

1 SITE PLAN

NOTES

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ISSUE

A 03.04.25 D.A. SUBMISSION

PRELIMINARY
NOT FOR CONSTRUCTION

24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
EXISTING SITE PLAN

PROJECT NO.	DRAWING NO.	SCALE
2404	DA.01	1:200 @ A3
DRAWN BY	CHECKED BY	REVISION
DW	AW	A

WOOSTER AD

WOOSTER ARCHITECTURE & DESIGN
1 ADINA STREET RYE VICTORIA 3941
M. 0439 463 627 E. aaron@wooster-ad.com
NOM ARCH AARON WOOSTER DR800599

BASIX & THERMAL COMFORT SPECIFICATION

External Walls
300 th. Concrete walls with 200 th. concrete walls to parts of the garage

Timber cladding on battens with breathable membrane on 90 mm studs with R2.5 batts

Internal Walls
Generally, Plasterboard lined stud walls R2.5 batts

Structural Walls
300 mm concrete or 190th. or 140th. blockwork rendered both sides.

Internal walls between garage and subfloor below garage to other rooms to be lined with R1.5 PIR board on the unconditioned side.

Roof
Pebble gravel ballast on R3 PIR board on WPM on 200 th. concrete slab/ air gap/timber ceiling lining

Ceilings
Timber lining

Floors
Concrete slab to all levels. Stone tiles to wet areas, burnished finish elsewhere. R1.5 under slab above lower ground level crawl space. R1.0 slab edge insulation to all slabs on ground that are hydronically heated.

Windows & Glazed Doors
All windows and glazed doors to be as follows:

All casement windows and hinged doors equal to BRD-093-09 A Signature Casement Window 100 DG 4C1r-12A-4C1r: U < 4.2: SHGC = 0.61 (+5 %)

Sliding door L0.G01 to Lower Ground Floor equal to BRD-020-16 A Al Sliding Door SG 652BLam: U < 6.1: SHGC = 0.70 (+5 %)

All other sliding doors equal to BRD-020-13 A Al Sliding Door SG 638CPC1r: U < 4.4: SHGC = 0.60 (+5 %)

All double hung windows equal to BRD-080-01 A Signature Double Hung Window 100 DG 4C1r-10A-4C1r: U < 4.2: SHGC = 0.60 (+5 %)

All fixed windows equal to ALS-032-12 A 92mm Carinya Classic Fixed Window SG 638CPC1r: U < 4.3: SHGC = 0.62 (+5 %)

All external doors and windows to be fitted with draught excluding weather stripping

Roof Windows
Both roof windows to ground floor Entry to be equal to VEL-011-02 W VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm Clear: U = 2.7: SHGC = 0.24

Other roof windows to be equal to VEL-012-01 W VELUX FCM - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La: U = 4.0: SHGC = 0.27

General
Insulation, services and sealing of the building to be in accordance with BCA NSW 3.12

All downlights to be sealed or IC rated or fitted with covers

All exhaust fans to be sealed or fitted with dampers and max. 200 mm. dia.

Thermal comfort rating has been done with assumptions in regard to ceiling penetrations and it may need to be revised when final lighting layouts are available to confirm compliance with BCA 12.1.2(e).

BASIX General Requirements

Landscaping - min. 165 m2 of landscaping to be native endemic or low water use planting

Rainwater tank - 7,000 litre min. with min. 200 m2 roof catchment connected to clothes washer and outdoor garden tap within 10 m of pool

Swimming Pool – 73.5 kL max.

Hot Water - electric instantaneous

PV system - min. 6 kW



LEGEND

EXISTING TO BE DEMOLISHED



SATELLITE IMAGE SOURCE: NSW EXPLORER

1 PROPOSED SITE PLAN

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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108



DRAWING TITLE
PROPOSED SITE PLAN

PROJECT NO. 2404
DRAWING NO. DA.09
SCALE 1:500 @ A3
DRAWN BY DW
CHECKED BY AW
REVISION A

1



2



3



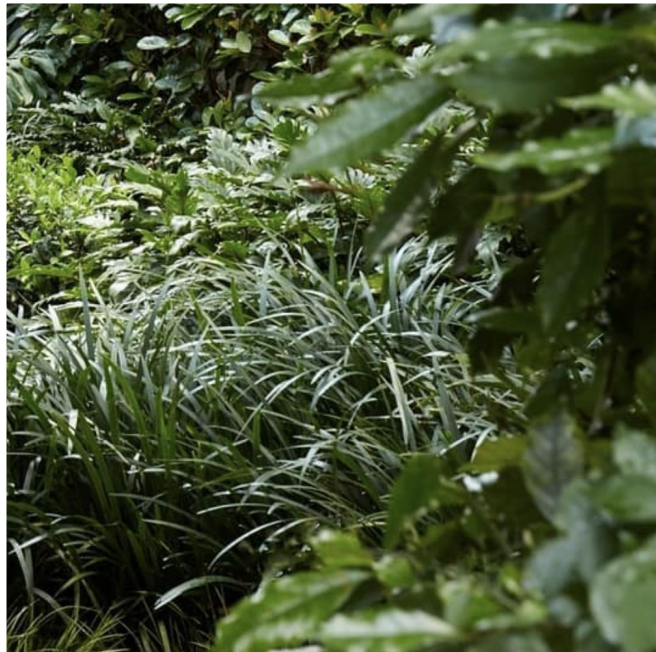
4



5



6



7



8



9

- 1 off-form concrete (C-01)
- 2 timber cladding + privacy screens (T.01)
- 3 light anodised aluminium window frames
- 4 vitrocasa glazing
- 5 external stone tile - warm grey (S.01)
- 6 pool render - to match stone paving (R.01)
- 7 dense vegetation + landscaping
- 8 clear glass balustrades
- 9 ballast roof - to match building exterior (B.01)



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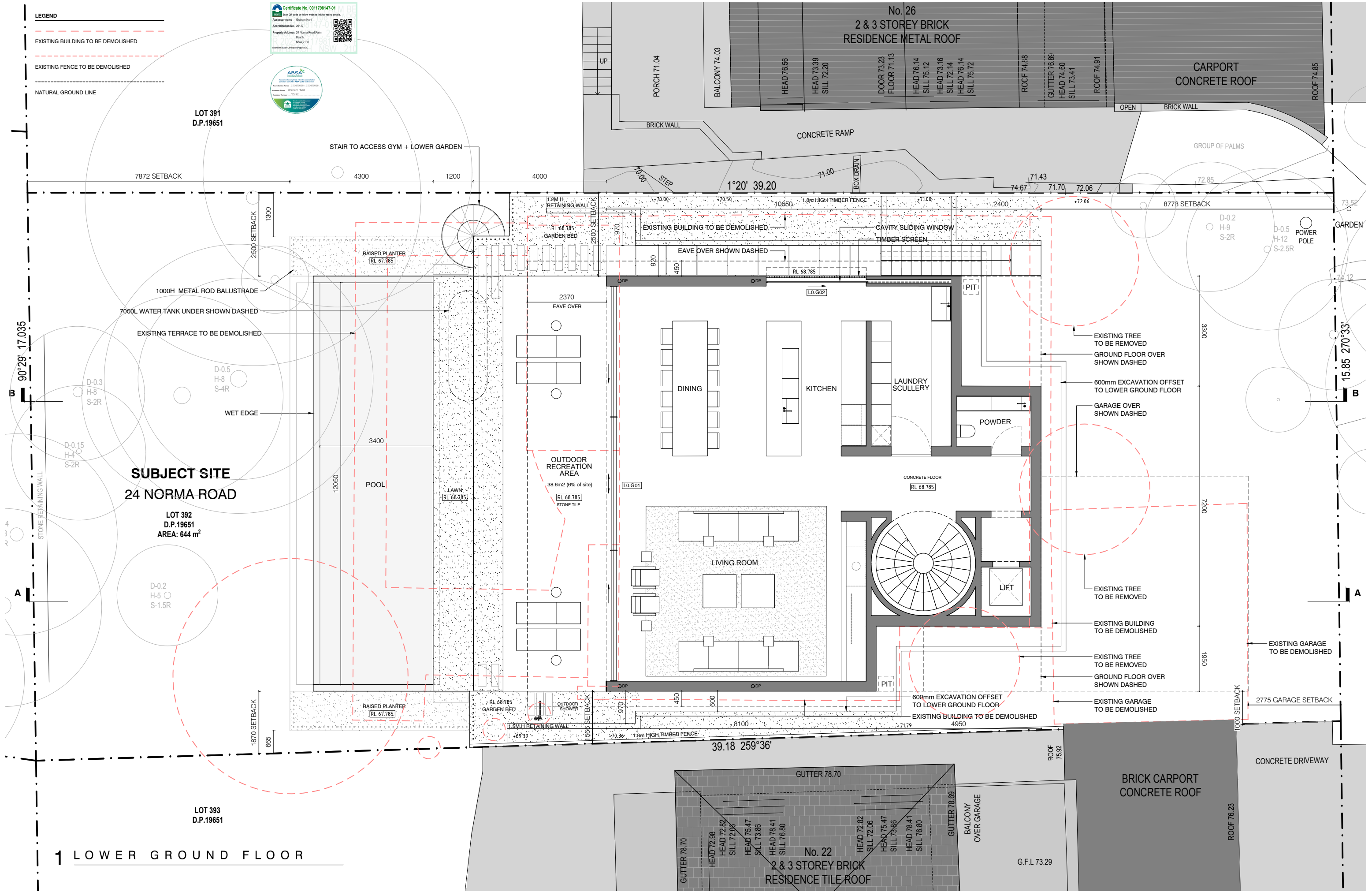
24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
MATERIALS BOARD

