

# 1112-1116 BARRENJOEY RD



6.2  
Average  
star rating

0006950350 05 Sep 2023

Assessor Dean Gorman

Accreditation No. DMN/131645

Address  
1112-1116 Barrenjoey Rd,  
Palm Beach, NSW,  
2108

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1112 - 1116 BARRENJOEY ROAD, PALM BEACH

PRE DEVELOPMENT APPLICATION  
ARCHITECTURAL DRAWING LIST

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A0500	MATERIALS SAMPLE BOARD





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



	CONTROL	PROPOSED	
Building Height (m)	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%)	
Setbacks	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	
Commercial / Retail GFA	25% of total GFA (446.5m²)	393 m² (RETAIL) = 22.2% (Refer Drawing No. A0400 - Gross Floor Area Diagrams)	
Landscaped Area	Min 20% of site area (272.9 m²)	563.2 m² = 41.4% (Refer Drawing No. A0450 - Landscape Diagram)	
	CONTROL	REQUIRED	PROPOSED
Car Parking	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/100m² of GLA Retail: 1 space/30m² 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>
Bicycle Parking	1 space/3 units (Residential) 1 space/1000m² 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>

	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

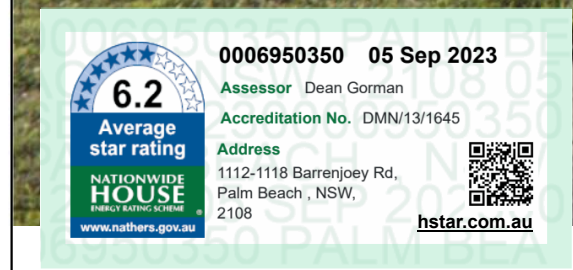
## UNIT BREAKDOWN

	3 BED	
GROUND FLOOR	0	
LEVEL 01	3	
LEVEL 02	3	
LEVEL 03 & 4	1(PH)	
TOTAL	7 (100%)	7 UNITS TOTAL

NATHERS Thermal Performance Specification - Palm Beach			
External Walls			
Wall Type	Insulation	Colour	Comments
Concrete Block/ AFS	R2.0	Med - SA 0.475 - 0.70	Throughout
SA - Solar Absorbance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard Stud	None	Internally in units	
Concrete Panel on studs	None	Party walls between units	
Concrete Panel on studs	None	Shared walls with lobby/stairs/lift	
Floors			
Floor Type	Insulation	Comments	
Suspended concrete slab	R1.5	Suspended floor of <b>U101 &amp; 301</b>	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Floor above	
Plasterboard	R2.5	Exposed ceiling of <b>201, 202 &amp; 203</b>	
Plasterboard	R3.5	Exposed ceiling of <b>301</b>	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Concrete with waterproofing membrane	None	Med - SA 0.475 - 0.70	Throughout (no roof space)
SA - Solar Absorbance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed: All units except below	4.3	0.53	e.g. Single glazed high performing clear low-e Aluminium frame
Sliding + Fixed: <b>U301</b>	4.1	0.52	e.g. Double glazed clear Aluminium frame
U and SHGC values have been obtained from the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value $\pm$ 10% of the above specified values.			
Skylights			
Skylight Type	Frame Type		Comments
na	na		na
Ceiling fans			
Size	Location		Comments
1200mm in diameter	<b>U301:</b> All bedrooms + Living rooms		na

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<div> <div>REVISION</div> <div>ON HOLD</div> </div>				<div> <div>CLOUD LEGEND</div> </div>				<div> <div>PERSPECTIVE 01</div> </div>						









6.2

Average star rating

HOUSE

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0006950350



05 Sep 2023

Assessor: Dean Gorman

Accreditation No.: DMN/131645

Address: 1112-1116 Barrenjoey Rd, Palm Beach, NSW, 2198

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								CLOUD LEGEND								
								 REVISION	 ON HOLD							

PALMDEV PTY LTD

LEVEL 1, 600 DARLING STREET

ROZELLE NSW 2039

SUITE 41 & 42, LEVEL 4

61 MARLBOROUGH ST

SURRY HILLS, NSW 2010

T 02 9698 8510

ASN 63 131 365 896

NOMINATED ARCHITECT:

KOICHI TAKADA

NSW ARCHITECTS 6901

VIC ARCHITECTS 18179

QLD ARCHITECTS 5590

KOICHI TAKADA.COM

# Koichi Takada Architects

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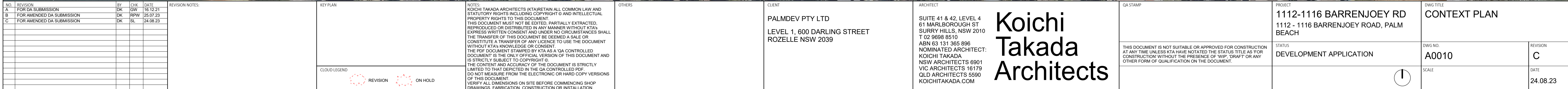
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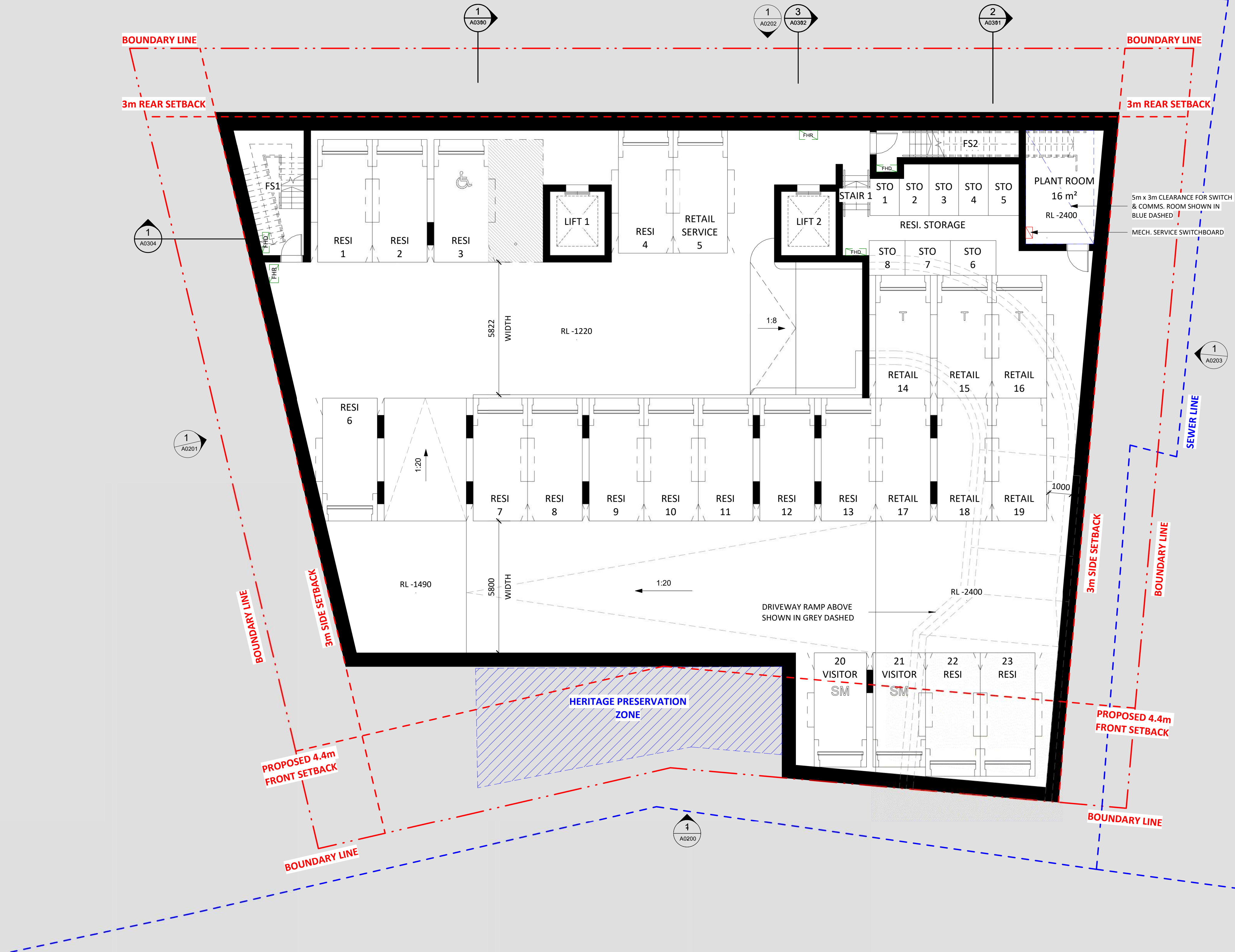
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CAR PARKING	
Description	Count
Accessible Bay (AS2890-2009)	1
Car Bay (T) Tandem 5400 x 2400	3
SM - Small 5000 x2300	2
Standard Car Bay 5400 x 2400	17
Total Cars	23



**6.2**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
SEARCHING

[www.nathers.gov.au](http://www.nathers.gov.au)

**0006950350 05 Sep 2023**



**Assessor** Dean Gorman

**Accreditation No.** DMN/13/1645

**Address**  
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Palm Beach, NSW,  
2108



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C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23					SCALE 1:100@A1, 1:200@A3		DATE 24.08.23						







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%)	



6.2

Average star rating

HOUSE

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0006950350 05 Sep 2023



Assessor: Dean Gorman

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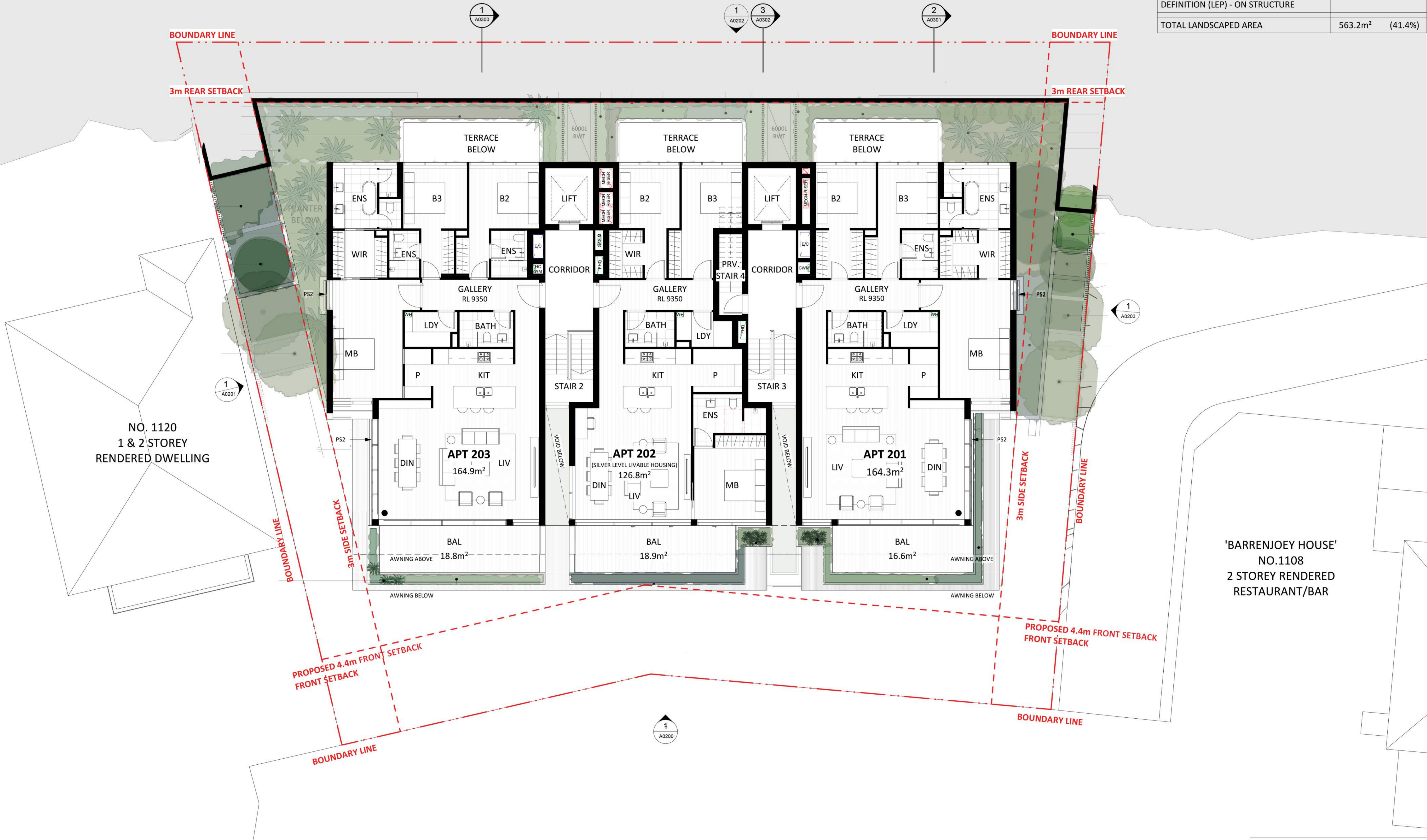
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**NOTE**  
SILVER LEVEL HOUSING COMPLYING UNIT TO HAVE STEP FREE ENTRY THRESHOLD TO COMPLY WITH LIVABLE HOUSING GUIDELINE (SILVER LEVEL)

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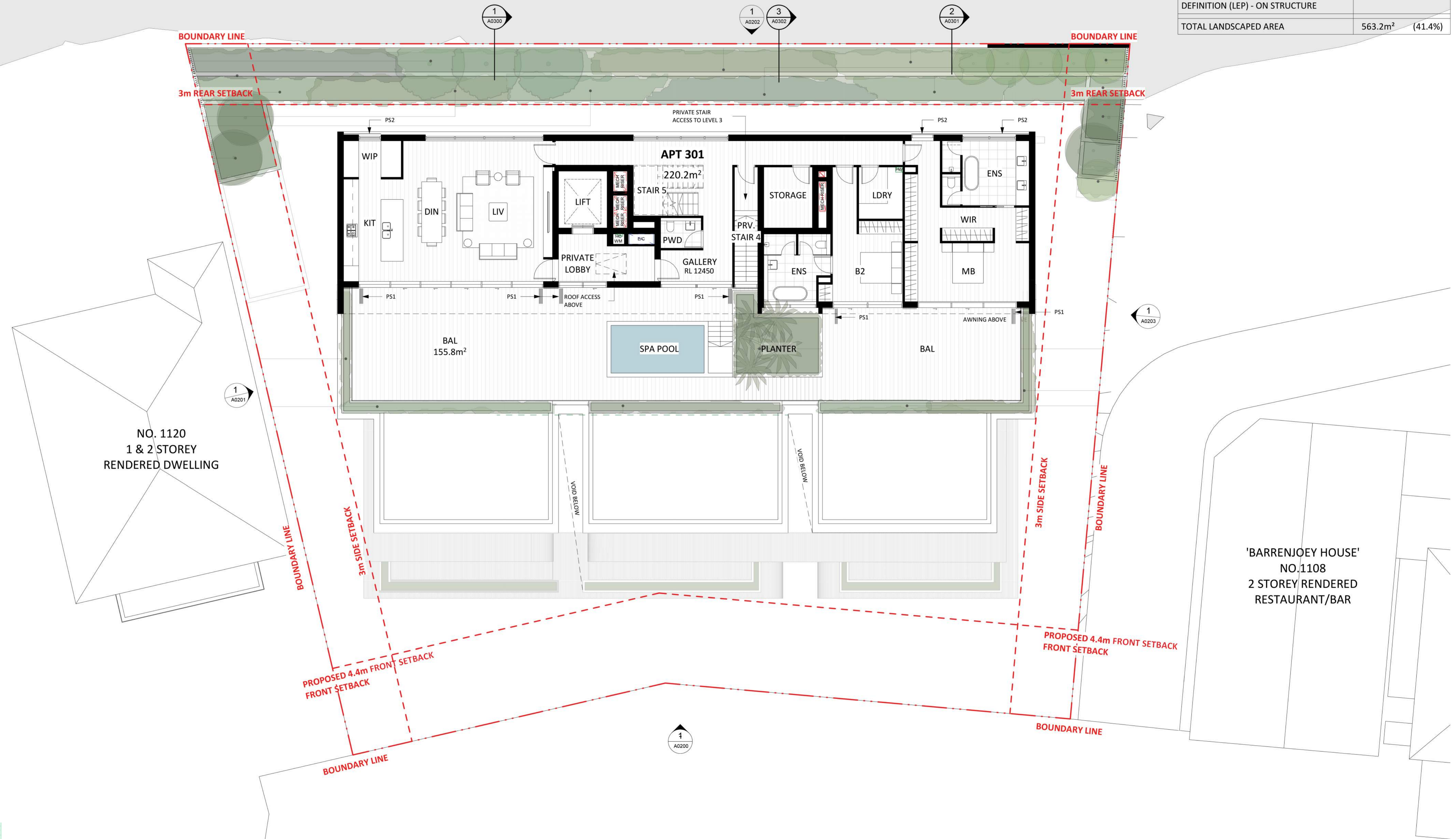
**NOTE**  
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												VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.						NOMINATED ARCHITECT:		1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
																		KOICHI TAKADA		1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
																		NSW ARCHITECTS 6901		1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
																		VIC ARCHITECTS 16179		1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
																		QLD ARCHITECTS 5590		1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
																		KOICHI TAKADA.COM		1112 - 1116 BARRENJOEY ROAD, PALM BEACH			
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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%)

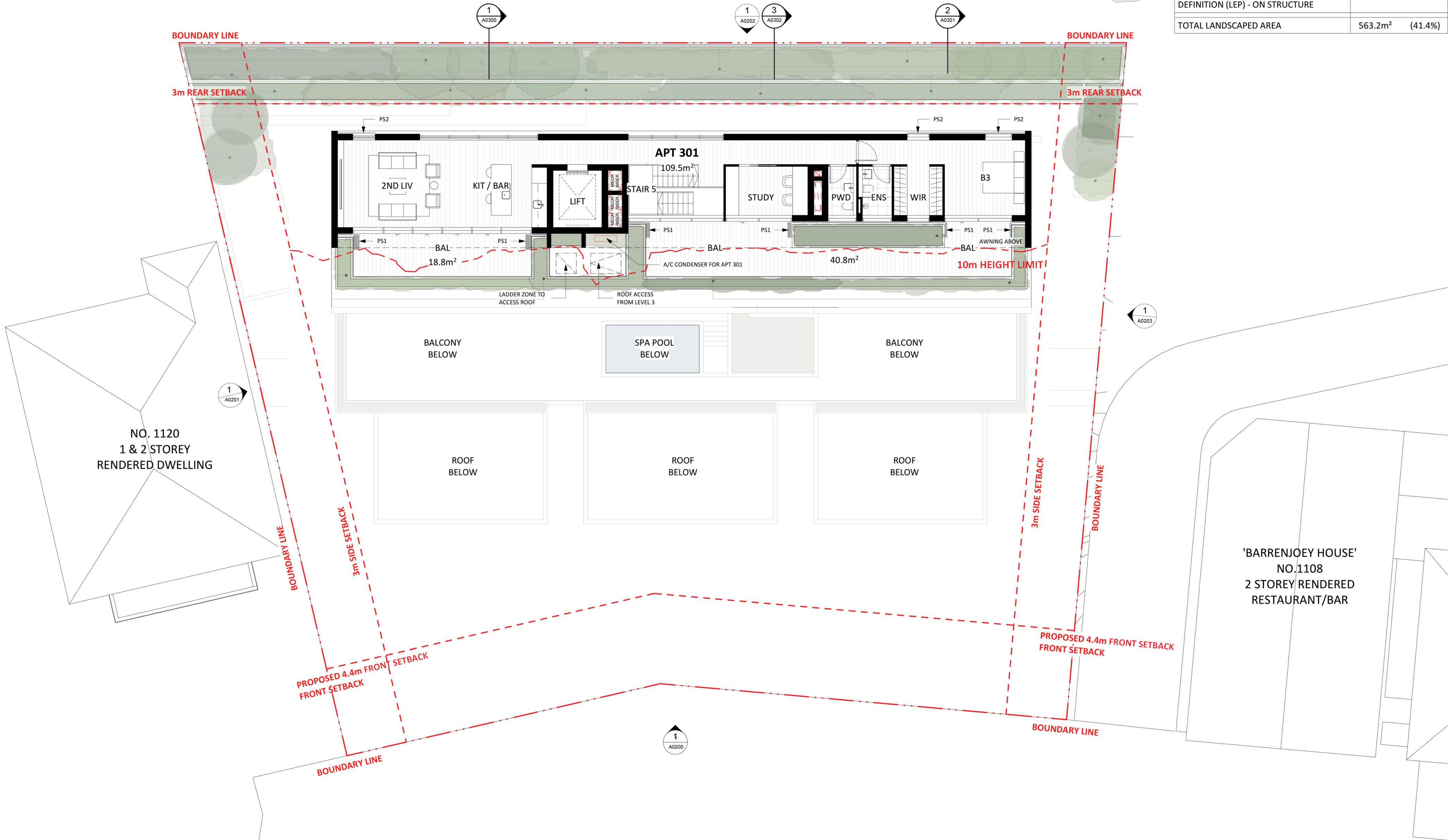



**0006950350**   **05 Sep 2023**  
**Assessor** Dean Gorman  
**Accreditation No.** DMN/13/1645  
**Address**  
 1112-1118 Baramjevoje Rd.,  
 Palm Beach, NSW,  
 2108  
[www.natwide.gov.au](http://www.natwide.gov.au)


NO.			REVISION		BY	CHK	DATE	REVISION NOTES:		KEY PLAN		NOTES:		OTHERS		CLIENT		ARCHITECT		PROJECT		QA/STAMP		DWG TITLE									
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CLOUD LEGEND																														DATE		24.08.23	



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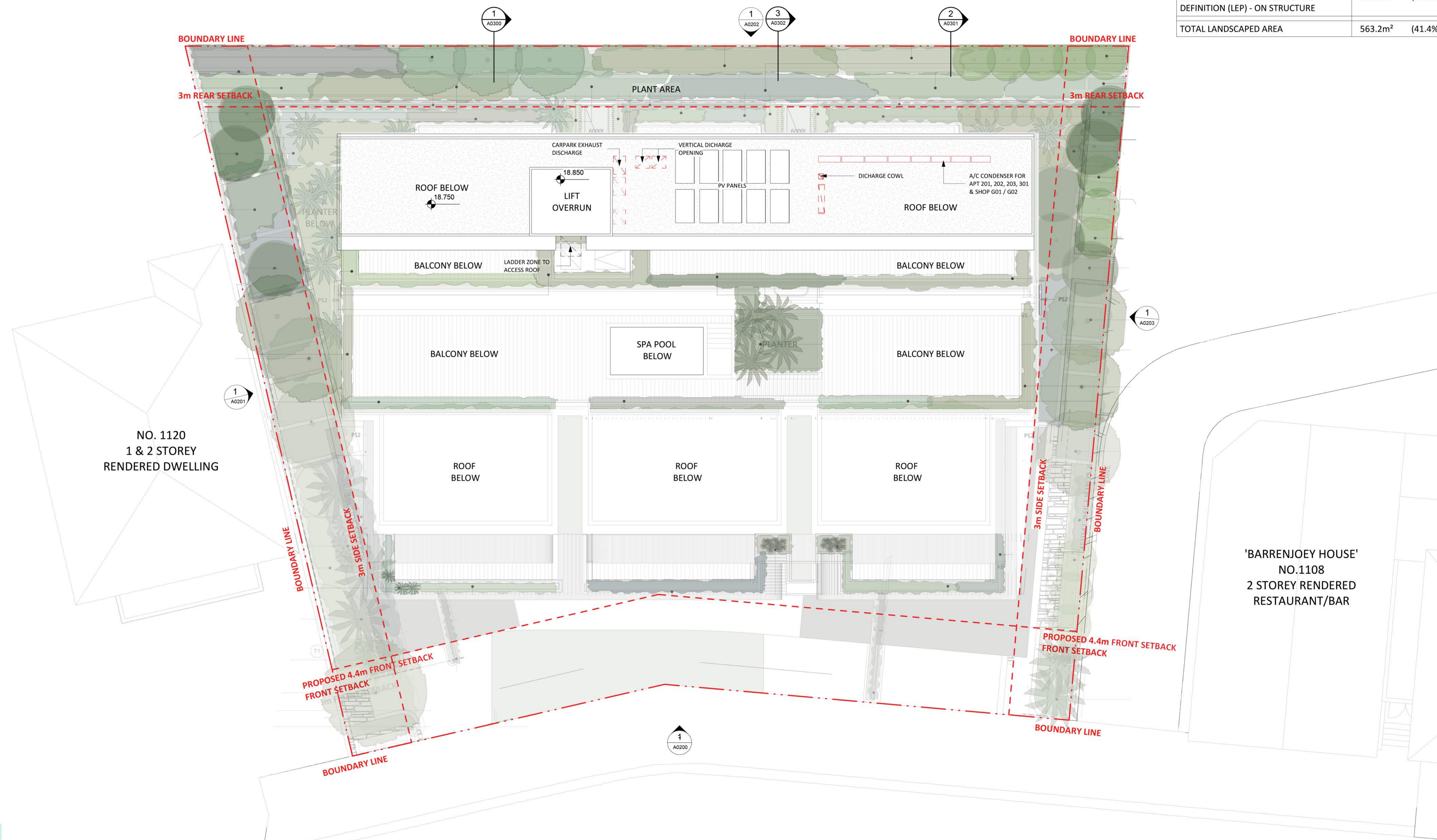
REVISION					REVISION NOTES:	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE		
A	FOR DA SUBMISSION				DK	CHK	DATE	PROJECT TAKADA ARCHITECTS (COPYRIGHT © AND COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS) TO THIS DOCUMENT	PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 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	LEVEL 04 - FLOOR PLAN		
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						CLOUD LEGEND						0	5 m	SCALE	DATE
														1:100@A1, 1:200@A3	24.08.23



NO. 23 PALM BEACH RD.  
1,2 & 3 STOREY  
WEATHERBOARD & STONE DWELLING

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

LANDSCAPE AREA SUMMARY		
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**0006950350**   **05 Sep 2023**

**Assessor** Dean Gorman

**Accreditation No.** DMN/13/1645

**Address**

1112-1118 Barrenjoey Rd,  
Palm Beach, NSW,  
2108

**hstar.com.au**

NO. REVISION		BY	DWG	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
A FOR DA SUBMISSION		DK	GW	16.12.21			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 ABN 63 131 365 896	<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 'WIT' FROM T OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	ROOF PLAN - FLOOR PLAN	
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						CLOUD LEGEND								
						<div><div>REVISION</div><div>ON HOLD</div></div>								



















21A PALM BEACH RD.  
2 STOREY  
RENDERED DWELLING

1112-1116 BARRENJOEY RD.

