

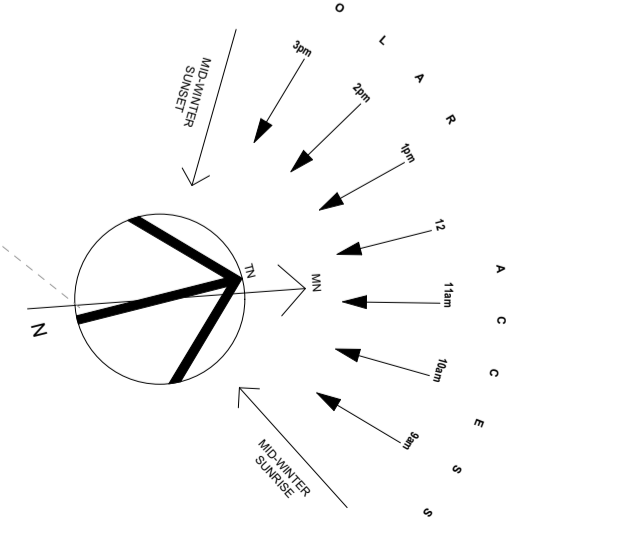
0004951630 24 Jun 2020
6.4 Average star rating
 RATED ENERGY EFFICIENT HOUSE
 www.nathers.gov.au

Assessor: Peter Cumming
 Accreditation No. 20042
 Address: 331 Condamine Street, Manly Vale, NSW, 2093
 hstar.com.au



NOTES:
 SITE AREA = 1,274.4 m²
 EXCAVATION = 8,800 m³
 ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

- THERMAL COMFORT REQUIREMENTS**
- SARKING PLUS R1.5 BATTS TO ALL CONCRETE & HEBEL EXTERNAL WALLS.
 - SARKING + R2.0 BATTS TO LIGHT WEIGHT CLAD/FRAMED EXTERNAL WALLS.
 - ALL FLOORS 200MM CONCRETE SLAB.
 - UNITS 1, 9 & 10 FLOORS TO OUTDOOR AIR / RAMP TO INCLUDE R2.0 UNDER-FLOOR INSULATION.
 - SARKING + 50MM EXTRUDED POLYSTYRENE INSULATION TO ALL CEILING ADJACENT TO CONCRETE ROOF.
 - W01.01, W01.02, W06.02, W08.02, W08.03, W15.02, W17.02 & W17.03 ALUMINIUM FRAMED/DG/CLEAR U=4.8 SHGC=0.51 +/-10% (AWNING) SHGC=0.59 +/-10% (ALL OTHERS).
 - ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM FRAMED/SG/CLEAR U=6.7 SHGC=0.57 +/-10%(AWNING) SHGC=0.7 +/-10% (ALL OTHERS).
 - ALL WINDOWS ARE WEATHER SEALED.
 - ALL NORTH & EAST FACING SLIDING DOORS OF UNITS 23 - 25 TO INCLUDE EXTERNAL BLINDS.
 - ALL SKYLIGHTS DOUBLE GLAZED / CLEAR U=4.2 SHGC=0.72.
 - UNIT 24 & 25 SKYLIGHTS OPERABLE. ALL OTHER SKYLIGHTS FIXED.
 - UNIT 27 TO INCLUDE A CEILING FAN TO BEDROOM AND LIVING ROOM (MINIMUM 1200MM DIAMETER).



2 SUNSHINE STREET

SOMERVILLE PLACE

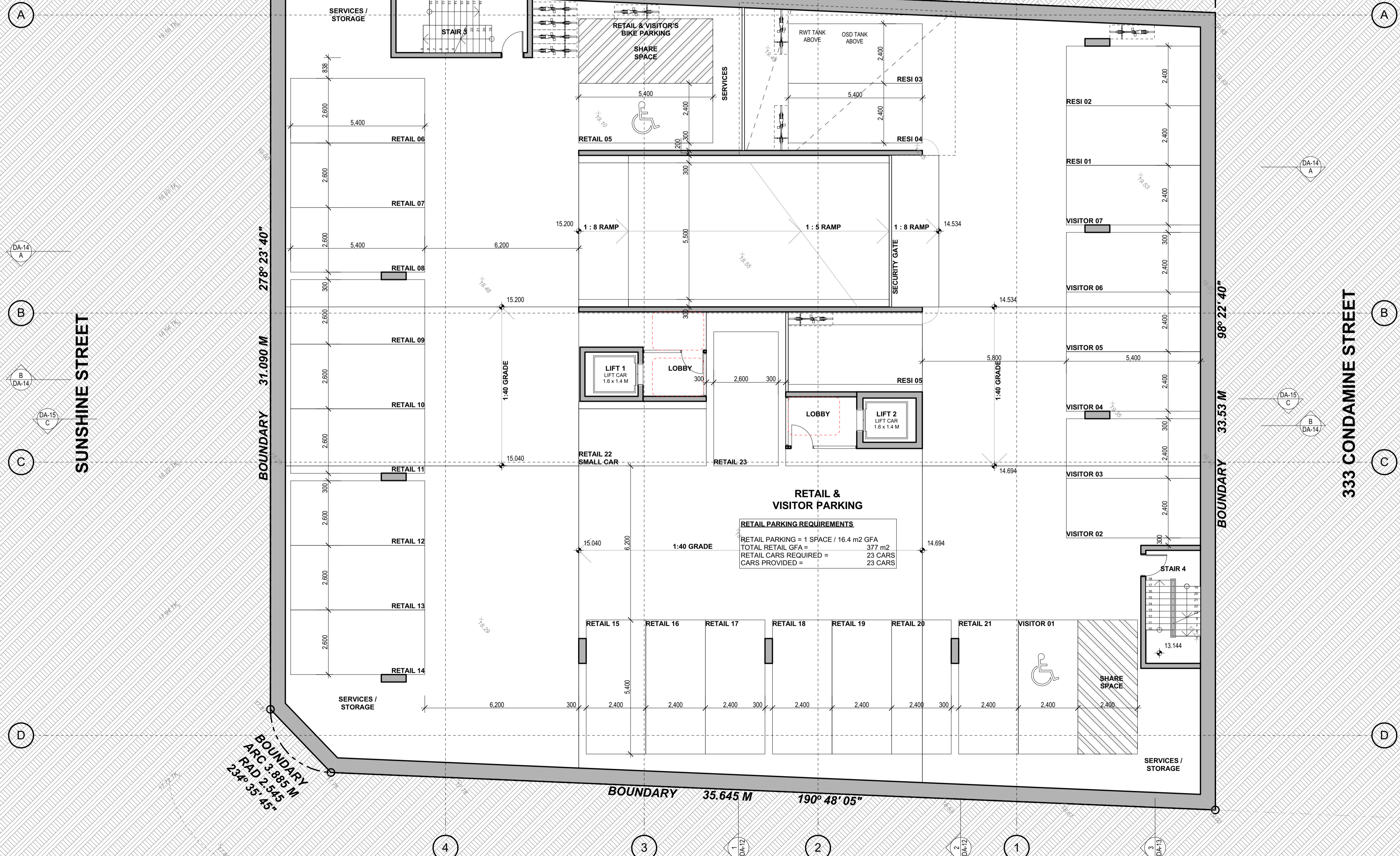
BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY
LAND PROPOSED TO BE DEDICATED TO COUNCIL
LINE OF PROPOSED BOUNDARY SHOWN DASHED

