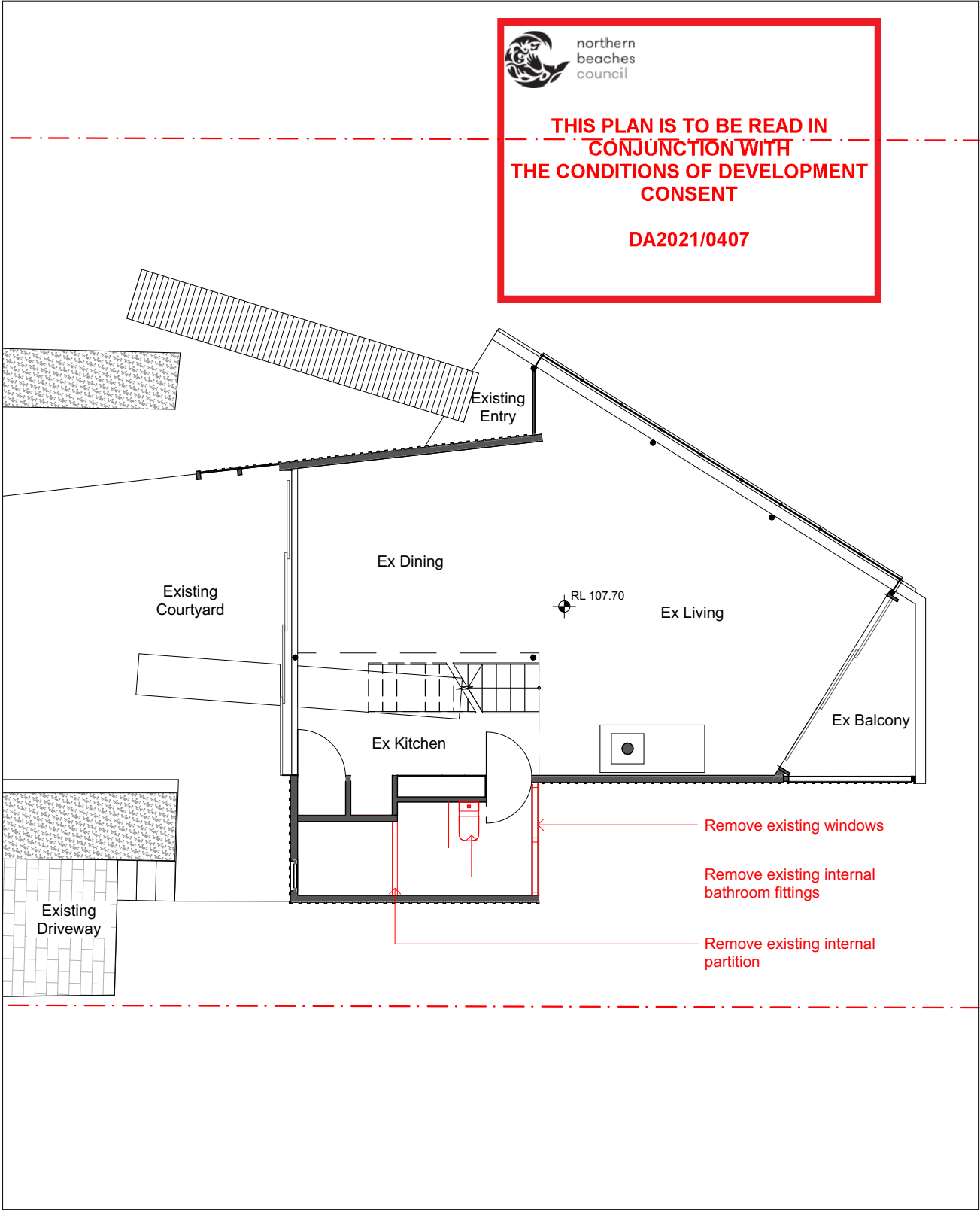


2 Ground Demolition  
1:100



1 First Demolition  
1:100

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
- DIMENSIONS IN MILLIMETRES
- USE FIGURES DIMENSIONS ONLY
- DO NOT SCALE
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COS - CONFIRM ON SITE
- IF IN DOUBT ASK

LEGEND

BG BOX GUTTER  
BK BRICK  
BW BLOCKWORK  
EX-FL EXISTING FLOORING  
CONC CONCRETE  
CPT CARPET  
CTP COOKTOP  
DP DOWNPIPE  
FR FRIDGE  
FW FLOOR WASTE  
JU JOINERY UNIT  
PV PHOTOVOLTAIC PANEL  
RWO RAINWATER OUTLET

