

development application

living in landscapes of cliffs + caves + sea

july 2020

living in landscapes of cliffs and caves and sea

proposed new dwelling

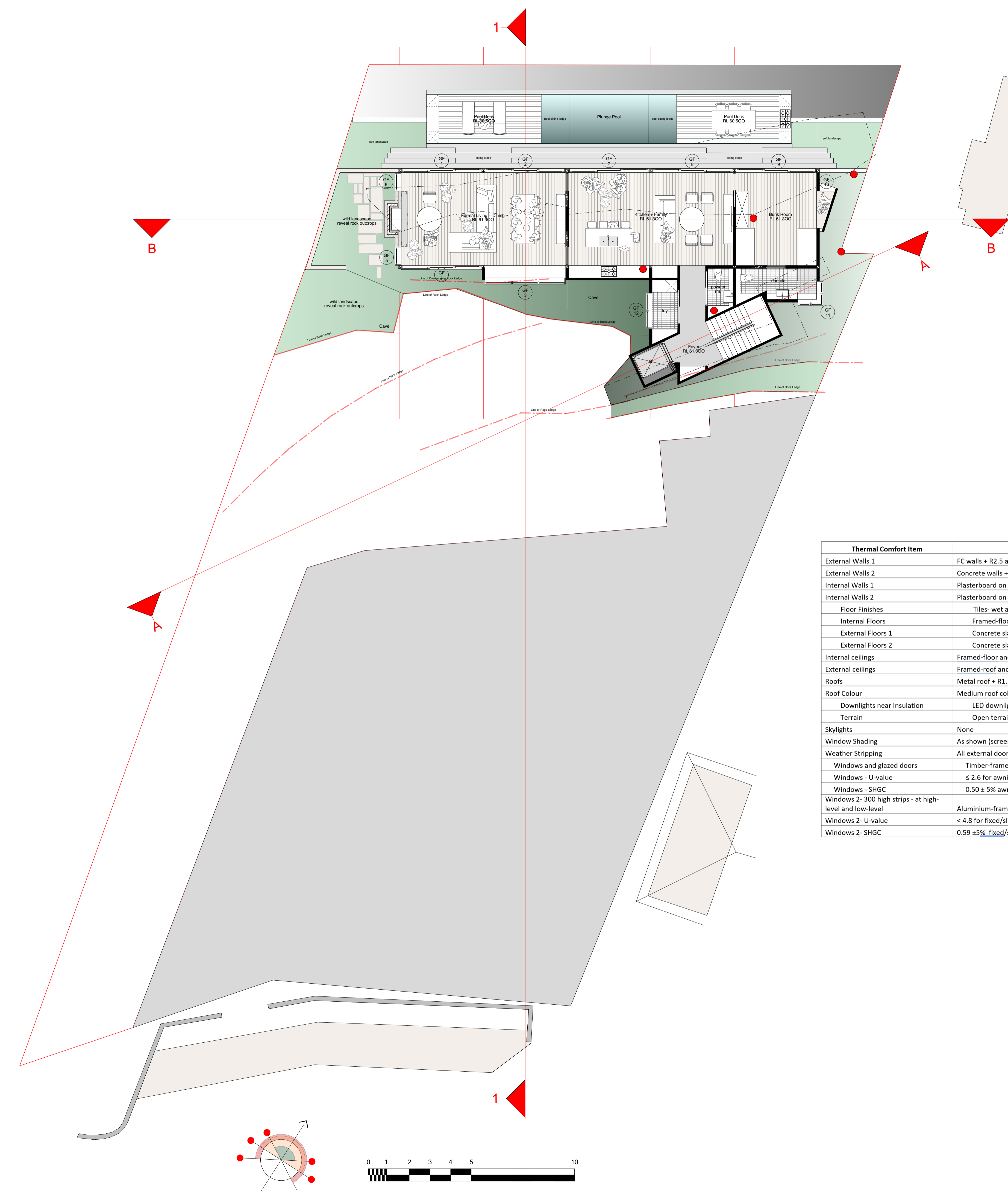
8 Mitchell Road Palm Beach NSW
for
Roger Bain

SD 000 Cover
Scale 1 : 100 @ A1
July 2020

Stephen Lesiuk
email stephenlesiuk@mac.com
phone : 0414 468 186



6 Mitchell Road Palm Beach NSW
Door + Windows



Level	Room	Dr/Wd No.	Size	Type	Orientation	Comments	Other
Ground	Living / Dining	GF 1	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		GF 2	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		GF 3	4050 x 1200	hopper wds	South	Timber framed	
		GF 4	4050 x 2100	sliding door 3 leaves 1 fixed	South	Timber framed	
		GF 5	900 x 2100	hopper wds	West	Timber framed	
		GF 6	900 x 2100	hopper wds	West	Timber framed	
Kitchen / Family	GF 7	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
	GF 8	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
Bunk Room	GF 9	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
	GF 10	900 x 1500	Above Fixed Glazing	North	Timber framed	Under driveway	
Ensuite	GF 11	900x900x1200	hopper wds + fixed	East + South	Timber framed	Facing cliff	
Laundry	GF 12	1800 x 1200	hopper wds + fixed	West	Timber framed	Facing cave	
Bedroom Level	Ensuite / Robe	BF 1	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		BF 2	4050 x 1200	hopper wds	South	Timber framed	
		BF 3	900 x 2100	hopper wds	West	Timber framed	
		BF 4	900 x 2100	hopper wds	West	Timber framed	
Main Bed	BF 5	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
	BF 6	4050 x 1200	hopper wds	South	Timber framed		
Bedroom	BF 7	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
Study	BF 8	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
Bedroom	BF 9	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed		
Ensuite	BF 10	900x900x1200	hopper wds + fixed	East + South	Timber framed	Facing cliff	
Stair	BF 11	900x900x2400	hopper wds + fixed	East + South	Timber framed	Facing cliff	
Bathroom	BF 12	900 x 1200	hopper wds + fixed	West	Timber framed	Facing cave	
Gallery	BF 13	2700 x 1200	hopper wds + fixed	West	Timber framed	Facing cave	
Service Level	Services	SF 1	3600 x 1200	Al. Ventilation Grill	West	Al.	Under driveway
Entry / Garage	Entry	EF 1	2100 x 2100	Solid Timber Door + Side Lights	West	Timber Framed	
		EF 2	2400 x 1200	hopper wds + fixed	East	Timber framed	Facing cliff
		EF 3	4050 x 1200	hopper wds	North	Timber framed	Exterior Shading
		EF 4	900x900x2400	hopper wds + fixed	East + South	Timber framed	Facing cliff
		EF 5	4500 x 2100	Timber Panel Lift	West		
		EF 6	3600 x 1200	hopper wds + fixed	East	Timber framed	Facing cliff

Thermal Comfort Item	Details
External Walls 1	FC walls + R2.5 added
External Walls 2	Concrete walls + R2.5 added (lift shaft)
Internal Walls 1	Plasterboard on studs – throughout
Internal Walls 2	Plasterboard on studs + R2.5 next to plant rooms
Floor Finishes	Tiles- wet areas, timber floor finishes, elsewhere
Internal Floors	Framed-floor and plasterboard + R2 acoustic
External Floors 1	Concrete slab on ground (no insul)
External Floors 2	Concrete slab suspended over air + R2.5 (top floor)
Internal ceilings	Framed-floor and plasterboard + R2 acoustic
External ceilings	Framed-roof and plasterboard + R3.5 added
Roofs	Metal roof + R1.5 and foil added
Roof Colour	Medium roof colour
Downlights near Insulation	LED downlights (sealed, so small/no holes in insul.)
Terrain	Open terrain
Skylights	None
Window Shading	As shown (screens and awnings)
Weather Stripping	All external doors and windows
Windows and glazed doors	Timber-frames and double-glazed, clear
Windows - U-value	≤ 2.6 for awning/bifold, < 2.6 for fixed/sliders/louvers
Windows - SHGC	0.50 ± 5% awning/bifold, 0.53 ± 5% fixed/sliders/louvers
Windows 2- 300 high strips - at high-level and low-level	Aluminium-frames and single-glazed, clear low-E
Windows 2- U-value	< 4.8 for fixed/sliders/louvers
Windows 2- SHGC	0.59 ± 5% fixed/sliders/louvers

