

LEGEND		
●	existing tree to be removed	
●	existing tree to be retained	
●	proposed tree	
ct	ceramic tiles	
dp	downpipe	
do	drainage outlet	
rwt	rain water tank	
of	overflow	
oshr	outdoor shower	
gm	gas meter	
x21.10	existing RL's	
—	outline of existing buildings to be demolished	
T.O.W.	top of wall	
T.O.P.	top of parapet	

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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020
B	DA AMENDMENTS	03/2021
C	DA AMENDMENTS	03/2021
D	DA AMENDMENTS 1. All floors lowered by 500mm and driveway grade adjusted to suit maximum transition grade of 12.5%. 2. First floor balcony reduced in width to 2.2m to increase neighbour views to Barrenjoey Lighthouse. 3. Ground floor and lower ground floor balconies extended by 500mm to improve stepped building form and to make balconies more usable. 4. Tiered landscaping and stairs off ground floor patio adjusted to suit revised building levels.	05/2021
E	DA AMENDMENTS 1. Carport masonry walls replaced with glass balustrading to improve ocean view from the street. 2. First floor ensuite width corrected to 2200mm. 3. Off-form concrete or Rockcote smooth finish to parapet and slab edges.	11/2021
F	DA AMENDMENTS The following design changes have been implemented: 1. First floor roof lowered by 150mm. Maximum building height amended. The following documentation rectifications have been implemented ensure consistency of approved DA documentation as anticipated by the development consent: 2. Outline of first floor above shown dotted on ground floor plan DA-03 amended in accordance with approved eastern setback of first floor external wall to Bedroom 1. 3. Northern external side passage steps amended to suit lowering of dwelling in accordance with previous issue D amendments. 4. Section reference labels AA/SK-01 and BB/SK-02 on plans amended to AA/DA-06 and BB/DA-06 respectively. 5. Minor dimension corrections.	12/2021



CONTROLS	
ZONE:	E4 ENVIRONMENTAL LIVING
ACID SULFATE SOILS:	CLASS 5
MAX BUILDING HEIGHT:	10m MAX BUILDING HEIGHT
GEOTECHNICAL HAZARD:	H1 GEOTECHNICAL HAZARD
LANDSCAPE AREA:	60% LANDSCAPE AREA = 376.03m² (inc impervious area)
BUILDING FOOTPRINT	
EXISTING:	175.72m²
PROPOSED:	147.85m²

PROJECT
PROPOSED DWELLING HOUSE
FOR
WILLIAM & NANCY GROUNDS

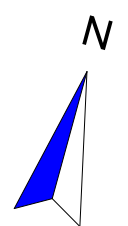
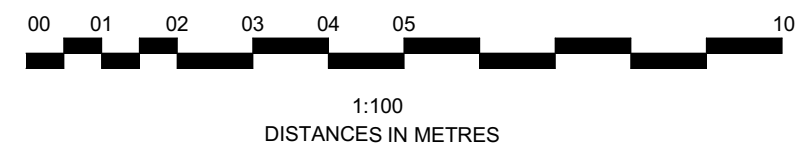
ADDRESS
13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651

DRAWING TITLE
SITE ROOF PLAN




ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

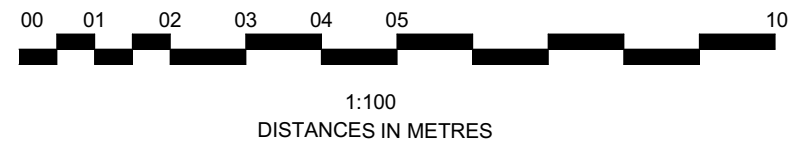
SCALE: 1:100 @ A1
DRAWN: MC, CT
CHECKED: JG
SUBMISSION DATE: SEPTEMBER 2020
JOB NUMBER: 03/2018/07

DRAWING NUMBER: **DA01** ISSUE: **F**



LEGEND

	existing tree to be removed
	existing tree to be retained
	proposed tree
ct	ceramic tiles
if	timber floor
dp	dewpoint
do	drainage outlet
nwt	rain water tank
of	overflow
hr	handrail
gm	gas meter
T.O.W.	top of wall
T.O.P.	top of parapet
sd	smoke detector
sp	structural post
shr	shower
gb	glass balustrade
x21.10	existing RL's
—	outline of existing buildings to be demolished



