

BASIX REQUIREMENTS

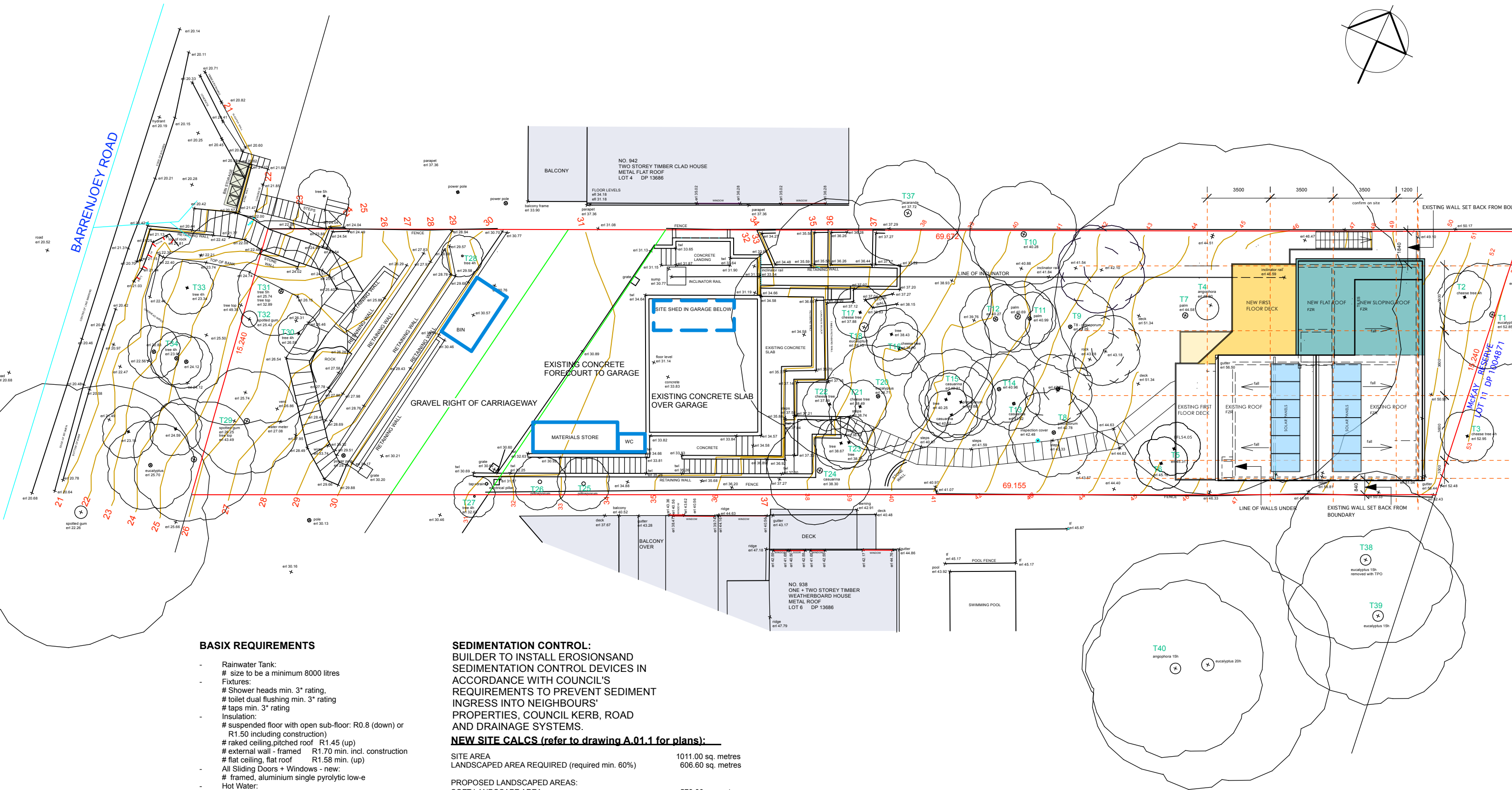
- Rainwater Tank:
size to be a minimum 8000 litres
- Fixtures:
Shower heads min. 3* rating,
toilet dual flushing min. 3* rating
taps min. 3* rating
- Insulation:
suspended floor with open sub-floor: R0.8 (down) or
R1.50 including construction)
raked ceiling, pitched roof R1.45 (up)
external wall - framed R1.70 min. incl. construction
flat ceiling, flat roof R1.58 min. (up)
- All Sliding Doors + Windows - new:
framed, aluminium single pyrolytic low-e
- Hot Water:
gas instantaneous
- Cooling System:
cross ventilation, a/c, ceiling fans to all bedrooms + living areas
- Heating System:
a/c
- Ventilation:
en-suite - individual fan ducted - manual on/off switch

SEDIMENTATION CONTROL:

BUILDER TO INSTALL EROSIONSAND
SEDIMENTATION CONTROL DEVICES IN
ACCORDANCE WITH COUNCIL'S
REQUIREMENTS TO PREVENT SEDIMENT
INGRESS INTO NEIGHBOURS'
PROPERTIES, COUNCIL KERB, ROAD
AND DRAINAGE SYSTEMS.

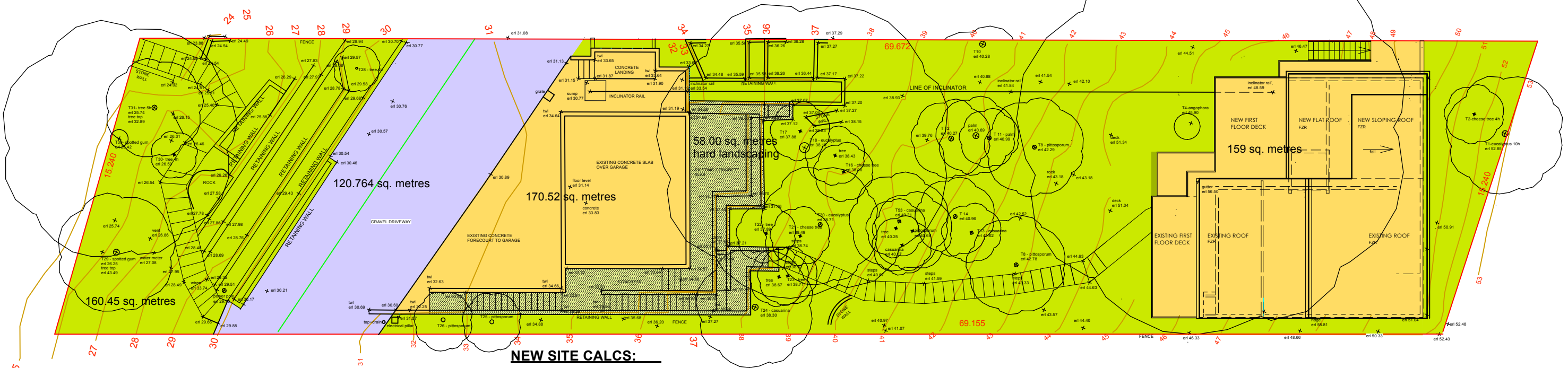
NEW SITE CALCS (refer to drawing A.01.1 for plans):

SITE AREA	1011.00 sq. metres
LANDSCAPED AREA REQUIRED (required min. 60%)	606.60 sq. metres
PROPOSED LANDSCAPED AREAS:	
SOFT LANDSCAPE AREA	579.00 sq. metres
HARD LANDSCAPE AREA (allowable 60.66sq.m - 6%)	58.00 sq. metres
TOTAL LANDSCAPE AREA	637.00 sq. metres 63%
BUILT AREA	330.00 sq. metres
RIGHT OF CARRIAGEWAY	121.00 sq. metres
TOTAL BUILT AREA	451.00 sq. metres



REVISIONS: C. 07.06.23
B. 13.04.23
A. 07.03.23

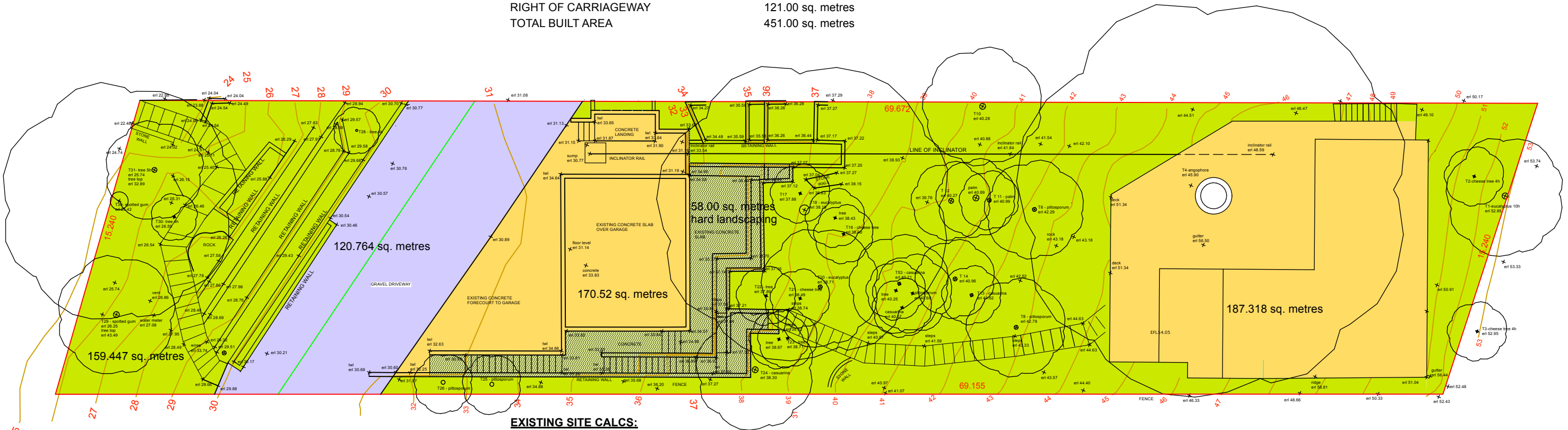
ISSUE FOR DA
ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
ISSUE TO CONSULTANTS



PROPOSED SITE AREAS

NEW SITE CALCS:

