
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REVISION:
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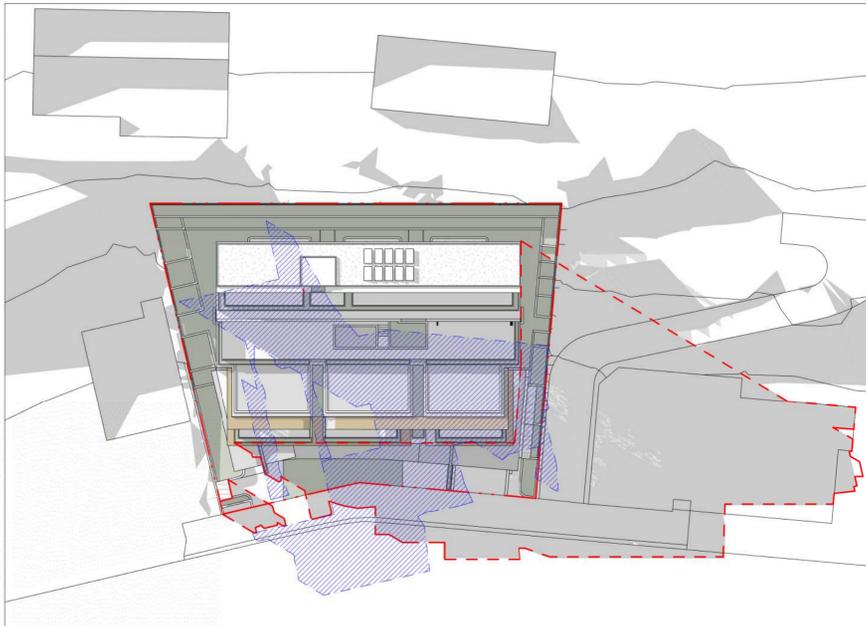
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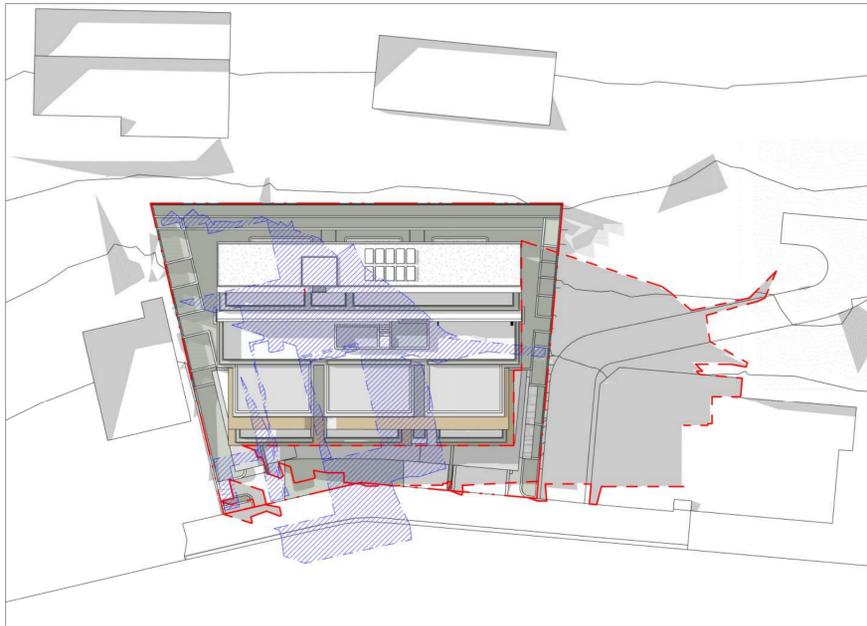
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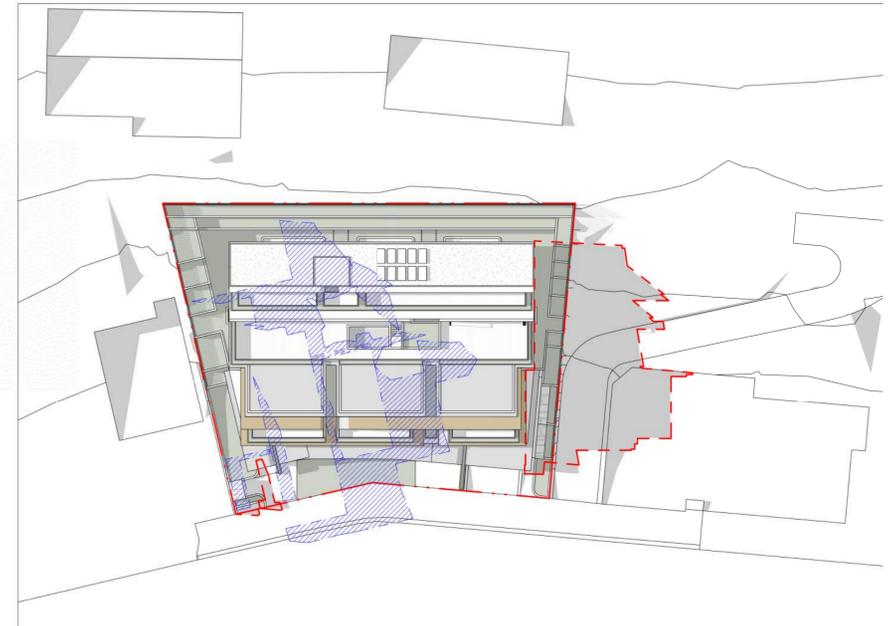
3 WINTER SOLSTICE - JUNE 21ST 11AM EXISTING
1 : 400



