



northern  
beaches  
council

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

MOD2021/0669

## BASIX NOTES:

**RAINWATER TANK**  
PROVIDE RAINWATER TANK MINIMUM 2143 LITRES

**SWIMMING POOL**  
POOL CAPACITY 21 KILOLITRES

**SPA**  
SPA CAPACITY 5.1 KILOLITRES

**HOT WATER**  
HOT WATER SYSTEM GAS INSTANTANEOUS

**INSULATION**  
FLAT CEILING, PITCHED ROOF CEILING: R1.95 (UP),  
ROOF: FOIL BACKED BLANKET 55MM  
FLAT CEILING, FLAT ROOF CEILING: R2.08 (UP),  
ROOF: FOIL BACKED BLANKET 55MM  
SUSPENDED FLOOR R1.50 INCL CONSTRUCTION

**GLAZING**  
ALL GLASS SINGLE CLEAR, U-VALUE: 5.71, SHGC: 0.66  
NEW WINDOWS TO HAVE EXTERNAL LOUVER/BLIND (ADJUSTABLE)  
EXCEPT FOR WL-08 AND WL-09.



AMEND.F: AUG 2021; RETAINING WALL BESIDE ROW.  
AMEND.E: MARCH 2021; ENSUITE TO STUDY RELOCATED.  
AMEND.D: OCT. 2020; STAIR TO ROOF RENUMBERED  
AMEND.C: OCT. 2020; STAIR FROM GARAGE RECONFIGURED  
AMEND.B: JULY 2020; DRAWINGS AMENDED AS INDICATED BY COLOURED AREAS  
AMEND.A: MAR.2020; SECTION LINES BB AND CC ADDED

Project ALTERATIONS AND ADDITIONS TO 1-3 FLORIDA RD  
PALM BEACH FOR MR & MRS W. ANDERSON

Title DA PLAN LIVING LEVEL

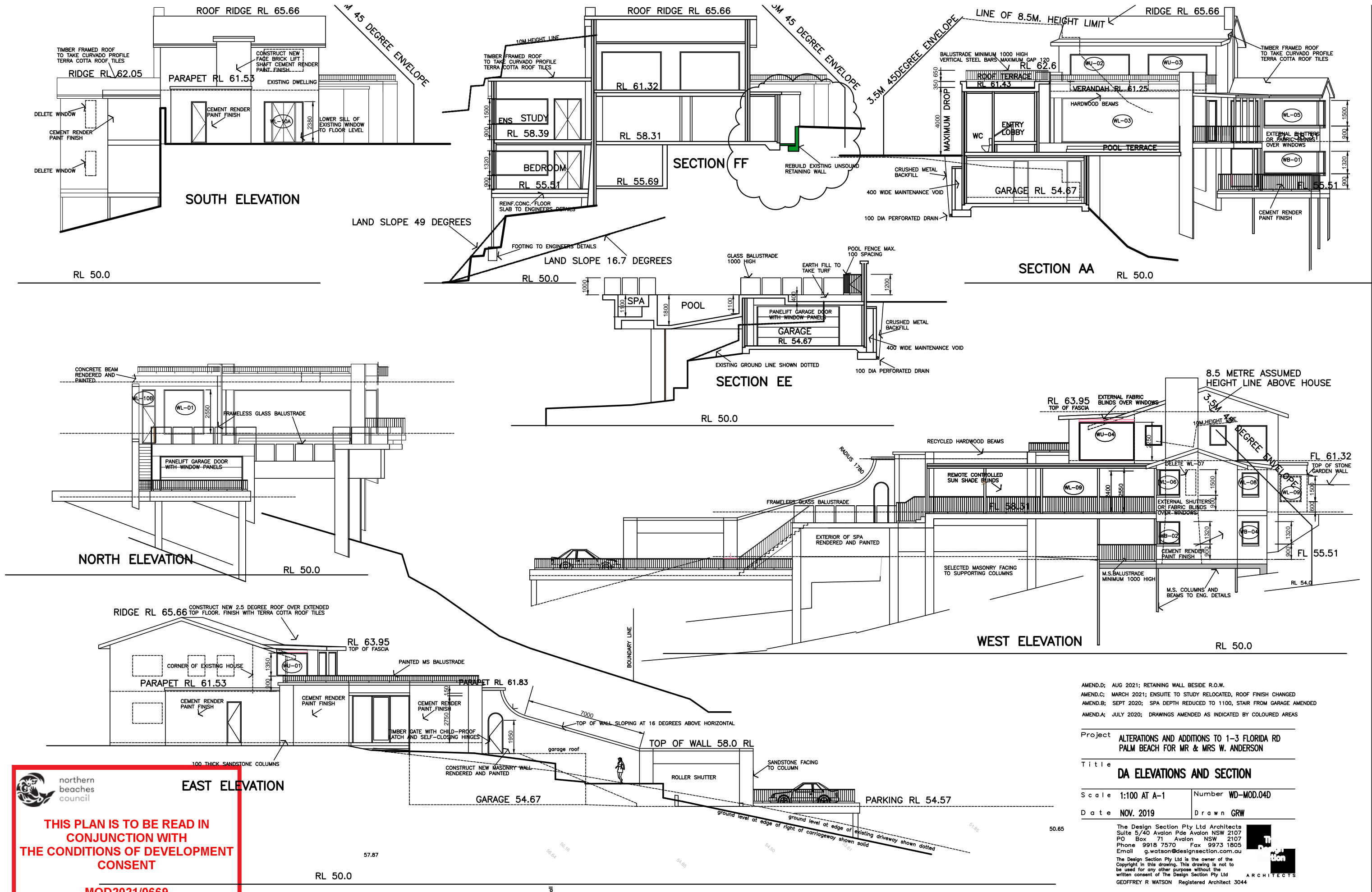
Scale 1:100 AT A-1 Number WD-MOD.01F

Date NOV. 2019 Drawn GRW

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GEOFFREY R WATSON Registered Architect 3044

WHALE



AMEND.D: AUG 2021; RETAINING WALL BESIDE R.O.W.  
 AMEND.C: MARCH 2021; ENSUITE TO STUDY RELOCATED, ROOF FINISH CHANGED  
 AMEND.B: SEPT 2020; SPA DEPTH REDUCED TO 1100, STAIR FROM GARAGE AMENDED  
 AMEND.A: JULY 2020; DRAWINGS AMENDED AS INDICATED BY COLOURED AREAS

Project ALTERATIONS AND ADDITIONS TO 1-3 FLORIDA RD  
 PALM BEACH FOR MR & MRS W. ANDERSON

Title DA ELEVATIONS AND SECTION

Scale 1:100 AT A-1 Number WD-MOD.04D

Date NOV. 2019 Drawn GRW

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