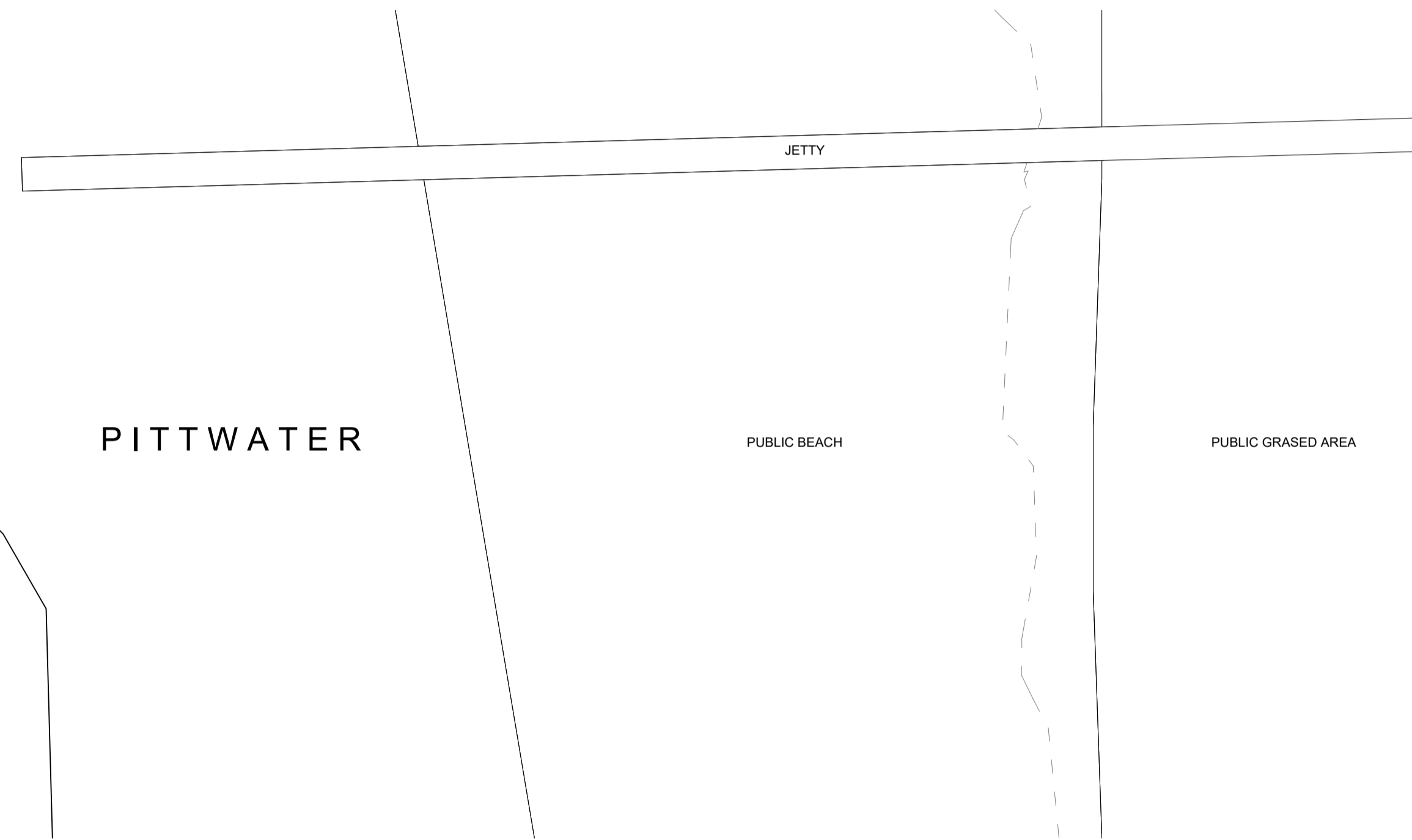


DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL

Additions & New Swimming Pool

1015 BARRENJOEY ROAD PALM BEACH, NSW



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/1732

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% 534m²
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

