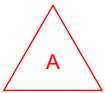


DEVELOPMENT APPLICATION
FOR ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING HOUSE
33 PACIFIC ROAD PALM BEACH NSW 2108

DRAWING No:	DRAWING TITLE	REVISION
DA-00	COVER SHEET	A
DA-01	SITE PLAN & SITE ANALYSIS PLAN	A
DA-02	LOWER GROUND FLOOR PLAN	A
DA-03	GROUND FLOOR PLAN	A
DA-04	LEVEL 1 PLAN	A
DA-05	NORTH & EAST ELEVATIONS	A
DA-06	SOUTH & WEST ELEVATIONS	A
DA-07	SECTION A	A
DA-08	SECTION B	A
DA-09	SECTION C	A
DA-10	SHADOW DIAGRAMS	A
DA-11	EXTERNAL MATERIALS & COLOURS	A
DA-12	PERSPECTIVE VIEW 1	A
DA-13	PERSPECTIVE VIEW 2	A
DA-14	PERSPECTIVE VIEW 3	A
DA-15	PERSPECTIVE VIEW 4	A
DA-16	PERSPECTIVE VIEW 5	A



38 PACIFIC ROAD

2 STOREY DWELLING HOUSE

36 PACIFIC ROAD

3 STOREY DWELLING HOUSE

34 PACIFIC ROAD

3 STOREY DWELLING HOUSE

32 PACIFIC ROAD

3 STOREY DWELLING HOUSE

39 PACIFIC ROAD

1 - 2 STOREY DWELLING HOUSE

ROCK BATH ROAD

2 ROCK BATH ROAD

1 STOREY DWELLING HOUSE

LANDSCAPE CALCULATIONS:

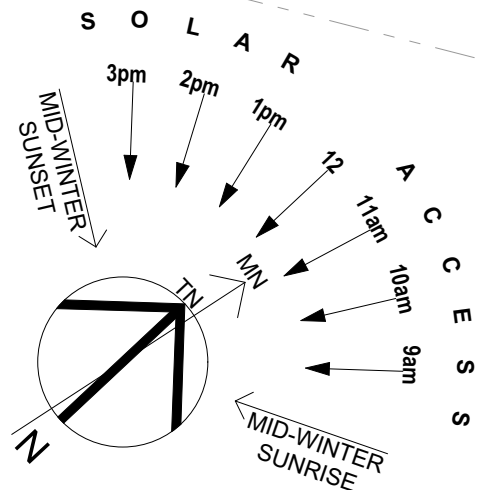
SITE AREA = 979 m2
EXISTING LANDSCAPED AREA = 695.74 m2
PROPOSED LANDSCAPED AREA = 652.80 m2 (67%)

DEMOLITION PLAN:

EXTENT OF THE EXISTING BUILDING TO BE DEMOLISHED AS SHOWN ON THE DRAWINGS IN A DASHED LINE.
EXTENT OF EXISTING BUILDING TO BE RETAINED IS SHOWN ON THE DRAWINGS IN BLACK TONE. EXTENT OF PROPOSED NEW WORK IS SHOWN IN GREY TONE.
DISPOSAL / RECYCLING / REUSE OF DEMOLISHED MATERIALS AS PER WASTE MANAGEMENT PLAN.

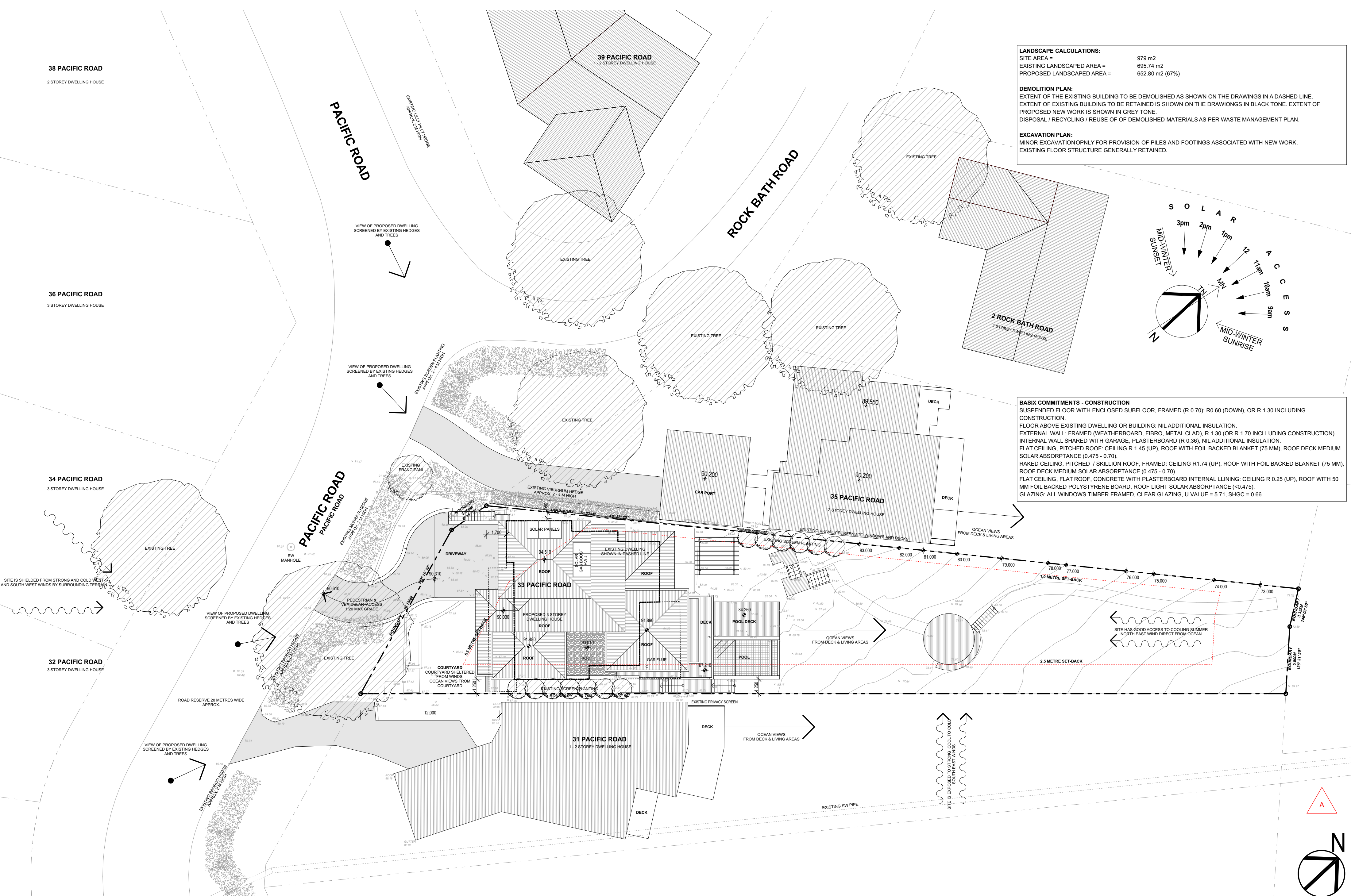
EXCAVATION PLAN:

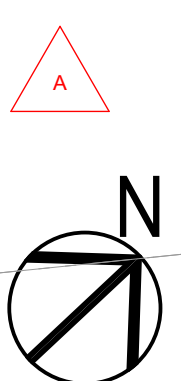
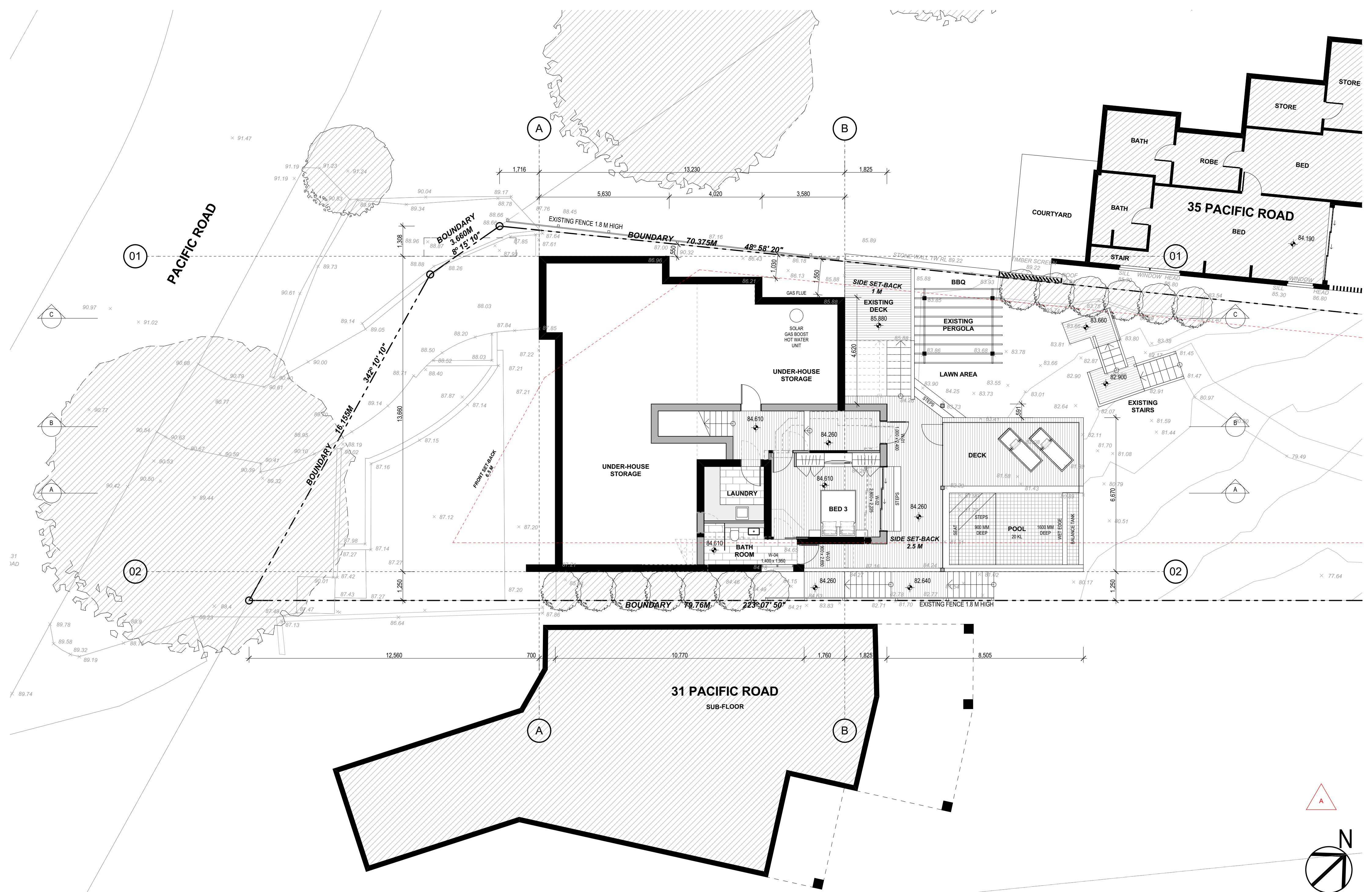
MINOR EXCAVATION ONLY FOR PROVISION OF PILES AND FOOTINGS ASSOCIATED WITH NEW WORK.
EXISTING FLOOR STRUCTURE GENERALLY RETAINED.

