

PROPOSED NEW HOME FOR CHRISTINA NEUMANN-BUBB AND JOHN BUBB  
9 OCEAN ROAD PALM BEACH

5.2

NATIONWIDEHOUSE

ENERGY RATING SCHEME

63.8 MJ/m<sup>2</sup>

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Certificate no.: 0004148060-02

Assessor Name: Jamie Bonnefin

Accreditation no.: VIC/BDV/17/1807

Certificate date: 08 Jan 2020

Dwelling Address: 9 Ocean Road  
Palm Beach, NSW  
2108

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1 STREET VIEW - PROPOSED NEW HOME

Sheet List			
Sheet Number	Current Revision	Sheet Name	Current Revision Date
DA-001	D	COVER SHEET	06/01/2020
DA-002	D	SITE PLAN	06/01/2020
DA-003	D	SITE ANALYSIS PLAN	06/01/2020
DA-004	D	DEMOLITION PLAN	06/01/2020
DA-101	D	PLAN - LEVEL 1	06/01/2020
DA-102	D	PLAN - LEVEL 2	06/01/2020
DA-103	D	PLAN - LEVEL 3	06/01/2020
DA-104	D	PLAN - ROOF	06/01/2020
DA-201	D	ELEVATIONS - EAST AND WEST	06/01/2020
DA-202	D	ELEVATIONS - NORTH AND SOUTH	06/01/2020
DA-301	D	SECTIONS - EAST / WEST	06/01/2020
DA-302	D	CROSS SECTIONS - A TO F	06/01/2020
DA-303	D	SECTION - DRIVEWAY	06/01/2020
DA-401	D	WINDOW SCHEDULE	06/01/2020
DA-501	D	SHADOWS - WINTER SOLSTICE	06/01/2020

10 OCEAN ROAD

9 OCEAN ROAD

8 OCEAN ROAD

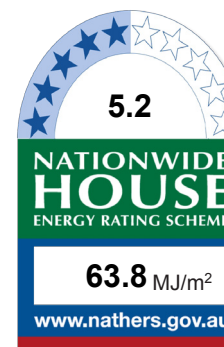
D 06/01/2020 DA SUBMISSION TO COUNCIL	
REVISION	
CLIENT	JOHN BUBB AND CHRISTINA NEUMANN-BUBB
PROJECT	DEVELOPMENT APPLICATION PROPOSED NEW HOUSE
LOCATION	9 OCEAN ROAD PALM BEACH

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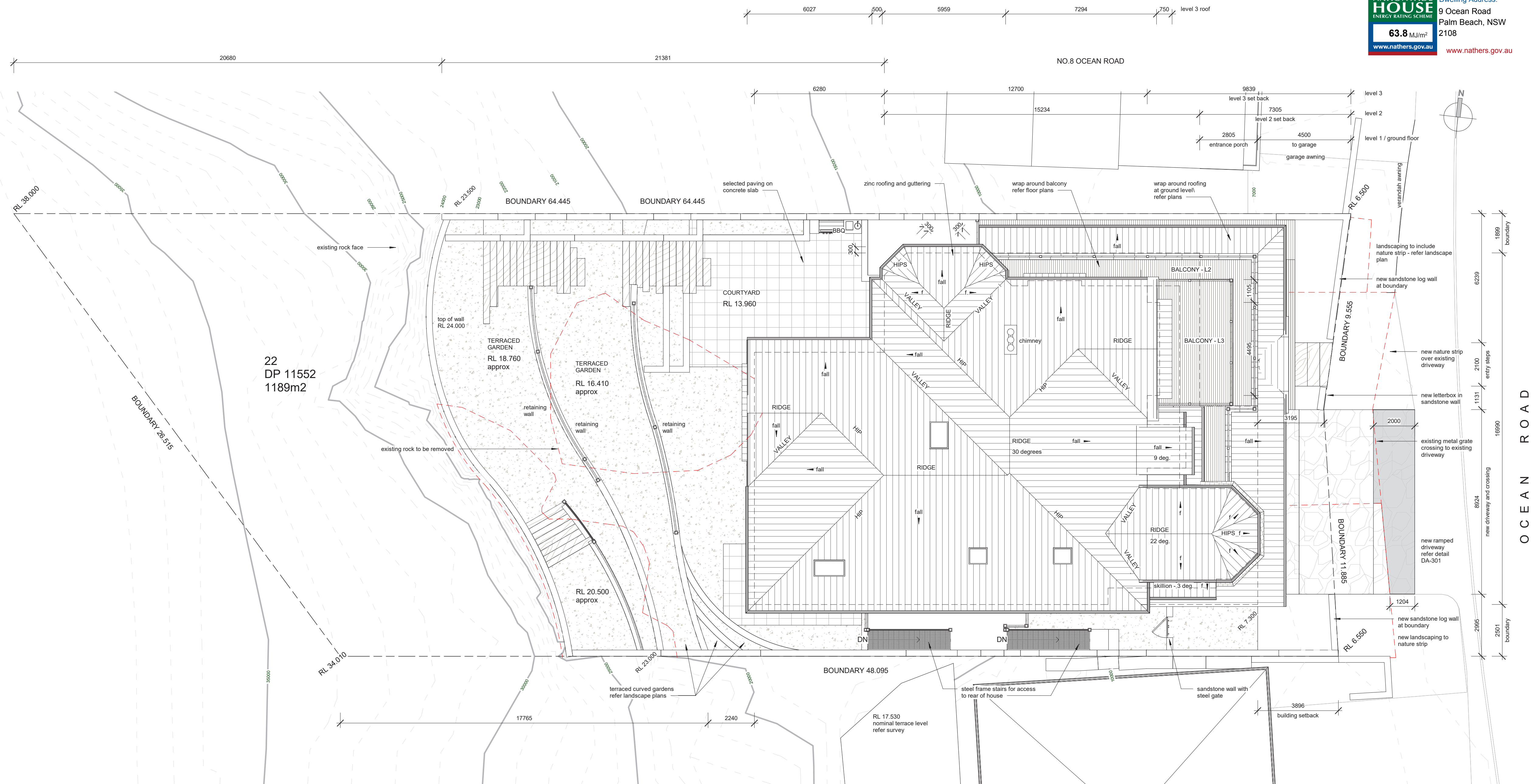
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1907			

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# 1 SITE PLAN

1 : 100

**LEVEL 1**  
LEVEL 1 - GROUND FLOOR 55.3m2  
GARAGE 75.8m2  
STORAGE / PLANT / LIFT 57.7m2  
ENTRY PORCH 66.7m2

**LEVEL 2**  
LEVEL 2 235.7m2  
BALCONY 48.5m2

**LEVEL 3**  
LEVEL 3 299m2  
BALCONY 22.5m2  
TERRACE 57.7m2

**BUILT AREAS**  
FLOOR PLANS 590.m2  
GARAGE 75.8m2  
ENTRY PORCH / BALCONIES & L3 COURTYARD 195.4m2  
STORAGE / PLANT ROOM 57.7m2  
WATER TANK STORAGE AND ACCESS 49m2

SITE AREA - 1189m2  
TOTAL BUILDING FOOTPRINT - 383m2  
DRIVEWAY - 31m2

EXISTING NATIVE BUSHLAND - 311m2  
FRONT YARD / SOUTH SIDE - 75.8m2  
3 LEVEL REAR TERRACED GARDENS - 272.8m2  
TOTAL - 659.6m2

% LANDSCAPE = 55%  
plus proposed nature strip planting

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## SITE PLAN

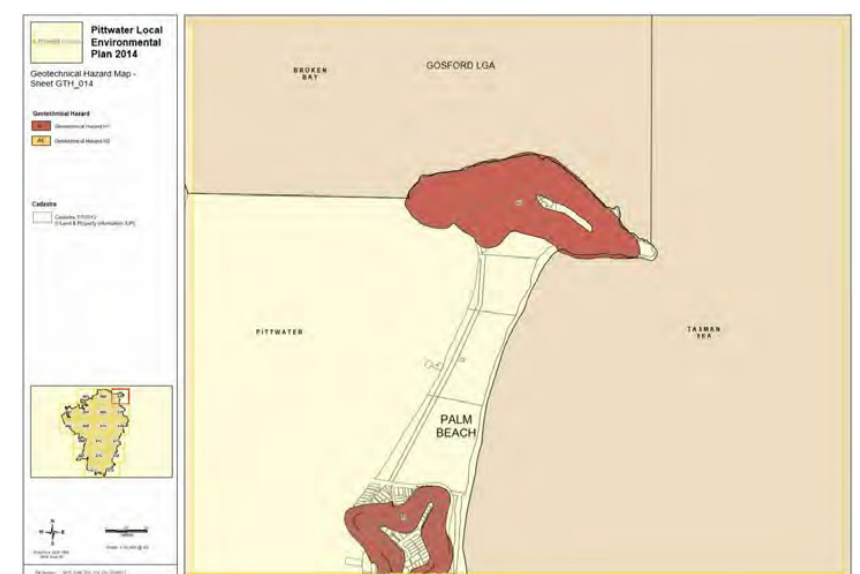
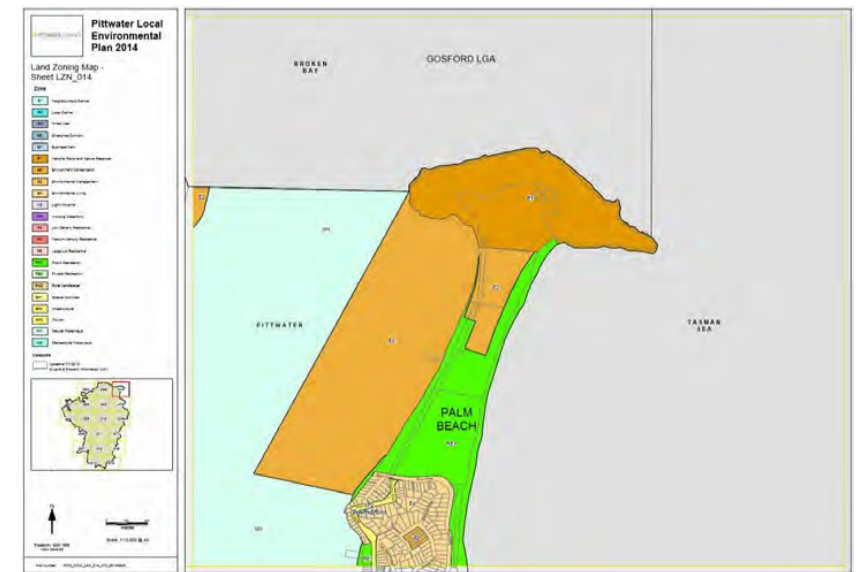
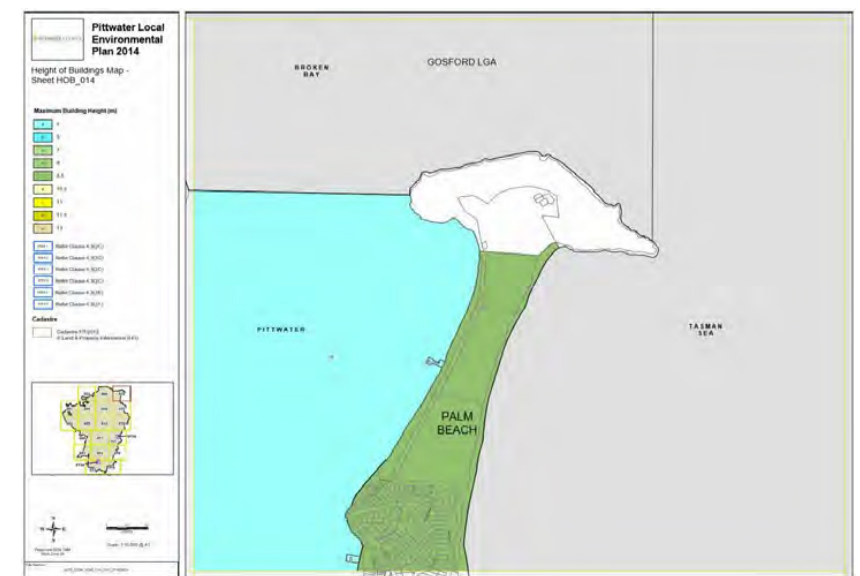
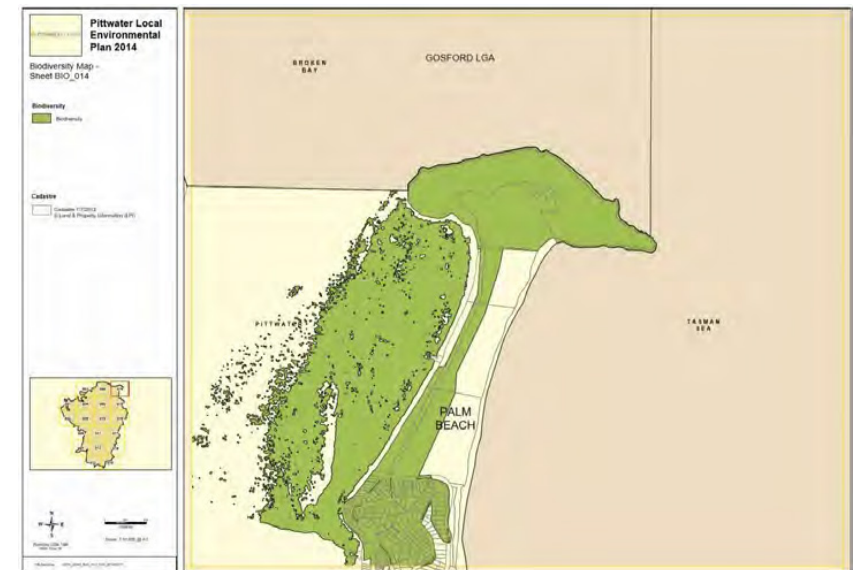
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PROJECT NO. 1907	DWG NO. DA-002	D	

