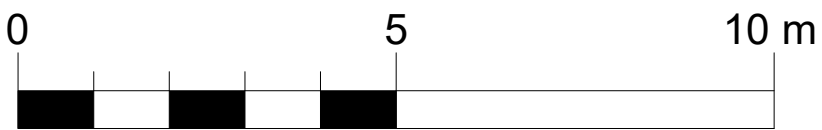


DEVELOPMENT APPLICATION

112 ILUKA ROAD, PALM BEACH NSW - LOT 10 DP 12979

ALTERATIONS & ADDITIONS - CONSTRUCTION OF NEW IN GROUND SWIMMING POOL, BASEMENT STORAGE & INTERNAL RECONFIGURATION WORKS



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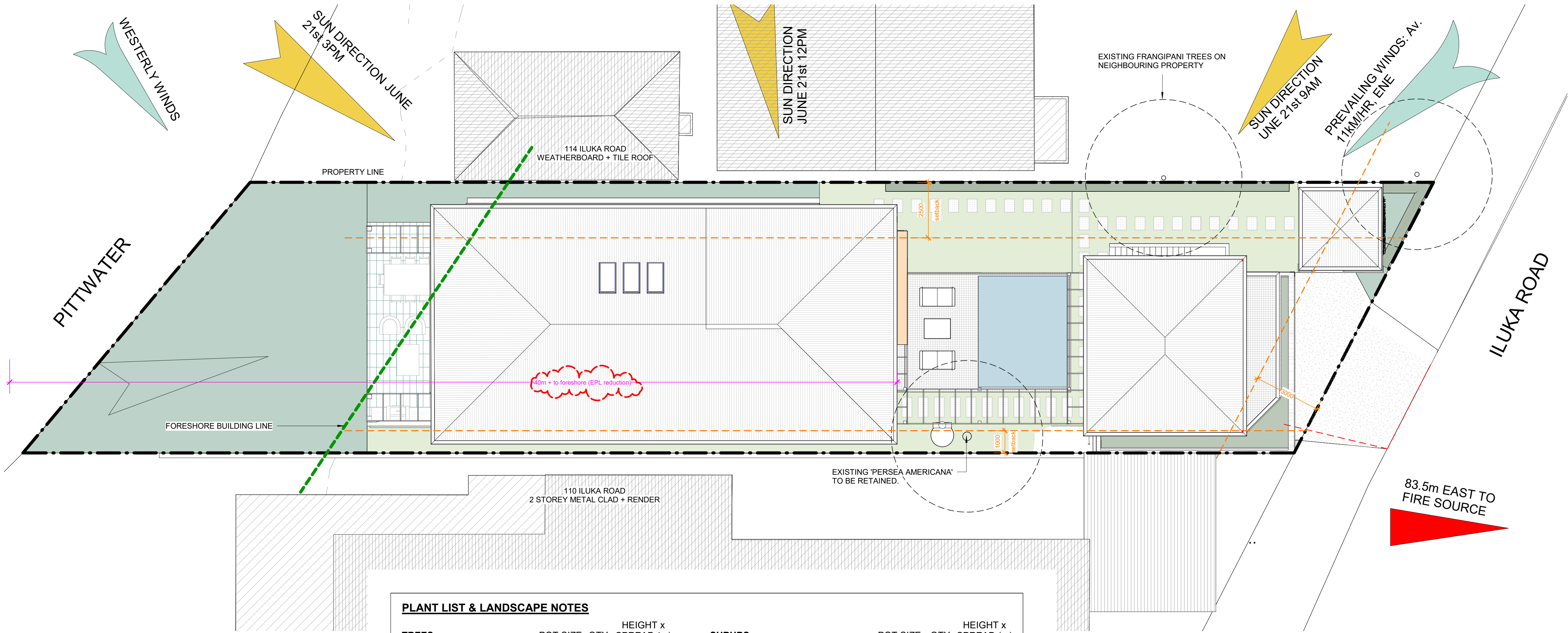
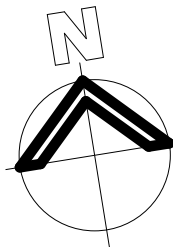
architecture
landscape
interiors

2.04 13-15 Wentworth Avenue Sydney NSW 2000
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Office: 02 9360 2340 Facsimile: 02 9360 2324

Client

GAZAL

- ADDITIONS
- ALTERATIONS
- EXISTING AREA RETAINED
- EXISTING WALLS RETAINED



1 Site Plan & Analysis
1 : 100

PLANT LIST & LANDSCAPE NOTES

TREES

		POT SIZE	QTY	HEIGHT x SPREAD (m)
TL	Tristaniopsis Laurina	150L	1	6x3
PR	Plumeria rubra	50L	2	4x2
HF	Howea forsteriana	100L	2	5x3
MP	Murraya paniculata (Hedged to approx 2m)	300mm	20	4x1.5

GROUNDCOVERS

SB	Sapphire buffalo grass
OJ	Ophiopogon japonica mini

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 to be installed connected to water storage tank.

