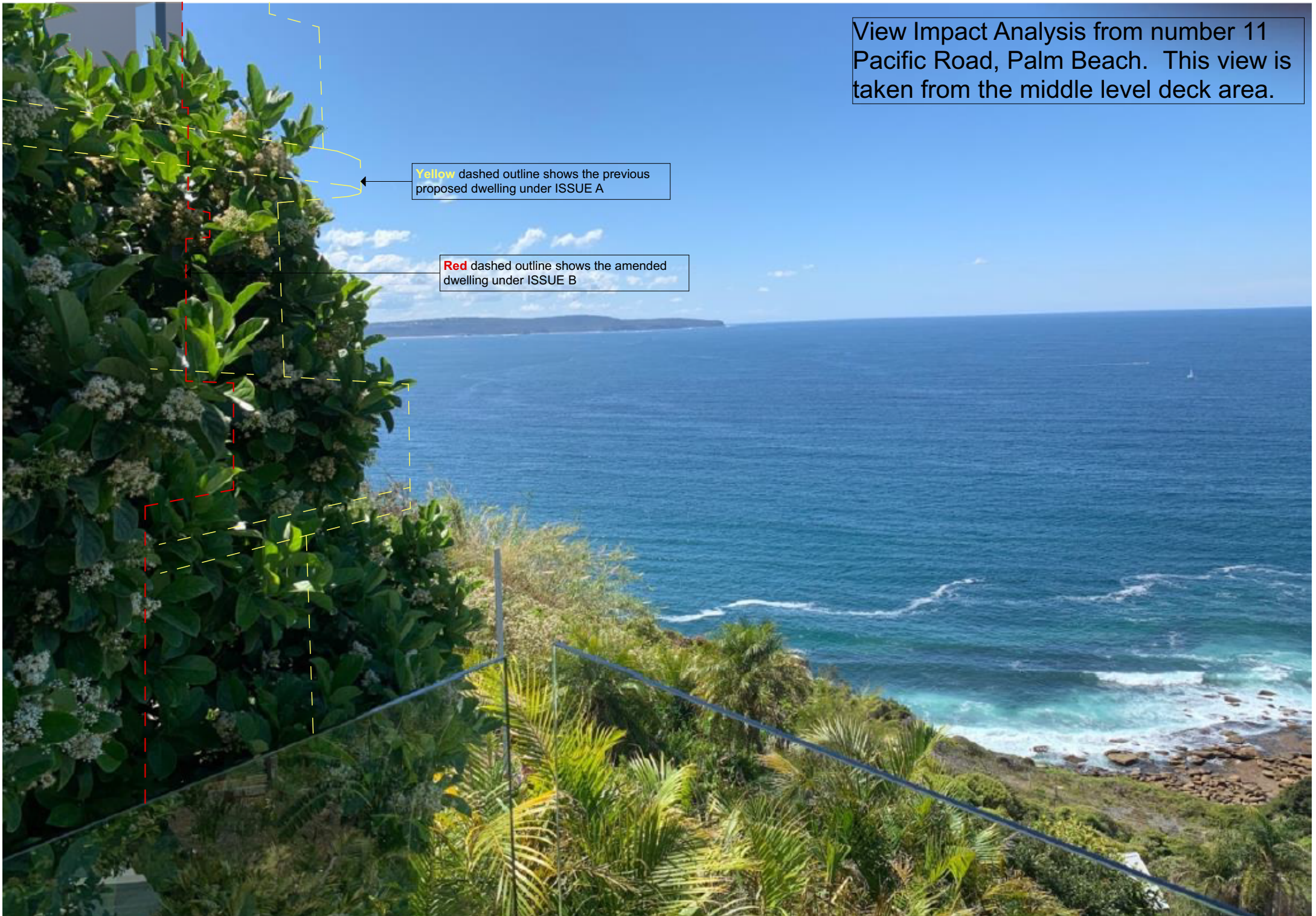


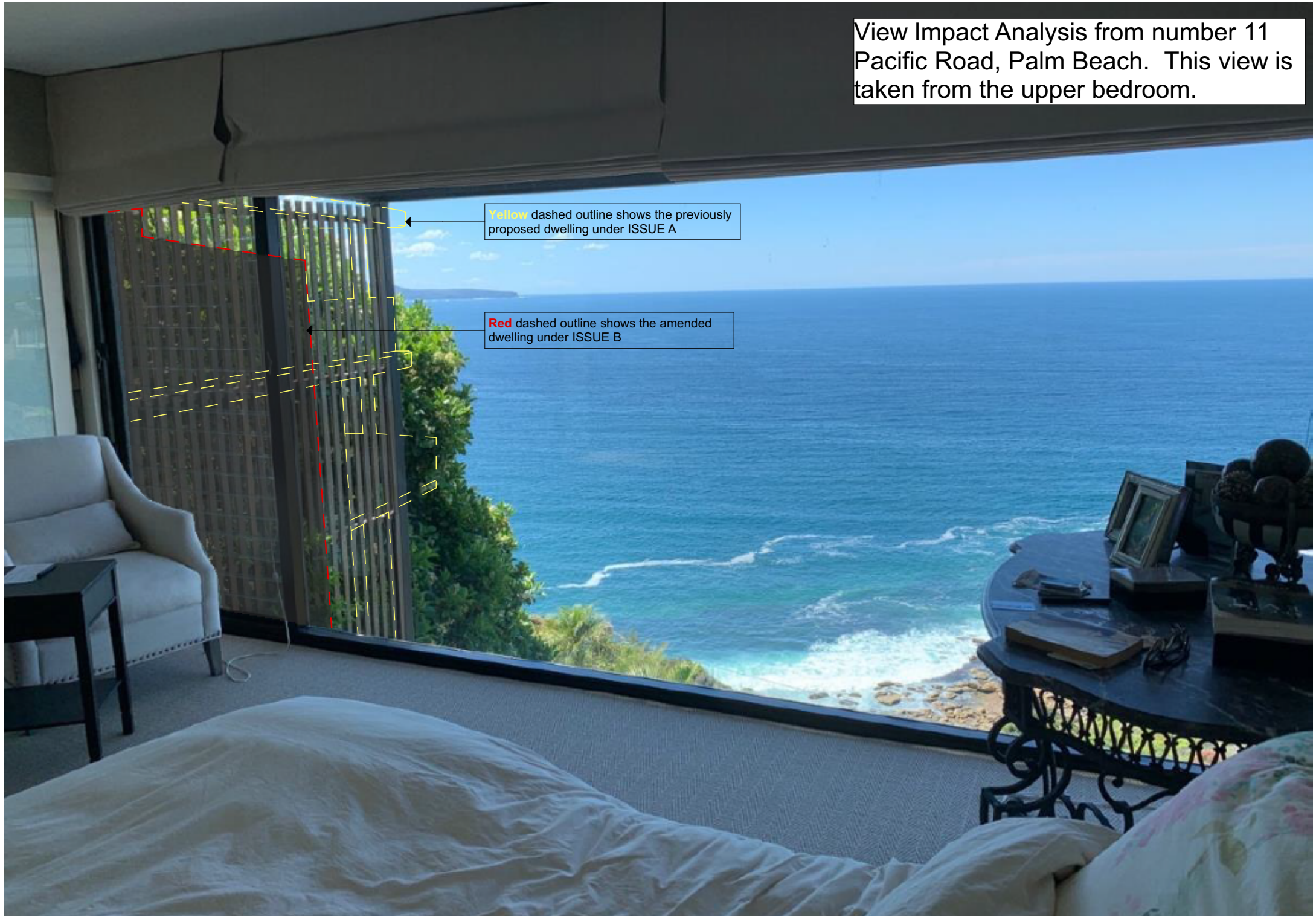
View Impact Analysis from number 11 Pacific Road, Palm Beach. This view is taken from the middle level deck area.

Yellow dashed outline shows the previous proposed dwelling under ISSUE A

Red dashed outline shows the amended dwelling under ISSUE B



View Impact Analysis from number 11 Pacific Road, Palm Beach. This view is taken from the upper bedroom.



Yellow dashed outline shows the previously proposed dwelling under ISSUE A

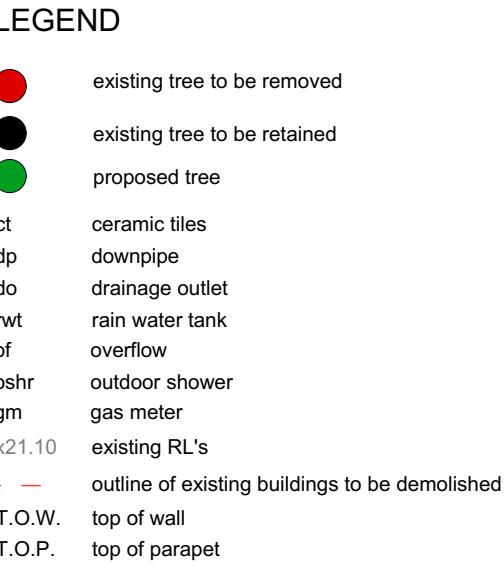
Red dashed outline shows the amended dwelling under ISSUE B

View Impact Analysis from number 11 Pacific Road, Palm Beach. This view is taken from the upper bedroom.

Yellow dashed outline shows the previously proposed dwelling under ISSUE A

Red dashed outline shows the amended dwelling under ISSUE B





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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020
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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

DRAWING TITLE

SITE ROOF PLAN

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

SCALE 1:100 @ A1

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

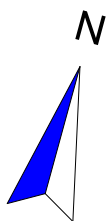
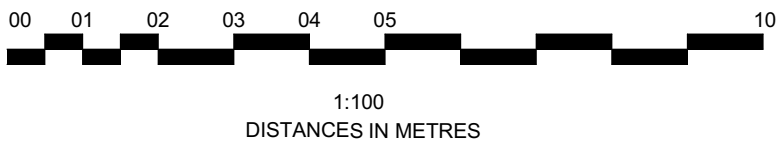
DRAWING NUMBER

