

BASIX COMMITMENTS

RAINWATER TANK

The applicant must install a rainwater tank of at least 896 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 85 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

OUTDOOR SWIMMING POOL

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 15 kilolitres.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: solar only.

HOT WATER

The applicant must install the following hot water system in the development: gas instantaneous.

LIGHTING

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

FIXTURES

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

INSULATION

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	n/a
external wall: framed (weatherboard, fibro, metal clash)	R1.30 (or R1.70 including construction)	n/a
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
raked ceiling, pitched/skillion roof: framed	ceiling: R0.50 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)

GLAZING

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Window & Glazed Door Requirements

			OVERSHADOWING				
ITEM NO.	ORIENTATION	AREA (m2)	H (M)	D (M)	SHADING	FRAME	
W.01	NW	10.3	8.4	8.6	awning (adjustable) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.02	NE	5.5	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.03	SE	5.5	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.04	SE	1.6	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.05	SE	1.6	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.06	SE	1.7	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.07	SE	1.7	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.08	SE	2.6	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.09	SE	0.6	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.10	SE	0.6	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.11	NW	0.8	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.12	NE	3.3	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.13	NE	0.8	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.14	SE	3.3	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.15	SE	0.8	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.16	SW	0.8	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
W.17	SW	0.8	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.01	NW	5.6	1.8	2.75	eave >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.02	NW	5.6	3.5	2.3	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.03	NE	10.6	4.6	10.88	eave >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.04	NW	10.3	8.4	8.6	awning (adjustable) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.05	SW	10.6	5.6	14	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.06	NW	5.6	3.5	2.2	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.07	NW	5.6	3.5	2.2	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.08	NE	10.6	0	0	eave >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	
D.09	SE	2.2	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)	

SKYLIGHTS

The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight:⌘Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylight glazing requirements			
ITEM NO.	AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE
S.01	1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S.02	1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S.03	1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S.04	1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

DRAWING SCHEDULE

NUMBER	TITLE
DA00	COVERPAGE
DA01	SITE ANALYSIS PLAN
DA02	EXISTING GROUND FLOOR PLAN
DA03	EXISTING FIRST FLOOR PLAN
DA04	DEMOLITION, WASTE MANAGEMENT & EROSION & SEDIMENT CONTROL PLAN
DA05	SITE & ROOF PLAN
DA06	GROUND FLOOR PLAN
DA07	FIRST FLOOR PLAN
DA08	LANDSCAPE PLAN
DA09	SECTIONS
DA10	FRONT & REAR ELEVATIONS
DA11	REAR (BARRENJOEY RD) ELEVATION
DA12	SIDE ELEVATIONS
DA13	MATERIALS & FINISHES SCHEDULE
DA14	SHADOWS 9AM 21 JUNE
DA15	SHADOWS 12PM 21 JUNE
DA16	SHADOWS 3PM 21 JUNE

PROJECT NO:

1915

DATE

MAY 20

REV

C

ILUKA HOUSE

ADDRESS

7A ILUKA ROAD, PALM BEACH NSW 2108
(FORMERLY 1041 BARRENJOEY ROAD)

FOR

SUSIE + RODGER MORTON

FOR DEVELOPMENT APPLICATION

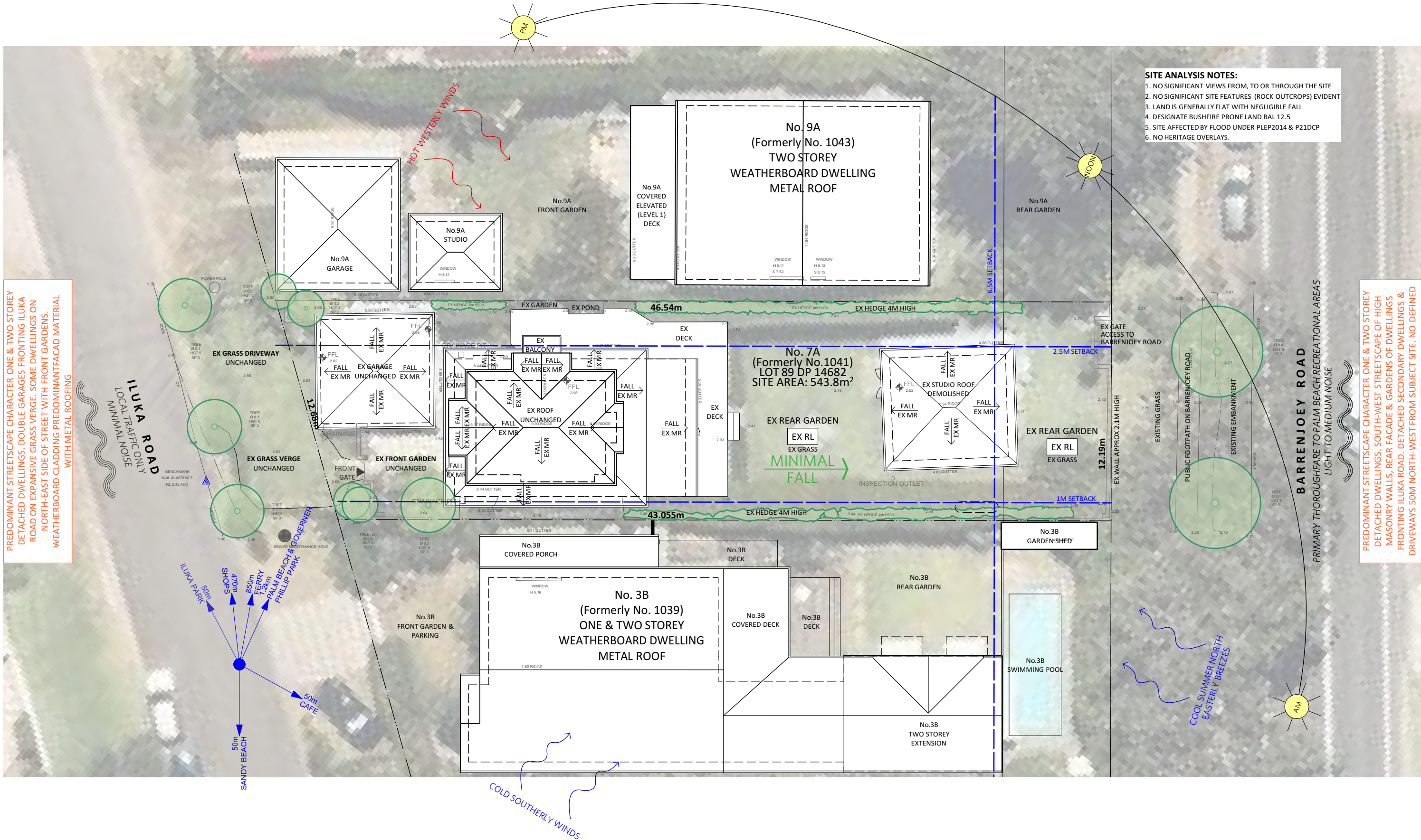
ALTERATIONS + ADDITIONS TO THE REAR OF AN EXISTING TWO
STOREY DWELLING INCLUDING NEW SWIMMING POOL



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SITE ANALYSIS NOTES:

1. NO SIGNIFICANT VIEWS FROM, TO OR THROUGH THE SITE
2. NO SIGNIFICANT SITE FEATURES (ROCK OUTCROPS) EVIDENT
3. LAND IS GENERALLY FLAT WITH NEGLIGIBLE FALL
4. DESIGNATE BUSHFIRE PRONE LAND BAL 12.5
5. SITE AFFECTED BY FLOOD UNDER PLEP2014 & P21DCP
6. NO HERITAGE OVERLAYS.

PREDOMINANT STREETSCAPE CHARACTER ONE & TWO STOREY DETACHED DWELLINGS. DOUBLE GARAGES FRONTING ILUKA ROAD ON EXPANSIVE GRASS VERGE. SOME DWELLINGS ON NORTH-EAST SIDE OF STREET WITH FRONT GARDENS. WEATHERBOARD CLADDING PREDOMINANT FACAD MATERIAL WITH METAL ROOFING

PREDOMINANT STREETSCAPE CHARACTER ONE & TWO STOREY DETACHED DWELLINGS. SOUTH-WEST STREETSCAPE OF HIGH MASONRY WALLS, REAR FACADE & GARDENS OF DWELLINGS FRONTING ILUKA ROAD. DETACHED SECONDARY DWELLINGS & DRIVEWAYS 50M NORTH-WEST FROM SUBJECT SITE. NO DEFINED REAR SETBACK PATTERN

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ISSUE No.	STATUS	DATE
A	FOR CLIENT REVIEW	14.02.2020
B	ISSUED FOR DA	10/3/20



2m 4m 6m 8m 10m 20m

LEGEND:

MR	PB	TO BE DEMOLISHED
WB	GLASS	LINE OF STRUCTURE OVER / UNDER
SS	NEW FC/TIMBER	EXISTING STRUCTURE
		NEW STRUCTURE

COS CR D DP EX FG GT MR PB RWT SS W WB
CHECK ONSITE CEMENT RENDER DOOR DOWNPIPE EXISTING FRAMELESS GLASS GATE METAL ROOFING PLASTERBOARD RAINWATER TANK SANDSTONE WINDOW WEATHERBOARD

