

LOCATION PLAN NTS

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 of Australia 2016 and 2019. 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.

Assessment Date: 20 / 02 / 2023  
 Assessor: Manuel Basiri - DMN Accredited Assessor DMN/12/1462 / MIEAust  
 Thermal Modeling Software: HERO 3.0.1.1  
 Development: EC - 4527 - 32 Bower St, Manly NSW

Windows and Skylights				
Description	Type	U Value	SHGC	
1 All windows and glazed doors	Aluminium Frame Double Glazed Clear	2.26	0.25	
2 All fixed skylights	VELUX Fixed Skylight Double Glazed Clear	2.58	0.24	
3 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 10% higher or lower, than the U and SHGC values of the product specified above. Note that the NatHERS Technical Notes 2019 allows only a 5% tolerance for the SHGC value however this is overridden by BASIX Thermal Comfort Protocol to be 10%.

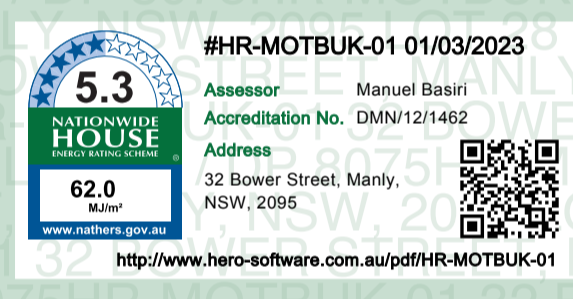
External and Internal Walls				
Description	Construction Type	Insulation	Colour (Solar Absorptance)	
1 All external walls of garage	Cavity Brick, Concrete Block	None	Light (SA < 0.30)	
2 All other external walls	Cavity Brick, Concrete Block, Timber Cladding	R 2.0	Light (SA < 0.30)	
3 All internal walls	Single Skin Brick	None	N/A	

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 BASIX thermal comfort protocol 2017.

Floors				
Description	Construction Type	Insulation	Floor Covering	
1 All floors of level 1	Concrete	R 1.0	Not Specified (Defaults Applied)	
2 All floors on top of unconditioned spaces, above garage and outside air	Concrete	R 3.0	Not Specified (Defaults Applied)	
3 All other floors	Concrete	None	Not Specified (Defaults Applied)	

Ceilings and Roofs				
Description	Construction Type	Insulation	Colour (Solar Absorptance)	
1 All ceilings under another floor	Concrete	None	N/A	
2 All ceilings under open air	Plasterboard	R 5.0	N/A	
3 All roofs	Concrete	None	Medium (0.30 < SA < 0.85)	

Ceiling penetration(s) as a result of installation of sealed recessed downlights and other penetrating elements 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.



SCHEDULE OF EXTERNAL FINISHES



PR1 - PAINTED RENDER (NATURAL LIGHT PIGMENTED RENDER)



PR2 - PAINTED RENDER (PAINTED TEXTURED RENDER)



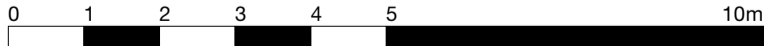
ST - STONE CLADDING



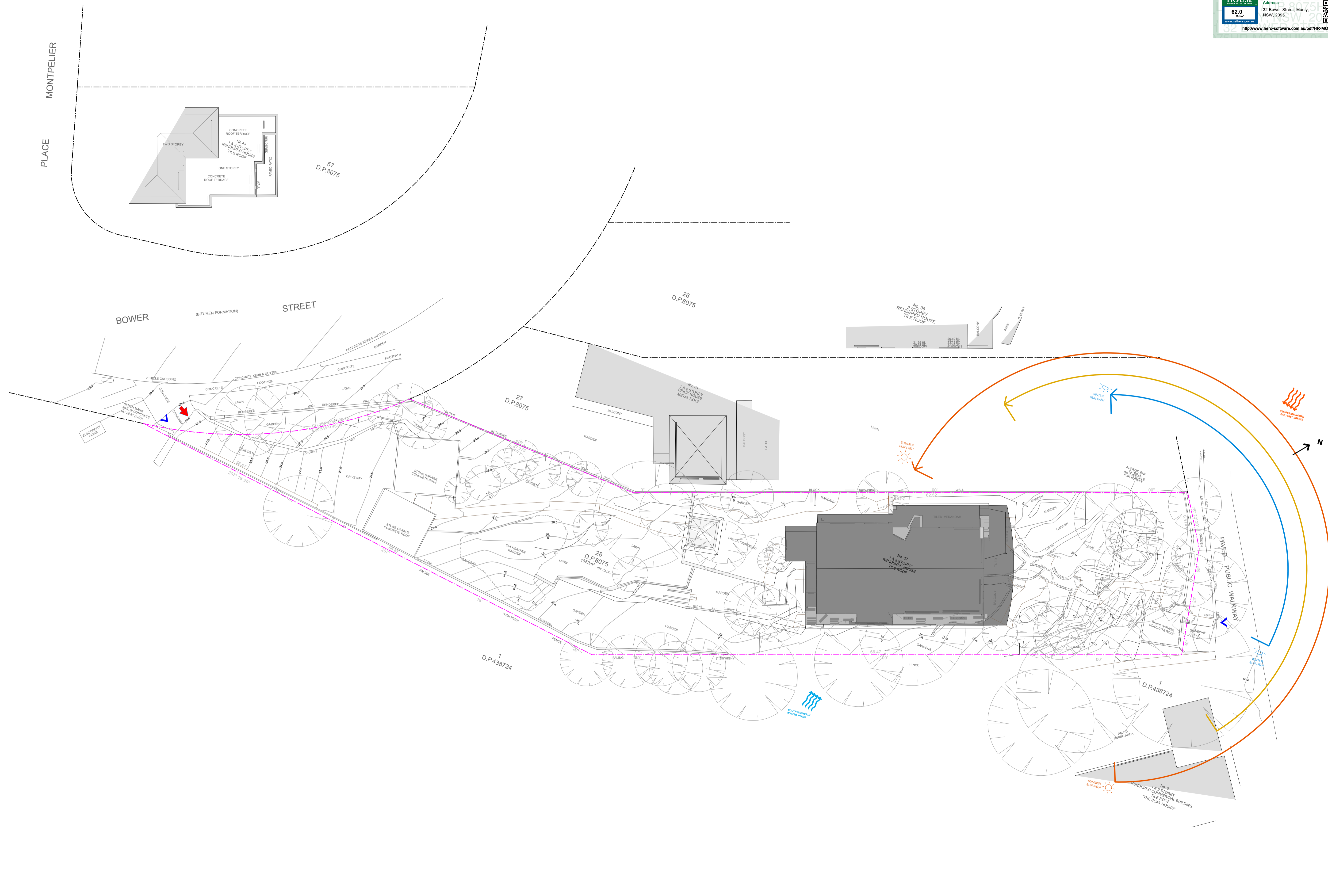
TB - TIMBER BATTENS



GS - GLAZING SUITE



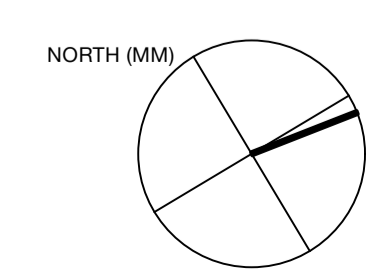
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 address  
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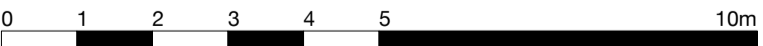
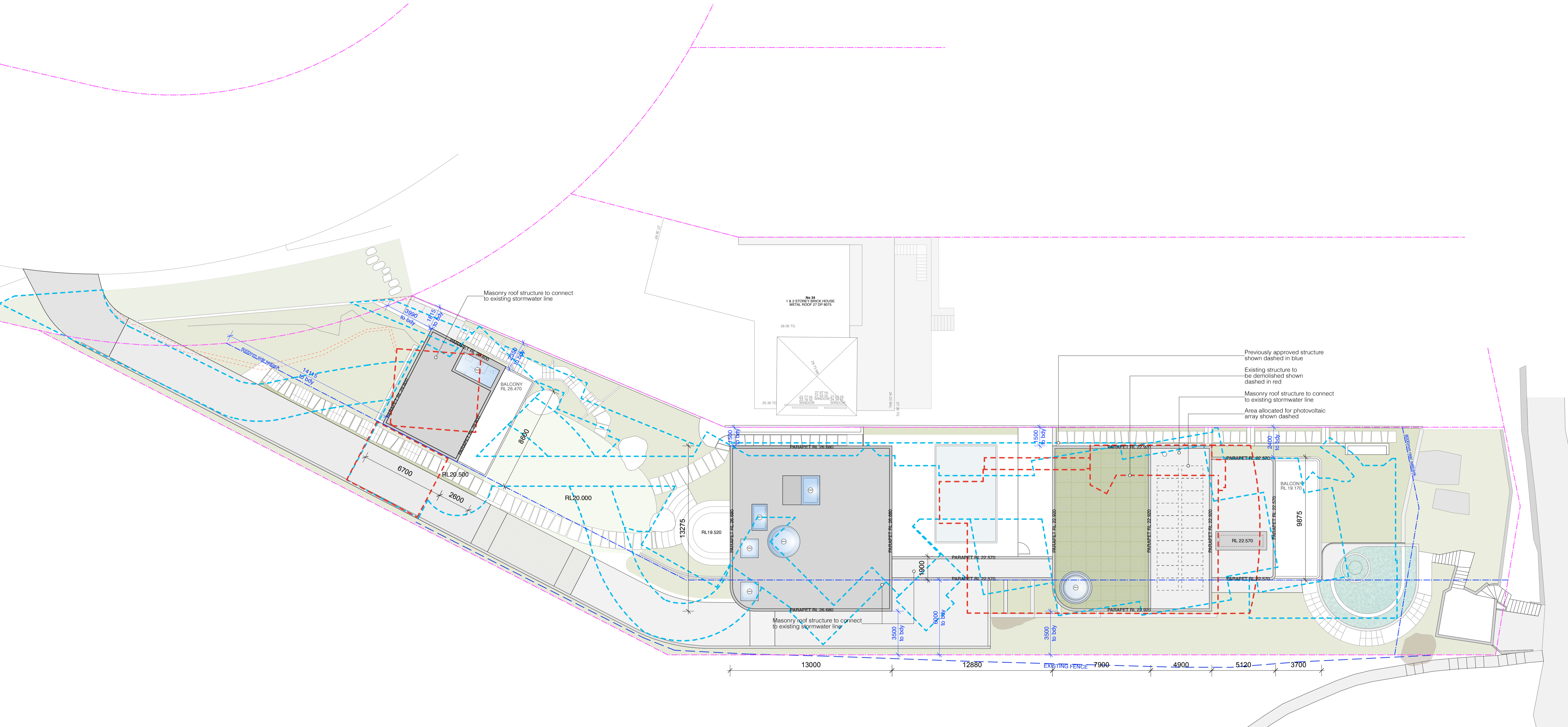
- Boundary
- Existing building
- Neighbouring boundaries
- Trees
- Neighbouring buildings
- Summer solar path
- Winter solar path
- Prevailing winds
- Pedestrian entry
- Vehicular Entry



A amendment  
 S4.55 Submission  
 07.03.2023

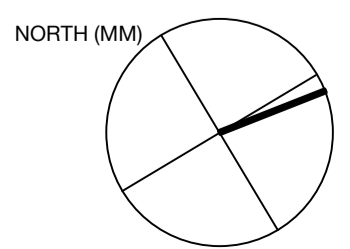
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 1:100 @ A1, 1:200 @ A3  
 scale  
**GENERAL ARRANGEMENT SITE ANALYSIS PLAN**  
 project number  
 0059  
 BB  
 drawn by  
 drawing number  
**A.01.00-A**

