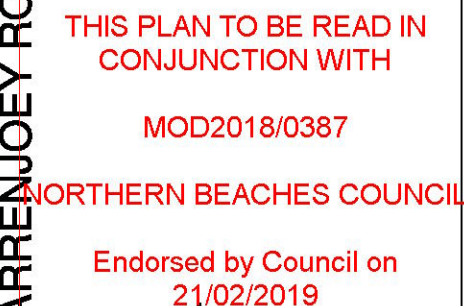


SECTION 96 REORIENTATED POOL



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%

- + POOL REORIENTATED AND MOVED AWAY FROM THE BOUNDRY
- + IMPROVED VIEW FROM PITTWATER - 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

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-	05.04.2018	prel. - Sec. 96	MW	
	08.06.2018	prel. 2 - SECTION 96	MW	
DA	20.06.2018	SECTION 96	MW	
DA	26.10.2018	SECTION 96 <i>review</i>	MW	

SCALE A3: As indicated

SECTION 96
- POOL REORIENTATED
+ STORAGE BEHIND
BOATSHED

1 SITE PLAN ENLARGED

1 : 100

EXISTING POOL TO BE
DEMOLISHED AND REPLACED
WITH LANDSCAPING (CROWN
LANDS APPROVAL FOR OLD
POOL DEMOLITION)

PROPOSED SMALLER
TREES (*Banksia
integrifolia, Tristaniopsis
laurina, Plum Pine*)

DA APPROVED RET. WALL

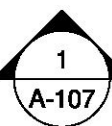
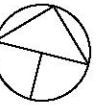
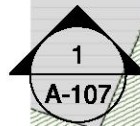
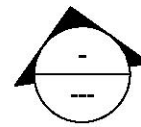
EXISTING BOATSHED. TO
BE REFRESHED WITHIN
EXISTING STRUCTURE

SECTION 96
PROPOSED STORAGE.
GREEN ROOF ABOVE AS A
PART OF SLOPING GARDENING

SECTION 96
REORIENTATED POOL
POOL EQUIPMENT
UNDER

APPROVED PREVIOUS DA POOL
AND DECK OUTLINE

THIS PLAN TO BE READ IN
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21/02/2019



SOUTH GROUND ELEVATION LINE

PROPOSED TREE -
Syncarpia glomulifera

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BLUE SKY
BUILDING DESIGNS

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Newport 2106

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www.blueskybuildingdesigns.com.au

PROJECT TITLE: KNOCK DOWN AND REBUILD

PROJECT NO.:

AT: 967 BARRENJOEY RD
PALM BEACH

FOR: SMJ INVESTMENTS PTY LTD

SHEET TITLE: SITE PLAN ENLARGED

SHEET NO: A-101A

SCALE A3: 1 : 100

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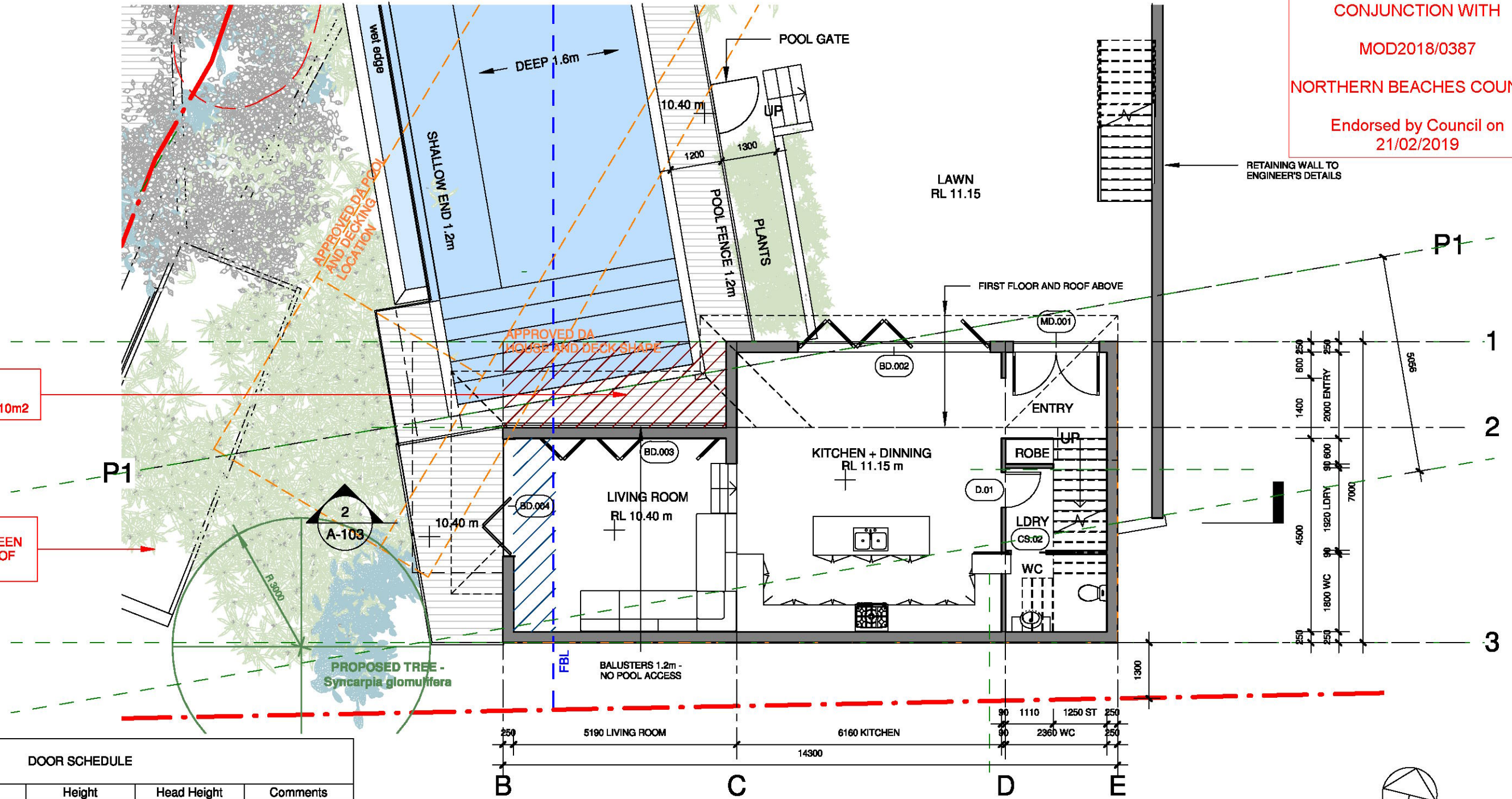
P4 P5