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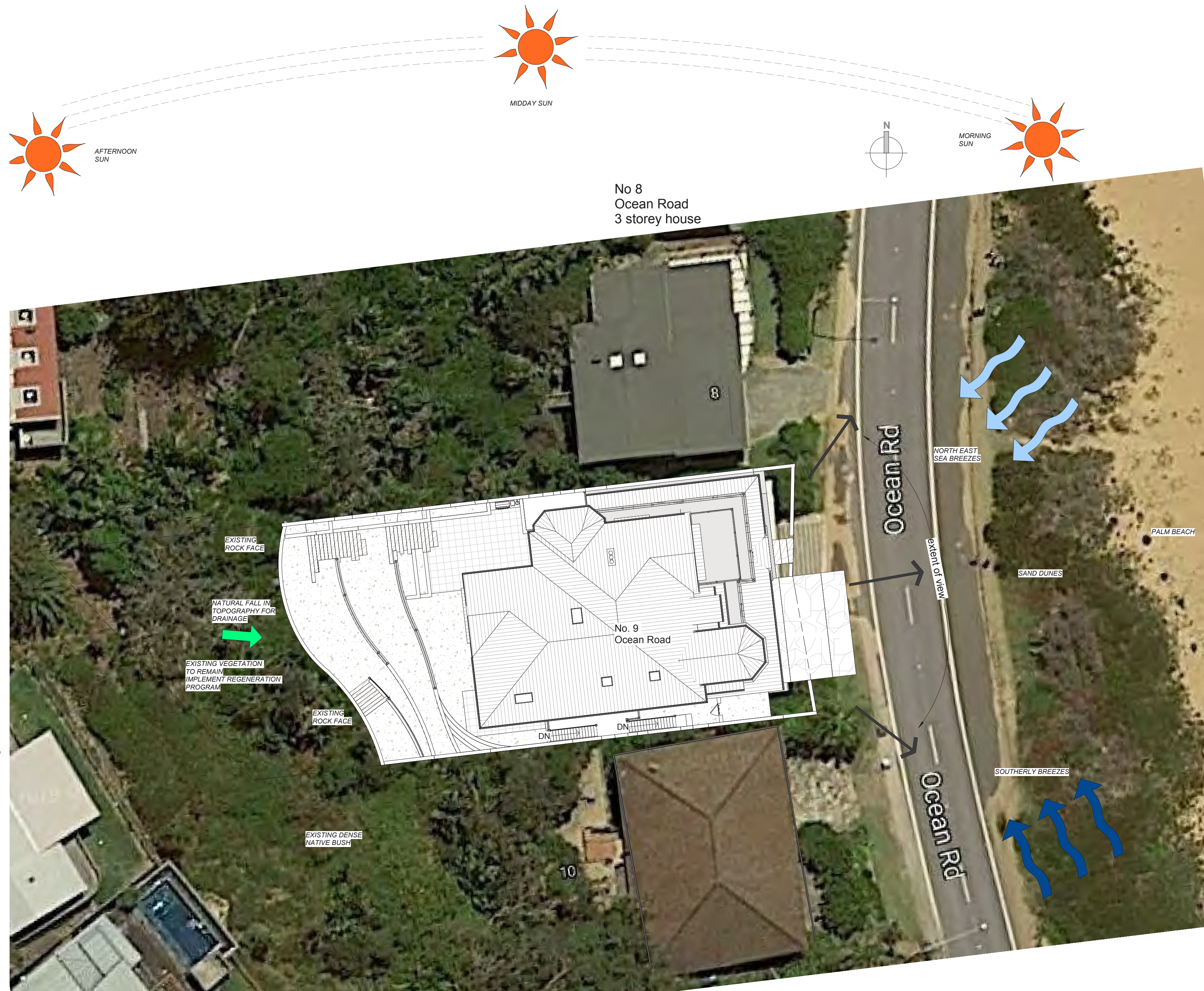
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SITE ANALYSIS PLAN			
DATE	SCALE	DRAWN BY	CHECKED BY
SEPTEMBER 2019	1 : 200	GJ	
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1907		D	



NEIGHBOURING RESIDENCES TO RIDGE OF HILL BEYOND

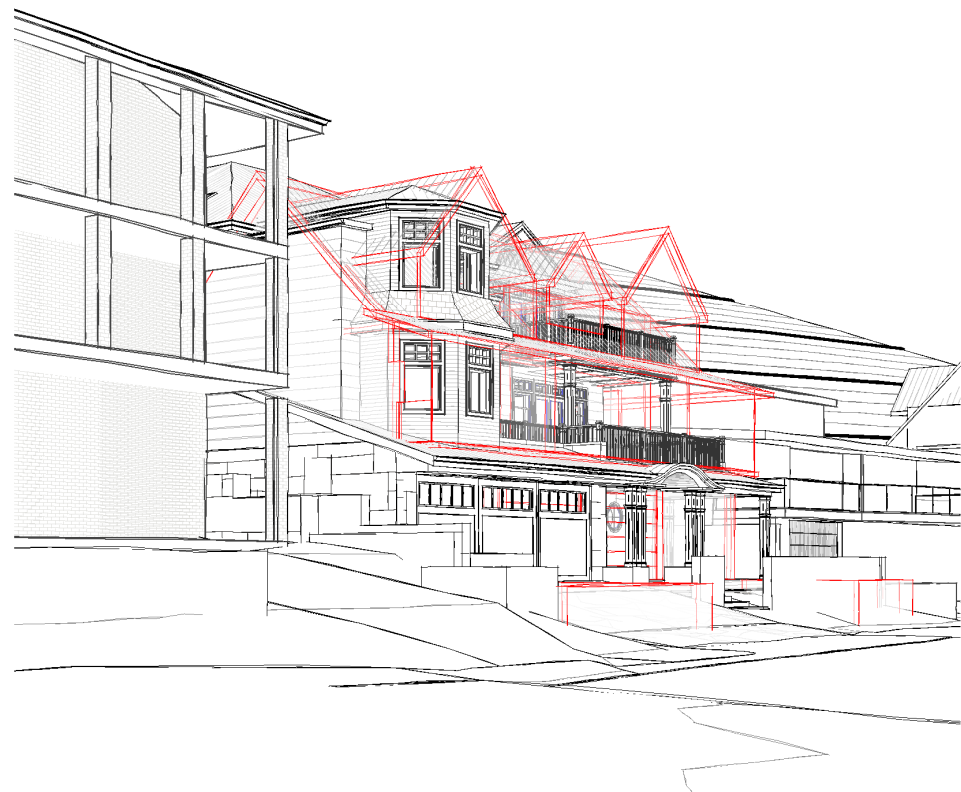
REAR BOUNDARY DROPS APPROX 4M FROM NORTH TO SOUTH NEIGHBOURS APPROX 10M ABOVE BOUNDARY LINE