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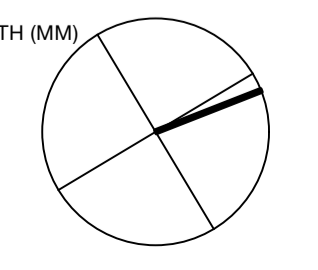
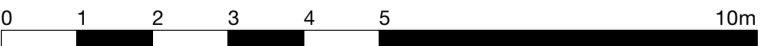
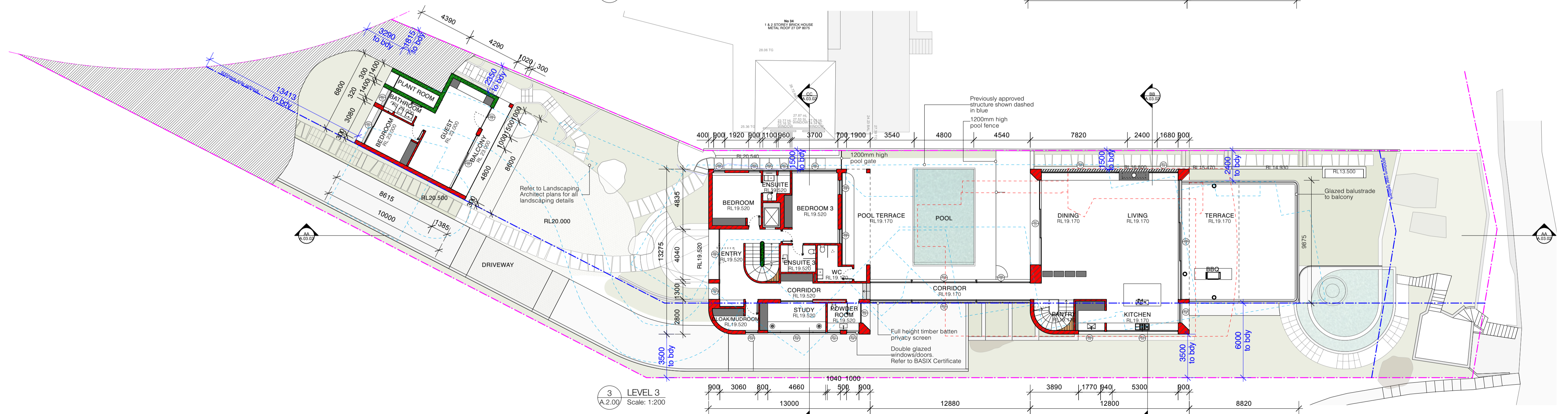
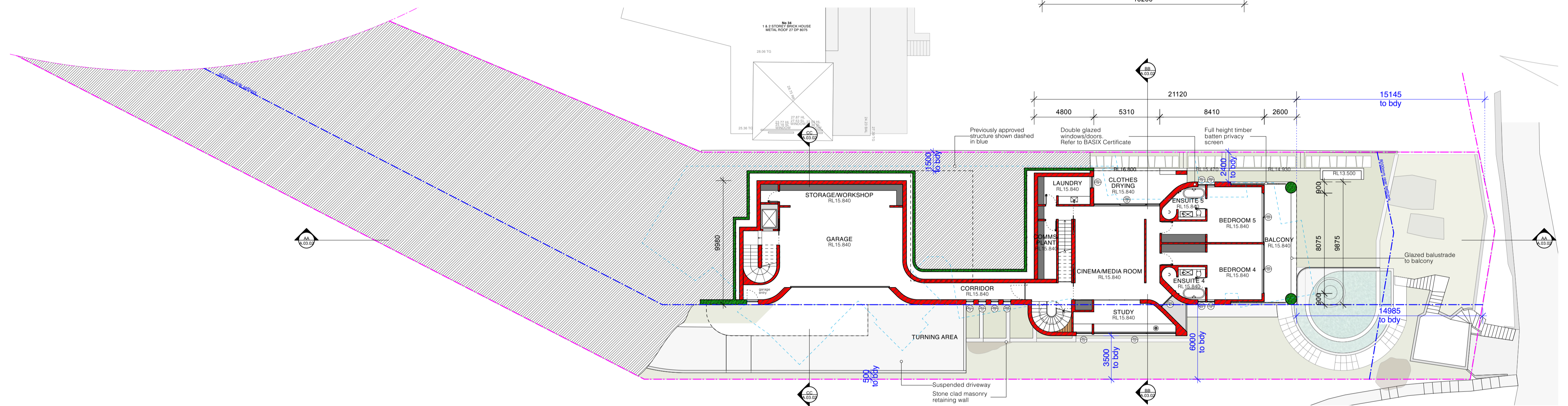
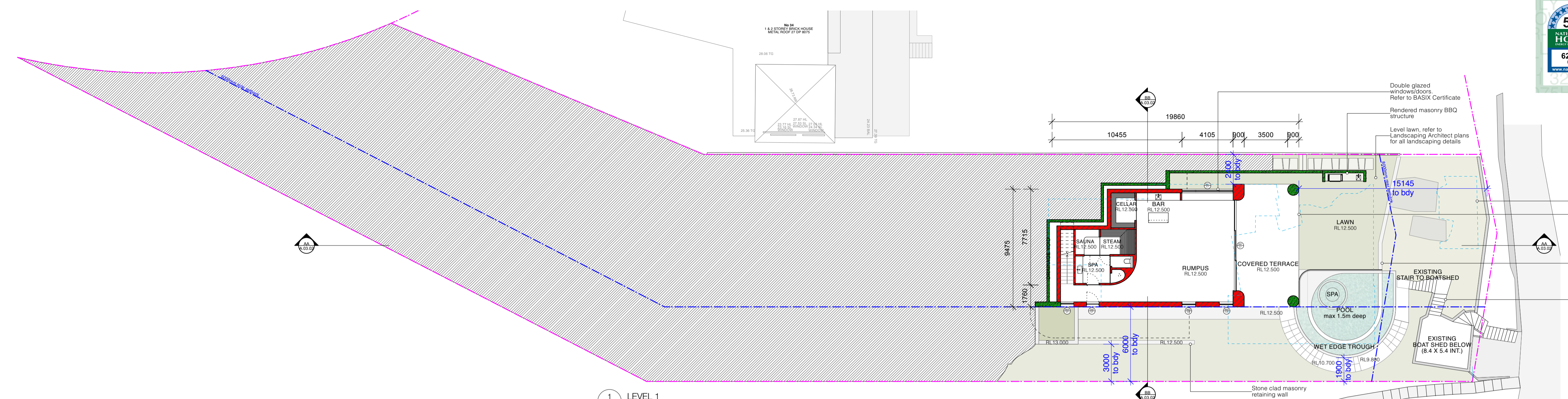


1:100 @ A1, 1:200 @ A3 project number BB  
 scale 0059 drawn by









drawing title drawing number  
**GENERAL ARRANGEMENT** **A.01.01-A**  
**SITE PLAN**



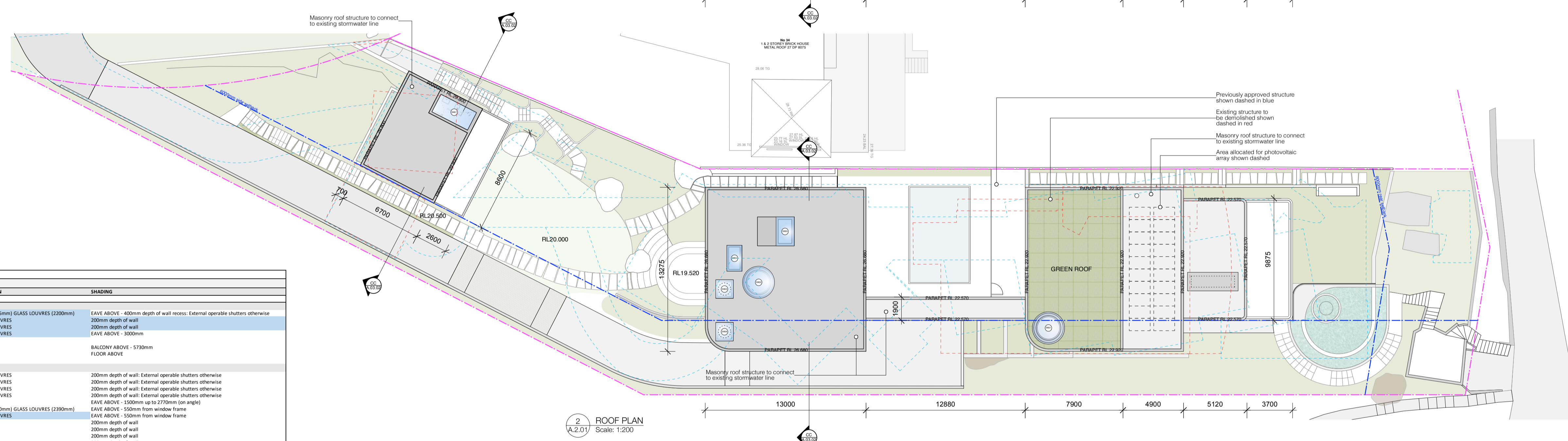
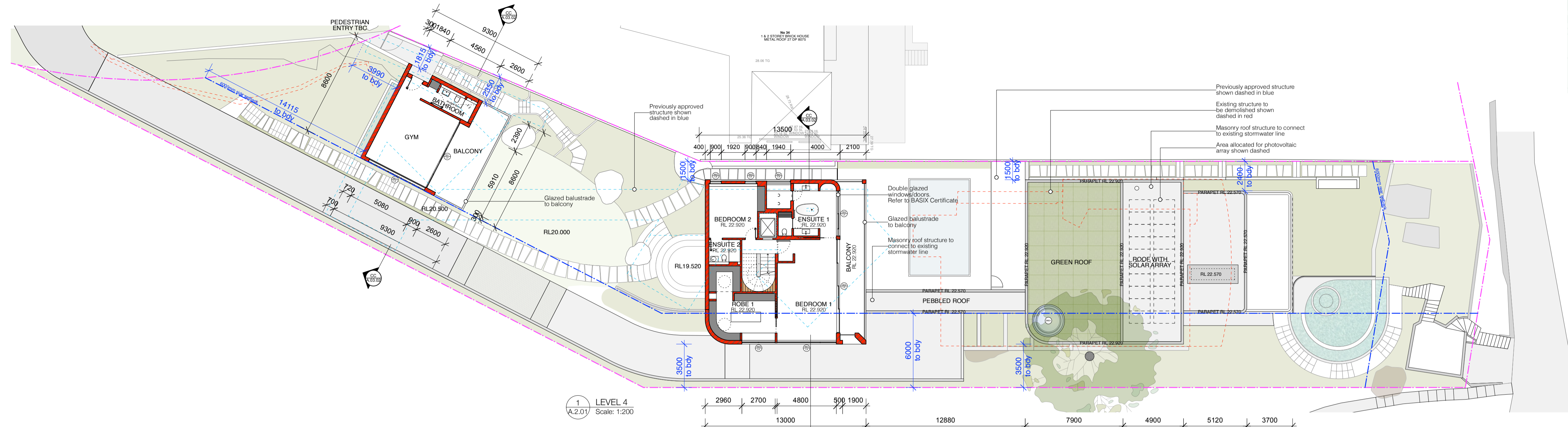
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**LEGEND**

	existing structure to be retained		landscaping - refer to landscape architect's plans
	proposed brickwork structure		earth / ground condition unknown
	proposed lightweight structure		proposed fill / soil
	proposed concrete structure		
	existing structure to be demolished		

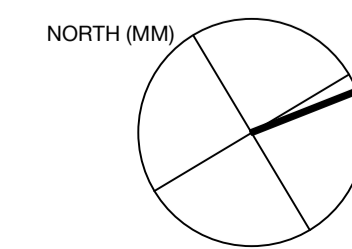
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WINDOW SCHEDULE	32 BOWER STREET MANLY					
CODE	WIDTH	HEIGHT	AREA (sqm)	OPERATION	SHADING	
<b>LEVEL 1</b>						
W01 L1	4105	2600	10.67	FIXED (190mm) GLASS LOUVRES (220mm)	EAVE ABOVE - 400mm depth of wall recess: External operable shutters otherwise	
W02 L1	3100	2600	2.86	GLASS LOUVRES	200mm depth of wall	
W03 L1	1060	1915	2	GLASS LOUVRES	EAVE ABOVE - 300mm	
D01 L1	7275	2600	18.9	SLIDING	BALCONY ABOVE - 5730mm	
D02 L1	1000	2600	2.6	SLIDING	FLOOR ABOVE	
<b>LEVEL 2</b>						
W01 L2	600	2600	1.56	GLASS LOUVRES	200mm depth of wall: External operable shutters otherwise	
W02 L2	600	2600	1.56	GLASS LOUVRES	200mm depth of wall: External operable shutters otherwise	
W03 L2	600	2600	1.56	GLASS LOUVRES	200mm depth of wall: External operable shutters otherwise	
W04 L2	600	2600	1.56	GLASS LOUVRES	200mm depth of wall: External operable shutters otherwise	
W05 L2	1270	2600	3.3	FIXED	EAVE ABOVE - 1500mm up to 2770mm (on angle)	
W06 L2	6600	1855	12.23	FIXED (4210mm) GLASS LOUVRES (230mm)	EAVE ABOVE - 550mm from window frame	
W07 L2	3270	1855	6.06	GLASS LOUVRES	EAVE ABOVE - 550mm from window frame	
W08 L2	600	2600	1.56	FIXED	200mm depth of wall	
W09 L2	600	2600	1.56	FIXED	200mm depth of wall	
W10 L2	600	2600	1.56	FIXED	200mm depth of wall	
W11 L2	600	2600	1.56	FIXED	200mm depth of wall	
D01 L2	900	2600	2.34	SLIDING	FLOOR ABOVE - Perpendicular	
D02 L2	5300	2600	13.78	SLIDING (4210mm) GLASS LOUVRES (1100mm)	FLOOR ABOVE - 2500mm	
D03 L2	3970	2600	10.3	SLIDING	BALCONY ABOVE - 2600mm	
D04 L2	3970	2600	10.3	SLIDING	BALCONY ABOVE - 2600mm	
<b>LEVEL 3</b>						
W01 L3	1400	2600	3.64	GLASS LOUVRES	EAVE ABOVE - 700mm	
W02 L3	1300	1750	2.28	FIXED	EAVE ABOVE - 700mm	
W03 L3	900	1760	1.6	GLASS LOUVRES	EAVE ABOVE - 550mm	
W04 L3	900	1760	1.6	GLASS LOUVRES	EAVE ABOVE - 550mm	
W05 L3	900	1760	1.6	GLASS LOUVRES	EAVE ABOVE - 550mm	
W06 L3	1100	1760	1.94	GLASS LOUVRES	EAVE ABOVE - 550mm	
W07 L3	960	1760	1.7	GLASS LOUVRES	EAVE ABOVE - 550mm	
W08 L3	1140	2350	2.68	CASEMENT/PIVOT (RESTRICTOR)	BALCONY ABOVE - 2400mm	
W09 L3	1140	2350	2.68	CASEMENT/PIVOT (RESTRICTOR)	BALCONY ABOVE - 2400mm	
W10 L3	1000	2000	2	GLASS LOUVRES	EAVE ABOVE - 550mm	
W11 L3	1040	2000	2.08	GLASS LOUVRES	EAVE ABOVE - 550mm	
W12 L3	4660	2000	9.32	FIXED (2580mm) GLASS LOUVRES (1080mm)	EAVE ABOVE - 550mm	
W13 L3	3000	2000	6	GLASS LOUVRES (940mm)	EAVE ABOVE - 550mm	
W14 L3	855	3100	2.65	FIXED	NONE	
W15 L3	12880	3100	39.93	SLIDING (RESTRICTOR)	VERTICAL BATTEN SCREEN	
W16 L3	6020	3100	18.65	FIXED	EAVE ABOVE - 550mm	
W17 L3	1680	3100	5.21	GLASS LOUVRES	EAVE ABOVE - 550mm	
W18 L3	1020	3100	3.16	GLASS LOUVRES	EAVE ABOVE - 700mm	
W19 L3	5300	2100	11.13	FIXED	EAVE ABOVE - 550mm	
W20 L3	3770	2100	7.93	GLASS LOUVRES	EAVE ABOVE - 550mm	
W21 L3	1500	3100	4.65	FIXED	EAVE ABOVE - 700mm	
D01 L3	3080	2650	8.16	SLIDING	EAVE ABOVE - 700mm	
D02 L3	900	2650	2.38	GLASS LOUVRES	BALCONY ABOVE - 1400mm	
D03 L3	4800	2650	12.72	SLIDING	BALCONY ABOVE - 1400mm	
D04 L3	2620	2750	7.2	FIXED + 2	EAVE ABOVE - 700mm	
D05 L3	3600	2750	9.9	SLIDING (2670mm) GLASS LOUVRES (930mm)	EAVE ABOVE - 550mm	
D06 L3	4315	3100	13.38	SLIDING	NONE	
D07 L3	6795	3100	21.06	SLIDING	EAVE ABOVE - 700mm	
D08 L3	9575	3100	29.68	SLIDING	ROOF ABOVE - 1500mm to cut out in roof above BRQ; Otherwise 5600mm	
<b>LEVEL 4</b>						
W01 L4	5080	2800	14.22	SLIDING (RESTRICTOR)	EAVE ABOVE - 550mm	
W02 L4	900	2110	1.9	GLASS LOUVRES	EAVE ABOVE - 550mm	
W03 L4	900	2110	1.9	GLASS LOUVRES	EAVE ABOVE - 550mm	
W04 L4	1940	2110	4.1	GLASS LOUVRES	EAVE ABOVE - 550mm	
W05 L4	4800	2110	10.1	FIXED (940mm) GLASS LOUVRES (1320mm)	EAVE ABOVE - 550mm	
W06 L4	2700	2110	5.67	FIXED (1350mm) GLASS LOUVRES (1350mm)	EAVE ABOVE - 550mm	
D01 L4	5900	2800	16.52	BI FOLD	EAVE ABOVE - 800mm	
D02 L4	3635	3110	11.29	SLIDING (8035mm) GLASS LOUVRES (800mm)	ROOF ABOVE - 2100mm	
D03 L4	2540	3110	7.9	SLIDING	ROOF ABOVE - 2100mm	
<b>ROOF</b>						
S401	2600 diameter	5.31	FIXED	NONE	NONE	
S402	2600 diameter	5.31	FIXED	NONE	NONE	
S403	1420	1500	2.13	FIXED	NONE	NONE
S404	1220	2100	2.57	OPERABLE	NONE	NONE
S405	1485	2340	3.48	OPERABLE	NONE	NONE
S406	1420	1500	2.13	FIXED	NONE	NONE
S407	3280	3600	11.81	OPERABLE	NONE	NONE

