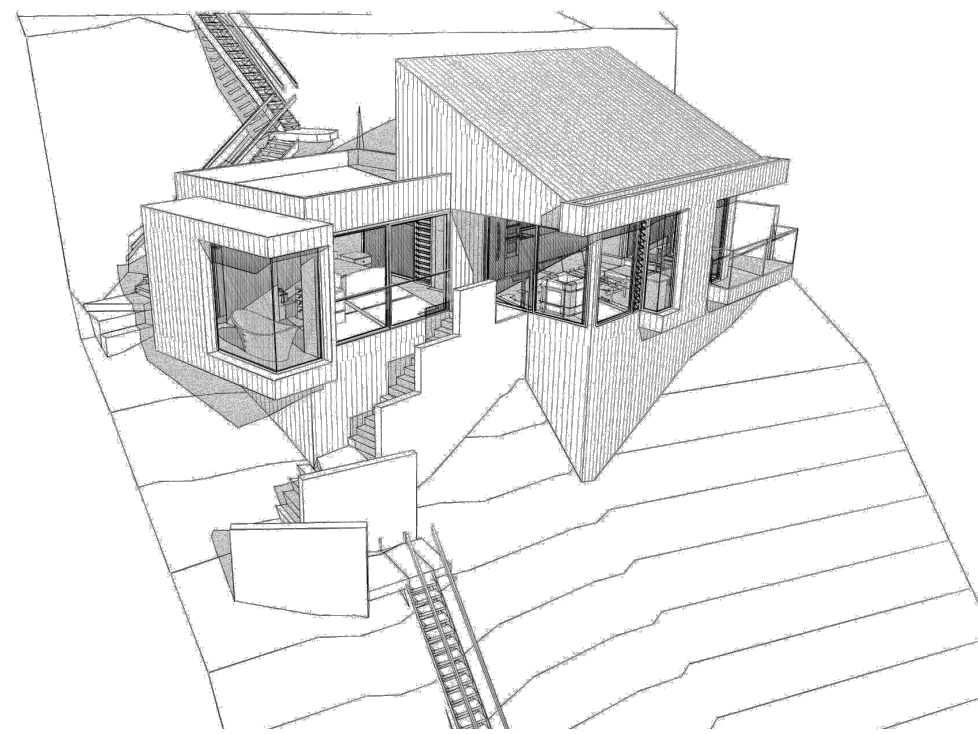
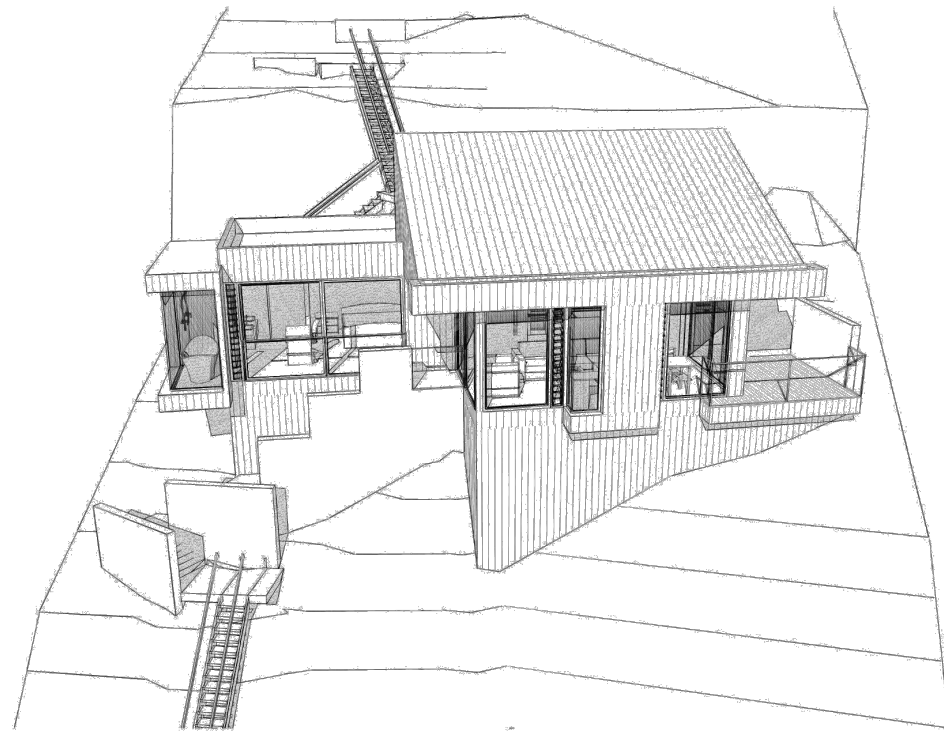
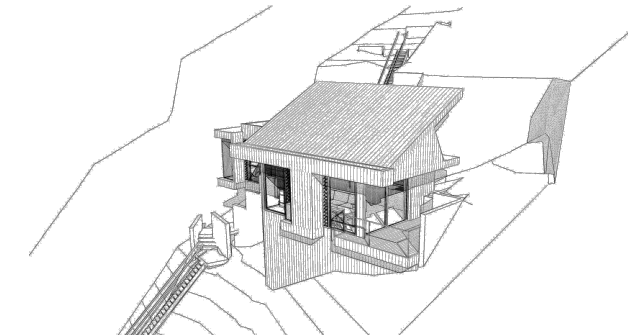




CONTENTS

DA1	COVER PAGE, MATERIALS & FINISHES
DA2	SURVEY
DA3	SURVEY
DA4	SITE, SITE ANALYSIS & WASTE MANAGEMENT PLAN
DA5	SUB FLOOR PLAN
DA6	GROUND FLOOR PLAN
DA7	ROOF FLOOR PLAN
DA8	ELEVATIONS, N
DA9	ELEVATIONS, S
DA10	ELEVATIONS, E
DA11	ELEVATIONS, W
DA12	SECTIONS A-A, B-B
DA13	LANDSCAPED AREA PLAN
DA14	LANDSCAPING PLAN
DA15	SOLAR JUNE 21 - 9AM
DA16	SOLAR JUNE 21 - 12PM
DA17	SOLAR JUNE 21 - 3PM
DA18	BASIX



private residence

20 sunrise rd, palm beach

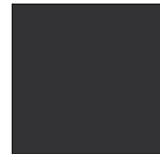
secondary dwelling
development application

