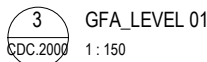
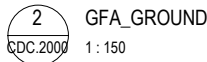
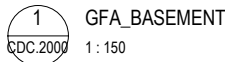


# CERA STRIBLEY



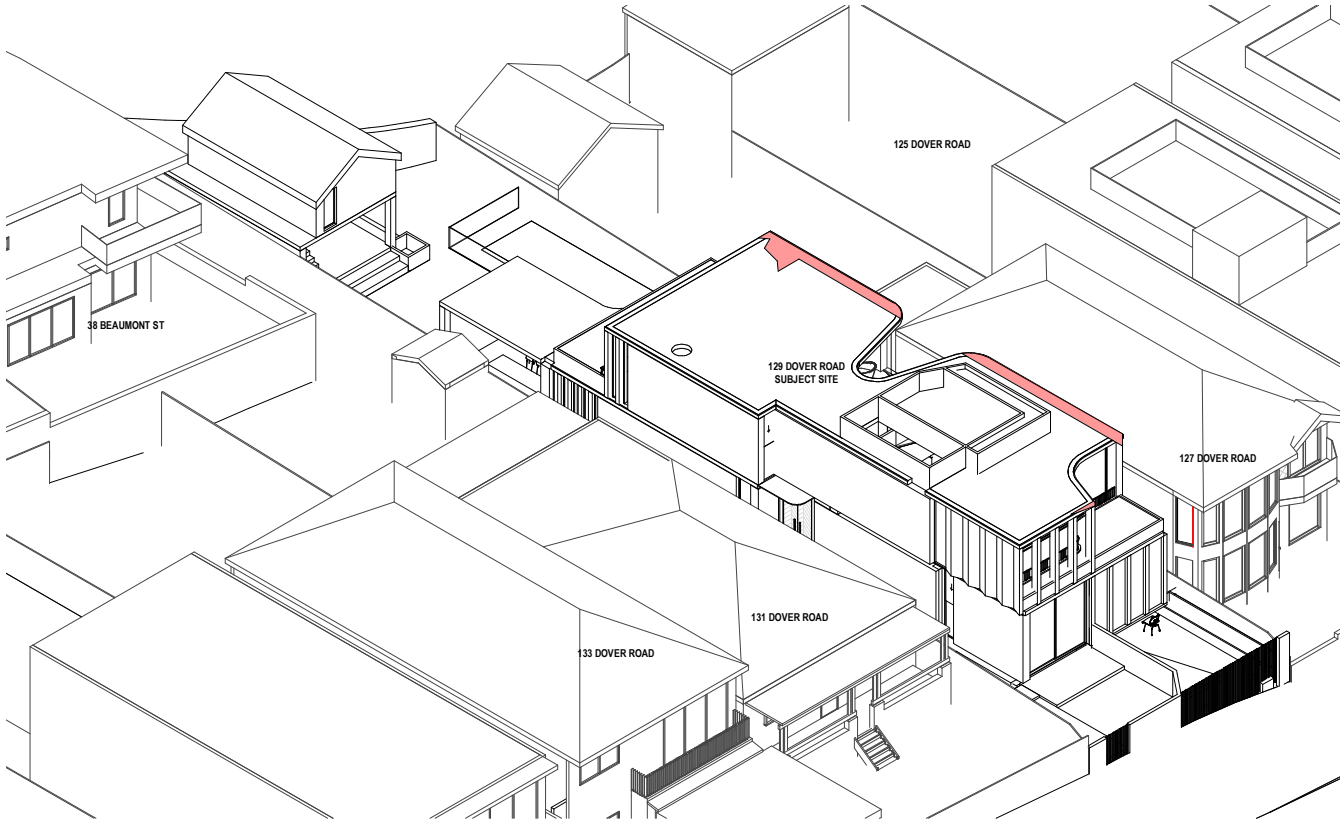




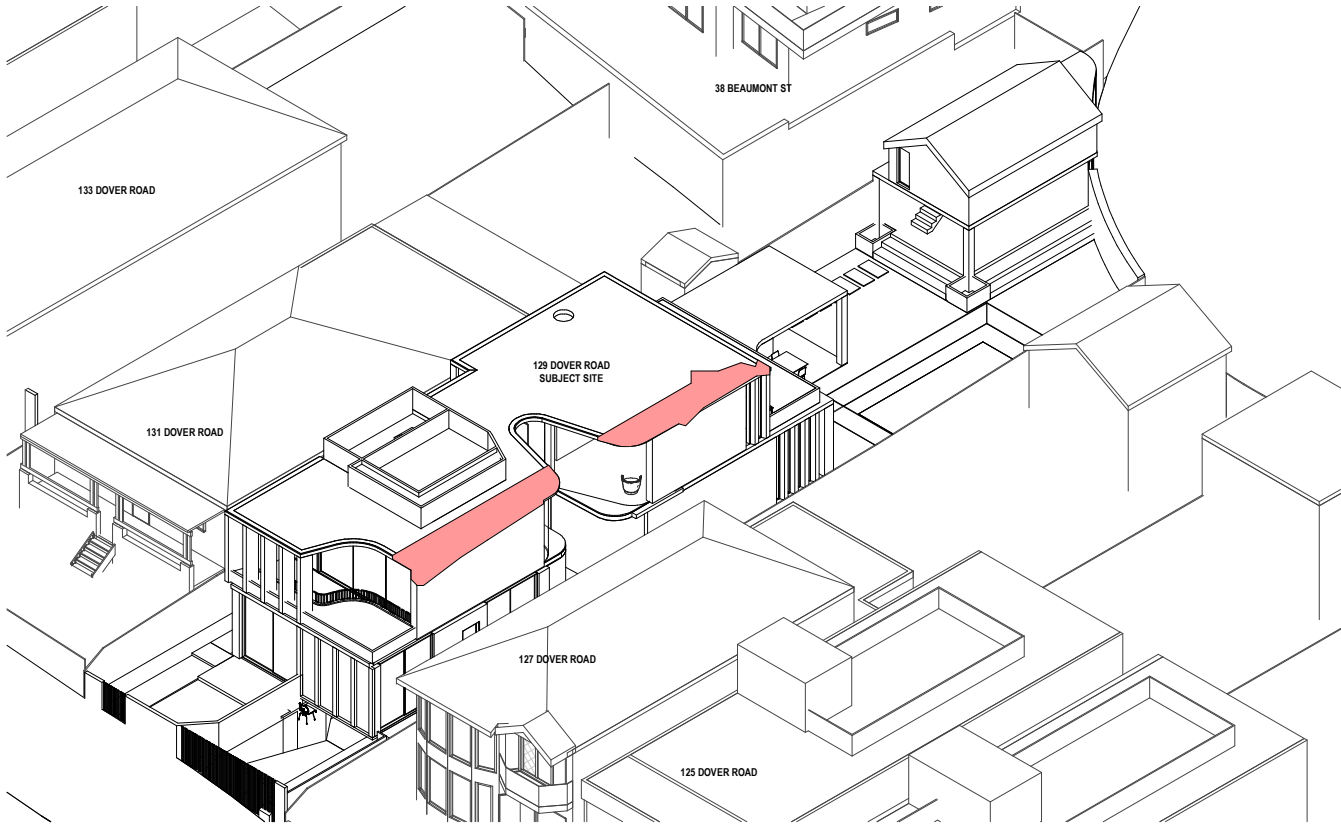
TP.0001

The effects of thermal bridging on insulation levels to be taken into account in accordance with AS/NZS 4859.2

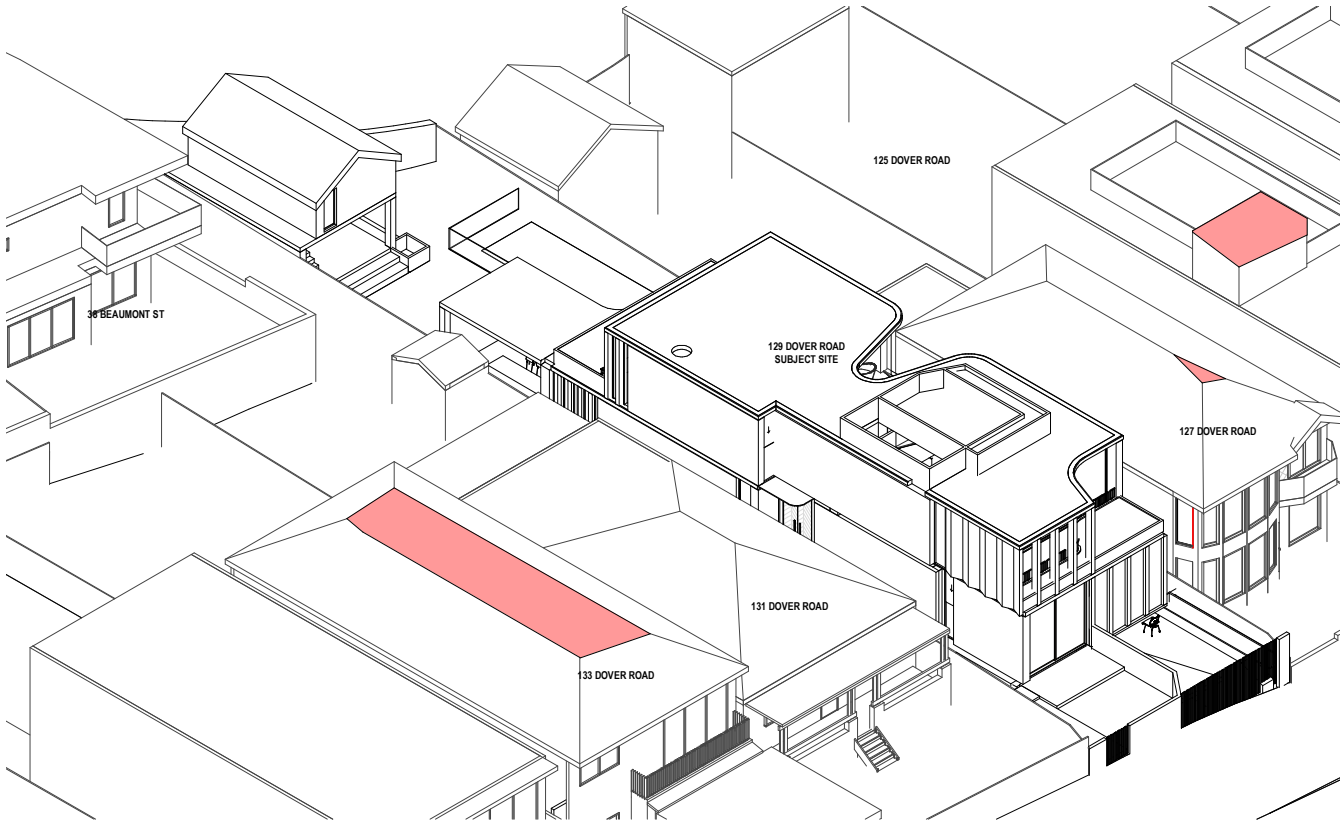
AMENDED FSR			
	AREA	SQM	RATIO
	LOT AREA	583.6	
	FLOOR SPACE RATIO	341.2	0.585:1
	OPEN SPACE	279.7	0.479:1
	LANDSCAPED AREA (FRONT & REAR)	131.1	0.224:1



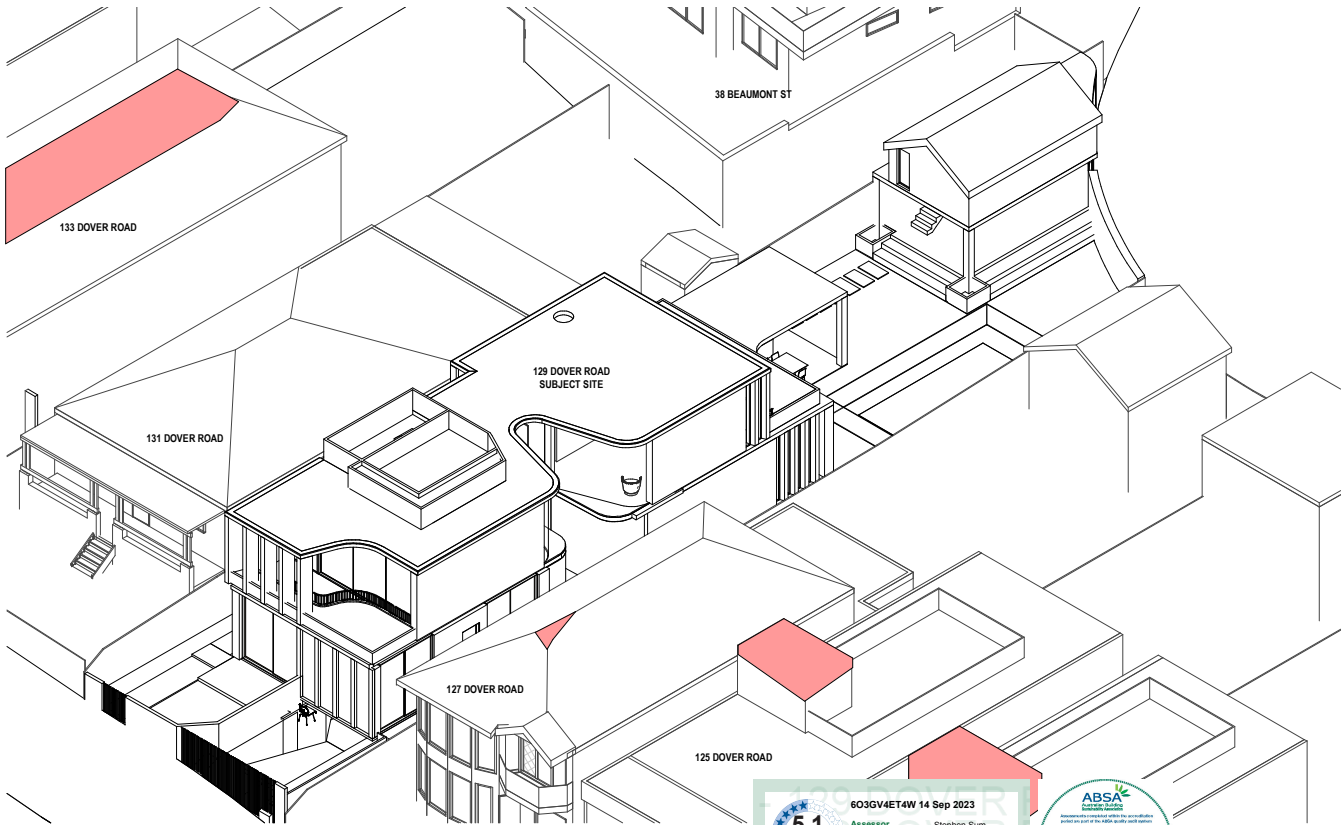
DCP WALL HEIGHT BLANKET - NORTH EAST



DCP WALL HEIGHT BLANKET - NORTH WEST



OVERALL HEIGHT BLANKET - NORTH EAST



OVERALL HEIGHT BLANKET - NORTH WEST



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G	14/08/23	MODIFICATION	DC	DC

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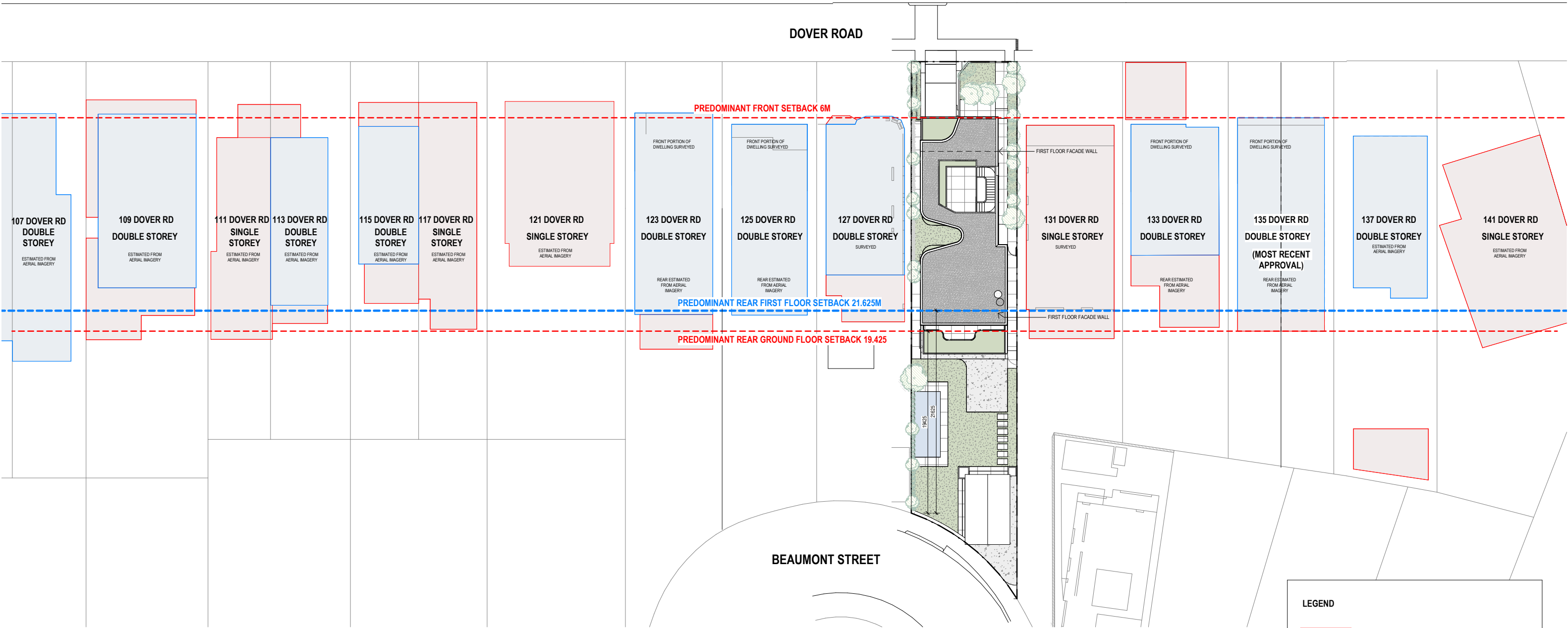
PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1: 200 @ A1  
DRAWN BY SE  
CHECKED BY DC

