

COPY
• PLANS
• LANDSCAPE
• SURVEY

1 | 3D IMPRESSION 1



2 | 3D IMPRESSION 2

967 BARRENJOEY ROAD, PALM BEACH

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

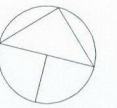
BALUSTRADE:

INSTALL LOAD BEARING TOP RAIL TO GLASS BALUSTRADES

00	COVER PAGE
A-100	NOTES
A-101	SITE PLAN
A-101A	SITE PLAN ENLARGED
A-102	GROUND FLOOR
A-103	FIRST FLOOR & SECTION A
A-104	SOUTH & EAST ELEVATION
A-105	NORTH ELAVATION
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A-111	SHADOW DIAGRAM
A-112	SHADOW DIAGRAM
A-113	SHADOW DIAGRAM
NN	NOTIFICATION PLAN

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

	DATE	PROJECT NO.	AMENDEMENT
	22/02/2016	DA012016SG	
NOTE	DO NOT SCALE OF DRAWINGS		
	ALL DIMENSIONS MUST BE VERIFIED ON SITE		
PROJECT	GIRDIS RESIDENCE KNOCK DOWN AND REBUILD		
	SMJ INVESTMENTS PTY LTD 967 BARRENJOEY RD PALM BEACH		
DRAWING TITLE	NOTES		
PROJECT CONSULTANTS	BLUE SKY BUILDING DESIGNS ARCHITECTURAL DRAFTING · 3D VISUALISATIONS PO Box 167 Newport NSW 2106 M 0414 310 171 E info@bsbd.com.au		
	SHEET A3	SCALE 1 : 55	ISSUE DA ISSUE
	DRAWING NO. A-100	DESIGN SG	DRAWN KM



APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

BARRENJOEY ROAD

NOTE

DATE	PROJECT NO.	AMENDMENT
22/02/2016	DA012016SG	REV P. 23.06.16

DO NOT SCALE OF DRAWINGS

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PROJECT
GIRDIS RESIDENCE
KNOCK DOWN AND REBUILD

SMJ INVESTMENTS PTY LTD
967 BARRENJOEY RD
PALM BEACH

DRAWING TITLE
SITE PLAN

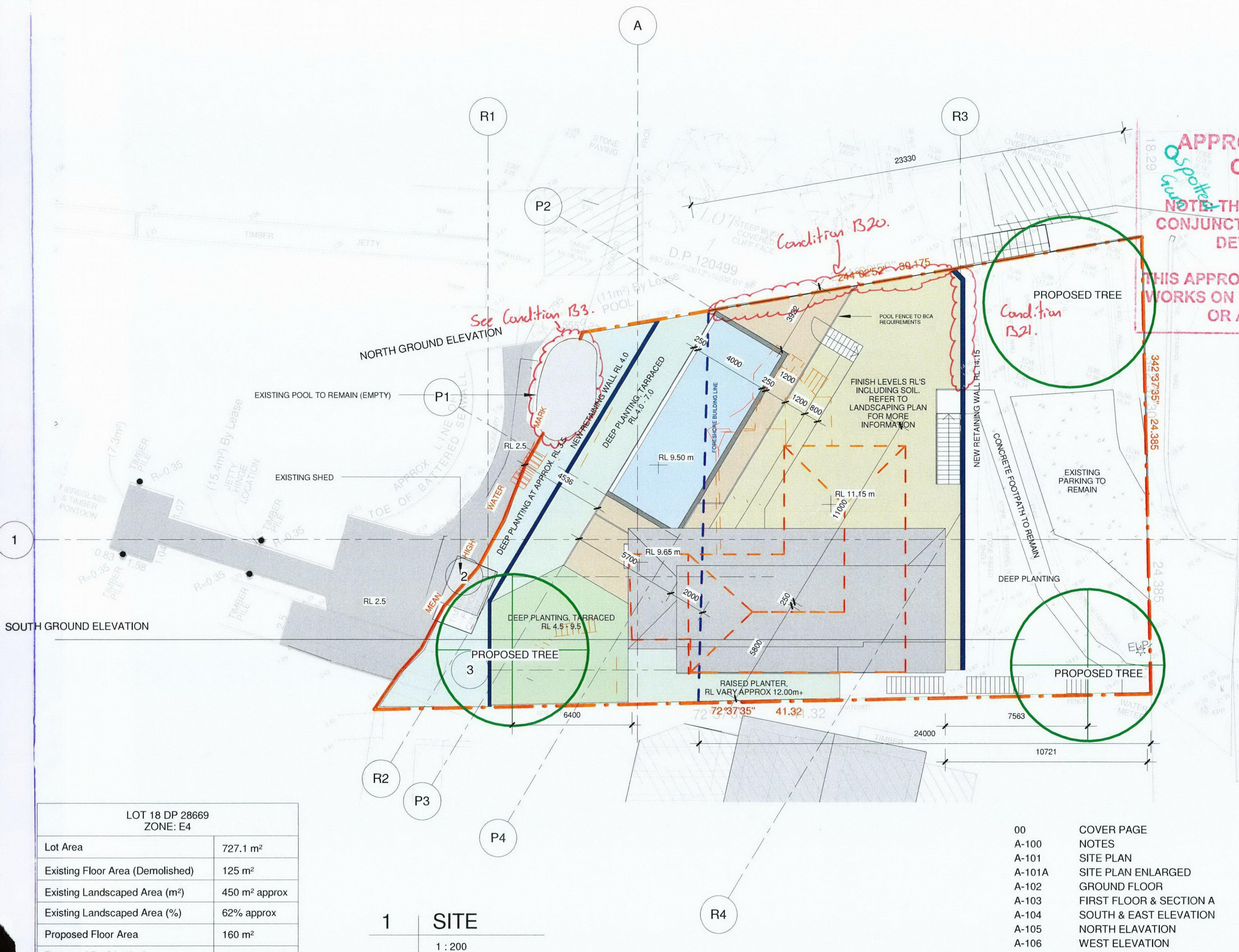
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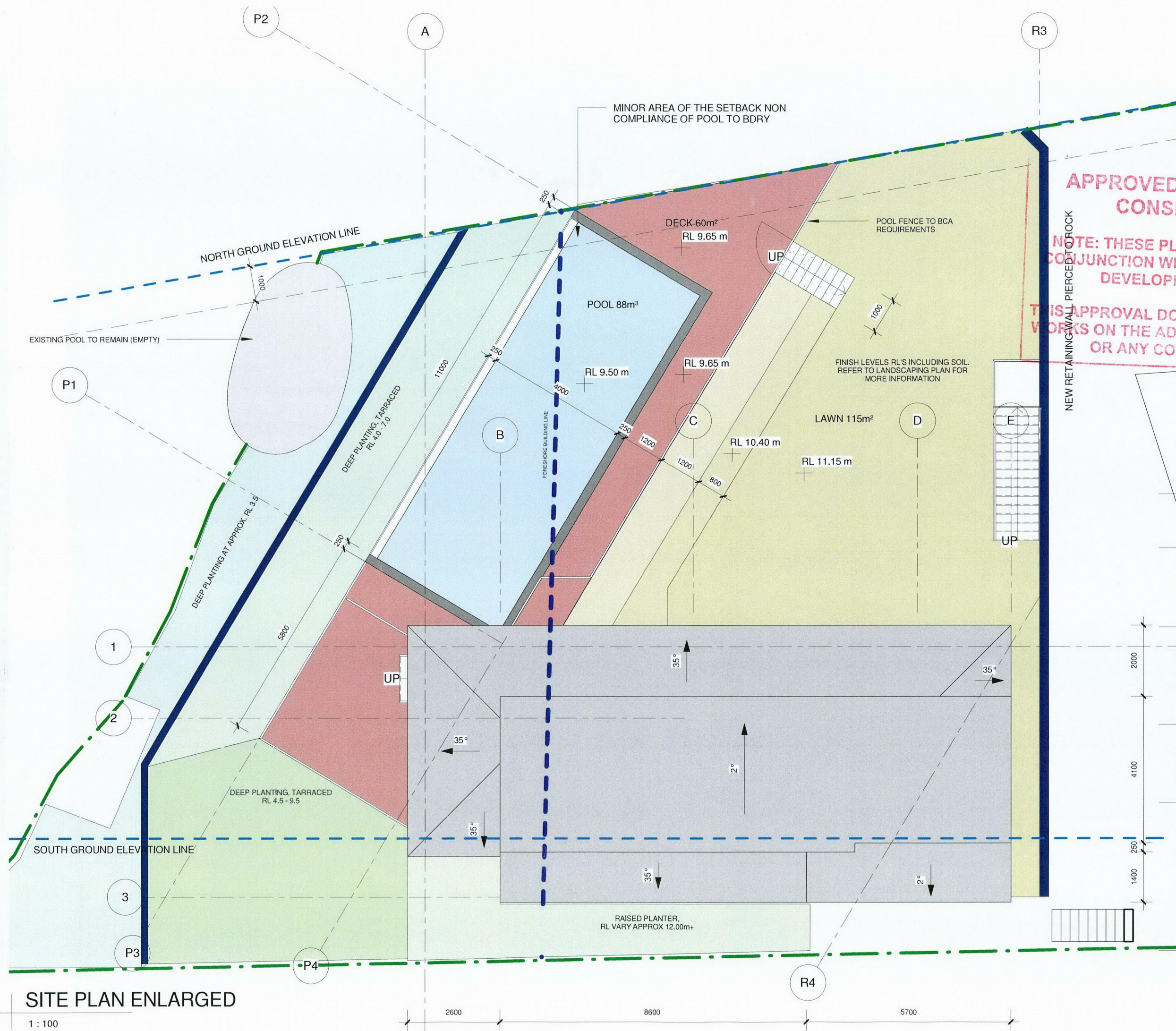
DRAWING NO.	DESIGN	DRAWN
A-101	SG	KM



