

1112-1116 BARRENJOEY RD

1112 - 1116 BARRENJOEY ROAD, PALM BEACH

PRE DEVELOPMENT APPLICATION ARCHITECTURAL DRAWING LIST

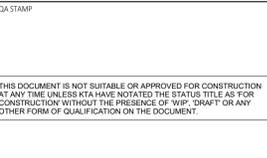
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A0488	VIEW ANALYSIS - VIEW 08
A0489	VIEW ANALYSIS - VIEW 09
A0490	VIEW ANALYSIS - VIEW 10
A0500	MATERIALS SAMPLE BOARD






0006950350 05 Sep 2023
 Assessor: Dean Gorman
 Accreditation No.: DMN/131645
 Address:
 1112-1116 Barrenjoey Rd,
 Palm Beach, NSW,
 2198
hstar.com.au

ARTIST IMPRESSION ONLY

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
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 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	 <p>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.</p>	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	PERSPECTIVE 01	
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23								STATUS: DEVELOPMENT APPLICATION	DWG NO. A0002	REVISION C
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23									SCALE 24.08.23	

CLOUD LEGEND
 REVISION
 ON HOLD



0006950350 05 Sep 2023
 Assessor: Dean Gorman
 Accreditation No. DMN131645
 Address: 112-118 Barrenjoey Rd, Palm Beach, NSW, 2198
 hstar.com.au

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:

NO.	REVISION	DATE

KEY PLAN

NO.	REVISION	DATE

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OTHERS:

CLIENT:
 PALMDEV PTY LTD
 LEVEL 1, 600 DARLING STREET
 ROZELLE NSW 2039

ARCHITECT:
 SUITE 41 & 42, LEVEL 4
 611 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
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 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

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DWG TITLE	DWG NO.	REVISION
CONTEXT PLAN	A0010	C
SCALE	1:1	DATE
		24.08.23



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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:

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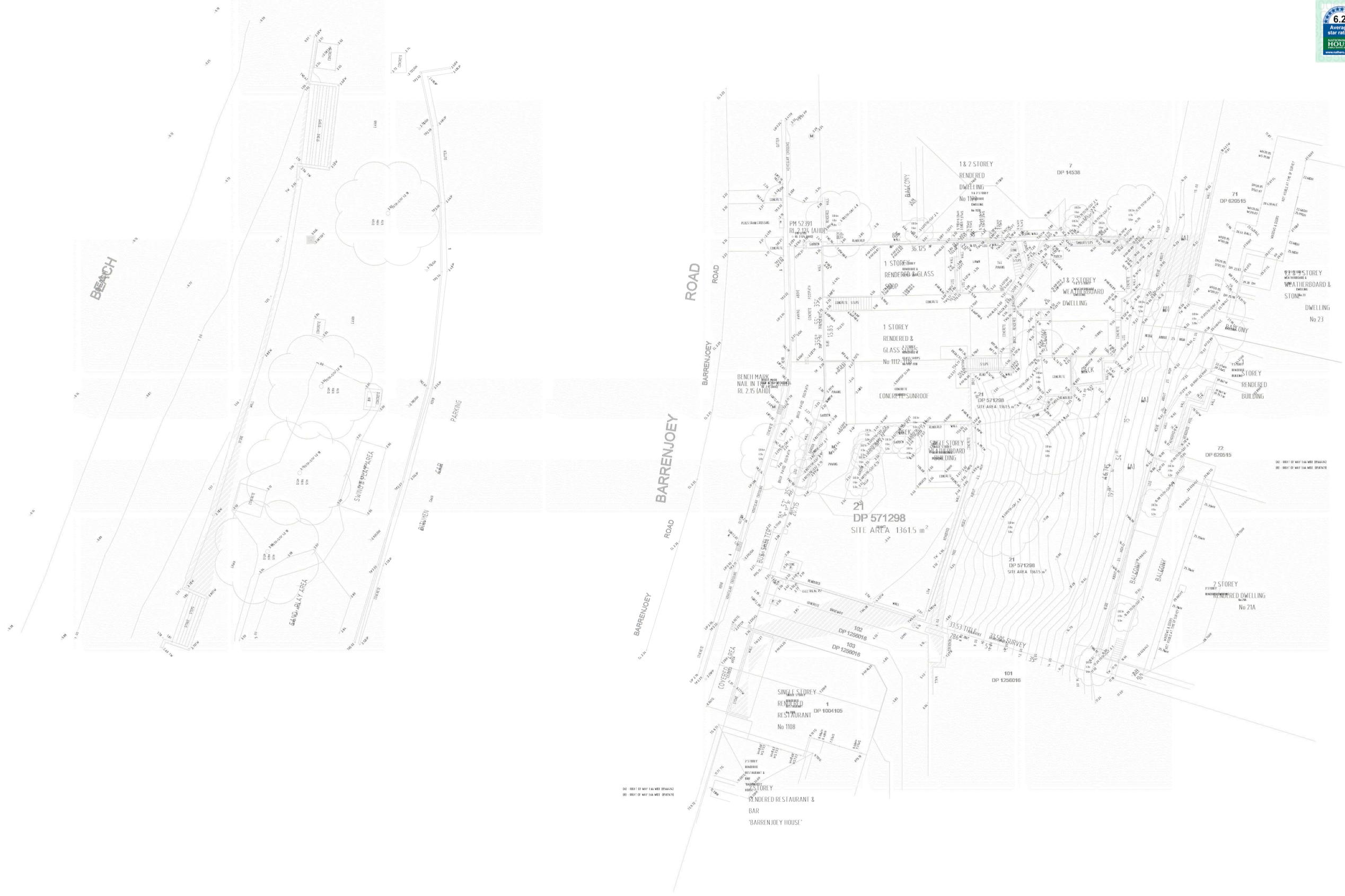
ARCHITECT
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 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
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PROJECT
 1112-1116 BARRENJOEY RD
 1112-1116 BARRENJOEY ROAD, PALM BEACH
 STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 DEMOLITION PLAN
 DWG NO.
 A0013
 REVISION
 C
 SCALE
 1:100@A1, 1:200@A3
 DATE
 24.08.23

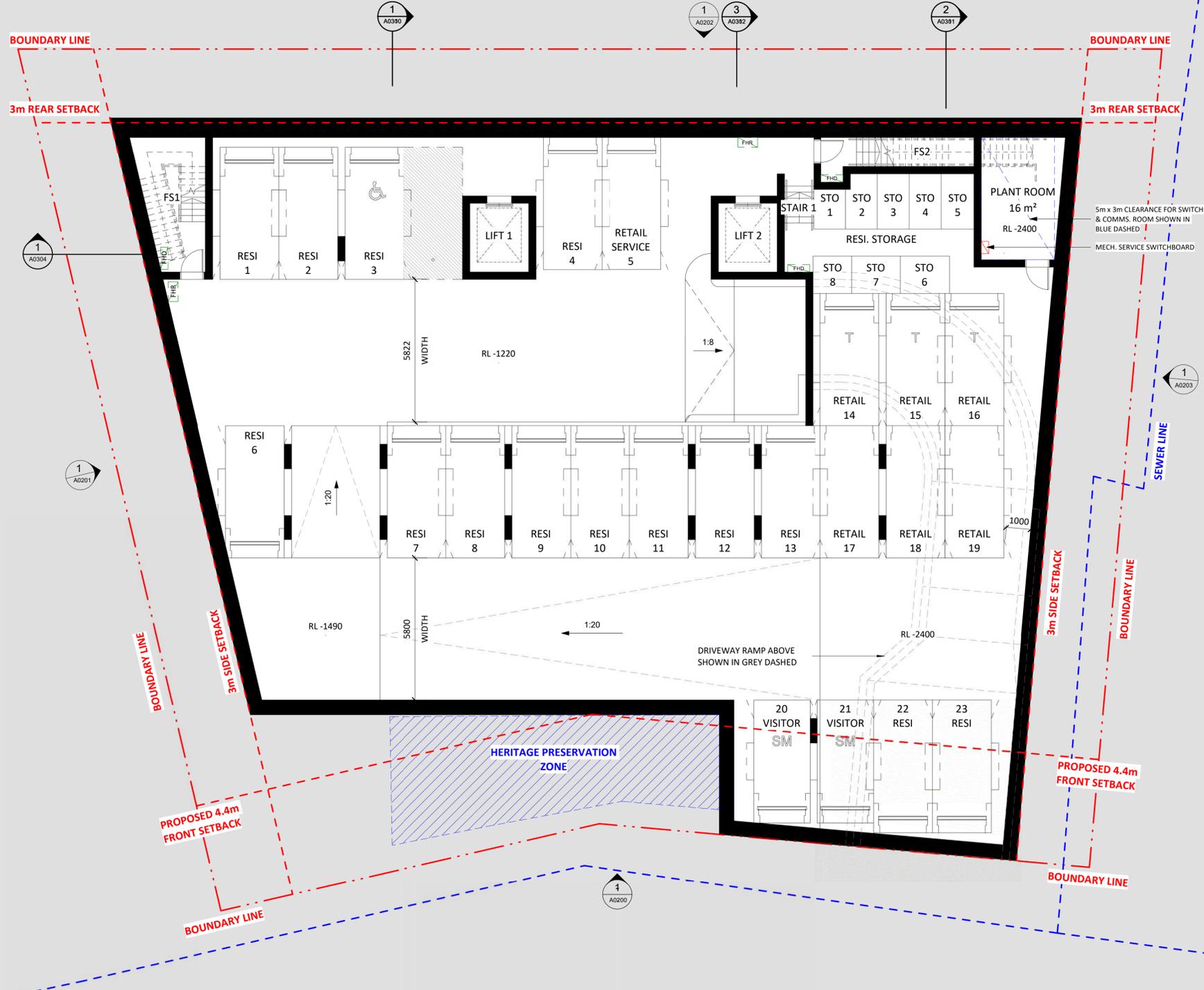


NOTES: SURVEY BY OTHERS

(A) - RIGHT OF WAY 3.66 WIDE (B566644)
 (B) - RIGHT OF WAY 3.66 WIDE (B587671)

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			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. 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 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.		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 63 131 365 696 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI.TAKADA.COM	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.	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	SURVEY PLAN
B	FOR AMENDED DA SUBMISSION	DK	RSW	25.07.23							STATUS DEVELOPMENT APPLICATION	DWG NO. A0019	REVISION C
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23							SCALE 1:200@A1, 1:400@A3	DATE 24.08.23	

CAR PARKING	
Description	Count
Accessible Bay (AS2890-2009)	1
Car Bay (T) Tandem 5400 x 2400	3
SM - Small 5000 x 2300	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

DRIVEWAY RAMP ABOVE SHOWN IN GREY DASHED

HERITAGE PRESERVATION ZONE

0006950350 05 Sep 2023
 Assessor: Dean Gorman
 Accreditation No. DMN131645
 Address: 112-116 Barrenjoey Rd, Palm Beach, NSW, 2198
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NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
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KEY PLAN
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OTHERS

CLIENT
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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

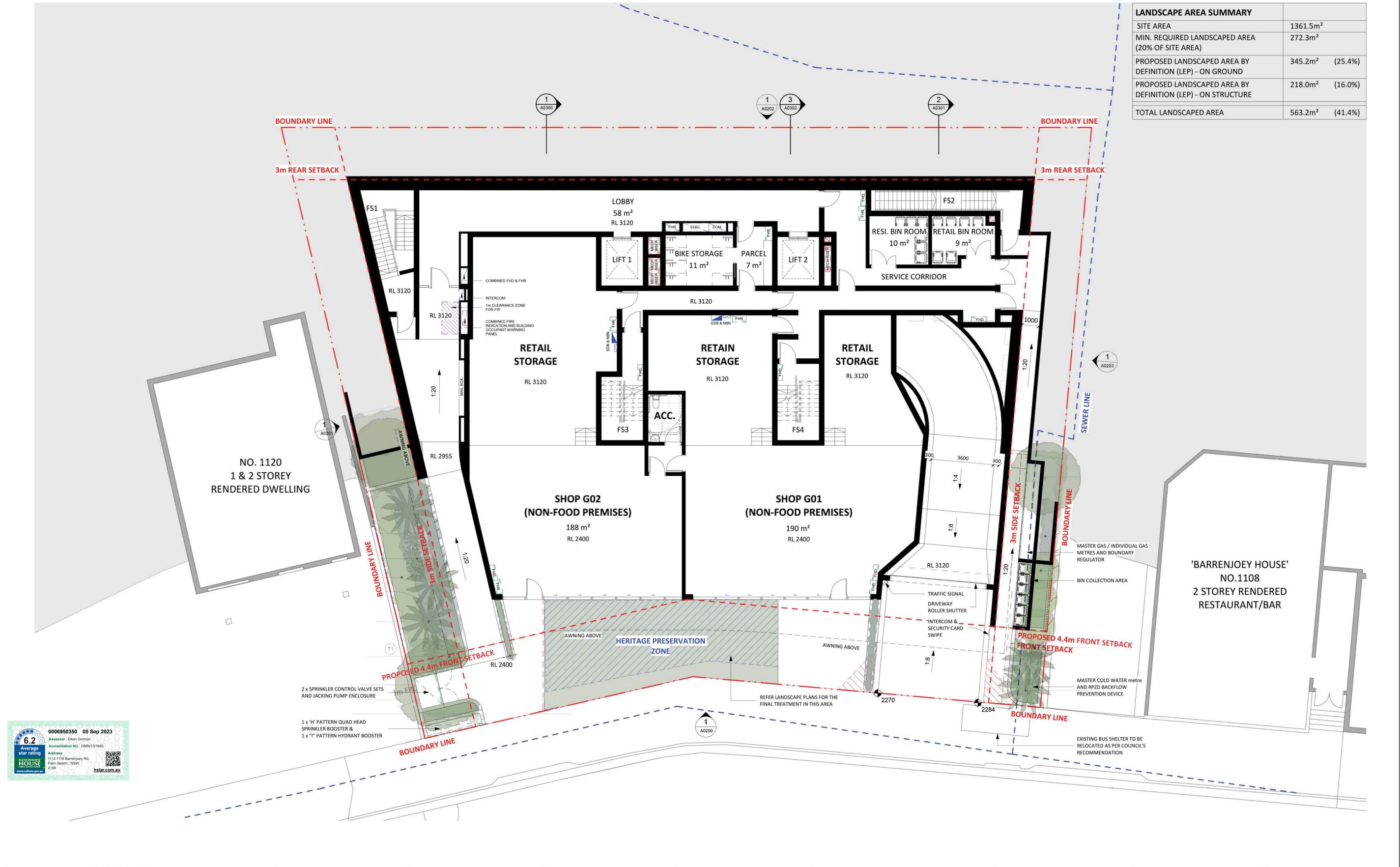
DWG TITLE
 BASEMENT 1 - FLOOR PLAN

DWG NO.
 A0099

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	REVISION NOTES:
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	

KEY PLAN	NOTES:
<p>6.2 Average star rating</p> <p>0006950350 05 Sep 2023</p> <p>Assessor: Dean Gorman</p> <p>Accreditation No.: DMN131945</p> <p>Address: 1112-1118 Barreroe Rd, Palm Beach, NSW, 2108</p> <p>hstar.com.au</p>	<p>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.</p>

CLIENT	ARCHITECT
<p>PALMDEV PTY LTD</p> <p>LEVEL 1, 600 DARLING STREET</p> <p>ROZELLE NSW 2039</p>	<p>SUITE 41 & 42, LEVEL 4</p> <p>61 MARLBOROUGH ST</p> <p>SURRY HILLS, NSW 2010</p> <p>T 02 9698 8510</p> <p>ASN 63 131 365 896</p> <p>NOMINATED ARCHITECT:</p> <p>KOICHI TAKADA</p> <p>NSW ARCHITECTS 6901</p> <p>VIC ARCHITECTS 16179</p> <p>QLD ARCHITECTS 5590</p> <p>KOICHI TAKADA.COM</p>

Koichi Takada Architects

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PROJECT	DWG TITLE
<p>1112-1116 BARRENJOEY RD</p> <p>1112 - 1116 BARRENJOEY ROAD, PALM BEACH</p>	<p>GROUND FLOOR - FLOOR PLAN</p>

STATUS	DWG NO.	REVISION
DEVELOPMENT APPLICATION	A0100	C

SCALE	DATE
1:100@A1, 1:200@A3	24.08.23

LANDSCAPE AREA SUMMARY	
SITE AREA	1361.5m ²
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m ²
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NOTE
SILVER LEVEL HOUSING COMPLYING UNIT TO HAVE STEP FREE ENTRY THRESHOLD TO COMPLY WITH LIVABLE HOUSING GUIDELINE (SILVER LEVEL)

<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>HRW</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	HRW	25.07.23	C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	<p>REVISION NOTES:</p>	<p>KEY PLAN</p>	<p>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 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.</p>	<p>CLIENT</p> <p>PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039</p>	<p>ARCHITECT</p> <p>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</p>	<p>GA STAMP</p> <p>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.</p>	<p>PROJECT</p> <p>1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH</p>	<p>DWG TITLE</p> <p>LEVEL 01 - FLOOR PLAN</p>
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<p>STATUS</p> <p>DEVELOPMENT APPLICATION</p>		<p>DWG NO.</p> <p>A0101</p>	<p>REVISION</p> <p>C</p>	<p>SCALE</p> <p>1:100@A1, 1:200@A3</p>	<p>DATE</p> <p>24.08.23</p>																							