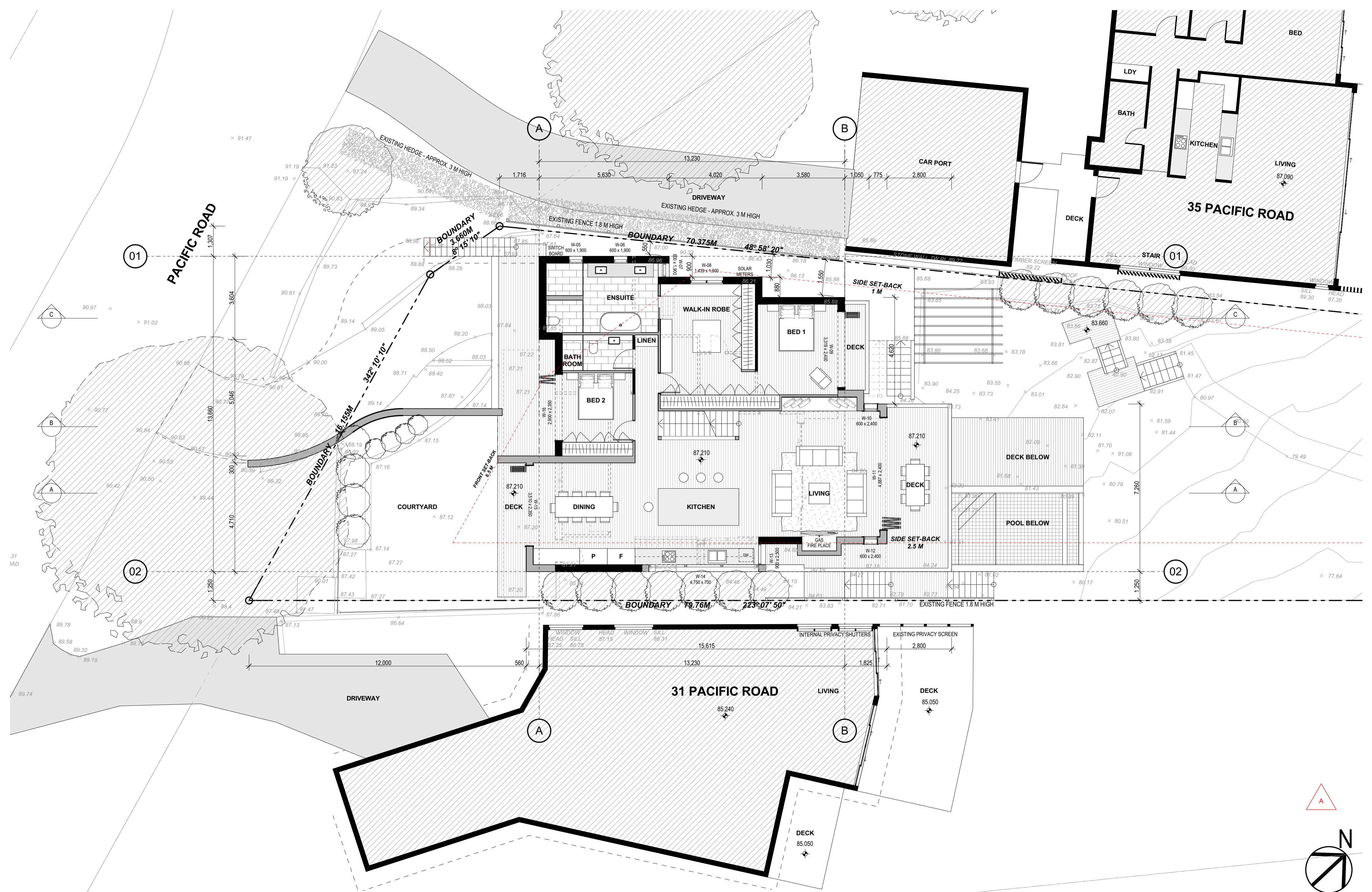


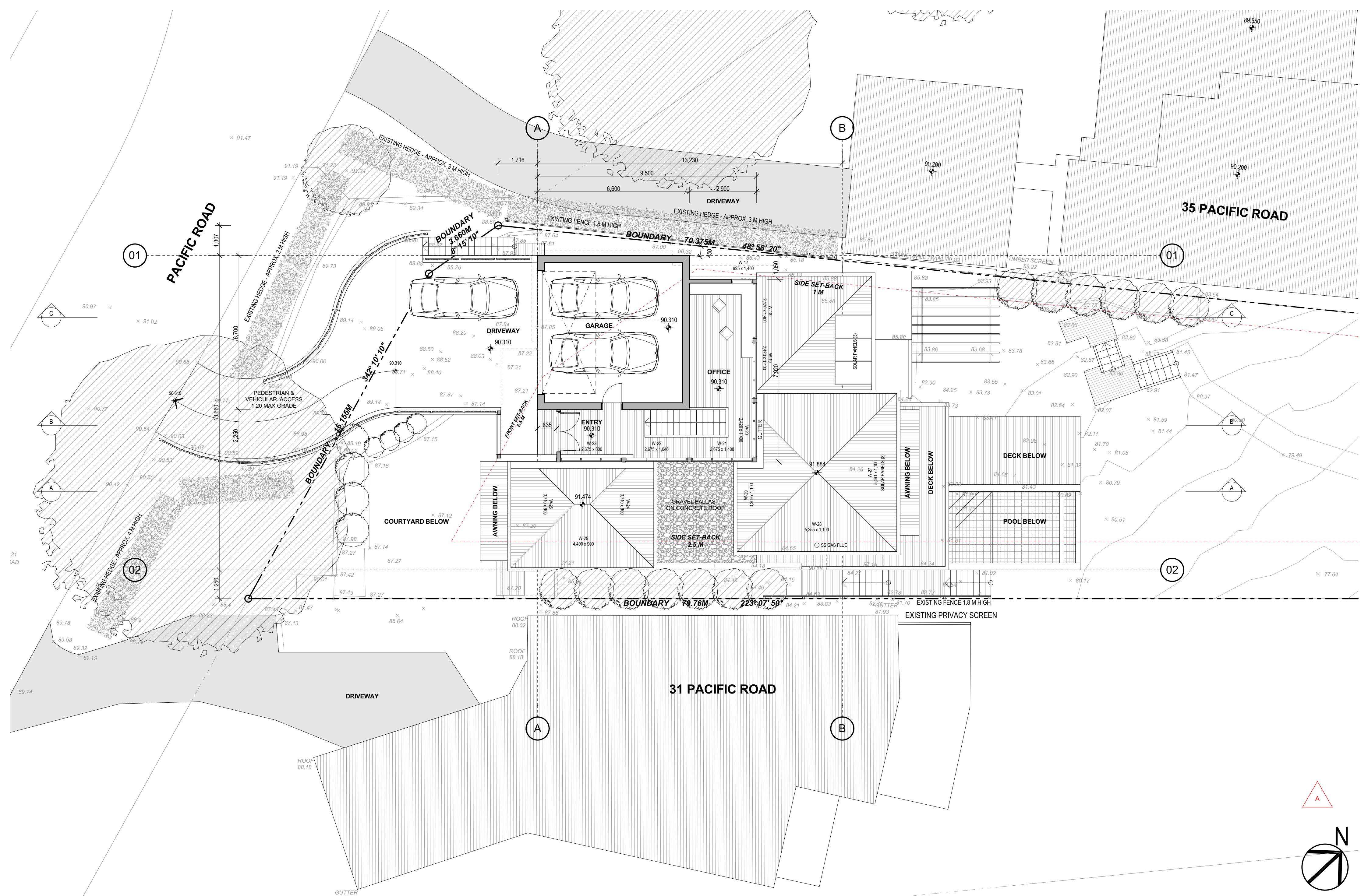
BASIX COMMITMENTS - CONSTRUCTION

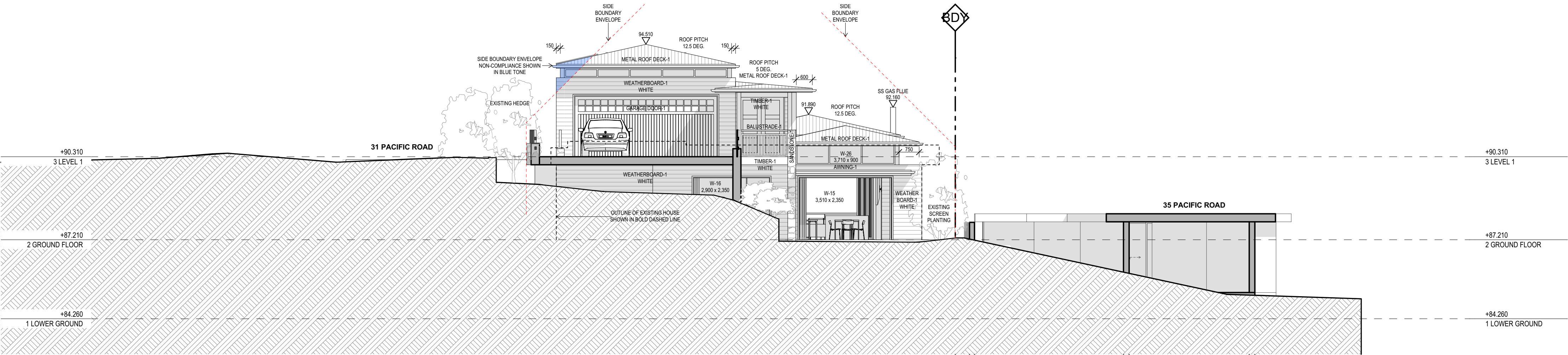
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR, FRAMED (R 0.70); R0.60 (DOWN), OR R 1.30 INCLUDING CONSTRUCTION.
FLOOR ABOVE EXISTING DWELLING OR BUILDING: NIL ADDITIONAL INSULATION.
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD), R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION).
INTERNAL WALL SHARED WITH GARAGE, PLASTERBOARD (R 0.36), NIL ADDITIONAL INSULATION.
FLAT CEILING, PITCHED ROOF: CEILING R 1.45 (UP), ROOF WITH FOIL BACKED BLANKET (75 MM), ROOF DECK MEDIUM SOLAR ABSORPTANCE (0.475 - 0.70).
RAKED CEILING, PITCHED / SKILLION ROOF, FRAMED: CEILING R1.74 (UP), ROOF WITH FOIL BACKED BLANKET (75 MM), ROOF DECK MEDIUM SOLAR ABSORPTANCE (0.475 - 0.70).
FLAT CEILING, FLAT ROOF, CONCRETE WITH PLASTERBOARD INTERNAL LINING: CEILING R 0.25 (UP), ROOF WITH 50 MM FOIL BACKED POLYSTYRENE BOARD, ROOF LIGHT SOLAR ABSORPTANCE (<0.475).
GLAZING: ALL WINDOWS TIMBER FRAMED, CLEAR GLAZING, U VALUE = 5.71, SHGC = 0.66.