1 SITE
1 : 200

00	COVER PAGE
A-100	NOTES
A-101	SITE PLAN
A-101A	SITE PLAN ENLARGED
A-102	GROUND FLOOR
A-103	FIRST FLOOR & SECTION A
A-104	SOUTH & EAST ELEVATION
A-105	NORTH ELAVATION
A-106	WEST ELEVATION
A-107	GROUND SECTION
A-108	GROUND SECTION
A-110	SEDIMENT CONTROL PLAN
A-111	SHADOW DIAGRAM
A-112	SHADOW DIAGRAM
A-113	SHADOW DIAGRAM
NN	NOTIFICATION PLAN

LOT 18 DP 28669 ZONE: E4	
Lot Area	727.1 m ²
Existing Floor Area (Demolished)	125 m ²
Existing Landscaped Area (m ²)	450 m ² approx
Existing Landscaped Area (%)	62% approx
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%



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PALM BEACH

DRAWING TITLE
SITE PLAN ENLARGED

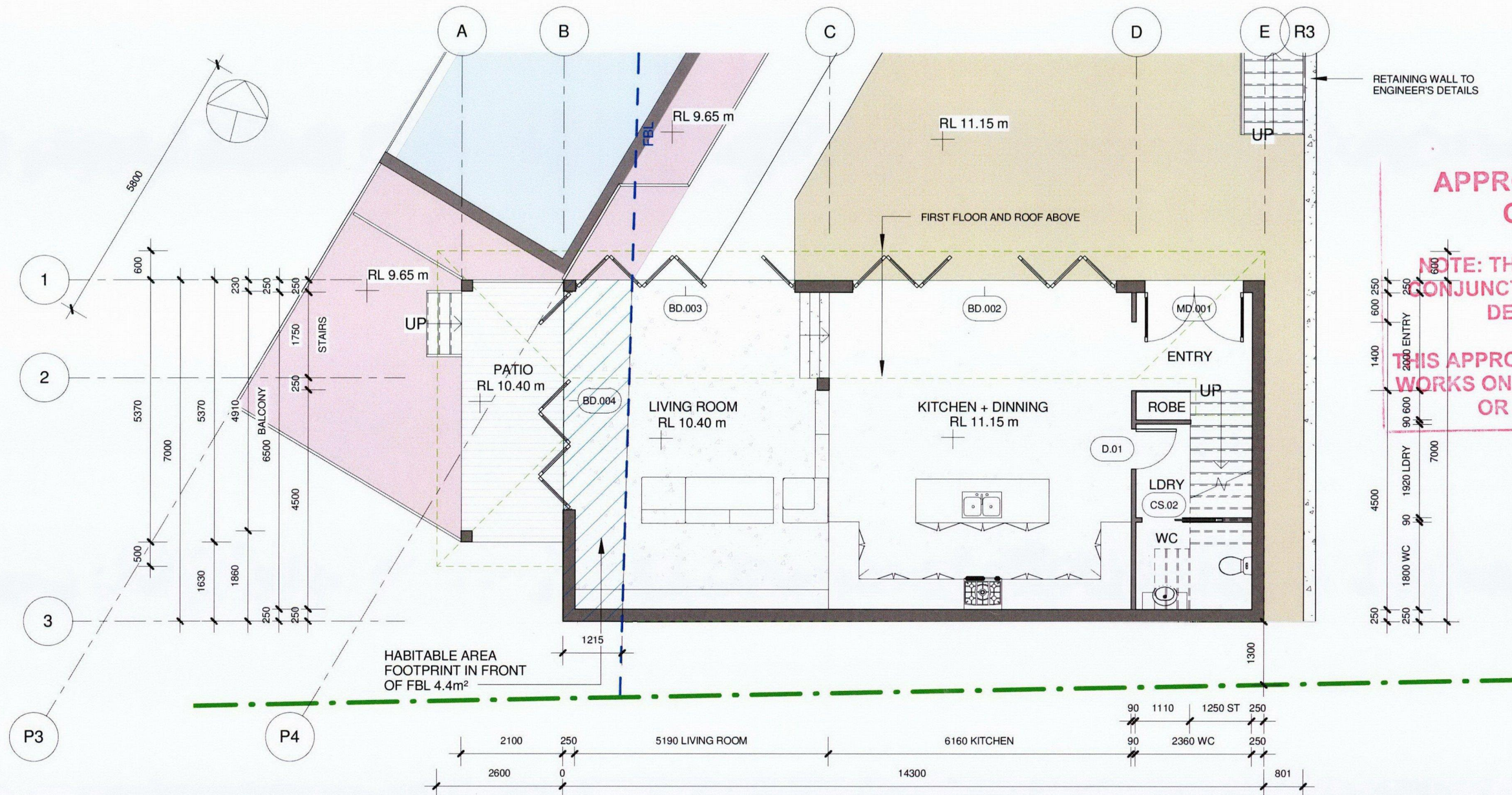
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1 SITE PLAN ENLARGED

1 : 100



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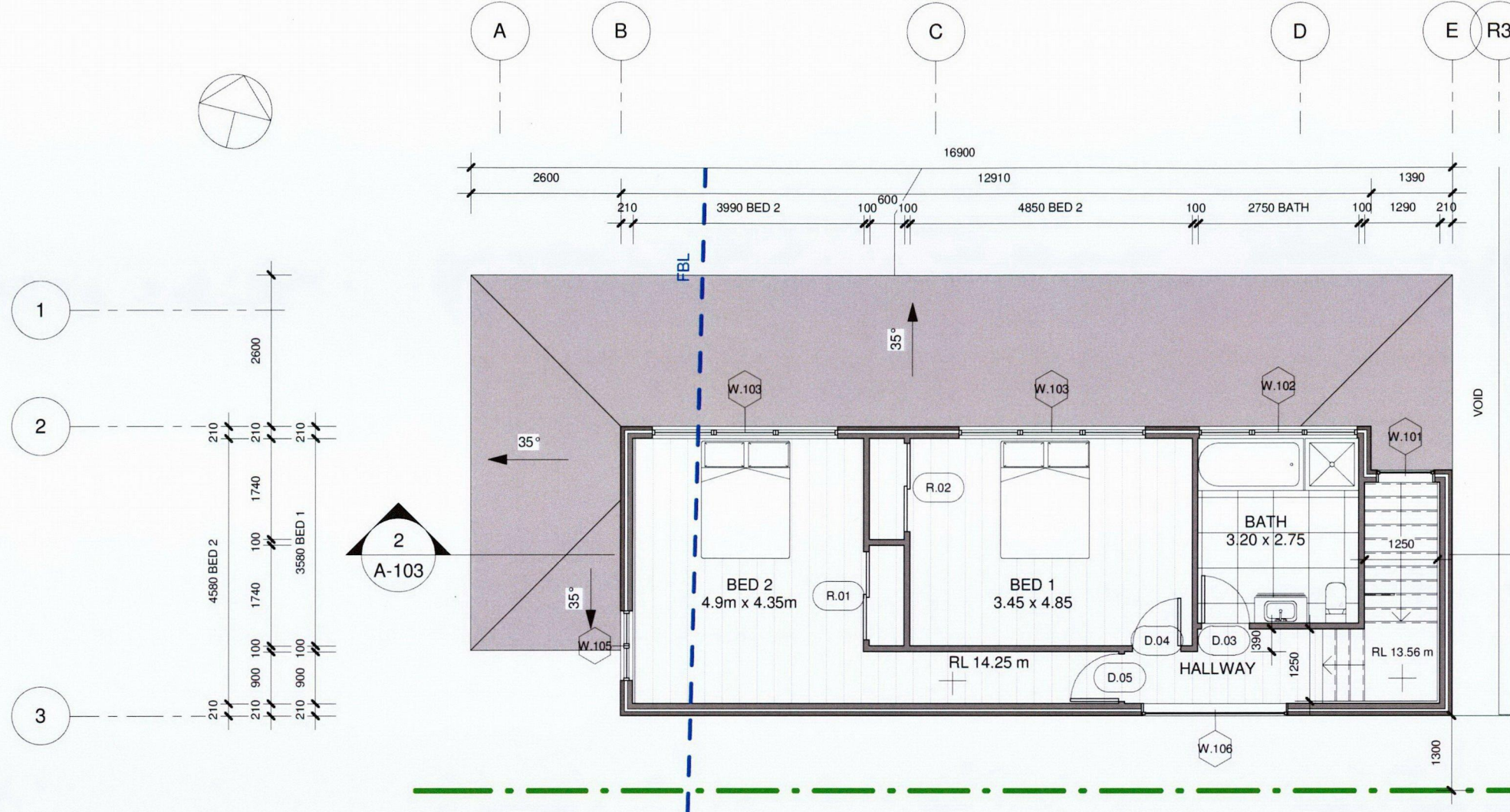
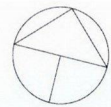
1 GROUND FLOOR

1 : 100

WINDOW SCHEDULE					
Type Mark	Opening Size		Head Height	Count	Comments
	Width	Height			
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

DOOR SCHEDULE				
Mark	Width	Height	Head Height	Comments
BD.002	5361	2200	2200	Bifold - North
BD.003	4478	2900	2900	Bifold - North
BD.004	4478	2900	2900	Bifold - West
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	

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	SMJ INVESTMENTS PTY LTD 967 BARRENJOEY RD PALM BEACH		
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ISSUE	DRAWING NO. A-102		
	DESIGN SG		
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1 FIRST FLOOR

