

11 Oak Street, North Narrabeen

6.3

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

46.9

MJ/m²

www.nathers.gov.au

0006679716

18 Oct 2021

Assessor Martin Pinson

Accreditation No. DMV/19/1921

Address

11 Oak Street , North
Narrabeen , NSW , 2101

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DRAWING REGISTER			
Drawing No.	Revision	Date	Sheet Name
A000	N	17.03.2022	COVER SHEET
A001	N	17.03.2022	SITE PLAN
A002	N	17.03.2022	SITE ANALYSIS
A003	N	17.03.2022	DEMOLITION PLAN
A011	N	17.03.2022	EX. SHADOW DIAGRAMS - JUNE 22
A012	N	17.03.2022	SHADOW DIAGRAMS - JUNE 22
A101	N	17.03.2022	GROUND FLOOR PLAN
A102	N	17.03.2022	FIRST FLOOR PLAN
A103	N	17.03.2022	ROOF PLAN
A201	N	17.03.2022	WEST ELEVATION (FACADE)
A202	N	17.03.2022	EAST ELEVATION
A203	N	17.03.2022	NORTH ELEVATION
A204	N	17.03.2022	SOUTH ELEVATION
A301	N	17.03.2022	LONG SECTION
A302	N	17.03.2022	SECTIONS
A303	N	17.03.2022	DRIVEWAY SECTION
A501	N	17.03.2022	3D PERSPECTIVE
A502	N	17.03.2022	3D PERSPECTIVE
A503	N	17.03.2022	3D PERSPECTIVE

LOCATION MAP (SOURCE: SIX MAPS)

DSA

DANIEL SIRIC
ARCHITECTS

Nominated Architect: Daniel Siric NSW ARB No. 9115 (M) 0414 670 218

REV	DATE	DESCRIPTION
F	24.05.2021	DRAFT FLOOR PLANS
G	30.06.2021	DRAFT FLOOR PLANS
H	08.07.2021	DRAFT CONCEPT
J	13.07.2021	DRAFT CONCEPT
K	31.08.2021	DRAFT DA
L	09.11.2021	DA ISSUE
N	17.03.2022	DA ISSUE - ADD. INFO.

NORTH:

PROJECT:

PROPOSED NEW SINGLE DWELLING

11 OAK STREET
NORTH NARRABEEN NSW 2101
LOT 27 IN DP6544

COVER SHEET

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A000 N

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11 OAK STREET, NORTH NARRABEEN

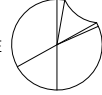
LOT 27 IN DP6544
SITE AREA: 693.0m²

AREA BREAKDOWN

GROUND FLOOR 201.7m²
FIRST FLOOR 153.6m²
TOTAL 355.3m²

LANDSCAPING

PROPOSED LANDSCAPED AREA 259.8m² 37.5%
AREA BETWEEN FRONT BOUNDARY AND DWELLING 113.5m²
PROPOSED LANDSCAPED FRONT YARD 54.1m² 39.1%
REQUIRED LANDSCAPED FRONT YARD 68.1m² 60%

EXISTING TREE  PROPOSED TREE 

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SITE PLAN

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A001

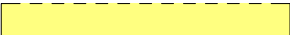
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LEGEND

SUMMER SUN PATH



WINTER SUN PATH



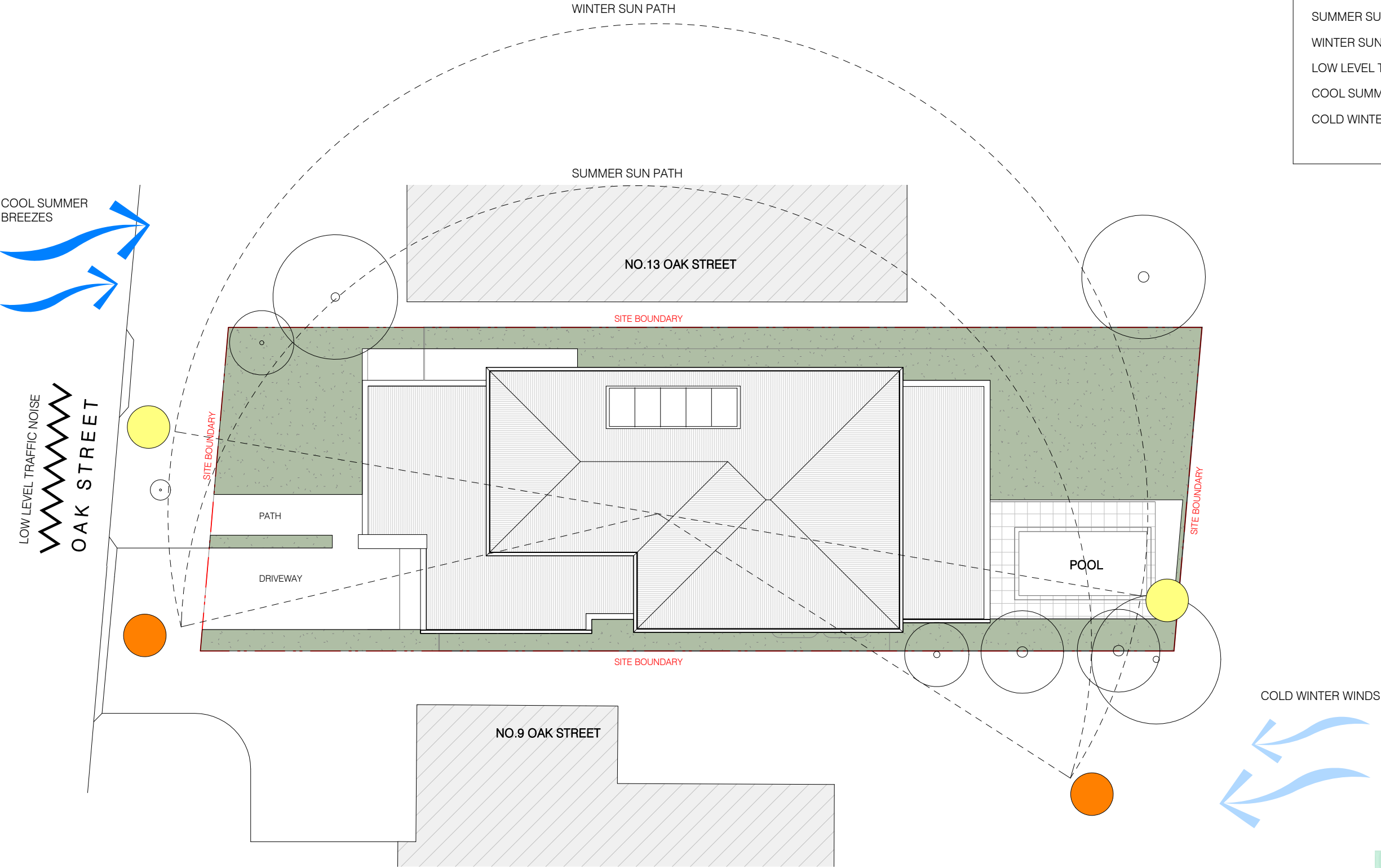
LOW LEVEL TRAFFIC NOISE



COOL SUMMER BREEZES



COLD WINTER WINDS





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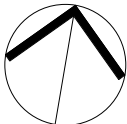
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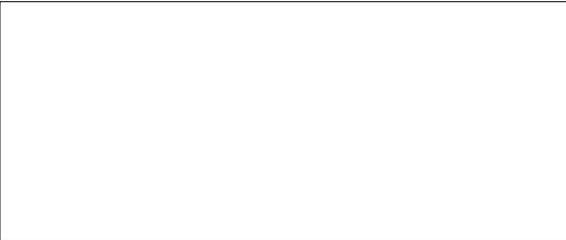
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SITE ANALYSIS

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Date: 17.03.2022

A002

N

DEMOLITION NOTES

ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

A.

COMPLIANCE WITH THE REQUIREMENTS OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES' WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT;

B.

ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER

C.

ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH **NORTHERN BEACHES** COUNCIL WASTE MANAGEMENT REQUIREMENTS AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER

D.

SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES

E.

