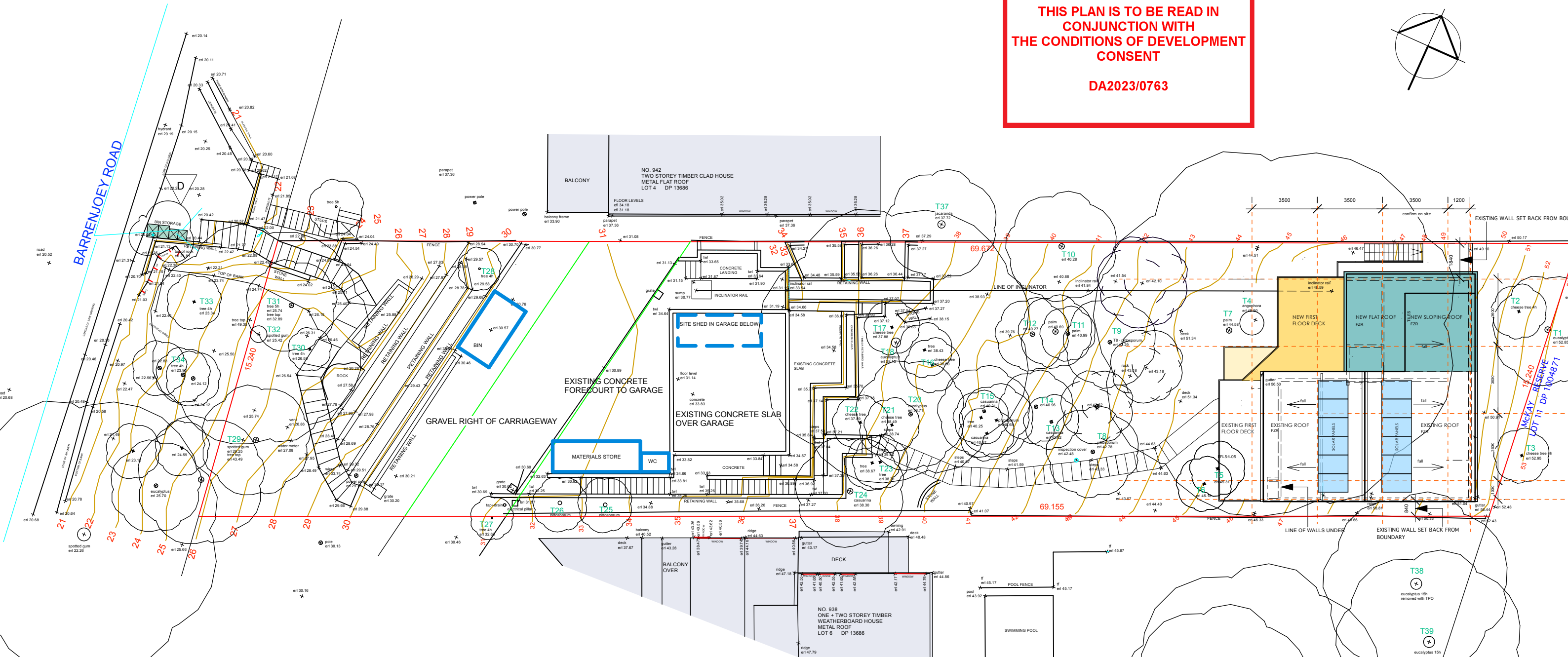
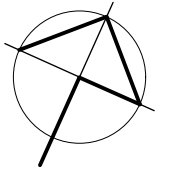




THIS PLAN IS TO BE READ IN
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DA2023/0763



BASIS REQUIREMENTS

- Rainwater Tank:
size to be a minimum 8000 litres
- Fixtures:
Shower heads min. 3" rating,
toilet dual flushing min. 3" rating
taps min. 3" rating
- Insulation:
suspended floor with open sub-floor: R0.8 (down) or
R1.50 including construction)
raked ceiling, pitched roof R1.45 (up)
external wall - framed R1.70 min. incl. construction
flat ceiling, flat roof R1.58 min. (up)
- All Sliding Doors + Windows - new:
framed, aluminium single pyrolytic low-e
- Hot Water:
gas instantaneous
- Cooling System:
cross ventilation, a/c, ceiling fans to all bedrooms + living areas
- Heating System:
a/c
- Ventilation:
en-suite - individual fan ducted - manual on/off switch

SEDIMENTATION CONTROL:

