

Site Analysis
SCALE 1:200



Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 40 966 067 144
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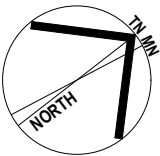
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B	08.03.2022	S34 Issue
C	10.03.2022	S34 Issue
D	29.03.2022	Revised S34 Issue
E	12.04.2022	Issue for Agreement

PROJECT:
Proposed Semi-detached Dwellings
417a Maroubra Road, Maroubra
CLIENT:
Mr. & Mrs. Gabo
417a Maroubra Road, Maroubra

SHEET TITLE:
Site Analysis

SCALE: 1:200 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:
A3 DA01 e



HEREWARD ROAD

MAROUBRA ROAD

No. 417d
195.33 m²

No. 417c
220.38 m²

boundary 32.17

boundary 11.175

boundary 33.205

boundary 14.325

Subdivision Plan
SCALE 1:100



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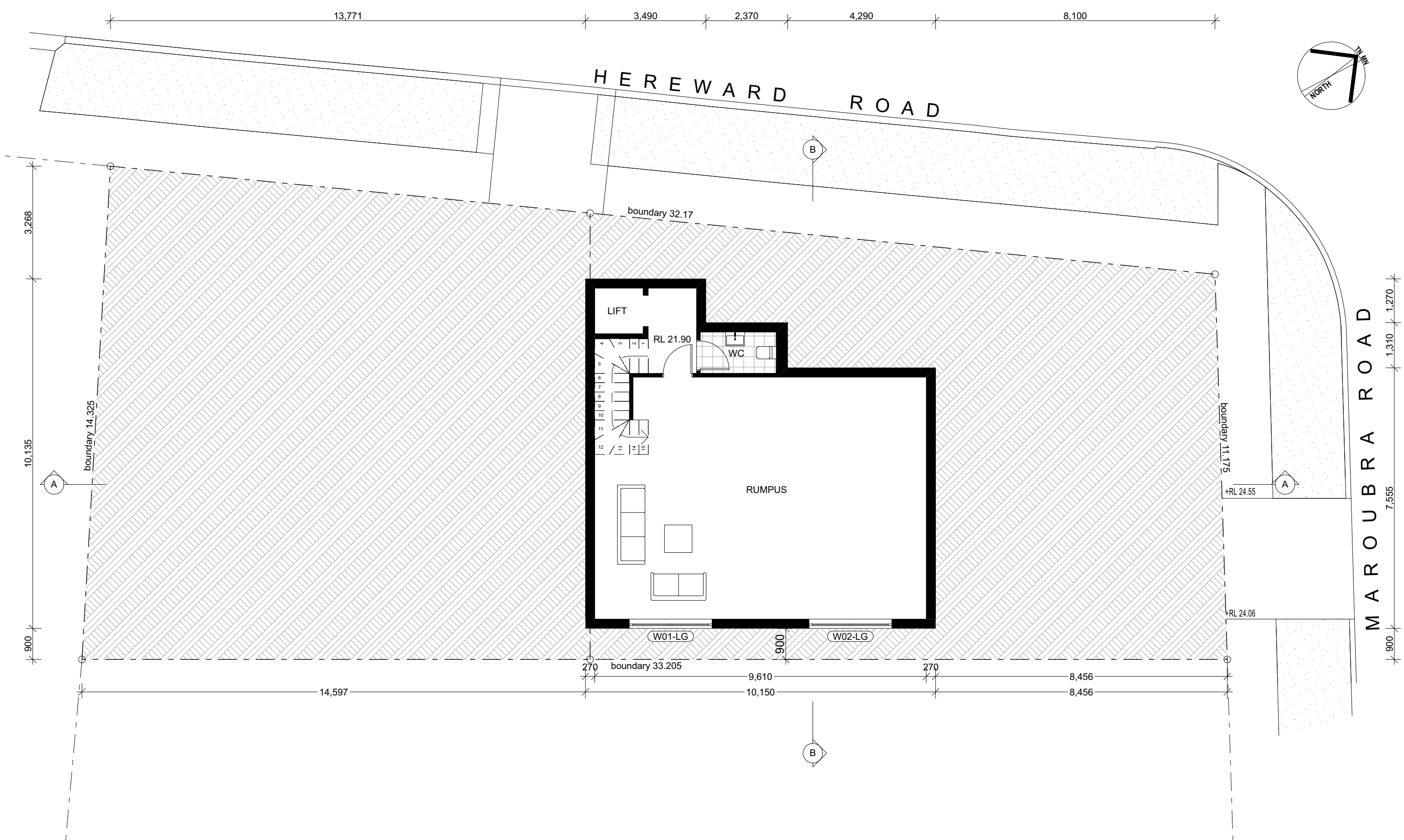
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417a Maroubra Road, Maroubra

CLIENT:
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417a Maroubra Road, Maroubra

SHEET TITLE:
Subdivision Plan

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: A3
DWG NO: DA02
REVISION: e



Proposed Basement Plan

SCALE 1:100



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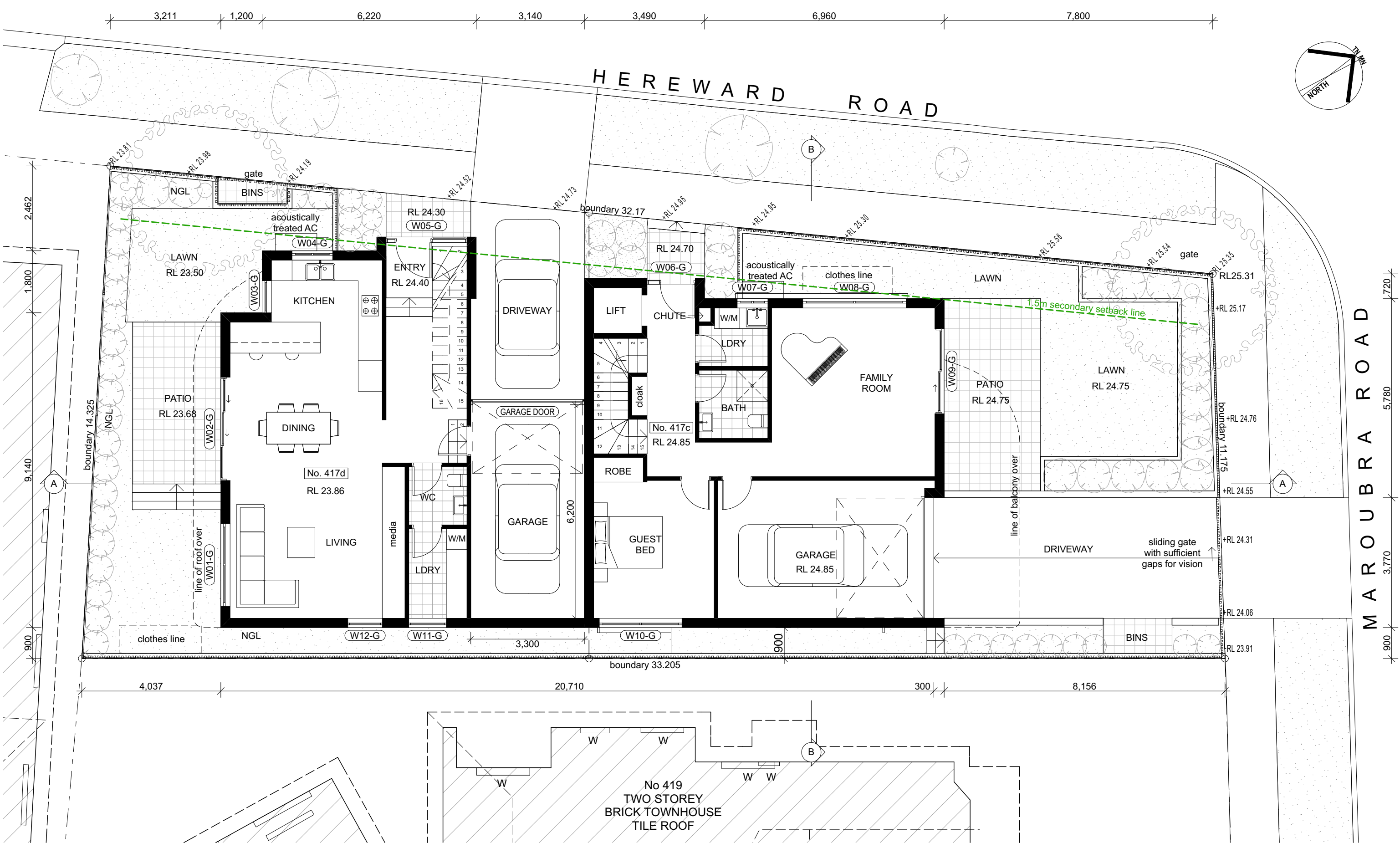
CLIENT:
Mr. & Mrs. Gabo
417a Maroubra Road, Maroubra

SHEET TITLE:
Proposed Basement Plan

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:

A3 DA03 e



Proposed Ground Floor Plan
SCALE 1:100



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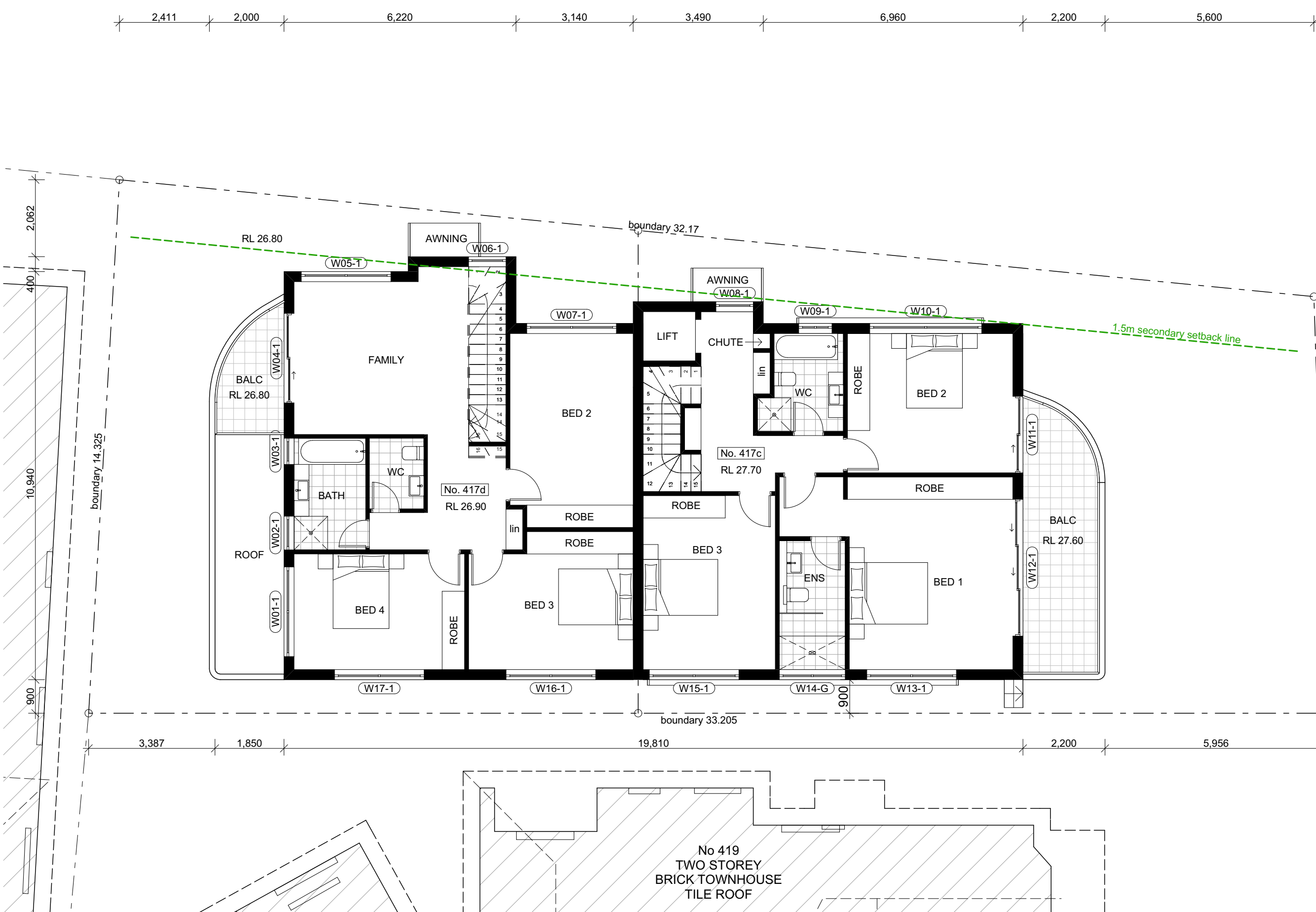
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SHEET TITLE:
Proposed Ground Floor Plan