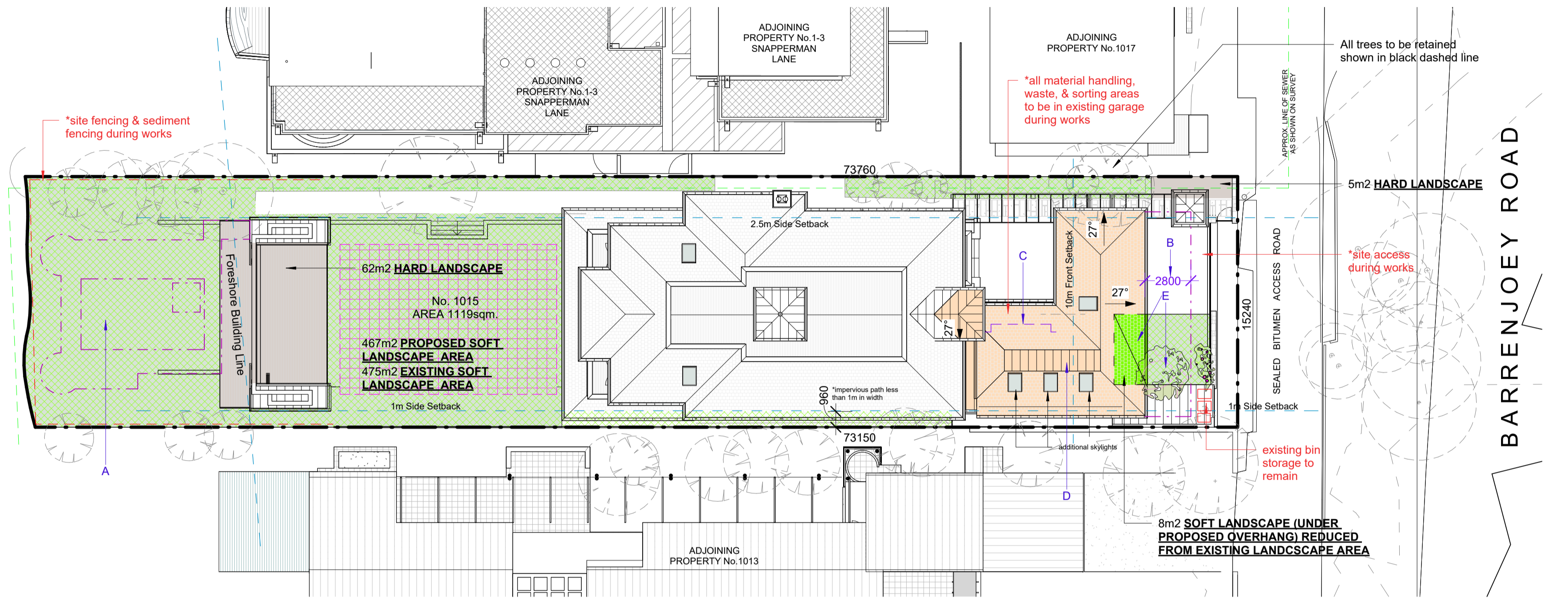
PLANT LIST & LANDSCAPE NOTES

SPECIES	QTY	CONTAINER SIZE
TREES		
LA Livistona australis	2	150L
GROUNDCOVERS AND VINES		
CS Carpobrotus sp.	4	150mm
Buffalo turf "Sir Walter"		

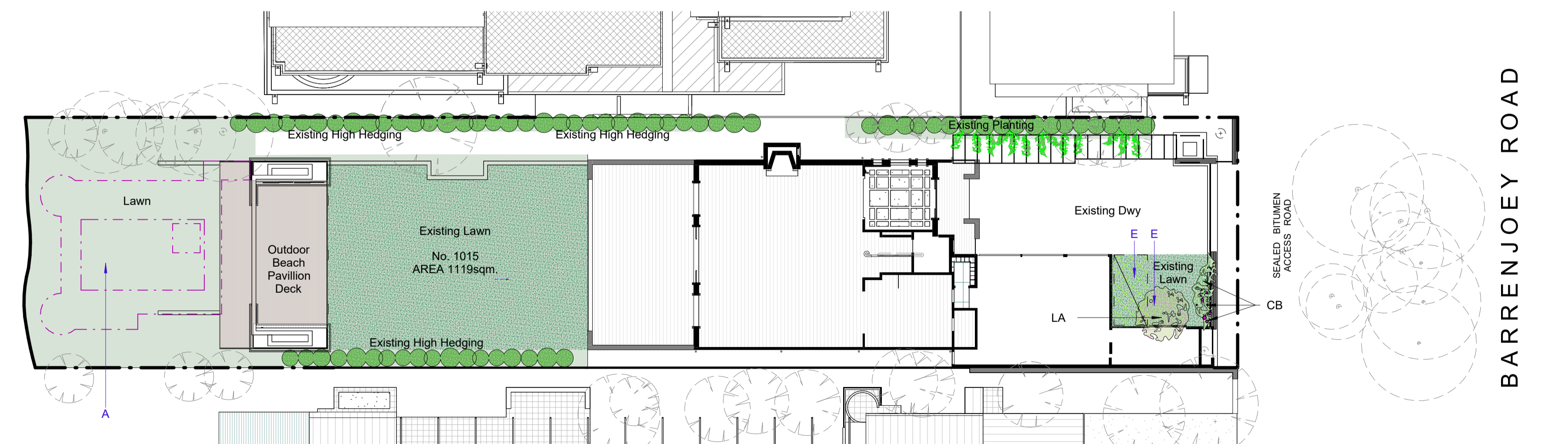
NOTE: Notes:
All planted areas to be mulched with 100mm layer of woodchip mulch. Trees above 300mm to be staked for 12 month establishment period. Drip irrigation system to be installed connected to water storage tank.

