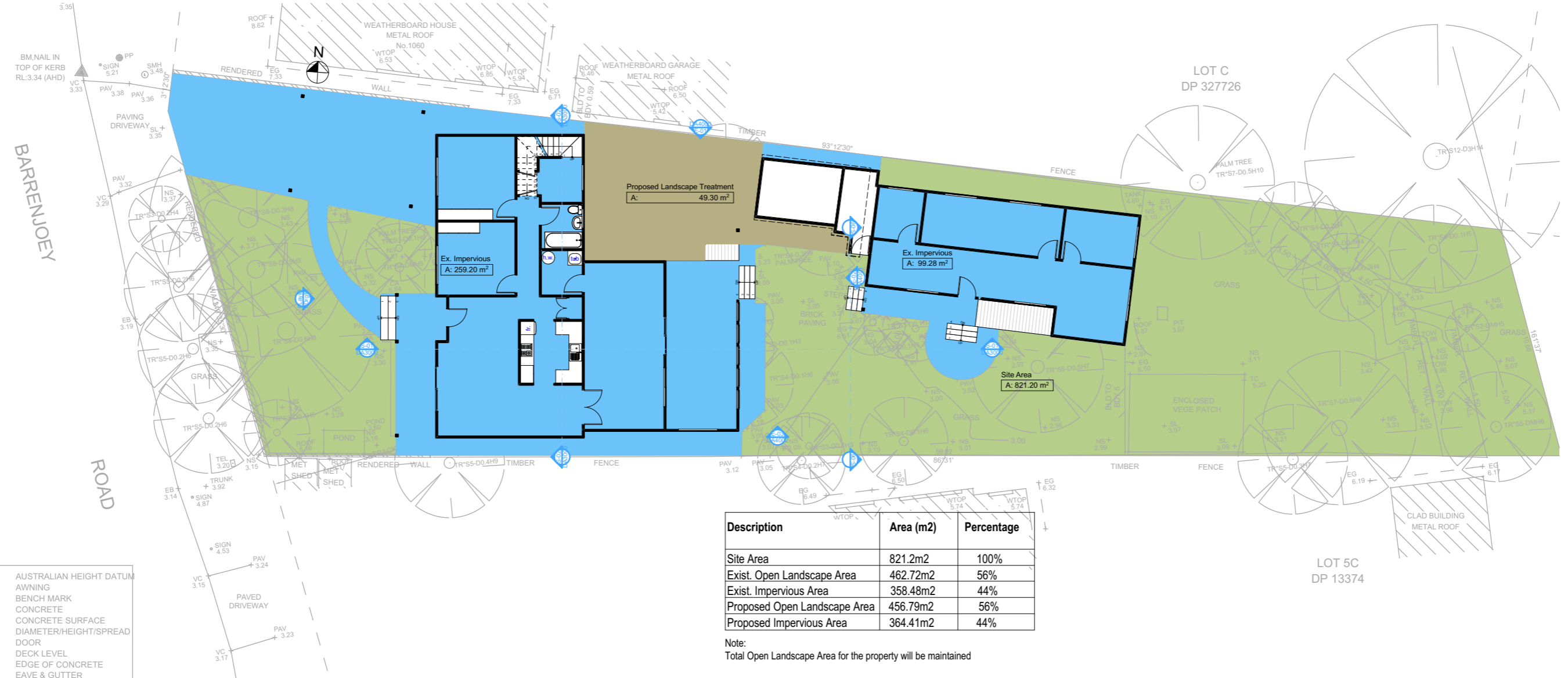


Denotes Impervious Area
 Denotes Pervious Area
 Denotes Landscape Treatment Area



Description	Area (m2)	Percentage
Site Area	821.2m2	100%
Exist. Open Landscape Area	462.72m2	56%
Exist. Impervious Area	358.48m2	44%
Proposed Open Landscape Area	456.79m2	56%
Proposed Impervious Area	364.41m2	44%

Note:
Total Open Landscape Area for the property will be maintained

2 LANDSCAPE OPEN SPACE EXISTING
1:200

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

NOTES
1058 Barrenjoey Road, Palm Beach is zoned E4-Environmental Living
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1058 Barrenjoey Road, Palm Beach is not considered a heritage item

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction
Framed Floors, Framed Walls
Insulation to External Framed Walls R1.70
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
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Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A408854
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DA APPLICATION ONLY
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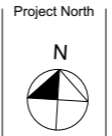