architectural perspectives

WEATHERBOARD
MONUMENT
or similar



WINDOWS
MONUMENT
ALUMINIUM
or similar



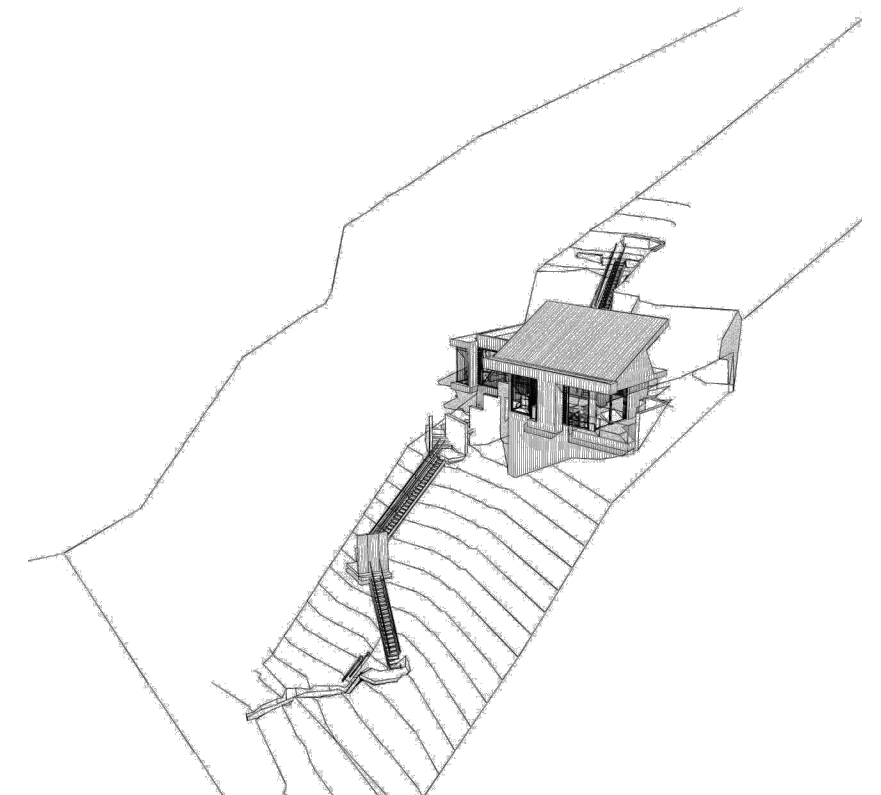
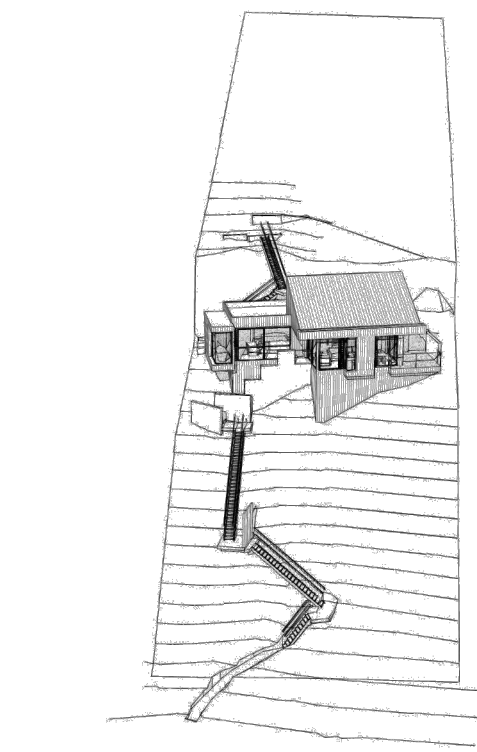
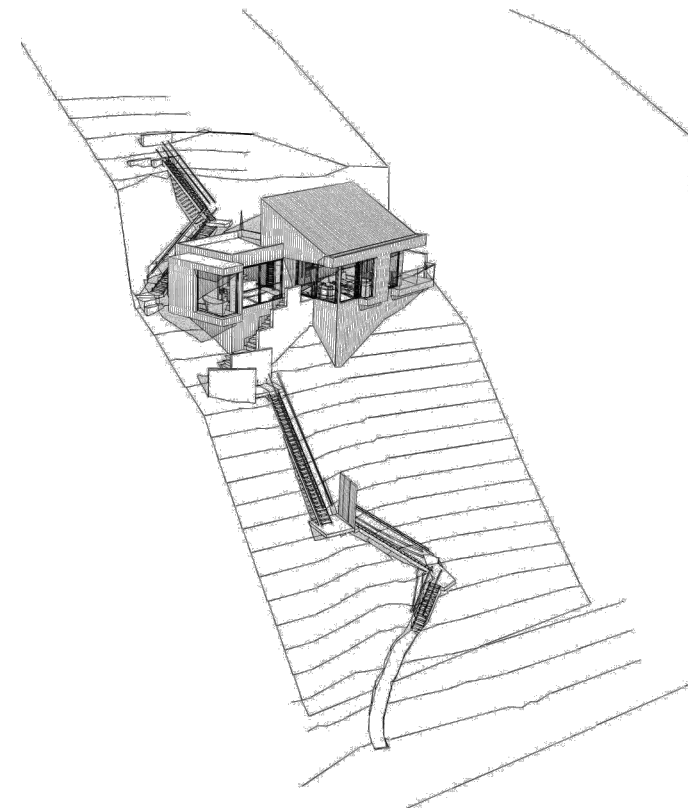
ROOF
MONUMENT
METAL
or similar



DECKS
TIMBER
or similar



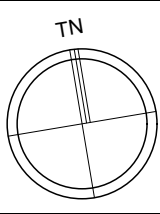
REINFORCED
BLOCK WALLS
RENDERED &
PAINTED
or similar





Site, Site Analysis & Waste Management & Stormwater Concept Plan
1:200

25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



Project : Secondary Dwelling Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m²
Client : Private Resident
Drawing : - Site, Site Analysis & Waste Management Plan

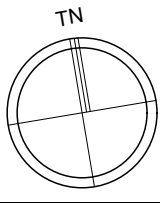
Legend:
Blue square = Proposed Work
Red square = Demolition
Grey square = Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:200 @ A3
Drawing No. : DA4	Issue : A



Ground Floor Plan
1:100

25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



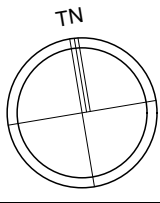
Project : Secondary Dwelling Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - Ground Floor Plan

- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA6	Issue : A



25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



Project : Secondary Dwelling Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m²
Client : Private Resident
Drawing : - **Roof Floor Plan**

- = Proposed Work
- = Demolition
- = Existing

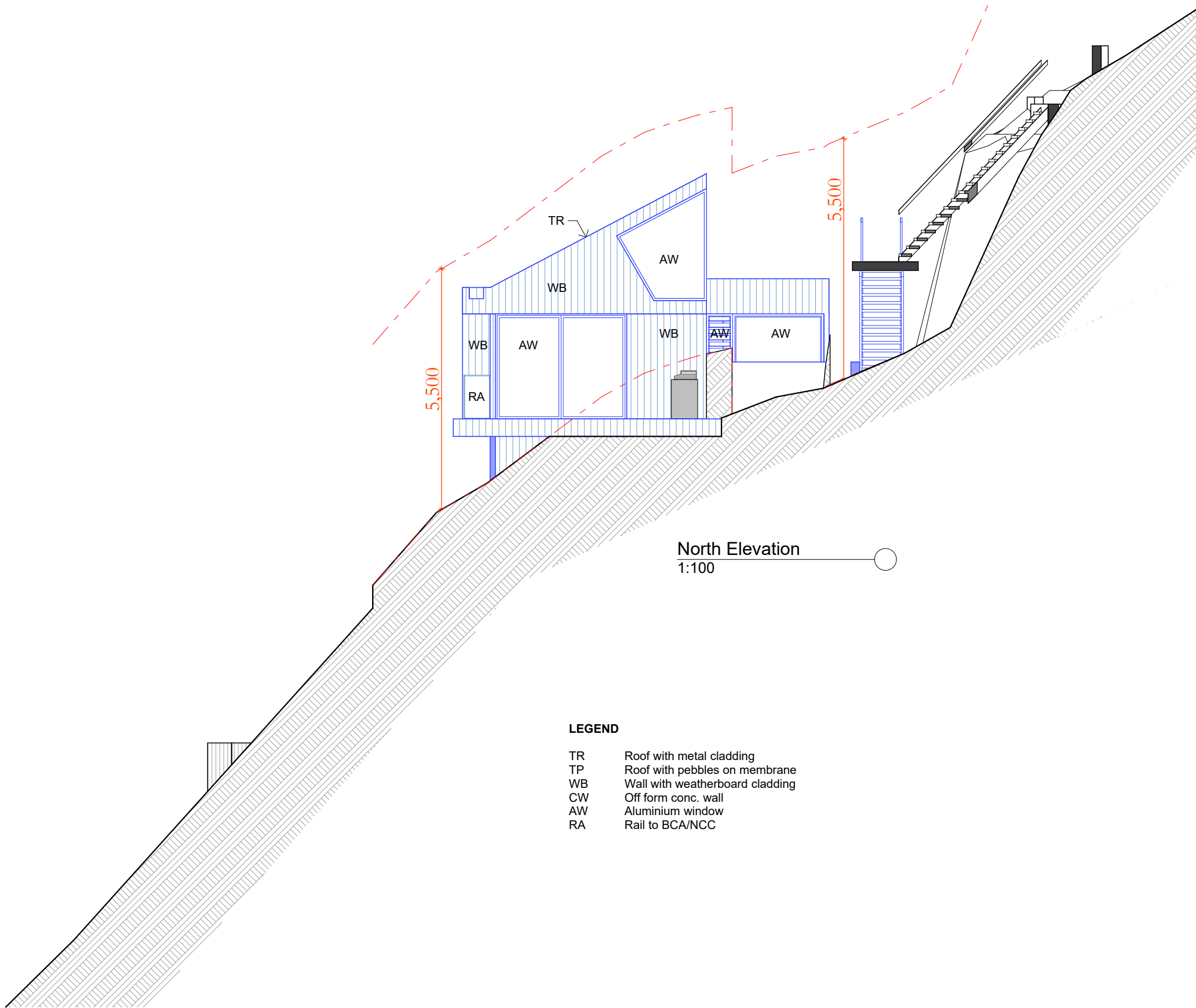
Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA7	Issue : A

