



CONCEPT PERSPECTIVE



LOCATION MAP

DESCRIPTION	REV	APP'D	DATE
FOR DA SUBMISSION	A	SC	11/07/2024
FOR DA SUBMISSION	B	SC	25/11/2024

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CLIENT  
MS EMILY BRIAL  
PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108

DEVELOPMENT APPLICATION

DRAWINGS FOR

# 28 ILUKA ROAD PALM BEACH NSW 2108

FOR MS EMILY BRIAL  
11 JULY 2024

## DEVELOPMENT APPLICATION: DRAWING LIST

### PROJECT TEAM

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8021 9233

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AUTHORITY APPROVAL

NORTH POINT	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
		01.02	AA	000	B
DRAWING TITLE <b>COVER PAGE</b>					

# GENERAL SPEFICATION FOR DA

## GENERAL SPECIFICATION

Main specification is priority document in case of any discrepancy

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the National Construction Code 2022 (Volume 2 - Building Code of Australia), ABCB Housing Provisions Standard and relevant standards of construction.

Particular reference is made to the following NCC provisions and Australian Standards, which form part of the application and will be complied with:

DEMOLITION:

Complete all demolition required to complete the works. Demolition to be carried out and refuse removed with minimum disturbance to the existing dwelling and adjoining dwellings. Make good disturbed surfaces and structure before commencing new work.

Demolition to be carried out in accordance with AS2601-2001. Any walls or existing structure shown to remain are subject to structural engineer certification and if failed re-construction, like for like will be part of this application.

As part of this application the applicant reserves the right to replace or repair any existing glazing or windows & roof tiles.

SITE PREPARATION:

- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part H1D3 of the NCC (Volume 2) and Part 3.2 of The ABCB Housing Provisions
- Stormwater drainage - Part H2D2 of the NCC (Volume 2) and Part 3.3 of the ABCB Housing Provisions; and
- AS/NZS 3500 (2003) Part 3 - Stormwater drainage
- AS/NZS 3500 (2000) Part 5 - Domestic installations - Section 5 - stormwater drainage
- Termite protection - Part H1D3 of the NCC (Volume 2) and Part 3.4 of the ABCB Housing Provisions; and
- AS 3660.1(2000) - Protection of buildings from subterranean termites

BOUNDARIES:

No portion of the proposed alterations and additions, including the footings and roof eaves, is to encroach beyond the boundaries of the subject property.

FOOTINGS AND SLABS:

- Footings and slabs - Part H1D4 & Part H1D12 of the NCC (Volume 2) and Part 4 of the ABCB Housing Provisions; and
- AS 2870 (1996) - Residential slabs and footings
- AS 3600 (2001) - Concrete structures
- AS 2159 (1995) - Piling - Design and installation
- Site classification Part 4.2.2 of the ABCB Housing Provisions

MASONRY:

All brickwork to be perfect level, straight and plumb and perfectly bonded. Build in all DCPs, arch bars, wall ties and the like.

All work to be carried out in a skilful and workmanlike manner in accordance with best trade practice, and as per Australian standards.

- Masonry construction - Part H1D5 of the NCC (Volume 2), Part 5 of the ABCB Housing Provisions and AS 3700 (2001) - Masonry Code
- Lintels in masonry - Part 5.6.7 of the ABCB Housing Provisions

FRAMING:

- Sub-floor ventilation - Part H1D6 of the NCC (Volume 2) and Part 6.2 of the ABCB Housing Provisions
- Steel framing - Part H1D6(3) of the NCC (Volume 2)
- Acceptable construction practice - AS 4100 (1998) - Steel structures
- Timber wall, floor and roof framing - Part H1D6(4) of the NCC (Volume 2); and
- AS 1684 (2006) - Residential timber - frame construction
- Structural steel members - Part H1D6(5) pf the NCC (Volume 2) and Part 6.3 of the ABCB Housing Provisions

ROOF AND WALL CLADDING:

- Roof tiling - Part H1D7(3) of the NCC (Volume 2), Part 7.3 of the ABCB Housing Provisions and AS 2049 (2002) - Roof tiles
- Metal roof sheeting - Part H1D7(2) of the NCC (Volume 2) and / or Part 7.2 of the ABCB Housing Provisions
- Gutters and downpipes - Part H1D7 of the NCC (Volume 2), Part 7.4 of the ABCB Housing Provisions; and
- AS/NZS 3500 (2003) Part 3 - Stormwater drainage
- AS/NZS 3500 (2000) Part 5 - Domestic installation
- Wall cladding - Part H1D7 of the NCC (Volume 2) and Part 7.5 of the ABCB Housing Provisions

GLAZING:

All external doors and windows are to include weather-stripping to manufacturer's recommendations and/ or specification. All doors and windows to comply with Australian standards.

- Glazing - Part H1D8 of the NCC (Volume 2) and Part 8 of the of the ABCB Housing Provisions
- AS 1288 (2006) Glass in buildings
- AS 2047 (1999) Windows in buildings

ELECTRICAL:

Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works.

INSULATION:

Refer to BASIX report included in DA submission.

FIRE SAFETY:

- Fire separation - Part H3D2 & H3D3 of the NCC (Volume 2) and Part 9.2 of the ABCB Housing Provisions
- Fire separation - Separating wall construction - Part H3D4 of the NCC (Volume 2) and Part 9.3 of the ABCB Housing Provisions
- Fire separation - Roof lights - Part H3D4 of the NCC (Volume 2) and Part 9.3 of the ABCB Housing Provisions
- Smoke alarms - Part H3D6 of the NCC (Volume 2), Part 9.5 of the ABCB Housing Provisions and AS 3786 (1993) - Smoke alarms
- Heating appliances - Part H7D5 of the NCC (Volume 2), Part 12.4 of the ABCB Housing Provisions and AS 2918 (2001) - Domestic solid - fuel burning appliances - installation

HEALTH AND AMENITY:

- Wet areas - Part H4D2 & H4D3 of the NCC (Volume 2), Part 10.2 of the ABCB Housing Provisions and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
- Room heights - Part H4D4 of the NCC (Volume 2) and Part 10.3 of the ABCB Housing Provisions
- Kitchen, sanitary and washing facilities - Part H4D5 of the NCC (Volume 2) and Part 10.4 of the ABCB Housing Provisions
- Natural and artificial light - Part H4D6 of the NCC (Volume 2) and Part 10.5 of the ABCB Housing Provisions
- Ventilation - Part H4D7 of the NCC (Volume 2) and Part 10.6 of the ABCB Housing Provisions
- Sound insulation - Part H4D9 of the NCC (Volume 2) and Part 10.7 of the ABCB Housing Provisions

ENERGY EFFICIENCY:

- Part H6D2 of the NCC (Volume 2)
- Building Fabric - Part 13.2 of the ABCB Housing Provisions
- External Glazing & Shading - Part 13/3 of the ABCB Housing Provisions
- Building Sealing - Part 13.4 of the ABCB Housing Provisions
- Services - Part 13.7 of the ABCB Housing Provisions

PLASTER AND RENDER:

13mm standard trade plasterboard to all stud walls, fixed in accordance with manufactures instructions. Villaboard to wet areas.

TILING:

Tiles as selected shall be laid in accordance with manufacturers recommendations. Maintain finished floor levels without step or break. Grade floor tiling to even and correct falls to floor waste.

STRUCTURAL DESIGN MANUALS:

All structural works to practising structural engineer's details and specifications. Refer all structural engineer's details prior to construction.

- AS 1170.1 (1989) - Dead and live loads and load combinations
- AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
- AS 1170.4 (1993) - Earthquake loads
- AS 1720.1 (1997) - Timber structures
- AS 2159 (1995) - Piling - design and installation
- AS 3600 (2001) - Concrete structures
- AS 4100 (1998) - Steel structures

BASIX CERTIFICATE REQUIREMENTS:  
CERTIFICATE NUMBER: A1755178

FIXTURES AND SYSTEMS:

**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

CONSTRUCTION:

**Insulation requirements:** 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.

**Concrete slab on ground floor.** nil  
**External wall framed (weatherboard, fibro, metal clad):** R0.8 (down) (or R1.50 including construction)  
**Floor above existing dwelling or building:** nil  
**External wall: framed (weather board, fibro, metal clad):** R1.30 (or R1.70 including construction)  
**Flat ceiling, pitched roof:** Ceiling R3.00 (up), roof: foli/sarking. medium (solar absorptance 0.475 - 0.70)

GLAZING REQUIREMENTS

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 widow & glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and Solar Heat Gain Coefficient (SHGC) no greater than the listed in the table below. Total system U-values and SHGC's must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimeters, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the sill.

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

External louvres and blinds must fully shade the window or glazed door beside which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm.

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.

Refer to accompanying BASIX certificate for glazing requirements.

## AUTHORITY APPROVAL

DESCRIPTION	REV	APP'D	DATE	CLIENT	NORTH POINT	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
FOR DA SUBMISSION	A	SC	11/07/2024	MS EMILY BRIAL			01.02	AA	001	B
FOR DA SUBMISSION	B	SC	25/11/2024	PROJECT ILUKA ROAD						
© COPYRIGHT 2025. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.				28 ILUKA ROAD PALM BEACH NSW 2108						
samcrawfordarchitects Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 165 409 567 Nominated Architect Sam Crawford 6498				DRAWING TITLE SPECIFICATIONS						



Alterations and Additions

Certificate number: A1755178

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Wednesday, 10 July 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.






