

106 BYNYA ROAD, PALM BEACH

LOCATION PLAN



DRAWING SCHEDULE

- DA. 01 SITE PLAN / SITE ANALYSIS / ROOF PLAN
- DA. 02 PROPOSED PLAN GROUND
- DA. 03 PROPOSED PLAN LGF & FIRST FLOOR
- DA. 04 PROPOSED ELEVATIONS NTH/STH/EAST
- DA. 05 PROPOSED ELEVATION WEST + SECTION
- DA. 06 AREA CALCULATIONS
- DA. 07 BASIX COMMITMENTS

SITE ANALYSIS LEGEND

- SITE BOUNDARY
- PEDESTRIAN ENTRY
- VEHICLE ENTRY
- VIEWS
- PREVAILING WINDS
- SITE TREES

NEW HEDGE PLANTING

LEGEND LANDSCAPING

- Spot levels
- Existing street trees to be retained
- Proposed trees
- Hedge and shrubs
- Groundcovers
- Timber deck
- Paving
- Lawn

DEMOLITION

Anticipated Impacts of Demolition and Measures to Minimise These Impacts

Erosion and sediment controls will be established prior to demolition commencing

Any Hazardous Materials present will be removed in accordance with NSW Work

The site will be suitably fenced and signs will be attached to the fencing advising

Demolition works will be undertaken in accordance with AS2601-2004 by a licensed

Demolition will be undertaken in the reverse order to construction. Material recycling

Re-use and recycling of demolished materials will be maximised where possible.

Dust control will be implemented by fine mist water sprays as necessary during

Demolished material will be removed from site and disposed of legally to recycling

Each truck loads of demolition waste leaving site will be covered with a tarpaulin.

DEMOLISH EXISTING PERGOLA

CONSTRUCT NEW PERGOLA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW BBQ JOINERY

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

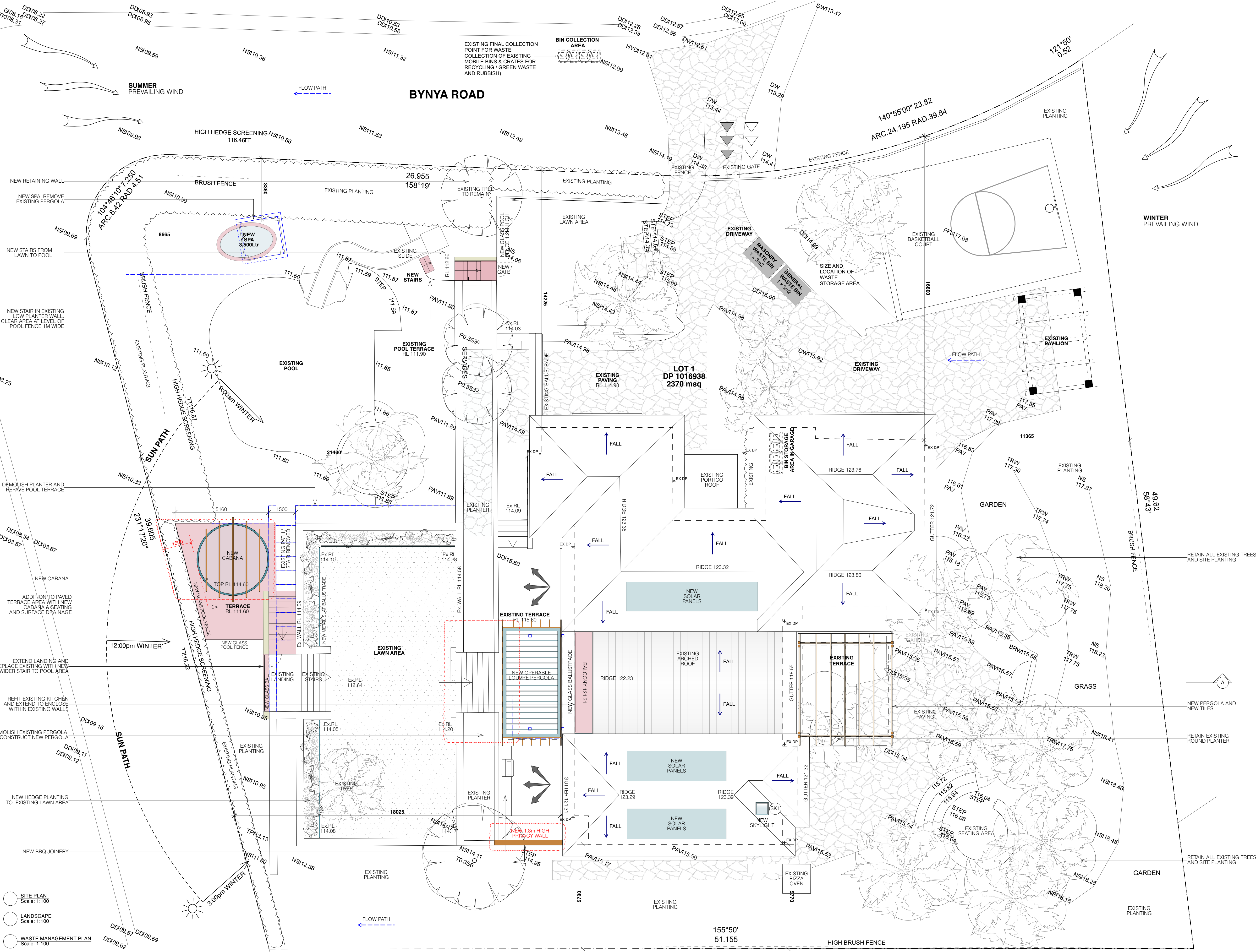
NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

