

955 Barrenjoey Road Palm Beach 2108

Alterations & Additions

ARCHITECTURAL

DA00	Title Sheet & Location Plan
DA01	Site Analysis Plan
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DA03	Existing / Demolition Plan - Level 2
DA04	Existing / Demolition Plan - Level 1
DA05	Site Plan / Roof Plan
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DA07	Proposed Plan - Level 3
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955 Barrenjoey Road, Palm Beach



LOCATION PLAN (NTS)
(Source SIX Maps)

BUSHFIRE SPECIFICATIONS

Refer to Bushfire Report by Bushfire Planning Services

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'BAL 12.5'. The proposed dwelling will be constructed to sections 7.5, 7.5.1,7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

GENERAL BUILDING SPECIFICATION

- All general construction to conform to the current BCA and Local Govt conditions of Development Consent.
- Demolition works to be carried out in accordance with AS 2601.
- All masonry work in accordance with AS 3700.
- Termite protection to be installed in accordance with AS 3660.1 and the current BCA.
- All roof water and storm-water runoff to be connected to a Council approved system of collection and/or disposal.
- All carpentry work to conform to AS1684 for Light Timber Framing.
- All sewer waste to be connected to the existing mains service in accordance with AS 3500.
- All pre-fabricated timber trusses and frames to utilize sustainable plantation timbers installed to the manufacturer's detail and specification.
- All concrete slabs, retaining walls, structural steel, foundations and footings to be designed & specified by the consulting structural engineer and built strictly in accordance with such details, as approved.
- Plumbing services to be carried out only by licenced tradespersons and in accordance with AS 3500.3.2, AS 3500.2.2, AS 3500.1.2, AG 601 and other associated standards and codes.
- All electrical services to be installed by licenced electricians and in accordance with AS3000. Telecommunications cabling to be installed in accordance with AS/ACIF S009:2000 and associated standards and guidelines. Upgrade safety switches & smoke alarms as required to meet relevant standards.
- All measurements shown and scheduled are nominal. The contractor shall check all measurements on site before ordering materials and check any anomalies with Cadence & Co Design before proceeding.
- Proposed RL's shown on drawings are to be FINISHED LEVELS. Builder to provide set down's and allowances to accommodate finished levels.

CONSULTANTS

Survey	Total Surveying Solutions
Structural Engineer	Cantilever Studio
Geotechnical Engineer	JK Geotechnics
Stormwater Engineer	Triaxial
Civil Engineer	Triaxial
Arborist	Tree Survey
Bushfire	Bushfire Planning Services
Landscape Designer	Adam Robinson Design
Quantity Surveyor	Newton Fisher Group
Town Planner	Northern Beaches Planning

Legend

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Rev.	Date:	For:
A	21/8/2023	DA Submission
B	11/03/2024	Amended DA
C	12/06/2024	For Sec 8.2 Review

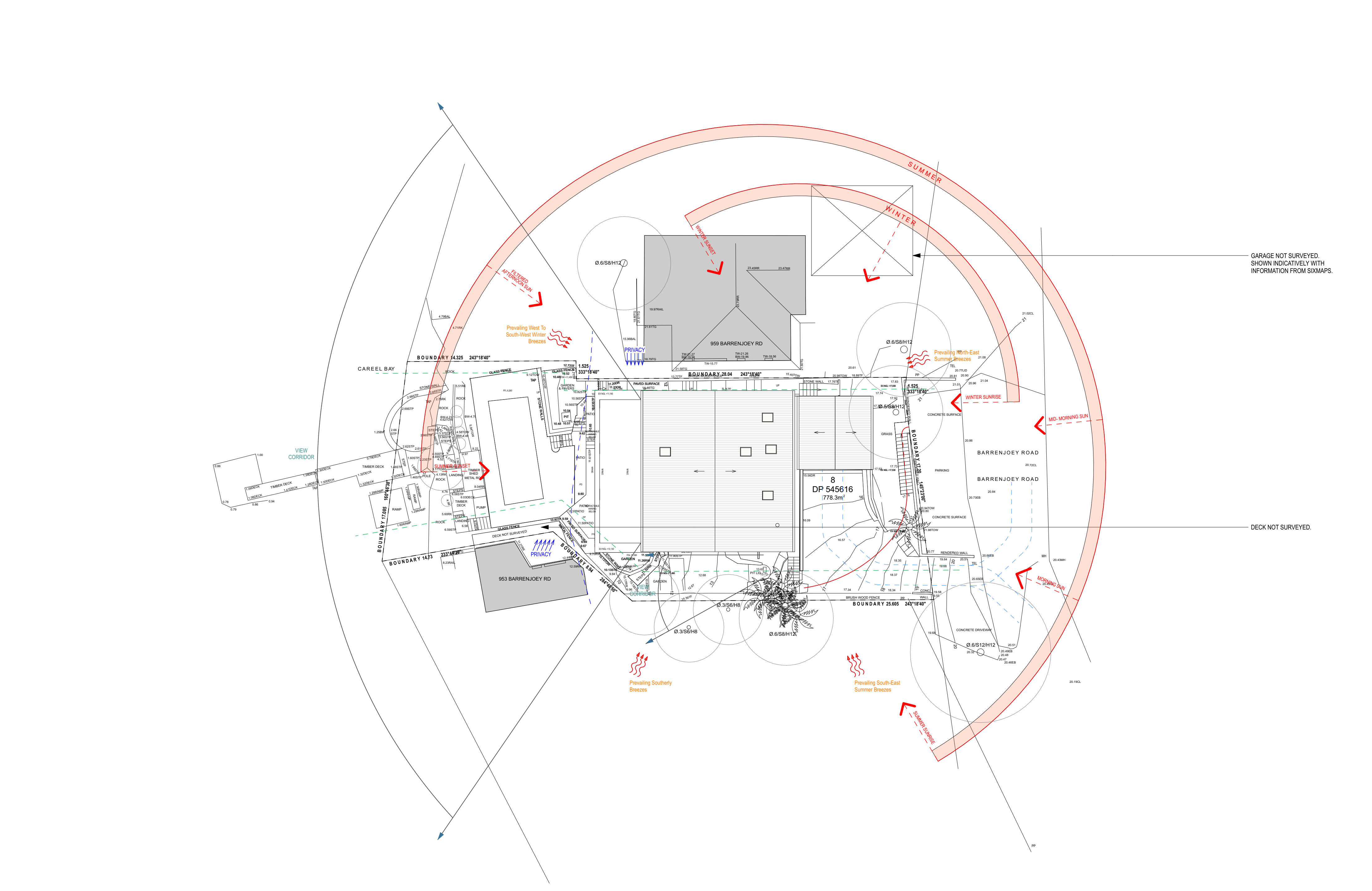
Project: Alterations & Additions
Client: David Homery & Bronwyn Mathews
Address: 955 Barrenjoey Road Palm Beach 2108 Lot 8, DP545616

Drawing Title: Title Sheet & Location Plan
Stage: DA
Scale: NTS
Drawn: @A2
Chkd: MZ

Drawing No:
DA00

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Nominated Architects:
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Legend
Existing Wall To Be Retained
Existing Wall / Floor To Be Demolished
Soil To Be Excavated
Existing Tree To Be Removed

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Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Existing / Demolition Plan - Roof

Stage:

DA

Scale:

1:100 @A2

Drawn:

AL

Chkd:

MZ

North:



Drawing No:

DA02

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Legend
Existing Wall To Be Retained
Existing Wall / Floor To Be Demolished
Existing Slabs To Be Retained
Soil To Be Excavated
Existing Tree To Be Removed

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Abbrev:

FCL finished ceiling level
FFL finished floor level
NGL natural ground level
FGL finished ground level
RL reduced level

TOW top of wall
BW bottom of wall
RW retaining wall
SWP sewer pit
RWT rain water tank

DP downpipe
RWO rain water outlet
ENS ensuite
PWDR powder room
WIR walk in robe

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Existing / Demolition Plan - Level 2

Stage:

DA

Scale:

1:100 @A2

Drawn:

AL

Chkd:

MZ

North:



Drawing No:

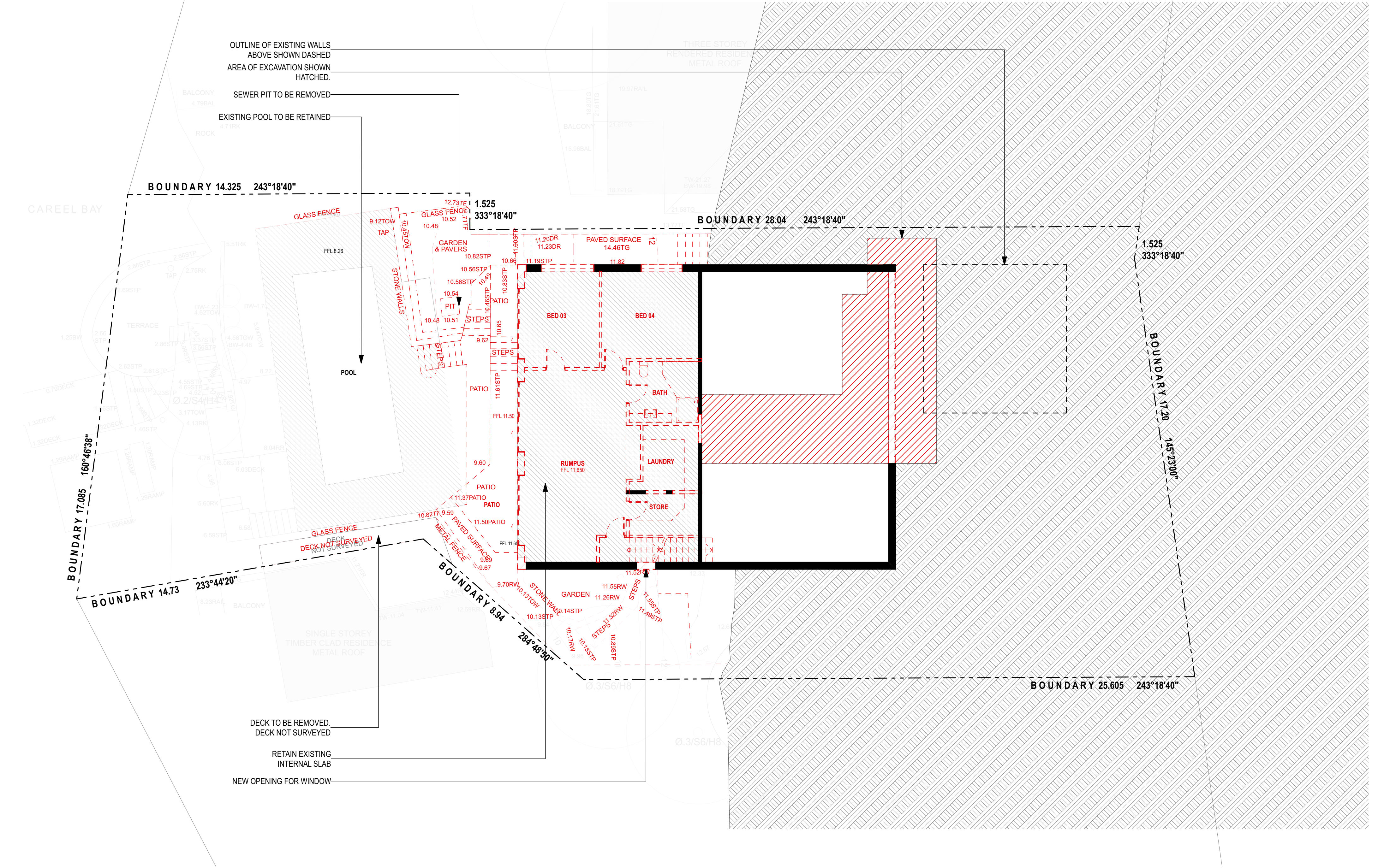
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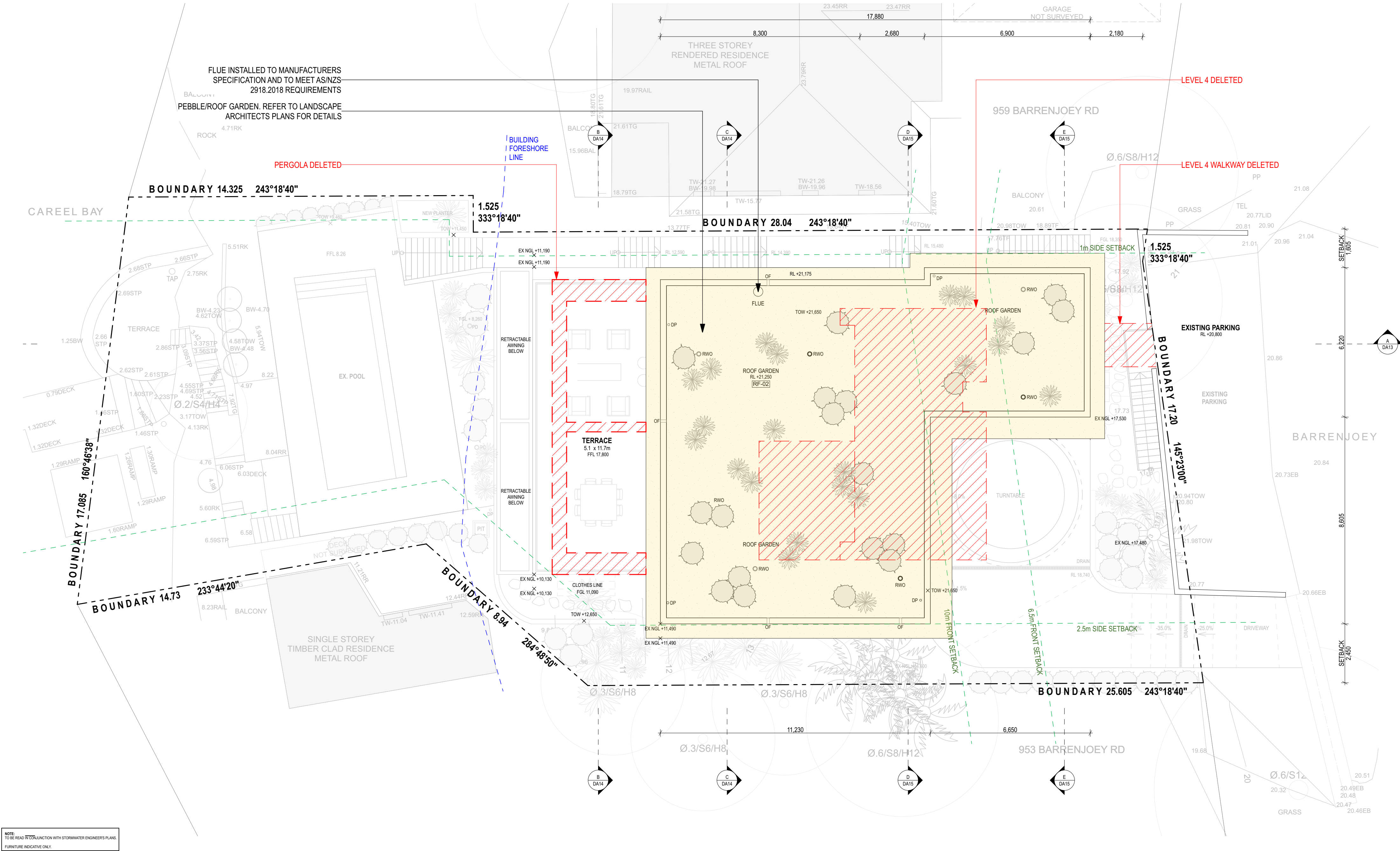
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NOTE:
TO BE READ IN CONJUNCTION WITH STORMWATER ENGINEER'S PLANS.
FURNITURE INDICATIVE ONLY.

