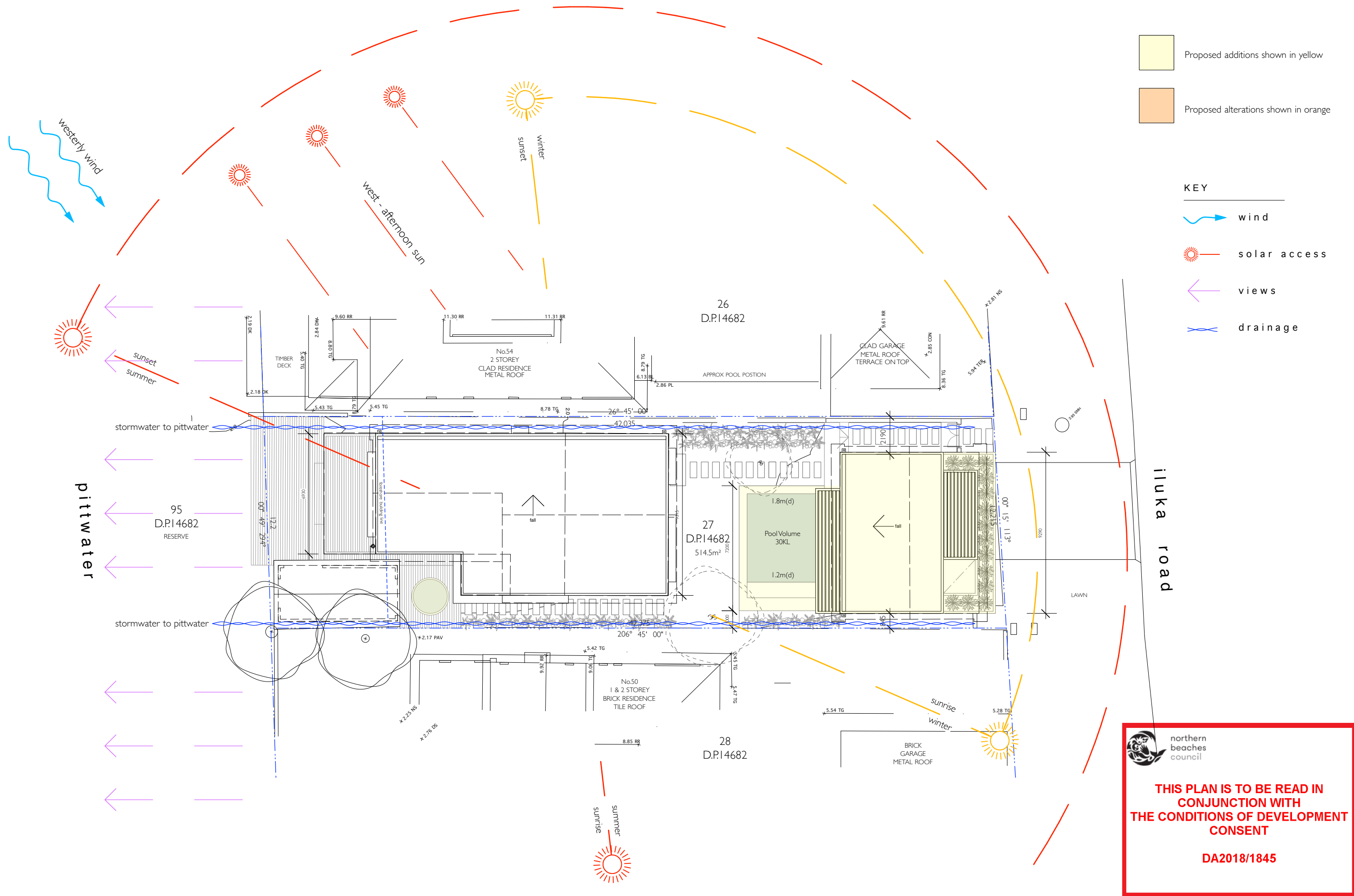
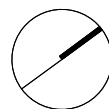