4 WINTER SOLSTICE - JUNE 21ST 9AM PROPOSED
1 : 400



5 WINTER SOLSTICE - JUNE 21ST 10AM PROPOSED
1 : 400



6 WINTER SOLSTICE - JUNE 21ST 11AM PROPOSED
1 : 400

LEGEND

 EXISTING BUILDING SHADOW

 PROPOSED BUILDING SHADOW

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REVISION NOTES:

NO.	REVISION	DATE

KEY PLAN

CLOUD LEGEND

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ARCHITECT
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61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ASN 63 131 365 896
NOMINATED ARCHITECT:
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PROJECT
1112-1116 BARRENJOEY RD
1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
DEVELOPMENT APPLICATION

0  20 m

DWG TITLE
SHADOW DIAGRAMS - 1

DWG NO.
A0470

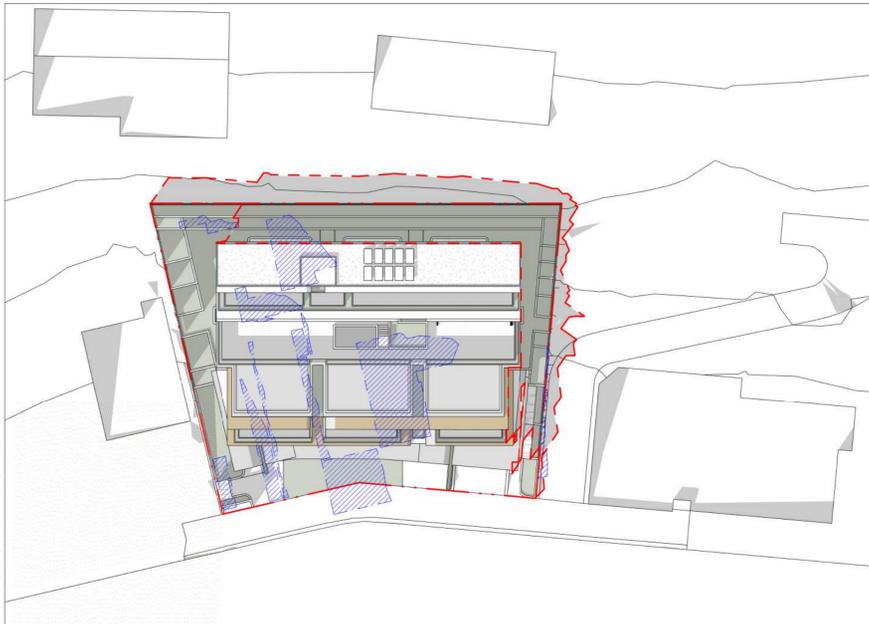
REVISION
C

SCALE
1:400@A1, 1:800@A3

DATE
24.08.23



1 WINTER SOLSTICE - JUNE 21ST 3PM EXISTING
1 : 400



2 WINTER SOLSTICE - JUNE 21ST 12PM PROPOSED
1 : 400

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	RSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

