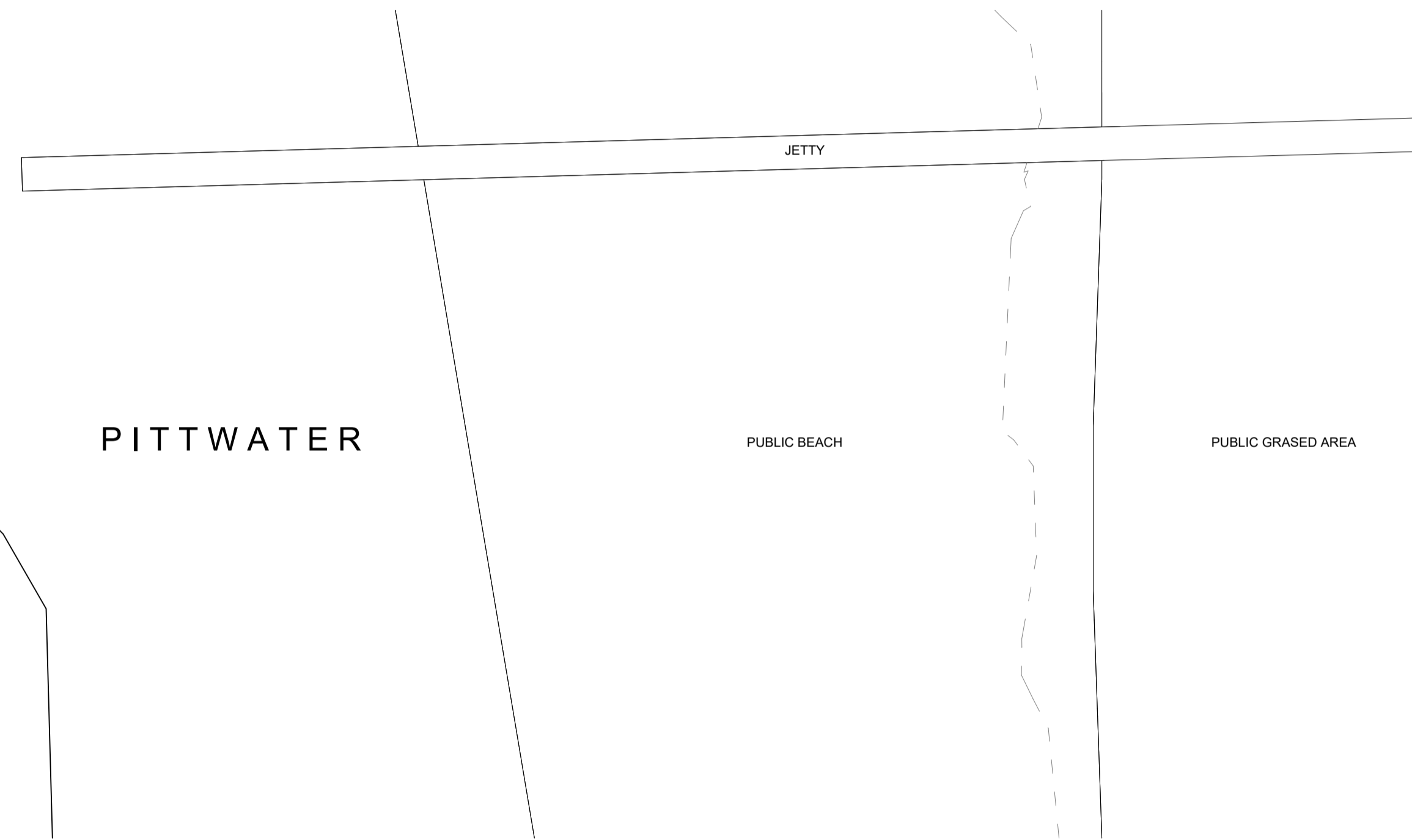


DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL

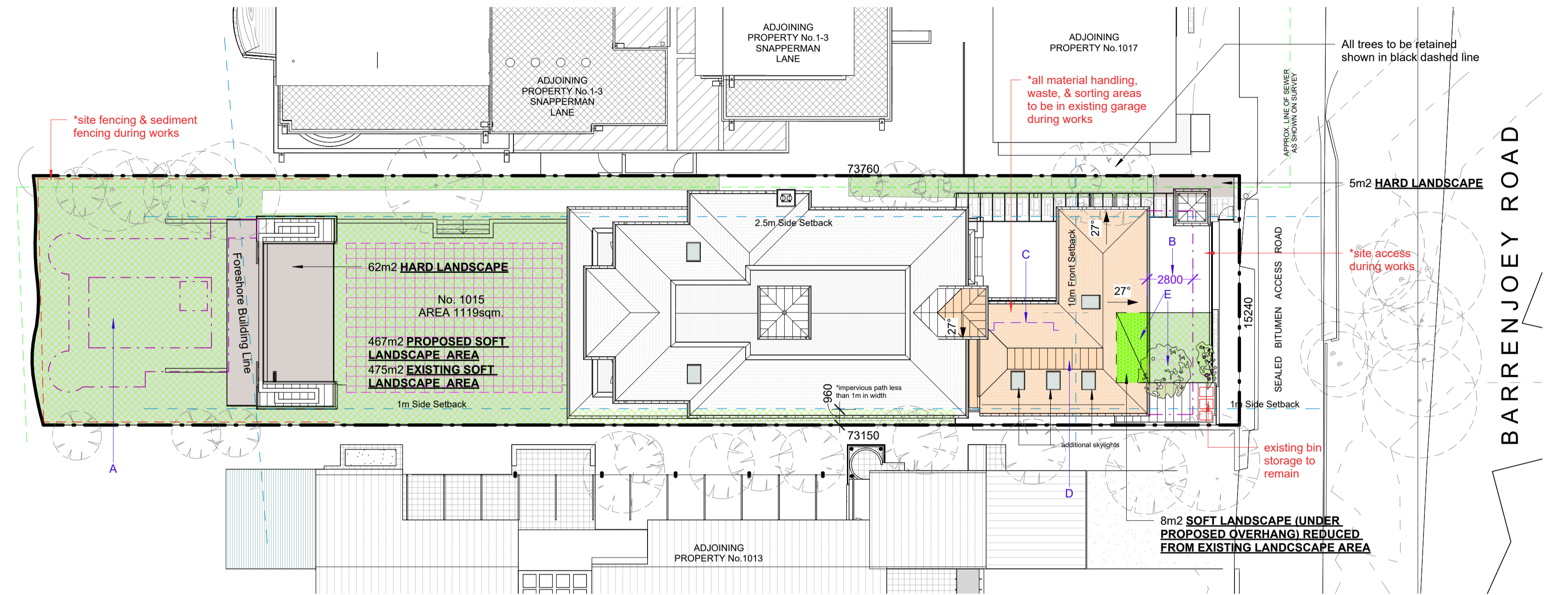
Additions & New Swimming Pool

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	B	27.01.2023	AMENDED DA ISSUE
A-111	Proposed Floorplans	B	27.01.2023	AMENDED DA ISSUE
A-130	Proposed Elevations	B	27.01.2023	AMENDED DA ISSUE
A-135	Proposed Sections	B	27.01.2023	AMENDED DA ISSUE
A-190	Shadow Diagrams	B	27.01.2023	AMENDED DA ISSUE
A-191	Sunview Diagrams	B	27.01.2023	AMENDED DA ISSUE

BASIX REQUIREMENTS	
1.	The applicant must install new/alterned showerheads with a min rating of 3 star (flow rate no greater than 9L/ minute)
2.	The applicant must install new/alterned toilet flushing system with a minimum rating of 3 star
3.	The applicant must install new/alterned 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

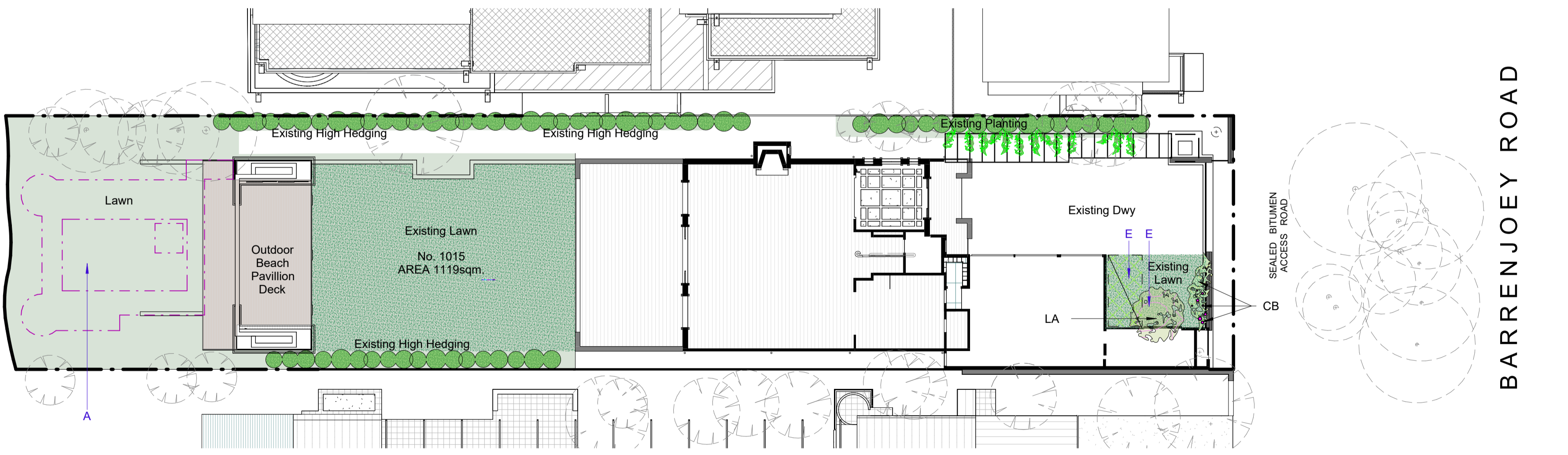


SITE CALCULATIONS:	
SITE AREA:	1119 m ²
LANDSCAPE AREA REQ (MIN 60% OF SITE AREA):	671 m ²
<i>landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. Pittwater LEP 2014</i>	
PROPOSED TOTAL LANDSCAPE AREA:	48% 534m ²
EXISTING SOFT LANDSCAPE AREA:	475m ²
PROPOSED SOFT LANDSCAPE AREA:	467m 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			
LA Livistona australis	2	150L	
GROUNDCOVERS AND VINES			
CS Carpobrotus sp.	4	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