SITE AREA	1011.00 sq. metres
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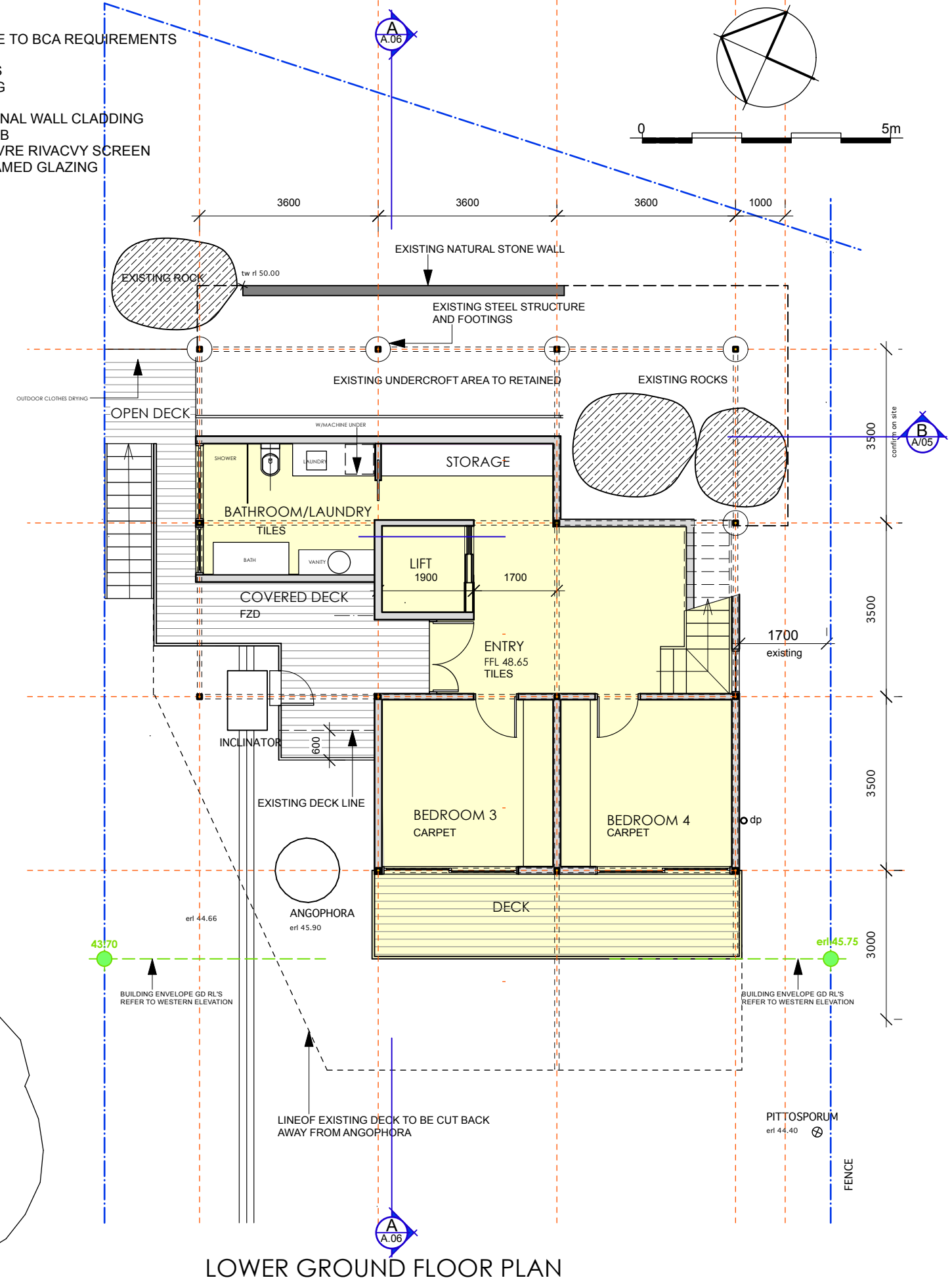
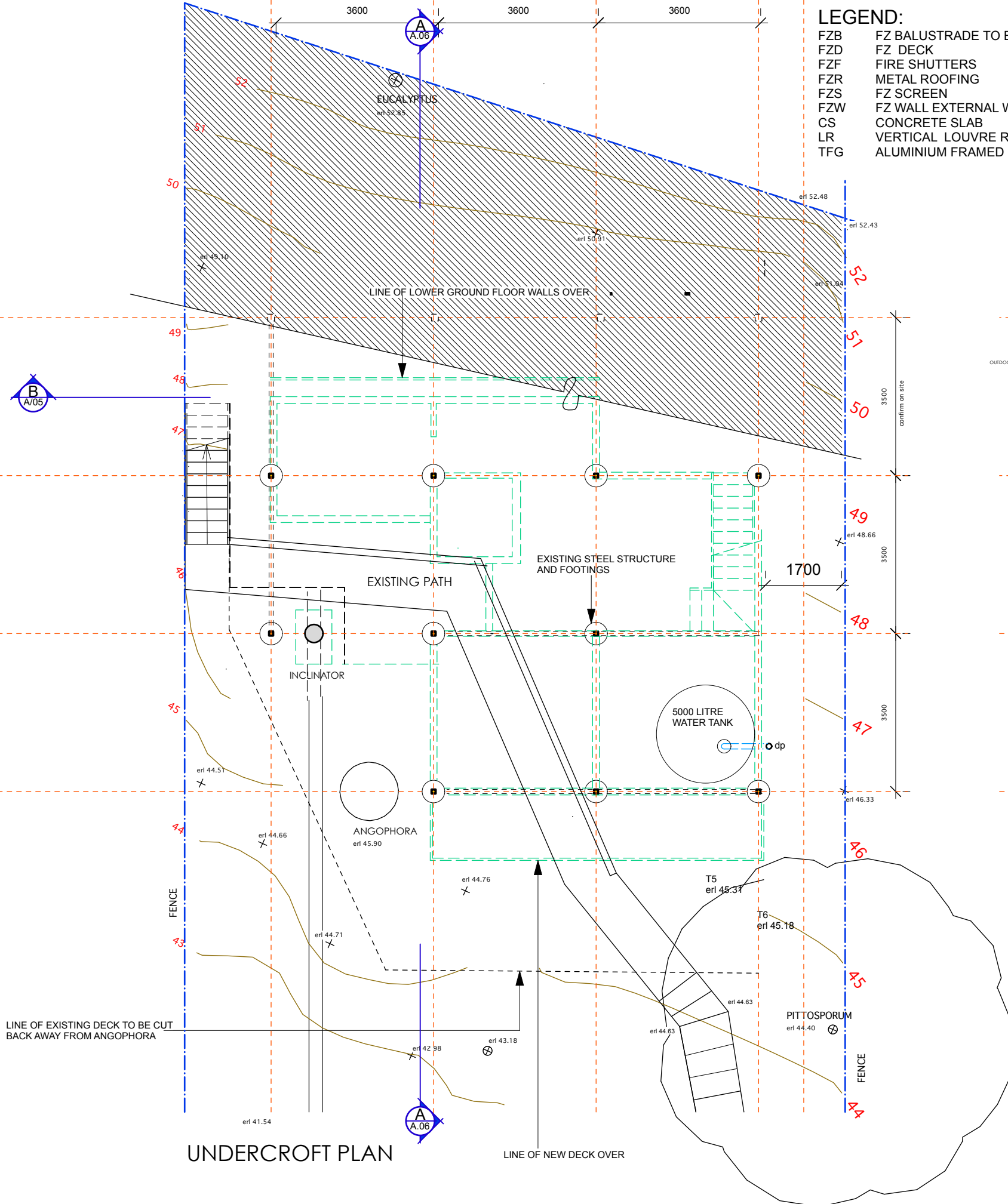
EXISTING SITE AREAS

EXISTING SITE CALCS:

SITE AREA	1011.00 sq. metres
LANDSCAPED AREA REQUIRED 60%	606.60 sq. metres
EXISTING LANDSCAPE AREA	533.00 sq. metres
HARD LANDSCAPE AREA	58.00 sq. metres
TOTAL LANDSCAPE AREA	591.00 sq. metres 58.45%

REVISIONS: B. 07.06.23 ISSUE FOR DA
A. 07.03.23 ISSUE TO CONSULTANTS

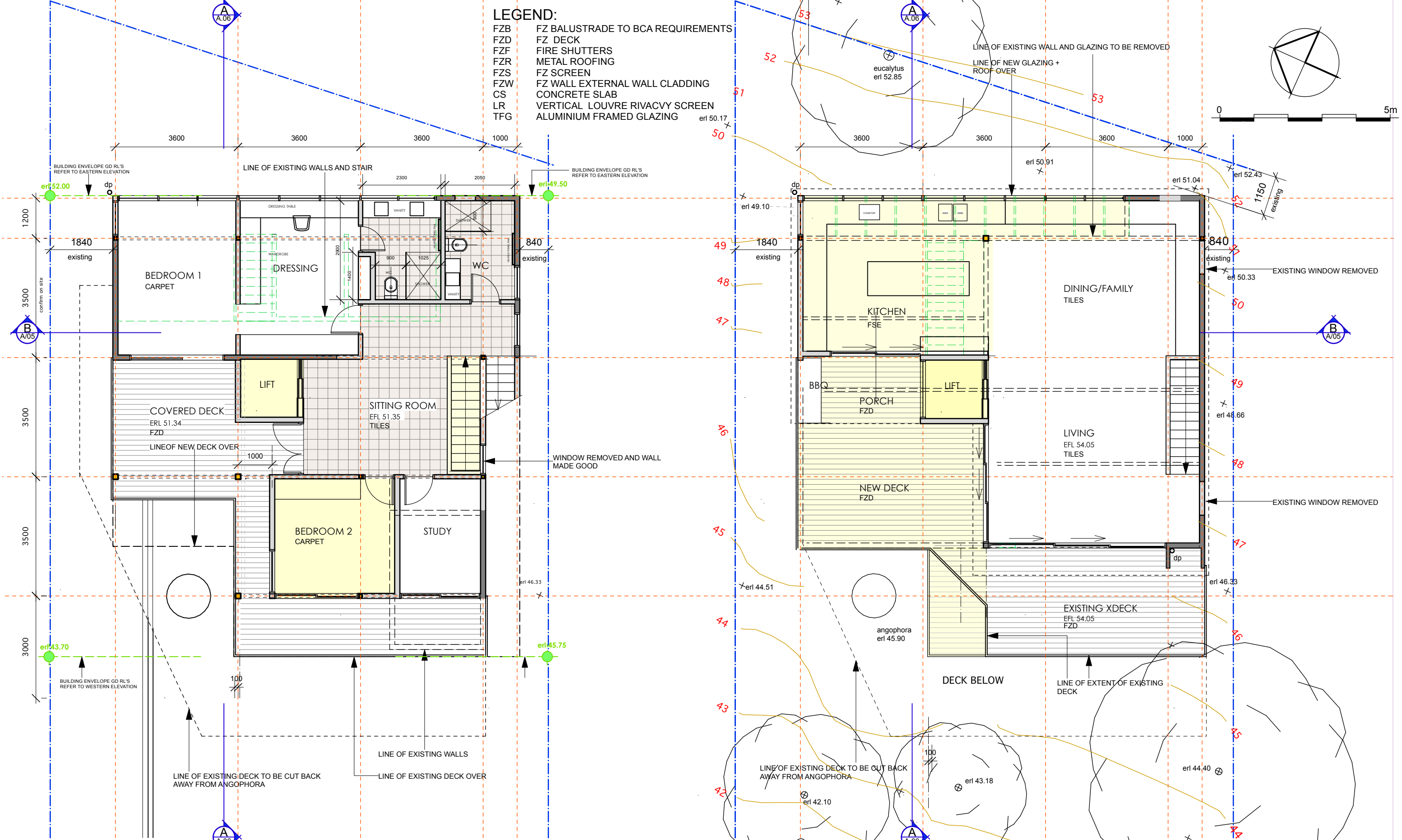
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- FZB FZ BALUSTRADE TO BCA REQUIREMENTS
 - FZD FZ DECK
 - FZF FIRE SHUTTERS
 - FZR METAL ROOFING
 - FZS FZ SCREEN
 - FZW FZ WALL EXTERNAL WALL CLADDING
 - CS CONCRETE SLAB
 - LR VERTICAL LOUVRE RIVACVY SCREEN
 - TFG ALUMINIUM FRAMED GLAZING



REVISIONS:	C. 07.06.23	ISSUE FOR DA
	B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
	A. 07.03.23	ISSUE TO CONSULTANTS

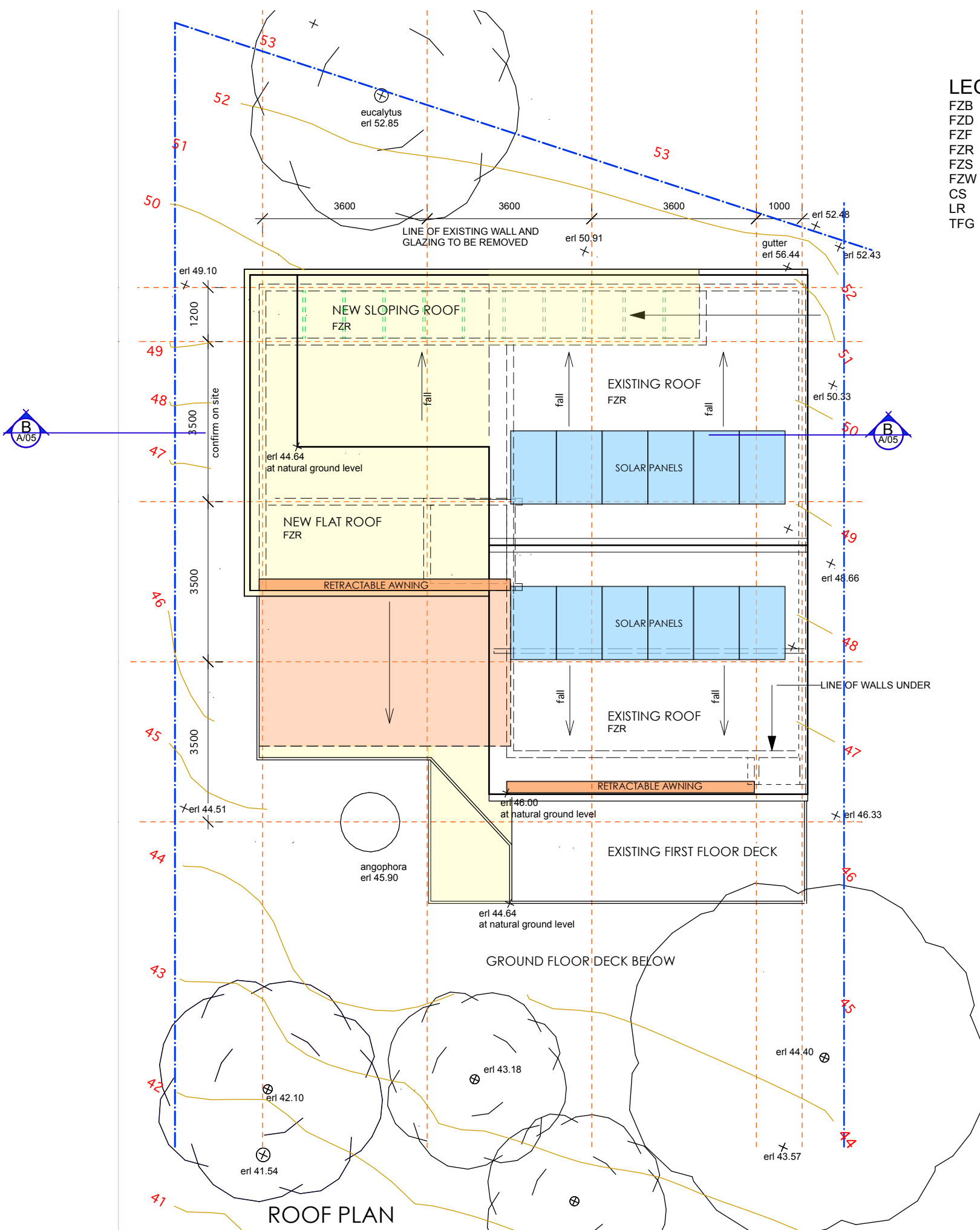
LEGEND:

