

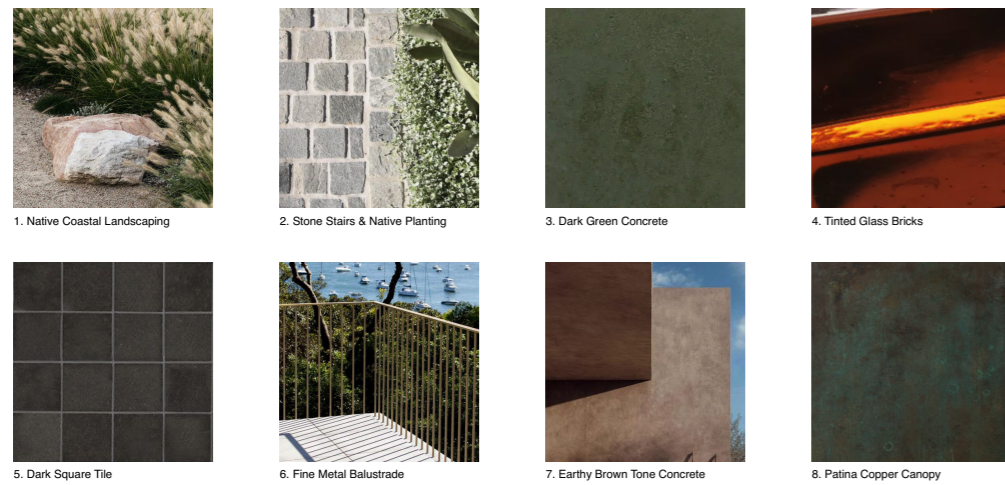
NEW RESIDENTIAL DWELLING INCLUDING NEW SWIMMING POOL

1164 BARRENJOEY ROAD PALM BEACH NSW 2108

DA DOCUMENTATION SCHEDULE

DWG NO.	SUBSET	TITLE	SCALE	REV.	DATE	STATUS
DA-000	COVER & SITE INFORMATION	COVER PAGE & DRAWING SCHEDULES	1:1	01	5/11/2024	DEVELOPMENT APPLICATION
DA-001	COVER & SITE INFORMATION	SITE PLAN	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-100	GENERAL ARRANGEMENT PLANS	GARAGE FLOOR	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-101	GENERAL ARRANGEMENT PLANS	SERVICES FLOOR	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-102	GENERAL ARRANGEMENT PLANS	GROUND FLOOR	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-103	GENERAL ARRANGEMENT PLANS	FIRST FLOOR	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-104	GENERAL ARRANGEMENT PLANS	SECOND FLOOR	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-105	GENERAL ARRANGEMENT PLANS	ROOF PLAN	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-300	ELEVATIONS	SHEET 01	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-301	ELEVATIONS	SHEET 02	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-302	ELEVATIONS	SHEET 03	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-303	ELEVATIONS	SHEET 04	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-400	SECTIONS	SHEET 01	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-401	SECTIONS	SHEET 02	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-402	SECTIONS	SHEET 03	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-500	SITE STRATEGY PLANS	LANDSCAPE CONCEPT PLANS	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-501	SITE STRATEGY PLANS	SITE ANALYSIS PLANS	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-502	SITE STRATEGY PLANS	WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-503	SITE STRATEGY PLANS	HARD & SOFT LANDSCAPE CALCULATIONS	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-504	SITE STRATEGY PLANS	SIGHT LINE ANALYSIS	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-505	SITE STRATEGY PLANS	BUILDING BLANKETS	01	5/11/2024	DEVELOPMENT APPLICATION	
DA-800	POOL DETAILS	SHEET 01	1:100	01	5/11/2024	DEVELOPMENT APPLICATION
DA-900	SHADOW DIAGRAMS	SHADOW DIAGRAM 9am	1:200	01	5/11/2024	DEVELOPMENT APPLICATION
DA-901	SHADOW DIAGRAMS	SHADOW DIAGRAM 12pm	1:200	01	5/11/2024	DEVELOPMENT APPLICATION

EXTERNAL FINISHES



SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 405 square metres of the site.

Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

Rainwater Tank
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
- a tap that is located within 10 metres of the swimming pool in the development.

Swimming Pool
The swimming pool must not have a volume greater than 38 kilolitres.
The swimming pool must have a pool cover.
The swimming pool must be outdoors.

THERMAL COMFORT COMMITMENTS

- Waffle pod slab
- Minimum R2.0 insulation to external walls(excluding garage)
- R2.5 insulation to ceilings(excluding garage)(excluding between habitable areas)
- R2.0 insulation to walls between foyer & garage
- R2.5 insulation to ceiling/floor between house & garage
- Masonry/concrete internal walls as specified
- Weatherseals to all external doors including internal access to garage
- Dark walls & medium roof colours
- Floor tiling GF foyer, SF foyer, GF entry & halls & FF halls
- Default floor coverings to all other areas
- Insulation must be installed in accordance with NCC and relevant Australian Standards.
- Recessed downlights have been included in the NatHERS rating(to be sealed LED downlights & covered by insulation)
- W03, W07, W08, W09, W10 & W11 to be awning windows(minimum 90% openable)
- Glass Bricks to have a to have a U value less than or = to 5.20 & within 5% of SHGC 0.39
- All other windows & glazed doors to have a U value less than or = to 4.80 & within 5% of SHGC 0.59

ENERGY COMMITMENTS

Hot Water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric instantaneous.

Cooling System
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area:
- 1-phase air-conditioning - non ducted; Energy rating: 7 Star (average zone)
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom:
- 1-phase air-conditioning - non ducted; Energy rating: 7 Star (average zone)

Heating System
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area:
- 1-phase air-conditioning; 1-phase air-conditioning - ducted; Energy rating: 7 Star (average zone)
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom area:
- 1-phase air-conditioning; 1-phase air-conditioning - ducted; Energy rating: 7 Star (average zone)

Ventilation
The applicant must install the following exhaust systems in the development:
- At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off
- Kitchen: no mechanical ventilation (ie natural); Operation control: n/a
- Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off

Artificial Lighting
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent or light emitting diode (LED) lamps.

Natural Lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 4 bathroom(s)/ toilet(s) in the development for natural lighting.

Swimming Pool
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (electric boosted).
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 7 stars
The applicant must install a timer for the swimming pool pump in the development.

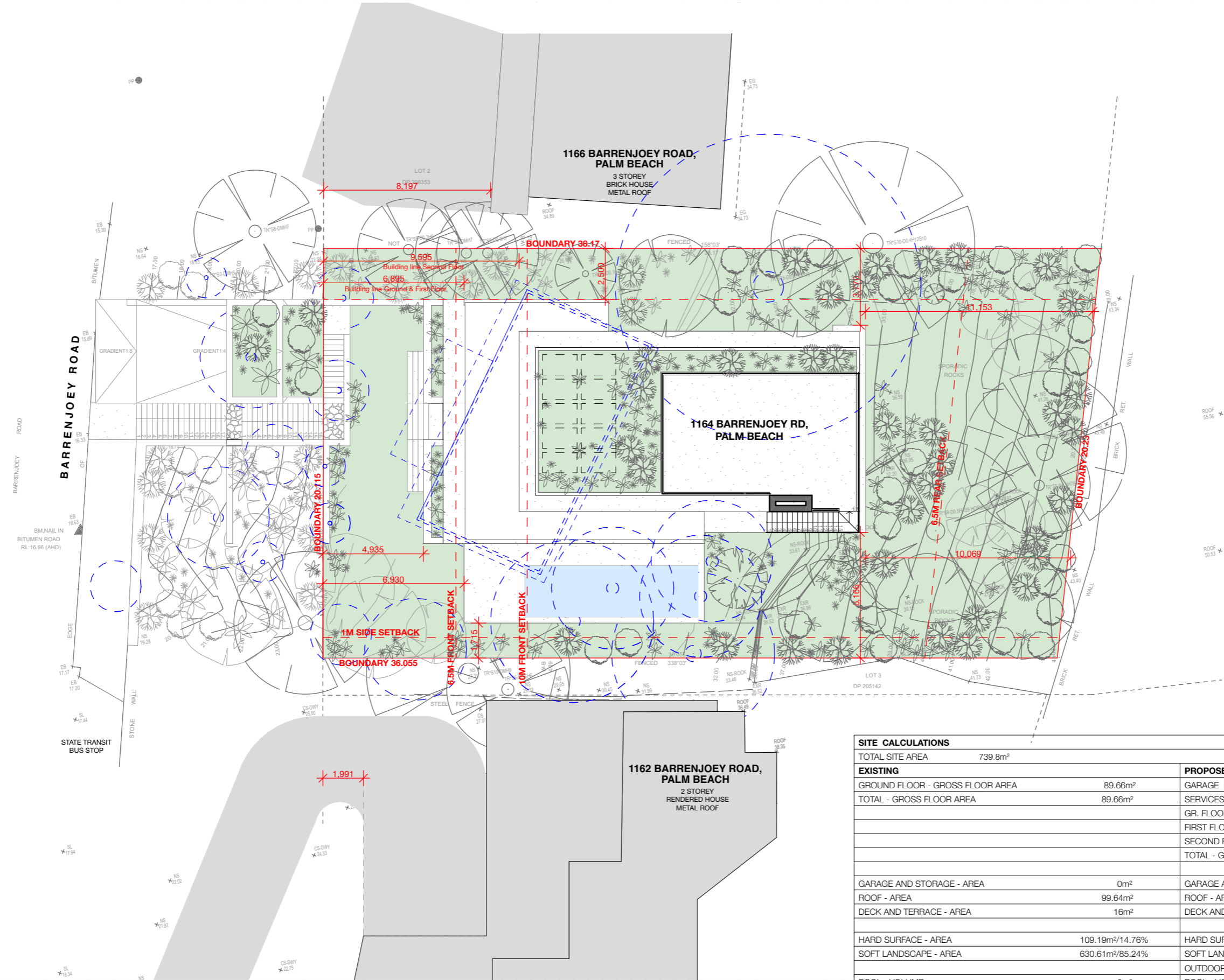
Alternative energy
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
The photovoltaic system must consist of:
- photovoltaic collectors with the capacity to generate at least 3 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north west

Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.



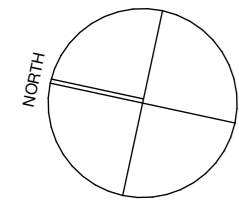
<p>KEY:</p> <ul style="list-style-type: none"> DENOTES EXISTING STRUCTURE TO BE RETAINED DENOTES PROPOSED NEW STRUCTURE DENOTES AREA OF SOFT LANDSCAPING DENOTES AREA OF SWIMMING POOL DENOTES EXISTING STRUCTURE TO BE DEMOLISHED <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2022 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH CONSULTANTS REQUIREMENTS</p>	<p>PROJECT: NEW RESIDENTIAL DWELLING</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 5/11/2024</p>	<p>ram a</p> <p>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</p> <p>COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
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	<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:1 @ A3</p>		

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 Accreditation No. 13/1547
 Property Address 1164 Barrenjoey Road, PALM BEACH NSW, 2108
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SITE CALCULATIONS			
TOTAL SITE AREA	739.8m ²		
EXISTING	PROPOSED		
GROUND FLOOR - GROSS FLOOR AREA	89.66m ²	GARAGE FLOOR - GROSS FLOOR AREA	23.63m ²
TOTAL - GROSS FLOOR AREA	89.66m ²	SERVICES FLOOR - GROSS FLOOR AREA	58.37m ²
		GR. FLOOR - GROSS FLOOR AREA	139.16m ²
		FIRST FLOOR - GROSS FLOOR AREA	126.48m ²
		SECOND FLOOR - GROSS FLOOR AREA	117.36m ²
		TOTAL - GROSS FLOOR AREA	465m ²
GARAGE AND STORAGE - AREA	0m ²	GARAGE AND STORAGE - AREA	124.72m ²
ROOF - AREA	99.64m ²	ROOF - AREA	199.38m ²
DECK AND TERRACE - AREA	16m ²	DECK AND TERRACE - TOTAL AREA	124.7m ²
HARD SURFACE - AREA	109.19m ² /14.76%	HARD SURFACE - AREA	286.3m ² /38.7%
SOFT LANDSCAPE - AREA	630.61m ² /85.24%	SOFT LANDSCAPE - AREA	405.4m ² /54.8%
		OUTDOOR RECREATIONAL AREA	48.1m ² /6.5%
POOL - VOLUME	0m ³	POOL - VOLUME	46.82m ³

SITE PLAN **A1 @1:200**



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 - DENOTES PROPOSED NEW STRUCTURE
 - DENOTES AREA OF SOFT LANDSCAPING
 - DENOTES AREA OF SWIMMING POOL
 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT:
NEW RESIDENTIAL DWELLING

CLIENT:
JOHNSON & THOMSON

LOCATION:
1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
COVER & SITE INFORMATION: SITE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
5/11/24

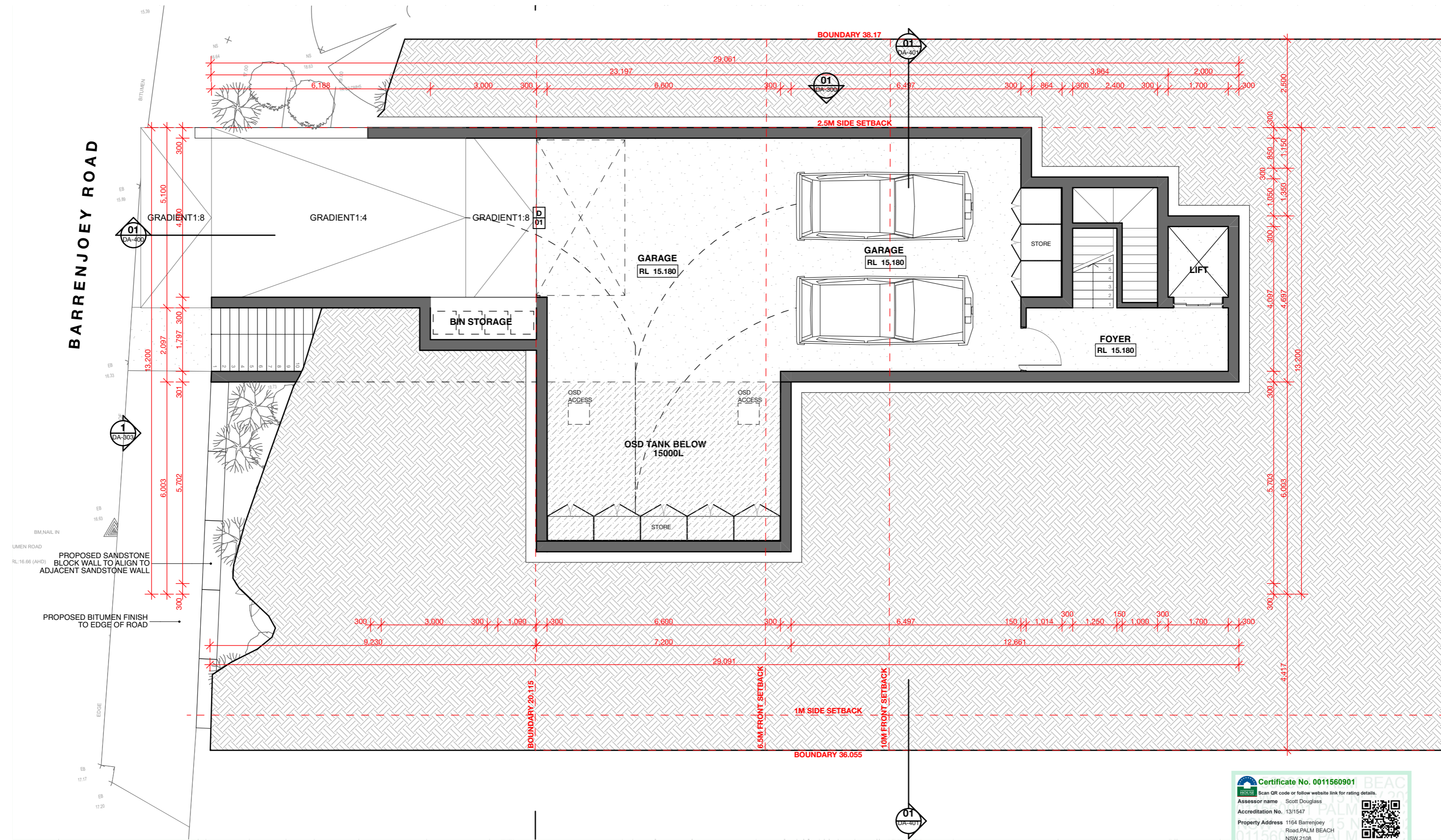
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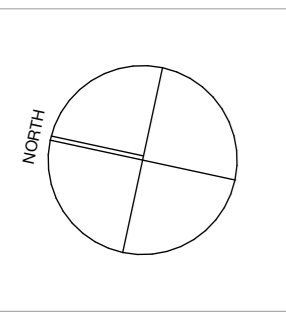
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PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: GARAGE FLOOR

