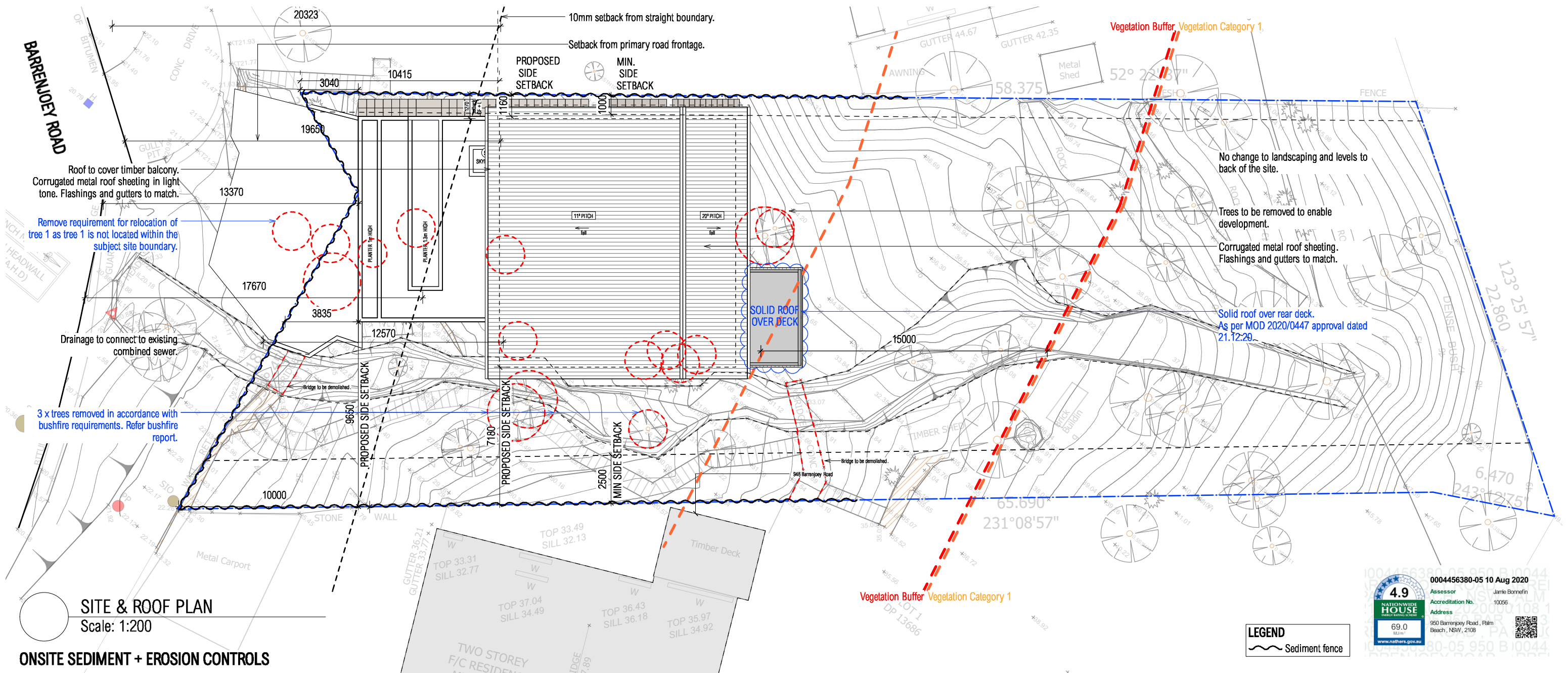
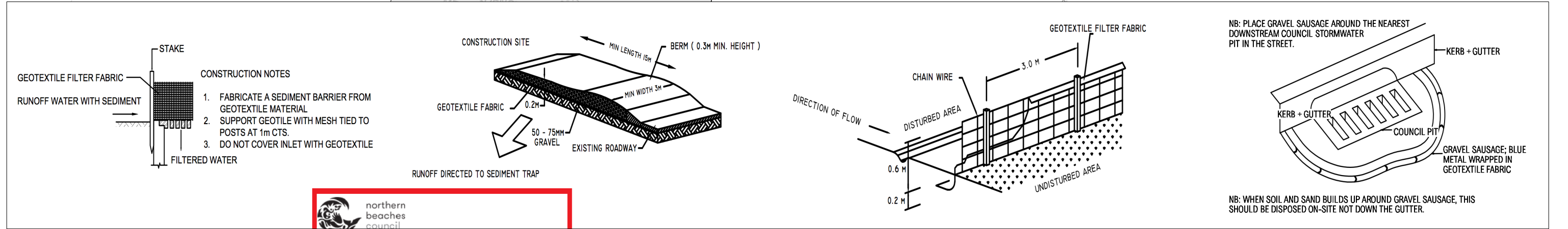




ONSITE SEDIMENT + EROSION CONTROLS



S.B.

