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967 BARRENJOEY ROAD, PALM BEACH



PITTWATER ESTIMATED VIEW - APPROVED DA



PITTWATER ESTIMATED VIEW - PROPOSED SECTION 96

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

RETAINING WALL:

1. VERIFY ALL REQUIRED RETAINING WALLS ON SITE AFTER SITE PREPARATION AND DETERMINE EXACT LOCATION.
RETAINING WALLS AS PER CLAUSES 3.29(5) & (6) MUST BE DESIGNED & CERTIFIED BY STRUCTURAL ENGINEER.

BASIX REQUIREMENTS:

- 1.INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION MUST BE PLANTED THROUGHOUT 532m² OF THE SITE
2. RAINWATER TANK MUST BE MIN 4500 L & INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES
3. RAINWATER TANK MUST COLLECT RAIN RUNOFF FROM AT LEAST 152m² OF THE ROOF AREA
4. RAINWATER TANK MUST BE CONNECTED TO AT LEAST 1 OUTDOOR TAP IN THE DEVELOPMENT, ALL TOILETS IN THE DEVELOPMENT, THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT
5. ALL SHOWERHEADS MIN RAITING OF 3 STARS
6. EVERY TOILET FLUSHING SYSTEM MIN RAITING OF 5 STARS
7. KITCHEN TAPS MIN RAITING OF 5 STARS
8. BAISIN TAPS MIN RAITING OF 6 STARS
9. THE SWIMMING POOL MUST NOT HAVE A VOLUME GRATER THAN 100kL, MUST HAVE POOL COVER AND BE OUTDOORS
10. EXTERNAL WALL INSULATION TO BE MIN R1.5
11. CEILING AND ROOF INSULATION TO BE R1.5
12. INSULATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.12.1.1 OF THE BUILDING CODE OF AUSTRALIA
13. HOT WATER SYSTEM MUST BE SOLAR (ELECTRIC BOOSTED) WITH A PERFORMANCE OF 31 TO 35 RECs OR BETTER
14. VENTILATION IN AT LEAST 1 BATHROOM , INDIVIDUAL FAN DUCTED TO FACADE OR ROOF IN KITCHEN, LAUNDRY - NATURAL VANTILATION ONLY

WINDOWS:

ALL WINDOWS TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA

BALUSTRADE:

INSTALL LOAD BEARING TOP RAIL TO GLASS BALUSTRADES

THESE DOCUMENTS MUST BE READ IN CONJUNCTION WITH ALL THE SUB CONSULTANTS REPORTS AND RECOMMENDATIONS. THE ARCHITECTURAL DOCUMENTS FORM PART OF THE TOTAL CONSTRUCTION SET AND ARE NOT TO BE TAKEN AS EXCLUSIVELY BEING THE BUILDING CONSTRUCTION DOCUMENTS

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	05.04.2018	prel. - Sec. 96	MW	
	08.06.2018	prel. 2 - SECTION 96	MW	
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BUILDING DESIGNS

