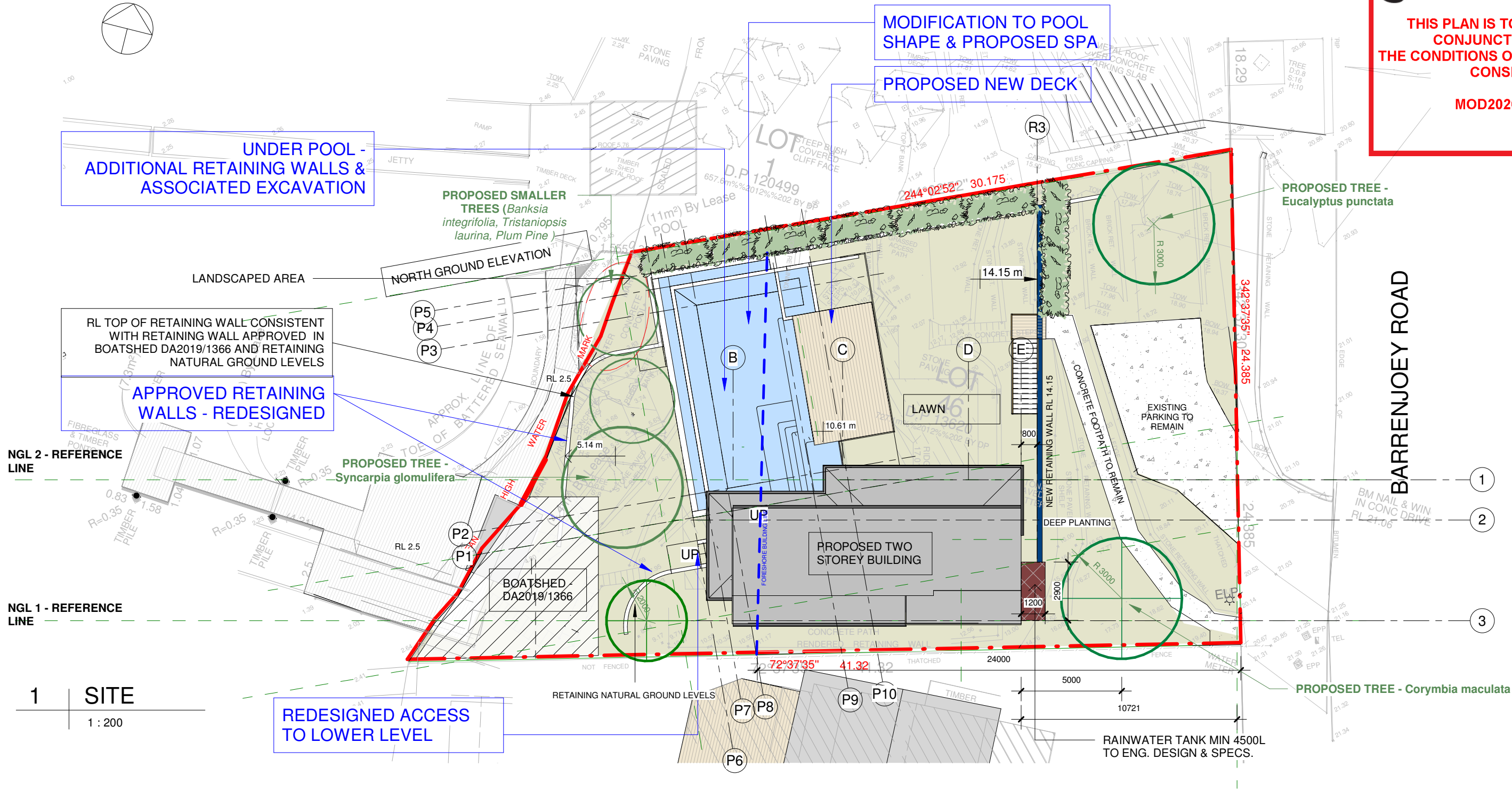


SECTION 4.55 PROPOSED CHANGES :



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THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2020/0412



NOTES:  
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SEDIMENT & EROSION CONTROL ARE TO BE INSTALLED AND MAINTAINED DURING THE LIFE OF THE PROJECT

ALL CONSTRUCTION TO COMPLY WITH CURRENT NCC CODES AND AUSTRALIAN STANDARDS.

ALL CONSTRUCTION TO BE CONSTRUCTED TO BAL 12.5 UNDER SECTION 5 OF AS3959-2009

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SITE AREA	727.1m <sup>2</sup>	
SITE COVERAGE (HOUSE & BOATSHED)	113m <sup>2</sup> + 27.5m <sup>2</sup> = 140.5m <sup>2</sup>	20%
POOL AREA	85m <sup>2</sup>	12%
HARD SURFACE	31.6m <sup>2</sup>	4%
LANDSCAPED AREA	470m <sup>2</sup>	64%

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
DA	26.10.2018	SECTION 96 _review	MW	
	29.06.2020	CONSTRUCTION CERTIFICATE	KM	
	21.08.2020	SECTION 4.55 - POOL & RET. WALLS	KM	