RL + 30,250
Ridge

RL + 27,700
Parapet

RL + 27,300
Parapet

RL + 24,500
Ground Floor



North Elevation
1:100

LEGEND

- TR Roof with metal cladding
- TP Roof with pebbles on membrane
- WB Wall with weatherboard cladding
- CW Off form conc. wall
- AW Aluminium window
- RA Rail to BCA/NCC



25/02/25	A	Amended Plans
Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



NORTHERN BEACHES DRAFTING

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Project : Secondary Dwelling Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2

Client : Private Resident

Drawing : - **Elevations, N**

 = Proposed Work

 = Demolition

 = Existing

Drawn/Designed : PB

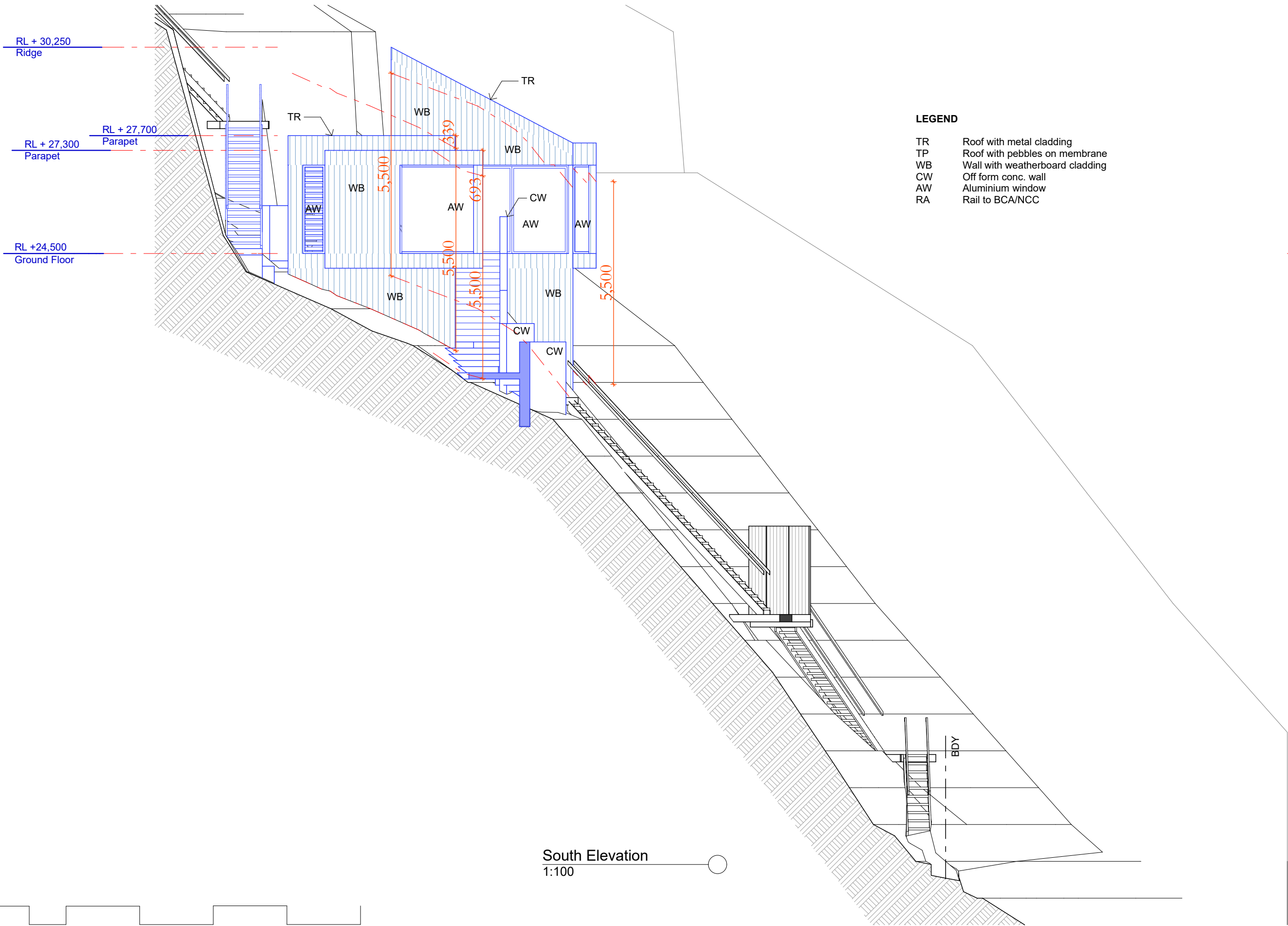
Project Number : **2408**

Drawing No. : **DA8**

Date : 260225

Scale : 1:100 @ A3

Issue : **A**



LEGEND

- TR Roof with metal cladding
TP Roof with pebbles on membrane
WB Wall with weatherboard cladding
CW Off form conc. wall
AW Aluminium window
RA Rail to BCA/NCC

South Elevation
1:100



25/02/25	A	Amended Plans
Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Designer for construction.



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E phil@northernbeachesdrafting.com.au

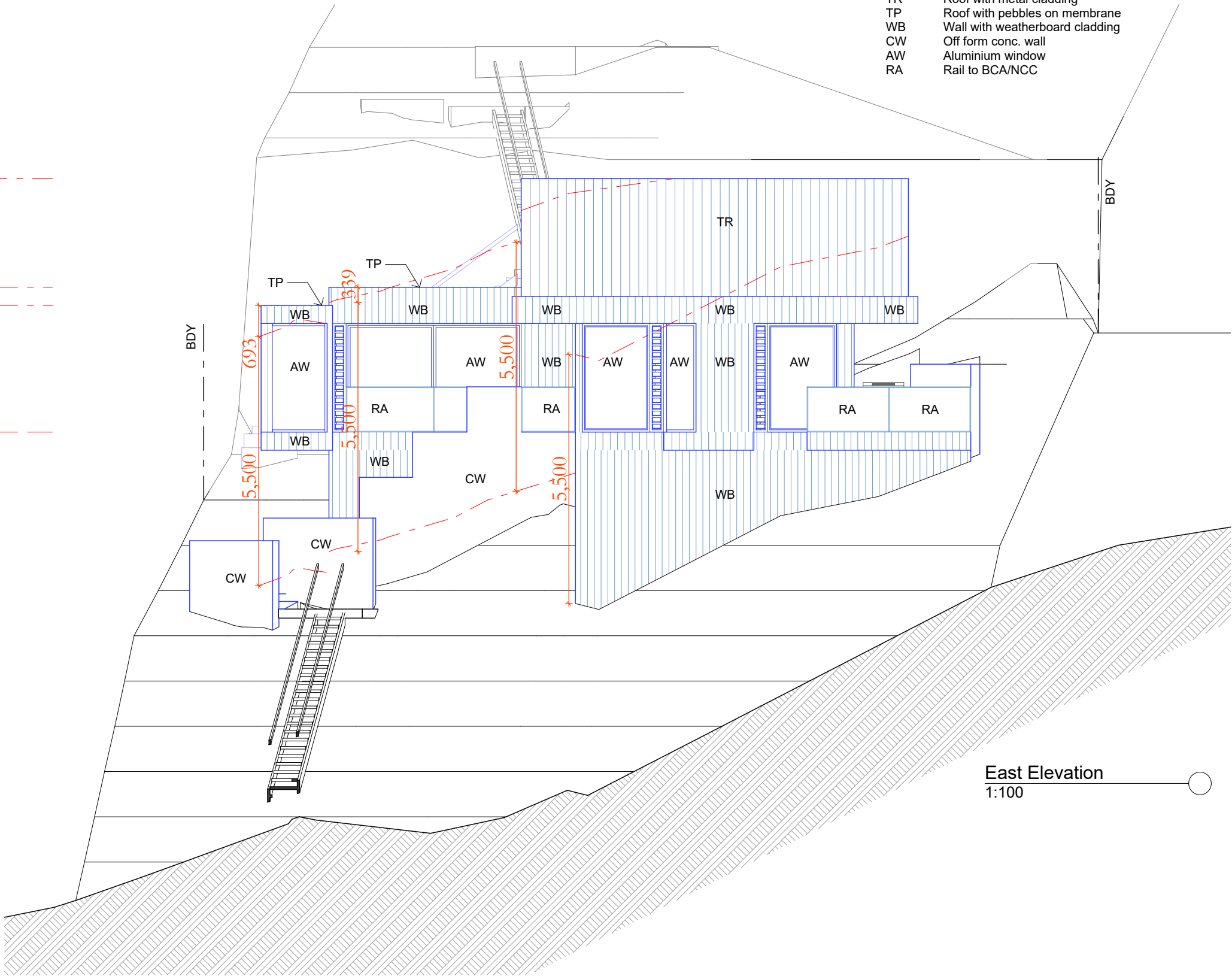
Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - Elevations, S

