

LOCATION PLAN NTS

SCHEDULE OF EXTERNAL FINISHES









PR1 - PAINTED RENDER (NATURAL LIGHT PIGMENTED RENDER)

PR2 - PAINTED RENDER (PAINTED TEXTURED RENDER)

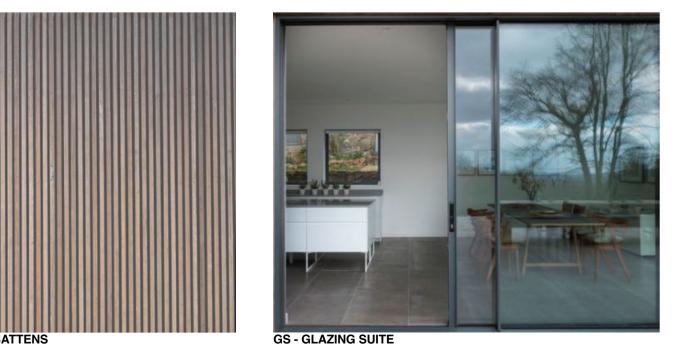
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PO Box 849, Manly NSW 1655 admin@eatonmolina.com

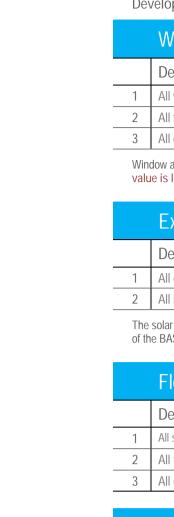
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BOWER RESIDENCE

address

32 Bower Street Manly







DOCUMEN No. A00.01

A.01.01 A.02.01 A.02.02 A.03.01 A.03.02 A.03.03 A.04.01 A.04.02



1300 16 24 36 PO Box 5172 South Turramurra NSW 2074

Building Components Performance and Specifications Schedule NatHERS Thermal Comfort Modeling

These are the specifications upon which the certified NatHERS assessment is based. Any deviation from these specifications will invalidate the NatHERS certificate and therefore voids compliance of the development with the National Construction Code 2022. In case of any variation from these specifications contact Eco Certificates Pty Ltd to obtain updated NatHERS and BASIX certificates and an updated copy of these specifications. This document is a summary and general guide to the detailed specifications reflected on the NatHERS certificate of this project which must be accurately followed during design and construction of the Proposed Development.

Assessment Date: 06 / 07 / 2024 Assessor: Manuel Basiri - DMN Accredited Assessor DMN/12/1462 / MIEAust Thermal Modeling Software: HERO 4.1 Development: EC - 4527 - 32 Bower St, Manly NSW

Nindows and Skylights			
Description	Туре	U Value	SHGC
All windows and glazed doors	As specified on the glazing layouts and specifications or	the plans	
All fixed skylights	VELUX Fixed Skylight Double Glazed Clear	2.58	0.24
All operable skylights	VELUX Ventilating Skylight Double Glazed Clear	2.53	0.21

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External and Internal Walls					
Description	Construction Type	Insulation	Colour (Solar Absorptance)		
Il external walls including the garage walls	As specified on the wall layouts and specifications on the plans				
Il internal walls	As per plans	None	N/A		
0 0 0			1		

The solar absorptance values are as per definition of Light, Medium and Dark Colours in the thermal modelling software and the naming might differ according to the latest version of the BASIX thermal comfort protocol.

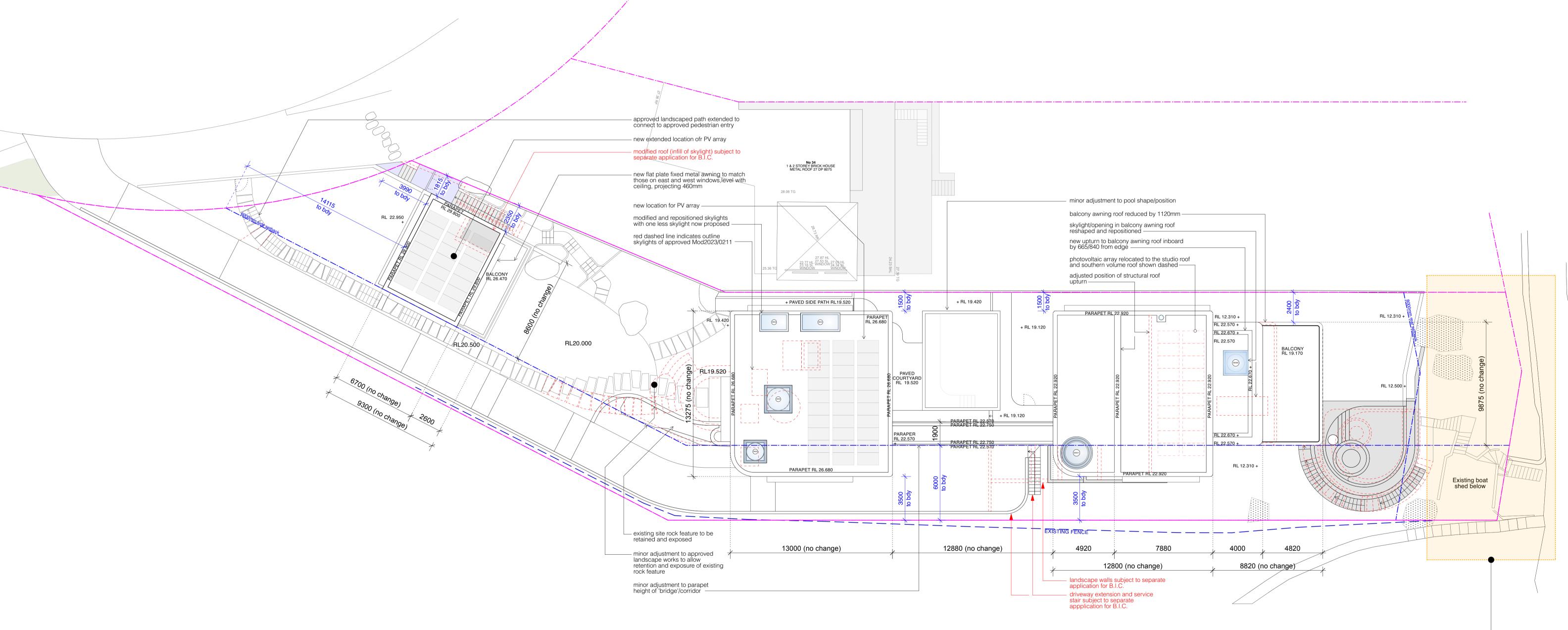
Construction Type	Insulation	Floor Covering
Concrete	R 2.0	Not Specified (Defaults Applied)
Concrete	R 3.0	Not Specified (Defaults Applied)
Concrete	None	Not Specified (Defaults Applied)
	Concrete Concrete	ConcreteR 2.0ConcreteR 3.0