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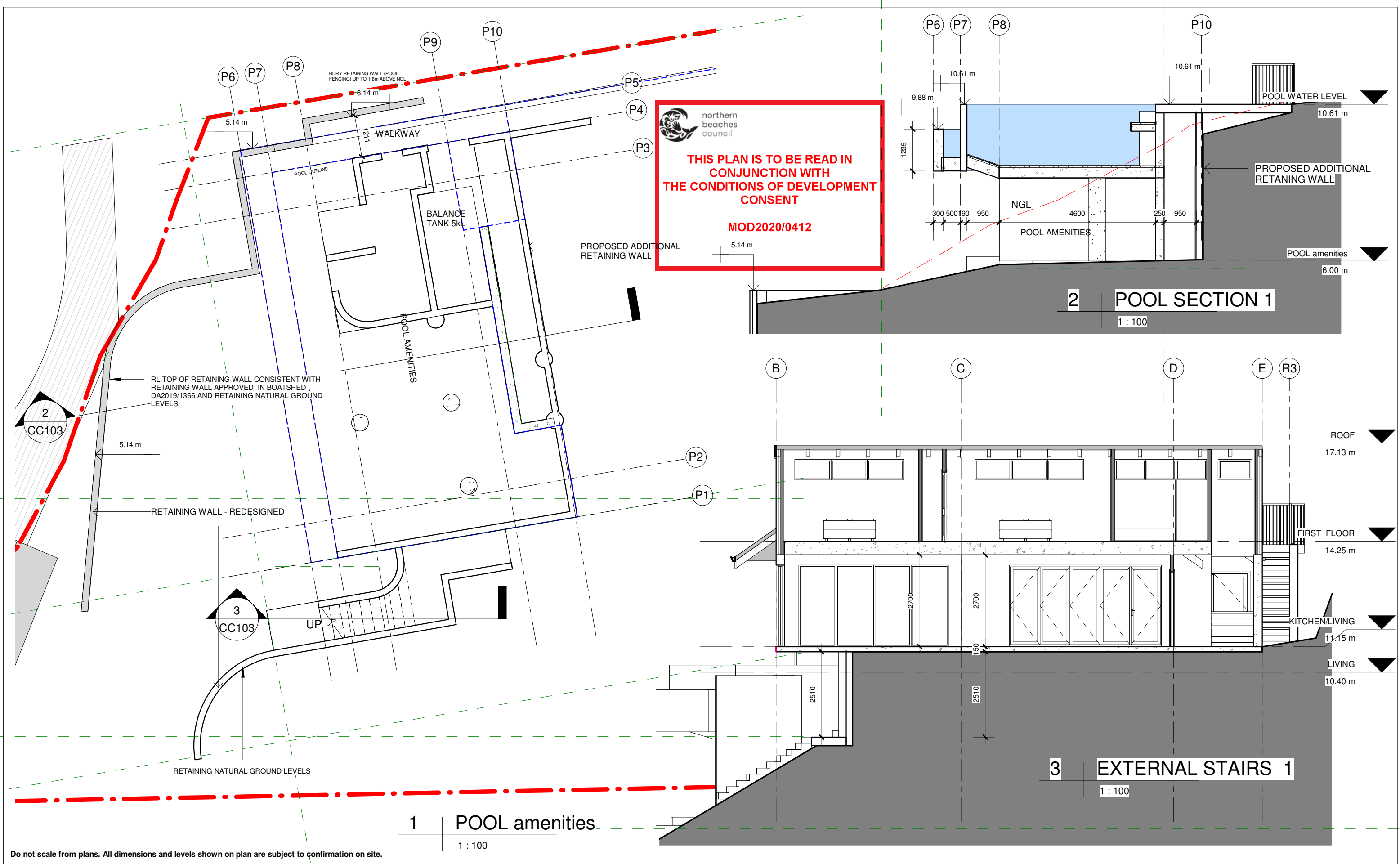
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Mobile: 0 414 310 171  
E: info@bsbd.com.au

[www.blueskybuildingdesigns.com.au](http://www.blueskybuildingdesigns.com.au)

PROJECT TITLE:	NEW BUILD & POOL
PROJECT NO.:	PAL.2018016
AT:	967 BARRENJOEY RD PALM BEACH
FOR:	SMJ INVESTMENTS PTY LTD

SHEET TITLE:	SITE PLAN
SHEET NO:	CC102
SCALE A3:	1 : 200



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
DA	26.10.2018	SECTION 96_review	MW	
	29.06.2020	CONSTRUCTION CERTIFICATE	KM	
	21.08.2020	SECTION 4.55 - POOL & RET. WALLS	KM	

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PROJECT TITLE:	NEW BUILD & POOL
PROJECT NO.:	PAL.2018016
AT:	967 BARRENJOEY RD PALM BEACH
FOR:	SMJ INVESTMENTS PTY LTD