Legend:

Existing Wall	Outline of Existing	Setback Control	RF-02 Pebbles/Landscaped Roof
Proposed Wall	Outline of Previous DA	Building Foreshore Line	FL-01 Concrete Floor
Proposed Works		Concrete Roof	FL-02 Stone Paved Floor

Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Site Plan / Roof Plan

Stage:
DA

Scale:
1:100 @A2

Drawn:
AL

Chkd:
MZ

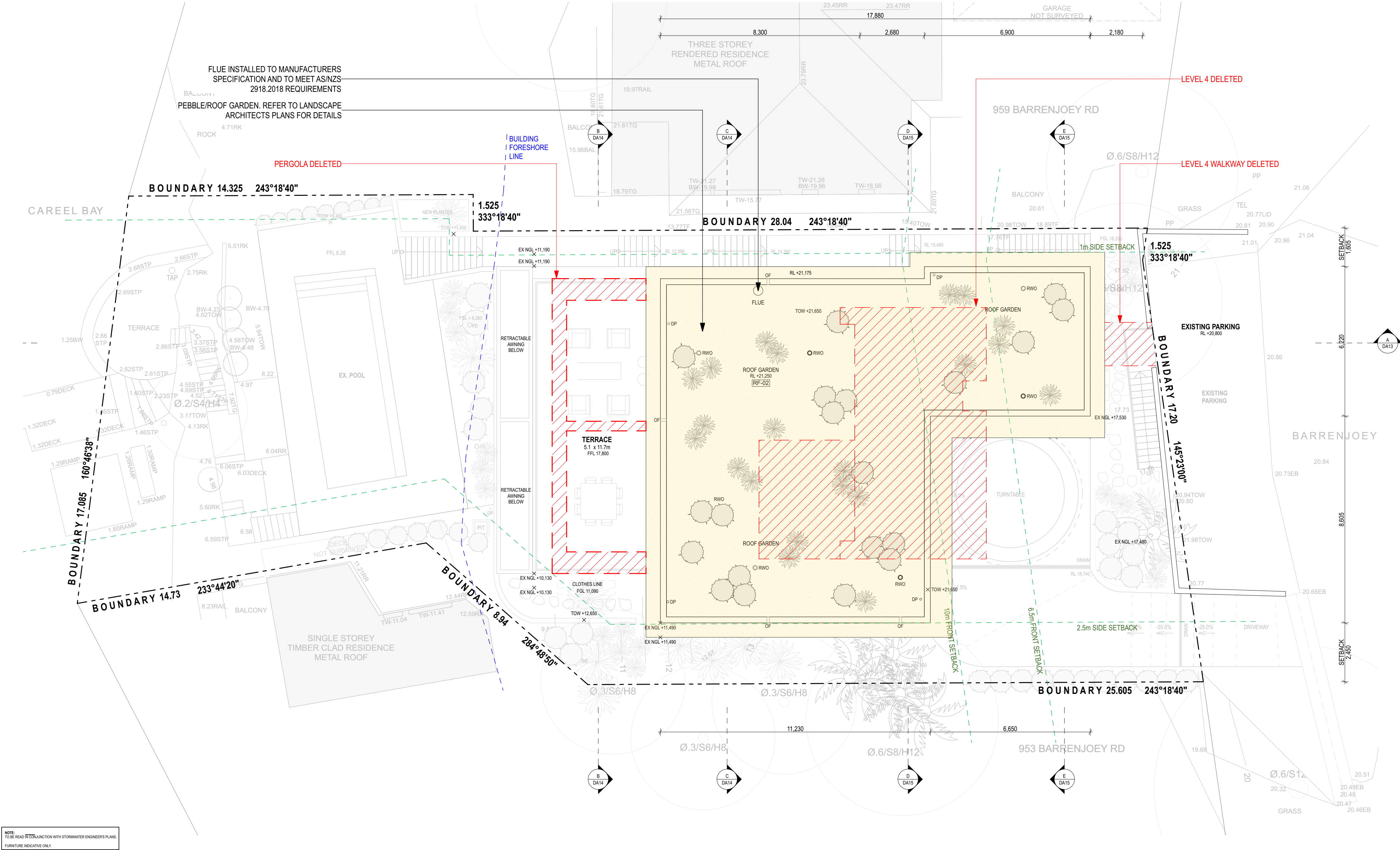
Drawing No:
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North:
N

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Legend:

Existing Wall	Outline of Existing	Setback Control	RF-02 Pebbles/Landscaped Roof
Proposed Wall	Outline of Previous DA	Building Foreshore Line	FL-01 Concrete Floor
Proposed Works		Concrete Roof	FL-02 Stone Paved Floor

Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Proposed Plan - Level 4

Stage:
DA

Scale:
1:100 @A2

North:

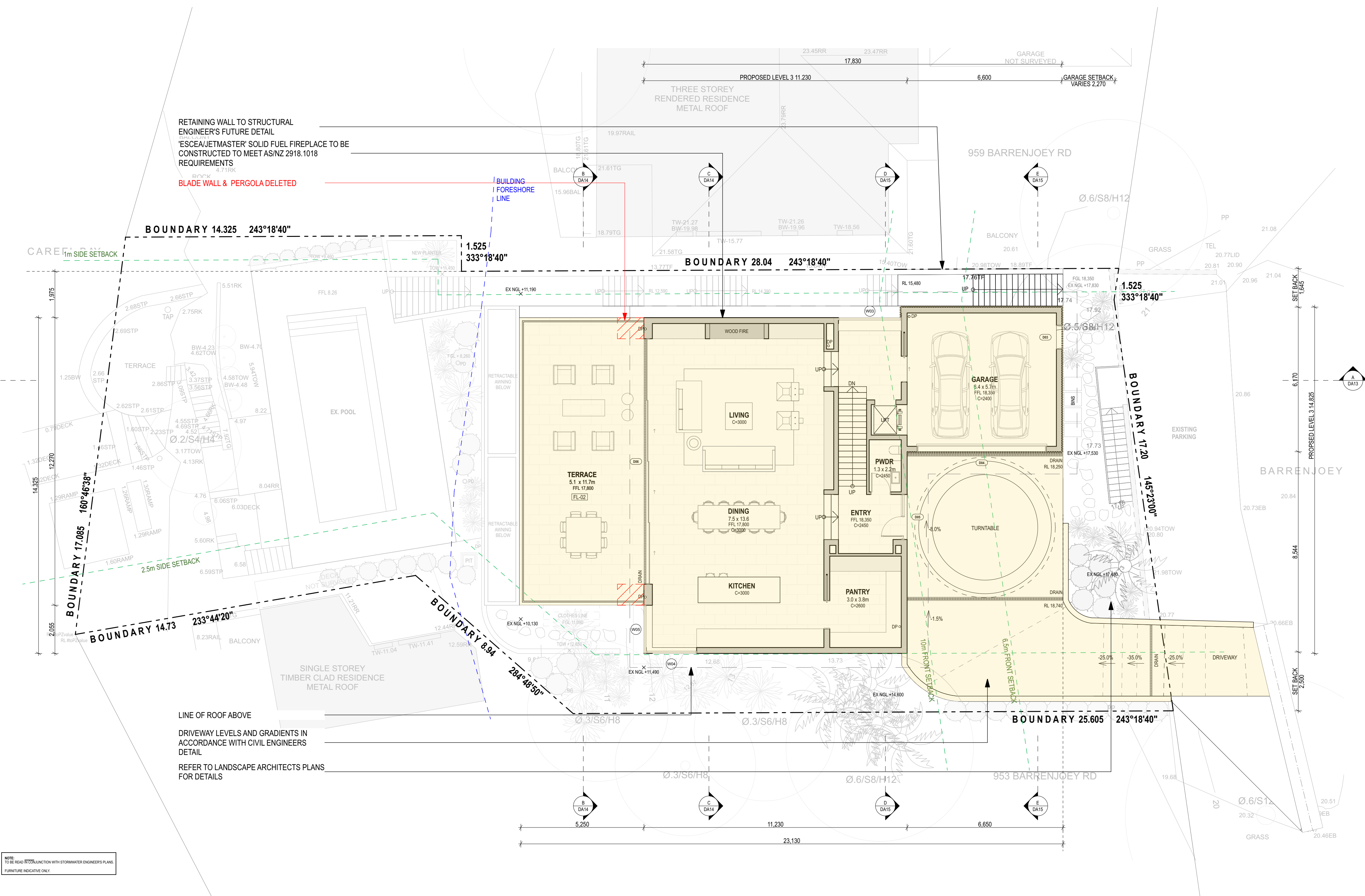
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FURNITURE INDICATIVE ONLY.

Legend:

	Existing Wall		Outline of Existing
	Proposed Wall		Outline of Previous DA
	Proposed Works		

Setback Control | | Building Foreshore Line || | Concrete Roof | | |

Pebbles/Landscaped Roof | | Concrete Floor || | Stone Paved Floor | | |

Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Proposed Plan - Level 3

Stage:
DA

Scale:
1:100 @A2

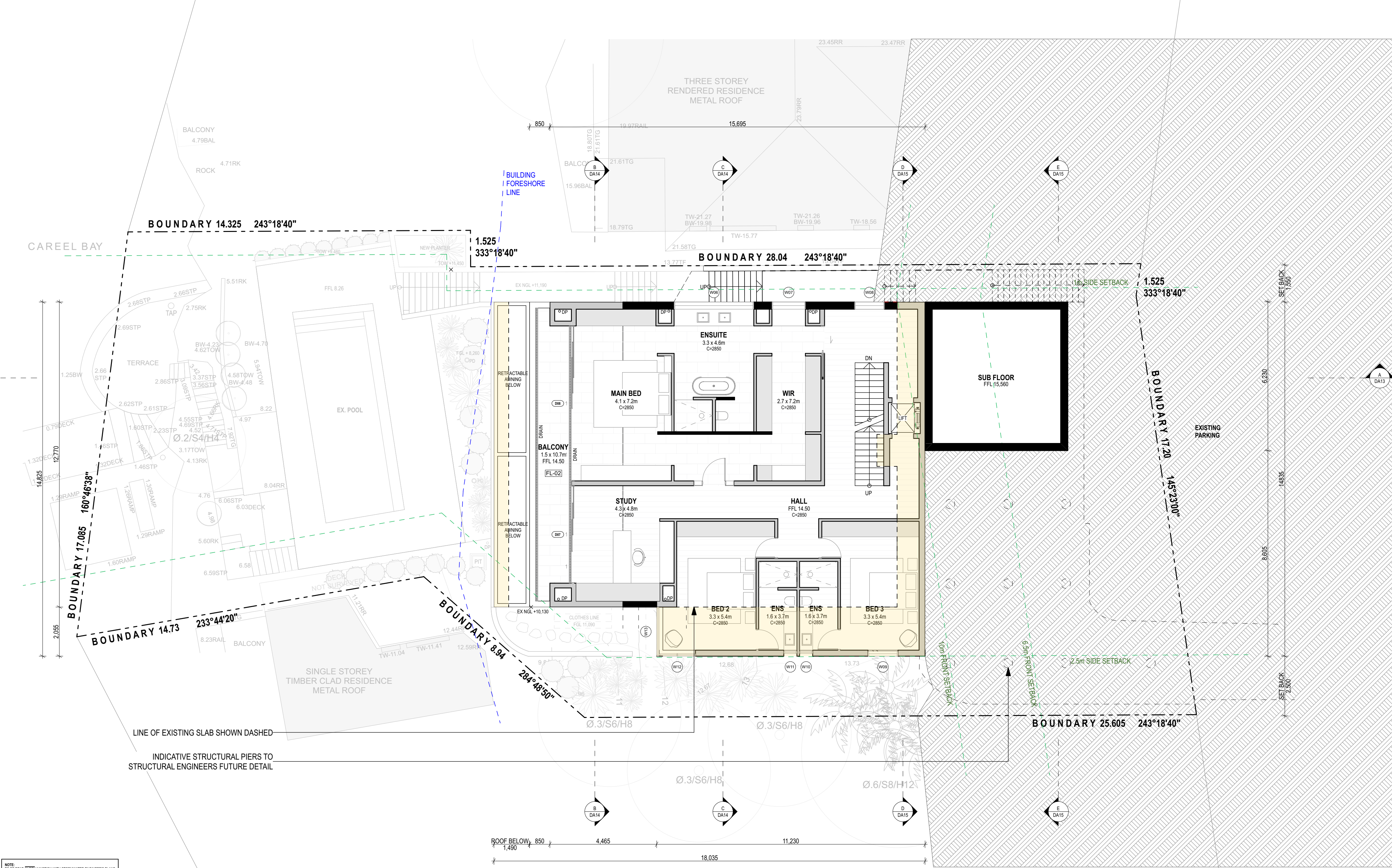
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Drawing No:
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Legend:

Existing Wall	Outline of Existing	Setback Control	RF-02 Pebbles/Landscaped Roof
Proposed Wall		Building Foreshore Line	FL-01 Concrete Floor
Proposed Works		Concrete Roof	FL-02 Stone Paved Floor

Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Proposed Plan - Level 2

Stage:
DA

Scale:
1:100 @A2

Drawn:
AL

Chkd:
MZ

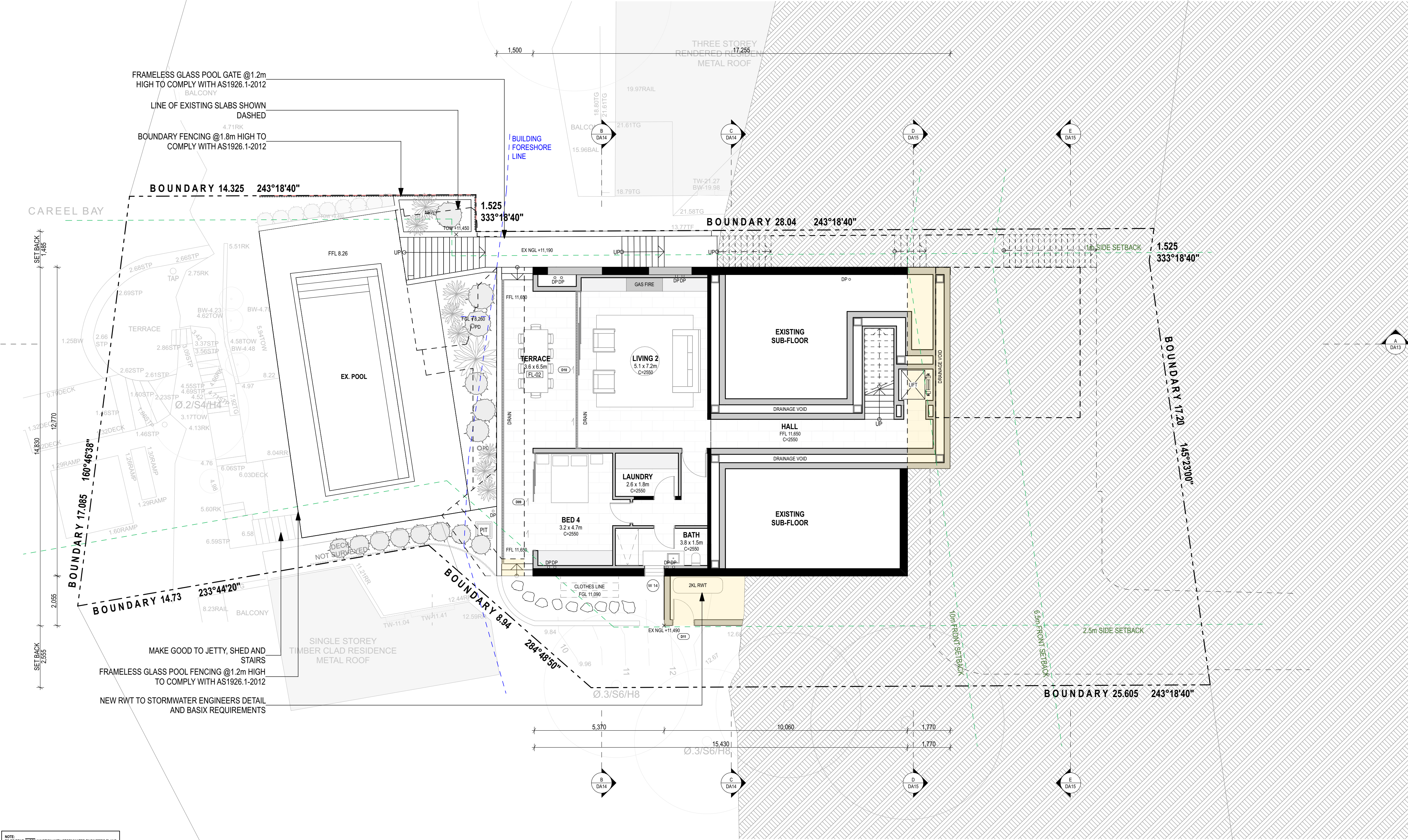
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Legend:

Existing Wall	Outline of Existing	Setback Control	RF-02 Pebbles/Landscaped Roof
Proposed Wall		Building Foreshore Line	FL-01 Concrete Floor
Proposed Works		Concrete Roof	FL-02 Stone Paved Floor

Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Proposed Plan - Level 1

Stage:
DA

Scale:
1:100 @A2

Drawn:
AL

Chkd:
MZ

Drawing No:
DA09

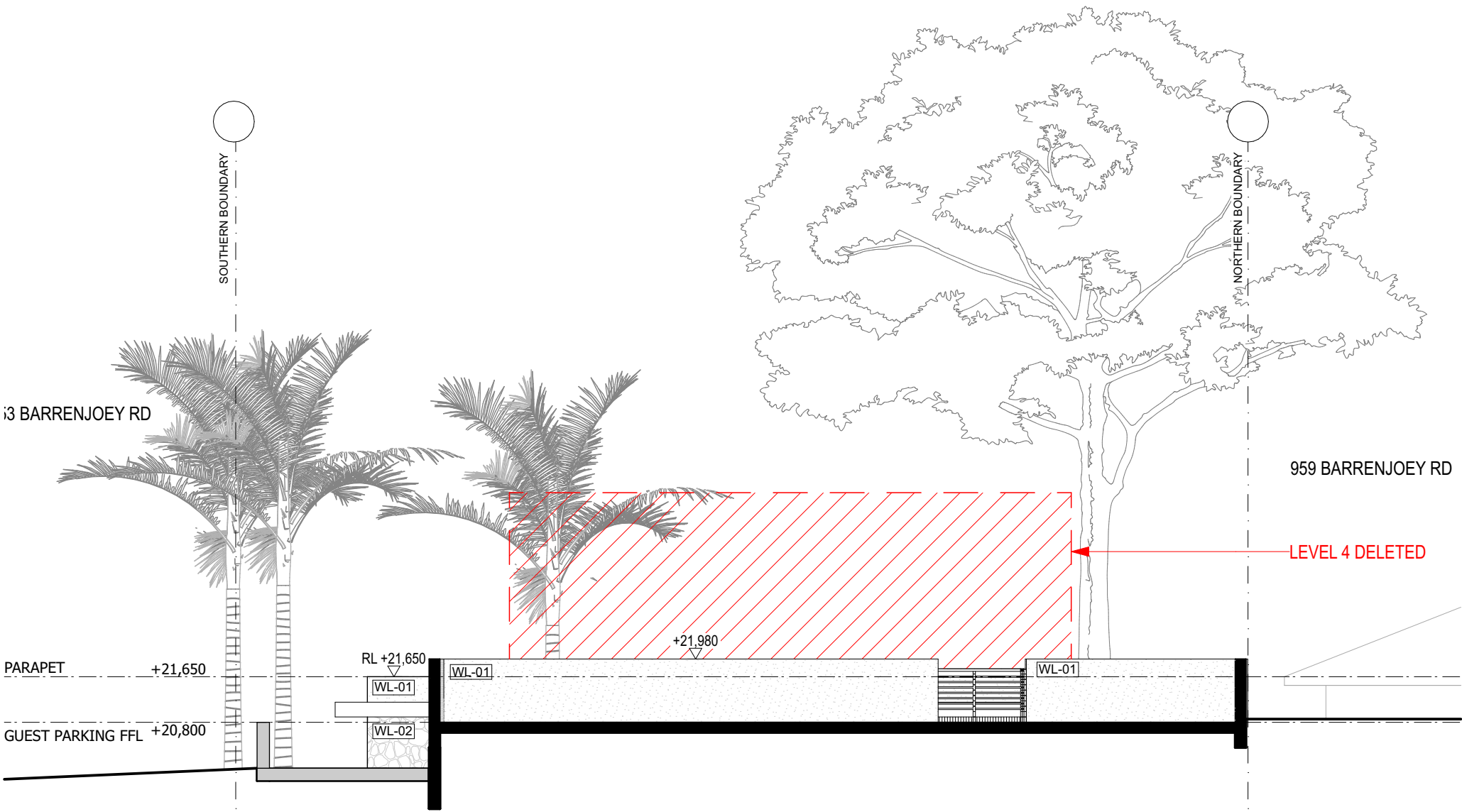
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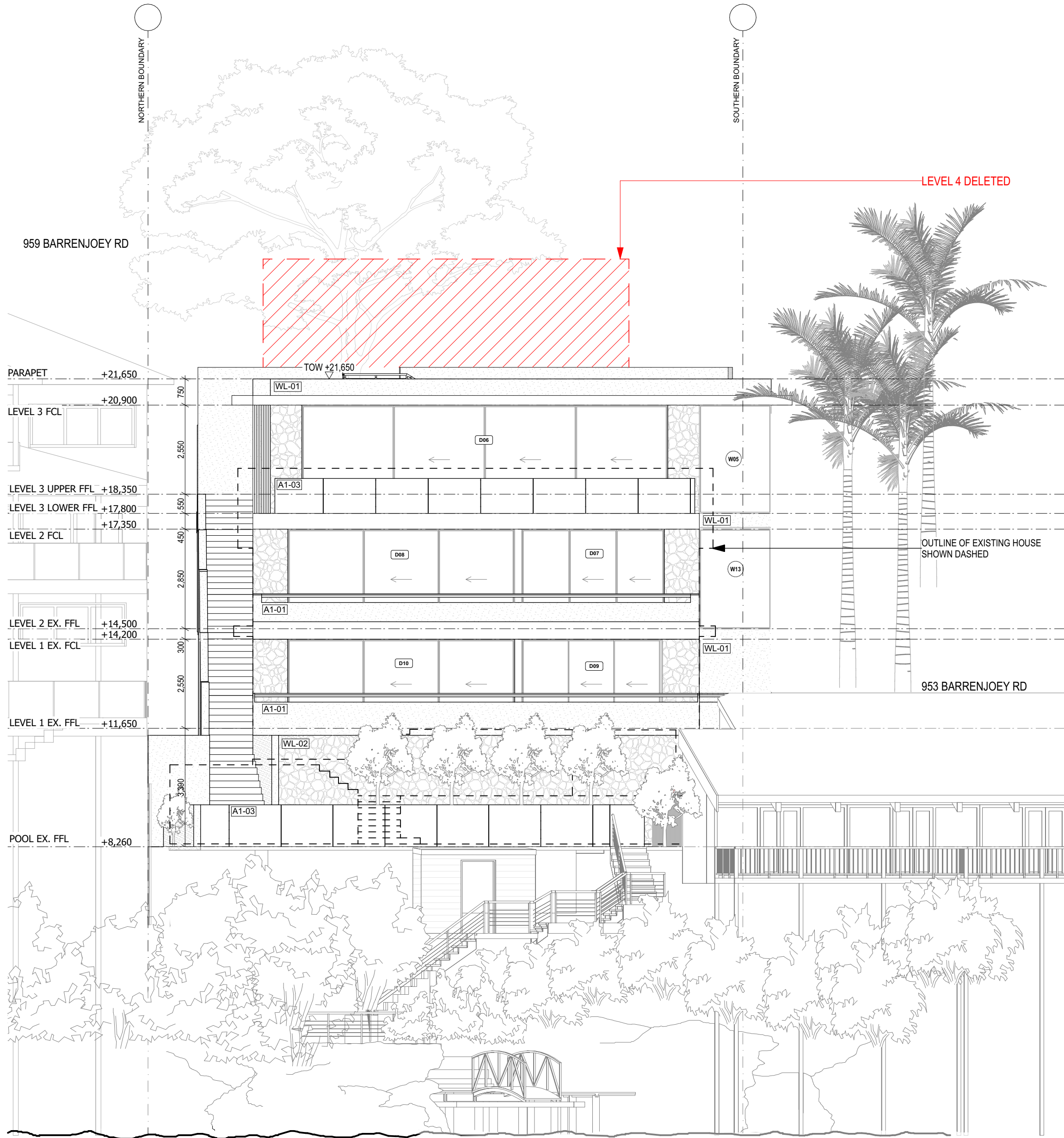
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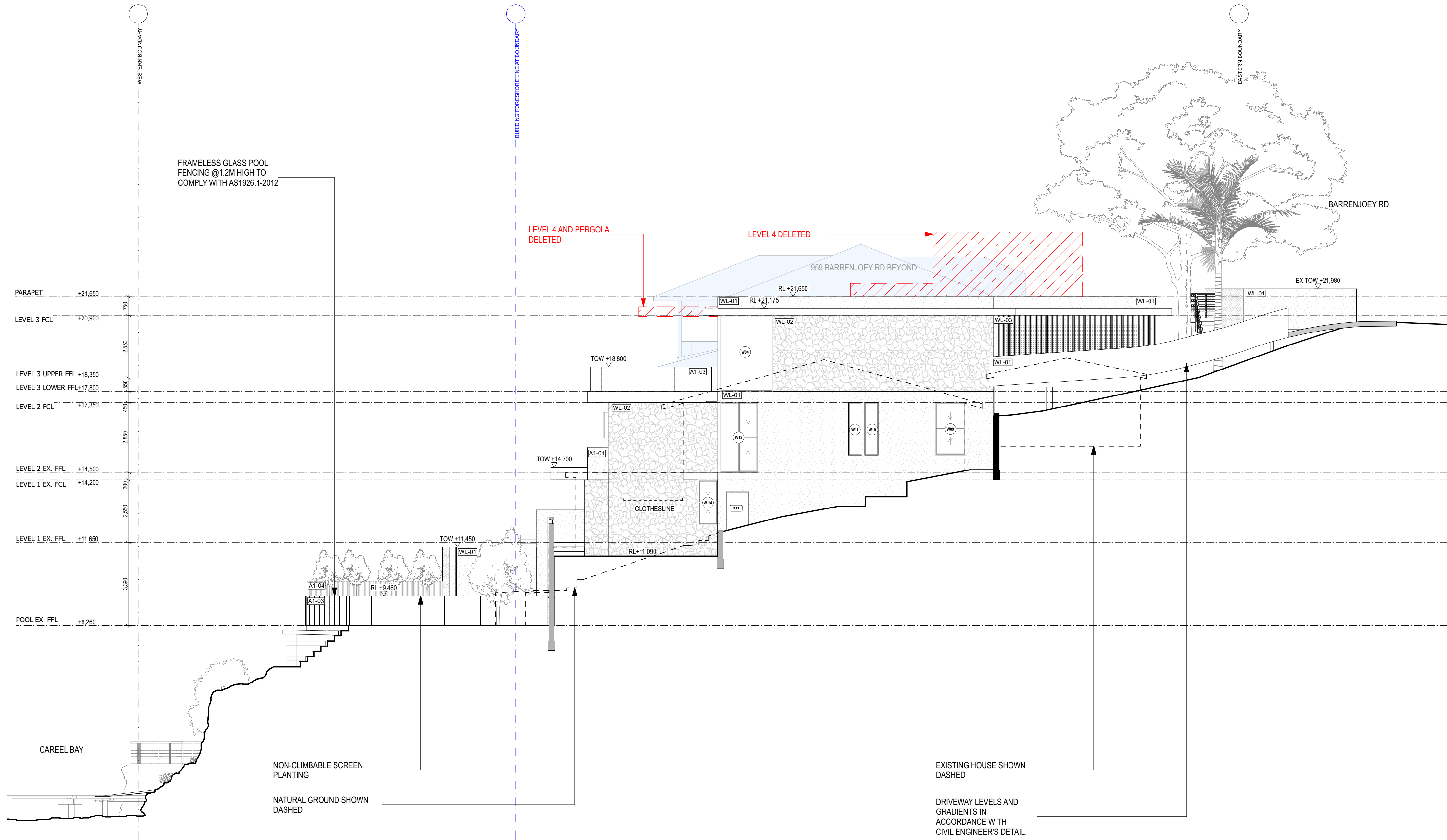
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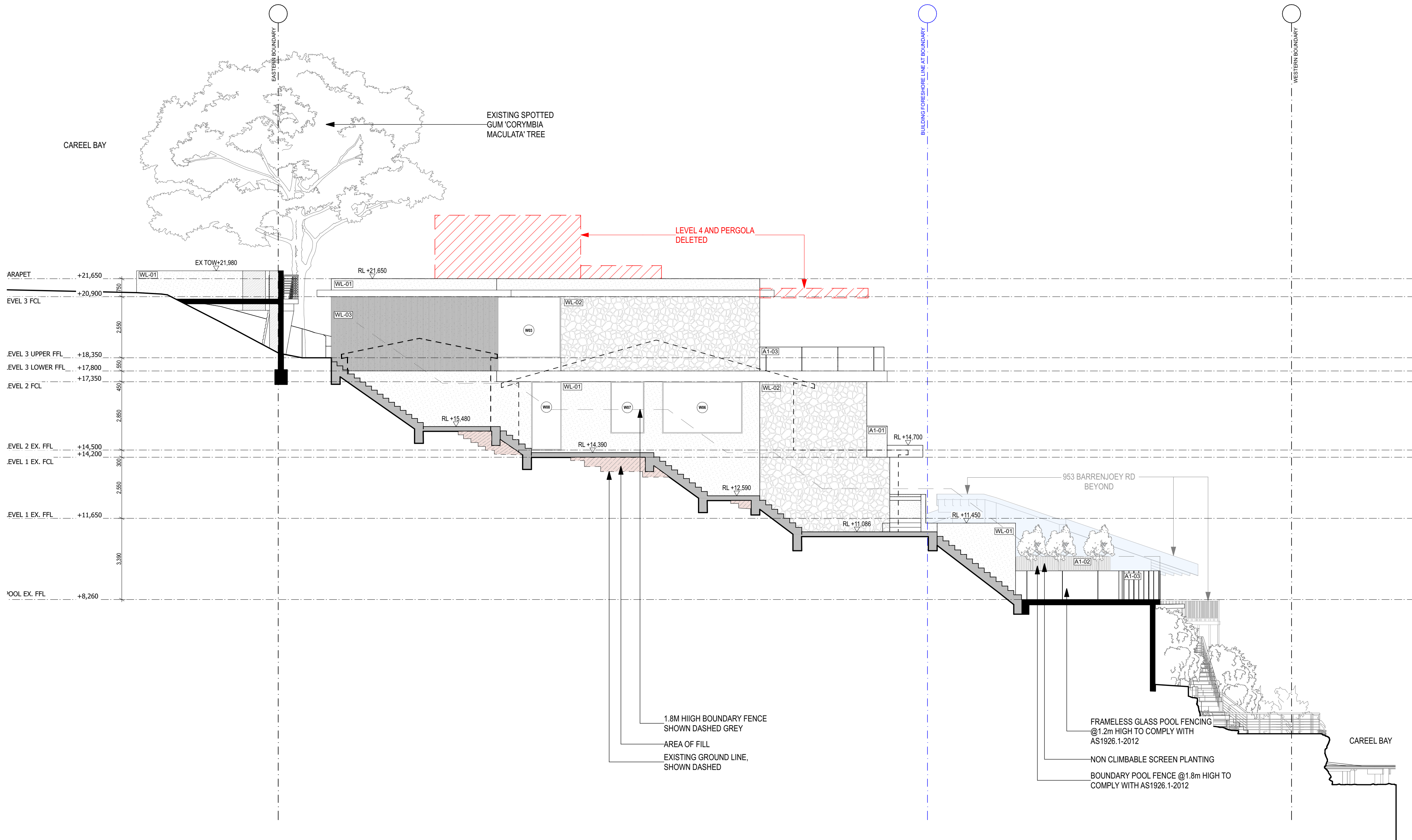