P6

R3

SECTION 96
LIVING ROOM
FLOOR PLAN REDUCED BY 10m²

SECTION 96
PROPOSED STORAGE. GREEN
ROOF ABOVE AS A PART OF
SLOPING GARDENING



DOOR SCHEDULE

Mark	Width	Height	Head Height	Comments
BD.002	4478	2400	2400	Bifold - North
BD.003	4478	2400	2400	Bifold - North
BD.004	2700	2500	2500	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	

WINDOW SCHEDULE

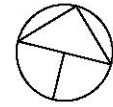
Type Mark	Opening Size		Head Height	Count	Comments
	Width	Height			
W.101	1000	600	2400	1	North
W.102	2700	600	2400	1	North
W.103	3200	600	2400	2	North
W.105	1200	1200	2100	1	West
W.106	2500	600	2000	1	South
W.107			-38	1	

1 | GROUND FLOOR
1 : 100

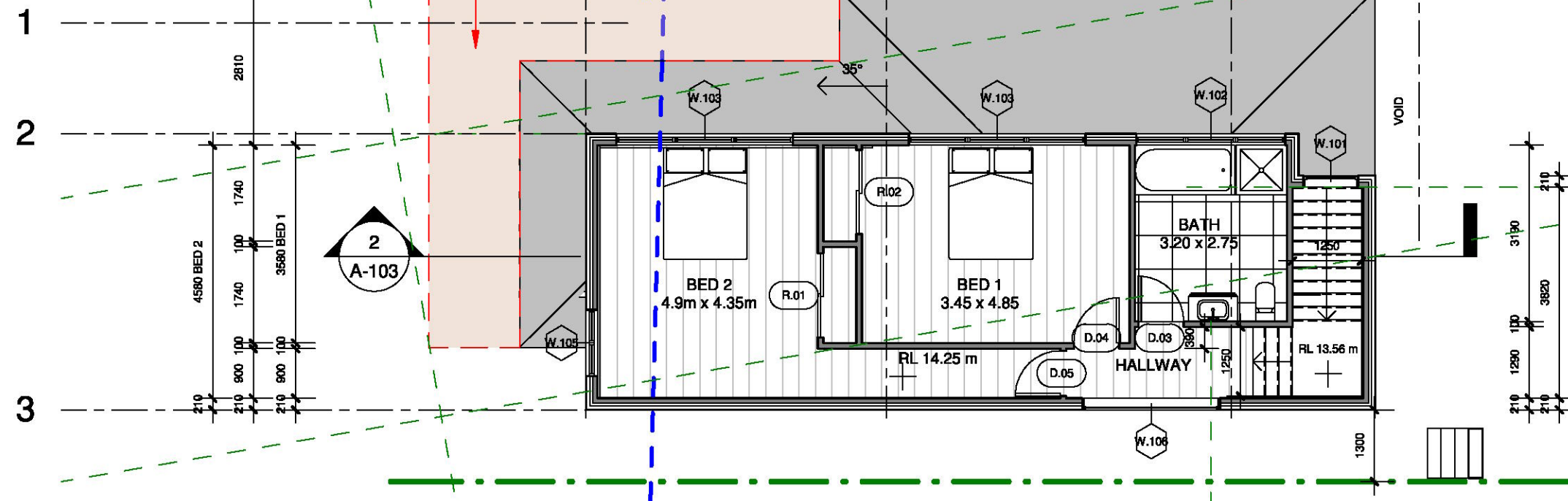
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DA	20.06.2018	SECTION 96	MW	
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SECTION 96 CHANGE - SMALLER PATIO ROOF OUTLINE