BOUNDARY LINE

PV PANELS

APT 301

APT 301

APT 203

APT 103

LOBBY

SHOP G01

CAR PARK

CAR PARK

RL 3.120

RL 2.400

RL -1.220

720

23.00°

10m HEIGHT PLANE

8.5m HEIGHT PLANE

NGL + FLOOD PLANE RL 3.12

SLOPE ANGLE WITHIN THE BUILDING LINE  
SHOWN IN ORANGE LINE (23.00° = 42.45%)

BARRENJOEY RD.

BOUNDARY LINE

GROUND PLANE TYPES

- 10m HEIGHT PLANE
- 8.5m HEIGHT PLANE
- NATURAL GROUND  
+ FLOOD PLANE LINE (RL 3.12)

KEY PLAN

ROOF RL 18.650

L04 RL 15.550

L03 RL 12.450

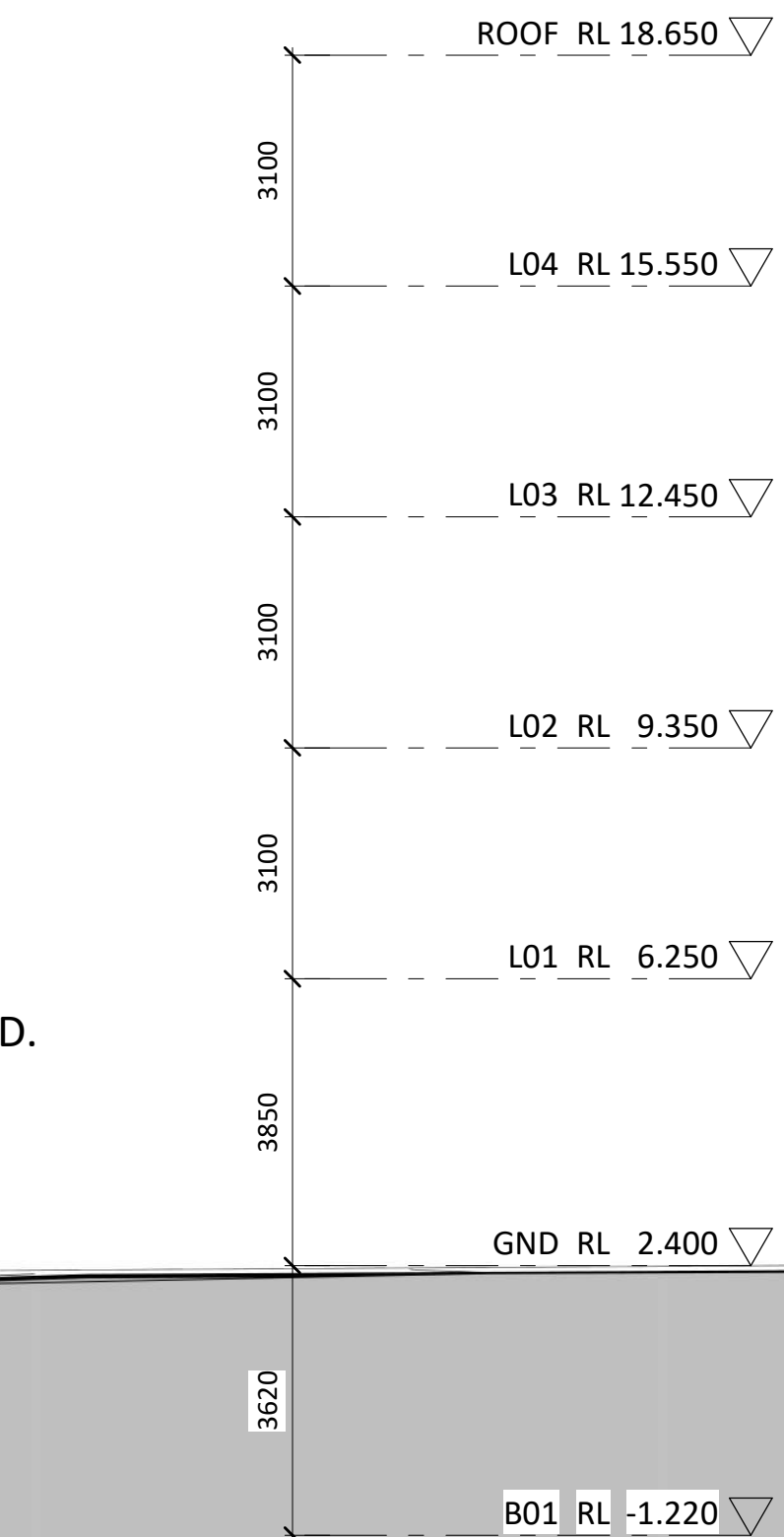
L02 RL 9.350

L01 RL 6.250

GND RL 2.400

B01 RL -1.220

NATURAL SANDSTONE CUT WALL  
SUBJECT TO CONDITION OF ROCK



<div><div>0006950350    05 Sep 2023</div><div><div><div>6.2 Average star rating</div><div>NATIONWIDE HOUSE</div><div>www.nationwide.com.au</div></div><div><div>Assessor: Dean Gorman</div><div>Accreditation No.: DMN131645</div><div>Address: 1112-1116 Barrenjoey Rd, Palm Beach, NSW, 2108</div><div></div><div>hstar.com.au</div></div></div></div>																								
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B	FOR AMENDED DA SUBMISSION		DK	RHW	25.07.23							THIS DOCUMENT MUST NOT BE EJECTED, 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		ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA, NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 OLD ARCHITECTS 55590 KOICHI TAKADA.COM				SCALE 1:100@A1, 1:200@A3		REVISION <b>C</b>		
C	FOR AMENDED DA SUBMISSION		DK	SN	24.06.23							THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DERIVED IN THE QA CONTROLLED PDF. IT DOES NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT.						<div>0<div></div><div></div><div></div><div></div><div></div></div> <div>5 m</div>		DWG NO. <b>A0300</b>		DATE <b>24.08.23</b>		
												VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.												





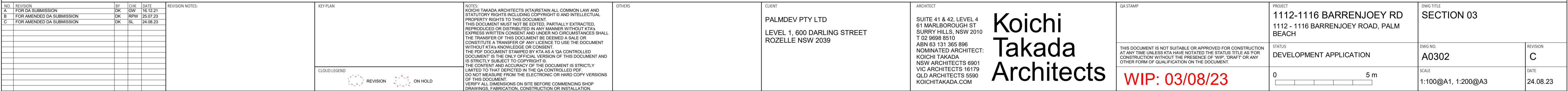


**KEY PLAN**

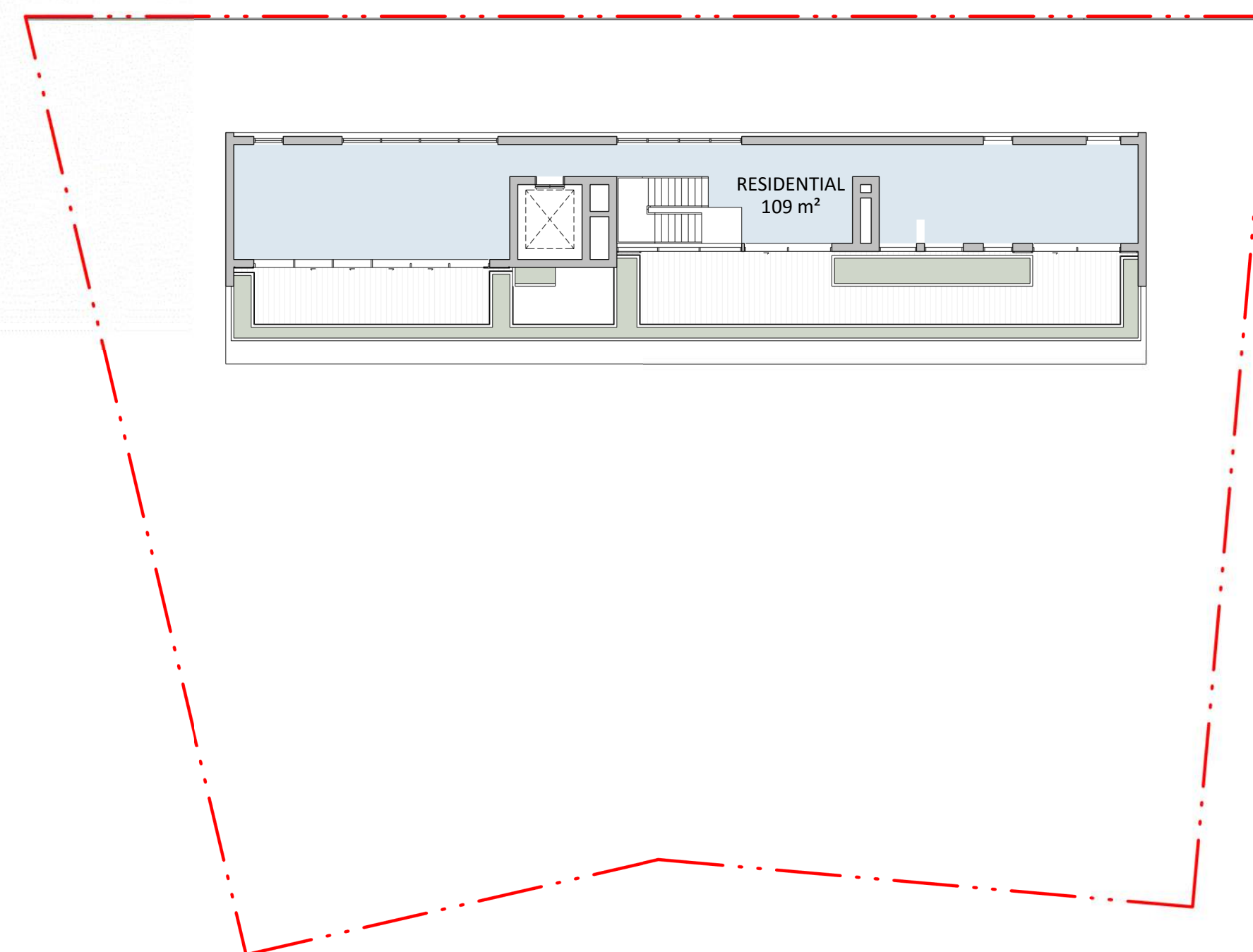
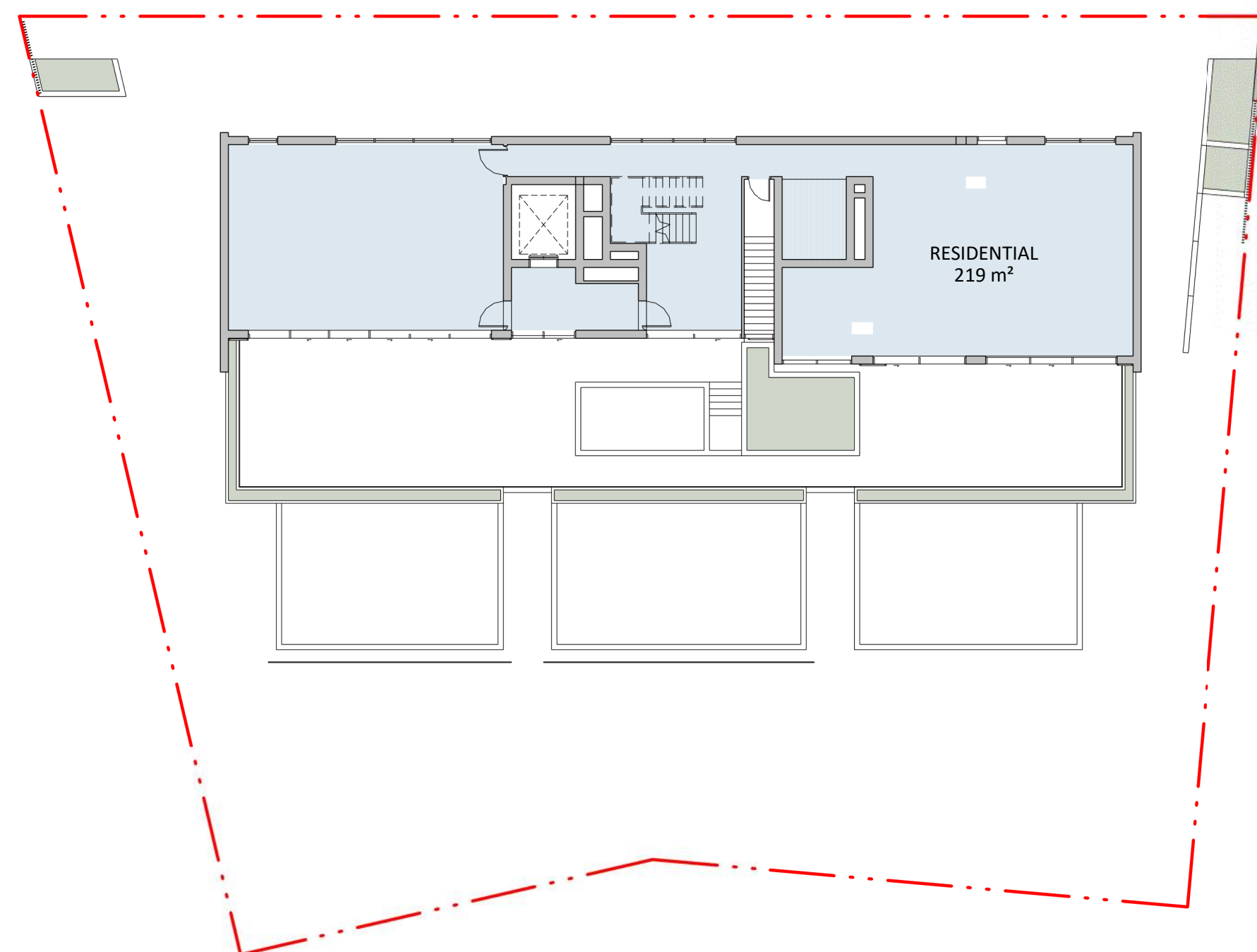
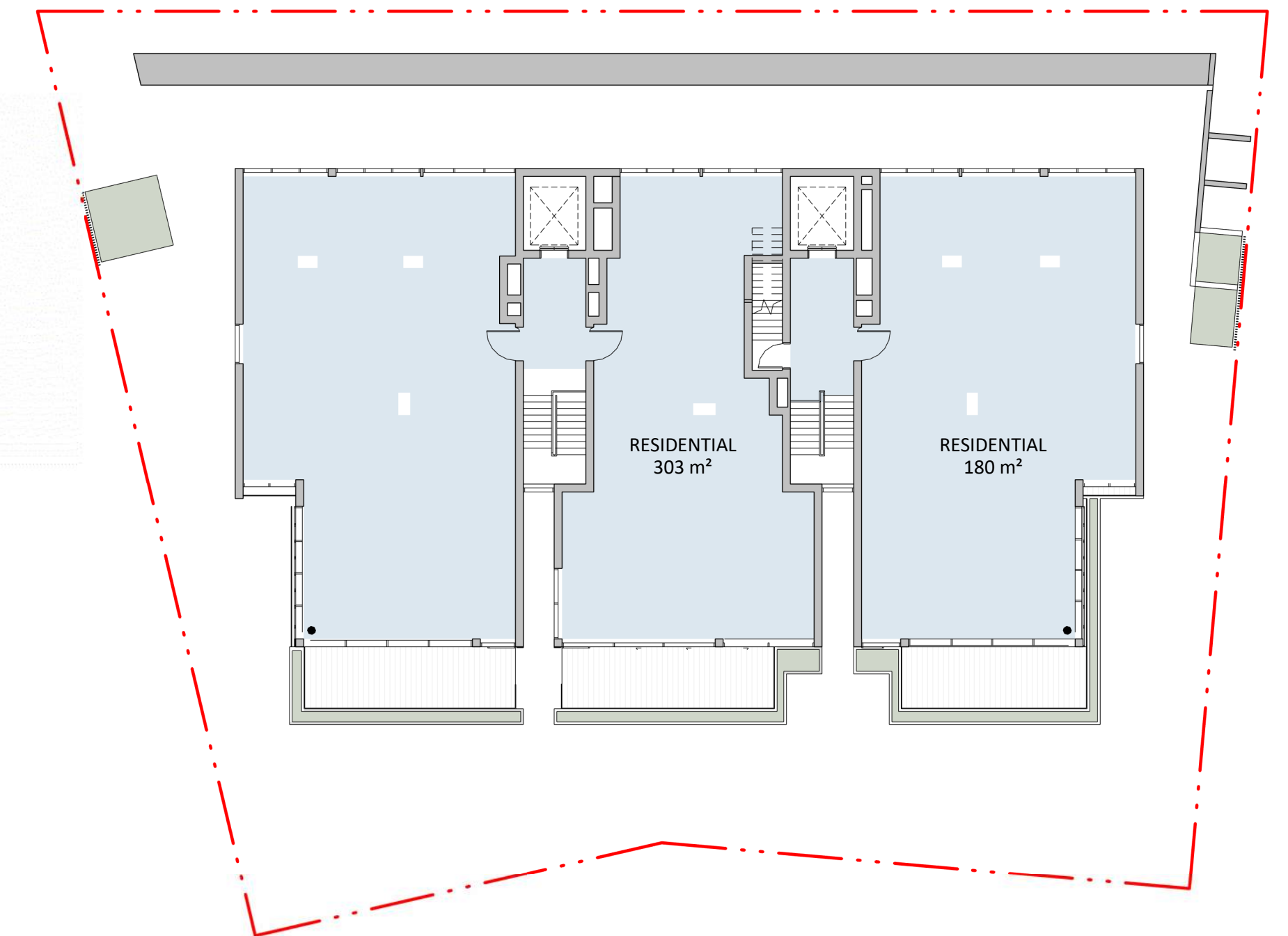
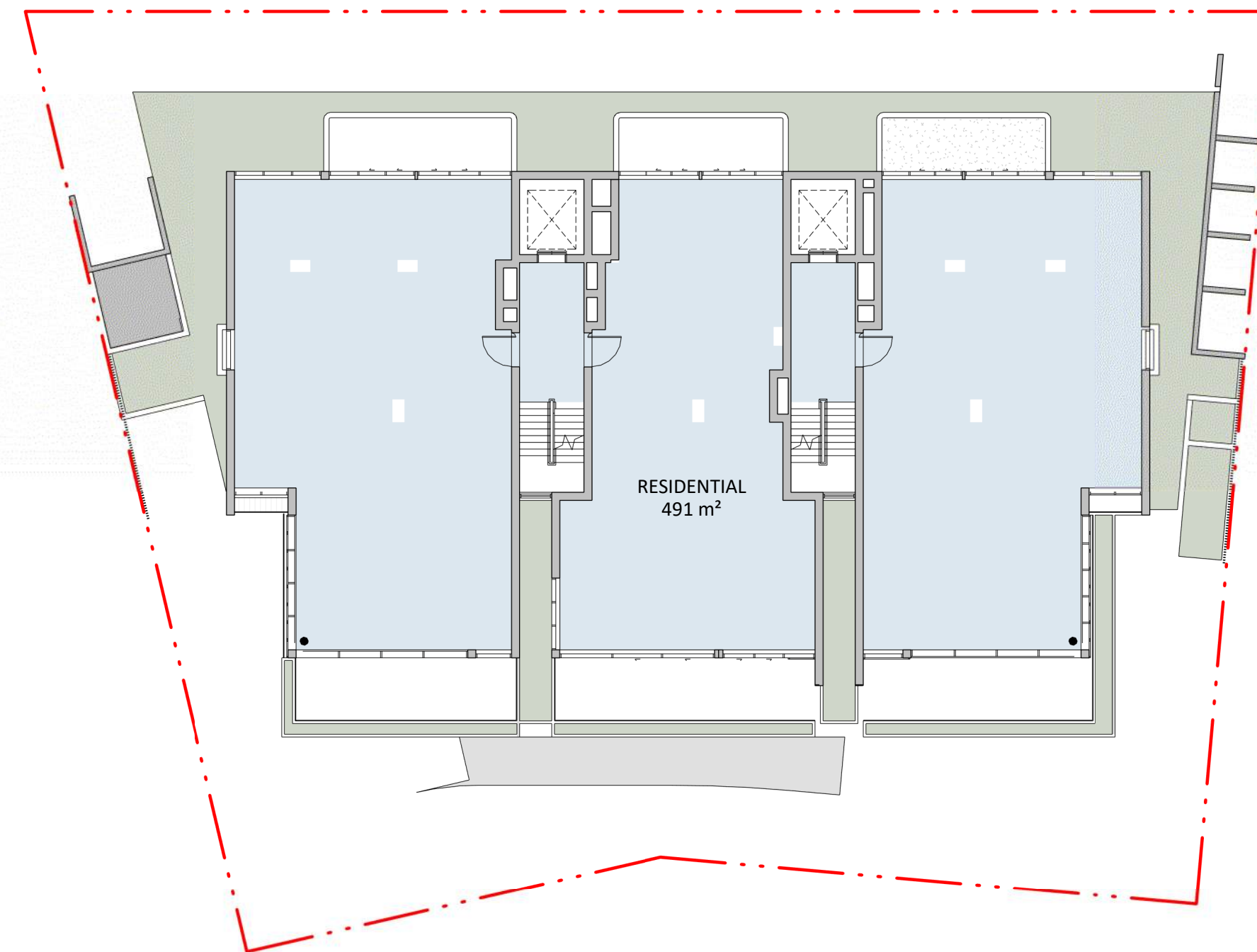
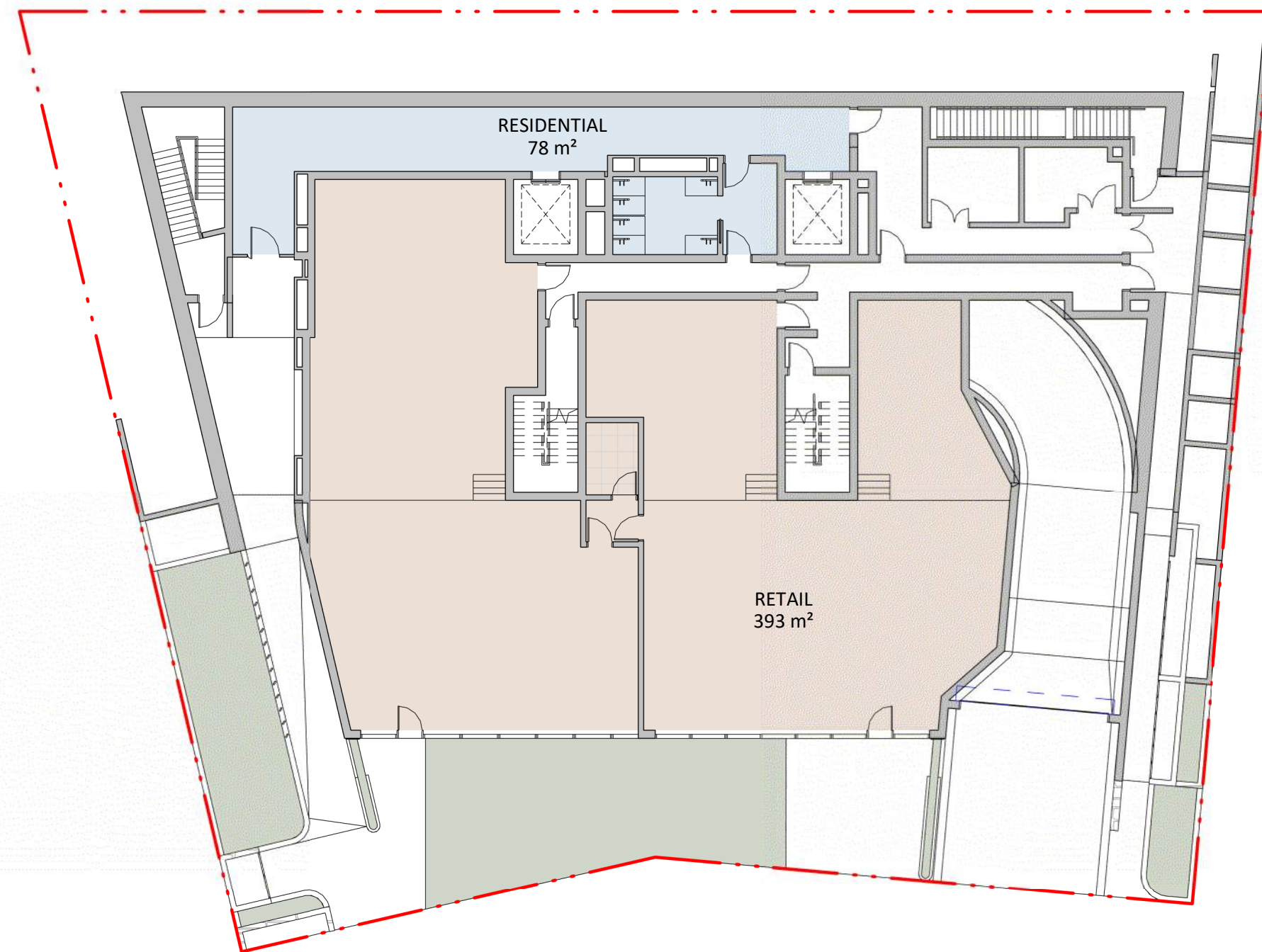
BARRENJOEY RD.