PROJECT NO. 2404	DRAWING NO. DA.10	SCALE NTS
DRAWN BY DW	CHECKED BY AW	REVISION A





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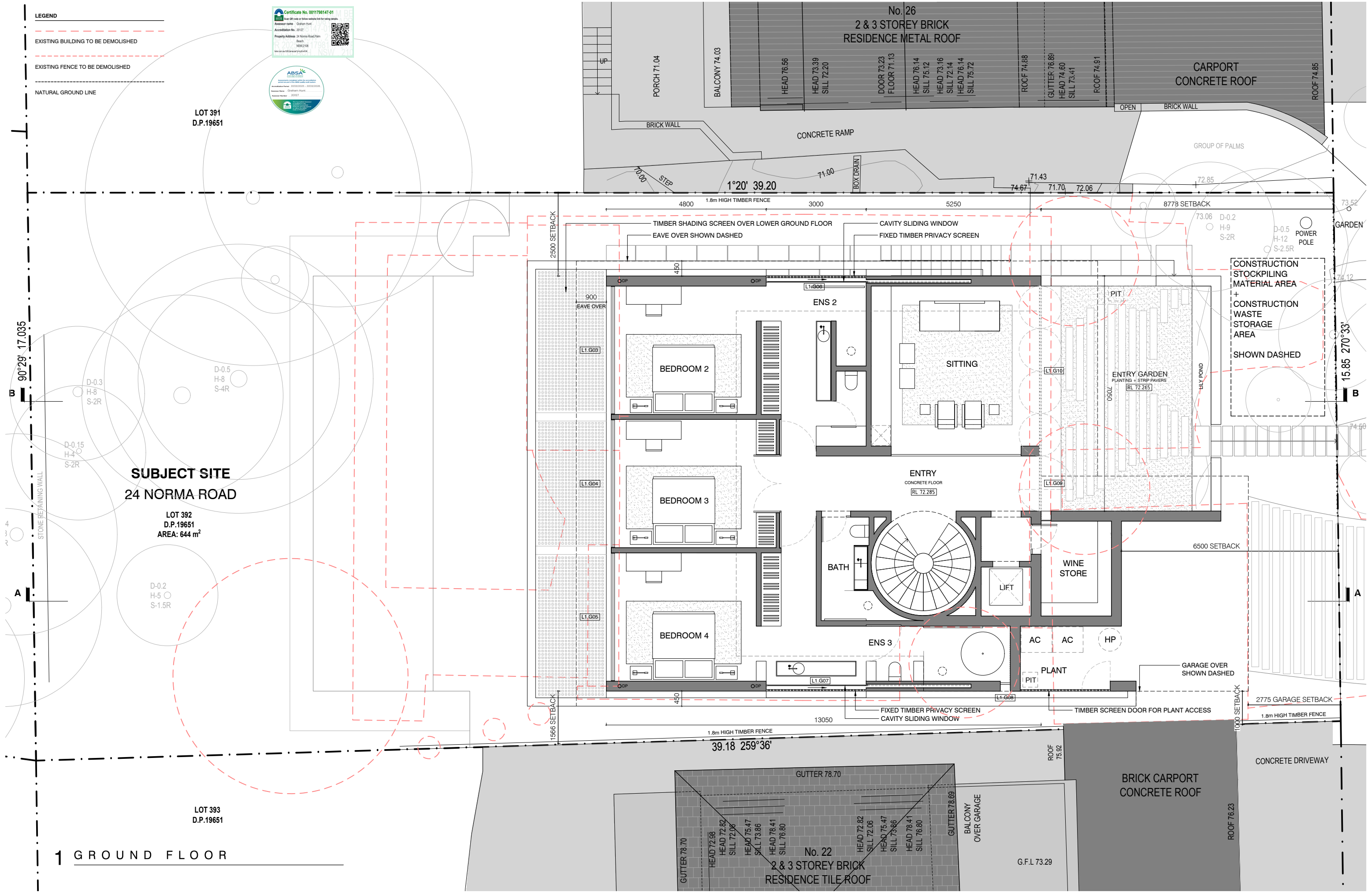
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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
LOWER GROUND FLOOR PLAN

PROJECT NO. 2404
DRAWING NO. DA.12
SCALE 1:100 @ A3
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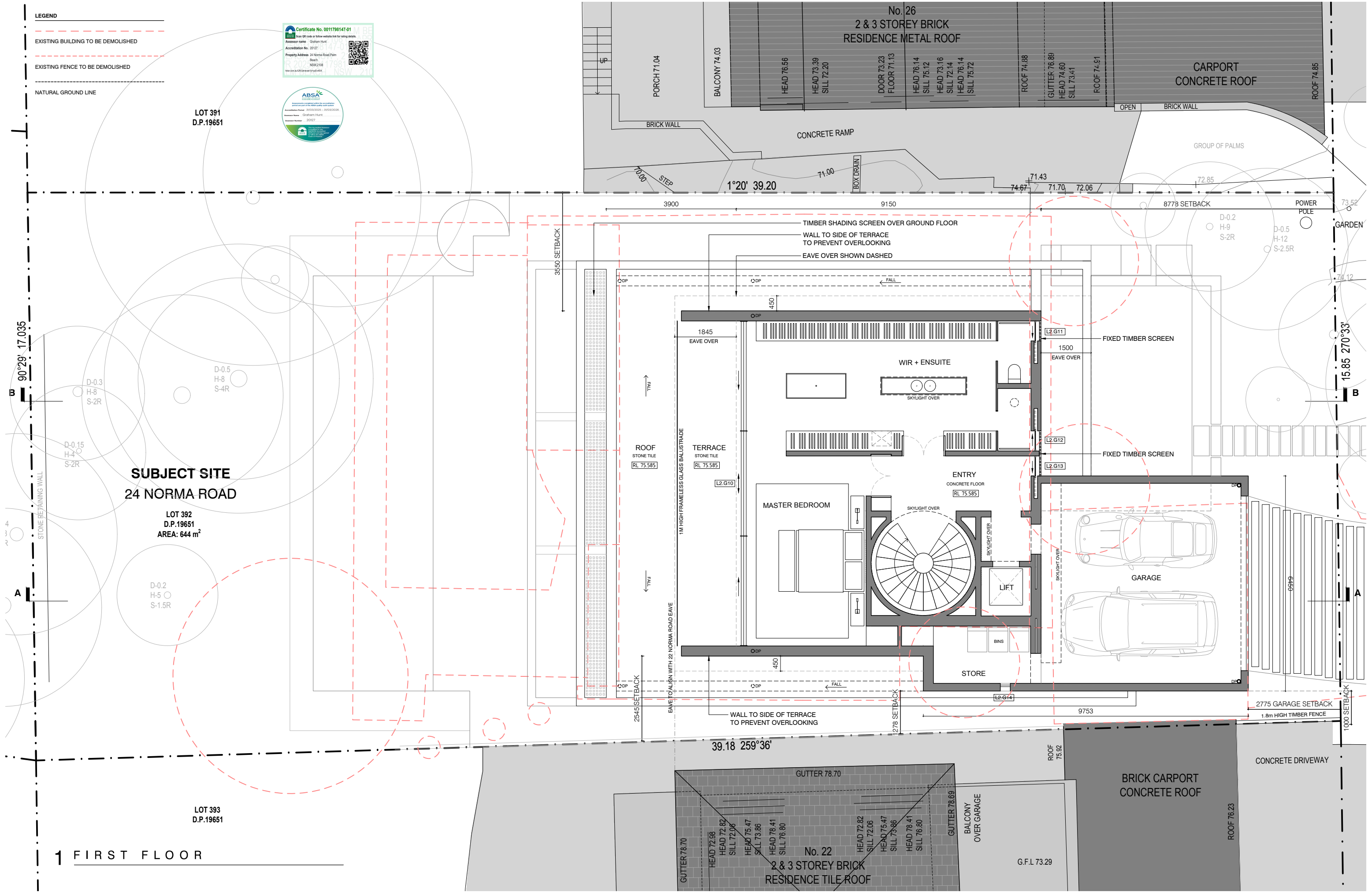
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24 NORMA ROAD
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24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
GROUND FLOOR PLAN

