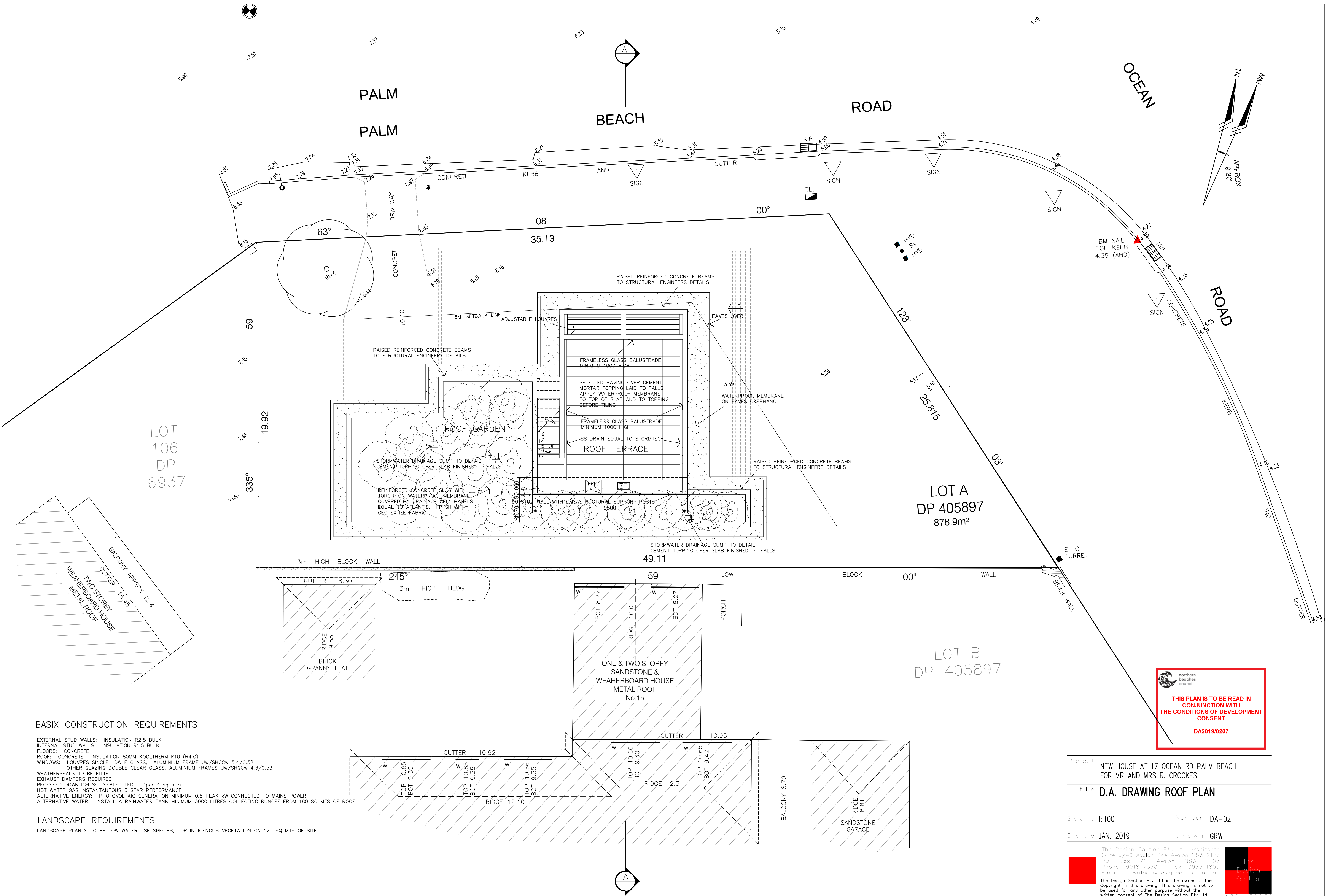