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

333 CONDAMINE STREET



RETAIL & VISITOR PARKING
RETAIL PARKING = 1 SPACE / 16.4 m² GFA
TOTAL RETAIL GFA = 377 m²
RETAIL CARS REQUIRED = 23 CARS
CARS PROVIDED = 23 CARS

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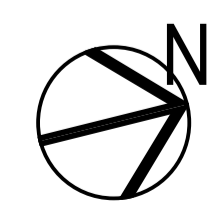
Address
321 Condamine Street, Manly Vale, NSW, 2093

6.4 Average star rating

NATIONWIDE HOUSE

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Revision ID	Description	Issue Date
P1	PRE-DA SUBMISSION	4/09/2019
P2	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION.	12/05/2020
P4	REVISIONS TO CAR-PARKING AS CLOURED.	18/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020

2 SUNSHINE STREET

SOMERVILLE PLACE

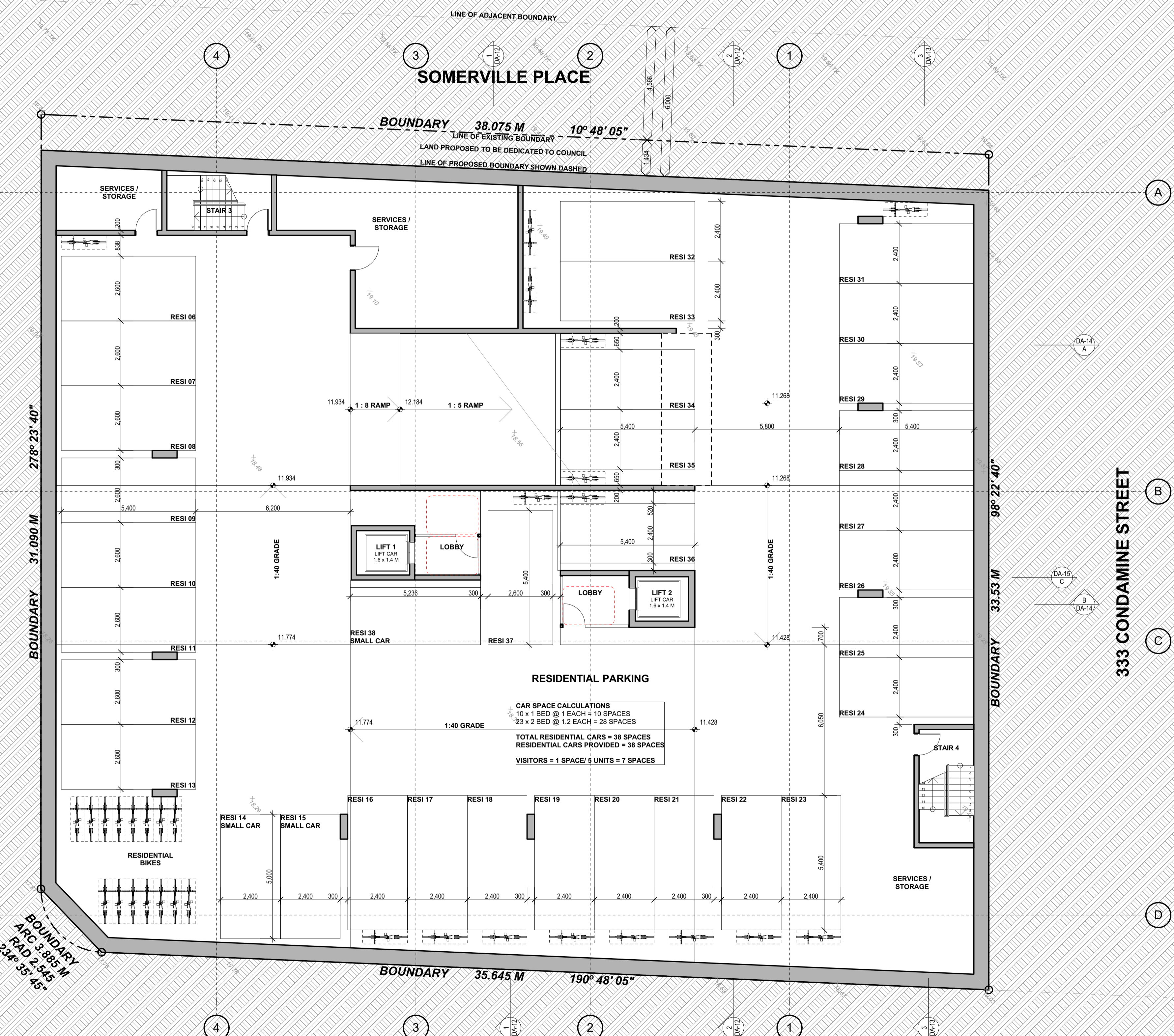
BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY
LAND PROPOSED TO BE DEDICATED TO COUNCIL
LINE OF PROPOSED BOUNDARY SHOWN DASHED

SUNSHINE STREET

333 CONDOMINE STREET

CONDAMINE STREET



RESIDENTIAL PARKING
CAR SPACE CALCULATIONS
10 x 1 BED @ 1 EACH = 10 SPACES
23 x 2 BED @ 1.2 EACH = 28 SPACES
TOTAL RESIDENTIAL CARS = 38 SPACES
RESIDENTIAL CARS PROVIDED = 38 SPACES
VISITORS = 1 SPACE/ 5 UNITS = 7 SPACES

0004951630 24 Jun 2020

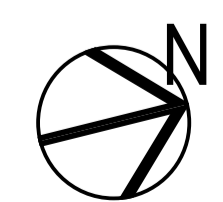
Assessor Peter Cumming
Accreditation No. 20042