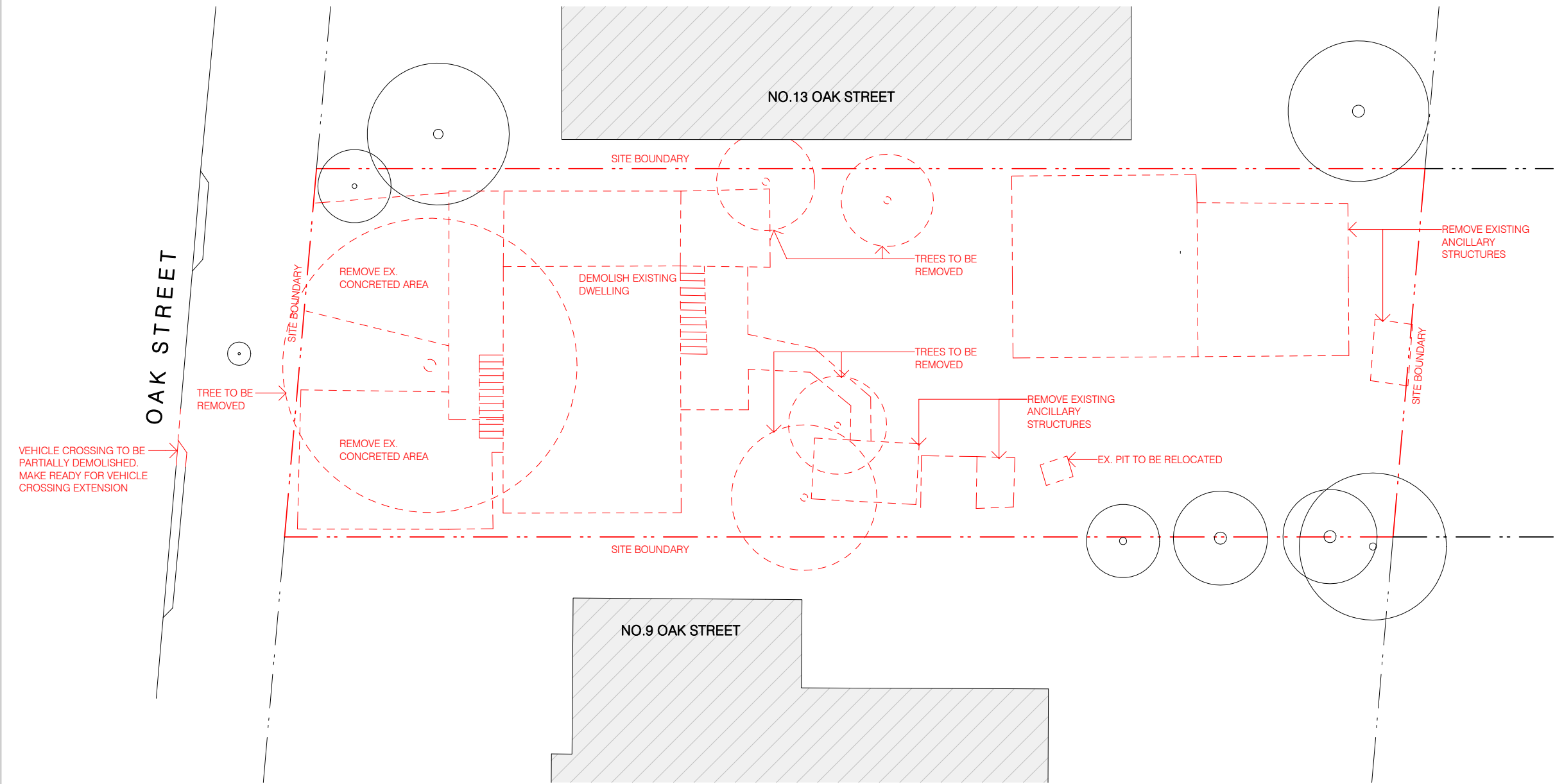
THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED

F.

THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY

G.

THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUBCONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS



6.3

NATIONWIDE HOUSE ENERGY RATING SCHEME

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DEMOLITION PLAN

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Date: 17.03.2022

A003

N

BASIX WATER SPECIFICATIONS	
Water Item	Specifications proposed
Toilets	4 stars
Kitchen Taps	5 stars
Bathroom Taps	5 stars
Showers	≤ 7.5 L/min (3 stars and mid-flow in BASIX)
Hot water recirculation/diversion	No
Pools / spas	Yes pool 27 kL max
Pools details	Pump with timer + solar heating only (pool cover optional)
Rainwater Tank	2 kL for main house (collecting > 200m2)
Rainwater Use	Irrigation and laundry (toilets optional)
Total Grass + Planting area	234 m2 max
Plants locally indigenous or 1-drop	≥ 20% = 47 m2 = locally indigenous and/or “1-drop” species)
BASIX ENERGY SPECIFICATIONS	
Energy Item	Specifications proposed
Hot Water	Instant gas - 4 stars or better
Heating for Living	1 phase AC – EER 3 or more
Heating for Beds	1 phase AC – EER 3 or more
Cooling for Living	1 phase AC – EER 3 or more (fans rewarded in NatHERS)
Cooling for Beds	1 phase AC – EER 3 or more (fans rewarded in NatHERS)
Zoning for AC	None (i.e. both areas can now be cooled simultaneously)
Kitchen Exhaust	Fan to façade or roof - manual on/off
Bathroom Exhaust	Fan to façade or roof - manual on/off
Laundry Exhaust	Fan to façade or roof - manual on/off
Lighting for each room	LEDs or CFLs for ≥80% fittings each room
Photovoltaic Systems	Yes, 1.5 kW or more
Pool details	Pump with timer + solar heating only (pool cover optional)
Vented fridge (1 side/top open)	No
Fixed External clothes lines	Yes
Internal/balcony clothes lines	No
Cooking	Gas cooktop & electric oven

THERMAL COMFORT SPECIFICATIONS	
External Walls 1 - house	Brick veneer and R2.5 added
External Walls 2 - house	FC weatherboards and R2.5 added
External Walls 3 – garage	Brick single skin and no insulation/plasterboard
Internal Walls 1	Plasterboard on studs (fixed to studs, with no battens)
Internal Walls 2	Plasterboard, studs +R2.5 (next to garage +outdoor store room)
Internal Floors 1	Timber-framed floor with plasterboard lining
Internal Floors 2	Timber-framed floor + R2.5 (ceiling over garage + outdoor store room)
External Floors	Slab on ground (no insulation)
Floor Finishes	Finishes as shown (tiles for all except carpet in beds/therapy)
Roofs	Metal roof + sarking (all insulation at ceiling)
Roofspace	Some ventilation provided (heat/moisture control)
Roof colour	Light-colour roof
External ceilings	Plasterboard and R4.0 added
Windows – sizes/no. on CC set	Standard single glazing clear and aluminium frames
Windows - U-value	≤ 6.7 all windows and glazed doors
Windows – SHGC	0.57 ± 5% awning/hinge, 0.70 ± 5% fixed/sliders
Skylights	None
Doors	Hollow-core internal and solid-core external
Exhaust Fans	Dampers minimise infiltration (when exhaust fans are off)
Ceiling fans	Not included but can add 0.6 stars if used in all rooms
Weather Stripping	Yes - all external doors and windows
Window openings	Openings as shown on elevations
Downlights affecting insulation	LED downlights with sealed light-covers, so small or no holes in insul.

