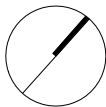
 **northern beaches council**

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**DA2022/2275**

**rachel hudson architect**

www.rachelhudson.com.au  
0410 323 564



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0 2 4 6 8 10m

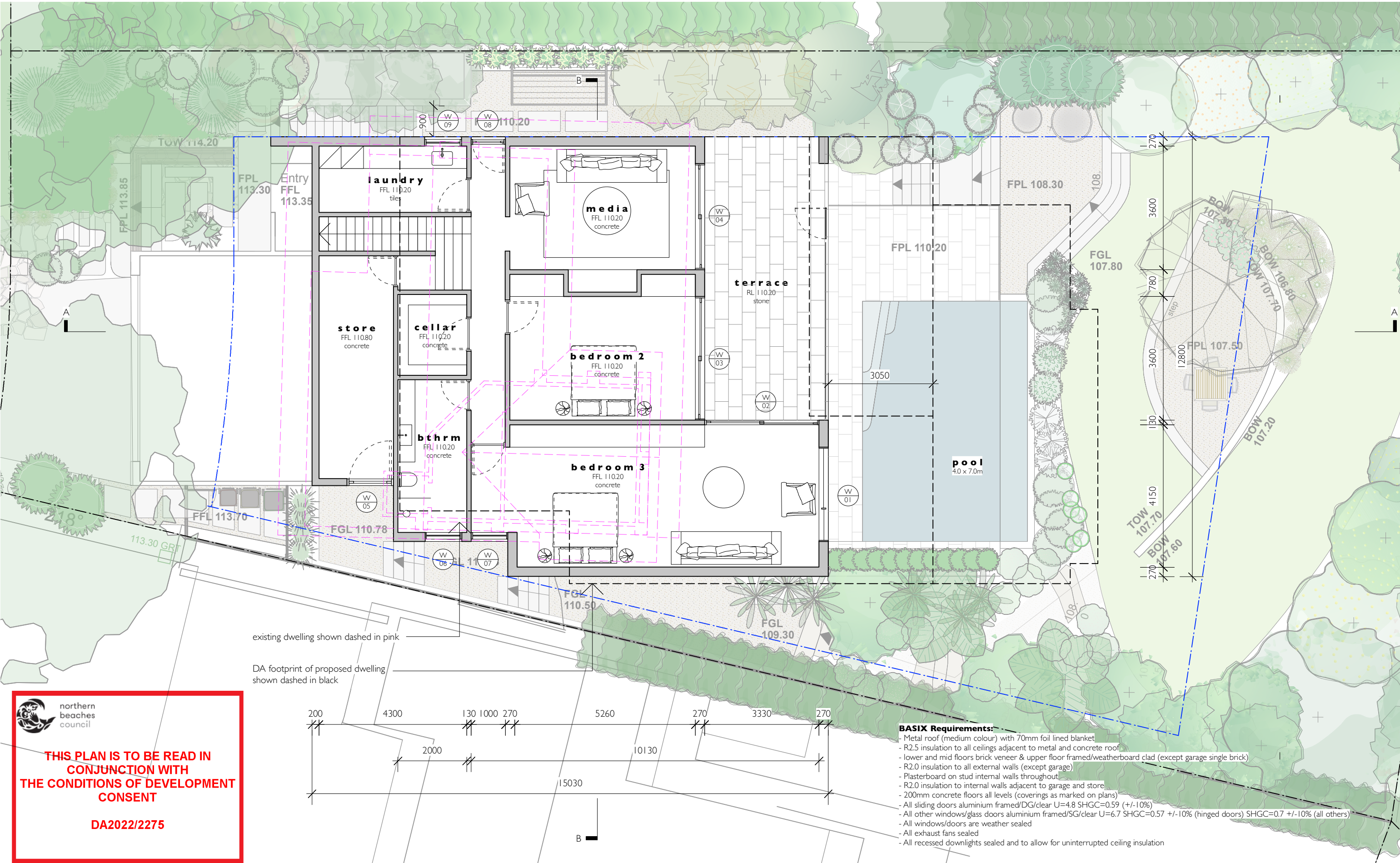
**EGGERS HOUSE**

Mark + Leanne Eggers  
103 Bynya Road  
Palm Beach NSW 2108

DWG **EH-04-DA**  
DATE 03.03.23  
ISSUE B  
JOB # 165  
SCALE 1:200 @ A3

**SITE PLAN - PROPOSED**





existing dwelling shown dashed in pink

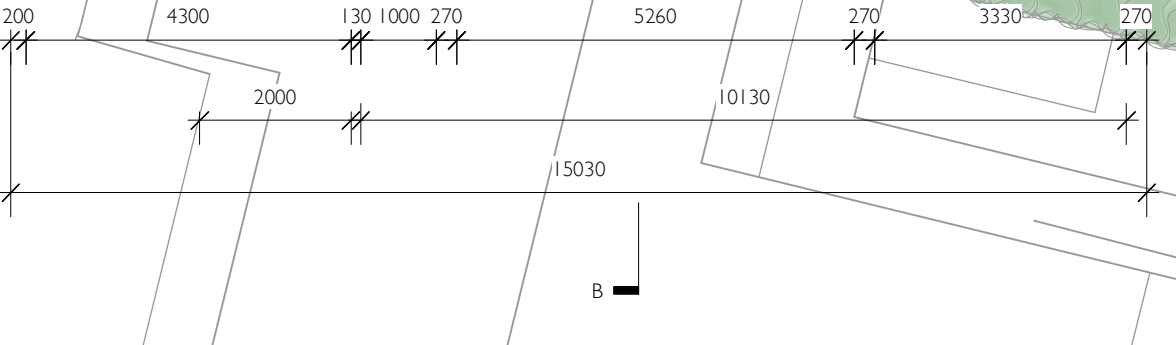
DA footprint of proposed dwelling  
shown dashed in black



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beaches  
council

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THE CONDITIONS OF DEVELOPMENT  
CONSENT**

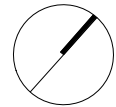
**DA2022/2275**



- BASIX Requirements:**
- Metal roof (medium colour) with 70mm foil lined blanket
  - R2.5 insulation to all ceilings adjacent to metal and concrete roof
  - lower and mid floors brick veneer & upper floor framed/weatherboard clad (except garage single brick)
  - R2.0 insulation to all external walls (except garage)
  - Plasterboard on stud internal walls throughout
  - R2.0 insulation to internal walls adjacent to garage and store
  - 200mm concrete floors all levels (coverings as marked on plans)
  - All sliding doors aluminium framed/DG/clear U=4.8 SHGC=0.59 (+/-10%)
  - All other windows/glass doors aluminium framed/SG/clear U=6.7 SHGC=0.57 +/-10% (hinged doors) SHGC=0.7 +/-10% (all others)
  - All windows/doors are weather sealed
  - All exhaust fans sealed
  - All recessed downlights sealed and to allow for uninterrupted ceiling insulation