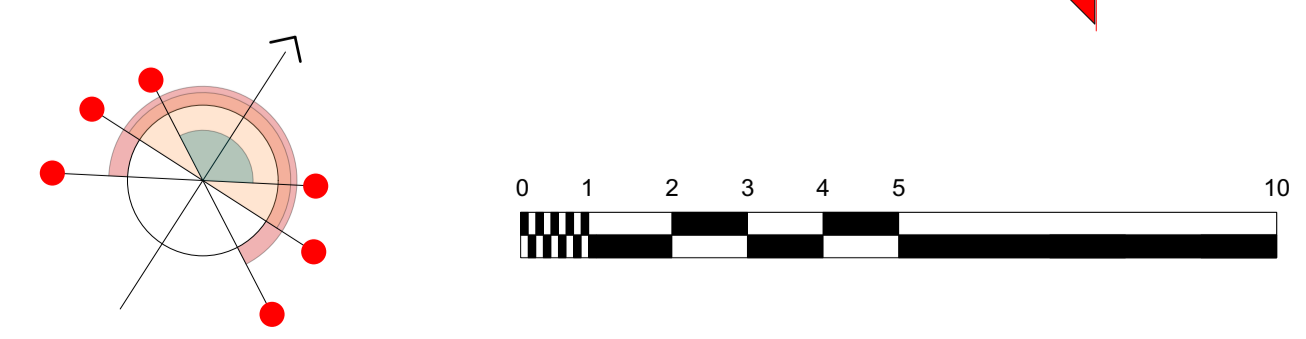
BASIX Water Item	Proposed
Rainwater Tank	2.0 kl tank collecting > 171 m2 roof
Rainwater Reuse	Irrigation, Laundry, Pool (no Toilets)
Landscaping incl. green roofs	<400m2
Landscaping Species	300m2 (of 400) = Locally indig/1 drop
Showers	≤ 9 L/min (i.e. least-efficient 4 star)
Toilets	4 star, or better
Kitchen Taps	5 star, or better
Bathroom Taps	6 star, or better
Dishwashers	Not assessed
Clothes washers	Not assessed
Pools	12kl or less
Spas	None
BASIX Energy Item	Proposed
Photovoltaic Solar Power	5kW
Hot Water	Heat pump with STCs >31
Kitchen Exhaust	Fan to façade/roof - manual switch
Bathroom Exhaust	Fan to façade/roof - manual switch
Laundry Exhaust	Fan to façade/roof - manual switch
Lighting for all rooms	LEDs or CFLs for ≥80% fittings (dedicated)
Heating for Dwellings	1 phase (unzoned) EER>3.0
Cooling for Dwellings	1 phase (unzoned) EER>3.0
Clothes lines	External clothes lines
Cooking	Gas cooktop & electric oven
Clothes washers	Not assessed
Clothes dryers	Not assessed
Dishwashers	Not assessed
Fridges	Not assessed
Vented fridge spaces	No (since needs one side or top of fridge to be unenclosed)
Pools	12kl or less (solar heating only + pump timer + no cover)



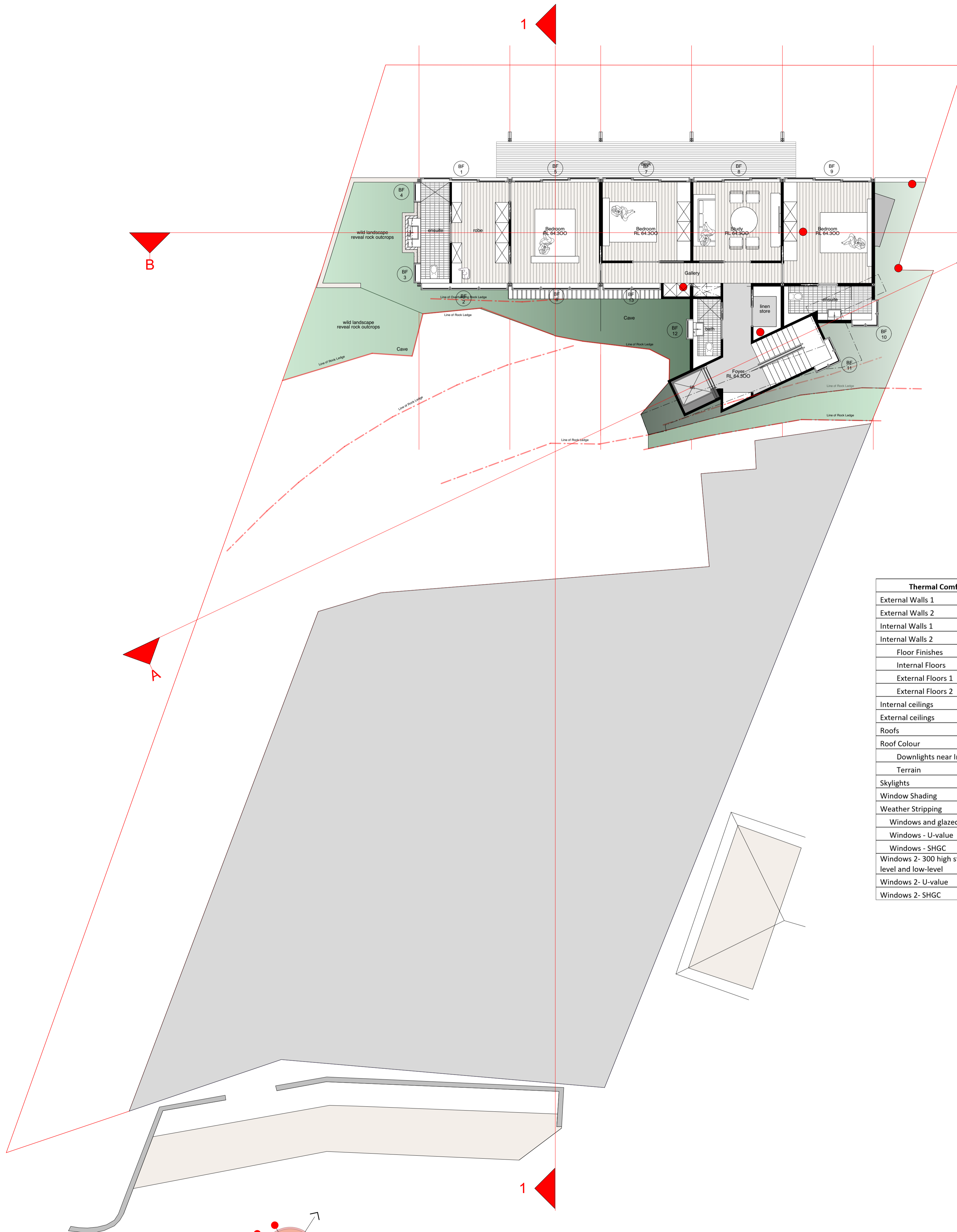
living in landscapes of cliffs and caves and sea
proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 006 Ground Floor Plan
Scale 1 : 100.@ A1
July 2020

Stephen Lesiuk
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phone : 0414 468 186



6 Mitchell Road Palm Beach NSW
Door + Windows



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		GF 6	900 x 2100	hopper wds	West	Timber framed	
Kitchen / Family		GF 7	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		GF 8	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
Bunk Room		GF 9	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		GF 10	900 x 1500	Acove Fixed Glazing	North	Timber framed	Under driveway
Ensuite		GF 11	900x900x1200	hopper wds + fixed	East + South	Timber framed	Facing cliff
		GF 12	1800 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
Bedroom Level	Ensuite / Robe	BF 1	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		BF 2	4050 x 1200	hopper wds	South	Timber framed	
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Bedroom		BF 7	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
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Bedroom		BF 9	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
		BF 10	900x900x1200	hopper wds + fixed	East + South	Timber framed	Facing cliff
Stair		BF 11	900x900x2400	hopper wds + fixed	East + South	Timber framed	Facing cliff
		BF 12	900 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
Bathroom		BF 13	2700 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
		BF 14	2700 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
Service Level	Services	SF 1	3600 x 1200	Al. Ventilation Grill	West	Al.	Under driveway
		EF 1	2100 x 2100	Solid Timber Door + Slide Lights	West	Timber Framed	
		EF 2	2400 x 1200	hopper wds + fixed	East	Timber framed	Facing cliff
		EF 3	4050 x 1200	hopper wds	North	Timber framed	Exterior Shading
		EF 4	900x900x2400	hopper wds + fixed	East + South	Timber framed	Facing cliff
		EF 5	4500 x 2100	Timber Panel Lift	West	Timber framed	Facing cliff
EF 6	3600 x 1200	hopper wds + fixed	East	Timber framed	Facing cliff		

Thermal Comfort Item	Details
External Walls 1	FC walls + R2.5 added
External Walls 2	Concrete walls + R2.5 added (lift shaft)
Internal Walls 1	Plasterboard on studs – throughout
Internal Walls 2	Plasterboard on studs + R2.5 next to plant rooms
Floor Finishes	Tiles- wet areas, timber floor finishes, elsewhere
Internal Floors	Framed-floor and plasterboard + R2 acoustic
External Floors 1	Concrete slab on ground (no insul)
External Floors 2	Concrete slab suspended over air + R2.5 (top floor)
Internal ceilings	Framed-floor and plasterboard + R2 acoustic
External ceilings	Framed-roof and plasterboard + R3.5 added
Roofs	Metal roof + R1.5 and foil added
Roof Colour	Medium roof colour
Downlights near Insulation	LED downlights (sealed, so small/no holes in insul.)
Terrain	Open terrain
Skylights	None
Window Shading	As shown (screens and awnings)
Weather Stripping	All external doors and windows
Windows and glazed doors	Timber-frames and double-glazed, clear
Windows - U-value	≤ 2.6 for awning/bifold, < 2.6 for fixed/sliders/louvers
Windows - SHGC	0.50 ± 5% awning/bifold, 0.53 ± 5% fixed/sliders/louvers
Windows 2- 300 high strips - at high-level and low-level	Aluminium-frames and single-glazed, clear low-E
Windows 2- U-value	< 4.8 for fixed/sliders/louvers
Windows 2- SHGC	0.59 ±5% fixed/sliders/louvers