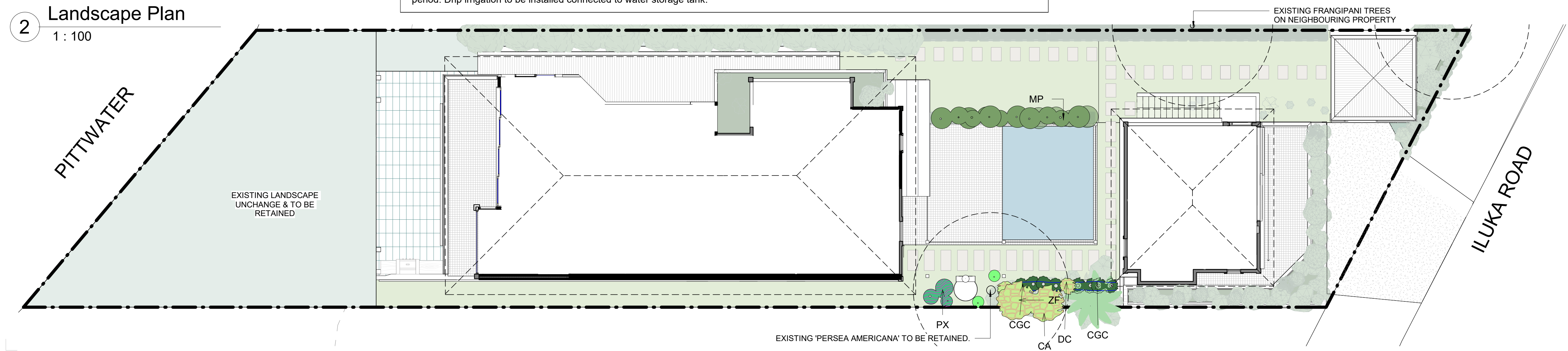
SHRUBS

		POT SIZE	QTY	HEIGHT x SPREAD (m)
ZF	Zamia furfuracea	300mm	4	1x1
PX	Philodendron Xanadu	300mm	15	1x1
AA	Agave attenuata	150mm	15	1x1
DC	Dianella caerulea	200mm	3	0.5x0.5
CGC	Casuarina glauca 'Cousin It'	200mm	6	0.5x0.5
CA	Correa alba	200mm	5	2x2
SS	Senecio serpens	100mm	8	0.3X0.3

CLIMBERS

CG	Carpobrotus glaucescens	150mm	6	3x3
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2 Landscape Plan
1 : 100



B	DA Amendments - include EPL info/req.	31.08.2022
A	DA ISSUE	28.07.2022

No.	Description	Date
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Revisions

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Garage Additions & Alteration Works

Project Number	112 ILUKA RD, PALM BEACH
2014_07	
Project Status	CC

Sheet
Title, Site Plan/Analysis & Landscape Plan

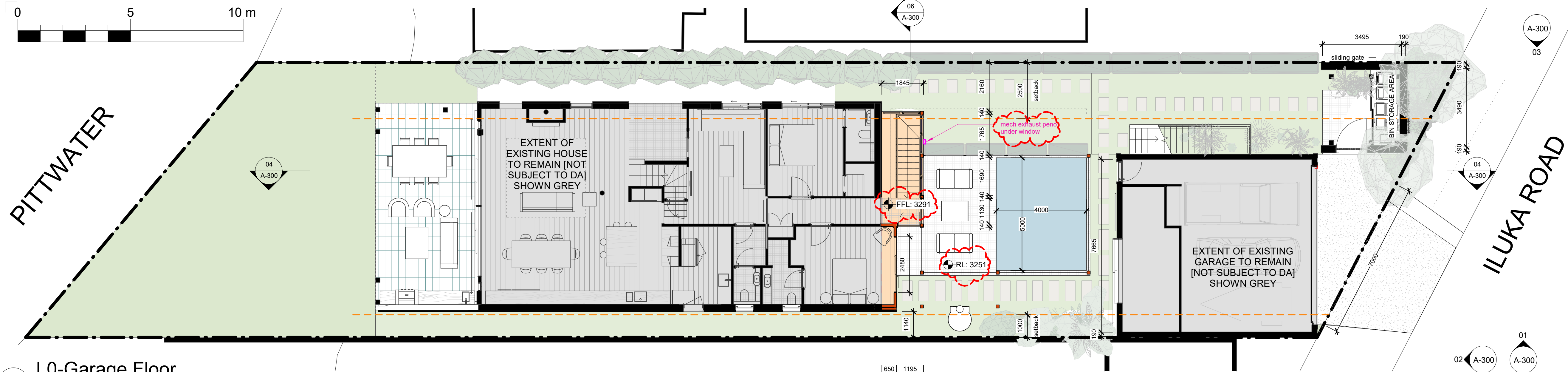
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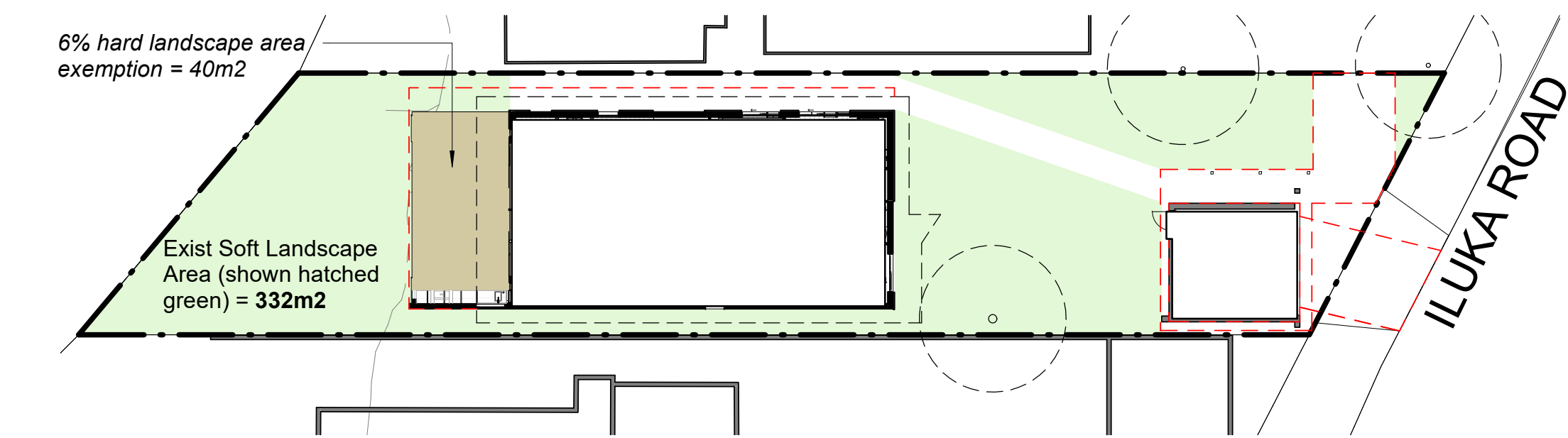
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MM	WB	WB

