

DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL

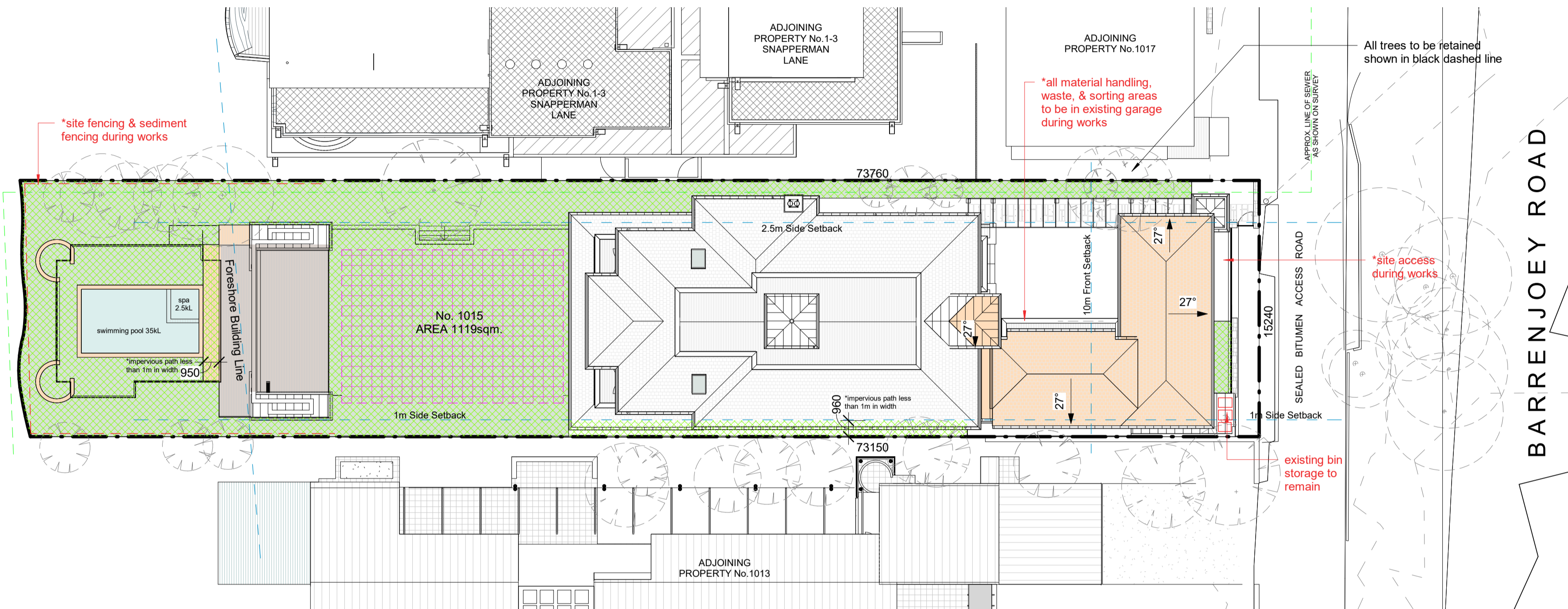
Additions & New Swimming Pool

1015 BARRENJOEY ROAD PALM BEACH, NSW



| Sheet List DA | | | | | |
|---------------|---|------------------|-----------------------|------------------------------|--|
| Sheet Number | Sheet Name | Current Revision | Current Revision Date | Current Revision Description | |
| A-100 | Site Plan, Landscape Plan & Site Coverage | A | 26.09.2022 | DA ISSUE | |
| A-111 | Proposed Floorplans | A | 26.09.2022 | DA ISSUE | |
| A-130 | Proposed Elevations | A | 26.09.2022 | DA ISSUE | |
| A-135 | Proposed Sections | A | 26.09.2022 | DA ISSUE | |
| A-190 | Shadow Diagrams | A | 26.09.2022 | DA ISSUE | |
| A-191 | Sunview Diagrams | A | 26.09.2022 | DA ISSUE | |

| BASIX REQUIREMENTS | |
|--------------------|--|
| 1. | The applicant must install new/altered showerheads with a min rating of 3 star (flow rate no greater than 9L/minute) |
| 2. | The applicant must install new/altered toilet flushing system with a minimum rating of 3 star |
| 3. | The applicant must install new/altered taps with a minimum rating of 3 star (flow rate no greater than 9L/minute) |
| 4. | The applicant must ensure a minimum of 40% of new or altered lights are fluorescent, compact fluorescent or (LED) lighting |
| 5. | The applicant must install new gas instantaneous hot water system |
| 6. | All windows/doors are to be timber framed as per report unless otherwise noted on plans. All glazed windows and doors are to comply with overshadowing, shading device, frame and glass type specified in Basix report. |
| 7. | The applicant must install a rainwater tank of at least 2450 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The rainwater tank to collect rain runoff from at least 49 square metres of the roof area of the development and connect the rainwater tank to at least one outdoor tap within 10m of pool/spa |
| 8. | All new external framed walls clad with weatherboard to have R1.7 insulation (construction) |
| 9. | All new raked ceiling with pitched/skillion roof is to have ceiling: R1.74 (up) insulation, roof: foil/sarking and cladding to be medium (solar absorbance). |
| 10. | All new suspended concrete floors to have, R0.9 (down) R1.5 insulation (construction) |
| 11. | The applicant must install a swimming pool of no larger than 35kL, and a spa of 2.5kL. Both to have covers, pump timers and be heated by solar, with electric boost |



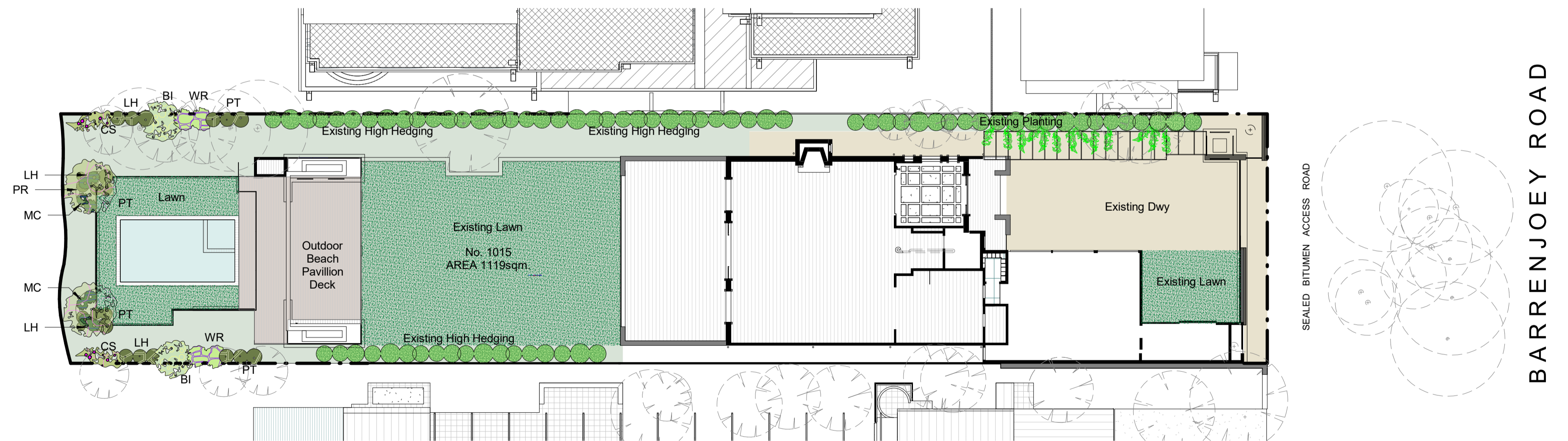
| SITE CALCULATIONS: | |
|--|-----------------------|
| SITE AREA: | 1119 m ² |
| LANDSCAPE AREA REQ (MIN 60% OF SITE AREA): | 671 m ² |
| landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. Pittwater LEP 2014 | |
| PROPOSED TOTAL LANDSCAPE AREA: | 47% 524m ² |
| PROPOSED SOFT LANDSCAPE AREA: | 457m ² |
| PROPOSED 6% HARD LANDSCAPE AREA EXEMPTION: | 67m ² |
| PRIVATE OPEN SPACE REQ (MIN 80m ² OF SITE AREA): | >80 m ² |

