

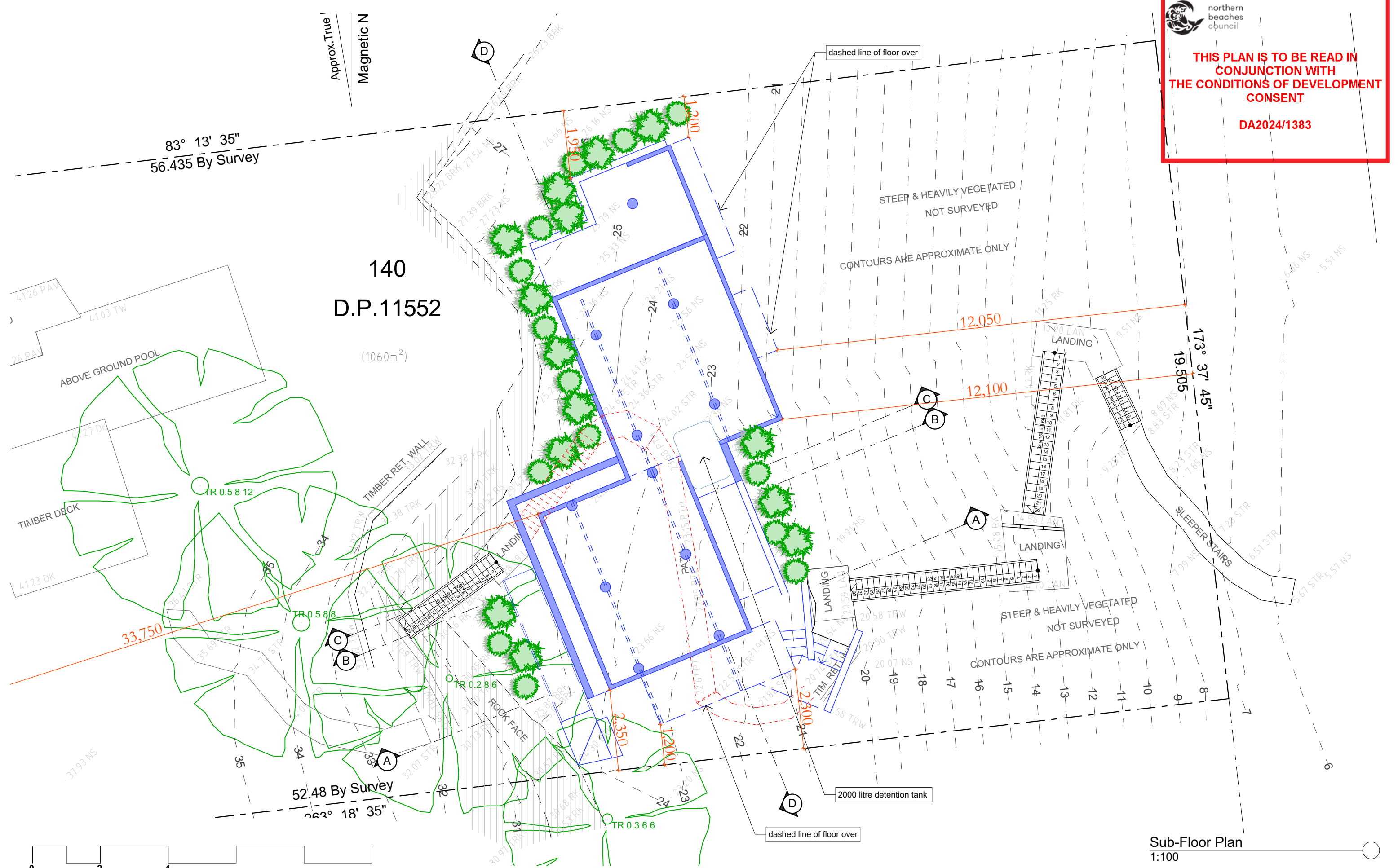
Site, Site Analysis & Waste Management & Stormwater Concept Plan
1:200

			<div><div>TN</div></div> <div>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.</div>	<div><div><div>NORTHERN BEACHES</div><div>DRAFTING</div></div><div><div>0414 978 499</div><div>phil@northernbeachesdrafting.com.au</div></div></div>	<div>Project : Secondary Dwelling Development Application 20 Sunrise Rd, Palm Beach Lot 140 in DP 11552 - 1060m2</div>	<div><div><div></div><div>= Proposed Work</div></div><div><div></div><div>= Demolition</div></div><div><div></div><div>= Existing</div></div></div>	<div>Drawn/Designed : PB</div>	<div>Date : 100325</div>
					<div>Project Number : 2408</div>	<div>Scale : 1:200 @ A3</div>		
25/02/25	A	Amended Plans			<div>Client : Private Resident</div>	<div>Drawing No. : DA4</div>	<div>Issue : A</div>	
Date :	Issue :	Description :			Drawing - Site, Site Analysis & Waste Management Plan			

 northern
beaches
council

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

DA2024/1383



Sub-Floor Plan
1:100



83° 13' 35"
56.435 By Survey

140
D.P.11552

 (1060m^2)

STEEP & HEAVILY VEGETATED
NOT SURVEYED

CONTOURS ARE APPROXIMATE ONLY

12,050

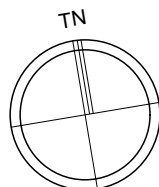
12,100

$$\begin{array}{r} 173^\circ \quad 37' \quad 45'' \\ - 19.505'' \\ \hline \end{array}$$

CONTOURS ARE APPROXIMATE ONLY

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.






p 0414 978 499
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 : - **Ground Floor Plan**

 = Proposed Work
 = Demolition
 = Existing

Drawn/Designed : PB

Date : 100325

Project Number : 2408

Scale : 1:100 @ A3

Drawing No. : **DA6**

Issue : **A**

83° 13' 35"
56.435 By Survey

140
D.P.11552

(1060m²)

FALL 27°

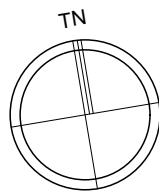
FALL 1°
PEBBLES
ON MEMBRANE

FALL 1°

Roof Floor
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.



