

**1112-1116 BARRENJOEY RD**

## 1112 - 1116 BARRENJOEY ROAD, PALM BEACH

## PRE DEVELOPMENT APPLICATION ARCHITECTURAL DRAWING LIST

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A0500 MATERIALS SAMPLE BOARD





## PROJECT SUMMARY

<b>Address</b>	<b>1112-1116 Barrenjoey Road, Palm Beach (Lot No. 21 / DP 571298)</b>
<b>Site Area</b>	<b>1361.5m²</b>
<b>Land Use</b>	B1 Neighbourhood Centre

## PROPOSAL SUMMARY / COUNCIL DCP &amp; LEP REQUIREMENTS

	CONTROL	PROPOSED
<b>Building Height (m)</b>	8.5m to 10m Building footprint is situated on a slope that is in excess of 16.7 degrees (30%)	10m Avg. 22.74° (41.91%)
<b>Setbacks</b>	Front – 3.5m or established building line, whichever is the greater Side – Min. 3m Rear – Min. 3m	<b>Proposed Front</b> – 4.4m <b>Side</b> – 3m <b>Proposed Rear</b> – 4.2m
<b>Commercial / Retail GFA</b>	25% of total GFA (446.5m <sup>2</sup> )	393 m <sup>2</sup> (RETAIL) = 22.2% (Refer Drawing No. A0400 - Gross Floor Area Diagrams)
<b>Landscaped Area</b>	Min 20% of site area (272.9 m <sup>2</sup> )	563.2 m <sup>2</sup> = 41.4% (Refer Drawing No. A0450 - Landscape Diagram)



	CONTROL	REQUIRED	PROPOSED
<b>Car Parking</b>	1 Bed: 1 space/unit 2 Bed or more: 2 spaces/unit Visitor: 1 space/3 units Car wash: N/A (only required if over 10 units)	3 bed: 14 (7 x 2) car spaces  Visitor: 2.3 car spaces <b>Total: 16.3 car spaces (Residential)</b>	3 bed: 14 (7 x 2) car spaces  Visitor: 2 car spaces <b>Total: 16 car spaces (Residential)</b>
	Commercial: 2.5 spaces/100m <sup>2</sup> of GLA Retail: 1 space/30m <sup>2</sup> of GLA Service Vehicle: 1 space DDA: 1 space	DDA: 1 SPACE SERVICE BAY: 1 SPACE <b>Total: 13 car spaces (Retail &amp; Service)</b>	DDA: 1 SPACE SERVICE BAY: 1 SPACE <b>Total: 7 car spaces (Retail &amp; Service)</b>
		<b>Total required car spaces: 29</b>	<b>Total proposed car spaces: 23</b>
<b>Bicycle Parking</b>	1 space/3 units (Residential) 1 space/1000m <sup>2</sup> GFA (Retail) or minimum of 4 racks (whichever is greater)	Residential: 2.3 Bicycle racks Retail: 4 Bicycle racks <b>Total: 6.3 Bicycle racks</b>	Residential: 2 Bicycle racks Retail: Min. 4 Bicycle racks <b>Total: 6 Bicycle racks</b>

## ADG REQUIREMENTS

	CONTROL	PROPOSED
<b>4A.1 Solar Access</b>	Min. 70% of apartments between 9am and 3pm to receive a minimum of 2 hrs direct sunlight	100% (7/7 Apartments)
	Max. 15% no solar access	0% (No apartments without solar access)
<b>4B.3 Natural Cross Ventilation</b>	At least 60%	100% (7/7 Apartments)
<b>3D.1 Deep Soil</b>	7% of site area	301.5 m <sup>2</sup> = 22.1% of site area

## UNIT BREAKDOWN

	3 BED	
<b>GROUND FLOOR</b>	0	
<b>LEVEL 01</b>	3	
<b>LEVEL 02</b>	3	
<b>LEVEL 03 &amp; 4</b>	1(PH)	
<b>TOTAL</b>	7 (100%)	7 UNITS TOTAL

NO.		REVISION		BY	CHK	DATE	REVISION NOTES:	KEYPLAN	NOTES	OTHERS	CLIENT	ARCHITECT	PROJECT	QA STAMP	DWG NO	REVISION	
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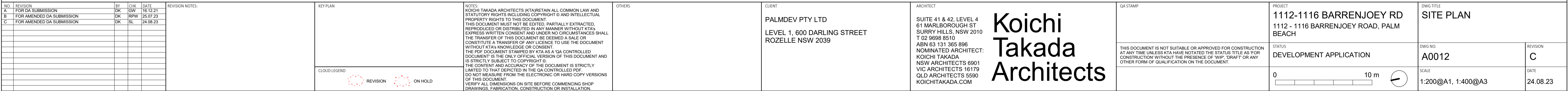


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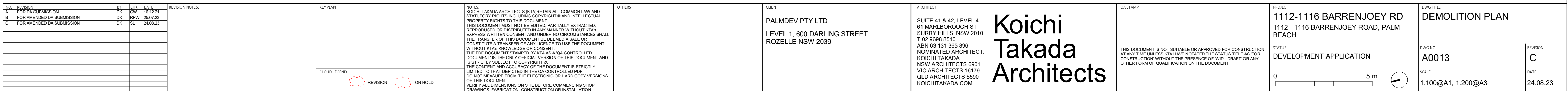










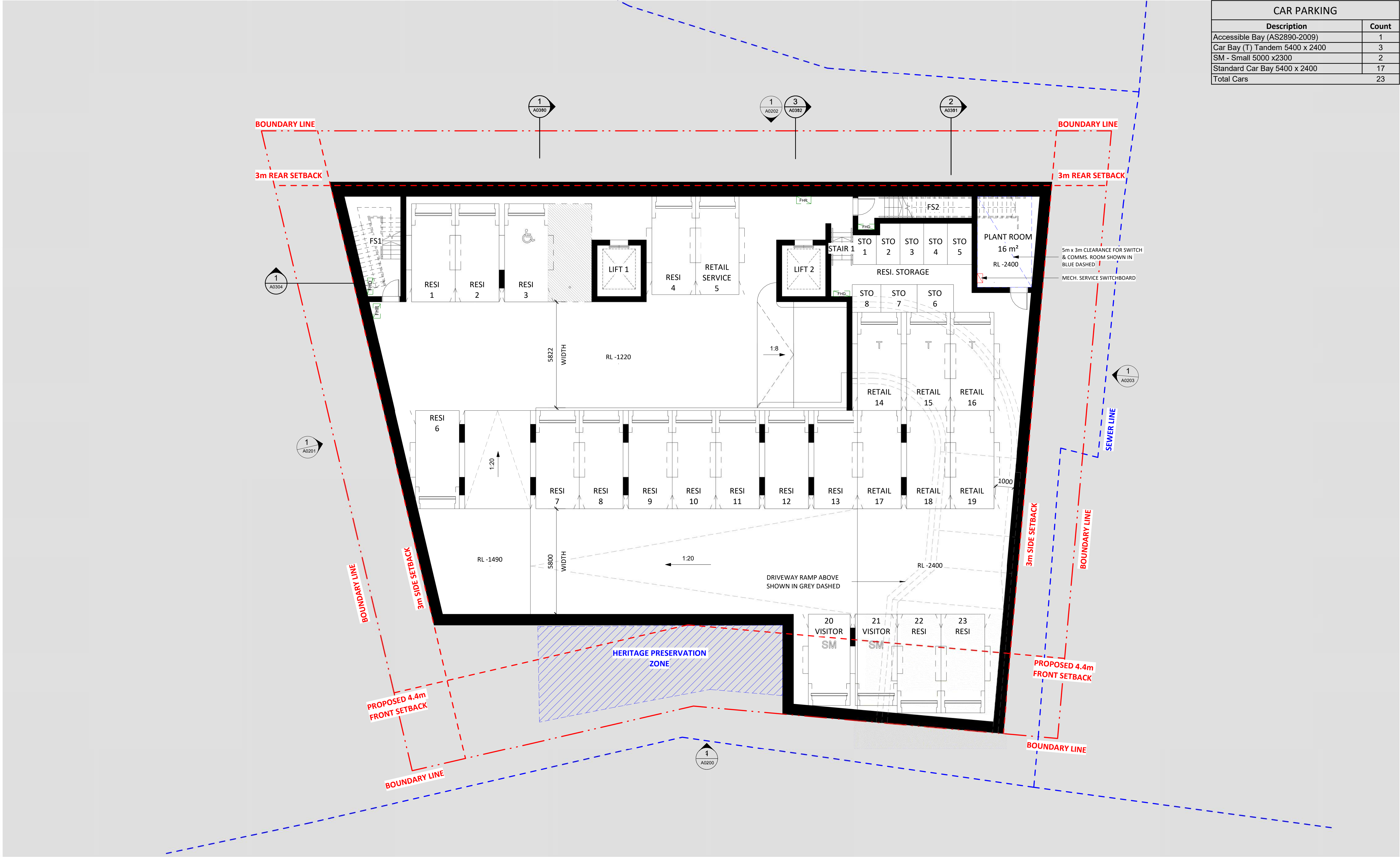






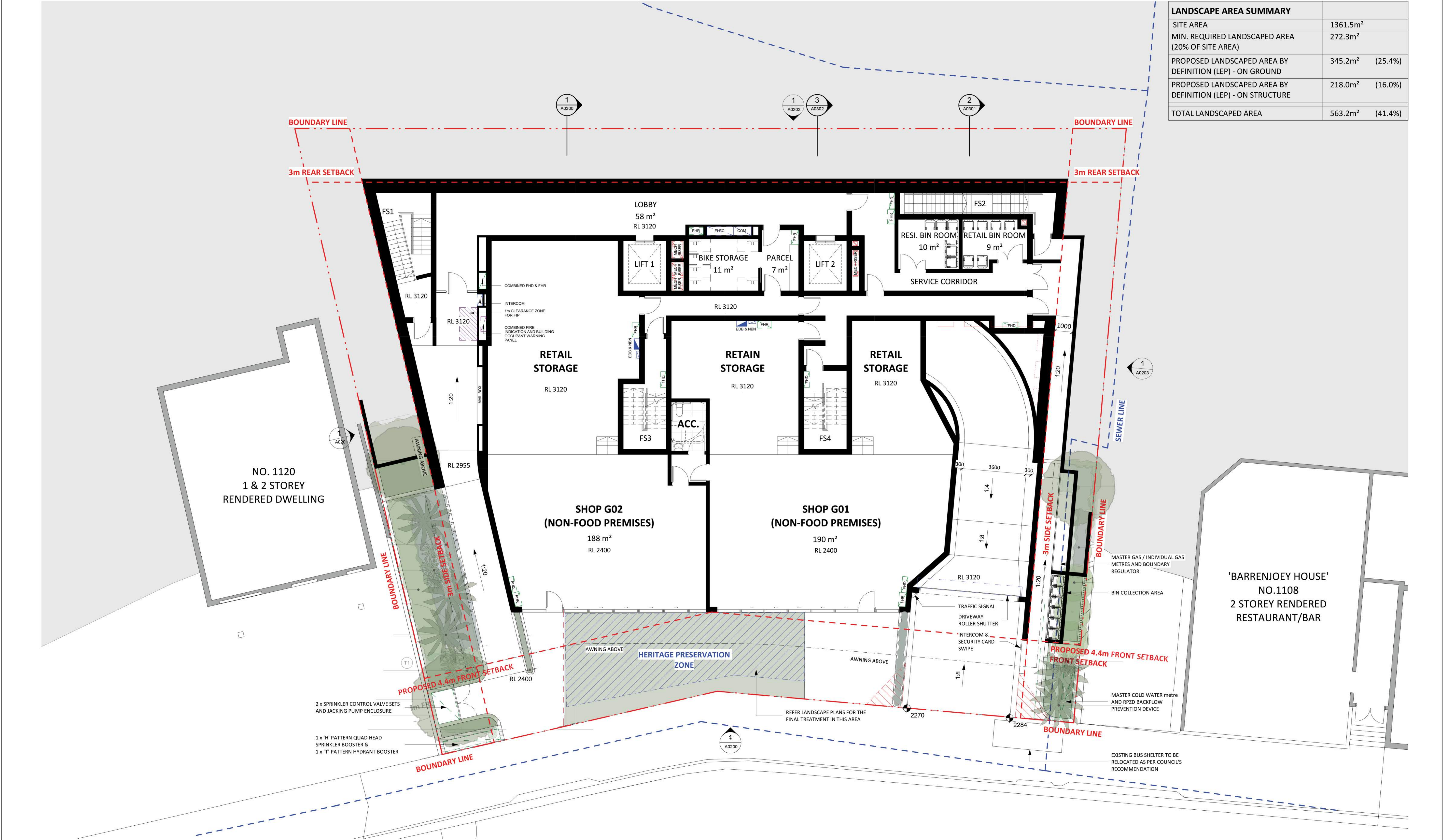


CAR PARKING	
Description	Count
Accessible Bay (AS2890-2009)	1
Car Bay (T) Tandem 5400 x 2400	3
SM - Small 5000 x2300	2
Standard Car Bay 5400 x 2400	17
Total Cars	23





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LANDSCAPE AREA SUMMARY		
SITE AREA	1361.5m <sup>2</sup>	
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m <sup>2</sup>	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	345.2m <sup>2</sup>	(25.4%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m <sup>2</sup>	(16.0%)
TOTAL LANDSCAPED AREA	563.2m <sup>2</sup>	(41.4%)

NO.		REVISION		BY	CHK.	DATE	REVISION NOTES:		KEY PLAN		NOTES:		OTHERS:		CLIENT		ARCHITECT		GA STAMP		PROJECT		DWG TITLE	
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										CLOUD LEGEND														
										 REVISION		 ON HOLD												



LANDSCAPE AREA SUMMARY		
SITE AREA	1361.5m <sup>2</sup>	
MIN. REQUIRED LANDSCAPED AREA (20% OF SITE AREA)	272.3m <sup>2</sup>	
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON GROUND	345.2m <sup>2</sup>	(25.4%)
PROPOSED LANDSCAPED AREA BY DEFINITION (LEP) - ON STRUCTURE	218.0m <sup>2</sup>	(16.0%)
TOTAL LANDSCAPED AREA	563.2m <sup>2</sup>	(41.4%)



**NOTE**  
SILVER LEVEL HOUSING COMPLYING UNIT TO HAVE STEP FREE ENTRY THRESHOLD TO COMPLY WITH LIVABLE HOUSING GUIDELINE (SILVER LEVEL)

NO. REVISION					BY	CHK.	DATE	REVISION NOTES:					KEY PLAN					NOTES:					OTHERS:					CLIENT					ARCHITECT					GA STAMP					PROJECT					DWG TITLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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**Koichi Takada Architects**



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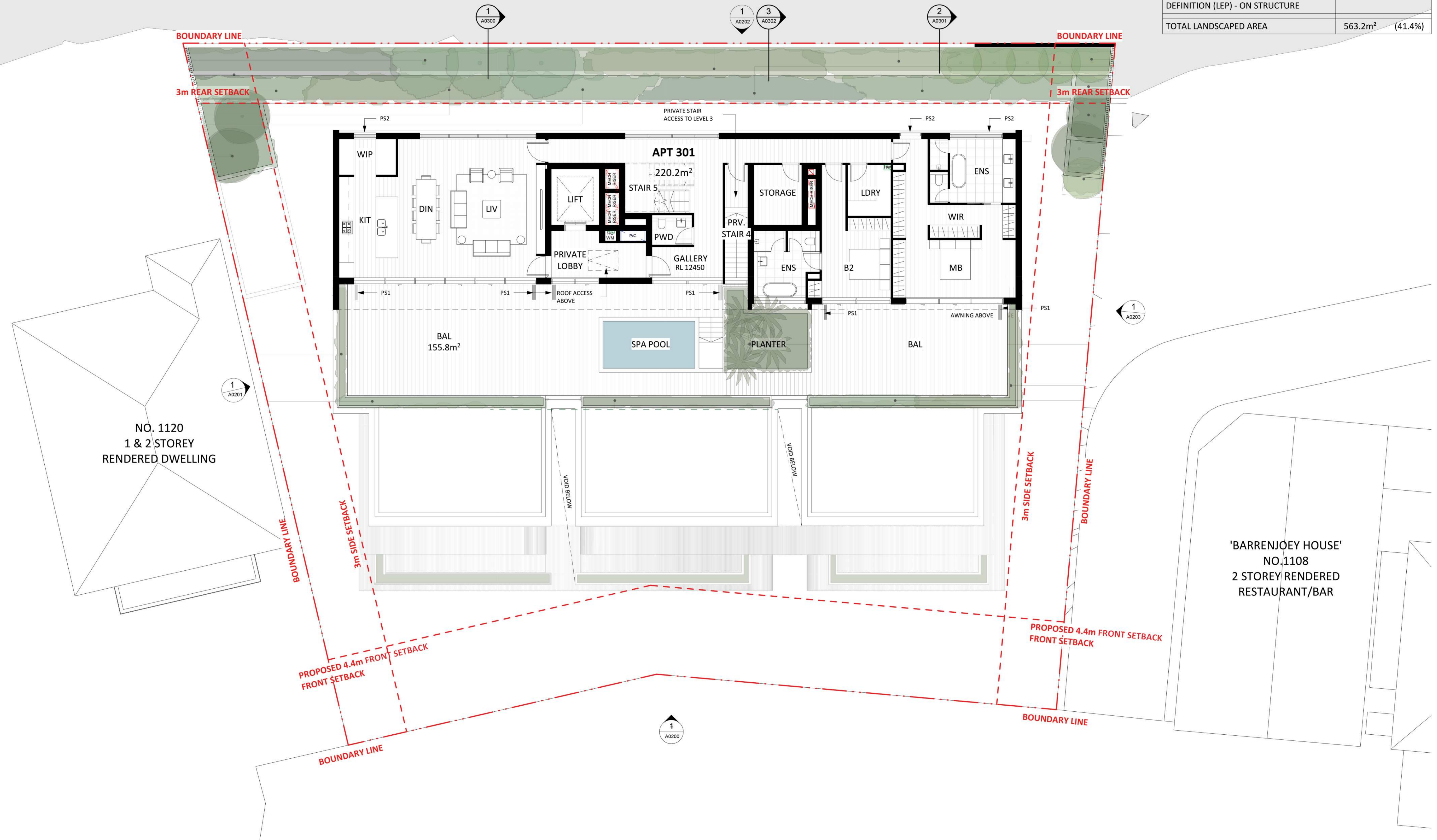


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NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION				BY CHC DATE DK GW 16.12.21 DK RW 25.07.23 DK SL 30.08.23	REVISION NOTES:  KEY PLAN  CLOUD LEGEND 	NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'SEALED' DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS SUBJECT TO COPYRIGHT. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DETECTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP OF THIS DOCUMENT.	OTHERS  PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELE NSW 2039	CLIENT  SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 83 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	ARCHITECT  SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 83 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	QA STAMP  THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	PROJECT  1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DWG TITLE  LEVEL 02 - FLOOR PLAN	STATUS  DEVELOPMENT APPLICATION	DWG NO.  A0102	REVISION  C	SCALE  1:100@A1, 1:200@A3	DATE  24.08.23
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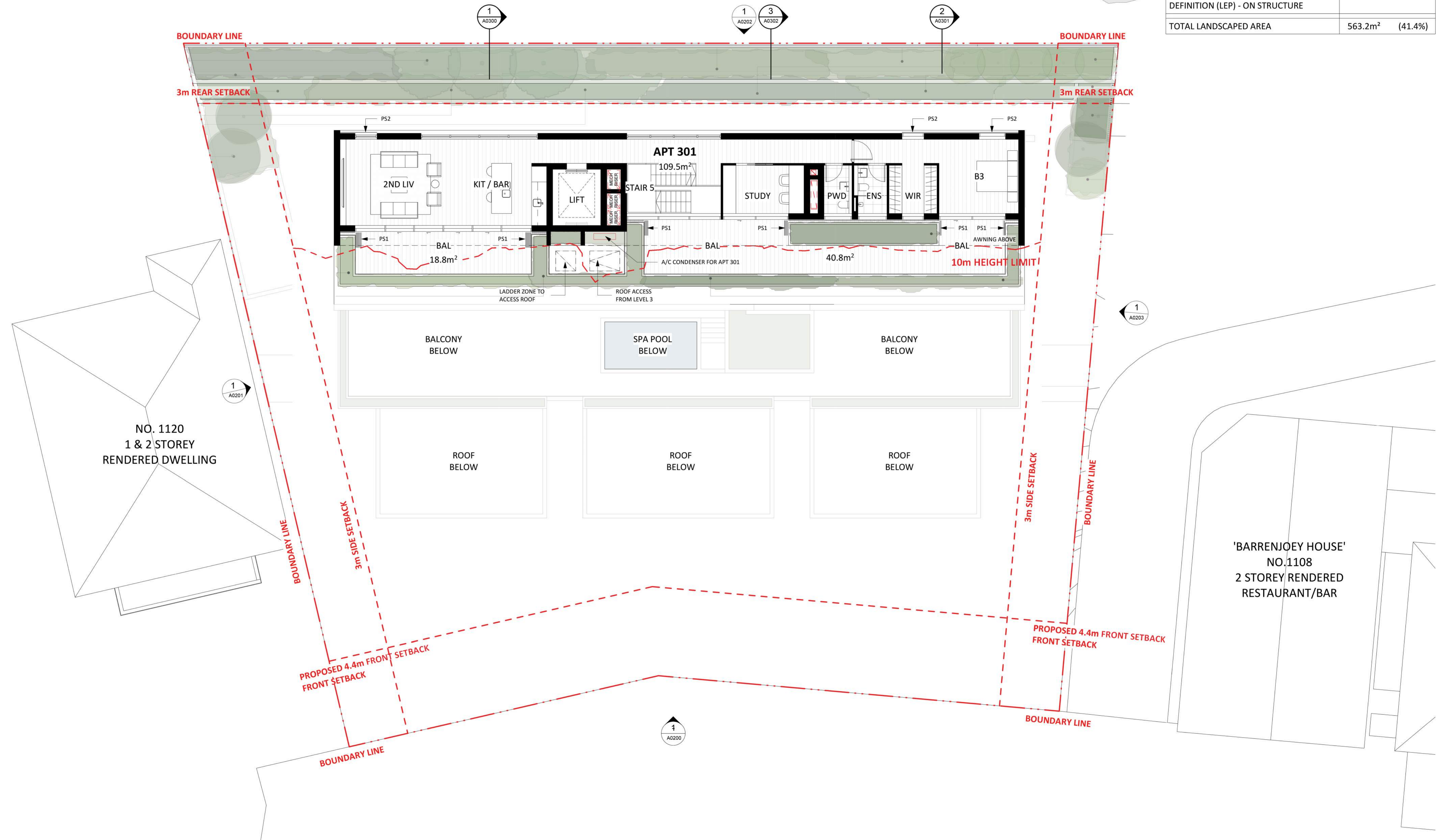
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NO.   REVISION A   FOR DA SUBMISSION B   FOR AMENDED DA SUBMISSION C   FOR AMENDED DA SUBMISSION				BY   CHG.   DATE DK   GW   16.12.21 DK   RW   25.07.23 DK   SL   24.08.23		REVISION NOTES:  KEY PLAN		NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. ANY PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DETECTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, ERECTION, CONSTRUCTION OR INSTALLATION.		OTHERS:  CLIENT: PALMDREV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		ARCHITECT: SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 83 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		QA STAMP:  PROJECT: 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH		DWG TITLE: LEVEL 03 - FLOOR PLAN		STATUS: DEVELOPMENT APPLICATION		DWG NO.: A0103		REVISION: C		SCALE: 1:100@A1, 1:200@A3		DATE: 24.08.23	
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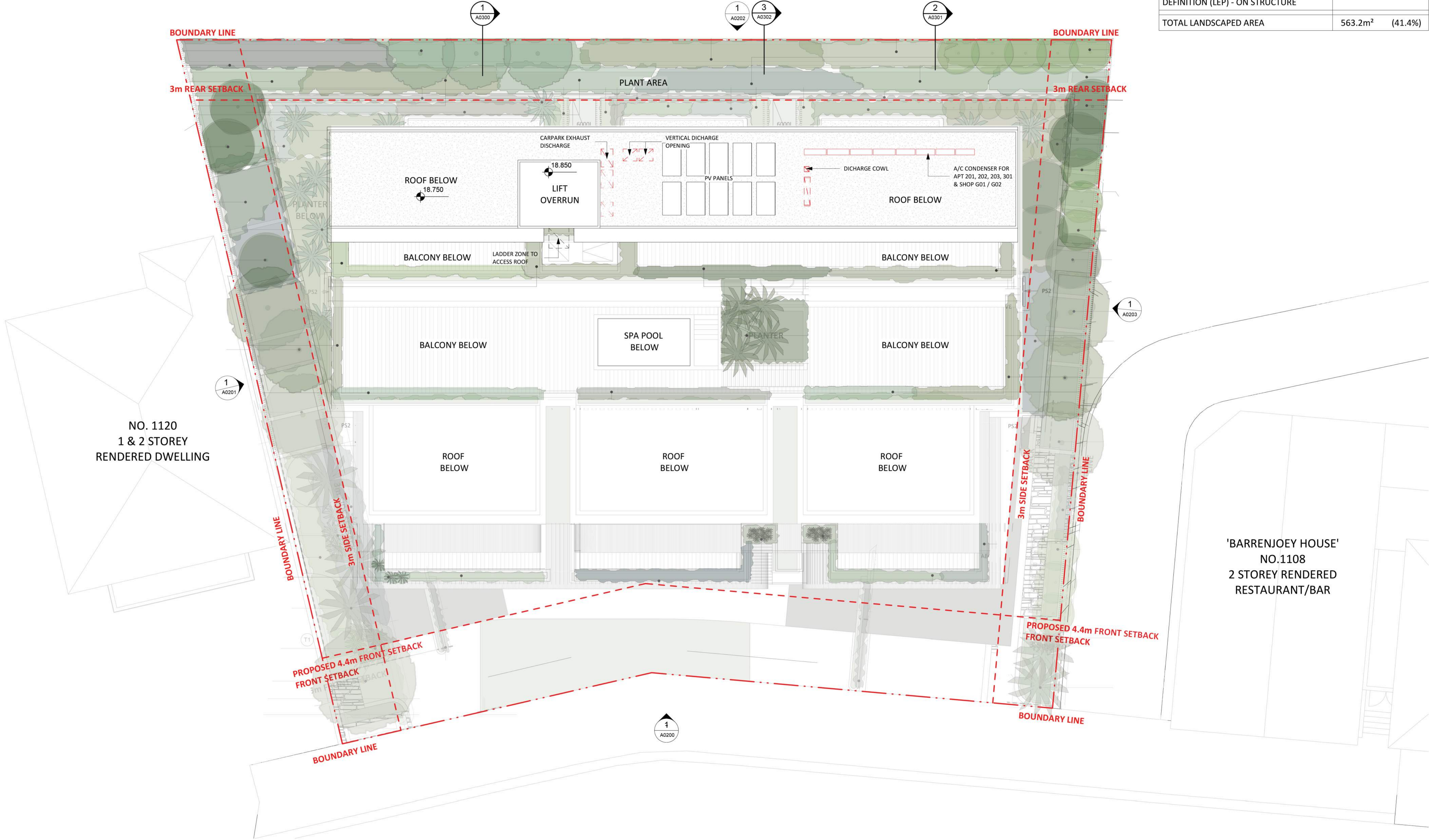
<div>NO.   REVISION</div> <div>A   FOR DA SUBMISSION</div> <div>B   FOR AMENDED DA SUBMISSION</div> <div>C   FOR AMENDED DA SUBMISSION</div>			<div>BY   CHK.   DATE</div> <div>DK   GW   16.12.21</div> <div>DK   RW   25.07.23</div> <div>DK   SL   24.08.23</div>			REVISION NOTES:			KEY PLAN			<div>NOTES:</div> <div>KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.</div> <div>THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.</div> <div>ANY PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT.</div> <div>THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DETECTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.</div> <div>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, ERECTION, CONSTRUCTION OR INSTALLATION.</div>			OTHERS:			CLIENT:			ARCHITECT:			QA STAMP:			PROJECT:			DWG TITLE:			REVISION:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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NO. 23 PALM BEACH RD.  
1,2 & 3 STOREY  
WEATHERBOARD & STONE DWELLING