SC STEEL COLUMN  
SK SINK  
ST STONE  
TC TERRACOTTA TILE  
TDK TIMBER DECK  
TF TIMBER FLOOR  
TLE CERAMIC TILE

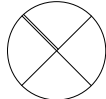
LEGEND

EXISTING ELEMENTS TO BE RETAINED  
EXISTING ELEMENTS TO BE DEMOLISHED

NOTES

All new windows and doors to be Paarhammer BAL-FZ resistant

N



ISSUE DATE REVISION

DRAWN BY CHECKED BY  
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED

Alterations and Additions

25 Cynthea Street Palm Beach New South Wales 2108 Australia

FOR Andrew Cooke  
25 Cynthea Road,  
Palm Beach 2108 NSW

BY Tamas Jones  
4/6 Oswald Street,  
Darling Point, 2011 NSW

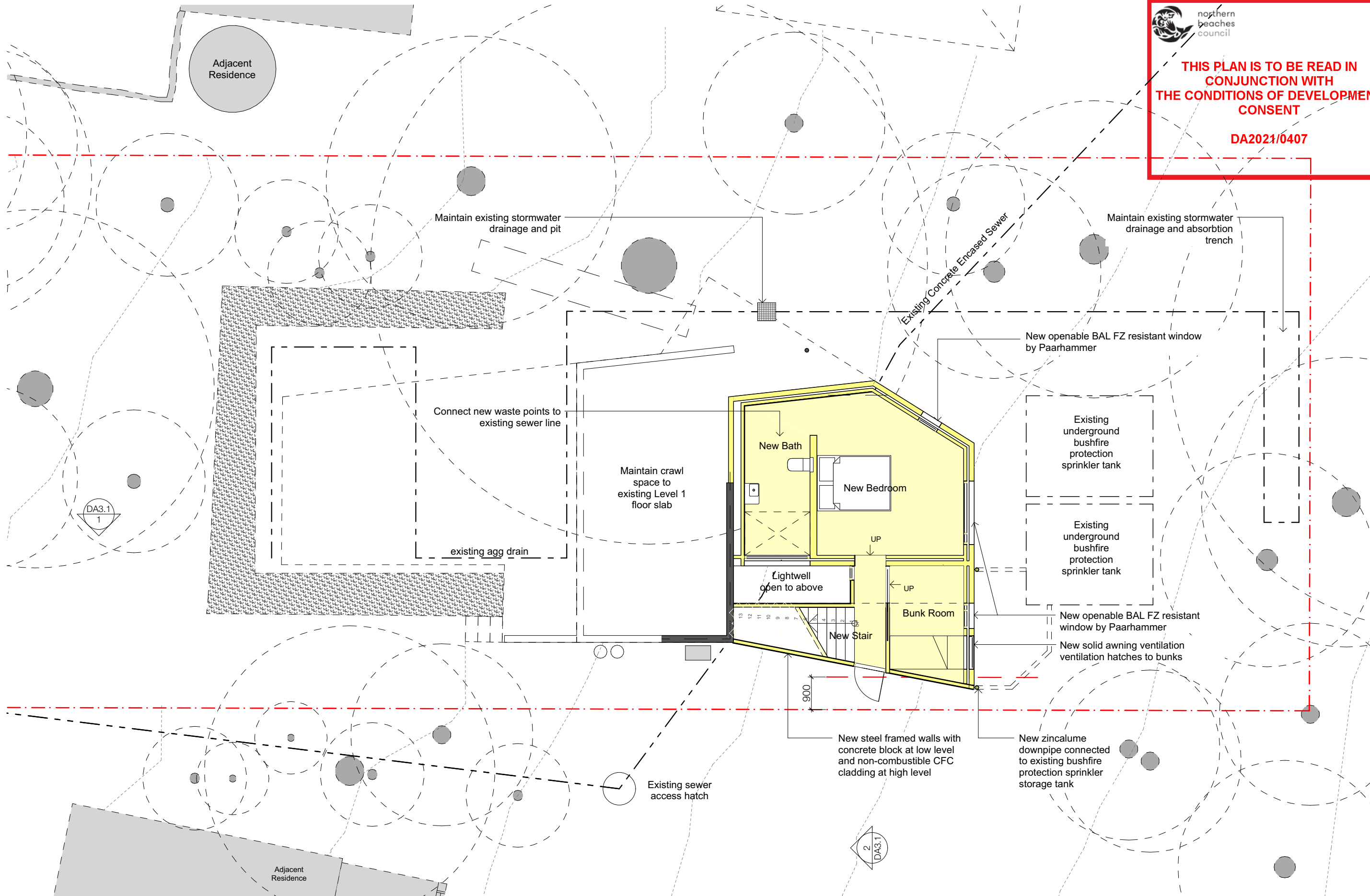
NO	REV	TITLE	PHASE	SCALE	DATE
DA0.2		DEMOLITION PLANS	DA Application	1:100 @A3	26/3/21