LANDSCAPE AREA SUMMARY	
SITE AREA	1361.5m ²
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'BARRENJOEY HOUSE'
NO.1108
2 STOREY RENDERED
RESTAURANT/BAR

NO. 1120
1 & 2 STOREY
RENDERED DWELLING

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	REVISION NOTES:
A	FOR DA SUBMISSION	DK	GW	16.12.21	
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KEY PLAN
REVISION
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ROZELLE NSW 2039

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SURRY HILLS, NSW 2010
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 NO.
A0102

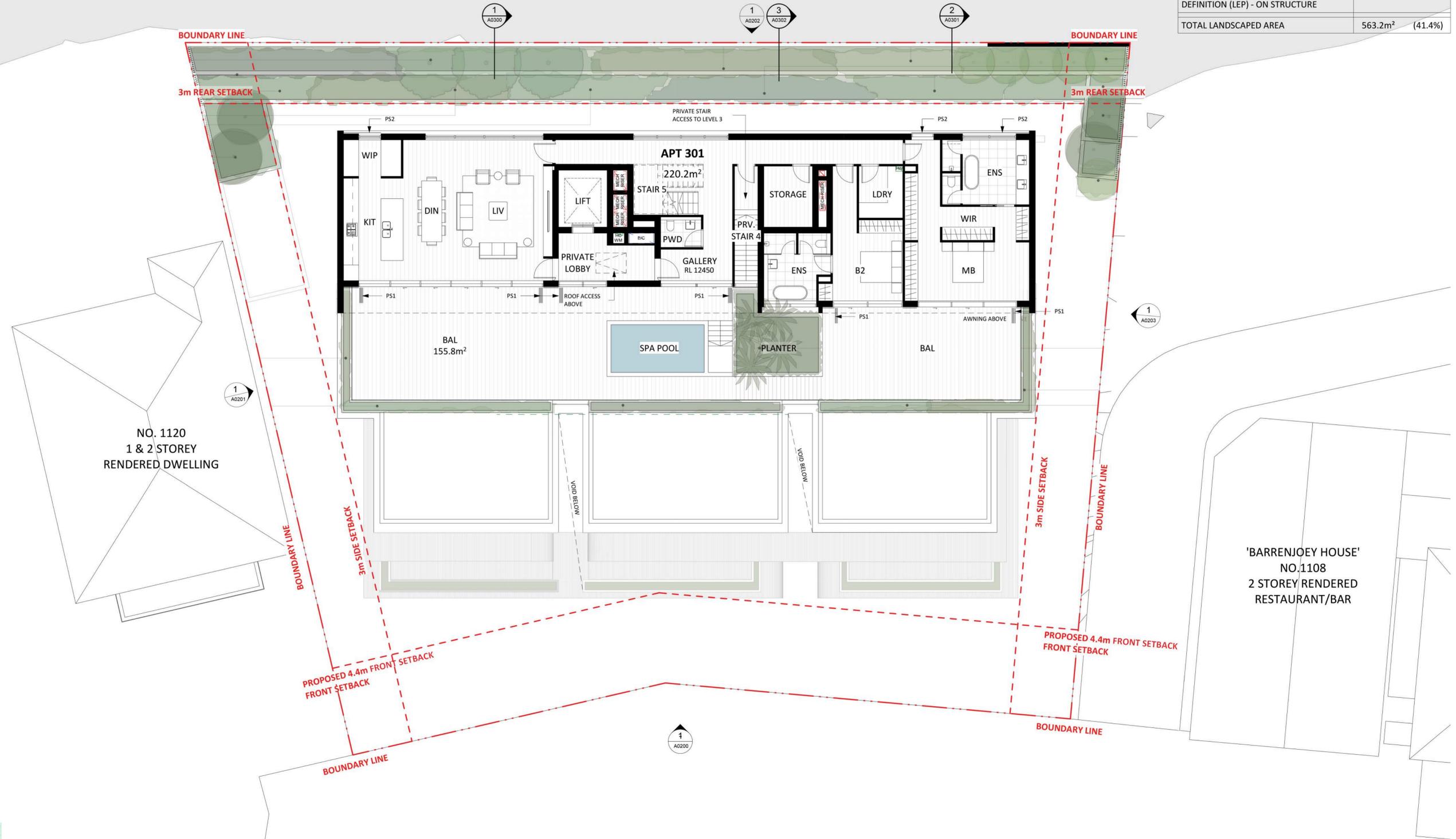
SCALE
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DWG TITLE
LEVEL 02 - FLOOR PLAN

REVISION
C

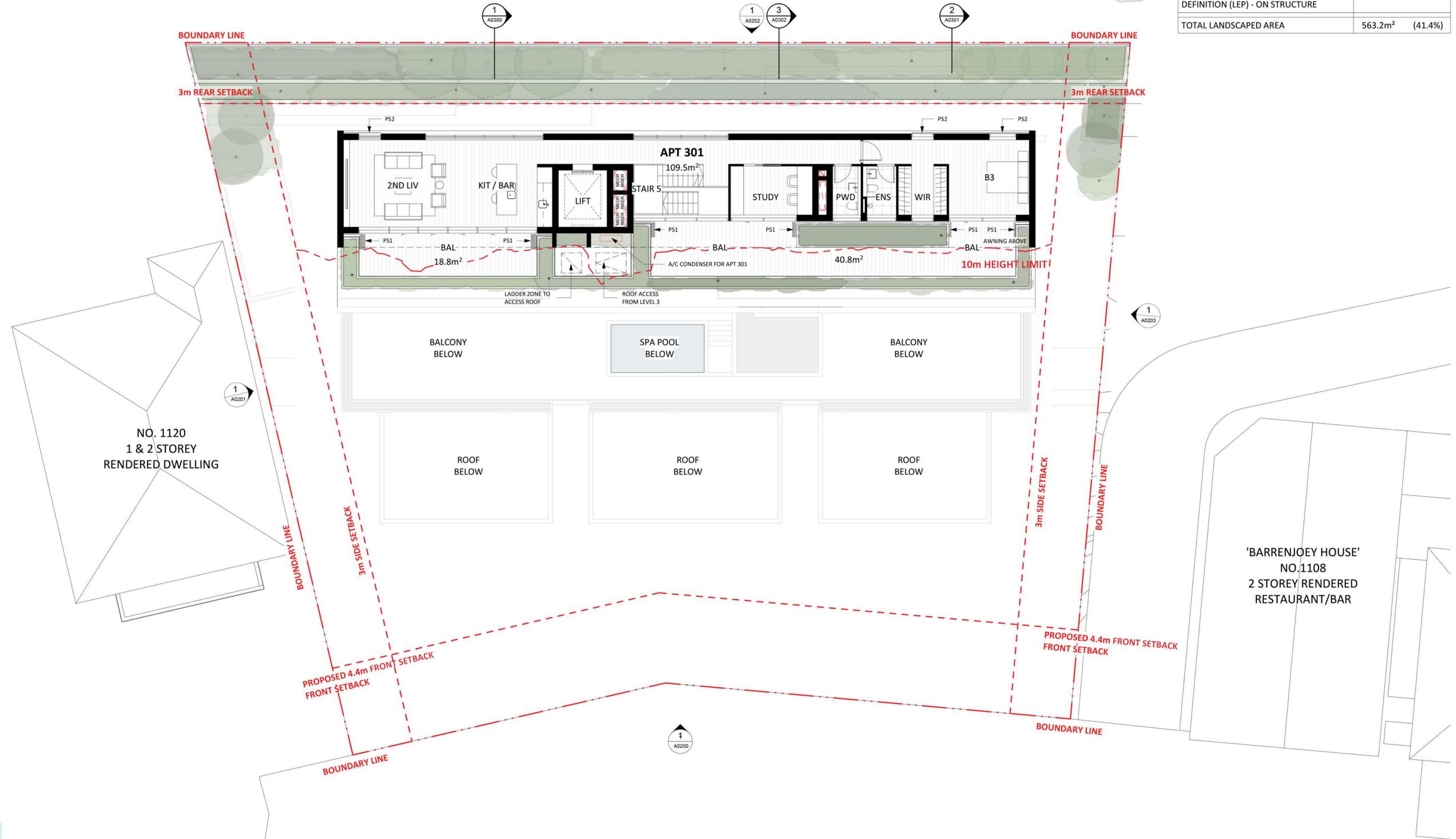
DATE
24.08.23

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%)	



<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>RSW</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	RSW	25.07.23	C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	REVISION NOTES: REVISION ON HOLD	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 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.	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	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: LEVEL 03 - FLOOR PLAN	STATUS: DEVELOPMENT APPLICATION	DWG NO.: A0103	REVISION: C	SCALE: 1:100@A1, 1:200@A3	DATE: 24.08.23
NO.	REVISION	BY	CHK	DATE																															
A	FOR DA SUBMISSION	DK	GW	16.12.21																															
B	FOR AMENDED DA SUBMISSION	DK	RSW	25.07.23																															
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NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
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	

KEY PLAN

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 ROZELLE NSW 2039

ARCHITECT
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 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
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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 04 - FLOOR PLAN

DWG NO.
 A0104

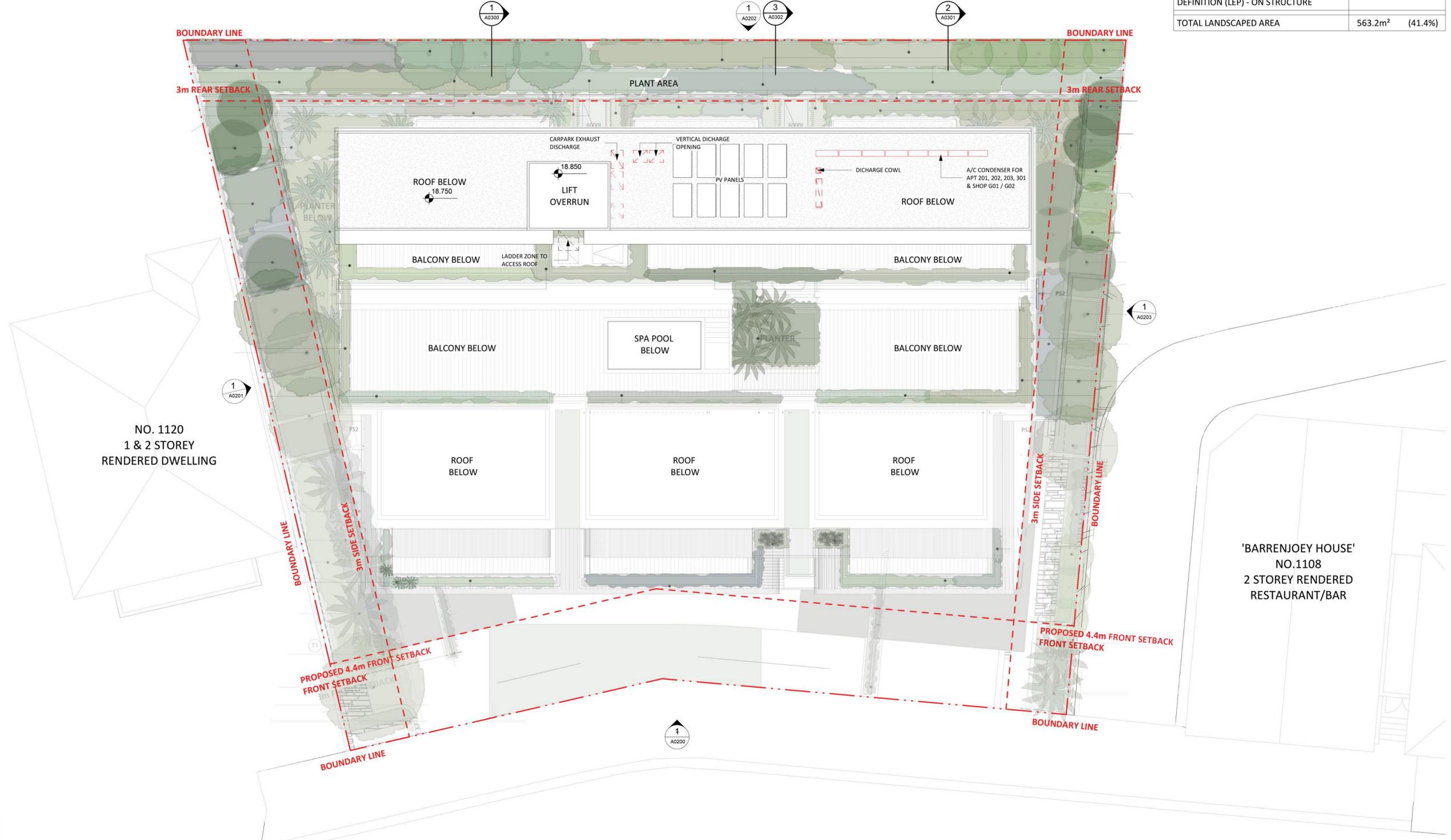
REVISION
 C

DATE
 24.08.23

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
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NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
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	

KEY PLAN	NOTES:	OTHERS:
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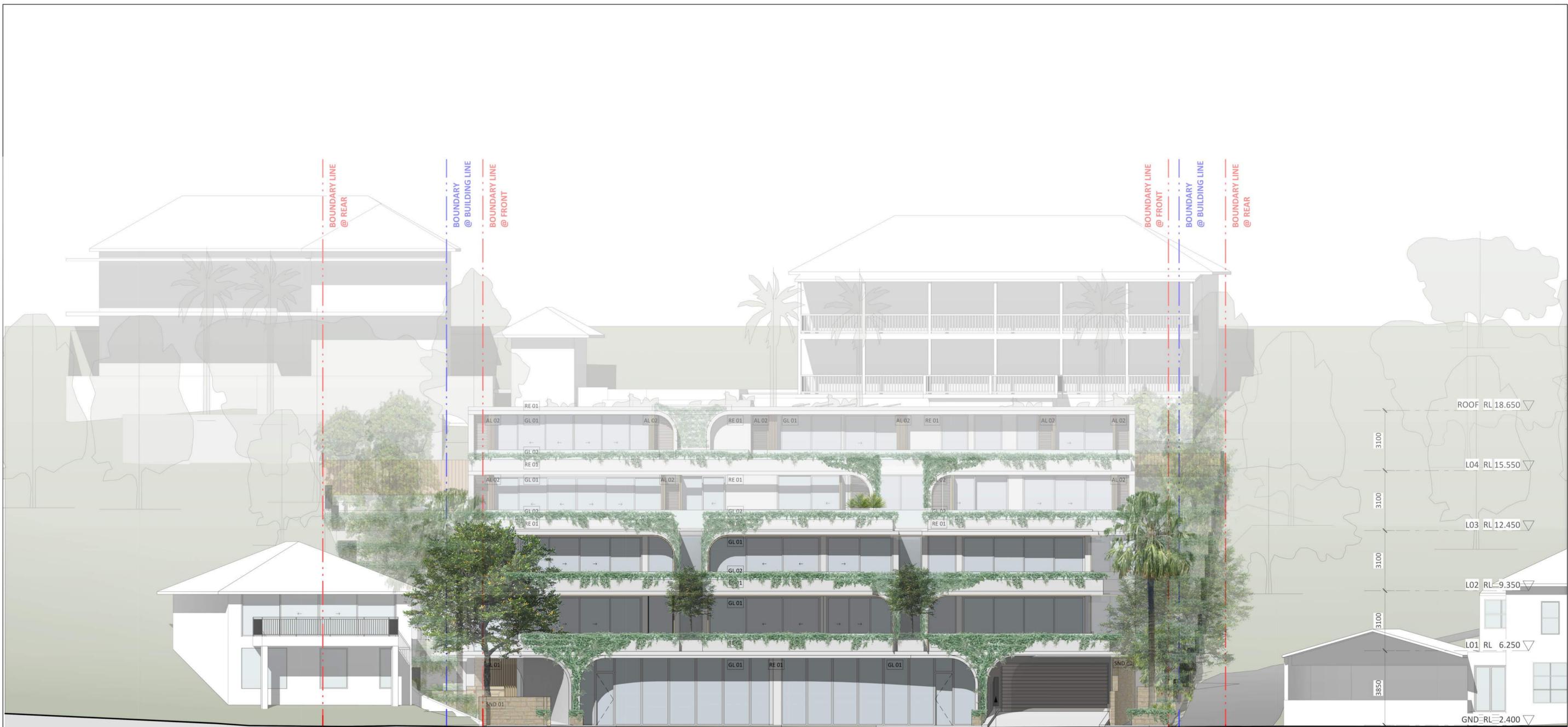
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PROJECT	DWG TITLE
<p>1112-1116 BARRENJOEY RD</p> <p>1112 - 1116 BARRENJOEY ROAD, PALM BEACH</p>	<p>ROOF PLAN - FLOOR PLAN</p>