PROJECT NO. 2404
DRAWING NO. DA.13
SCALE 1:100 @ A3
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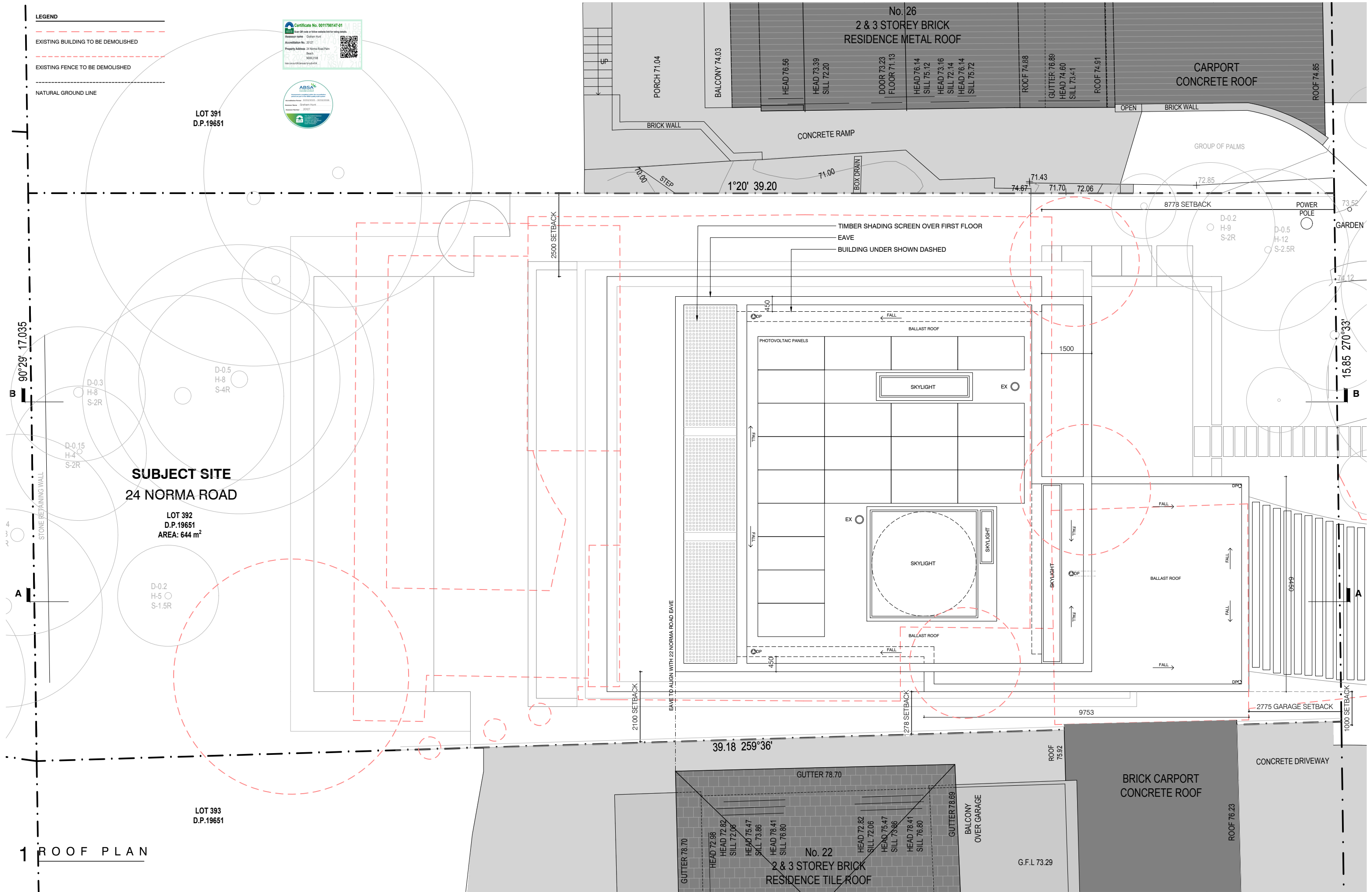
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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
FIRST FLOOR PLAN

PROJECT NO. 2404
DRAWING NO. DA.14
SCALE 1:100 @ A3
DRAWN BY AW
CHECKED BY DW
REVISION A



1 ROOF PLAN

WOOSTER AD

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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108