LEGEND

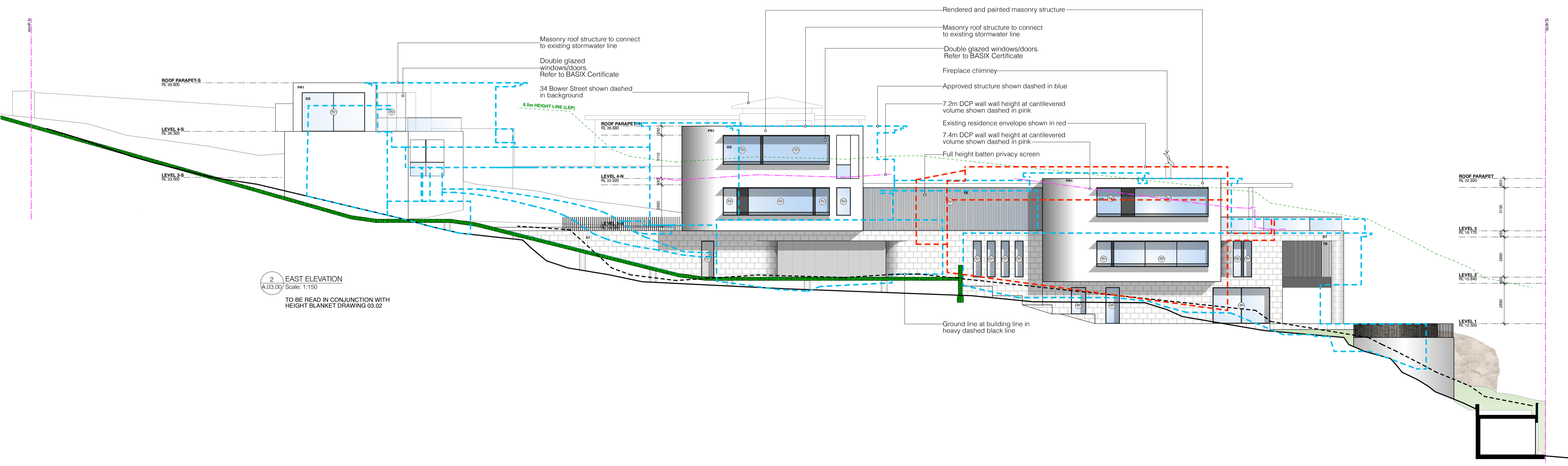
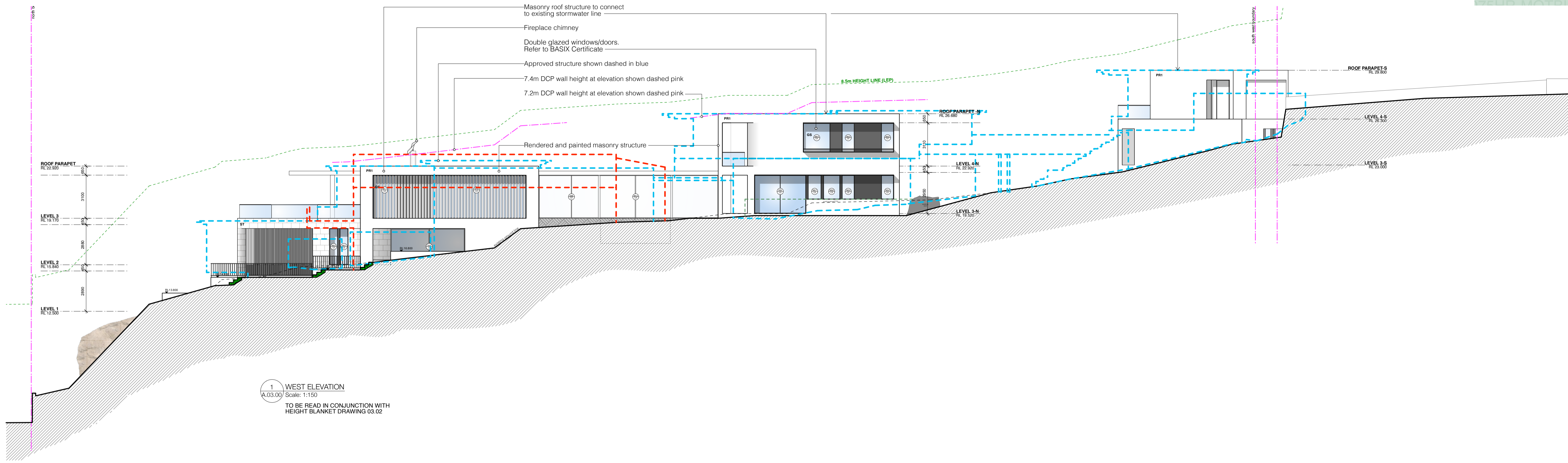
- existing structure to be retained
- proposed brickwork structure
- proposed lightweight structure
- proposed concrete structure
- existing structure to be demolished
- landscaping - refer to landscape architect's plans
- earth / ground condition unknown
- proposed fill / soil



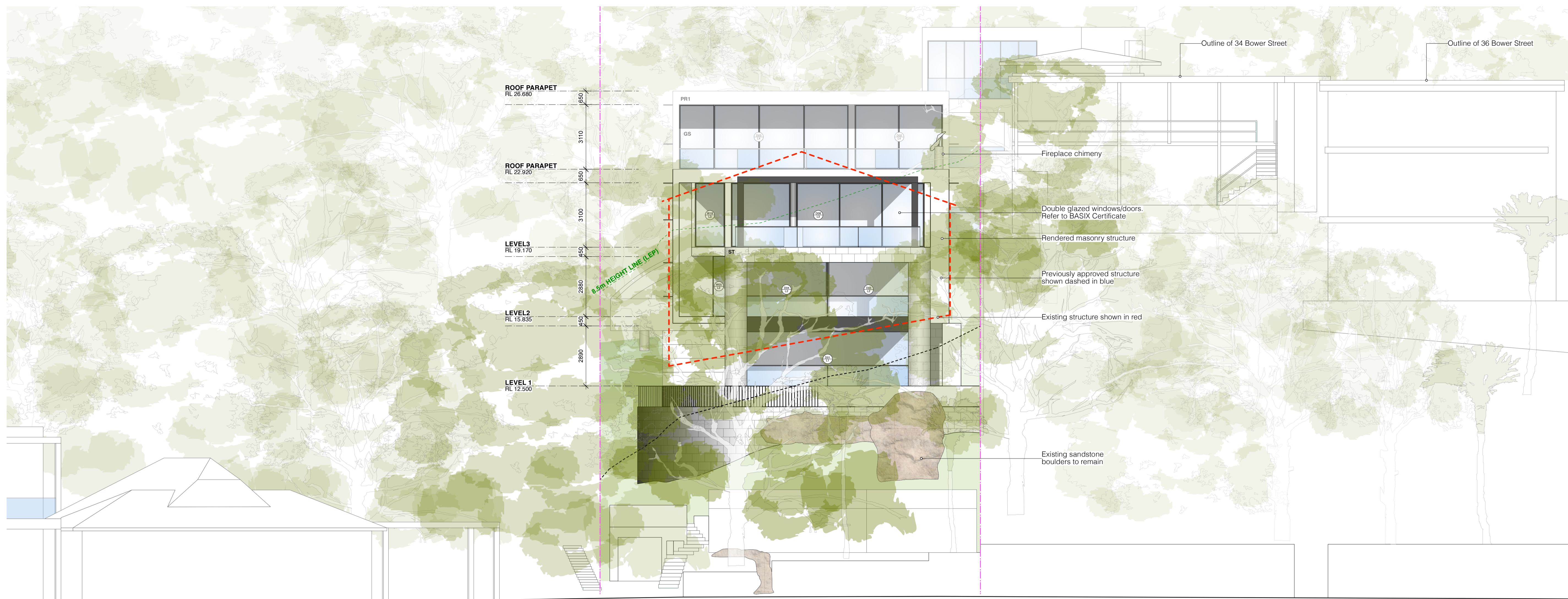
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 scale 0059 architect's plans drawn by

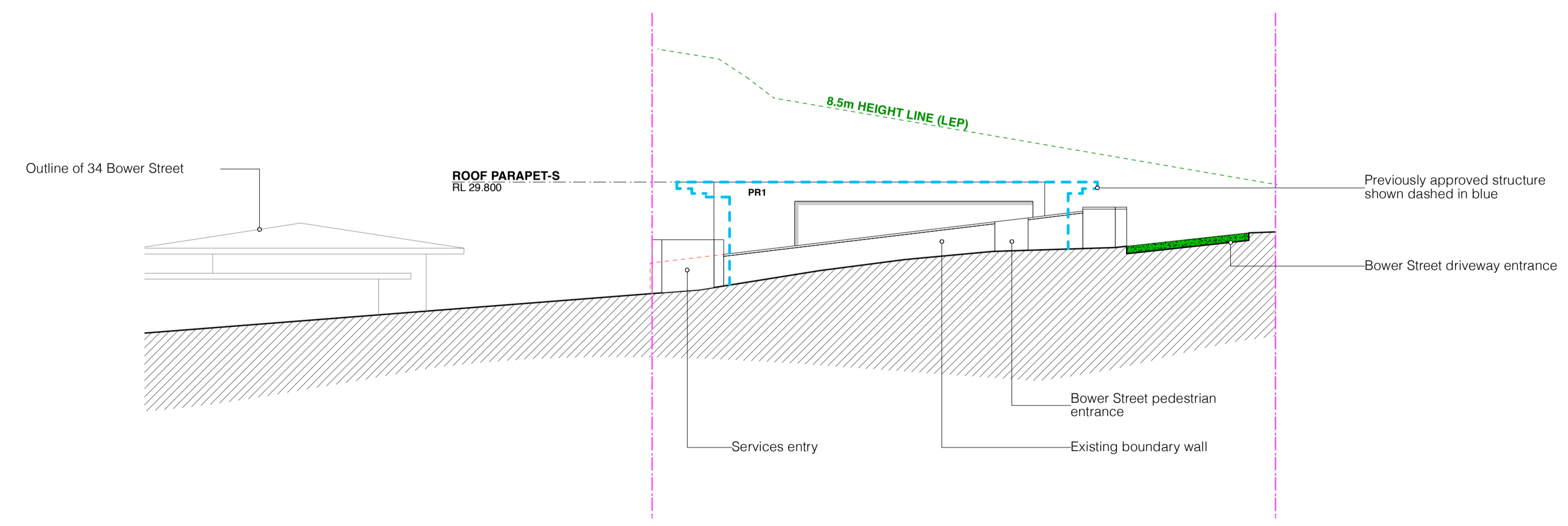
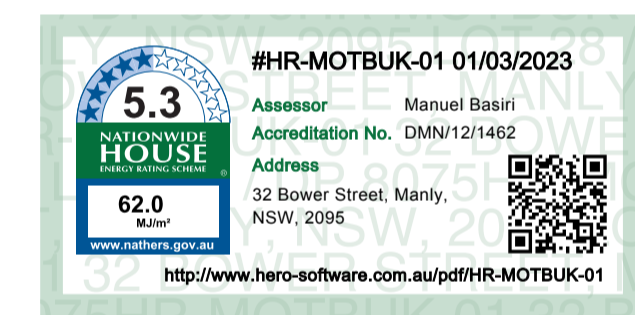
drawing title drawing number  
 GENERAL ARRANGEMENT A.02.01-A  
 LEVEL 4  
 ROOF PLAN



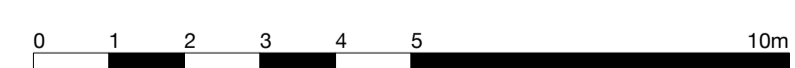
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 scale 0059 drawn by  
 drawing title drawing number  
 GENERAL ARRANGEMENT A.03.00-A  
 EAST ELEVATION WEST ELEVATION