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
- The applicant must install new/alterned showerheads with a min rating of 3 star (flow rate no greater than 9L/ minute)
 - The applicant must install new/alterned toilet flushing system with a minimum rating of 3 star
 - The applicant must install new/alterned taps with a minimum rating of 3 star (flow rate no greater than 9L/ minute)
 - The applicant must ensure a minimum of 40% of new or altered lights are fluorescent, compact fluorescent or (LED) lighting
 - The applicant must install new gas instantaneous hot water system
 - 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.
 - 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
 - All new external framed walls clad with weatherboard to have R1.7 insulation (construction)
 - 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).
 - All new suspended concrete floors to have, R0.9 (down) R1.5 insulation (construction)
 - 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



1 Site Plan
1 : 200



2 Landscape Plan
1 : 200

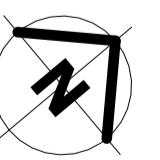
DA AMENDMENTS	
A	Remove swimming pool and associated works - no proposal in rear now
B	Increase setback from street, 2800mm further
C	Increase northern building line of proposed rumpus over existing driveway
D	Amended roof, lowered by 200mm
E	Increased landscpae are, additional planting in front setback

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

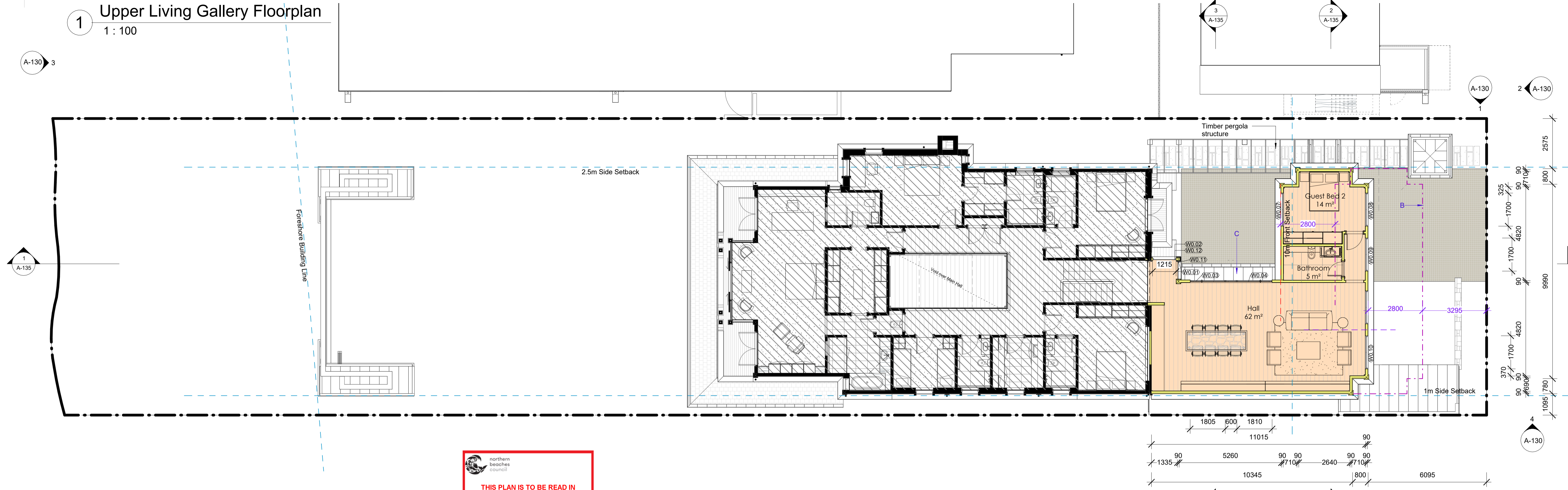
Boyd Palm Beach Alts & Adds
John & Marly Boyd
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Project Number: 2022_04 Boyd
Project Status: DA
Sheet: Site Plan, Landscape Plan & Site Coverage

Print Date & Time: 30/01/2023 11:11:20 AM
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Drawn By: MM Checked By: WB Approved By: WB
Scale @ A1 As indicated
Drawing Number: A-100 Issue: B