NEW HEDGE PLANTING TO EXISTING LAWN AREA

SCALE 1:100 @ A1

- 1. Do not scale from drawings or build from these concept drawings.
- 2. Dimensions indicated on concept plans are of finished surfaces, not structural surfaces.
- 3. All drawings may not be reproduced or distributed without prior permission from the Architect.
- 4. All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes and manufacturers recommendations and instructions.



SCALE 1:100 @ A1

- 1. Do not scale from drawings or build from these concept drawings.
- 2. Dimensions indicated on concept plans are of finished surfaces, not structural surfaces.
- 3. All drawings may not be reproduced or distributed without prior permission from the Architect.
- 4. All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes and manufacturers recommendations and instructions.

LEGEND AS1100.301-2008 (AS 2700S colour codes)

- EXISTING
- DEMOLITION
- BRICK SECTION
- CONCRETE
- STUD WALLS
- TIMBER DRESSED
- RENDER
- JOINERY
- GLASS
- WALL/FLOOR TILES
- TIMBER BOARDS
- METAL
- FABRIC
- SANDSTONE

LEGEND - DRAINAGE

- EXISTING DOWN PIPE
- EXISTING ROOF DRAINAGE PATH
- EXISTING OVERLAND FLOW PATH

SEWER

EXISTING SEWER TO REMAIN UNALTERED.

STORMWATER

STORMWATER COLLECTED FROM ROOF TO CONNECT TO EXISTING

N.B. DRAINAGE DIAGRAM IS INDICATIVE. VERIFY ONSITE ALL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0886

DOCUMENT ISSUE:

A DEVELOPMENT APPLICATION

B ADDITIONAL INFORMATION

C ADDITIONAL INFORMATION

DATE

JUNE 2021

AUG 2021

OCT 2021

PROJECT: CADMAN RESIDENCE

ADDRESS: 106 Bynya Rd PALM BEACH

PURPOSE: DA APPLICATION

DRAWING: SITE / ROOF PLAN, SITE ANALYSIS, STORMWATER DRAINAGE, LANDSCAPE WASTE MANAGEMENT

SCALE 1:100 @ A1

JUNE 2021

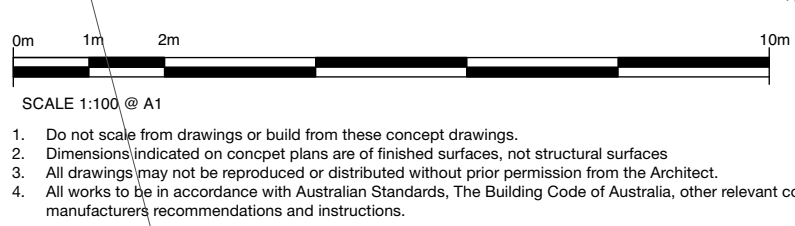
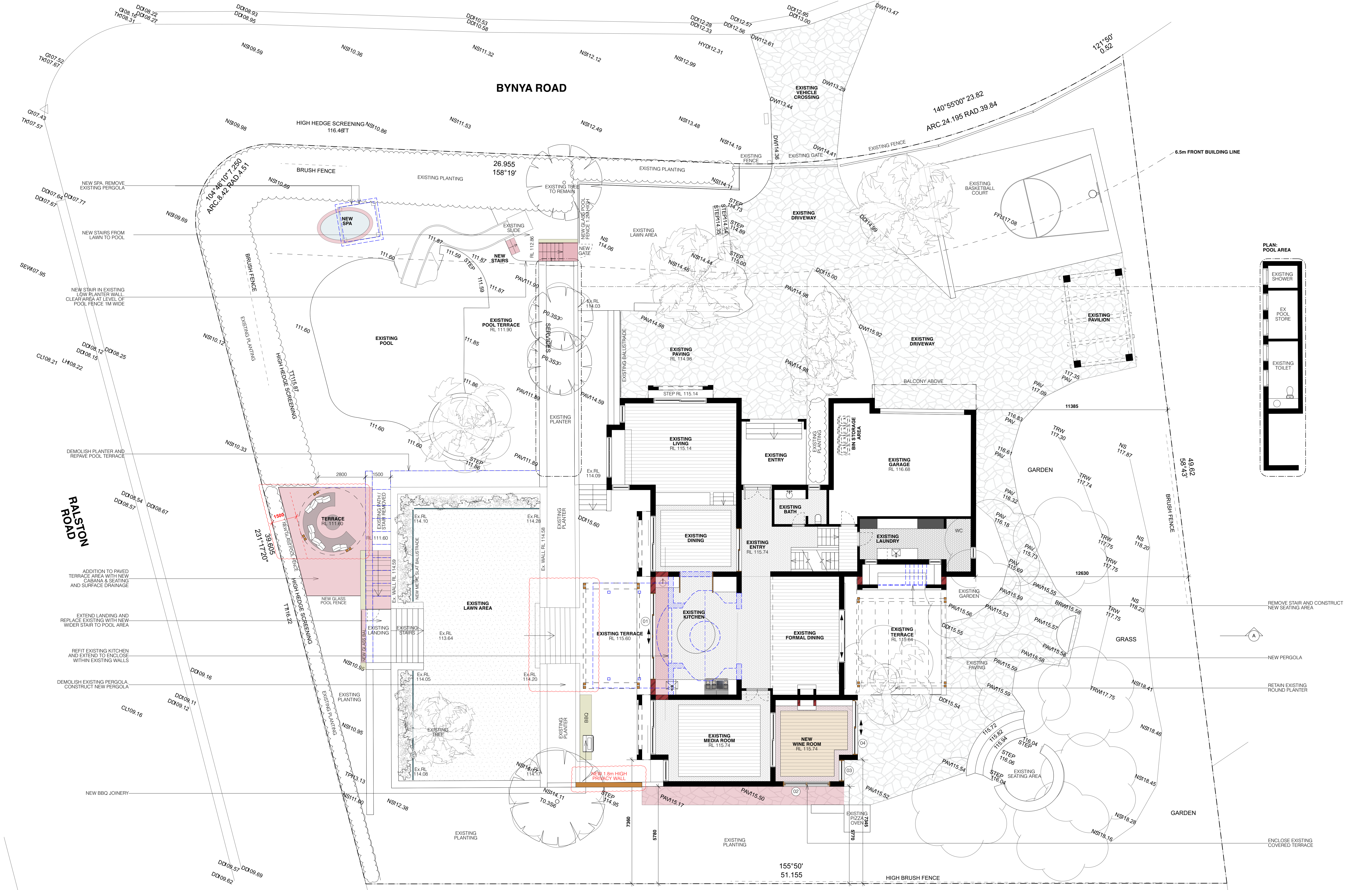
AH/KR

084

DA.01C

HAMPTON ARCHITECTURE

www.hamptonarchitecture.com.au \ 0405 014 752 \ narb #7740



LEGEND AS1100.301:2008 (AS 2700S colour codes)			
EXISTING	TIMBER DRESSED	TIMBER BOARDS	
DEMOLITION	RENDER	METAL	
BRICK SECTION	JOINERY	FABRIC	
CONCRETE	GLASS	SANDSTONE	
STUD WALLS	WALL/FLOOR TILES		

1. Do not scale from drawings or build from these concept drawings.
2. Dimensions indicated on concept plans are of finished surfaces, not structural surfaces.
3. All drawings may not be reproduced or distributed without prior permission from the Architect.
4. All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes and manufacturers recommendations and instructions.