1 NORTH ELEVATION (SHELLY BEACH)  
Scale: 1:100



2 SOUTH ELEVATION (BOWER STREET)  
Scale: 1:100



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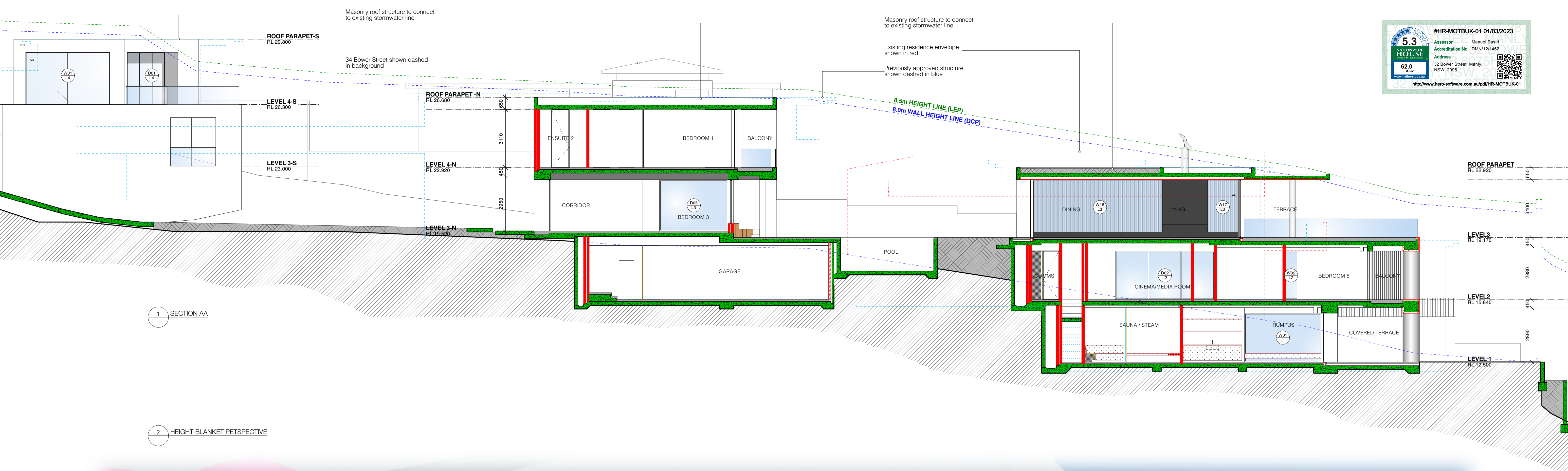
**LEGEND**

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	proposed concrete structure		
	existing structure to be demolished		

A amendment  
S4.55 Submission  
07.03.2023

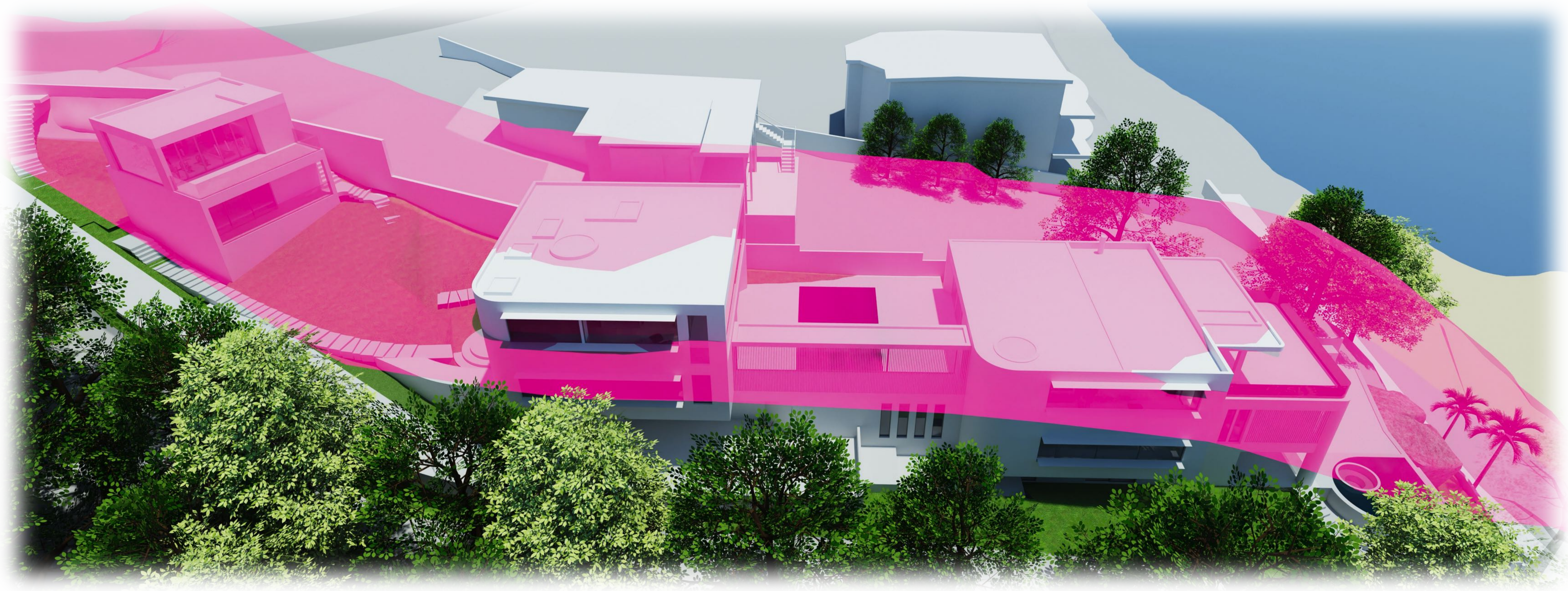
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drawing number **A.03.01-A**  
  
drawing title  
**GENERAL ARRANGEMENT  
NORTH ELEVATION,  
SOUTH ELEVATION**

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1 SECTION AA

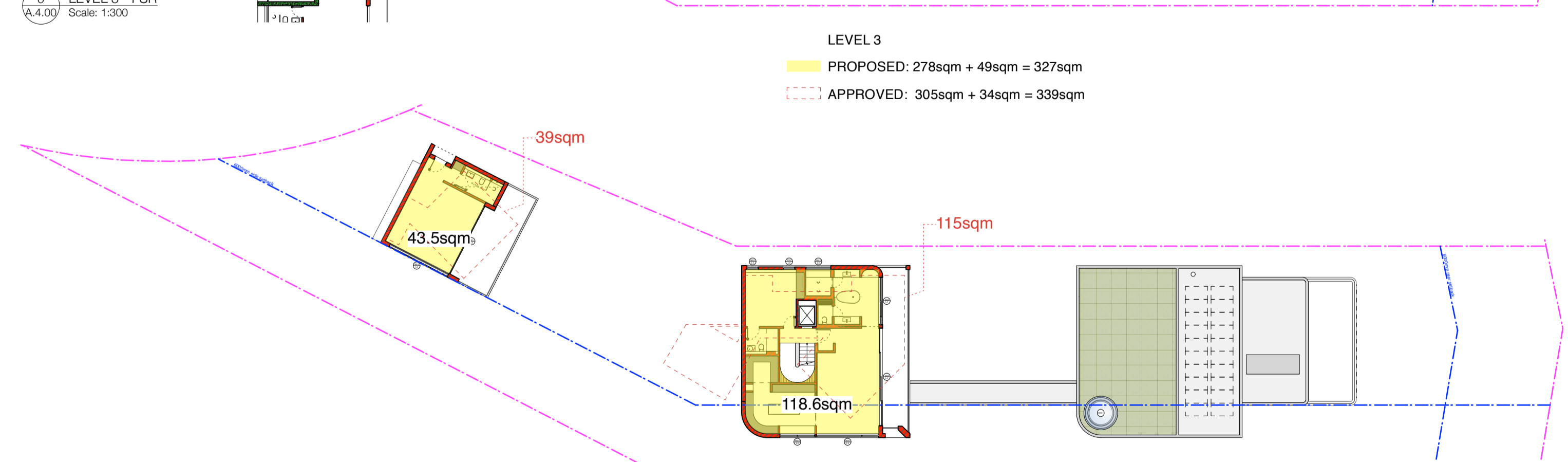
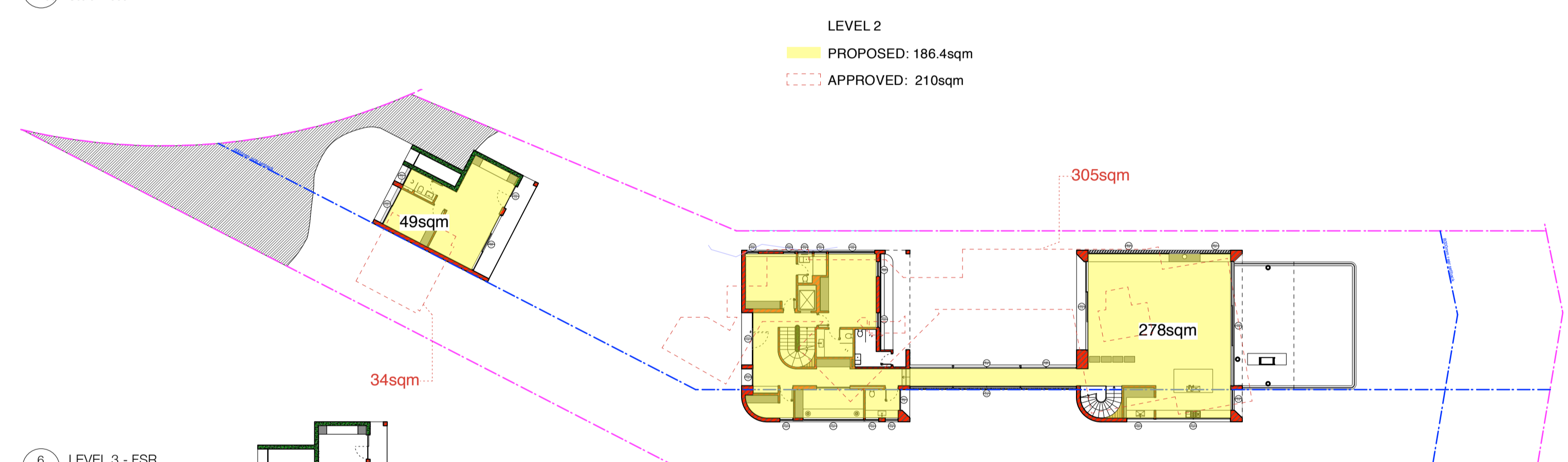
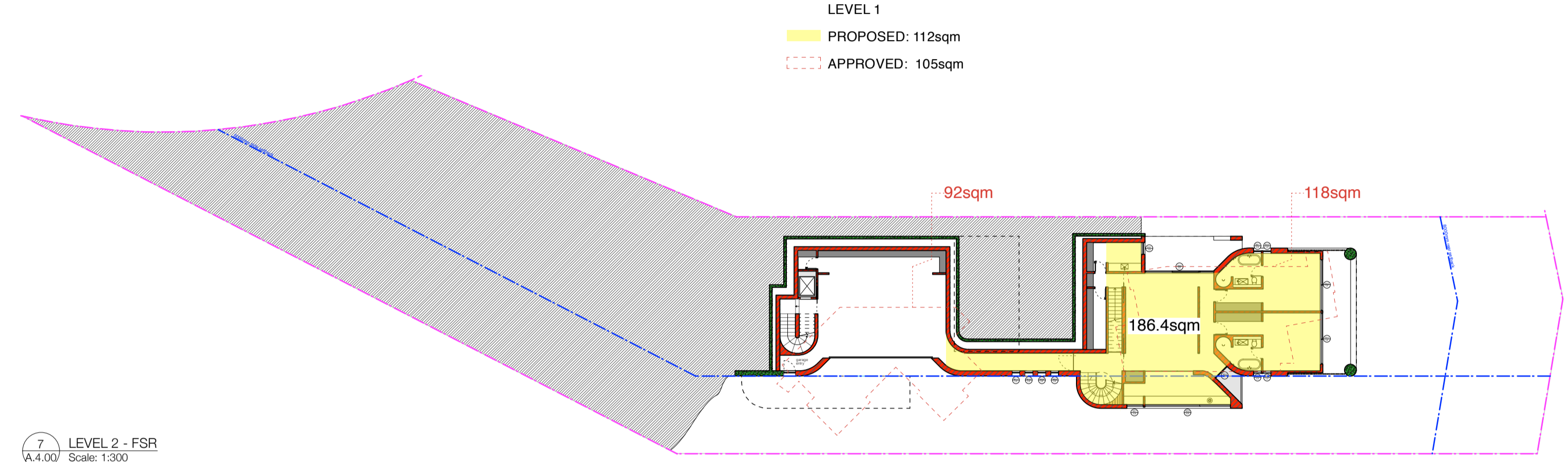
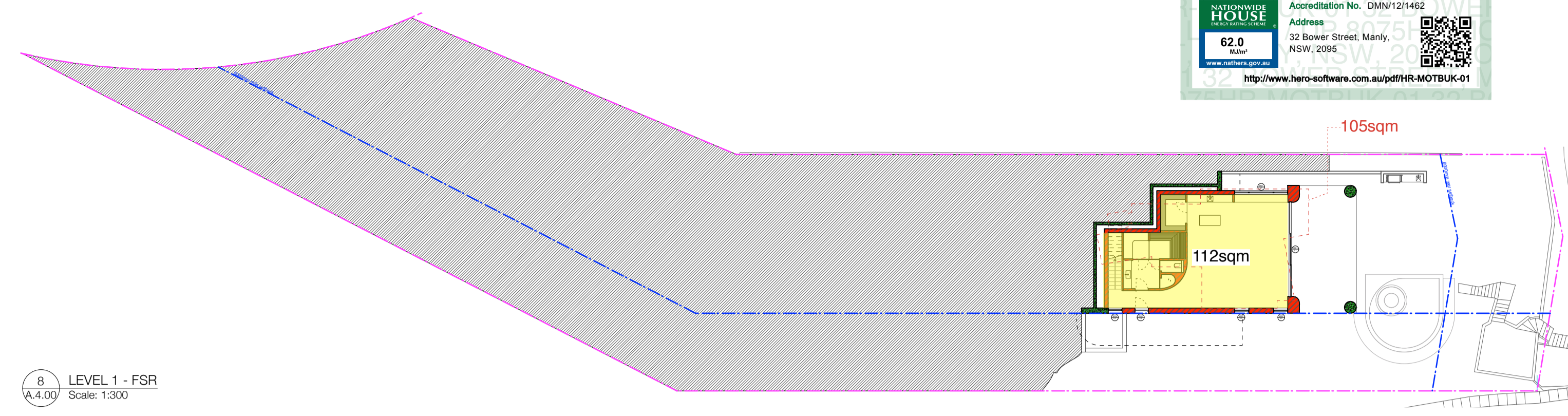
2 HEIGHT BLANKET PERSPECTIVE