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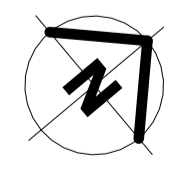
DA AMENDMENTS	
A.	Remove swimming pool and associated works - no proposal in rear now
B.	Increase setback from street, 2800mm further
C.	Increase northern building line of proposed rumpus over existing driveway
D.	Amended roof, lowered by 200mm
E.	Increased landscpae are, additional planting in front setback

Revisions		
No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

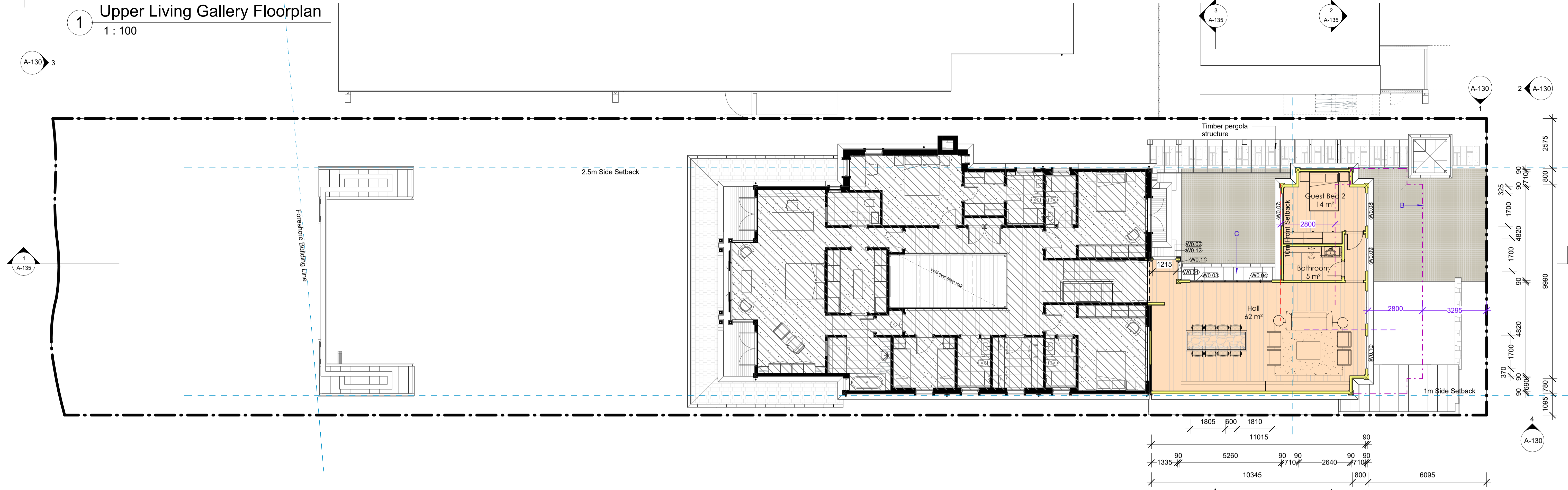
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Project Number: 2022_04 Boyd
Project Status: DA
Sheet: Site Plan, Landscape Plan & Site Coverage

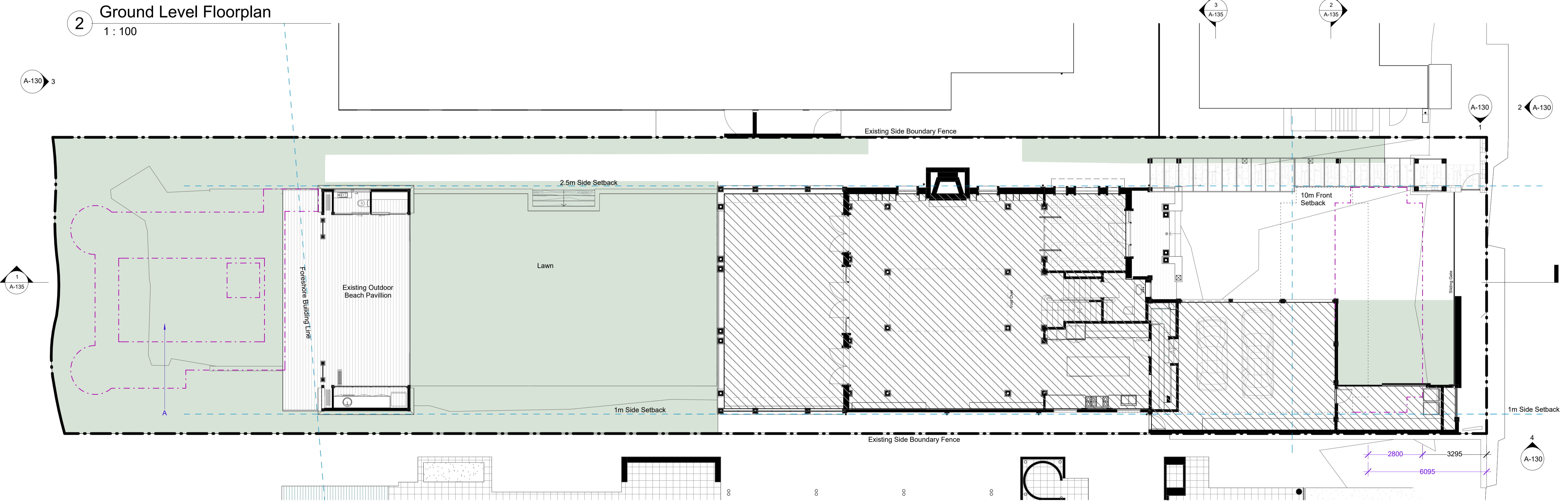
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Drawn By: MM Checked By: WB Approved By: WB
Scale @ A1 As indicated
Drawing Number: A-100 Issue: B



1 Upper Living Gallery Floorplan
1 : 100



2 Ground Level Floorplan
1 : 100



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DA AMENDMENTS

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Revisions		
No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