- = Proposed Work
■ = Demolition
■ = Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA9	Issue : A

LEGEND

- TR Roof with metal cladding
- TP Roof with pebbles on membrane
- WB Wall with weatherboard cladding
- CW Off form conc. wall
- AW Aluminium window
- RA Rail to BCA/NCC



East Elevation
1:100



25/02/25	A	Amended Plans
Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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e phil@northernbeachesdrafting.com.au

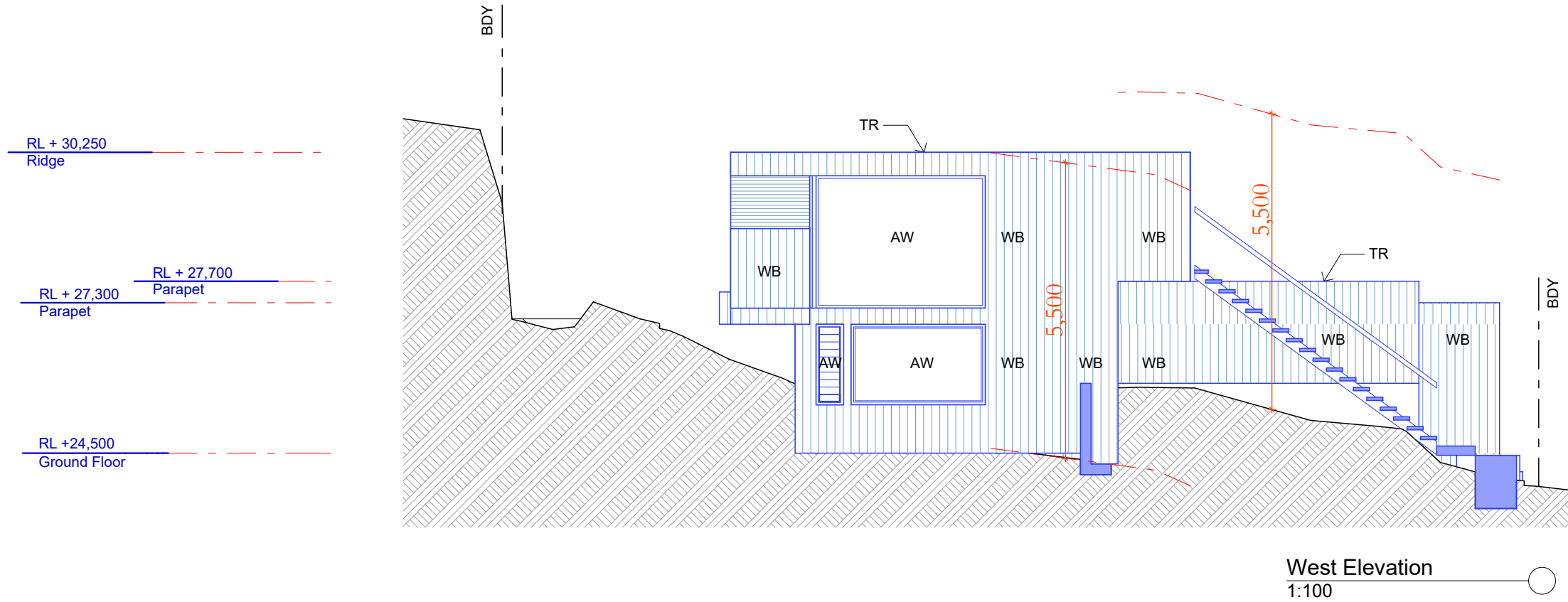
Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - Elevations, E

- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA10	Issue : A

LEGEND

TR	Roof with metal cladding
TP	Roof with pebbles on membrane
WB	Wall with weatherboard cladding
CW	Off form conc. wall
AW	Aluminium window
RA	Rail to BCA/NCC



25/02/25	A	Amended Plans
Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

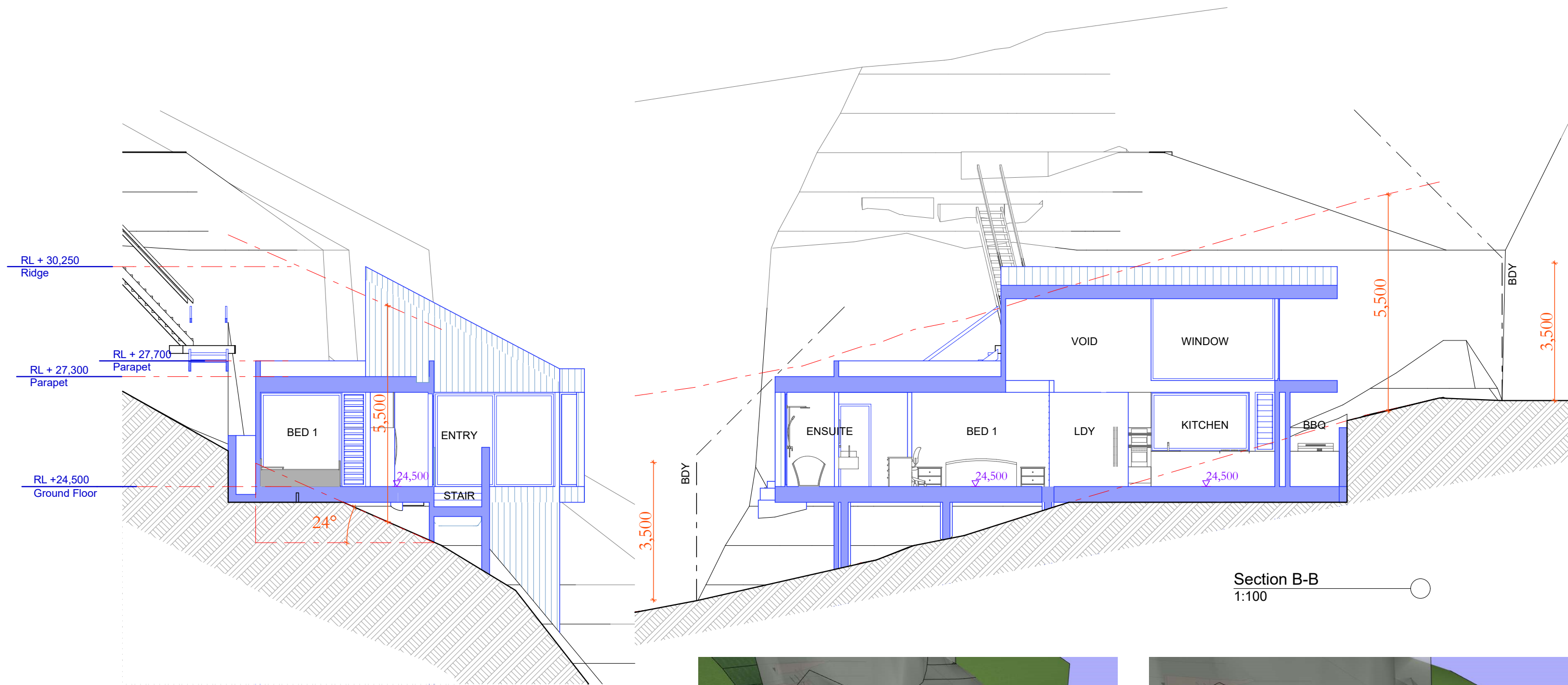


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Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - Elevations, W

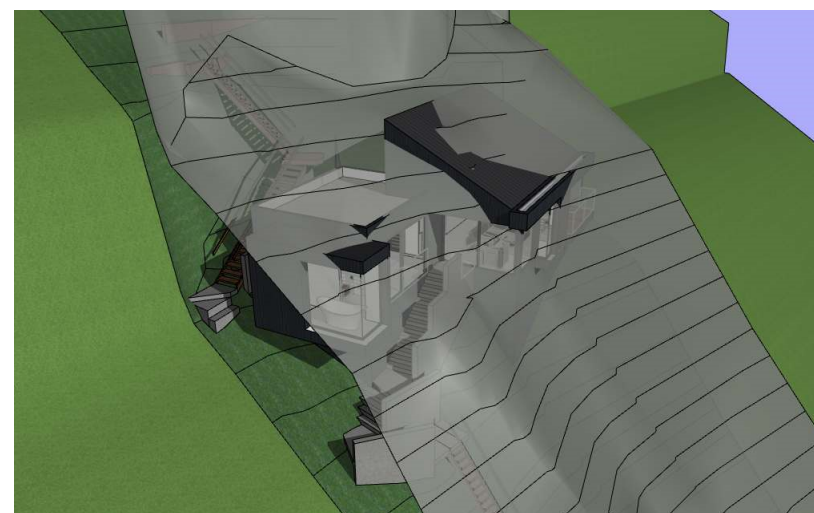
	= Proposed Work
	= Demolition
	= Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA11	Issue : A