1 East Elevation
1:100



2 West Elevation
1:100





Legend	
RF-01	Concrete Roof
RF-02	Pebbles/Landscaped Roof
WF-01	Rendered Wall
WF-02	Stone Cladding Wall
WF-03	Timber Batten Wall
AI-01	Rendered Wall With Timber Handrail
AI-02	Timber Batten Balustrade
AI-03	Glass Balustrade
AI-04	Timber Batten Screen
---	Outline of Existing
---	Outline of Previous DA

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Abbrev:	
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FFL	finished floor level
NGL	natural ground level
FGL	finished ground level
RL	reduced level
TOW	top of wall
BW	bottom of wall
RW	retaining wall
SWP	sewer pit
RWT	rain water tank
DP	downpipe
ENS	rain water outlet ensuite
RWO	rain water outlet
PWDR	powder room
WIR	walk in robe

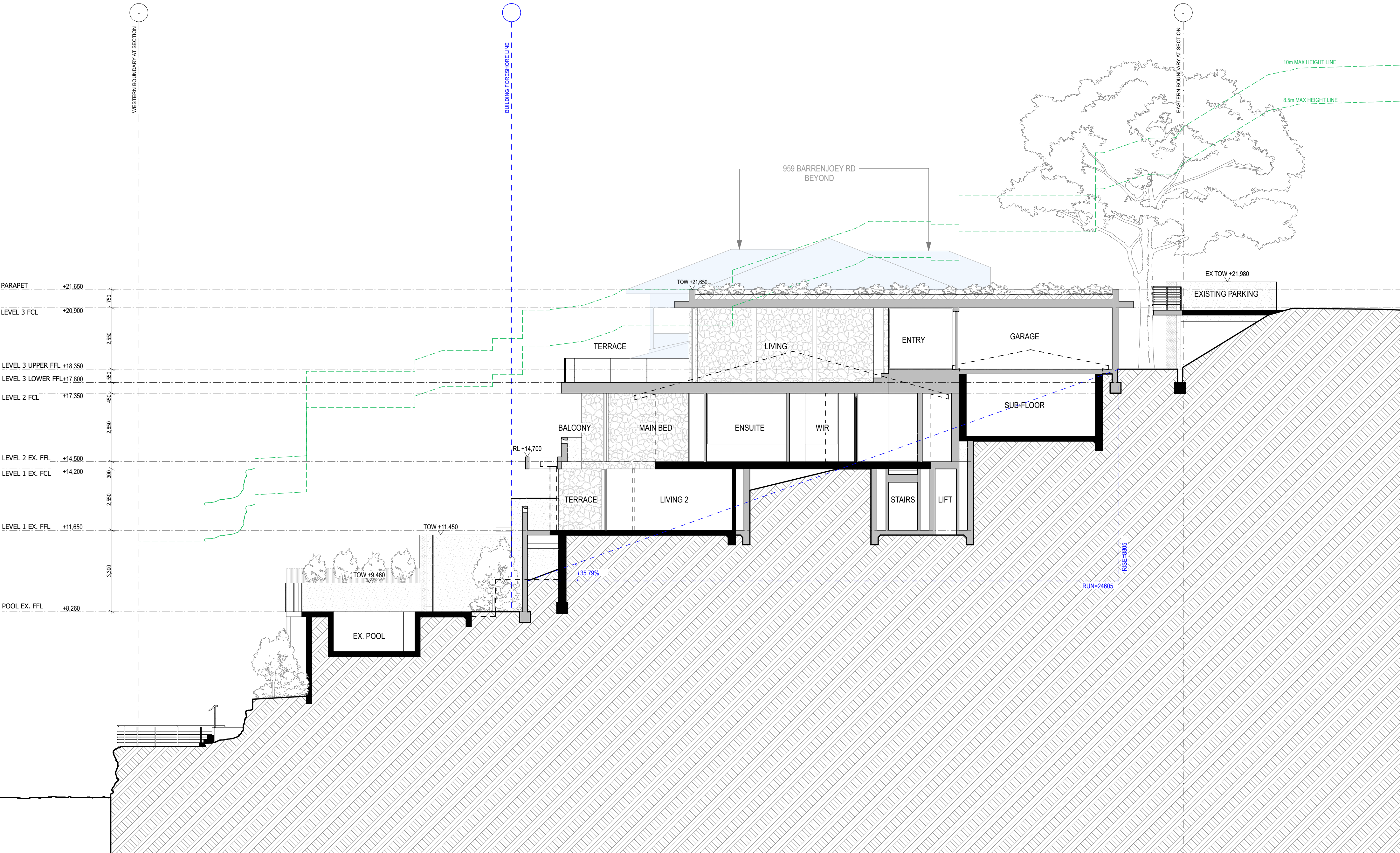
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Project:	Alterations & Additions
Client:	David Hornery & Bronwyn Mathews
Address:	955 Barrenjoey Road Palm Beach 2108 Lot 8, DP545616

Drawing Title:	Proposed North Elevation
Stage:	DA
Scale:	1:100 @A2
Drawn:	AL
Chkd:	MZ

Drawing No:	DA12
C	
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Suite 7, 287 Mona Vale Road Terrey Hills NSW 2084 P 02 9450 1500 E info@cadenceandco.com.au	
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Legend	
	Existing Wall / Floor
	Proposed Wall / Floor
	Building Envelope Non-Compliance
	Maximum Building Height Control
	Building Foreshore Line
	Outline of Existing
	Concrete Roof
	Pebbles/Landscaped Roof
	Rendered Wall
	Stone Cladding Wall
	Timber Batten Wall
	Rendered Wall With Timber Handrail
	Timber Batten Balustrade
	Glass Balustrade
	Timber Batten Screen

Abbrev:

FCL	finished ceiling level	TOW	top of wall	DP	downpipe
FFL	finished floor level	BW	bottom of wall	RWO	rain water outlet
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FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Project:
Alterations & Additions

Client:
David Homery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Section A

Stage:
DA

Scale:
1:100 @A2

Drawn:
AL

Chkd:
MZ

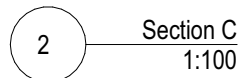
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A	2/18/2023	DA Submission
B	11/03/2024	Amended DA
C	12/06/2024	For Sec 8.2 Review

Drawing Title: Section B, C		
Stage: DA		
Scale:	Drawn:	Chkd:
1:100 @A2	AL	MZ

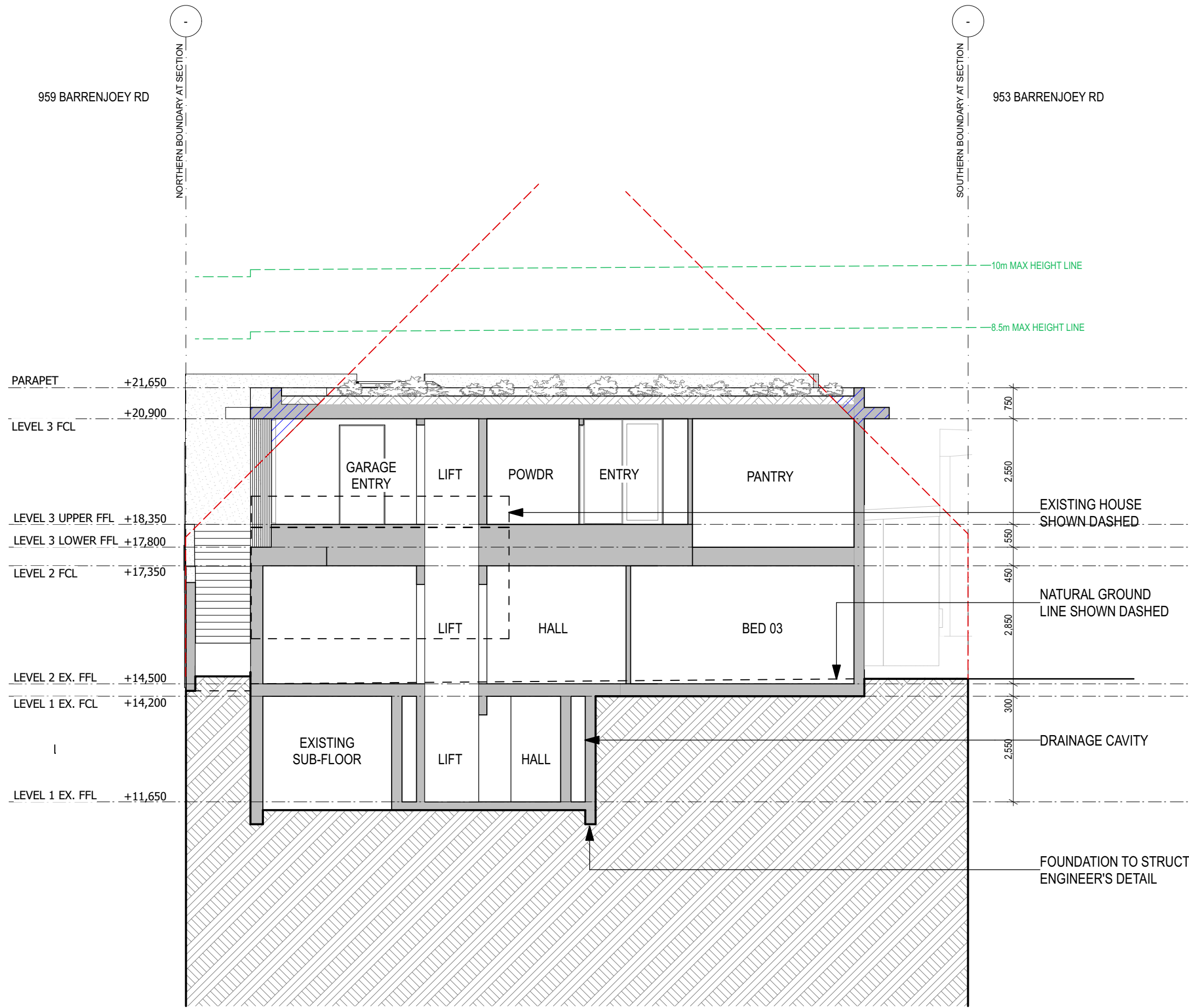
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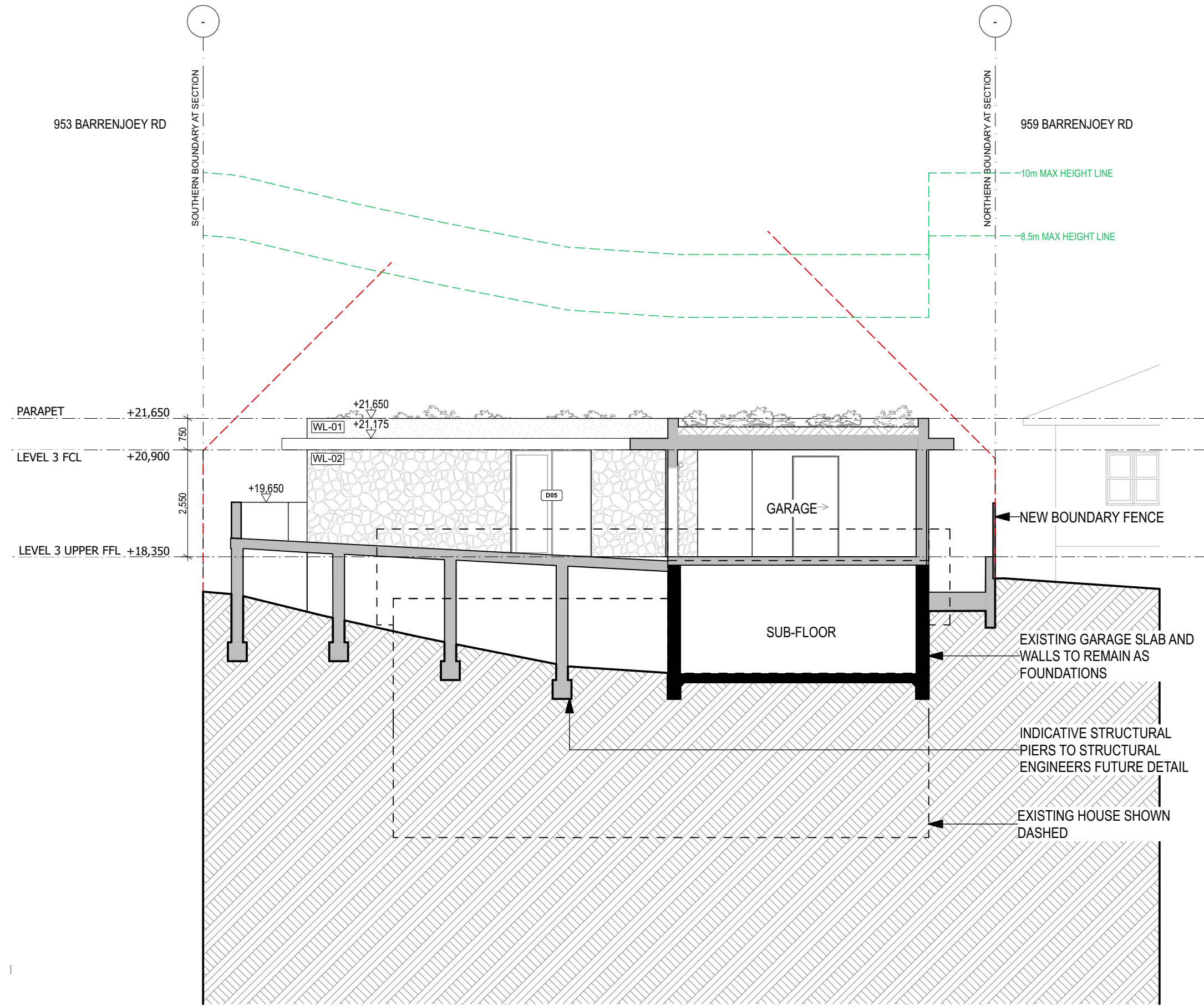
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1 Section D
1:100



