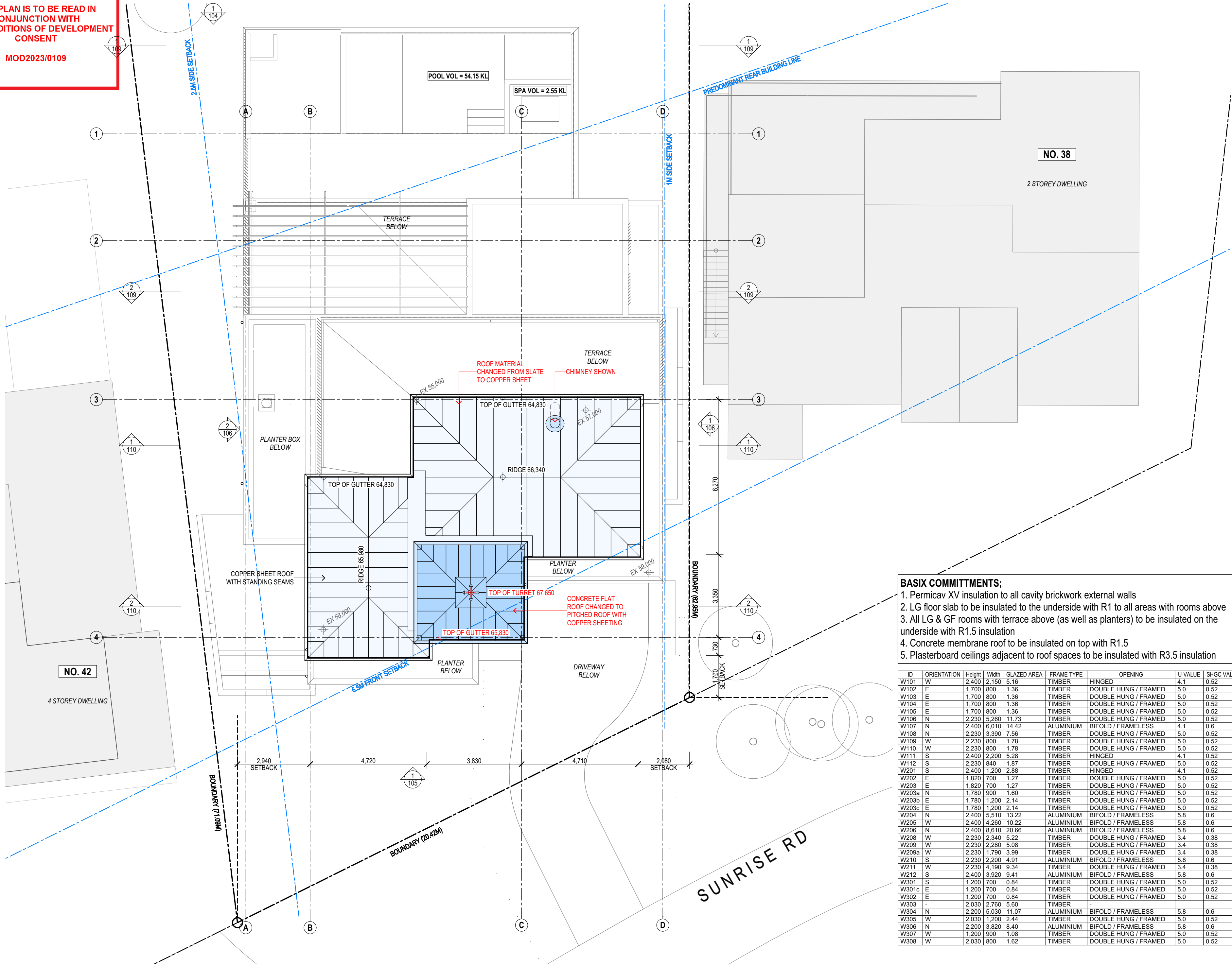




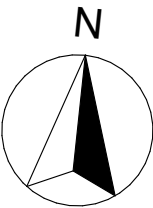
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2023/0109



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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL

ISSUE

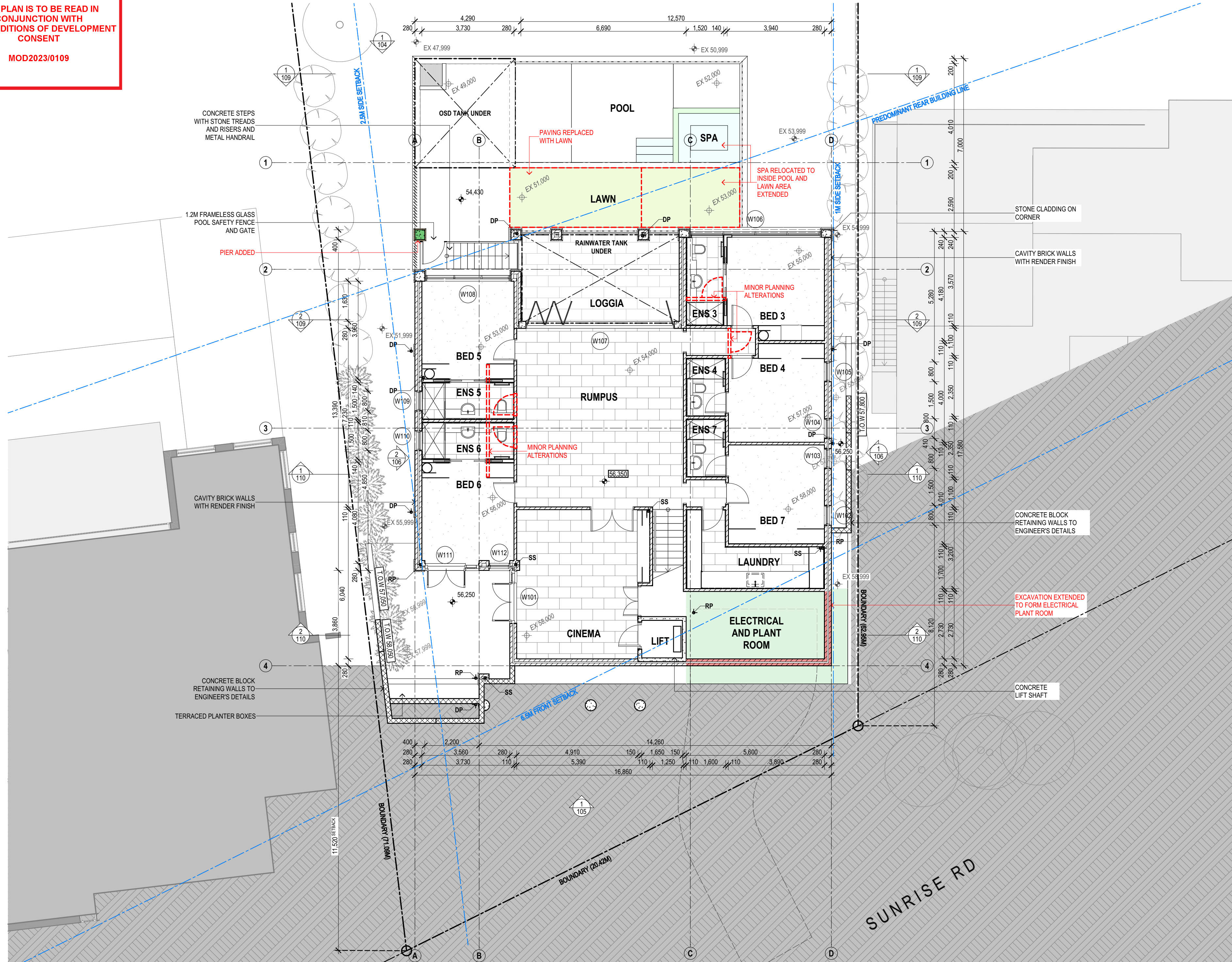
- A: FOR DA SUBMISSION (05/21)
- B: POOL SETBACK INCREASED AND ROOF LEVEL LOWERED IN RESPONSE TO COUNCIL COMMENTS (10/21)
- C: FOR CC SUBMISSION (02/21)
- D: ROOF MATERIAL CHANGED TO COPPER SHEETING, CHIMNEYS SHOWN, AND FLAT ROOF OVER LIFT CHANGED TO A PITCHED ROOF FOR 4.55 SUBMISSION (03/21)

- BASIX COMMITMENTS;**
1. Permavic XV insulation to all cavity brickwork external walls
  2. LG floor slab to be insulated to the underside with R1 to all areas with rooms above
  3. All LG & GF rooms with terrace above (as well as planters) to be insulated on the underside with R1.5 insulation
  4. Concrete membrane roof to be insulated on top with R1.5
  5. Plasterboard ceilings adjacent to roof spaces to be insulated with R3.5 insulation