Section A-A
1:100

Section B-B
1:100



transgression through 5500 height plane shaded



25/02/25	A	Amended Plans
Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - Section A-A, B-B

■ = Proposed Work
■ = Demolition
■ = Existing

Drawn/Designed : PB
Project Number : 2408
Drawing No. : DA12
Date : 260225
Scale : 1:100 @ A3
Issue : A



SITE AREA 1060m²

MIN. LANDSCAPED AREA 60%

= 636m²



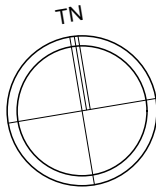
LANDSCAPED AREA PROPOSED

= 638.17m²



Landscaped Area Plan Proposed
1:200

25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



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Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m²
Client : Private Resident

Drawing : - Landscape Area Plan

■ = Proposed Work
■ = Demolition
■ = Existing

Drawn/Designed : PB

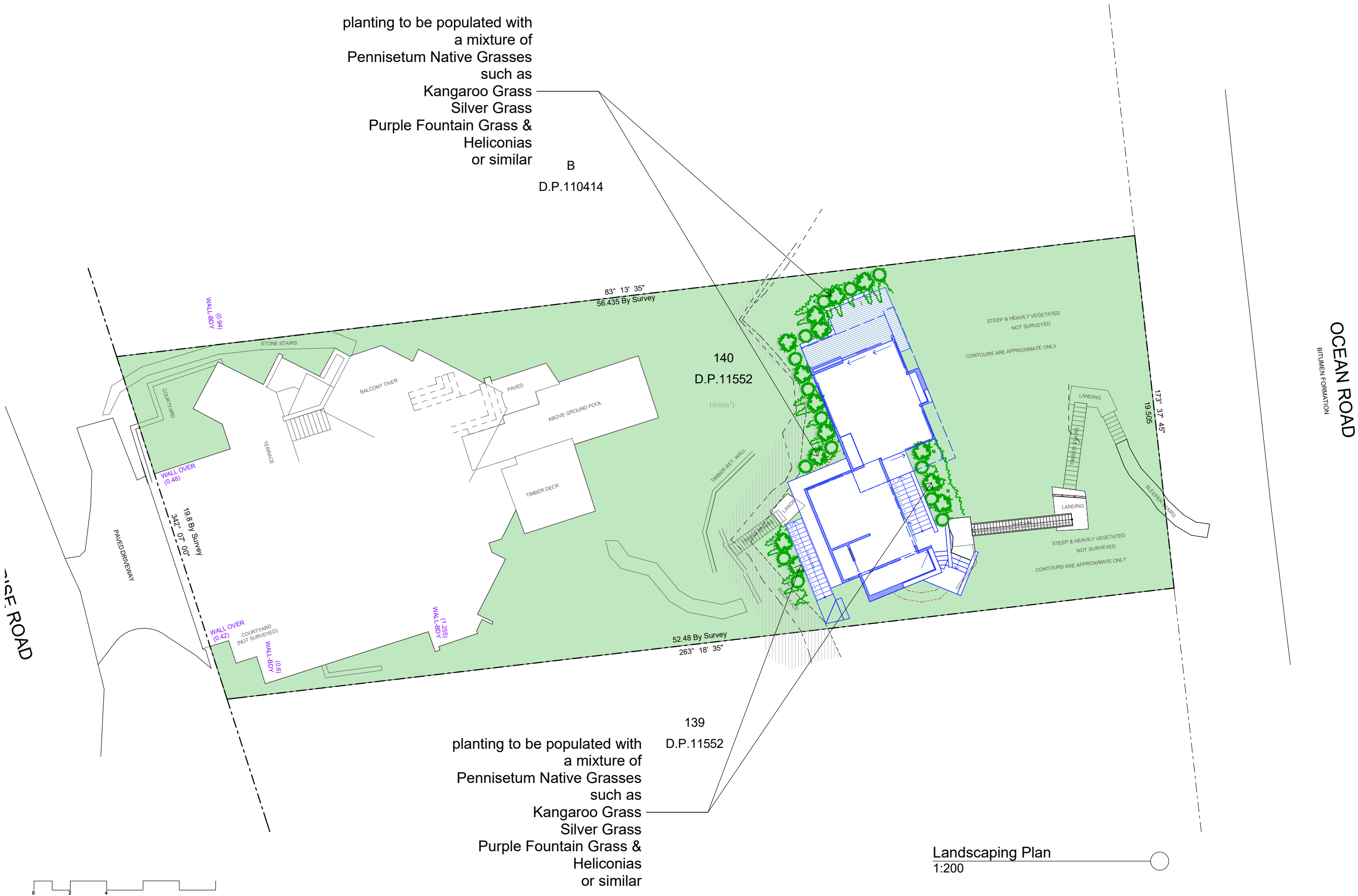
Project Number : 2408

Drawing No. : DA13

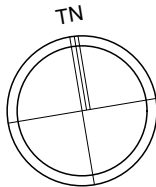
Date : 260225

Scale : 1:200 @ A3

Issue : A



25/02/25	A	Amended Plans
Date :	Issue :	Description :



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e
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Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m²
Client : Private Resident

Drawing : - Landscaping Plan

■ = Proposed Work
■ = Demolition
■ = Existing

Drawn/Designed : PB

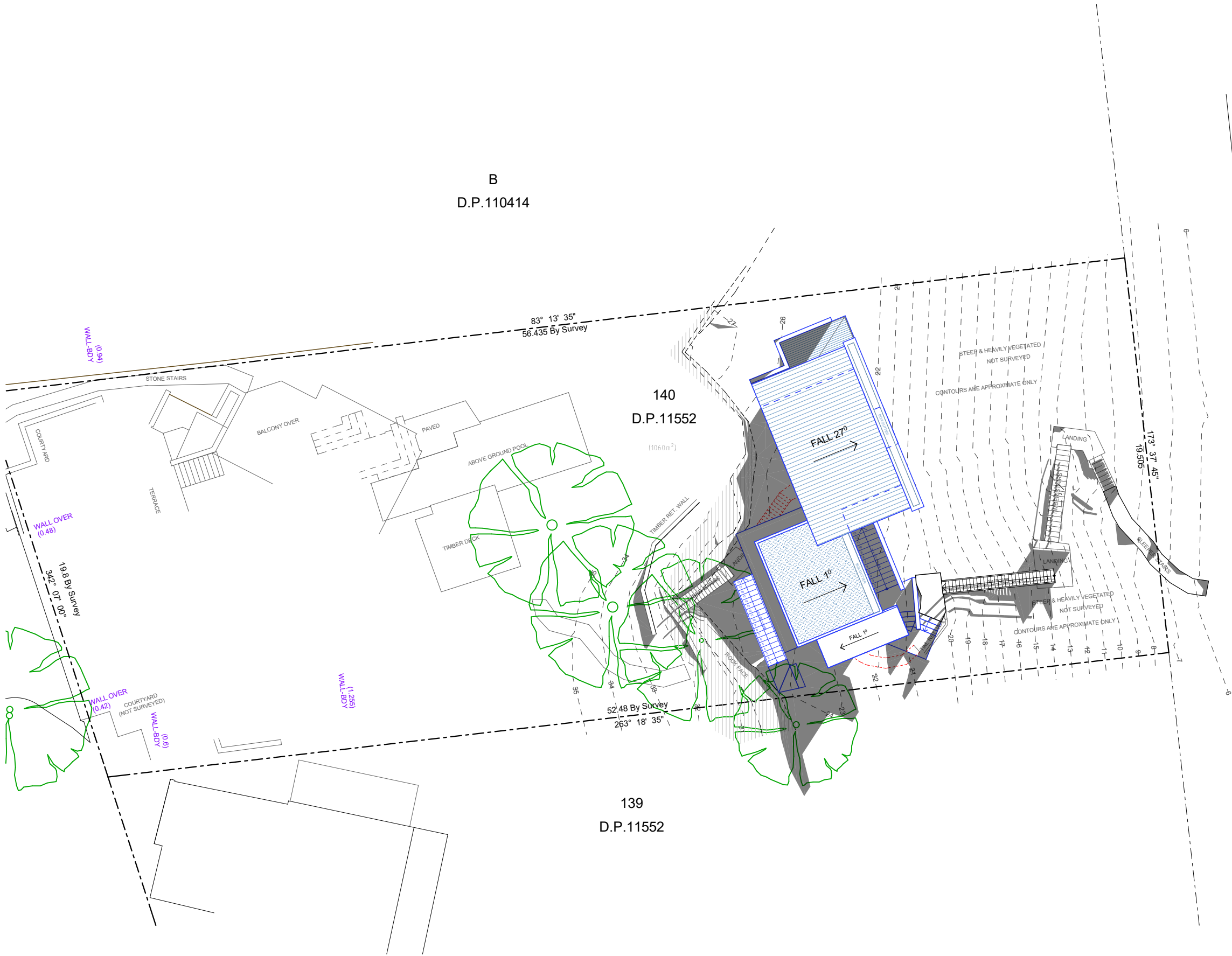
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Drawing No. : DA14