SCALE:
1:100 @ A3

DATE OF ISSUE:
5/11/24

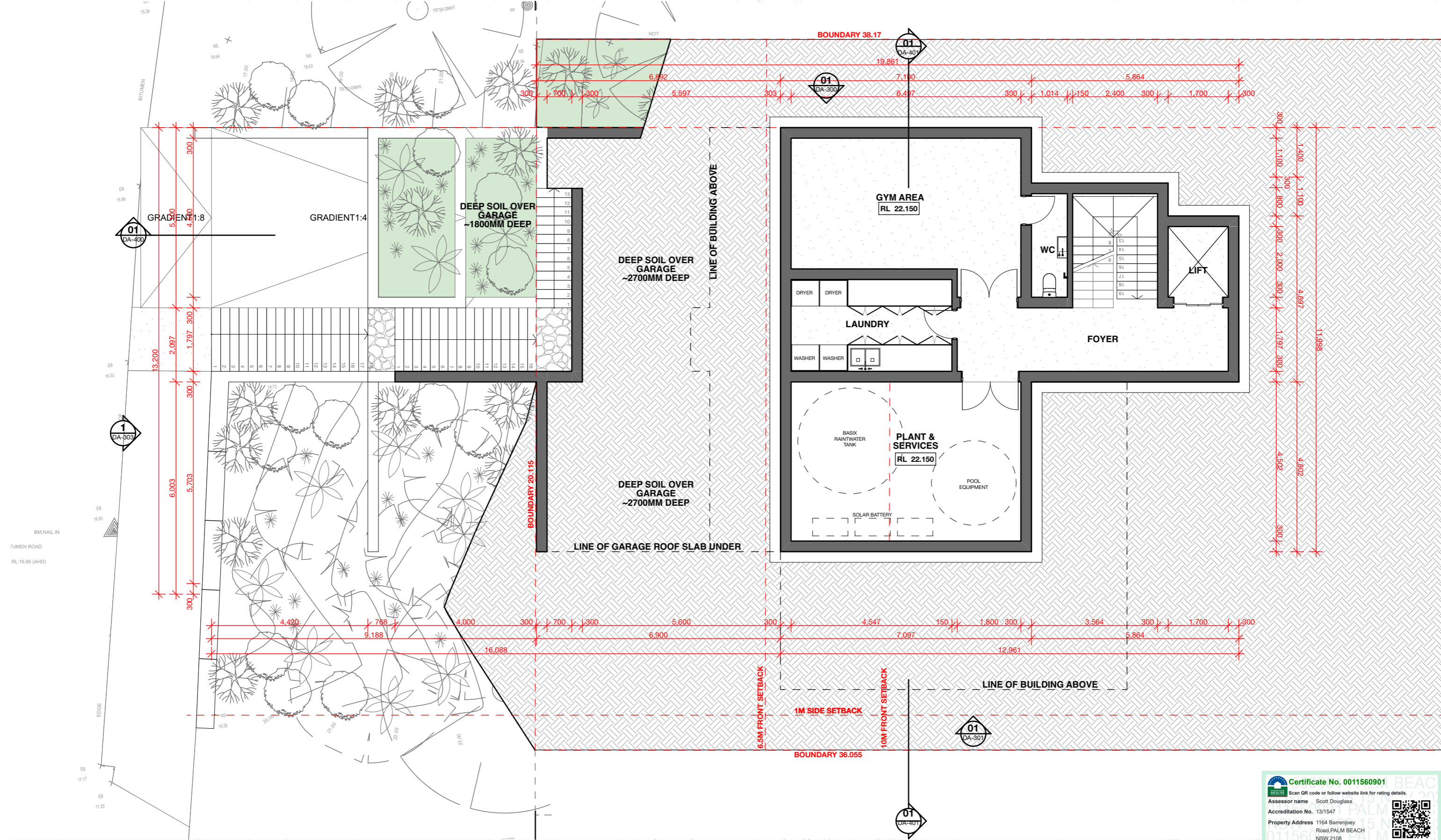
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SERVICES FLOOR A3 @1:100

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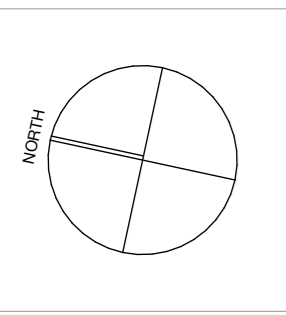
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NEW RESIDENTIAL DWELLING

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1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: SERVICES FLOOR

SCALE:
1:100 @ A3

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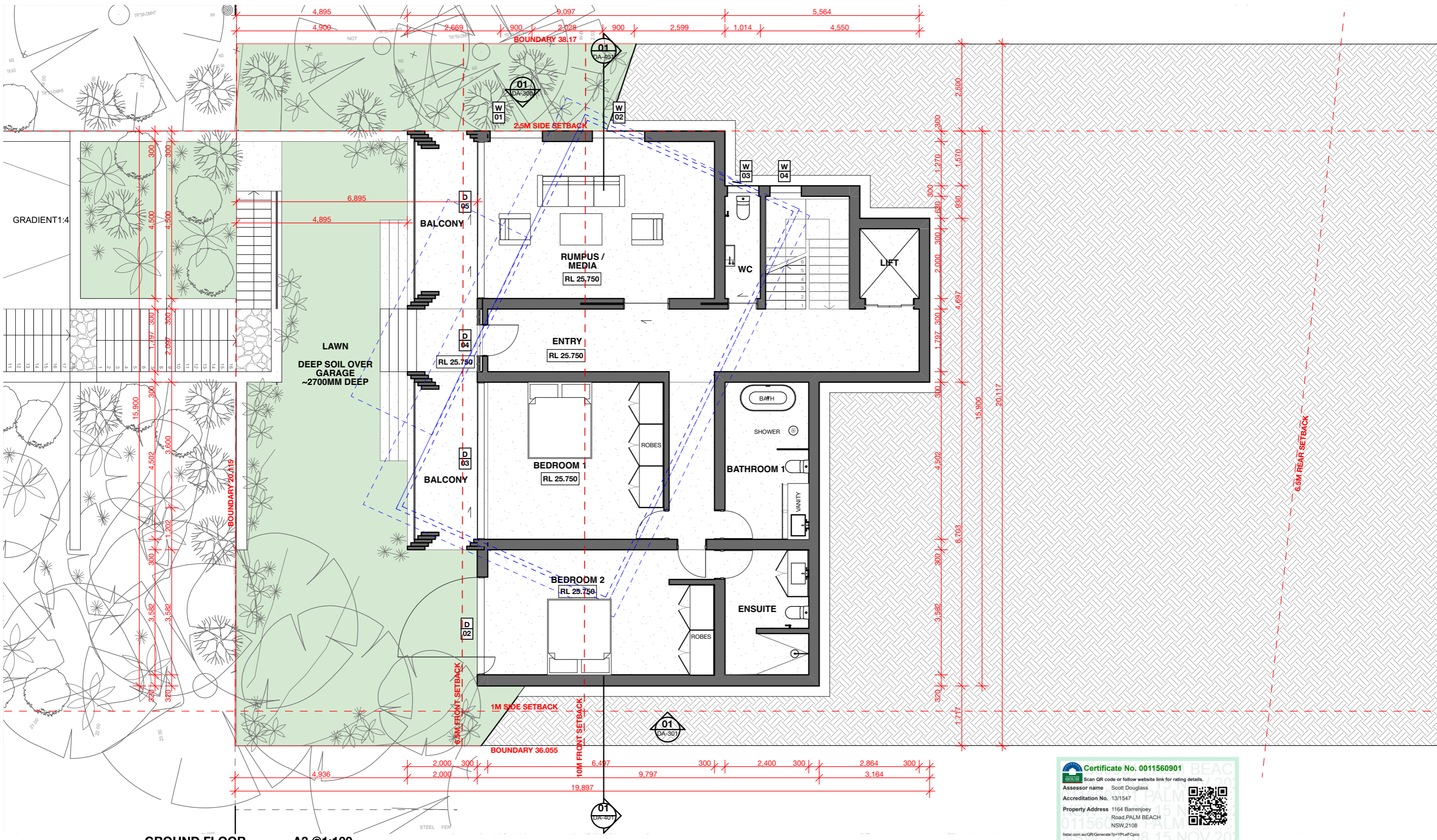
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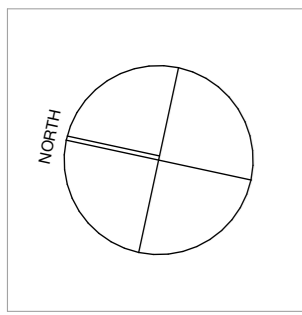
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GROUND FLOOR **A3 @ 1:100**

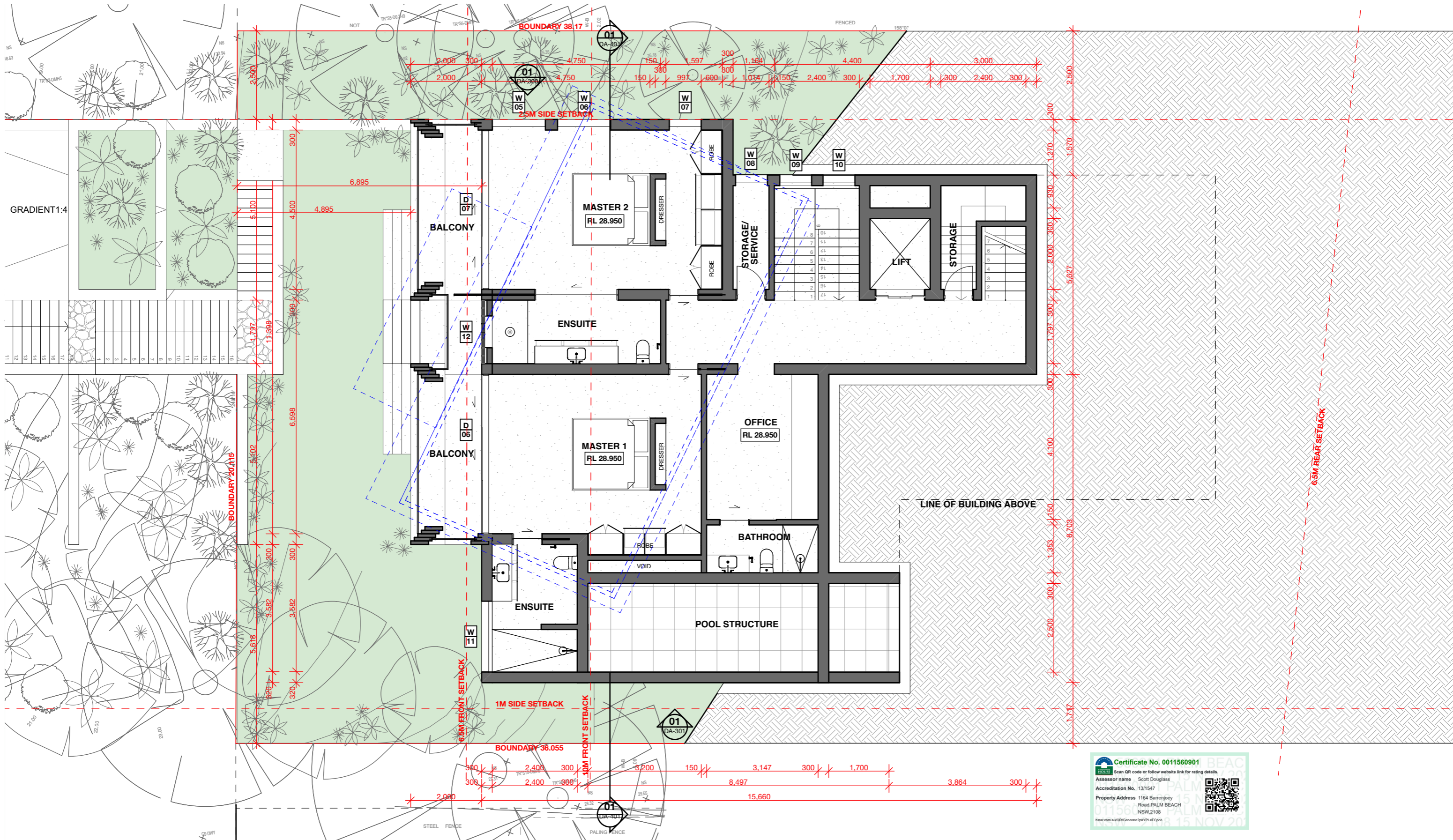
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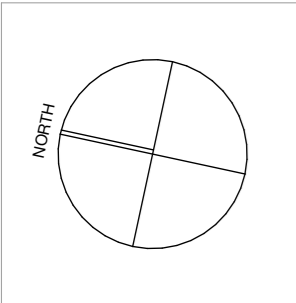
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<p>PROJECT: NEW RESIDENTIAL DWELLING</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 5/11/24</p>	<p>ram a</p> <p><small>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</small></p>
<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: GENERAL ARRANGEMENT PLANS: GROUND FLOOR</p>	<p>DRAWING NO.: DA-102</p>	
<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:100 @ A3</p>	<p>REVISION: 01</p>	



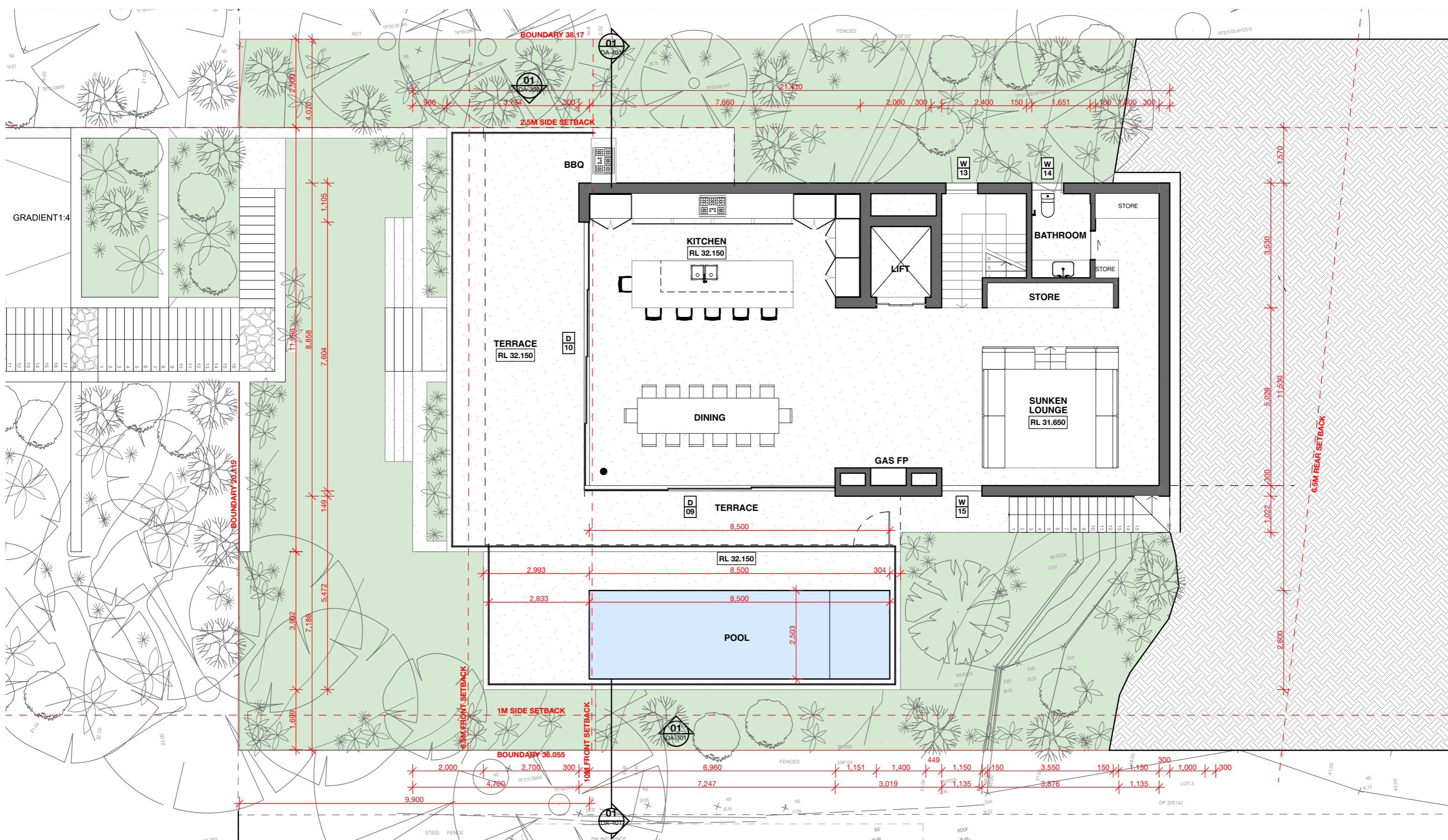
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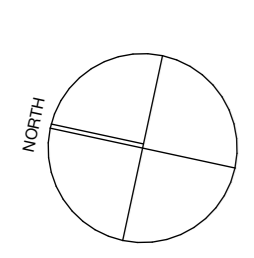
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<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: GENERAL ARRANGEMENT PLANS: FIRST FLOOR</p>	<p>DRAWING NO.: DA-103</p>	<p>REVISION: 01</p>
<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:100 @ A3</p>		



SECOND FLOOR A3 @1:100



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NEW RESIDENTIAL DWELLING

CLIENT:
JOHNSON & THOMSON

LOCATION:
1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: SECOND FLOOR

SCALE:
1:100 @ A3

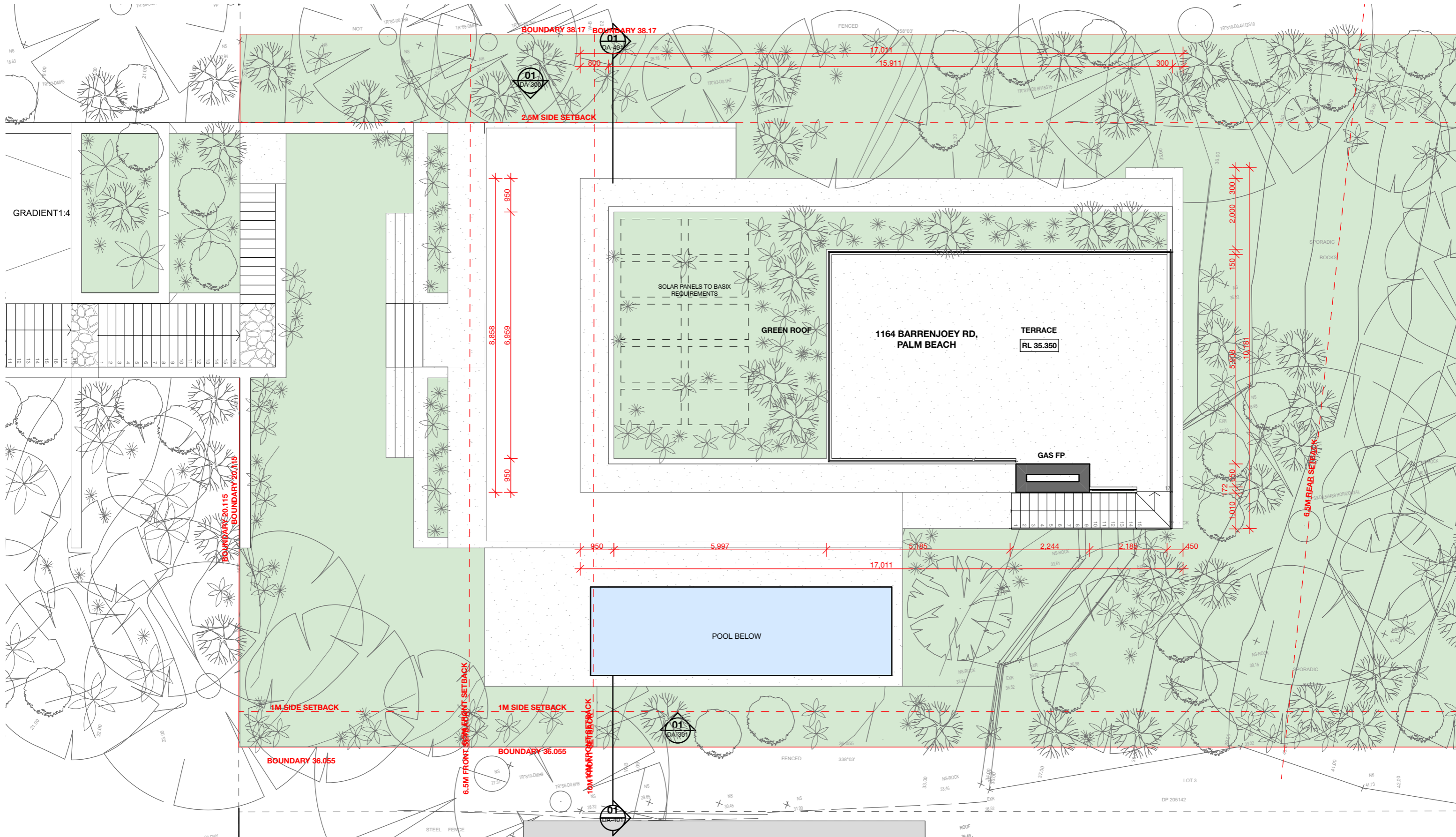
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ROOF **A3 @1:100**

