

S4.55 MOD APPLICATION

Northern Beaches Council

Construction of New Double Car Carport, & Associated Landscaping & Driveway Works

Walter Barda Design

architecture
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

Client

GENERAL NOTES

- All documentation represents the detailed design intent. Contractor is responsible for the construction of the works.
- All dimensions are to be checked and verified on site by the contractor.
- 'COS' attached to a dimension indicates that the contractor is to check on site prior to the commencement of works.
- All existing structures & finishes interfered with by proposed new work are to be repaired and/or replaced as necessary by contractor.
- Locations of walls, structural elements and services are to be checked and verified on site by the contractor prior to the commencement of works.
- All reinforced concrete slabs, footings, retaining walls, structural steel, structural timber framing, tie-down bracing and saw cut joints in slabs to be as per Structural Engineer's Detail & Specification (SED) - refer to relevant documentation.
- All works to be constructed to comply with current BCANCC requirements and performance criteria.
- All Works, Materials and Workmanship shall be in accordance with the current editions of relevant Australian Standards unless noted otherwise.
- All finished floor/stair surfaces to be non-slip in accordance with Slip Resistance Classification in relevant Australian Standards.
- Stair Construction to comply with Part 3.9.1 - 'Stair Construction' of BCANCC. NB: all stair tread nosings are to have a surface that is slip resistant in accordance with Part 3.9.1.4 of BCANCC.
- Any new or altered sewer and stormwater lines to be connected to existing sewer and stormwater lines respectively, unless noted otherwise.
- All demolition works shall be carried out in accordance with the requirements of AS2601-2001 The Demolition of Structures.
- Do not scale off plan. Use figured dimensions only.

Tree Protection Measures - to be undertaken as recommended in the Arboricultural Impact Assessment prepared by All Arbor Solutions dated 5th February 2019), as per Condition 12 of consent.

- The trunk of Tree 1 is to be protected from damage through the installation of protective battering, refer section 8 of Appendix 7 of report.
- The existing stone wall along the alignment of the driveway and the change in level is felt to be sufficient enough to provide adequate protection to Trees 2 & 3 during the construction works.
- Non-destructive excavation, refer section 10 of Appendix 7 of report, along the alignment of the piling works within the protection zones of Trees 2 & 3 is to be undertaken to a minimum depth of 600mm. This is to ensure that tree roots found within the piling footprint can be identified and managed in accordance with the project arborists recommendations. Where it is found that no tree roots are exposed by this excavation mechanical piling works may be undertaken to their full depth.

Installation & Maintenance of Sediment and Erosion Control - Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used are to be adequately maintained and monitored at all times.

D	ISSUE FOR S4.55 MOD	20.12.2021
C	Revised Design for Consultant Info	16.08.2021
B	FOR DA SUBMISSION	09.08.2018
A	DRAFT COUNCIL SUBMISSION	21.05.2018
1	PRELIMINARY GARAGE & ENTRY DESIGN	02.05.2018
No.	Description	Date

Revisions

This Drawing must not be used for Construction unless signed as Approved

© Copyright - This document is and shall remain the property of Walter Barda Design Pty Ltd.

Walter Barda Design Conditions of Use: This Document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

Kumale, 949 Barrenjoey Rd, Palm Beach

Project Number	2017.11	949 Barrenjoey Rd Palm Beach NSW Lot 6 DP541797 Northern Beaches Council
Project Status	DA	