Ceilings and Roofs						
Description	Construction Type	Insulation	Colour (Solar Absorptance)			
All ceilings under another floor	As per plans	None	N/A			
Il ceilings under roof and balcony areas	As per plans	R 5.0	N/A			
II roofs	As per plans	None (unless required by other disciplines)	As per plans			

Ceiling penetration(s) as a result of installation of sealed recessed downlights and 250 mm exhaust fans are being considered in the NatHERS thermal comfort modeling associated with this specifications schedule. If unsealed recessed downlights or other unsealed penetrations are introduced to the ceiling insulation of the project at a later stage, the NatHERS certificate associated with this specification and the BASIX certificate of this development, if any, would become invalid and must be updated. The sealed recessed downlights and exhaust fans are exhaust fans are being modelled with 50 mm insulation clearance.

		DATE	
	Day:	22	
	Month:	07	
ENT	REGISTER Year:	2024	
	Drawing	Issue	
	Cover Page	Α	
	Site Plan	Α	
	Floor Plans - Level 1, Level 2, Level 3	A	
2	Floor Plans - Level 4, Roof	Α	
	Elevations - East and West	Α	
2	Elevations - North and South	Α	
3	Section + Height Blanket Diagram	Α	
	Plan Area Calculations	Α	
2	Basix Commitments	Α	

		0	1	2	3	4	5	10m
#HR-MOTBUK-04 26/0	7/2024	1:10	0 @ A1	, 1:200	@ A3	F	project number	JE
Assessor Manuel Basi Accreditation No. DMN/12/146 Address		scale				C	0059	drawn by
7 Main house, 32 Bower Street, J/m ² Manly, NSW, 2095		drawir	ıg title					drawing number
hers.gov.au http://www.hero-software.com.au/pdf/HR-	回了 就帮 MOTBUK-04	CO	/E R	PAGE				A.00.01-A
S4.55 APPLICATION	22.07.2024							

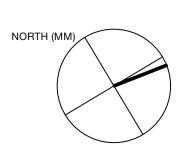


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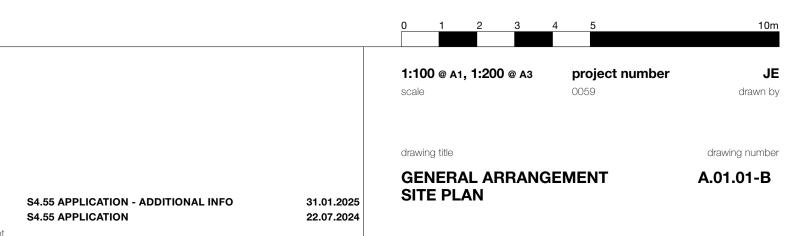
PO Box 849, Manly NSW 1655 admin@eatonmolina.com client BOWER RESIDENCE