ID	ORIENTATION	Height	Width	GLAZED AREA	FRAME TYPE	OPENING	U-VALUE	SHGC VALUE
W101	W	2,400	2,150	5.16	TIMBER	HINGED	4.1	0.52
W102	E	1,700	800	1.36	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W103	E	1,700	800	1.36	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W104	E	1,700	800	1.36	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W105	E	1,700	800	1.36	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W106	N	2,230	5,260	11.73	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W107	N	2,400	6,010	14.42	ALUMINIUM	BIFOLD / FRAMELESS	4.1	0.6
W108	N	2,230	3,390	7.56	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W109	W	2,230	800	1.78	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W110	W	2,230	800	1.78	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W111	S	2,400	2,200	5.28	TIMBER	HINGED	4.1	0.52
W112	S	2,230	840	1.87	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W201	S	2,400	1,200	2.88	TIMBER	HINGED	4.1	0.52
W202	E	1,820	700	1.27	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W203	E	1,820	700	1.27	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W203a	N	1,780	900	1.60	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W203b	E	1,780	1,200	2.14	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W203c	E	1,780	1,200	2.14	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W204	N	2,400	5,510	13.22	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W205	W	2,400	4,280	10.22	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W206	N	2,400	8,610	20.66	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W208	W	2,230	2,340	5.22	TIMBER	DOUBLE HUNG / FRAMED	3.4	0.38
W209	W	2,230	2,280	5.08	TIMBER	DOUBLE HUNG / FRAMED	3.4	0.38
W209a	W	2,230	1,790	3.99	TIMBER	DOUBLE HUNG / FRAMED	3.4	0.38
W210	S	2,230	2,200	4.91	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W211	W	2,230	4,190	9.34	TIMBER	DOUBLE HUNG / FRAMED	3.4	0.38
W212	S	2,400	3,920	9.41	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W301	S	1,200	700	0.84	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W301c	E	1,200	700	0.84	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W302	E	1,200	700	0.84	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W303	-	2,030	2,760	5.60	TIMBER	-	-	-
W304	N	2,200	5,030	11.07	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W305	W	2,030	1,200	2.44	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W306	N	2,200	3,820	8.40	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.6
W307	W	1,200	900	1.08	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52
W308	W	2,030	800	1.62	TIMBER	DOUBLE HUNG / FRAMED	5.0	0.52

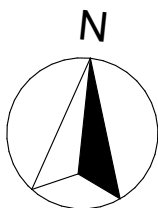
SITE AND ROOF PLAN

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO.	ISSUE
DA100	D



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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL

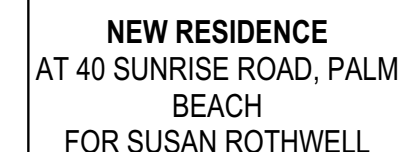
ISSUE

- A: FOR DA SUBMISSION  
(05/21)
- B: MISSING DIMENSIONS ADDED  
(07/21)
- C: POOL SETBACK INCREASED AND  
FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)
- D: FOR CC SUBMISSION  
(02/21)
- E: SPA RELOCATED INSIDE POOL,  
PIER ADDED, EXCAVATION  
EXTENDED FOR ELECTRICAL PLANT  
ROOM, AND MINOR PLANNING  
AMENDMENTS FOR 4.55  
SUBMISSION  
(03/21)

LOWER GROUND  
FLOOR PLAN

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO.	DA101
ISSUE	E





A: FOR DA SUBMISSION  
(05/21)

B: POOL SETBACK INCREASED,  
GARAGE SETBACK INCREASED,  
DINING ROOM SETBACK INCREASED  
AND FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)

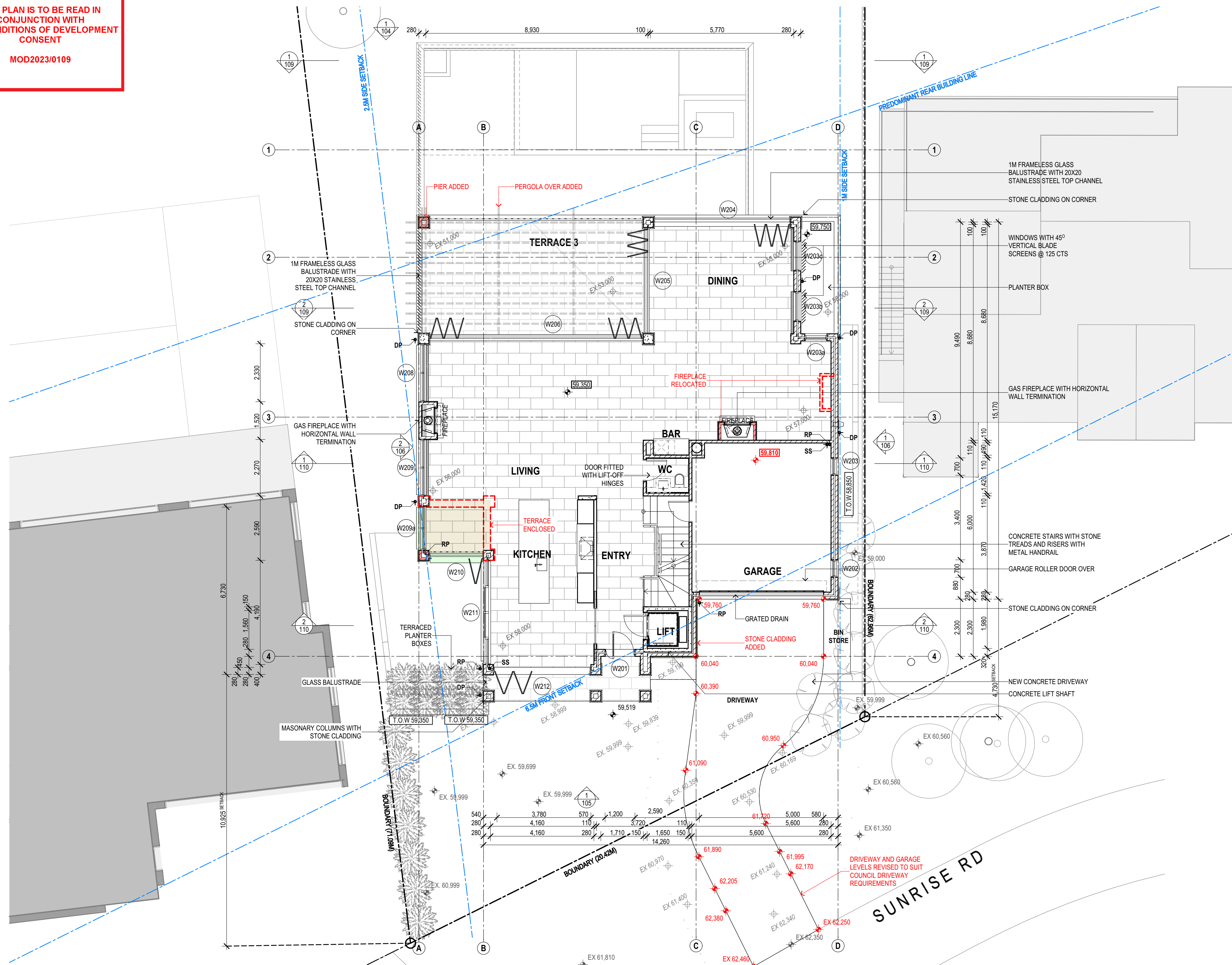
C: TERRACE 4 DELETED AND LIVING  
ROOM EXTENDED FOR 4.55  
SUBMISSION  
(10/22)

