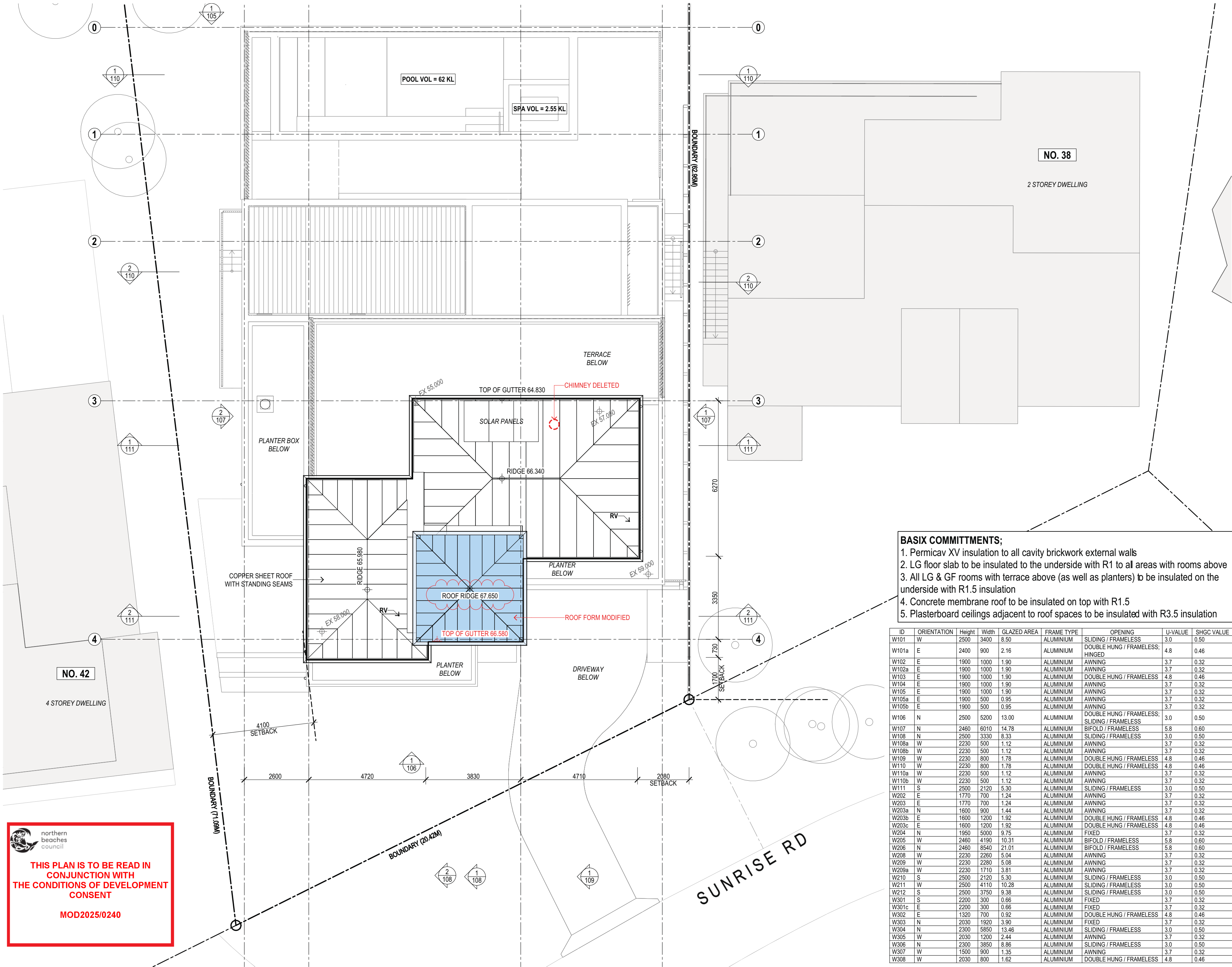
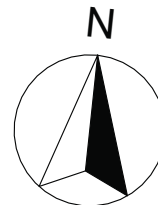




SUSAN ROTHWELL ARCHITECTS

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NEW RESIDENCE AT 40 SUNRISE ROAD, PALM BEACH FOR SUSAN ROTHWELL

ISSUE

A: FOR DA SUBMISSION
(05/21)

B: POOL SETBACK INCREASED AND
ROOF LEVEL LOWERED IN
RESPONSE TO COUNCIL COMMENTS
(10/21)

C: FOR CC SUBMISSION
(02/21)

D: ROOF MATERIAL CHANGED TO
COPPER SHEETING, CHIMNEYS
SHOWN, AND FLAT ROOF OVER LIFT
CHANGED TO A PITCHED ROOF FOR
4.55 SUBMISSION
(03/21)

D: ROOF MATERIAL CHANGED TO
COPPER SHEETING, CHIMNEYS
SHOWN, AND FLAT ROOF OVER LIFT
CHANGED TO A PITCHED ROOF FOR
4.55 SUBMISSION
(03/21)

E: ROOF FORM MODIFIED AND
RIDGE HEIGHT RAISED, AND BASIX
COMMITMENTS MODIFIED FOR 4.55
SUBMISSION
(05/25)

F: ROOF RIDGE HEIGHT LOWERED IN
RESPONSE TO COUNCIL'S
COMMENTS
(08/25)

BASIX COMMITMENTS:

1. Permicav XV insulation to all cavity brickwork external walls
2. LG floor slab to be insulated to the underside with R1 to all areas with rooms above
3. All LG & GF rooms with terrace above (as well as planters) to be insulated on the underside with R1.5 insulation
4. Concrete membrane roof to be insulated on top with R1.5
5. Plasterboard ceilings adjacent to roof spaces to be insulated with R3.5 insulation

ID	ORIENTATION	Height	Width	GLAZED AREA	FRAME TYPE	OPENING	U-VALUE	SHGC VALUE
W101	W	2500	3400	8.50	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W101a	E	2400	900	2.16	ALUMINIUM	DOUBLE HUNG / FRAMELESS; HINGED	4.8	0.46
W102	E	1900	1000	1.90	ALUMINIUM	AWNING	3.7	0.32
W102a	E	1900	1000	1.90	ALUMINIUM	AWNING	3.7	0.32
W103	E	1900	1000	1.90	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46
W104	E	1900	1000	1.90	ALUMINIUM	AWNING	3.7	0.32
W105	E	1900	1000	1.90	ALUMINIUM	AWNING	3.7	0.32
W105a	E	1900	500	0.95	ALUMINIUM	AWNING	3.7	0.32
W105b	E	1900	500	0.95	ALUMINIUM	AWNING	3.7	0.32
W106	N	2500	5200	13.00	ALUMINIUM	DOUBLE HUNG / FRAMELESS; SLIDING / FRAMELESS	3.0	0.50
W107	N	2460	6010	14.78	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.60
W108	N	2500	3330	8.33	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W108a	W	2230	500	1.12	ALUMINIUM	AWNING	3.7	0.32
W108b	W	2230	500	1.12	ALUMINIUM	AWNING	3.7	0.32
W109	W	2230	800	1.78	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46
W110	W	2230	800	1.78	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46
W110a	W	2230	500	1.12	ALUMINIUM	AWNING	3.7	0.32
W110b	W	2230	500	1.12	ALUMINIUM	AWNING	3.7	0.32
W111	S	2500	2120	5.30	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W202	E	1770	700	1.24	ALUMINIUM	AWNING	3.7	0.32
W203	E	1770	700	1.24	ALUMINIUM	AWNING	3.7	0.32
W203a	N	1600	900	1.44	ALUMINIUM	AWNING	3.7	0.32
W203b	E	1600	1200	1.92	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46
W203c	E	1600	1200	1.92	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46
W204	N	1950	5000	9.75	ALUMINIUM	FIXED	3.7	0.32
W205	W	2460	4190	10.31	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.60
W206	N	2460	8540	21.01	ALUMINIUM	BIFOLD / FRAMELESS	5.8	0.60
W208	W	2230	2260	5.04	ALUMINIUM	AWNING	3.7	0.32
W209	W	2230	2280	5.08	ALUMINIUM	AWNING	3.7	0.32
W209a	W	2230	1710	3.81	ALUMINIUM	AWNING	3.7	0.32
W210	S	2500	2120	5.30	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W211	W	2500	4110	10.28	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W212	S	2500	3750	9.38	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W301	S	2200	300	0.66	ALUMINIUM	FIXED	3.7	0.32
W301c	E	2200	300	0.66	ALUMINIUM	FIXED	3.7	0.32
W302	E	1320	700	0.92	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46
W303	N	2030	1920	3.90	ALUMINIUM	FIXED	3.7	0.32
W304	N	2300	5850	13.46	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W305	W	2030	1200	2.44	ALUMINIUM	AWNING	3.7	0.32
W306	N	2300	3850	8.86	ALUMINIUM	SLIDING / FRAMELESS	3.0	0.50
W307	W	1500	900	1.35	ALUMINIUM	AWNING	3.7	0.32
W308	W	2030	800	1.62	ALUMINIUM	DOUBLE HUNG / FRAMELESS	4.8	0.46