 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/240236

DATED: 30 December 2021

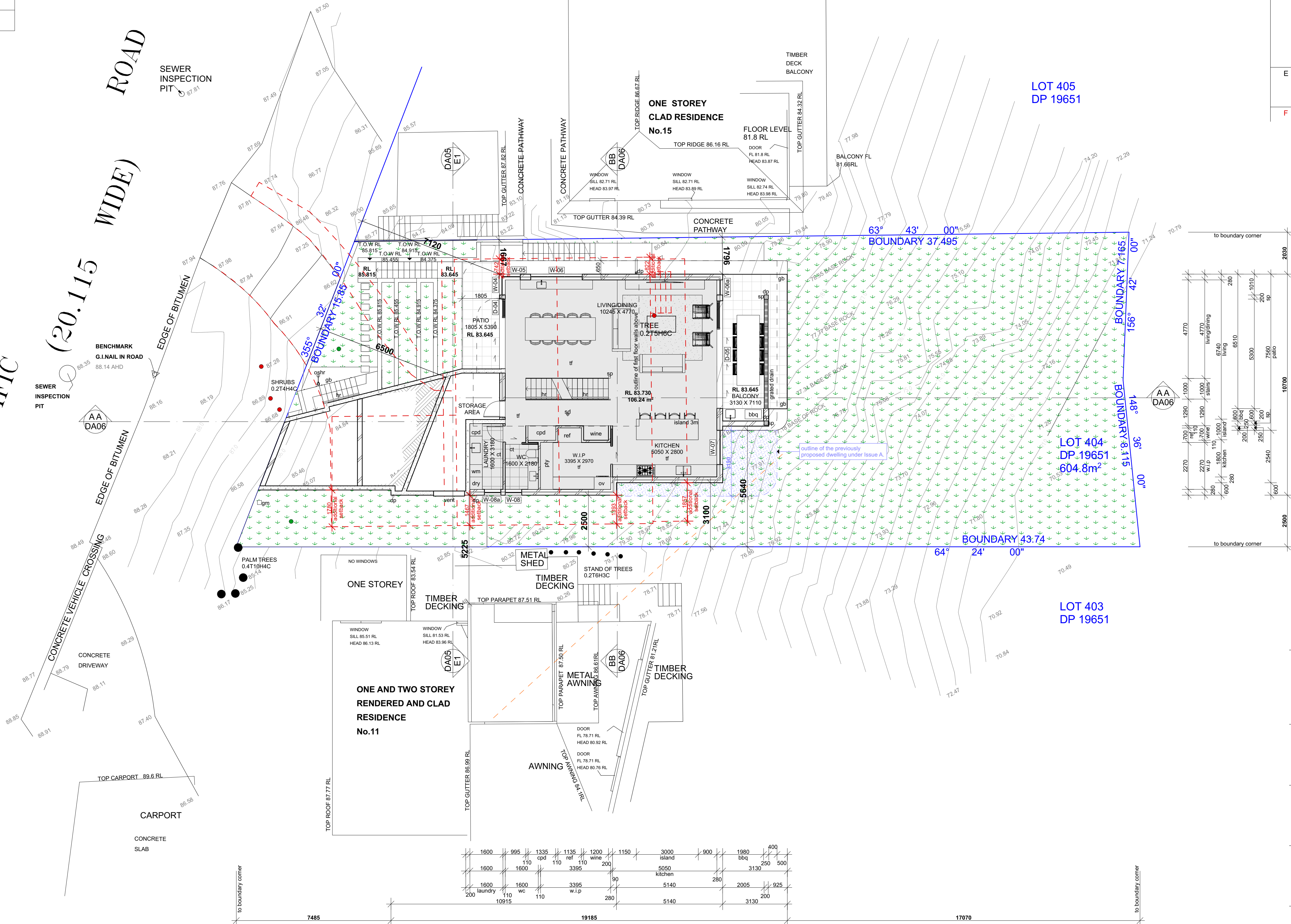
ISSUE

F

WALL LEGEND		
Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	270mm Double Cavity Brick	Face Brick
	250mm Double Brick	Rendered (external + internal face)
	200mm AFS Logic Wall	
	110mm Single Brick	Face Brick
	90mm Timber Framed	

LEGEND	
	existing tree to be removed
	existing tree to be retained
	proposed tree
ct	ceramic tiles
tf	timber floor
dp	downpipe
do	drainage outlet
rw	rain water tank
of	overflow
oshr	outdoor shower
gm	gas meter
T.O.W.	top of wall
T.O.P.	top of parapet
sd	smoke detector
sp	structural post
shr	shower
wip	walk in pantry
ref	refrigerator
cpd	cupboard
pty	pantry
ov	oven
wm	washing machine
dry	dryer
hr	handrail
gb	glass balustrade
x21.10	existing RL's
	outline of existing buildings to be demolished