northern  
beaches  
council

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

DA2021/0407



-

#LayID

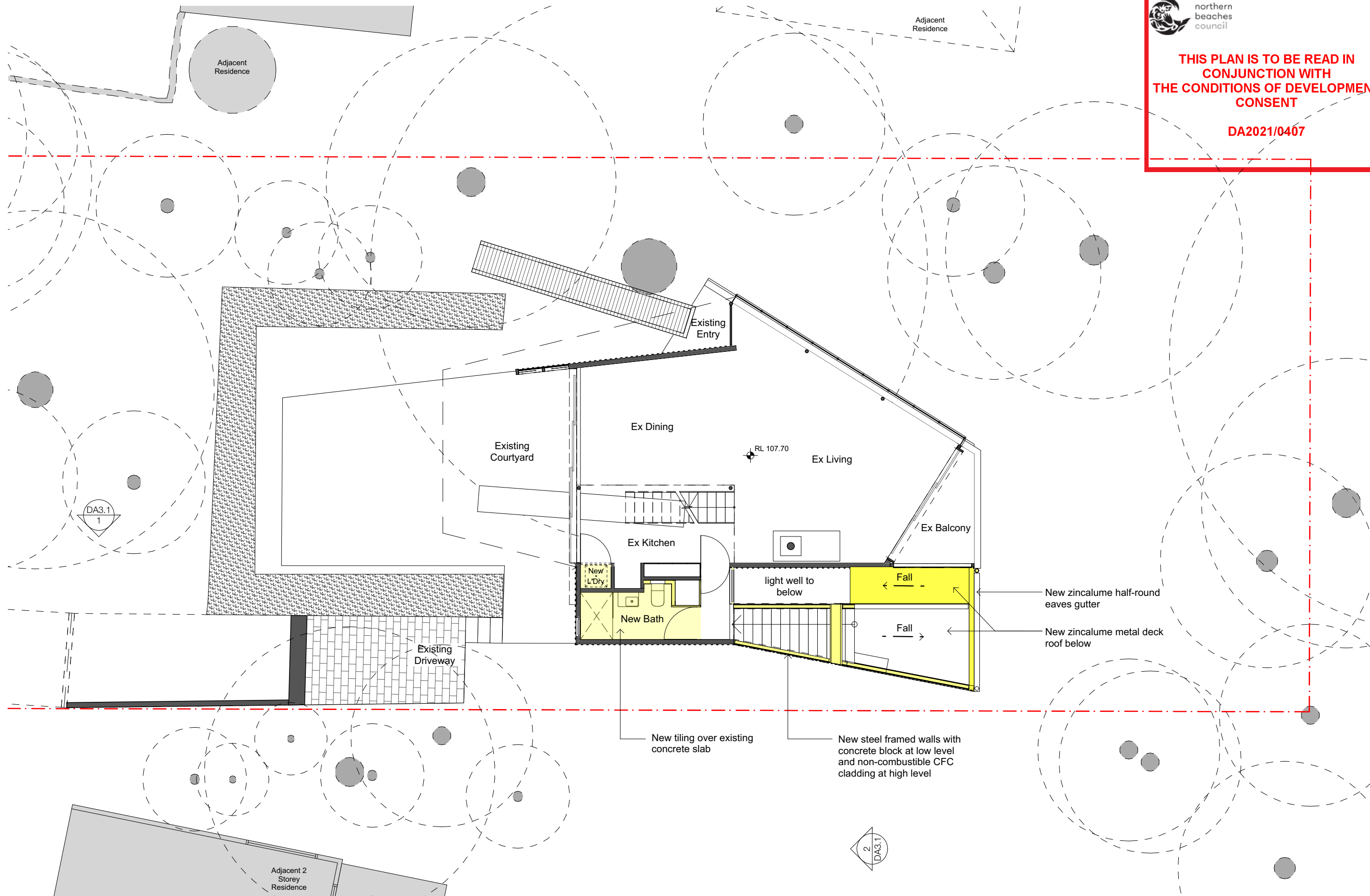
Proposed Level G Plan

1:100

LEGEND			LEGEND		NOTES
- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS	BG	BOX GUTTER	SC	STEEL COLUMN	All new windows and doors to be Paarhammer BAL-FZ resistant
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA	BK	BRICK	SK	SINK	
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS	BW	BLOCKWORK	ST	STONE	
- DIMENSIONS IN MILLIMETRES	EX-FL	EXISTING FLOORING	TC	TERRACOTTA TILE	
- USE FIGURES DIMENSIONS ONLY	CONC	CONCRETE	TDK	TIMBER DECK	
	CPT	CARPET	TF	TIMBER FLOOR	
	CTP	COCKTOP	TLE	CERAMIC TILE	
	DP	DOWNPIPE			
	FR	FRIDGE			
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT	FW	FLOOR WASTE			
- COS - CONFIRM ON SITE	JU	JOINERY UNIT			
- IF IN DOUBT ASK	PV	PHOTOVOLTAIC PANEL			
	RWO	RAINWATER OUTLET			

ISSUE	DATE	REVISION
DRAWN BY		
CHECKED BY		
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED		

Alterations and Additions					
25 Cynthea Street Palm Beach New South Wales 2108 Australia					
FOR	Andrew Cooke 25 Cynthea Road, Palm Beach 2108 NSW	BY	Tamas Jones 4/6 Oswald Street, Darling Point, 2011 NSW		
NO	REV	TITLE	PHASE	SCALE	DATE
DA1.1		GROUND LEVEL PLAN	DA Application	1:100 @A3	26/3/21



**Proposed Level 1 Plan**  
#LayID 1:100

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS  
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA  
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS  
- DIMENSIONS IN MILLIMETRES  
- USE FIGURES DIMENSIONS ONLY  
- DO NOT SCALE  
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT  
- COS - CONFIRM ON SITE  
- IF IN DOUBT ASK

**LEGEND**

BG BOX GUTTER  
BK BRICK  
BW BLOCKWORK  
EX-FL EXISTING FLOORING  
CONC CONCRETE  
CPT CARPET  
CTP COOKTOP  
DP DOWNPIPE  
FR FRIDGE  
FW FLOOR WASTE  
JU JOINERY UNIT  
PV PHOTOVOLTAIC PANEL  
RWO RAINWATER OUTLET