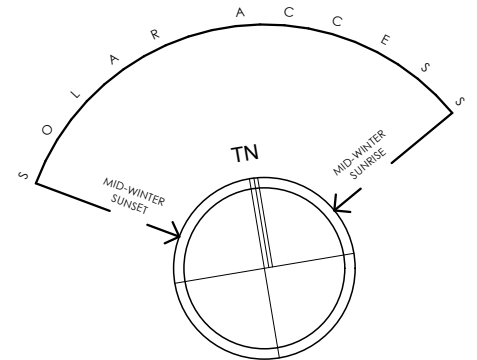
Date : 260225

Scale : 1:200 @ A3

Issue : A

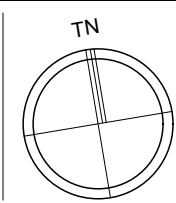


OCEAN ROAD
BITUMEN FORMATION



Solar June 21 - 9am
1:200

25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

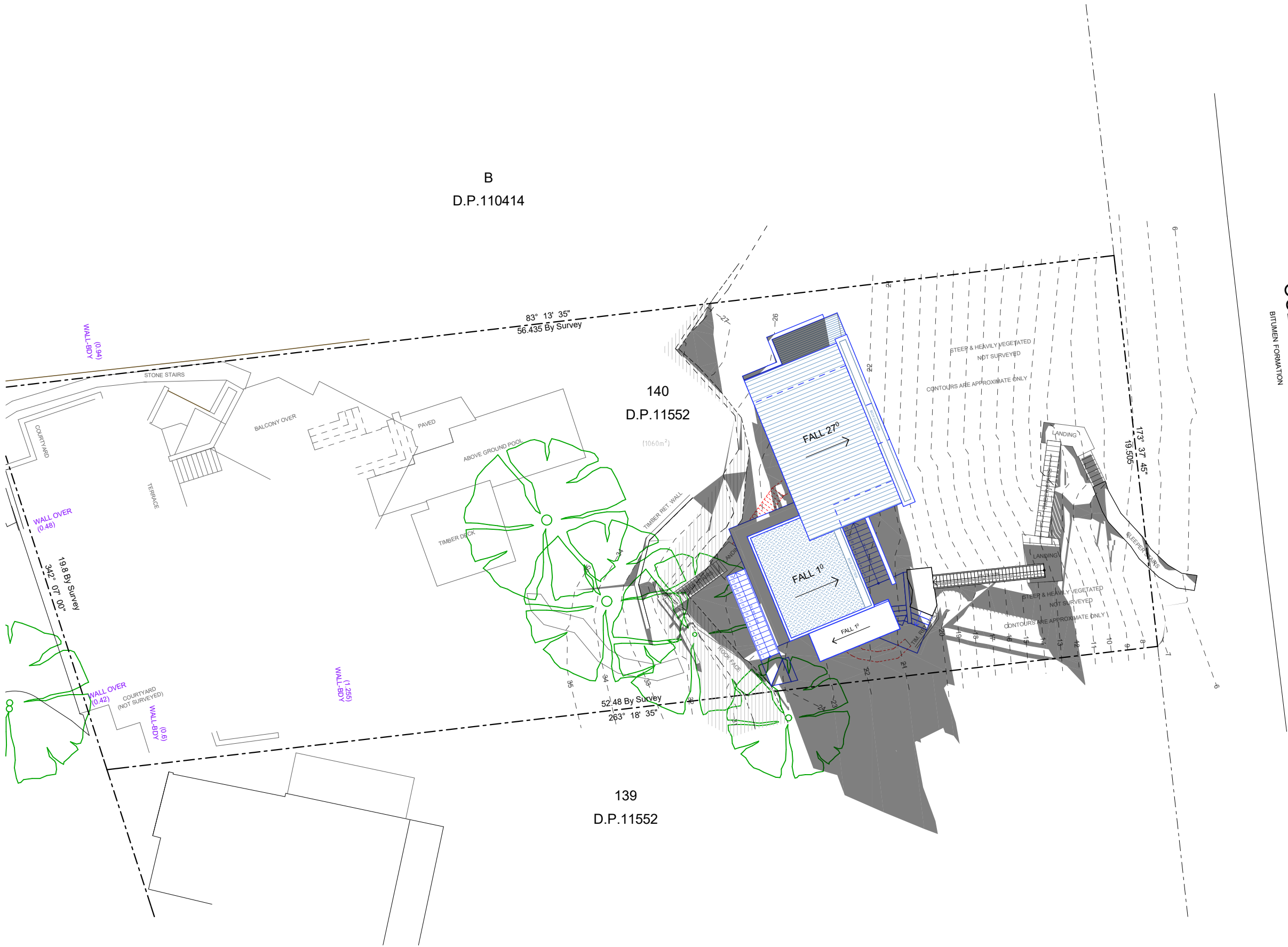


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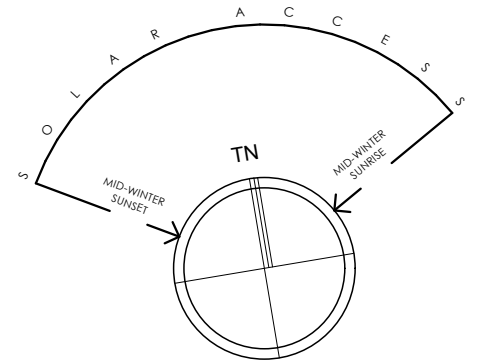
Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - Solar June 21 - 9am

- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:200 @ A3
Drawing No. : DA15	Issue : A