SCALE: 1:100 @ A3
DRAWN: ANDREW
SHEET SIZE: DWG NO: REVISION:

A3 DA04 e



Proposed First Floor Plan
SCALE 1:100

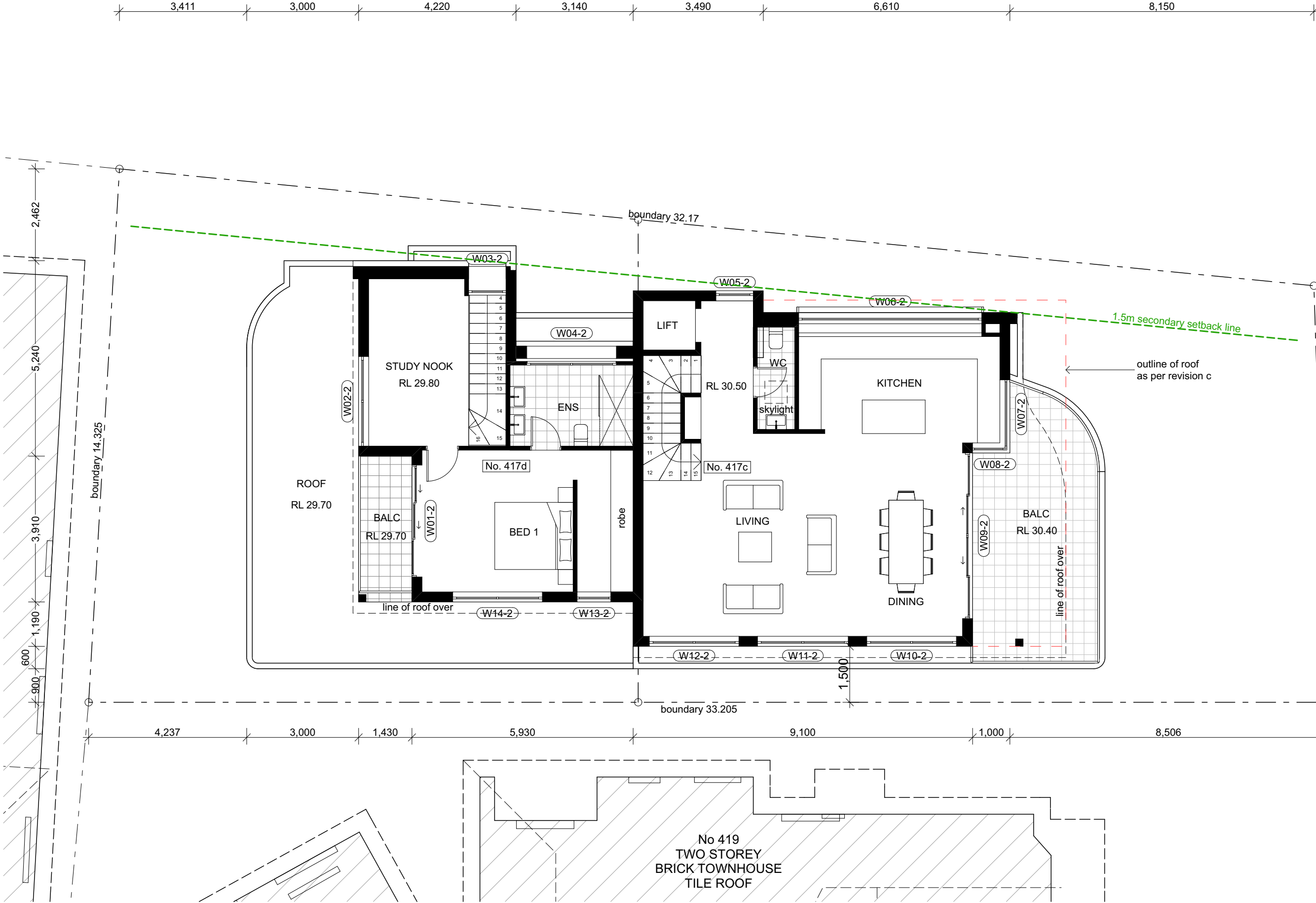
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SHEET TITLE:
Proposed First Floor Plan

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:
A3 DA05 e



Proposed Second Floor Plan
SCALE 1:100

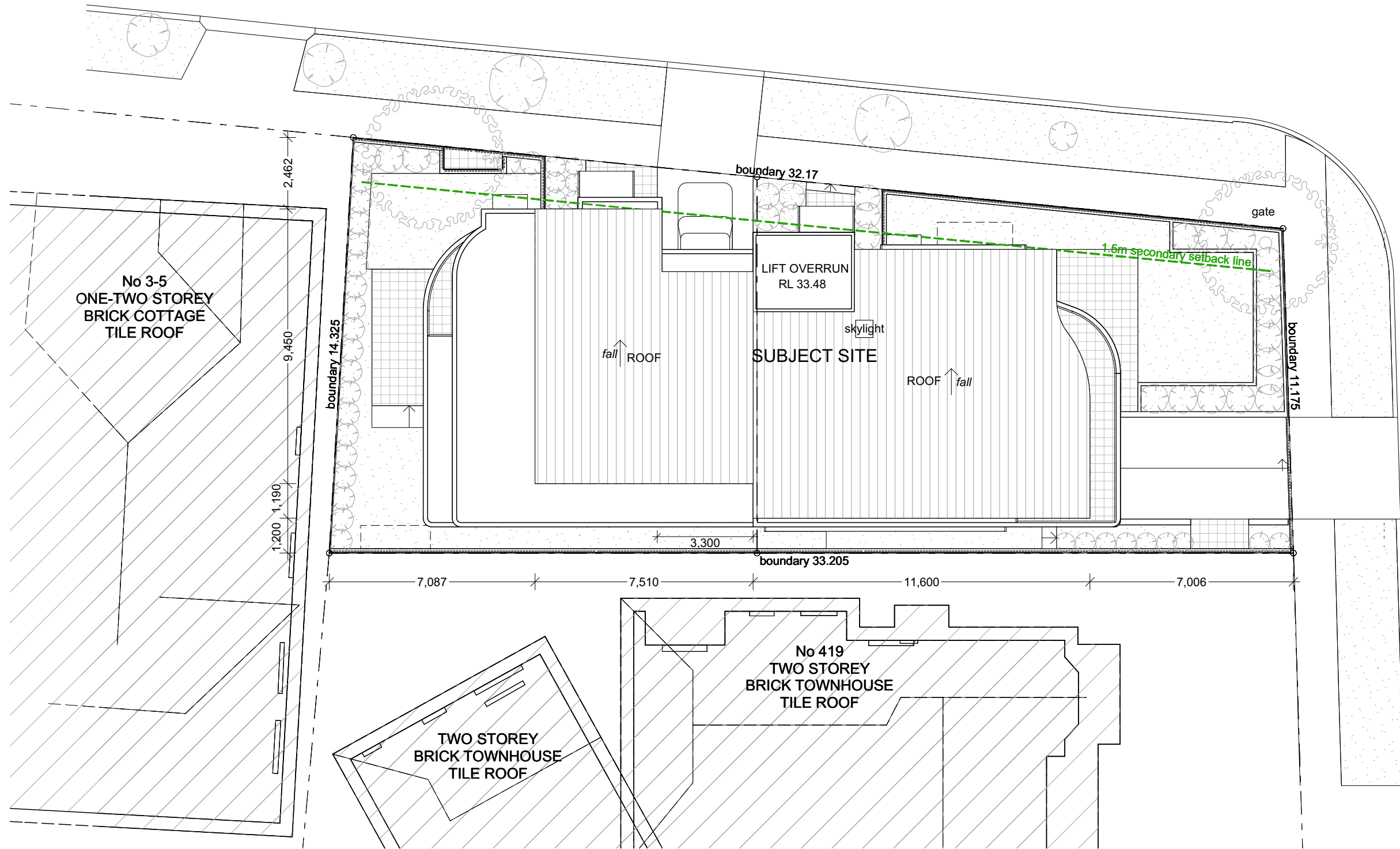
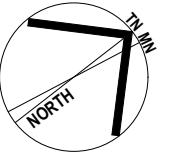
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SHEET TITLE:
Proposed Second Floor Plan

SCALE: 1:100 @ A3
DRAWN: ANDREW
SHEET SIZE: DWG NO: REVISION:

A3 DA06 e



NatHERS Specs Summary:

- Floor slabs: - Concrete.
- R1.0 floor insulation to unit 1.
- R0.5 floor insulation to unit 2.
- Exterior walls: - Cavity brick with "Aircell" foil in cavity. Or, wall system of R1.6 rating.
- To units 1-4
- Lightweight wall with foil + R1.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.19). To unit 5 as per plans.
- Modelled with default medium colour finishes.
- "Exterior walls" = All unit walls that are not party walls to other units.
- Glazing: **Thermally broken double glazed - tinted glass:**
- To all glazing in unit 5 kitchen, living & dining area.
- Type A (U-Value: 3.6, SHGC: 0.23).
- Type B (U-Value: 3.6, SHGC: 0.30).
- Single clear glass:**
- To remaining unit glazing.
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).
- U-Value & SHGC are combined glass and frame figures.**
- Ceiling:
- R3.0 ceiling insulation to all ceilings to roof.
- Assessed with sealed downlights, and sealed wet area exhaust fans.
- Metal roof modelled with foil under, with default medium colour finishes, and as unventilated.

Please refer to NatHERS individual certificates for further details.