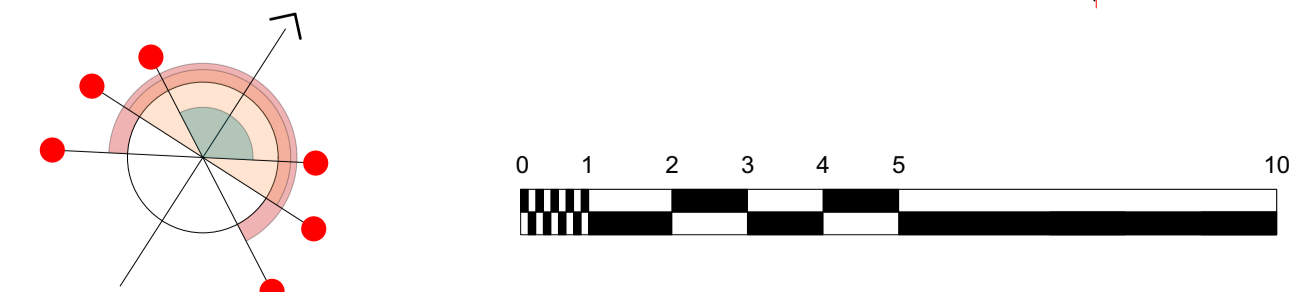
BASIX Water Item	Proposed
Rainwater Tank	2.0 kL tank collecting > 171 m2 roof
Rainwater Reuse	Irrigation, Laundry, Pool (no Toilets)
Landscaping incl. green roofs	<400m2
Landscaping Species	300m2 (of 400) = Locally indig/1 drop
Showers	≤ 9 L/min (i.e. least-efficient 4 star)
Toilets	4 star, or better
Kitchen Taps	5 star, or better
Bathroom Taps	6 star, or better
Dishwashers	Not assessed
Clothes washers	Not assessed
Pools	12kL or less
Spas	None
BASIX Energy Item	Proposed
Photovoltaic Solar Power	5kW
Hot Water	Heat pump with STCs >31
Kitchen Exhaust	Fan to façade/roof - manual switch
Bathroom Exhaust	Fan to façade/roof - manual switch
Laundry Exhaust	Fan to façade/roof - manual switch
Lighting for all rooms	LEDs or CFLs for 280% fittings (dedicated)
Heating for Dwellings	1 phase (unzoned) EER>3.0
Cooling for Dwellings	1 phase (unzoned) EER>3.0
Clothes lines	External clothes lines
Cooking	Gas cooktop & electric oven
Clothes washers	Not assessed
Clothes dryers	Not assessed
Dishwashers	Not assessed
Fridges	Not assessed
Vented fridge spaces	No (since needs one side or top of fridge to be unenclosed)
Pools	12kL or less (solar heating only + pump timer + no cover)

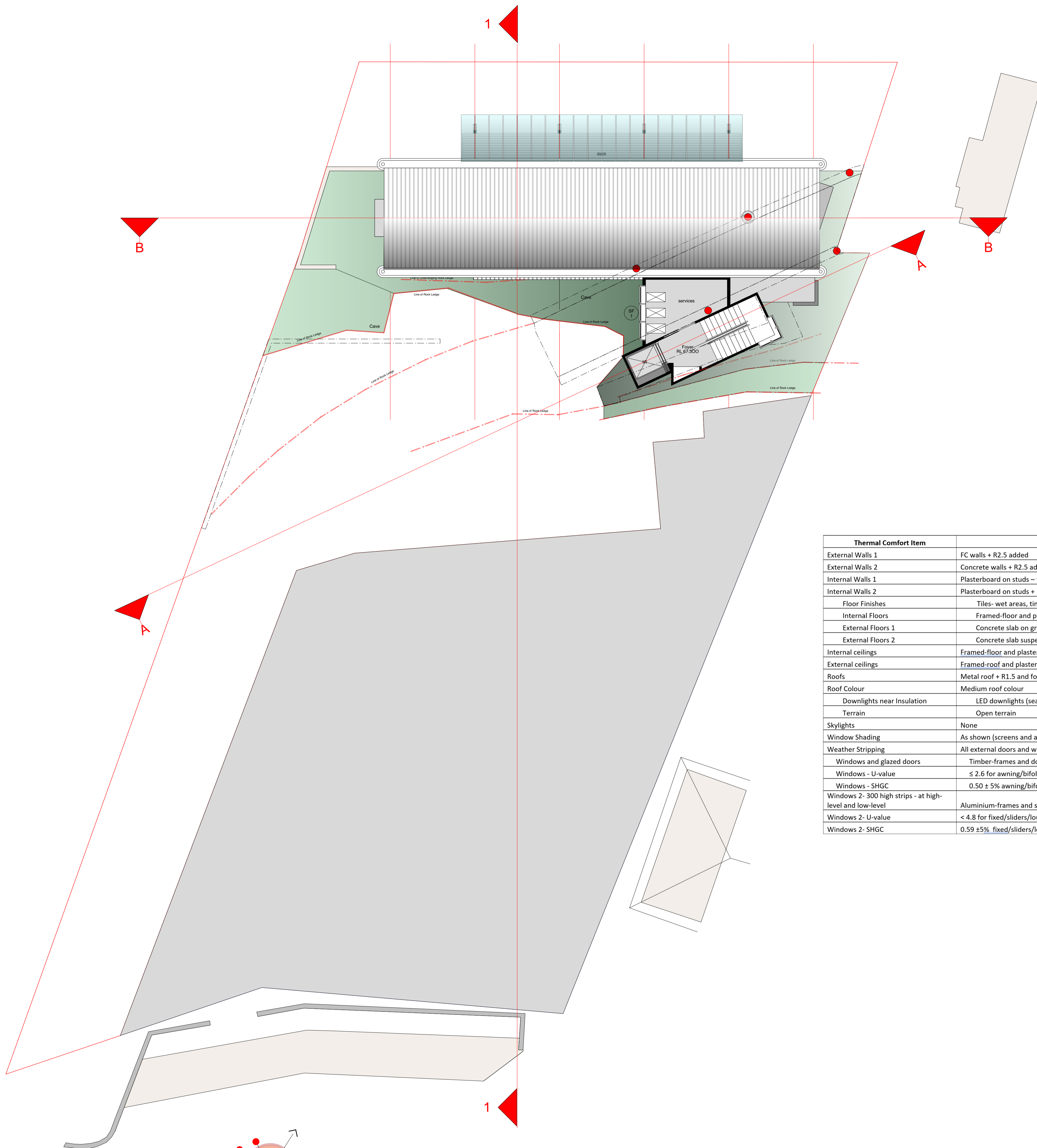


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proposed new dwelling
6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 007 First Floor Plan
Scale 1 : 100.@ A1
July 2020

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Level	Room	Dr/Wd No.	Size	Type	Orientation	Comments	Other
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Bunk Room		GF 9	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	Under driveway
		GF 10	900 x 1500	Alcove Fixed Glazing	North	Timber framed	
Ensuite		GF 11	900x900x1200	hopper wds + fixed	East + South	Timber framed	Facing cliff
		GF 12	1800 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
Bedroom Level	Ensuite / Robe	BF 1	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
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Main Bed		BF 5	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
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Bedroom		BF 7	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
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Bedroom		BF 9	4050 x 2100	sliding door 3 leaves 1 fixed	North	Timber framed	
Ensuite		BF 10	900x900x1200	hopper wds + fixed	East + South	Timber framed	Facing cliff
Stair		BF 11	900x900x2400	hopper wds + fixed	East + South	Timber framed	Facing cliff
Bathroom		BF 12	900 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
Gallery		BF 13	2700 x 1200	hopper wds + fixed	West	Timber framed	Facing cave
Service Level	Services	SF 1	3600 x 1200	AI, Ventilation Grill	West	AI	Under driveway
Entry / Garage	Entry	EF 1	2100 x 2100	Solid Timber Door + Side Lights	West	Timber Framed	
		EF 2	2400 x 1200	hopper wds + fixed	East	Timber framed	Facing cliff
		EF 3	4050 x 1200	hopper wds	North	Timber framed	Exterior Shading
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Thermal Comfort Item	Details
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Internal Walls 1	Plasterboard on studs – throughout
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Floor Finishes	Tiles- wet areas, timber floor finishes, elsewhere
Internal Floors	Framed-floor and plasterboard + R2 acoustic
External Floors 1	Concrete slab on ground (no insul)
External Floors 2	Concrete slab suspended over air + R2.5 (top floor)
Internal ceilings	Framed-floor and plasterboard + R2 acoustic
External ceilings	Framed-roof and plasterboard + R3.5 added
Roofs	Metal roof + R1.5 and foil added
Roof Colour	Medium roof colour
Downlights near insulation	LED downlights (sealed, so small/no holes in insul.)
Terrain	Open terrain
Skylights	None
Window Shading	As shown (screens and awnings)
Weather Stripping	All external doors and windows
Windows and glazed doors	Timber-frames and double-glazed, clear
Windows - U-value	≤ 2.6 for awning/bifold, < 2.6 for fixed/sliders/louvers
Windows - SHGC	0.50 ± 5% awning/bifold, 0.53 ± 5% fixed/sliders/louvers
Windows 2- 300 high strips - at high-level and low-level	Aluminium-frames and single-glazed, clear low-E
Windows 2- U-value	< 4.8 for fixed/sliders/louvers
Windows 2- SHGC	0.59 ±5% fixed/sliders/louvers