Address 321 Condamine Street, Manly Vale, NSW, 2093

6.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

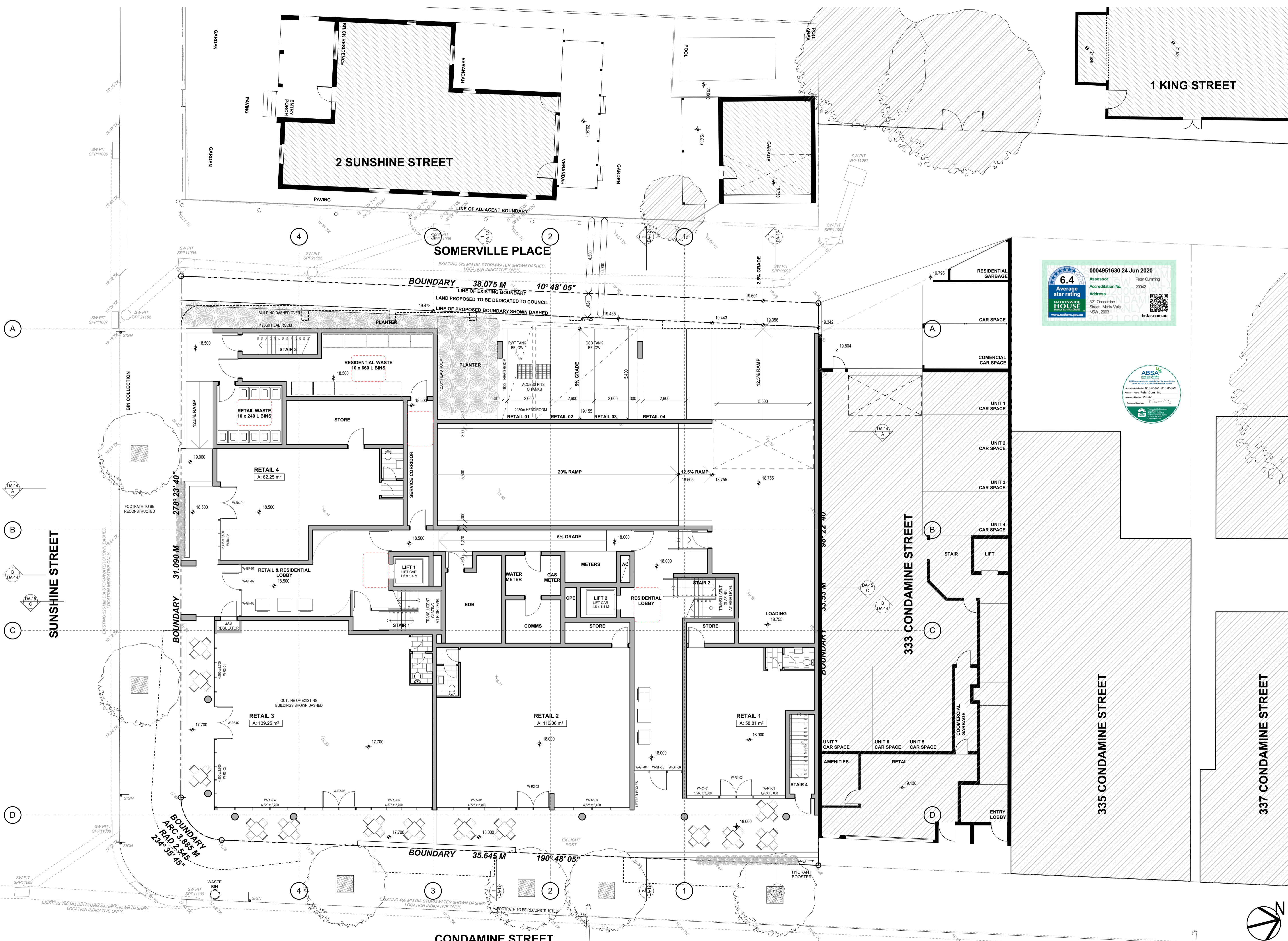
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0004951630 24 Jun 2020
 Assessor: Rater Cumming
 Accreditation No.: 20042
 Address: 321 Condamine Street, Manly Vale, NSW, 2093
 www.nsw.gov.au
 hstar.com.au

ABSA
 Building Services Australia
 Accreditation No.: 0104/0200-3103/2021
 Assessor: Rater Cumming
 Assessor Number: 20042
 Assessor Name: Rater Cumming



Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P2	PRE-DA SUBMISSION	4/09/2019	MIXED-USE DEVELOPMENT	1:100 @ A1	24/06/2020
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	321 - 331 CONDOMINE STREET	SG / AW	24/06/2020
P4	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020	MANLY VALE NSW 2093	PROJECT NO.	REVISION
P5	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	LOTS 20, 21, 22 & 25 ON DP 11320	DA-04	
A	DEVELOPMENT APPLICATION	24/06/2020	LOT 123 ON DP 737259		



1 KING STREET

0004951630 24 Jun 2020
 Assessor: Peter Cumming
 Accreditation No.: 20042
 Address: 321 Condamine Street, Manly Vale, NSW, 2093
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 architects

4/19/2020 10:00 AM
 4/19/2020 10:00 AM
 4/19/2020 10:00 AM
 4/19/2020 10:00 AM
 4/19/2020 10:00 AM

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P4	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	MIXED-USE DEVELOPMENT	1:100 @ A1	24/06/2020
P5	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020	321 - 331 CONDOMINE STREET MANLY VALE NSW 2093	SG / AW	24/06/2020
P6	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	LOTS 20, 21, 22 & 25 ON DP 11320 LOT 123 ON DP 737259	REVISION	
P7	WINDOWS REVISED AS CLOURED	24/06/2020			
A	DEVELOPMENT APPLICATION	24/06/2020	FOR MANLY VALE DEVELOPMENTS No 2 PL	1511	DA-05

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

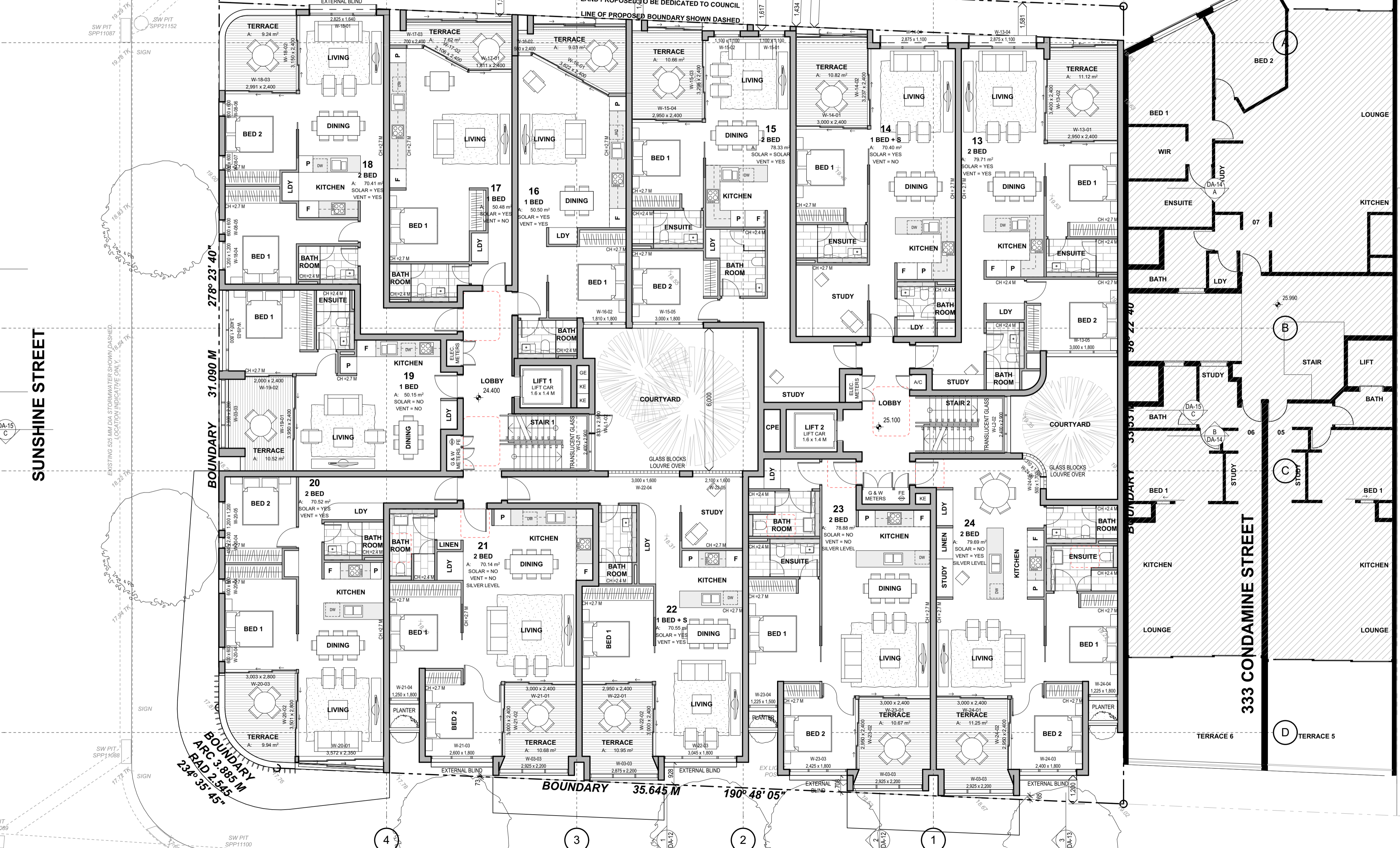
LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