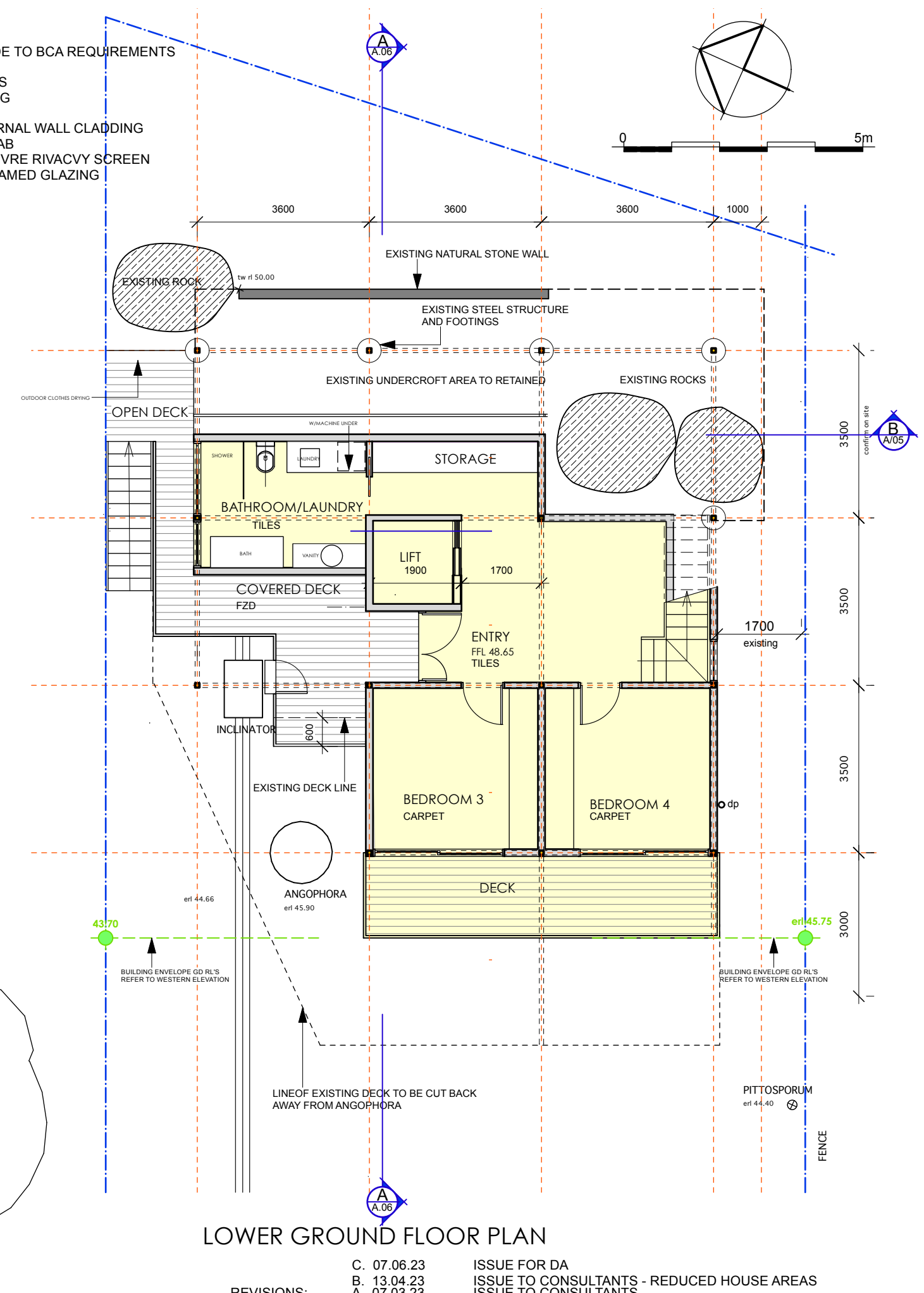
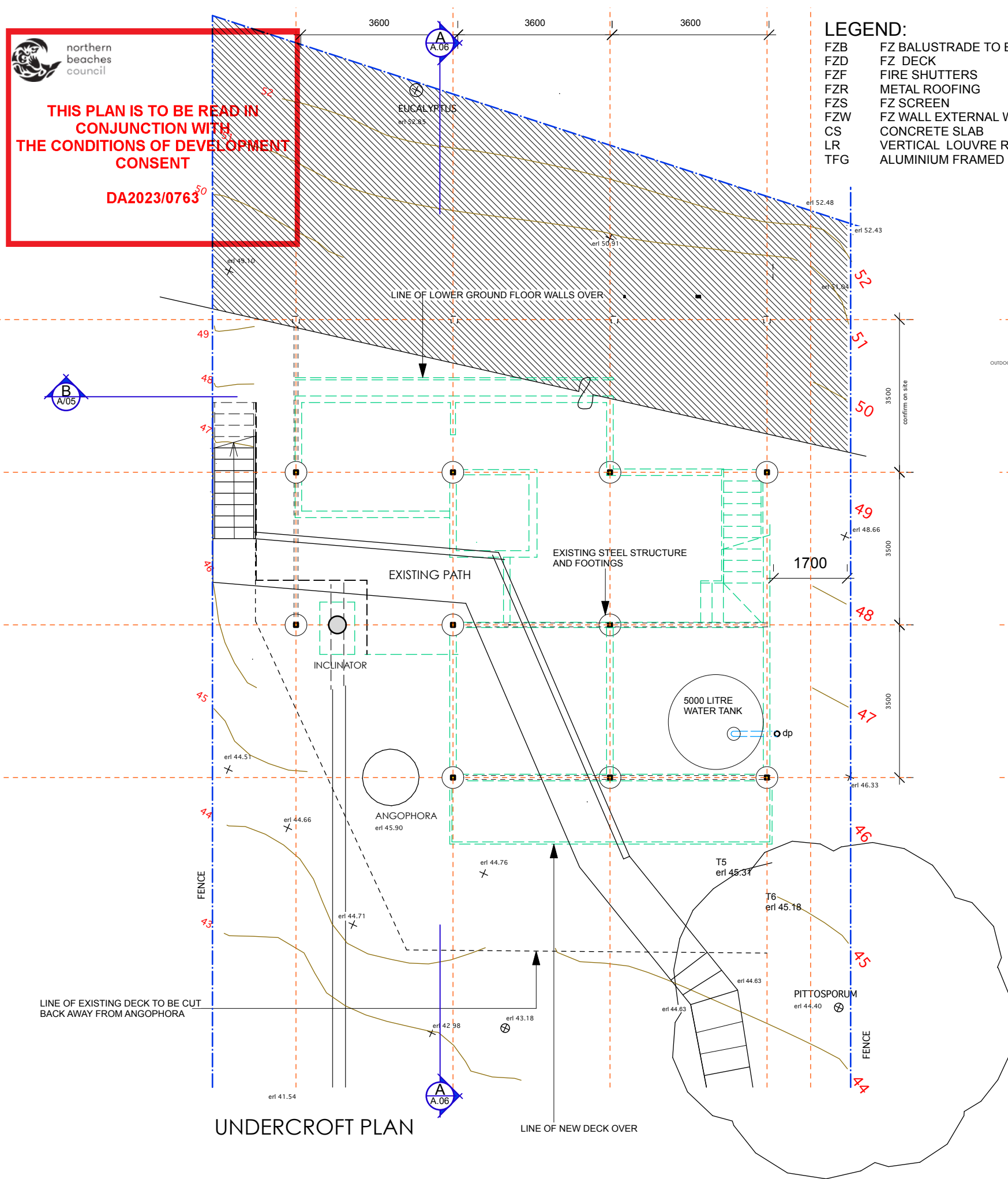
BUILDER TO INSTALL EROSIONSAND
SEDIMENTATION CONTROL DEVICES IN
ACCORDANCE WITH COUNCIL'S
REQUIREMENTS TO PREVENT SEDIMENT
INGRESS INTO NEIGHBOURS'
PROPERTIES, COUNCIL KERB, ROAD
AND DRAINAGE SYSTEMS.