Site & Roof Plan

SCALE 1:150

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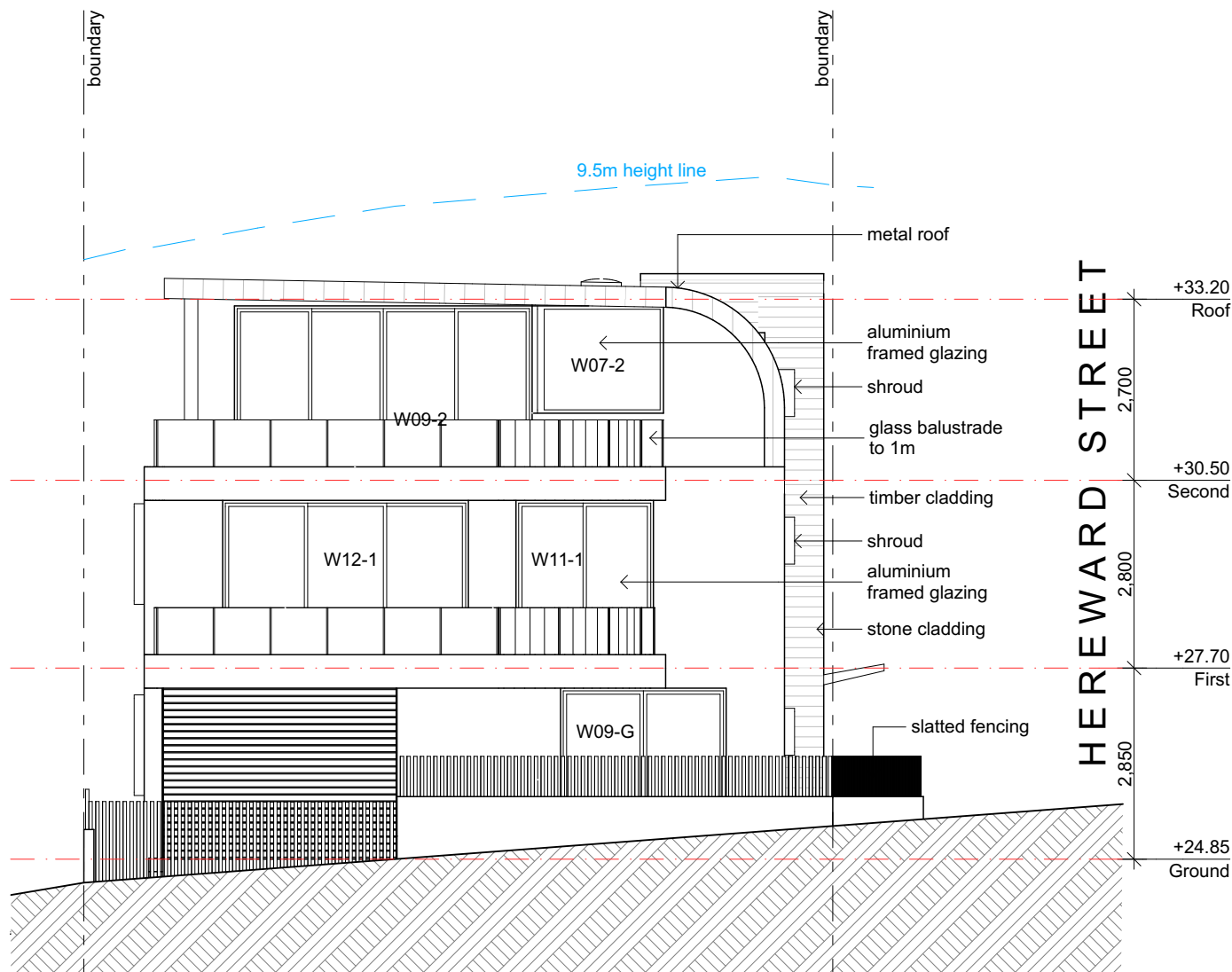
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417a Maroubra Road, Maroubra
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Mr. & Mrs. Gabo
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SHEET TITLE:
Site & Roof Plan

SCALE: 1:150 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:

A3 DA07 e



North/East Elevation - Maroubra Road
SCALE 1:100

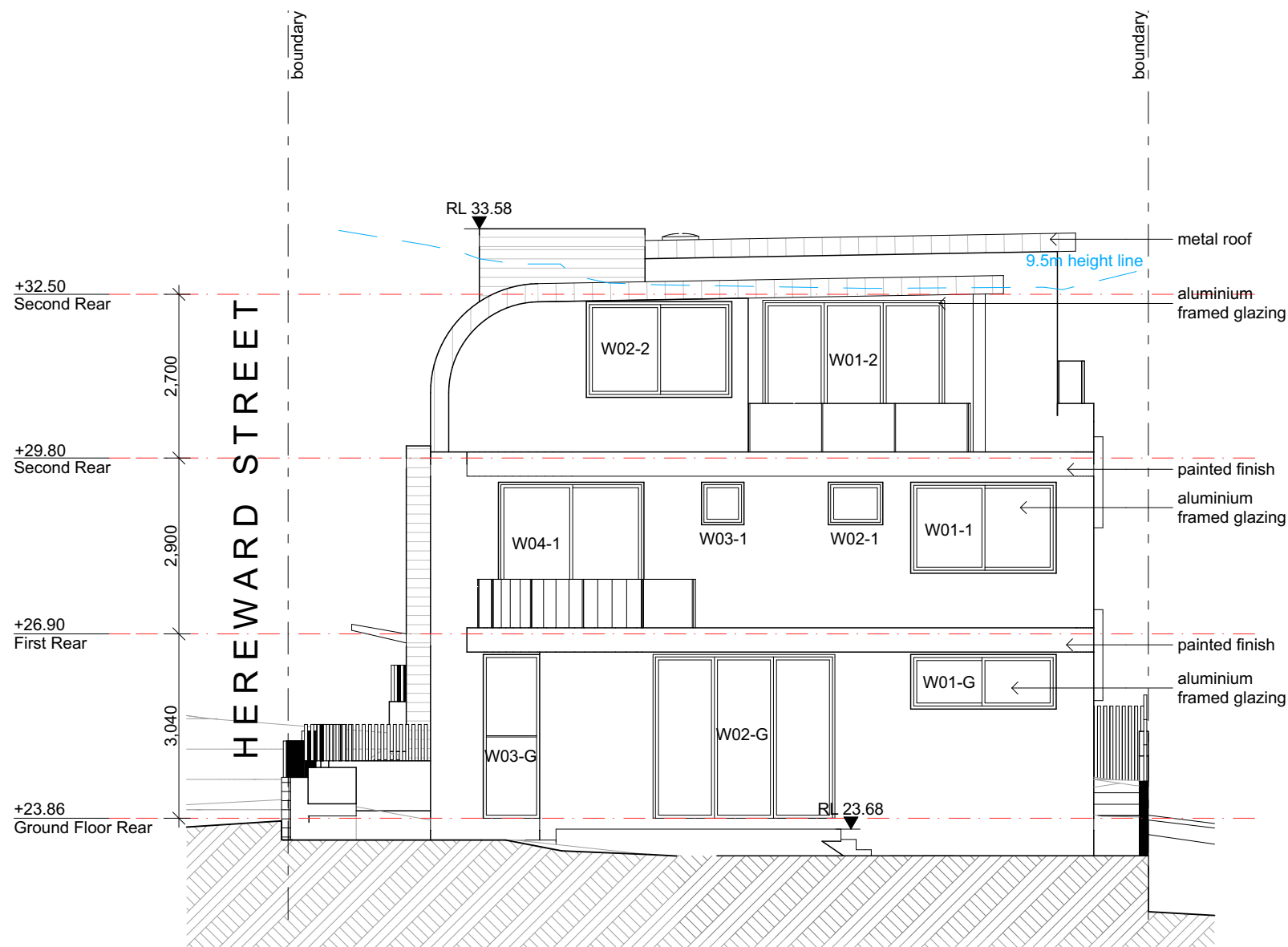
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SHEET TITLE:
North/East & South/West Elevation

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:
A3 DA08 e



South / West Elevation
SCALE 1:100



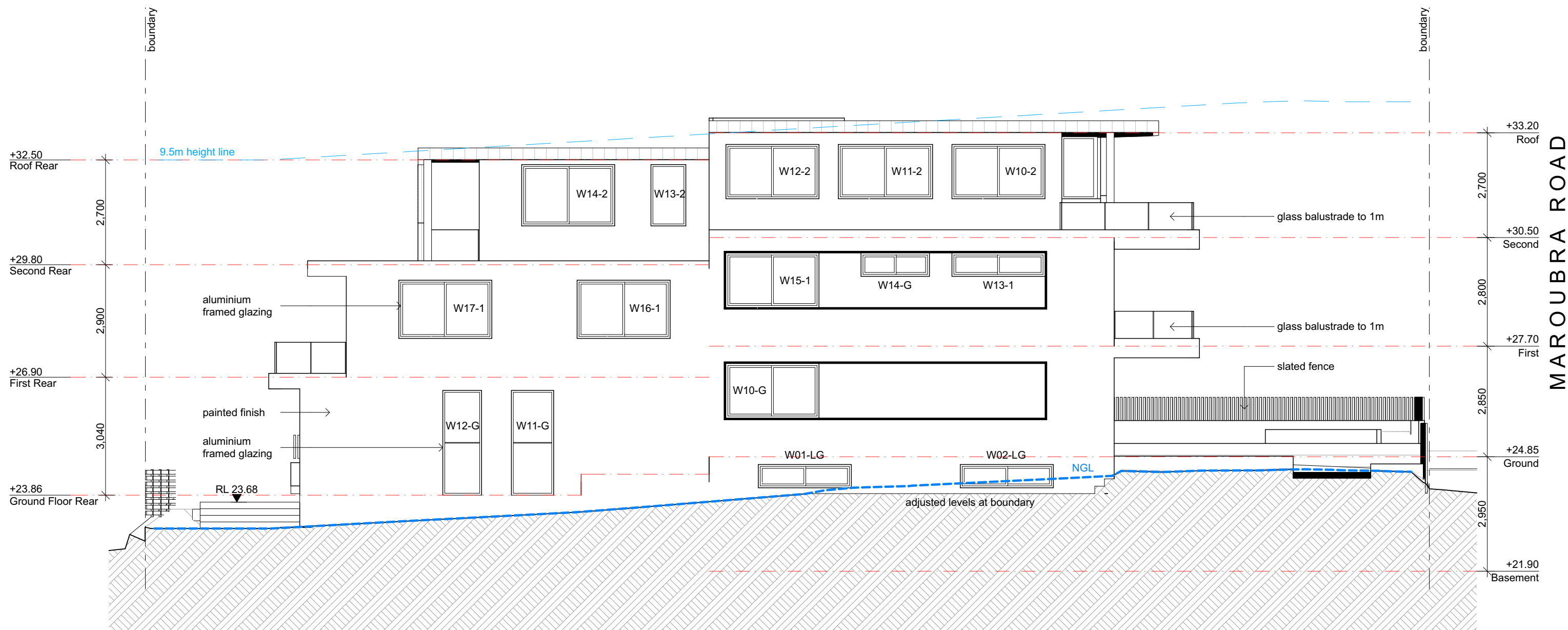
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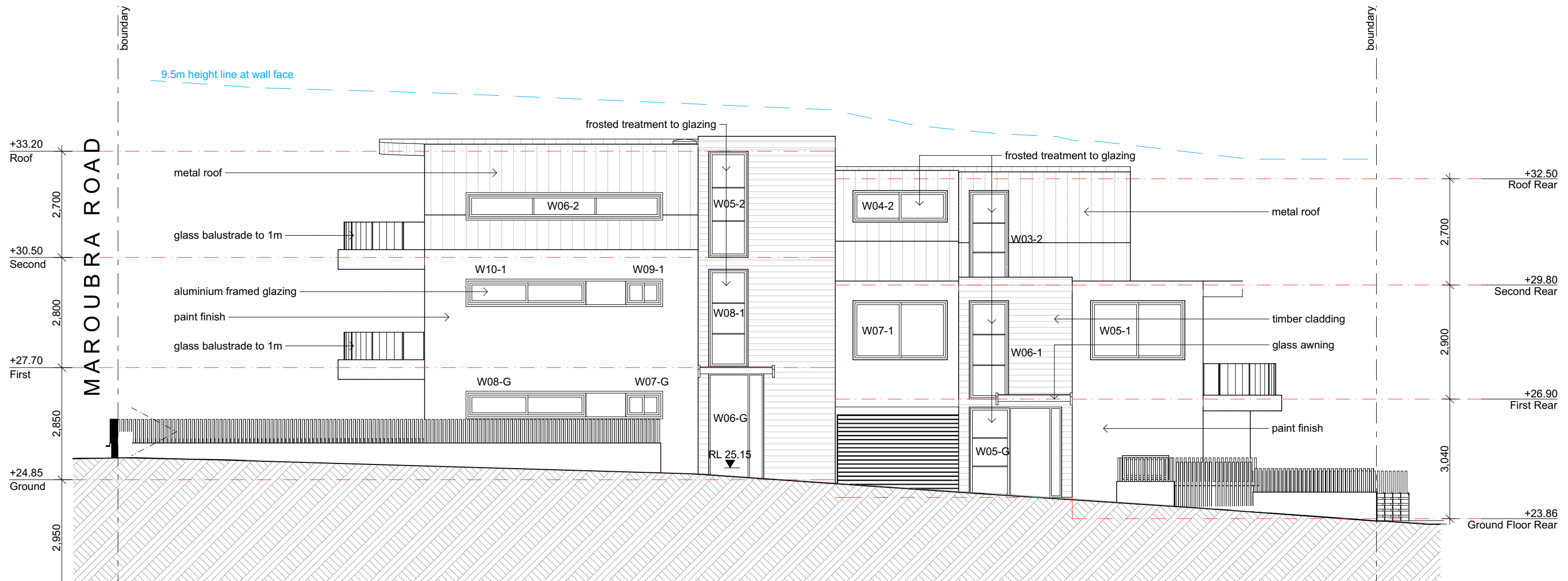
SHEET TITLE:
South/West Elevation