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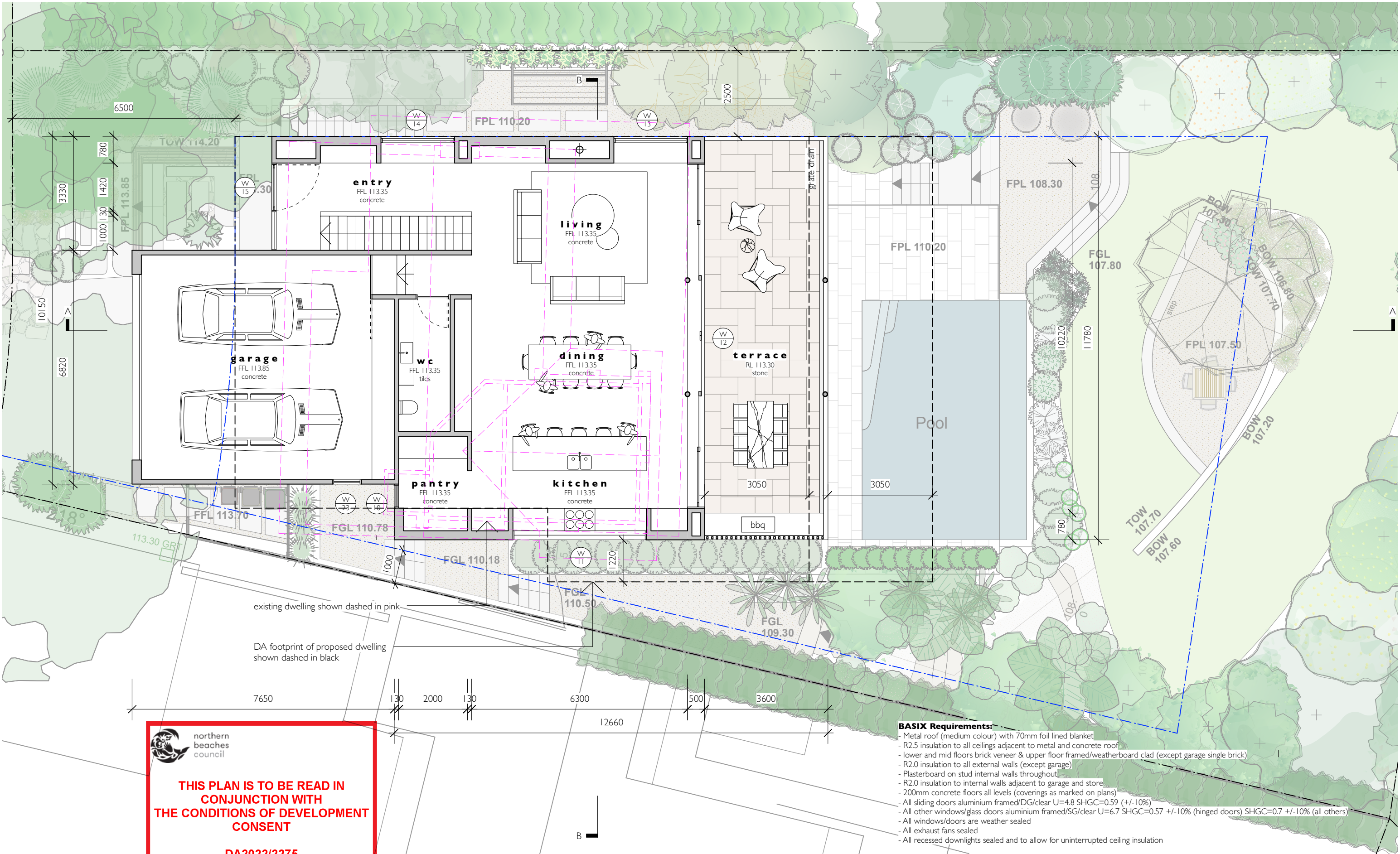
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DWG **EH-05-DA**

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ISSUE B  
JOB # 165  
SCALE 1:100 @ A3

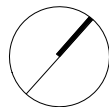
**LOWER FLOOR PLAN**





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0 1 2 3 4 5m

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DWG

DATE

ISSUE

JOB #

SCALE

**EH-06-DA**

03.03.23

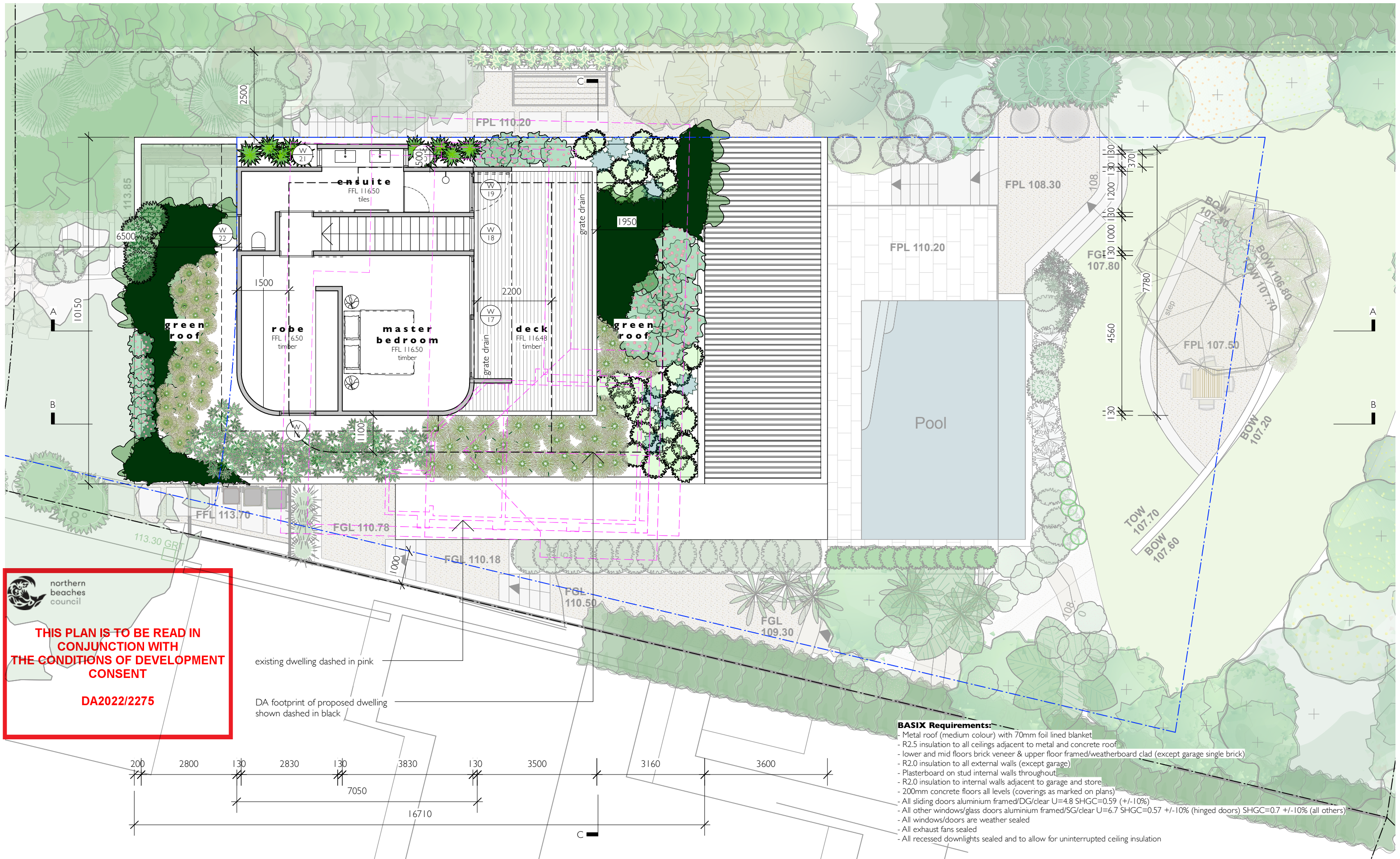
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165