FOR DEVELOPMENT APPLICATION

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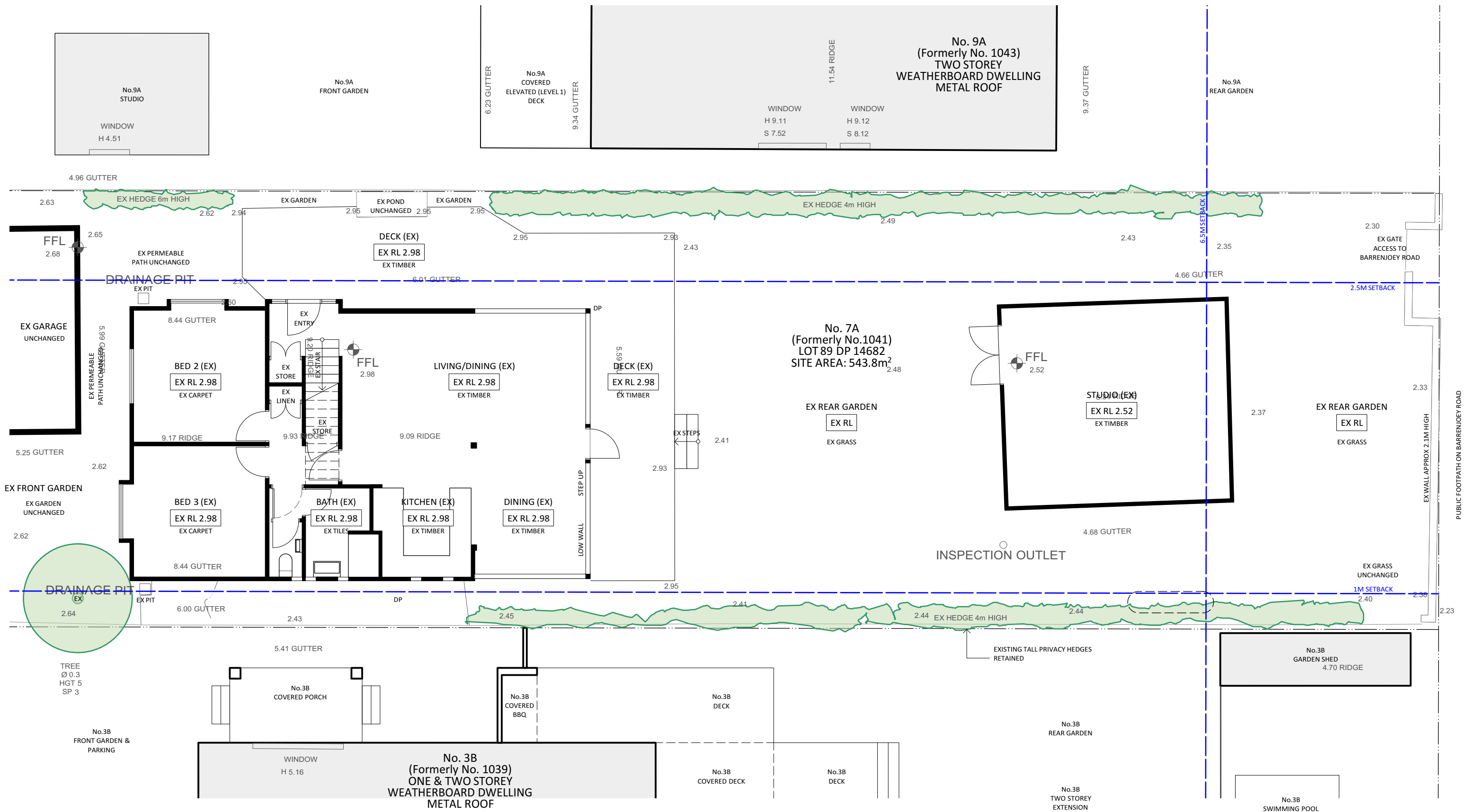
Figure dimensions take precedence over those scaled from the drawings.
This drawings has been produced for its agreed intended use only.

SITE ANALYSIS PLAN

PROJECT
ILUKA BEACH HOUSE
7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:
DA01

ISSUE: **B**
PROJECT: 1915
SCALE: 1:200
DATE: FEB 2020



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ISSUE No.	STATUS	DATE
A	FOR CLIENT REVIEW	14.02.2020
B	ISSUED FOR DA	10/3/20

1m2m3m4m5m6m7m8m9m10m

LEGEND:

MR	PB	TO BE DEMOLISHED
WB	GLASS	LINE OF STRUCTURE OVER / UNDER
SS	NEW FC/TIMBER	EXISTING STRUCTURE
		NEW STRUCTURE

COS

CR

D

DP

EX

FC

FG

GT

MR

PB

RWT

SS

W

WB

CHECK ONSITE

CEMENT RENDER

DOOR

DOWNPIPE

EXISTING

FIBRE CEMENT

FRAMELESS GLASS

GATE

METAL ROOFING

PLASTERBOARD

RAINWATER TANK

SANDSTONE

WINDOW

WEATHERBOARD

STATUS

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DRAWING TITLE

EXISTING GROUND FLOOR PLAN

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108

For SUSIE + RODGE MORTON

DRAWING No:

DA02

ISSUE:

B

PROJECT:

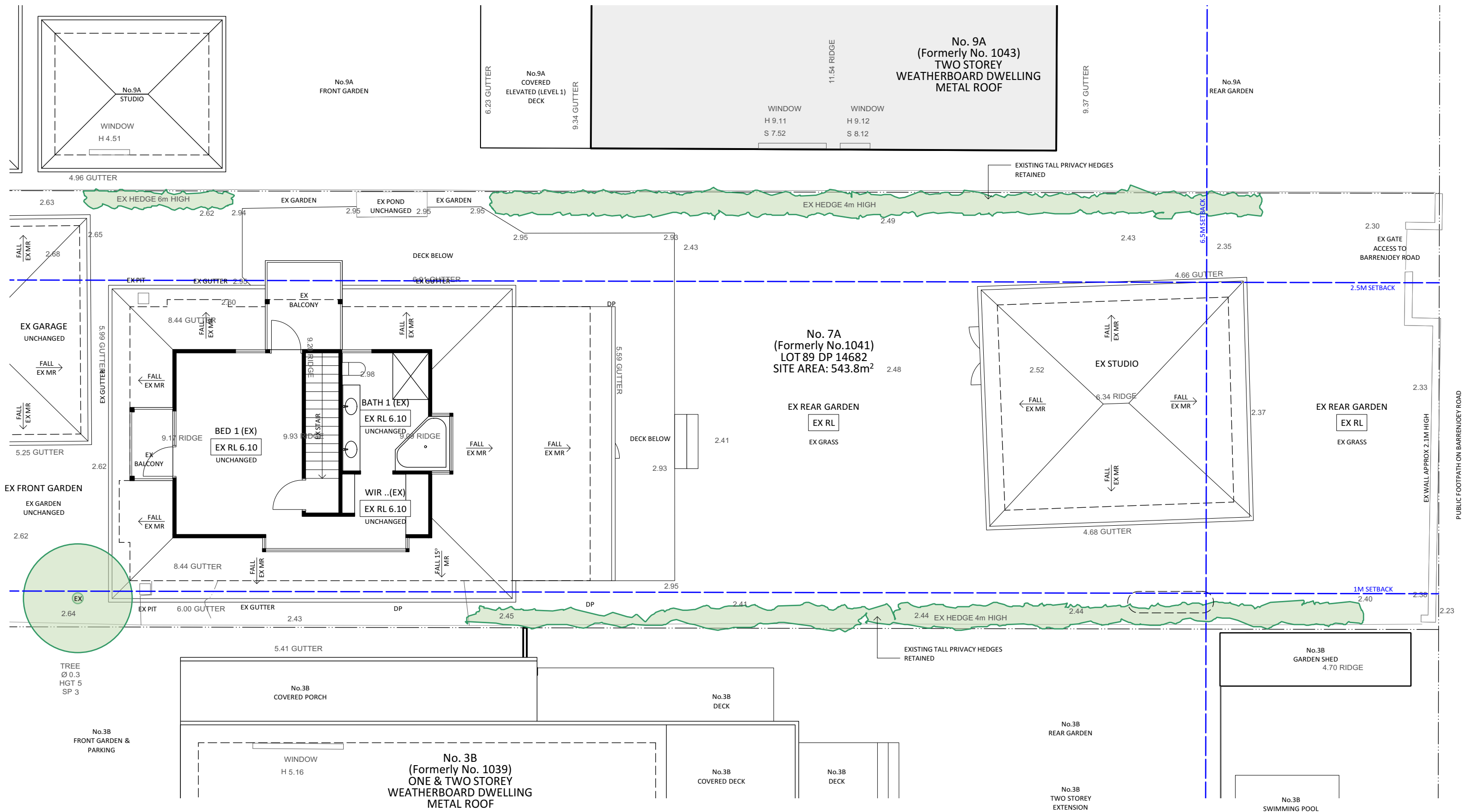
1915

SCALE:

1:100

DATE:

FEB 2020



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ISSUE No.