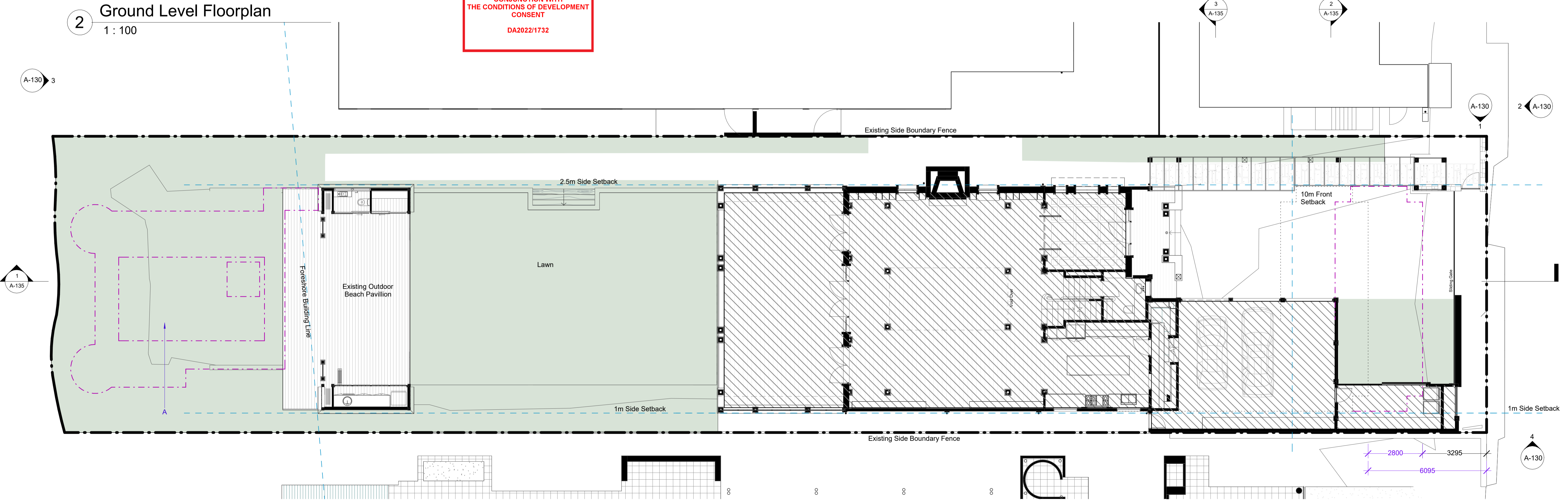


1 Upper Living Gallery Floorplan
1 : 100



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 CONSENT
 DA2022/1732

2 Ground Level Floorplan
1 : 100



Walter Barda
 Design
 landscape
 interiors
 2.04 13-15 Wentworth Avenue Sydney NSW 2000
 www.walterbardadesign.com ABN: 48 072 136 513
 Office: 02 9360 2340 Facsimile: 02 9360 2324

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 landscapae are, additional planting in front setback

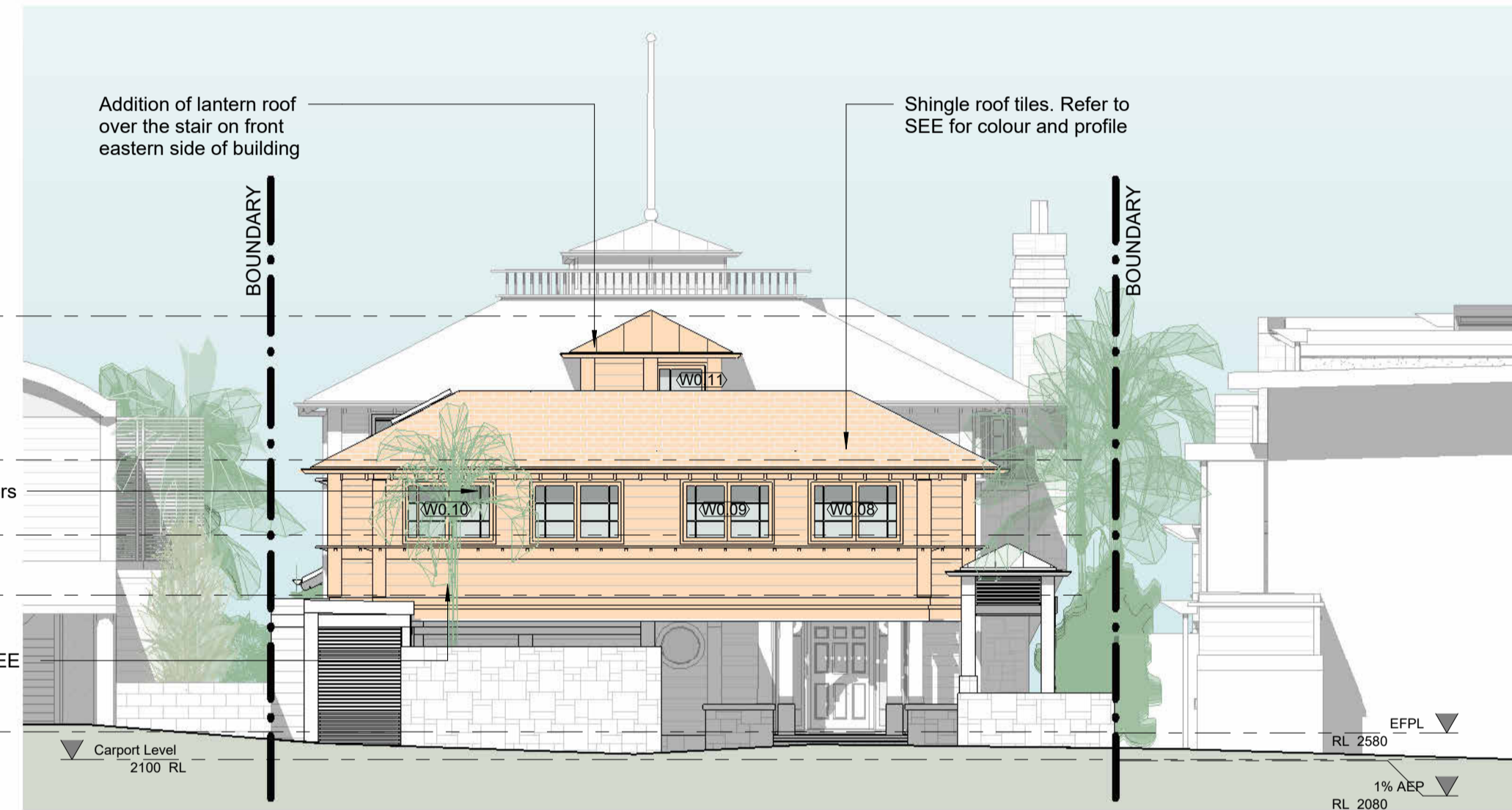
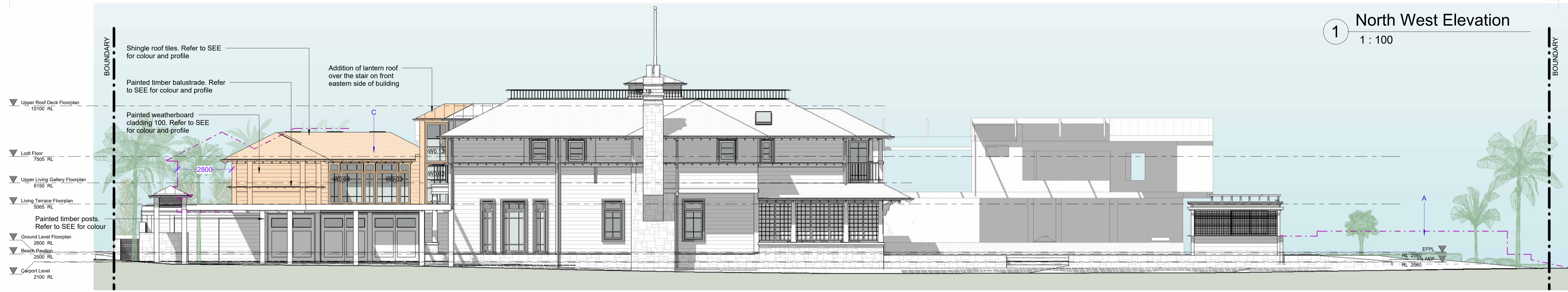
Revisions		
No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023