1:100 @ A3

**MID FLOOR PLAN**



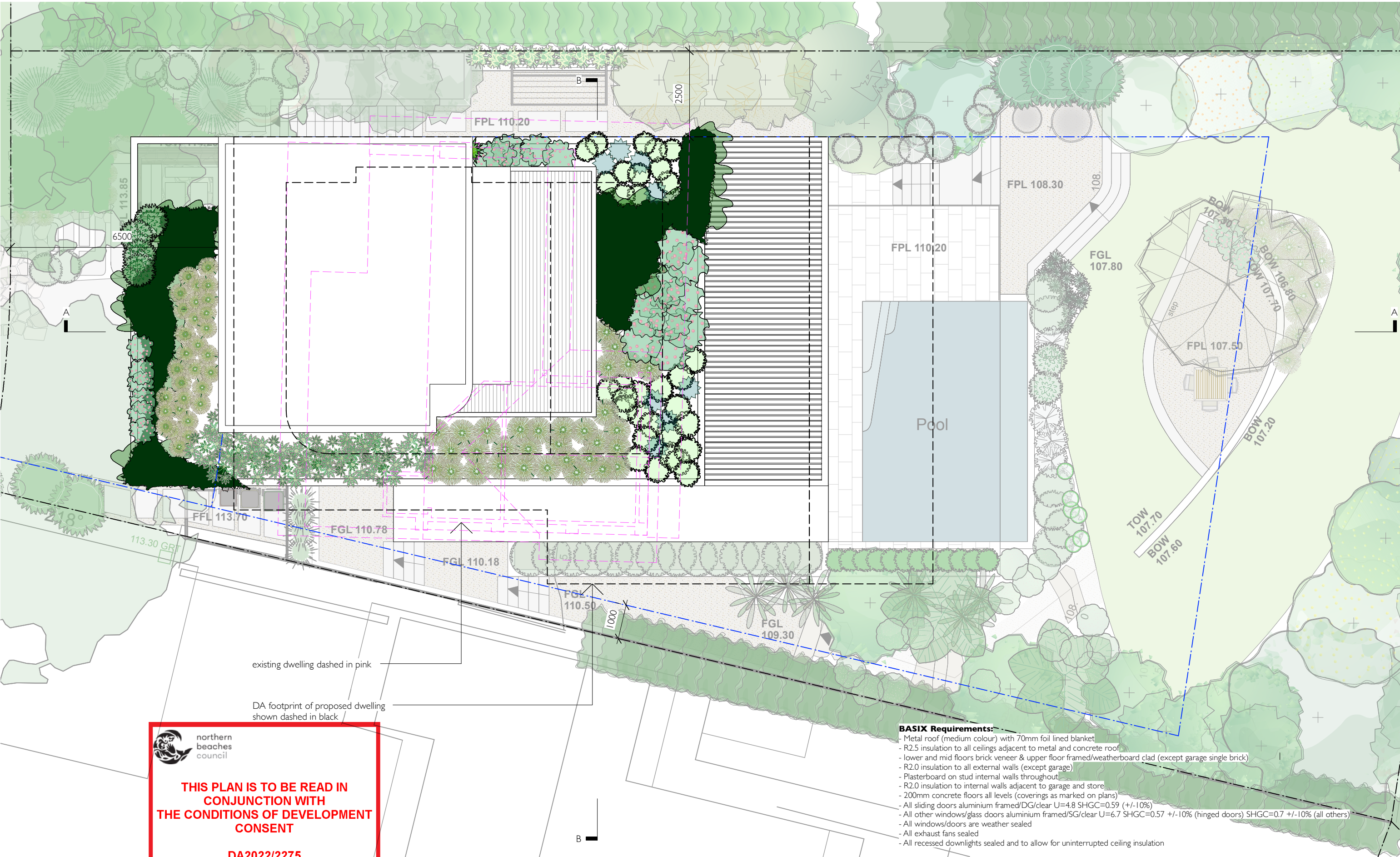


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**DA2022/2275**

- BASIX Requirements:**
- Metal roof (medium colour) with 70mm foil lined blanket
  - R2.5 insulation to all ceilings adjacent to metal and concrete roof
  - lower and mid floors brick veneer & upper floor framed/weatherboard clad (except garage single brick)
  - R2.0 insulation to all external walls (except garage)
  - Plasterboard on stud internal walls throughout
  - R2.0 insulation to internal walls adjacent to garage and store
  - 200mm concrete floors all levels (coverings as marked on plans)
  - All sliding doors aluminium framed/DG/clear U=4.8 SHGC=0.59 (+/-10%)
  - All other windows/glass doors aluminium framed/SG/clear U=6.7 SHGC=0.57 +/-10% (hinged doors) SHGC=0.7 +/-10% (all others)
  - All windows/doors are weather sealed
  - All exhaust fans sealed
  - All recessed downlights sealed and to allow for uninterrupted ceiling insulation





 northern beaches council

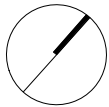
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2022/2275**

- BASIX Requirements:**
- Metal roof (medium colour) with 70mm foil lined blanket
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  - All windows/doors are weather sealed
  - All exhaust fans sealed
  - All recessed downlights sealed and to allow for uninterrupted ceiling insulation