NO. 21A PALM BEACH RD.  
2 STOREY  
RENDERED DWELLING

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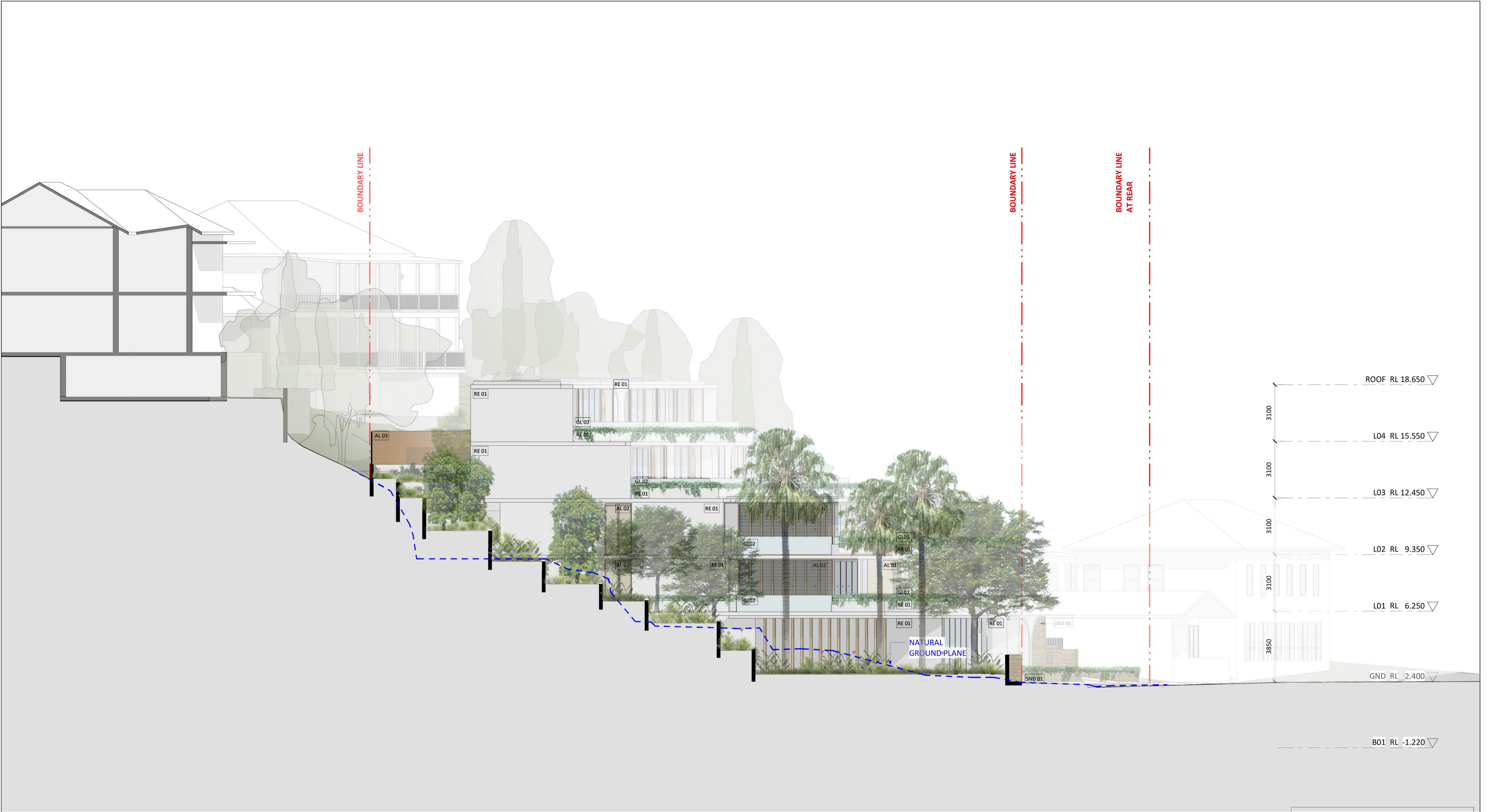


NO. REVISION				BY / CHK		DATE	REVISION NOTES:		KEY PLAN		ARCHITECT:		NOTES:		OTHERS:		CLIENT:		ARCHITECT:		GA STAMP:		PROJECT:		DWG TITLE:						
A				OK		GW	16.12.21	FOR DA SUBMISSION				KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT						PALMDEV PTY LTD		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896		1112-1116 BARRENJOEY RD		ROOF PLAN - FLOOR PLAN							
B				OK		RFW	25.07.21	FOR AMENDED DA SUBMISSION				THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT						LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		1112 - 1116 BARRENJOEY ROAD, PALM BEACH									
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										 REVISION																 ON HOLD					



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LEGEND	
AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 03	TIMBER LOOK ALUMINIUM FENCE
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING

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A	FOR DA SUBMISSION	DK	OW	16.10.24													
B	FOR AMENDED DA SUBMISSION	DK	RPW	25.07.23													
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23													
CLOUD LEGEND						REVISION		ON HOLD									

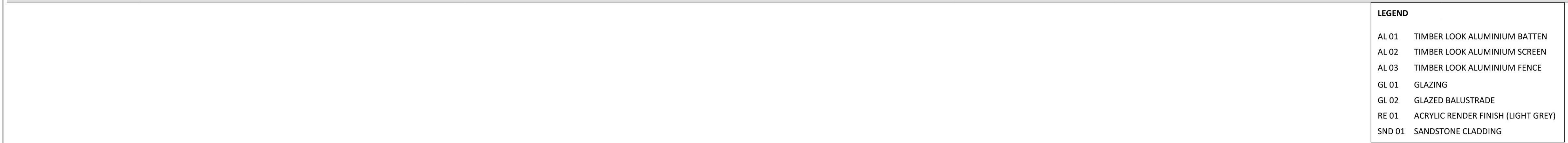







LEGEND	
AL 01	TIMBER LOOK ALUMINIUM BATTEN
AL 02	TIMBER LOOK ALUMINIUM SCREEN
AL 03	TIMBER LOOK ALUMINIUM FENCE
GL 01	GLAZING
GL 02	GLAZED BALUSTRADE
RE 01	ACRYLIC RENDER FINISH (LIGHT GREY)
SND 01	SANDSTONE CLADDING

NO. REVISION					BY	CHK.	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE		
A FOR DA SUBMISSION					DK	GW	16.12.21			NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'DA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE DA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	1112-1116 BARRENJOEY RD	EAST ELEVATION (REAR)		
B FOR AMENDED DA SUBMISSION					DK	RPW	25.07.23		LEVEL 1, 600 DARLING STREET			1112 - 1116 BARRENJOEY ROAD, PALM BEACH						
C FOR AMENDED DA SUBMISSION					DK	SL	24.08.23		ROZELLE NSW 2039									
									CLOUD LEGEND							STATUS	DWG NO.	REVISION
									<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>							DEVELOPMENT APPLICATION	A0202	C
															0 5 m	SCALE	DATE	
															1:100@A1, 1:200@A3		24.08.23	



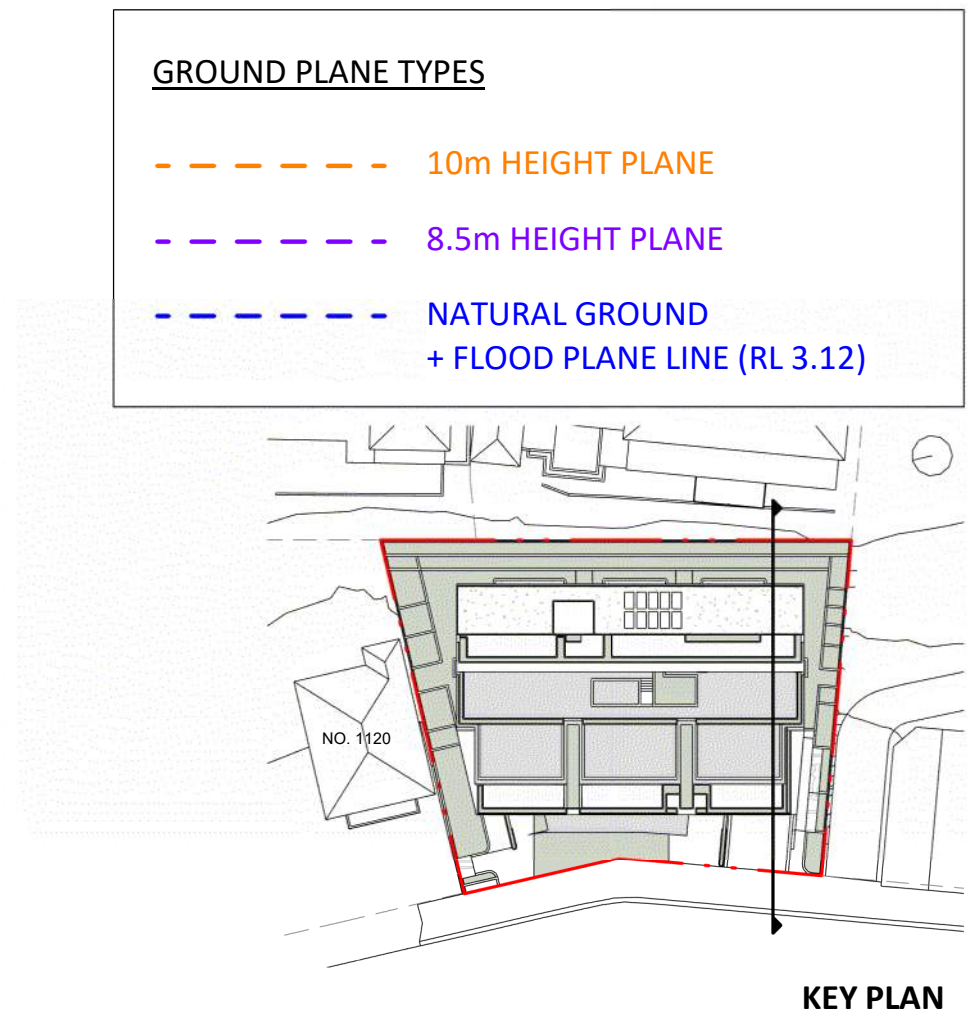


NO. REVISION		BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	DA STAMP	PROJECT	DWG TITLE	DWG NO.	REVISION
A	FOR DA SUBMISSION	DK	GW	16.12.21			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.		PALMDVEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 151 365 896		1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	SOUTH ELEVATION (SIDE)	A0203	C
B	FOR AMENDED DA SUBMISSION	DK	HW	25.01.22			THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.		LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	DA B6 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOAICHI TAKADA.COM		THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION IN ANY TIME UNLESS KTA HAVE NOTED THE SAME AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF "WIP", "DRAFT" OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	STATUS: DEVELOPMENT APPLICATION	SCALE: 1:100@A1, 1:200@A3	DATE: 24.08.23
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Architectural floor plan of a multi-story residential and commercial building. The plan shows a central vertical lift shaft, a courtyard, and various rooms including apartments (APT 301, APT 201, APT 101), a shop (SHOP G02), a driveway ramp, and car parking areas. The building is bounded by a red dashed line labeled 'BOUNDARY LINE'. A north arrow is located in the top right corner. Elevation markers on the left indicate RL 16.100 and RL 14.300. A dashed orange line represents the ground profile, and a dashed purple line shows a proposed path or boundary. A dashed blue line indicates a specific level or boundary. A 22.90° angle is marked near the bottom right corner.

**KEY PLAN**

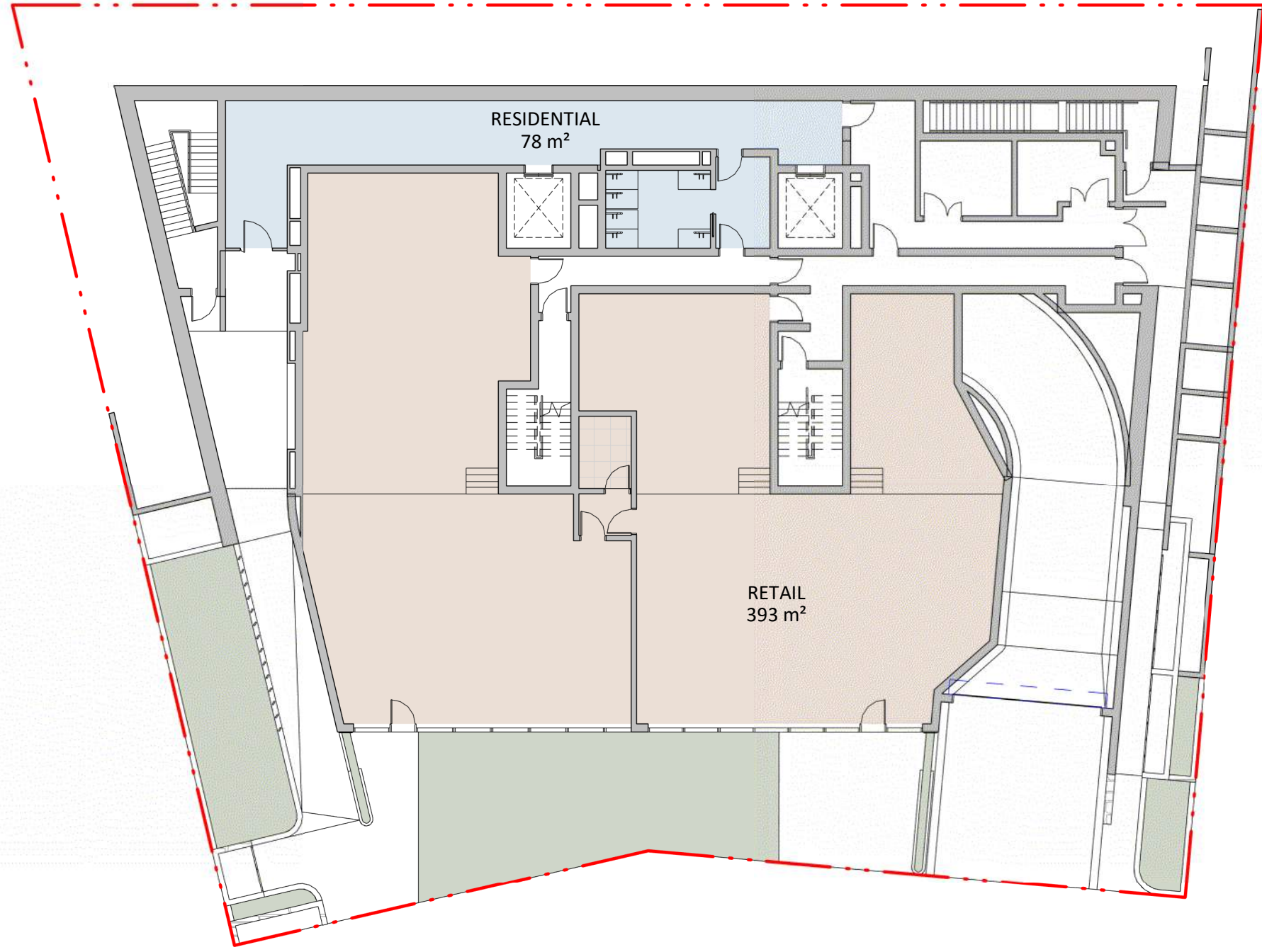
— NGL + FLOOD PLANE RL 3.12



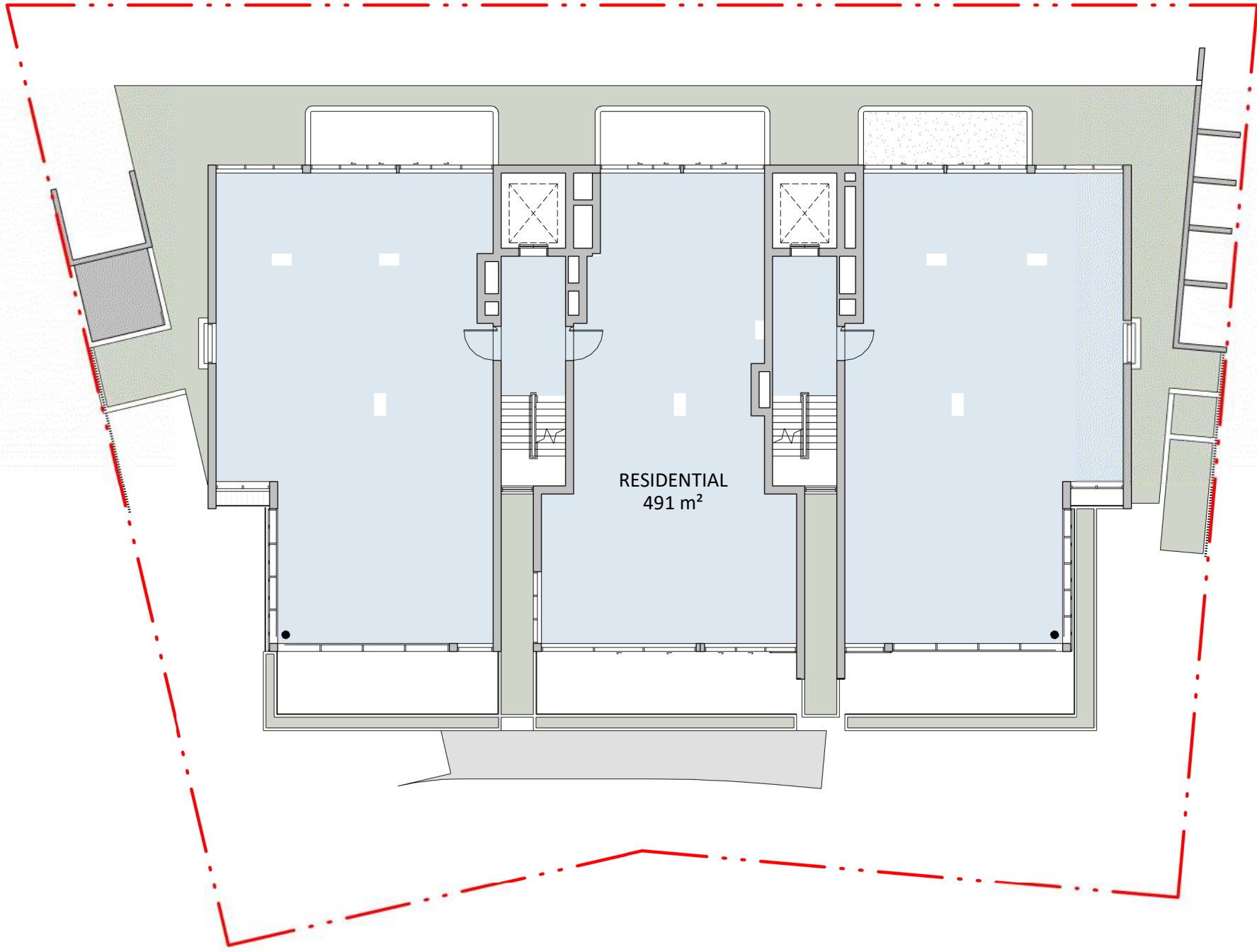
SLOPE ANGLE WITHIN THE BUILDING LINE  
SHOWN IN CYAN LINE ( $22.90^\circ = 42.24\%$ )

[illegible]

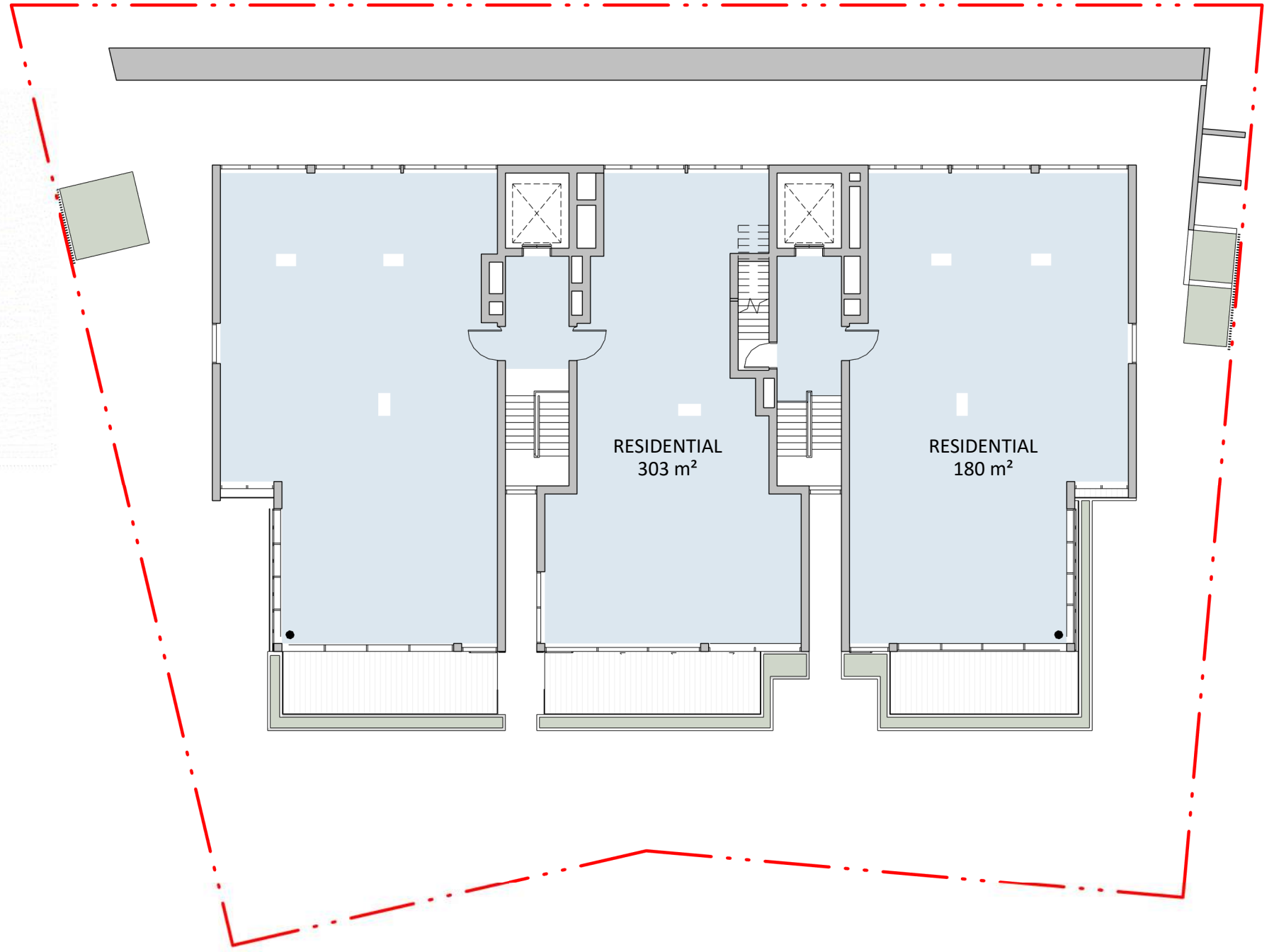




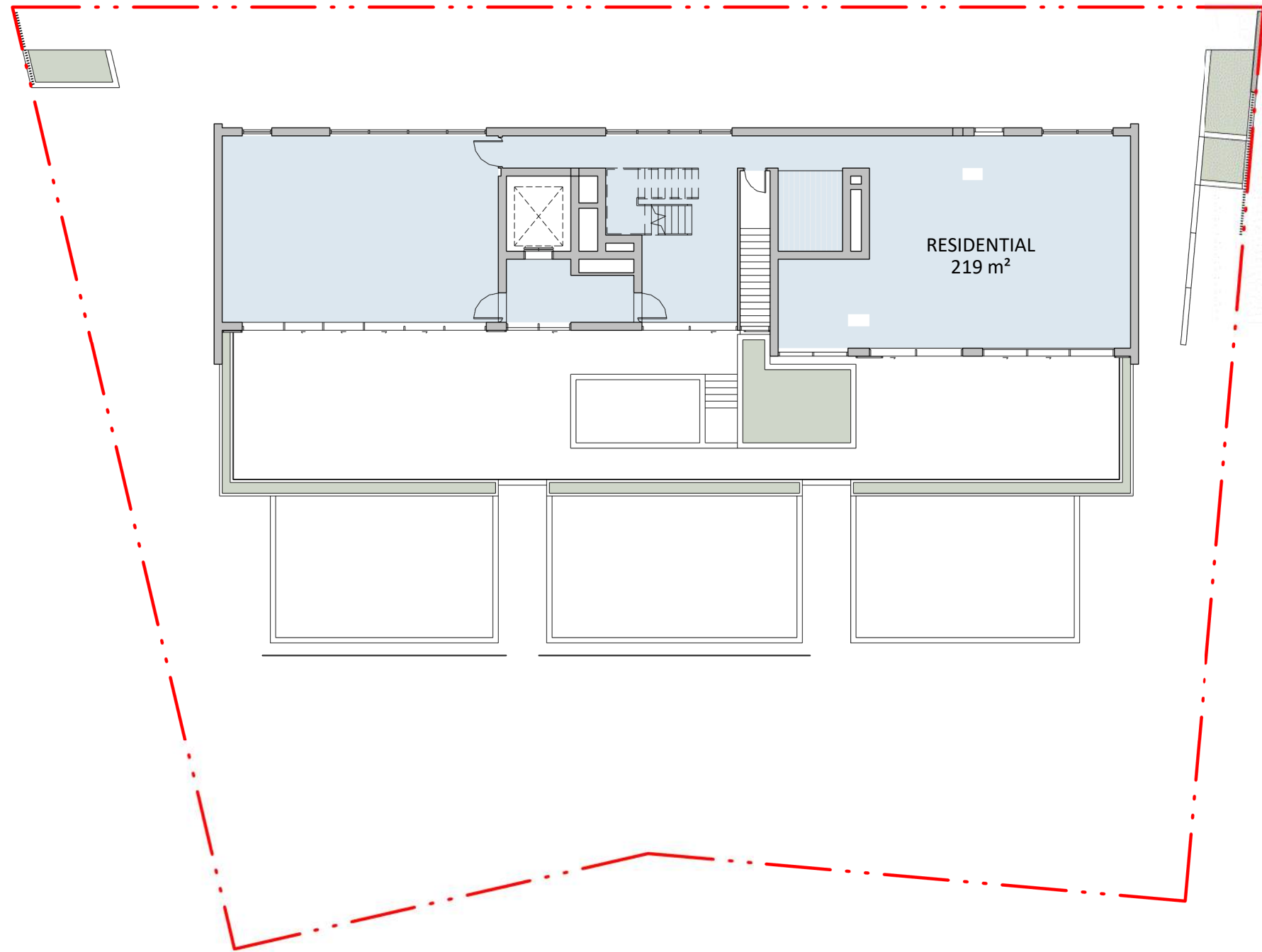
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1 : 200