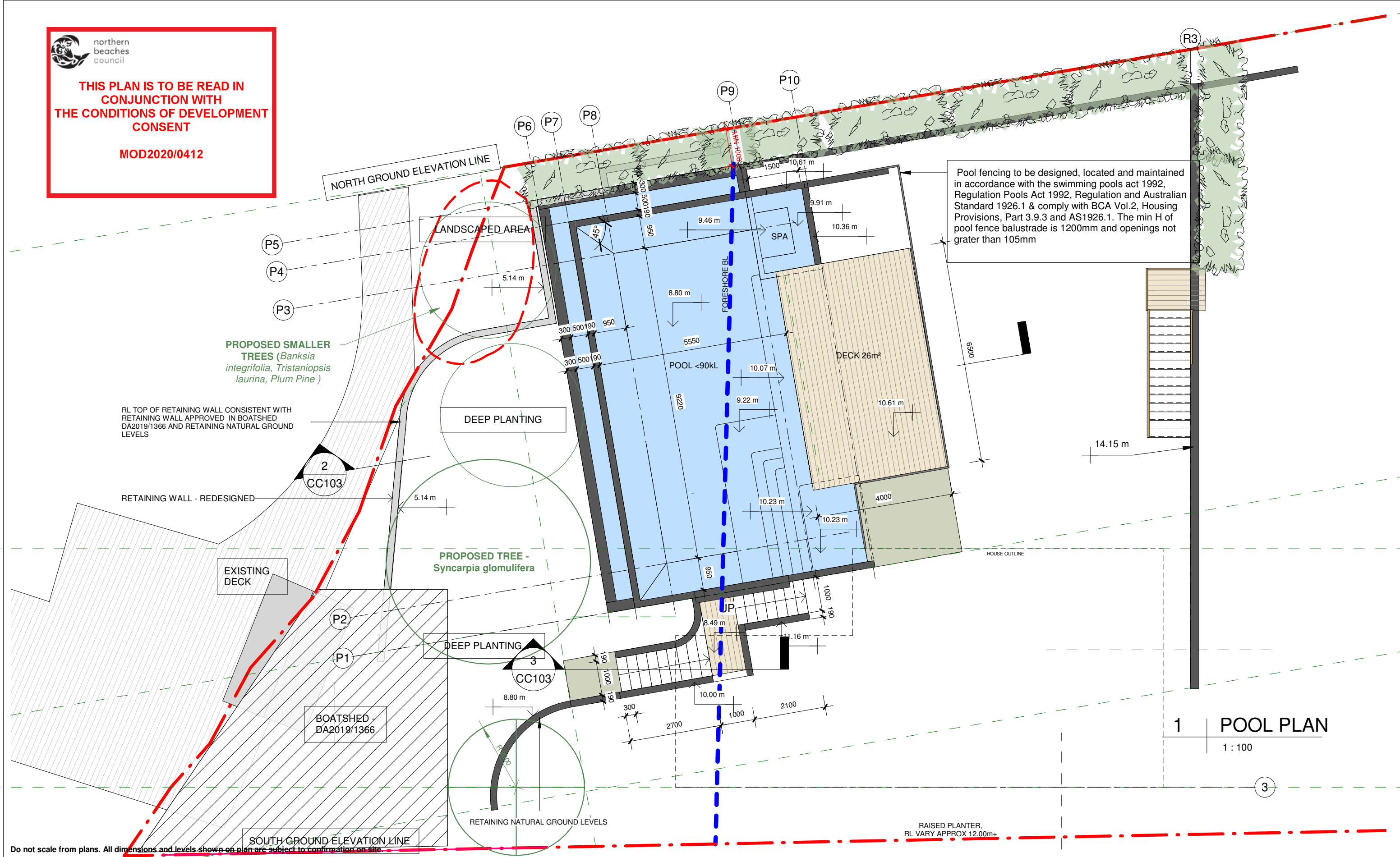
SHEET TITLE:	POOL AMENITIES LEVEL
SHEET NO:	CC103
SCALE A3:	1 : 100





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	29.06.2020	CONSTRUCTION CERTIFICATE	KM	
	21.08.2020	SECTION 4.55 - POOL & RET. WALLS	KM	

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PROJECT TITLE: NEW BUILD & POOL