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked: GBJ
Plot Date: 4/03/2021
Project NO: RP1120DAR
Project Status: DA

Client: Hilary and Stephen Darke
Site: 1058 Barrenjoey Road, Palm Beach

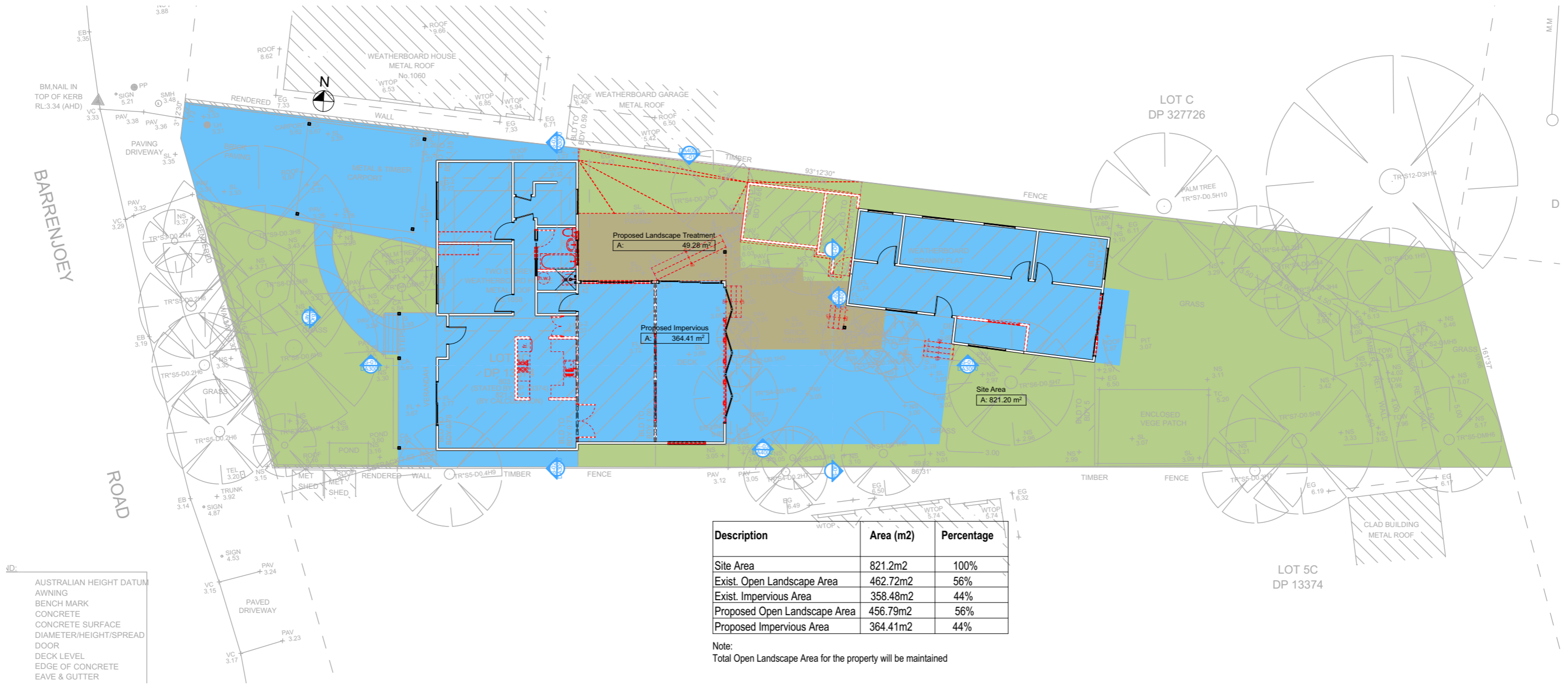
Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION
Landscape Open Space Plan Existing

PROJECT NAME : **Alterations & Additions**

REVISION NO. -
DATE: 4/3/21
DRAWING NO. DA1010

- Denotes Impervious Area
- Denotes Pervious Area
- Denotes Landscape Treatment Area



2 LANDSCAPE OPEN SPACE PROPOSED
1:200

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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	821.2m2	Yes	Building envelope	3.5m@45Deg	Ex.
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (60% min)	56%	Variable
Max Ceiling Ht Above Nat. GL	N/A	Yes	Impervious area (m2)	44%	Variable
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	868mm	Yes
Front Setback (Min.)	Est.	Ex.	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.5m	Yes	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1.0m, 2.5m	Ex.			