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 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT:
NEW RESIDENTIAL DWELLING

CLIENT:
JOHNSON & THOMSON

LOCATION:
1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: ROOF PLAN

SCALE:
1:100 @ A3

DATE OF ISSUE:
5/11/24

DRAWING NO.
DA-105

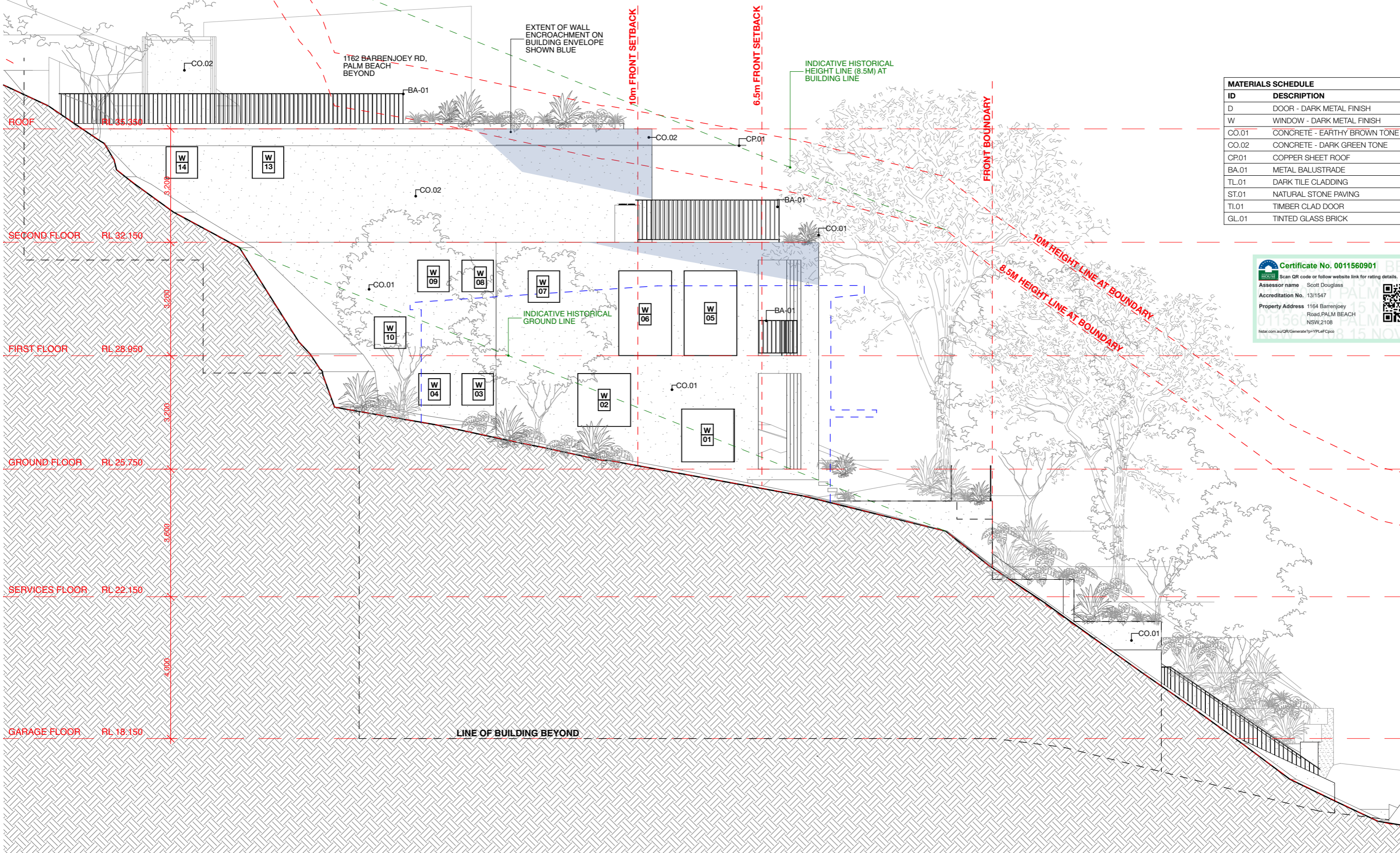
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nominated architect
 Thomas Martin
 nsw reg. #10383

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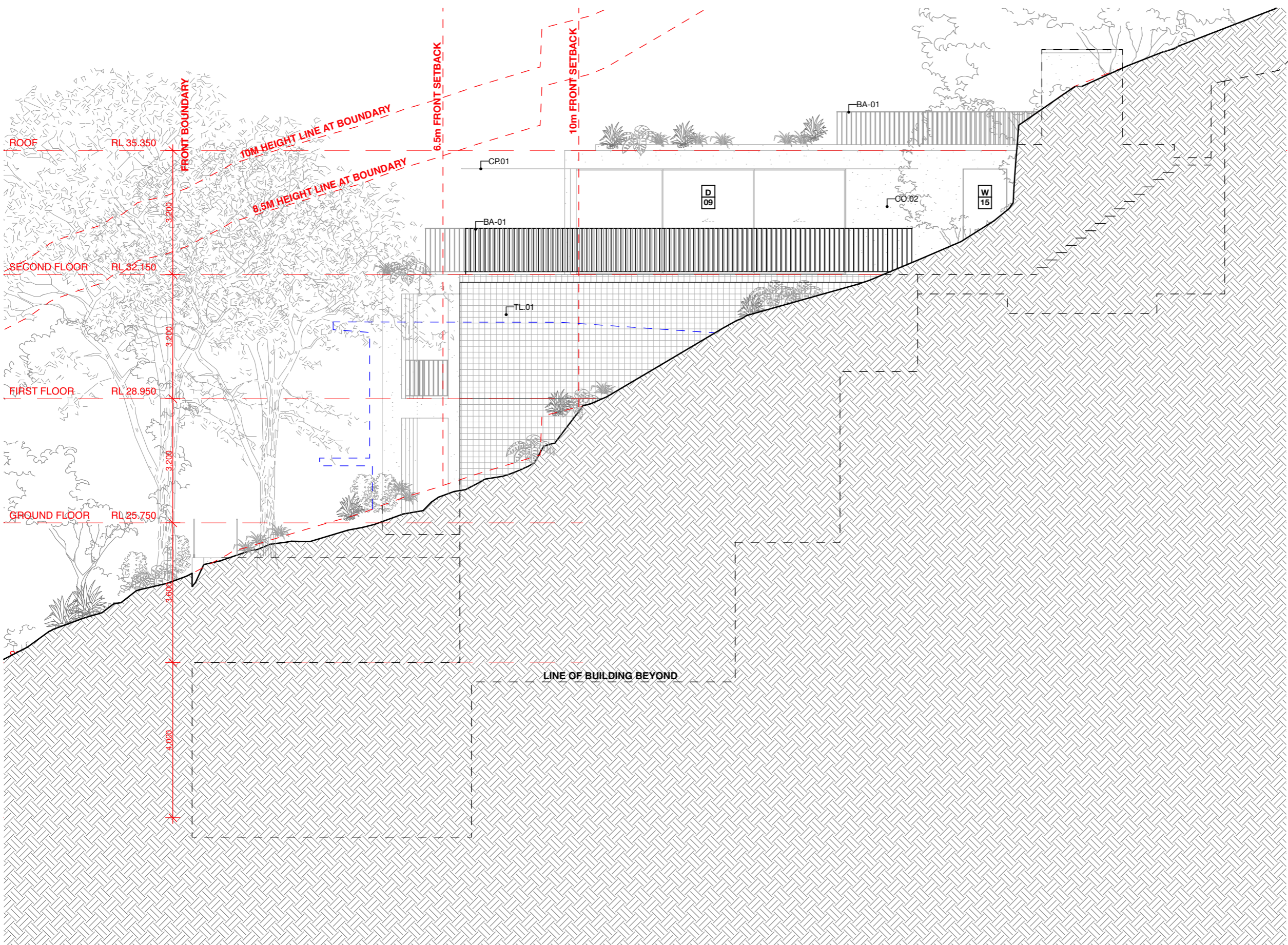
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ID	DESCRIPTION
D	DOOR - DARK METAL FINISH
W	WINDOW - DARK METAL FINISH
CO.01	CONCRETE - EARTHY BROWN TONE
CO.02	CONCRETE - DARK GREEN TONE
CP.01	COPPER SHEET ROOF
BA.01	METAL BALUSTRADE
TL.01	DARK TILE CLADDING
ST.01	NATURAL STONE PAVING
TI.01	TIMBER CLAD DOOR
GL.01	TINTED GLASS BRICK

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 Accreditation No. 13/1547
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EAST ELEVATION A3 @1:100

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	<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: ELEVATIONS: SHEET 01</p>	<p>DRAWING NO. DA-300</p>		
	<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:100 @ A3</p>	<p>REVISION: 01</p>		

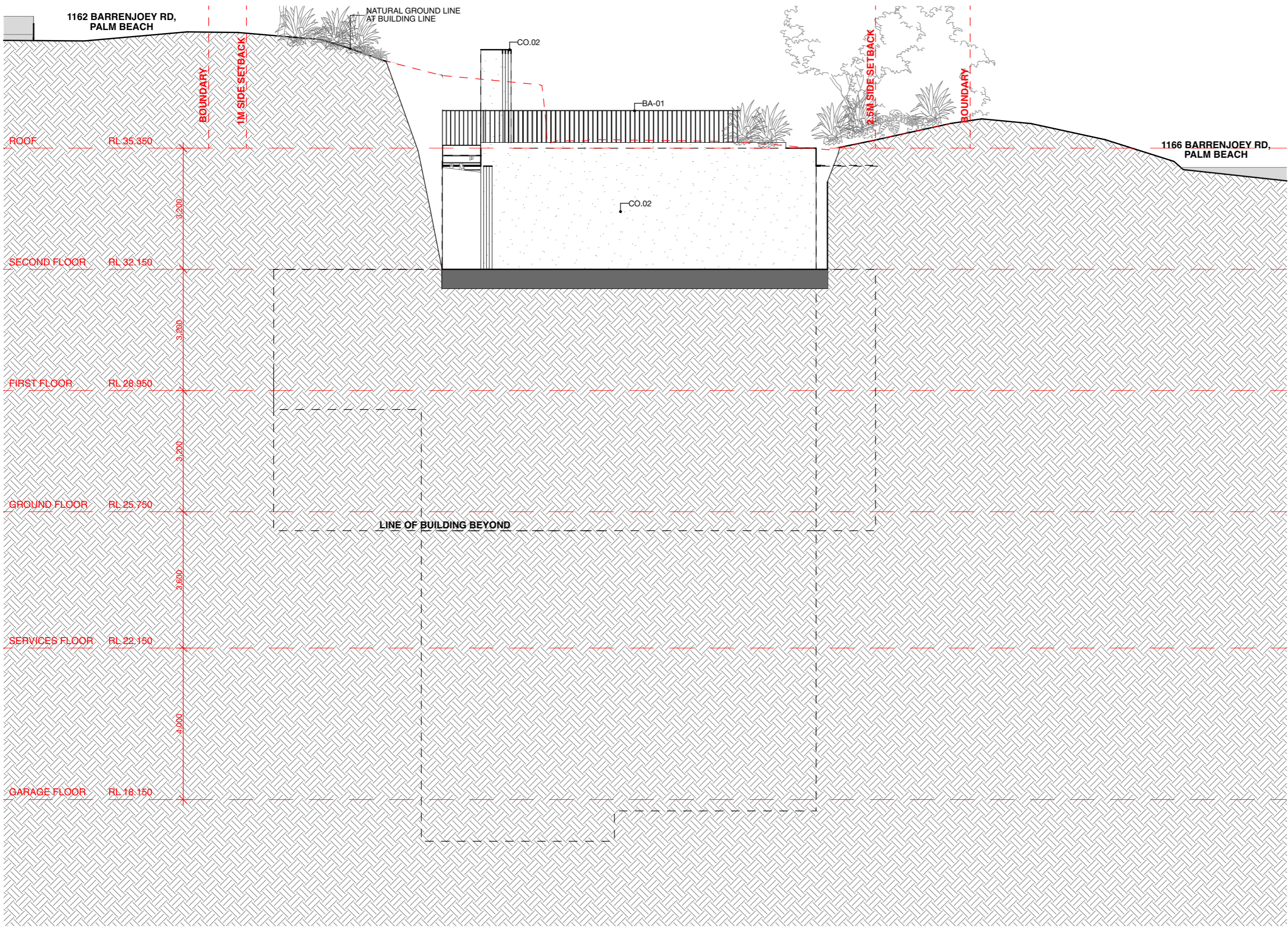
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ST.01	NATURAL STONE PAVING
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GL.01	TINTED GLASS BRICK

WEST ELEVATION **A3 @ 1:100**

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		<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: ELEVATIONS: SHEET 02</p>	<p>DRAWING NO. DA-301</p>	<p>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com e. info@ramaarchitects.com ABN 612 713 425 COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
		<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:100 @ A3</p>	<p>REVISION: 01</p>	




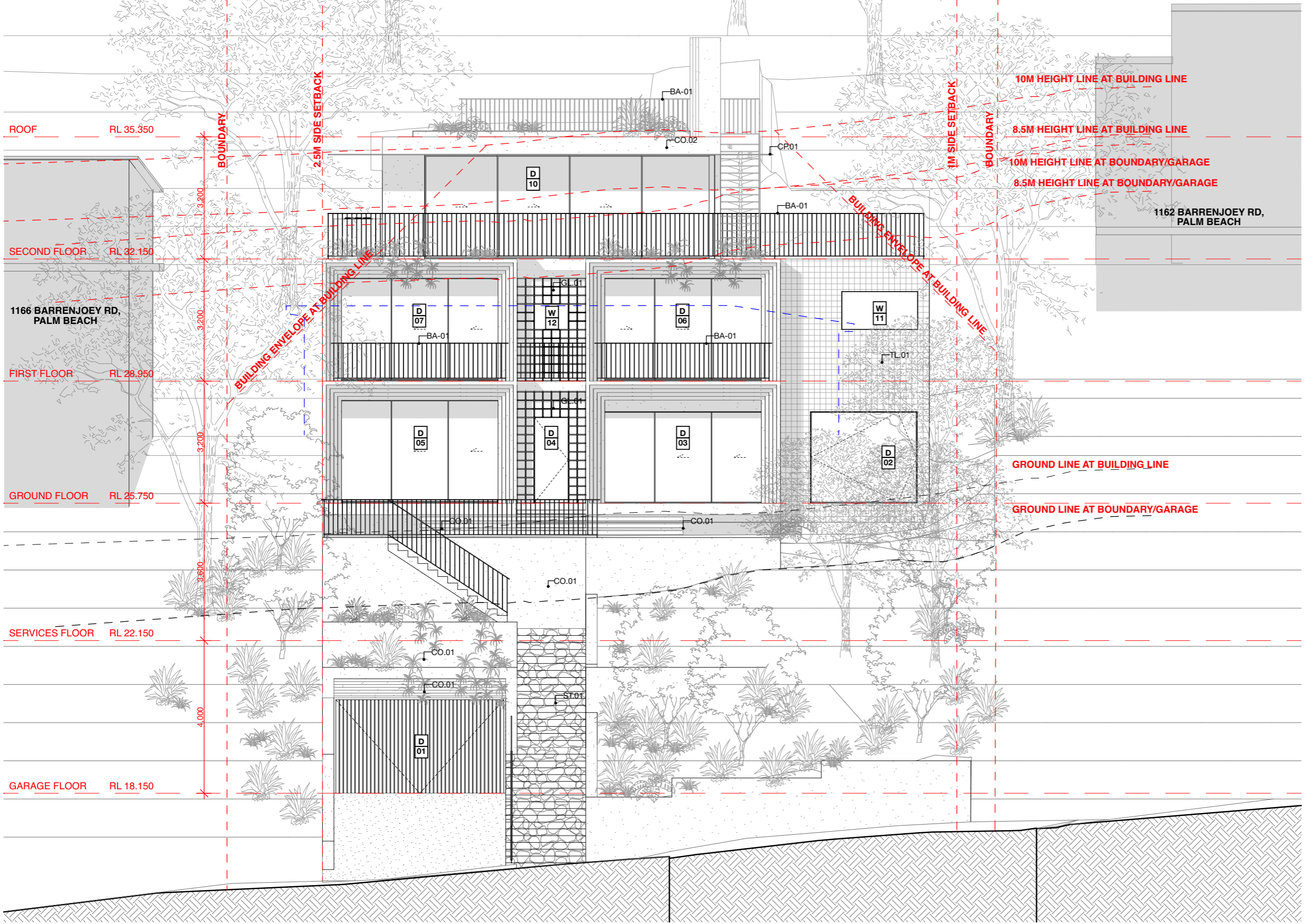
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SOUTH ELEVATION A3 @1:100