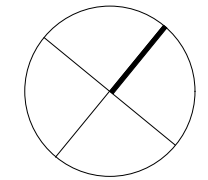
DISCLAIMER
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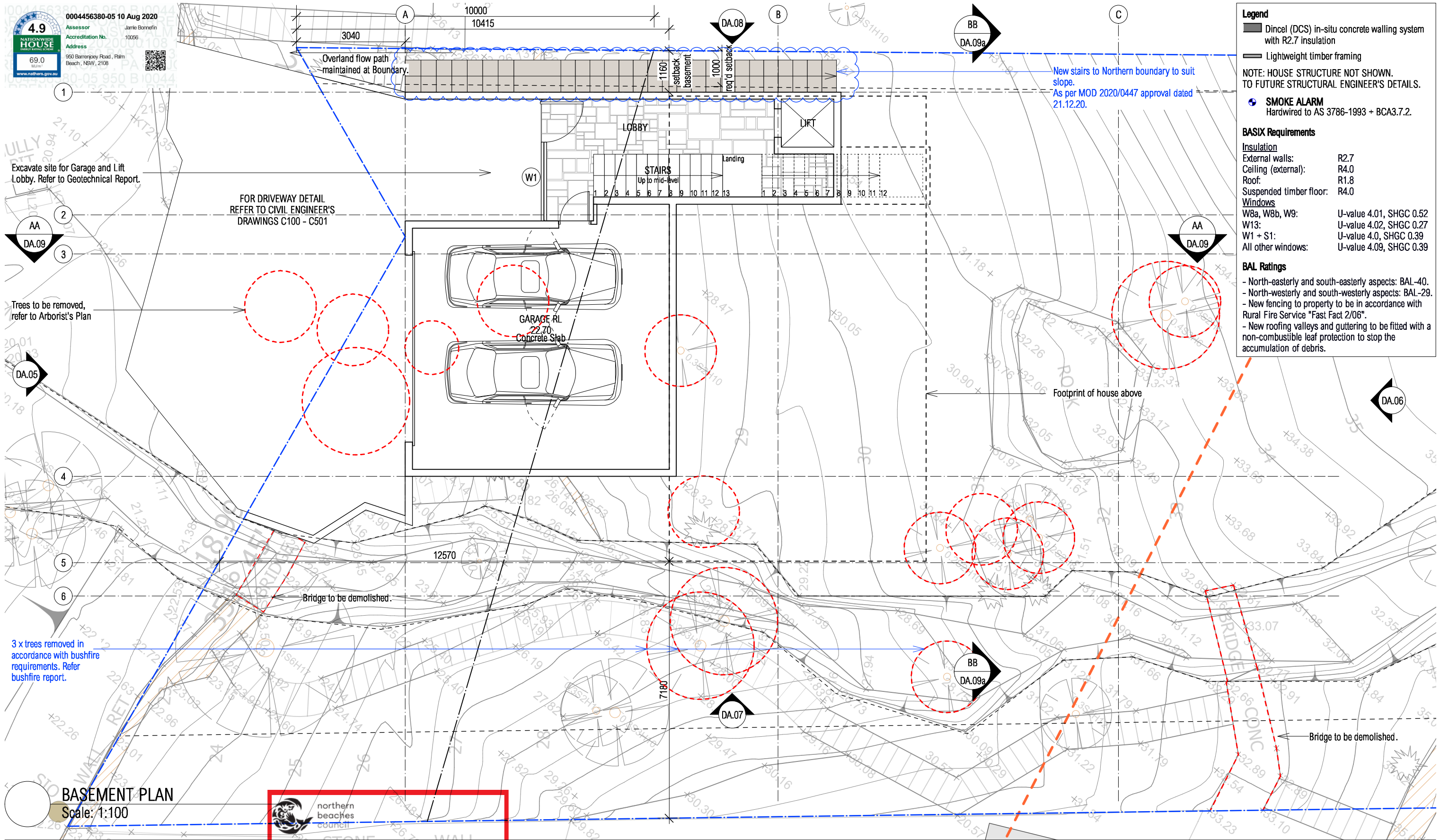
MOD2022/0112

PROJECT WILLIAMS HOUSE
ADDRESS 950 BARRENJOEY RD, PALM BEACH
DOCUMENT S4.55(1) APPLICATION
DRAWING SITE & ROOF PLAN

DRAWING NO. DA.01
REVISION A
SCALE 1:200 @ A3
DATE 02.03.22



SARAH BLACKER
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ARCHITECT'S REG NO. 8403
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MOD2022/0112

PROJECT

ADDRESS

DOCUMENT

DRAWING

WILLIAMS HOUSE

950 BARRENJOEY RD, PALM BEACH

S4.55(1) APPLICATION

BASEMENT PLAN

DRAWING NO.