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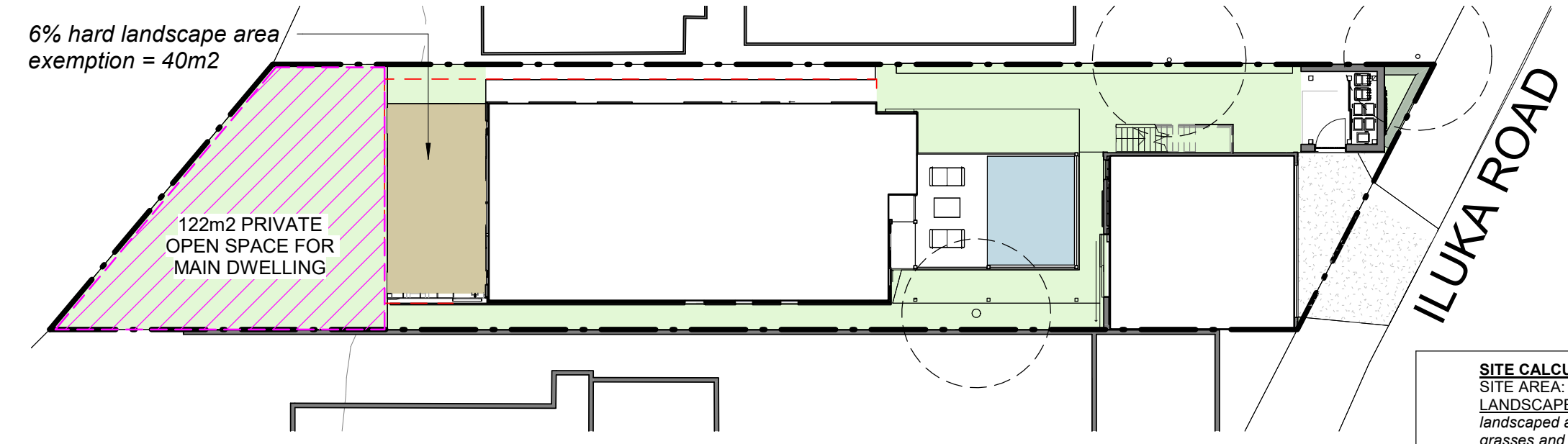
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1 L0-Garage Floor
1 : 100

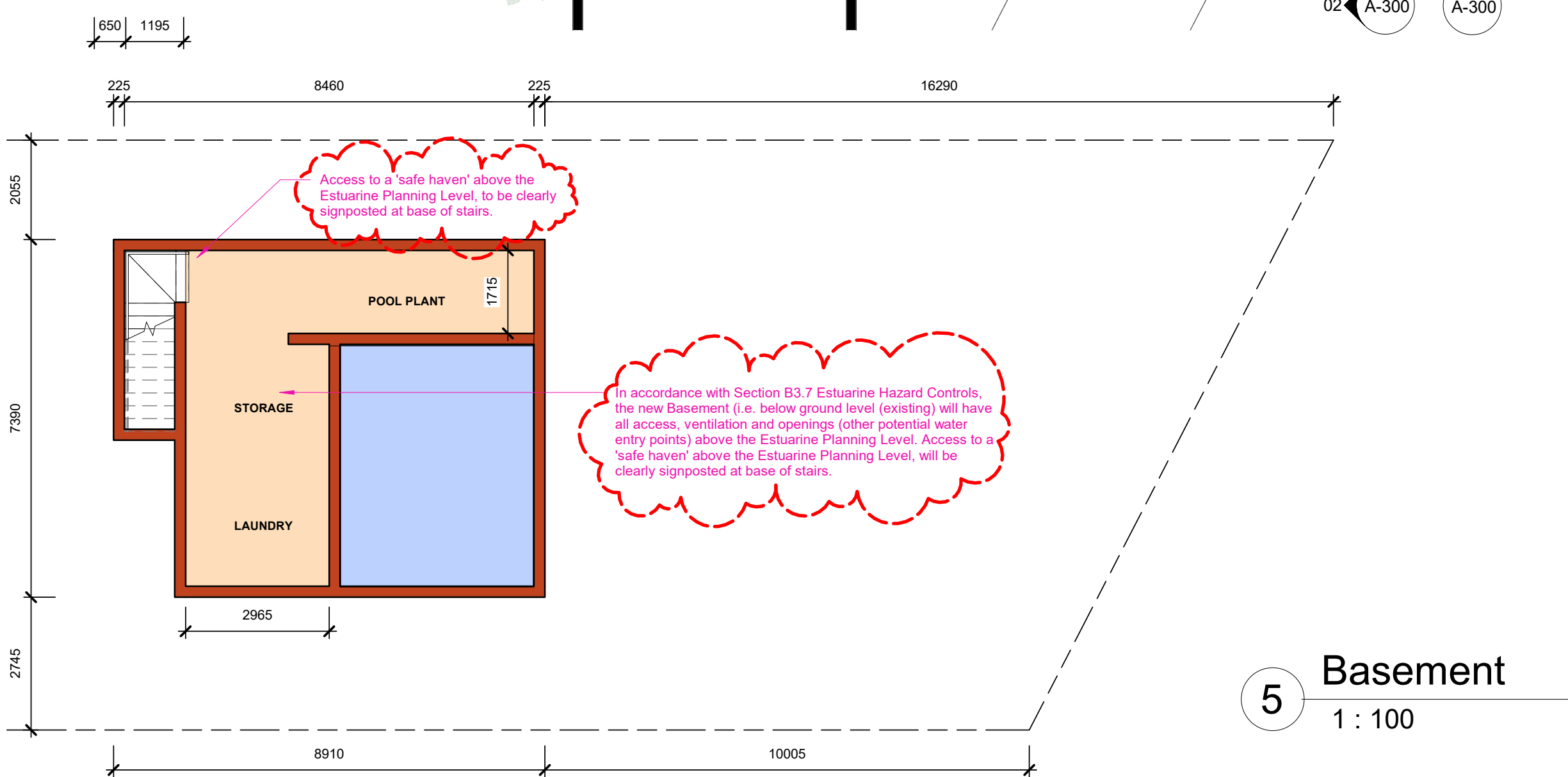
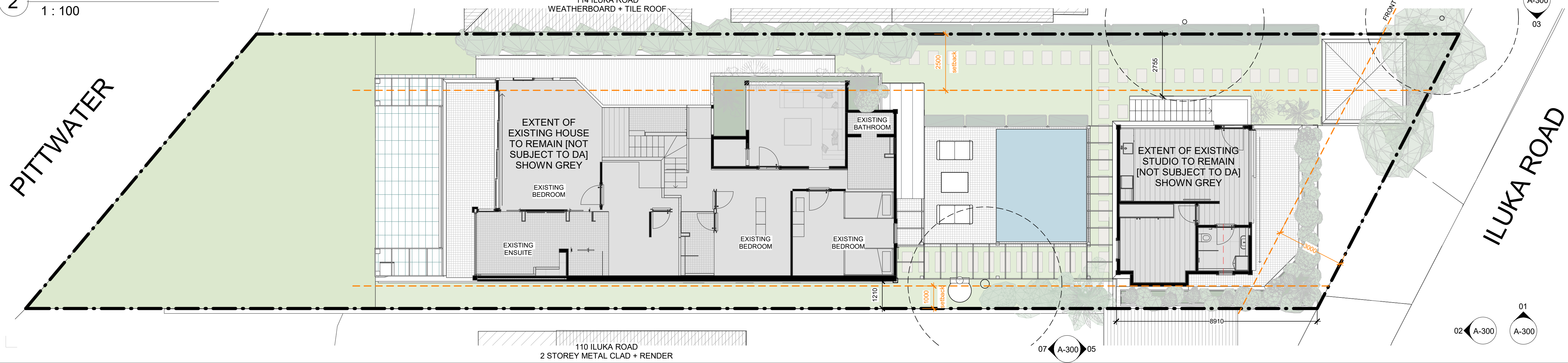