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Koichi Takada Architects

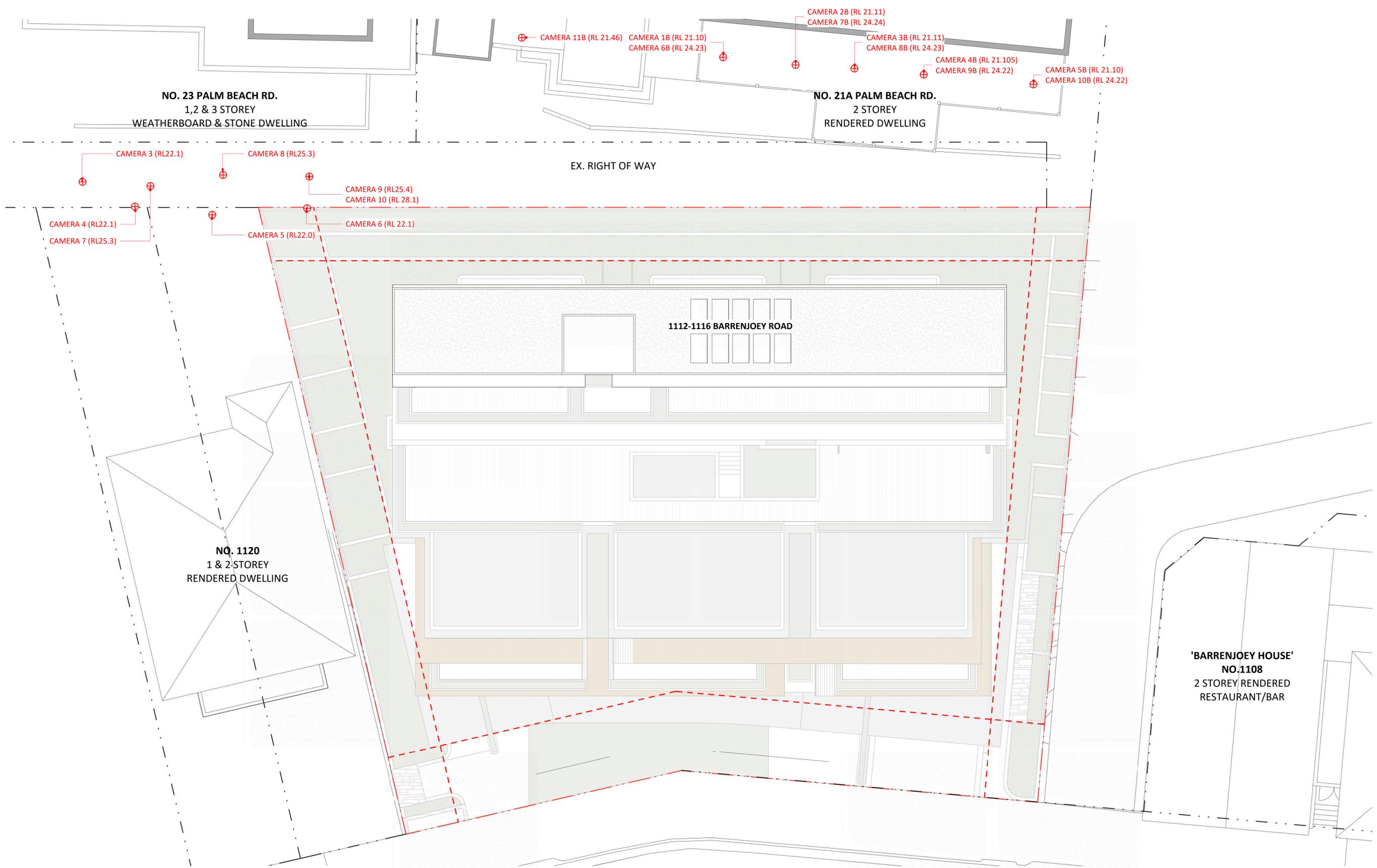
QA STAMP

PROJECT
1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

DWG TITLE	REVISION
SHADOW DIAGRAMS - 3	C

STATUS	SCALE	DATE
DEVELOPMENT APPLICATION	1:400@A1, 1:800@A3	24.08.23





NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

CLOUD LEGEND

REVISION ON HOLD

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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

0 5 m

DWG TITLE
 VIEW ANALYSIS - LOCATION PLAN

DWG NO.
 A0480

SCALE
 1:100@A1, 1:200@A3

REVISION
 C

DATE
 24.08.23

VIEW 03
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 03B & 08B)



CURRENT CONDITION - CAMERA 03B (RL 21.11)



PROPOSED DEVELOPMENT - CAMERA 03B (RL 21.11)



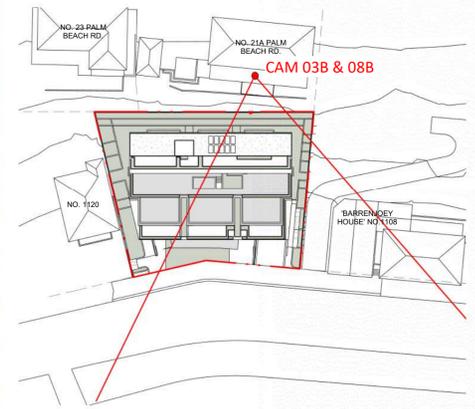
CURRENT CONDITION - CAMERA 08B (RL 24.23)



PROPOSED DEVELOPMENT - CAMERA 08B (RL 24.23)

LEGEND

- - - OUTLINE OF PROPOSED DEVELOPMENT
- - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NOTE: THERE IS NO IMPACT FROM THIS VIEW

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION		BY DK DK	CHK GW SL	DATE 16.12.21 25.07.23 24.08.23	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 ASN 63 131 365 696 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	Koichi Takada Architects	QA 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 VIEW ANALYSIS - VIEW 03	STATUS DEVELOPMENT APPLICATION	DWG NO. A0483	REVISION C	SCALE 	DATE 24.08.23
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VIEW 04
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 02B & 07B)



CURRENT CONDITION - CAMERA 02B (RL 21.11)



PROPOSED DEVELOPMENT - CAMERA 02B (RL 21.11)



CURRENT CONDITION - CAMERA 07B (RL 24.24)

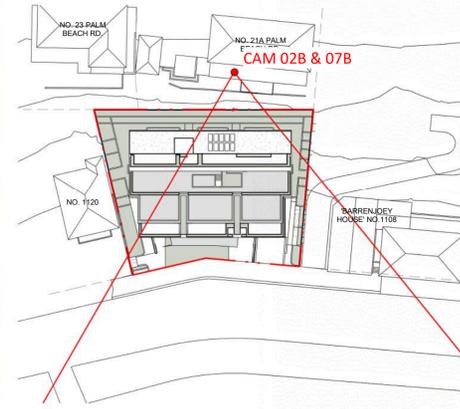


PROPOSED DEVELOPMENT - CAMERA 07B (RL 24.24)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

LEGEND

- - - OUTLINE OF PROPOSED DEVELOPMENT
- - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES
A	FOR DA SUBMISSION	DK	GW	16.12.21	
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23	
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	

KEY PLAN

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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 VIEW ANALYSIS - VIEW 04

DWG NO.
 A0484

REVISION
 C

SCALE

DATE
 24.08.23

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)



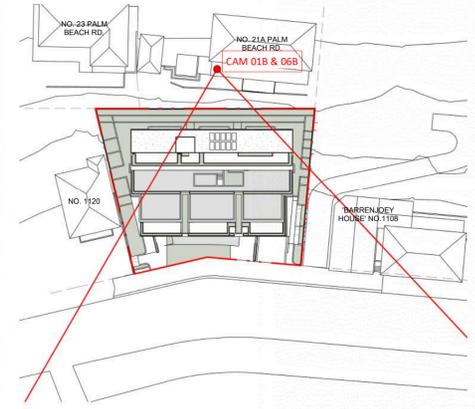
CURRENT CONDITION - CAMERA 06B (RL 24.23)



PROPOSED DEVELOPMENT - CAMERA 06B (RL 24.23)