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FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
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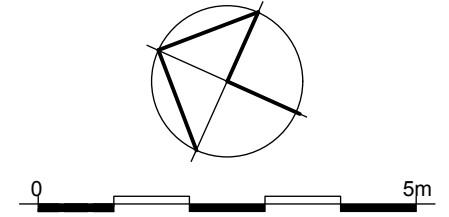
REVISIONS:

C. 07.06.23	ISSUE FOR DA
B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
A. 07.03.23	ISSUE TO CONSULTANTS



LEGEND:

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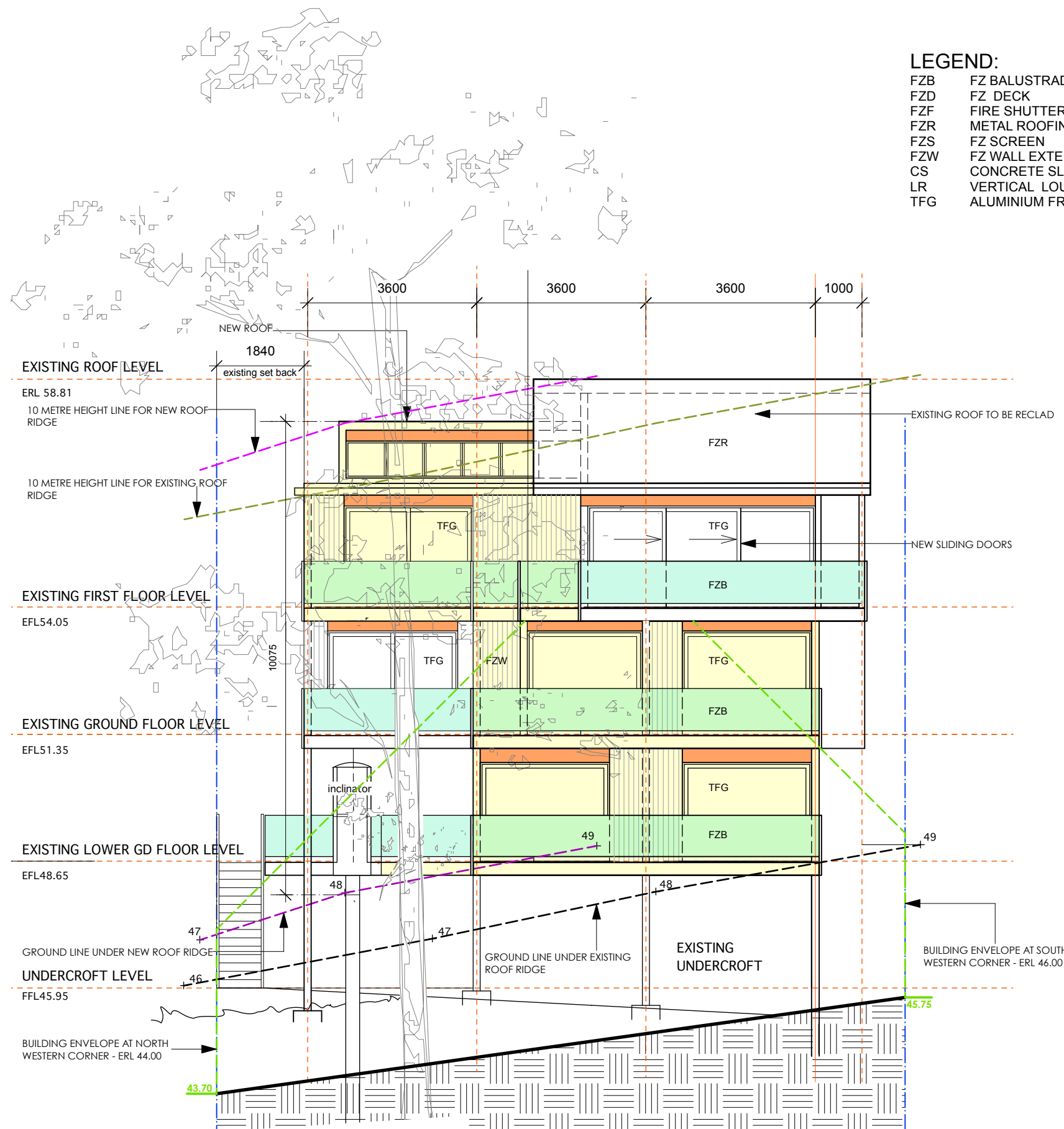
REVISIONS:	C. 07.06.23	ISSUE FOR DA
	B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
	A. 07.03.23	ISSUE TO CONSULTANTS

ROOF PLAN + EAST ELEVATION

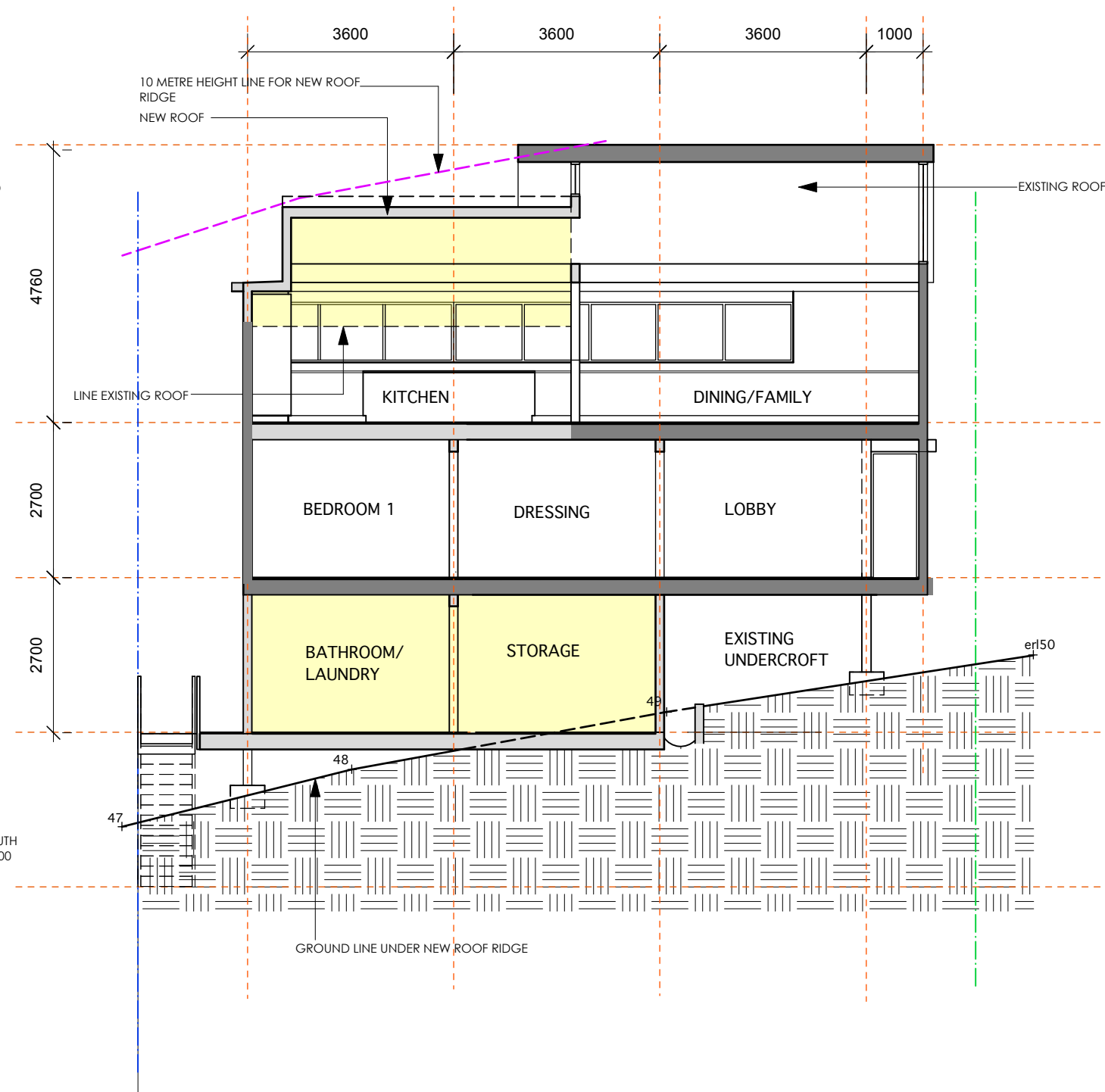
PROJECT NO.	2102
DATE	march '23
SCALE	1:100@A3

LEGEND:

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FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
FZS	FZ SCREEN
FZW	FZ WALL EXTERNAL WALL CLADDING
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WEST ELEVATION



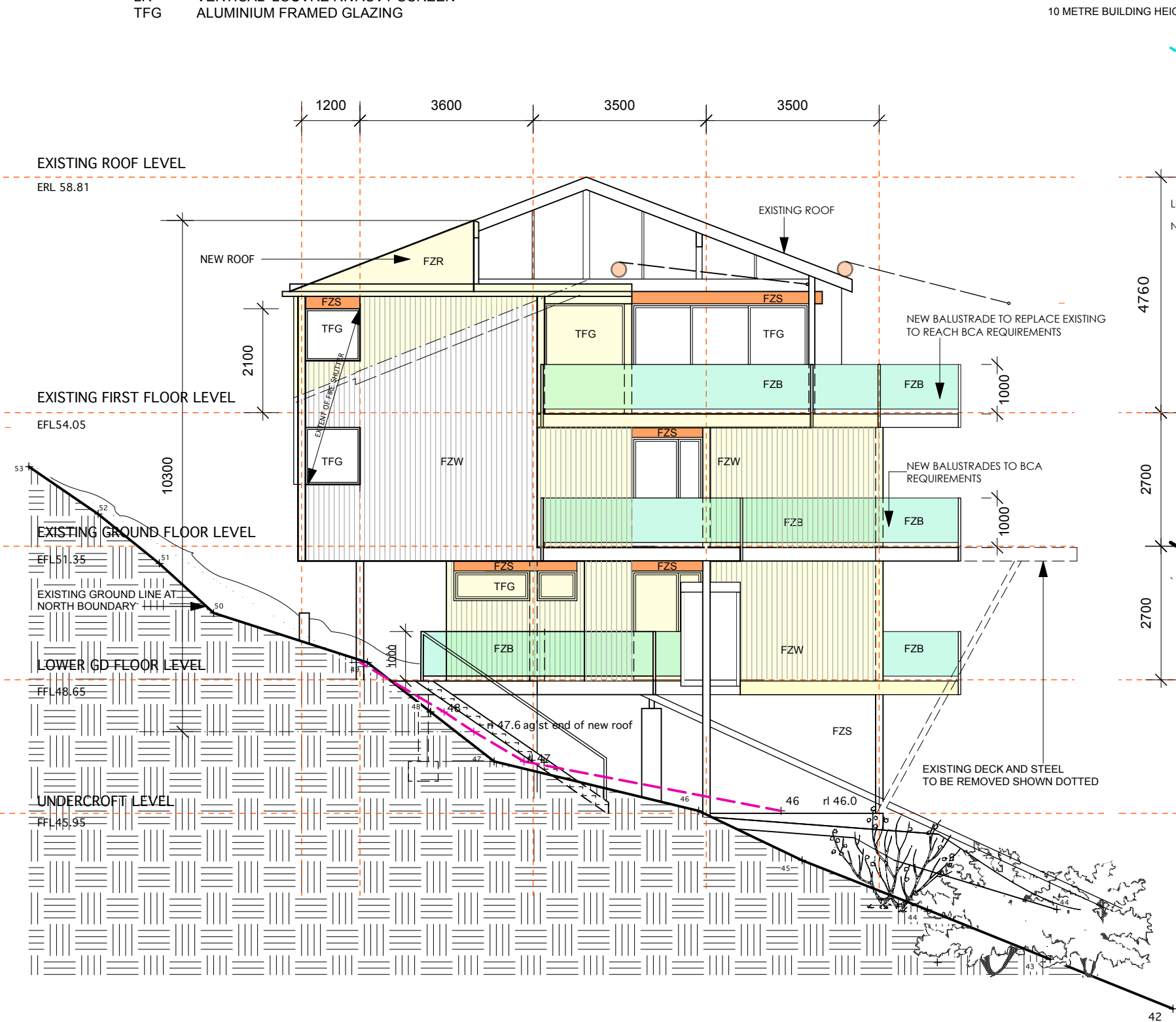
SECTION BB

REVISIONS:	C. 07.06.23	ISSUE FOR DA
	B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
	A. 07.03.23	ISSUE TO CONSULTANTS