3 Existing Soft Landscape
1 : 250



4 Proposed Soft Landscape
1 : 250

2 L1-Studio Lower Floor
1 : 100



5 Basement
1 : 100

SITE CALCULATIONS:		
SITE AREA:		670.2 m2
LANDSCAPE AREA REQ [MIN 60% OF SITE AREA]:		402 m2
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:	47.6%	319m2
PROPOSED SOFT LANDSCAPE AREA:		279m2
PROPOSED 6% HARD LANDSCAPE AREA EXEMPTION:		40 m2
PRIVATE OPEN SPACE REQ [MIN 80m2 OF SITE AREA]:		122m2
PRINCIPAL PRIVATE OPEN SPACE REQ [MIN 16m2]:		122m2

BASIX REQUIREMENTS	
1.	The applicant must install new/alttered showerheads with a min rating of 3 star (flow rate no greater than 9L/ minute)
2.	The applicant must install new/alttered toilet flushing system with a minimum rating of 3 star
3.	The applicant must install new/alttered taps with a minimum rating of 3 star (flow rate no greater than 9L/ minute)
4.	The applicant must ensure that a minimum of 40% of new or altered lights are fluorescent, compact fluorescent or (LED) lighting
5.	The ne hot water system is to be gas instantaneous
6.	All new external framed walls clad with weatherboard to have R1.30 (or R1.70 including construction) insulation
7.	All new flat ceiling with pitched roof is to have ceiling: R2.5 (up) insulation, roof: foil/sarking; medium solar absorptance
8.	All windows/doors are to be aluminium or timber framed as per this 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.

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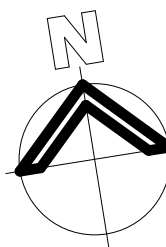
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Client

GAZAL

	ADDITIONS
	ALTERATIONS
	EXISTING AREA RETAINED
	EXISTING WALLS RETAINED



B	DA Amendments - include EPL info/req.	31.08.2022
A	DA ISSUE	28.07.2022

No.	Description	Date
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Revisions

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Garage Additions & Alteration Works

Project Number	2014_07	112 ILUKA RD., PALM BEACH
Project Status	CC	

Sheet
Floorplans & LOS Plans

Scale @ A1 As indicated

Drawing Number	A-200	Issue	B
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Drawn By	MM	Checked By	WB	Approved By	WB
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Client

GAZAL

ADDITIONS

ALTERATIONS

EXISTING AREA RETAINED

EXISTING WALLS RETAINED

B	DA Amendments - include EPL info/req.	31.08.2022
A	DA ISSUE	28.07.2022
No.	Description	Date

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Garage Additions & Alteration Works