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1 | FIRST FLOOR
1 : 100

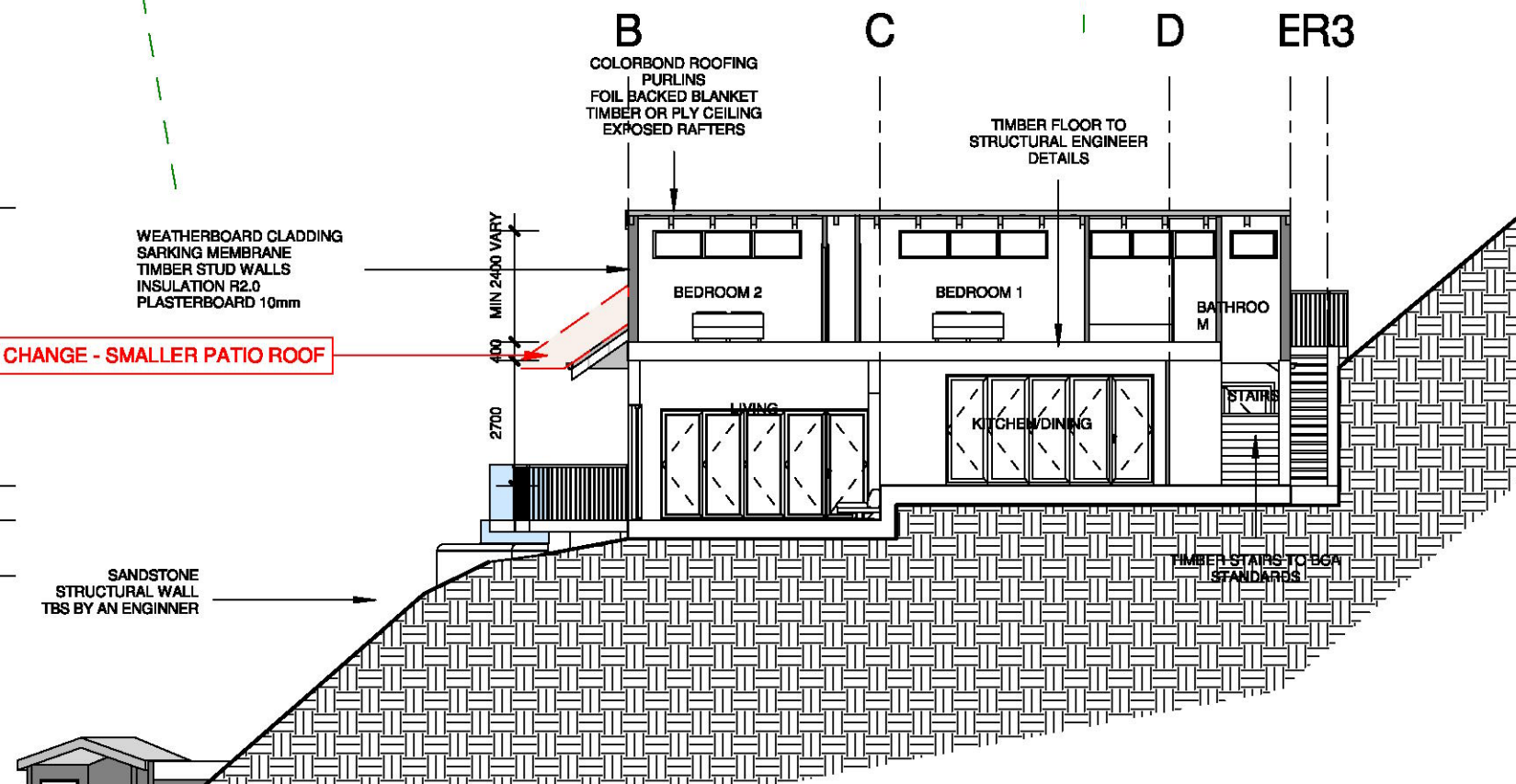
ROOF
17.13 m

KITCHEN
11.15 m
POOL DECK
10.40 m
POOL 1.2m
9.20 m

SECTION 96 CHANGE - SMALLER PATIO ROOF

WEATHERBOARD CLADDING
SARKING MEMBRANE
TIMBER STUD WALLS
INSULATION R2.0
PLASTERBOARD 10mm

SANDSTONE
STRUCTURAL WALL
TBS BY AN ENGINEER



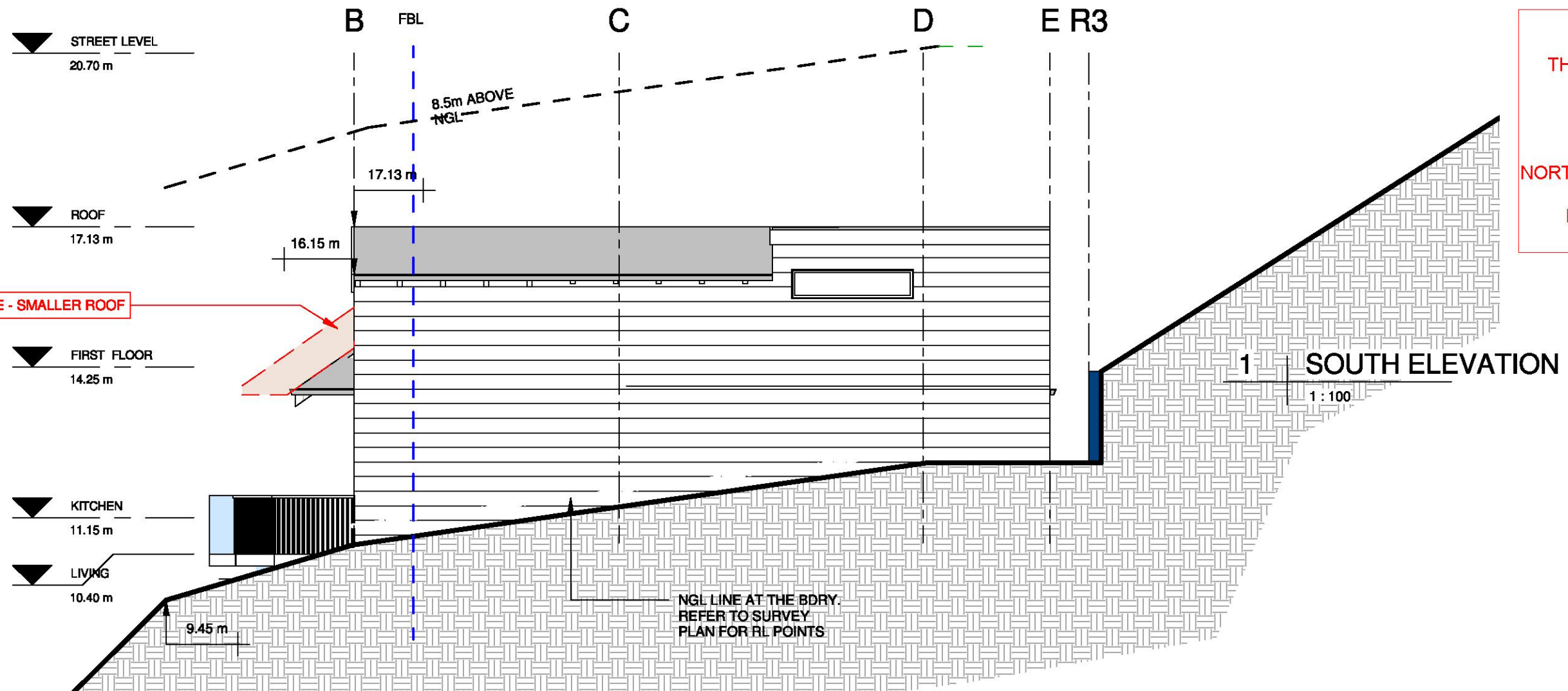