———— NGL + FLOOD PLANE RL 3.12

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







## 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

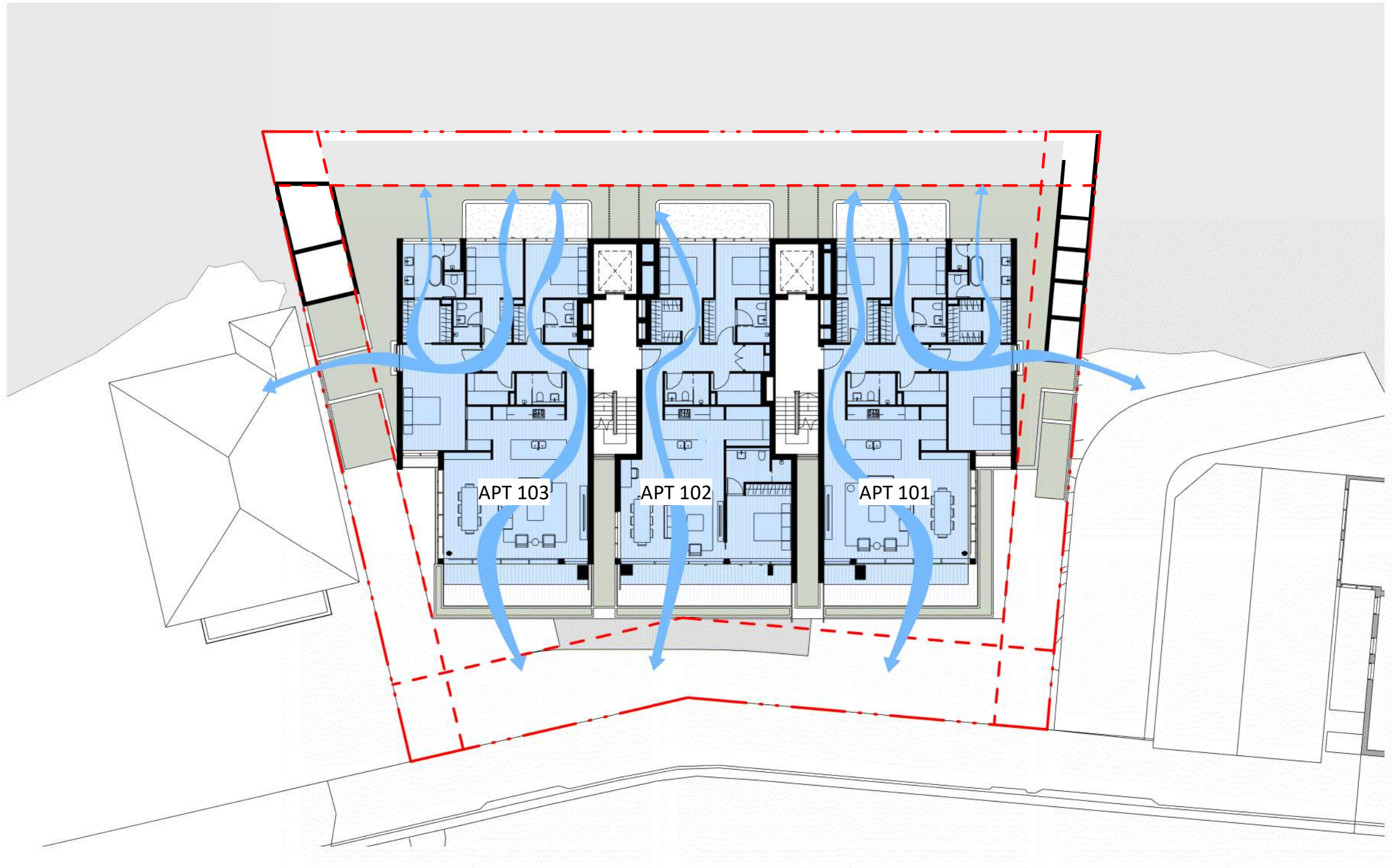
TOTAL GFA: 1,773m<sup>2</sup>

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:

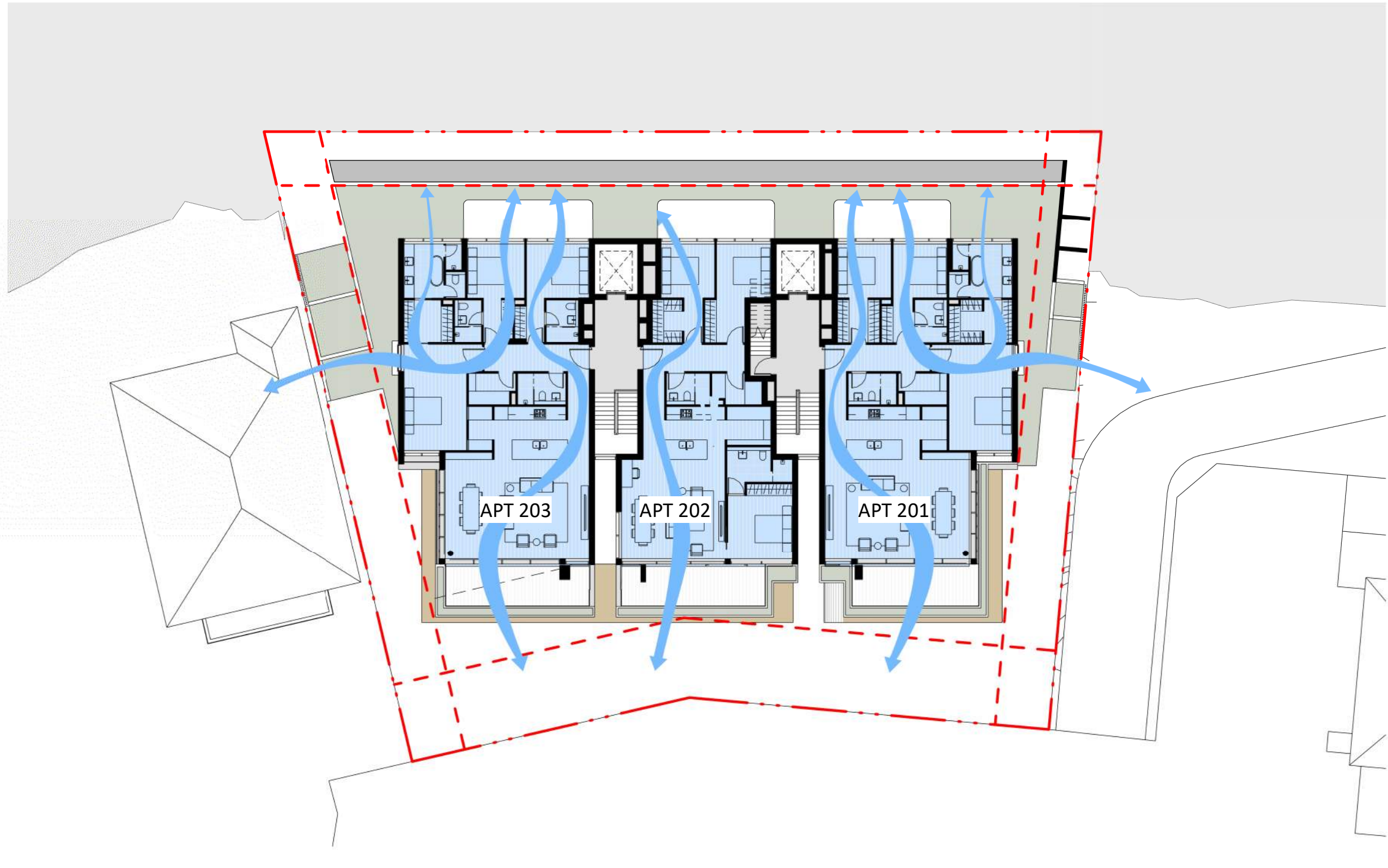
- and includes:
- (a) the area of a mezzanine, and
  - (b) habitable rooms in a basement or an attic, and
  - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
  - (e) any basement:
    - (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	CWK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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B FOR AMENDED DA SUBMISSION			DK	RFW	29.07.23			THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT. 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 161179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		1112 - 1116 BARRENJOEY ROAD, PALM BEACH	DIAGRAMS
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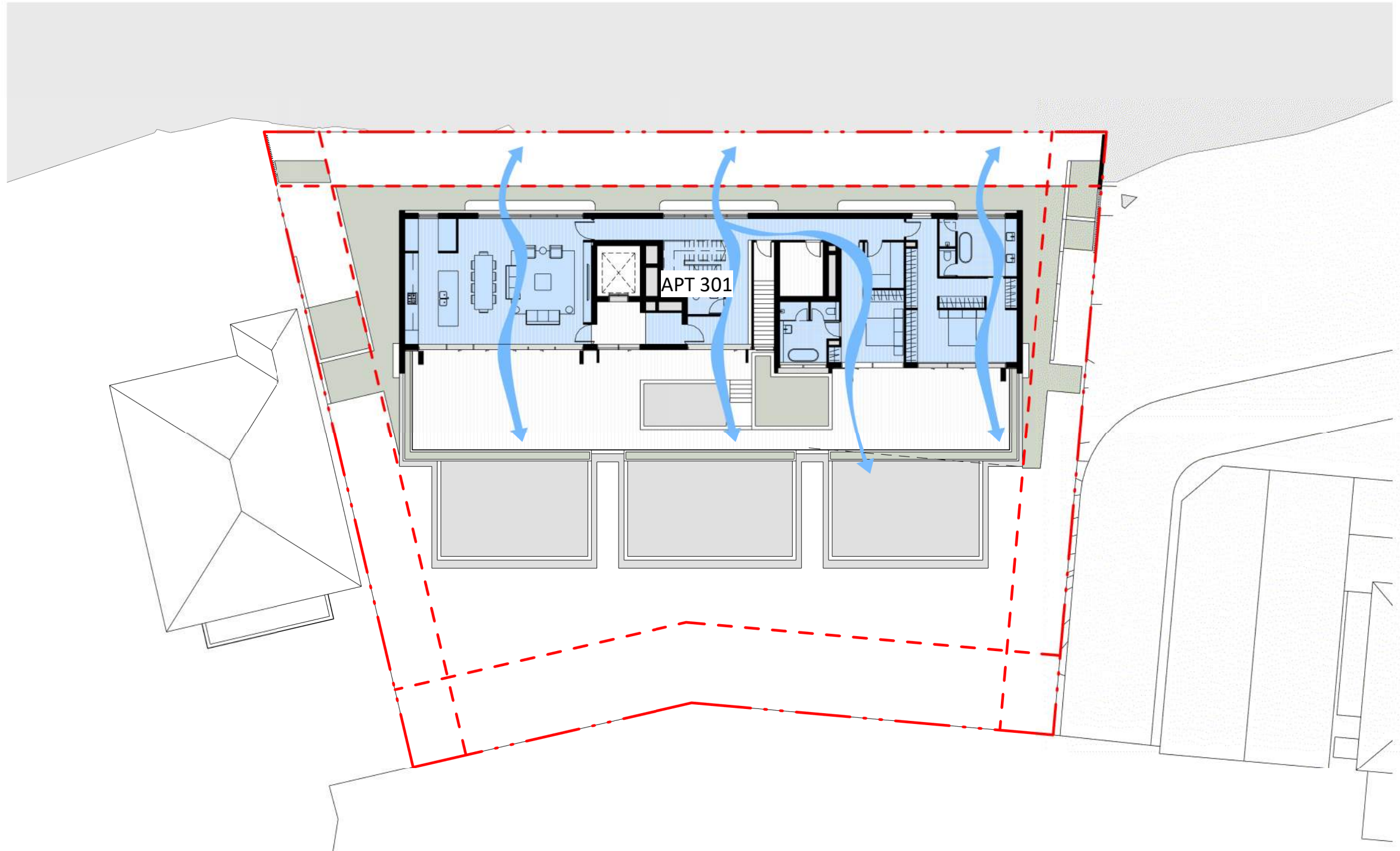




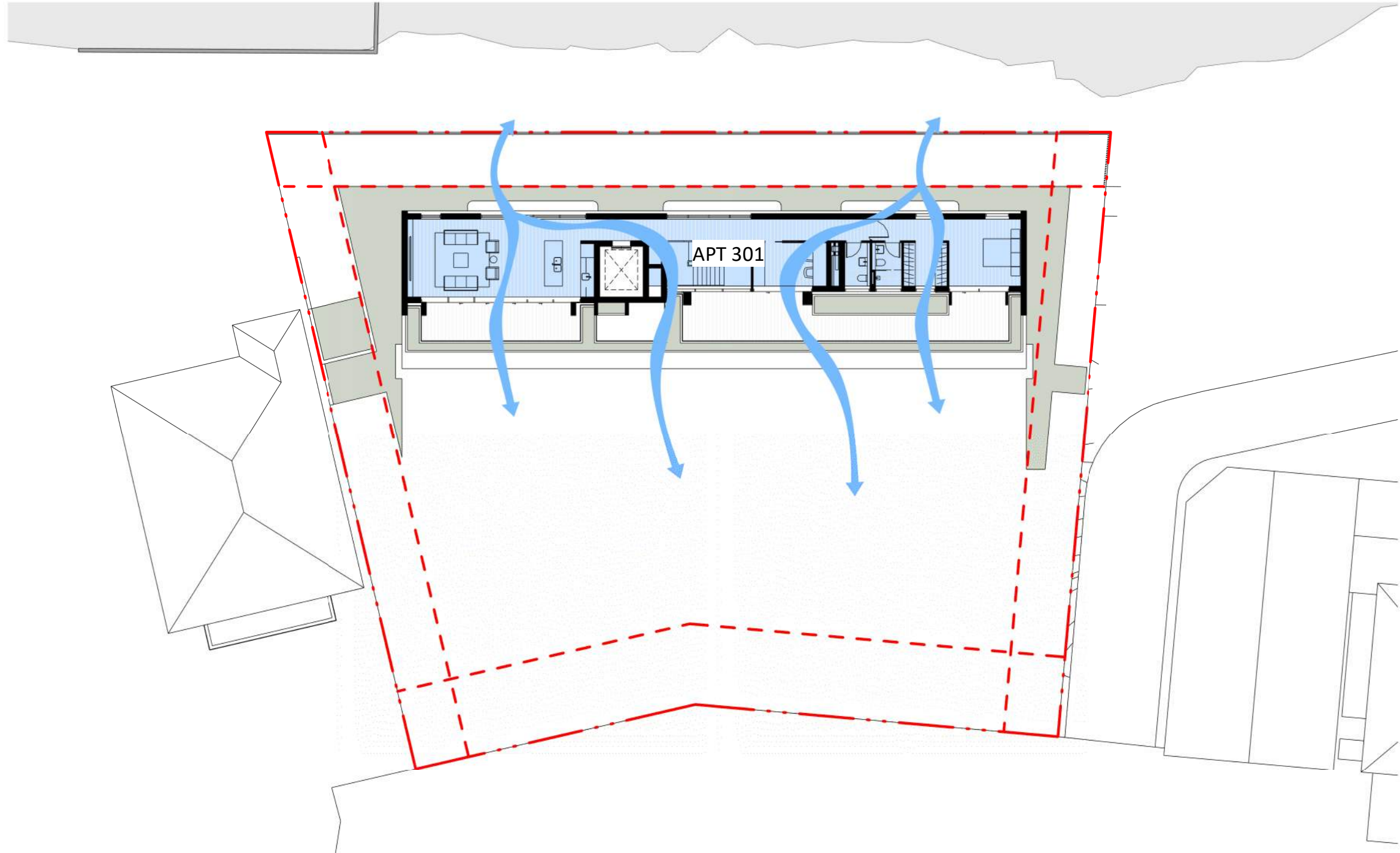
1 CROSS VENTILATION DIAGRAM - LEVEL 01  
1 : 250



2 CROSS VENTILATION DIAGRAM - LEVEL 02  
1 : 250



3 CROSS VENTILATION DIAGRAM - LEVEL 03  
1 : 250

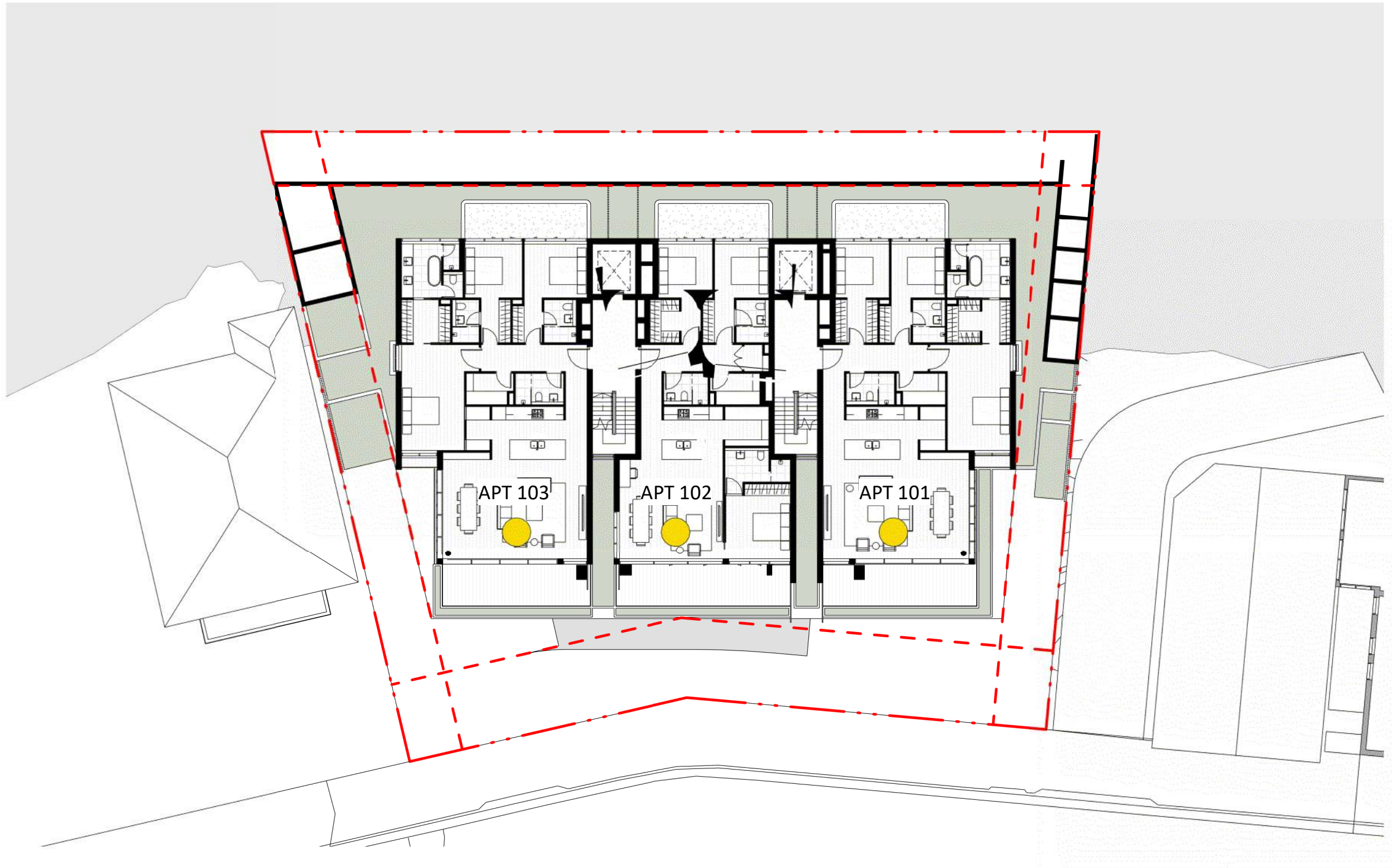


4 CROSS VENTILATION DIAGRAM - LEVEL 04  
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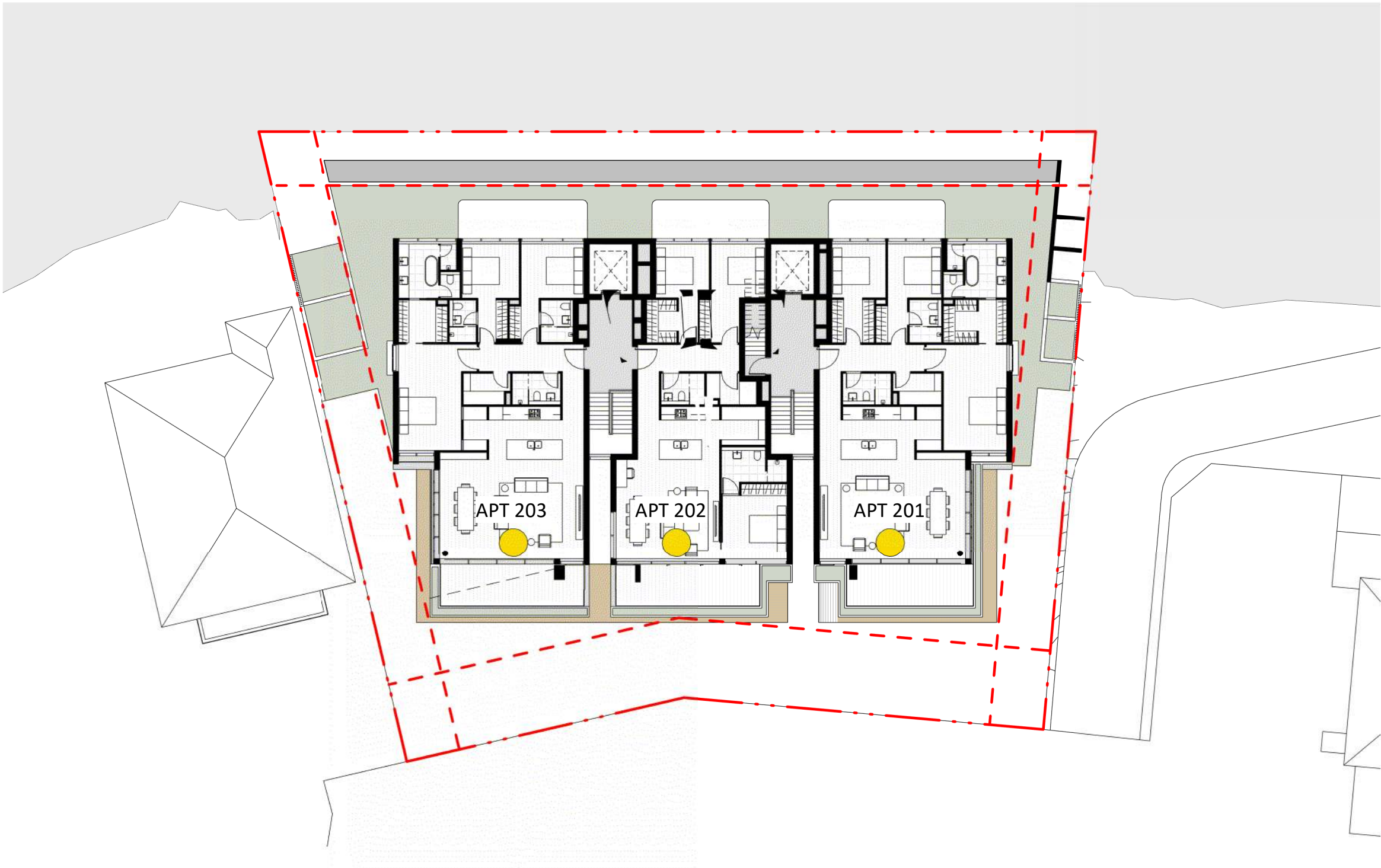


NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23								STATUS DEVELOPMENT APPLICATION	DWG NO. A0410
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23								0 12.5 m	REVISION C
												SCALE 1:250@A1, 1:500@A3	DATE 24.08.23