DRAWING TITLE  
**HEIGHT BLANKET**

TP.0002



LEGEND

- SINGLE LEVEL BUILDING FORM
- DOUBLE LEVEL BUILDING FORM

NOTE:

BUILDING AND PROPERTY OUTLINES OUTSIDE OF SURVEY ARE APPROXIMATE MEASUREMENTS FROM AERIAL MAP PHOTOGRAPH.  
PREDOMINANT REAR SETBACKS ARE BASED ON 135 DOVER ROAD AS THIS IS THE MOST RECENT APPROVAL, AND THE REAR SETBACK IS NOT UNIFORM ALONG DOVER ROAD



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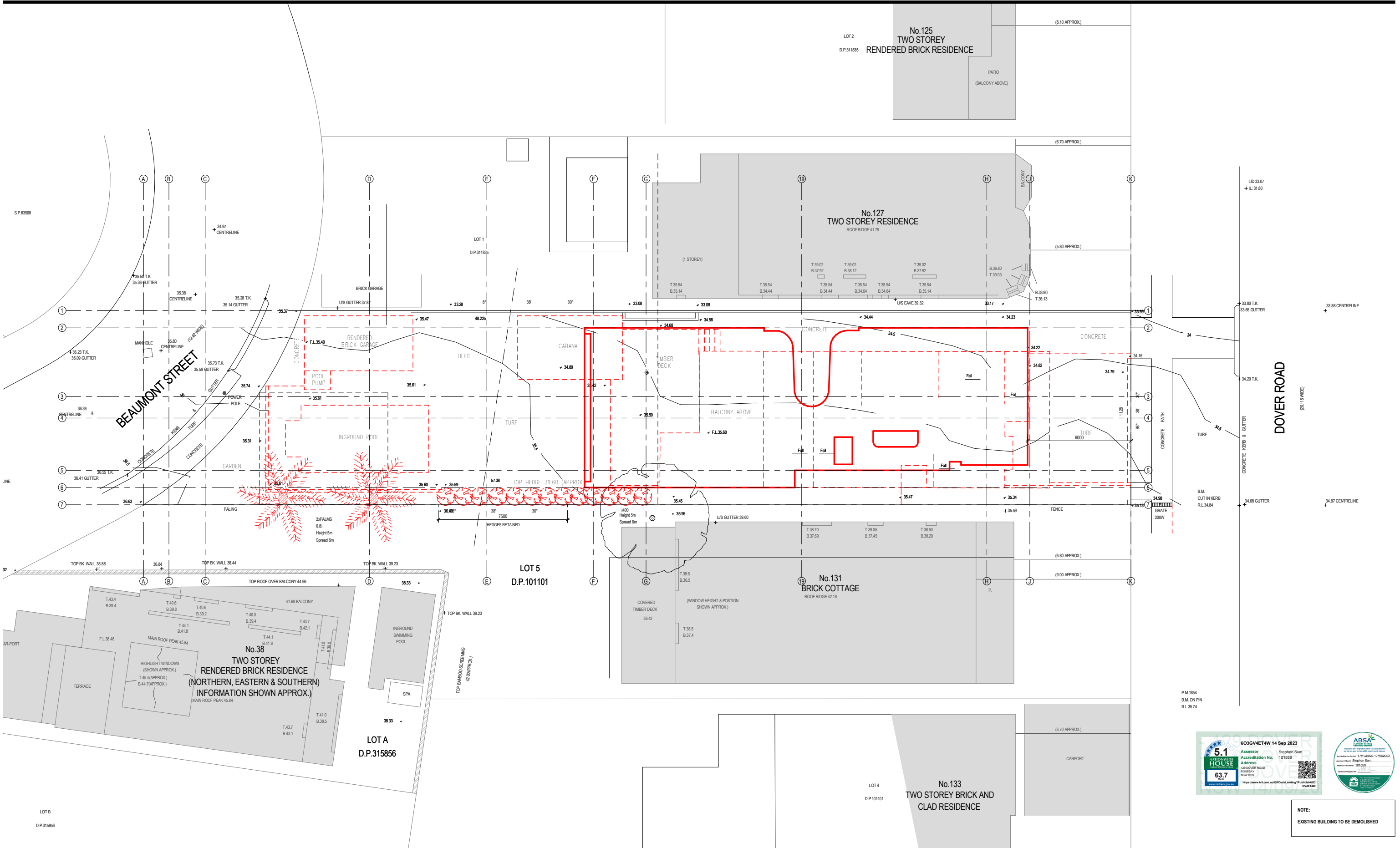
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REVISION N° G  
DATE 22/02/23  
SCALE As indicated @ A1  
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CHECKED BY DC

DRAWING TITLE  
**SITE PLAN - PREDOMINANT SETBACK** TP.0010







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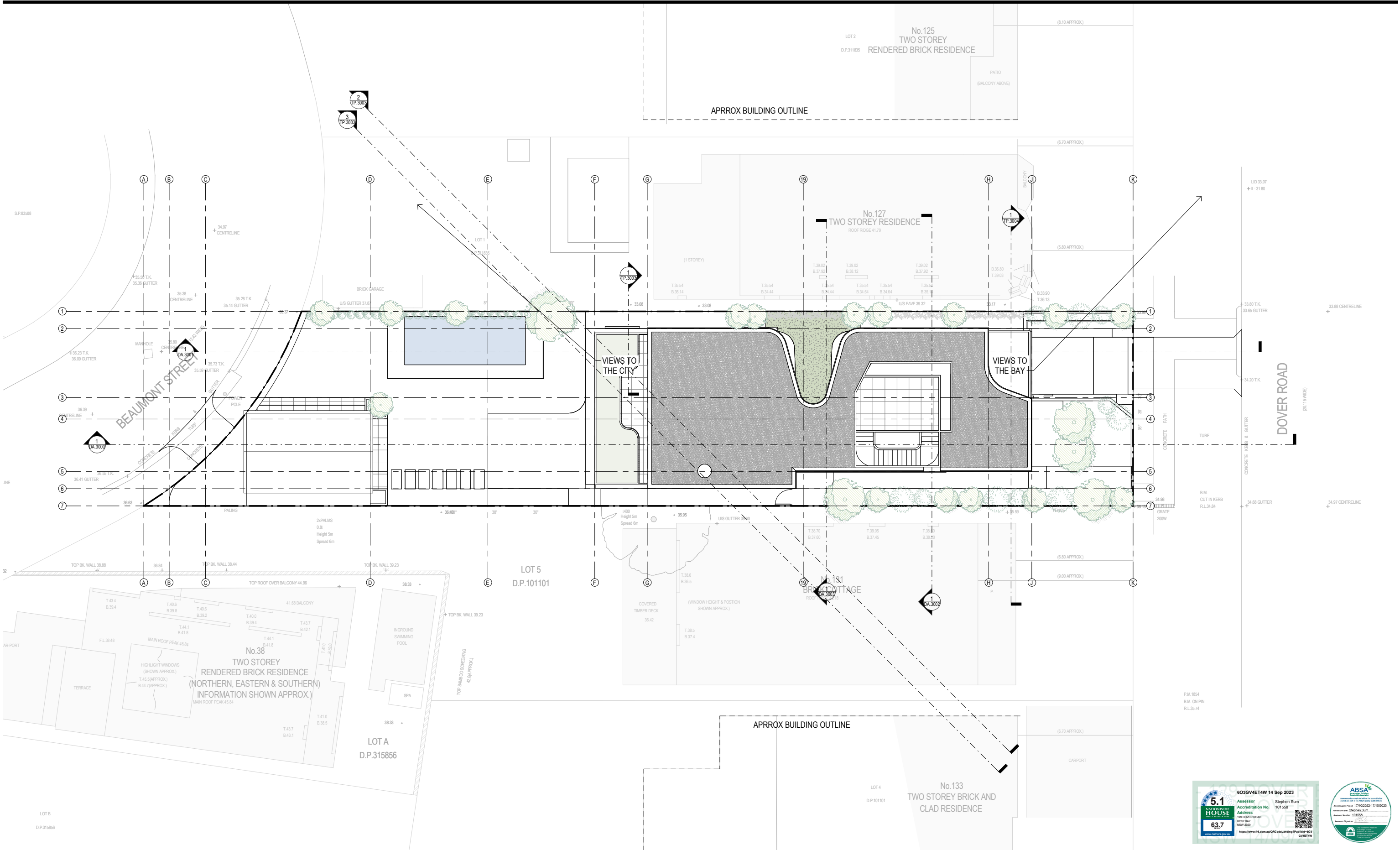
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**MODIFICATION**

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SCALE 1:100 @ A1  
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DRAWING TITLE  
**DEMOLITION PLAN**







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**DATE** 22/02/23

**SCALE** 1:100 @ A1

**DRAWN BY** DC

**CHECKED BY** DC

**DRAWING TITLE**

**PROPOSED SITE PLAN**

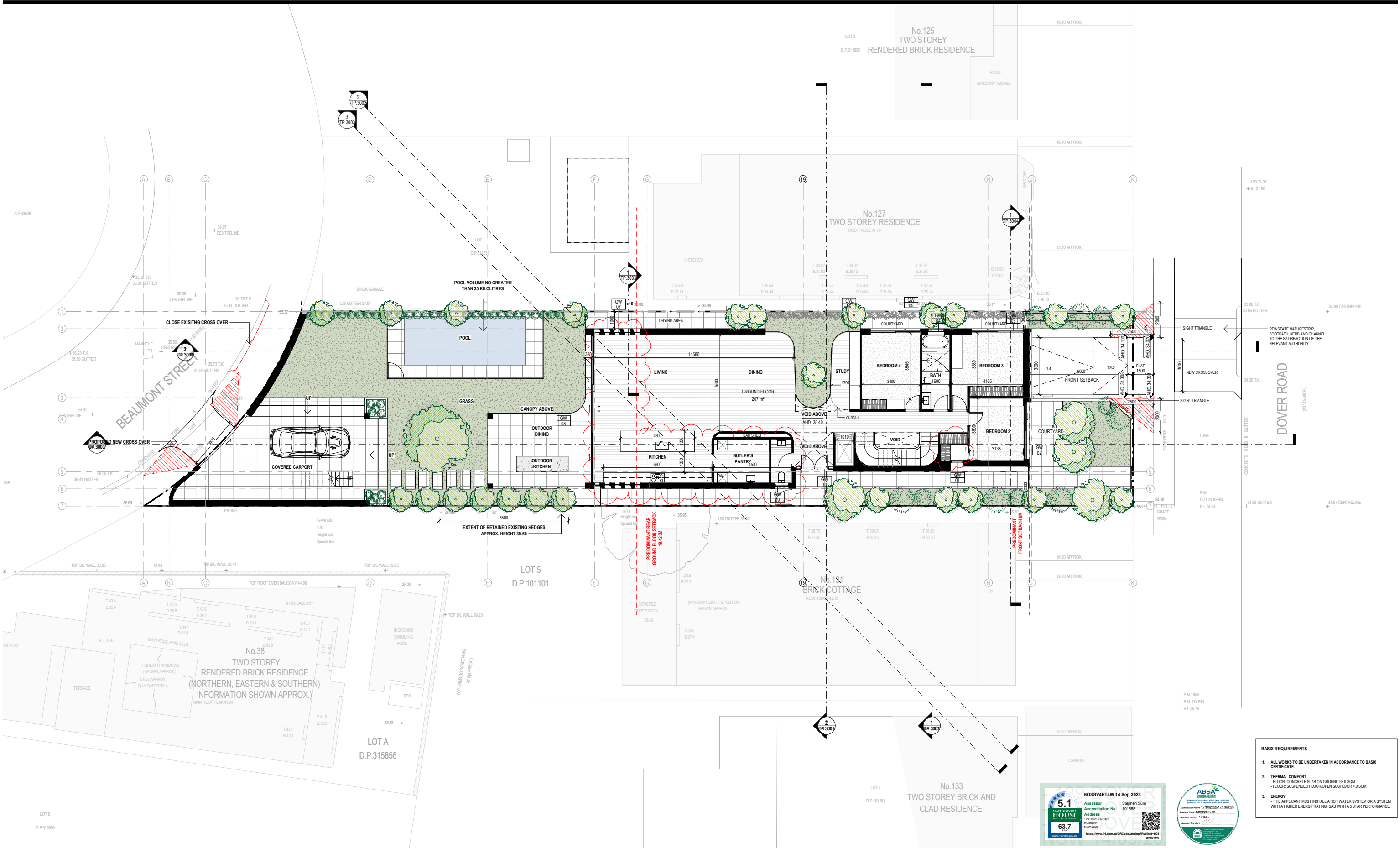
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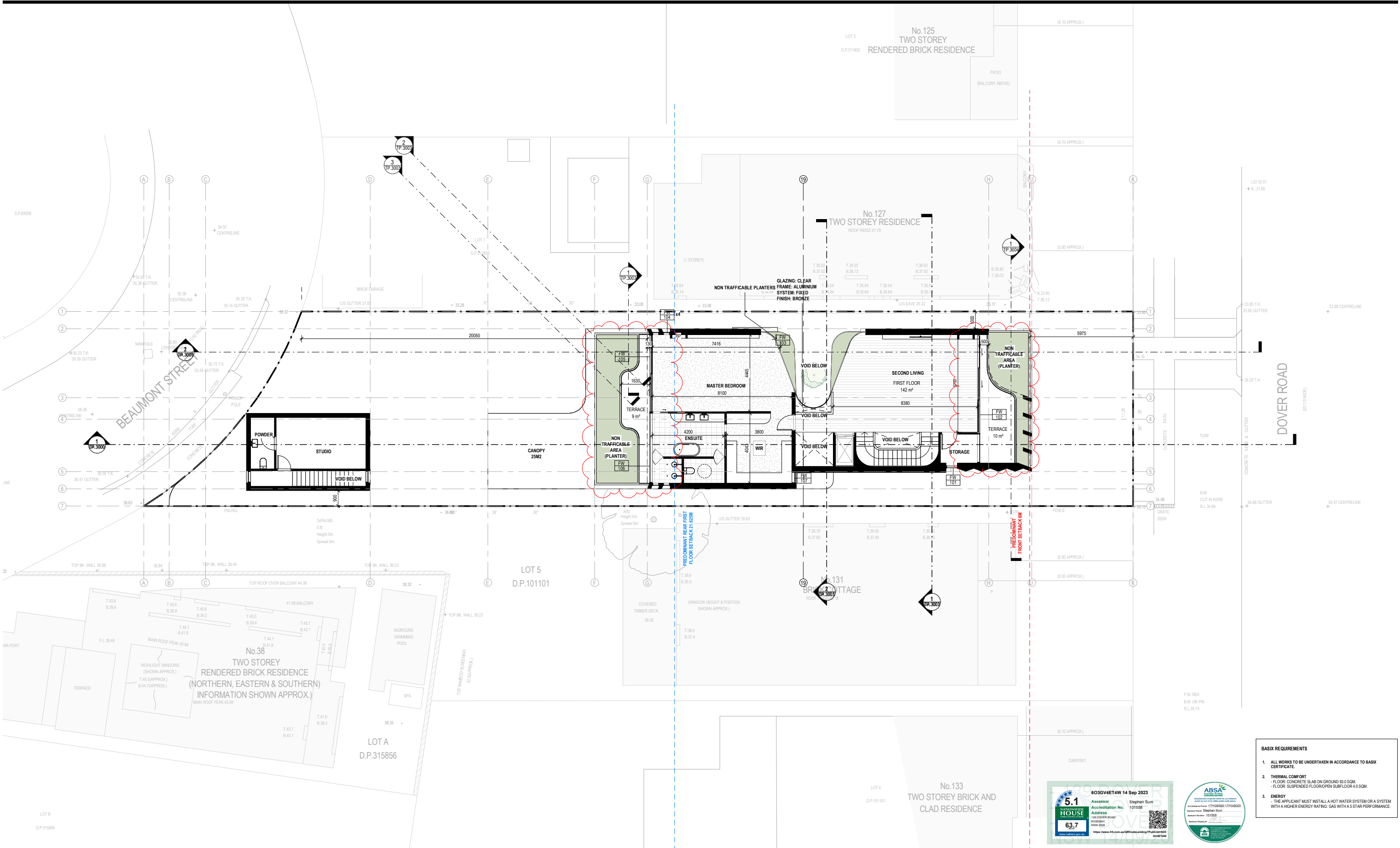
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CHECKED BY DC  
  