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:
A3 DA09 e



South / East Elevation
SCALE 1:100



North / West Elevation - Hereward Street
SCALE 1:100

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SHEET TITLE:
North/West Elevation

SCALE: 1:100 @ A3
DRAWN: ANDREW
SHEET SIZE: DWG NO: REVISION:

A3 DA11 e



Section AA
SCALE 1:100

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SHEET TITLE:
Section AA

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:
A3 DA12 e



Section BB
SCALE 1:100



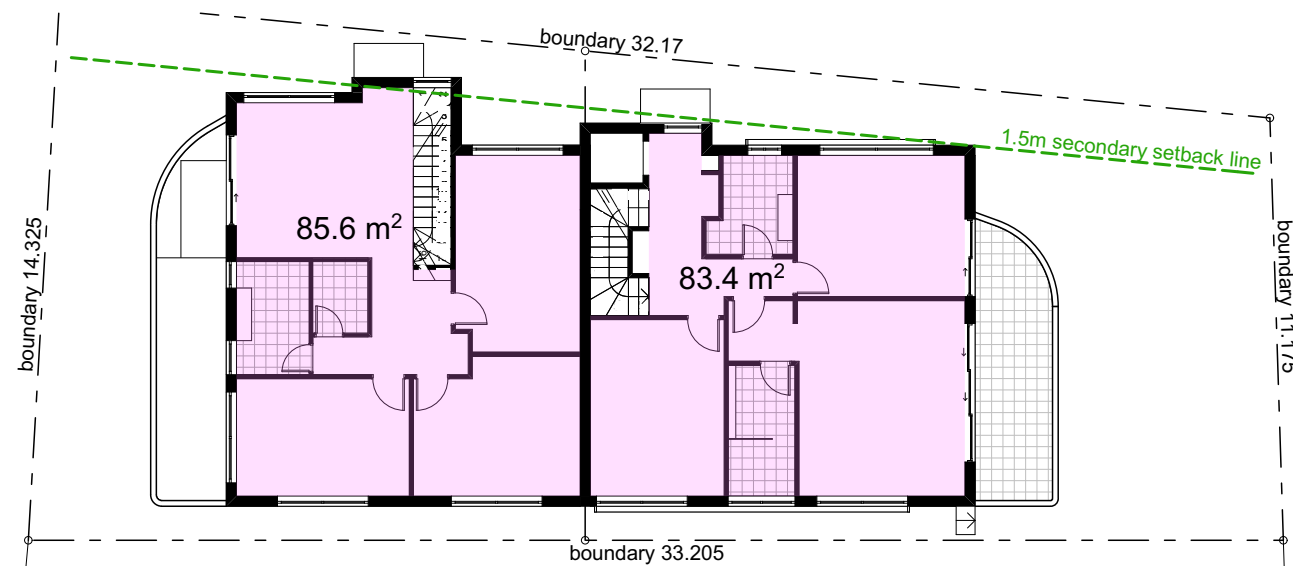
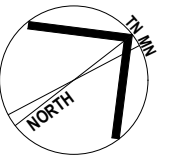
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SHEET TITLE:
Section BB

SCALE: 1:100 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:
A3 DA13 e



Areas - First Floor
SCALE 1:200

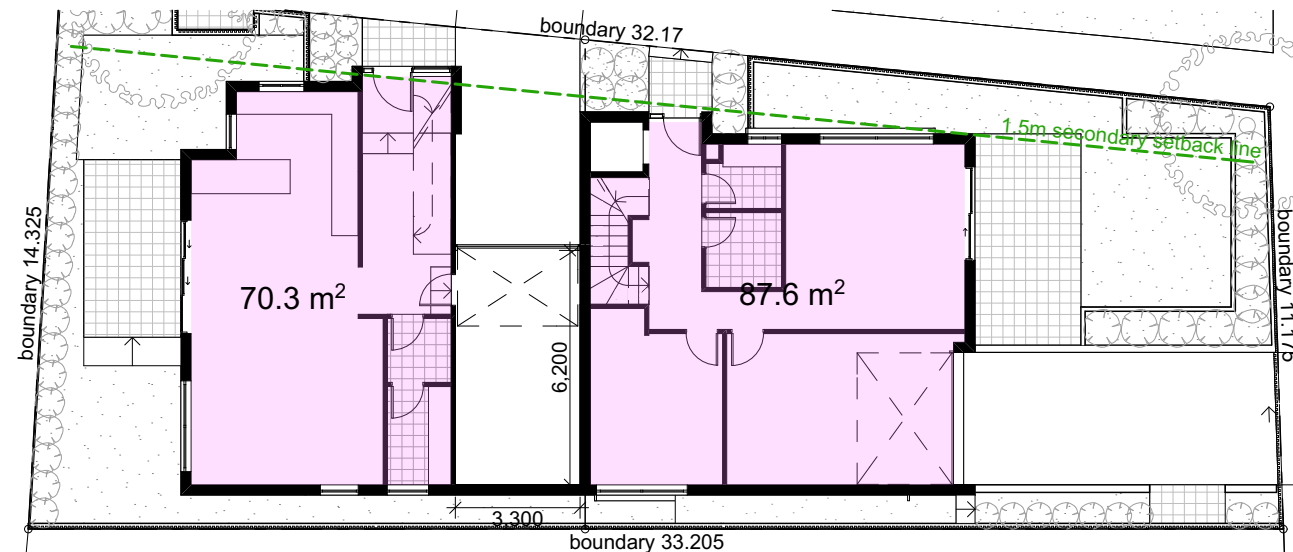
Legend:
 GFA

AREA CALCULATIONS

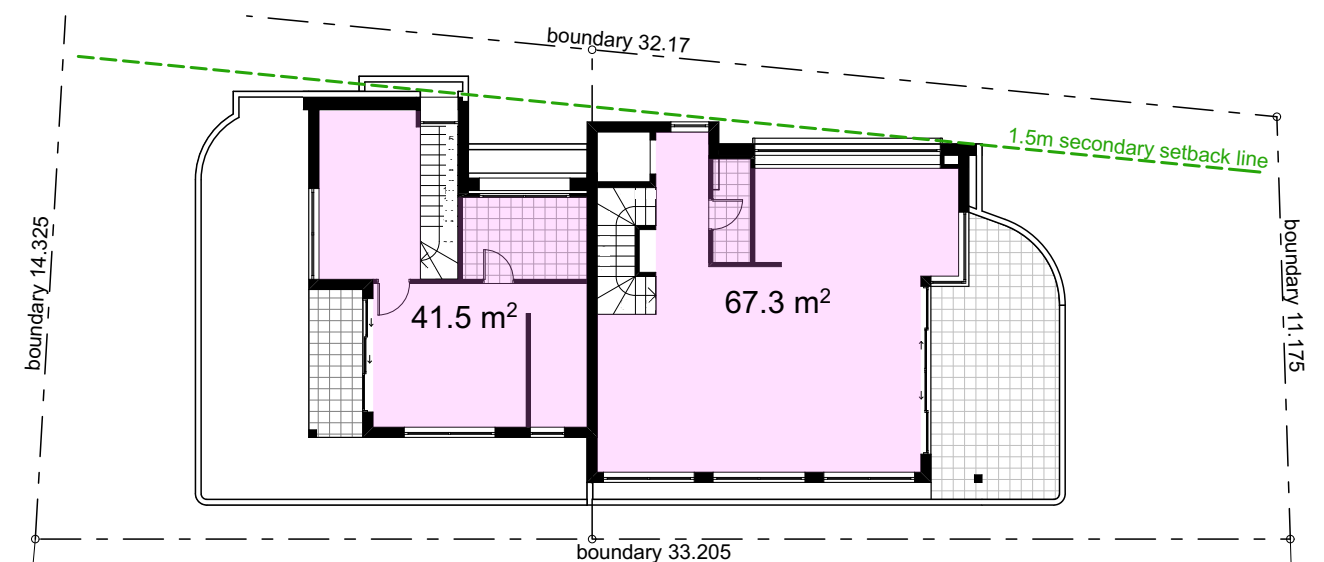
Site Area	
No. 417c	220.4m ²
No. 417d	195.3m ²

No. 417c	
Ground	87.6m ²
First	83.4m ²
Second	67.3m ²
TOTAL	238.3m²
FSR	1.08 : 1

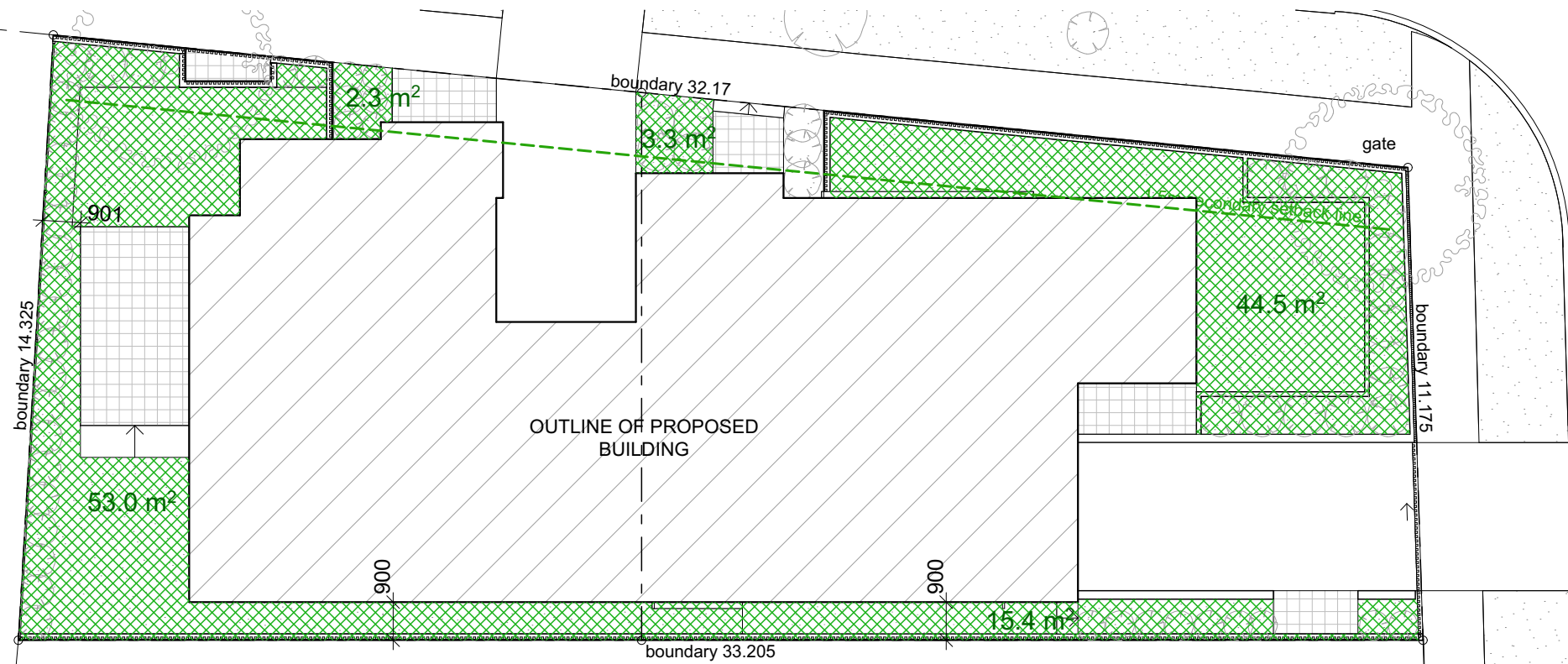
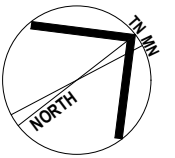
No. 417d	
Ground	70.3m ²
First	85.6m ²
Second	41.5m ²
TOTAL	197.4m²
FSR	1.01 : 1