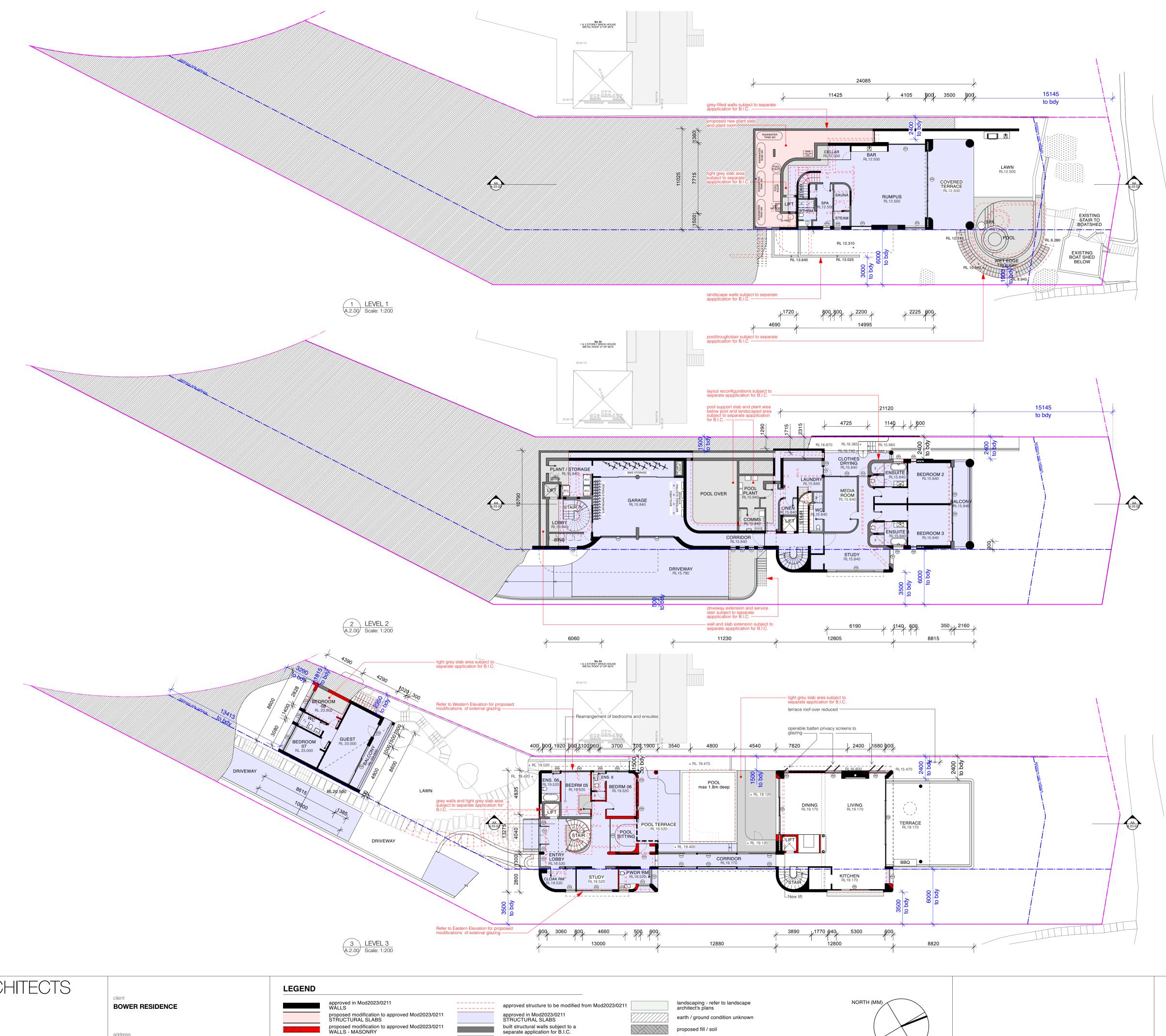
address **32 Bower Street Manly**





northern frontage of site subject to a future DA —





built structural slabs subject to a separate application for B.I.C.

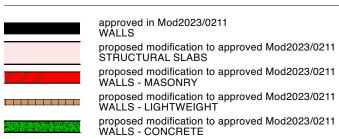
approved structure not yet built has no fill eg. kitchen / dining area / pool / L4

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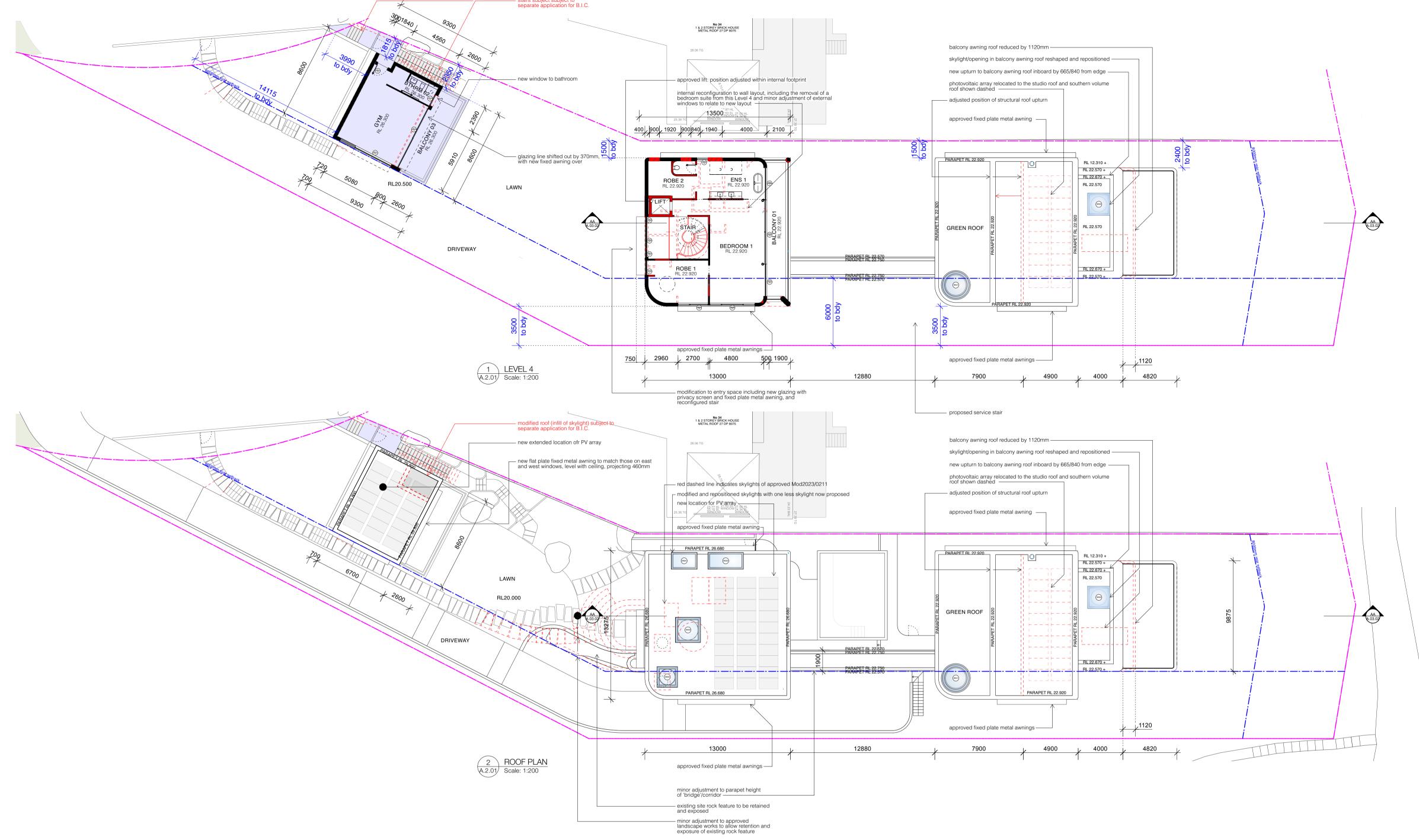
address



32 Bower Street Manly

B Α amendment

		0 1 2 3	4 5	10m
		1:100 @ A1, 1:200 @ A3	project number	JE
		scale	0059	drawn by
		drawing title		drawing number
S4.55 APPLICATION - ADDITIONAL INFO	31.01.2025	GENERAL ARRANG LEVELS 1 + 2 + 3 PL		A.02.01-B
S4.55 APPLICATION	22.07.2024			

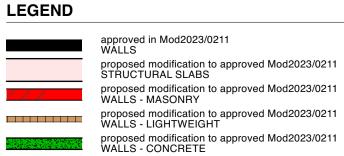


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admin@eatonmolina.com

client BOWER RESIDENCE LEGEND

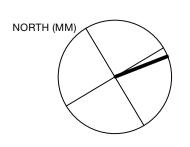


address 32 Bower Street Manly

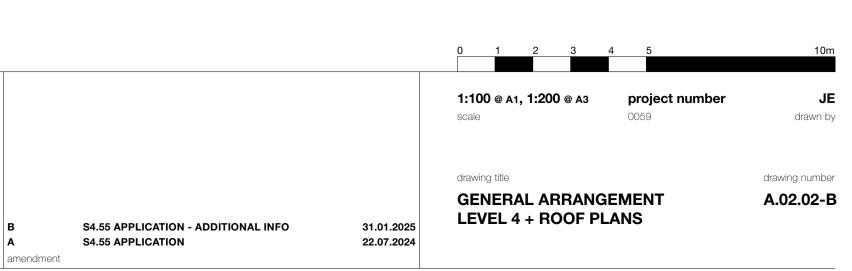
stairs subject subject to separate application for B.I.C.