NEW SITE CALCS (refer to drawing A.01.1 for plans):

SITE AREA	1011.00 sq. metres
LANDSCAPED AREA REQUIRED (required min. 60%)	606.60 sq. metres
PROPOSED LANDSCAPED AREAS:	
SOFT LANDSCAPE AREA	579.00 sq. metres
HARD LANDSCAPE AREA (allowable 60.66sq.m - 6%)	58.00 sq. metres
TOTAL LANDSCAPE AREA	637.00 sq. metres 63%
BUILT AREA	330.00 sq. metres
RIGHT OF CARRIAGEWAY	121.00 sq. metres
TOTAL BUILT AREA	451.00 sq. metres

D. 26.06.23	HOUSEHOLD BIN LOCATION REVISED
C. 07.06.23	ISSUE FOR DA
B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
A. 07.03.23	ISSUE TO CONSULTANTS

REVISIONS:



REVISIONS:	C. 07.06.23	ISSUE FOR DA
	B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
	A. 07.03.23	ISSUE TO CONSULTANTS



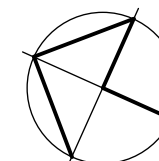
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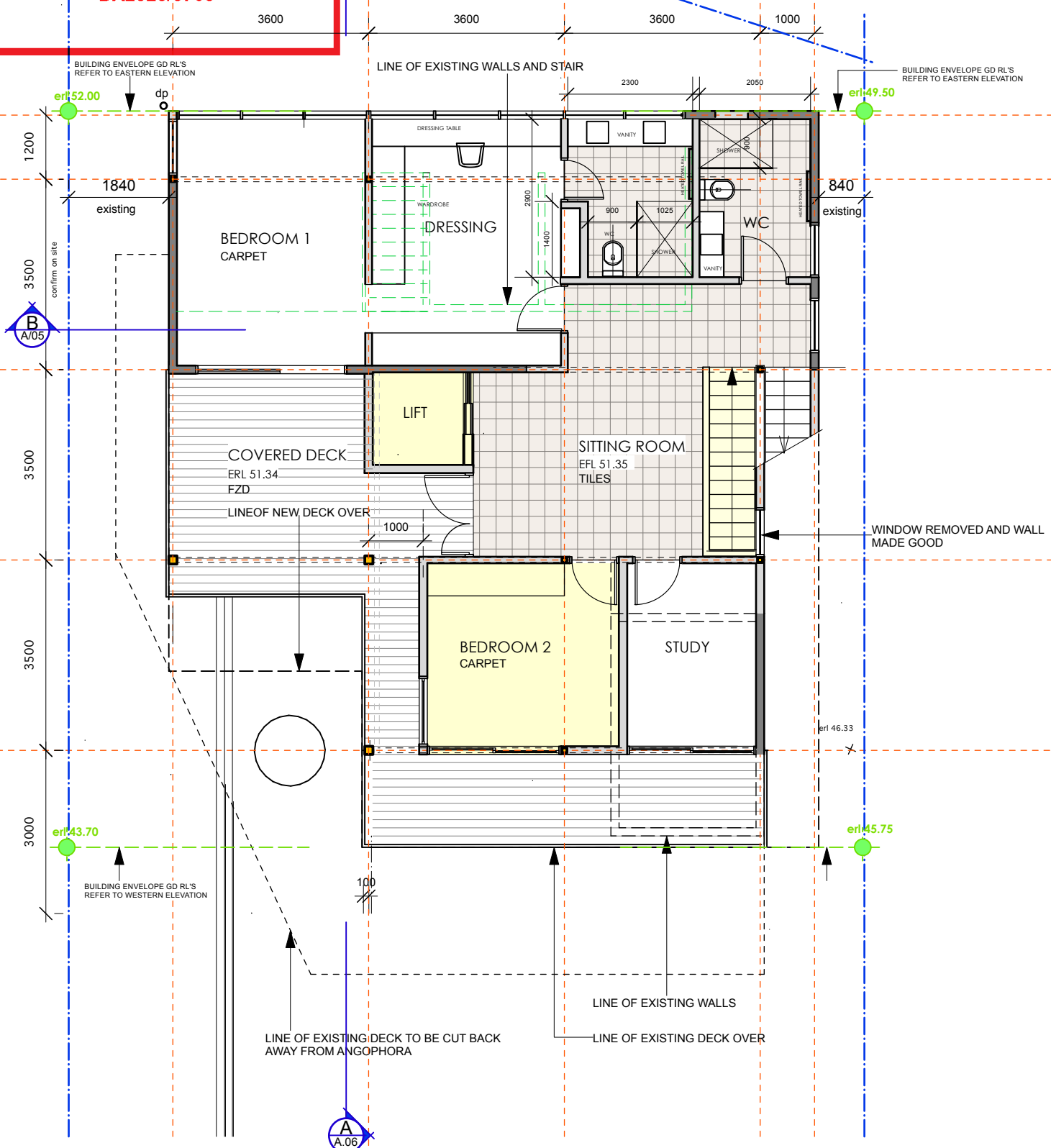
DA2023/0763

LEGEND:

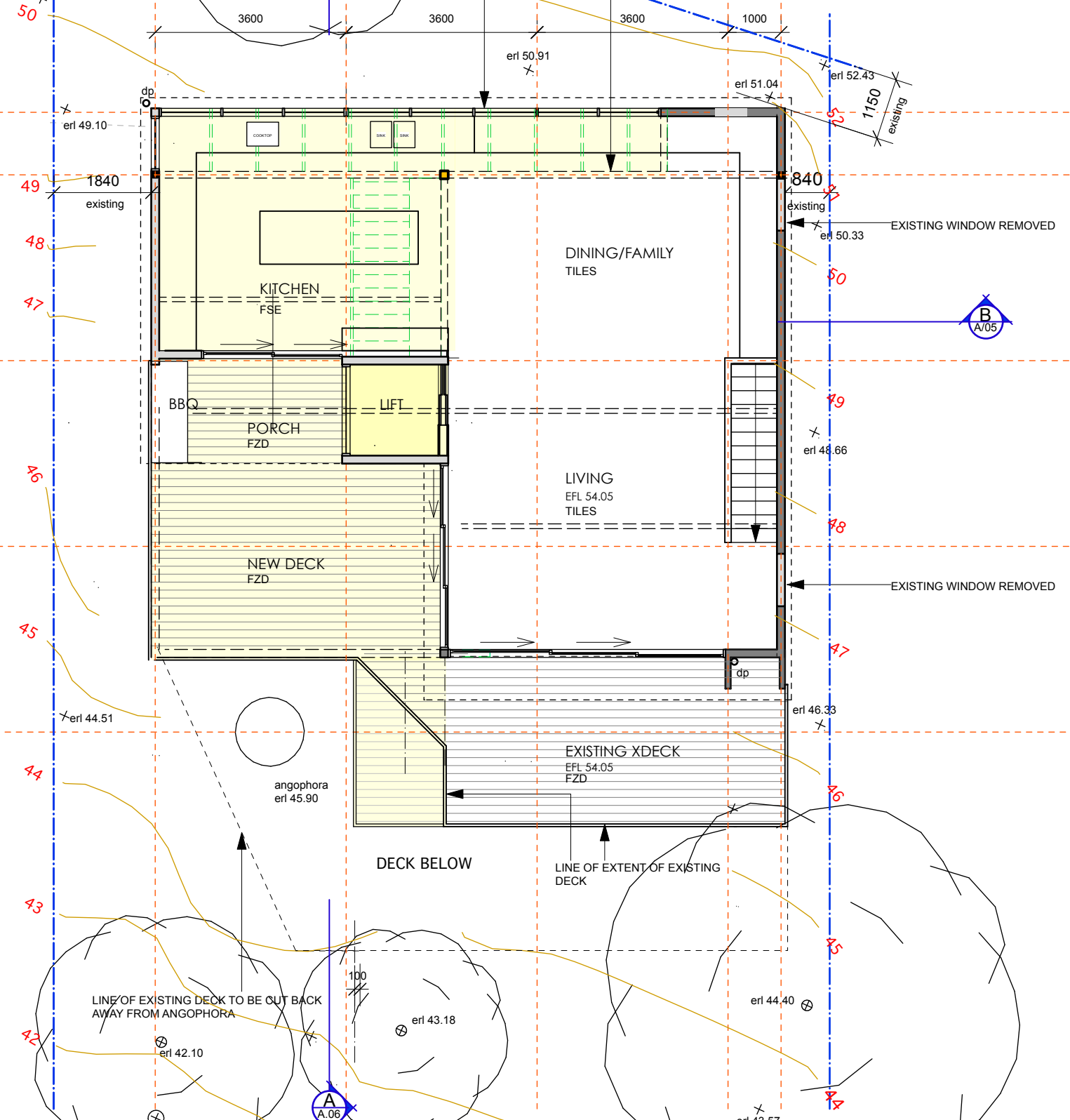
FZB FZ BALUSTRADE TO BCA REQUIREMENTS
FZD FZ DECK
FZF FIRE SHUTTERS
FZR METAL ROOFING
FZS FZ SCREEN
FZW FZ WALL EXTERNAL WALL CLADDING
CS CONCRETE SLAB
LR VERTICAL LOUVRE RIVACVY SCREEN
TFG ALUMINIUM FRAMED GLAZING



0 5m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISIONS:
C. 07.06.23 ISSUE FOR DA
B. 13.04.23 ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
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atelier haefeli ARCHITECTS