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 : - **Roof Floor Plan**

 = Proposed Work
 = Demolition
 = Existing

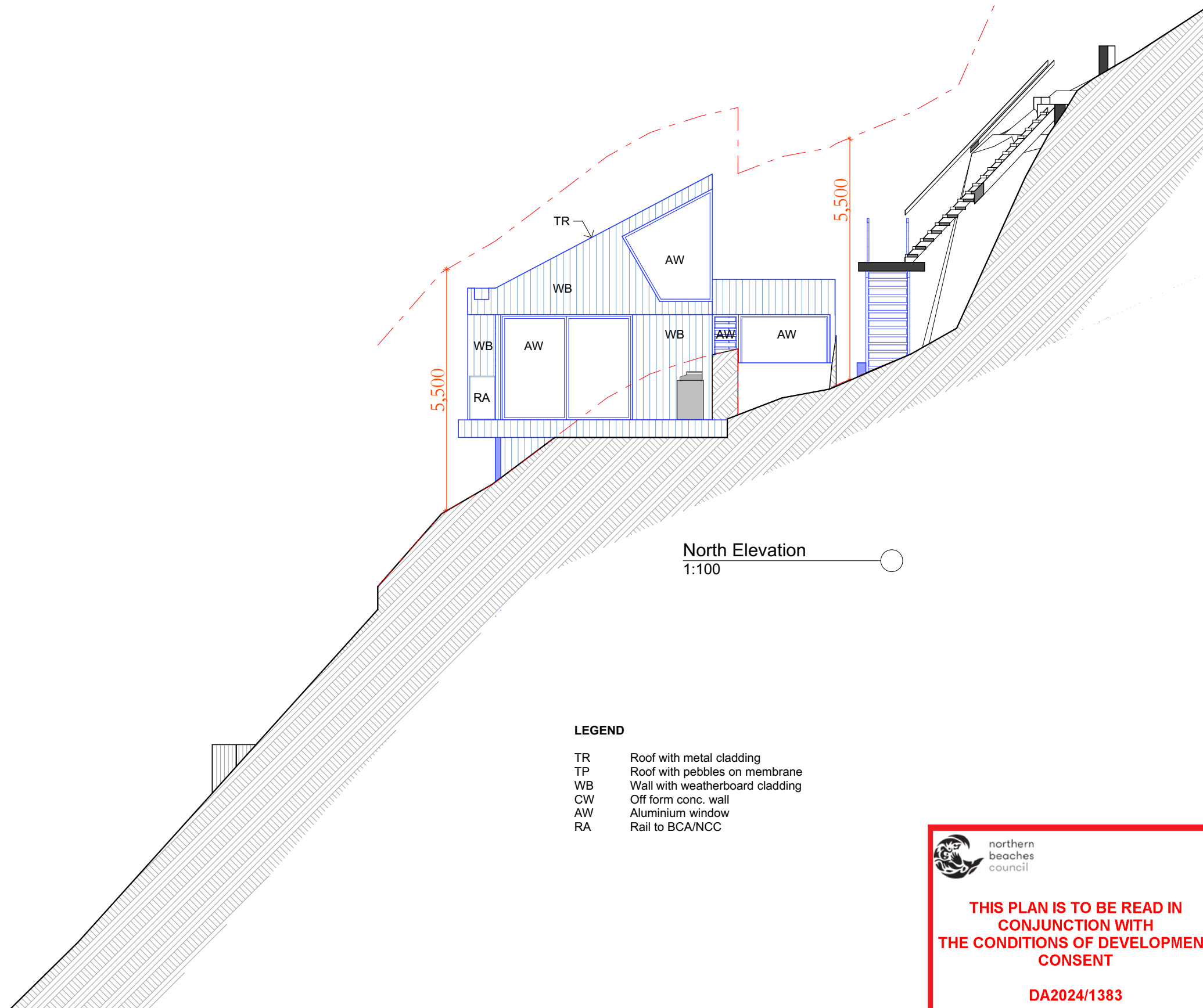
Drawn/Designed : PB
Project Number : **2408**
Drawing No. : **DA7**
Date : 100325
Scale : 1:100 @ A3
Issue : **A**

RL + 30,250
Ridge

RL + 27,700
Parapet

RL + 27,300
Parapet

RL + 24,500
Ground Floor



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



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

DA2024/1383



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.



P
e
0414 978 499
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, N

- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB	Date : 100325
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA8	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.



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

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 : 100325
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA9	Issue : A