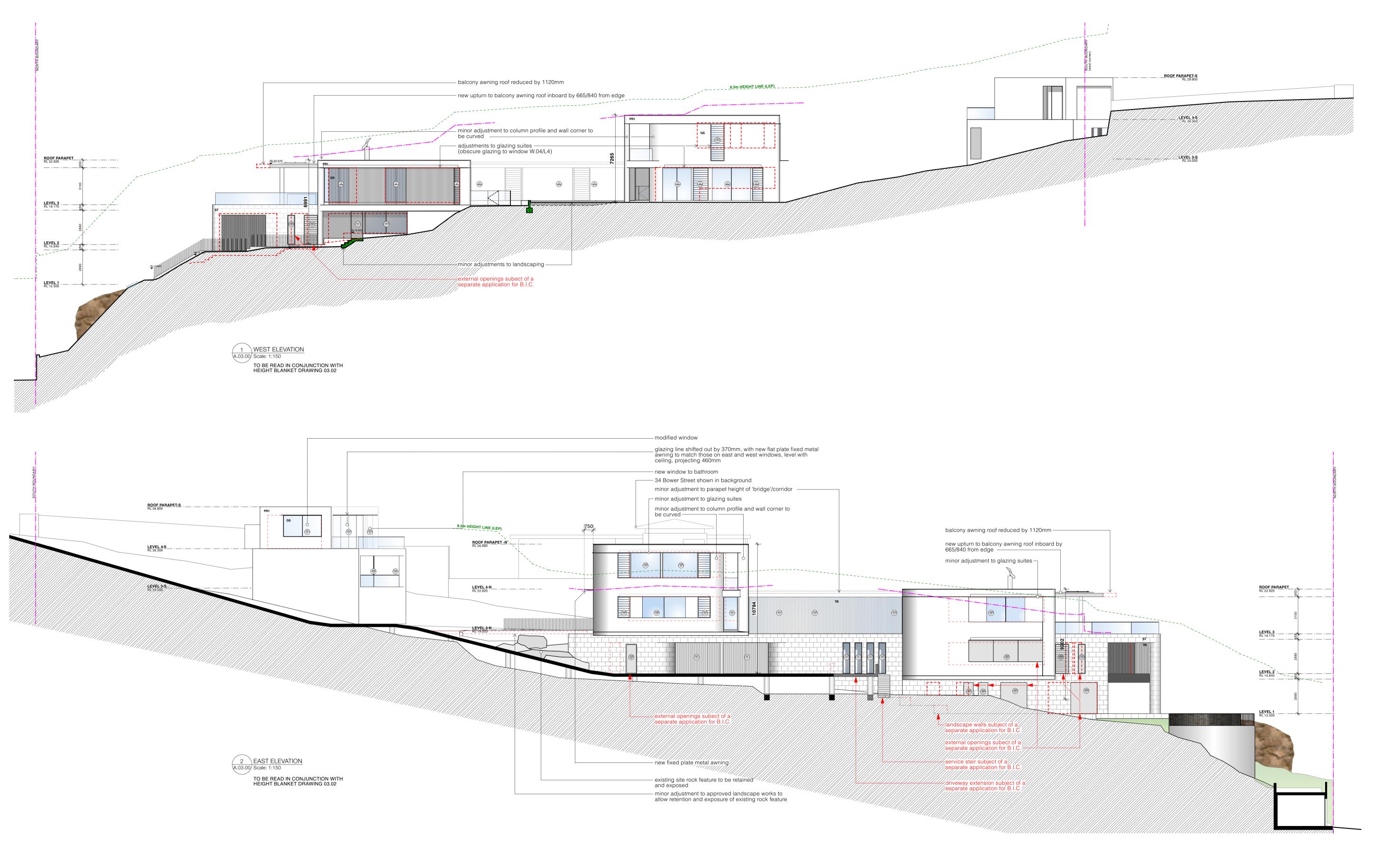
_____ approved structure to be modified from Mod2023/0211 _____ approved in Mod2023/0211 STRUCTURAL SLABS built structural walls subject to a separate application for B.I.C. built structural slabs subject to a separate application for B.I.C. approved structure not yet built has no fill eg. kitchen / dining area / pool / L4

landscaping - refer to landscape architect's plans earth / ground condition unknown proposed fill / soil