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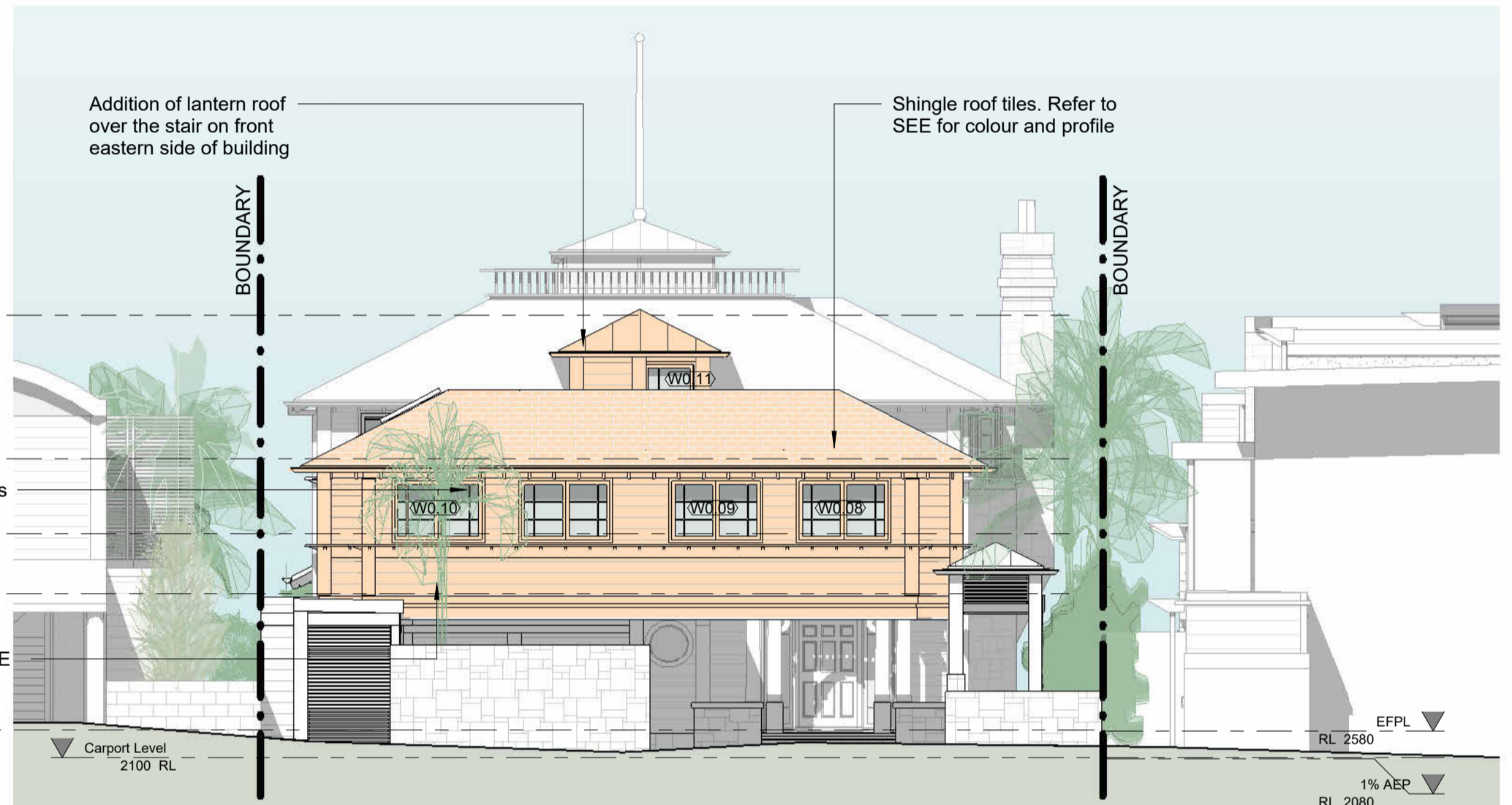
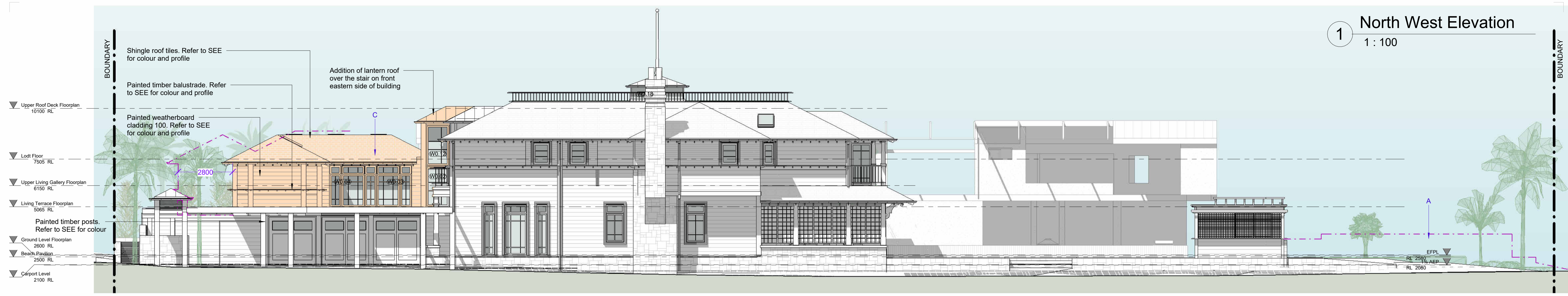
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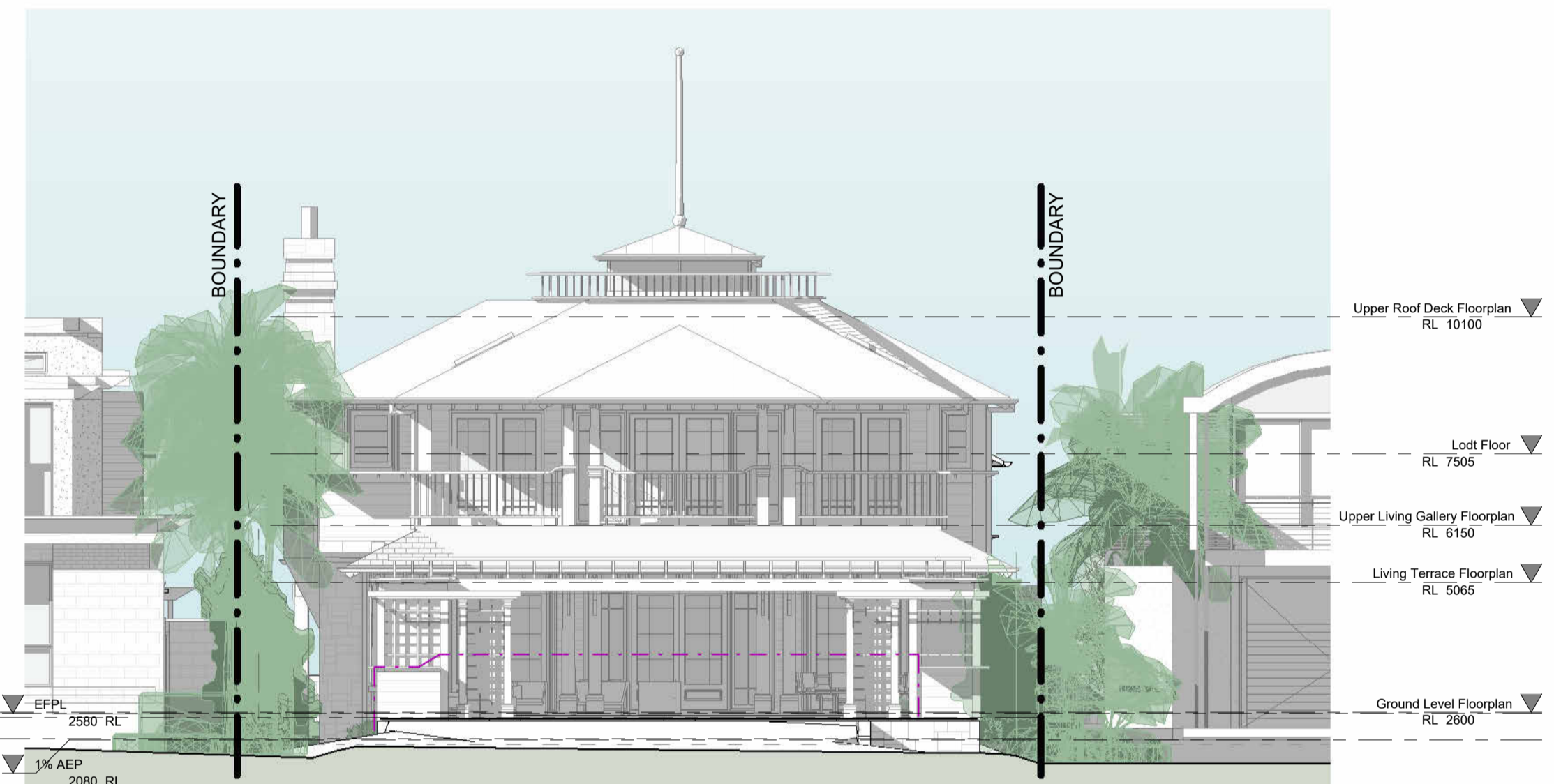
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Project Status: DA
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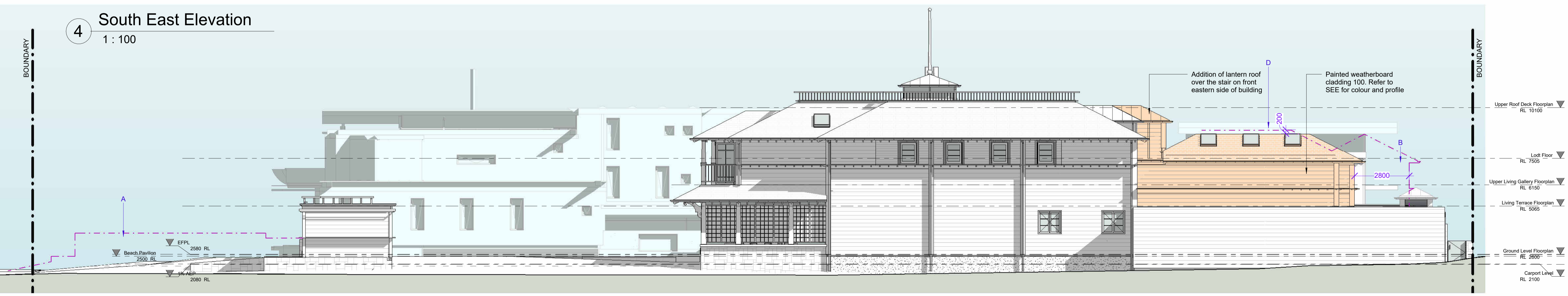
1 North West Elevation
1 : 100



2 North East Elevation
1 : 100



3 South West Elevation
1 : 100



4 South East Elevation
1 : 100

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DA AMENDMENTS

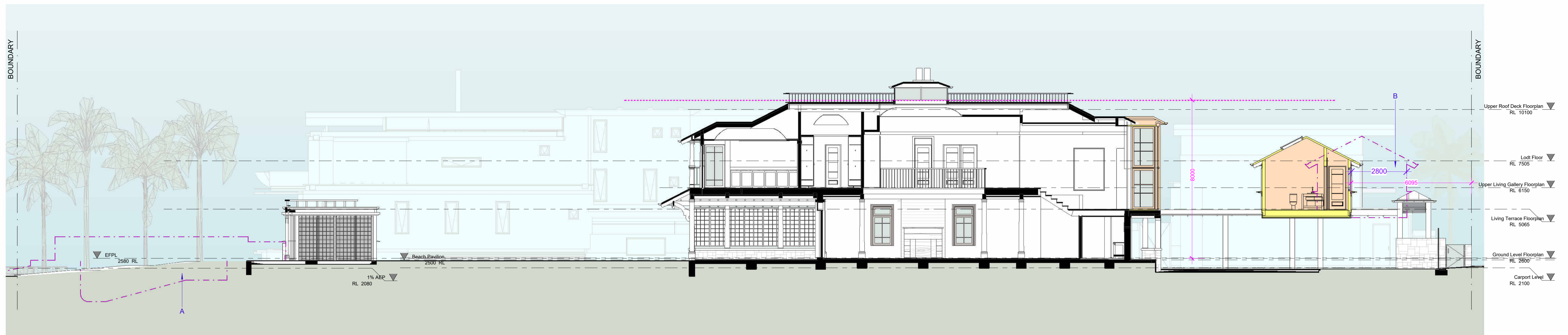
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No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

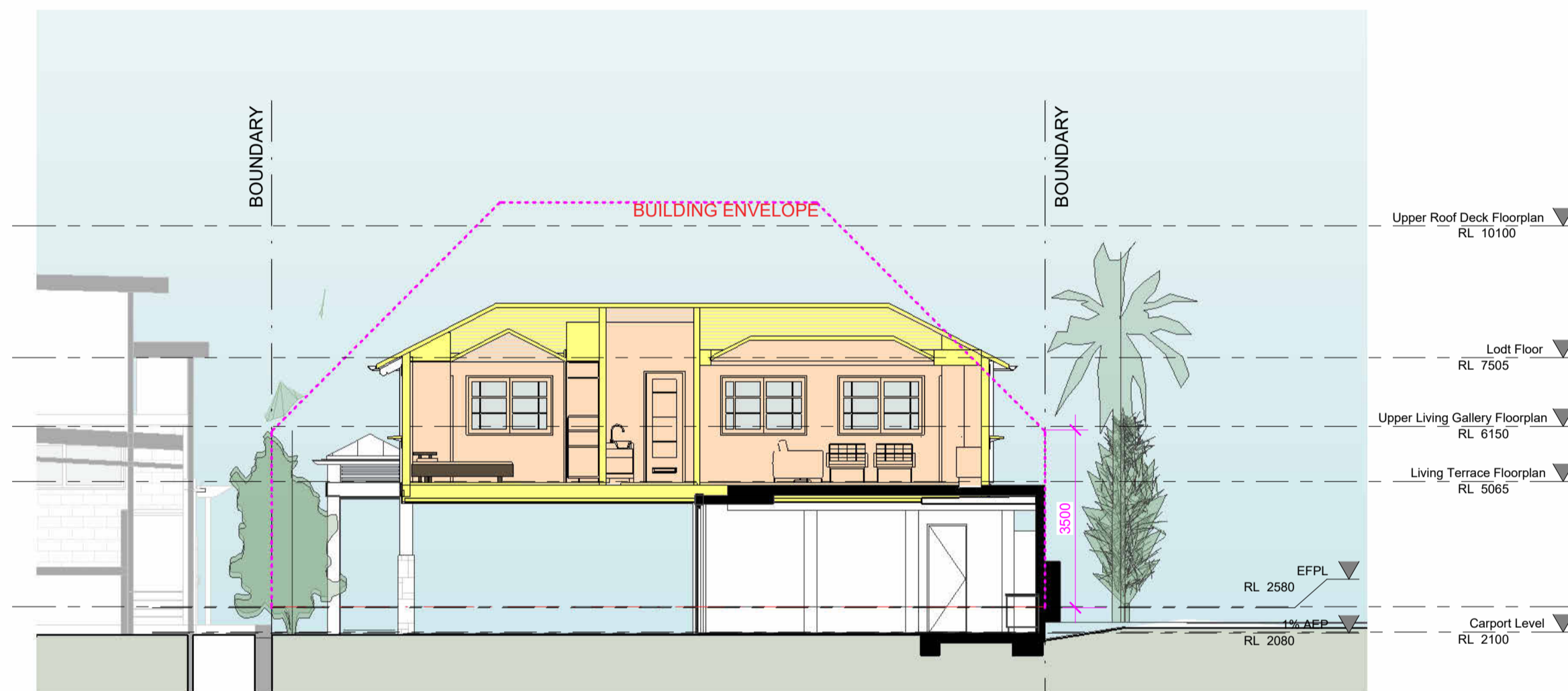
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Project Status	DA	
Sheet	Proposed Elevations	