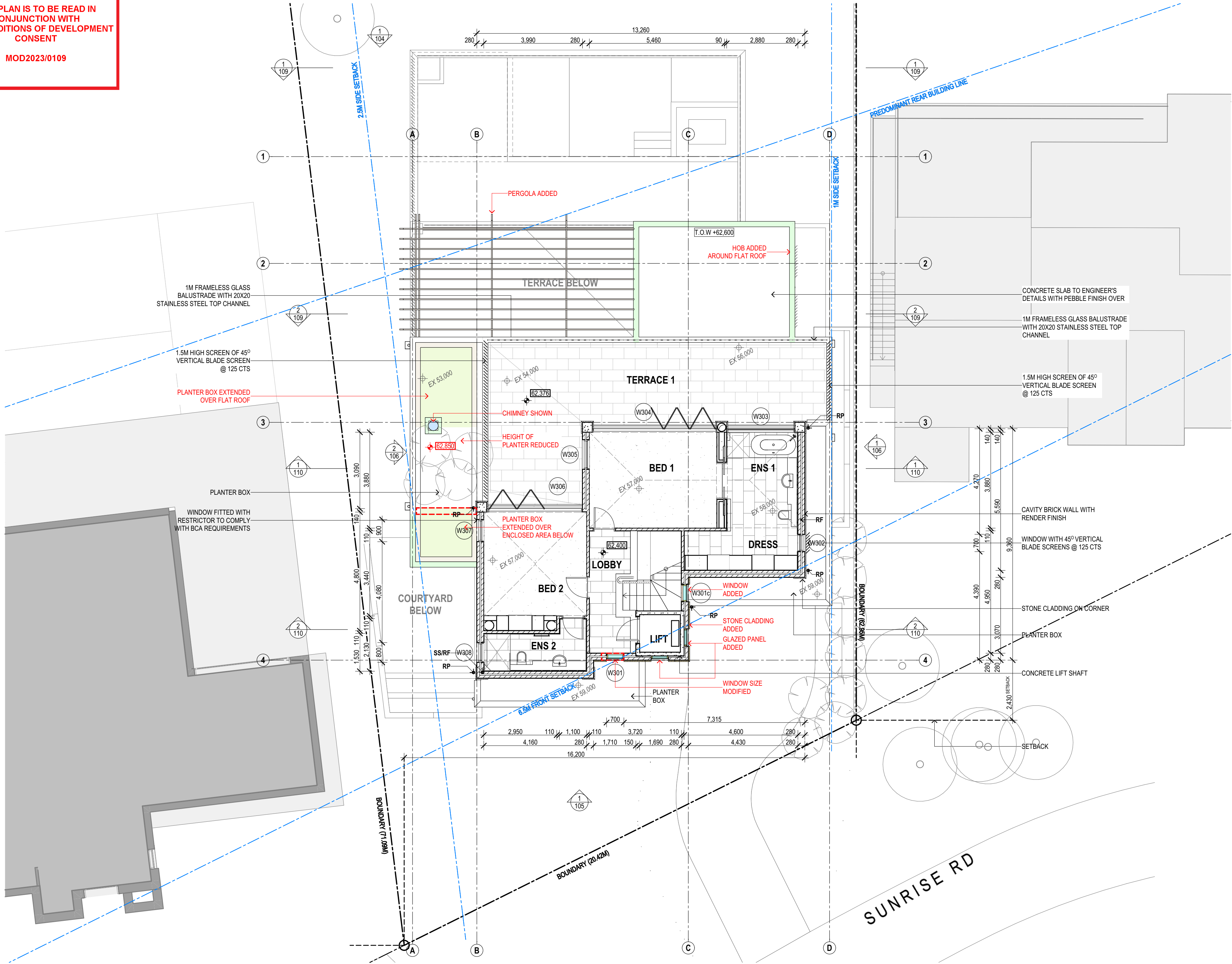
D: FOR CC SUBMISSION  
(02/21)

E: TERRACE ENCLOSED, DRIVEWAY  
LEVELS REVISED, PERGOLA ADDED  
AND FIREPLACE FOR 4.55  
SUBMISSION  
(03/21)

## GROUND FLOOR PLAN

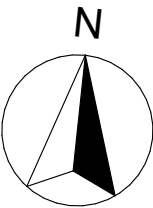
SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO. <b>DA102</b>	ISSUE <b>E</b>





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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL

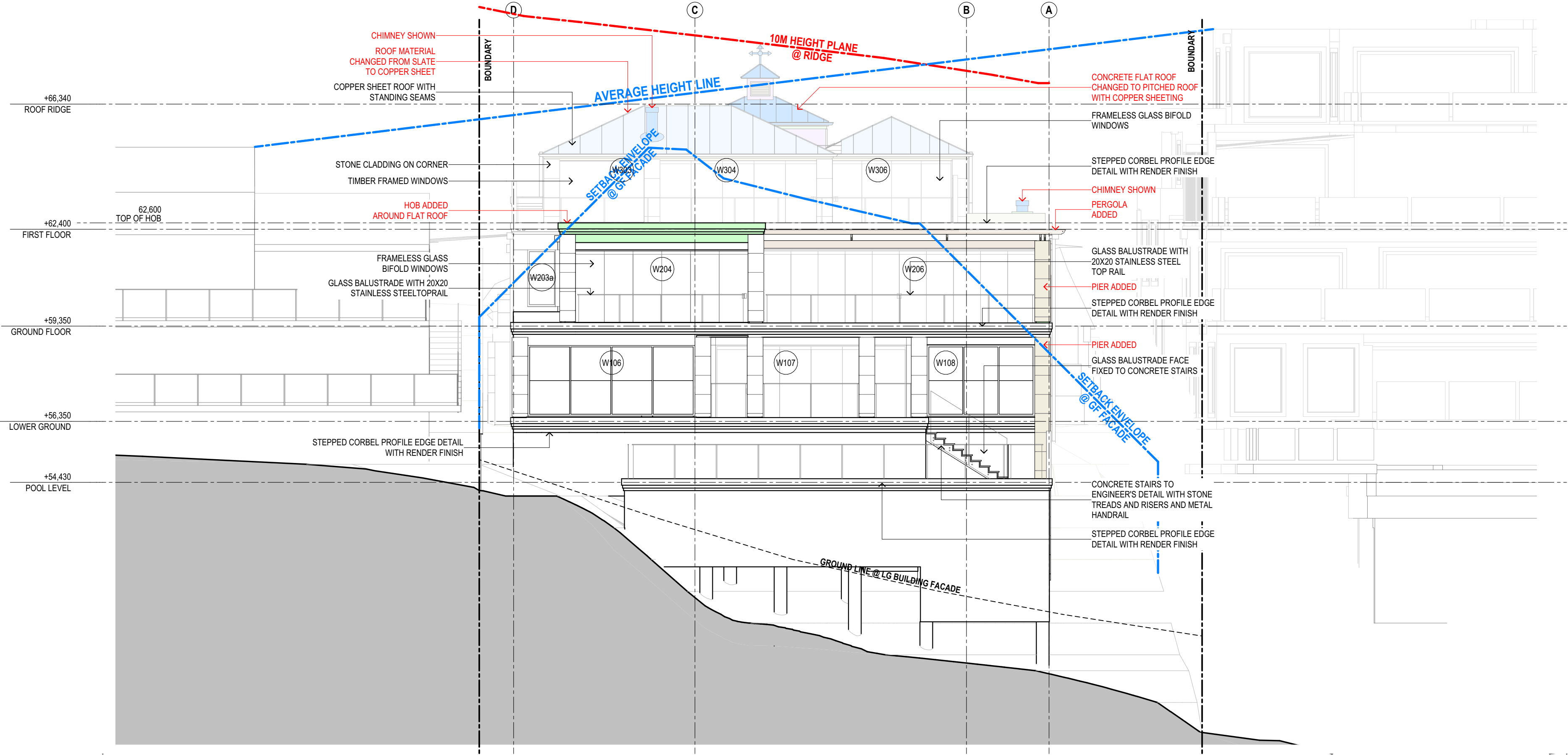
ISSUE

- A: FOR DA SUBMISSION  
(05/21)
- B: TRAFFICABLE AREA OF TERRACES  
REDUCED AND FLOOR LEVELS  
LOWERED IN RESPONSE TO COUNCIL  
COMMENTS  
(10/21)
- C: PLANTER BOX EXTENDED FOR  
4.55 SUBMISSION  
(10/22)
- D: FOR CC SUBMISSION  
(02/21)
- E: HOB ADDED TO FLAT ROOF OVER  
DINING, PLANTER HEIGHT REDUCED  
AND LENGTH EXTENDED OVER  
ENCLOSED TERRACE UNDER.  
CHIMNEYS SHOWN, STONE CLADDING  
ADDED TO LIFT LOBBY, LOBBY WINDOW  
MODIFIED, PERGOLA ADDED AND NEW  
WINDOW ADDED TO STAIR FOR 4.55  
SUBMISSION  
(03/21)

FIRST FLOOR PLAN

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO.	DA103
ISSUE	E





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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM BEACH  
LOT 151 / DP 6937  
FOR SUSAN ROTHWELL

D: HOB ADDED TO FLAT  
ROOF OVER DINING,  
PERGOLA ADDED, ROOF  
MATERIAL CHANGED TO  
COPPER SHEETING,  
CHIMNEYS SHOWN AND  
FLAT ROOF OVER LIFT  
CHANGED TO A PITCHED  
ROOF FOR 4.55  
SUBMISSION  
(03/21)