Project address	
Project name	32 Iluka Road
Street address	32 ILUKA Road PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP14682
Lot number	37
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
<b>Certificate Prepared by</b> (please complete before submitting to Council or PCA)	
Name / Company Name: Mr Sam Crawford	
ABN (if applicable): 13165409567	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Insulation requirements</b>			
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	
concrete slab on ground floor.	nil	N/A	
floor above existing dwelling or building.	nil	N/A	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>			
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 standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
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.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
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.		✓	✓
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓
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.	✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors glazing requirements</b>									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	NE	5.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W2	SW	2.58	6.11	4.1	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	NW	11.75	2.2	2.5	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W4	NE	2.4	6.11	4.1	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W5	NE	4.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W6	SE	1.48	6.23	1.8	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7	NE	7.11	5.5	7.1	pergola (adjustable shade) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8	NE	1.1	0	0	pergola (adjustable shade) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W9	NE	4.3	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	SW	2.07	2.83	4.1	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11	SW	11.06	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	NE	2.05	2.83	4.1	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W13	NE	3.05	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W14	NW	6.67	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W15	NW	3.96	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			



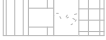








Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

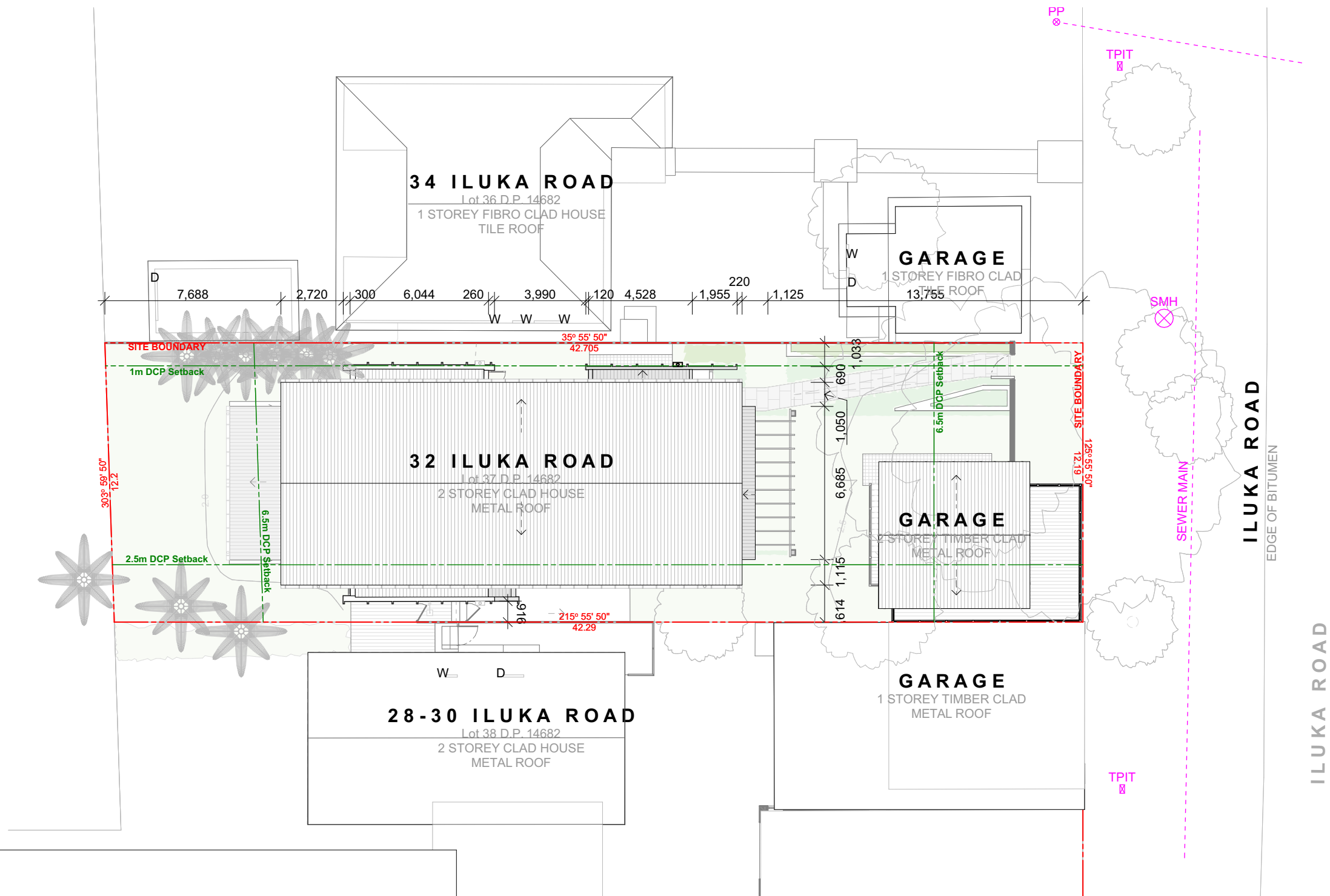
AUTHORITY APPROVAL

DESCRIPTION FOR DA SUBMISSION FOR DA SUBMISSION	REV A B	APP'D SC SC	DATE 11/07/2024 25/11/2024	<b>samcrawfordarchitects</b> Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL <a href="mailto:studio@samcrawfordarchitects.com.au">studio@samcrawfordarchitects.com.au</a> WEB <a href="http://samcrawfordarchitects.com.au">samcrawfordarchitects.com.au</a> ACN 165 409 567 Nominated Architect Sam Crawford 6498	CLIENT MS EMILY BRIAL PROJECT ILUKA ROAD 28 ILUKA ROAD PALM BEACH NSW 2108	NORTH POINT	SCALE @ A3 PROJECT NO. 01.02 STAGE AA DRAWING NO. 002 REV B	DRAWING TITLE <b>BASIX REQUIREMENTS</b>
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Printed: 12:54 PM, 4/04/2025

## LEGEND

	BOUNDARY		EX. WALLS		EX. FLOORING		EX. BUILDING
	SETBACKS		PROP. WALLS		PROP. FLOORING		PROP. WALLS
	DEMOLISHED		JOINERY HIGH/LOW		PROP. PLANTING		



# AUTHORITY APPROVAL

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FOR DA SUBMISSION	B	SC	25/11/2024

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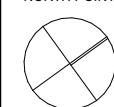
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ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT  
MS EMILY BRIAL

PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108

NORTH POINT



SCALE @ A3

**1:200**

PROJECT NO.

**01.02**

STAGE

**AA**

DRAWING NO.

**100**

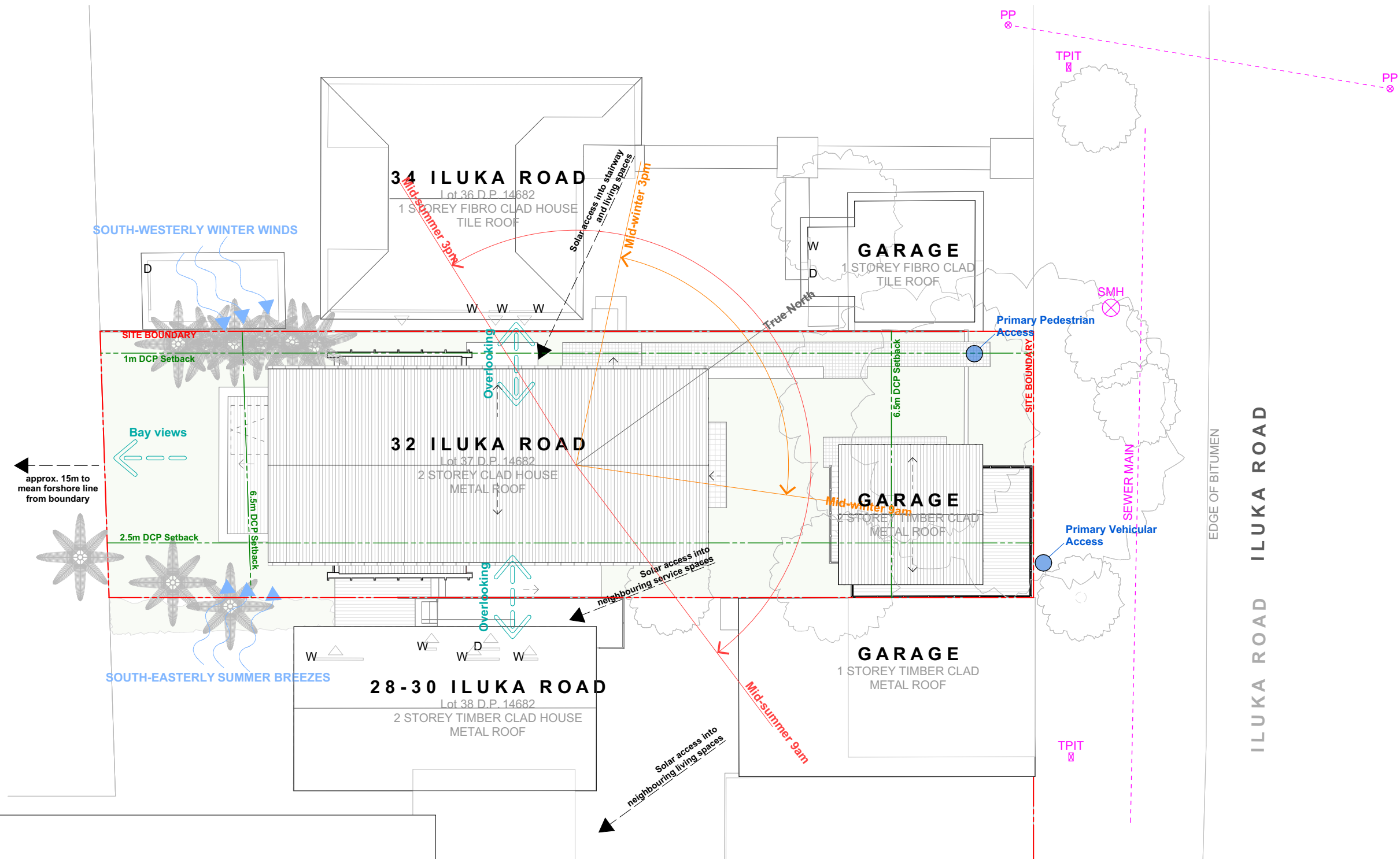
REV

**B**

DRAWING TITLE

**SITE PLAN**





LEGEND

- |  |            |  |                  |  |                |  |              |
|--|------------|--|------------------|--|----------------|--|--------------|
|  | BOUNDARY   |  | EX. WALLS        |  | EX. FLOORING   |  | EX. BUILDING |
|  | SETBACKS   |  | PROP. WALLS      |  | PROP. FLOORING |  | PROP. WALLS  |
|  | DEMOLISHED |  | JOINERY HIGH/LOW |  | PROP. PLANTING |  |              |