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Project Number: 2022_04 Boyd
 Project Status: DA
 1015 Barrenjoey Road Palm Beach NSW
Proposed Floorplans

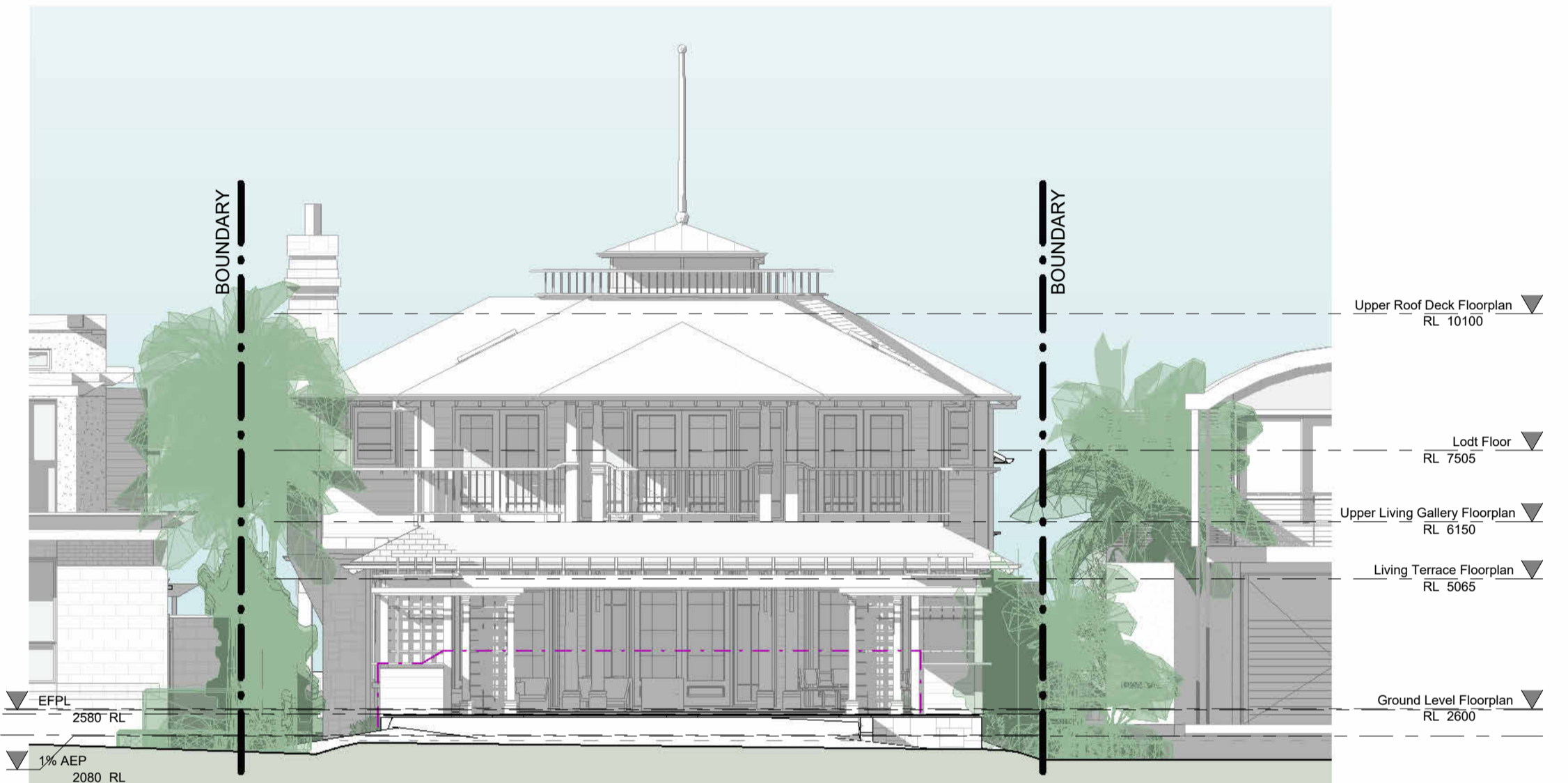
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 Checked By: WB
 Approved By: WB
 Scale @ A1: 1 : 100
 Drawing Number: **A-111**
 Issue: **B**