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		Approved By	WB
Scale @ A1 1 : 100			
Drawing Number	A-130		Issue
			B



1 Section 01
1 : 100



2 Section A
1 : 100



3 Section B
1 : 100

DA AMENDMENTS

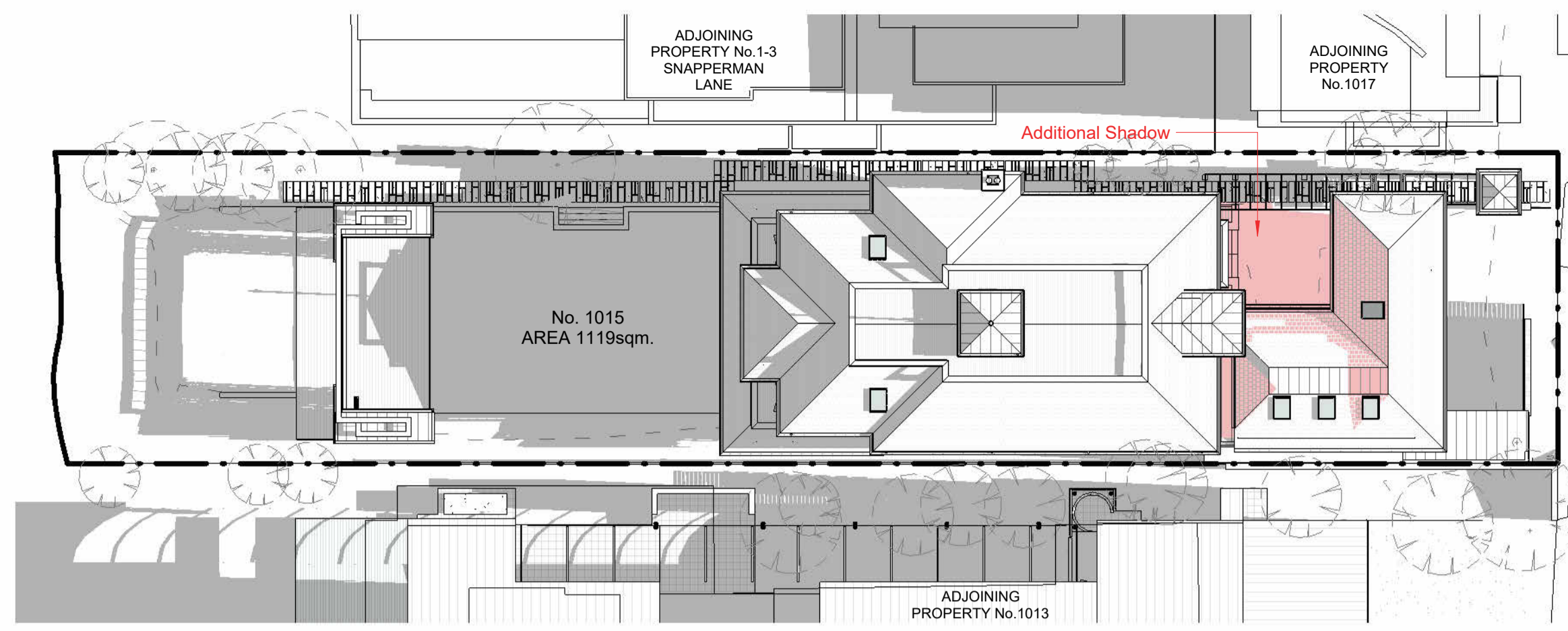
- A. Remove swimming pool and associated works - no proposal in rear now
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No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

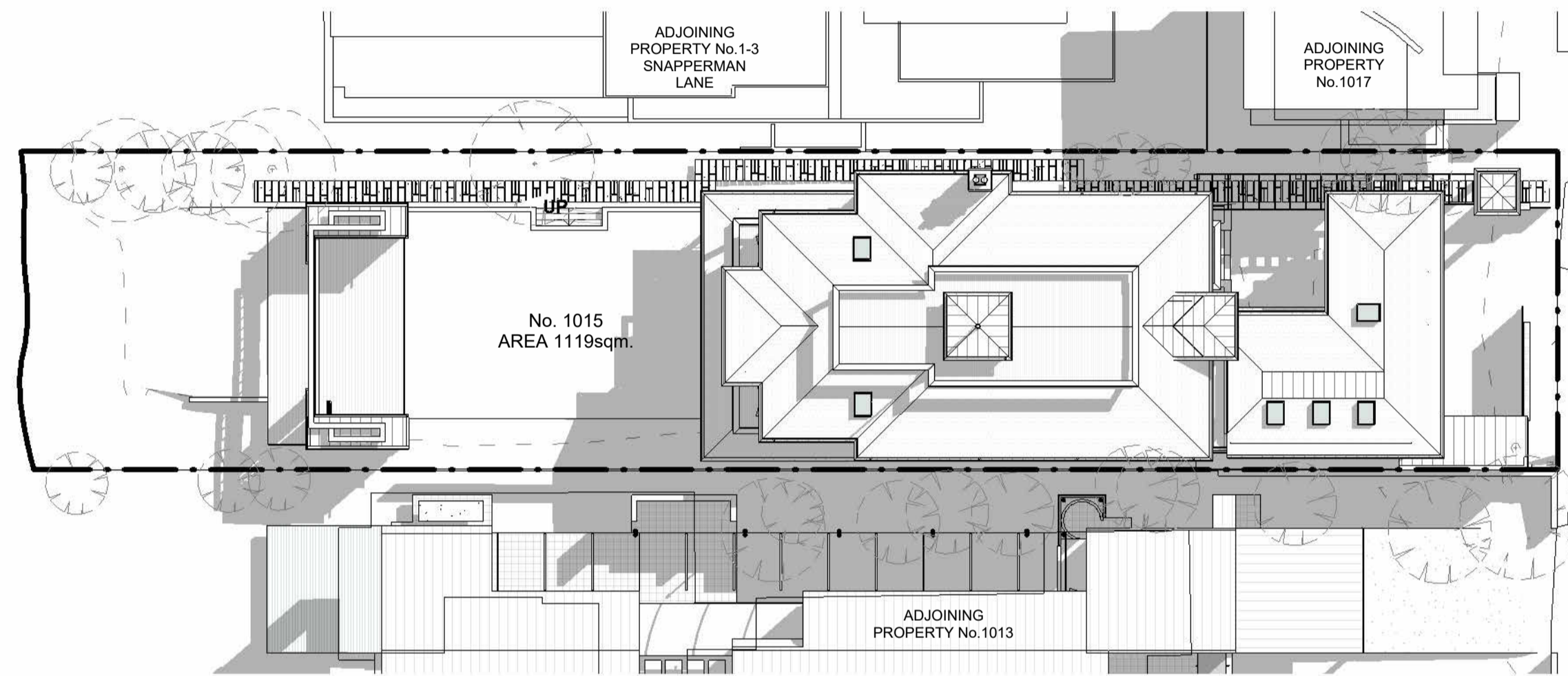
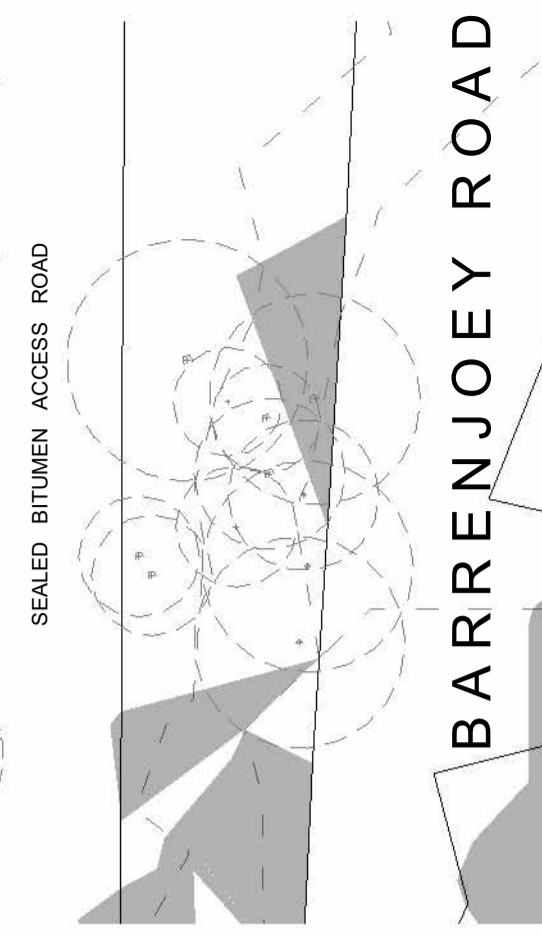
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Project Number	2022_04 Boyd	1015 Barrenjoey Road Palm Beach NSW
Project Status	DA	
Sheet	Proposed Sections	