PROJECT NO.: PAL.2018016

AT: 967 BARRENJOEY RD  
PALM BEACH

FOR: SMJ INVESTMENTS PTY LTD

SHEET TITLE: POOL PLAN

SHEET NO: CC104

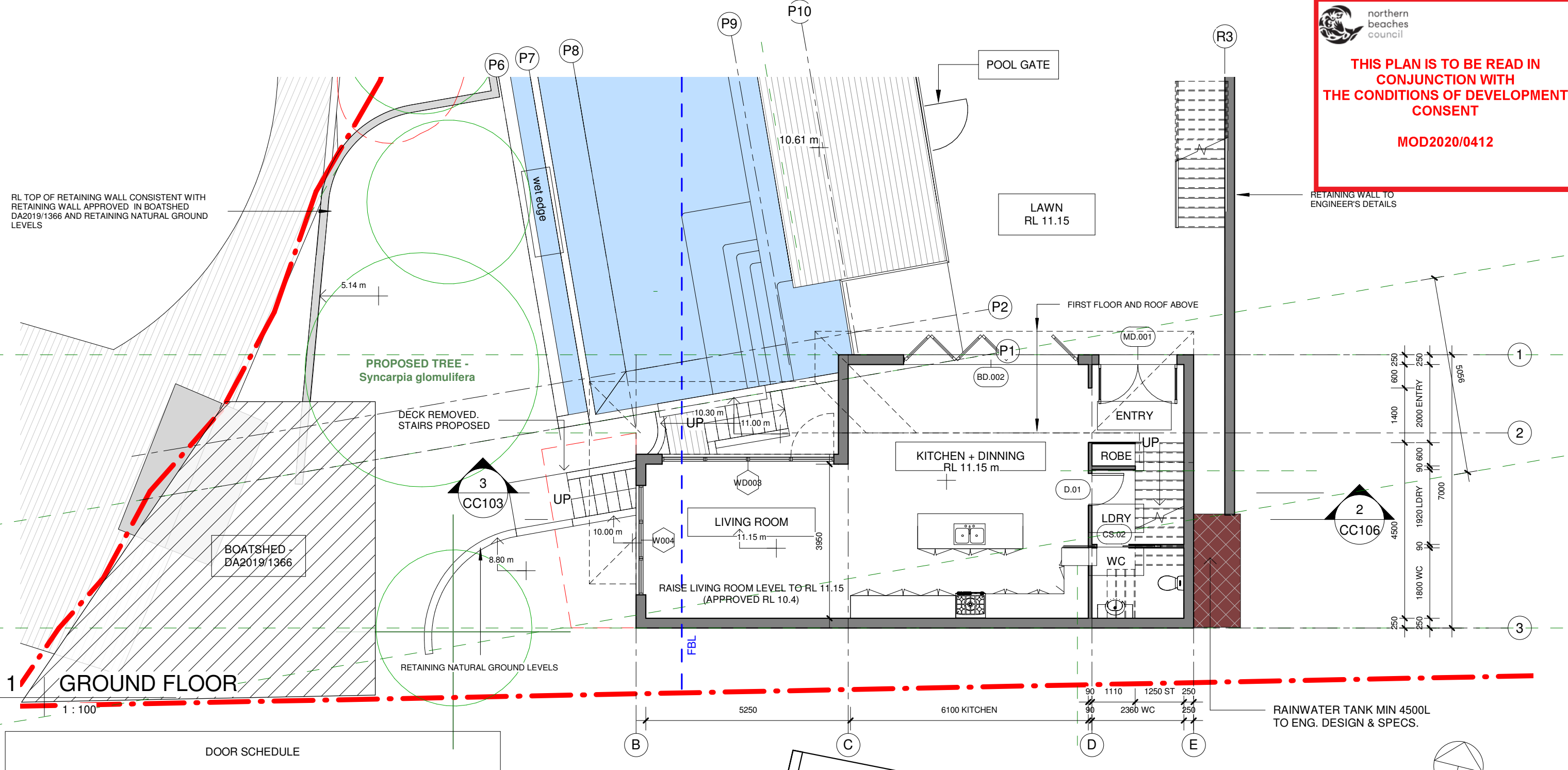
SCALE A3: 1 : 100



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THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2020/0412

RL TOP OF RETAINING WALL CONSISTENT WITH  
RETAINING WALL APPROVED IN BOATSHED  
DA2019/1366 AND RETAINING NATURAL GROUND  
LEVELS



DOOR SCHEDULE

Mark	Width	Height	Head Height	Comments
BD.002	4478	2400	2400	Bifold - North
CS.02	820	2040	2040	
D.01	820	2200	2200	
D.03	820	2040	2040	
D.04	820	2200	2200	
D.05	820	2040	2040	
MD.001	2000	2150	2150	
R.01	1524	2032	2032	
R.02	1524	2032	2032	

WINDOW SCHEDULE

Type Mark	Opening Size		Head Height	Count	Comments
	Width	Height			
W004	2800	2400	2400	1	
W.101	1000	600	2400	1	North
W.102	2700	600	2400	1	North
W.103	3200	600	2400	2	North
W.105	1200	1200	2100	1	West
W.106	2500	600	2000	1	South
WD003	4400	2400	2400	1	

NOTES:

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ALL CONSTRUCTION TO BE CONSTRUCTED TO BAL 12.5 UNDER SECTION 5 OF AS3959-2009

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PROJECT TITLE: NEW BUILD & POOL