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0 2m 4m 6m 8m

SANDY POINT HOUSE

Jane Cole
52 Iluka Road
Palm Beach NSW 2108

DWG SPH-01-DA
DATE 02.04.19
ISSUE B
JOB # 77
SCALE 1:200 @ A3

SITE ANALYSIS PLAN



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parapet roof structure
Kliplock roofing with 1° fall
fall box gutter to rainwater
heads and downpipes

foreshore building line

fall

fall

27
D.P.14682
514.5m²

42.375

206° 45' 00"

fall box gutter to rainwater
heads and downpipes

Kliplock roofing with 1° fall

parapet roof structure

pergola roof structure

existing roof shown dashed

2975

4920

11945

16865

1400

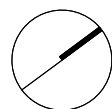
5960

3000

8960

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0 1m 2m 3m 4m

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ROOF PLAN

LEGEND

- CG Clear glazing
- OG Opaque Glazing
- MN Masonry
- HW Hardwood
- TC Timber cladding
- TD Timber deck
- CB Colourbond
- DP Down pipe
- GB Glass balustrade



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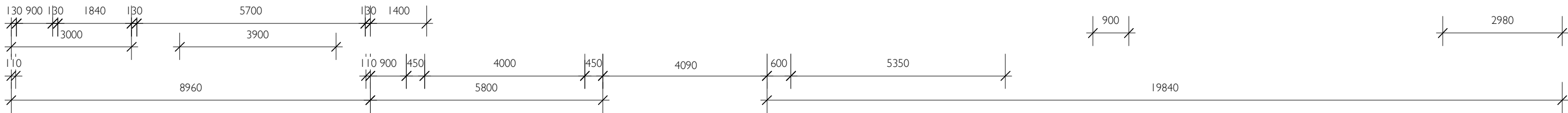
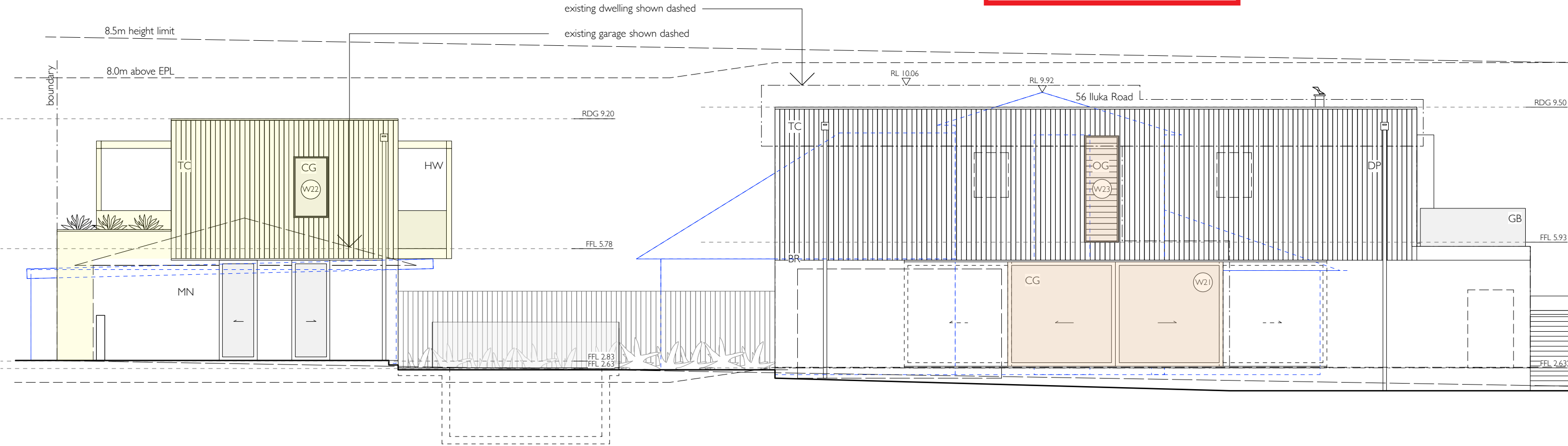
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Proposed additions shown in yellow