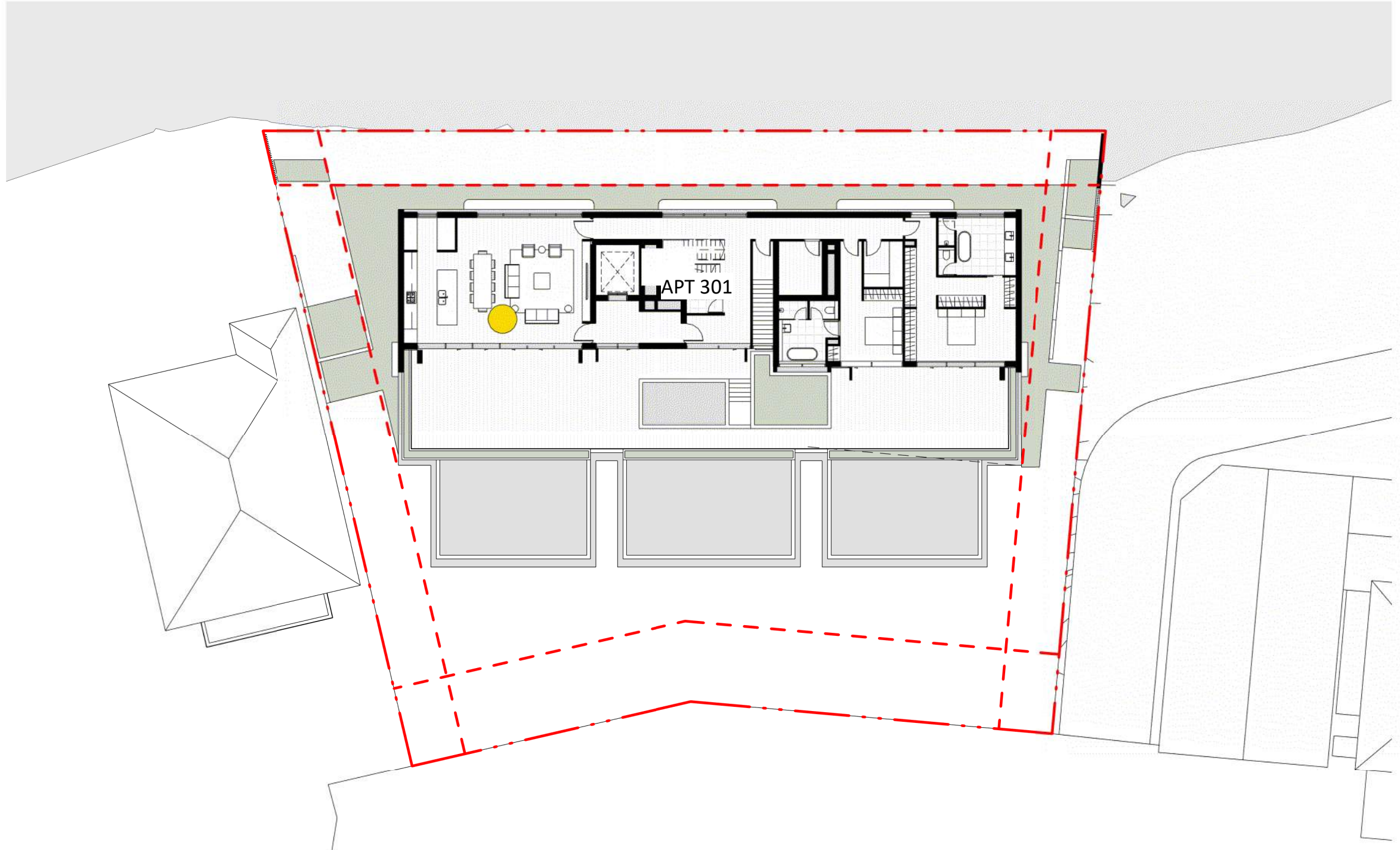




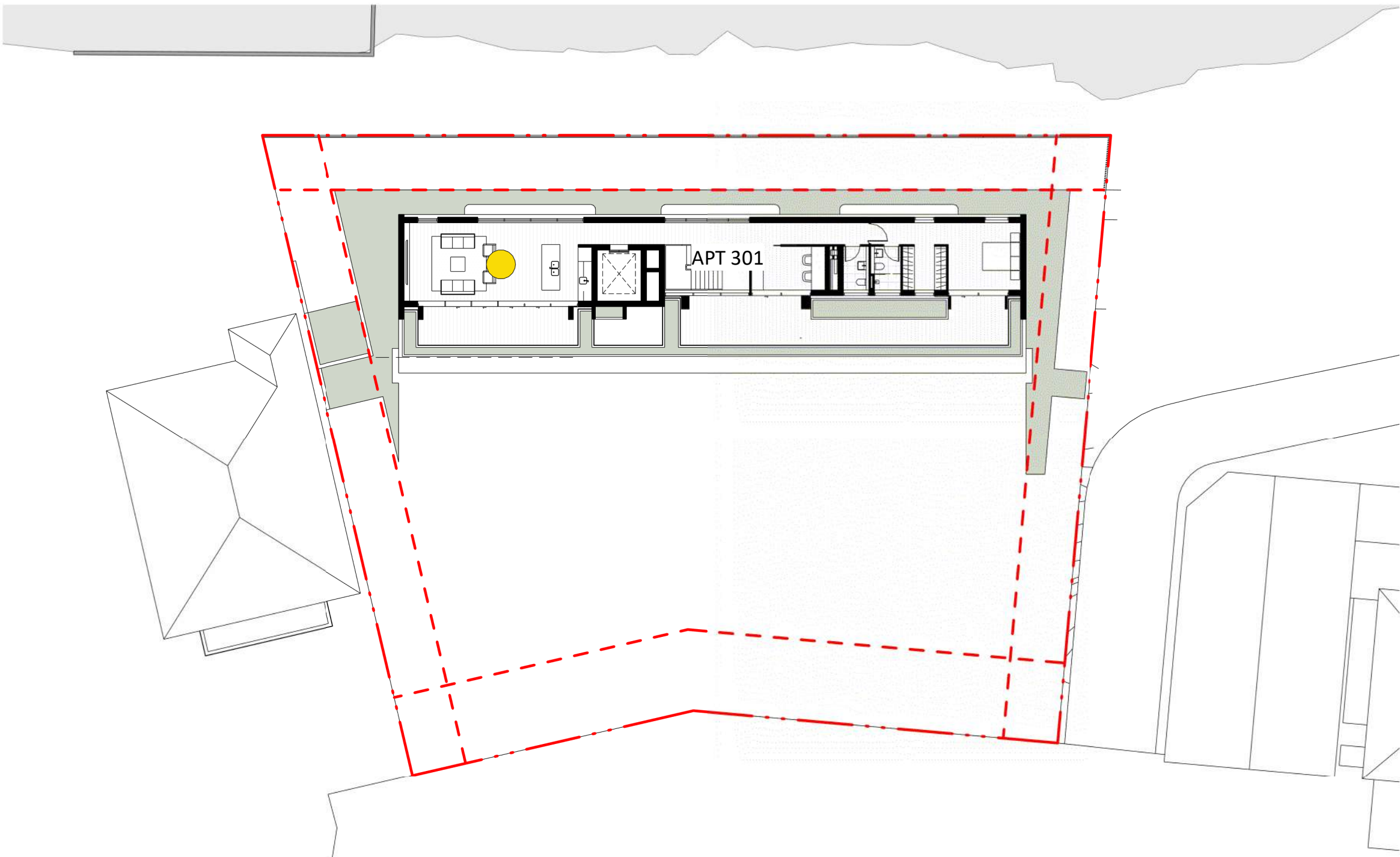
1 SOLAR ACCESS DIAGRAM - LEVEL 01  
1 : 250



2 SOLAR ACCESS DIAGRAM - LEVEL 02  
1 : 250





3 SOLAR ACCESS DIAGRAM - LEVEL 03  
1 : 250

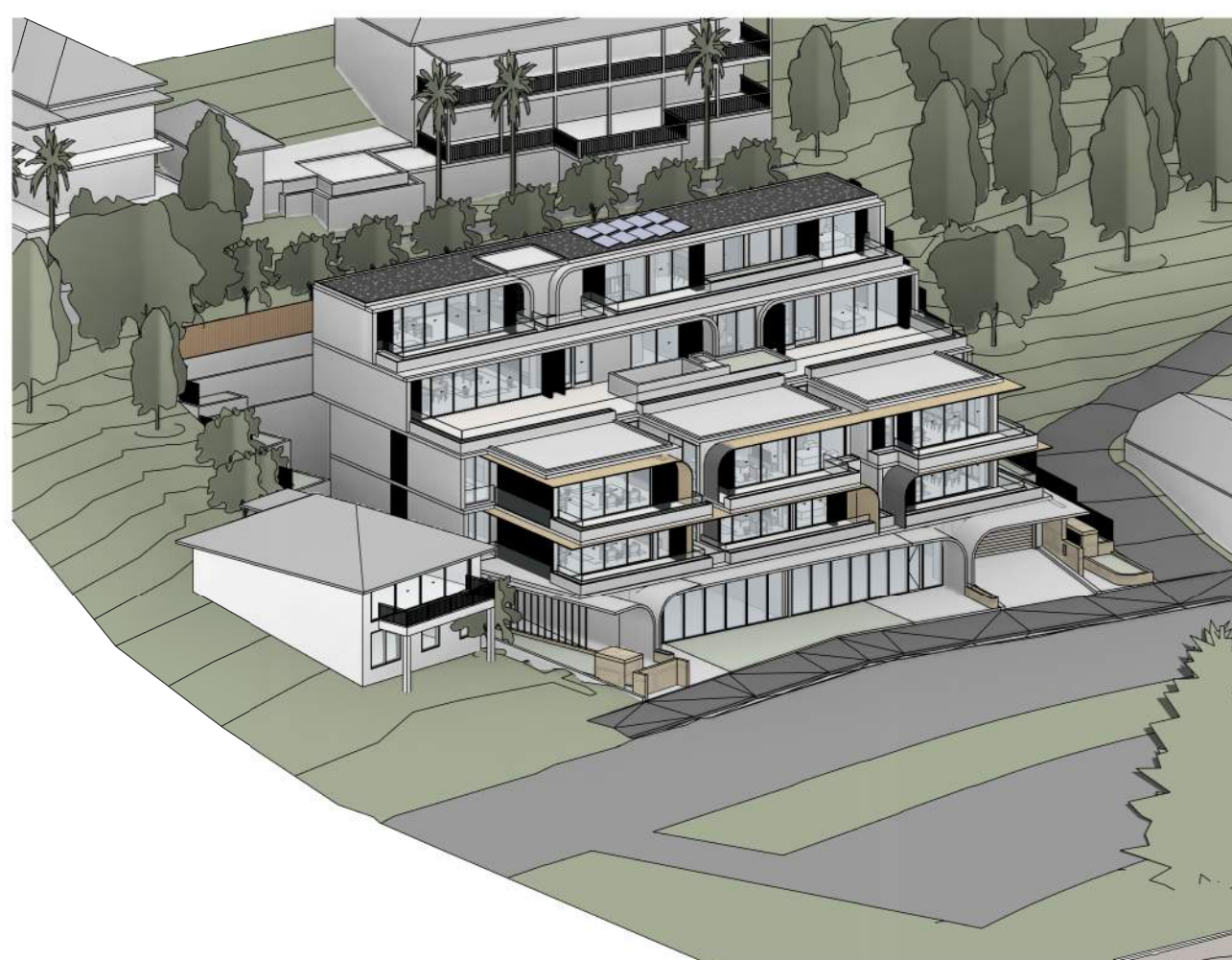
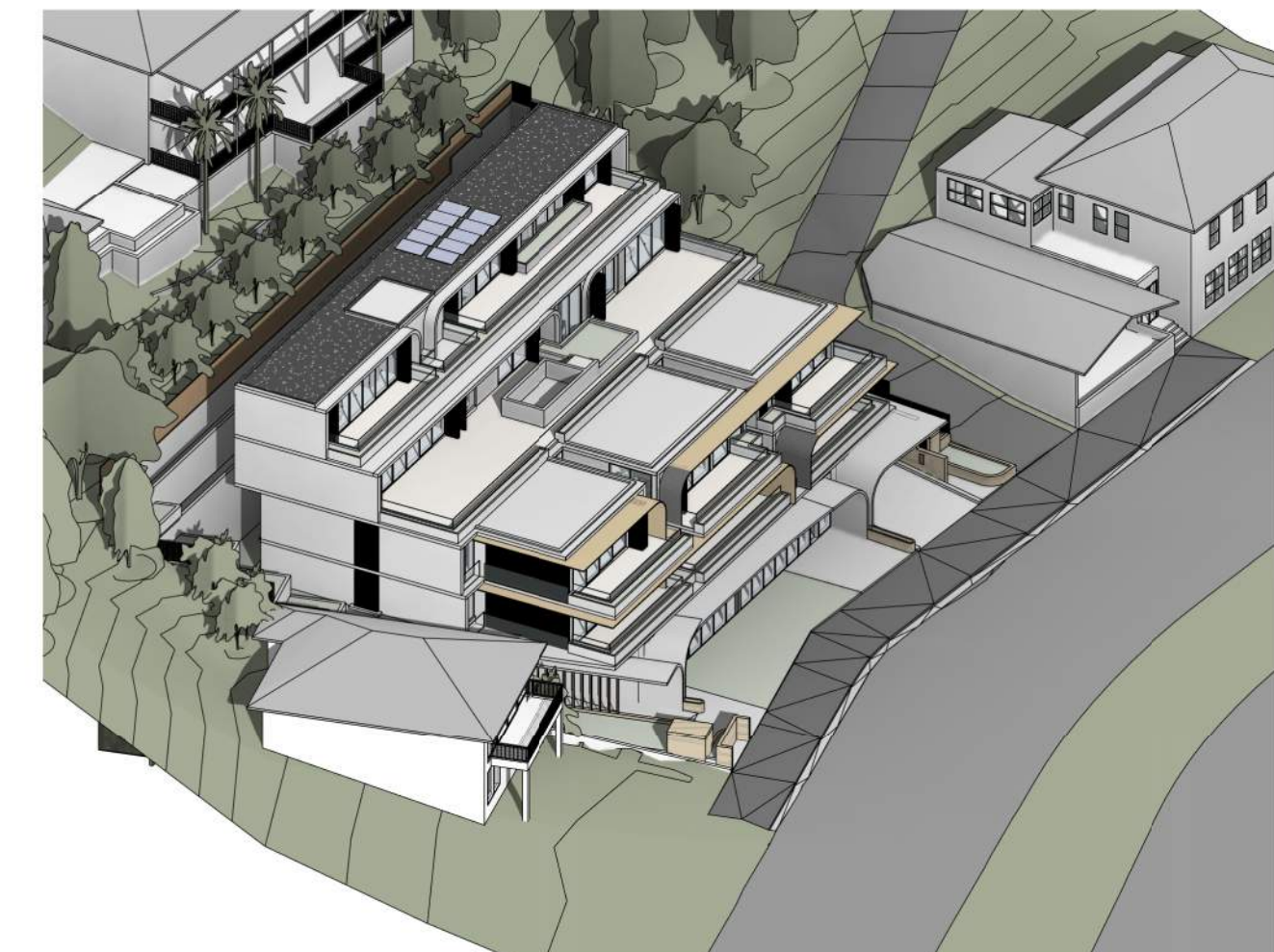
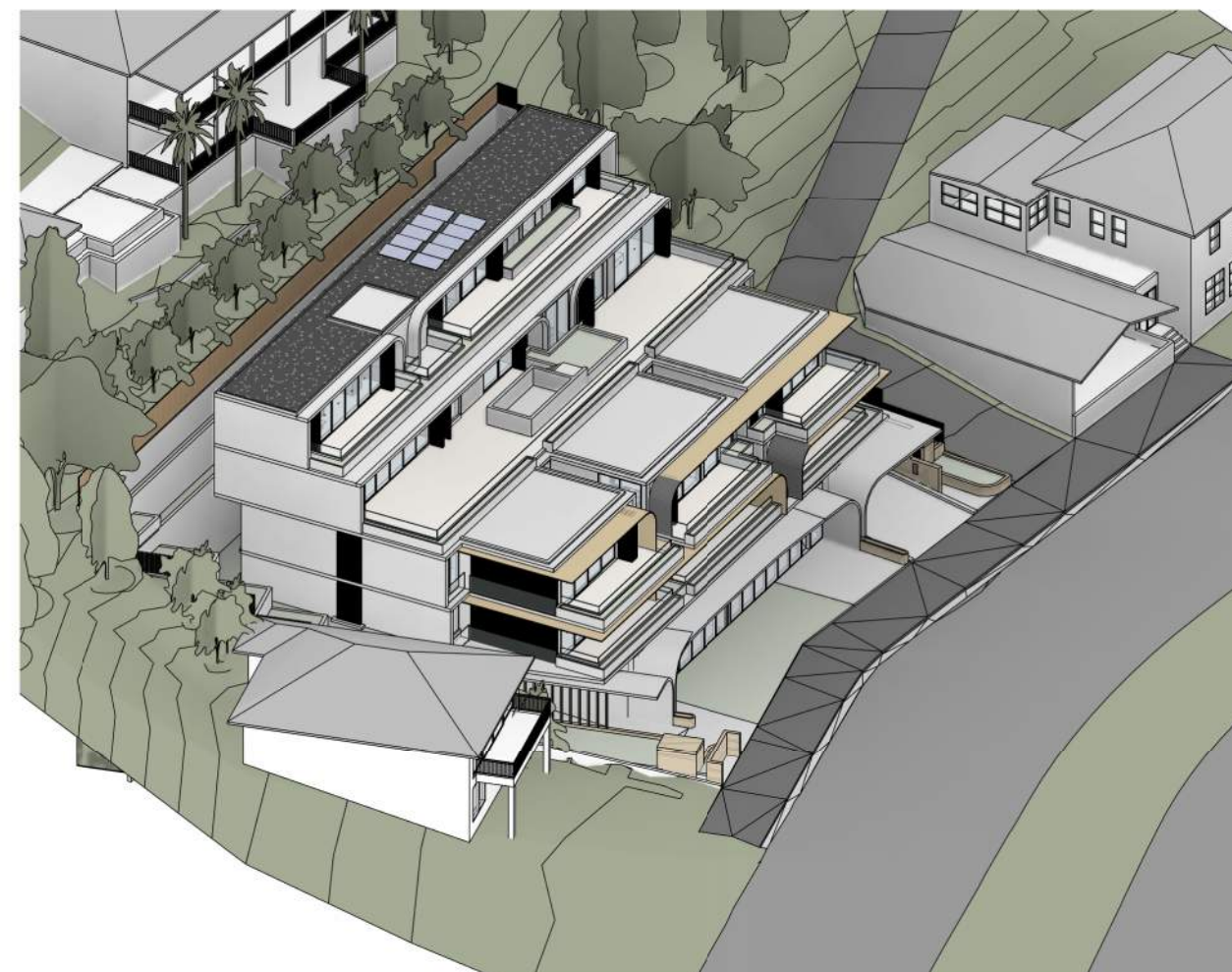
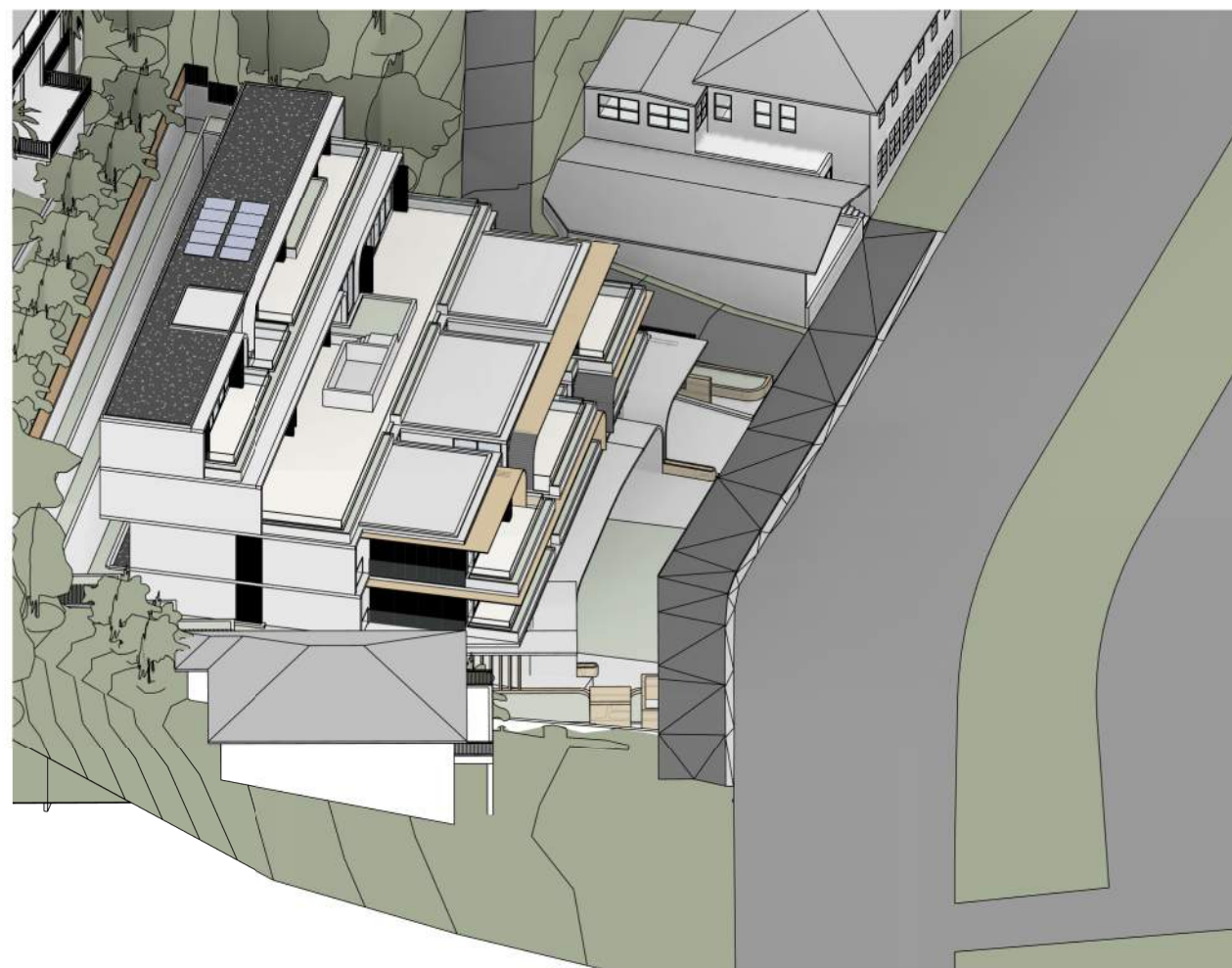
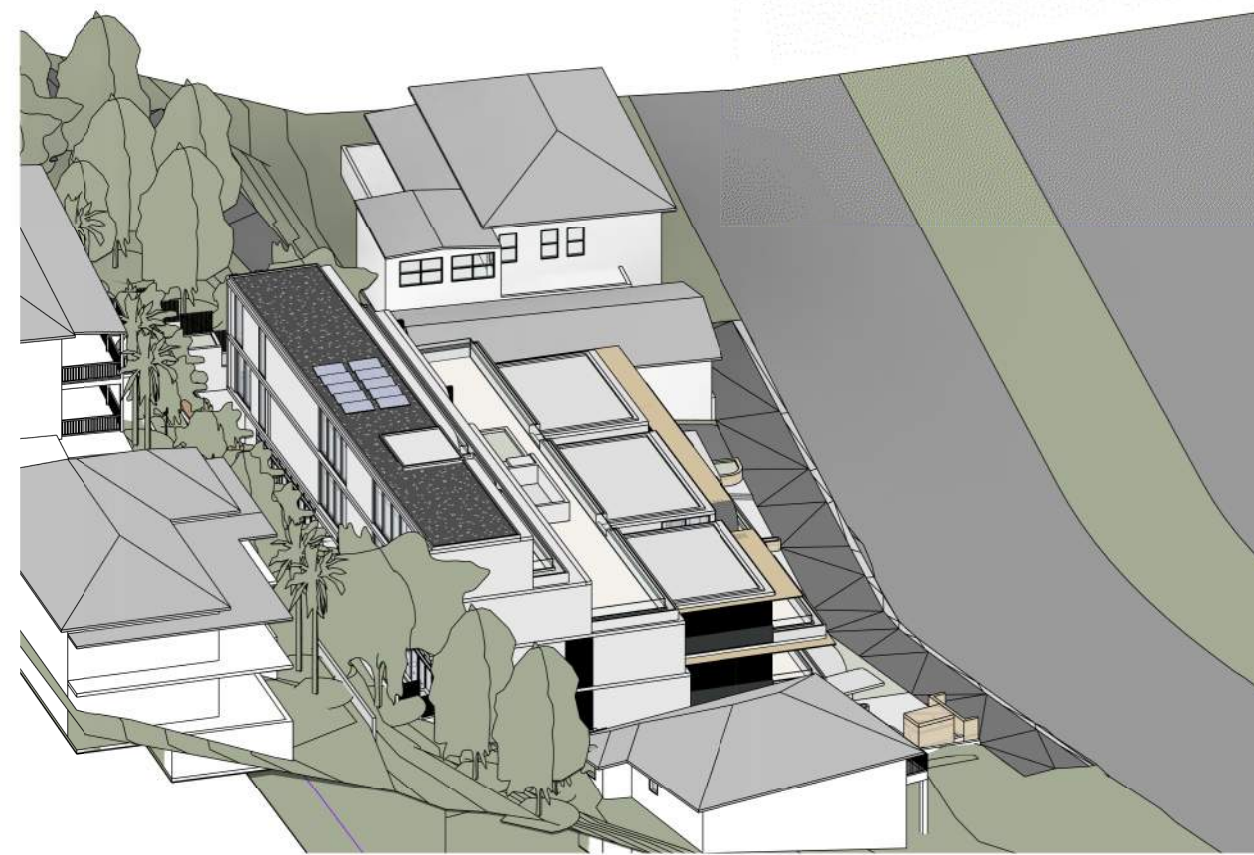
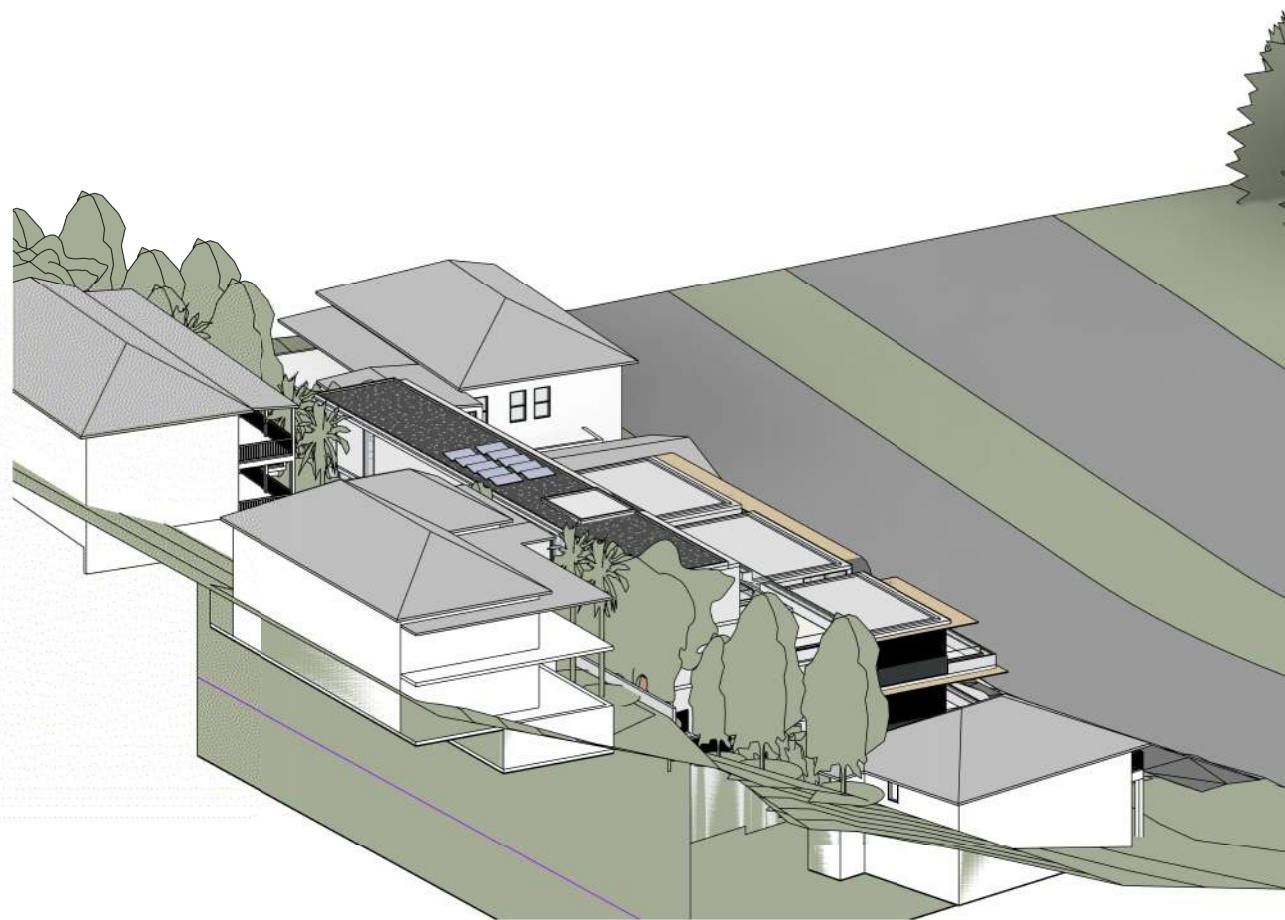