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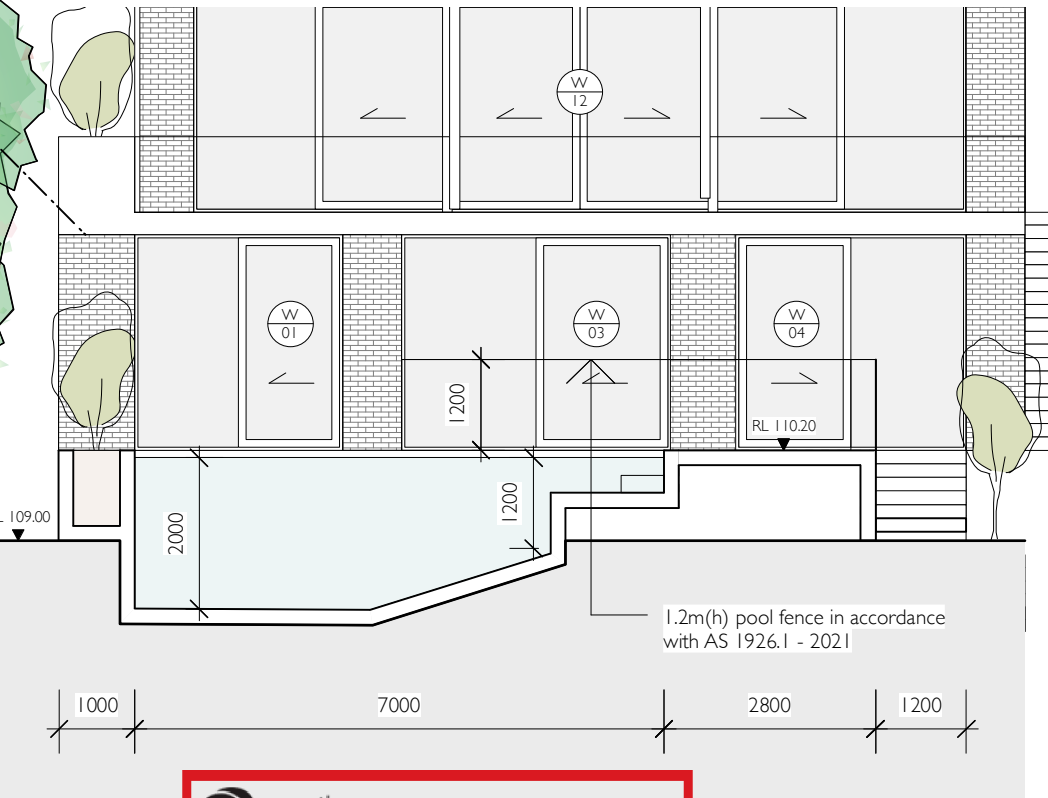
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DWG  
DATE  
ISSUE  
JOB #  
SCALE