SITE PLAN

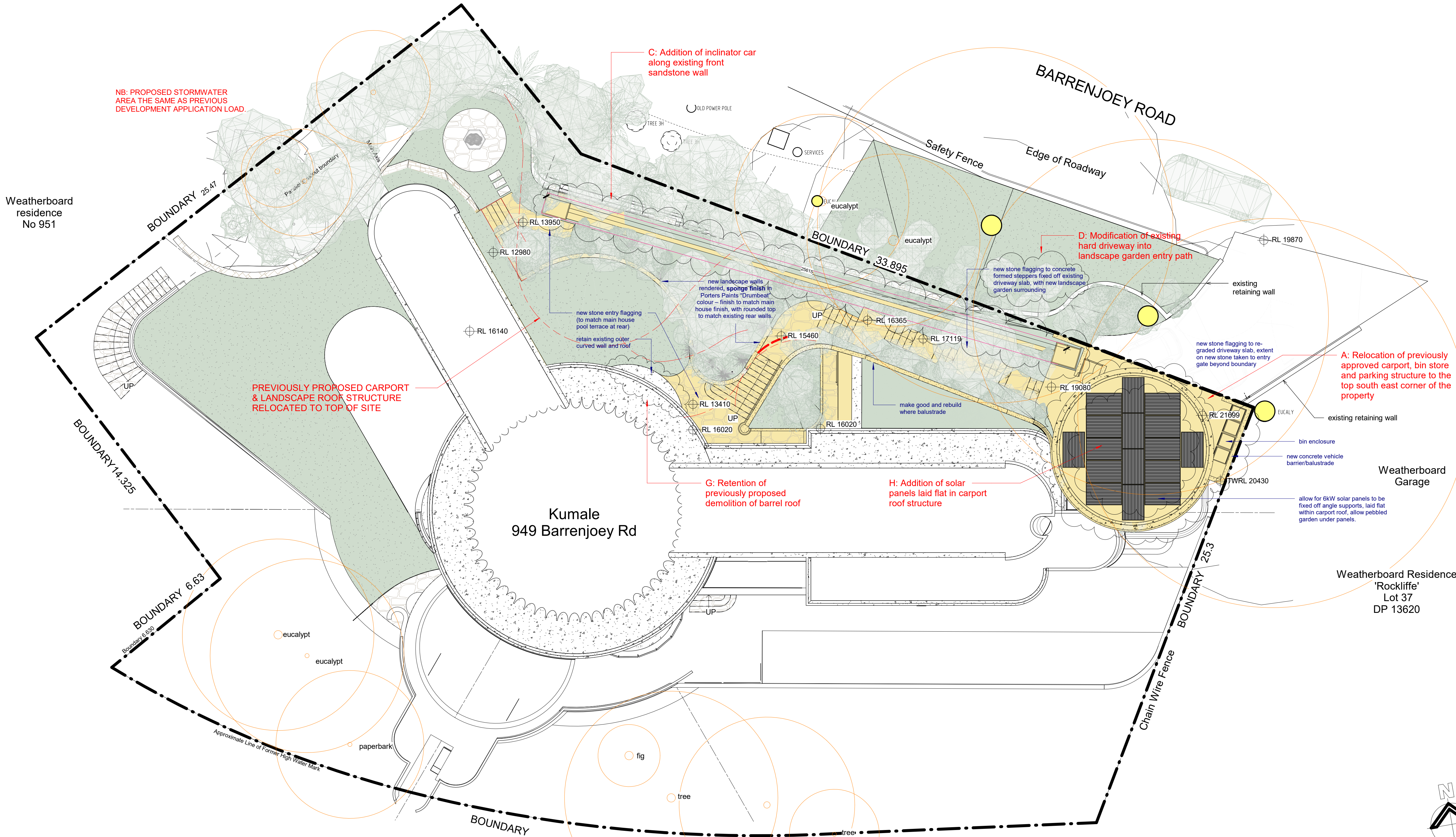
Scale @ A1 1 : 100

Drawing Number	1001	Issue	D
Drawn By	MM	Checked By	-
Print Date & Time	20/12/2021 12:14:24 PM	Approved By	-
File Path	Z:\2017_11_Kumale\00 - Architectural Plans\05 DD Design Development\Marshall_Kumale_alternative.rvt		