STATUS	DWG NO.	REVISION
<p>DEVELOPMENT APPLICATION</p>	<p>A0105</p>	<p>C</p>

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

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:

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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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

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

DWG TITLE:
 WEST ELEVATION (BARRENJOEY RD)

DWG NO.:
 A0200

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	RSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

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	REVISION	DATE
NORTH ELEVATION (SIDE)	C	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	RSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

CLOUD LEGEND

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	ON HOLD

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

STATUS
 DEVELOPMENT APPLICATION

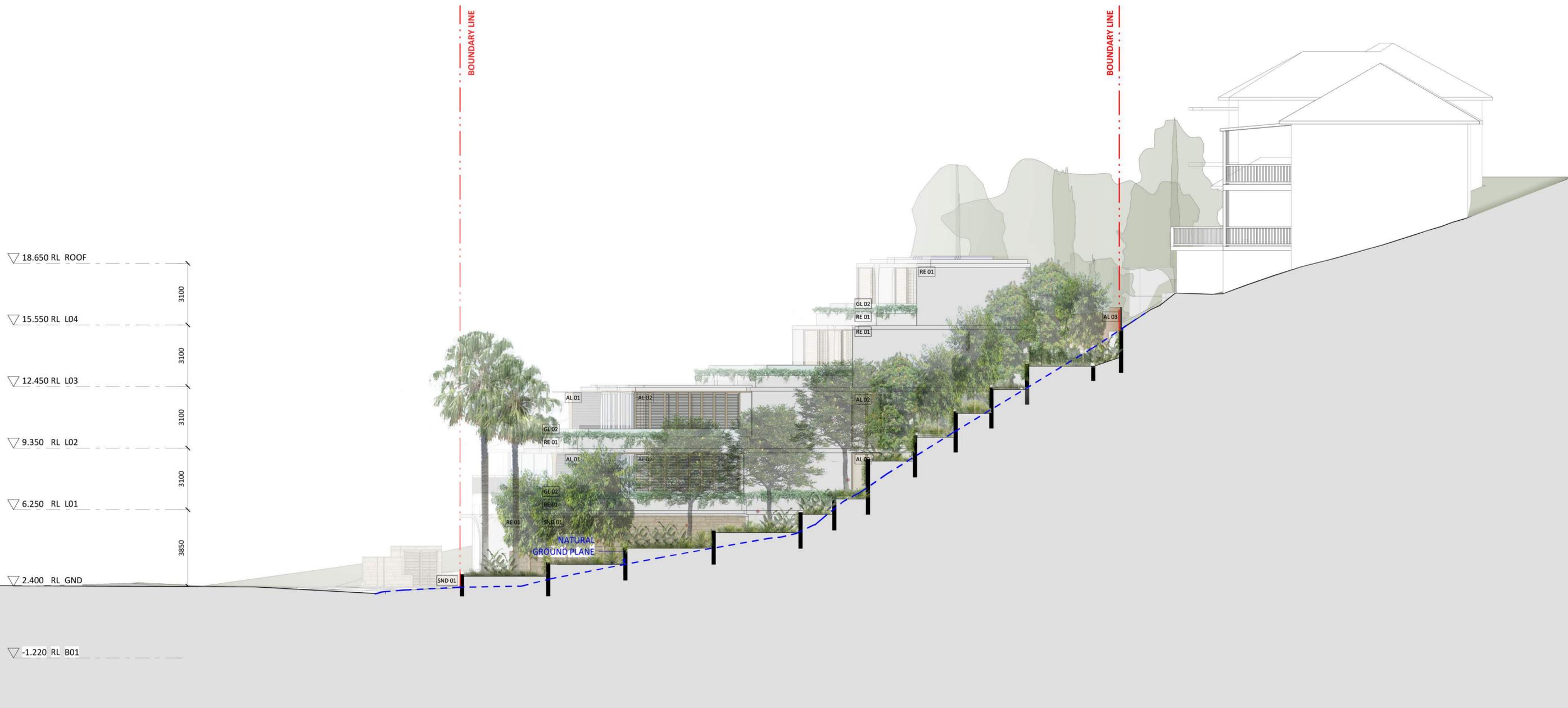
SCALE
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DWG TITLE
 EAST ELEVATION (REAR)

DWG NO.
 A0202

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	RSW	25.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

CLOUD LEGEND

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 SURRY HILLS, NSW 2010
 T 02 9698 8510
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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

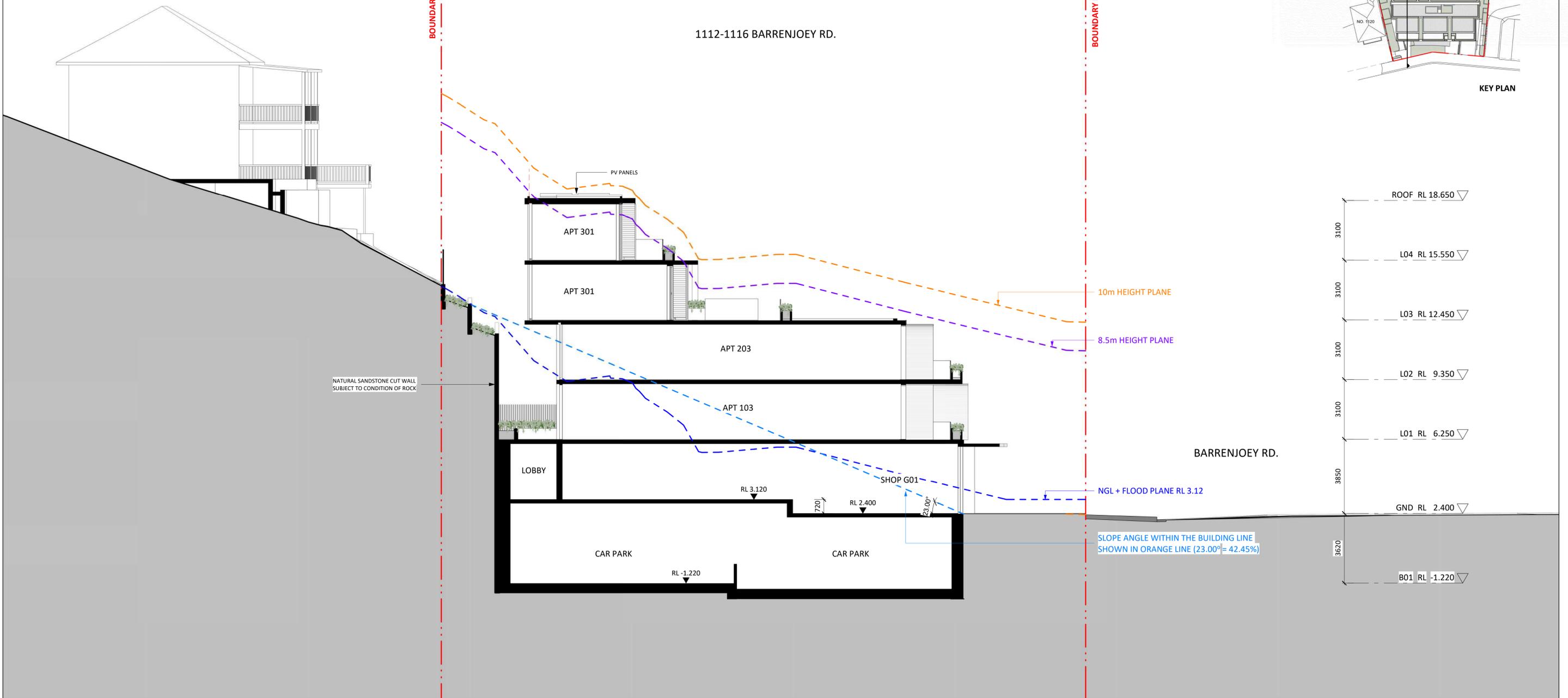
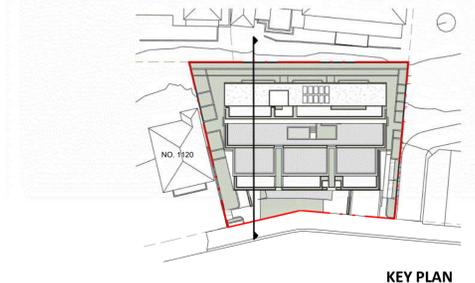
DATE
 24.08.23

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)



6.2 Average star rating
0006950350 05 Sep 2023
Assessor: Dean Gorman
Accreditation No. DMN131645
Address: 1112-1116 Barrenjoey Rd, Palm Beach, NSW, 2198
hstar.com.au

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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WIP: 03/08/23

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

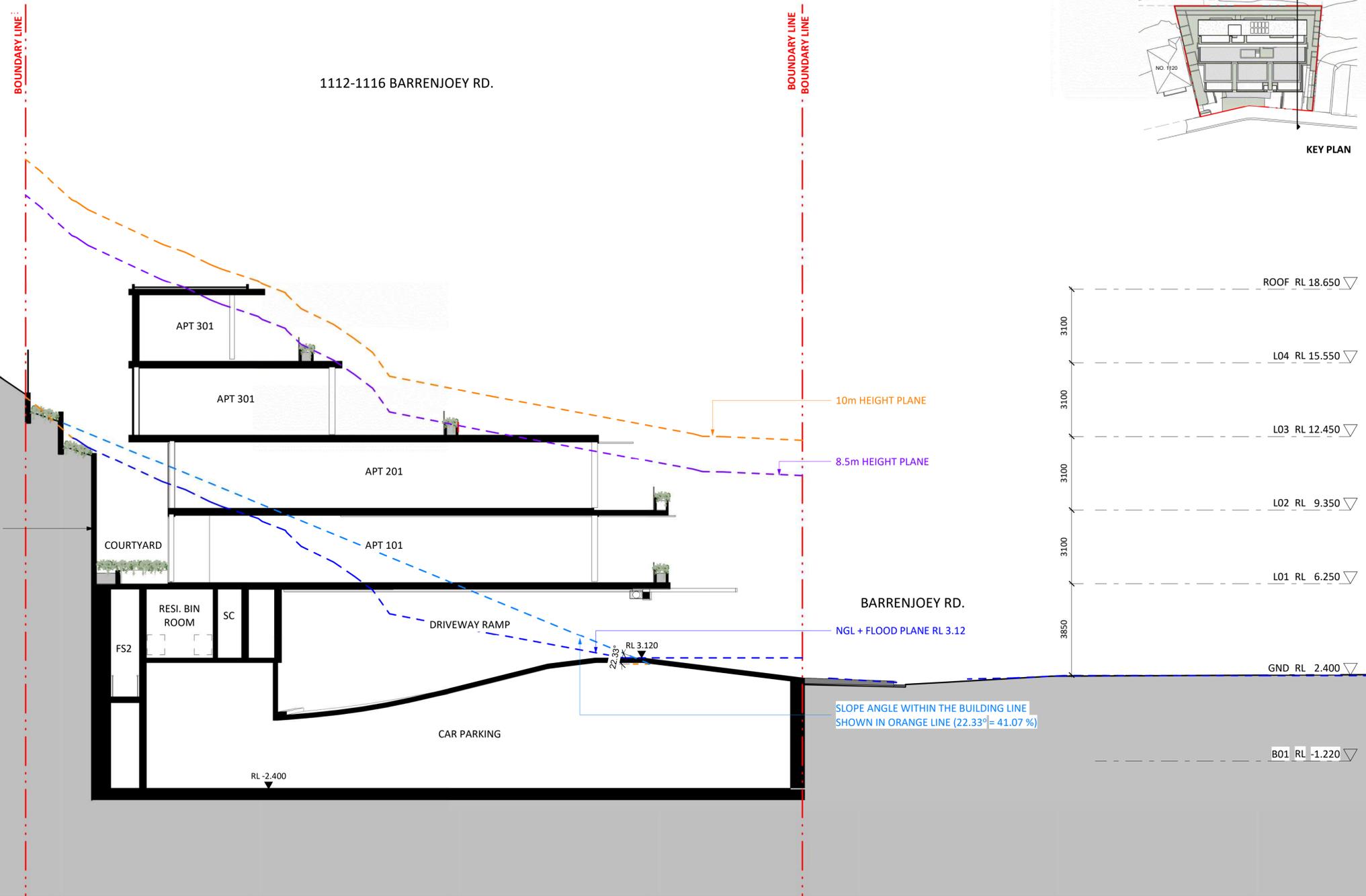
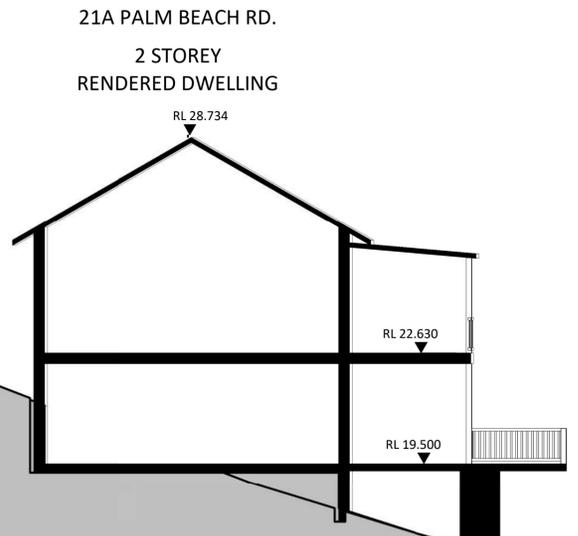
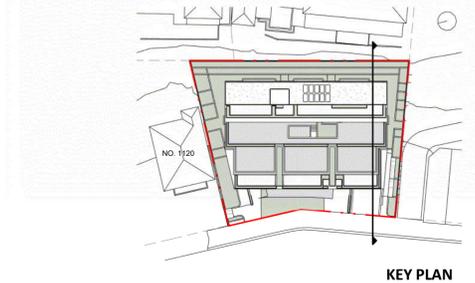
STATUS
DEVELOPMENT APPLICATION

0 5 m

DWG TITLE	DWG NO.	REVISION
SECTION 01	A0300	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)



0006950350 05 Sep 2023
Assessor: Dean Gorman
Accreditation No. DMN131645
Address: 1112-1116 Barrenjoey Rd, Palm Beach, NSW, 2198
www.hstar.com.au

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	

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ASN 63 131 365 896
NOMINATED ARCHITECT:
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NSW ARCHITECTS 6901
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WIP: 03/08/23

PROJECT

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

DWG TITLE

SECTION 02

DWG NO.

A0301

SCALE

1:100@A1, 1:200@A3

STATUS

DEVELOPMENT APPLICATION

0 5 m

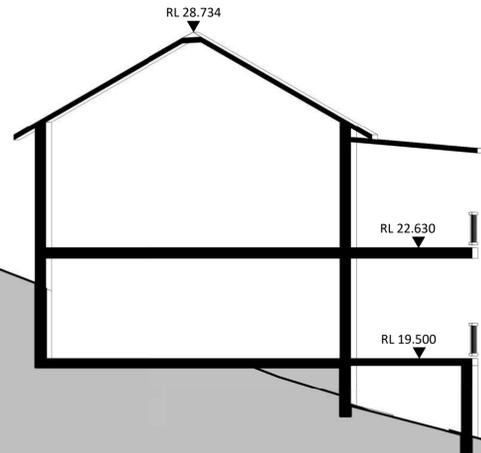
REVISION

C

DATE

24.08.23

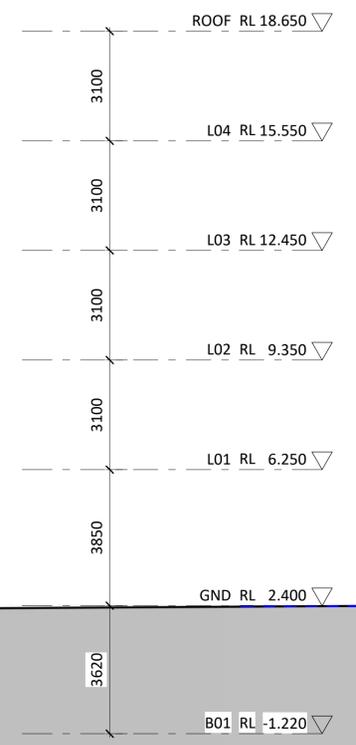
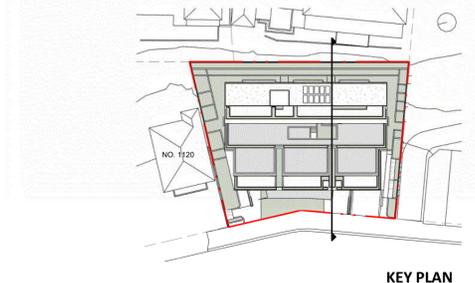
21A PALM BEACH RD.
2 STOREY
RENDERED DWELLING



1112-1116 BARRENJOEY RD.