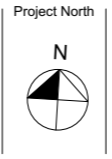


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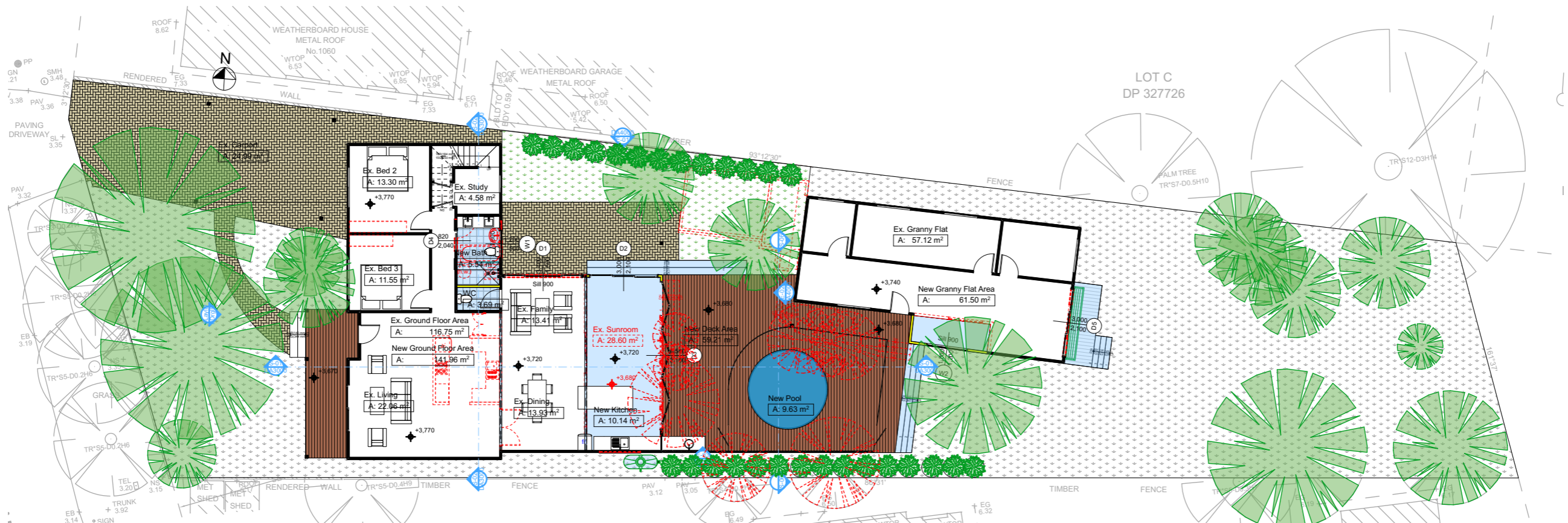
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Checked Plot Date: GBJ 4/03/2021
Project NO: RP1120DAR
Project Status: DA
Client Site: Hilary and Stephen Darke 1058 Barrenjoey Road, Palm Beach
Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION
Landscape Open Space Plan Proposed
PROJECT NAME : Alterations & Additions

REVISION NO. -
DATE: 4/3/21
DRAWING NO. DA1011



Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Viburnum Odoratissimum	Sweet Viburnum	H= 4000mm W= 4000mm
		Stenotaphrum Secundatum	Sir Walter Buffalo Turf	N/A
		Existing Grass To Remain		
		Existing Tree To Remain		
		Remove Tree		

Landscape Legend	
Ground Covers Schedule	Common Name
	Timber Deck
	Pool
	Paved Area

LANDSCAPE PLAN
1:200

THE SUBJECT TITLE NOTES :
SEARCH DATE: 15/10/2020
SECOND SCHEDULE
1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2) B666328 COVENANT.
3) A0473422 MORTGAGE TO MACQUARIE BANK LIMITED.
NOTES:
A) SERVICES SHOWN HAVE BEEN DERIVED FROM VIS AT THE TIME OF SURVEY. SERVICES MAY VARY.

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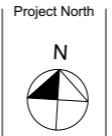
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Checked Plot Date: GBJ 4/03/2021
Project Status: RP1120DAR DA
Client Site: Hilary and Stephen Darke 1058 Barrenjoey Road, Palm Beach
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION Landscape Plan
PROJECT NAME :
Alterations & Additions

REVISION NO. -
DATE: 4/3/21
DRAWING NO. DA1012