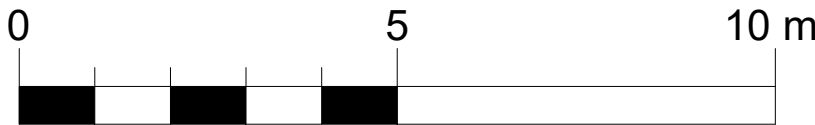
The List of Modifications :

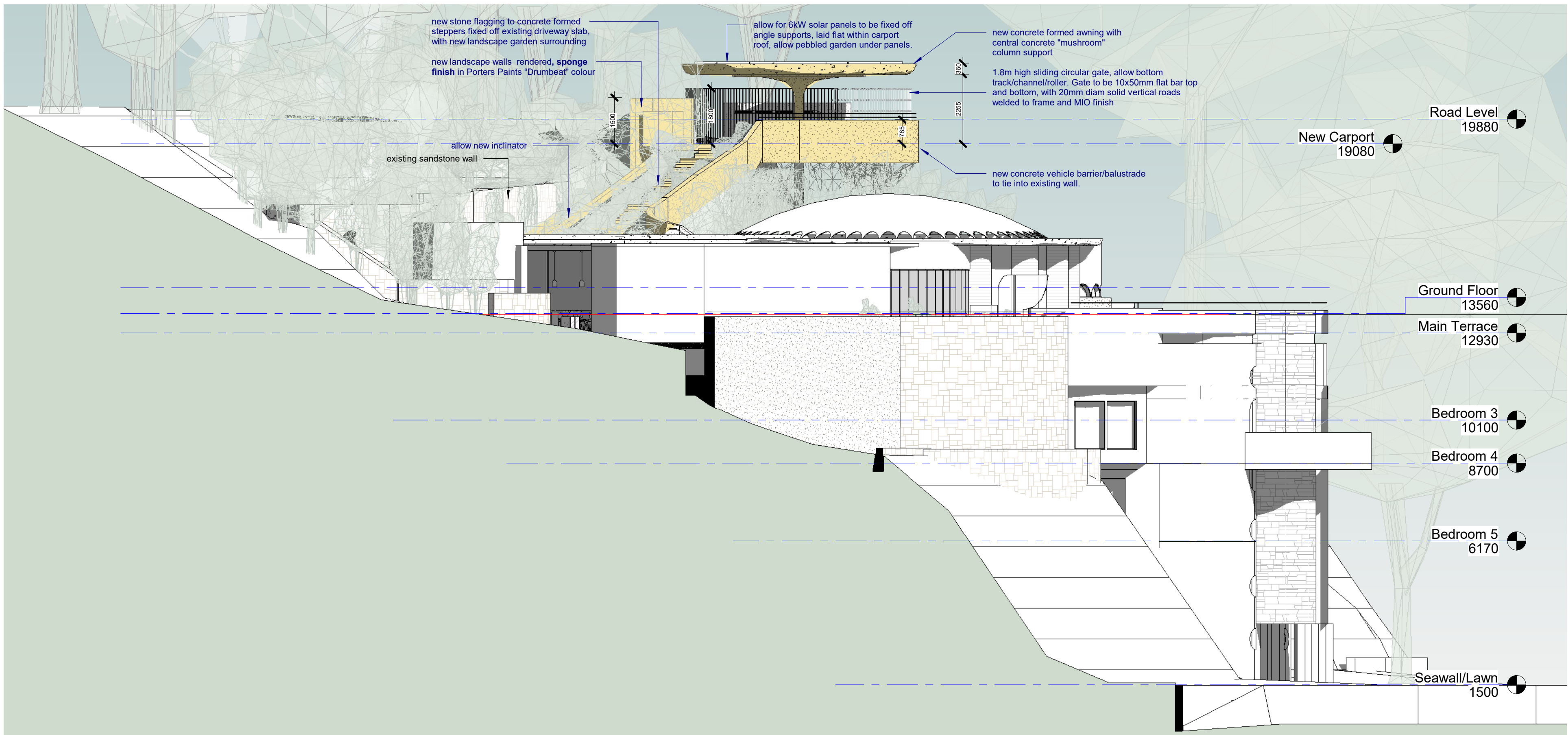
- Relocation of previously approved carport, bin store and parking structure to the top south east corner of the property (nil setback for elevated carparking structures on sloping sites)
- Formalisation of front pedestrian and vehicular entry gate within the front boundary
- Addition of inclinator car along existing front sandstone wall
- Modification of existing hard driveway into landscape garden entry path
- Modification to previously proposed entry stairs (redirected to existing front door entry)
- Retention of existing entry door (previously proposed new entry door and demolition works to house not proceeding)
- Retention of previously proposed demolition of barrel roof
- Addition of solar panels laid flat in carport roof structure
- Retention of existing trees as per Arborist report