LEGEND

- - - OUTLINE OF PROPOSED DEVELOPMENT
- - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION		BY DK DK	CHK GW SL	DATE 16.12.21 25.07.23 24.08.23	REVISION NOTES: CLOUD LEGEND REVISION ON HOLD	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 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	Koichi Takada Architects	QA 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 VIEW ANALYSIS - VIEW 05	STATUS DEVELOPMENT APPLICATION	DWG NO. A0485	REVISION C	SCALE 	DATE 24.08.23
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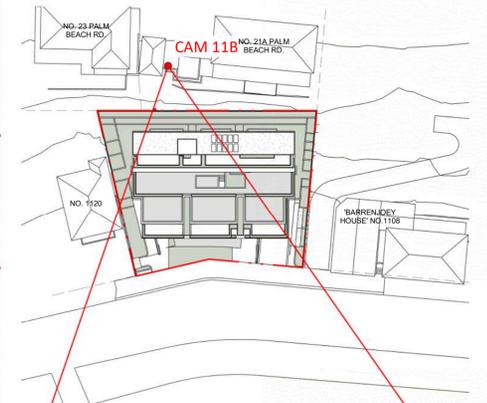
VIEW 06
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 11B)



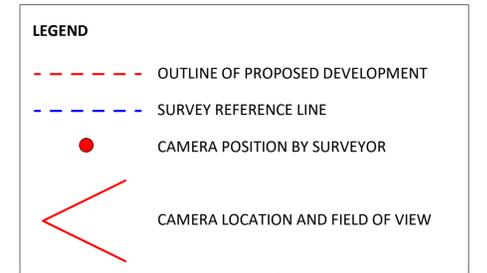
CURRENT CONDITION - CAMERA 11A (RL 21.5)



PROPOSED DEVELOPMENT - CAMERA 11A (RL 21.5)



LOCATION PLAN



NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

NO.	REVISION	BY	CHK	DATE

KEY PLAN

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 61 MARLBOROUGH ST
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 T 02 9698 8510
 ASN 63 131 365 896
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 VIEW ANALYSIS - VIEW 06

DWG NO.
 A0486

REVISION
 C

SCALE

DATE
 24.08.23

VIEW 07
@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 09 & 10)



CURRENT CONDITION - CAMERA 09 (RL 25.4)



PROPOSED DEVELOPMENT - CAMERA 09 (RL 25.4)



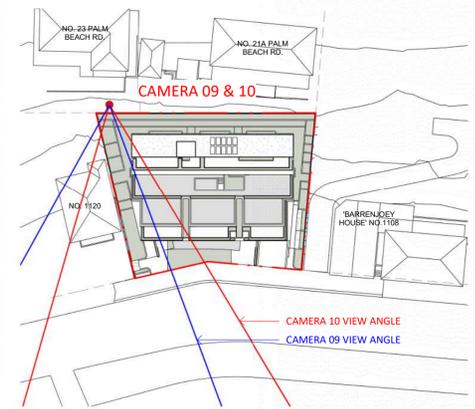
CURRENT CONDITION - CAMERA 10 (RL 28.1)



PROPOSED DEVELOPMENT - CAMERA 10 (RL 28.1)

LEGEND

- - - OUTLINE OF PROPOSED DEVELOPMENT
- - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	FOR DA SUBMISSION	DK	GW	16.12.21	
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23	
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	

KEY PLAN

CLOUD LEGEND

- REVISION
- ON HOLD

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 ASN 63 131 365 896
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 VIEW ANALYSIS - VIEW 07

DWG NO.
 A0487

SCALE

REVISION
 C

DATE
 24.08.23

VIEW 08
@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 06)



CURRENT CONDITION - CAMERA 06 (RL 22.1)



PROPOSED DEVELOPMENT - CAMERA 06 (RL 22.1)



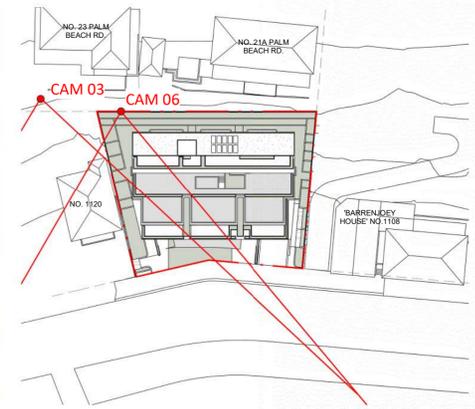
CURRENT CONDITION - CAMERA 03 (RL 22.1)



PROPOSED DEVELOPMENT - CAMERA 03 (RL 22.1)

LEGEND

- - - OUTLINE OF PROPOSED DEVELOPMENT
- - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

NO.	REVISION	DATE

KEY PLAN

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● REVISION ● ON HOLD

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ARCHITECT
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 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
 KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

SCALE

DWG TITLE
 VIEW ANALYSIS - VIEW 08

DWG NO.
 A0488

REVISION
 C

DATE
 24.08.23

VIEW 09
@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 05 & 08)



CURRENT CONDITION - CAMERA 05 (RL 22.0)



PROPOSED DEVELOPMENT - CAMERA 05 (RL 22.0)



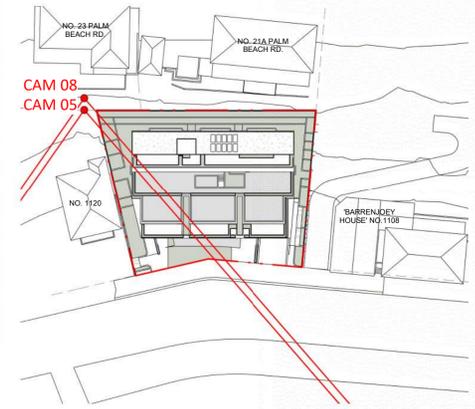
CURRENT CONDITION - CAMERA 08 (RL 25.3)