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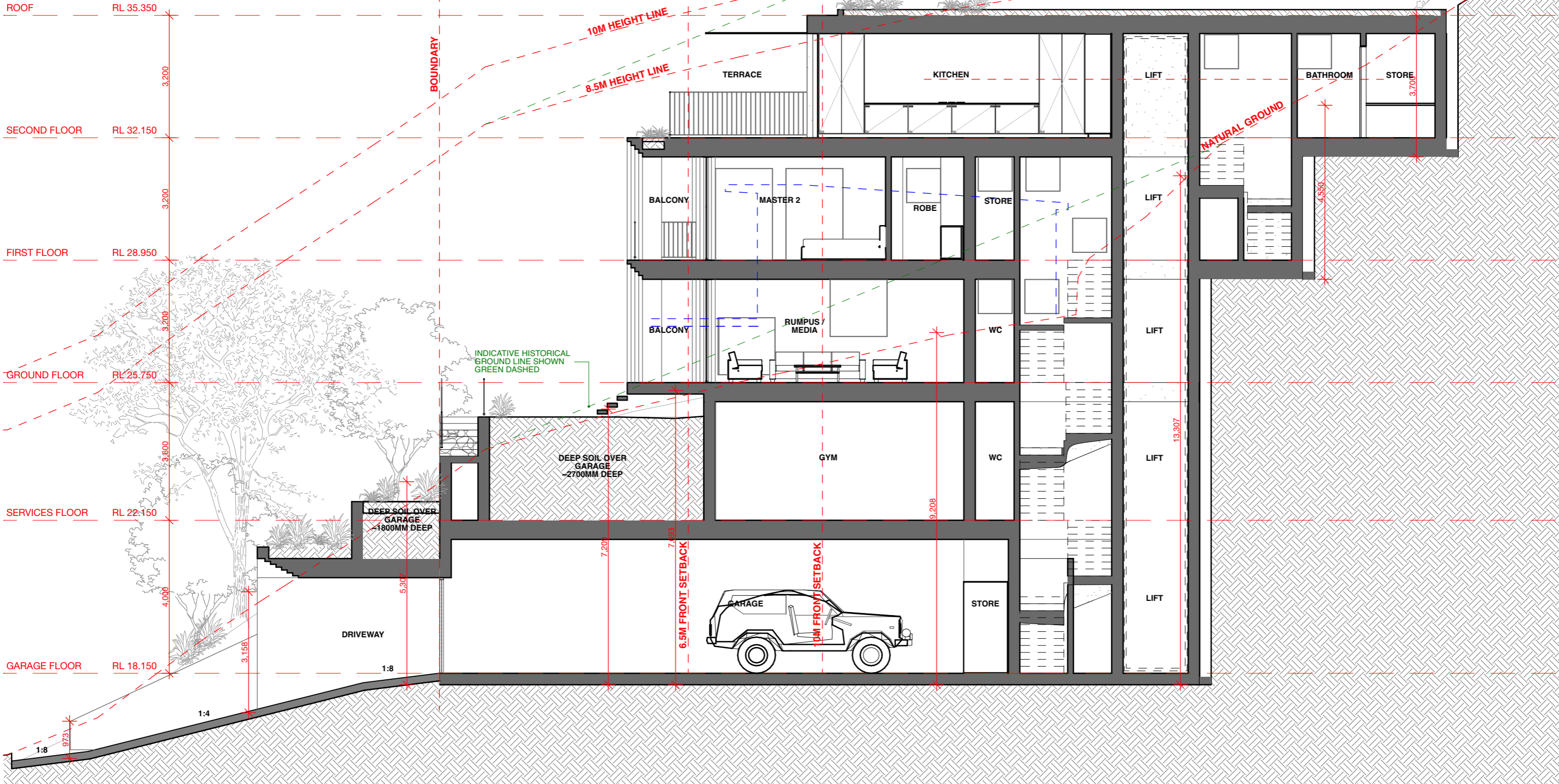
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GL.01	TINTED GLASS BRICK

NORTH ELEVATION A3 @1:100

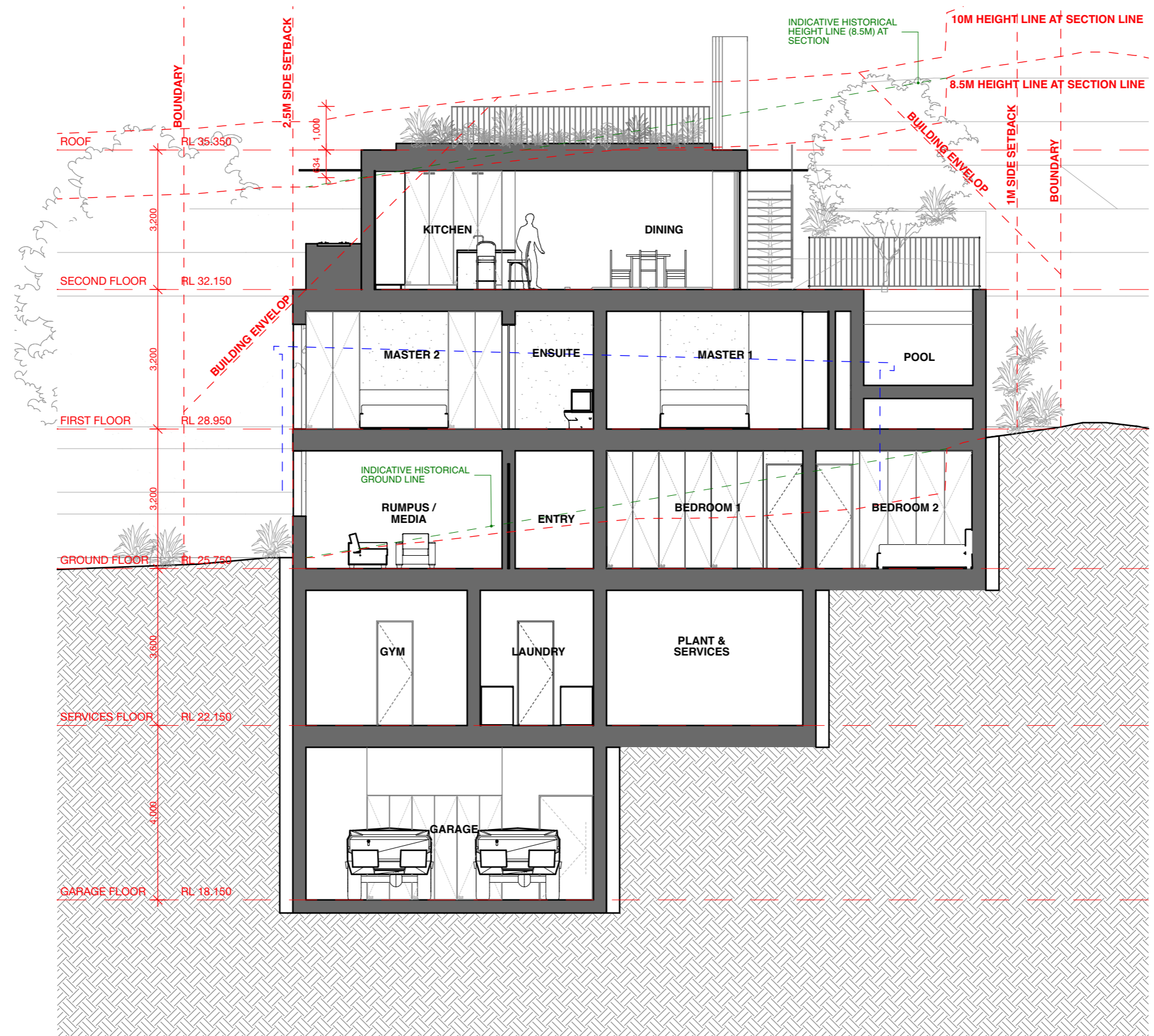
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


SECTION 01 **1:100**

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SECTION 02 **A3 @1:100**

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- KEY:**
-  DENOTES EXISTING STRUCTURE TO BE RETAINED
 -  DENOTES PROPOSED NEW STRUCTURE
 -  DENOTES AREA OF SOFT LANDSCAPING
 -  DENOTES AREA OF SWIMMING POOL
 -  DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT:
 NEW RESIDENTIAL DWELLING

CLIENT:
 JOHNSON & THOMSON

LOCATION:
 1164 BARRENJOEY ROAD,
 PALM BEACH, NSW

PROJECT STAGE:
 DEVELOPMENT APPLICATION

DRAWING TITLE:
 SECTIONS: SHEET 02

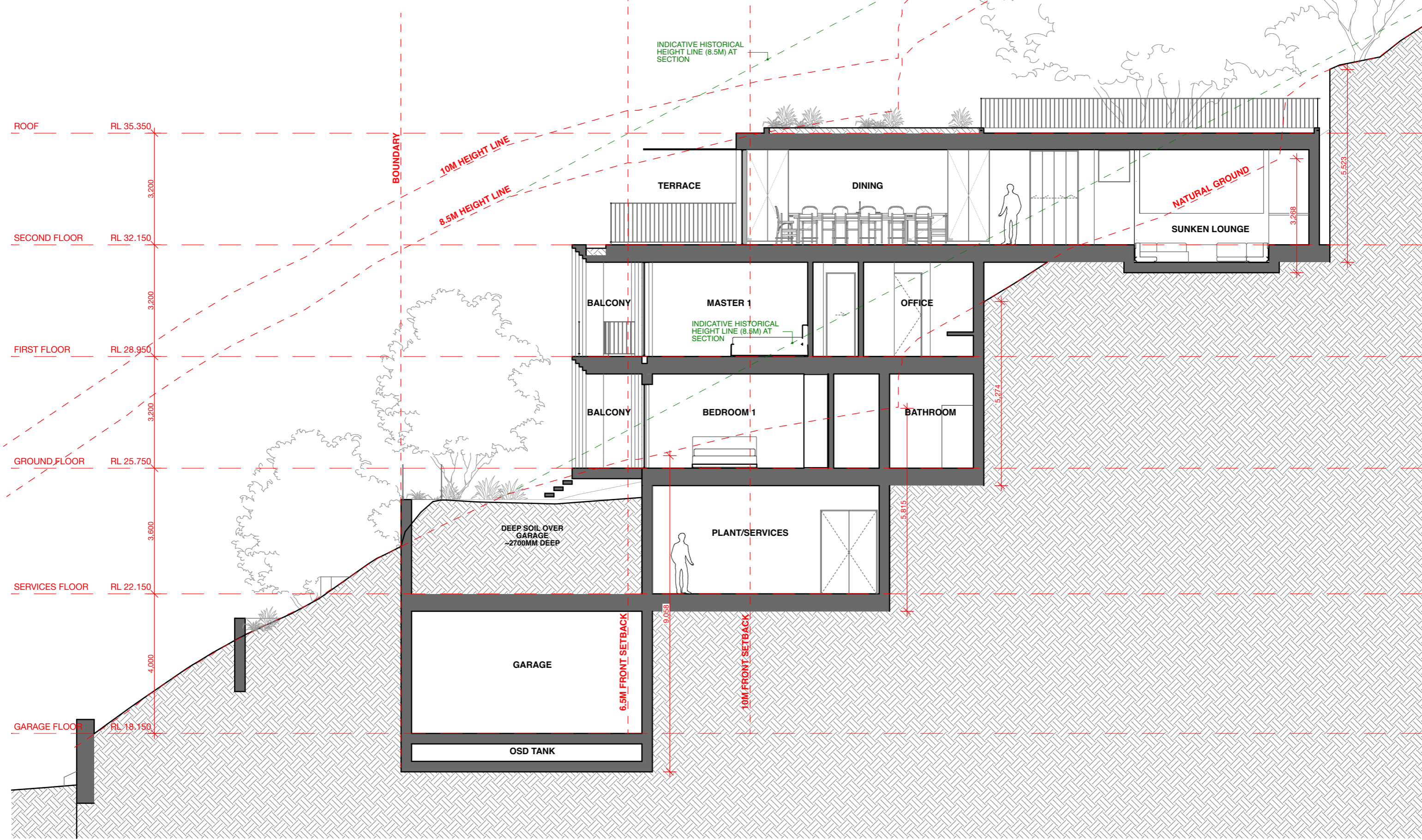
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DATE OF ISSUE:
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DRAWING NO.
 DA-401

REVISION:
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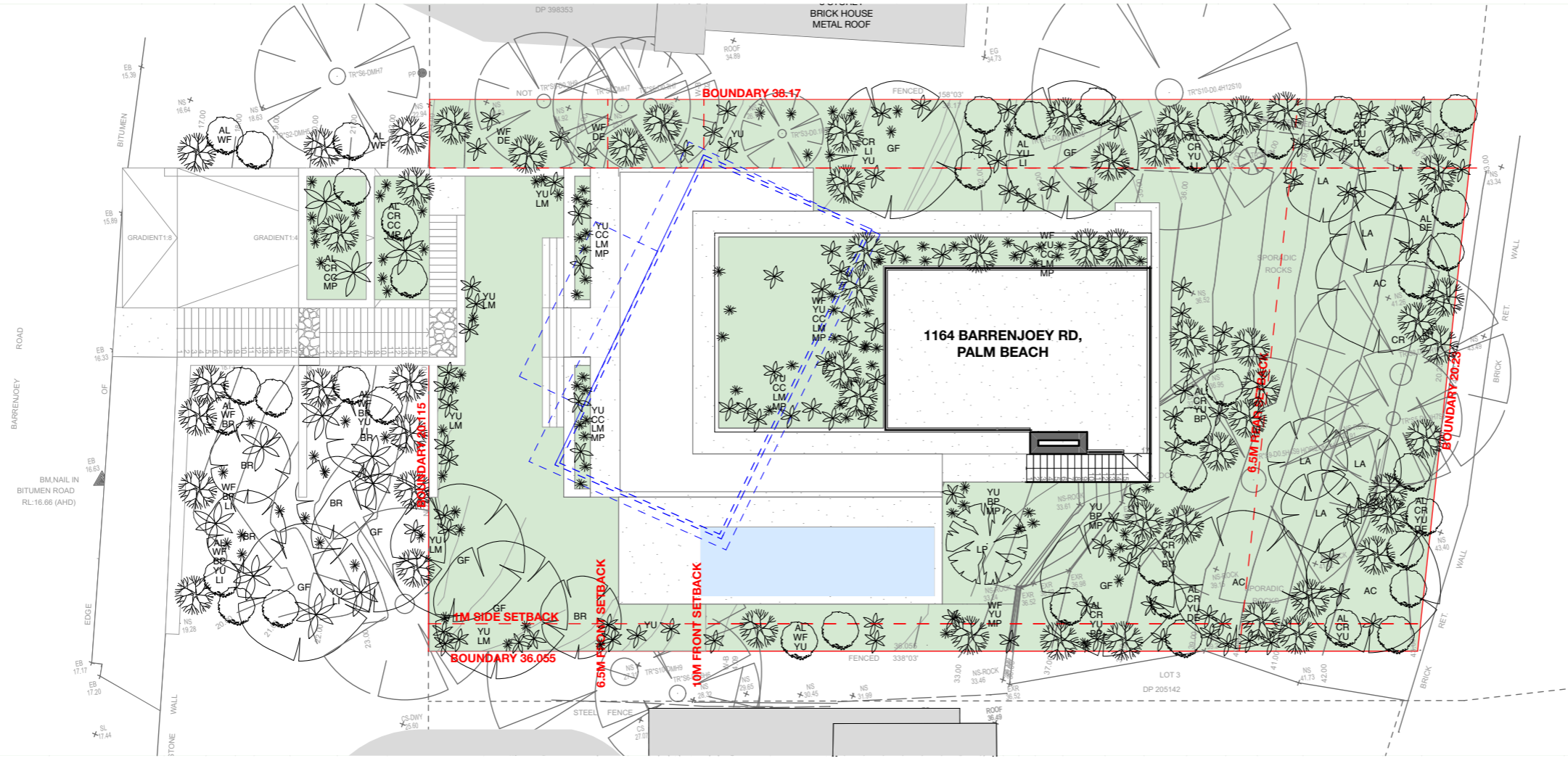
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SECTION 03 **1:100**

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LANDSCAPE PLAN A3 @1:200

LANDSCAPE LEGEND	
ID	DESCRIPTION
	PROPOSED TREE
	PROPOSED SMALL TREES
	PROPOSED SCREENING PLANTS
	PROPOSED SHRUBS
	PROPOSED ACCENTS
	PROPOSED GRASSES AND GROUNDS COVERS
	PROPOSED LANDSCAPED AREA
	PROPOSED POOL AREA

PLANT SCHEDULE				
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
BR	5	BANKSIA ROBUR	SWAMP BANKSIA	75L
LA	6	LIVISTONA AUSTRALIS	CABBAGE TREE PALM	100L
GF	7	GLOCHIDION FERDINANDI	CHEESE TREE	75L
AC	3	ANGOPHORA COSTATA	SYDNEY RED GUM	100L
SCREENING PLANTS				
AL	42	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	1000MM
LP	1	LEPTOSPERMUM POLYGALYFOLIUM	TEA TREE	1000MM
SHRUBS/ACCENTS				
WF	30	WESTRINGRIA FRUITCOSA	COASTAL ROSEMARY	300MM
CR	26	CORREA ALBA	WHITE NATIVE FUSCHIA	500MM
DE	12	DORYANTHES EXCELSA	GYMEA LILY	500MM
YU	50	YUKKA ELEPHANTIPES	YUKKA	500MM
GRASSES/GROUND COVERS				
BP	30	BANKSIA SPINULOSA	BIRTHDAY CANDLES BANKSIA	150MM
CC	26	CASUARINA GLAUCA	COUSIN IT GRASS	150MM
LM	38	LIROPE 'EVERGREEN GIANT'	GIANT MONDO GRASS	150MM
LI	38	LOMANDRA LONGIFOLIA LIME JET	LIME MAT RUSH	140MM
MP	30	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	140MM

LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION
 All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the TPZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunneling within the TPZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use handsaw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

SUBSOIL
 Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

TOPSOIL
 Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting. Spread topsoil to the following typical depths:
 Planting beds: 300mm
 Grass areas: 100mm

PLANTING
 trees: excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball, break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.
 shrubs/ground covers: excavate a hole big enough for the plant plus 100mm all round, provide plants which have large healthy root systems, with no evidence of root cur, restriction or damage, are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are

hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site. Trees: provide trees which, unless required to be multi-stemmed, have a single leading shoot. trees should be staked as specified. Label at least one plant of each species or variety in a batch using a durable, readable tag, do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods. when the hold is of the correct size, remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75mm below paving level to allow placement of mulch, backfill with topsoil mixture, lightly tamp and water to eliminate air pockets, ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. Thoroughly water plants before planting and immediately after planting. In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCHING
 All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

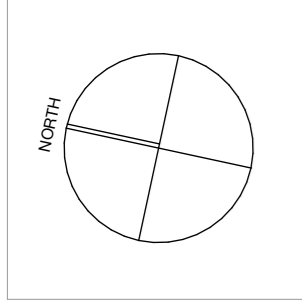
FERTILISER
 Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

DRAINAGE
 Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

RETAINING WALLS
 Retaining walls to be constructed as per Engineer's details.