4 SOLAR ACCESS DIAGRAM - LEVEL 4  
1 : 250

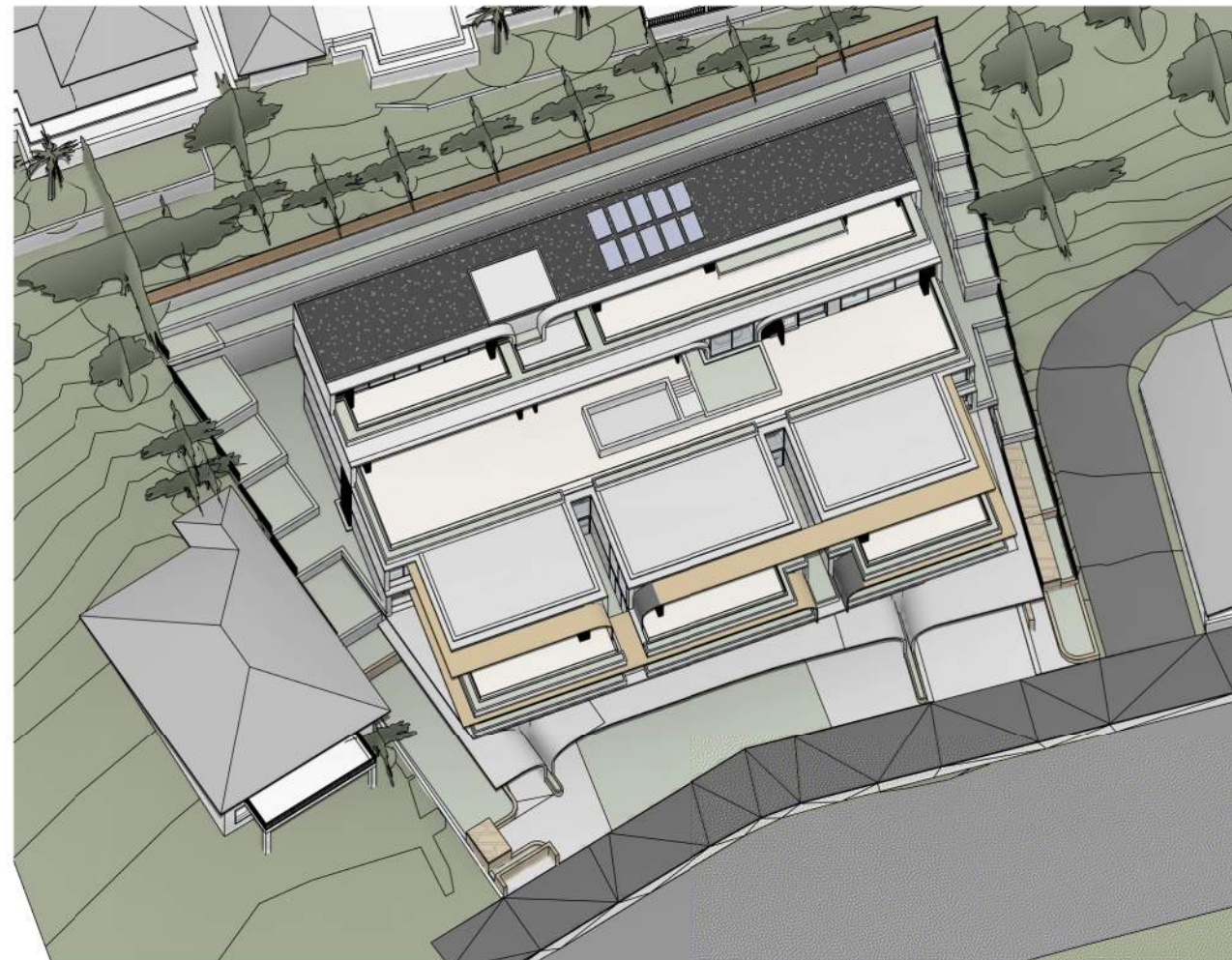
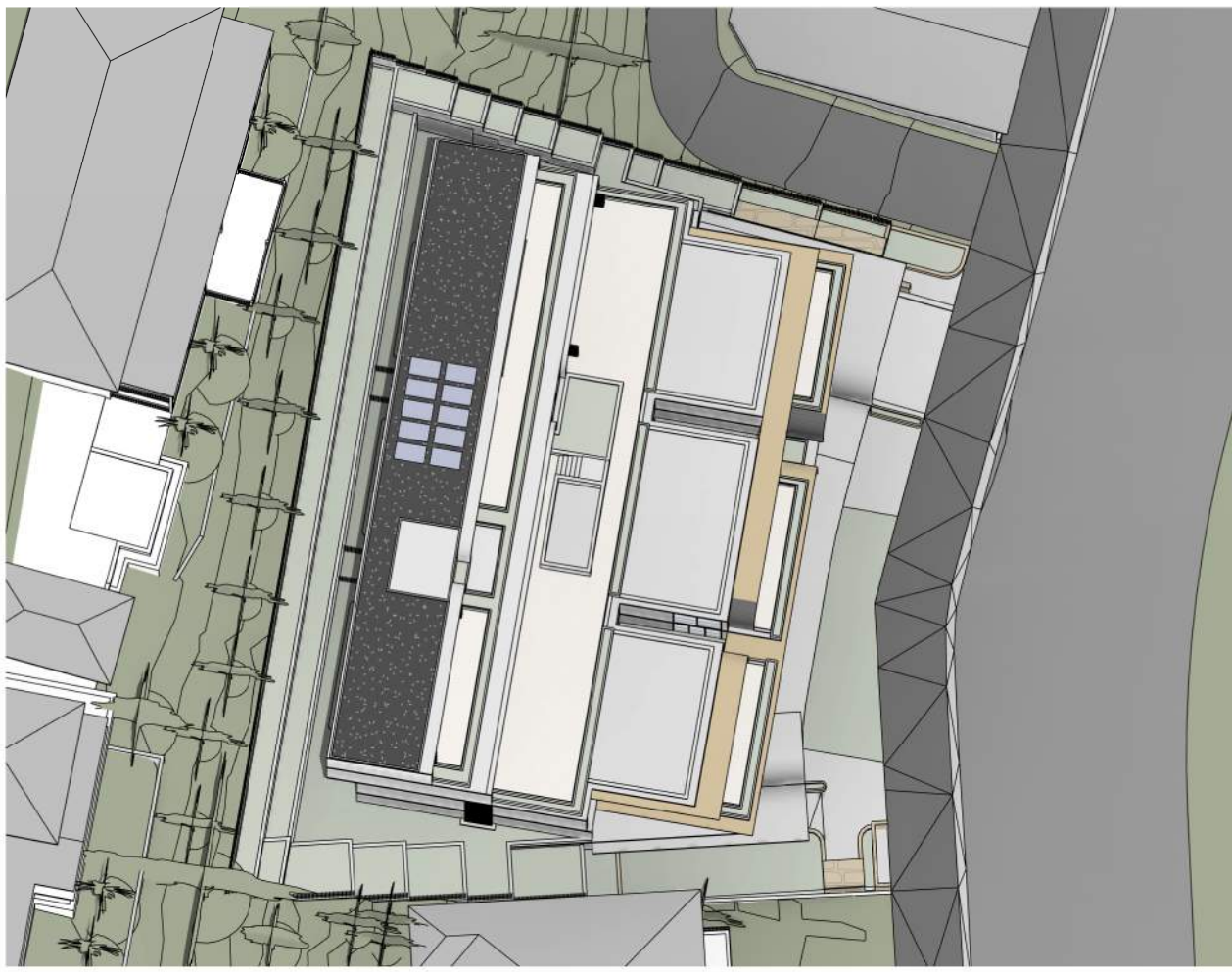
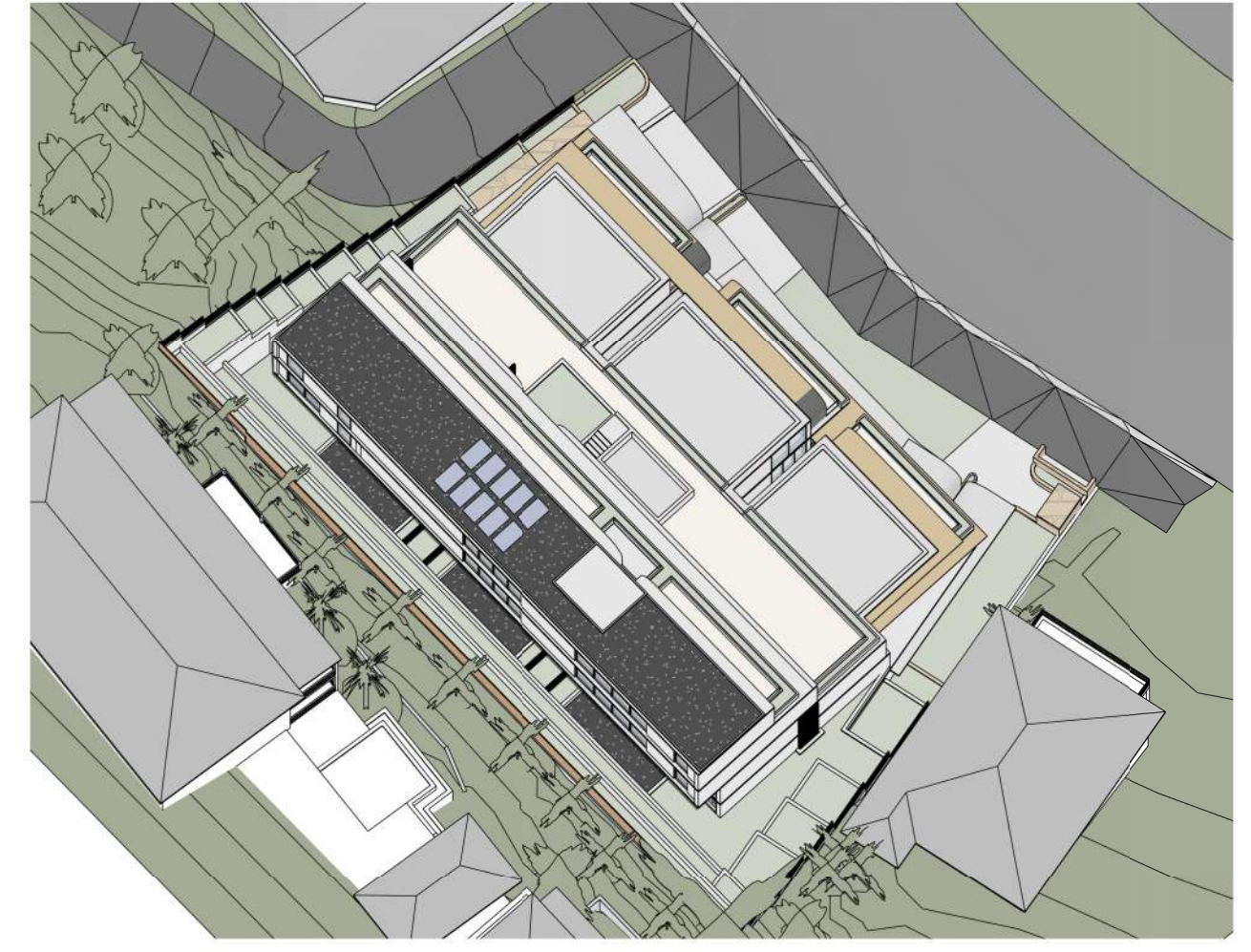
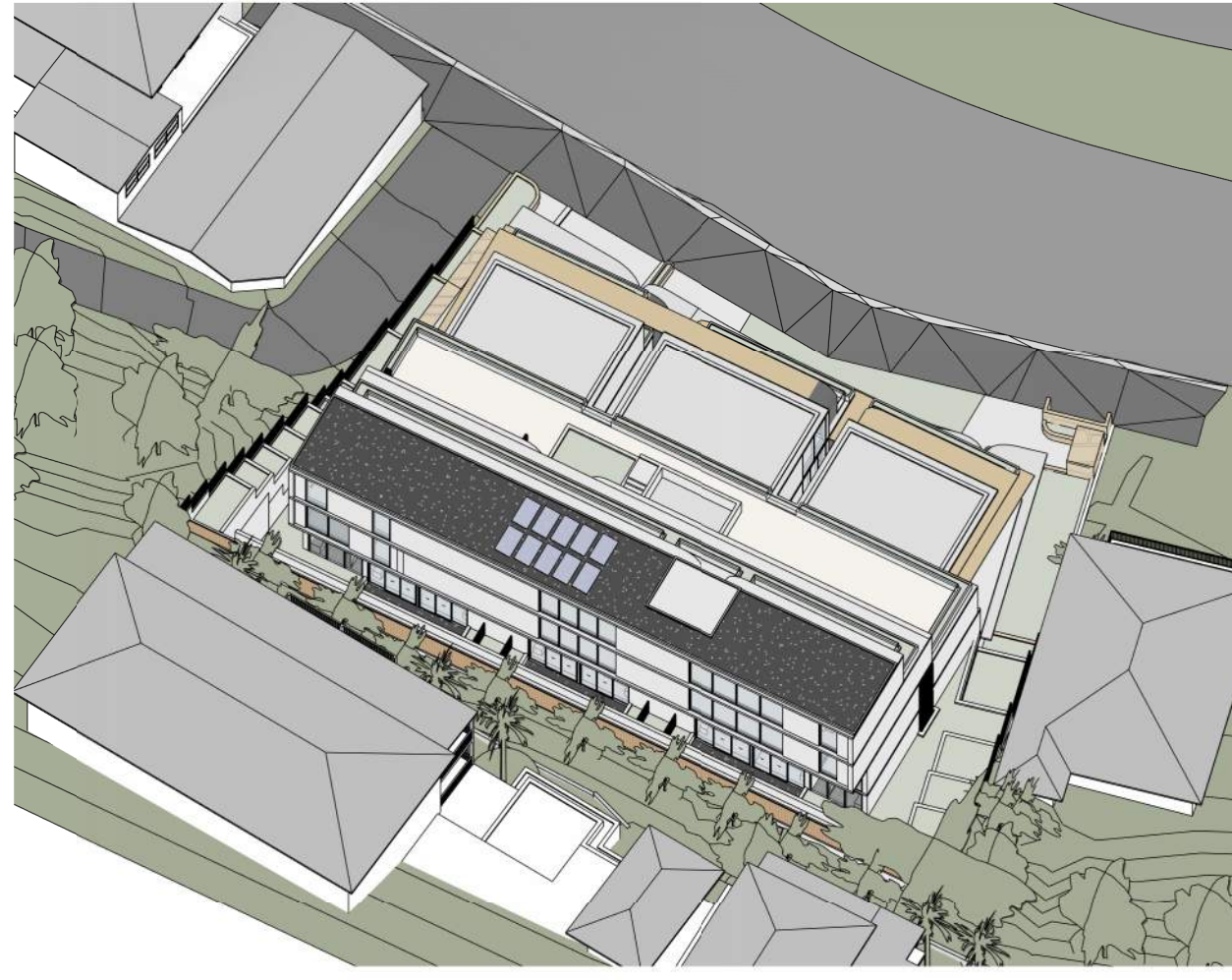


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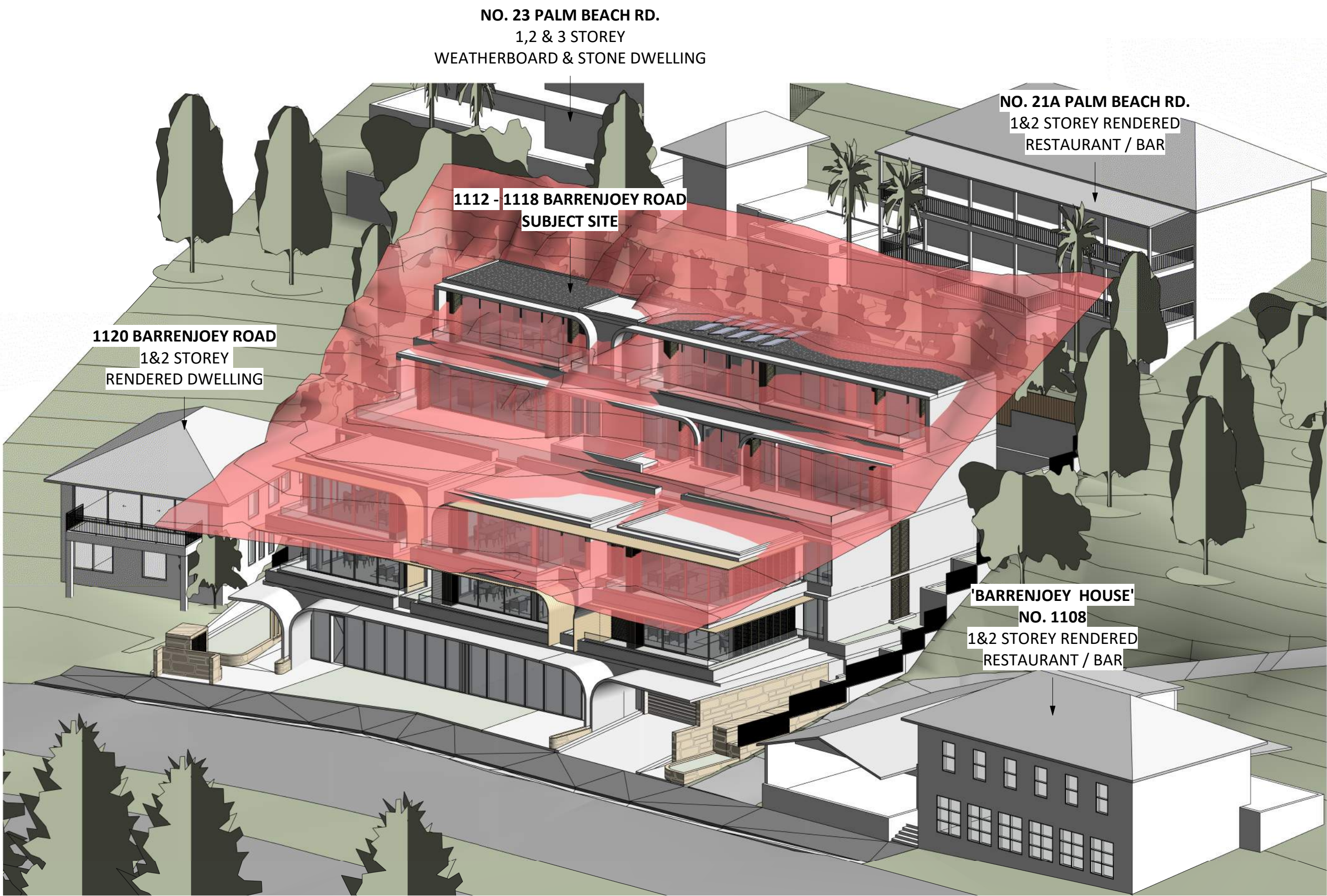
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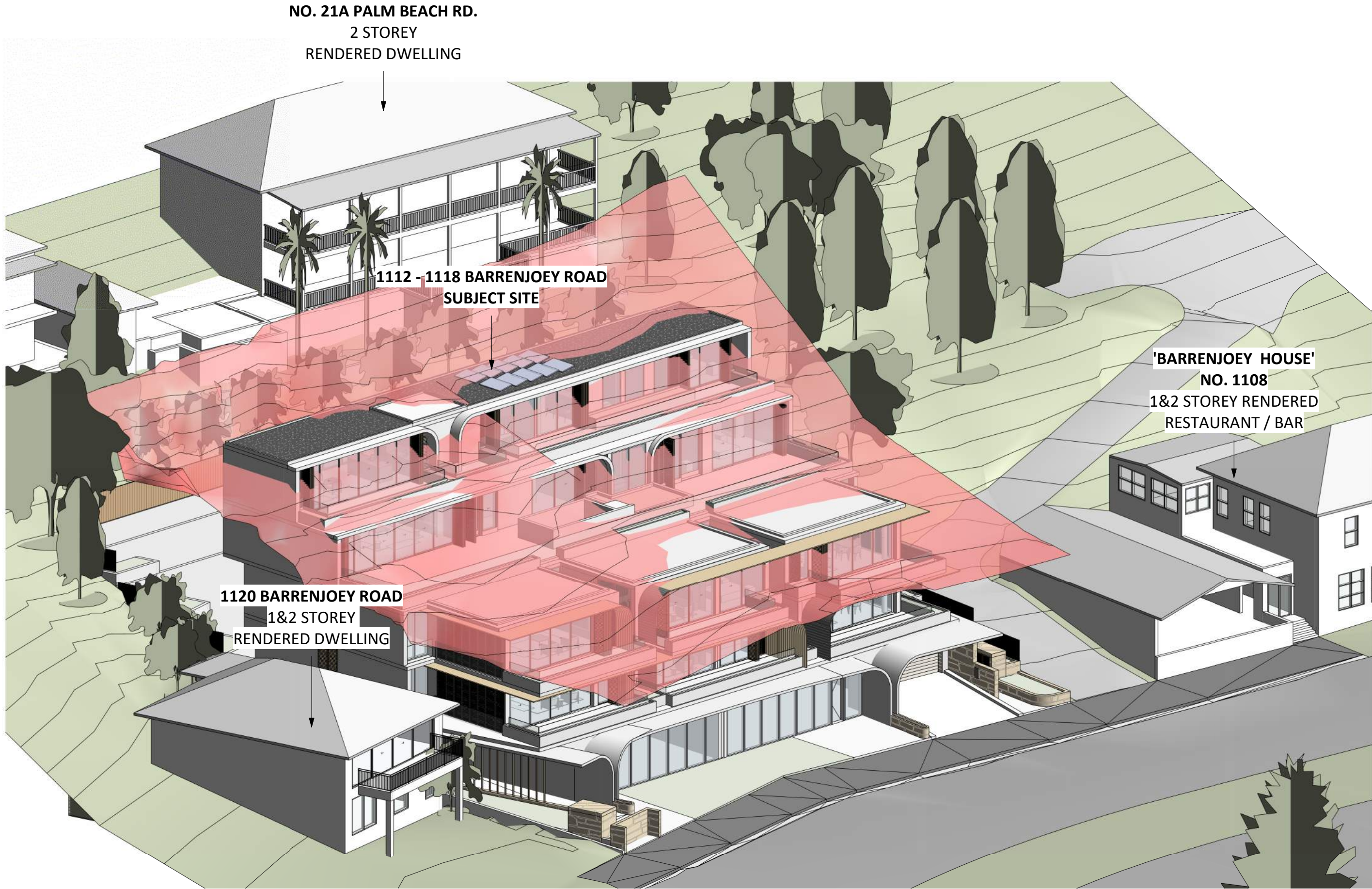


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						REVISION	ON HOLD							24.08.23