SC STEEL COLUMN  
SK SINK  
ST STONE  
TC TERRACOTTA TILE  
TDK TIMBER DECK  
TF TIMBER FLOOR  
TLE CERAMIC TILE

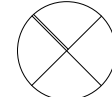
**LEGEND**

EXISTING ELEMENTS TO BE RETAINED  
EXISTING ELEMENTS TO BE DEMOLISHED

**NOTES**

All new windows and doors to be Paarhammer BAL-FZ resistant

N



ISSUE DATE REVISION

DRAWN BY CHECKED BY  
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED

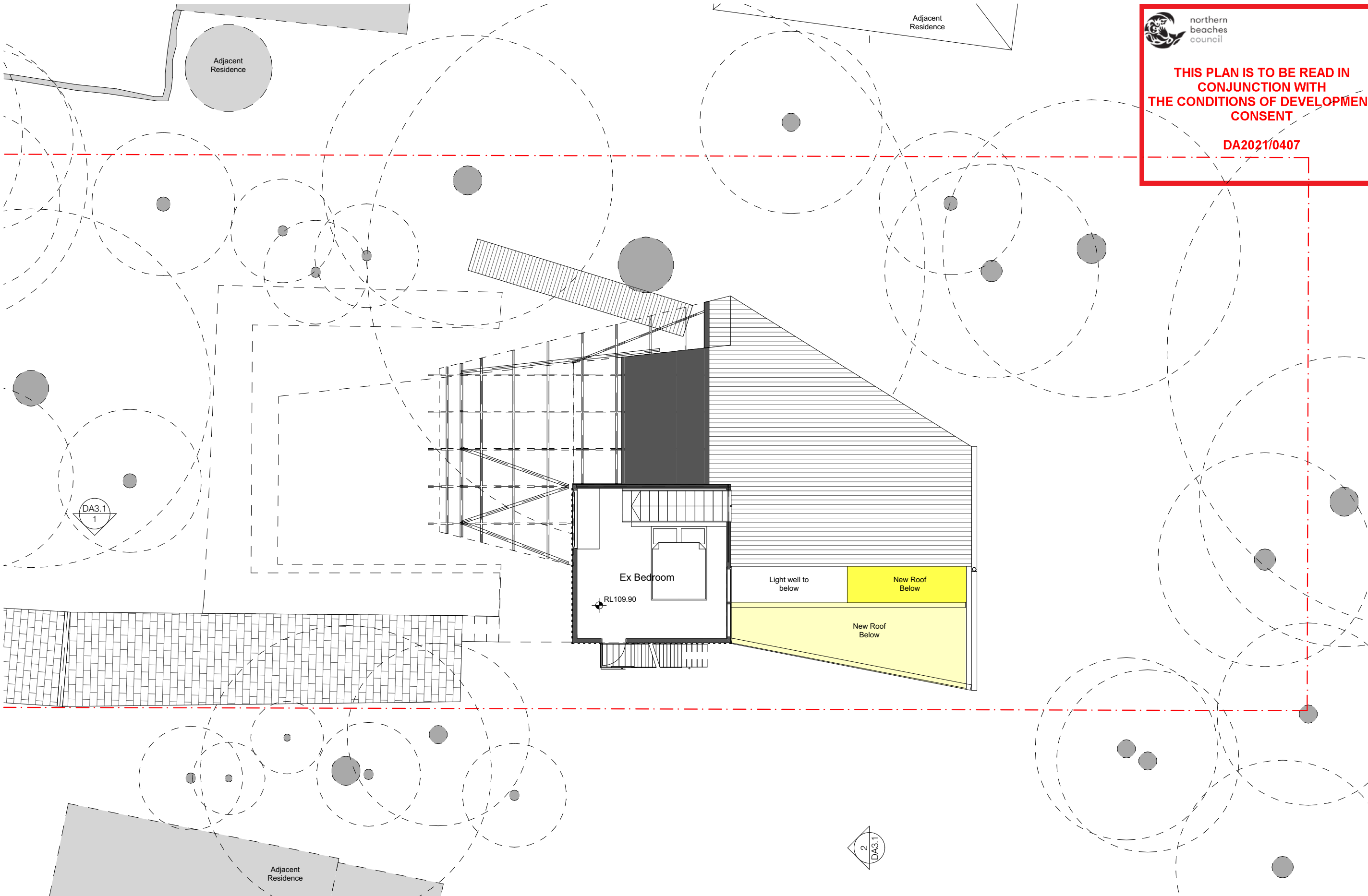
**Alterations and Additions**

25 Cynthea Street Palm Beach New South Wales 2108 Australia

FOR Andrew Cooke  
25 Cynthea Road,  
Palm Beach 2108 NSW

BY Tamas Jones  
4/6 Oswald Street,  
Darling Point, 2011 NSW

NO	REV	TITLE	PHASE	SCALE	DATE
DA1.2		LEVEL 1 PLAN	DA Application	1:100 @A3	26/3/21





northern  
beaches  
council

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

DA2021/0407

-

#LayID

Proposed Level 2 Plan

1:100

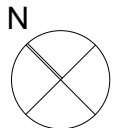
- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
- DIMENSIONS IN MILLIMETRES
- USE FIGURES DIMENSIONS ONLY
- DO NOT SCALE
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COS - CONFIRM ON SITE
- IF IN DOUBT ASK

LEGEND	
BG	BOX GUTTER
BK	BRICK
BW	BLOCKWORK
EX-FL	EXISTING FLOORING
CONC	CONCRETE
CPT	CARPET
CTP	COOKTOP
DP	DOWNPIPE
FR	FRIDGE
FW	FLOOR WASTE
JU	JOINERY UNIT
PV	PHOTOVOLTAIC PANEL
RWO	RAINWATER OUTLET