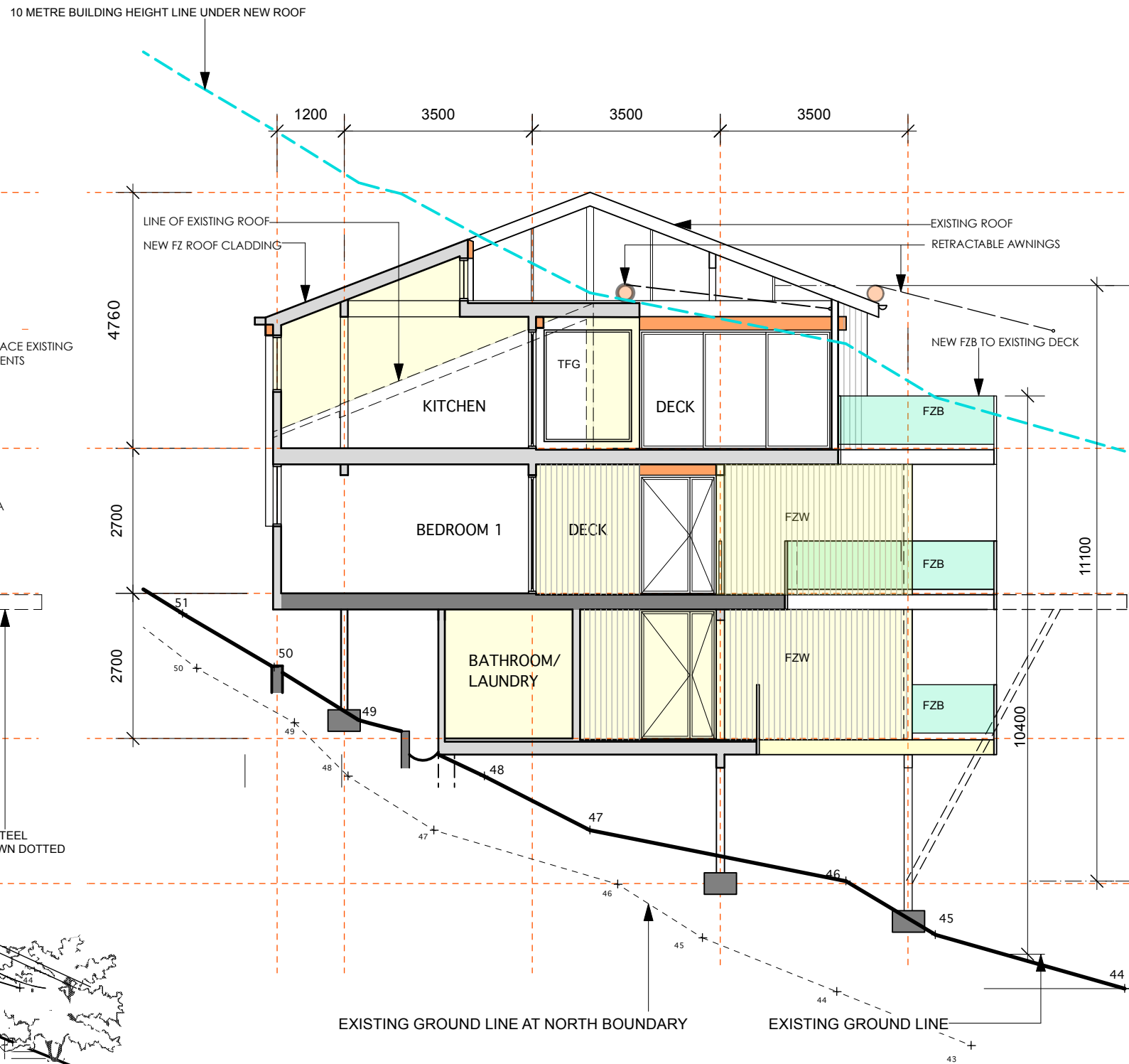
WEST + SOUTH ELEVATIONS

PROJECT NO.	2102
DATE	march '23
SCALE	1:100@A3

- LEGEND:**
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 - FZD FZ DECK
 - FZF FIRE SHUTTERS
 - FZR METAL ROOFING
 - FZS FZ SCREEN
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NORTH ELEVATION



SECTION AA

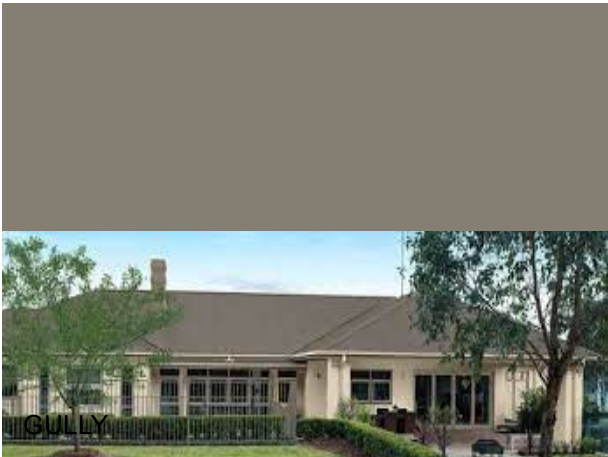
REVISIONS:	C. 07.06.23	ISSUE FOR DA
	B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
	A. 07.03.23	ISSUE TO CONSULTANTS

NORTH ELEVATION + SECTION AA

PROJECT NO.	2102
DATE	march '23
SCALE	1:100@A3

ROOF FINISH	FZ WALL LINING	WALL LINING COLOUR	EXTERNAL DECKS
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COLORBOND 'GULLY'



PAINTED COMPRESSED FIBRE BOARD



DULUX 'MANGAWEKA'



NATURAL STONE TILED DECKS

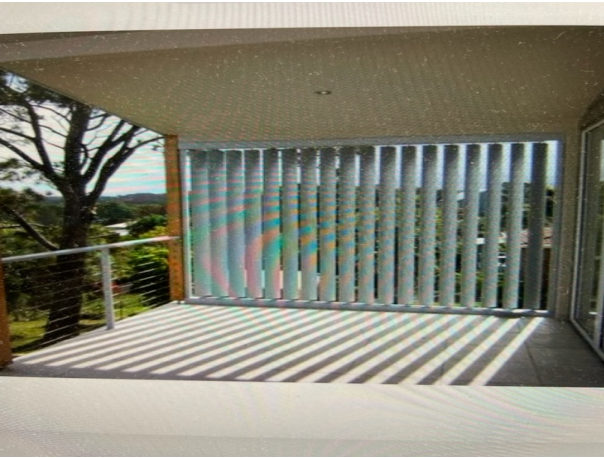


GLAZING	RETRACABLE BLINDS	PRIVACY SCREENS	FZ SHUTTERS
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ANODISED ALUMINIUM WINDOW + DOOR FRAMES



SIM. + EQ TO 'MARKILUX'



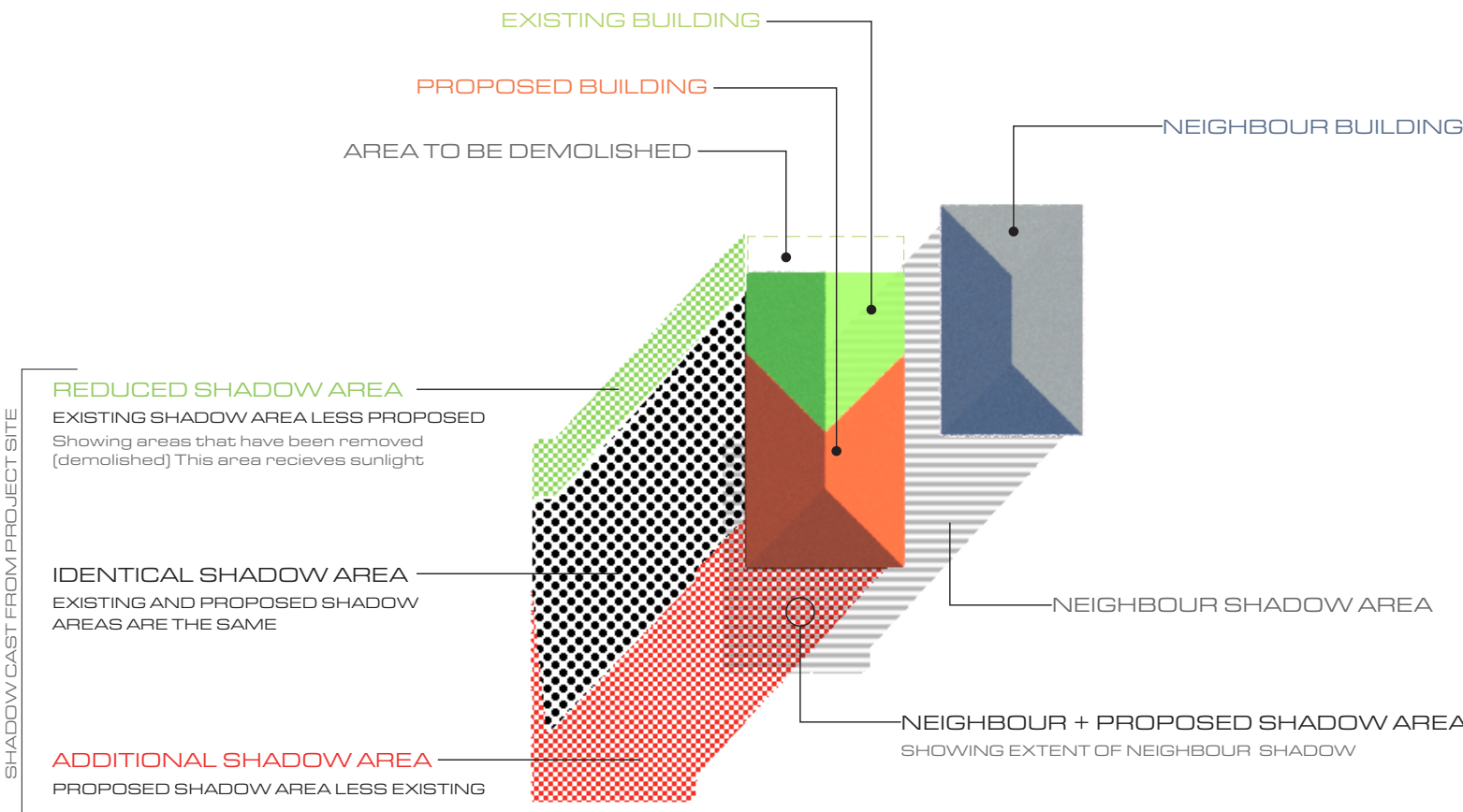
CERTIFIED SHADOW DIAGRAM



CERTIFIED SHADOW DIAGRAM
No : SDC20350 1
Refer to attached Certificate.

Certifier:
C McFadzean
B Arch BA (Arch) IES ABSA AAAI

Member of IES
(The Illuminating Engineers Society of Australia)



SHADOW AREA KEY

-  **ADDITIONAL**
-  **REDUCED**
-  **IDENTICAL**
-  **NEIGHBOUR**



HOW TO READ GUIDE

TITLE
SHADOW DIAGRAMS
PLAN

PROJECT
PROPOSED ALTS/ADDs
940 Barrenjoey Rd
Palm Beach

DESIGNER

15 Loquat Valley Road, Bayview, NSW 2104 | info@atelierhaefeli.com.au
t: 9979 9280 m: 0429 615 119 e: info@atelierhaefeli.com.au

CLIENT
Mr & Mrs Leeder-Kemp

DENEB DESIGN
3D SHADOW DIAGRAMS
VISUALISATION + ANALYSIS
02 9997 7480
info@denebdesign.com.au | denebdesign.com.au