GROUND FLOOR PLAN
SCALE 1:100



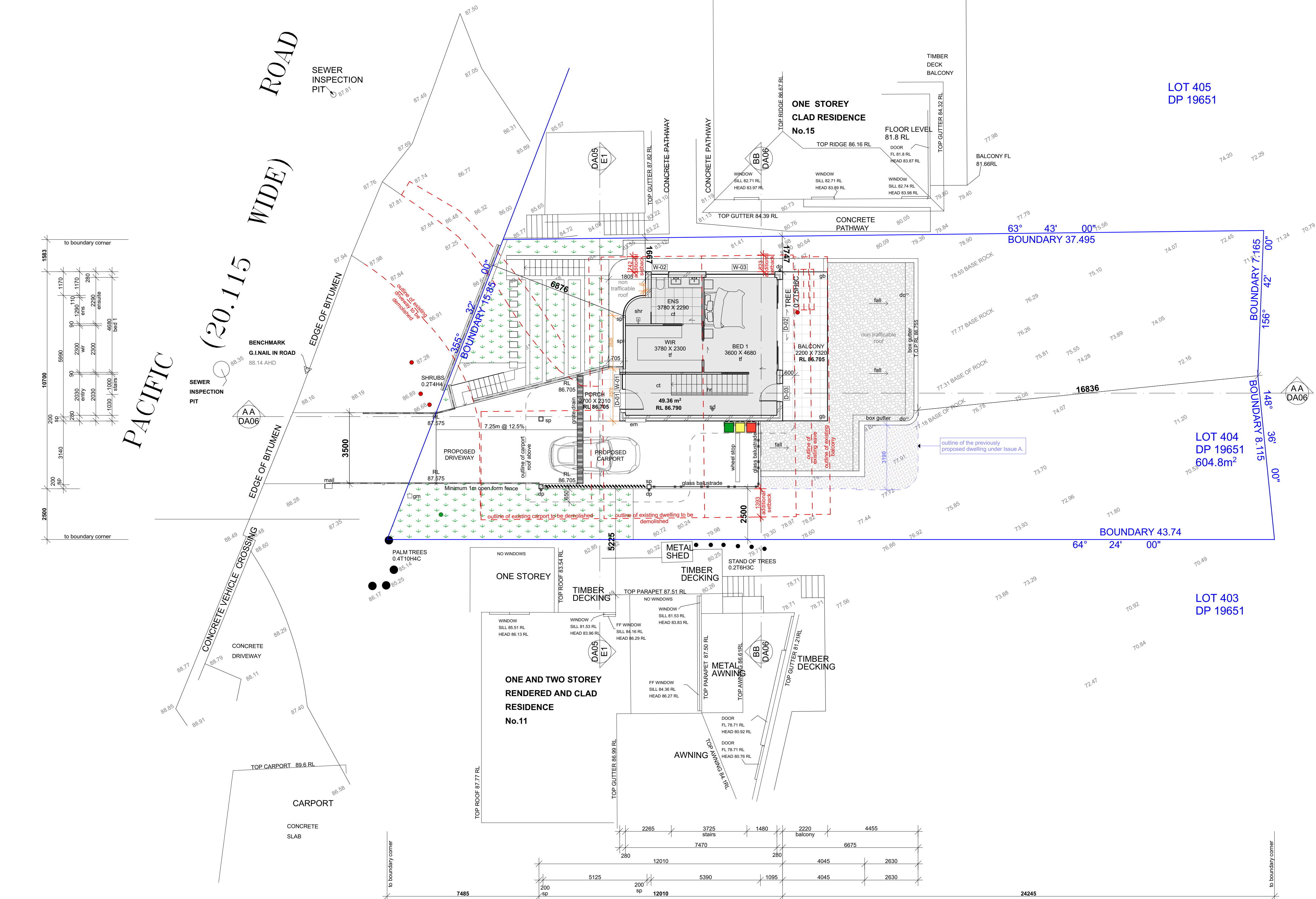
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A	DEVELOPMENT APPLICATION	09/2020
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D	DA AMENDMENTS 1. All floors lowered by 500mm and driveway grade adjusted to suit maximum transition grade of 12.5%. 2. First floor balcony reduced in width to 2.2m to increase neighbour views to Barrenjoey Lighthouse. 3. Ground floor and lower ground floor balconies extended by 500mm to improve stepped building form and to make balconies more usable. 4. Tiered landscaping and stairs of ground floor patio adjusted to suit revised building levels.	05/2021
E	DA AMENDMENTS 1. Carport masonry walls replaced with glass balustrading to improve ocean view from the street. 2. First floor ensuite width corrected to 2200mm. 3. Off-form concrete or Rockcote smooth finish to parapet and slab edges.	11/2021
F	DA AMENDMENTS The following design changes have been implemented: The following documentation rectifications have been implemented ensure consistency of approved DA documentation as anticipated by the development consent: 2. Outline of first floor above shown dotted on ground floor plan DA-03 amended in accordance with approved eastern setback of first floor external wall to Bedroom 1. 3. Northern external side passage steps amended to suit lowering of dwelling in accordance with previous Issue D amendments. 4. Section reference labels AA/SK-01 and BB/SK-02 on plans amended to AA/DA-06 and BB/DA-06 respectively. 5. Minor dimension corrections.	12/2021