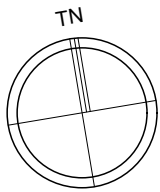


OCEAN ROAD
BITUMEN FORMATION



Solar June 21 - 12pm
1:200

25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

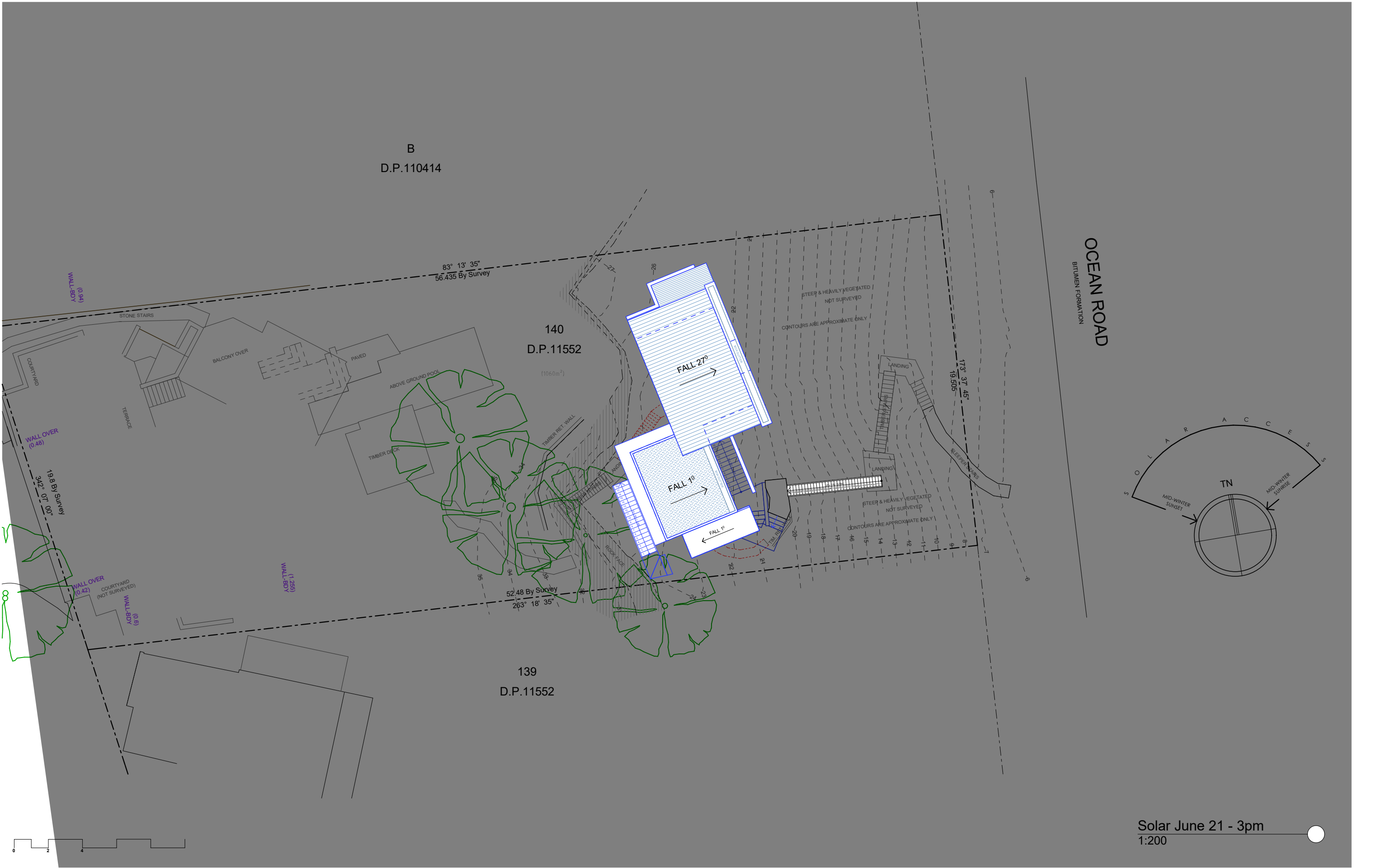
NORTHERN BEACHES
DRAFTING

0414 978 499
p e phil@northernbeachesdrafting.com.au

Project : Secondary Dwelling Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident
Drawing : - **Solar June 21 - 12pm**

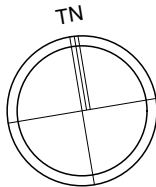
- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB	Date : 260225
Project Number : 2408	Scale : 1:200 @ A3
Drawing No. : DA16	Issue : A



Solar June 21 - 3pm
1:200

25/02/25	A	Amended Plans
Date :	Issue :	Description :



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Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2