ISSUE

DA01

B

 SITE/ROOF PLAN
SCALE 1:100



WALL LEGEND

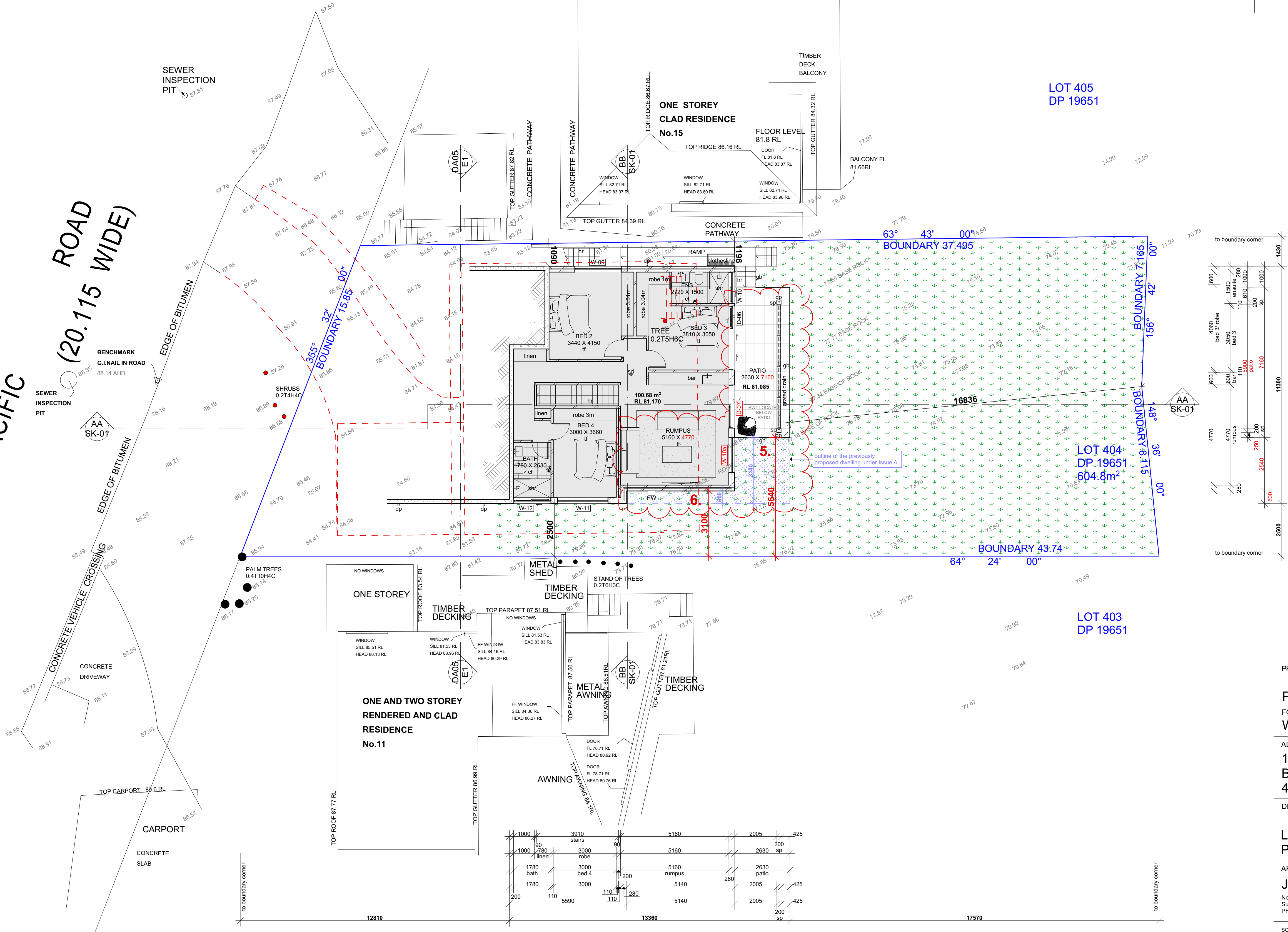
Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	200mm AFS Logic Wall	
	110mm Single Brick	Face Brick
	90mm Timber Framed	

LEGEND

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

LOWER GROUND FLOOR PLAN

SCALE 1:100

PACIFIC ROAD
(20.115 WIDE)ROAD
(20.115 WIDE)

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PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

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

DRAWING TITLE

LOWER GROUND FLOOR
PLAN

ARCHITECT

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

SCALE

1:100 @ A1

DRAWN

MC

CHECKED

JG

SUBMISSION DATE

SEPTEMBER 2020

JOB NUMBER

03/2018/07

DRAWING NUMBER

DA02

ISSUE

B

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

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

GROUND FLOOR PLAN

SCALE 1:100

PACIFIC ROAD
(20.115 WIDE)

ROAD
(20.115 WIDE)

SEWER
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SEWER
INSPECTION
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TOP CARPORT 89.6 RL