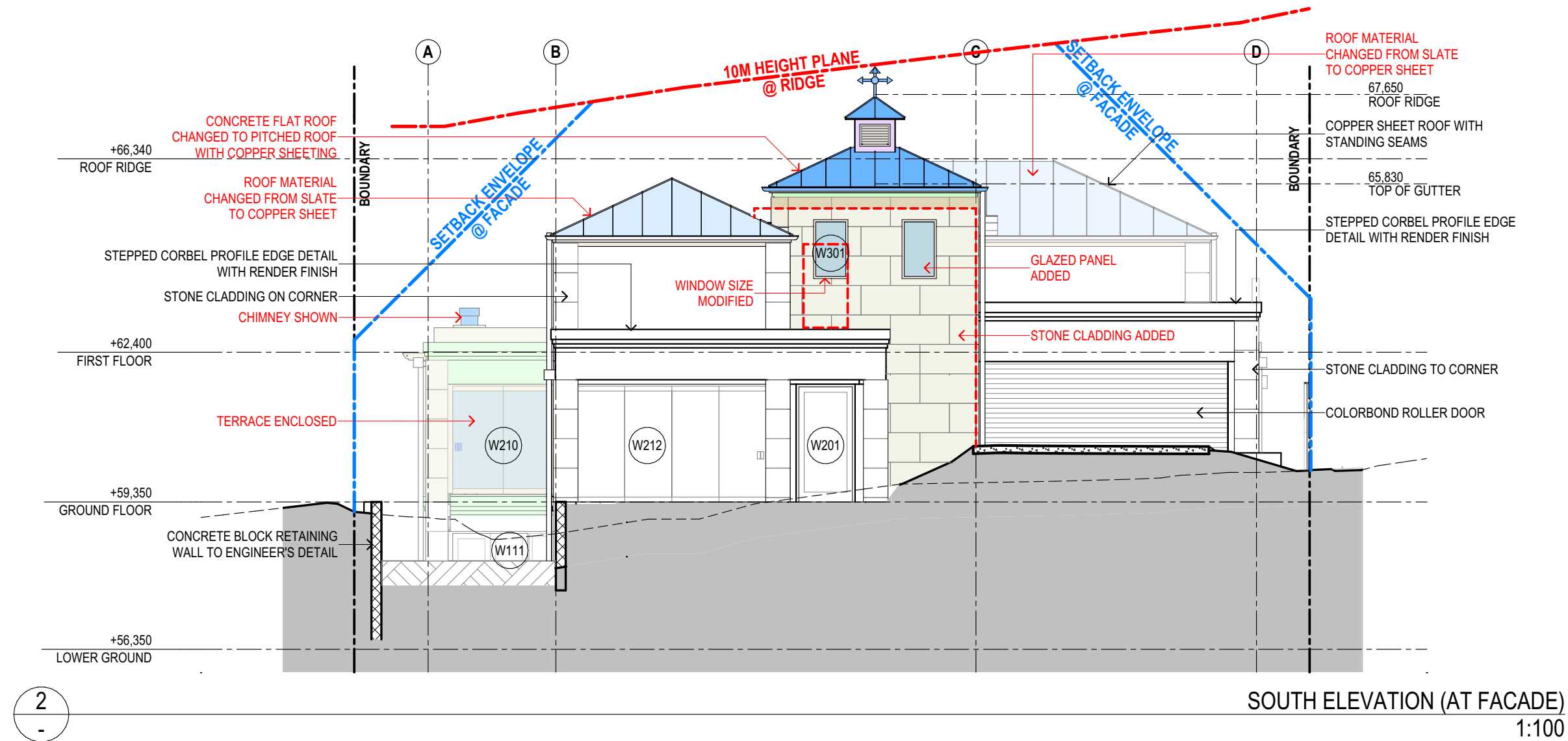
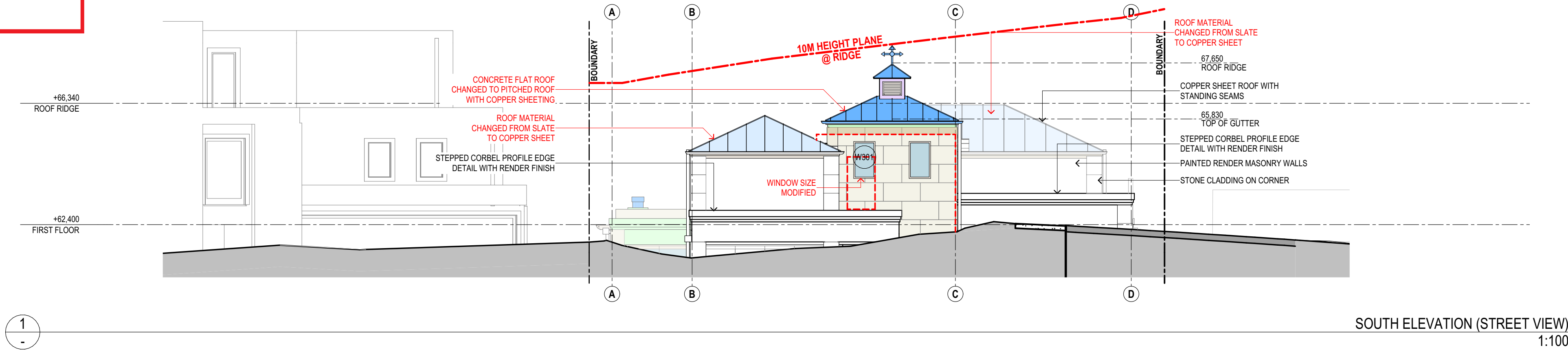
C: FOR CC SUBMISSION  
(02/21)

B: BUILDING LEVELS  
LOWERED AND DINING  
ROOM SETBACK  
INCREASED IN RESPONSE  
TO COUNCIL COMMENTS  
(10/21)

A: FOR DA SUBMISSION  
(06/21)

NORTH ELEVATION

SCALE:	PROJECT	DWG NO.	ISSUE
DATE: 1:100@A2 13/03/23	SRSP	DA104	D



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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM BEACH  
LOT 151 / DP 6937  
FOR SUSAN ROTHWELL

E: ROOF MATERIAL  
CHANGED TO COPPER  
SHEETING, CHIMNEYS  
SHOWN, ROOF OVER LIFT  
CHANGED TO A PITCHED  
ROOF, STONE CLADDING  
ADDED TO LIFT LOBBY AND  
TERRACE ENCLOSED FOR  
4.55 SUBMISSION  
(03/21)  
D: FOR CC SUBMISSION  
(02/21)  
C: TERRACE 4 DELETED  
AND LIVING ROOM  
EXTENDED FOR 4.55  
SUBMISSION  
(10/22)  
B: BUILDING LEVELS  
LOWERED IN RESPONSE  
TO COUNCIL COMMENTS  
(10/21)  
A: FOR DA SUBMISSION  
(06/21)

SOUTH ELEVATION

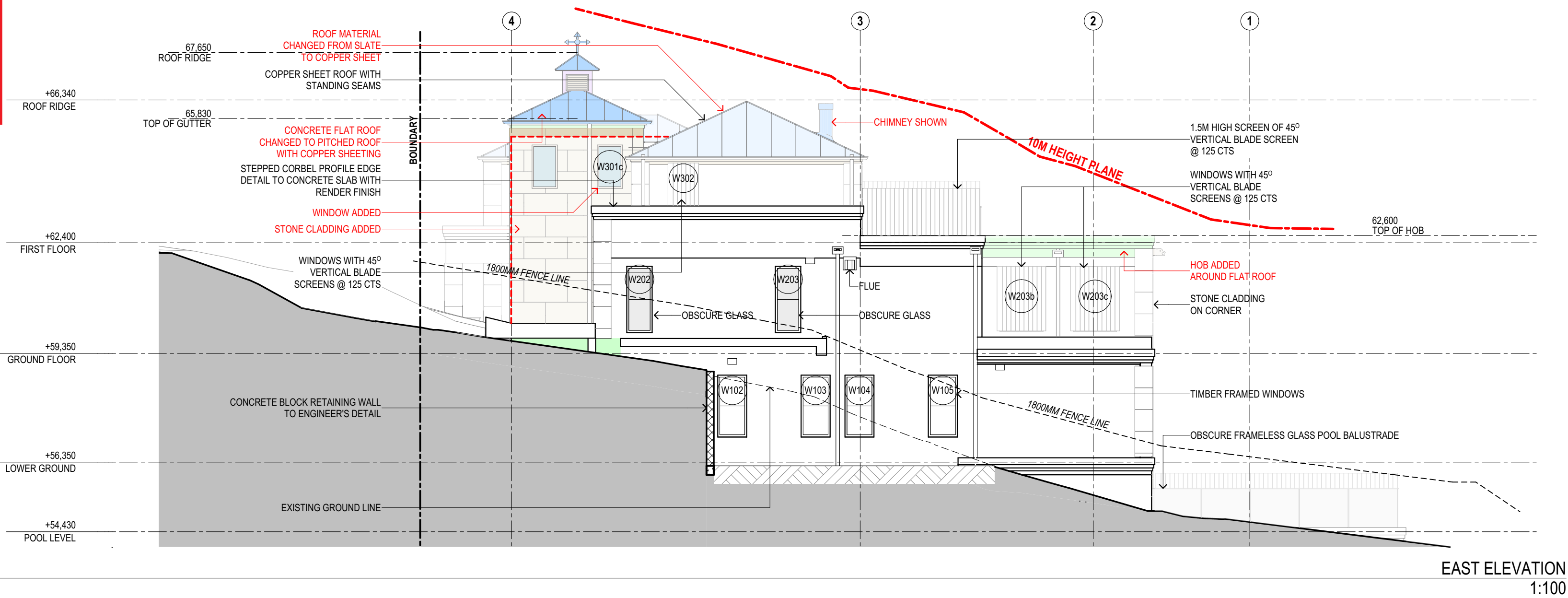
SCALE:	PROJECT	DWG NO.	ISSUE
DATE: 1:100@A2 13/03/23	SRSP	DA105	E



northern  
beaches  
council

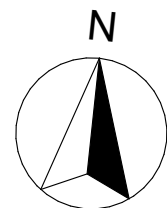
THIS PLAN IS TO BE READ IN  
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THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2023/0109