STATUS

DATE

A

FOR CLIENT REVIEW

14.02.2020

B

ISSUED FOR DA

10/3/20

LEGEND:

MR

WB

SS

PB

GLASS

NEW FC/TIMBER

TO BE DEMOLISHED

LINE OF STRUCTURE OVER / UNDER

EXISTING STRUCTURE

NEW STRUCTURE

COS

CR

D

DP

EX

FC

FG

GT

MR

PB

RWT

SS

W

WB

CHECK ONSITE

CEMENT RENDER

DOOR

DOWNPIPE

EXISTING

FIBRE CEMENT

FRAMELESS GLASS

GATE

METAL ROOFING

PLASTERBOARD

RAINWATER TANK

SANDSTONE

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STATUS

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DRAWING TITLE

EXISTING FIRST FLOOR PLAN

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108

For SUSIE + RODGE MORTON

DRAWING No:

DA03

ISSUE:

B

PROJECT:

1915

SCALE:

1:100

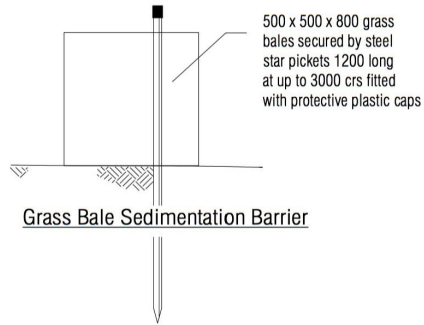
DATE:

FEB 2020

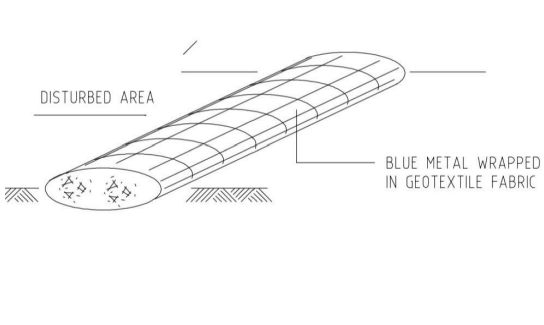
EROSION + SEDIMENT CONTROL

1. CONNECT DRAINAGE TO STORMWATER SYSTEM AS SOON AS PRACTICABLE
2. DISPOSE OF SOIL, SAND AND SILT BUILD UP ON SITE
3. CONSTRUCTION AREA IS TO REMAIN FULLY ENCLOSED AND ANY BREAKS RECTIFIED IMMEDIATELY
4. FILL TRENCHES IMMEDIATELY AFTER SERVICES ARE LAID
5. MATERIALS ARE NOT TO BE WASHED INTO THE STORMWATER SYSTEM
6. MATERIALS AND WASTE ARE TO BE STORED AS INDICATED. CREATE DIVERSION DRAINS AROUND STOCKPILES AND COVER STORED MATERIALS WITH WATERPROOF COVERS.
7. ALL PERSONNEL ON SITE MUST BE FAMILIAR WITH COUNCILS SOIL AND WATER MANAGEMENT GUIDELINES
8. MINIMISE DUST DURING CONSTRUCTION WITH WATER SPRAY, SCREENING OR COVERING AS APPROPRIATE
9. ANY MATERIALS FOUND TO BE PRESENT ON COUNCILS FOOTPATH, KERB, GUTTER OR ROAD MUST BE CLEANED IMMEDIATELY AFTER BEING IDENTIFIED. NO MATERIALS ARE TO BE WASHED INTO COUNCIL'S STORMWATER DRAINAGE SYSTEM

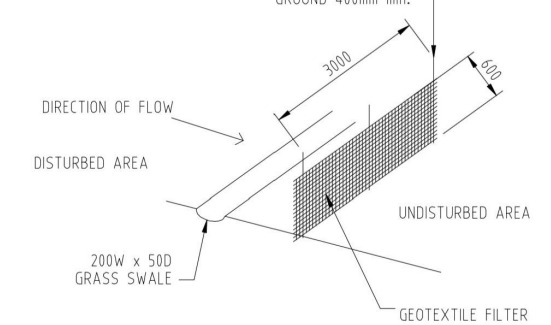
GRASS BALE SEDIMENT BARRIER DETAIL



SEDIMENT BARRIER DETAIL

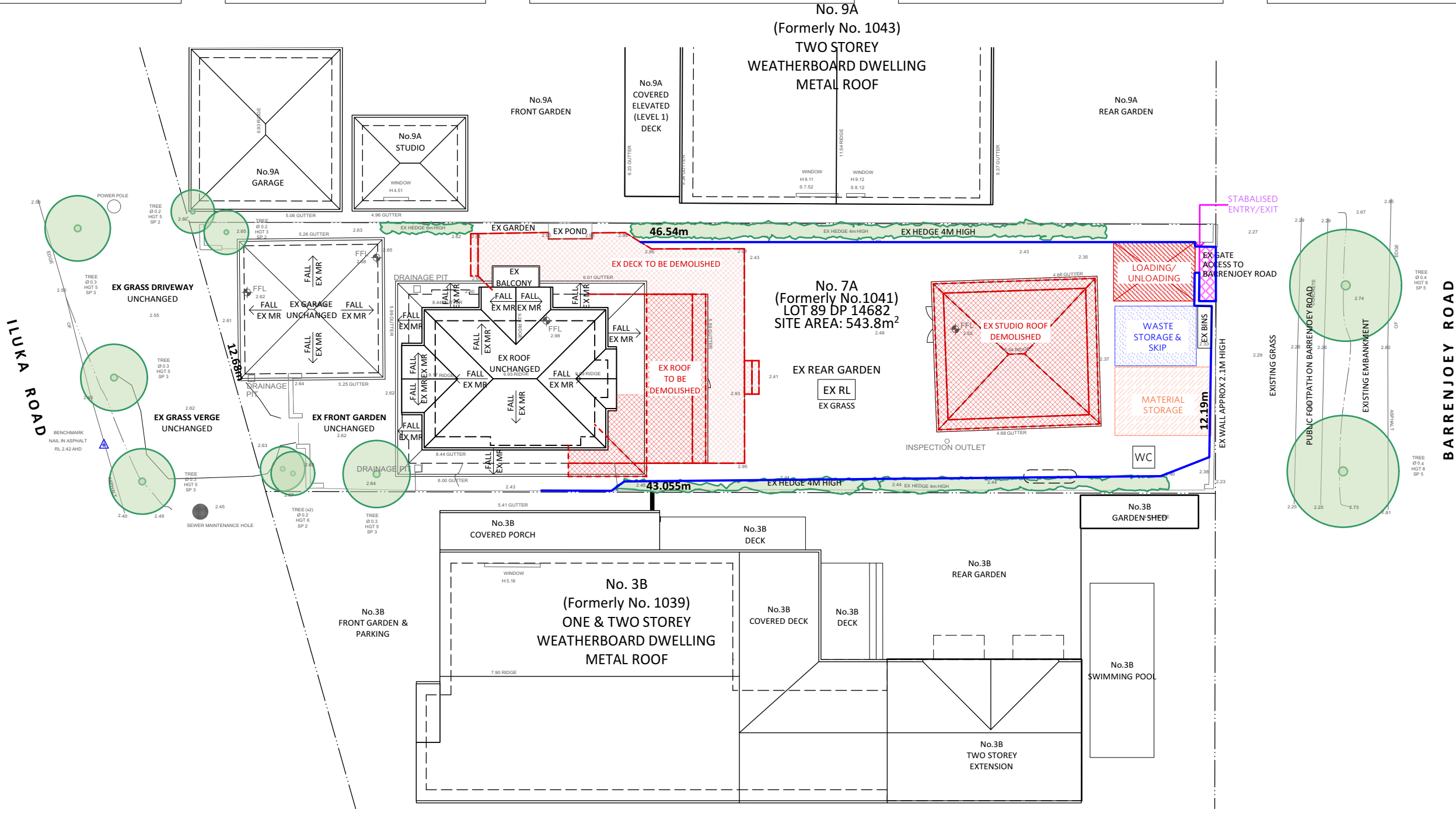


SEDIMENT FENCE DETAIL



DRAWING LEGEND:

- BUILDING MATERIAL STORAGE
- WASTE STORAGE
- SITE ACCESS AND STABILISED ENTRY
- WC
- SITE TOILET
- SEDIMENT CONTROL FENCE



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ISSUE No.	STATUS	DATE
A	FOR CLIENT REVIEW	14.02.2020
B	ISSUED FOR DA	10/3/20