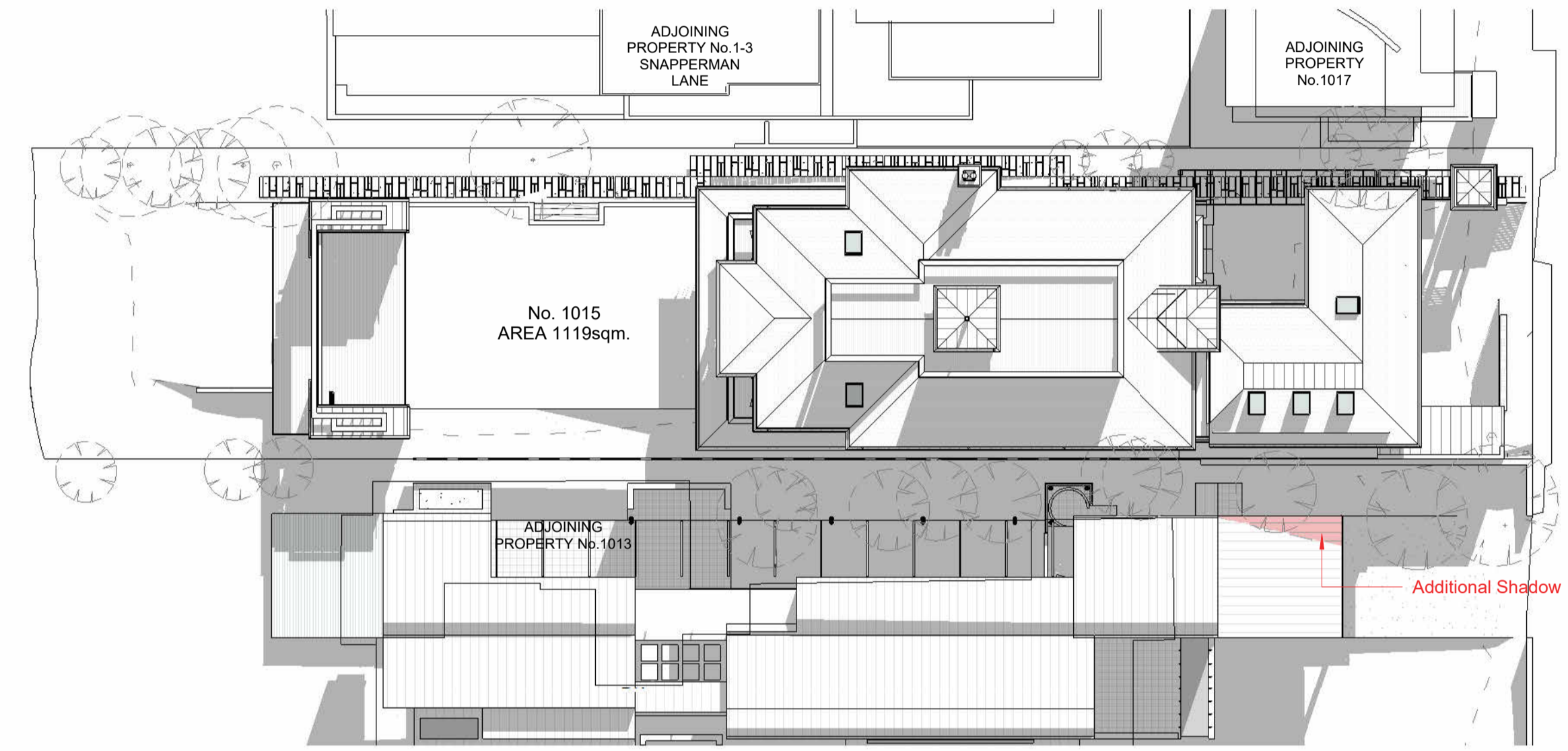
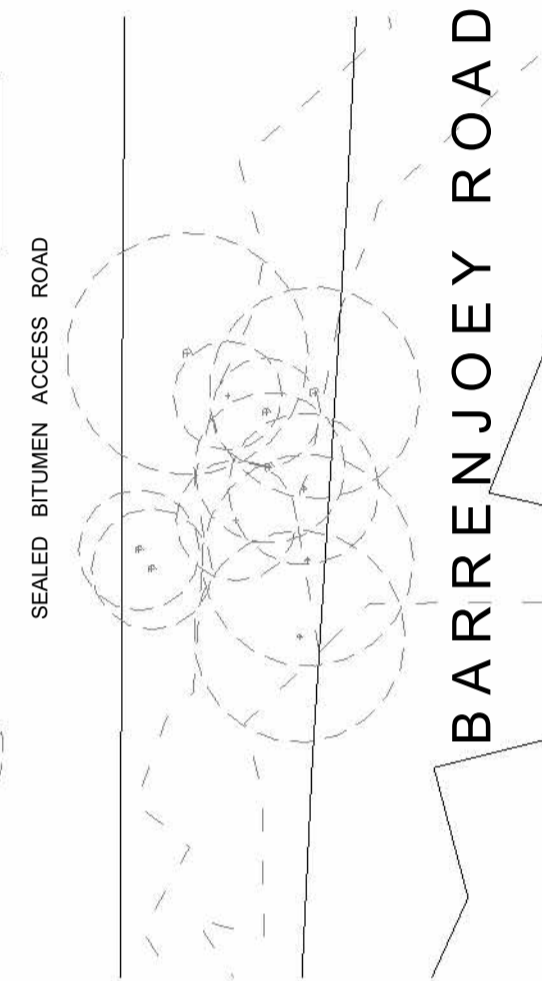
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Approved By	WB	
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Drawing Number	A-135	Issue B



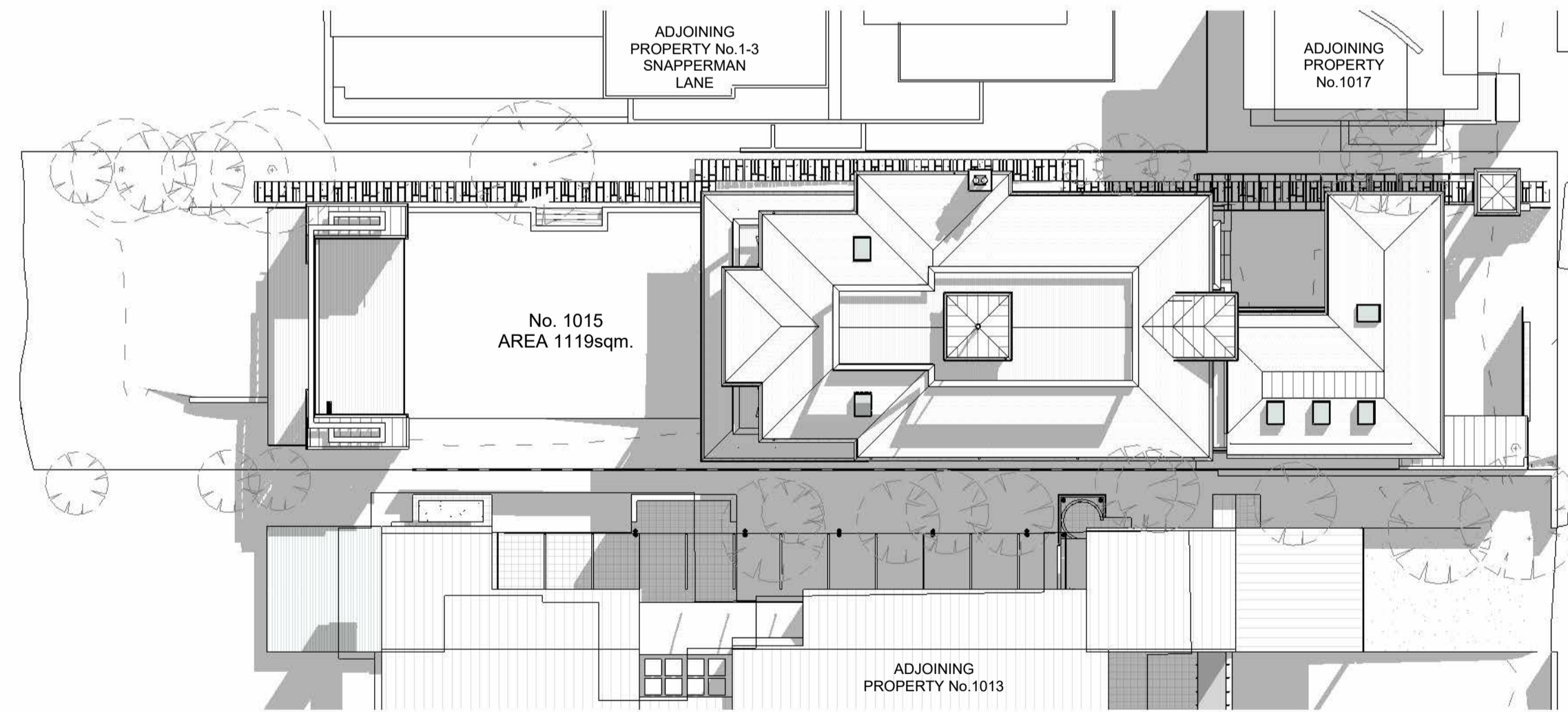
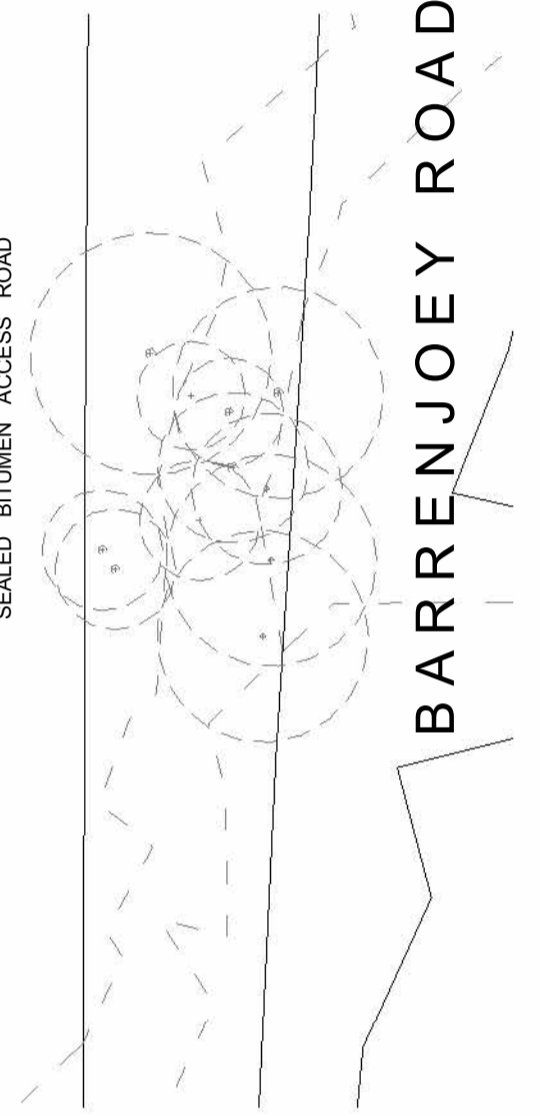
1 Shadow Diagram _ Winter Solstice 9am
1 : 250