SITE AND ROOF PLAN

SCALE 1:100@A2

DATE 13/08/25

JOB NO. SRSP

DWG. NO. DA100 ISSUE F



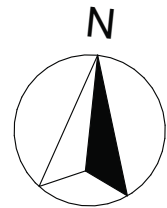
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beaches
council

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

MOD2025/0240

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NEW RESIDENCE
AT 40 SUNRISE ROAD,
PALM BEACH
FOR SUSAN ROTHWELL

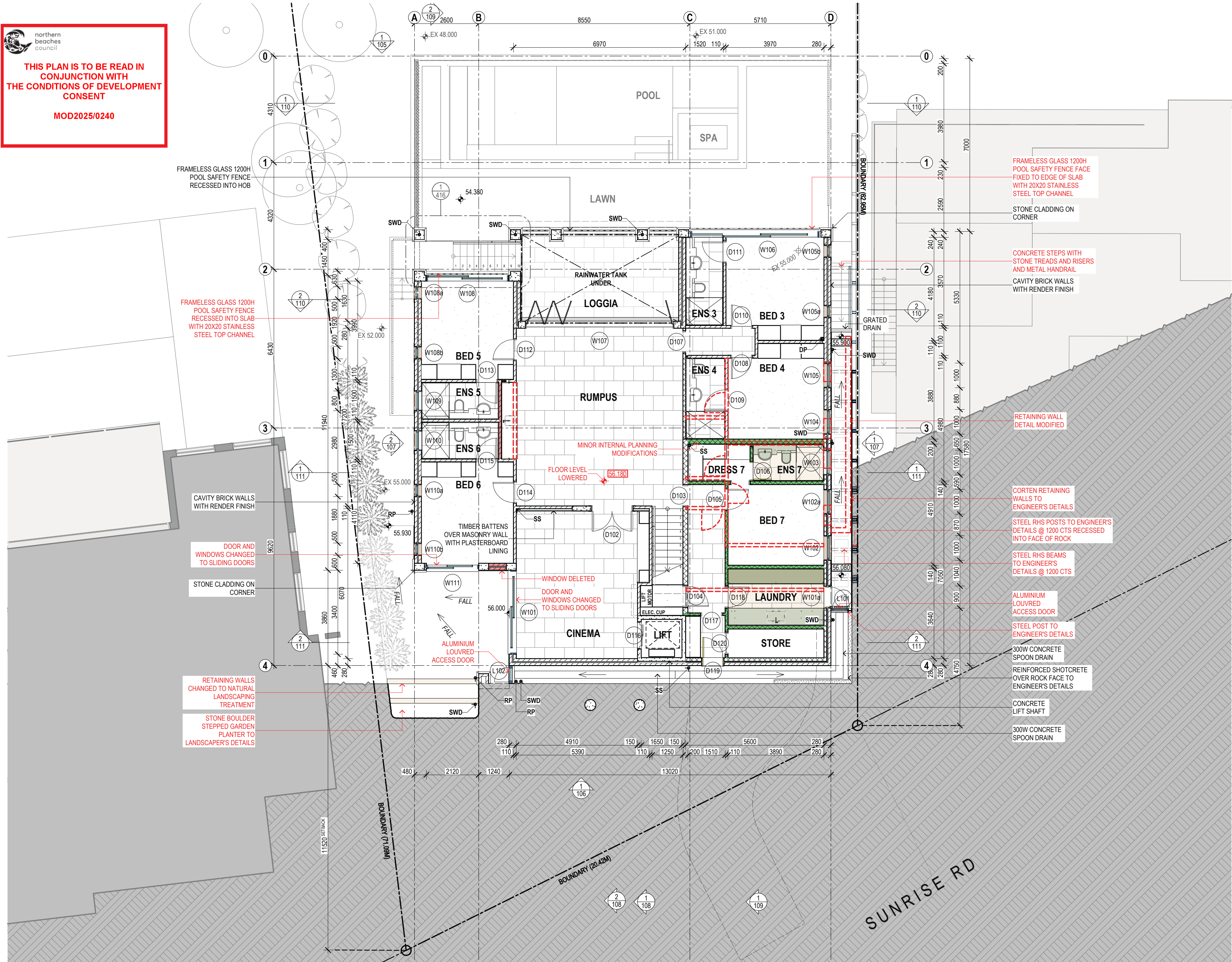
ISSUE

- A: FOR DA SUBMISSION
(05/21)
- B: MISSING DIMENSIONS ADDED
(07/21)
- C: POOL SETBACK INCREASED AND
FLOOR LEVELS LOWERED IN
RESPONSE TO COUNCIL COMMENTS
(10/21)
- D: FOR CC SUBMISSION
(02/21)
- E: SPA RELOCATED INSIDE POOL,
PIER ADDED, EXCAVATION
EXTENDED FOR ELECTRICAL PLANT
ROOM, AND MINOR PLANNING
AMENDMENTS FOR 4.55
SUBMISSION
(03/21)
- F: FLOOR LEVEL LOWERED,
EASTERN RETAINING WALL
MODIFIED, STEPS ADDED TO
EASTERN PASSAGE AND MINOR
PLANNING AMENDMENTS FOR 4.55
SUBMISSION
(05/21)

FOR CONSTRUCTION

LOWER GROUND
FLOOR PLAN

SCALE	1:100@A2
DATE	14/05/25
JOB NO.	SRSP
DWG. NO.	DA101
ISSUE	F





MOD2025/0240

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ISSUE

A: FOR DA SUBMISSION
(05/21)

B: POOL SETBACK INCREASED,
GARAGE SETBACK INCREASED,
DINING ROOM SETBACK INCREASED
AND FLOOR LEVELS LOWERED IN
RESPONSE TO COUNCIL COMMENTS
(10/21)

C: TERRACE 4 DELETED AND LIVING
ROOM EXTENDED FOR 4.55
SUBMISSION
(10/22)

D: FOR CC SUBMISSION
(02/21)

E: TERRACE ENCLOSED, DRIVEWAY
LEVELS REVISED, PERGOLA ADDED
AND FIREPLACE FOR 4.55
SUBMISSION
(03/21)

F: FLOOR LEVEL LOWERED,
EASTERN RETAINING WALL
MODIFIED AND MINOR PLANNING
AMENDMENTS FOR 4.55
SUBMISSION
(05/21)