PROPOSED DEVELOPMENT - CAMERA 08 (RL 25.3)

LEGEND

- OUTLINE OF PROPOSED DEVELOPMENT
- SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
A	FOR DA SUBMISSION	DK	GW	16.12.21	
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23	
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	

KEY PLAN

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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
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
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Koichi Takada Architects

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PROJECT:
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS:
 DEVELOPMENT APPLICATION

DWG TITLE:
 VIEW ANALYSIS - VIEW 09

DWG NO.:
 A0489

REVISION:
 C

SCALE:

DATE:
 24.08.23

VIEW 10
@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 04 & 07)



CURRENT CONDITION - CAMERA 04 (RL 22.1)



PROPOSED DEVELOPMENT - CAMERA 04 (RL 22.1)



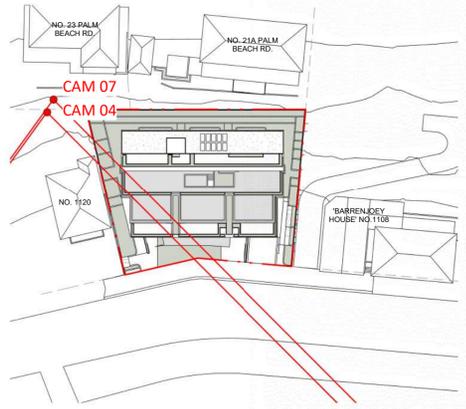
CURRENT CONDITION - CAMERA 07 (RL 25.3)



PROPOSED DEVELOPMENT - CAMERA 07 (RL 25.3)

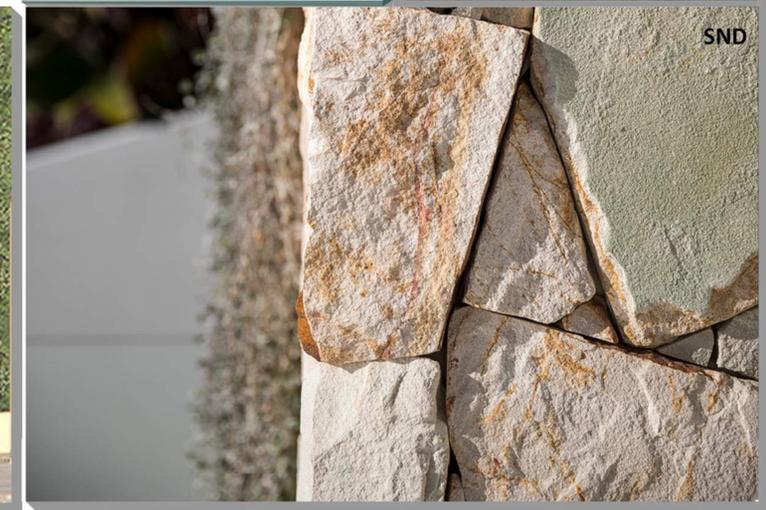
LEGEND

- - - OUTLINE OF PROPOSED DEVELOPMENT
- - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



LOCATION PLAN

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION		BY DK DK	CHK GW SL	DATE 16.12.21 25.07.23 24.08.23	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	Koichi Takada Architects	QA 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 VIEW ANALYSIS - VIEW 10	STATUS DEVELOPMENT APPLICATION	DWG NO. A0490	REVISION C	SCALE 	DATE 24.08.23
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[Palm Beach]

LEGEND

AL 01	TIMBER LOOK ALUMINIUM BATTEN	PV 01	PAVING TILE
AL 02	TIMBER LOOK ALUMINIUM SCREEN	RE 01	ACRYLIC RENDER (LIGHT GREY)
GL 01	GLAZING	SND	SANDSTONE CLADDING
GL 02	GLAZED BALUSTRADE	TF 01	TIMBER FLOORING

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	RPW	22.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

NO.	REVISION	BY	CHK	DATE

KEY PLAN

NO.	REVISION	BY	CHK	DATE

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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE	REVISION
MATERIALS SAMPLE BOARD	C
DWG NO. A0500	DATE 24.08.23