PROJECT NO.: PAL.2018016

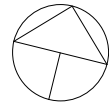
AT: 967 BARRENJOEY RD  
PALM BEACH

FOR: SMJ INVESTMENTS PTY LTD

SHEET TITLE: GROUND FLOOR PLAN

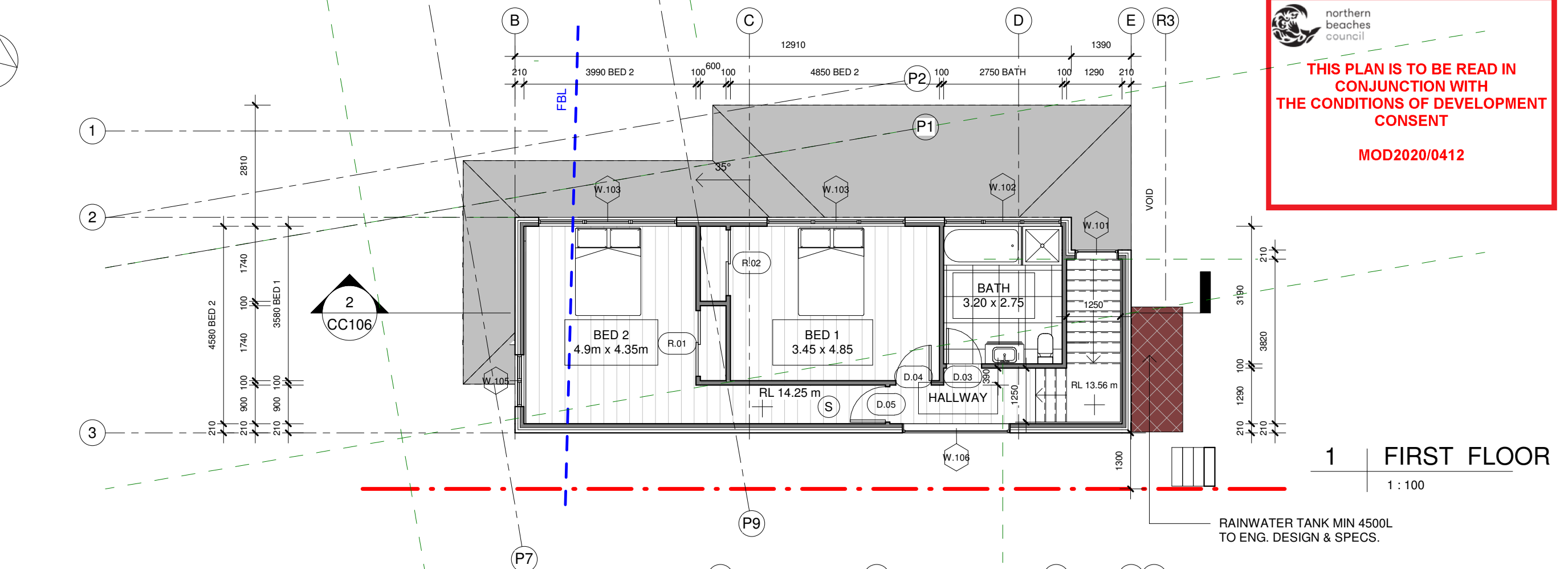
SHEET NO: CC105

SCALE A3: 1 : 100



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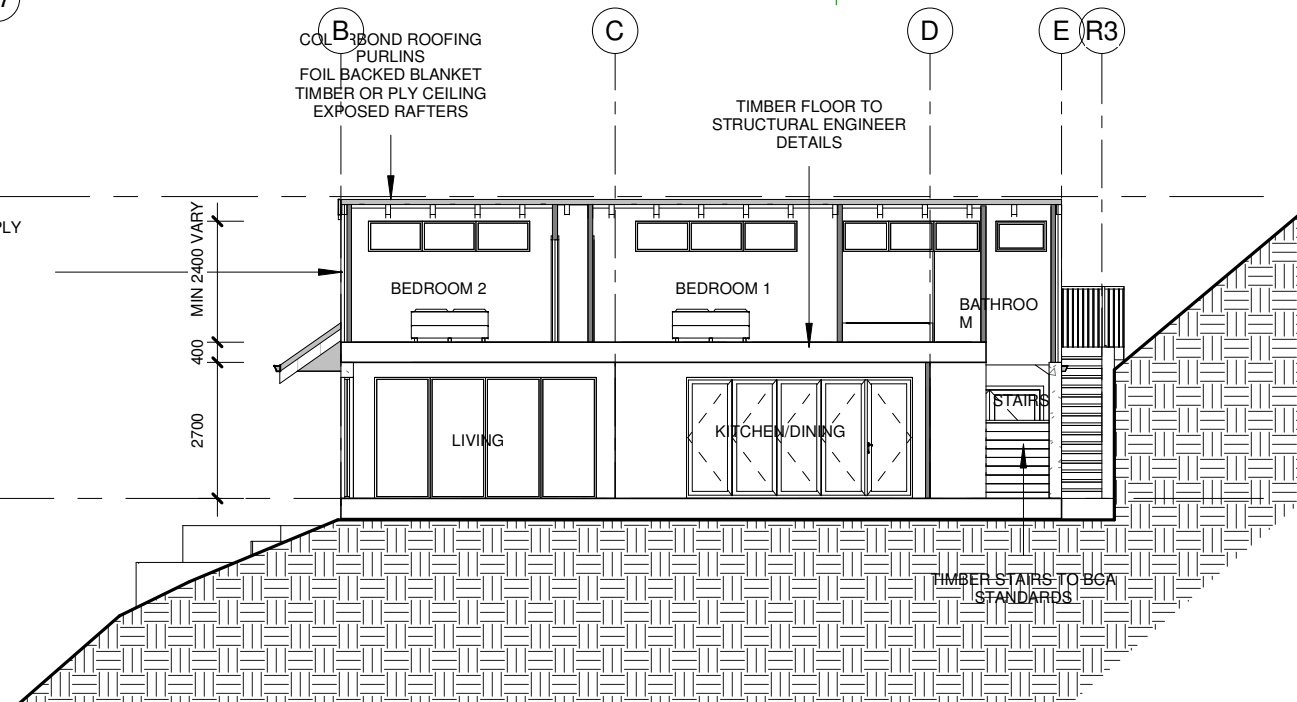
**MOD2020/0412**



ROOF  
17.13 m

KITCHEN/LIVING  
11.15 m  
POOL WATER LEVEL  
10.61 m

SELECTED CLADDING TO COMPLY  
WITH BAL12.5 RATING  
SARKING MEMBRANE  
TIMBER STUD WALLS  
INSULATION R2.0  
PLASTERBOARD 10mm



ALL THE STRUCTURAL  
ELEMENTS INCLUDING:  
- FOUNDATIONS,  
- RETAINING WALLS,  
- MASONRY WALLS (IF ANY)  
- SUB-FLOORS  
- RAFTERS  
MUST BE DESIGN AND  
SPECIFIED BY THE  
STRUCTURAL ENGINEER

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**PROJECT TITLE:** NEW BUILD & POOL