1 : 100

STREET LEVEL
20.70 m

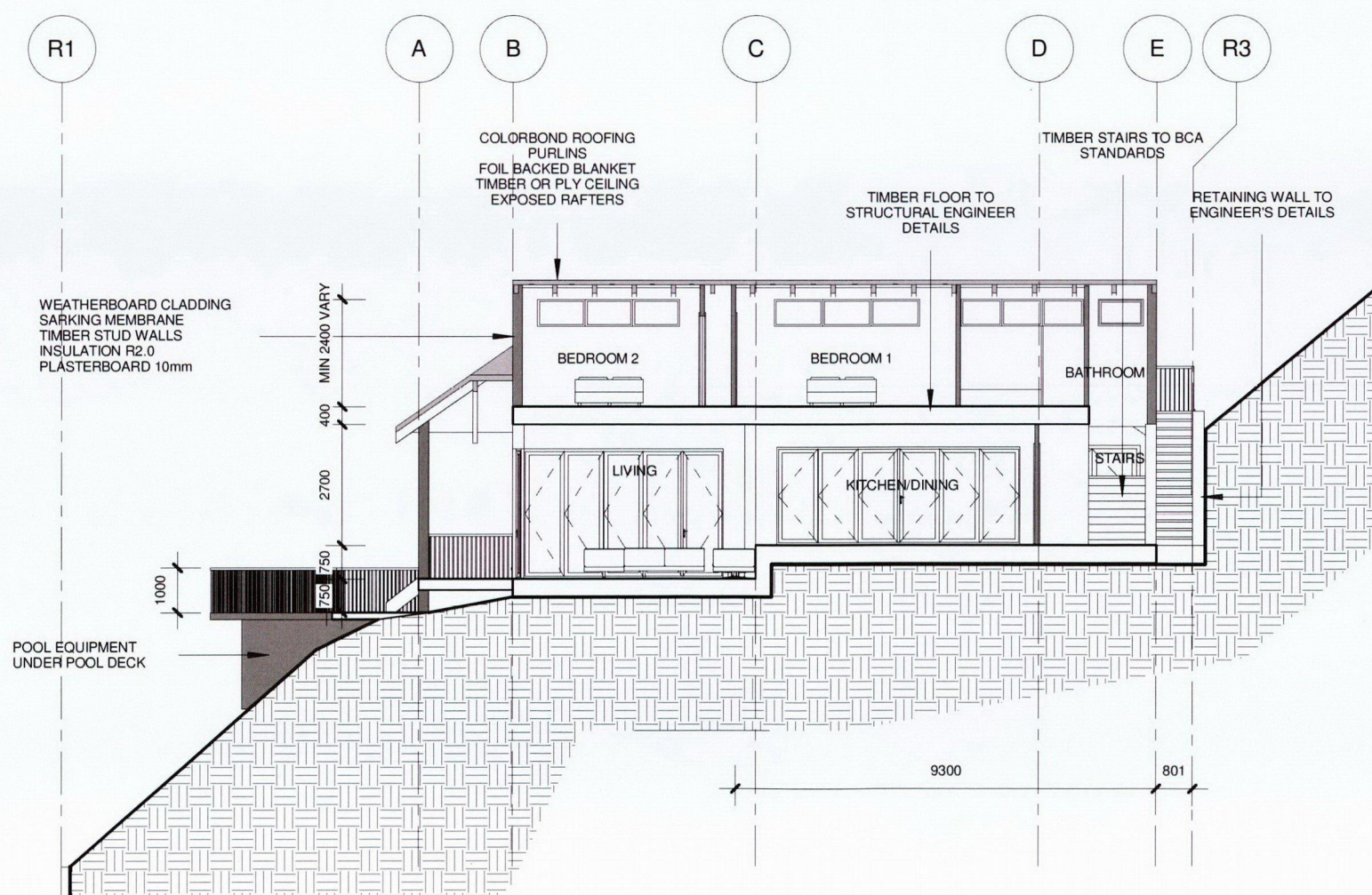
ROOF
17.13 m

KITCHEN
11.15 m

LIVING
10.40 m

POOL DECK
9.65 m
POOL
7.50 m

RETAINING WALL
4.00 m



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

2 SECTION A

1 : 150

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22/02/2016	DA012016SG	

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PROJECT
GIRDIS RESIDENCE
KNOCK DOWN AND REBUILD
SMJ INVESTMENTS PTY LTD
967 BARRENJOEY RD
PALM BEACH

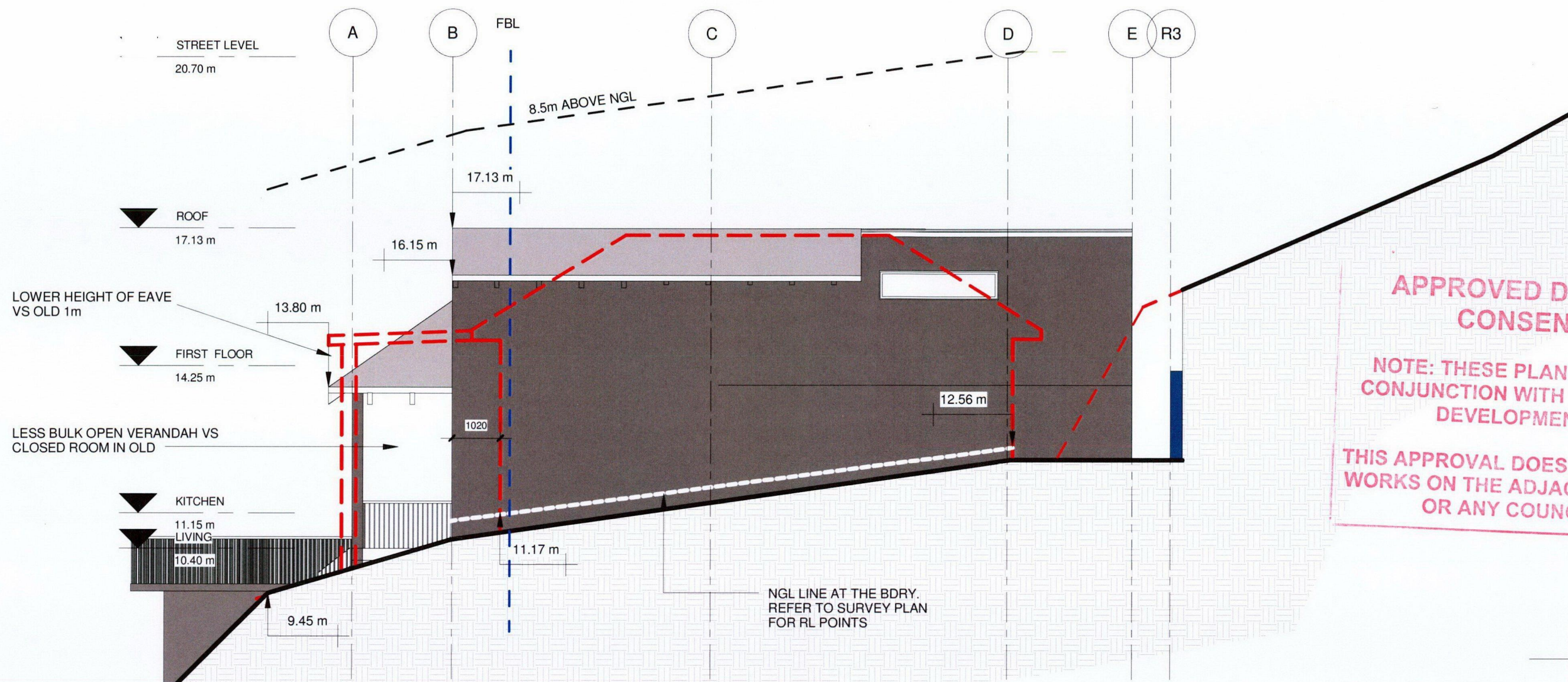
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FIRST FLOOR & SECTION A