PROJECT	
PROPOSED DWELLING HOUSE FOR WILLIAM & NANCY GROUNDS	
ADDRESS 13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 DP NO. 19651	
DRAWING TITLE	
GROUND FLOOR PLAN	
ARCHITECT JAMISA ARCHITECTS PTY LTD Nominated Architect: Jamie Grounds NSW Registration No. 7265 Suite 4, 112 Cronulla St, Cronulla PH/FAX: 9523 6499	
SCALE	1:100 @ A1
DRAWN	MC, CT
CHECKED	JG
SUBMISSION DATE	SEPTEMBER 2020
JOB NUMBER	03/2018/07
DRAWING NUMBER	ISSUE
DA03	F

WALL LEGEND		
Symbol	Type	Finish
	280mm Double Cavity Brick	Rendered
	250mm Double Brick	Rendered (external + internal face)
	110mm Timber Framed	Lightweight Cladding
	90mm Timber Framed	



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D	DA AMENDMENTS	05/2021
E	DA AMENDMENTS	11/2021
F	DA AMENDMENTS	12/2021

DA AMENDMENTS

The following design changes have been implemented:

1. All floors lowered by 500mm and driveway grade adjusted to suit maximum transition grade of 12.5%.
2. First floor balcony reduced in width to 2.2m to increase neighbour views to Barrenjoey Lighthouse.
3. Ground floor and lower ground floor balconies extended by 500mm to improve stepped building form and to make balconies more usable.
4. Tiered landscaping and stairs off ground floor patio adjusted to suit revised building levels.

DA AMENDMENTS

1. Carport masonry walls replaced with glass balustrading to improve ocean view from the street.
2. First floor ensuite width corrected to 2200mm.
3. Off-form concrete or Rockcote smooth finish to parapet and slab edges.

DA AMENDMENTS

The following design changes have been implemented:

1. First floor roof lowered by 150mm. Maximum building height amended.
2. Outline of first floor above shown dotted on ground floor plan DA-03 amended in accordance with approved eastern setback of first floor external wall to Bedroom 1.
3. Northern external side passageway steps amended to suit lowering of dwelling in accordance with previous issue D amendments.
4. Section reference labels AA/SK-01 and BB/SK-02 on plans amended to AA/DA-06 and BB/DA-06 respectively.
5. Minor dimension corrections.

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/240236

DATED: 30 December 2021

LEGEND

Area included in FSR

shr shower
dp downpipe
ct ceramic tiles
cpt carpet
sd smoke detector
nr handrail

tf timber floor
gm gas meter
em electrical meter
do drainage outlet
gb glass balustrade
oshr outdoor shower

PROJECT

PROPOSED DWELLING HOUSE FOR WILLIAM & NANCY GROUNDS

ADDRESS

13 PACIFIC ROAD PALM BEACH, NSW, 2108 LOT NO. 404 | DP NO. 19651

DRAWING TITLE

FIRST FLOOR PLAN

ARCHITECT

JAMISA ARCHITECTS PTY LTD

Nominated Architect: Jamie Grounds NSW Registration No. 7265
 Suite 4, 112 Cronulla St, Cronulla
 PH/FAX: 9523 6499

SCALE

1:100 @ A1

DRAWN

MC, CT

CHECKED

JG

SUBMISSION DATE

SEPTEMBER 2020

JOB NUMBER

03/2018/07

DRAWING NUMBER

DA04

ISSUE

F

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LEGEND	
of	overflow
dp	downpipe
tc	timber cladding
T.O.P	top of parapet
rpw	rendered & painted masonry wall
hw	hot water system
em	elec. meter
gm	gas meter
- -	outline of existing buildings to be demolished
SC	stone cladding
■	area of increased view
■	area of decreased view
T.O.P	top of parapet