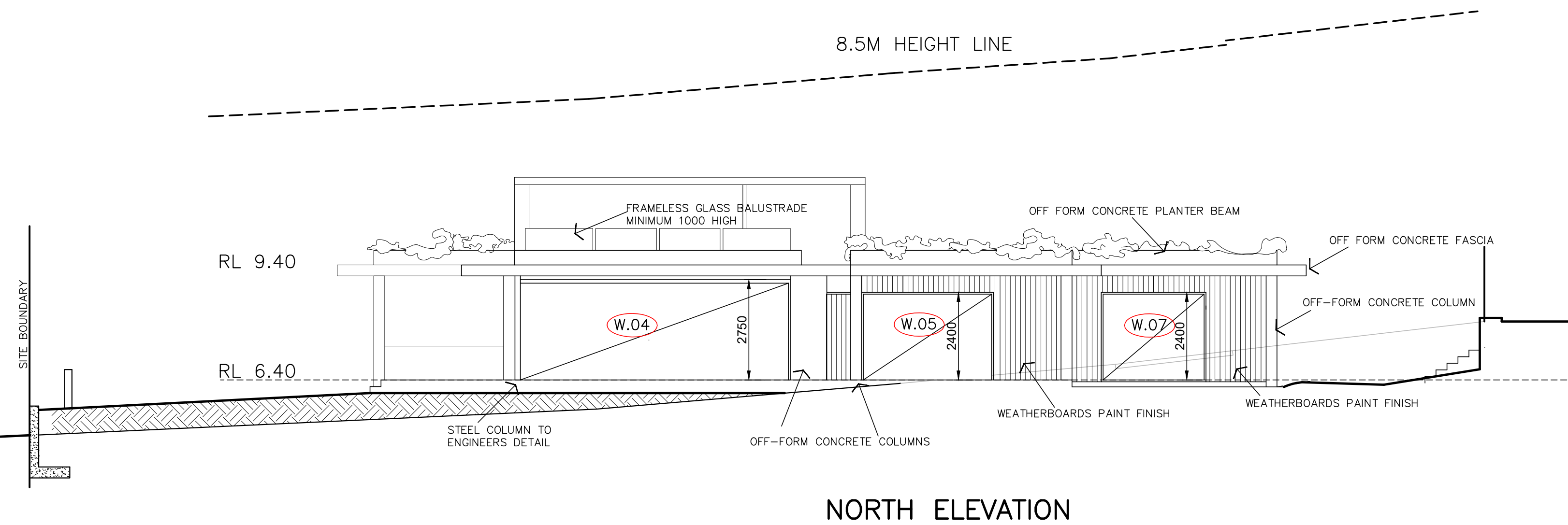
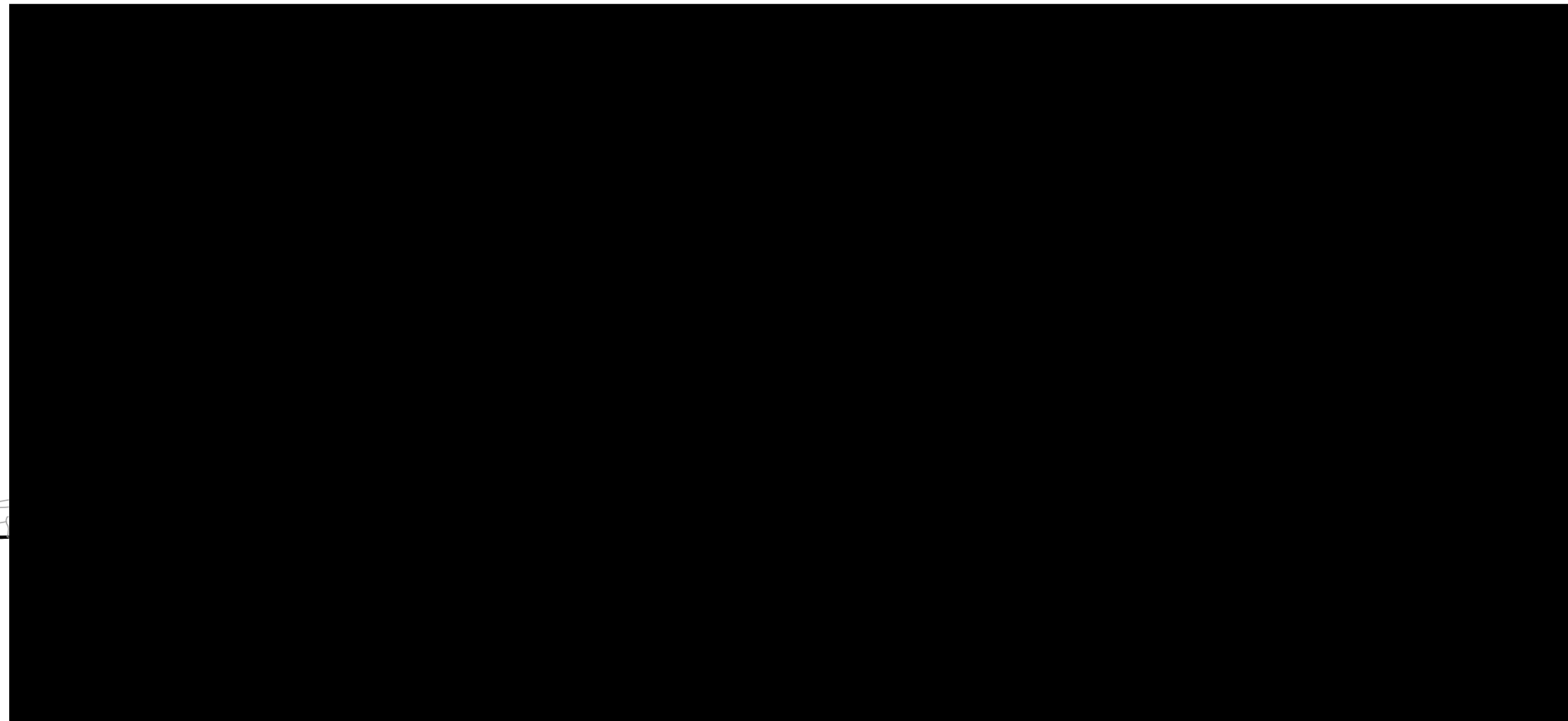