REVISION

SCALE

DATE

DA.02

A

1:100 @ A3

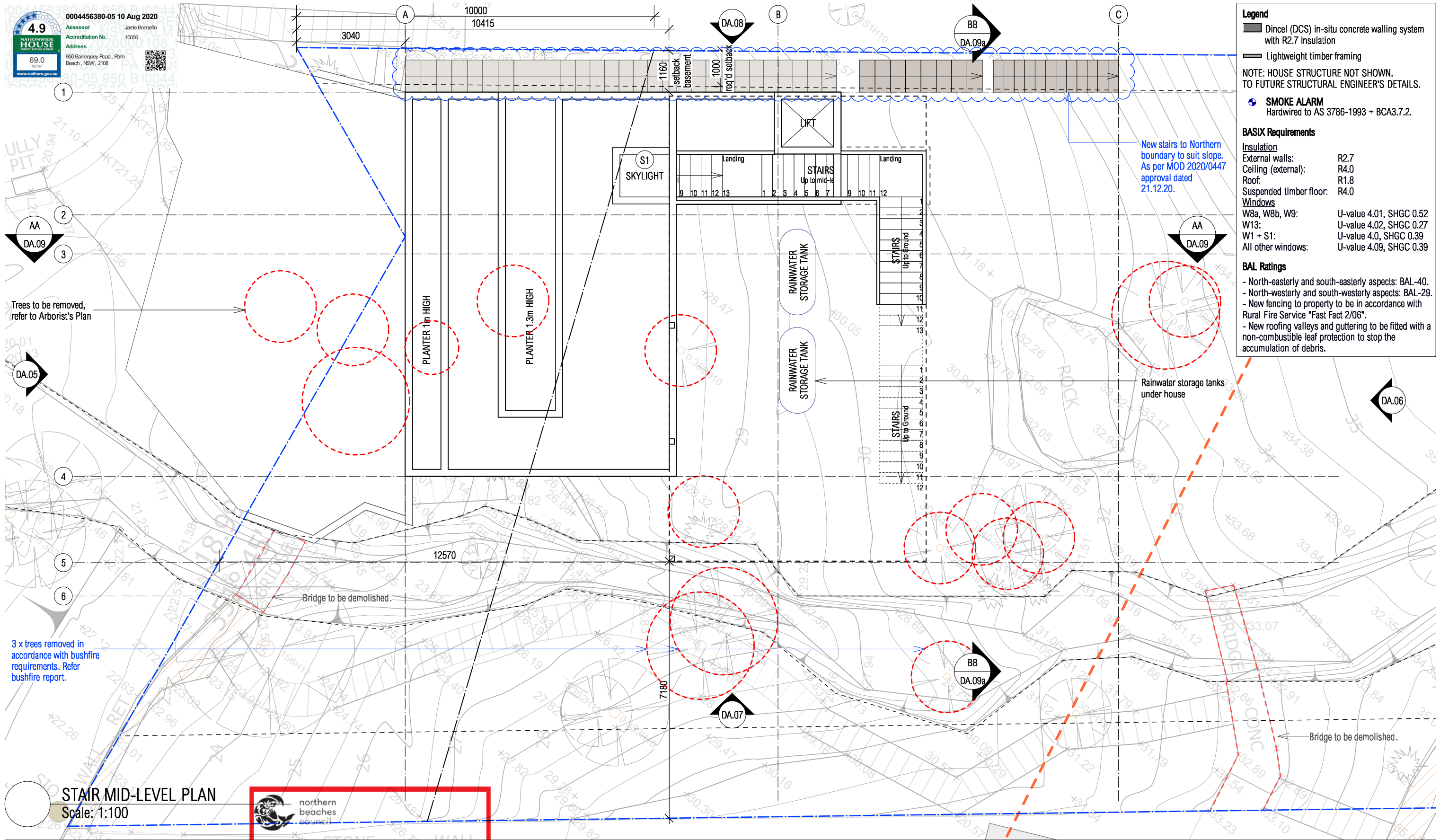
02.03.22

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Scale: 1:100



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CONSENT**

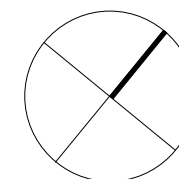
MOD2022/0112

PROJECT
ADDRESS
DOCUMENT
DRAWING

WILLIAMS HOUSE
950 BARRENJOEY RD, PALM BEACH
S4.55(1) APPLICATION
STAIR MID-LEVEL PLAN

DRAWING NO.
REVISION
SCALE
DATE

DA.02B
A
1:100 @ A3
02.03.22



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S.B.

3 x trees removed in accordance with bushfire requirements. Refer bushfire report.

GROUND FLOOR PLAN
Scale: 1:100

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

DISCLAIMER

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PROJECT

ADDRESS

DOCUMENT

DRAWING

WILLIAMS HOUSE

950 BARRENJOEY RD. PALM BEACH

S4.55(1) APPLICATION

GROUND FLOOR PLAN

DRAWING NO.

REVISION

SCALE

DATE _____

DA.03

A

1:100 @ A3

02.03.22

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ARCHITECT'S REG NO. 8403

PO Box 1313, Potts Point NSW 1335
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Legend

■ Dintel (DCS) in-situ concrete walling system with R2.7 insulation

— Lightweight timber framing

NOTE: HOUSE STRUCTURE NOT SHOWN.
TO FUTURE STRUCTURAL ENGINEER'S DETAILS.

SMOKE ALARM
Hardwired to AS 3786-1993 + BCA3.7.2.

BASIX Requirements

Insulation

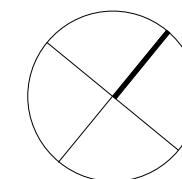
External walls:	R2.7
Ceiling (external):	R4.0
Roof:	R1.8
Suspended timber floor:	R4.0

Windows

W8a, W8b, W9:	U-value 4.01, SHGC 0.52
W13:	U-value 4.02, SHGC 0.27
W1 + S1:	U-value 4.0, SHGC 0.39
All other windows:	U-value 4.09, SHGC 0.39

BAL Ratings

- North-easterly and south-easterly aspects: BAL-40.
- North-westerly and south-westerly aspects: BAL-29.
- New fencing to property to be in accordance with Rural Fire Service "Fast Fact 2/06".
- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.