BOUNDARY LINE

BOUNDARY LINE



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

CLOUD LEGEND

- REVISION
- ON HOLD

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ASN 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

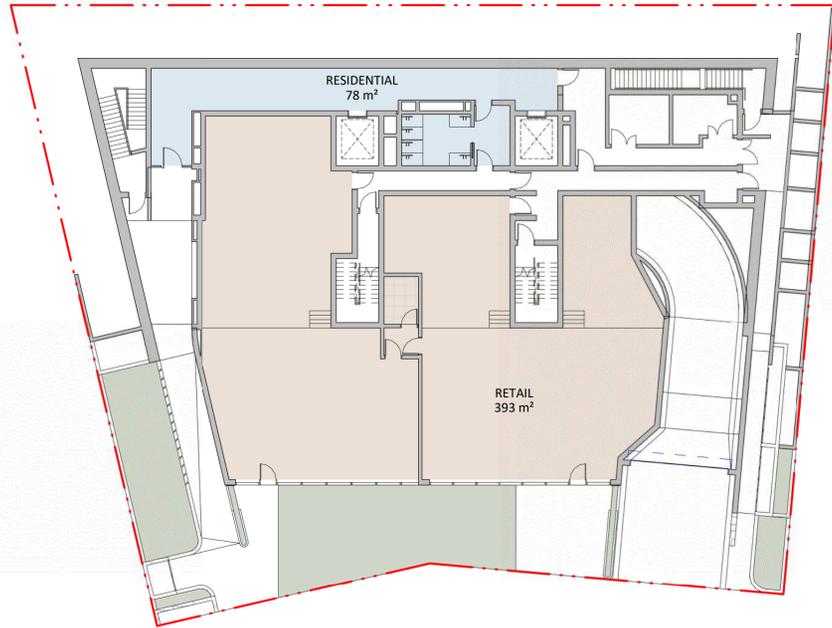
SCALE
1:100@A1, 1:200@A3

DWG TITLE
SECTION 03

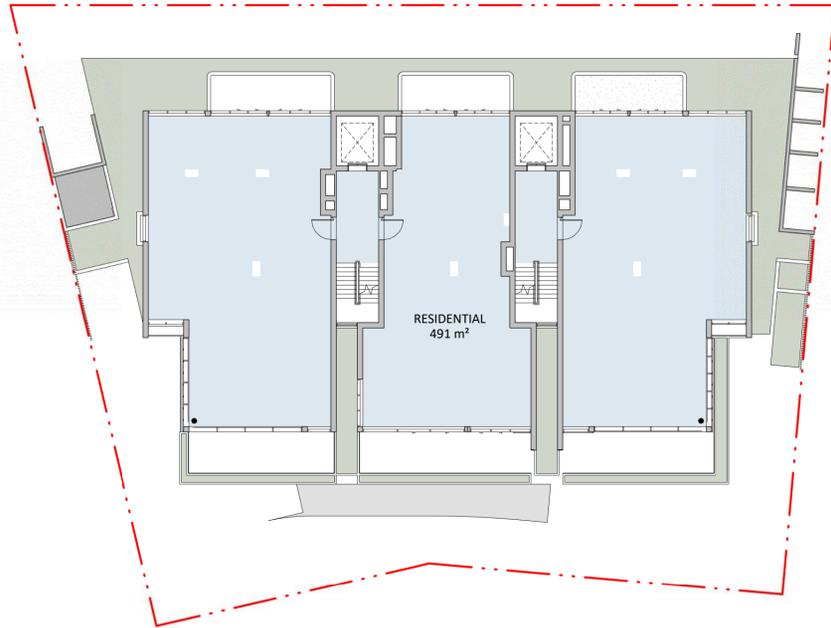
DWG NO.
A0302

REVISION
C

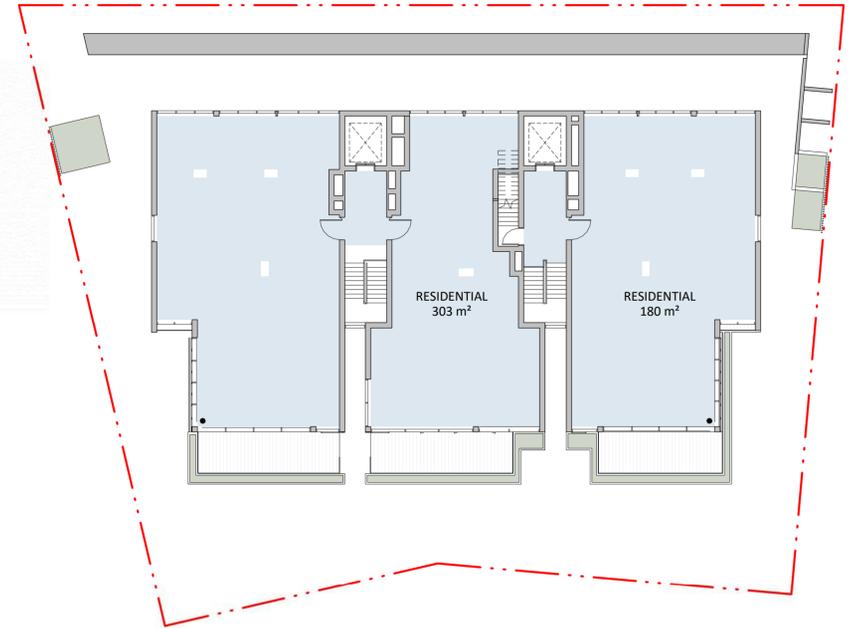
DATE
24.08.23



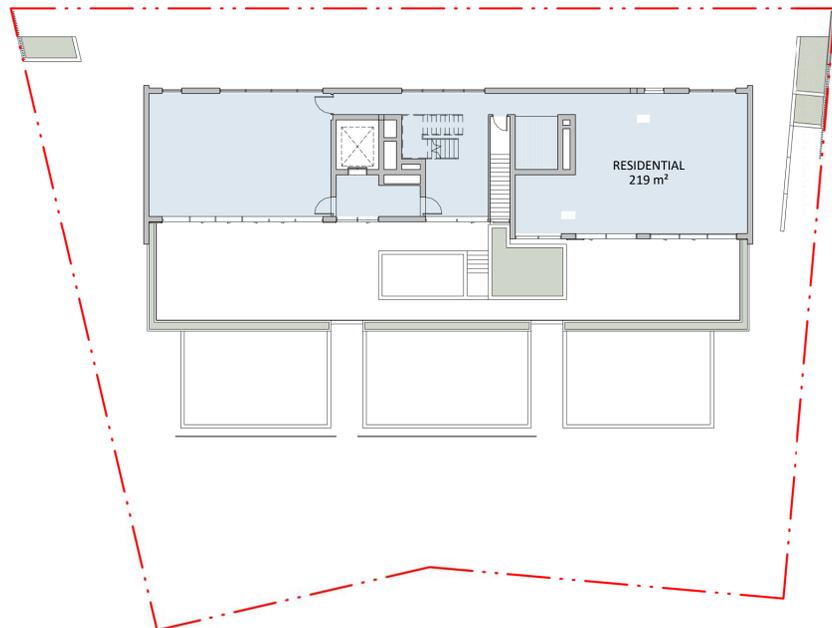
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1 : 200



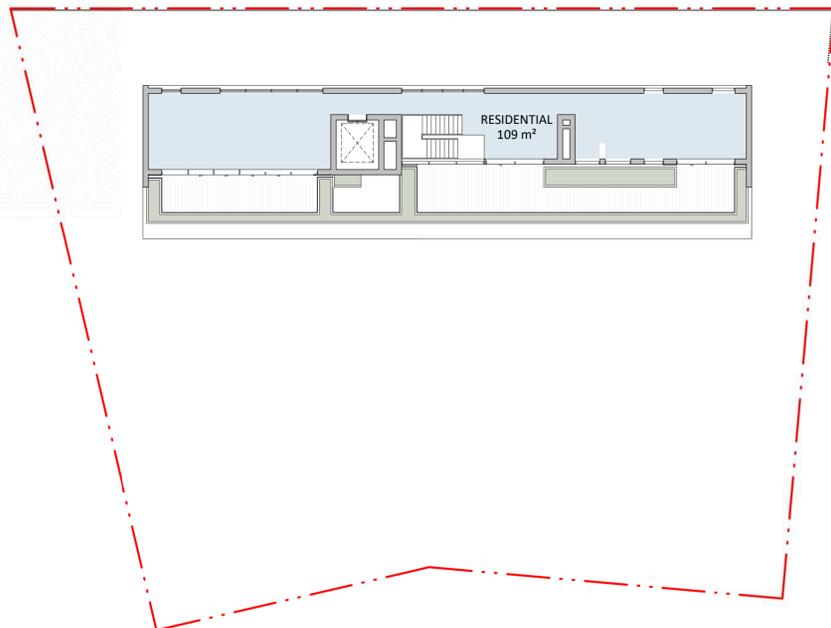
2 GFA - L01
1 : 200



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
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23
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REVISION NOTES:	

KEY PLAN	

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ARCHITECT
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Koichi Takada Architects

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

DWG TITLE
GROSS FLOOR AREA DIAGRAMS

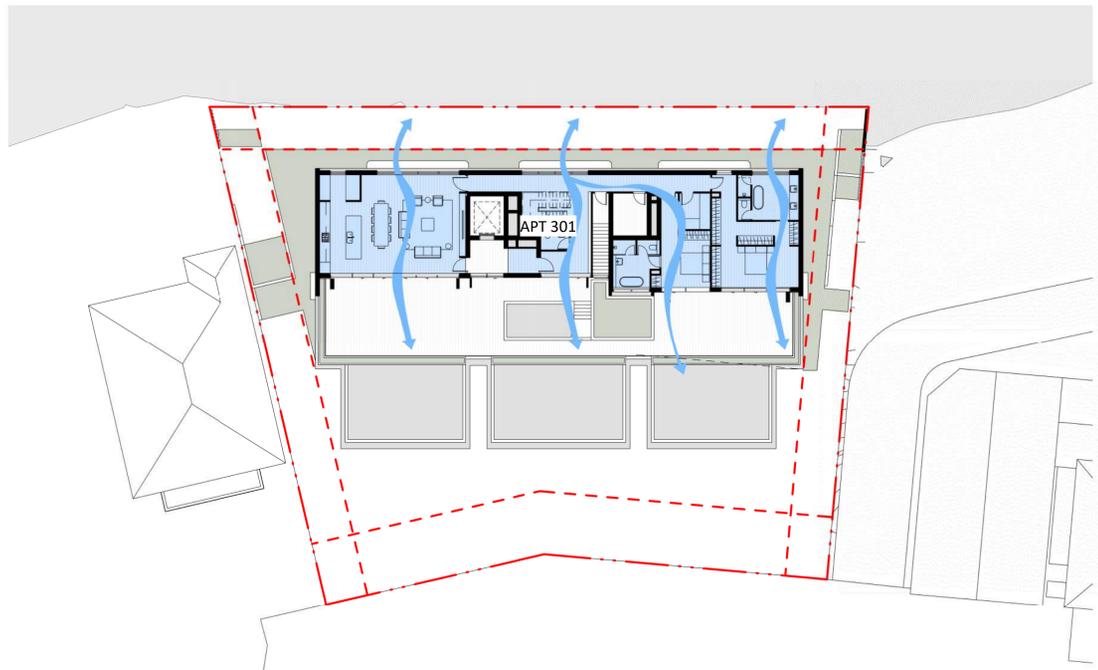
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DEVELOPMENT APPLICATION	A0400	C
0	10 m	SCALE
1:200@A1, 1:400@A3	DATE	24.08.23



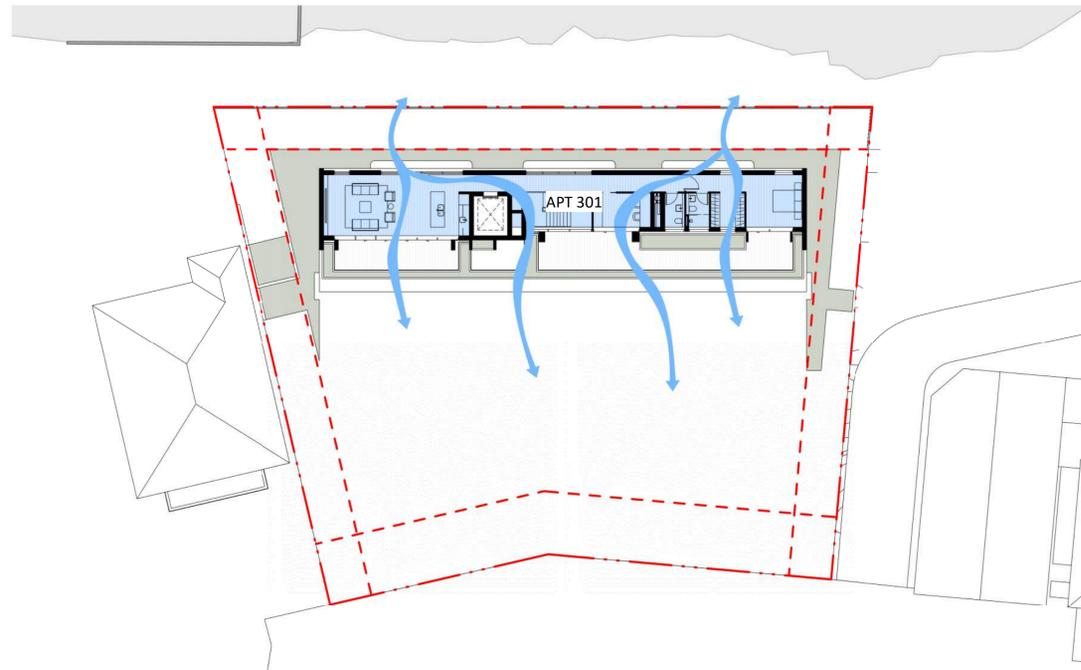
1 CROSS VENTILATION DIAGRAM - LEVEL 01
1 : 250



2 CROSS VENTILATION DIAGRAM - LEVEL 02
1 : 250



3 CROSS VENTILATION DIAGRAM - LEVEL 03
1 : 250



4 CROSS VENTILATION DIAGRAM - LEVEL 04
1 : 250

CROSS VENTILATION SUMMARY

At least 60% of residential units need to satisfy the requirement for natural ventilation up to level 4.



7/7 = 100%

	NUMBER OF APARTMENTS	NATURALLY VENTILATED APARTMENTS
LEVEL 1	3	3
LEVEL 2	3	3
LEVEL 3 & 4	1	1
TOTAL	7	7

% OF APARTMENTS WITH NATURAL CROSS VETILATION: 100%

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



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	BY	CHK	DATE

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ASN 63 131 365 896
NOMINATED ARCHITECT:
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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
CROSS VENTILATION DIAGRAM