1 8.5m HEIGHT PLANE DIAGRAM 01



2 8.5m HEIGHT PLANE DIAGRAM 02

6.2

Average star rating

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05 Sep 2023

Assessor: Dean Gorman

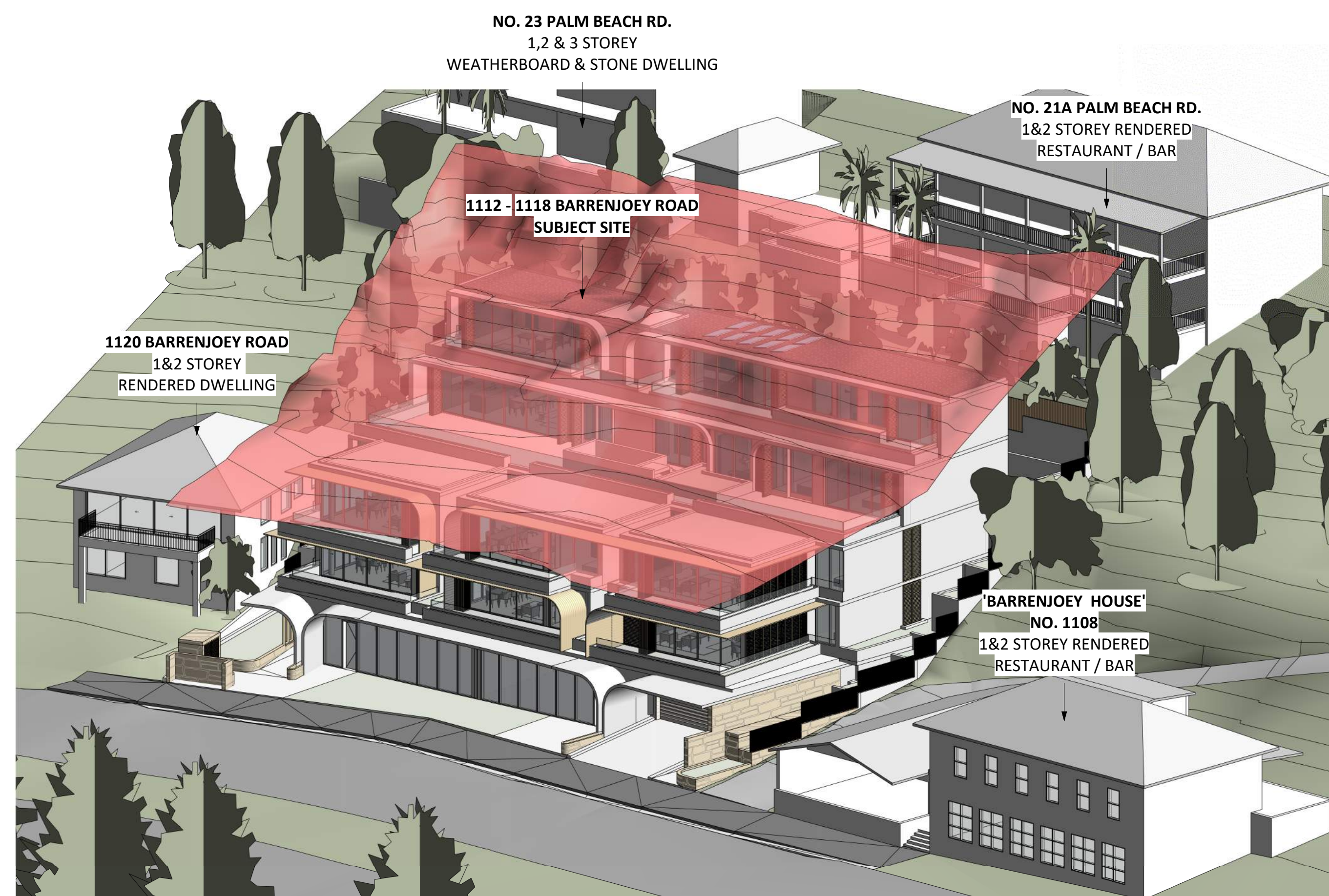
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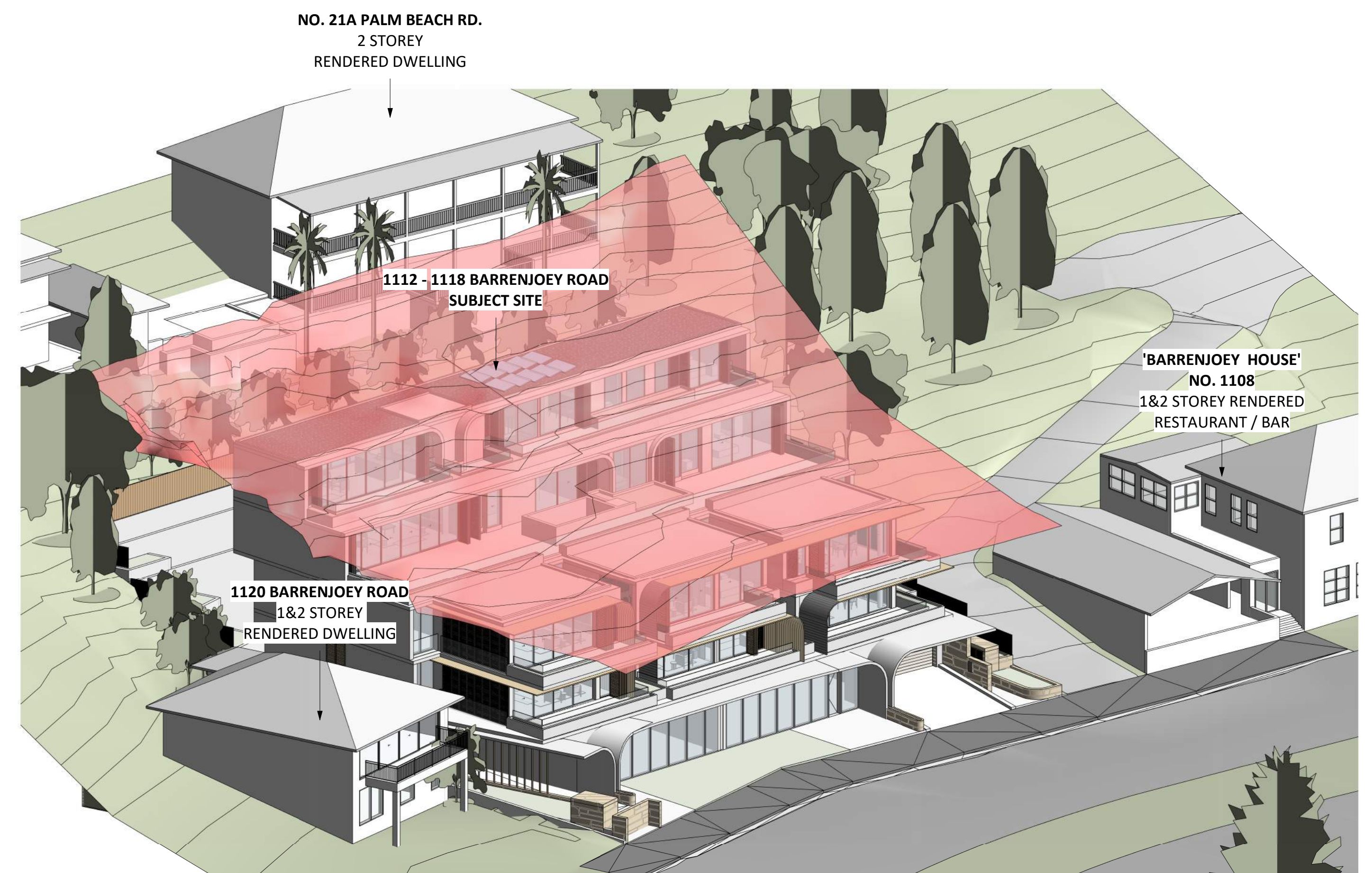
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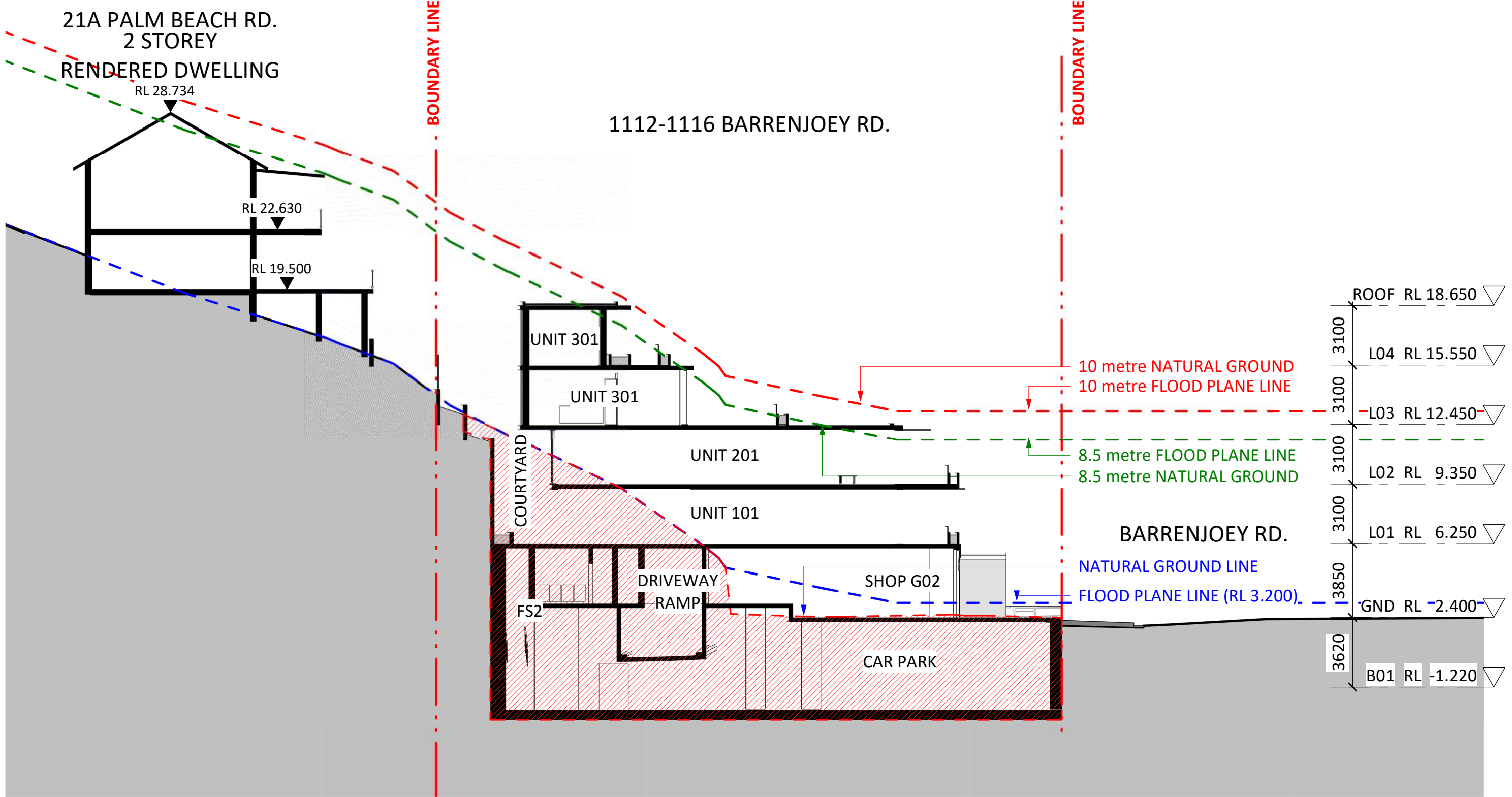
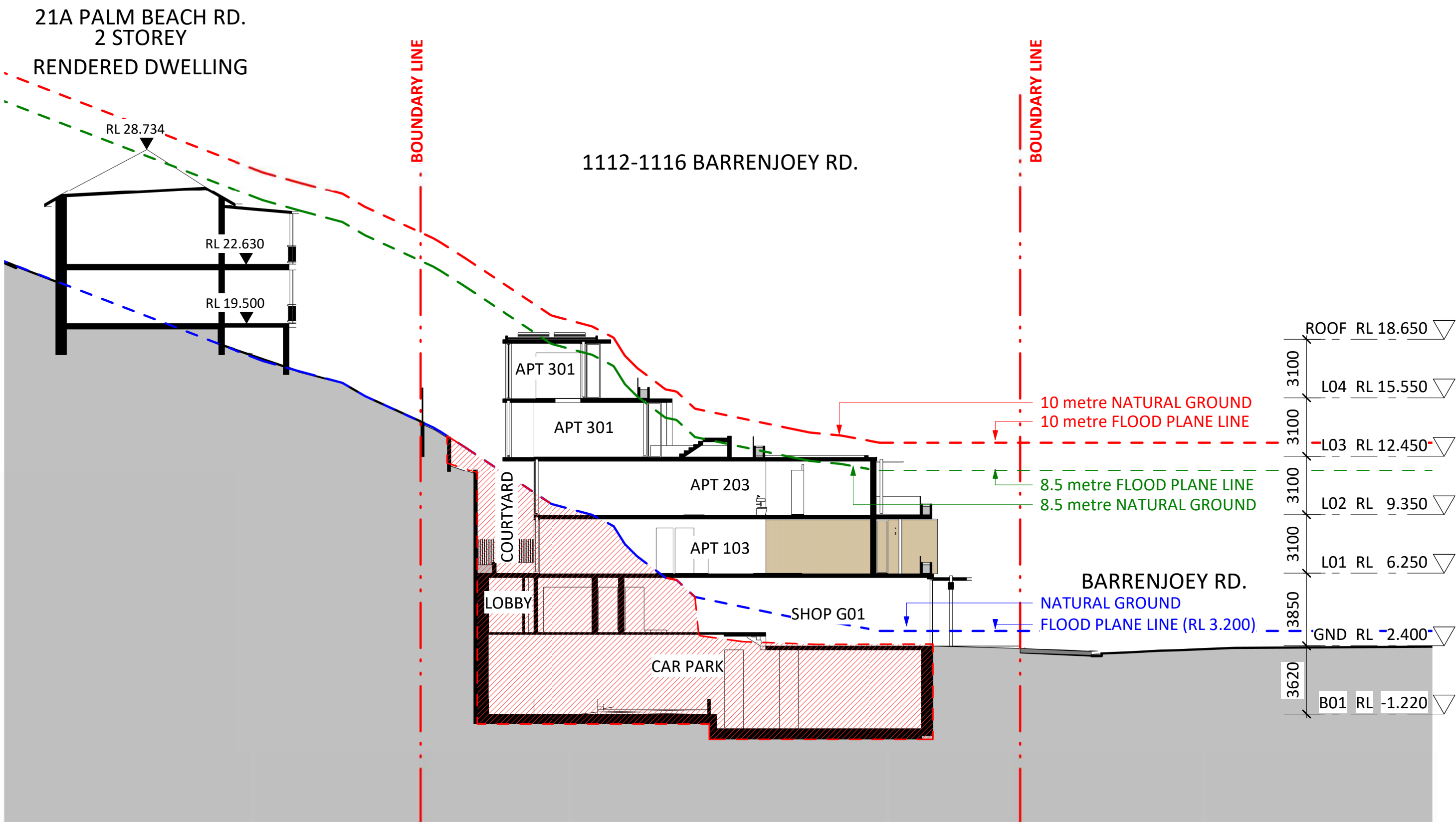
**NOTE: 10m HEIGHT CONTROL SHOWN AS RED PLANE. THERE IS NO EXCEEDANCE OVER 10m**



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

[illegible]





1 Excavation Diagram 1  
1 : 200

2 Excavation Diagram 2  
1 : 200

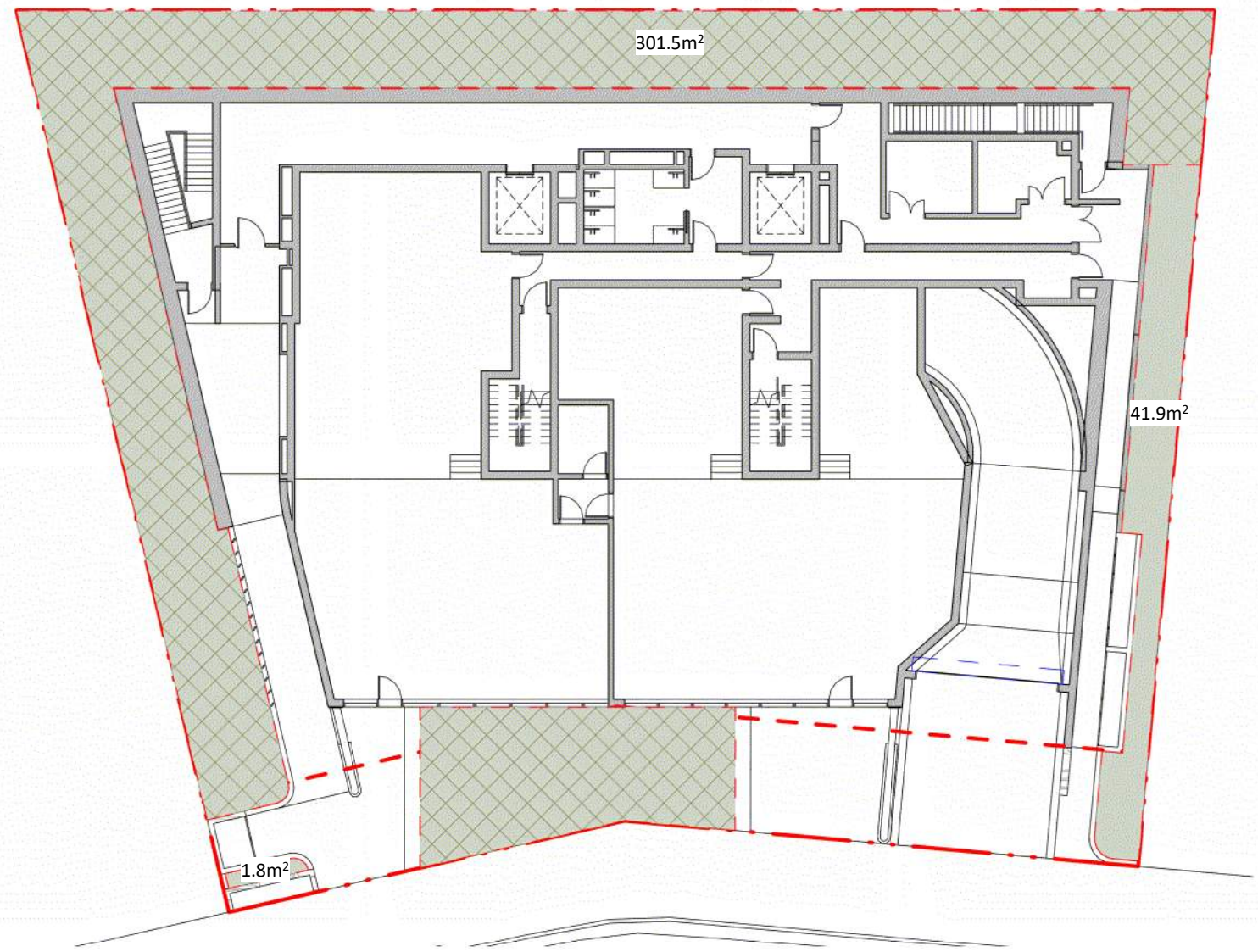


NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE
A	FOR DA SUBMISSION	DK	GW	16.12.21			NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS 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 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		PALMDEV PTY LTD LEVEL 1, 600 DARLING STREET ROZELLE NSW 2039	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	<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 1112 - 1116 BARRENJOEY ROAD, PALM BEACH	EXCAVATION DIAGRAM
B	FOR AMENDED DA SUBMISSION	DK	HW	26.07.23								STATUS DEVELOPMENT APPLICATION	DWG NO. A0440
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23								0 10 m	REVISION C
												SCALE 1:200@A1, 1:400@A3	DATE 24.08.23

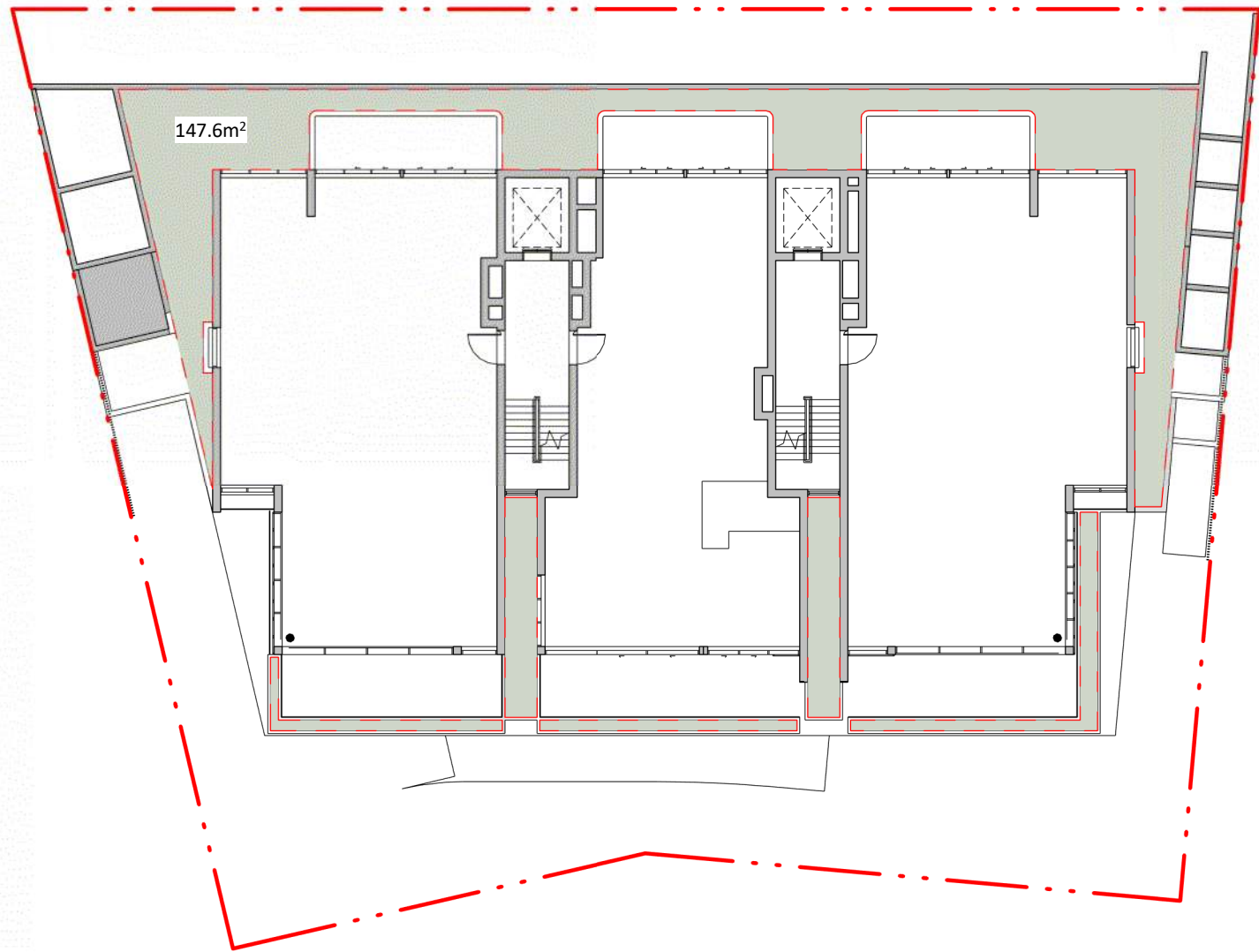
LEGEND

EXCAVATED AREA

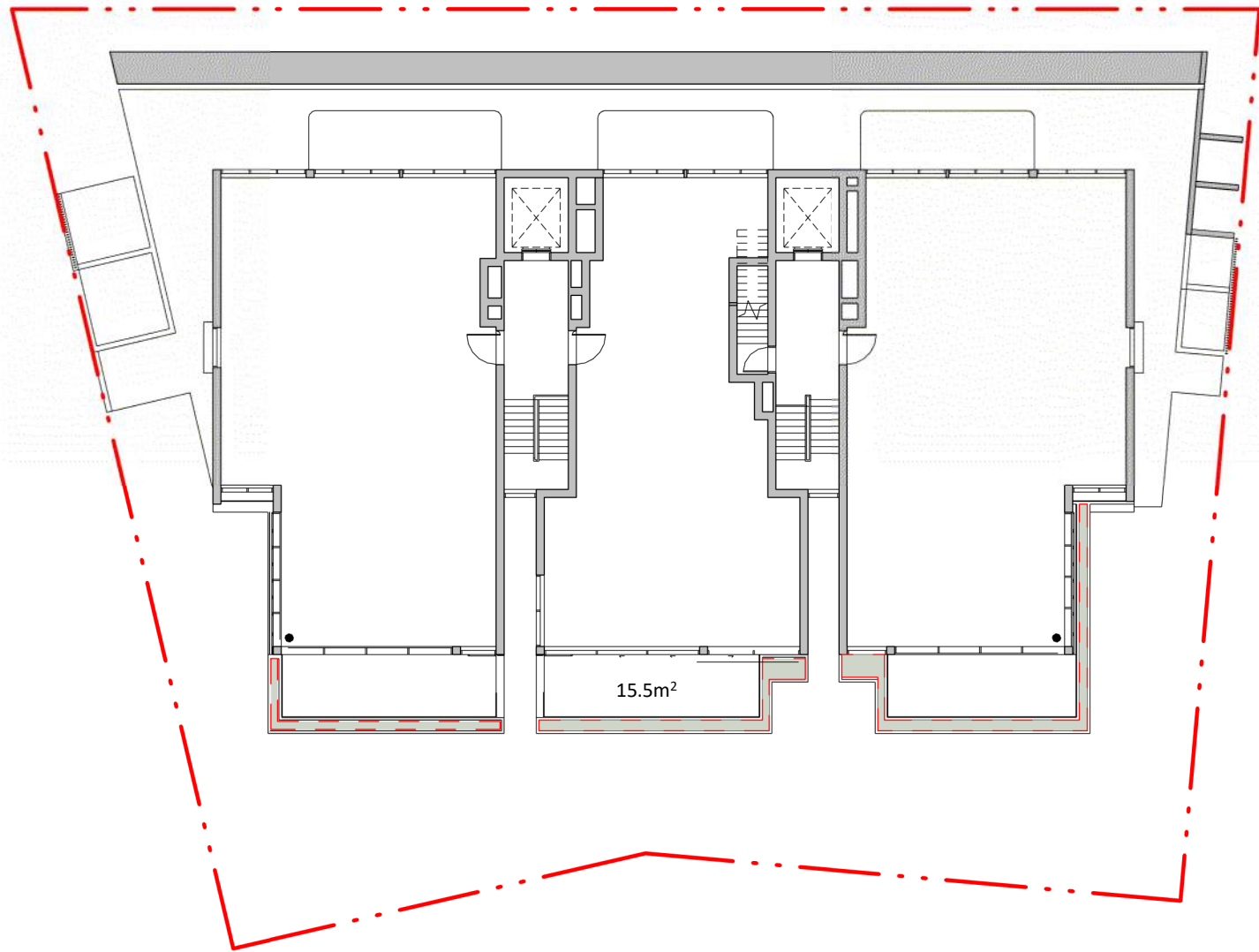




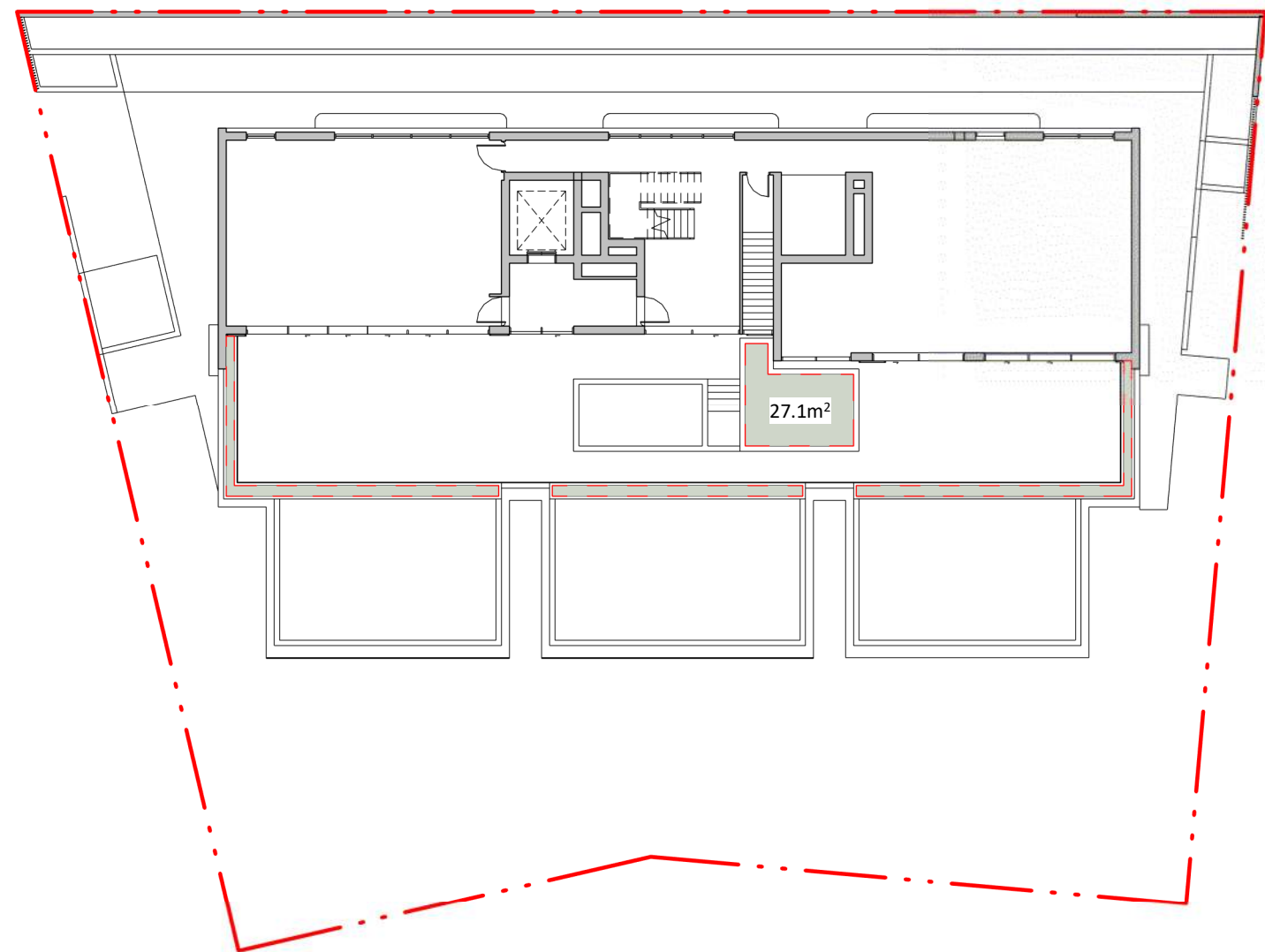
1 LANDSCAPE AREA - GROUND LEVEL  
1 : 250