0004456380-05 10 Aug 2020
Assessor Jamie Bonnerlin 10056
Address 950 Barrenjoey Road, Palm Beach, NSW, 2108
www.nathers.gov.au



New stairs to Northern boundary to suit slope.
As per MOD 2020/0447 approval dated 21.12.20.

Trees to be removed,
refer to Arborist's Plan

Windows W10 + W17 reconfigured
as per MOD 2020/0447 approval dated 21.12.20.

3 x trees removed in
accordance with bushfire
requirements. Refer
bushfire report.

LEVEL 1 PLAN
Scale: 1:100



THIS PLAN IS TO BE READ IN
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CONSENT

MOD2022/0112

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PROJECT

ADDRESS

DOCUMENT

DRAWING

WILLIAMS HOUSE

950 BARRENJOEY RD, PALM BEACH

S4.55(1) APPLICATION

LEVEL ONE PLAN

DRAWING NO.

REVISION

SCALE

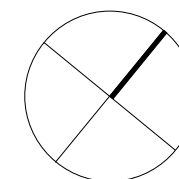
DATE

DA.04

A

1:100 @ A3

02.03.22



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ARCHITECT'S REG NO. 8403

PO Box 1313, Potts Point NSW 1335
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Legend

Dintel (DCS) in-situ concrete walling system
with R2.7 insulation

Lightweight timber framing

NOTE: HOUSE STRUCTURE NOT SHOWN.
TO FUTURE STRUCTURAL ENGINEER'S DETAILS.

SMOKE ALARM
Hardwired to AS 3786-1993 + BCA3.7.2.

BASIX Requirements

Insulation

External walls: R2.7

Ceiling (external): R4.0

Roof: R1.8

Suspended timber floor: R4.0

Windows

W8a, W8b, W9: U-value 4.01, SHGC 0.52

W13: U-value 4.02, SHGC 0.27

W1 + S1: U-value 4.0, SHGC 0.39

All other windows: U-value 4.09, SHGC 0.39

BAL Ratings

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BAL Ratings

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BASIX Requirements

Insulation

External walls: R2.7

Ceiling (external): R4.0

Roof: R1.8

Suspended timber floor: R4.0

Windows

W8a, W8b, W9: U-value 4.01, SHGC 0.52

W13: U-value 4.02, SHGC 0.27

W1 + S1: U-value 4.0, SHGC 0.39

All other windows: U-value 4.09, SHGC 0.39

RIDGE
RL 39.105

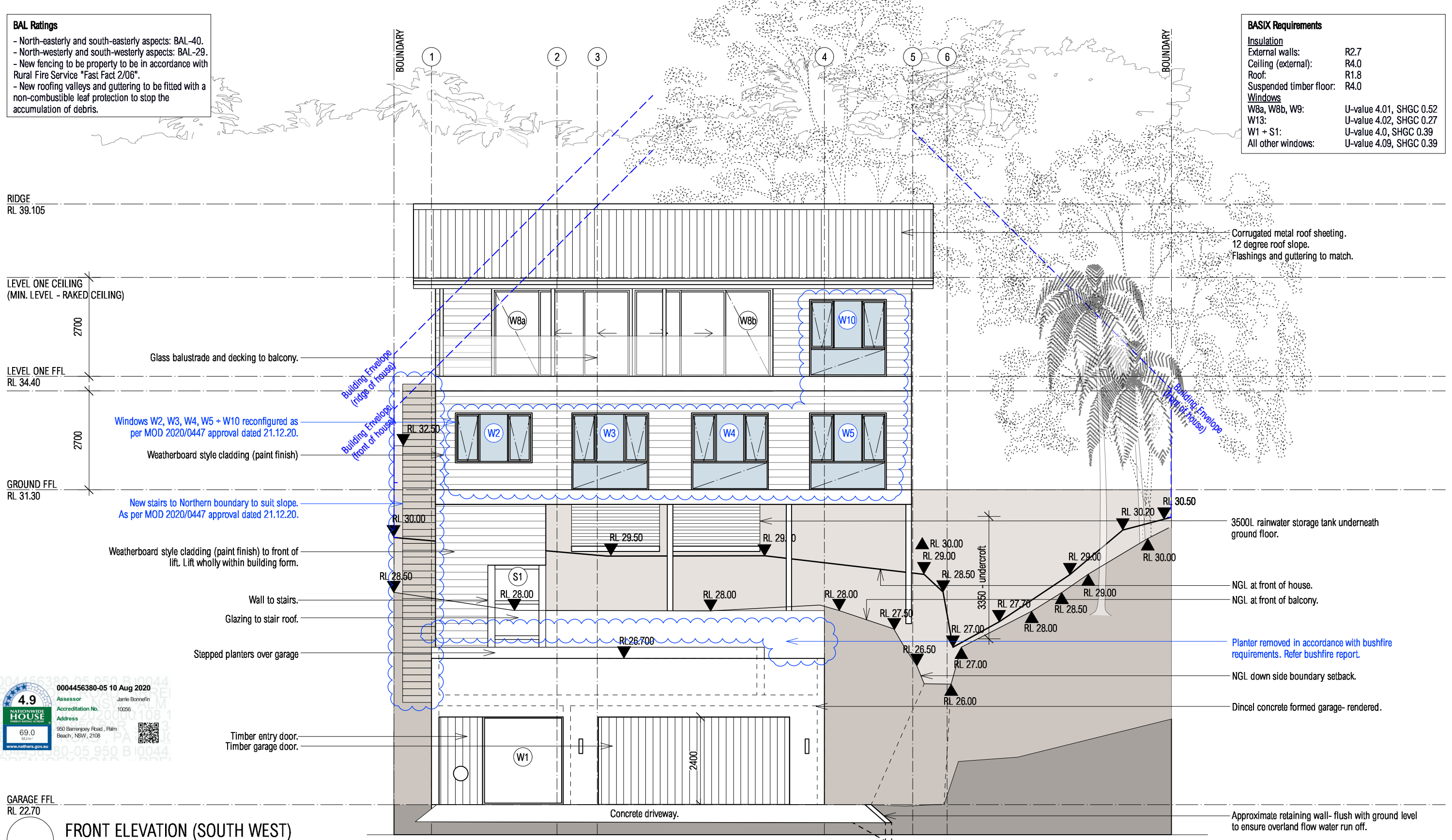
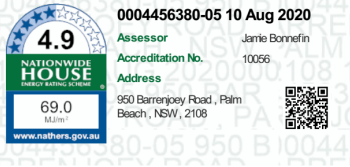
LEVEL ONE CEILING
(MIN. LEVEL - RAKED CEILING)