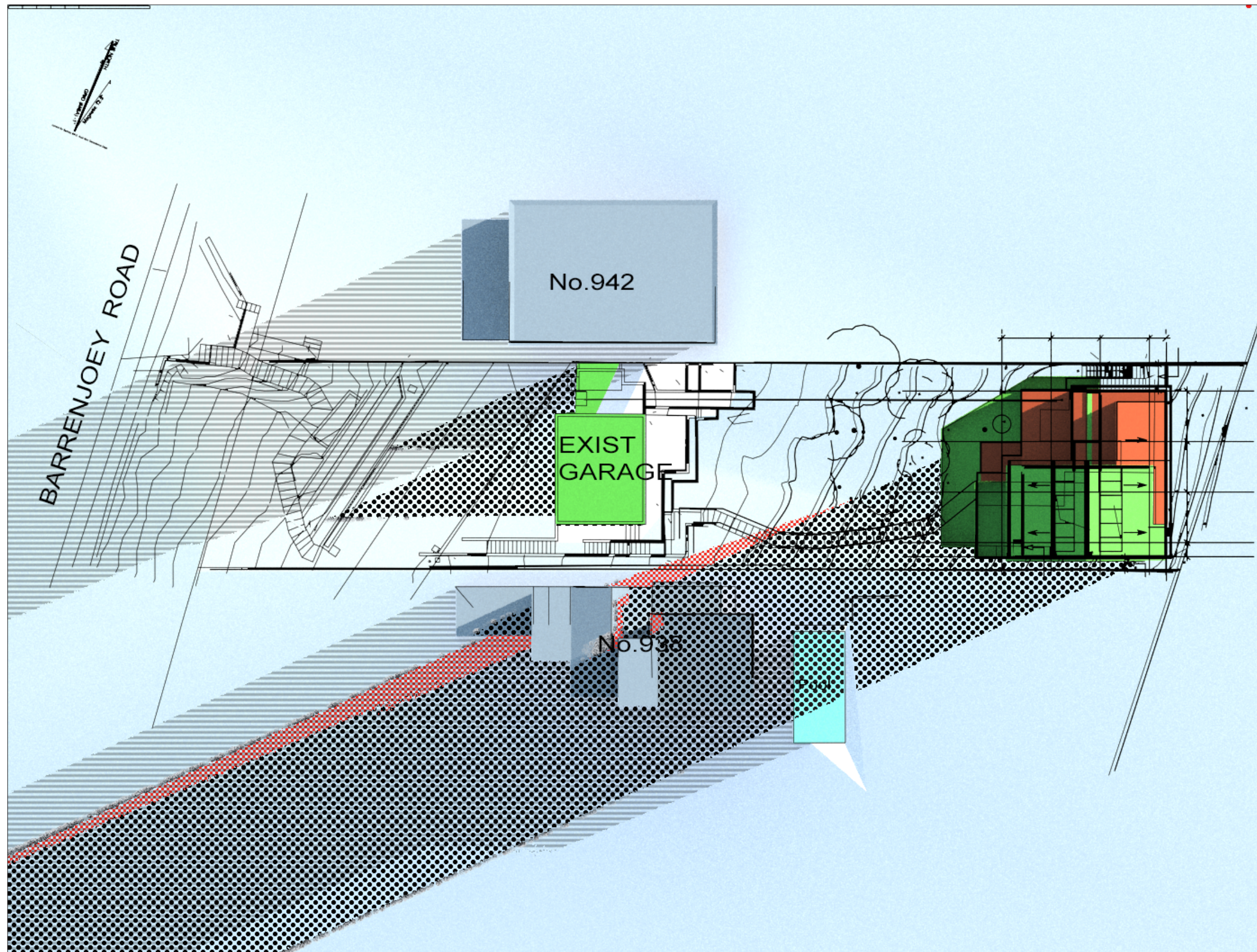

PAGE : SD 01
SCALE : 1:300 (A3)
DATE : 12.05.23
VERSION : 01
REF : 2035

NOTES

- Trees, landscape omitted from calculations
- Side Fence / Existing retaining walls shown as Existing Shadow.
- True north used as solar north.
- Terrain is approximate outside of the site
- Limited survey information available on adjoining sites.
- Winter solstice - 21 June
- Time Zone - AEST unless noted (Aust. Eastern Standard Time - AEST)

DATA SOURCE (in order of precedence)

- Registered Survey - Adam Clerke Surveyor, Ref 24889, 16.11.21
- Architectural Plans - Atelier Haefeli Architects, Ref May2023 issue plans
- Note: Neighbour details are modelled from Survey information.



SHADOW AREA KEY

- ADDITIONAL
- REDUCED
- IDENTICAL
- NEIGHBOUR

0 10 1:300

0900
WINTER SOLSTICE
21 JUNE

TITLE
SHADOW DIAGRAMS
PLAN

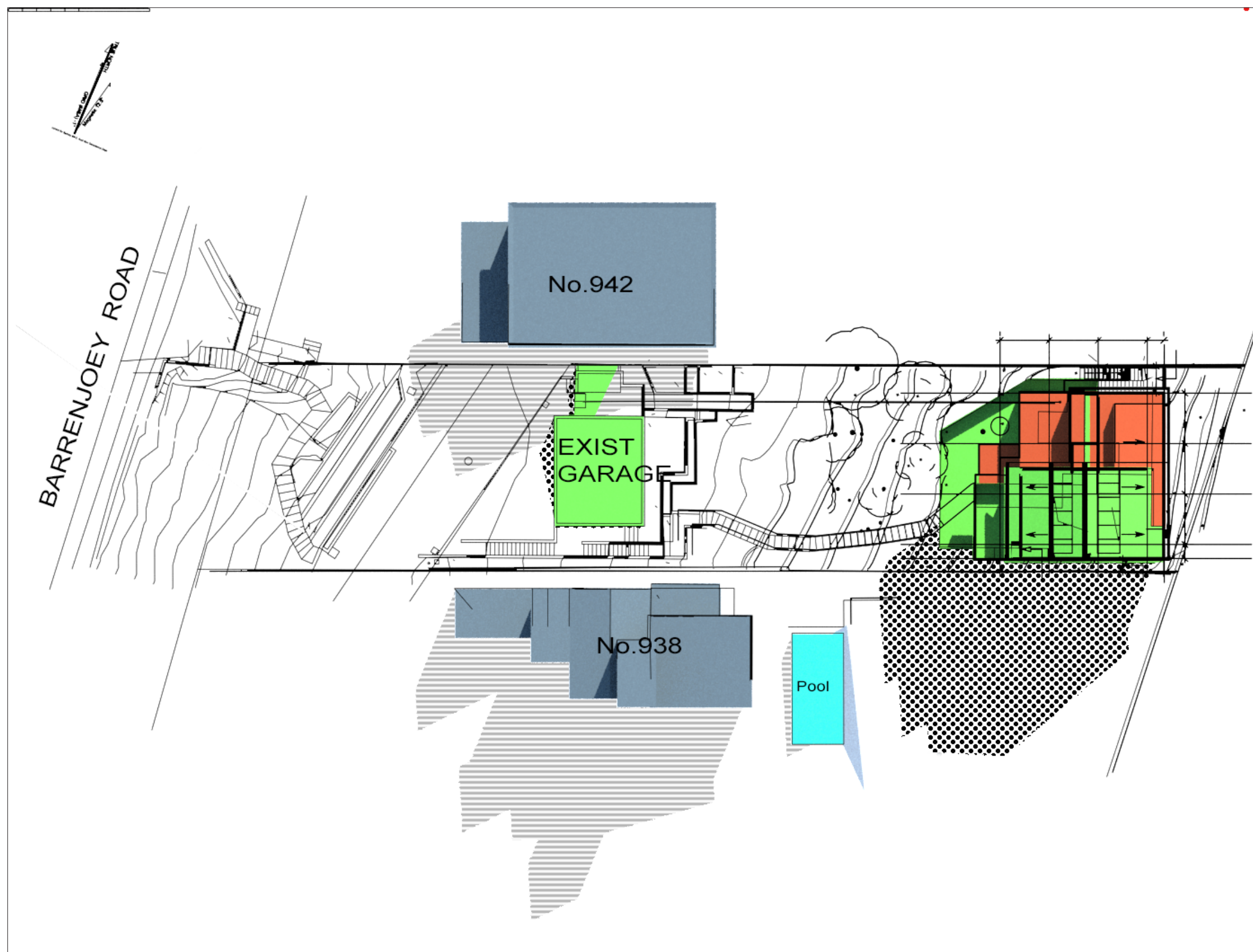
PROJECT
PROPOSED ALTs/ADDs
940 Barrenjoey Rd
Palm Beach

DESIGNER
atelier haefeli ARCHITECTS
15 Loquat Valley Road, Bayview, NSW 2104 - phone: 0429 615 119 - email: info@atelierhaefeli.com.au

CLIENT
Mr & Mrs Leeder-Kemp

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VISUALISATION + ANALYSIS
02 9997 7480
info@denebdesign.com.au | denebdesign.com.au

PAGE : SD 02
SCALE : 1:300 (A3)
DATE : 12.05.23
VERSION : 01
REF : 2035



SHADOW AREA KEY

- ADDITIONAL
- REDUCED
- IDENTICAL
- NEIGHBOUR

0 10 1:300

1200
WINTER SOLSTICE
21 JUNE

TITLE
SHADOW DIAGRAMS
PLAN

PROJECT
PROPOSED ALTS/ADDs
940 Barrenjoey Rd
Palm Beach

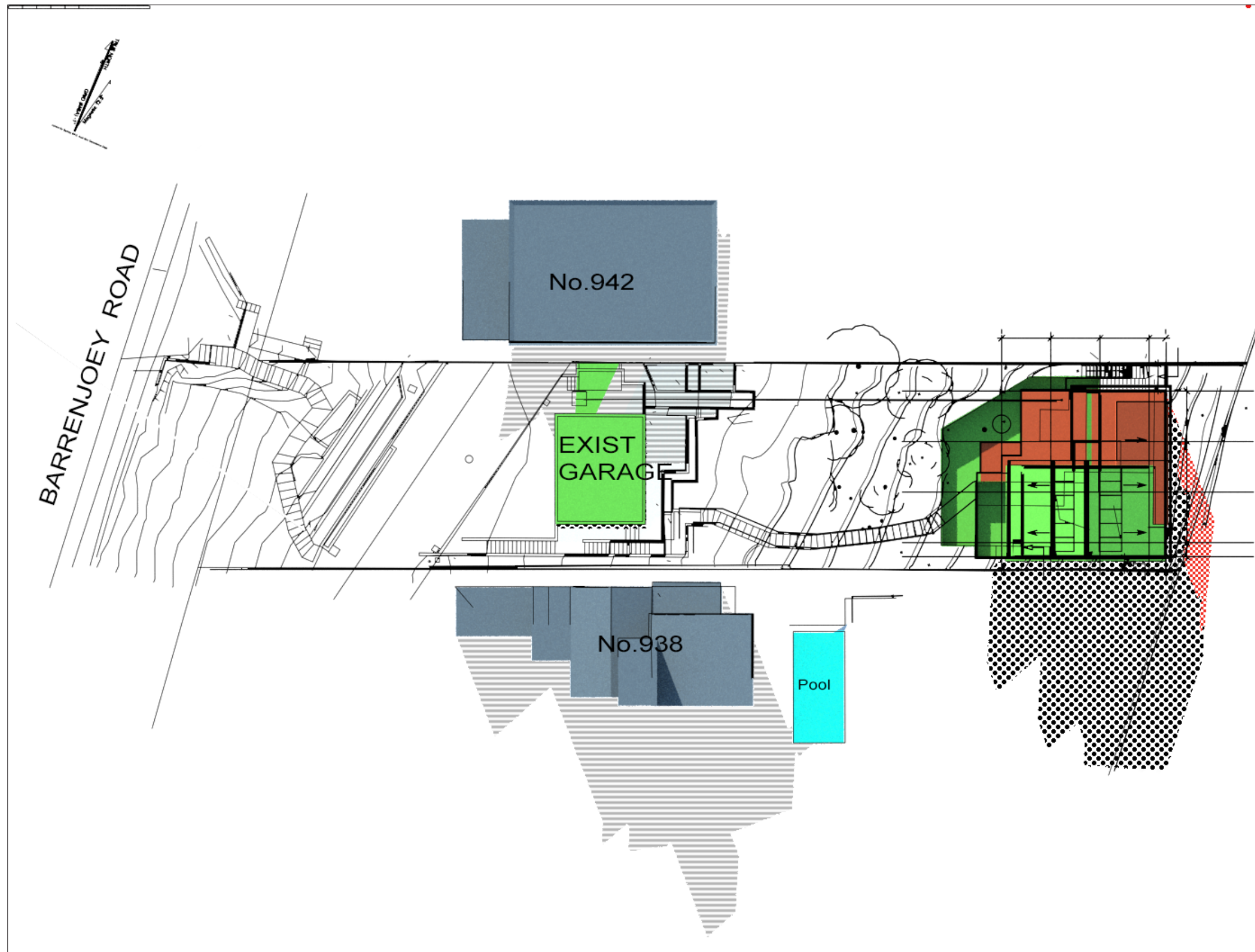
DESIGNER
atelier haefeli ARCHITECTS
15 Loquat Valley Road, Bayview, NSW, 2104 - phone: 0429 615 119 - email: info@atelierhaefeli.com.au

CLIENT
Mr & Mrs Leeder-Kemp

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info@denebdesign.com.au | denebdesign.com.au

PAGE : SD 03
SCALE : 1:300 (A3)
DATE : 12.05.23
VERSION : 01
REF : 2035





SHADOW AREA KEY

- ADDITIONAL
- REDUCED
- IDENTICAL
- NEIGHBOUR

0 10 1:300

1500
WINTER SOLSTICE
21 JUNE

TITLE
SHADOW DIAGRAMS
PLAN

PROJECT
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940 Barrenjoey Rd
Palm Beach

DESIGNER
atelier haefeli ARCHITECTS
15 Loquat Valley Road, Bayview, NSW, 2104 - phone: 0429 615 119 - email: info@atelierhaefeli.com.au