DRAWING TITLE  
**GROUND FLOOR PLAN**





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**DATE** 22/02/23

**SCALE** 1:100 @ A1

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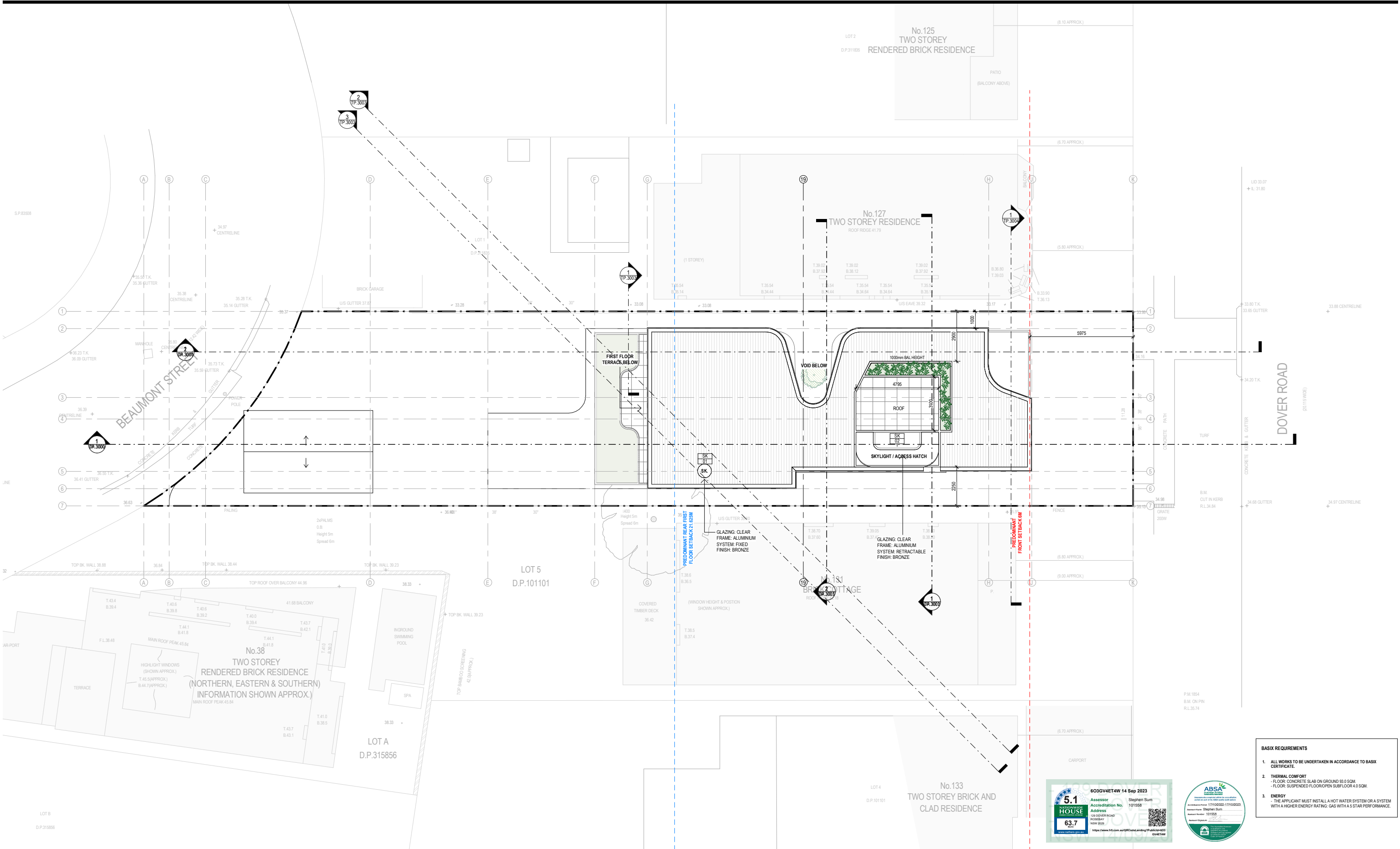
**DRAWING TITLE**

**LEVEL 01 PLAN**

- BASIX REQUIREMENTS**
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE TO BASIX CERTIFICATE.
  - THERMAL COMFORT**
    - FLOOR: CONCRETE SLAB ON GROUND 83.0 SQM.
    - FLOOR: SUSPENDED FLOOR/OPEN SUBFLOOR 4.0 SQM.
  - ENERGY**
    - THE APPLICANT MUST INSTALL A HOT WATER SYSTEM OR A SYSTEM WITH A HIGHER ENERGY RATING. GAS WITH A 5 STAR PERFORMANCE.



TP.1101



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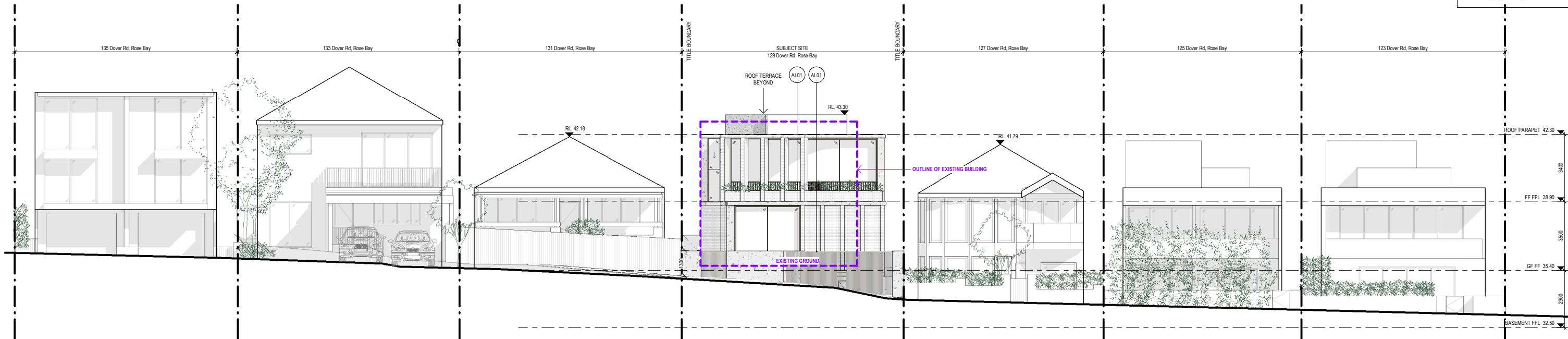
ROOF PLAN

TP.1110

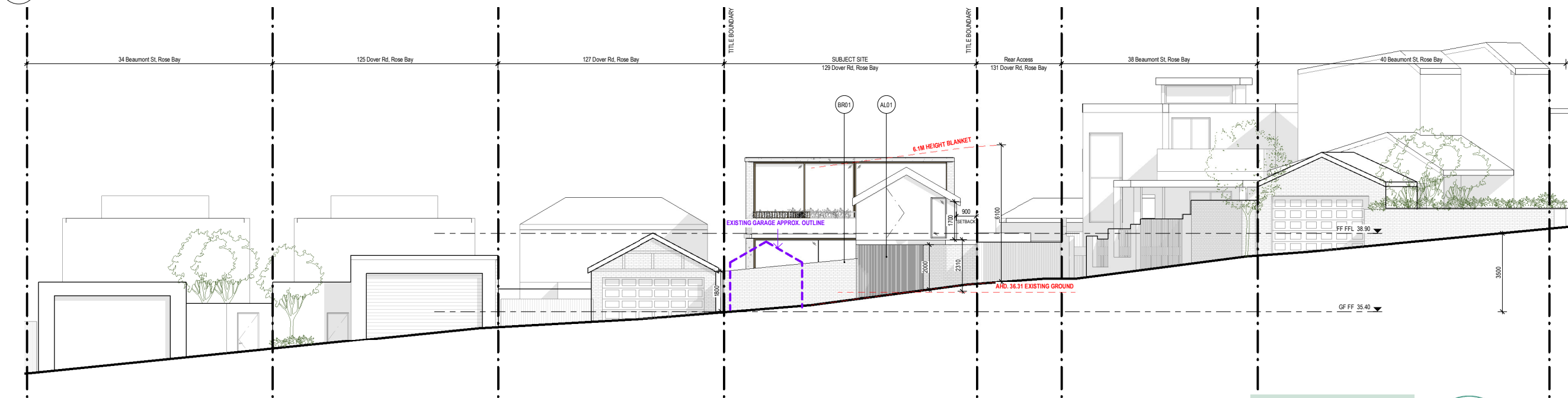


MATERIAL SCHEDULE

- BR01 BRICK  
COLOUR: CREAM/OFFWHITE
- R01 RENDER PAINTED  
COLOUR: WHITE
- C01 CONCRETE
- GL01 GLAZING (CLEAR)
- OG01 OBSCURE GLAZING  
LESS THAN 25% TRANSPARENT
- AL01 ALUMINIUM RAILING  
COLOUR: BRASS
- AL02 ALUMINIUM  
COLOUR: BRASS



1 TP\_PROPOSED STREETSCAPE NORTH ELEVATION  
1 : 100



2 TP\_PROPOSED STREETSCAPE SOUTH ELEVATION  
1 : 100



NOTE: BUILDINGS OUTSIDE OF SUVERY ARE INDICATIVE ONLY.

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DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC

DRAWING TITLE  
**STREETSCAPE ELEVATION 01**

TP.2000

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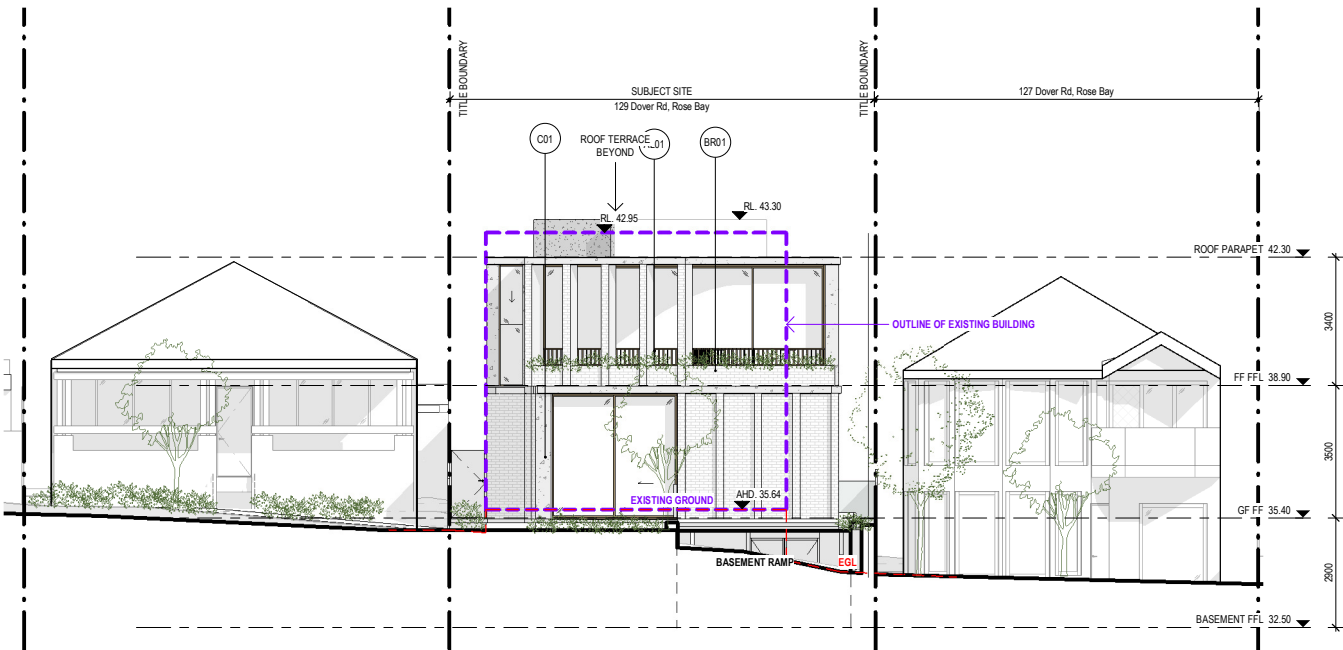
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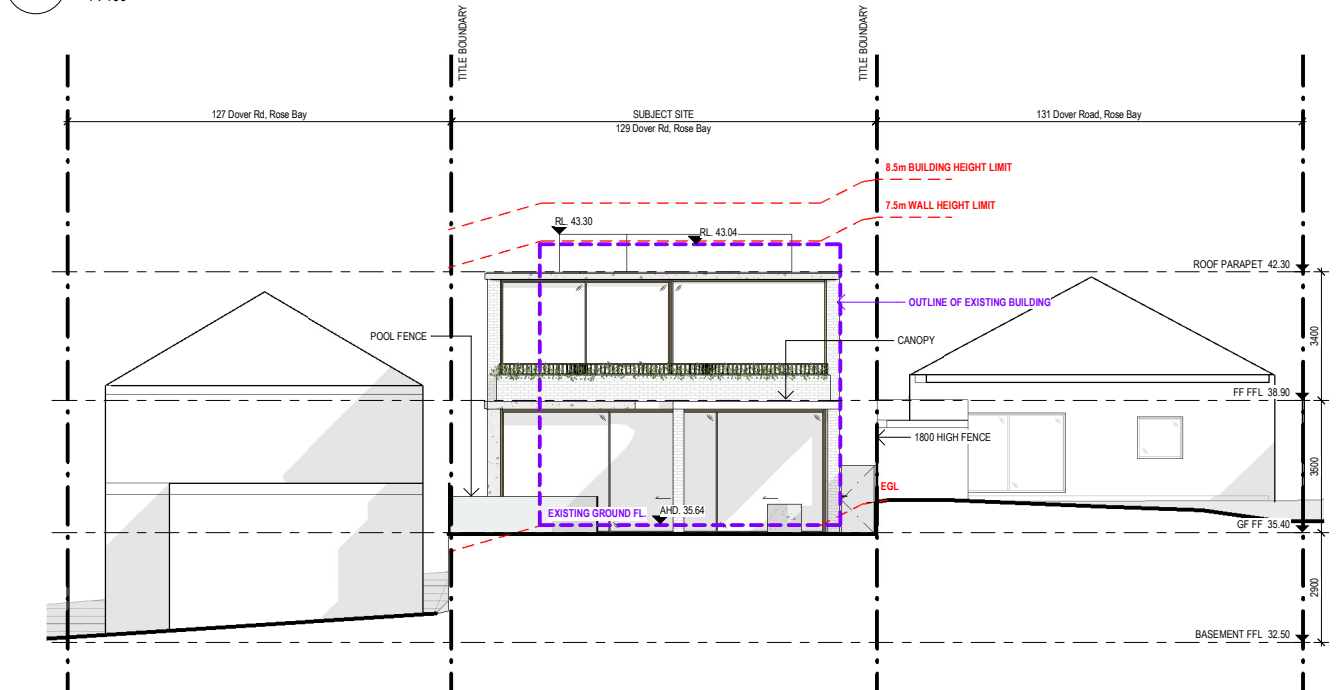
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DRAWING TITLE  
**PROPOSED ELEVATIONS**

TP.2100



1 TP\_PROPOSED NORTH ELEVATION  
1 : 100



2 TP\_PROPOSED SOUTH ELEVATION  
1 : 100

MATERIAL SCHEDULE

- BR01 BRICK  
COLOUR: CREAM/OFFWHITE
- R01 RENDER PAINTED  
COLOUR: WHITE
- C01 CONCRETE
- GL01 GLAZING (CLEAR)
- OG01 OBSCURE GLAZING  
LESS THAN 25% TRANSPARENT
- AL01 ALUMINIUM RAILING  
COLOUR: BRASS
- AL02 ALUMINIUM  
COLOUR: BRASS

The following assumptions have been used in the thermal and BASIX assessment. Should the following not be complied with a reassessment may be required.

Window	Glass	Frame	U value	SHG C	Detail
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.26	GW02, GW03, GW05, fixed glass and double-hung (ANEETA) on western side of LKD, master bedroom, eastern side to master bed ensuite, FW107.
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.27	To GW04, GW09, all awning type glazing throughout.
Default	Thermally broken Double glazed argon fill high solar low-e	Aluminium	2.90	0.51	To GW01, GW10 and all other sliding, fixed, double hung glazing throughout ground floor.
Carinya Plus 65mm	Double glazed	Aluminium	2.27	0.21	To GW06 fixed, FW101 fixed, FW102 fixed, FW103 fixed, FW106 fixed glazing.
Capral Futureline	Double glazed argon fill	Aluminium	2.27	0.20	To FW102 sliding.