LEGEND:	
MR	PB
WB	GLASS
SS	NEW FC/TIMBER

- TO BE DEMOLISHED
- LINE OF STRUCTURE OVER / UNDER
- EXISTING STRUCTURE
- NEW STRUCTURE

FOR DEVELOPMENT APPLICATION

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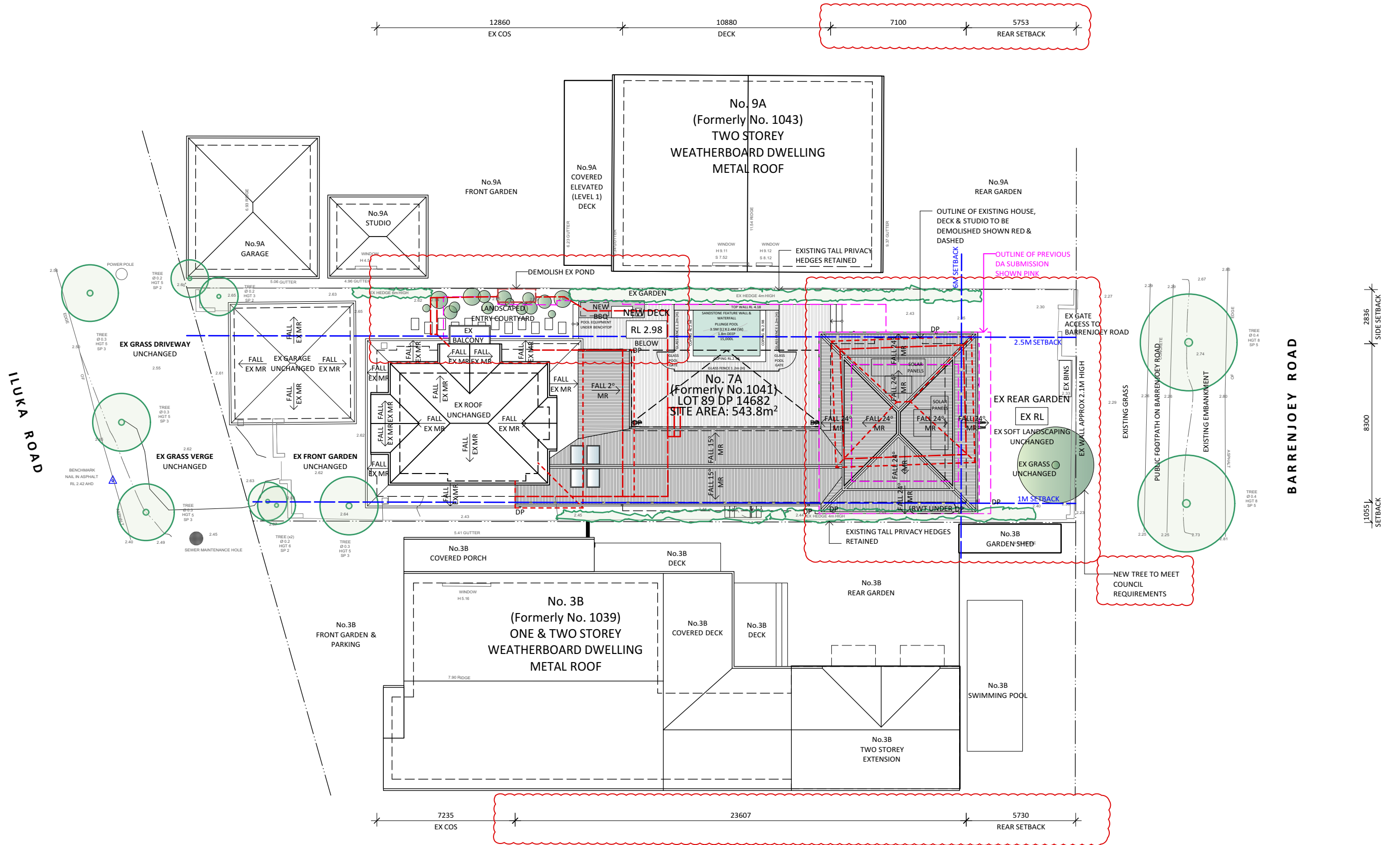
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DRAWING TITLE

DEMOLITION, WASTE
MANAGEMENT & EROSION AND
SEDIMENT CONTROL PLAN
PROJECT
ILUKA BEACH HOUSE
7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:
DA04

ISSUE: **B**
PROJECT: 1915
SCALE: 1:200
DATE: FEB 2020



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ISSUE No.	STATUS	DATE
A	FOR CLIENT REVIEW	14.02.2020
B	ISSUED FOR DA	10/3/20
C	COUNCIL RFI REVISIONS	9/5/20



LEGEND:	
MR	PB
WB	GLASS
SS	NEW FC/TIMBER
TO BE DEMOLISHED	LINE OF STRUCTURE OVER / UNDER
EXISTING STRUCTURE	NEW STRUCTURE

STATUS	CHECK ONSITE
COS	CEMENT RENDER
CR	DOOR
D	DOWNPIPE
DP	FRAMELESS GLASS
FG	GATE
GT	METAL ROOFING
MR	PLASTERBOARD
PB	RAINWATER TANK
RWT	SANDSTONE
SS	WINDOW
W	WEATHERBOARD
WB	

FOR DEVELOPMENT APPLICATION

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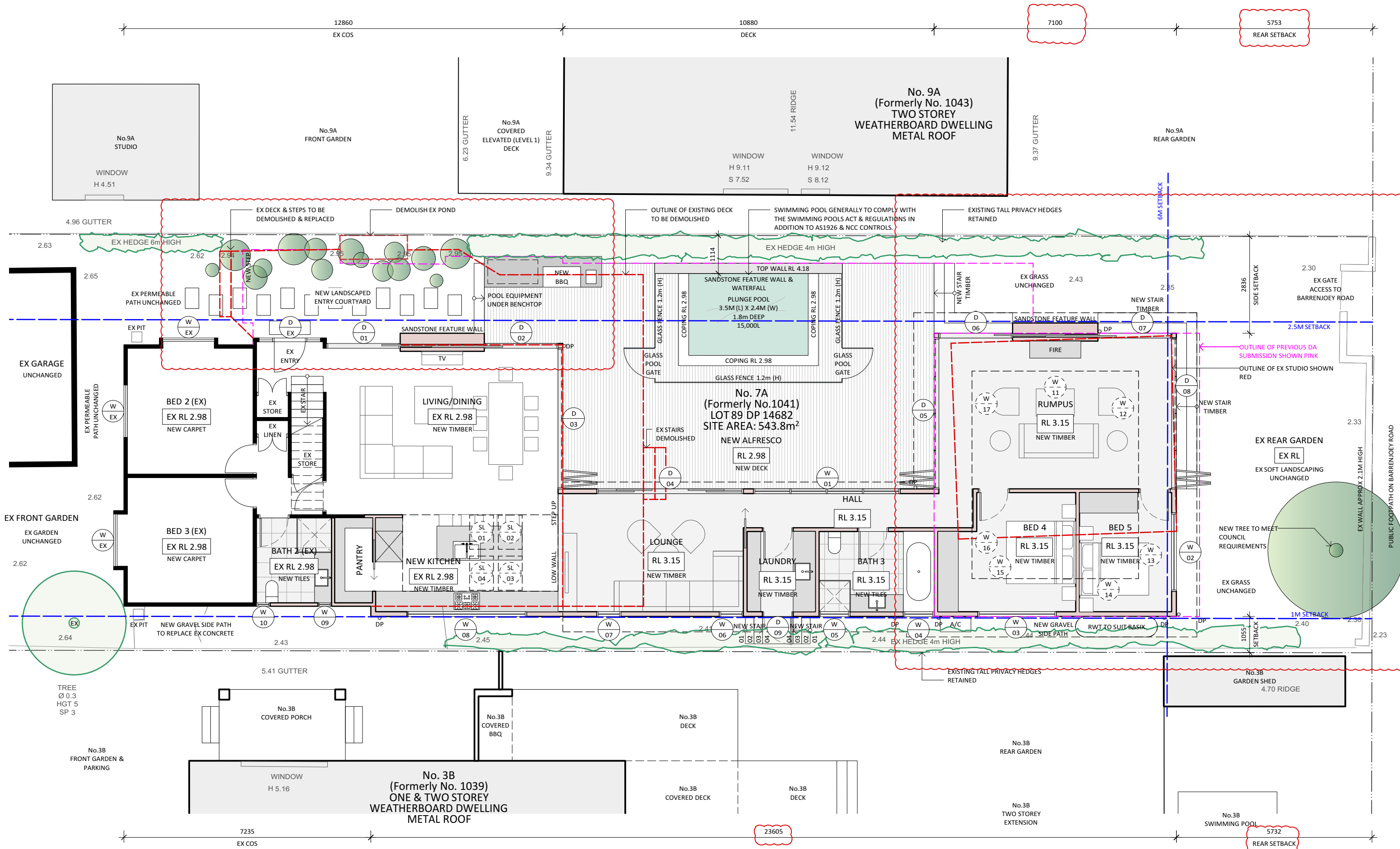
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DRAWING TITLE

SITE & ROOF PLAN

PROJECT
ILUKA BEACH HOUSE
7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:
DA05
ISSUE: **C**
PROJECT: 1915
SCALE: 1:200
DATE: FEB 2020



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ISSUE No.

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10/3/20

C

COUNCIL RFI REVISIONS

9/5/20

LEGEND:

MR

PB

WB

SS

GLASS

NEW FC/TIMBER

TO BE DEMOLISHED

LINE OF STRUCTURE OVER / UNDER

EXISTING STRUCTURE

NEW STRUCTURE

COS

CR

D

DP

EX

FC

FG

GT

MR

PB

SS

WB

CHECK ONSITE CEMENT RENDER

DOOR

DOWNPIPE

FIBRE CEMENT FRAMELESS GLASS

GATE

METAL ROOFING

PLASTERBOARD

RAINWATER TANK

SANDSTONE

WINDOW

WEATHERBOARD

STATUS

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DRAWING TITLE

GROUND FLOOR PLAN

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108

For SUSIE + RODGE MORTON

DRAWING No:

DA06

ISSUE:

C

PROJECT:

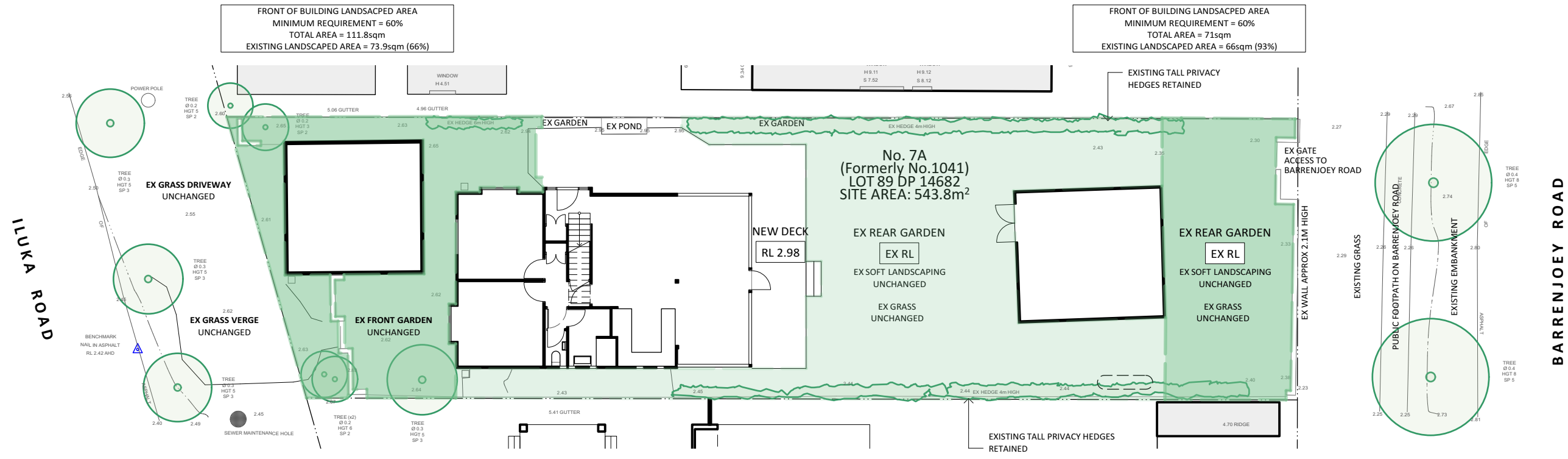
1915

SCALE:

1:100

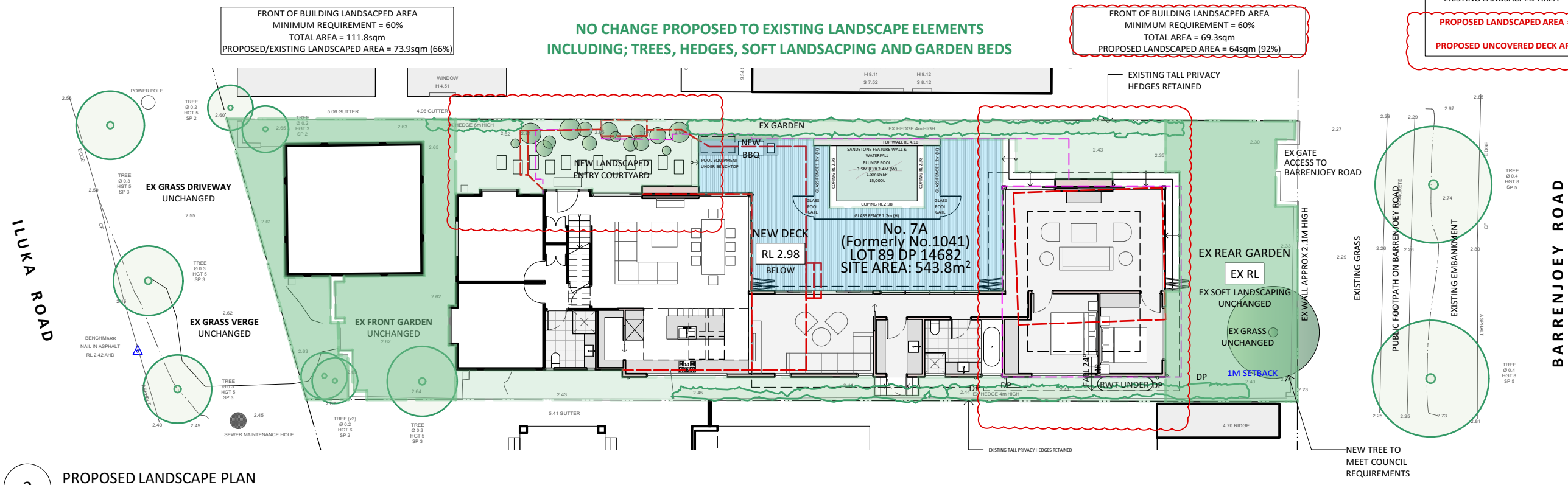
DATE:

FEB 2020



1 EXISTING LANDSCAPE PLAN
Scale: 1:200

LANDSCAPED AREA CALCULATION:
PERMISSIBLE = 50% OF SITE AREA
SITE AREA = 543.85SQM (50% = 271.9 SQM)
EXISTING LANDSCAPED AREA = 317.9 SQM (58%)
PROPOSED LANDSCAPED AREA = 217.8 SQM (40%)
PROPOSED UNCOVERED DECK AREA = 62 SQM (11%)



2 PROPOSED LANDSCAPE PLAN
Scale: 1:200

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ISSUE No.	STATUS	DATE
A	FOR CLIENT REVIEW	14.02.2020
B	ISSUED FOR DA	10/3/20
C	COUNCIL RFI REVISIONS	9/5/20

2m 4m 6m 8m 10m 20m

LEGEND:

MR	PB	TO BE DEMOLISHED
WB	GLASS	LINE OF STRUCTURE OVER / UNDER
SS	NEW FC/TIMBER	EXISTING STRUCTURE
		NEW STRUCTURE

COS CR DP FC FG GT MR PB RWT SS W WB
CHECK ONSITE CEMENT RENDER DOOR DOWNPIPE EXISTING FIBRE CEMENT FRAMELESS GLASS GATE METAL ROOFING PLASTERBOARD RAINWATER TANK SANDSTONE WINDOW WEATHERBOARD

STATUS

FOR DEVELOPMENT APPLICATION

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DRAWING TITLE

LANDSCAPE PLAN

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:

DA08

ISSUE:

C

PROJECT:

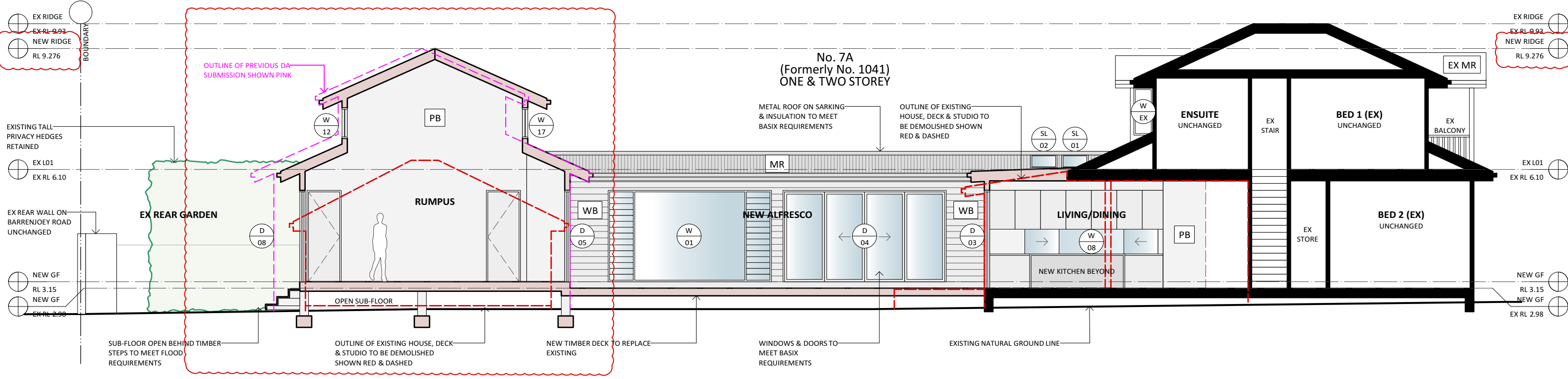
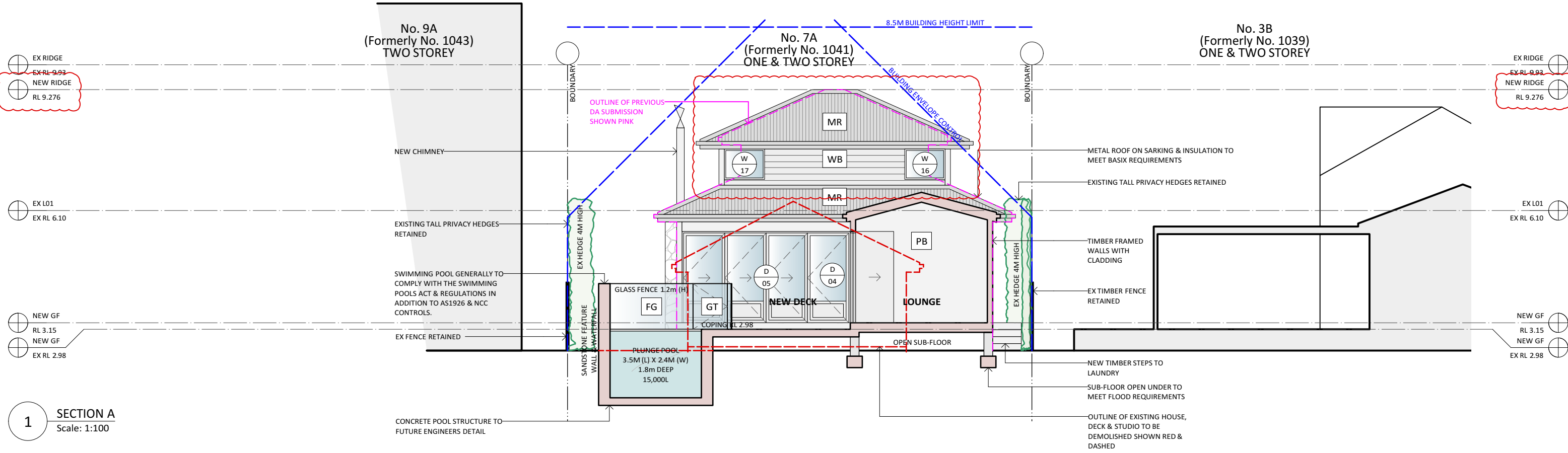
1915