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

DA2024/1383

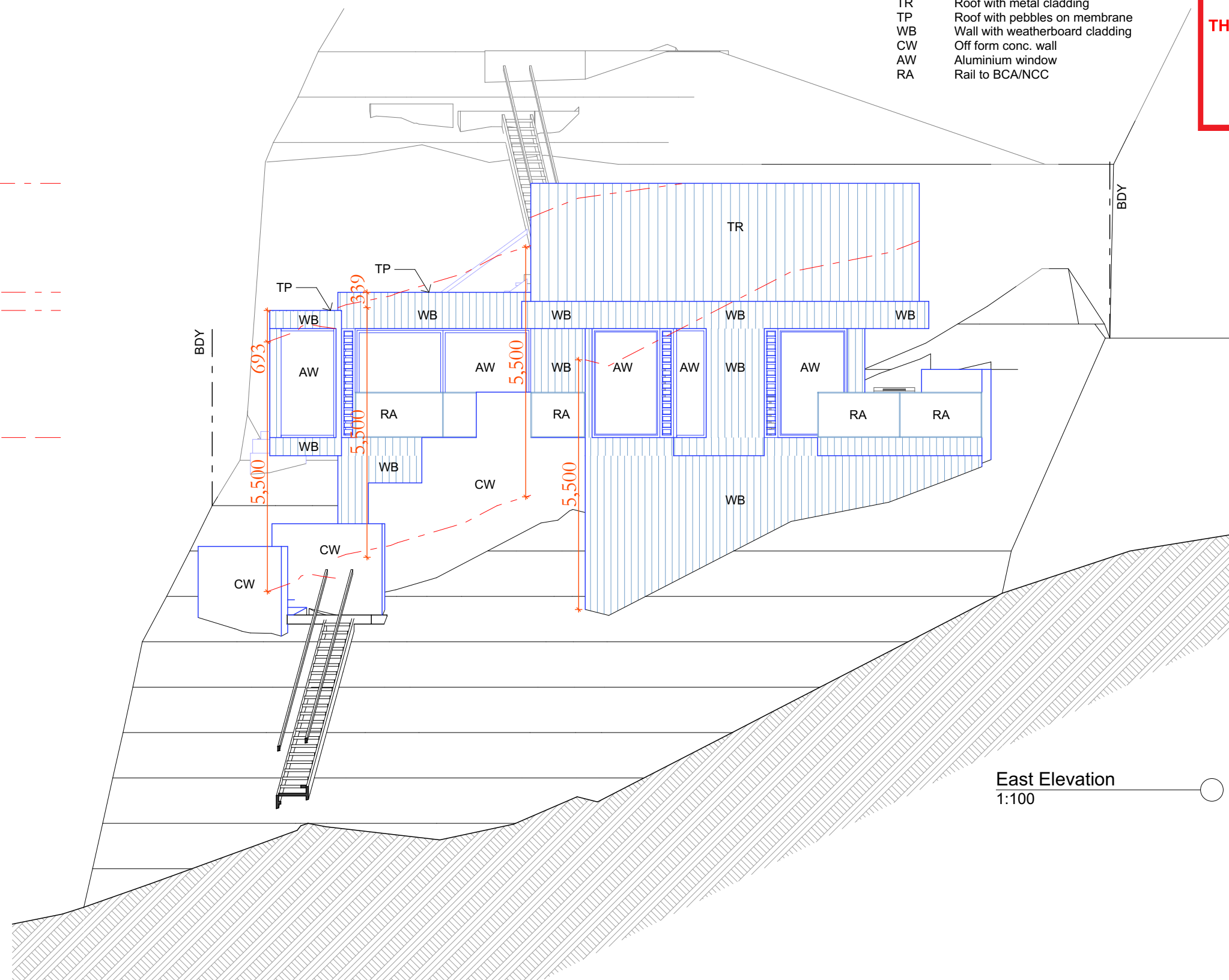
LEGEND

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

RL + 30,250
Ridge

RL + 27,700
Parapet

RL + 24,500
Ground Floor



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.



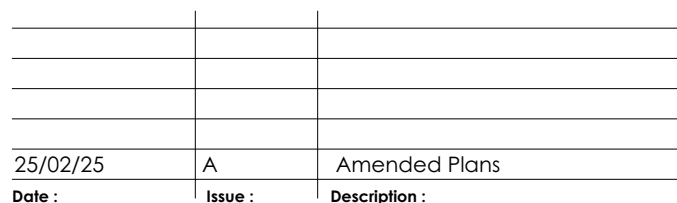
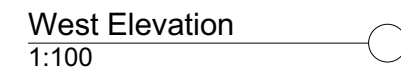
0414 978 499
e phil@northernbeachesdrafting.com.au

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 : 100325
Project Number : 2408	Scale : 1:100 @ A3
Drawing No. : DA10	Issue : A