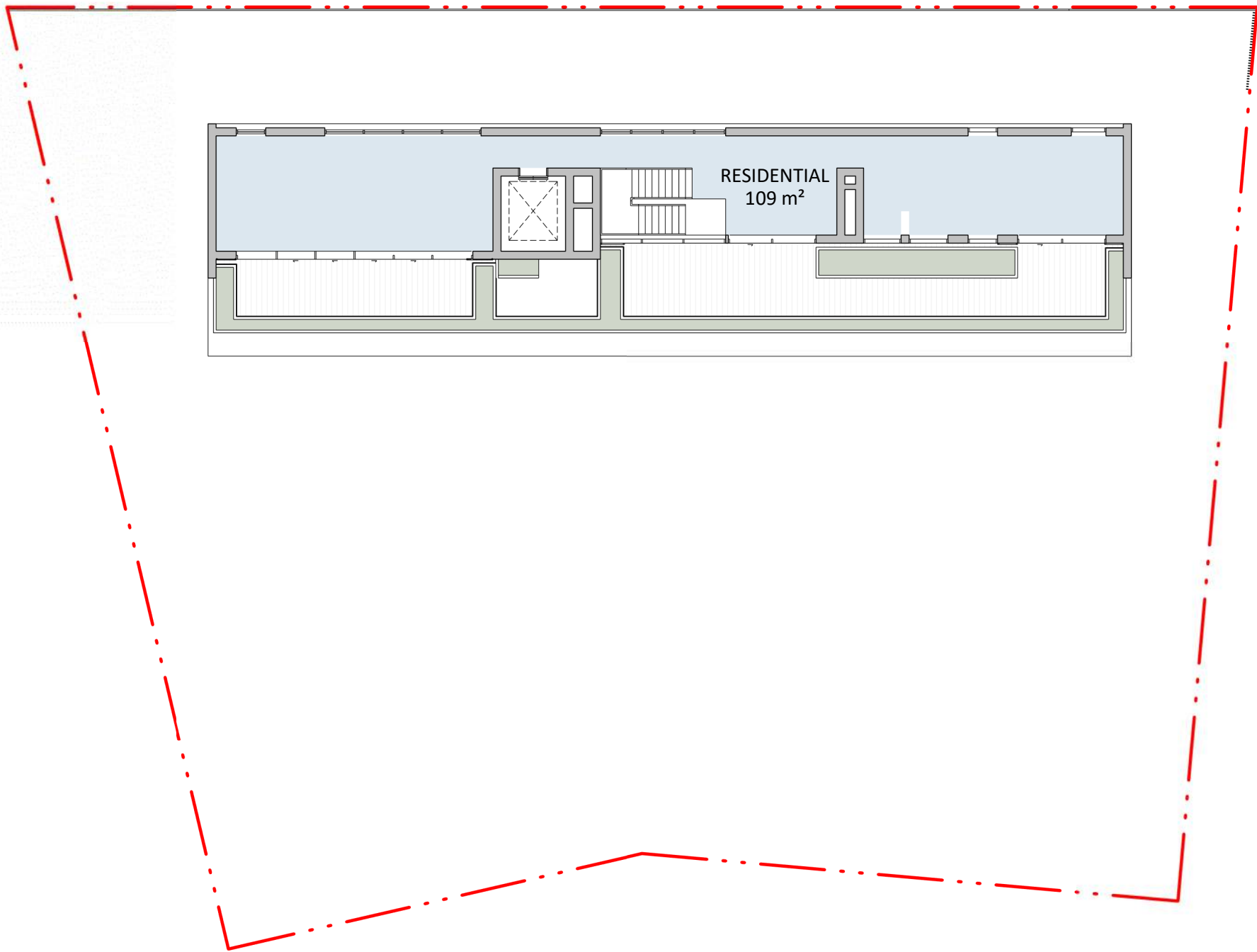
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1 : 200



3 GFA - L02  
1 : 200



4 GFA - L03  
1 : 200



5 GFA - L04  
1 : 200

#### GFA LEGEND

- RESIDENTIAL AREA
- RETAIL AREA

#### GFA SUMMARY

SITE AREA = 1361.5m<sup>2</sup>  
PROPOSED TOTAL RETAIL GFA: 393 m<sup>2</sup>  
PROPOSED TOTAL RESIDENTIAL GFA: 1380 m<sup>2</sup>  
PROPOSED RETAIL / COMMERCIAL GFA = 22.2% OF TOTAL GFA  
TOTAL GFA: 1,773m<sup>2</sup>

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

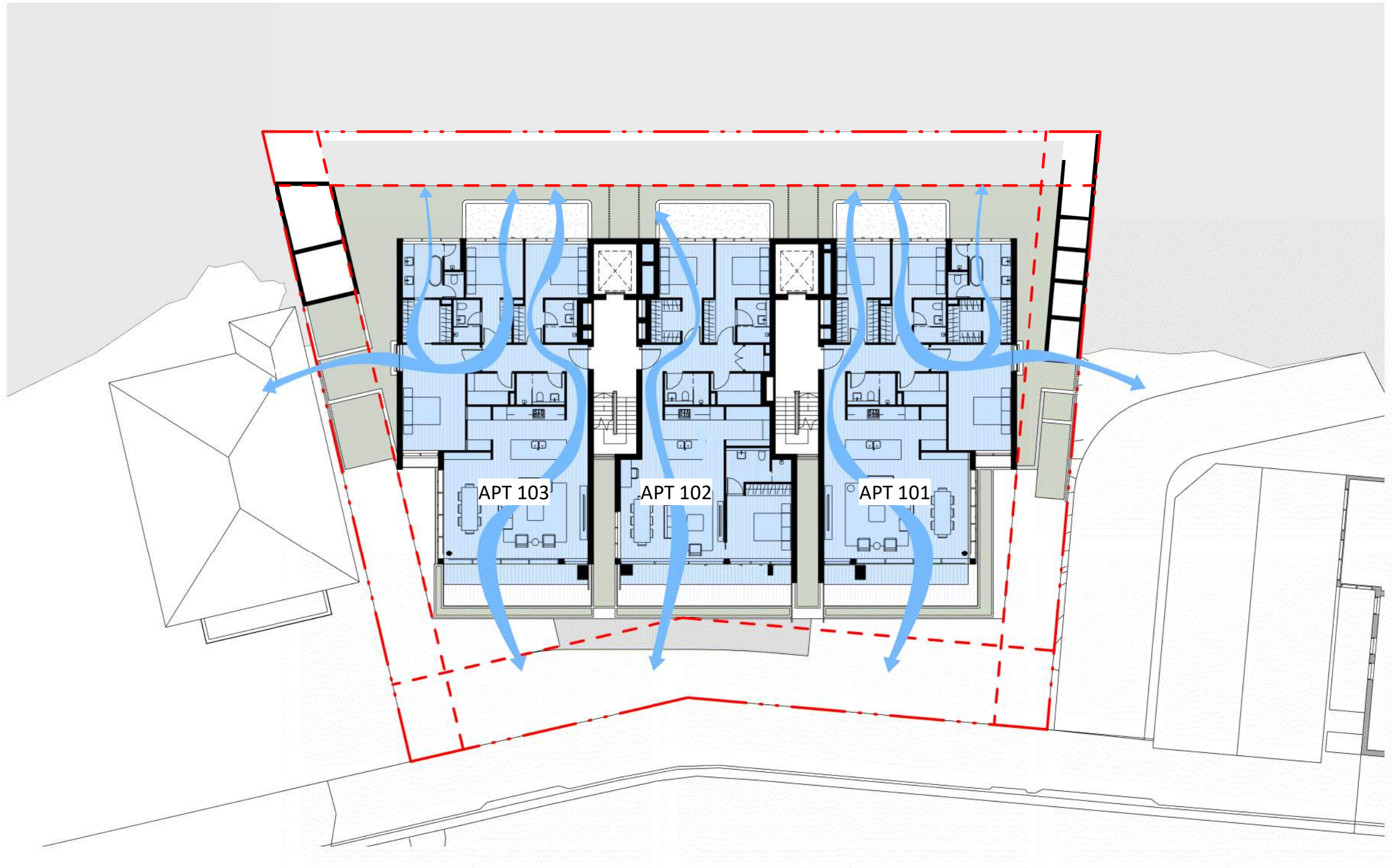
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

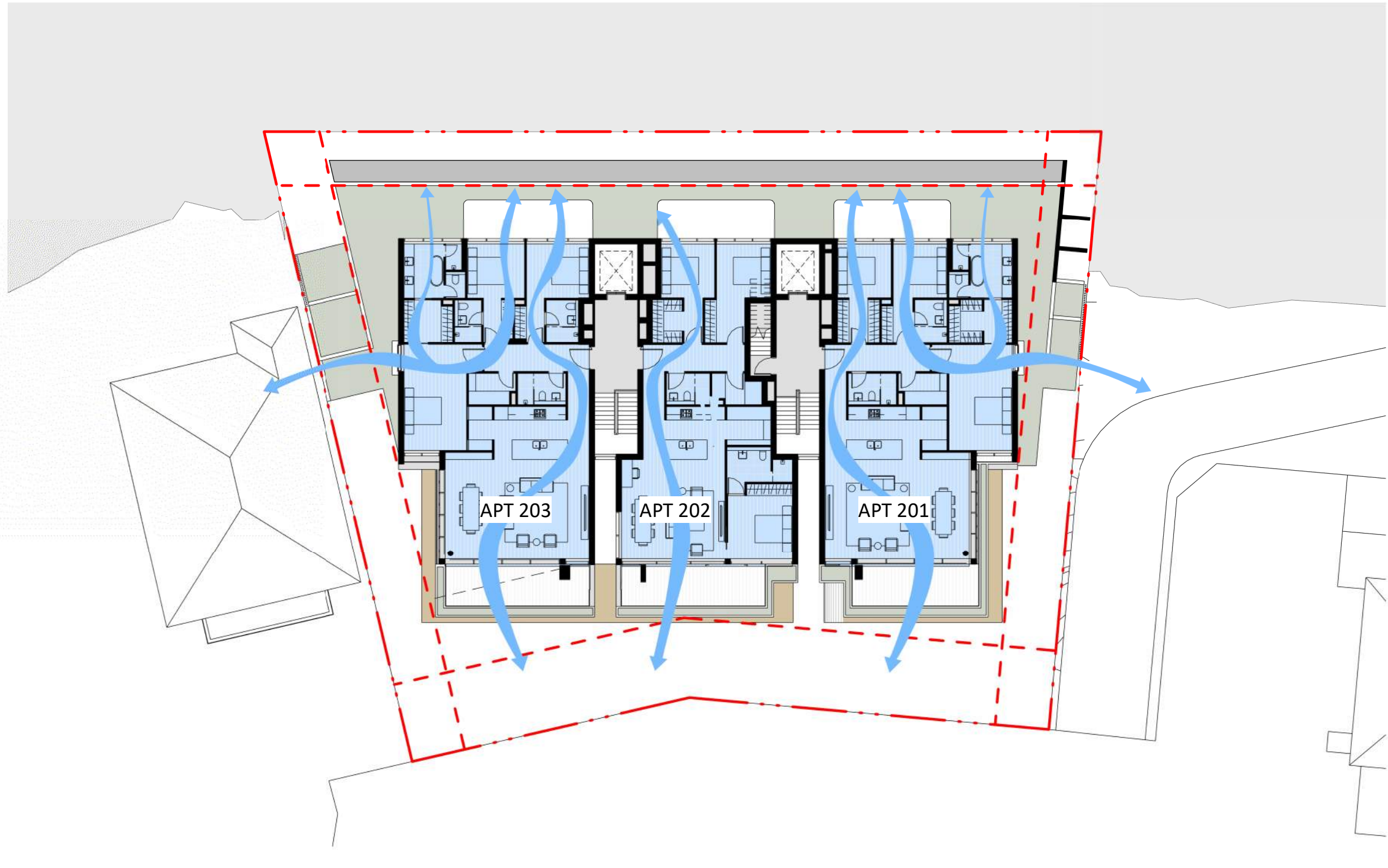
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEYPLAN	NOTES	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE		
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B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23									STATUS DEVELOPMENT APPLICATION	DWG NO. A0400	REVISION C
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23									0 10 m	SCALE 1:200@A1, 1:400@A3	DATE 24.08.23
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						<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>									

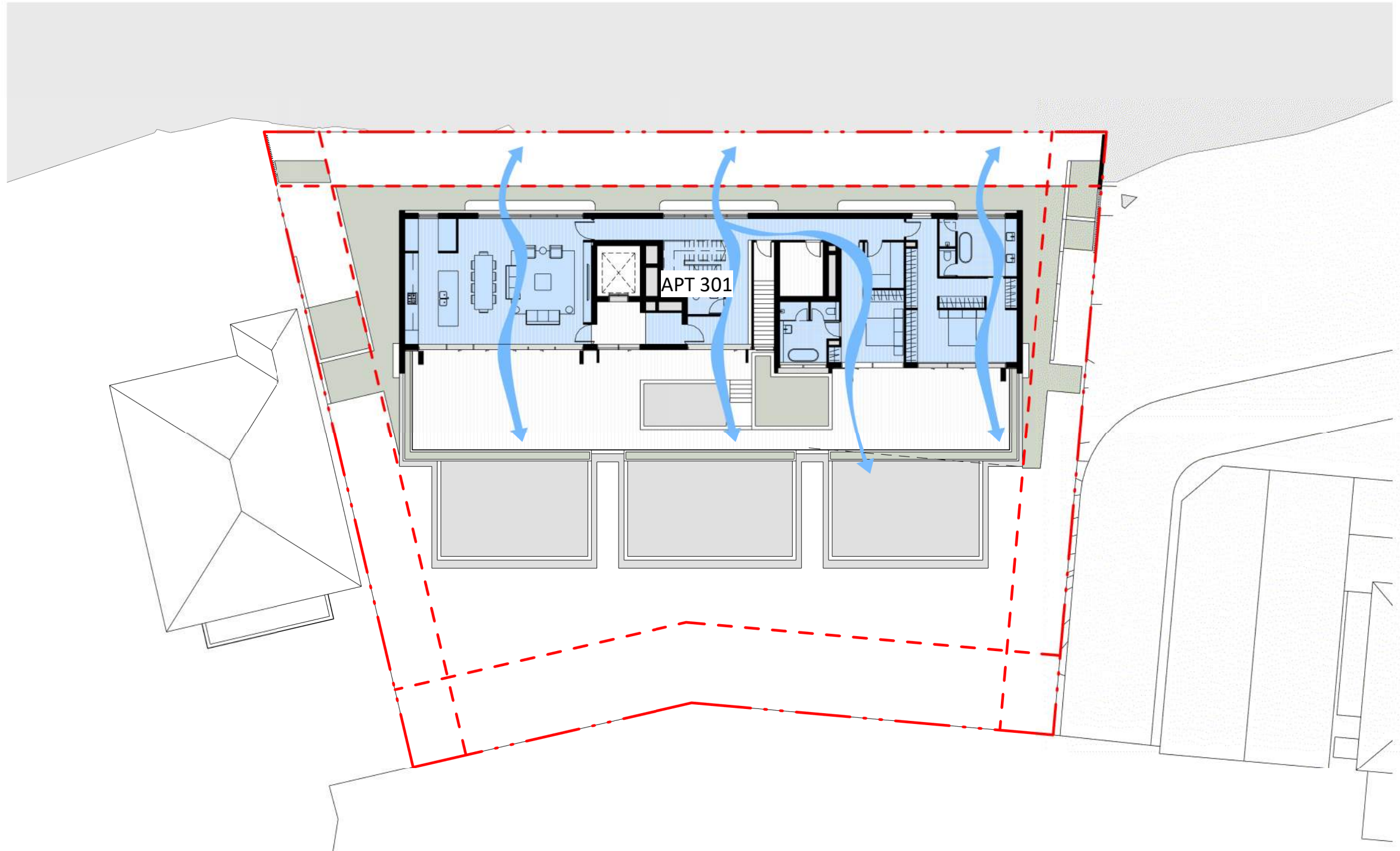




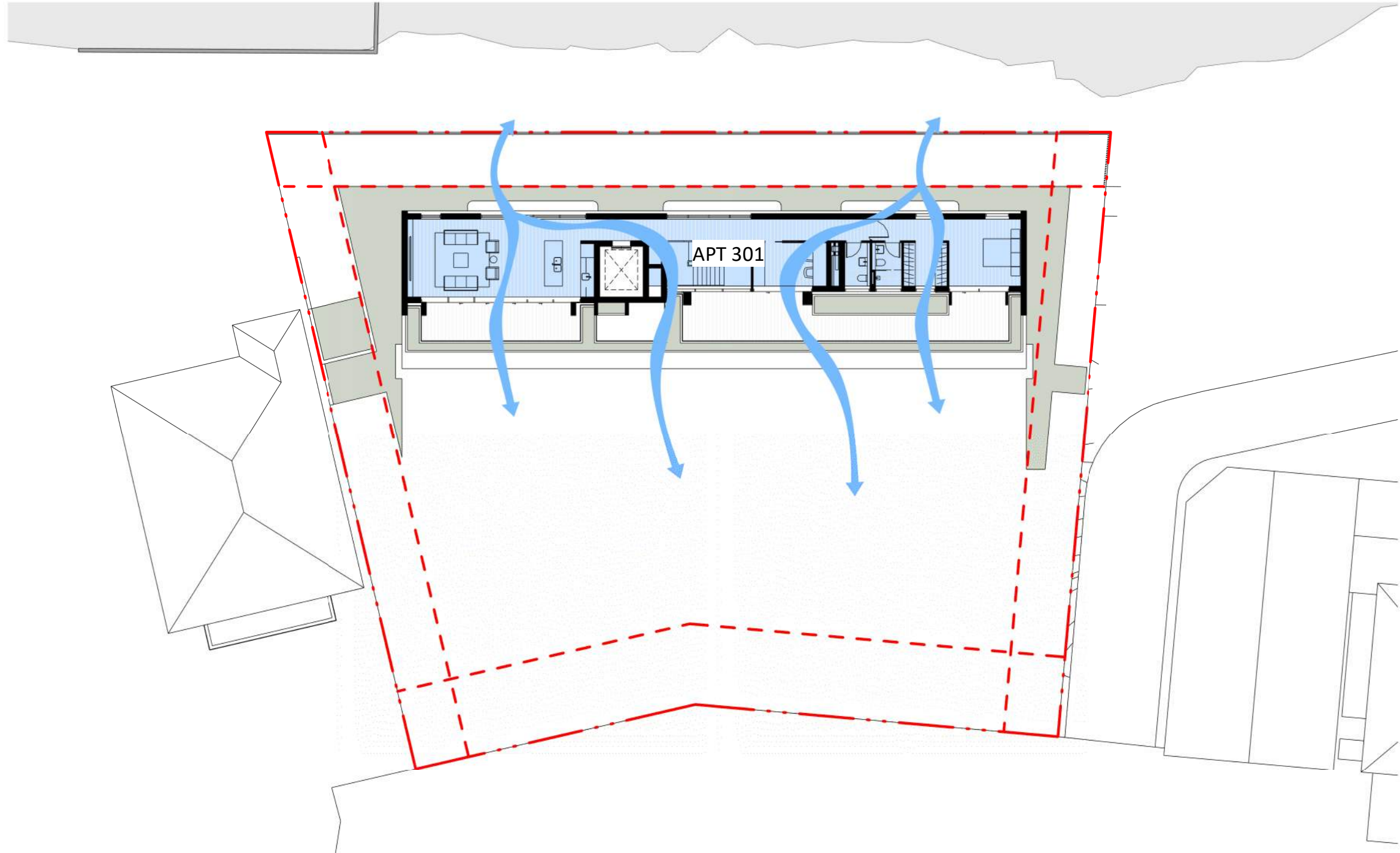
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1 : 250



2 CROSS VENTILATION DIAGRAM - LEVEL 02  
1 : 250




3 CROSS VENTILATION DIAGRAM - LEVEL 03  
1 : 250



4 CROSS VENTILATION DIAGRAM - LEVEL 04  
1 : 250

#### CROSS VENTILATION SUMMARY

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

 Natural Ventilation

7/7 = 100%

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



% OF APARTMENTS WITH NATURAL CROSS VETILATION: 100%

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

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

#### KEY PLAN

CLOUD LEGEND
 REVISION
 ON HOLD

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#### OTHERS

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

ARCHITECT  
SUITE 41 & 42, LEVEL 4  
61 MARLBOROUGH ST  
SURRY HILLS, NSW 2010  
T 02 9698 8510  
ABN 63 131 385 896  
NOMINATED ARCHITECT:  
KOICHI TAKADA  
NSW ARCHITECTS 6901  
VIC ARCHITECTS 18179  
QLD ARCHITECTS 5590  
KOICHI TAKADA.COM

**Koichi  
Takada  
Architects**

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

STATUS  
DEVELOPMENT APPLICATION

0 12.5 m

DWG TITLE  
CROSS VENTILATION  
DIAGRAM

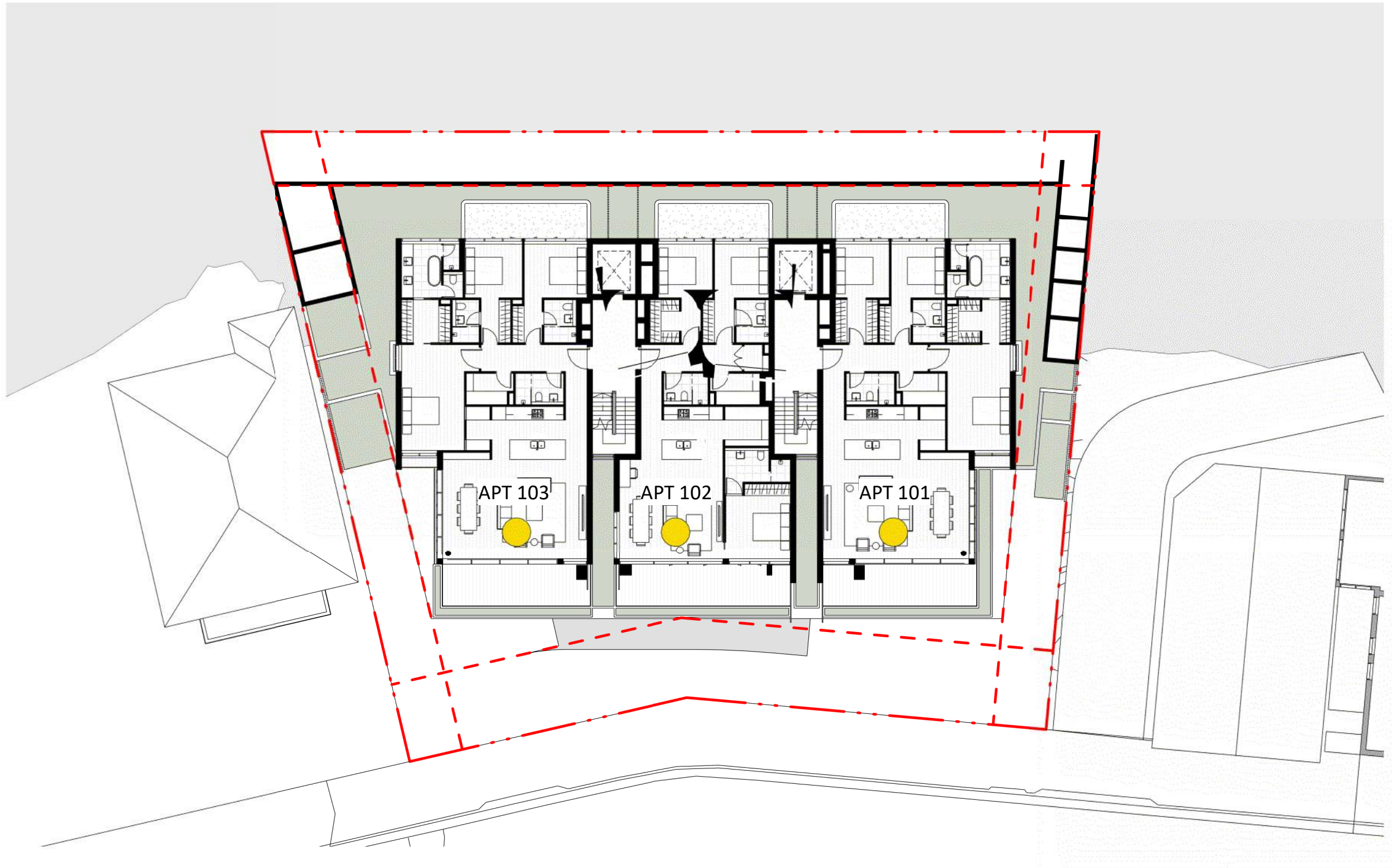
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A0410

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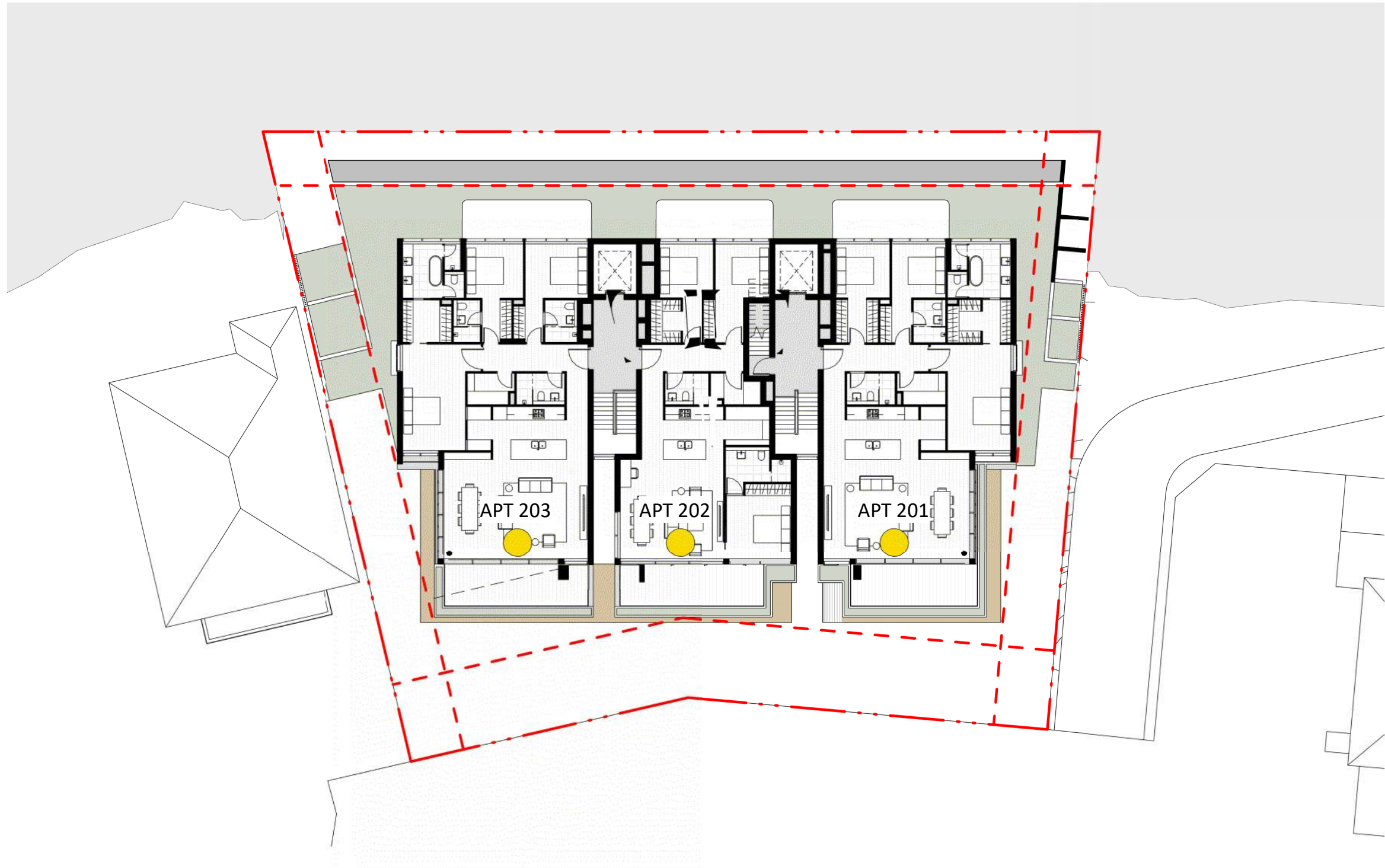
REVISION  
C