DWG NO.
A0410

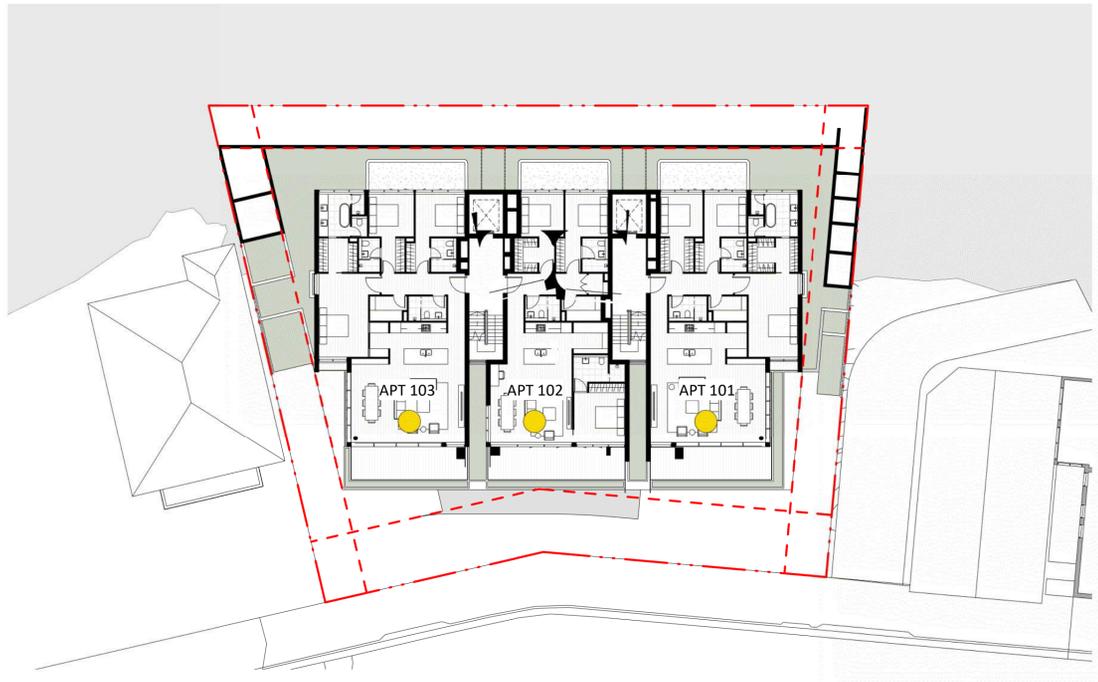
REVISION
C

DATE
24.08.23

STATUS
DEVELOPMENT APPLICATION

SCALE
1:250@A1, 1:500@A3

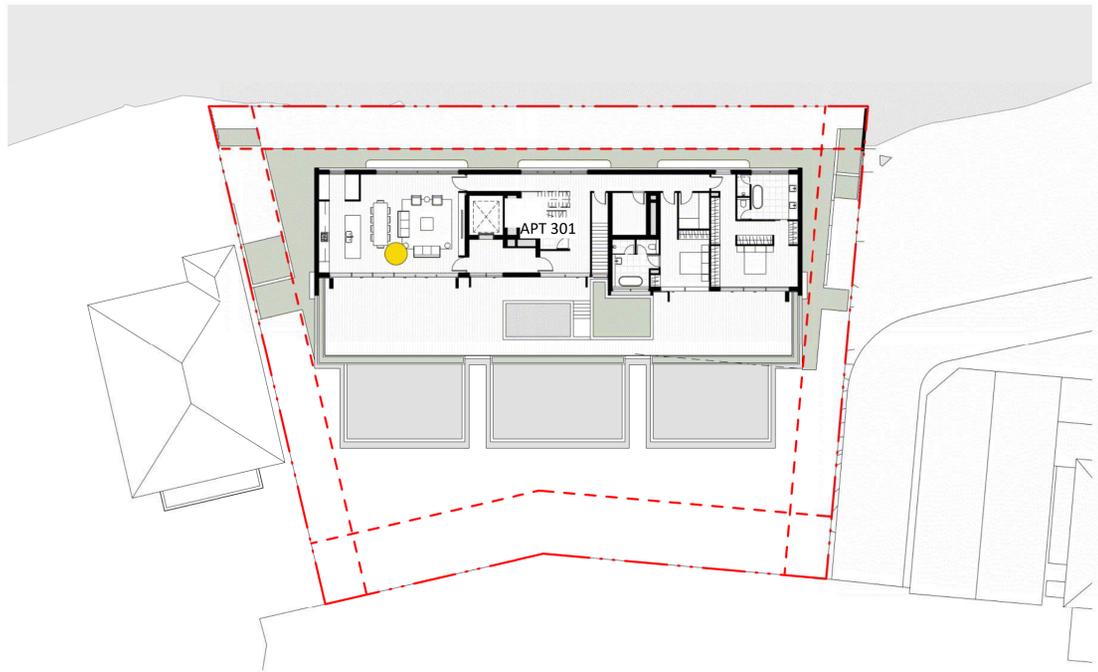




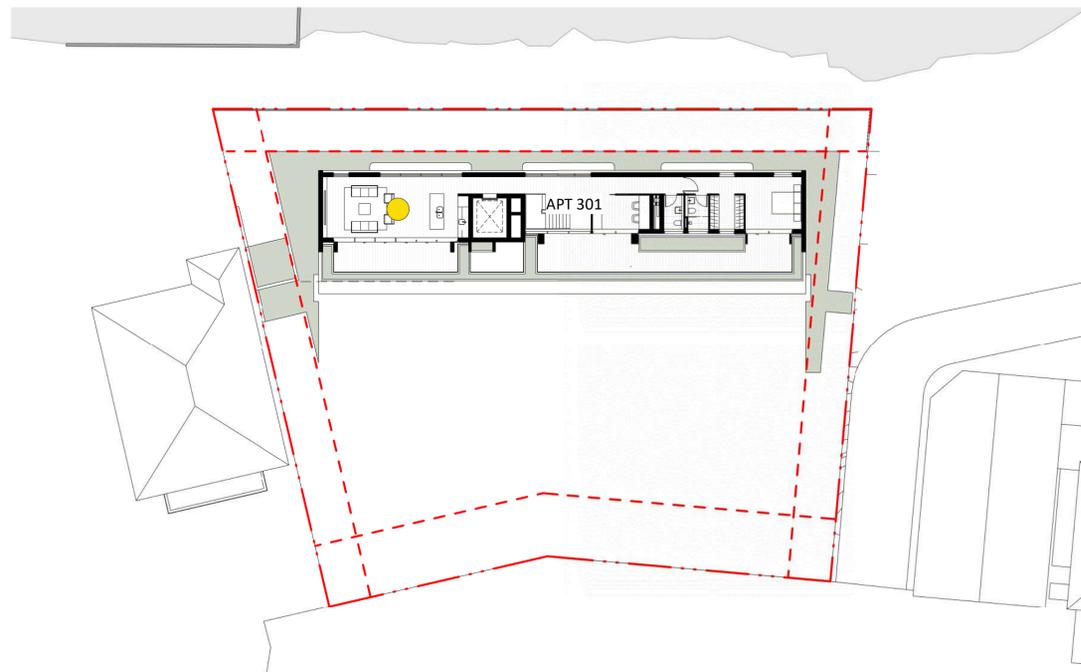
1 SOLAR ACCESS DIAGRAM - LEVEL 01
1 : 250



2 SOLAR ACCESS DIAGRAM - LEVEL 02
1 : 250



3 SOLAR ACCESS DIAGRAM - LEVEL 03
1 : 250



4 SOLAR ACCESS DIAGRAM - LEVEL 4
1 : 250

SOLAR ACCESS SUMMARY

At least 70% of residential units need to satisfy the requirement for solar access up to level 4.

● Solar Access

7/7 = 100%

	NUMBER OF APARTMENTS	SOLAR ACCESS ACHIEVED APARTMENTS
LEVEL 1	3	3
LEVEL 2	3	3
LEVEL 3 & 4	1	1
TOTAL	7	7

% OF APARTMENTS WITH SOLAR ACCESS: 100%

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



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	BY	CHK	DATE

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

STATUS:
DEVELOPMENT APPLICATION

0 12.5 m

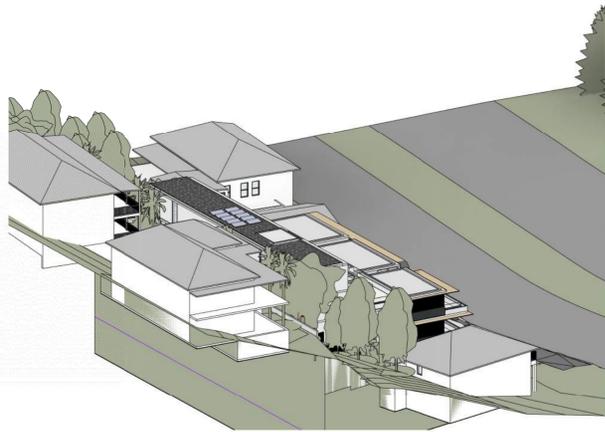
DWG TITLE:
SOLAR ACCESS DIAGRAM

DWG NO.:
A0411

REVISION:
C

SCALE:
1:250@A1, 1:500@A3

DATE:
24.08.23



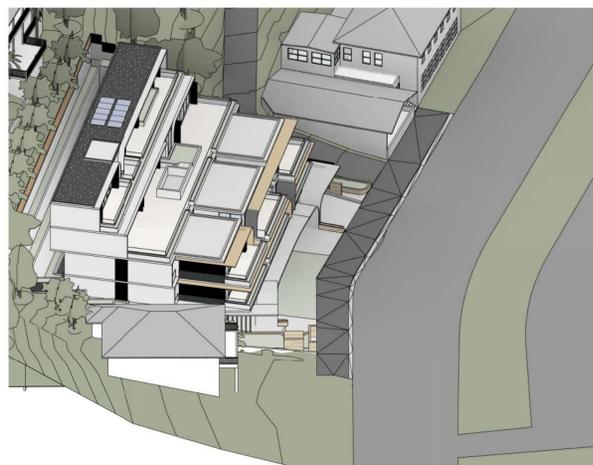
1 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 9AM



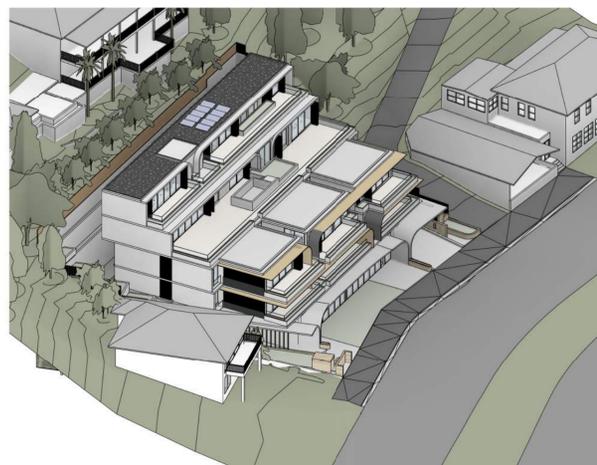
2 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 10AM



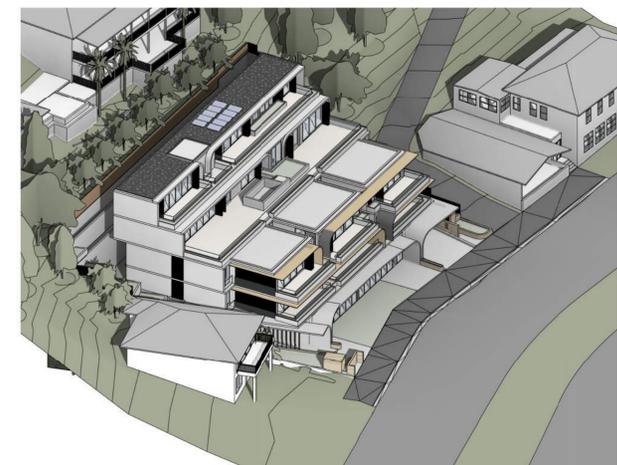
3 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 11AM



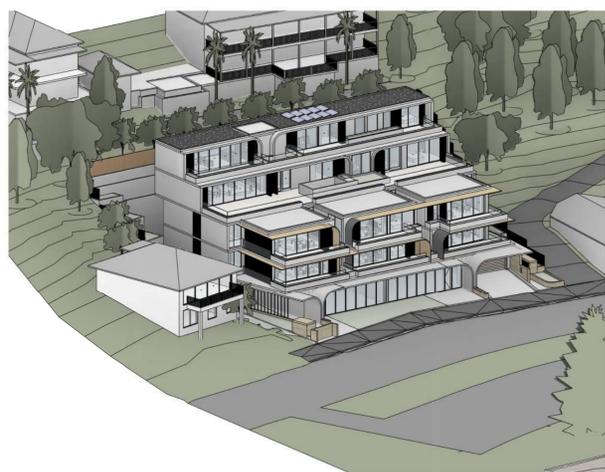
4 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 12PM



5 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 1PM



6 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 2PM



7 SUN EYE VIEW DIAGRAM - 21ST JUNE @ 3PM



SOLAR ACCESS SUMMARY

At least 70% of residential units need to satisfy the requirement for solar access up to level 4.

● Solar Access

7/7 = 100%

	NUMBER OF APARTMENTS	SOLAR ACCESS ACHIEVED APARTMENTS
LEVEL 1	3	3
LEVEL 2	3	3
LEVEL 3 & 4	1	1
TOTAL	7	7

% OF APARTMENTS WITH SOLAR ACCESS: 100%

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

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
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B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23	
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KEY PLAN

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ARCHITECT:
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PROJECT:
<p>1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH</p>

STATUS:
<p>DEVELOPMENT APPLICATION</p>

DWG TITLE:
<p>SUN EYE VIEW DIAGRAM - 21ST JUN</p>

DWG NO.:
<p>A0412</p>

REVISION:
<p>C</p>

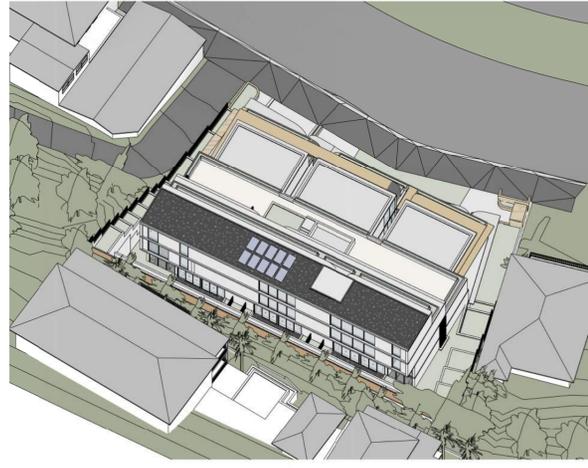
DATE:
<p>24.08.23</p>

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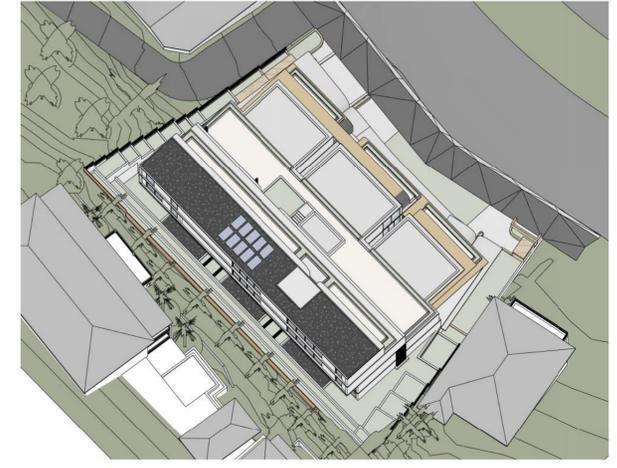
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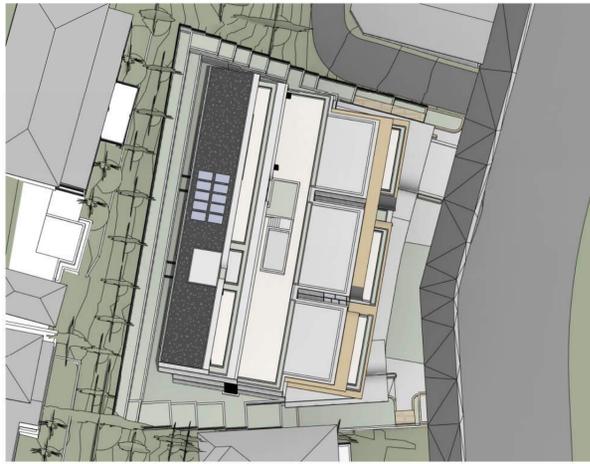
1 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 9AM



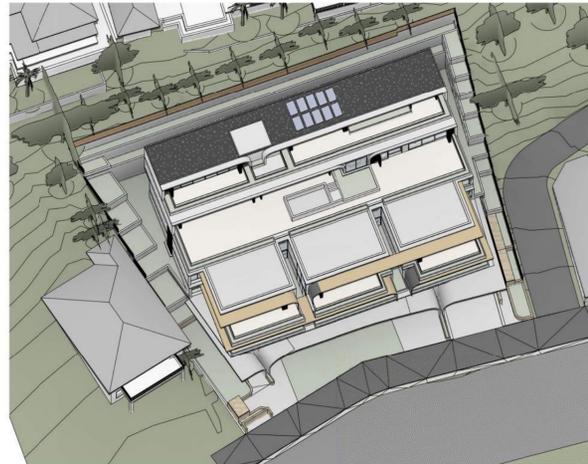
2 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 10AM



3 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 11AM



4 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 12PM



5 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 1PM



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



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



SOLAR ACCESS SUMMARY

At least 70% of residential units need to satisfy the requirement for solar access up to level 4.