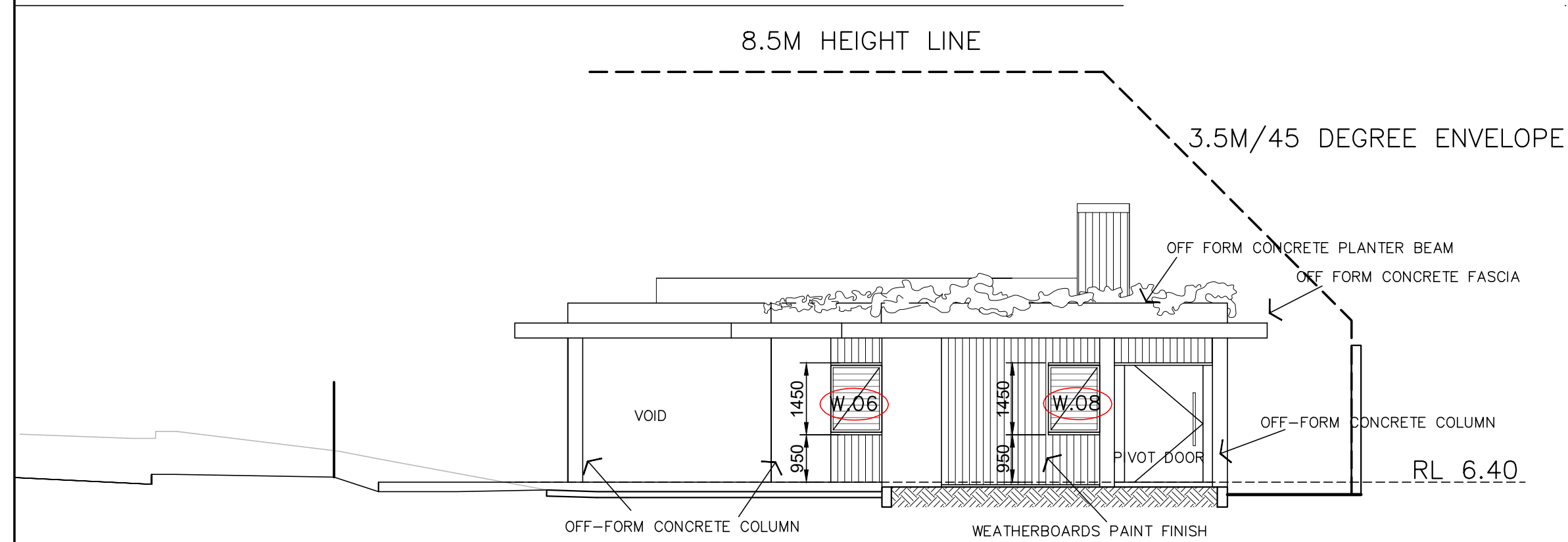