AUTHORITY APPROVAL

DESCRIPTION	REV	APP'D	DATE
FOR DA SUBMISSION	A	SC	11/07/2024
FOR DA SUBMISSION	B	SC	25/11/2024

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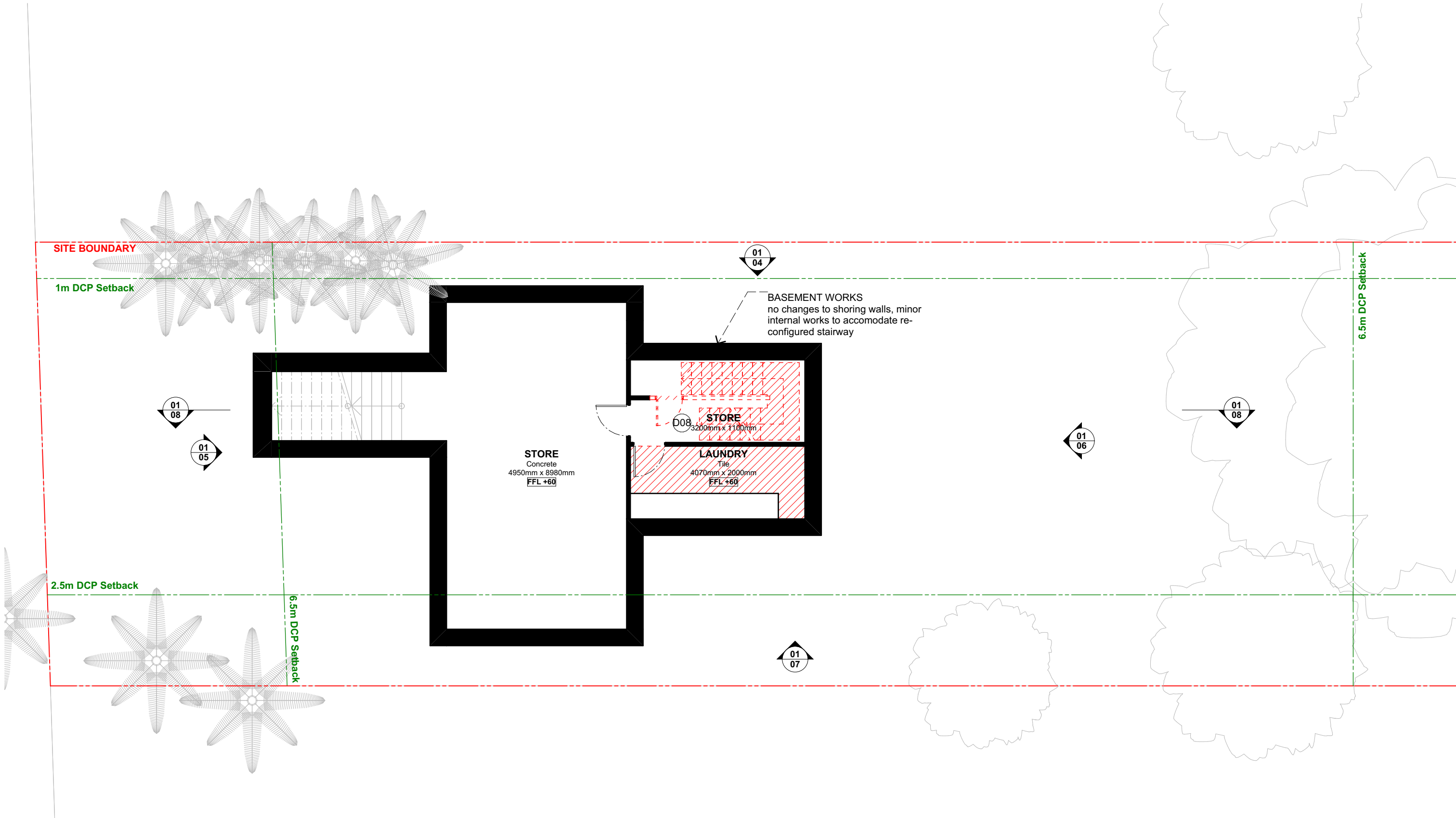
CLIENT  
MS EMILY BRIAL  
PROJECT  
ILUKA ROAD  
28 ILUKA ROAD PALM BEACH NSW 2108



SCALE @ A3 1:200	PROJECT NO. 01.02	STAGE AA	DRAWING NO. 101	REV B
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DRAWING TITLE  
SITE ANALYSIS PLAN

Printed: 12:54 PM, 4/04/2025



LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

DESCRIPTION	REV	APP'D	DATE
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CLIENT

MS EMILY BRIAL

PROJECT

ILUKA ROAD

28 ILUKA ROAD PALM BEACH NSW 2108



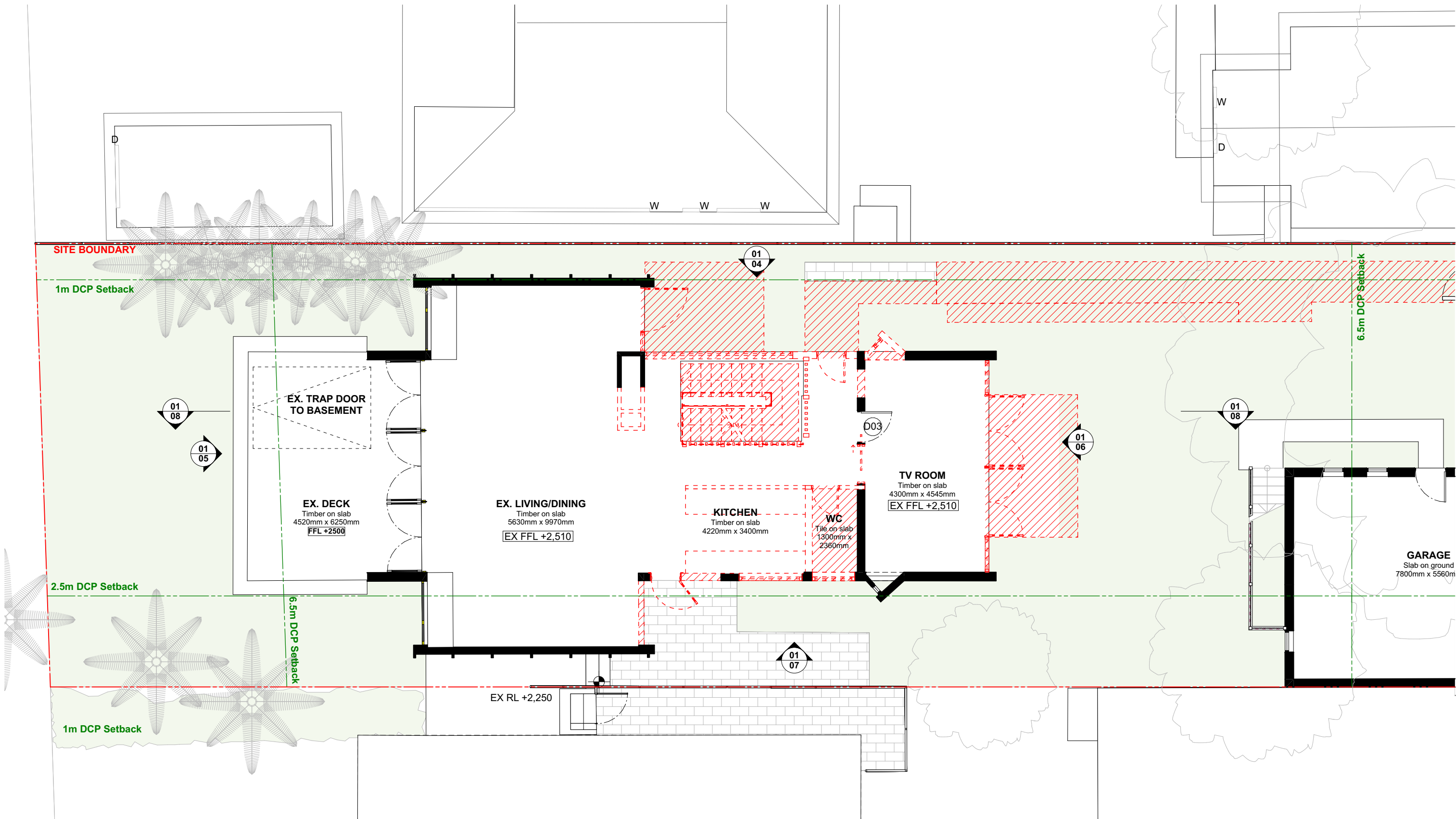
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1:100	01.02	AA	120	B

DRAWING TITLE

BASEMENT DEMO PLAN

AUTHORITY APPROVAL

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LEGEND

- |  |            |  |                  |  |                |  |              |
|--|------------|--|------------------|--|----------------|--|--------------|
|  | BOUNDARY   |  | EX. WALLS        |  | EX. FLOORING   |  | EX. BUILDING |
|  | SETBACKS   |  | PROP. WALLS      |  | PROP. FLOORING |  | PROP. WALLS  |
|  | DEMOLISHED |  | JOINERY HIGH/LOW |  | PROP. PLANTING |  |              |

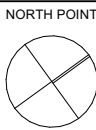
AUTHORITY APPROVAL

DESCRIPTION	REV	APP'D	DATE
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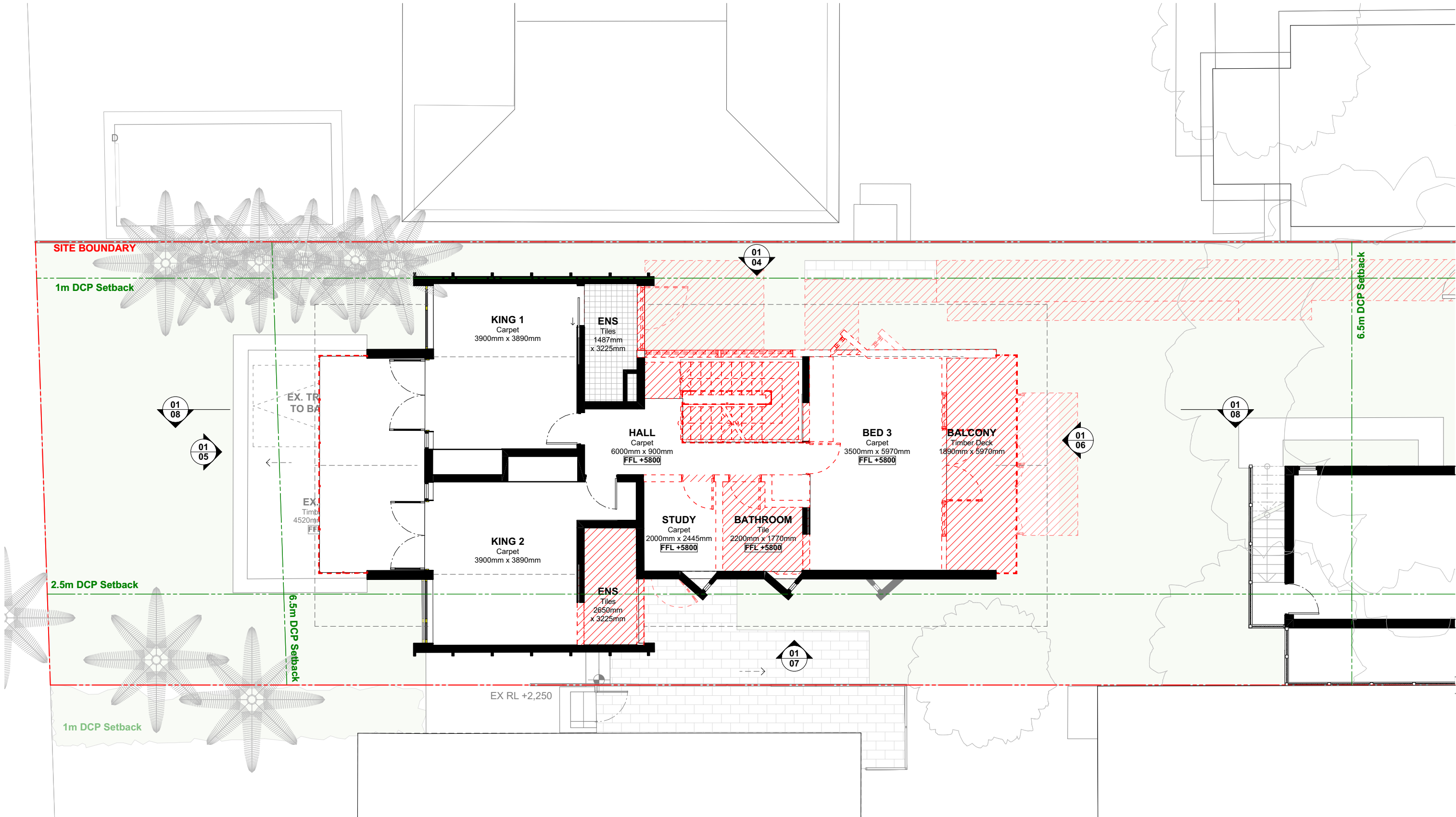
CLIENT  
MS EMILY BRIAL  
PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108