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

FIRST FLOOR PLAN
SCALE 1:100

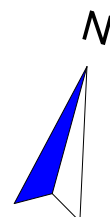
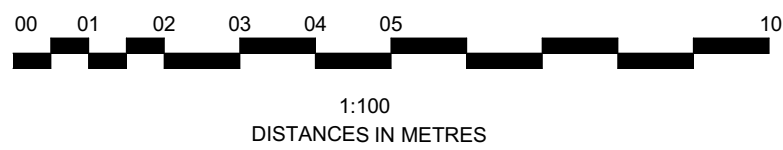
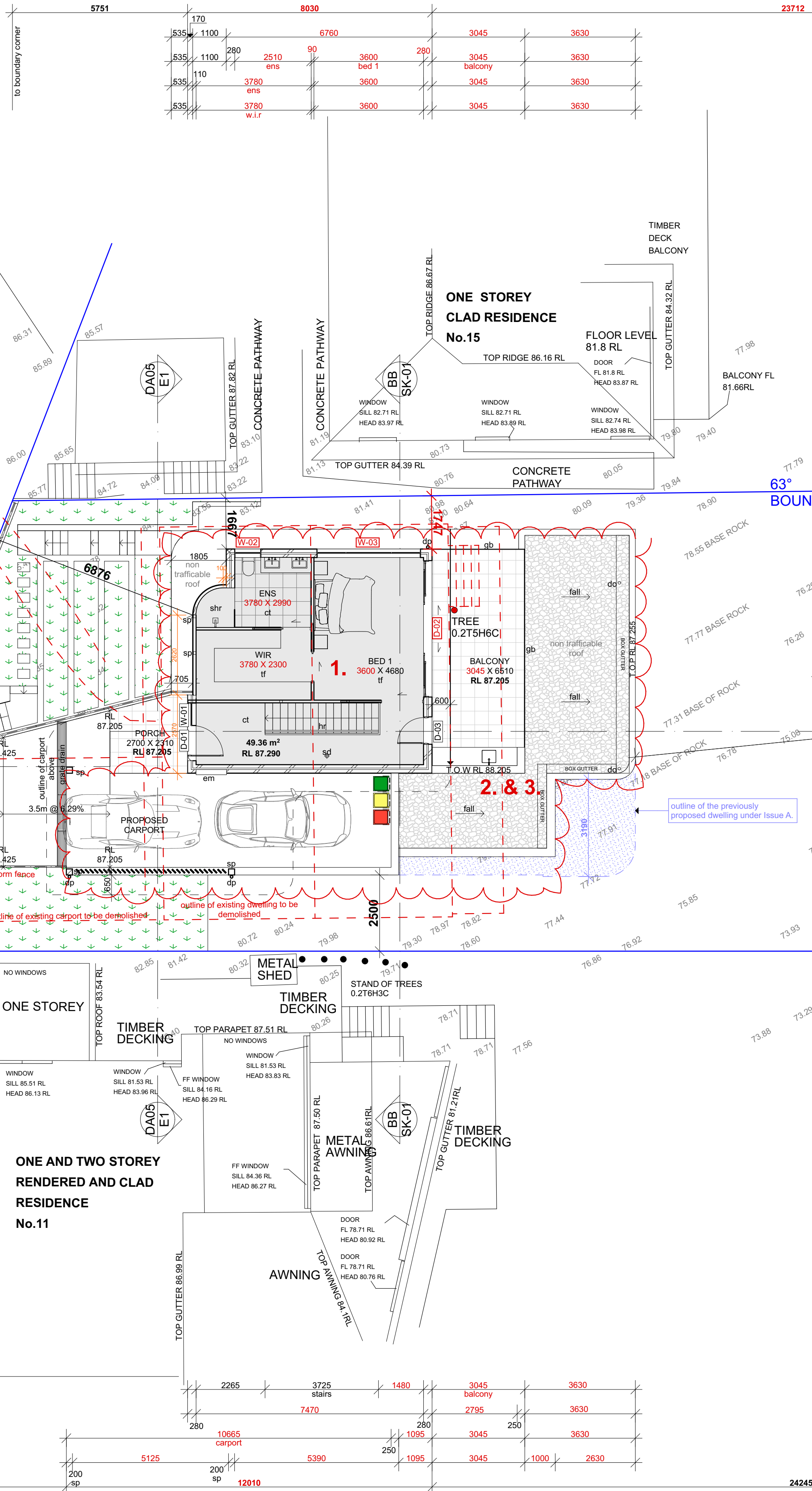
PACIFIC ROAD
(20.115 WIDE)

SEWER
INSPECTION
PIT

SEWER
INSPECTION
PIT

CARPOT

CONCRETE
SLAB



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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

