



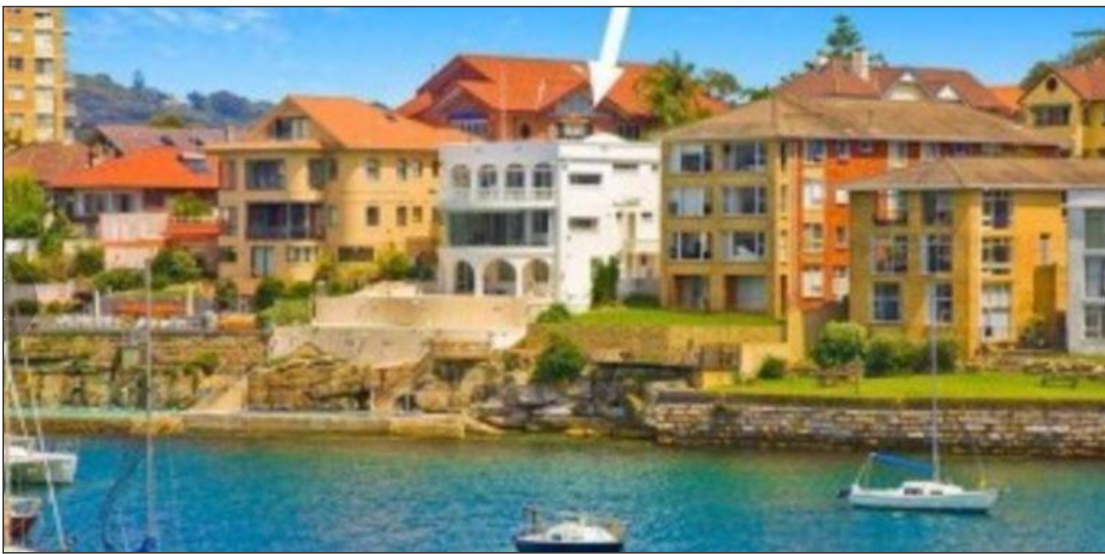
STREET VIEW TOWARDS SHARED DRIVEWAY



SHARED DRIVEWAY/ ADJOINING PROPERTY 28A ADDISON RD



EXISTING RESIDENCE



EXISTING GARAGE/ 30A ADDISON RD
8 BRUCE AVENUE UNITS BEHIND



GARAGE & 30 ADDISON ROAD MANLY



NORTH-EAST CORRIDOR



VIEW TOWARDS EXITING BUILD FROM
POOL TERRACE



MLP 2013 - Foreshore Building Line
30a Addison Road Manly

SUBJECT SITE

SHEET No.	DRAWING TITLE	REVISION	DATE OF ISSUE
DA 00	COVER SHEET	L	14.01.2022
DA 01	SITE ANALYSIS, DEMOLITION, CUT/ FILL AND SITE MANAGMENT PLAN	L	14.01.2022
DA 02	PROPOSED SITE PLAN	L	14.01.2022
DA 03	BASEMENT LEVEL	L	14.01.2022
DA 04	GROUND FLOOR PLAN	L	14.01.2022
DA 05	FIRST FLOOR PLAN	L	14.01.2022
DA 06	ROOF PLAN	L	14.01.2022
DA 07	ELEVATIONS 1 & 2 (NORTH AND EAST) & MATERIAL/ FINISHES SCHEDULE	L	14.01.2022
DA 08	ELEVATIONS 3 & 4 (SOUTH AND WEST)	L	14.01.2022
DA 09	SECTIONS A, B AND C	L	14.01.2022
DA 10	FSR CALCULATION PLAN	L	14.01.2022
DA 11	OPEN SPACE, LANDSCAPED AND AREA CALCULATION PLAN	L	14.01.2022
DA 12	SHADOW DIAGRAMS	L	14.01.2022



POOL TERRACE AND ADJOINING POOL (28A)