0004951630 24 Jun 2020

Assessor: Peter Cumming
Accreditation No: 20042
Address: 321 Condamine Street, Manly Vale, NSW, 2093
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SUNSHINE STREET

333 CONDAMINE STREET

335 CONDAMINE STREET

337 CONDAMINE STREET

CONDAMINE STREET



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architects

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Fax: (02) 9392 4412
www.gartnertrovato.com.au

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	MIXED-USE DEVELOPMENT 321 - 331 CONDAMINE STREET MANLY VALE NSW 2093	1:100 @ A1	24/06/2020
P4	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020			
P5	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020			
P6	WINDOWS REVISED AS CLOURED.	24/06/2020			
A	DEVELOPMENT APPLICATION	24/06/2020			

LEVEL 2 PLAN
FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

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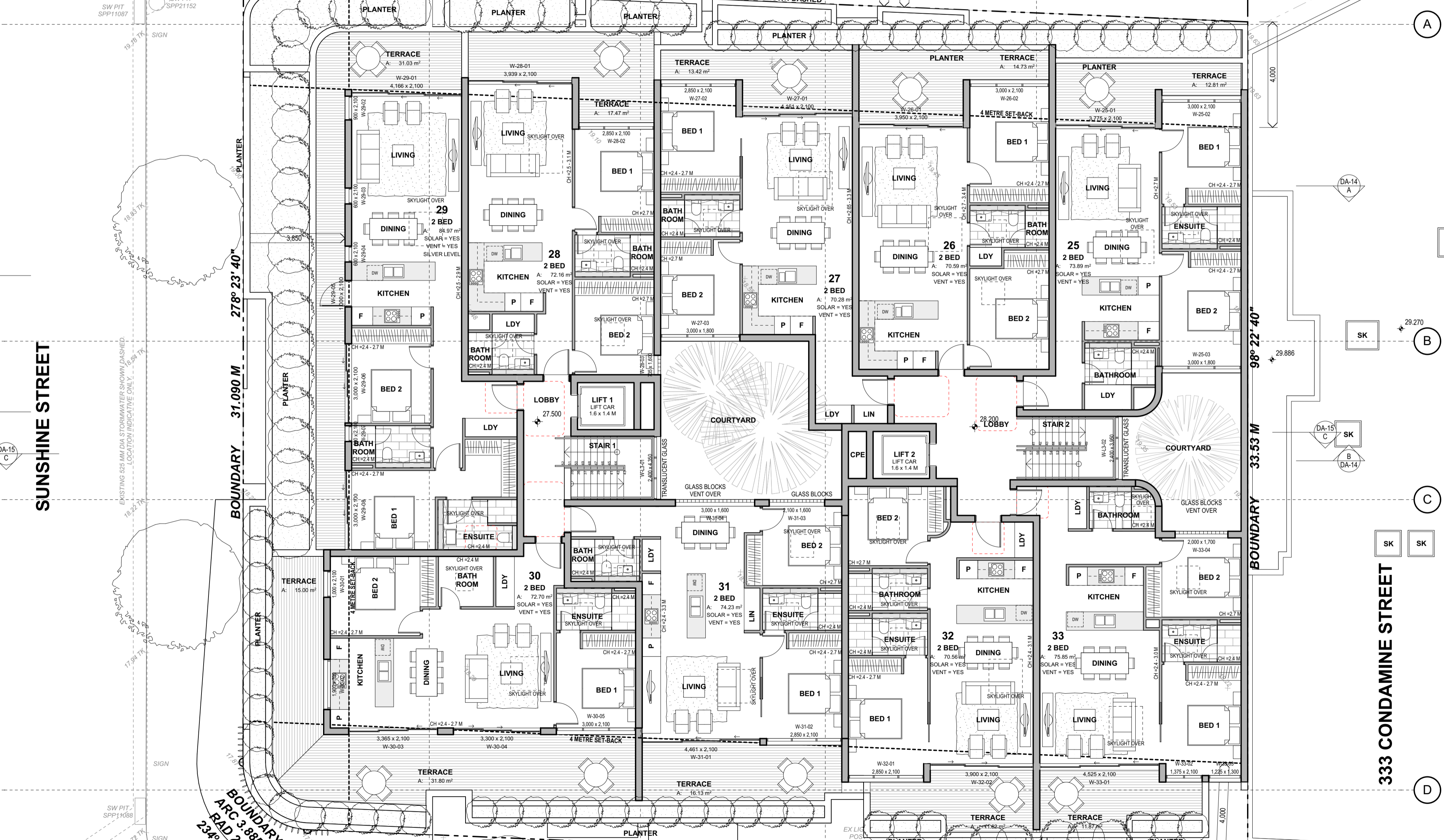
Assessor Peter Curming
Accreditation No. 20042

Address
321 Condamine Street, Manly Vale, NSW, 2093

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BOUNDARY 38.075 M 10° 48' 05"
LINE OF EXISTING BOUNDARY
LAND PROPOSED TO BE DEDICATED TO COUNCIL
LINE OF PROPOSED BOUNDARY SHOWN DASHED



SUNSHINE STREET

333 CONDAMINE STREET

335 CONDAMINE STREET

337 CONDAMINE STREET

CONDAMINE STREET



gartnertrovato
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4/790 North Vale NSW
Ph: (02) 9394 0022
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Revision ID	Description	Issue Date	PROJECT	SCALE	PLT DATE
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	19/12/2019	MIXED-USE DEVELOPMENT	1:100 @ A1	24/06/2020
P4	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	321 - 331 CONDAMINE STREET	SG / AW	24/06/2020
P5	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020	MANLY VALE NSW 2093	REVISION	
P6	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	LOTS 20, 21, 22 & 25 ON DP 11320		
A	DEVELOPMENT APPLICATION	24/06/2020	LOT 123 ON DP 737259		

REVISION TITLE: LEVEL 3 PLAN

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

BOUNDARY 31.090 M 27° 8' 23' 40"

SUNSHINE STREET

BOUNDARY ARC 3.865 M RAD 2.545 M 23° 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

333 CONDAMINE STREET

335 CONDAMINE STREET

337 CONDAMINE STREET

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6.4 Average star rating

Assessor Peter Cumming Accreditation No. 20042

Address 321 Condamine Street, Manly Vale, NSW, 2093

www.natwidehouse.com.au hstar.com.au

ABSA Accredited Assessor

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Peter Cumming

Assessor Number: 20042

Assessor Signature: [Signature]

A B C D

4 3 2 1



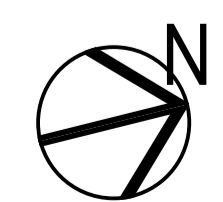
Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P1	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	MIXED-USE DEVELOPMENT	1:100 @ A1	24/06/2020
P2	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	321 - 331 CONDAMINE STREET	SG / AW	24/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020	MANLY VALE NSW 2093	PROJECT NO.	REVISION

LOT 123 on DP 737259

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

gartnertrovato architects

4/190 Pacific Highway Sydney NSW 2000
 Phone: 02 9550 1022
 Fax: 02 9550 1021
 Email: info@gartnertrovato.com.au
 Website: www.gartnertrovato.com.au