FOR CONSTRUCTION

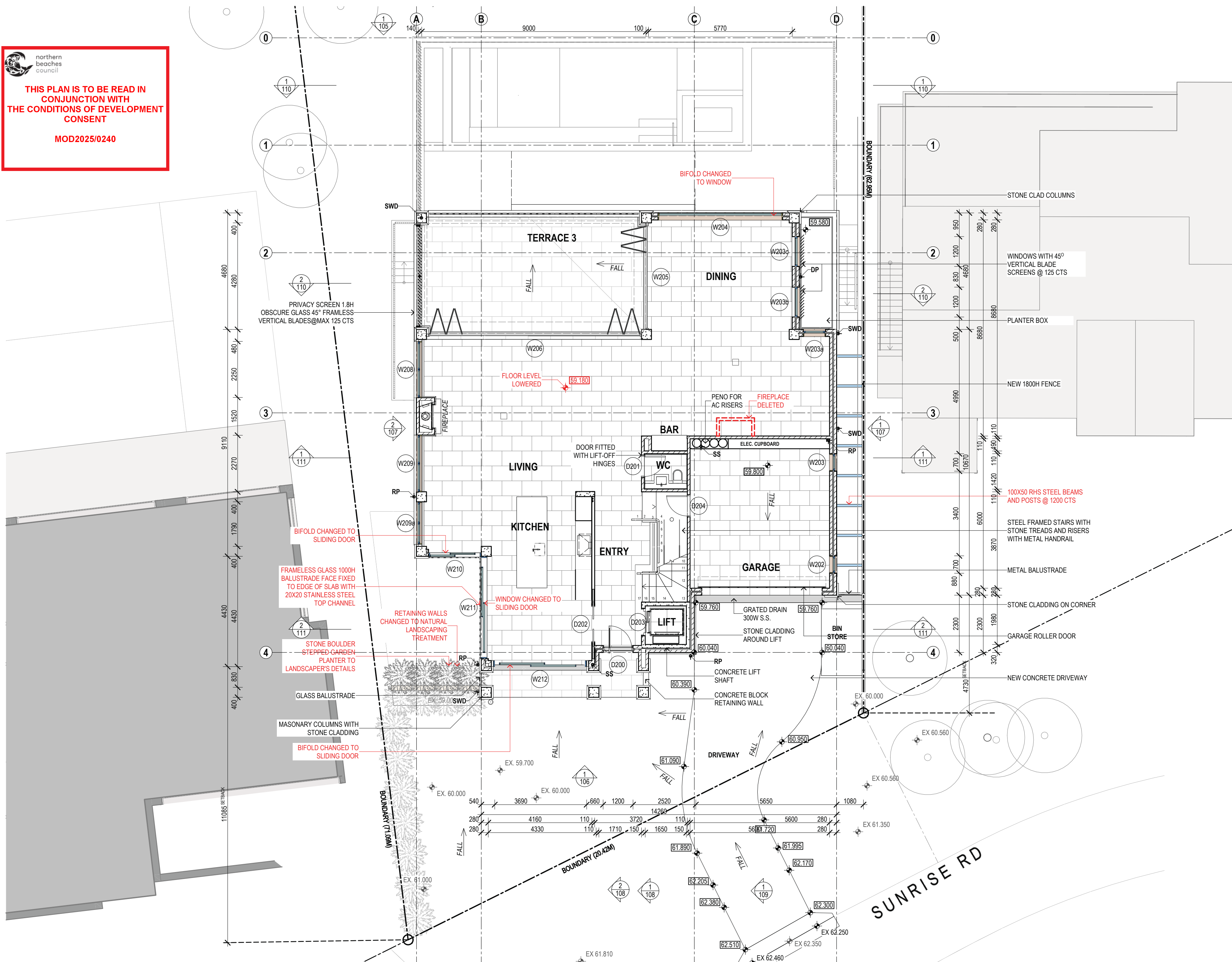
GROUND FLOOR PLAN

SCALE 1:100@A2

DATE	14/05/25
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JOB NO.	SRSP
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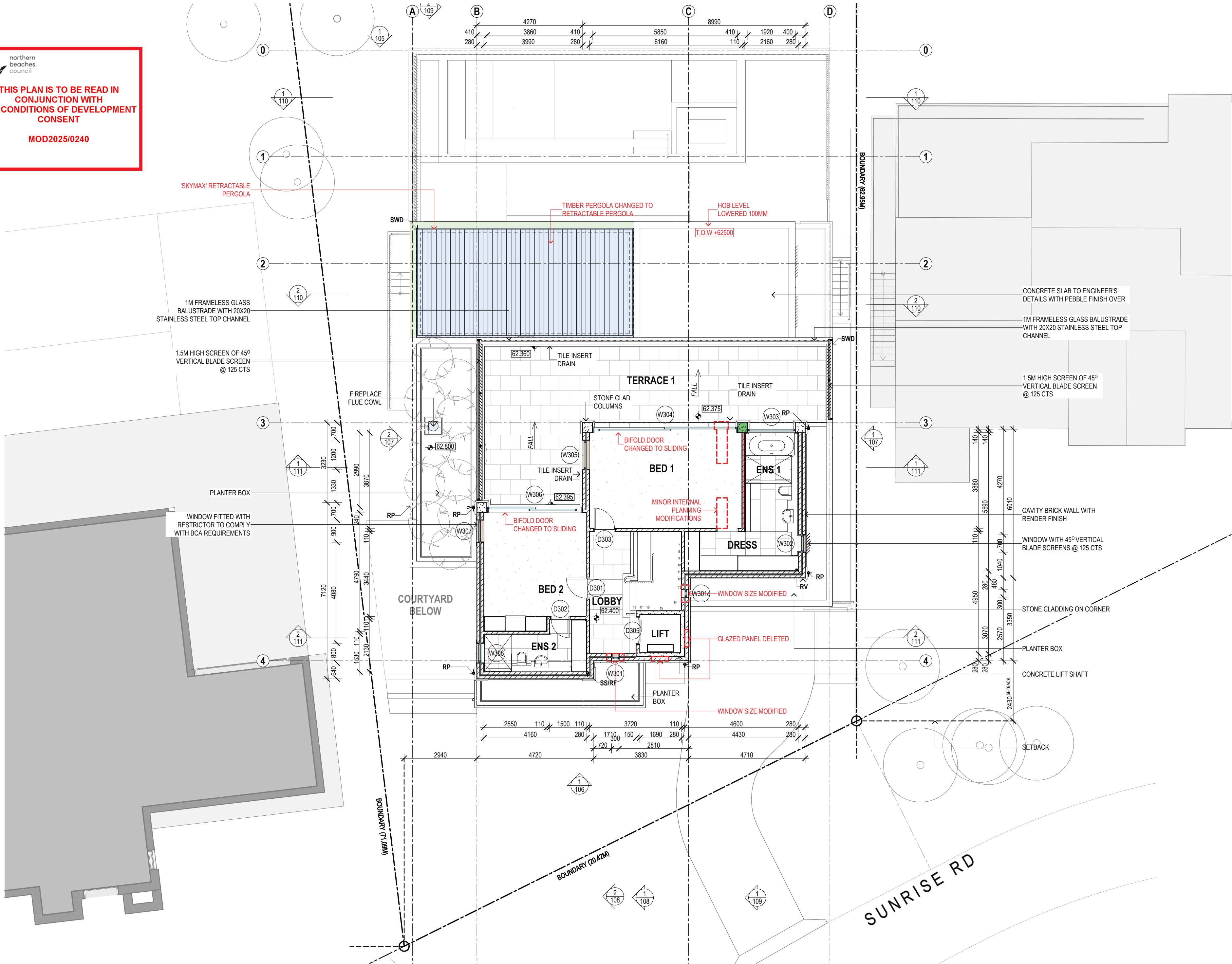
DWG. NO. DA102	ISSUE F
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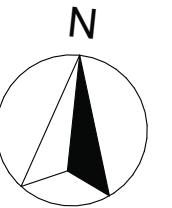
**THIS PLAN IS TO BE READ IN
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CONSENT**