EXISTING ROOF TERRACE

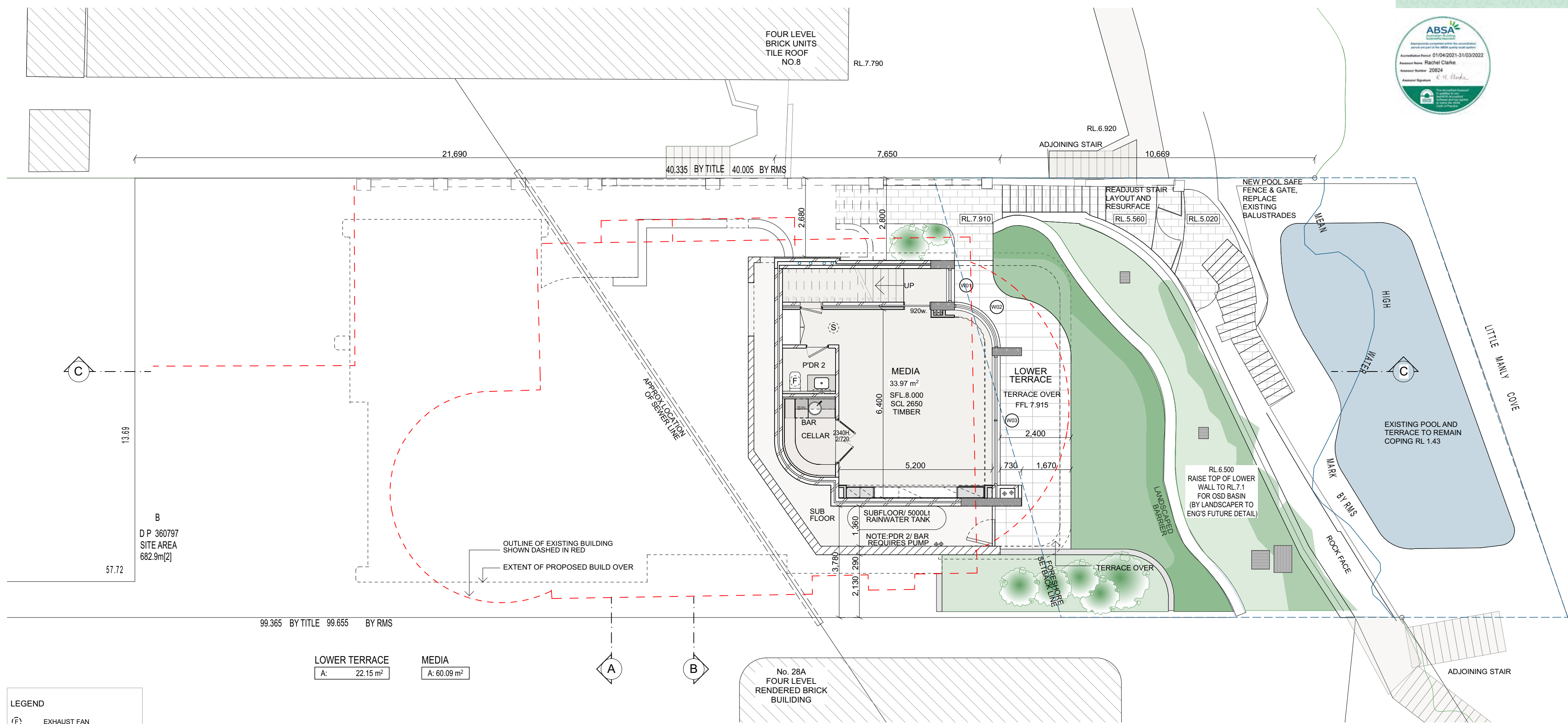


EXISTING ROOF TERRACE



VIEW TOWARDS LITTLE MANLY BEACH



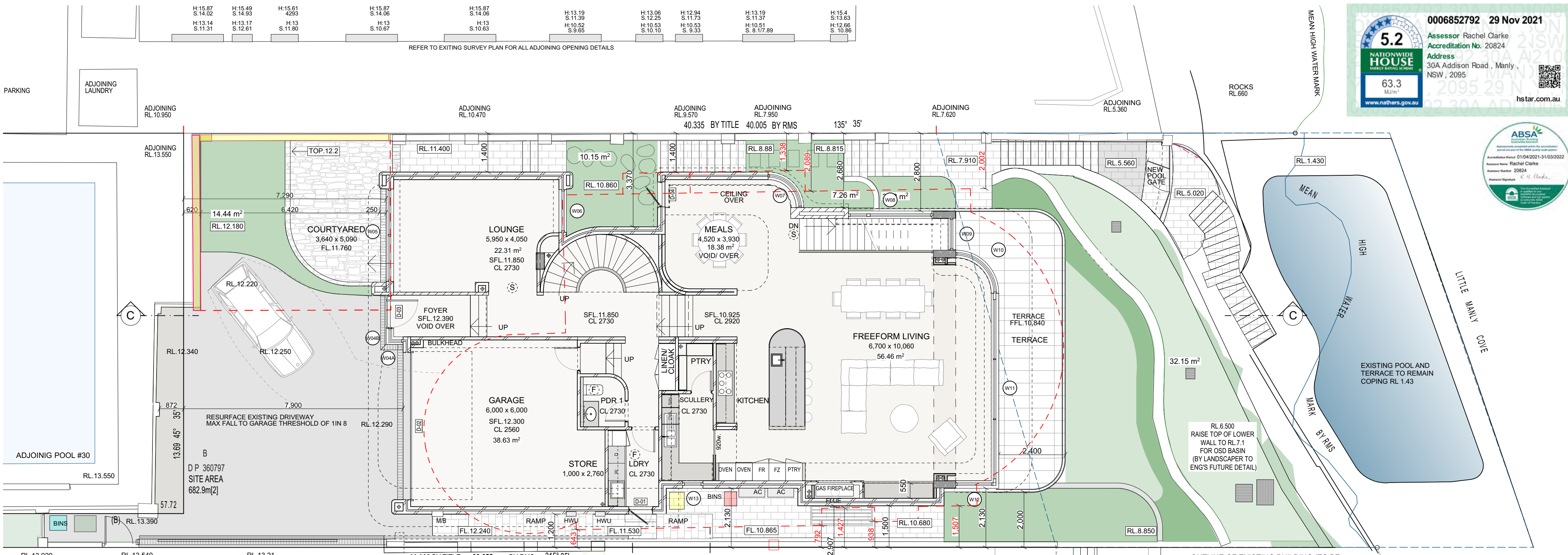


- LEGEND
- EXHAUST FAN
 - TASTIC FANLIGHT/HEATER
 - SMOKE DETECTOR

BASIX COMMITMENTS:

- External walls -
 - cavity brick with 20mm XPS polystyrene insulation to ground floor (excluding curved wall sections),
 - formed concrete with 20mm XPS polystyrene to roof access (including curved wall section)
 - no additional insulation required to lower ground and first floor external walls
- Windows:
 - Sliding doors - aluminium framed low e double glazing, U=2.5, SHGC=0.53 (including vertical glazing part of roof box)
 - Hinged doors - aluminium framed low e double glazing, U=3.4, SHGC=0.41
 - Awning windows - aluminium framed low e double glazing, U=4.3, SHGC=0.36
 - Sashless windows - aluminium framed low e double glazing, U=3.5, SHGC=0.48
 - Fixed windows - aluminium framed low e double glazing, U=2.5, SHGC=0.51
 - Curved windows - aluminium framed low e double glazing, U2.9, SHGC=0.56
- Internal walls -
 - single skin brick,
 - plasterboard lined, or
 - cavity brick, plasterboard lined
 - provide 20mm XPS polystyrene to walls adjacent to subfloor areas
- Floors -
 - waffle pod slab on ground,
 - suspended slab with R2.5 insulation to parts of ground floor and to first floor, default floor covering or as shown.
- Ceiling - plasterboard with R4.0 where adjacent to roof slab above
- Roof - concrete slab
- Skylights -
 - Velux fixed double glazed low e, U=2.7, SHGC=0.24
 - Velux ventilated double glazed low e, U=2.5, SHGC=0.21 (including roof part of roof access box)
- 5000L rainwater tank collecting at least 85m² of roof area
- Rainwater used for laundry cold water connection point and for outdoor use
- 5 star rated instantaneous HWS
- 3-Phase air conditioning throughout
- 4.5 star rated gas fixed flue heater to living area
- Gas cooktop & electric oven
- 10.0kW solar PV system

WINDOW LIST LOWER GROUND FLOOR			
ID	W01	W02	W03
2D Plan Preview			
OUTSIDE VIEW			



LEGEND			
(F)	EXHAUST FAN		
(T)	TASTIC FANLIGHT/HEATER		
(S)	SMOKE DETECTOR		

GROUND FLOOR			
A:	197.36	A:	45.20

GARAGE & STORE			
A:	45.20	A:	26.79

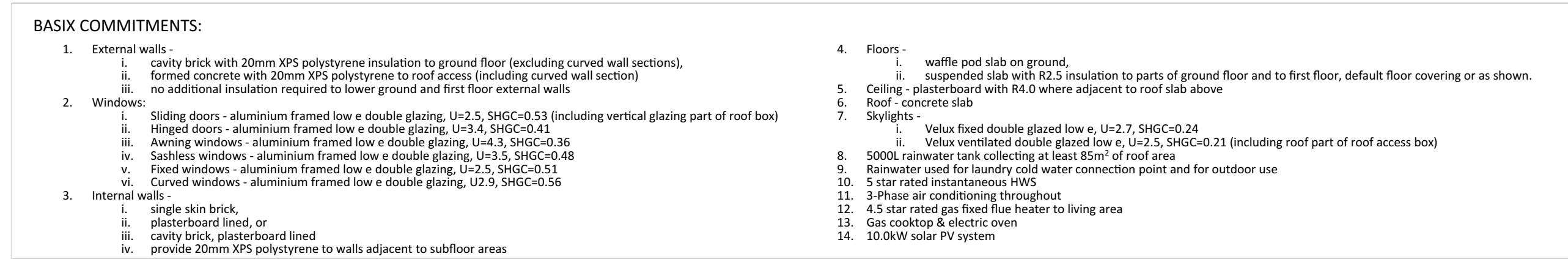
GROUND FLOOR TERRACE			
A:	26.79	A:	18.19

FRONT COURTYARD			
A:	18.19	A:	18.19

- BASIX COMMITMENTS:**
- External walls -
 - cavity brick with 20mm XPS polystyrene insulation to ground floor (excluding curved wall sections),
 - formed concrete with 20mm XPS polystyrene to roof access (including curved wall section)
 - no additional insulation required to lower ground and first floor external walls
 - Windows:
 - Sliding doors - aluminium framed low e double glazing, U=2.5, SHGC=0.53 (including vertical glazing part of roof box)
 - Hinged doors - aluminium framed low e double glazing, U=3.4, SHGC=0.41
 - Awning windows - aluminium framed low e double glazing, U=4.3, SHGC=0.36
 - Sashless windows - aluminium framed low e double glazing, U=3.5, SHGC=0.48
 - Fixed windows - aluminium framed low e double glazing, U=2.5, SHGC=0.51
 - Curved windows - aluminium framed low e double glazing, U2.9, SHGC=0.56
 - Internal walls -
 - single skin brick,
 - plasterboard lined, or
 - cavity brick, plasterboard lined
 - provide 20mm XPS polystyrene to walls adjacent to subfloor areas
 - Floors -
 - waffle pod slab on ground,
 - suspended slab with R2.5 insulation to parts of ground floor and to first floor, default floor covering or as shown.
 - Ceiling - plasterboard with R4.0 where adjacent to roof slab above
 - Roof - concrete slab
 - Skylights -
 - Velux fixed double glazed low e, U=2.7, SHGC=0.24
 - Velux ventilated double glazed low e, U=2.5, SHGC=0.21 (including roof part of roof access box)
 - 5000L rainwater tank collecting at least 85m² of roof area
 - Rainwater used for laundry cold water connection point and for outdoor use
 - 5 star rated instantaneous HWS
 - 3-Phase air conditioning throughout
 - 4.5 star rated gas fixed flue heater to living area
 - Gas cooktop & electric oven
 - 10.0kW solar PV system