Project Number	112 ILUKA RD, PALM BEACH
2014_07	
Project Status	CC

Elevations & Sections

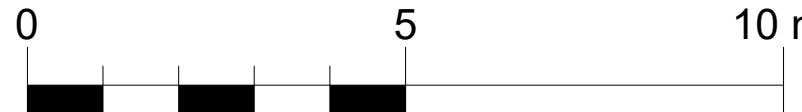
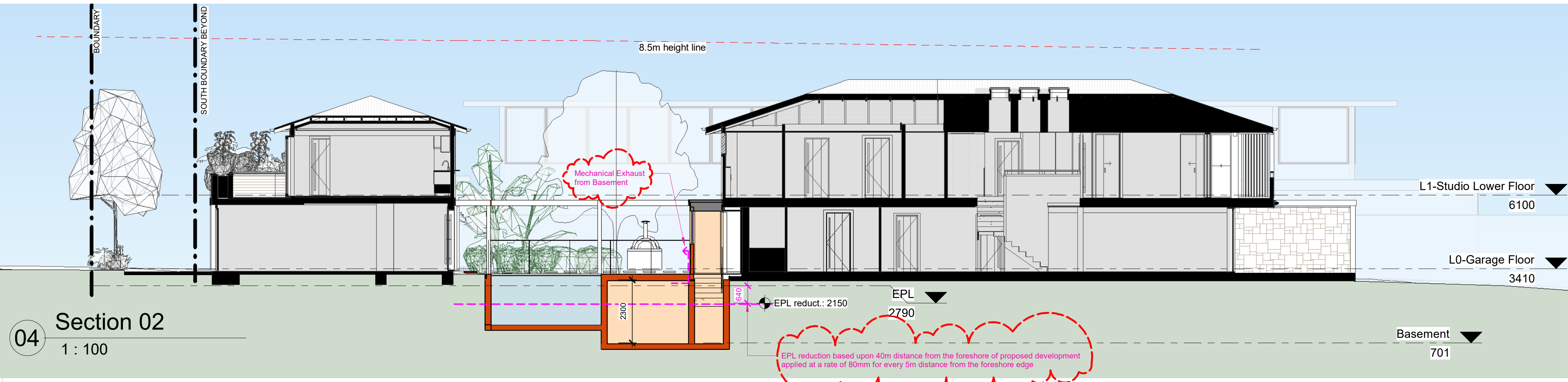
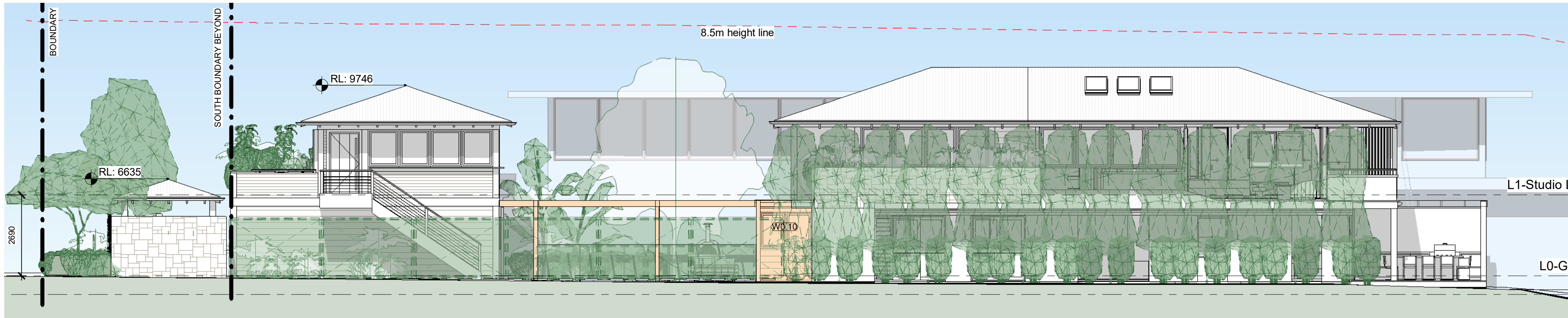
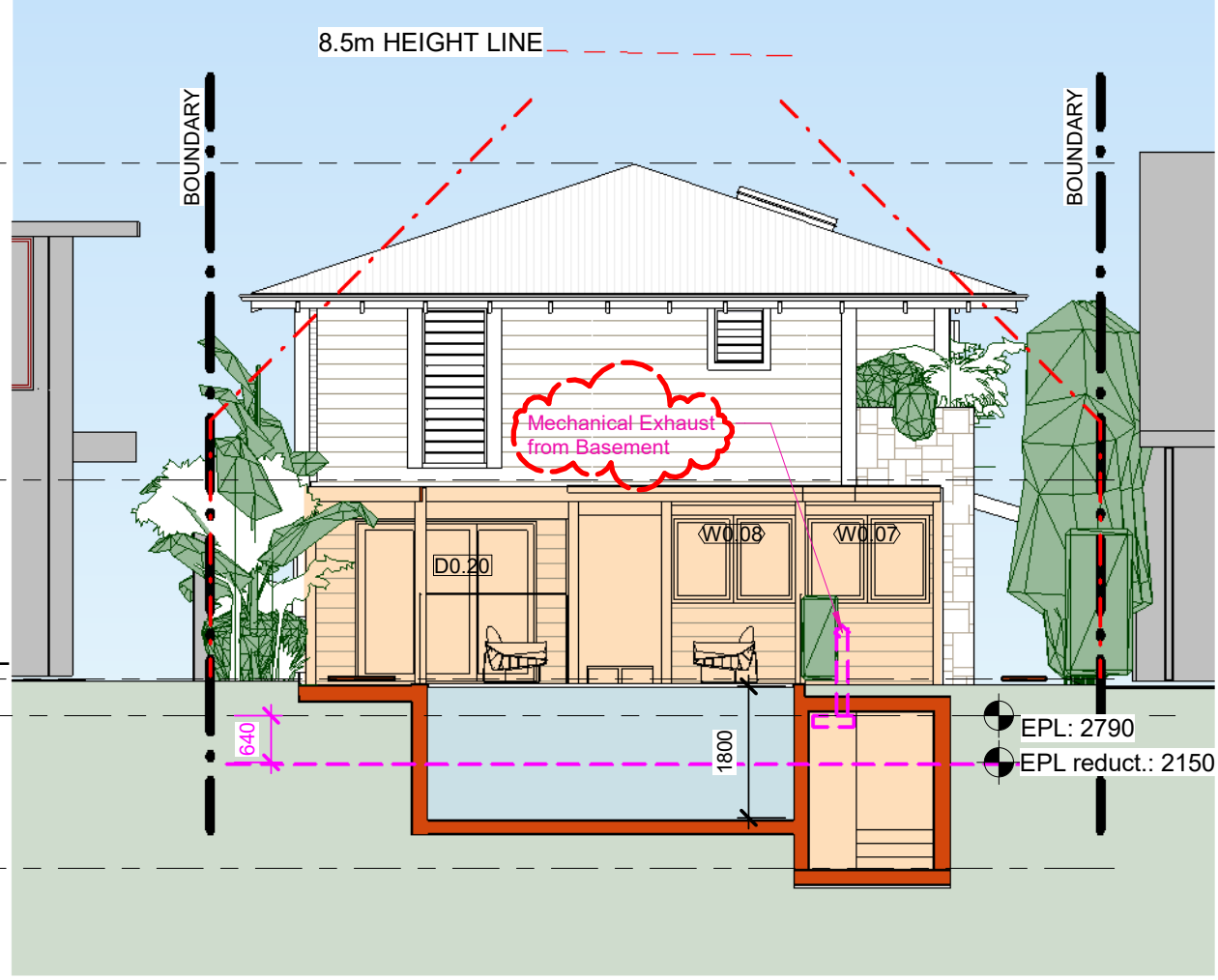