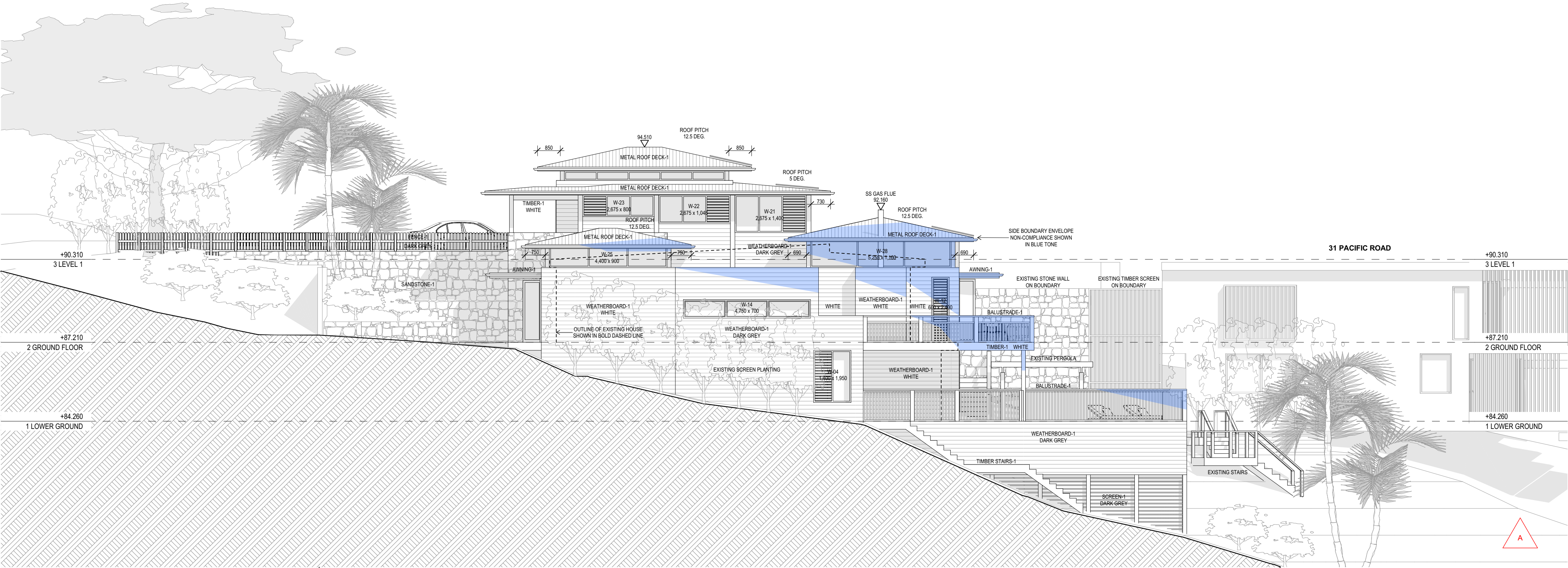






WEST ELEVATION

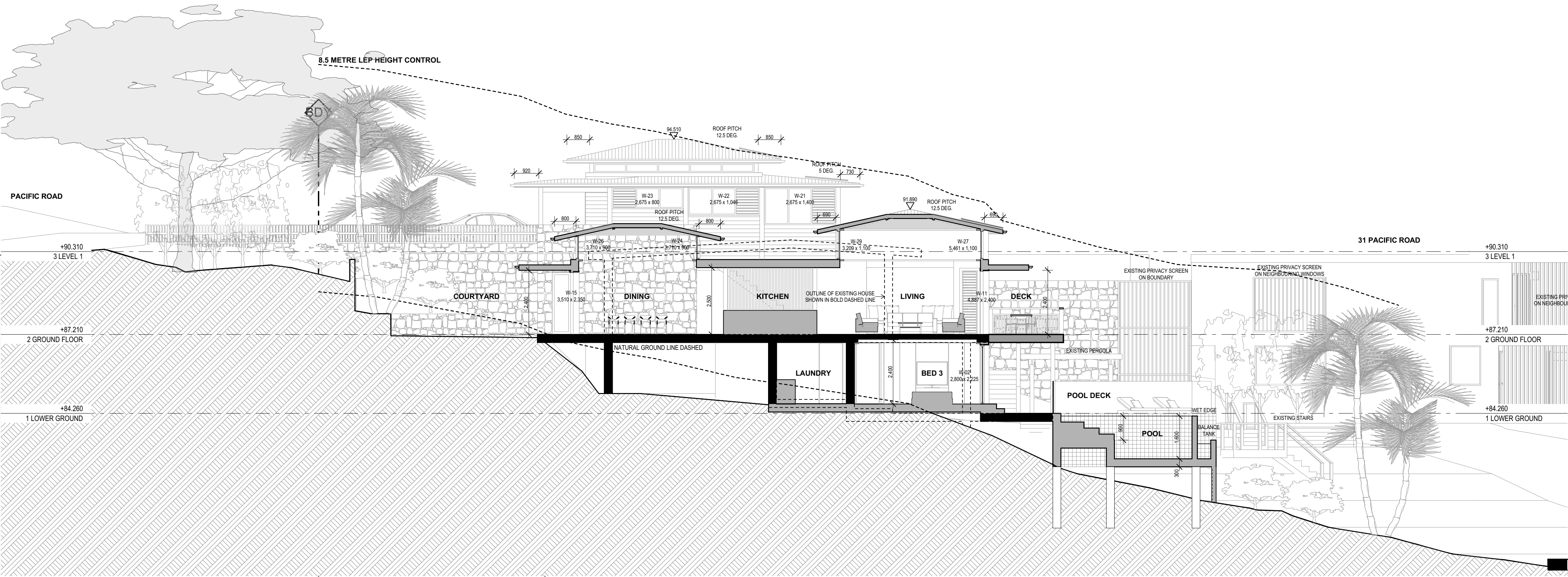
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SOUTH ELEVATION

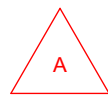
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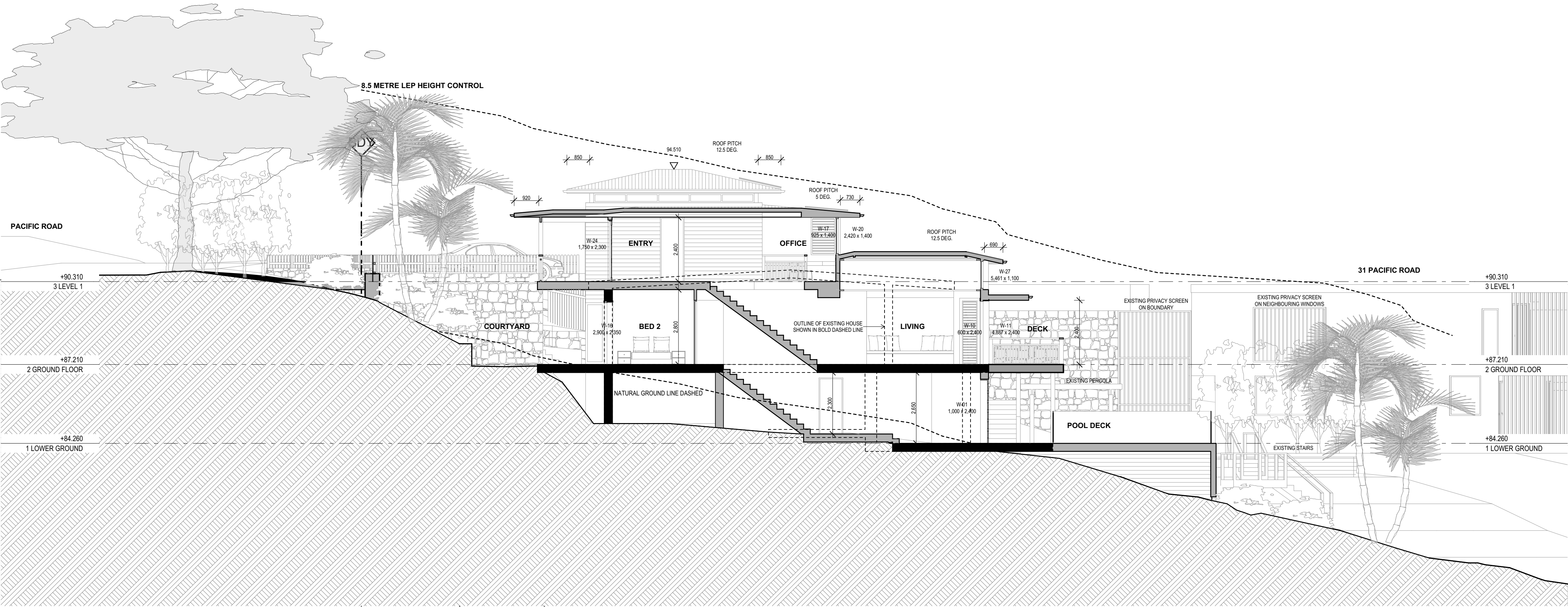
EXTERIOR FINISHES LEGEND				COLOUR LEGEND			
BALUSTRADE-1	TIMBER POST, HANDRAIL & PICKET BALUSTRADE, PAINT FINISH "WHITE".	FENCE-1	TIMBER PICKET FENCE, PAINT FINISH AS NOTED.	ROOF BALLAST-1	WASHED RIVER GRAVEL ROOF BALLAST.	TIMBER-1	TIMBER COLUMN / BEAM, PAINT FINISH AS NOTED.
BALUSTRADE-2	TIMBER POSTS & HANDRAIL, PAINT FINISH "WHITE" WITH CLEAR GLASS BALUSTRADE.	GARAGE DOOR-1	HAMPTONS STYLE GARAGE DOOR, PAINT FINISH "WHITE".	SANDSTONE-1	SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.	TIMBER DECK-1	HARDWOOD DECKING WITH CLEAR SEAL FINISH.
BALUSTRADE-3	CANTILVERED CLEAR GLASS POOL FENCE, 1.2 M HIGH.	GUTTER-1	HALF-ROUND GUTTER, COLORBOND "MONUMENT".	SCREEN-1	HORIZONTAL TIMBER SCREEN, PAINT FINISH AS NOTED.	TIMBER STAIRS-1	HARDWOOD STAIRS WITH CLEAR SEAL FINISH.
DOWNPIPE-1	DOWNPIPE, COLORBOND MONUMENT.	METAL ROOF DECK-1	STANDING SEAM ROOF DECK, COLORBOND "MONUMENT".			WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARDS WITH PAINT FINISH, COLOUR AS NOTED.