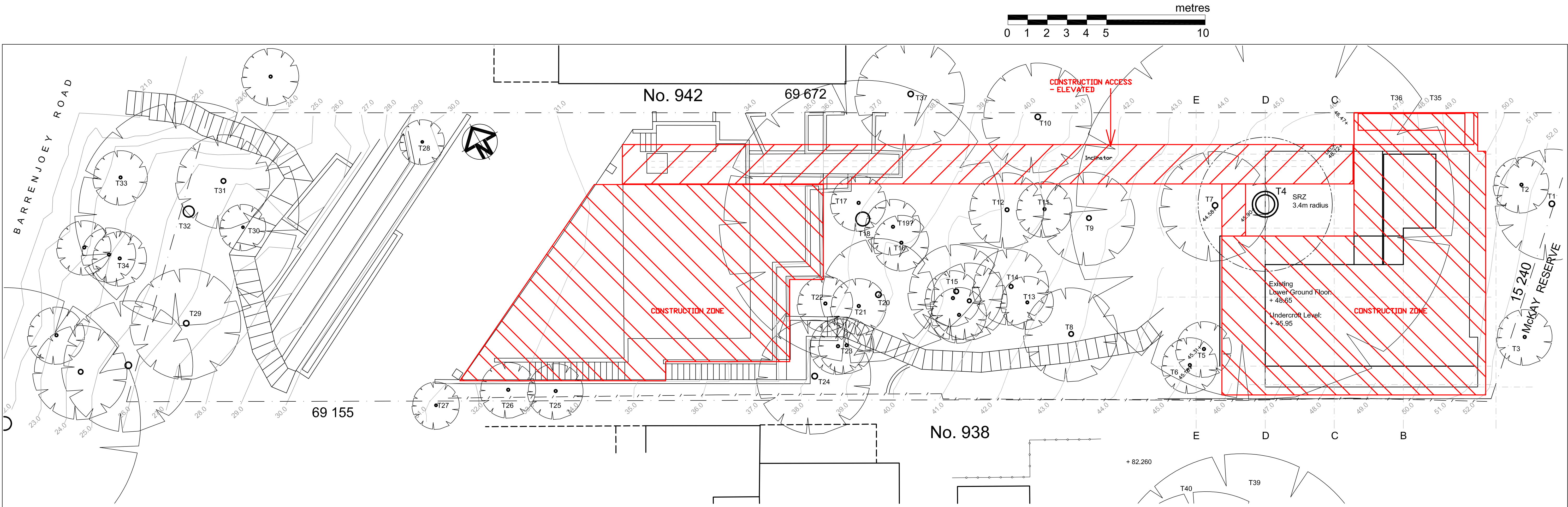
CLIENT
Mr & Mrs Leeder-Kemp

DENEb DESIGN
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02 9997 7480
info@denebdesign.com.au | denebdesign.com.au

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PAGE	:	SD 04
SCALE	:	1:300 (A3)
DATE	:	12.05.23
VERSION	:	01
REF	:	2035

Issue	Amendment	Date
A	Preliminary	16.05.22
B	Preliminary	27.04.23
C	Proposed building footprint reduced for DA Submission	2.05.23



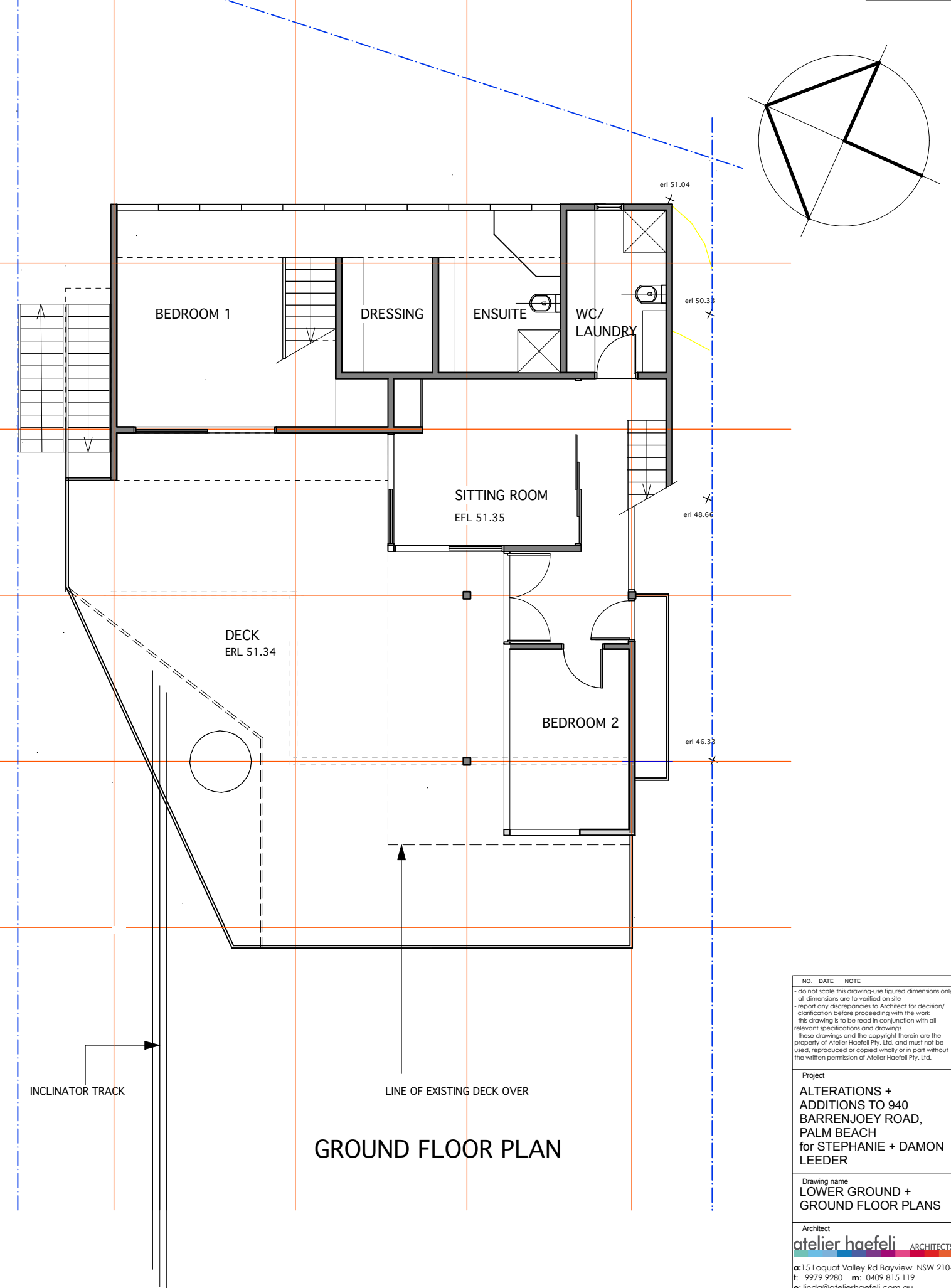
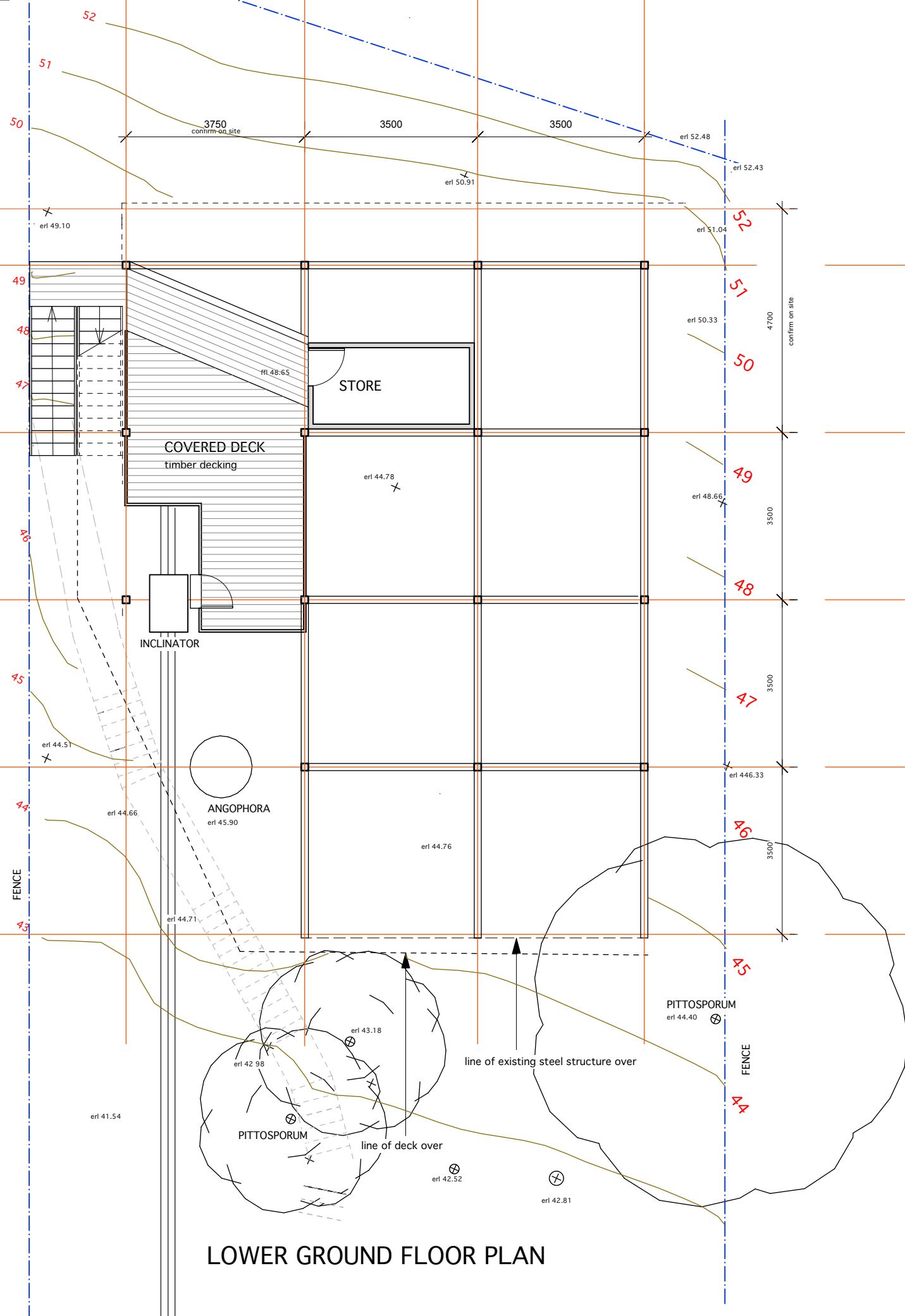
EXISTING TREE SCHEDULE