ALL THE STRUCTURAL
ELEMENTS INCLUDING:
- FOUNDATIONS,
- RETAINING WALLS,
- MASONRY WALLS (IF ANY)
- SUB-FLOORS
- RAFTERS
MUST BE DESIGN AND
SPECIFIED BY THE
STRUCTURAL ENGINEER

2 | SECTION A
1 : 150

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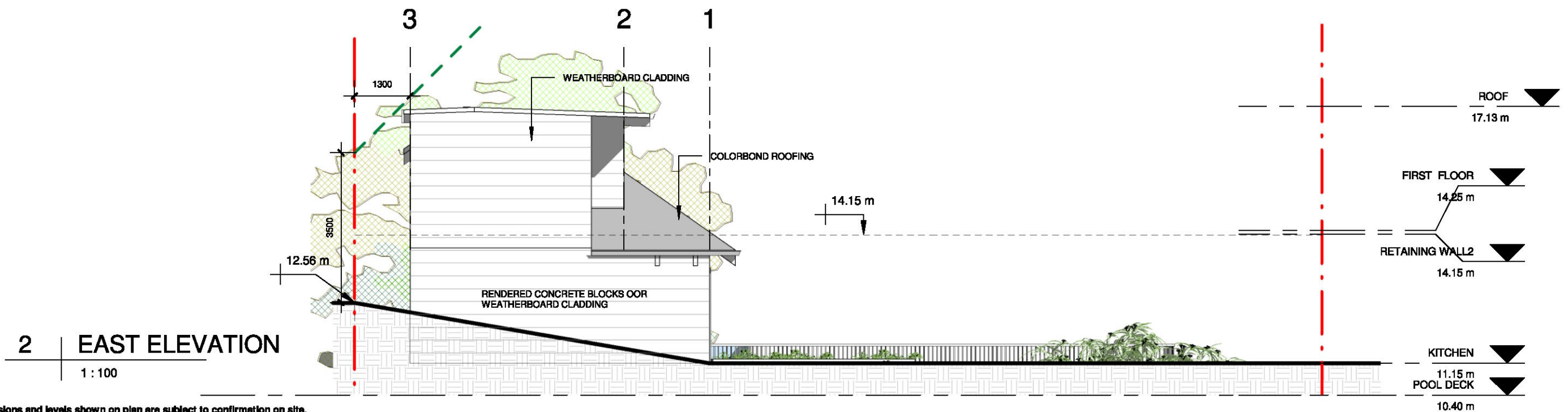


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PROJECT TITLE: KNOCK DOWN AND REBUILD

PROJECT NO.:

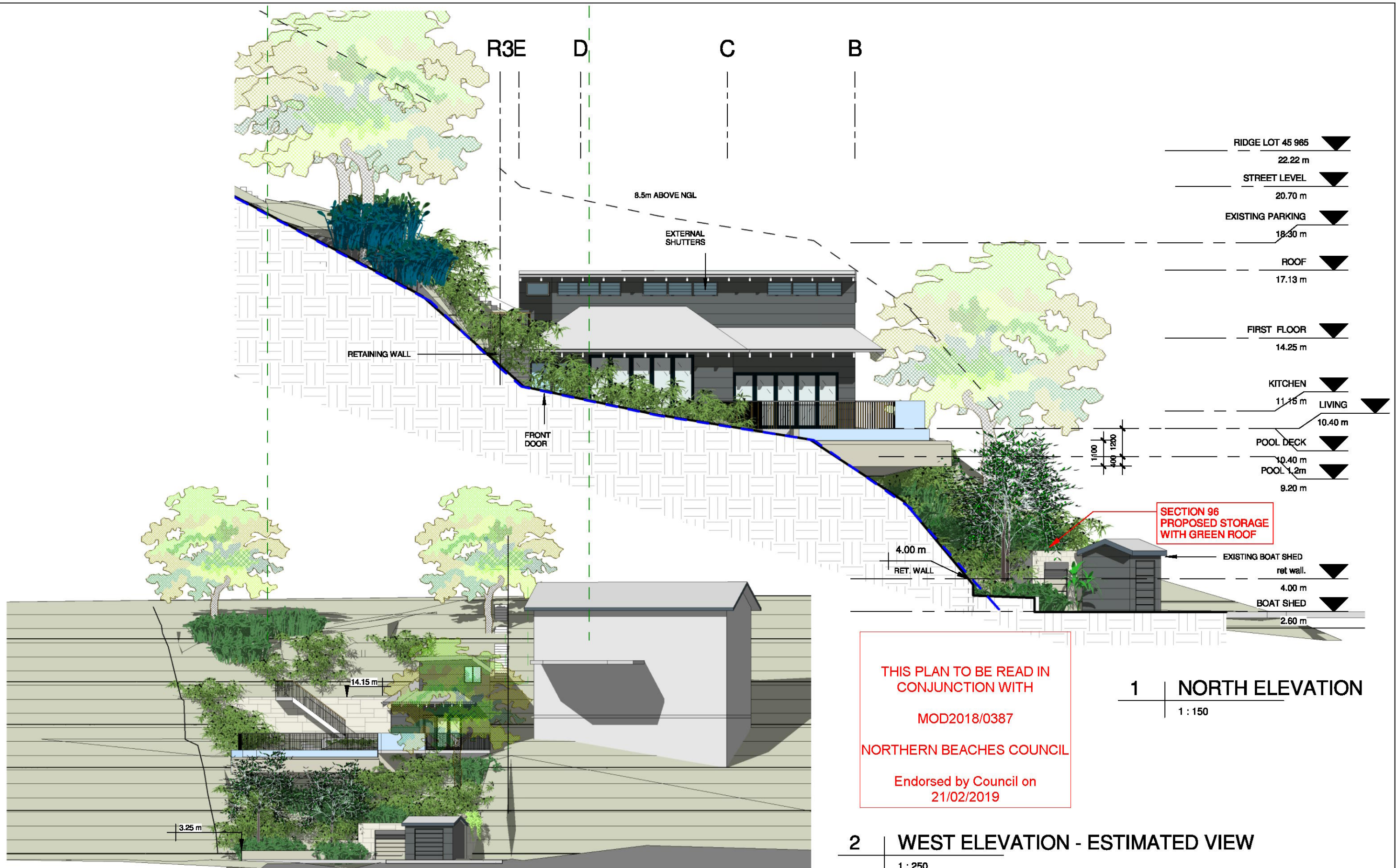
AT: 967 BARRENJOEY RD
PALM BEACH

FOR: SMJ INVESTMENTS PTY LTD

SHEET TITLE: SOUTH & EAST ELEVATION

SHEET NO: A-104

SCALE A3: 1 : 100

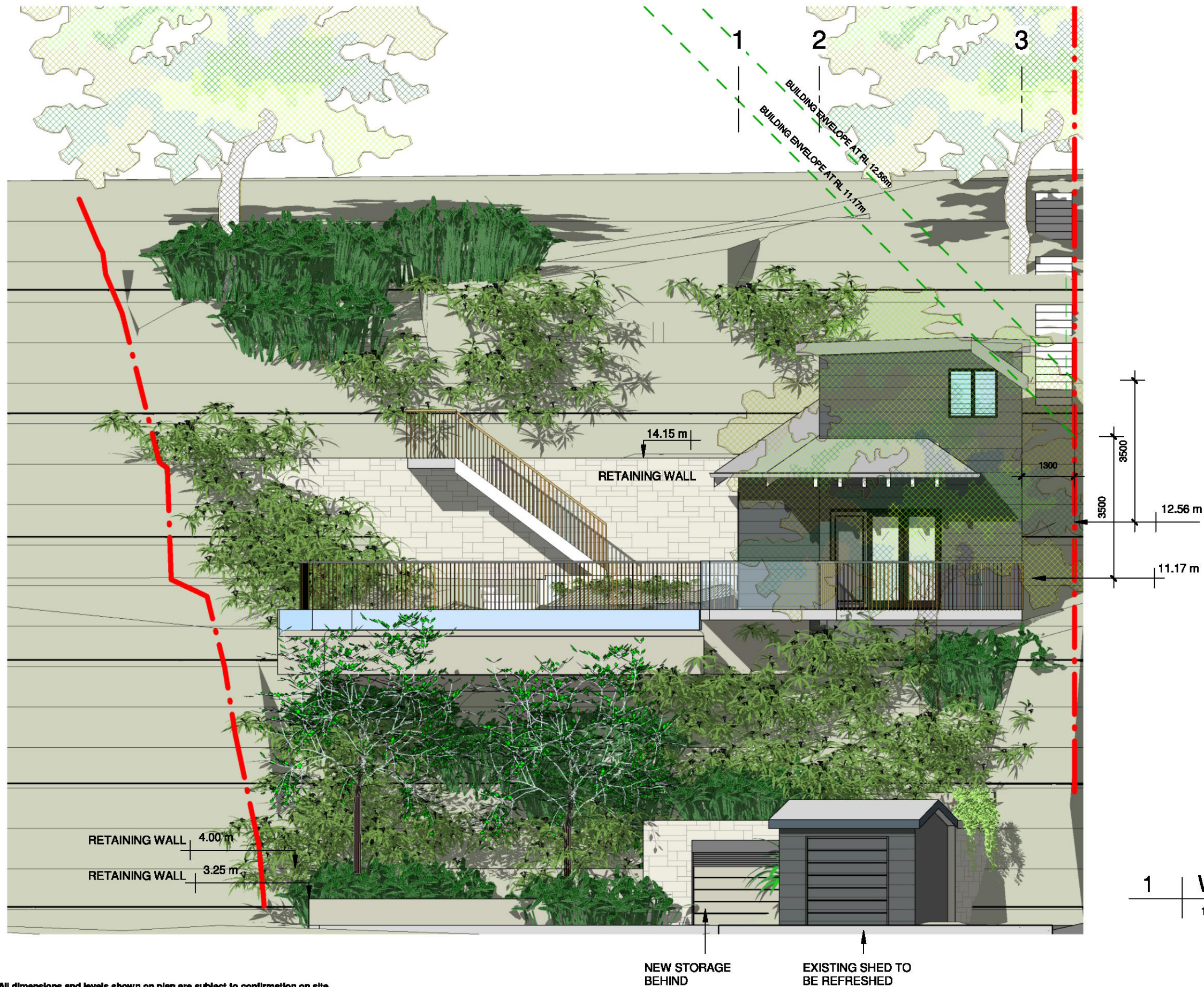


