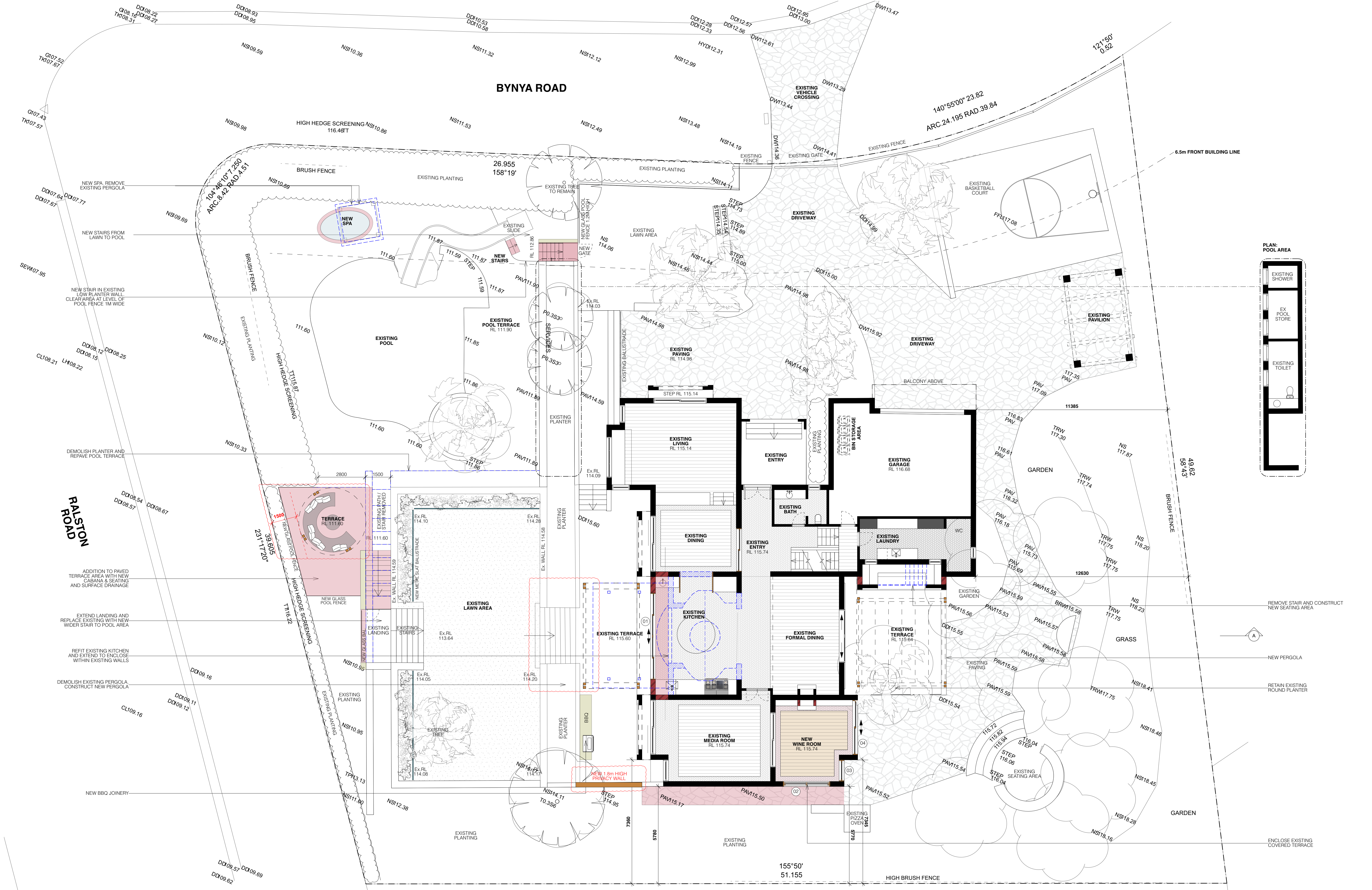


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LEGEND AS1100.301:2008 (AS 2700S colour codes)			
EXISTING	TIMBER DRESSED	TIMBER BOARDS	
DEMOLITION	RENDER	METAL	
BRICK SECTION	JOINERY	FABRIC	
CONCRETE	GLASS	SANDSTONE	
STUD WALLS	WALL/FLOOR TILES		