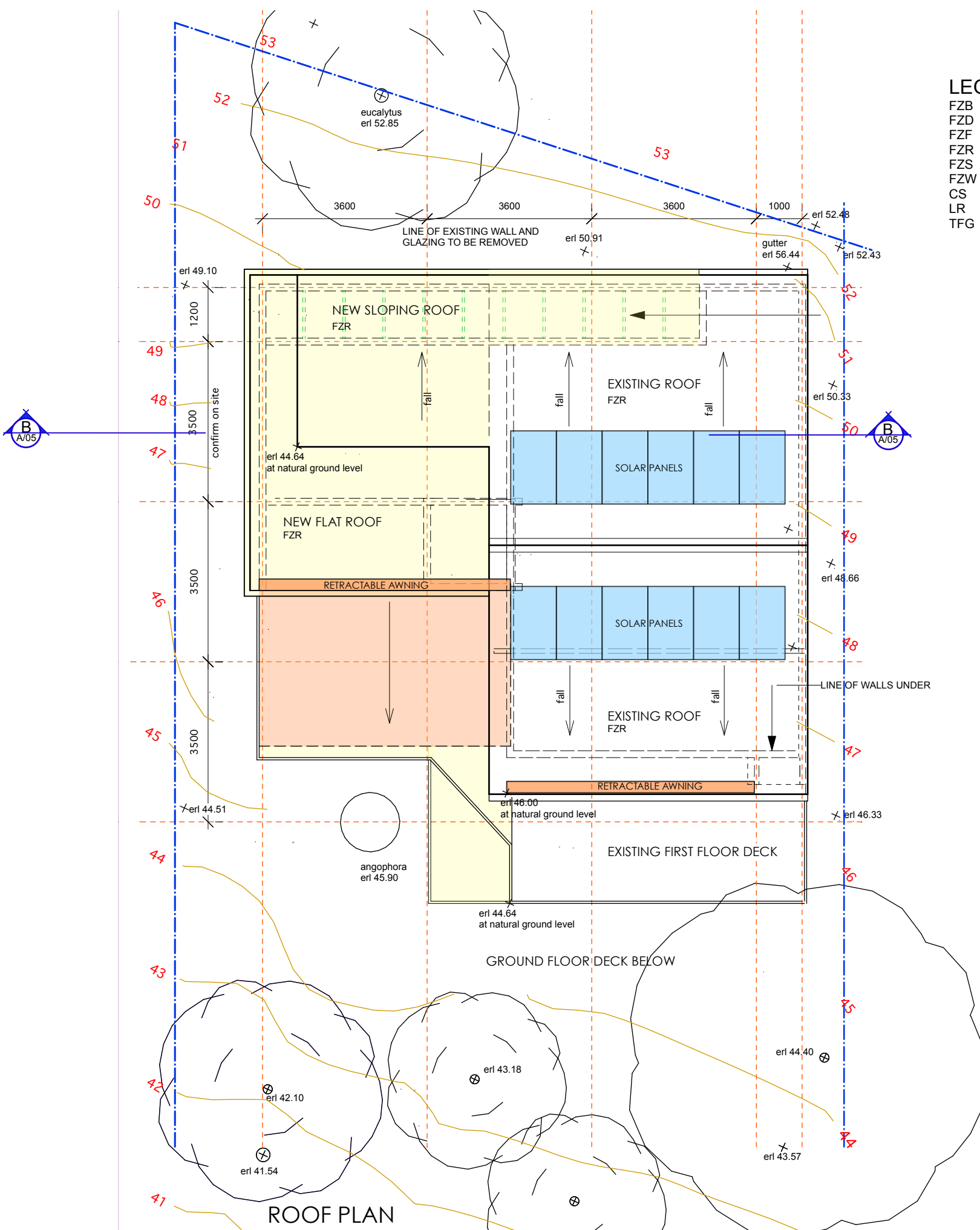
15 Loquat Valley Road, Bayview, NSW, 2104 nom. architect: Linda Haefeli AIA 14430
t 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au

PROPOSED ALTERATIONS + ADDITIONS TO
940 BARRENJOEY ROAD, PALM BEACH
FOR MR. AND MRS. LEEDER-KEMP

GROUND + FIRST FLOOR PLANS

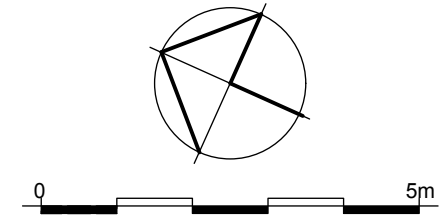
PROJECT NO. 2102
DATE march '23
SCALE 1:100@A3

A.03
C



LEGEND:

FZB	FZ BALUSTRADE TO BCA REQUIREMENTS
FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
FZS	FZ SCREEN
FZW	FZ WALL EXTERNAL WALL CLADDING
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	A. 07.03.23	ISSUE TO CONSULTANTS

ROOF PLAN + EAST ELEVATION

PROJECT NO.	2102
DATE	march '23
SCALE	1:100@A3

atelier haefeli ARCHITECTS

15 Loquat Valley Road, Bayview, NSW, 2104 nom. architect: Linda Haefeli AIA 14430
 t 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au

PROPOSED ALTERATIONS + ADDITIONS TO
 940 BARRENJOEY ROAD, PALM BEACH
 FOR MR. AND MRS. LEEDER-KEMP

A.04
 C



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FZB	FZ BALUSTRADE TO BCA REQUIREMENTS
FZD	FZ DECK
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BB C. 07.06.23 ISSUE FOR DA
B. 13.04.23 ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
REVISIONS: A. 07.03.23 ISSUE TO CONSULTANTS

WEST + SOUTH ELEVATIONS

PROJECT NO. 2102
DATE march '23
SCALE 1:100@A3

ISSUE FOR DA
ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
ISSUE TO CONSULTANTS

15 Loquat Valley Road, Bayview, NSW, 2104 nom. architect: Linda Haefeli AIA 14430
t 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au