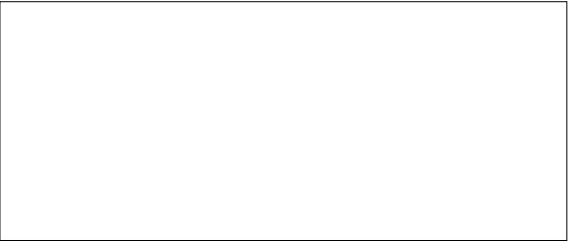
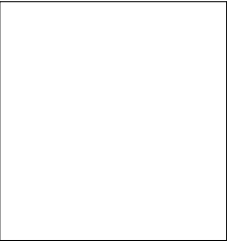


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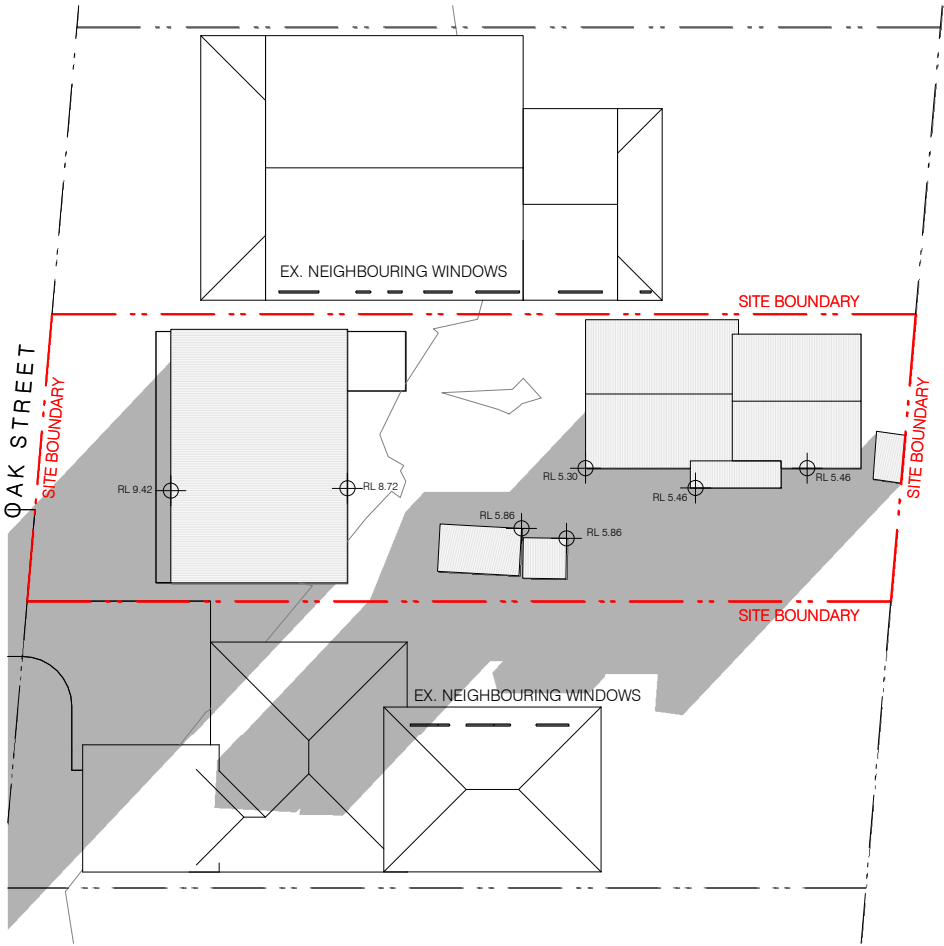
11 OAK STREET
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BASIX NOTES

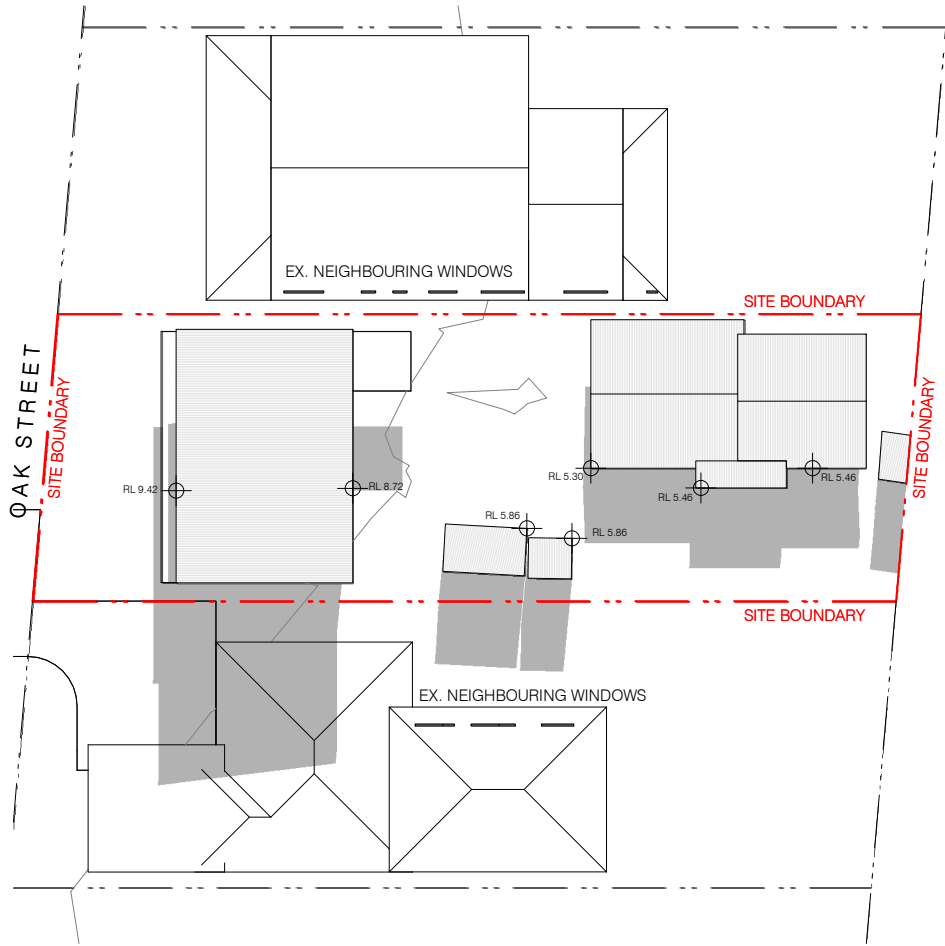
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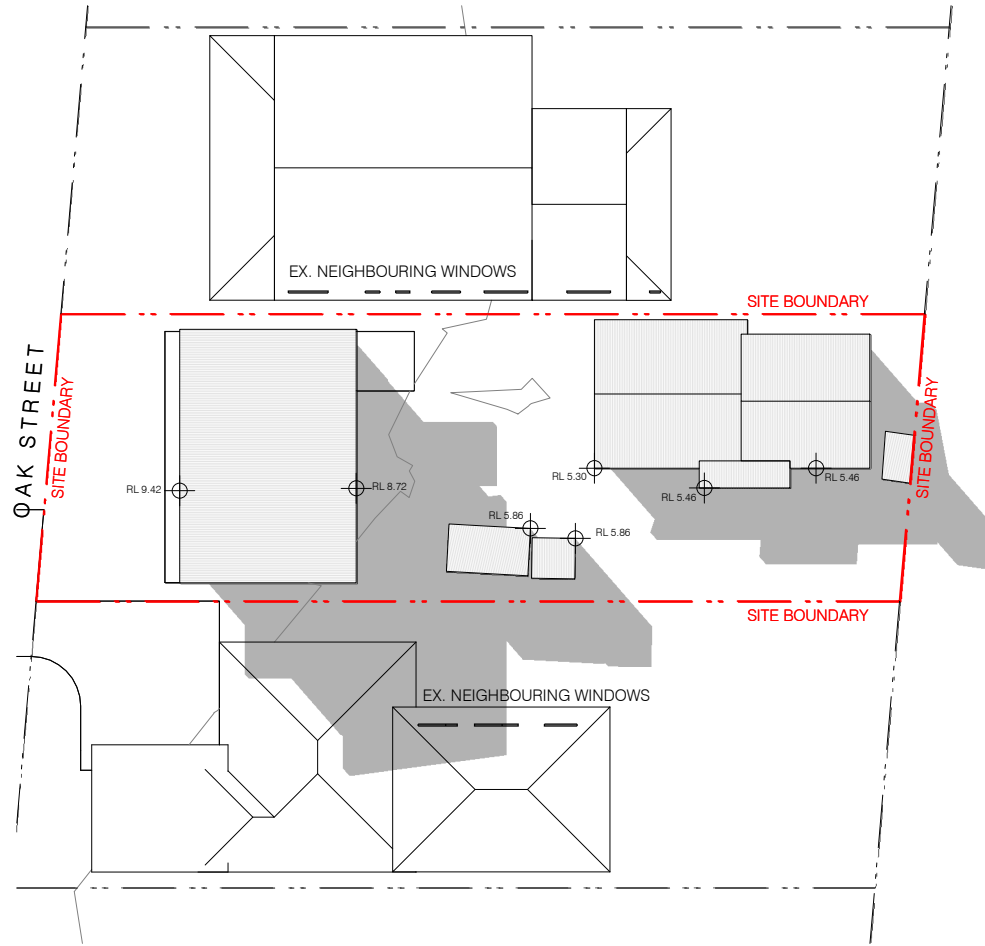
A004N