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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL

ISSUE

A: FOR DA SUBMISSION  
(05/21)

B: GARAGE SETBACK INCREASED,  
DINING ROOM SETBACK INCREASED  
AND FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)

C: TERRACE 4 DELETED AND LIVING  
ROOM EXTENDED FOR 4.55  
SUBMISSION  
(10/22)

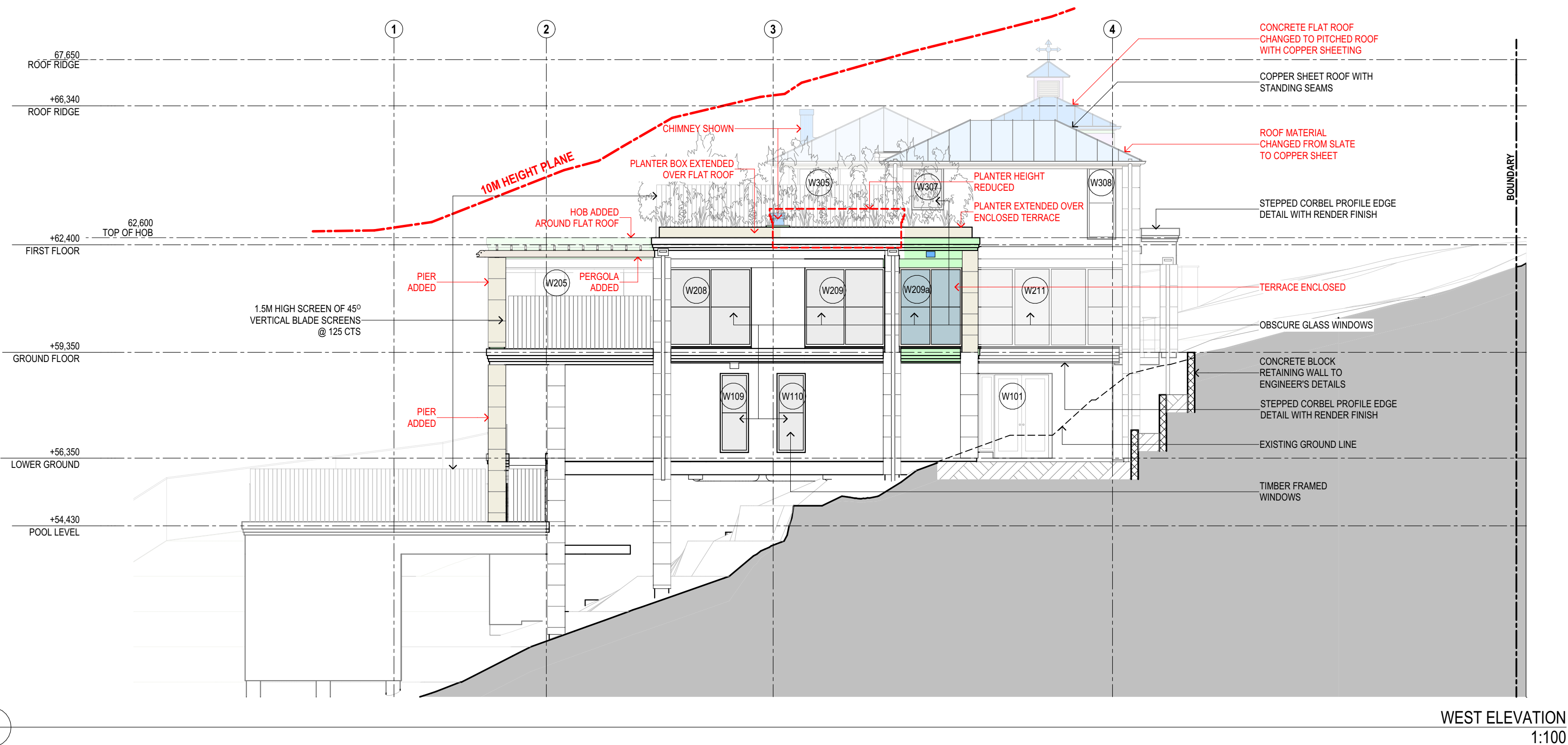
D: FOR CC SUBMISSION  
(02/21)

E: FOR 4.55 SUBMISSION  
(02/21)

F: HOB ADDED TO FLAT ROOF OVER  
DINING, PERGOLA ADDED, PLANTER  
HEIGHT REDUCED AND LENGTH  
EXTENDED OVER ENCLOSED TERRACE  
UNDER, ROOF MATERIAL CHANGED TO  
COPPER SHEETING, CHIMNEYS  
SHOWN, ROOF OVER LIFT CHANGED  
TO A PITCHED ROOF, STONE  
CLADDING ADDED TO LIFT LOBBY AND  
TERRACE ENCLOSED FOR 4.55  
SUBMISSION  
(03/21)

EAST AND WEST  
ELEVATIONS

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO. DA106	ISSUE E



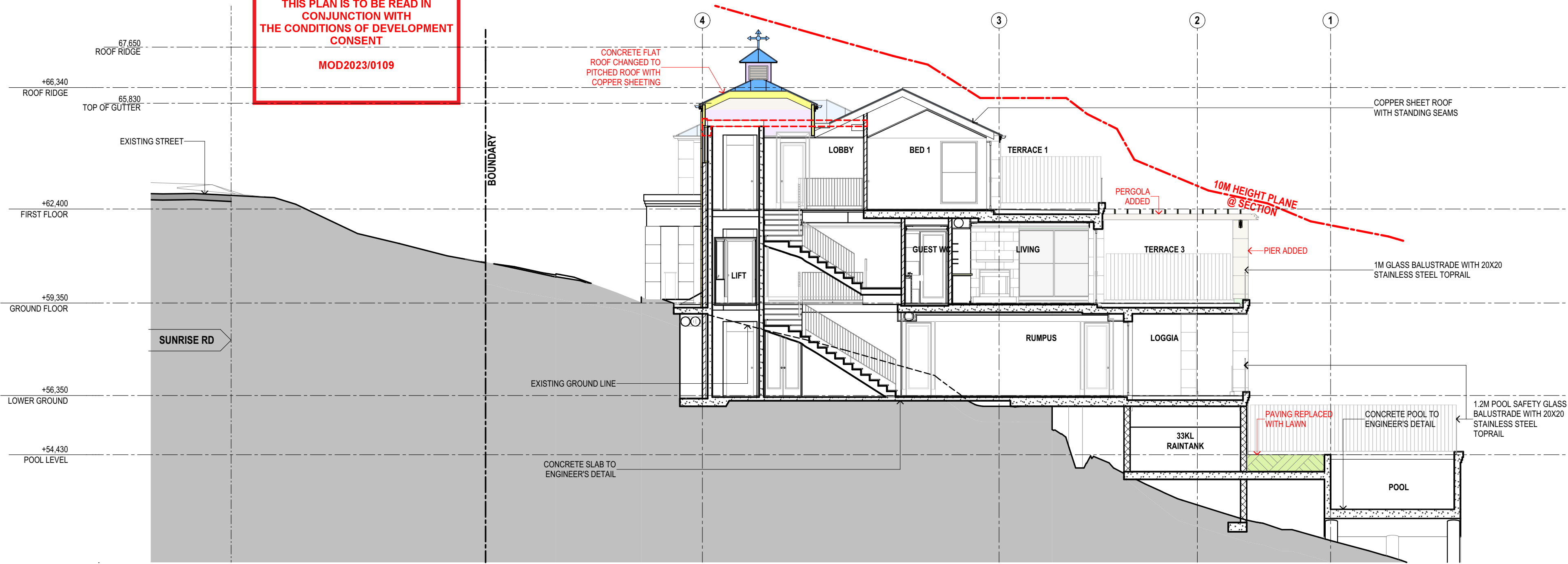




northern  
beaches  
council

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CONSENT

MOD2023/0109



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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL

ISSUE

A: FOR DA SUBMISSION  
(05/21)  
B: FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)  
C: FOR CC SUBMISSION  
(02/21)  
D: FLAT ROOF OVER LIFT CHANGED  
TO A PITCHED ROOF AND PERGOLA  
ADDED FOR 4.55 SUBMISSION  
(03/21)