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/1003

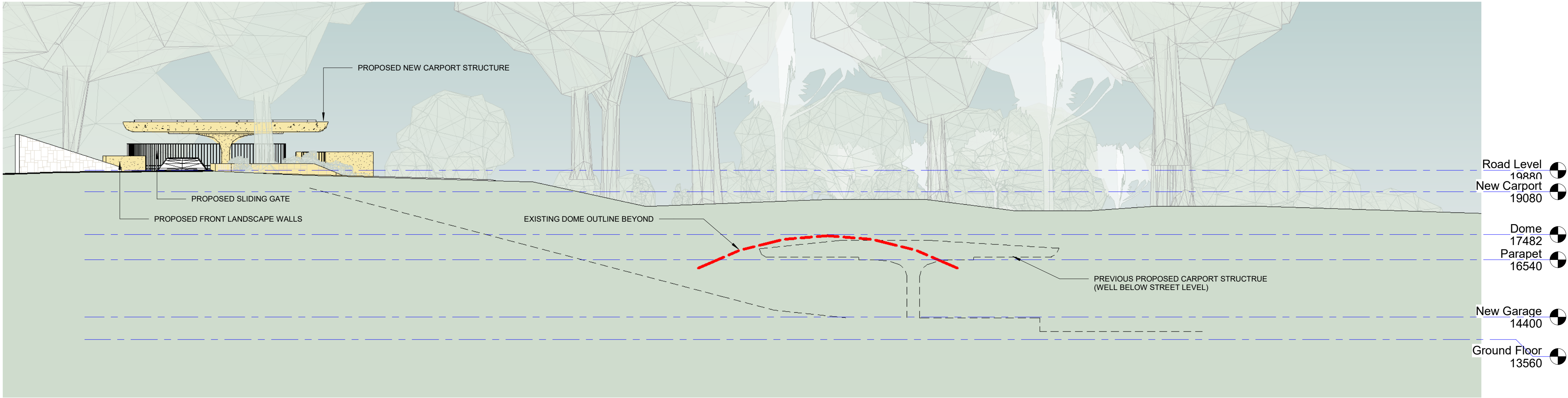


1 Modified Site Plan
Scale: 1 : 100





1 West Elevation
Scale: 1 : 100



2 East (Barrenjoey Rd) Elevation
Scale: 1 : 100

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

MOD2021/1003

The List of Modifications :