MOD2025/0240



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**NEW RESIDENCE
AT 40 SUNRISE ROAD,
PALM BEACH
FOR SUSAN ROTHWELL**

ISSUE

- A: FOR DA SUBMISSION (05/21)
- B: TRAFFICABLE AREA OF TERRACES REDUCED AND FLOOR LEVELS LOWERED IN RESPONSE TO COUNCIL COMMENTS (10/21)
- C: PLANTER BOX EXTENDED FOR 4.55 SUBMISSION (10/22)
- D: FOR CC SUBMISSION (02/21)
- E: HOB ADDED TO FLAT ROOF OVER DINING, PLANTER HEIGHT REDUCED AND LENGTH EXTENDED OVER ENCLOSED TERRACE UNDER, CHIMNEYS SHOWN, STONE CLADDING ADDED TO LIFT LOBBY, LOBBY WINDOW MODIFIED, PERGOLA ADDED AND NEW WINDOW ADDED TO STAIR FOR 4.55 SUBMISSION (03/21)
- F: TIMBER PERGOLA CHANGED TO RETRACTABLE PERGOLA AND MINOR PLANNING AMENDMENTS FOR 4.55 SUBMISSION (05/21)

FOR CONSTRUCTION

FIRST FLOOR PLAN

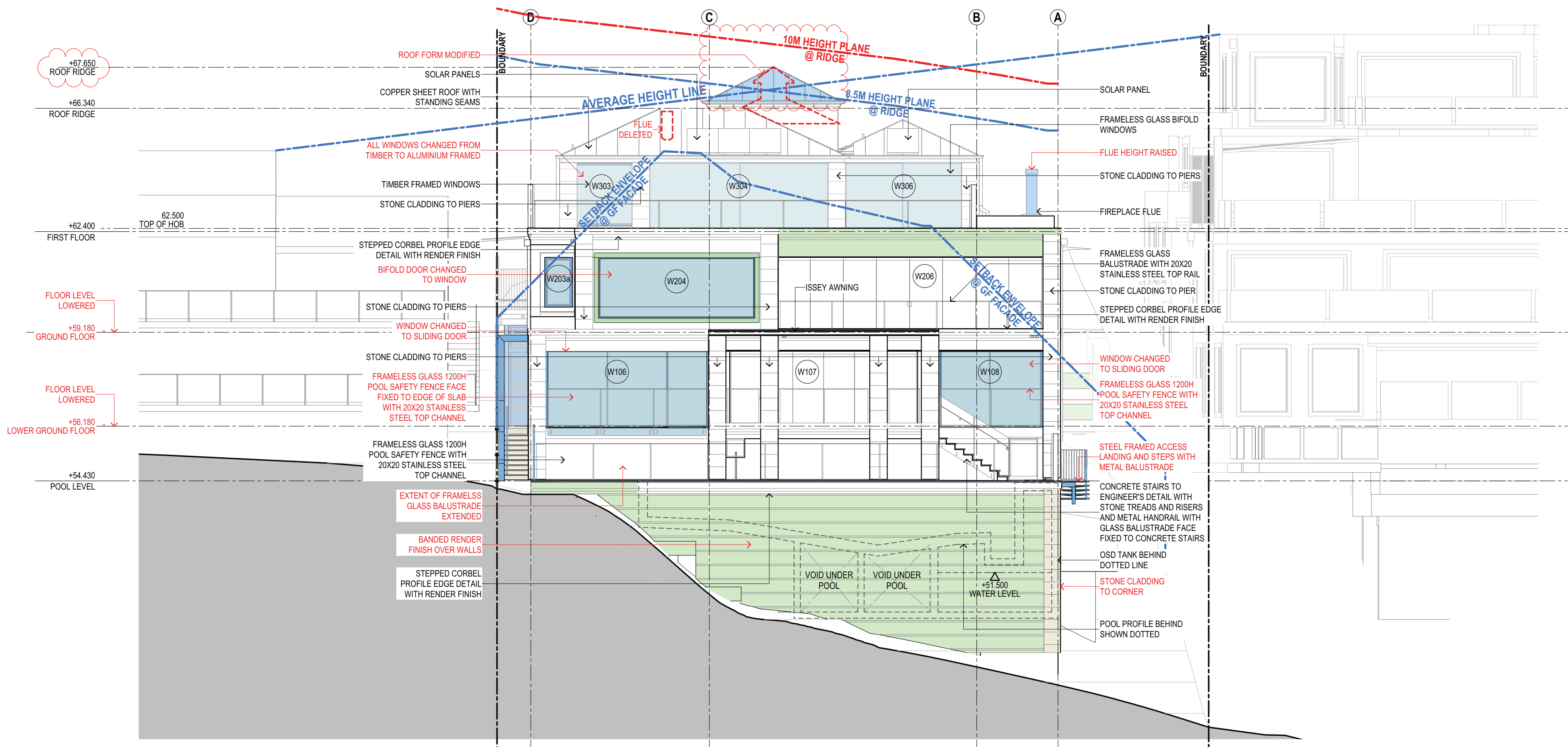
SCALE	1:100@A2
DATE	14/05/25
JOB NO.	SRSP
DWG. NO.	DA103
ISSUE	F



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MOD2025/0240



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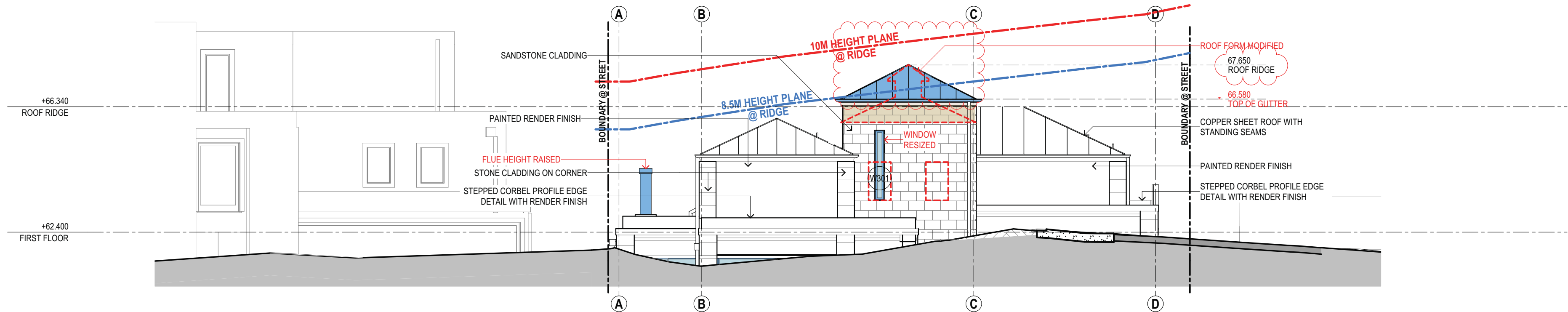
NEW RESIDENCE
AT 40 SUNRISE ROAD, PALM BEACH
LOT 151 / DP 6937
FOR SUSAN ROTHWELL

F: 8.5M BUILDING HEIGHT
LINE ADDED AND ROOF
RIDGE HEIGHT LOWERED
IN RESPONSE TO
COUNCIL'S COMMENTS
(08/25)