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0886

DOCUMENT ISSUE:
A DEVELOPMENT APPLICATION
B ADDITIONAL INFORMATION
C ADDITIONAL INFORMATION

DATE
JUNE 2021
AUG 2021
OCT 2021

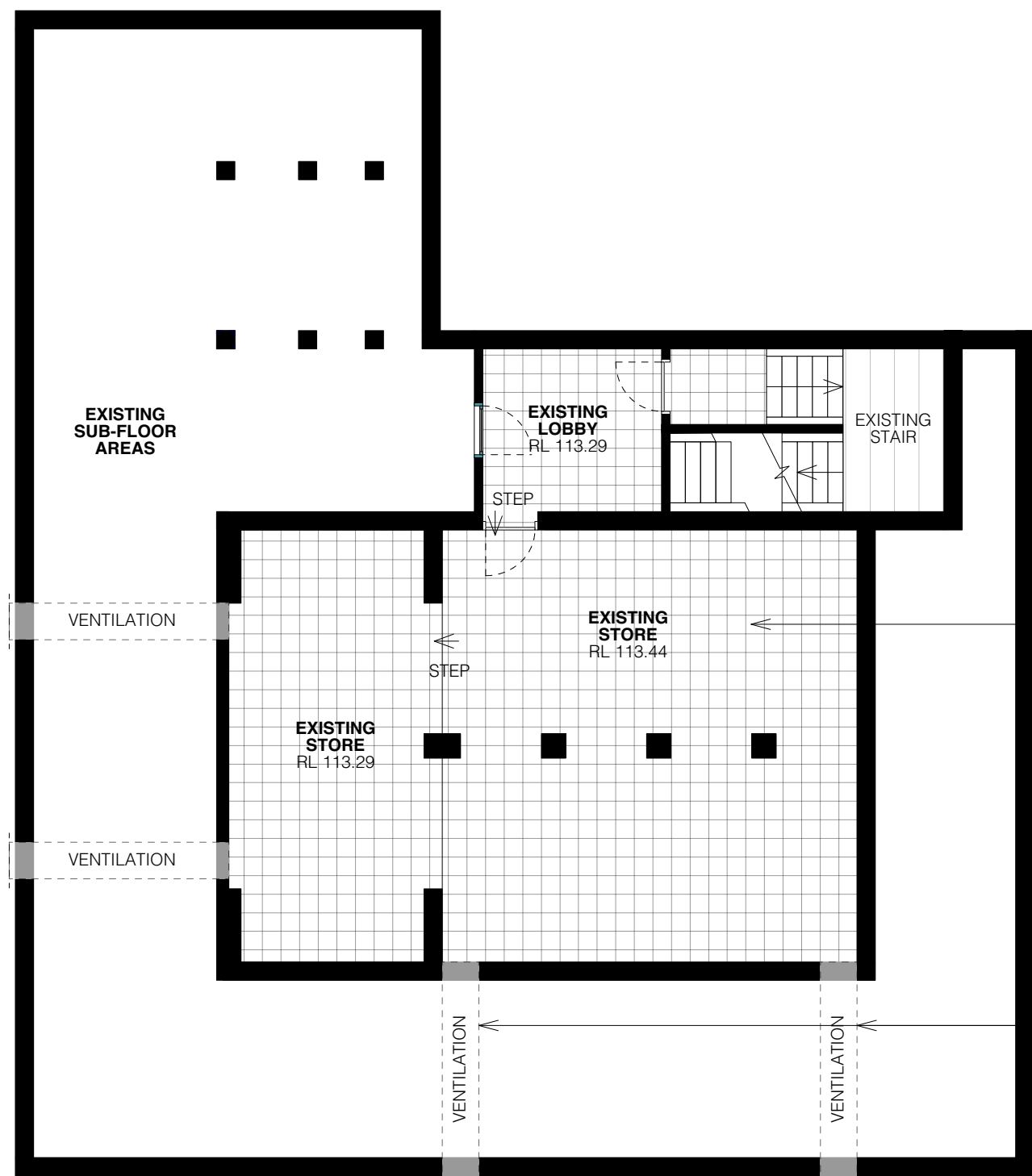
PROJECT: **CADMAN RESIDENCE**
ADDRESS: 106 Byrnia Rd PALM BEACH