SECTION A

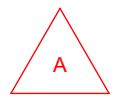
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SECTION B

1:100

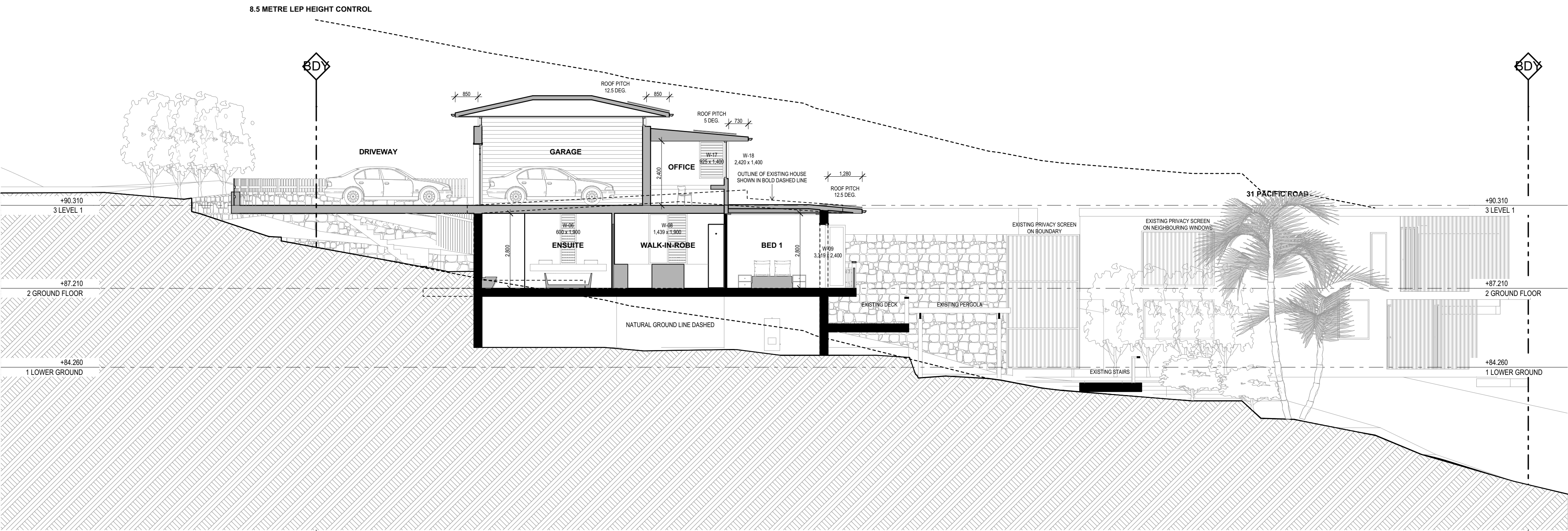


Issue Date	Rev	Change Name
15/12/2020	P1	PRELIMINARY ISSUE, ISSUED TO BRIEF CONSULTANTS.
17/12/2020	P2	FINAL SKETCH DESIGN ISSUED FOR CLIENT REVIEW.
12/02/2021	A	DEVELOPMENT APPLICATION

PROJECT
FWLER HOUSE
33 PACIFIC ROAD PALM BEACH NSW 2108
LOT 414, D.P. 19651

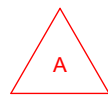
FOR GREG & ELIZABETH FWLER

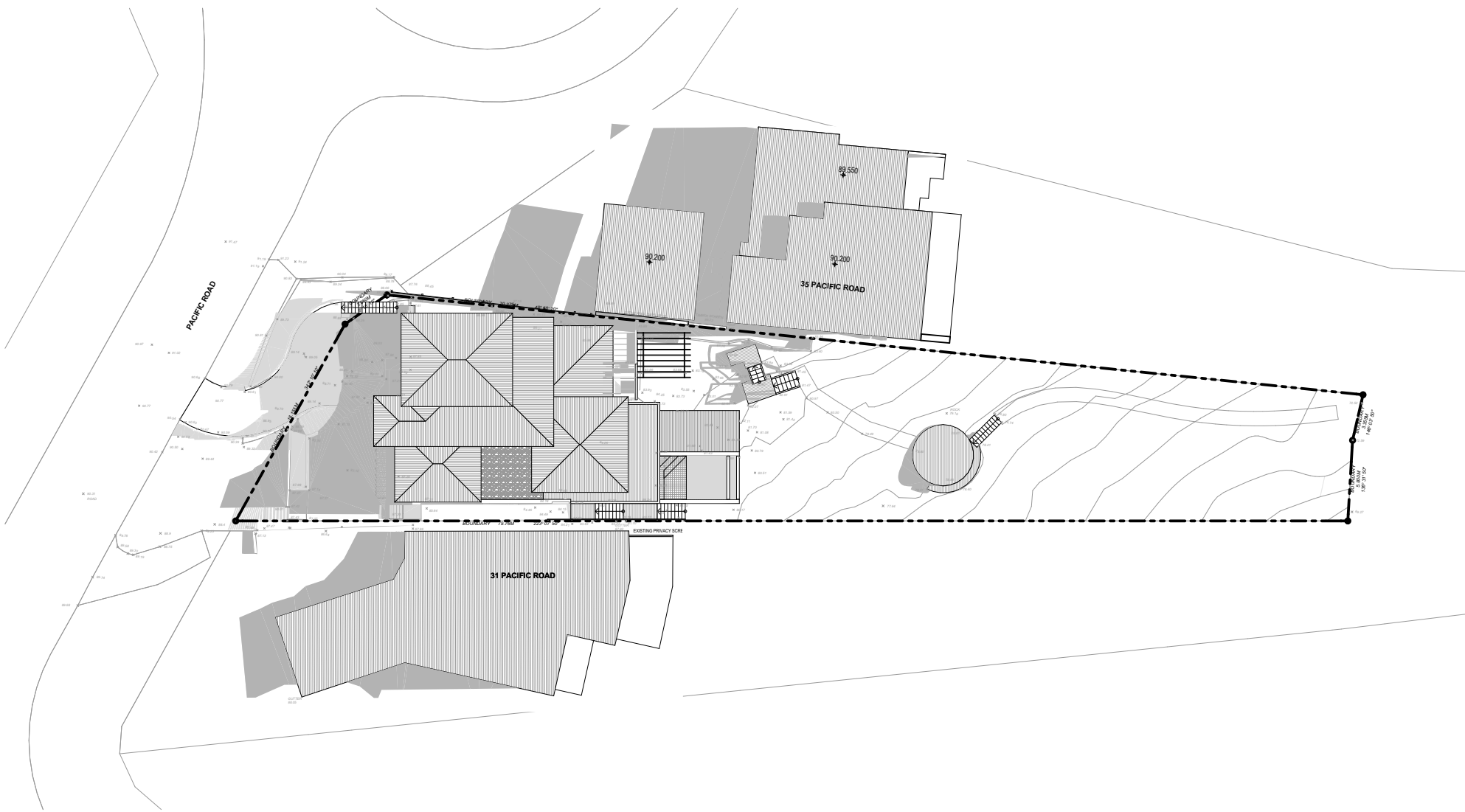
DRAWING TITLE	DRAWN BY	PLOT DATE
SECTION B	###	12/02/2021
SCALE 1:100, 1:200 @ A2	DRAWING NO. DA-08	REVISION A
PROJECT NO. 2033		