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A-103	SG	KM

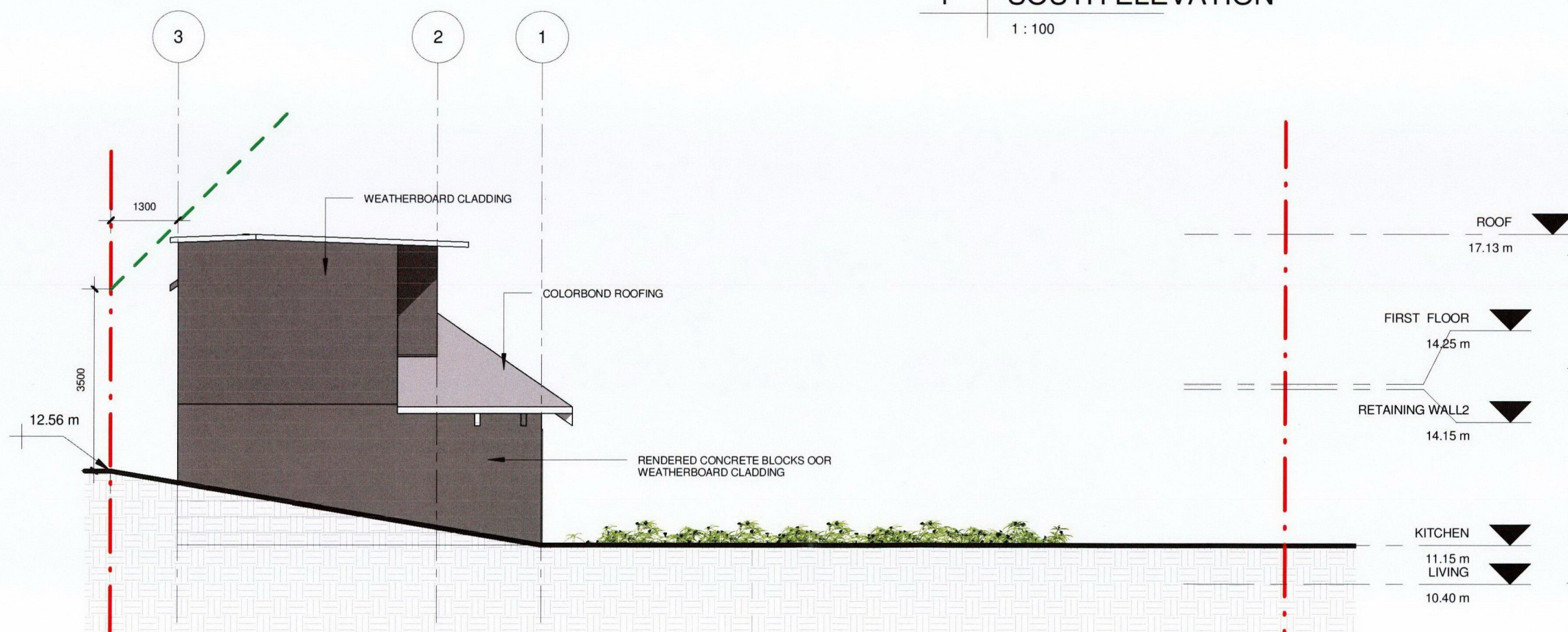


1 SOUTH ELEVATION

1 : 100

RIDGE LOT 45 965

22.22 m



2 EAST ELEVATION

1 : 100

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22/02/2016	DA012016SG	

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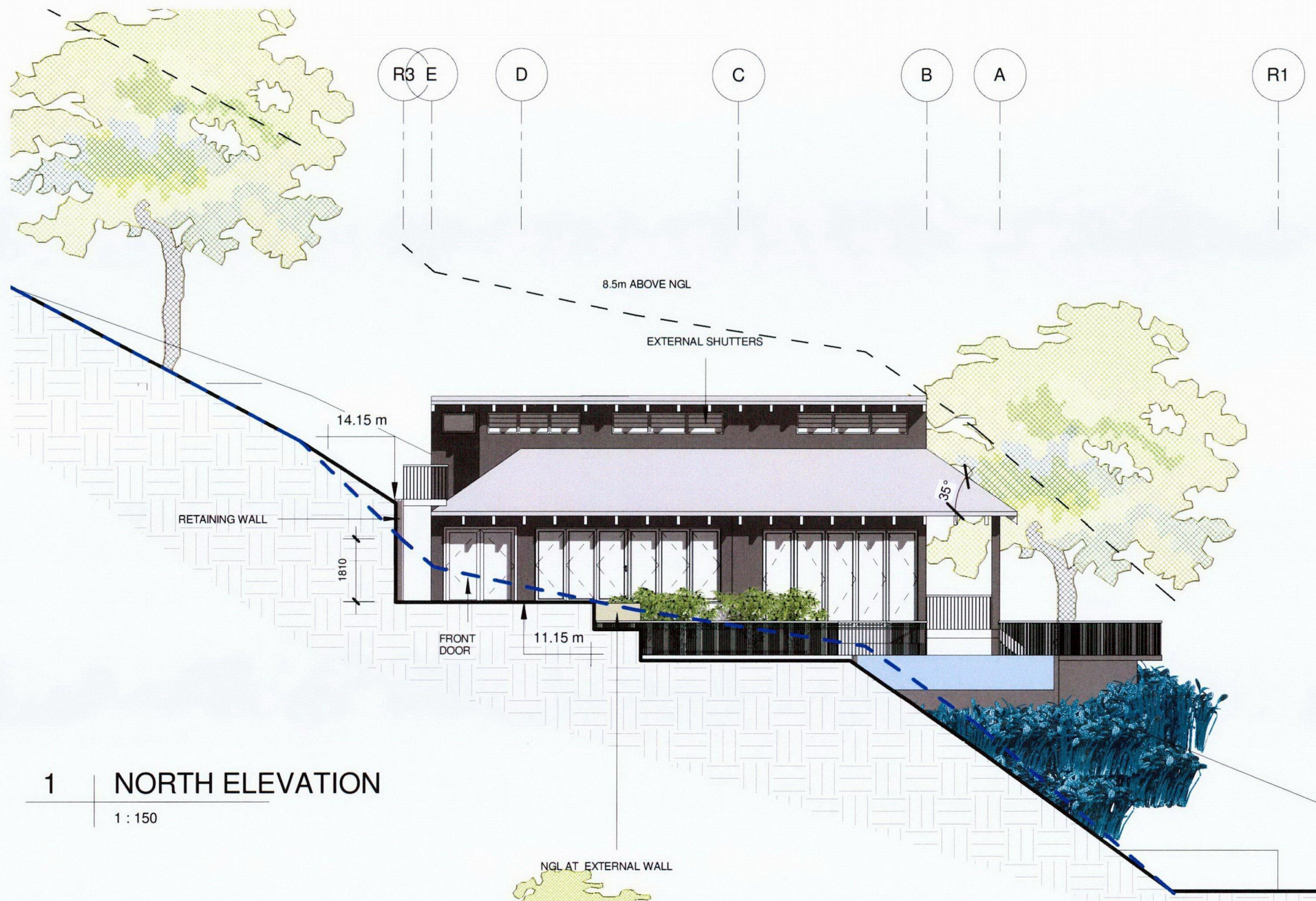
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SOUTH & EAST ELEVATION

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A-104	SG	KM



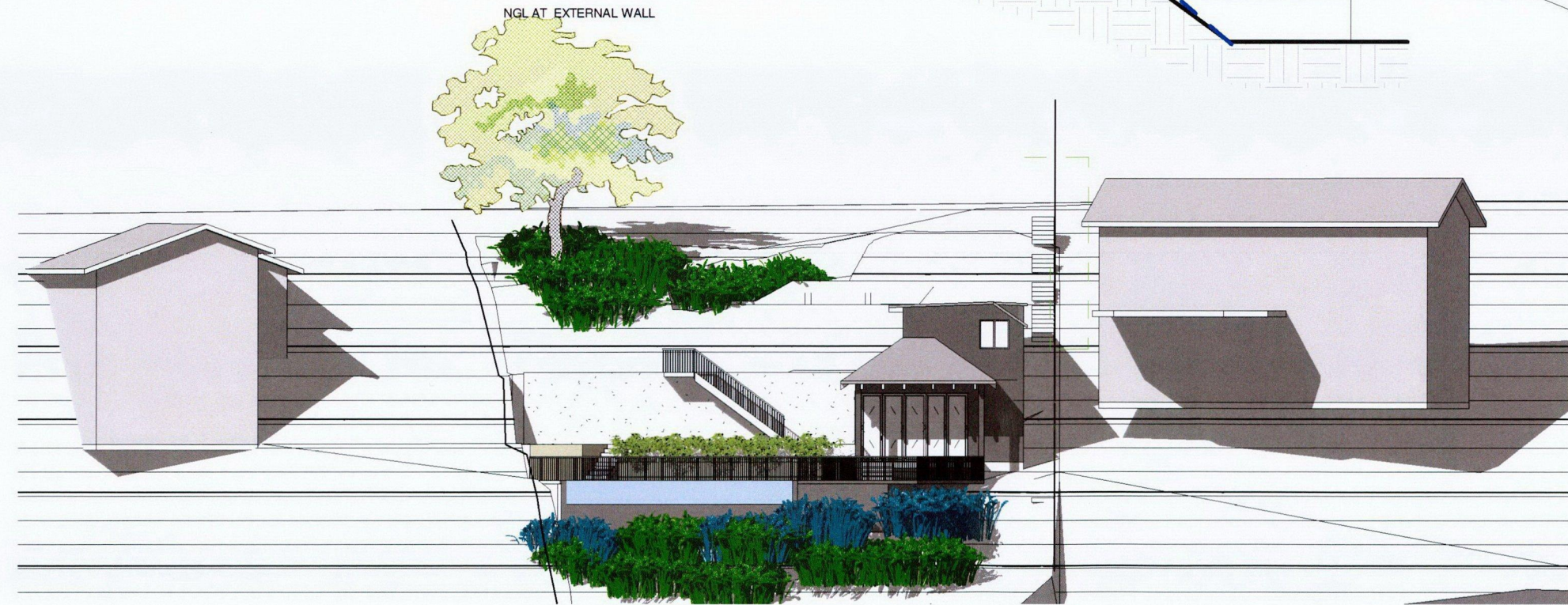
1 NORTH ELEVATION
1 : 150

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	11.15 m
LIVING	10.40 m
POOL DECK	9.65 m
POOL	7.50 m
RETAINING WALL	4.00 m