DRAWING TITLE
ROOF PLAN

PROJECT NO.
2404

DRAWING NO.
DA.15

SCALE
1:100 @ A3

DRAWN BY
AW

CHECKED BY
DW

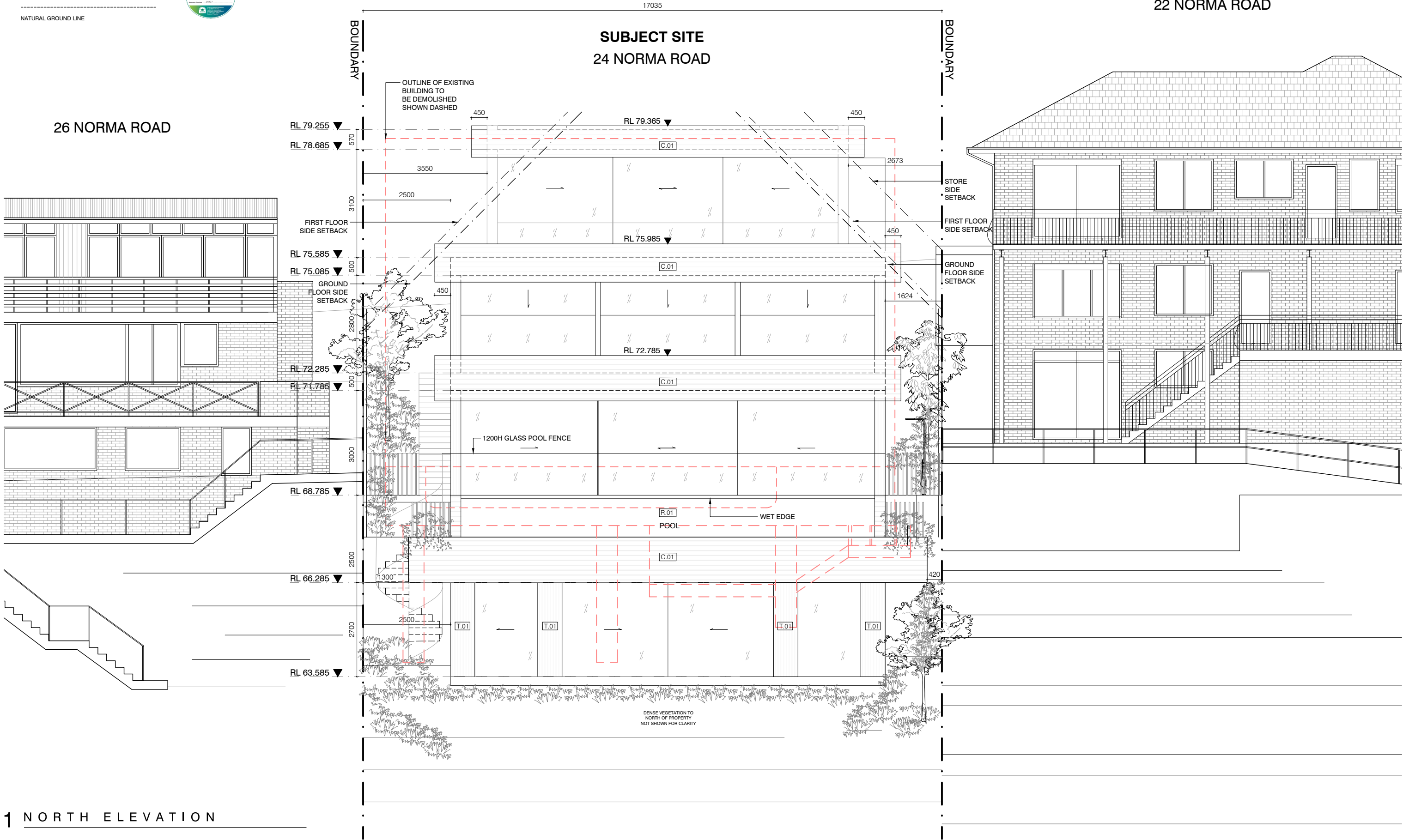
REVISION
A

LEGEND

EXISTING BUILDING TO BE DEMOLISHED

EXISTING FENCE TO BE DEMOLISHED

NATURAL GROUND LINE



WOOSTER AD

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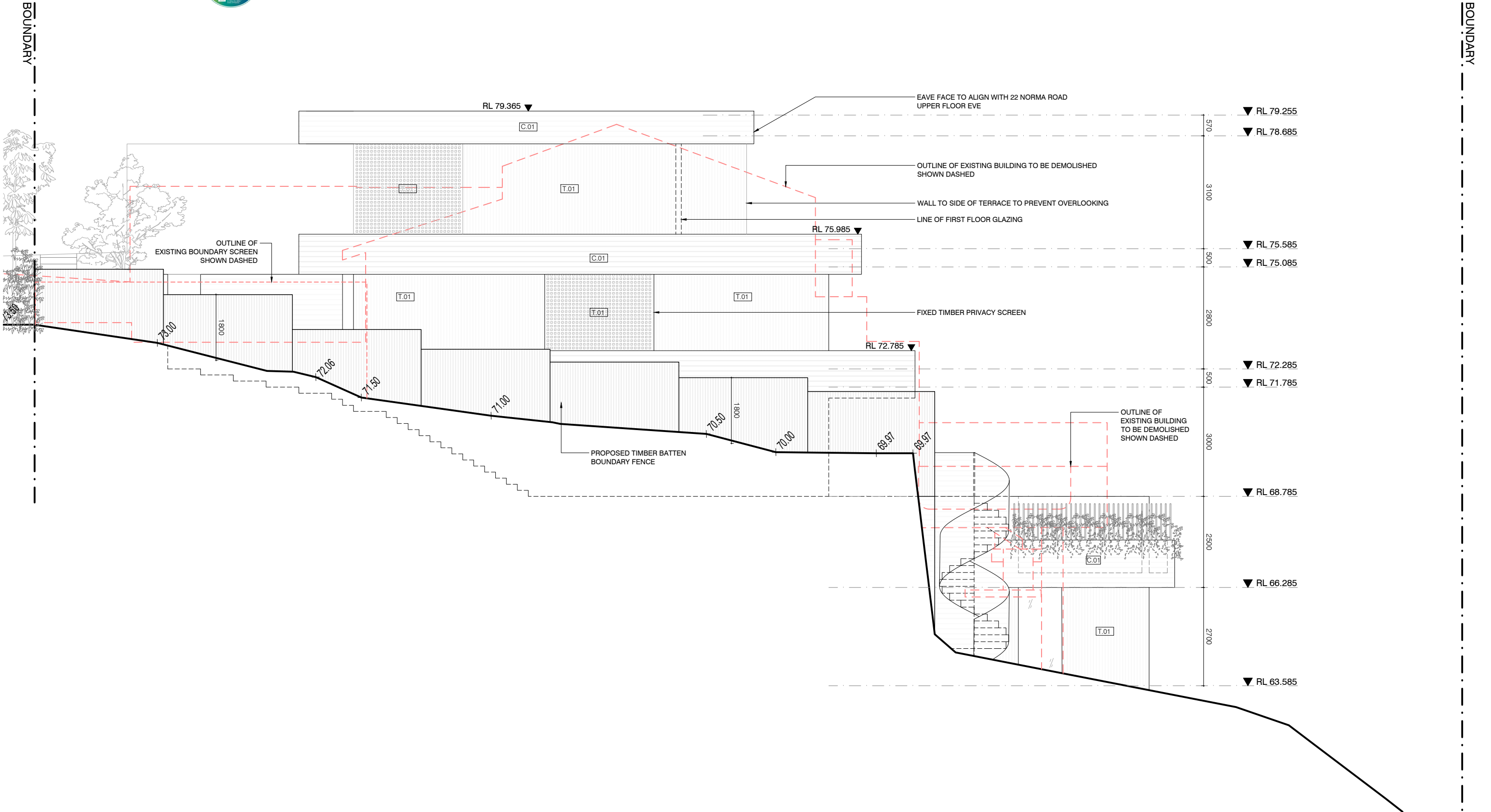
24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
NORTH ELEVATION

PROJECT NO. 2404
DRAWING NO. DA.17
SCALE 1:100 @ A3

DRAWN BY AW
CHECKED BY DW
REVISION A

- LEGEND
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING FENCE TO BE DEMOLISHED
- NATURAL GROUND LINE



1 EAST BOUNDARY ELEVATION

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24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
EAST BOUNDARY ELEVATION

PROJECT NO. 2404 DRAWING NO. DA.18 SCALE 1:100 @ A3

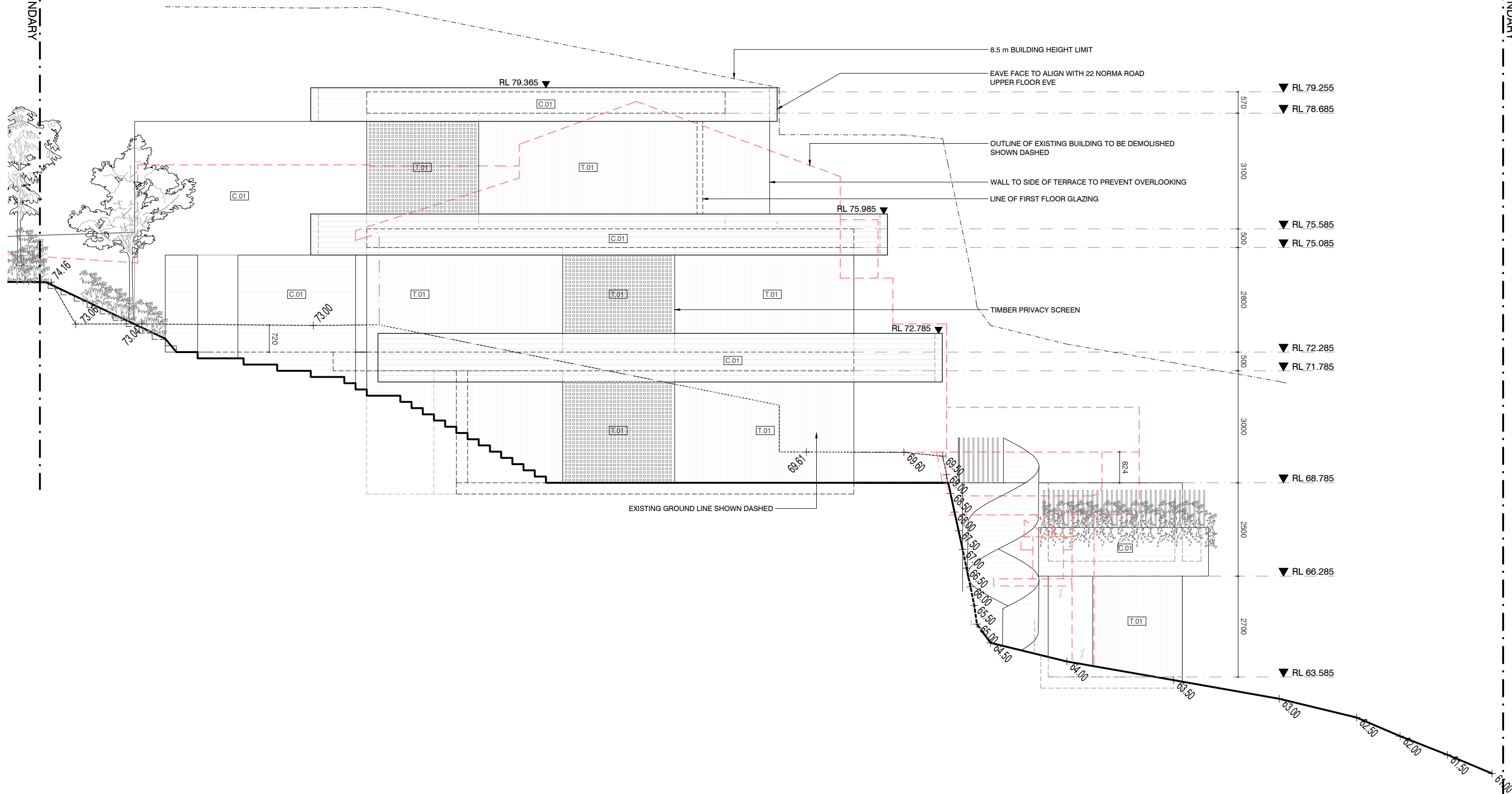
DRAWN BY AW CHECKED BY DW REVISION A

NATURAL GROUND LINE



BOUNDARY

BOUNDARY



DRAWN BY	CHECKED BY	REVISION
AW	DW	A

22 NORMA ROAD

SUBJECT SITE
24 NORMA ROAD

26 NORMA ROAD

BOUNDARY

BOUNDARY

▼ RL 79.365

▼ RL 78.465

▼ RL 75.985

C.01

T.01

DENSE VEGETATION TO SOUTH OF PROPERTY NOT SHOWN FOR CLARITY

1 SOUTH BOUNDARY ELEVATION

[illegible]