BASIX Water Item	Proposed
Rainwater Tank	2.0 kL tank collecting > 171 m2 roof
Rainwater Reuse	Irrigation, Laundry, Pool (no Toilets)
Landscaping incl. green roofs	<400m2
Landscaping Species	300m2 (of 400) = Locally indig/1 drop
Showers	≤ 9 L/min (i.e. least-efficient 4 star)
Toilets	4 star, or better
Kitchen Taps	5 star, or better
Bathroom Taps	6 star, or better
Dishwashers	Not assessed
Clothes washers	Not assessed
Pools	12kL or less
Spas	None
BASIX Energy Item	Proposed
Photovoltaic Solar Power	5kW
Hot Water	Heat pump with STCs >31
Kitchen Exhaust	Fan to façade/roof - manual switch
Bathroom Exhaust	Fan to façade/roof - manual switch
Laundry Exhaust	Fan to façade/roof - manual switch
Lighting for all rooms	LEDs or CFLs for ≥80% fittings (dedicated)
Heating for Dwellings	1 phase (unzoned) EER>3.0
Cooling for Dwellings	1 phase (unzoned) EER>3.0
Clothes lines	External clothes lines
Cooking	Gas cooktop & electric oven
Clothes washers	Not assessed
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Fridges	Not assessed
Vented fridge spaces	No (since needs one side or top of fridge to be unenclosed)
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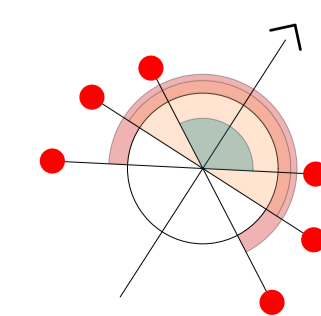
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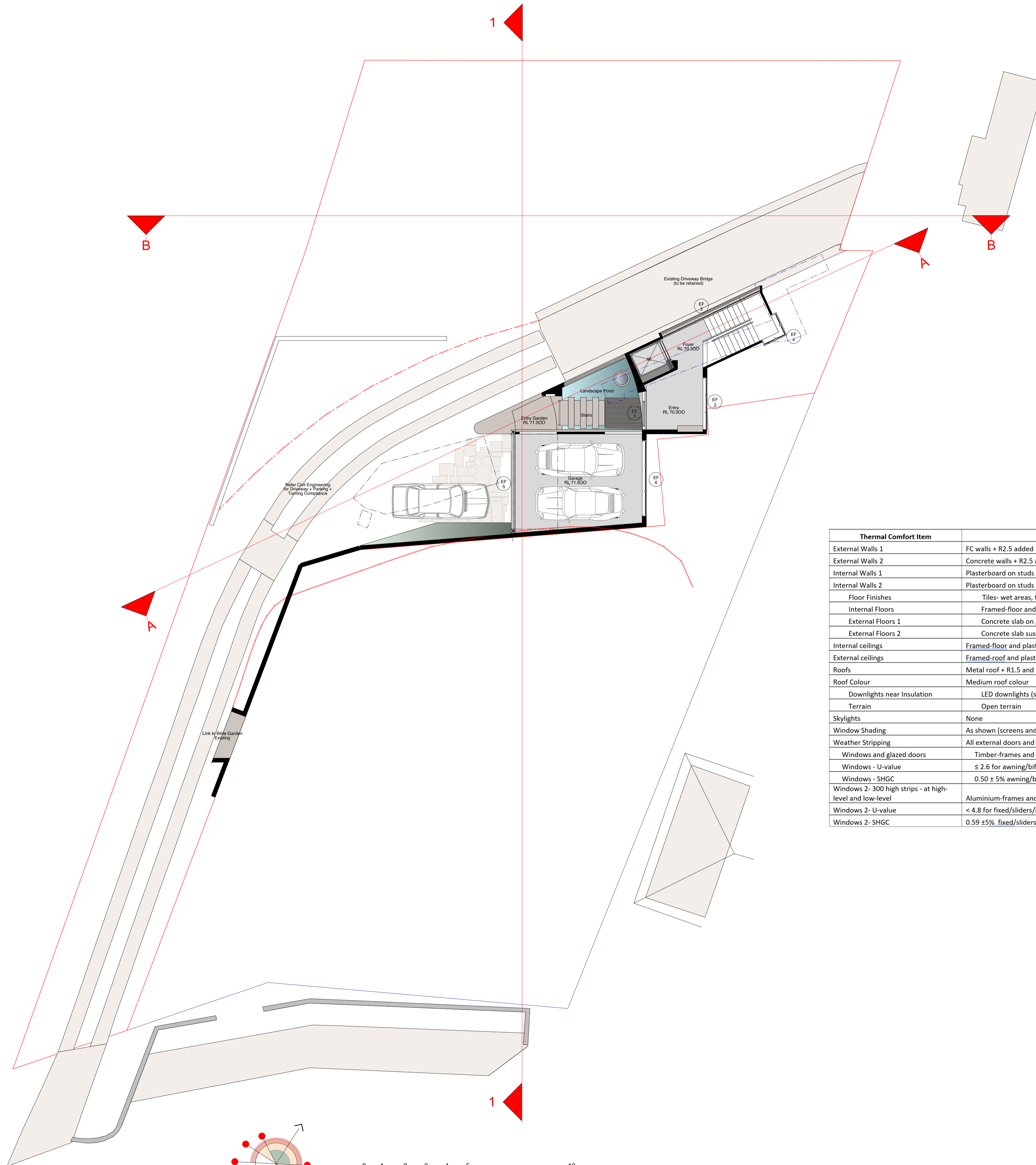
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Roger Bain

DA 008 Services Floor Plan
Scale 1 : 100.@ A1
July 2020

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Door + Windows



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Internal ceilings	Framed-floor and plasterboard + R2 acoustic
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Pools	12kL or less
Spas	None
BASIX Energy Item	Proposed
Photovoltaic Solar Power	5kW
Hot Water	Heat pump with STCs >31
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Fridges	Not assessed
Vented fridge spaces	No (since needs one side or top of fridge to be unenclosed)
Pools	12kL or less (solar heating only + pump timer + no cover)



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proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 009 Entry + Garage Floor Plan
Scale 1 : 100 @ A1
July 2020

Stephen Lesiuk
email stephenlesiuk@mac.com
phone : 0414 468 186




0005180773 08 Sep 2020
 Assessor: Martin Pinson
 Accreditation No: DMV191921
 Address: 66 Mitchell Road, Palm Beach, NSW, 2108
 62.4 Meters
www.nathers.gov.au