CONCRETE WORKS
 All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS3610. Supply and install ready mixed concrete to AS1379 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.

MAINTENANCE
 Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.



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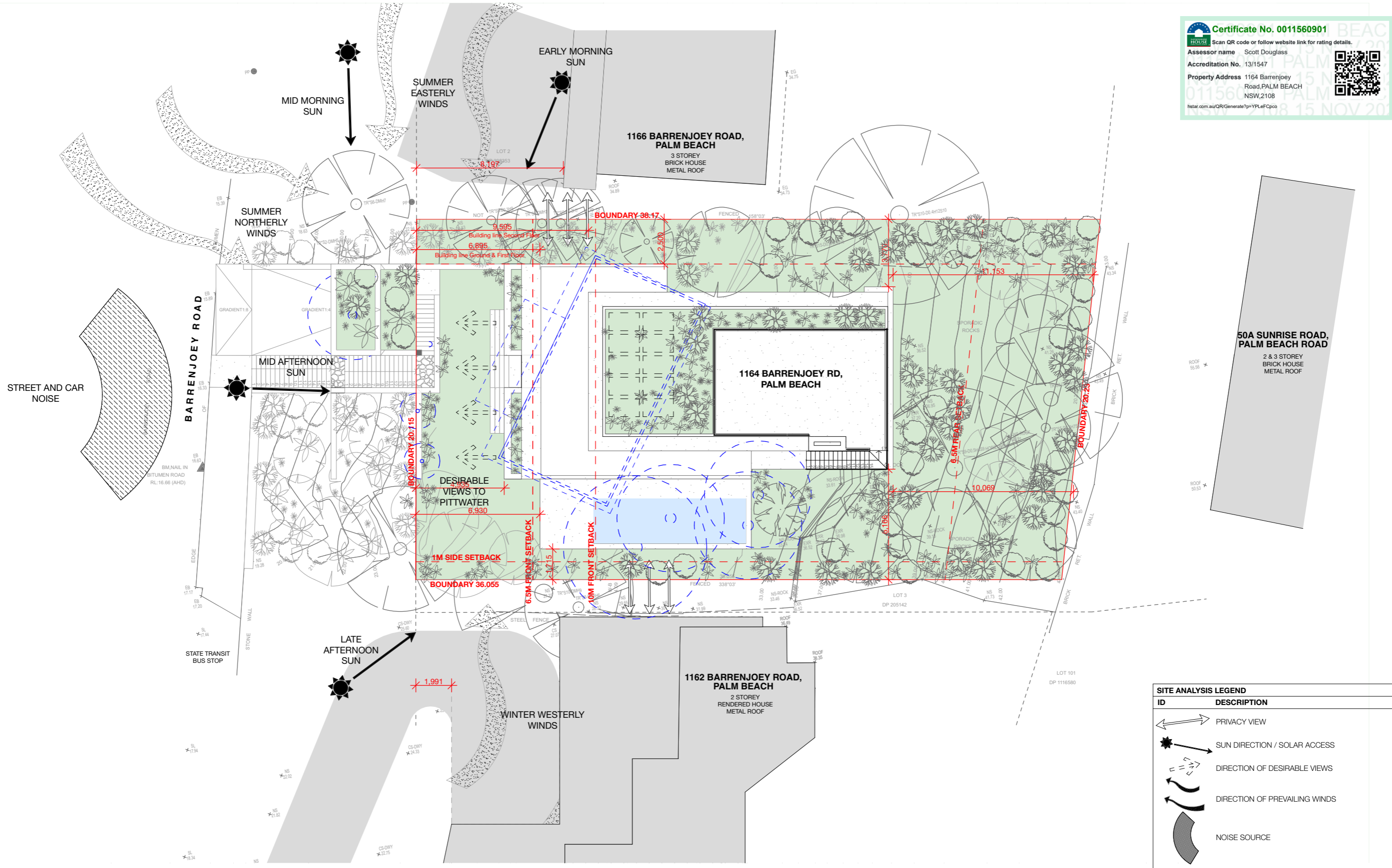
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	DENOTES PROPOSED NEW STRUCTURE
	DENOTES AREA OF SOFT LANDSCAPING
	DENOTES AREA OF SWIMMING POOL
	DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

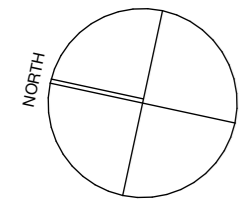
PROJECT: NEW RESIDENTIAL DWELLING	PROJECT STAGE: DEVELOPMENT APPLICATION	DATE OF ISSUE: 5/11/24	rama <small>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</small>
CLIENT: JOHNSON & THOMSON	DRAWING TITLE: SITE STRATEGY PLANS: LANDSCAPE CONCEPT PLANS	DRAWING NO. DA-500	
LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW	SCALE: 1:200 @ A3	REVISION: 01	

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SITE ANALYSIS PLAN A3 @1:200



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 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT:
NEW RESIDENTIAL DWELLING

CLIENT:
JOHNSON & THOMSON

LOCATION:
1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
SITE STRATEGY PLANS: SITE ANALYSIS PLANS

SCALE:
1:200 @ A3

DATE OF ISSUE:
5/11/24

DRAWING NO.
DA-501


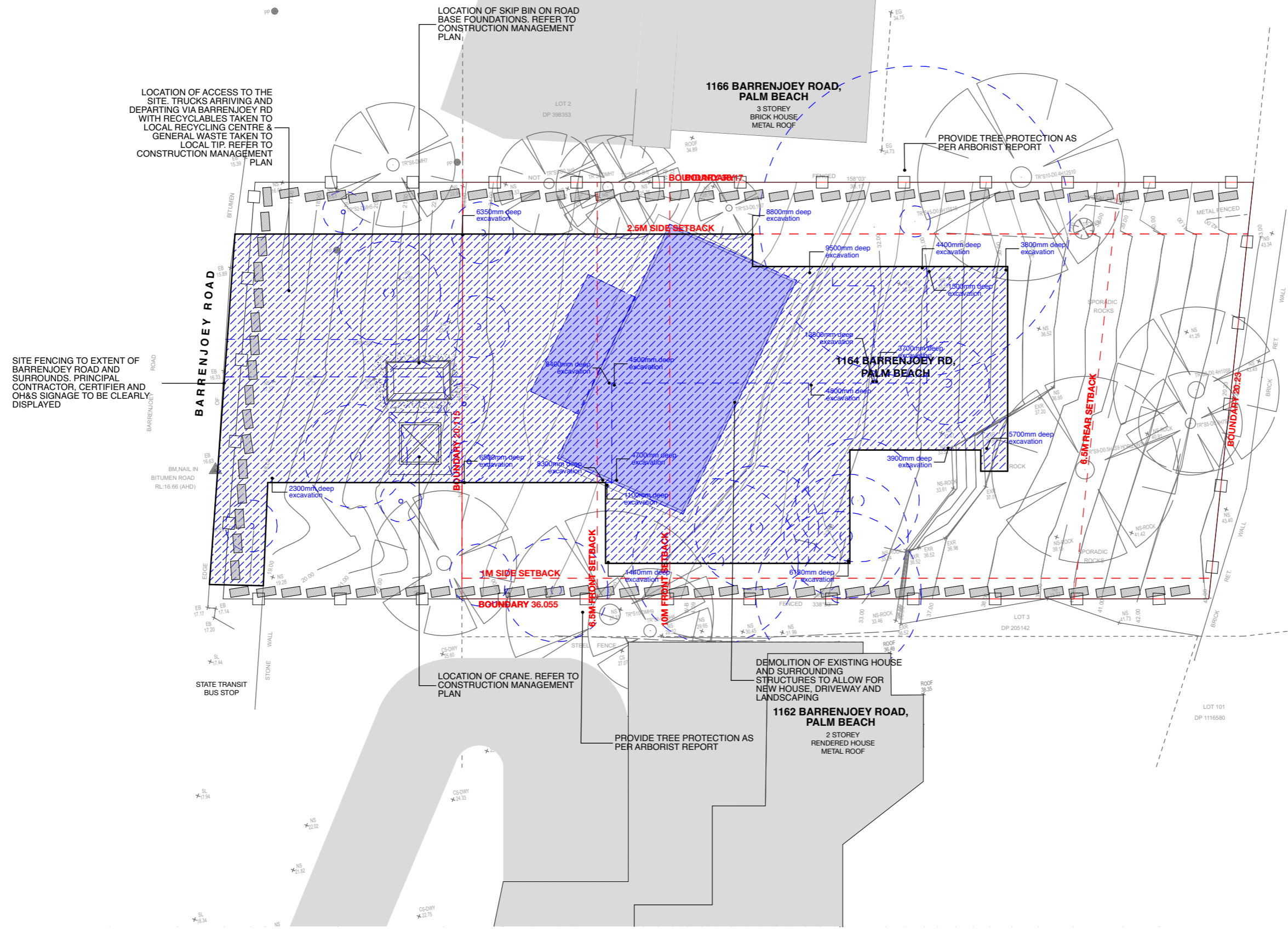
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nominated architect
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AVALON BEACH, NSW 2107
www.ramaarchitects.com
e. info@ramaarchitects.com
ABN 612 713 425

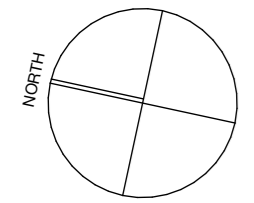
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ID	DESCRIPTION
	HAY BAIL AND GEOFABRIC
	SKIP BIN ON ROAD BASE FOUNDATIONS
	SITE CRANE
	SECURE SITE FENCING
	EXTENT OF DEMOLITION
	EXTENT OF EXCAVATION

SEDIMENT CONTROL & EROSION PLAN A3 @1:200



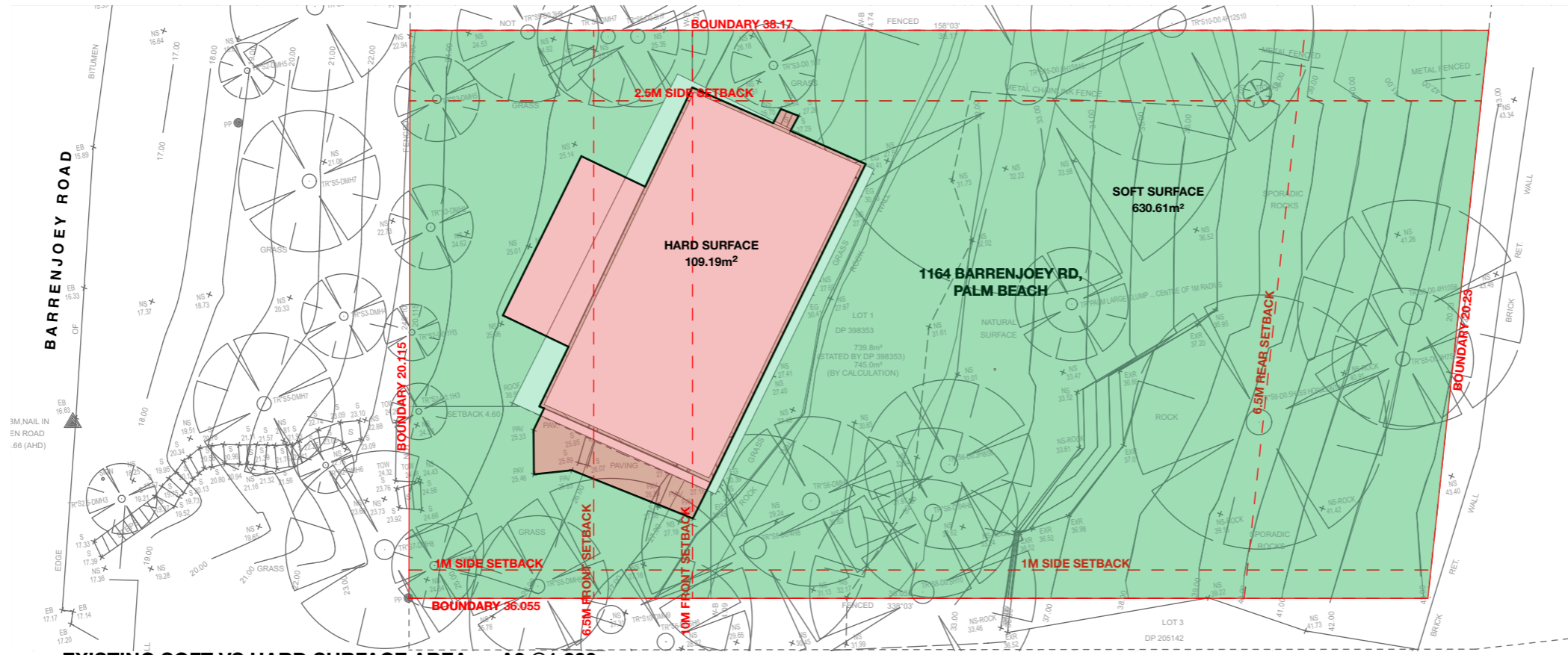
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	DENOTES AREA OF SWIMMING POOL
	DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT: NEW RESIDENTIAL DWELLING	PROJECT STAGE: DEVELOPMENT APPLICATION	DATE OF ISSUE: 5/11/24	rama nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425
CLIENT: JOHNSON & THOMSON	DRAWING TITLE: SITE STRATEGY PLANS: WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	DRAWING NO. DA-502	
LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW	SCALE: 1:200 @ A3	REVISION: 01	

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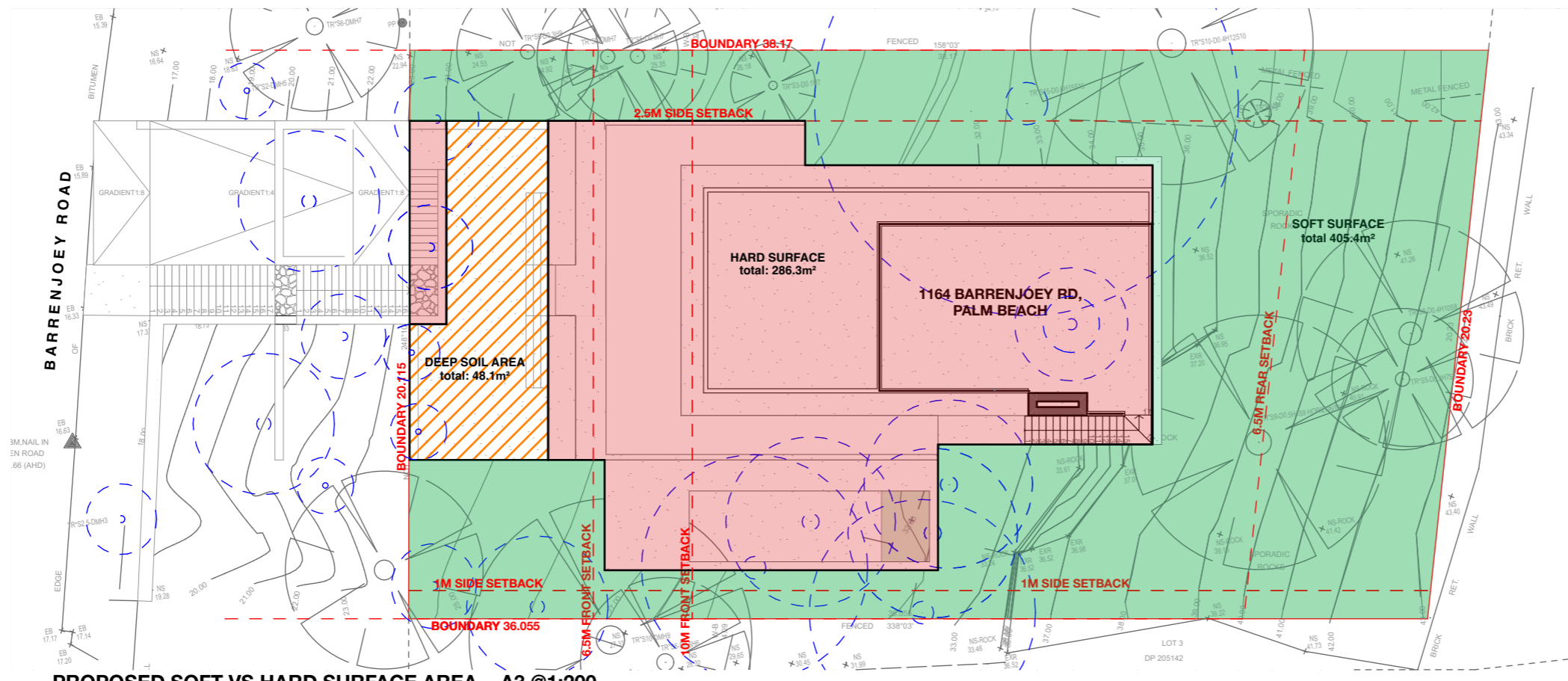


EXISTING SOFT VS HARD SURFACE AREA A3 @1:200

SOFT AND HARD LANDSCAPE LEGEND	
ID	DESCRIPTION
	PROPOSED SOFT LANDSCAPED AREA
	PROPOSED HARD SURFACE AREA
	PROPOSED LANDSCAPED DEEP SOIL

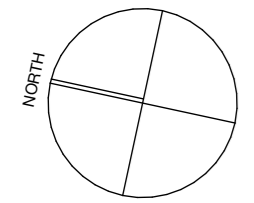
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 Accreditation No.: 13/1547
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EXISTING LANDSCAPE CALCULATIONS	
TOTAL SITE	739.8m²
LANDSCAPED OPEN SPACE	630.61m² or 85.24%
HARD SURFACE	109.19m² or 14.76%



PROPOSED SOFT VS HARD SURFACE AREA A3 @1:200

PROPOSED LANDSCAPE CALCULATIONS	
TOTAL SITE	739.8m²
LANDSCAPED OPEN SPACE	405.4m² or 54.8%
LANDSCAPED DEEP SOIL	48.1m² or 6.5%
TOTAL SOFT LANDSCAPED	453.5m² or 61.3%
HARD SURFACE (INCL.POOL)	286.3m² or 38.7%



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 - DENOTES AREA OF SOFT LANDSCAPING
 - DENOTES AREA OF SWIMMING POOL
 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT:
NEW RESIDENTIAL DWELLING