Skylight Velux Double glazed argon fill low e Aluminium 2.58 0.24 To all skylights. SK02 is 90% operable. Provide internal roller blind to sk02.

Window and skylight U and SHGC values, if specified, are according to NFRCC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows have been assessed as complying with AS2047.

External walls	Insulation	Colour - solar abs.	Detail
Concrete Retaining Wall	R2.0	Med SA 0.475-0.70	As per drawings
Concrete wall	R2.5 + reflectiv e foil	Light SA <0.475	As per drawings
Double brick	R1.14 + reflectiv e foil	Light SA <0.475	As per drawings

Internal	Insulate	Detail
----------	----------	--------

Single Brick + Plasterboard both sides. R2.0 To all internal walls.

Floors	Construction	Insulat	Covering	Detail
Concrete Slab	R2.5 + foil		tile/carpet/timber coverings as prescribed	To floor areas directly on ground.
Slab + Plasterboard lined.	R2.0		tile/carpet coverings as prescribed	To first floor and ground floor areas above garage/basement

Ceilings	Insulat	Detail
----------	---------	--------

Plasterboard R5.0 to all ceiling under concrete roof .

Roof	Insulat	Colour - solar abs.	Detail
------	---------	---------------------	--------

Concrete slab 200mm See "Ceiling" Med SA 0.475-0.70 To all roofareas.

**Lighting**  
Downlights with ceiling penetration have been included at default rate of 4/10m². All downlights included as Being LED sealed to allow insulation to be abutted to fitting.

**Exhaust fans**  
Exhaust fans have been included to kitchen, bathroom and laundry and have been included as being sealed.

**Water requirements**  
4 (>6L/min but =<7.5L/min) rated showerheads, 3 star rated toilets and 4 star rated bathroom taps and 4 star rated kitchen taps to all dwellings.

**Landscaping**  
Total soft landscaping to be 131.1sqm.

**Raintank**  
A 5000L Raintank is to be provided with connections to Toilet, laundry, and garden. Water is to be collected from min 100sqm of designated roof area.

**Swimming Pool**  
An outdoor swim pool of maximum 35kl. Pool cover to be provided Solar only pool heating.

**Hot Water System**  
Gas in Instantaneous system - 3 stars

**Alternative Energy**  
A photovoltaic panel system of 0.7 kw (minimum) is to be installed.

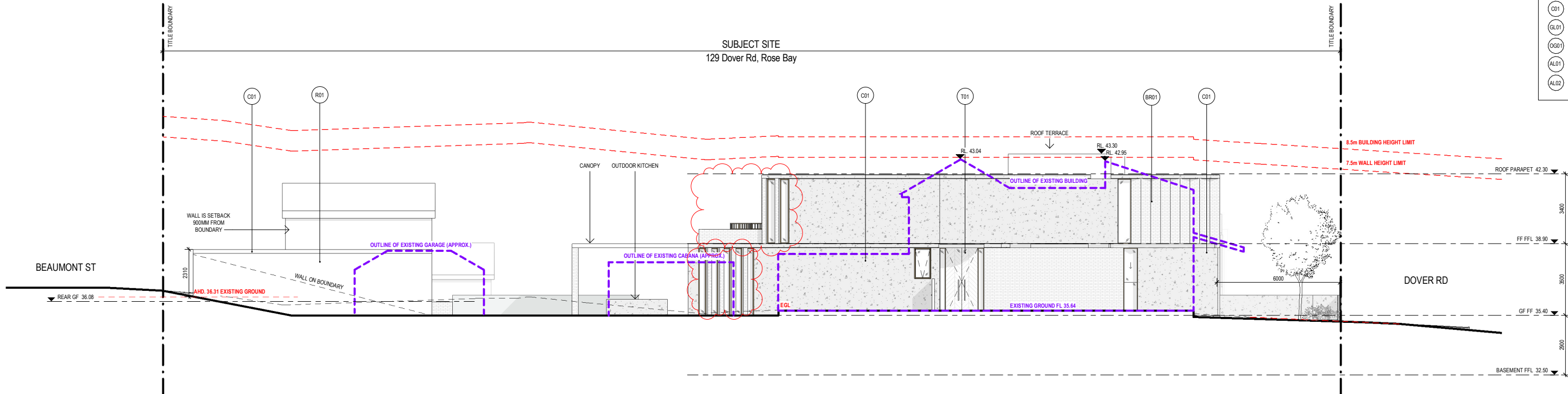
**Insulation AS/NZS 4859.2**  
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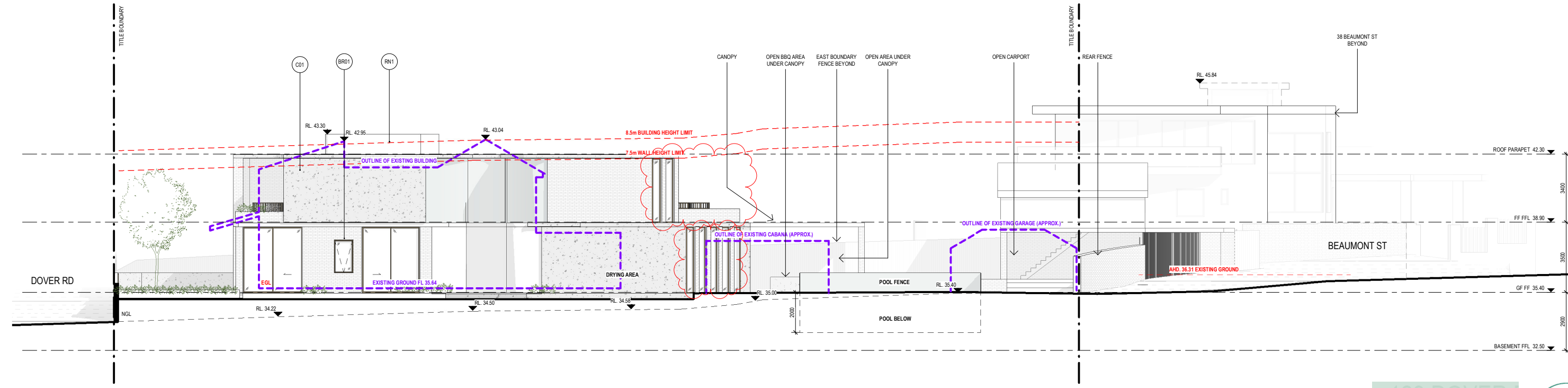


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- AL02 ALUMINIUM  
COLOUR: BRASS



1 TP\_PROPOSED EAST ELEVATIONS  
1:100



2 TP\_PROPOSED WEST ELEVATION  
1:100



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G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

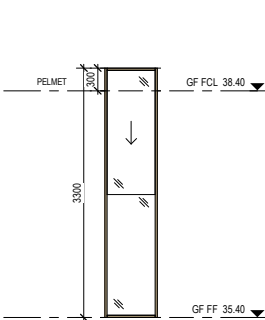
PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC

DRAWING TITLE  
**PROPOSED ELEVATIONS**

TP.2101



LOCATION Ground Floor Bedroom 2 WIR

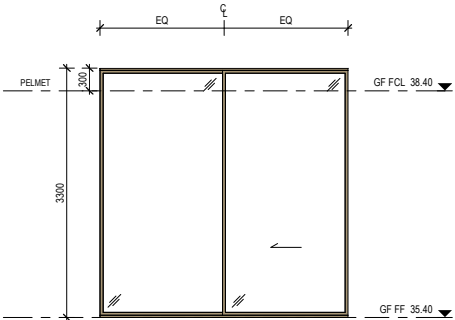
GLAZING: Obscure  
FRAME: Aluminium  
SYSTEM: Sash  
FINISH: Bronze

NOTES:

1

GW.01

1 : 50



LOCATION Ground Floor Bedroom 2

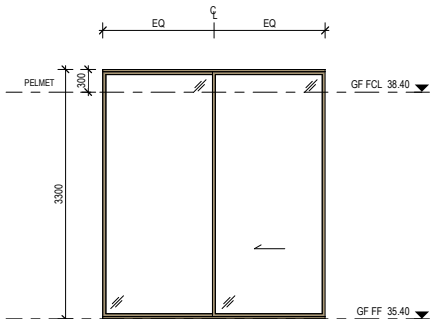
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: 2 Door Sliding  
FINISH: Bronze

NOTES:

2

GW.02

1 : 50



LOCATION Ground Floor Bedroom 3

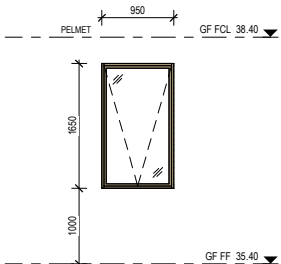
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: 2 Door Sliding  
FINISH: Bronze

NOTES:

3

GW.03

1 : 50



LOCATION Ground Floor Bathroom

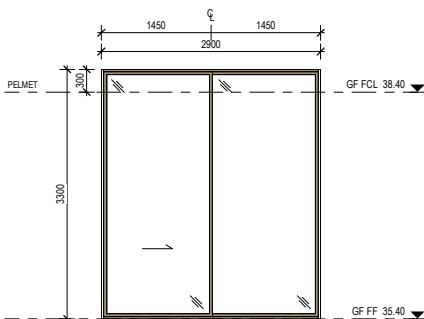
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Single Pane Awning  
FINISH: Bronze

NOTES:

4

GW.04

1 : 50



LOCATION Ground Floor Bedroom 4

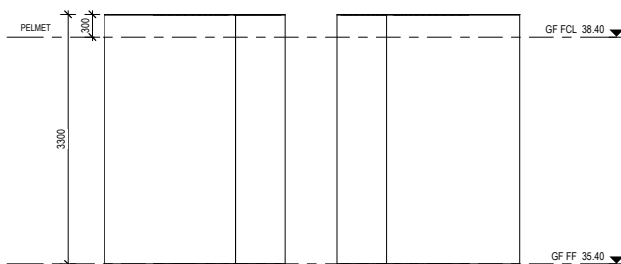
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: 2 Door Sliding  
FINISH: Bronze

NOTES:

5

GW.05

1 : 50



LOCATION Ground Floor Study/Library

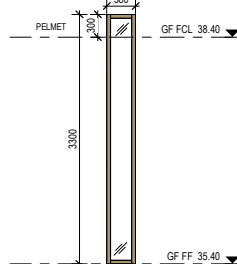
GLAZING: Clear  
FRAME: Frameless  
SYSTEM: Fixed  
FINISH: -

NOTES:

6

GW.06

1 : 50



LOCATION Ground Floor Living and Kitchen

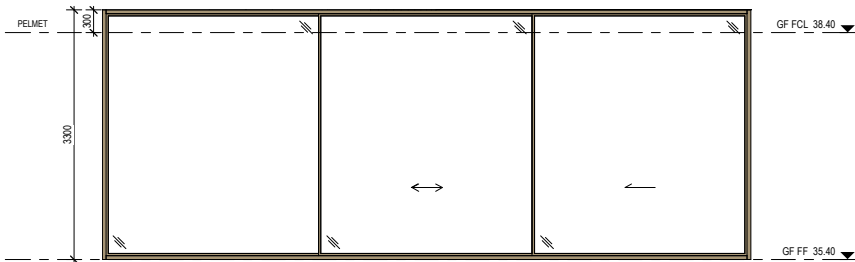
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Anetia  
FINISH: Bronze

NOTES:

7

GW.07

1 : 50



LOCATION Ground Floor Living & Kitchen

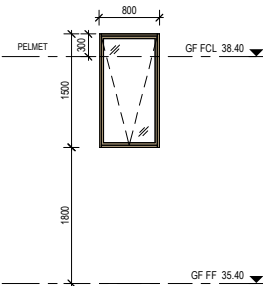
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: 3 Door Sliding  
FINISH: Bronze

NOTES:

8

GW.08

1 : 50



LOCATION Ground Floor Powder

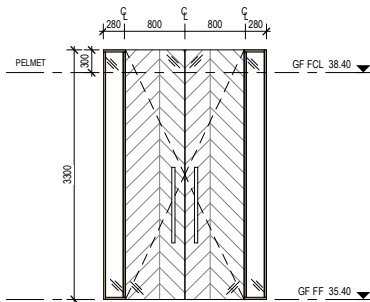
GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Single Pane Awning  
FINISH: Bronze

NOTES:

9

GW.09

1 : 50



LOCATION Ground Floor Entry

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Fixed  
FINISH: Bronze

NOTES:

10

GW.10

1 : 50

CERA  
STRIBLEY

Cera Stribley  
Architecture  
Interior Design

Cera Stribley Pty. Ltd.  
ABN 29 350 585 700

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NOTES

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A	21/12/21	DEVELOPMENT APPLICATION	DC	DC
B	22/02/22	DEVELOPMENT APPLICATION - RFI	DC	DC
C	10/10/22	HEARING DRAFT	DC	DC
D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

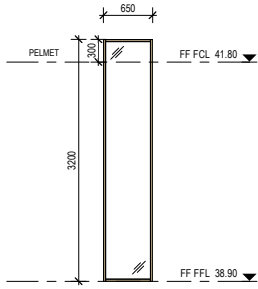
JOB N° 21195  
REVISION N° G  
DATE 03/11/22  
SCALE 1 : 50 @ A1  
DRAWN BY KH  
CHECKED BY KH

DRAWING TITLE  
**WINDOW SCHEDULE**

TP.2200





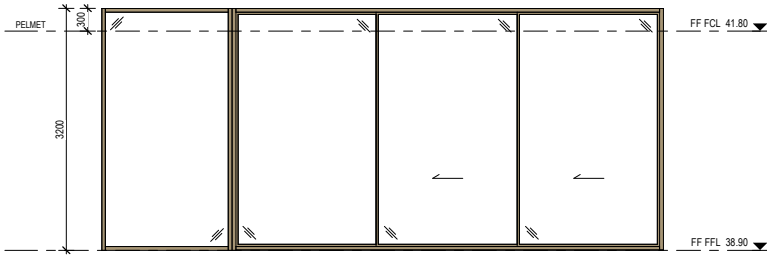


LOCATION First Floor Storage

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Fixed  
FINISH: Bronze

NOTES:

1 FW.101  
1 : 50

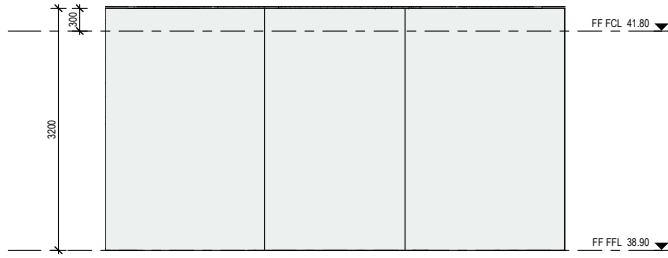


LOCATION First Floor Living

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: 3 Door Sliding  
FINISH: Bronze

NOTES:

2 FW.102  
1 : 50

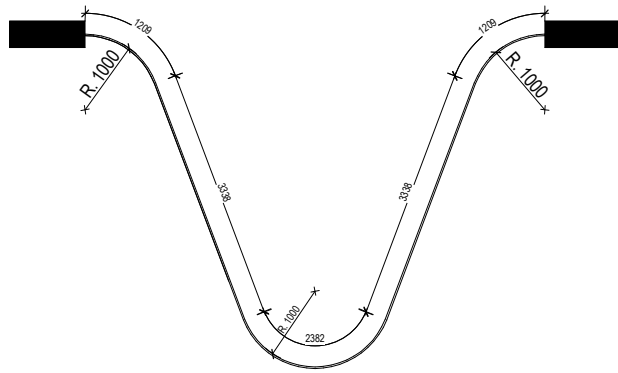


LOCATION First Floor

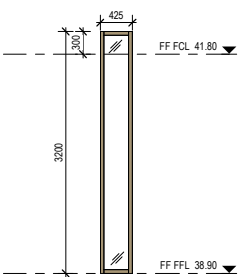
GLAZING: Clear  
FRAME: Frameless  
SYSTEM: Fixed  
FINISH: -

NOTES:

3 FW.103  
1 : 50



4 FW.103 PLAN  
1 : 50

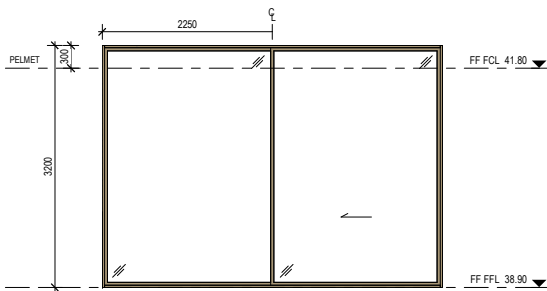


LOCATION First Floor Master and Ensuite

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Aneeta  
FINISH: Bronze

NOTES: Aneeta type windows approximately 5% operable on the first floor.