PLANT LIST & LANDSCAPE NOTES

| SPECIES | QTY | CONTAINER SIZE |
|------------------------------|-----|----------------|
| TREES | | |
| BI Banksia integrifolia | 2 | 150mm |
| PR Plumeria rubra | 2 | 150mm |
| SHRUBS | | |
| PT Pittosporum Tobira | 8 | 200mm |
| WR Westringia rosmarinifolia | 4 | 150mm |
| MC Macrozamia communis | 2 | 200mm |
| LH Lomandra hystrix | 8 | 150mm |
| GROUNDCOVERS AND VINES | | |
| CS Carpobrotus sp. | 6 | 150mm |
| Buffalo turf "Sir Walter" | | |

NOTE: Notes:
All planted areas to be mulched with 100mm layer of woodchip mulch. Trees above 300mm to be staked for 12 month establishment period. Drip irrigation system to be installed connected to water storage tank.

1 Site Plan
1 : 200



2 Landscape Plan
1 : 200

| No. | Description | Date |
|-----|-------------|------------|
| A | DA ISSUE | 26.09.2022 |

Boyd Palm Beach Alts & Adds
John & Marly Boyd

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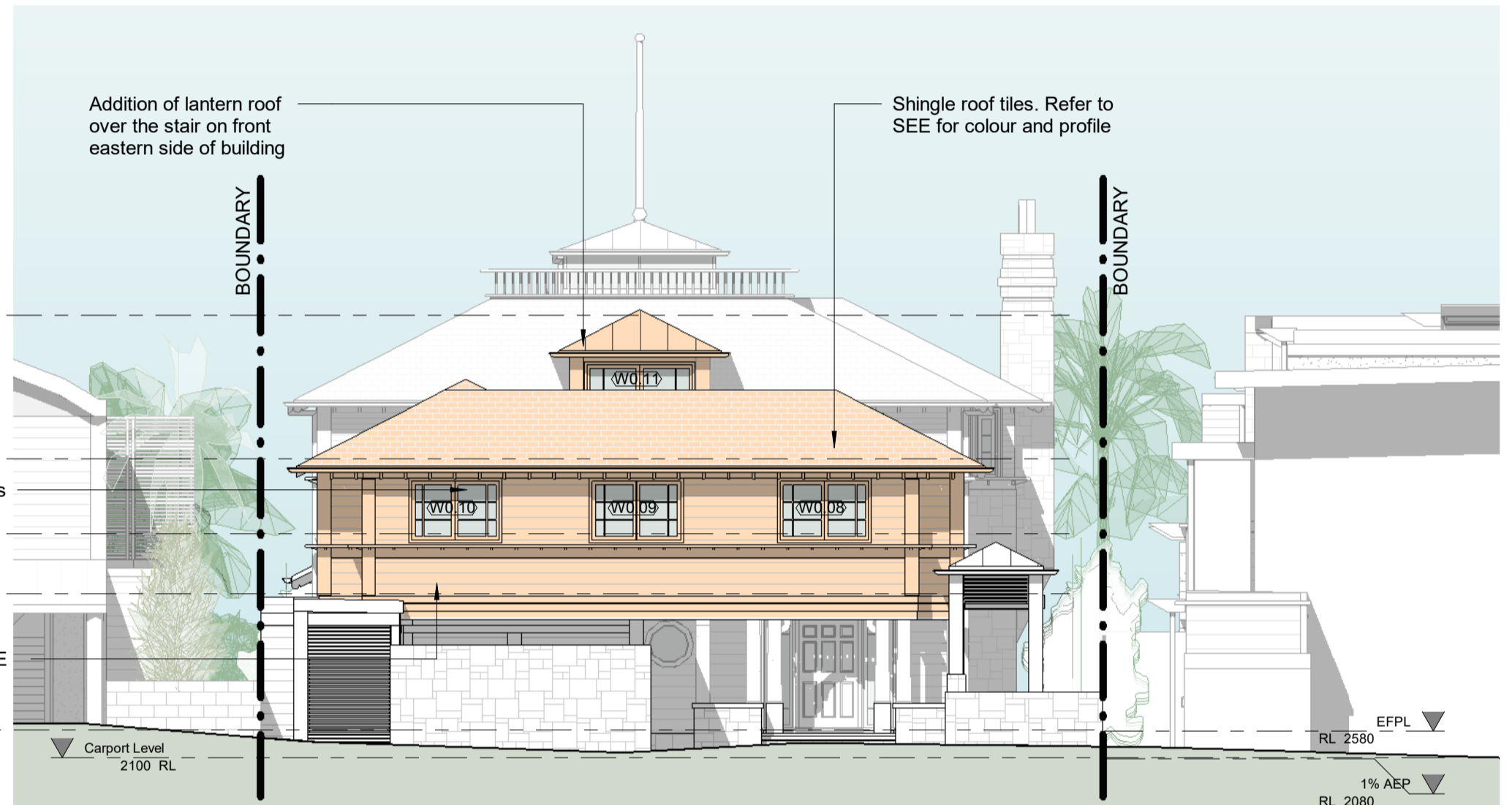
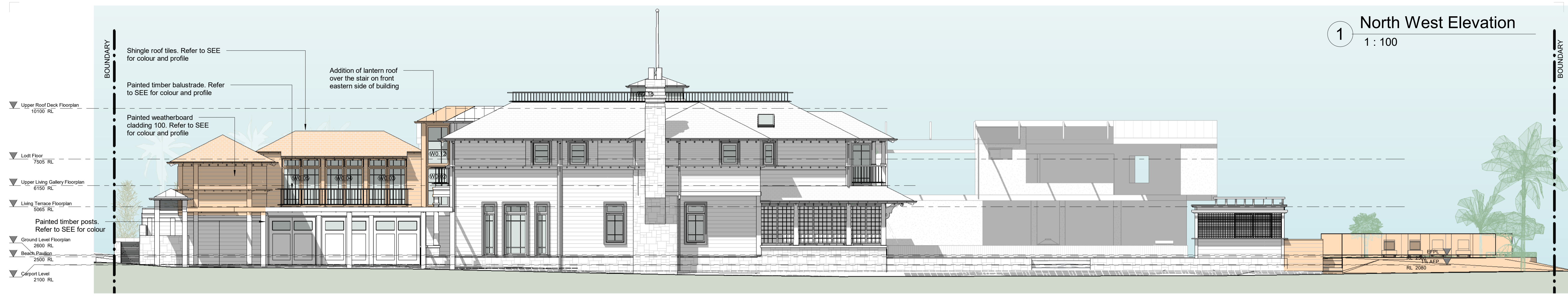
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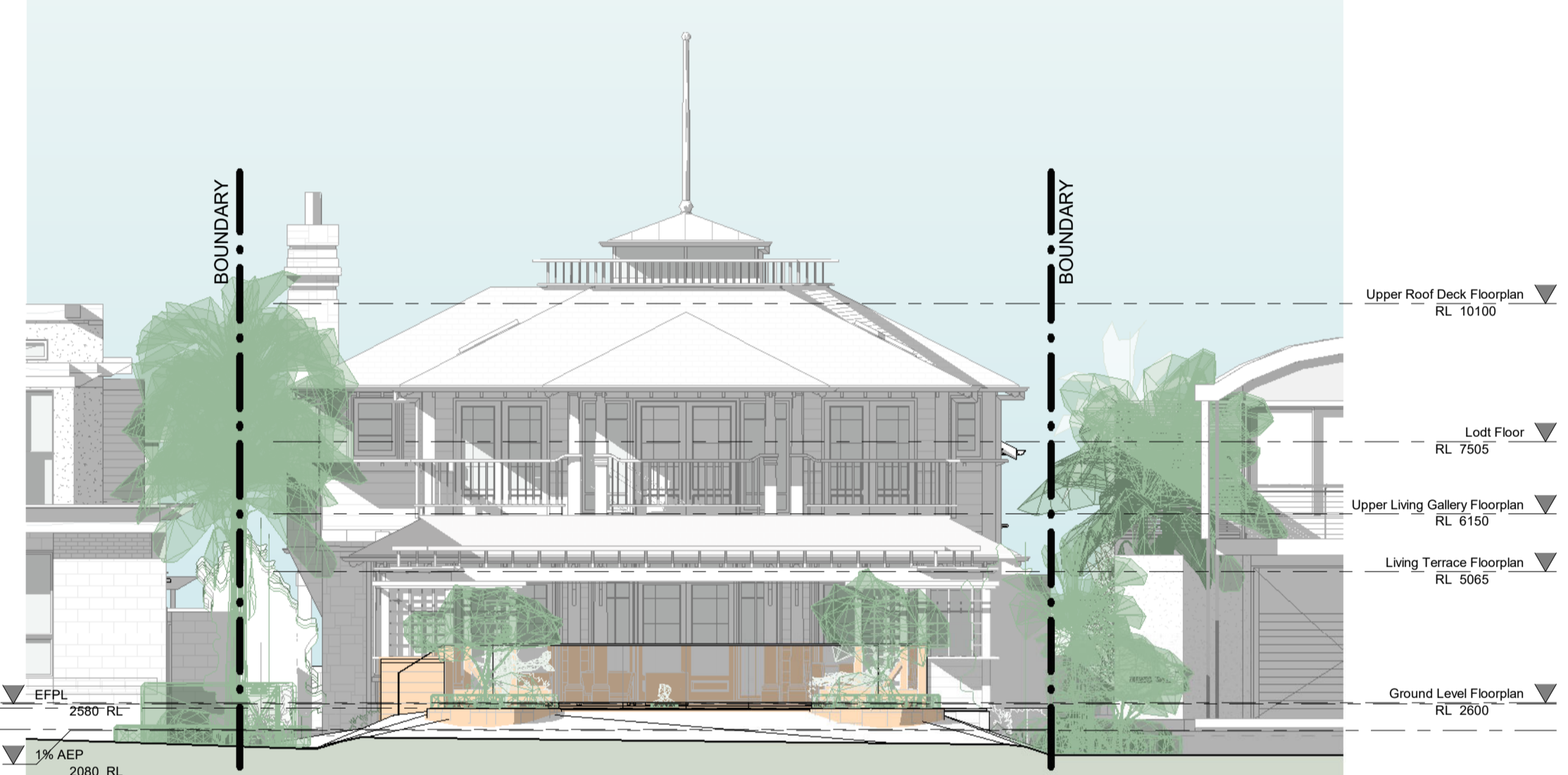
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|----------------|---|-------------------------------------|
| Project Number | 2022_04 Boyd | 1015 Barrenjoey Road Palm Beach NSW |
| Project Status | DA | |
| Sheet | Site Plan, Landscape Plan & Site Coverage | |