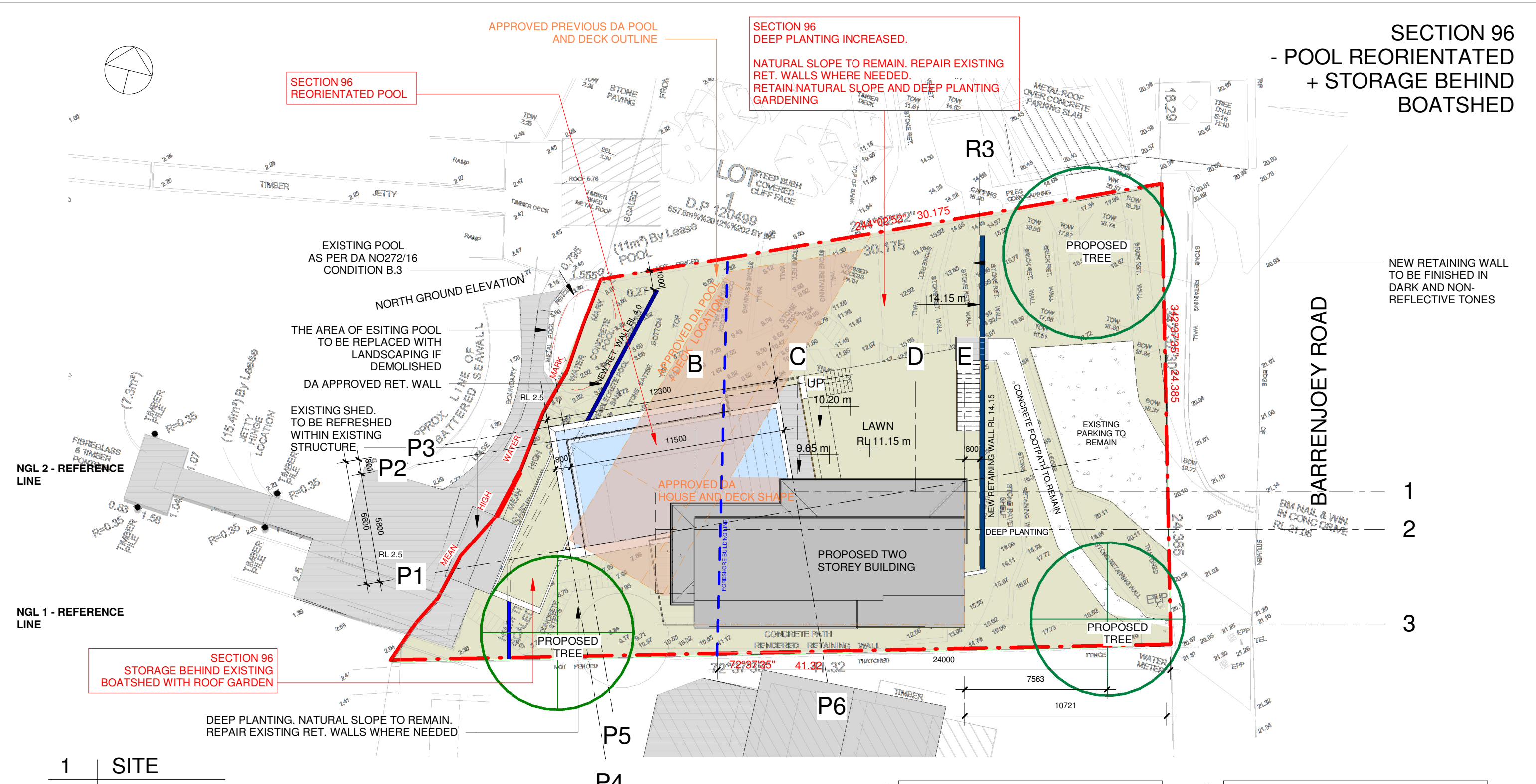
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PROJECT TITLE:	KNOCK DOWN AND REBUILD
PROJECT NO.:	
AT:	967 BARRENJOEY RD PALM BEACH
FOR:	SMJ INVESTMENTS PTY LTD

SHEET TITLE:	NOTES
SHEET NO:	A-100
SCALE A3:	1 : 55



- SECTION 96 CHANGES:
- + POOL REORIENTATED AND MOVED AWAY FROM THE BOUNDRY
 - + IMPROVED VIEW FROM PITTSWATER - POOL IS LESS VISIBLE, MORE NATURAL DEEP PLANTING ALLOWED
 - + PROPOSED FLOOR AREA REDUCED BY 10m²
 - + PROPOSED DECKING AND BUILT UPON AREA REDUCED
 - + SOFT LANDSCAPING IMPROVED
 - + VISUAL DESIGN OF THE POOL IMPROVED
 - + REDUCED OVERHANG ROOF OVER DECK - REDUCED BULK

APPROVED DA

LOT 18 DP 28669 ZONE: E4	
Lot Area	727.1 m ²
Proposed Floor Area	160 m ²
Proposed Pool (m ² /m ³)	40 m ² / 100m ³
Proposed Patio + Pool Deck (m ²)	70 m ²
Total Build On Area (m ²)	195 m ²
Proposed Landscaped Area (m ² / %)	532 m ² / 73%