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

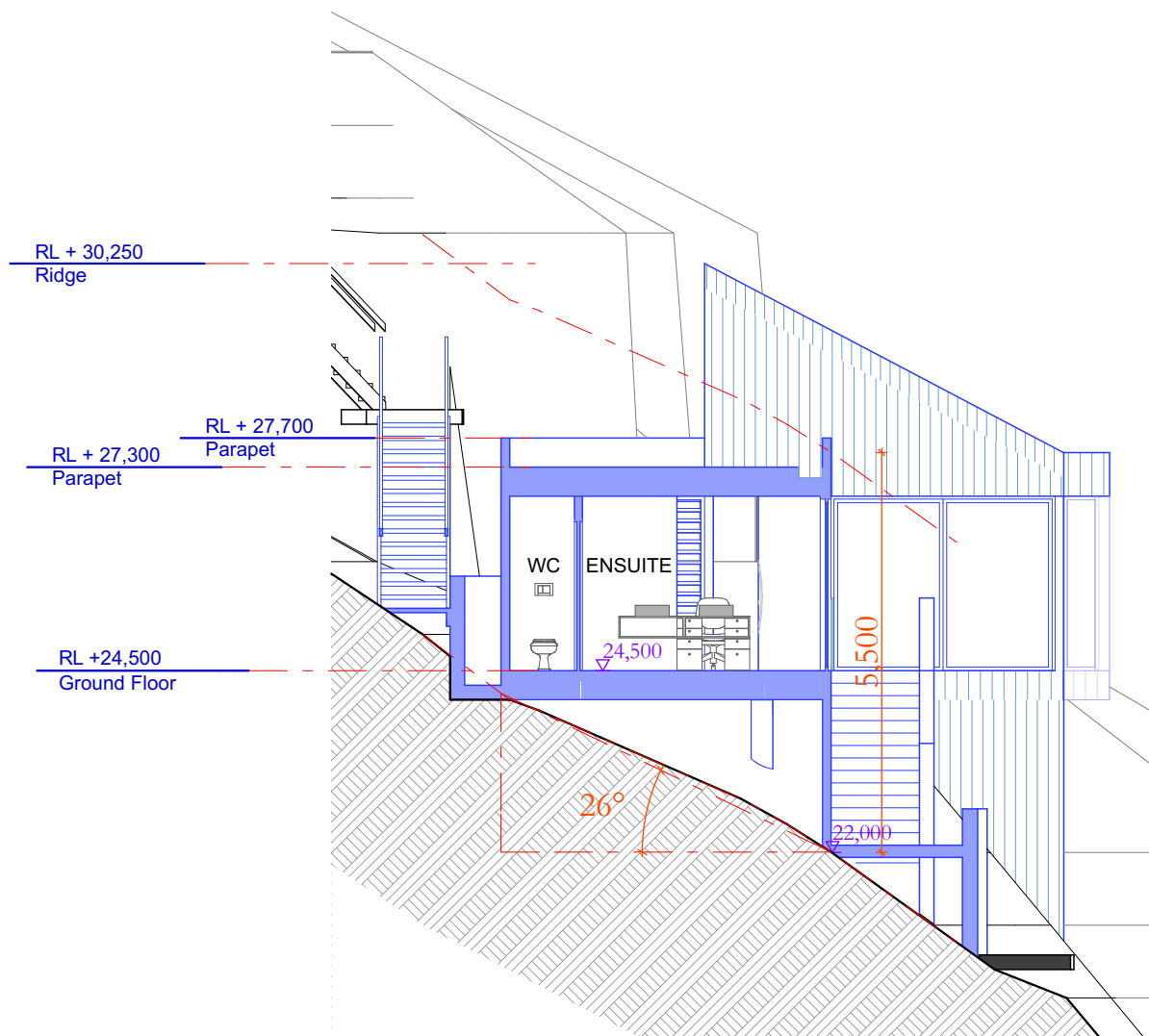


**NORTHERN
BEACHES**
DRAFTING

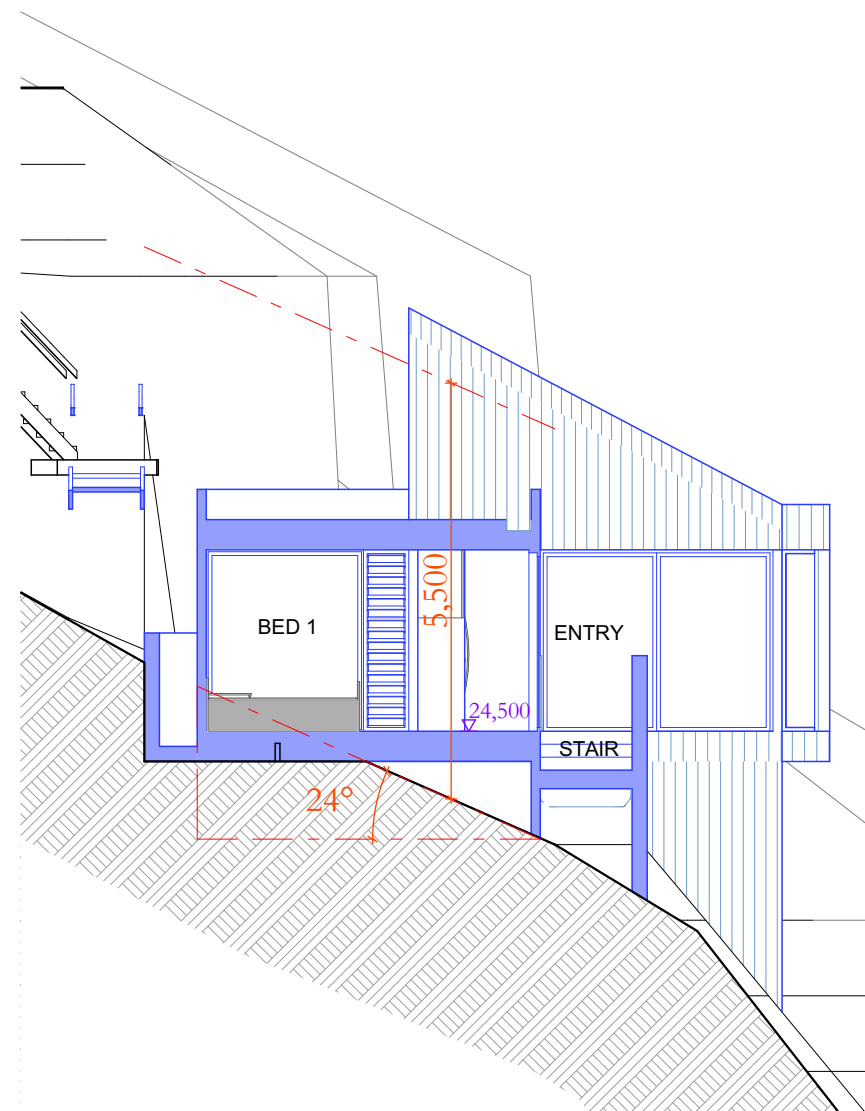
P 0414 978-
phill@northernbeachesdrafting.com