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

DATE
JUNE 2021
AUG 2021
OCT 2021

PROJECT: CADMAN RESIDENCE
ADDRESS: 106 Bynya Rd PALM BEACH

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

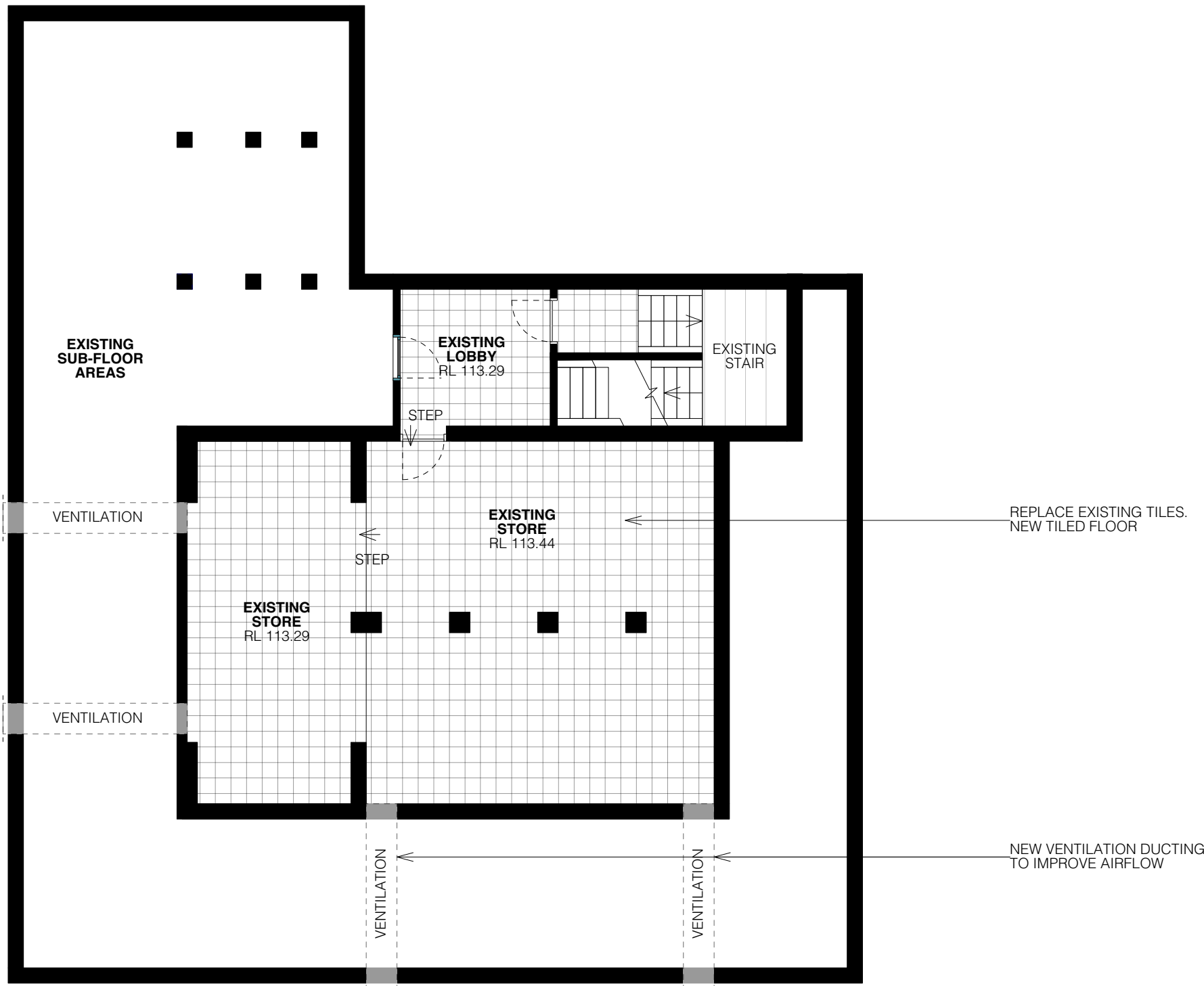
SCALE: 1:100 @ A1
DATE: JUNE 2021
DRAWN: AH/KR
PROJECT No: # 084
DWG: DA.02C