2 Section E
1:100

Legend			
	Existing Wall / Floor		Concrete Roof
	Proposed Wall / Floor		Pebbles/Landscaped Roof
	Building Envelope Non-Compliance		Rendered Wall
	Maximum Building Height Control		Stone Cladding Wall
			Timber Batten Wall
			Rendered Wall With Timber Handrail
			Timber Batten Balustrade
			Glass Balustrade
			Timber Batten Screen

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NGL	natural ground level	RW	retaining wall	ENS	ensuite
FGL	finished ground level	SWP	sewer pit	PWDR	powder room
RL	reduced level	RWT	rain water tank	WIR	walk in robe

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Client:
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Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Section D, E

Stage:
DA

Scale:
1:100 @A2

Drawn:
AL

Chkd:
MZ

Drawing No:
DA15

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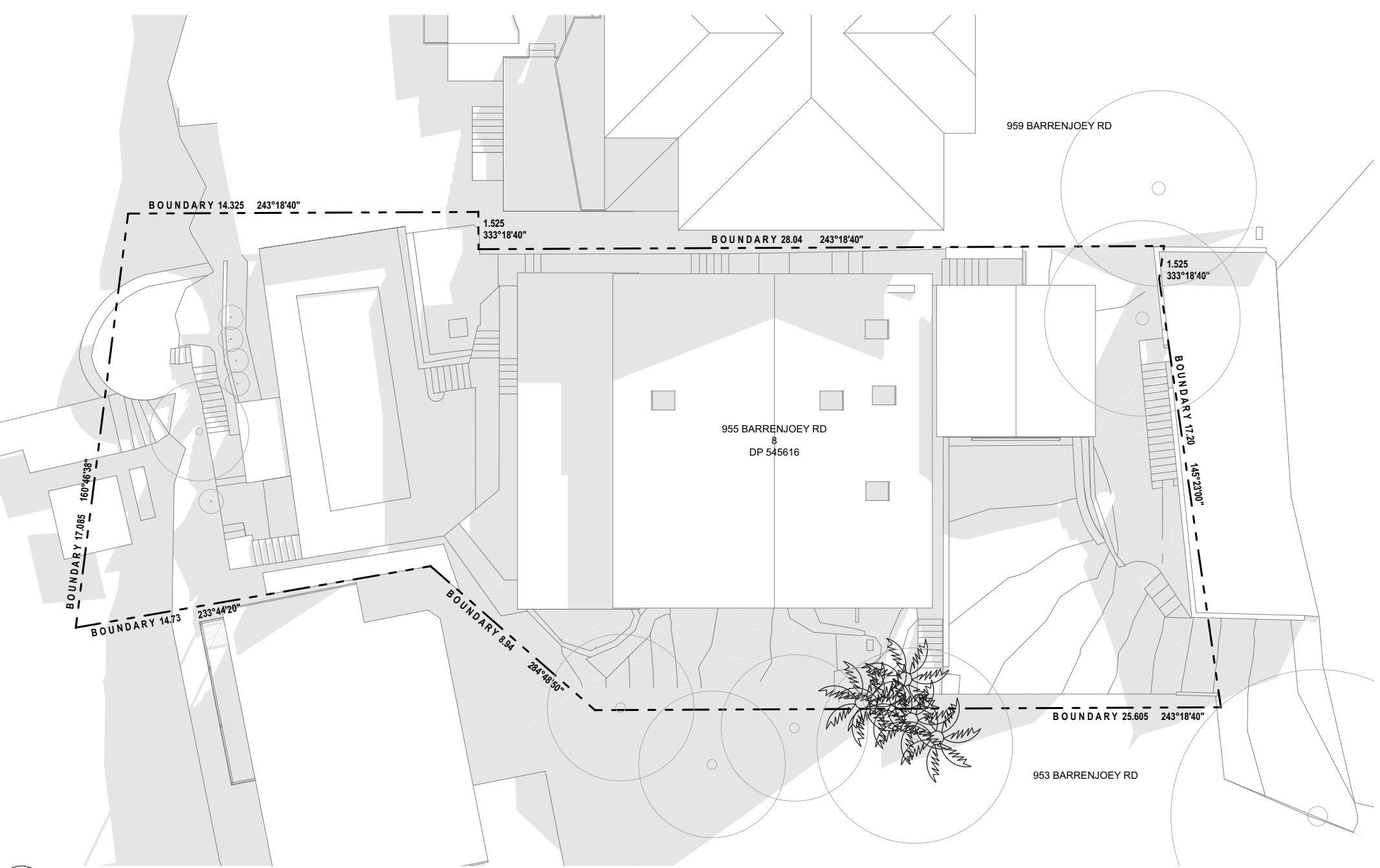
Suite 7, 287 Mona Vale Road
Terrey Hills NSW 2084
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ABN: 12 168 714 752
Nominated Architects:
Michael Kilgus NSW ARB 12302
Sam Samarantha NSW ARB 9112
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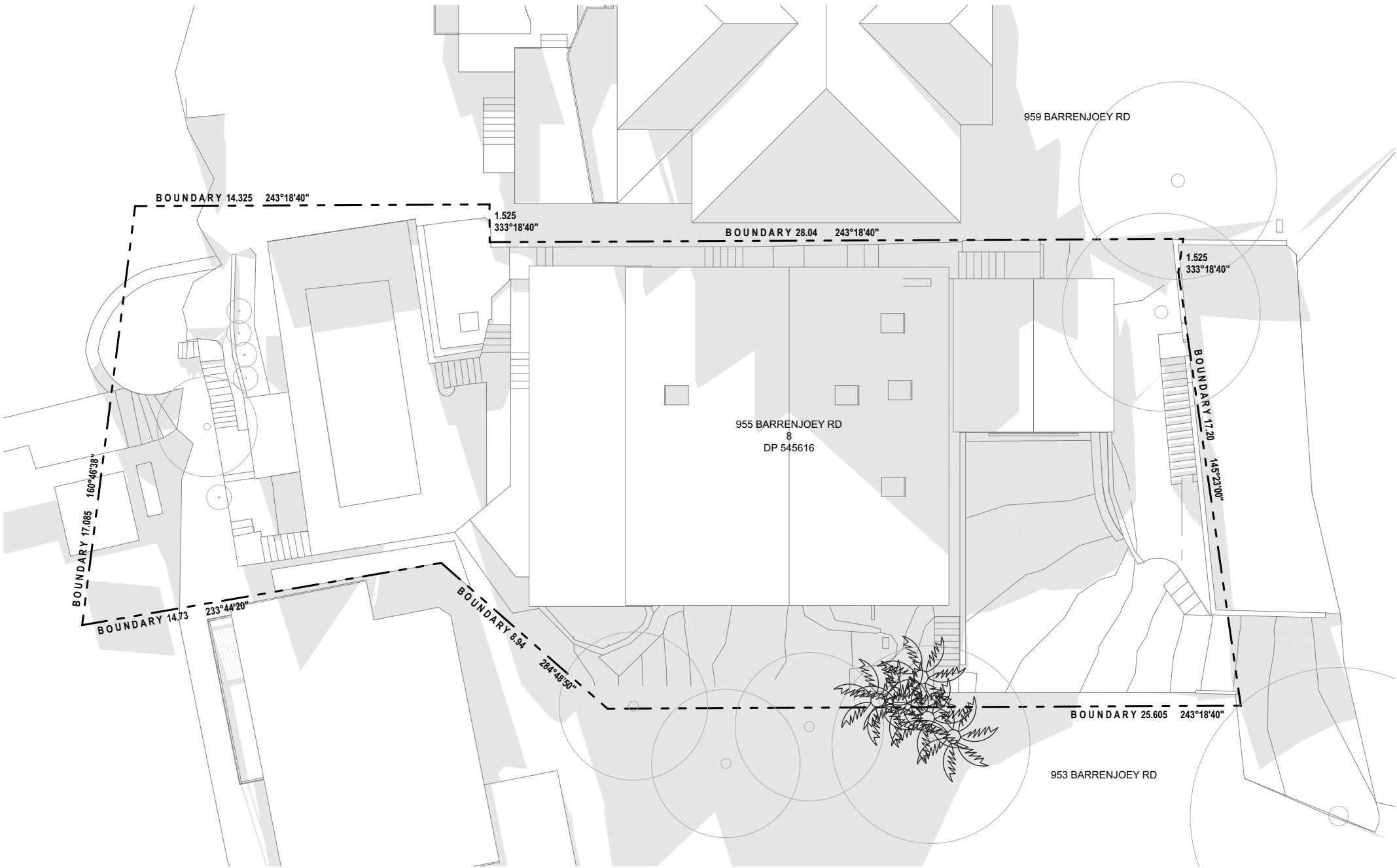




1 Site Shadows - 21st June 9am
1:200



2 Site Shadows - 21st June 12pm
1:200



3 Site Shadows - 21st June 3pm
1:200

Rev.	Date:	For:
A	21/8/2023	DA Submission
B	11/03/2024	Amended DA
C	12/06/2024	For Sec 8.2 Review

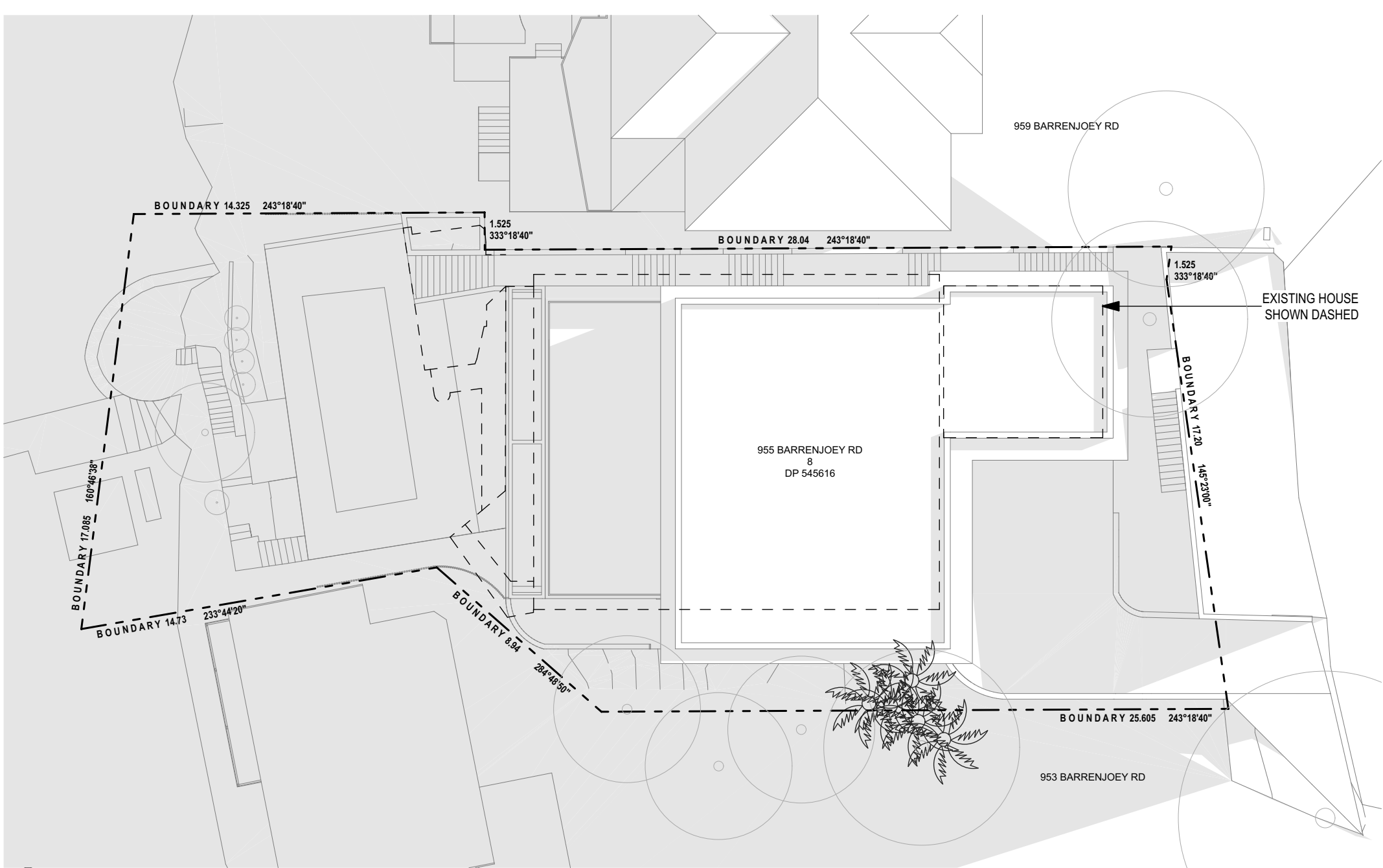
Project: Alterations & Additions
Client: David Homery & Bronwyn Mathews
Address: 955 Barrenjoey Road Palm Beach 2108 Lot 8, DP545616