2 SOUTH ELEVATION

NOTES

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24 NORMA ROAD, PALM BEACH 2108

PROJECT NO. 2404	DRAWING NO. DA.20	SCALE 1:100 @ A3
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LEGEND

EXISTING BUILDING TO BE DEMOLISHED

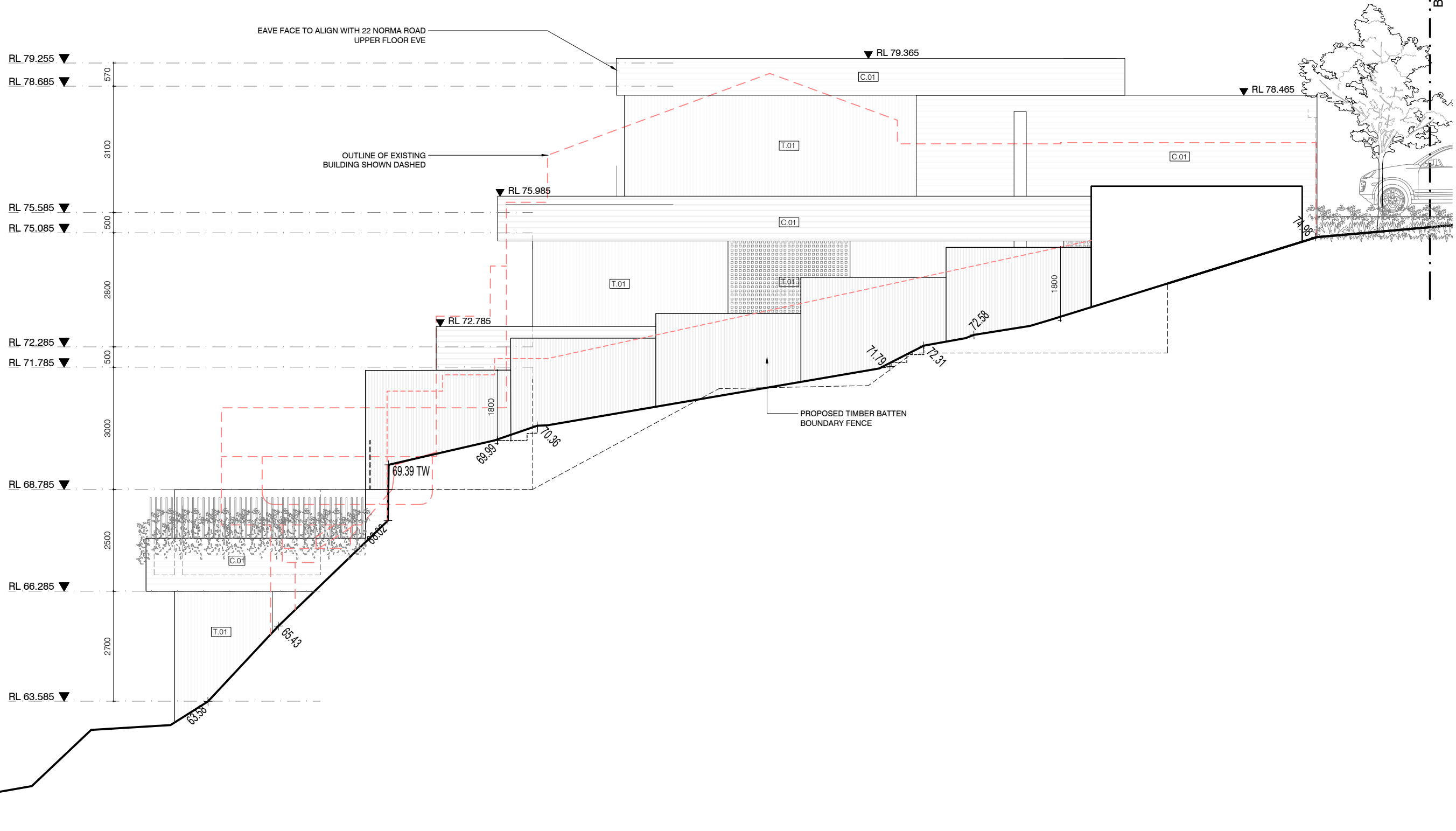
EXISTING FENCE TO BE DEMOLISHED

NATURAL GROUND LINE



BOUNDARY

BOUNDARY



1 WEST BOUNDARY ELEVATION

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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
WEST BOUNDARY ELEVATION

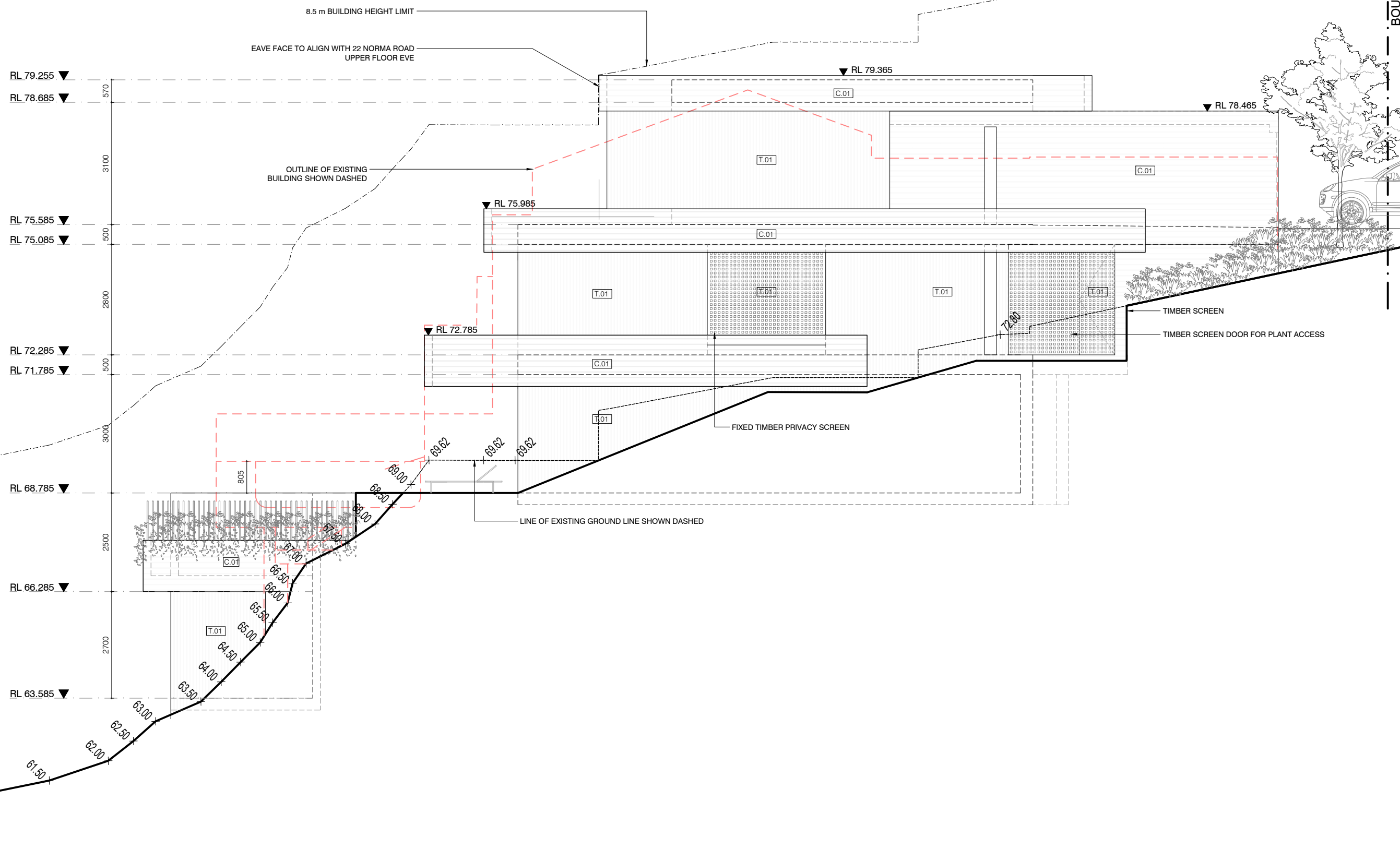
PROJECT NO. 2404
DRAWING NO. DA.21
SCALE 1:100 @ A3