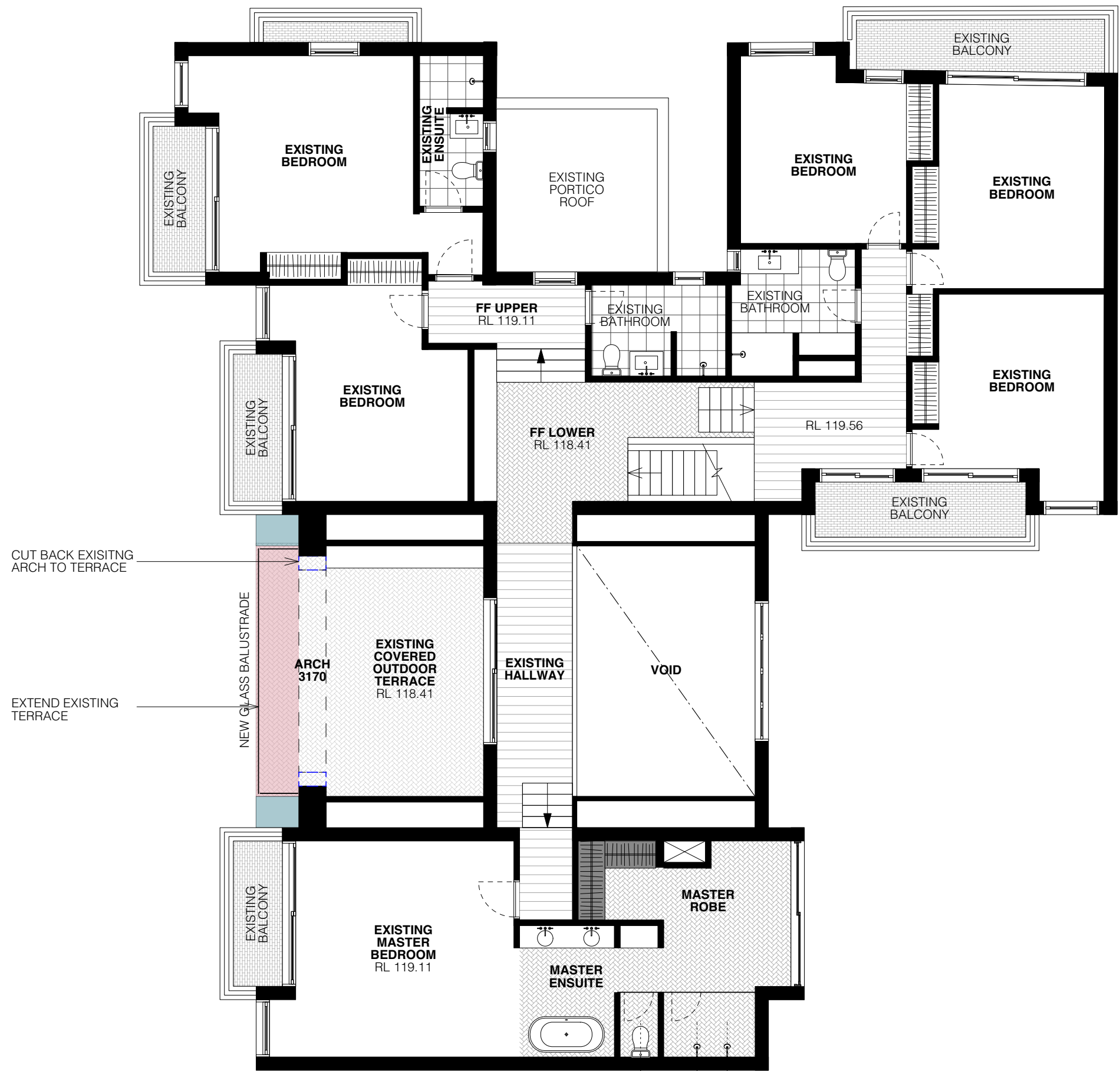
HAMPTON

ARCHITECTURE

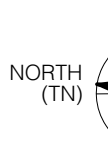
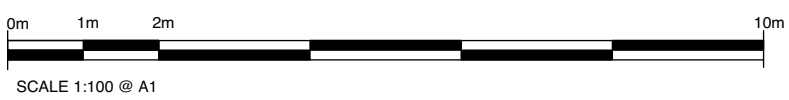
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01 Proposed Plan: Lower Ground Floor
Scale: 1:100