NEIGHBOURING RESIDENCES TO RIDGE OF HILL BEYOND

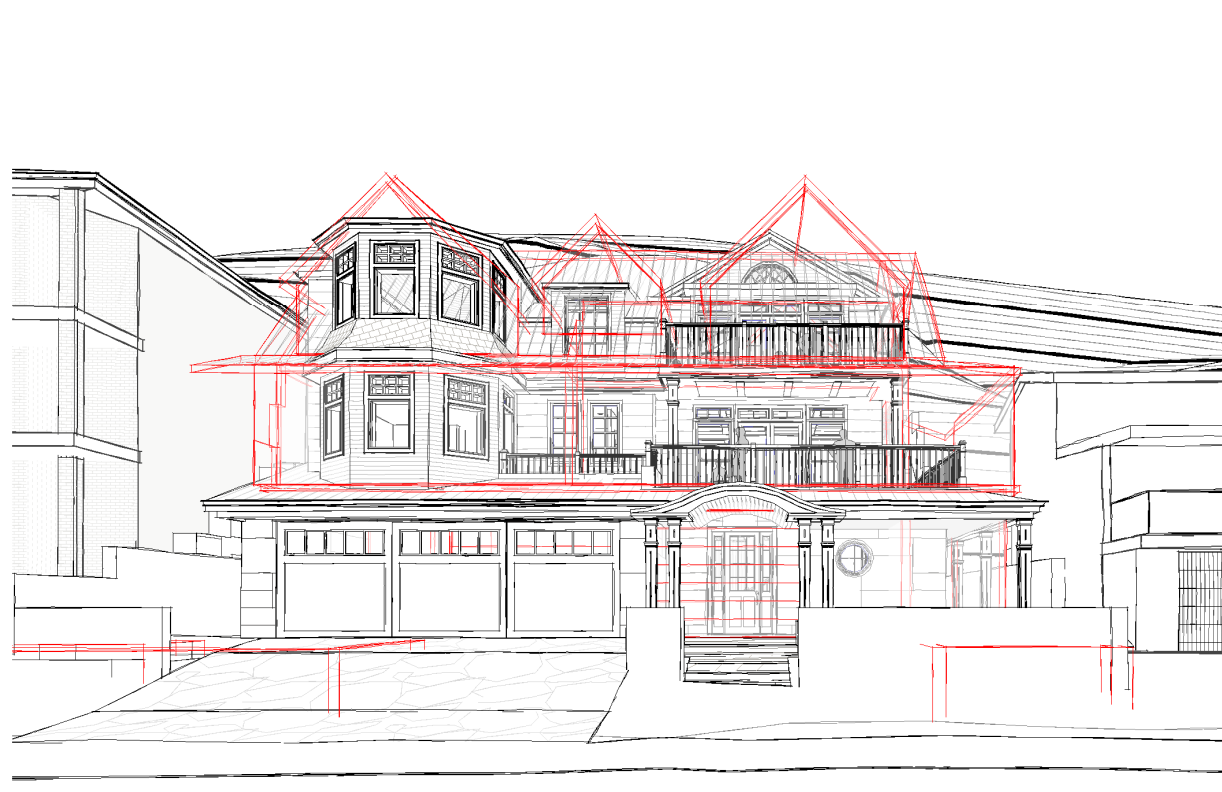
1 PLAN - SITE ANALYSIS  
1 : 200

N0 10 Ocean Road  
3 storey house

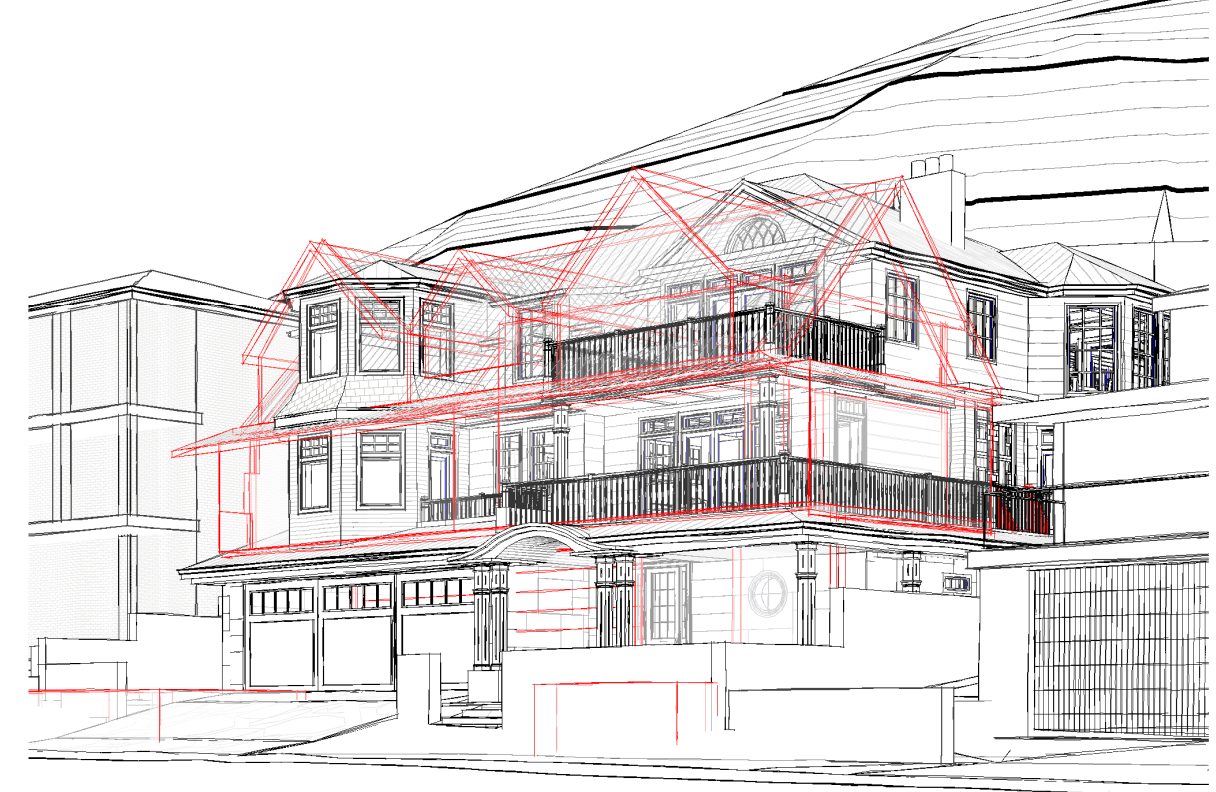




2 3D View SOUTH EAST CORNER

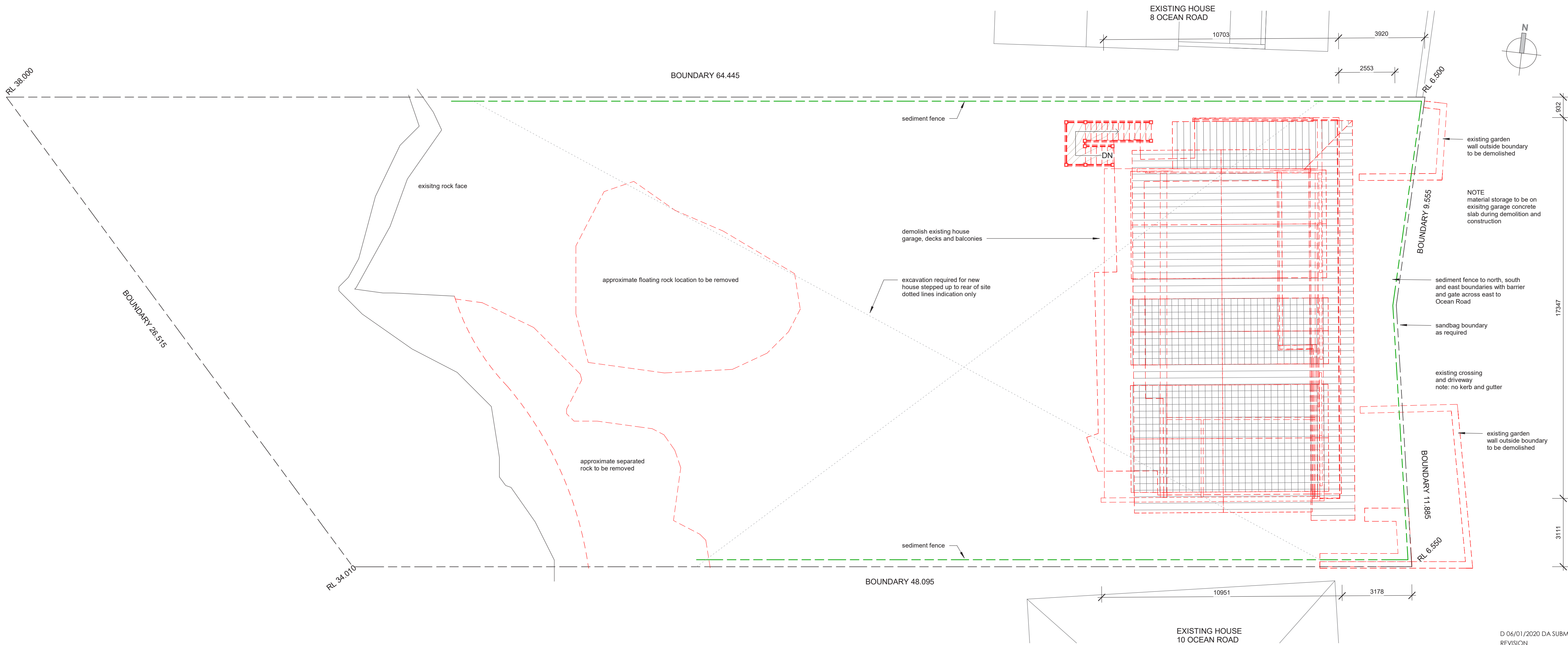


3 3D View EAST

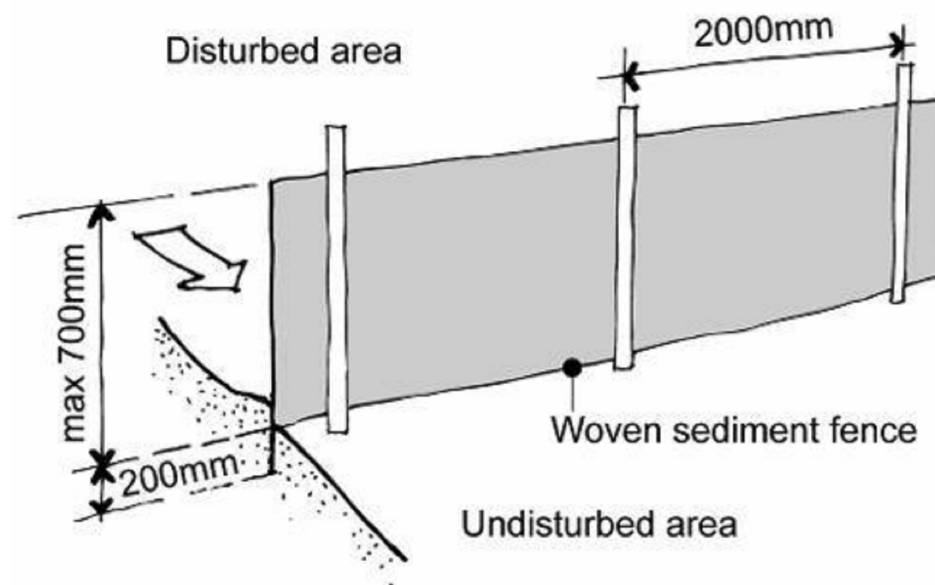


4 3D View NORTH EAST CORNER

EXISTING HOUSE TO BE DEMOLISHED - SHOWN RED OVERLAY OF PROPOSED NEW HOME



1 PLAN - DEMOLITION  
1 : 100



NOMINAL SEDIMENT FENCE DETAIL

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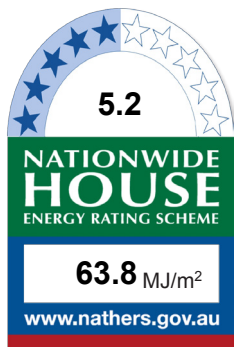
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DEMOLITION PLAN

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1 LEVEL 2  
1 : 100

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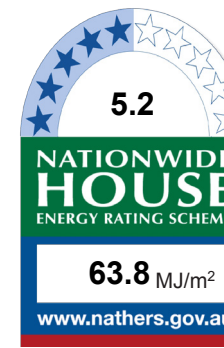


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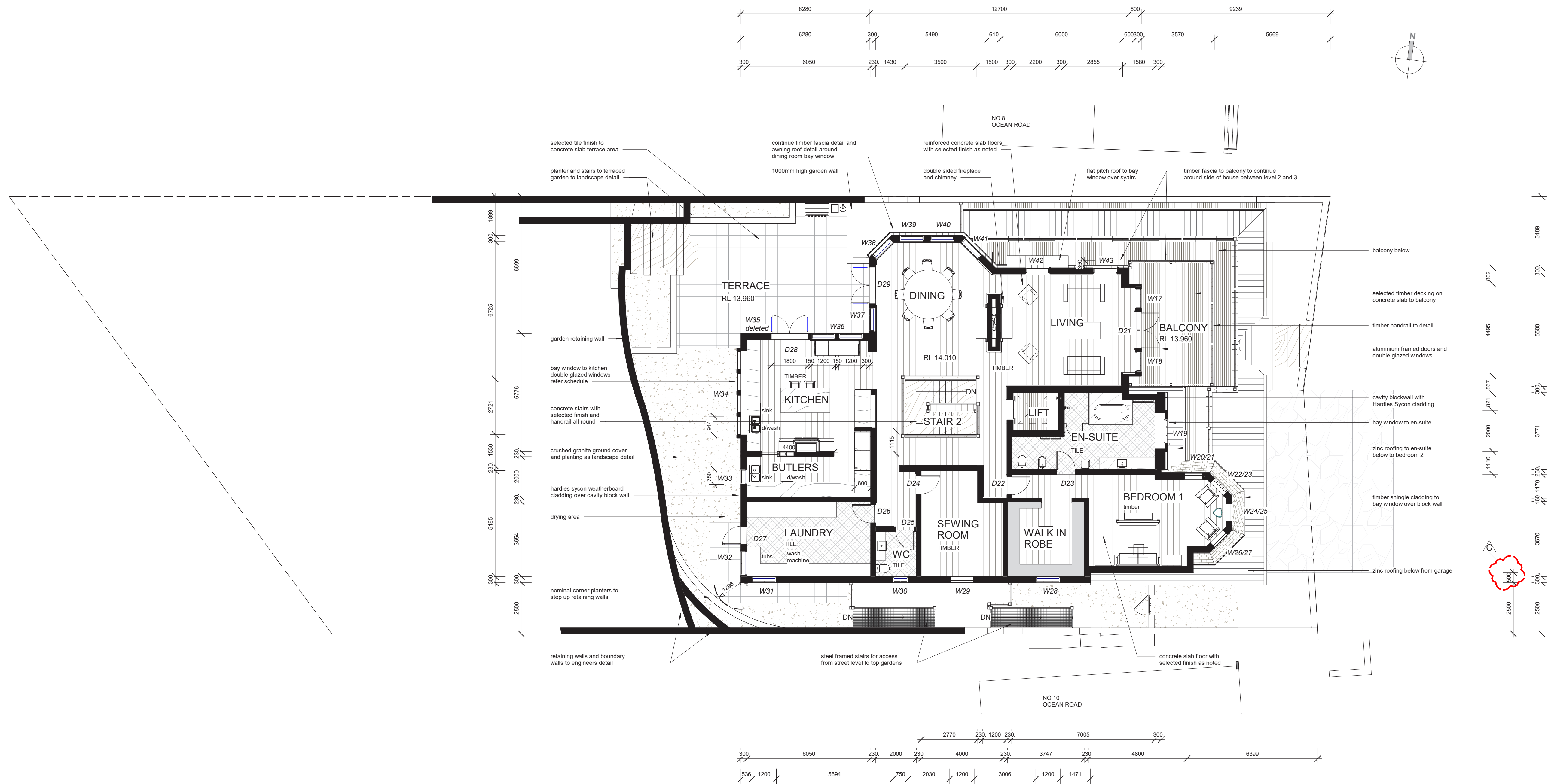
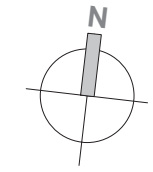
PLAN - LEVEL 2			
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1 LEVEL 3  
1 : 100