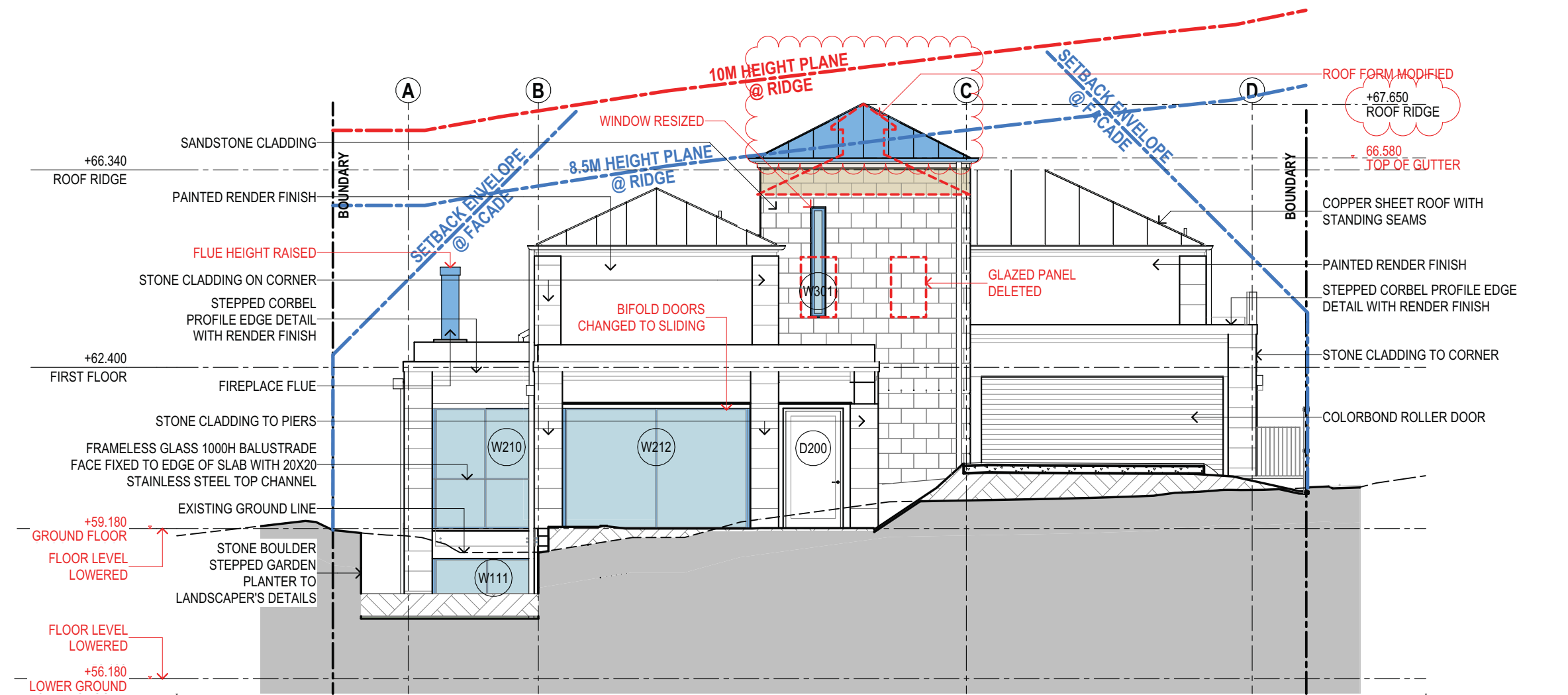
NORTH ELEVATION

SCALE: 1:100@A2
DATE: 13/08/25

PROJECT	DWG NO.	ISSUE
SRSP	DA104	F



SOUTH ELEVATION (STREET VIEW)
1:100



SOUTH ELEVATION (AT FACADE)
1:100

**THIS PLAN IS TO BE READ IN
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CONSENT**

MOD2025/0240

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NEW RESIDENCE
AT 40 SUNRISE ROAD, PALM BEACH
LOT 151 / DP 6937
FOR SUSAN ROTHWELL

G: 8.5M BUILDING HEIGHT
LINE ADDED AND ROOF
RIDGE HEIGHT LOWERED
IN RESPONSE TO
COUNCIL'S COMMENTS
(08/25)

F: ROOF FORM MODIFIED
AND RIDGE HEIGHT
RAISED. WINDOWS
CHANGED TO ALUMINIUM
AND WESTERN FLUE
HEIGHT RAISED FOR 4.55
SUBMISSION
(05/25)

E: ROOF MATERIAL
CHANGED TO COPPER
SHEETING. CHIMNEYS
SHOWN. ROOF OVERLIFT
CHANGED TO A PITCHED
ROOF. STONE CLADDING
ADDED TO LIFT LOBBY AND
TERRACE ENCLOSED FOR
4.55 SUBMISSION
(03/21)

D: FOR CC SUBMISSION
(02/21)

C: TERRACE 4 DELETED
AND LIVING ROOM
EXTENDED FOR 4.55
SUBMISSION
(10/22)

B: BUILDING LEVELS
LOWERED IN RESPONSE
TO COUNCIL COMMENTS
(10/21)

A: FOR DA SUBMISSION
(05/21)

