

AMENDED DRAWINGS - S34 CONFERENCE

1102 BARRENJOEY ROAD, PALM BEACH

PROPOSED SHOP TOP HOUSING DEVELOPMENT

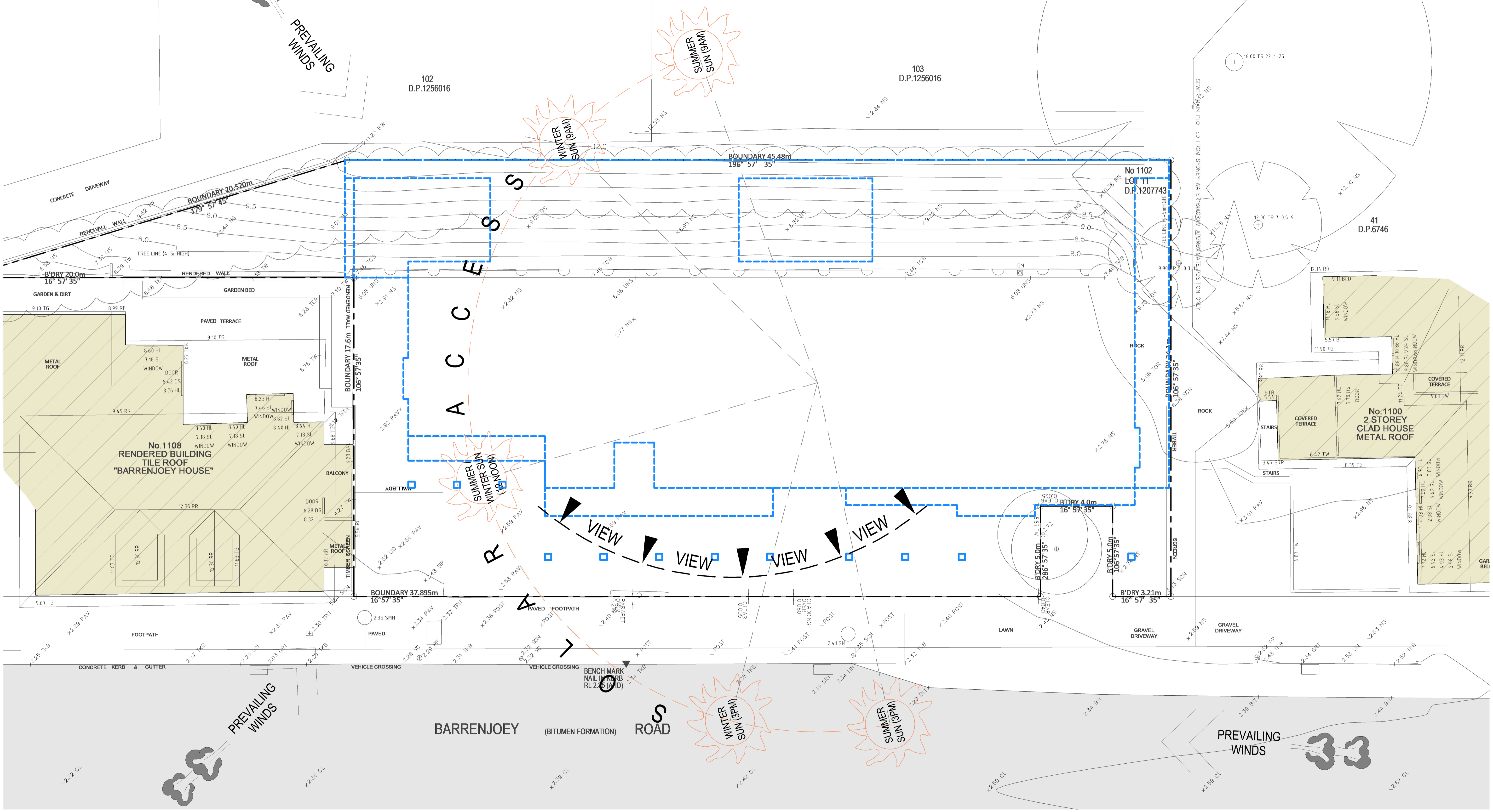
18/06/2024

## DRAWING LEGEND

DA.01	SITE PLAN ANALYSIS	D
DA.02a	MASSING HEIGHT CONTROL	D
DA.03	DEMOLITION PLAN	D
DA.04	SITE PLAN	D
DA.05	PROPOSED BASEMENT PLAN	D
DA.06	PROPOSED GROUND FLOOR PLAN	E
DA.07	PROPOSED FIRST FLOOR PLAN	D
DA.08	PROPOSED SECOND FLOOR PLAN	D
DA.10	PROPOSED WEST ELEVATION	D
DA.11	PROPOSED ELEVATION - NORTH, SOUTH & EAST	D
DA.15	SECTIONS	D
DA.16	SECTIONS	D
DA.50	SHADOW STUDIES_9AM 21ST JUNE	D
DA.50.B	SHADOW STUDIES_9AM 21ST JUNE	D
DA.51	SHADOW STUDIES_12PM 21ST JUNE	D
DA.51.B	SHADOW STUDIES_12PM 21ST JUNE	D
DA.52	SHADOW STUDIES_3PM 21ST JUNE	D
DA.52.B	SHADOW STUDIES_3PM 21ST JUNE	D
DA.60	MATERIALS AND FINISHES	D
DA.70	GFA & LANDSCAPE CALCULATIONS	E
DA.71.1	SUN EYE DIAGRAM - WINTER SOLSTICE 9AM-3PM (ONE HOUR APART)	D
DA.71.2	SUN EYE DIAGRAM - WINTER SOLSTICE 1PM-2PM (15 MINUTES APART)	D
DA.71.3	SUN EYE DIAGRAM - WINTER SOLSTICE 3PM-4PM (30 MINUTES APART)	D
DA.71.4	SUN EYE DIAGRAM - WINTER SOLSTICE 8AM-12PM (30 MINS APART)	D
DA.71.5	SUN EYE DIAGRAM - EQUINOX 9AM-3PM (ONE HOUR APART)	D
DA.71.6	SUN EYE DIAGRAM - EQUINOX 8AM-12PM (30 MINS APART)	D
DA.71.7	SUN EYE DIAGRAM - SUMMER SOLSTICE 9AM-3PM (ONE HOUR APART)	D
DA.71.8	SUN EYE DIAGRAM - SUMMER SOLSTICE 8AM-12PM (30 MINUTES APART)	D
DA.73	OVERLOOKING ANALYSIS	D
DA.74	NATURAL VENTILATION DIAGRAMS & ADAPTABLE HOUSING	D
DA.76	VIEW ANALYSIS	C
DA.77	SUN EYE DIAGRAM - WINTER SOLSTICE 2PM-4.30PM (15 MINUTES APART)	C
DA.78	3D PERSPECTIVES	C
DA.80	A4 & A5 CLERESTORY IMAGERY	C
DA.81	WASTE MANAGEMENT ACCESS PLAN	B

**SITE ANALYSIS LEGEND**

- LINE OF EXISTING DWELLING
- OUTLINE OF PROPOSED BUILDING
- ADJOINING DWELLINGS / CONTEXT



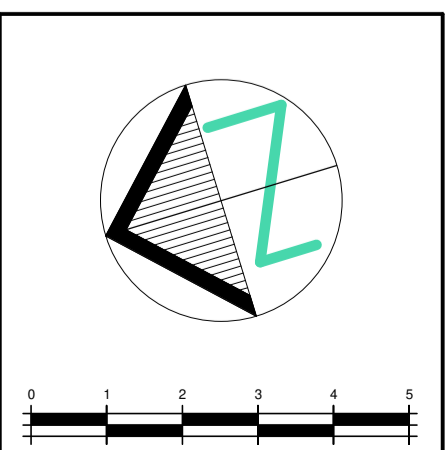
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM



Client: **ASIA DIGITAL INVESTMENTS**

Project: **PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address: **1102 BARRENJOEY ROAD, PALM BEACH**

Drawing Title: **SITE PLAN ANALYSIS**

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Company No. 7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

	Drawn: DM	Scale: 1:100@A1
	Checked: GJ	Issue: D
	Date: FEB 2024	Sheet: DA.01
Job Number: 2926		

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM

**Client**  
ASIA DIGITAL INVESTMENTS

**Address**  
1102 BARRENJOEY ROAD,  
PALM BEACH

**Project**  
PROPOSED SHOP TOP  
HOUSING DEVELOPMENT

**Drawing Title**  
MASSING HEIGHT CONTROL

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

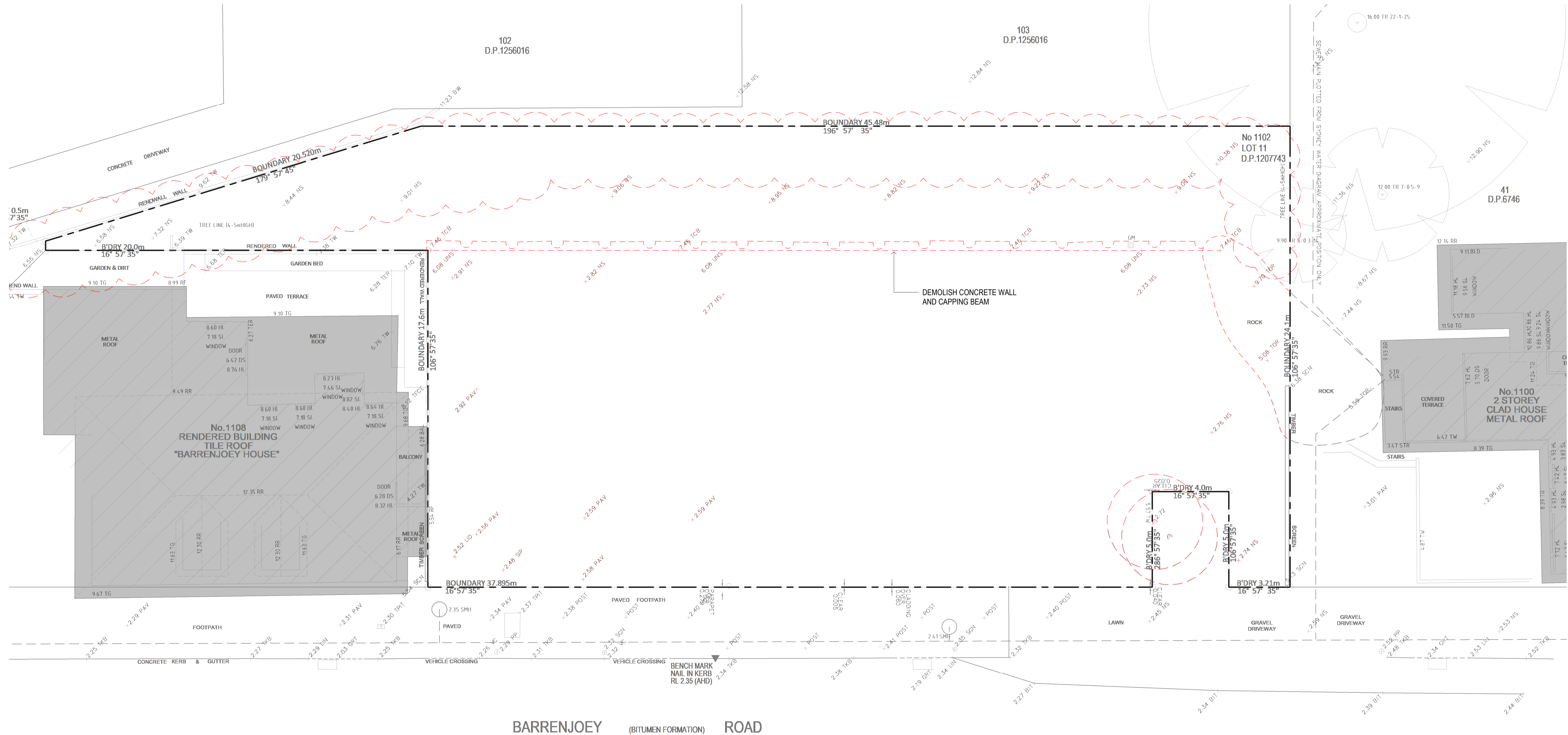
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

	Drawn DM	Scale NTS@A1
	Check GJ	Sheet D
MEMBER	Date FEB 2024	Sheet DA.02a
Job Number 2926		

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



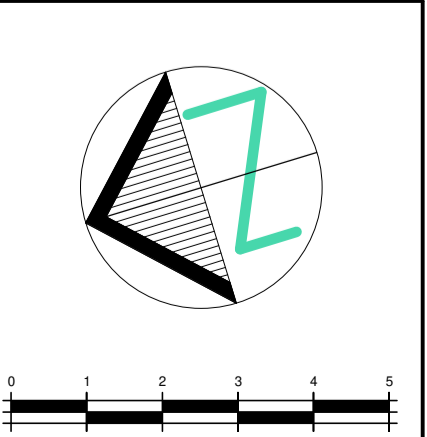
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.



Client: **ASIA DIGITAL INVESTMENTS**

Project: **PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address: **1102 BARRENJOEY ROAD, PALM BEACH**

Drawing Title: **DEMOLITION PLAN**

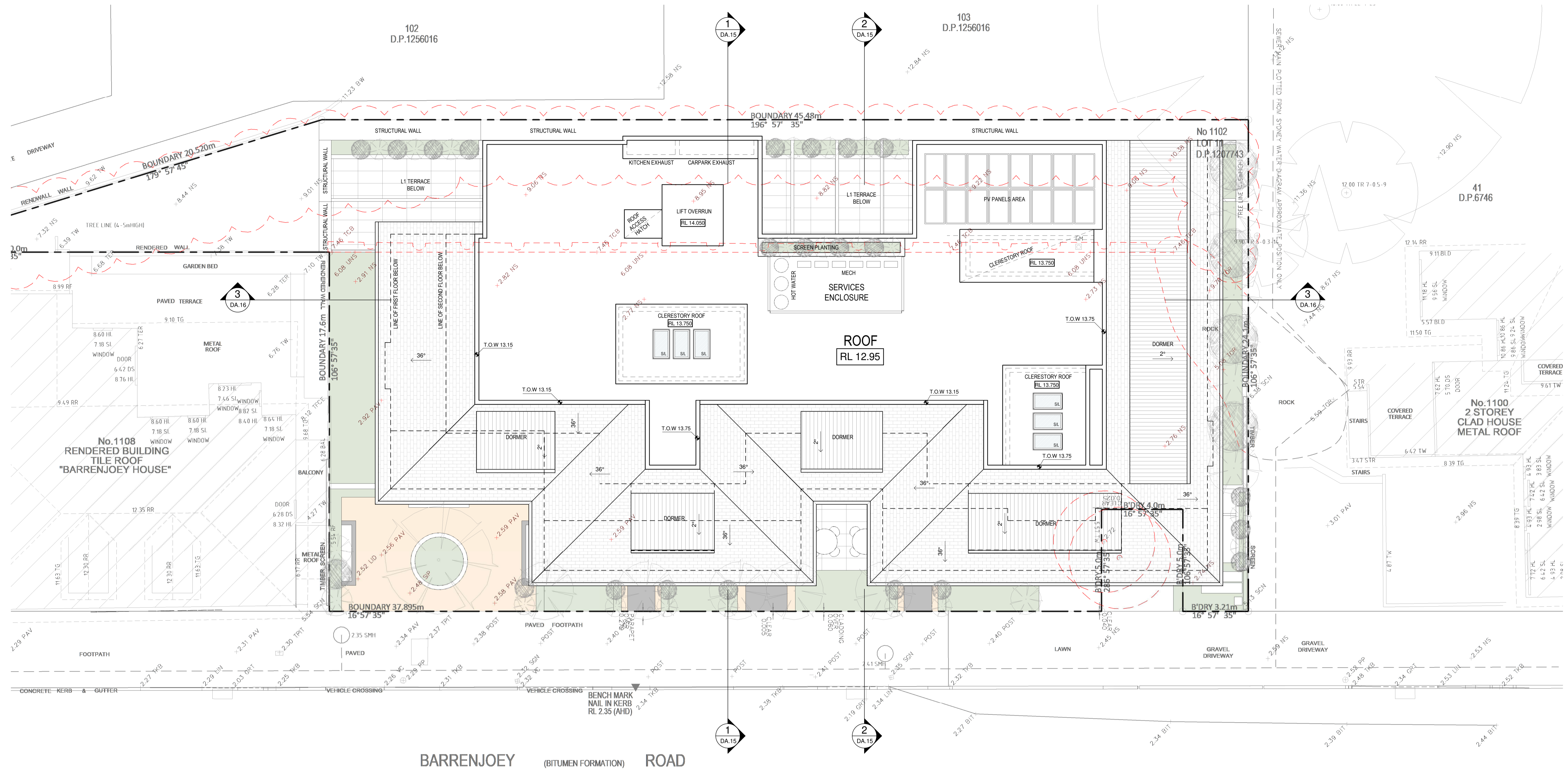
**Innovate Architects**

Suite 95, 32 Frederick Street, Qasby NSW 2223  
PO BOX 214 Qasby NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Drawn: DM	Scale: 1:100@A1
Check: GJ	Site: D
DATE: FEB 2024	Sheet: DA.03
Job Number: 2926	Drawings: PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



**BARRENJOEY ROAD** (BITUMEN FORMATION)

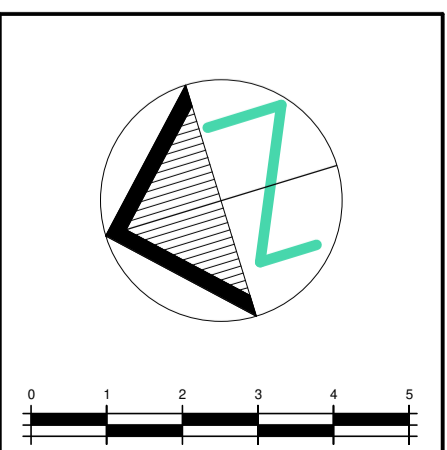
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**SMOKE DETECTORS:**  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



**ASIA DIGITAL INVESTMENTS**  
1102 BARRENJOEY ROAD,  
PALM BEACH

**PROPOSED SHOP TOP HOUSING DEVELOPMENT**

**1102 BARRENJOEY ROAD,  
PALM BEACH**

**SITE PLAN**

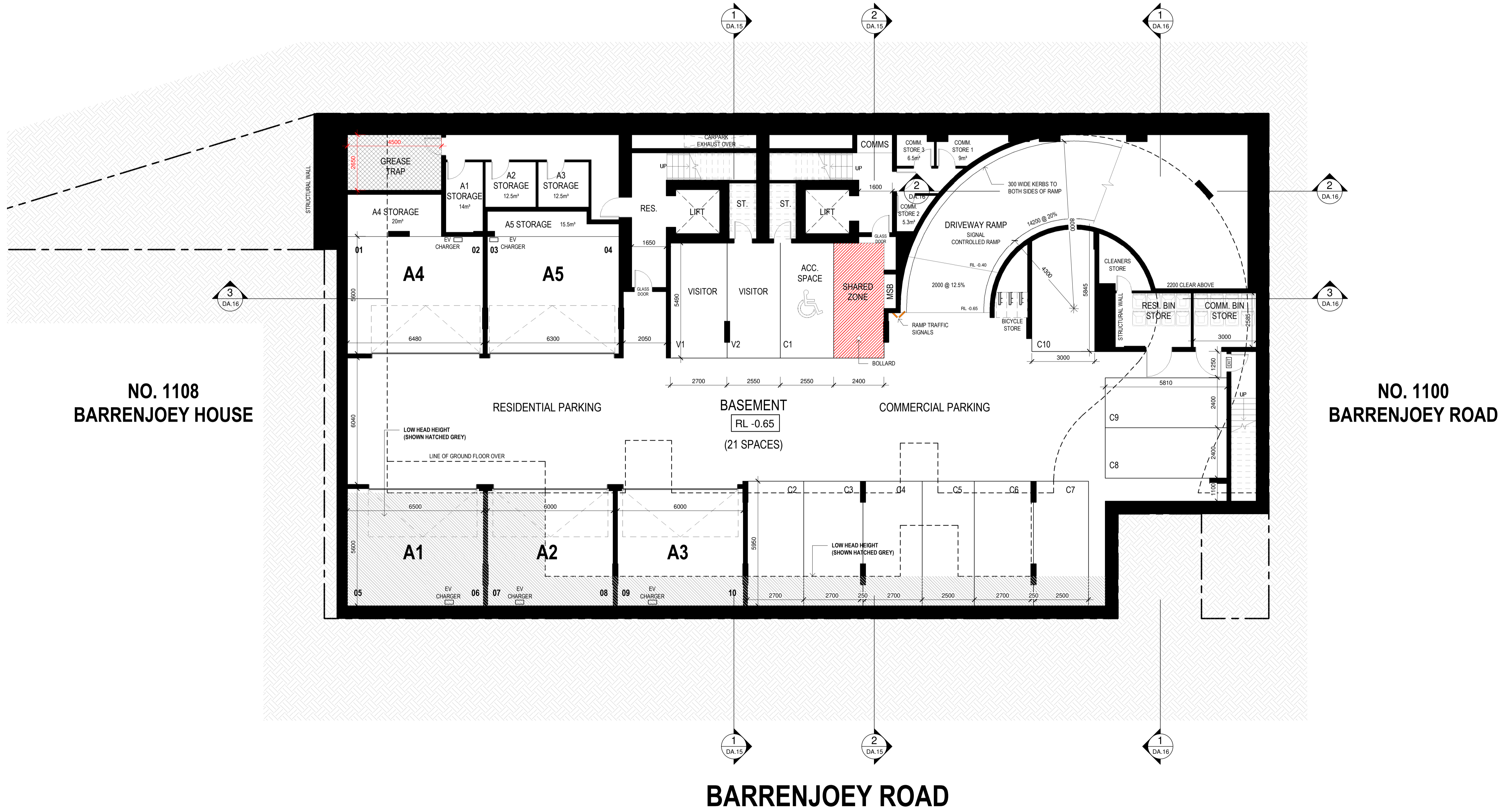
**Innovate**  
Suite 95, 32 Frederick Street  
Osney NSW 2223  
PO BOX 214 Osney NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

	DM	1:100@A1
	GJ	DATE
FEB 2024		D
Job Number	2926	Sheet
		DA.04

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



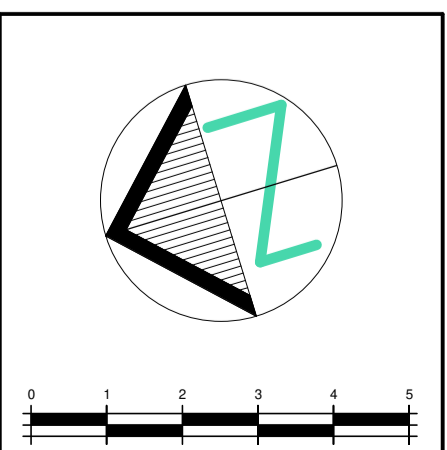
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

NO.	DESCRIPTION	DATE	BY	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM	
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM	
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM	
A	PRELIM RE-ISSUE	MAR 2024	DM	
	ISSUE / AMENDMENT	DATE	INT.	



Client: **ASIA DIGITAL INVESTMENTS**

Project: **PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address: **1102 BARRENJOEY ROAD, PALM BEACH**

Drawing Title: **PROPOSED BASEMENT PLAN**

**Innovate Architects**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

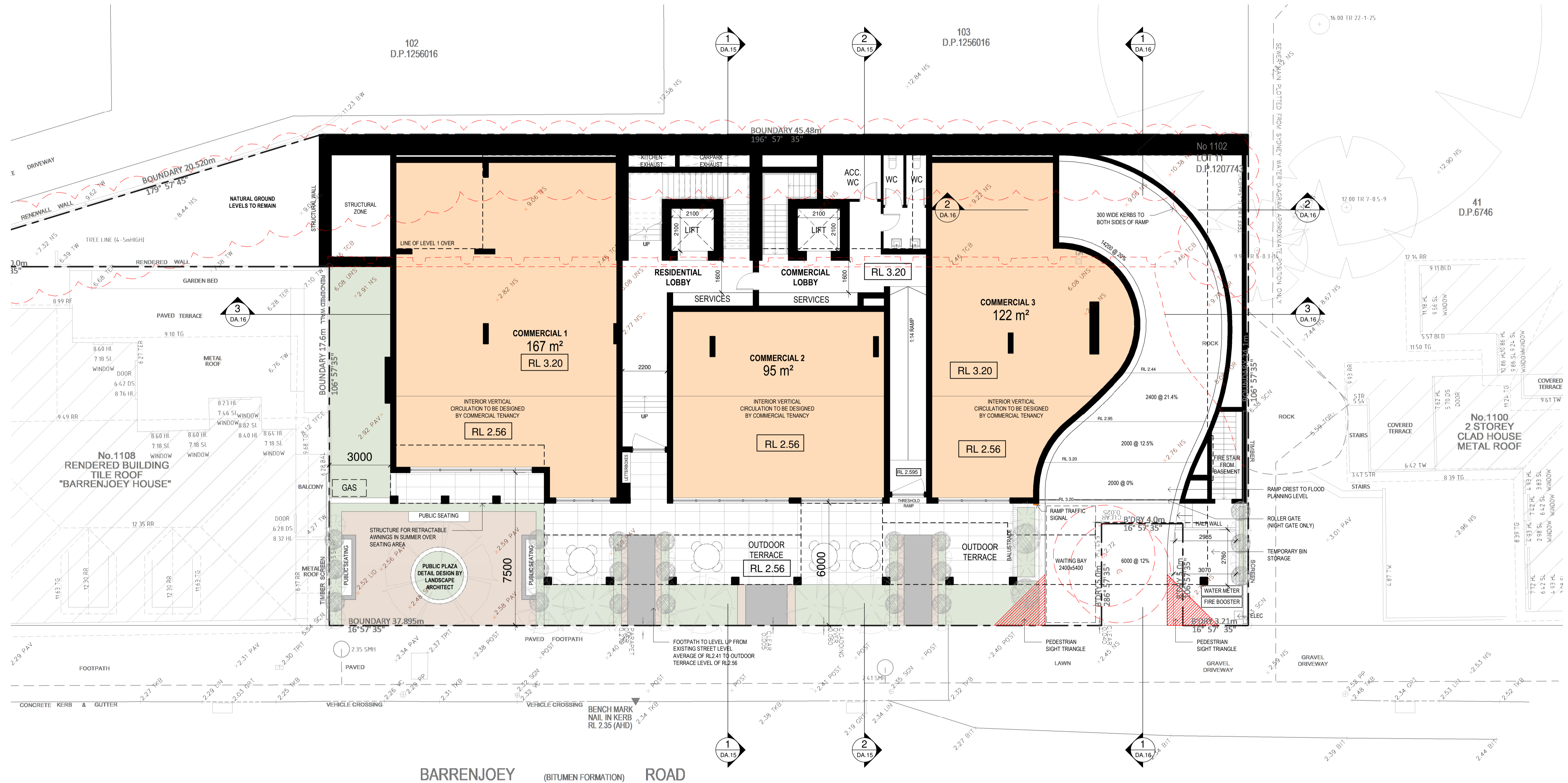
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones

Drawn: DM	Scale: 1:100@A1
Check: GJ	Sheet: D
Date: FEB 2024	Job Number: 2926
Job Number: 2926	Sheet: DA.05

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



BARRENJOEY (BITUMEN FORMATION) ROAD

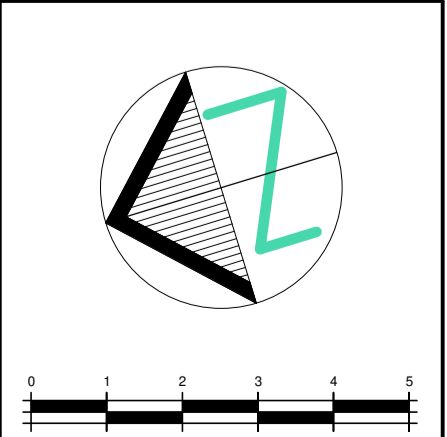
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
E	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
D	AMENDED DRAWINGS - S34 CONFERENCE	10/04/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



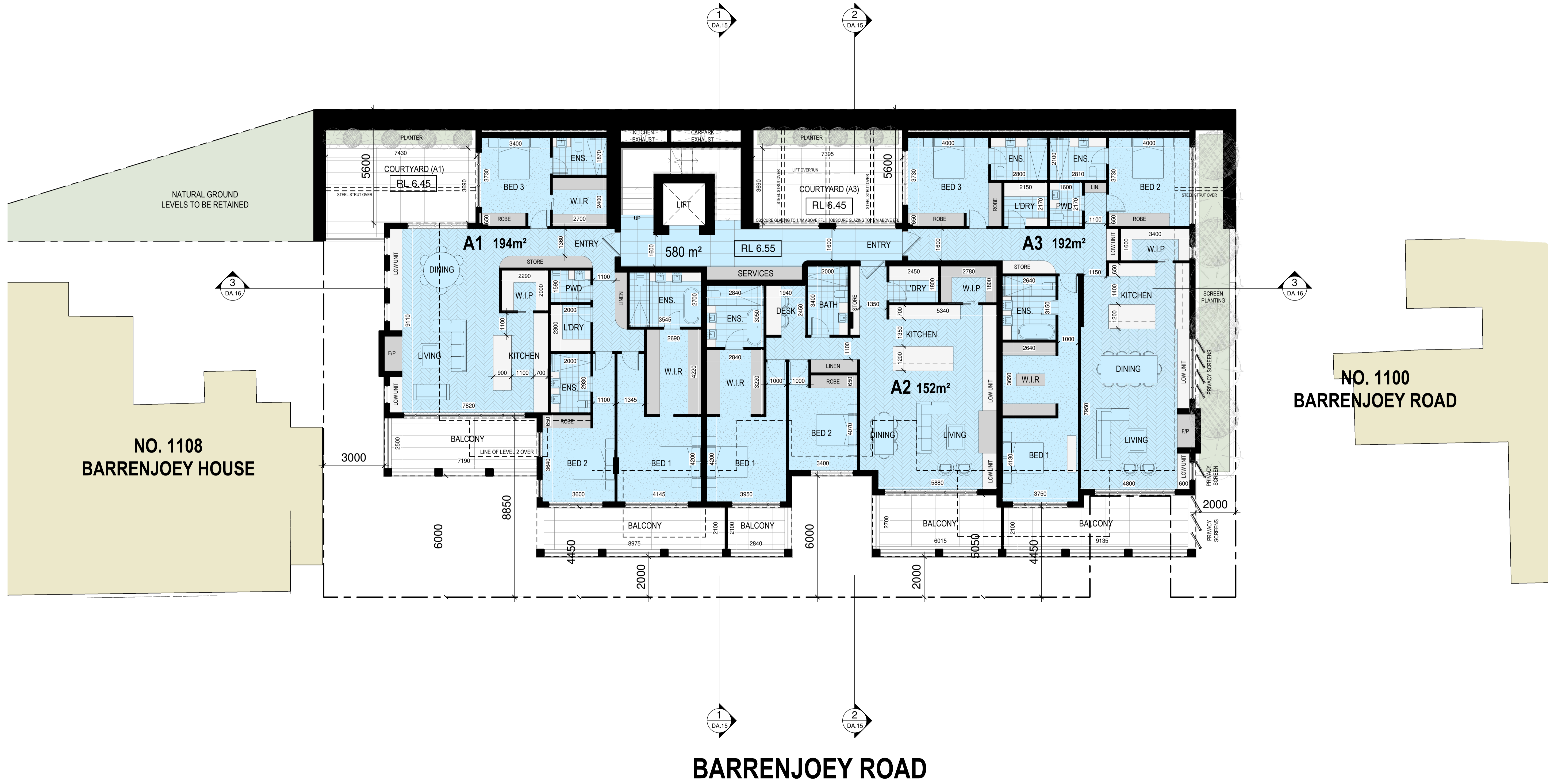
Client: **ASIA DIGITAL INVESTMENTS**  
Project: **PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address: **1102 BARRENJOEY ROAD, PALM BEACH**  
Drawing Title: **PROPOSED GROUND FLOOR PLAN**

**Innovate Architects**  
Suite 95, 32 Frederick Street  
Cairley NSW 2223  
PO BOX 214 Ostley NSW  
REGISTERED ARCHITECTS  
Nominees Architect  
Cameron Jones  
7143

Phone: 02 9585 1855  
02 9585 1844  
Email: mail@innovate.com.au  
www.innovate.com.au

Job Number: **2926**  
Scale: **1:100@A1**  
Date: **FEB 2024**  
Sheet: **DA.06**  
Project: **PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE**



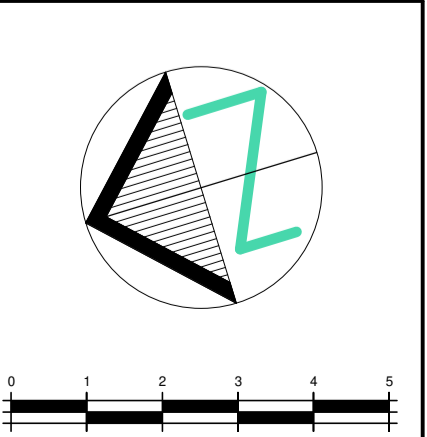
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

NO.	DESCRIPTION	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT		



**Client:**  
ASIA DIGITAL INVESTMENTS

**Project:**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address:**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title:**  
PROPOSED FIRST FLOOR PLAN

**Innovate Architects**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

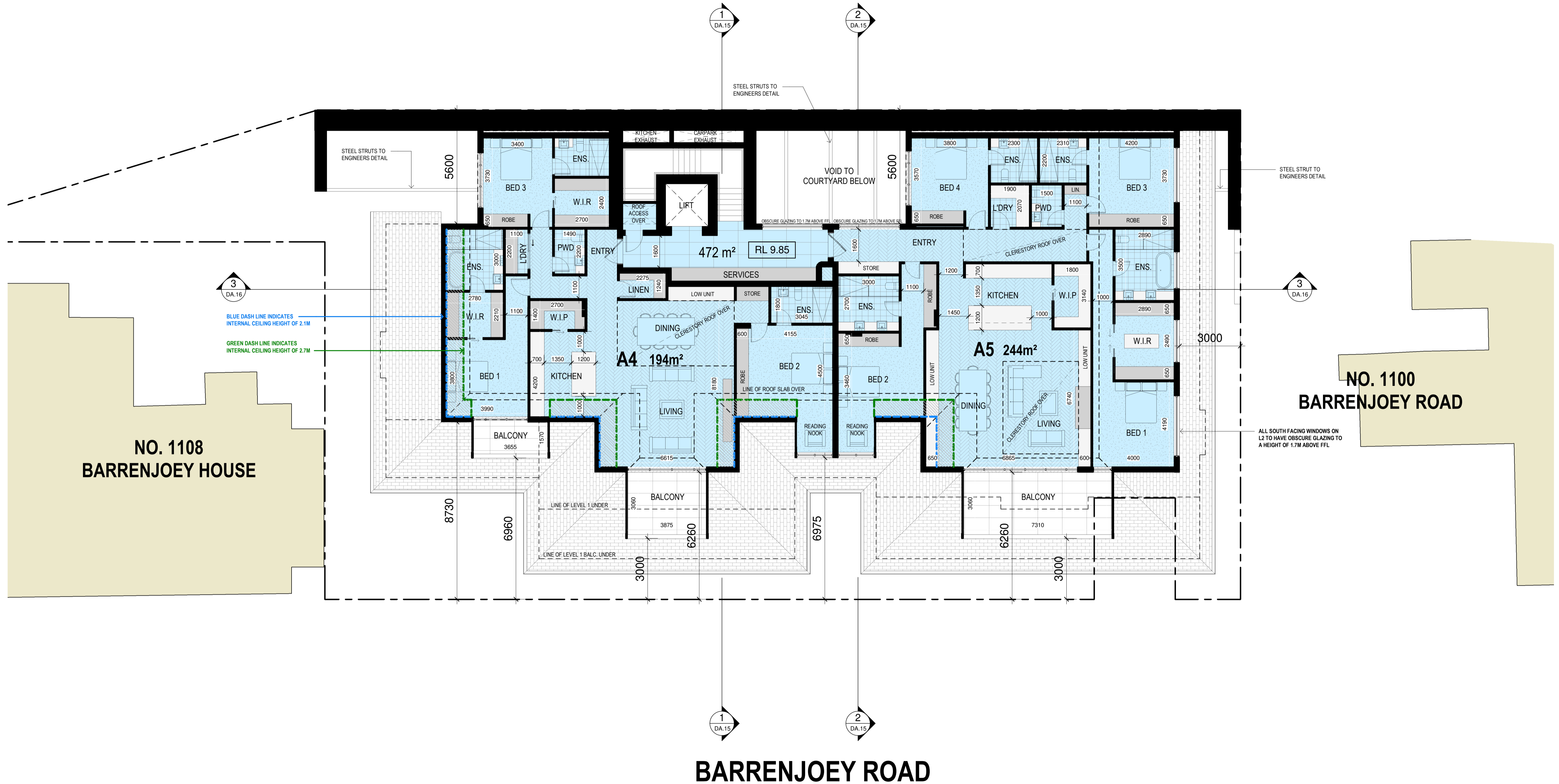
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

	Drawn	DM	Scale	1:100@A1
	Check	GJ	Issue	D
	Date	FEB 2024	Sheet	DA.07
Job Number	2926			