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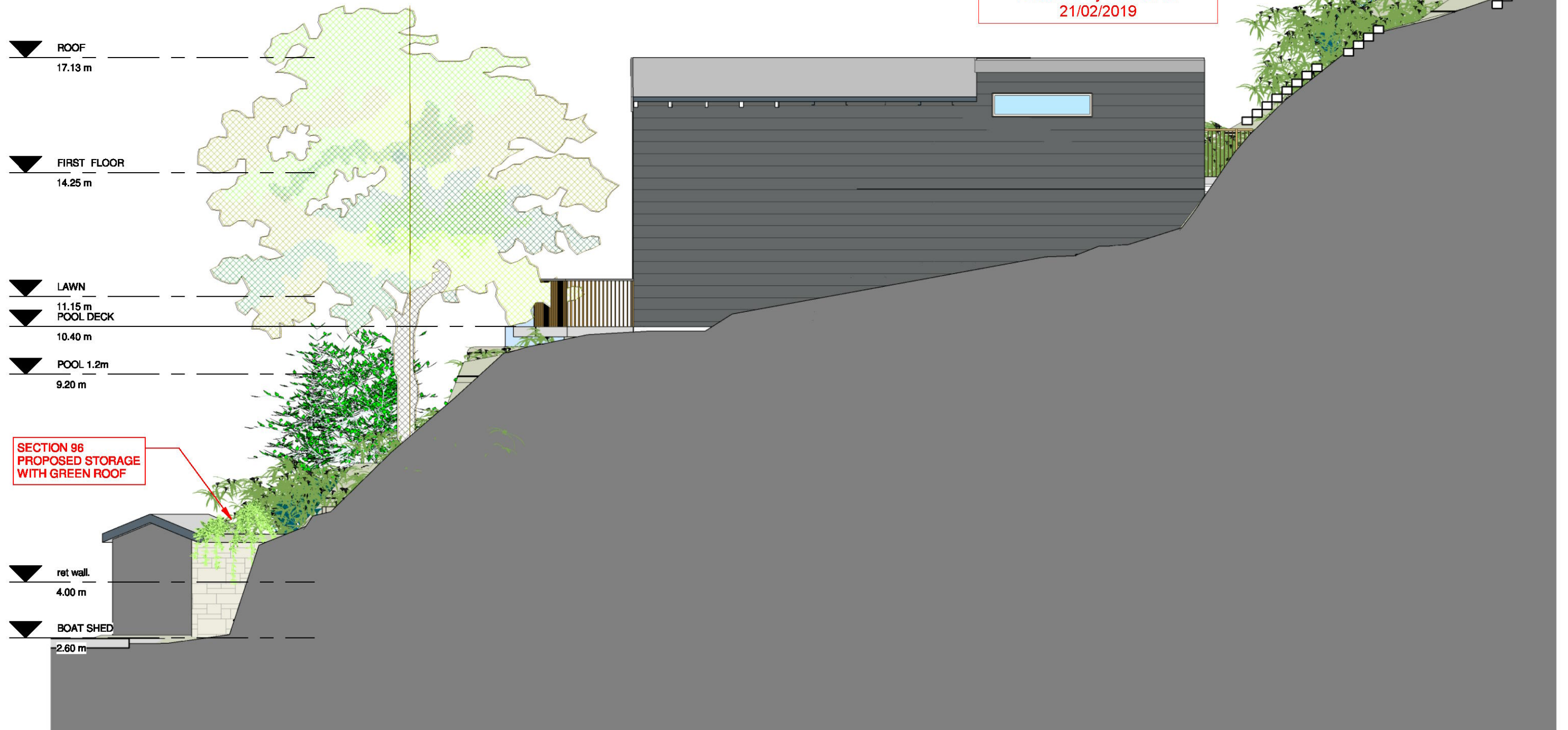
PROJECT TITLE:	KNOCK DOWN AND REBUILD
PROJECT NO.:	
AT:	967 BARRENJOEY RD PALM BEACH
FOR:	SMJ INVESTMENTS PTY LTD