SECTION 96

LOT 18 DP 28669 ZONE: E4	
Lot Area	727.1 m ²
Proposed Floor Area	150 m ²
Proposed Pool (m ² /m ³)	64 m ² / 100m ³
Proposed Patio + Pool Deck (m ²)	22 m ²
Total Build On Area (m ²)	150 m ²
Proposed Landscaped Area (m ² / %)	577 m ² / 79%

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PROJECT NO.:

AT: 967 BARRENJOEY RD
PALM BEACH

FOR: SMJ INVESTMENTS PTY LTD

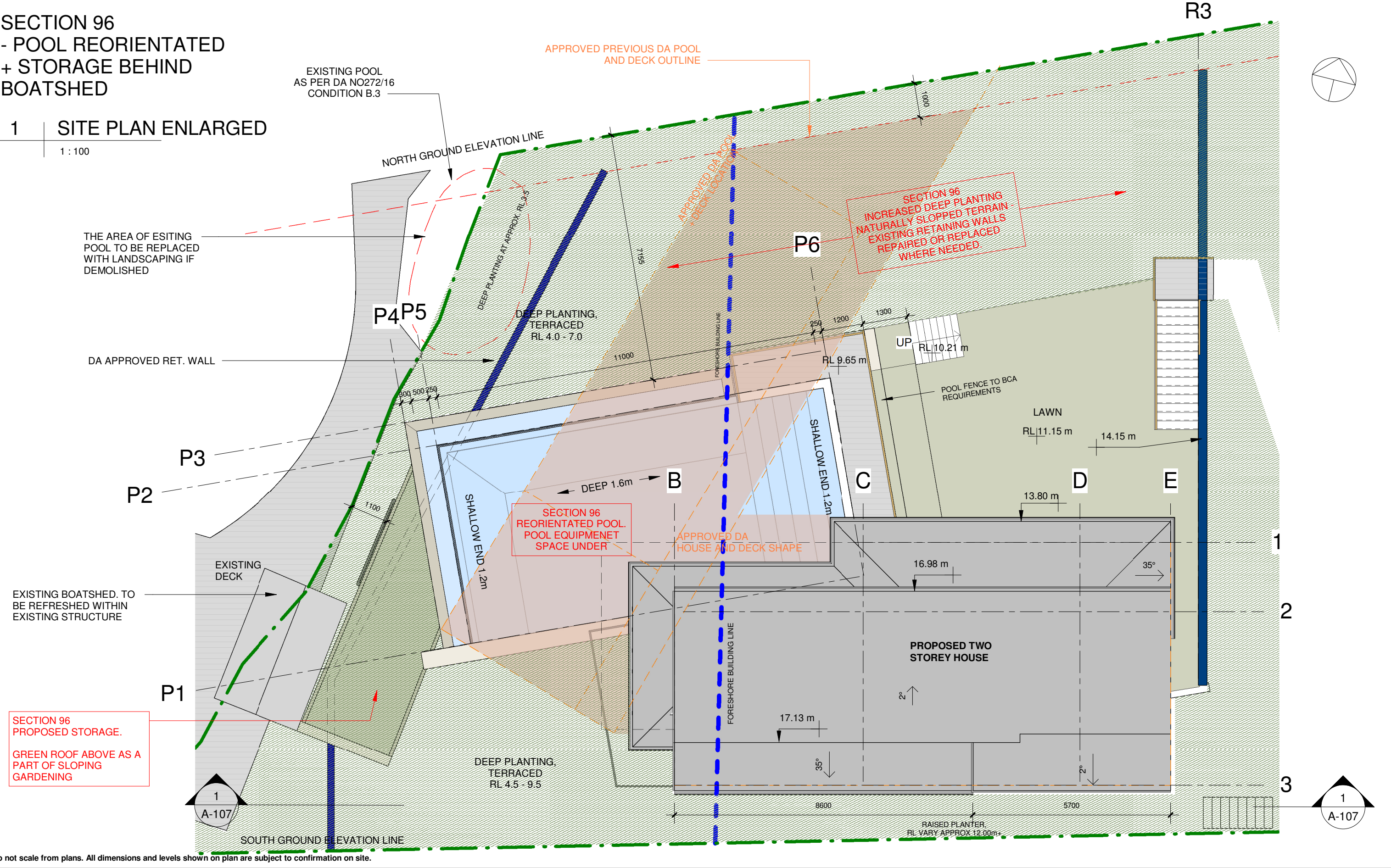
SHEET TITLE: SITE PLAN

SHEET NO: A-101

SCALE A3: As indicated

SECTION 96
- POOL REORIENTATED
+ STORAGE BEHIND
BOATSHED

1 SITE PLAN ENLARGED