 = Proposed Work
 = Demolition
 = Existing

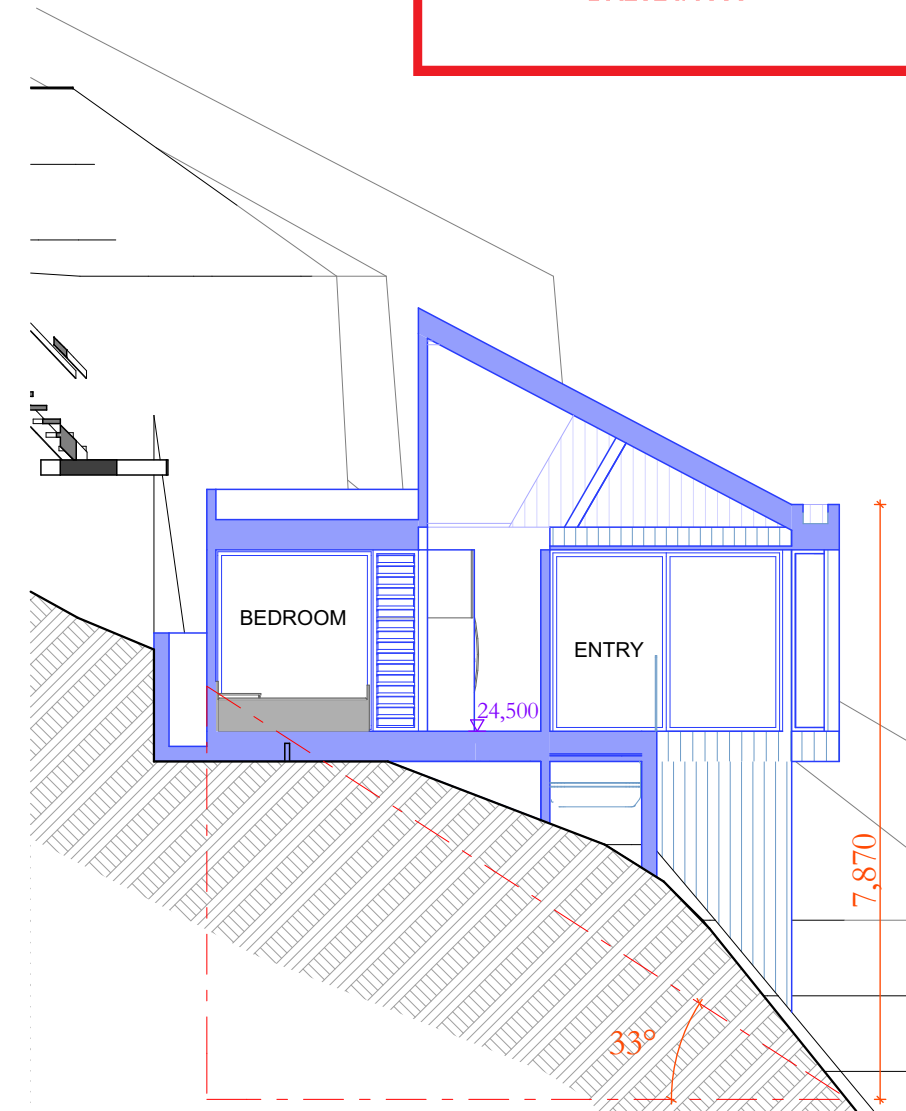
Drawn/Designed : PB <hr/> Project Number : 2408 <hr/> Drawing No. : DA11	Date : 100325 <hr/> Scale : 1:100 @ A3 <hr/> Issue : A
--	---



Section A-A
1:100



Section B-B
1:100



Section C-C
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.