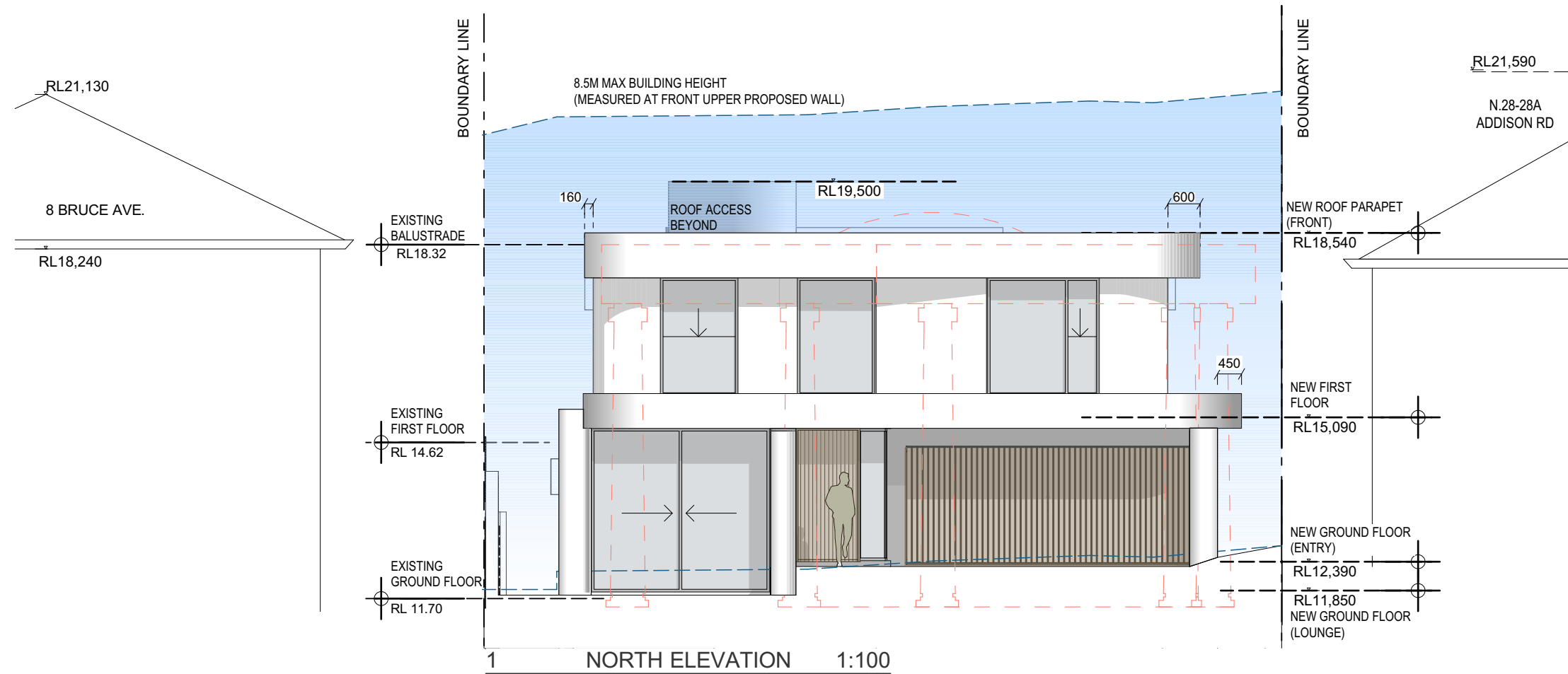
WINDOW LIST GROUND FLOOR											
ID	W04A	W04B	W05	W06	W07	W08	W09	W10	W11	W12	W13
2D Plan Preview											
OUTSIDE VIEW											

DOOR SCHEDULE				
ID	D-01	D-02	D-03	D-04
VIEW FROM OUTSIDE				



CHATEAU ARCHITECTS + BUILDERS 56 CECIL AVE. CASTLE HILL 2154 P. 9634 6888 F. 9899 3145 ABN 76021061877	 	SHAMIA RESIDENCE 30A ADDISON ROAD MANLY LOT B DP 360797	FIRST FLOOR PLAN	SCALE: 1:100 @A2 PUBLISHED DATE: 14.01.2022 DRAWN: PARISA SOLTANI	SHEET No. DA 05	REV L
--	---	---	--------------------------------	--	-------------------------------	---------------------





MATERIAL AND FINISHES:

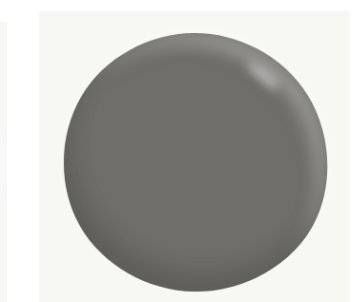
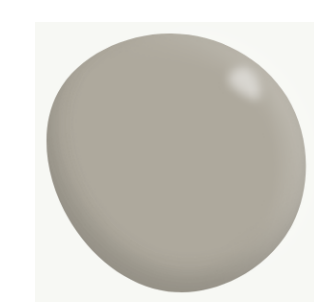
MAIN RENDER:
DULUX WHITE EXCHANGE HALF
SW1B4 OR SIMILAR



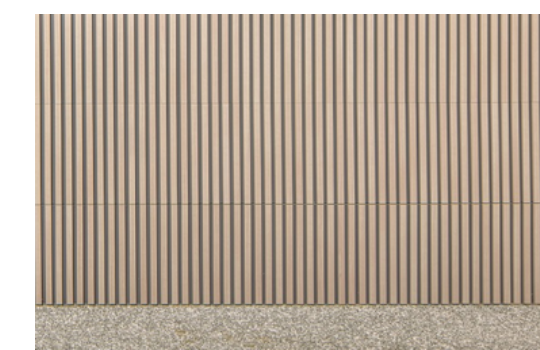
STONE CLADDING:
SAREEN STONE 'SUMMIT' CLADDING



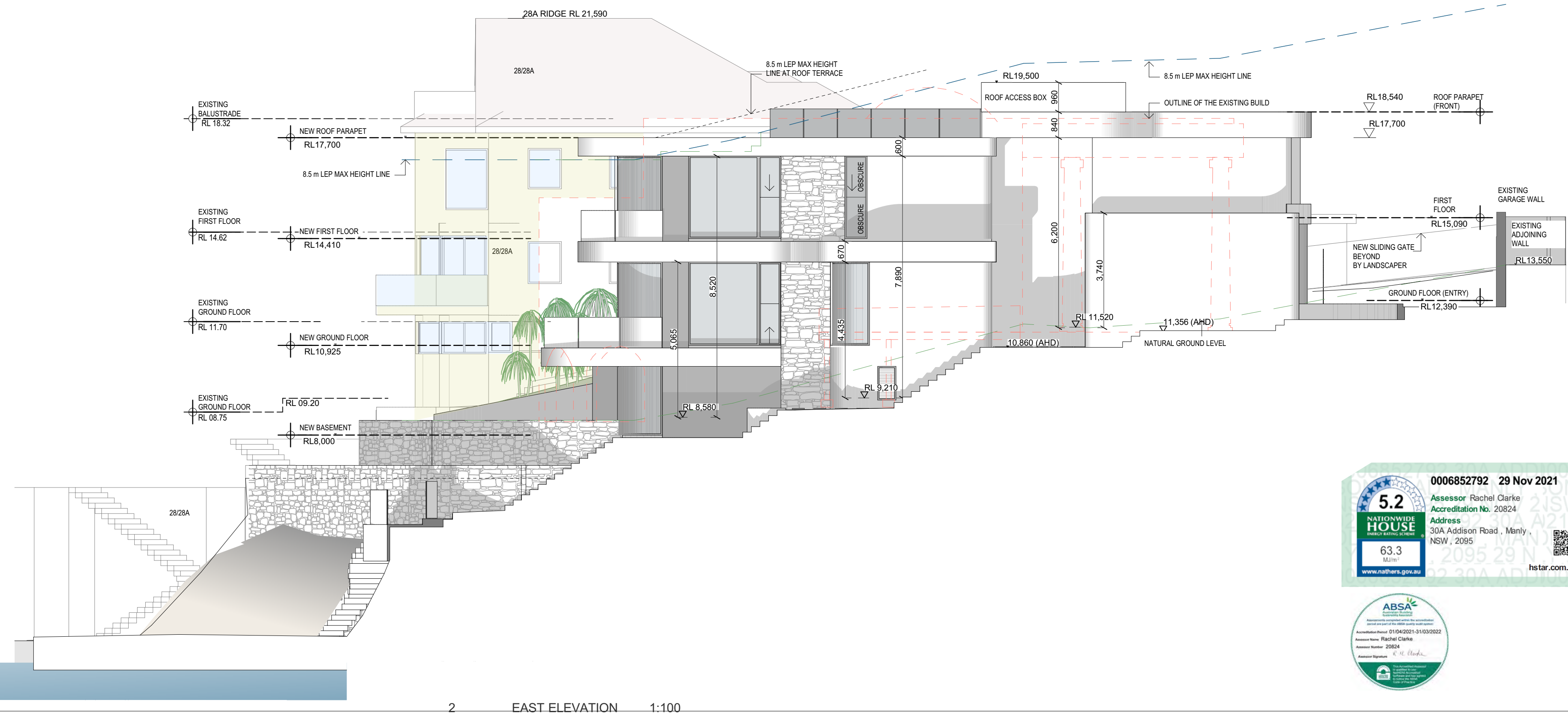
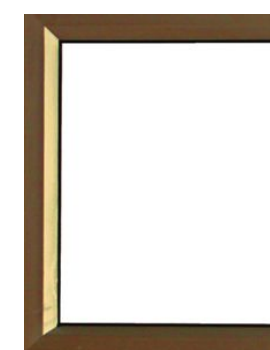
CONTRAST COLOUR:
DULUX SPIRITED FALCON SN4A7 &
PEWTER FRAME SN4H6 OR SIMILAR