Drawing Title: Shadow Diagrams - Existing
Stage: DA
Scale: 1:200 @A2

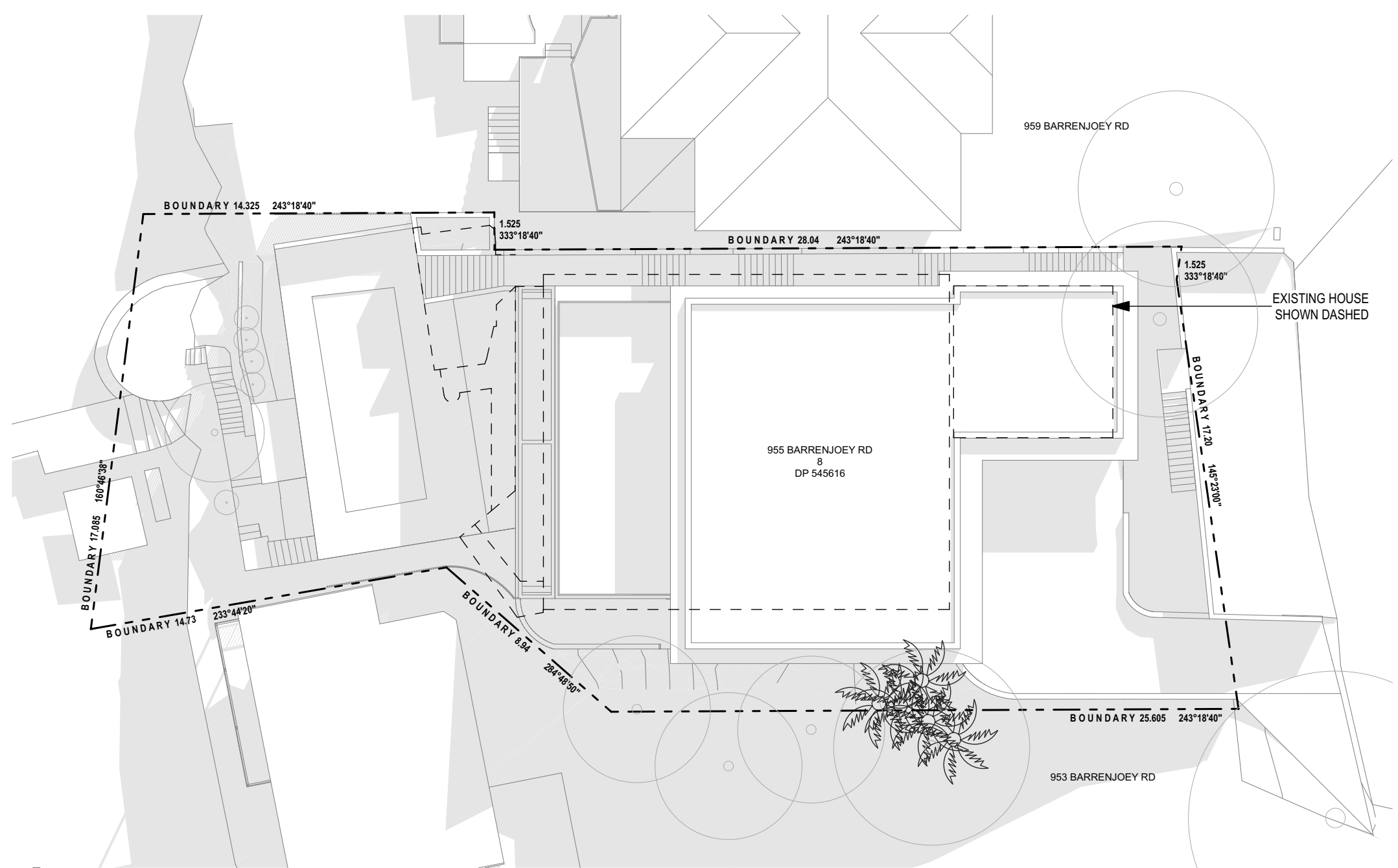
North:
Drawing No: DA16

CADENCE & CO DESIGN PTY LTD Suite 7, 287 Mona Vale Road Terrey Hills NSW 2084 P 02 9450 1150 E info@cadenceandco.com.au ABN: 12 168 714 752 Nominated Architects: Michael Kilgusky NSW ARB 12302 Sam Samanigana NSW ARB 9112 Copyright © CADENCE & CO DESIGN PTY LTD

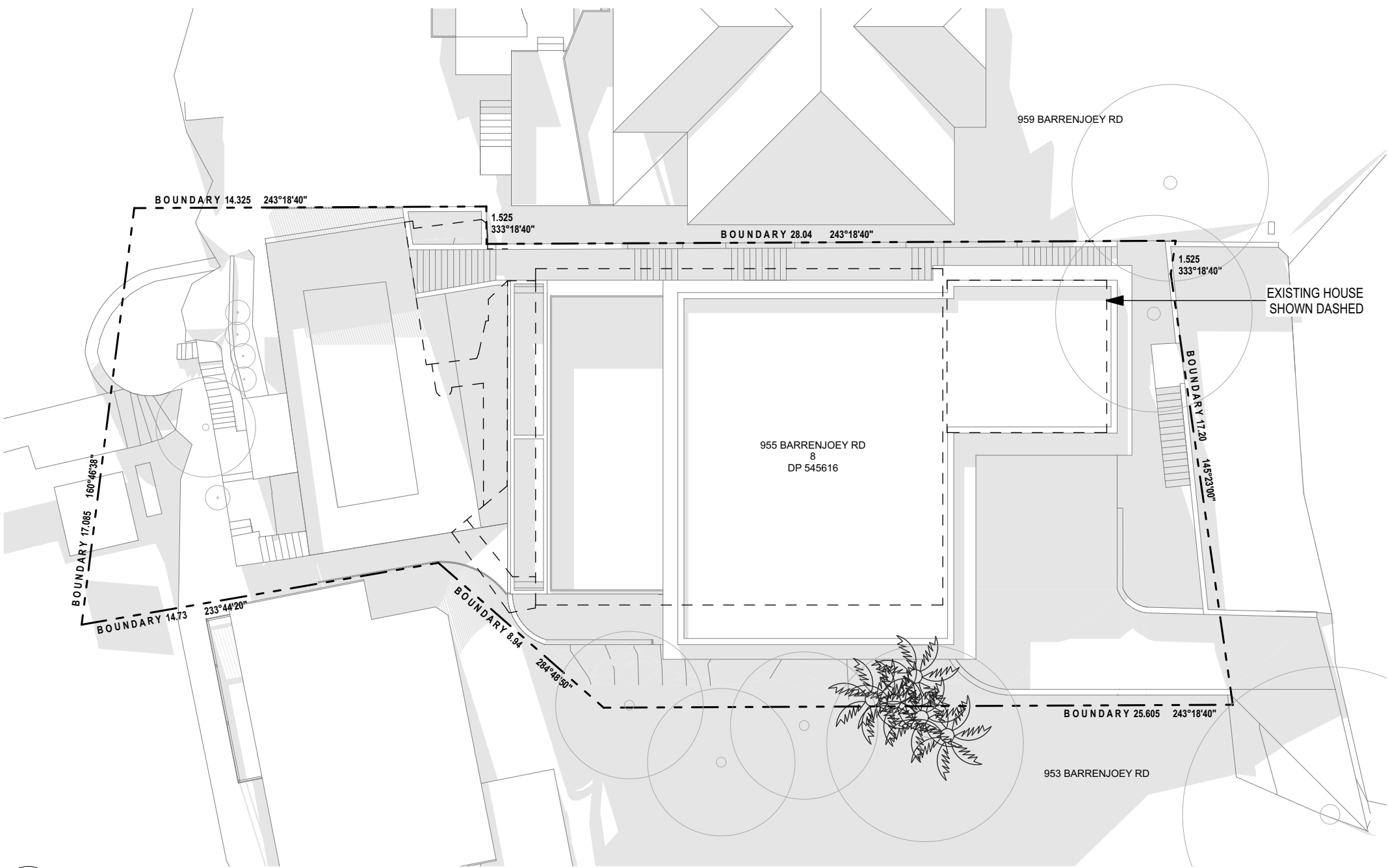




1 Site Shadows - 21st June 9am
1:200



2 Site Shadows - 21st June 12pm
1:200



3 Site Shadows - 21st June 3pm
1:200

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Project: Alterations & Additions
Client: David Hornery & Bronwyn Mathews
Address: 955 Barrenjoey Road Palm Beach 2108 Lot 8, DP545616

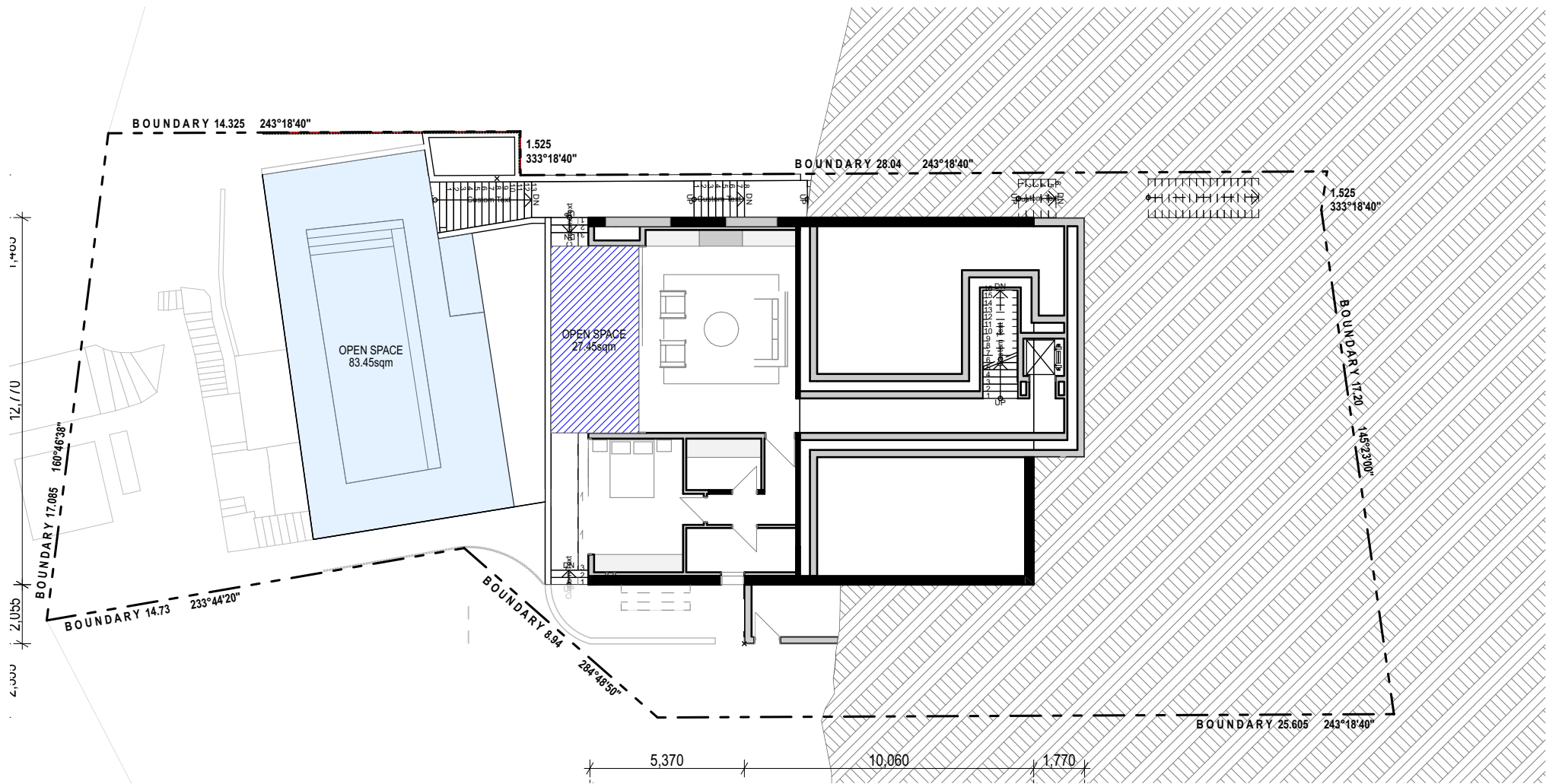
Drawing Title: Shadow Diagrams - Proposed
Stage: DA
Scale: 1:200 @A2

North:
Drawn: AL
Chkd: MZ
Drawing No: DA16.B C

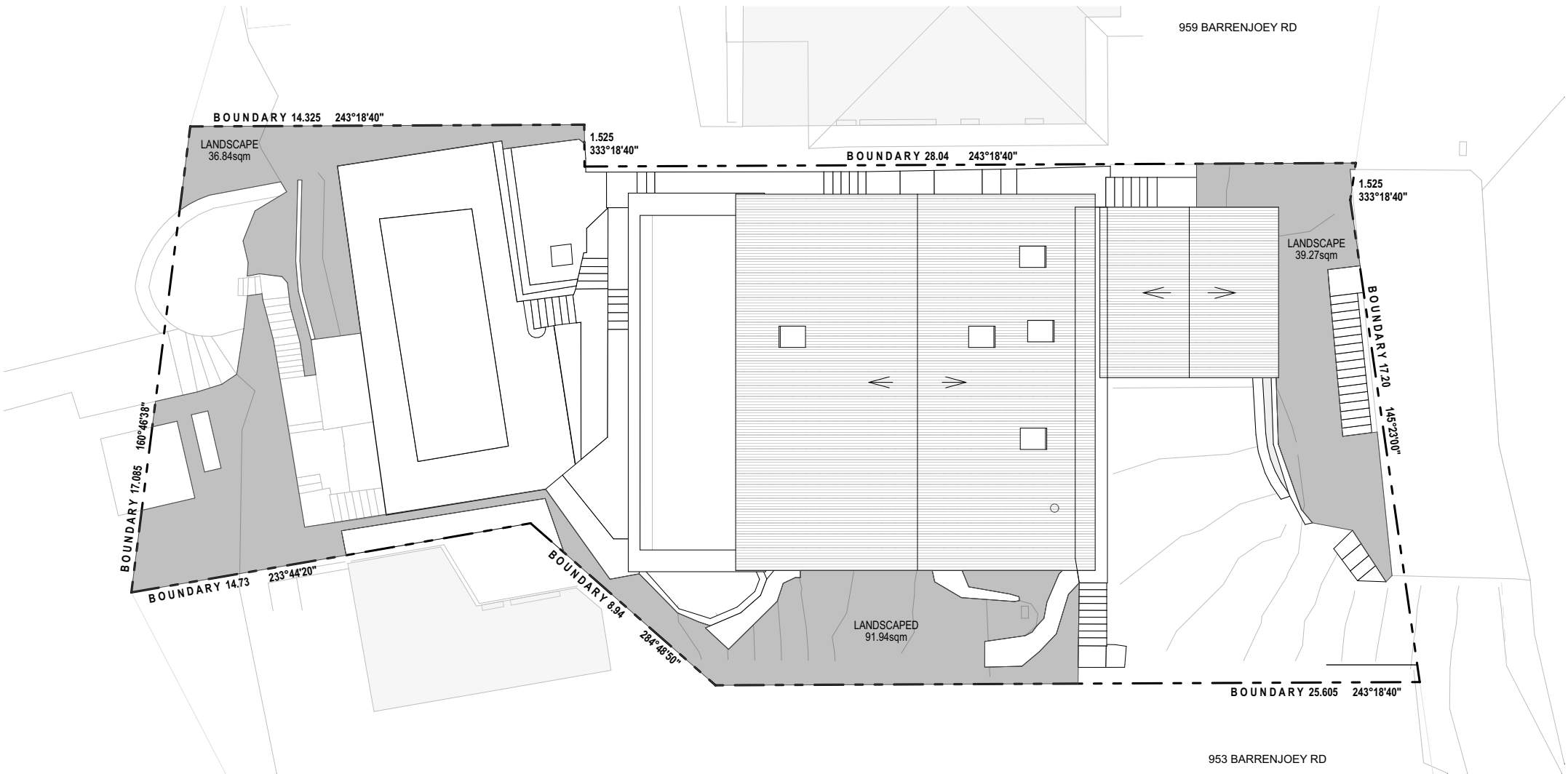
EXISTING	
Site Area	778.30m2
Landscaped Area	168.04m2