PURPOSE: **DA APPLICATION**
DRAWING: PROPOSED PLAN
GROUND FLOOR
+ DEMOLITION

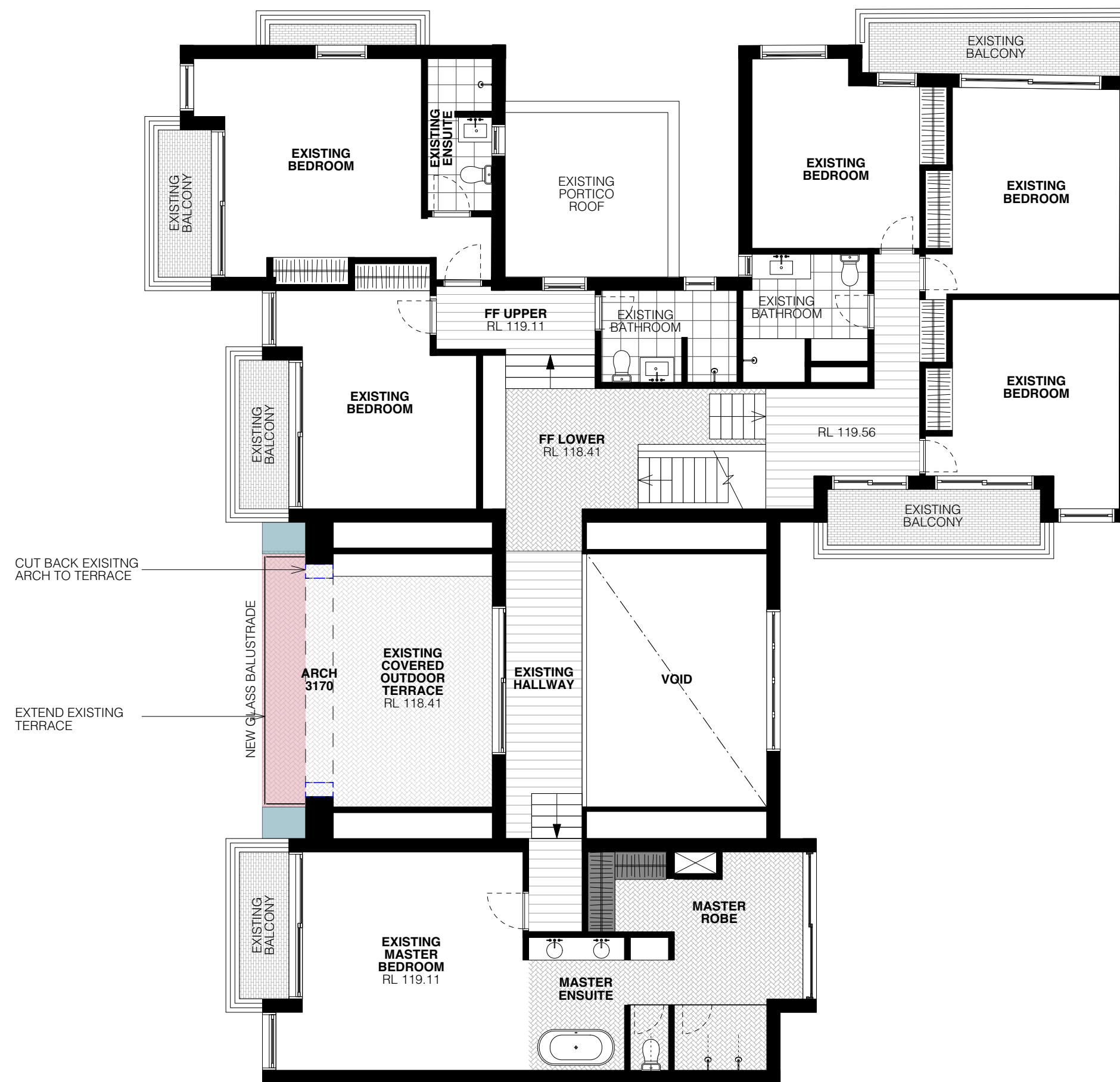
SCALE: 1:100 @ A1

DATE: JUNE 2021
DRAWN: AH/KR
PROJECT No: # 084
DWG: DA.02C

 **HAMPTON**
ARCHITECTURE
www.hamptonarchitecture.com.au \ 0405 014 752 \ narb #7740



01 Proposed Plan: Lower Ground Floor
Scale: 1:100



02 Proposed Plan: First Floor
Scale: 1:100

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0886

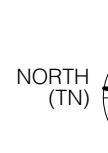


SCALE 1:100 @ A1

1. Do not scale from drawings or build from these concept drawings.
2. Dimensions indicated on concept plans are of finished surfaces, not structural surfaces.
3. All drawings may not be reproduced or distributed without prior permission from the Architect.
4. All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes and manufacturers recommendations and instructions.