hstar.com.au

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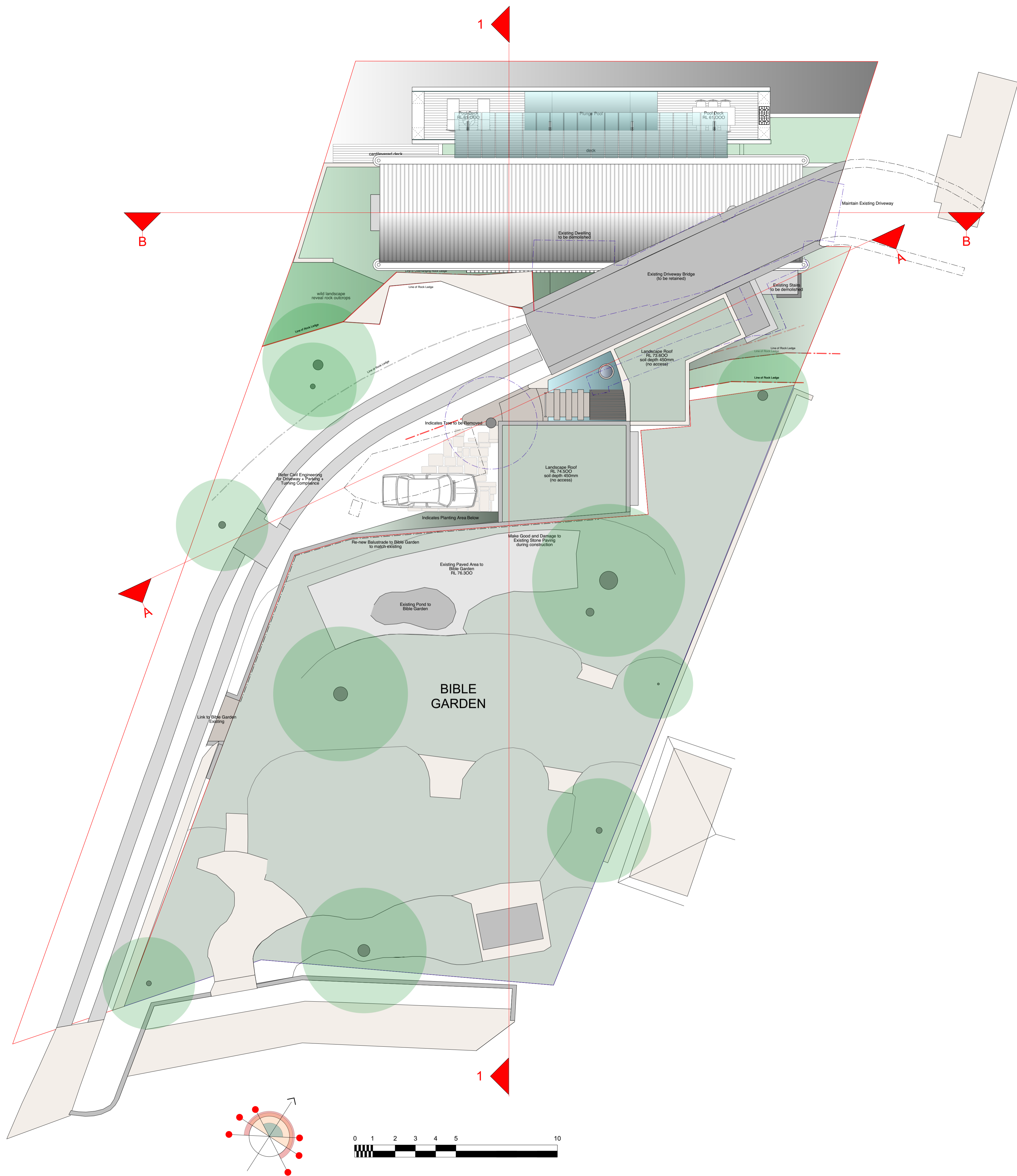
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 010 Roof + Bible Garden
Scale 1 : 100 @ A1
July 2020

Stephen Lesiuk
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 5.3 HOUSE ENERGY RATING SCHEME	0005180773 08 Sep 2020
	Assessor: Martin Pinson
	Accreditation No: DIN191921
	Address: 66 Mitchell Road, Palm Beach, NSW, 2108
62.4 MJ/m ²	
www.nathers.gov.au	hstar.com.au

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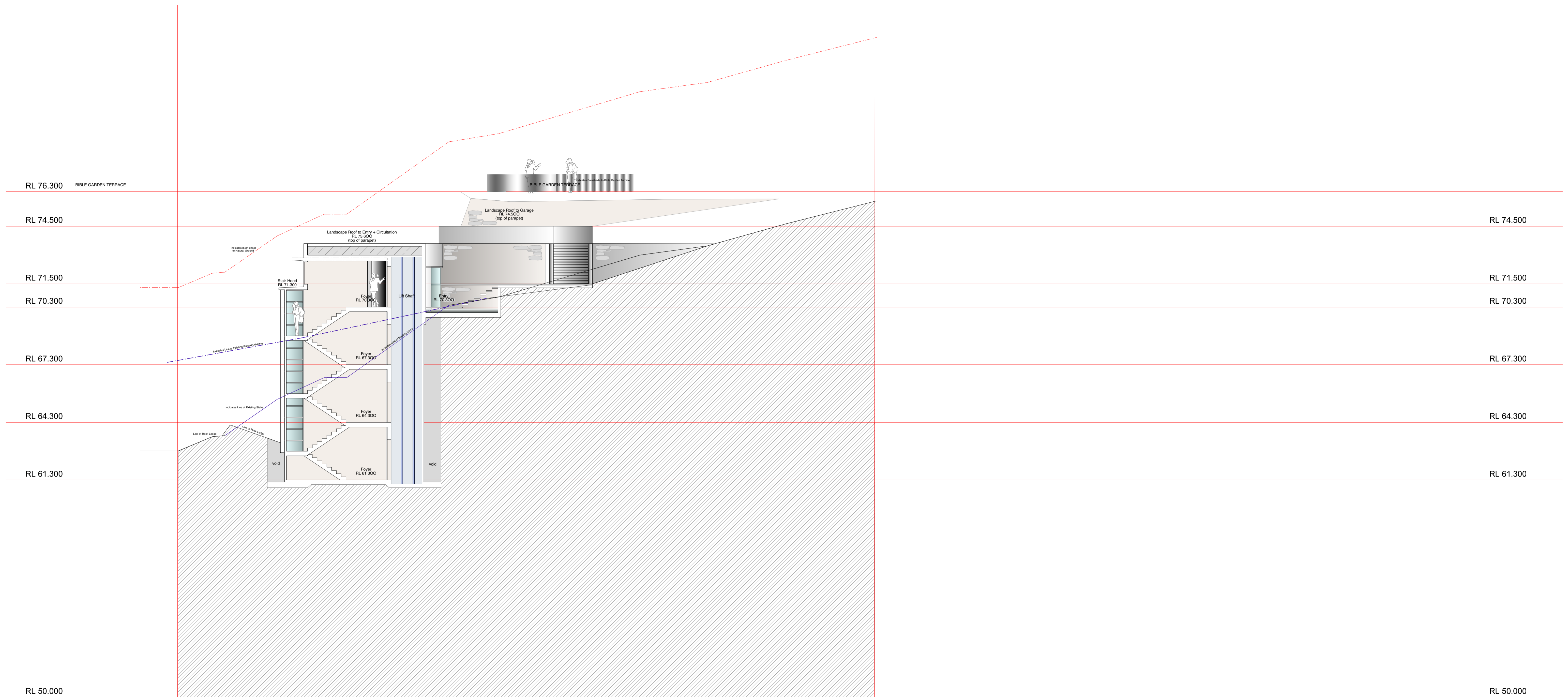
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 011 Site Plan
Scale 1 : 100 @ A1
July 2020

Stephen Lesiuk
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phone : 0414 468 186





	0005180773 08 Sep 2020	Assessor	Martin Pfrson
		Accreditation No.	DMN19/1921
		Address	66 Mitchell Road, Palm Beach, NSW, 2108
	62.4 MUm		www.nathers.gov.au