01 JUNE 22 - 9AM
1 : 400



02 JUNE 22 - 12PM
1 : 400



03 JUNE 22 - 3PM
1 : 400



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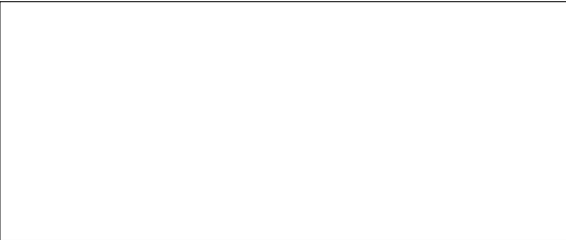
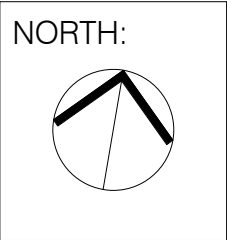
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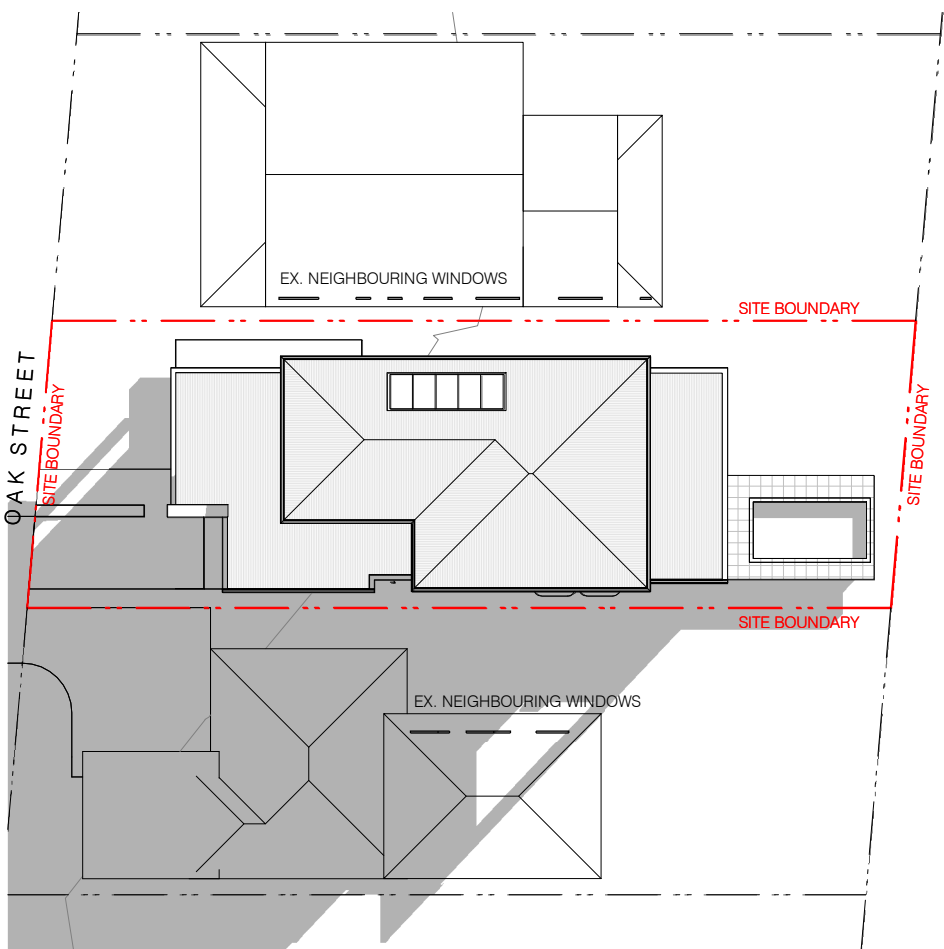
EX. SHADOW DIAGRAMS - JUNE 22

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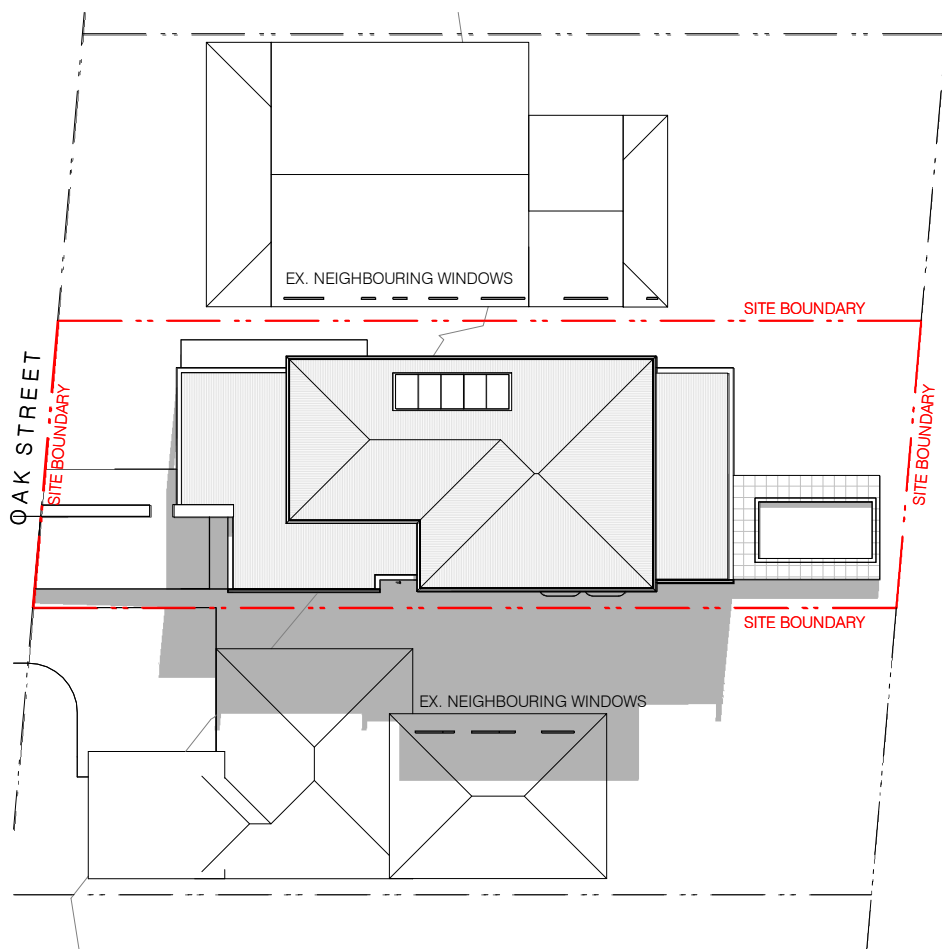
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Date: 17.03.2022