LEGEND	
	EXISTING ELEMENTS TO BE RETAINED
	EXISTING ELEMENTS TO BE DEMOLISHED

NOTES

All new windows and doors to be Paarhammer BAL-FZ resistant

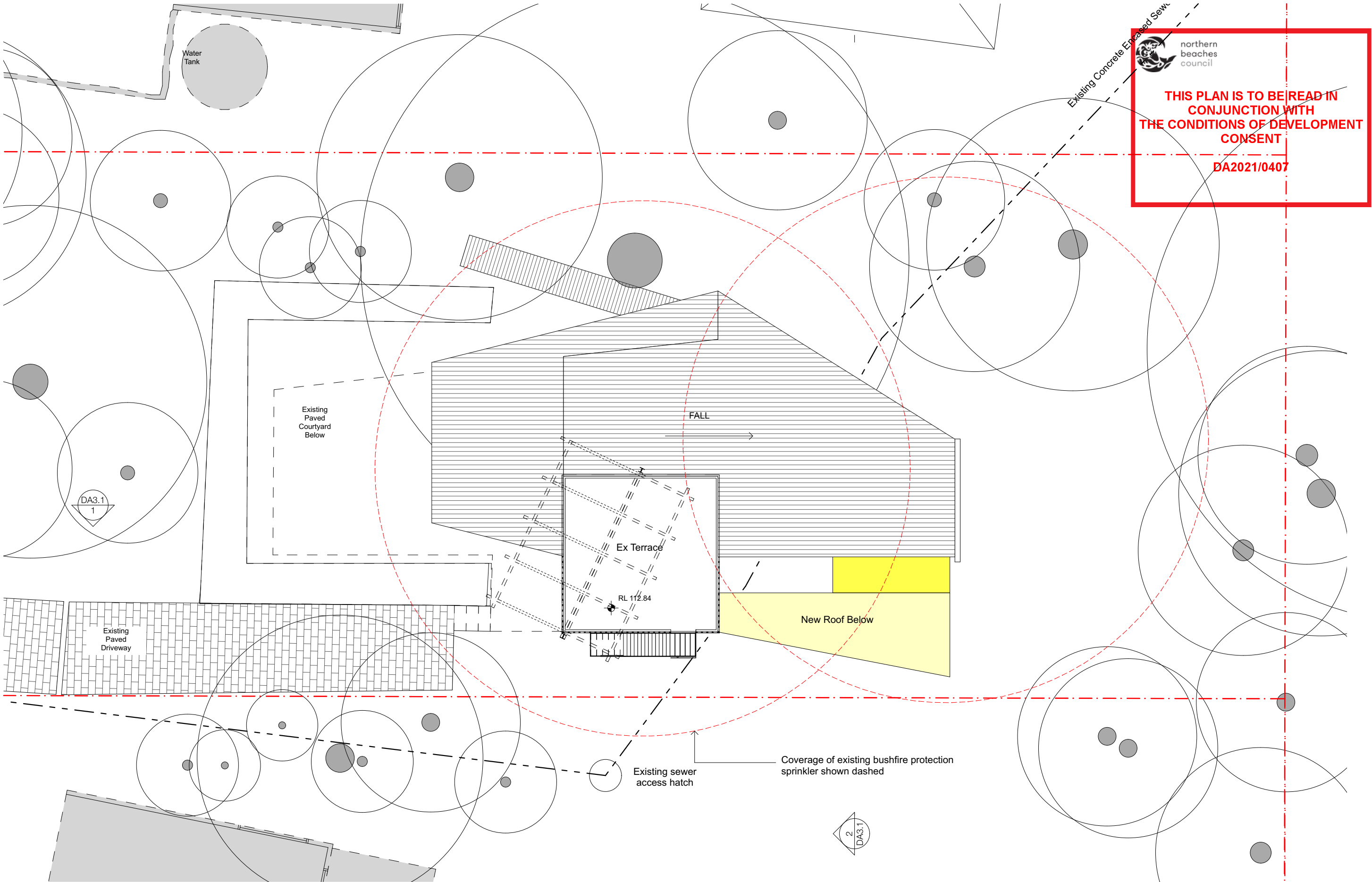


ISSUE	DATE	REVISION
-------	------	----------

DRAWN BY      CHECKED BY

IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED

Alterations and Additions					
25 Cynthea Street Palm Beach New South Wales 2108 Australia					
FOR	Andrew Cooke 25 Cynthea Road, Palm Beach 2108 NSW			BY	Tamas Jones 4/6 Oswald Street, Darling Point, 2011 NSW
NO	REV	TITLE	PHASE	SCALE	DATE
DA1.3		LEVEL 2 PLAN	DA Application	1:100 @A3	26/3/21





northern  
beaches  
council

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

DA2021/0407

-

#LayID

Proposed Roof Plan

1:100

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
- DIMENSIONS IN MILLIMETRES
- USE FIGURES DIMENSIONS ONLY
- DO NOT SCALE
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COS - CONFIRM ON SITE
- IF IN DOUBT ASK

LEGEND

- |       |                    |     |                 |
|-------|--------------------|-----|-----------------|
| BG    | BOX GUTTER         | SC  | STEEL COLUMN    |
| BK    | BRICK              | SK  | SINK            |
| BW    | BLOCKWORK          | ST  | STONE           |
| EX-FL | EXISTING FLOORING  | TC  | TERRACOTTA TILE |
| CONC  | CONCRETE           | TDK | TIMBER DECK     |
| CPT   | CARPET             | TF  | TIMBER FLOOR    |
| CTP   | COOKTOP            | TLE | CERAMIC TILE    |
| DP    | DOWNPIPE           |     |                 |
| FR    | FRIDGE             |     |                 |
| FW    | FLOOR WASTE        |     |                 |
| JU    | JOINERY UNIT       |     |                 |
| PV    | PHOTOVOLTAIC PANEL |     |                 |
| RWO   | RAINWATER OUTLET   |     |                 |

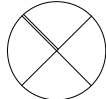
LEGEND

- |  |                                       |
|--|---------------------------------------|
|  | EXISTING ELEMENTS<br>TO BE RETAINED   |
|  | EXISTING ELEMENTS<br>TO BE DEMOLISHED |

NOTES

All new windows and doors to be Paarhammer BAL-FZ resistant

N



ISSUE DATE REVISION

DRAWN BY CHECKED BY  
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED

Alterations and Additions

25 Cynthea Street Palm Beach New South Wales 2108 Australia

FOR	Andrew Cooke 25 Cynthea Road, Palm Beach 2108 NSW	BY	Tamas Jones 4/6 Oswald Street, Darling Point, 2011 NSW
-----	---	----	--