1 North West Elevation
1 : 100

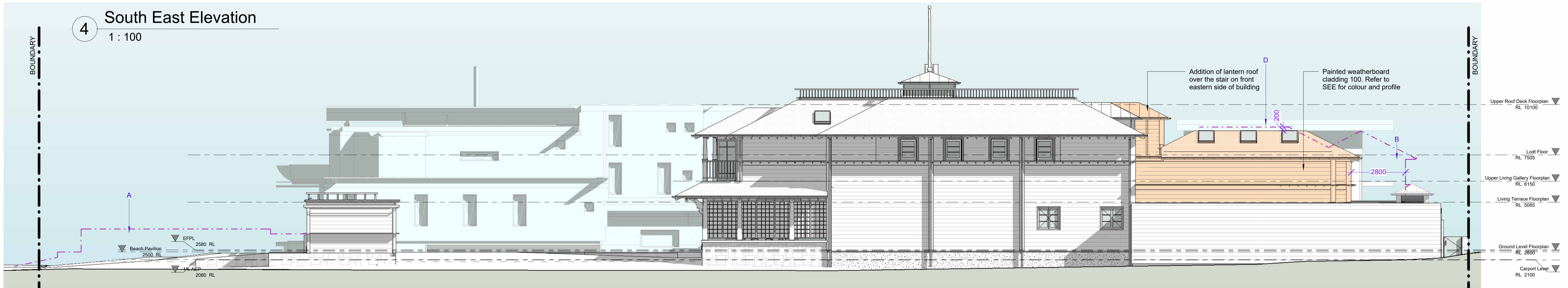


2 North East Elevation
1 : 100

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/1732



3 South West Elevation
1 : 100



4 South East Elevation
1 : 100

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

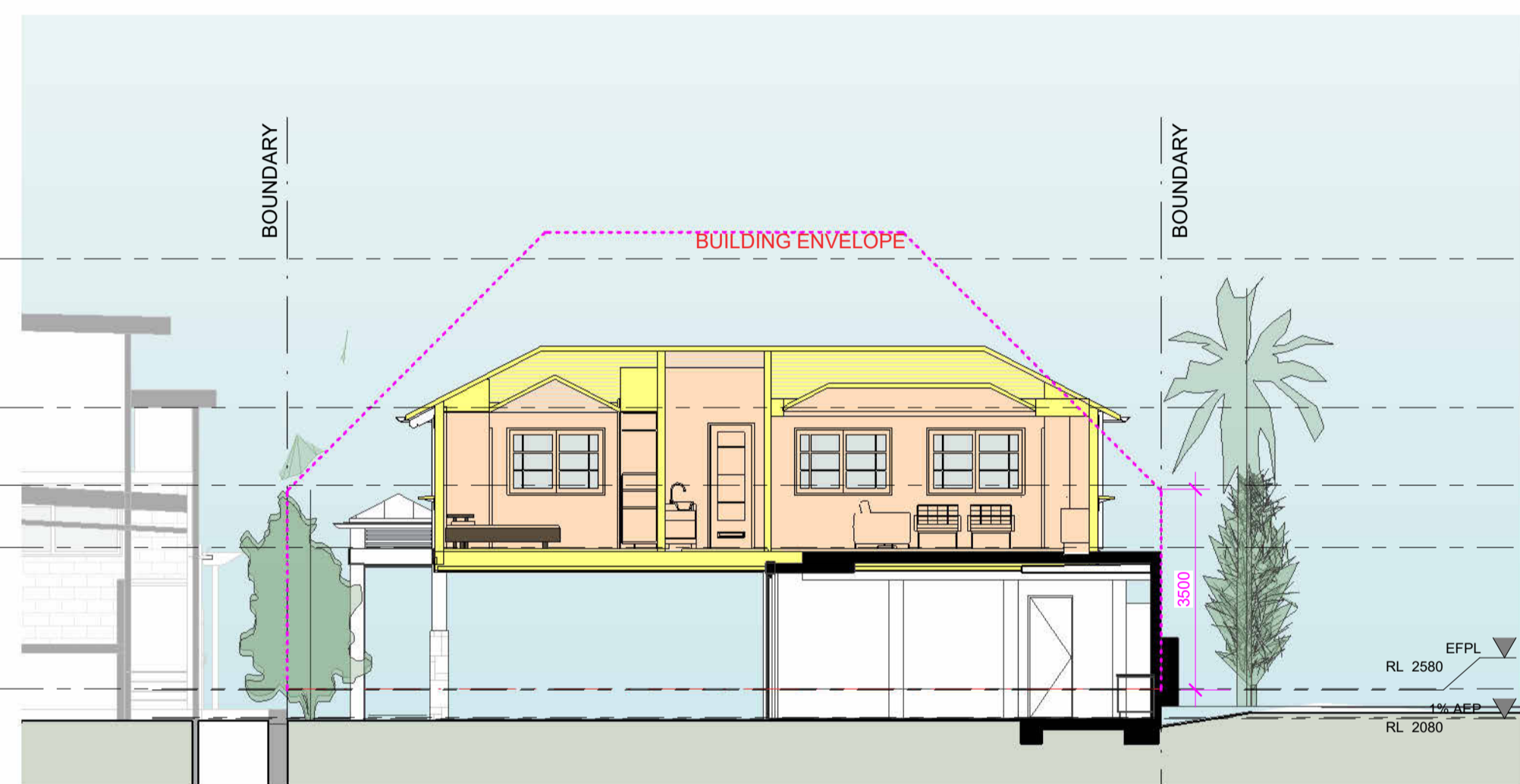
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Project Number	2022_04 Boyd	1015 Barrenjoey Road Palm Beach NSW
Project Status	DA	
Sheet	Proposed Elevations	