EH-08-DA  
03.03.23  
B  
165  
1:100 @ A3

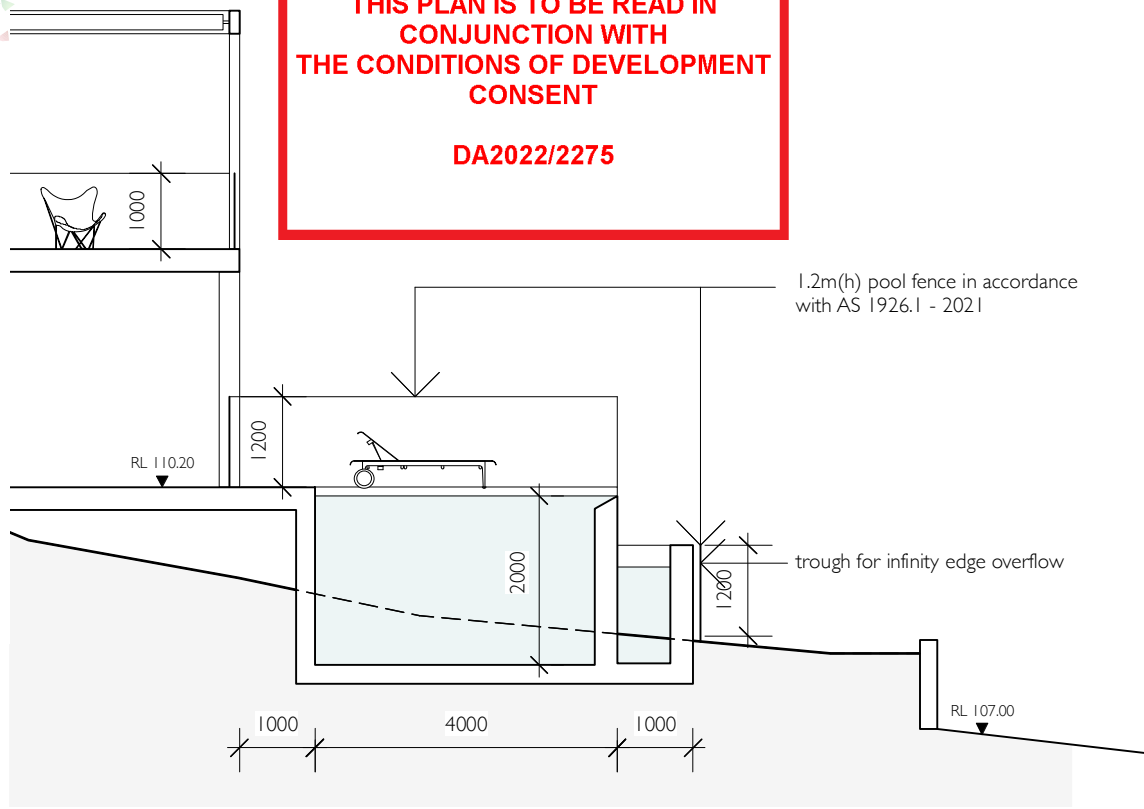
**ROOF PLAN**





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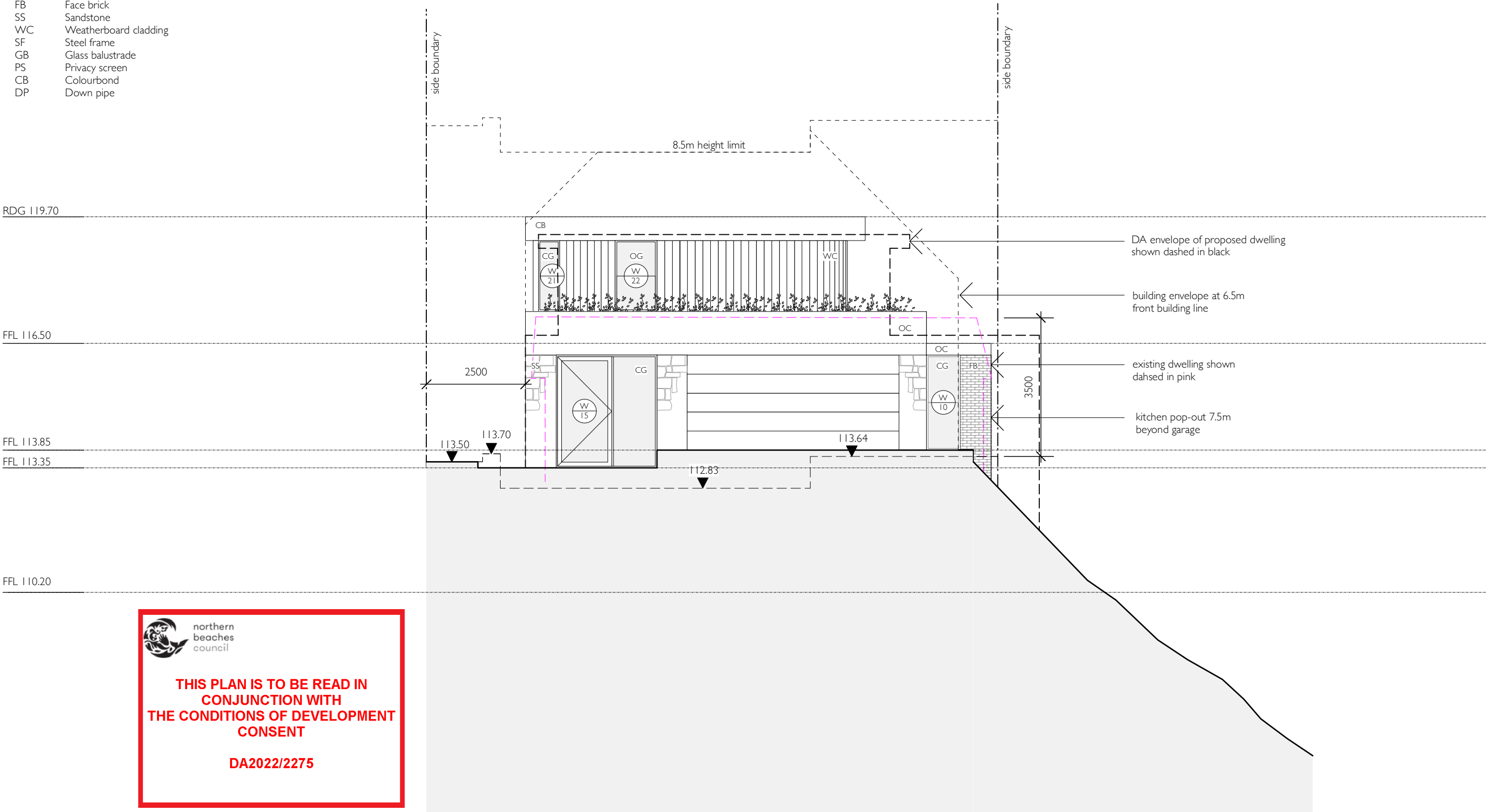
**DA2022/2275**





LEGEND

- CG Clear glazing
- OG Clear glazing
- RM Rendered masonry
- OC Off-form concrete
- FB Face brick
- SS Sandstone
- WC Weatherboard cladding
- SF Steel frame
- GB Glass balustrade
- PS Privacy screen
- CB Colourbond
- DP Down pipe



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DATE 03.03.23  
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JOB # 165  
SCALE 1:100 @ A3

SOUTH WEST ELEVATION



LEGEND

CG	Clear glazing
OG	Clear glazing
RM	Rendered masonry
OC	Off-form concrete
FB	Face brick
SS	Sandstone
WC	Weatherboard cladding
SF	Steel frame
GB	Glass balustrade
PS	Privacy screen
CB	Colourbond
DP	Down pipe