Refer to Arboricultural Impact Assessment (April 2023) by Arbosaw

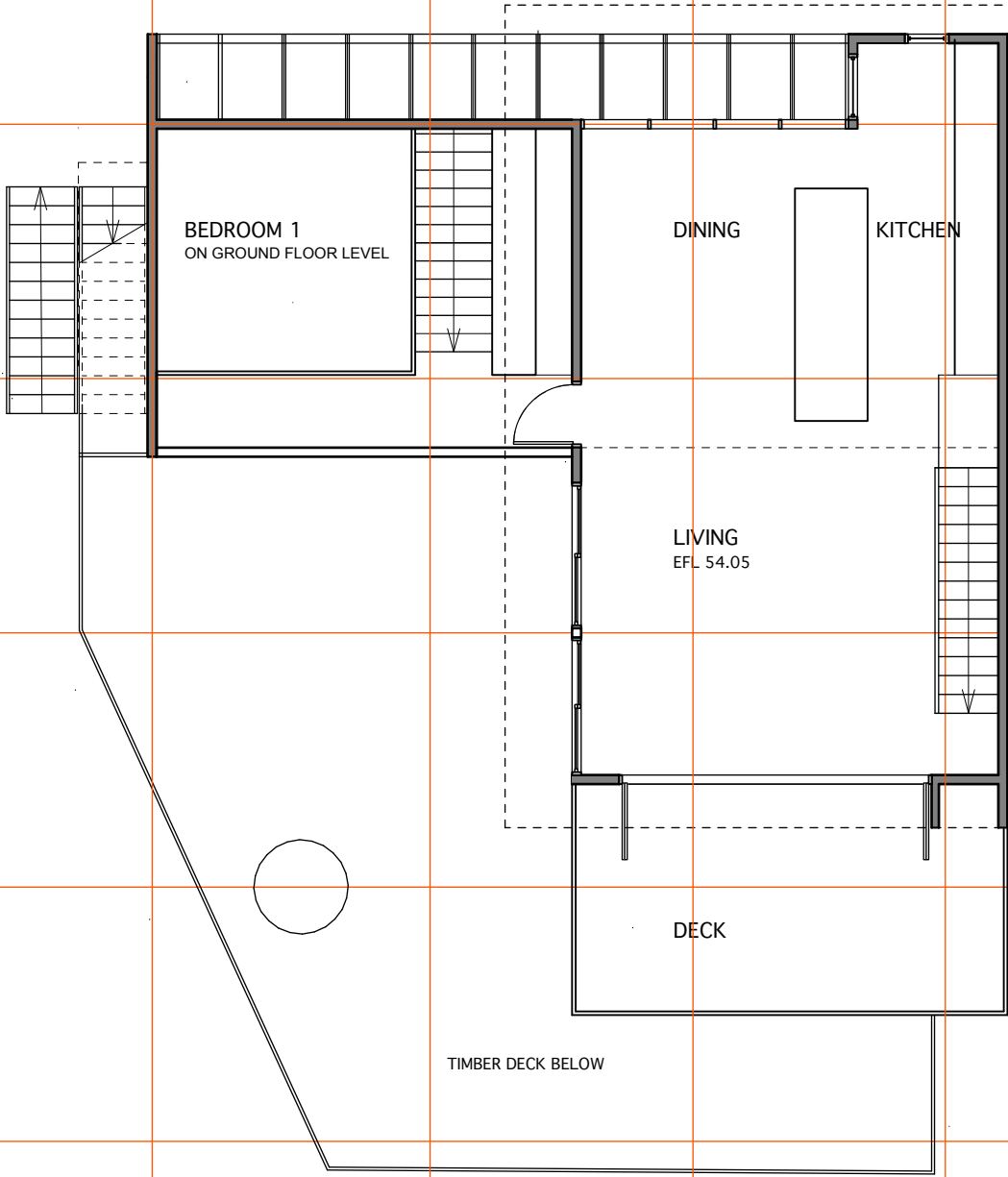
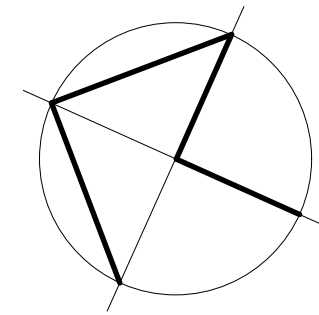
1	Eucalyptus umbra	Broad Leafed White Mahogany	21	Glochidion fernandi	Cheese Tree
2	Glochidion fernandi	Cheese Tree	22	Glochidion fernandi	Cheese Tree
3	Glochidion fernandi	Cheese Tree	23	Glochidion fernandi	Cheese Tree
4	Angophora costata	Smooth Barked Apple	24	Allocasuarina littoralis	Forest Oak
5	Syzygium leumannii	Ryberry	25	Pittosporum undulatum	Sweet Pittosporum
6	Glochidion fernandi	Cheese Tree	26	Pittosporum undulatum	Sweet Pittosporum
7	Livistona australis	Cabbage Tree Palm	27	Syzygium paniculatum	Lilly Pilly
8	Pittosporum undulatum	Sweet Pittosporum	28	Elaeocarpus eumundi	Native Quandong
9	Pittosporum undulatum	Sweet Pittosporum	29	Corymbia maculata	Spotted Gum
10	Glochidion fernandi	Cheese Tree	30	Glochidion fernandi	Cheese Tree
11	Archontopheonx cunninghamiana	Bangalow Palm	31	Glochidion fernandi	Cheese Tree
12	Glochidion fernandi	Cheese Tree	32	Corymbia maculata	Spotted Gum
13	Allocasuarina littoralis	Forest Oak	33	Glochidion fernandi	Cheese Tree
14	Glochidion fernandi	Cheese Tree	34	Glochidion fernandi	Cheese Tree
15	Allocasuarina littoralis	Forest Oak	35	Allocasuarina littoralis	Forest Oak
16	Glochidion fernandi	Cheese Tree	36	Glochidion fernandi	Cheese Tree
17	Glochidion fernandi	Cheese Tree	37	Jacaranda mimosifolia	Cheese Tree
18	Eucalyptus piperita	Sydney Peppermint	38	Removed prior to DA submission	
19	Syzygium smithii	Lilly Pilly	39	Eucalyptus piperita	Sydney Peppermint
20	Corymbia gummifera	Red Bloodwood	40	Angophora costata	Smooth Barked Apple

NOTE:
**ALL EXISTING LANDSCAPE SHALL
BE PROTECTED AND RETAINED**

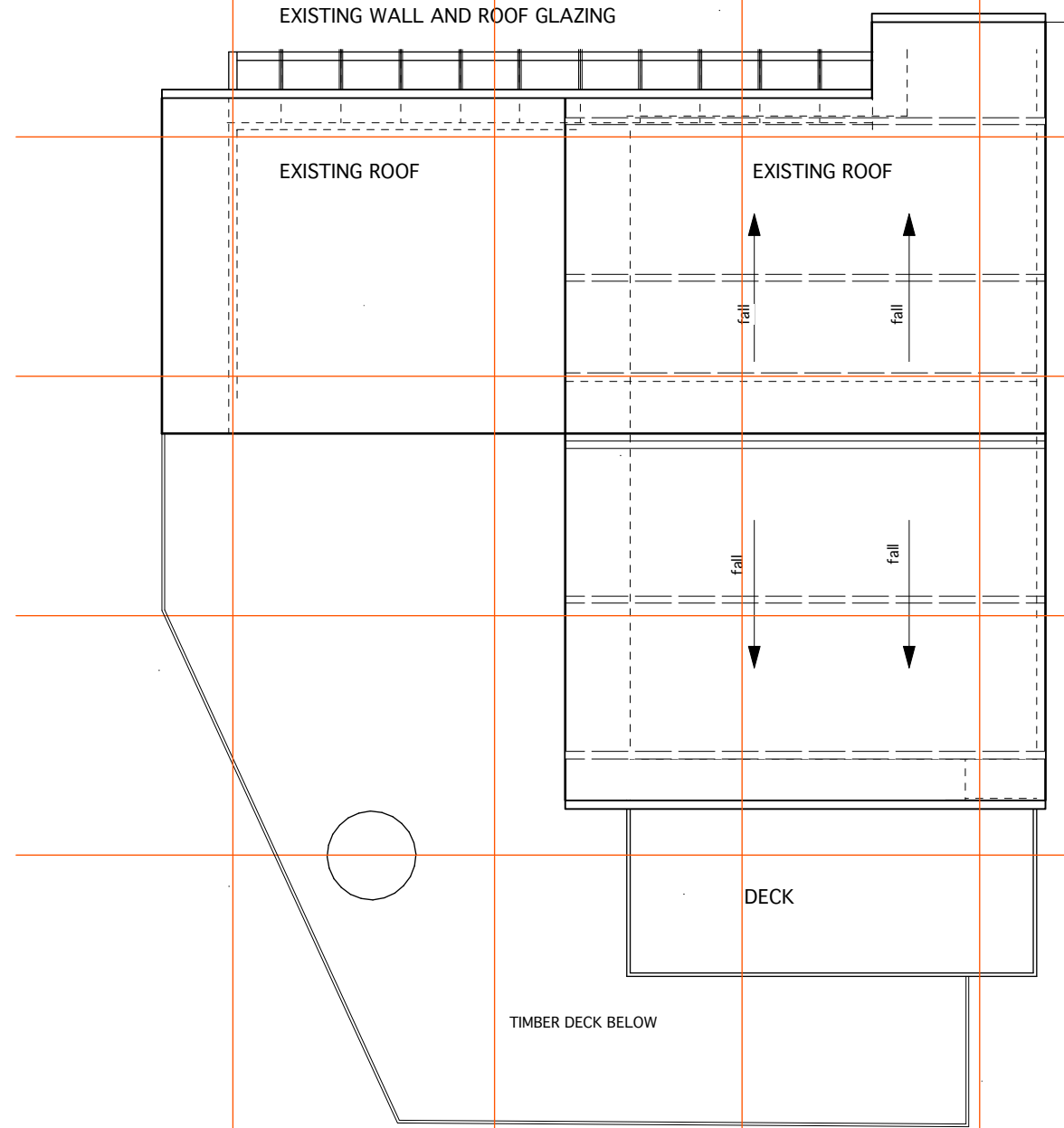
CLIENT Mr. & Mrs. Kemp-Leeder	WALLMAN PARTNERS PTY LTD Landscape Architects		
PROJECT Alterations and Additions: 940 Barrenjoey Road, PALM BEACH	3/10 OCEAN ROAD, MANLY NSW 2095 T: 02 9976 6653 M: 0412 830 143 E: wallman7@bigpond.com		
PROJECT No.:	22:5:1	NORTH	
DRAWING Existing Tree + Site Plan	SCALE: 1 : 100 @ A1	ISSUE : C	
DRAWING NO. ES_1			



NO.	DATE	NOTE
1. does not scale this drawing-use figured dimensions only at all dimensions are to be verified on site		
2. report any discrepancies to Architect for decision/clarification before proceeding with the work		
3. this drawing is to be read in conjunction with all relevant specifications and drawings		
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Project		
ALTERATIONS + ADDITIONS TO 940 BARENJOEY ROAD, PALM BEACH for STEPHANIE + DAMON LEEDER		
Drawing name		
LOWER GROUND + GROUND FLOOR PLANS		
Architect		
atelier haefeli		ARCHITECTS
1. 5 Laquat Valley Rd Bayview NSW 2101 t: 9779 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au w: www.atelierhaefeli.com, au		
nom architect: Linda Haefeli AIA reg. 14430		
1:100		2102
Scale		
Date		
July 21		
North		Job No.
Dwg No.		Rev.
E.01		