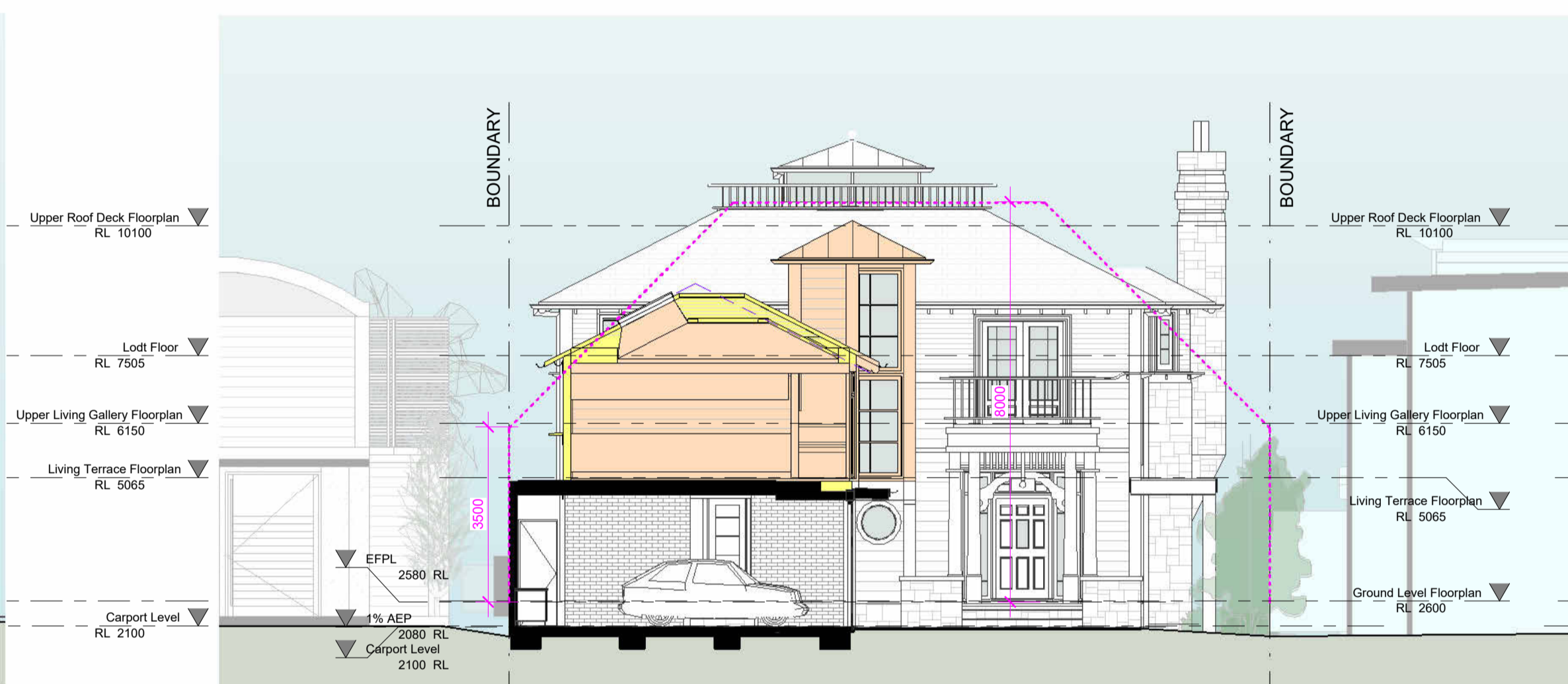
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		Approved By	WB
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			B