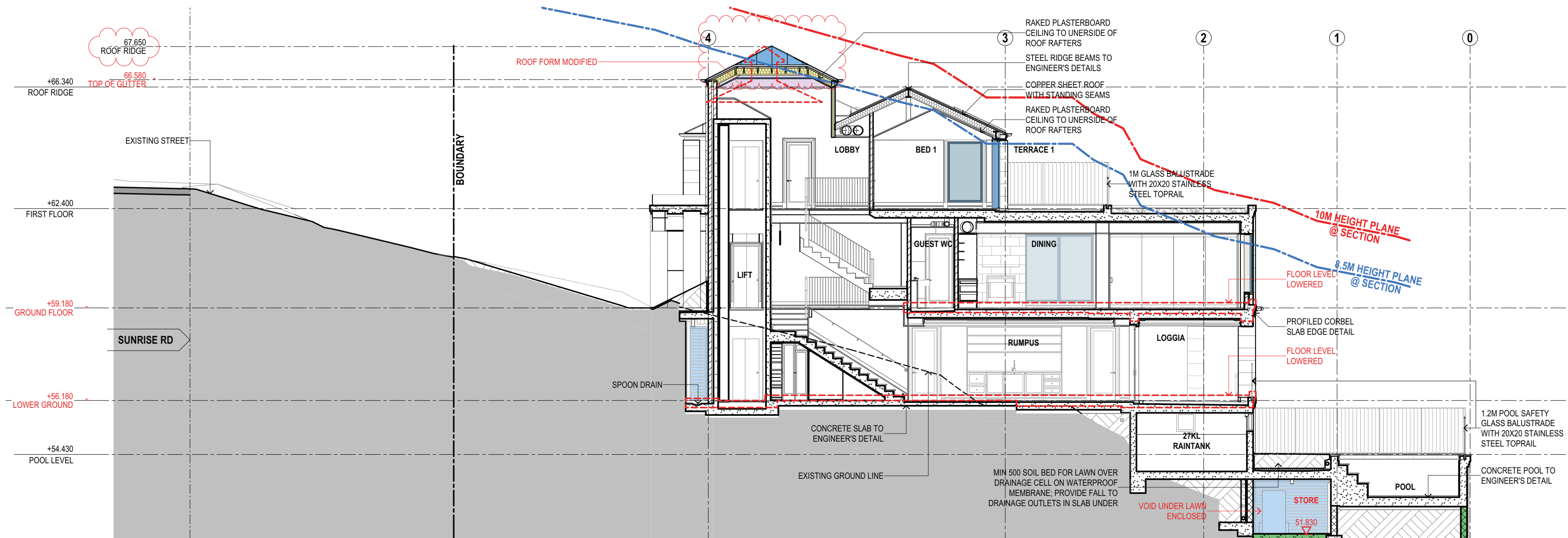
ISSUE

SOUTH ELEVATION

SCALE:	PROJECT	DWG NO.	ISSUE
DATE: 1:100@A2 13/08/25	SRSP	DA105	G



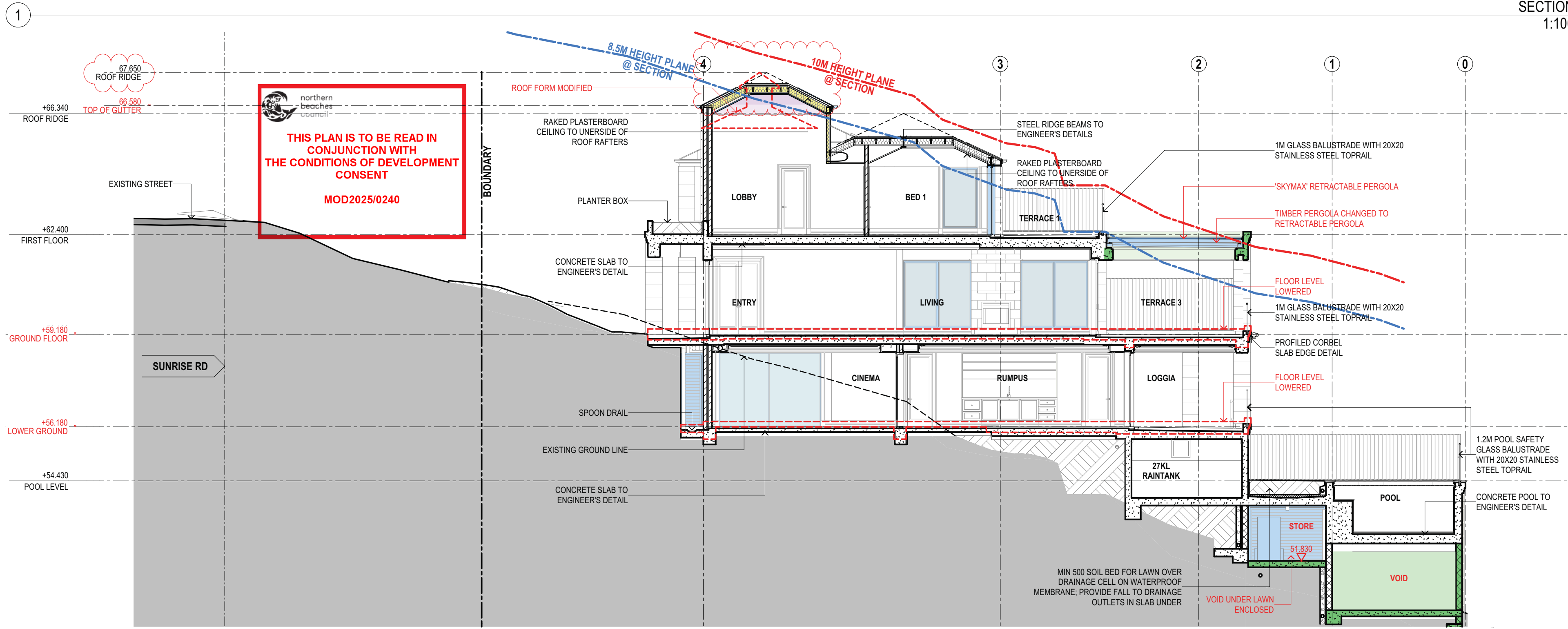
SCALE	1:100@@A2
DATE	13/08/25
JOB NO.	SRSP
DWG. NO. DA106	ISSUE H



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NEW RESIDENCE
AT 40 SUNRISE ROAD,
PALM BEACH
FOR SUSAN ROTHWELL

ISSUE
A: FOR DA SUBMISSION (05/21)
B: FLOOR LEVELS LOWERED IN RESPONSE TO COUNCIL COMMENTS (10/21)
C: FOR CC SUBMISSION (02/21)
D: FLAT ROOF OVER LIFT CHANGED TO A PITCHED ROOF AND PERGOLA ADDED FOR 4.55 SUBMISSION (03/21)
E: ROOF FORM MODIFIED AND RIDGE HEIGHT RAISED, FLOOR LEVELS LOWERED, VOID UNDER LAWN ENCLOSED AND TIMBER PERGOLA CHANGED TO RETRACTABLE PERGOLA FOR 4.55 SUBMISSION (05/25)
F: 8.5M BUILDING HEIGHT LINE ADDED AND ROOF RIDGE HEIGHT LOWERED IN RESPONSE TO COUNCIL'S COMMENTS (08/28)



SECTION	
SCALE	1:100@A2
DATE	13/08/25
JOB NO.	SRSP
DWG. NO.	DA107
ISSUE	F

SSUE

A: FOR DA SUBMISSION
(05/21)

B: GARAGE SETBACK INCREASED AND FLOOR LEVELS LOWERED IN RESPONSE TO COUNCIL COMMENTS
(10/21)

C: TERRACE 4 DELETED AND LIVING ROOM EXTENDED FOR 4.55 SUBMISSION
(10/22)

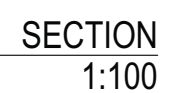
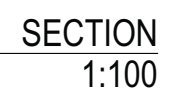
D: FOR CC SUBMISSION
(02/21)

E: EXCAVATION EXTENDED FOR ELECTRICAL PLANT ROOM, DRIVEWAY LEVELS REVISED, HOB ADDED TO FLAT ROOF OVER DINING, PERGOLA ADDED, TERRACE ENCLOSED, FLAT ROOF OVER LIFT CHANGED TO A PITCHED ROOF, CHIMNEYS SHOWN, PLANTER HEIGHT REDUCED AND LENGTH EXTENDED OVER ENCLOSED TERRACE UNDER FOR 4.55 SUBMISSION
(03/21)

F: ROOF FORM MODIFIED AND RIDGE HEIGHT RAISED, FLOOR LEVELS LOWERED, VOID UNDER LAWN ENCLOSED AND TIMBER PERGOLA CHANGED TO RETRACTABLE PERGOLA FOR 4.55 SUBMISSION
(05/25)

G: 8.5M BUILDING HEIGHT LINE ADDED AND ROOF RIDGE HEIGHT LOWERED IN RESPONSE TO COUNCIL'S COMMENTS
(08/25)

SCALE	1:100@A2
DATE	13/08/25
JOB NO.	SRSP
DWG. NO. DA108	ISSUE G



SSUE

A: FOR DA SUBMISSION
(05/21)

B: DINING SETBACK INCREASED AND
FLOOR LEVELS LOWERED IN
RESPONSE TO COUNCIL COMMENTS
(10/21)

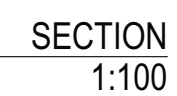
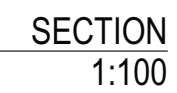
C: FOR CC SUBMISSION
(02/21)

D: HOB ADDED TO FLAT ROOF OVER
DINING, PERGOLA ADDED, ROOF
MATERIAL CHANGED TO COPPER
SHEETING, CHIMNEYS SHOWN, AND
FLAT ROOF OVER LIFT CHANGED TO A
PITCHED ROOF FOR 4.55 SUBMISSION
(03/21)

E: ROOF FORM MODIFIED AND RIDGE
HEIGHT RAISED, POOL LENGTH
INCREASED, LAWN AREA EXTENDED,
FLOOR LEVELS LOWERED, VOID UNDER
BED 5 AND POOL ENCLOSED, STEEL
ACCESS STEPS ADDED TO THE
WESTERN FACADE, ACCESS STEPS
ADDED TO THE EASTERN SETBACK,
EASTERN RETAINING WALL DETAIL
MODIFIED AND TIMBER PERGOLA
CHANGED TO RETRACTABLE PERGOLA
FOR 4.55 SUBMISSION
(05/25)

F: 8.5M BUILDING HEIGHT LINE ADDED
(08/25)