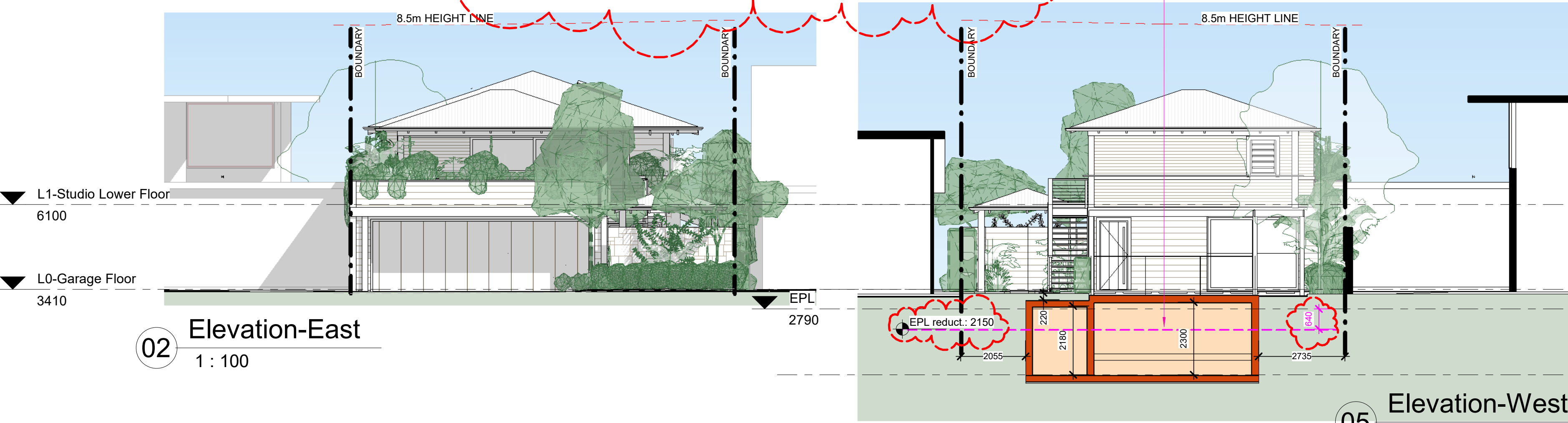
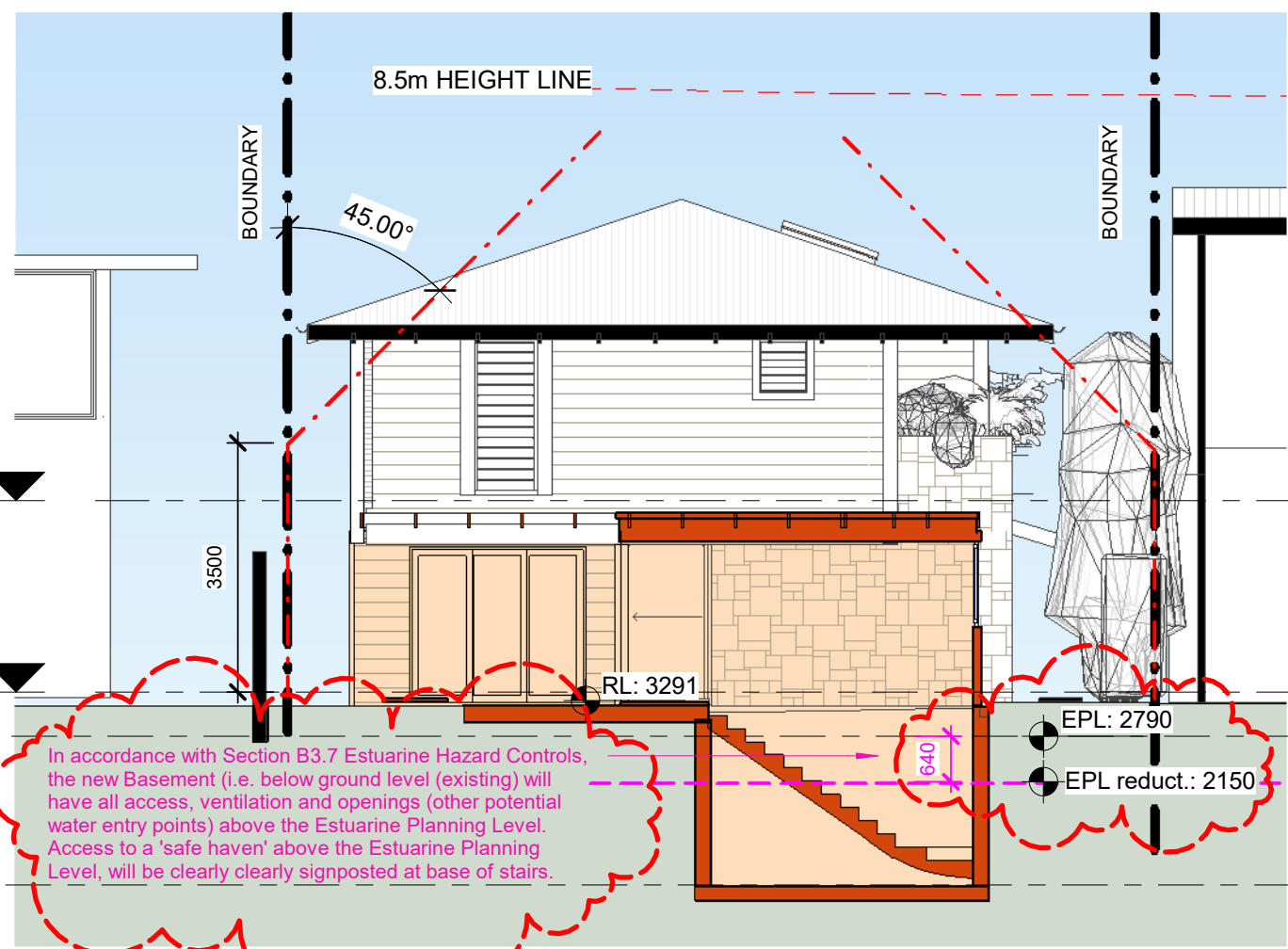
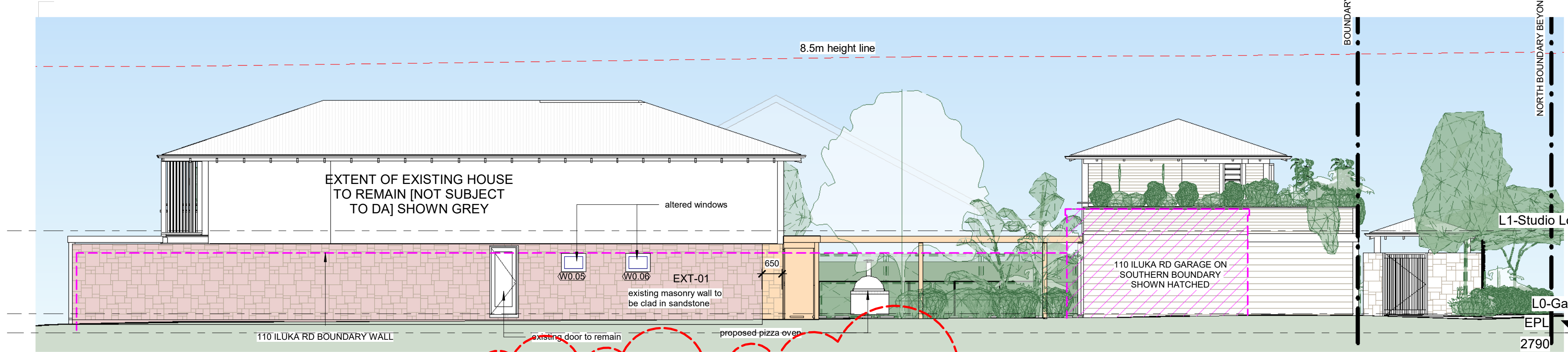
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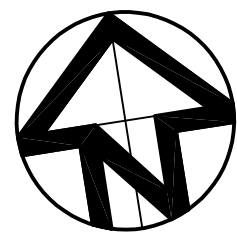
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LEGEND