PLANTS SCHEDULE

PLANT SCHEDULE	Botanic Name	Common Name	Mature Height	Pot Size	Qty
Agave gypsophila	Gypsum Century Plant	0.7m	35Ltr	7	
Alocasia brisbanensis	Colocasia	2m	300mm	30	
Aloe 'Baby Bush Yellow'	Baby Bush Yellow	0.4m	200mm	38	
Alpinia nutans	Dwarf Cardamom	1.2m	200mm	45	
Banksia integrifolia	Coastal Banksia	5-10m	400Ltr	7	
Blechnum nudum	Fishbone Waterfern	0.4m	200mm	96	
Bougainvillea alba	White Bougainvillea	Climber	200mm	20	
Carpobrotus glaucescens	Pig Face	0.3m	200mm	166	
Casuarina glauca 'Cousin II'	Cousin II	0.3m	200mm	30	
Cissus antarctica	Kangaroo Vine	ground cover	200mm	724	
Cissus 'Ellen Danica'	Grape Ivy	0.3m	200mm	114	
Crasula ovata	Jade	0.6m	35Ltr	113	
Cupaniopsis anacardioides	Tuckeroo	5-10m	400Ltr	7	
Cyathia cooperi	Rough Tree Fern	2-4m	400Ltr	12	
Doraythos excelsa	Gymea Lily	1-3m	500mm	16	
Elaeocarpus eumundi	Eumundi Quandong	5-10m	100Ltr	15	
Epipremnum aureum	Devil's Ivy	0.3m	200mm	140	
Hibbertia scandens	Guinea Flower	Climber	200mm	206	
Livistona australis	Cabbage Tree Palm	10-20m	advanced	5	
Lomandra kaffrinus	Dwarf Mat Rush	0.4-0.8m	200mm	40	
Lomandra longifolia	Spiny-Headed Mat Rush	0.4-1m	200mm	24	
Lomandra 'lanika'	Fine Mat Grass	0.7m	200mm	212	
Monstera deliciosa	Fruit Salad Plant	0.5-1.5m	35Ltr	22	
Muehlenbeckia complexa	Creeping Wire Vine	0.4m	300mm	64	
Myoporum parvifolium	Creeping Boobialla	Groundcover	200mm	916	
Pandanus sp.	Scaw Pine	4-12m	advanced	1	
Pandorea pandorana	Wonga Wonga Vine	Climber	200mm	165	
Philodendron 'Burlie Marx'	Burlie Marx Philodendron	0.5-0.75m	200mm	18	
Philodendron 'Xanadu'	Xanadu	0.7m	35Ltr	75	
Rhapis excelsa	Lady Palm	4-5m	100Ltr	16	
Rosmarinus prostratus 'Huntington Carpet'	Prostrate Rosemary	0.2-0.2m	200mm	133	
Sansevieria 'Uganda'	Snake Plant	0.6m	35Ltr	13	
Spathiphyllum 'Sensation'	Peace Lily	1.2m	200mm	18	
Strelitzia nicotai	Giant Bird Of Paradise	5-7m	300mm	12	
Syzygium 'Resilience'	Resilience Lilly Pilly	6-10m	400Ltr	27	
Thunbergia grandiflora	Blue Sky Flower	Climber	200mm	15	
Trachelospermum jasminoides	Star Jasmine	Climber	200mm	22	
Tristanopsis 'Luscious'	Luscious Water Gum	4-6m	400Ltr	3	
Waterhousia floribunda	Weeping Lilly Pilly	10-15m	400Ltr	10	
Zoysia tenuifolia	Zoysia Grass	ground cover	200mm	30	

Denotes Native Species
NOTE: 76.5% of proposed plants are native

GENERAL NOTES

Graphic Illustration
Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase. Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on site before commencing any work or making shop drawings. All works shall be carried out in accordance with ASA, BCA and Local Government Regulations. This drawing is protected by copyright.

Site Preparation
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

Soilworks
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

Mulch
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

Maintenance
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

Irrigation
All garden areas are to include drip irrigation based on station timer and to be maintained by Strata body of the building.

Safe works on roofs
Works undertaken on the rooftop garden are to be in accordance with the 'Code of Practice for Safe Work on Roofs' & all Australian Standards associated in this Code of Practice. These standards are outlined by Safe Work NSW.

GENERAL PLANTING NOTES

Note It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include, watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

Note Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

Note install "root barrier" or equivalent to manufacturers specifications to protect nearby structures and services.

Note install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.

ARBORIST REPORT:
Landscape plans are in conjunction with the Arboricultural Impact Assessment Report prepared by:
Leigh Brennan
Tree Management Solutions
E: leigh@treemanagementstrategies.com.au
T: 0447356059

DCP CONTROLS

Soil Depth
A minimum soil depth of 600mm for shrubs & 1000mm for trees is provided

Planters
All planters contain a minimum area of 4m² & 8m² where canopy trees are located

Plant material
All plant material is specified with the following minimum sizes:
Ground cover: 200mm
Shrubs: 35Ltr
Trees: 400Ltr

Garden Beds
All garden areas are to contain a minimum depth of 500mm of garden mix (ANL Botany Mix or equivalent)
All garden areas are to be covered with 150mm hardwood chip mulch

Indigenous Tree Species
A variety of the following indigenous tree species are included within the landscape design:
Cupaniopsis anacardioides
Tristanopsis laurina
Banksia integrifolia

Garden Bed Barriers
All garden areas that contain proposed trees are to have root barriers installed to all edges (preferred barrier is 100mm thick & 300mm depth concrete)