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 : - Section A-A, B-B, C-C

 = Proposed Work
 = Demolition
 = Existing

Drawn/Designed : PB

Project Number : 2408

Drawing No. : DA12

Date : 100325

Scale : 1:100 @ A3

Issue : A

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

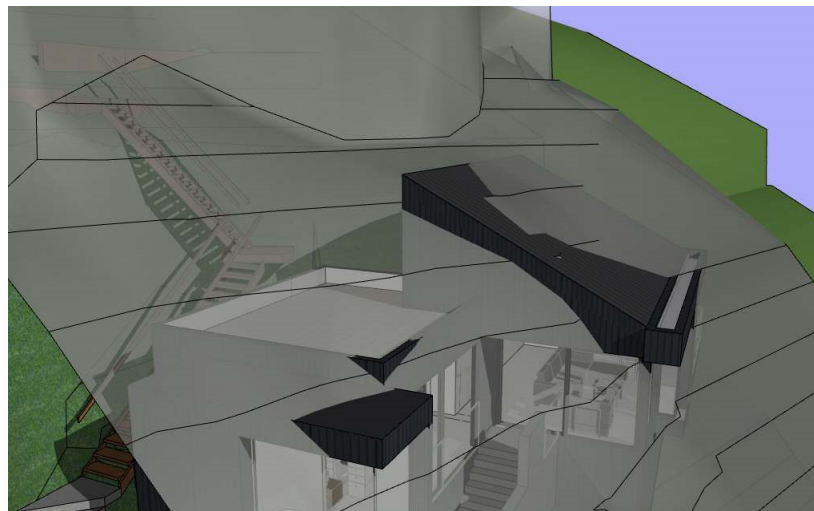
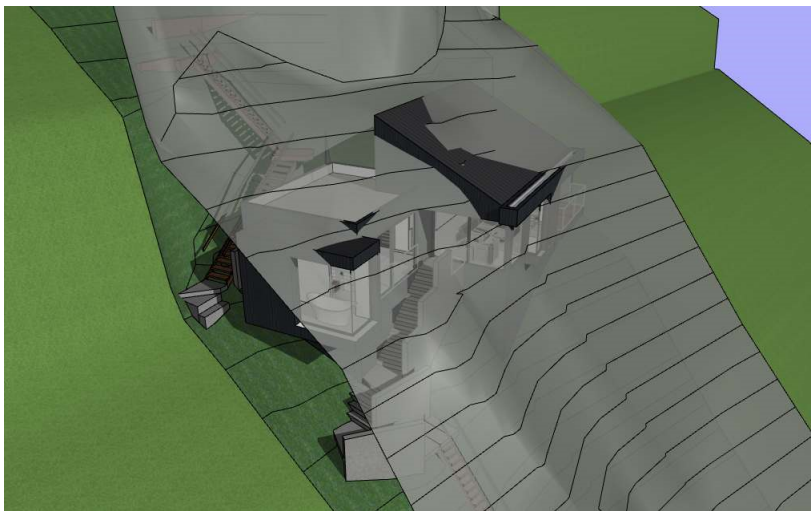
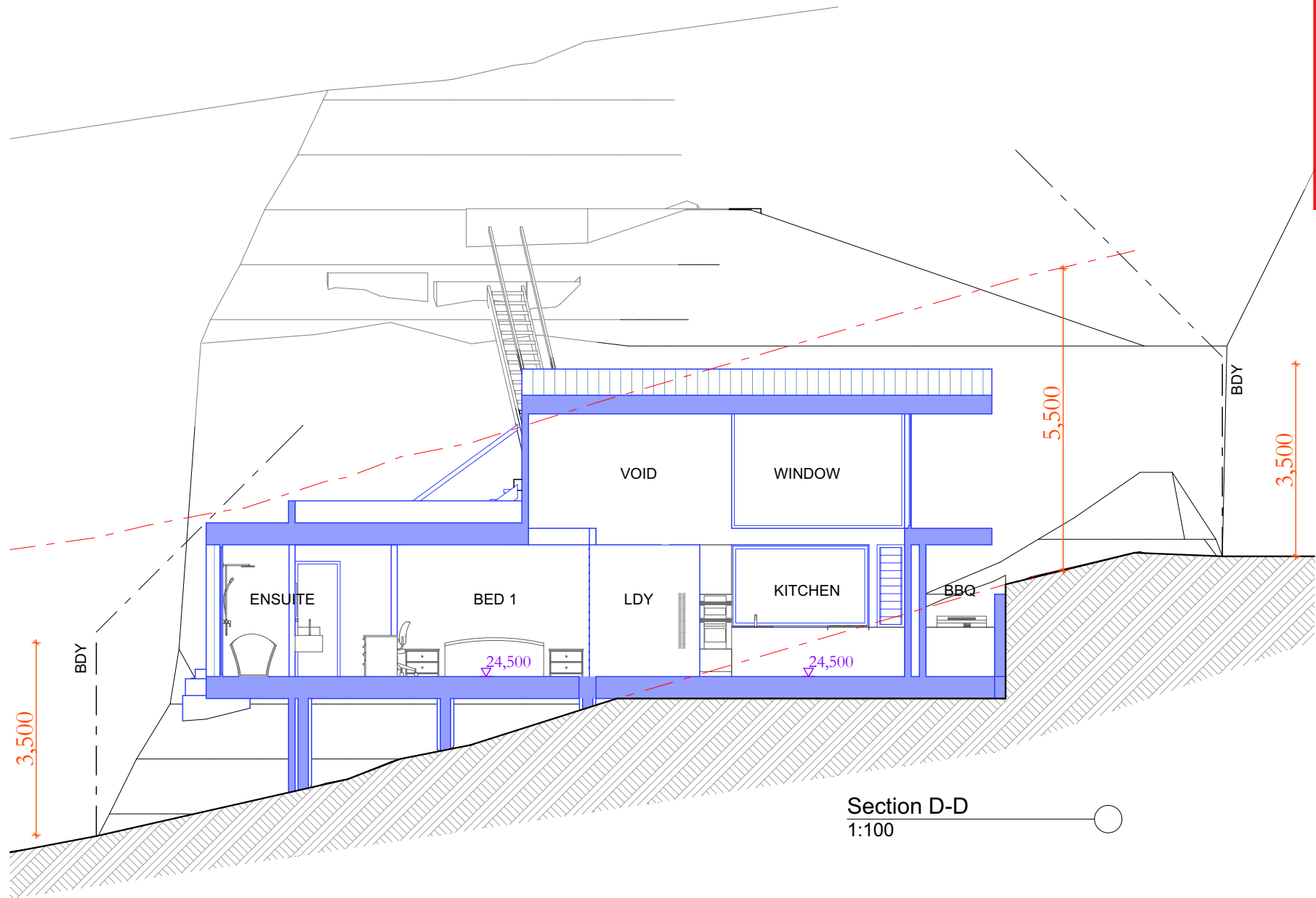
DA2024/1383

RL + 30,250
Ridge

RL + 27,700
Parapet

RL + 27,300
Parapet

RL + 24,500
Ground Floor



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.