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



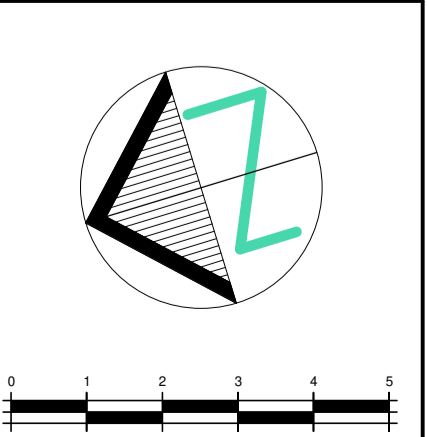


**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	14/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



**Client:**  
ASIA DIGITAL INVESTMENTS

**Project:**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address:**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title:**  
PROPOSED SECOND FLOOR PLAN

**Innovate Architects**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

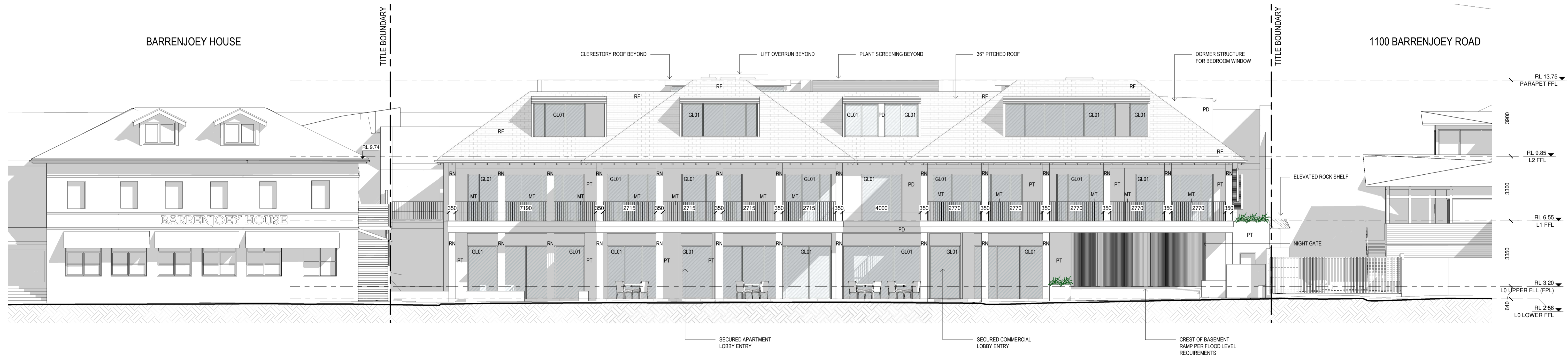
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

**Architects**

	Drawn	DM	Scale	1:100@A1
	Check	GJ	Issue	D
	Date	FEB 2024	Sheet	DA.08
	Job Number	2926	Drawings	PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



**1** CURRENT PROPOSED WEST ELEVATION  
SCALE 1 : 100

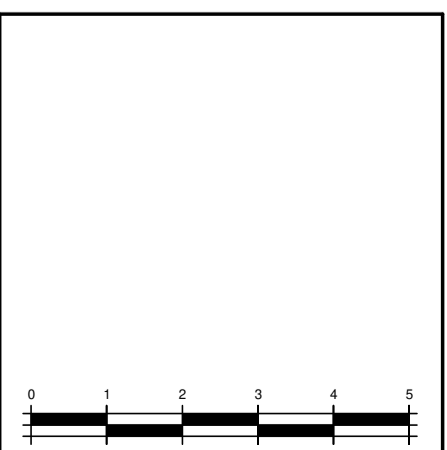
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



Client  
**ASIA DIGITAL INVESTMENTS**

Project  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address  
**1102 BARRENJOEY ROAD, PALM BEACH**

Drawing Title  
**PROPOSED WEST ELEVATION**

**Innovate Architects**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

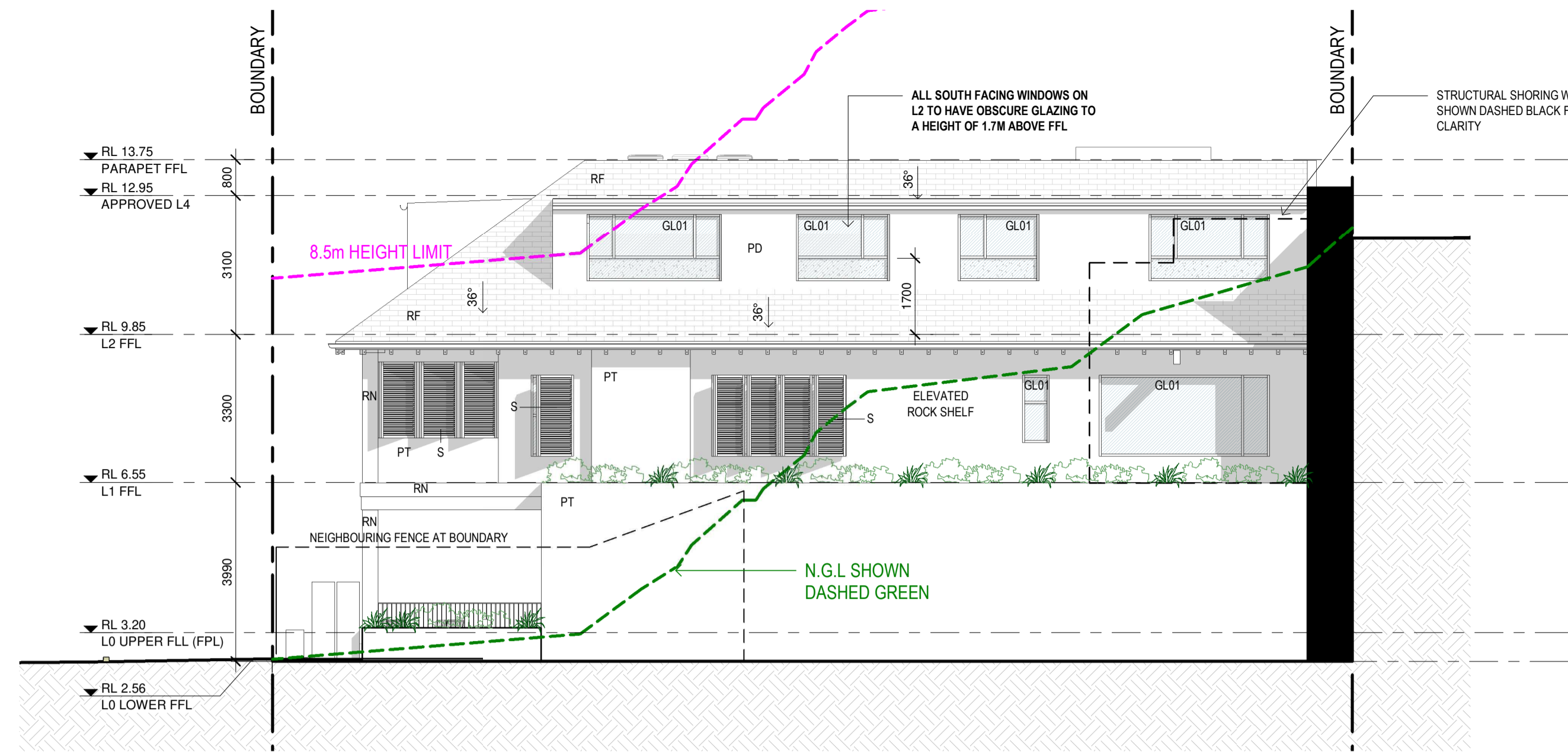
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

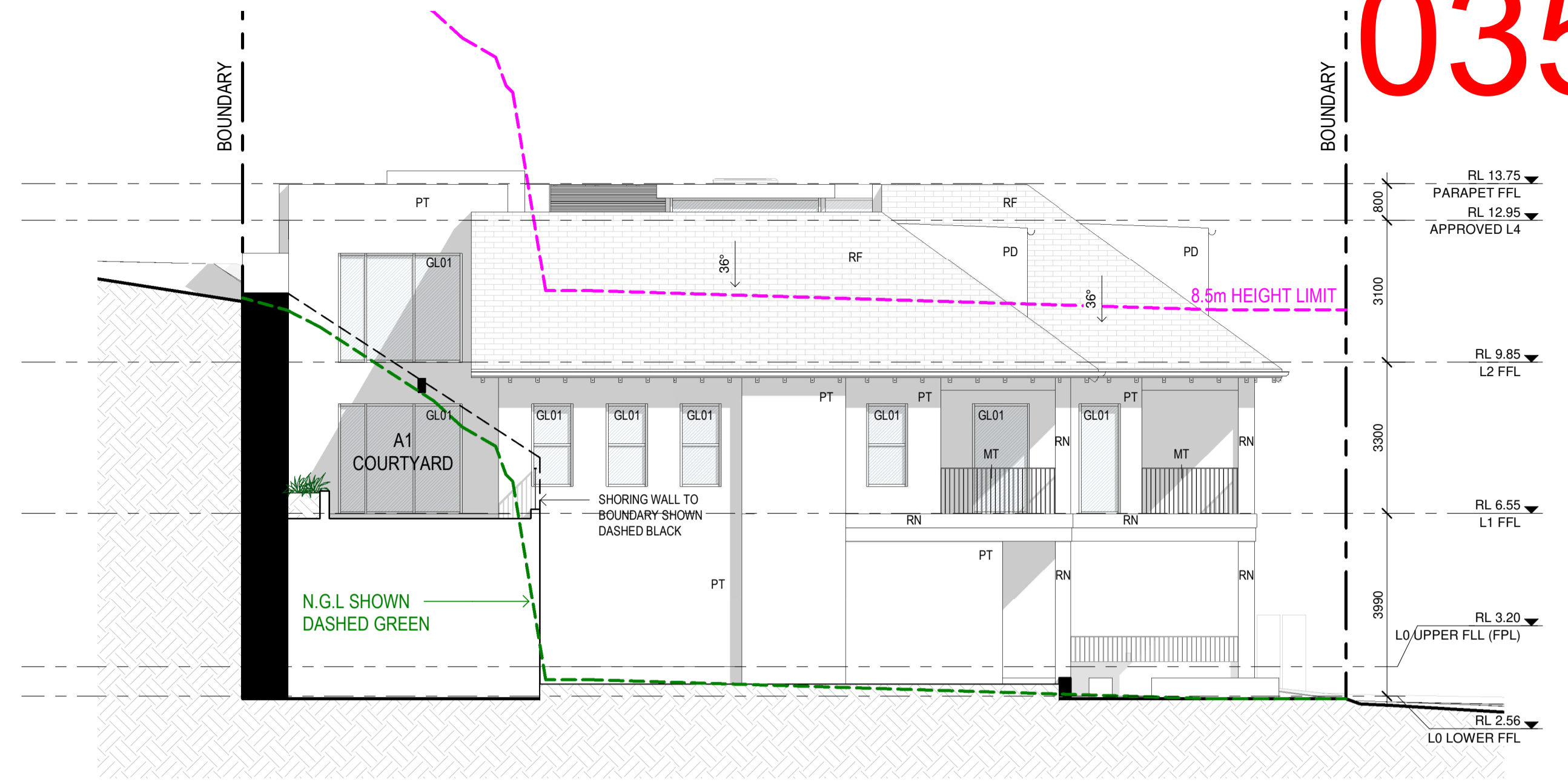
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Drawn DM	Scale 1:100@A1
Check GJ	Sheet D
Date FEB 2024	Job Number 2926
Job Number 2926	Sheet DA.10

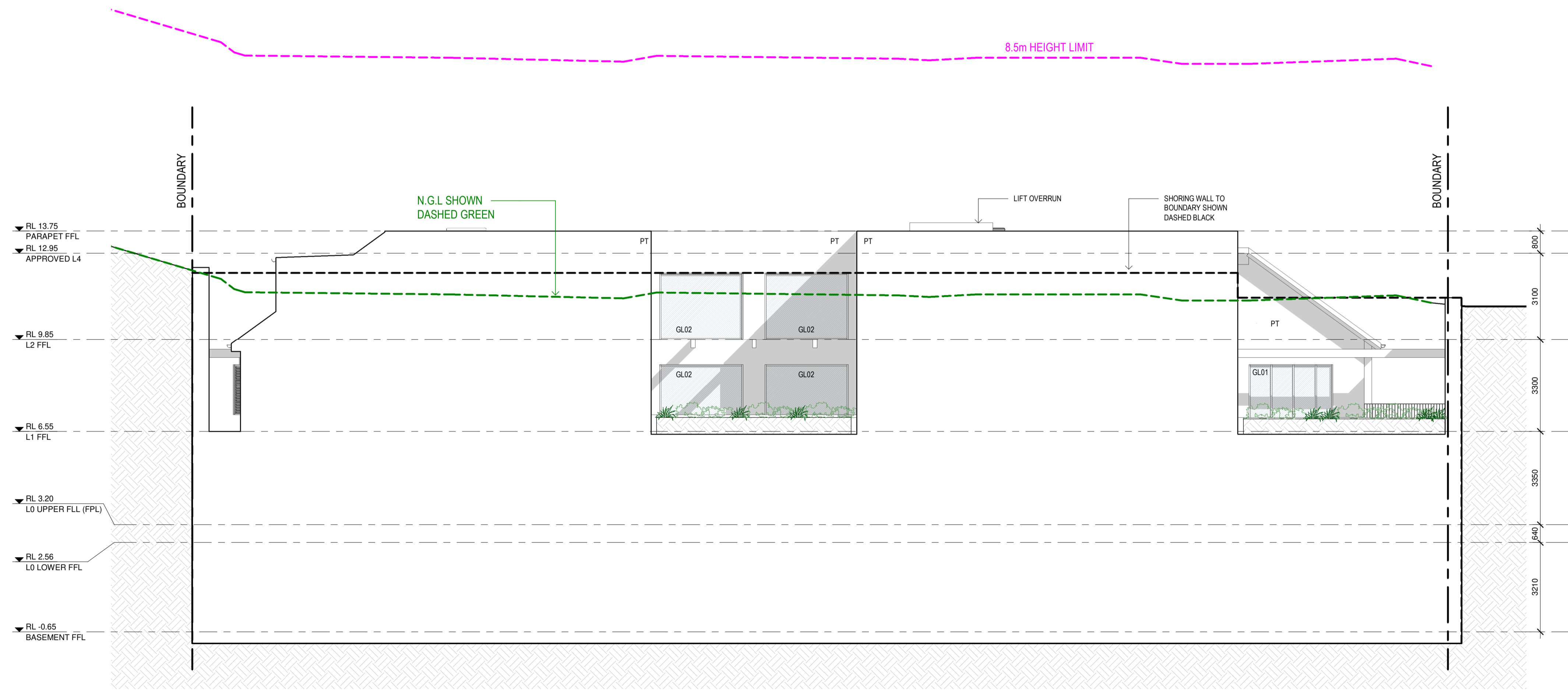
PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



1 SOUTH ELEVATION  
SCALE 1 : 100



2 NORTH ELEVATION  
SCALE 1 : 100



3 EAST ELEVATION  
SCALE 1 : 100

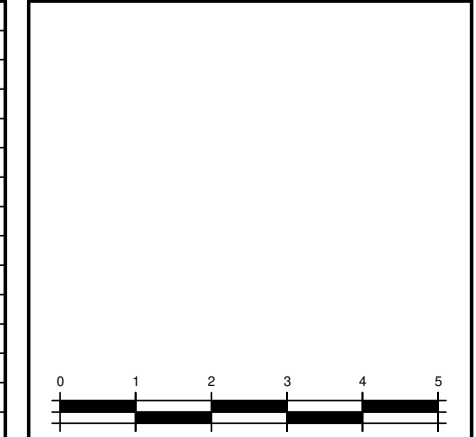
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.



Client: **ASIA DIGITAL INVESTMENTS**  
Address: **1102 BARRENJOEY ROAD, PALM BEACH**

Project: **PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Drawing Title: **PROPOSED ELEVATION - NORTH, SOUTH & EAST**

**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2222  
PO BOX 214 Oxley NSW

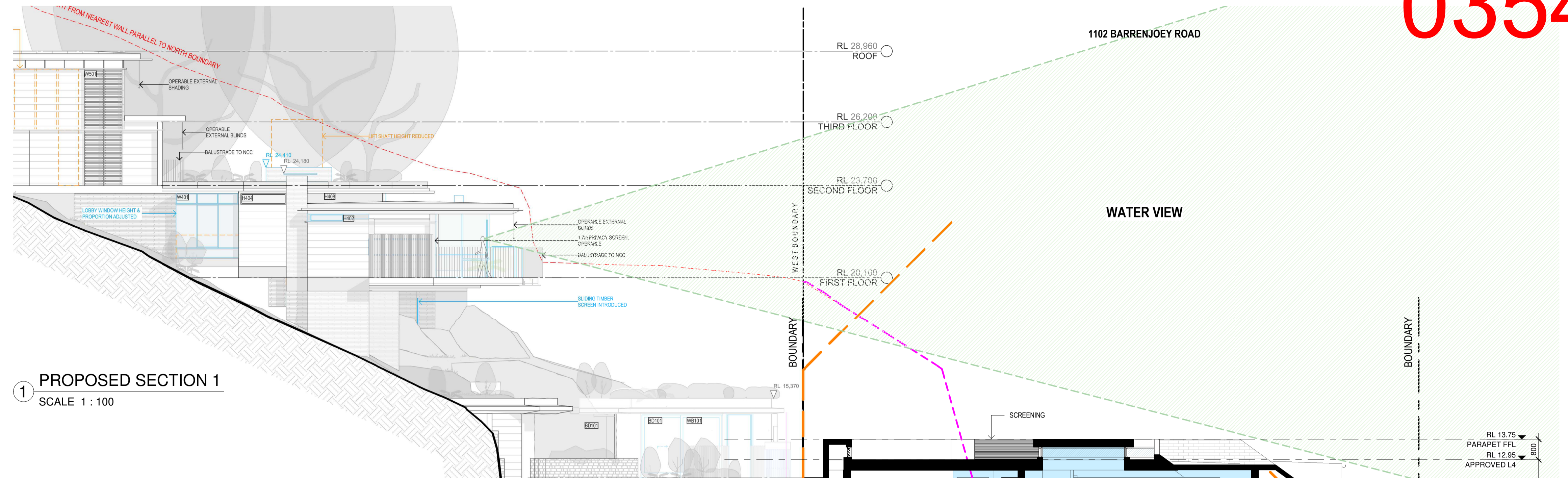
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

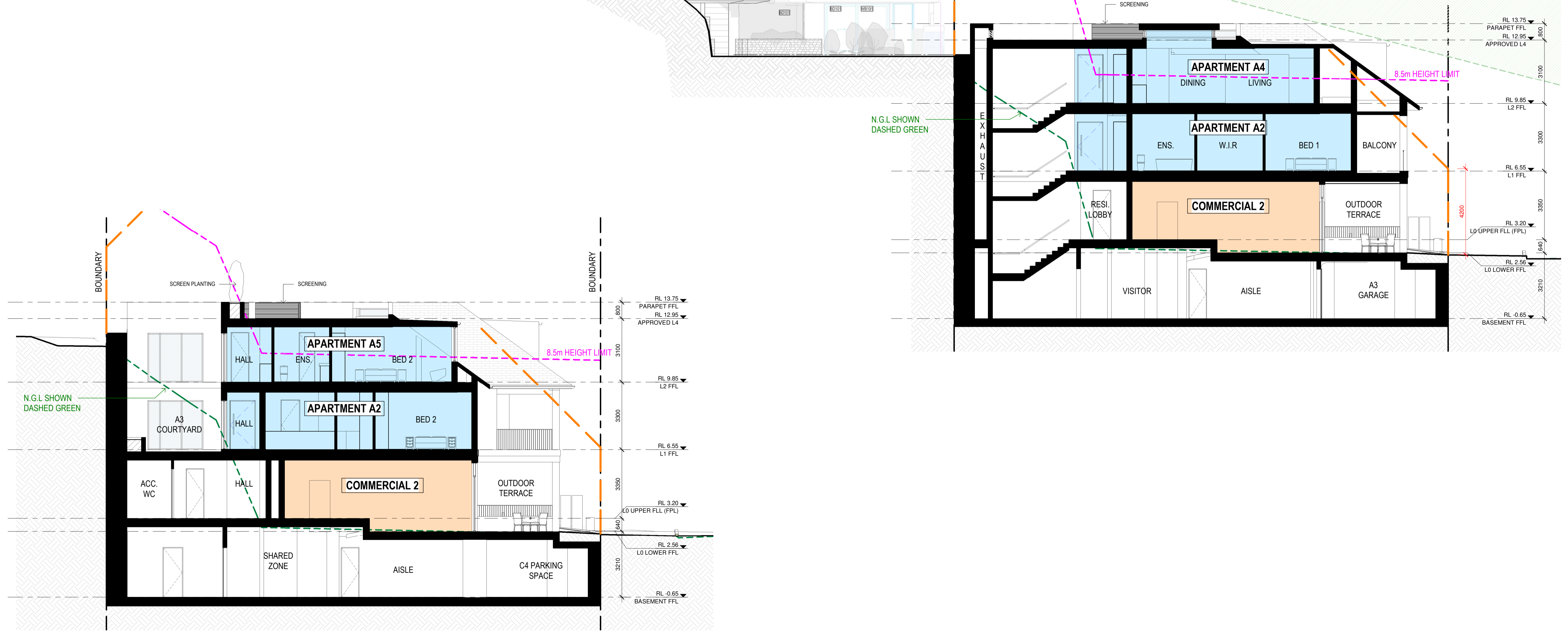
**Architects**

Drawn: DM	Scale: 1:100@A1
Check: GJ	Issue: D
MEMBER	Date: FEB 2024
Job Number: 2926	Sheet: DA.11

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



1 PROPOSED SECTION 1  
SCALE 1 : 100



2 PROPOSED SECTION 2  
SCALE 1 : 100

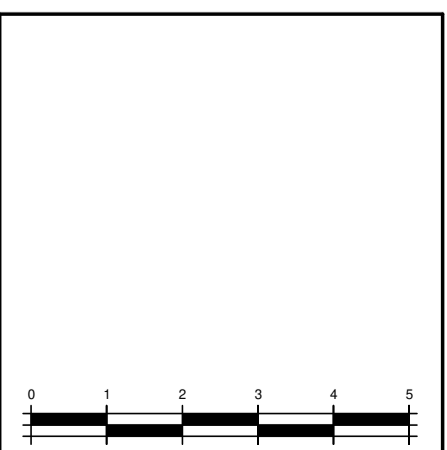
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

NO.	DESCRIPTION	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT		



Client	ASIA DIGITAL INVESTMENTS	Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title	SECTIONS

**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2202  
PO BOX 214 Oxley NSW

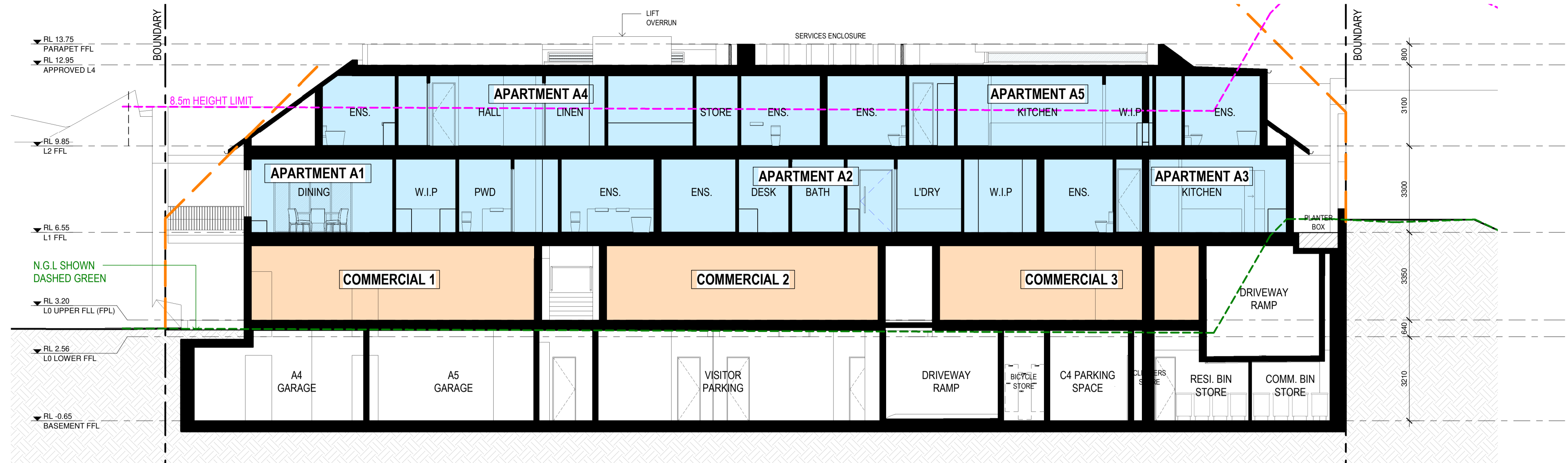
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

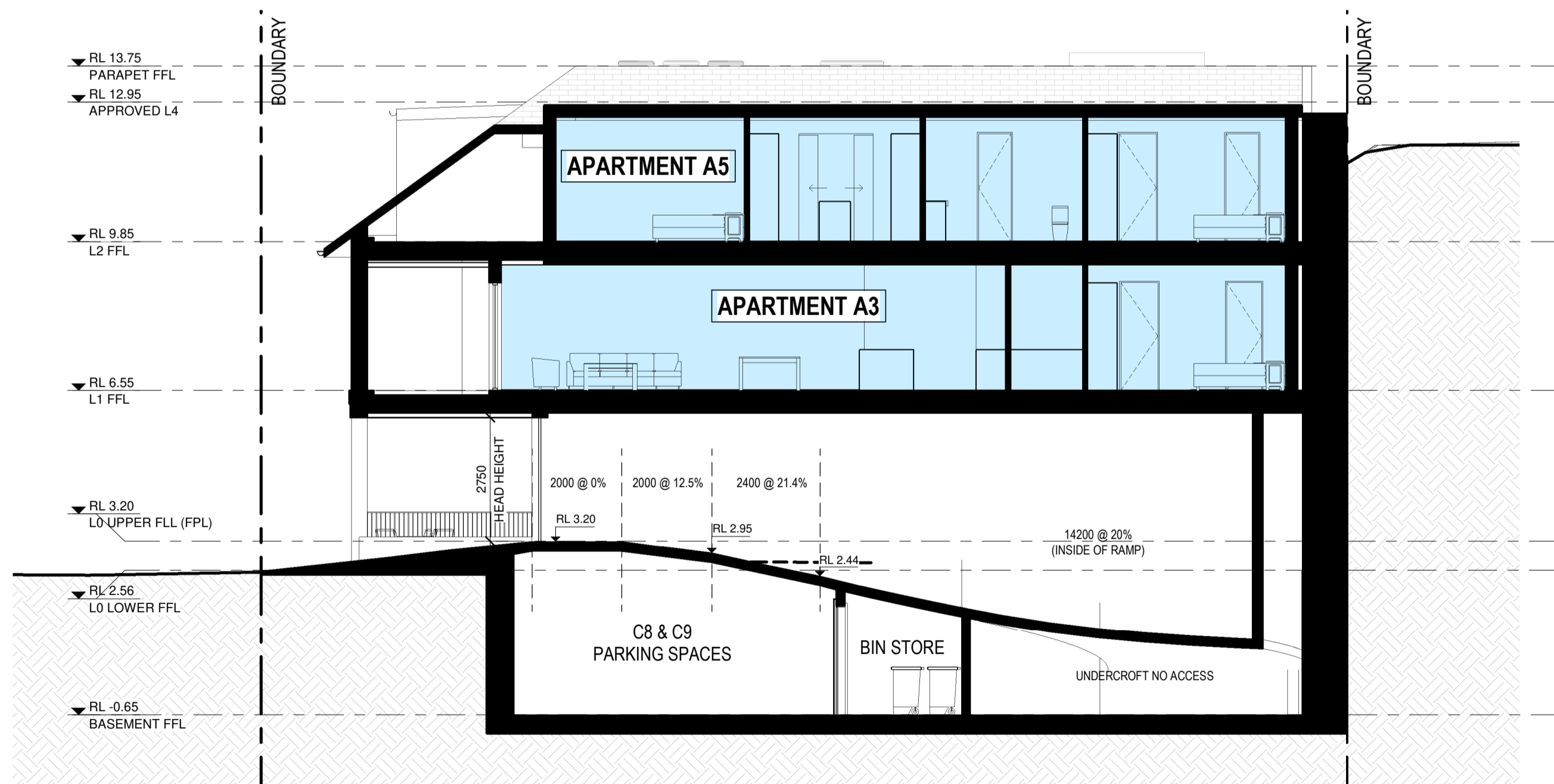
**Architects**

Drawn	DM	Scale	1:100@A1
Checked	GJ	Sheet	D
Member		Date	FEB 2024
Job Number	2926	Sheet	DA.15

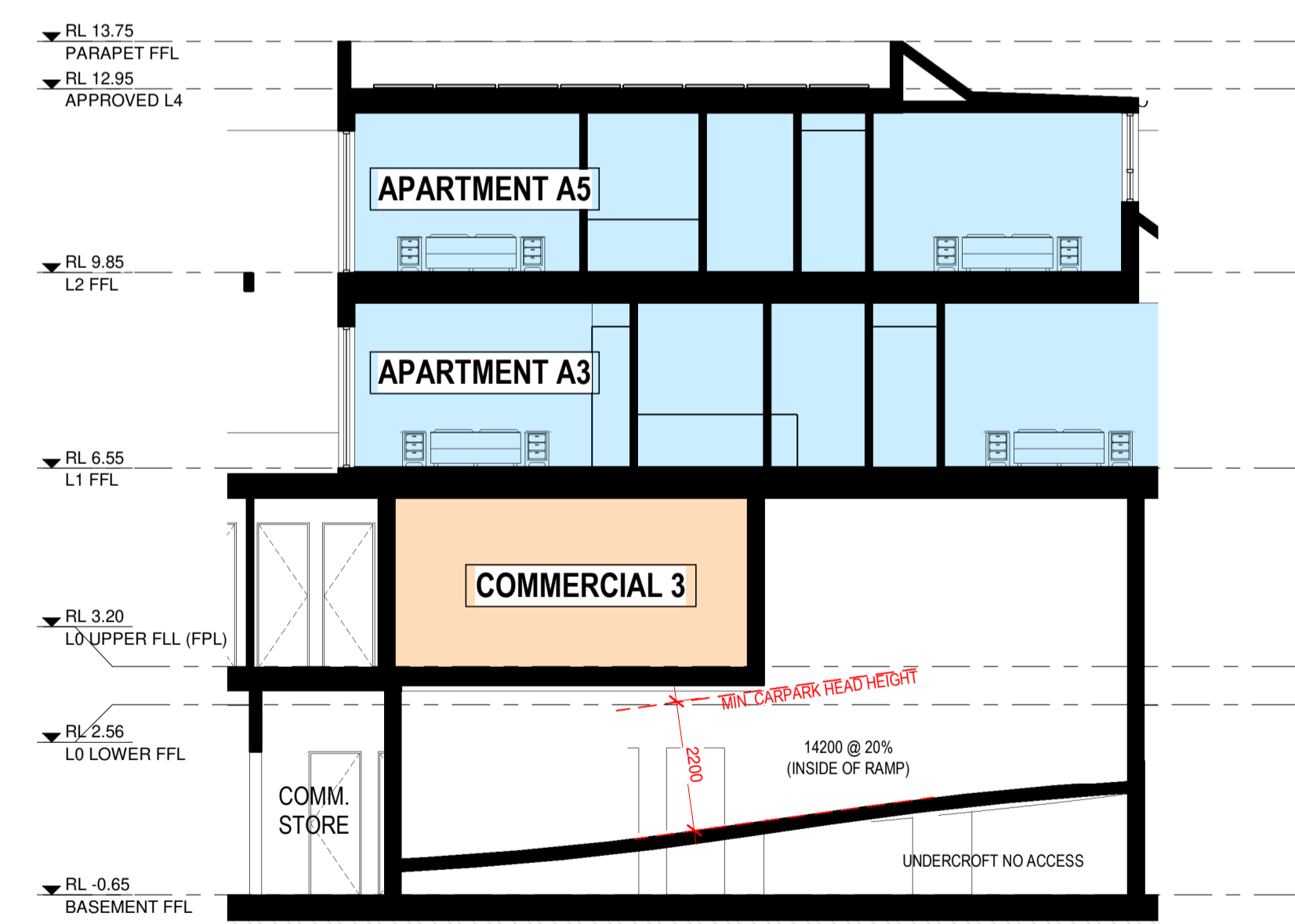
PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



3 PROPOSED SECTION 3  
SCALE 1 : 100



1 DRIVEWAY RAMP SECTION 1  
SCALE 1 : 100



2 DRIVEWAY RAMP SECTION 2  
SCALE 1 : 100

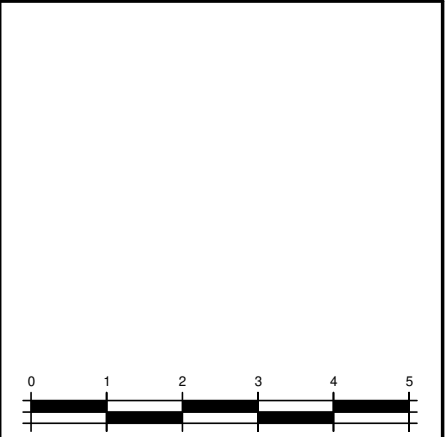
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.