LEGEND

Area Included in FSR

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

PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

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

DRAWING TITLE

FIRST FLOOR PLAN

ARCHITECT

JAMISA ARCHITECTS PTY LTD

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

SCALE

1:100 @ A1

DRAWN

MC

CHECKED

JG

SUBMISSION DATE

SEPTEMBER 2020

JOB NUMBER

03/2018/07

DRAWING NUMBER

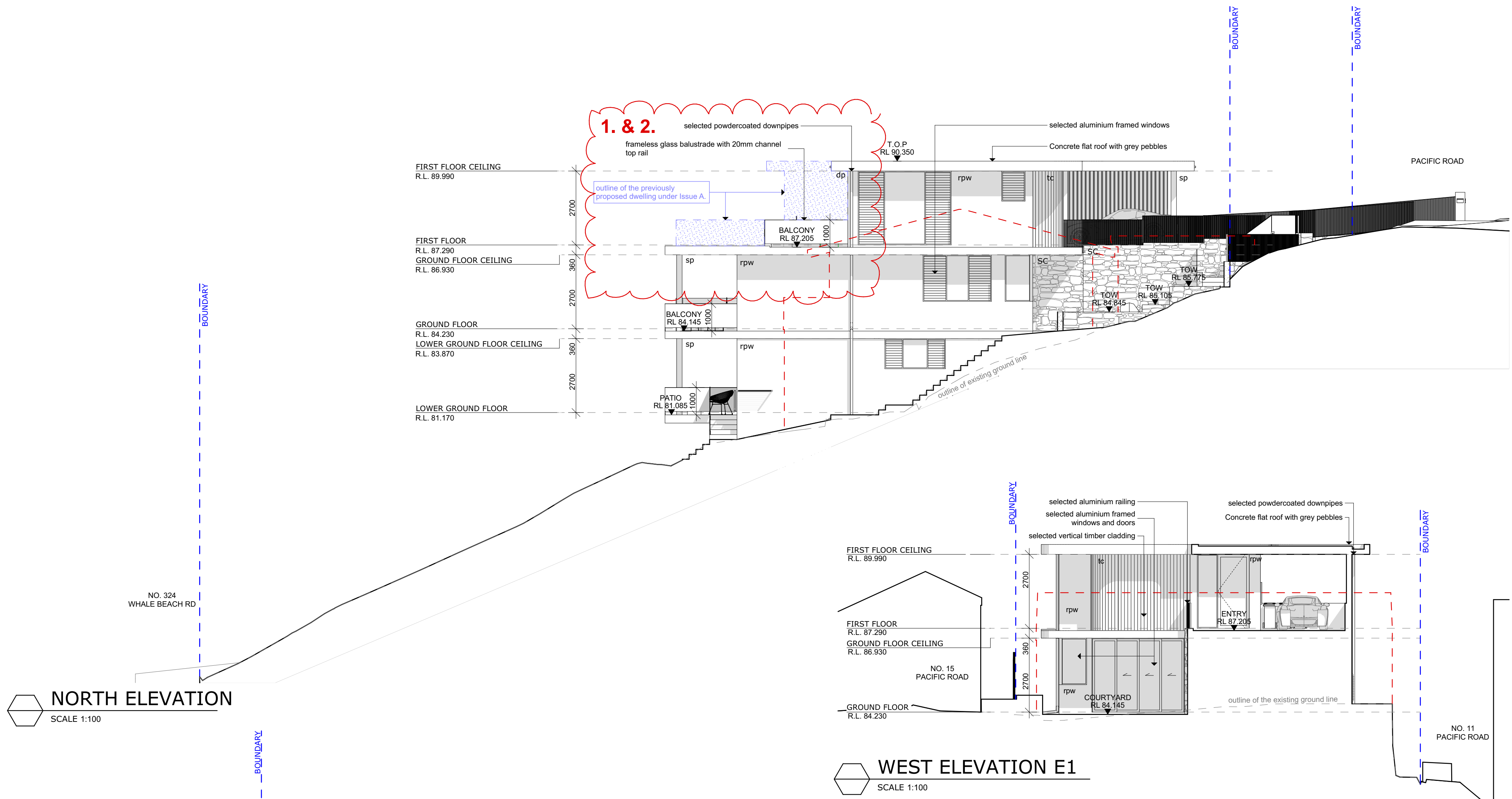
DA04

ISSUE

B

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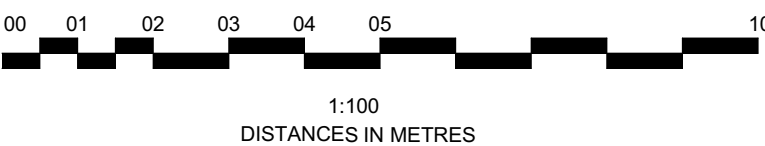
LEGEND
of overflow
dp downpipe
tc timber cladding
T.O.P top of parapet
rpw rendered & painted masonry wall
hw hot water system
em elec. meter
gm gas meter
— outline of existing buildings to be demolished
SC stone cladding

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

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

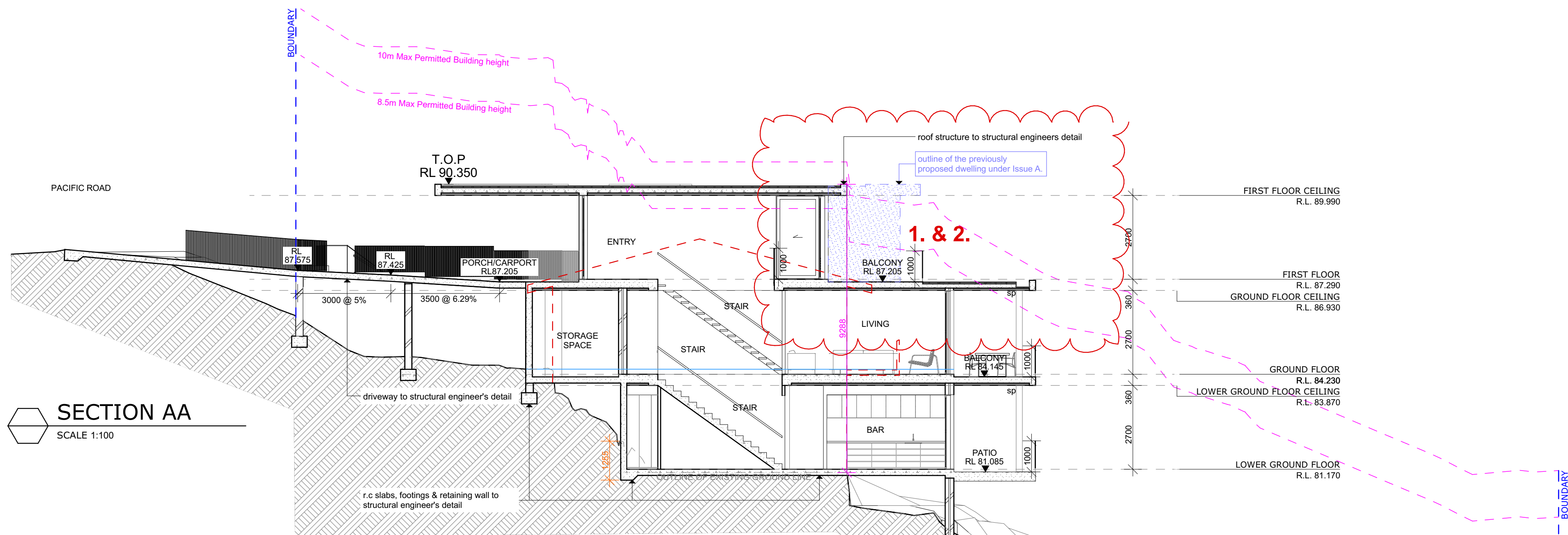
SCALE 1:100 @ A1
DRAWN MC
CHECKED JG
SUBMISSION DATE SEPTEMBER 2020
JOB NUMBER 03/2018/07