DATE  
24.08.23

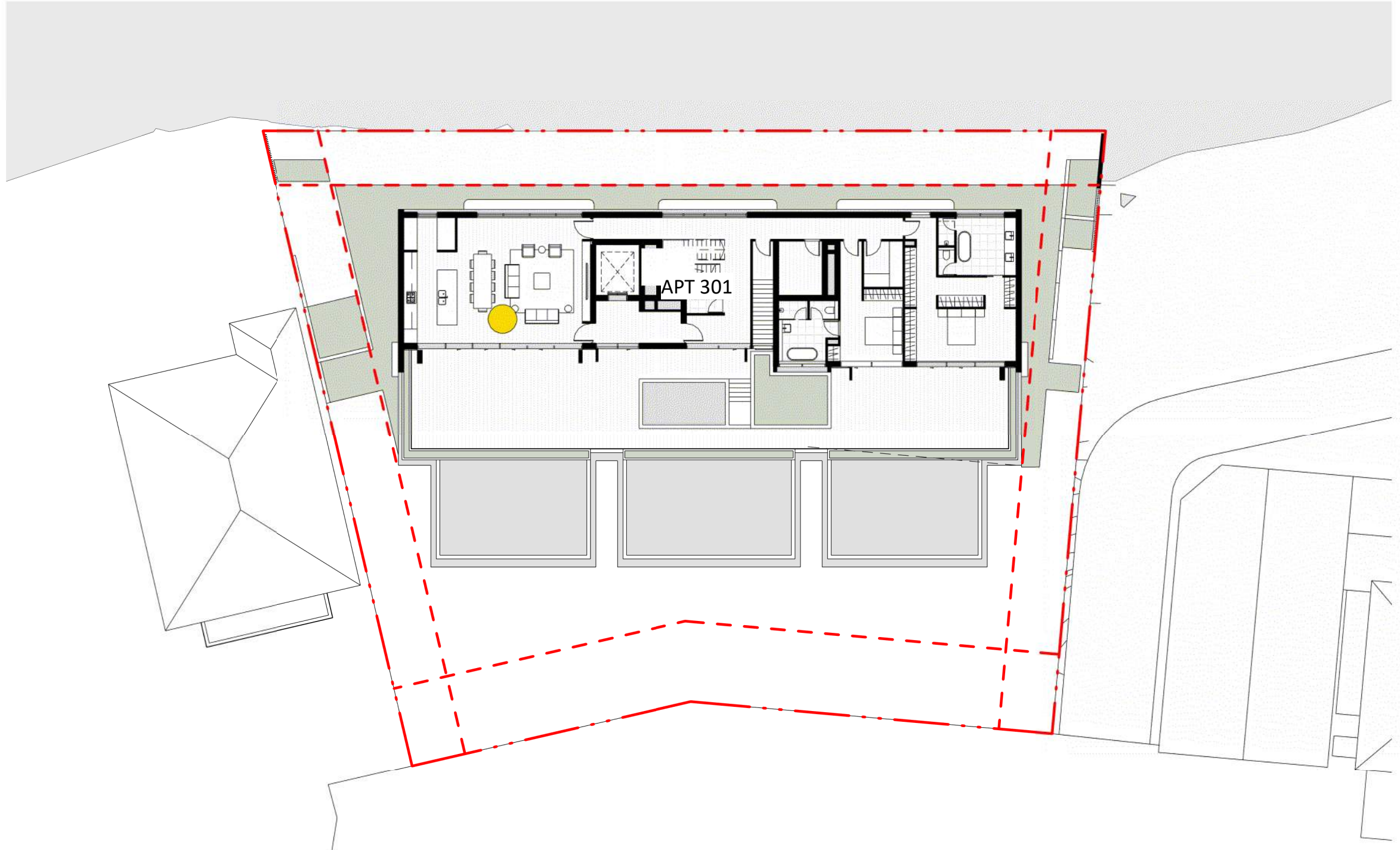




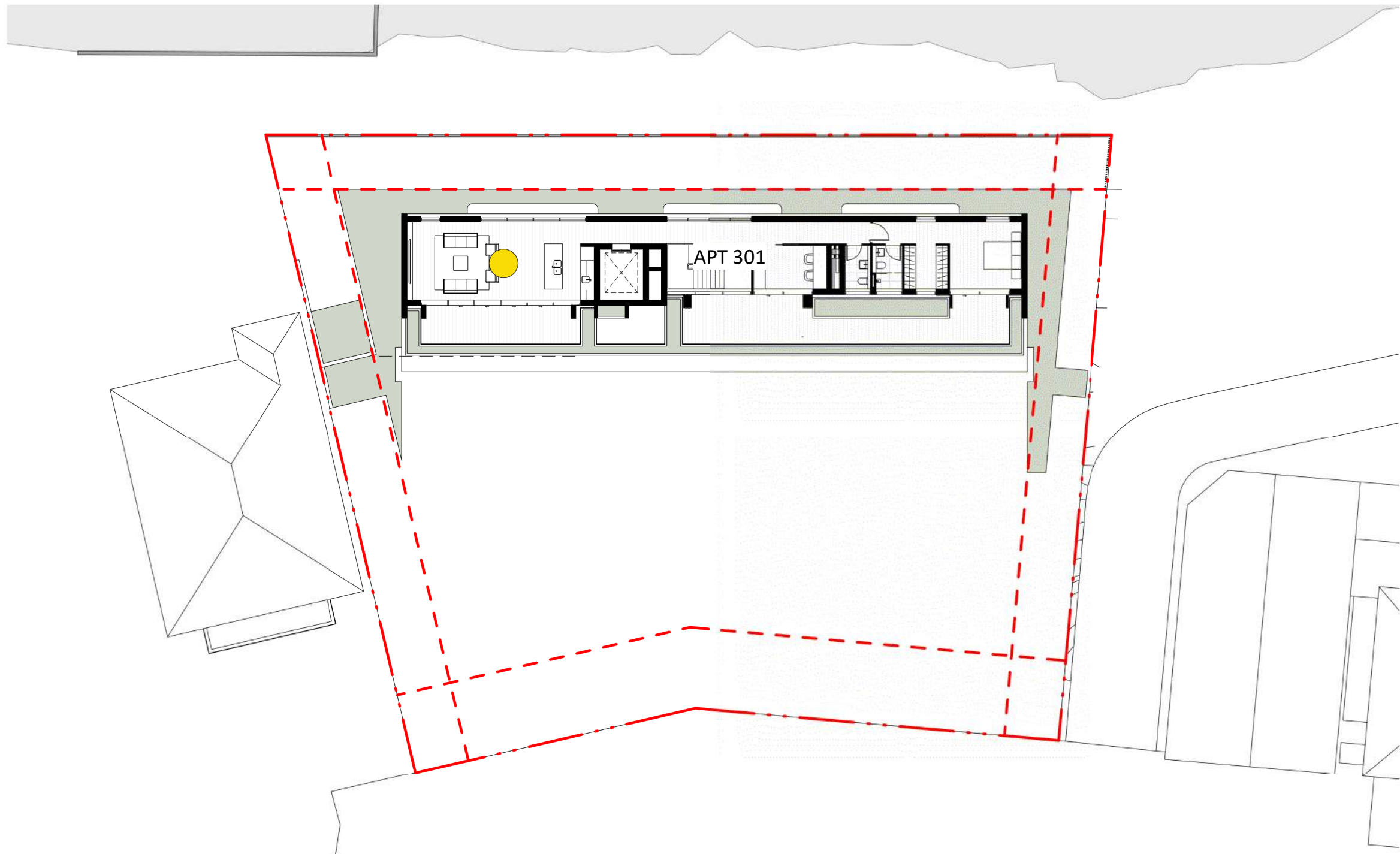
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1 : 250



2 SOLAR ACCESS DIAGRAM - LEVEL 02  
1 : 250



3 SOLAR ACCESS DIAGRAM - LEVEL 03  
1 : 250



4 SOLAR ACCESS DIAGRAM - LEVEL 4  
1 : 250

SOLAR ACCESS SUMMARY

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

● Solar Access

7/7 = 100%

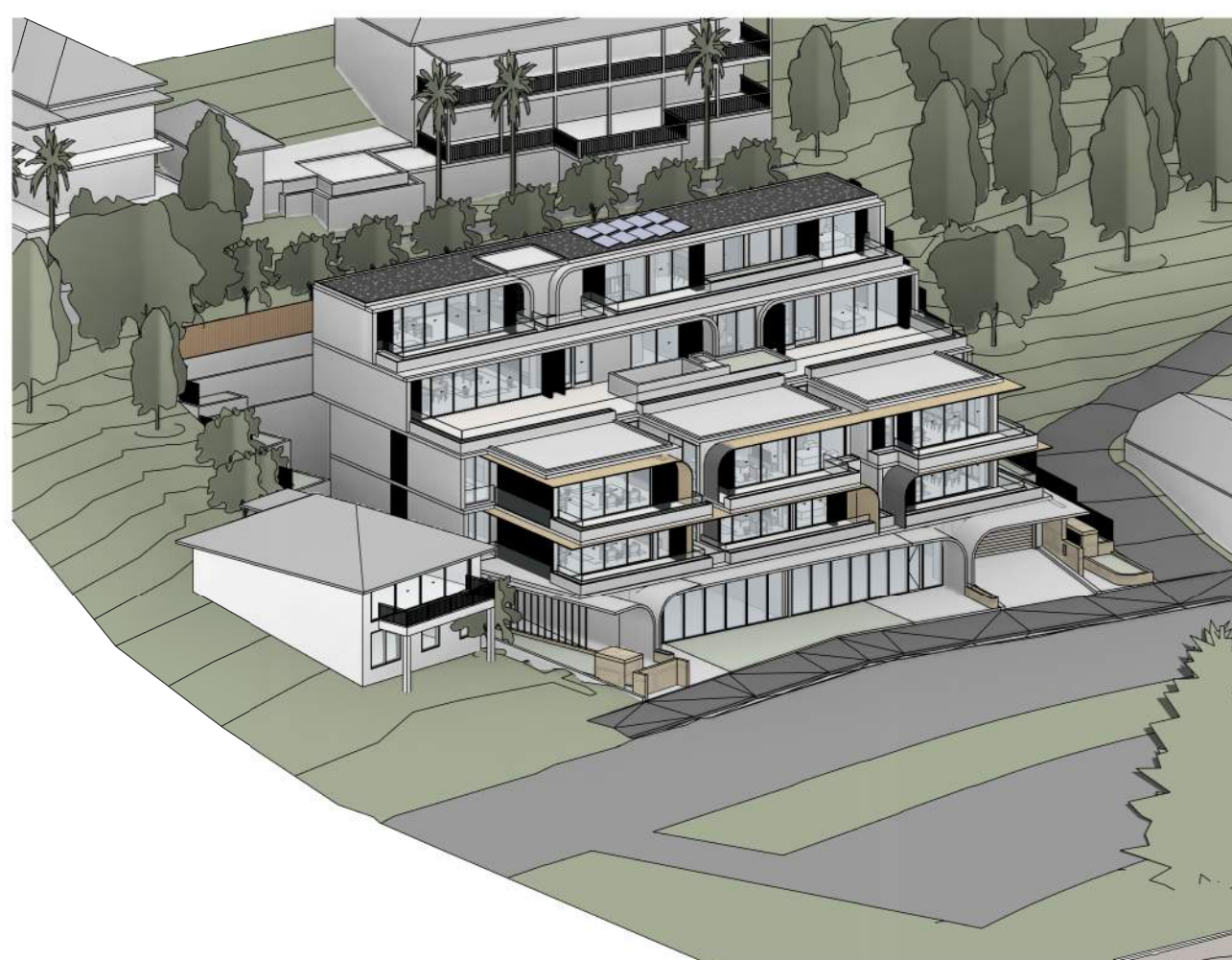
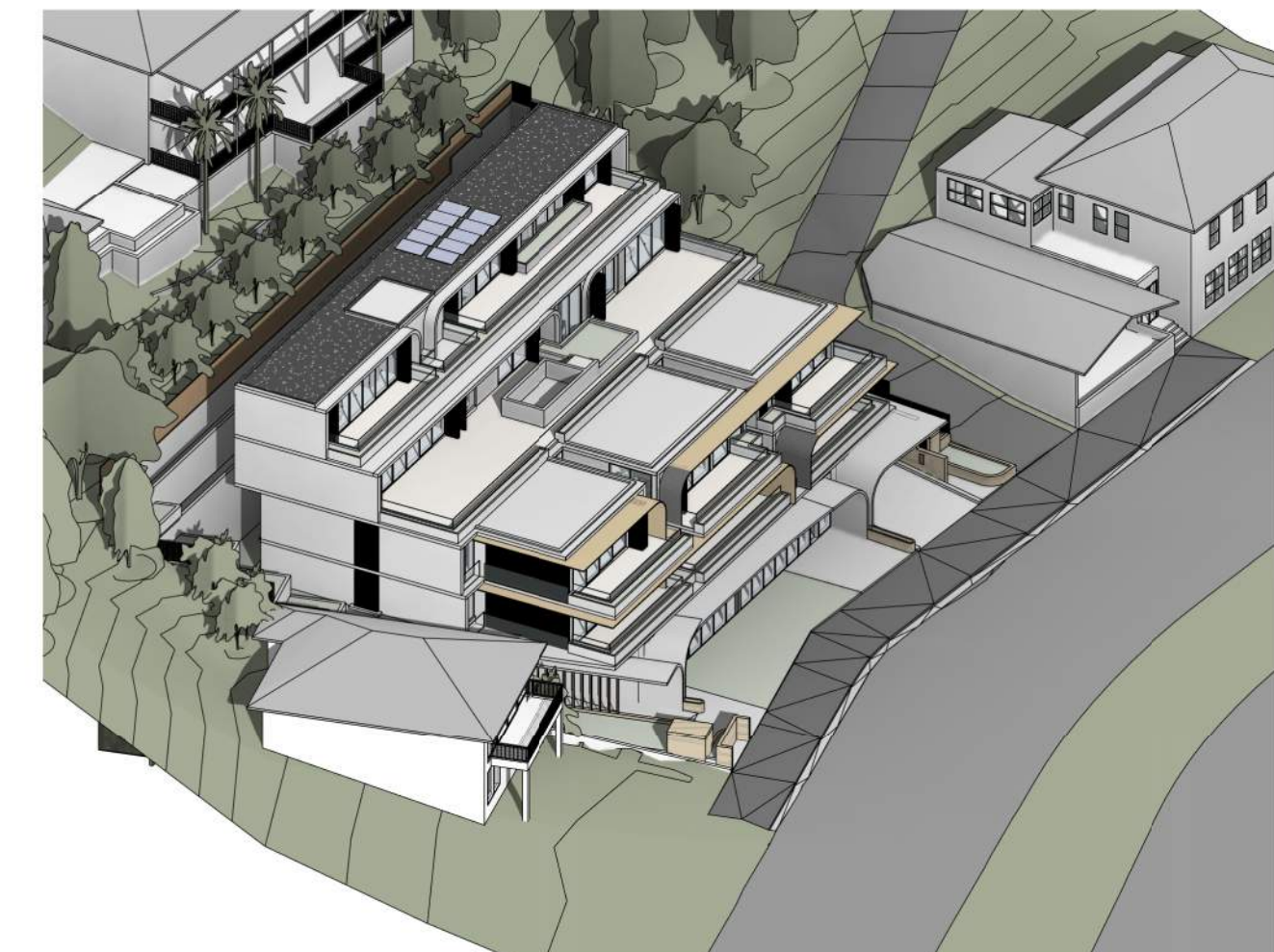
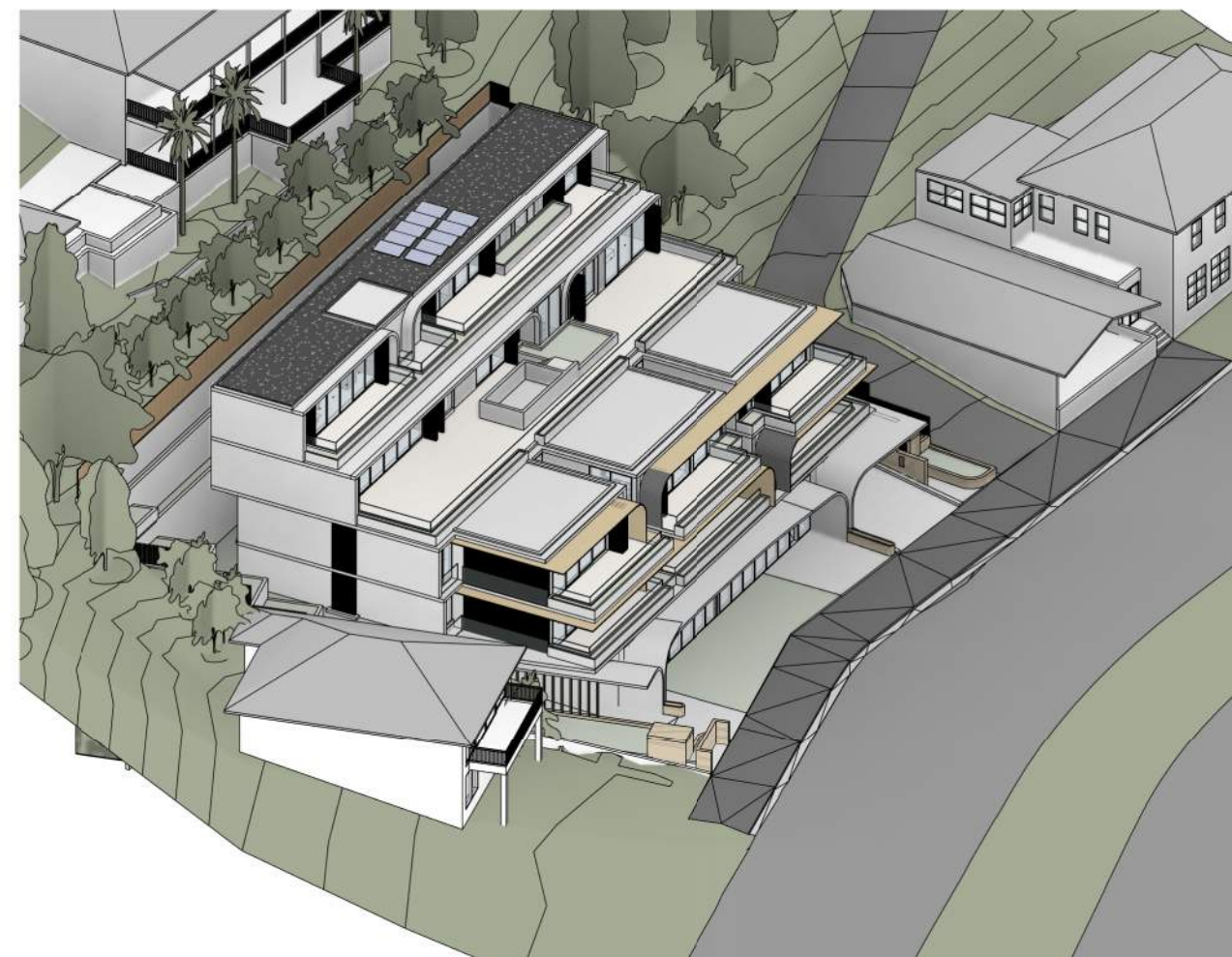
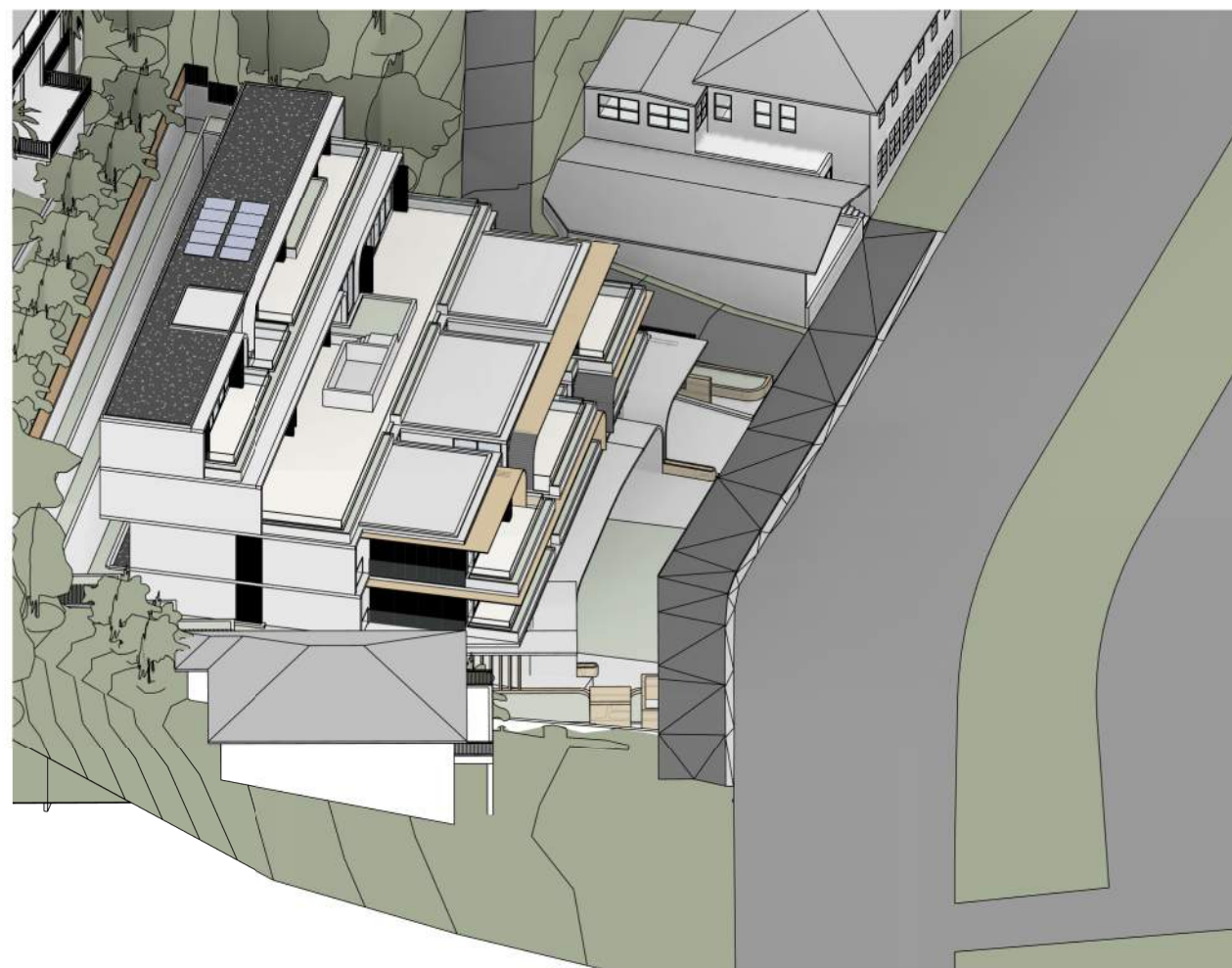
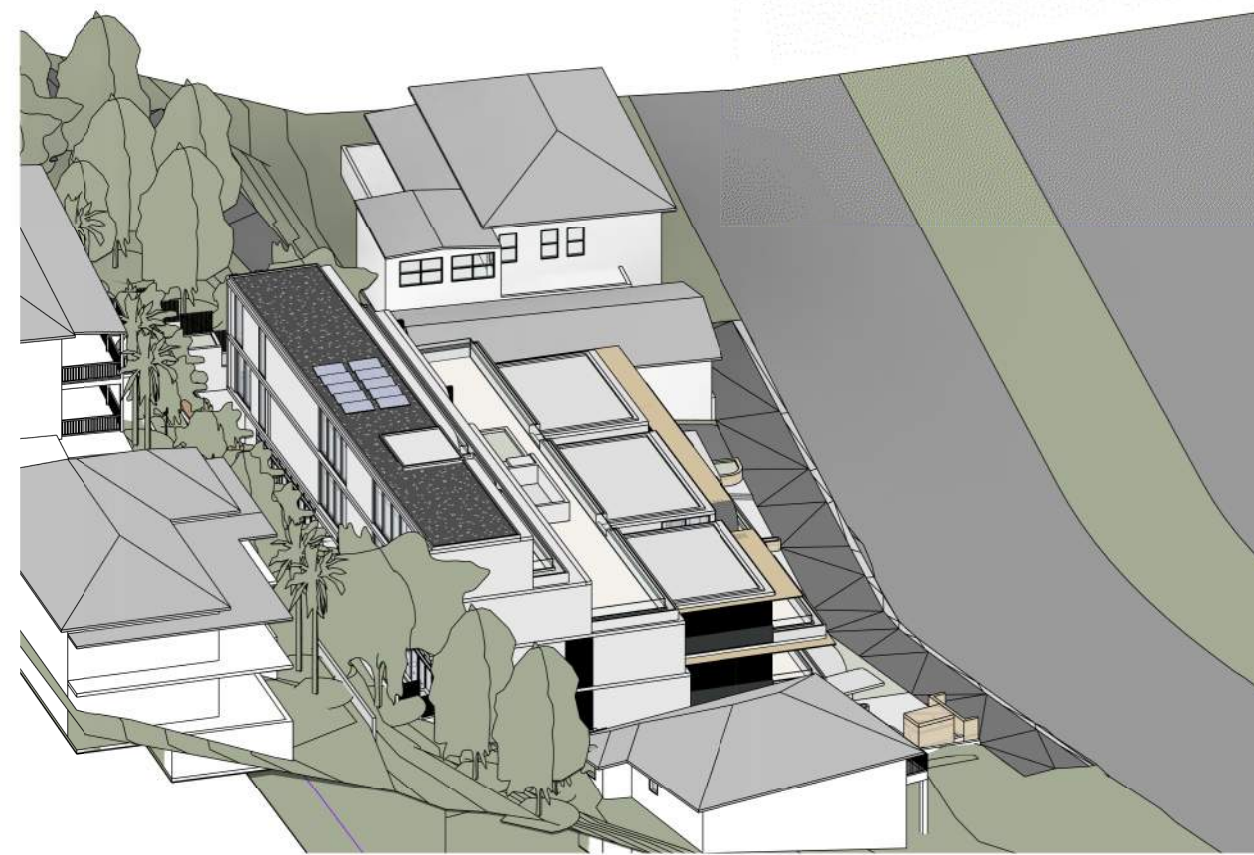
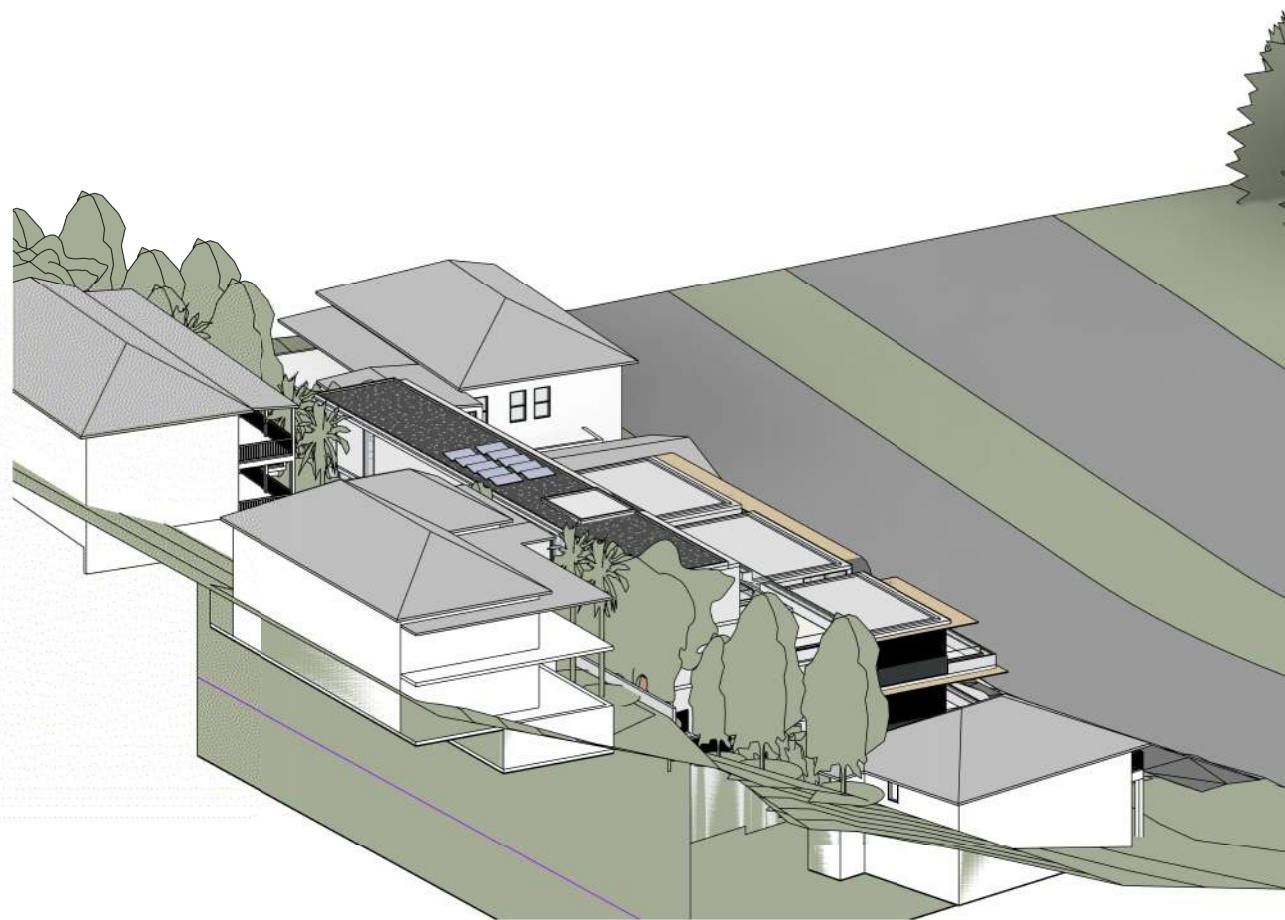
	NUMBER OF APARTMENTS	SOLAR ACCESS ACHIEVED APARTMENTS
LEVEL 1	3	3
LEVEL 2	3	3
LEVEL 3 & 4	1	1
TOTAL	7	7