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| | | Approved By | WB |
| Scale @ A1 As indicated | | | |
| Drawing Number | A-100 | Issue | A |

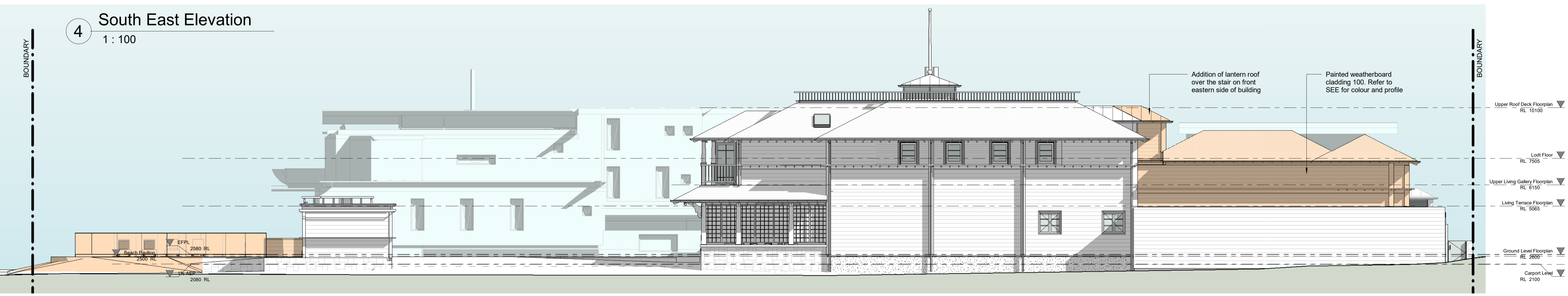
1 North West Elevation
1 : 100



2 North East Elevation
1 : 100



3 South West Elevation
1 : 100



4 South East Elevation
1 : 100

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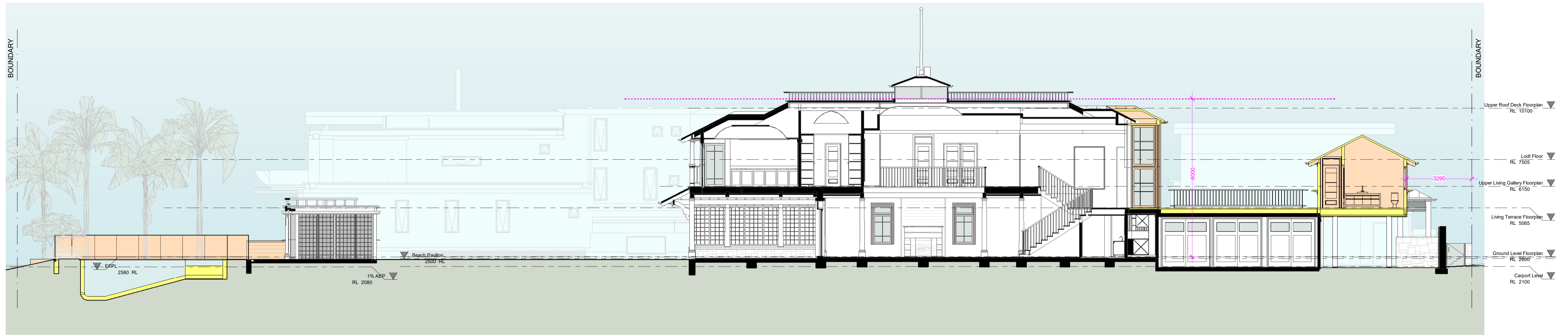
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Project Status: DA
Sheet: Proposed Elevations