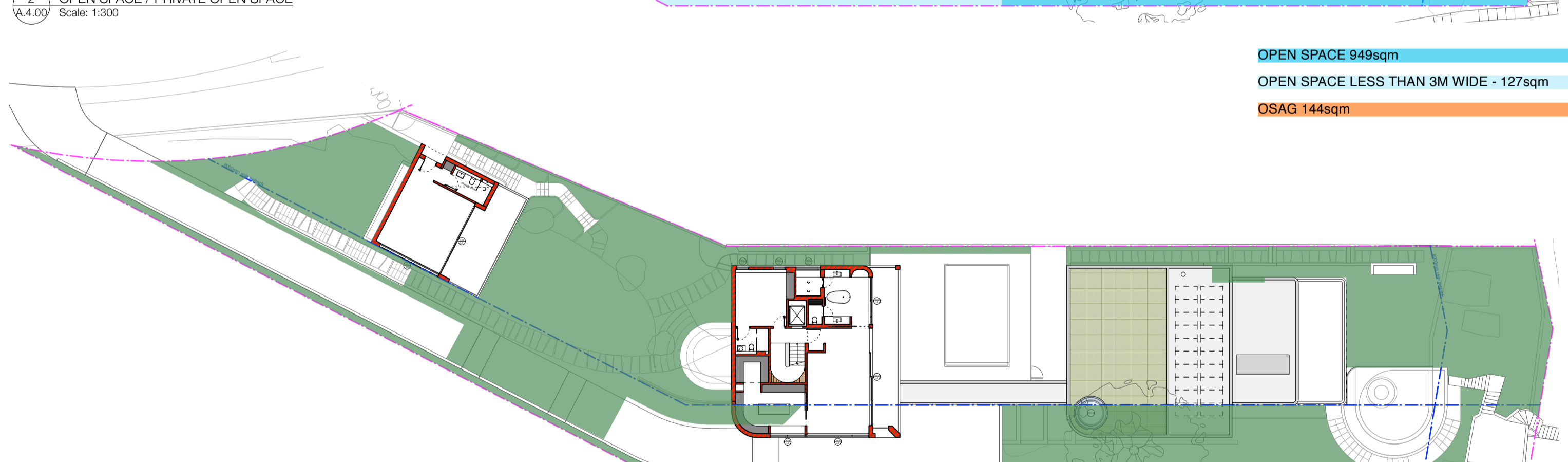
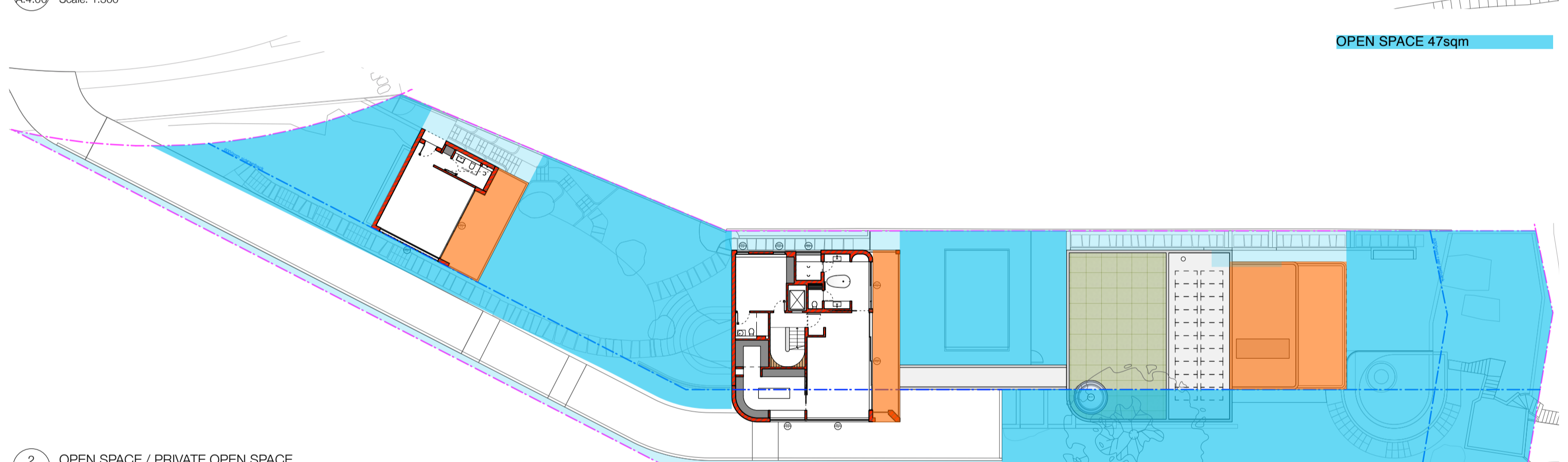
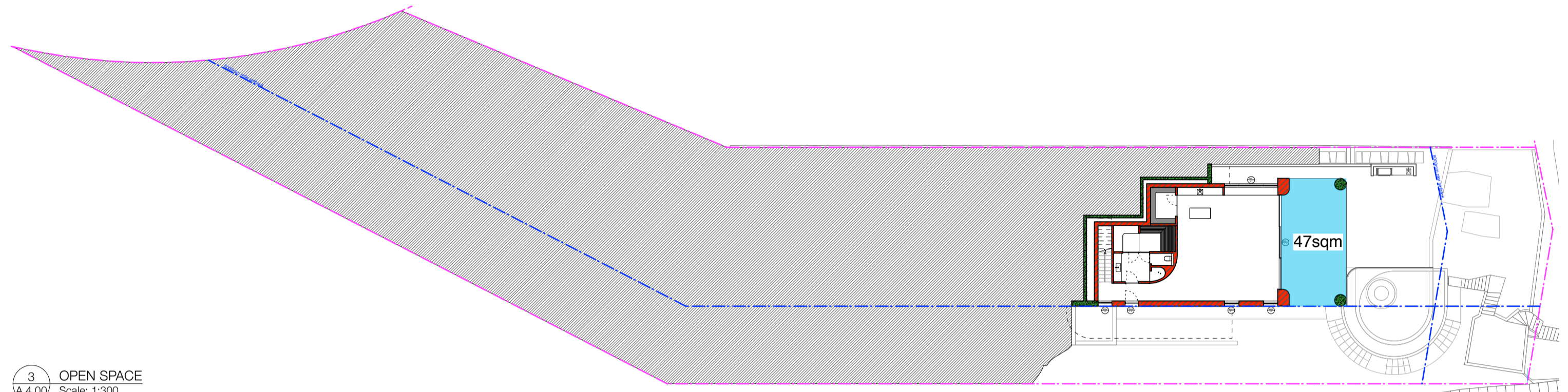


**SITE = 1859sqm**

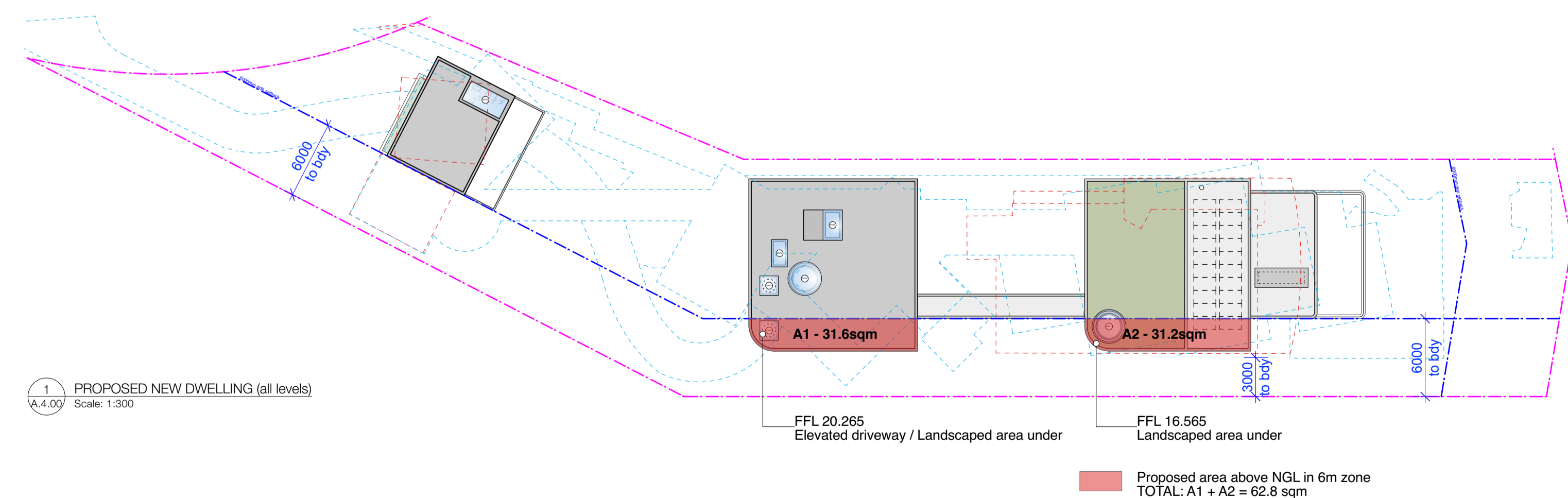
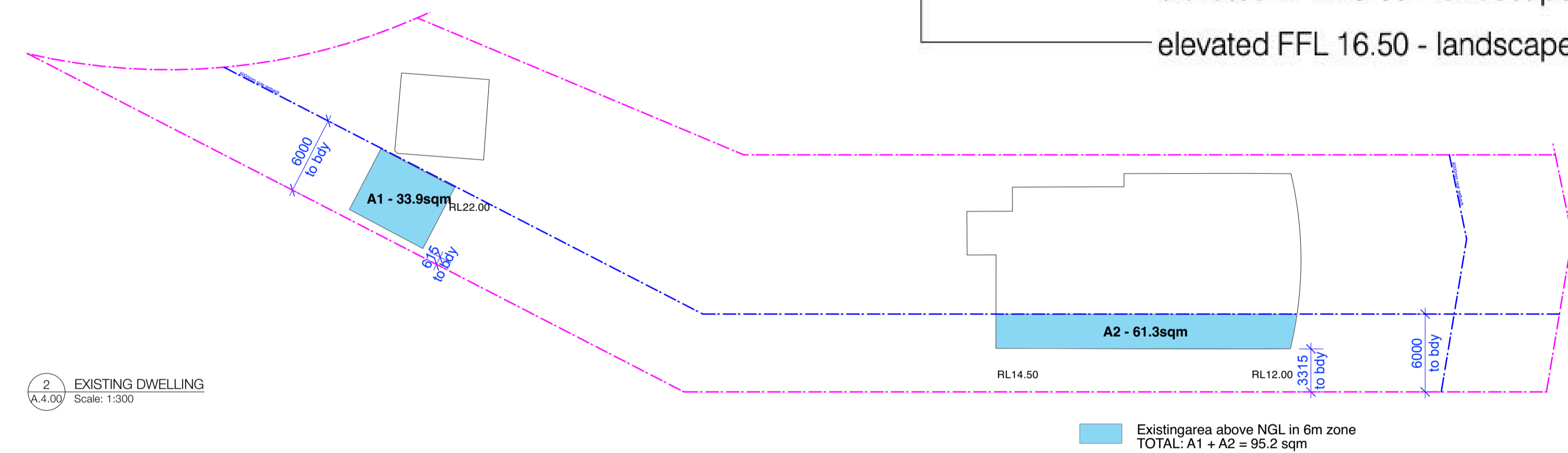
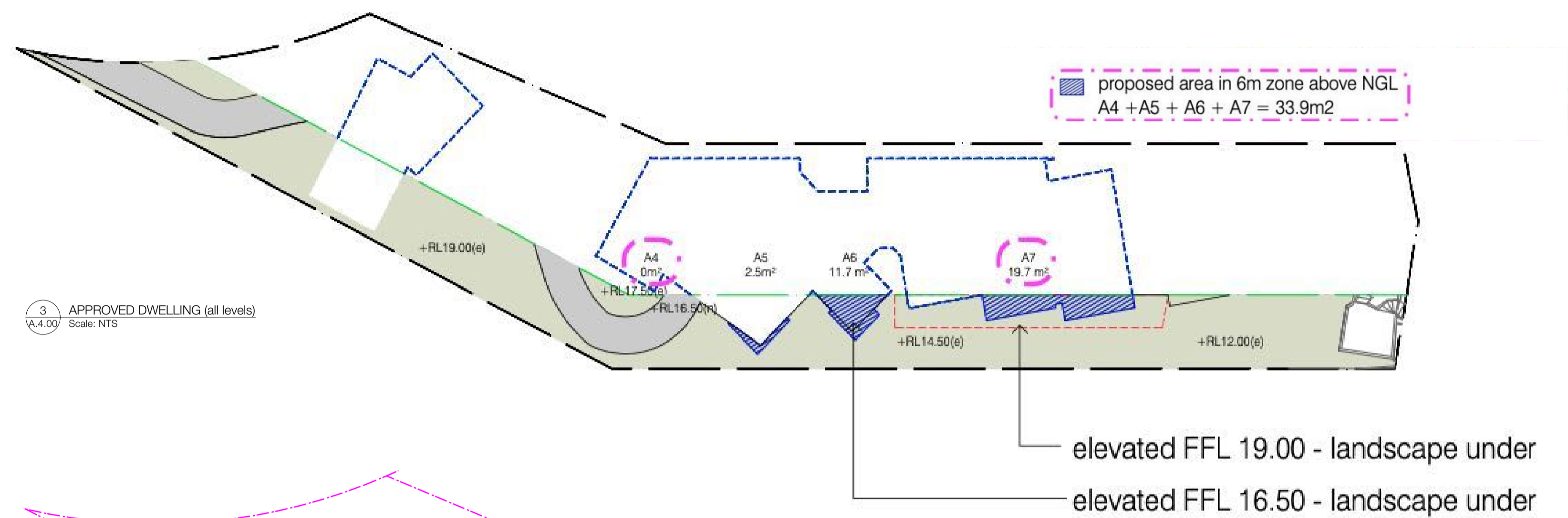
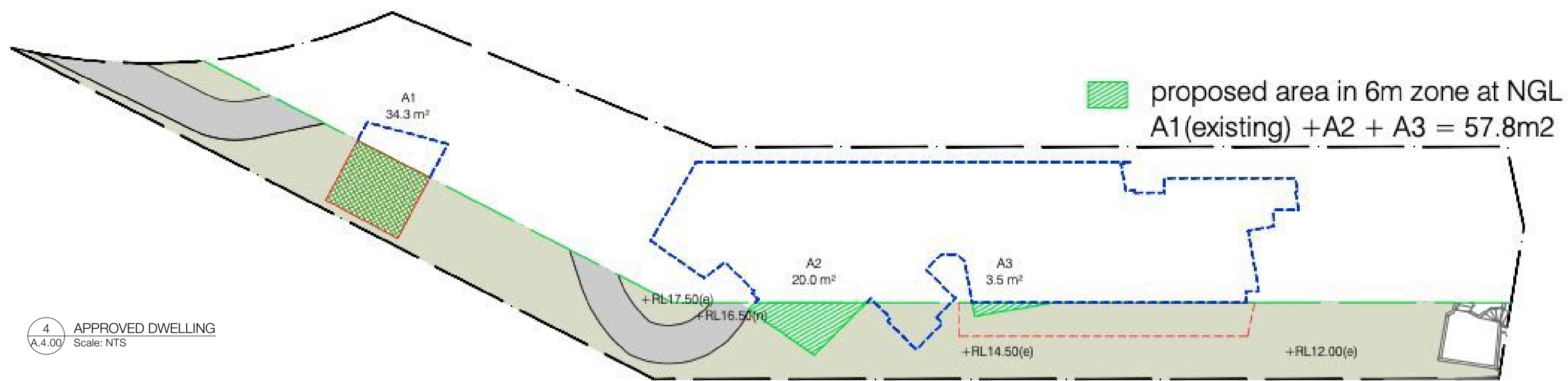
DEVELOPMENT STANDARD	PROPOSAL	COMPLIANCE
GFA 836.5 sqm	787.5 sqm	YES
FSR (0.45:1)	0.423:1	YES
TOTAL OPEN SPACE 1022 sqm or 55%	1123 sqm 60%	YES
SOFT LANDSCAPING 357.86 sqm or 35% (minimum percentage of total open space)	841 sqm 74%	YES
OSAG 255 sqm or 25% (maximum of total open space)	144 sqm 13%	YES