DRAWING NUMBER ISSUE
DA05 B

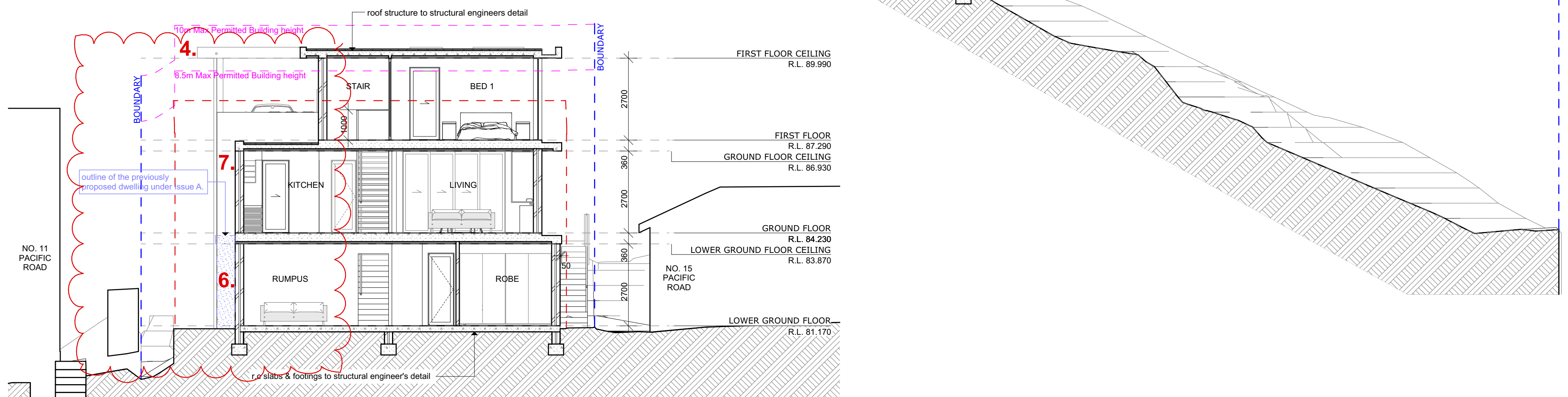


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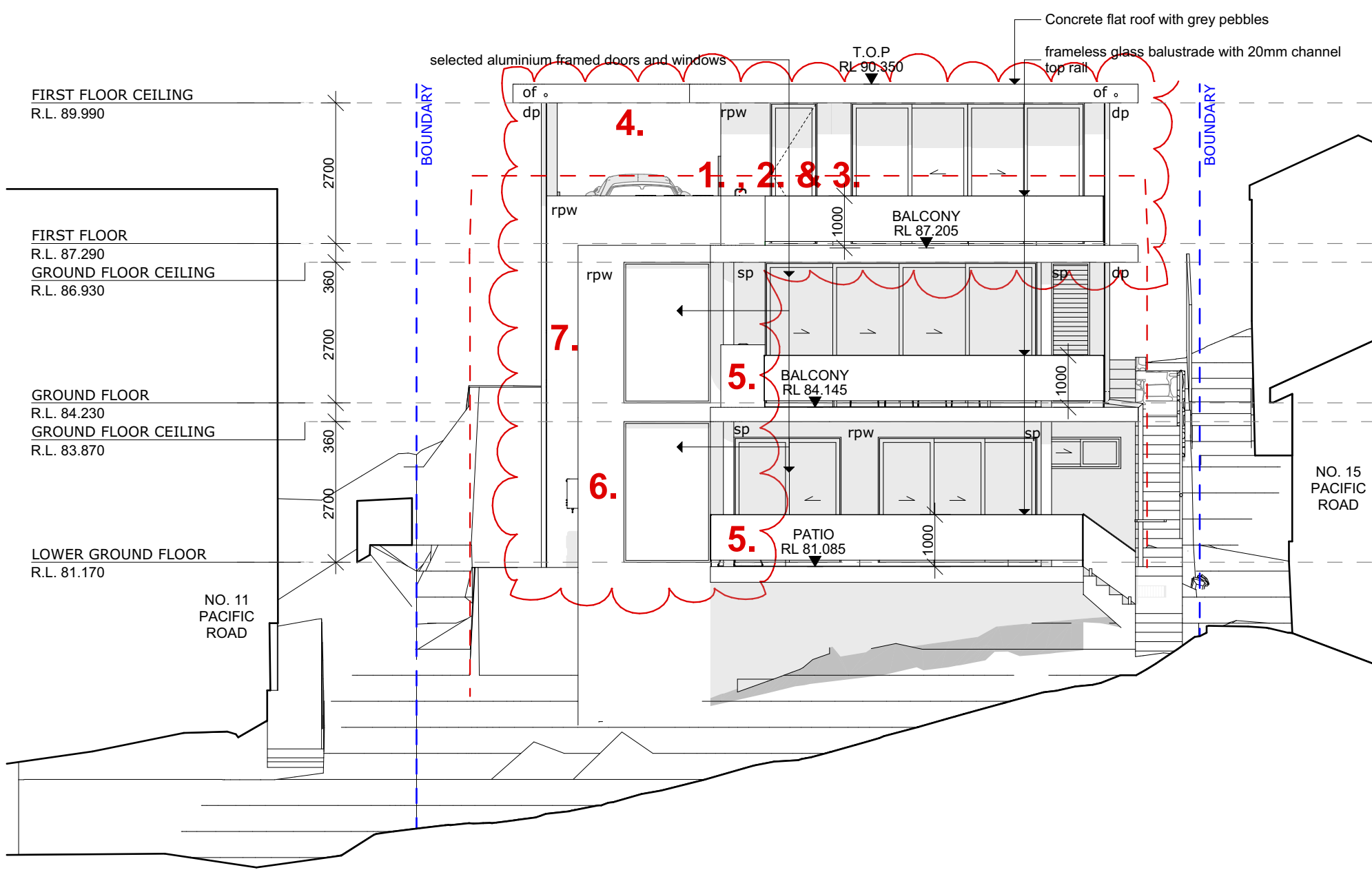
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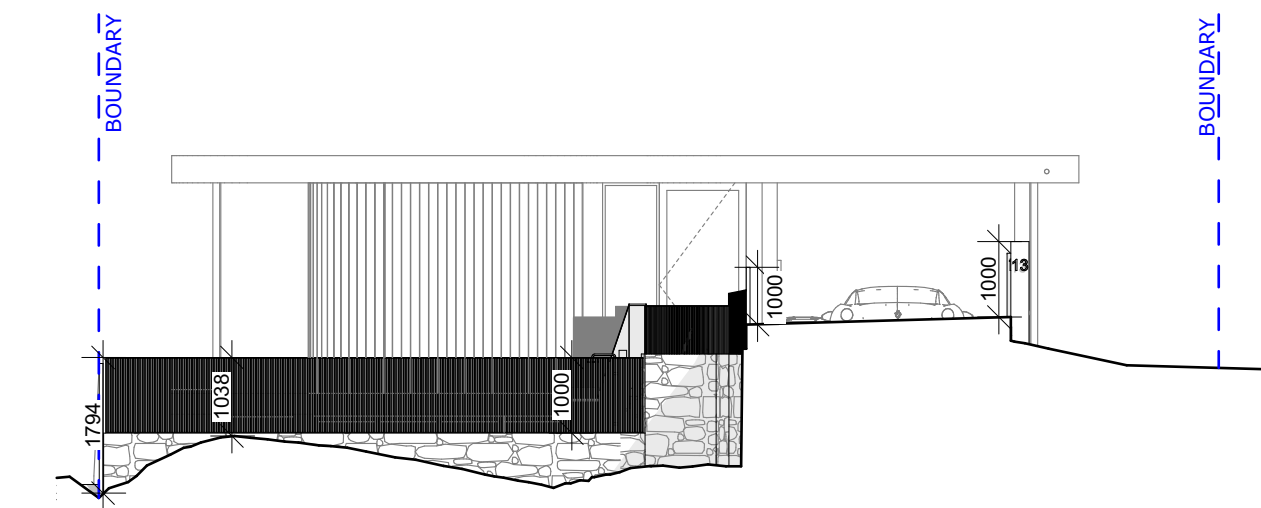
SECTION AA
SCALE 1:100



SECTION BB
SCALE 1:100



EAST ELEVATION
SCALE 1:100



FRONT FENCE ELEVATION
SCALE 1:100

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

PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