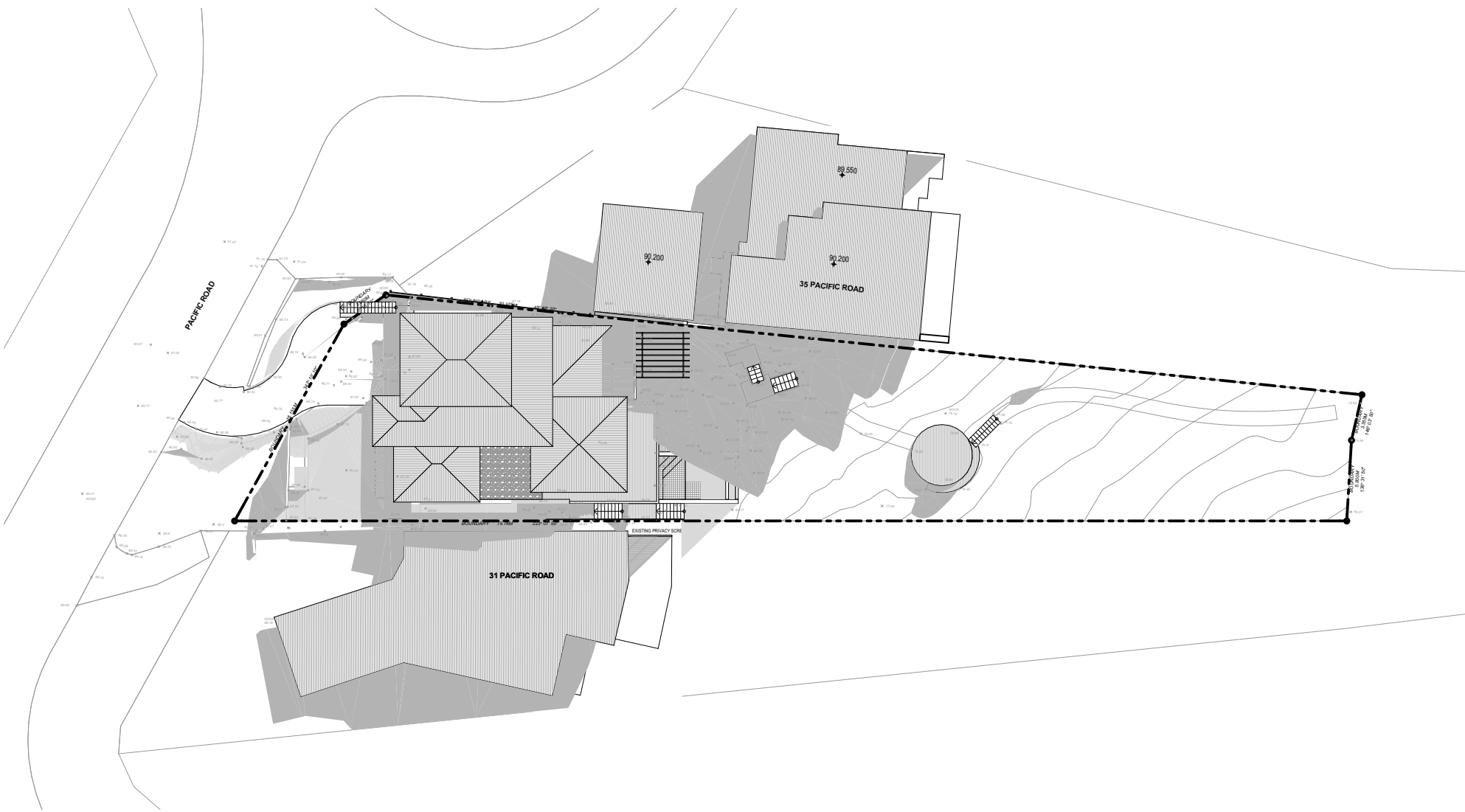
SECTION C

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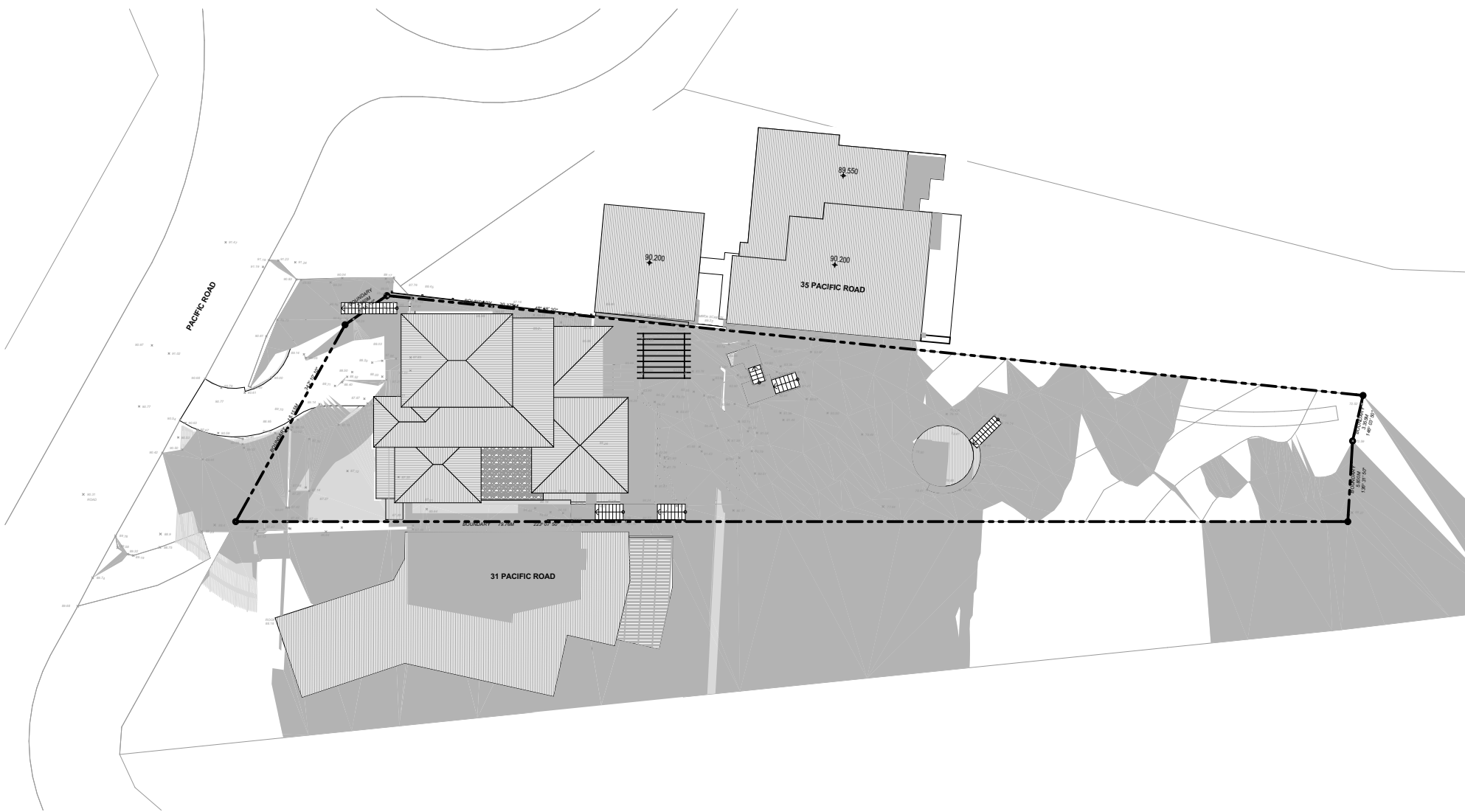




SHADOW DIAGRAMS - PROPOSED - 9 AM



SHADOW DIAGRAMS - PROPOSED - 12 NOON



SHADOW DIAGRAMS - PROPOSED - 3 PM

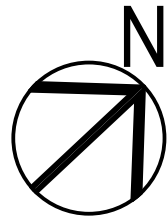
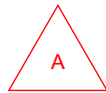
PROPOSED SHADOW

EXISTING SHADOW

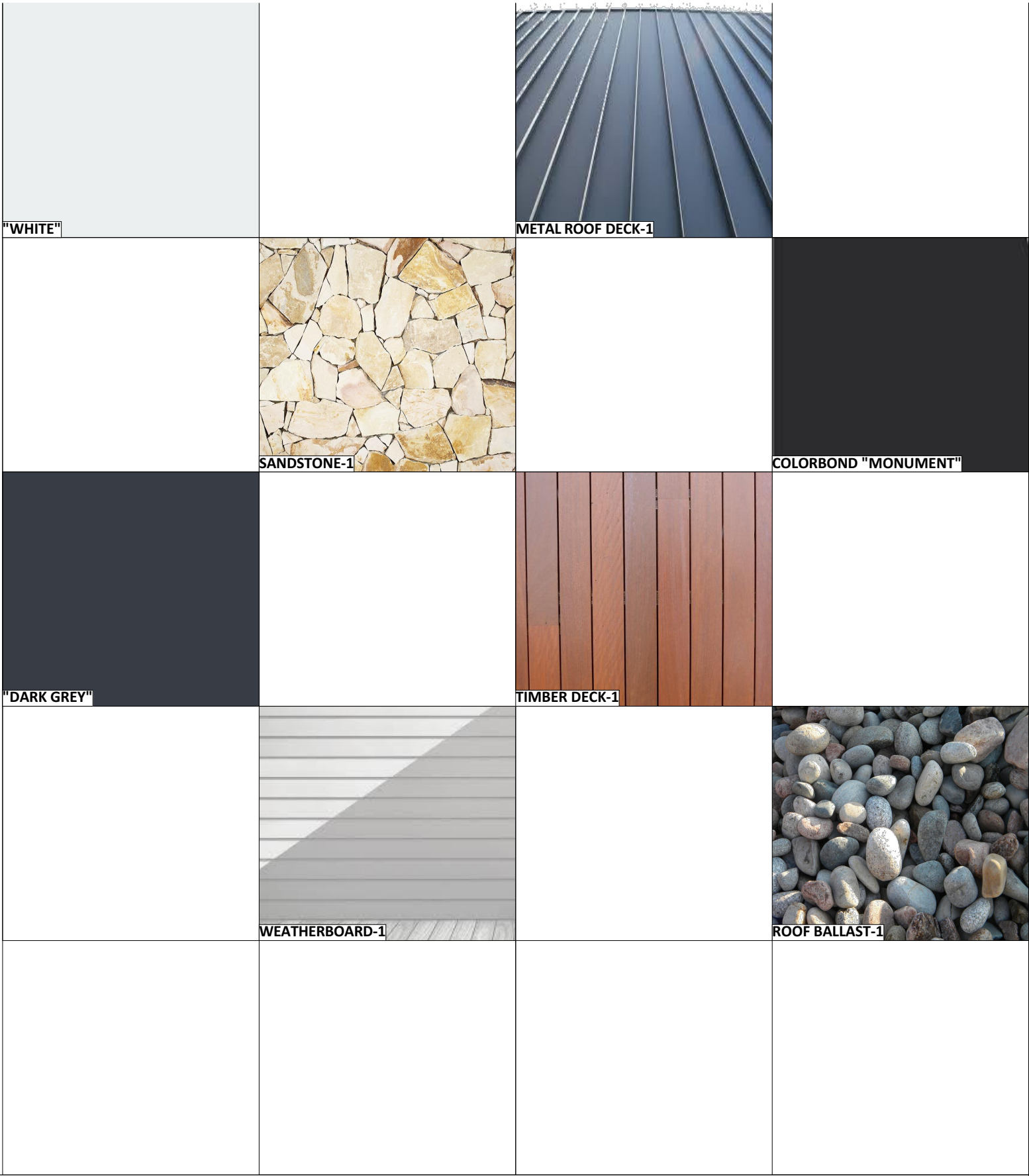
Certification of Shadow Diagrams
I hearby certify that the shadow diagrams submitted with the proposal
a) are in accordance with the survey
b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June
c) indicate shadows cast by existing structures