SCALE @ A3 <b>1:100</b>	PROJECT NO. <b>01.02</b>	STAGE <b>AA</b>	DRAWING NO. <b>121</b>	REV <b>B</b>
DRAWING TITLE <b>GF DEMO PLAN</b>				



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## LEGEND

	BOUNDARY		EX. WALLS		EX. FLOORING		EX. BUILDING
	SETBACKS		PROP. WALLS		PROP. FLOORING		PROP. WALLS
	DEMOLISHED		JOINERY HIGH/LOW		PROP. PLANTING		

DESCRIPTION	REV	APP'D	DATE
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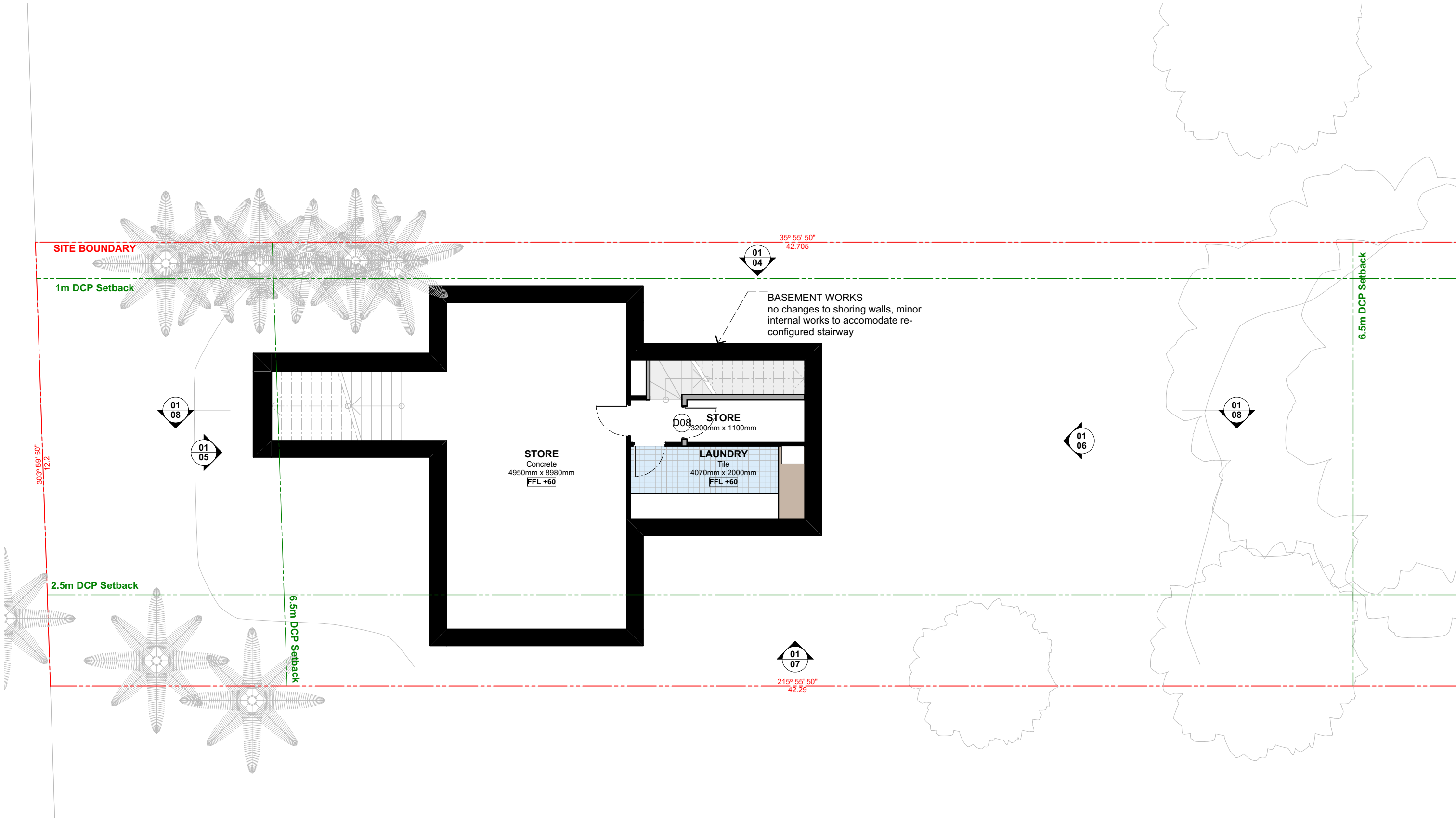
CLIENT  
MS EMILY BRIAL  
PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108



SCALE @ A3 <b>1:100</b>	PROJECT NO. <b>01.02</b>	STAGE <b>AA</b>	DRAWING NO. <b>122</b>	REV <b>B</b>
DRAWING TITLE <b>1F DEMO PLAN</b>				

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LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

DESCRIPTION	REV	APP'D	DATE
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MS EMILY BRIAL

PROJECT

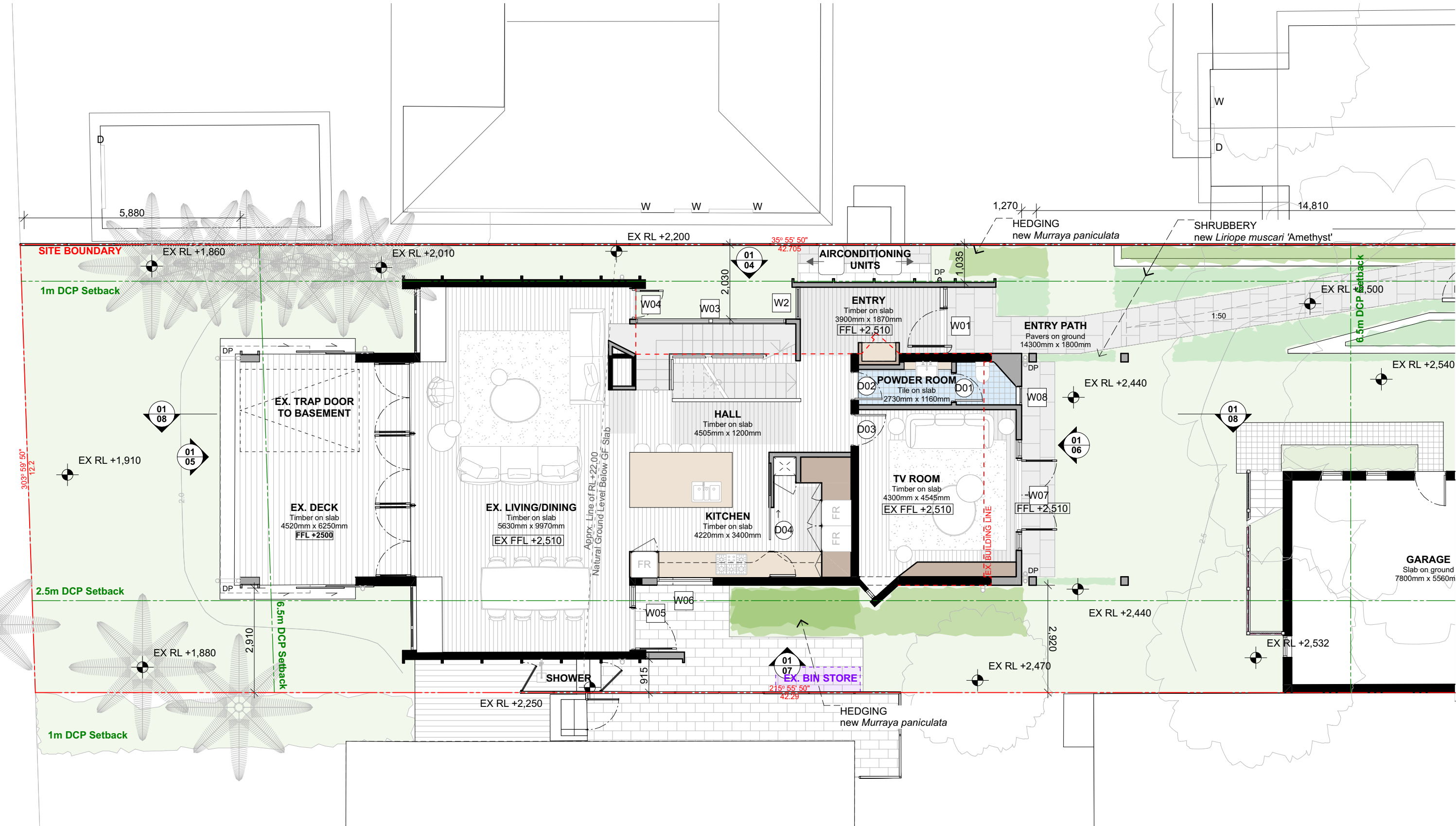
ILUKA ROAD

28 ILUKA ROAD PALM BEACH NSW 2108



SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:100	01.02	AA	140	B
DRAWING TITLE				
PROP BASEMENT				

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LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

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ILUKA ROAD

28 ILUKA ROAD PALM BEACH NSW 2108

NORTH POINT

SCALE @ A3

1:100

PROJECT NO.

01.02

STAGE

AA

DRAWING NO.