**APPROVED DEVELOPMENT
CONSENT PLANS**

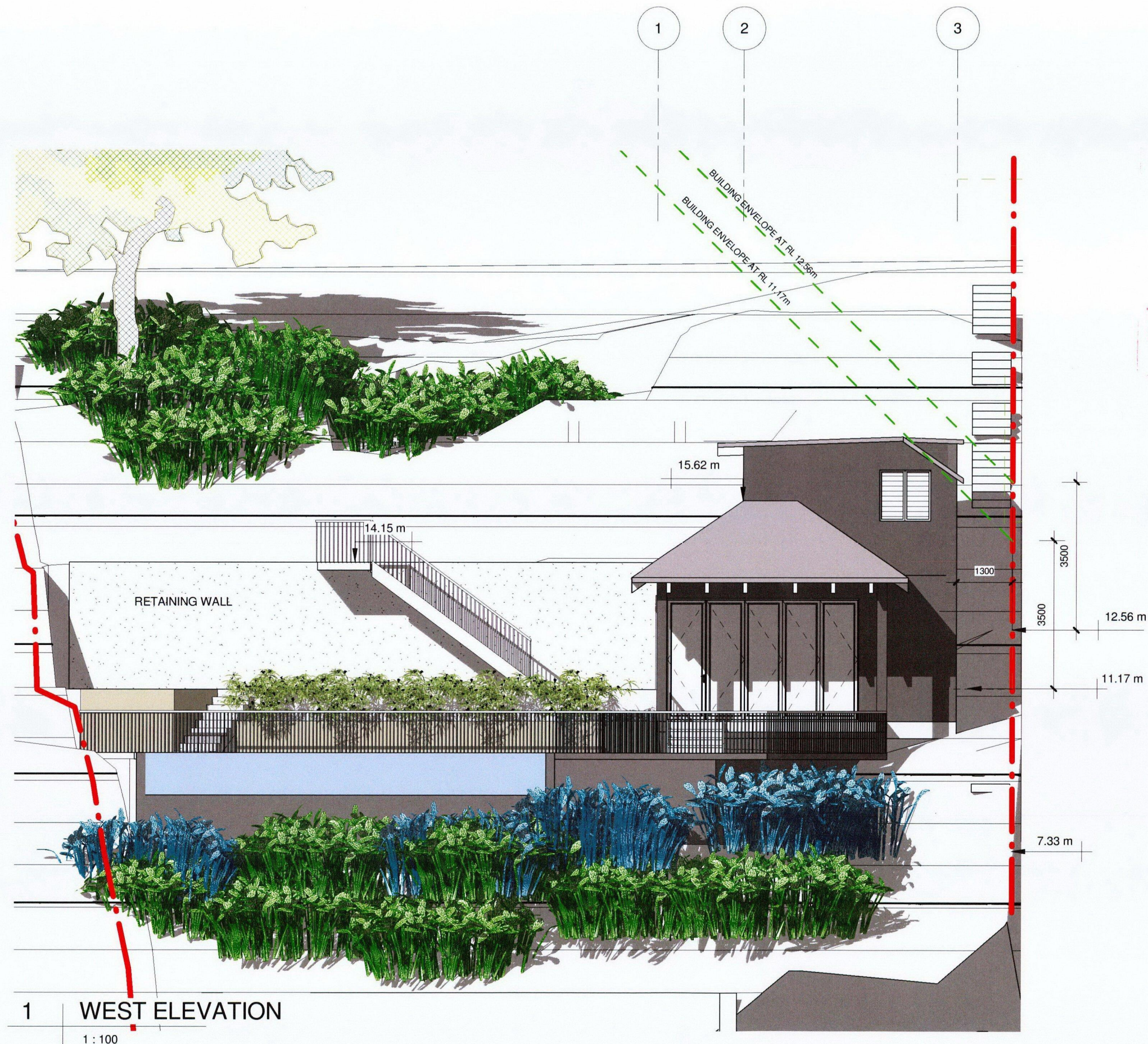
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2 WEST ELEVATION - ESTIMATED VIEW
1 : 250

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	SMJ INVESTMENTS PTY LTD 967 BARRENJOEY RD PALM BEACH		
PROJECT CONSULTANTS	NORTH ELAVATION		
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ISSUE	SCALE		
	As indicated		
DRAWING NO.	DA ISSUE		
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DESIGN	DRAWING NO.		
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DRAWN	DESIGN		
	SG		
KM	DRAWN		
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APPROVED DEVELOPMENT CONSENT PLANS

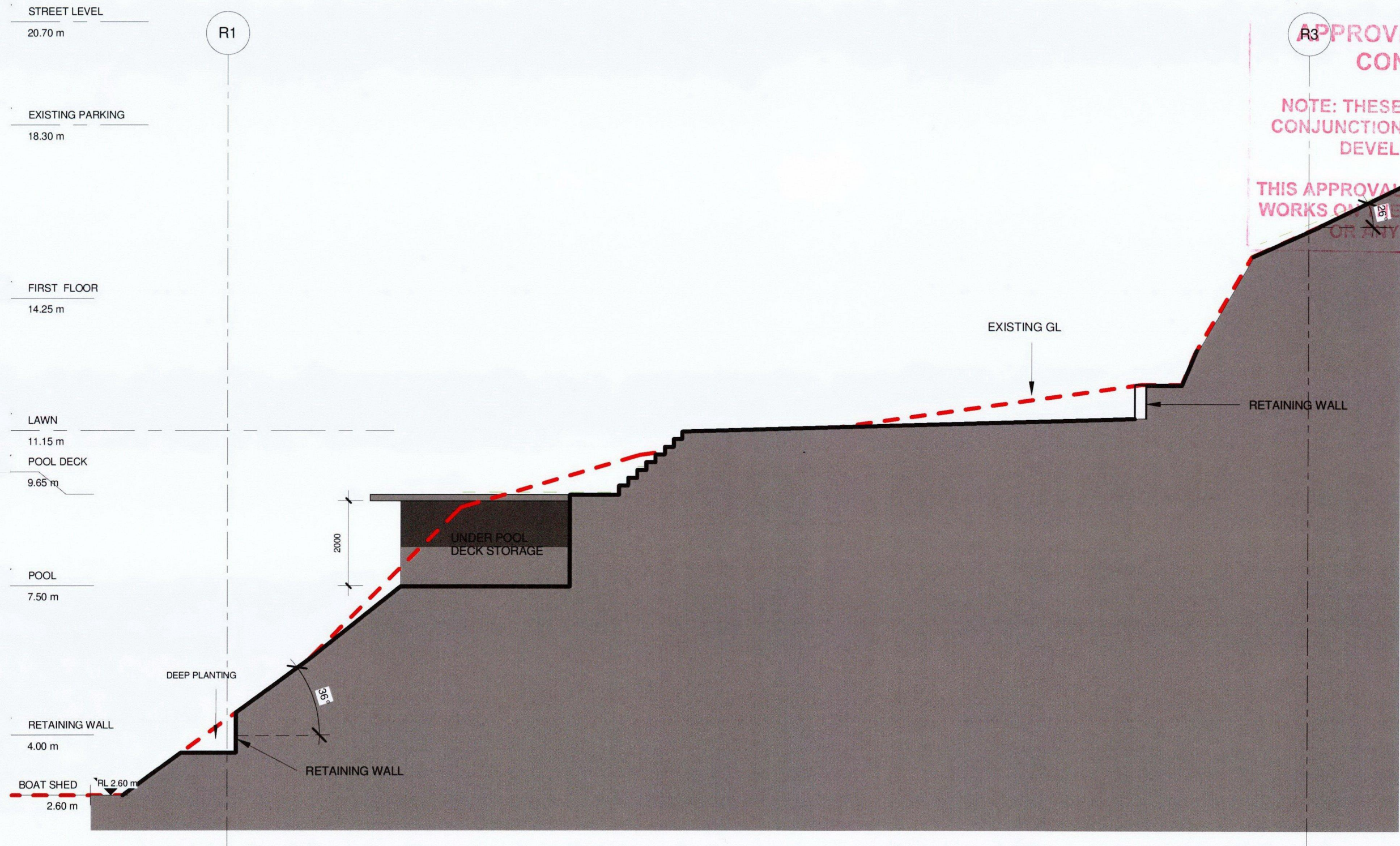
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1 WEST ELEVATION

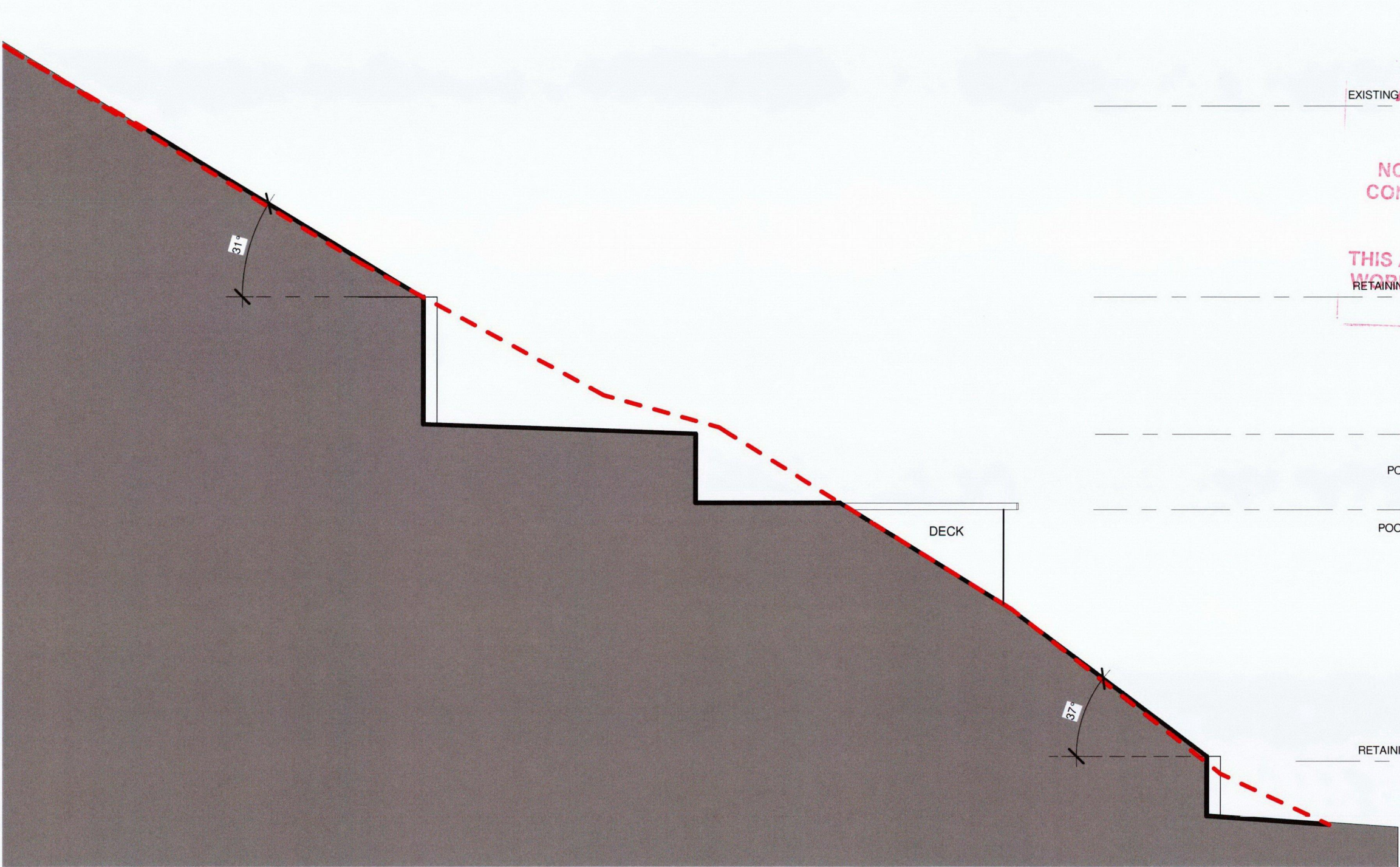
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	22/02/2016	DA012016SG	
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DRAWING TITLE	WEST ELEVATION		
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1 SOUTH GROUND ELEVATION
1 : 100