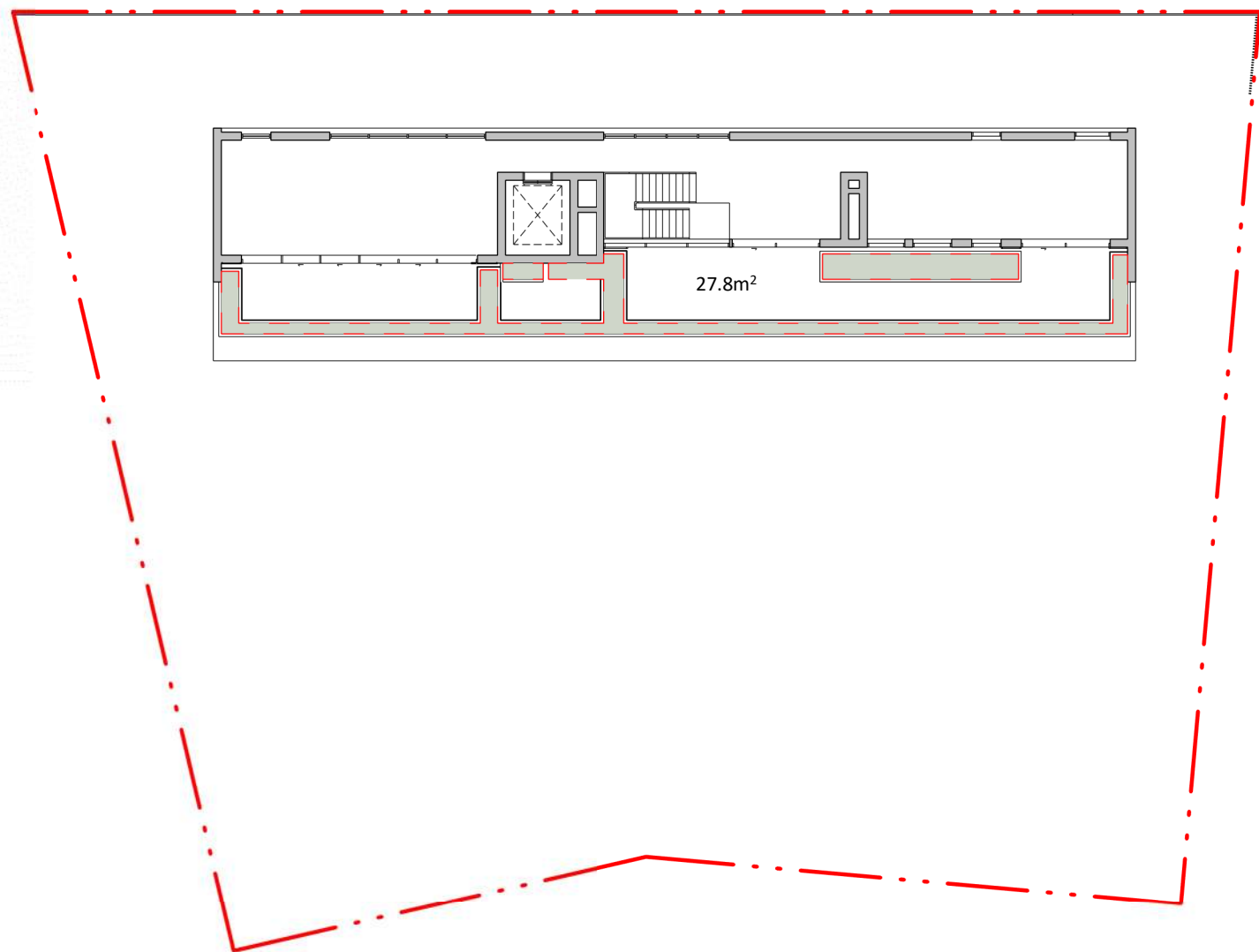
2 LANDSCAPE AREA - LEVEL 1  
1 : 250



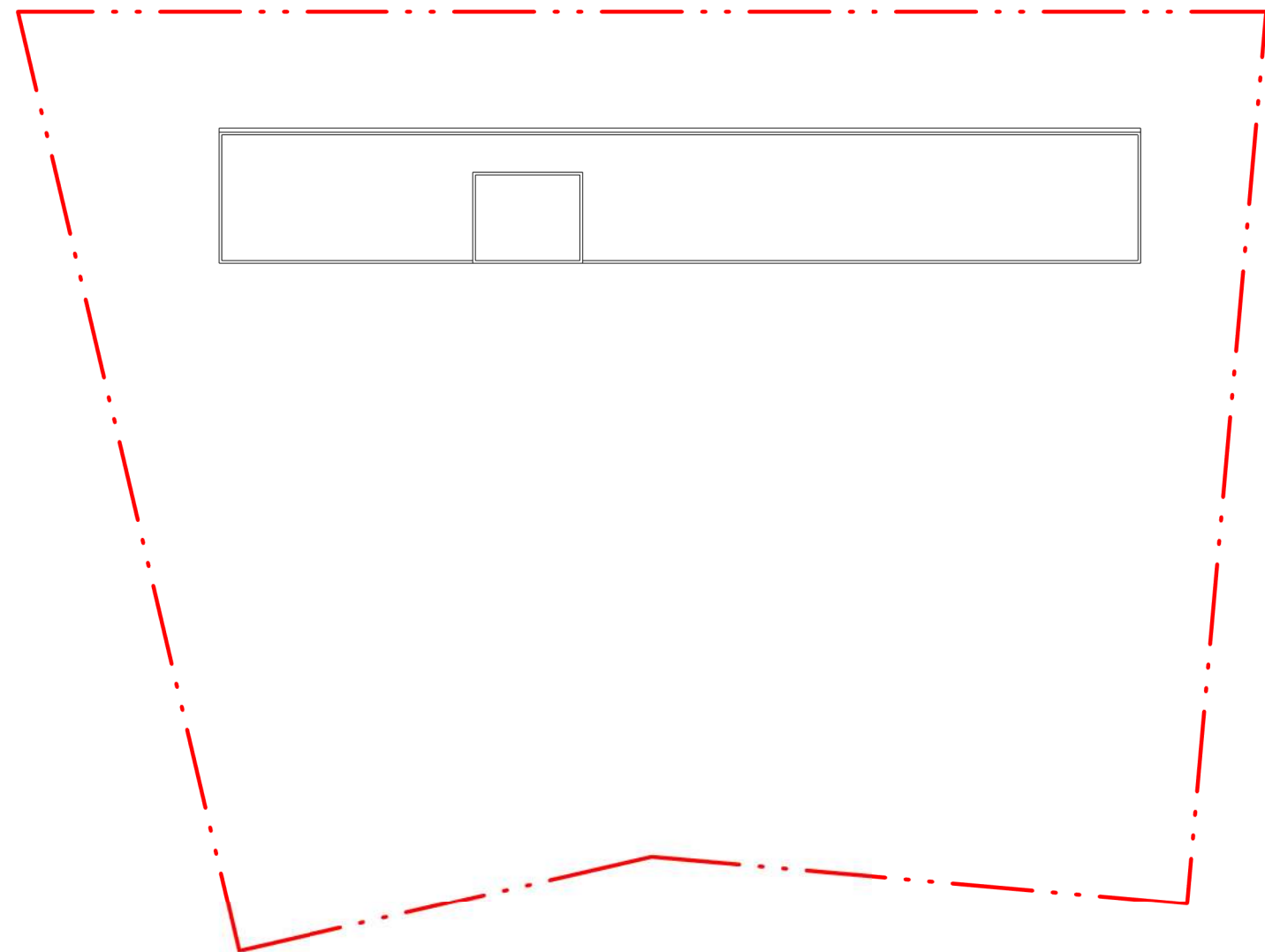
3 LANDSCAPE AREA - LEVEL 2  
1 : 250



4 LANDSCAPE AREA - LEVEL 3  
1 : 250



5 LANDSCAPE AREA - LEVEL 4  
1 : 250



6 LANDSCAPE AREA - ROOF LEVEL  
1 : 250

DEEP SOIL AREA SUMMARY :		
SITE AREA	1361.5 m <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%)

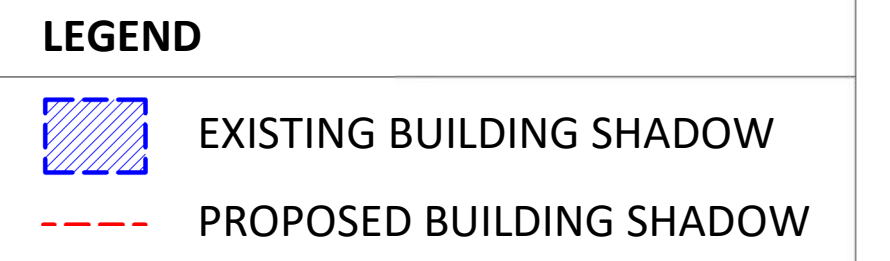
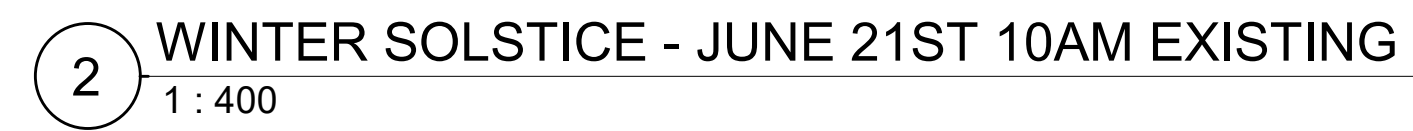
LANDSCAPE AREA SUMMARY :		
SITE AREA	1361.5 m <sup>2</sup>	
MIN. REQUIRED LANDSCAPED AREA (MIN. 20% OF SITE AREA)	272.3 m <sup>2</sup>	(MIN. 20%)
PROPOSED LANDSCAPED AREA BY DEFINITION (DCP CONTROL) - ON GROUND	345.2 m <sup>2</sup>	(25.4%)
PROPOSED LANDSCAPED AREA - ON STRUCTURE	218.0 m <sup>2</sup>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

LEGEND	
	PROPOSED LANDSCAPED AREA
	PROPOSED DEEP-SOIL AREA

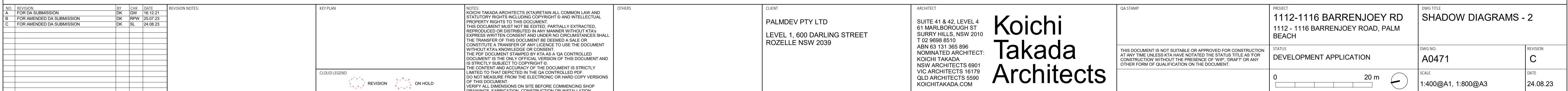


NO. REVISION				REVISION NOTES:				KEY PLAN				NOTES:				OTHERS:				CLIENT:				ARCHITECT:				PROJECT:				QA STAMP:				DWG TITLE:							
A	FOR DA SUBMISSION			DK	GW	16.12.21			<p>KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT</p> <p>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.</p> <p>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 ©.</p> <p>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.</p> <p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.</p>				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 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM				1112-1116 BARRENJOEY RD 1112 - 1116 BARRENJOEY ROAD, PALM BEACH				LANDSCAPE AREA DIAGRAM																		
B	FOR AMENDED DA SUBMISSION			DK	HRW	26.07.23																																					
C	FOR AMENDED DA SUBMISSION			DK	SL	24.08.23																																					

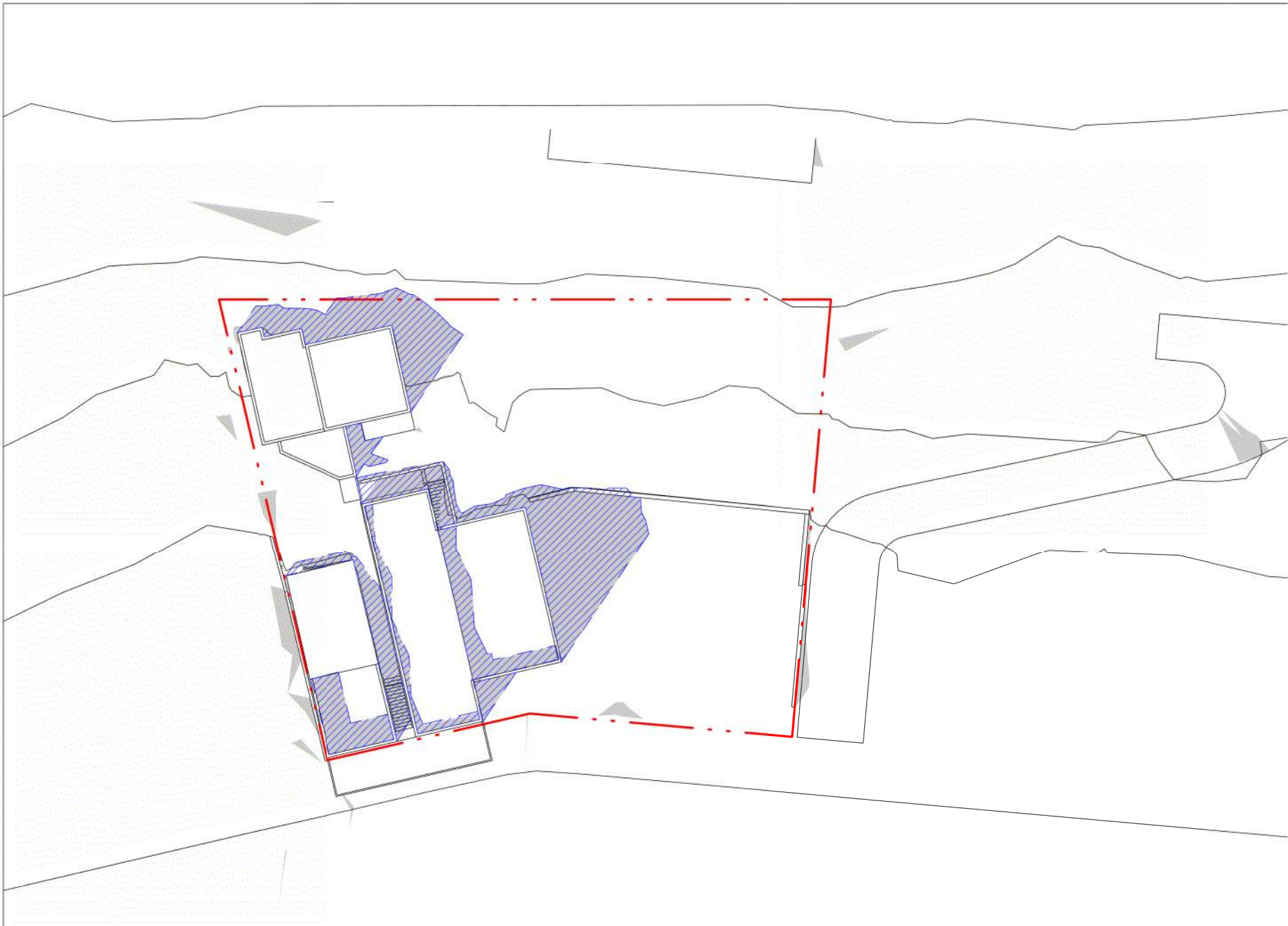


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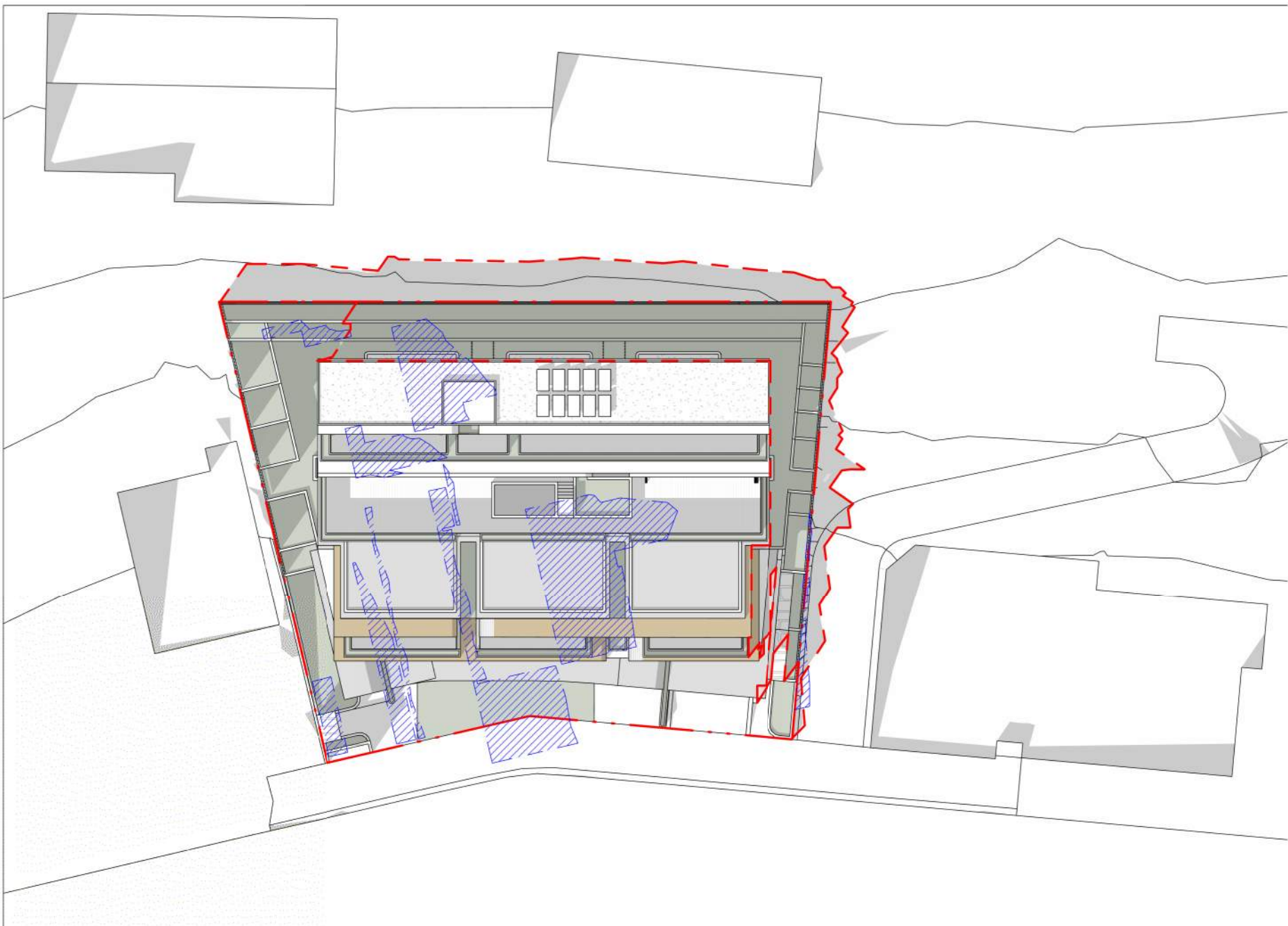








1 WINTER SOLSTICE - JUNE 21ST 3PM EXISTING  
1 : 400



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



NO.		REVISION		BY	CHK	DATE	REVISION NOTES:	KEYPLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	PROJECT	QA STAMP	DWG TITLE
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B		FOR AMENDED DA SUBMISSION		DK	HRW	26.07.23			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				
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VIEW 01  
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 05B & 10B)



CURRENT CONDITION - CAMERA 05B (RL 21.10)



PROPOSED DEVELOPMENT - CAMERA 05B (RL 21.10)



CURRENT CONDITION - CAMERA 10B (RL 24.22)



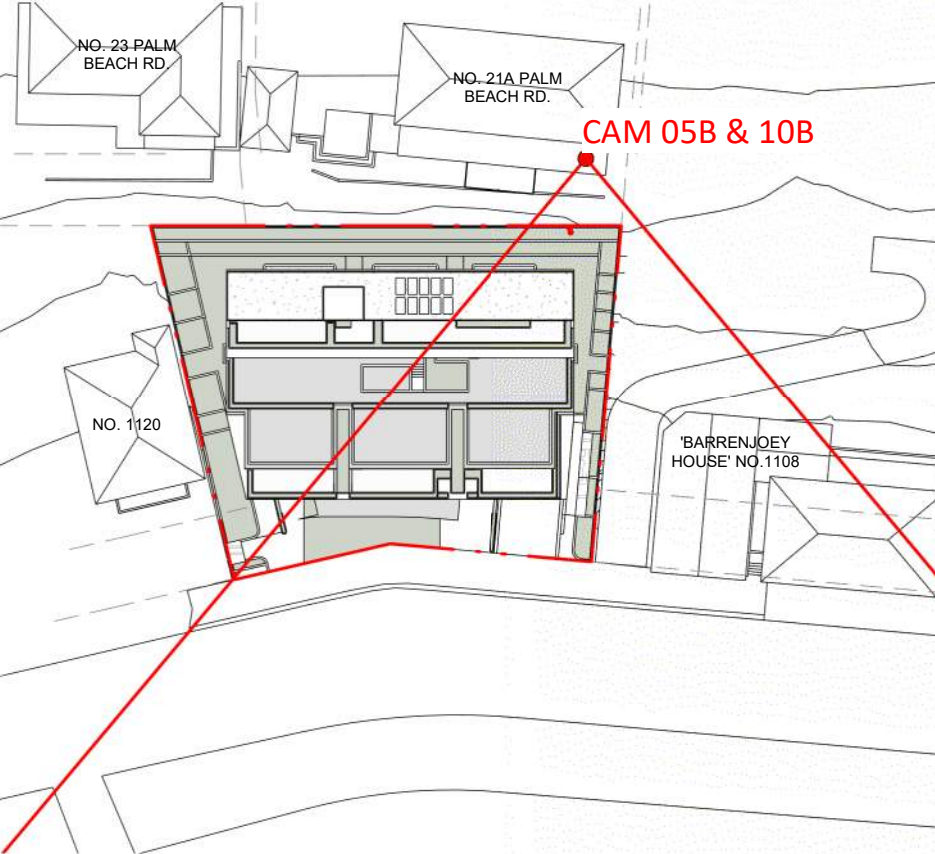
PROPOSED DEVELOPMENT - CAMERA 10B (RL 24.22)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



**LEGEND**

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



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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B	FOR AMENDED DA SUBMISSION	DK	HRW	25.07.23								STATUS DEVELOPMENT APPLICATION	DWG NO. A0481
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23								SCALE 	REVISION C DATE 24.08.23



VIEW 02  
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 04B & 09B)



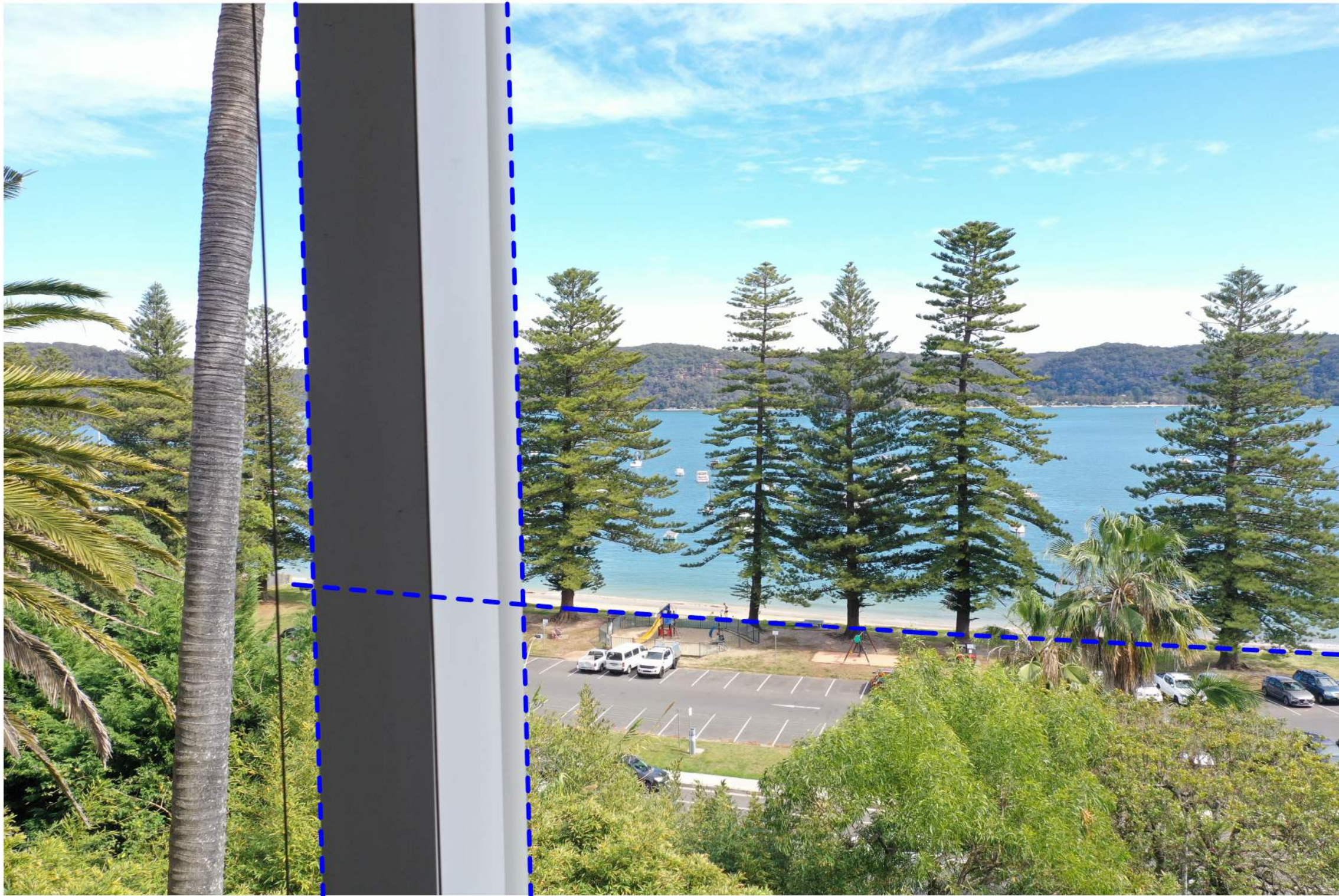
CURRENT CONDITION - CAMERA 04B (RL 21.105)