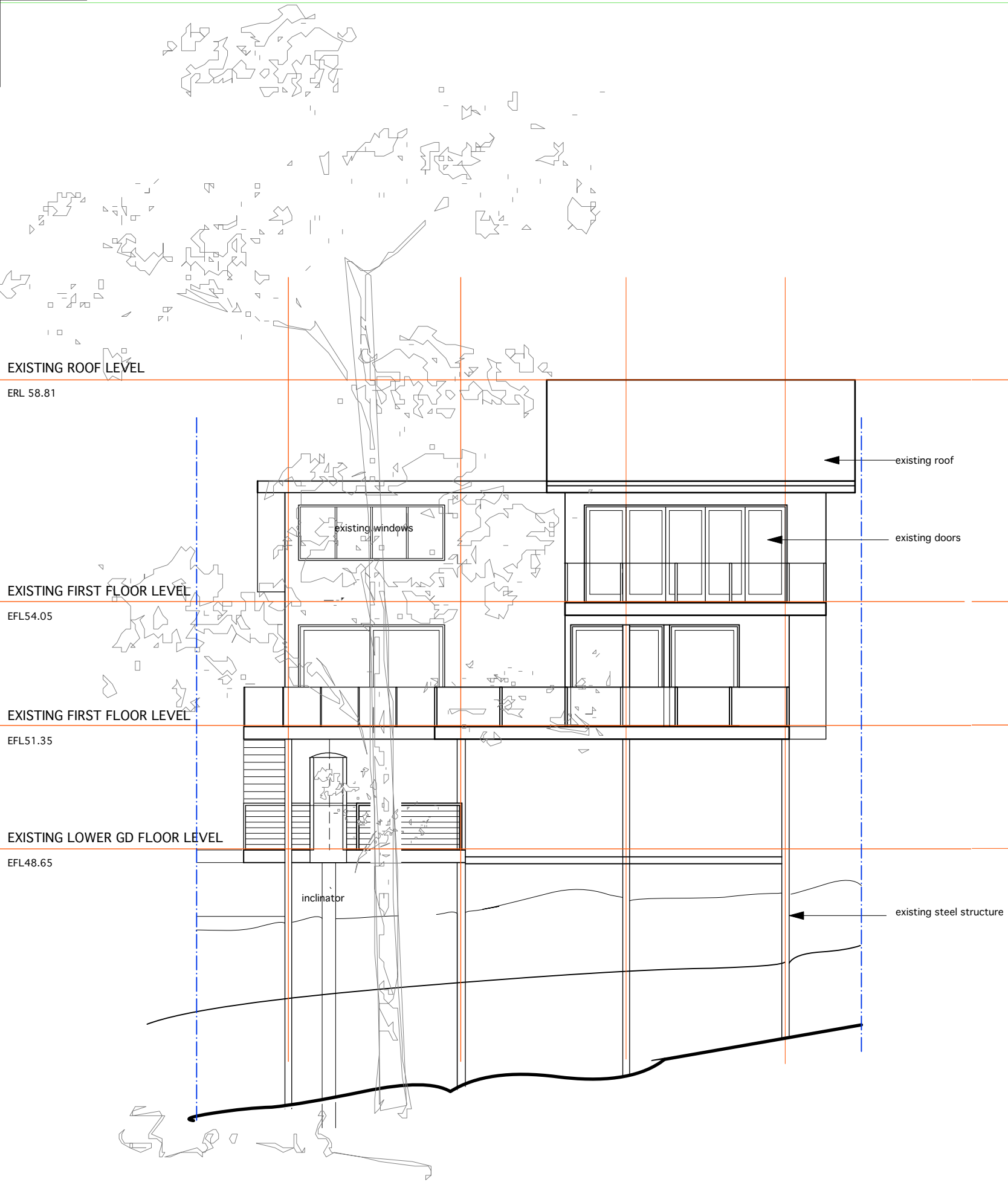


EXISTING FIRST FLOOR PLAN

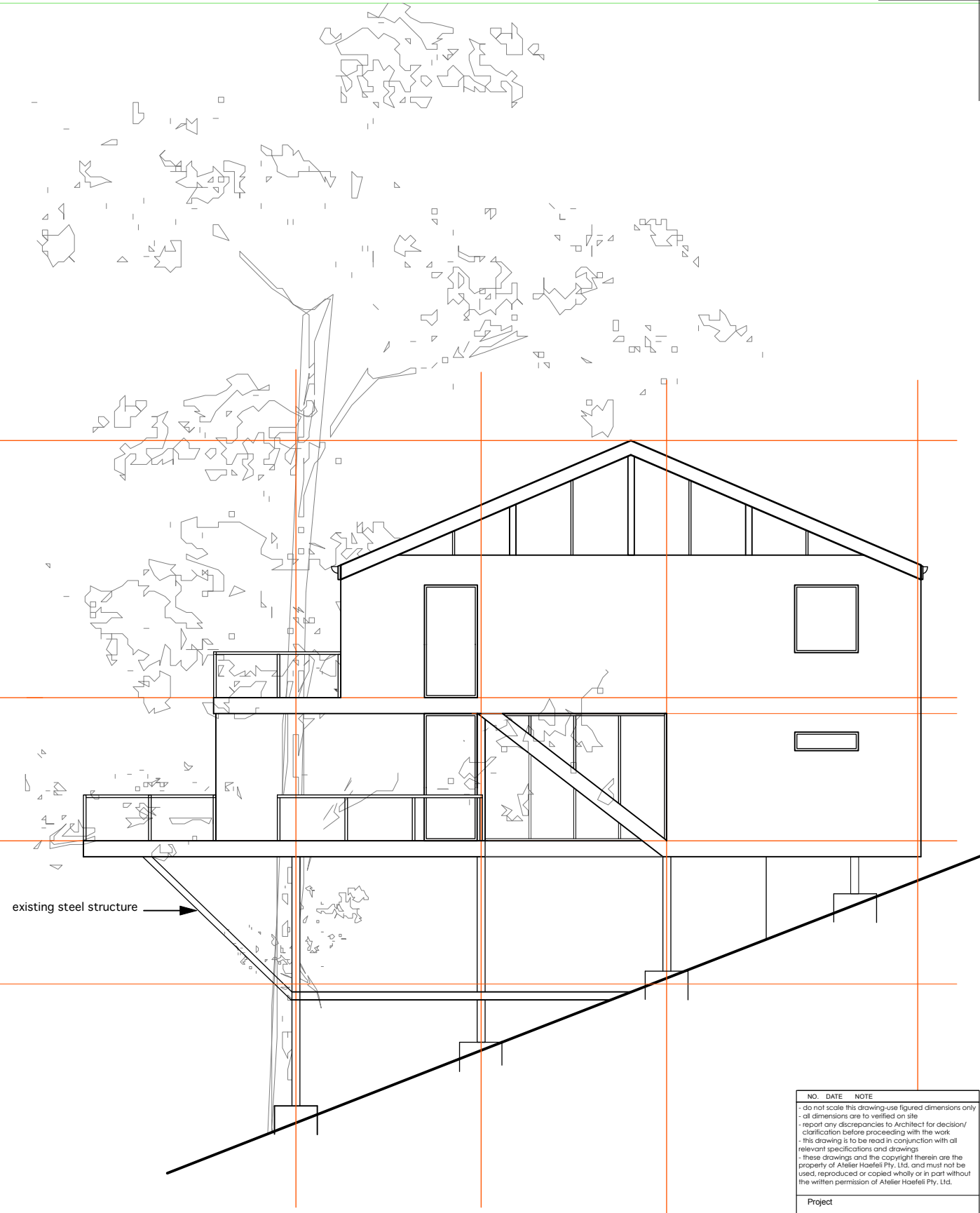


EXISTING ROOF PLAN

NO.	DATE	NOTE
- do not scale this drawing-use figured dimensions only		
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Project		
ALTERATIONS + ADDITIONS TO 940 BARRENJOEY ROAD, PALM BEACH for STEPHANIE + DAMON LEEDER		
Drawing name		
FIRST FLOOR + ROOF PLANS		
Architect		
atelier haefeli ARCHITECTS		
a: 15 Loquat Valley Rd Bayview NSW 2104		
t: 9979 9280 m: 0409 815 119		
e: linda@atelierhaefeli.com.au		
w: www.atelierhaefeli.com.au		
nom. architect: Linda Haefeli AIA reg. 14430		
Scale		
1:100		2102
Date		
july 21		
North	Job No.	Dwg No.
	Rev.	E.02



WEST ELEVATION



SOUTH ELEVATION

NO. DATE NOTE
- do not scale this drawing-use figured dimensions only
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clarification before proceeding with the work
- this drawing is to be read in conjunction with all
relevant specifications and drawings
- these drawings and the copyright therein are the
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the written permission of Atelier Haefeli Pty. Ltd.

Project
**ALTERATIONS +
ADDITIONS TO 940
BARRENJOEY ROAD,
PALM BEACH
for STEPHANIE + DAMON
LEEDER**

Drawing name
**WEST + SOUTH
ELEVATIONS**

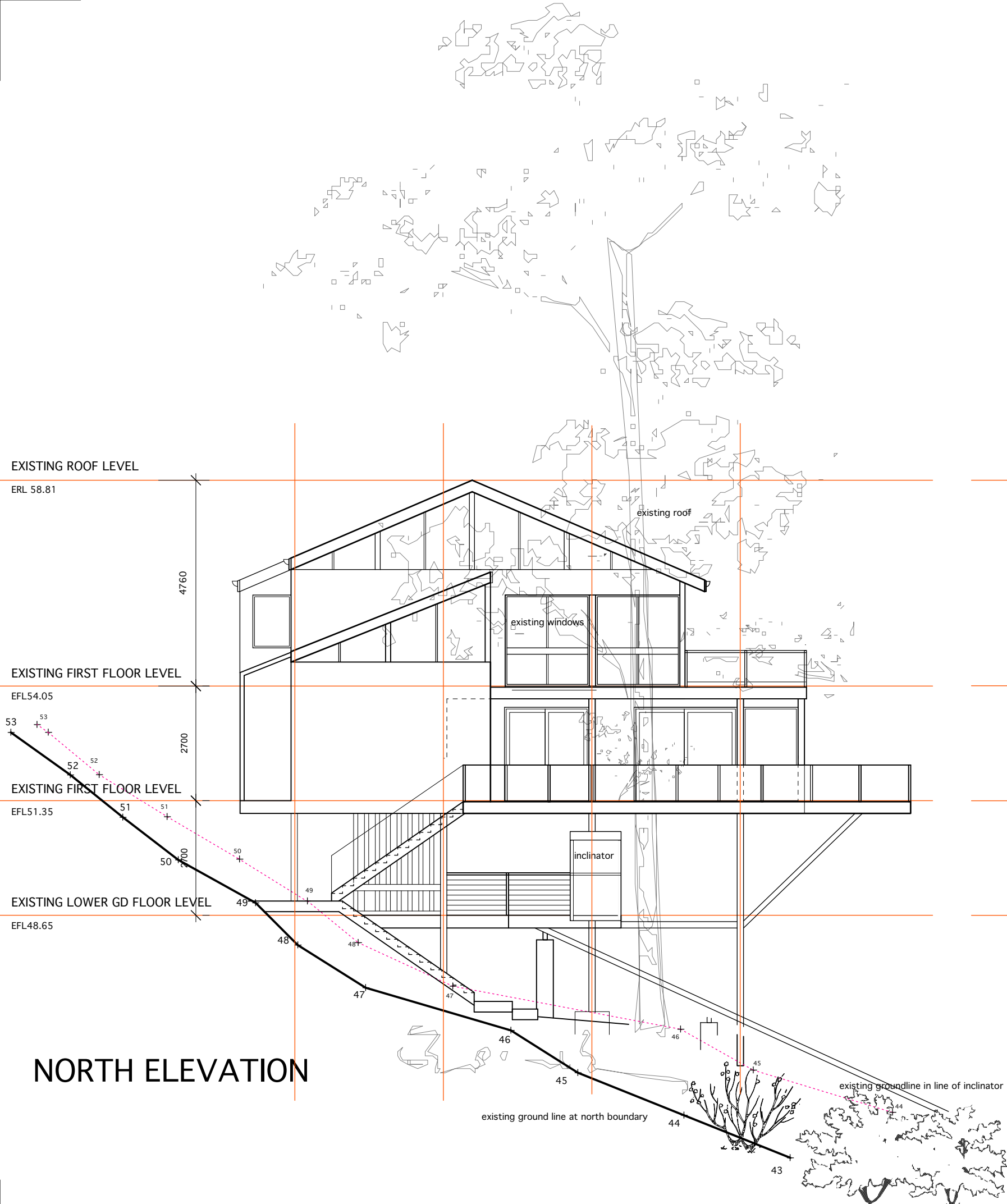
Architect
atelier haefeli ARCHITECTS

a: 15 Loquat Valley Rd Bayview NSW 2104
t: 9979 9280 m: 0409 815 119
e: linda@atelierhaefeli.com.au
w: www.atelierhaefeli.com.au
nom. architect: Linda Haefeli AIA reg. 14430

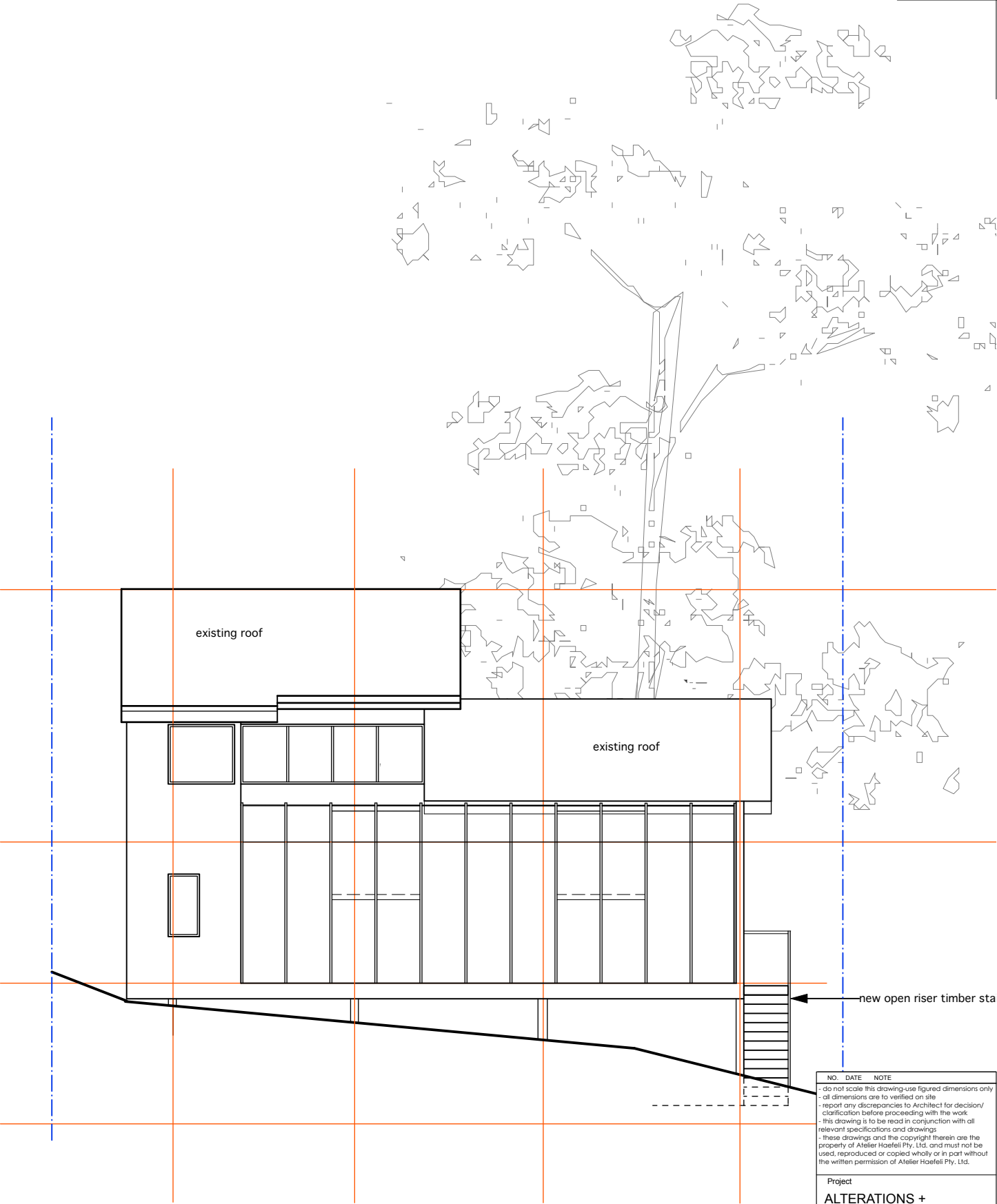
Scale
1:100 2102

Date
july 21

North ○	Job No. Rev.	Dwg No. E.03
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NORTH ELEVATION



EAST ELEVATION

NO. DATE NOTE
- do not scale this drawing-use figured dimensions only
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Project
ALTERATIONS +
ADDITIONS TO 940
BARRENJOEY ROAD,
PALM BEACH
for STEPHANIE + DAMON
LEEDER

Drawing name
NORTH + EAST
ELEVATIONS

Architect
atelier haefeli ARCHITECTS
a: 15 Loquat Valley Rd Bayview NSW 2104
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e: linda@atelierhaefeli.com.au
w: www.atelierhaefeli.com.au
nom. architect: Linda Haefeli AIA reg. 14430

Scale
1:100 2102
Date
july 21

North	Job No.	Dwg No.
Rev.		E.03