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

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

 = Proposed Work
 = Demolition
 = Existing

Drawn/Designed : PB

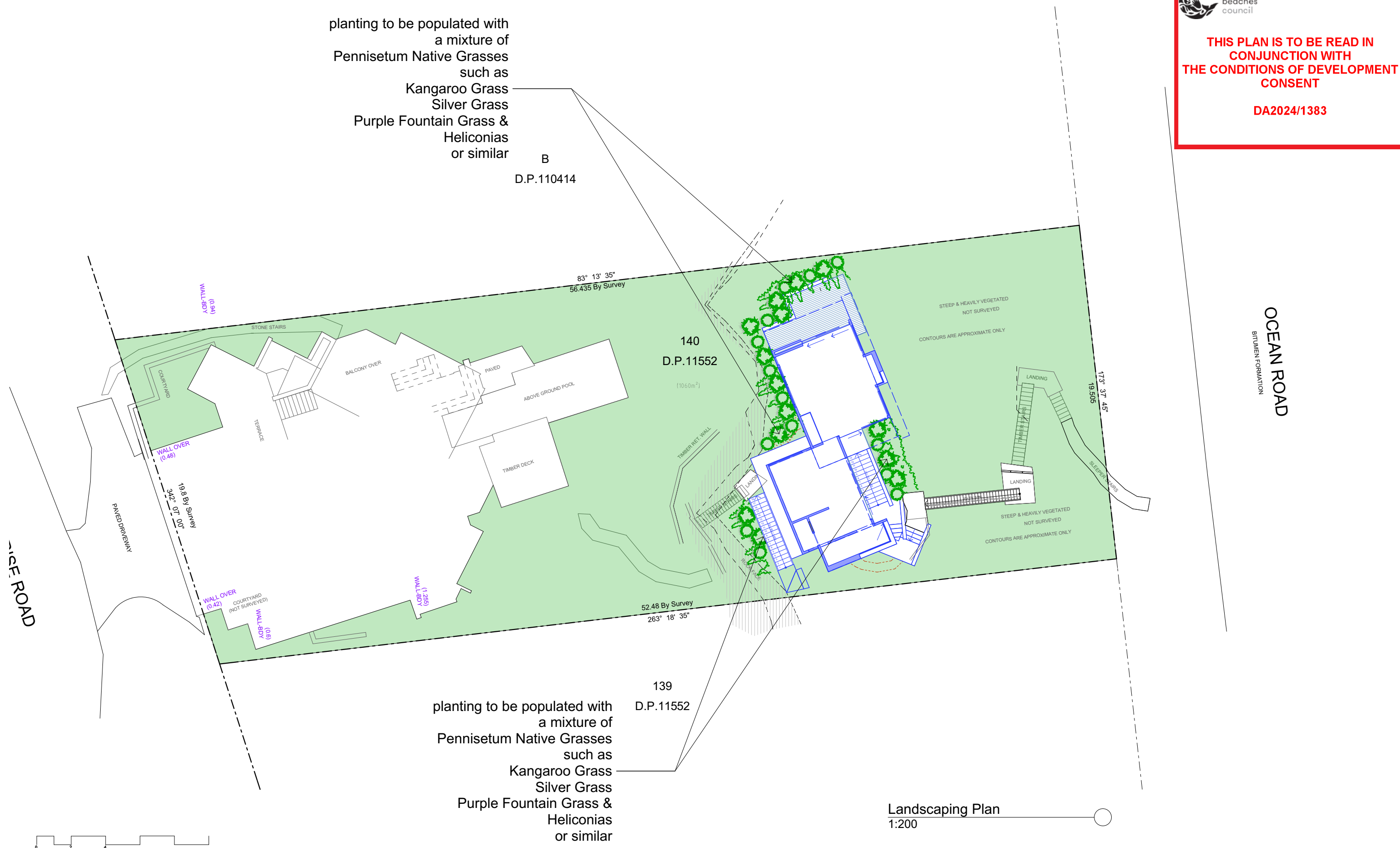
Project Number : **2408**

Drawing No. : **DA13**

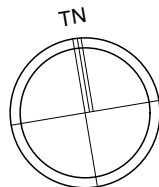
Date : 100325

Scale : 1:100 @ A3

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.