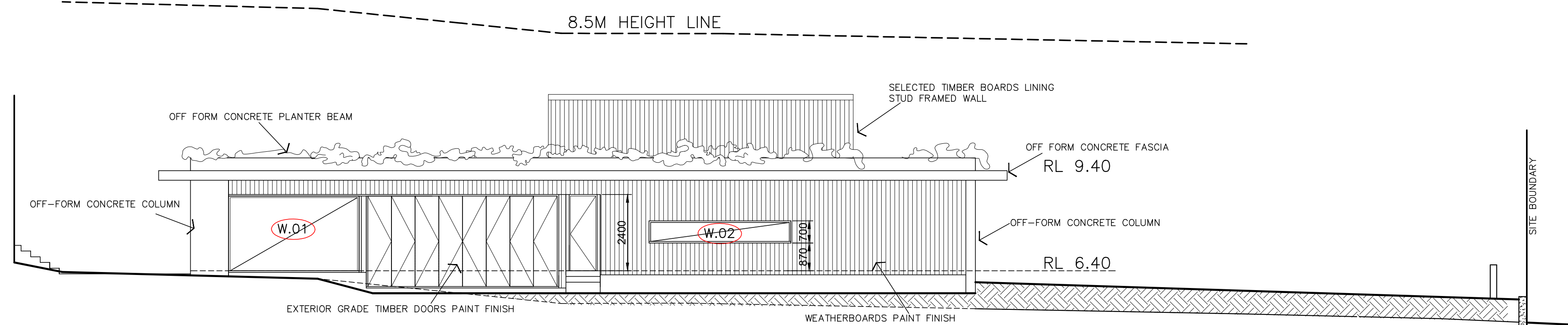




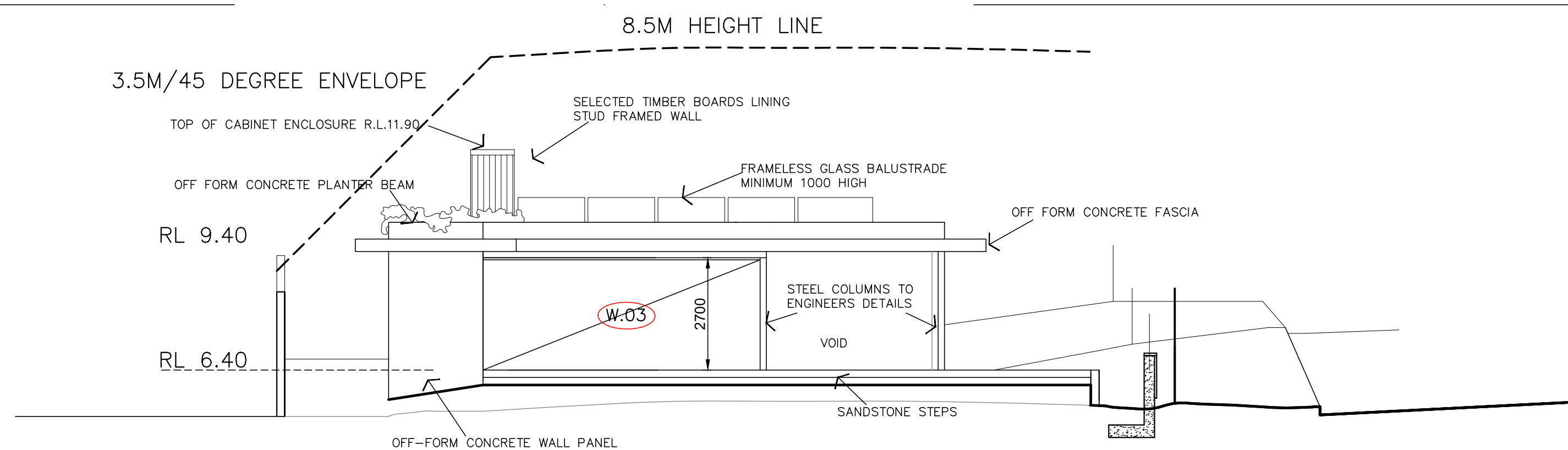
NORTH ELEVATION



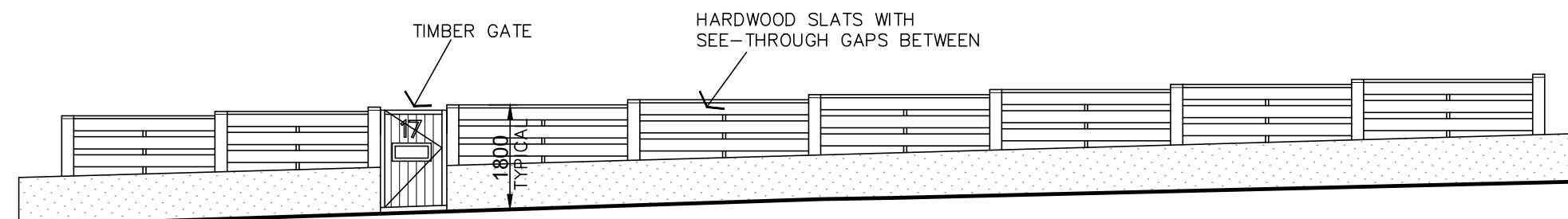
WEST ELEVATION



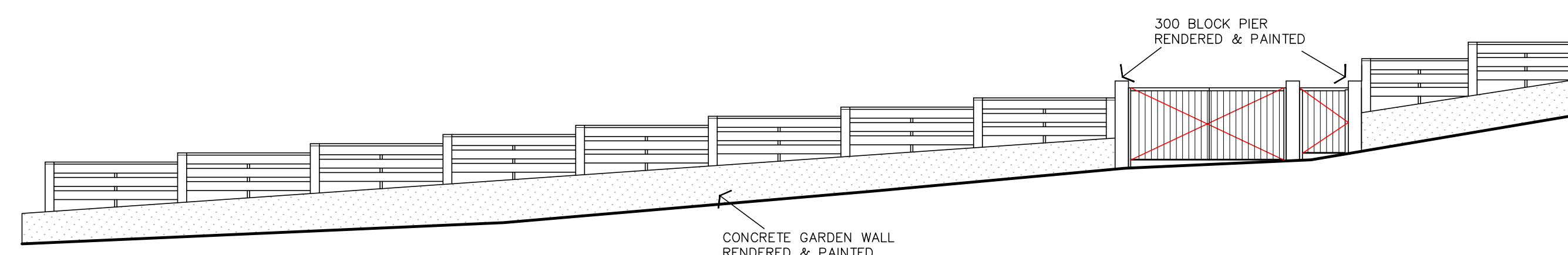
SOUTH ELEVATION



EAST ELEVATION



FENCE ELEVATION FROM OCEAN ROAD



FENCE ELEVATION FROM PALM BEACH ROAD

BASIX CONSTRUCTION REQUIREMENTS

EXTERNAL STUD WALLS: INSULATION R2.5 BULK
INTERNAL STUD WALLS: INSULATION R1.5 BULK
FLOORS: CONCRETE
ROOF: CONCRETE; INSULATION 80MM KOOLTHERM K10 (R4.0)
WINDOWS: LOUVRES SINGLE LOW E GLASS, ALUMINIUM FRAME Uw/SHGCw 5.4/0.58
OTHER GLAZING DOUBLE CLEAR GLASS, ALUMINIUM FRAMES Uw/SHGCw 4.3/0.53
WEATHERSEALS TO BE FITTED
EXHAUST DAMPERS REQUIRED
RECESSED DOWNLIGHTS: SEALED LED- 1per 4 sq mts
HOT WATER GAS INSTANTANEOUS 5 STAR PERFORMANCE
ALTERNATIVE ENERGY: PHOTOVOLTAIC GENERATION MINIMUM 0.6 PEAK kW CONNECTED TO MAINS POWER.
ALTERNATIVE WATER: INSTALL A RAINWATER TANK MINIMUM 3000 LITRES COLLECTING RUNOFF FROM 180 SQ MTS OF ROOF.