Areas - Ground Floor
SCALE 1:200

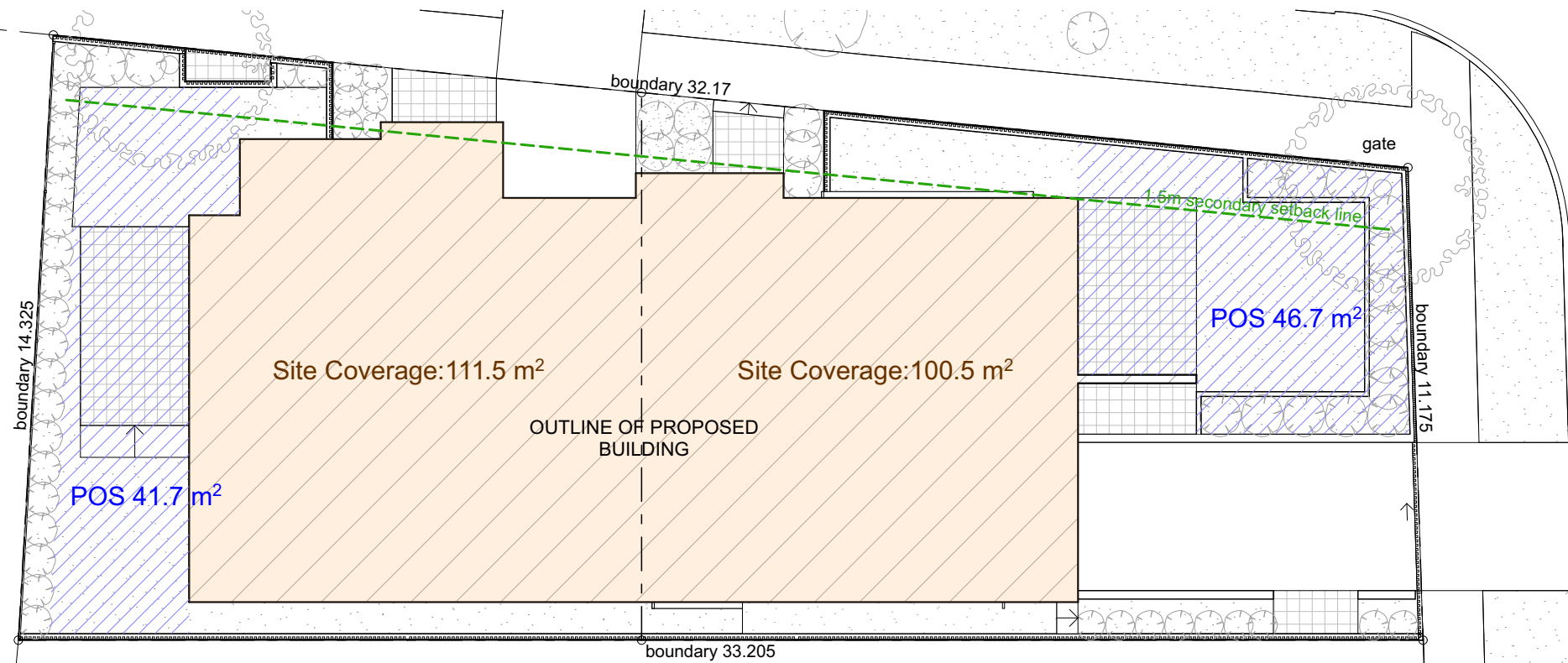


Areas - Second Floor
SCALE 1:200



Deep Soil Calculation

SCALE 1:150



Site Coverage & POS Calculations

SCALE 1:150

Legend:

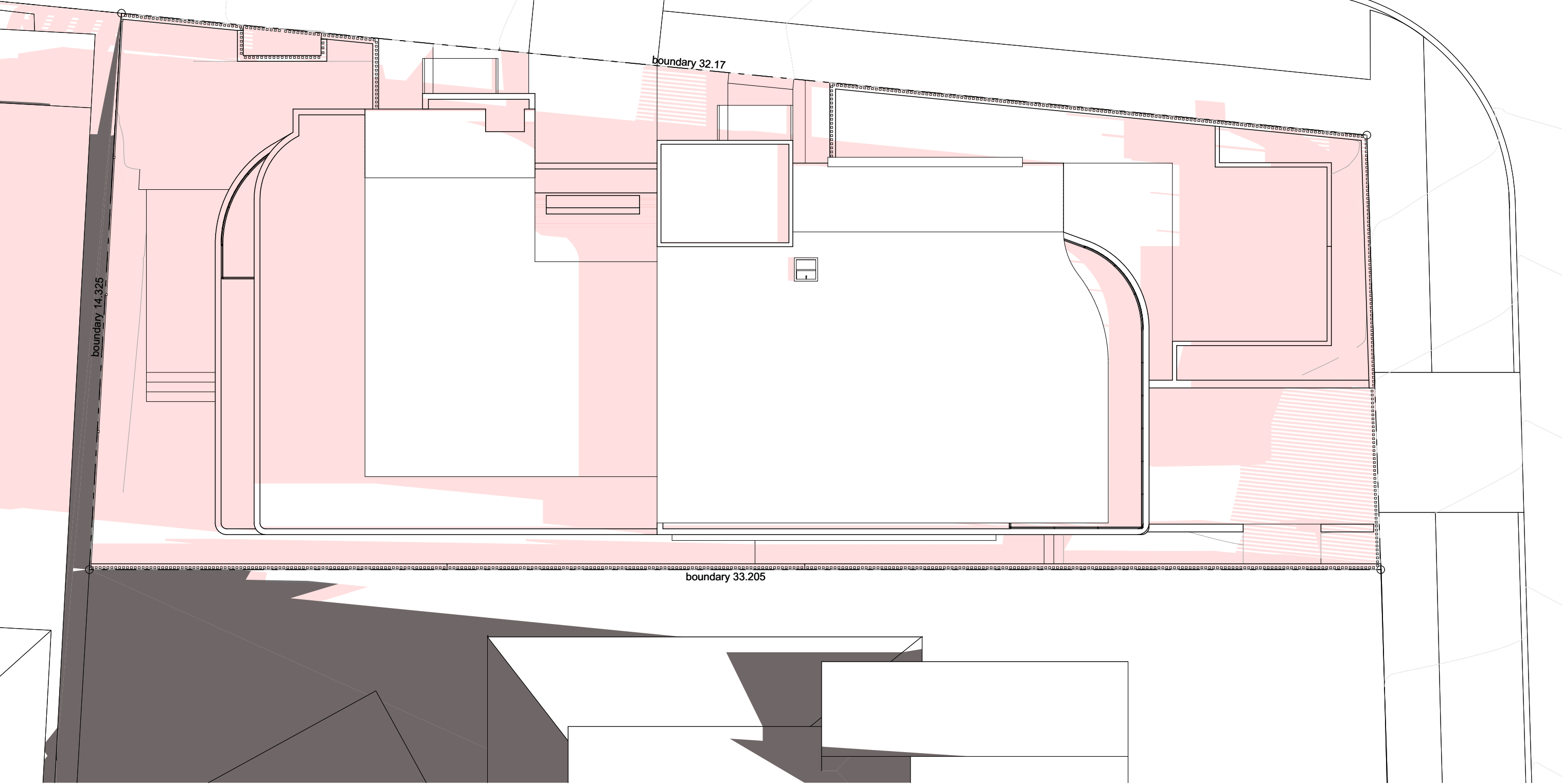
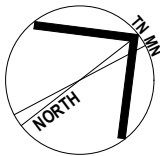
	Deep Soil
	POS
	Site Coverage

LANDSCAPE CALCULATIONS

Site Area	
No. 417c	220.4m ²
No. 417d	195.3m ²
No. 417c	
Required	20% =44.08m ²
Provided	63.2m ² (28.7%)
No. 417d	
Required	20% =39.06m ²
Provided	55.3m ² (28.3%)
POS	
No. 417c	
Provided	46.7m ² (21.2%)
No.417d	
Provided	41.7m ² (21.4%)
Site Coverage	
Maximum	60%
No. 417c	
Provided	100.5m ² (45.6%)
No.417d	
Provided	111.5m ² (57.1%)

KEY

- Proposed additional shadow
- Existing shadow



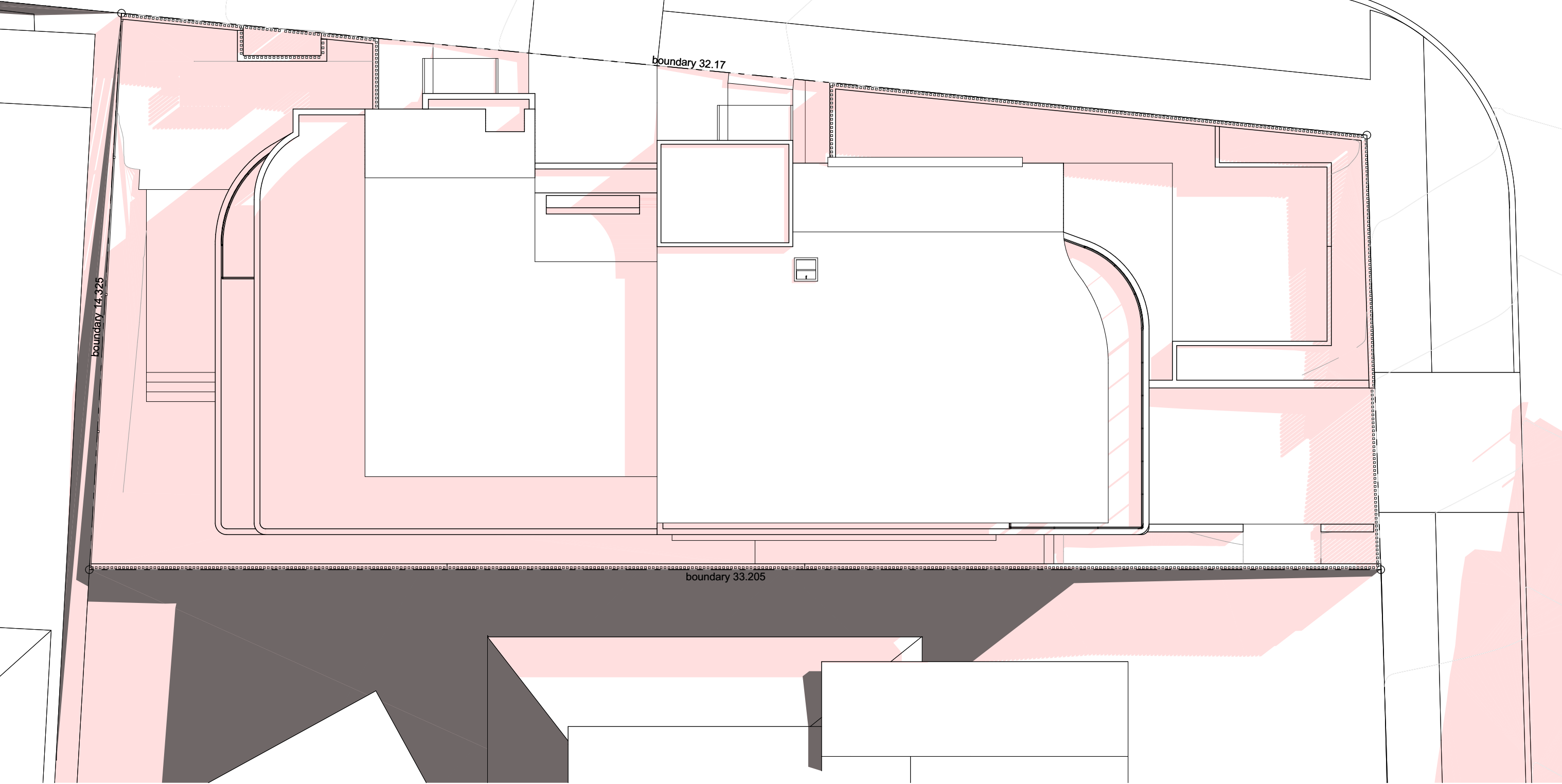
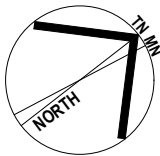
Shadow Diagram - Winter Solstice - 9am
SCALE 1:100