1 : 100



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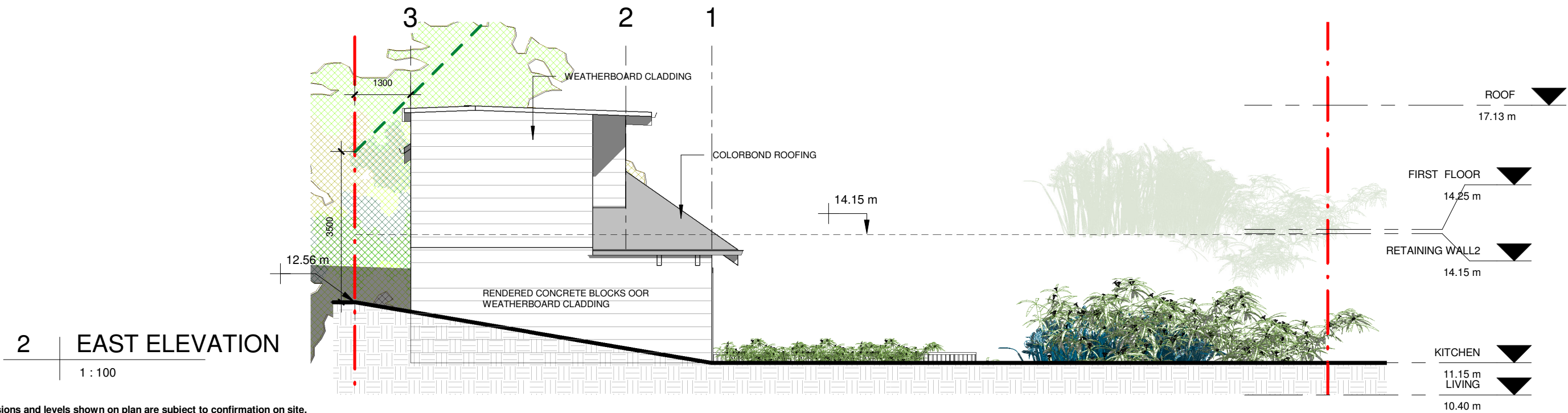
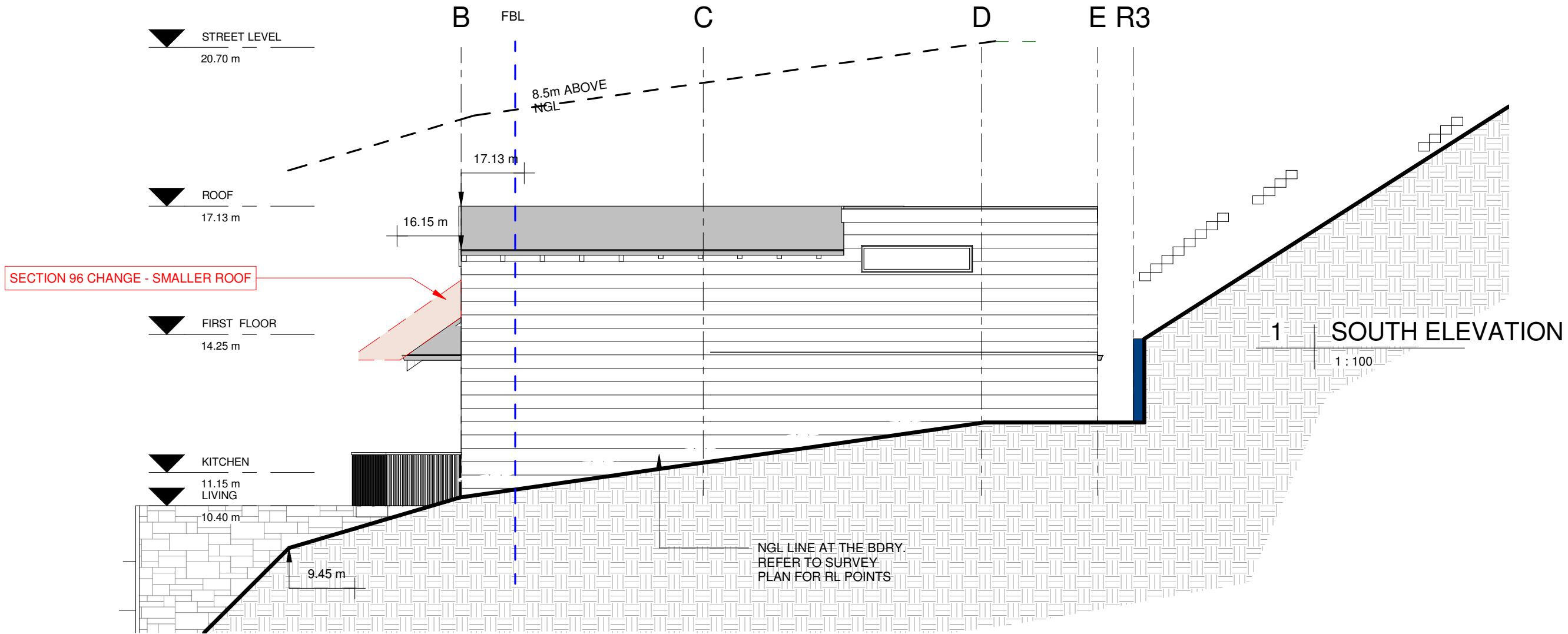
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SHEET TITLE:	SITE PLAN ENLARGED
SHEET NO:	A-101A
SCALE A3:	1 : 100