5 FW.104  
1 : 50

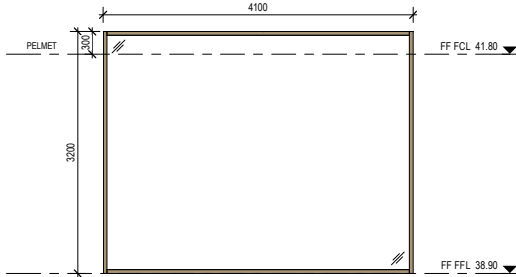


LOCATION First Floor Master Bedroom

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: 2 Door Sliding  
FINISH: Bronze

NOTES:

6 FW.105  
1 : 50

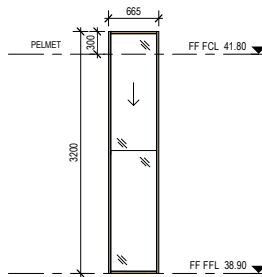


LOCATION First Floor Ensuite

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Fixed  
FINISH: Bronze

NOTES:

7 FW.106  
1 : 50



LOCATION First Floor WR

GLAZING: Clear  
FRAME: Aluminium  
SYSTEM: Sash  
FINISH: Bronze

NOTES:

8 FW.107  
1 : 50

The following assumptions have been used in the thermal and BASIX assessment. Should the following not be complied with a reassessment may be required.

Window	Glass	Frame	U value	SHGC	Detail
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.26	GW02, GW03, GW05, fixed glass and double-hung (ANEETA) on western side of LKD, master bedroom, eastern side to master bed ensuite, FW107.
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.27	To GW04, GW09, all awning type glazing throughout.
Default	Thermally broken Double glazed argon fill high solar low-e	Aluminium	2.90	0.51	To GW01, GW10 and all other sliding, fixed, double hung glazing throughout ground floor.
Carinya Plus 65mm	Double glazed	Aluminium	2.27	0.21	To GW06 fixed, FW101 fixed, FW102 fixed, FW103 fixed, FW106 fixed glazing.
Capral Futuroline	Double glazed argon fill	Aluminium	2.27	0.20	To FW102 sliding.

Skylight Velux Double glazed argon fill low e Aluminium 2.58 0.24 To all skylights. SK02 is 90% operable. Provide internal roller blind to sk02.  
Window and skylight U and SHGC values, if specified, are according to NRC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows have been assessed as complying with AS2047.

External walls	Insulation	Colour – solar abs.	Detail
Concrete Retaining Wall	R2.0	Med SA 0.475-0.70	As per drawings
Concrete wall	R2.5 + reflective foil	Light SA <0.475	As per drawings
Double brick	R1.14 + reflective foil	Light SA <0.475	As per drawings

Internal	Insulate	Detail
Single Brick + Plasterboard both sides.	R2.0	To all internal walls.

Floors	Construction	Insulat	Covering	Detail
Concrete Slab	R2.5 + foil	tile/carpet/timber coverings as prescribed		To floor areas directly on ground.
Slab + Plasterboard lined.	R2.0	tile/carpet coverings as prescribed		To first floor and ground floor areas above garage/basement

Ceilings	Insulat	Detail
Plasterboard	R5.0	to all ceiling under concrete roof.
Plasterboard	R2.0	to all ceiling under concrete roof garden

Roof	Insulate	Colour – solar abs.	Detail
Concrete slab 200mm	See "Ceiling"	Med SA 0.475-0.70	To all roofareas.

**Lighting**  
Downlights with ceiling penetration have been included at default rate of 4/10m². All downlights included as being LED sealed to allow insulation to be abutted to fitting.

**Exhaust fans**  
Exhaust fans have been included to kitchen, bathroom and laundry and have been included as being sealed.

**Water requirements**  
4 (>6L/min but =<7.5L/min) rated showerheads, 3 star rated toilets and 4 star rated bathroom taps and 4 star rated kitchen taps to all dwellings.

**Landscaping**  
Total soft landscaping to be 131.1sqm.

**Raintank**  
A 5000L Rainwater tank is to be provided with connections to Toilet, laundry, and garden. Water is to be collected from min 100sqm of designated roof area.

**Swimming Pool**  
An outdoor swim pool of maximum 35kl. Pool cover to be provided Solar only pool heating.

**Hot Water System**  
Gas in Instantaneous system – 3 stars

**Alternative Energy**  
A photovoltaic panel system of 0.7 kw (minimum) is to be installed.

**Insulation AS/NZS 4859.2**  
The effects of thermal bridging on insulation levels to be taken into account in accordance with AS/NZS 4859.2

CERA  
STRIBLEY

Cera Stribley  
Architecture  
Interior Design

Cera Stribley Pty. Ltd.  
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#### NOTES

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D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 03/11/22  
SCALE 1: 50 @ A1  
DRAWN BY KH  
CHECKED BY KH

DRAWING TITLE  
**WINDOW SCHEDULE**

TP.2201



REV	DATE	REVISION	BY	CHK
A	21/12/21	DEVELOPMENT APPLICATION	DC	DC
B	22/02/22	DEVELOPMENT APPLICATION - RFI	DC	DC
C	10/10/22	HEARING DRAFT	DC	DC
D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 11/16/22  
SCALE 1: 50 @ A1  
DRAWN BY Author  
CHECKED BY Checker

DRAWING TITLE  
**WINDOW SCHEDULE**

TP.2202

The following assumptions have been used in the thermal and BASIX assessment. Should the following not be complied with a reassessment may be required.

Window	Glass	Frame	U value	SHG C	Detail
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.26	GW02, GW03, GW05, fixed glass and double-hung (ANEETA) on western side of LKD, master bedroom, eastern side to master bed ensuite, FW107.
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.27	To GW04, GW09, all awning type glazing throughout.
Default	Thermally broken Double glazed argon fill high solar low-	Aluminium	2.90	0.51	To GW01, GW10 and all other sliding, fixed, double hung glazing throughout ground floor.
Carinya Plus 65mm	Double glazed	Aluminium	2.27	0.21	To GW06 fixed, FW101 fixed, FW102 fixed, FW103 fixed, FW106 fixed glazing.
Capral Futu reline	Double glazed argon fill	Aluminium	2.27	0.20	To FW102 sliding.
Skylight	Velux Double glazed argon fill low e	Aluminium	2.58	0.24	To all skylights. SK02 is 90% operable. Provide internal roller blind to sk02.

Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows have been assessed as complying with AS2047.

External walls	Insulation	Colour – solar abs.	Detail
Concrete Retaining Wall	R2.0	Med SA 0.475-0.70	As per drawings
Concrete wall	R2.5 + reflectiv e foil	Light SA <0.475	As per drawings
Double brick	R1.14 + reflectiv e foil	Light SA <0.475	As per drawings

Internal	Insulate	Detail		
Single Brick + Plasterboard both sides.	R2.0	To all internal walls.		
Floors	Construction	Insulat	Covering	Detail
Concrete Slab	R2.5 +foil	tile/carpet/timber coverings as prescribed		To floor areas directly on ground.
Slab + Plasterboard lined.	R2.0	tile/carpet coverings as prescribed		To first floor and ground floor areas above garage/basement
Ceilings	Insulat	Detail		
Plasterboard	R5.0	to all ceiling under concrete roof .		
Plasterboard	R2.0	to all ceiling under concrete roof garden		
Roof	Insulati	Colour – solar abs.	Detail	
Concrete slab 200mm	See “Ceiling”	Med SA 0.475-0.70	To all roofareas.	

Lighting
Downlights with ceiling penetration have been included at default rate of 4/10m². All downlights included as Being LED sealed to allow insulation to be abutted to fitting.
Exhaust fans
Exhaust fans have been included to kitchen, bathroom and laundry and have been included as being sealed.
Water requirements
4 (>6L/min but =<7.5L/min) rated showerheads, 3 star rated toilets and 4 star rated bathroom taps and 4 star rated kitchen taps to all dwellings.
Landscaping
Total soft landscaping to be 131.1sqm.
Raintank
A 5000L Rainwater tank is to be provided with connections to Toilet, laundry, and garden. Water is to be collected from min 100sqm of designated roof area.
Swimming Pool
An outdoor swim pool of maximum 35kl. Pool cover to be provided Solar only pool heating.
Hot Water System
Gas in Instantaneous system – 3 stars
Alternative Energy
A photovoltaic panel system of 0.7 kw (minimum) is to be installed.
Insulation AS/NZS 4859.2
The effects of thermal bridging on insulation levels to be taken into account in accordance with AS/NZS 4859.2





1 SECTION AA  
DA.1090 1:100

2 SECTION BB  
DA.1090 1:100



# CERA STRIBLEY

Cera Stribley  
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Interior Design

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Prahran VIC 3181 AUS

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D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC

DRAWING TITLE  
**SECTIONS**

TP.3000



The following assumptions have been used in the thermal and BASIX assessment. Should the following not be complied with a reassessment may be required.					
Window	Glass	Frame	U value	SHG C	Detail
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.26	<b>GW02, GW03, GW05, fixed glass and double-hung (ANETA) on western side of LKD, master bedroom, eastern side to master bed ensuite, FW107.</b>
Default	Thermally broken Double glazed Argon Fill Low solar low-e	Aluminium	3.00	0.27	<b>To GW04, GW09, all awning type glazing throughout.</b>
Default	Thermally broken Double glazed argon fill high solar low-e	Aluminium	2.90	0.51	<b>To GW01, GW10 and all other sliding, fixed, double hung glazing throughout ground floor.</b>
Carinya Plus 65mm	Double glazed	Aluminium	2.27	0.21	<b>To GW06 fixed, FW101 fixed, FW102 fixed, FW103 fixed, FW106 fixed glazing.</b>
Capral Futureline	Double glazed argon fill	Aluminium	2.27	0.20	<b>To FW102 sliding.</b>
Skylight	Velux Double glazed argon fill low e	Aluminium	2.58	0.24	<b>To all skylights. SK02 is 90% operable. Provide internal roller blind to sk02.</b>
<i>Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows have been assessed as complying with AS2047.</i>					
<b>External walls</b>	<i>Insulation</i>	<i>Colour – solar abs.</i>	<i>Detail</i>		
Concrete Retaining Wall	R2.0	Med SA 0.475-0.70	As per drawings		
Concrete wall	R2.5 + reflectiv e foil	Light SA <0.475	As per drawings		
Double brick	R1.14 + reflectiv e foil	Light SA <0.475	As per drawings		
<b>Internal</b>	<i>Insulate</i>	<i>Detail</i>			
Single Brick + Plasterboard both sides.	R2.0	To all internal walls.			
<b>Floors</b>	<i>Construction</i>	<i>Insulat</i>	<i>Covering</i>	<i>Detail</i>	
Concrete Slab	R2.5 +foil	tile/carpet/timber coverings as prescribed	To floor areas directly on ground.		
Slab + Plasterboard lined.	R2.0	tile/carpet coverings as prescribed	To first floor and ground floor areas above garage/basement		
<b>Ceilings</b>	<i>Insulat</i>	<i>Detail</i>			
Plasterboard	R5.0	to all ceiling under concrete roof			
Plasterboard	R2.0	to all ceiling under concrete roof garden			
<b>Roof</b>	<i>Insulat</i>	<i>Colour – solar abs.</i>	<i>Detail</i>		
Concrete slab 200mm	See "Ceiling"	Med SA 0.475-0.70	To all roofareas.		
<b>Lighting</b>					
Downlights with ceiling penetration have been included at default rate of 4/10m <sup>2</sup> . <b>All downlights included as Being LED sealed to allow insulation to be abutted to fitting.</b>					
<b>Exhaust fans</b>					
Exhaust fans have been included to kitchen, bathroom and laundry and have been included as being sealed.					
<b>Water requirements</b>					
4 x (>4l/min but <7.5l/min) rated showerheads, 3 star rated toilets and 4 star rated bathroom taps and 4 star rated kitchen taps to all dwellings.					
<b>Landscaping</b>					
Total soft landscaping to be <b>131.1sqm</b> .					
<b>Raintank</b>					
A 5000L Rainwater tank is to be provided with connections to <b>Toilet, laundry, and garden</b> . Water is to be collected from min <b>100sqm</b> of denatured roof area.					
<b>Swimming Pool</b>					
An outdoor swim pool of maximum <b>35kl</b> Pool cover to be provided <b>Solar only</b> pool heating.					
<b>Hot Water System</b>					
Gas in Instantaneous system – <b>3 stars</b>					
<b>Alternative Energy</b>					
A photovoltaic panel system of <b>0.7 kw</b> (minimum) is to be installed.					
<b>Insulation AS/NZS 4859.2</b>					
The effects of thermal bridging on insulation levels to be taken into account in accordance with AS/NZS 4859.2					

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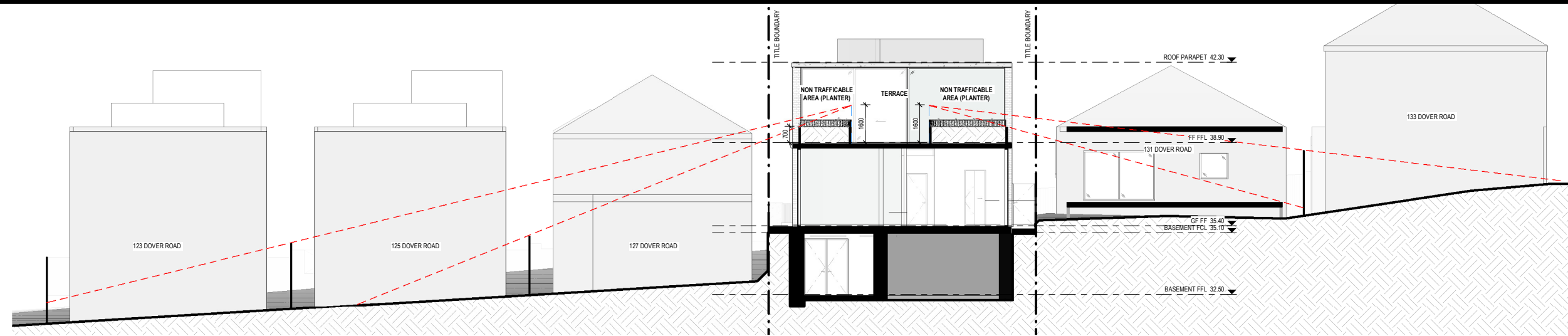
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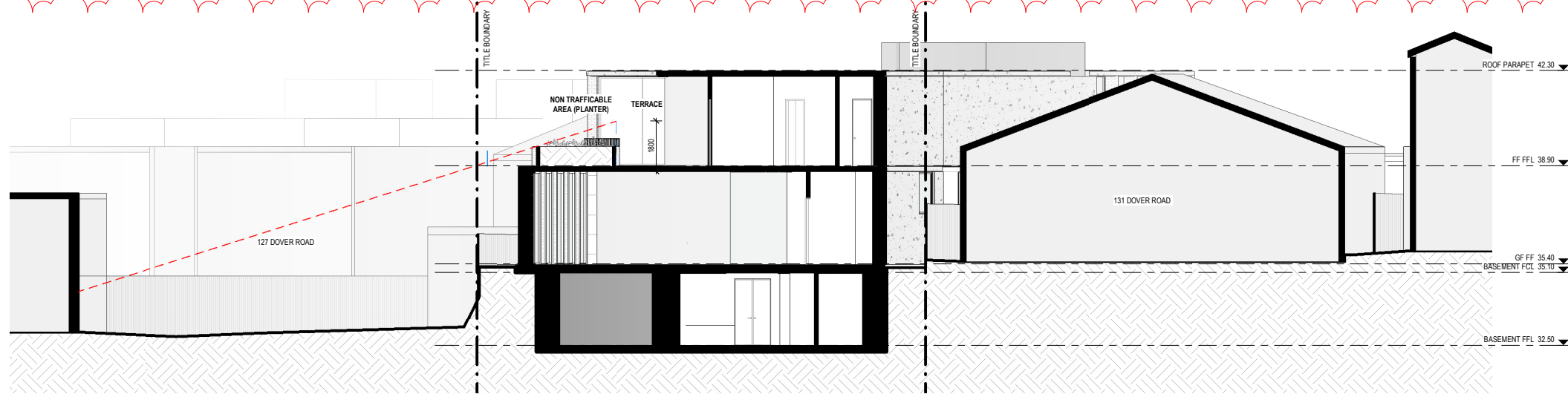
TP.3001