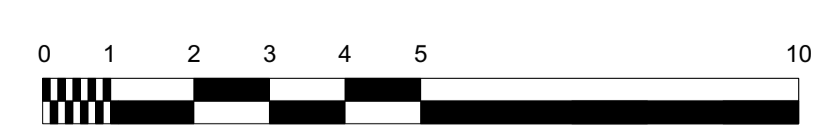
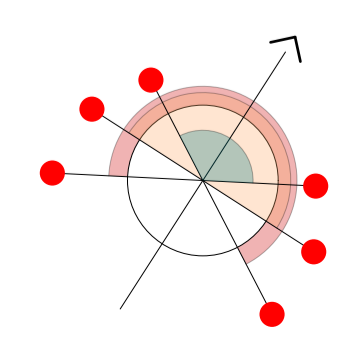
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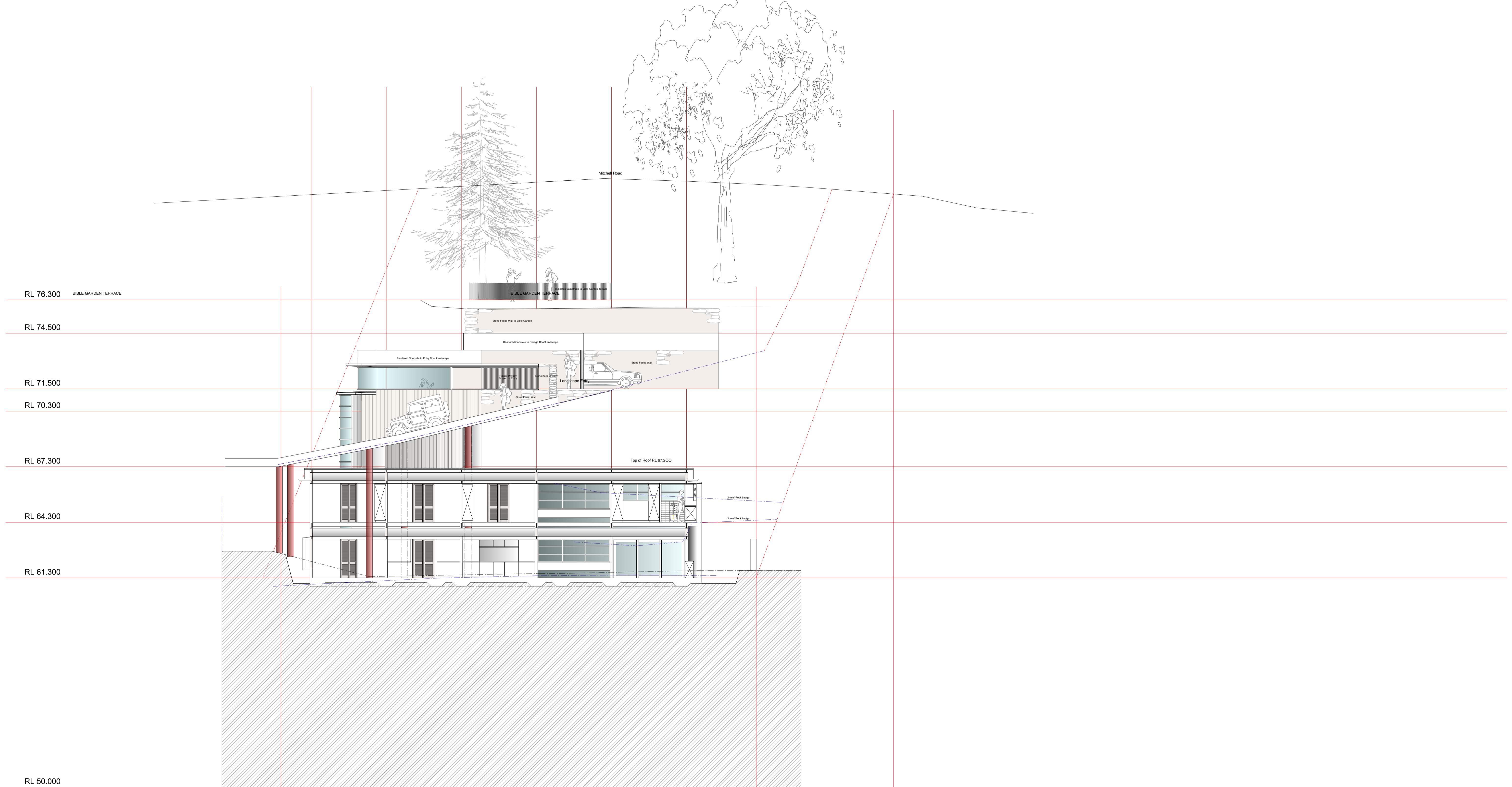
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 015 Section A-A ~ Circulation
Scale 1 : 100 @ A1
July 2020

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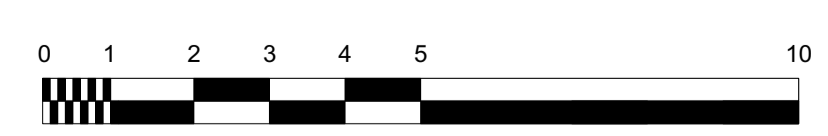
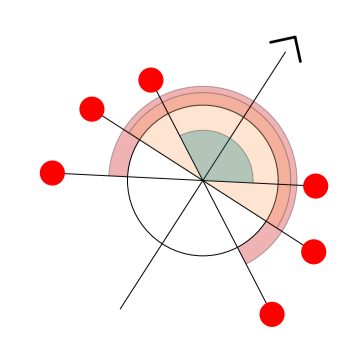


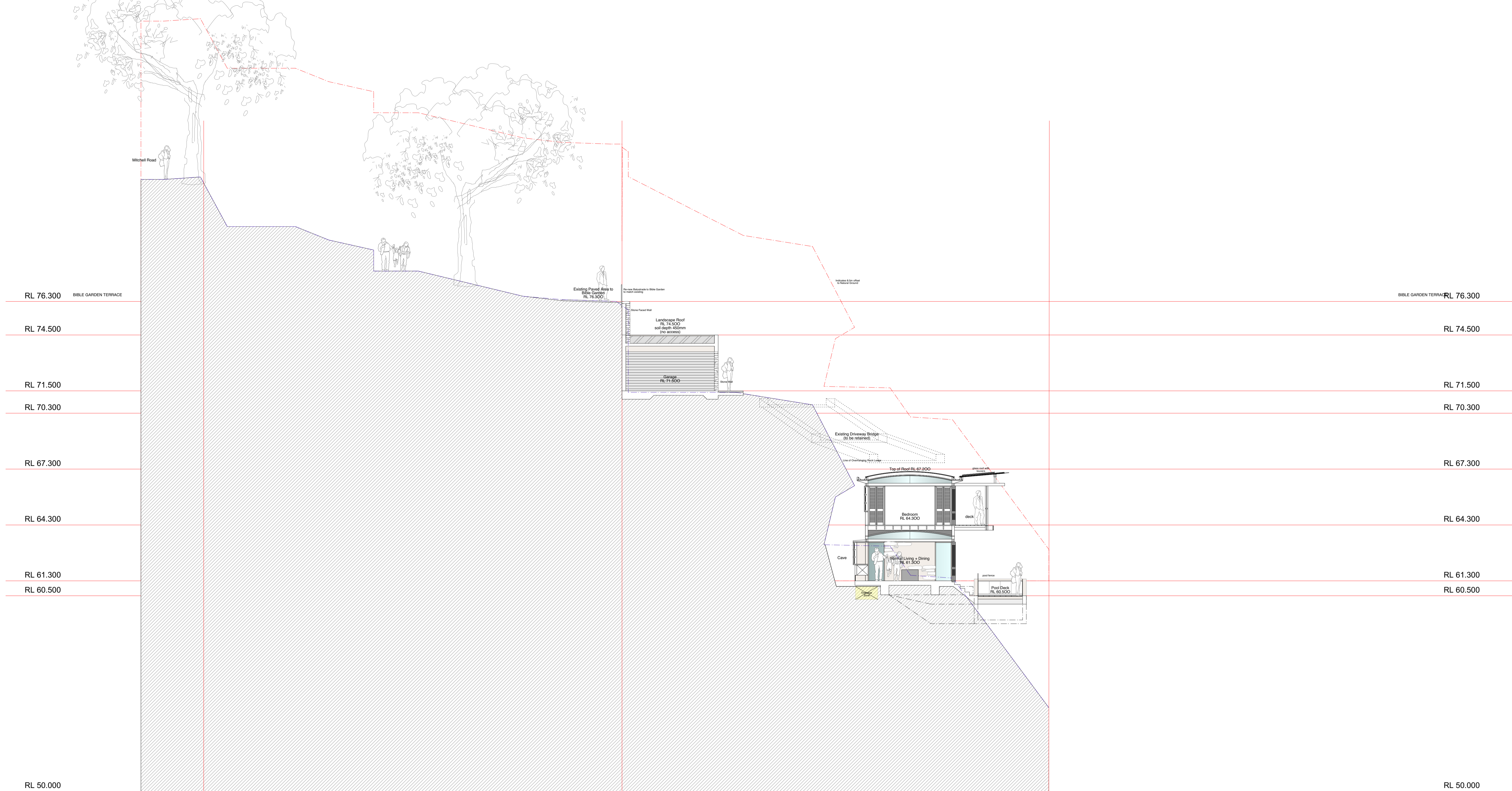

0005180773 08 Sep 2020
 Assessor: Martin Pison
 Accreditation No.: D/N/19/1921
 Address: 66 Mitchell Road, Palm Beach, NSW, 2108
 62.4 Mums
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 proposed new dwelling
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 for
 Roger Bain

DA 016 Section B-B ~ Pavilion
 Scale 1 : 100 @ A1
 July 2020

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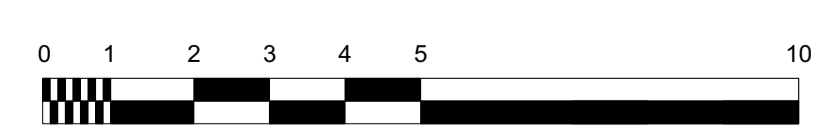
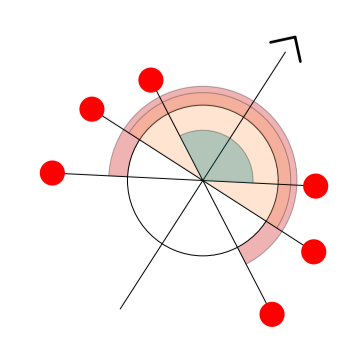