SECTION

1:100

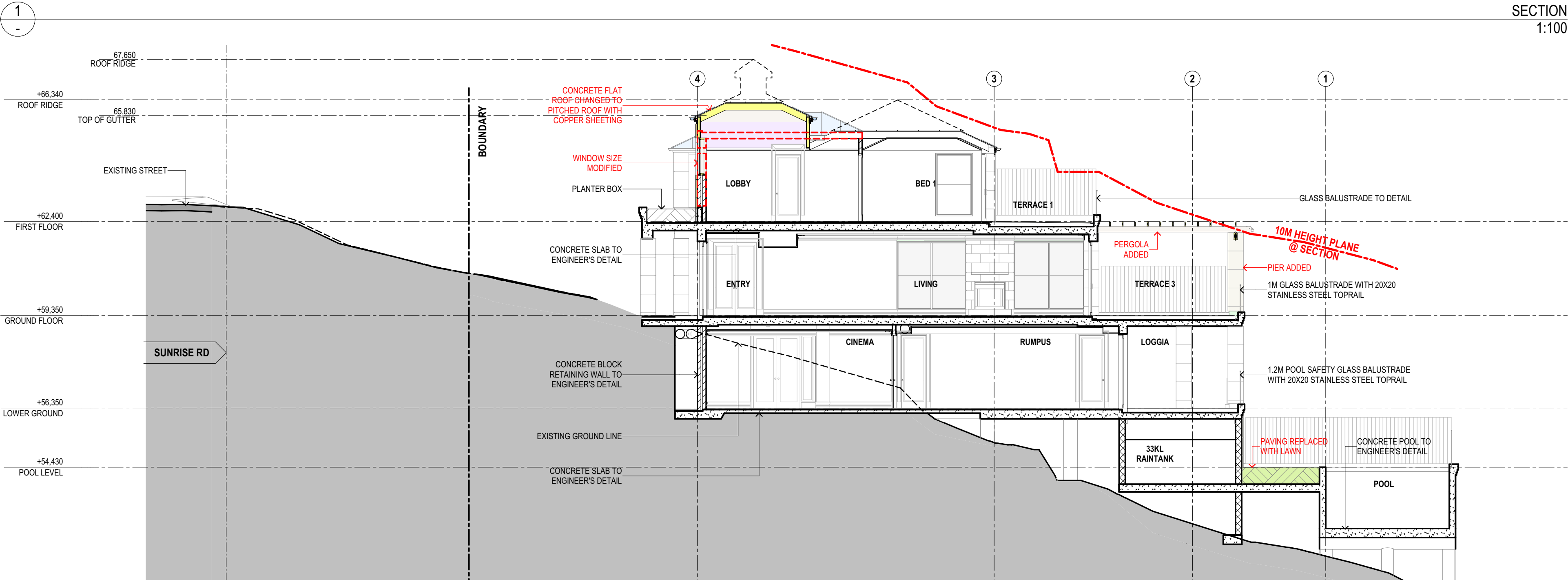
SCALE 1:100@A2

DATE 13/03/23

DWG. NO. SRSP

DA107

ISSUE D



SECTION 2

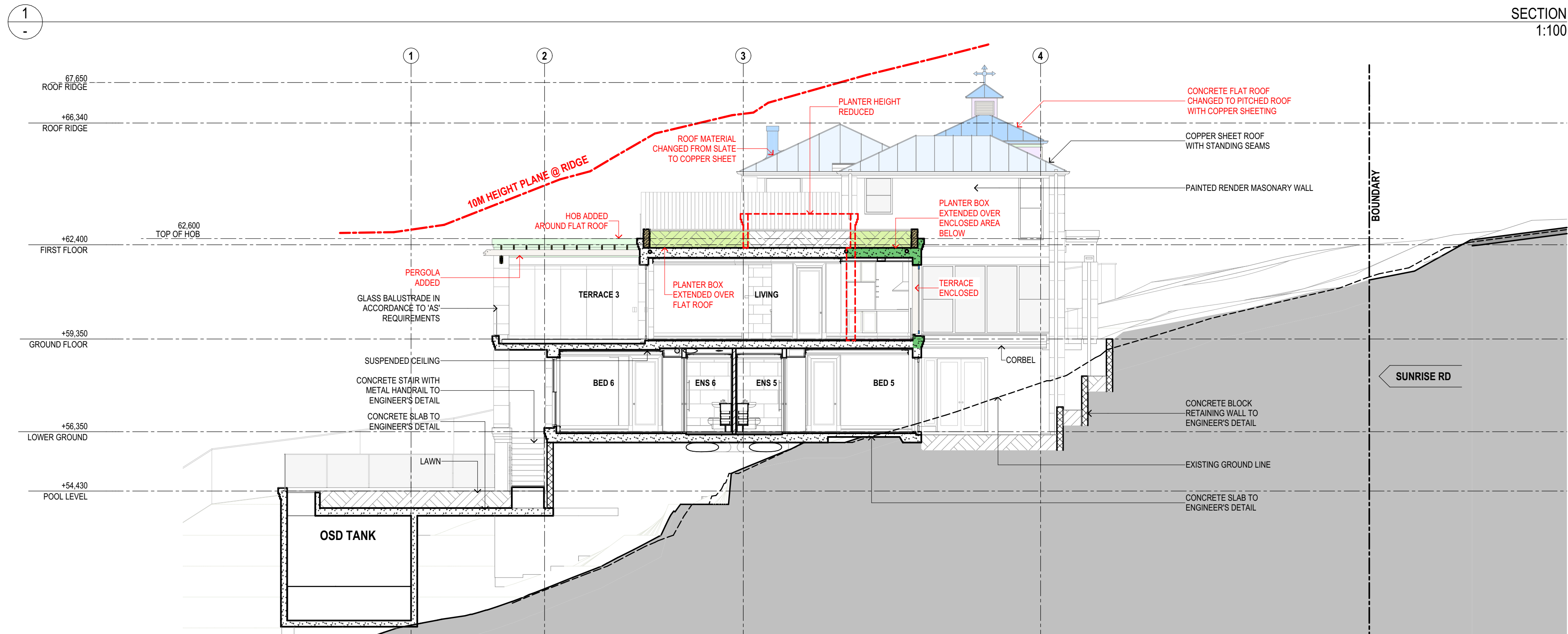
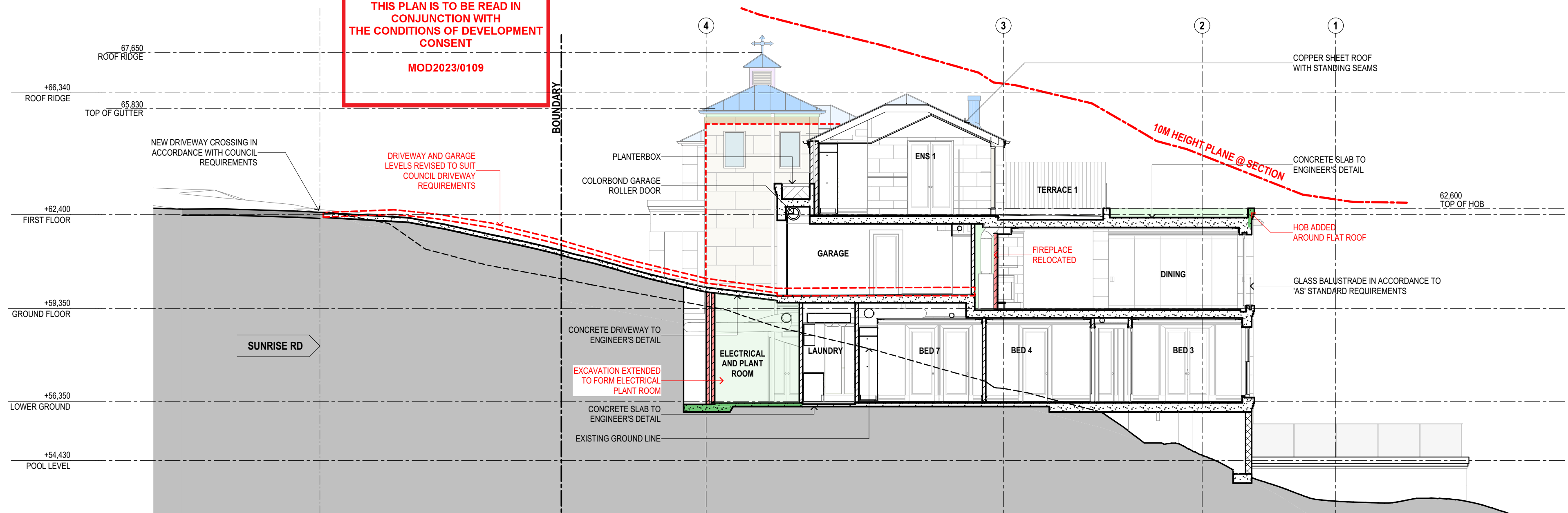
1:100