02 Proposed Plan: First Floor
Scale: 1:100



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		

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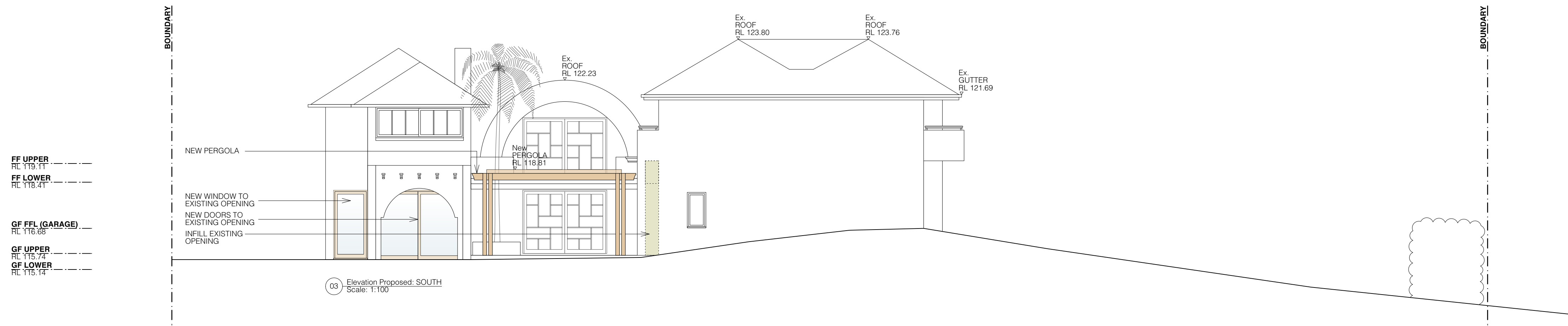
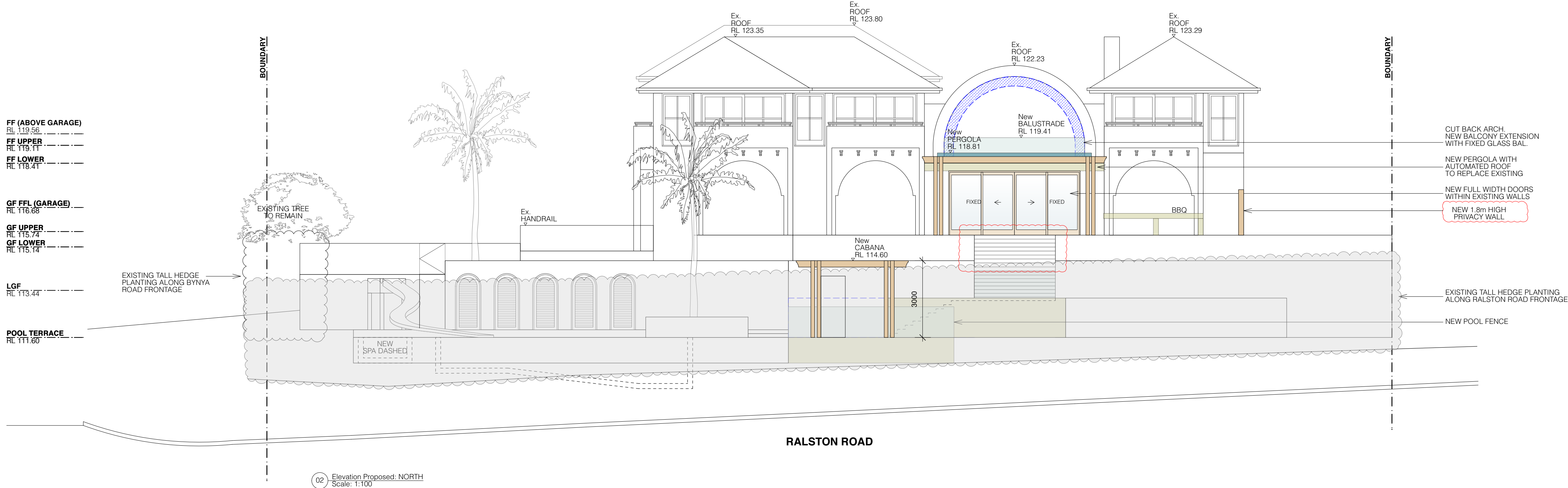
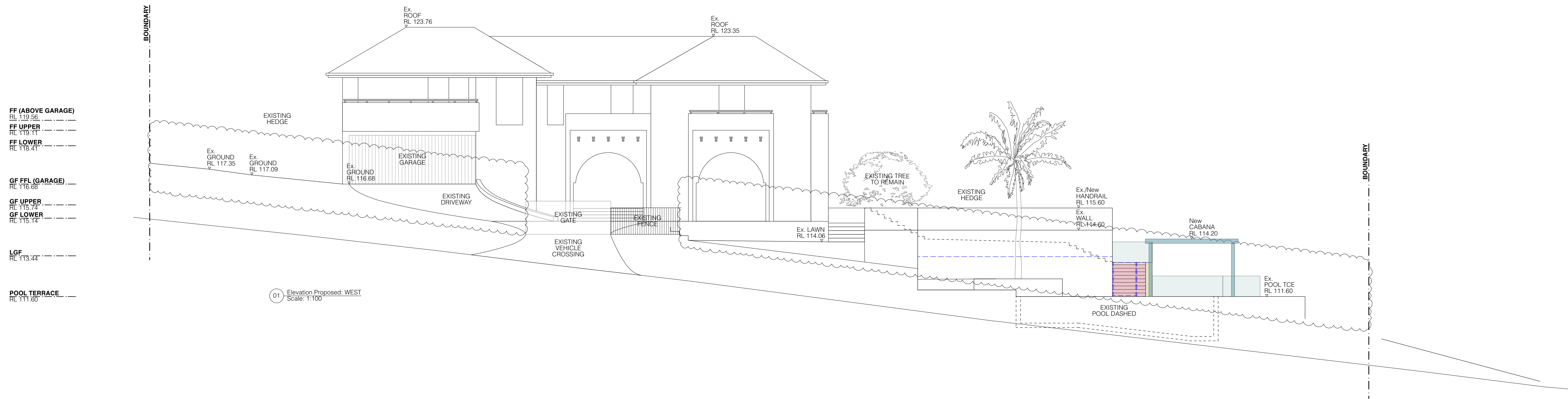
DOCUMENT ISSUE:
A DEVELOPMENT APPLICATION

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



POOL TERRACE
RL 111.60

SCALE 1:100 @ A1

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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	