PROJECT

PROPOSED DWELLING HOUSE FOR WILLIAM & NANCY GROUNDS

ADDRESS
13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

DRAWING TITLE

ELEVATIONS

ARCHITECT

JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PH/FAX: 9523 6499

SCALE 1:100 @ A1

DRAWN MC, CT

CHECKED JG

SUBMISSION DATE SEPTEMBER 2020

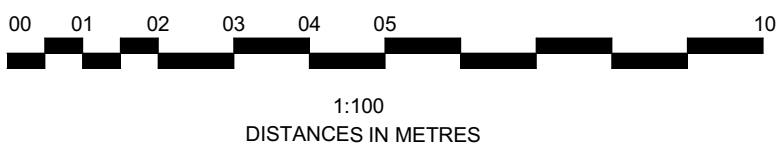
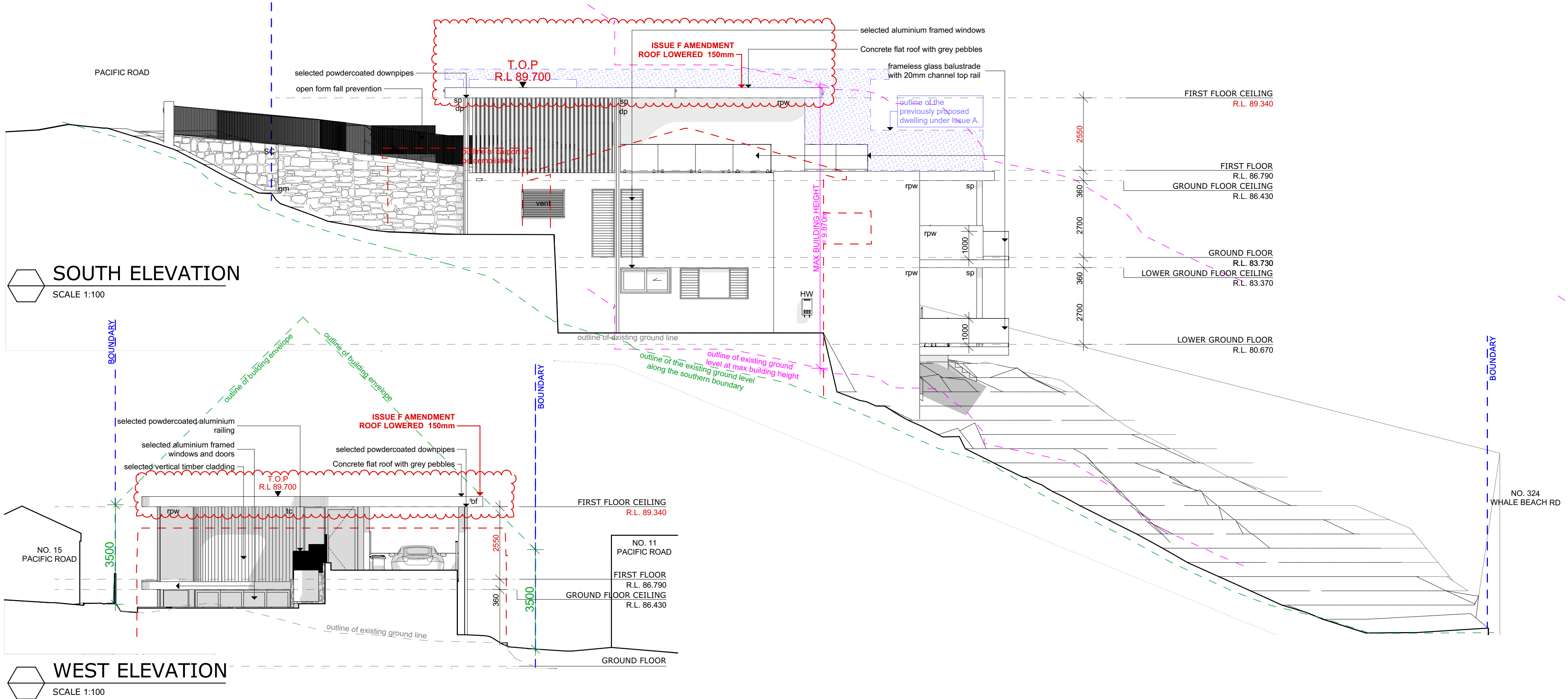
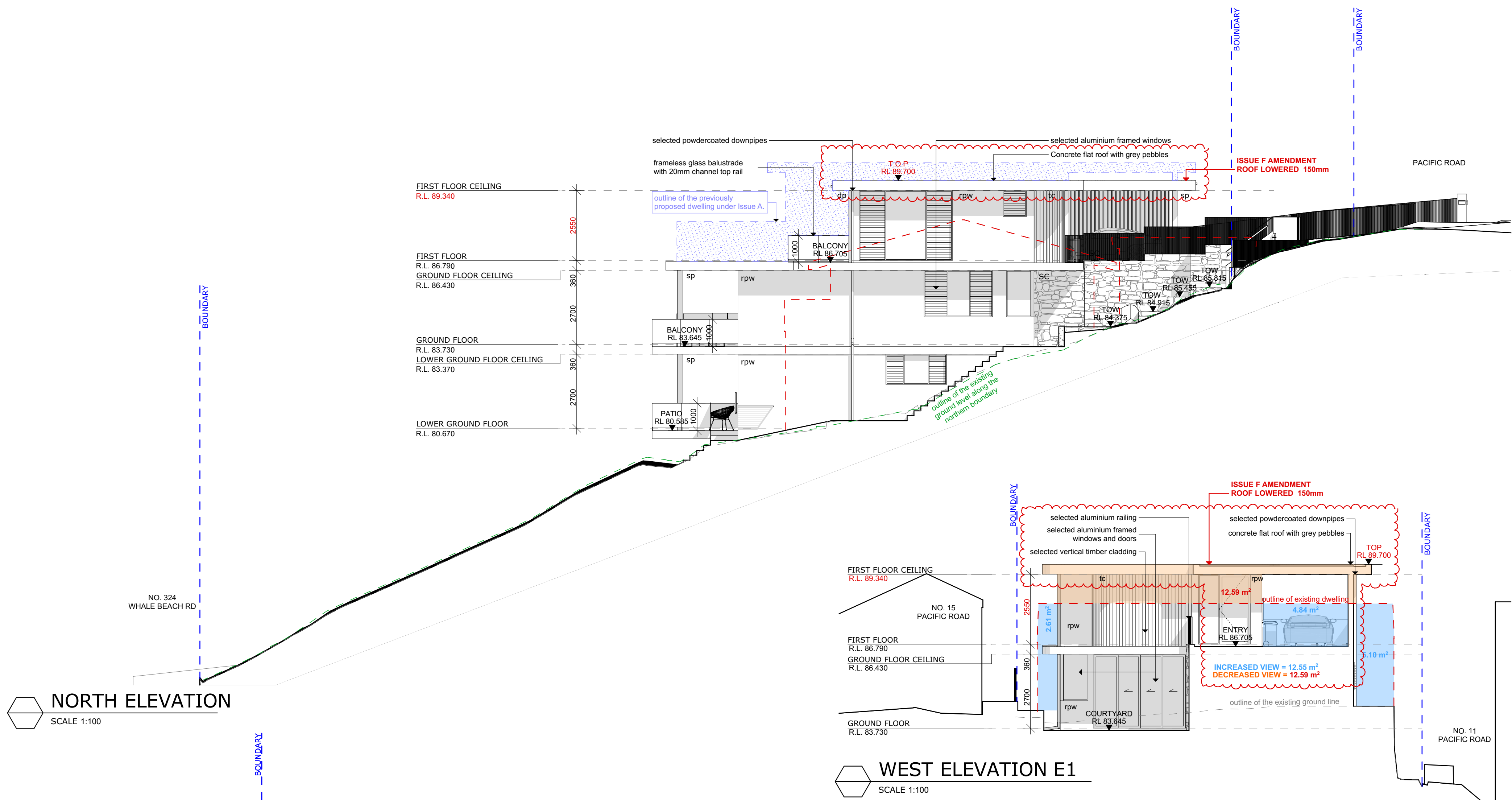
JOB NUMBER 03/2018/07