LEGEND AS1100.301:2008 (AS 2700S colour codes)

EXISTING	TIMBER DRESSED	TIMBER BOARDS
DEMOLITION	RENDER	METAL
BRICK SECTION	JOINERY	FABRIC
CONCRETE	GLASS	SANDSTONE
STUD WALLS	WALL/FLOOR TILES	



DOCUMENT ISSUE:
A DEVELOPMENT APPLICATION

DATE
JUNE 2021

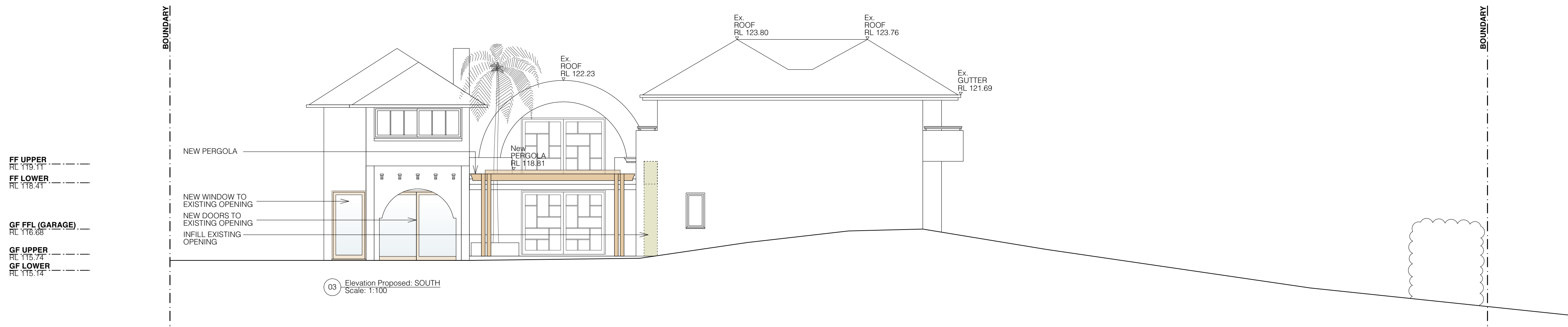
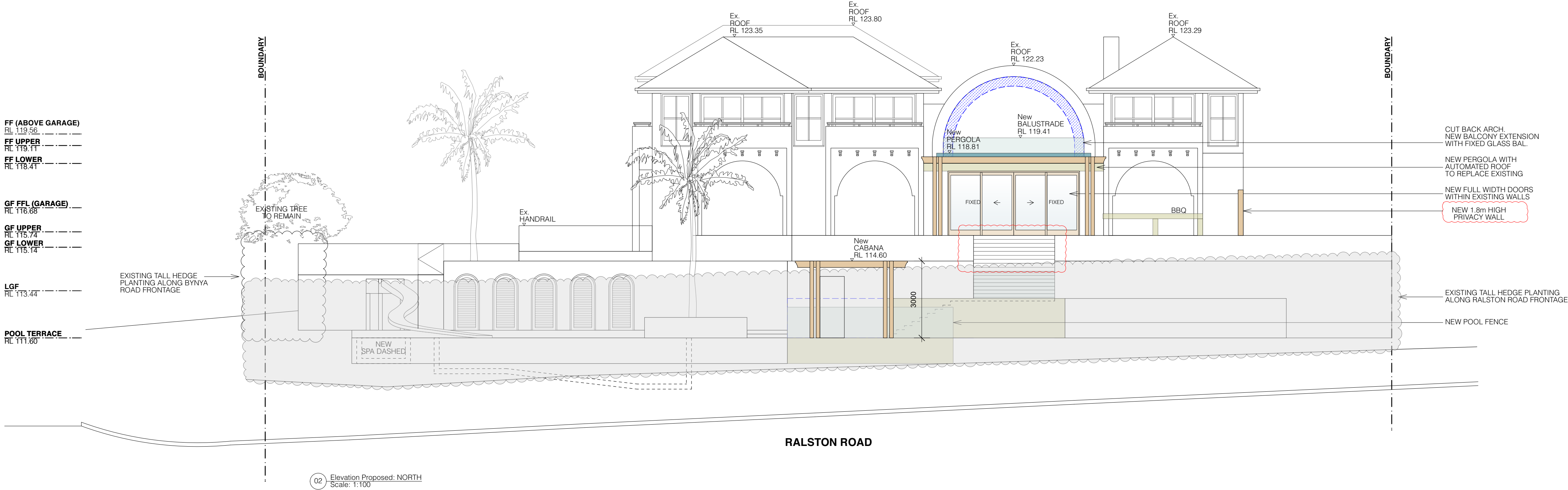
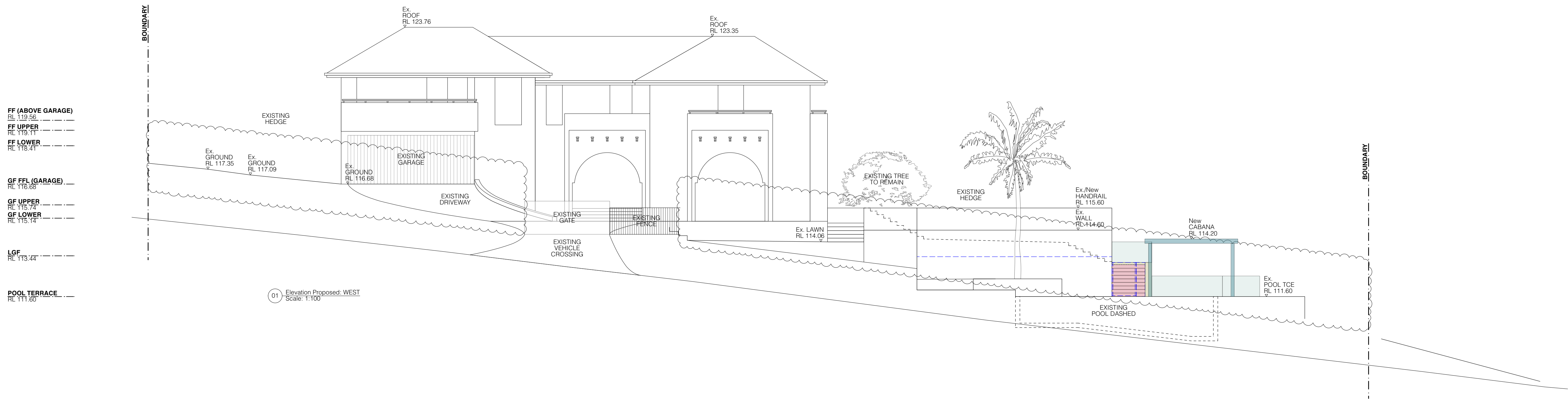
PROJECT: **CADMAN RESIDENCE**
ADDRESS: 106 Bynya Rd PALM BEACH