141

REV

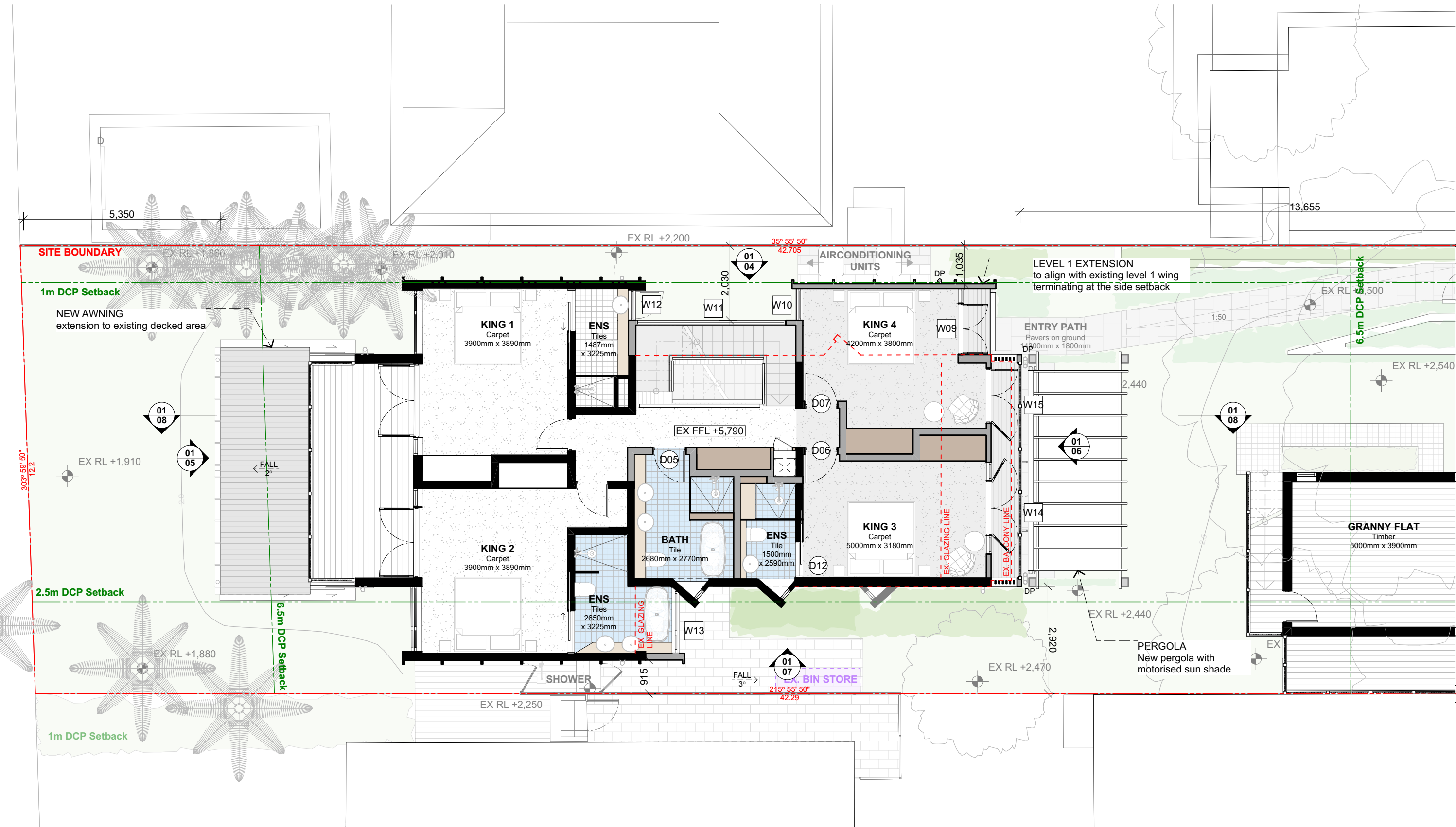
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AUTHORITY APPROVAL

PROP GF PLAN



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LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

DESCRIPTION	REV	APP'D	DATE
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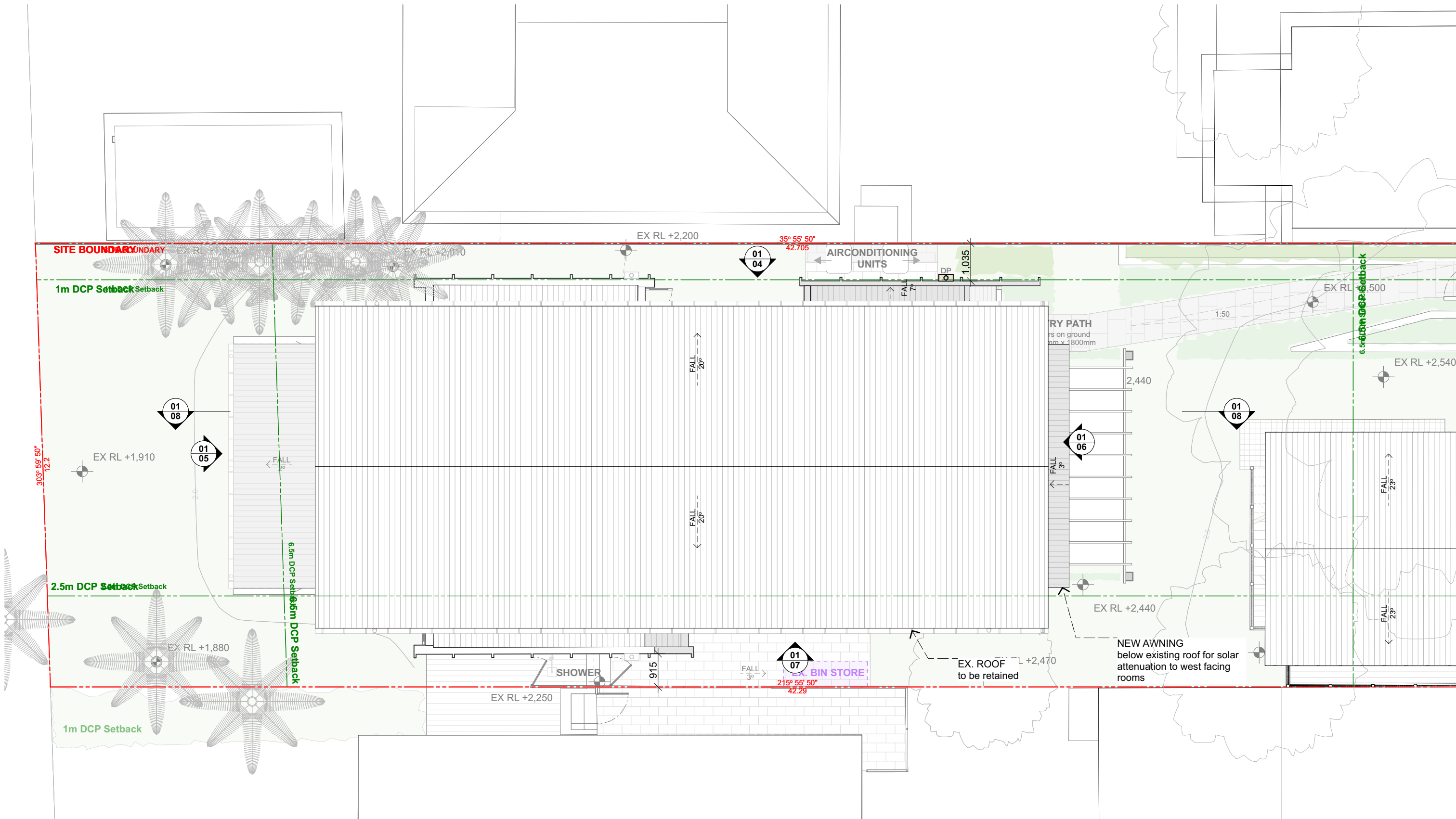
CLIENT  
MS EMILY BRIAL  
PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108



SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:100	01.02	AA	142	B
DRAWING TITLE				
<b>PROP 1F PLAN</b>				

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LEGEND

- BOUNDARY
- EX. WALLS
- EX. FLOORING
- EX. BUILDING
- SETBACKS
- PROP. WALLS
- PROP. FLOORING
- PROP. WALLS
- DEMOLISHED
- JOINERY HIGH/LOW
- PROP. PLANTING

AUTHORITY APPROVAL

DESCRIPTION	REV	APP'D	DATE
FOR DA SUBMISSION	A	SC	11/07/2024
FOR DA SUBMISSION	B	SC	25/11/2024

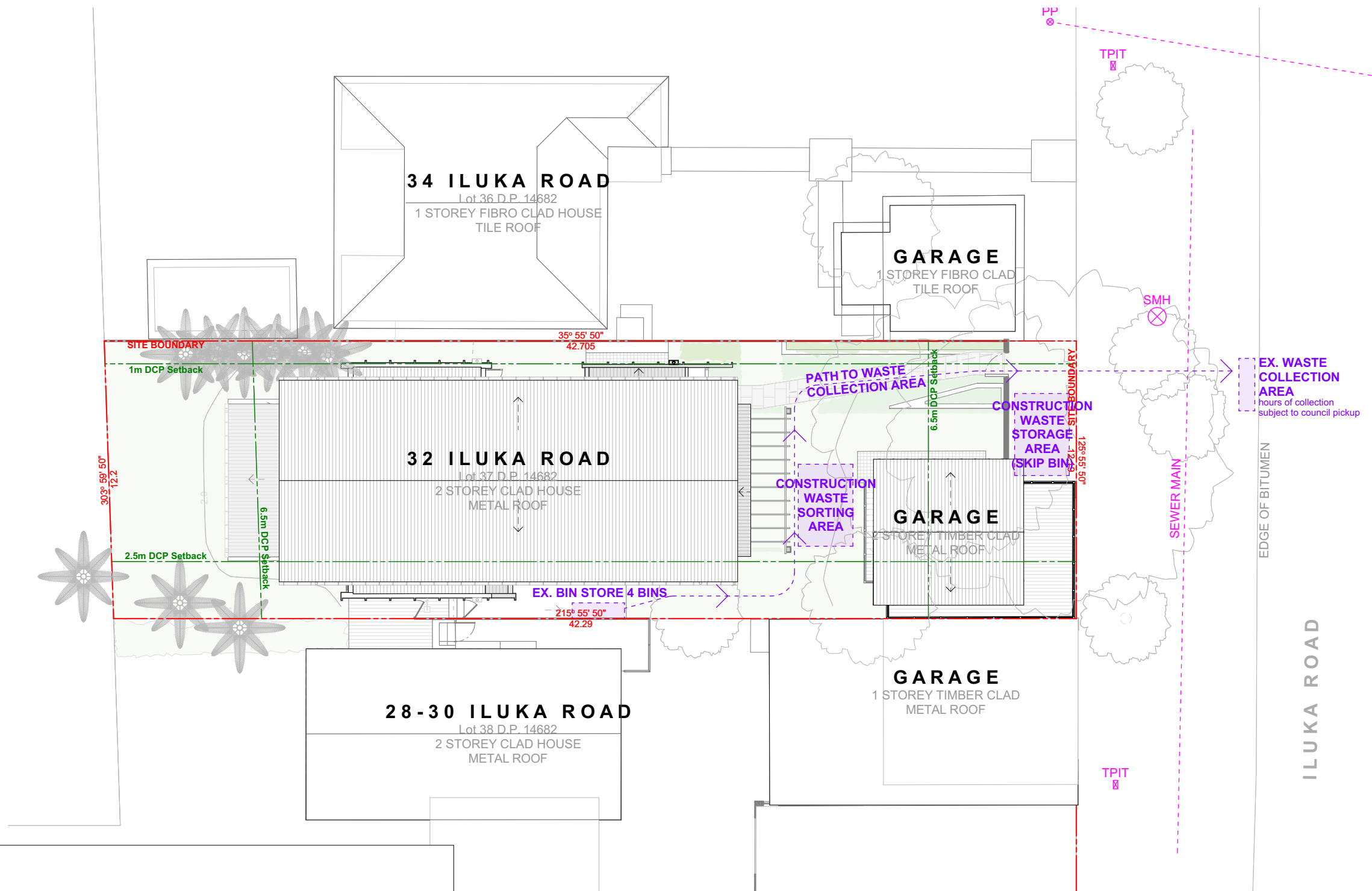
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PROJECT  
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SCALE @ A3 <b>1:100</b>	PROJECT NO. <b>01.02</b>	STAGE <b>AA</b>	DRAWING NO. <b>143</b>	REV <b>B</b>
DRAWING TITLE <b>PROP ROOF PLAN</b>				