● Solar Access

7/7 = 100%

	NUMBER OF APARTMENTS	SOLAR ACCESS ACHIEVED APARTMENTS
LEVEL 1	3	3
LEVEL 2	3	3
LEVEL 3 & 4	1	1
TOTAL	7	7

% OF APARTMENTS WITH SOLAR ACCESS: 100%

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

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
REVISION ON HOLD

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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

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

DWG TITLE
SUN EYE VIEW DIAGRAM - 21ST DEC

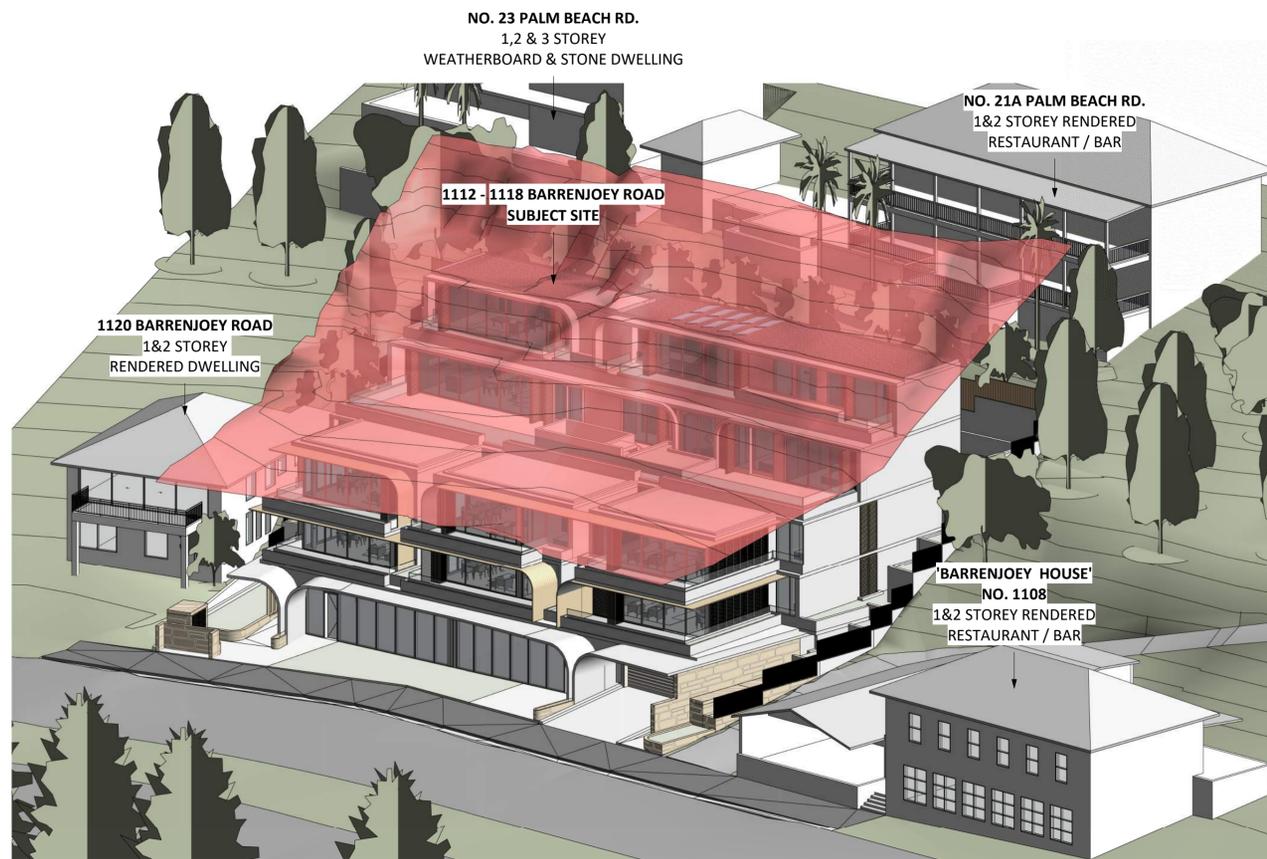
DWG NO.	REVISION
A0413	C

SCALE	DATE
	24.08.23

STATUS
DEVELOPMENT APPLICATION

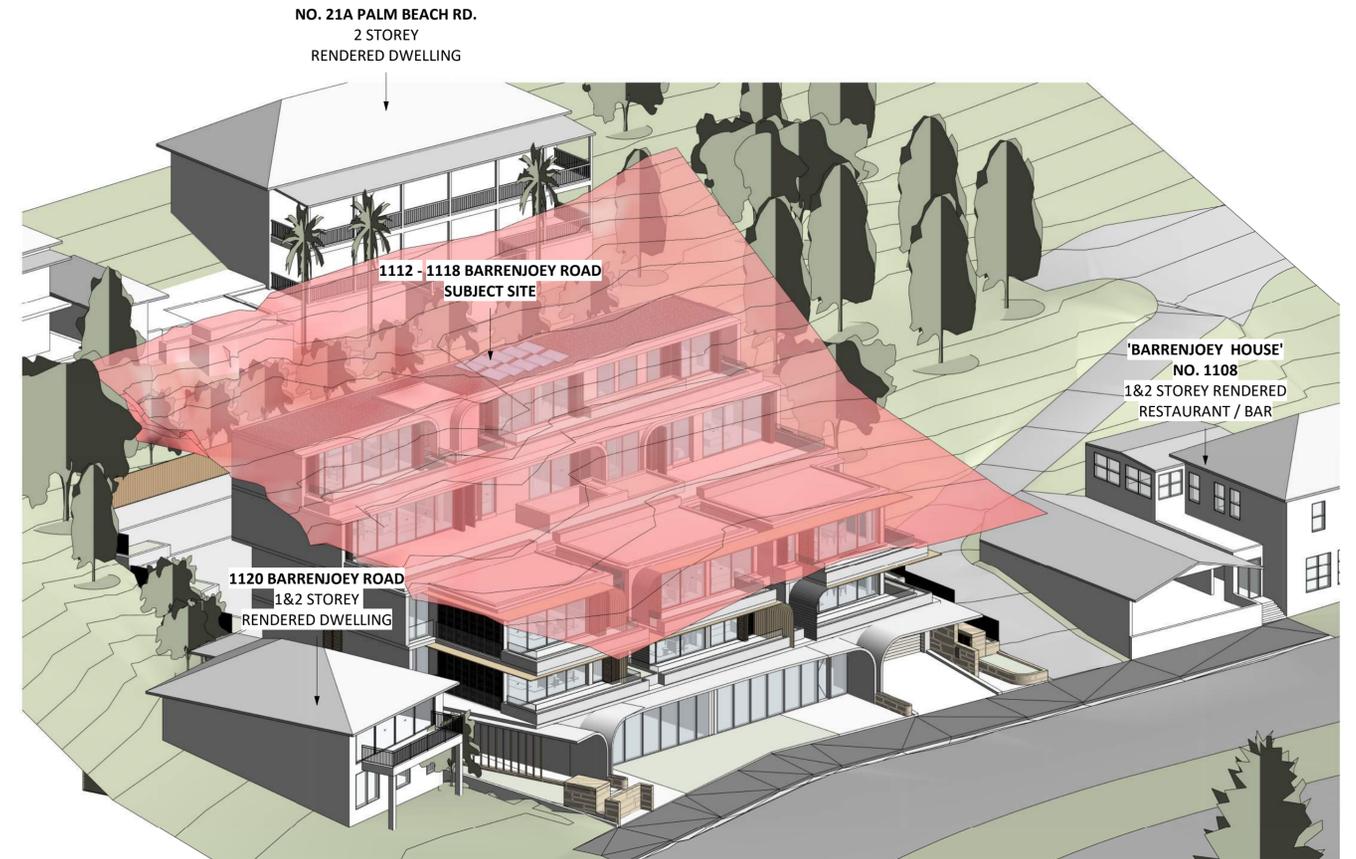
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1 10m HEIGHT PLANE DIAGRAM 01

NOTE: 10m HEIGHT CONTROL SHOWN AS RED PLANE. THERE IS NO EXCEEDANCE OVER 10m



2 10m HEIGHT PLANE DIAGRAM 02

NOTE: 10m HEIGHT CONTROL SHOWN AS RED PLANE. THERE IS NO EXCEEDANCE OVER 10m



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:	
REVISION	ON HOLD

KEY PLAN
CLOUD LEGEND

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OTHERS:

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 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
 KOICHIKAKADA.COM

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

STATUS:
 DEVELOPMENT APPLICATION

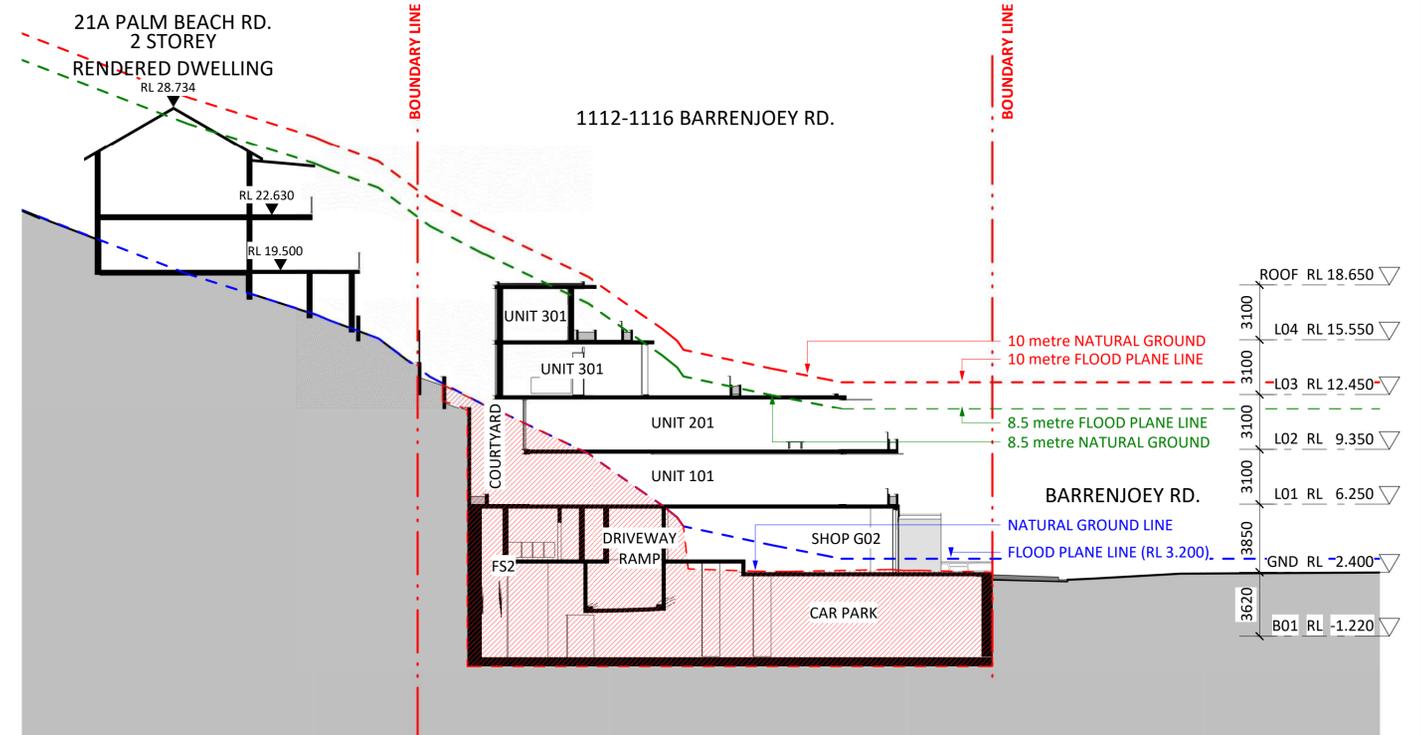
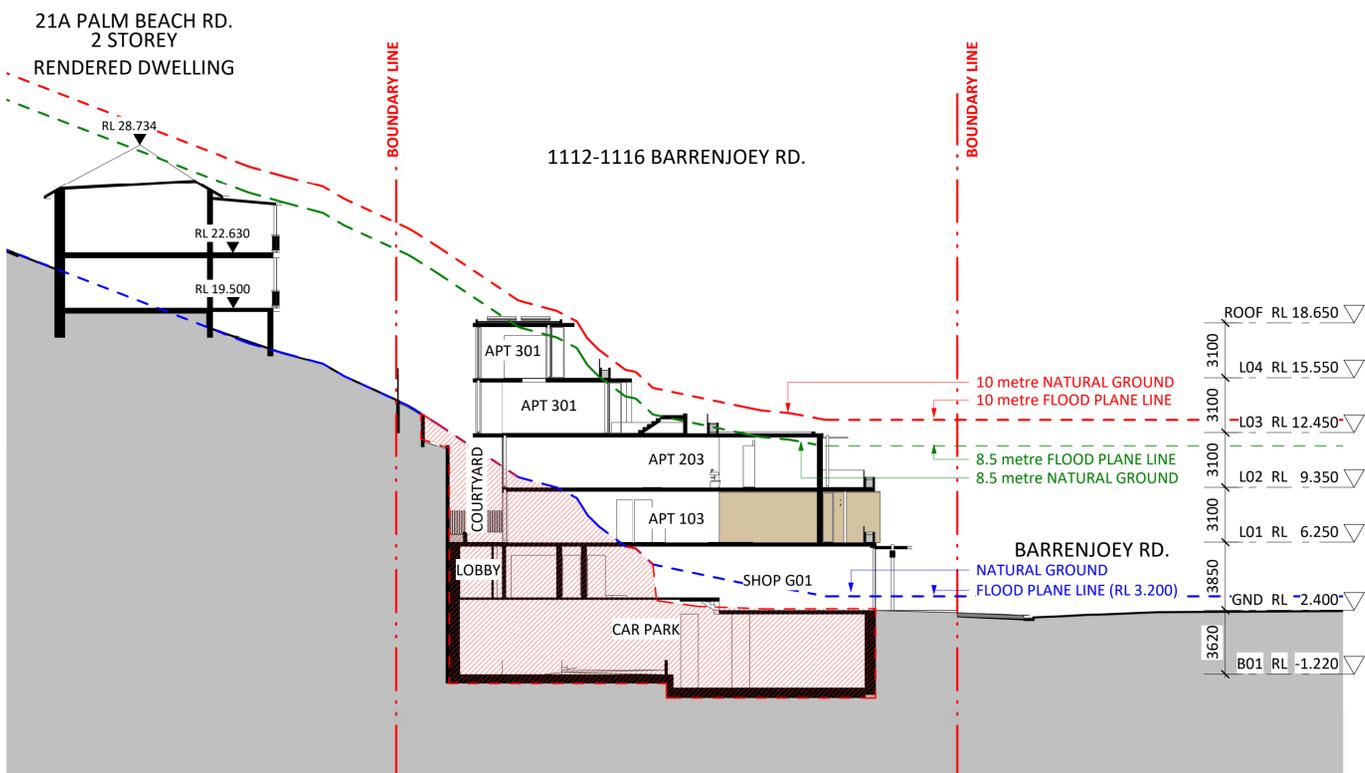
DWG TITLE:
 10m HEIGHT PLANE DIAGRAM

DWG NO.
 A0431

REVISION
 C

SCALE

DATE
 24.08.23



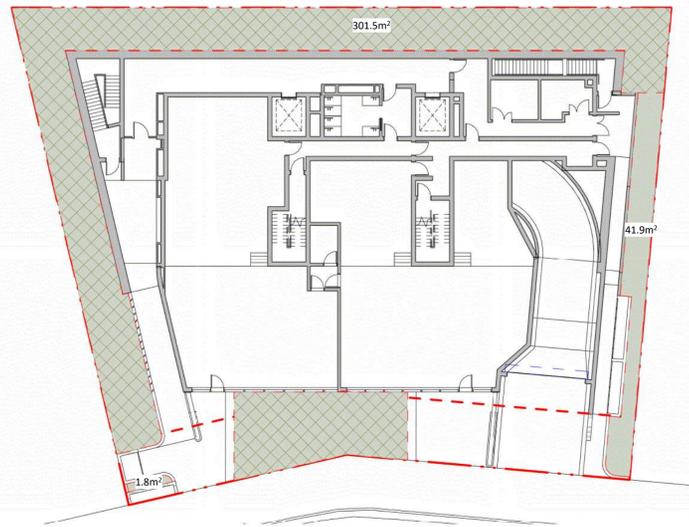
1 Excavation Diagram 1
1 : 200

2 Excavation Diagram 2
1 : 200

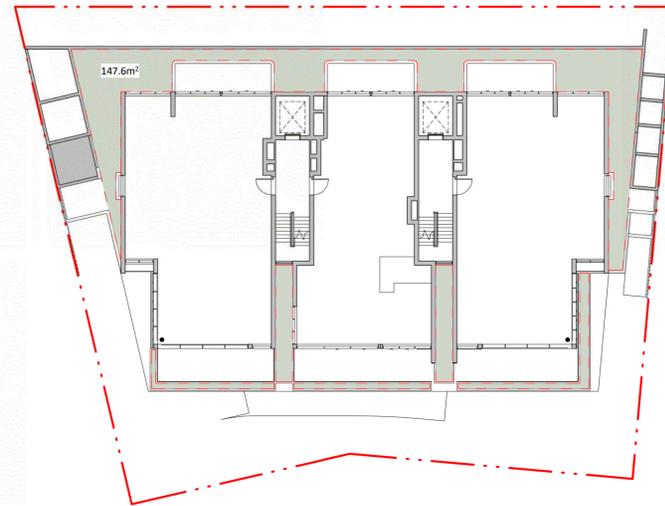


LEGEND	
	EXCAVATED AREA

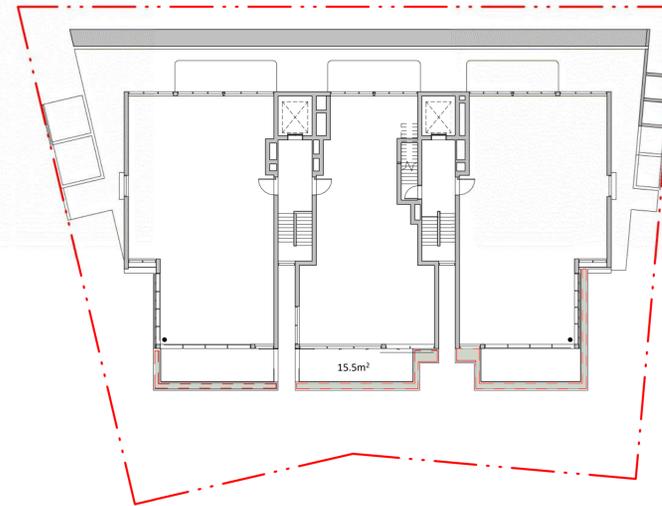
NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE	
A	FOR DA SUBMISSION	DK	GW	16.12.21			NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS 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. 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 63 131 365 896 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	EXCAVATION DIAGRAM	
B	FOR AMENDED DA SUBMISSION	DK	PSW	25.07.23							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. A0440	REVISION C
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23							0 10 m	SCALE 1:200@A1, 1:400@A3	DATE 24.08.23	