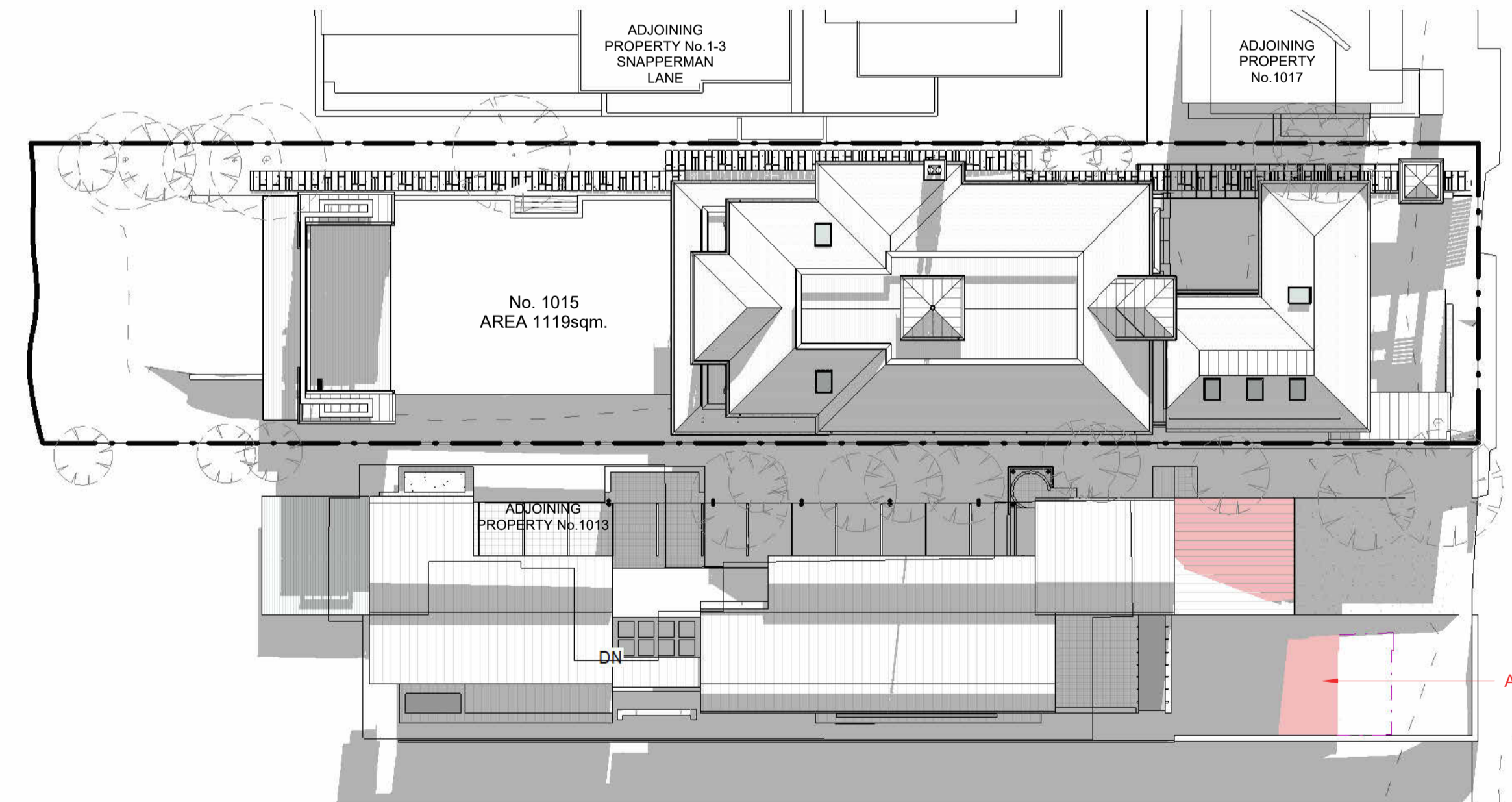
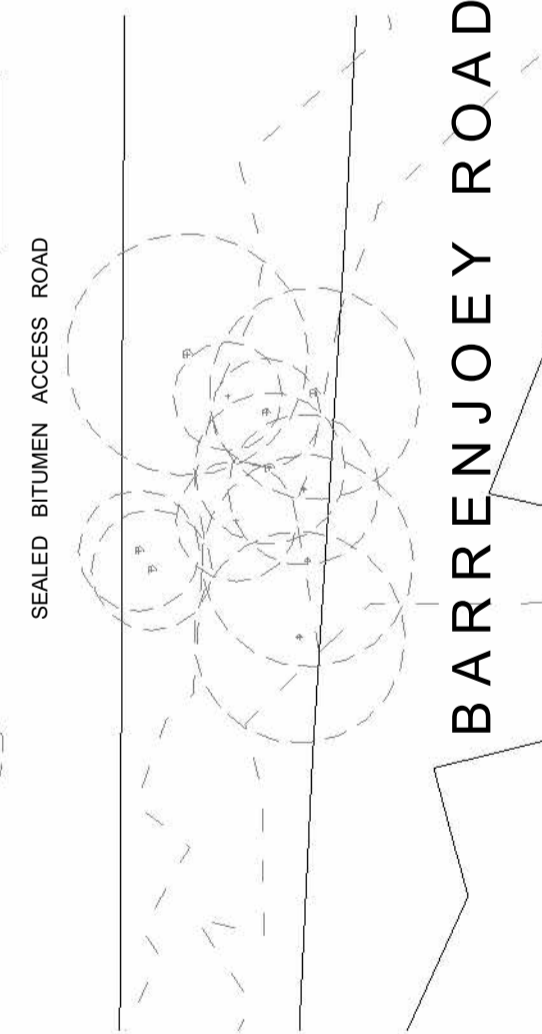
2 Shadow Diagram _ Winter Solstice 12pm
1 : 250



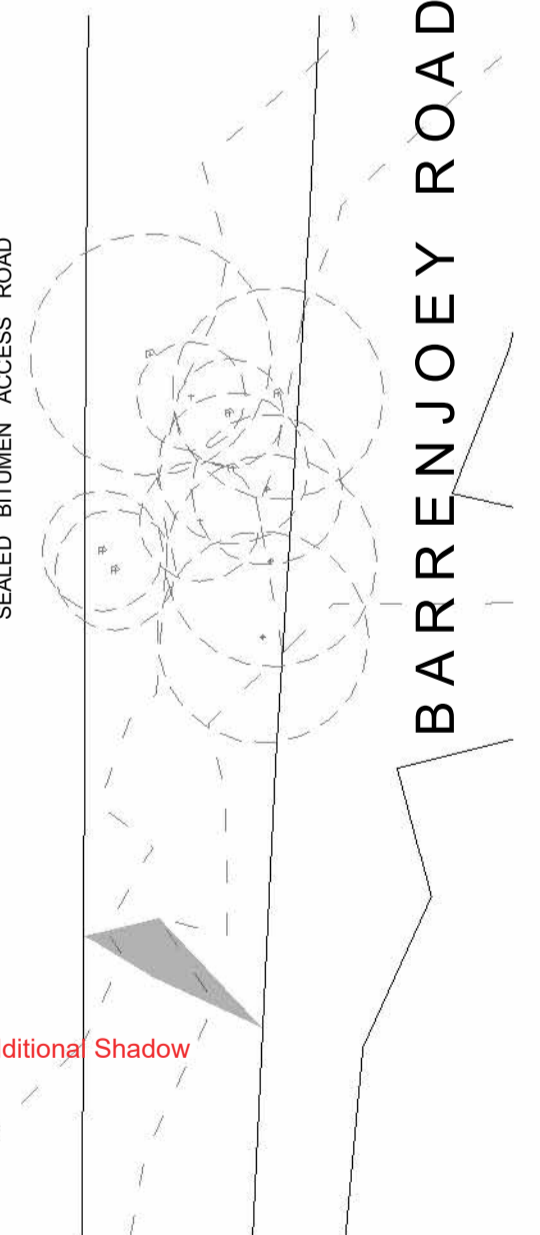
3 Shadow Diagram _ Winter Solstice 2pm
1 : 250