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## LEGEND

	BOUNDARY		EX. WALLS		EX. FLOORING		EX. BUILDING
	SETBACKS		PROP. WALLS		PROP. FLOORING		PROP. WALLS
	DEMOLISHED		JOINERY HIGH/LOW		PROP. PLANTING		

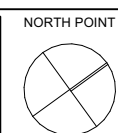
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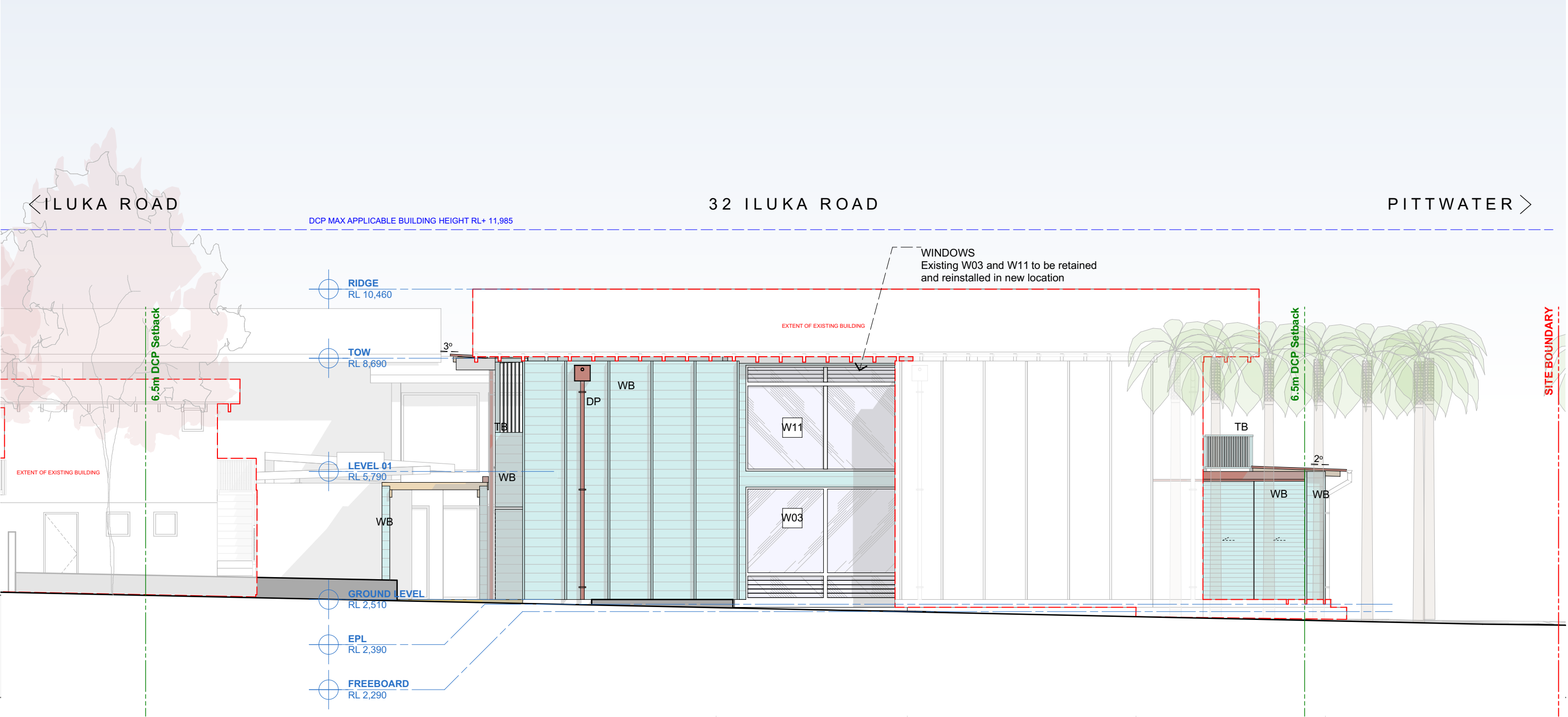
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CLIENT  
MS EMILY BRIAL  
PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108



SCALE @ A3 <b>1:200</b>	PROJECT NO. <b>01.02</b>	STAGE <b>AA</b>	DRAWING NO. <b>150</b>	REV <b>B</b>
DRAWING TITLE <b>WASTE MANAGEMENT PLAN</b>				





LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

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PROJECT

ILUKA ROAD

28 ILUKA ROAD PALM BEACH NSW 2108

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NORTH POINT

SCALE @ A3  
1:100

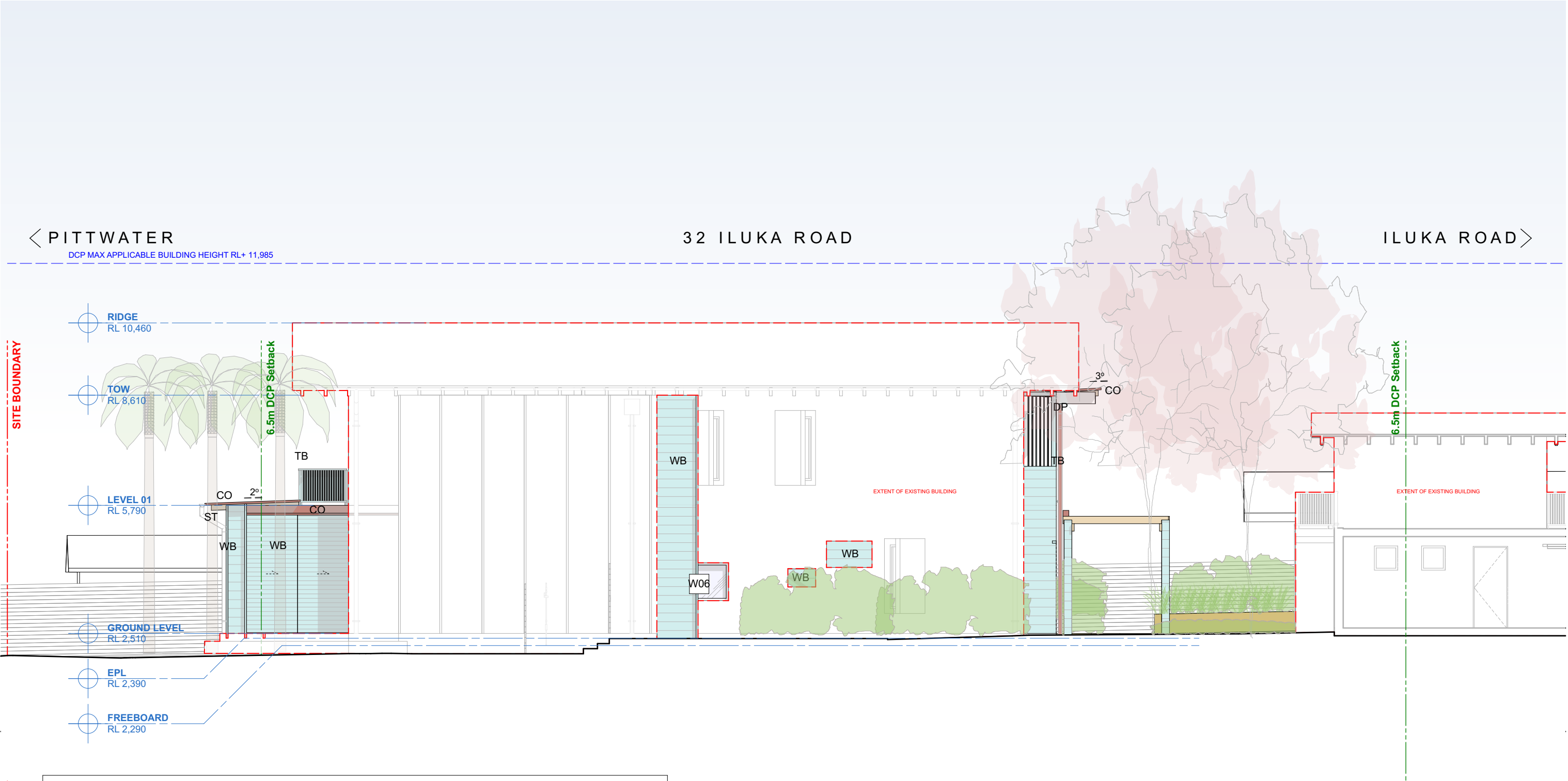
PROJECT NO.  
01.02

STAGE  
AA

DRAWING NO.  
200

REV  
B

DRAWING TITLE  
NORTH-WEST ELEVATION



LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

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28 ILUKA ROAD PALM BEACH NSW 2108

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NORTH POINT

SCALE @ A3

PROJECT NO.

STAGE

DRAWING NO.

REV

1:100

01.02

AA

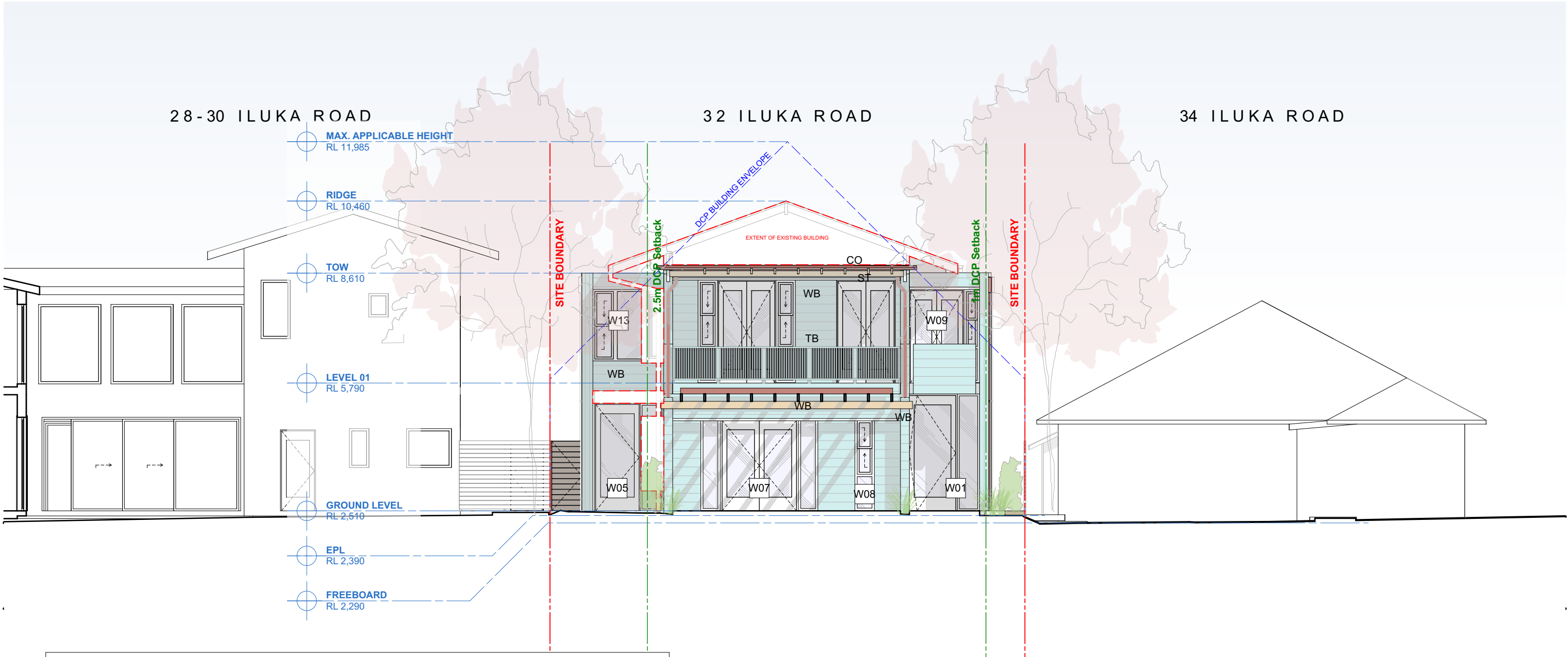
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B