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PLAN - LEVEL 3			
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1907		D	

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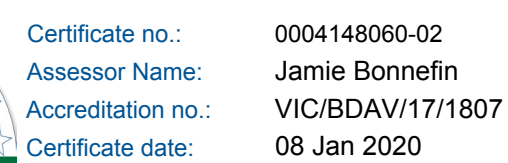
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## PLAN - ROOF

DATE  
SEPTEMBER 2019

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DWG NO.

DA-104

CHICKEN

D

A diagram of a neuron. It shows a cell body (soma) with a nucleus, surrounded by a cell membrane. Dendrites extend from the cell body, and an axon extends from the cell body. The axon is covered by a myelin sheath. The diagram is labeled with 'Cell Body', 'Dendrites', and 'Axon'.



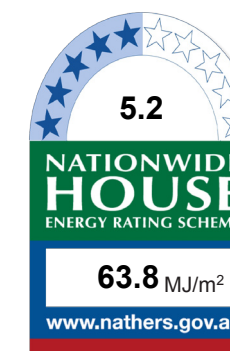


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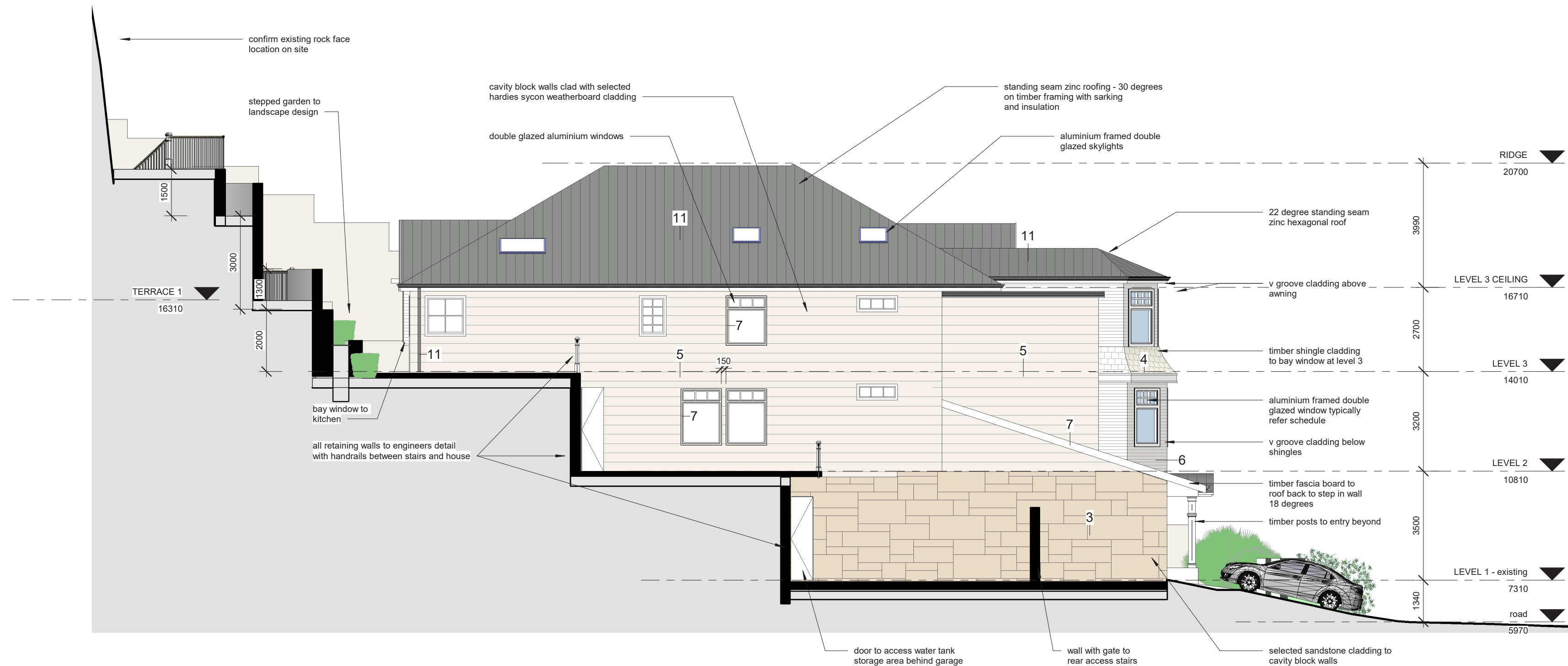
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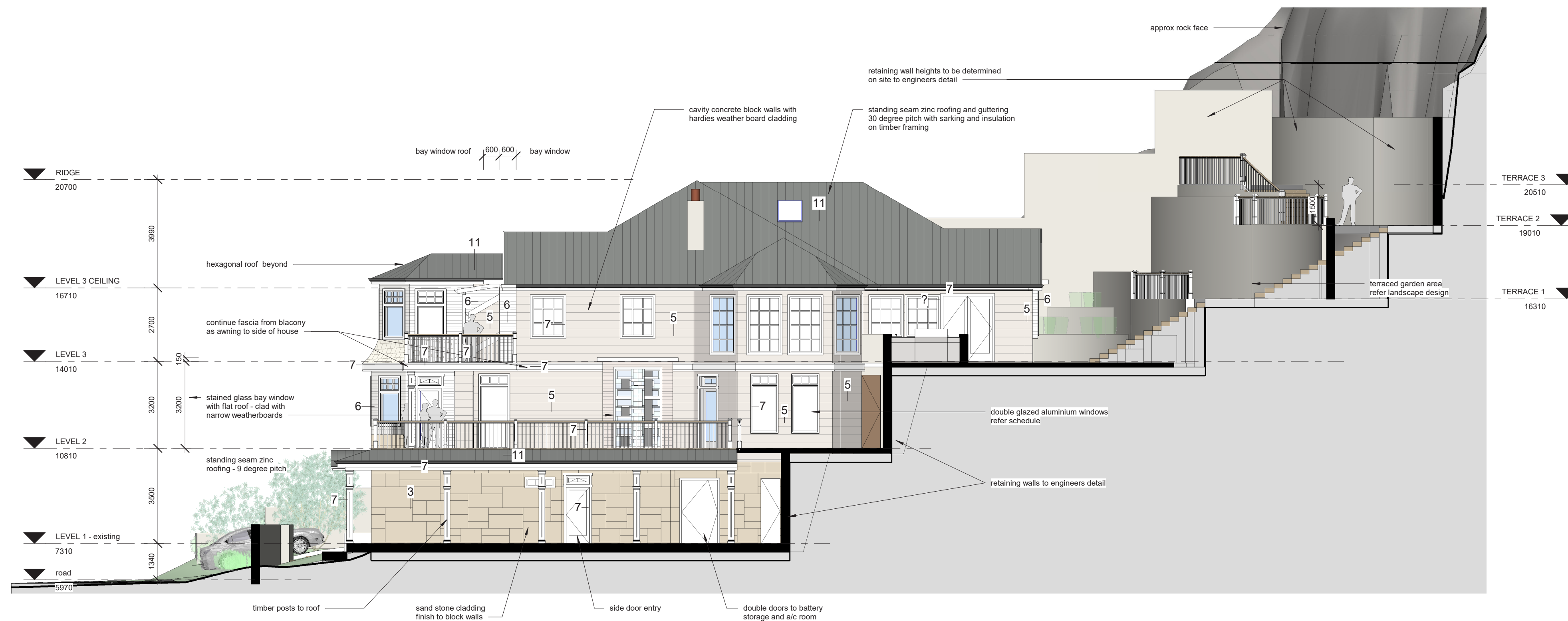




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2 Elevation - SOUTH  
1 : 100



1 Elevation - NORTH  
1 : 100

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ELEVATIONS - NORTH AND SOUTH

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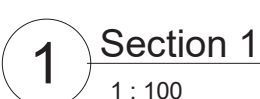


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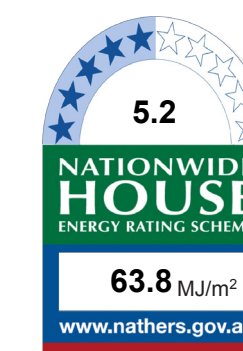