% OF APARTMENTS WITH SOLAR ACCESS: 100%

**NOTE: MIN. SOLAR ACCESS % AS PER ADG 4A - 70%**  
**NOTE: MAX. OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNGLIGHT BETWEEN 9AM AND 3PM AT MID WINTER**

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B	FOR AMENDED DA SUBMISSION				DK	HRW	26.07.23						STATUS DEVELOPMENT APPLICATION	DWG NO. A0411	REVISION C	
C	FOR AMENDED DA SUBMISSION				DK	SL	24.08.23						0 12.5 m	SCALE 1:250@A1, 1:500@A3	DATE 24.08.23	
									CLOUD LEGEND							
									<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>							





## SOLAR ACCESS SUMMARY

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

 Solar Access

7/7 = 100%

	NUMBER OF APARTMENTS	SOLAR ACCESS ACHIEVED APARTMENTS
LEVEL 1	3	3
LEVEL 2	3	3
LEVEL 3 & 4	1	1
<b>TOTAL</b>	<b>7</b>	<b>7</b>

**% OF APARTMENTS WITH SOLAR ACCESS: 100%**

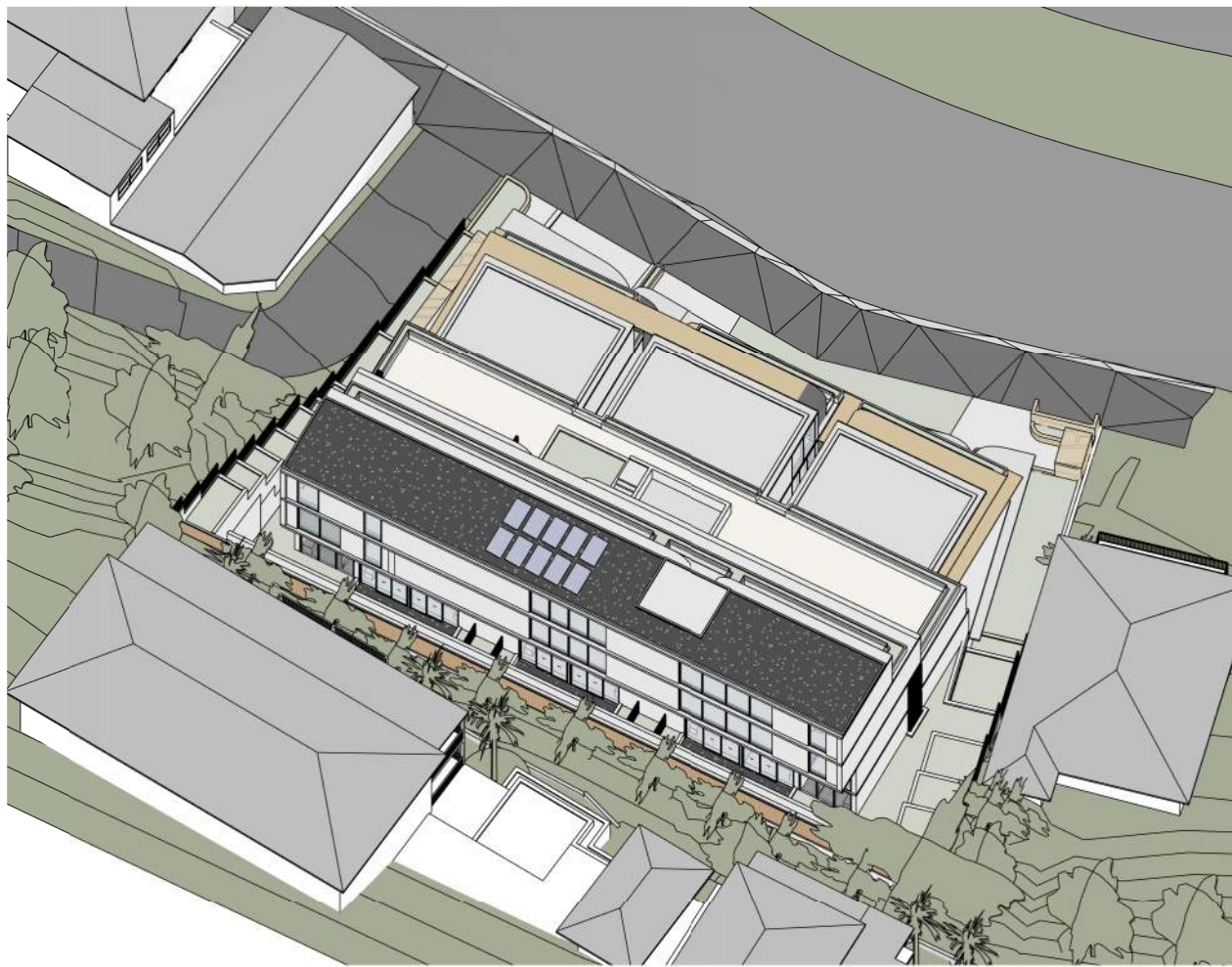
**NOTE: MIN. SOLAR ACCESS % AS PER ADG 4A - 70%**  
**NOTE: MAX. OF 15% OF APARTMENTS IN A BUILDING**  
**RECEIVE NO DIRECT SUNGLIGHT BETWEEN 9AM AND 3PM AT**  
**MID WINTER**

[illegible]

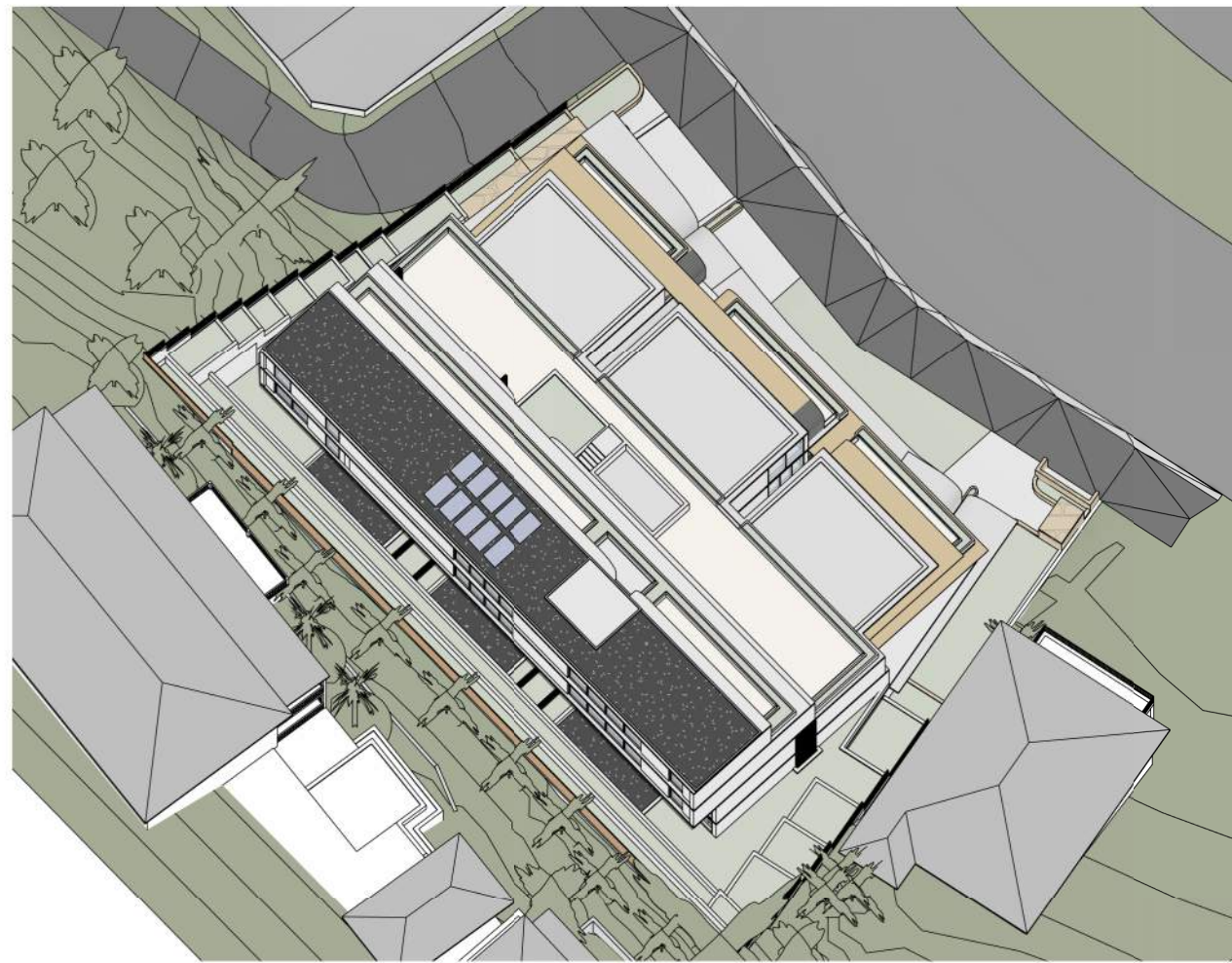




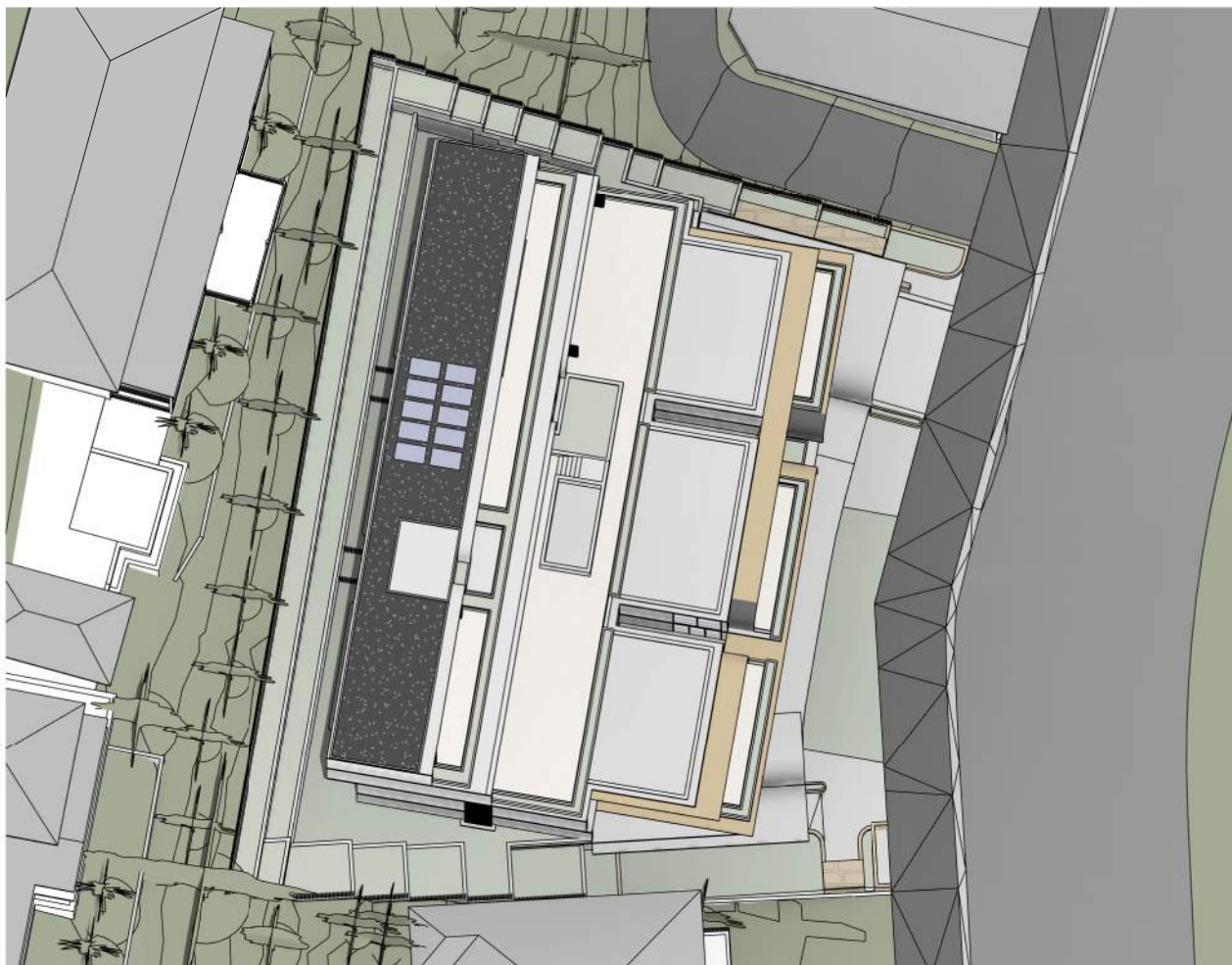
1 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 9AM



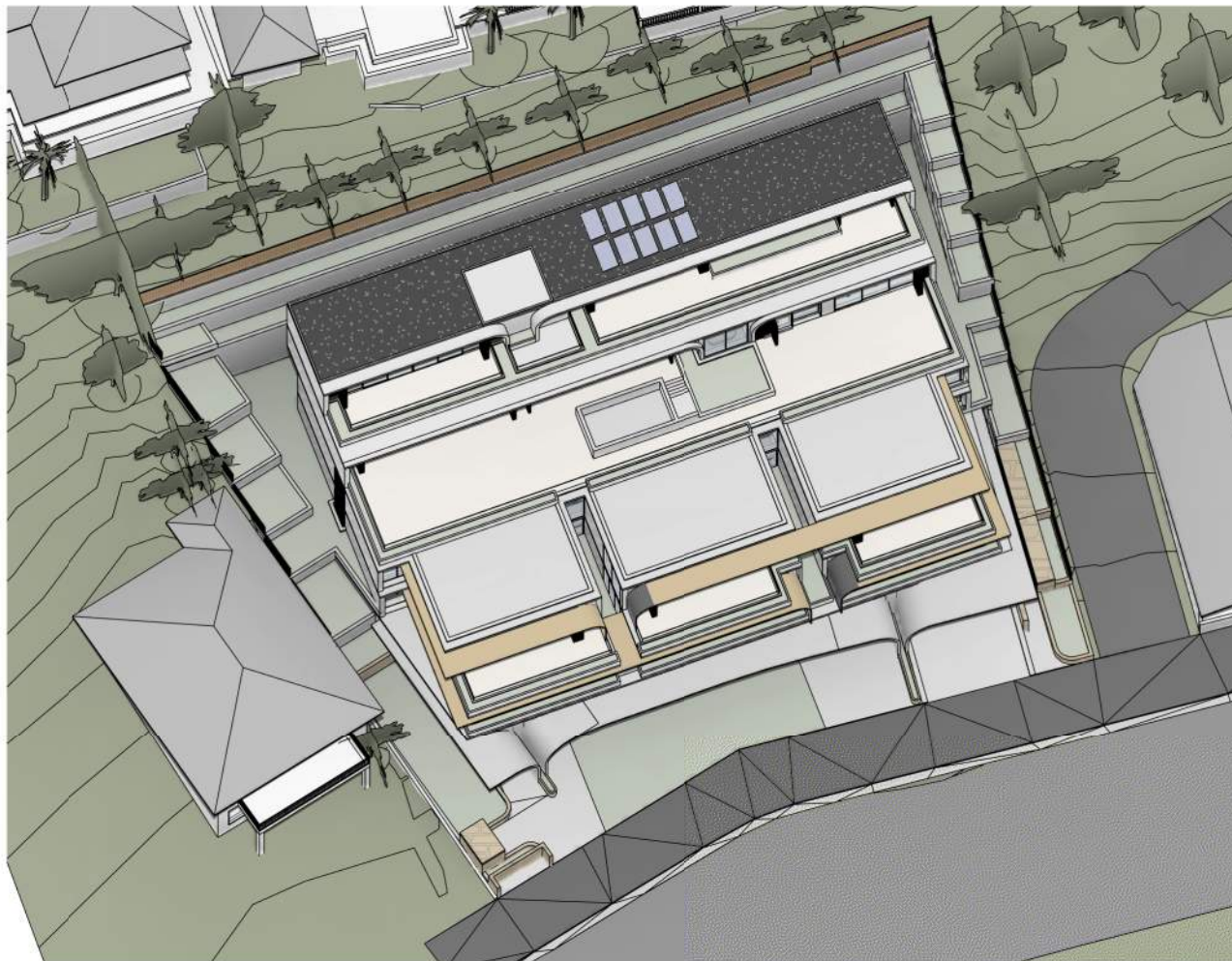
2 SUN EYE VIEW DIAGRAM - 21ST DECEMBER @ 10AM



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



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



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



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



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

SOLAR ACCESS SUMMARY

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

● Solar Access

7/7 = 100%

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

% OF APARTMENTS WITH SOLAR ACCESS: 100%

**NOTE: MIN. SOLAR ACCESS % AS PER ADG 4A - 70%**  
**NOTE: MAX. OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNGLIGHT BETWEEN 9AM AND 3PM AT MID WINTER**

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A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

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● ON HOLD

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

ARCHITECT  
SUITE 41 & 42, LEVEL 4  
61 MARLBOROUGH ST  
SURRY HILLS, NSW 2010  
T 02 9698 8510  
ASN 63 131 365 896  
NOMINATED ARCHITECT:  
KOICHI TAKADA  
NSW ARCHITECTS 6901  
VIC ARCHITECTS 18179  
QLD ARCHITECTS 5590  
KOICHI TAKADA.COM

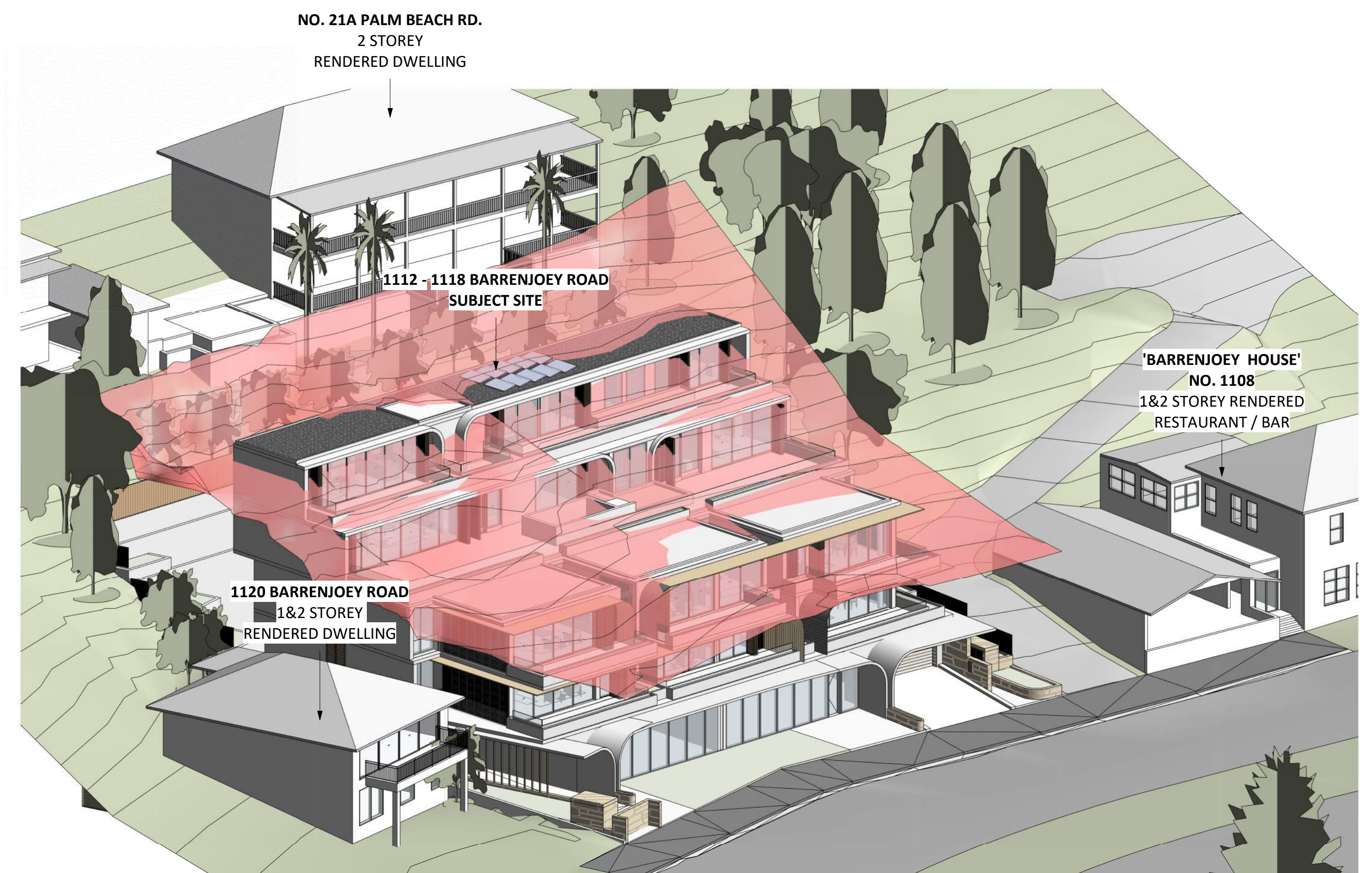
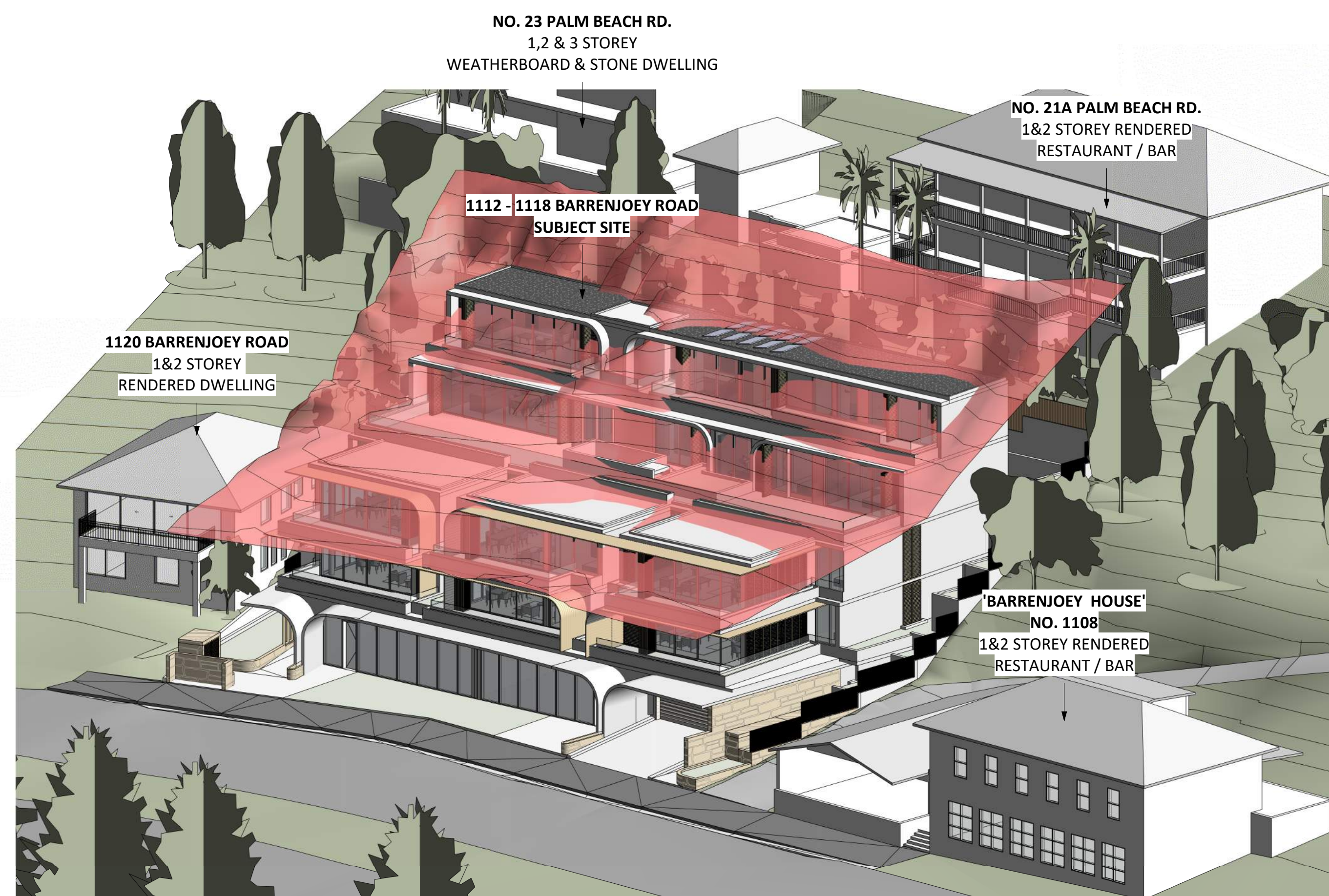
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PROJECT  
1112-1116 BARRENJOEY RD  
1112 - 1116 BARRENJOEY ROAD, PALM BEACH  
STATUS  
DEVELOPMENT APPLICATION

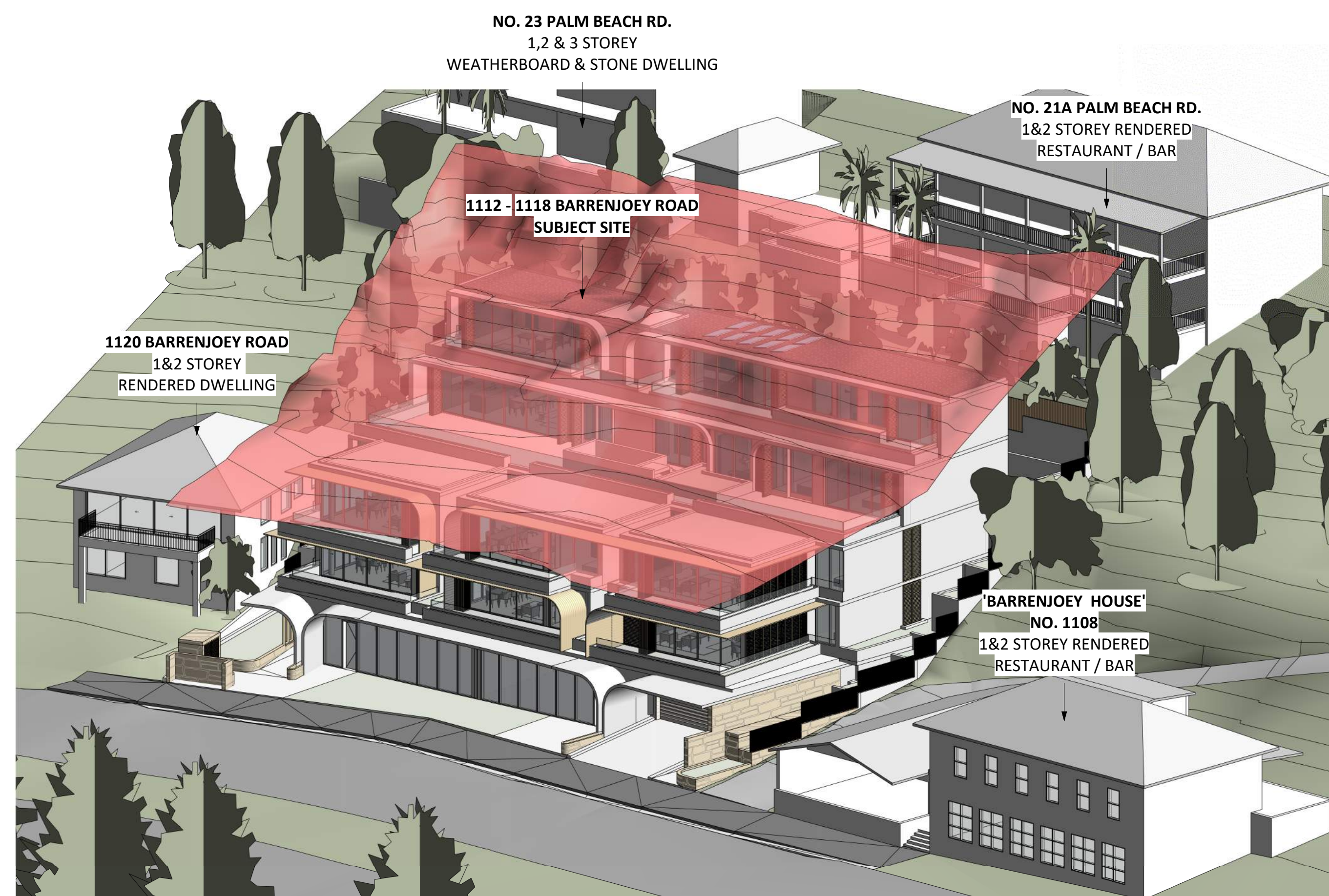
DWG TITLE	REVISION
SUN EYE VIEW DIAGRAM - 21ST DEC	C
DWG NO.	DATE
A0413	24.08.23
SCALE	



