FINISHES LEGEND

BW	BRICKWORK
HW	HARDWOOD
TC	TIMBER CLADDING
TS	TIMBER BATTEN SCREEN
FC	FIBRE CEMENT CLADDING
RC	REINFORCED CONCRETE
SR	STEEL ROOFING
GB	GLASS BALLUSTRADE
TD	HARDWOOD DECKING

#5 BEACH ROAD

#7 BEACH ROAD

#9 BEACH ROAD

#200 BARRENJOEY ROAD

#198 BARRENJOEY ROAD

#3 BEACH ROAD

ORIENT OPENINGS FOR NORTH SOLAR ACCESS

MID WINTER (21.06) SUN ANGLES

MID SUMMER (22.12) SUN ANGLES

MIDDAY · 3pm · 9am · SUN SET - 5pm · SUN RISE - 7am · SUN SET - 7pm · SUN RISE - 5am

COOLING SUMMER SEA BREEZE

VISUAL SCREENING REQUIRED FROM NEIGHBOUR

PROPOSED CHAINWIRE BOUNDARY FENCE

6500 FRONT SETBACK LINE

2500 SIDE SETBACK LINE

EXPOSURE TO COLD WINTER WIND PARTIALLY SCREENED BY TOPOGRAPHY AND NEIGHBOURING DWELLINGS

PLANTING ON LIGHTWEIGHT ROOFS

RC

PLANTER

GUEST PARKING

MID LEVEL COURTYARD PRIVATE OPEN SPACE 65m2

PROPOSED NEW DRIVEWAY

STREET ADDRESS BUILDING TO PROVIDE LEGIBLE ENTRY AND VISUAL SCREENING

GUTTER, RL44.30

PV ZONE

MID LEVEL DECK PRIVATE OPEN SPACE 27m2

LOWER LEVEL TERRACE PRIVATE OPEN SPACE 25m2+

AWNING ROOF OVERHANG, RL44.01

GUTTER, TOP RL44.30

CORRUGATED METAL ROOF, SR

LAWN BELOW

FALL

APPROXIMATE BUILDING FORESHORE LINE

6500 REAR SETBACK LINE

3000 CLEARANCE AROUND FLUE

POOL TERRACE

POOL

SPA

RIDGE RL 45.70

BALLAST ROOF TOP PARAPET, RL44.7

GUTTER, RL44.30 DP

BINS

EAVE OVERHANG RL44.01

1000 SIDE SETBACK LINE

REMOVE TREE AS PER ARBORIST RECOMMENDATIONS AND PLANT NEW REPLACEMENT TREE SEE LANDSCAPE PLANS

POTENTIAL FOR OVERVIEWING BY NEIGHBOURING PROPERTY

PROPOSED BOUNDARY FENCE

COLD SUMMER WIND ASSOCIATED WITH RAIN FRONTS SCREENED BY NEIGHBOURING HOUSE

MINIMUM BASIX REQUIREMENTS

WATER :
- MIN 6000L Rainwater Tank.
- Roof Collection area : Minimum 90m2
- Rainwater re-used in Garden Tap (x1) and Clothes Washers (cold water tap) and Toilets
- Showers : 3*, Taps : 3*, Toilets 3*

ENERGY :
- Electric Heat Pump Hot Water
- 1 x 1300mm ceiling fans to bedrooms and study/beds and study/maker
- 1 x 1500mm ceiling fan to Rumpus, and main Living
- cooling system must provide for day/night zoning between living areas and bedrooms
- Wood Heater in >1 Living
- Laundry/Kitchen/>1Bath Exhaust Fans : Ducted, Manual On/Off Switching
- LED or Fluorescent lighting to min 5 bedrooms/study, 3 living/ dining spaces , kitchen, laundry,
bathrooms/toilets, hallways
- Window or skylight in kitchen / minimum 3 bathrooms/toilets
- Induction Cooktop / Electric Oven
- Well Ventilated Fridge Space
- Fixed indoor or sheltered clothes drying line

THERMAL PERFORMANCE SPECIFICATIONS :

Windows
Breezeway Aluminium Framed low-e glazed louvre windows :
U Value ≤ 4.3 and SHGC 0.57 ± 5%
Aluminium Framed clear DG sliding doors :
U Value ≤ 2.2 and SHGC 0.39 ± 5%
Aluminium Framed clear DG sliding windows :
U Value ≤ 3.0 and SHGC 0.53 ± 5%
Aluminium Framed clear DG fixed :
U Value ≤ 2.16 and SHGC 0.55 ± 5%
Aluminium Framed clear DG swing doors :
U Value ≤ 3.2 and SHGC 0.41 ± 5%

External Walls
R 2.5 insulation to external FC-clad framed walls
50mm (R 2.27) PIR + non-reflective airgap to cavity brick external walls
50mm (R 2.27) PIR to brick/block external wall

Internal Walls
R 2.5 to all internal plasterboard lined framed walls
50mm (R 2.27) PIR + non-reflective airgap to cavity brick internal walls between Lower Store and dwelling
50mm (R 2.27) PIR to brick/block wall of Sauna North and internal Sauna wall to Store.

External Floor
R2.0 Insulation below Suspended Slabs where exposed to external air / sub floor

Internal Floor
R2.0 slab Insulation to Slabs on Ground (habitable zones)

SITE INFORMATION :
- LOT 2 in D.P. 1022509
- SITE AREA : 1094 m2
- LOCAL GOVERNMENT : NORTHERN BEACHES
- ZONING C4 - ENVIRONMENTAL LIVING

DA ISSUE

DA1 - 01 SITE PLAN / SITE ANALYSIS 1:200

0 M 1 2 3 4 5 10
scale bar

REVISION	DATE	DESCRIPTION	BY

INCIDENTAL ARCHITECTURE
Suite 1/6 Waratah St, Mona Vale NSW 2103
p : 8916 7357 e : info@incidentalarchitecture.com.au
Nominated Architect: Matthew Elkan NSW Reg # 6821

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DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS, VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
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project: **ROWE HOUSE**
3A BEACH ROAD, NEWPORT
On the land of the Gadigal people

drawing: **SITE PLAN / SITE ANALYSIS**

date: OCT 2025

scale: 1:100@A1

page: DA 1