SCALE:

1:200

DATE:

FEB 2020



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LEGEND:

MR

WB

SS

PB

GLASS

NEW FC/TIMBER

TO BE DEMOLISHED

LINE OF STRUCTURE OVER / UNDER

EXISTING STRUCTURE

NEW STRUCTURE

COS

CR

D

DP

EX

FC

FG

GT

MR

PB

RWT

SS

W

WB

CHECK ONSITE CEMENT RENDER

DOOR

DOWNPIPE

EXISTING

FIBRE CEMENT FRAMELESS GLASS

GATE

METAL ROOFING

PLASTERBOARD

RAINWATER TANK

SANDSTONE

WINDOW

WEATHERBOARD

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DRAWING TITLE

SECTIONS

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108

For SUSIE + RODGE MORTON

DRAWING No:

DA09

ISSUE:

C

PROJECT:

1915

SCALE:

1:100

DATE:

FEB 2020

1

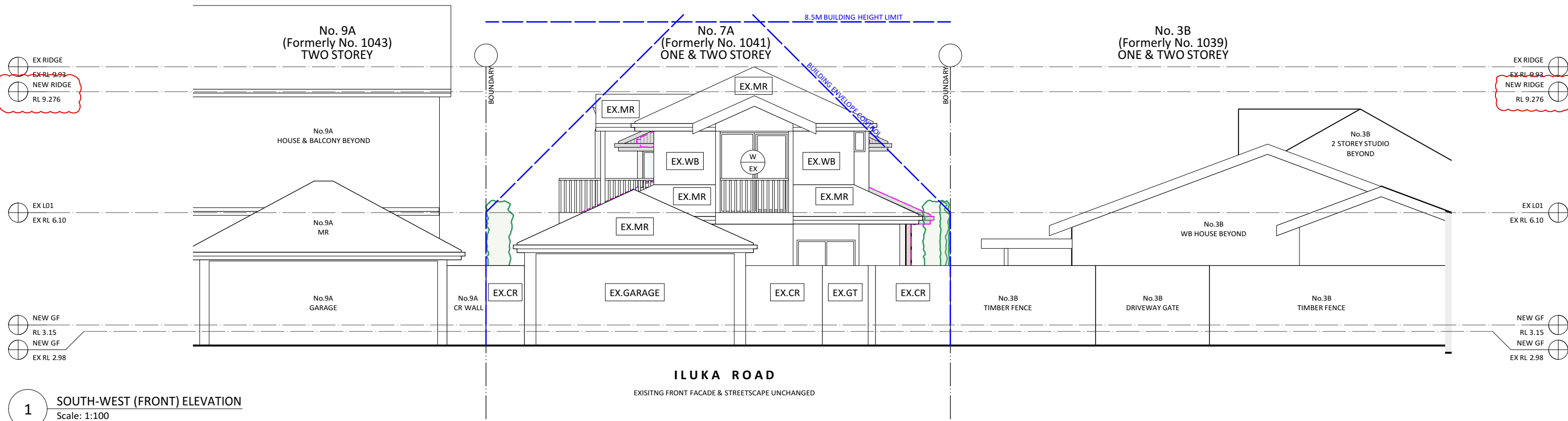
SECTION A

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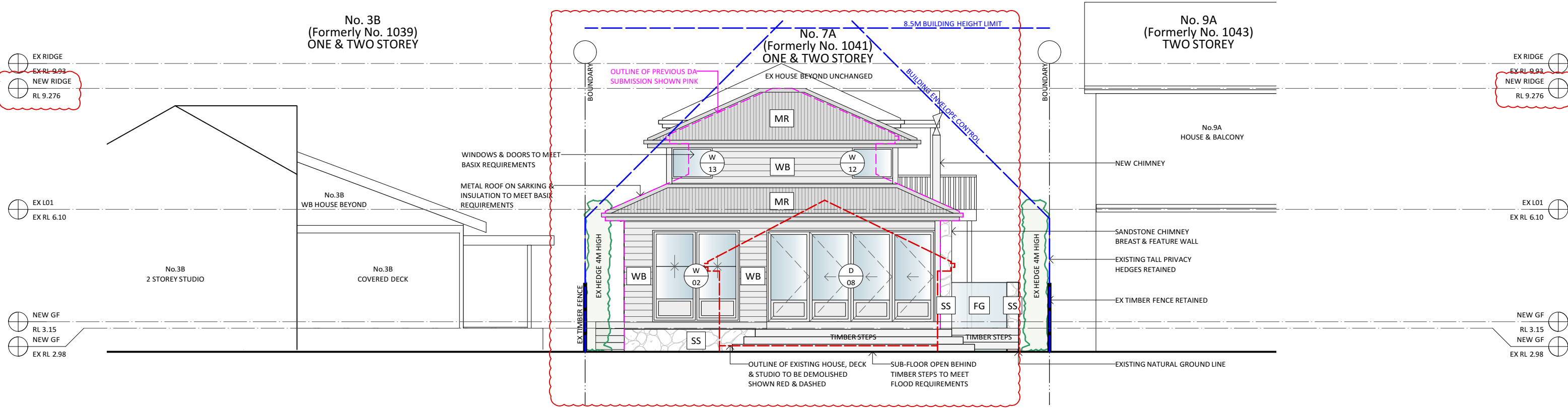
2

SECTION B

Scale: 1:100



1 SOUTH-WEST (FRONT) ELEVATION
Scale: 1:100



2 NORTH EAST (REAR) ELEVATION
Scale: 1:100

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MR

WB

SS

PB

GLASS

NEW FC/TIMBER

TO BE DEMOLISHED

LINE OF STRUCTURE OVER / UNDER

EXISTING STRUCTURE

NEW STRUCTURE

COS

CR

D

DP

EX

FC

FG

GT

MR

PB

RWT

SS

W

WB

CHECK ONSITE CEMENT RENDER

CEMENT RENDER

DOWNPIPE

EXISTING

FIBRE CEMENT FRAMELESS GLASS

GATE

METAL ROOFING

PLASTERBOARD

RAINWATER TANK

SANDSTONE

WINDOW

WEATHERBOARD

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DRAWING TITLE

FRONT & REAR ELEVATIONS

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108

For SUSIE + RODGE MORTON

DRAWING No:

DA10

ISSUE:

C

PROJECT:

1915

SCALE:

1:100

DATE:

FEB 2020

DRAWING No:

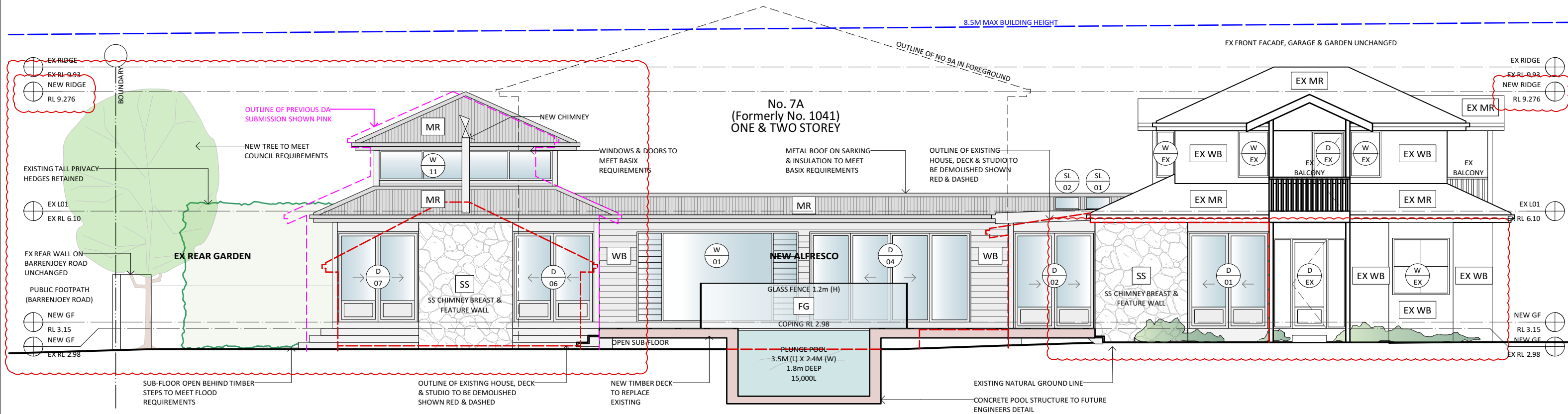
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ISSUE: C