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BOUNDARY

BOUNDARY



1 WEST ELEVATION

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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
WEST ELEVATION

PROJECT NO.	DRAWING NO.	SCALE
2404	DA.22	1:100 @ A3

DRAWN BY	CHECKED BY	REVISION
AW	DW	A

LEGEND

EXISTING BUILDING TO BE DEMOLISHED

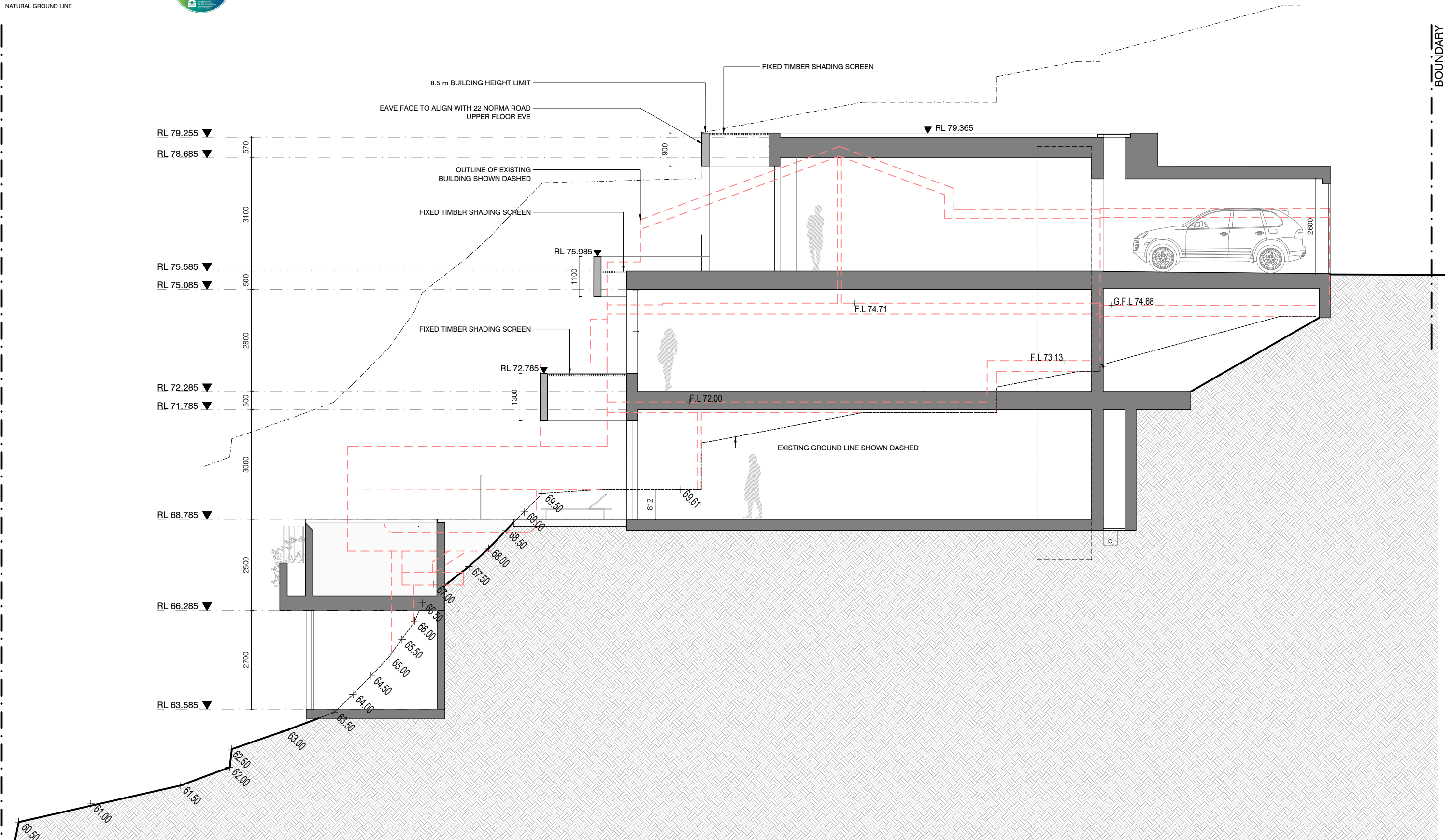
EXISTING FENCE TO BE DEMOLISHED

NATURAL GROUND LINE



BOUNDARY

BOUNDARY



1 SECTION A - A

WOOSTER A D

WOOSTER ARCHITECTURE & DESIGN
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DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
SECTION A