LEVEL ONE FFL
RL 34.40

GROUND FFL
RL 31.30

GARAGE FFL
RL 22.70

FRONT ELEVATION (SOUTH WEST)
Scale: 1:100



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PROJECT

ADDRESS
DOCUMENT
DRAWING

WILLIAMS HOUSE
950 BARRENJOEY RD, PALM BEACH
S4.55(1) APPLICATION
FRONT ELEVATION

DRAWING NO.

REVISION
SCALE
DATE

DA.05
A
1:100 @ A3
02.03.22



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

MOD2022/0112

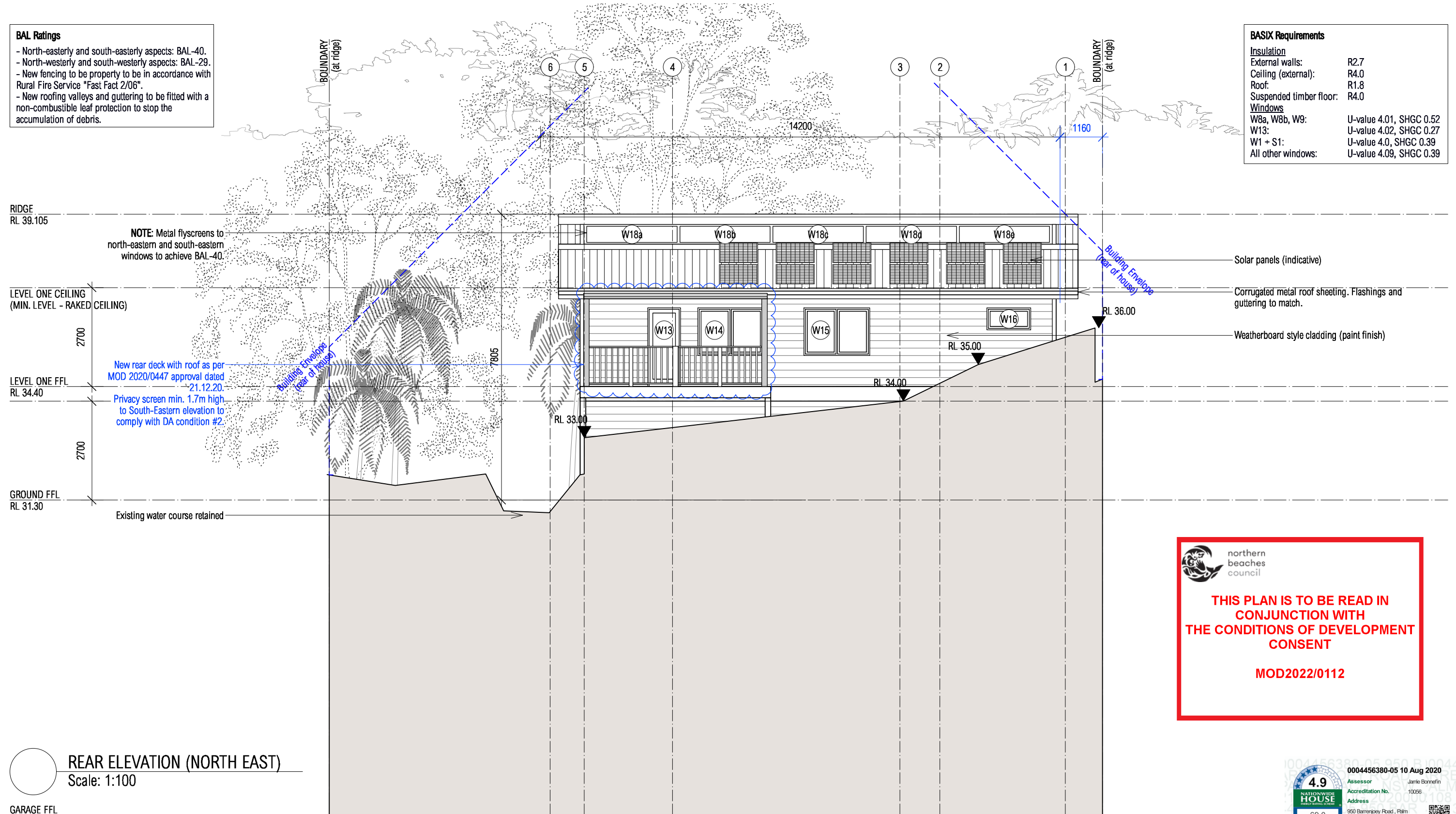
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ARCHITECT + INTERIOR DESIGNER
ARCHITECT'S REG NO. 8403