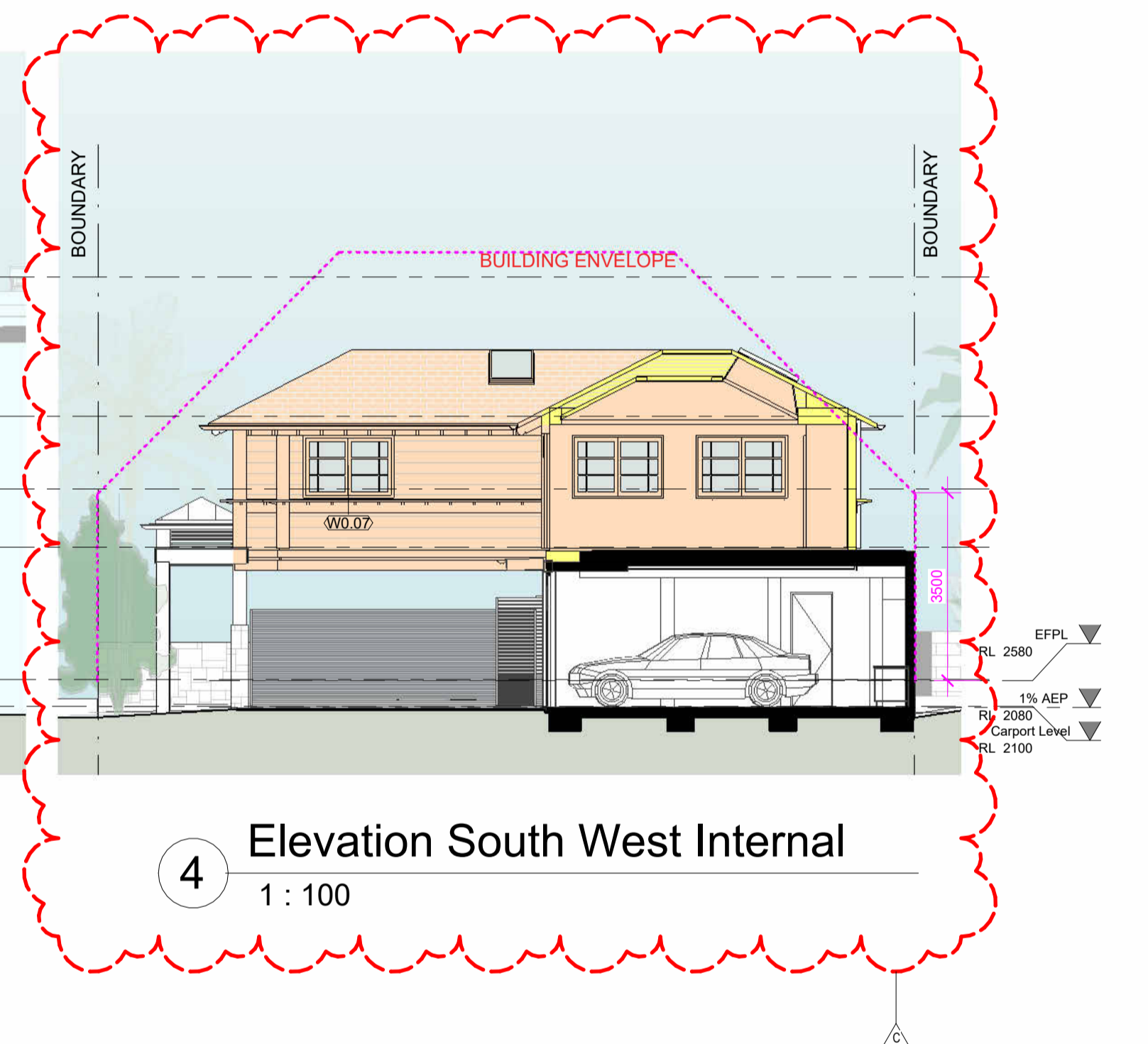
1 Section 01
1 : 100



2 Section A
1 : 100



3 Section B
1 : 100



4 Elevation South West Internal
1 : 100

northern beaches council
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 DA2022/1732

DA AMENDMENTS

A	Remove swimming pool and associated works - no proposal in rear now	26.09.2022
B	Increase setback from street, 2800mm further	27.01.2023
C	Increase northern building line of proposed rumpus over existing driveway	24.02.2023
D	Amended roof, lowered by 200mm	
E	Increased landscpae are, additional planting in front setback	

No.	Description	Date
A	DA ISSUE	26.09.2022
B	AMENDED DA ISSUE	27.01.2023
C	Add. Info Request - SW Internal Elev Added	24.02.2023

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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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Checked By	WB	WB
Approved By	WB	
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Drawing Number	A-135	Issue C