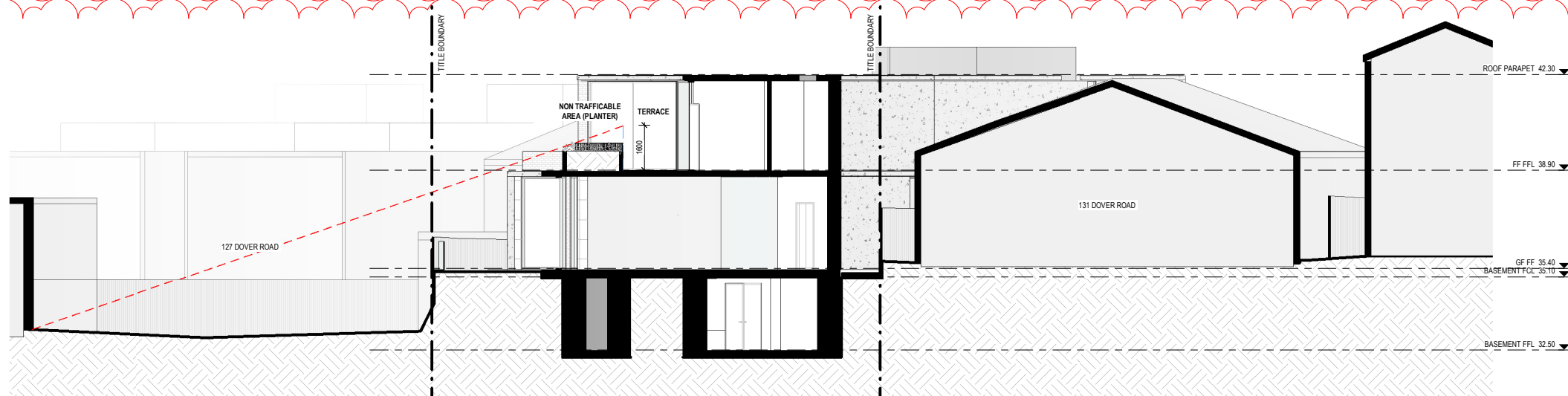




1 OVERLOOKING TERRACE SECTION 01  
CDC.0000 1:100



2 OVERLOOKING TERRACE SECTION 02  
CDC.0000 1:100



3 OVERLOOKING TERRACE SECTION 03  
CDC.0000 1:100



**CERA  
STRIBLEY**

Cera Stribley  
Architecture  
Interior Design

Cera Stribley Pty. Ltd.  
ABN 29 350 585 700

+ 61 3 9533 2582  
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www.cs-a.com.au  
Studio 5, 249 Chapel St  
Prahran VIC 3181 AUS

NOTES

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REV	DATE	REVISION	BY	CHK
A	21/12/21	DEVELOPMENT APPLICATION	DC	DC
B	22/02/22	DEVELOPMENT APPLICATION - RFI	DC	DC
C	10/10/22	HEARING DRAFT	DC	DC
D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC

DRAWING TITLE  
**OVERLOOKING SECTION**



TP.3003



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PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS

**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 08/01/23  
SCALE 1 : 100 @ A1  
DRAWN BY AP  
CHECKED BY KH

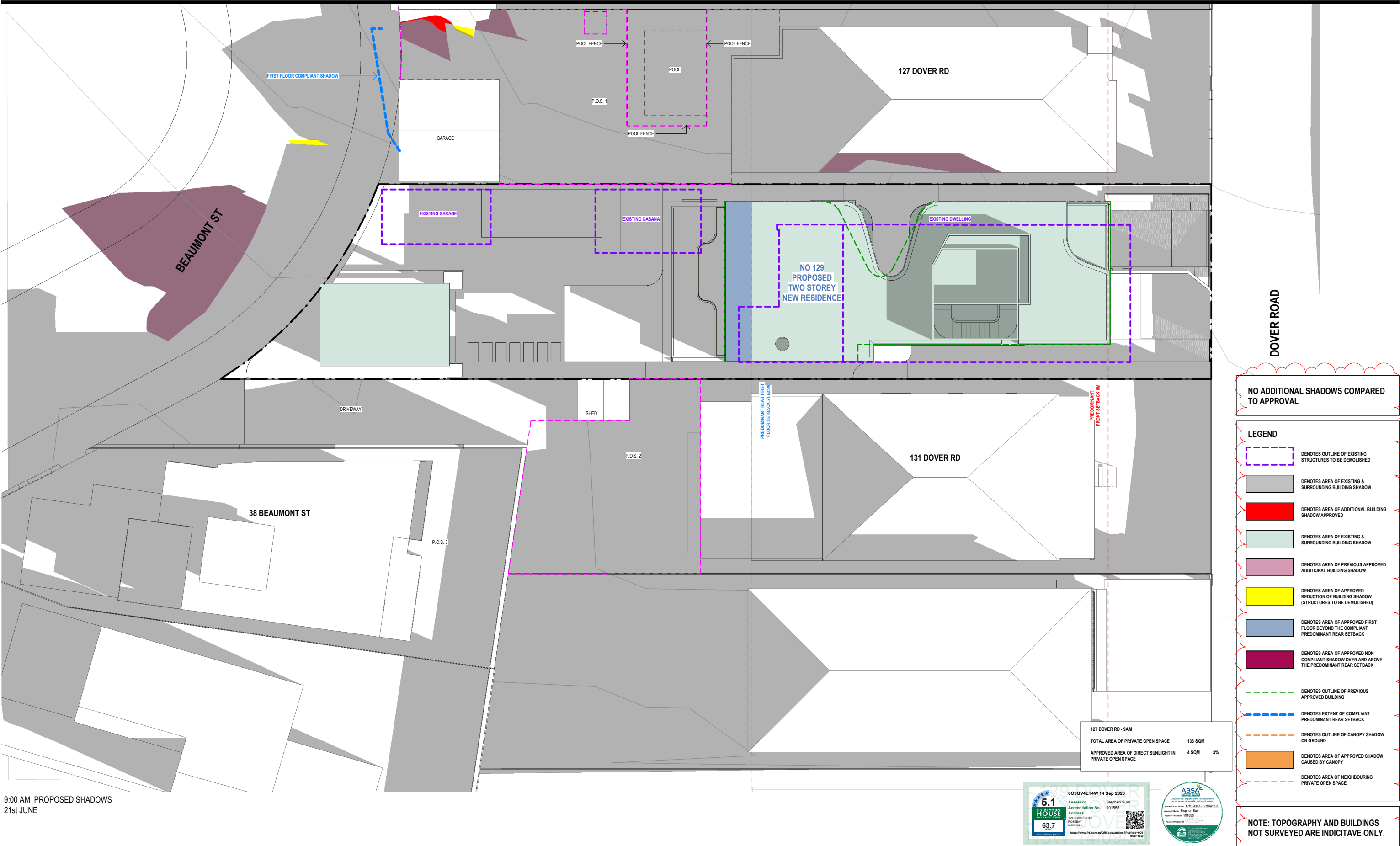
DRAWING TITLE

**OVERLOOKING SECTION**



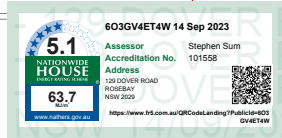
TP.3004





9:00 AM PROPOSED SHADOWS  
21st JUNE

127 DOVER RD - 9AM	
TOTAL AREA OF PRIVATE OPEN SPACE	133 SQM
APPROVED AREA OF DIRECT SUNLIGHT IN PRIVATE OPEN SPACE	4 SQM 3%



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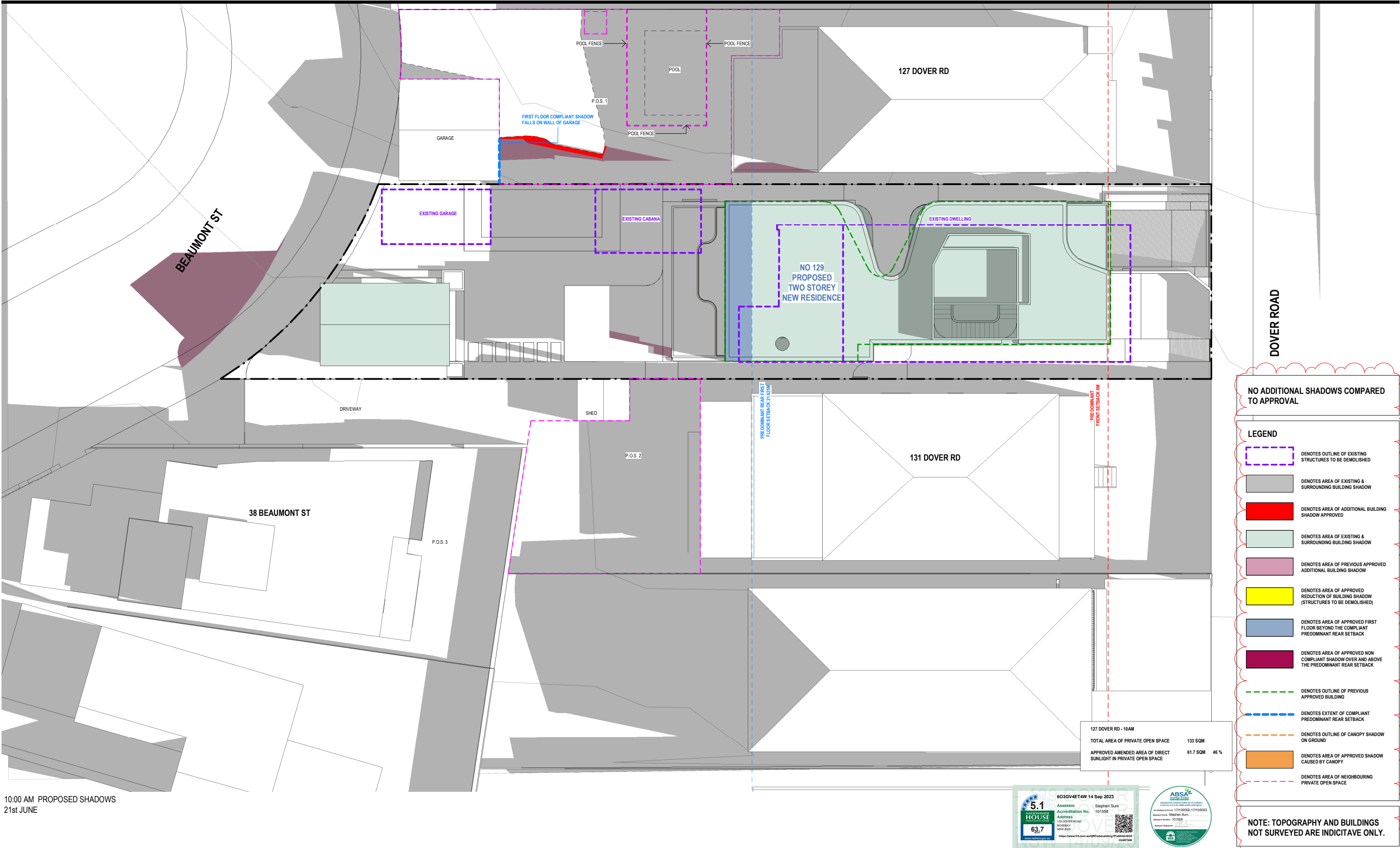
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D	13/10/22	HEARING	DC	DC
E	22/02/23	MODIFICATION	DC	DC
F	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING  
  
DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° F  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC  
  
DRAWING TITLE  
**SHADOWING JUNE 21ST 9.00AM**  
  
TP.8000





10:00 AM PROPOSED SHADOWS  
21st JUNE

**CERA  
STRIBLEY**

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Cera Stribley Pty. Ltd.  
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D	13/10/22	HEARING	DC	DC
E	22/02/23	MODIFICATION	DC	DC
F	14/08/23	MODIFICATION	DC	DC

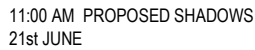
REV	DATE	REVISION	BY	CHK

**PROJECT**  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING  
  
**DRAWING STATUS**  
**MODIFICATION**

**JOB N°** 21195  
**REVISION N°** F  
**DATE** 22/02/23  
**SCALE** 1:100 @ A1  
**DRAWN BY** DC  
**CHECKED BY** DC

**DRAWING TITLE**  
**SHADOWING JUNE 21ST 10.00AM**

**TP.8001**



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DRAWING STATUS

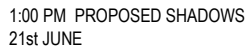
**MODIFICATION**

DRAWING TITLE  
**SHADOWING JUNE 21ST 11.00AM**

P.8002







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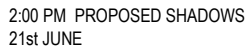
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PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC



P.8004



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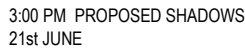
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129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
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P.8005



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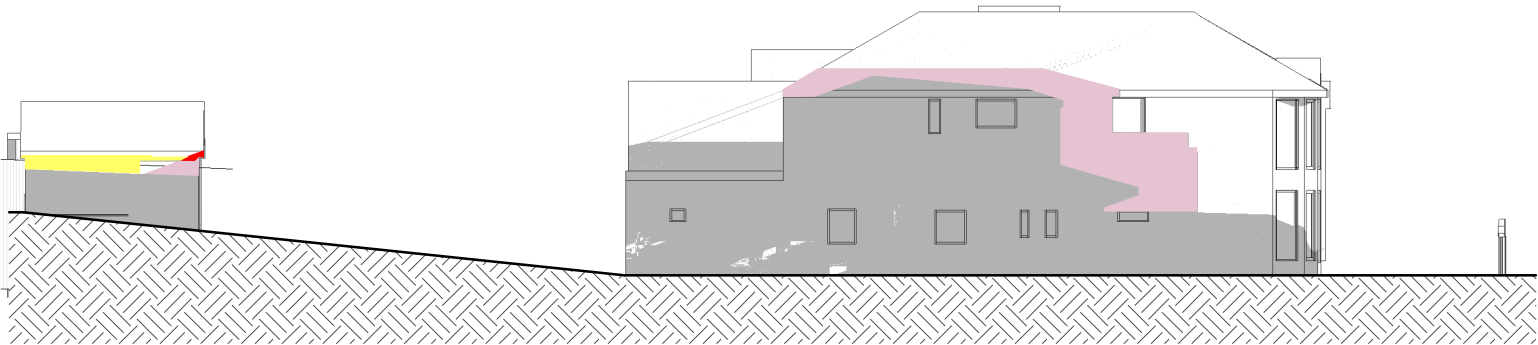
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**MODIFICATION**