Proposed alterations shown in orange



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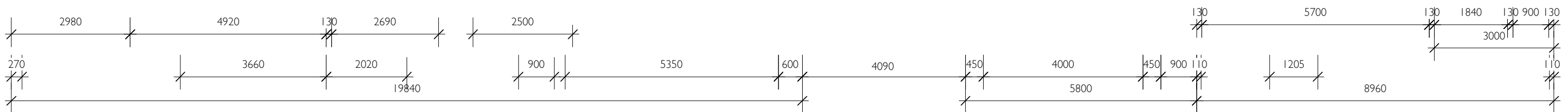
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JOB # 77
SCALE 1:200 @ A3

NORTH ELEVATION

CG	Clear glazing
OG	Opaque Glazing
MN	Masonry
HW	Hardwood
TC	Timber cladding
TD	Timber deck
CB	Colourbond
DP	Down pipe
GB	Glass balustrade



The architectural drawings illustrate a proposed development and its relationship to the existing site. The site plan shows a rectangular plot with a proposed building footprint (dashed line) and an existing dwelling footprint (dashed line). The proposed building is a two-story structure with a gabled roof, featuring a central section with a large window (W12) and a smaller window (W11) on the upper floor, and a series of windows (W10, W09, W08) on the lower floor. The existing dwelling is a single-story structure with a flat roof, featuring a large window (W07) and a smaller window (W08) on the upper floor, and a series of windows (W09, W10, W11) on the lower floor. The site plan also shows the location of the proposed building relative to the existing dwelling and the site boundaries. The cross-section shows the proposed building's profile, including the roofline, floor levels, and wall heights. The plan view of the existing dwelling shows its internal layout, including the living area, kitchen, and bedrooms. The drawings are labeled with various dimensions and elevations, such as 54 Iluka Road, RL 11.30, RDG 9.50, FFL 5.93, FFL 2.43, RL 10.06, RDG 9.20, FFL 5.78, RL 9.61, 8.5m height limit, 8.0m above EPL, and boundary.

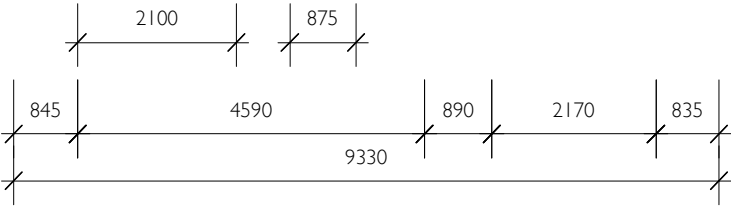
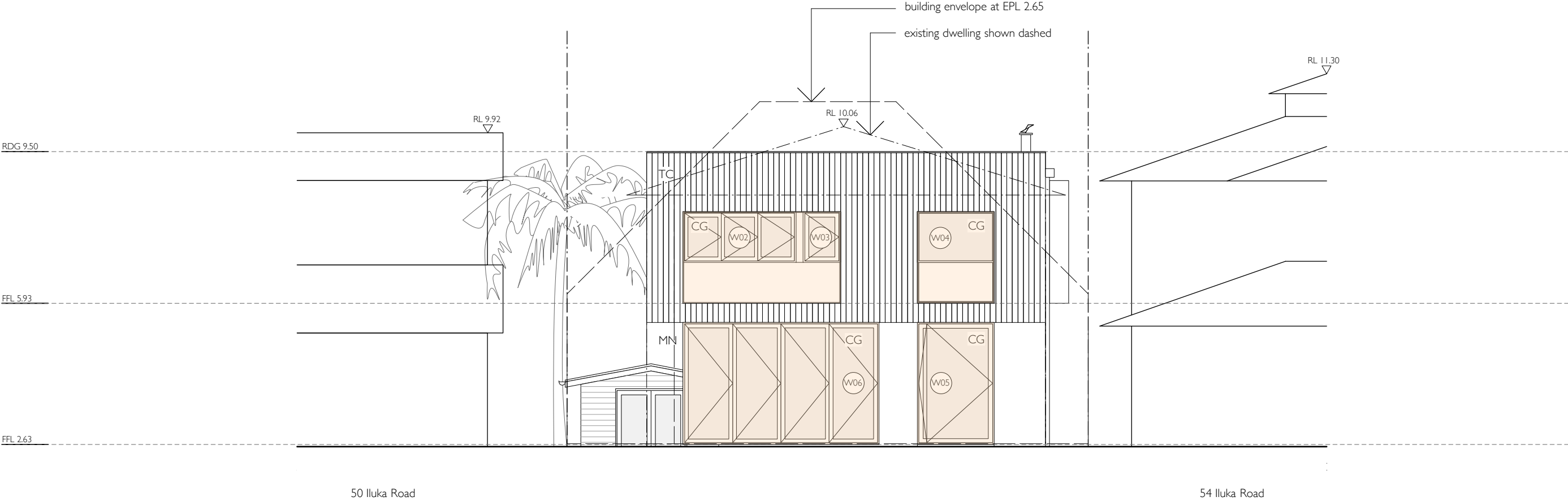