CLIENT:
JOHNSON & THOMSON

LOCATION:
1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
SITE STRATEGY PLANS: HARD & SOFT
LANDSCAPE CALCULATIONS

SCALE:
1:200 @ A3

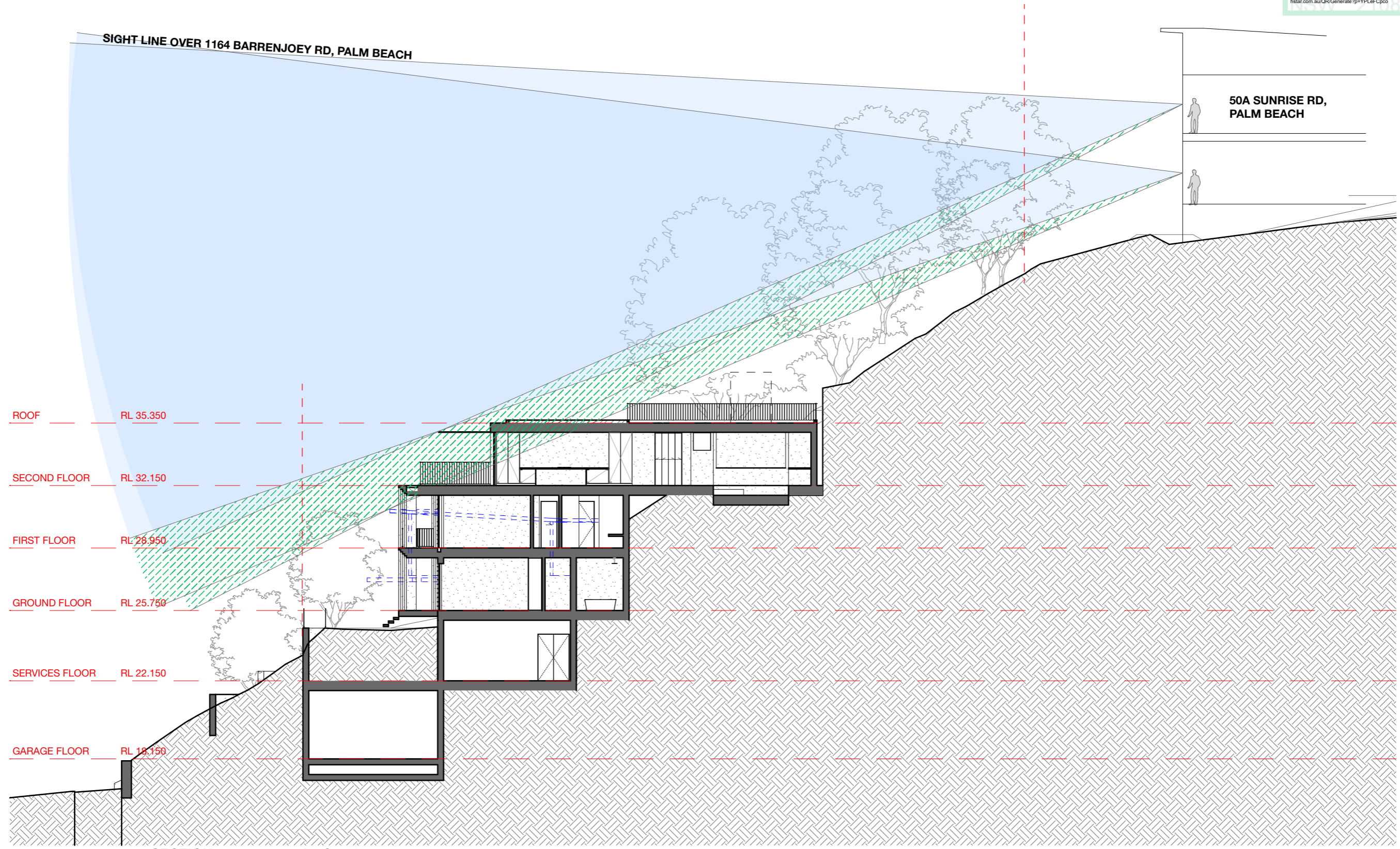
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ROOF RL 35.350
 SECOND FLOOR RL 32.150
 FIRST FLOOR RL 28.950
 GROUND FLOOR RL 25.750
 SERVICES FLOOR RL 22.150
 GARAGE FLOOR RL 18.150

SECTION 03 A3 @1:200

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PROJECT:
 NEW RESIDENTIAL DWELLING

CLIENT:
 JOHNSON & THOMSON

LOCATION:
 1164 BARRENJOEY ROAD,
 PALM BEACH, NSW

PROJECT STAGE:
 DEVELOPMENT APPLICATION

DRAWING TITLE:
 SITE STRATEGY PLANS: SIGHT LINE
 ANALYSIS

SCALE:
 1:200 @ A3

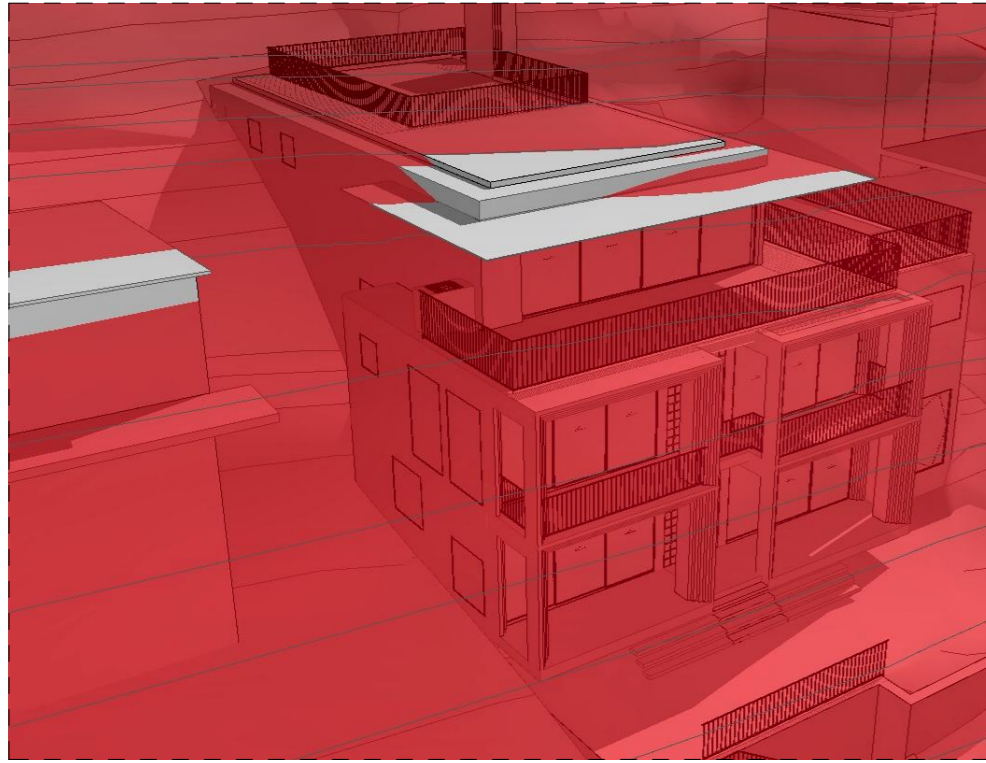
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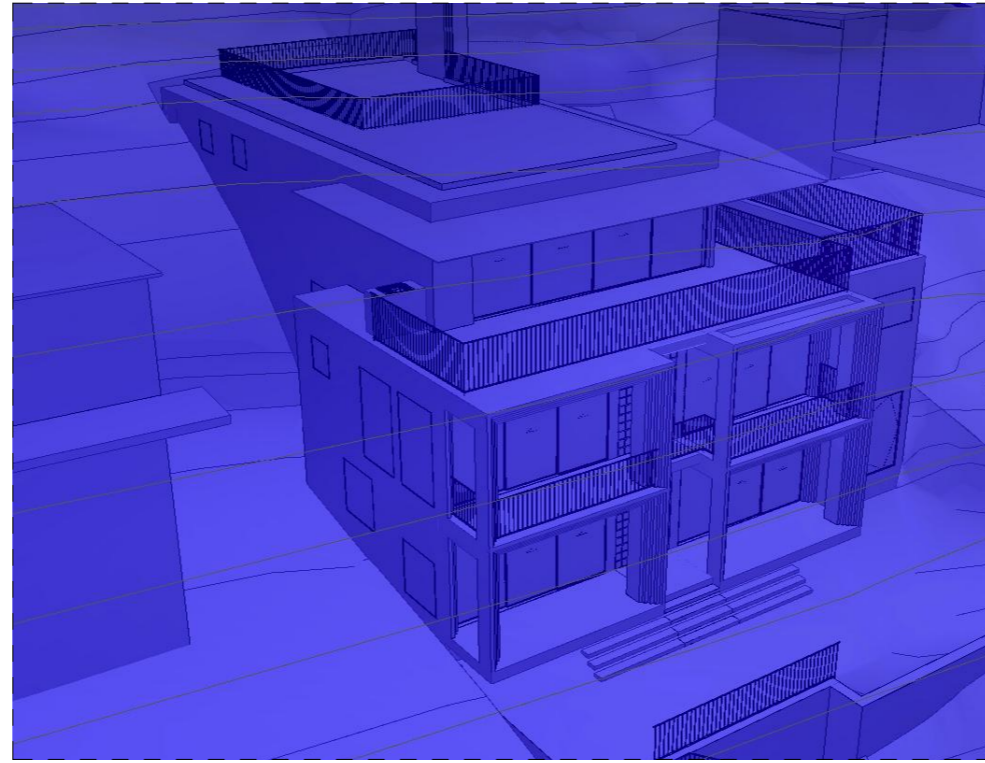
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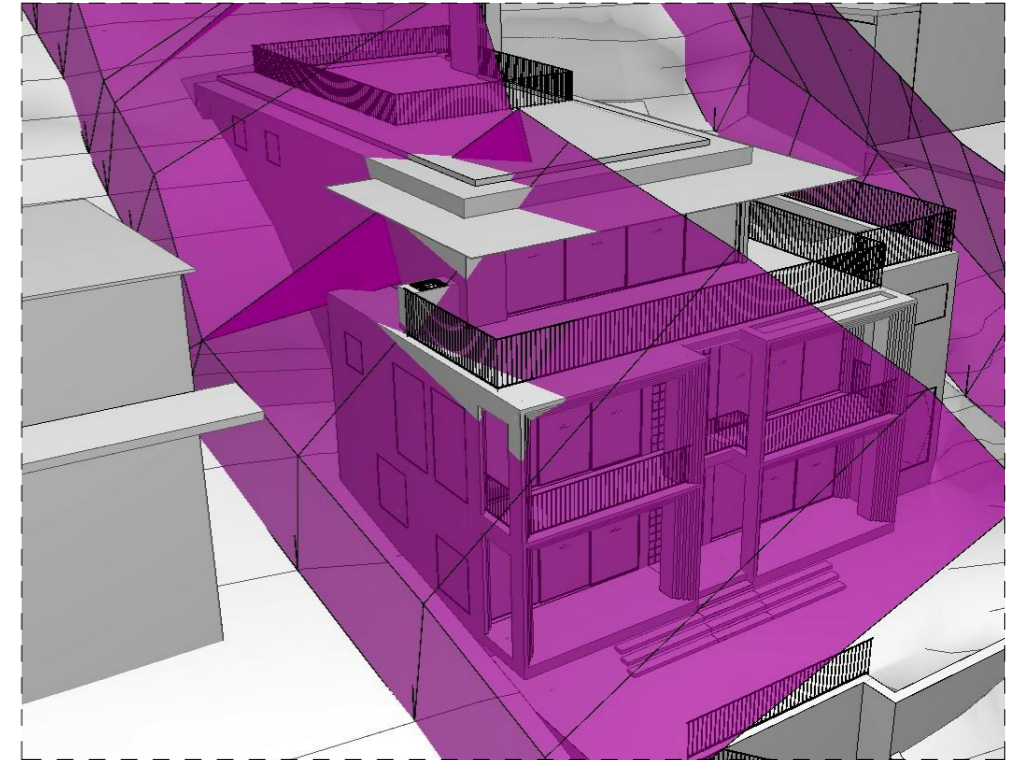
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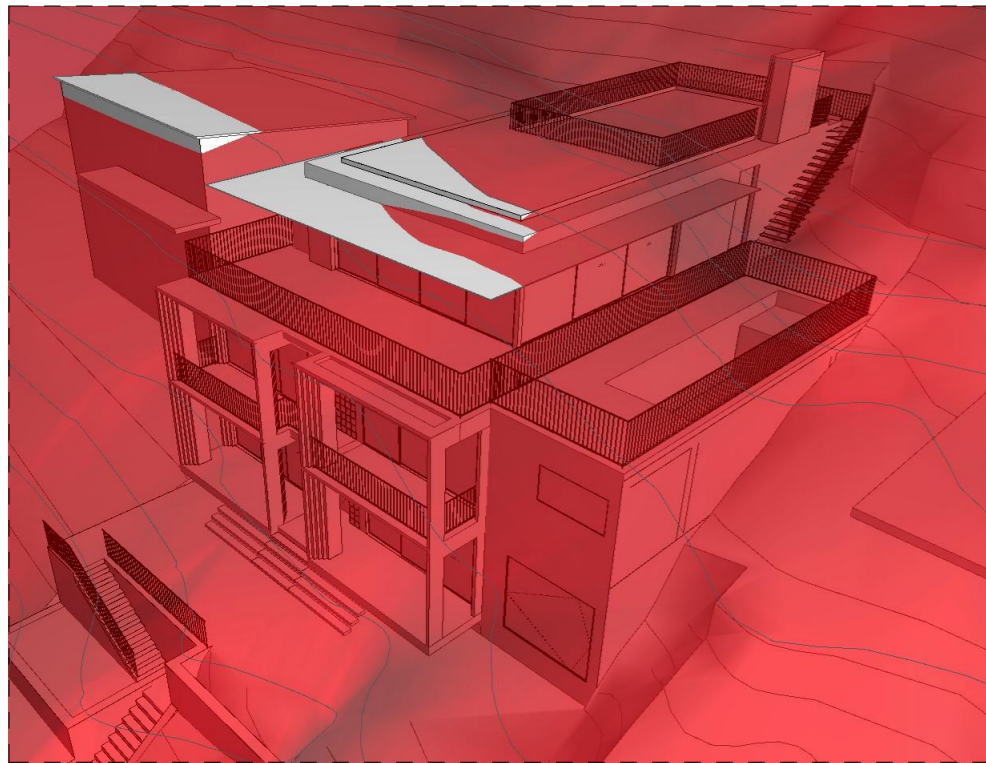
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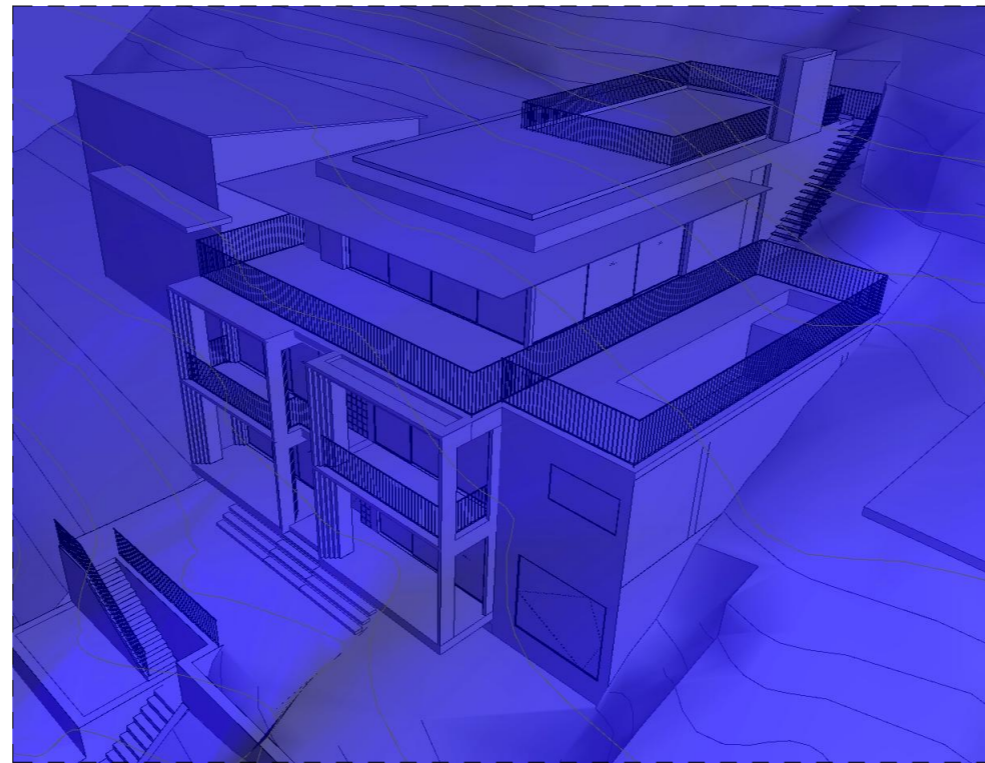
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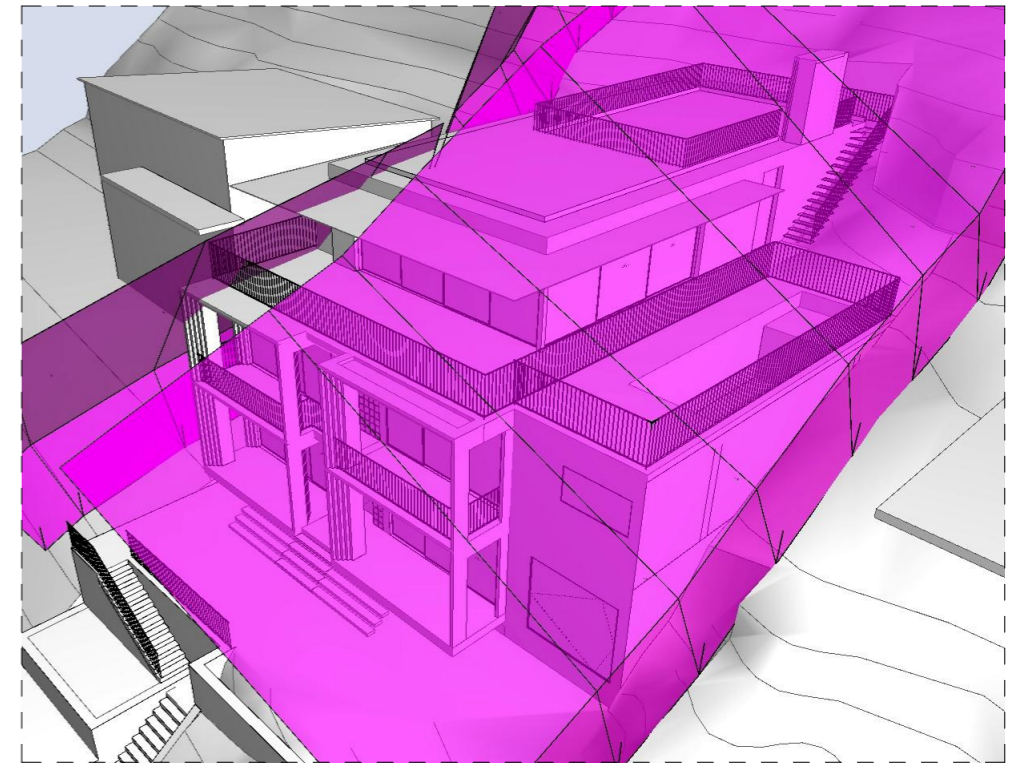
NE - BUILDING ENVELOPE