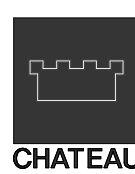
GARAGE AND ENTRY DOOR:
VERTICAL SLATS



WINDOW FRAMES:
ANODISED ALUMINIUM



CHATEAU ARCHITECTS + BUILDERS
56 CECIL AVE. CASTLE HILL 2154
P. 9634 6888 F. 9899 3145
ABN 76021061877



SHAMIA RESIDENCE
30A ADDISON ROAD MANLY
LOT B DP 360797

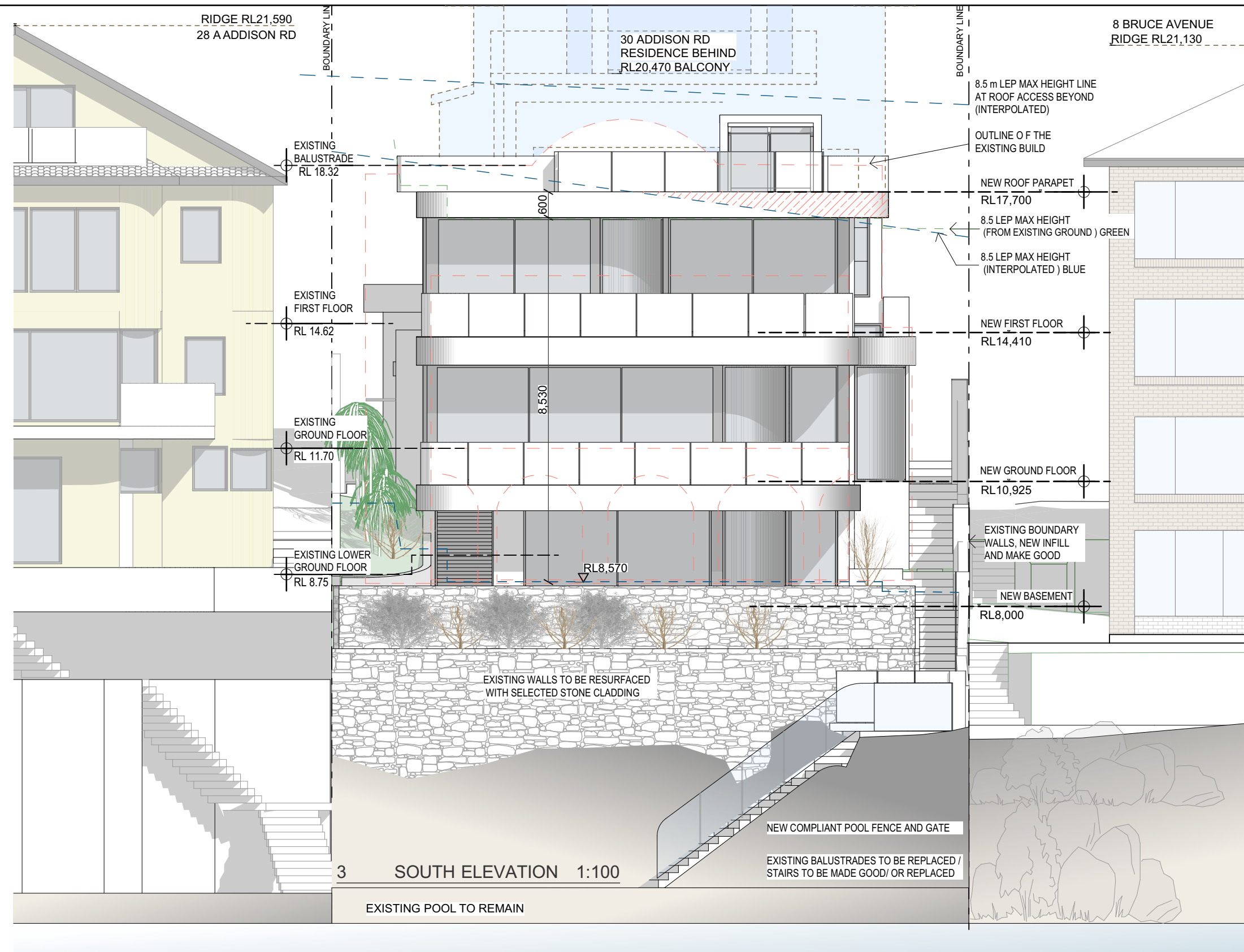
ELEVATIONS 1 & 2 (NORTH AND EAST) & MATERIAL/
FINISHES SCHEDULE

SCALE:
PUBLISHED DATE :
DRAWN:

1:100 @A2
14.01.2022
PARISA SOLTANI

SHEET No.
DA 07

REV
L

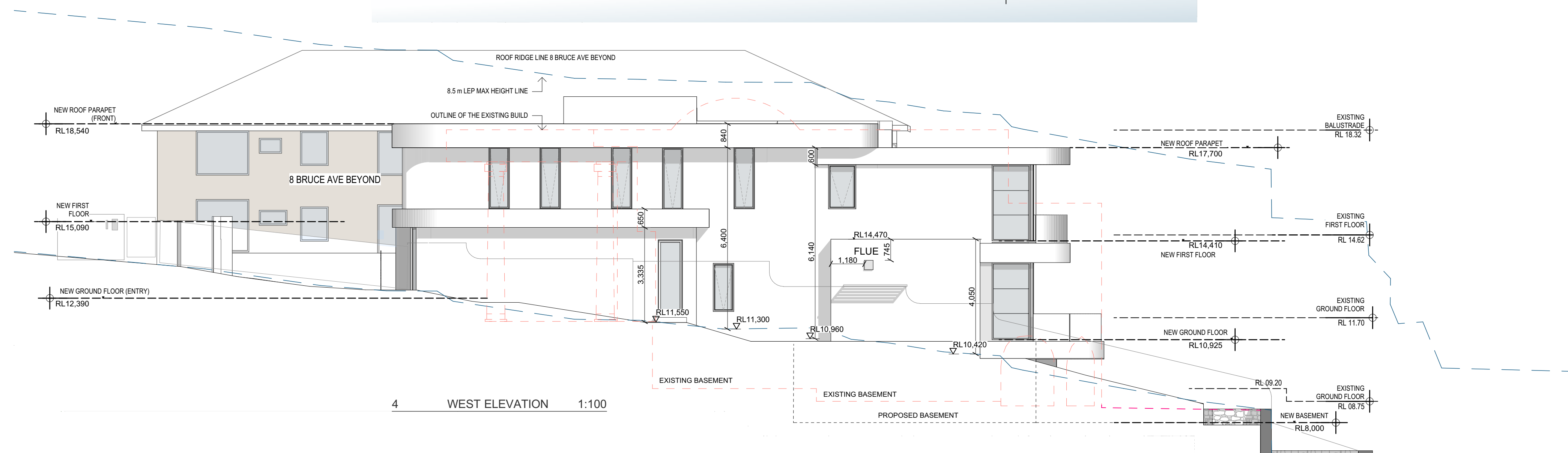


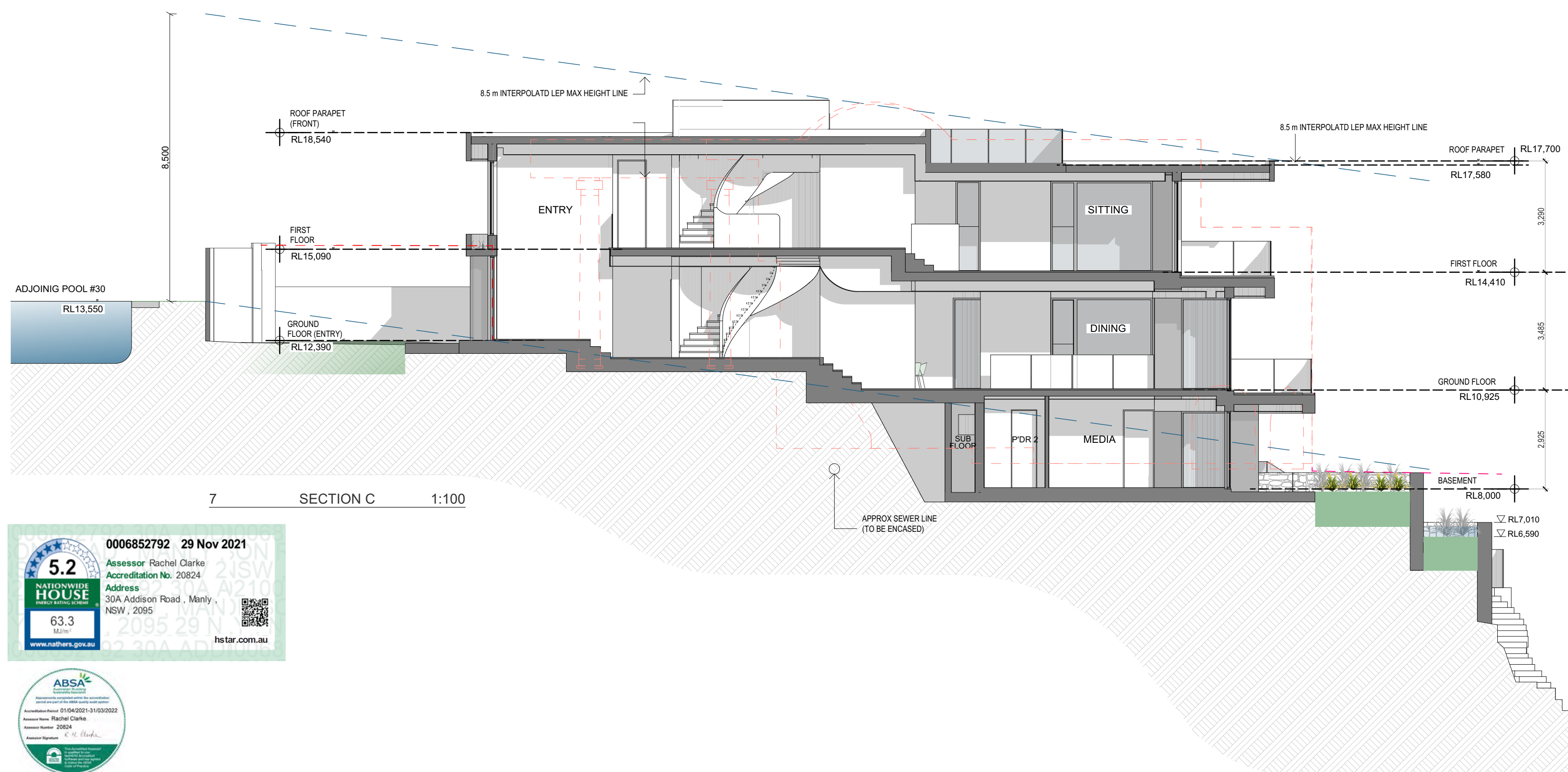