1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

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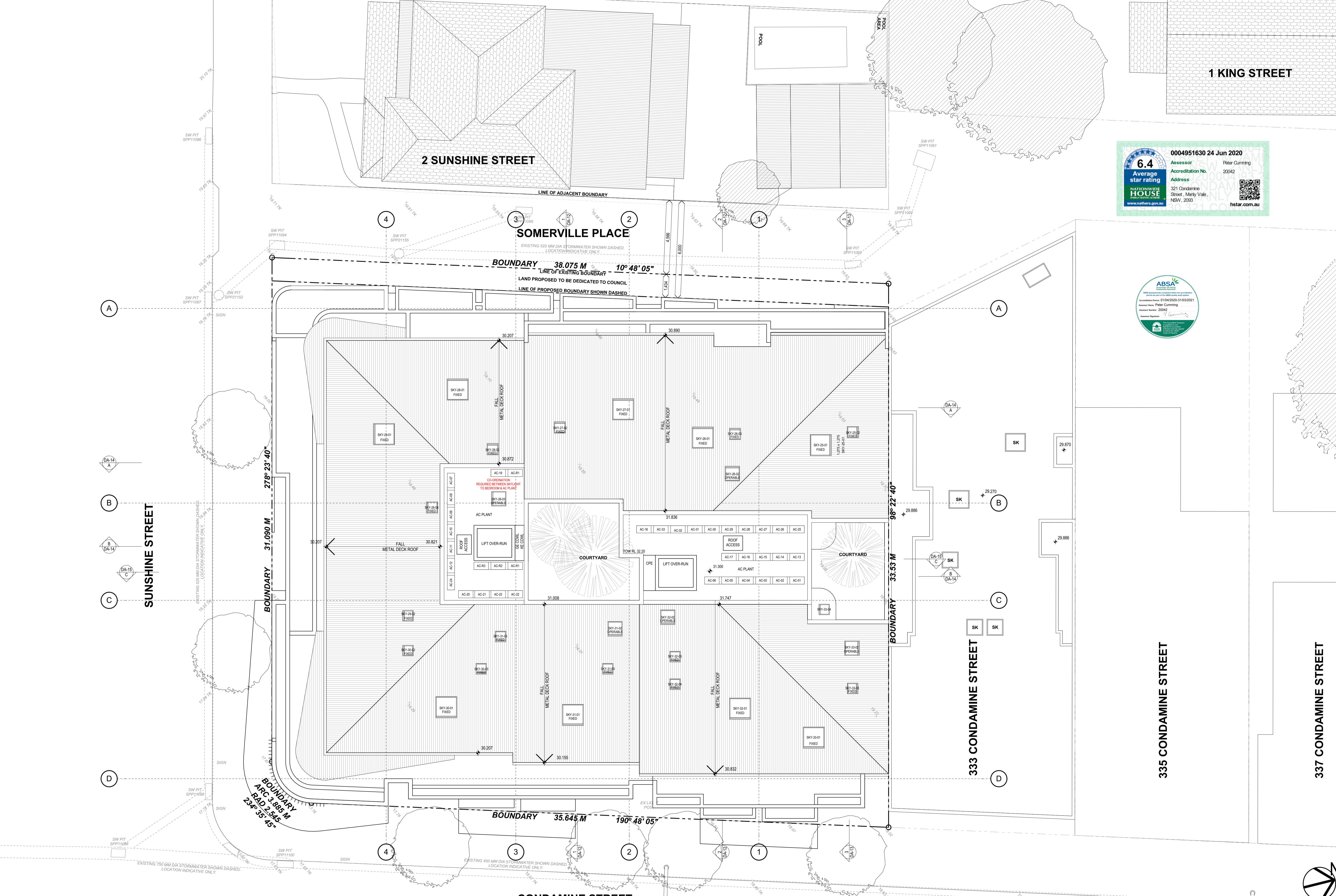
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ABSA

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Peter Cumming

Assessor Number: 20042

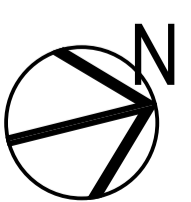


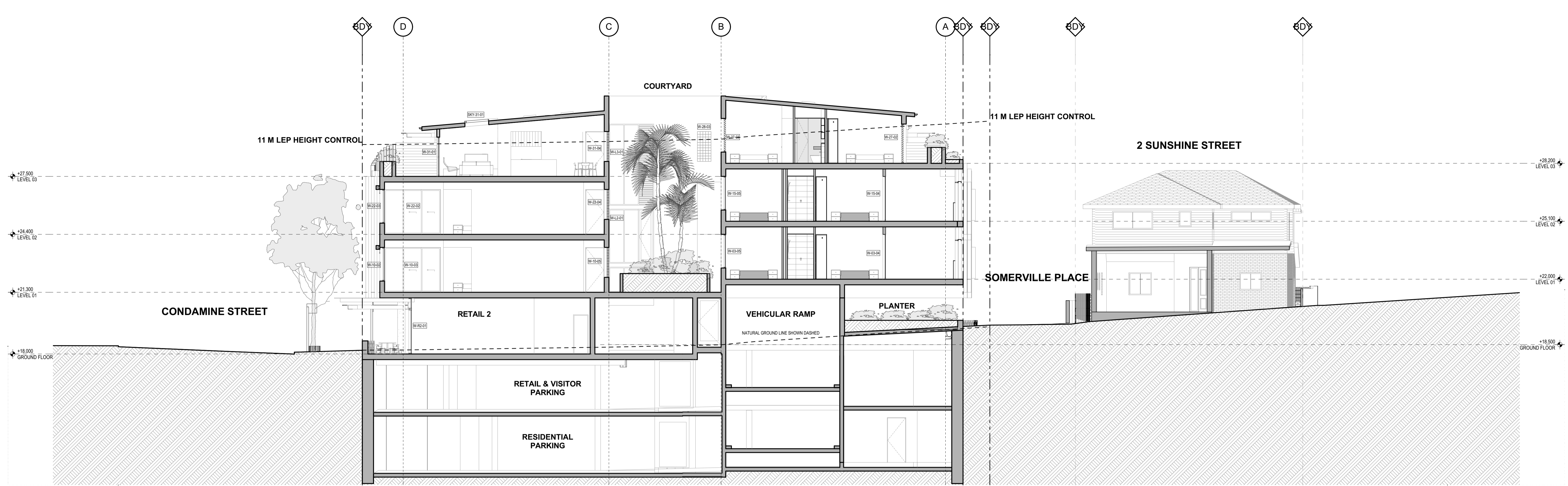
gartnertrovato architects

4/190 Victoria Road, Manly Vale NSW 2093
Phone: 02 9394 1022
Mobile: 0438 941 811
Fax: 02 9394 8111
Email: info@gartnertrovato.com.au

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P1	GENERAL UPDATE TO PRE-DA DRAWINGS.	19/12/2019	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET MANLY VALE NSW 2093	1:100 @ A1	24/06/2020
P2	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	LOTS 20, 21, 22 & 25 on DP 11320 LOT 123 on DP 737259	SG / AW	REVISION
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020			
P4	ROOF PLAN UPDATED TO SHOW FIXED AND OPERABLE SKYLIGHTS.	19/05/2020			
A	DEVELOPMENT APPLICATION	24/06/2020			