10M

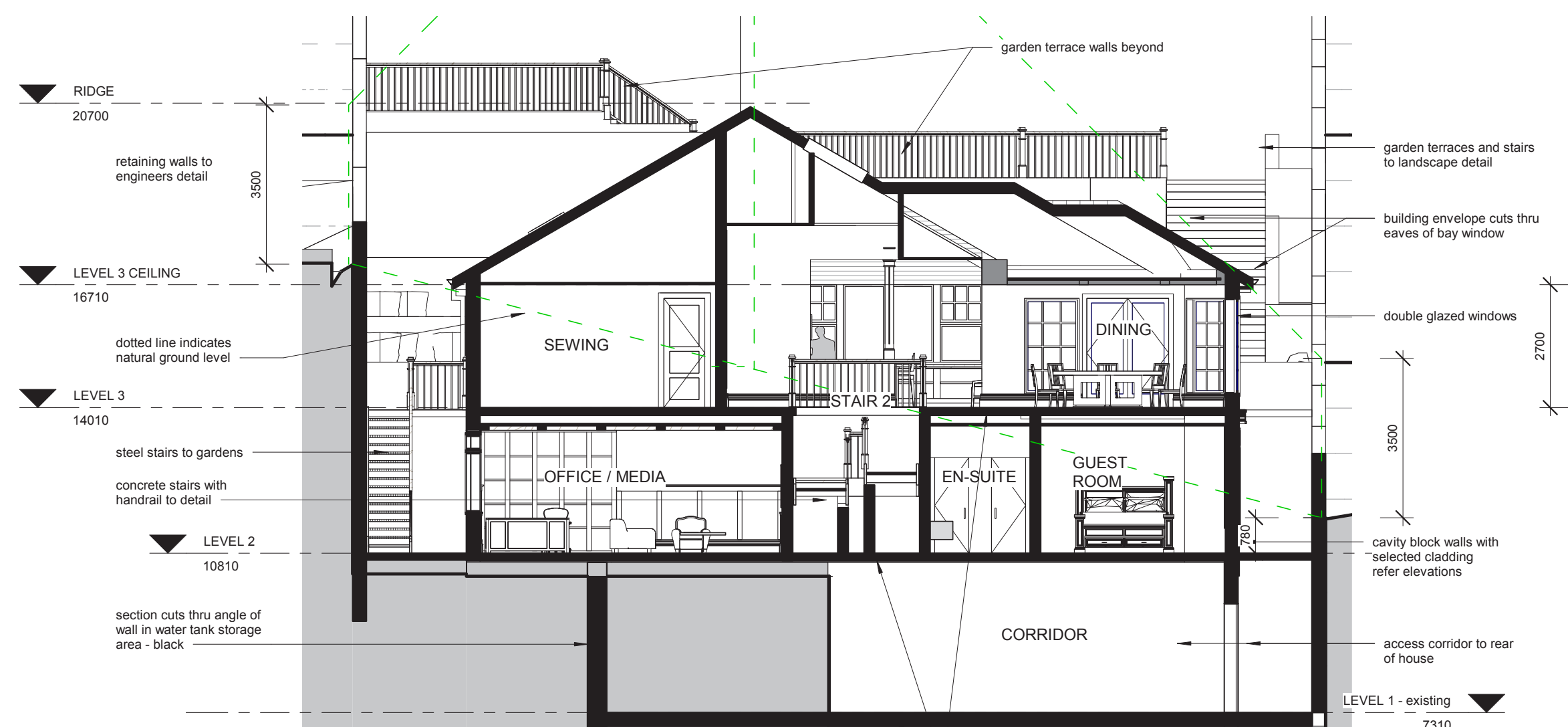
8.5M



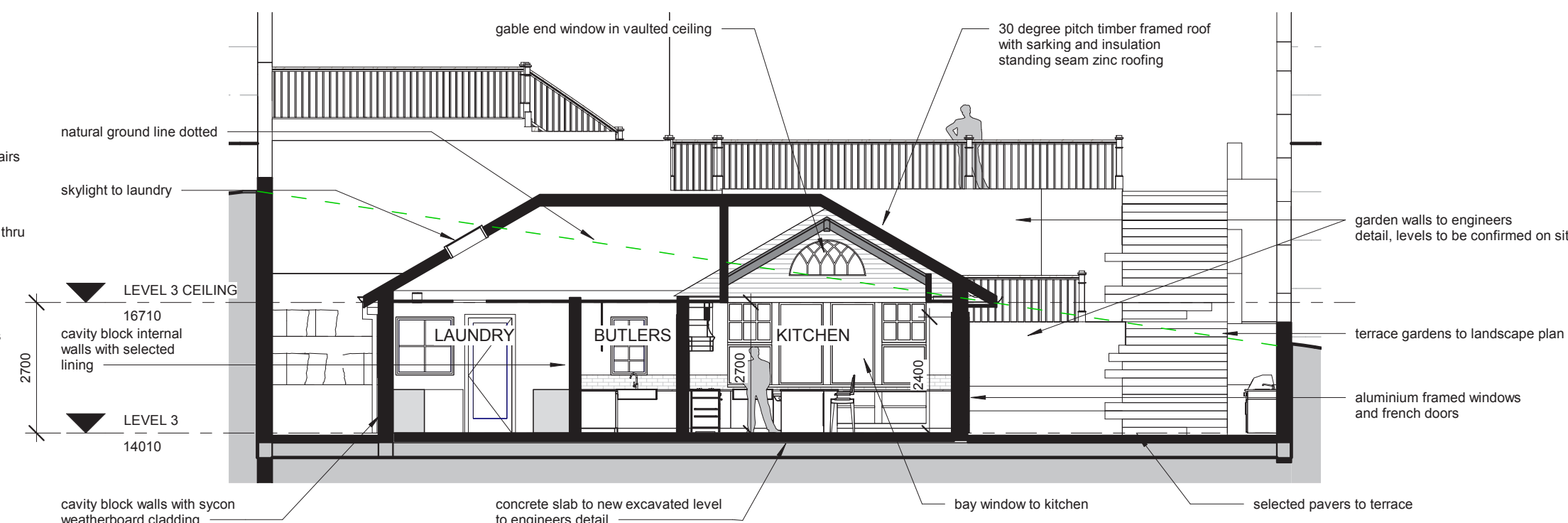




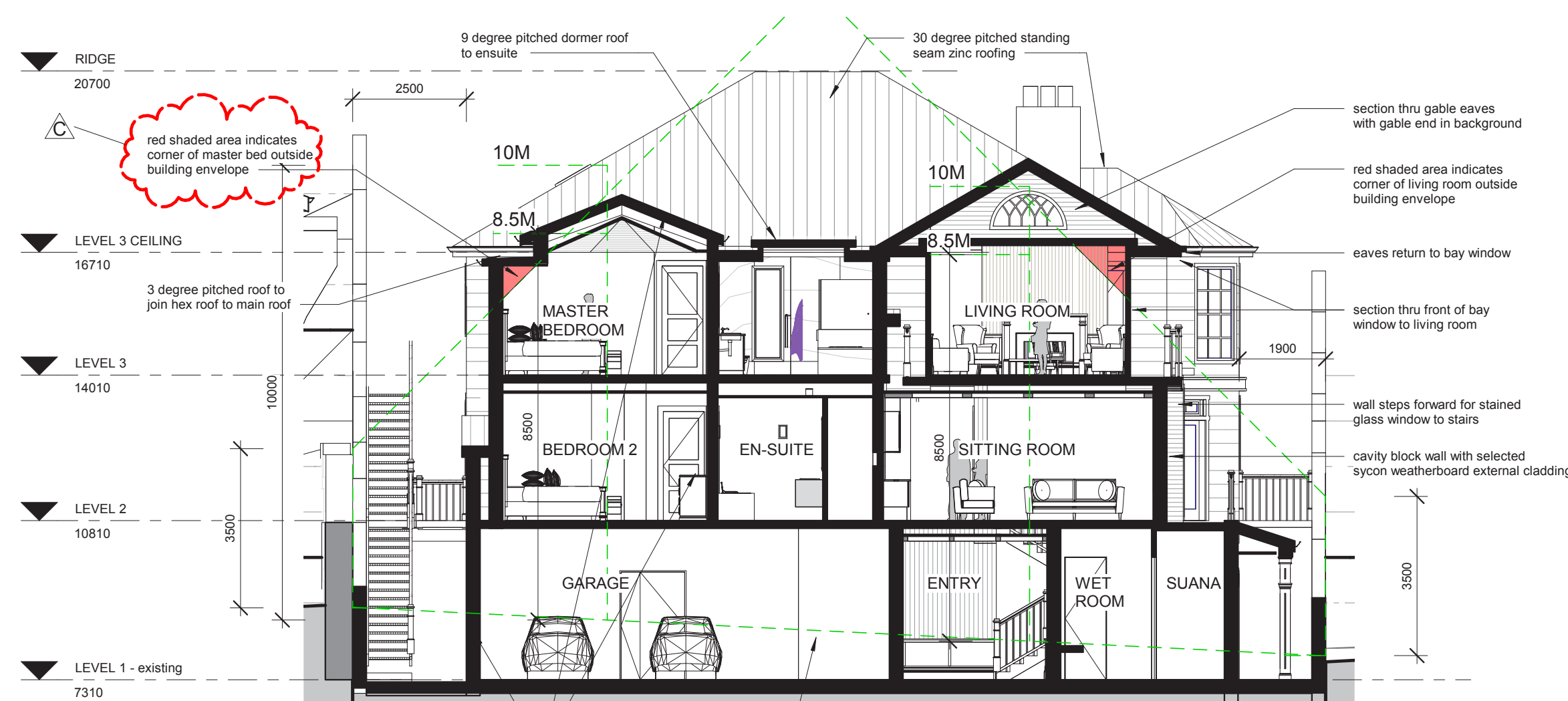
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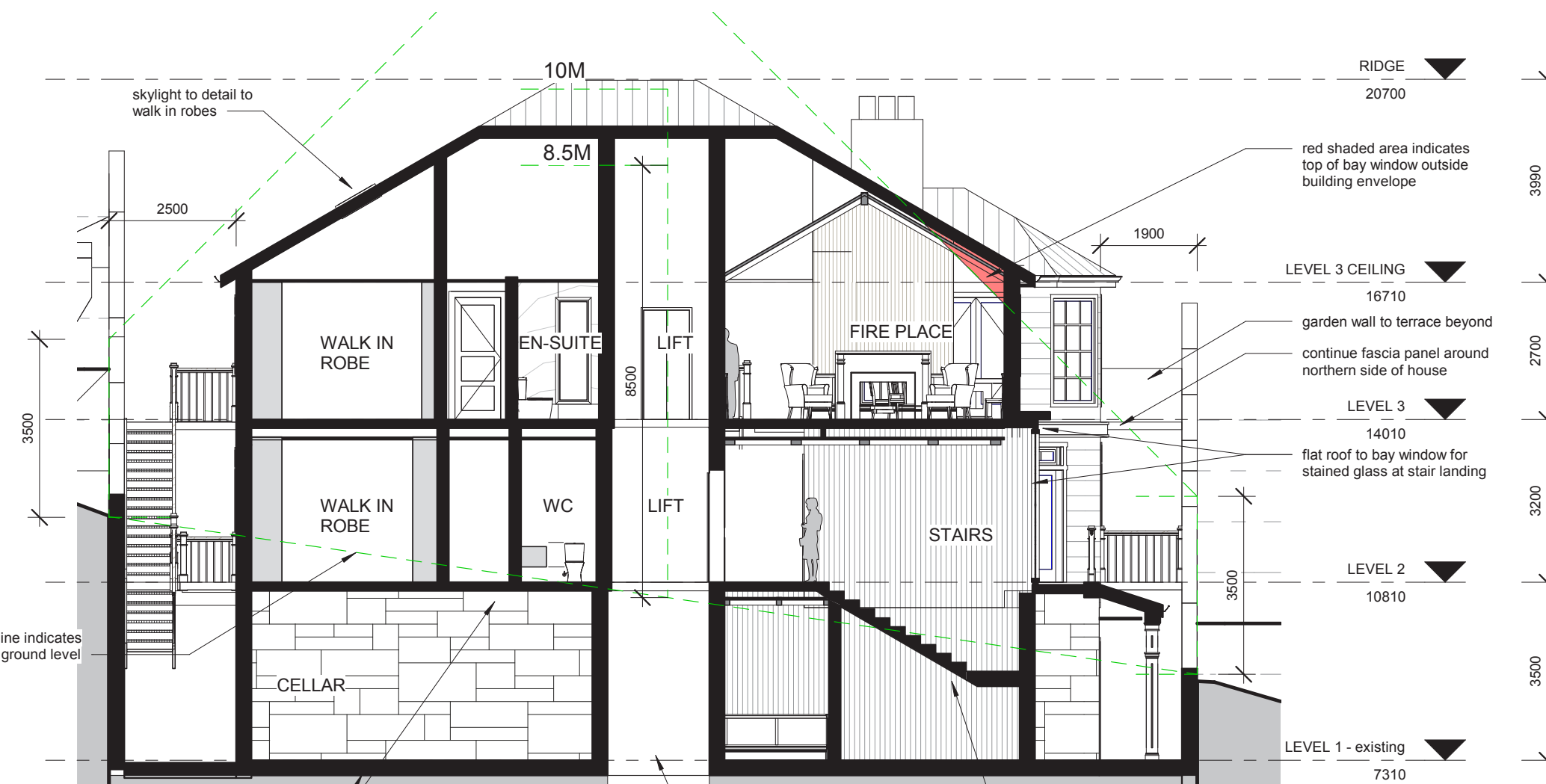
5 Section E - THRU CENTRE OF DINING ROOM  
1 : 100