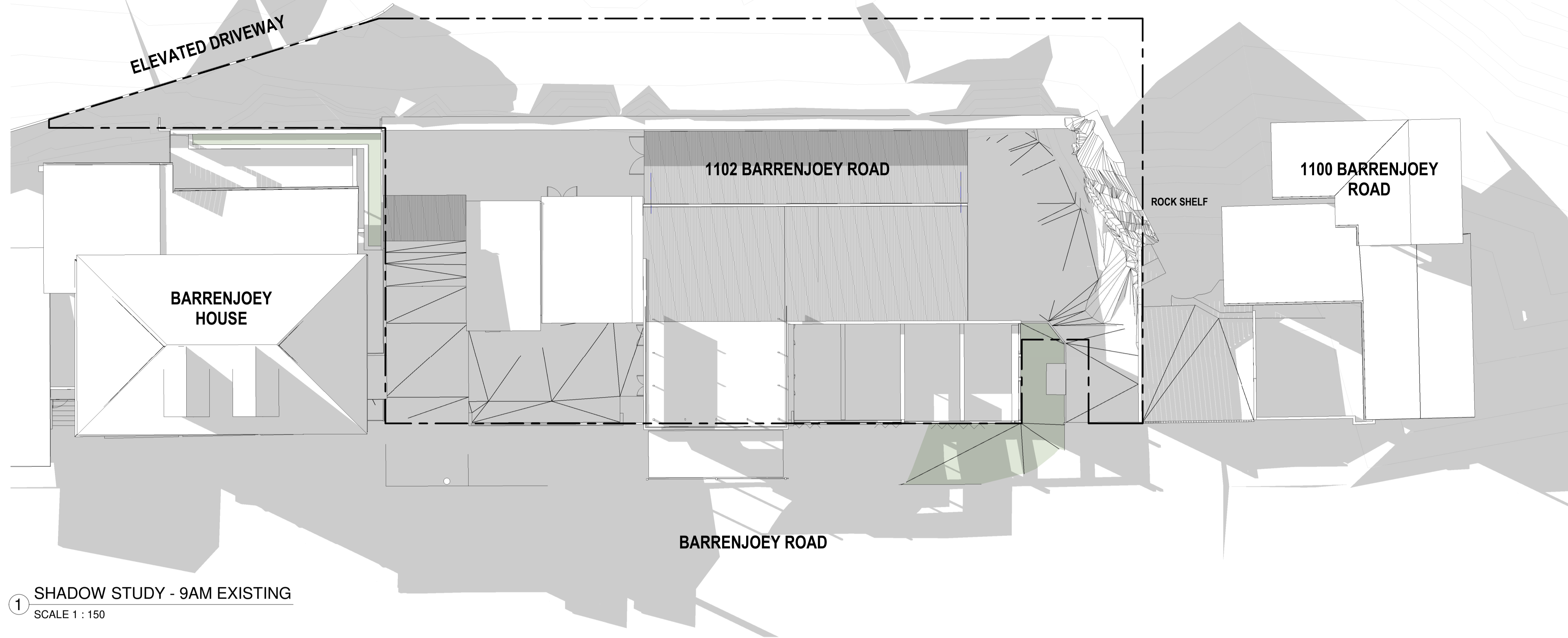


Client: ASIA DIGITAL INVESTMENTS  
Address: 1102 BARRENJOEY ROAD, PALM BEACH  
Project: PROPOSED SHOP TOP HOUSING DEVELOPMENT  
Drawing Title: SECTIONS

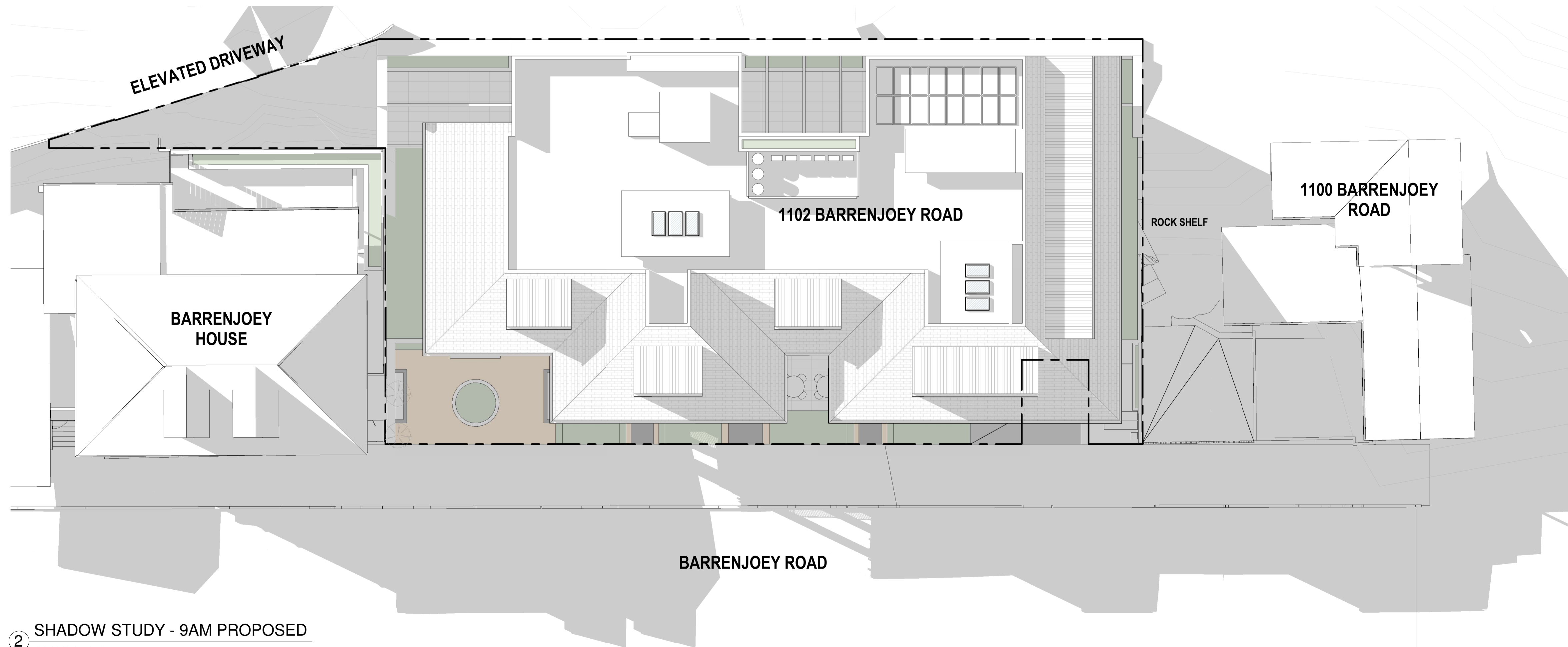
Project: 1102 BARRENJOEY ROAD, PALM BEACH  
Drawing Title: SECTIONS

**Innovate Architects**  
Suite 95, 32 Frederick Street  
Oxley NSW 2222  
PO BOX 214 Oxley NSW  
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au  
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Author: DM	Scale: 1:100@A1
Check: GJ	Issue: D
Date: FEB 2024	Sheet: DA.16
Job Number: 2926	Drawings: PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



1 SHADOW STUDY - 9AM EXISTING  
SCALE 1 : 150



2 SHADOW STUDY - 9AM PROPOSED  
SCALE 1 : 150

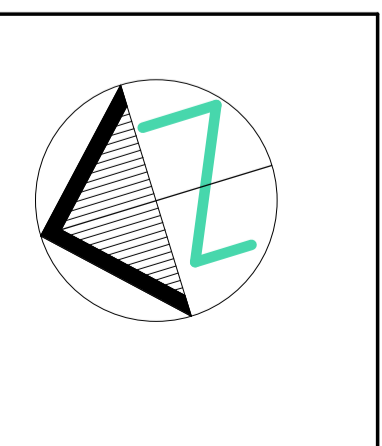
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



**Client:**  
ASIA DIGITAL INVESTMENTS

**Project:**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address:**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title:**  
SHADOW STUDIES\_9AM 21ST JUNE

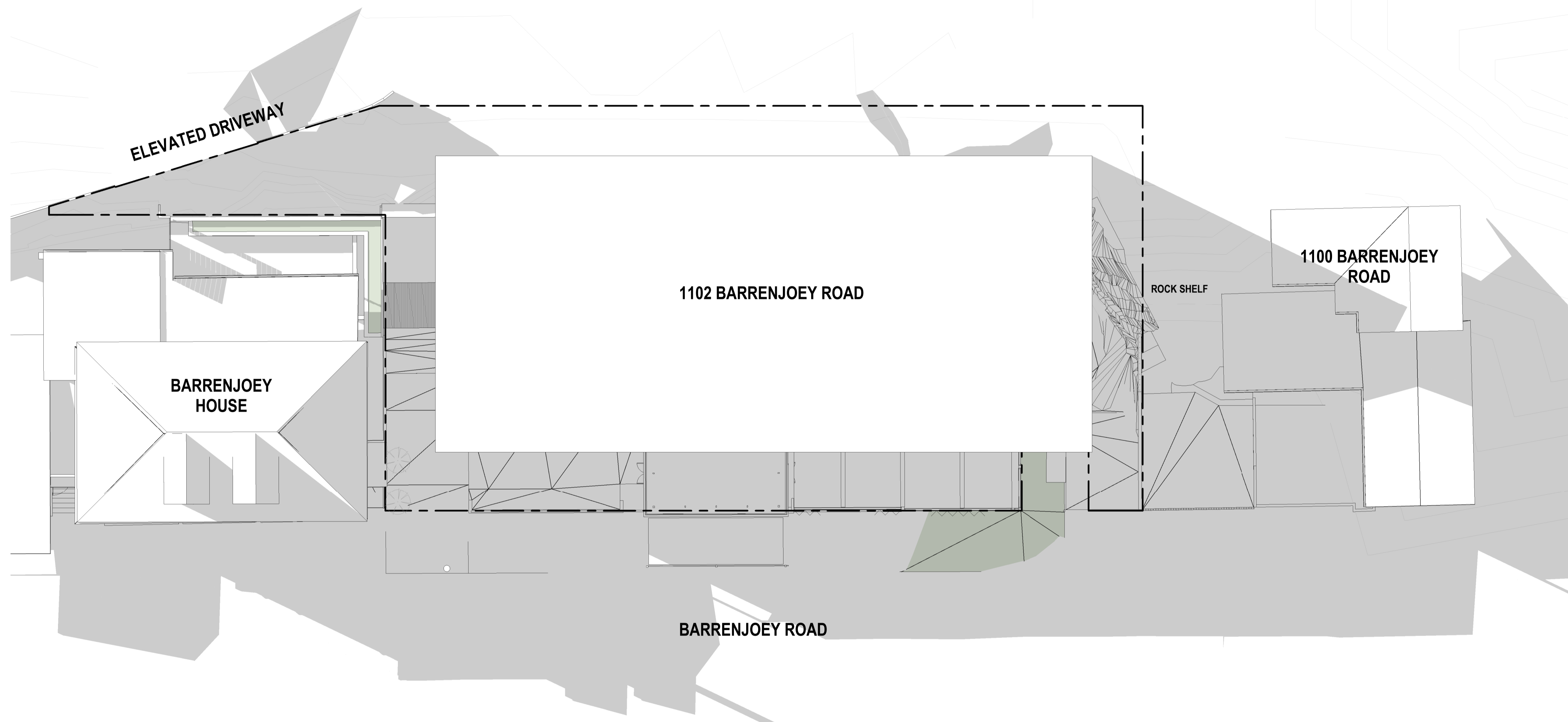
**Innovate Architects**

Suite 95, 32 Frederick Street  
Oxley NSW 2202  
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

	Drawn DM	Scale AS SHOWN @A1
	Check GJ	Issue D
	Date FEB 2024	Sheet DA.50
Job Number 2926	DRAWINGS   S34 CONFERENCE	



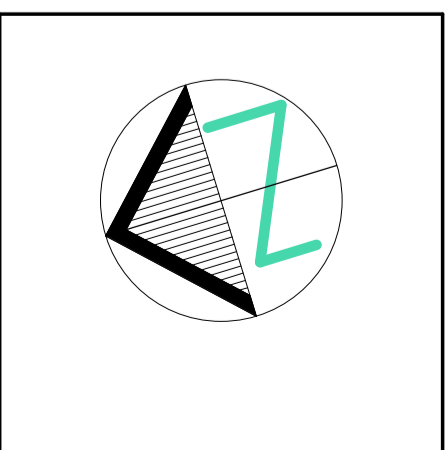
1 SHADOW STUDY - 9AM HEIGHT COMPLIANT MASSING  
SCALE 1 : 150

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM
ISSUE / AMENDMENT	DATE	INT.



**Client**  
ASIA DIGITAL INVESTMENTS

**Project**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title**  
SHADOW STUDIES\_9AM 21ST JUNE

**Innovate Architects**

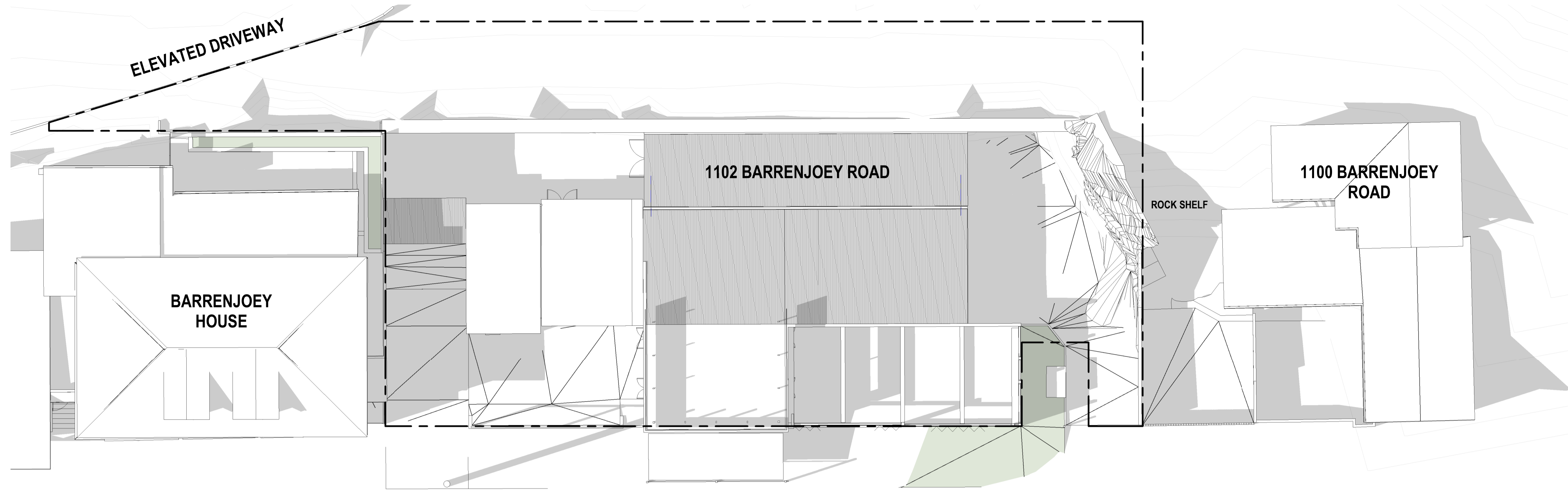
Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

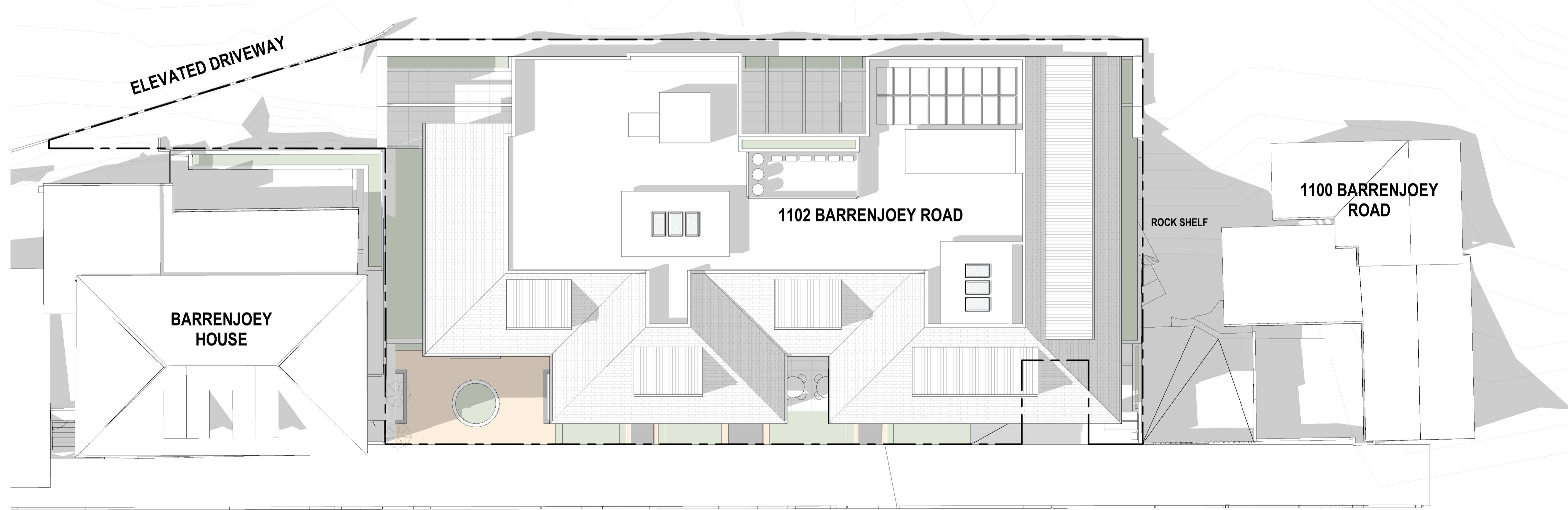
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones

	Drawn DM	Scale AS SHOWN @A1
	Check GJ	Sheet D
	Date FEB 2024	Job Number 2926
	Sheet DA.50.B	PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



1 SHADOW STUDY - 12PM EXISTING  
SCALE 1 : 150

BARRENJOEY ROAD



2 SHADOW STUDY - 12PM PROPOSED  
SCALE 1 : 150

BARRENJOEY ROAD

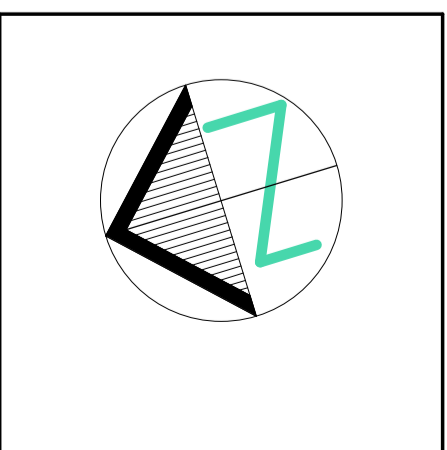
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



Client  
**ASIA DIGITAL INVESTMENTS**

Project  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address  
**1102 BARRENJOEY ROAD, PALM BEACH**

Drawing Title  
**SHADOW STUDIES\_12PM 21ST JUNE**

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

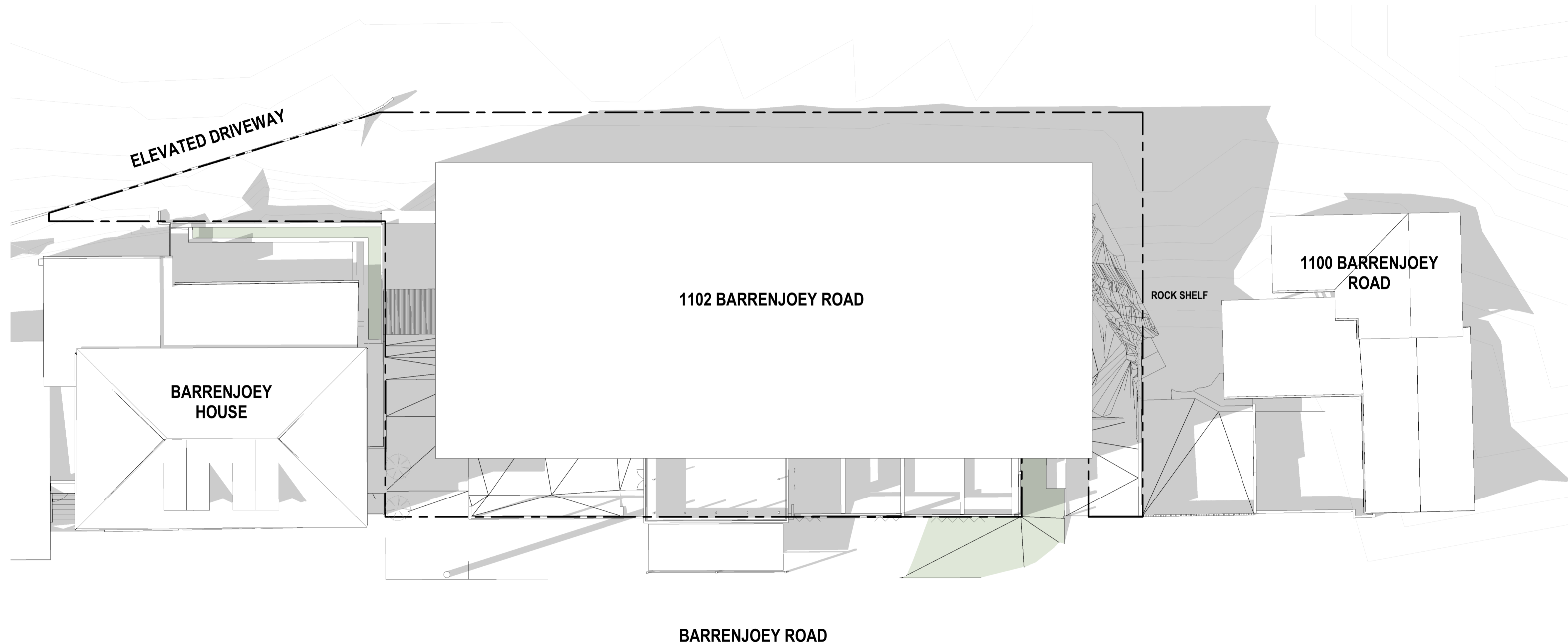
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

	Drawn DM	Scale AS SHOWN @A1
	Check GJ	Issue D
MEMBER	Date FEB 2024	Sheet DA.51
Job Number 2926	DRAWINGS   S34 CONFERENCE	





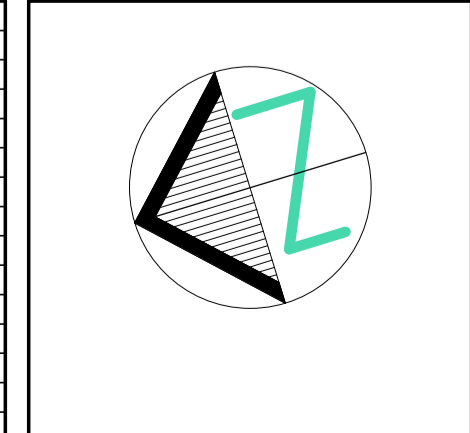
1 SHADOW STUDY - 12PM HEIGHT COMPLIANT MASSING  
SCALE 1 : 150

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



**Client**  
ASIA DIGITAL INVESTMENTS

**Project**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title**  
SHADOW STUDIES\_12PM 21ST JUNE

**Innovate Architects**

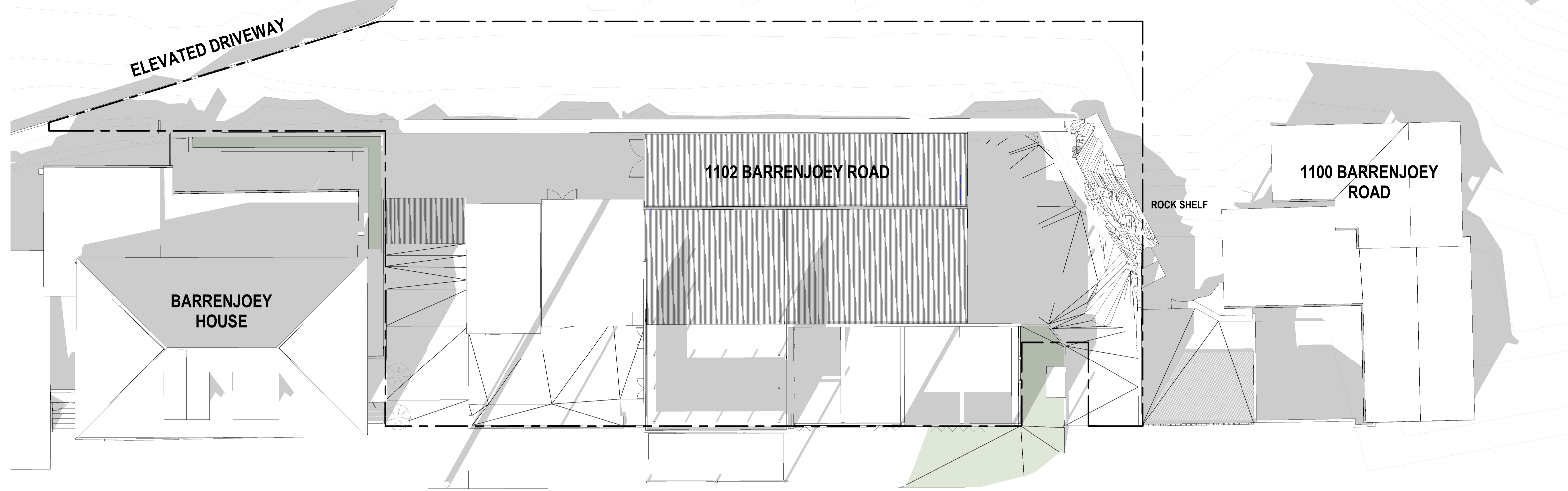
Suite 95, 32 Frederick Street  
Oxley NSW 2203

PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

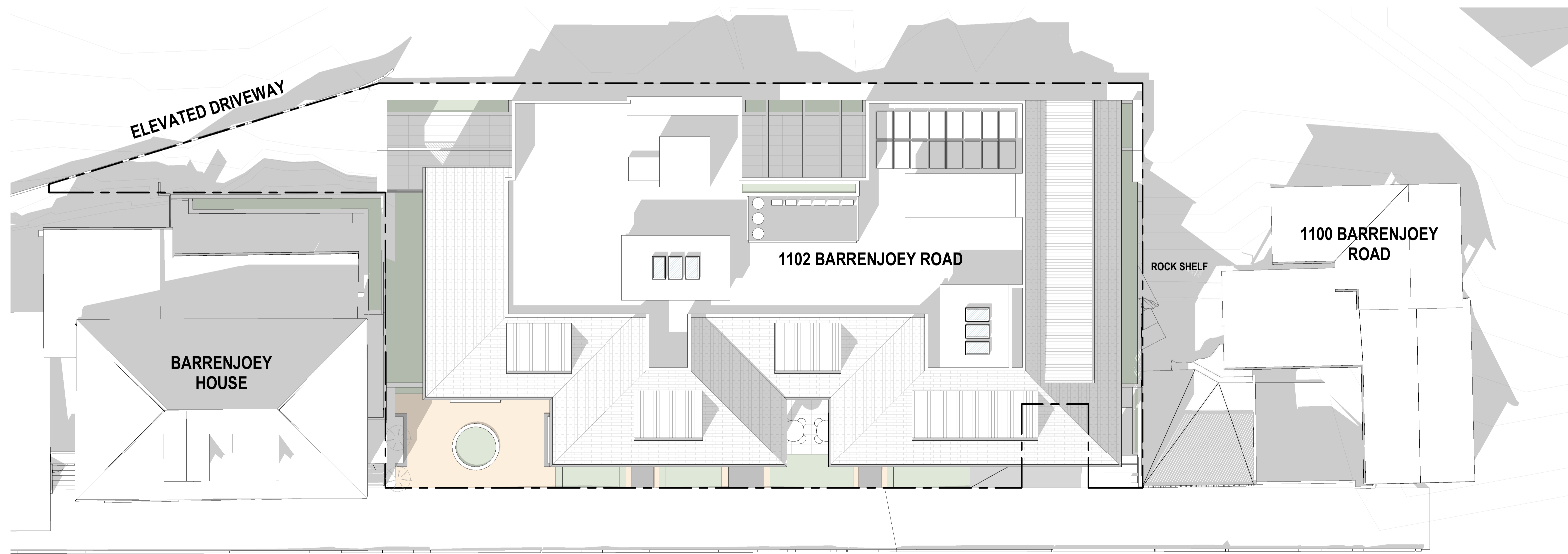
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

	Drawn DM	Scale AS SHOWN @A1
	Check GJ	Date FEB 2024
Job Number 2926	Sheet DA.51.B	Project PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



1 SHADOW STUDY - 3PM EXISTING  
SCALE 1 : 150

BARRENJOEY ROAD



2 SHADOW STUDY - 3PM PROPOSED  
SCALE 1 : 150

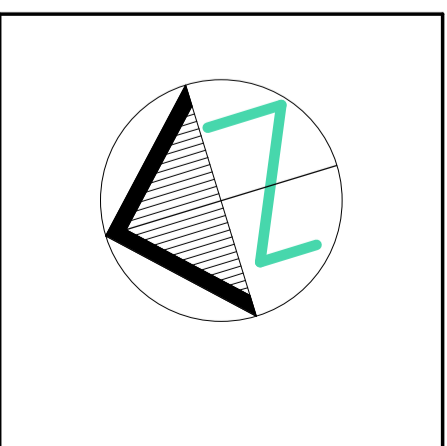
BARRENJOEY ROAD

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



Client  
**ASIA DIGITAL INVESTMENTS**

Project  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Address  
**1102 BARRENJOEY ROAD, PALM BEACH**

Drawing Title  
**SHADOW STUDIES\_3PM 21ST JUNE**

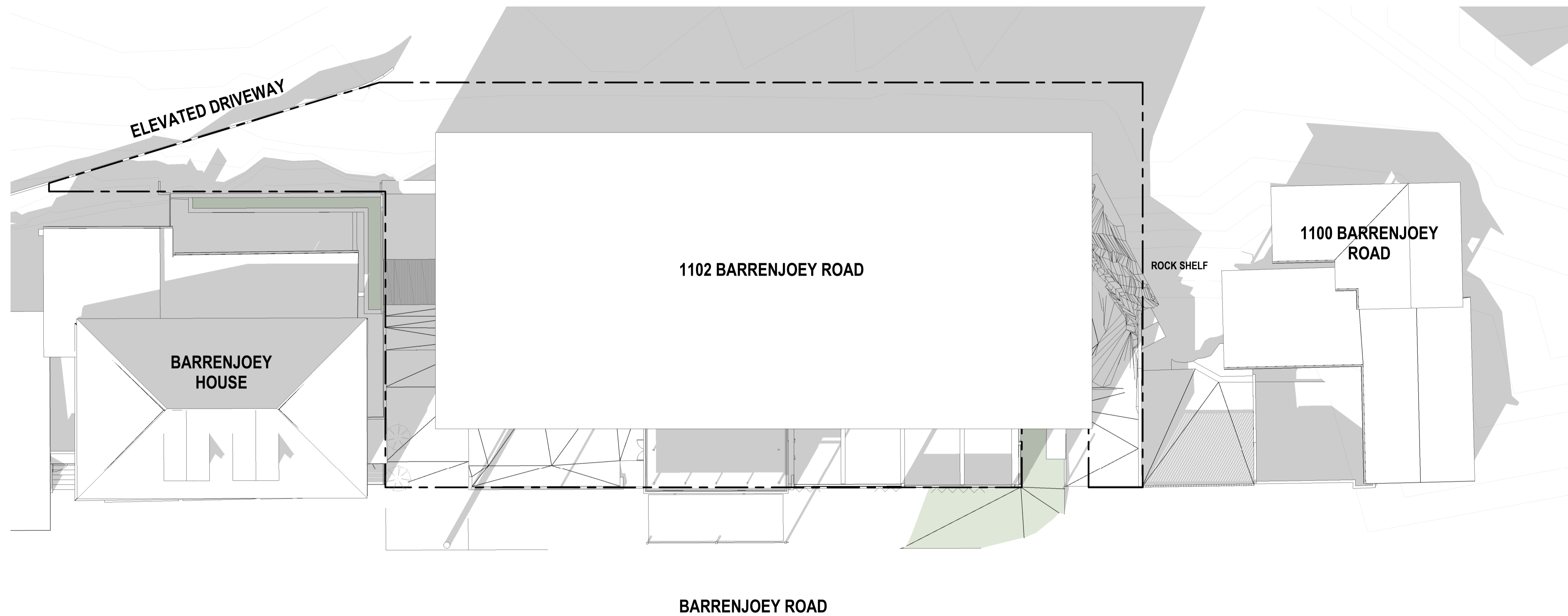
**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2202  
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

**Architects**

	Drawn DM	Scale AS SHOWN @A1
	Checked GJ	Sheet D
MEMBER	Date FEB 2024	Job Number 2926
Job Number 2926	Sheet DA.52	Project PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



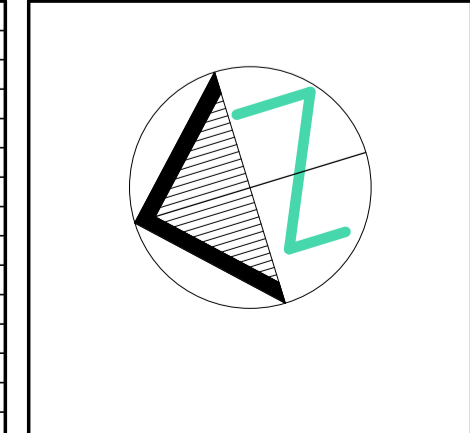
1 SHADOW STUDY - 3PM HEIGHT COMPLIANT MASSING  
SCALE 1 : 150

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM
ISSUE / AMENDMENT	DATE	INT.



**Client:**  
ASIA DIGITAL INVESTMENTS

**Project:**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address:**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title:**  
SHADOW STUDIES\_3PM 21ST JUNE

**Innovate Architects**

Suite 95, 32 Frederick Street  
Ostley NSW 2222

PO BOX 214 Ostley NSW

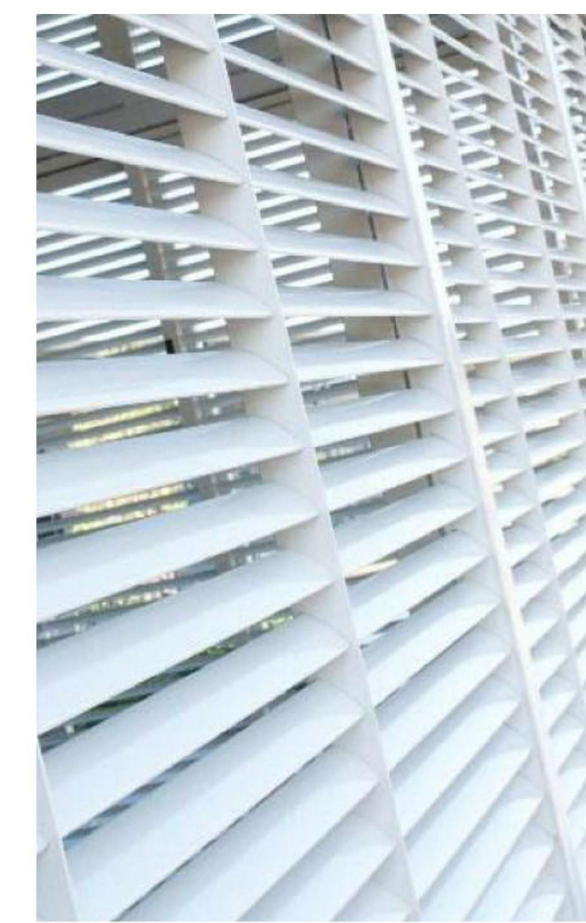
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

	Drawn DM	Scale AS SHOWN @A1
	Check GJ	Sheet D
	Date FEB 2024	Job Number 2926
	Sheet DA.52.B	



**BARRENJOEY HOUSE, PALM BEACH**  
EXTERNAL FINISHES ARE IN THE SAME FAMILY AS BARRENJOEY HOUSE



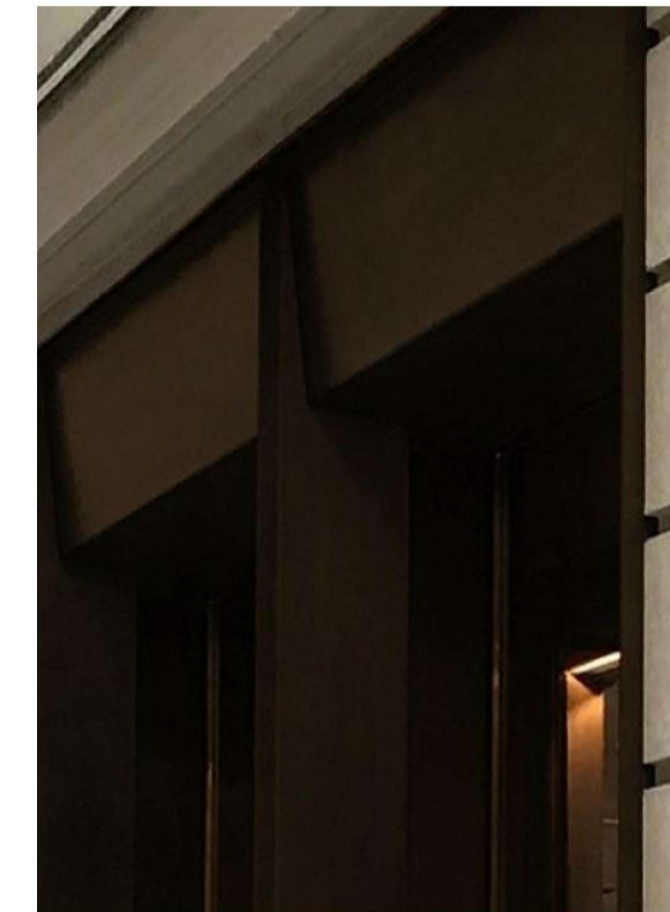
**POWDER COATED  
PRIVACY SCREENS**  
S



**CLEAR GLASS  
WINDOWS**  
GL01



**TRANSLUCENT GLASS  
WINDOWS WHERE PRIVACY IS REQUIRED**  
GL02



**DARK LOW REFLECTIVE METAL  
BALUSTRADES**  
MT



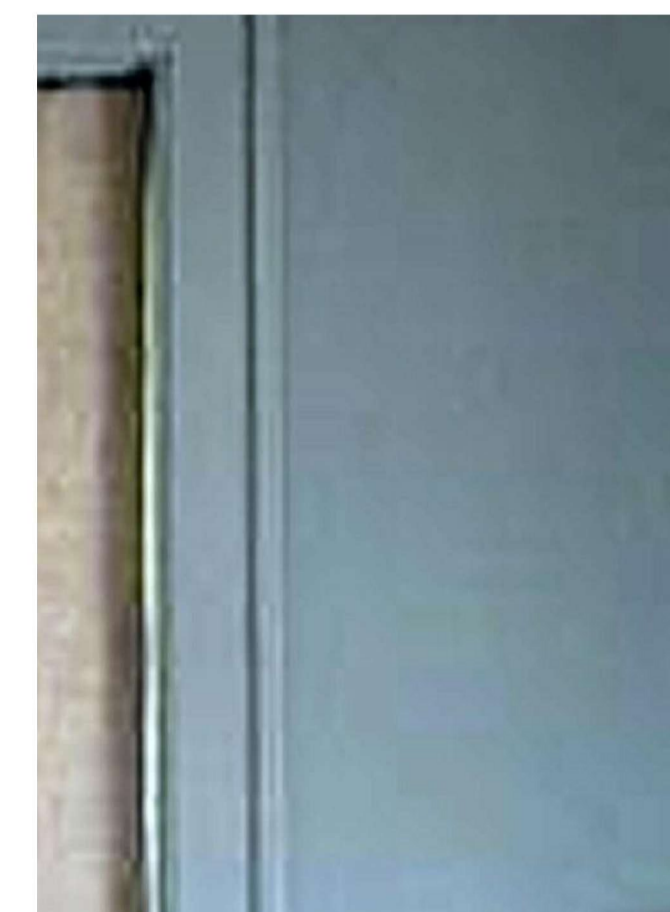
**EXTERNAL WALL -  
LIMESTONE/ SANDSTONE  
COLOUR  
EXTERNAL WALLS &  
COLUMNS**  
RN



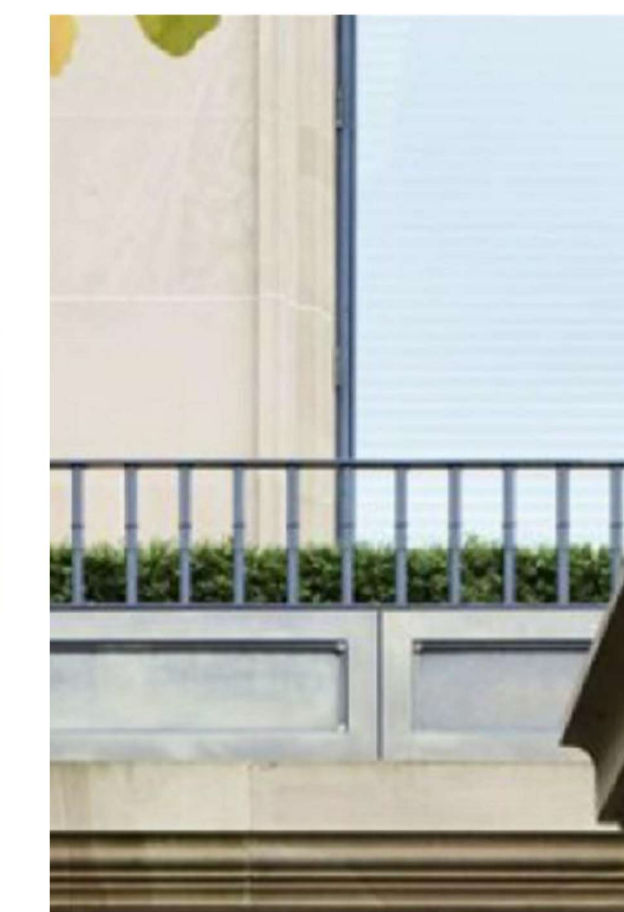
**PAINT FINISH - WHITE  
WASHED PAINT  
EXTERNAL WALLS**  
PT