Α







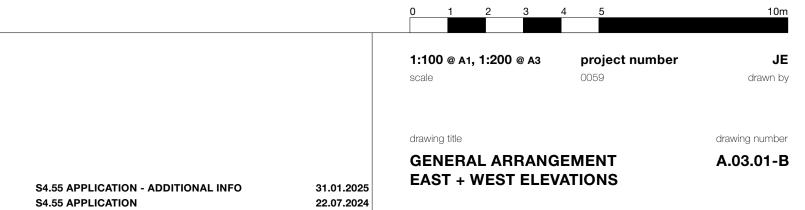
EATON MOLINA ARCHITECTS

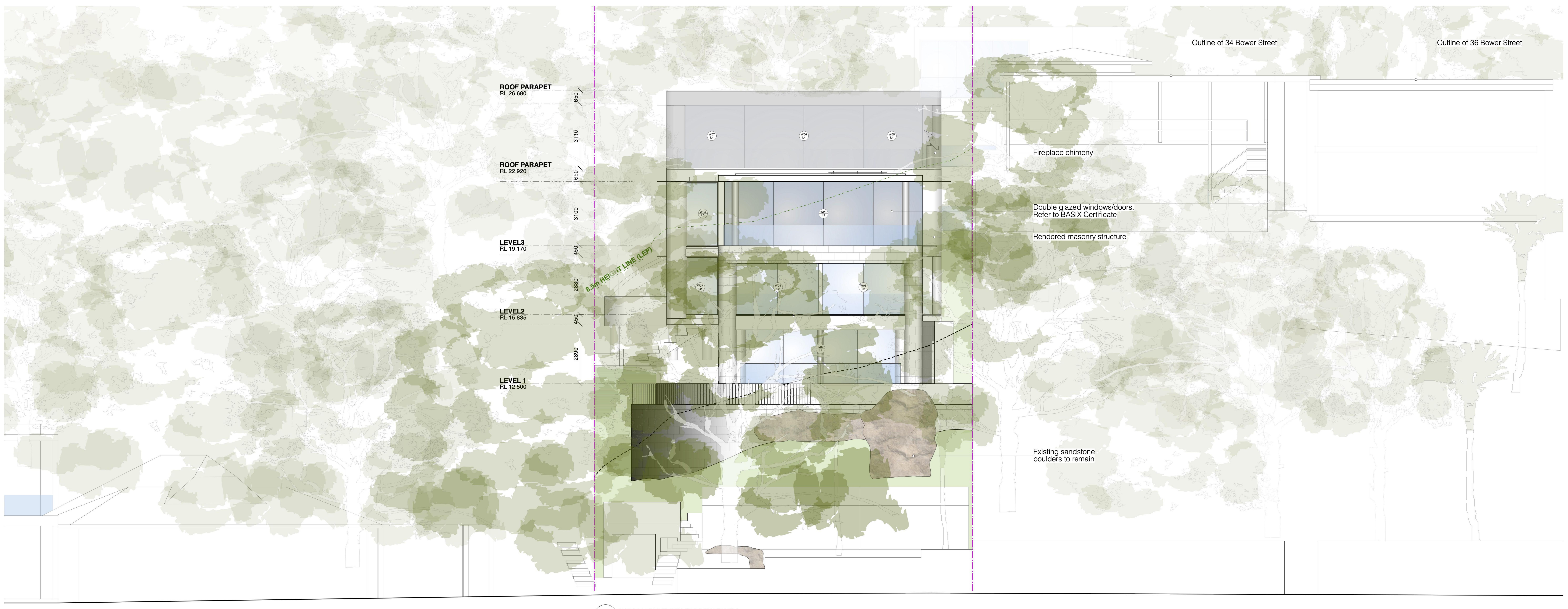
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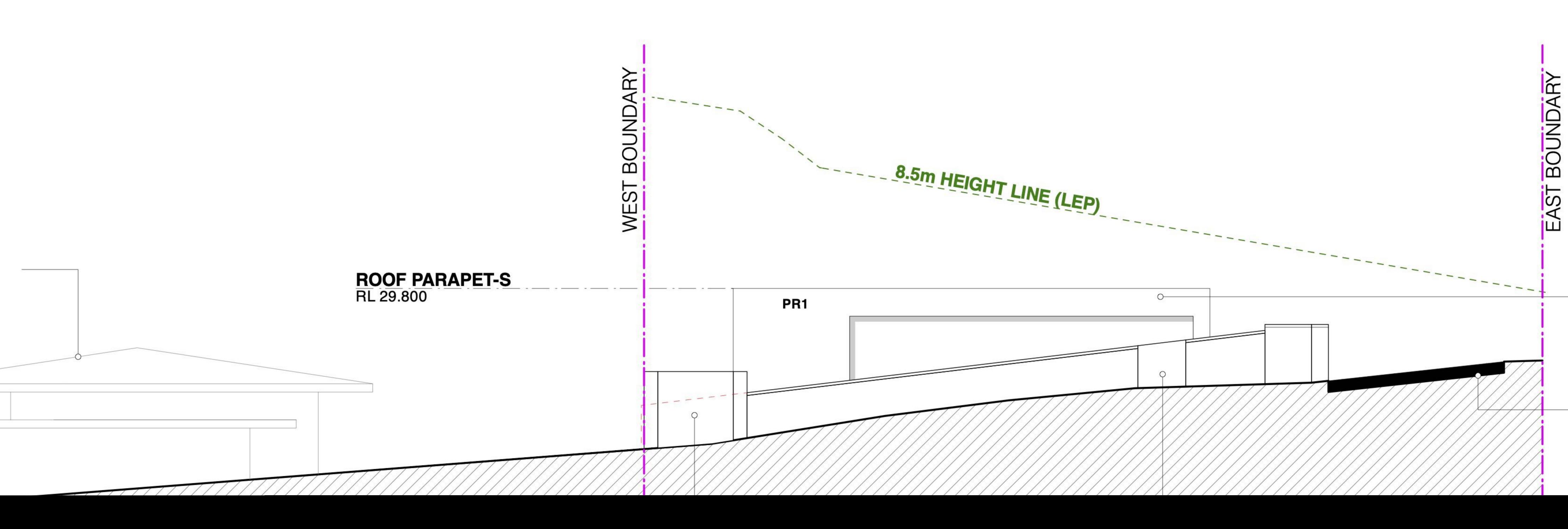
address 32 Bower Street Manly