DRAWING NUMBER

ISSUE

DA05

F



REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	09/2020
B	DA AMENDMENTS	03/2021
C	DA AMENDMENTS	03/2021
D	DA AMENDMENTS 1. All floors lowered by 500mm and driveway grade adjusted to suit maximum transition grade of 12.5%. 2. First floor garage reduced in width to 2.2m to increase neighbour views to Barmesby Lighthouse. 3. Ground floor and lower ground floor balconies extended by 500mm to improve stepped building form and to make balconies more usable. 4. Tiered landscaping and stairs off ground floor patio adjusted to suit revised building levels.	05/2021
E	DA AMENDMENTS 1. Carport masonry walls replaced with glass balustrading to improve ocean view from the street. 2. First floor ensuite width corrected to 2300mm. 3. Off-form concrete or Rockcote smooth finish to painted and silt stable.	11/2021
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PROJECT

PROPOSED DWELLING HOUSE

FOR

WILLIAM & NANCY GROUNDS

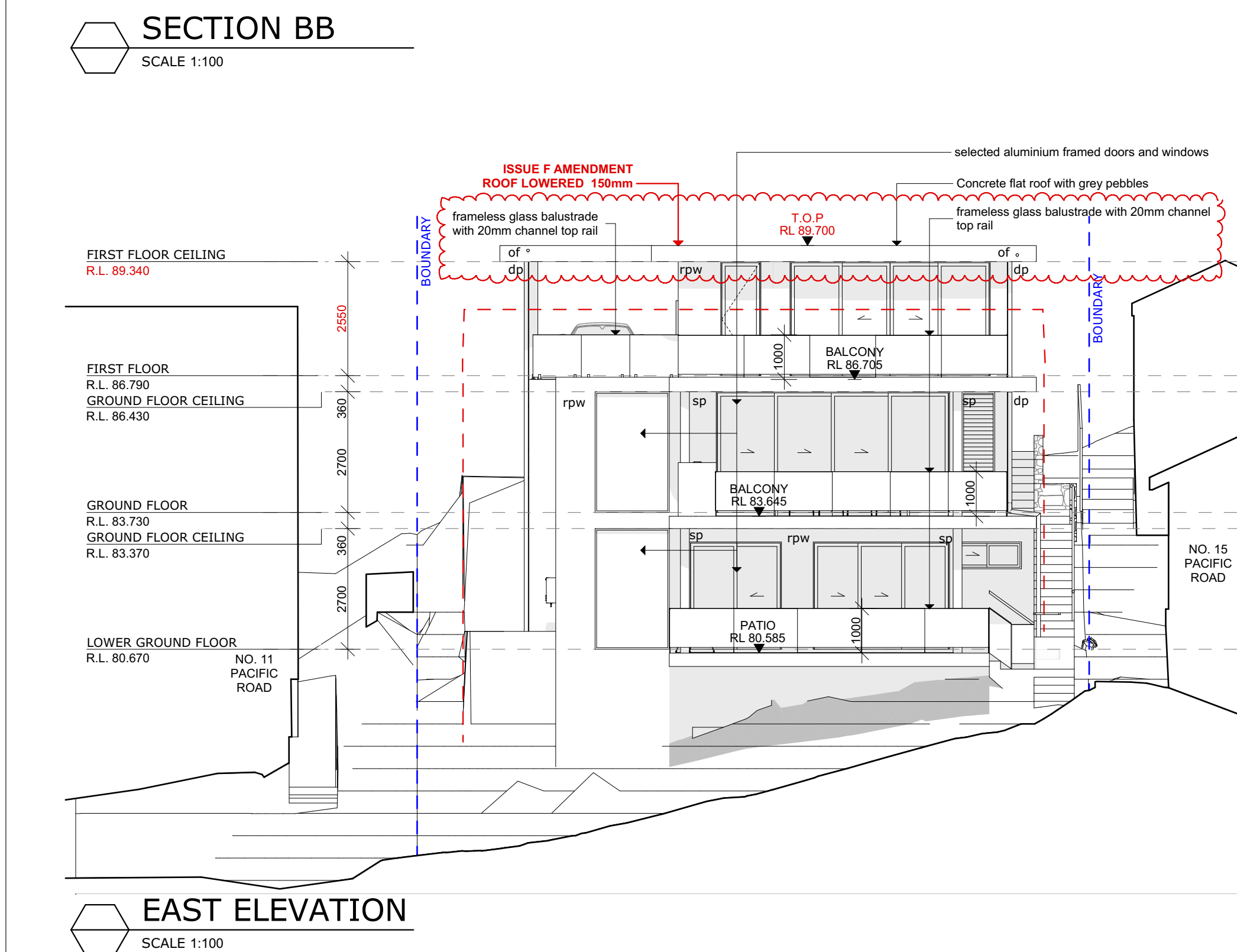
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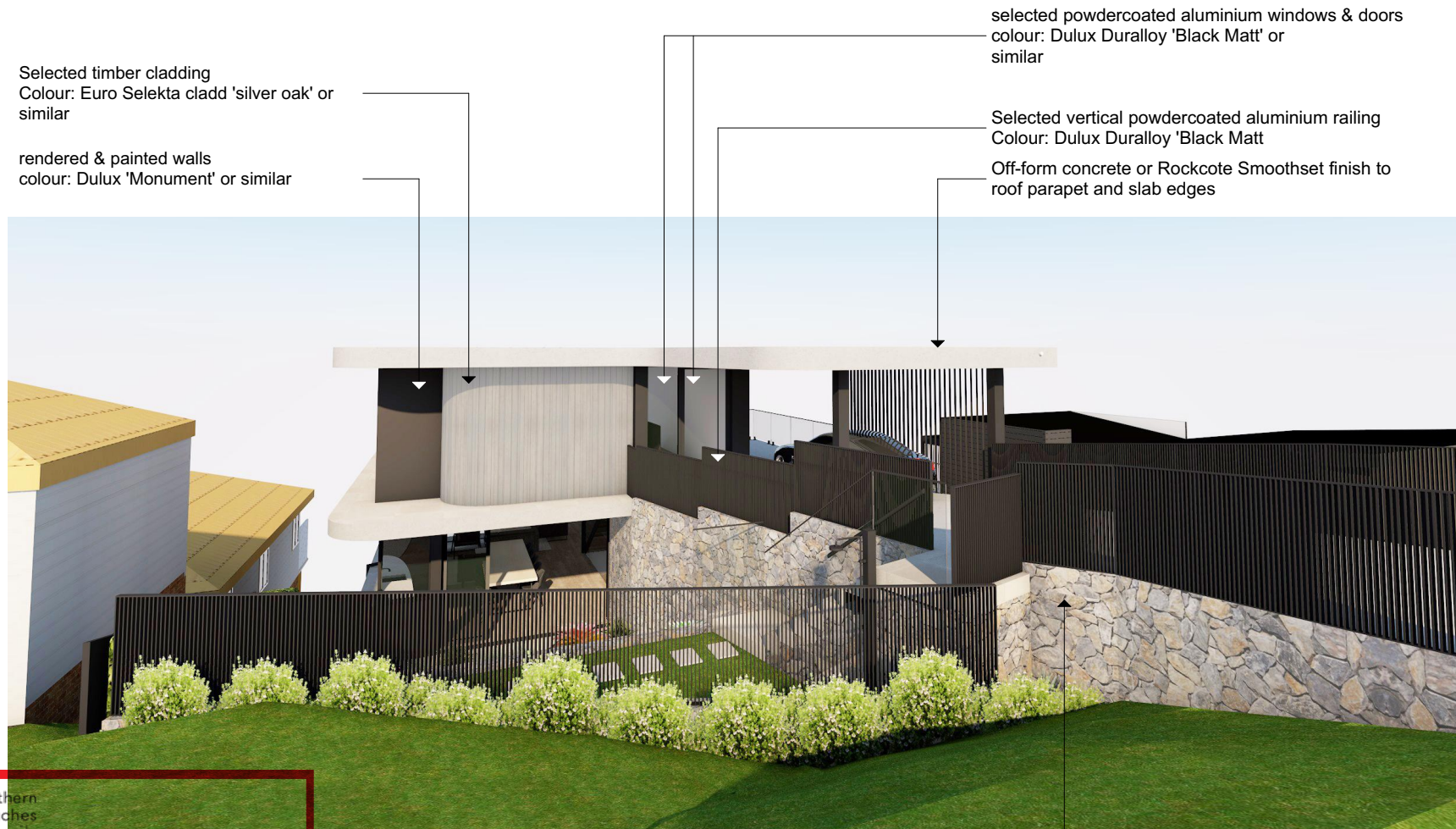
13 PACIFIC ROAD PALM
BEACH, NSW, 2108 LOT NO.
404 | DP NO. 19651