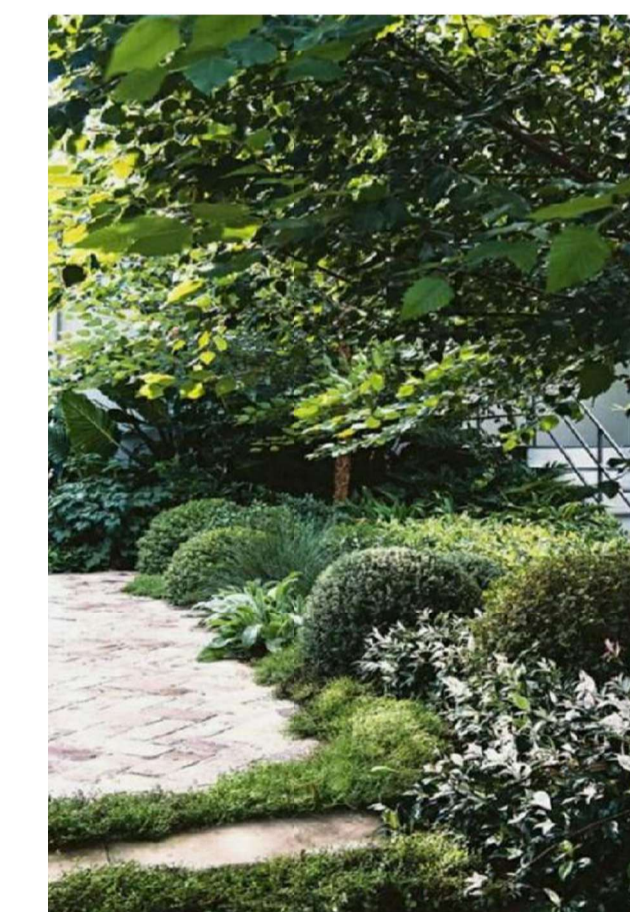
**PAINT FINISH - DARK PAINT  
EXTERNAL WALLS**  
PD



**FRENCH BLUE TRIM  
WINDOWS & SKYLIGHTS**  
W-01



**STEEL BALUSTRADE  
HANDRAILS**  
ST



**OPEN LANDSCAPE  
GROUND LEVEL  
COMMERCIAL TO FOOTPATH**  
LANDSCAPE



**DARK COLOUR ROOF  
ROOF TILES**  
RF

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

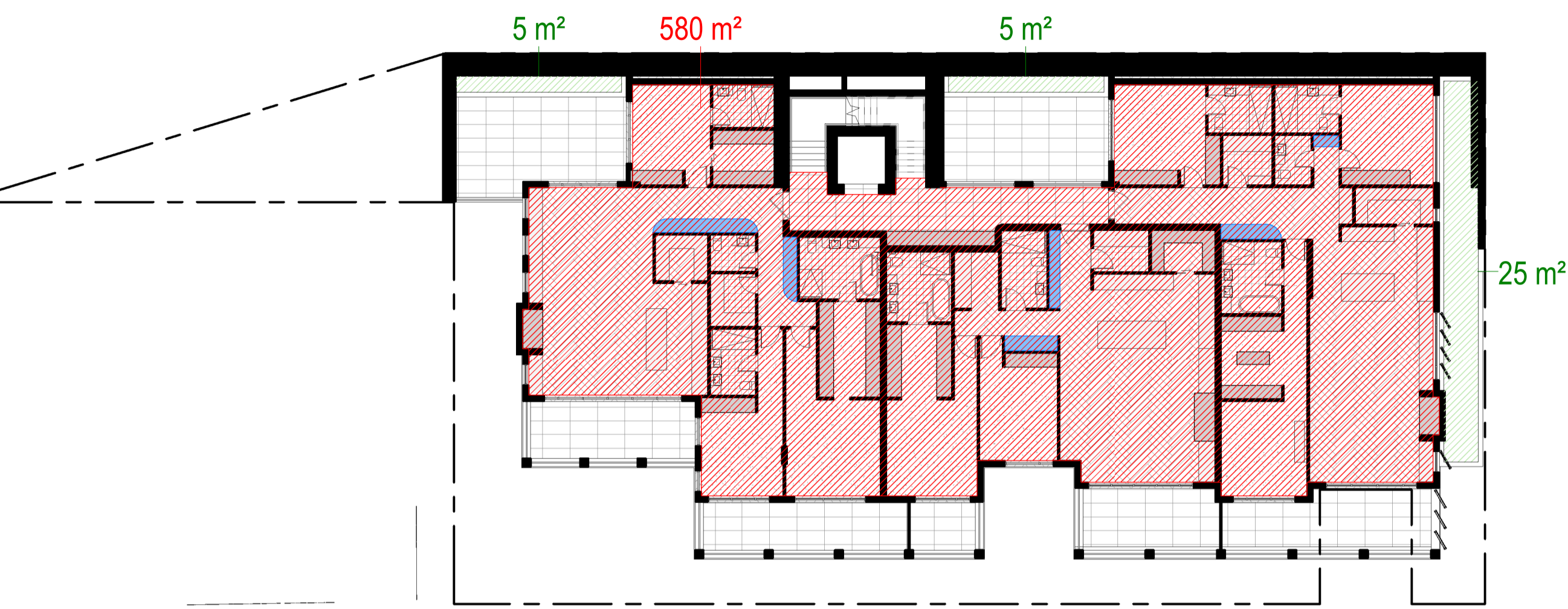
**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

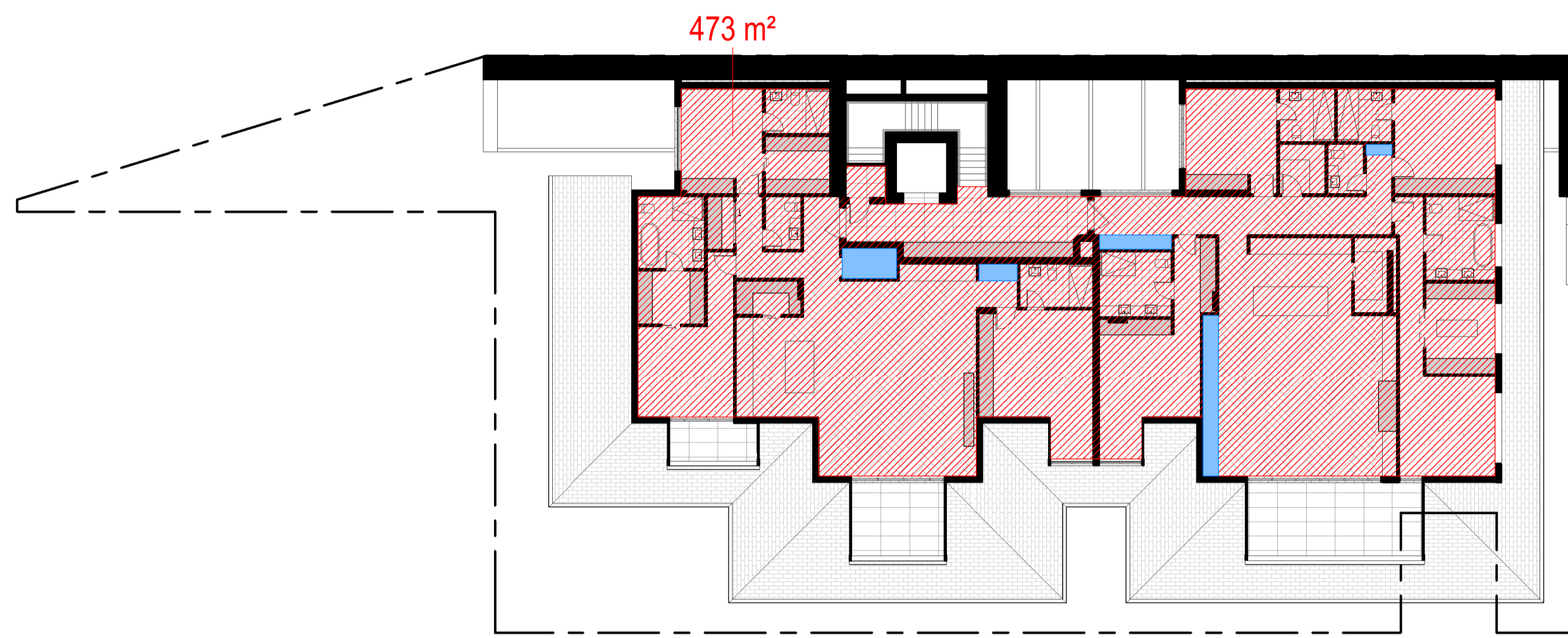
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM

<b>ASIA DIGITAL INVESTMENTS</b> 1102 BARRENJOEY ROAD, PALM BEACH		<b>Innovate</b> Suite 95, 32 Frederick Street, Casley NSW 2223 PO BOX 214 Casley NSW 02 9585 1855 02 9585 1844 mail@innovate.com.au www.innovate.com.au REGISTERED ARCHITECTS Nominated Architect Cameron Jones 7143 <b>Architects</b>		Drawn: DM Scale: NTS@A1 Check: GJ Date: FEB 2024 Job Number: 2926 Sheet: DA.60	PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE
<b>PROPOSED SHOP TOP HOUSING DEVELOPMENT</b>		<b>MATERIALS AND FINISHES</b>			



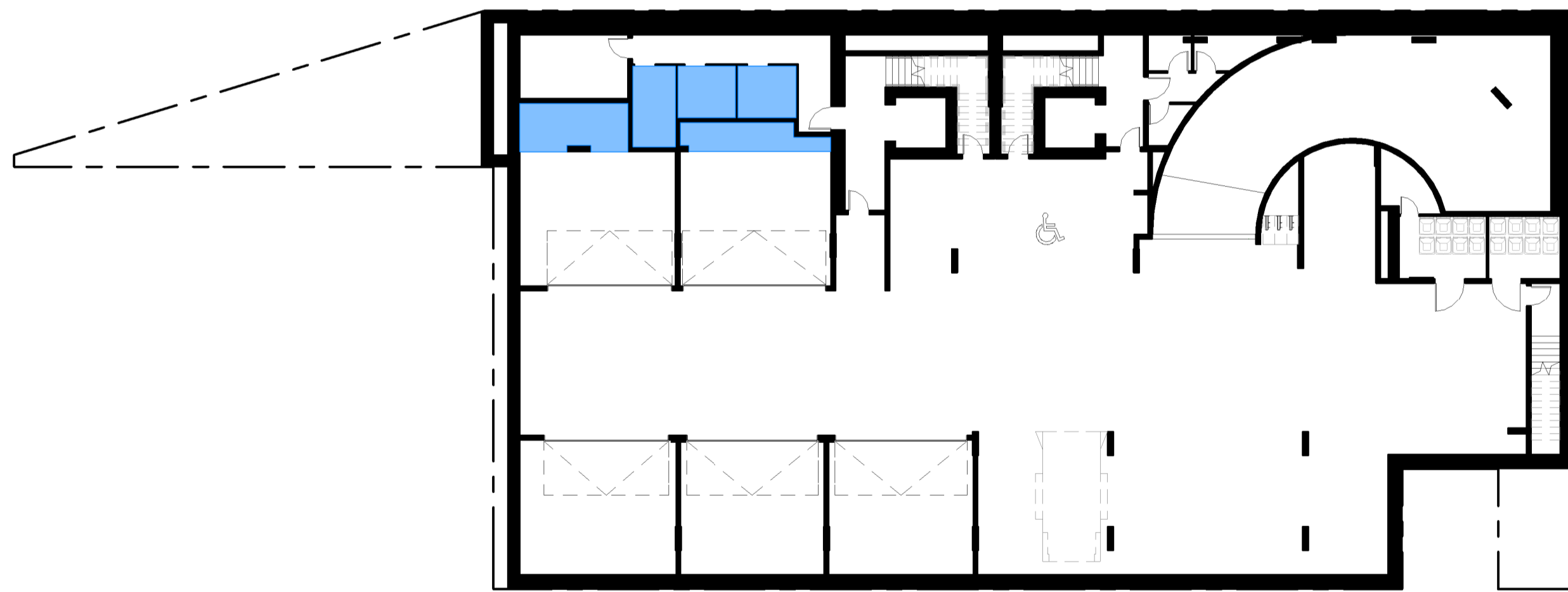
3 AREA CALCULATIONS - LEVEL 1  
SCALE 1 : 200



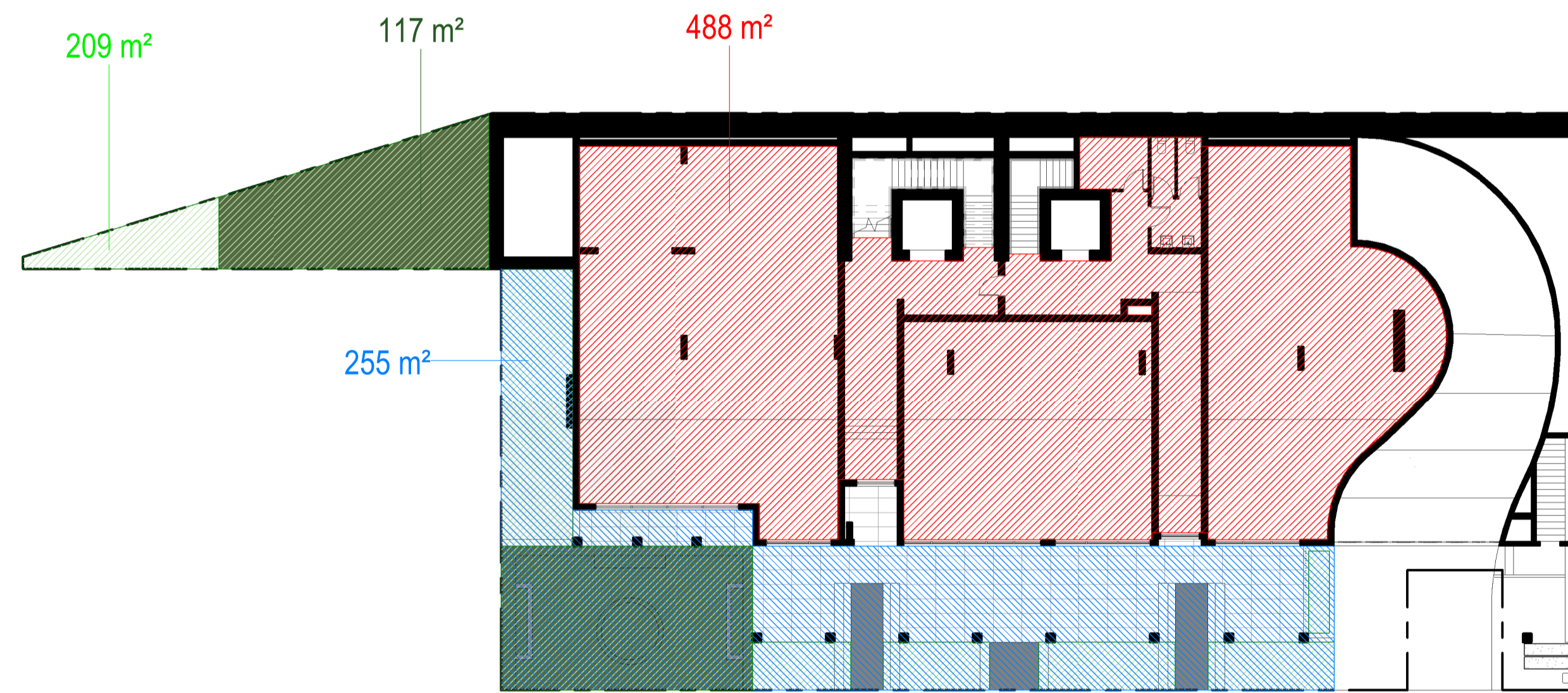
4 AREA CALCULATIONS - LEVEL 2  
SCALE 1 : 200

**LEGEND**

- GFA CALCULATIONS
- LANDSCAPE
- DEEP SOIL ZONE (ADG)
- COMMUNAL OPEN SPACE (ADG)
- STORAGE (ADG)



1 AREA CALCULATIONS - BASEMENT FLOOR  
SCALE 1 : 200



2 AREA CALCULATIONS - GROUND FLOOR  
SCALE 1 : 200

**ADG CALCULATIONS**

**COMMUNAL OPEN SPACE**  
25% of site area (1138.1 x 0.25 = 284.53m²)  
PROPOSED COMMUNAL OPEN SPACE AREA: = 255m² = 22.4%

**DEEP SOIL ZONE**  
7% of site area (1138.1 x 0.07 = 79.67m²) [min. 3m wide]  
PROPOSED DEEP SOIL AREA: = 117m² = 10.3%

**STORAGE CALCULATIONS**  
min. 10m³ apartment (min. 5m³ internal)

UNIT	INTERNAL	BASEMENT	TOTAL
UNIT A1	10m³	14m³	24m³
UNIT A2	7.2m³	12.5m³	19.7m³
UNIT A3	5m³	12.5m³	17.5m³
UNIT A4	9m³	20m³	29m³
UNIT A5	8m³	15.5m³	23.5m³

**SITE CALCULATIONS**

SITE AREA = 1138.1m²

**FLOOR SPACE**  
no GFA control (a maximum of 1 dwelling per 150m² of site area) 1138.1/150 = 7.6 dwellings permissible

**PROPOSED FLOOR AREAS**  
GROUND FLOOR AREA: = 488m²  
LEVEL 1 FLOOR AREA: = 580m²  
LEVEL 2 FLOOR AREA: = 473m²  
PROPOSED FSR: = 1541m² = 1.35 : 1

**LANDSCAPING**  
minimum landscaping = 20% [1138.1 x 0.20] = 227.62m²  
PROPOSED LANDSCAPING = 209m²  
PROPOSED LANDSCAPED AREA: = 18.3%

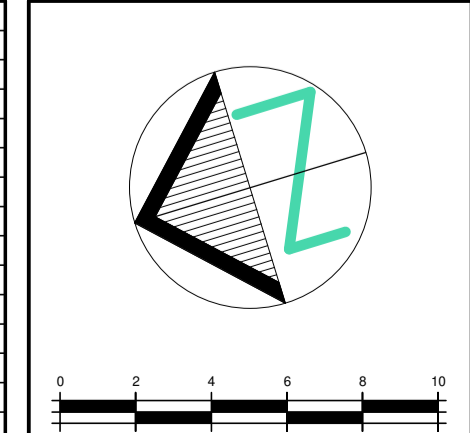
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
E	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
D	AMENDED DRAWINGS - S34 CONFERENCE	10/04/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
ISSUE	AMENDMENT	DATE	INT.



Client: ASIA DIGITAL INVESTMENTS  
Project: PROPOSED SHOP TOP HOUSING DEVELOPMENT

Address: 1102 BARRENJOEY ROAD, PALM BEACH  
Drawing Title: GFA & LANDSCAPE CALCULATIONS

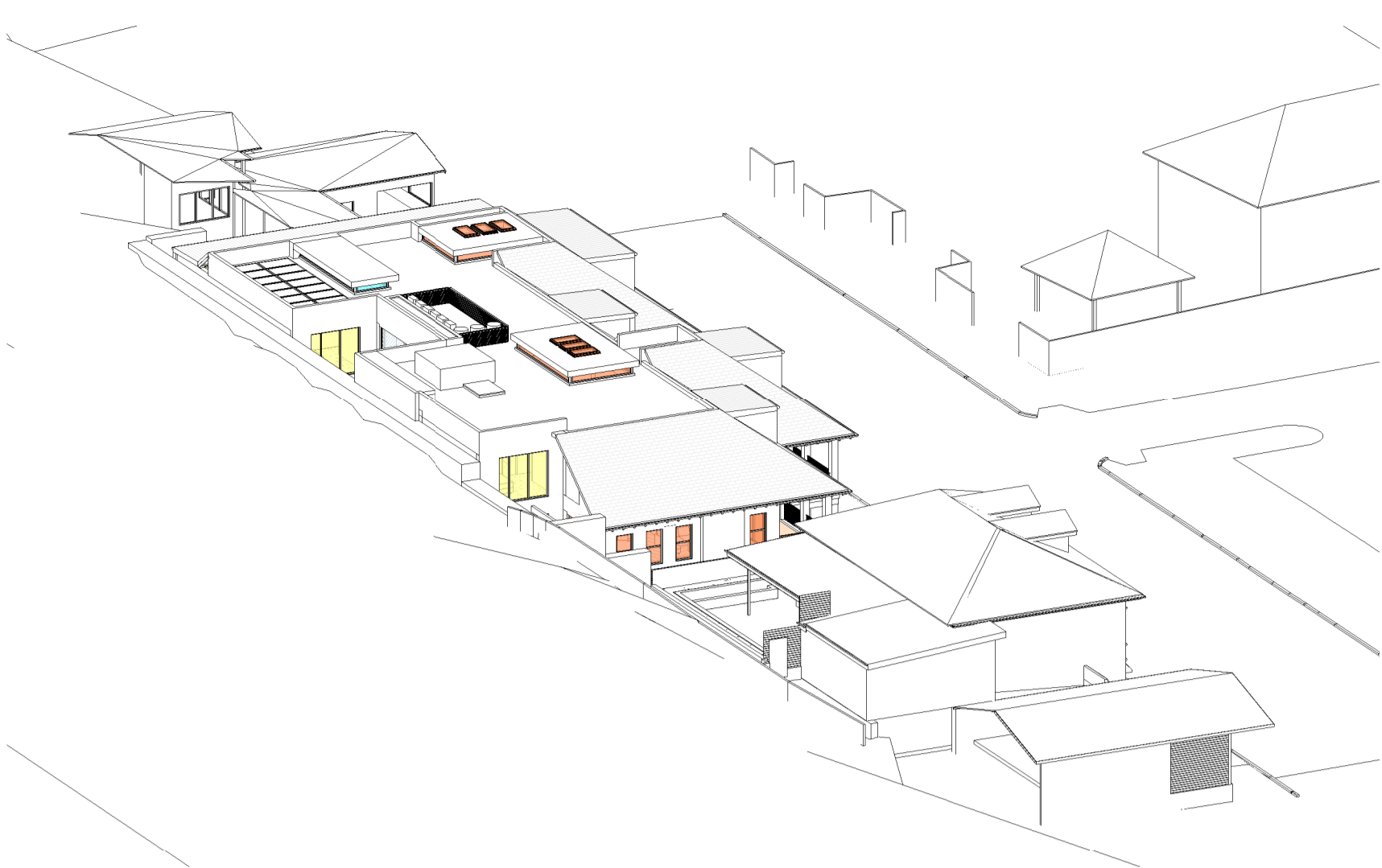
**Innovate Architects**  
Suite 95, 32 Frederick Street, Oatley NSW 2223  
PO BOX 214 Oatley NSW  
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

Project: 2926  
Scale: 1:200@A1  
Revision: E  
Date: FEB 2024  
Job Number: 2926  
Sheet: DA.70  
Palm Beach - Amended Drawings | S34 CONFERENCE

# 0364

**SOLAR ACCESS LEGEND**

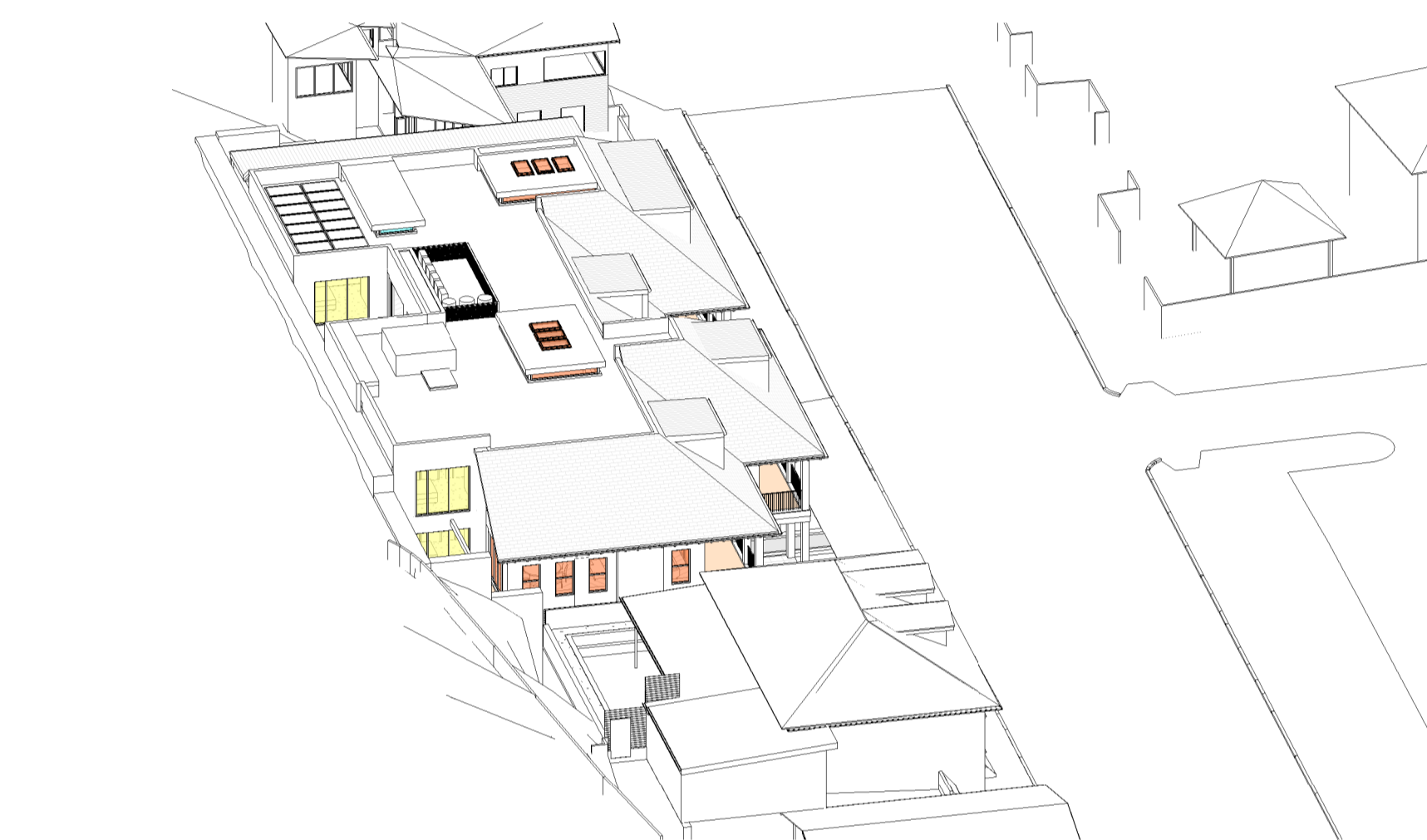
- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE WINDOW
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS



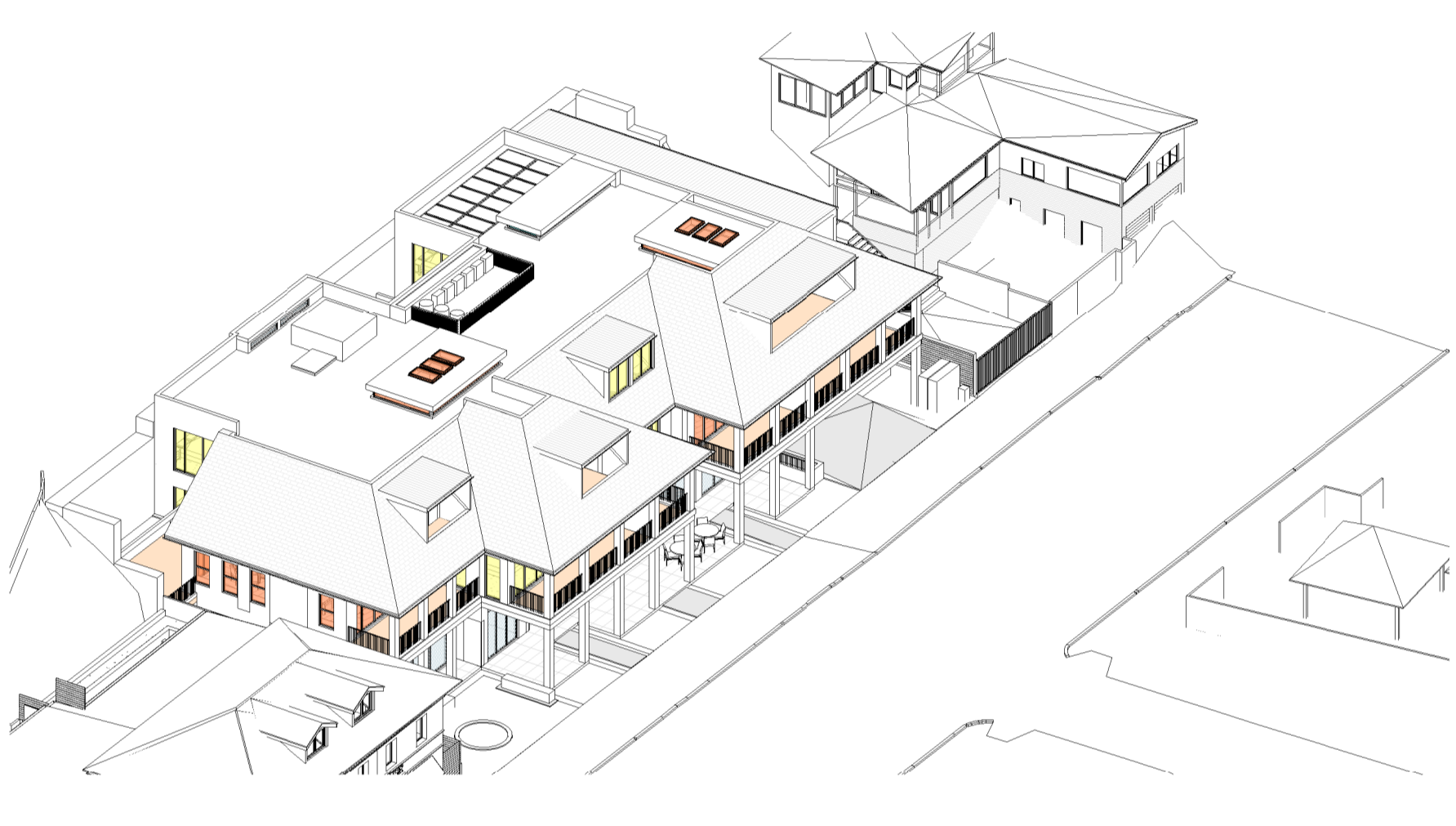
1 JUNE 22 - 9AM  
NTS



4 JUNE 22 - 12PM  
NTS



2 JUNE 22 - 10AM  
NTS



5 JUNE 22 - 1PM  
NTS



3 JUNE 22 - 11AM  
NTS



6 JUNE 22 - 2PM  
NTS



7 JUNE 22 - 3PM  
NTS

**SOLAR ACCESS APARTMENT DESIGN GUIDE**  
LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS.

A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.

**SOLAR ACCESS ANALYSIS**

APT	A1	A2	A3	A4	A5
9-10 AM					
10-11 AM					
11-12 PM					
12-1 PM					
1-2 PM					
2-3 PM					
<b>HOURS</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>2</b>

**SOLAR ACCESS - PROPOSED**  
5 APTS (100% OF TOTAL APT)  
**MAX. WITHOUT HOUR - PROPOSED**  
0 APTS (0% OF TOTAL APT)

**SOLAR ACCESS - CONTROL**  
3.5 APTS (70% OF TOTAL APT)  
**MAX. WITHOUT HOUR - CONTROL**  
0.75 APTS (15% OF TOTAL APT)

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM

Client	ASIA DIGITAL INVESTMENTS	Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title	SUN EYE DIAGRAM - WINTER SOLSTICE 9AM-3PM (ONE HOUR APART)

**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2223  
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

**Architects**

Drawn	DM	Scale	NTS@A1
Checked	GJ	Issue	D
Member	FEB 2024	Sheet	DA.71.1
Job Number	2926	Drawings	PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE

# 0365

**SOLAR ACCESS LEGEND**

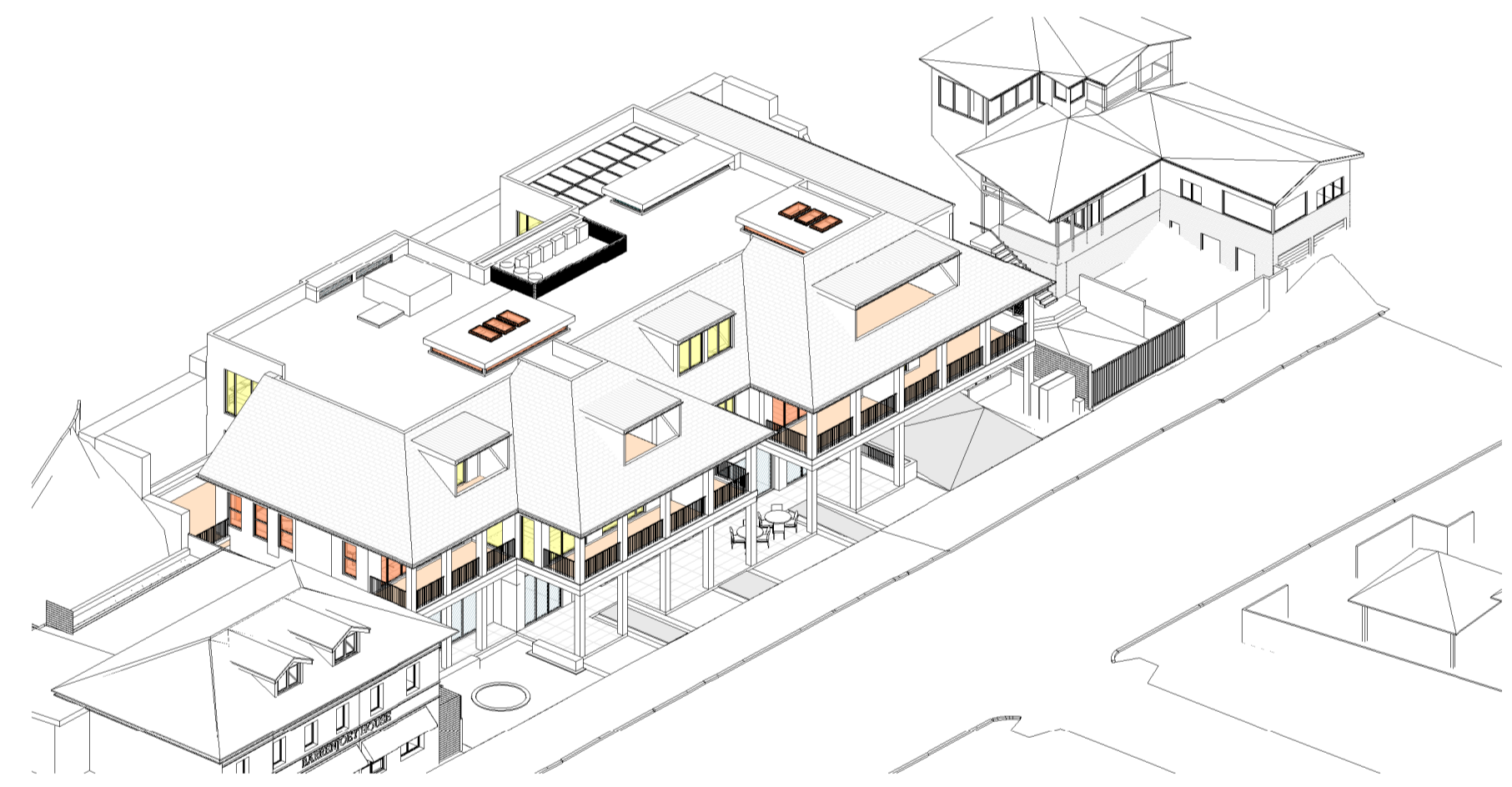
- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS



1 JUNE 22 - 1PM  
NTS



2 JUNE 22 - 1.15PM  
NTS



3 JUNE 22 - 1.30PM  
NTS



4 JUNE 22 - 1.45PM  
NTS



5 JUNE 22 - 2PM  
NTS

**SOLAR ACCESS APARTMENT DESIGN GUIDE**  
LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS.

A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.

**SOLAR ACCESS ANALYSIS**

APT	A1	A2	A3	A4	A5
9-10 AM					
10-11 AM					
11-12 PM					
12-1 PM					
1-2 PM					
2-3 PM					
<b>HOURS</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>2</b>

<p><b>SOLAR ACCESS - PROPOSED</b> 5 APTS (100% OF TOTAL APT) <b>MAX. WITHOUT HOUR - PROPOSED</b> 0 APTS (0% OF TOTAL APT)</p>	<p><b>SOLAR ACCESS - CONTROL</b> 3.5 APTS (70% OF TOTAL APT) <b>MAX. WITHOUT HOUR - CONTROL</b> 0.75 APTS (15% OF TOTAL APT)</p>
-------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM

Client	ASIA DIGITAL INVESTMENTS	Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT	Drawing Title	SUN EYE DIAGRAM - WINTER SOLSTICE 1PM-2PM (15 MINUTES APART)

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2203

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

Drawn	DM	Scale	NTS@A1
Checked	GJ	Sheet	D
MEMBER	FEB 2024	Job Number	2926
Job Number	2926	Sheet	DA.71.2

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE

### SOLAR ACCESS LEGEND

- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS

# 0366

#### SOLAR ACCESS APARTMENT DESIGN GUIDE

LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS.