LOCATION MAP

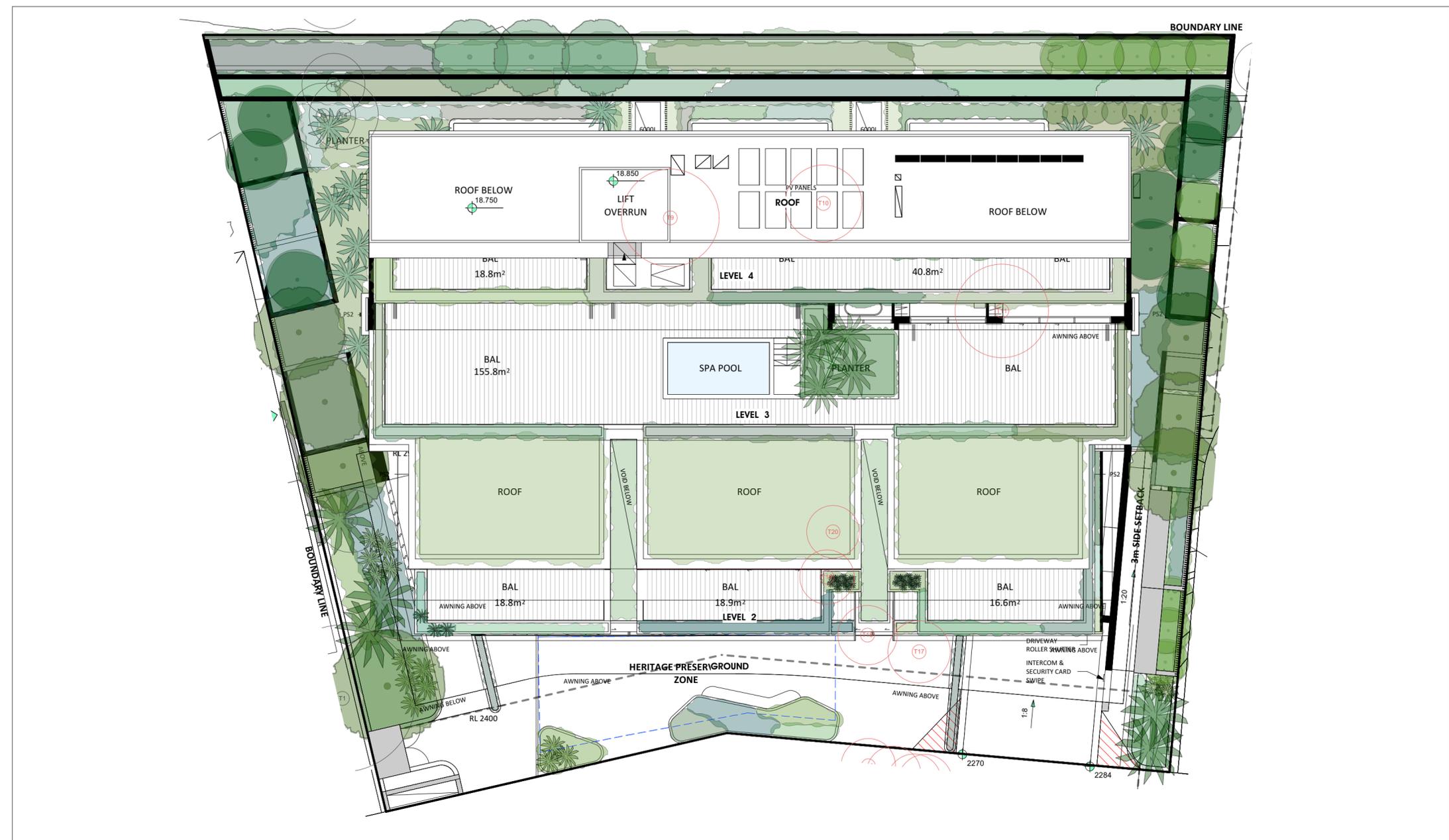


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Client: IPM Palm Beach
Project Address:
1112-1118 Barrenjoey Rd
Palm Beach, NSW 2108

Dwg no: LP01-D7621
Title: DA
Cover Page

Drawn by:
TS
Issue:
01

Checked:
WD
Revision:
I

Scale:
1:150 @ A2
Date:
04.09.2023

Landscape Design Sydney
53 Cranbrook St, Botany
T (02) 9316 9044
F (02) 9316 9055