Client : Private Resident

Drawing : - Solar June 21 - 3pm

- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB

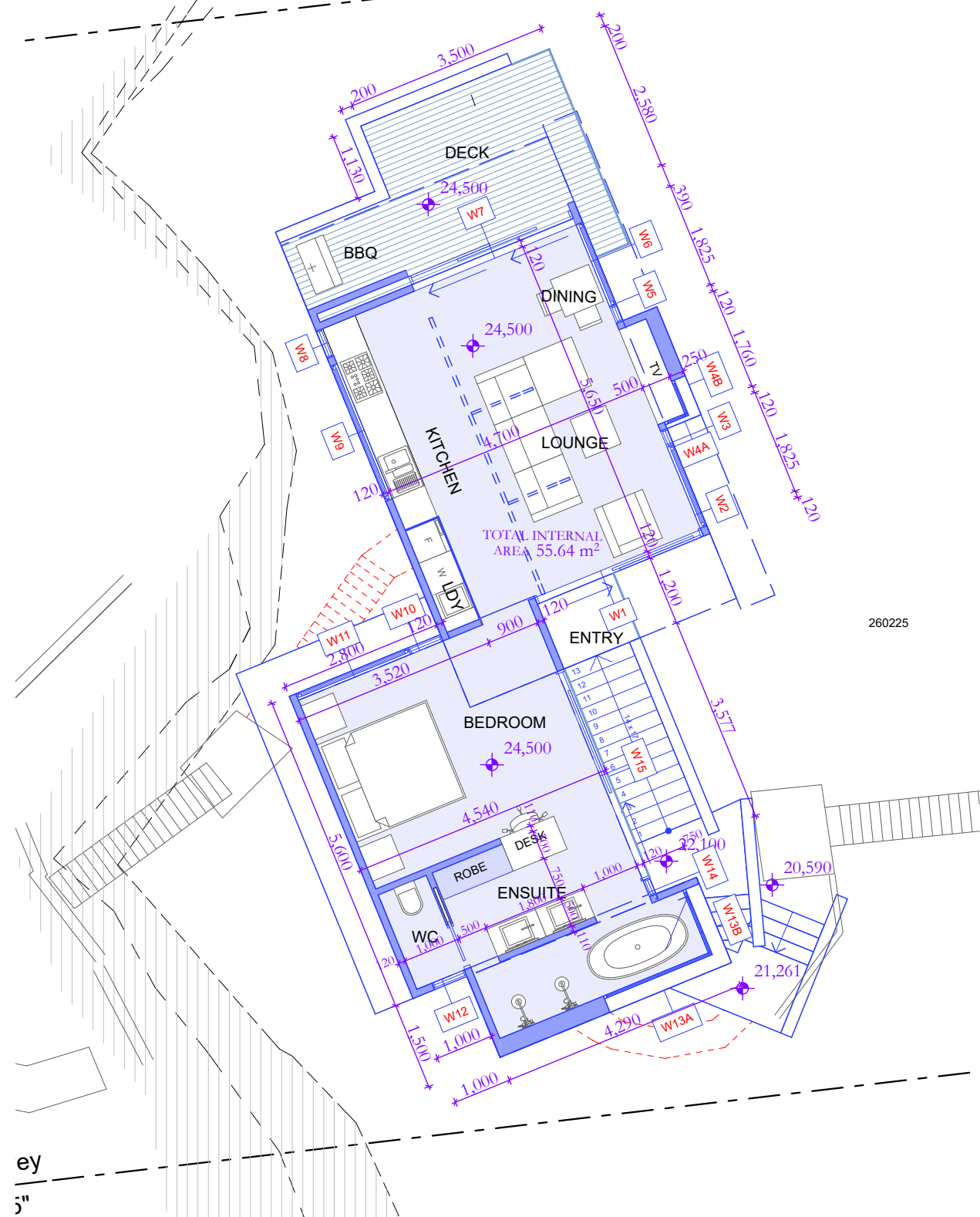
Project Number : 2408

Drawing No. : DA17

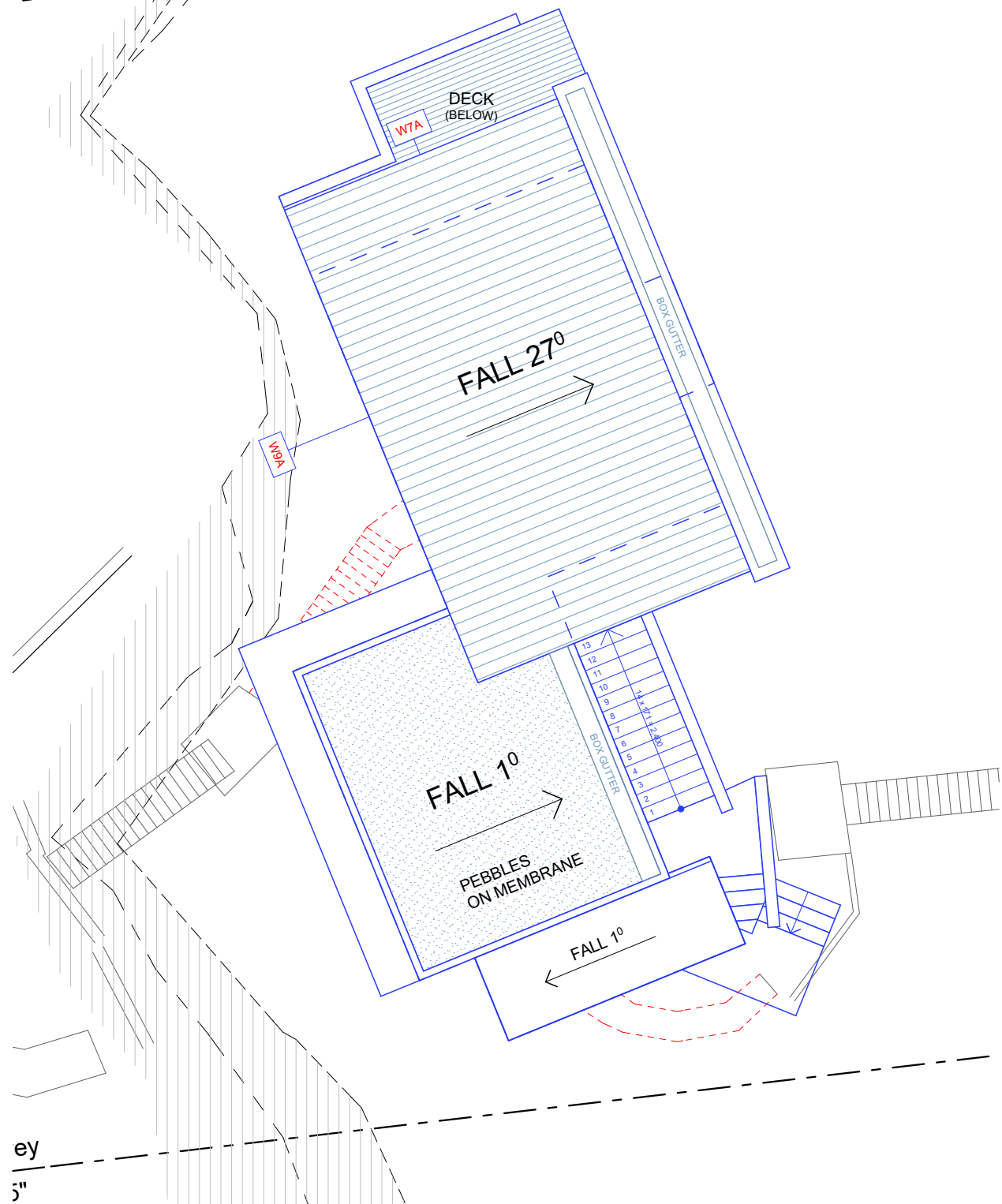
Date : 260225

Scale : 1:200 @ A3

Issue : A

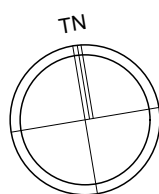


Ground Floor Window Schedule
1:100



Roof Floor Window Schedule
1:100

25/02/25	A	Amended Plans
Date :	Issue :	Description :



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



0414 978 499
p e phil@northernbeachesdrafting.com.au

Project : Secondary Dwelling
Development Application
20 Sunrise Rd, Palm Beach
Lot 140 in DP 11552 - 1060m2
Client : Private Resident

- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB

Project Number : 2408

Drawing No. : CDC121

Date : 260225

Scale : 1:100 @ A3

Issue : A

Window Schedule - Floor Window Schedule 01

NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louvres only outside

GENERAL NOTES:
-Residential
Aluminium black with black hardware unless otherwise stated

Reveals: -----
Colour : -----
Fittings : Lock with key standard

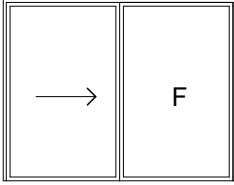
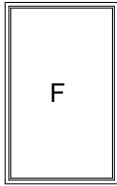
Screens : Flyscreens
Flashing: to bottom of all windows
EX = Existing opening dimensions to be checked

STUD OPENING SIZES

ALL WINDOWS TO BE CONFIRMED AND CROSS CHECKED ON-SITE

NOTE - BUILDERS TO CONFIRM BASIX SPECIFICATION WITH CLIENT BEFORE ORDERING WINDOWS

Window Schedule viewed from external

Window...	Qu...	Style	Height	Width	3D Front View	Location	Glass Type
W1	1	SLIDING DOOR	2,400	3,080		ENTRY	
W2	1	FIXED	2,400	1,495		LOUNGE	window have operable external Venetian blind
W3	1	LOUVRE	2,400	300		LOUNGE	window have operable external Venetian blind
W4A	1	CORNER FIXED	2,400	430		LOUNGE	window have operable external Venetian blind
W4B	1	CORNER FIXED	2,400	650		LOUNGE	window have operable external Venetian blind
W5	1	LOUVRE	2,400	300		DINING	window have operable external Venetian blind

NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louvres only outside

GENERAL NOTES:
-Residential
Aluminium black with black
hardware unless otherwise stated

Reveals: -----
Colour : -----
Fittings : Lock with key standard

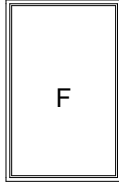
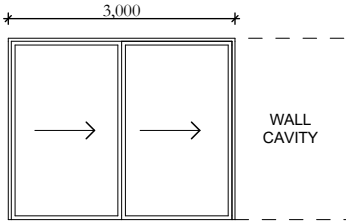
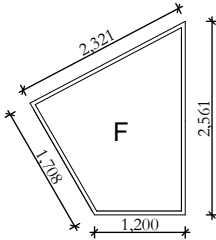
Screens : Flyscreens
Flashing: to bottom of all windows
EX = Existing opening dimensions to be checked

STUD OPENING SIZES

**ALL WINDOWS TO BE CONFIRMED
AND CROSS CHECKED ON-SITE**

**NOTE - BUILDERS TO CONFIRM BASIX
SPECIFICATION WITH CLIENT BEFORE
ORDERING WINDOWS**

Window Schedule viewed from external

Window...	Qu...	Style	Height	Width	3D Front View	Location	Glass Type
W6	1	FIXED	2,400	1,525		DINING	window have operable external Venetian blind
W7	1	SLIDING DOOR	2,400	3,000		LOUNGE / KITCHEN	
W7A	1	FIXED HIGHLIGHT	AS NOTED	AS NOTED		KITCHEN	
W8	1	LOUVRE	1,500	500		KITCHEN	
W9	1	FIXED	1,500	2,500		KITCHEN	
W9A	1	FIXED HIGHLIGHT	2,464	3,150		KITCHEN	

NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louvres only outside

GENERAL NOTES:
-Residential
Aluminium black with black
hardware unless otherwise stated

Reveals: -----
Colour : -----
Fittings : Lock with key standard

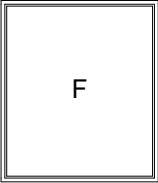
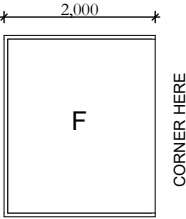
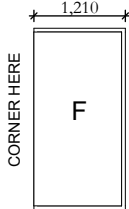
Screens : Flyscreens
Flashing: to bottom of all windows
EX = Existing opening dimensions to be checked

STUD OPENING SIZES

**ALL WINDOWS TO BE CONFIRMED
AND CROSS CHECKED ON-SITE**

**NOTE - BUILDERS TO CONFIRM BASIX
SPECIFICATION WITH CLIENT BEFORE
ORDERING WINDOWS**

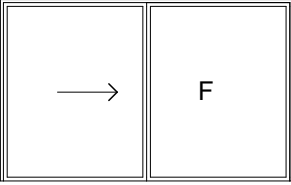
Window Schedule viewed from external

Window...	Qu...	Style	Height	Width	3D Front View	Location	Glass Type
W10	1	LOUVRE	2,400	600		BEDROOM	window have operable external Venetian blind
W11	1	FIXED	2,400	2,080		BEDROOM	window have operable external Venetian blind
W12	1	LOUVRE	2,400	600		WC	window have operable external Venetian blind
W13A	1	CORNER FIXED	2,400	2,000		ENSUITE	window have operable external Venetian blind
W13B	1	CORNER FIXED	2,400	1,210		ENSUITE	window have operable external Venetian blind

NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louvres only outside

GENERAL NOTES: -Residential Aluminium black with black hardware unless otherwise stated	Reveals: ----- Colour : ----- Fittings : Lock with key standard	Screens : Flyscreens Flashing: to bottom of all windows EX = Existing opening dimensions to be checked
STUD OPENING SIZES	ALL WINDOWS TO BE CONFIRMED AND CROSS CHECKED ON-SITE	NOTE - BUILDERS TO CONFIRM BASIX SPECIFICATION WITH CLIENT BEFORE ORDERING WINDOWS

Window Schedule viewed from external

Window...	Qu...	Style	Height	Width	3D Front View	Location	Glass Type
W14	1	LOUVRE	2,400	300		ENSUITE	window have operable external Venetian blind
W15	1	SLIDING DOOR	2,400	3,870		BEDROOM	window have operable external Venetian blind
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