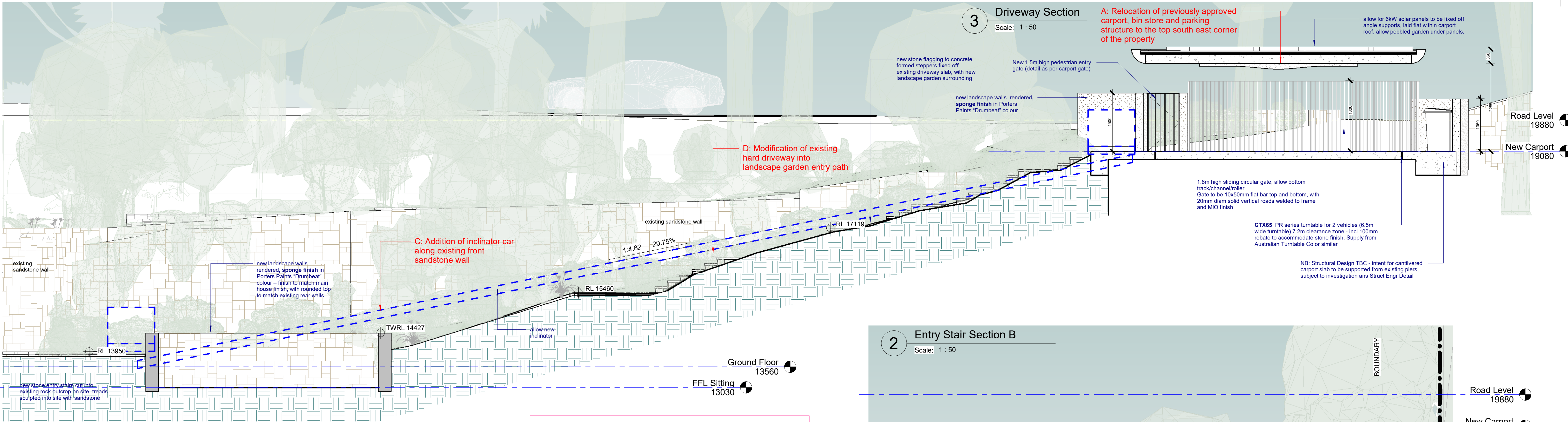
- A. Relocation of previously approved carport, bin store and parking structure to the top south east corner of the property (nil setback for elevated carparking structures on sloping sites)
- B. Formalisation of front pedestrian and vehicular entry gate within the front boundary
- C. Addition of inclinator car along existing front sandstone wall
- D. Modification of existing hard driveway into landscape garden entry path
- E. Modification to previously proposed entry stairs (redirected to existing front door entry)
- F. Retention of existing entry door (previously proposed new entry door and demolition works to house not proceeding)
- G. Retention of previously proposed demolition of barrel roof
- H. Addition of solar panels laid flat in carport roof structure
- I. Retention of existing trees as per Arborist report

Revisions		
No.	Description	Date
1	PRELIMINARY GARAGE & ENTRY DEISGN	02.05.2018
A	DRAFT COUNCIL SUBMISSION	21.05.2018
B	FOR DA SUBMISISON	09.08.2018
C	Revised Design for Consultant Info	16.08.2021
D	ISSUE FOR S4.55 MOD	20.12.2021

Kumale, 949 Barrenjoey Rd, Palm Beach	
This Drawing must not be used for Construction unless signed as Approved	
© Copyright - This document is and shall remain the property of Walter Barda Design Pty Ltd.	
Walter Barda Design Conditions of Use: This Document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.	