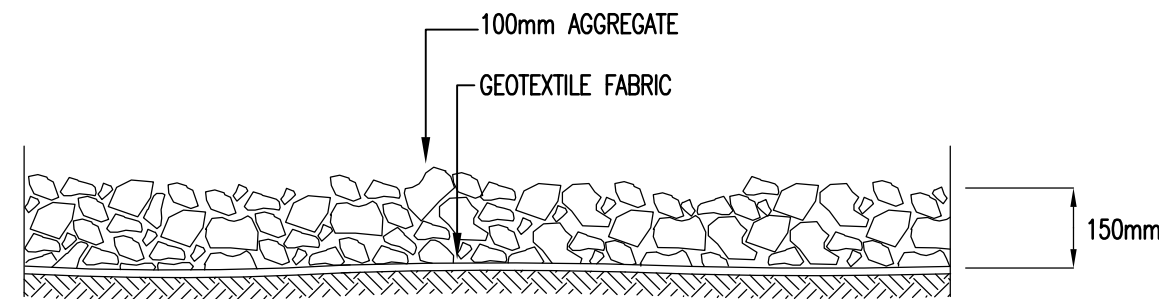
- II — SILT FENCE
- ▨ STABILISED CONSTRUCTION ENTRANCE
- ▨ DISTURBED AREA
- C — CATCHMENT AREA

PROCEDURE FOR SILTATION CONTROL DURING CONSTRUCTION

1. CONSTRUCT SILT TRAP FENCE WHERE INDICATED ON PLAN. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. CONSTRUCT SEDIMENT CATCHMENT BASIN.
2. COMMENCE CONSTRUCTION PROVIDING DRAINAGE FROM TRENCH EXCAVATION TO SEDIMENT CATCHMENT BASIN.
3. SHOULD S.C.B. FILL TO WITHIN 60% OF CAPACITY, REMOVE SILT FROM SITE TO APPROVED DISPOSAL SITE.
4. CARRY OUT DAILY SITE INSPECTION OF SILT FENCES FOR STRUCTURAL DAMAGE.
5. PROVIDE SITE WATERING SHOULD WIND EROSION OCCUR.
6. REMOVE SILT FENCES AFTER LANDSCAPE IS COMPLETED & LAWN IS FULLY ESTABLISHED.