PO Box 1313, Potts Point NSW 1335
T: 0412 660 754 E: info@sarahblacker.com.au

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- New fencing to be property to be in accordance with Rural Fire Service "Fast Fact 2/06".
- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.

<u>Insulation</u>	
External walls:	R2.7
Ceiling (external):	R4.0
Roof:	R1.8
Suspended timber floor:	R4.0
<u>Windows</u>	
W8a, W8b, W9:	U-value 4.01, SHGC 0.52
W13:	U-value 4.02, SHGC 0.27
W1 + S1:	U-value 4.0, SHGC 0.39
All other windows:	U-value 4.09, SHGC 0.39



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WILLIAMS HOUSE
950 BARRENJOEY RD, PALM BEACH
S4.55(1) APPLICATION
REAR ELEVATION

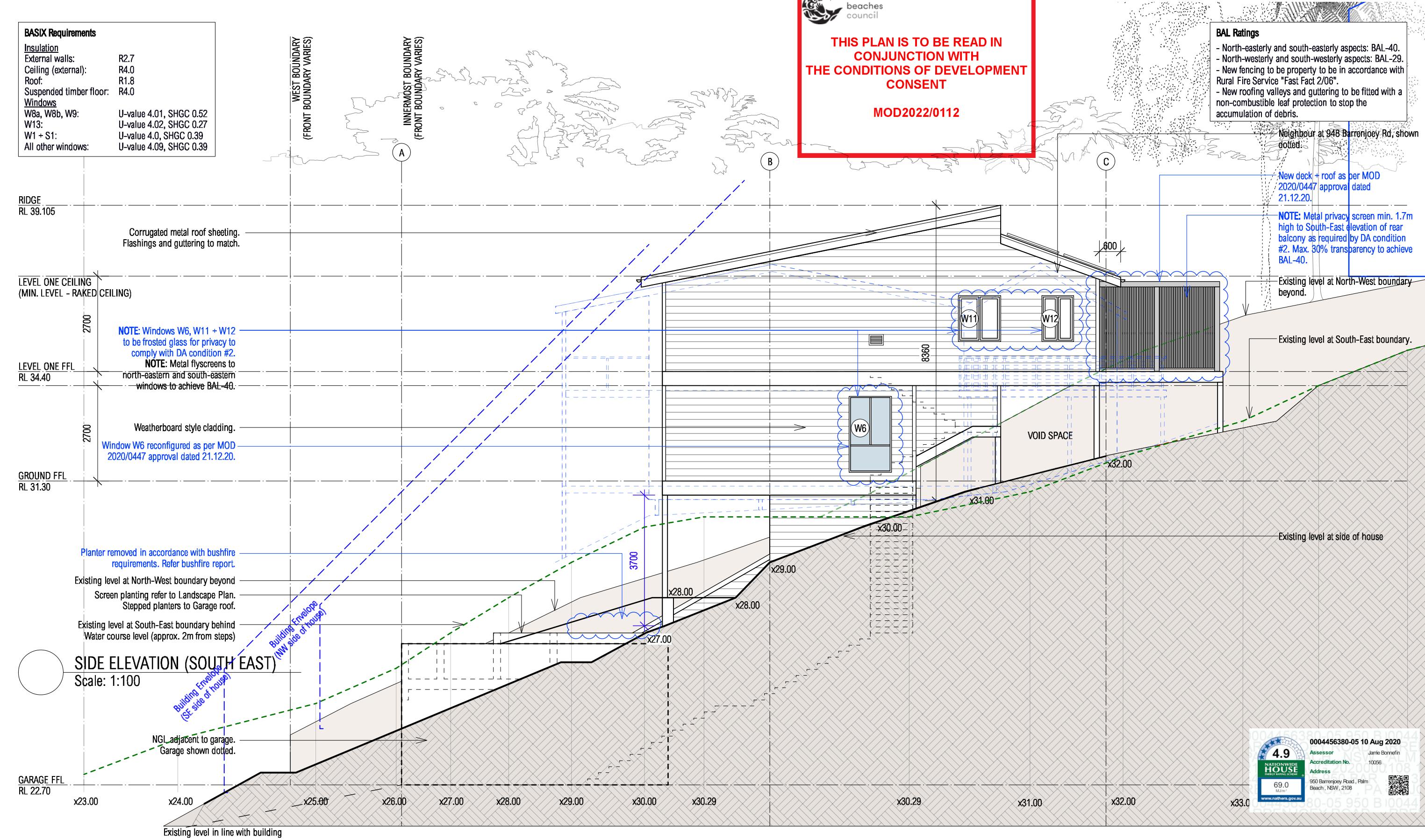
SARAH BLACKER
ARCHITECT + INTERIOR DESIGNER
ARCHITECT'S REG NO. 8403
PO Box 1313, Potts Point NSW 1335
T: 0412 660 754 E: info@sarahblacker.com.au