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PROJECT	GIRDIS RESIDENCE KNOCK DOWN AND REBUILD SMJ INVESTMENTS PTY LTD 967 BARRENJOEY RD PALM BEACH		
DRAWING TITLE	GROUND SECTION		
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A3	1 : 100	DA ISSUE	
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A-107	SG	KM	



EXISTING PARKING 18.30 m

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LAWN 11.15 m

POOL DECK 9.65 m

POOL WATER 9.50 m

POOL 7.50 m

RETAINING WALL 4.00 m

DECK

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PROJECT
GIRDIS RESIDENCE
KNOCK DOWN AND REBUILD

SMJ INVESTMENTS PTY LTD
967 BARRENJOEY RD
PALM BEACH

DRAWING TITLE
GROUND SECTION

PROJECT CONSULTANTS
BLUE SKY BUILDING DESIGNS
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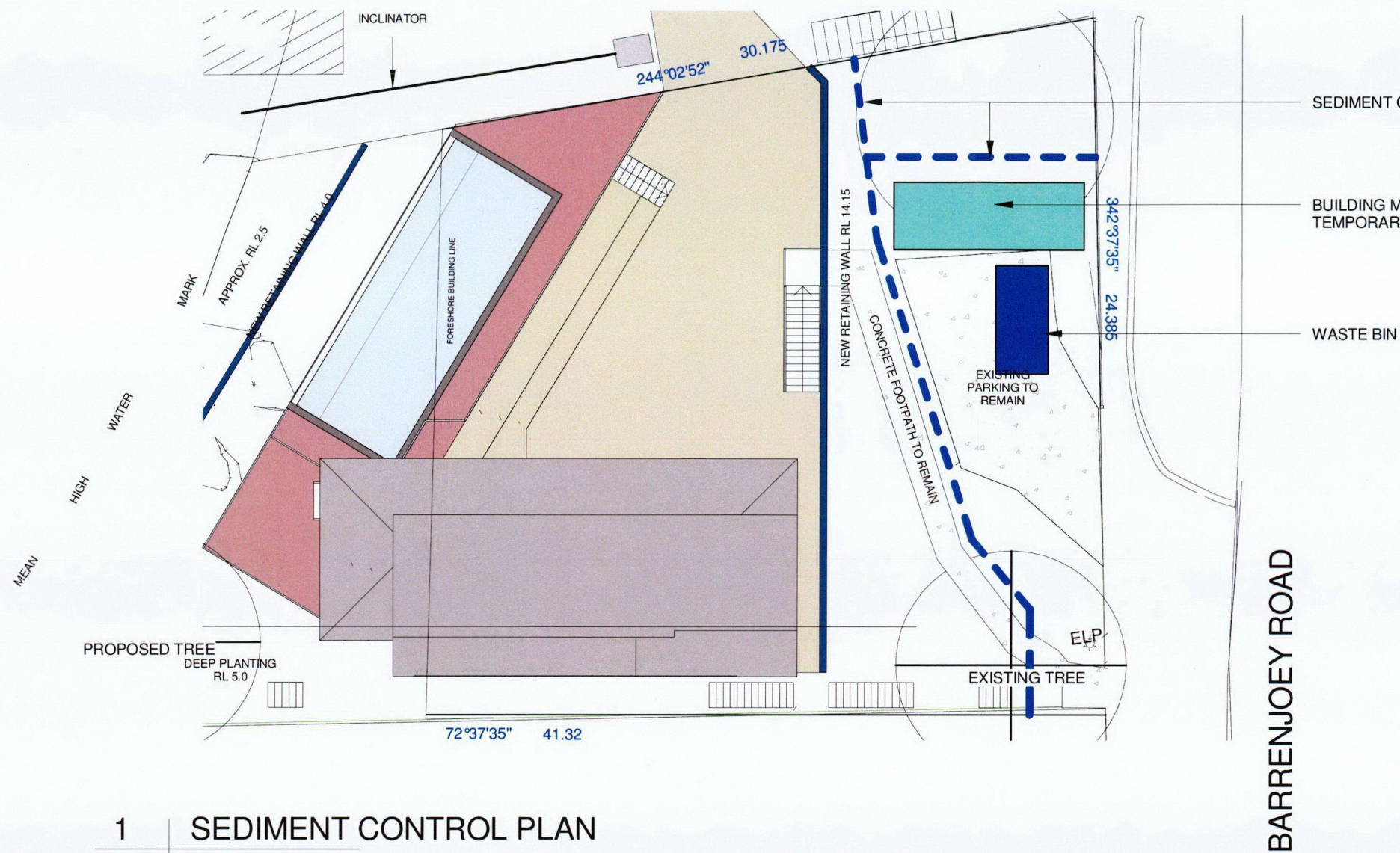
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1 NORTH GROUND SECTION
1 : 100

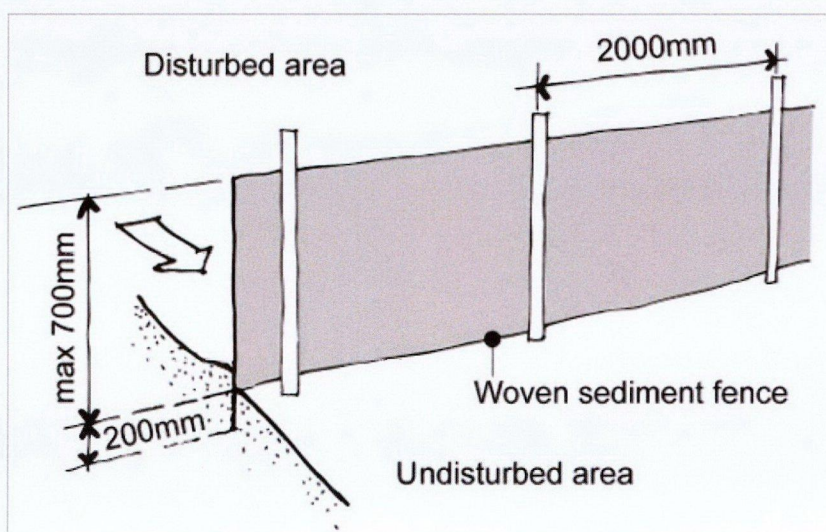


**APPROVED DEVELOPMENT
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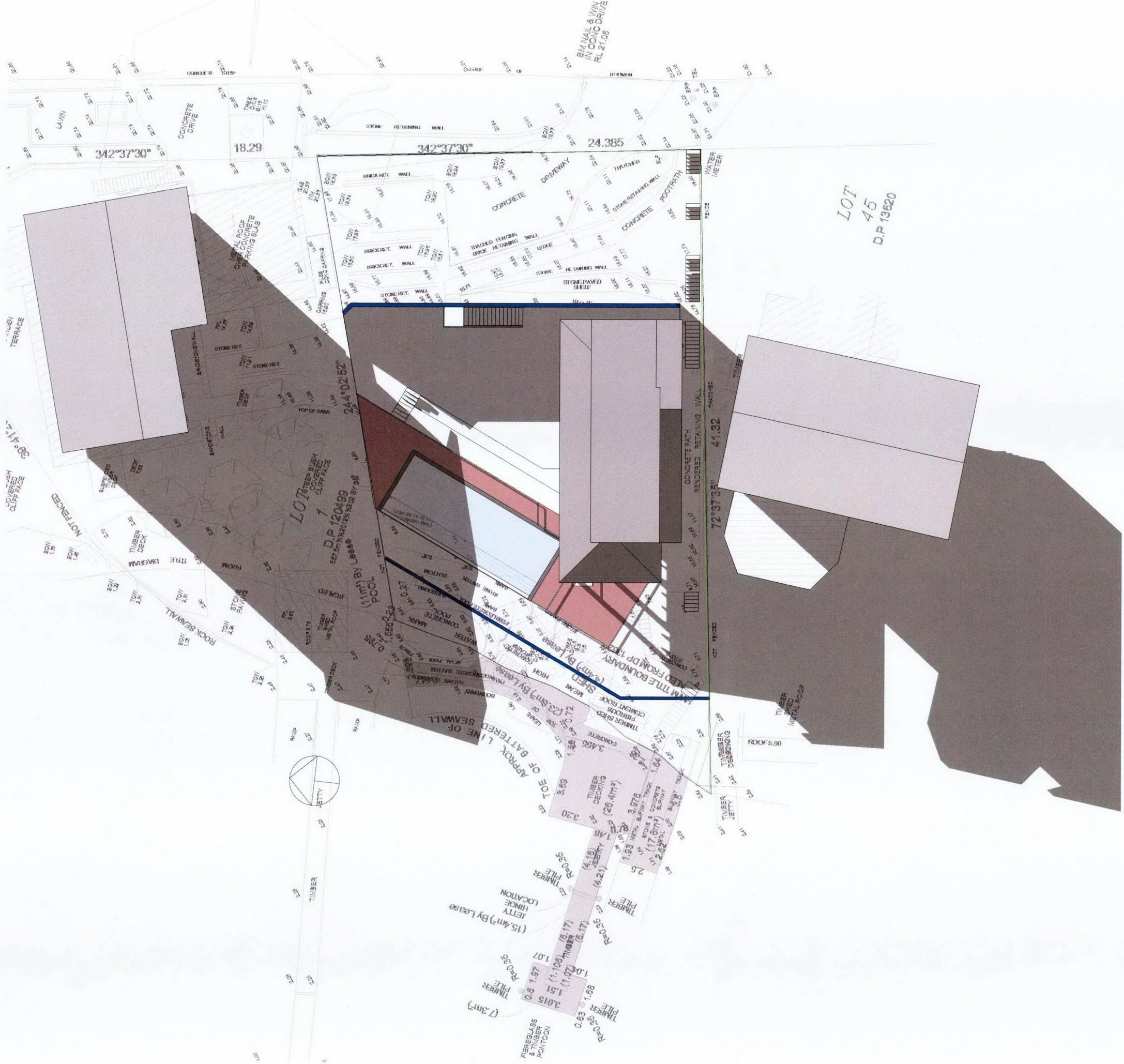
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1 SEDIMENT CONTROL PLAN
1 : 200



- 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.