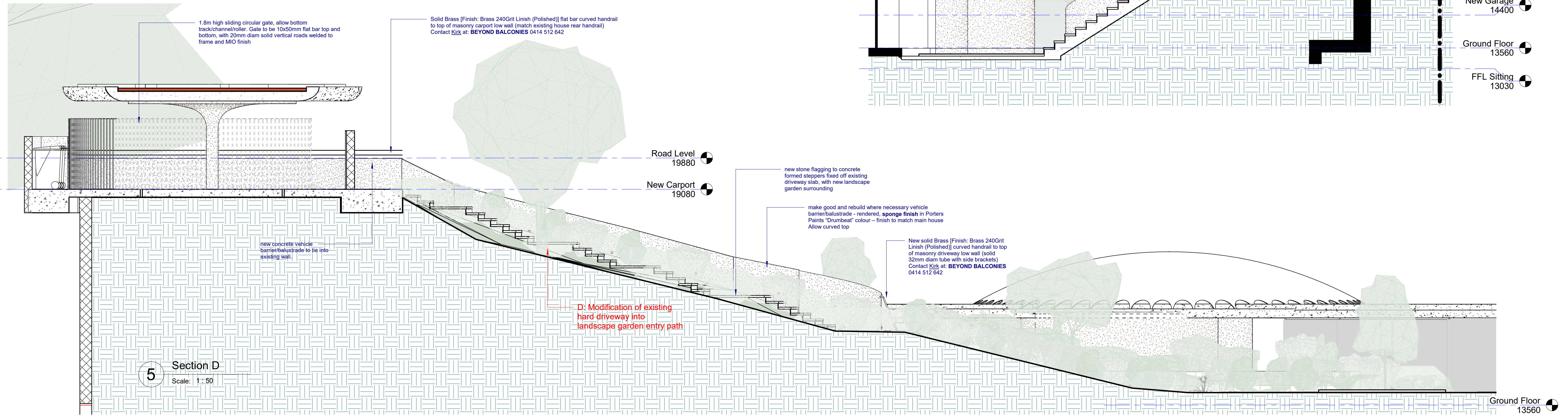
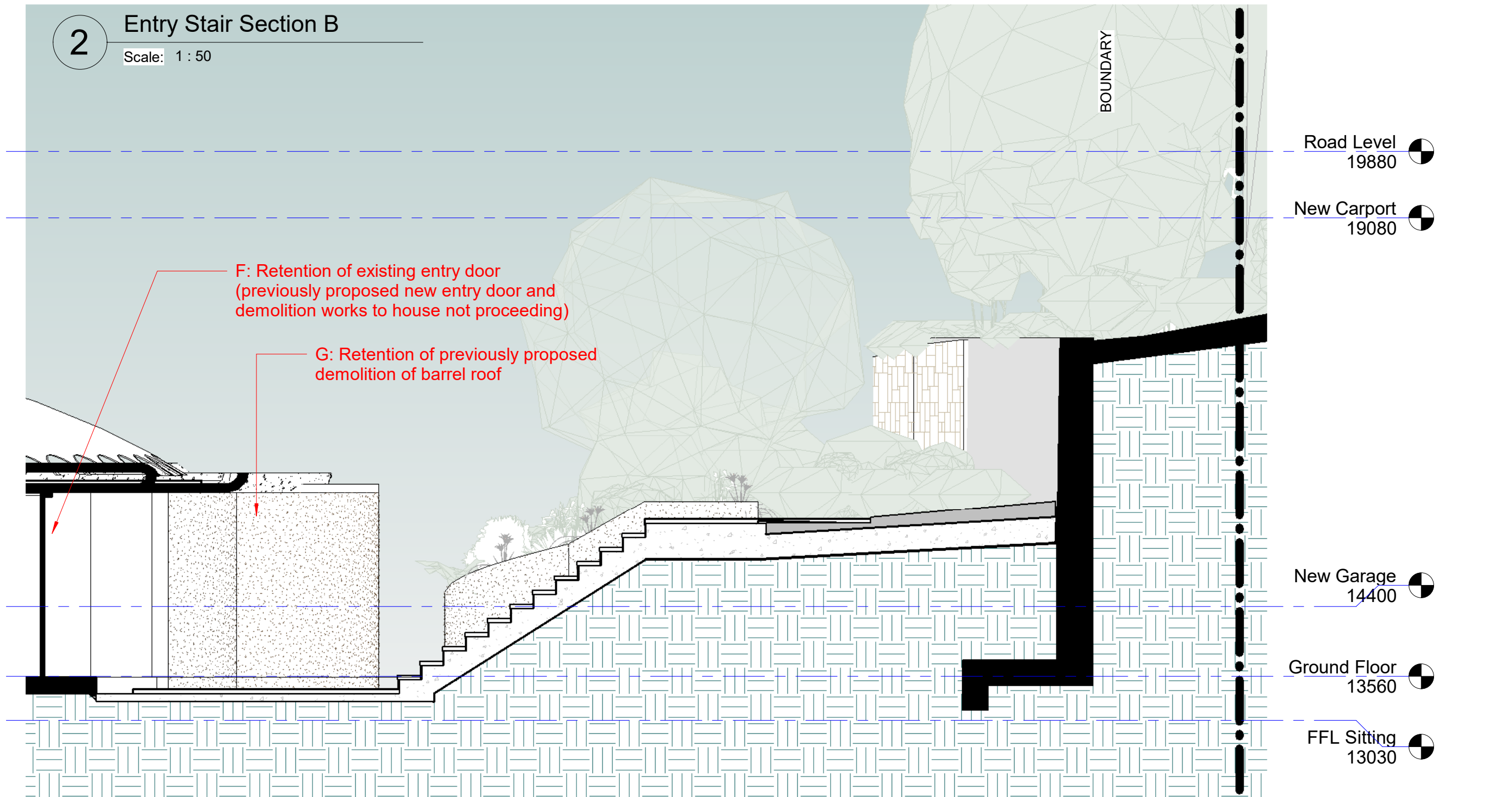
Project Number	2017.11	949 Barrenjoey Rd Palm Beach NSW Lot 6 DP541797 Northern Beaches Council
Project Status		
DA		
Sheet	ELEVATIONS	