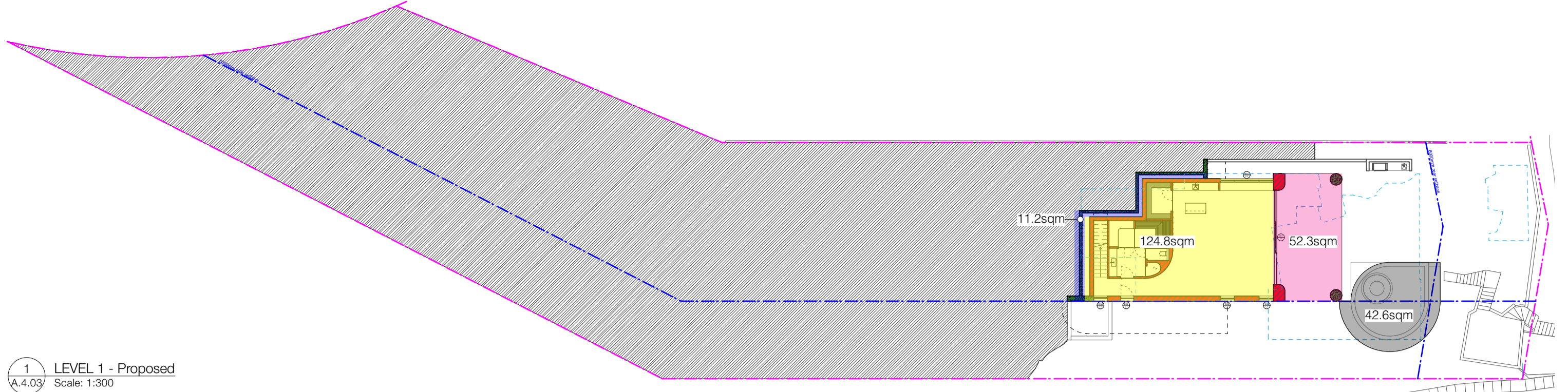


**TOTAL PROPOSED: 787.5 square meters**  
**TOTAL APPROVED: 808 square meters**

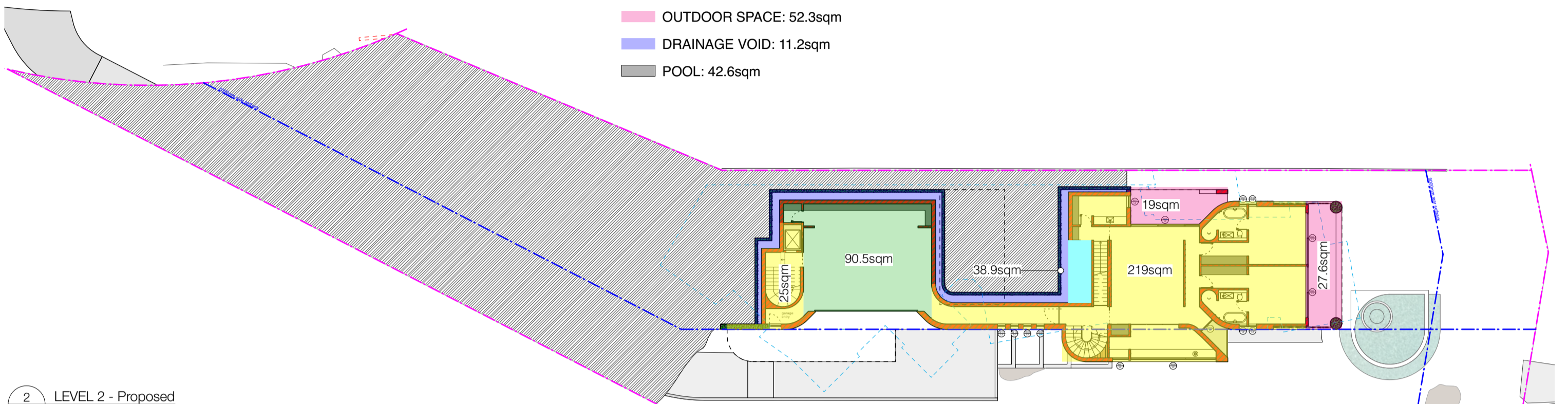


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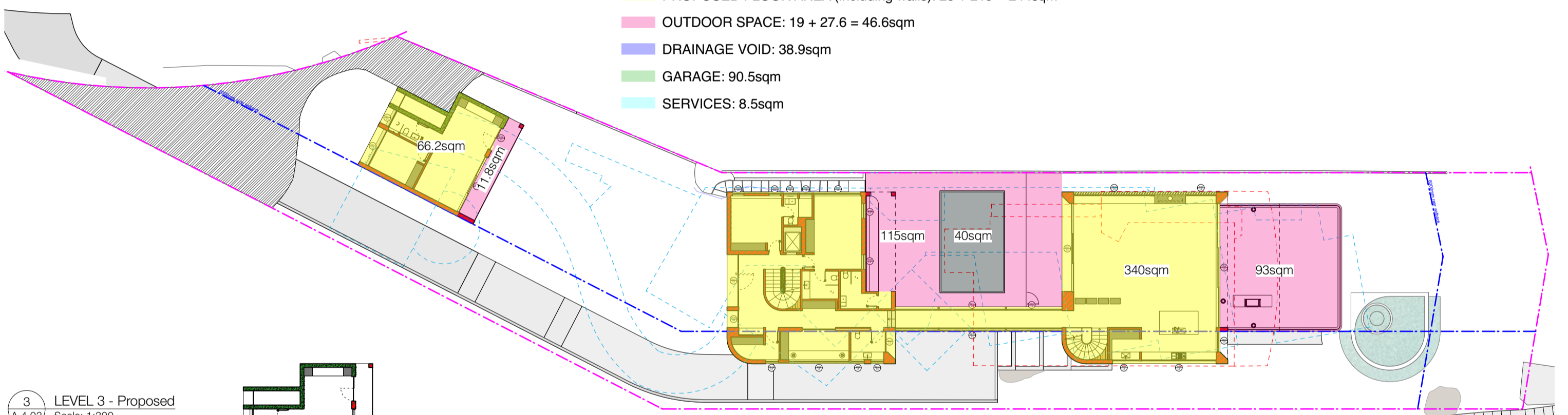




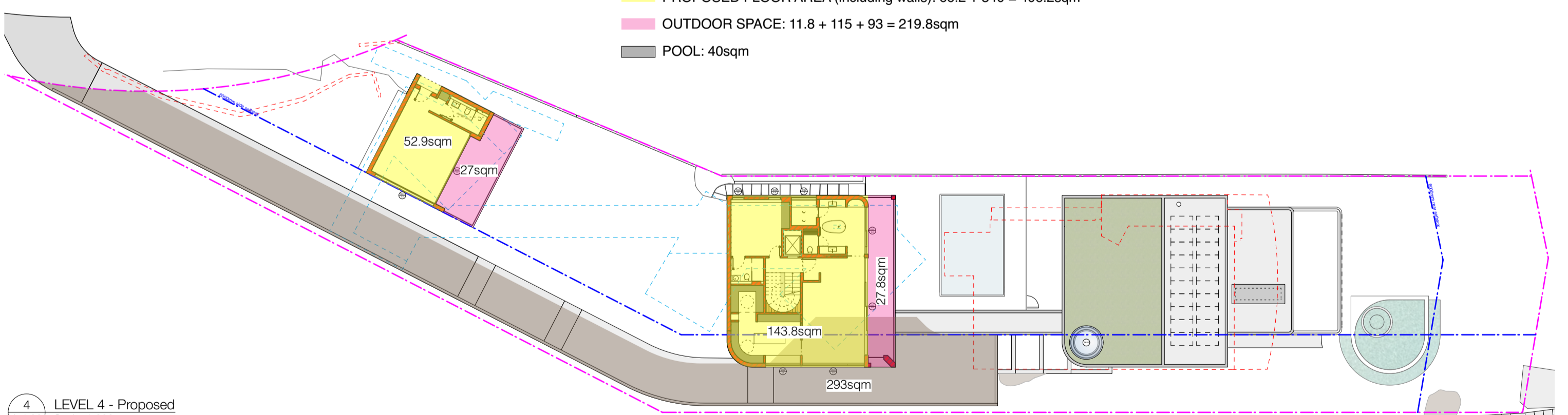
LEVEL 1  
 PROPOSED FLOOR AREA (including walls): 124.8sqm  
 OUTDOOR SPACE: 52.3sqm  
 DRAINAGE VOID: 11.2sqm  
 POOL: 42.6sqm



LEVEL 2  
 PROPOSED FLOOR AREA (including walls): 25 + 219 = 244sqm  
 OUTDOOR SPACE: 19 + 27.6 = 46.6sqm  
 DRAINAGE VOID: 38.9sqm  
 GARAGE: 90.5sqm  
 SERVICES: 8.5sqm

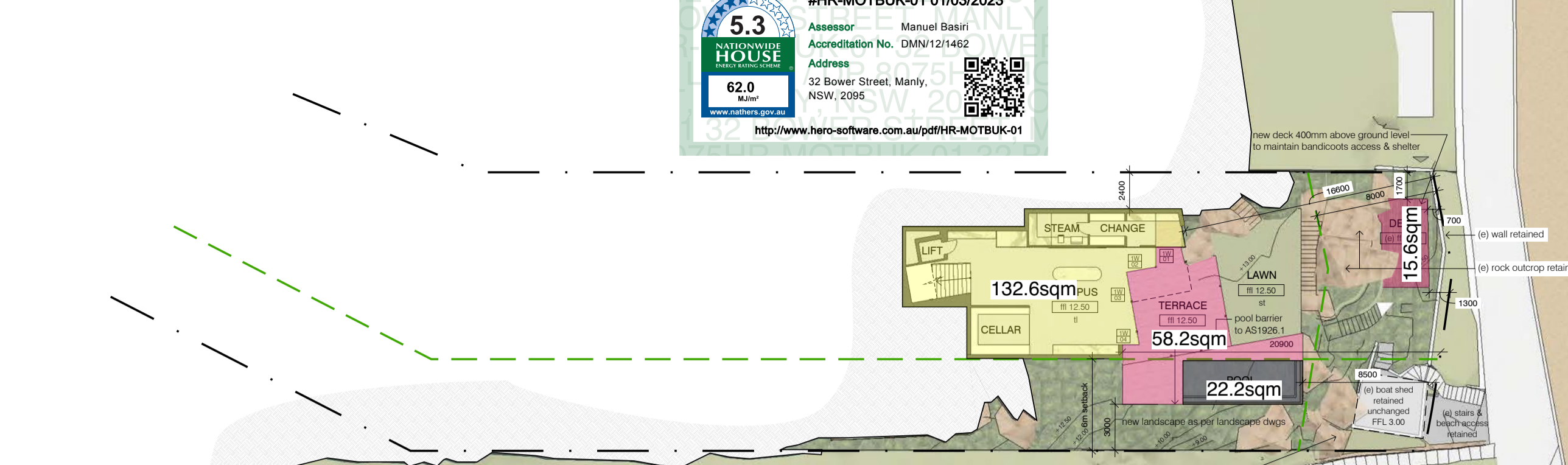


LEVEL 3  
 PROPOSED FLOOR AREA (including walls): 66.2 + 340 = 406.2sqm  
 OUTDOOR SPACE: 11.8 + 115 + 93 = 219.8sqm  
 POOL: 40sqm