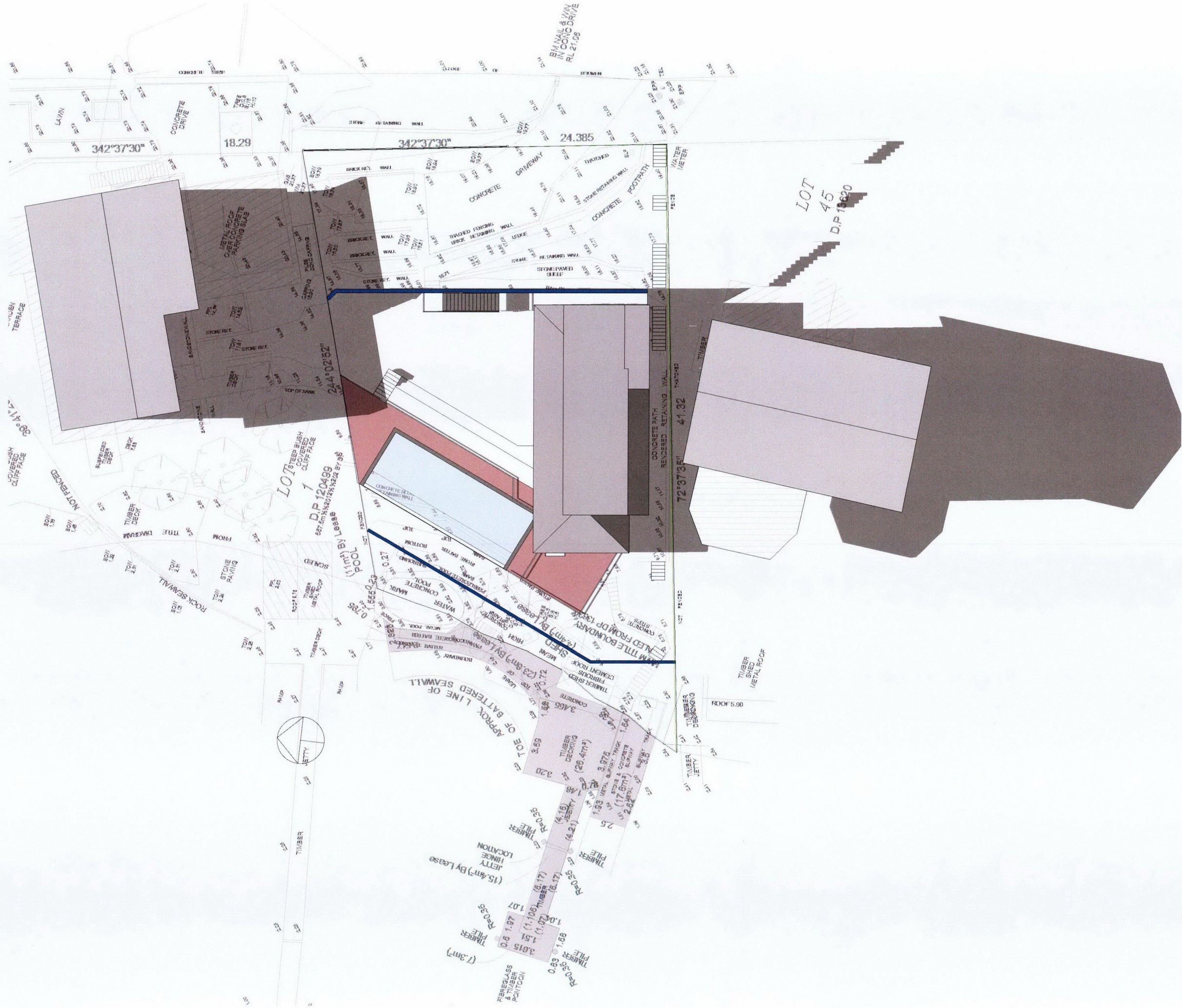
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DRAWING TITLE	SEDIMENT CONTROL PLAN		
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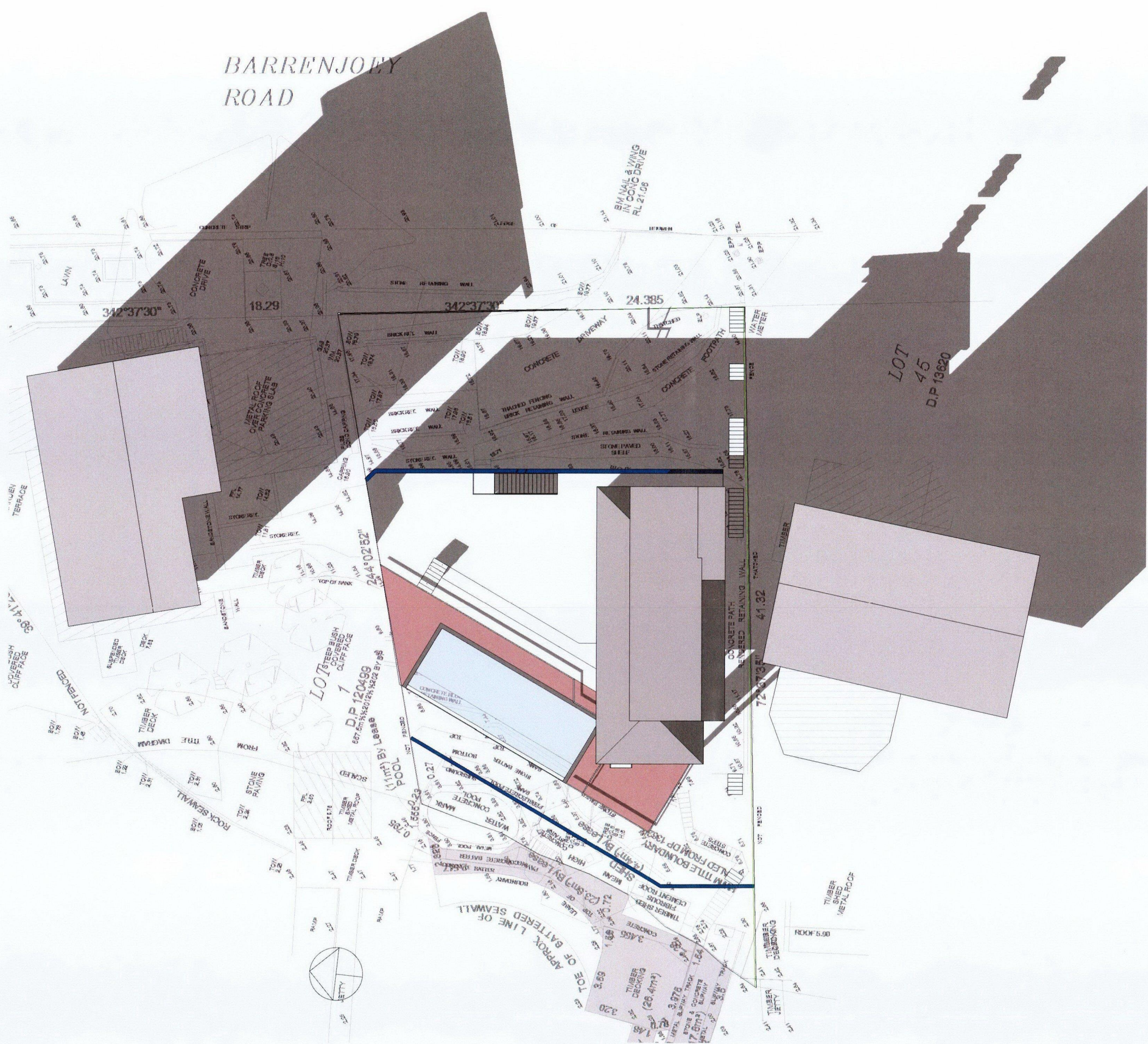
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DRAWING NO.	DESIGN	DRAWN
A-111	SG	KM