NW - 8.5M HEIGHT LINE

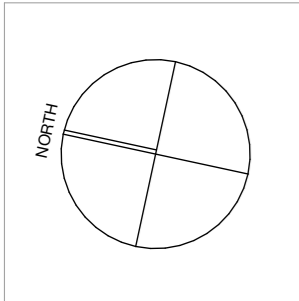


NW - 10M HEIGHT LINE



NW - BUILDING ENVELOPE

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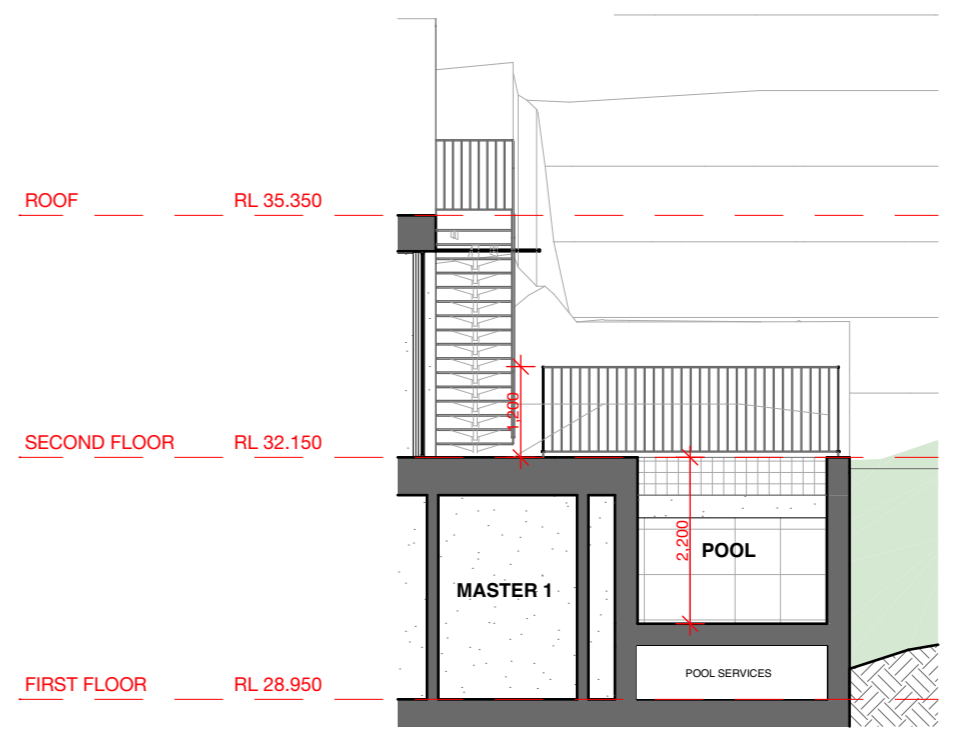
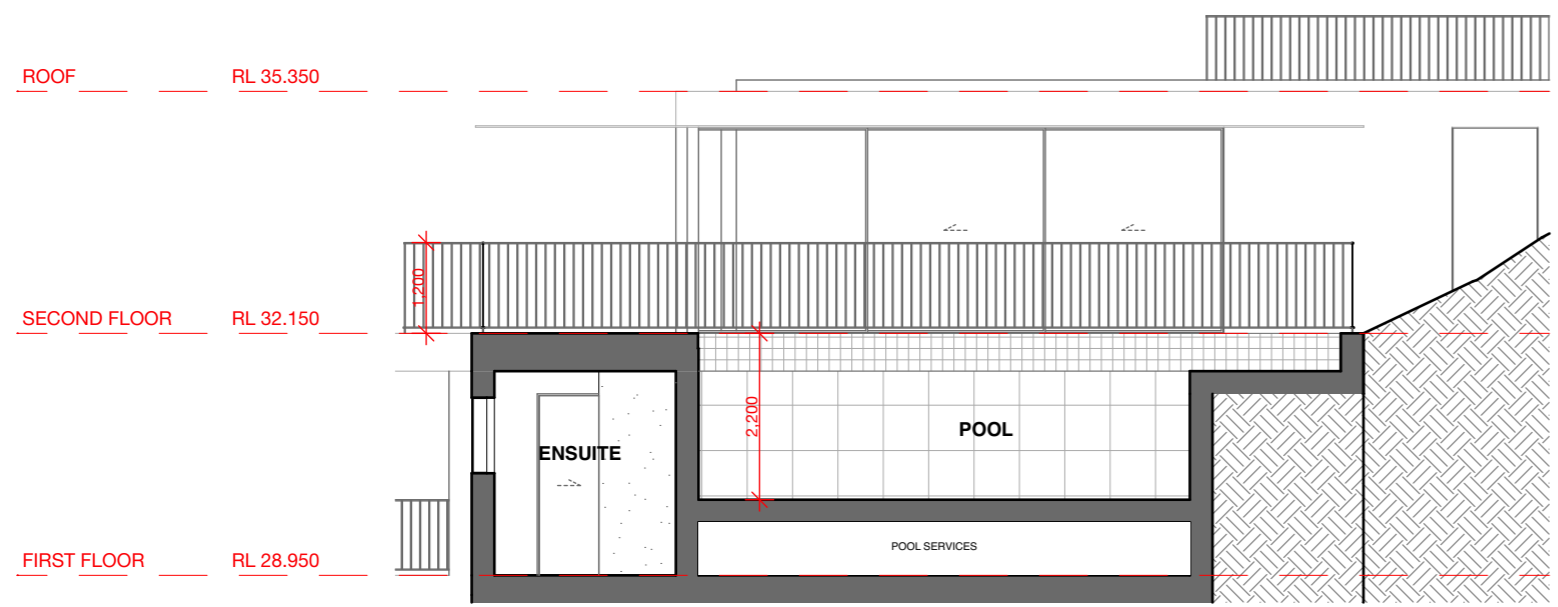
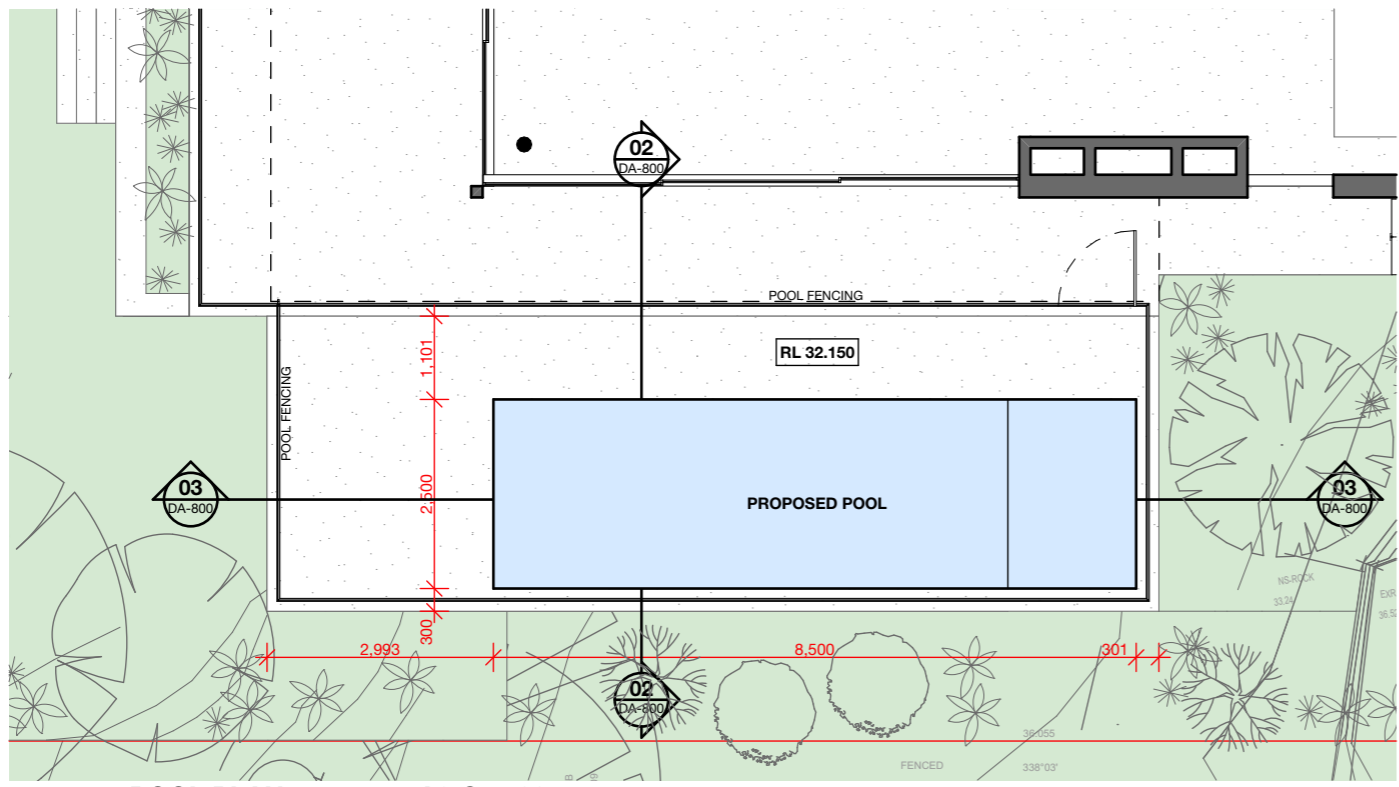


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 - DENOTES AREA OF SWIMMING POOL
 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

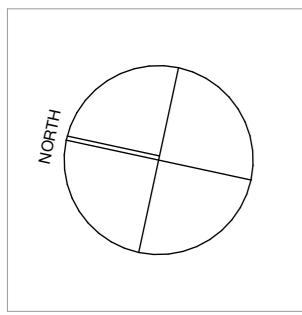
<p>PROJECT: NEW RESIDENTIAL DWELLING</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 5/11/24</p>	<p>ram a</p> <p><small>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</small></p>
<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: SITE STRATEGY PLANS: BUILDING BLANKETS</p>	<p>DRAWING NO. DA-505</p>	<p>REVISION: 01</p>
<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: @ A3</p>		

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SECTION 2 A3 @ 1:100

SECTION 1 A3 @ 1:100



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PROJECT:
NEW RESIDENTIAL DWELLING

CLIENT:
JOHNSON & THOMSON

LOCATION:
1164 BARRENJOEY ROAD,
PALM BEACH, NSW

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
POOL DETAILS: SHEET 01

SCALE:
1:100 @ A3

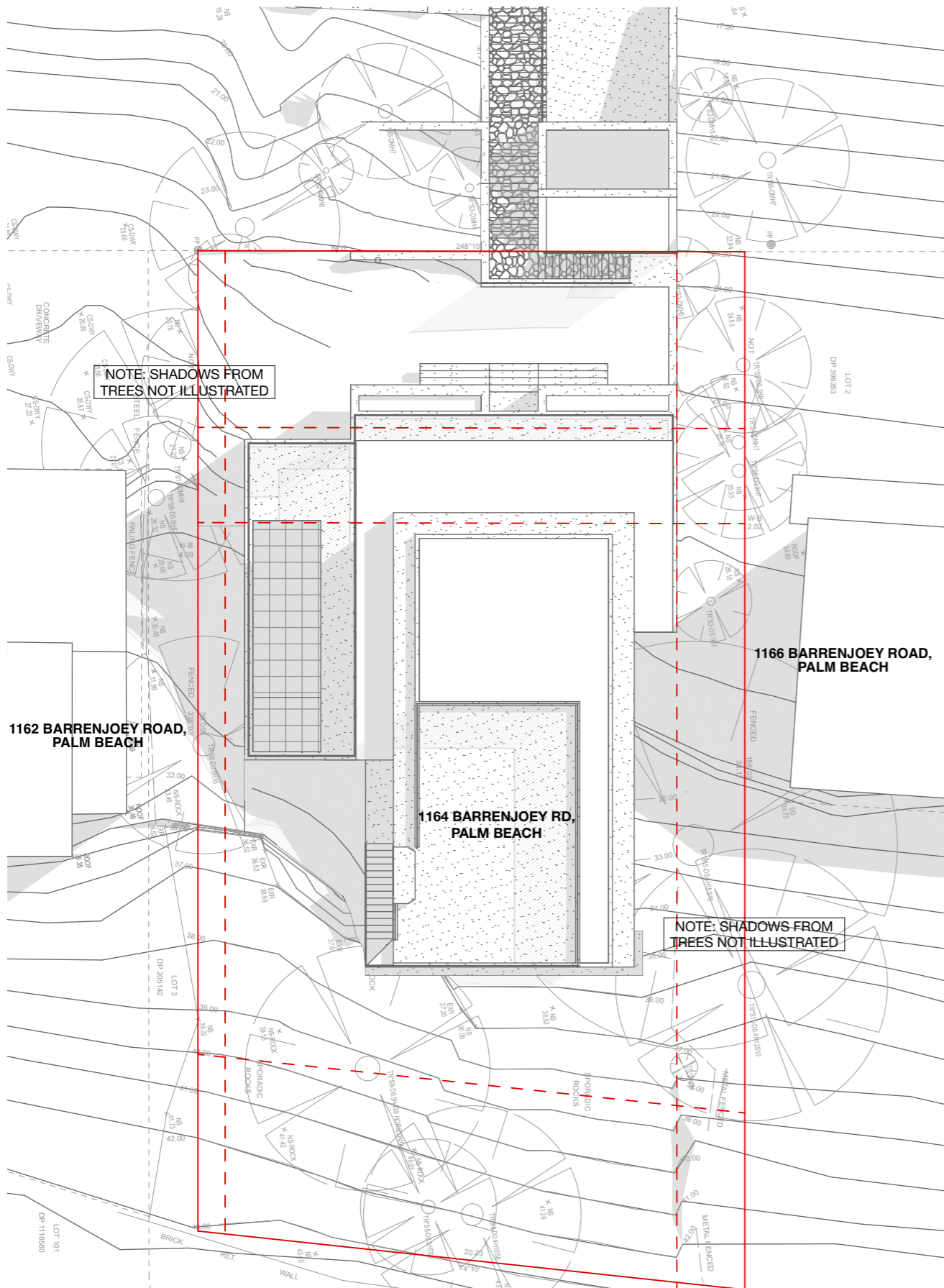
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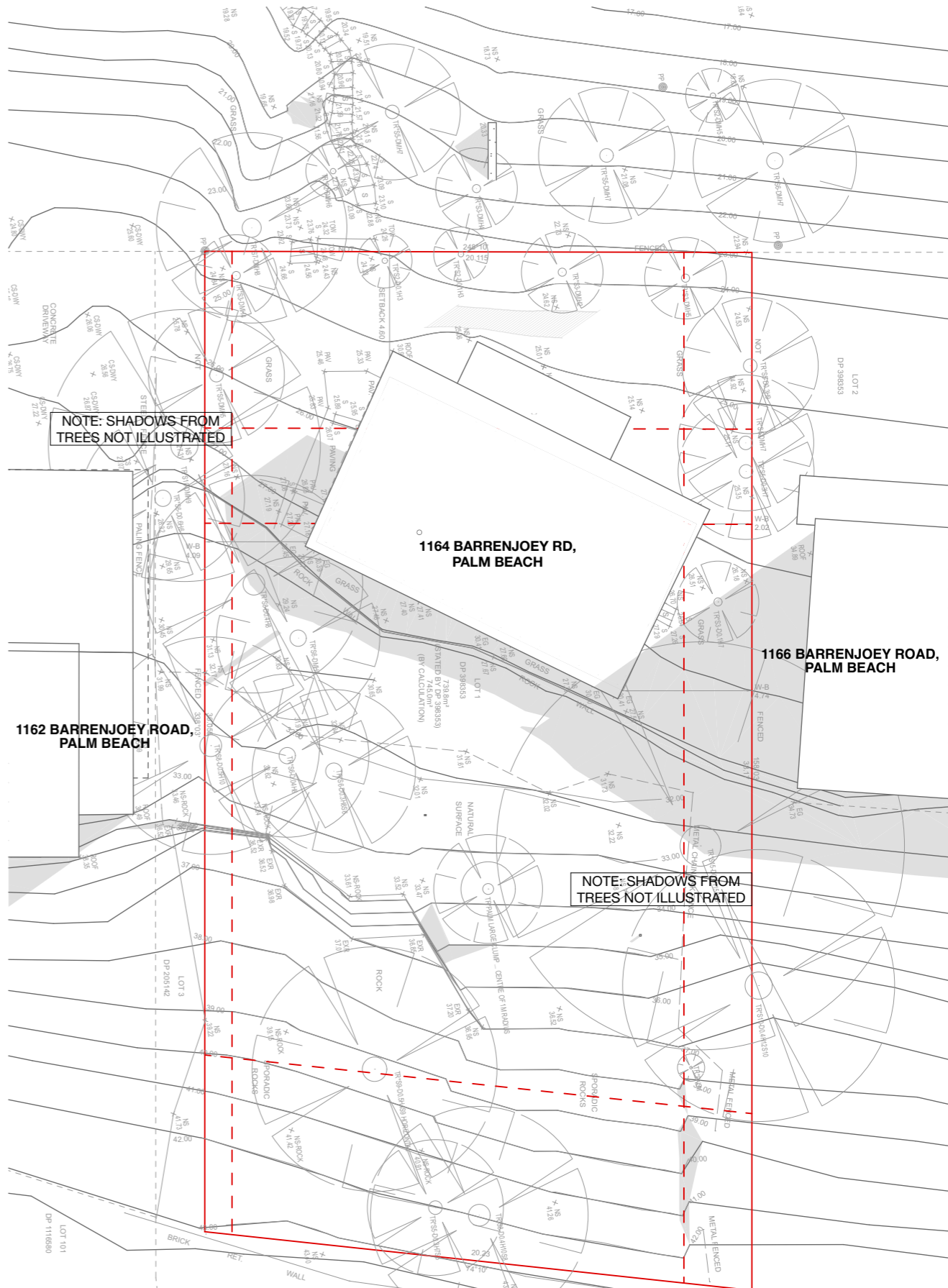
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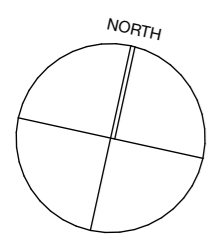
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21 JUN at 0900h A3 @1:200 EXISTING