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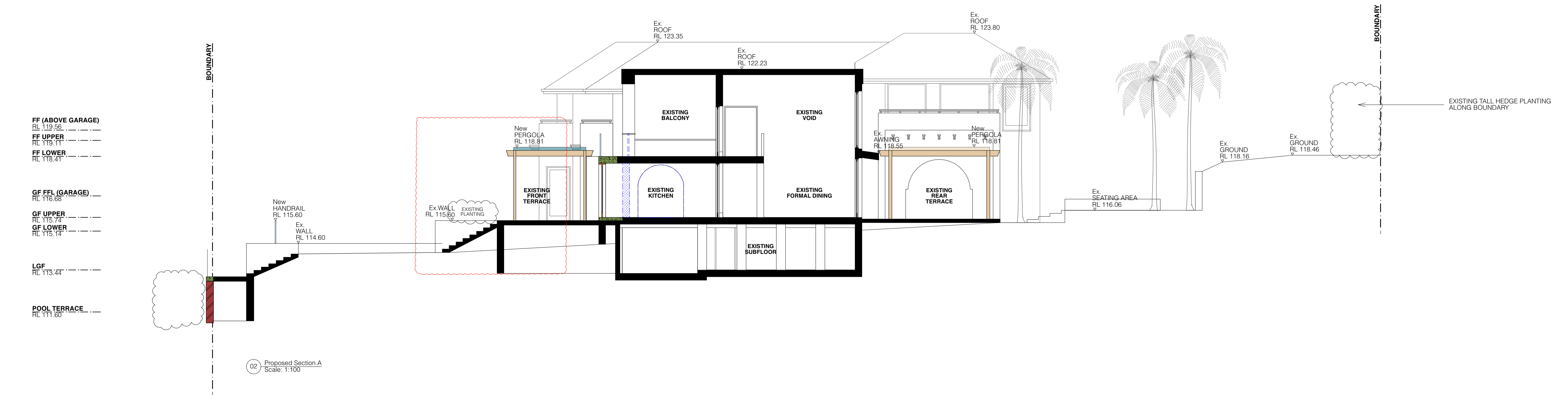
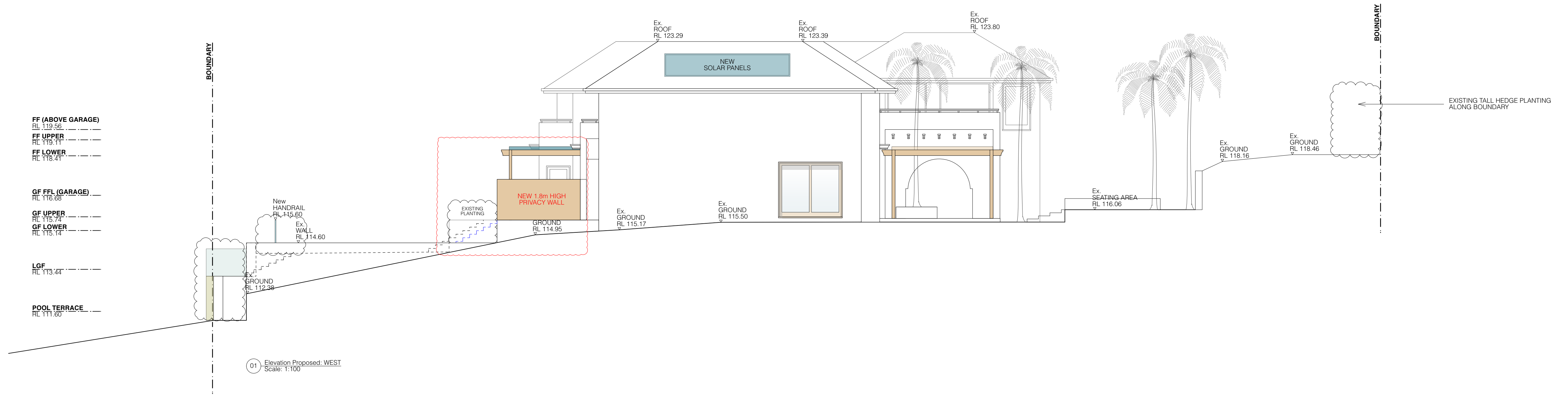
PROJECT: CADMAN RESIDENCE
ADDRESS: 106 Bynya Rd PALM BEACH

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

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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	

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PROJECT: CADMAN RESIDENCE
ADDRESS: 106 Byrny 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