6 Section F - THRU LAUNDRY / KITCHEN  
1 : 100



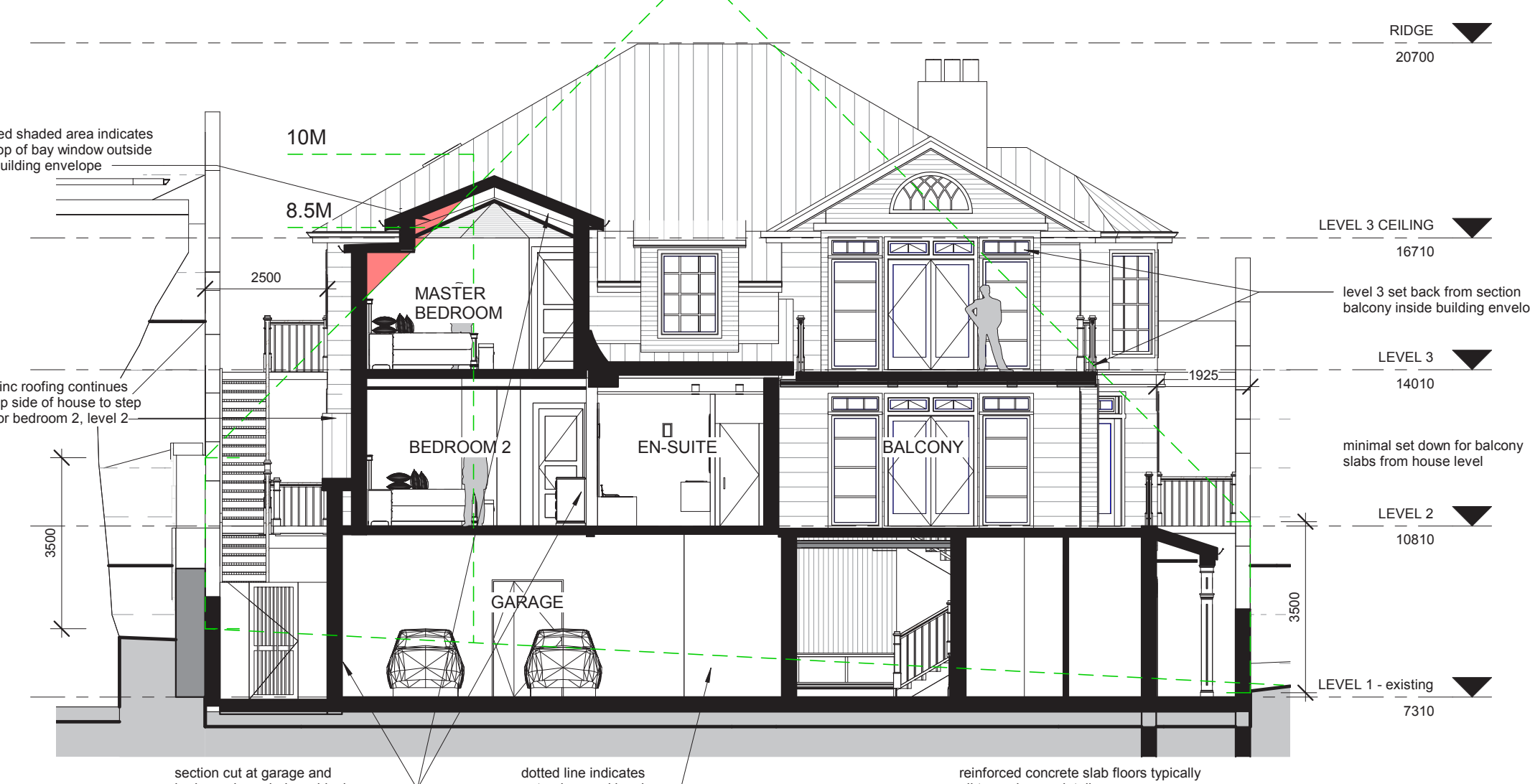
3 Section C - THRU LEVEL 3 BAY WINDOW  
1 : 100



4 Section D - THRU LIFT  
1 : 100



1 Section A - AT GARAGE  
1 : 100



2 Section B - THRU CENTRE OF GARAGE  
1 : 100

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CROSS SECTIONS - A TO F

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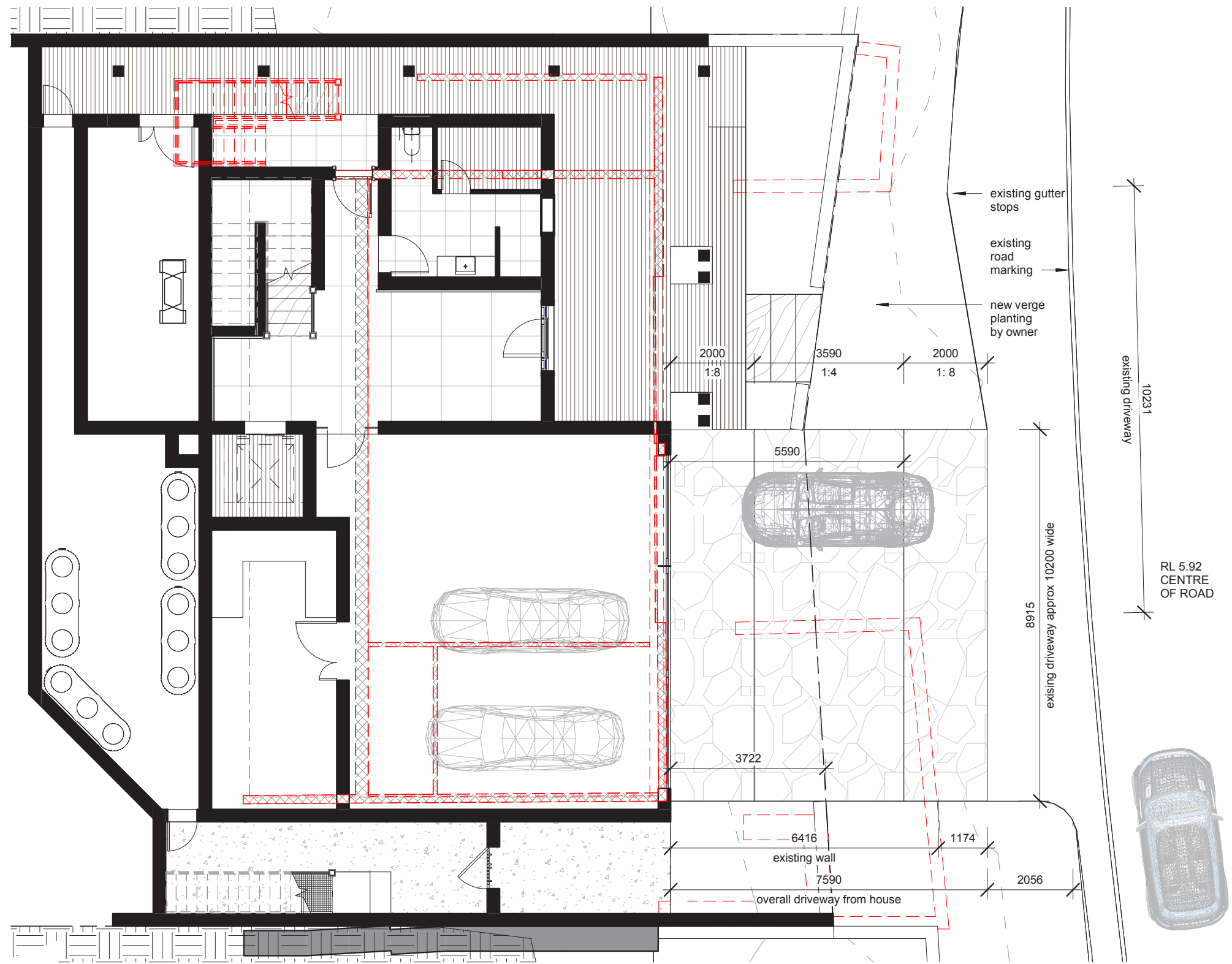
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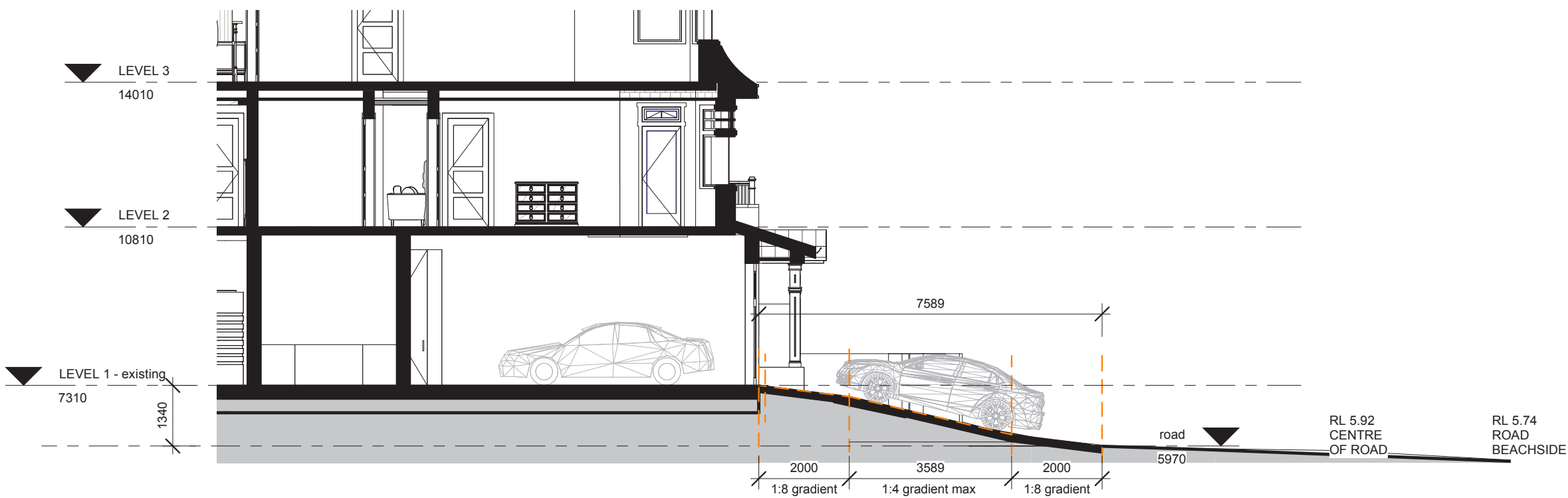