LANDSCAPED AREA			
	CONTROL	PROPOSED	COMPLIES
Landscaped Area	ALTERATIONS & ADDITIONS: Addition or extension to dwelling that does not decrease the existing landscaped area	211.56m2	YES

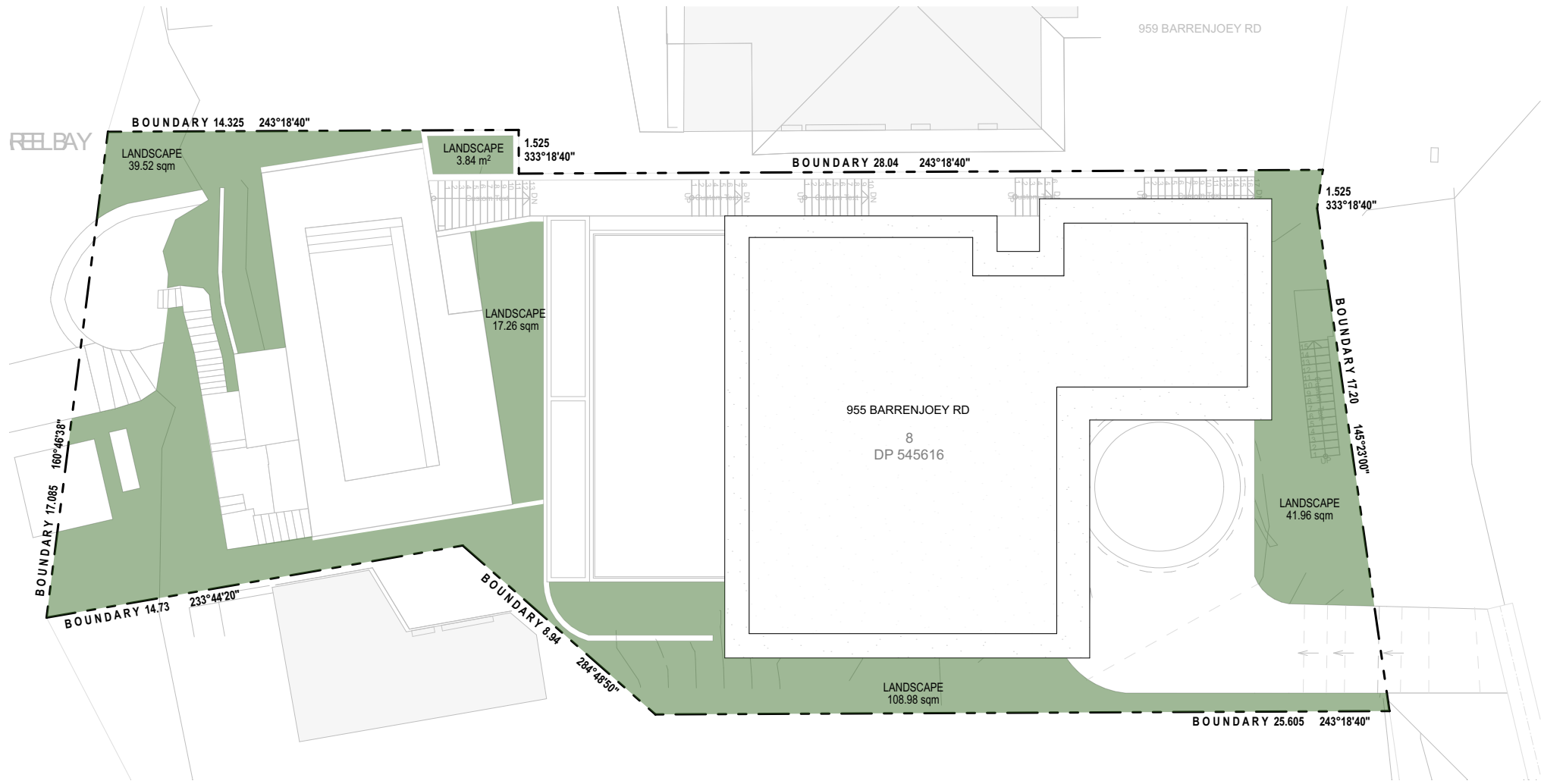
PRIVATE OPEN SPACE			
	CONTROL	PROPOSED	COMPLIES
Minimum Private Open Space	Minimum 80m2 of private open space per dwelling at ground level	110.9m2	YES
Minimum Principal Area	Minimum principal area of 16m2 with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).	20.97m2	YES



1 Site Shadows - 21st June 12pm
1:200



2 Site Shadows - 21st June 12pm
1:200



3 Site Shadows - 21st June 12pm
1:200



1 View 01 from 959 Barrenjoey Rd lower balcony - existing

2 View 01 from 959 Barrenjoey Rd lower balcony - Previous Rev B

3 View 01 from 959 Barrenjoey Rd lower balcony - Proposed Rev C



4 View 02 from 959 Barrenjoey Rd upper balcony - existing

5 View 02 from 959 Barrenjoey Rd upper balcony - Previous Rev B

6 View 02 from 959 Barrenjoey Rd upper balcony - Proposed Rev C



7 959 Barrenjoey Rd - Existing Lower Balcony View - NW

8 959 Barrenjoey Rd - Existing Lower Balcony View - W

9 959 Barrenjoey Rd - Existing Lower Balcony View - SW

Legend

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Project:
Alterations & Additions

Client:
David Homery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Photo Montage Diagram

Stage:
DA

Scale:
NTS @A2

Drawn:
AL

Chkd:
MZ

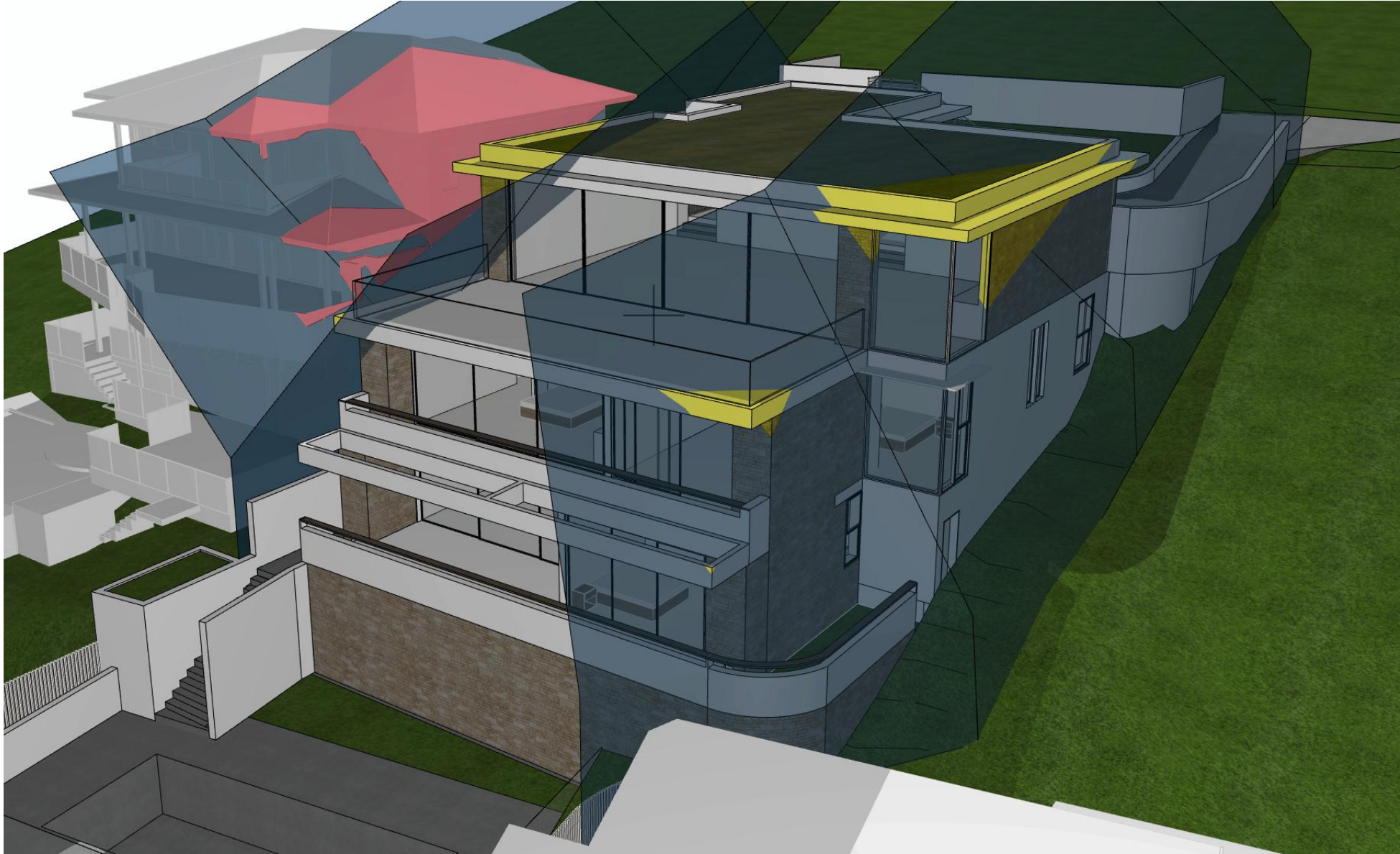
Drawing No:
DA18

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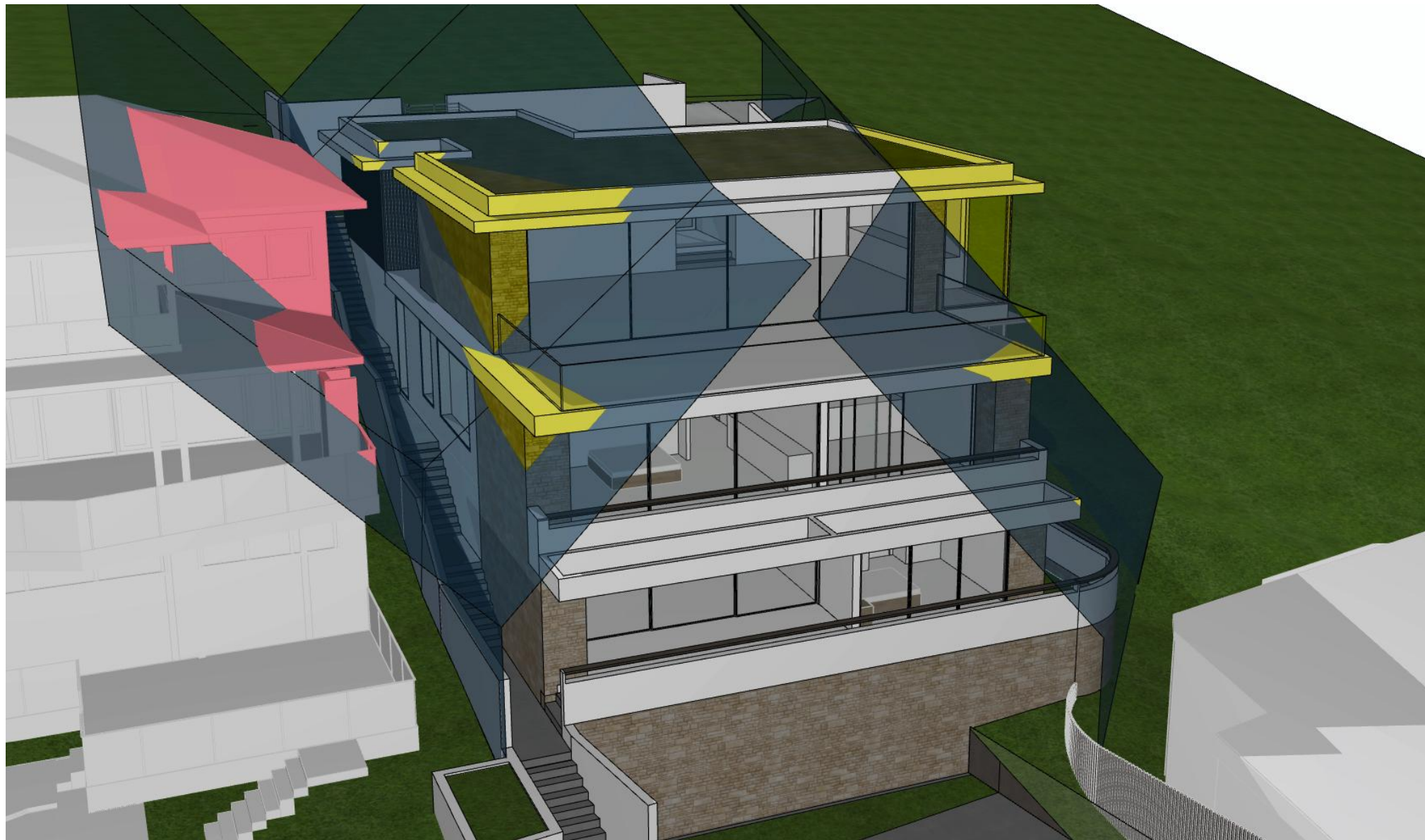
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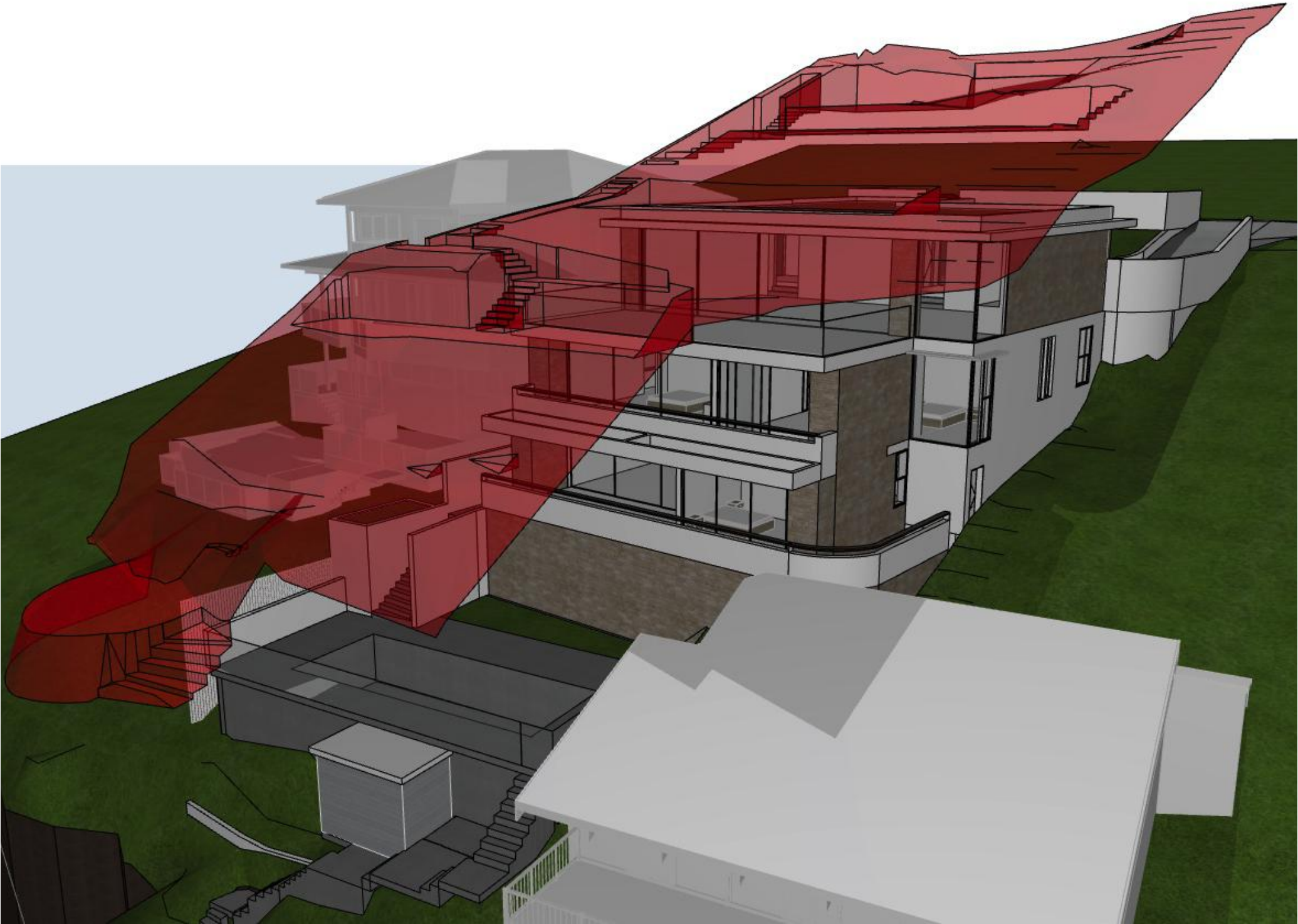