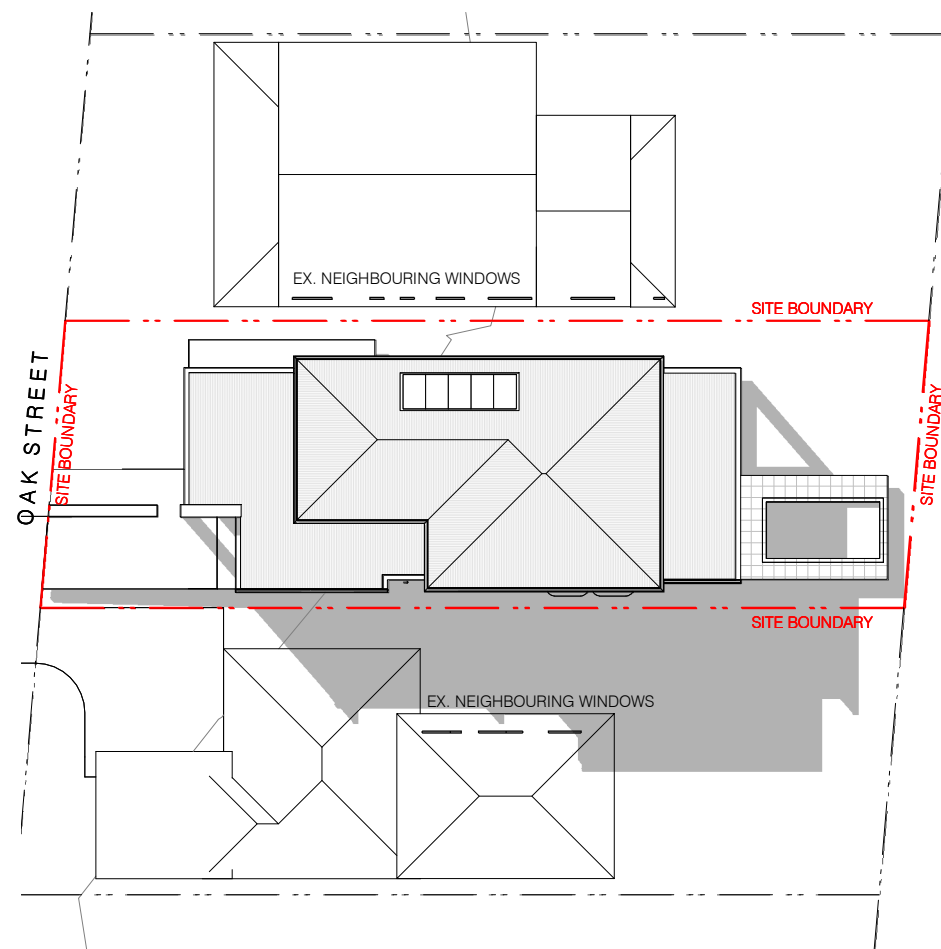
A011 N



01 JUNE 22 - 9AM
1 : 400



02 JUNE 22 - 12PM
1 : 400



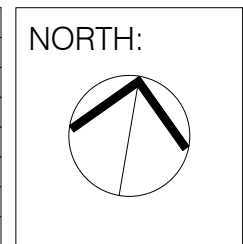
03 JUNE 22 - 3PM
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A012 **N**

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NO.13 OAK STREET

B A302

SITE BOUNDARY

1500 **23000** **2500** **9745** **1000**

4600 **600** **7830** **3200** **6000** **4700**

MAIN BEDROOM **ENSUITE** **KITCHEN / DINING / LOUNGE** **ALFRESCO**

CARER'S ROOM **ROBE** **BEDROOMS / ENSUITE** **MAIN BEDROOM** **ENSUITE** **LOUNGE**

ENTRY **GROUND FLOOR** **AREA: 201.7m²** **FFL 3.53** **DINING** **KITCHEN** **ALFRESCO** **POOL** **MAX. CAPACITY: 27KL**

POOL BARRIER TO COMPLY WITH AS1926.1-2012 **POOL BARRIER TO COMPLY WITH AS1926.1-2012** **BOUNDARY POOL BARRIER TO COMPLY WITH AS1926.1-2012**

POOL PUMP - TO BE HOUSED IN SOUND PROOF ENCLOSURE

POOL **8775** **1500** **1170** **200** **6000** **200** **200**

7500 **2930** **1200** **2000** **1200** **6000** **4700** **14000**

GARAGE **LAUNDRY** **LIFT** **KITCHEN / DINING / LOUNGE** **POOL**

1500 **1000** **8000** **200** **200**

NO.9 OAK STREET

B A302

DSA

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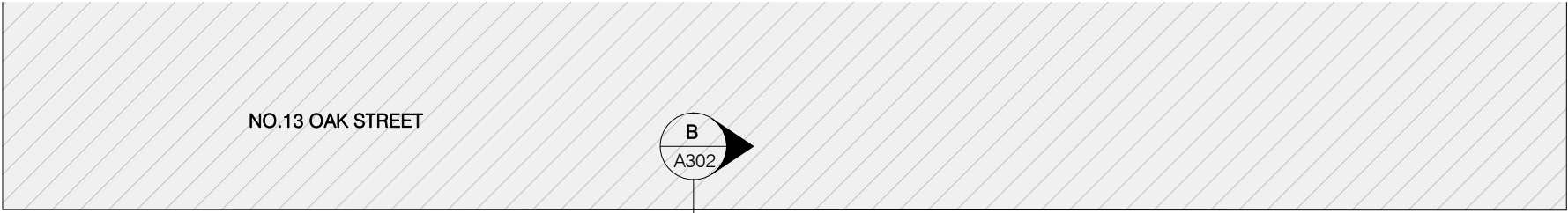
GROUND FLOOR PLAN

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Scale: 1 : 100@ A3

Date: 17.03.2022

A101 N



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FIRST FLOOR PLAN

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A102

N

6.3

NATIONWIDE
HOUSE

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Nominated Architect: Daniel Siric NSW ARB No. 9115 (M) 0414 670 218

REV	DATE	DESCRIPTION
H	08.07.2021	DRAFT CONCEPT
J	13.07.2021	DRAFT CONCEPT
K	31.08.2021	DRAFT DA
L	09.11.2021	DA ISSUE
N	17.03.2022	DA ISSUE - ADD. INFO.

NORTH:



PROJECT:

PROPOSED NEW SINGLE DWELLING

11 OAK STREET
NORTH NARRABEEN NSW 2101
LOT 27 IN DP6544

ROOF PLAN

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Scale:

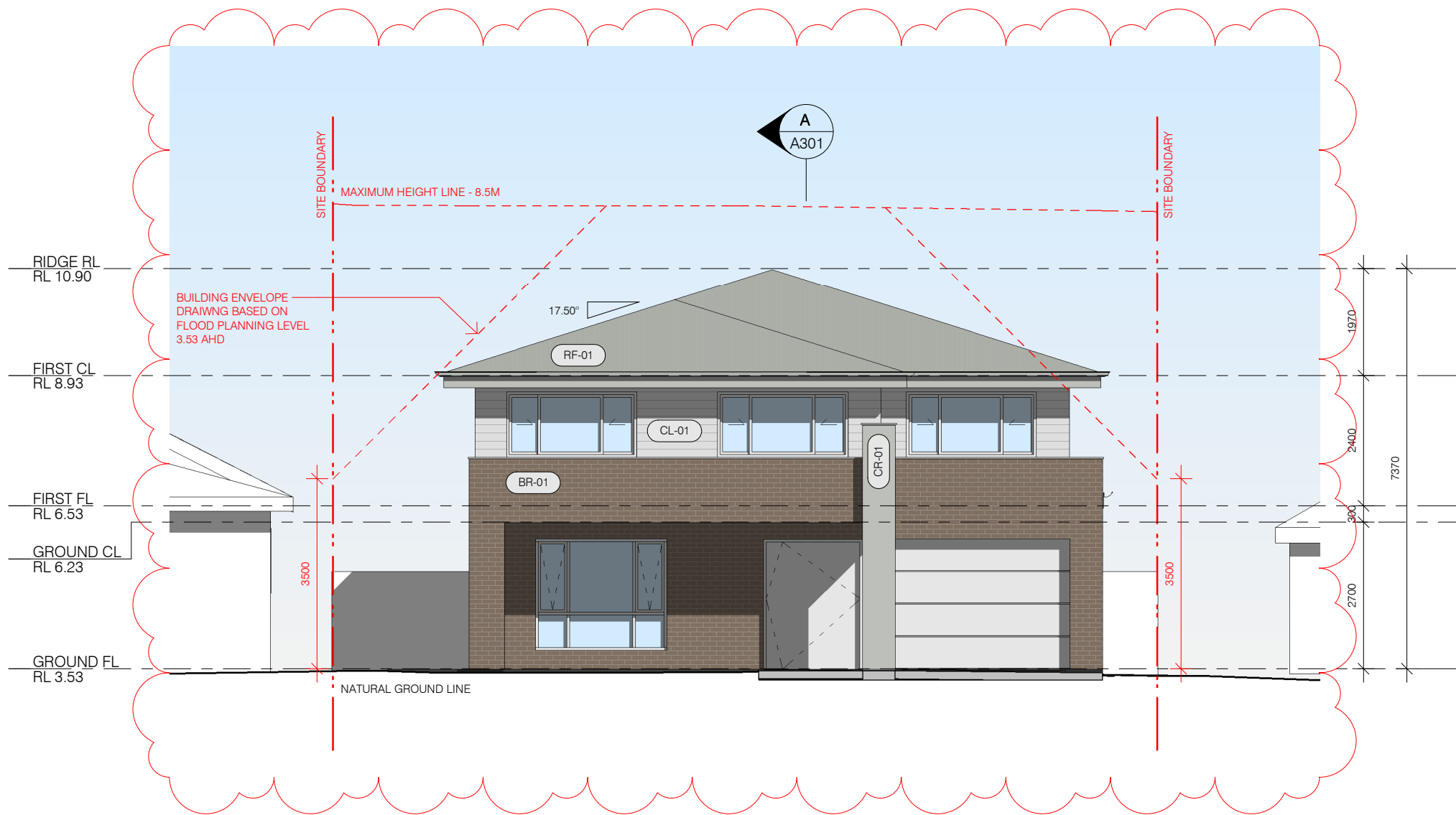
1 : 100@ A3

Date:

17.03.2022

A103

N



MATERIALS AND FINISHES			
BR-01	BRICK TYPE 01	AUSTRAL "BOWRAL BROWN"	
CL-01	CLADDING TYPE 01	JAMES HARDIE LINEA WEATHERBOARD CLADDING PAINT FINISH - DULUX "VIVID WHITE"	
CN-01	CONCRETE TYPE 01	COLOURED CONCRETE - CONCRETE COLOUR SYSTEMS - STALLION	
CR-01	CEMENT RENDER TYPE 01	PAINT FINISH - DULUX "WOMBAT FOREST"	
RF-01	ROOFING TYPE 01	LYSAGHT SPANDEK ROOFING FINISH - COLORBOND "SHALE GREY"	
NOTE: GUTTERS AND FASCIAS TO MATCH COLORBOND "SHALE GREY" WINDOW FRAMES TO BE POWDERCOATED WHITE			

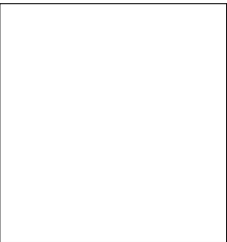
0006679716 18 Oct 2021
Assessor Martin Pinson
Accreditation No. DMN/19/1921
Address
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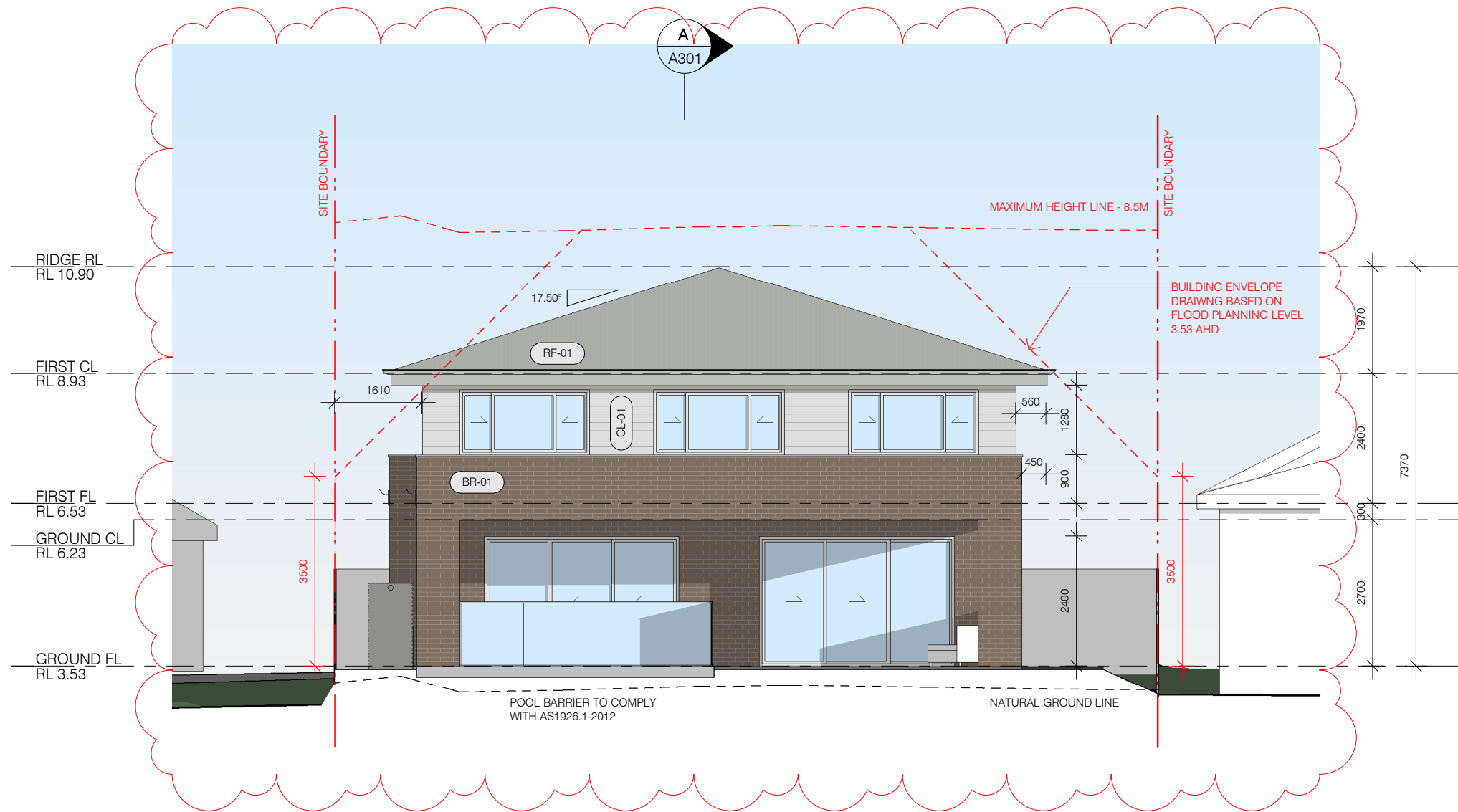
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WEST ELEVATION (FACADE)

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Date: 17.03.2022

A201 N



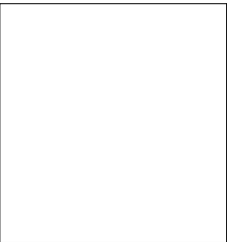
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EAST ELEVATION

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Date: 17.03.2022

A202 N



MATERIALS AND FINISHES			
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CN-01	CONCRETE TYPE 01	COLOURED CONCRETE - CONCRETE COLOUR SYSTEMS - STALLION	
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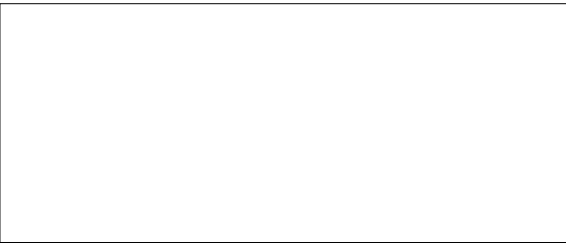
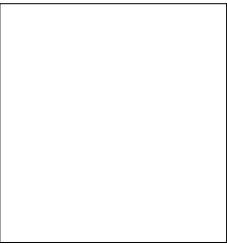


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ARCHITECTS

Nominated Architect: Daniel Siric NSW ARB No. 9115 (M) 0414 670 218

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NORTH ELEVATION

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Date: 17.03.2022

A203

N



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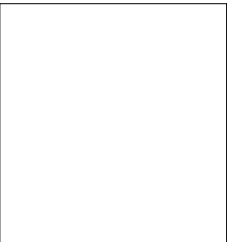
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PROJECT:

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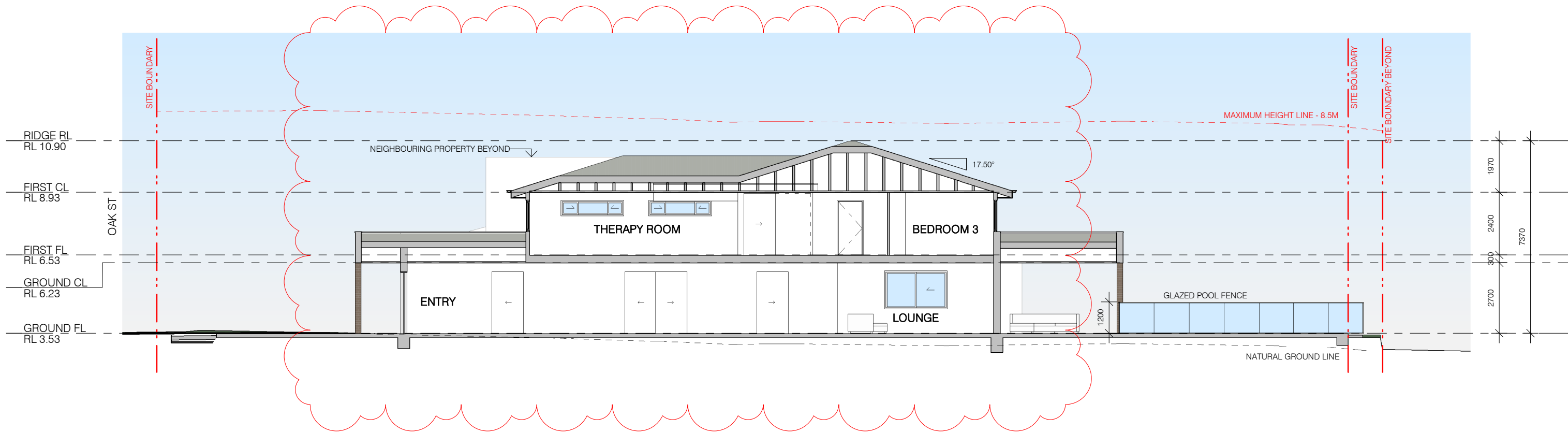
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SOUTH ELEVATION