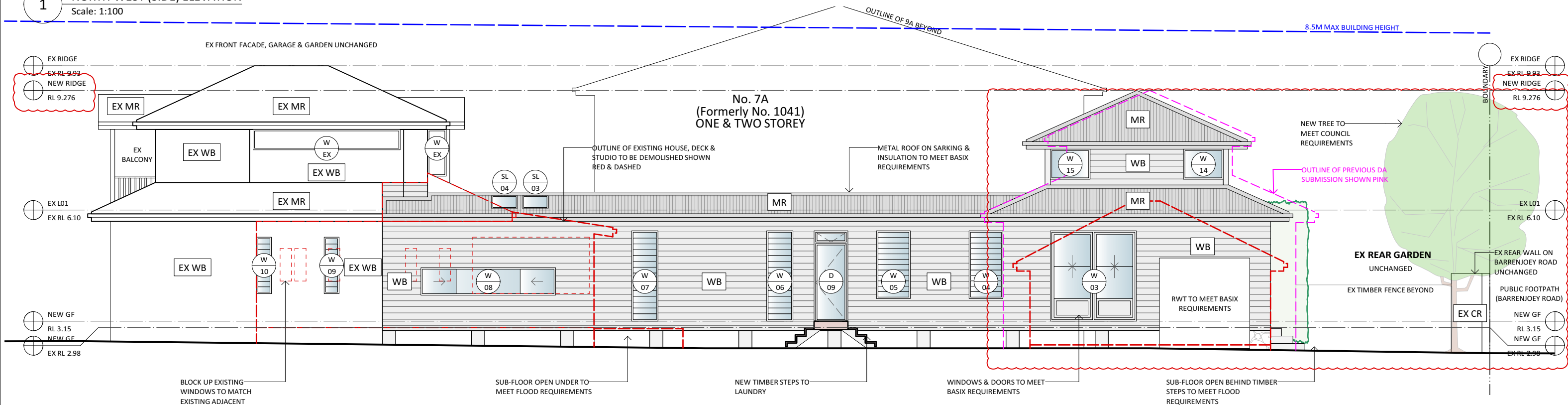
PROJECT: 1915

SCALE: 1:100

DATE: FEB 2020



1 NORTH WEST (SIDE) ELEVATION
Scale: 1:100



2 SOUTH EAST (SIDE) ELEVATION
Scale: 1:100

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LEGEND:	
MR	PB
WB	GLASS
SS	NEW FC/TIMBER
TO BE DEMOLISHED	LINE OF STRUCTURE OVER / UNDER
EXISTING STRUCTURE	NEW STRUCTURE

COS	CHECK
CR	ON SITE CEMENT RENDER
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT FRAMELESS GLASS
FG	GATE
GT	METAL ROOFING
MR	PLASTERBOARD
PB	RAINWATER TANK
RWT	SANDSTONE
SS	WINDOW
W	WEATHERBOARD
WB	

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SIDE ELEVATIONS

PROJECT
ILUKA BEACH HOUSE
7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:
DA12

ISSUE: **C**
PROJECT: 1915
SCALE: 1:100
DATE: FEB 2020



NEW WB / EX WB
WEATHRBOARD CLADDING TO MATCH EXISITNG
LIGHT GREY PAINT FINISH



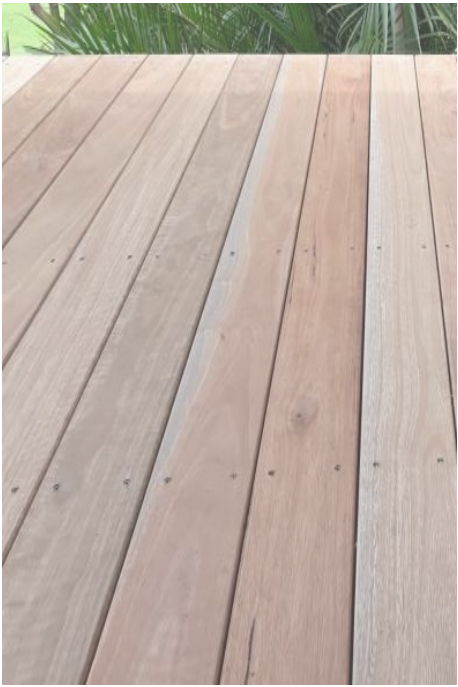
WINDOWS & DOORS
WHITE TO MATCH EXISTING



MR / EX MR
LIGHT GREY ROOF WITH WHITE GUTTERS &
DOWNPIPES TO MATCH EXISTING



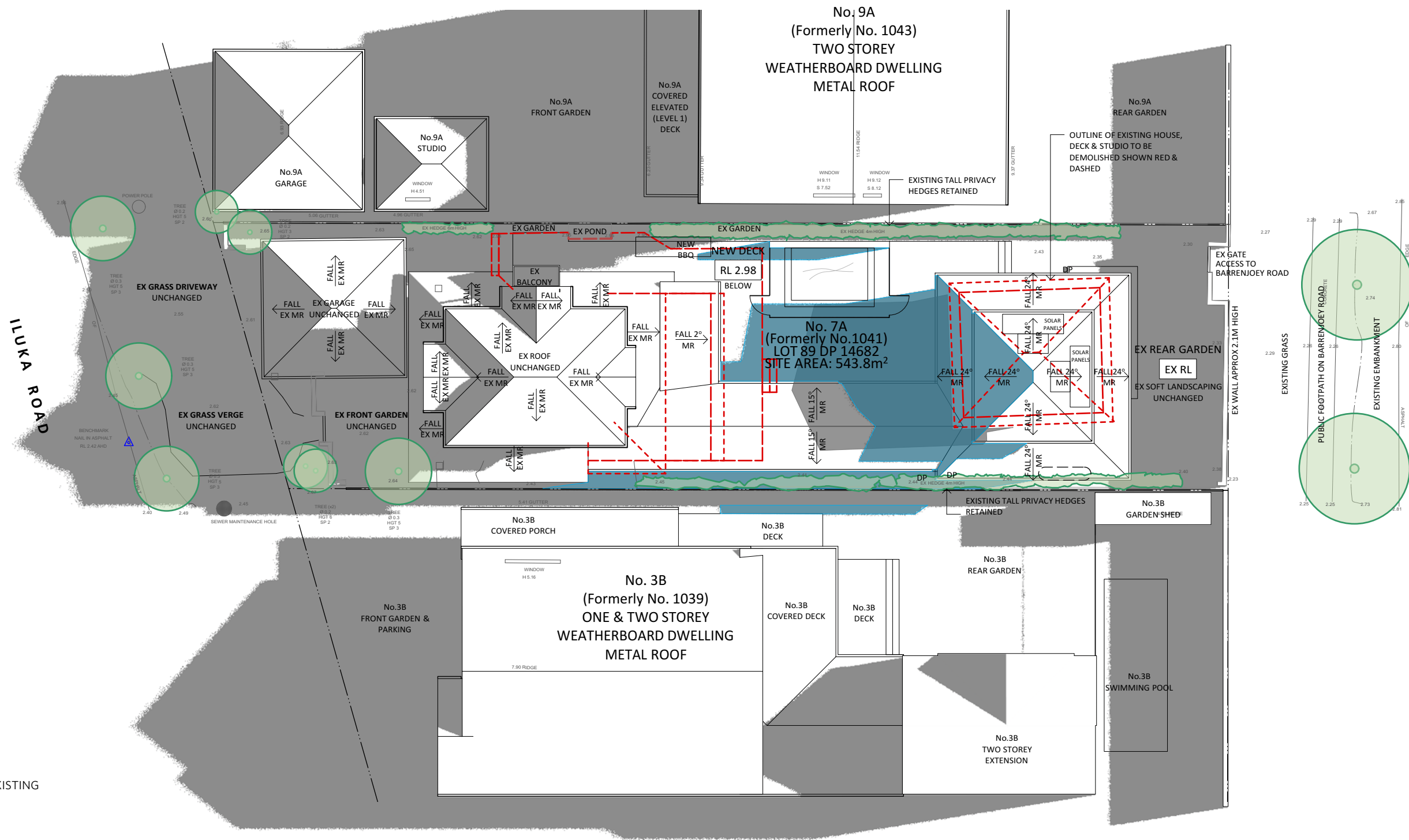
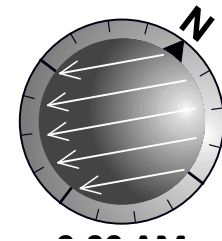
SS
SANDSTONE FEATURE WALLS



TIMBER
TIMBER DECKING



TIMBER
TIMBER INTERNAL FOORS



SHADOWS - EXISTING
9AM 21 JUNE

SHADOWS - PROPOSED
9AM 21 JUNE

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A	FOR CLIENT REVIEW	14.02.2020
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2m 4m 6m 8m 10m 20m

LEGEND:	
MR	PB
WB	GLASS
SS	NEW FC/TIMBER
TO BE DEMOLISHED	LINE OF STRUCTURE OVER / UNDER
EXISTING STRUCTURE	NEW STRUCTURE

COS CR D DP EX FC FG GT MR PB RWT SS W WB
CHECK ONSITE CEMENT RENDER DOOR DOWNPIPE EXISTING FRAMELESS GLASS GATE METAL ROOFING PLASTERBOARD RAINWATER TANK SANDSTONE WINDOW WEATHERBOARD

FOR DEVELOPMENT APPLICATION

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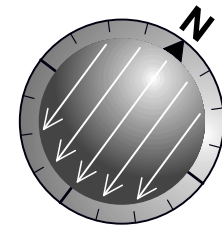
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DRAWING TITLE
SHADOW DIAGRAMS 9AM 21 JUNE