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AT:	967 BARRENJOEY RD PALM BEACH
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SHEET TITLE:	SOUTH & EAST ELEVATION
SHEET NO:	A-104
SCALE A3:	1 : 100



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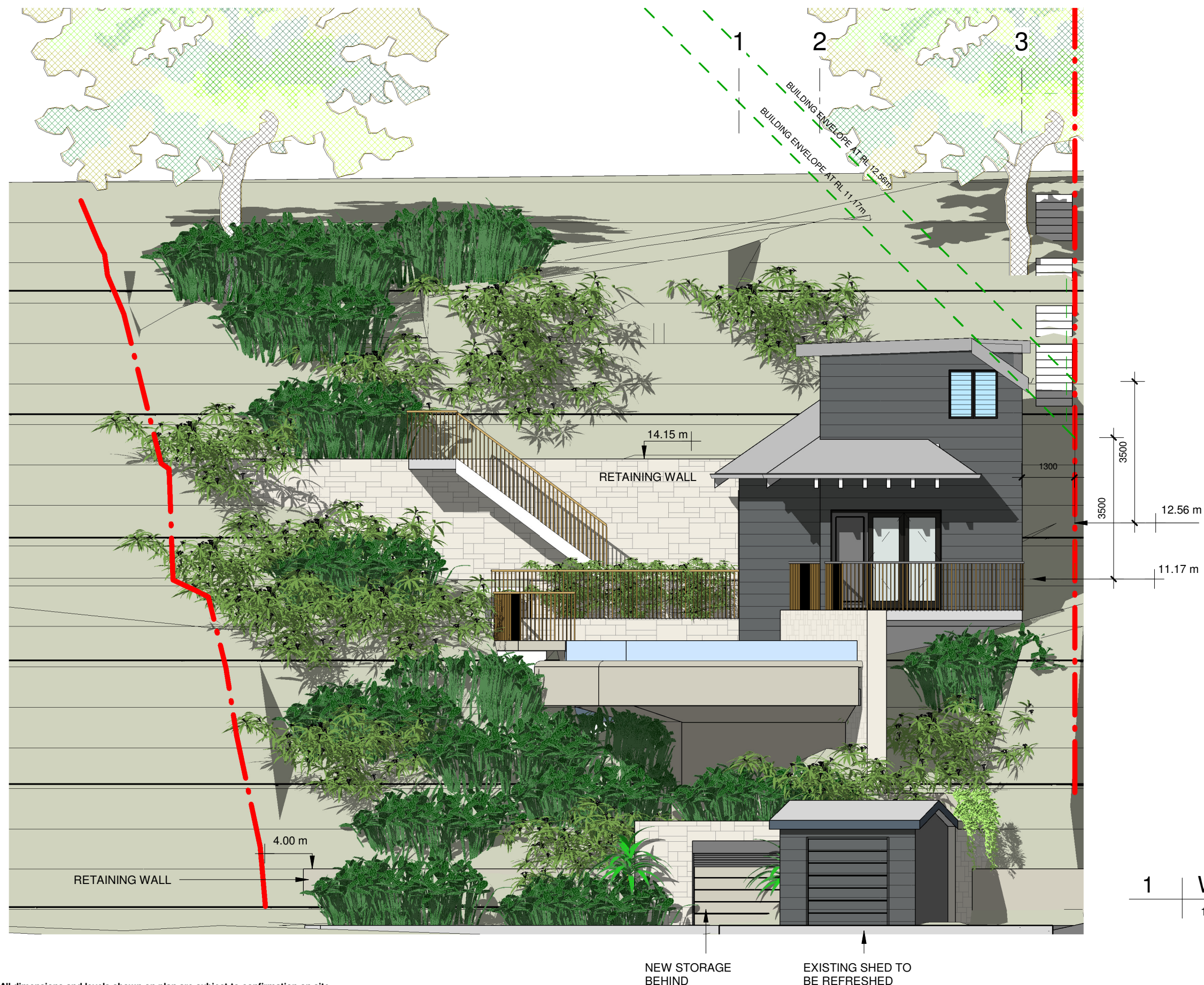
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AT:	967 BARRENJOEY RD PALM BEACH
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SHEET TITLE:	NORTH ELAVATION
SHEET NO:	A-105
SCALE A3:	As indicated