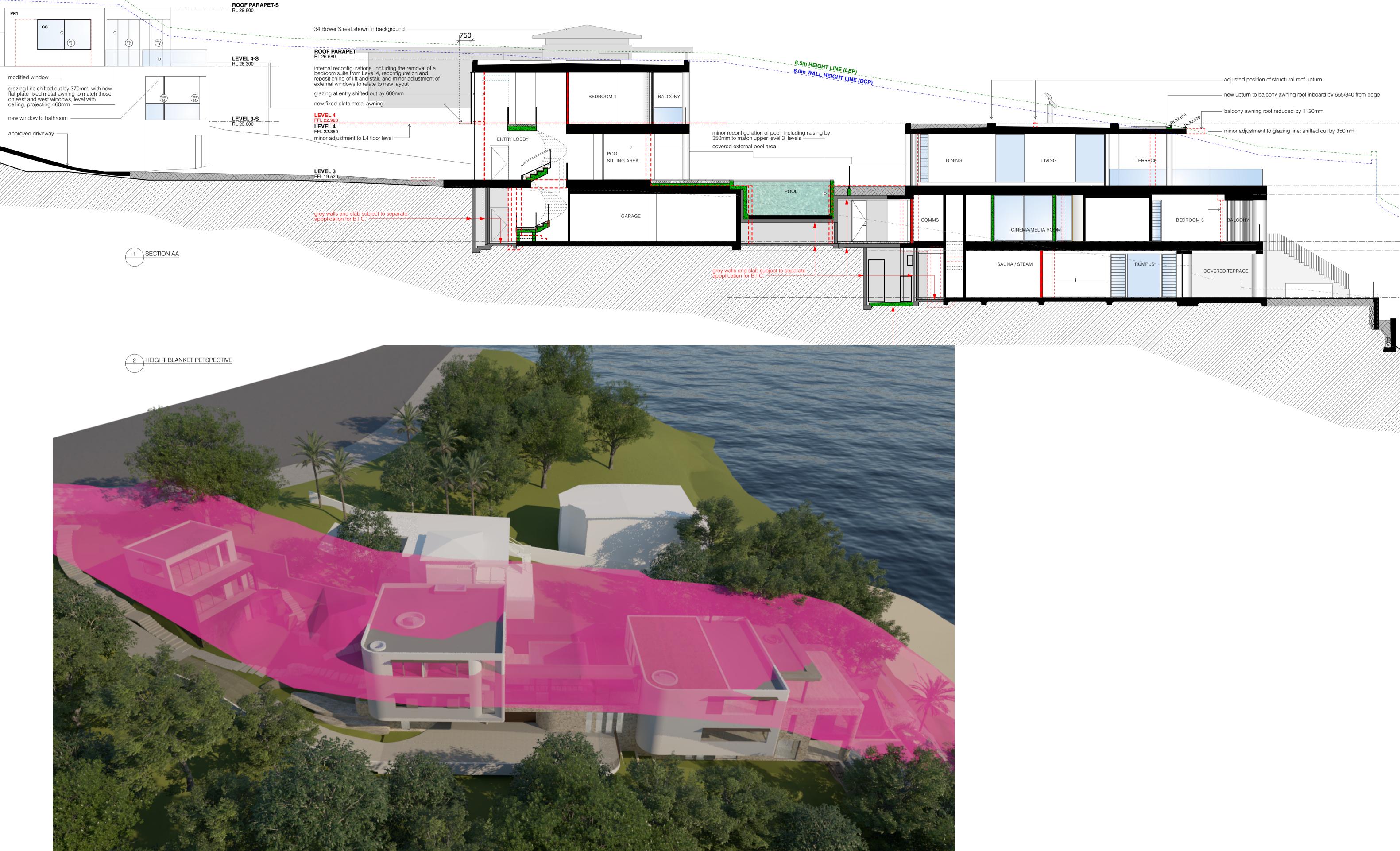
Outline of 34 Bower Street

1 NORTH ELEVATION (SHELLY BEACH) A.03.01 Scale: 1:100



Approved structure - no change to mass or street elevation

Approved Bower Street driveway entrance - no change



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client BOWER RESIDENCE

LEG

LEGEND	
	approved in Mod2023/0211 WALLS
	proposed modification to approved Mod2023/0211 STRUCTURAL SLABS
	proposed modification to approved Mod2023/0211 WALLS - MASONRY
	proposed modification to approved Mod2023/0211 WALLS - LIGHTWEIGHT
	proposed modification to approved Mod2023/0211 WALLS - CONCRETE

address 32 Bower Street Manly

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ on to approved Mod2023/0211 on to approved Mod2023/0211 on to approved Mod2023/0211 EIGHT

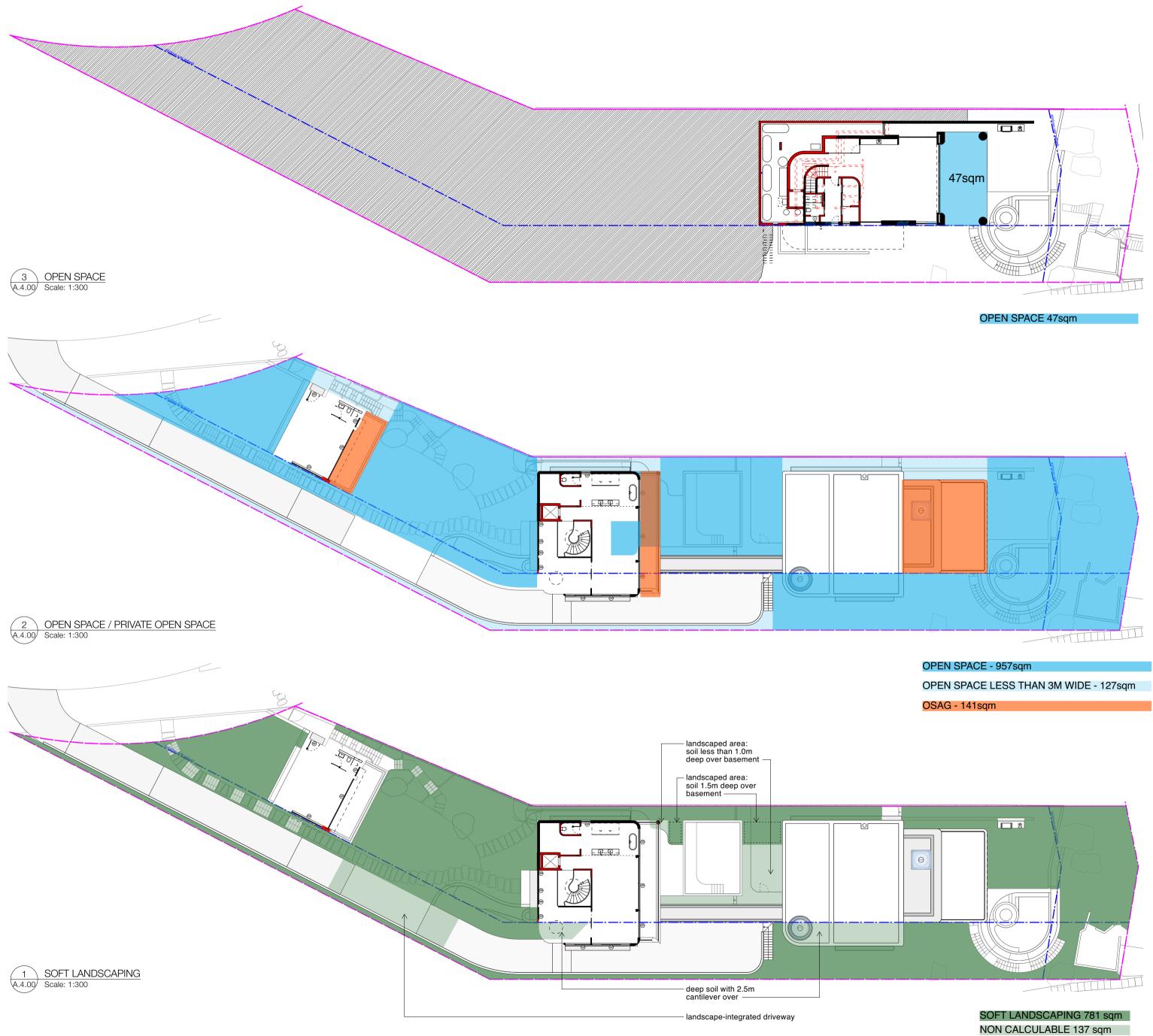
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landscaping - refer to landscape architect's plans earth / ground condition unknown proposed fill / soil