PURPOSE: **DA APPLICATION**
DRAWING: PROPOSED PLANS
FIRST FLOOR & LOWER GROUND FLOOR
+ DEMOLITION

SCALE 1:100 @ A1 DATE JUNE 2021 DRAWN AH/KR PROJECT No # 084 DWG DA.03

 **HAMPTON**
ARCHITECTURE

www.hamptonarchitecture.com.au \ 0405 014 752 \ narb #7740



POOL TERRACE
RL 111.60

SCALE 1:100 @ A1

1. Do not scale from drawings or build from these concept drawings.
2. Dimensions indicated on concept plans are of finished surfaces, not structural surfaces.
3. All drawings may not be reproduced or distributed without prior permission from the Architect.
4. All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes and manufacturers recommendations and instructions.

LEGEND AS1100.301:2008 (AS 2700S colour codes)

EXISTING	EX. ROOF	TIMBER DRESSED
DEMOLITION	RENDER	METAL
BRICK SECTION	JOINERY	FABRIC
CONCRETE	GLASS	SANDSTONE
STUD WALLS	WALL/FLOOR TILES	

DOCUMENT ISSUE:

A	DEVELOPMENT APPLICATION
B	ADDITIONAL INFORMATION
C	ADDITIONAL INFORMATION

DATE

JUNE 2021
AUG 2021
OCT 2021

PROJECT: CADMAN RESIDENCE

ADDRESS: 106 Bynya Rd PALM BEACH

PURPOSE: DA APPLICATION

DRAWING: PROPOSED ELEVATIONS NORTH, SOUTH + EAST

SCALE 1:100 @ A1

DATE JUNE 2021

DRAWN AH/KR

PROJECT No # 084

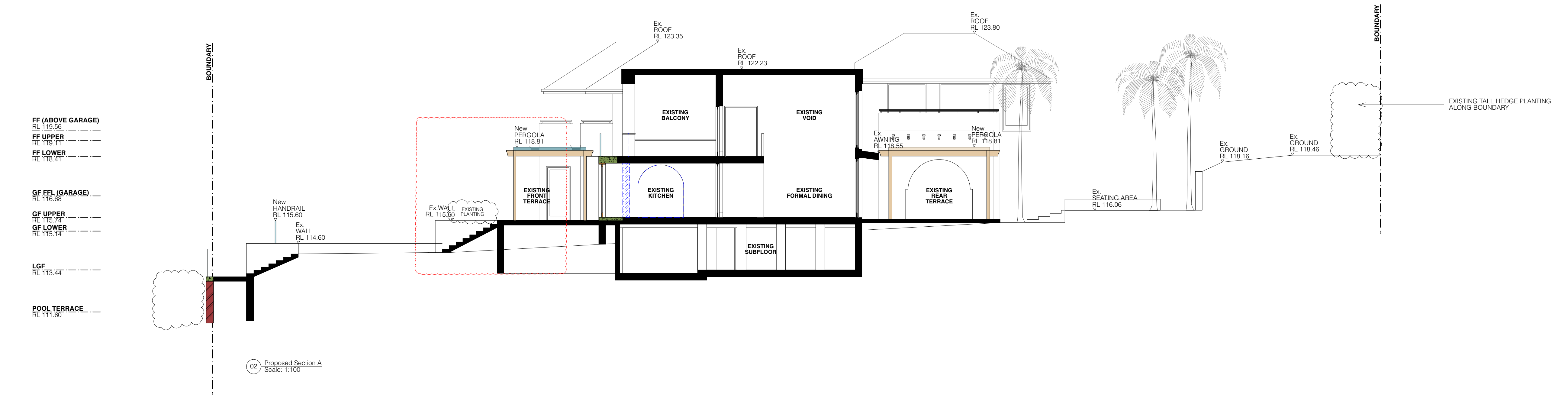