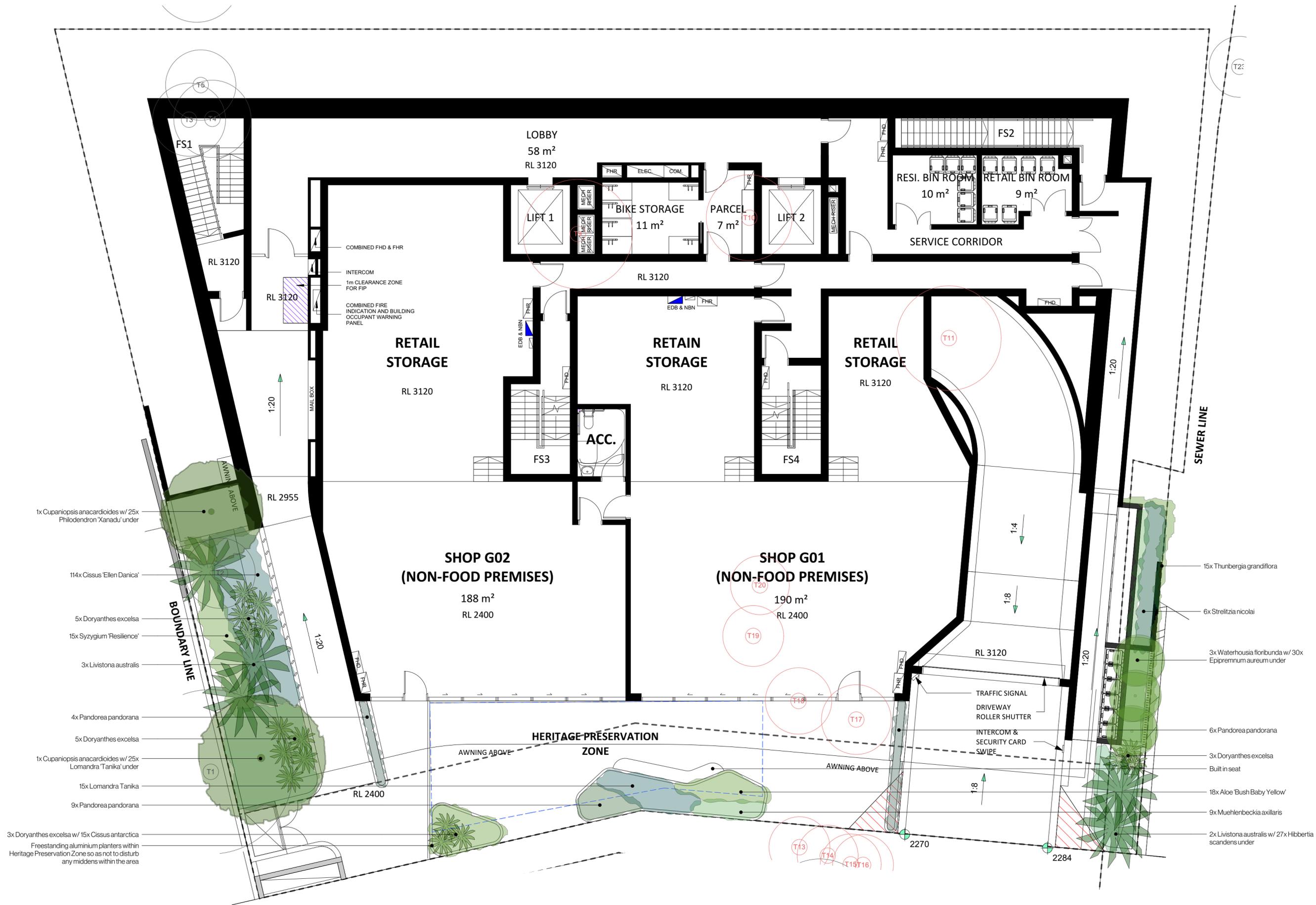


Figure dimensions shall take precedence over scale.
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Client: IPM Palm Beach
Project Address:
1112-1118 Barrenjoey Rd
Palm Beach, NSW 2108

Dwg no: LP02-D7621
Title: DA
Ground Landscape

Drawn by:
TS
Issue:
01

Checked:
WD
Revision:
1

Scale:
1:150 @ A2
Date:
04.09.2023

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Landscape Plan - First

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Project Address:
1112-1118 Barrenjoey Rd
Palm Beach, NSW 2108

Dwg no: LP03-D7621
Title: DA
First Landscape

Drawn by:
TS
Issue:
01

Checked:
WD
Revision:
1

Scale:
1:150 @ A2
Date:
04.09.2023

Landscape Design Sydney
53 Cranbrook St, Botany
T (02) 9316 9044
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32x Hibbertia scandens to climb fence
3x Tristiaopsis 'Lucious' w/ 96x Blechnum nudum under
80x Lomandra 'Tanika'
20x Pandorea pandorana
42x Hibbertia scandens
42x Carpobrotus glaucescens
2x Banksia integrifolia w/ 50x Lomandra 'Tanika'

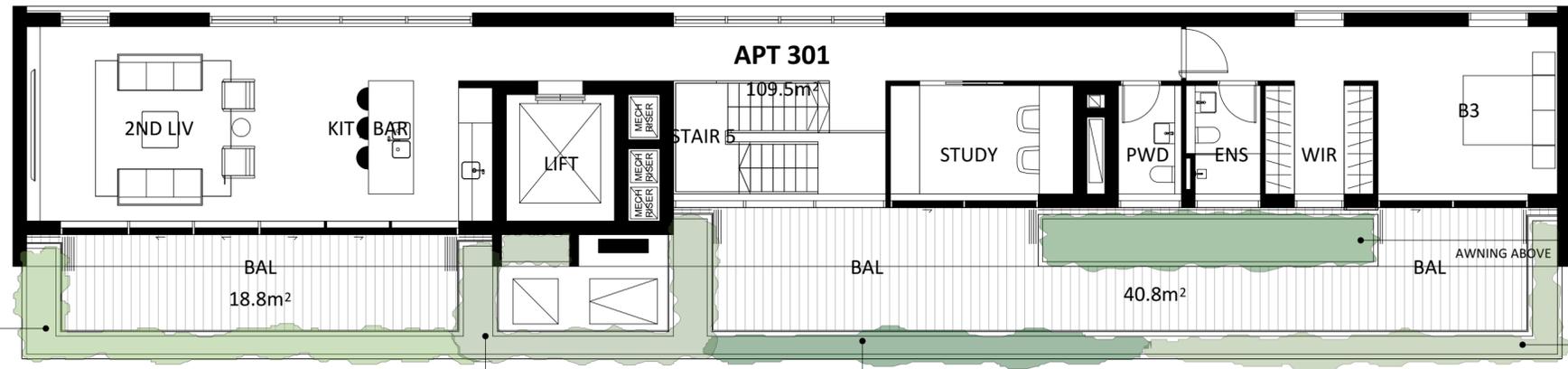
12x Syzygium 'Resilience'
30x Alocasia brisbanensis
5x Waterhousia floribunda w/ 70x Cissus antarctica under
55x Muehlenbeckia complexa
35x Pandorea pandorana
36x Carpobrotus glaucescens
2x Banksia integrifolia w/ 30x Lomandra 'Tanika'

13x Sansevieria 'Uganda'
22x Trachelospermum jasminoides
13x Bougainvillea alba
276x Myoporum parvifolium
300x Myoporum parvifolium

1x Pandanus sp. w/ 60x Rosmarinus prostratus under
15x Pandorea pandorana
7x Bougainvillea alba
276x Myoporum parvifolium



BOUNDARY LINE



28x Pandorea pandorana

40x Lomandra katrinus

30x Crassula ovata w/ 48x
Carpobrotus glaucescens under

38x Hibbertia scandens

28x Rosmarinus 'Huntington Carpet'

Figure dimensions shall take precedence over scale.
Contractors must verify all dimensions on job before
commencing any work or making shop drawings. This drawing
is protected by copyright.



Client: IPM Palm Beach
Project Address:
1112-1118 Barrenjoey RD
Palm Beach, NSW 2108

Dwg no: LP06-D7621
Title: DA
Fourth Landscape

Drawn by:
TS
Issue:
01

Checked:
WD
Revision:
1

Scale:
1:150 @ A2
Date:
04.09.2023

Landscape Design Sydney
53 Cranbrook St, Botany
T (02) 9316 9044
F (02) 9316 9055