DRAWING TITLE

SOUTH-EAST ELEVATION

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LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

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PROJECT

ILUKA ROAD

28 ILUKA ROAD PALM BEACH NSW 2108

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NORTH POINT

SCALE @ A3  
1:100

PROJECT NO.  
01.02

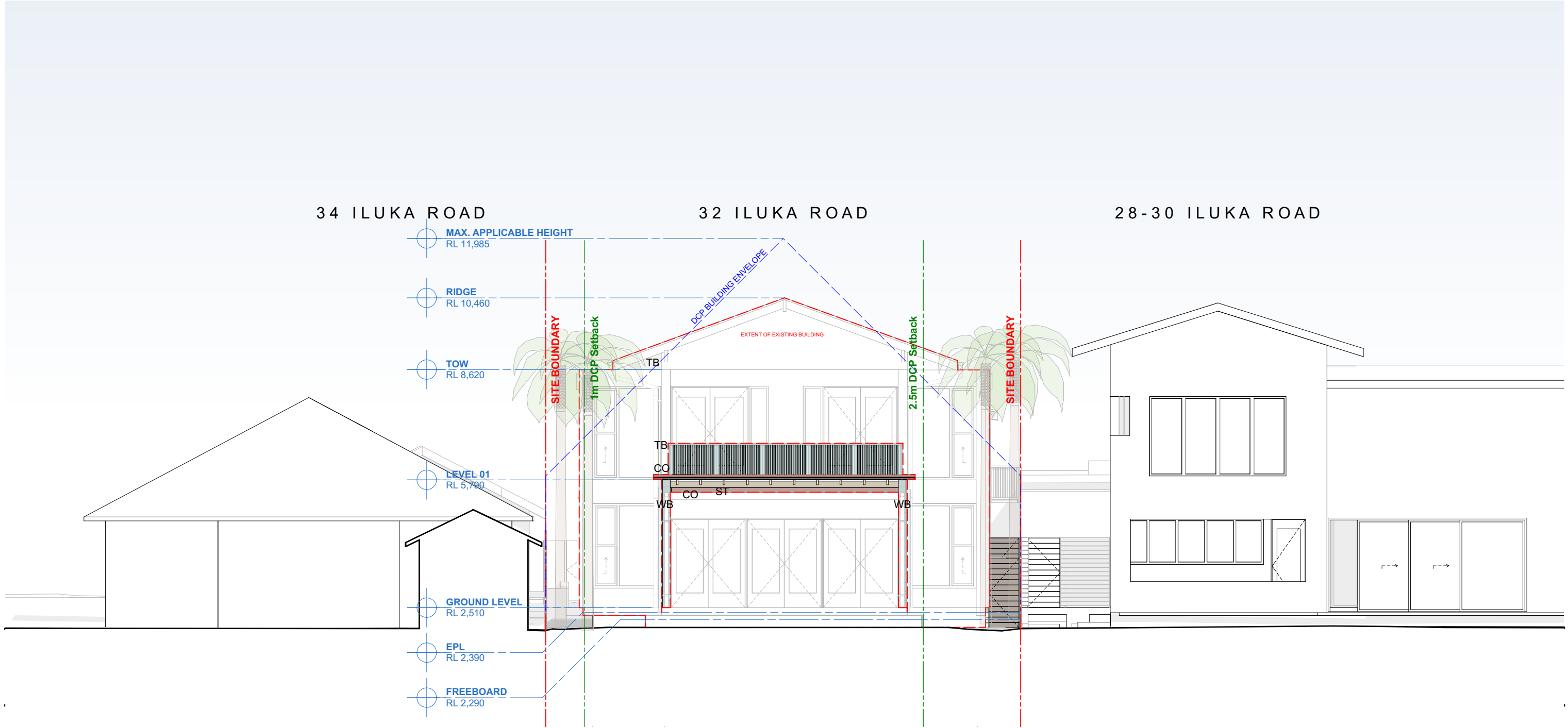
STAGE  
AA

DRAWING NO.  
202

REV  
B

DRAWING TITLE  
NORTH-EAST ELEVATION





LEGEND

BOUNDARY

EX. WALLS

EX. FLOORING

EX. BUILDING

SETBACKS

PROP. WALLS

PROP. FLOORING

PROP. WALLS

DEMOLISHED

JOINERY HIGH/LOW

PROP. PLANTING

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CLIENT

MS EMILY BRIAL

PROJECT

ILUKA ROAD

28 ILUKA ROAD PALM BEACH NSW 2108

NORTH POINT

SCALE @ A3

1:100

PROJECT NO.

01.02

STAGE

AA

DRAWING NO.

203

REV

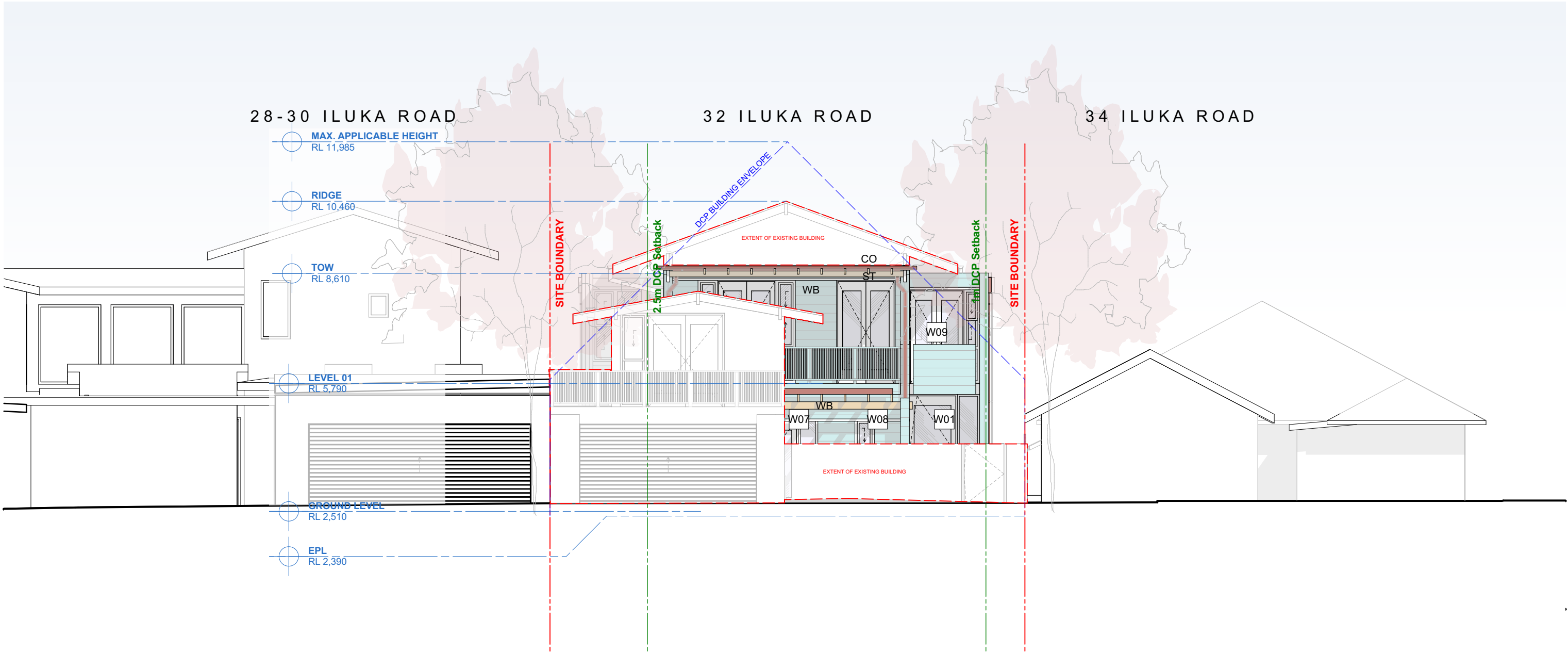
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DRAWING TITLE

SOUTH-WEST ELEVATION

AUTHORITY APPROVAL

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LEGEND

BOUNDARY

SETBACKS

DEMOLISHED

EX. WALLS

PROP. WALLS

JOINERY HIGH/LOW

EX. FLOORING

PROP. FLOORING

PROP. PLANTING

EX. BUILDING

PROP. WALLS

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PROJECT

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28 ILUKA ROAD PALM BEACH NSW 2108

AUTHORITY APPROVAL

NORTH POINT

SCALE @ A3

1:100

PROJECT NO.

01.02

STAGE

AA

DRAWING NO.