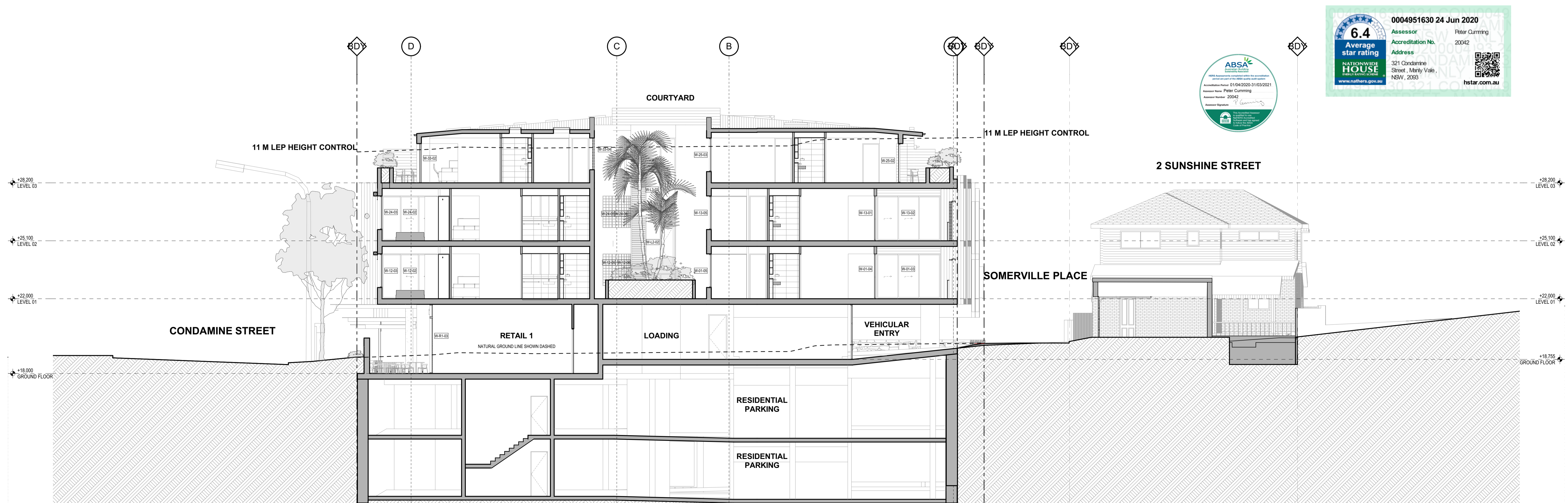
FOR MANLY VALE DEVELOPMENTS No 2 PL 1511





SECTION 1

1:100

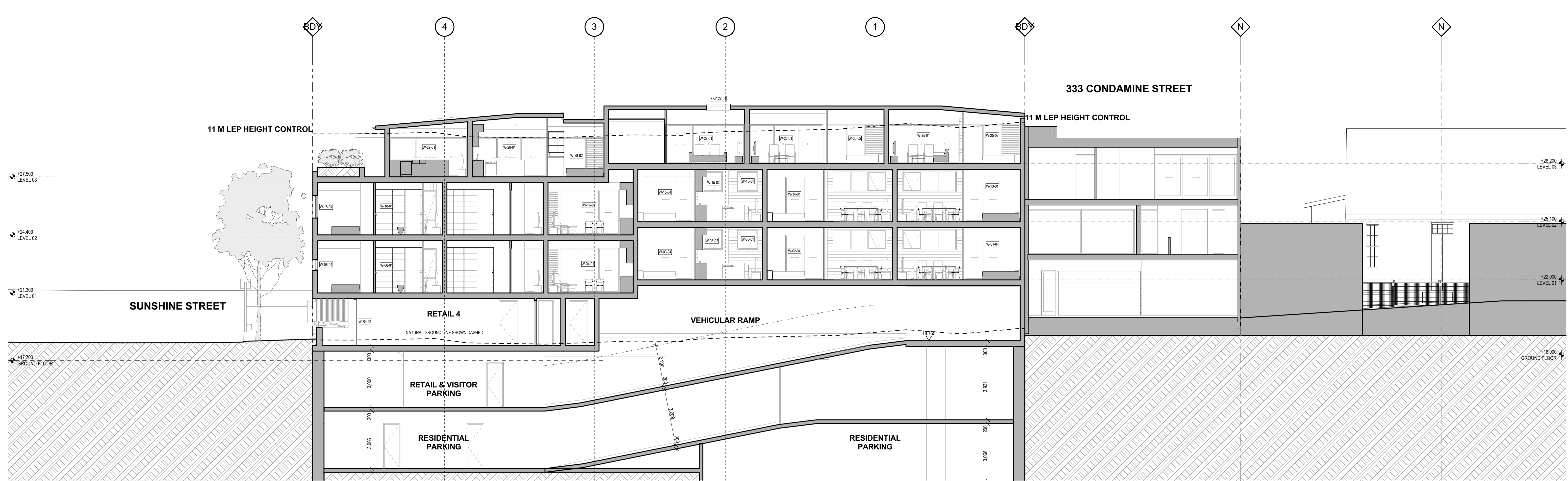


SECTION 3

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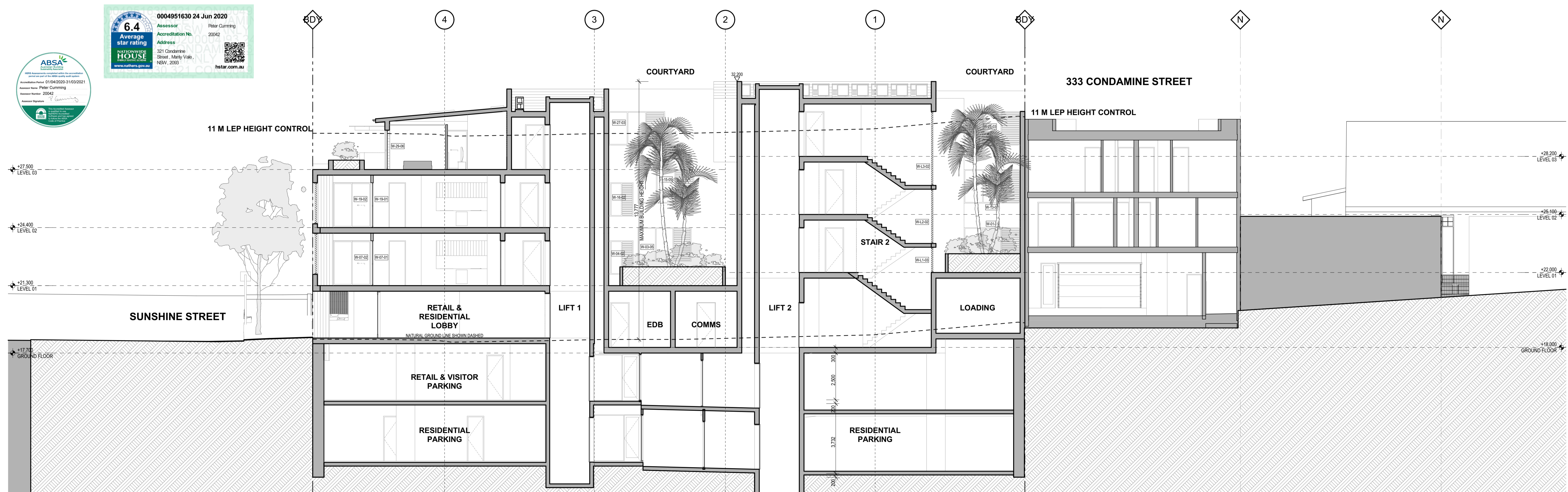
0004951630 24 Jun 2020
6.4 Average star rating
 Assessor Peter Cumming
 Accreditation No. 20042
 Address 321 Condamine Street, Manly Vale, NSW, 2093
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SECTION A