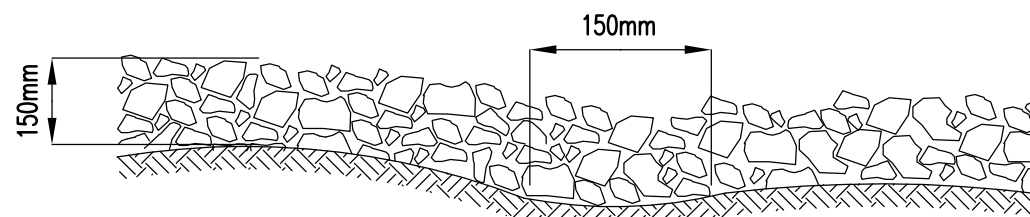
SEDIMENT CONTROL

1. ALL PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT THE TRANSPORTATION OF MATERIAL FROM THE AREA OF THE WORKS BY WINDS, STORMWATERS OR ARTIFICIAL MEANS.
2. THE SITE SHALL BE WATERED IN DRY PERIODS & SHOULD CLEARED AREAS BECOME BARREN, THEY SHALL BE SEEDED & WATERED TO PROMOTE VEGETATION COVER OF GRASS.
3. THE SEDIMENT CONTROL FABRIC OF FENCES INDICATED ON THE DRAWING SHALL BE TAKEN AS A MINIMUM PROTECTION MEASURE ONLY. EXTRA CONTROLS SHALL BE ESTABLISHED TO PROVIDE AN EFFECTIVE PROTECTION.
4. SUPPORT MEASURES SUCH AS HAY BALES SHALL BE USED IN AREAS OF STEEP SLOPES OR WHERE STREAM FLOW MAY OCCUR.



STABILISED CONSTRUCTION ENTRANCE

N.T.S.



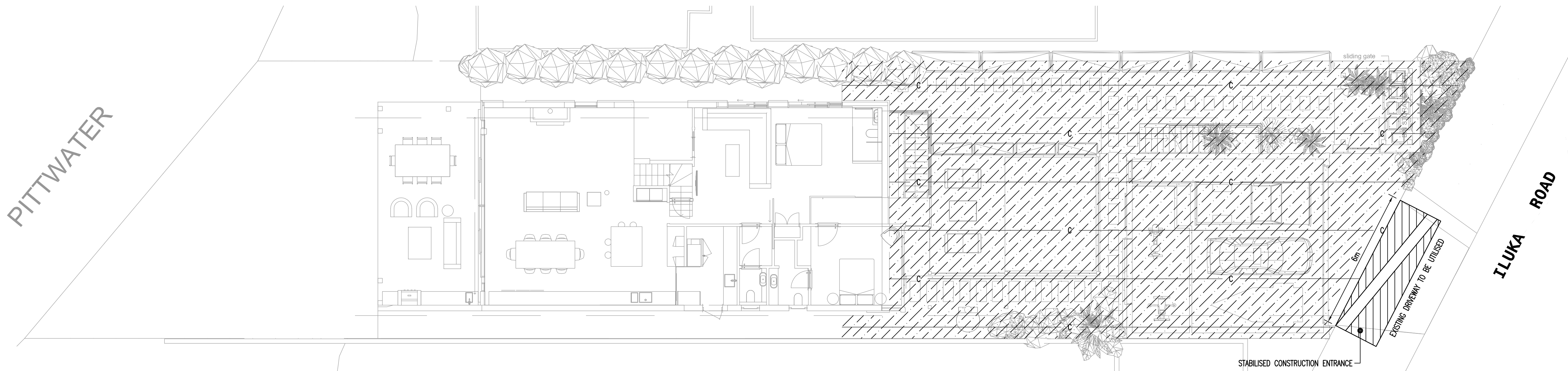
SECTION A-A

N.T.S.

DEVELOPMENT APPLICATION / CONCEPT DESIGN DOCUMENTATION

DOCUMENTATION

THIS DRAWING REPRESENTS A "CONCEPT DESIGN" ONLY OF THE PROPOSED STORMWATER DRAINAGE FOR THIS PROJECT. IT IS NOT A CONSTRUCTION DRAWING. IT REMAINS THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERTAKE DETAILED DESIGN PRIOR TO CONSTRUCTION. ENSURE DESIGN COMPLIES WITH ALL APPLICABLE CODES AND STANDARDS



SITE SOIL AND WATER MANAGEMENT PLAN

SCALE 1:100

DATE	No.	AMENDMENT	ISSUE

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ARCHITECT :

WALTER BARDA DESIGN

PROJECT :

GARAGE ADDITIONS & ALTERATIONS WORKS
112 ILUKA ROAD
PALM BEACH NSW 2108

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& PARTNERS**
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PO Box 689
SURRY HILLS, NSW, 2010

office@glennhaig.com.au

TITLE :
HYDRAULIC SERVICES
SITE SOIL AND WATER
MANAGEMENT PLAN

Date :	JULY 22	Drawn :	DM
Scales :	1:100 @ A1	Checked :	GH
Job No. :	223626	Cod File No. :	223626H000
		Drawing No. :	SW001