Sean Gartner
(Registered Architect #6072 NSW)

Sean Gartner



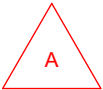
Issue Date	Rev	Change Name
12/02/2021	A	DEVELOPMENT APPLICATION



BALUSTRADE-1	TIMBER POST, HANDRAIL & PICKET BALUSTRADE, PAINT FINISH "WHITE".
BALUSTRADE-2	TIMBER POSTS & HANDRAIL, PAINT FINISH "WHITE" WITH CLEAR GLASS BALUSTRADE.
BALUSTRADE-3	CANTILVERED CLEAR GLASS POOL FENCE, 1.2 M HIGH.
DOWNPIPE-1	DOWNPIPE, COLORBOND MONUMENT.
FENCE-1	TIMBER PICKET FENCE, PAINT FINISH AS NOTED.
GARAGE DOOR-1	HAMPTONS STYLE GARAGE DOOR, PAINT FINISH "WHITE".
GUTTER-1	HALF-ROUND GUTTER, COLORBOND "MONUMENT".

METAL ROOF DECK-1
ROOF BALLAST-1
SANDSTONE-1
SCREEN-1
TIMBER-1
TIMBER DECK-1
TIMBER STAIRS-1
WEATHERBOARD-1

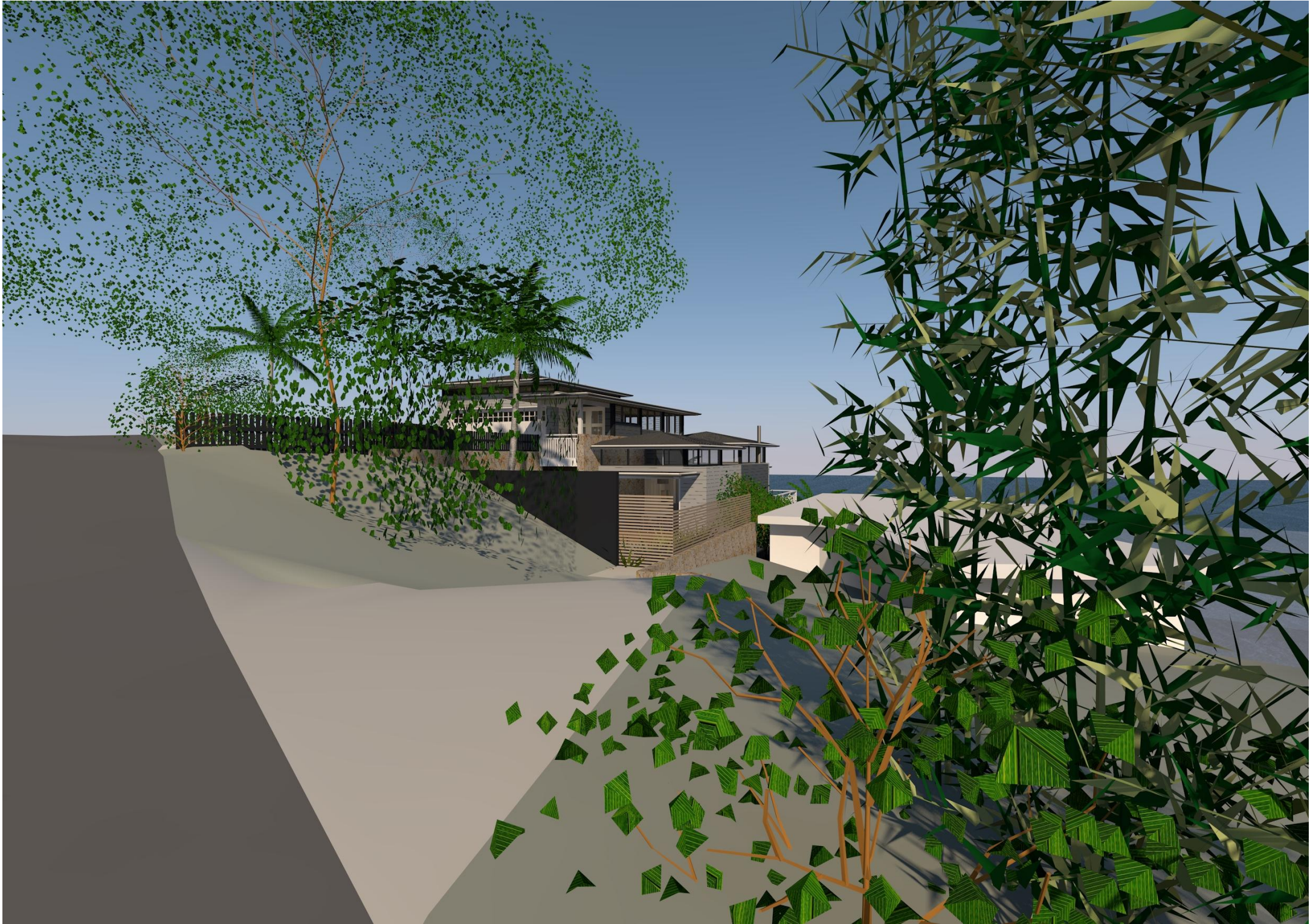
STANDING SEAM ROOF DECK, COLORBOND "MONUMENT".
WASHED RIVER GRAVEL ROOF BALLAST.
SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.
HORIZONTAL TIMBER SCREEN, PAINT FINISH AS NOTED.
TIMBER COLUMN / BEAM, PAINT FINISH AS NOTED.
HARDWOOD DECKING WITH CLEAR SEAL FINISH.
HARDWOOD STAIRS WITH CLEAR SEAL FINISH.
FIBRE CEMENT WEATHERBOARDS WITH PAINT FINISH, COLOUR AS NOTED.