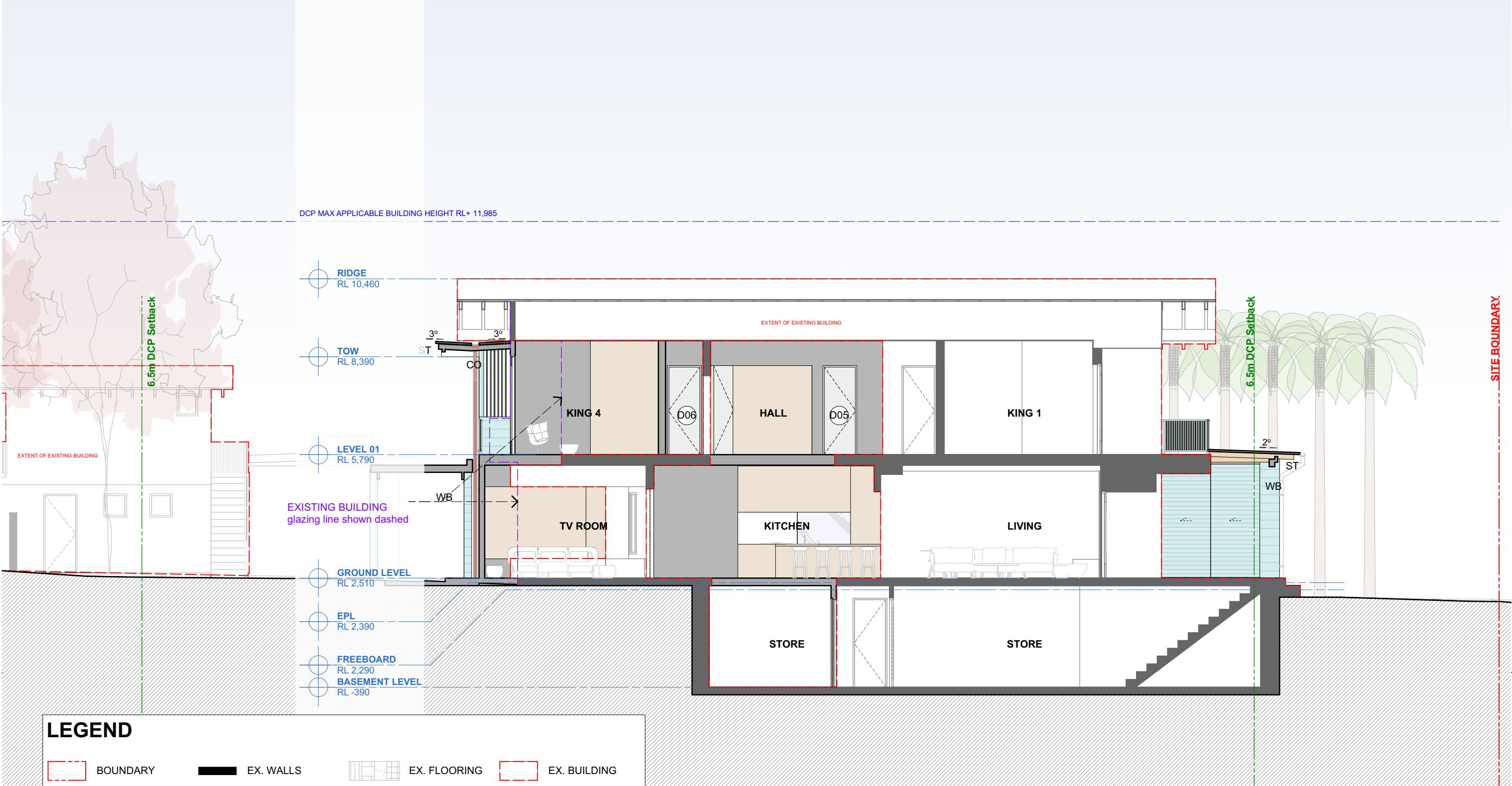
204

REV

B

DRAWING TITLE

STREET ELEVATION



LEGEND

- BOUNDARY
- 
- EX. WALLS

DESCRIPTION	REV	APP'D	DATE
FOR DA SUBMISSION	A	SC	11/07/2024
FOR DA SUBMISSION	B	SC	25/11/2024

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ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT  
MS EMILY BRIAL  
PROJECT  
**ILUKA ROAD**  
28 ILUKA ROAD PALM BEACH NSW 2108

NORTH POINT	SCALE @ A3 1:100	PROJECT NO. 01.02	STAGE AA	DRAWING NO. 300	REV B
DRAWING TITLE <b>SECTION 01</b>					







**CO**  
Copper pergolas & down pipes

**WB/TB**  
Blue painted weatherboard cladding & balustrades

**ST**  
Natural timber structure

**TW**  
White painted timber window frames

AUTHORITY APPROVAL

DESCRIPTION	REV	APP'D	DATE
FOR DA SUBMISSION	A	SC	11/07/2024
FOR DA SUBMISSION	B	SC	25/11/2024

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PROJECT  
**ILUKA ROAD**  
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SCALE @ A3	PROJECT NO. 01.02	STAGE AA	DRAWING NO. 700	REV B
DRAWING TITLE <b>MATERIALS + FINISHES</b>				

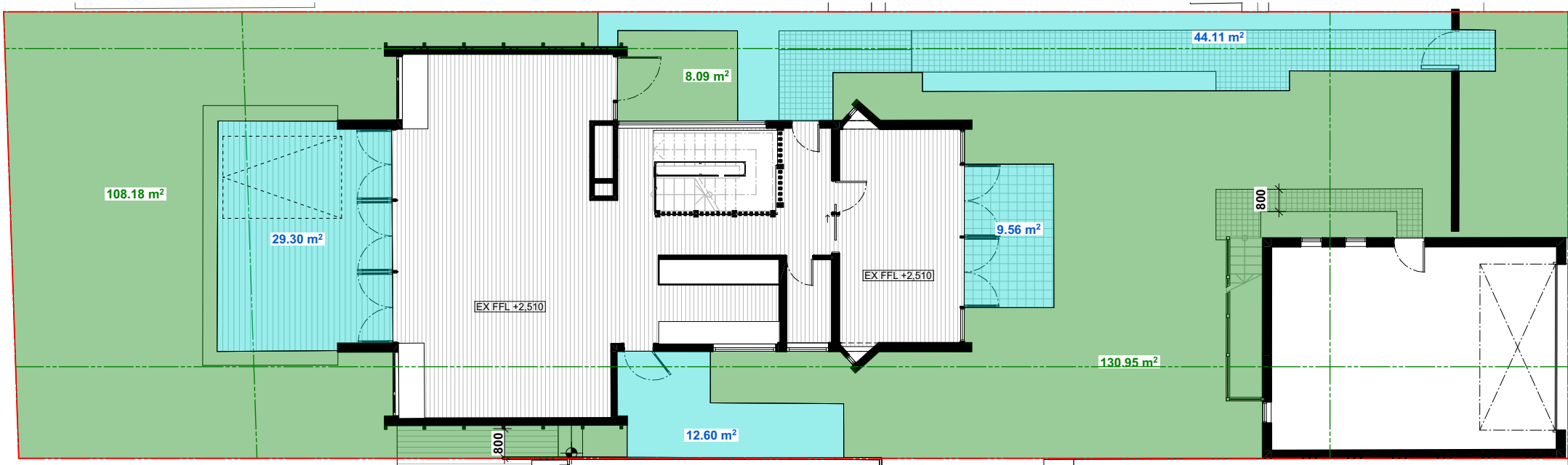


- KEY:**
- SHADOW REMOVED
  - SHADOW GAINED
  - SHADOW UNCHANGED

# AUTHORITY APPROVAL

DESCRIPTION	REV	APP'D	DATE	samcrawfordarchitects  Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042  TELEPHONE +612 9519 6800  EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au  ACN 165 409 567 Nominated Architect Sam Crawford 6498	CLIENT MS EMILY BRIAL  PROJECT ILUKA ROAD  28 ILUKA ROAD PALM BEACH NSW 2108	NORTH POINT	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
FOR DA SUBMISSION FOR DA SUBMISSION	A B	SC SC	11/07/2024 25/11/2024				1:500	01.02	AA	810	B
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DEVELOPMENT DATA:

CONTROLS

SITE AREA:	517.9m <sup>2</sup>	100%
LANDSCAPE AREA CONTROL PITWATER DCP D12.10:	310.74m <sup>2</sup>	60%
IMPERVIOUS ALLOWANCE LANDSCAPE AREA - PITWATER DCP D12.10 ii:	31.074m <sup>2</sup>	6%
REQUIRED LANDSCAPE AREA LESS IMPERVIOUS AREA:	279.66m <sup>2</sup>	54%

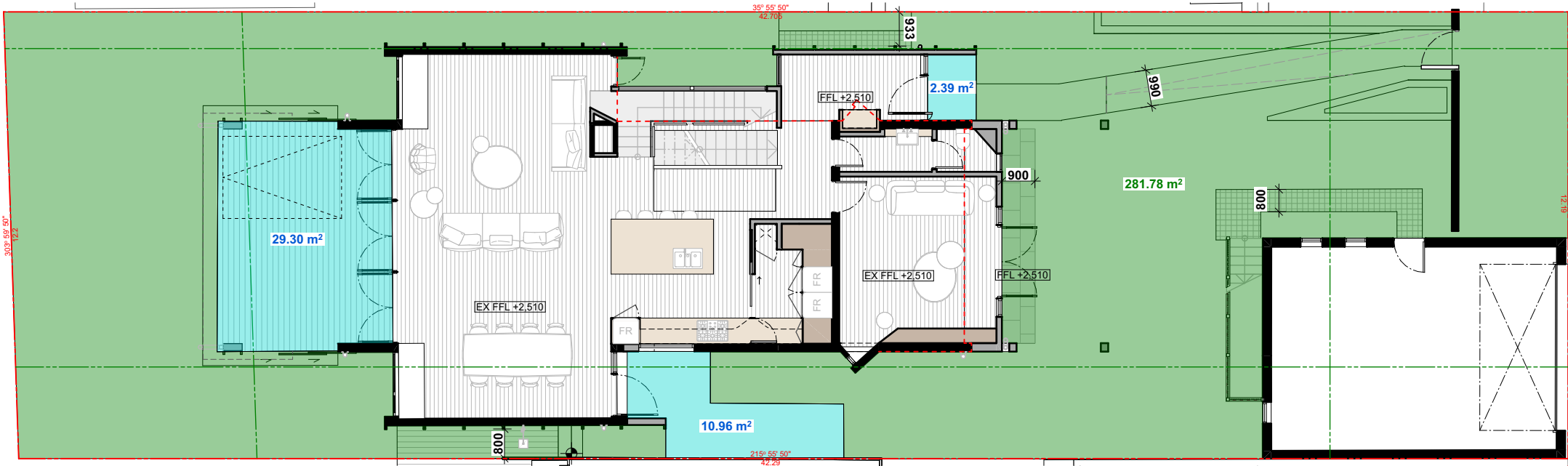
CALCULATIONS

TOTAL EX. LANDSCAPED AREA:	247.22m <sup>2</sup>	47.74%
TOTAL EX. IMPERVIOUS LANDSCAPED AREA:	86.01m <sup>2</sup>	16.61%
TOTAL PROP. LANDSCAPED AREA:	281.78m <sup>2</sup>	54.41%
TOTAL PROP. IMPERVIOUS LANDSCAPED AREA:	42.65m <sup>2</sup>	8.24%

INCREASE OF LANDSCAPED AREA AS A RESULT OF THE PROPOSAL:	34.56m <sup>2</sup>	8.37%
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KEY:

- SOFT LANDSCAPED AREA
- IMPERVIOUS LANDSCAPED AREA



AUTHORITY APPROVAL

DESCRIPTION FOR DA SUBMISSION FOR DA SUBMISSION FOR DA SUBMISSION	REV A B C	APP'D SC SC SC	DATE 11/07/2024 25/07/2024 25/11/2024	<b>samcrawfordarchitects</b> Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 165 409 567 Nominated Architect Sam Crawford 6498	CLIENT MS EMILY BRIAL PROJECT <b>ILUKA ROAD</b> 28 ILUKA ROAD PALM BEACH NSW 2108	NORTH POINT	SCALE @ A3 <b>1:150</b>	PROJECT NO. <b>01.02</b>	STAGE <b>AA</b>	DRAWING NO. <b>811</b>	REV <b>C</b>
DRAWING TITLE <b>LANDSCAPED AREA CALCULATION</b>											