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

DRAWING TITLE

SECTIONS

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

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

DRAWING NUMBER

DA06

ISSUE

B





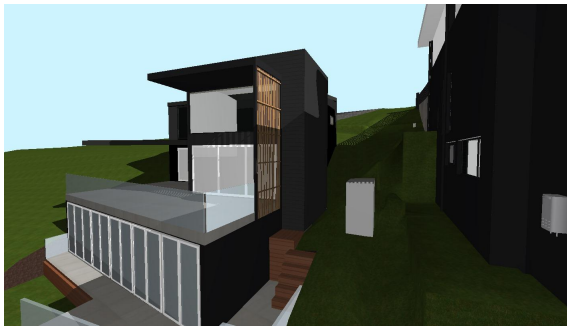
June 21st - 9am
Existing overshadowing on No.11 Pacific Road



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



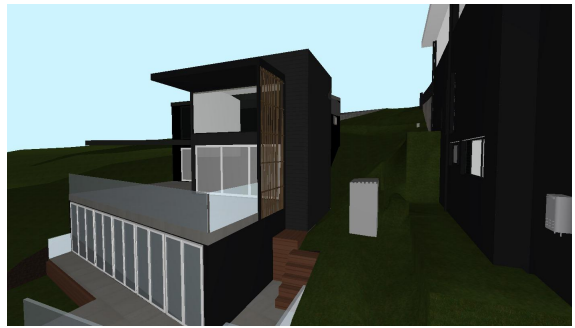
June 21st - 12pm
Existing overshadowing on No.11 Pacific Road