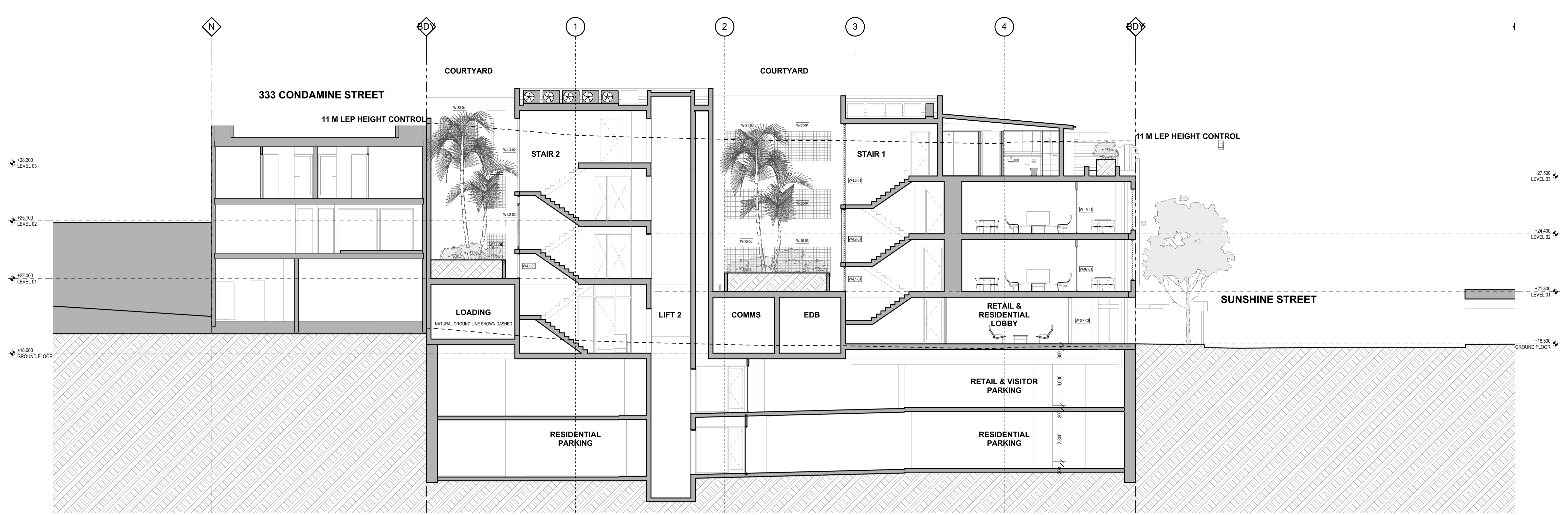
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SECTION B

1:100





SECTION C

1:100

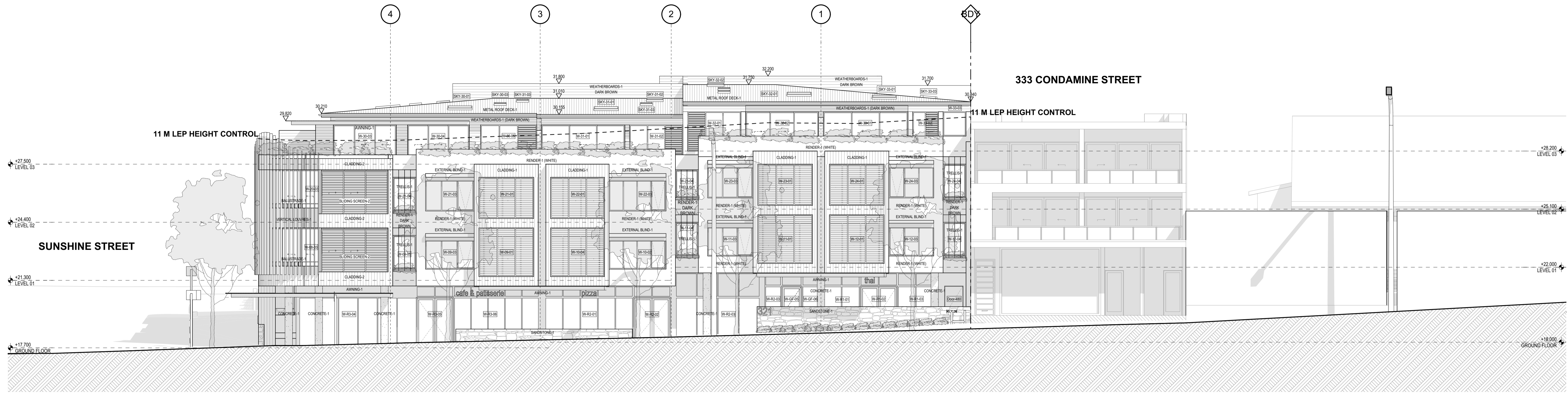
6.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Assessor Peter Cumming
Accreditation No. 20042
Address 321 Condamine Street, Manly Vale, NSW, 2093
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ABSA
Accredited Assessor
Sustainability Assessor
ABSA Assessments completed under the accreditation period are part of the ABSA quality audit system
Accreditation Period: 01/04/2020-31/03/2021
Assessor Name: Peter Cumming
Assessor Number: 20042
Assessor Signature: *P. Cumming*

<p>WALL TYPE: A1</p> <p>BOUNDARY WALL EXTERNAL AFS WALL WITH INTERNAL LINING LOAD-BEARING FRL 90/90/90</p>		<p>WALL TYPE: B1</p> <p>RETAIL INTERTENANCY, SERVICE AREAS BLOCK WORK WALL NON LOAD-BEARING THICKNESS & FRL AS NOTED ON PLANS</p>		<p>WALL TYPE: C1</p> <p>EXTERNAL LIGHTWEIGHT WALL NON-LOADBEARING "MATRIX" OR "LINEA" WALL CLADDING FRL -/-/-</p>	
<p>WALL TYPE: D1</p> <p>INTERNAL LIGHTWEIGHT INTERTENANCY WALL - NON-LOADBEARING HEBEL SYSTEM 1075 FRL -90/90</p>	<p>WALL TYPE: D2</p> <p>INTERNAL LIGHTWEIGHT INTERTENANCY WALL - PLAN COLUMN DISCONTINUOUS CONSTRUCTION FRL -90/90</p>				<p>WALL TYPE: D6</p> <p>HEBEL RISER SHAFT FRL - / 120 / 120</p>
<p>WALL TYPE: E1</p> <p>INTERNAL PARTITION WALL</p>	<p>WALL TYPE: E2</p> <p>INTERNAL PARTITION WALL - LIFT SHAFT / SERVICES SHAFT WALL</p>				