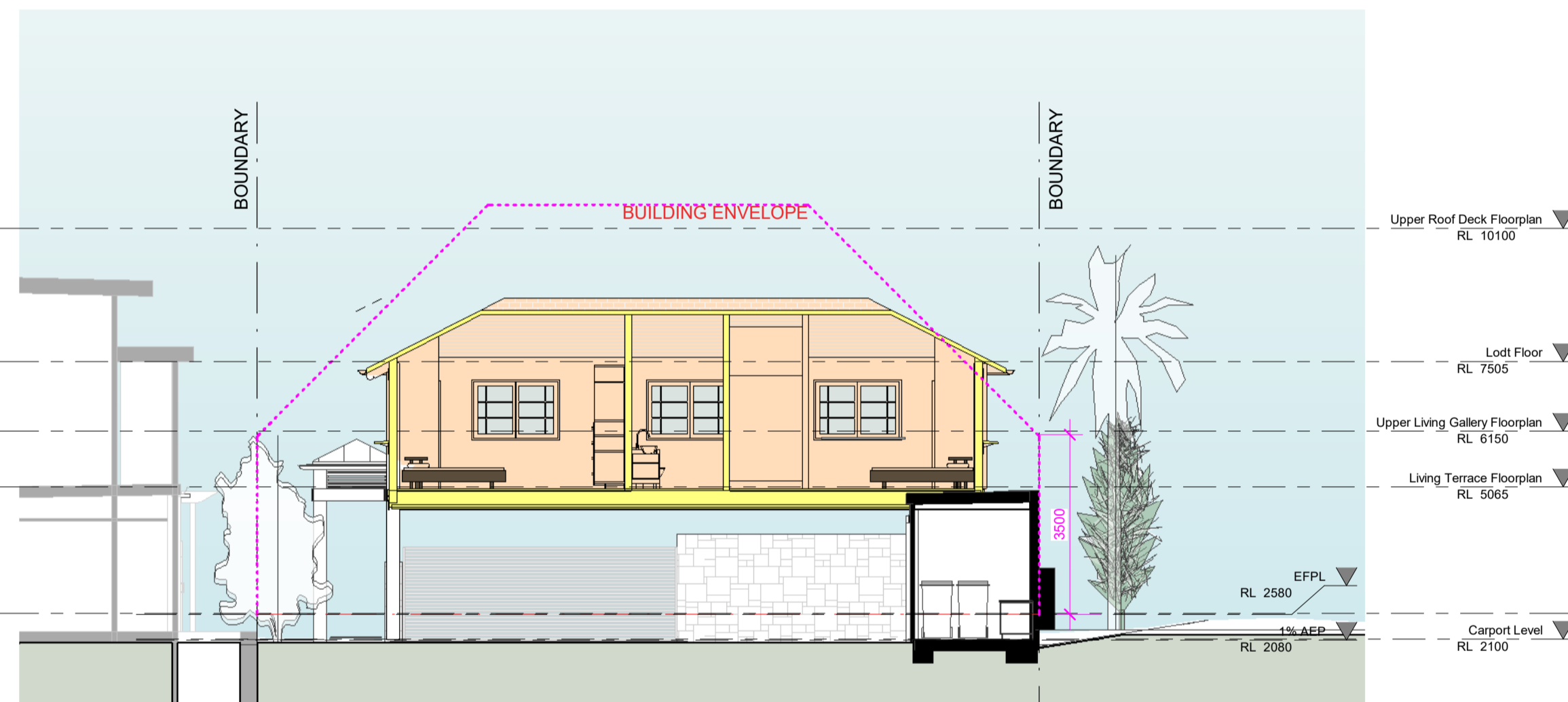
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Drawing Number: A-130 Issue: A

Project Number: 2022_04 Boyd
Project Status: DA
Sheet: Proposed Elevations



1 Section 01
1 : 100



2 Section A
1 : 100



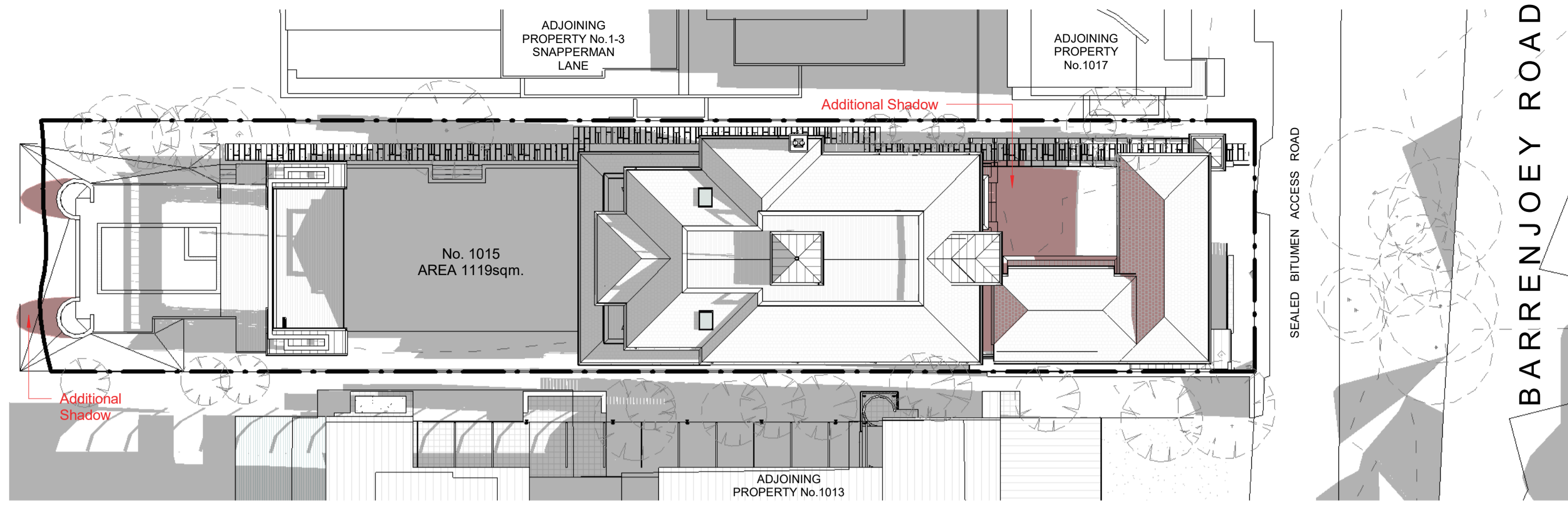
3 Section B
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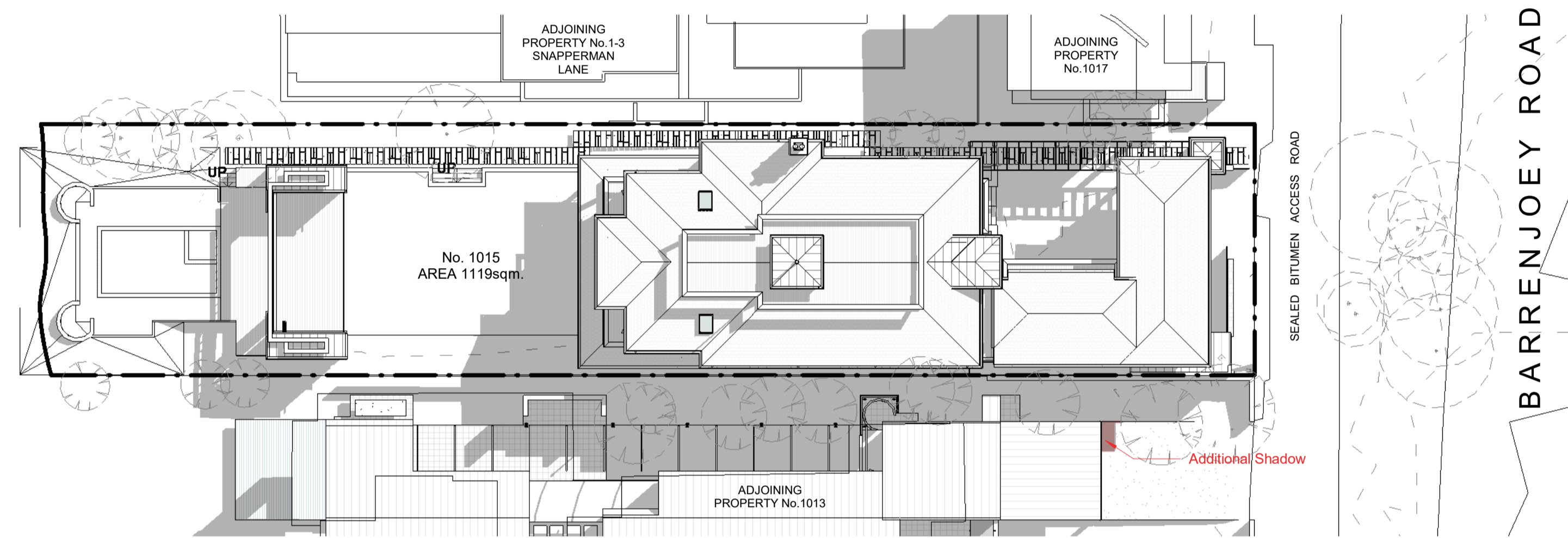
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| Project Status | DA | |
| Sheet | Proposed Sections | |