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A204 N





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Address
11 Oak Street , North
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46.9
MJ/m²

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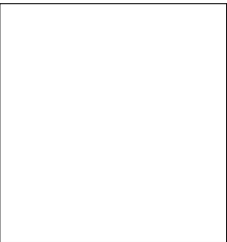
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LONG SECTION

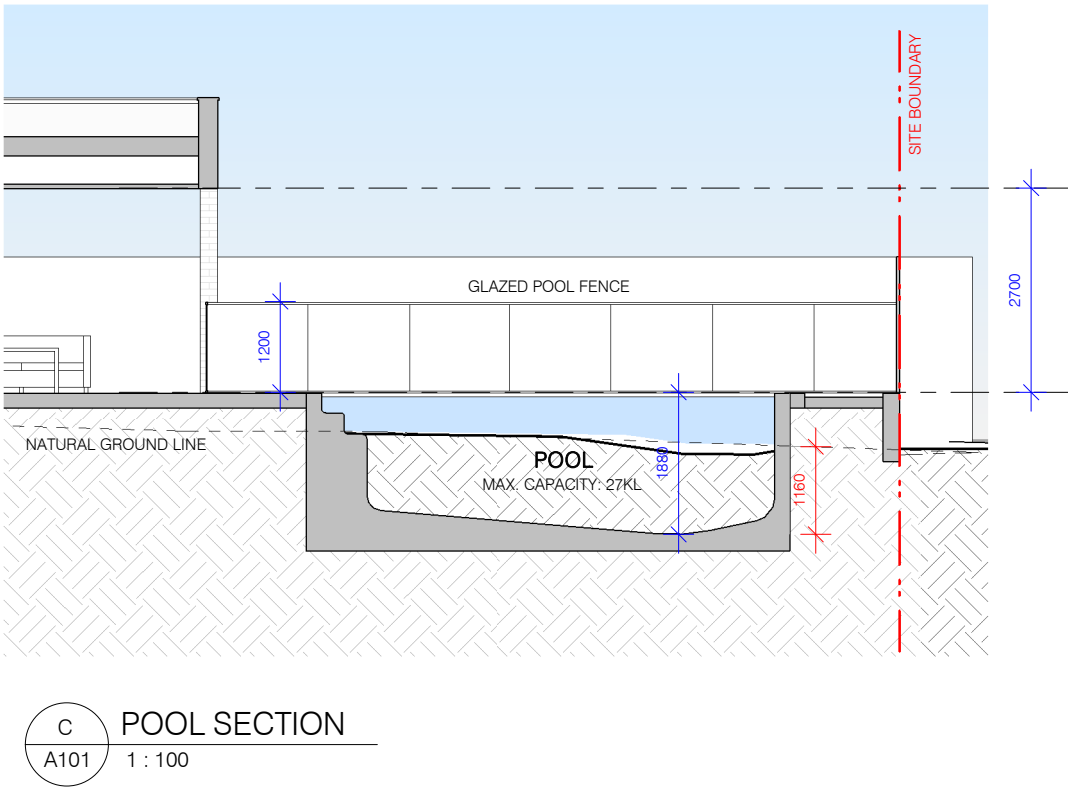
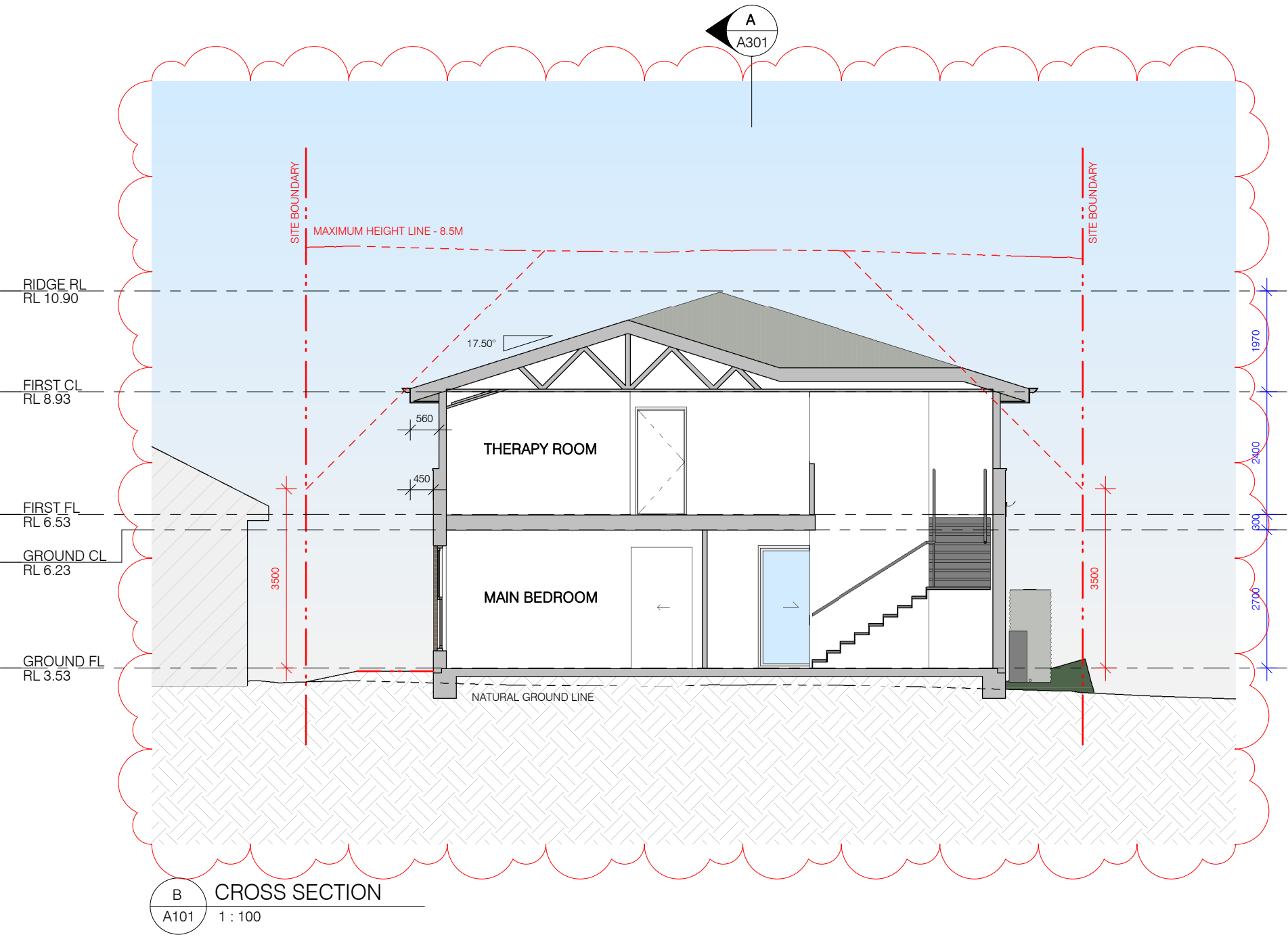
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Date: 17.03.2022