A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER.

#### SOLAR ACCESS ANALYSIS

APT	A1	A2	A3	A4	A5
9-10 AM					
10-11 AM					
11-12 PM					
12-1 PM					
1-2 PM					
2-3 PM					
<b>HOURS</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>2</b>

<p><b>SOLAR ACCESS - PROPOSED</b> 5 APTS (100% OF TOTAL APT)</p> <p><b>MAX. WITHOUT HOUR - PROPOSED</b> 0 APTS (0% OF TOTAL APT)</p>	<p><b>SOLAR ACCESS - CONTROL</b> 3.5 APTS (70% OF TOTAL APT)</p> <p><b>MAX. WITHOUT HOUR - CONTROL</b> 0.75 APTS (15% OF TOTAL APT)</p>
----------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------



1 JUNE 22 - 3PM  
NTS



2 JUNE 22 - 3.30PM  
NTS



3 JUNE 22 - 4PM  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM

<p><b>Client</b></p> <p>ASIA DIGITAL INVESTMENTS</p>	<p><b>Address</b></p> <p>1102 BARRENJOEY ROAD, PALM BEACH</p>
<p><b>Project</b></p> <p>PROPOSED SHOP TOP HOUSING DEVELOPMENT</p>	<p><b>Drawing Title</b></p> <p>SUN EYE DIAGRAM - WINTER SOLSTICE 3PM-4PM (30 MINUTES APART)</p>

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2223

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

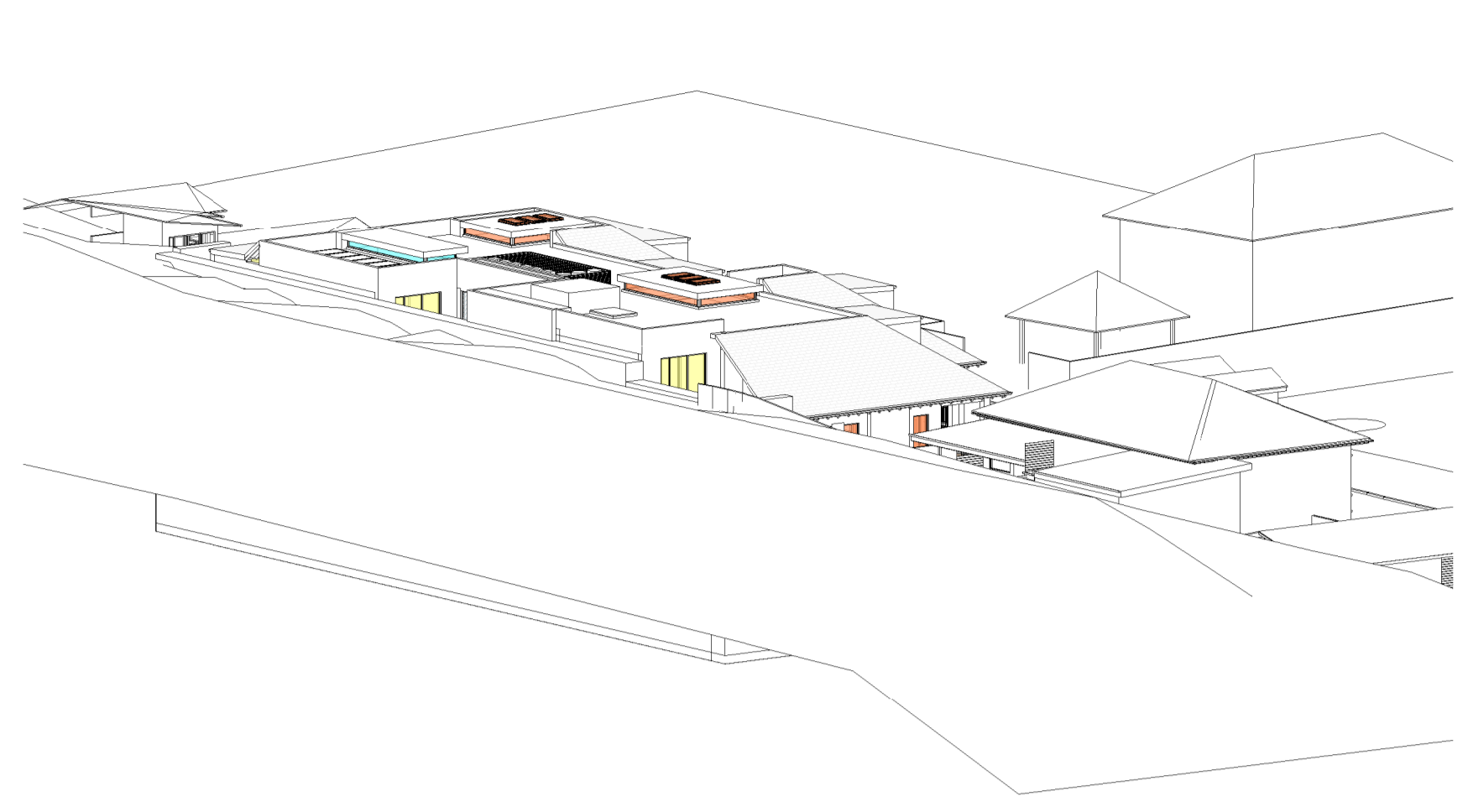
	<p><b>DM</b></p> <p><b>GJ</b></p> <p><b>FEB 2024</b></p>	<p><b>NTS@A1</b></p> <p><b>D</b></p>	<p><b>DA.71.3</b></p>
<p>Job Number</p> <p><b>2926</b></p>	<p><b>PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE</b></p>		



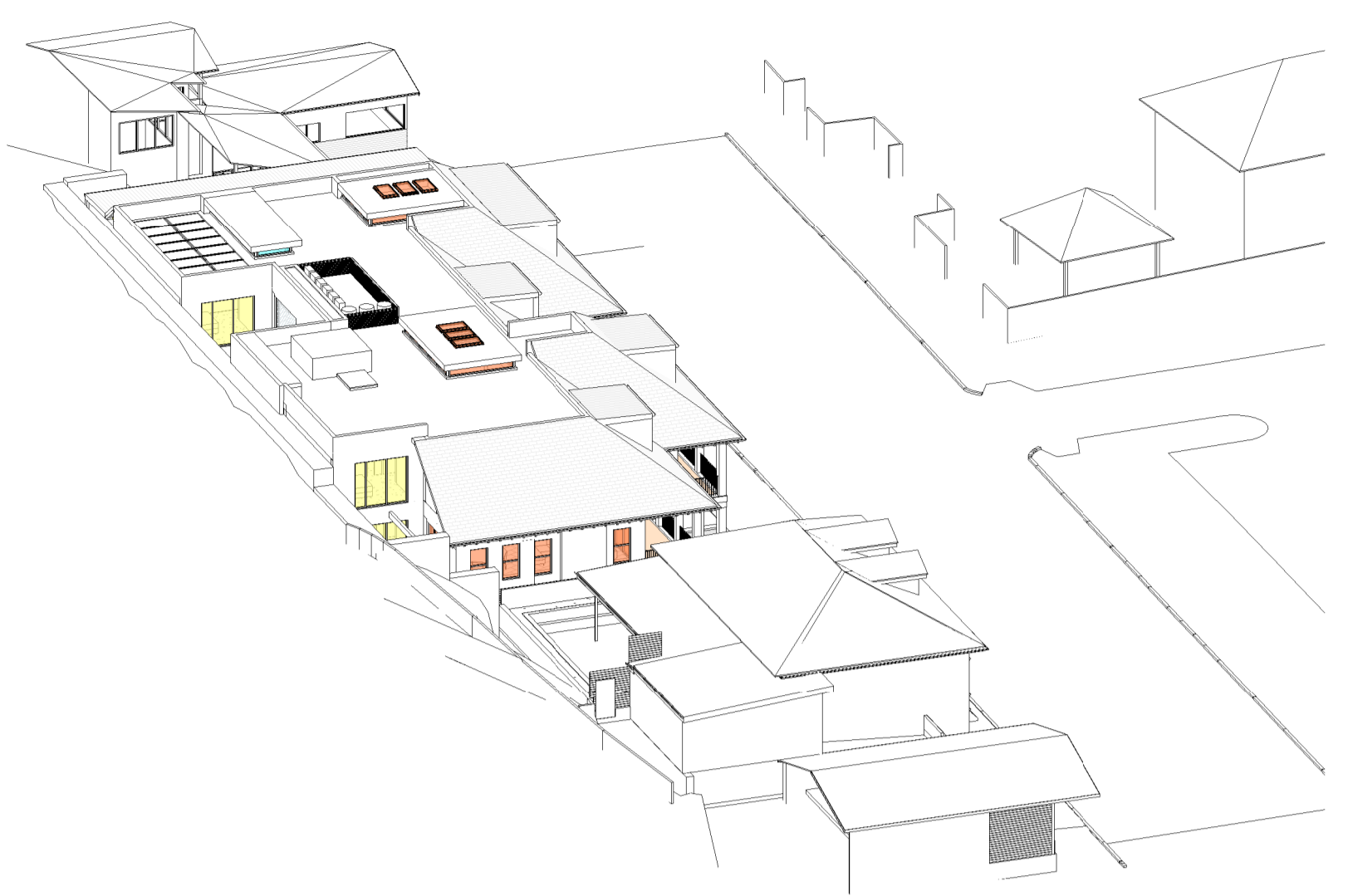
**0367**

**SOLAR ACCESS LEGEND**

- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS



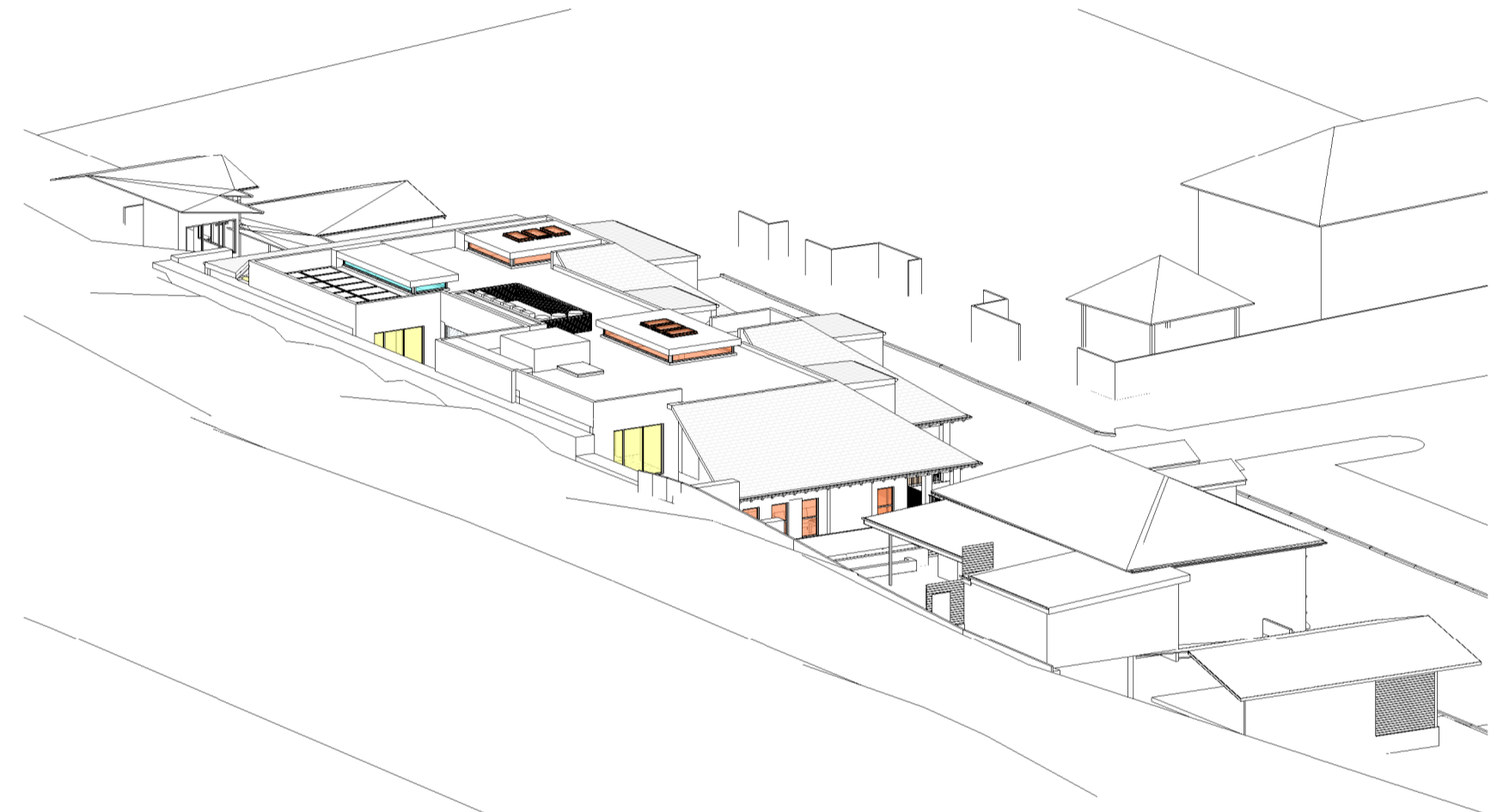
1 JUNE 22 - 8AM  
NTS



4 JUNE 22 - 9.30AM  
NTS



7 JUNE 22 - 11AM  
NTS



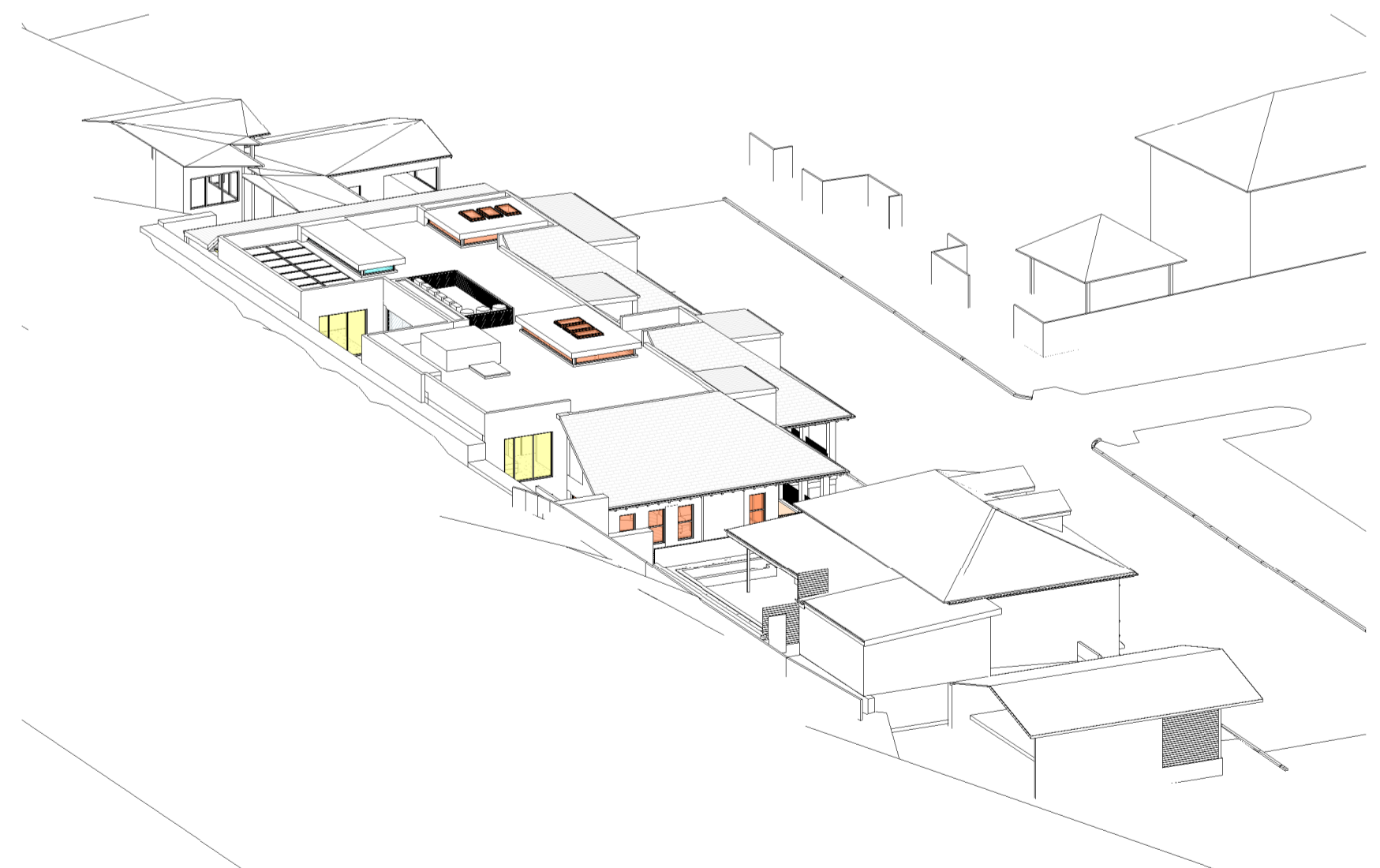
2 JUNE 22 - 8.30AM  
NTS



5 JUNE 22 - 10AM  
NTS



8 JUNE 22 - 11.30AM  
NTS



3 JUNE 22 - 9AM  
NTS



6 JUNE 22 - 10.30AM  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM
ISSUE / AMENDMENT	DATE	INT.

Client <b>ASIA DIGITAL INVESTMENTS</b>	Address <b>1102 BARRENJOEY ROAD, PALM BEACH</b>
Project <b>PROPOSED SHOP TOP HOUSING DEVELOPMENT</b>	Drawing Title <b>SUN EYE DIAGRAM - WINTER SOLSTICE 8AM-12PM (30 MINS APART)</b>

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

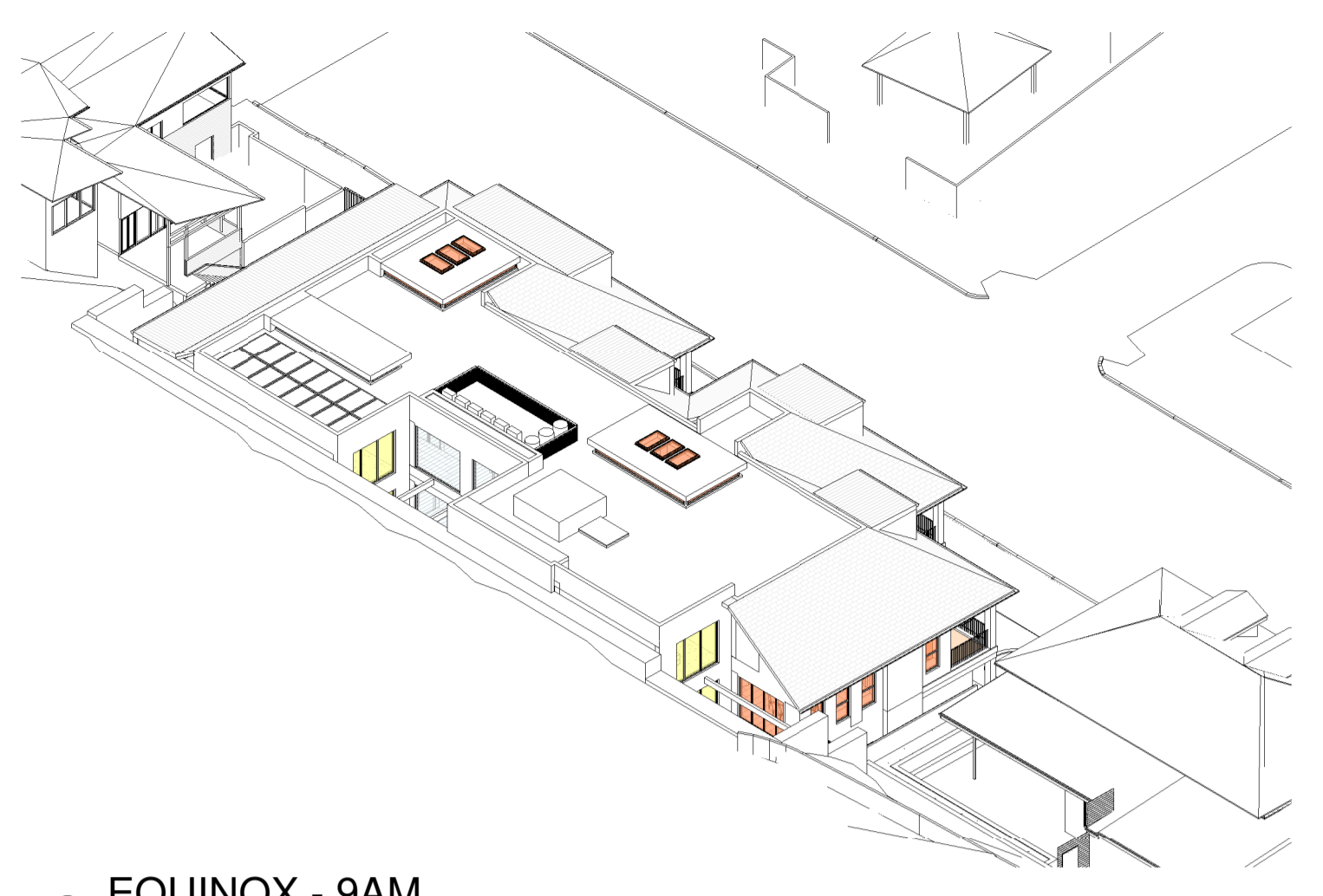
Drawn DM	Scale NTS@A1
Check GJ	Sheet D
MEMBER	Site FEB 2024
Job Number 2926	Sheet DA.71.4

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE

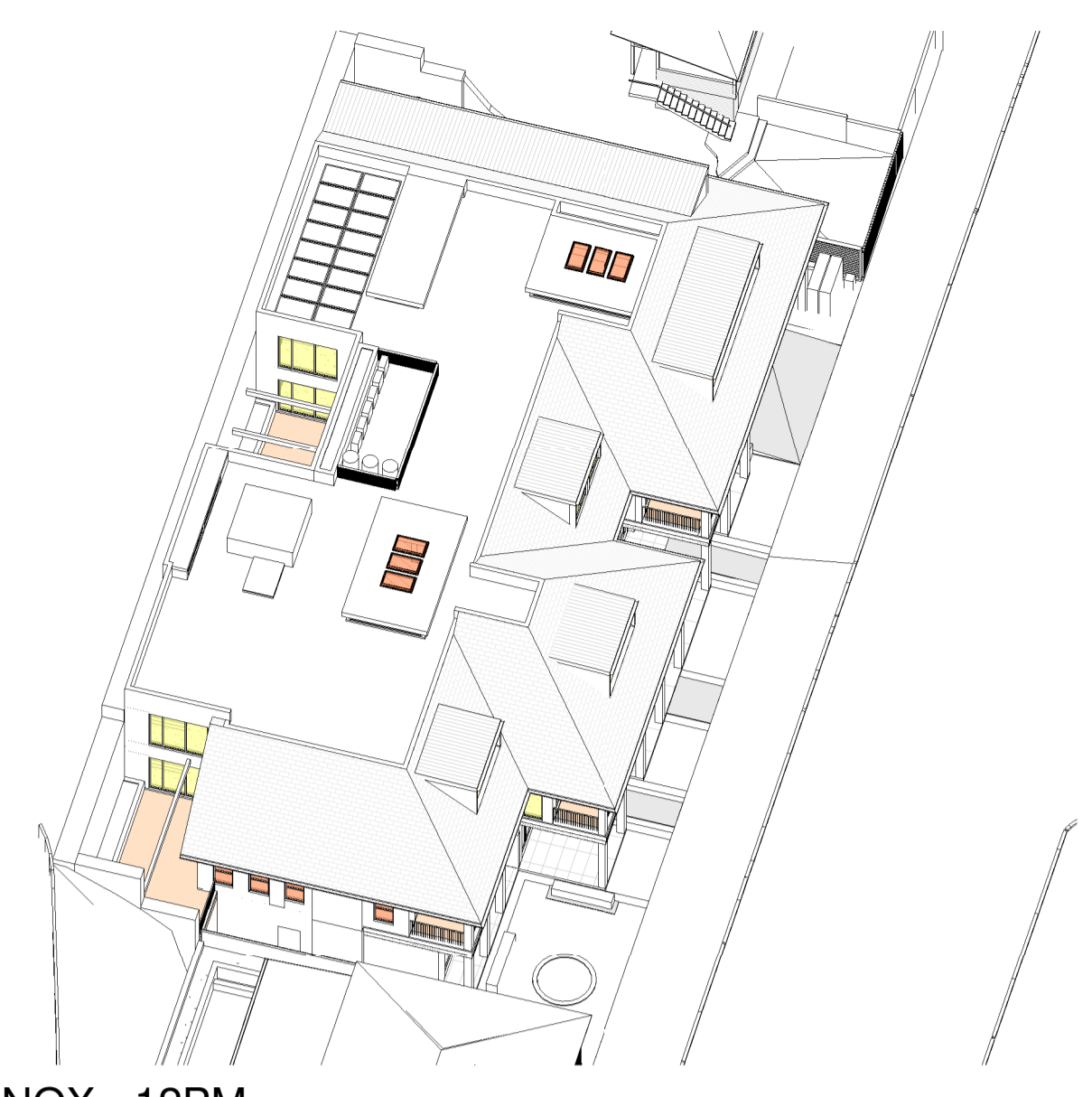
**0368**

**SOLAR ACCESS LEGEND**

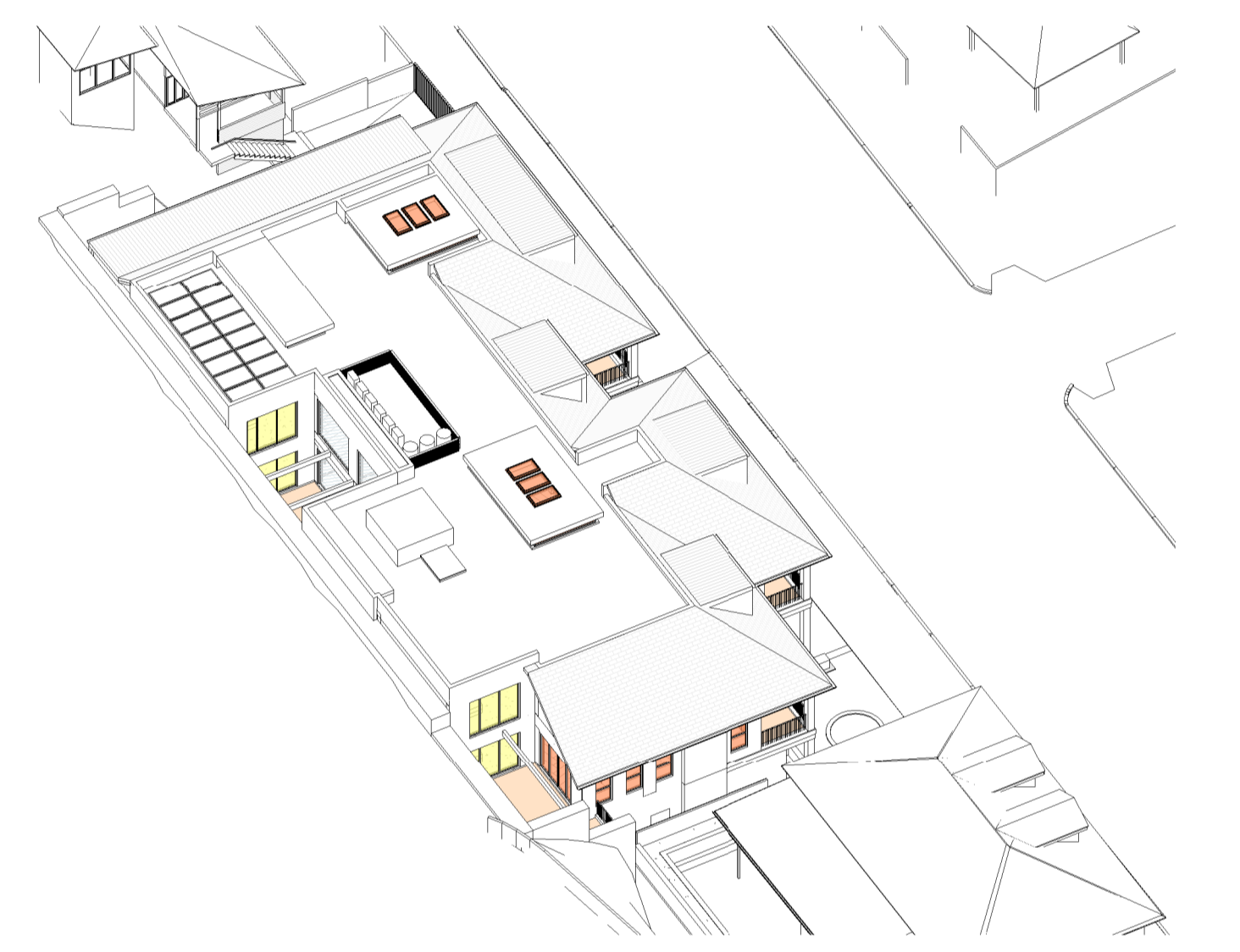
- LIVING SPACE WINDOW
- PRIVATE OFFICE SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS



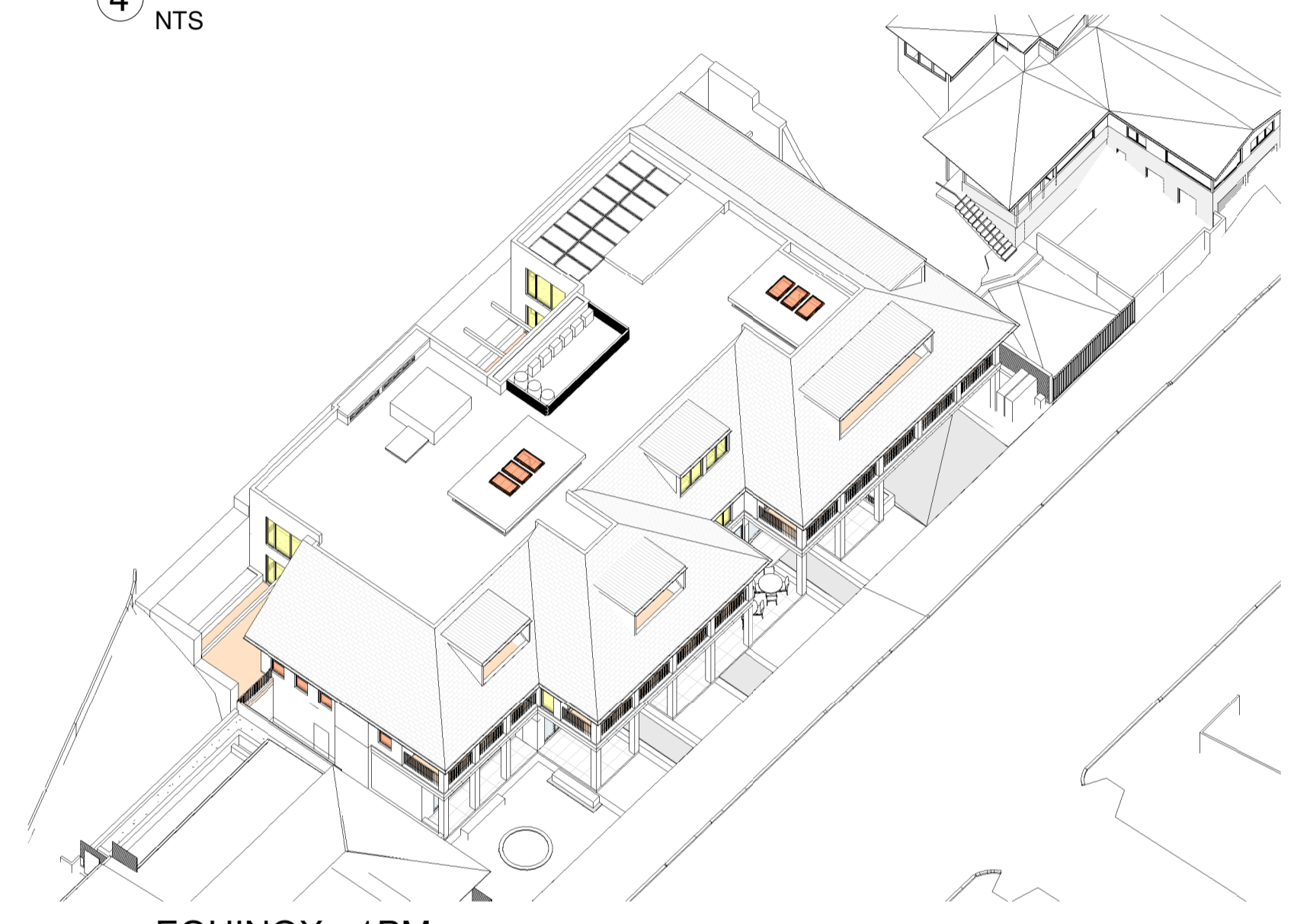
1 EQUINOX - 9AM  
NTS



4 EQUINOX - 12PM  
NTS



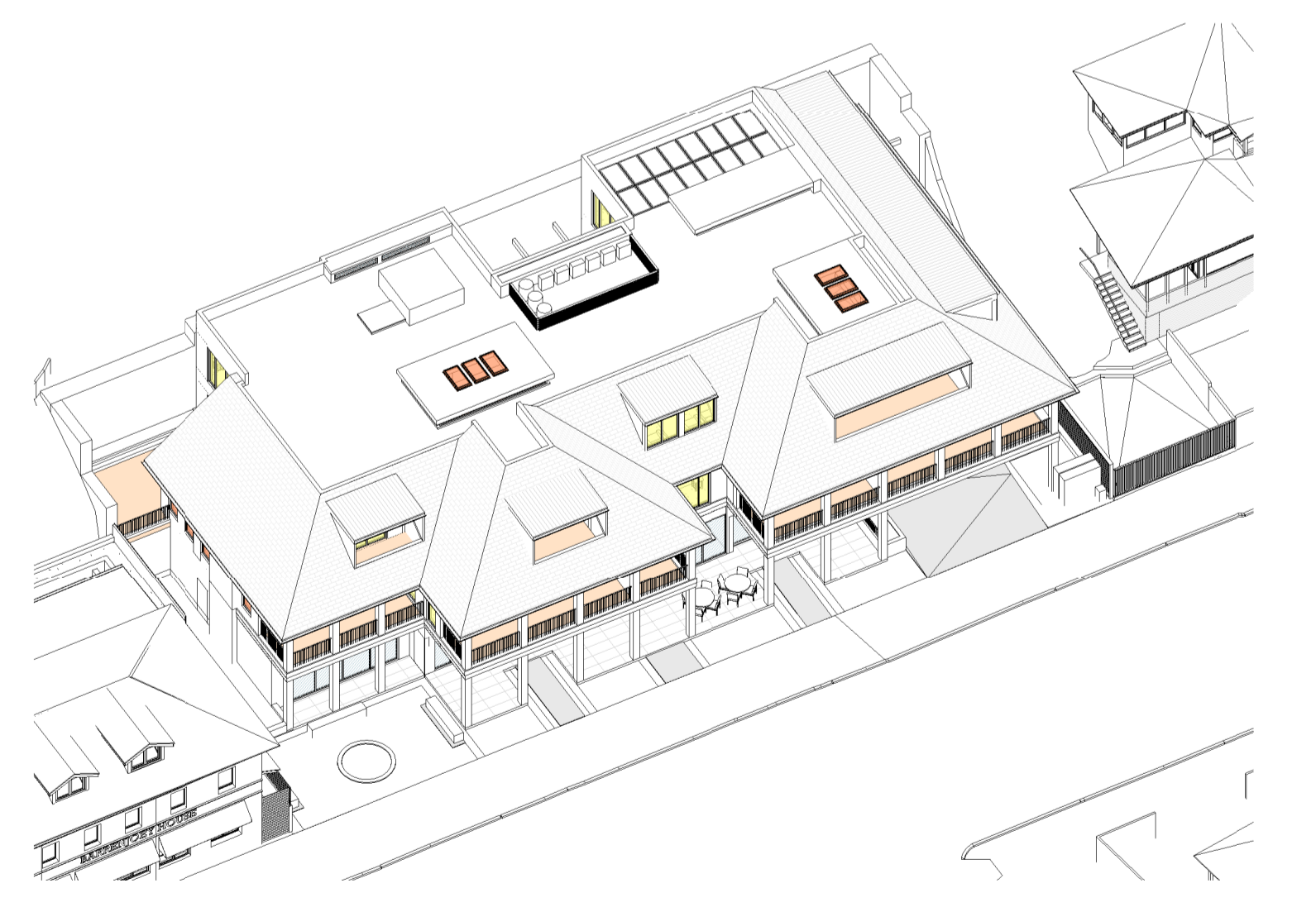
2 EQUINOX - 10AM  
NTS



5 EQUINOX - 1PM  
NTS



3 EQUINOX - 11AM  
NTS



6 EQUINOX - 2PM  
NTS



7 EQUINOX - 3PM  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM
	ISSUE	AMENDMENT	DATE INT.

Client	ASIA DIGITAL INVESTMENTS
Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT

Address	1102 BARRENJOEY ROAD, PALM BEACH
Drawing Title	SUN EYE DIAGRAM - EQUINOX 9AM-3PM (ONE HOUR APART)

