



LEGEND	
●	existing tree to be removed
●	existing tree to be retained
●	proposed tree
ct	ceramic tiles
dp	downpipe
do	drainage outlet
rwt	rain water tank
of	overflow
oshr	outdoor shower
gm	gas meter
x21.10	existing RL's
---	outline of existing buildings to be demolished
T.O.W.	top of wall
T.O.P.	top of parapet

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.
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Builder to refer to DA consent conditions and DA approved drawings.
All building works to comply with relevant provisions of the Building Code of Australia (BCA) & National Construction Code (NCC) 2019 Volume Two and relevant Australian Standards.

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020
B	DA AMENDMENTS 1. First floor plan reconfigured with the rear first floor setback increased by 2.305m to ensure compliance with the maximum 10m Building Height limit. 2. The width of the first floor balcony has been reduced and the storage area at the rear of the carport has been deleted. 3. The non trafficable portion of the first floor balcony has been removed to comply with the maximum 10m Building Height limit. 4. The carport roof over the proposed driveway has been reduced in length by 4.505m to comply with the maximum 10m Building Height limit. 5. The southern portion of the ground floor and lower ground floor balconies shown hatched on plan have been removed. 6. The ramp on the lower ground floor has been setback a further 600mm from the southern side boundary. 7. The southern external wall of the WC and Butlers Pantry on the ground floor have been aligned with the external walls above and below. 8. The southern side solid driveway has been replaced with an open form fence.	03/2021
C	DA AMENDMENTS Additional information provided in accordance with councils email dated 5.3.21	03/2021

CONTROLS
ZONE:
E4 ENVIRONMENTAL LIVING
ACID SULFATE SOILS:
CLASS 5
MAX BUILDING HEIGHT:
10m MAX BUILDING HEIGHT
GEOTECHNICAL HAZARD:
H1 GEOTECHNICAL HAZARD
LANDSCAPE AREA:
60% LANDSCAPE AREA = 376.03m²
(inc impervious area)

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

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

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

DRAWING NUMBER
DA01
ISSUE
C