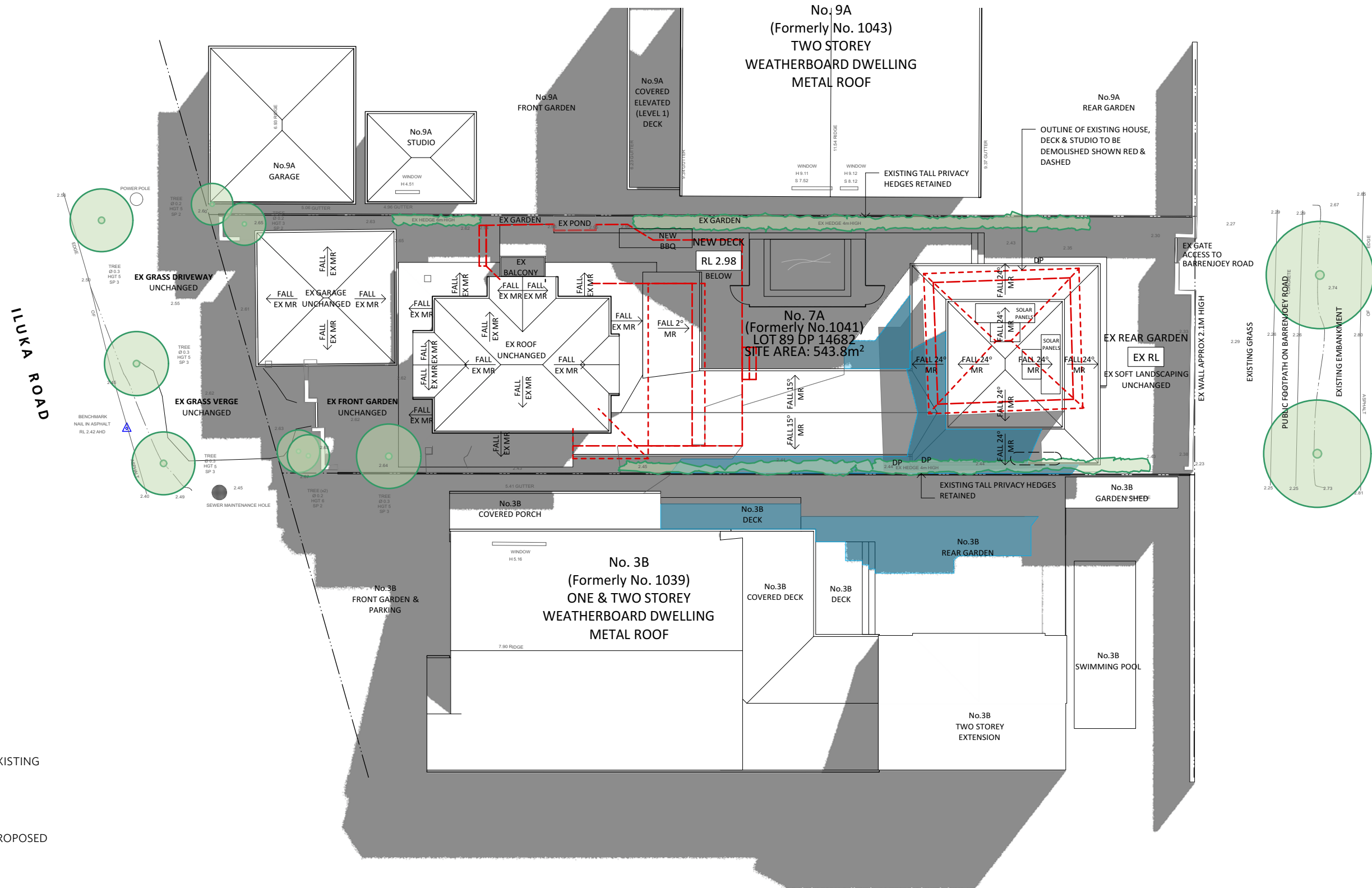
PROJECT
ILUKA BEACH HOUSE
7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:
DA14

ISSUE: B
PROJECT: 1915
SCALE: 1:200
DATE: FEB 2020



12:00 PM
Palm Beach
June 21



SHADOWS - EXISTING
9AM 21 JUNE

SHADOWS - PROPOSED
9AM 21 JUNE

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ISSUE No.	STATUS	DATE
A	FOR CLIENT REVIEW	14.02.2020
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2m 4m 6m 8m 10m 20m

LEGEND:

MR	PB	TO BE DEMOLISHED
WB	GLASS	LINE OF STRUCTURE OVER / UNDER
SS	NEW FC/TIMBER	EXISTING STRUCTURE
		NEW STRUCTURE

COS CR D DP EX FC FG GT MR PB RWT SS W WB

CHECK ONSITE CEMENT RENDER DOOR DOWNPIPE EXISTING FRAMELESS GLASS GATE METAL ROOFING PLASTERBOARD RAINWATER TANK SANDSTONE WINDOW WEATHERBOARD

STATUS

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DRAWING TITLE

SHADOW DIAGRAMS 12PM 21 JUNE

PROJECT

ILUKA BEACH HOUSE

7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:

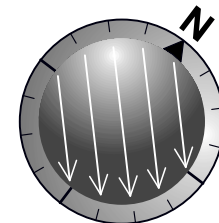
DA15

ISSUE: **B**

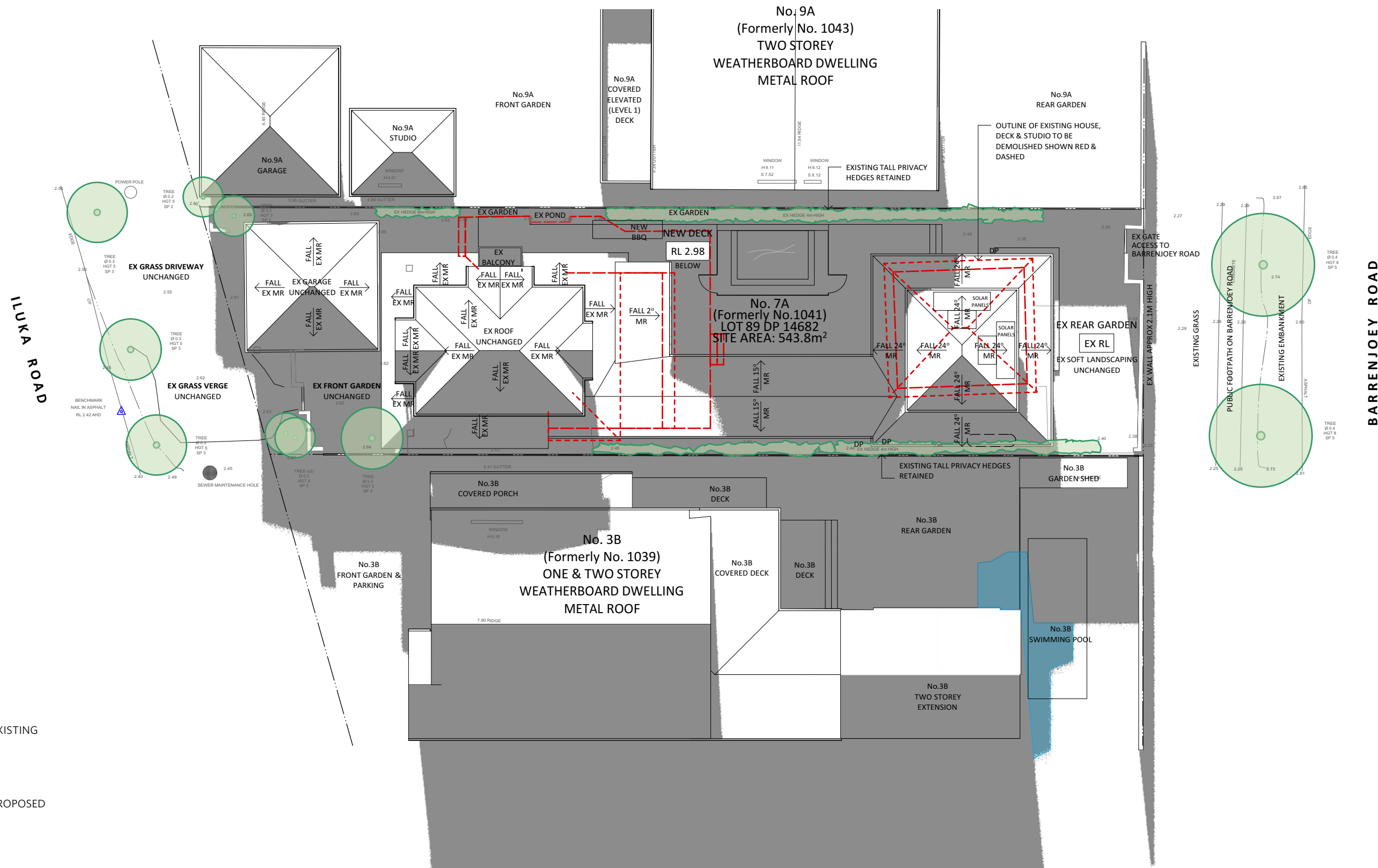
PROJECT: 1915

SCALE: 1:200

DATE: FEB 2020



3:00 PM
Palm Beach
June 21



SHADOWS - EXISTING
9AM 21 JUNE

SHADOWS - PROPOSED
9AM 21 JUNE

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LEGEND:	
MR	PB
WB	GLASS
SS	NEW FC/TIMBER
TO BE DEMOLISHED	LINE OF STRUCTURE OVER / UNDER
EXISTING STRUCTURE	NEW STRUCTURE

COS	CHECK ONSITE
CR	CEMENT RENDER
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FG	FRAMELESS GLASS
GT	GATE
MR	METAL ROOFING
PB	PLASTERBOARD
RWT	RAINWATER TANK
SS	SANDSTONE
W	WINDOW
WB	WEATHERBOARD

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DRAWING TITLE
SHADOW DIAGRAMS 3PM 21 JUNE

PROJECT
ILUKA BEACH HOUSE
7A ILUKA ROAD, PALM BEACH NSW 2108
For SUSIE + RODGE MORTON

DRAWING No:
DA16

ISSUE: B
PROJECT: 1915
SCALE: 1:200
DATE: FEB 2020