	0 1 2 3	4 5	10m
	1:100 @ A1, 1:200 @ A3 scale	project number 0059	JE drawn by
22.07.2024	SECTION A-A, &		drawing number A.03.03-A
-	22.07.2024	drawing title GENERAL ARRANG SECTION A-A, &	drawing title GENERAL ARRANGEMENT SECTION A-A, &

SITE = 1859sqm

	APPROVED	PROPOSAL
GFA 836.5 sqm	772.2 sqm	826.3 sqm
FSR (0.45:1)	0.42:1	0.44:1
TOTAL OPEN SPACE 1022 sqm or 55%	1123 sqm	1097 sqm
SOFT LANDSCAPING 357.86 sqm or 35% (minimum percentage of total open space)	841 sqm	781 sqm
OSAG 255 sqm or 25% (maximum of total open space)	144 sqm	141 sqm

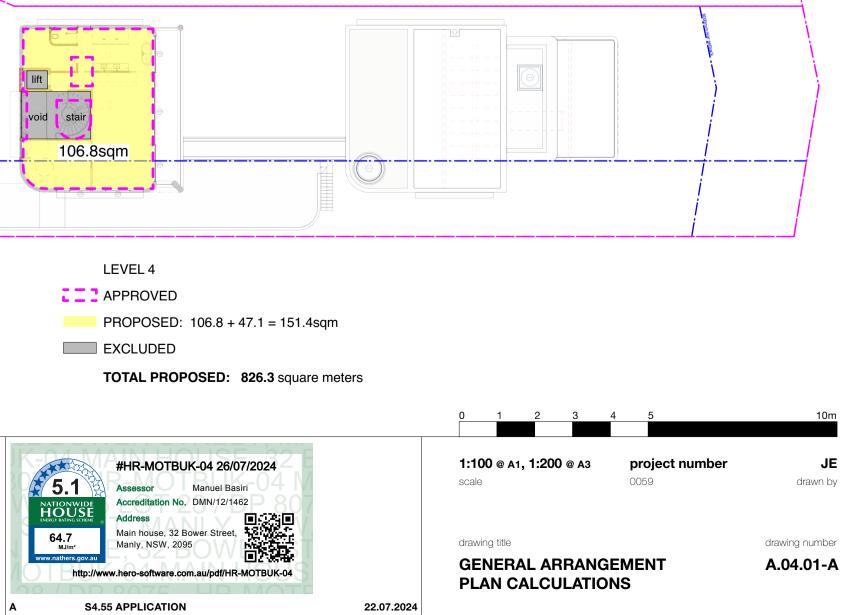


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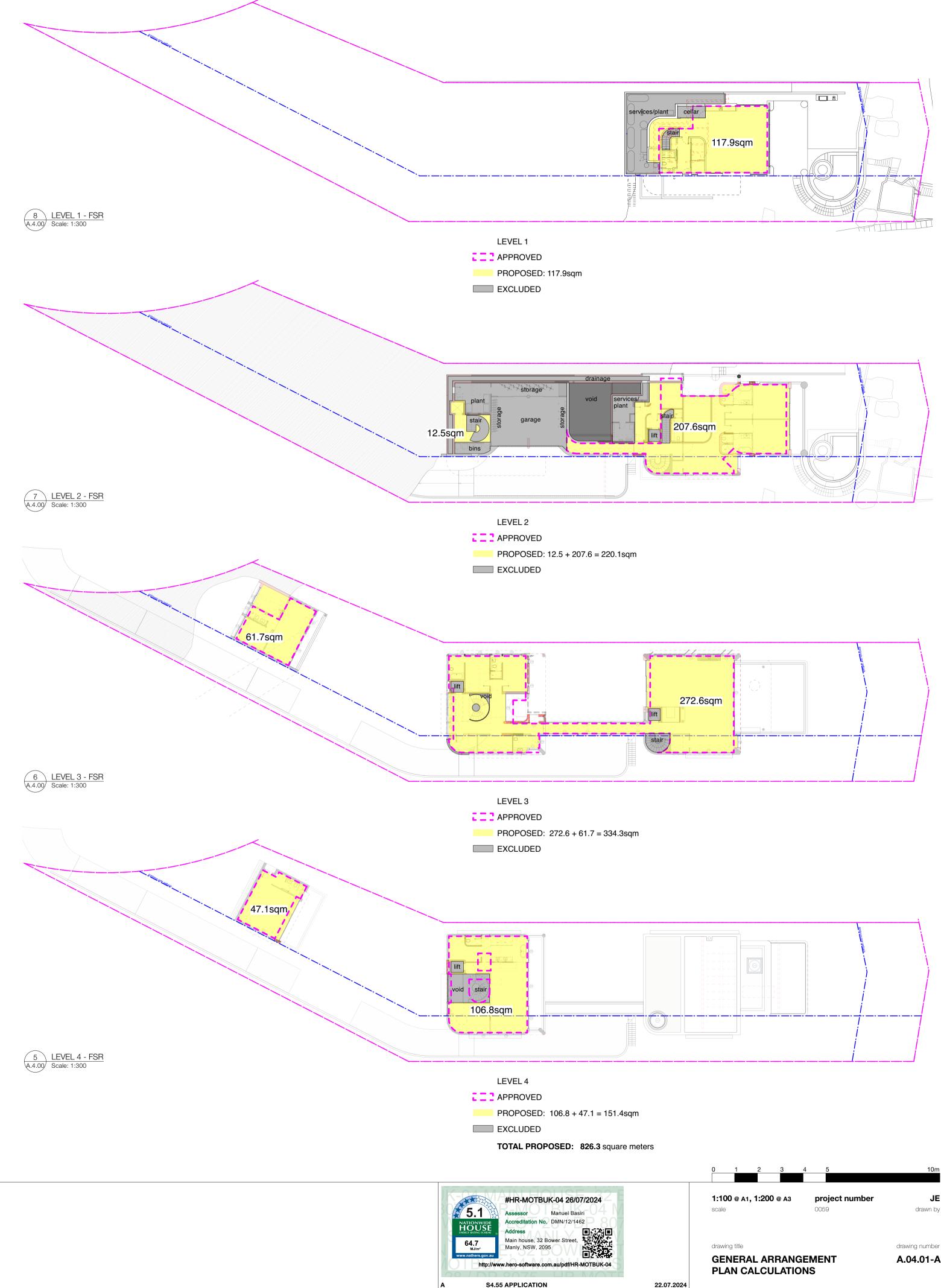