SCALE	1:100@A2
DATE	13/08/25
JOB NO.	SRSP
DWG. NO. DA109	ISSUE F



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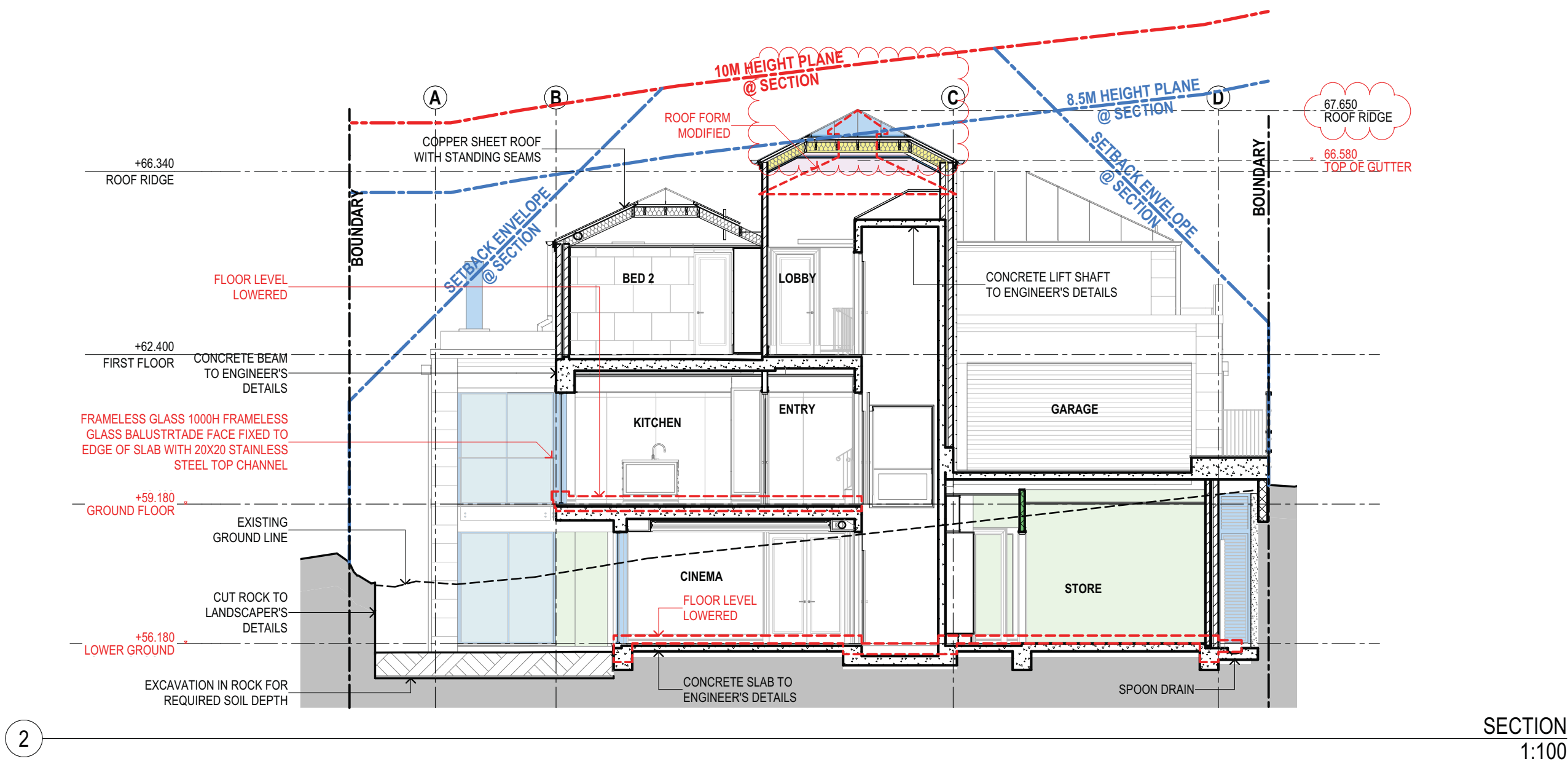
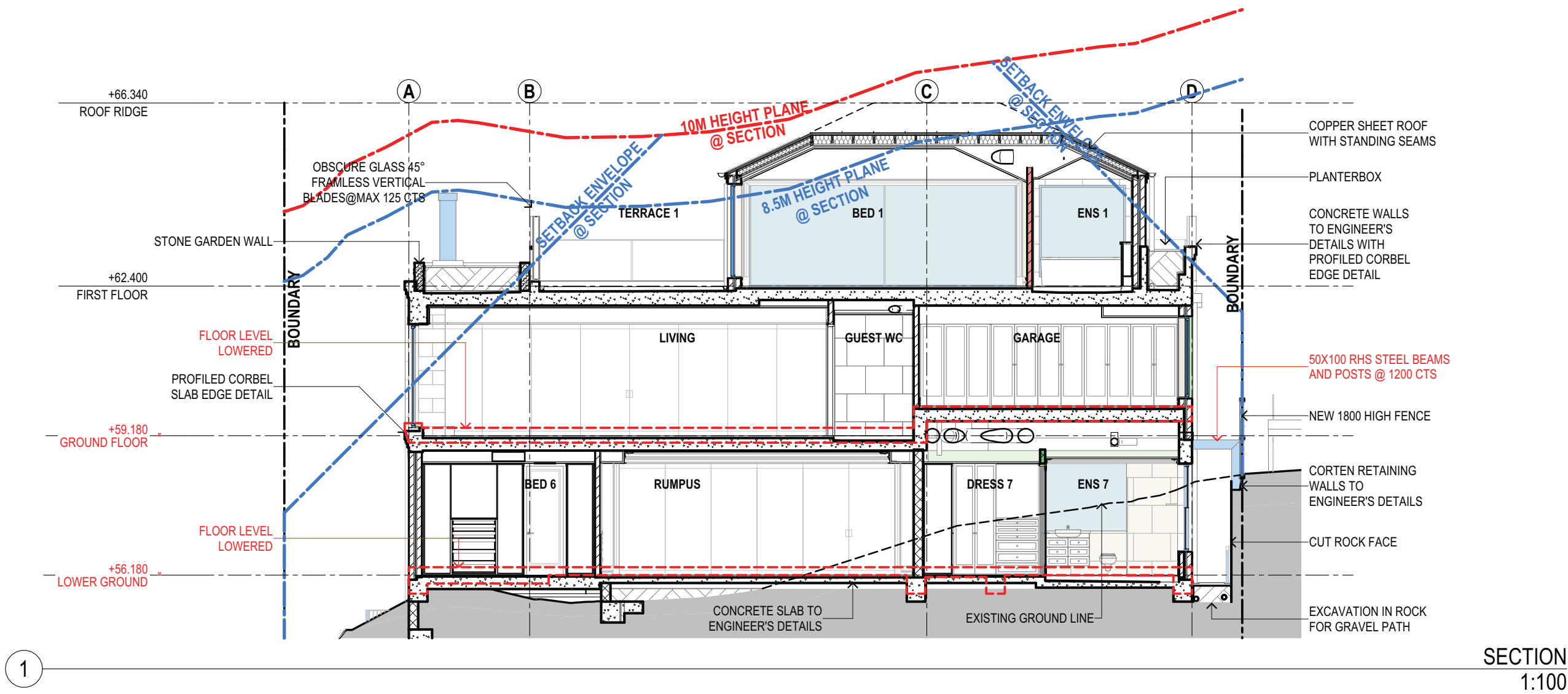
NEW RESIDENCE
AT 40 SUNRISE ROAD,
PALM BEACH
FOR SUSAN ROTHWELL

ISSUE

- A: FOR DA SUBMISSION (05/21)
- B: FLOOR LEVELS LOWERED IN RESPONSE TO COUNCIL COMMENTS (10/21)
- C: FOR CC SUBMISSION (02/21)
- D: FLAT ROOF OVER LIFT CHANGED TO A PITCHED ROOF, CHIMNEYS SHOWN, EXCAVATION EXTENDED FOR ELECTRICAL PLANT ROOM, PLANTER HEIGHT REDUCED AND TERRACE ENCLOSED FOR 4.55 SUBMISSION (03/21)
- E: ROOF FORM MODIFIED AND RIDGE HEIGHT RAISED AND FLOOR LEVELS LOWERED FOR 4.55 SUBMISSION (05/25)
- F: 8.5M BUILDING HEIGHT LINE ADDED AND ROOF RIDGE HEIGHT LOWERED IN RESPONSE TO COUNCIL'S COMMENTS (08/25)