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2203

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones

1 02 9585 1855  
2 02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

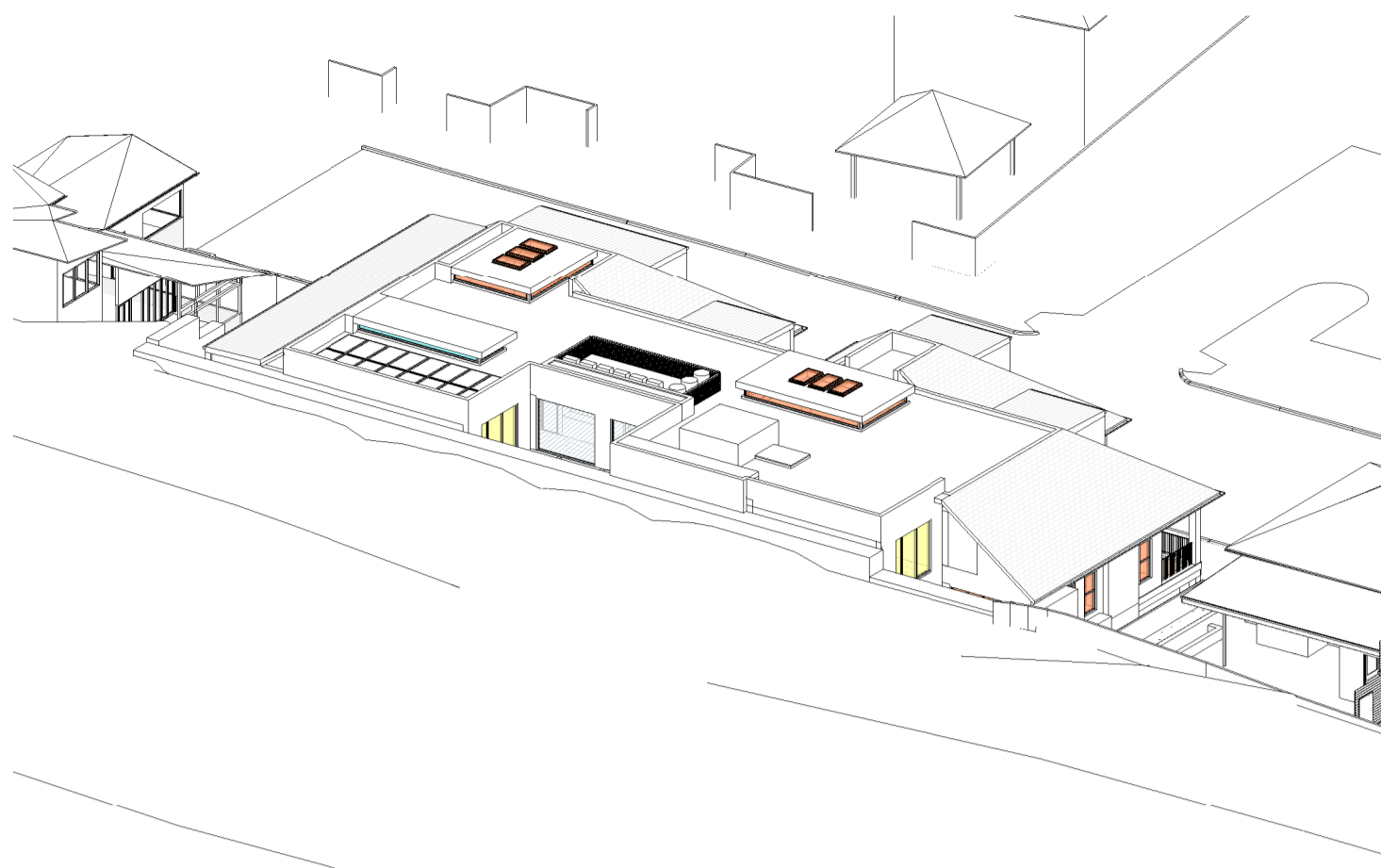
Drawn	DM	Scale	1:100@A1
Check	GJ	Issue	D
MEMBER		Date	FEB 2024
Job Number	2926	Sheet	DA.71.5

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE

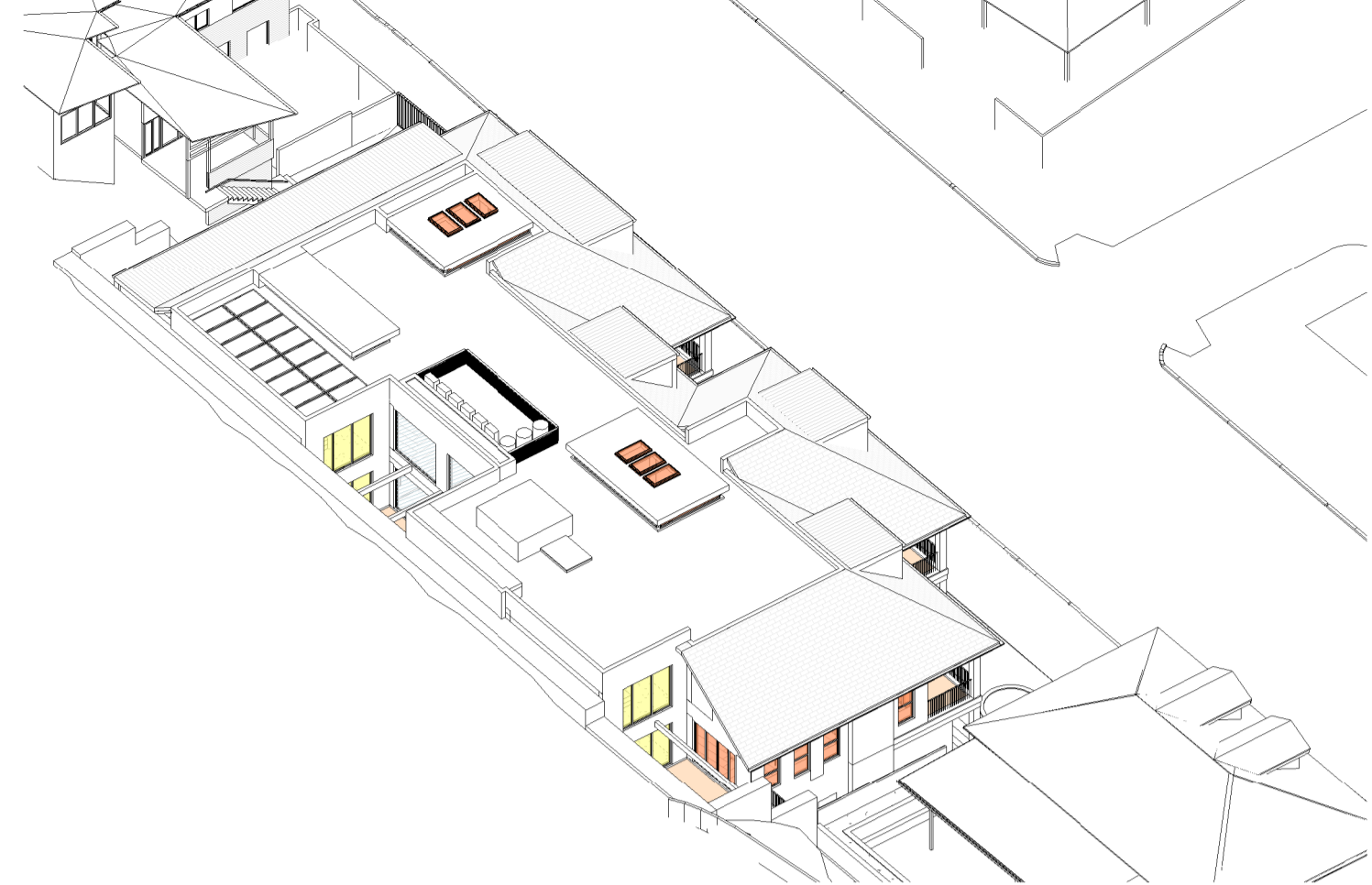
**0369**

**SOLAR ACCESS LEGEND**

- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS



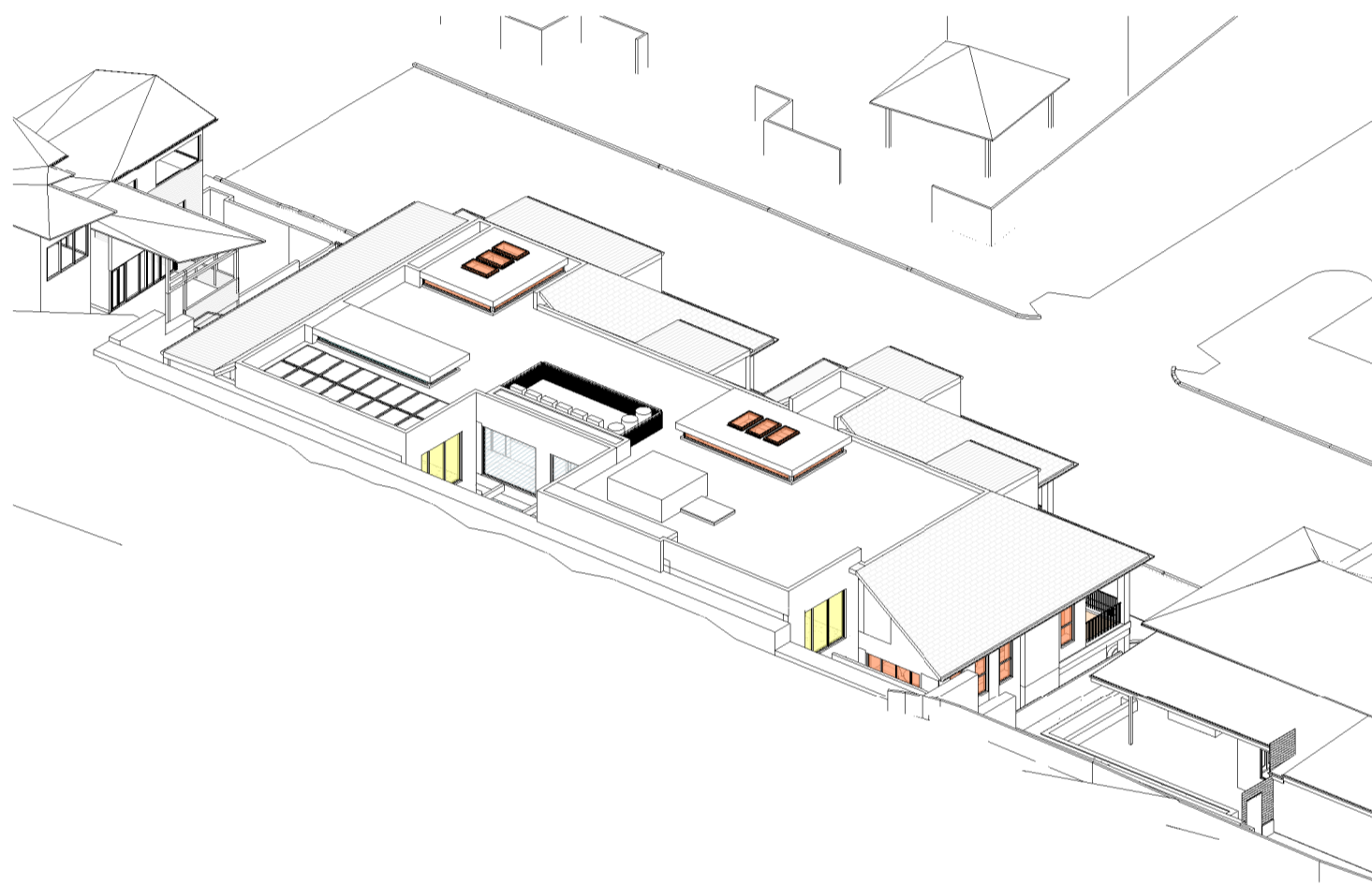
1 EQUINOX - 8AM  
NTS



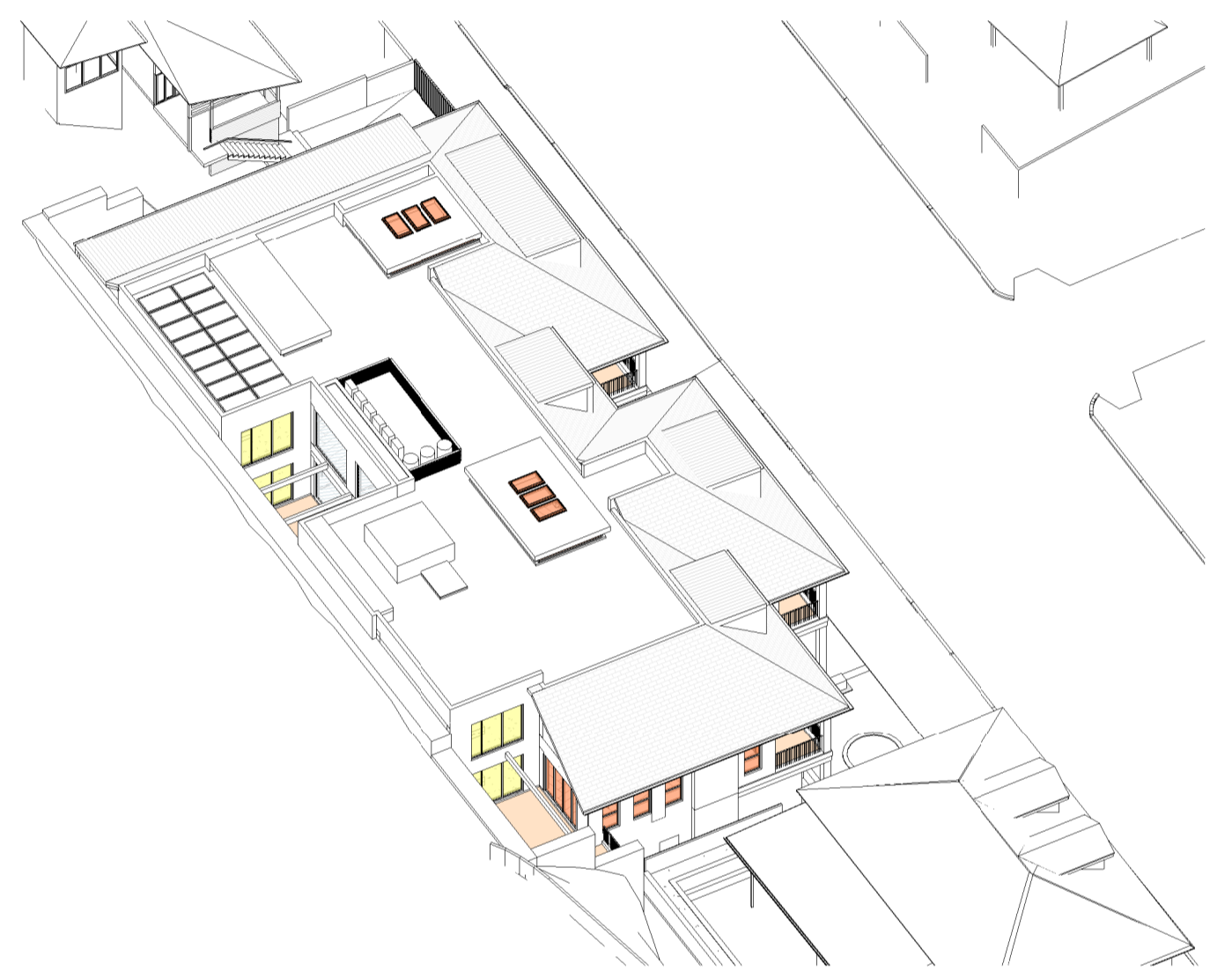
4 EQUINOX - 9.30AM  
NTS



7 EQUINOX - 11AM  
NTS



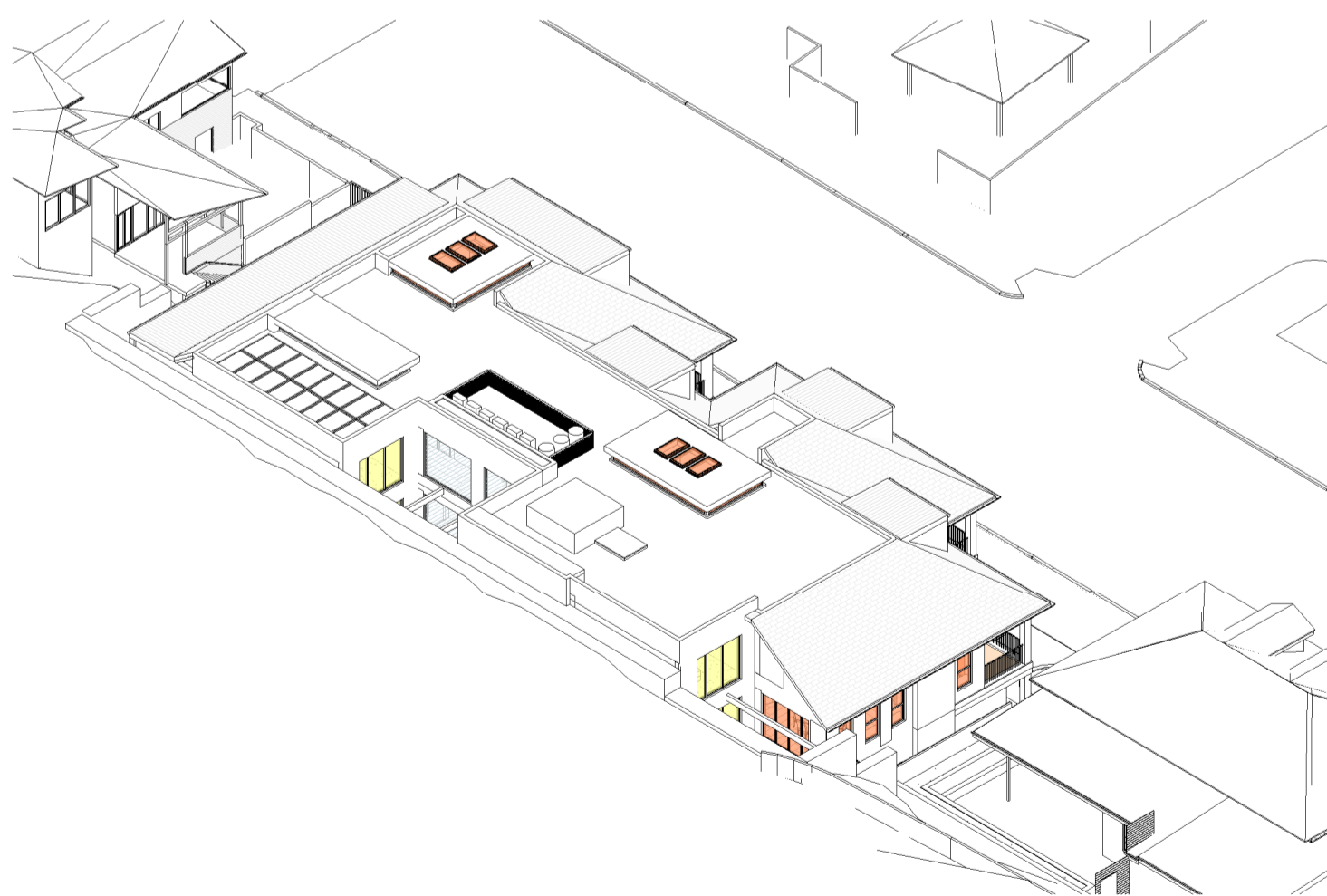
2 EQUINOX - 8.30AM  
NTS



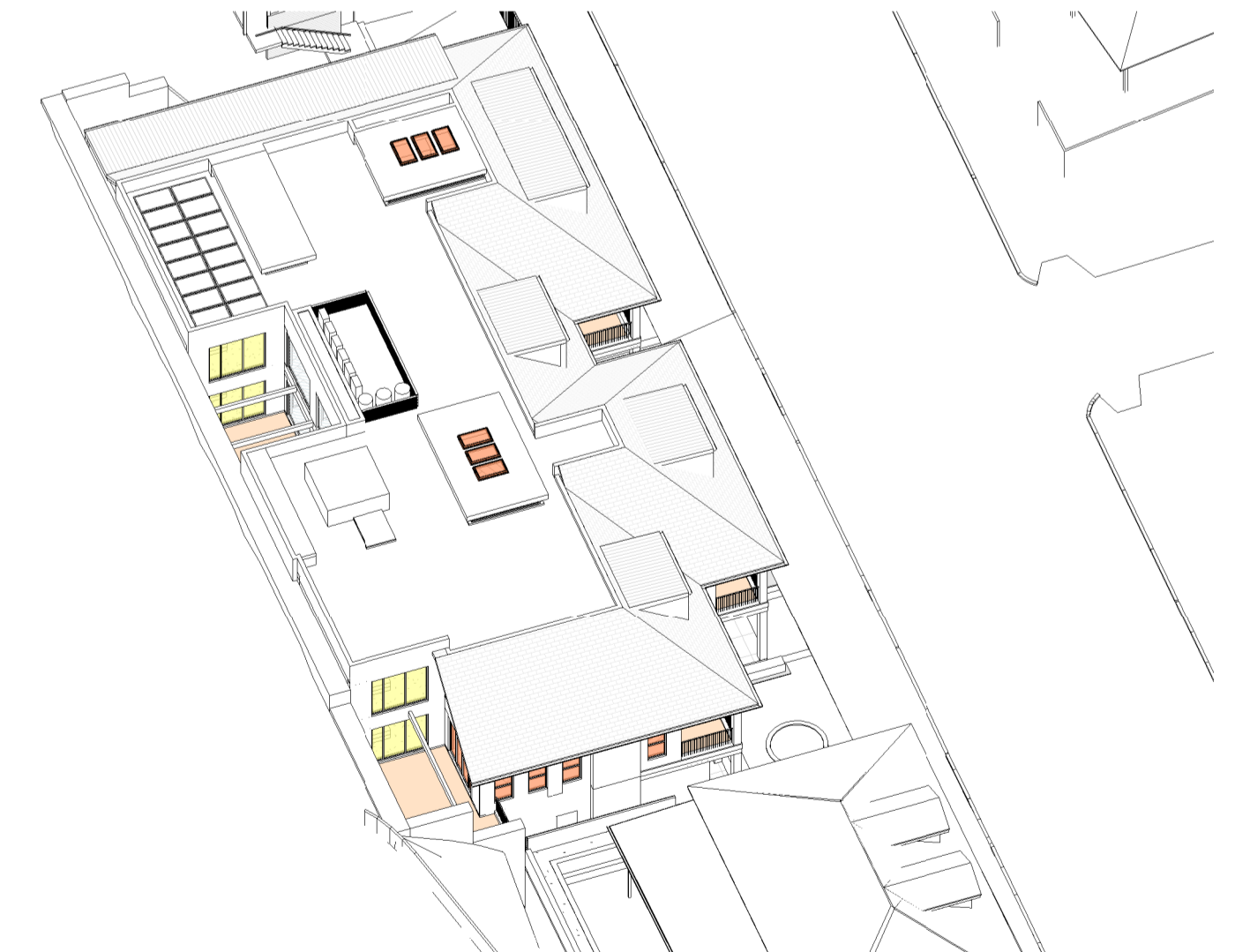
5 EQUINOX - 10AM  
NTS



8 EQUINOX - 11.30AM  
NTS



3 EQUINOX - 9AM  
NTS



6 EQUINOX - 10.30AM  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM
ISSUE / AMENDMENT	DATE	INT.

Client: **ASIA DIGITAL INVESTMENTS**

Address: **1102 BARRENJOEY ROAD, PALM BEACH**

Project: **PROPOSED SHOP TOP HOUSING DEVELOPMENT**

Drawing Title: **SUN EYE DIAGRAM - EQUINOX 8AM-12PM (30 MINS APART)**

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones

**Architects**

Client	DM	Scale	NTS@A1
Check	GJ	Issue	D
MEMBER	FEB 2024	Sheet	DA.71.6
Job Number	2926	Palm Beach - Amended Drawings   S34 CONFERENCE	

0370

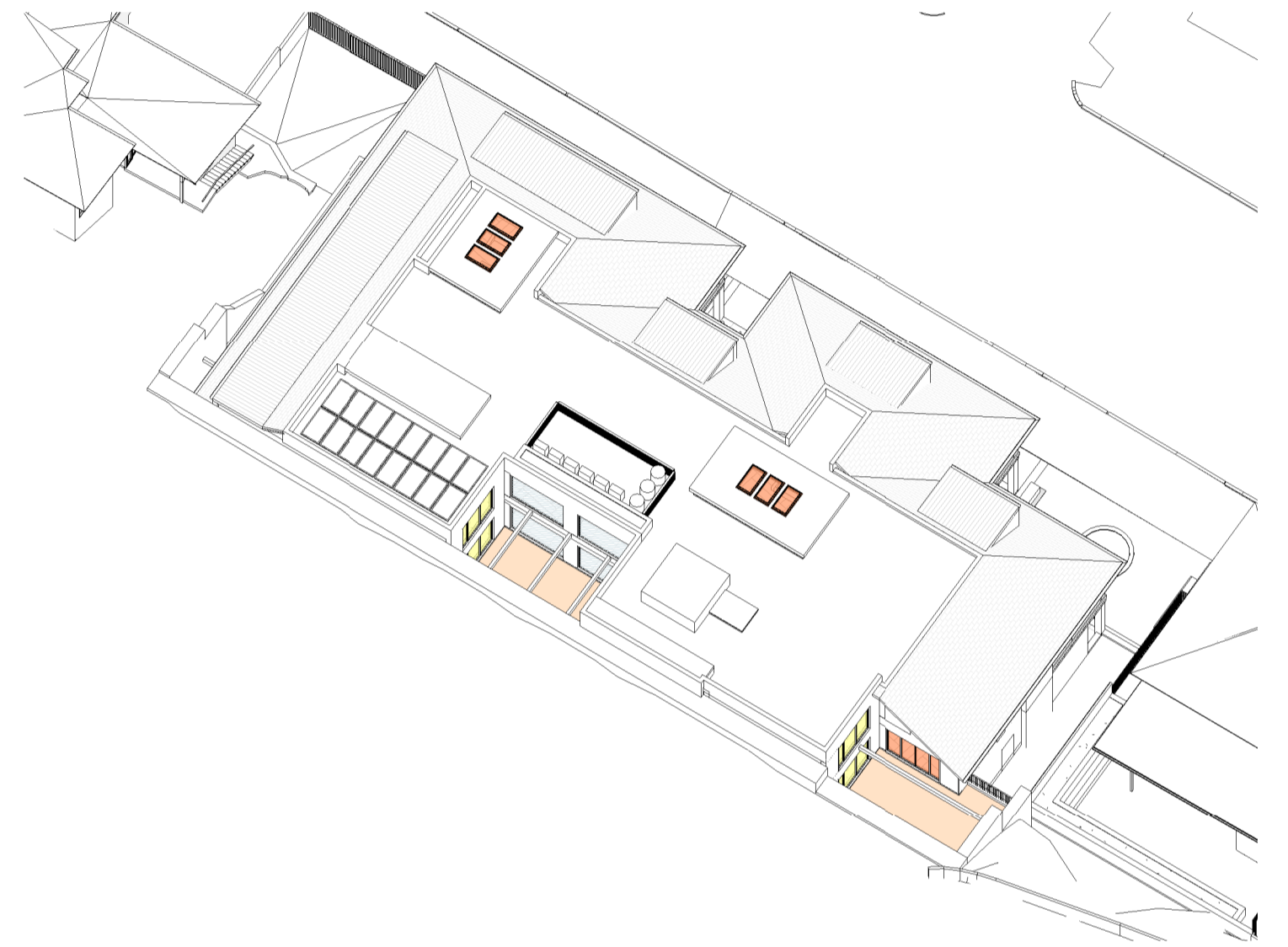
SOLAR ACCESS LEGEND	
<span style="color: orange;">■</span>	LIVING SPACE WINDOW
<span style="color: lightorange;">■</span>	PRIVATE OPEN SPACE
<span style="color: yellow;">■</span>	BEDROOM WINDOW
<span style="color: cyan;">■</span>	WINDOWS TO OTHER ROOMS AND SKYLIGHTS



1 SUMMER - 9AM  
NTS



4 SUMMER - 12PM  
NTS



2 SUMMER - 10AM  
NTS



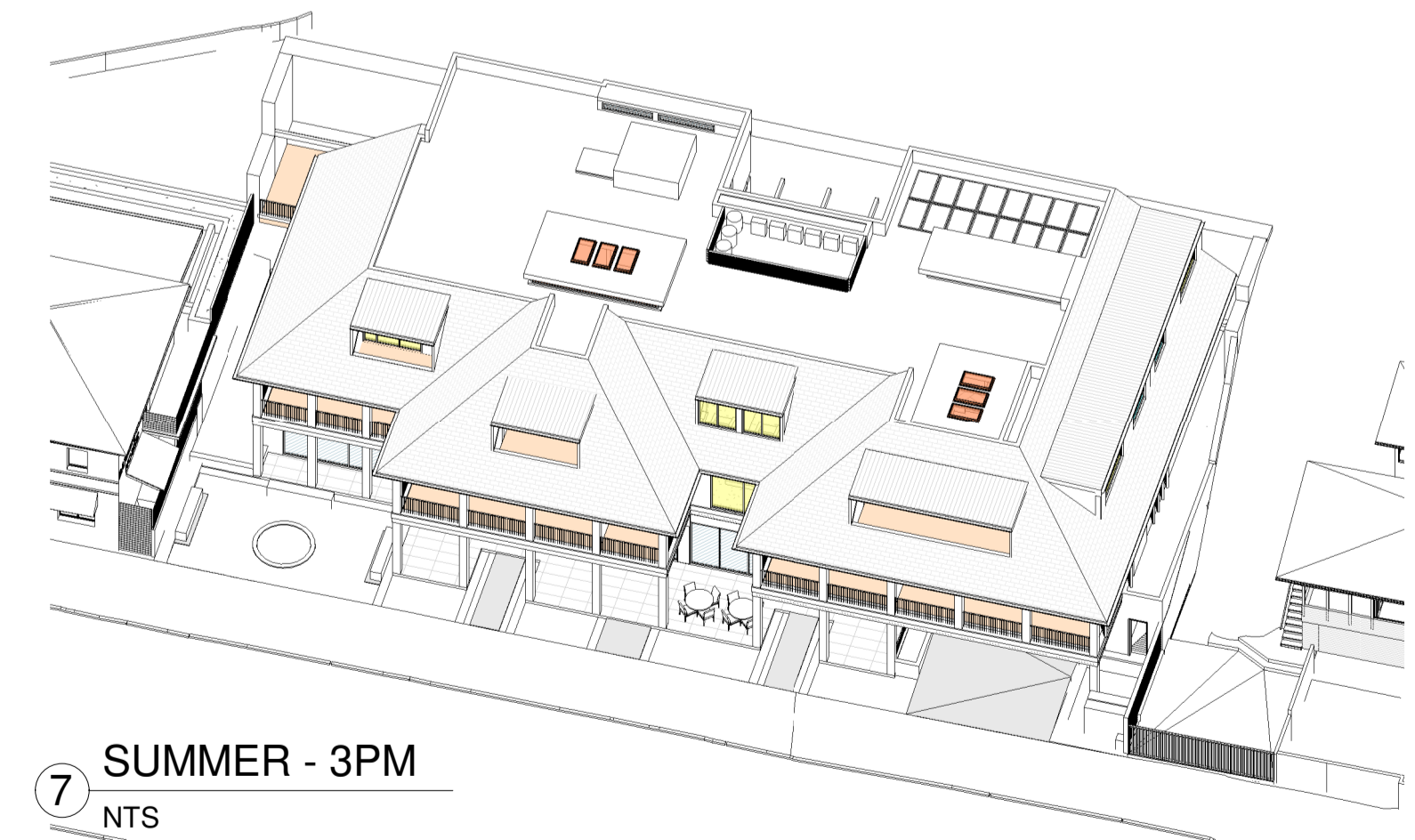
5 SUMMER - 1PM  
NTS



3 SUMMER - 11AM  
NTS



6 SUMMER - 2PM  
NTS



7 SUMMER - 3PM  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM
ISSUE / AMENDMENT	DATE	INT.

Client <b>ASIA DIGITAL INVESTMENTS</b>	Address <b>1102 BARRENJOEY ROAD, PALM BEACH</b>
Project <b>PROPOSED SHOP TOP HOUSING DEVELOPMENT</b>	Drawing Title <b>SUN EYE DIAGRAM - SUMMER SOLSTICE 9AM-3PM (ONE HOUR APART)</b>

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2203

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

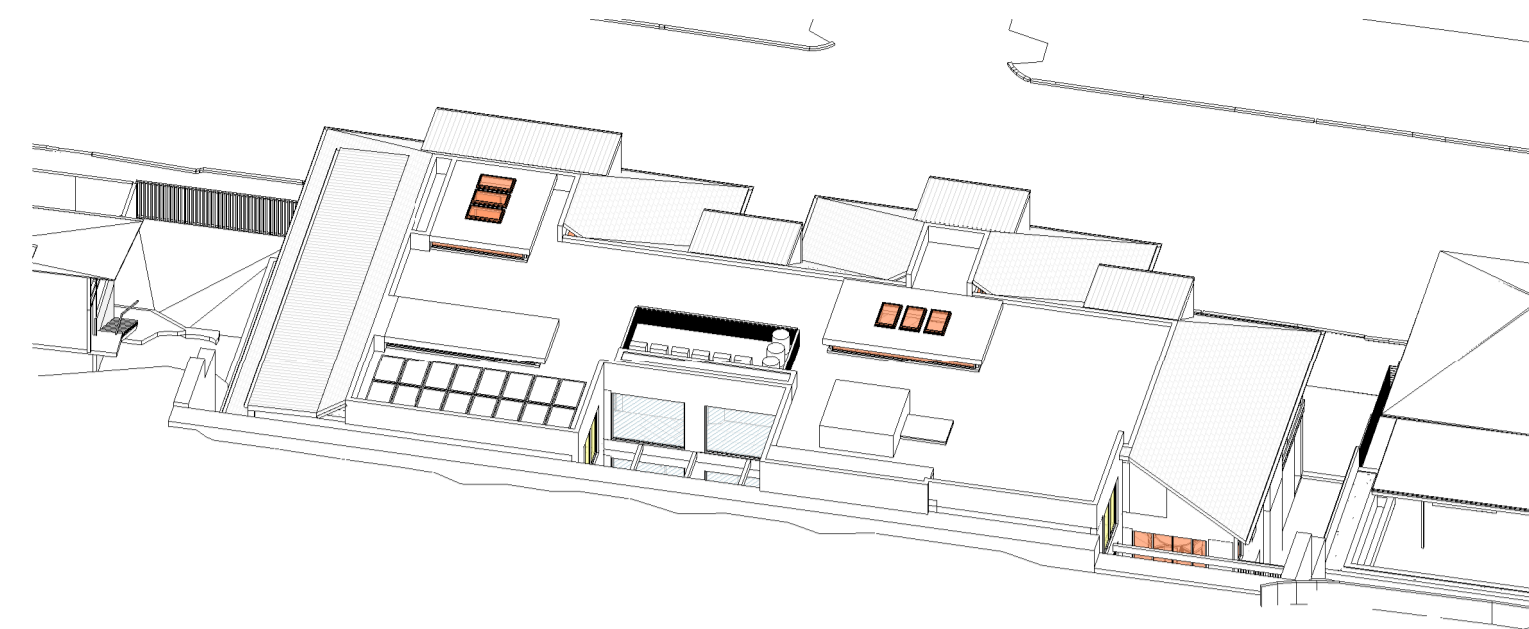
Project	Client	Scale	Sheet
DM	NTS@A1		
Check	Issue		
GJ	D		
Date	Job Number	Sheet	
FEB 2024	2926	DA.71.7	