DRAWING TITLE

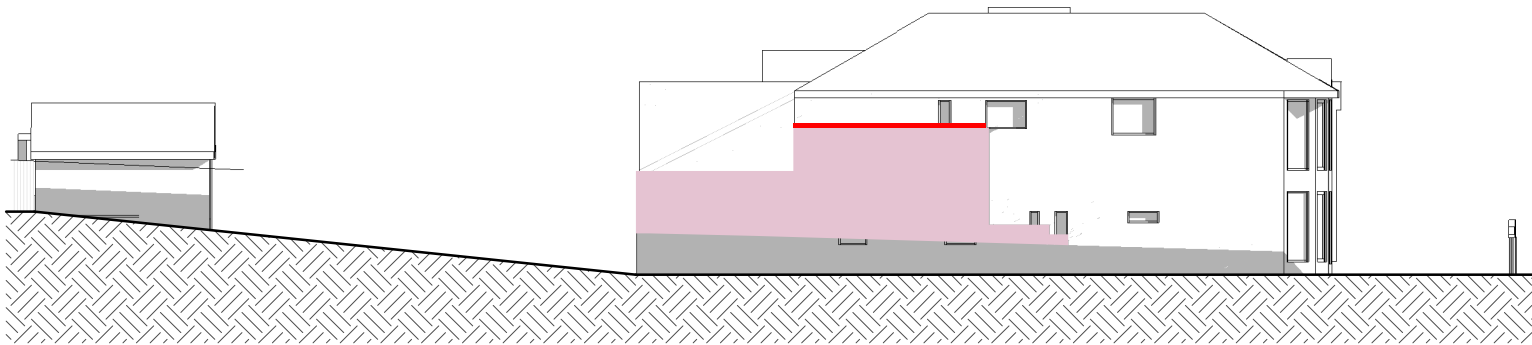
**SHADOWING JUNE 21ST 3.00PM**

P.8006

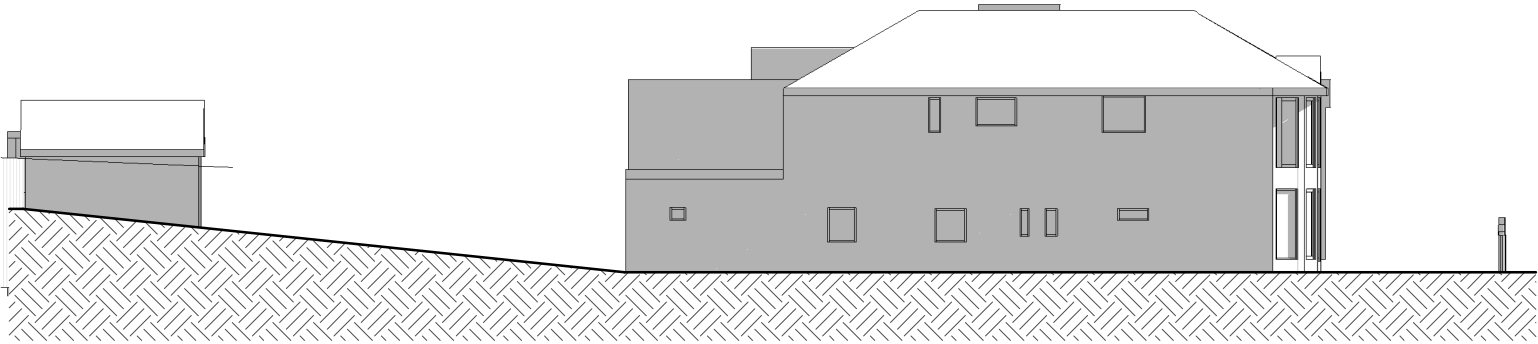




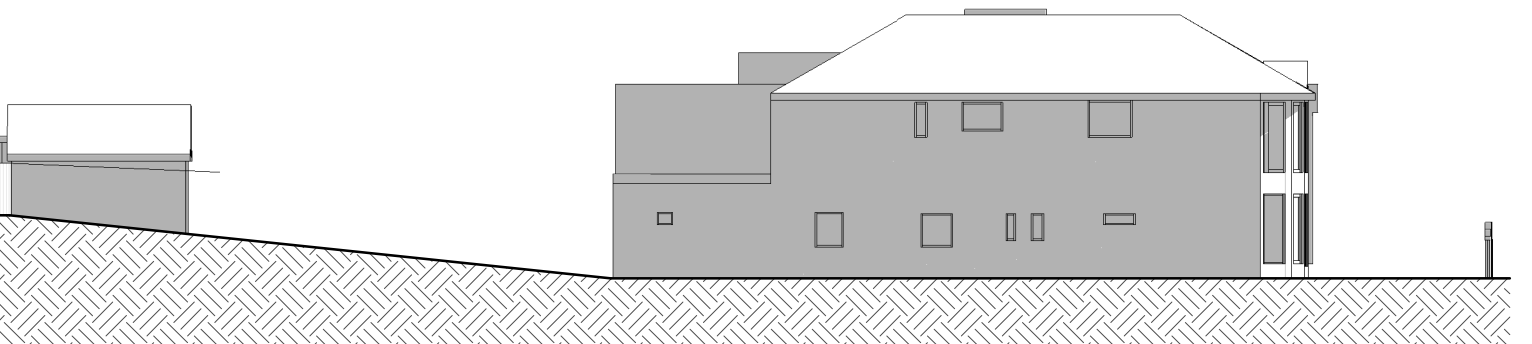
127 DOVER ROAD  
0900 AM, 21 JUNE



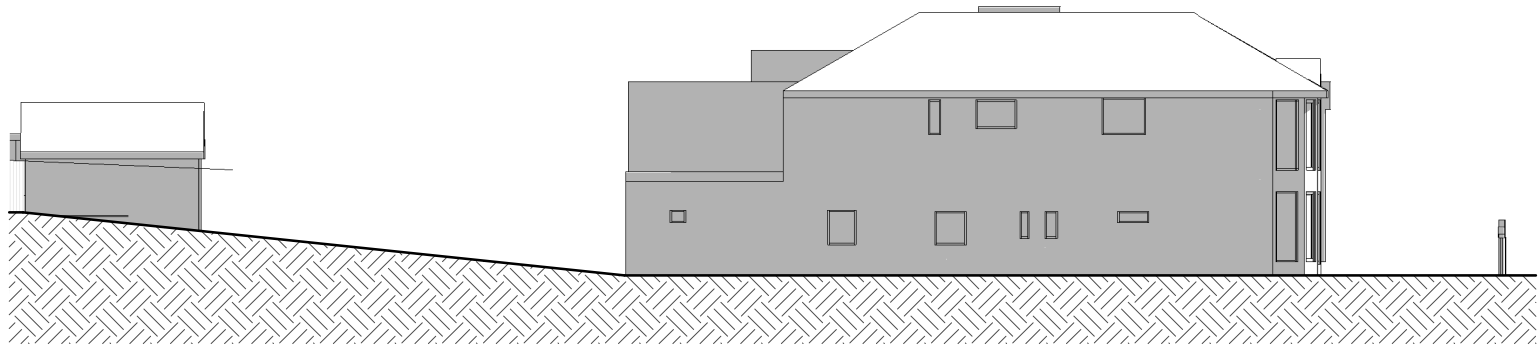
127 DOVER ROAD  
1000 AM, 21 JUNE



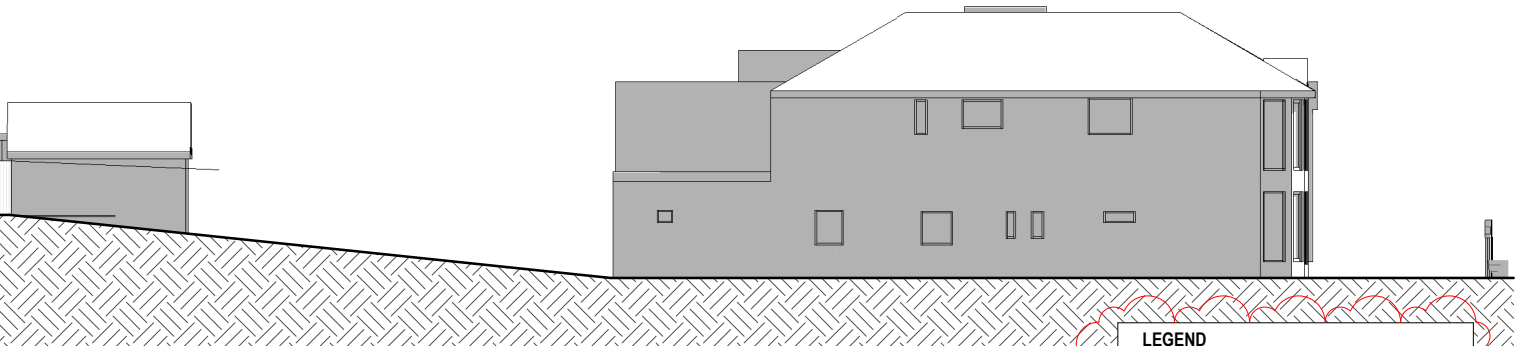
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1100 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



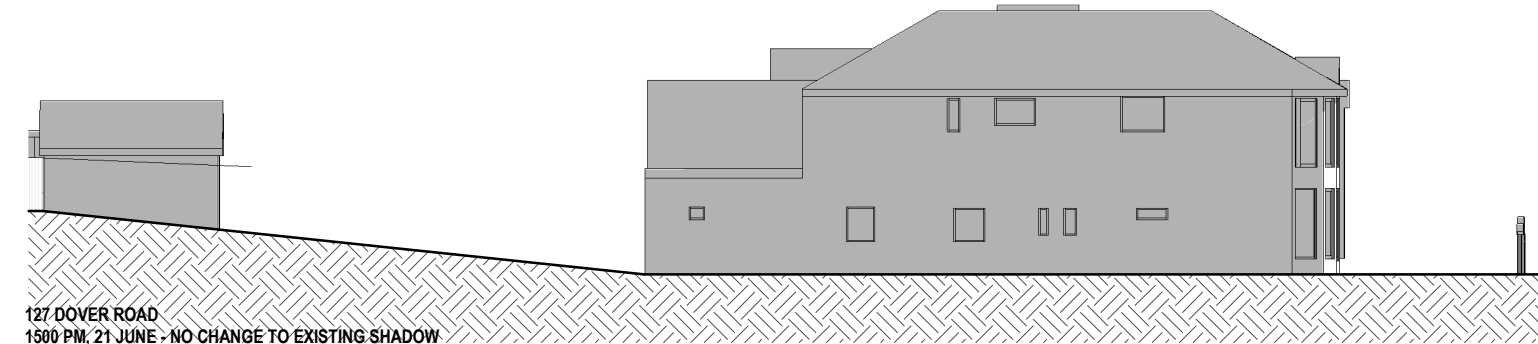
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1200 PM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



127 DOVER ROAD  
1300 PM, 21 JUNE - NO CHANGE TO EXISTING SHADOW

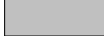







127 DOVER ROAD  
1400 PM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



127 DOVER ROAD  
1500 PM, 21 JUNE - NO CHANGE TO EXISTING SHADOW

#### LEGEND

-  DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
-  DENOTES AREA OF ADDITIONAL BUILDING SHADOW FOR MODIFICATION
-  DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
-  DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
-  DENOTES AREA OF APPROVED NON-COMPLIANT SHADOW OVER AND ABOVE THE PREDOMINANT REAR SETBACK
-  DENOTES EXTENT OF COMPLIANT PREDOMINANT REAR SETBACK

NOTE: COMPLIANT FIRST FLOOR SET BACK AND PROPOSED SET BACK CAST THE SAME SHADOWS ON NEIGHBOURING BUILDINGS. REFER TO SHADOW STUDY TP.8000 - TP.8006 FOR MORE INFORMATION.

NO ADDITIONAL SHADOWS COMPARED TO APPROVAL



# CERA STRIBLEY

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Interior Design

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www.cs-a.com.au  
Studio 5, 249 Chapel St  
Prahran VIC 3181 AUS

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REV	DATE	REVISION	BY	CHK
A	21/12/21	DEVELOPMENT APPLICATION	DC	DC
B	22/02/22	DEVELOPMENT APPLICATION - RFI	DC	DC
C	10/10/22	HEARING DRAFT	DC	DC
D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

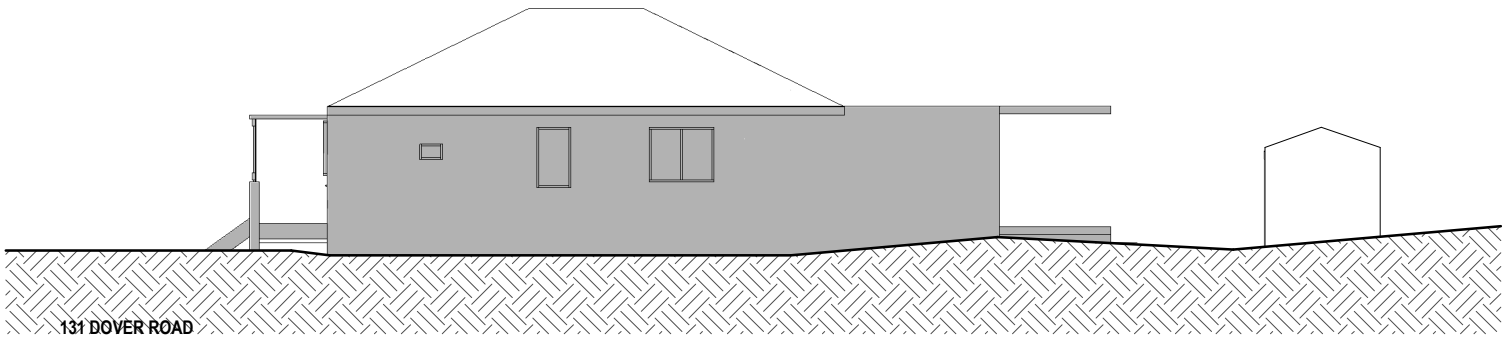
PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

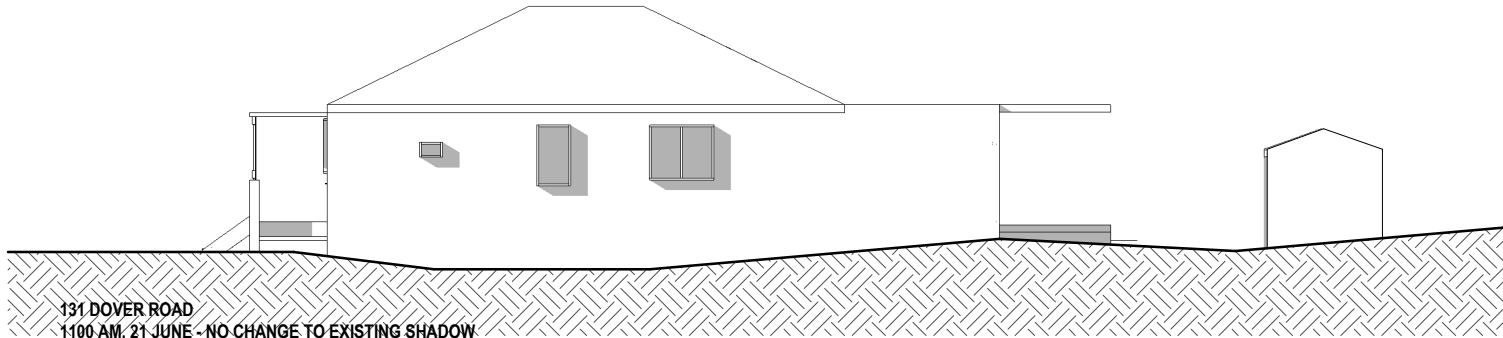
JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE As indicated @ A1  
DRAWN BY DC  
CHECKED BY DC

DRAWING TITLE  
**ELEVATION SHADOW STUDY**

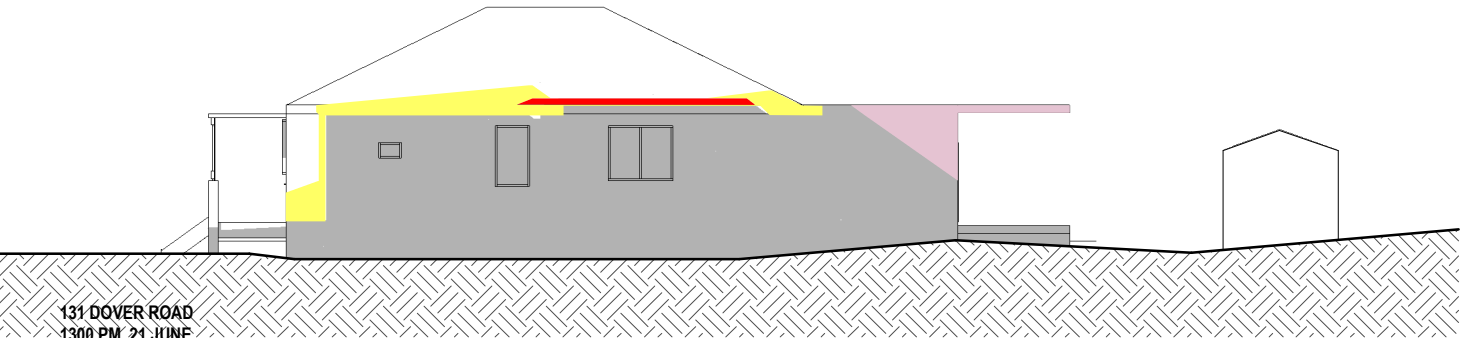
TP.8100



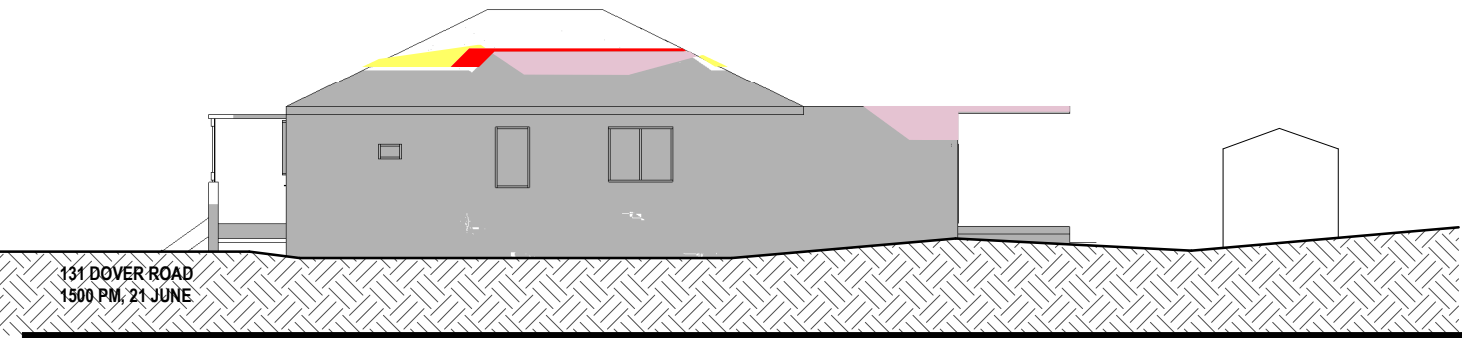
131 DOVER ROAD  
0900 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



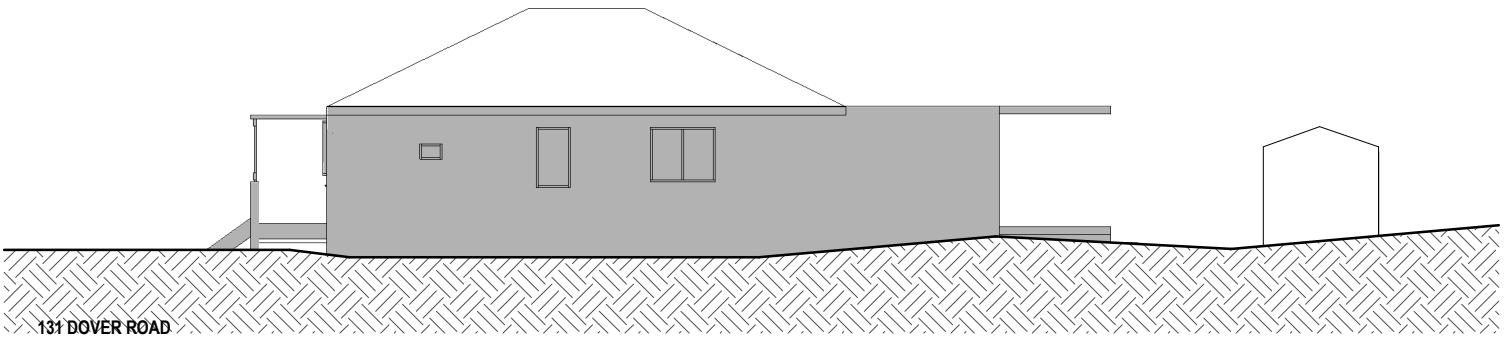
131 DOVER ROAD  
1100 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