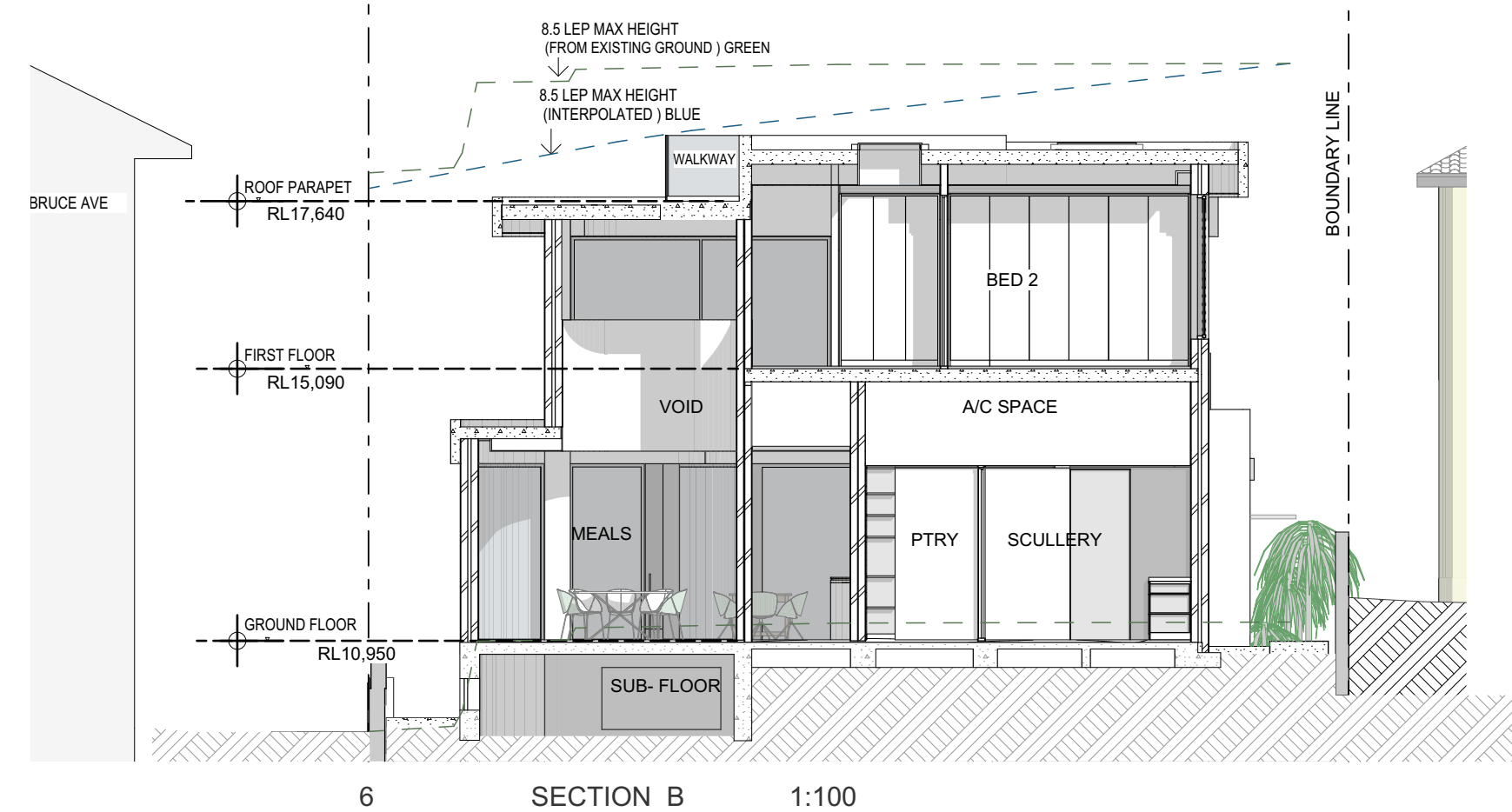
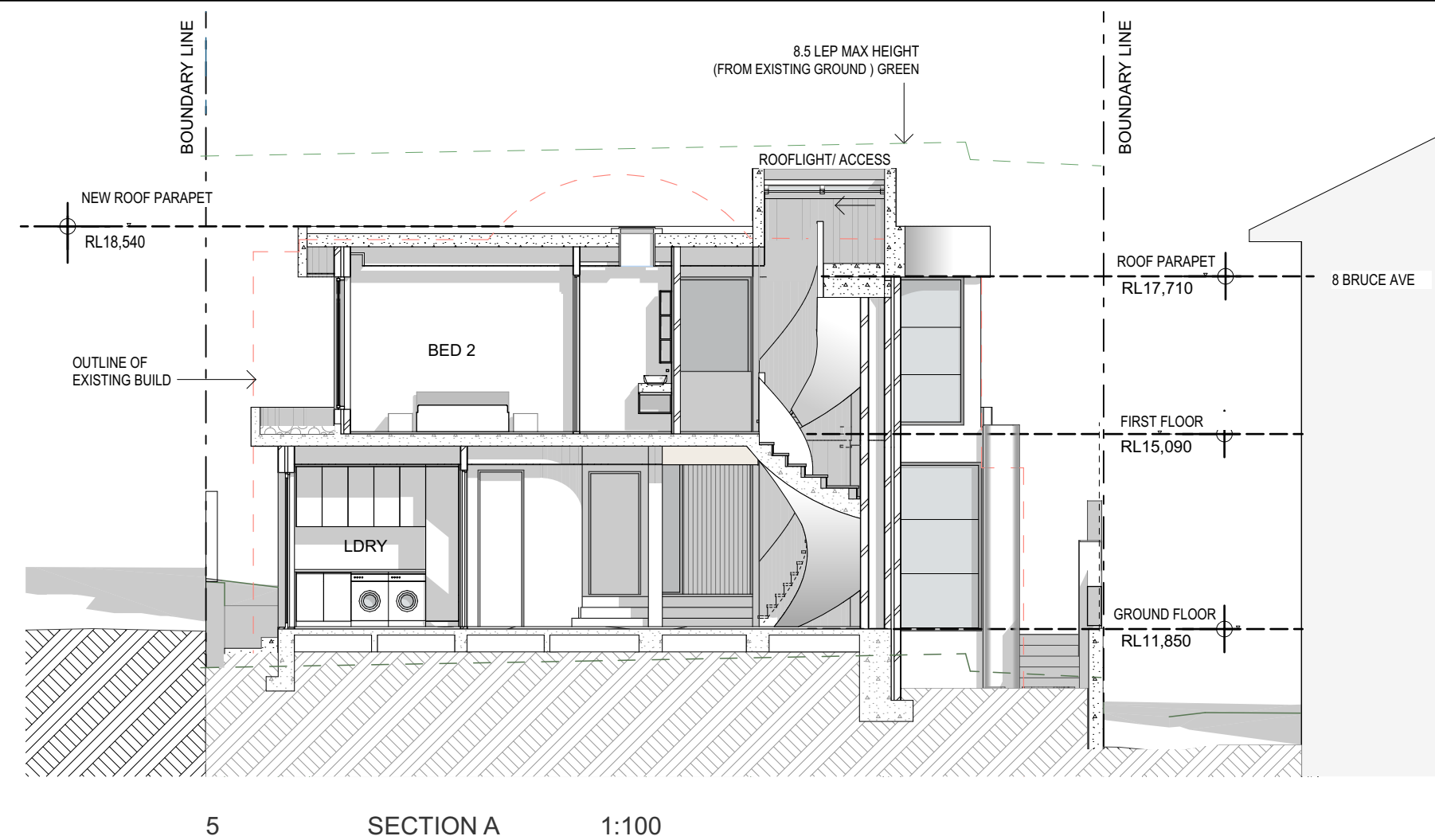
0006852792 29 Nov 2021