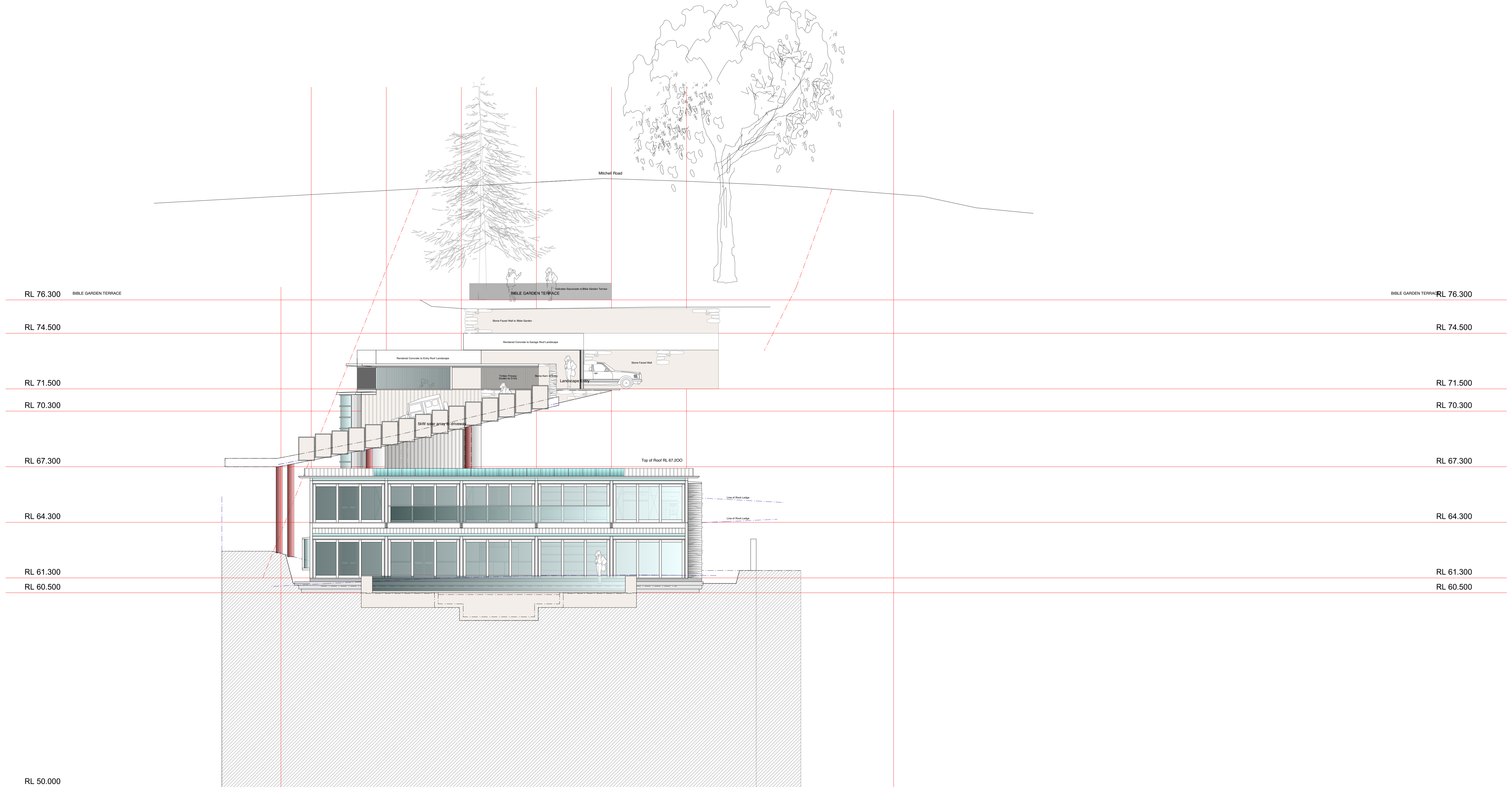
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	Assessor Martin Finson
	Accreditation No. DMN191921
	Address 66 Mitchell Road, Palm Beach NSW, 2108
62.4 MUM	
www.nathers.gov.au	hstar.com.au

living in landscapes of cliffs and caves and sea
 proposed new dwelling
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 for
 Roger Bain

DA 017 Section 1 - 1
 Scale 1 : 100 @ A1
 July 2020

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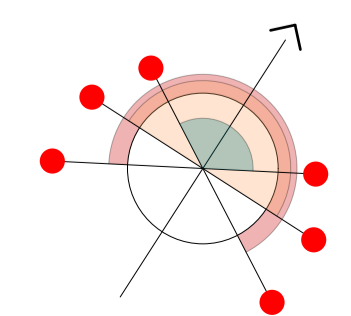


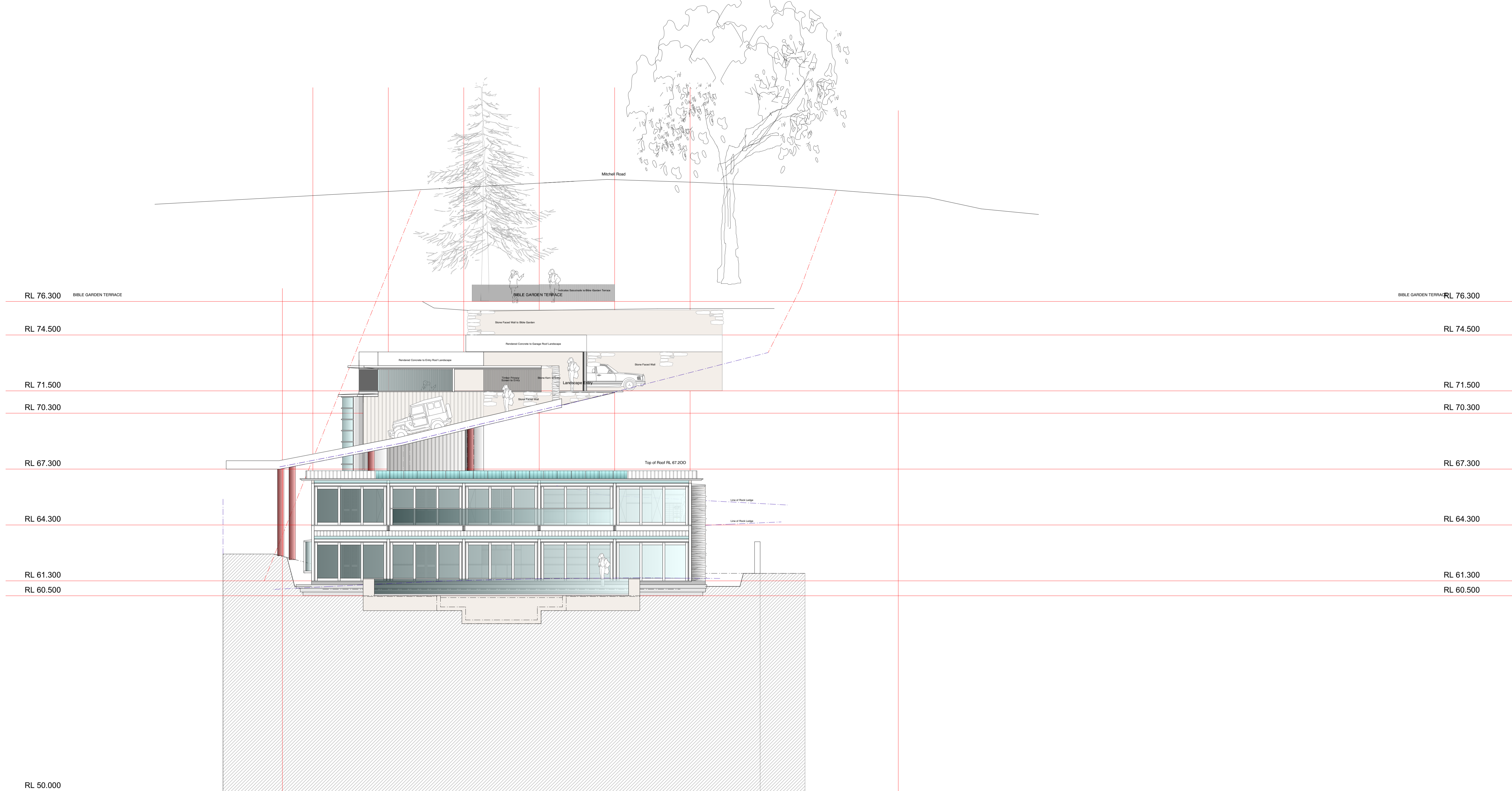


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 proposed new dwelling
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 for
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DA 020(b) Solar Array
 Scale 1 : 100 @ A1
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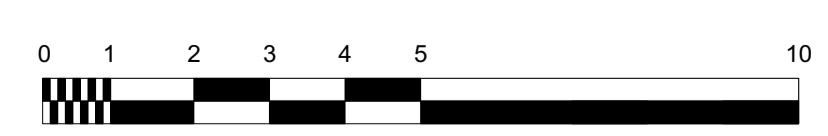
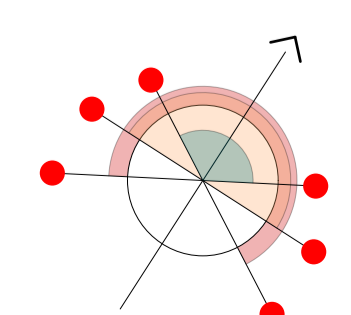
living in landscapes of cliffs and caves and sea