4 Shadow Diagram _ Winter Solstice 1pm
1 : 250



5 Shadow Diagram _ Winter Solstice 3pm
1 : 250



DA AMENDMENTS

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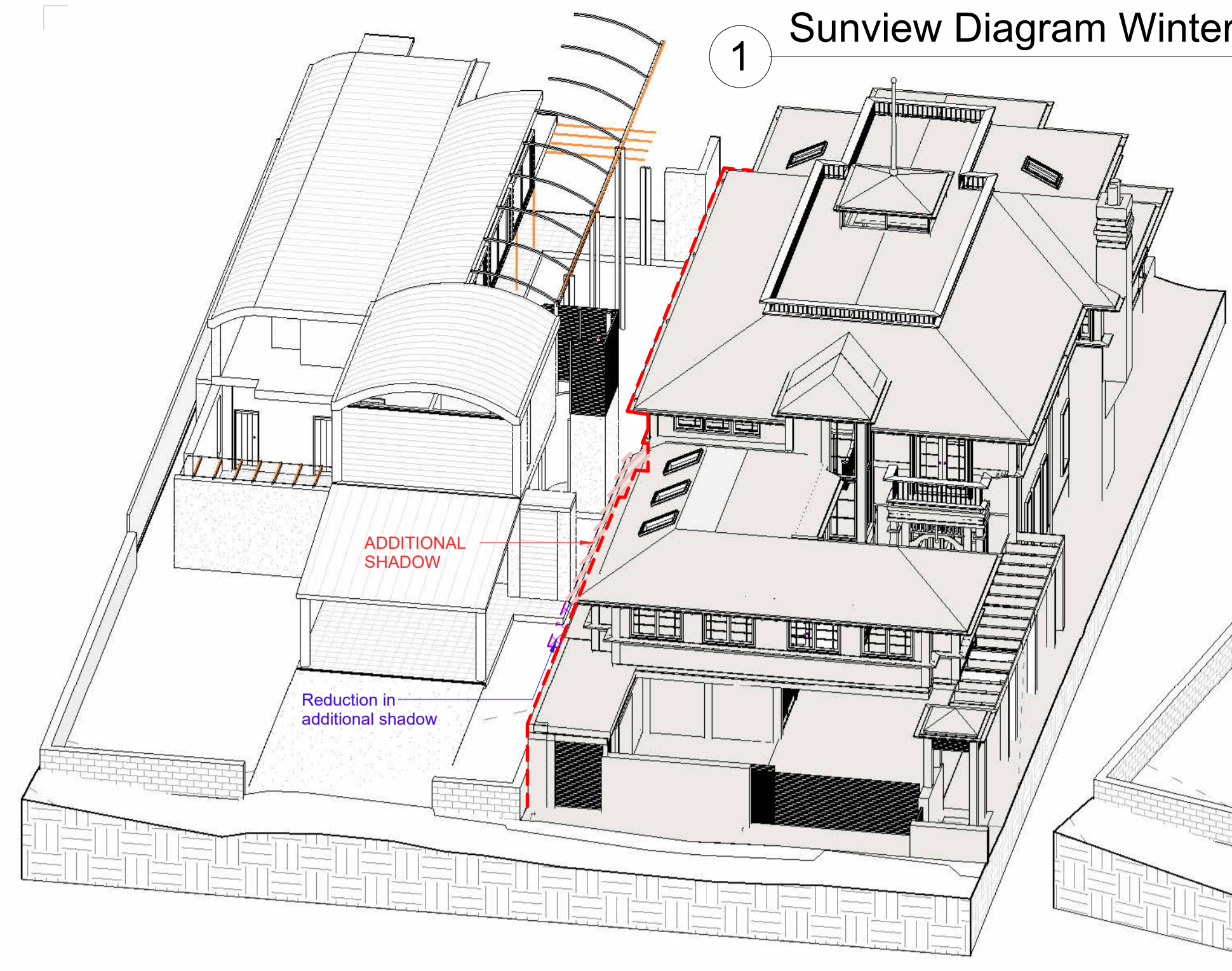
No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

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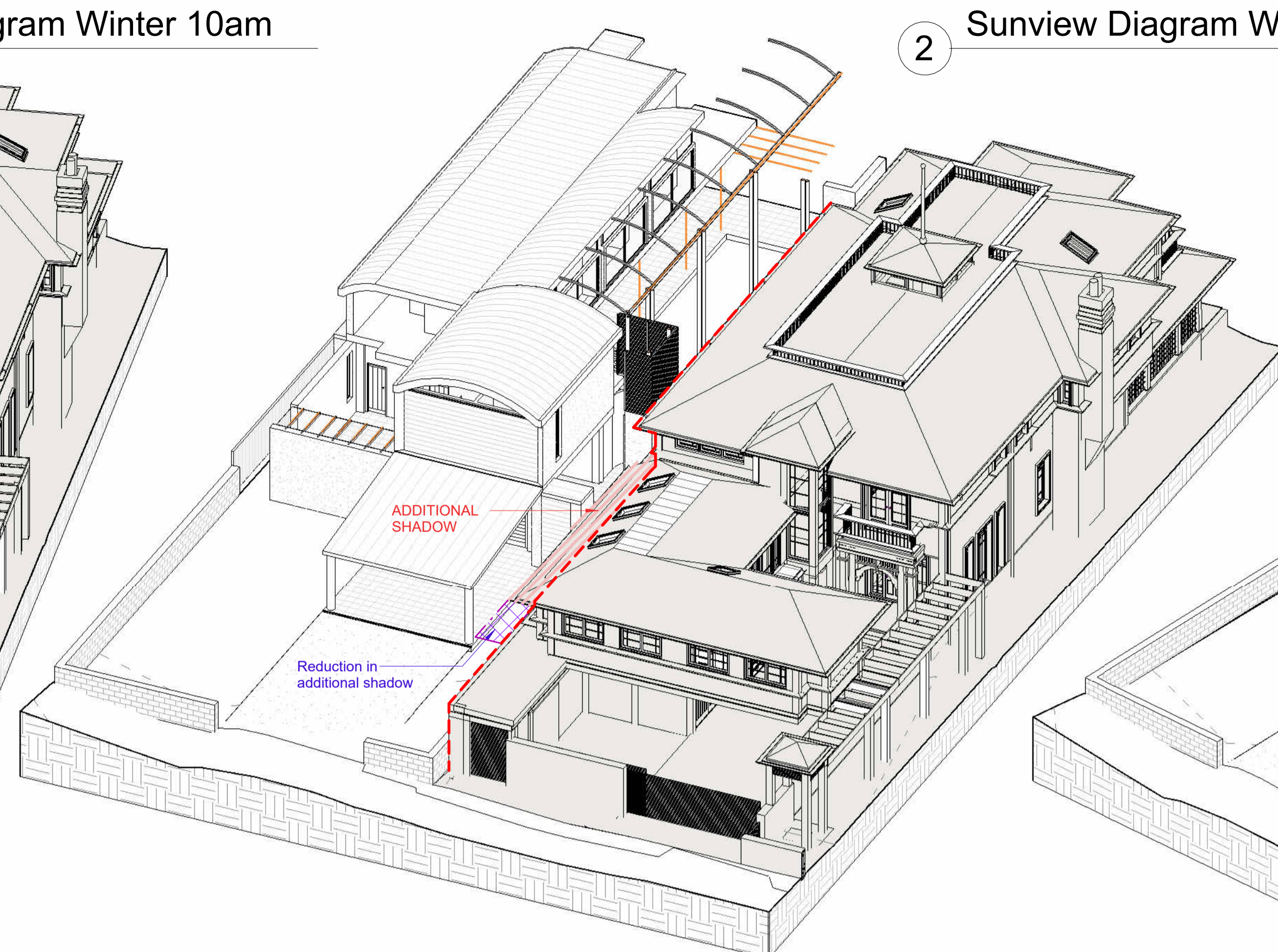
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Project Status	DA	
Sheet	Shadow Diagrams	

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Drawing Number	A-190	Issue	B