 northern  
beaches  
council

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CONSENT**

**MOD2023/0109**



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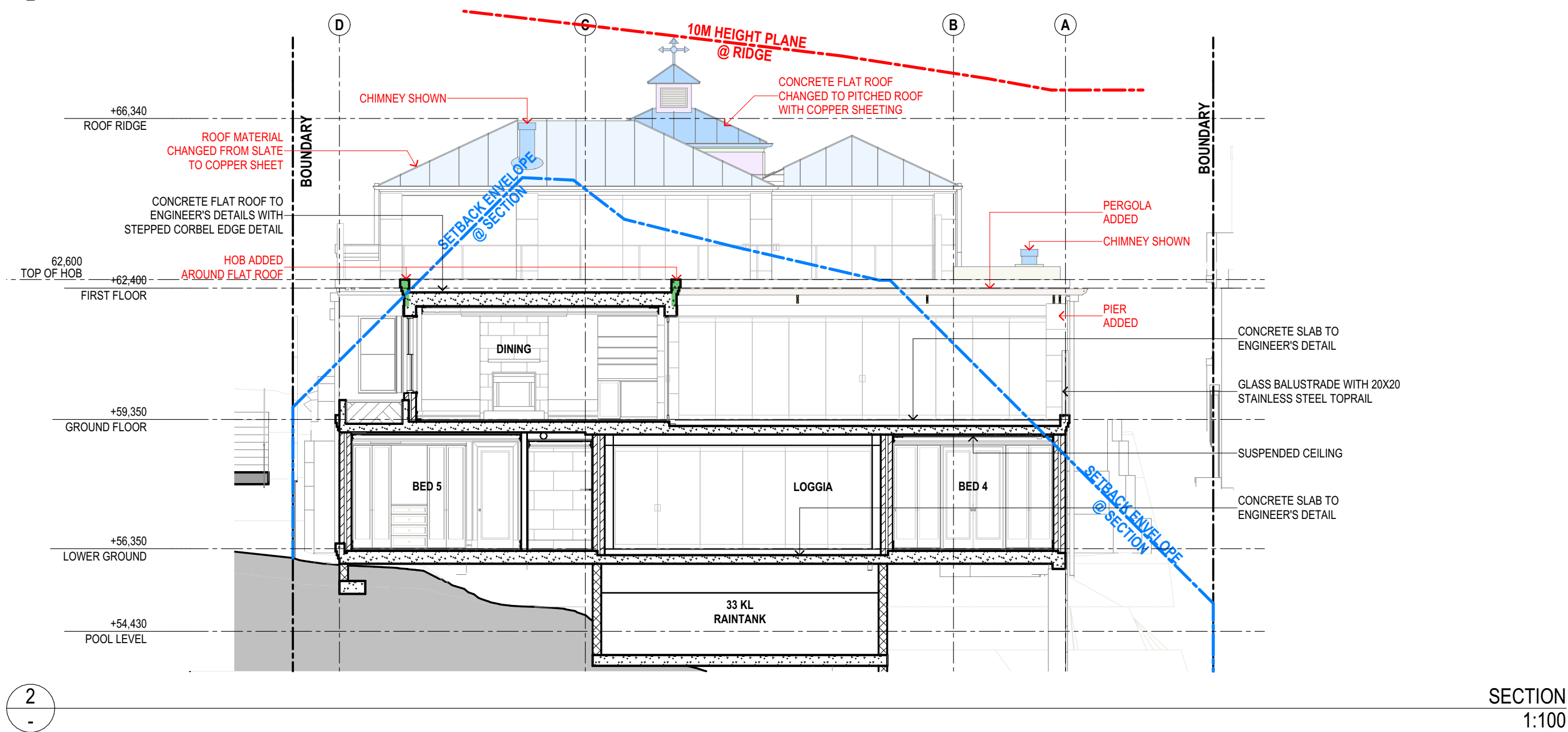
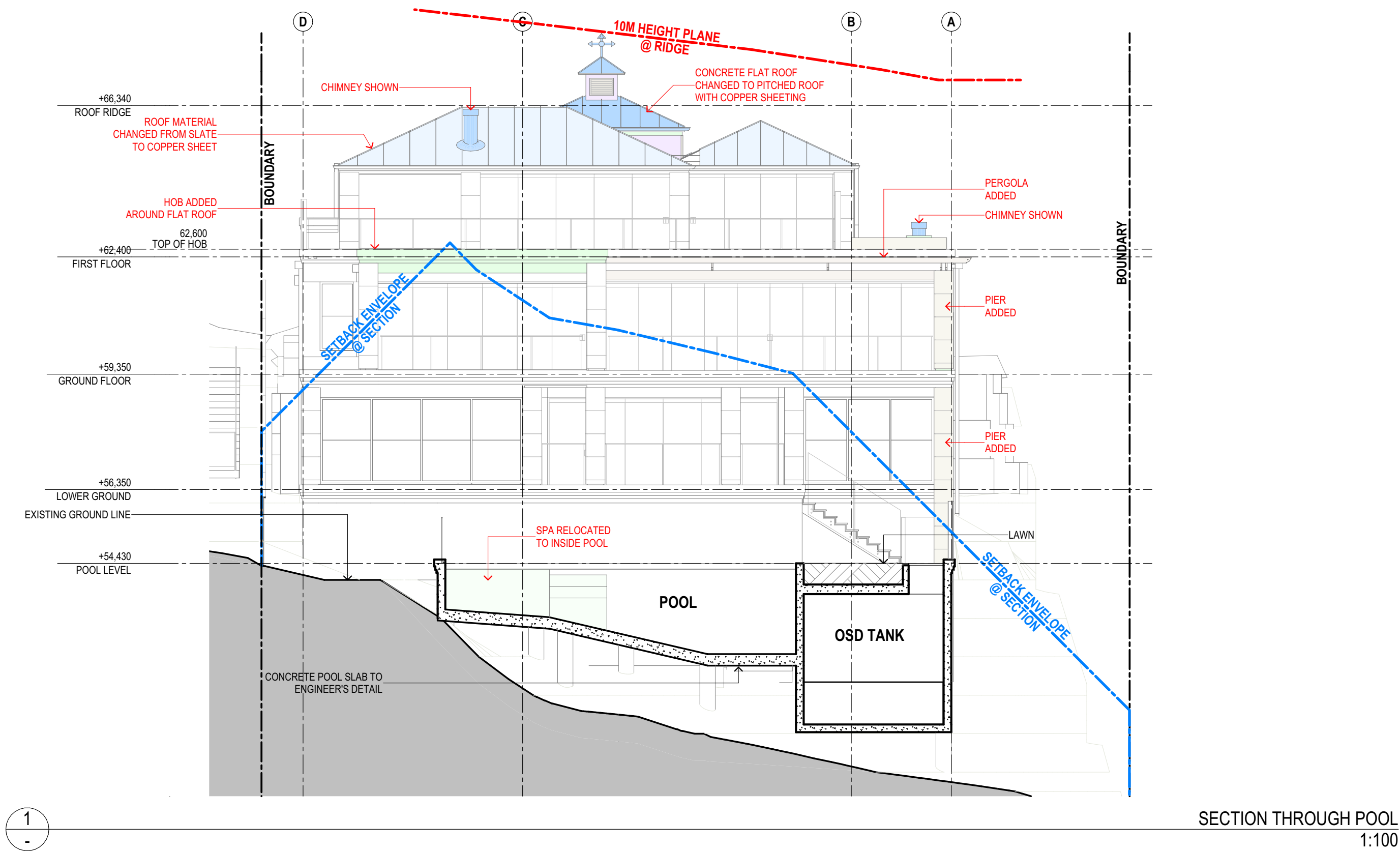
**NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL**

**ISSUE**

- A: FOR DA SUBMISSION  
(05/21)
- B: GARAGE SETBACK INCREASED AND  
FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)
- C: TERRACE 4 DELETED AND LIVING  
ROOM EXTENDED FOR 4.55  
SUBMISSION  
(10/22)
- D: FOR CC SUBMISSION  
(02/21)
- E: EXCAVATION EXTENDED FOR  
ELECTRICAL PLANT ROOM,  
DRIVEWAY LEVELS REVISED, HOB  
ADDED TO FLAT ROOF OVER  
DINING, PERGOLA ADDED, TERRACE  
ENCLOSED, FLAT ROOF OVER LIFT  
CHANGED TO A PITCHED ROOF,  
CHIMNEYS SHOWN, PLANTER  
HEIGHT REDUCED AND LENGTH  
EXTENDED OVER ENCLOSED  
TERRACE UNDER FOR 4.55  
SUBMISSION  
(03/21)

**SECTIONS**

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO.	DA108
ISSUE	E



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NEW RESIDENCE  
AT 40 SUNRISE ROAD, PALM  
BEACH  
FOR SUSAN ROTHWELL