A301

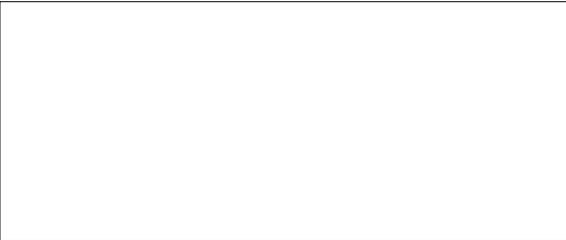
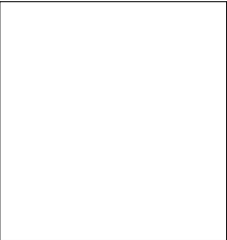
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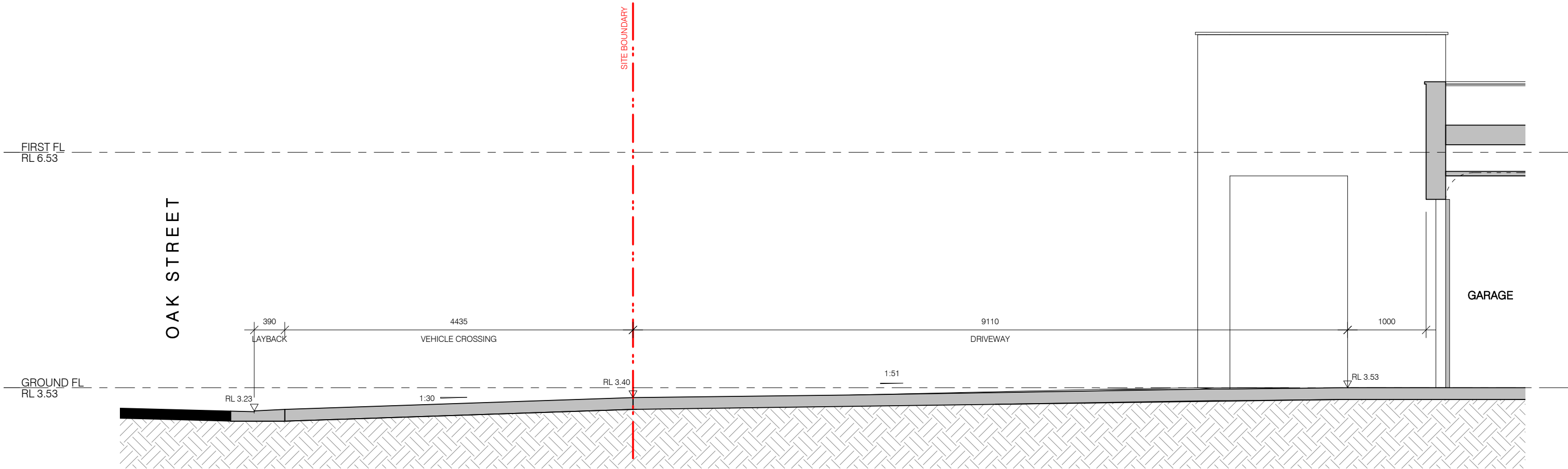
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PROPOSED NEW SINGLE DWELLING

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SECTIONS		
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	Date: 17.03.2022	
	A302	N



6.3

NATIONWIDE HOUSE

ENERGY RATING SCHEME

46.9

MJ/m²

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DRIVEWAY SECTION

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A303

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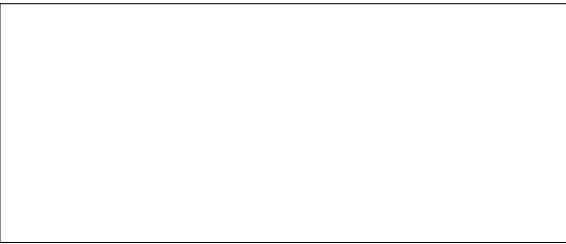
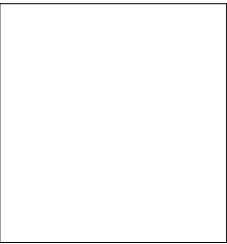
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3D PERSPECTIVE

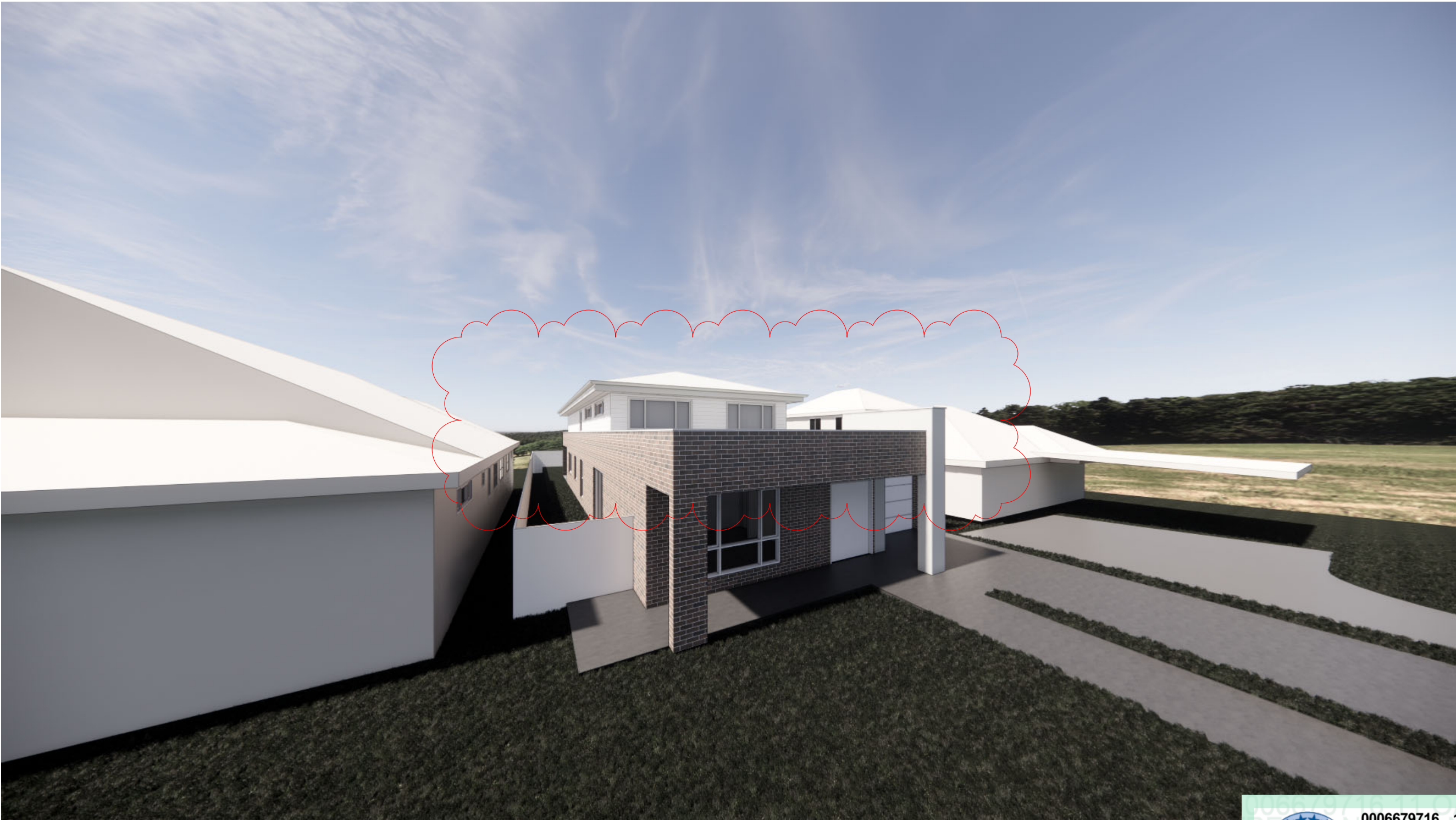
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A501

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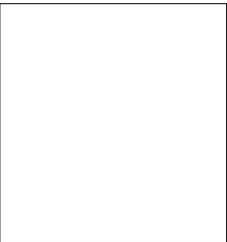

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A502N





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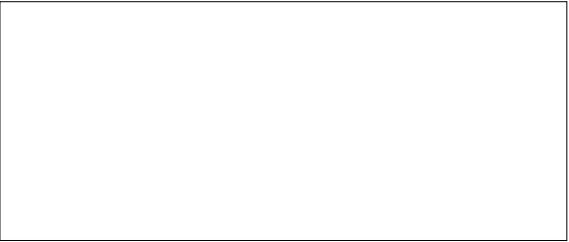
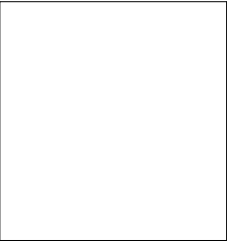
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A503 N