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**DA2022/2275**

RDG 119.70

FFL 116.500

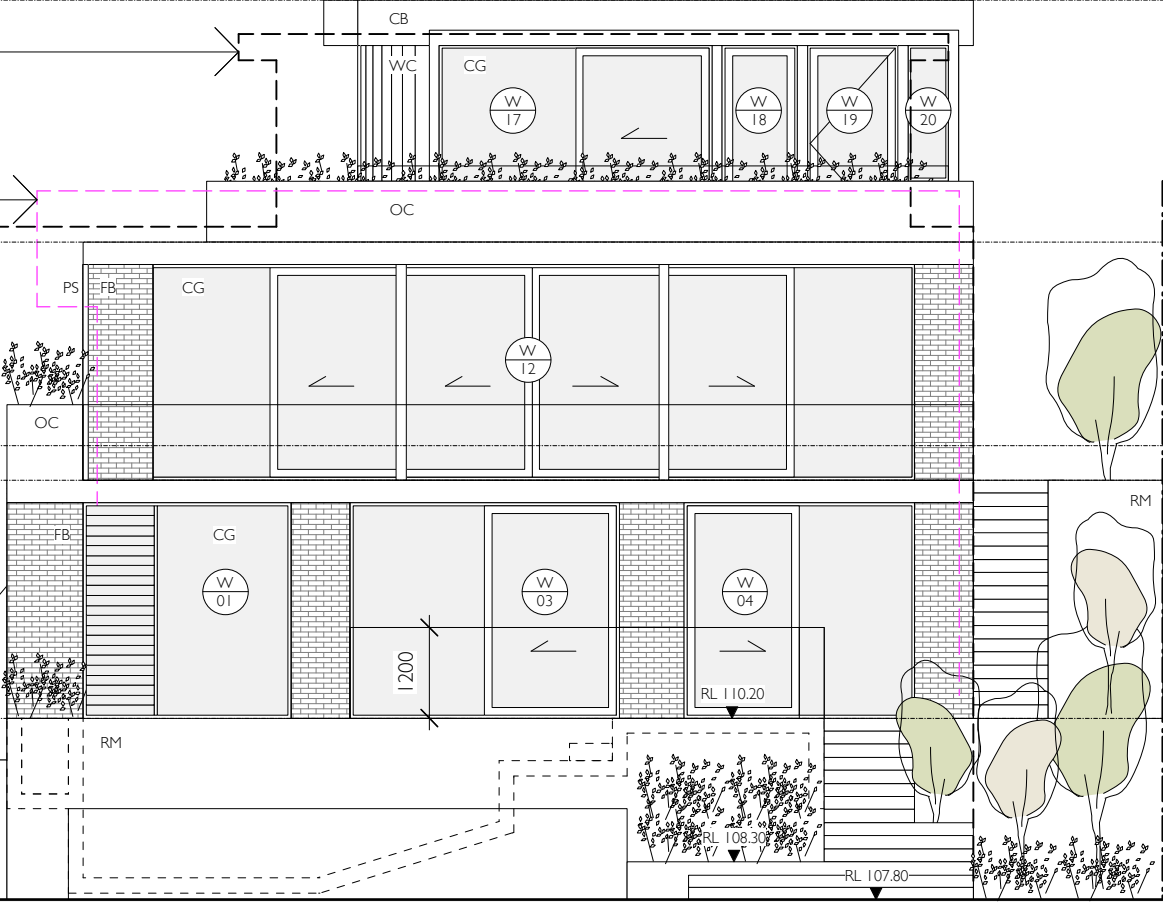
FFL 113.855

FFL 113.355

FFL 110.200

DA envelope of proposed dwelling  
shown dashed in black

existing dwelling shown  
dashed in pink



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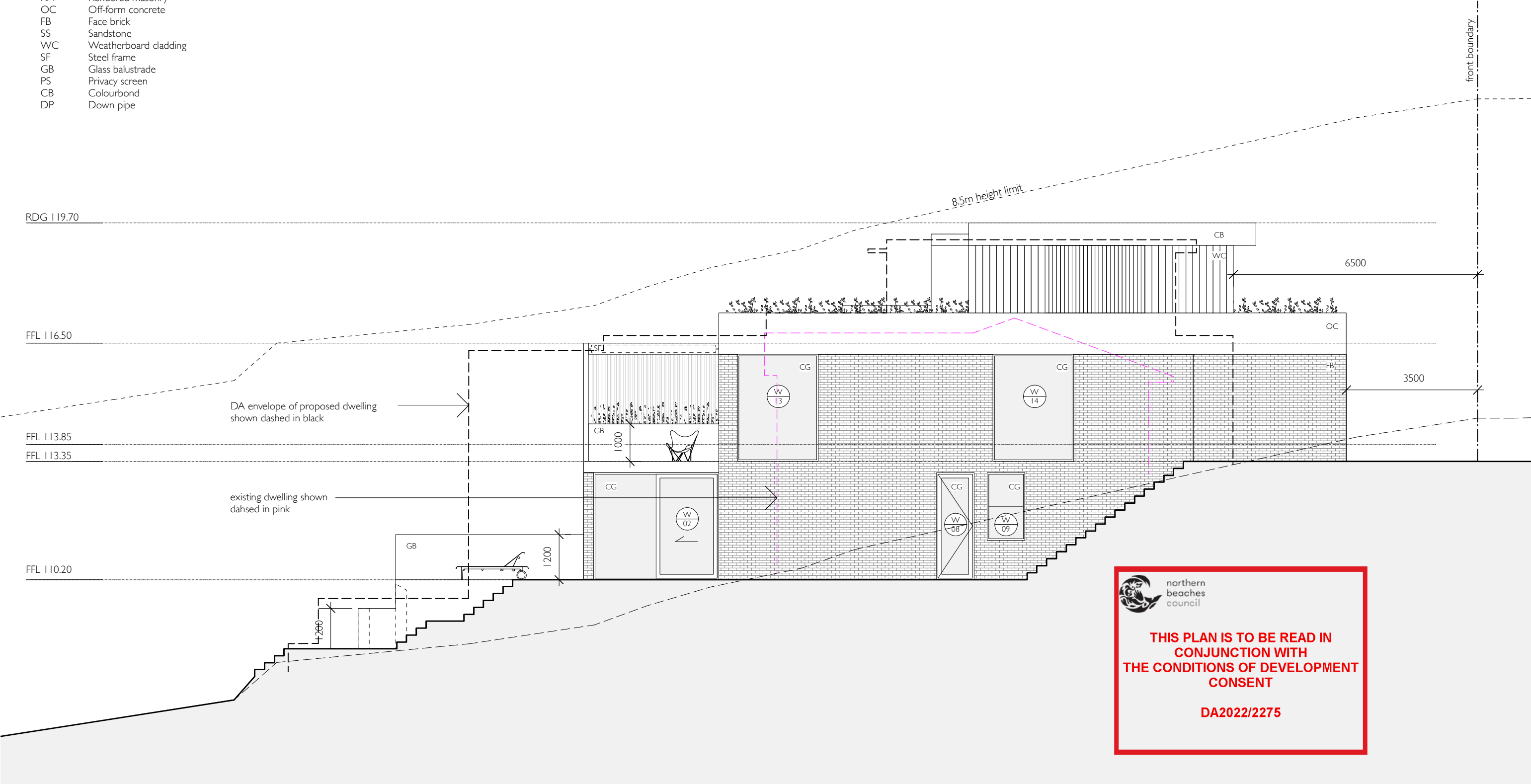
DWG	<b>EH-11-DA</b>
DATE	03.03.23
ISSUE	B
JOB #	165
SCALE	1:100 @ A3

**NORTH EAST ELEVATION**



LEGEND

- CG Clear glazing
- OG Clear glazing
- RM Rendered masonry
- OC Off-form concrete
- FB Face brick
- SS Sandstone
- WC Weatherboard cladding
- SF Steel frame
- GB Glass balustrade
- PS Privacy screen
- CB Colourbond
- DP Down pipe



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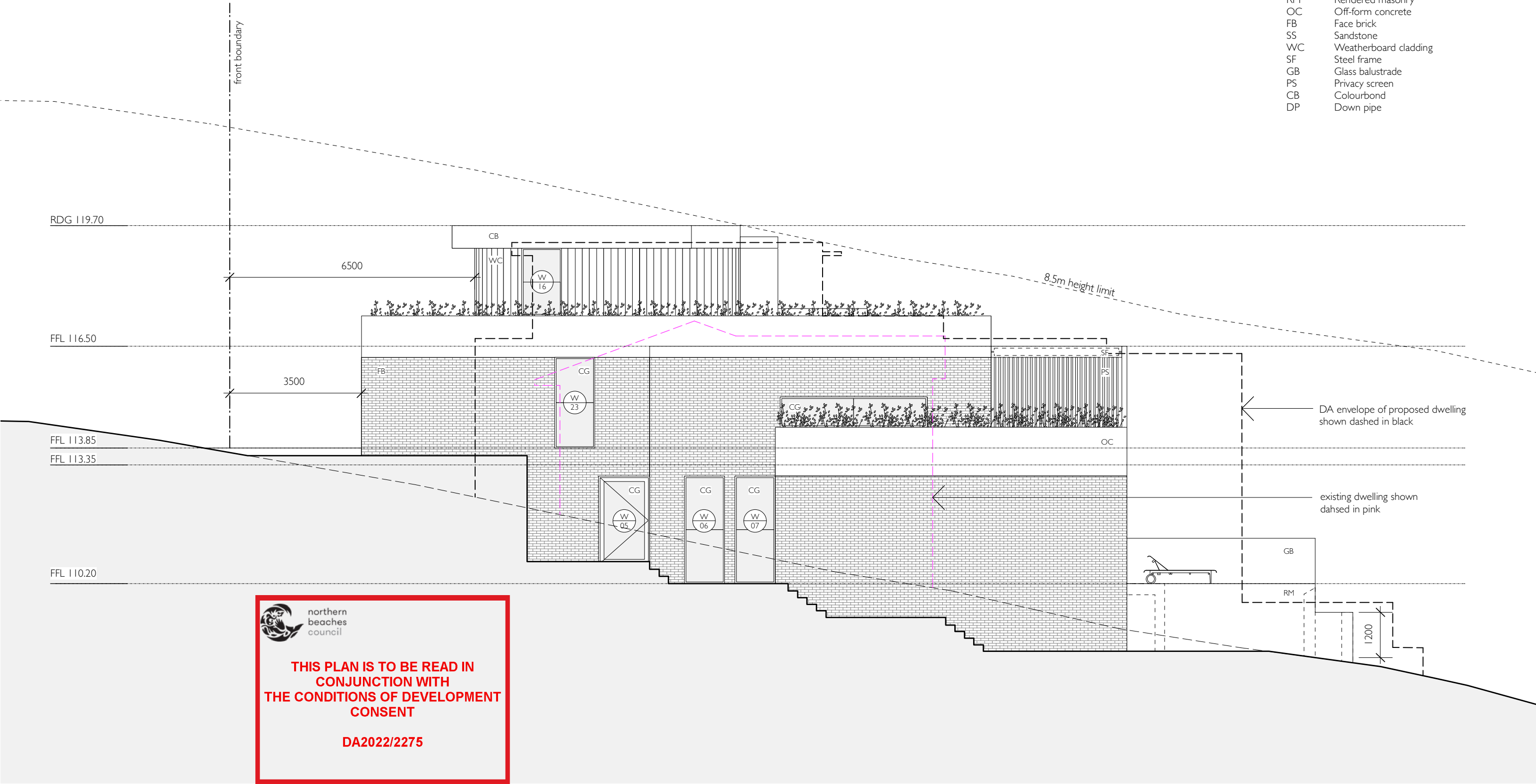
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DATE 03.03.23  
ISSUE B  
JOB # 165  
SCALE 1:100 @ A3