1 | WINTER - 21.06 AT 9AM
1 : 250



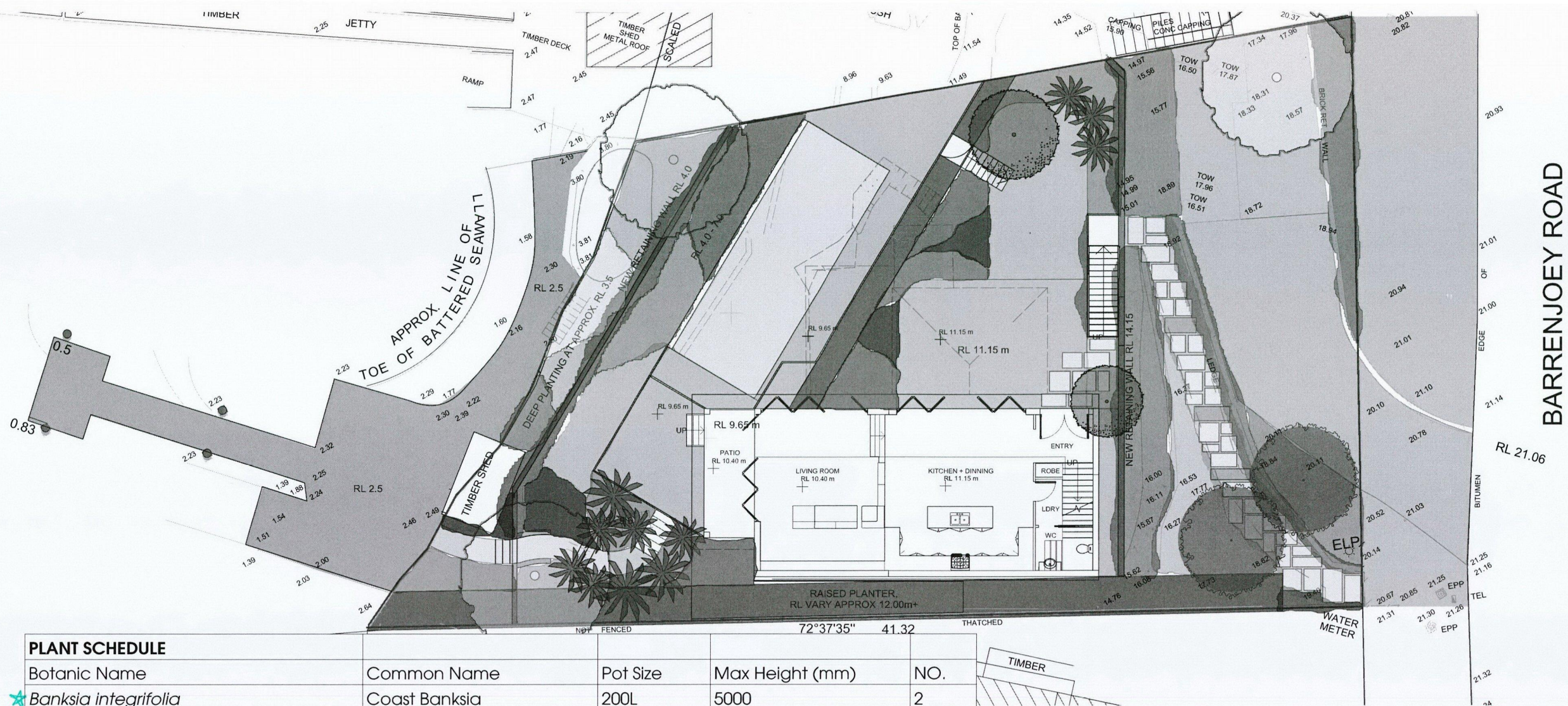
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BLUE SKY BUILDING DESIGNS ARCHITECTURAL DRAFTING - 3D VISUALISATIONS PO Box 167 Newport NSW 2106 M I 0414 310 171 E I info@bsbd.com.au	SHADOW DIAGRAM	GIRDIS RESIDENCE KNOCK DOWN AND REBUILD SMJ INVESTMENTS PTY LTD 967 BARRENJOEY RD PALM BEACH	DO NOT SCALE OF DRAWINGS ALL DIMENSIONS MUST BE VERIFIED ON SITE	AMENDEMENT		
				22/02/2016		

SHEET			SCALE			ISSUE		
A3			1 : 250			DA ISSUE		
DRAWING NO.			DESIGN			DRAWN		
A-112			SG			KM		



1 | WINTER - 21.06 AT 3PM
1 : 250

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PLANT SCHEDULE

Botanic Name	Common Name	Pot Size	Max Height (mm)	NO.
<i>Banksia integrifolia</i>	Coast Banksia	200L	5000	2
<i>Buxus microphylla</i> var japonica	Buxus balls	200	600	15
<i>Cissus</i> sp.	Native snake vine	150	groundcover	300
<i>Cyathea cooperi</i>	Native tree fern	45L	5000	3
<i>Doryanthes excelsa</i>	Gymea lily	300	3500	20
<i>Danthonia</i> sp.	Wallaby grass	140	650	150
<i>Dichondra repens</i>	Native kidney weed	140	groundcover	200
<i>Hardenbergia violacea</i>	Purple coral pea	140	climber	20
<i>Howea forsteriana</i>	Native kentia palm	broot	7000	3
<i>Leptospermum laevigatum</i>	Coastal tea tree	200	3500	33
<i>Livistona australis</i>	Cabbage palm	broot	6500	3
<i>Lomandra lime tuff</i>	Lime lomandra	200	650	400
<i>Lomandra longifolia</i>	Lomandra	200	1000	30
<i>Phoenix roebellini</i>	Dwarf palm	45L	2500	3
<i>Philodendron selloum</i>	Selloum	300	2500	8
<i>Podocarpus elatus</i>	Plum pine	200L	8000	2
<i>Plumeria acutifolia</i>	Frangipani	200L	4000	2
<i>Senecio serpens</i>	Blue chalk sticks	140	groundcover	100
<i>Syzygium resilience</i>	Lilly pilly	45L	3000	38
<i>Trachelospermum jasminoides</i>	Star Jasmine	200	climber/groundcover	302
<i>Trachelospermum tricolour</i>	Variegated Star Jasmine	200	climber/groundcover	100
<i>Tristanopsis laurina</i>	Water gum	200L	7000	1
<i>Westringea fruticosa</i>	Coastal rosemary	200	1700	57
<i>Zoysia</i> sp.	Native lawn	140	groundcover	200

APPROVED DEVELOPMENT CONSENT PLANS

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DEVELOPMENT CONSENT.

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WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

TANYA WOOD
LANDSCAPE ARCHITECTURE

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Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.

Project:
967 Barrenjoey Rd Palm Beach

Client:
Girdis

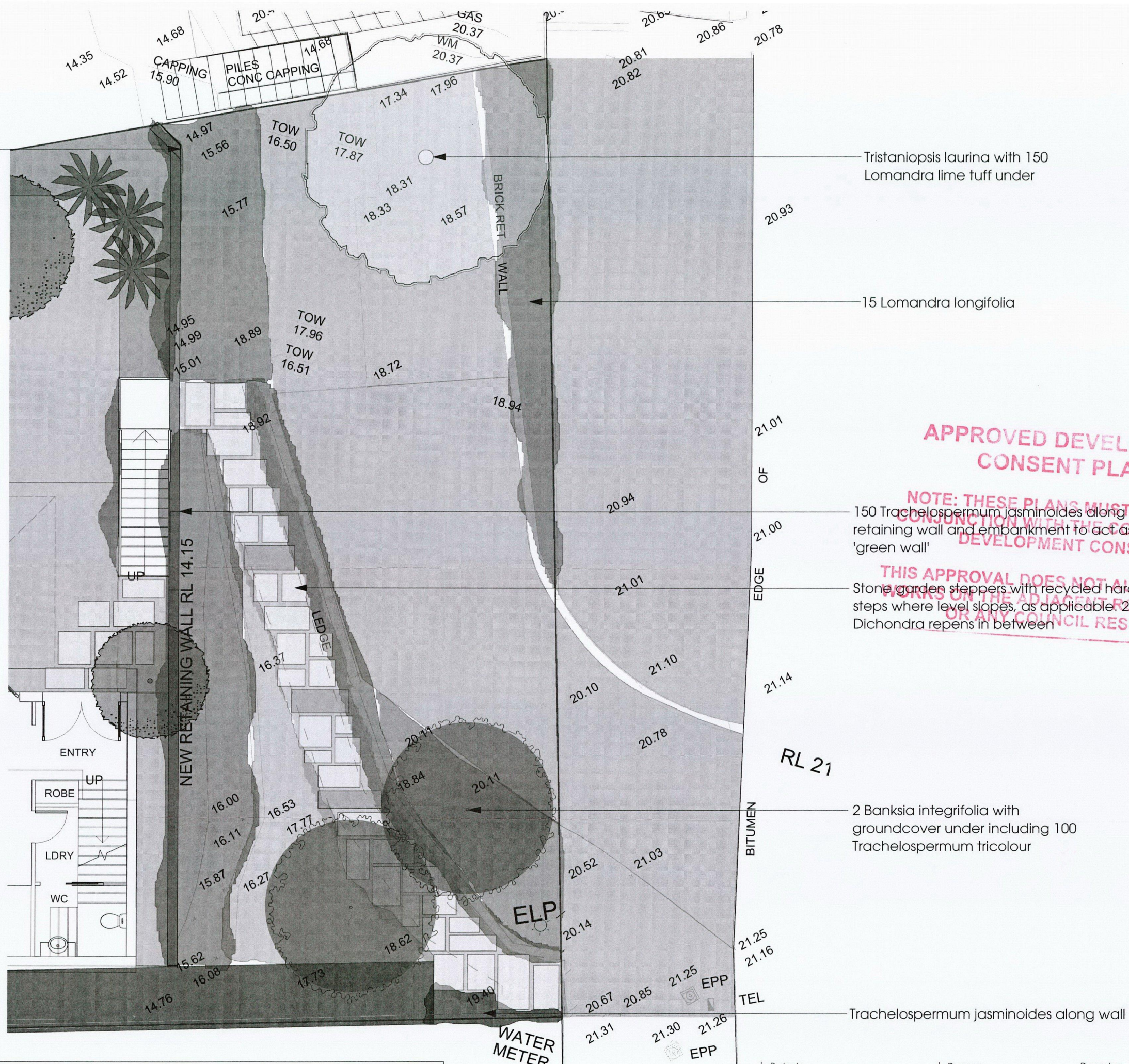
Dwg no:
LP01-1516

Title:
Landscape Plan

Drawn by: TW
Checked: TW
Scale: 1:200 @ A3

Issue: 01
Revision: A
Date: March 2016





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