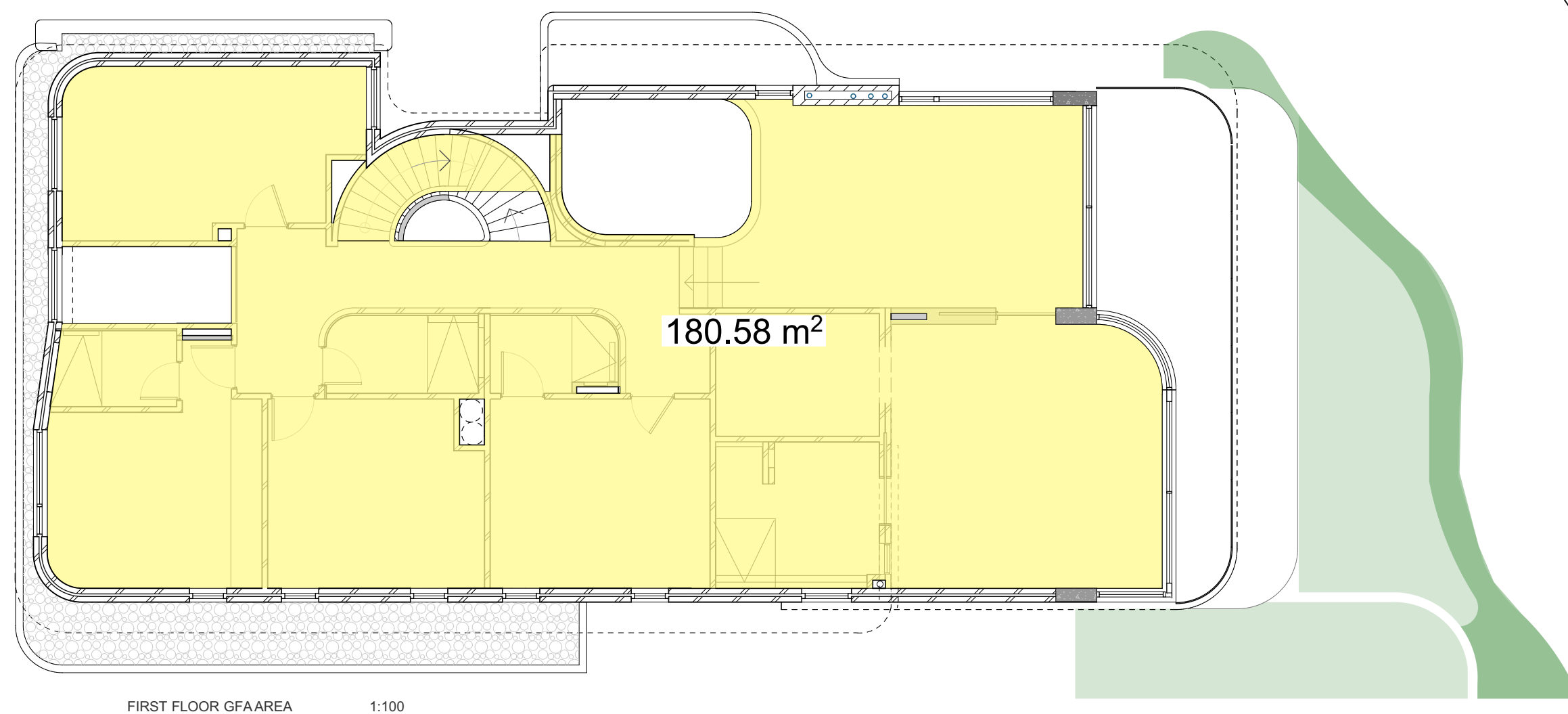
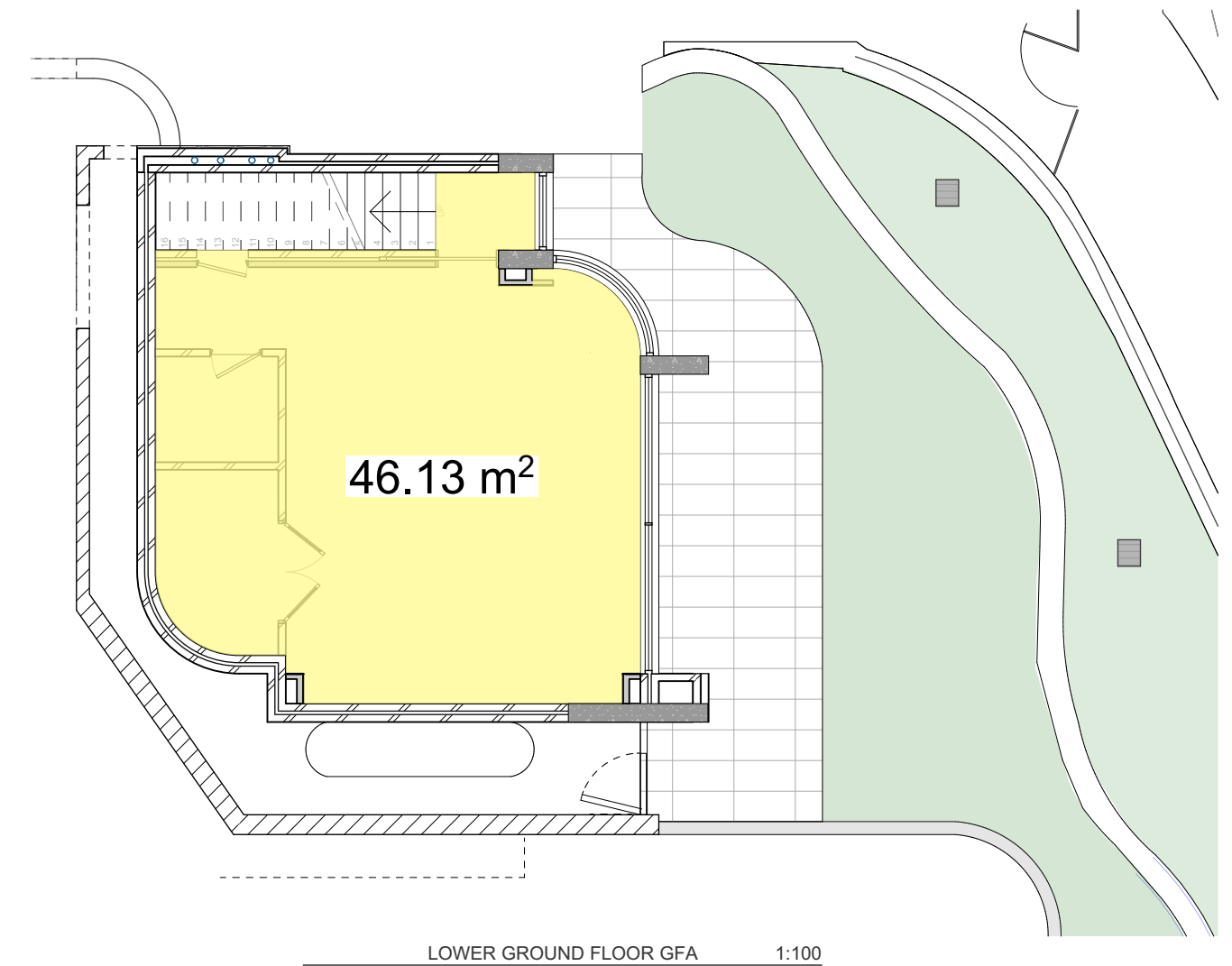
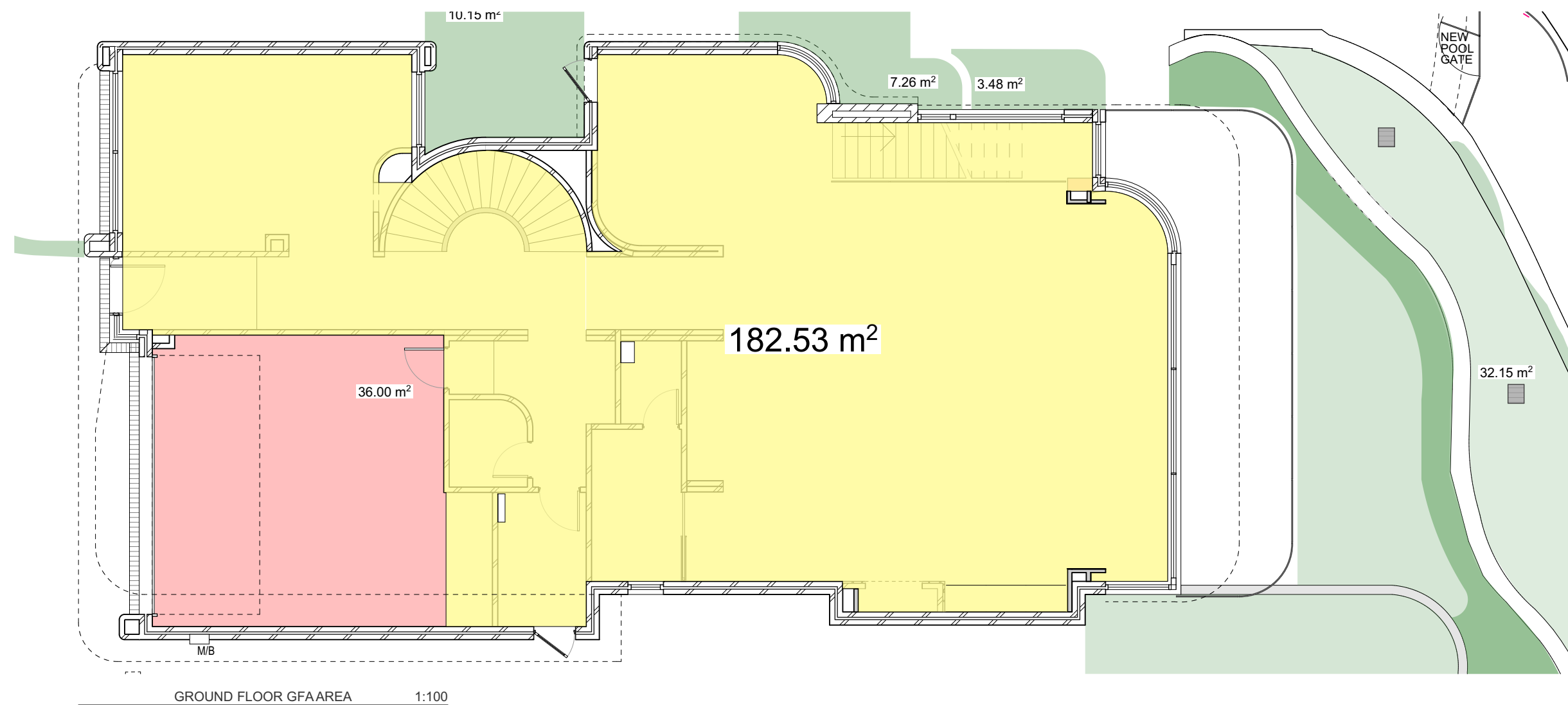
Assessor Rachel Clarke
Accreditation No. 20824
Address
30A Addison Road, Manly,
NSW, 2095