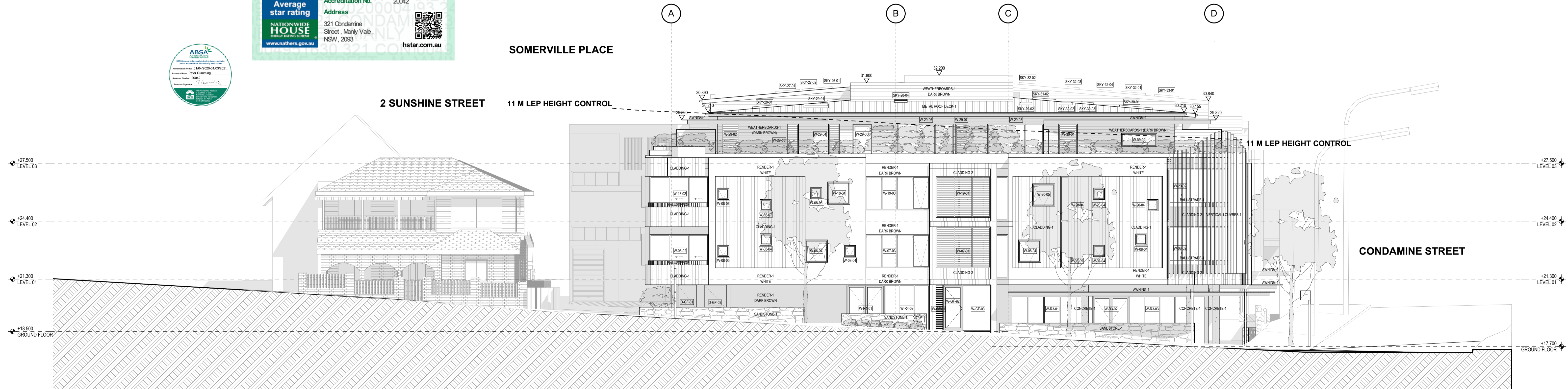
P1



EAST ELEVATION

1:100

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6.4
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SOUTH ELEVATION

1:100

EXTERIOR FINISHES LEGEND

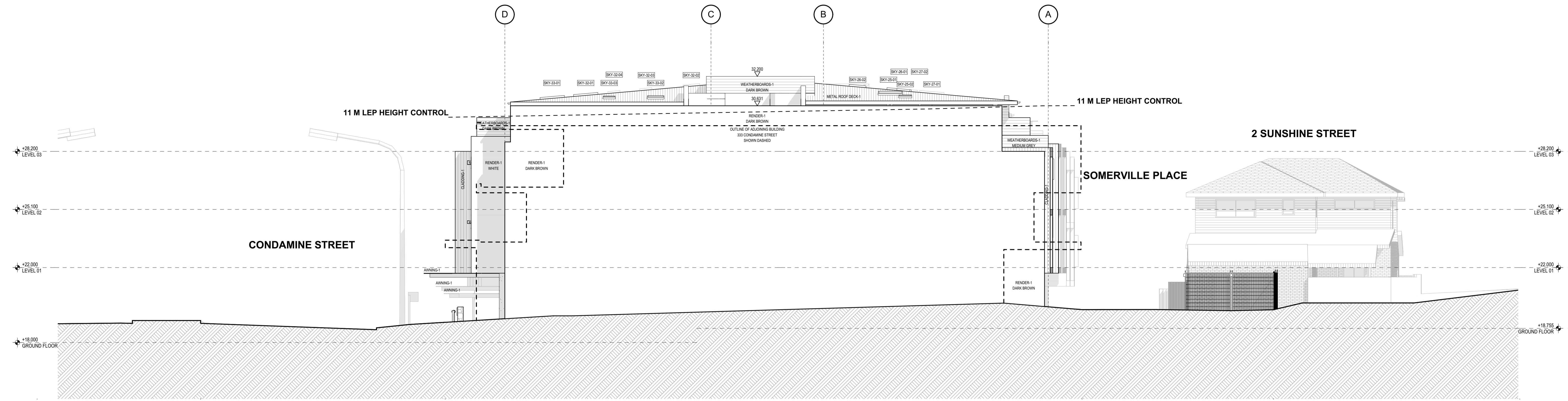
- AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
- BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY"
- BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY"
- CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH
- CLADDING-2 CORETEN STANDING SEAM CLADDING
- CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

- CONCRETE-1 CONCRETE COLUMN, CLEAR SEAL FINISH
- EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR
- METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT"
- MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA
- RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
- SANDSTONE-1 SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

- SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY"
- SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY"
- STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN"
- SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK"
- TRELLIS-1 STAINLESS STEEL PLANTING TRELLIS
- VERTICAL LOUVRE-1 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH
- WEATHERBOARD-1 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

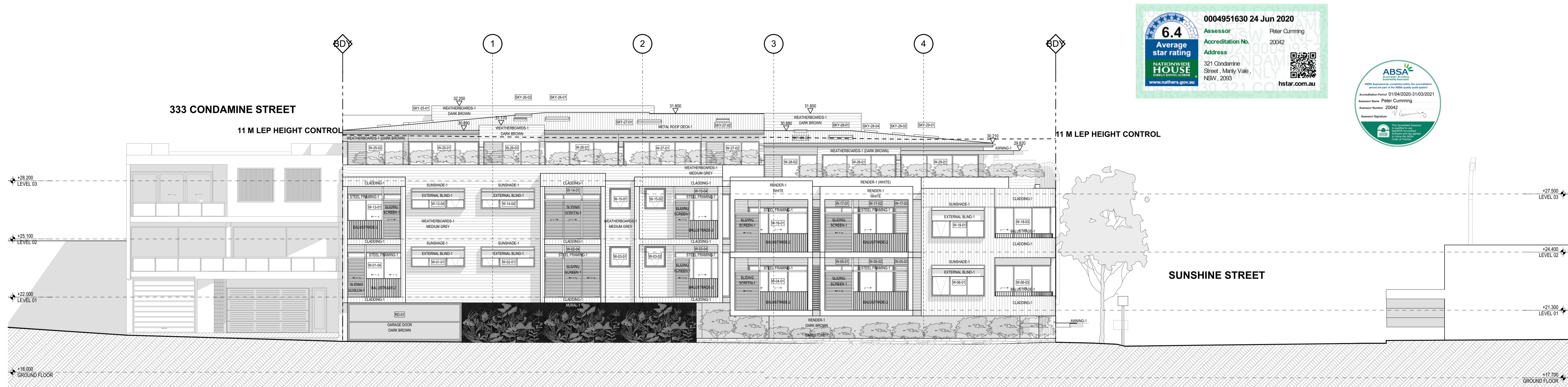
COLOUR LEGEND

- WHITE "WHITE" PAINT FINISH EQUAL TO RESENE
- LIGHT GREY "LIGHT GREY" PAINT FINISH EQUAL TO RESENE
- MEDIUM GREY "MEDIUM GREY" PAINT FINISH EQUAL TO RESENE
- DARK GREY "DARK GREY" PAINT FINISH EQUAL TO RESENE
- DARK BROWN "DARK BROWN" PAINT FINISH EQUAL TO RESENE
- ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.



NORTH ELEVATION

1:100



WEST ELEVATION

1:100

6.4
Average star rating

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EXTERIOR FINISHES LEGEND

AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY"
BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY"
CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CLADDING-2 CORETEN STANDING SEAM CLADDING.
CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1 CONCRETE COLUMN, CLEAR SEAL FINISH.
EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SANDSTONE-1 SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
TRELLIS-1 STAINLESS STEEL PLANTING TRELLIS.
VERTICAL LOUVER-1 VERTICAL ELLIPTICAL LOUVER WITH "WOOD-GRAIN" FINISH.
WEATHERBOARD-1 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE "WHITE" PAINT FINISH EQUAL TO RESENE
LIGHT GREY "LIGHT GREY" PAINT FINISH EQUAL TO RESENE
MEDIUM GREY "MEDIUM GREY" PAINT FINISH EQUAL TO RESENE
DARK GREY "DARK GREY" PAINT FINISH EQUAL TO RESENE
DARK BROWN "DARK BROWN" PAINT FINISH EQUAL TO RESENE
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.