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KEY

Proposed additional shadow

Existing shadow



Shadow Diagram - Winter Solstice - 12pm
SCALE 1:100

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Shadow Diagram - Winter Solstice - 12pm

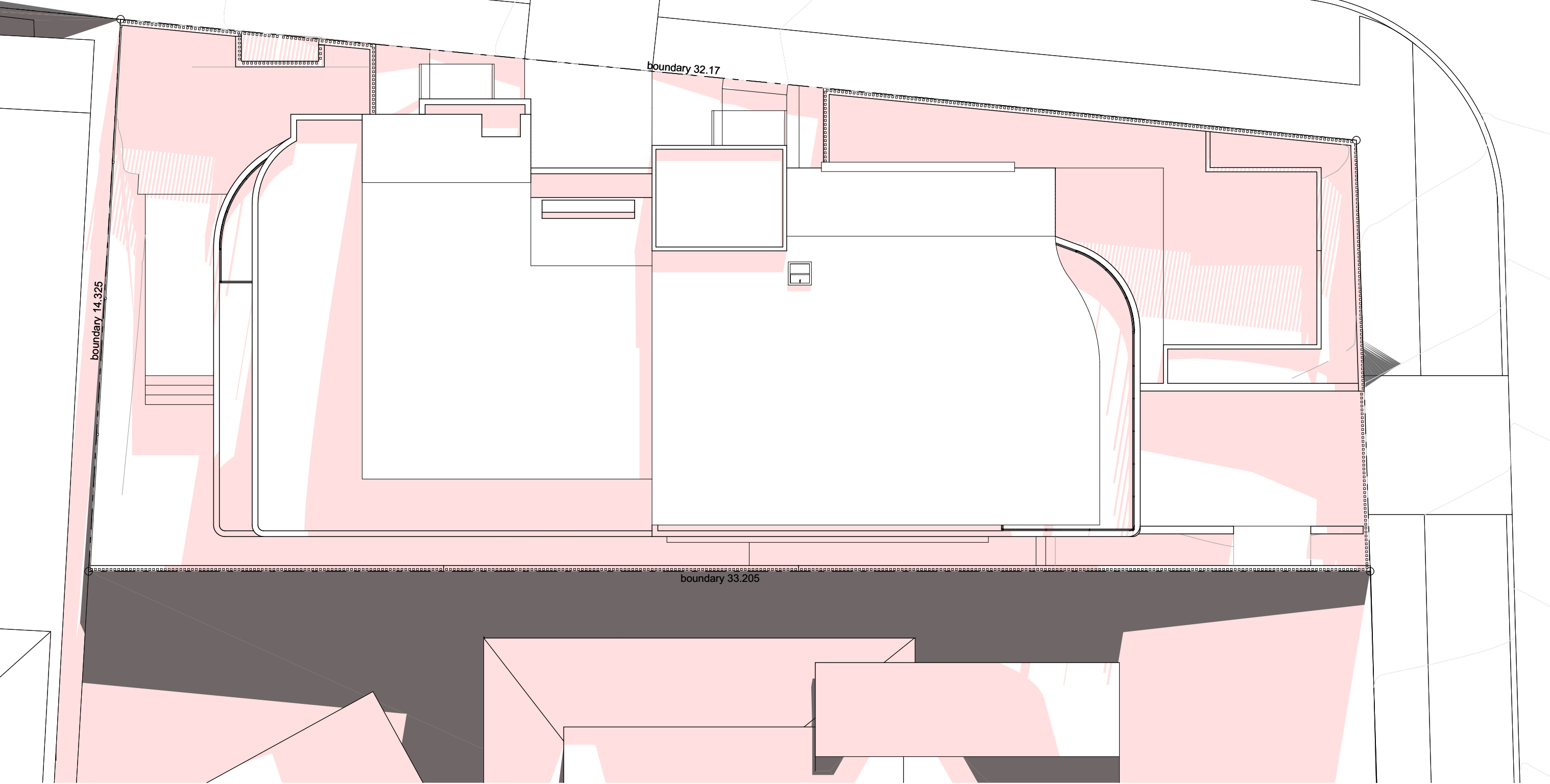
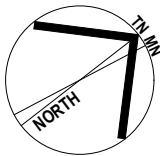
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DRAWN: ANDREW
SHEET SIZE: DWG NO: REVISION:

A3 DA17 e

KEY

Proposed additional shadow

Existing shadow



Shadow Diagram - Winter Solstice - 3pm
SCALE 1:100

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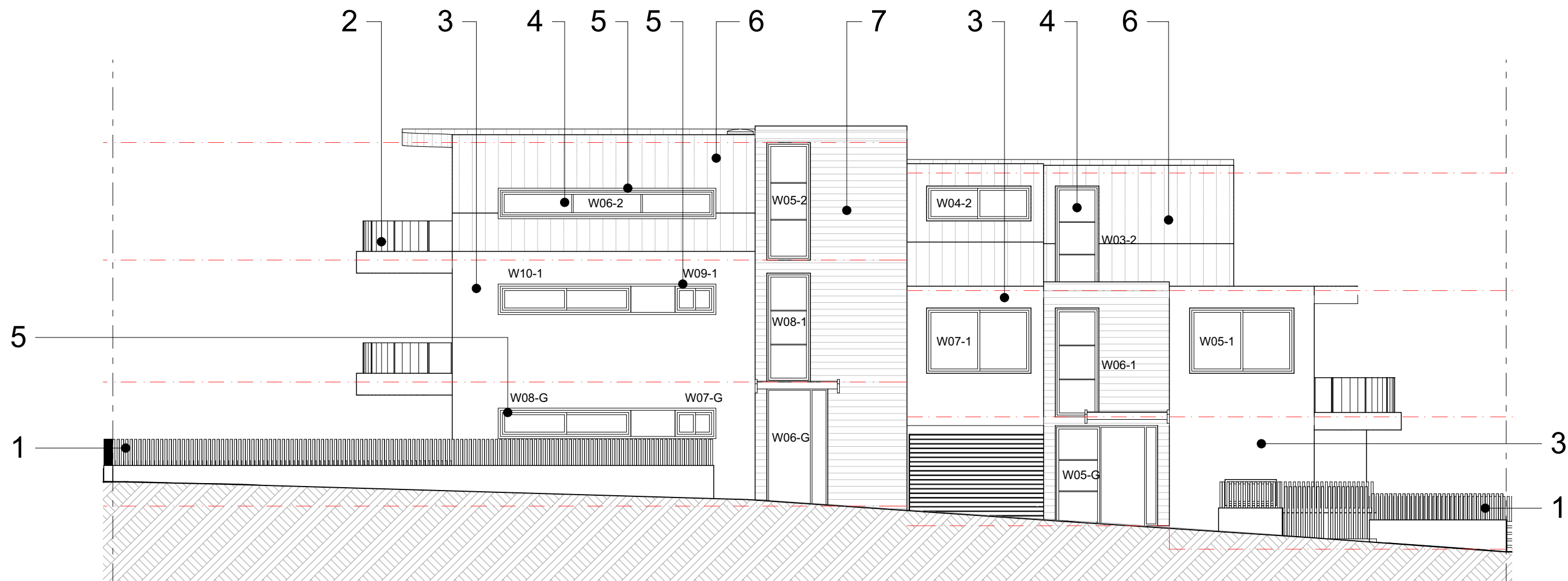
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Shadow Diagram - Winter Solstice - 3pm

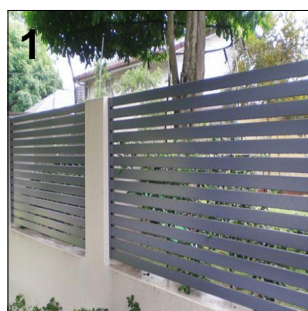
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DRAWN: ANDREW

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A3 DA18 e



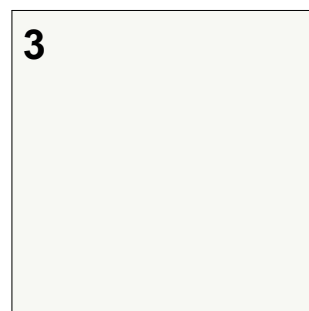
North / West Elevation - Hereward Street
SCALE 1:100