PROJECT NO.	DRAWING NO.	SCALE
2404	DA.23	1:100 @ A3
DRAWN BY	CHECKED BY	REVISION
AW	DW	A

LEGEND

EXISTING BUILDING TO BE DEMOLISHED

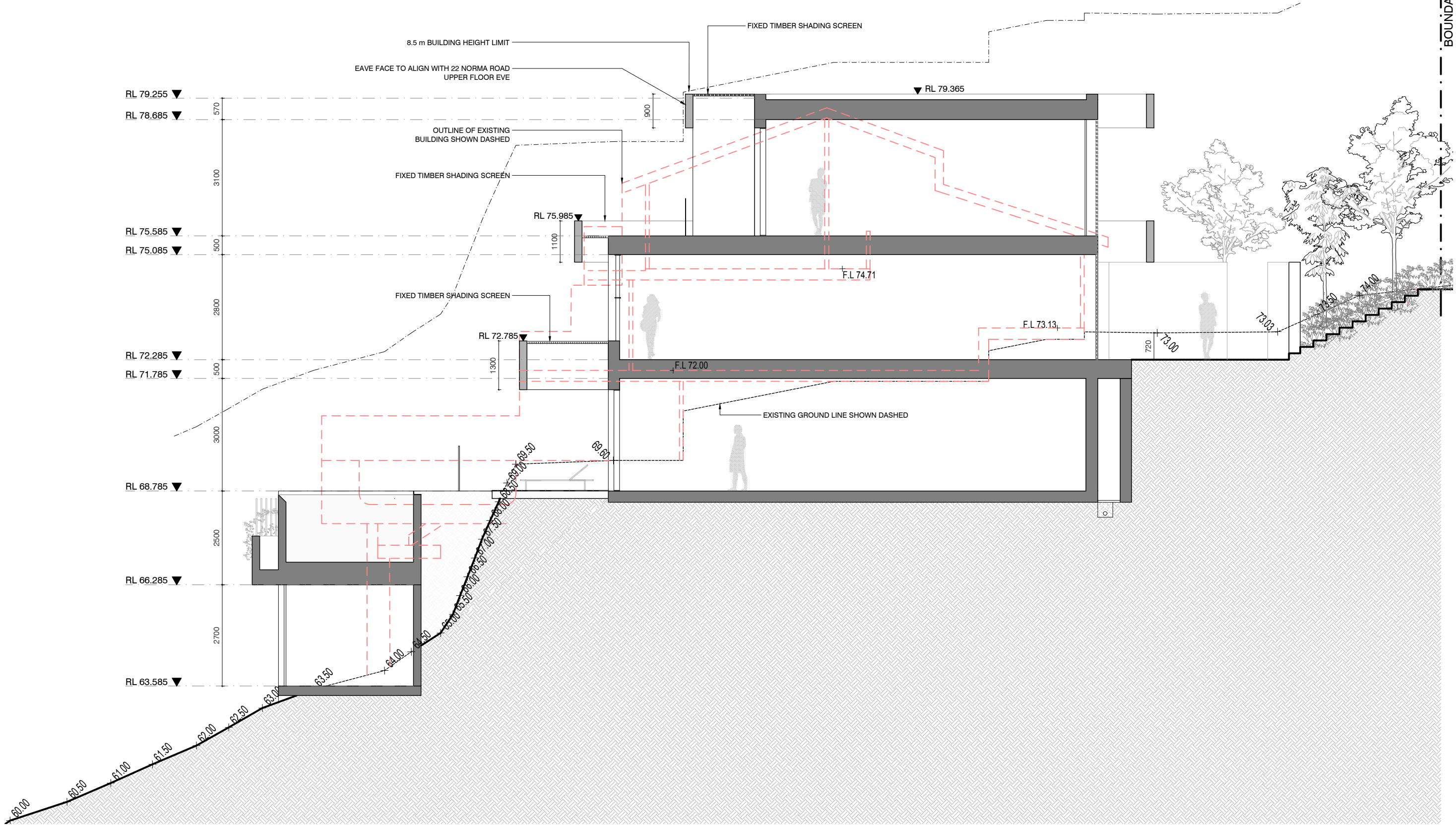
EXISTING FENCE TO BE DEMOLISHED

NATURAL GROUND LINE



BOUNDARY

BOUNDARY



1 SECTION B - B

WOOSTER AD

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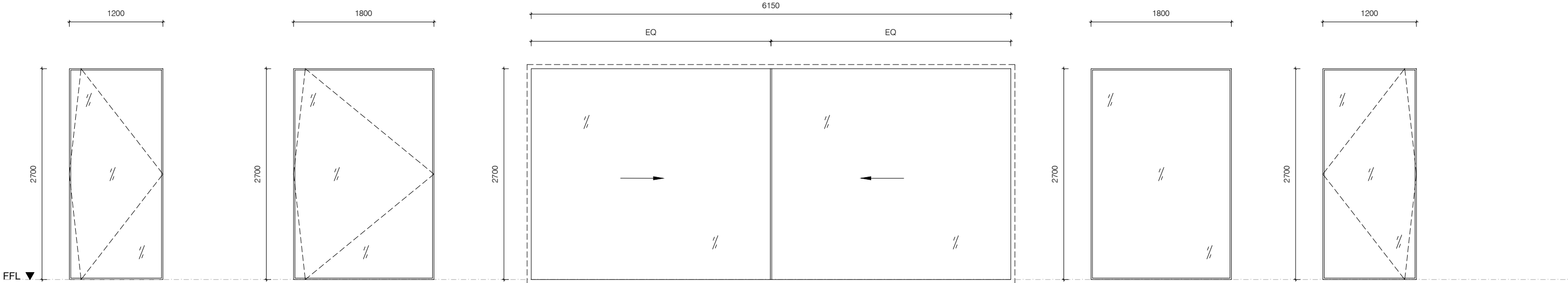
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24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
SECTION B

PROJECT NO. 2404	DRAWING NO. DA.24	SCALE 1:100 @ A3
DRAWN BY AW	CHECKED BY DW	REVISION A



GL.G01

LOCATION: GYM
TYPE: ALUMINIUM FRAME PIVOT GLAZED DOORS
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

GL.G02

LOCATION: GYM POWDER
TYPE: ALUMINIUM FRAME PIVOT GLAZED DOORS
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

GL.G03

LOCATION: GYM
TYPE: VITROCSA SLIDING
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

GL.G04

LOCATION: SAUNA
TYPE: FIXED WINDOW
GLAZING: DOUBLE GLAZED
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

GL.G05

LOCATION: GYM
TYPE: ALUMINIUM FRAME PIVOT GLAZED DOORS
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM



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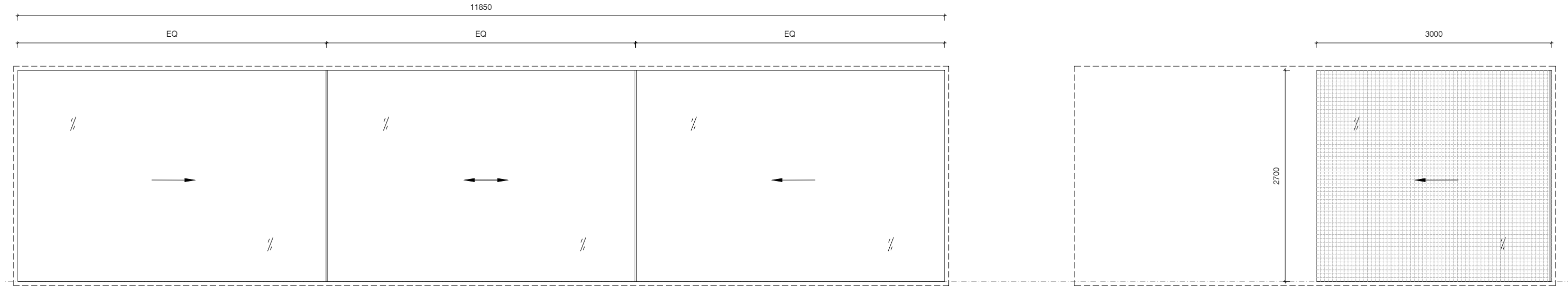
24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108

DRAWING TITLE
GLAZING SCHEDULE 1

PROJECT NO. 2404	DRAWING NO. DA.25	SCALE 1:50 @ A3
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DRAWN BY AW	CHECKED BY DW	REVISION A
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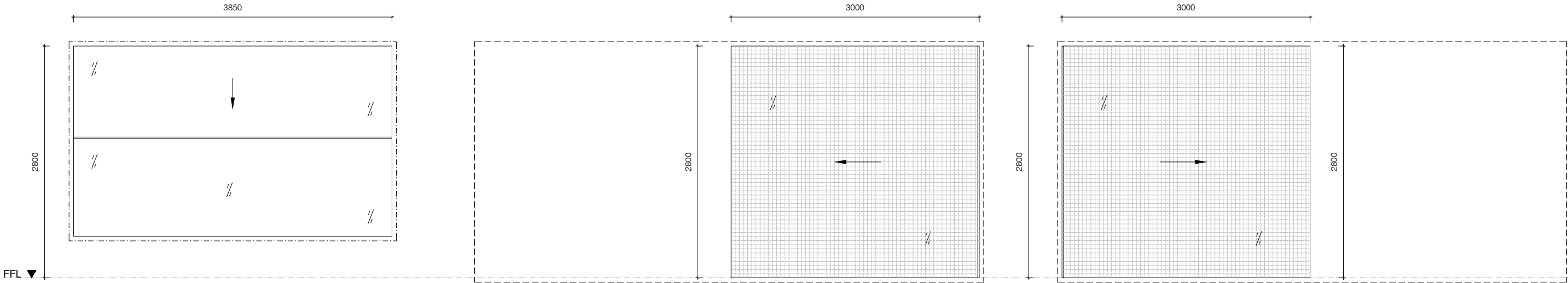


L0.G01

LOCATION: DINING / LIVING
TYPE: VITROCSA SLIDING
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 5.99 & SHGC 0.71-0.73
FINISH: ANODIZED ALUMINIUM

L0.G02

LOCATION: KITCHEN
TYPE: VITROCSA POCKET SLIDING WITH TIMBER SCREEN TO EXTERNAL FACE
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM



L1.G03, L1.G04, L1.G05

LOCATION: BEDROOM 2, BEDROOM 3, BEDROOM 4
TYPE: VITROCSA GUILLotine
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

L1.G06

LOCATION: ENSUITE 2
TYPE: VITROCSA POCKET SLIDING WITH FIXED TIMBER PRIVACY SCREEN TO EXTERNAL FACE
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

L1.G07

LOCATION: ENSUITE 3
TYPE: VITROCSA POCKET SLIDING WITH FIXED TIMBER PRIVACY SCREEN TO EXTERNAL FACE
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

WOOSTER A D

WOOSTER ARCHITECTURE & DESIGN
1 ADINA STREET RYE VICTORIA 3941
M. 0439 463 627 E. aaron@wooster-ad.com
NOM ARCH AARON WOOSTER DR800599

NOTES

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- Refer to Architect for ambiguous details or when clarification is required.
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- All drawings to be read in conjunction with consultants' drawings.
- All structure to structural engineer's details.
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- The works will be carried out in accordance with all relevant Australian Standards (current version).