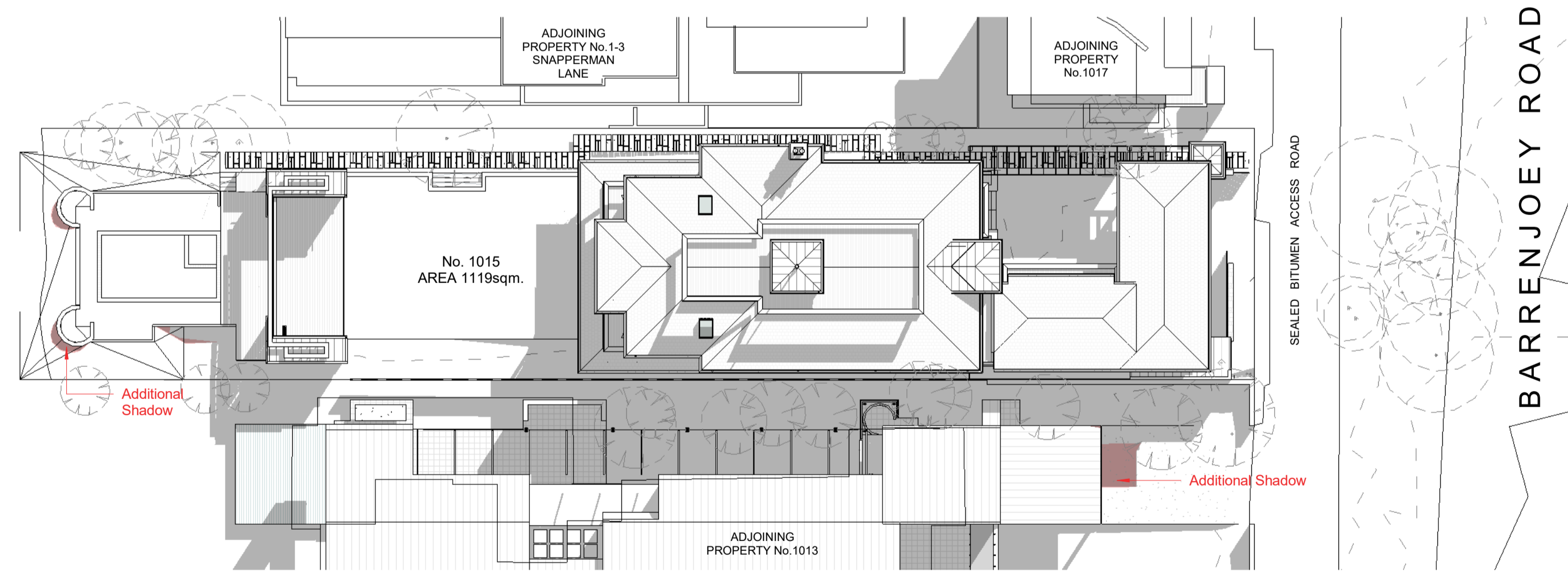
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| Drawing Number | A-135 | Issue A |



1 Shadow Diagram _ Winter Solstice 9am
1 : 250

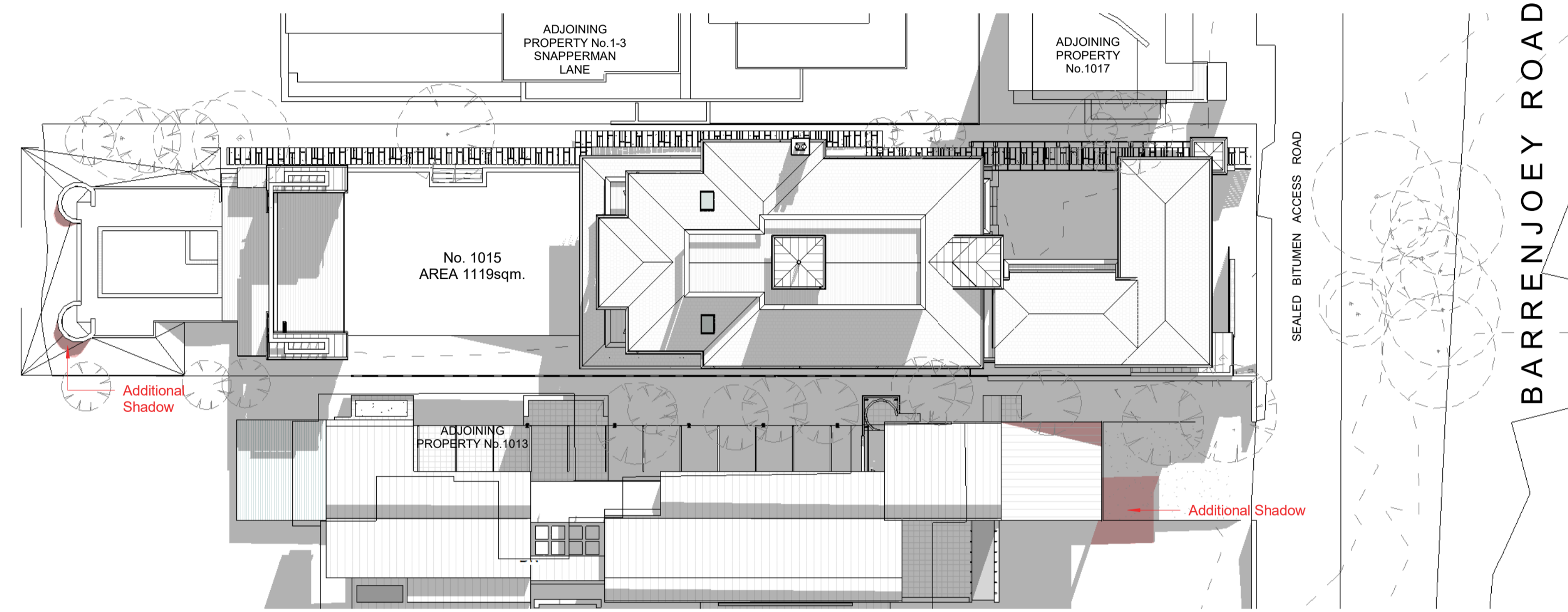


2 Shadow Diagram _ Winter Solstice 12pm
1 : 250



3 Shadow Diagram _ Winter Solstice 2pm
1 : 250

4 Shadow Diagram _ Winter Solstice 1pm
1 : 250



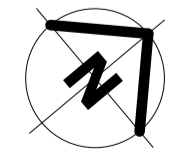
5 Shadow Diagram _ Winter Solstice 3pm
1 : 250