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



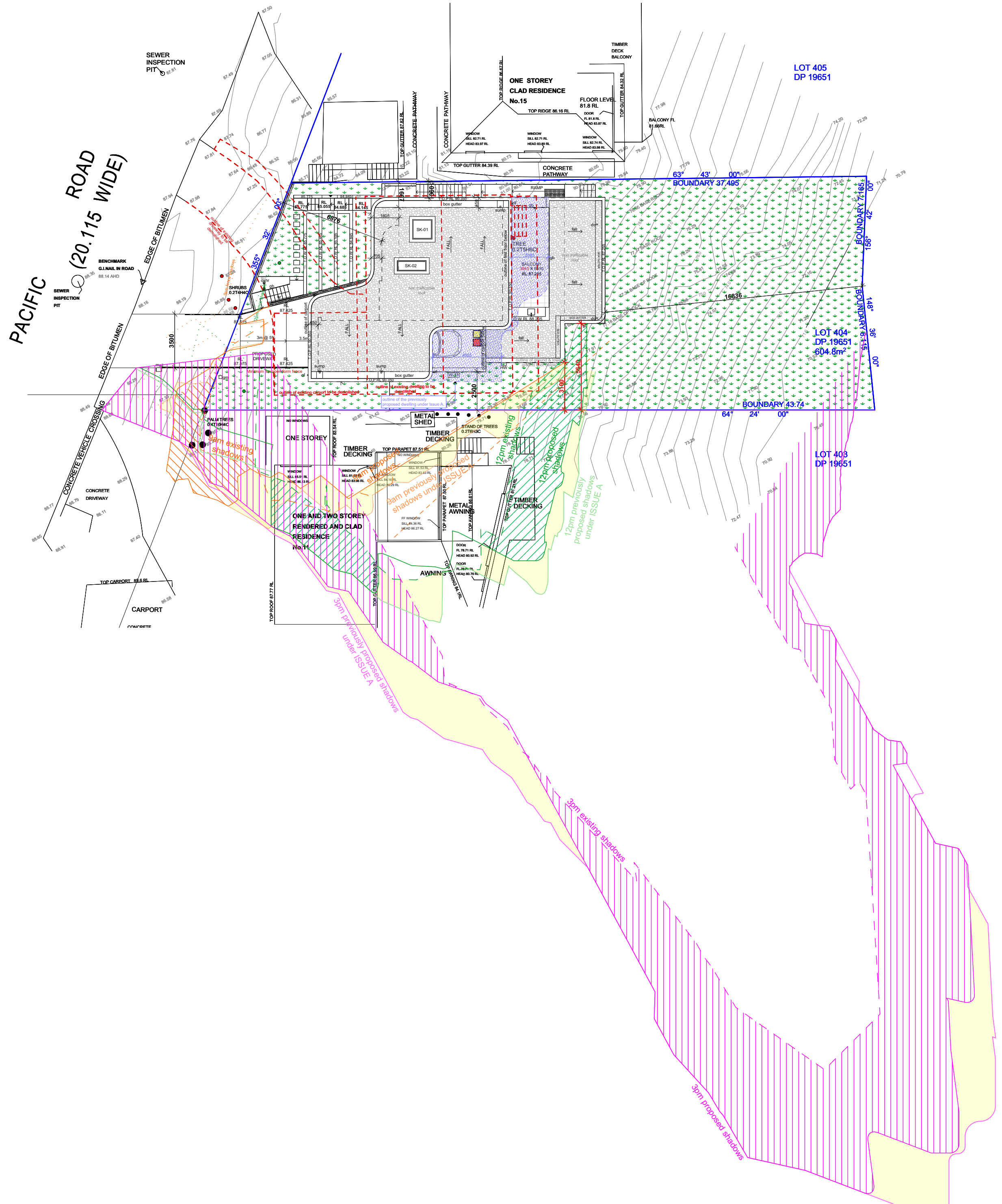
June 21st - 3pm
Existing overshadowing on No.11 Pacific Road



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

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 2.355m 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 up 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



LEGEND

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

SHADOW DIAGRAMS - JUNE 21st
1:200 SCALE

PROJECT

PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

ADDRESS

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

DRAWING TITLE

SHADOWS DIAGRAMS
JUNE 21

ARCHITECT

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

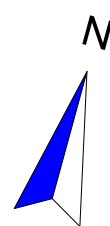
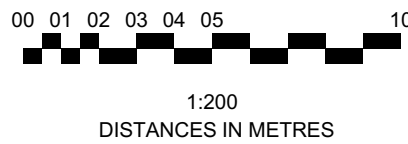
SCALE: 1:200 @ A1
DRAWN: MC
CHECKED: JG
SUBMISSION DATE: SEPTEMBER 2020
JOB NUMBER: 03/2018/07

DRAWING NUMBER

DA09

ISSUE

B





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

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

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

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

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

Stone Clad Wall
Colour: Eco Outdoor Freeform 'Wamberal'

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

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

selected frameless glass balustrade with
20mm powdercoated channel top rail

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



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

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

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

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

selected frameless glass balustrade with
20mm powdercoated channel top rail

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

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

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

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



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