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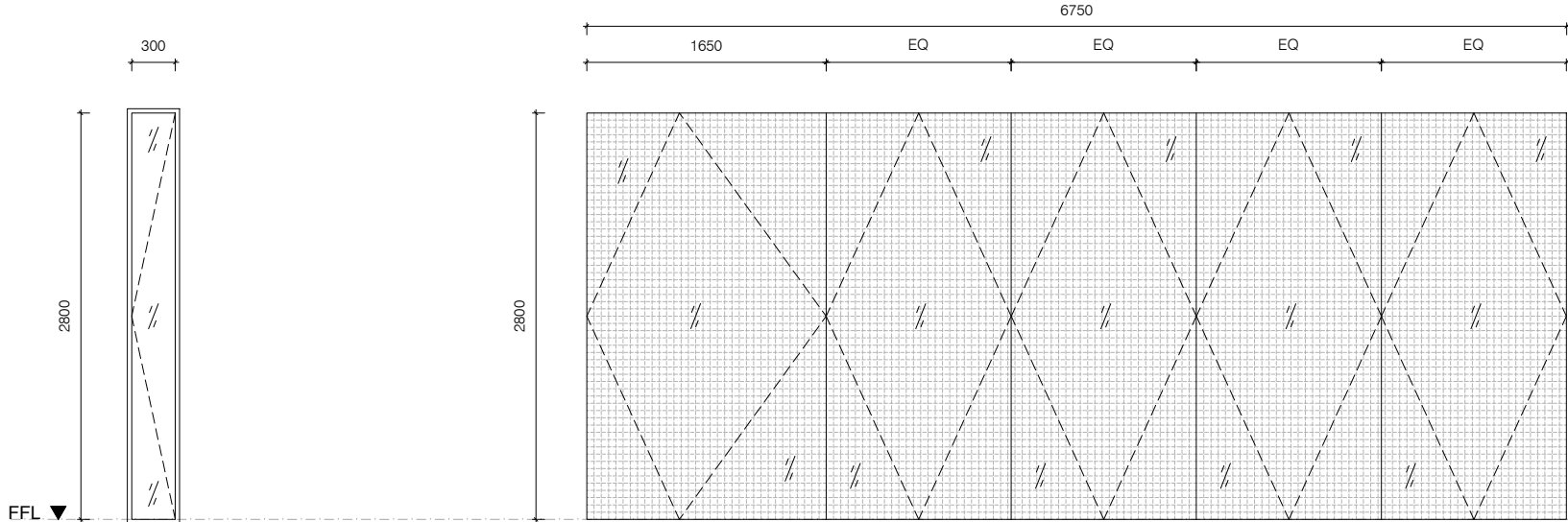
PRELIMINARY
NOT FOR CONSTRUCTION

24 NORMA ROAD
DEVELOPMENT APPLICATION

24 NORMA ROAD, PALM BEACH 2108



DRAWING TITLE
GLAZING SCHEDULE 2
PROJECT NO. 2404
DRAWING NO. DA.26
SCALE 1:50 @ A3
DRAWN BY AW
CHECKED BY DW
REVISION A

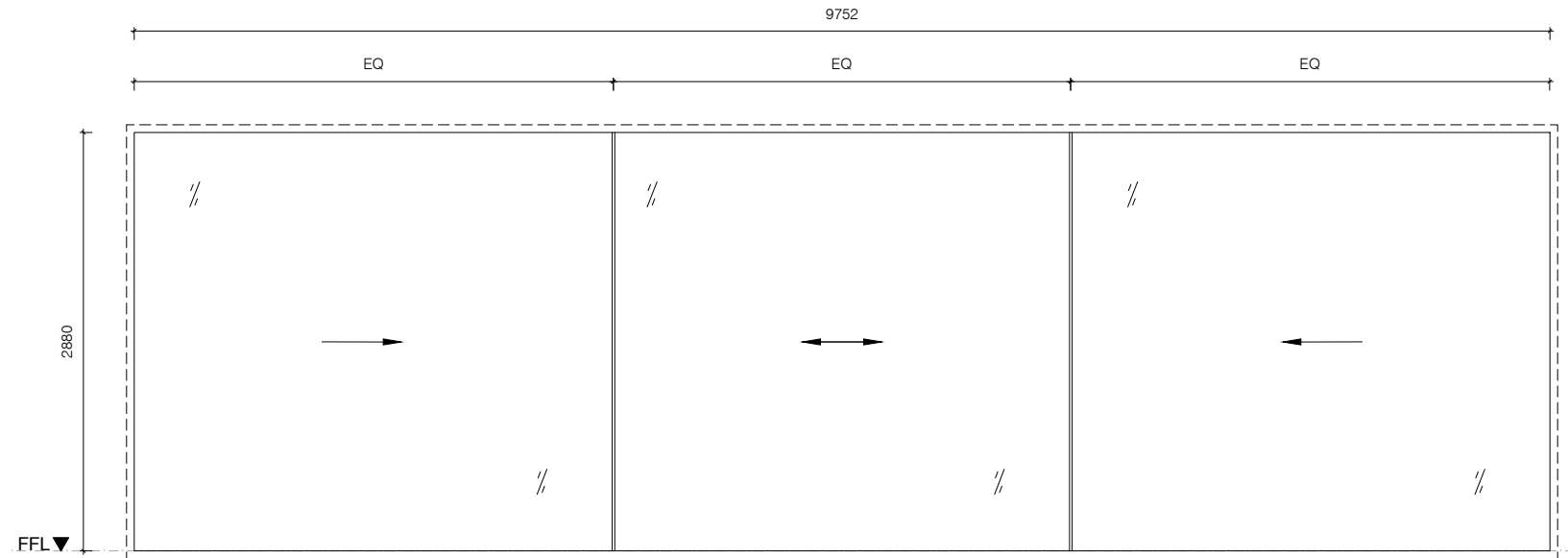


L1.G08

LOCATION: ENSUITE 3
TYPE: CASEMENT WINDOW
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

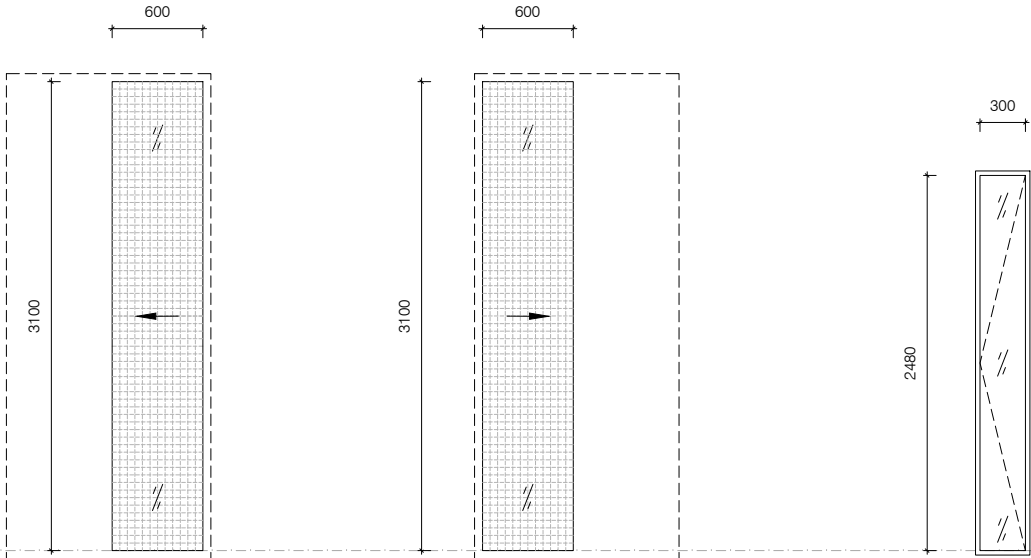
L1.G09

LOCATION: ENTRY / SITTING
TYPE: STEEL PIVOT GLAZED DOORS WITH TIMBER SCREEN TO EXTERNAL FACE
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: BRUSHED STAINLESS STEEL



L2.G10

LOCATION: MASTER BEDROOM / DRESSING ROOM
TYPE: VITROCSA SLIDING
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM



L2.G11, L2.G13

LOCATION: MASTER ENSUITE, MASTER LOBBY
TYPE: VITROCSA POCKET SLIDING WITH FIXED TIMBER SCREEN TO EXTERNAL FACE
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

L2.G12

LOCATION: MASTER ENSUITE
TYPE: VITROCSA POCKET SLIDING WITH FIXED TIMBER SCREEN TO EXTERNAL FACE
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

L1.G14

LOCATION: STORE
TYPE: CASEMENT WINDOW
GLAZING: SINGLE GLAZED CLEAR
ENERGY: U VALUE 4.06 & SHGC 0.61-0.64
FINISH: ANODIZED ALUMINIUM

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