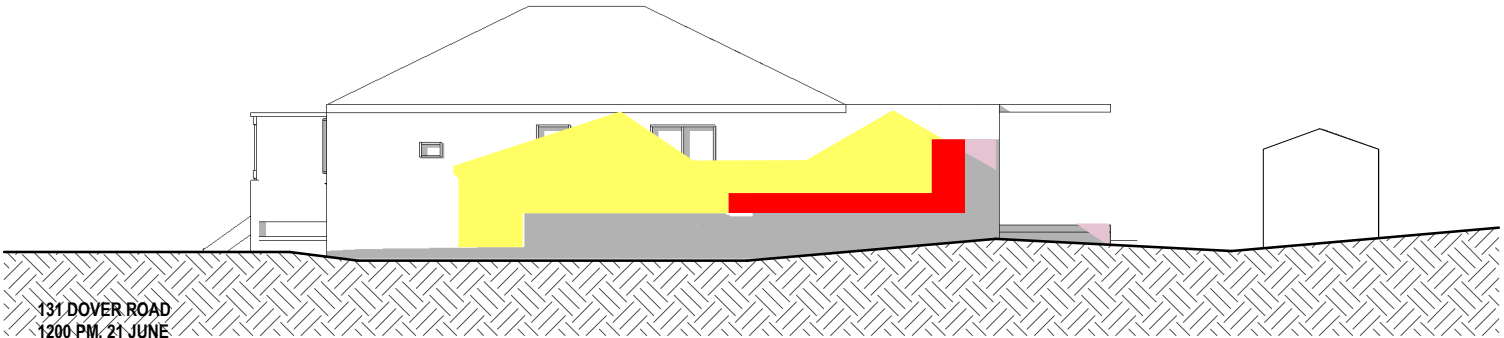
131 DOVER ROAD  
1300 PM, 21 JUNE



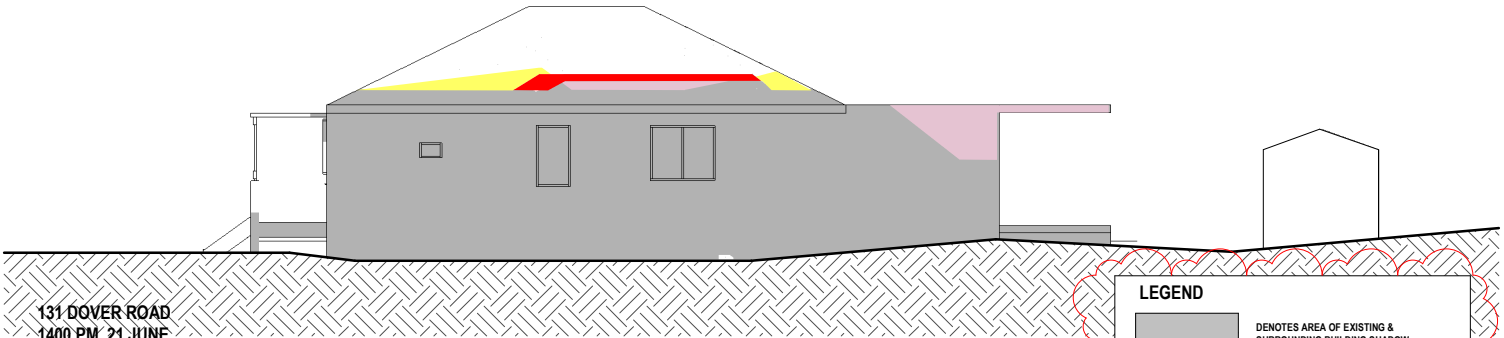
131 DOVER ROAD  
1500 PM, 21 JUNE



131 DOVER ROAD  
1000 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



131 DOVER ROAD  
1200 PM, 21 JUNE



131 DOVER ROAD  
1400 PM, 21 JUNE

LEGEND

- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
- DENOTES AREA OF ADDITIONAL BUILDING SHADOW FOR MODIFICATION
- DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
- DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
- DENOTES AREA OF APPROVED NON COMPLIANT SHADOW OVER AND ABOVE THE PREDOMINANT REAR SETBACK
- DENOTES EXTENT OF COMPLIANT PREDOMINANT REAR SETBACK

NOTE: COMPLIANT FIRST FLOOR SET BACK AND PROPOSED SET BACK CAST THE SAME SHADOWS ON NEIGHBOURING BUILDINGS. REFER TO SHADOW STUDY TP.8000 - TP.8006 FOR MORE INFORMATION.

NO ADDITIONAL SHADOWS COMPARED TO APPROVAL



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E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
DOVER ROAD  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

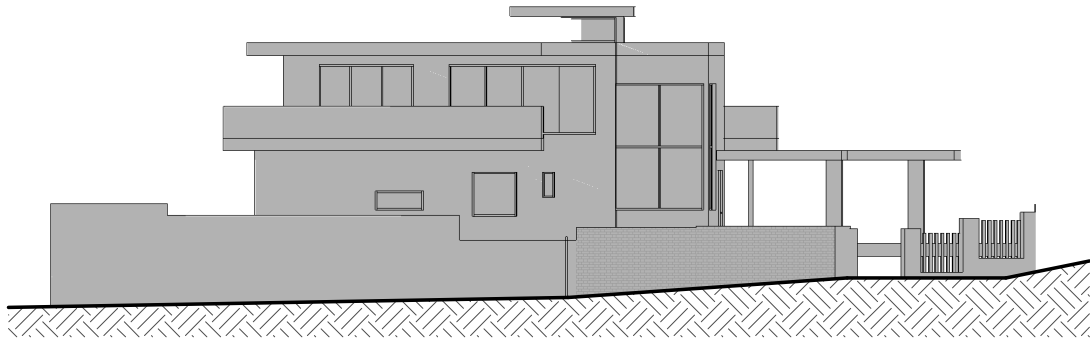
DRAWING STATUS  
MODIFICATION

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE As indicated @ A1  
DRAWN BY DC  
CHECKED BY DC

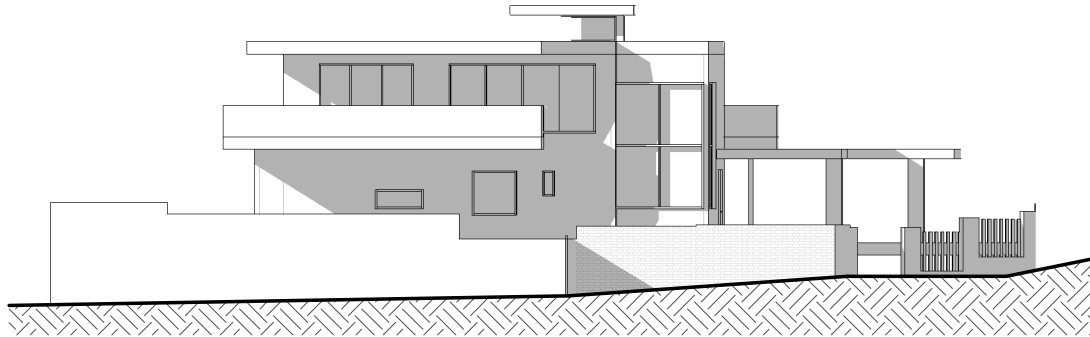
DRAWING TITLE  
ELEVATION SHADOW STUDY



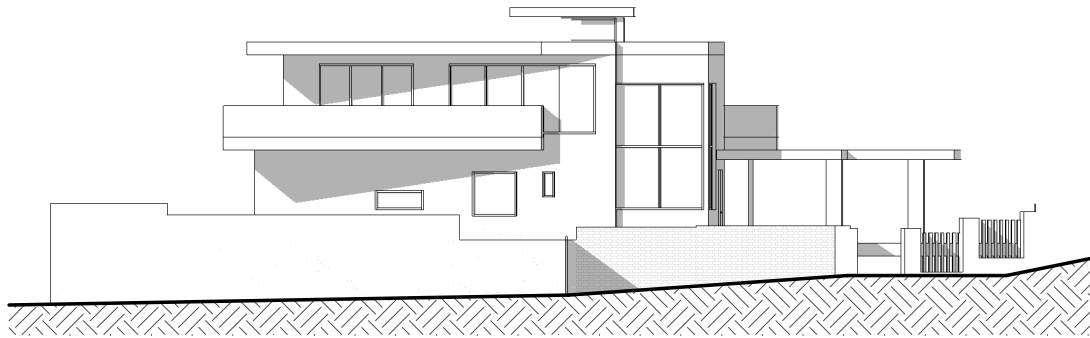
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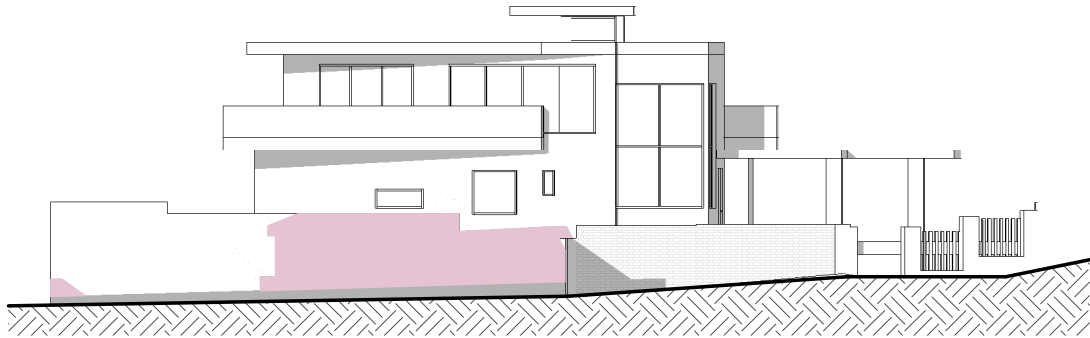
38 BEAUMONT STREET  
0900 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



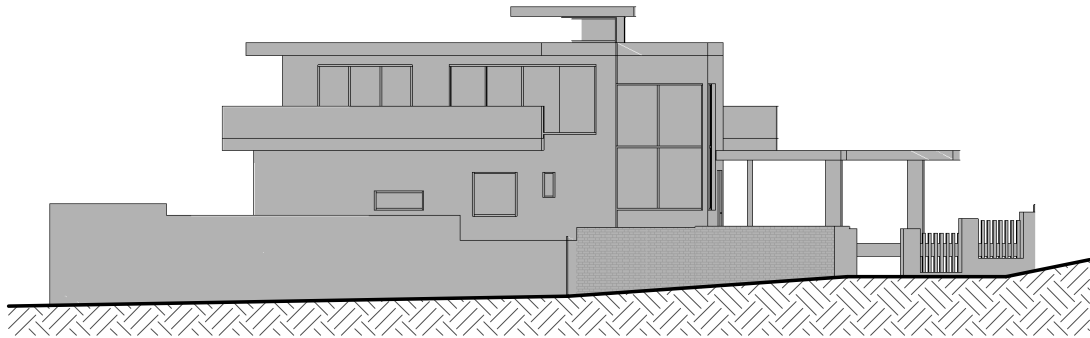
38 BEAUMONT STREET  
1100 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



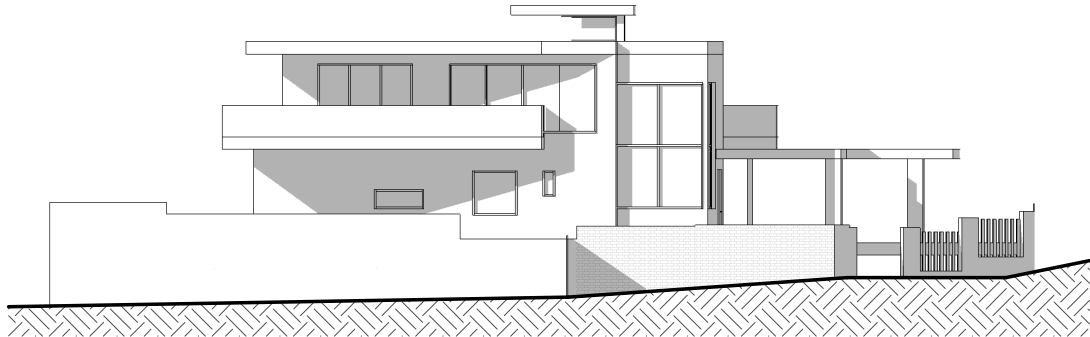
38 BEAUMONT STREET  
1300 PM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



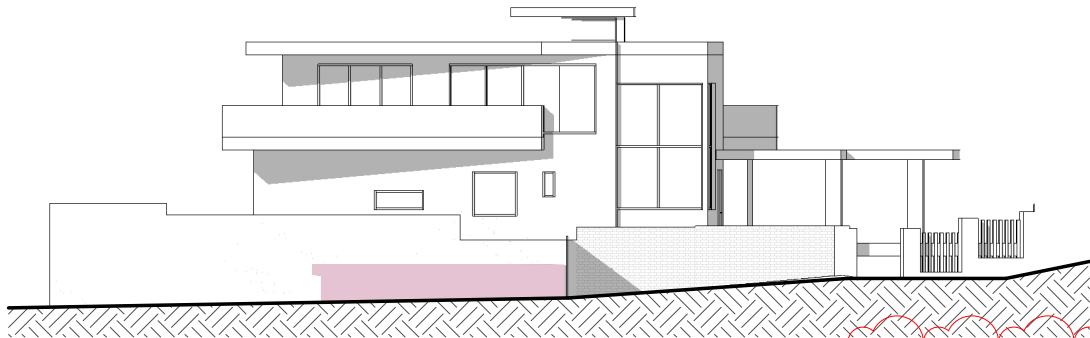
38 BEAUMONT STREET  
1500 PM, 21 JUNE



38 BEAUMONT STREET  
1000 AM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



38 BEAUMONT STREET  
1200 PM, 21 JUNE - NO CHANGE TO EXISTING SHADOW



38 BEAUMONT STREET  
1400 PM, 21 JUNE

- LEGEND**
- DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
  - DENOTES AREA OF ADDITIONAL BUILDING SHADOW FOR MODIFICATION
  - DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
  - DENOTES AREA OF PROPOSED REDUCTION OF BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)
  - DENOTES AREA OF APPROVED NON COMPLIANT SHADOW OVER AND ABOVE THE PREDOMINANT REAR SETBACK
  - DENOTES EXTENT OF COMPLIANT PREDOMINANT REAR SETBACK

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NO ADDITIONAL SHADOWS COMPARED TO APPROVAL



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Prahran VIC 3181 AUS

NOTES  
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before proceeding.

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REV	DATE	REVISION	BY	CHK
A	21/12/21	DEVELOPMENT APPLICATION	DC	DC
B	22/02/22	DEVELOPMENT APPLICATION - RFI	DC	DC
C	10/10/22	HEARING DRAFT	DC	DC
D	13/10/22	HEARING	DC	DC
E	03/11/22	HEARING	DC	DC
F	22/02/23	MODIFICATION	DC	DC
G	14/08/23	MODIFICATION	DC	DC

REV	DATE	REVISION	BY	CHK

PROJECT  
**DOVER ROAD**  
129 DOVER ROAD, ROSE BAY, NSW 2029  
PROPOSED RESIDENTIAL DWELLING

DRAWING STATUS  
**MODIFICATION**

JOB N° 21195  
REVISION N° G  
DATE 22/02/23  
SCALE 1:100 @ A1  
DRAWN BY DC  
CHECKED BY DC

DRAWING TITLE  
**ELEVATION SHADOW STUDY**

TP.8102



# Blade Walls



VIEW FROM 131 DOVER ROAD  
PREVIOUSLY APPROVED DESIGN  
LEVEL 01 REAR OPEN BLADE WALLS



VIEW FROM 131 DOVER ROAD  
MODIFIED DESIGN  
LEVEL 01 REAR ENCLOSED BLADE WALLS WITH GLAZING



# Blade Walls



VIEW FROM 127 DOVER ROAD  
PREVIOUSLY APPROVED DESIGN  
LEVEL 01 REAR OPEN BLADE WALLS



VIEW FROM 127 DOVER ROAD  
MODIFIED DESIGN  
LEVEL 01 REAR ENCLOSED BLADE WALLS WITH GLAZING

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