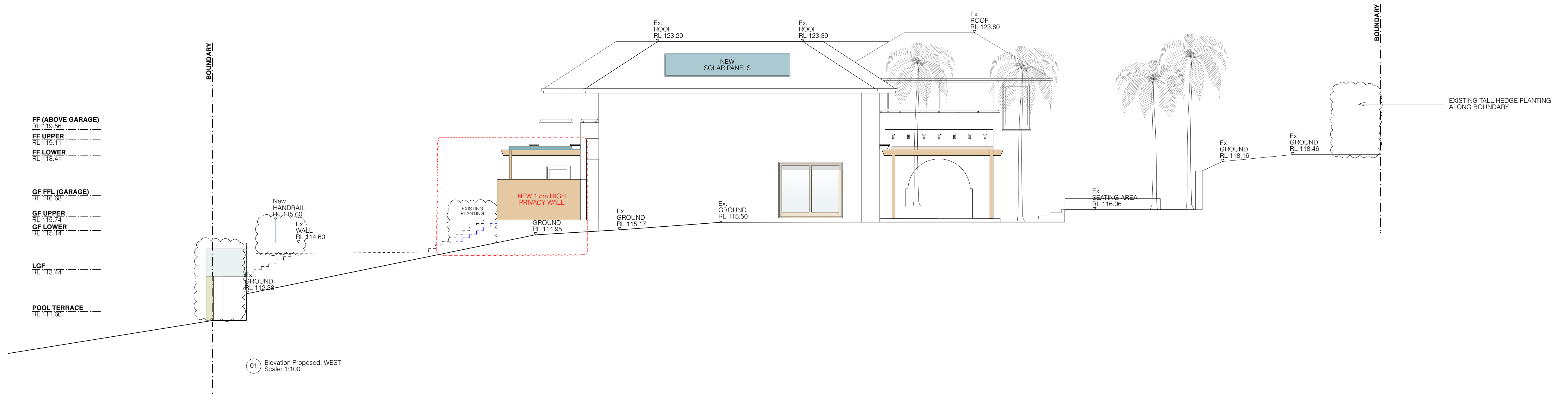
DWG DA.04C

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0886

HAMPTON ARCHITECTURE

www.hamptonarchitecture.com.au \ 0405 014 752 \ narb #7740



 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0886



- Do not scale from drawings or build from these concept drawings.
- Dimensions indicated on concept plans are of finished surfaces, not structural surfaces.
- All drawings may not be reproduced or distributed without prior permission from the Architect.
- All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes and manufacturers recommendations and instructions.

LEGEND AS1100.301:2008 (AS 2700S colour codes)

EXISTING	TIMBER DRESSED	TIMBER BOARDS
DEMOLITION	RENDER	METAL
BRICK SECTION	JOINERY	FABRIC
CONCRETE	GLASS	SANDSTONE
STUD WALLS	WALL/FLOOR TILES	

DOCUMENT ISSUE:
A DEVELOPMENT APPLICATION
B ADDITIONAL INFORMATION

DATE
JUNE 2021
OCT 2021

PROJECT: CADMAN RESIDENCE
ADDRESS: 106 Bynya Rd PALM BEACH

PURPOSE: DA APPLICATION
DRAWING: PROPOSED ELEVATION WEST + SECTION A

SCALE 1:100 @ A1 DATE JUNE 2021 DRAWN AH/KR PROJECT No # 084 DWG DA.05B

 **HAMPTON**
ARCHITECTURE

www.hamptonarchitecture.com.au \ 0405 014 752 \ narb #7740