LEGEND - BUILDING AREA

-  EXISTING GROSS FLOOR AREA
-  AREA EXCLUDED FROM CALCULATION (GARAGE / STORAGE / STAIR)
-  ADDITIONAL PROPOSED GFA

BUILDING AREA CALCULATIONS

SITE AREA 2374 sqm

EXISTING GFA

GARAGE (Excluded) 52.2 sqm

STORAGE (Excluded) 0.0 sqm

STAIR (Excluded) 4.0 sqm

FIRST FLOOR (FF) 220.32 sqm

GROUND FLOOR (GF) 213.67 sqm

LOWER GROUND (LGF) 94.52 sqm

TOTAL EXISTING 524.51 sqm

FSR 0.22:1

PROPOSED GFA

GARAGE (Excluded) 52.2 sqm

STORAGE (Excluded) 0.0 sqm

STAIR (Excluded) 4.0 sqm

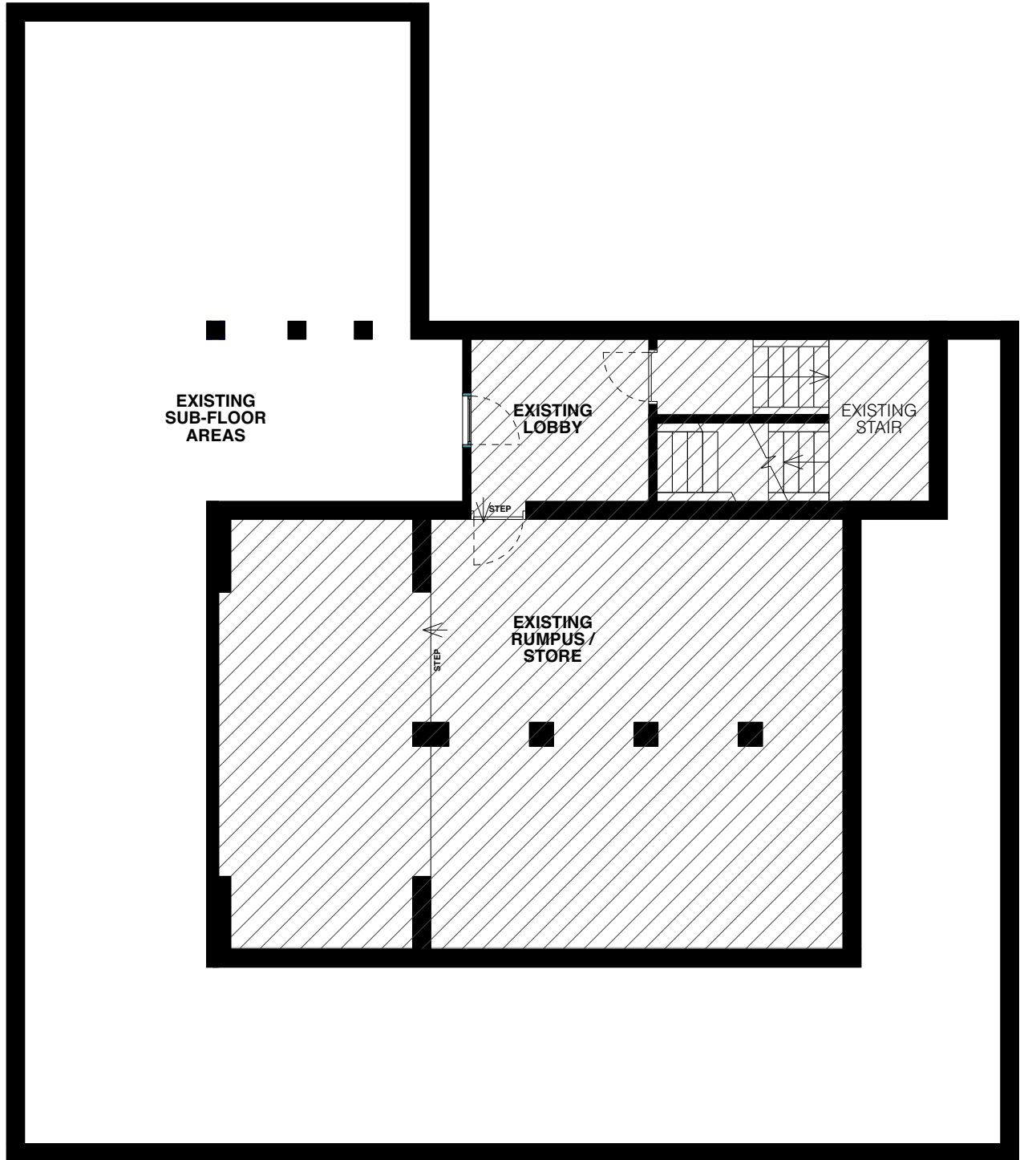
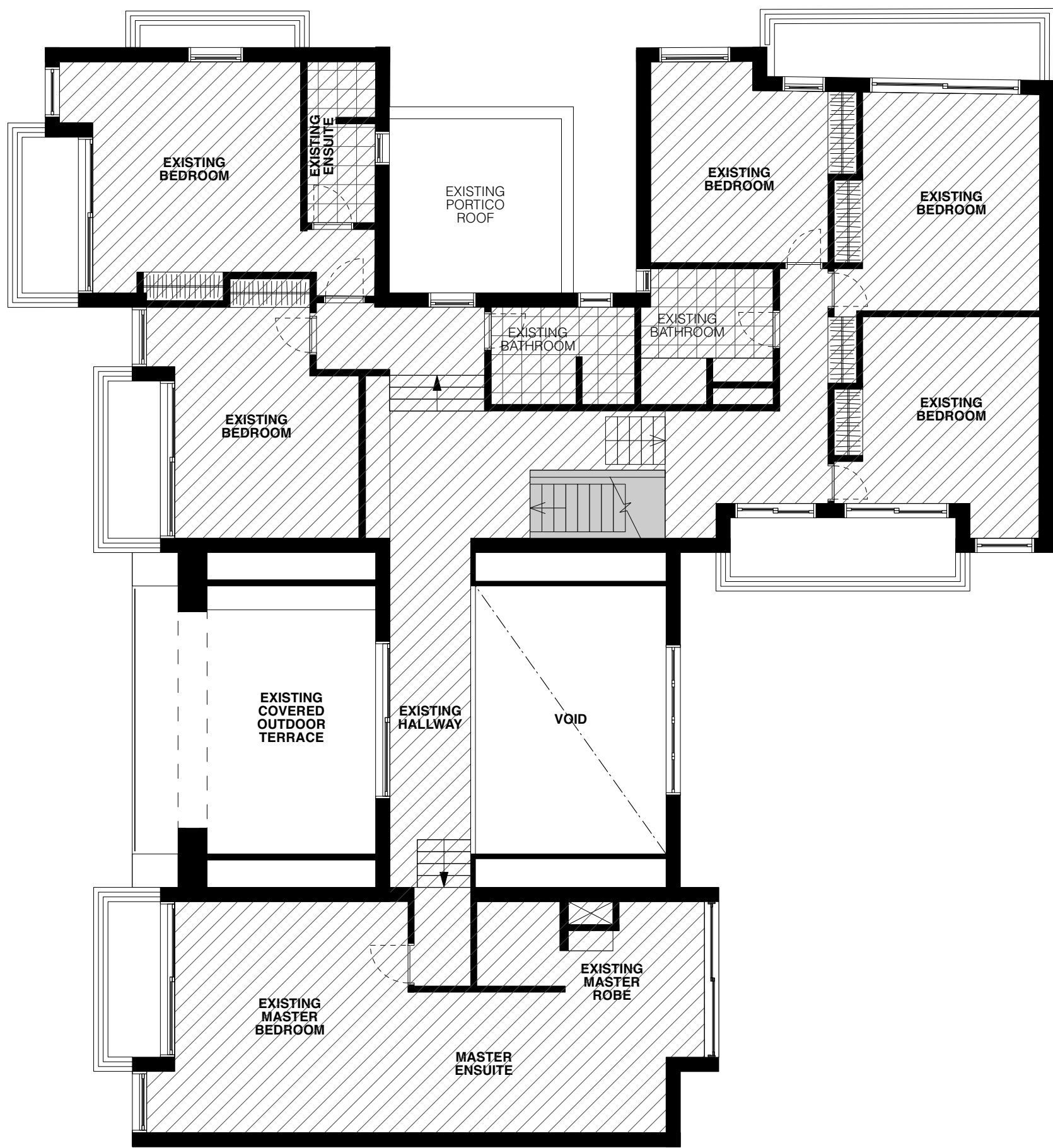
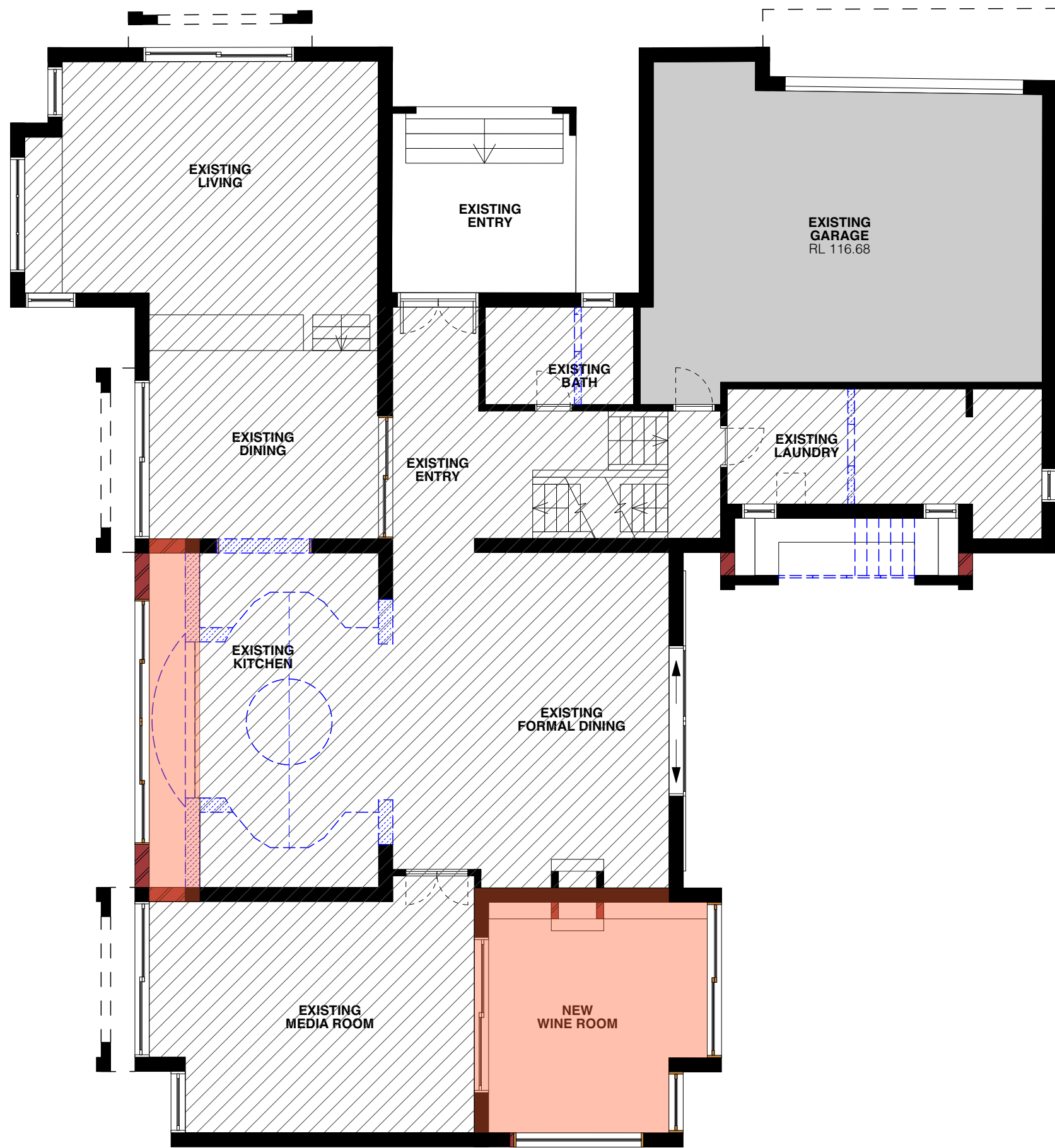
FIRST FLOOR (FF) 220.32 sqm