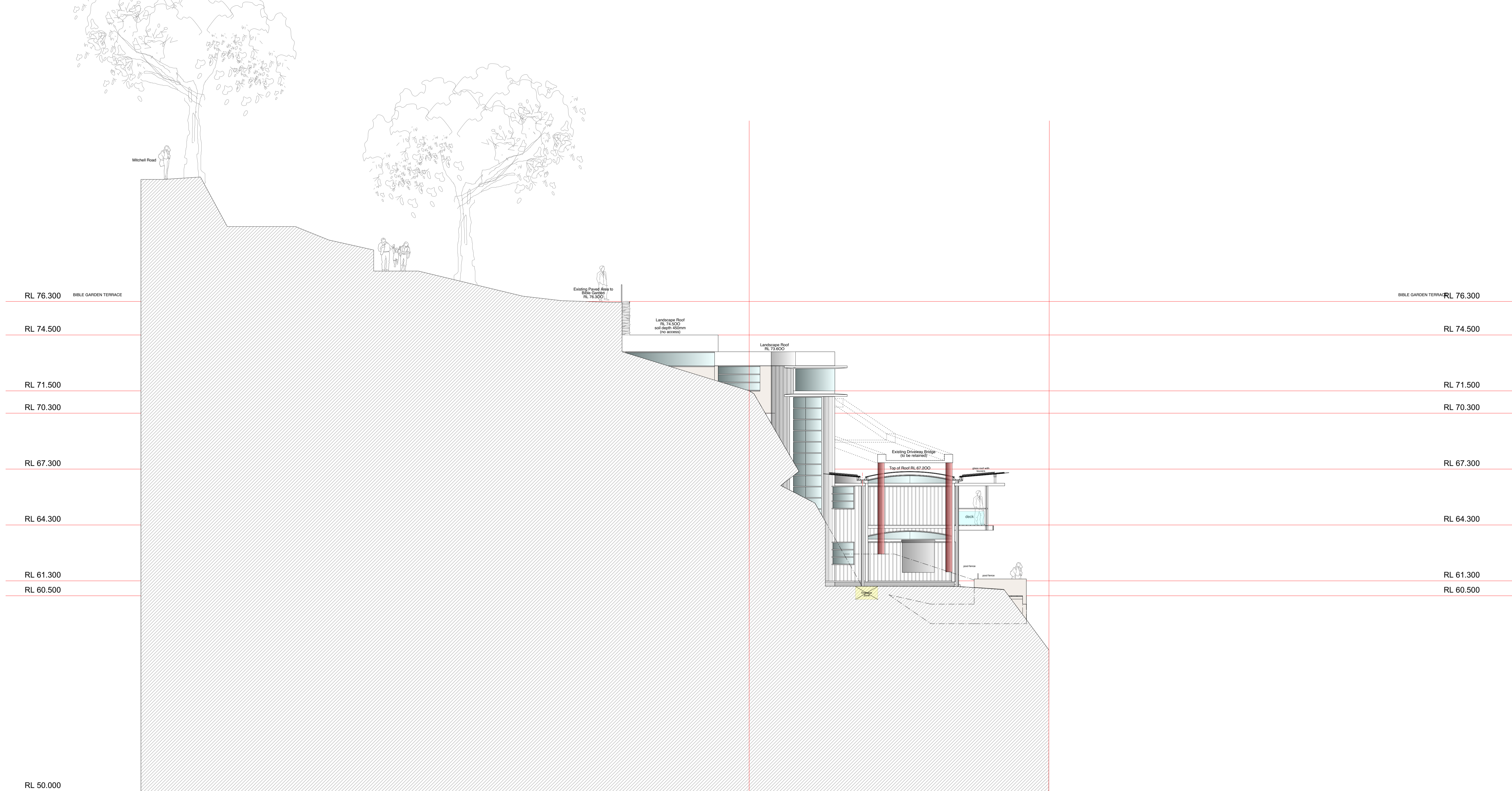
proposed new dwelling

6 Mitchell Road Palm Beach NSW
for
Roger Bain

DA 020 North Elevation
Scale 1 : 100 @ A1
July 2020

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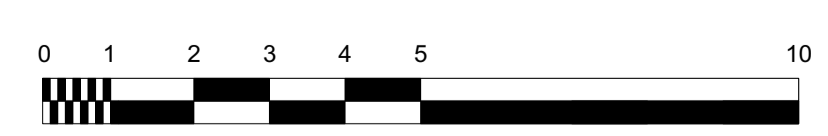
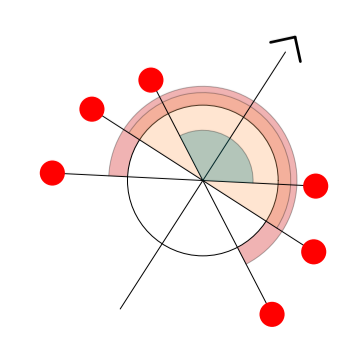


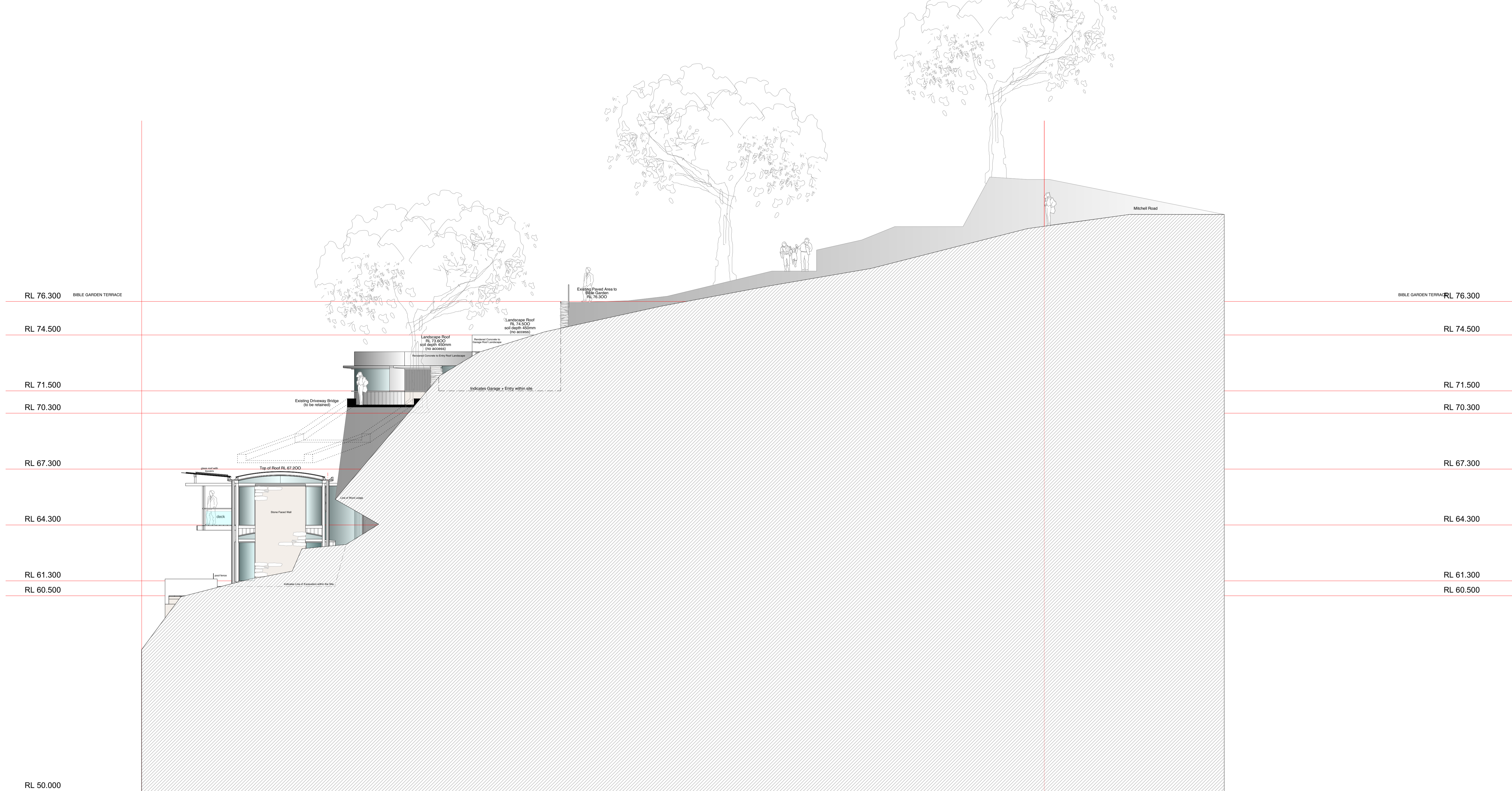


living in landscapes of cliffs and caves and sea
 proposed new dwelling
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 for
 Roger Bain

DA 021 East Elevation
 Scale 1 : 100.@ A1
 July 2020

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living in landscapes of cliffs and caves and sea

proposed new dwelling

6 Michell Road Palm Beach NSW
for
Roger Bain

DA 022 West Elevation
Scale 1 : 100 @ A1
July 2020

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