NORTH WEST ELEVATION



LEGEND	
CG	Clear glazing
OG	Clear glazing
RM	Rendered masonry
OC	Off-form concrete
FB	Face brick
SS	Sandstone
WC	Weatherboard cladding
SF	Steel frame
GB	Glass balustrade
PS	Privacy screen
CB	Colourbond
DP	Down pipe



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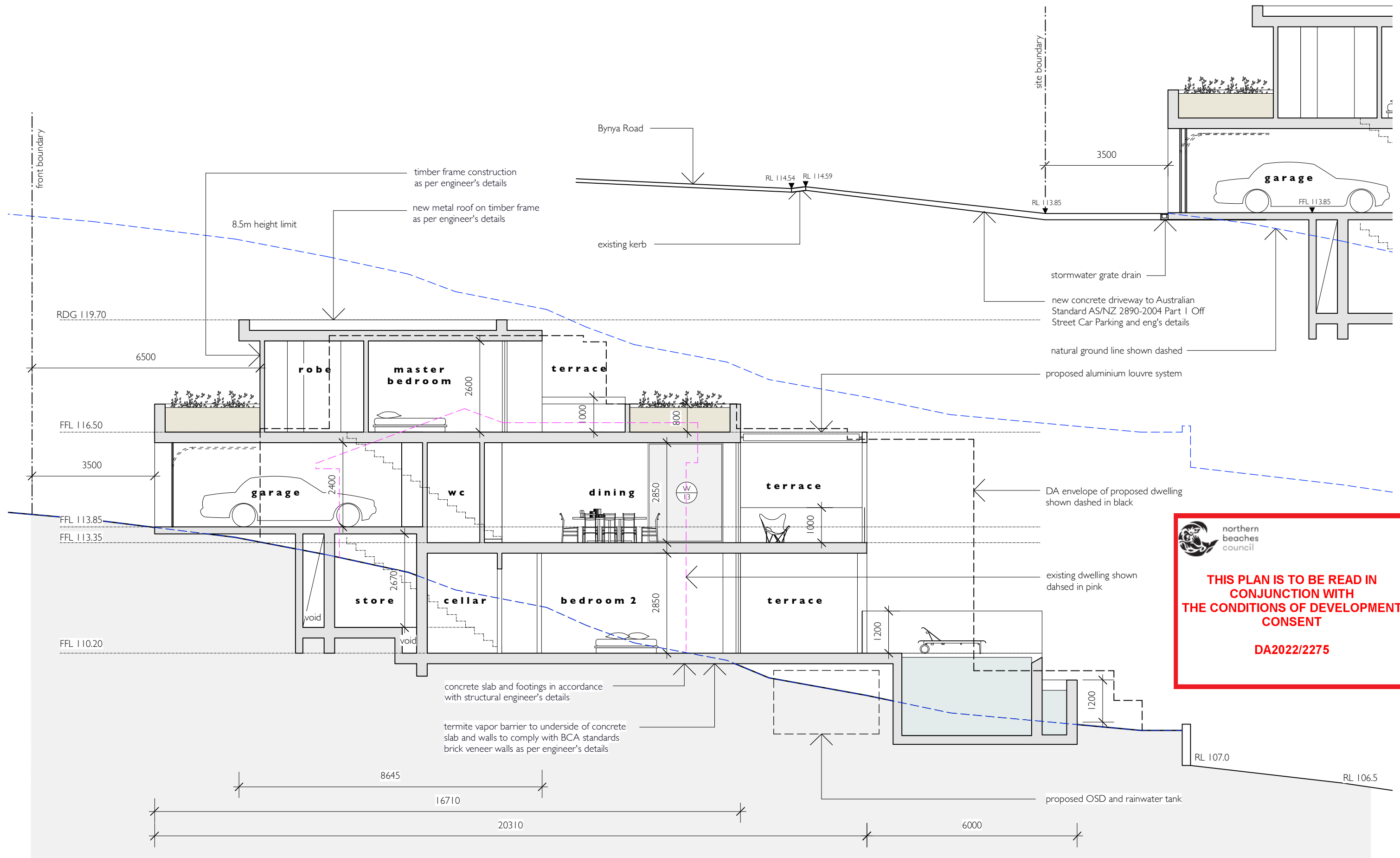
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SOUTH EAST ELEVATION