Fencing
Masonry & Aluminium



Glass balustrade



White paint finish



Aluminium framed glazing



Shroud



Metal roof

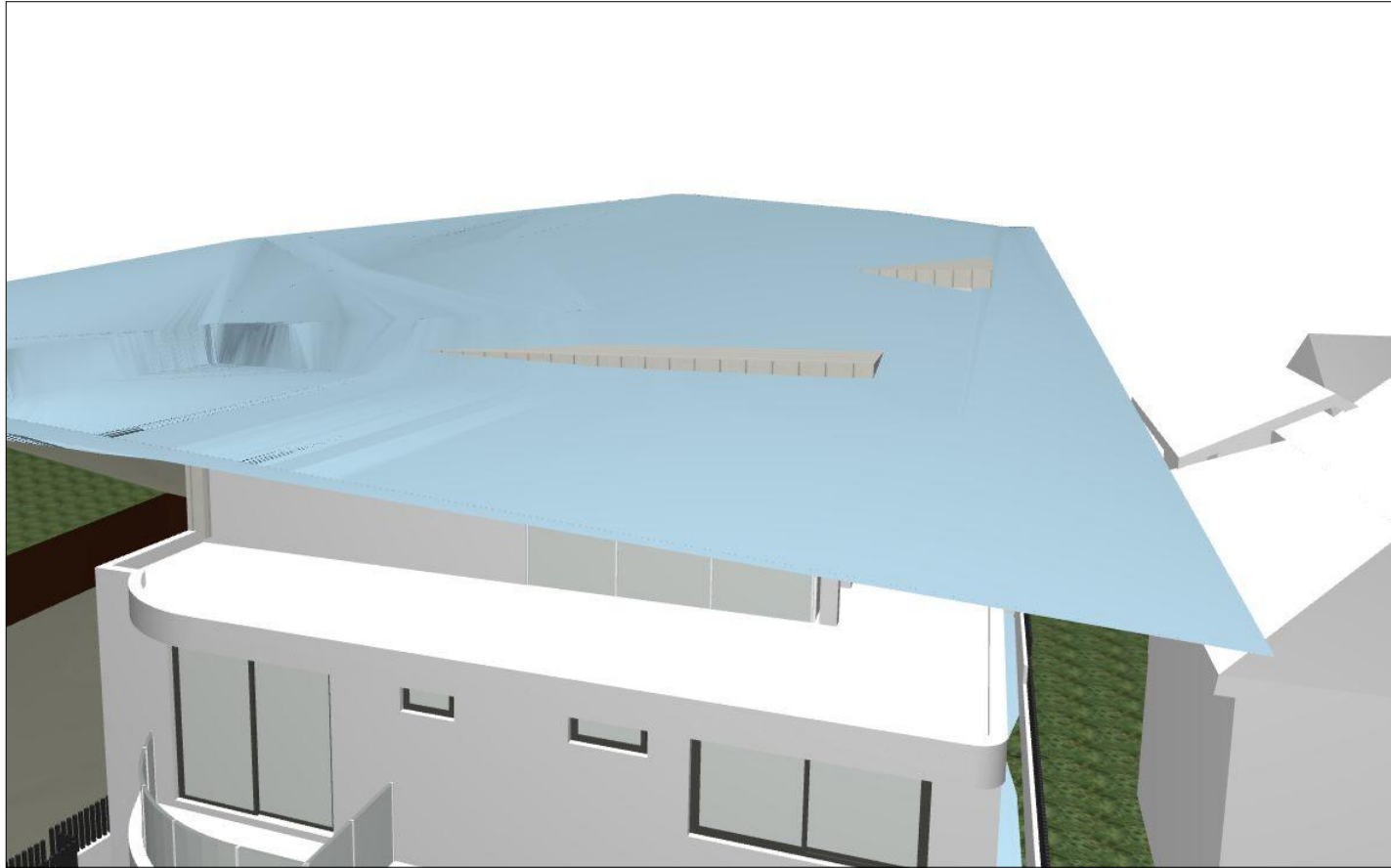


Timber cladding

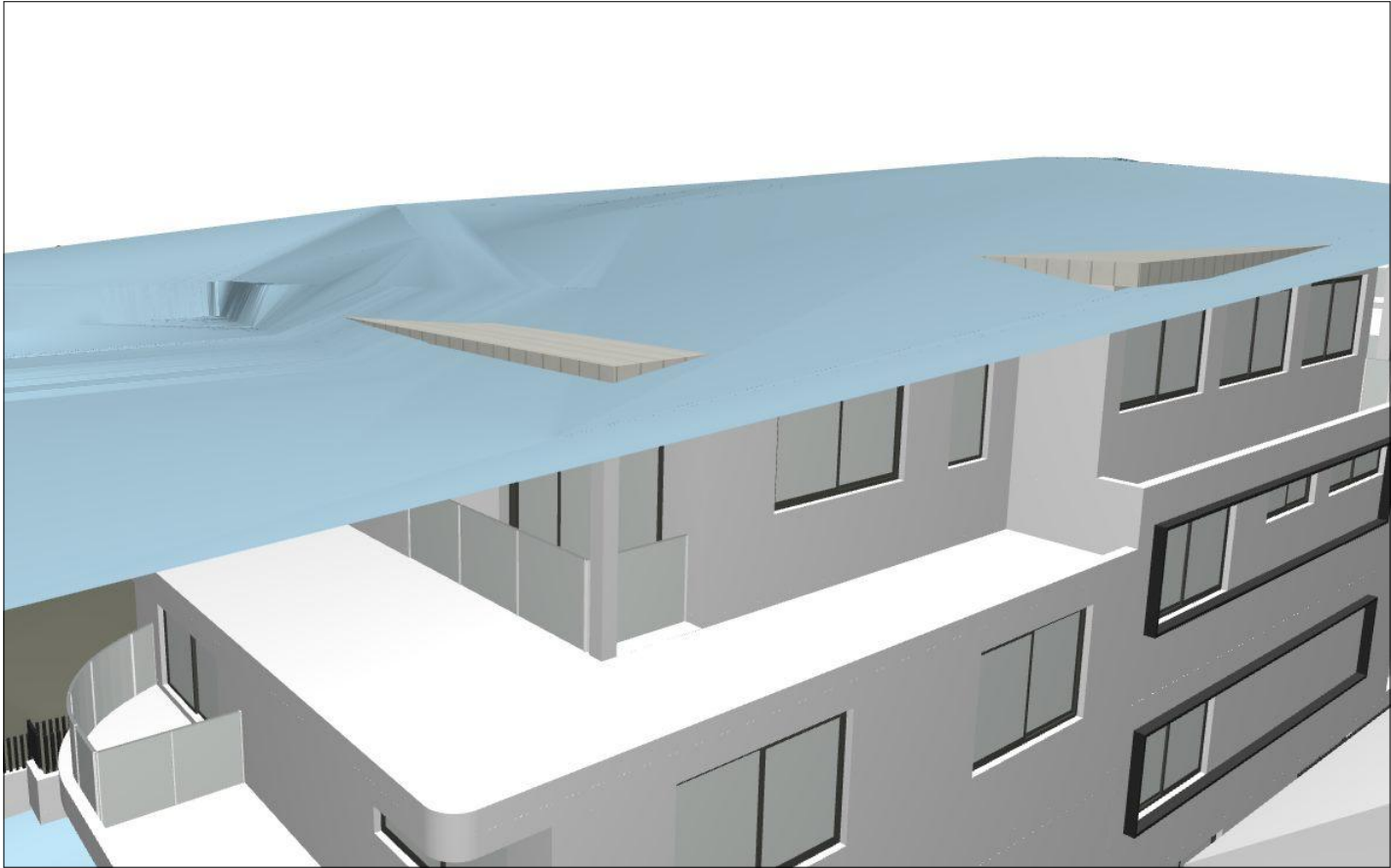


Perspective view
NTS

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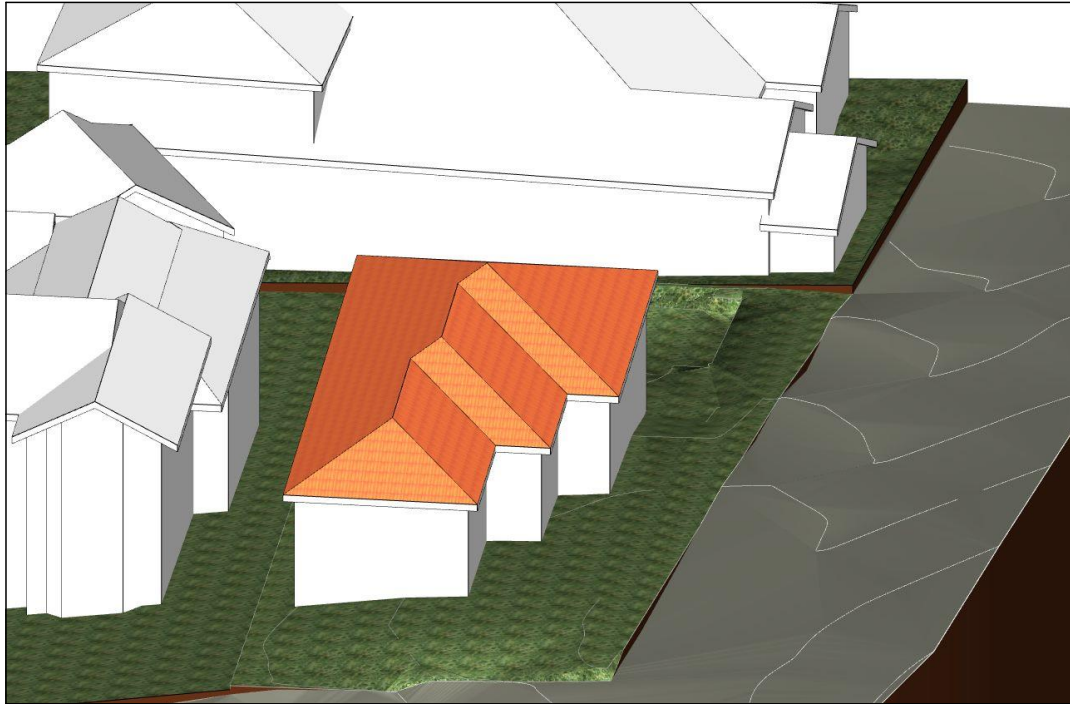


View 1

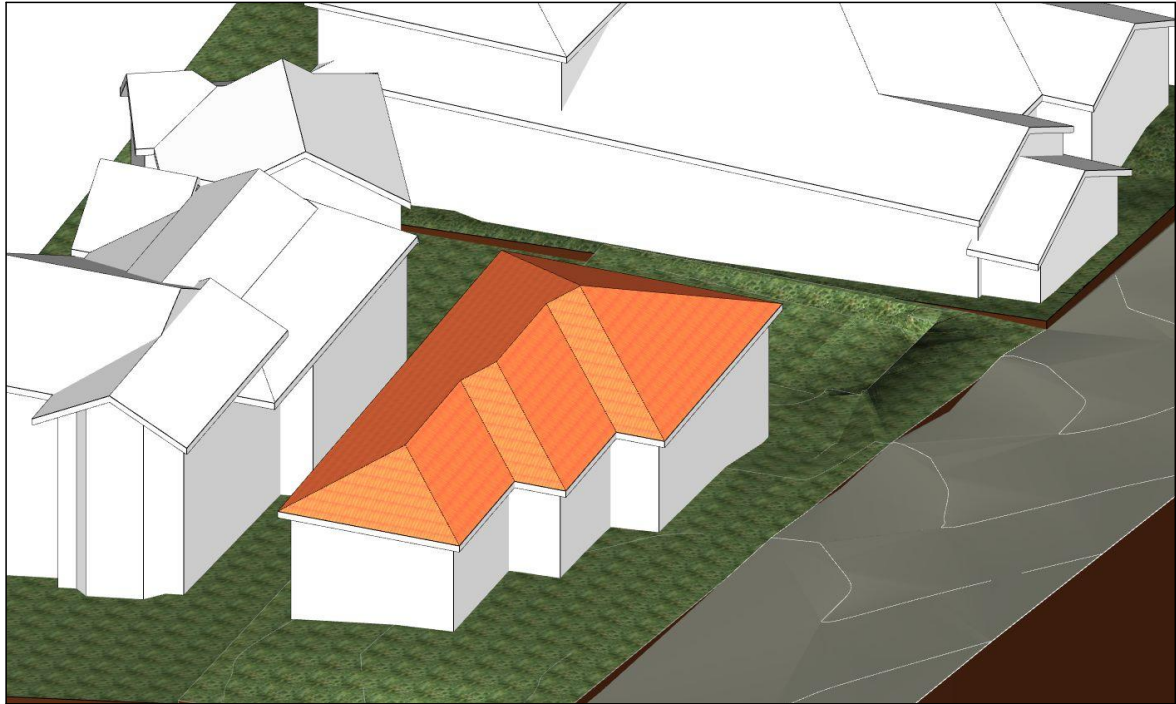


View 2

ISSUE	DATE	DESCRIPTION
A	05.07.2021	DA issue to Council
B	08.03.2022	S34 Issue
C	10.03.2022	S34 Issue
D	29.03.2022	Revised S34 Issue
E	12.04.2022	Issue for Agreement



Winter Solstice 10am Sun Eye Diagram
SCALE: as shown



Winter Solstice 11am Sun Eye Diagram
SCALE: as shown



Winter Solstice 12pm Sun Eye Diagram
SCALE: as shown

ISSUE	DATE	DESCRIPTION
A	05.07.2021	DA issue to Council
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D	29.03.2022	Revised S34 Issue
E	12.04.2022	Issue for Agreement