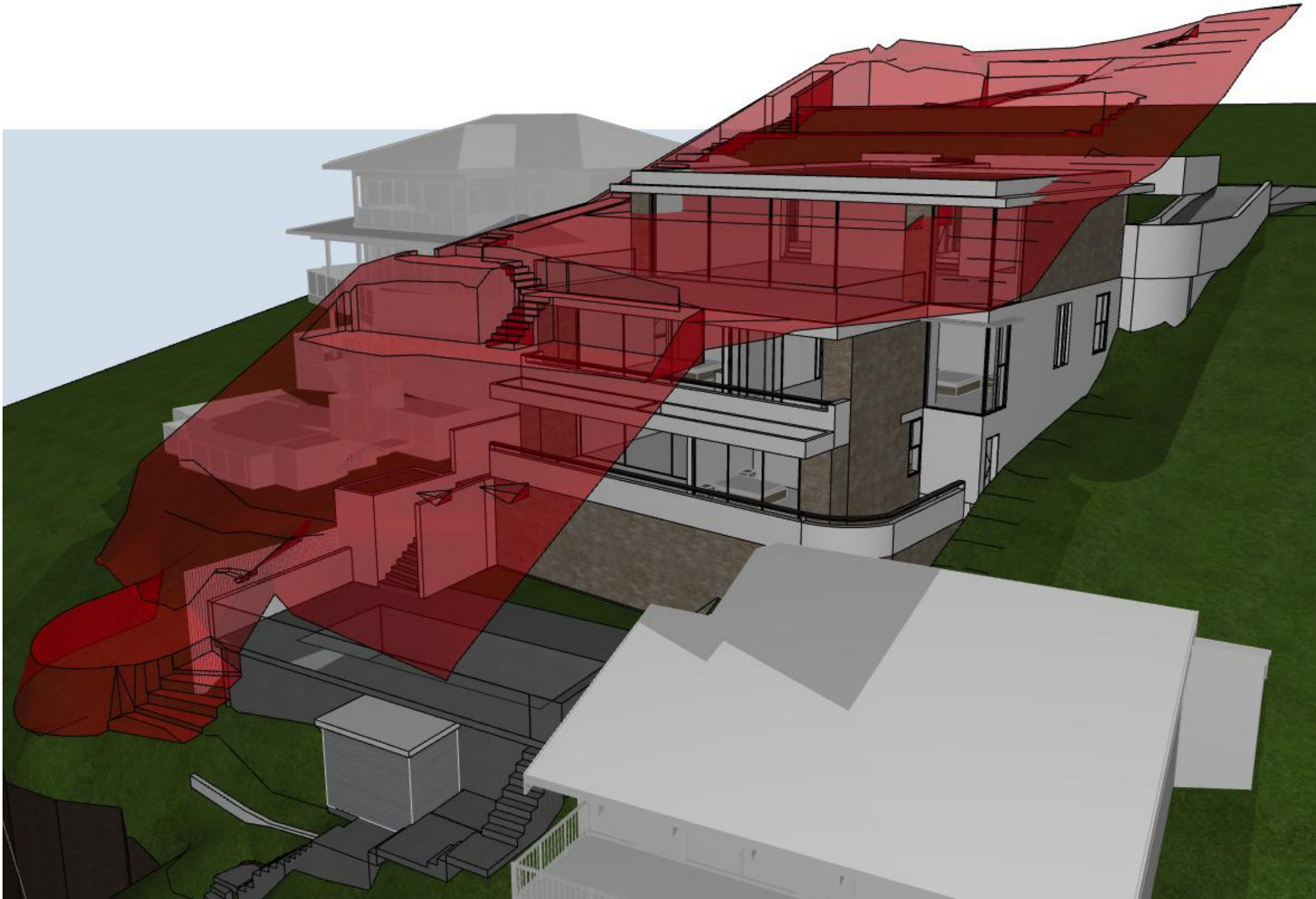
1 Building Envelope Control Diagram-SW View



2 Building Envelope Control Diagram - NW View



1 Building Height Control Diagram 10m



2 Building Height Control Diagram 8.5m

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Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
Building Height Control Diagram

Stage:

DA

Scale:

NTS

@A2

AL

MZ

DA20

C

North:



Drawing No:

DA20

C

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959 Barrenjoey Rd - Existing Lower Balcony View - NW

2



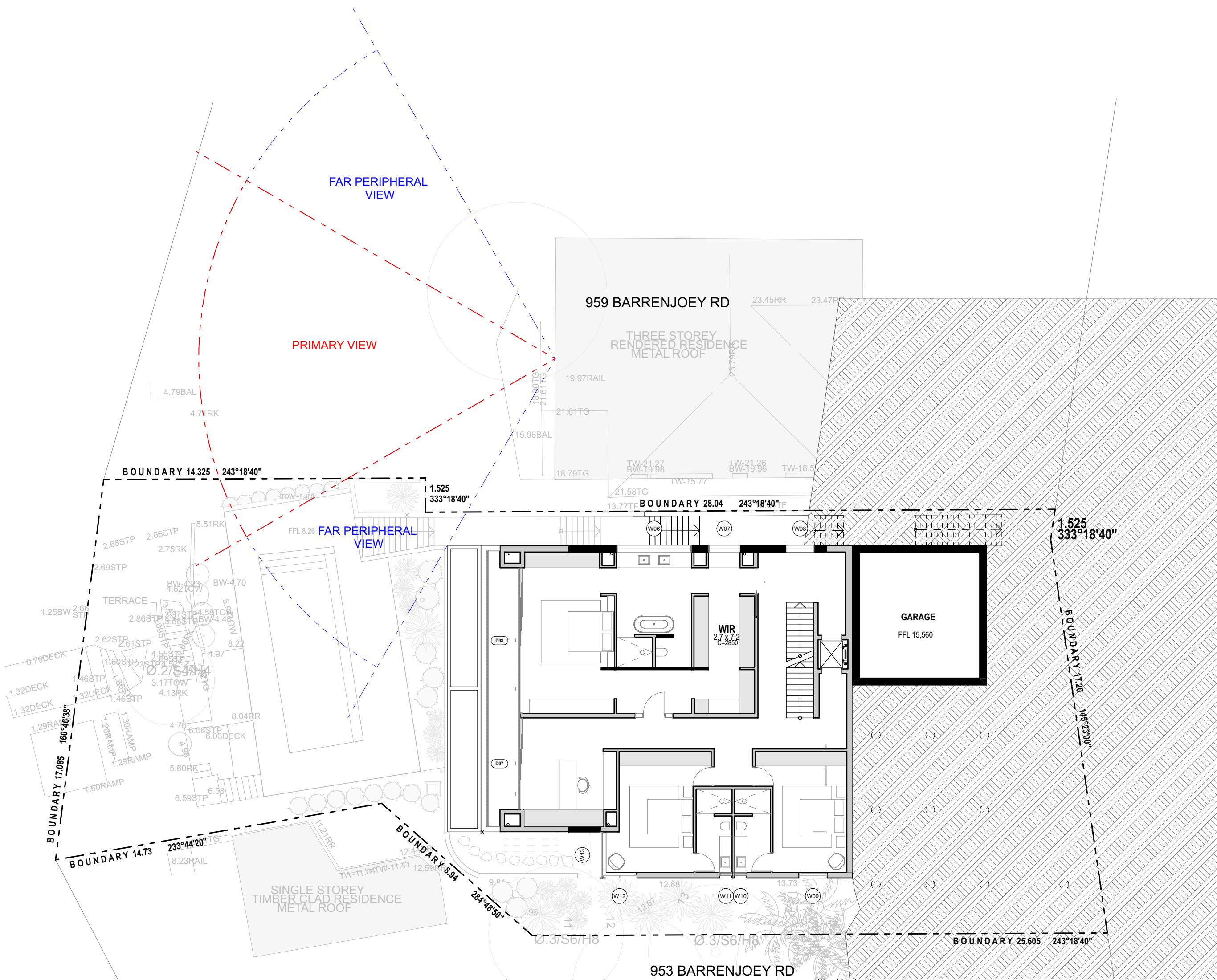
959 Barrenjoey Rd - Existing Lower Balcony View - W

3



959 Barrenjoey Rd - Existing Lower Balcony View - SW

4



View Analysis Plan - Level 2

1

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Project:
Alterations & Additions

Client:
David Hornery & Bronwyn Mathews

Address:
955 Barrenjoey Road Palm Beach 2108
Lot 8, DP545616

Drawing Title:
View Analysis Plan

Stage:
DA

Scale:
1:150 @A2

Drawn:
AL

Chkd:
MZ

North:
N

Drawing No:
DA21

C

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ARN: 12 168 714 752
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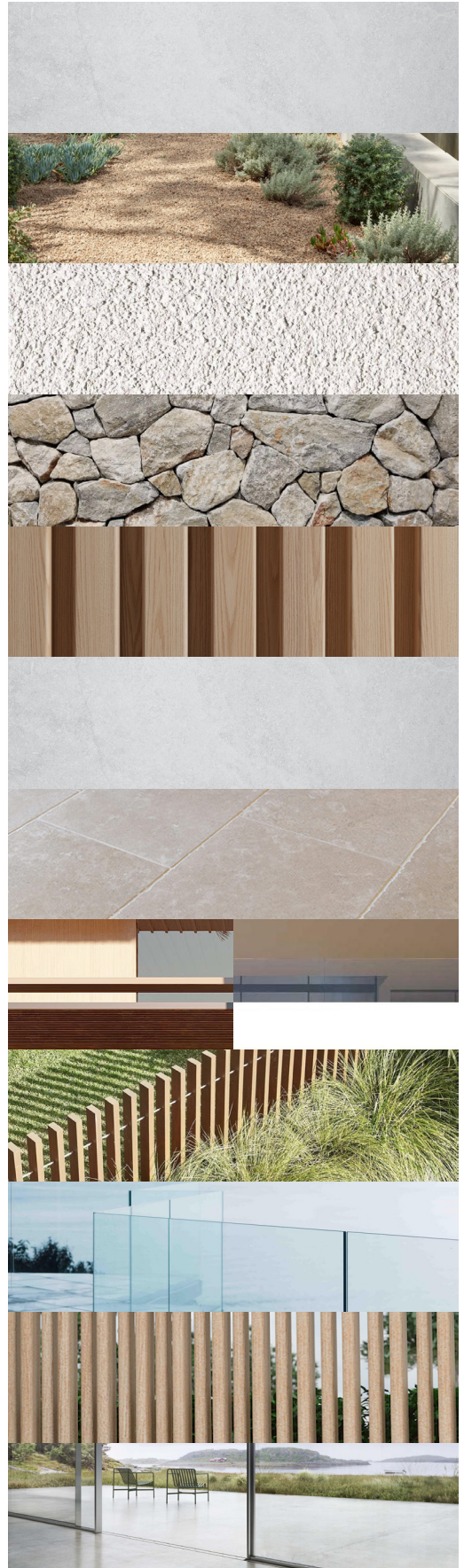


Material & Finishes Schedule

955 Barrenjoey Rd, Palm Beach 2108



RF-01	Roof Finish	Concrete Medium Tone
RF-02	Roof Finish	Pebbles/Landscaping
WL-01	Wall Finish	Render with Paint Light Tone
WL-02	Wall Finish	Freeform Stone Cladding Medium Tone
WL-03	Wall Finish	Timber Batten Natural Finish
FL-01	Driveway Finish	Concrete Light/Medium Tone
FL-02	Floor Finish	Stone Paving Light Tone
AI-01	Balustrade	Render with Paint Light Tone / Natural Timber Handrail
AI-02	Balustrade	Timber Batten Natural Finish
AI-03	Balustrade	Glass Clear
AI-04	Privacy Screen	Timber Batten Natural Finish
-	Windows & Doors	Aluminium Medium/Light Tone



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