SHEET TITLE:	WEST ELEVATION
SHEET NO:	A-106
SCALE A3:	1 : 100

1 | Section 1

1 : 100

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DA	20.06.2018	SECTION 96	MW	
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PROJECT TITLE: KNOCK DOWN AND REBUILD

PROJECT NO.:

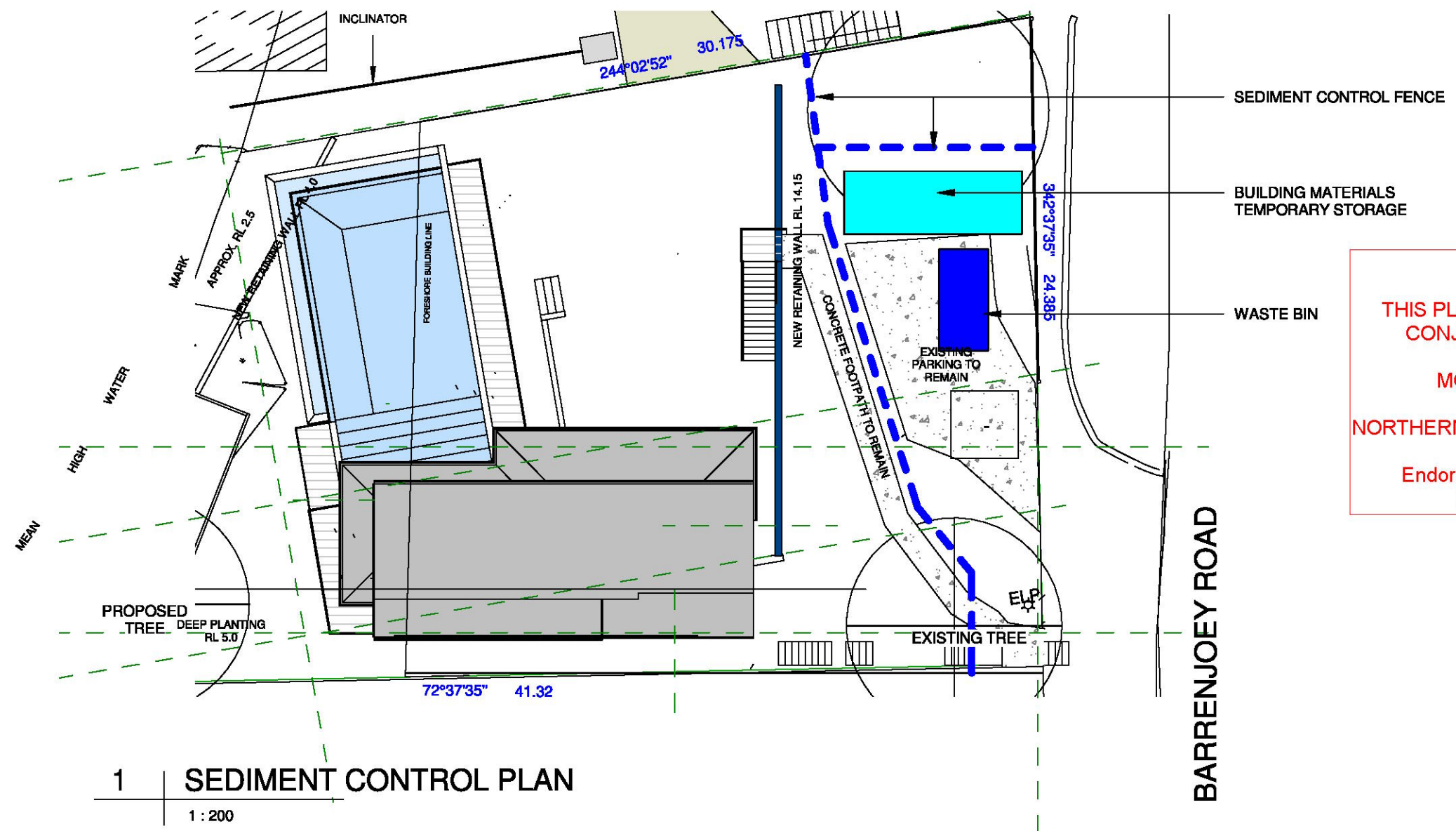
AT: 967 BARRENJOEY RD
PALM BEACH

FOR: SMJ INVESTMENTS PTY LTD

SHEET TITLE: GROUND SECTION

SHEET NO: A-107

SCALE A3: 1 : 100



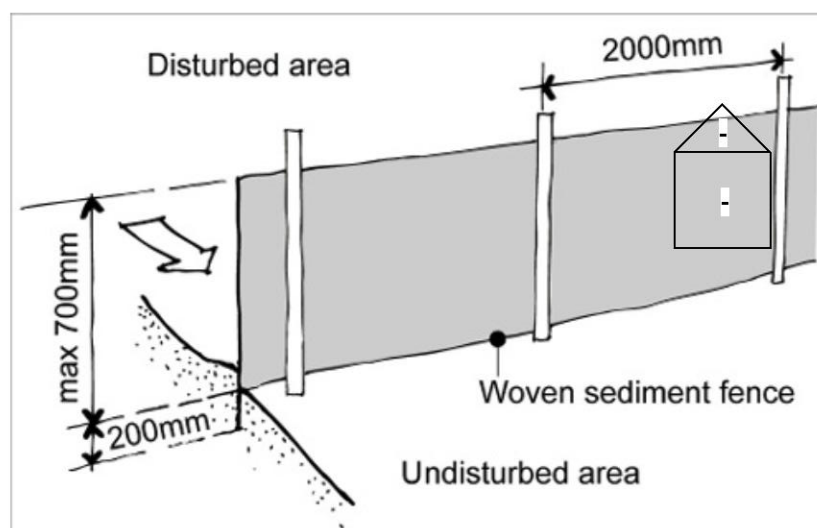
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1 SEDIMENT CONTROL PLAN
1 : 200