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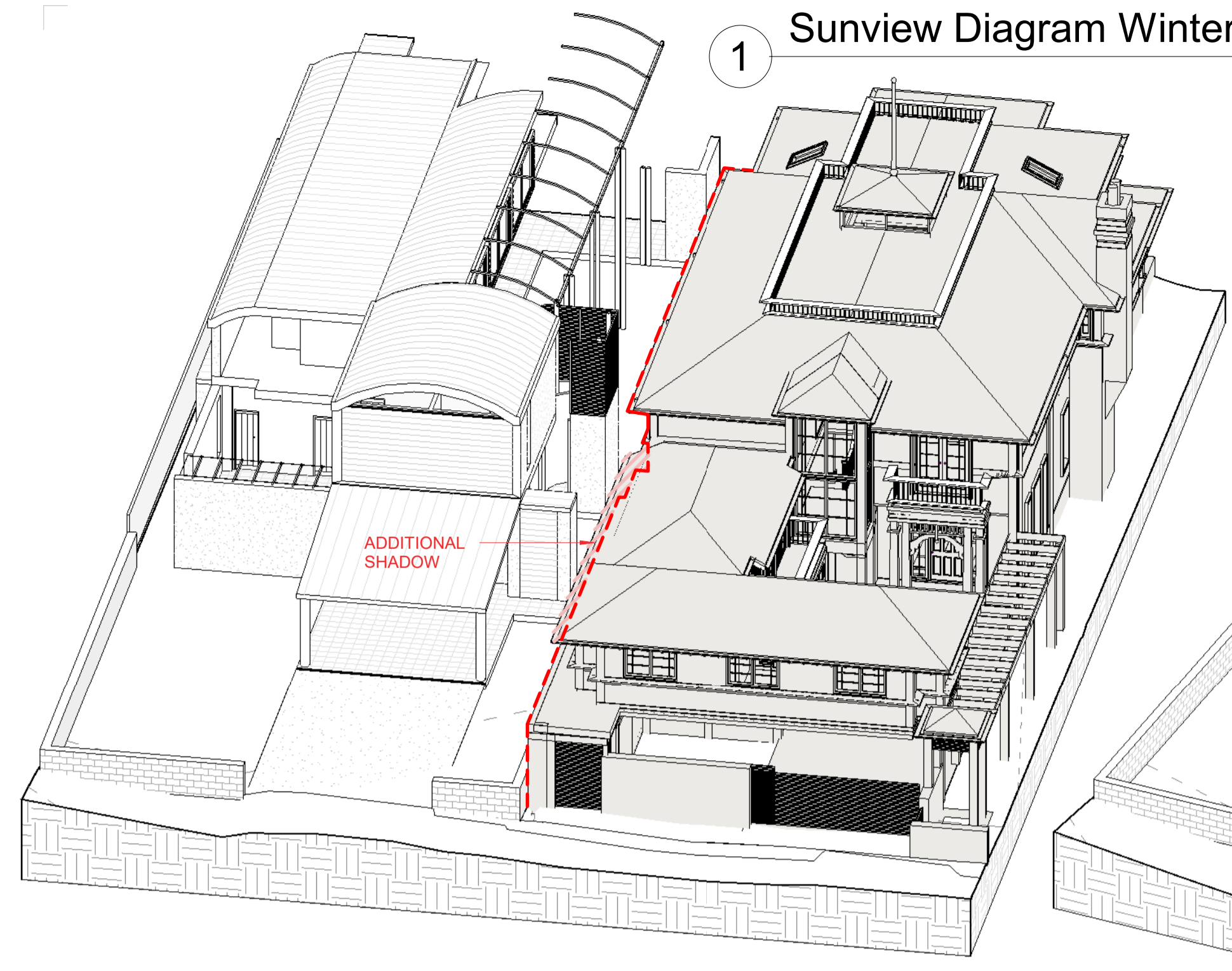
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| Project Status | DA | |
| Sheet | Shadow Diagrams | |