BASIX Requirements	
Insulation	
External walls:	R2.7
Ceiling (external):	R4.0
Roof:	R1.8
Suspended timber floor:	R4.0
Windows	
W8a, W8b, W9:	U-value 4.01, SHGC 0.52
W13:	U-value 4.02, SHGC 0.27
W1 + S1:	U-value 4.0, SHGC 0.39
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0112

- BAL Ratings**
- North-easterly and south-easterly aspects: BAL-40.
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PROJECT WILLIAMS HOUSE

ADDRESS 950 BARRENJOEY RD, PALM BEACH

DOCUMENT S4.55(1) APPLICATION

DRAWING SOUTH EAST SIDE ELEVATION

DRAWING NO. DA.07

REVISION A

SCALE 1:100 @ A3

DATE 02.03.22

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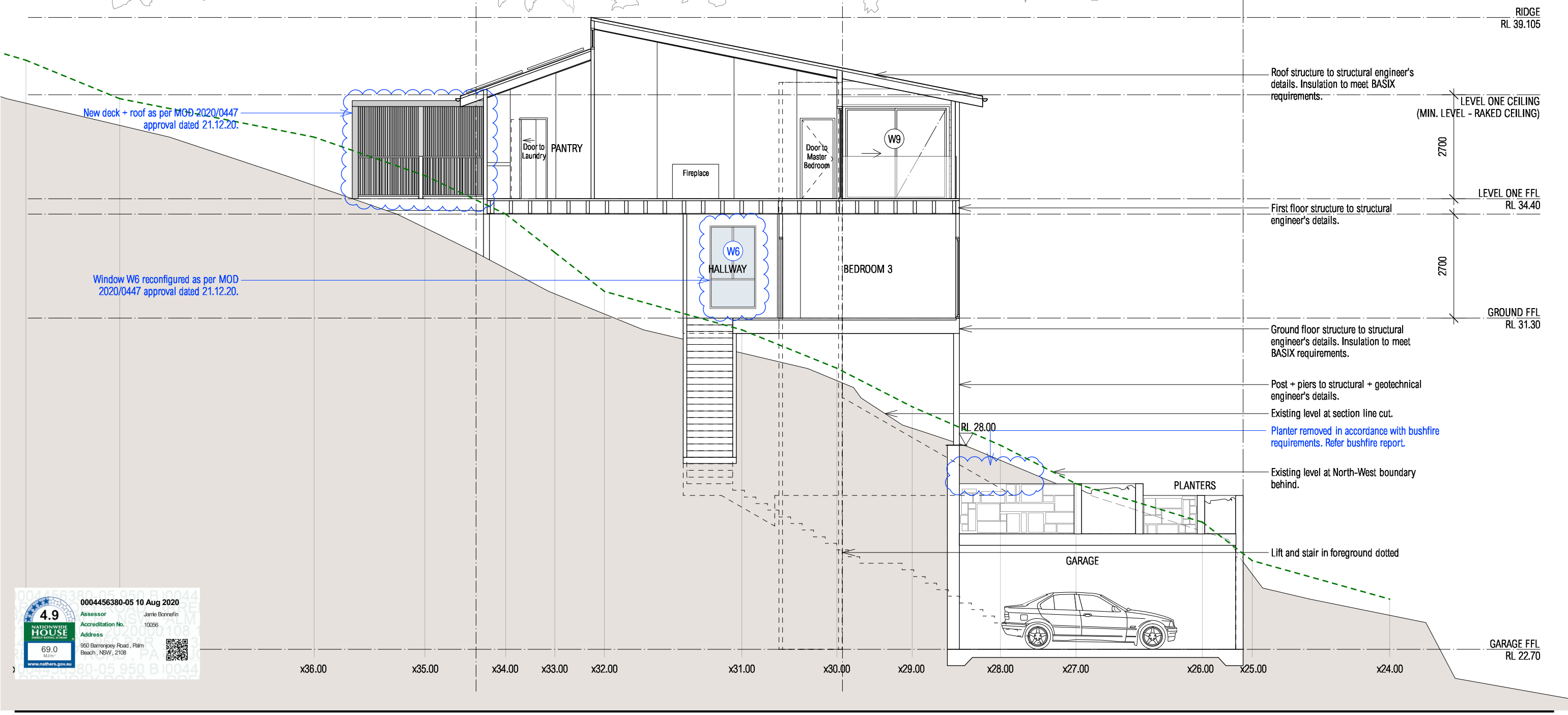
PO Box 1313, Potts Point NSW 1335
T: 0412 660 754 E: info@sarahblacker.com.au