SECTIONS

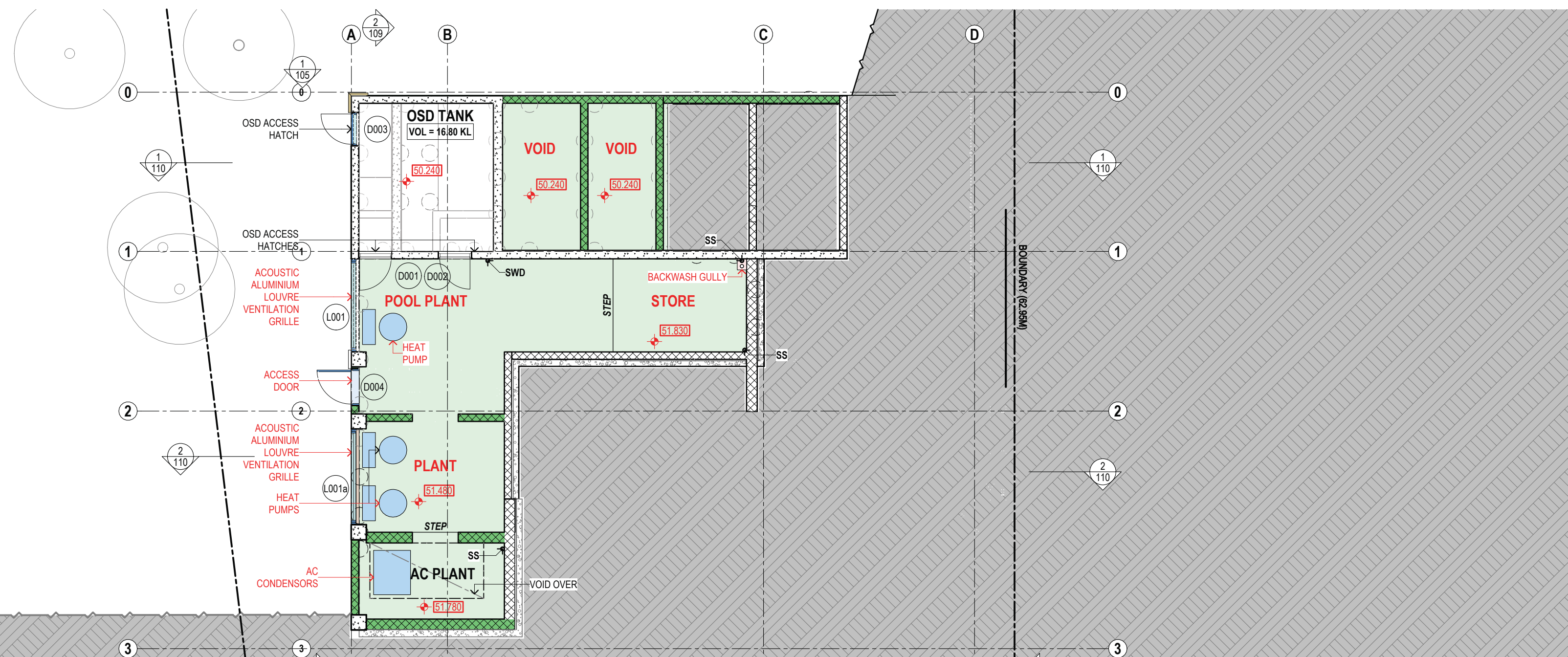
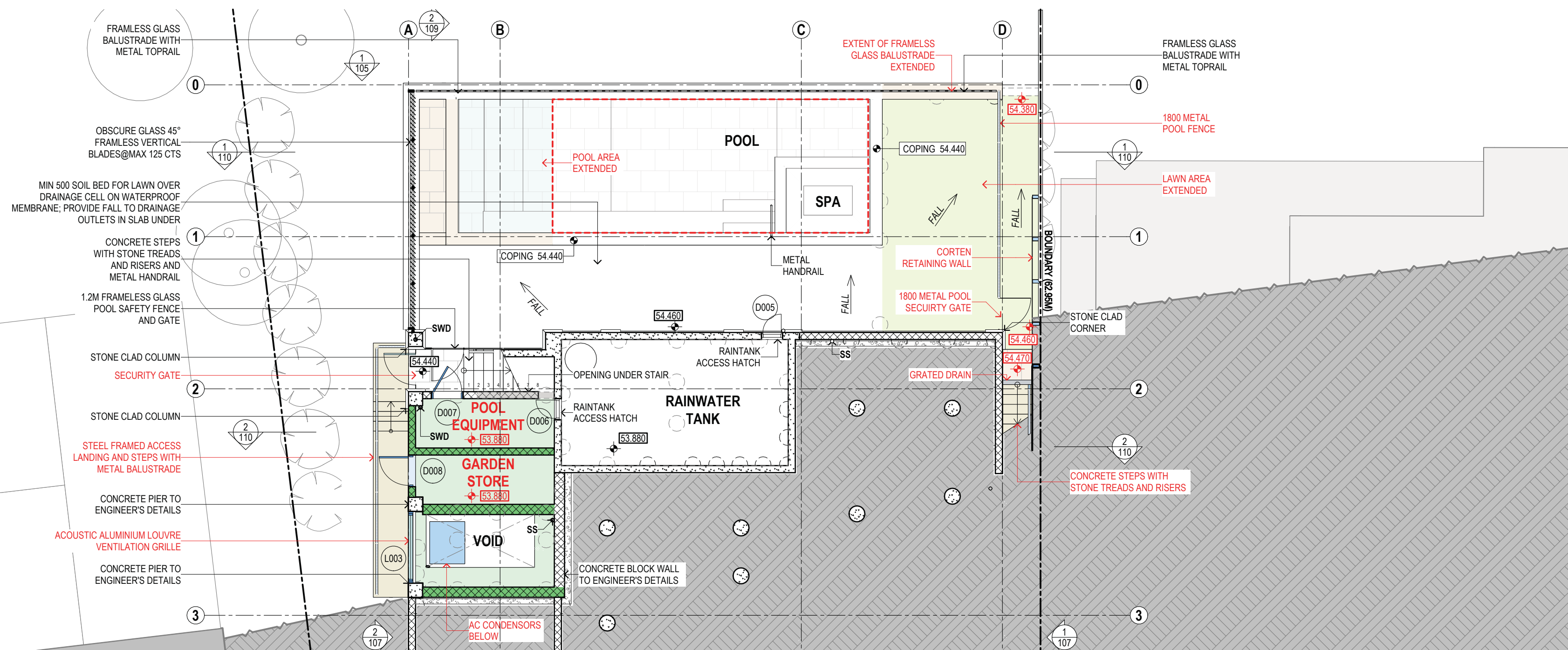
SCALE	1:100@A2
DATE	13/08/25
JOB NO.	SRSP
DWG. NO.	DA110
ISSUE	F



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council

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

MOD2025/0240



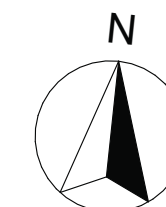
 northern
beaches
council

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

MOD2025/0240

**SUSAN ROTHWELL
ARCHITECTS**

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NEW RESIDENCE
AT 40 SUNRISE ROAD,
PALM BEACH
FOR SUSAN ROTHWELL

ISSUE

A: FOR 4.55 SUBMISSION
(05/21)

FOR CONSTRUCTION

POOL AND AC PLANT
LEVEL

SCALE	1:100@A2
DATE	14/05/25
JOB NO.	SRSP
DWG. NO. DA111	ISSUE A