SOUTH ELEVATION

LEGEND

- CG Clear glazing
- OG Opaque Glazing
- MN Masonry
- HW Hardwood
- TC Timber cladding
- TD Timber deck
- CB Colourbond
- DP Down pipe
- GB Glass balustrade

- Proposed additions shown in yellow
- Proposed alterations shown in orange



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0 1m 2m 3m 4m

SANDY POINT HOUSE

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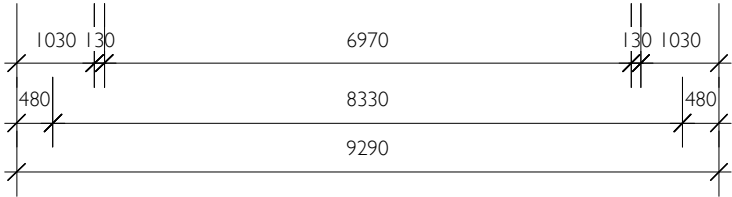
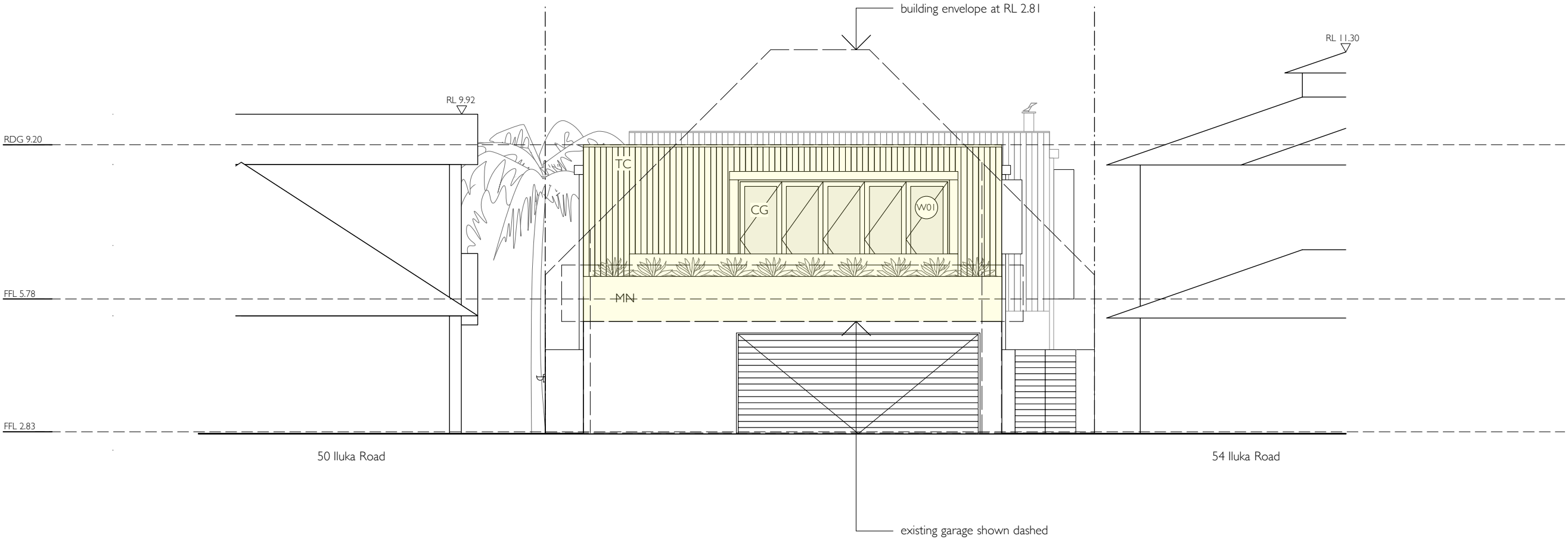
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SCALE 1:200 @ A3