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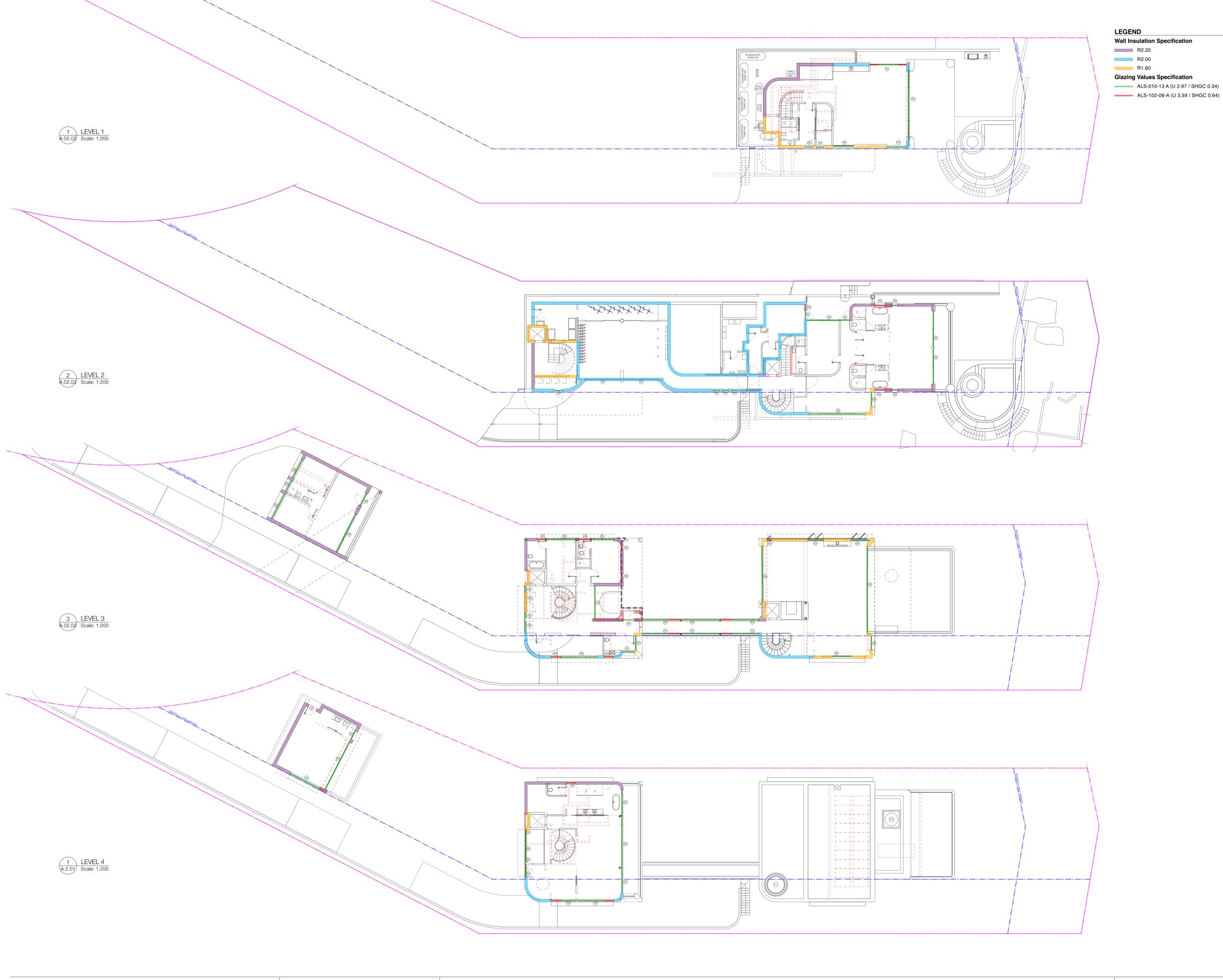


·			1
	47sqm		

COMPLIANCE	
YES	



amendment

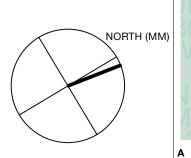


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amendment

Glazing Values Specification ALS-010-13 A (U 2.97 / SHGC 0.34)

> 1:100 @ A1, 1:200 @ A3
> project number
>
>
> scale
> 0059
>
> #HR-MOTBUK-04 26/07/2024 JE Assessor Manuel Basiri Accreditation No. DMN/12/1462 drawn by Address Main house, 32 Bower Street, Manly, NSW, 2095 drawing title drawing number A.04.02-A BASIX COMMITMENTS A
> WALL INSULATION + GLAZING VALUES http://www.hero-software.com.au/pdf/HR-MOTBUK-04 S4.55 APPLICATION 22.07.2024