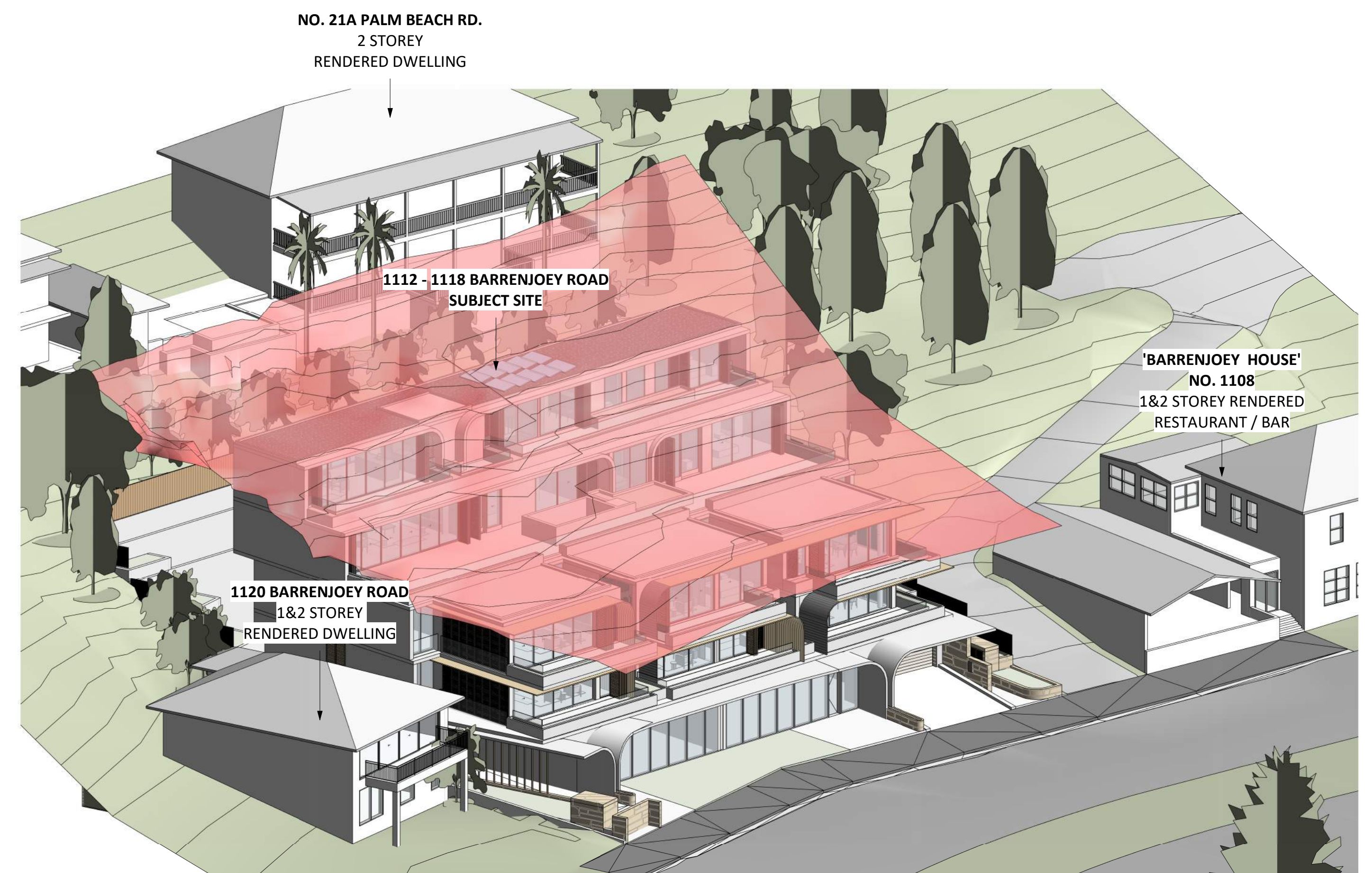


NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CUSTOMER	ARCHITECT	PROJECT		QA STAMP	PROJECT	DWG TITLE	STATUS	DWG NO.	REVISION	
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B	FOR AMENDED DA SUBMISSION				DK	RW	25.07.23		LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039													
C	FOR AMENDED DA SUBMISSION				DK	SL	24.08.23															
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										REVISION		ON HOLD										





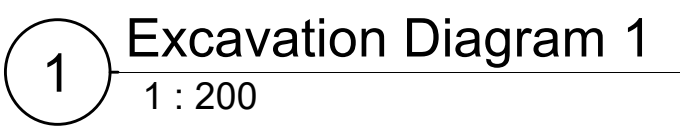
**NOTE: 10m HEIGHT CONTROL SHOWN AS RED PLANE. THERE IS NO EXCEEDANCE OVER 10m**



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

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B	FOR AMENDED DA SUBMISSION	DK	RHW	25.07.23												<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF "WIP" DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	STATUS	DWG NO.	REVISION				
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.2023													DEVELOPMENT APPLICATION	A0431	C				
										CLOUD LEGEND							SCALE	DATE	20.08.23				
										<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>													





NO REVISION				BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CUSTOMER	ARCHITECT	GASTAMP	PROJECT	DWG TITLE	
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B FOR AMENDED DA SUBMISSION				DK	HVV	26.07.23										
C FOR AMENDED DA SUBMISSION				DK	SL	24.08.23										
CLOUD LEGEND																
<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>																
<div><div>0</div><div>10 m</div></div> <div>SCALE 1:200 @A1, 1:400 @A3</div> <div>DATE 24.08.23</div>																







DEEP SOIL AREA SUMMARY :	
SITE AREA	1361.5 m <sup>2</sup>
MIN. REQUIRED DEEP SOIL AREA BY ADG (MIN. 7% OF SITE AREA) (MIN. 2m IN DIMENSION)	95.3 m <sup>2</sup> (MIN. 7%)
PROPOSED DEEP SOIL AREA	301.5 m <sup>2</sup> (22.1%)

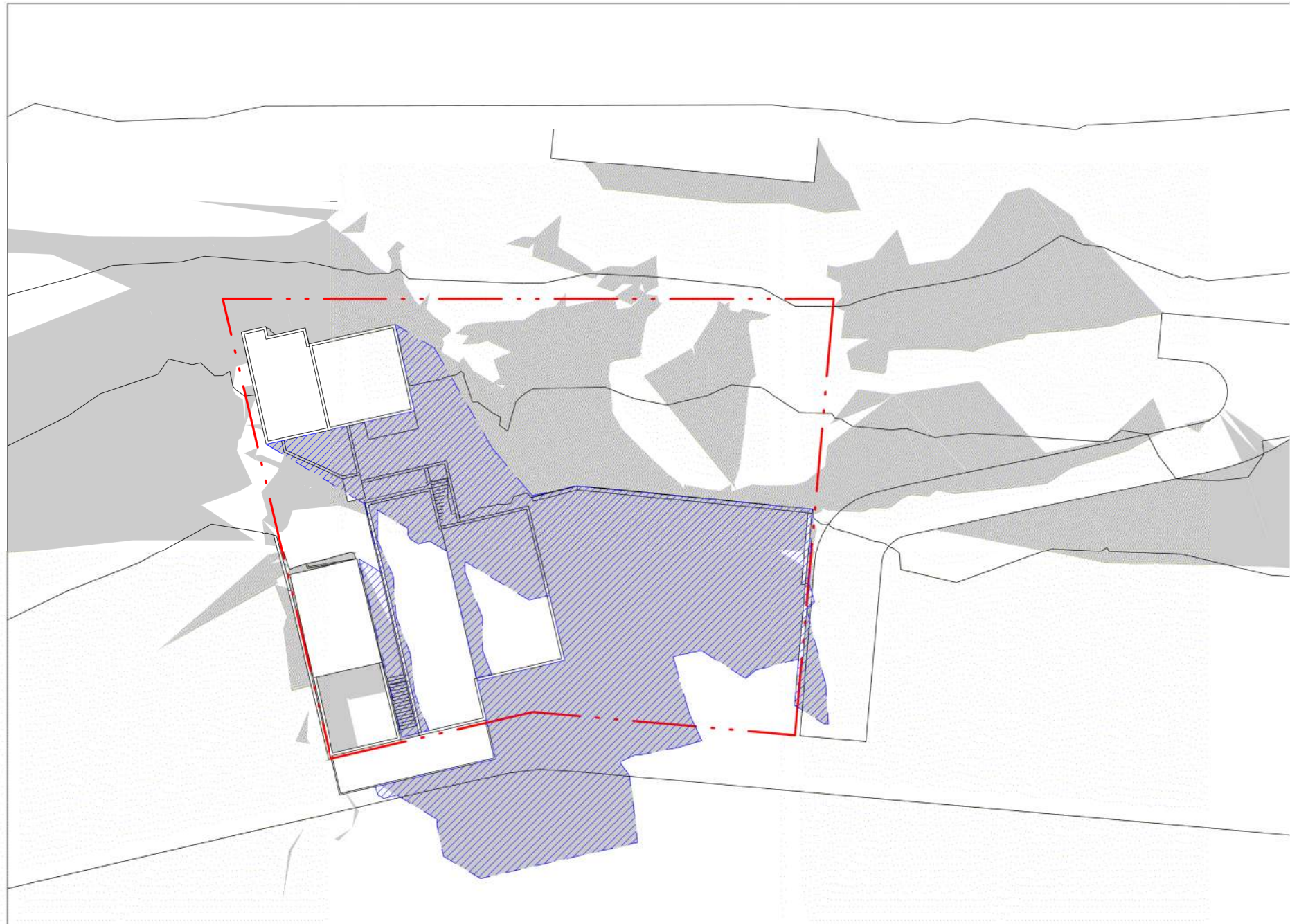
LANDSCAPE AREA SUMMARY :		
SITE AREA	1361.5 m <sup>2</sup>	
MIN. REQUIRED LANDSCAPED AREA (MIN. 20% OF SITE AREA)	272.3 m <sup>2</sup>	(MIN. 20%)
PROPOSED LANDSCAPED AREA BY DEFINITION (DCP CONTROL) - ON GROUND	345.2 m <sup>2</sup>	(25.4%)
PROPOSED LANDSCAPED AREA - ON STRUCTURE	218.0 m <sup>2</sup>	(16.0%)
TOTAL LANDSCAPED AREA	563.2 m <sup>2</sup>	(41.4%)

**LEGEND**

	PROPOSED LANDSCAPED AREA
	PROPOSED DEEP-SOIL AREA

[illegible]





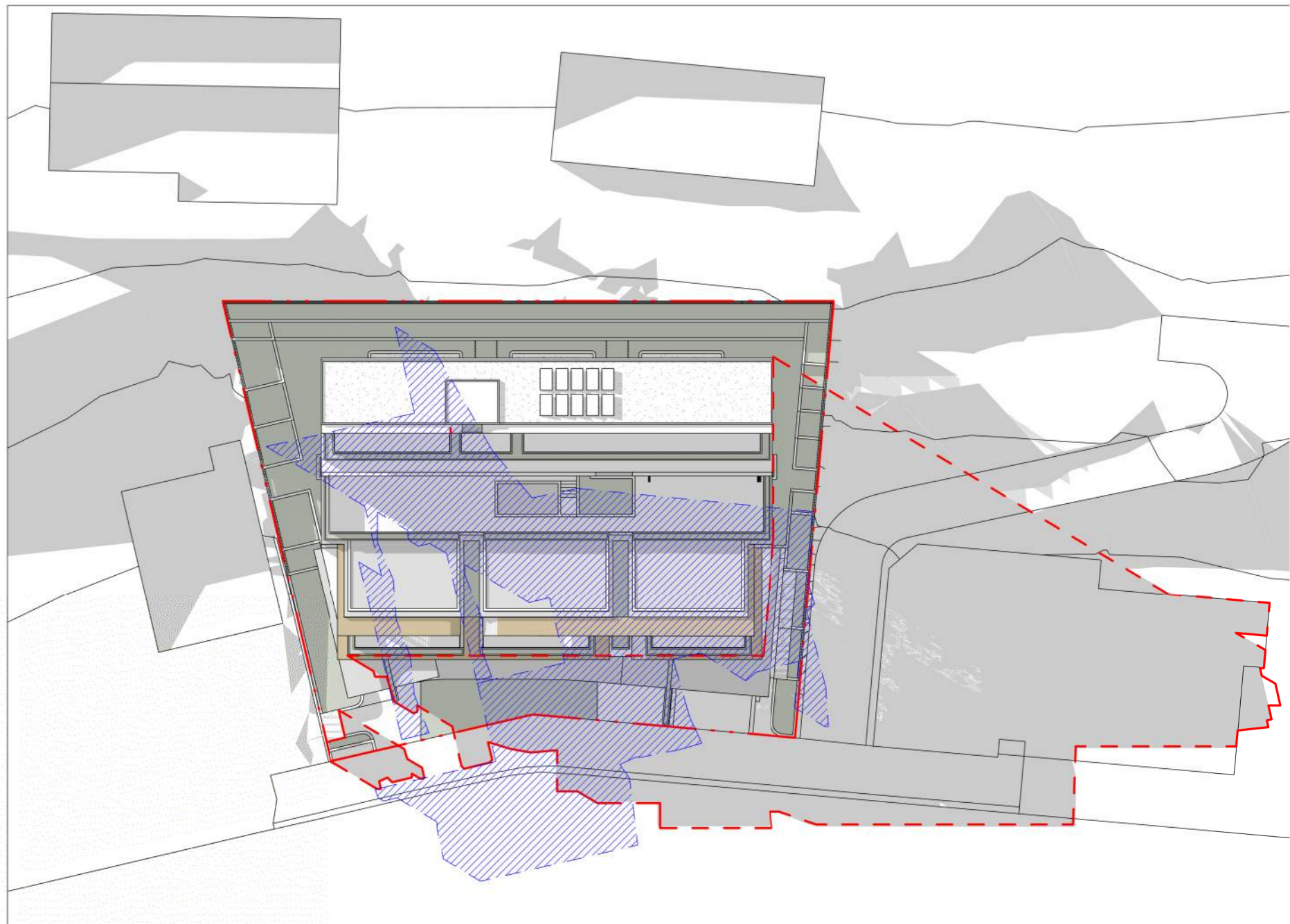
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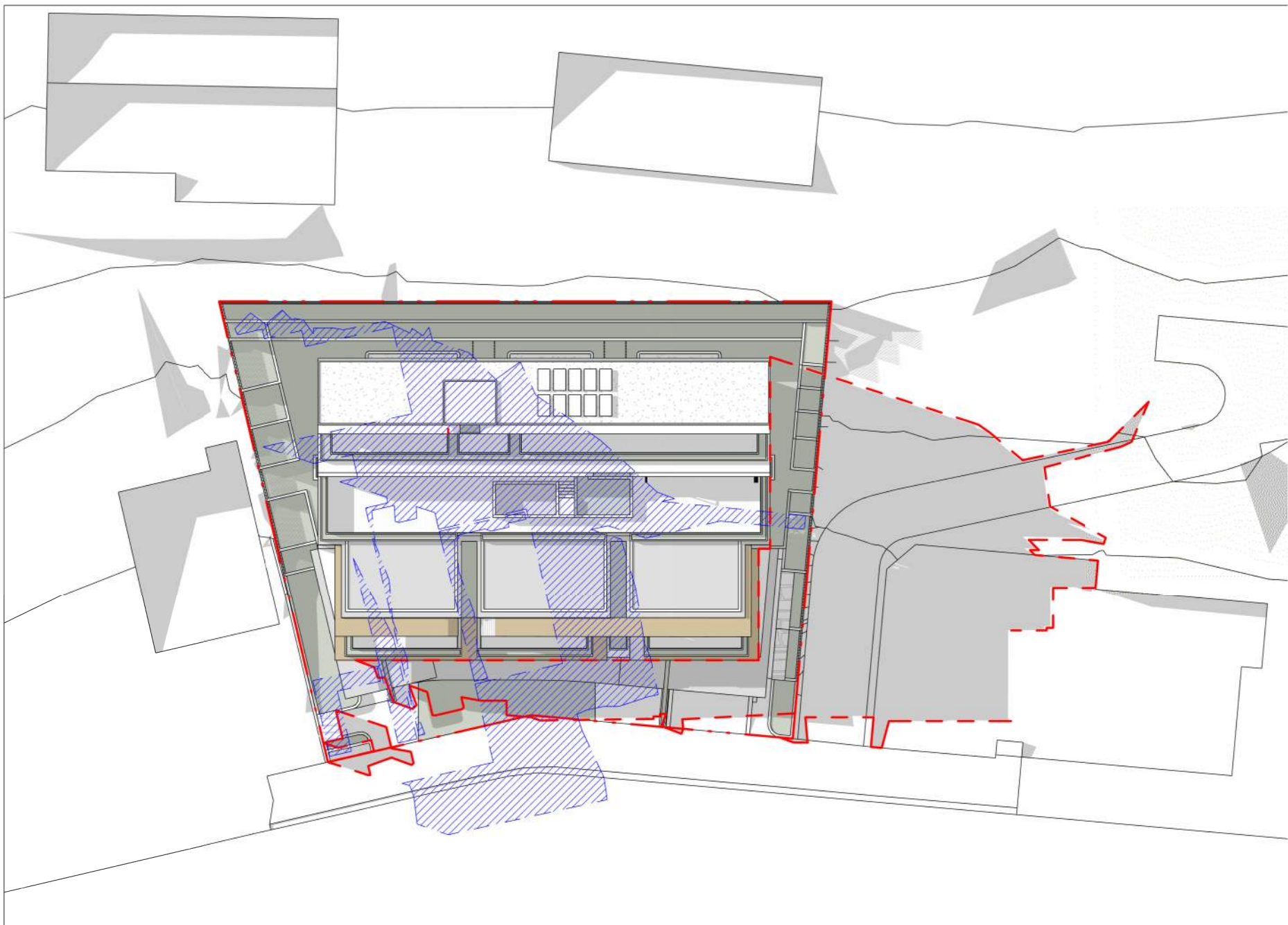
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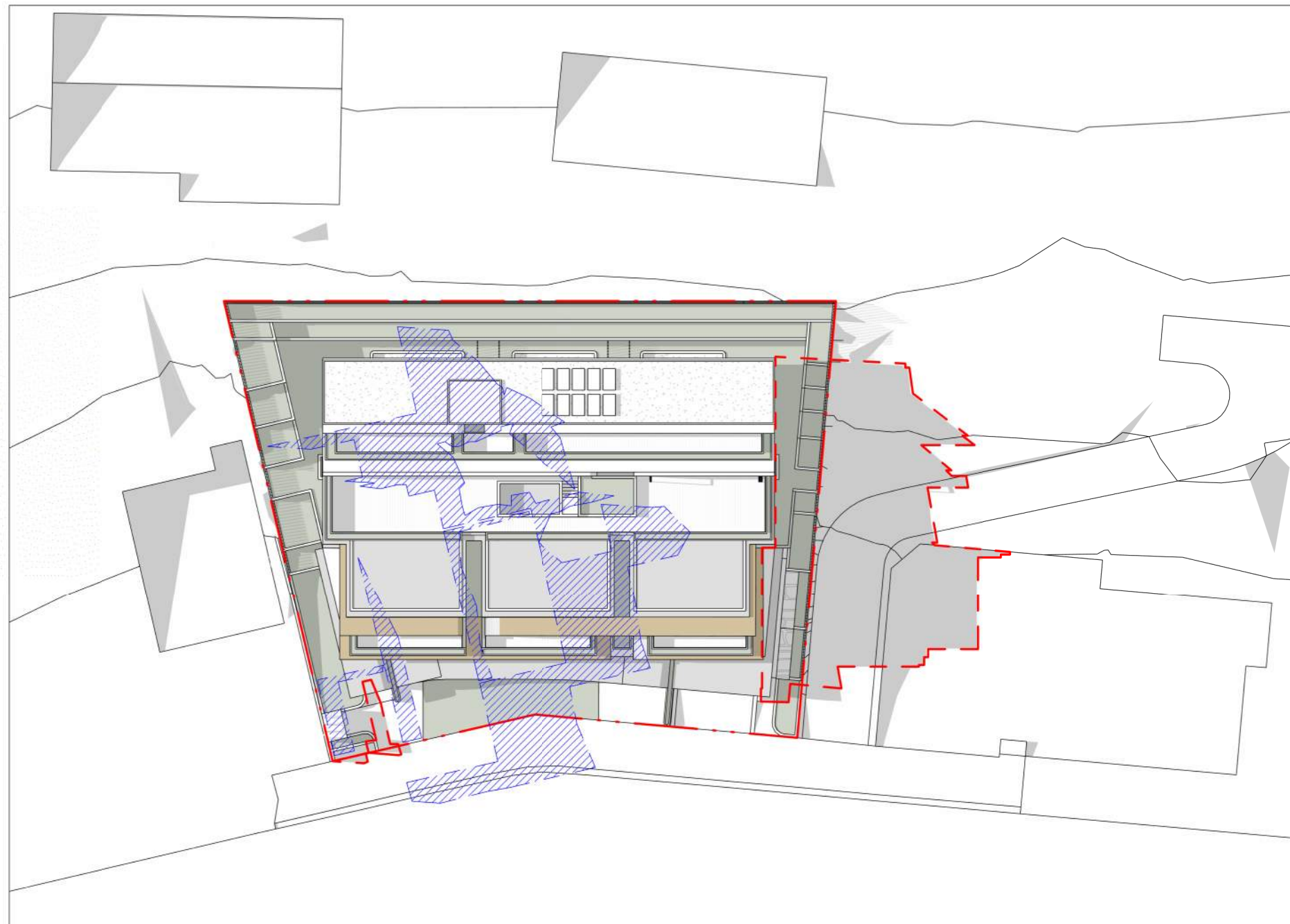
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1 : 400



4 WINTER SOLSTICE - JUNE 21ST 9AM PROPOSED  
1 : 400





5 WINTER SOLSTICE - JUNE 21ST 10AM PROPOSED  
1 : 400



6 WINTER SOLSTICE - JUNE 21ST 11AM PROPOSED  
1 : 400



LEGEND

-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING SHADOW

NO.	REVISION	BY	CHK	DATE
A	FOR DA SUBMISSION	DK	GW	16.12.21
B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23

REVISION NOTES:

KEY PLAN

CLOUD LEGEND
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ROZELLE NSW 2039

ARCHITECT  
SUITE 41 & 42, LEVEL 4  
61 MARLBOROUGH ST  
SURRY HILLS, NSW 2010  
T 02 9698 8510  
ASN 63 131 385 896  
NOMINATED ARCHITECT:  
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NSW ARCHITECTS 6901  
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PROJECT
1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH
STATUS
DEVELOPMENT APPLICATION
SCALE
1:400@A1, 1:800@A3

DWG TITLE
SHADOW DIAGRAMS - 1
DWG NO.
A0470
REVISION
C
DATE
24.08.23





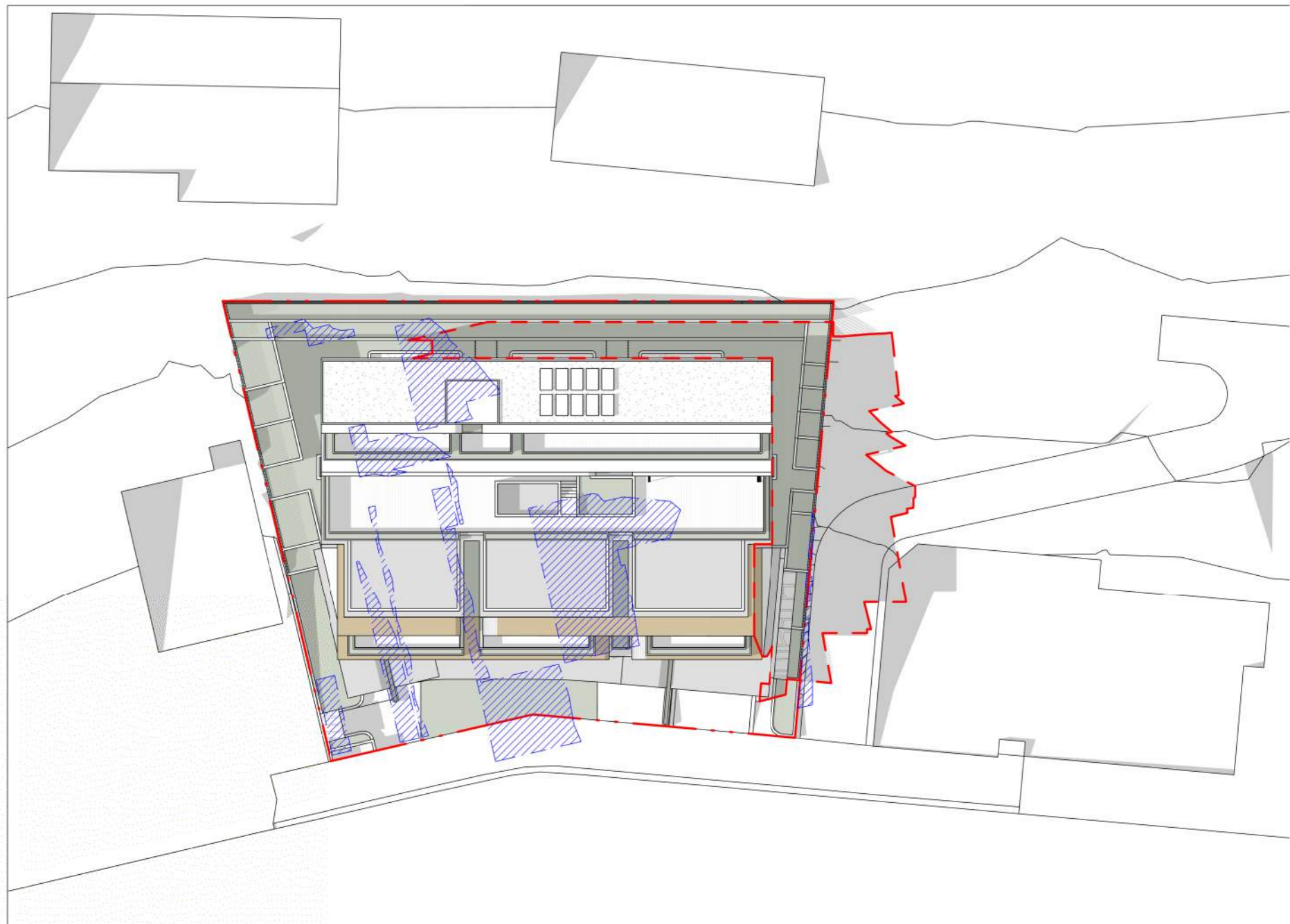
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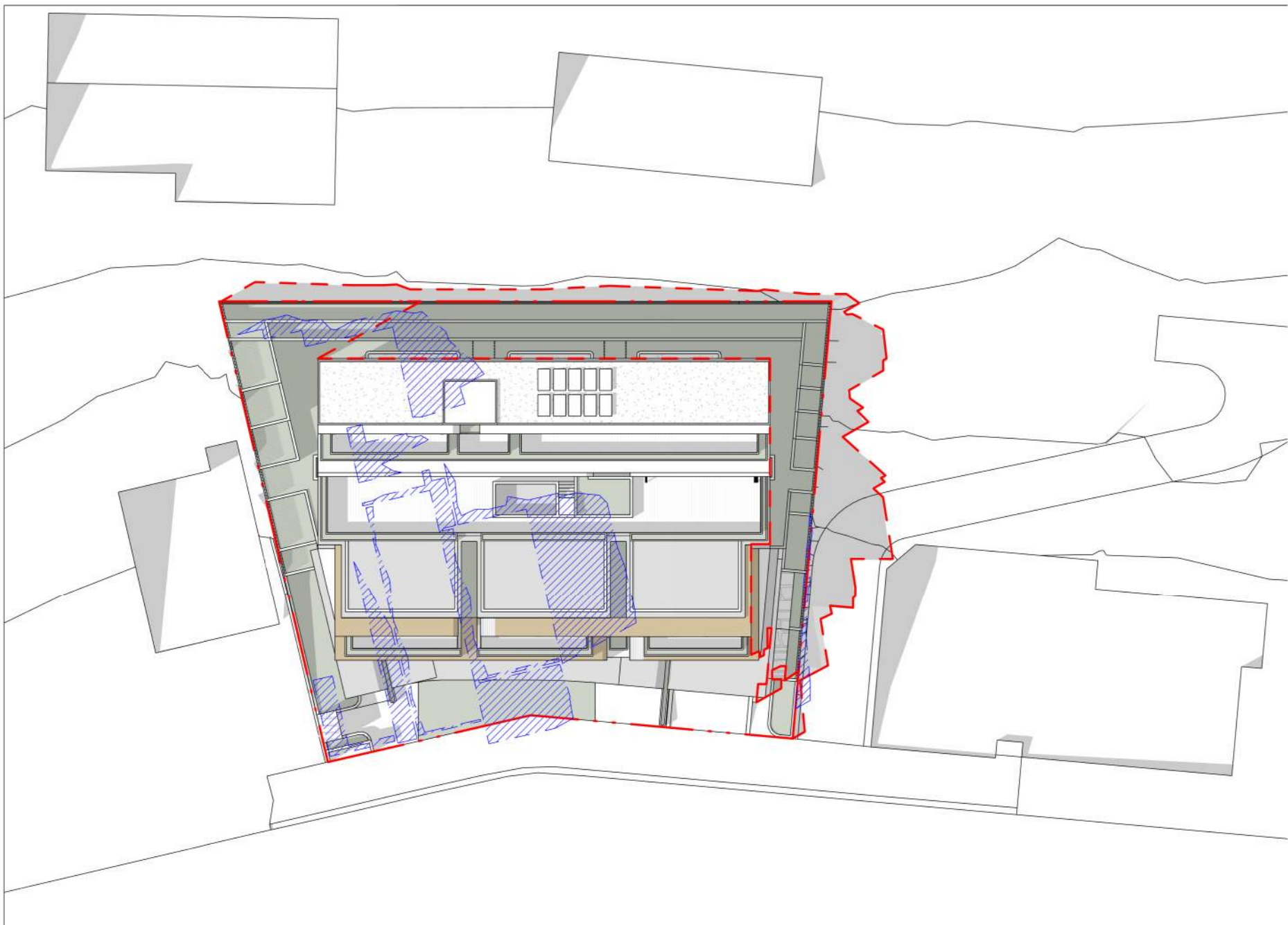
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1 : 400