SEDIMENT CONTROL :

1. Install Sediment Barrier on North-West side of property
2. Connect downpipes to the stormwater system before laying 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:

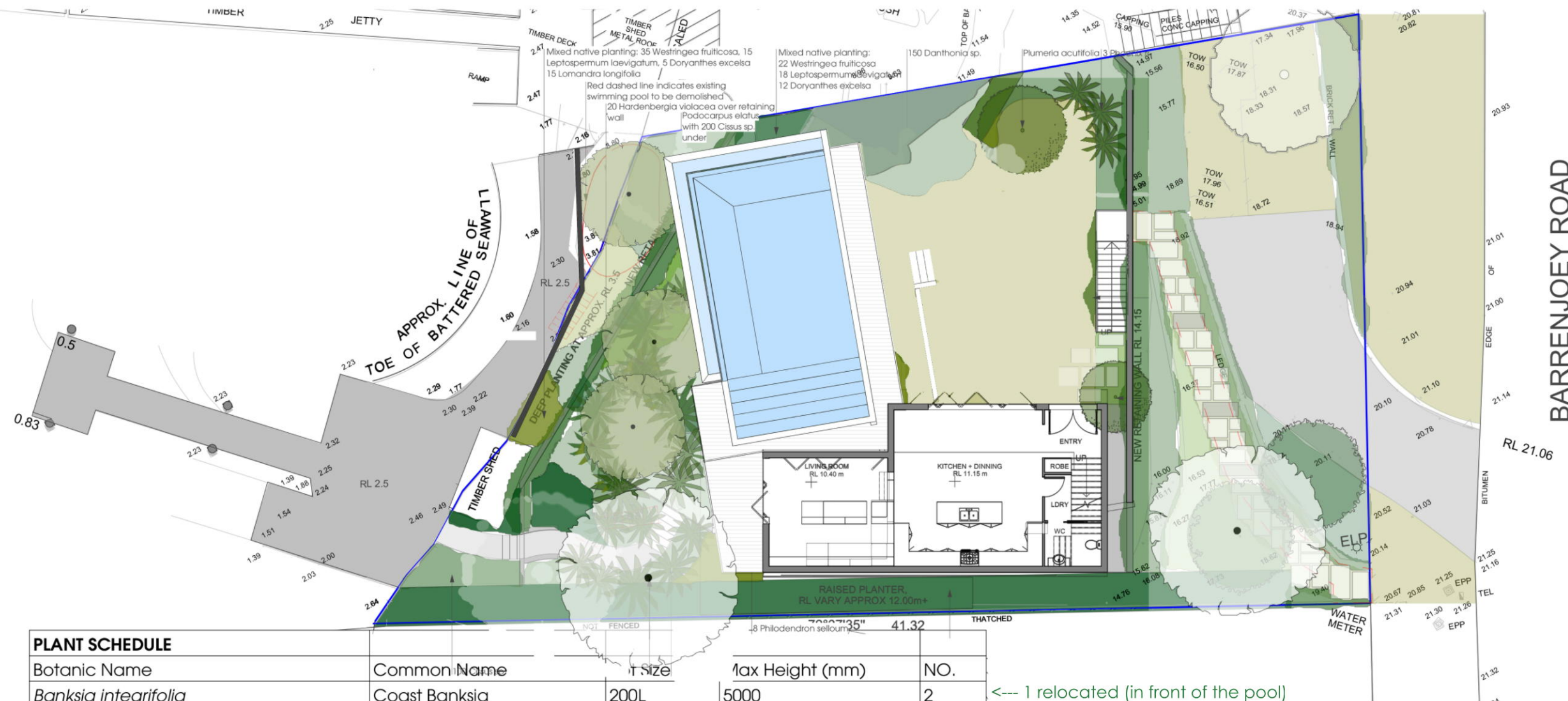
1. Store hard waste in a way which avoids material loss caused by wind or water
2. Avoid waste by ordering materials only in required quantities
3. Re-use roofing and order recycled roof tiles if possible.
4. Use recycled timber decking if possible.
4. Recycle packaging
5. Separate building waste products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

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PLANT SCHEDULE				
Botanic Name	Common Name	Size	Max Height (mm)	NO.
<i>Banksia integrifolia</i>	Coast Banksia	200L	5000	2
<i>Buxus microphylla</i> var <i>japonica</i>	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 roebelliini</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

<--- 1 relocated (in front of the pool)

<--- relocated on the plans
(now in front of the pool)

<--- REPLACED WITH EUCALYPTUS PUNCTATA + ADDITION OF TWO MORE NATIVE CANOPY TREES:
- CORYMBIA MACULATA no.1
- SYNCARPIA GLOMULIFERA no.1