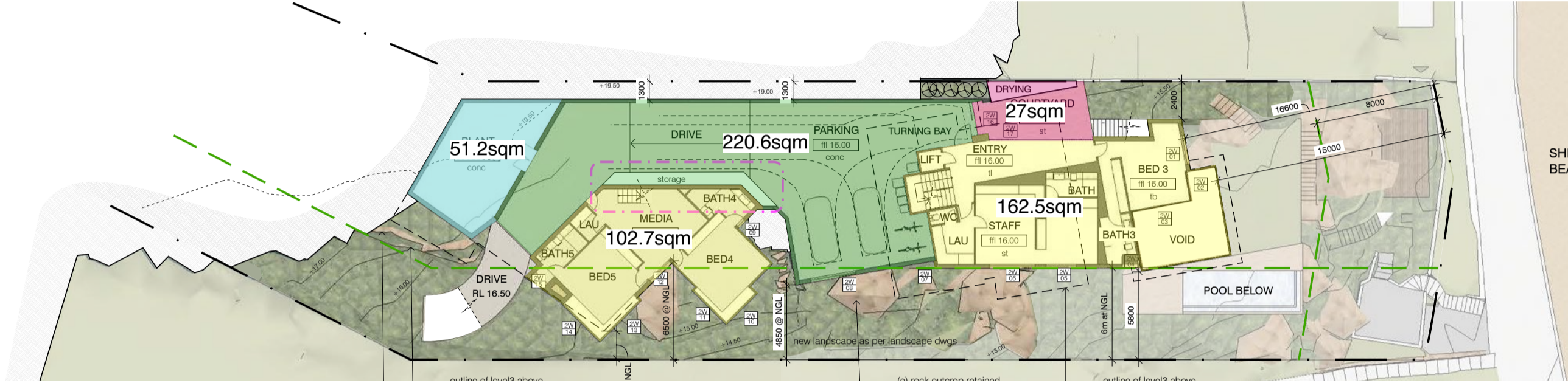


LEVEL 4  
 PROPOSED FLOOR AREA (including walls): 52.9 + 143.8 = 196.7sqm  
 OUTDOOR SPACE: 27 + 27.8 = 54.8sqm  
 DRIVEWAY: 293sqm

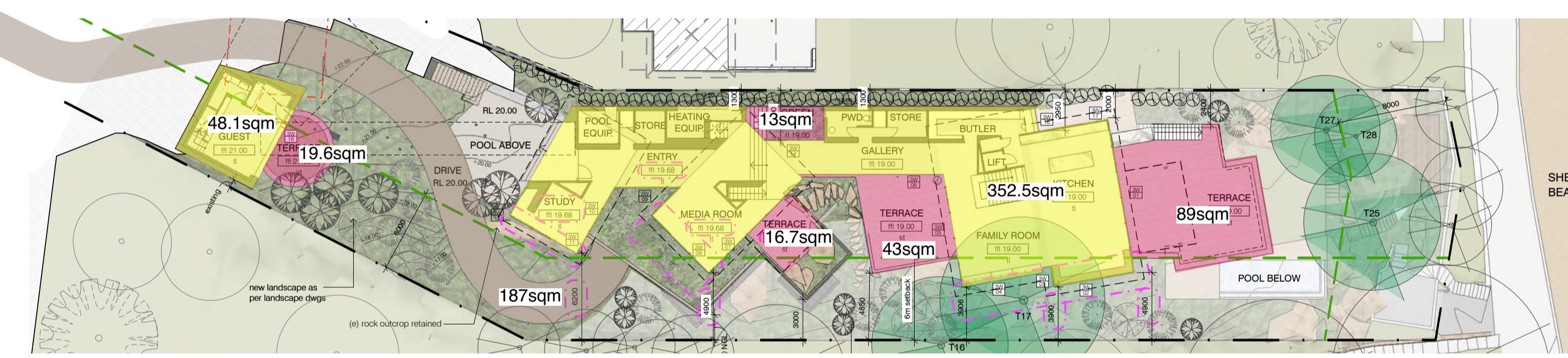
PROPOSED FLOOR AREA (including walls): 971.7sqm  
 OUTDOOR SPACE: 373.5sqm  
 DRAINAGE VOID: 50.1sqm  
 GARAGE: 90.5sqm  
 POOL: 82.6sqm  
 SERVICES: 8.5sqm  
 DRIVEWAY: 293sqm  
**TOTAL: 1869.9sqm**



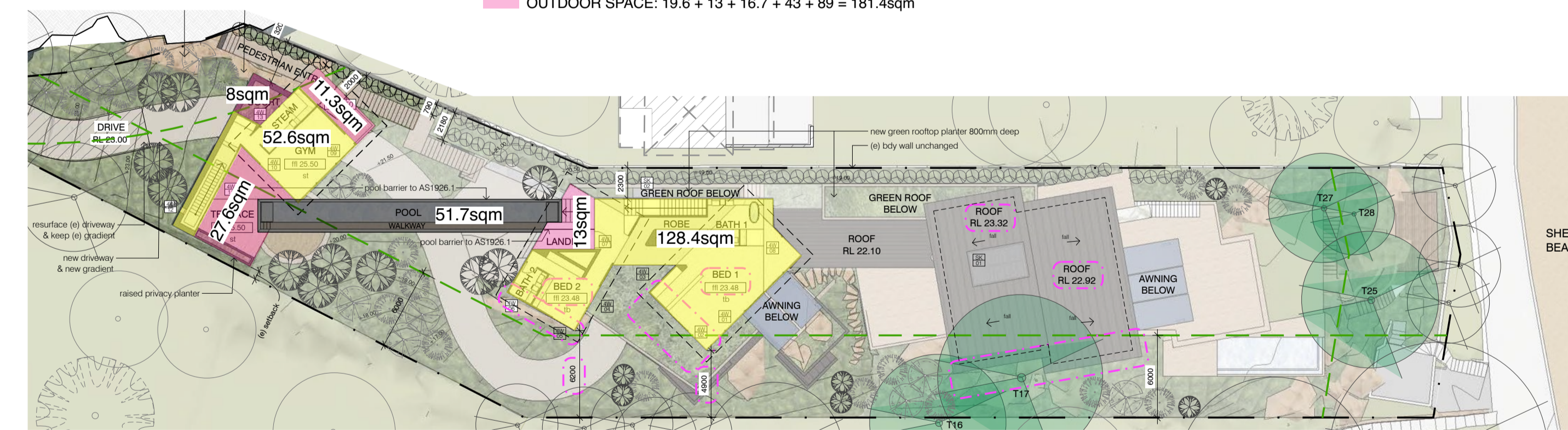
LEVEL 1  
 PROPOSED FLOOR AREA (including walls): 132.6sqm  
 OUTDOOR SPACE: 58.2 + 15.6 = 73.8sqm  
 POOL: 22.2sqm



LEVEL 2  
 PROPOSED FLOOR AREA (including walls): 102.7 + 162.5 = 265.2sqm  
 OUTDOOR SPACE: 27sqm  
 GARAGE: 220.6sqm  
 SERVICES: 51.2sqm

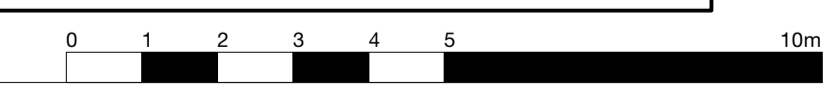


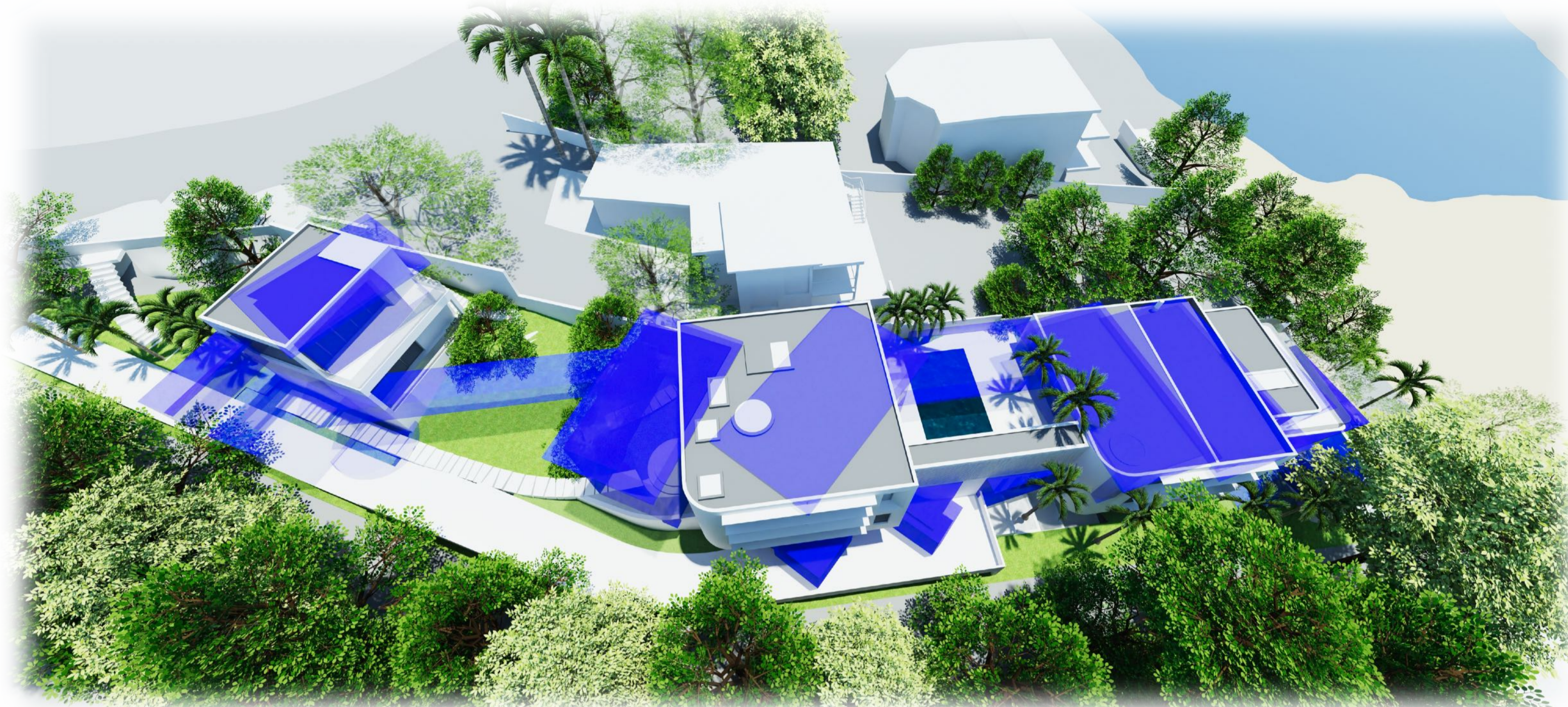
LEVEL 3  
 PROPOSED: 352.5 + 48.1 = 400.6sqm  
 OUTDOOR SPACE: 19.6 + 13 + 16.7 + 43 + 89 = 181.4sqm



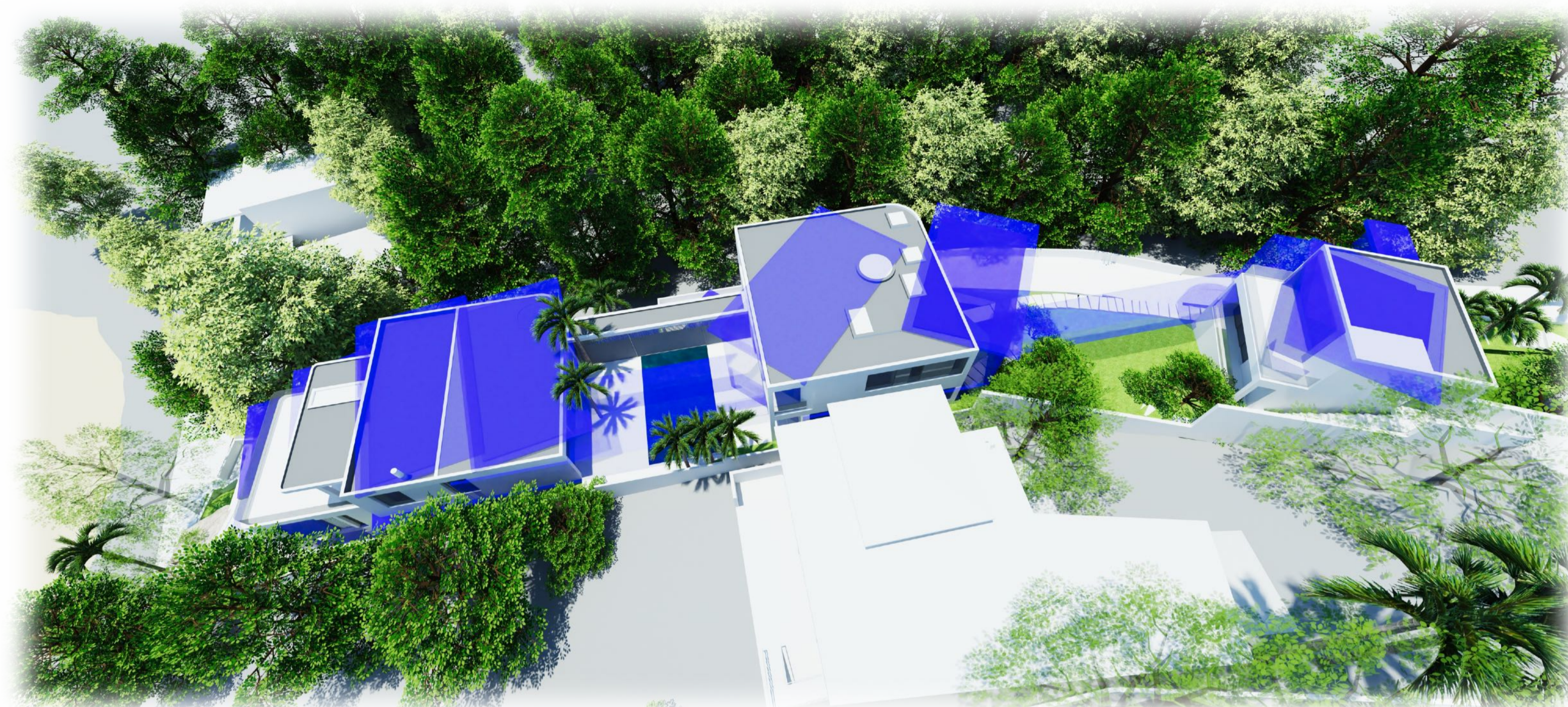
LEVEL 4  
 PROPOSED FLOOR AREA (including walls): 52.6 + 128.4 = 181sqm  
 OUTDOOR SPACE: 27.6 + 8 + 11.3 + 13 = 59.9sqm  
 POOL: 51.7sqm