**PROJECT NO.:** PAL.2018016

**AT:** 967 BARRENJOEY RD  
PALM BEACH

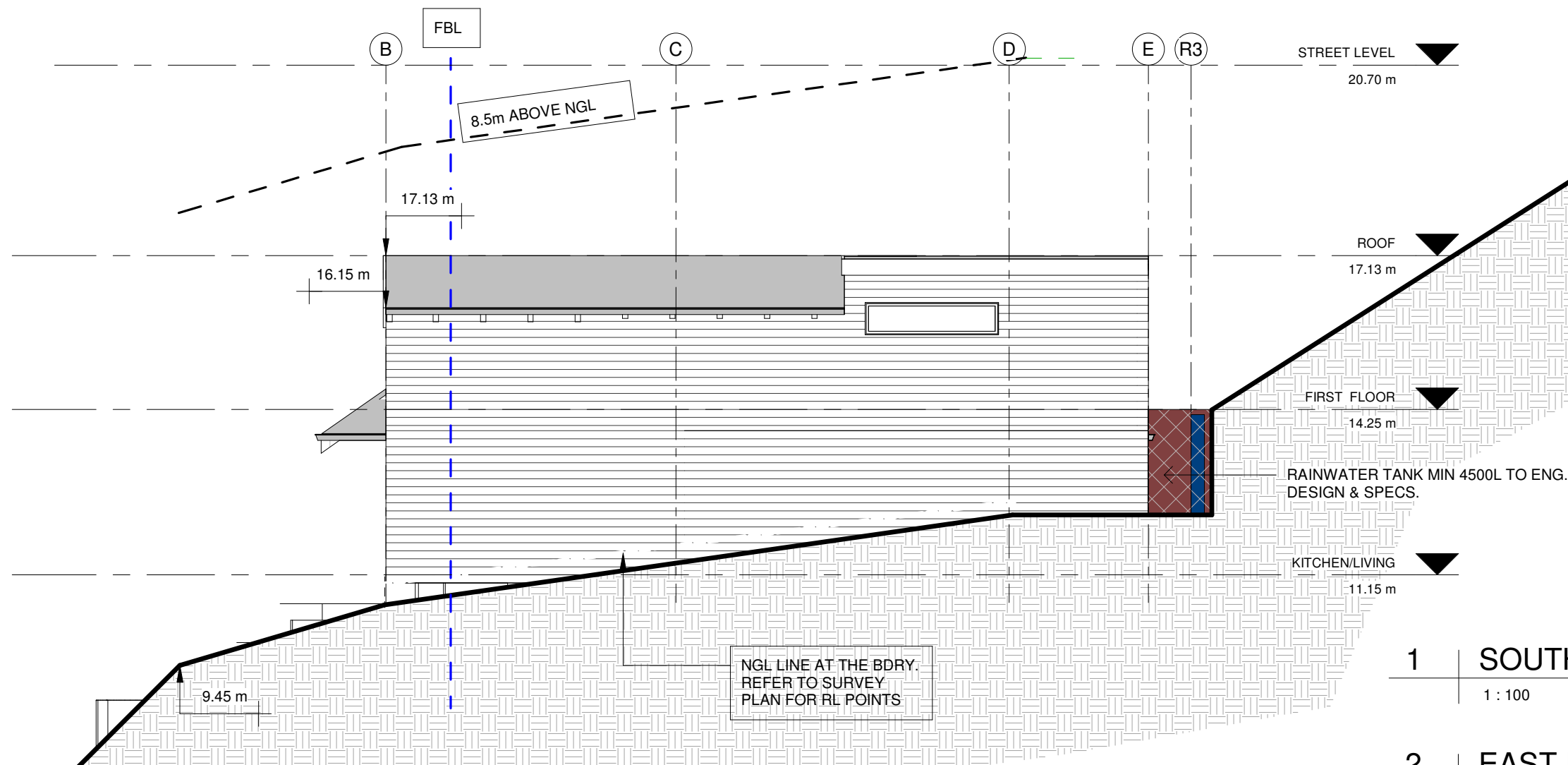
**FOR:** SMJ INVESTMENTS PTY LTD

**SHEET TITLE:** FIRST FLOOR & SECTION A

**SHEET NO:** CC106

**SCALE A3:** As indicated





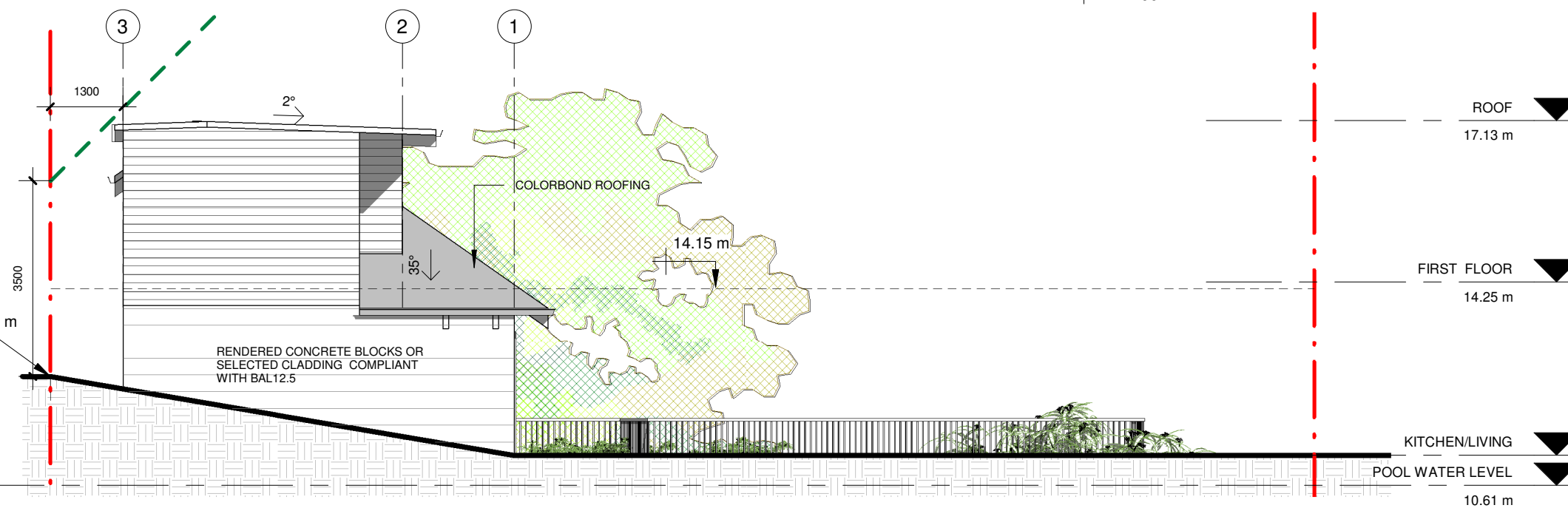
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	21.08.2020	SECTION 4.55 - POOL & RET. WALLS	KM	