BAL Ratings

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- North-westerly and south-westerly aspects: BAL-29.
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MOD2022/0112

BASIX Requirements	
Insulation	
External walls:	R2.7
Ceiling (external):	R4.0
Roof:	R1.8
Suspended timber floor:	R4.0
Windows	
W8a, W8b, W9:	U-value 4.01, SHGC 0.52
W13:	U-value 4.02, SHGC 0.27
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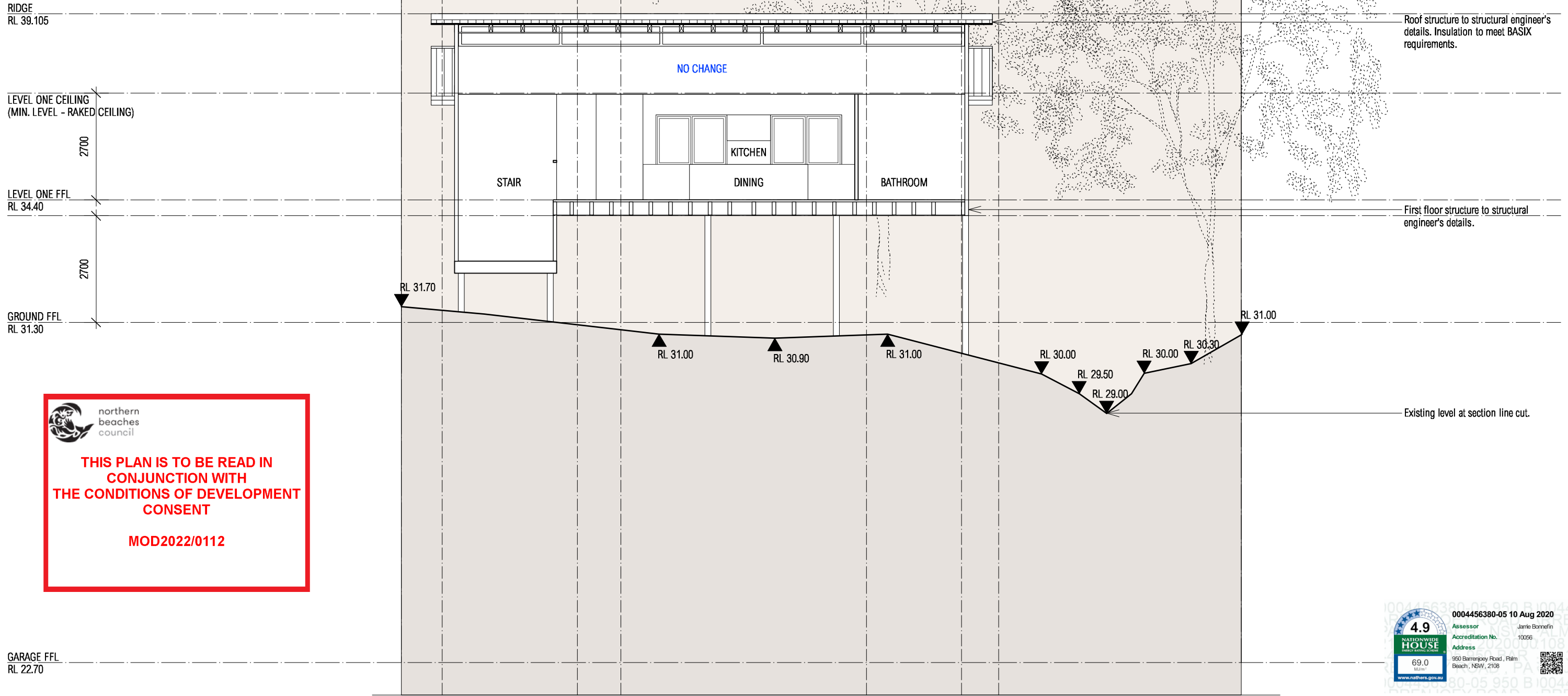
PROJECT WILLIAMS HOUSE
ADDRESS 950 BARRENJOEY RD, PALM BEACH
DOCUMENT S4.55(1) APPLICATION
DRAWING SECTION AA

DRAWING NO. DA.09
REVISION A
SCALE 1:100 @ A3
DATE 02.03.22

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BAL Ratings
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- North-westerly and south-westerly aspects: BAL-29.
- New fencing to be property to be in accordance with Rural Fire Service "Fast Fact 2/06".
- New roofing valleys and guttering to be fitted with a non-combustible leaf protection to stop the accumulation of debris.

BASIX Requirements
Insulation
External walls: R2.7
Ceiling (external): R4.0
Roof: R1.8
Suspended timber floor: R4.0
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PROJECT

ADDRESS

DOCUMENT

DRAWING

WILLIAMS HOUSE

950 BARRENJOEY RD, PALM BEACH

S4.55(1) APPLICATION

SECTION BB

DRAWING NO.

REVISION

SCALE

DATE

DA.09a

A

1:100 @ A3

02.03.22

SARAH BLACKER

ARCHITECT + INTERIOR DESIGNER

ARCHITECT'S REG NO. 8403

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