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



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



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



6 WINTER SOLSTICE - JUNE 21ST 2PM PROPOSED  
1 : 400

NO. REVISION		BY	CHK	DATE	REVISION NOTES:		KEY PLAN		NOTES:		OTHERS		CLIENT		ARCHITECT		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI.TAKADA.COM		Koichi Takada Architects		QA STAMP		PROJECT		DWG TITLE		REVISION	
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B FOR AMENDED DA SUBMISSION		DK	HRW	26.07.23									LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039								1112 - 1116 BARRENJOEY ROAD, PALM BEACH							
C FOR AMENDED DA SUBMISSION		DK	SL	24.08.23																			STATUS		DWG NO.		REVISION	
																					DEVELOPMENT APPLICATION		A0471		C			
																					SCALE		1:400@A1, 1:800@A3		DATE			
																					0		20 m		24.08.23			



[illegible]







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



CURRENT CONDITION - CAMERA 05B (RL 21.10)



PROPOSED DEVELOPMENT - CAMERA 05B (RL 21.10)

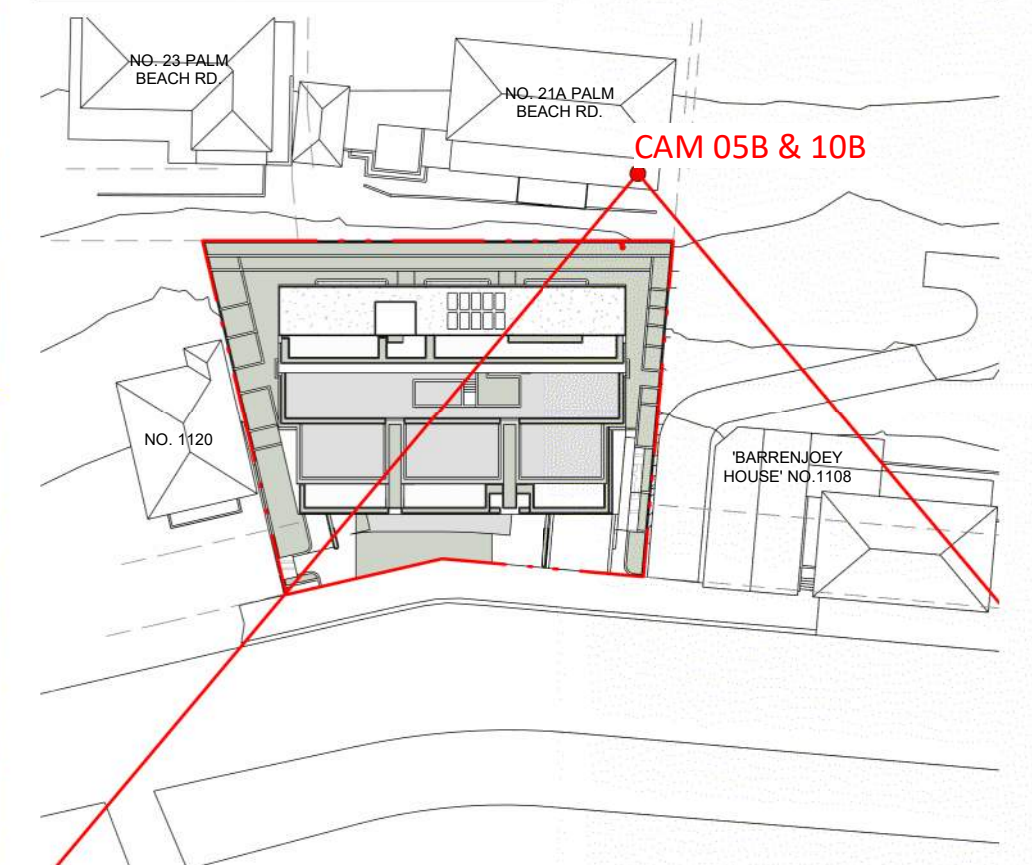
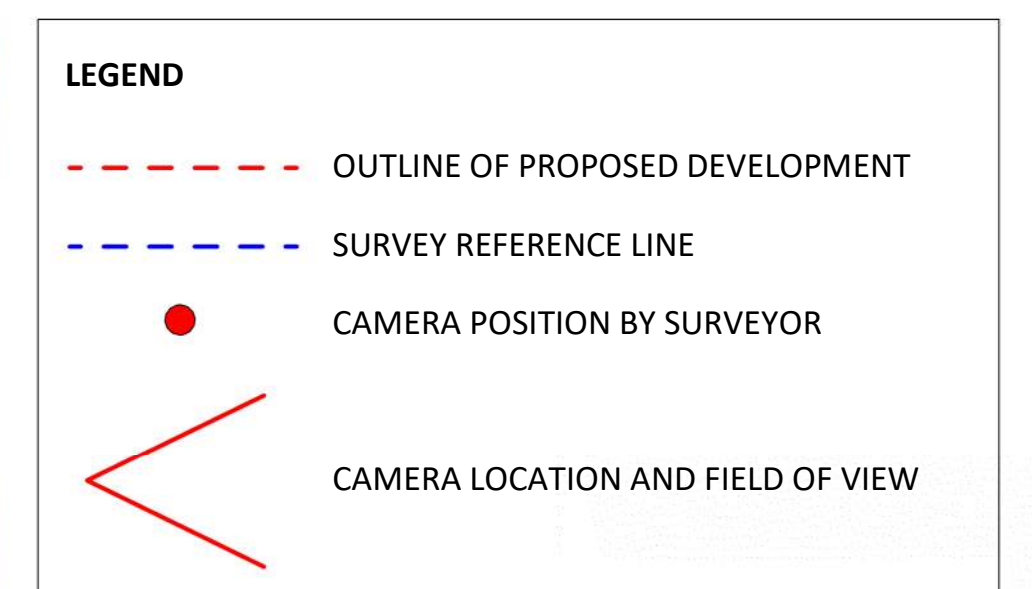


CURRENT CONDITION - CAMERA 10B (RL 24.22)



PROPOSED DEVELOPMENT - CAMERA 10B (RL 24.22)

NOTE: THERE IS NO IMPACT FROM THIS VIEW

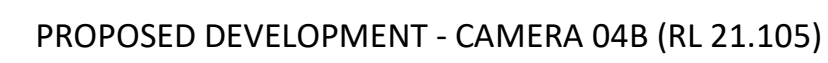


### LOCATION PLAN

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**@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 04B & 09B)**



**LEGEND**

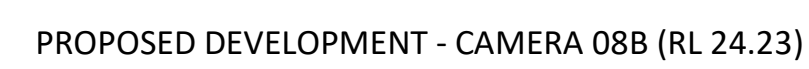
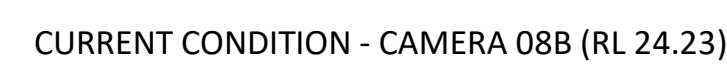
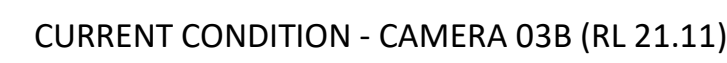
- OUTLINE OF PROPOSED DEVELOPMENT
- SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW



NO. REVISION					BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CUSTOMER	ARCHITECT	QA STAMP	PROJECT	DWG TITLE		
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B	FOR AMENDED DA SUBMISSION	DK	RHW	29.07.23						THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT		LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS: 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		STATUS DEVELOPMENT APPLICATION	C		
C	FOR AMENDED DA SUBMISSION	DK	SK	24.08.23						THE PDF DESIGN STAMPS BY KTA AS A "QA" CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT								
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										REVISION		ON HOLD						
											VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP OR FIXINGS, EMBELLISHMENT, CONSTRUCTION OR INSTALLATION							
																		24.08.23




**@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 03B & 08B)**



**LEGEND**

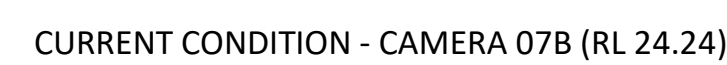
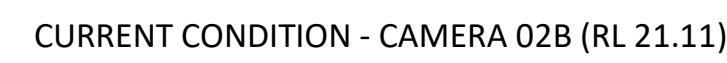
- - - - - OUTLINE OF PROPOSED DEVELOPMENT
- - - - - SURVEY REFERENCE LINE
- CAMERA POSITION BY SURVEYOR
- < CAMERA LOCATION AND FIELD OF VIEW






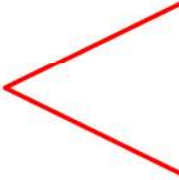
NO. REVISION: A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION				BY DK DK	CHK GW RFW RL	DATE 16.12.21 29.07.23 24.08.23	REVISION NOTES:	KEY PLAN	NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DESIGN STAMPS BY KTA AS A 'DA' CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DERIVED IN THE DA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, SUBMITTALS, CONSTRUCTION OR INSTALLATION.	OTHERS	CLIENT PALMDEVE PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	ARCHITECT SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS: 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	QA STAMP	PROJECT 1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DWG TITLE VIEW ANALYSIS - VIEW 03	DWG NO. A0483	REVISION C	STATUS DEVELOPMENT APPLICATION	SCALE 	DATE 24.08.23
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**@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 02B & 07B)**



### LEGEND

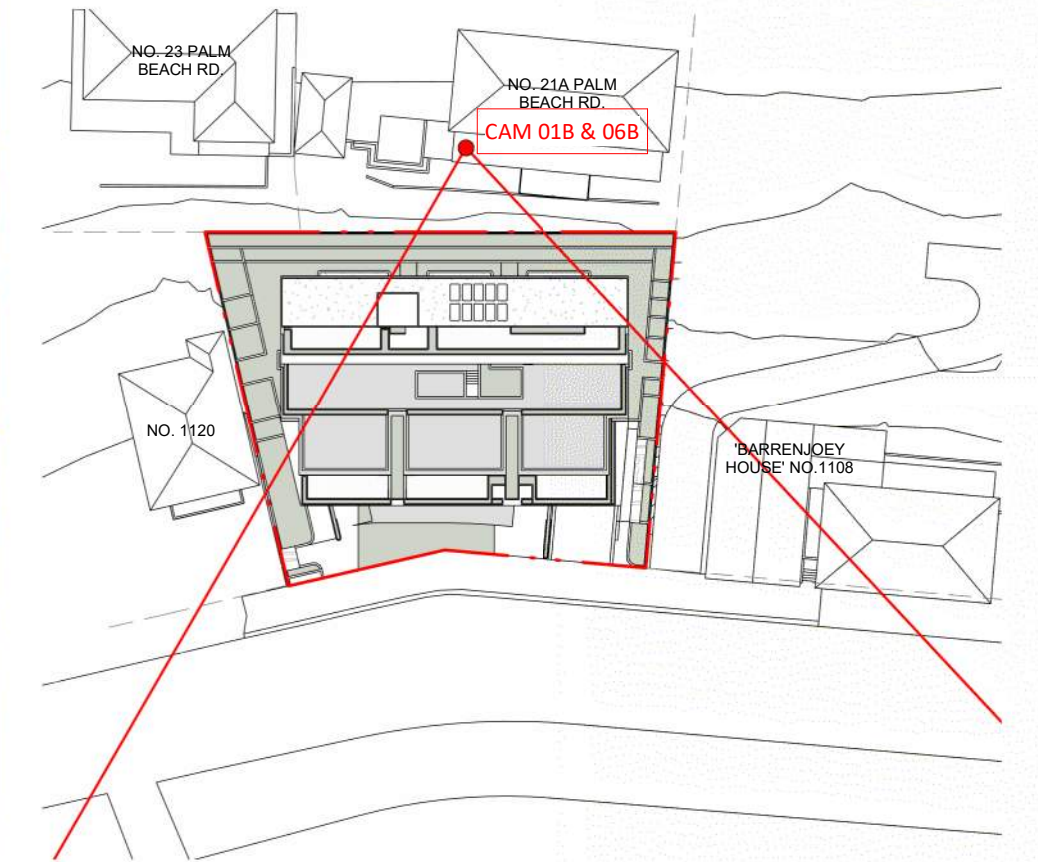
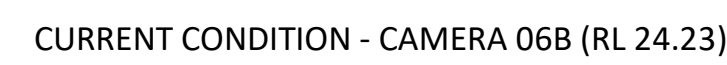
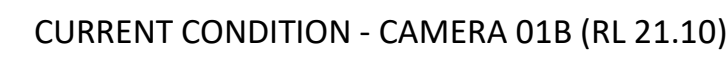
-  OUTLINE OF PROPOSED DEVELOPMENT
-  SURVEY REFERENCE LINE
-  CAMERA POSITION BY SURVEYOR
-  CAMERA LOCATION AND FIELD OF VIEW



NO.	REVISION	R#	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	Q&A STAMP	PROJECT	DWG TITLE	
A	FOR FOX SUBMISSION	OK	GW	16.12.21			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENTS STAMPED BY KTA AS A "QA CONTROLLED DOCUMENT" IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT © THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DETECTED IN THE QA CONTROLLED PDF DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP OR FINISH LAYOUTING, CONSTRUCTION OR INSTALLATION		PALMEDV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010	<div>Koichi Takada Architects</div>		1112-1116 BARRENJOEY RD	VIEW ANALYSIS - VIEW 04
B	FOR AMENDED DA SUBMISSION	OK	NPW	25.07.23				LABEL 1, 600 DARLING STREET ROZELLE NSW 2039	T02 9698 8510 ABN 63 151 365 896			1112-1116 BARRENJOEY ROAD, PALM BEACH		
C	FOR AMENDED DA SUBMISSION	OK	SL	24.08.23					NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16172 QLD ARCHITECTS 5590 KOICHI.TAKADA.COM					
							CLOUD LEGEND					STATUS	DEVELOPMENT APPLICATION	
							REVISION	ON HOLD				DWG NO	A0484	REVISION
												SCALE		DATE
														24.08.23



**@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 01B & 06B)**



## LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	Q&A STAMP	PROJECT	DWG/TITLE	
A	FOR FOX SUBMISSION	OK	GW	16.12.21			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMEDV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 8901 VIC ARCHITECTS 161179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div><div>Koichi Takada Architects</div></div>	<div><div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED BY KTA AS A 'QA CONTROLLED DOCUMENT' WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div></div>	1112-1116 BARRENJOEY RD 1112-1116 BARRENJOEY ROAD, PALM BEACH	VIEW ANALYSIS - VIEW 05
B	FOR AMENDMENT DA SUBMISSION	OK	WVP	25.01.23										
C	FOR AMENDED DA SUBMISSION	OK	SL	24.08.23										
CLOUD LEGEND														



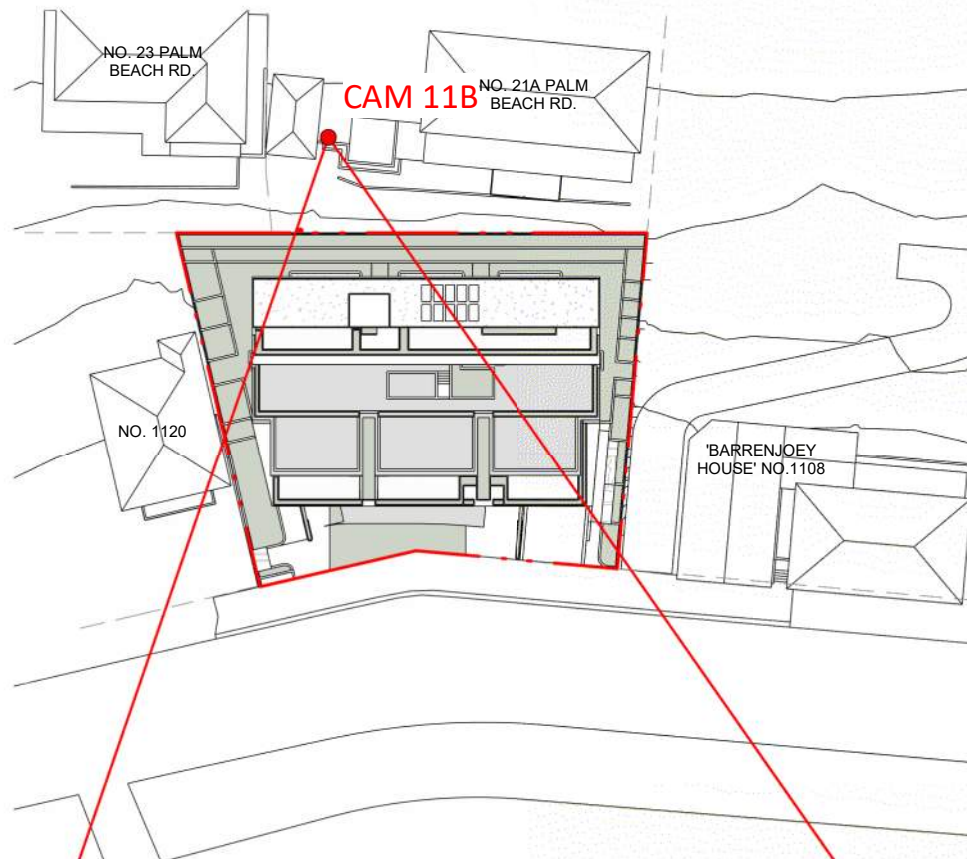
VIEW 06  
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 11B)





CURRENT CONDITION - CAMERA 11A (RL 21.5)



PROPOSED DEVELOPMENT - CAMERA 11A (RL 21.5)



LOCATION PLAN

NO.				BY		CHK	DATE	REVISION NOTES:		KEY PLAN		ARCHITECT		NOTES:		OTHERS		CLIENT		ARCHITECT		GA STAMP		PROJECT		DWG TITLE				
A				FOR DA SUBMISSION		DK	GW	16.12.21							NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.				PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		Koichi Takada Architects		THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS 'FOR CONSTRUCTION' WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.		1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH		VIEW ANALYSIS - VIEW 06	
B				FOR AMENDED DA SUBMISSION		DK	HRW	26.07.23															STATUS: DEVELOPMENT APPLICATION		DWG NO: A0486		REVISION: C			
C				FOR AMENDED DA SUBMISSION		DK	SL	24.08.23															SCALE: 1:100		DATE: 24.08.23					
										CLOUD LEGEND																				
										 REVISION		 ON HOLD																		



VIEW 07  
@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 09 & 10)



CURRENT CONDITION - CAMERA 09 (RL 25.4)



PROPOSED DEVELOPMENT - CAMERA 09 (RL 25.4)



CURRENT CONDITION - CAMERA 10 (RL 28.1)



PROPOSED DEVELOPMENT - CAMERA 10 (RL 28.1)

**LEGEND**

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

**LOCATION PLAN**

NO.		BY			CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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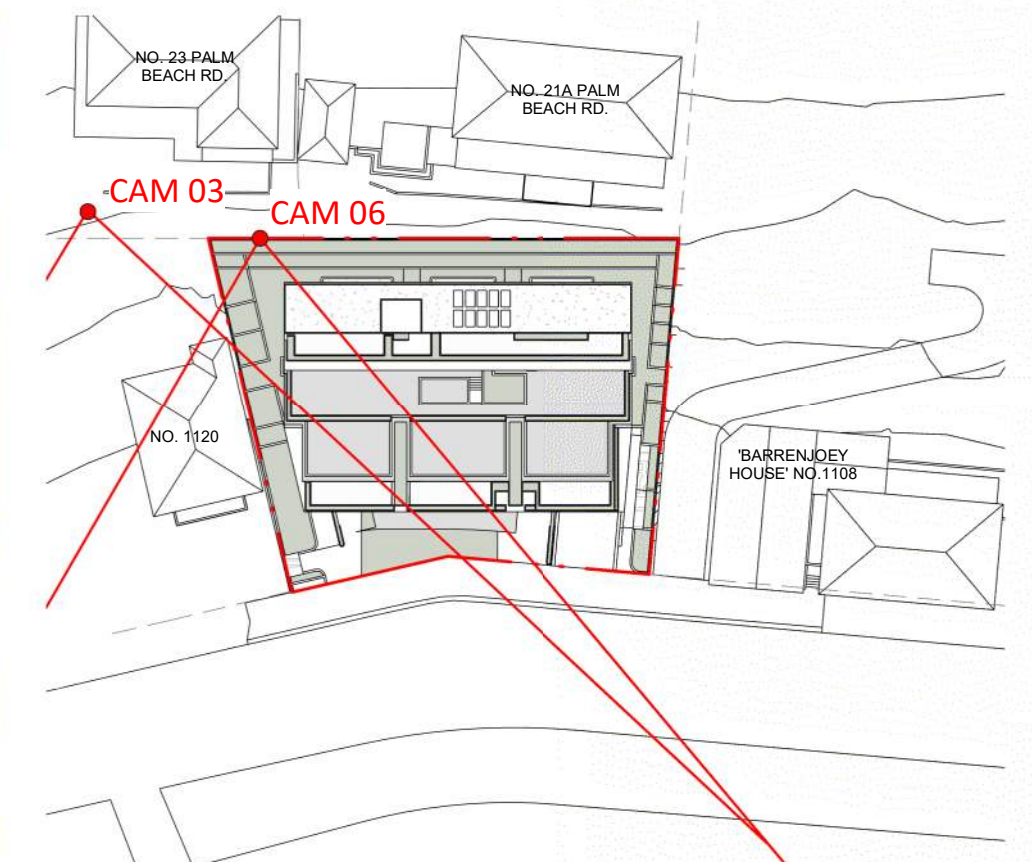


## An aerial photograph of a coastal area. In the foreground, there is a parking lot with several cars and a few palm trees. A red dashed line runs horizontally across the middle of the image, and a blue dashed line runs horizontally below it. A red arrow points to a small area in the bottom right corner. The background features a beach, a body of water with many sailboats, and a range of hills under a blue sky with white clouds.

An aerial photograph of a coastal area. In the foreground, there is a parking lot with several cars and a grassy area with trees. A red dashed line runs along the bottom left, and a blue dashed line runs horizontally across the middle of the image. The background features a large body of water with many sailboats, a pier, and distant hills under a blue sky with scattered clouds.