1 | WEST ELEVATION
1 : 100

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AT:	967 BARRENJOEY RD PALM BEACH
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SHEET TITLE:	WEST ELEVATION
SHEET NO:	A-106
SCALE A3:	1 : 100

1 | Section 1
1 : 100

▼ ROOF
17.13 m

▼ FIRST FLOOR
14.25 m

▼ LAWN
11.15 m

▼ LIVING
10.40 m

▼ POOL DECK
9.65 m

▼ POOL 1.2m
8.45 m

SECTION 96
PROPOSED STORAGE
WITH GREEN ROOF

▼ ret wall.
4.00 m

▼ BOAT SHED
2.60 m

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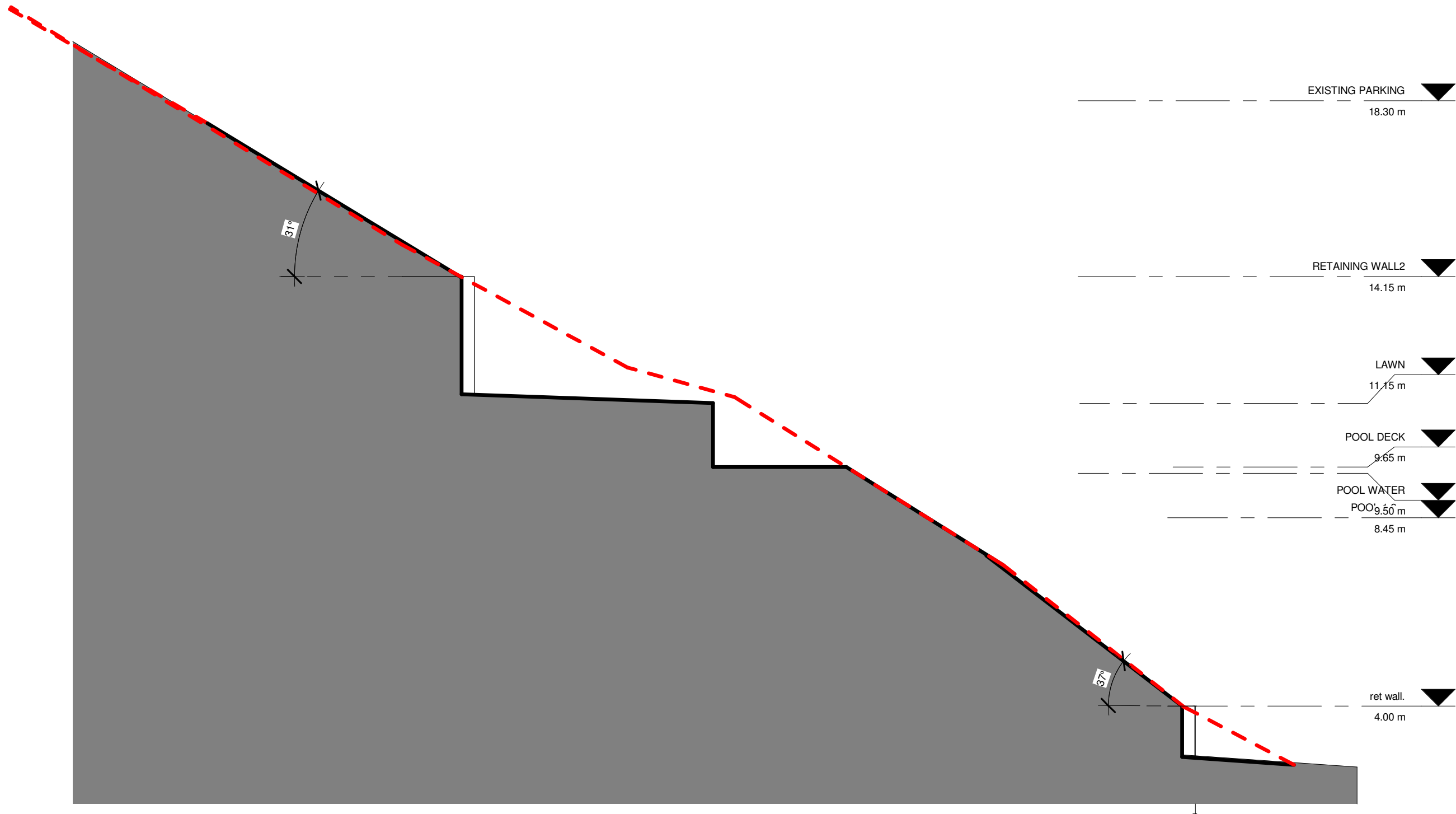
GROUND SECTION

SHEET NO:

A-107

SCALE A3:

1 : 100



1 NORTH GROUND SECTION
1 : 100

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SHEET TITLE:

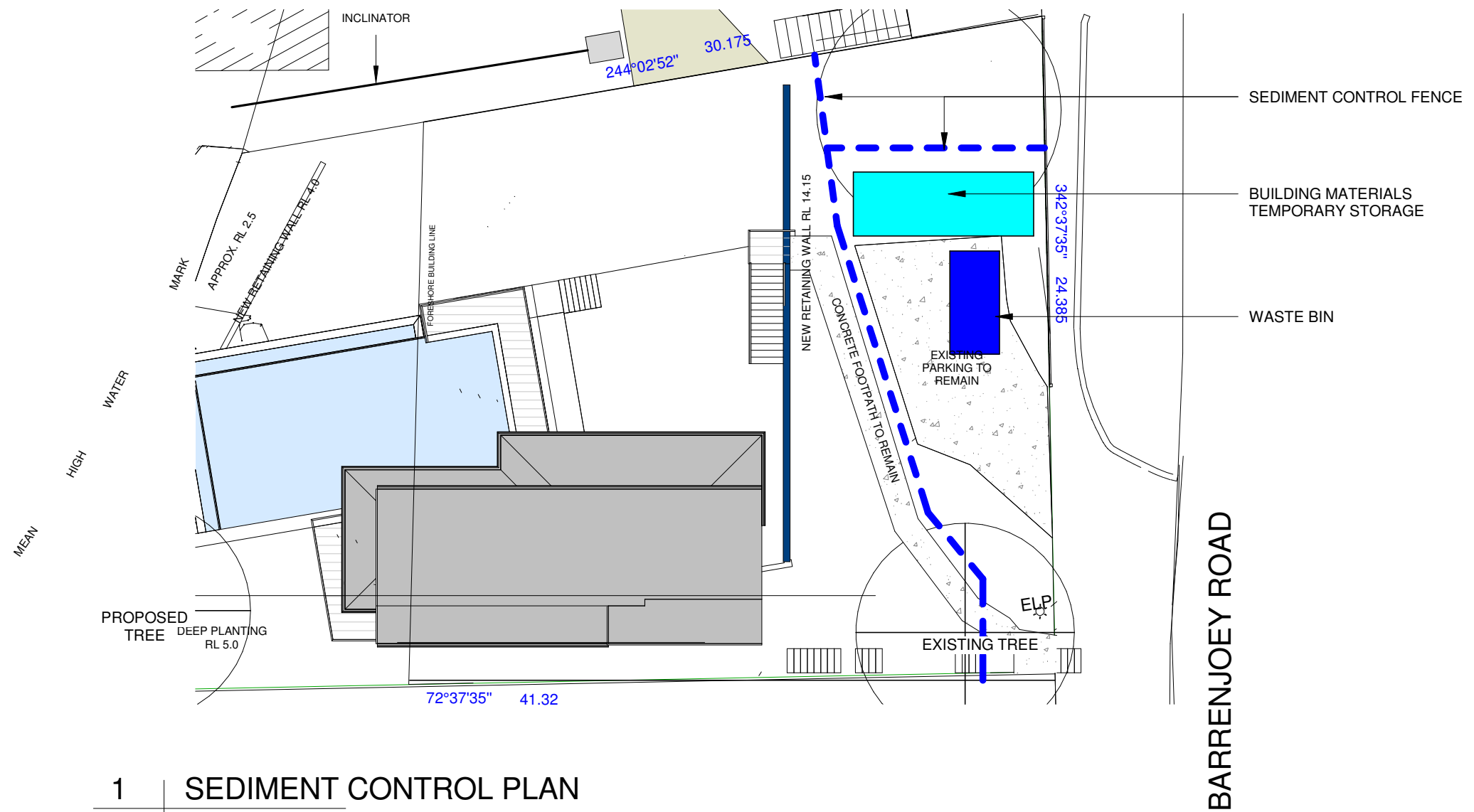
GROUND SECTION

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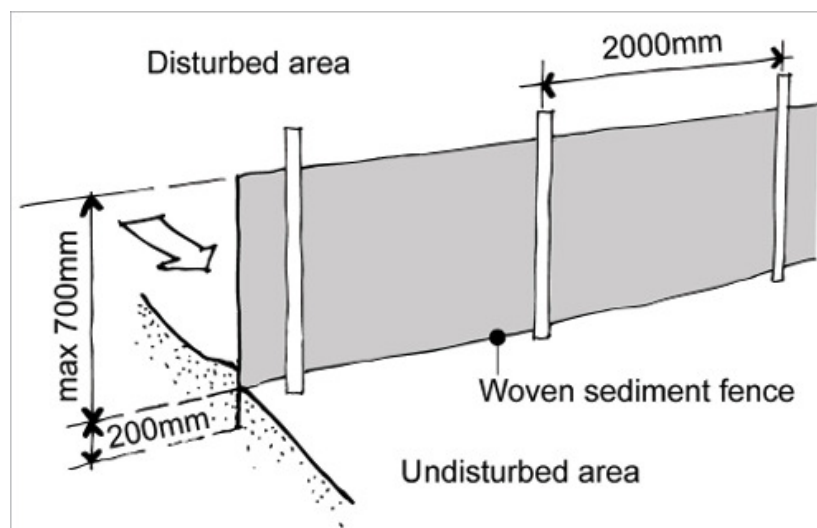
A-108

SCALE A3:

1 : 100



1 | SEDIMENT CONTROL PLAN
1 : 200



SEDIMENT CONTROL :

1. Install Sediment Barrier on North-West side of property
2. Connect downpipes to the stormwater system before lying the roof
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when Excavating
5. Wash Equipment in Designed area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

WASTE MANAGEMENT:

1. Store hard waste in a way which avoids material loss caused by wind or water
2. Avoid waste by ordering materials only in required quantities
3. Re-use roofing and order recycled roof tiles if possible.
4. Use recycled timber decking if possible.
4. Recycle packaging
5. Separate building waste products into separate litter traps if possible.

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