ISSUE

A: FOR DA SUBMISSION  
(05/21)  
B: DINING SETBACK INCREASED AND  
FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)  
C: FOR CC SUBMISSION  
(02/21)  
D: HOB ADDED TO FLAT ROOF OVER  
DINING, PERGOLA ADDED, ROOF  
MATERIAL CHANGED TO COPPER  
SHEETING, CHIMNEYS SHOWN, AND  
FLAT ROOF OVER LIFT CHANGED TO A  
PITCHED ROOF FOR 4.55 SUBMISSION  
(03/21)

SECTIONS

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO. DA109	ISSUE D

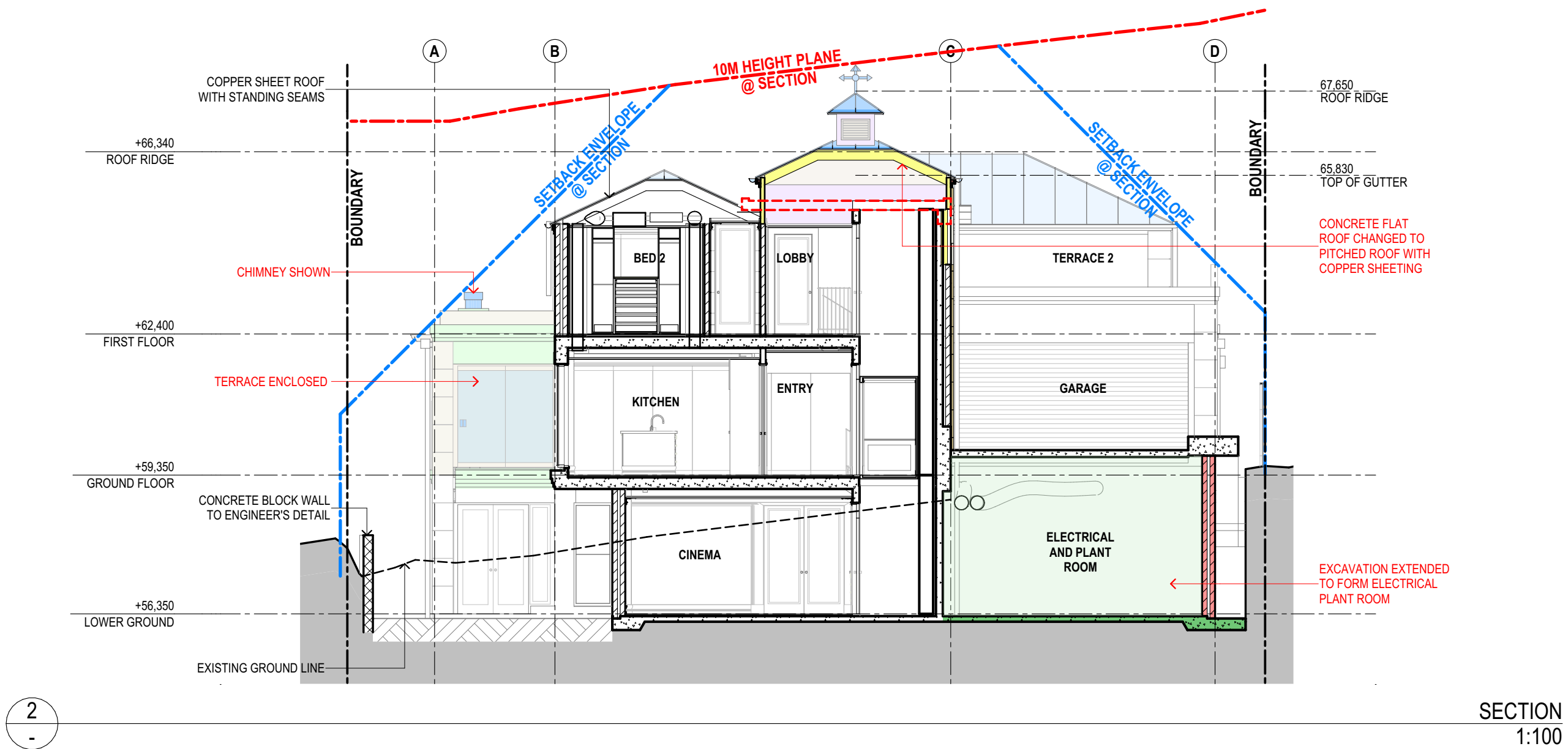
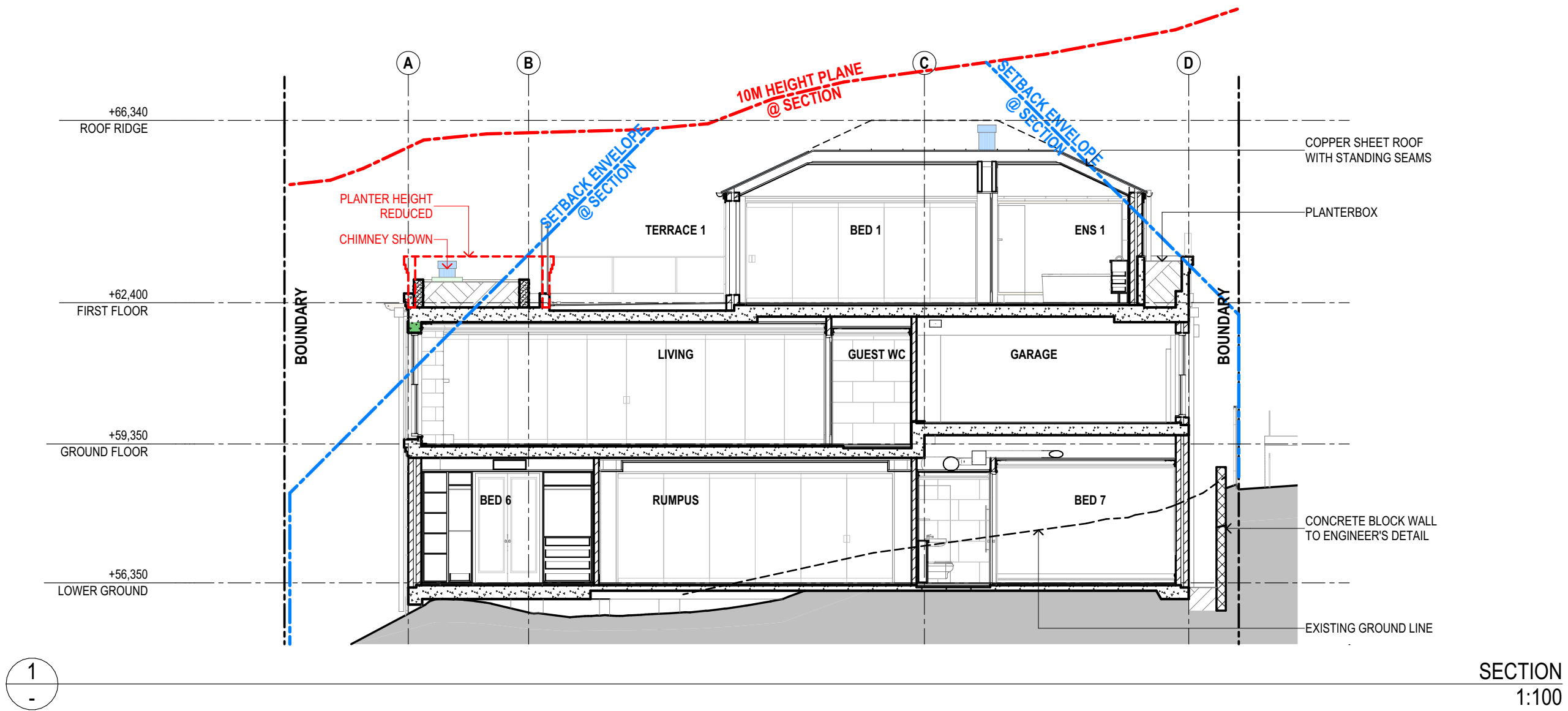




northern  
beaches  
council

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CONJUNCTION WITH  
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CONSENT

MOD2023/0109



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NEW RESIDENCE  
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BEACH  
FOR SUSAN ROTHWELL

ISSUE

A: FOR DA SUBMISSION  
(05/21)  
B: FLOOR LEVELS LOWERED IN  
RESPONSE TO COUNCIL COMMENTS  
(10/21)  
C: FOR CC SUBMISSION  
(02/21)  
D: FLAT ROOF OVER LIFT CHANGED  
TO A PITCHED ROOF, CHIMNEYS  
SHOWN, EXCAVATION EXTENDED  
FOR ELECTRICAL PLANT ROOM,  
PLANTER HEIGHT REDUCED AND  
TERRACE ENCLOSED FOR 4.55  
SUBMISSION  
(03/21)

SECTIONS

SCALE	1:100@A2
DATE	13/03/23
JOB NO.	SRSP
DWG. NO.	DA110
ISSUE	D