PROPOSED FLOOR AREA (including walls): 979.4sqm  
 OUTDOOR SPACE: 342.1sqm  
 GARAGE: 220.6sqm  
 POOL: 73.9sqm  
 SERVICES: 51.2sqm  
 DRIVEWAY: 187sqm  
**TOTAL: 1854.2sqm**





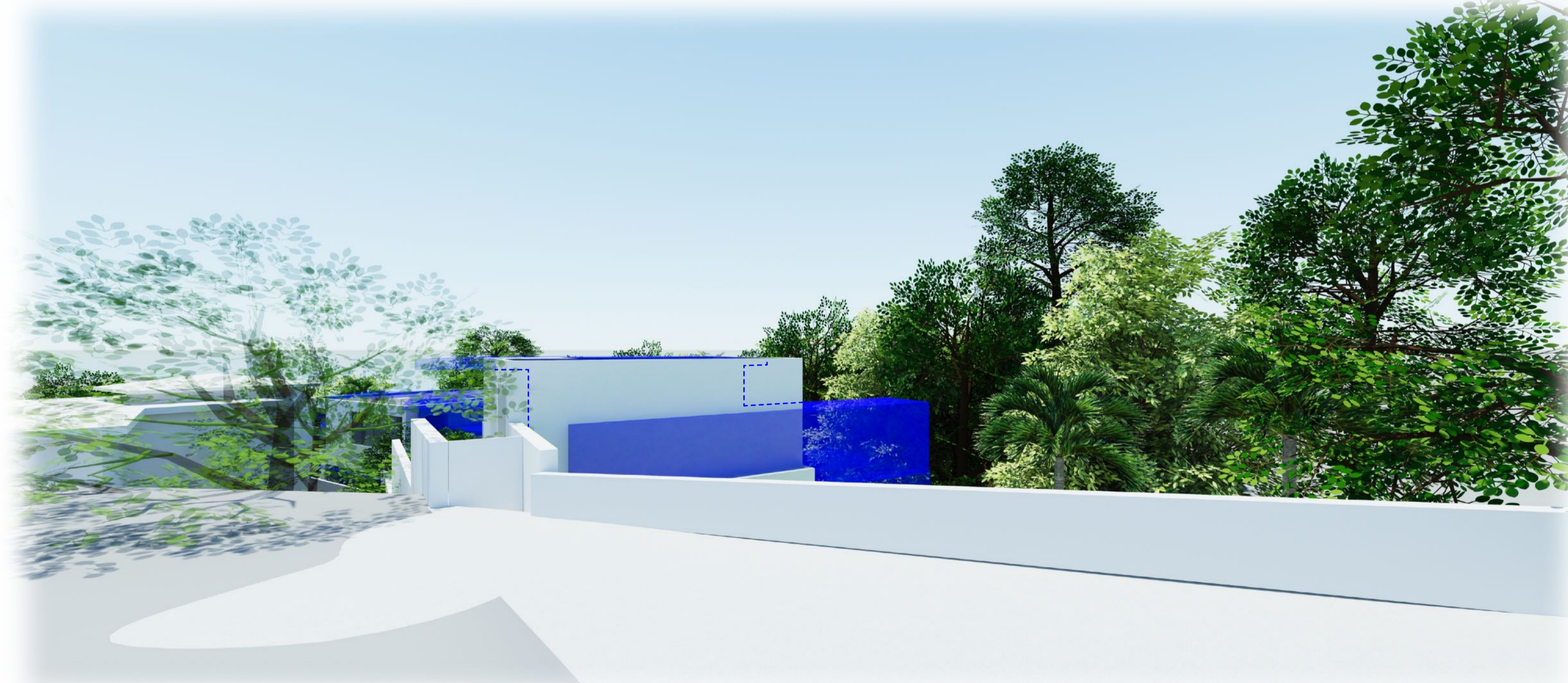
1 Proposed Structure - AERIAL EAST VIEW  
Blue Structure - Approved DA2019/0916



2 Proposed Structure - AERIAL WEST VIEW  
Blue Structure - Approved DA2019/0916



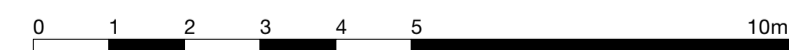
3 Proposed Structure - SHELLY BEACH VIEW  
Blue Structure - Approved DA2019/0916

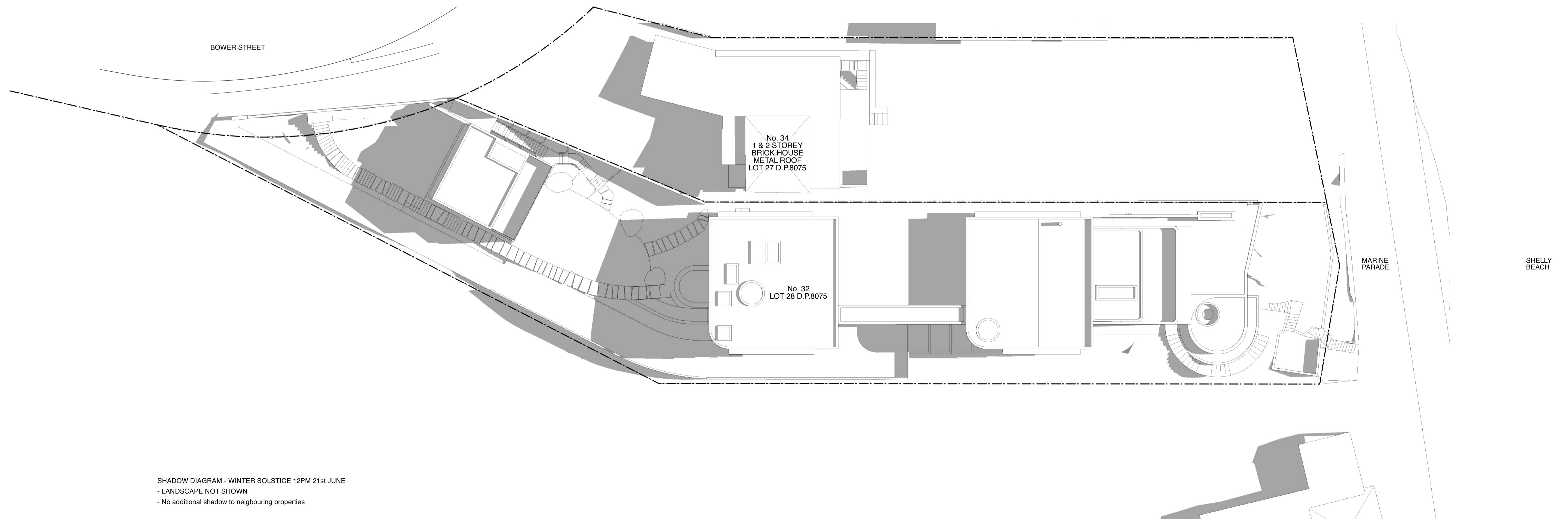
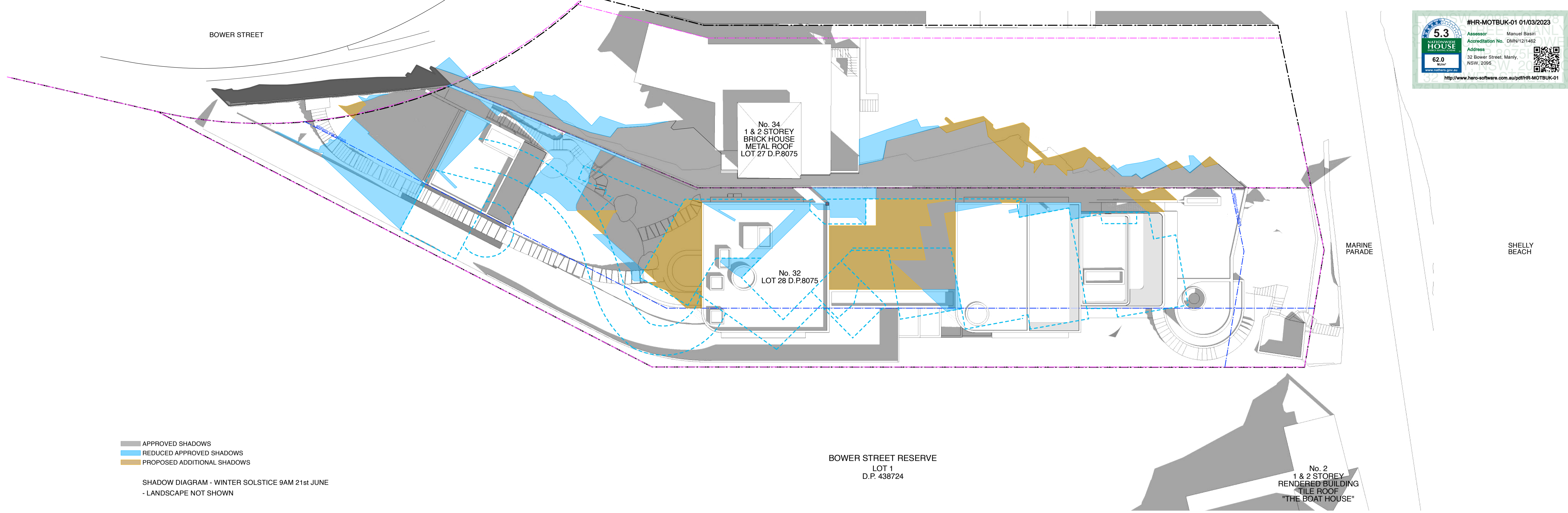


4 Proposed Structure - BOWER STREET VIEW  
Blue Structure - Approved DA2019/0916

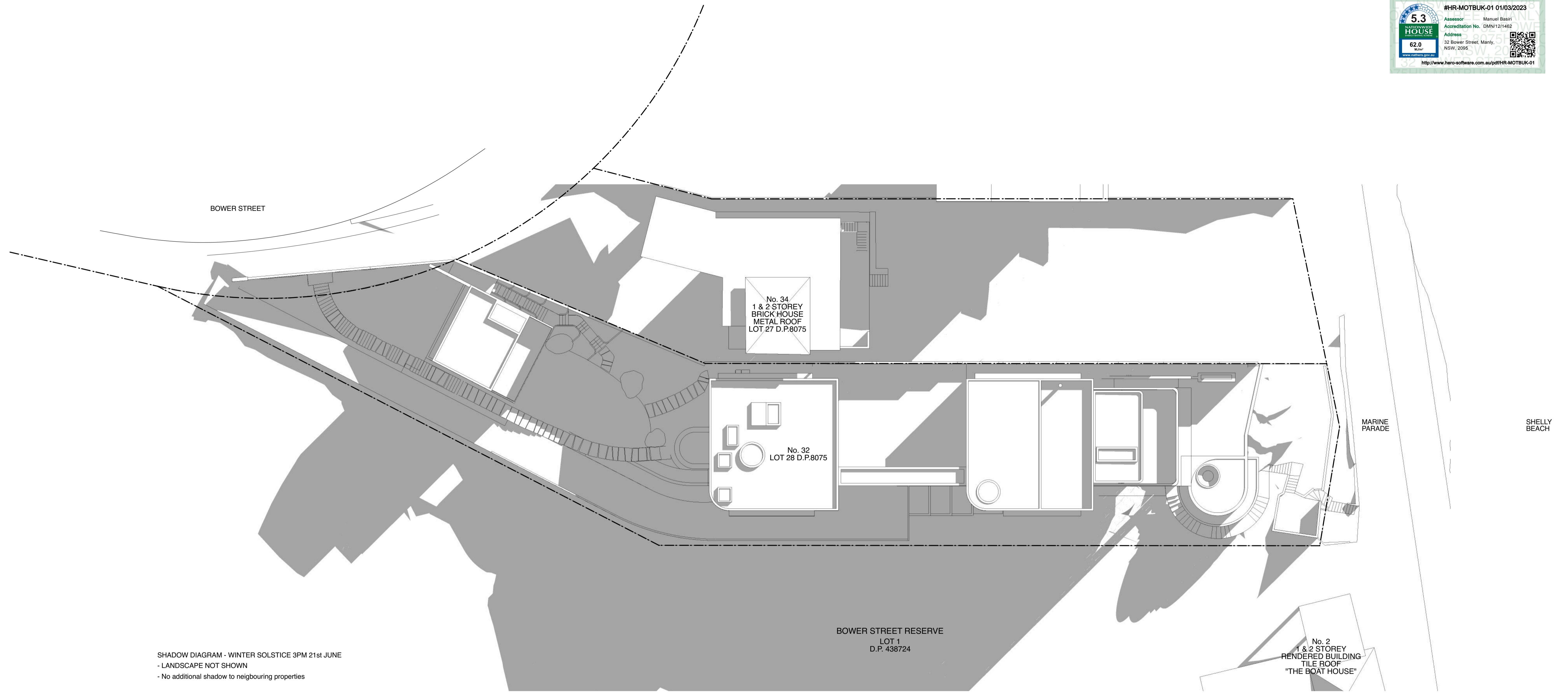


1 Proposed view from Shelly Beach.





All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction.



SHADOW DIAGRAM - WINTER SOLSTICE 3PM 21st JUNE  
 - LANDSCAPE NOT SHOWN  
 - No additional shadow to neighbouring properties

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction.