PROPOSED ALTERATIONS + ADDITIONS TO
940 BARRENJOEY ROAD, PALM BEACH
FOR MR. AND MRS. LEEDER-KEMP

WEST + SOUTH ELEVATIONS

PROJECT NO. 2102
DATE march '23
SCALE 1:100@A3

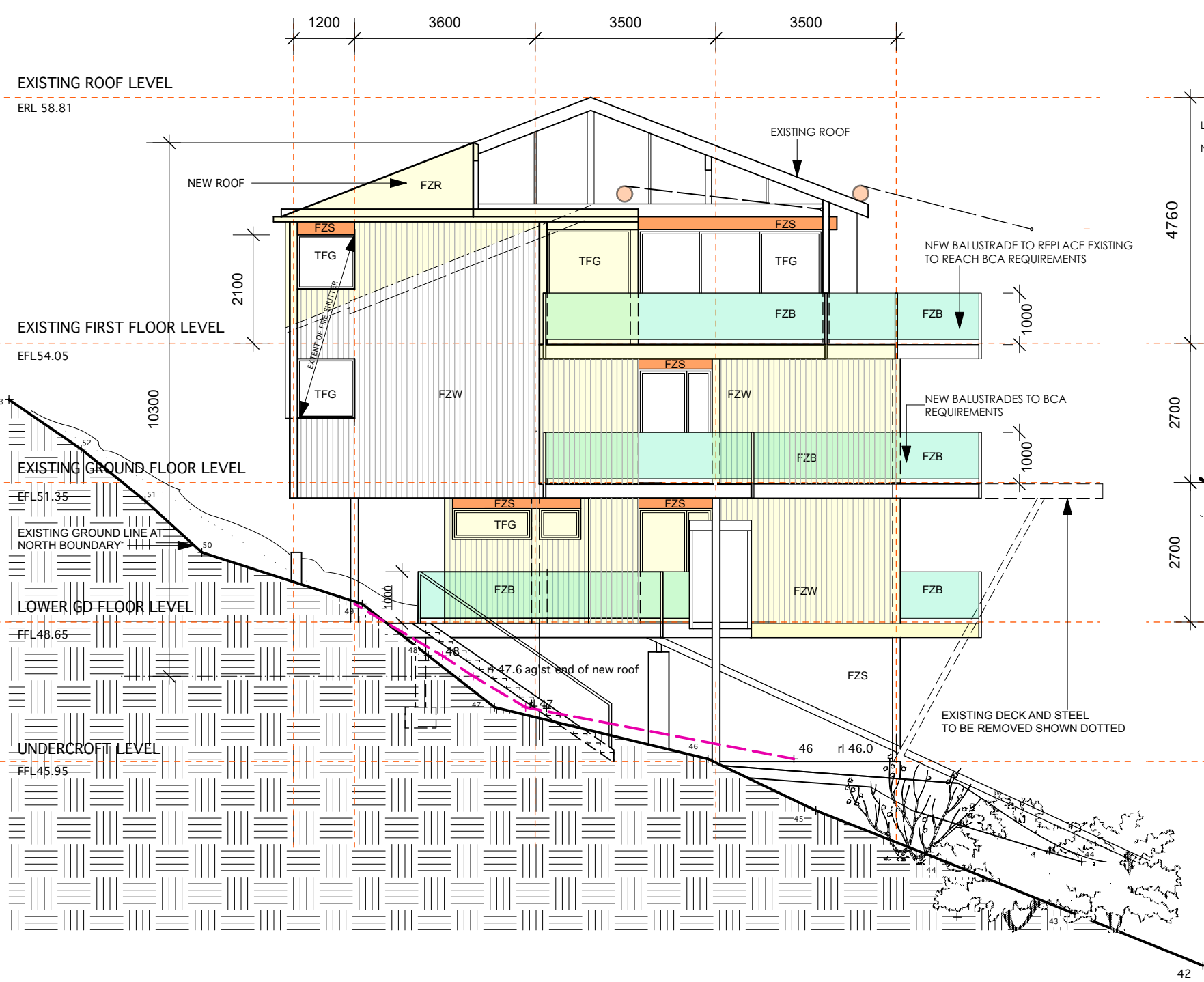
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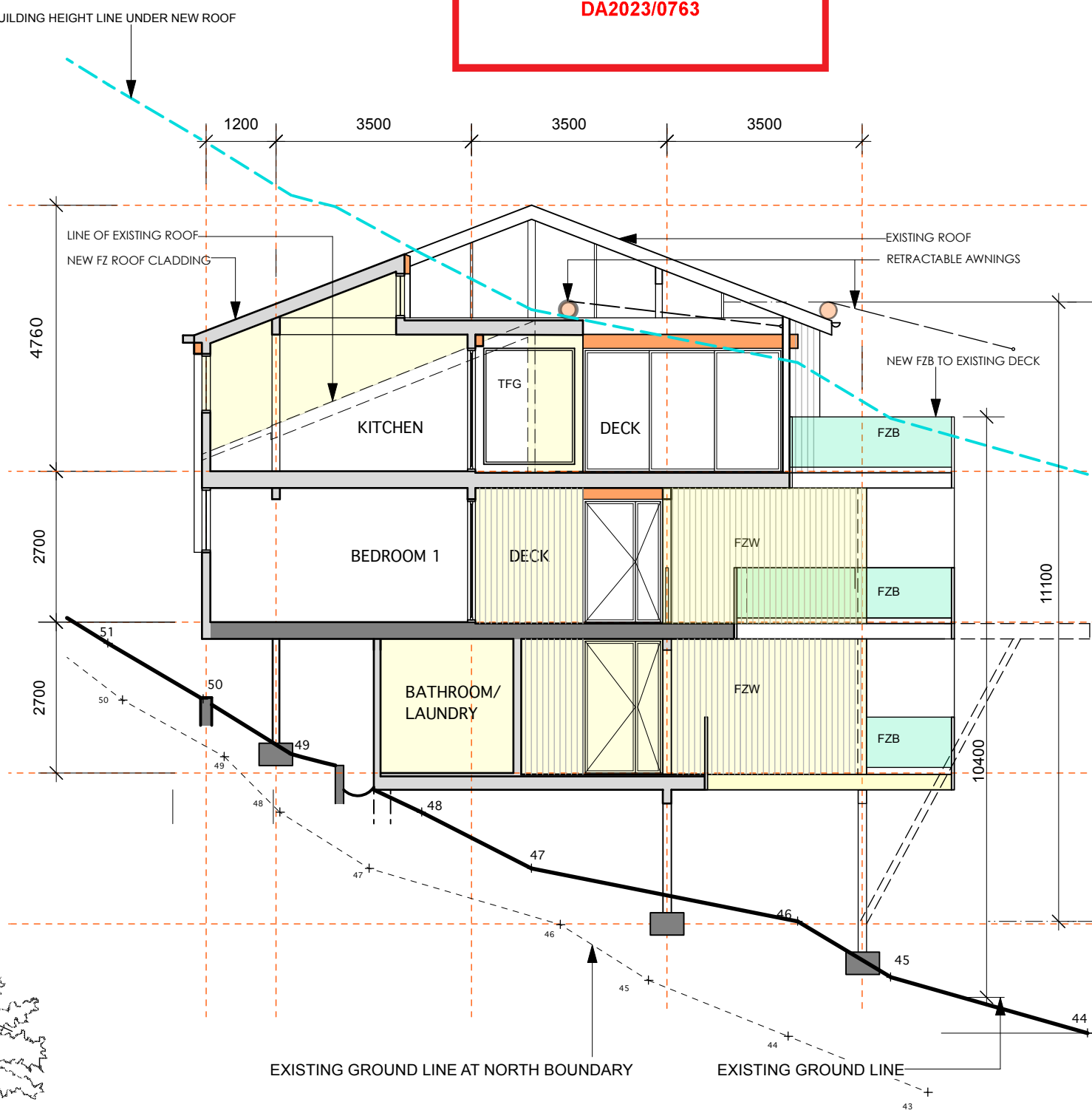
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LEGEND:

- FZB FZ BALUSTRADE TO BCA REQUIREMENTS
- FZD FZ DECK
- FZF FIRE SHUTTERS
- FZR METAL ROOFING
- FZS FZ SCREEN
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- LR VERTICAL LOUVRE RIVACVY SCREEN
- TFG ALUMINIUM FRAMED GLAZING

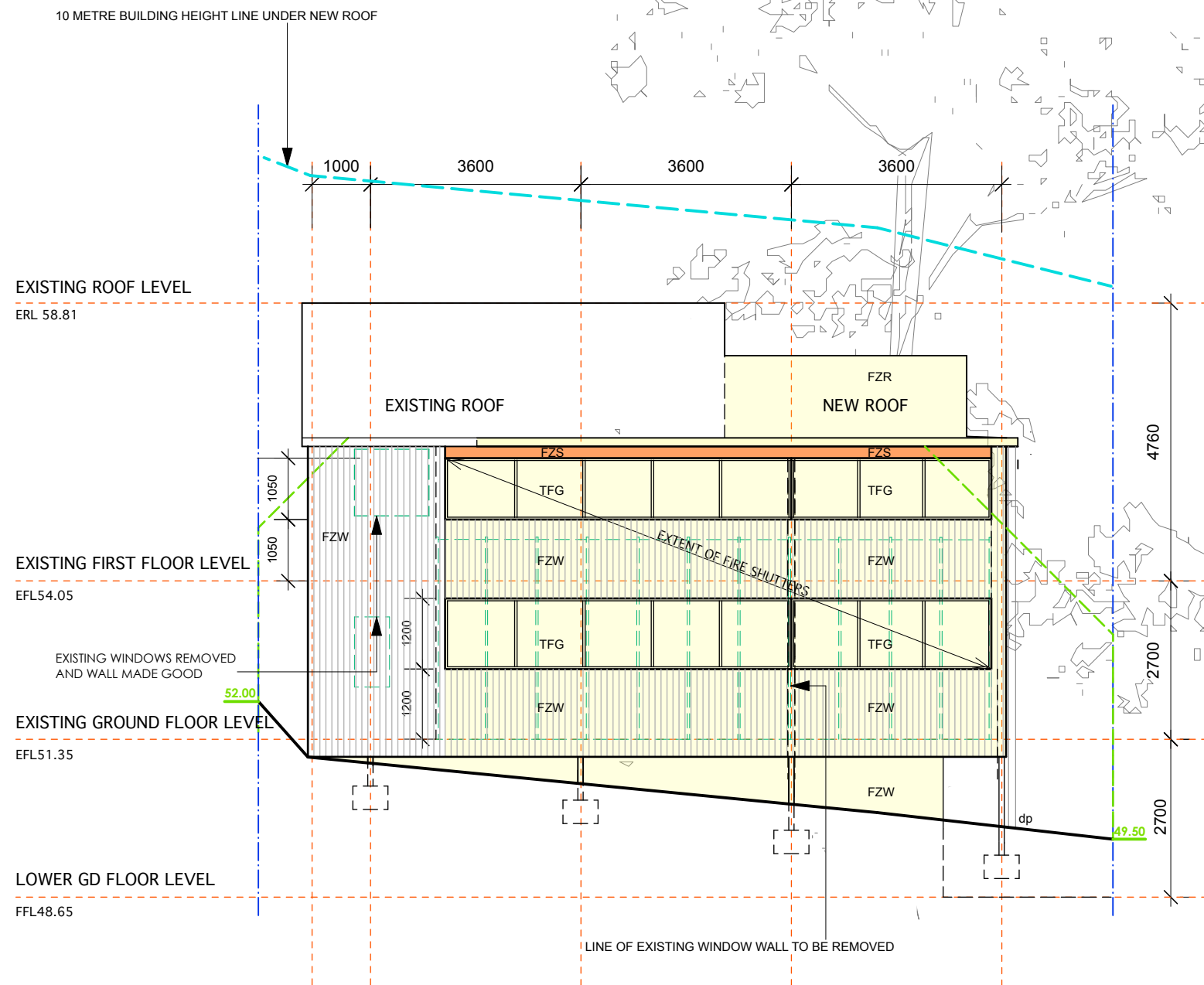


NORTH ELEVATION



SECTION AA

REVISIONS:	C. 07.06.23	ISSUE FOR DA
	B. 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
	A. 07.03.23	ISSUE TO CONSULTANTS



EAST ELEVATION

LEGEND:

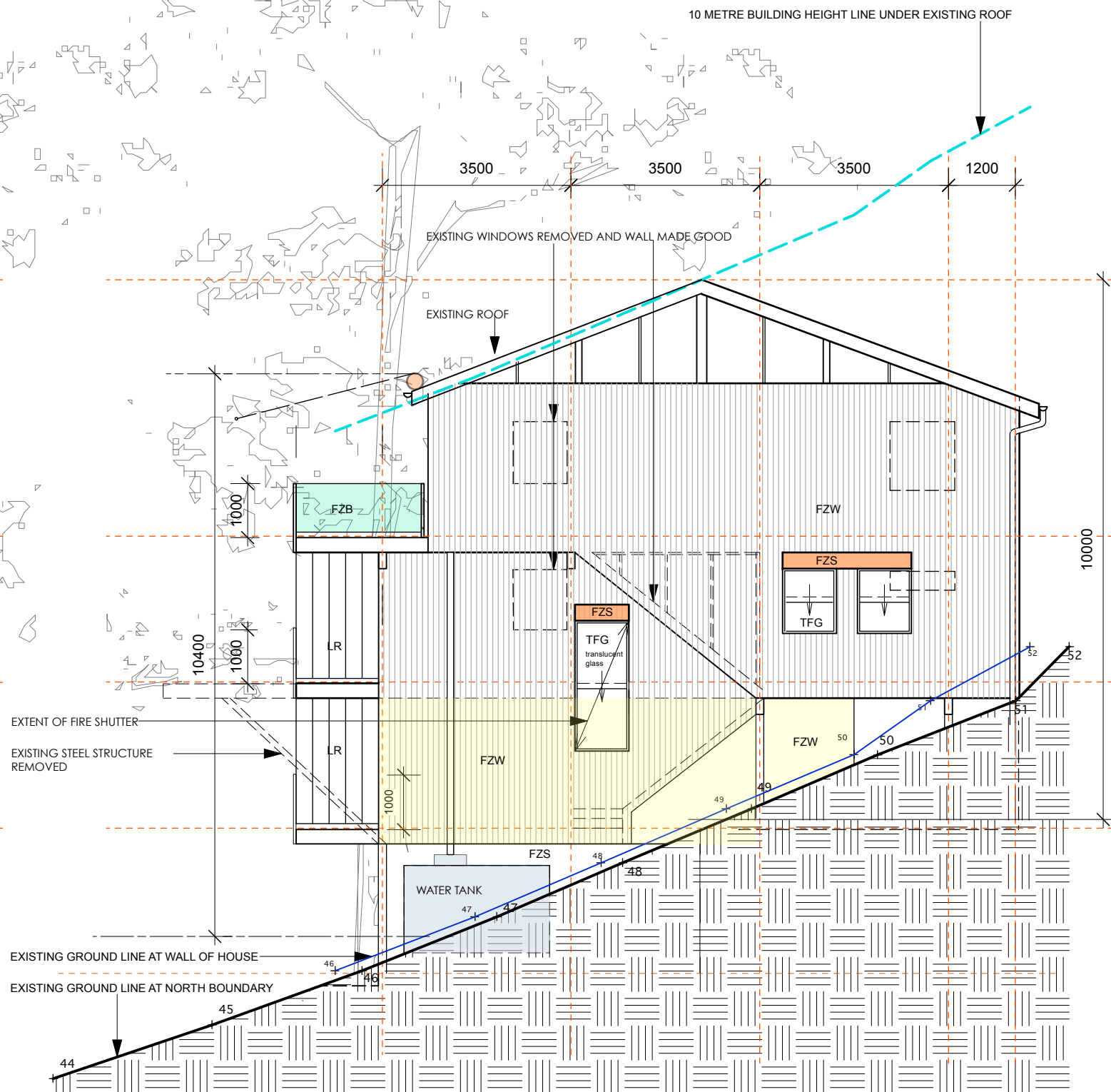
FZB	FZ BALUSTRADE TO BCA REQUIREMENTS
FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
FZS	FZ SCREEN
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REVISIONS: B. 07.06.23
A. 13.04.23

ISSUE FOR DA
ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS

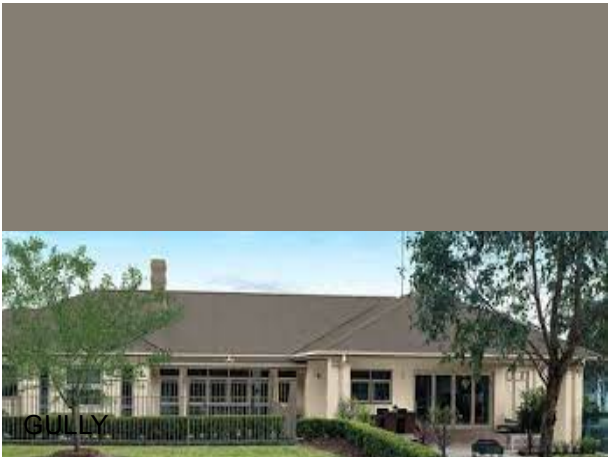
ROOF FINISH

FZ WALL LINING

WALL LINING COLOUR

EXTERNAL DECKS

COLORBOND 'GULLY'



PAINTED COMPRESSED FIBRE BOARD



DULUX 'MANGAWEKA'



NATURAL STONE TILED DECKS



GLAZING

RETRACABLE BLINDS

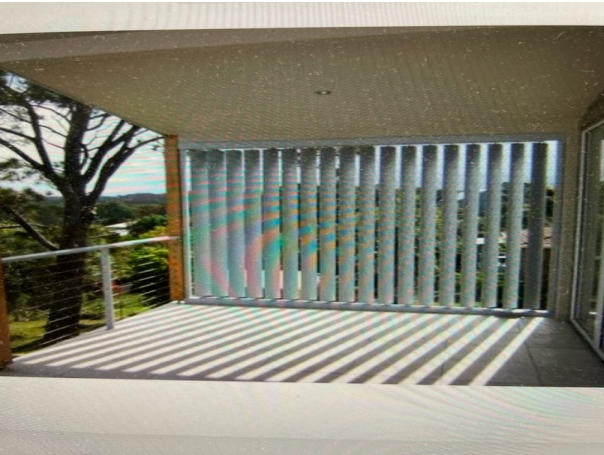
PRIVACY SCREENS

FZ SHUTTERS

ANODISED ALUMINIUM WINDOW + DOOR FRAMES



SIM. + EQ TO 'MARKILUX'



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THE CONDITIONS OF DEVELOPMENT
CONSENT**

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REVISIONS: A. 08.06.23 ISSUE FOR DA

SCHEDULE OF FINISHES

PROJECT NO. 2102
DATE march '23
SCALE 1:100@A3