EAST ELEVATION 1

LEGEND

- CG Clear glazing
- OG Opaque Glazing
- MN Masonry
- HW Hardwood
- TC Timber cladding
- TD Timber deck
- CB Colourbond
- DP Down pipe
- GB Glass balustrade

- Proposed additions shown in yellow
- Proposed alterations shown in orange





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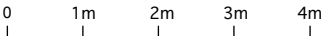
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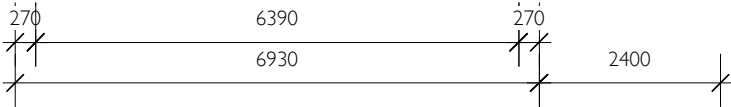
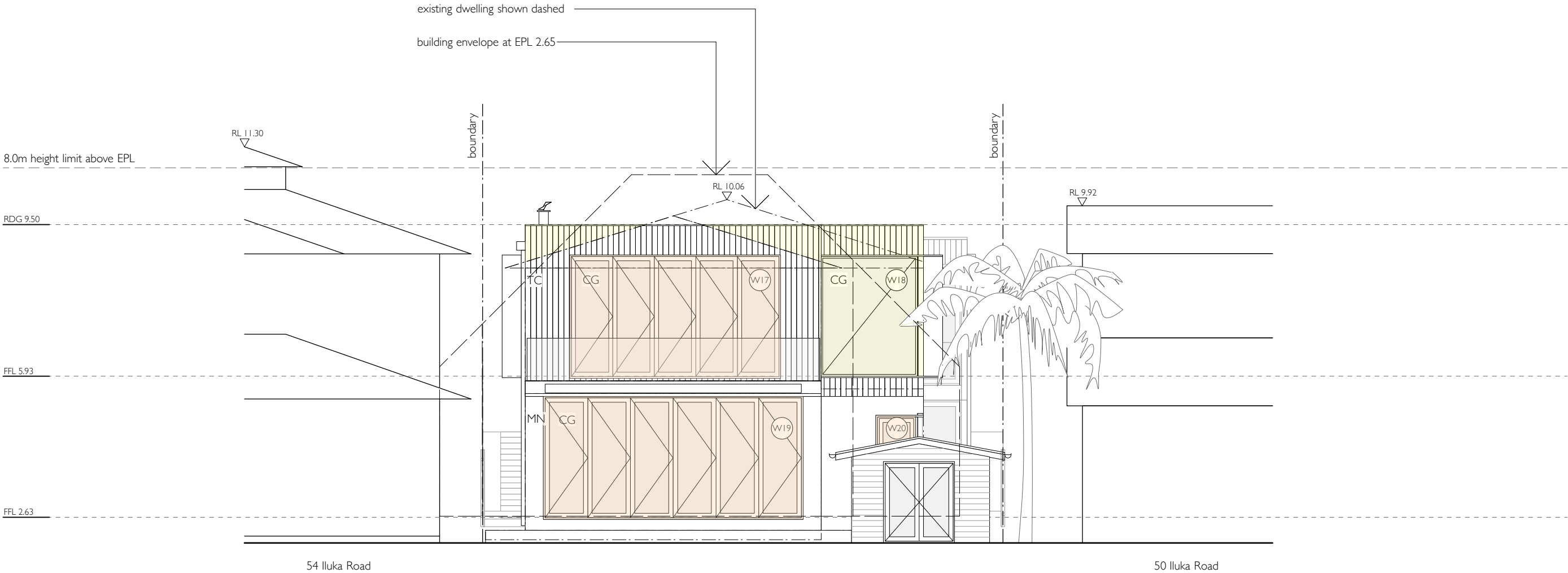
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EAST ELEVATION 2

LEGEND

- CG Clear glazing
- OG Opaque Glazing
- BR Brick
- HW Hardwood
- TC Timber cladding
- TD Timber deck
- CB Colourbond
- DP Down pipe
- SB Steel balustrade

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- Proposed alterations shown in orange