NO	REV	TITLE	PHASE	SCALE	DATE
DA1.4		ROOF PLAN	DA Application	1:100 @A3	26/3/21





northern  
beaches  
council

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

**DA2021/0407**

+12,915  
4 Roof

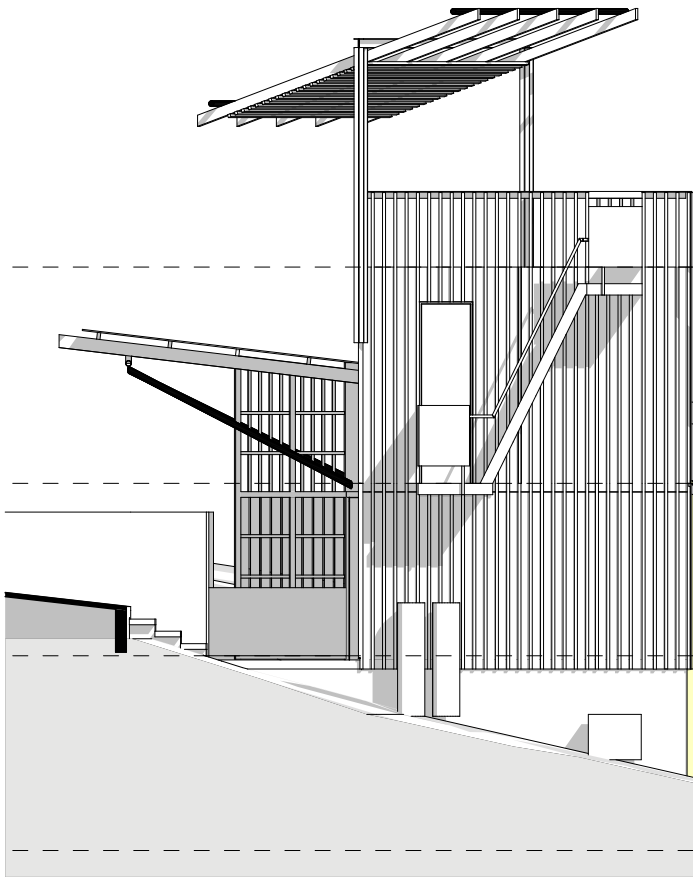
+10,055  
3 second

+7,775  
2 First

+5,200  
1 Ground

1  
#LayID  
**North**  
1:100

New FZ rated windows



+12,915  
4 Roof

+10,055  
3 second

+7,775  
2 First

+5,200  
1 Ground

New CFC cladding with CFC  
battens over to match  
existing cladding profile.  
Paint black to match existing

Replace existing eaves  
gutter and downpipe with  
zincalume

90mm concrete block to  
match existing adjacent wall

2  
#LayID  
**South**  
1:100

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
- DIMENSIONS IN MILLIMETRES
- USE FIGURES DIMENSIONS ONLY
- DO NOT SCALE
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COS - CONFIRM ON SITE
- IF IN DOUBT ASK

**LEGEND**

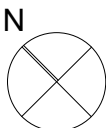
BG	BOX GUTTER	SC	STEEL COLUMN
BK	BRICK	SK	SINK
BW	BLOCKWORK	ST	STONE
EX-FL	EXISTING FLOORING	TC	TERRACOTTA TILE
CONC	CONCRETE	TDK	TIMBER DECK
CPT	CARPET	TF	TIMBER FLOOR
CTP	COOKTOP	TLE	CERAMIC TILE
DP	DOWNPIPE		
FR	FRIDGE		
FW	FLOOR WASTE		
JU	JOINERY UNIT		
PV	PHOTOVOLTAIC PANEL		
RWO	RAINWATER OUTLET		

**LEGEND**

	EXISTING ELEMENTS TO BE RETAINED
	EXISTING ELEMENTS TO BE DEMOLISHED

**NOTES**

All new windows and doors to be Paarhammer BAL-FZ resistant



**ISSUE DATE REVISION**

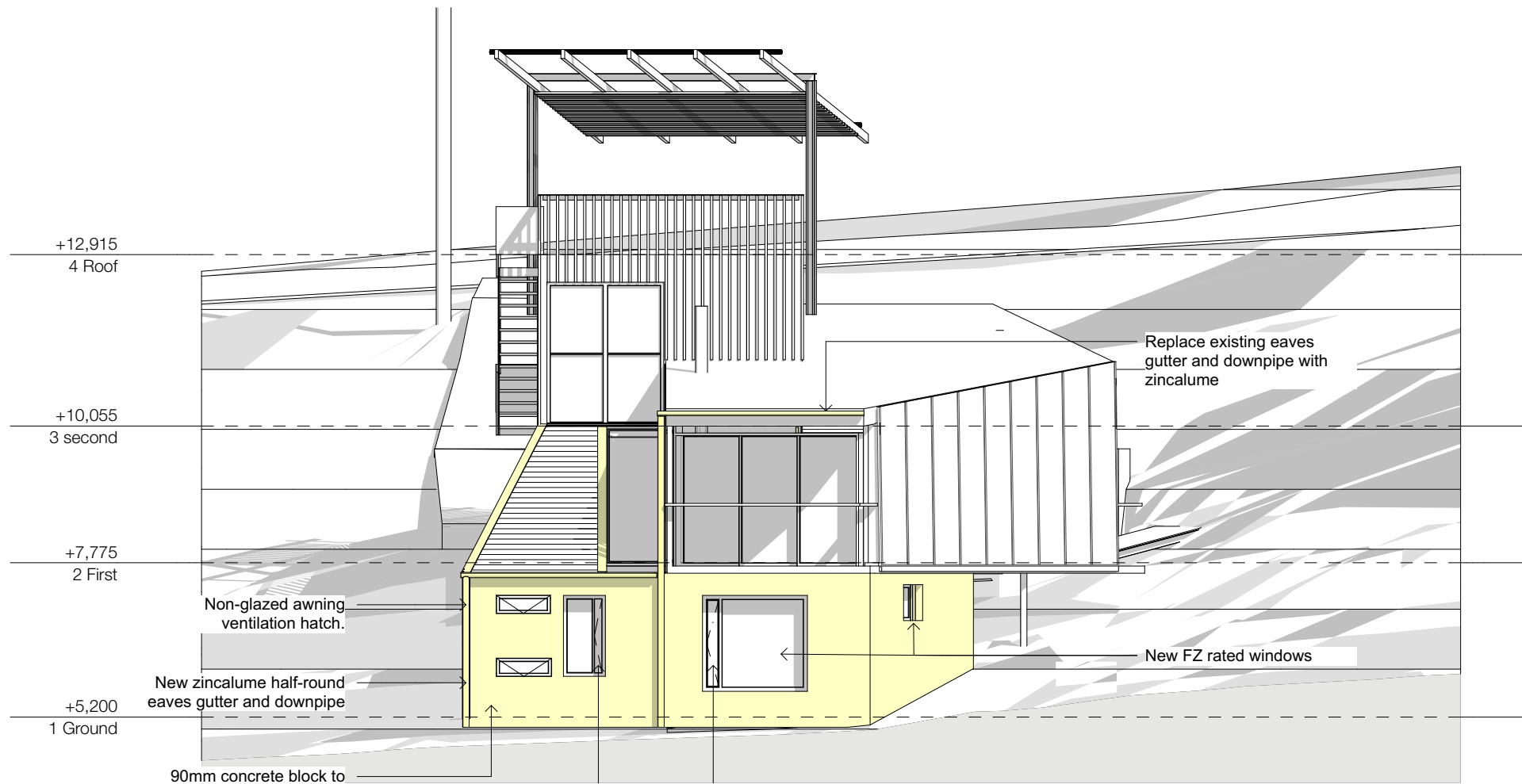
**DRAWN BY** **CHECKED BY**  
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED