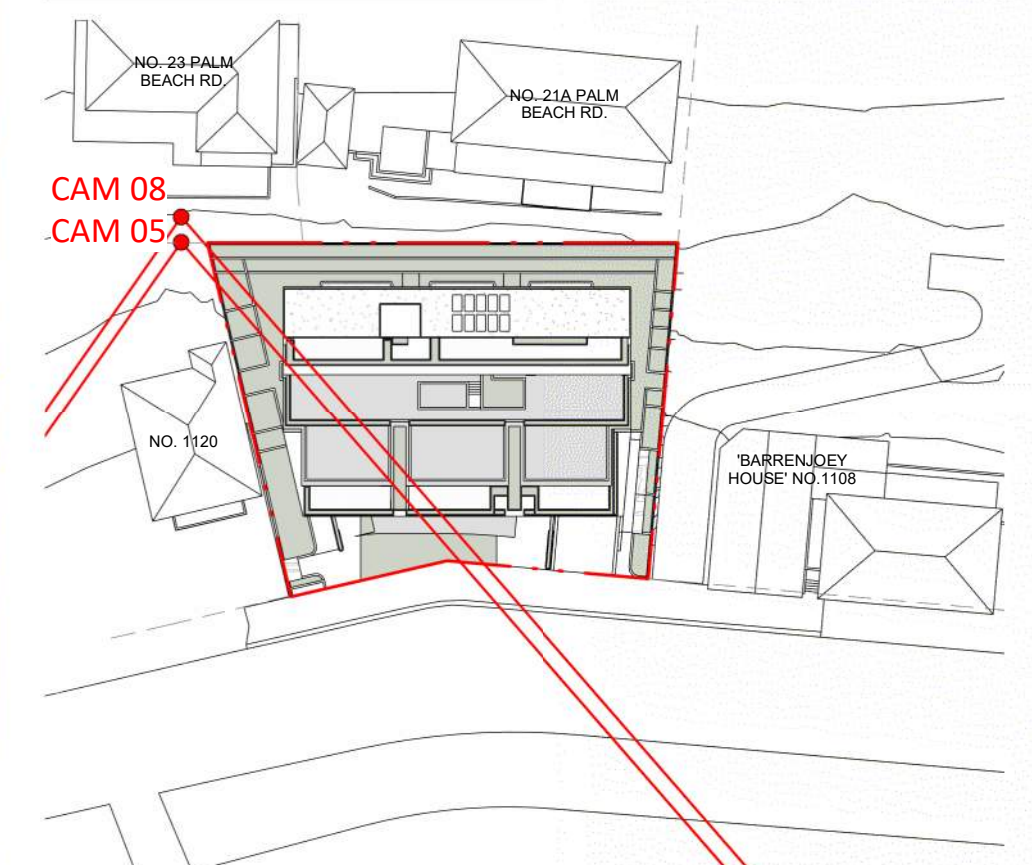
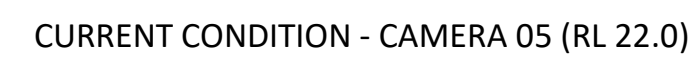
**LEGEND**

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

[illegible]



**@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 05 & 08)**

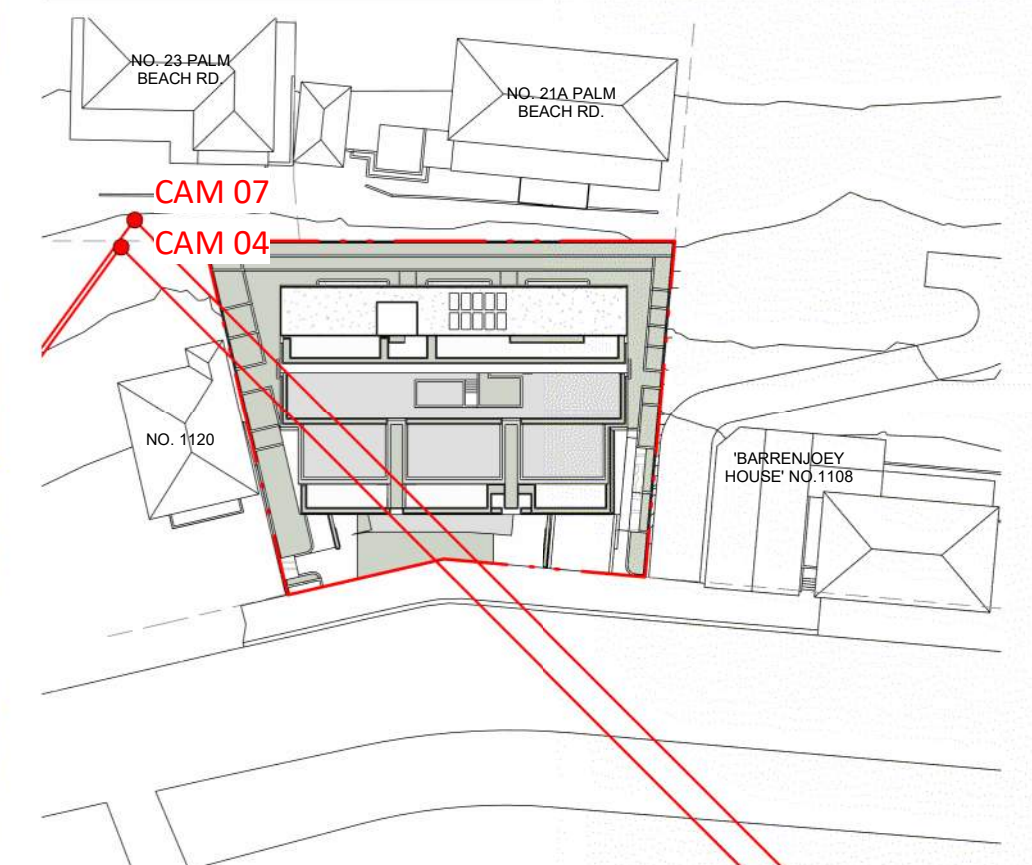
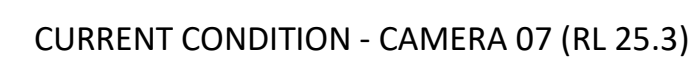
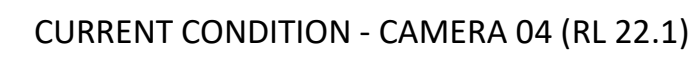


### LOCATION PLAN

NO. REVISION A FOR DA SUBMISSION B FOR AMENDED DA SUBMISSION C FOR AMENDED DA SUBMISSION						BY DK DK DK	CW GW RWP SL	DATE 16.12.21 25.07.23 SUN.23	REVISION NOTES:	KEY PLAN		NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE ESENT. PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THIS DOCUMENT STAMPS BY KTA AS 'A' CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT © THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY VERIFIED TO THAT DEPICTED IN THE QA CONTROLLED POP. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP OR FIXINGS, SAREV TONOR, CONNECTIONS OR INSTALLATION.		OTHERS:		CLIENT  PALMDEV PTY LTD  LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	ARCHITECT  SUITE 41 & 42, LEVEL 4 81 MARLBOROUGH ST SUREY HILLS, NSW 2010 T 02 8686 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 8901 VIC ARCHITECTS 161778 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<div>Koichi Takada Architects</div>		QA STAMP  THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION UNLESS THE LINE/SKETCH HAVE NOT BEEN CHANGED SINCE CONSTRUCTION WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	PROJECT  1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DWG TITLE  VIEW ANALYSIS - VIEW 09	DWG NO.  A0489	STATUS  DEVELOPMENT APPLICATION	REVISION  C	SCALE  	DATE  24.08.23
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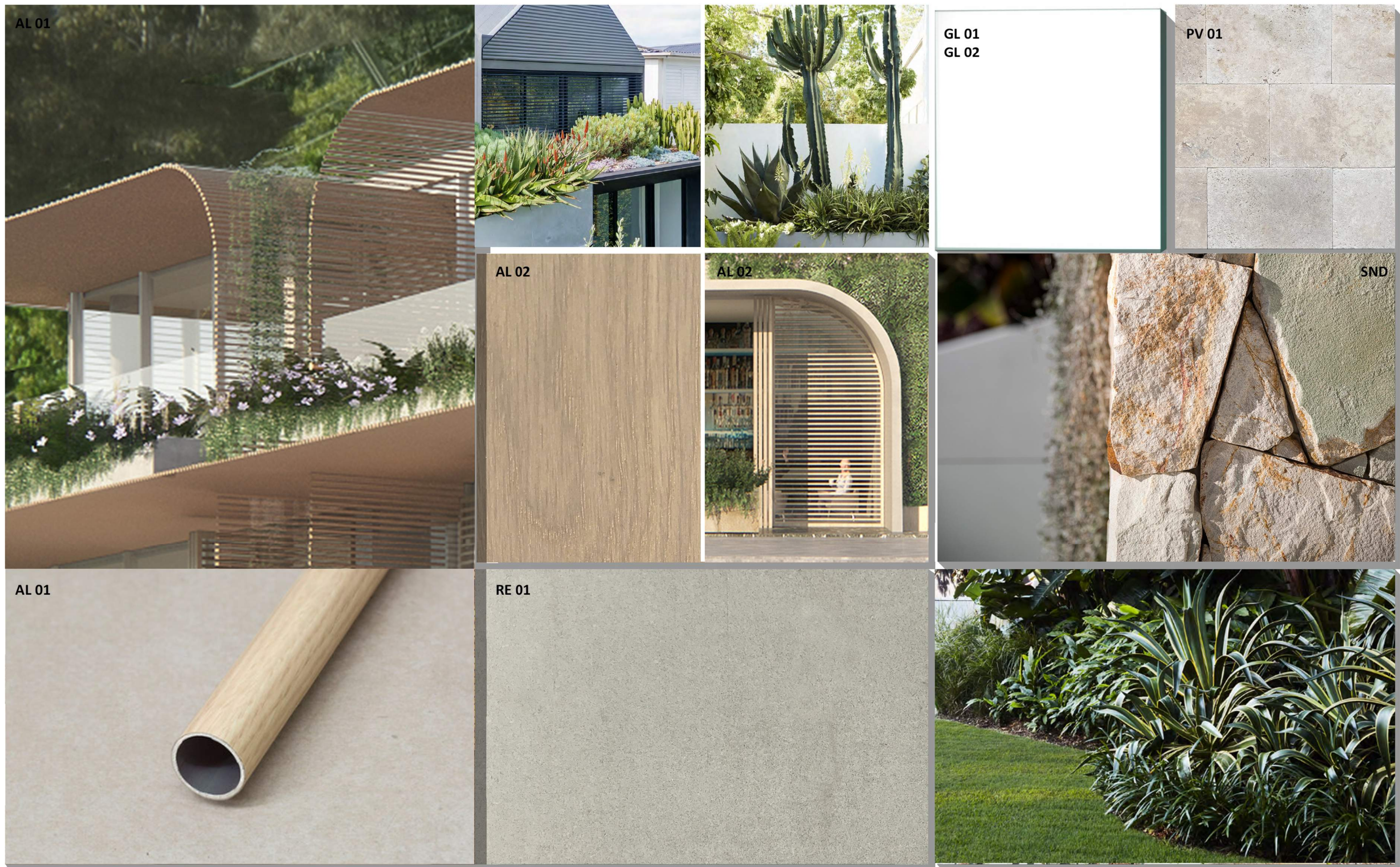
**@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 04 & 07)**



## LOCATION PLAN

NO. REVISION					BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CUSTOMER	ARCHITECT	Q&A STAMP	PROJECT	DWG TITLE
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B	FOR AMENDED DA SUBMISSION	OK	NPW	25.07.23				LABEL 600, DARLING STREET ROZELLE NSW 2039	TB 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16172 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		1112-1116 BARRENJOEY ROAD, PALM BEACH					
C	FOR AMENDED DA SUBMISSION	OK	SL	24.08.23												
									CLOUD LEGEND							
									REVISION							
									ON HOLD							








[ *Palm Beach* ]

### LEGEND

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

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

NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA/STAMP	PROJECT	DWG TITLE				
A FOR DA SUBMISSION					DK	GW	16.12.21	FOR AMENDED DA SUBMISSION	26.07.23	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23	KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE COPIED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KITA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENSE TO USE THE DOCUMENT WITHOUT KITA'S KNOWLEDGE OR CONSENT. THIS PDF DOCUMENT STAMPED BY KITA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT SPECIFIED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.	LEVELMDEV PTY LTD PALM 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 806 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 8801 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		THIS DOCUMENT IS NOT SUITABLE FOR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KITA HAS NOCED AND THE STATUS TITLE IS "FOR CONSTRUCTION" WITHOUT THE PRESENCE OF "WP", "DRAFT" OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	112-1116 BARRENJOEY RD 112- 1116 BARRENJOEY ROAD, PALM BEACH	MATERIALS SAMPLE BOARD
B FOR AMENDED DA SUBMISSION					DK	SL	26.07.23													
C FOR AMENDED DA SUBMISSION					DK	SL	24.08.23													
CLOUD LEGEND											REVISION		ON HOLD							
												STATUS	DEVELOPMENT APPLICATION	DWG NO.	A0500	REVISION	C			
												SCALE				DATE	24.08.23			



PLANTS SCHEDULE

PLANT SCHEDULE				
Botanic Name	Common Name	Mature Height	Pot Size	Qty
Agave gypsophila	Gypsum Century Plant	0.7m	35Ltr	7
Alocasia brisbanensis	Colocasia	2m	300mm	30
Aloe 'Baby Bush Yellow'	Baby Bush Yellow	0.4m	200mm	38
Alpinia nutans	Dwarf Cardamom	1.2m	200mm	45
Banksia integrifolia	Coastal Banksia	5-10m	400Ltr	7
Blechnum nudum	Fishbone Waterfern	0.4m	200mm	96
Bougainvillea alba	White Bougainvillea	Climber	200mm	20
Carapobrotus glaucescens	Pig Face	0.3m	200mm	166
Casuarina glauca 'Cousin It'	Cousin It	0.3m	200mm	30
Cissus antarctica	Kangaroo Vine	ground cover	200mm	724
Cissus 'Ellen Danica'	Grape Ivy	0.3m	200mm	114
Crassula ovata	Jade	0.6m	35Ltr	113
Cupaniopsis anacardioides	Tuckeroo	5-10m	400Ltr	7
Cyathea cooperi	Rough Tree Fern	2-4m	400Ltr	12
Doranthus excelsa	Gymea Lily	1-3m	500mm	16
Elaeocarpus eumundi	Eumundi Quondong	5-10m	100Ltr	15
Epipremnum aureum	Devil's Ivy	0.3m	200mm	140
Hibbertia scandens	Guinea Flower	Climber	200mm	206
Livistona australis	Cabbage Tree Palm	10-20m	advanced	5
Lomandra katinus	Dwarf Mat Rush	0.4-0.8m	200mm	40
Lomandra longifolia	Spiny-Headed Mat Rush	0.4-1m	200mm	24
Lomandra 'Tanika'	Fine Matt Grass	0.7m	200mm	212
Monstera deliciosa	Fruit Salad Plant	0.5-1.5m	35Ltr	22
Muehlenbeckia complexa	Creeping Wire Vine	0.4m	300mm	64
Myoporum parvifolium	Creeping Boobialla	Groundcover	200mm	916
Pandanus sp.	Scew Pine	4-12m	advanced	1
Pandorea pandorana	Wonga Wonga Vine	Climber	200mm	165
Philodendron 'Burle Marx'	Burle Marx Philodendron	0.5-0.75m	200mm	18
Philodendron 'Xanadu'	Xanadu	0.7m	35Ltr	75
Rhapis excelsa	Lady Palm	4-5m	100Ltr	16
Rosmarinus prostratus 'Huntington Carpet'	Prostrate Rosemary	0.2-0.2m	200mm	133
Sansevieria 'Uganda'	Snake Plant	0.6m	35Ltr	13
Spathiphyllum 'Sensation'	Peace Lily	1.2m	200mm	18
Strelitzia nicotai	Giant Bird Of Paradise	5-7m	300mm	12
Syzygium 'Resilience'	Resilience Lilly Pilly	6-10m	400Ltr	27
Thunbergia grandiflora	Blue Sky Flower	Climber	200mm	15
Trachelospermum jasminoides	Star Jasmine	Climber	200mm	22
Tristanopsis 'Luscious'	Luscious Water Gum	4-6m	400Ltr	3
Waterhousea floribunda	Weeping Lilly Pilly	10-15m	400Ltr	10
Zoysia tenuifolia	Zoysia Grass	ground cover	200mm	30

Denotes Native Species  
NOTE: 76.5% of proposed plants are native

GENERAL NOTES

**Graphic Illustration**  
Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase. Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on site before commencing any work or making shop drawings. All works shall be carried out in accordance with ASA,BCA and Local Government Regulations. This drawing is protected by copyright.

**Site Preparation**  
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

**Soilworks**  
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

**Mulch**  
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

**Maintenance**  
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

**Irrigation**  
All garden areas are to include drip irrigation based on station timer and to be maintained by Strata body of the building

**Safe works on roofs**  
Works undertaken on the rooftop garden are to be in accordance with the 'Code of Practice for Safe Work on Roofs' & all Australian Standards associated in this Code of Practice. These standards are outlined by Safe Work NSW.

GENERAL PLANTING NOTES

**Note** It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include; watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

**Note** Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

**Note** install "root barrier" or equivalent to manufacturers specifications to protect nearby structures and services.

**Note** install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.

**ARBORIST REPORT:**  
  
Landscape plans are in conjunction with the Arboricultural Impact Assessment Report prepared by:  
Leigh Brennan  
Tree Management Solutions  
E: leigh@treemanagementstrategies.com.au  
T: 0447356059

DCP CONTROLS

**Soil Depth**  
A minimum soil depth is of 600mm for shrubs & 1000mm for trees is provided

**Planters**  
All planters contain a minimum area of 4m<sup>2</sup> & 8m<sup>2</sup> where canopy trees are located

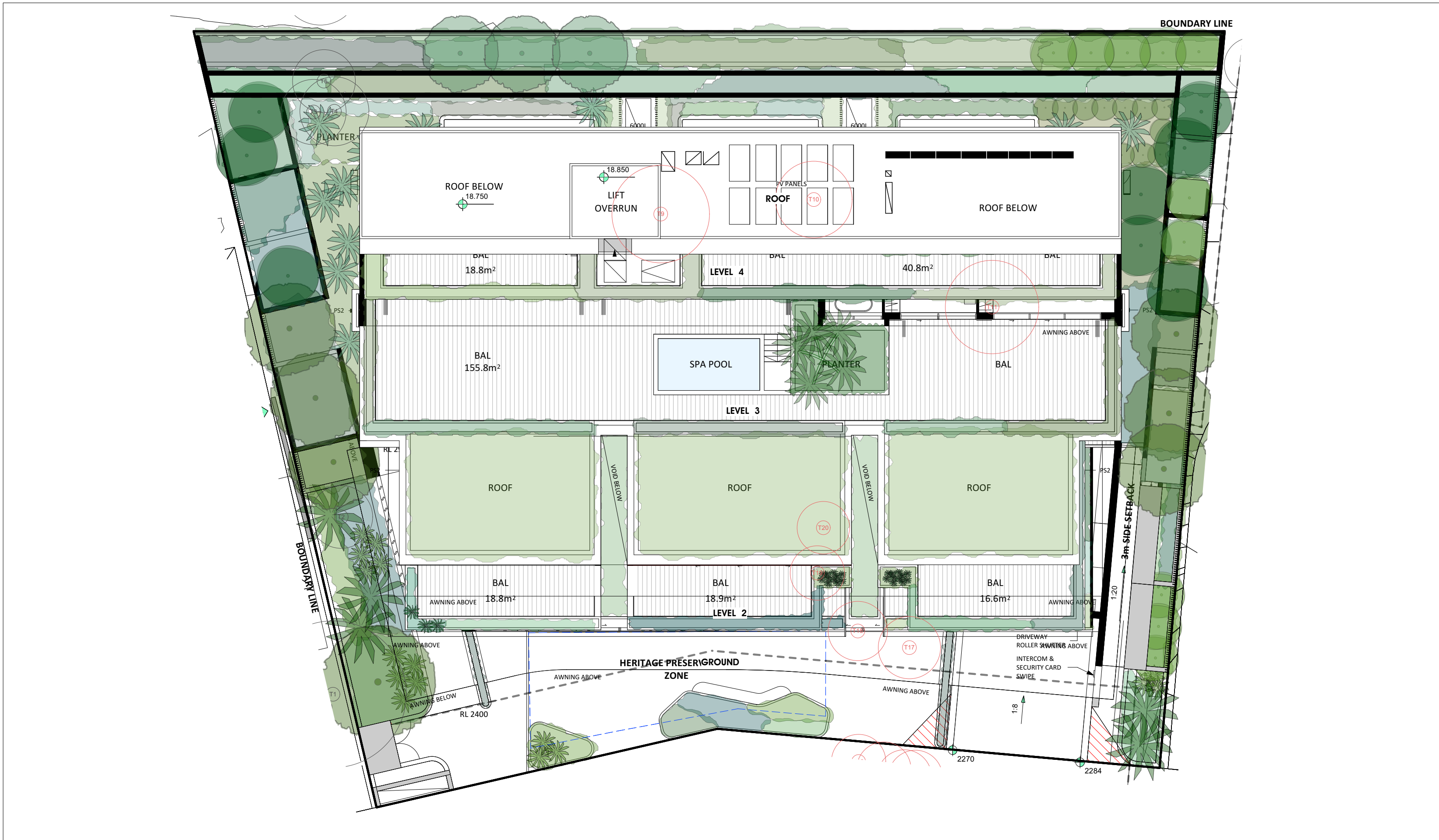
**Plant material**  
All plant material is specified with the following minimum sizes:  
Ground cover: 200mm  
Shrubs: 35Ltr  
Trees: 400Ltr

**Garden Beds**  
All garden areas are to contain a minimum depth of 500mm of garden mix (ANL Botany Mix or equivalent)  
All garden areas are to be covered with 150mm hardwood chip mulch

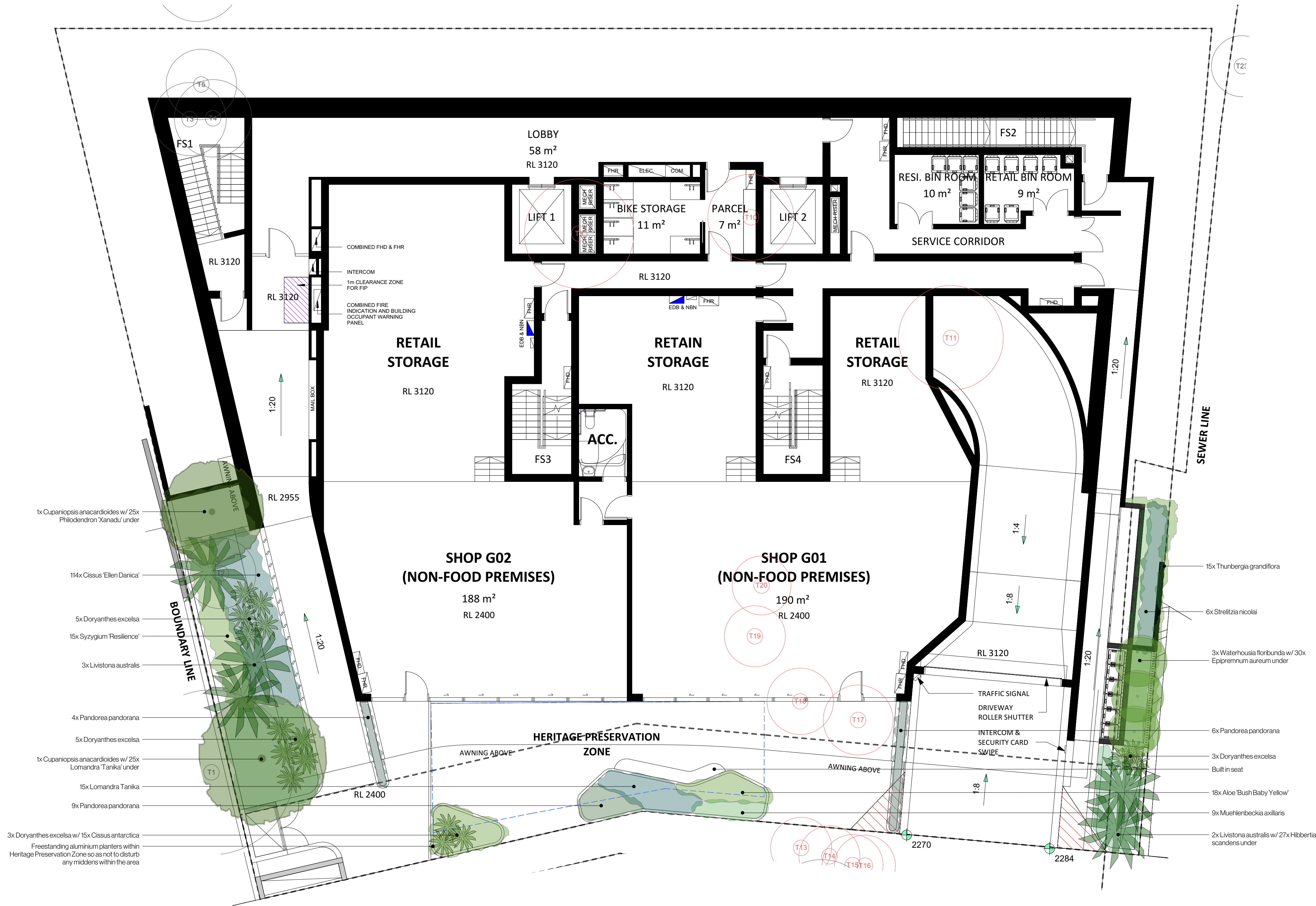
**Indigenous Tree Species**  
A variety of the following indigenous tree species are included within the landscape design:  
Cupaniopsis anacardioides  
Tristanopsis laurina  
Banksia integrifolia

**Garden Bed Barriers**  
All garden areas that contain proposed trees are to have root barriers installed to all edges (preferred barrier is 100mm thick & 300mm depth concrete)

LOCATION MAP







Landscape Plan - Ground

Figure dimensions shall take precedence over scale.  
Contractors must verify all dimensions on job before  
commencing any work or making shop drawings. This drawing  
is protected by copyright.



Client: IPM Palm Beach  
Project Address:  
1112-1118 Barrenjoey Rd  
Palm Beach, NSW 2108

Dwg no: LP02-D7621  
Title: DA  
Ground Landscape

Drawn by:  
TS  
Issue:  
01

Checked:  
WD  
Revision:  
1

Scale:  
1:150 @ A2  
Date:  
04.09.2023

Landscape Design Sydney  
53 Cranbrook St, Botany  
T (02) 9316 9044  
F (02) 9316 9055





Landscape Plan - First

Figure dimensions shall take precedence over scale.  
Contractors must verify all dimensions on job before  
commencing any work or making shop drawings. This drawing  
is protected by copyright.



Client: IPM Palm Beach  
Project Address:  
1112-1118 Barrenjoey Rd  
Palm Beach, NSW 2108

Dwg no: LP03-D7621  
Title: DA  
First Landscape

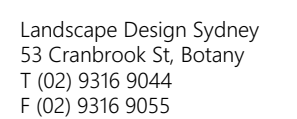
Drawn by:  
TS  
Issue:  
01

Checked:  
WD  
Revision:  
1

Scale:  
1:150 @ A2  
Date:  
04.09.2023

Landscape Design Sydney  
53 Cranbrook St, Botany  
T (02) 9316 9044  
F (02) 9316 9055



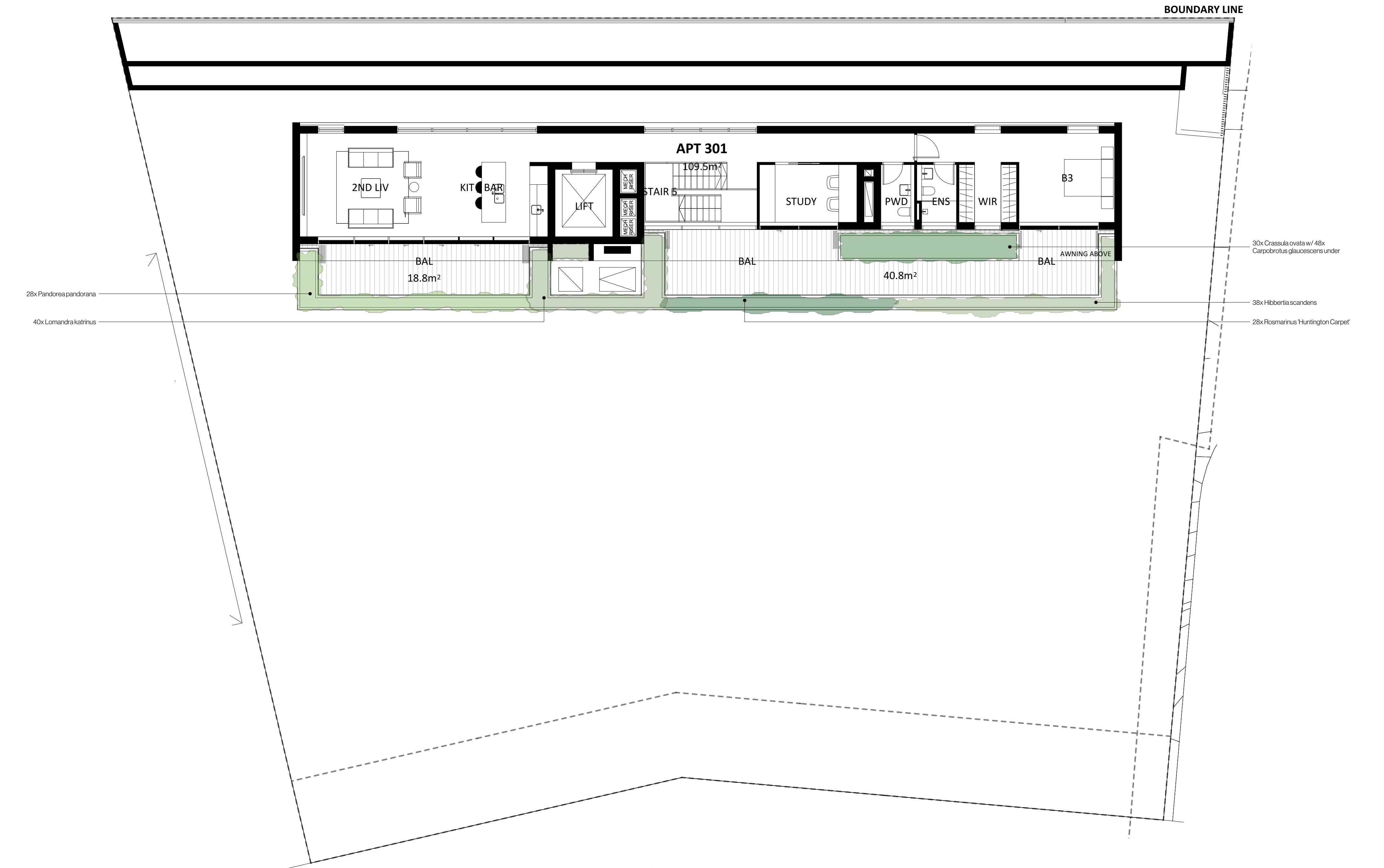






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F (02) 9316 9055





Landscape Plan - Fourth

Figure dimensions shall take precedence over scale.  
Contractors must verify all dimensions on job before  
commencing any work or making shop drawings. This drawing  
is protected by copyright.



Client: IPM Palm Beach  
Project Address:  
1112-1118 Barrenjoey RD  
Palm Beach, NSW 2108

Dwg no: LP06-D7621  
Title: DA  
Fourth Landscape

Drawn by:  
TS  
Issue:  
01

Checked:  
WD  
Revision:  
1

Scale:  
1:150 @ A2  
Date:  
04.09.2023

Landscape Design Sydney  
53 Cranbrook St, Botany  
T (02) 9316 9044  
F (02) 9316 9055