northern  
beaches  
council

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MOD2020/0412

RIDGE LOT 45 965

22.22 m

STREET LEVEL

20.70 m

EXISTING PARKING

18.30 m

ROOF

17.13 m

FIRST FLOOR

14.25 m

KITCHEN/LIVING

11.15 m

POOL WATER LEVEL

10.61 m

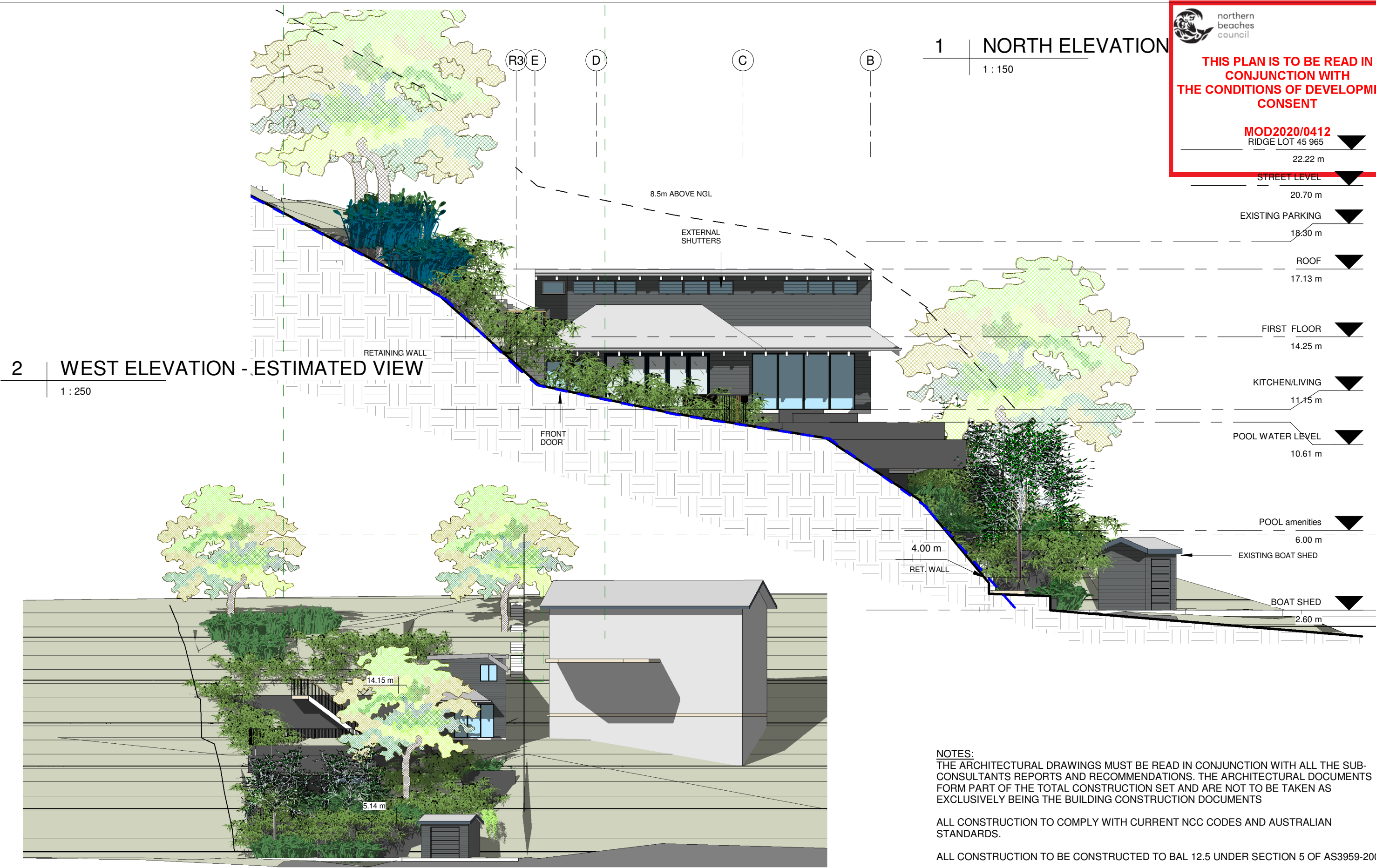
POOL amenities

6.00 m

EXISTING BOAT SHED

2.60 m

BOAT SHED



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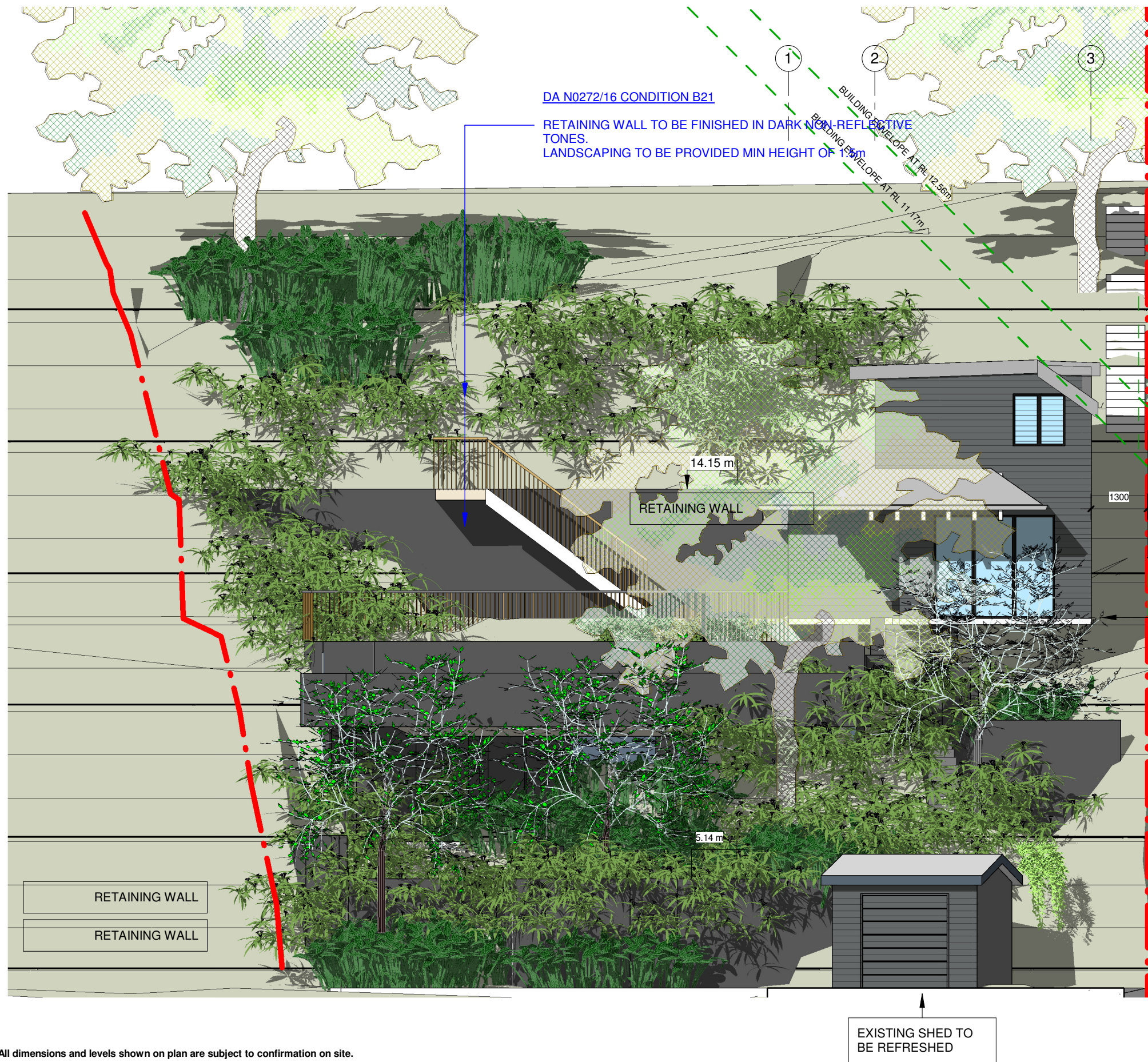
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PROJECT TITLE:	NEW BUILD & POOL
PROJECT NO.:	PAL.2018016
AT:	967 BARRENJOEY RD PALM BEACH
FOR:	SMJ INVESTMENTS PTY LTD

SHEET TITLE:	NORTH & WEST ELAVATIONS
SHEET NO:	CC108
SCALE A3:	As indicated





 **northern  
beaches  
council**

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CONSENT**

**MOD2020/0412**

**1 | WEST ELEVATION**  
1 : 100

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PROJECT TITLE:	NEW BUILD & POOL
PROJECT NO.:	PAL.2018016
AT:	967 BARRENJOEY RD PALM BEACH
FOR:	SMJ INVESTMENTS PTY LTD

SHEET TITLE:	WEST ELEVATION
SHEET NO:	CC109
SCALE A3:	1 : 100