**Alterations and Additions**

25 Cynthea Street Palm Beach New South Wales 2108 Australia

<b>FOR</b>	Andrew Cooke 25 Cynthea Road, Palm Beach 2108 NSW	<b>BY</b>	Tamas Jones 4/6 Oswald Street, Darling Point, 2011 NSW
------------	---	-----------	--

NO	REV	TITLE	PHASE	SCALE	DATE
DA2.1		ELEVATIONS	DA Application	1:100 @A3	26/3/21

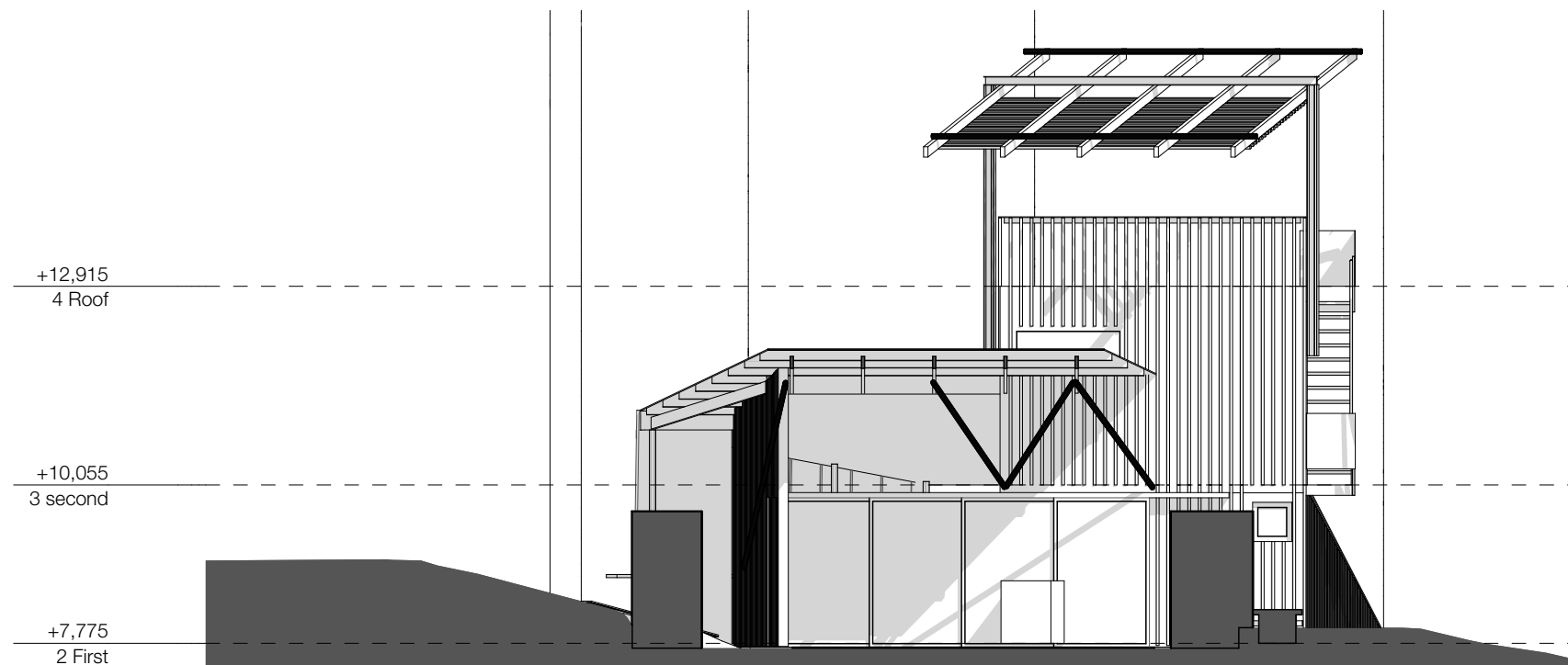


1 East  
#LayID 1:100

 northern  
beaches  
council

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

**DA2021/0407**





2 West  
#LayID 1:100

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS
- DIMENSIONS IN MILLIMETRES
- USE FIGURES DIMENSIONS ONLY
- DO NOT SCALE
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COS - CONFIRM ON SITE
- IF IN DOUBT ASK

LEGEND

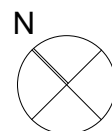
BG	BOX GUTTER	SC	STEEL COLUMN
BK	BRICK	SK	SINK
BW	BLOCKWORK	ST	STONE
EX-FL	EXISTING FLOORING	TC	TERRACOTTA TILE
CONC	CONCRETE	TDK	TIMBER DECK
CPT	CARPET	TF	TIMBER FLOOR
CTP	COOKTOP	TLE	CERAMIC TILE
DP	DOWNPIPE		
FR	FRIDGE		
FW	FLOOR WASTE		
JU	JOINERY UNIT		
PV	PHOTOVOLTAIC PANEL		
RWO	RAINWATER OUTLET		