3 3D View - PROPOSED NEW DRIVEWAY



1 LEVEL 1 - DRIVEWAY GRADIENTS  
1: 100



2 Section - DRIVEWAY CROSSING  
1: 100

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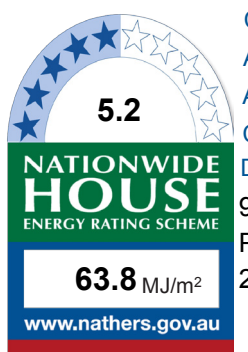
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SECTION - DRIVEWAY			
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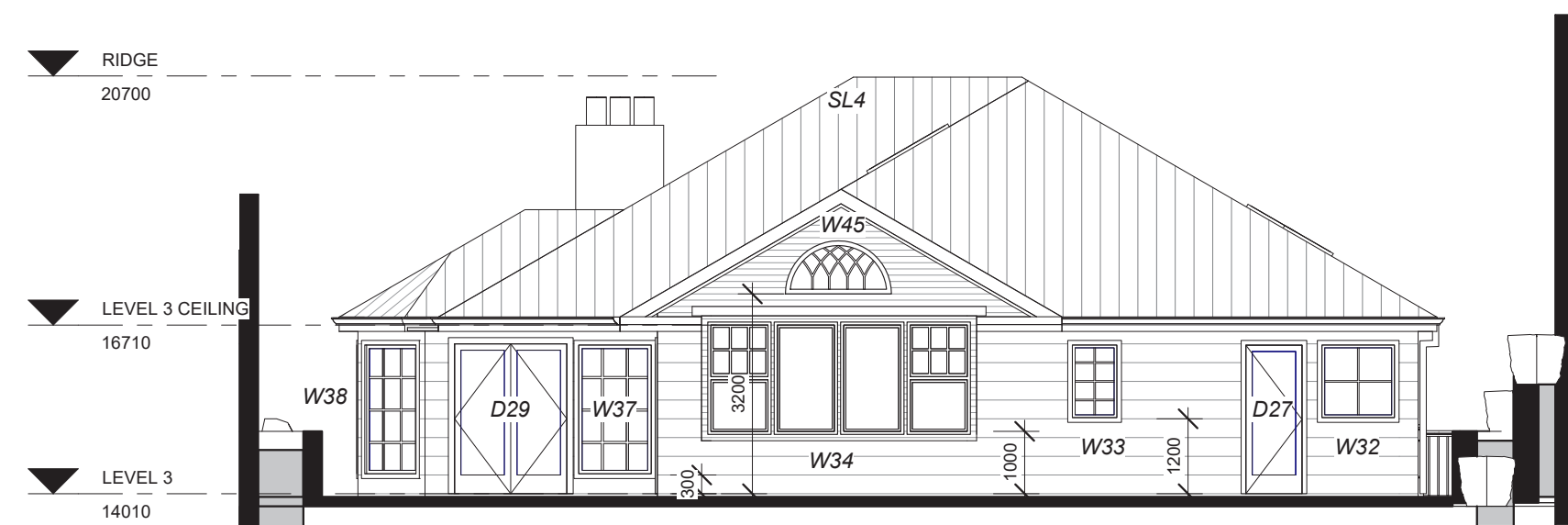
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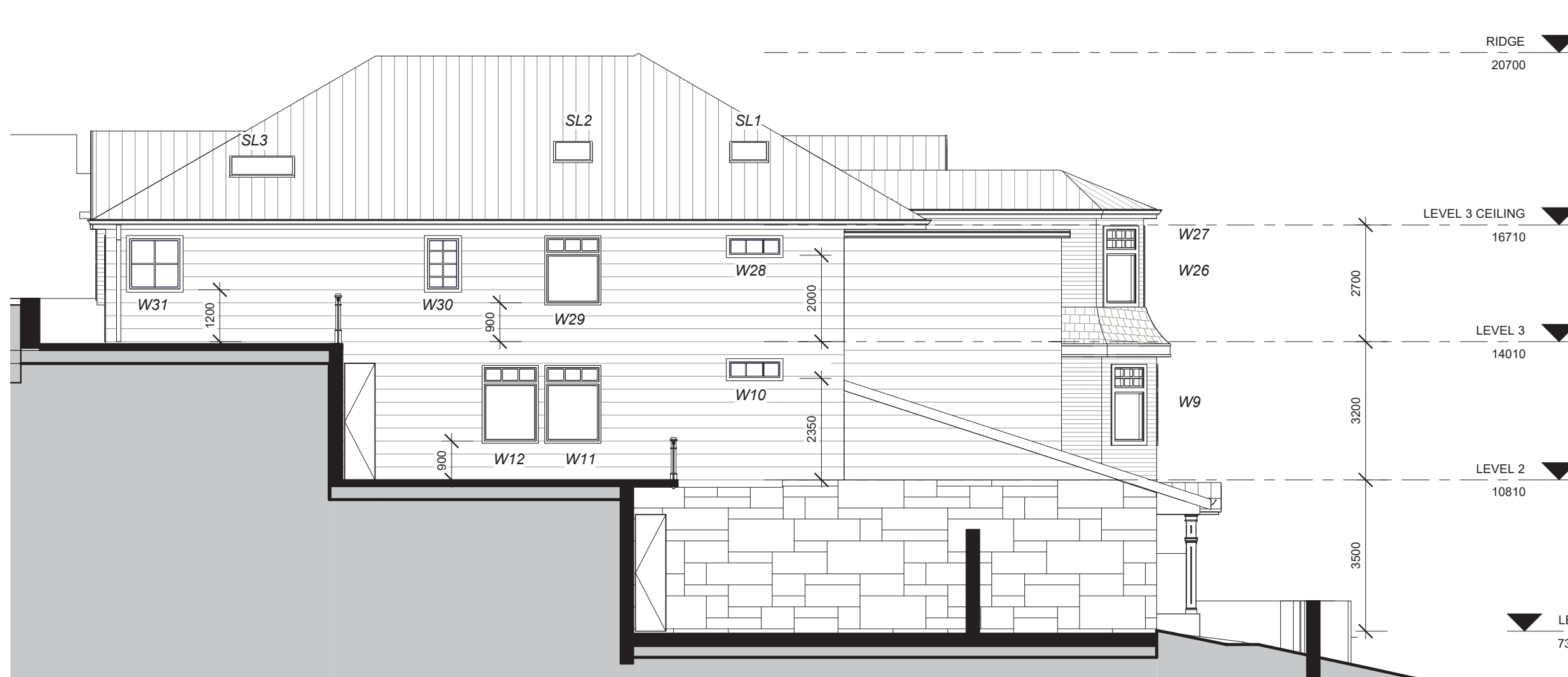
2 Windows - EAST ELEVATION  
1 : 100



3 Windows - NORTH ELEVATION  
1 : 100



4 Windows - WEST ELEVATION  
1 : 100



5 Windows - SOUTH ELEVATION  
1 : 100

#### WINDOW SCHEDULE NOTE: ALL WINDOWS ALUMINIUM FRAME DOUBLE GLAZED

No.	width x height	description
<b>LEVEL 1</b>		
W1	800 DIA.	circular / fixed glass
W2	900 x 300	2 fixed / 1 awning
<b>LEVEL 2</b>		
W3	1000 x 2700	fixed and awning / fan light above
W4	1000 x 2700	fixed and awning / fan light above
W5	800 x 1700	1000 sill / fixed and awning / obscure & clear glass
W6	800 x 1700	1000 sill / fixed and awning / obscure & clear glass
W7	950 x 1700	900 sill / fixed and awning / clear glass
W8	950 x 1700	900 sill / fixed and awning / clear glass
W9	950 x 1700	900 sill / fixed and awning / clear glass
W10	1000 x 400	2300 sill / fixed / clear glass
W11	1200 x 1800	900 sill / fixed and awning / clear glass
W12	1200 x 1800	900 sill / fixed and awning / clear glass
W13	900 x 2100	300 sill / fixed and awning / clear glass
W14	900 x 2100	300 sill / fixed and awning / clear glass
W15	1800 x 3000	fixed / stained glass
W16	1000 x 2700	fixed and awning / clear glass
<b>LEVEL 3</b>		
W17	1000 x 2700	fixed and awning / fan light above / clear glass
W18	1000 x 2700	fixed and awning / fan light above / clear glass
W19	1200 x 1900	700 sill / fixed and awning / clear glass
W20	950 x 1700	900 sill / fixed and awning / clear glass
W21	DELETED	DELETED
W22	950 x 1700	900 sill / fixed and awning / clear glass
W23	DELETED	DELETED
W24	950 x 1700	900 sill / fixed and awning / clear glass
W25	DELETED	DELETED
W26	950 x 1700	900 sill / fixed and awning / clear glass
W27	DELETED	DELETED
W28	1000 x 400	2300 sill / fixed / clear glass
W29	1200 x 1800	900 sill / fixed and awning / clear glass
W30	750 x 1200	1200 sill / fixed and awning / obscure glass
W31	1200 x 1200	1200mm sill / fixed and awning / clear glass
W32	1200 x 1200	1200 sill / fixed and awning / clear glass
W33	750 x 1200	1200 sill / fixed / clear glass
W34	900 x 1700 x4	1000 sill / fixed and awning / clear glass
W35	DELETED	DELETED
W36	1200 x 2100 x2	300 sill / fixed and awning / clear glass
W37	1200 x 2100	300 sill / fixed and awning / clear glass
W38	1200 x 2100	300 sill / fixed and awning / clear glass
W39	1200 x 2100	300 sill / fixed and awning / clear glass
W40	1200 x 2100	300 sill / fixed and awning / clear glass
W41	1200 x 2100	300 sill / fixed and awning / clear glass
W42	1200 x 1500	900 sill / fixed and awning / clear glass
W43	1200 x 1500	900 sill / fixed and awning / clear glass

<b>GABLES</b>		
W44	1700 x 850	half round decorative / clear glass
W45	1700 x 850	half round decorative / clear glass

<b>DOOR SCHEDULE - GLAZED</b>		
D10	1800 x 2700	2300 high doors with 300 high fan light / clear glass
D11	900 x 2700	2300 high doors with 300 high fan light / clear glass
D20	900 x 2700	2300 high doors with 300 high fan light / clear glass
D21	1800 x 2700	2300 high doors with 300 high fan light / clear glass
D27	900 x 2700	2300 high doors with 300 high fan light / clear glass
D28	1800 x 2700	2400 high doors / clear glass
D29	1800 x 2700	2400 high doors / clear glass

<b>SKYLIGHTS</b>		
SL1	900 x 900	fixed
SL2	900 x 900	fixed
SL3	1500 x 900	fixed
SL4	1500 x 900	fixed

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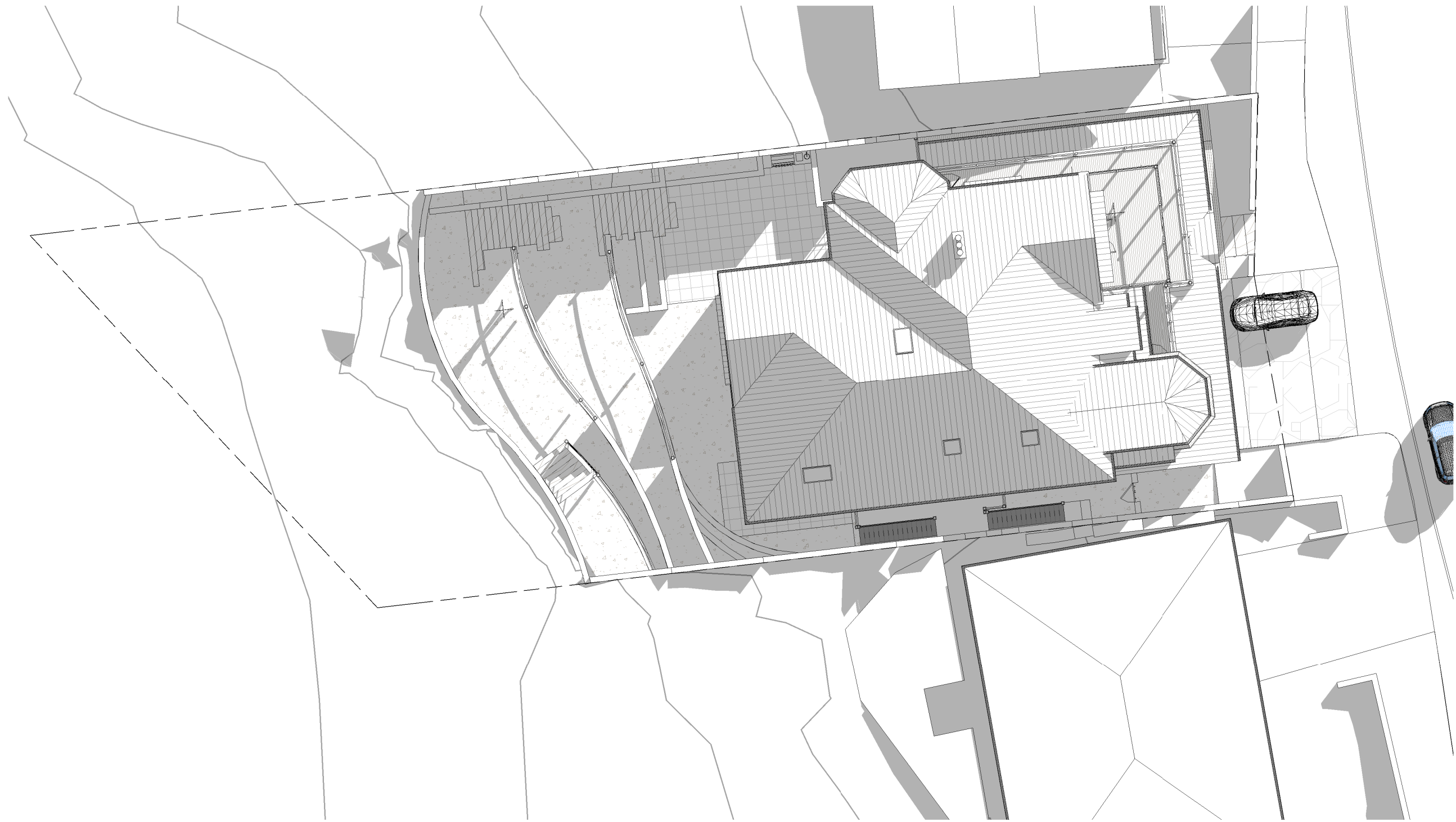
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#### WINDOW SCHEDULE