GROUND FLOOR (GF) 245.33 sqm

LOWER GROUND (LGF) 94.52 sqm

TOTAL EXISTING 556.17 sqm

FSR 0.23:1



LANDSCAPE AREA CALCULATIONS

PITTWATER 21 DEVELOPMENT CONTROL PLAN (DCP)

D12 10 LANDSCAPED AREA - ENVIRONMENTALLY SENSITIVE LAND

THE TOTAL LANDSCAPED AREA ON LAND ZONED R2 LOW DENSITY RESIDENTIAL OR E4 ENVIRONMENTAL LIVING SHALL BE 60% OF THE SITE AREA.

THE USE OF POROUS MATERIALS AND FINISHES IS ENCOURAGED WHERE APPROPRIATE.

ANY ALTERATIONS OR ADDITIONS TO AN EXISTING DWELLING SHALL PROVIDE A MINIMUM 60% OF THE SITE AREA AS LANDSCAPED AREA.

TOTAL SITE AREA 2374 sqm

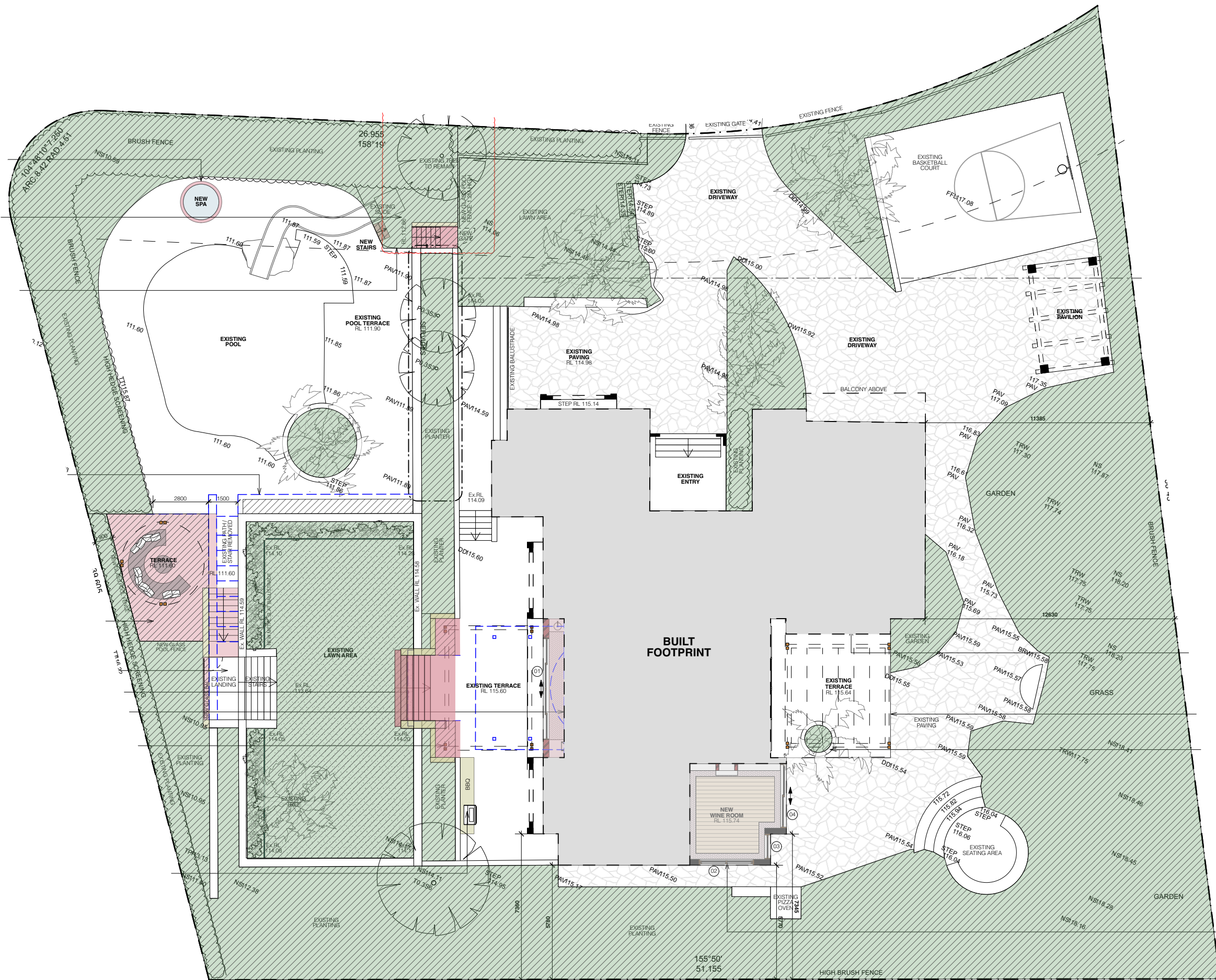
REQUIRED LANDSCAPE AREA (60%) 1424.4 sqm

TOTAL EXISTING LANDSCAPE AREA 1130 sqm (47.6%)

TOTAL PROPOSED LANDSCAPE AREA 1084 sqm (45.7%)

LEGEND - LANDSCAPE AREA

-  EXISTING LANDSCAPE AREA
-  PROPOSED LANDSCAPE AREA



SCALE 1:100 @ A1

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PURPOSE: DA APPLICATION
DRAWING: PROPOSED AREA CALCULATIONS

SCALE 1:100 @ A1 DATE JUNE 2021 DRAWN AH/KR PROJECT No # 084 DWG DA.06B

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