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**EH-14-DA**

**SECTION AA + DRIVEWAY SECTION**

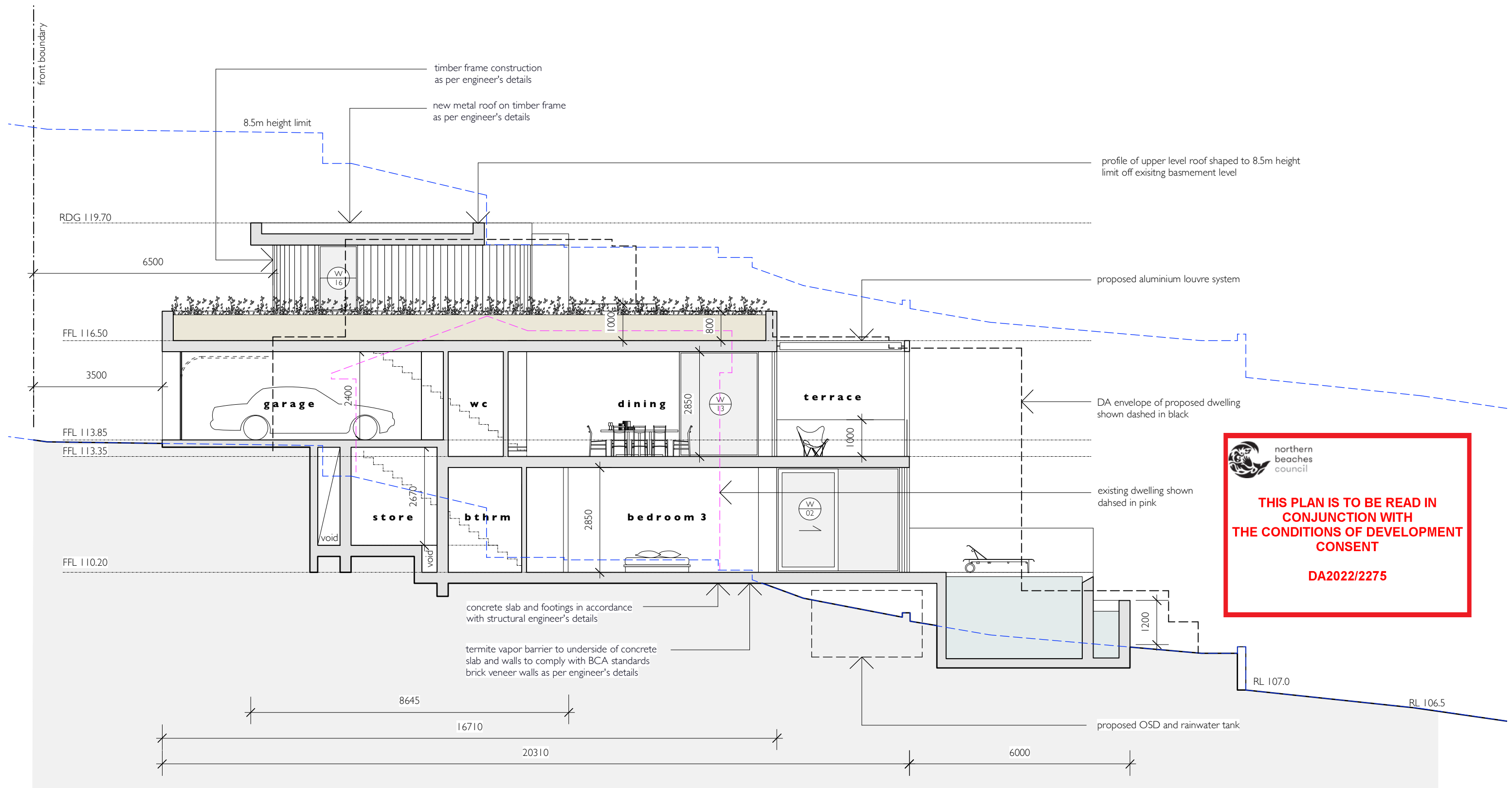
DATE 03.03.23

ISSUE B

JOB # 165

SCALE 1:100 @ A3





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**EH-15-DA**

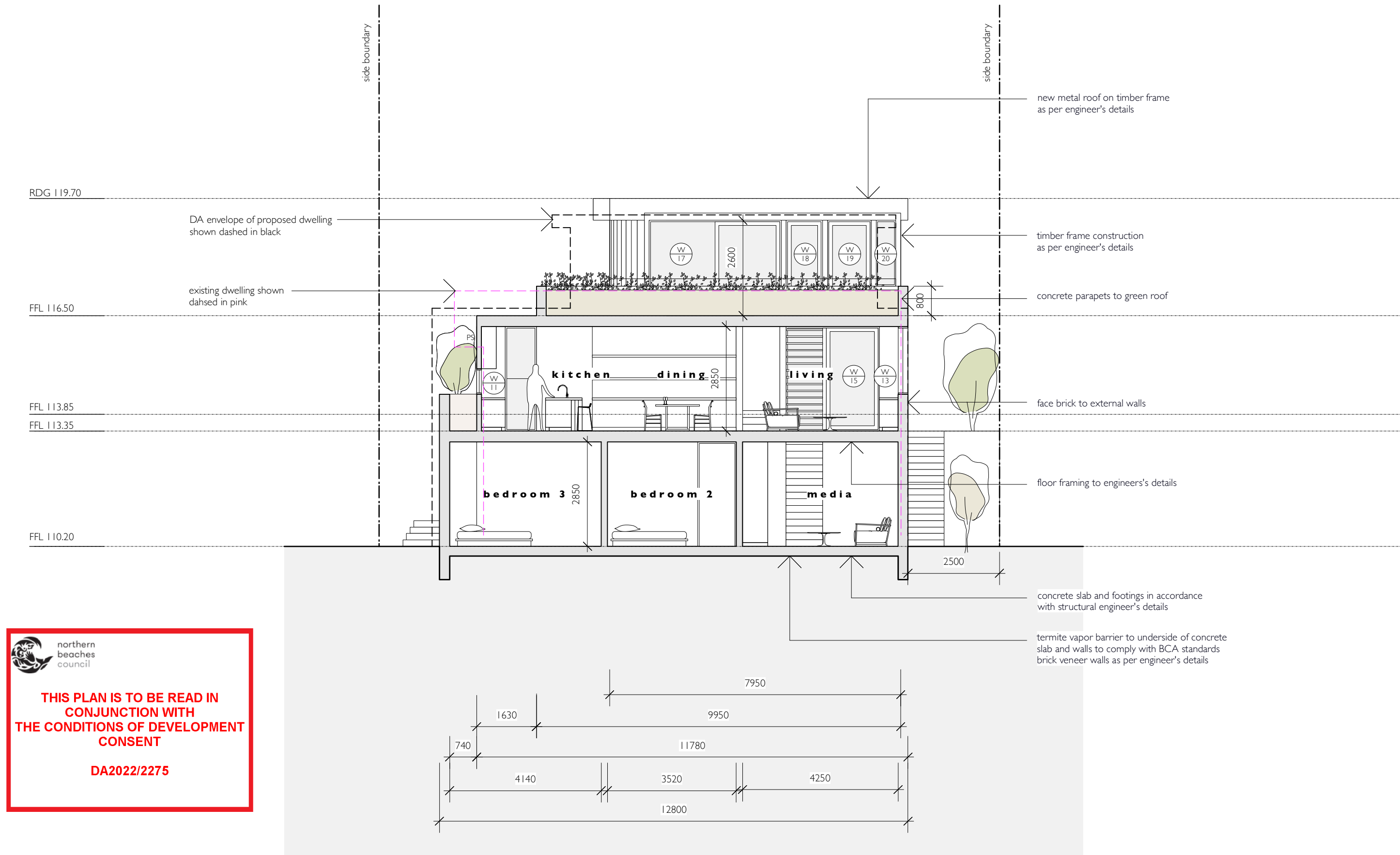
**SECTION BB**

DATE 03.03.23

ISSUE B

JOB # 165

SCALE 1:100 @ A3



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ISSUE B

JOB # 165

SCALE 1:100 @ A3

**EH-16-DA**

**SECTION CC**