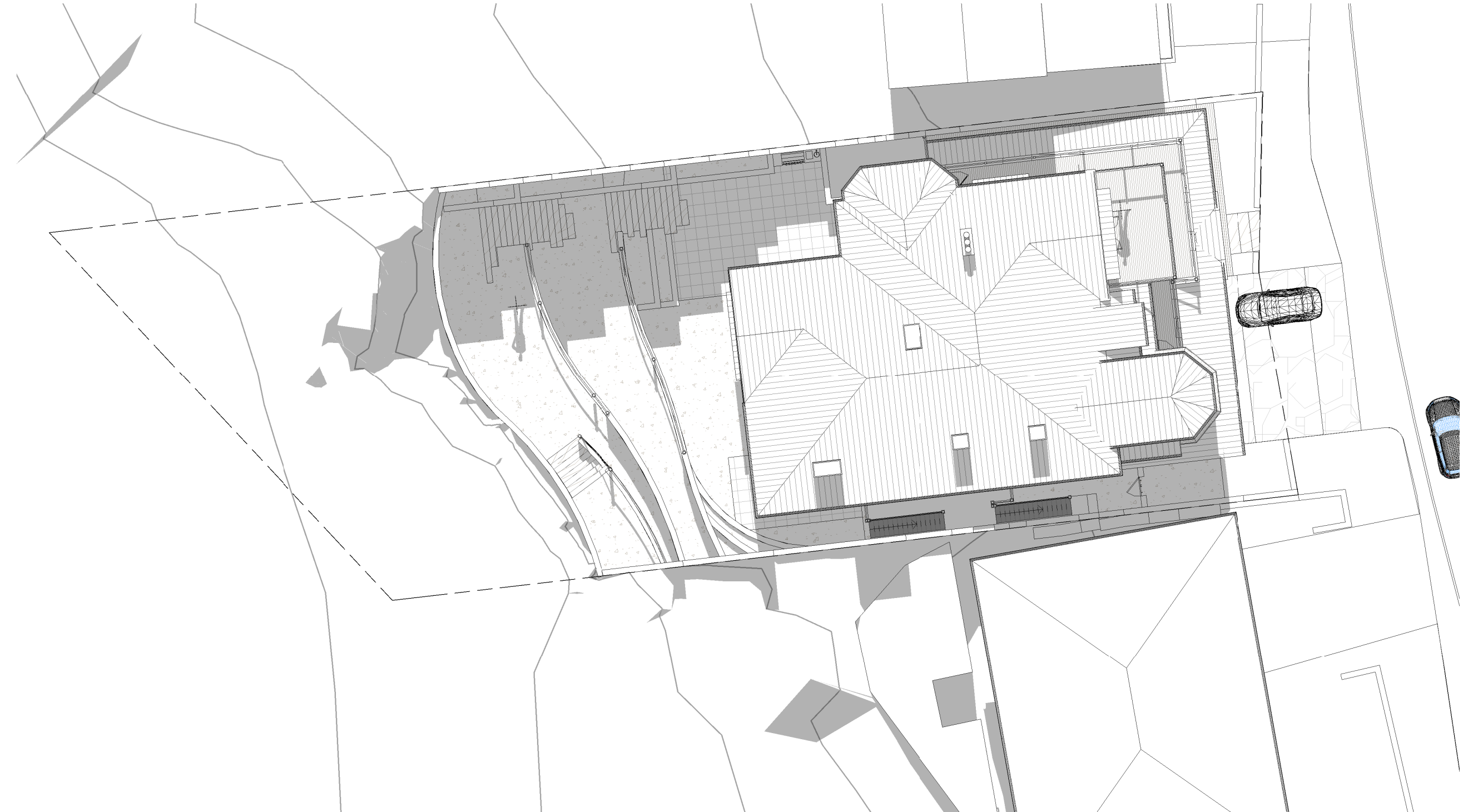
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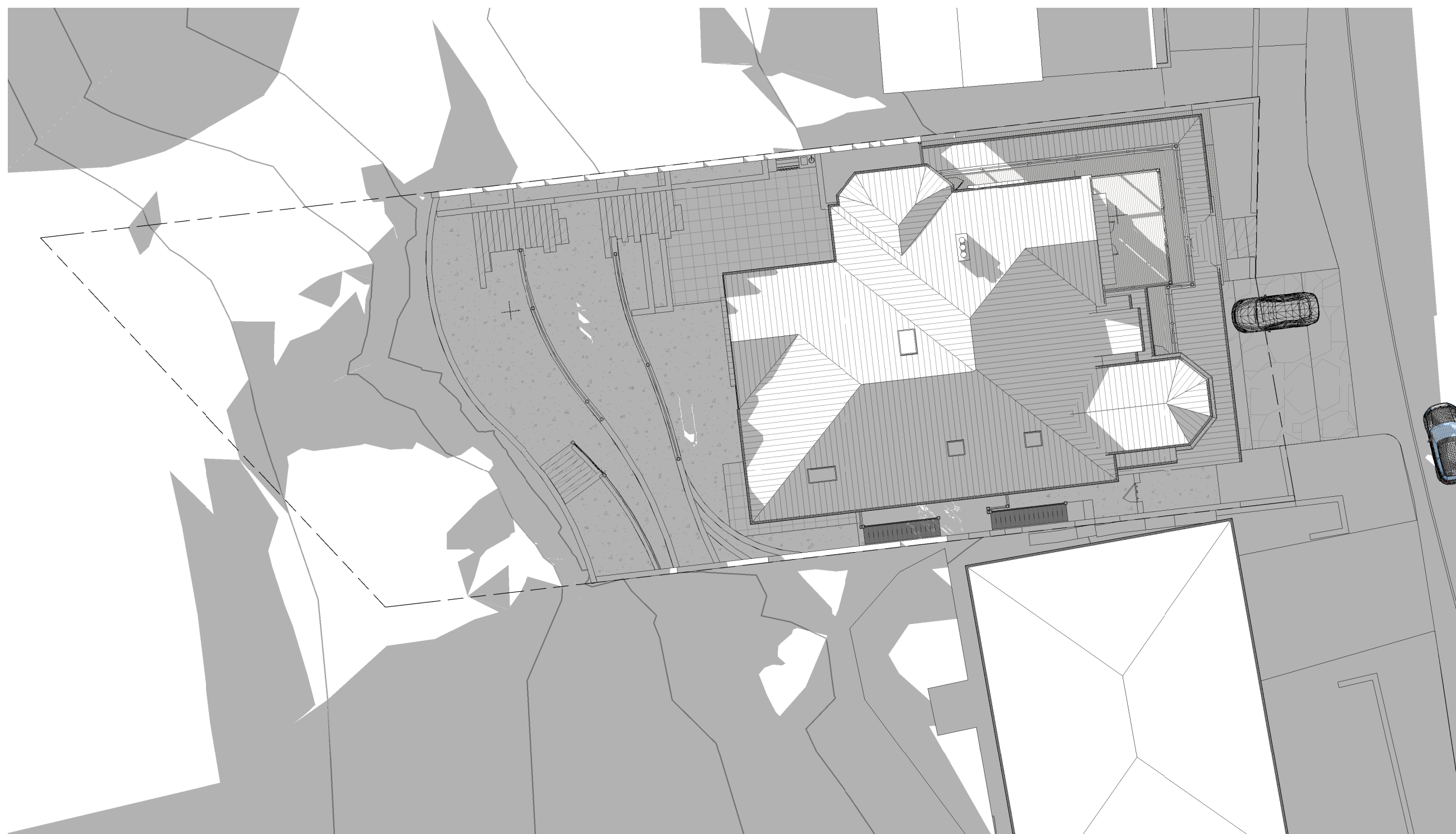




1 SHADOWS - WINTER SOLSTICE 9AM  
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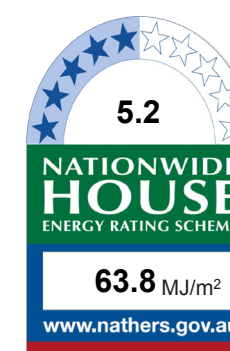


2 SHADOWS - WINTER SOLSTICE 12 NOON  
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3 SHADOWS - WINTER SOLSTICE 3PM  
1 : 200

BASIX Project Commitments		
Proposed:	Single dwelling	
Address:	9 Ocean Road	
Lot No / DP:	22/11552	
Water (All dwellings)		
Fixtures	Specification	
Shower head rating	3 star (> 6 but <= 7.5 L/min)	
Toilet rating	3 star	
Kitchen taps rating	3 star	
Bathroom taps rating	3 star	
Alternative water details		
Rainwater tank size	2250L	
Connected to:	Garden and lawn areas	
	All toilets	
	Laundry	
Thermal Comfort		
External walls	Requirements	
Concrete block, lined	Medium colour, R2.7 Bulk insulation + Anti-glare Foil	
Internal walls	No insulation	
Concrete block		
Ceiling		
External ceiling - Concrete, plasterboard	Garage only	R2.0 bulk insulation
External ceiling - Plasterboard		R4.0 bulk insulation
Internal ceiling - Concrete, plasterboard	Garage only	R2.0 bulk insulation
Internal ceiling - Concrete, plasterboard		No insulation
Roof		
Corrugated iron	Medium Colour (solar absorbance 0.475-0.7)	
Waterproofing membrane	R1.8, Antiglare reflective foil	
	No	
Floors		
Concrete slab on ground	No insulation	
Suspended concrete slab	Concrete slabs to external air	R4.0 bulk insulation
Windows		
Aluminium frame ALM-001-04	Awning	Performance glazing with U-value 5.6 and SHGC 0.36 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
Aluminium frame ALM-002-04	Fixed	Performance glazing with U-value 5.6 and SHGC 0.41 for Group B windows (double hung, fixed, louvers and sliding type windows/doors)
Downlights		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	Dwellings are rated without downlights	
Overshadowing details	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014. Table 3.12.1.1 (b) and NABERS protocols. Contact the assessor above if alterations are required.		
Energy (All Dwellings)		
Hot water	Specification	Rating
Individual system	Gas instantaneous	3 star
Ventilation		
Bathroom exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Kitchen exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Laundry	Natural ventilation only	
Control switch	N/A	
Cooling		
Individual systems - living areas	1-phase airconditioning	EER 3.5 - 4.0
Individual systems - bedroom areas	1-phase airconditioning	EER 3.5 - 4.0
Heating		
Individual systems - living areas	1-phase airconditioning	EER 3.5 - 4.0
Individual systems - bedroom areas	1-phase airconditioning	EER 3.5 - 4.0
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	Yes	
Private outdoor clothes drying line	Yes	



Certificate no.: 0004148060-02  
Assessor Name: Jamie Bonnefin  
Accreditation no.: VIC/BDV/17/1807  
Certificate date: 08 Jan 2020  
Dwelling Address:  
9 Ocean Road  
Palm Beach, NSW  
2108  
www.nathers.gov.au



D 06/01/2020 DA SUBMISSION TO COUNCIL  
REVISION

CLIENT JOHN BUBB AND  
CHRISTINA NEUMANN-BUBB

PROJECT DEVELOPMENT APPLICATION  
PROPOSED NEW HOUSE

LOCATION 9 OCEAN ROAD PALM BEACH

map architecture - interiors

L1/255-259 Pacific Highway North Sydney NSW 2060  
t: 0400 044 277 e: info@mapai.com.au

SHADOWS - WINTER SOLSTICE

DATE SEPTEMBER 2019	SCALE 1 : 200	DRAWN BY GJ	CHECKED BY Checker
PROJECT NO. 1907	DWG NO. DA-501	6/01/2020 4:12:30 PM	