LEGEND

	EXISTING ELEMENTS TO BE RETAINED
	EXISTING ELEMENTS TO BE DEMOLISHED

NOTES

All new windows and doors to be Paarhammer BAL-FZ resistant



ISSUE DATE REVISION

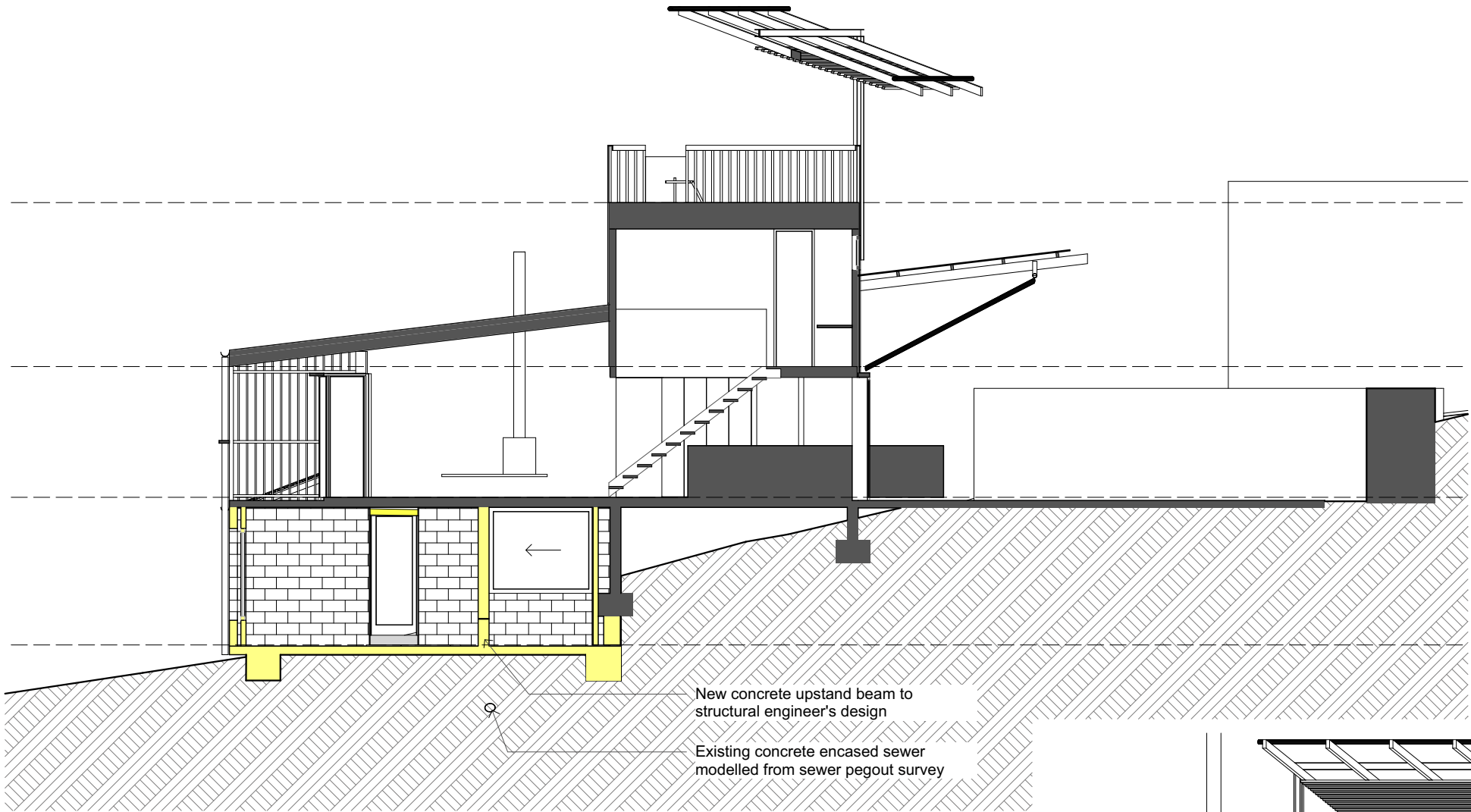
DRAWN BY CHECKED BY  
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED

Alterations and Additions

25 Cynthea Street Palm Beach New South Wales 2108 Australia

FOR	Andrew Cooke 25 Cynthea Road, Palm Beach 2108 NSW	BY	Tamas Jones 4/6 Oswald Street, Darling Point, 2011 NSW
-----	---	----	--

NO	REV	TITLE	PHASE	SCALE	DATE
DA2.2		ELEVATIONS	DA Application	1:100 @A3	26/3/21



1  
DA1.1

**Section 1**  
1:100

New concrete upstand beam to  
structural engineer's design

Existing concrete encased sewer  
modelled from sewer pegout survey

Ex FFL 112.84

Ex FFL 109.90

Ex FFL 107.70

New FFL 105.09

2  
DA1.1

**Section 2**  
1:100

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS  
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA  
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS  
- DIMENSIONS IN MILLIMETRES  
- USE FIGURES DIMENSIONS ONLY  
- DO NOT SCALE  
- IF DISCREPANCY EXISTS NOTIFY ARCHITECT  
- COS - CONFIRM ON SITE  
- IF IN DOUBT ASK

**LEGEND**

BG	BOX GUTTER	SC	STEEL COLUMN
BK	BRICK	SK	SINK
BW	BLOCKWORK	ST	STONE
EX-FL	EXISTING FLOORING	TC	TERRACOTTA TILE
CONC	CONCRETE	TDK	TIMBER DECK
CPT	CARPET	TF	TIMBER FLOOR
CTP	COOKTOP	TLE	CERAMIC TILE
DP	DOWNPIPE		
FR	FRIDGE		
FW	FLOOR WASTE		
JU	JOINERY UNIT		
PV	PHOTOVOLTAIC PANEL		
RWO	RAINWATER OUTLET		

**LEGEND**

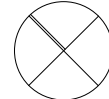
EXISTING ELEMENTS  
TO BE RETAINED

EXISTING ELEMENTS  
TO BE DEMOLISHED

**NOTES**

All new windows and doors to be Paarhammer BAL-FZ resistant

N



ISSUE DATE REVISION

DRAWN BY CHECKED BY  
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED



northern  
beaches  
council

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

**DA2021/0407**

**Alterations and Additions**

25 Cynthea Street Palm Beach New South Wales 2108 Australia

FOR Andrew Cooke  
25 Cynthea Road,  
Palm Beach 2108 NSW

BY Tamas Jones  
4/6 Oswald Street,  
Darling Point, 2011 NSW

NO	REV	TITLE	PHASE	SCALE	DATE
DA3.1		SECTIONS	DA Application	1:100 @A3	26/3/21