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE

**SOLAR ACCESS LEGEND**

- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS

0371



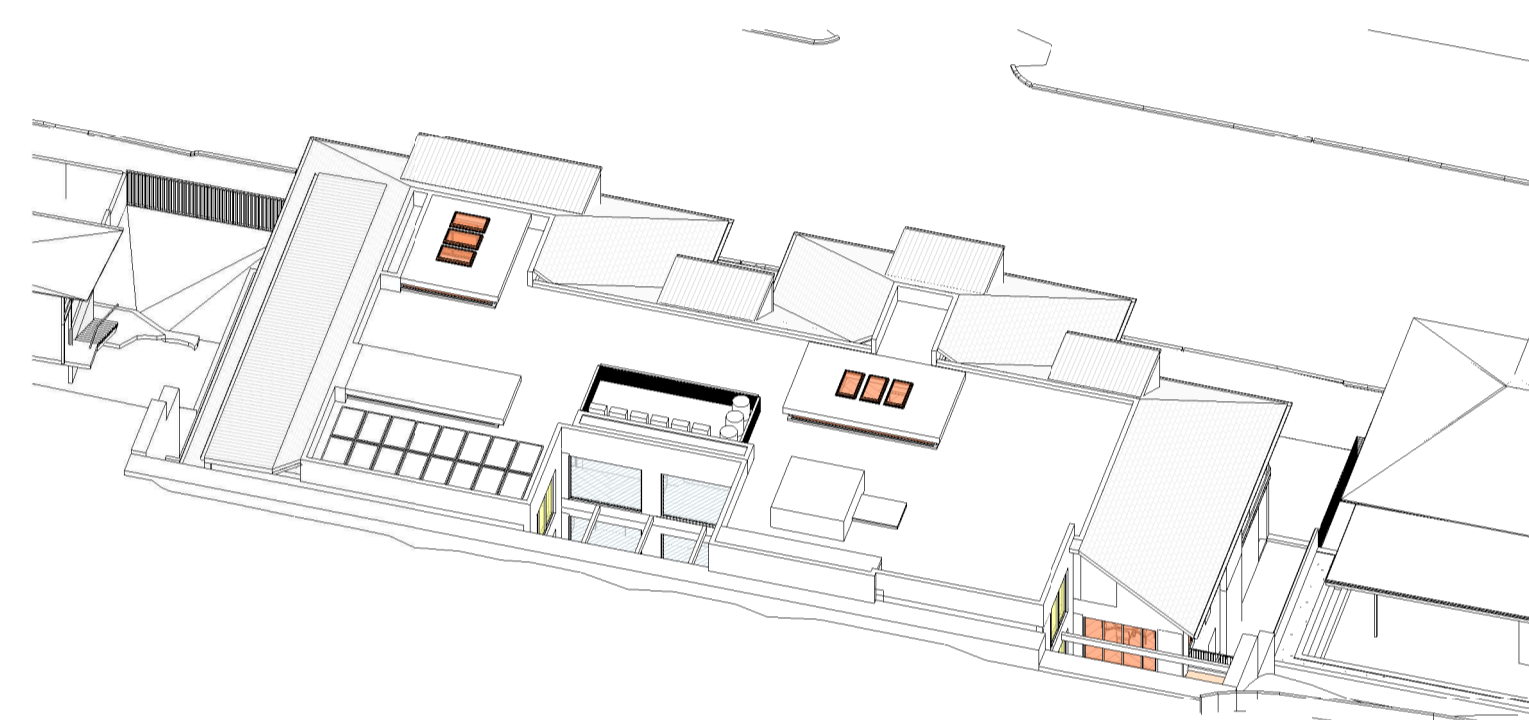
1 SUMMER - 8AM  
NTS



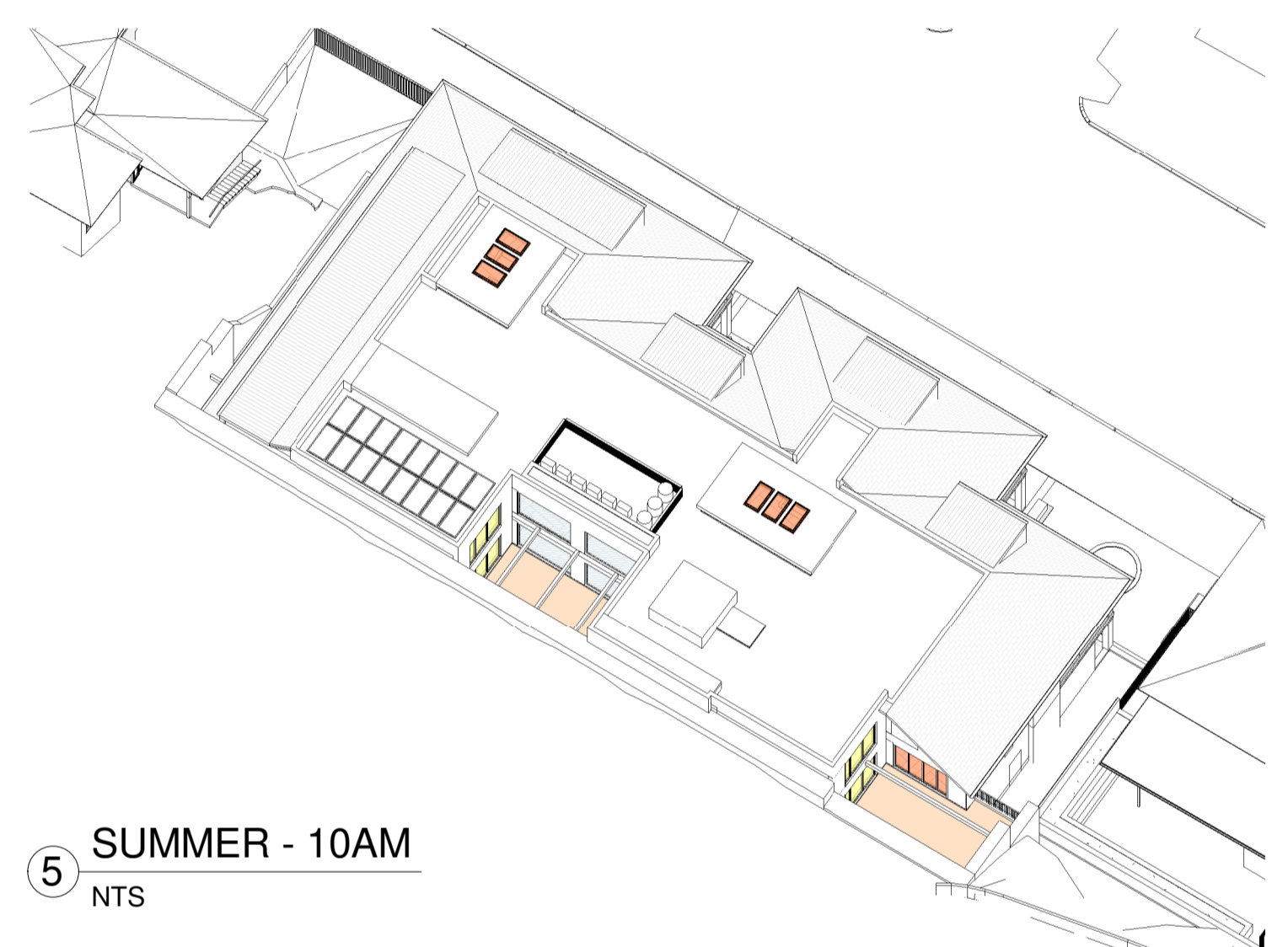
4 SUMMER - 9.30AM  
NTS



7 SUMMER - 11AM  
NTS



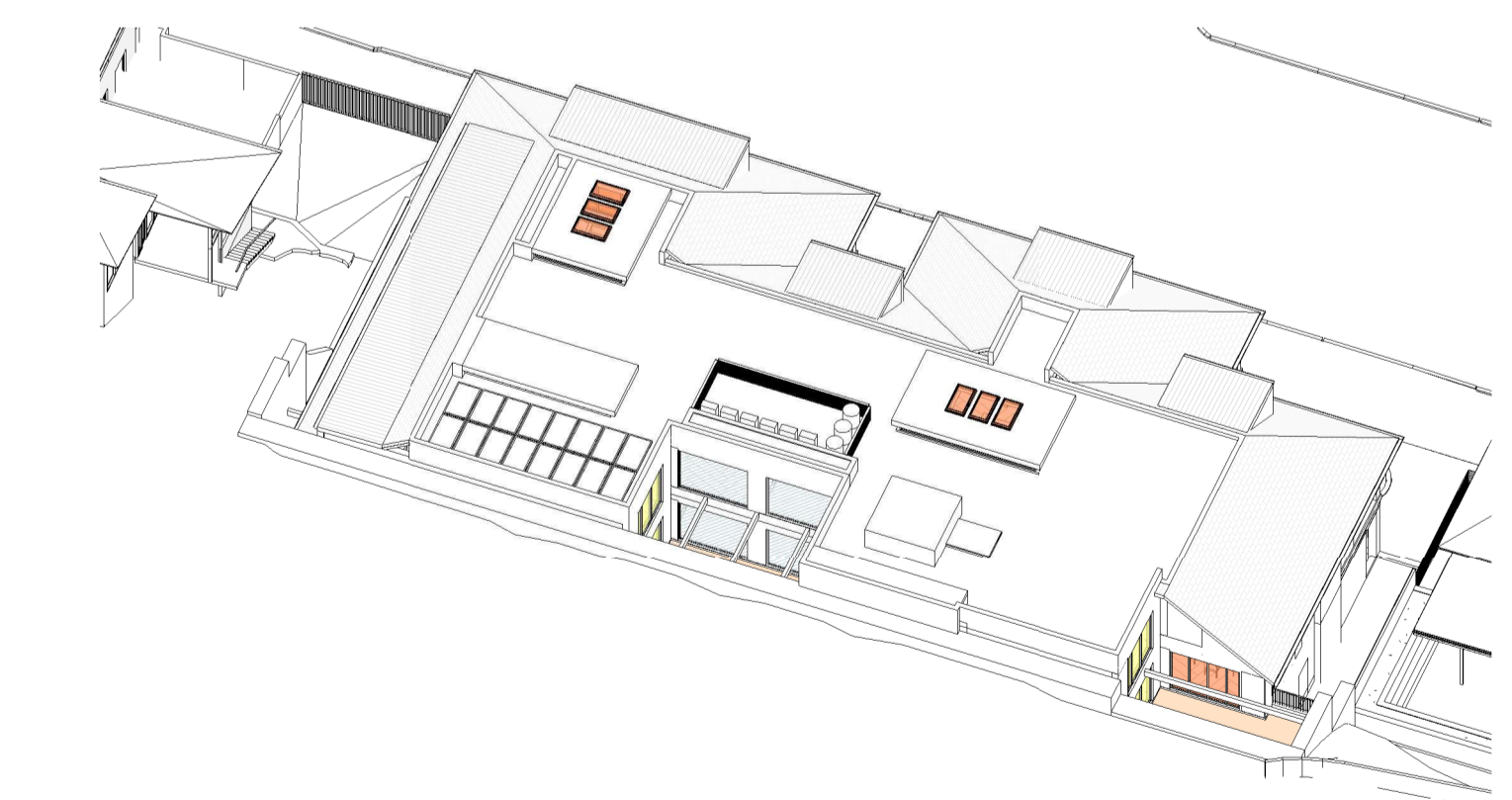
2 SUMMER - 8.30AM  
NTS



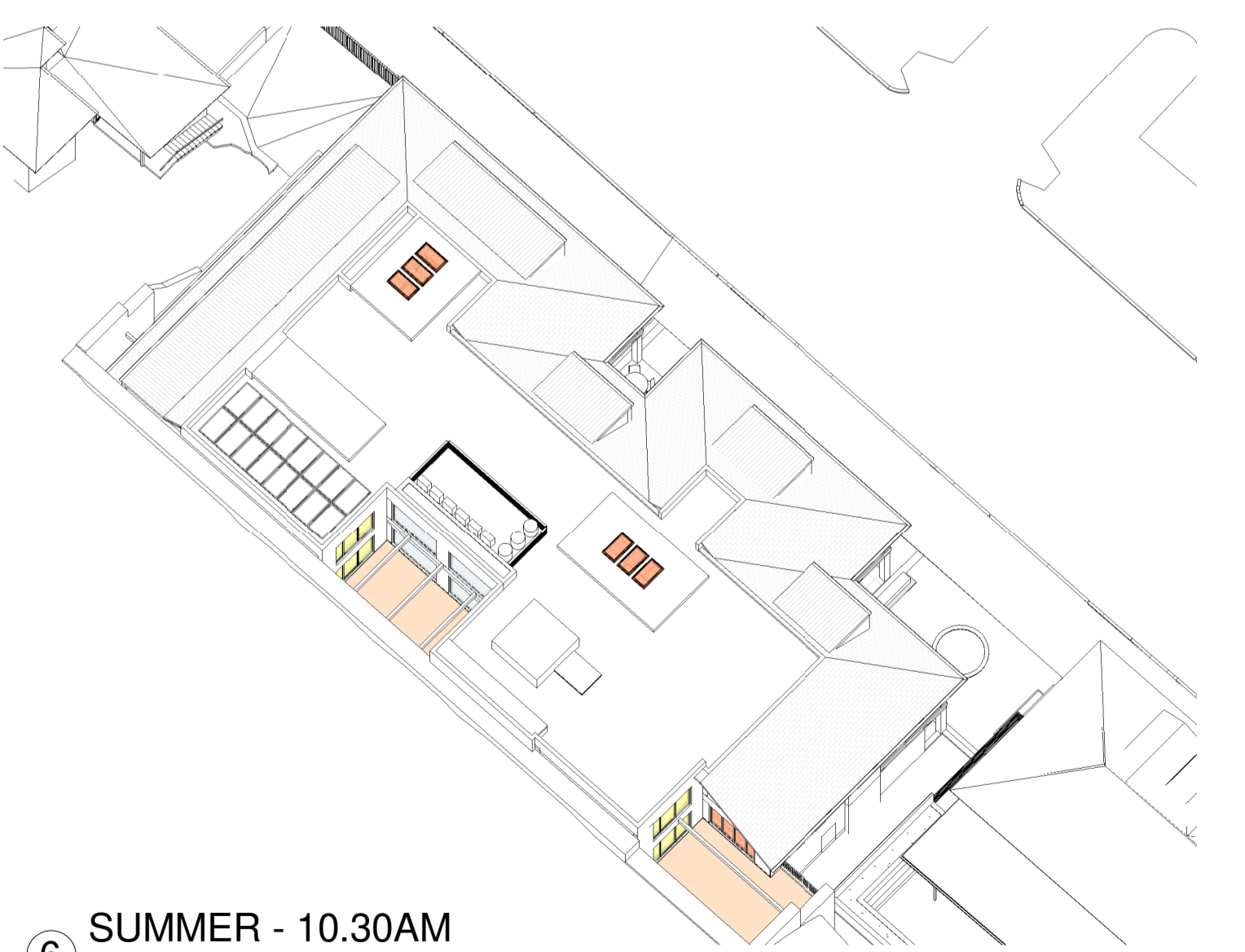
5 SUMMER - 10AM  
NTS



8 SUMMER - 11.30AM  
NTS



3 SUMMER - 9AM  
NTS



6 SUMMER - 10.30AM  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM
ISSUE / AMENDMENT	DATE	INT.

Client <b>ASIA DIGITAL INVESTMENTS</b>	Address <b>1102 BARRENJOEY ROAD, PALM BEACH</b>
Project <b>PROPOSED SHOP TOP HOUSING DEVELOPMENT</b>	Drawing Title <b>SUN EYE DIAGRAM - SUMMER SOLSTICE 8AM-12PM (30 MINUTES APART)</b>

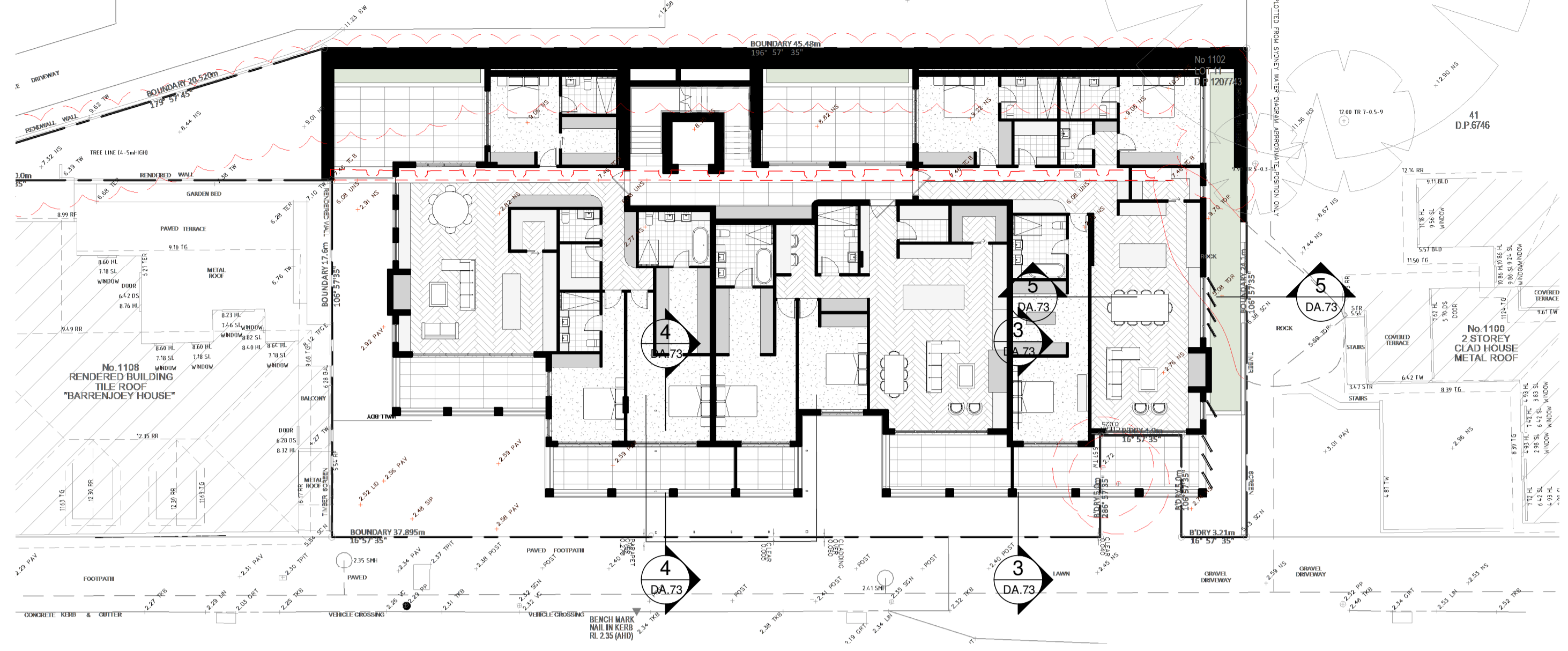
**Innovate**  
Suite 95, 32 Frederick Street  
Ostley NSW 2202  
PO BOX 214 Ostley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

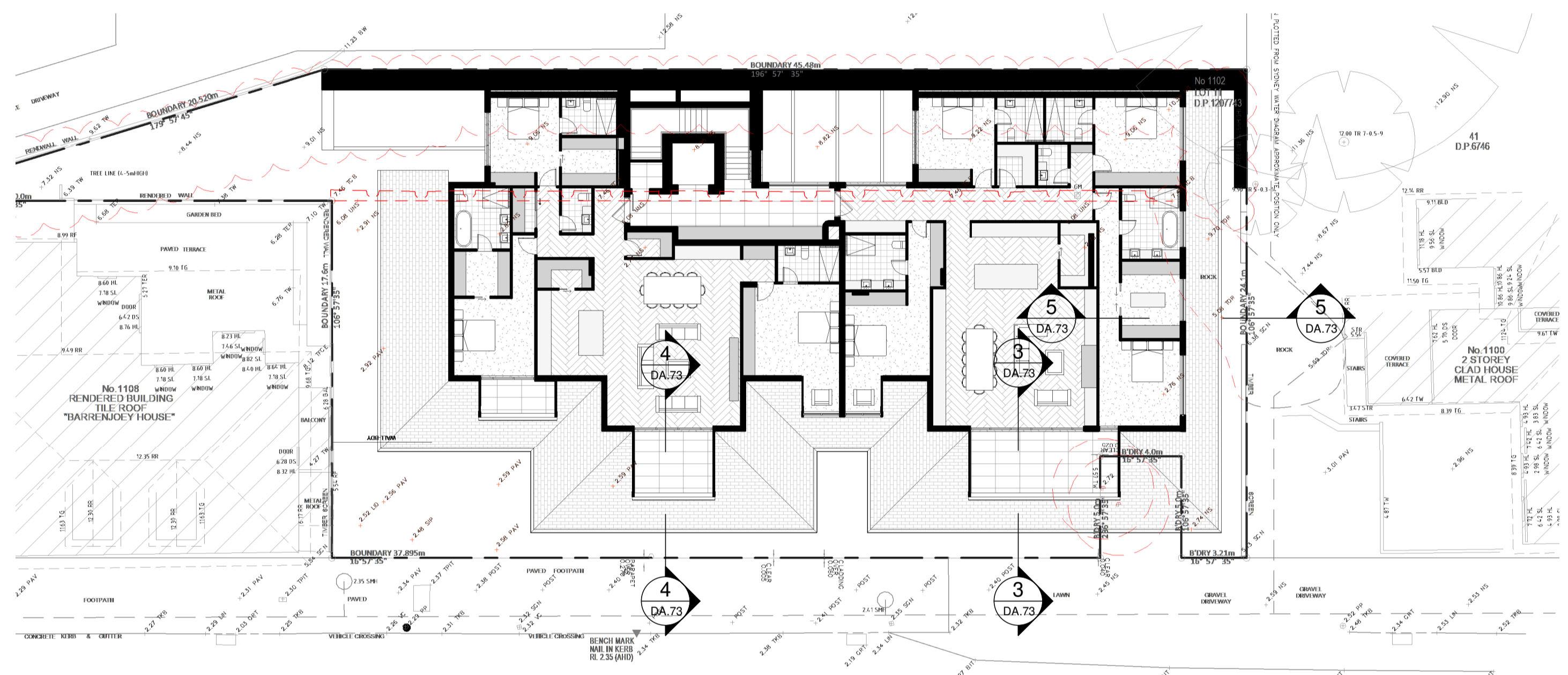
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

**Architects**

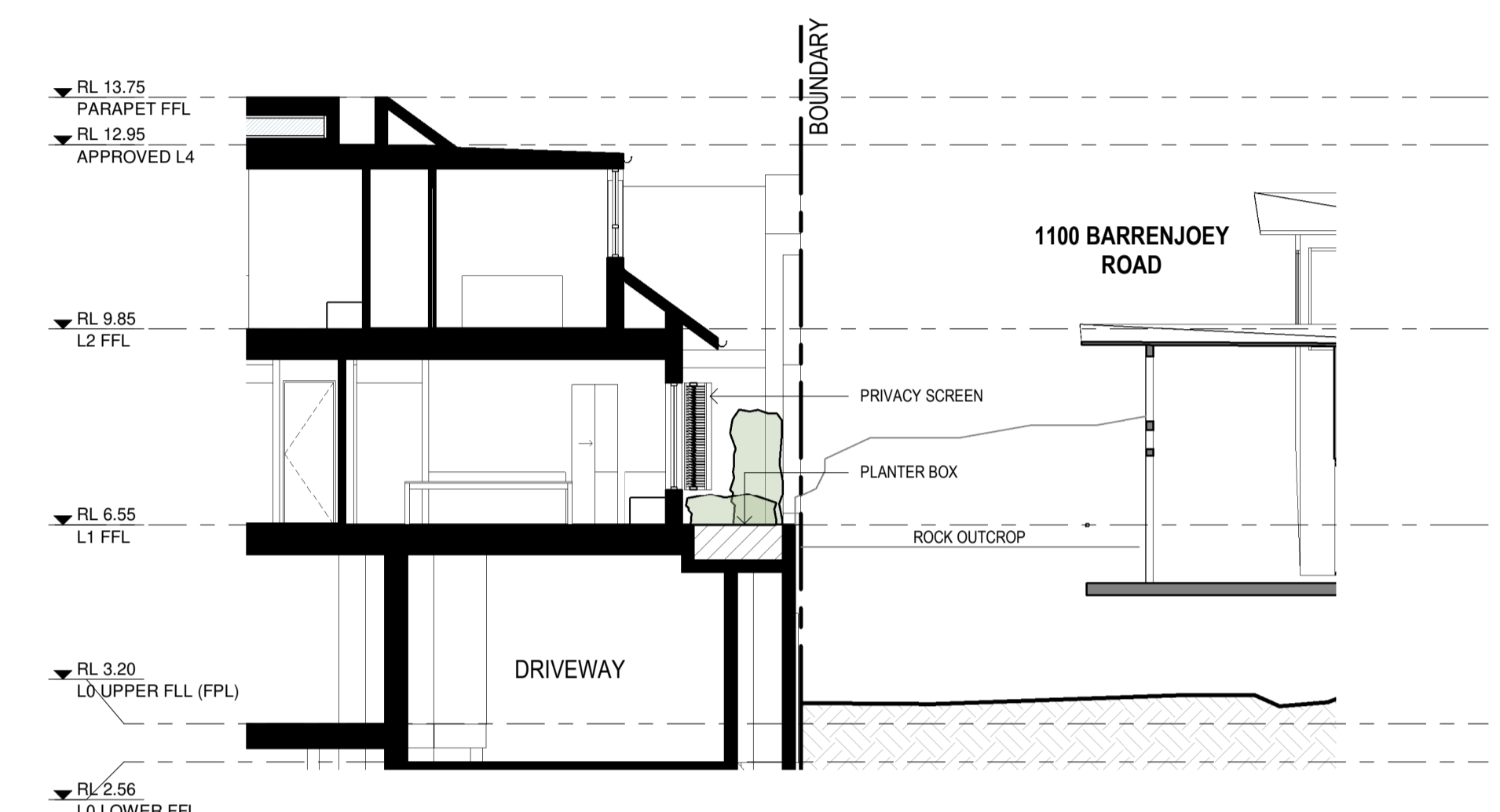
Project <b>MEMBER</b>	Client <b>DM</b>	Scale <b>NTS@A1</b>
Check <b>GJ</b>	Issue <b>D</b>	Sheet <b>DA.71.8</b>
Date <b>FEB 2024</b>	Job Number <b>2926</b>	Project <b>PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE</b>



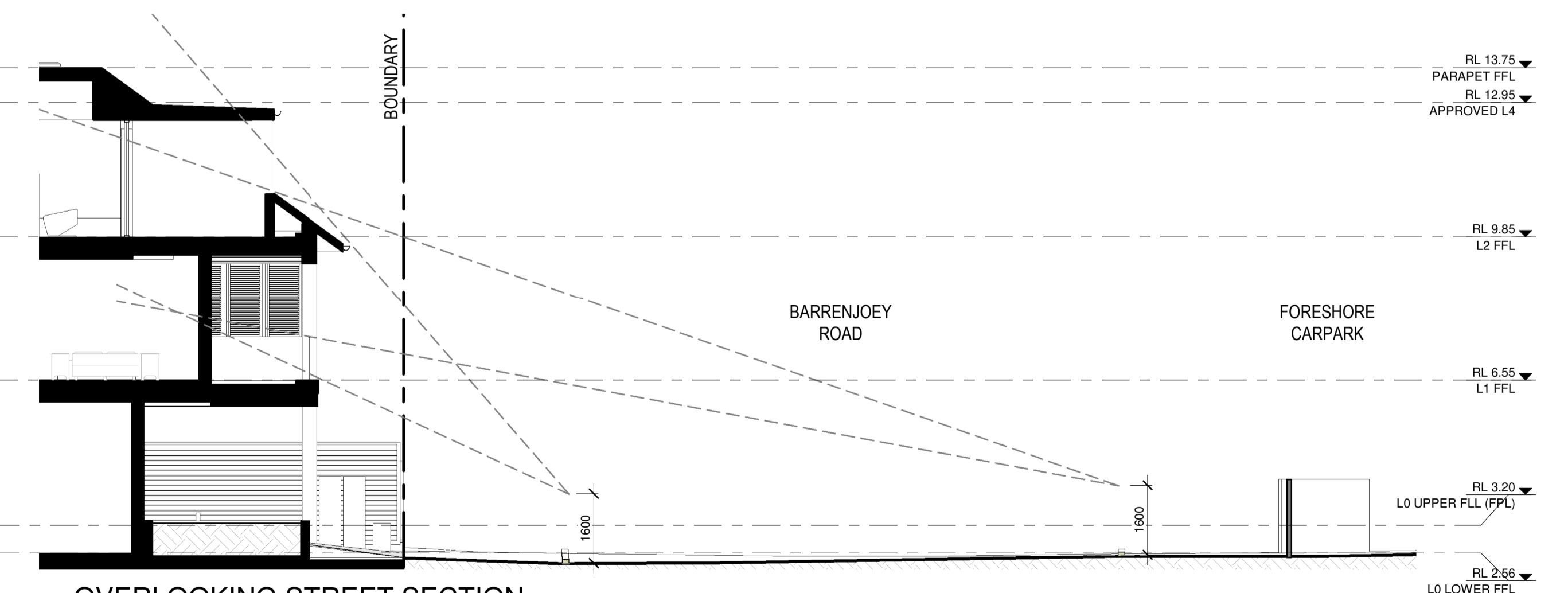
1 OVERLOOKING - L1 FFL  
SCALE 1 : 200



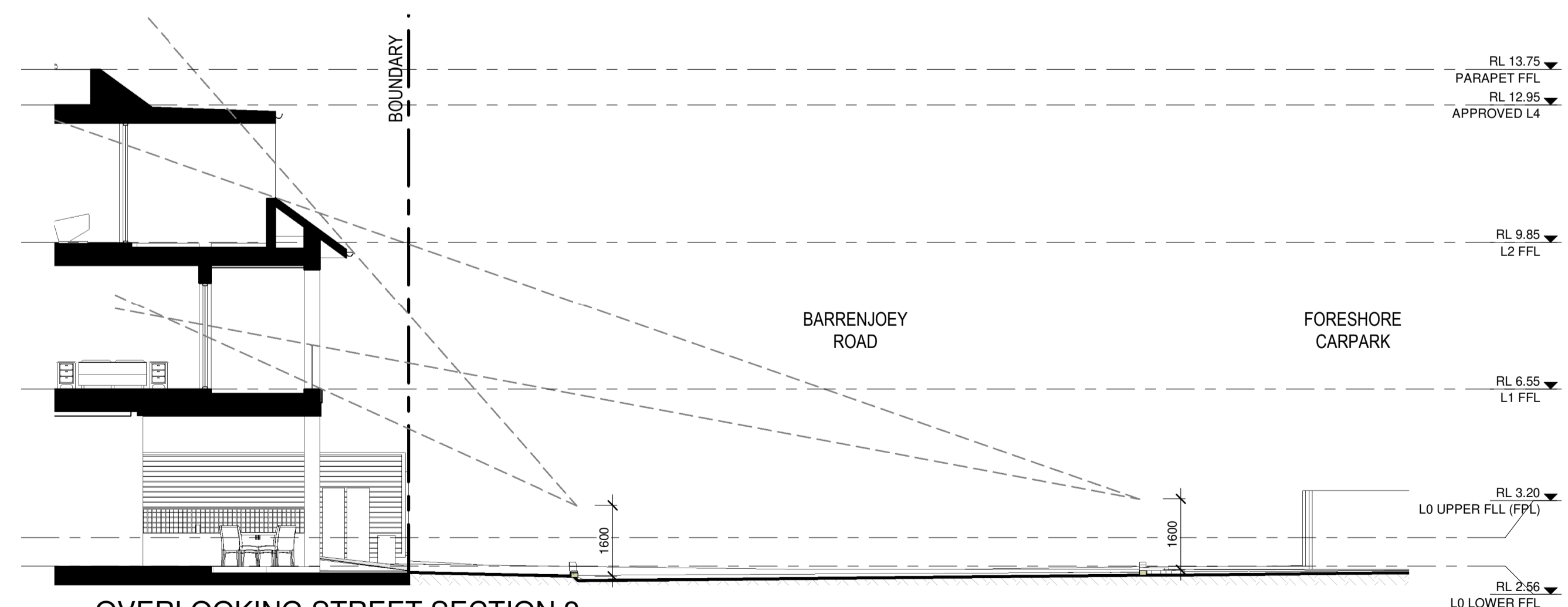
2 OVERLOOKING - L2 FFL  
SCALE 1 : 200



5 OVERLOOKING - DRIVEWAY SECTION  
SCALE 1 : 100



3 OVERLOOKING STREET SECTION  
SCALE 1 : 100



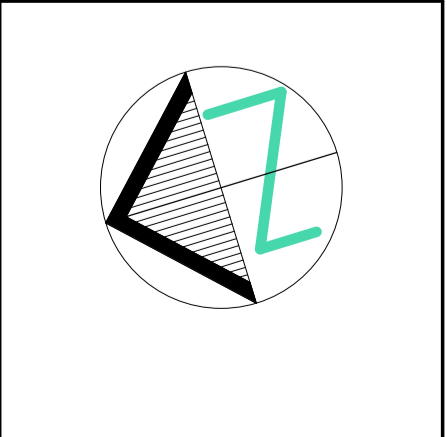
4 OVERLOOKING STREET SECTION 2  
SCALE 1 : 100

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
D AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A PRELIM RE-ISSUE	MAR 2024	DM



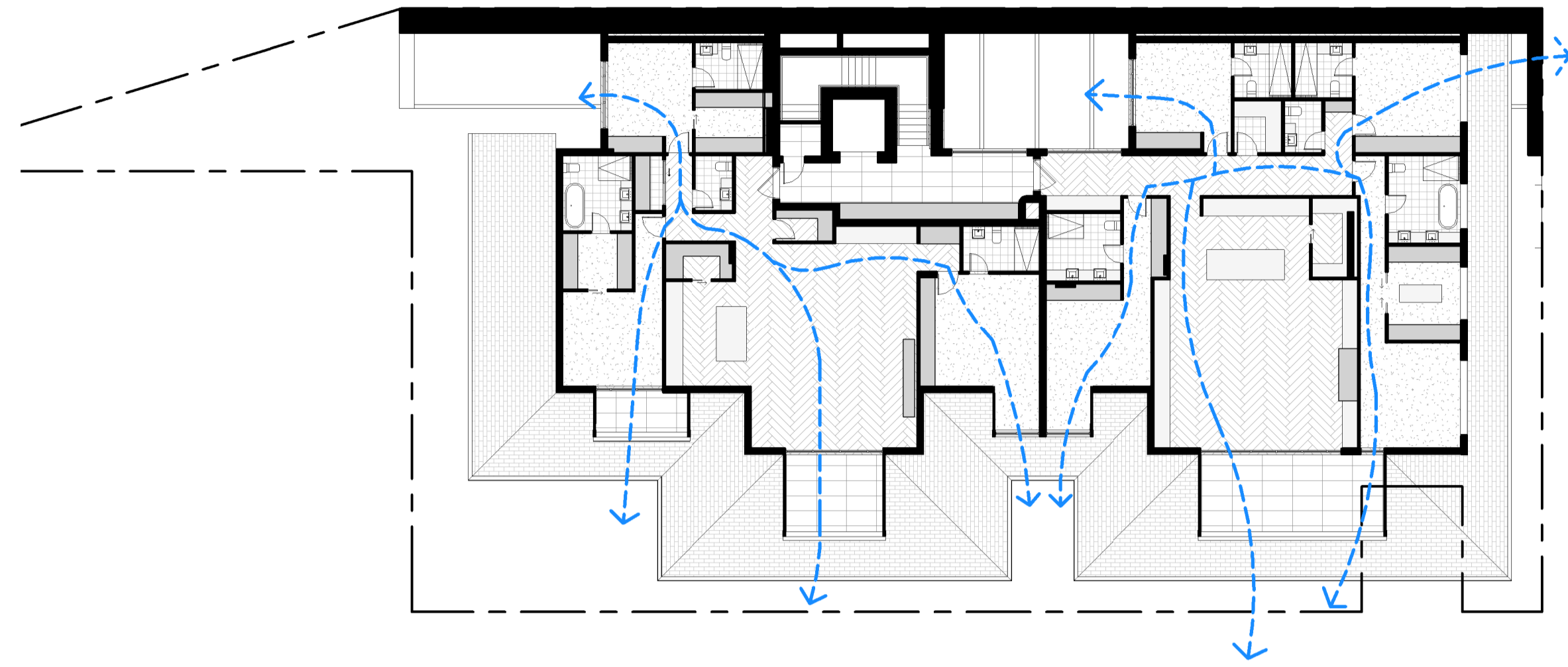
Client: ASIA DIGITAL INVESTMENTS  
Project: PROPOSED SHOP TOP HOUSING DEVELOPMENT

Address: 1102 BARRENJOEY ROAD, PALM BEACH  
Drawing Title: OVERLOOKING ANALYSIS

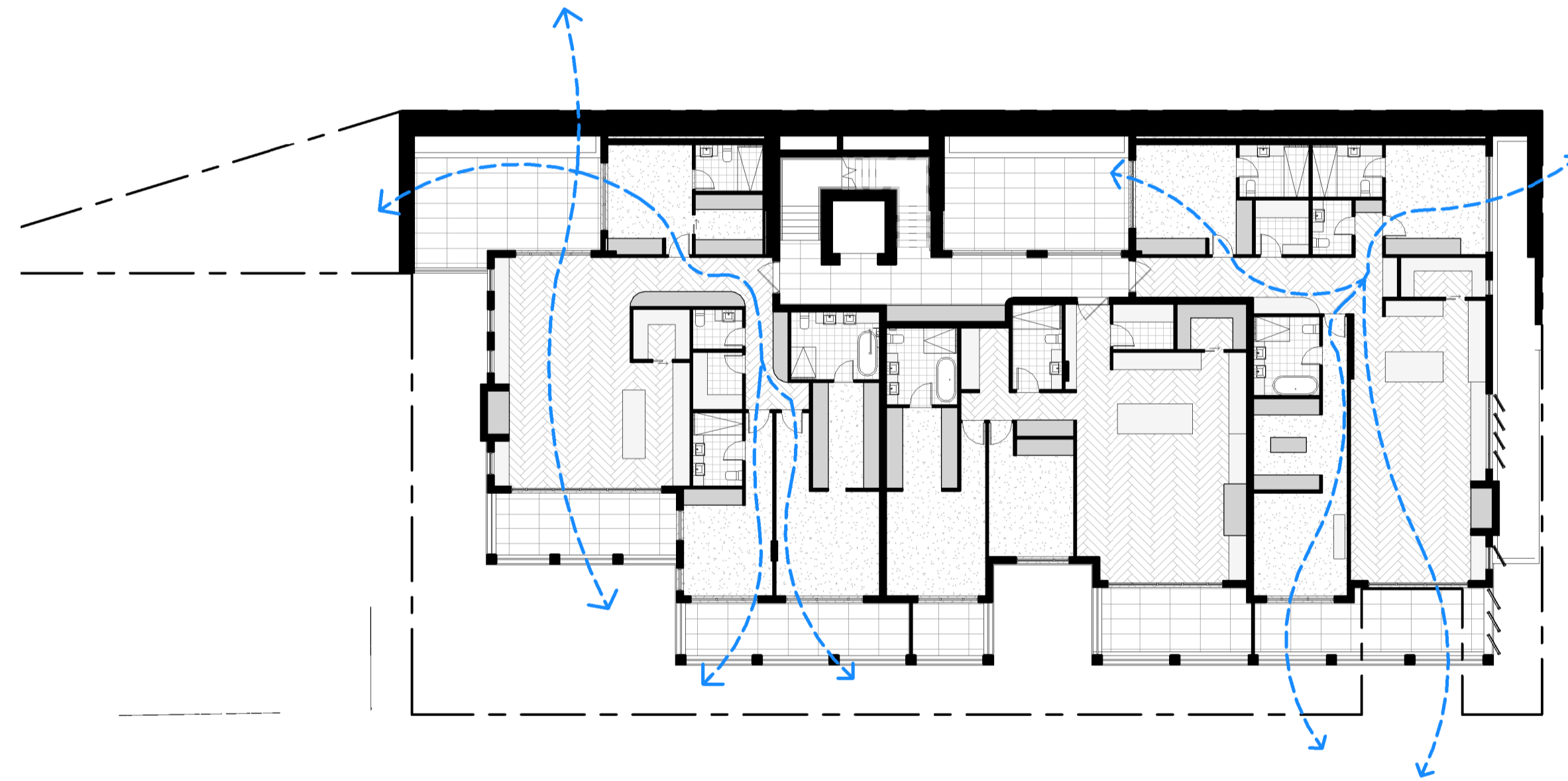
**Innovate Architects**  
Suite 95, 32 Frederick Street, Oatley NSW 2222  
PO BOX 214 Oatley NSW  
REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