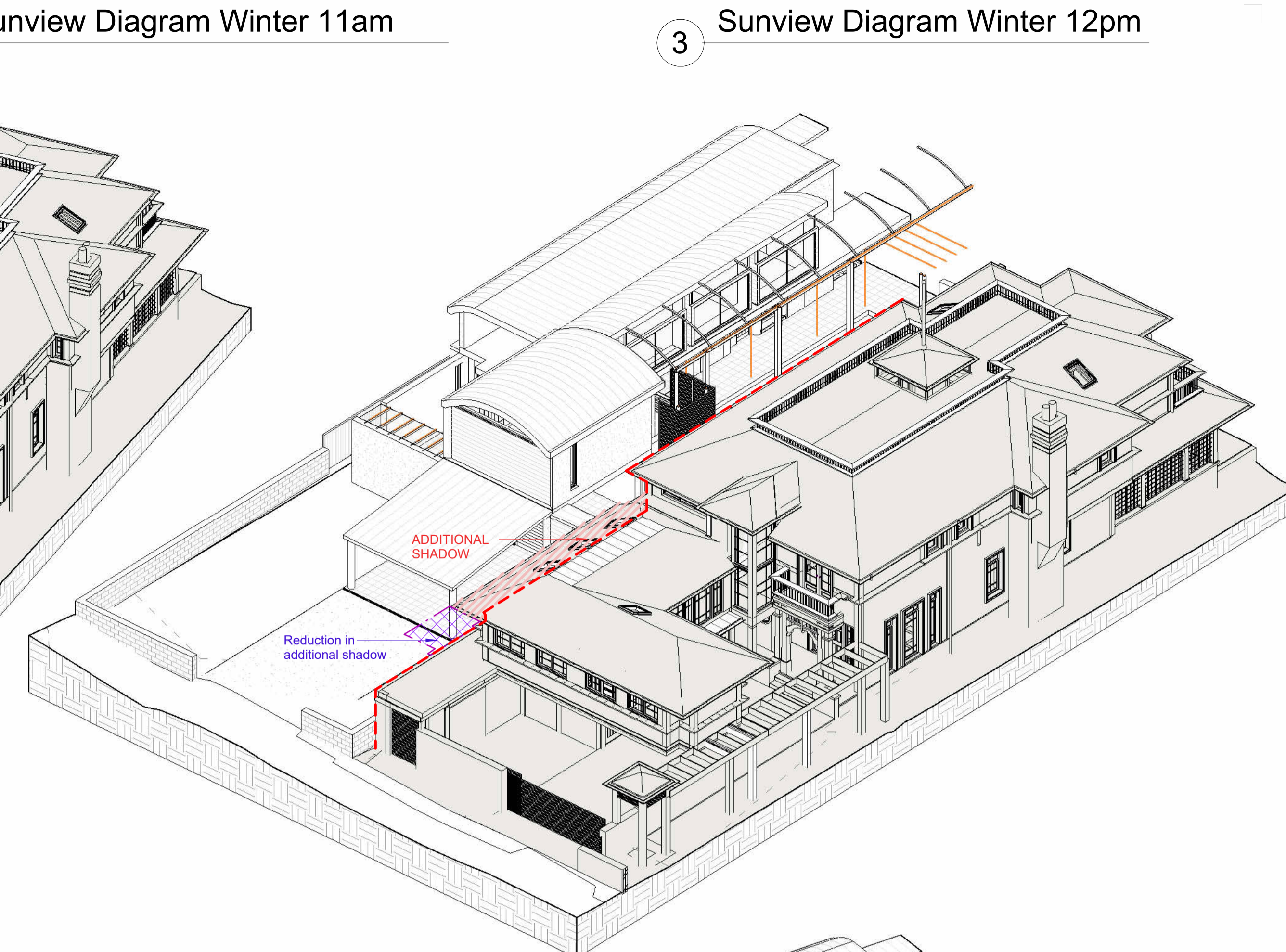
1 Sunview Diagram Winter 10am



2 Sunview Diagram Winter 11am

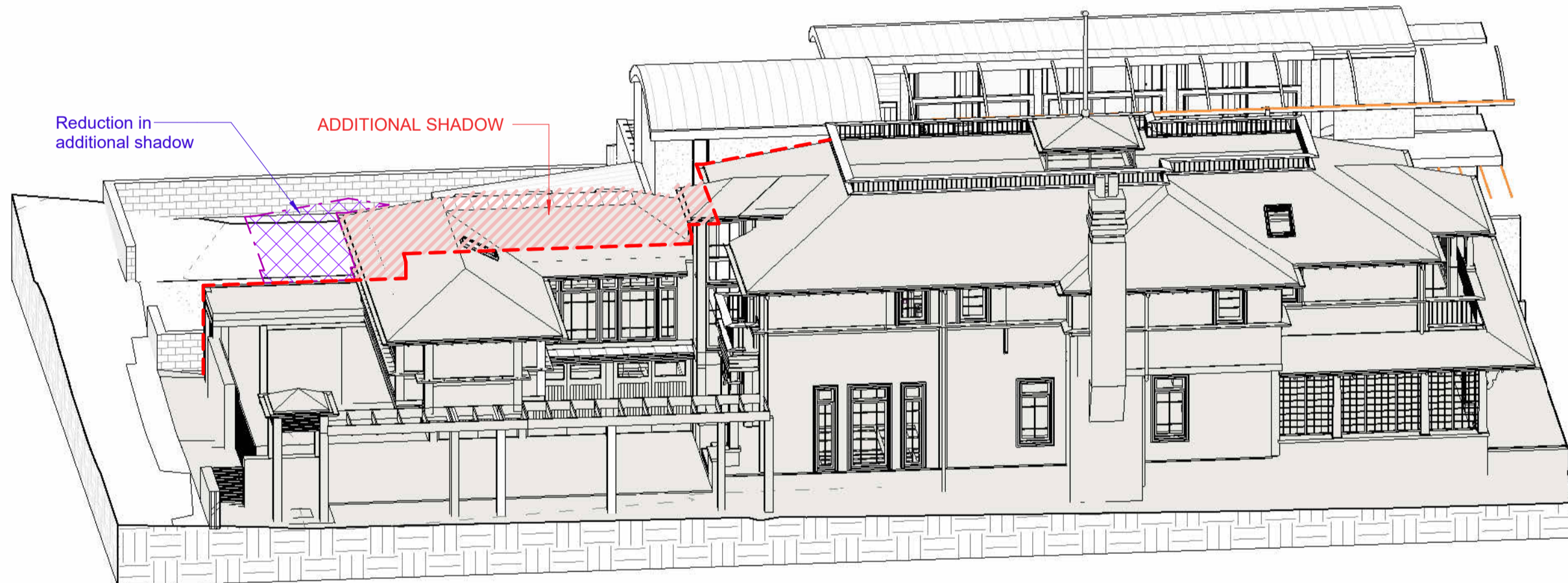


3 Sunview Diagram Winter 12pm



Reduction in additional shadow

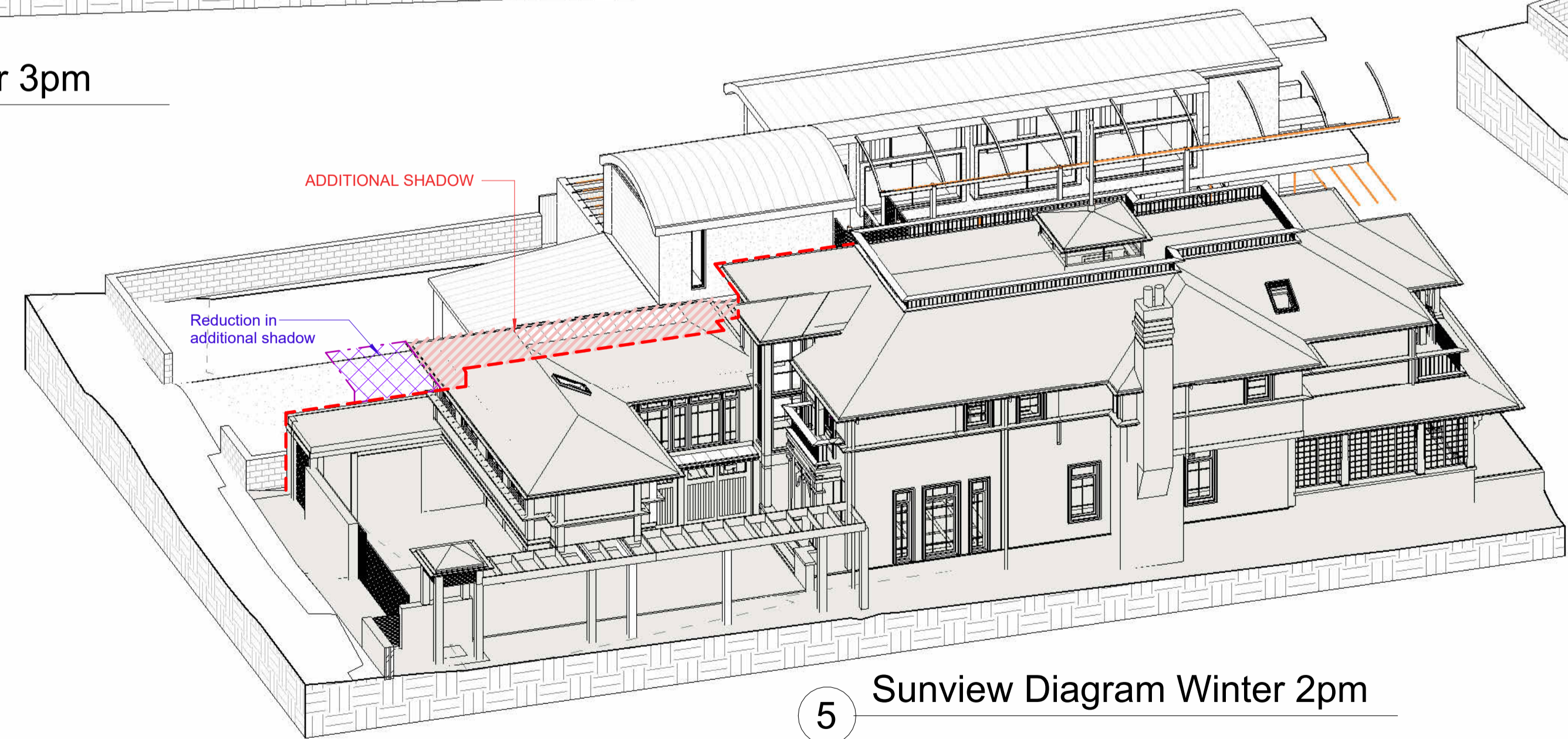
ADDITIONAL SHADOW



6 Sunview Diagram Winter 3pm

ADDITIONAL SHADOW

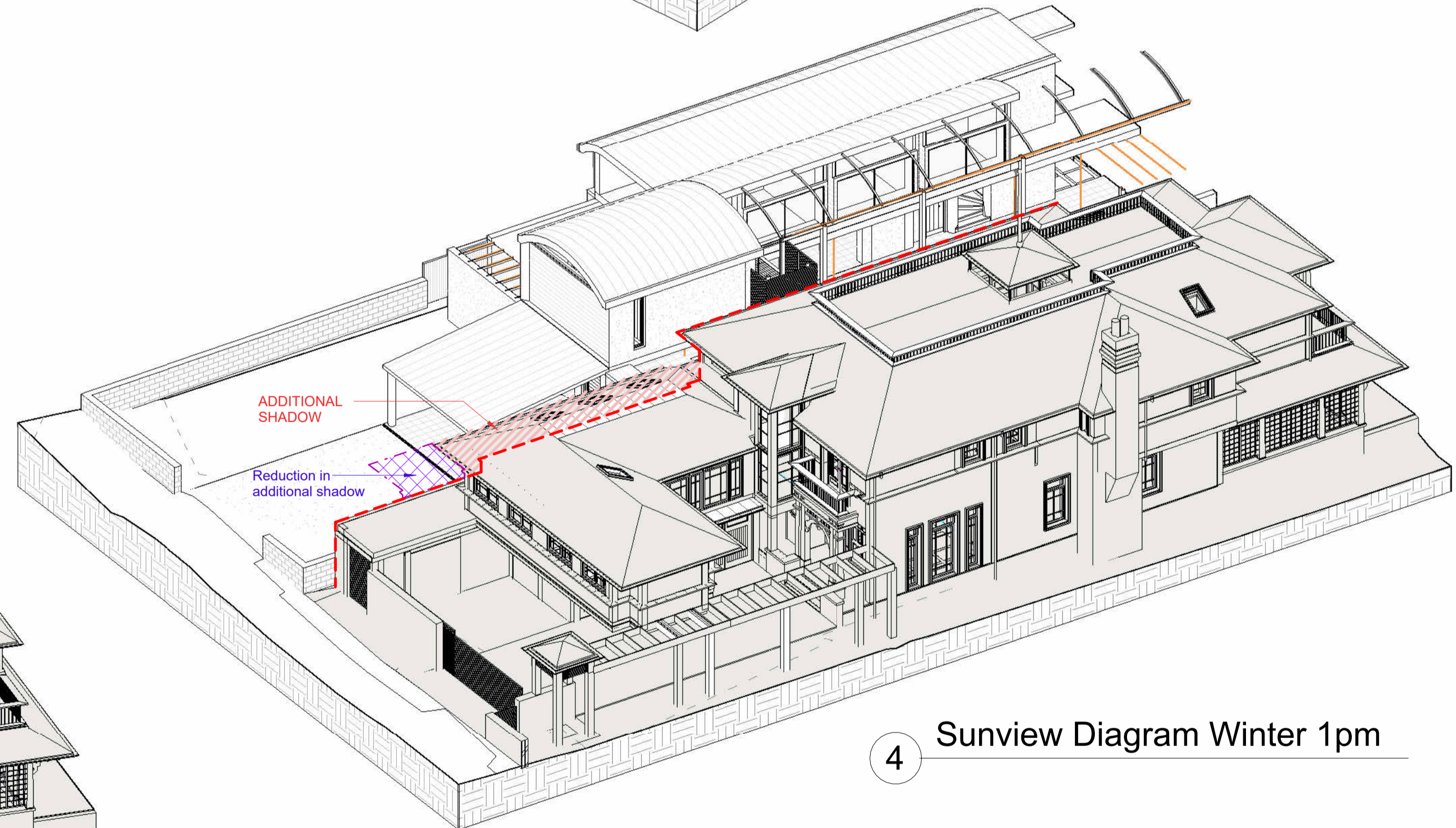
Reduction in additional shadow



5 Sunview Diagram Winter 2pm

ADDITIONAL SHADOW

Reduction in additional shadow



4 Sunview Diagram Winter 1pm

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DA AMENDMENTS

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ADDITIONAL SHADOW

No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

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Project Number: 2022_04 Boyd
 Project Status: DA
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Sunview Diagrams

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