5.2
NATIONWIDE
HOUSE
ENERGY RATING SCALE
63.3
MJ/m²
www.nathers.gov.au

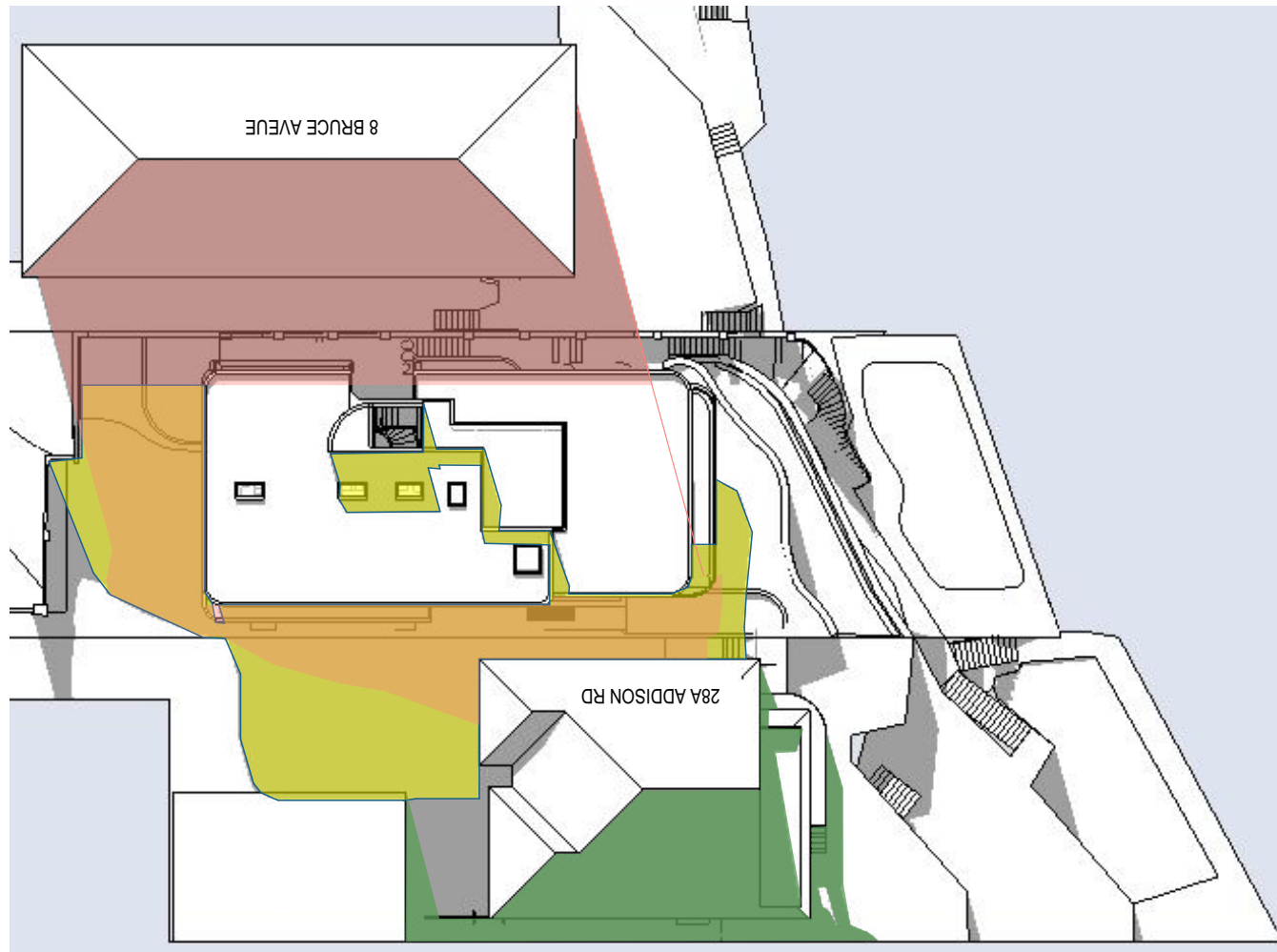
hstar.com.au







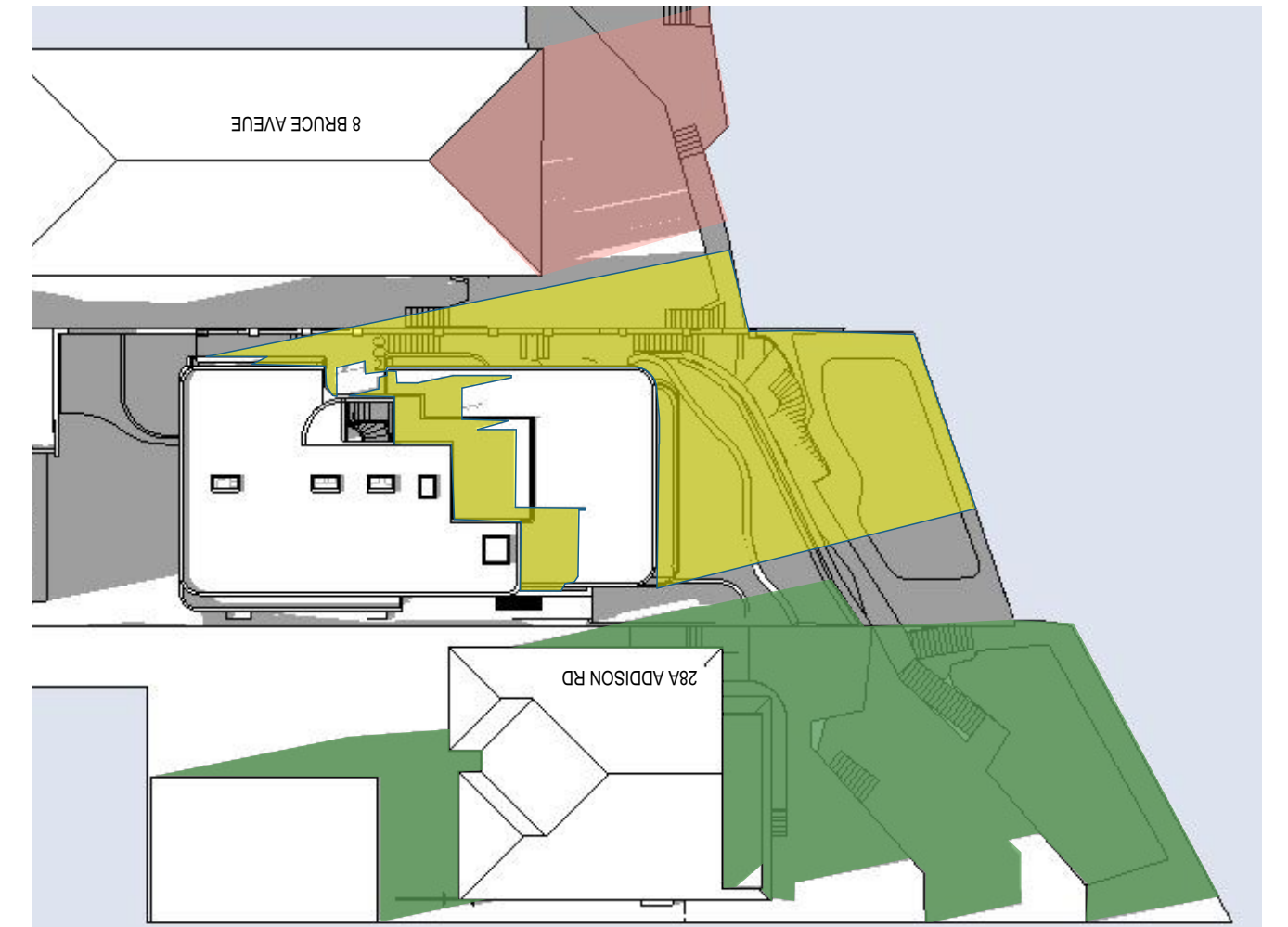
SITE AREA: 682.9
(FSR 0.6)
GFA: 409.24 m²
FSR 0.599



SHADOWS CAST FROM THE PROPOSED BUILD, JUNE 21 AT 9 AM



SHADOWS CAST FROM THE PROPOSED BUILD, JUNE 21 NOON



SHADOWS CAST FROM THE PROPOSED BUILD, JUNE 21 AT 3 PM



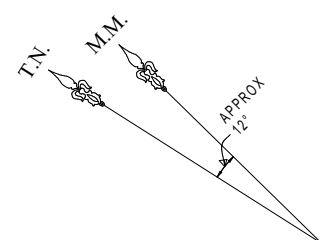
EXISTING SHADOWS, JUNE 21 9 AM



EXISTING SHADOWS, JUNE 21 NOON



EXISTING SHADOWS, JUNE 21, 3 PM



SHADOW CAST FROM PROPOSED BUILD



SHADOW CAST FROM EXISTING BUILD



SHADOW OVERLAP FROM #8 BRUCE AVE



SHADOW CAST FROM 28A



SHADOW CAST FROM #8 BRUCE AVE



MATERIAL AND FINISHES 30A ADDISON RD MANLY:

MAIN RENDER:
DULUX WHITE EXCHANGE HALF
SW1B4 OR SIMILAR



CONTRAST COLOUR:
DULUX SPIRITED FALCON SN4A7 &
PEWTER FRAME SN4H6 OR SIMILAR



STONE CLADDING:
SAREEN STONE 'SUMMIT' CLADDING



GARAGE AND ENTRY DOOR:
VERTICAL SLATS



WINDOW FRAMES:
ANODISED ALUMINIUM