+ 02 9585 1855  
+ 02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

Drawn: DM	Scale: AS SHOWN @A1
Check: GJ	Issue: D
Date: FEB 2024	Sheet: DA.73
Job Number: 2926	Project: PALM BEACH - AMENDED DRAWINGS   S34 CONFERENCE



2 CROSS VENTILATION - LEVEL 2  
SCALE 1 : 200



1 CROSS VENTILATION - LEVEL 1  
SCALE 1 : 200

### NATURAL VENTILATION APARTMENT DESIGN GUIDE

1. AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING. APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

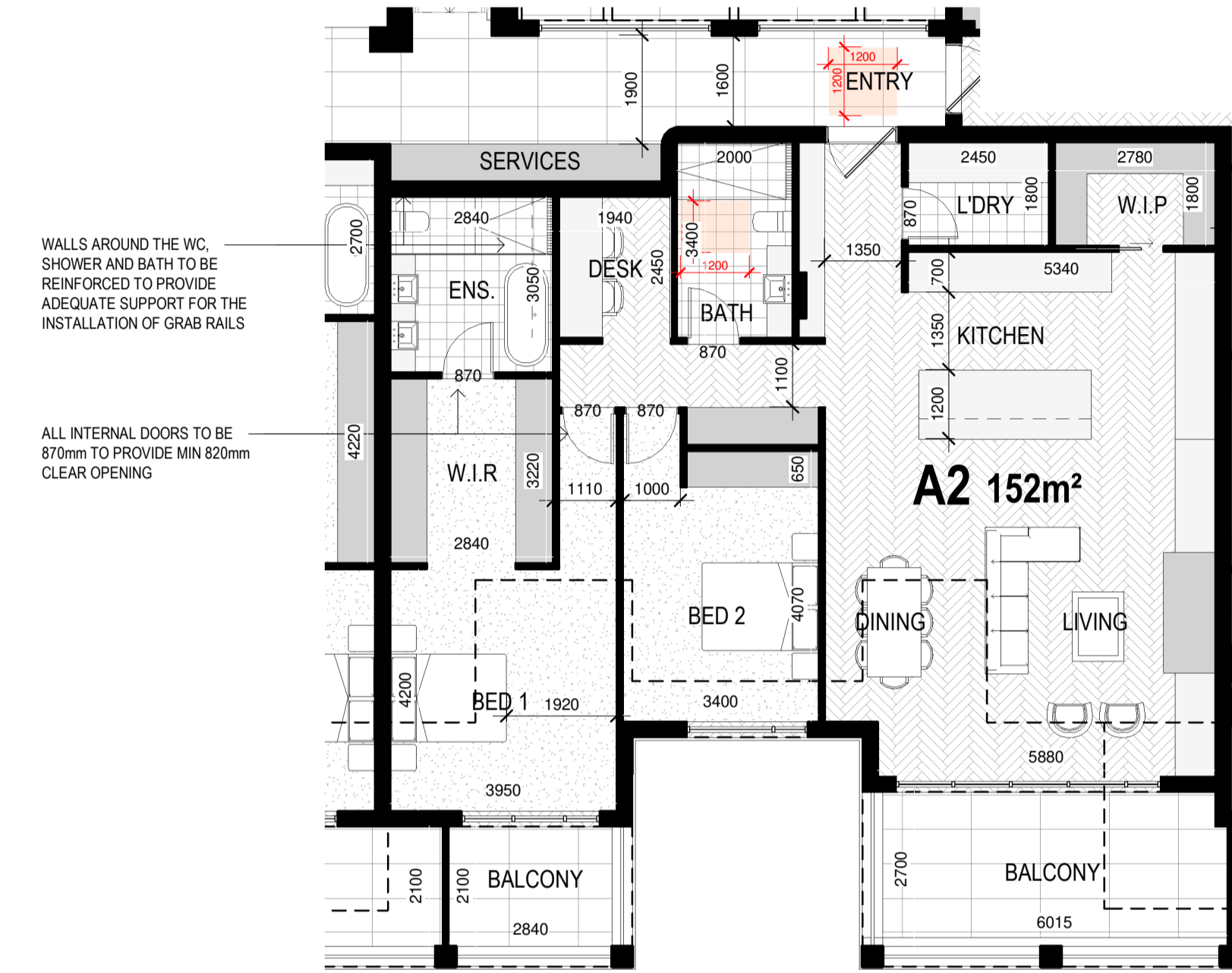
2. OVERALL DEPTH OF A CROSS-OVER OR CROSS-THROUGH APARTMENT DOES NOT EXCEED 18m, MEASURED GLASS LINES TO GLASS LINE

#### APARTMENT VENTILATION

UNIT A1	YES
UNIT A2	NO
UNIT A3	YES
UNIT A4	YES
UNIT A5	YES

COMPLIES ALL UNITS ARE NATURALLY VENTILATED AND THE OVERALL DEPTH DOES NOT EXCEED 18m.

<b>PROPOSED</b>	<b>CONTROL</b>
4 APARTMENTS	3 APARTMENTS
(80% OF TOTAL APARTMENTS)	(60% OF TOTAL APARTMENTS)



3 ADAPTABLE LAYOUT A2 (SILVER LEVEL)  
SCALE 1 : 100

- LIVABLE DWELLING NOTE: UNIT G01 & 101**  
THE LIVABLE DWELLINGS SHOULD COMPLY WITH THE 'SILVER STANDARD' AS OUTLINED IN THE LIVABLE HOUSING DESIGN GUIDELINES (prepared by Livable Housing Australia) AND PROVIDE THE FOLLOWING:
- ACCESSIBLE CONTINUOUS PATH OF TRAVEL FROM THE STREET ENTRANCE TO DWELLING ENTRANCE, MIN 1m WIDE
  - MINIMUM 80mm CLEAR ENTRY DOOR
  - MINIMUM 820mm CLEAR INTERNAL DOORS
  - A TOILET ON THE ENTRY LEVEL THAT PROVIDES EASY ACCESS, MIN 1200mm CLEARANCE IN FRONT OF PAN
  - CORRIDORS MIN. 1000mm
  - WALLS AROUND THE WC, SHOWER AND BATH TO BE REINFORCED TO PROVIDE ADEQUATE SUPPORT FOR THE INSTALLATION OF GRAB RAILS
  - ENTRANCE DOOR AND INTERNAL DOORS TO LIVABLE UNIT TO BE PROVIDED WITH LEVEL THRESHOLDS
  - SHOWER SURFACE TO BE SLIP RESISTANT. WALLS AROUND TOILET, BATH AND SHOWER ARE TO BE REINFORCED TO ALLOW FUTURE INSTALLATION OF GRABRAILS IN ACCORDANCE WITH CLAUSE 6 OF THE LIVABLE HOUSING DESIGN GUIDELINES - FORTH EDITION

- ADAPTABLE HOUSING (LIVABLE)**
1. 20% OF RESIDENTIAL FLAT BUILDINGS, SHOP TOP HOUSING AND MIXED USED DEVELOPMENTS COMPRISING RESIDENTIAL ACCOMMODATION.
  2. SILVER LEVEL OF THE LIVABLE HOUSING GUIDELINE

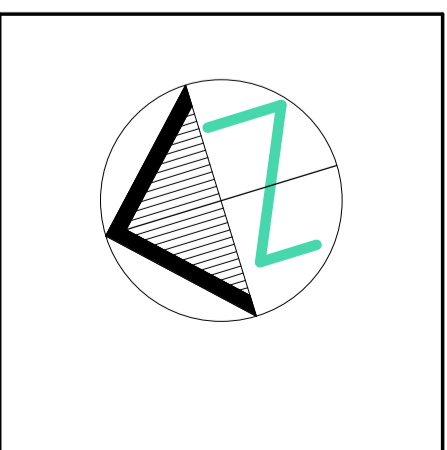
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
D	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
C	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
A	PRELIM RE-ISSUE	MAR 2024	DM



**ASIA DIGITAL INVESTMENTS**  
1102 BARRENJOEY ROAD,  
PALM BEACH

**PROPOSED SHOP TOP HOUSING DEVELOPMENT**  
NATURAL VENTILATION DIAGRAMS & ADAPTABLE HOUSING

**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2202  
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

Drawn	DM	Scale	AS SHOWN @A1
Check	GJ	Sheet	D
DATE	FEB 2024	Job Number	2926
		Sheet	DA.74

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



VIEWPOINT 01



VIEWPOINT 02



VIEWPOINT 03



VIEWPOINT 04



VIEWPOINT 05



VIEWPOINT 06



VIEWPOINT 07



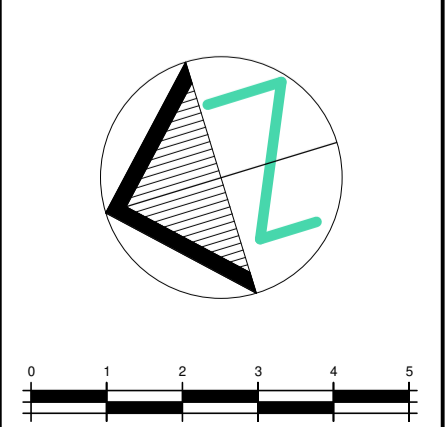
VIEWPOINT 08

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE / AMENDMENT	DATE	INT.
C AMENDED DRAWINGS - S34 CONFERENCE	18/08/2024	DM
B AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
A AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM



**ASIA DIGITAL INVESTMENTS**  
1102 BARRENJOEY ROAD, PALM BEACH  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**1102 BARRENJOEY ROAD, PALM BEACH**  
VIEW ANALYSIS

**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2222  
PO BOX 214 Oxley NSW  
02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

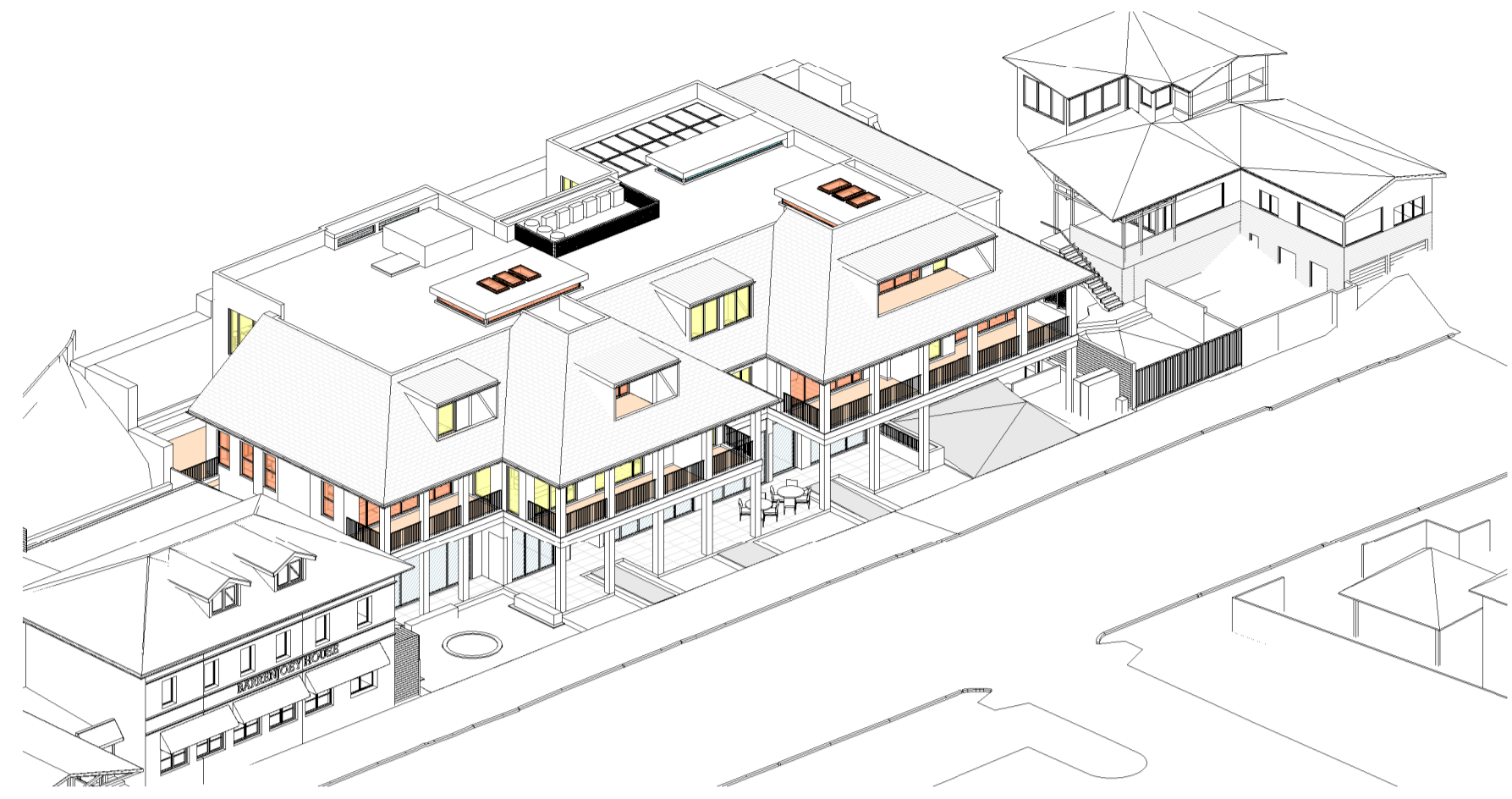
	DM	Scale: 1:100@A1
	GJ	Sheet: C
FEB 2024		Job Number: 2926
2926		Sheet: DA.76

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



**0375 SOLAR ACCESS LEGEND**

- LIVING SPACE WINDOW
- PRIVATE OPEN SPACE
- BEDROOM WINDOW
- WINDOWS TO OTHER ROOMS AND SKYLIGHTS



1 JUNE 22 - 2PM  
SCALE



2 JUNE 22 - 2.15PM  
SCALE



3 JUNE 22 - 2.30PM  
SCALE



4 JUNE 22 - 2.45PM  
SCALE



5 JUNE 22 - 3PM  
SCALE



6 JUNE 22 - 3.15PM  
SCALE



7 JUNE 22 - 3.30PM  
SCALE



8 JUNE 22 - 3.45PM  
SCALE



9 JUNE 22 - 4PM  
SCALE

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
C	AMENDED DRAWINGS - S34 CONFERENCE	18/08/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
A	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM
	ISSUE	DATE	INT.

**Client**  
ASIA DIGITAL INVESTMENTS

**Project**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title**  
SUN EYE DIAGRAM - WINTER SOLSTICE 2PM-4.30PM (15 MINUTES APART)

**Innovate**

Suite 95, 32 Frederick Street  
Oxley NSW 2202

PO BOX 214 Oxley NSW

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

**Architects**

	DM	NTS@A1
	GJ	CS
MEMBER	FEB 2024	C
Job Number	2926	Sheet
		DA.77

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
C	AMENDED DRAWINGS - S34 CONFERENCE	18/08/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
A	AMENDED DRAWINGS - S34 CONFERENCE	15/03/2024	DM

Client	ASIA DIGITAL INVESTMENTS
Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT

Drawing Title	3D PERSPECTIVES
---------------	-----------------

**Innovate**  
Suite 95, 32 Frederick Street  
Oxley NSW 2222  
PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Notified Architect  
Cameron Jones

**Architects**

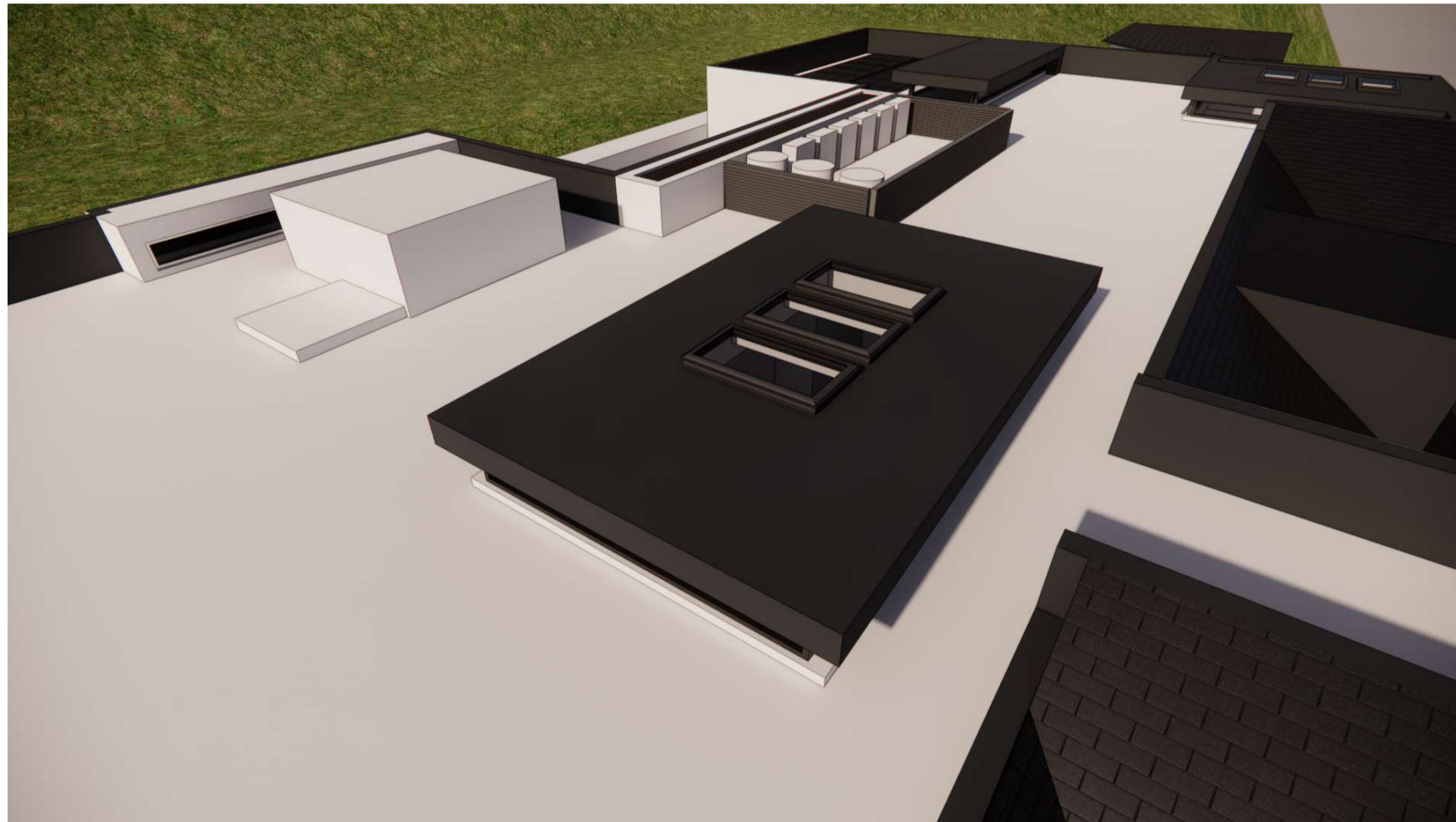
Drawn	DM	Scale	NTS@A1
Check	GJ	Issue	C
MEMBER		Date	FEB 2024
Job Number	2926	Sheet	DA.78

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE

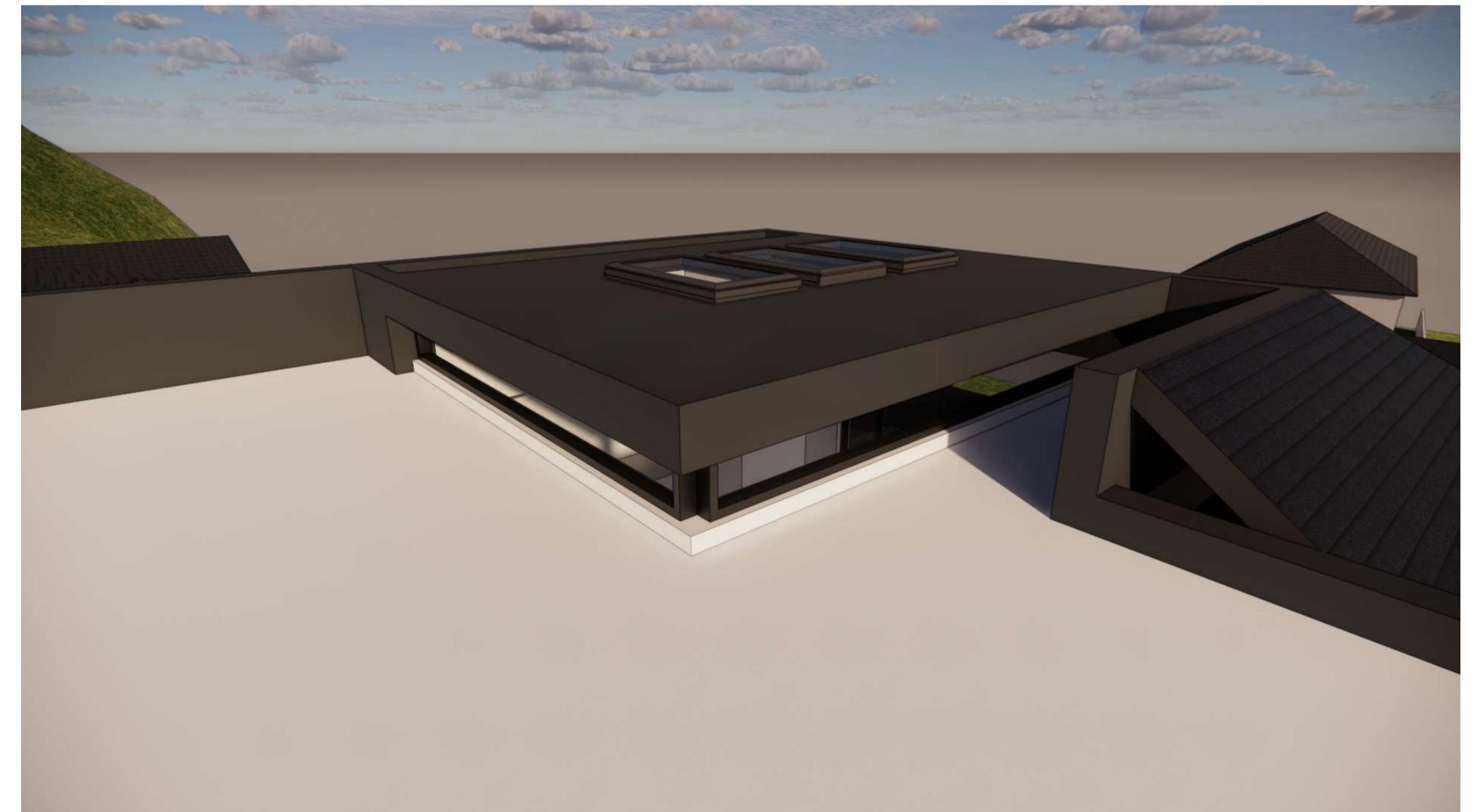
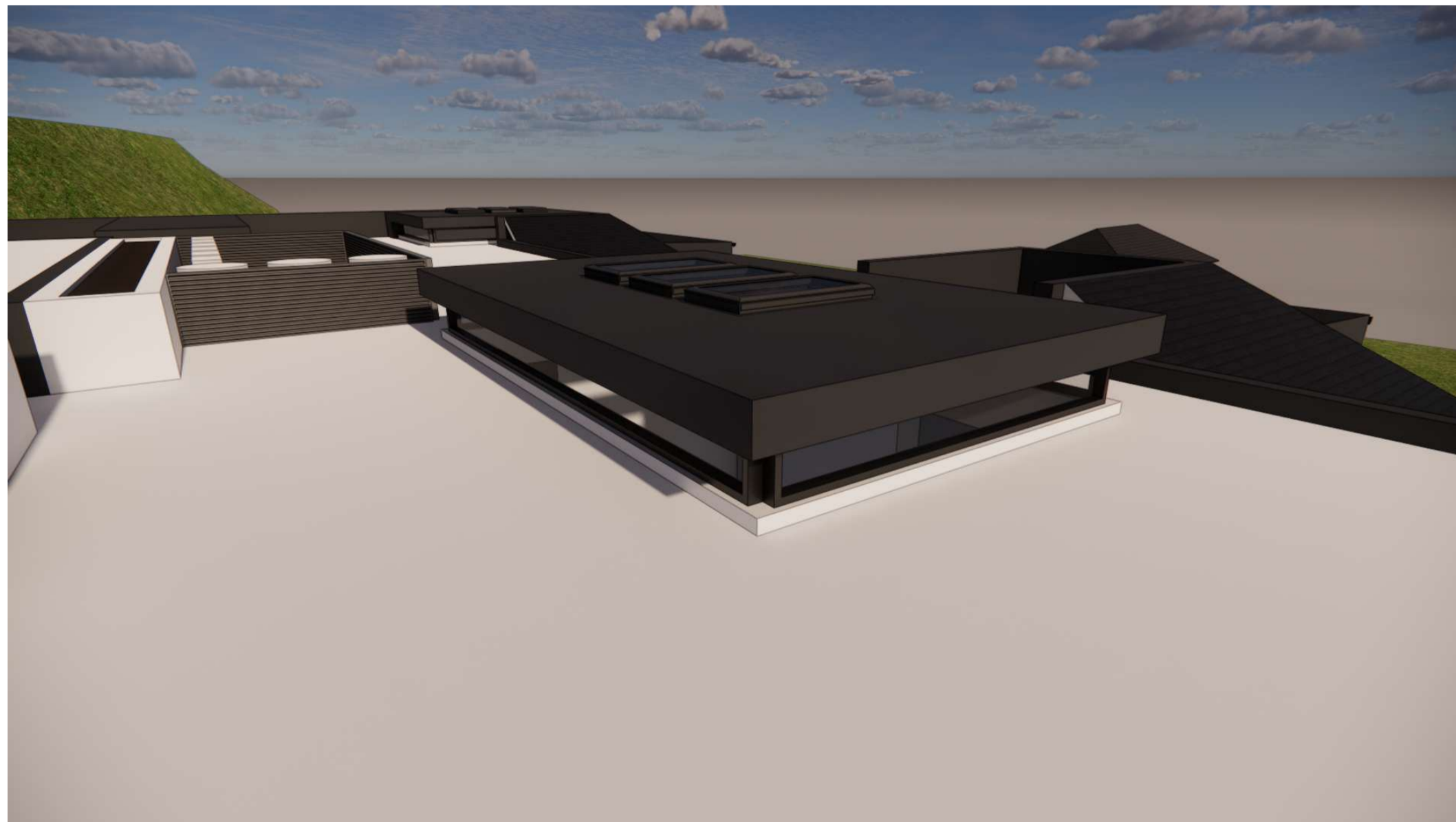
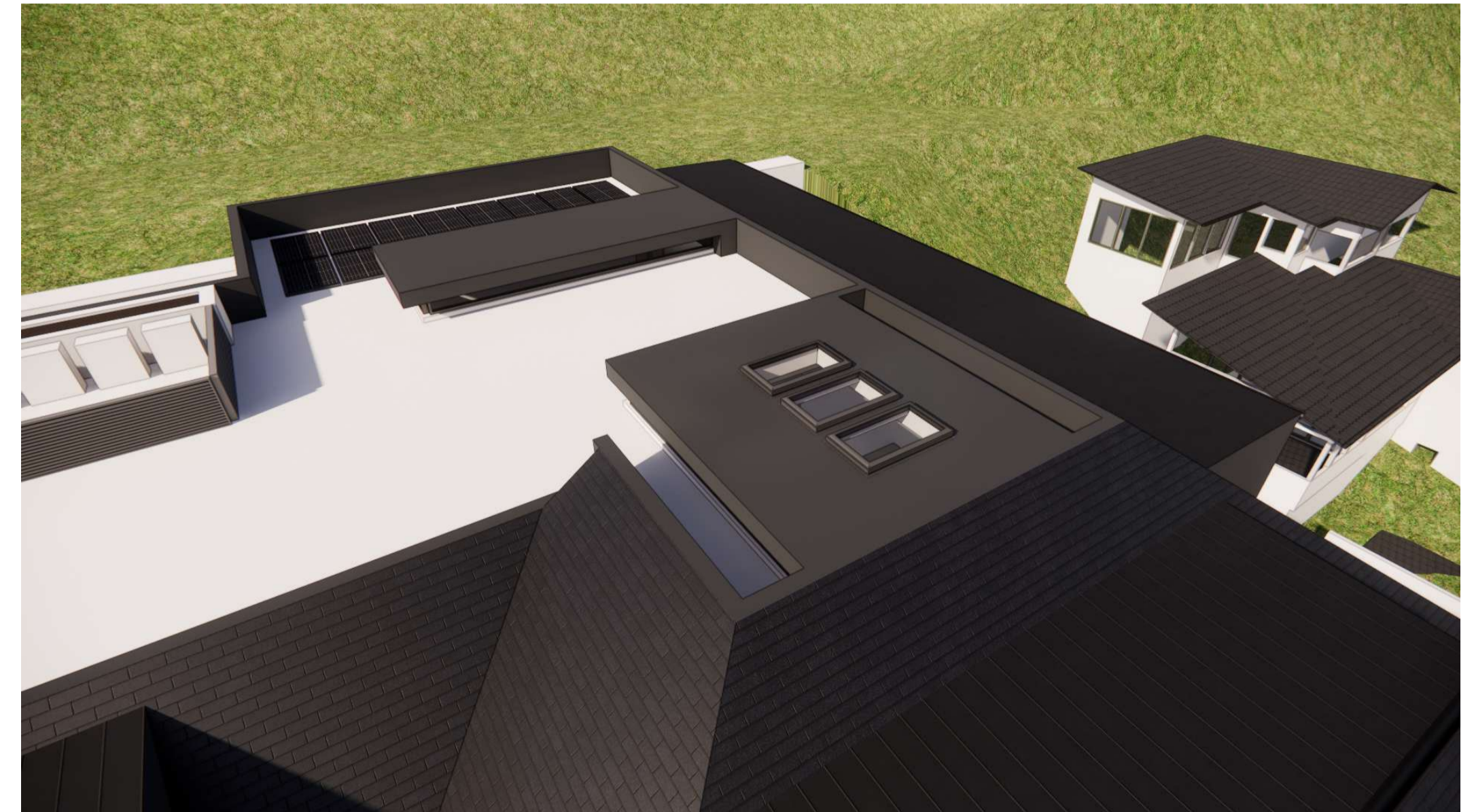
0377



INTEGRATED BLINDS SHOWN OPEN



INTEGRATED BLINDS SHOWN RETRACTING



A4 CLERESTORY WITH REDUCED EAVES AND TRIPLE SKYLIGHTS

A5 CLERESTORY WITH REDUCED EAVES AND TRIPLE SKYLIGHTS

VELUX SKYLIGHT DESIGN INTENT IMAGES

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
C	AMENDED DRAWINGS - S34 CONFERENCE	18/08/2024	DM
B	AMENDED DRAWINGS - S34 CONFERENCE	22/03/2024	DM
A	AMENDED DRAWINGS - S34 CONFERENCE	21/03/2024	DM

Client	ASIA DIGITAL INVESTMENTS
Address	1102 BARRENJOEY ROAD, PALM BEACH
Project	PROPOSED SHOP TOP HOUSING DEVELOPMENT

Drawing Title	A4 & A5 CLERESTORY IMAGERY
---------------	----------------------------

**Innovate**  
Suite 95, 32 Frederick Street  
Ostley NSW 2222  
PO BOX 214 Ostley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

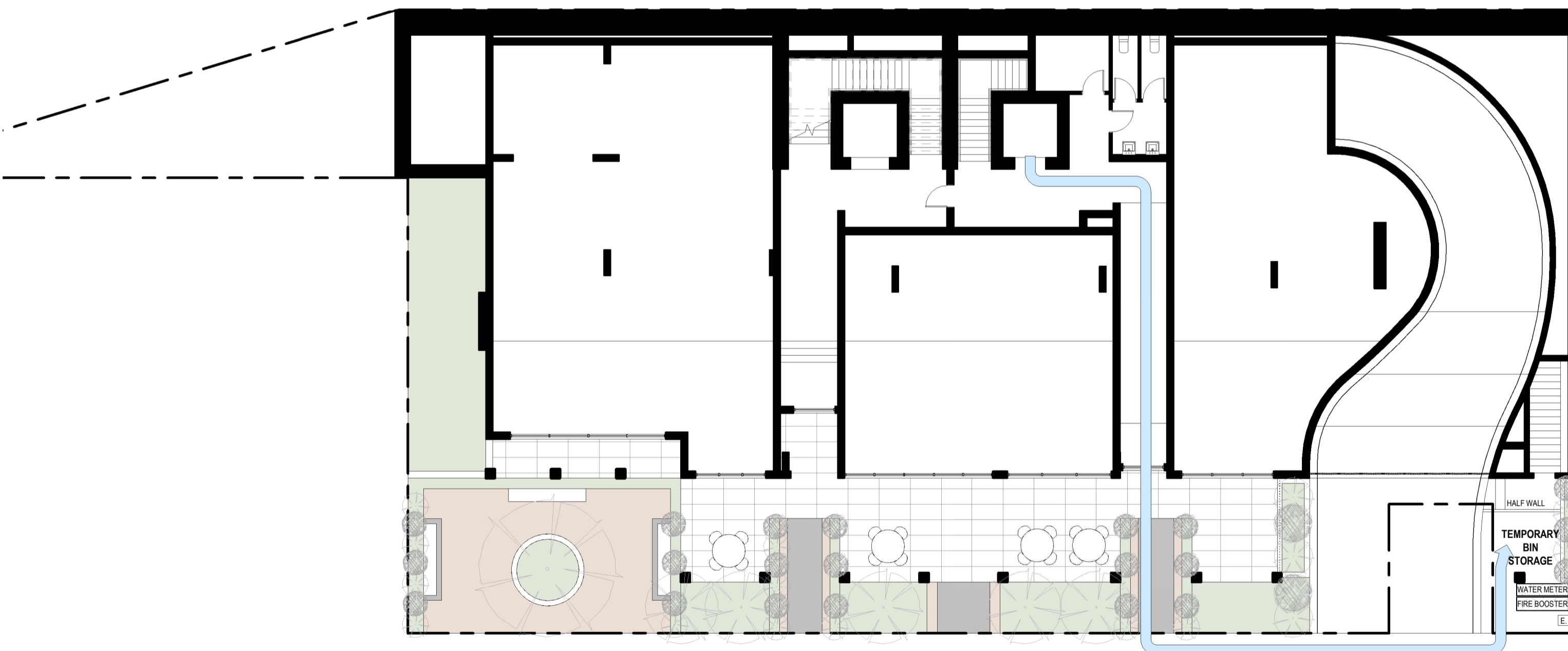
**Architects**

Drawn	DM	Scale	NTS@A1
Check	GJ	Issue	C
MEMBER		Date	FEB 2024
Job Number	2926	Sheet	DA.80

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE



2 BASEMENT FLOOR PLAN  
NTS



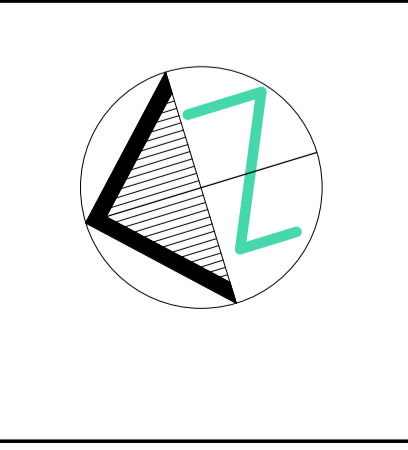
1 PROPOSED GROUND FLOOR  
NTS

**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site. Where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.  
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.  
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

**NOTE:**  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work. All dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.  
**COPYRIGHT CLAUSE:**  
This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.

ISSUE	AMENDMENT	DATE	INT.
B	AMENDED DRAWINGS - S34 CONFERENCE	18/06/2024	DM
A	AMENDED DRAWINGS - S34 CONFERENCE	10/04/2024	DM



**Client:**  
ASIA DIGITAL INVESTMENTS

**Project:**  
PROPOSED SHOP TOP HOUSING DEVELOPMENT

**Address:**  
1102 BARRENJOEY ROAD, PALM BEACH

**Drawing Title:**  
WASTE MANAGEMENT ACCESS PLAN

**Innovate Architects**

Suite 95, 32 Frederick Street  
Oxley NSW 2222

PO BOX 214 Oxley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
www.innovate.com.au

REGISTERED ARCHITECTS  
Nominated Architect  
Cameron Jones  
7143

Drawn DM	Scale AS SHOWN @A1
Check GJ	Sheet B
Date FEB 2024	Job Number 2926
Member	DA.81

PALM BEACH - AMENDED DRAWINGS | S34 CONFERENCE