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

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

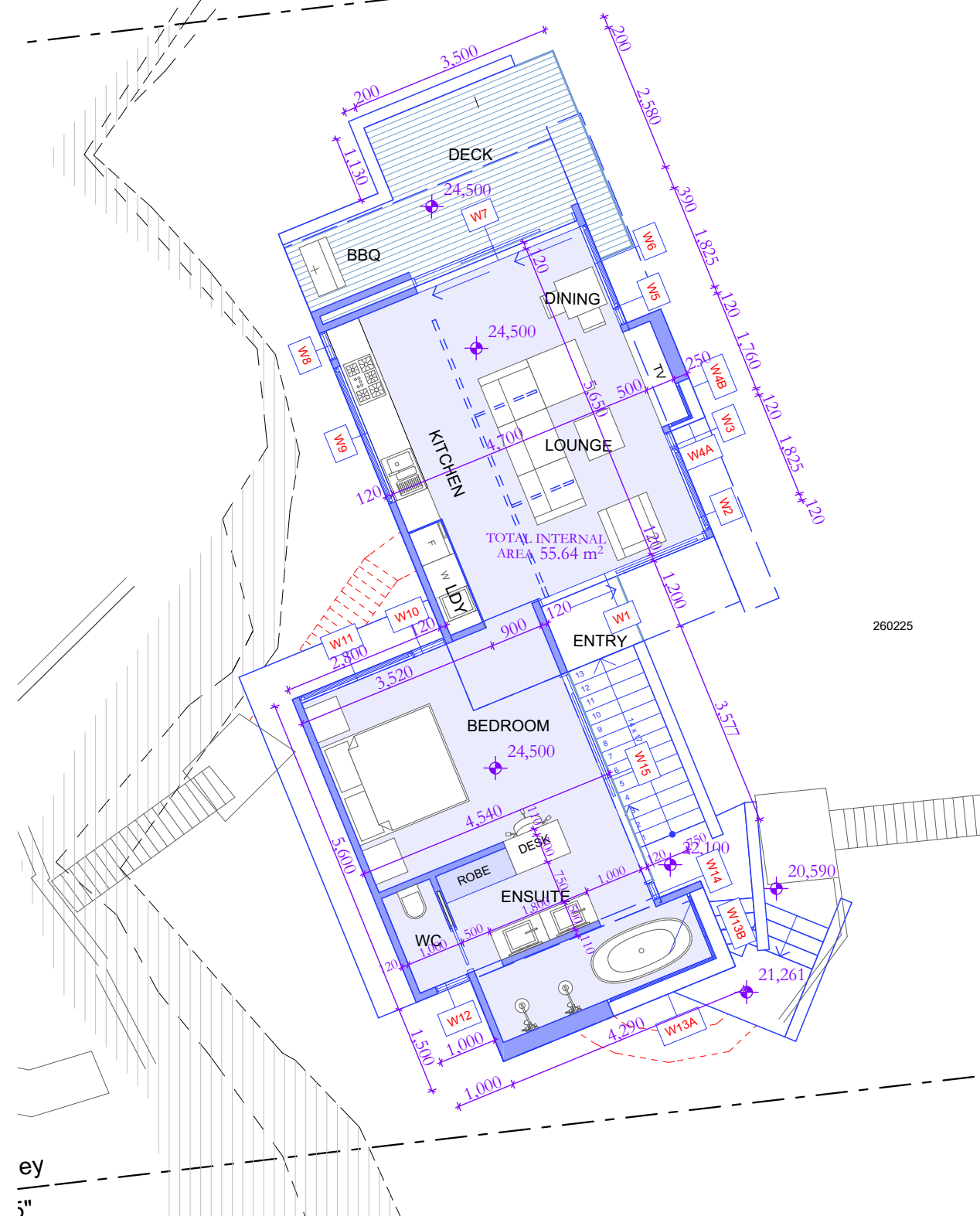
Project Number : 2408

Drawing No. : DA14

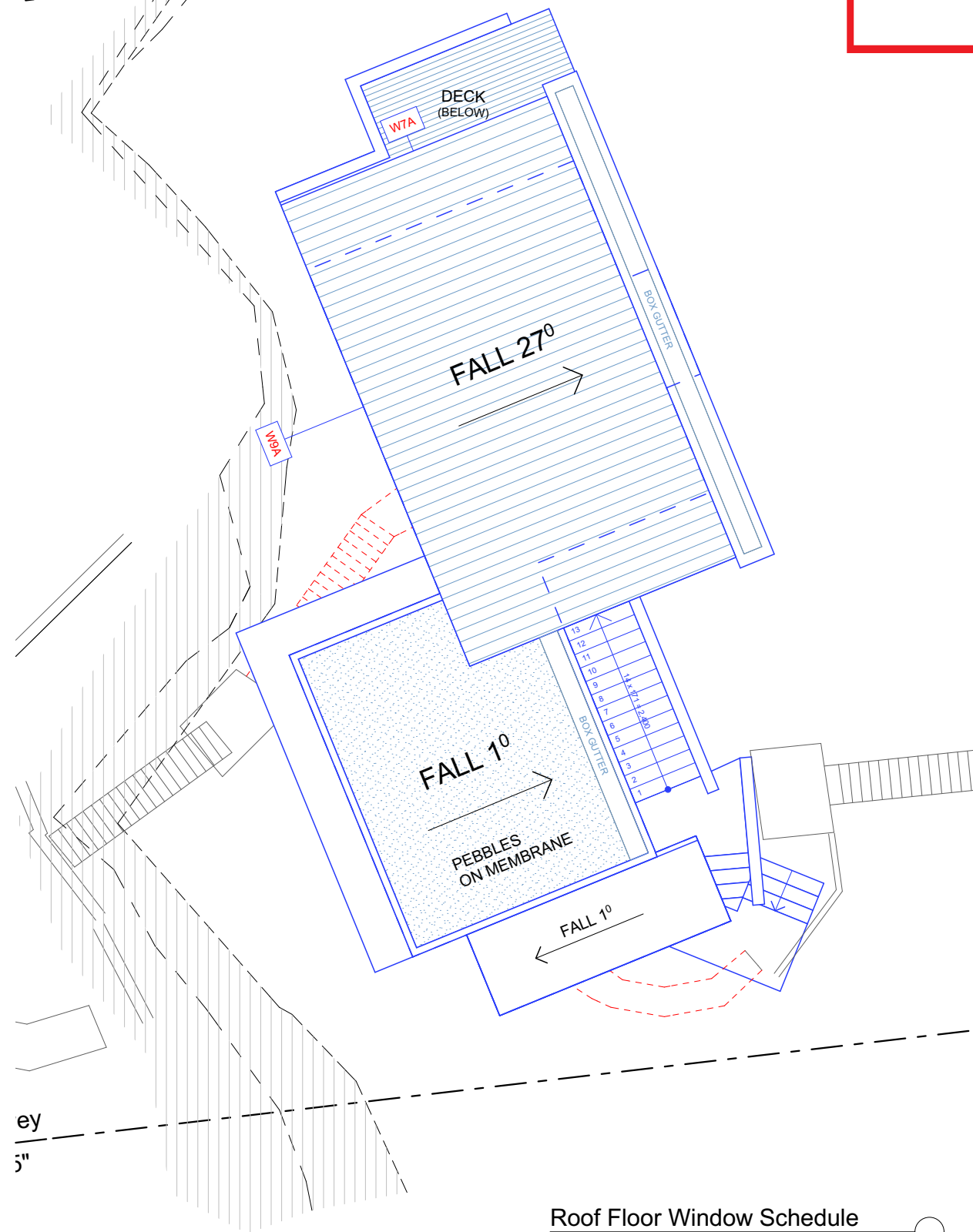
Date : 260225

Scale : 1:200 @ A3

Issue : A

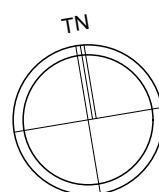


Ground Floor Window Schedule
1:100



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.



P
e
0414 978 499
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 louvre 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

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

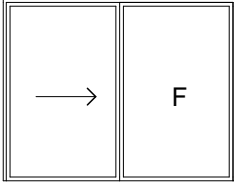
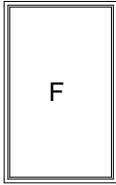




STUD OPENING SIZES

ALL WINDOWS TO BE CONFIRMED
AND CROSS CHECKED ON-SITE

NOTE - BUTYERS CONDITIONAL DEVELOPMENT
SPECIFICATION WITH CLIENT BEFORE
ORDERING WINDOWS

DA2024/1383

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 louvre 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

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

STUD OPENING SIZES

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

**NOTE - BUT THE CONDITION OF DEVELOPMENT
SPECIFICATION WITH CLIENT BEFORE
ORDERING WINDOWS**

DA2024/1383

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 louvers 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

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

STUD OPENING SIZES

ALL WINDOWS TO BE CONFIRMED
AND CROSS CHECKED ON-SITE

NOTE - BUT THE CONDITIONAL DEVELOPMENT
SPECIFICATION WITH CLIENT BEFORE
ORDERING WINDOWS

DA2024/1383


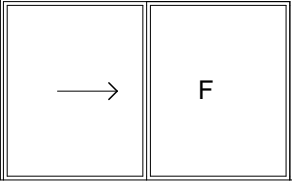
Window Schedule viewed from external

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
	19						