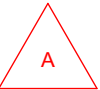
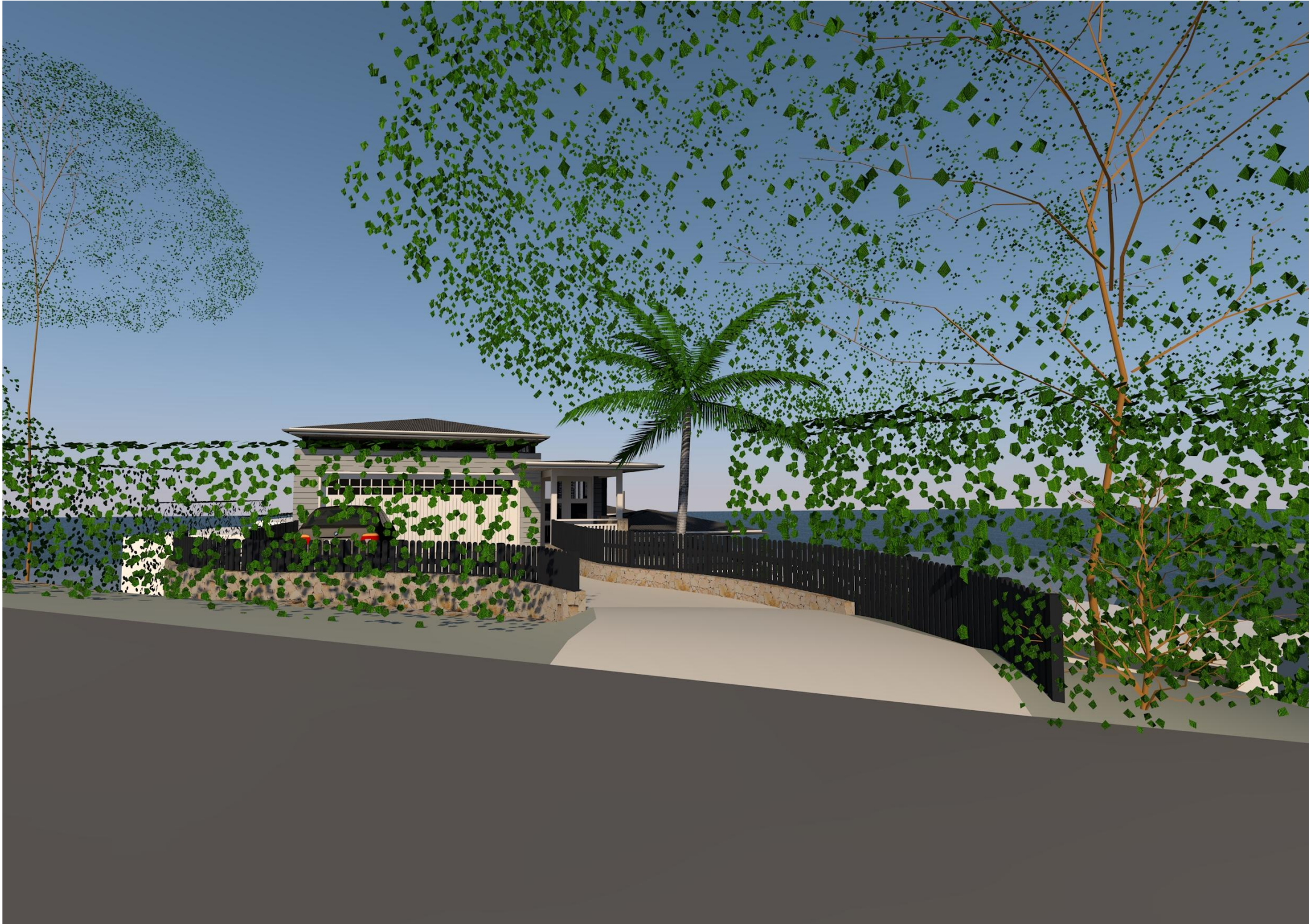
WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.

ALL WINDOWS CLEAR GLAZING WITH PAINTED TIMBER FRAMING,
PAINT COLOUR TO MATCH COLOUR OF SURROUNDING WALL.

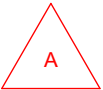
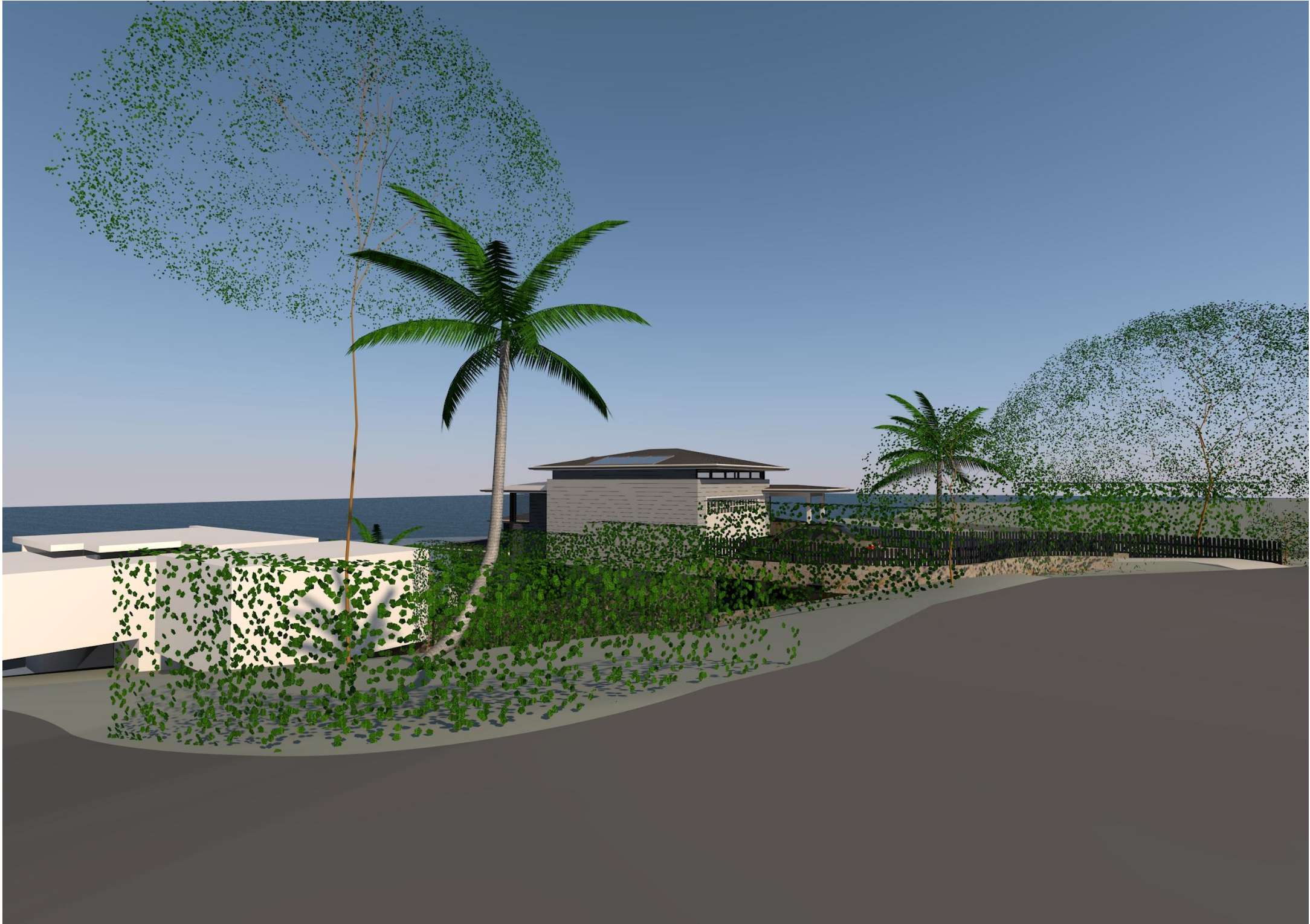
Issue Date	Rev	Description
12/02/2021	A	DEVELOPMENT APPLICATION (PRELIMINARY)



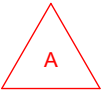
Issue Date	Rev	Description
12/02/2021	A	DEVELOPMENT APPLICATION (PRELIMINARY)



Issue Date	Rev	Description
12/02/2021	A	DEVELOPMENT APPLICATION (PRELIMINARY)



Issue Date	Rev	Description
12/02/2021	A	DEVELOPMENT APPLICATION (PRELIMINARY)



Issue Date	Rev	Description
12/02/2021	A	DEVELOPMENT APPLICATION (PRELIMINARY)



Issue Date	Rev	Description
12/02/2021	A	DEVELOPMENT APPLICATION (PRELIMINARY)

PROJECT		
FOWLER HOUSE		
33 PACIFIC ROAD PALM BEACH NSW 2108		
LOT 414, D.P. 19651		
FOR GREG & ELIZABETH FOWLER		

DRAWING TITLE		
PERSPECTIVE VIEW 5		

SCALE	DRAWN BY	PLOT DATE
1:200, 1:1.47 @ A3 SG / AW		12/02/2021

PROJECT NO.	DRAWING NO.	REVISION
2033	DA-16	A