Print Date & Time		20/12/2021 12:15:15 PM	
File Path		Z:\2017_11_Kumale\00 - Architectural Plans\05 DD Design Development\Walter_Barda_Kumale_Architectural.rvt	
Drawn By	MM	Checked By	-
Scale @ A1		1 : 100	
Drawing Number	1301	Issue	D



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/1003

- The List of Modifications :
- A. Relocation of previously approved carport, bin store and parking structure to the top south east corner of the property (nil setback for elevated carparking structures on sloping sites)
 - B. Formalisation of front pedestrian and vehicular entry gate within the front boundary
 - C. Addition of inclinator car along existing front sandstone wall
 - D. Modification of existing hard driveway into landscape garden entry path
 - E. Modification to previously proposed entry stairs (redirected to existing front door entry)
 - F. Retention of existing entry door (previously proposed new entry door and demolition works to house not proceeding)
 - G. Retention of previously proposed demolition of barrel roof
 - H. Addition of solar panels laid flat in carport roof structure
 - I. Retention of existing trees as per Arborist report



Revisions		
No.	Description	Date
1	PRELIMINARY GARAGE & ENTRY DEISGN	02.05.2018
2	For Engineer	22.05.2018
A	DRAFT COUNCIL SUBMISSION	21.05.2018
B	FOR DA SUBMISISON	09.08.2018
C	Revised Plans - changes to wall, driveway, bin screen finishes	13.10.2020
D	Revised Entry Stair & Driveway Stair	04.02.2021
E	Revised Design for Consultant Info	16.06.2021
F	ISSUE FOR \$4.55 MOD	20.12.2021

Kumale, 949 Barrenjoey Rd, Palm Beach	
This Drawing must not be used for Construction unless signed as Approved	
© Copyright - This document is and shall remain the property of Walter Barda Design Pty Ltd.	
Walter Barda Design Conditions of Use: This Document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.	

Project Number	2017.11
Project Status	DA
Sheet	
949 Barrenjoey Rd Palm Beach NSW Lot 6 DP541797 Northern Beaches Council	
SECTIONS	

Print Date & Time	20/12/2021 12:21:15 PM		
File Path	Z:\2017_11_Kumale\00 - Architectural Plans\05 DD Design Development\Marginal_Architectural_Architectural.rvt		
Drawn By	MM	Checked By	-
Scale	@1 A1 As indicated		
Drawing Number	A1305		Issue
	F		