DRAWING TITLE

ARCHITECT
JAMISA ARCHITECTS PTY LTD
Nominated Architect: Jamie Grounds NSW Registration No. 7265
Suite 4, 112 Cronulla St, Cronulla
PHI/FAX. 9523 6499

DRAWING NUMBER	ISSUE
DA06	F





Selected timber cladding
Colour: Euro Selekt cladd 'silver oak' or similar

rendered & painted walls
colour: Dulux 'Monument' or similar

selected powdercoated aluminium windows & doors
colour: Dulux Duralloy 'Black Matt' or similar

Selected vertical powdercoated aluminium railing
Colour: Dulux Duralloy 'Black Matt'

Off-form concrete or Rockcote Smoothset finish to roof parapet and slab edges

Stone Clad Wall
Colour: Eco Outdoor Freeform 'Wamberal' or similar



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PROCEEDINGS NO: 2021/240236

DATED: 30 December 2021

	Dulux Powdercoat- 'Black Matt'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Dulux - 'Monument'

Note: Dulux & Colorbond colours can be replaced by similar products

selected frameless glass balustrade with
20mm powdercoated channel top rail



Off-form concrete or Rockcote Smoothset
finish to roof parapet and slab edges



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ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/240236

DATED: 30 December 2021

rendered & painted walls
colour: Dulux 'Monument' or similar

selected powdercoated aluminium windows & doors
colour: Dulux Duralloy 'Black Matt' or
similar

	Rockcote 'Smoothset'
	Dulux Powdercoat- 'Black Matt'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Dulux - 'Monument'

Note: Dulux & Colorbond colours can
be replaced by similar products

selected frameless glass balustrade with
20mm powdercoated channel top rail

Off-form concrete or Rockcote Smoothset
finish to roof parapet and slab edges

selected powdercoated aluminium windows & doors
colour: Dulux Duralloy 'Black Matt' or
similar

rendered & painted walls
colour: Dulux 'Monument' or similar

selected gutters & downpipes
colour: Colorbond 'monument' or
similar



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ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/240236

DATED: 30 December 2021

	Rockcote 'Smoothset'
	Dulux Powdercoat- 'Black Matt'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Eco Outdoor freeform stone wall Colour: 'Wamberal'
	Dulux - 'Monument'

Note: Dulux & Colorbond colours can
be replaced by similar products