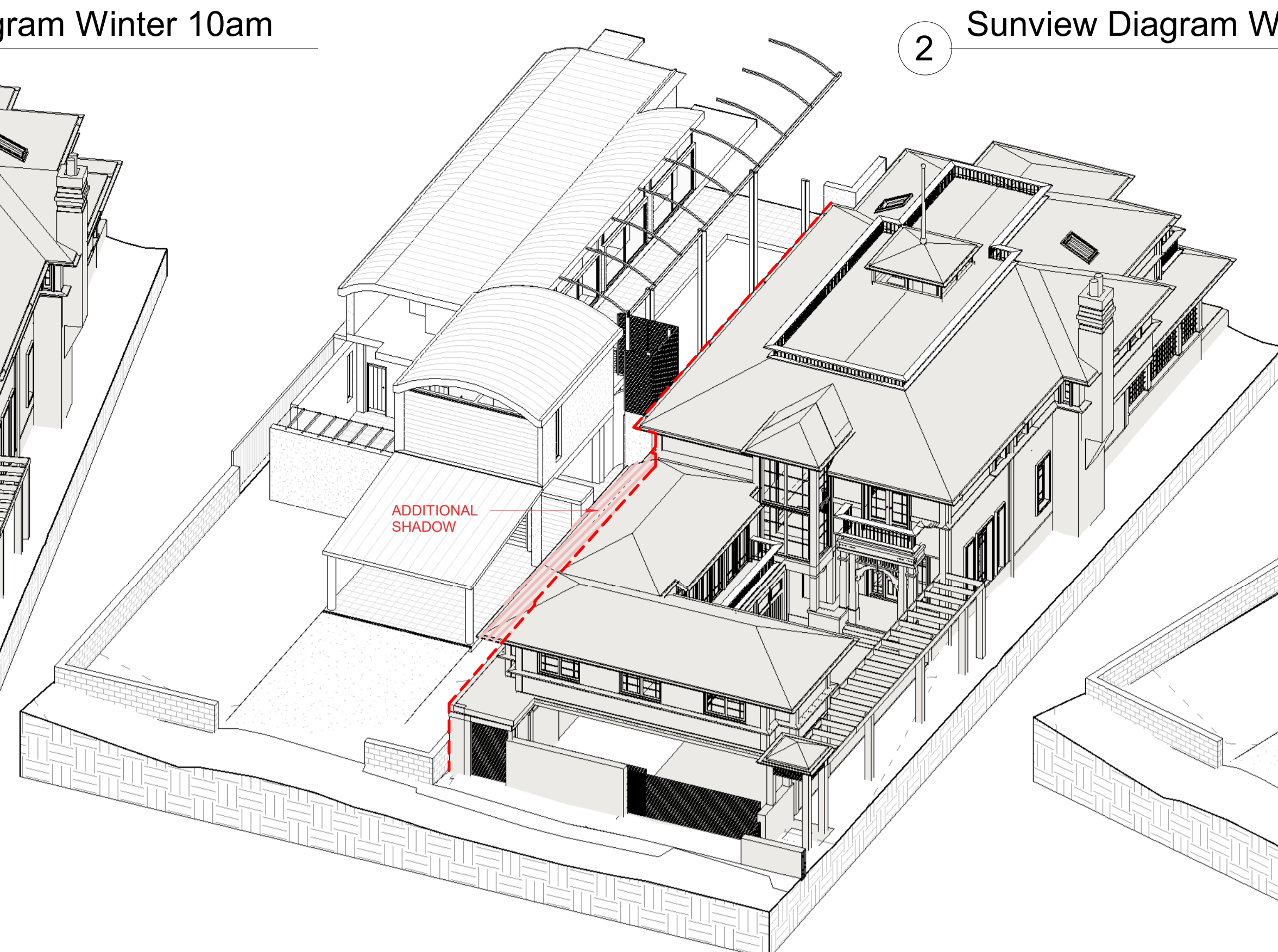
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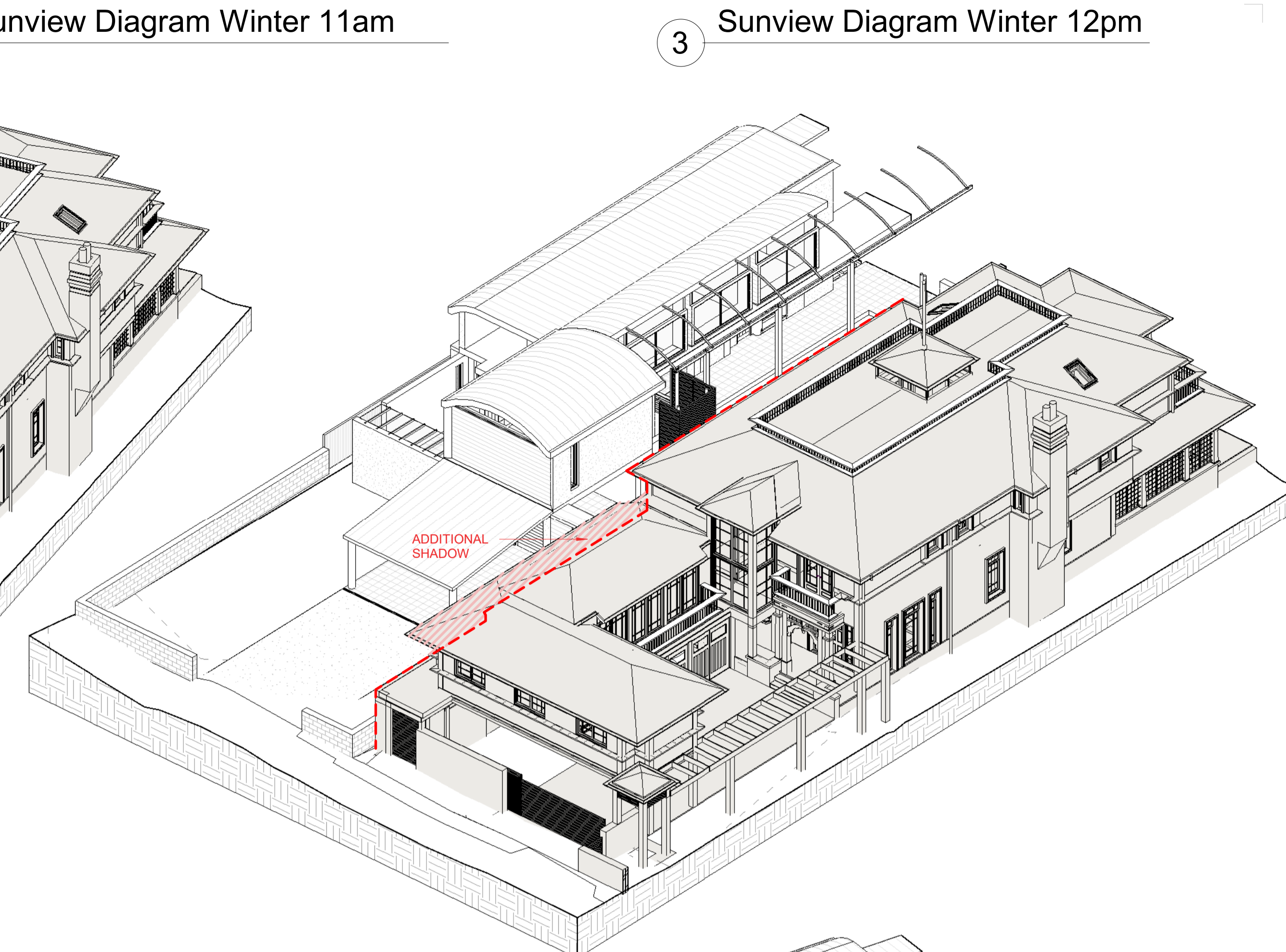
1 Sunview Diagram Winter 10am