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0 1m 2m 3m 4m

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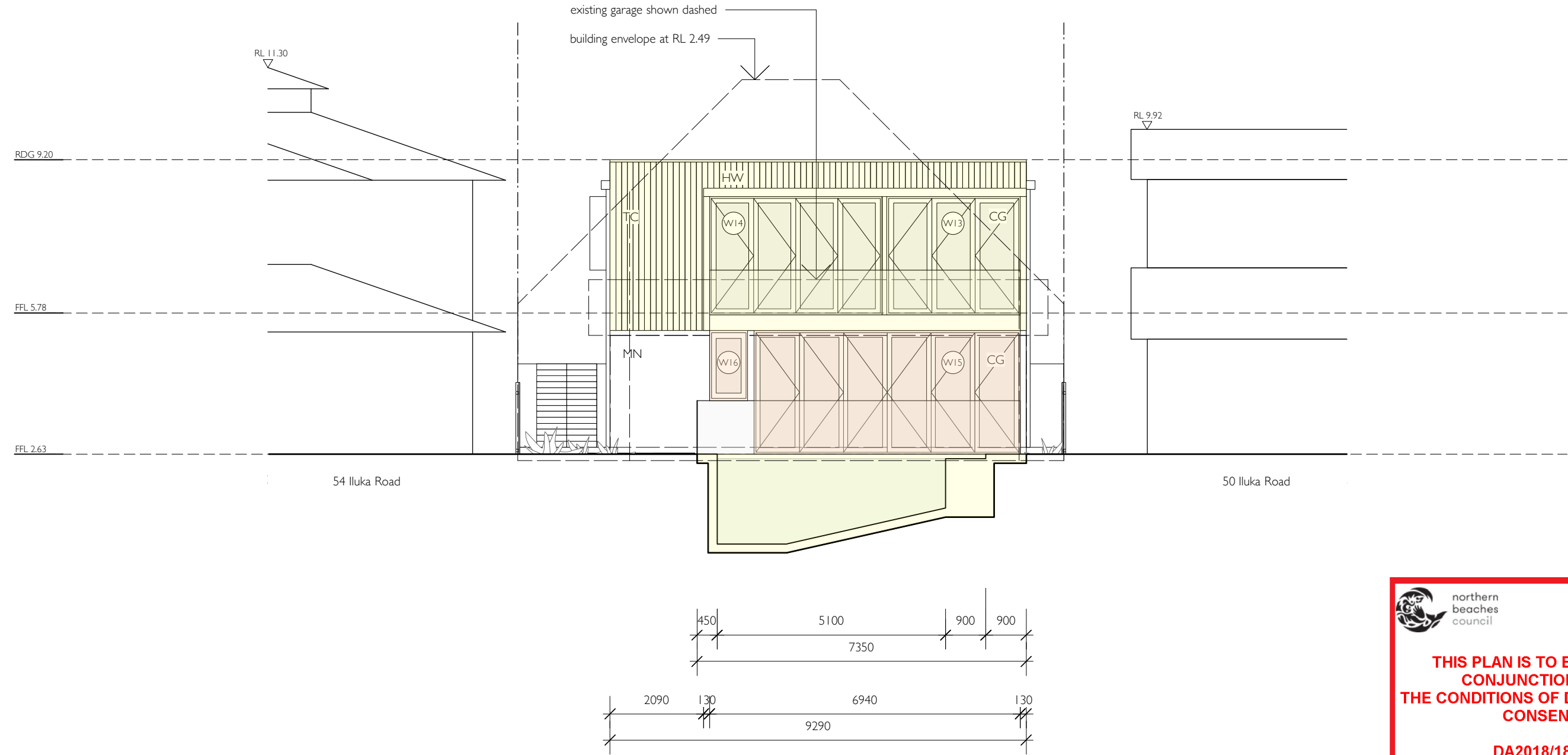
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WEST ELEVATION 1

LEGEND

CG Clear glazing
OG Opaque Glazing
BR Brick
HW Hardwood
TC Timber cladding
TD Timber deck
CB Colourbond
DP Down pipe
SB Steel balustrade

Proposed additions shown in yellow
Proposed alterations shown in orange



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SANDY POINT HOUSE

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WEST ELEVATION 2