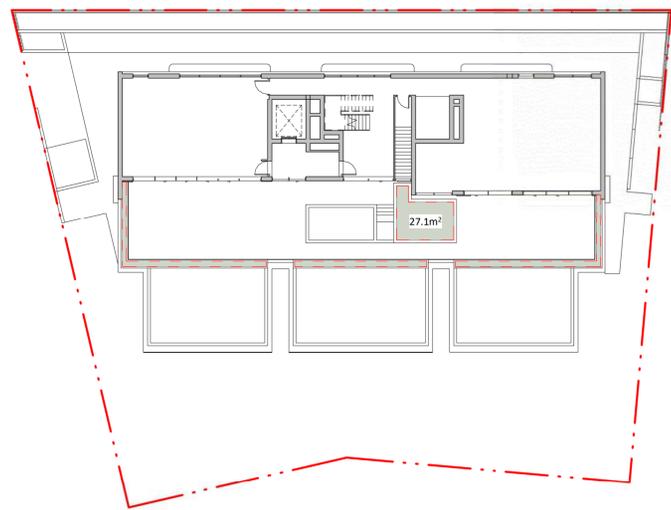
1 LANDSCAPE AREA - GROUND LEVEL
1 : 250



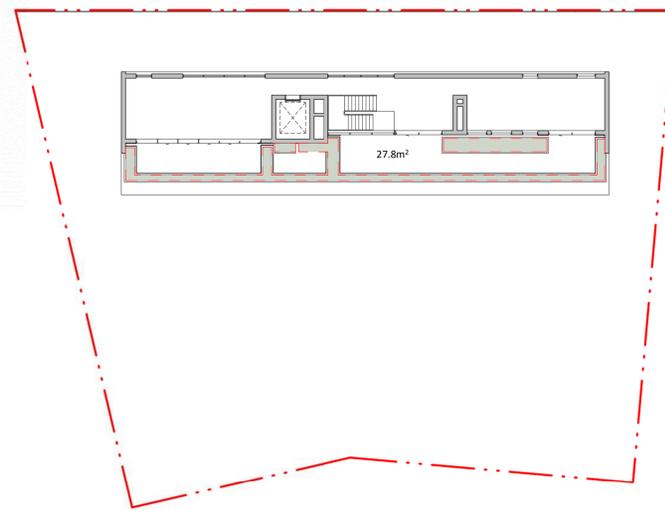
2 LANDSCAPE AREA - LEVEL 1
1 : 250



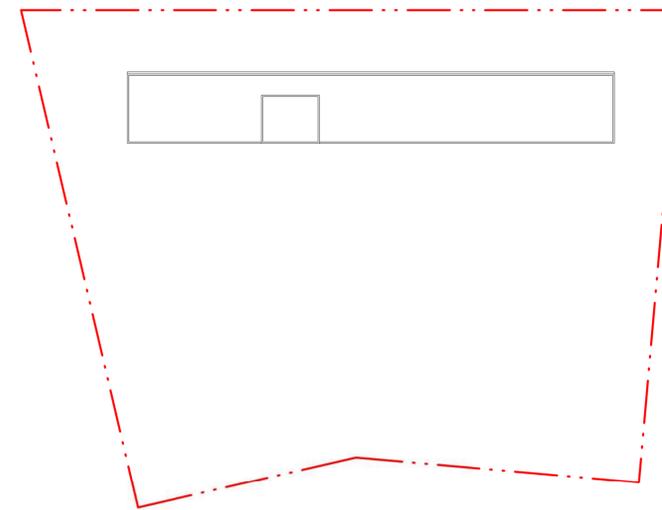
3 LANDSCAPE AREA - LEVEL 2
1 : 250



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



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	BY	CHK	DATE

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CLIENT	ARCHITECT
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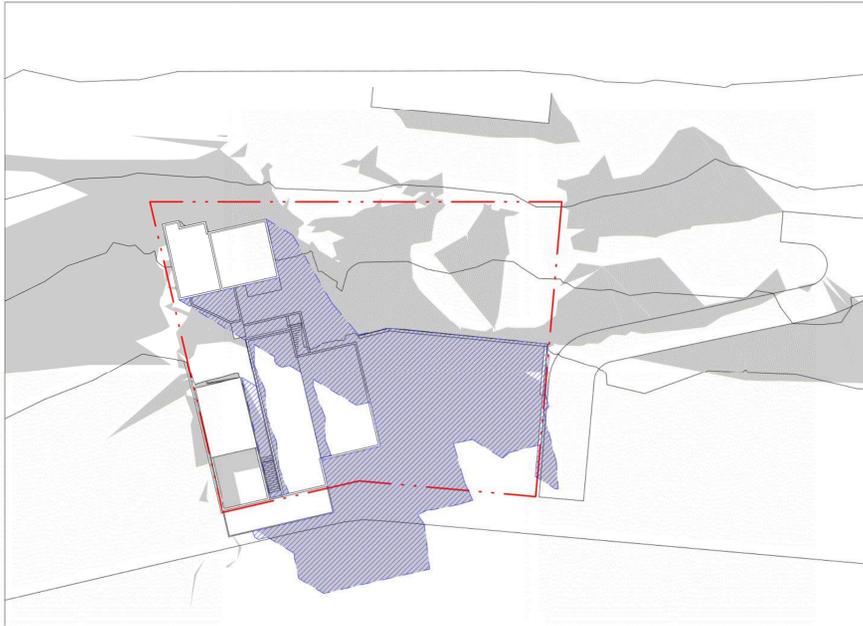
Koichi Takada Architects

PROJECT	DWG TITLE
<p>1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH</p>	<p>LANDSCAPE AREA DIAGRAM</p>

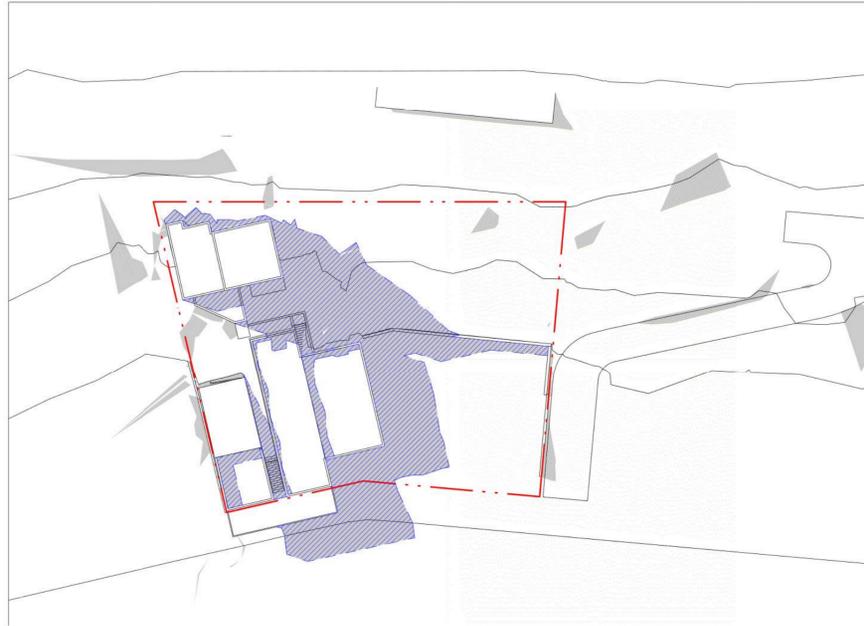
STATUS	DWG NO.	REVISION
<p>DEVELOPMENT APPLICATION</p>	<p>A0450</p>	<p>C</p>

SCALE: 1:250@A1, 1:500@A3

DATE: 24.08.23



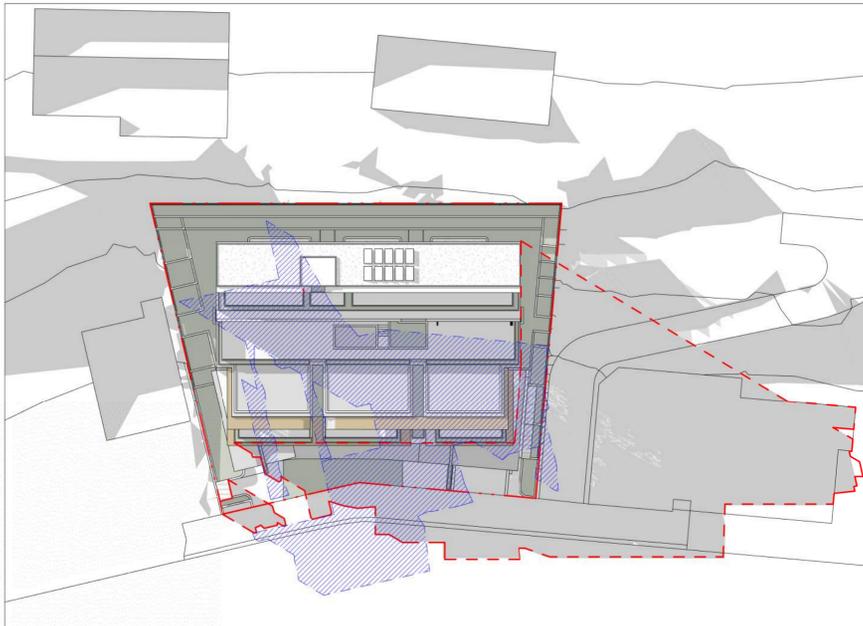
1 WINTER SOLSTICE - JUNE 21ST 9AM EXISTING
1 : 400



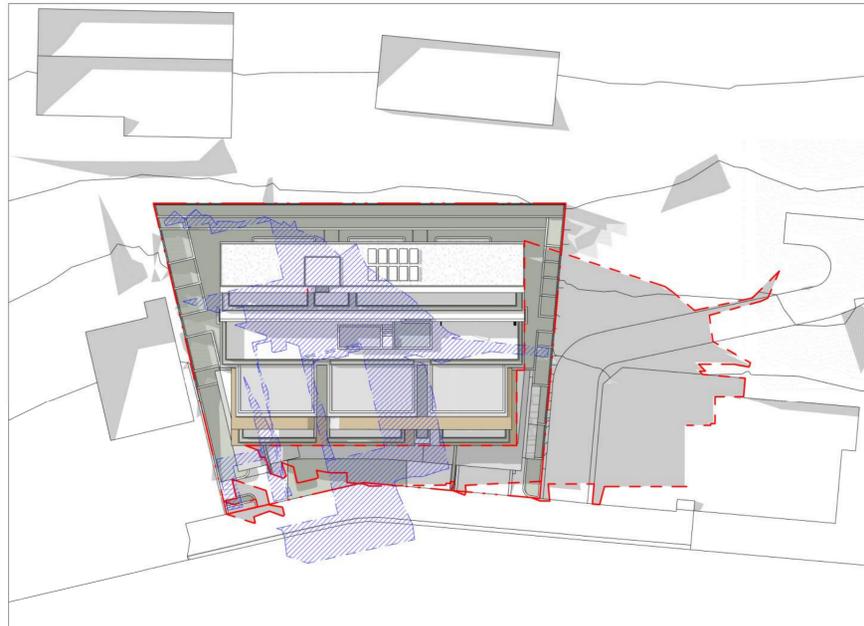
2 WINTER SOLSTICE - JUNE 21ST 10AM EXISTING
1 : 400



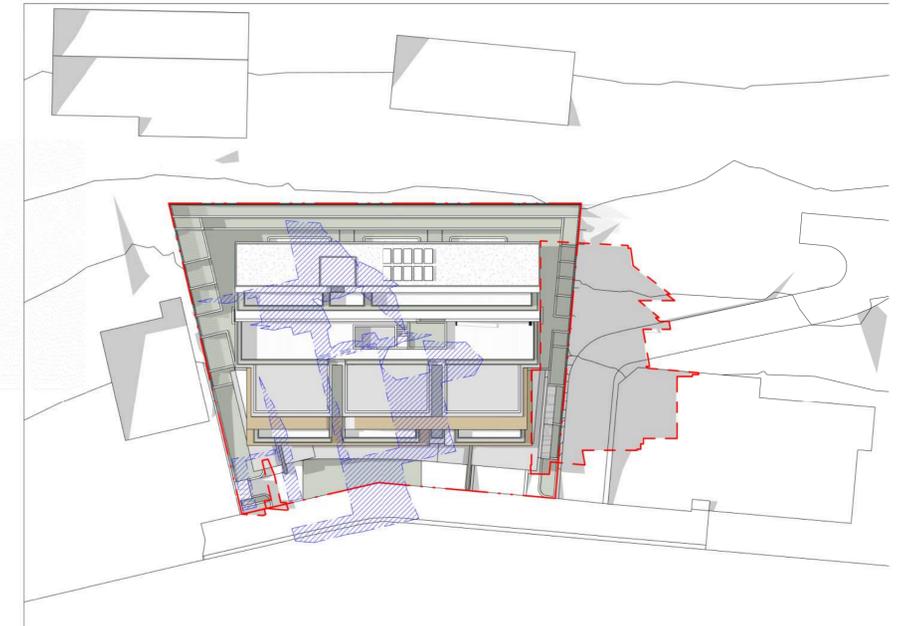
3 WINTER SOLSTICE - JUNE 21ST 11AM EXISTING
1 : 400



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

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
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	

KEY PLAN	
	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

DWG TITLE
SHADOW DIAGRAMS - 1

DWG NO.
A0470

REVISION
C

DATE
24.08.23

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

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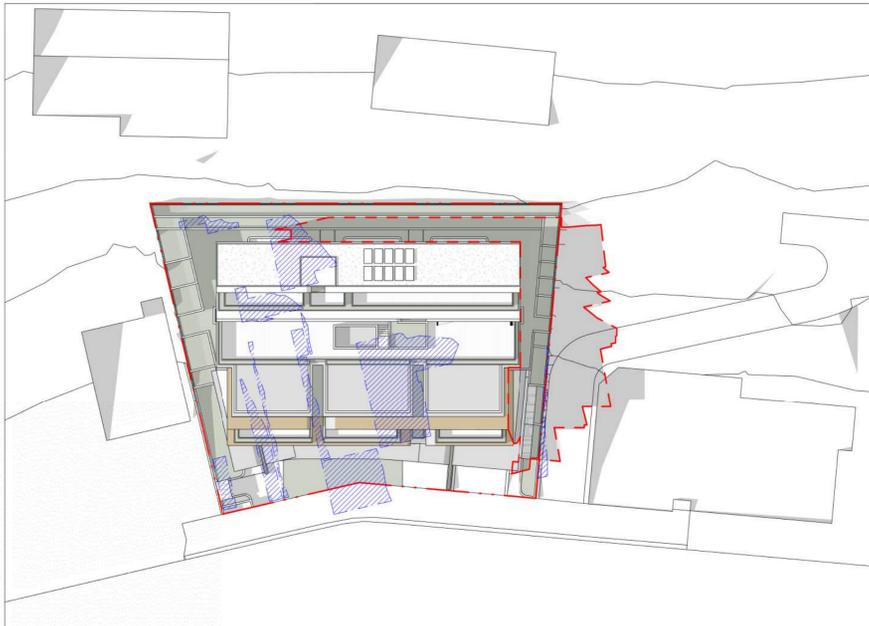
1 WINTER SOLSTICE - JUNE 21ST 12PM EXISTING
1 : 400



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



3 WINTER SOLSTICE - JUNE 21ST 2PM EXISTING
1 : 400



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



5 WINTER SOLSTICE - JUNE 21ST 1PM PROPOSED
1 : 400



6 WINTER SOLSTICE - JUNE 21ST 2PM 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:

NO.	REVISION	DATE
1	REVISION	24.08.23
2	ON HOLD	

KEY PLAN

CLOUD LEGEND

- REVISION
- ON HOLD

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

STATUS
DEVELOPMENT APPLICATION

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

DWG TITLE
SHADOW DIAGRAMS - 2

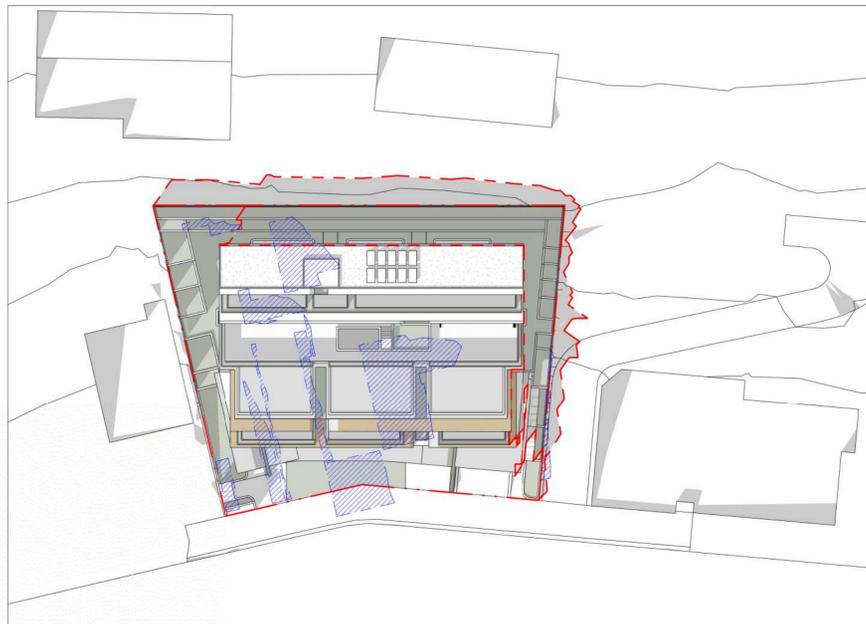
DWG NO.
A0471

REVISION
C

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	REVISION NOTES:
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	