LANDSCAPE REQUIREMENTS

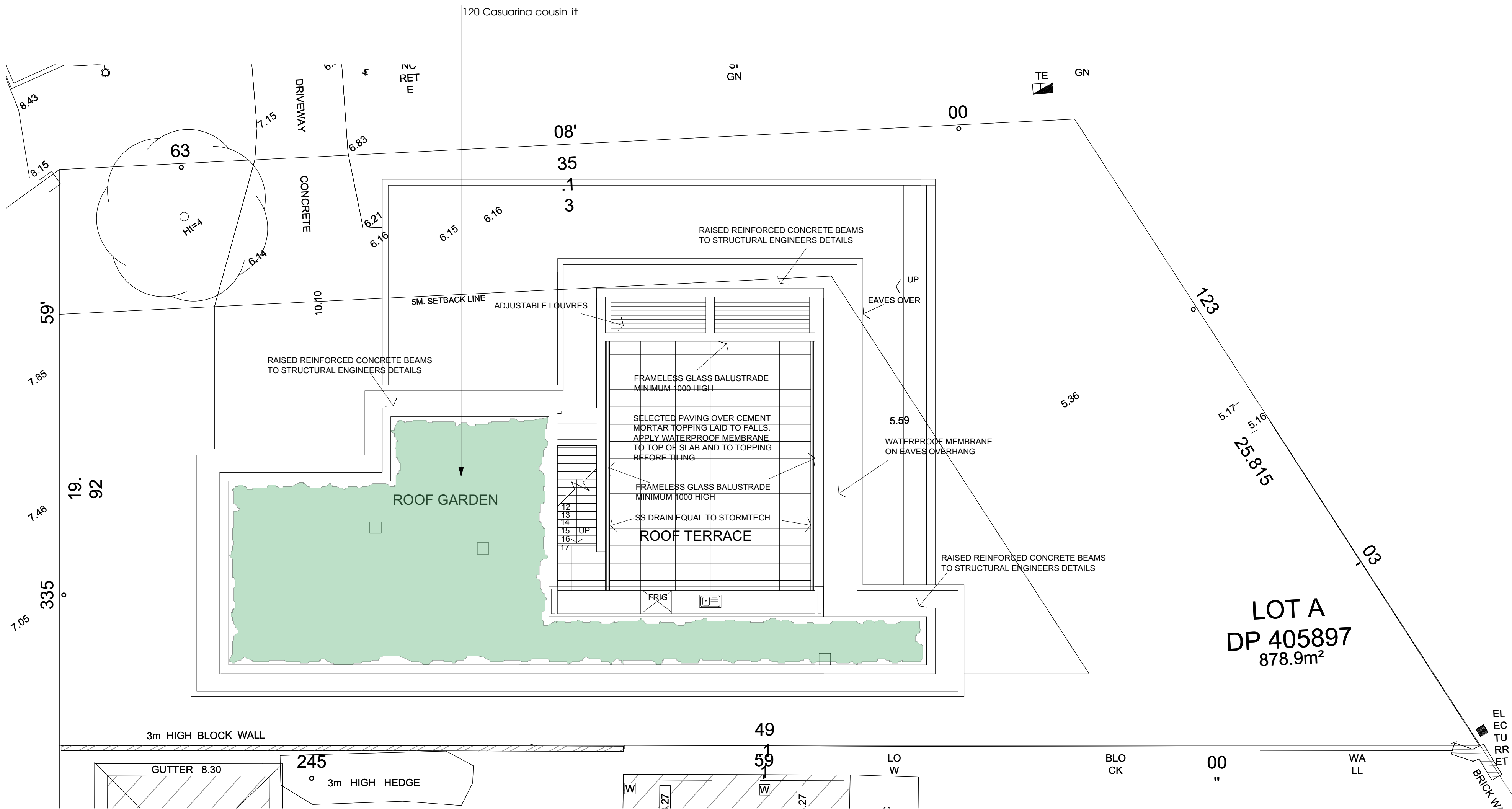
LANDSCAPE PLANTS TO BE LOW WATER USE SPECIES, OR INDIGENOUS VEGETATION ON 120 SQ MTS OF SITE



Project	NEW HOUSE AT 17 OCEAN RD PALM BEACH FOR MR AND MRS R. CROOKES		
Title	D.A. DRAWING ELEVATIONS		
Scale	1:100	Number	DA-03
Date	JAN. 2019	Drawn	GRW

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1 Landscape Plan - Roof
Scale: 1:100

 northern beaches council

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

DA2019/0207