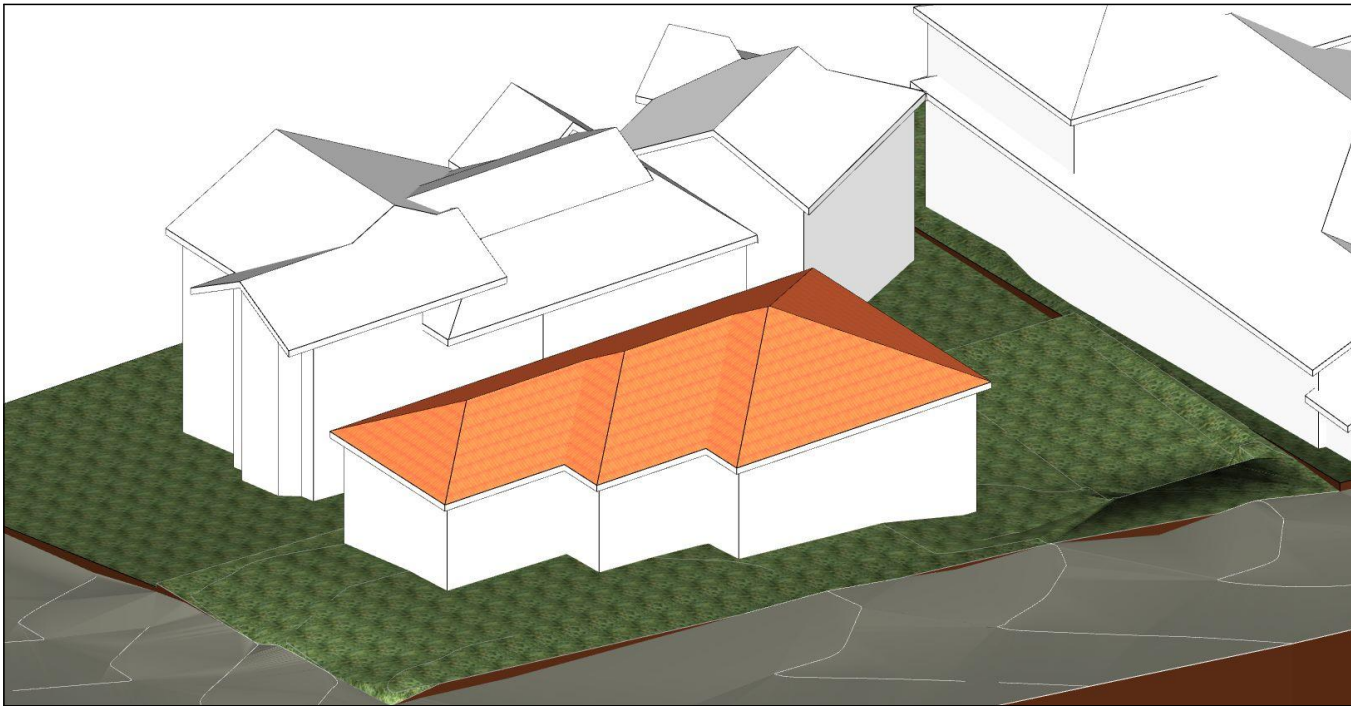
PROJECT:
Proposed Semi-detached Dwellings
417a Maroubra Road, Maroubra
CLIENT:
Mr. & Mrs. Gabo
417a Maroubra Road, Maroubra

SHEET TITLE:
Sun Eye Diagrams - Existing

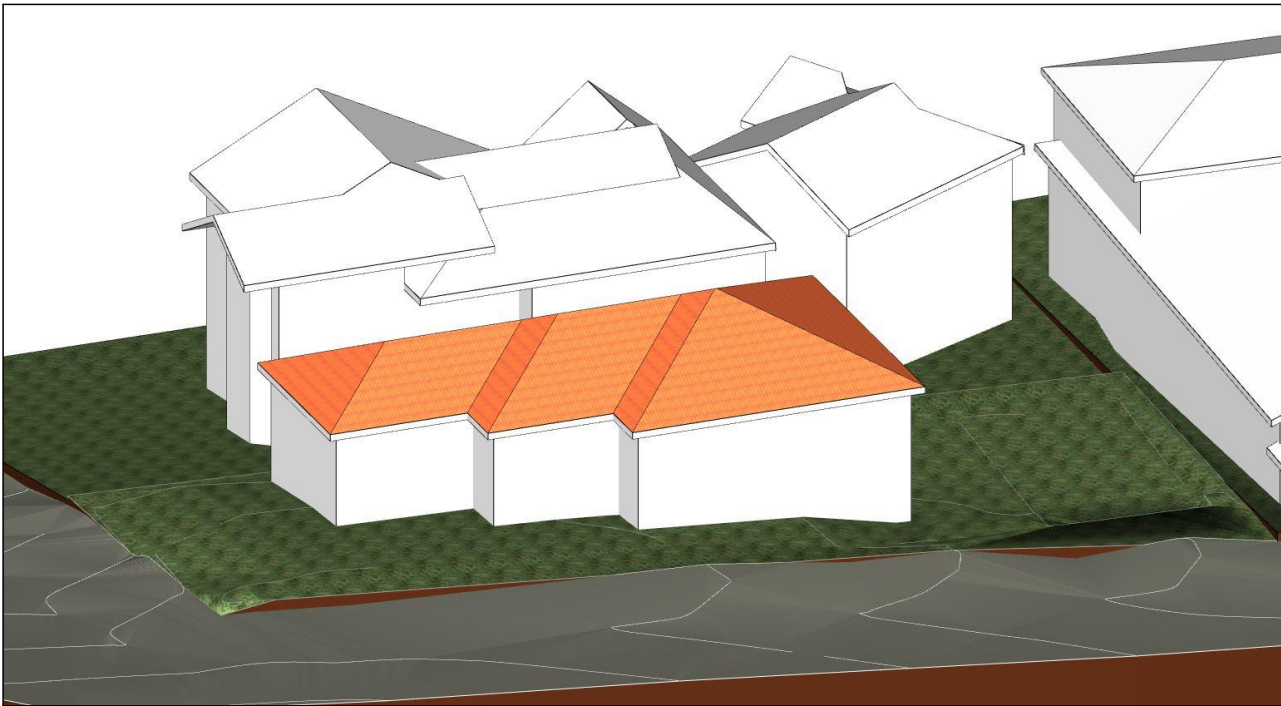
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DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:

A3 DA22 e



Winter Solstice 1pm Sun Eye Diagram
SCALE: as shown



Winter Solstice 2pm Sun Eye Diagram
SCALE: as shown



Winter Solstice 3pm Sun Eye Diagram
SCALE: as shown



ISSUE	DATE	DESCRIPTION
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Winter Solstice 10am Sun Eye Diagram
SCALE: as shown



Winter Solstice 11am Sun Eye Diagram
SCALE: as shown



Winter Solstice 12pm Sun Eye Diagram
SCALE: as shown



Winter Solstice 1pm Sun Eye Diagram
SCALE: as shown



Winter Solstice 2pm Sun Eye Diagram
SCALE: as shown



Winter Solstice 3pm Sun Eye Diagram
SCALE: as shown

ISSUE	DATE	DESCRIPTION
A	05.07.2021	DA issue to Council
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D	29.03.2022	Revised S34 Issue
E	12.04.2022	Issue for Agreement

PROJECT:
Proposed Semi-detached Dwellings
417a Maroubra Road, Maroubra
CLIENT:
Mr. & Mrs. Gabo
417a Maroubra Road, Maroubra

SHEET TITLE:
Sun Eye Diagrams - Proposed

SCALE: 1:315.31 @ A3
DRAWN: ANDREW

SHEET SIZE: DWG NO: REVISION:

A3 DA25 e



Context Setbacks Plan
SCALE: -

ISSUE	DATE	DESCRIPTION
A	05.07.2021	DA issue to Council
B	08.03.2022	S34 Issue
C	10.03.2022	S34 Issue
D	29.03.2022	Revised S34 Issue
E	12.04.2022	Issue for Agreement

PROJECT:
Proposed Semi-detached Dwellings
417a Maroubra Road, Maroubra
CLIENT:
Mr. & Mrs. Gabo
417a Maroubra Road, Maroubra

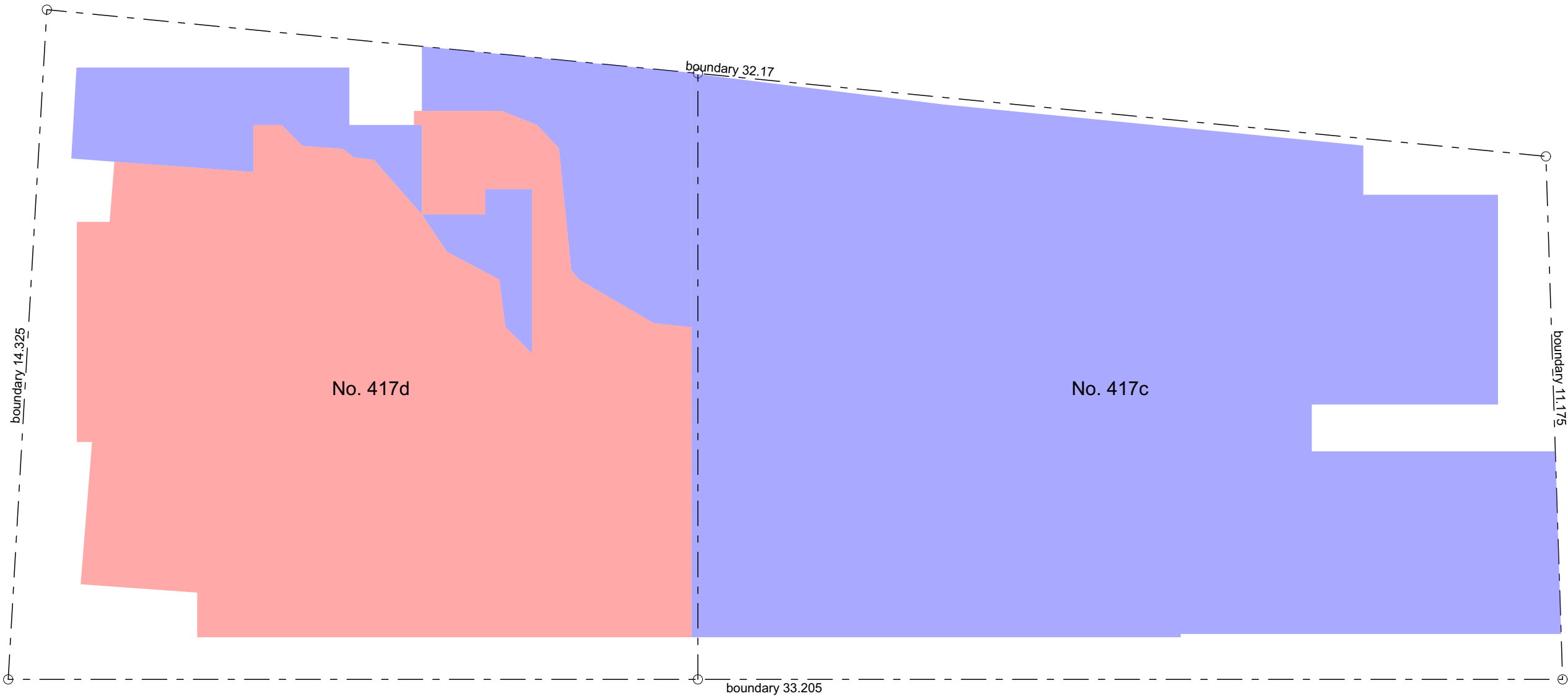
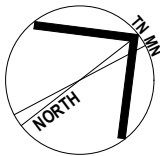
SHEET TITLE:
Context Setback Plan

SCALE: 1:500 @ A3
DRAWN: ANDREW

SHEET SIZE: A3
DWG NO: DA26
REVISION: e

KEY

- Proposed cut area
- Proposed fill area



Proposed Cut & Fill Plan
SCALE 1:100



ISSUE	DATE	DESCRIPTION
A	05.07.2021	DA issue to Council
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