KEY PLAN

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ARCHITECT
 SUITE 41 & 42, LEVEL 4
 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
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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 - 3

DWG NO.
 A0472

REVISION
 C

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

DATE
 24.08.23

VIEW 01
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 05B & 10B)



CURRENT CONDITION - CAMERA 05B (RL 21.10)



PROPOSED DEVELOPMENT - CAMERA 05B (RL 21.10)



CURRENT CONDITION - CAMERA 10B (RL 24.22)



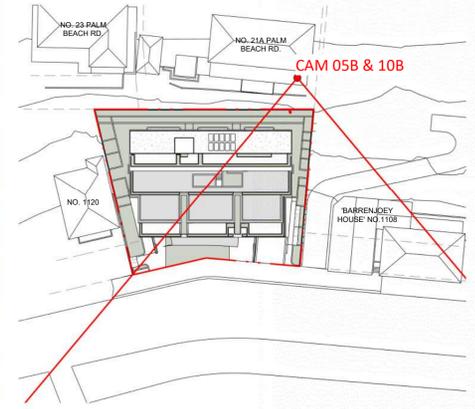
PROPOSED DEVELOPMENT - CAMERA 10B (RL 24.22)

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 A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION		BY CHK DATE DK GW 16.12.21 DK PSW 25.07.23 DK SL 24.08.23	REVISION NOTES: 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 01	STATUS DEVELOPMENT APPLICATION	DWG NO. A0481	REVISION C	DATE 24.08.23
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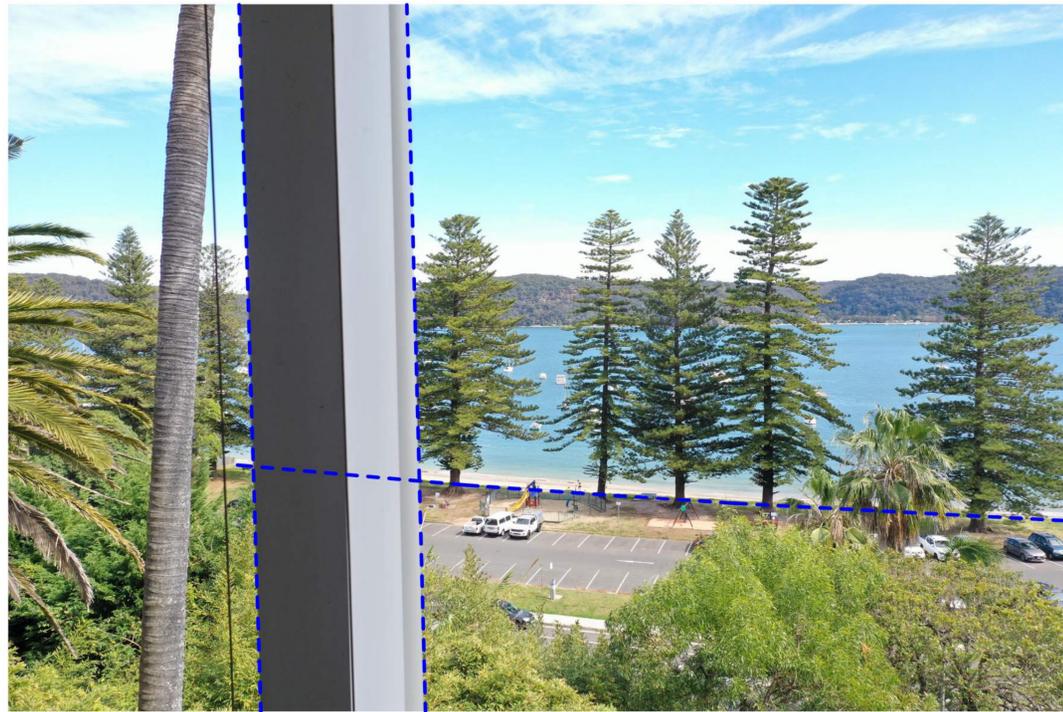
VIEW 02
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 04B & 09B)



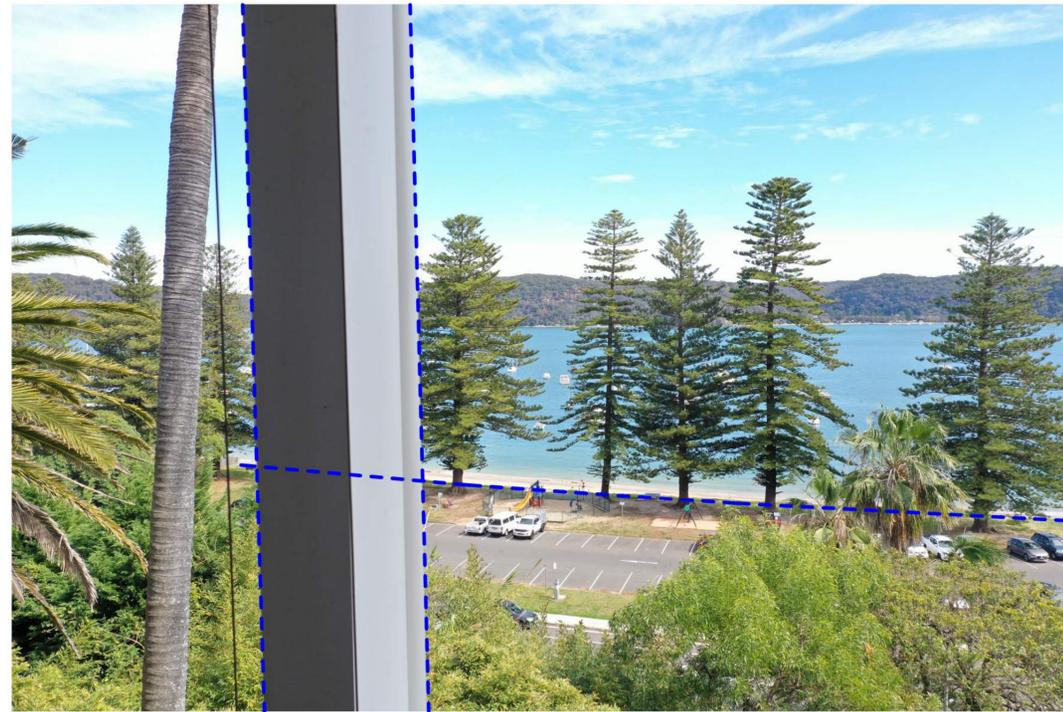
CURRENT CONDITION - CAMERA 04B (RL 21.105)



PROPOSED DEVELOPMENT - CAMERA 04B (RL 21.105)



CURRENT CONDITION - CAMERA 09B (RL 24.22)



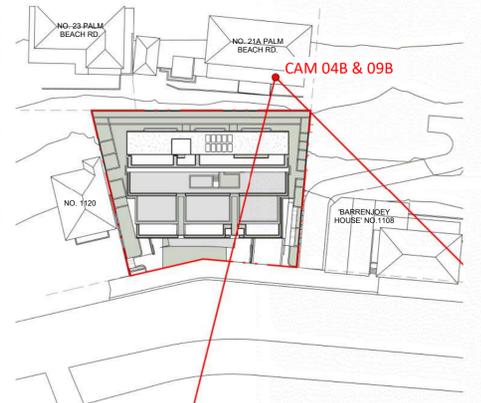
PROPOSED DEVELOPMENT - CAMERA 09B (RL 24.22)

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	RSW	25.07.23	
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:

KEY PLAN	NOTES:	OTHERS
<p>COULD LEGEND</p> <p>● REVISION ● ON HOLD</p>	<p>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.</p>	

CLIENT	ARCHITECT	QA STAMP
<p>PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039</p>	<p>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</p>	<p>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.</p>

PROJECT	DWG TITLE
<p>1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH</p>	<p>VIEW ANALYSIS - VIEW 02</p>

Koichi Takada Architects

STATUS	DWG NO.	REVISION
<p>DEVELOPMENT APPLICATION</p>	<p>A0482</p>	<p>C</p>

SCALE	DATE
<p>1:1</p>	<p>24.08.23</p>

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)



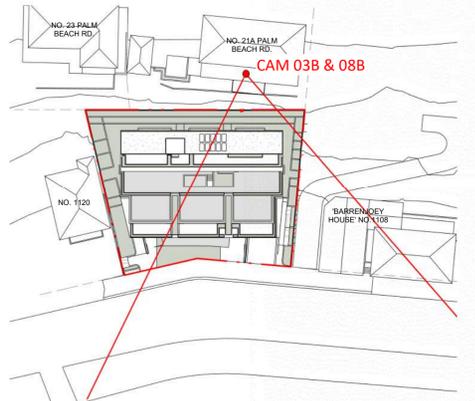
PROPOSED DEVELOPMENT - CAMERA 08B (RL 24.23)

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	

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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
 ABN 63 131 365 696
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 VIEW ANALYSIS - VIEW 03

DWG NO.
 A0483

REVISION
 C

DATE
 24.08.23

SCALE

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)



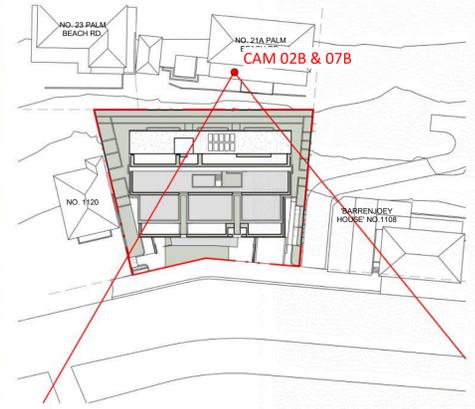
PROPOSED DEVELOPMENT - CAMERA 07B (RL 24.24)

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 A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION		BY CHK DATE DK GW 16.12.21 DK PSW 25.07.23 DK SL 24.08.23	REVISION NOTES: 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 4 611 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 04	DWG NO. A0484	REVISION C	DATE 24.08.23
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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)



CURRENT CONDITION - CAMERA 06B (RL 24.23)

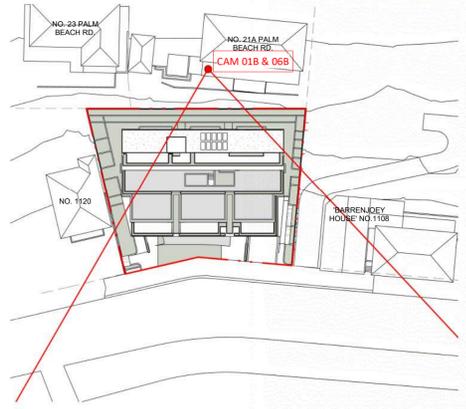


PROPOSED DEVELOPMENT - CAMERA 06B (RL 24.23)



LEGEND

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



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
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	

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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
 ABN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
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PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

STATUS
 DEVELOPMENT APPLICATION

DWG TITLE
 VIEW ANALYSIS - VIEW 05

DWG NO.
 A0485

REVISION
 C

SCALE

DATE
 24.08.23

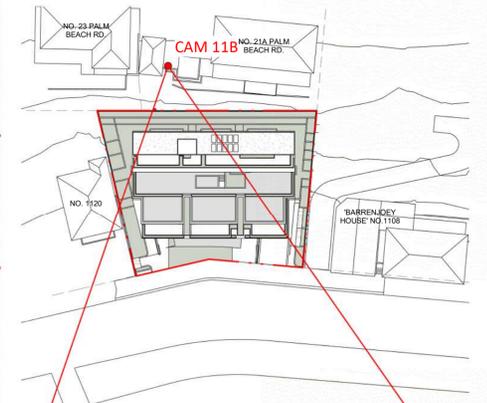
VIEW 06
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 11B)



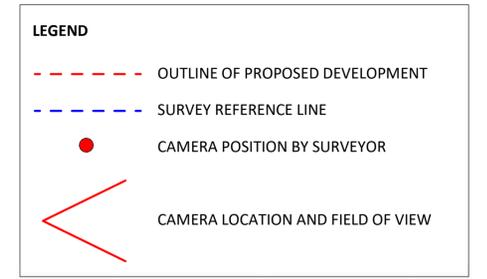
CURRENT CONDITION - CAMERA 11A (RL 21.5)



PROPOSED DEVELOPMENT - CAMERA 11A (RL 21.5)



LOCATION PLAN



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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																														

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)

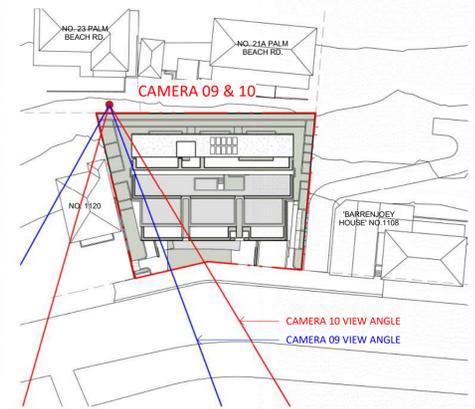


PROPOSED DEVELOPMENT - CAMERA 10 (RL 28.1)



LEGEND

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



LOCATION PLAN

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION		BY CHK DATE DK GW 16.12.21 DK PSW 25.07.23 DK SL 24.08.23	REVISION NOTES: 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 4 611 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 07	STATUS DEVELOPMENT APPLICATION	DWG NO. A0487	REVISION C	DATE 24.08.23
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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)

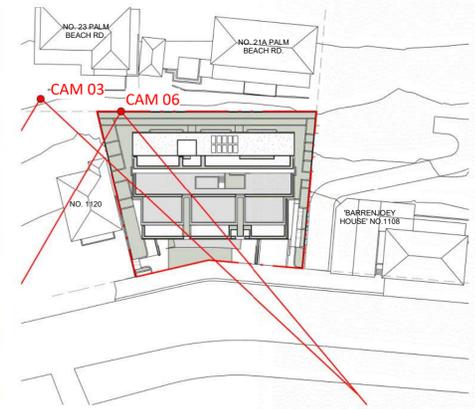


PROPOSED DEVELOPMENT - CAMERA 03 (RL 22.1)



LEGEND

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



LOCATION PLAN

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION	BY	CHK	DATE	REVISION NOTES: 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 4 611 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	PROJECT 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DWG TITLE VIEW ANALYSIS - VIEW 08	
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	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)

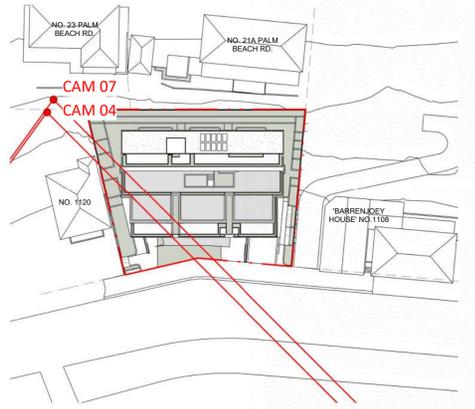


PROPOSED DEVELOPMENT - CAMERA 07 (RL 25.3)



LEGEND

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



LOCATION PLAN

NO.	REVISION	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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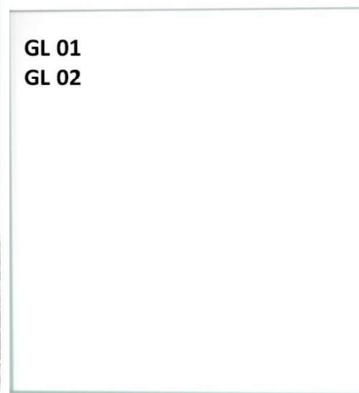
PROJECT
 1112-1116 BARRENJOEY RD
 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

DWG TITLE
 VIEW ANALYSIS - VIEW 10

DWG NO.
 A0490

REVISION
 C

DATE
 24.08.23



[Palm Beach]

LEGEND

- AL 01 TIMBER LOOK ALUMINIUM BATTEN
- AL 02 TIMBER LOOK ALUMINIUM SCREEN
- GL 01 GLAZING
- GL 02 GLAZED BALUSTRADE

- PV 01 PAVING TILE
- RE 01 ACRYLIC RENDER (LIGHT GREY)
- SND SANDSTONE CLADDING
- TF 01 TIMBER FLOORING



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

REVISION NOTES:

KEY PLAN

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

STATUS:
 DEVELOPMENT APPLICATION

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