PROPOSED DEVELOPMENT - CAMERA 04B (RL 21.105)



CURRENT CONDITION - CAMERA 09B (RL 24.22)



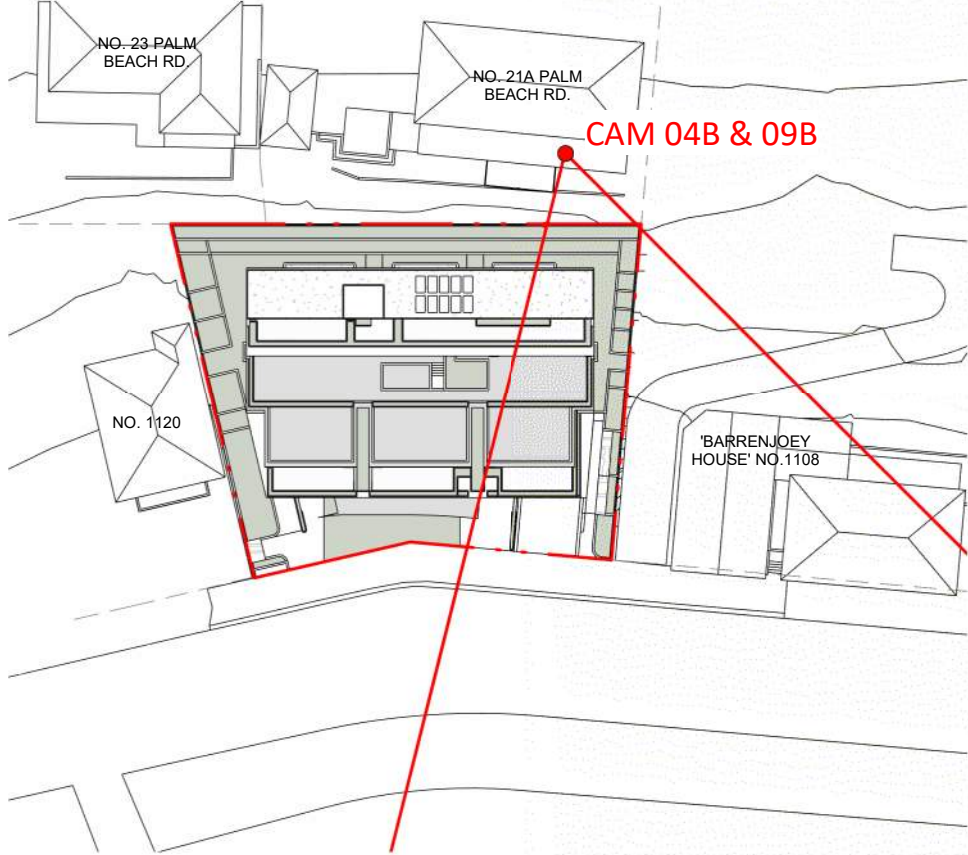
PROPOSED DEVELOPMENT - CAMERA 09B (RL 24.22)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



**LEGEND**

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



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23								STATUS DEVELOPMENT APPLICATION	DWG NO. A0482
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23								SCALE 1:100	REVISION C DATE 24.08.23



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



CURRENT CONDITION - CAMERA 03B (RL 21.11)



PROPOSED DEVELOPMENT - CAMERA 03B (RL 21.11)



CURRENT CONDITION - CAMERA 08B (RL 24.23)

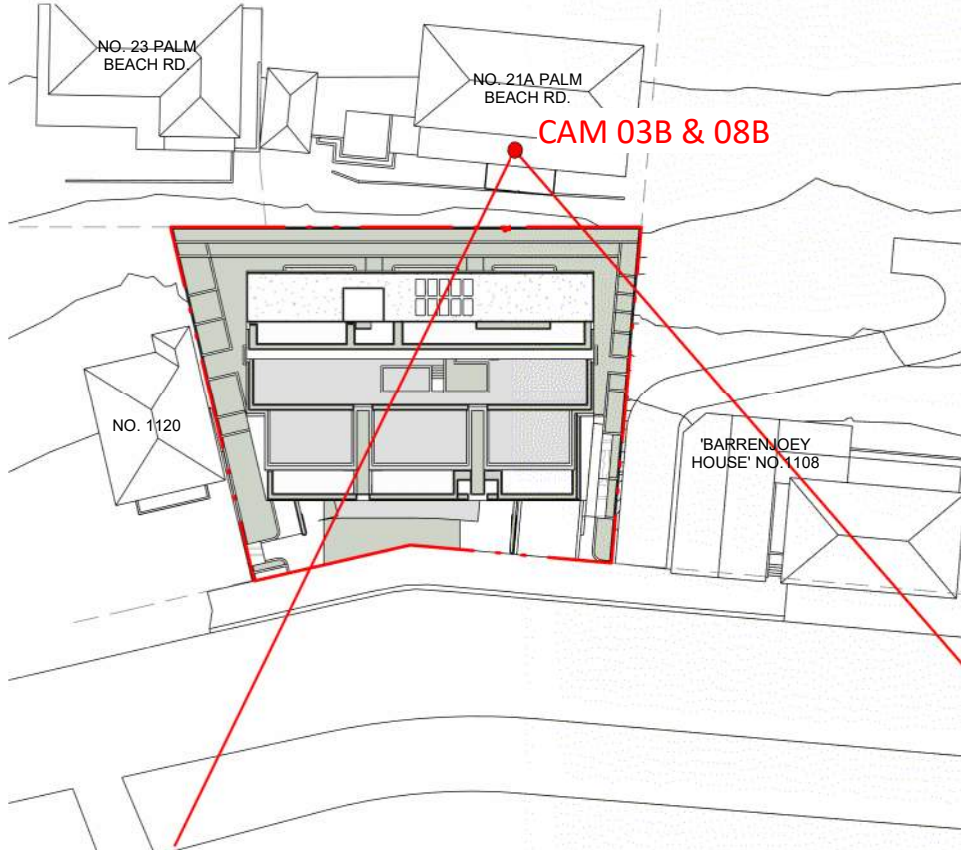


PROPOSED DEVELOPMENT - CAMERA 08B (RL 24.23)

NOTE: THERE IS NO IMPACT FROM THIS VIEW



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

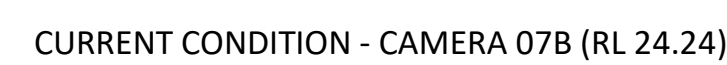
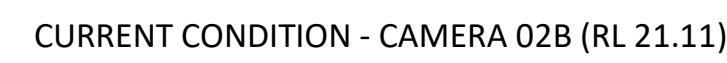



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	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. A0483
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23									REVISION C
												SCALE	DATE 24.08.23



**@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 02B & 07B)**





**0006950350**    **05 Sep 2023**


**Assessor**    Dean Gorman

**Accreditation No.**    DMN131645

**Address**

1112-1118 Barrenjoey Rd,  
Palm Beach, NSW,  
2108

**hstar.com.au**



- - - - - 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	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE		
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B	FOR AMENDED DA SUBMISSION	DK	RHW	25.07.23					LEVEL 1, 600 DARTING STREET ROZELLE NSW 2039									
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23														
									CLOUD LEGEND									
									<div>REVISION</div>	<div>ON HOLD</div>								



VIEW 05  
@ BOUNDARY LINE OF 21A PALM BEACH ROAD (CAMERA 01B & 06B)



CURRENT CONDITION - CAMERA 01B (RL 21.10)



PROPOSED DEVELOPMENT - CAMERA 01B (RL 21.10)



CURRENT CONDITION - CAMERA 06B (RL 24.23)

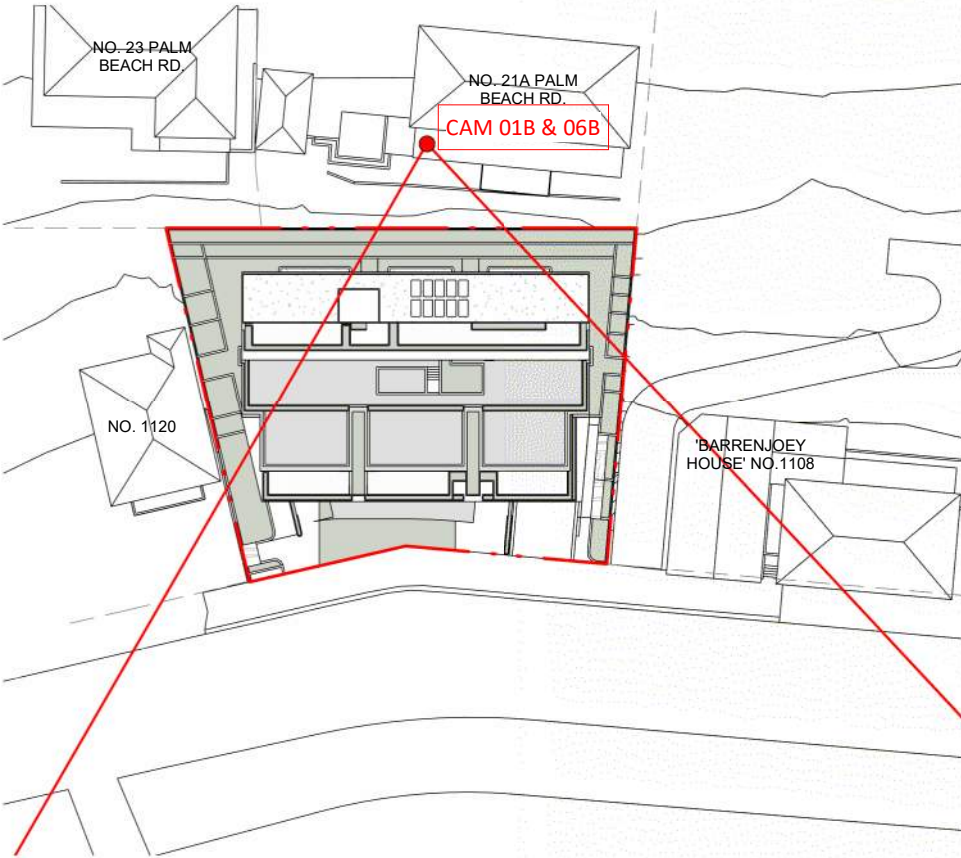


PROPOSED DEVELOPMENT - CAMERA 06B (RL 24.23)



**LEGEND**

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



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEYPLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	
A	FOR DA SUBMISSION	DK	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.		PALMDEV PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9568 8510 R 02 9568 8510 R 03 131 355 896	<div>Koichi Takada Architects</div>	1112-1116 BARRENJOEY RD	VIEW ANALYSIS - VIEW 05	
B	FOR AMENDED DA SUBMISSION	DK	RFW	26.07.23				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				
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23										
						CLOUD LEGEND								
						<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>								
												STATUS	DWG NO	REVISION
												DEVELOPMENT APPLICATION	A0485	C
												SCALE		DATE
														24.08.23



## A scenic view of a coastal area. In the foreground, there is a dense green shrubbery. A large, broad-leafed green plant, possibly a banana plant, is prominent in the center-left. Behind it, several tall, slender pine trees stand against a backdrop of a blue body of water. A few small white boats are visible on the water. In the distance, there are rolling hills or mountains under a clear blue sky. A red dashed line runs horizontally across the lower part of the image, and a blue dashed line runs horizontally across the middle part of the image.

A scenic view of a tropical coastline. In the foreground, there is lush green vegetation, including large-leafed plants and a cluster of tall, slender pine trees. A dashed blue line runs horizontally across the middle of the image, and a dashed red line runs horizontally just below it. The background shows a bright blue bay with several small boats, and distant hills under a clear sky. The image is framed by a white border.



**0006950350**    **05 Sep 2023**

**Assessor** Dean Gorman

**Accreditation No.** DMN/13/1645

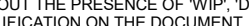
**Address**

1112-1118 Barrenjoey Rd,  
Palm Beach , NSW,  
2108

**QR Code**



**hstar.com.au**

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	Q&S STAMP	PROJECT	DWG/TITLE	
A	FOR DA SUBMISSION	OK	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.		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 18177 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		1112-1116 BARRENJOEY RD 1112-1116 BARRENJOEY ROAD, PALM BEACH	VIEW ANALYSIS - VIEW 06	
B	FOR AMENDED DA SUBMISSION	OK	HWY	25.01.22										
C	FOR AMENDED DA SUBMISSION	OK	SL	24.08.23										
CLOUD LEGEND														



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



CURRENT CONDITION - CAMERA 09 (RL 25.4)



PROPOSED DEVELOPMENT - CAMERA 09 (RL 25.4)



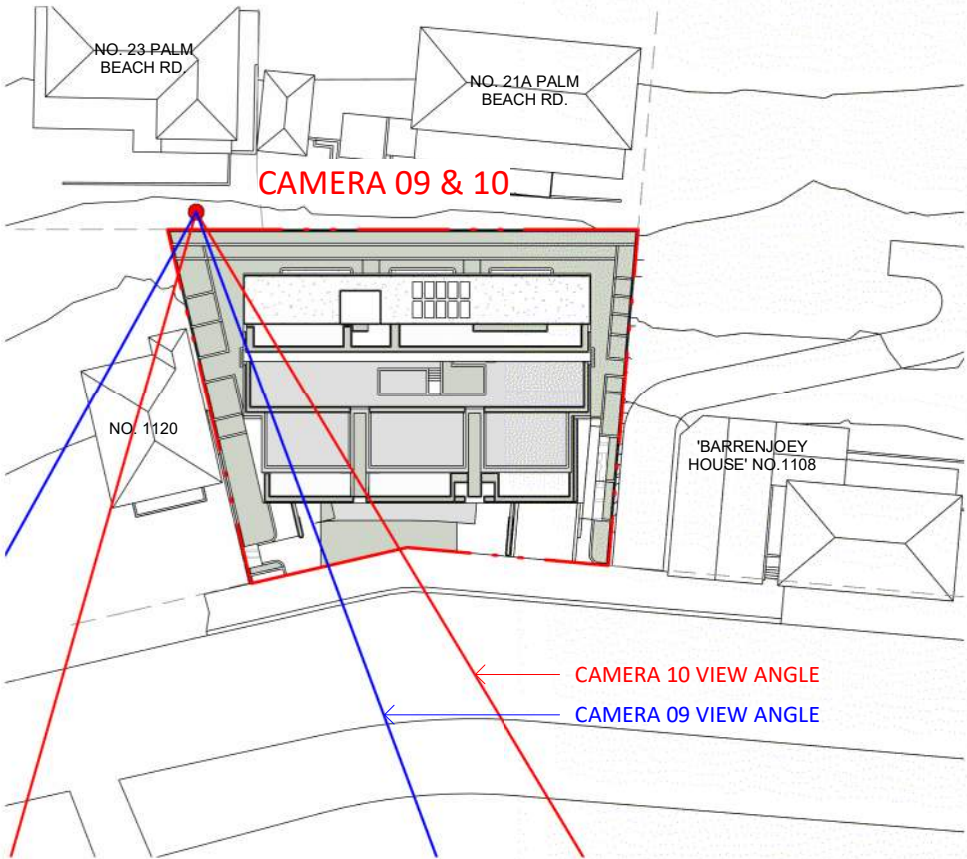
CURRENT CONDITION - CAMERA 10 (RL 28.1)



PROPOSED DEVELOPMENT - CAMERA 10 (RL 28.1)



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



LOCATION PLAN

NO.	REVISION	BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
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B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23								STATUS DEVELOPMENT APPLICATION	DWG NO. A0487
C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23								SCALE 1:1000	REVISION C DATE 24.08.23



An aerial photograph of a coastal area. In the foreground, there is a paved parking lot filled with various cars and a few white vans. A red dashed line runs along the bottom edge of the parking lot. Behind the parking lot is a row of tall, slender pine trees. A blue dashed line runs horizontally across the image, separating the parking lot area from the beach and water. To the right of the trees, there is a grassy area with some smaller trees and a paved path. In the background, a blue body of water (the ocean) is visible, with several small boats and a larger boat. The coastline is visible in the distance, with hills and more trees. The sky is blue with some white clouds.

0006950350 05 Sep 2023

**Assessor** Dean Gorman

**Accreditation No.** DMN/13/1645

**Address**  
1112-1118 Barrenjoey Rd,  
Palm Beach, NSW,  
2108

**QR Code**

**hstar.com.au**

**6.2**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
NATIONAL EXCELLENCE AWARD

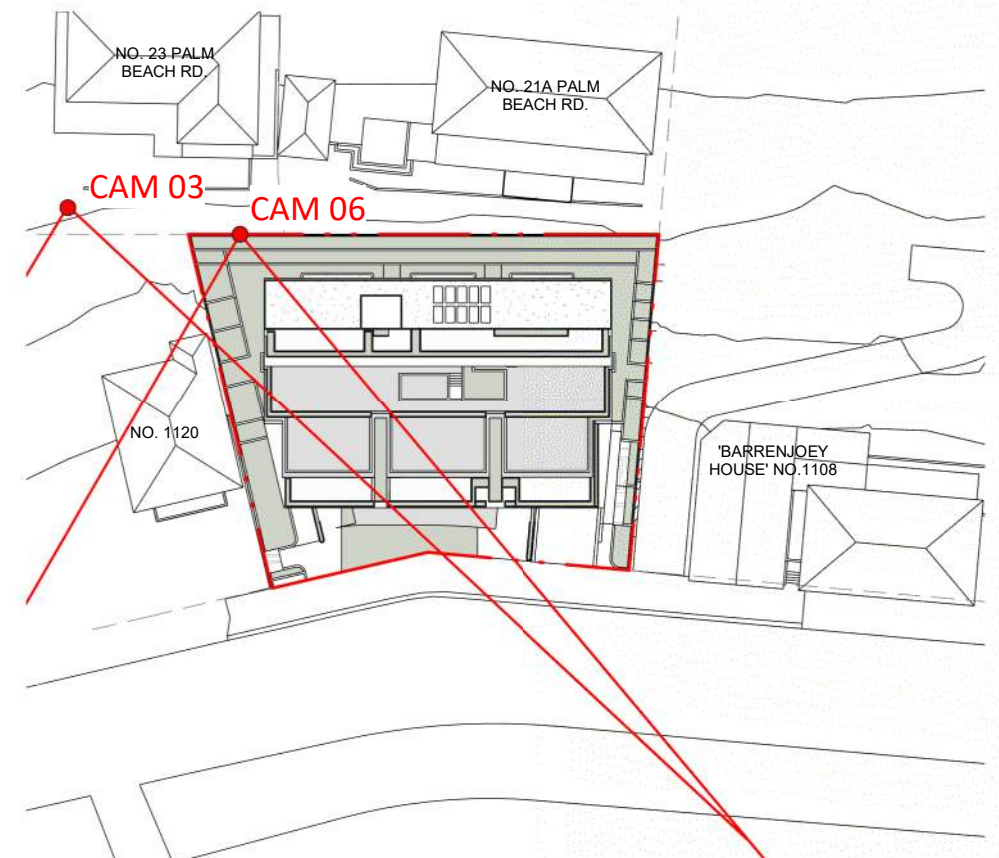
[www.nathans.gov.au](http://www.nathans.gov.au)







A wide-angle photograph of a coastal town, likely Port Stephens, Australia. The foreground shows a paved area with parked cars and a red dashed line. The middle ground features a harbor with numerous sailboats and a small pier. The background consists of rolling hills under a blue sky with scattered clouds. A blue dashed line is drawn across the upper portion of the image, and a red dashed line is drawn across the lower portion of the image.

**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	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE		
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C FOR AMENDED DA SUBMISSION				OK	SL	24.08.23		THIS DOCUMENT STAMPERD 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.		ROZELLE NSW 2039	ADN 63 131 365 896	NOMINATED ARCHITECT: KOICHI TAKADA		STATUS: DEVELOPMENT APPLICATION	DWG NO: A0488	REVISION: C	
								CLOUD LEGEND	 REVISION	 ON HOLD						SCALE: 	DATE: 24.08.23



VIEW 09  
@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 05 & 08)



CURRENT CONDITION - CAMERA 05 (RL 22.0)



PROPOSED DEVELOPMENT - CAMERA 05 (RL 22.0)



CURRENT CONDITION - CAMERA 08 (RL 25.3)

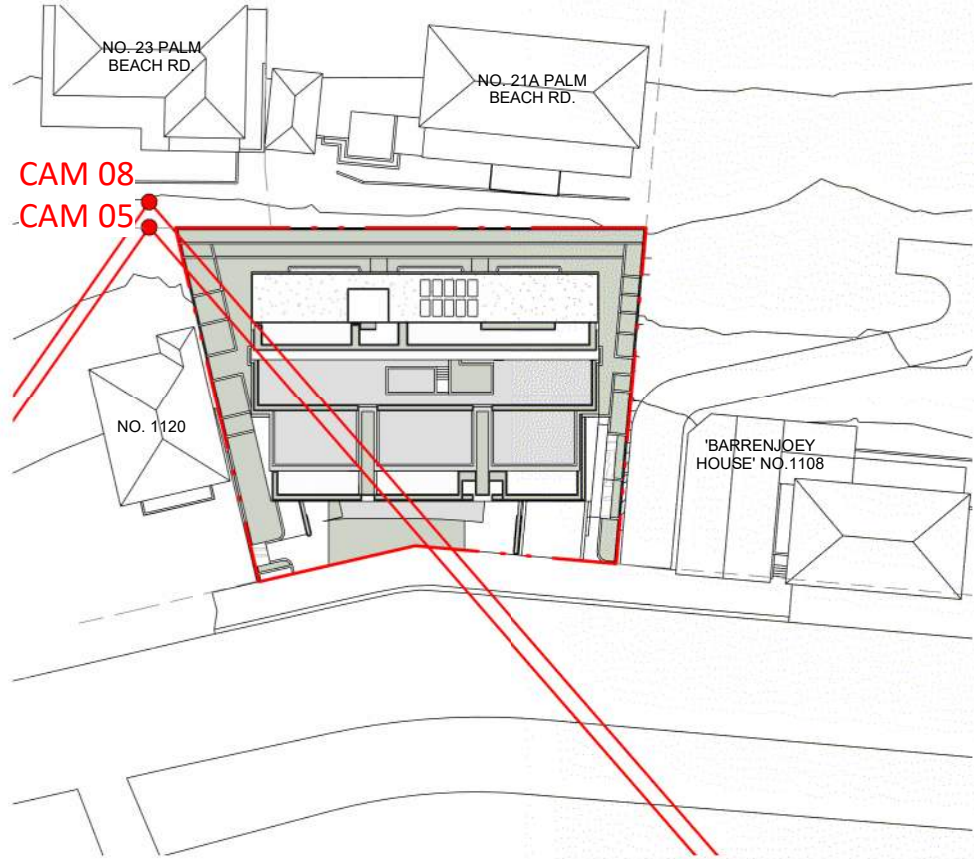


PROPOSED DEVELOPMENT - CAMERA 08 (RL 25.3)



**LEGEND**

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

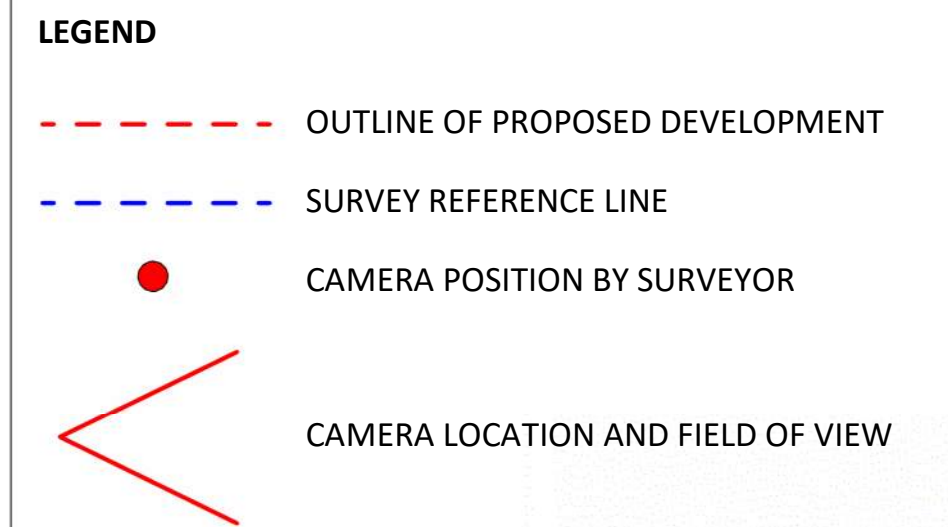
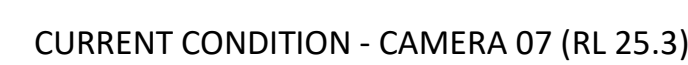
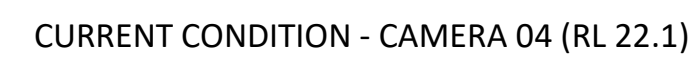



LOCATION PLAN

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B	FOR AMENDED DA SUBMISSION	DK	HRW	26.07.23									STATUS DEVELOPMENT APPLICATION	DWG NO A0489	REVISION C
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						CLOUD LEGEND	<div><div></div> REVISION</div> <div><div></div> ON HOLD</div>								



**@ BOUNDARY LINE OF 23 PALM BEACH ROAD (CAMERA 04 & 07)**



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B	FOR AMENDED DA SUBMISSION	OK	HWY	25.01.23											
C	FOR AMENDED DA SUBMISSION	OK	SL	24.08.23											
CLOUD LEGEND															
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C	FOR AMENDED DA SUBMISSION	DK	SL	24.08.23									

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

**STATUS**  
DEVELOPMENT APPLICATION

**DWG NO.**  
A0500

**SCALE**

**REVISION**  
ON HOLD

**DATE**  
24.08.23

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

**STATUS**  
DEVELOPMENT APPLICATION

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**SCALE**

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