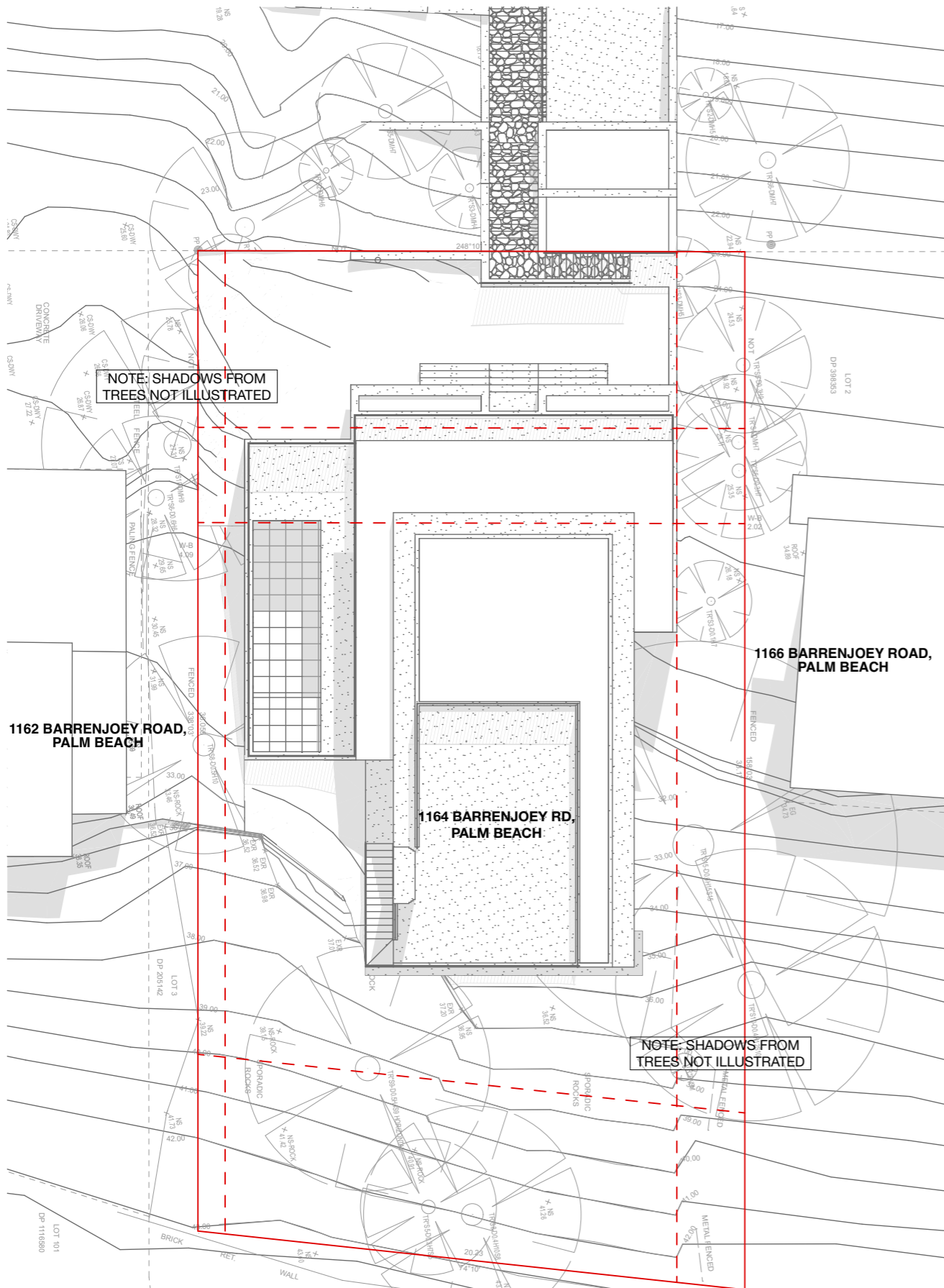


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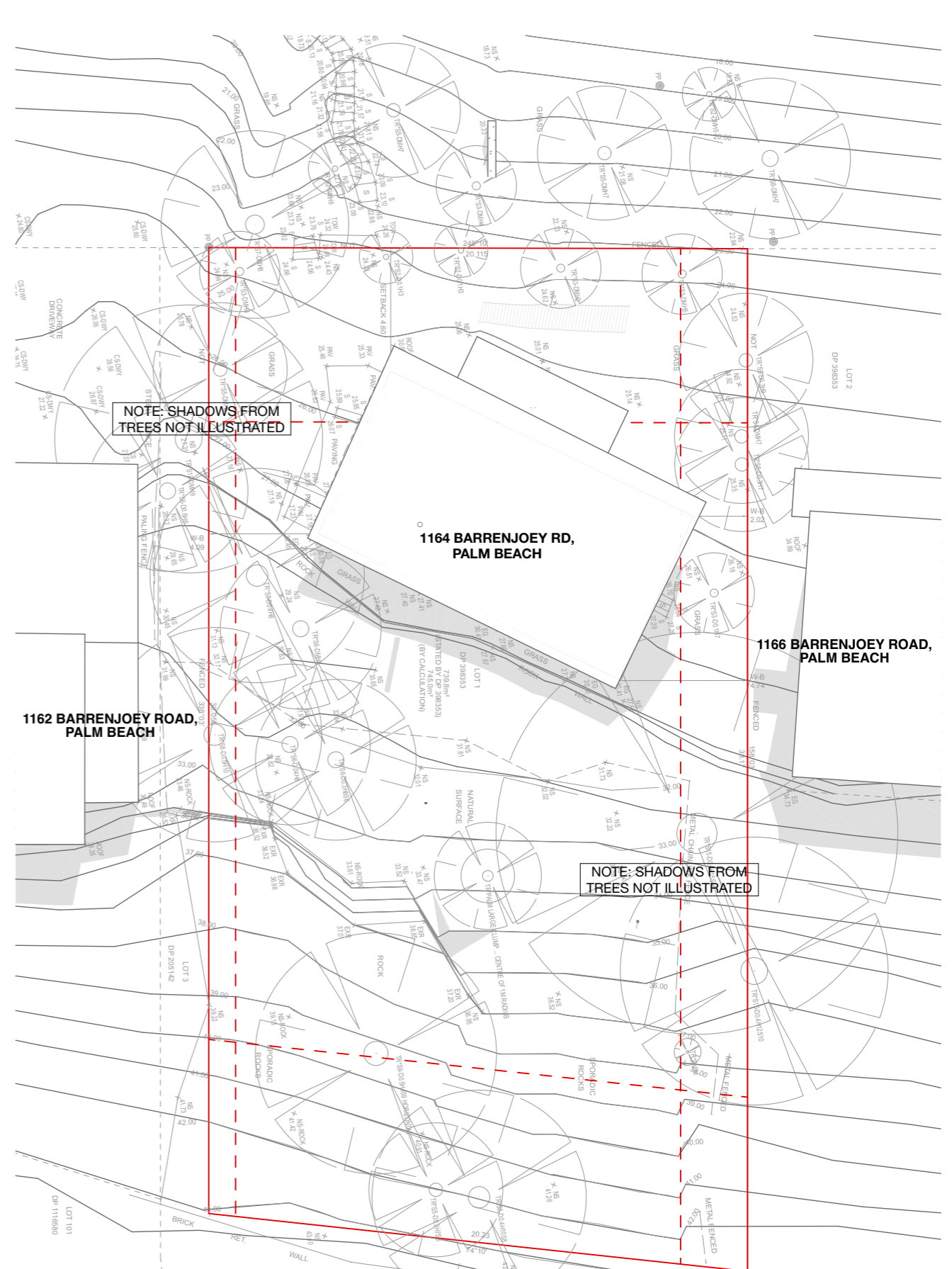
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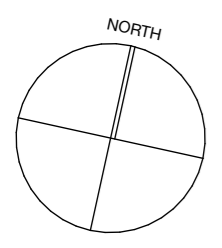
<p>PROJECT: NEW RESIDENTIAL DWELLING</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 5/11/24</p>	<p style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">r a m a</p> <p style="font-size: 0.8em;">nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</p> <p style="font-size: 0.7em;">COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 9am</p>	<p>DRAWING NO. DA-900</p>	
<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:200 @ A3</p>	<p>REVISION: 01</p>	



21 JUN at 1200h A3 @1:200 PROPOSED



21 JUN at 1200h A3 @1:200 EXISTING

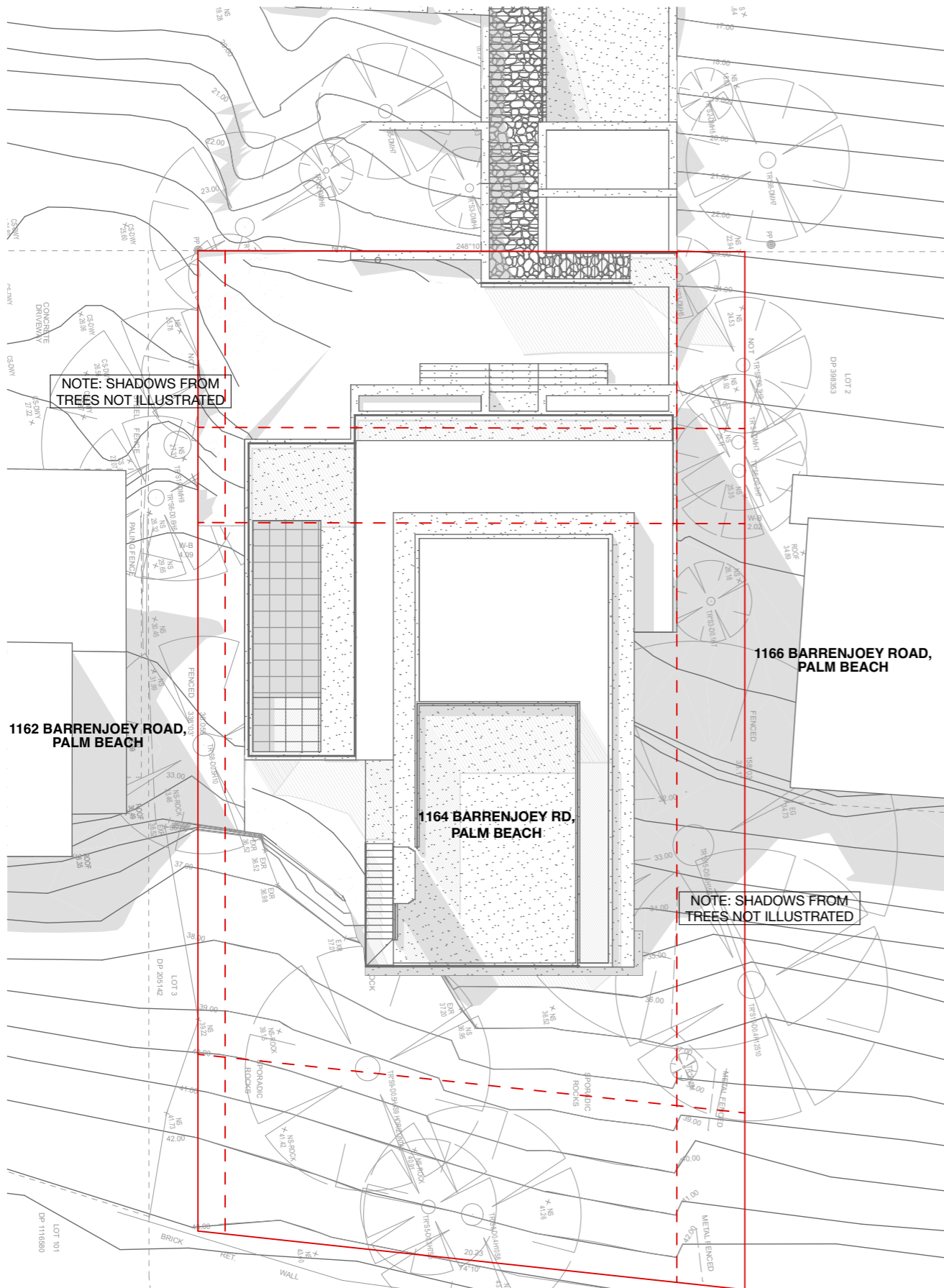


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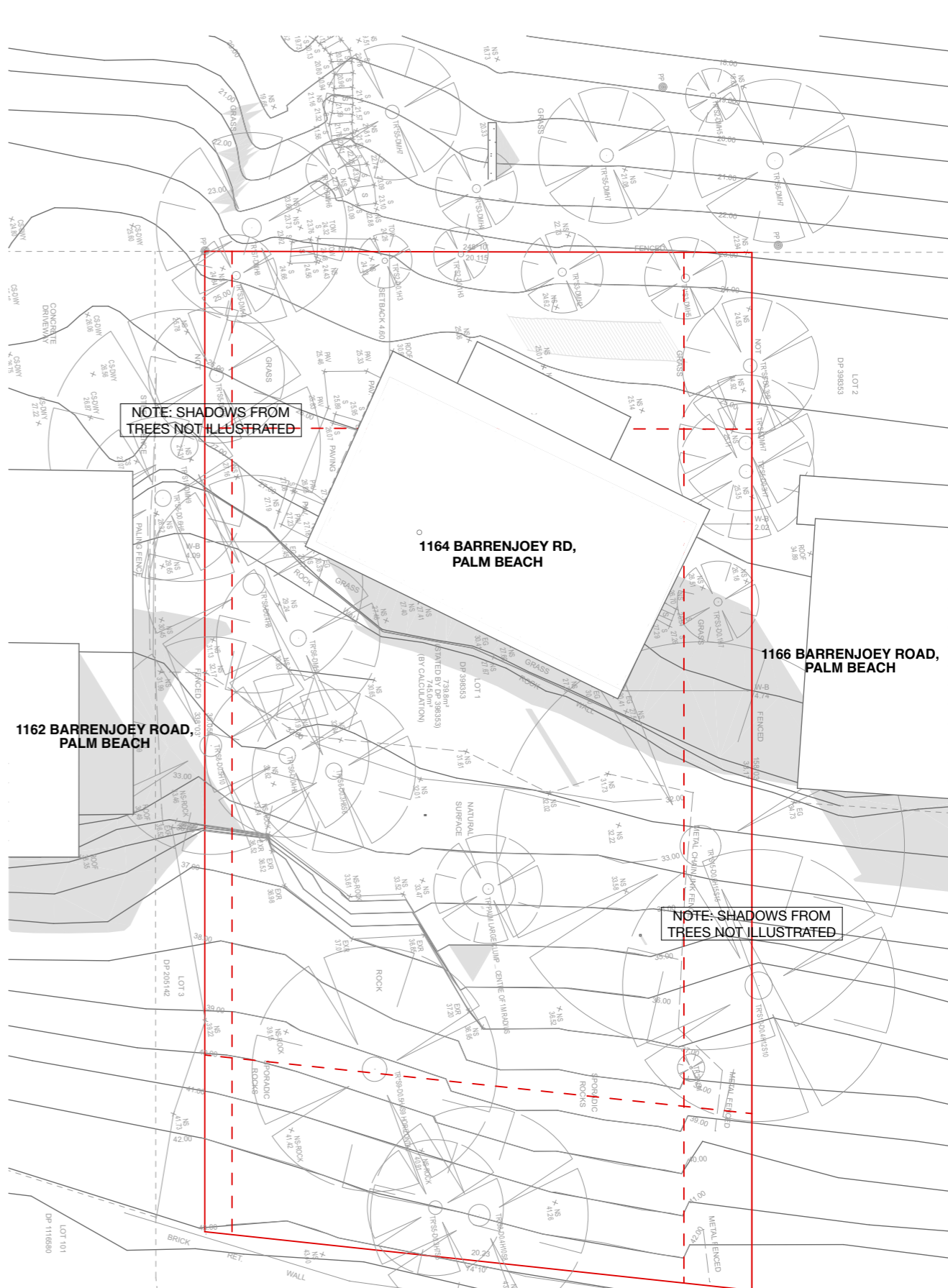
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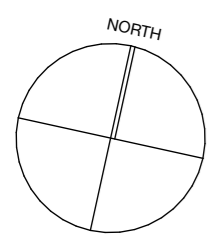
<p>PROJECT: NEW RESIDENTIAL DWELLING</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 5/11/24</p>	<p style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">r a m a</p> <p style="font-size: 0.8em;">nominated architect Thomas Martin nsw reg. #10383</p> <p style="font-size: 0.7em;">6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107</p> <p style="font-size: 0.6em;">www.ramarchitects.com</p> <p style="font-size: 0.6em;">ABN 612 713 425</p> <p style="font-size: 0.5em;">COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 12pm</p>	<p>DRAWING NO.: DA-901</p>	
<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:200 @ A3</p>	<p>REVISION: 01</p>	




21 JUN at 1500h A3 @1:200 PROPOSED








21 JUN at 1500h A3 @1:200 EXISTING



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 -  DENOTES AREA OF SOFT LANDSCAPING
 -  DENOTES AREA OF SWIMMING POOL
 -  DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

<p>PROJECT: NEW RESIDENTIAL DWELLING</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 5/11/24</p>	<p>rama</p> <p><small>nominated architect Thomas Martin nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425</small></p>
<p>CLIENT: JOHNSON & THOMSON</p>	<p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 3pm</p>	<p>DRAWING NO. DA-902</p>	
<p>LOCATION: 1164 BARRENJOEY ROAD, PALM BEACH, NSW</p>	<p>SCALE: 1:200 @ A3</p>	<p>REVISION: 01</p>	