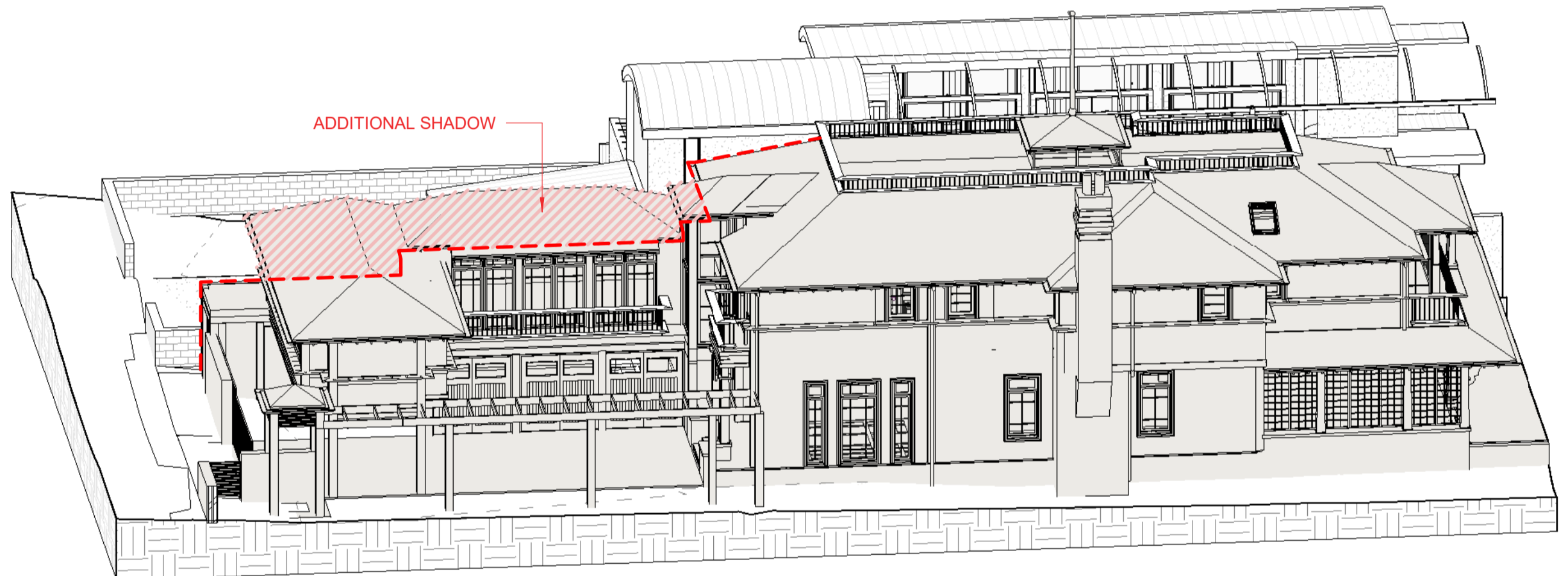
2 Sunview Diagram Winter 11am



3 Sunview Diagram Winter 12pm

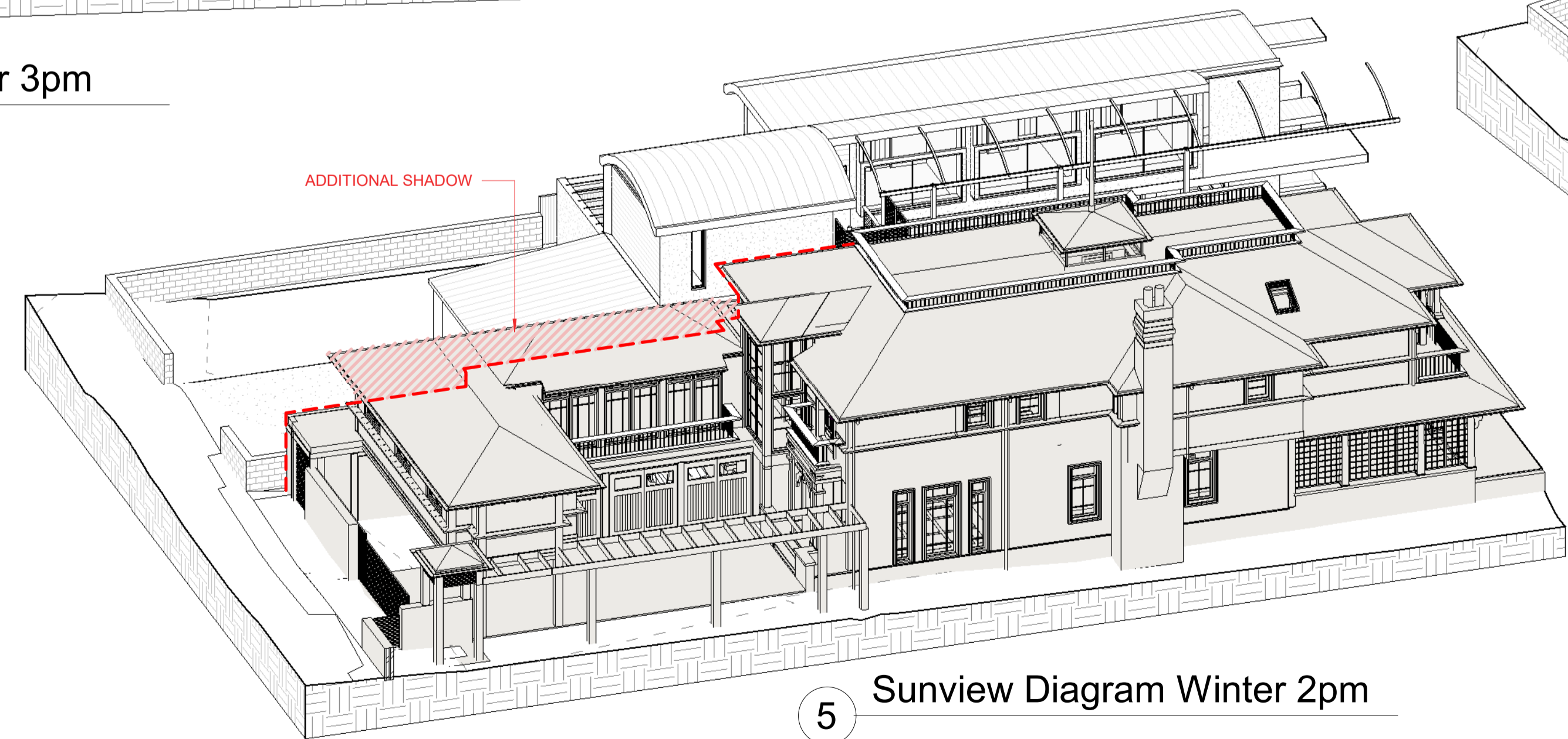


ADDITIONAL SHADOW



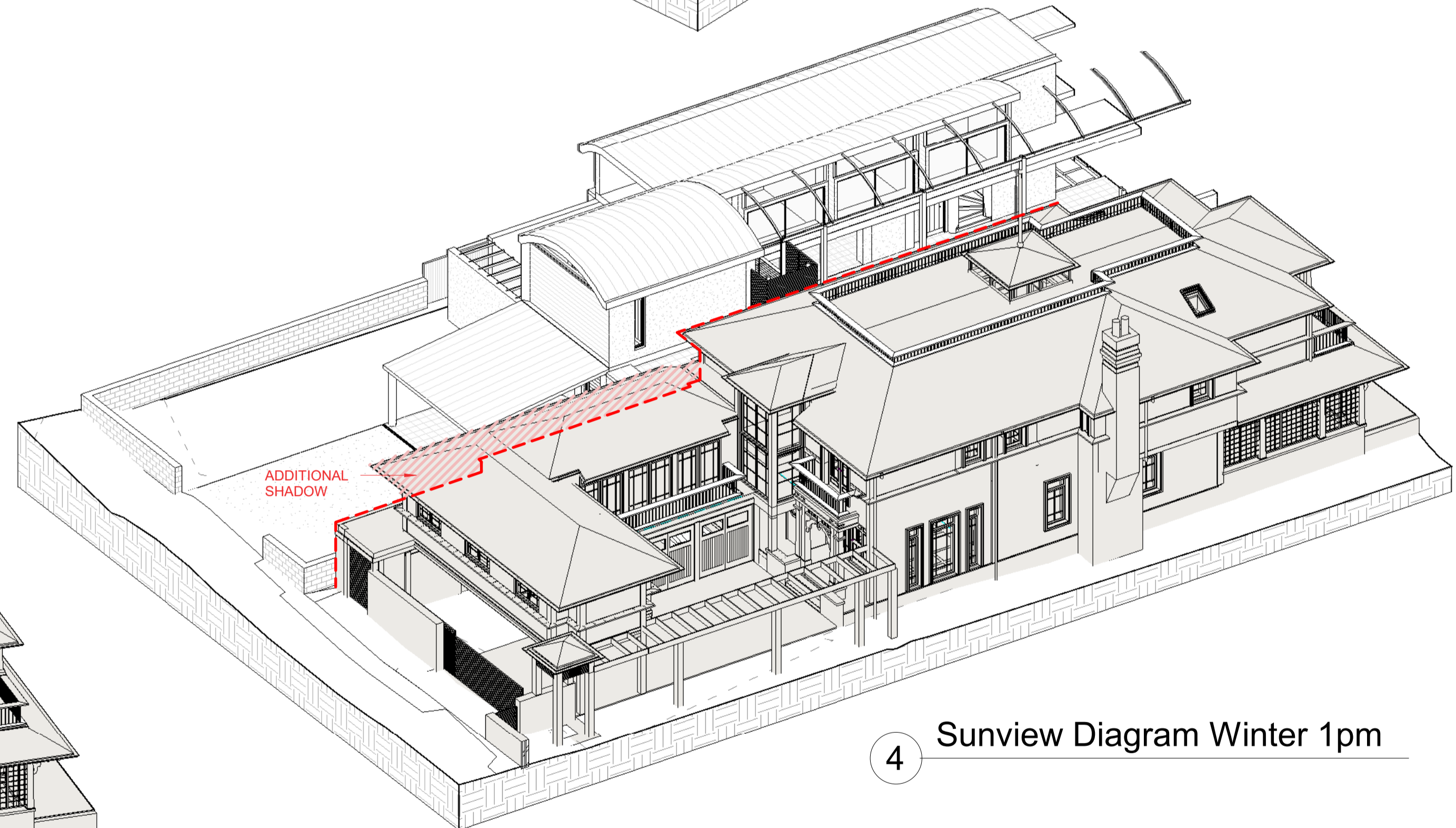
6 Sunview Diagram Winter 3pm

ADDITIONAL SHADOW



5 Sunview Diagram Winter 2pm

ADDITIONAL SHADOW



4 Sunview Diagram Winter 1pm

| Revisions | | |
|-----------|-------------|------------|
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| Sheet | Sunview Diagrams | |

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