

01 GROUND FLOOR PLAN - PROPOSED
SCALE 1:100 @ A1

BASIX Commitments

Thermal Comfort

- R1.2 insulation to all cavity (brick/blockwork) external walls to ground floor, and east and west external walls to first floor (such as Kooltherm K8 Cavity board – 42mm);
- R1.9 insulation to external walls of lower ground floor only;
- R4.0 insulation to all ceiling areas under roofs, planted, gravel or zinc;
- R1.0 to main roof slab structure;
- Concrete floor structures throughout, timber floor coverings generally, tiles to wet areas;
- DG clear glazing in aluminium or timber frames as noted on plans. Aluminium Uw=<4.8, SHGCw: 0.59 (=/-10%), Timber Uw=<3.0, SHGCw: 0.56 (=/-10%);
- Double clear glazing to skylights;
- R1.3 foil backed blanket under zinc roof;
- Downlight fittings to be IC rated, sealed units throughout;
- Exhaust fans to have self closing dampers (ie, sealed units);

Water Savings

- Maximum 497m2 planted landscaping (as per checklist). Include at least 140m2 low water use plants;
- 3 Star rated showerheads throughout, with high range flow rate >6L/min & <=7.5L/min);
- 4 Star rated toilets;
- 4 Star rated kitchen taps and basin taps throughout;
- 10,000L (minimum) rainwater tank, serviced by at least 180m2 roof catchment;
- Reuse connected to landscaping and washing machine, and to a tap within 10m of pool for top-up purposes;
- 46kL solar heated pool, no cover or shade structure required;

Energy Savings

- Solar Gas boosted hot water system, min 36RECs;
- Mechanical exhausts to kitchen rangehood, and at least one bathroom and laundry, ducted to façade/roof, with manual on/off controls;
- Electric cooktop & electric oven;
- LED or fluorescent lighting throughout, dedicated fittings;
- Specification of single phase powered air conditioning system (zoned for living and bedrooms), 3.5COP/EER minimum;
- Solar only heating to pool, no pool cover installed. Pump controlled by timer;
- Outdoor clothes line installed;
- Additional internal clothes line (rack or drying cupboard) installed;

Certificate no.: 0003090651-02
Assessor Name: Paula Zaia
Accreditation no.: 20733
Certificate date: 03 Apr 2019
Dwelling Address: 25 Spring Cove Manly, NSW 2095
www.nathers.gov.au

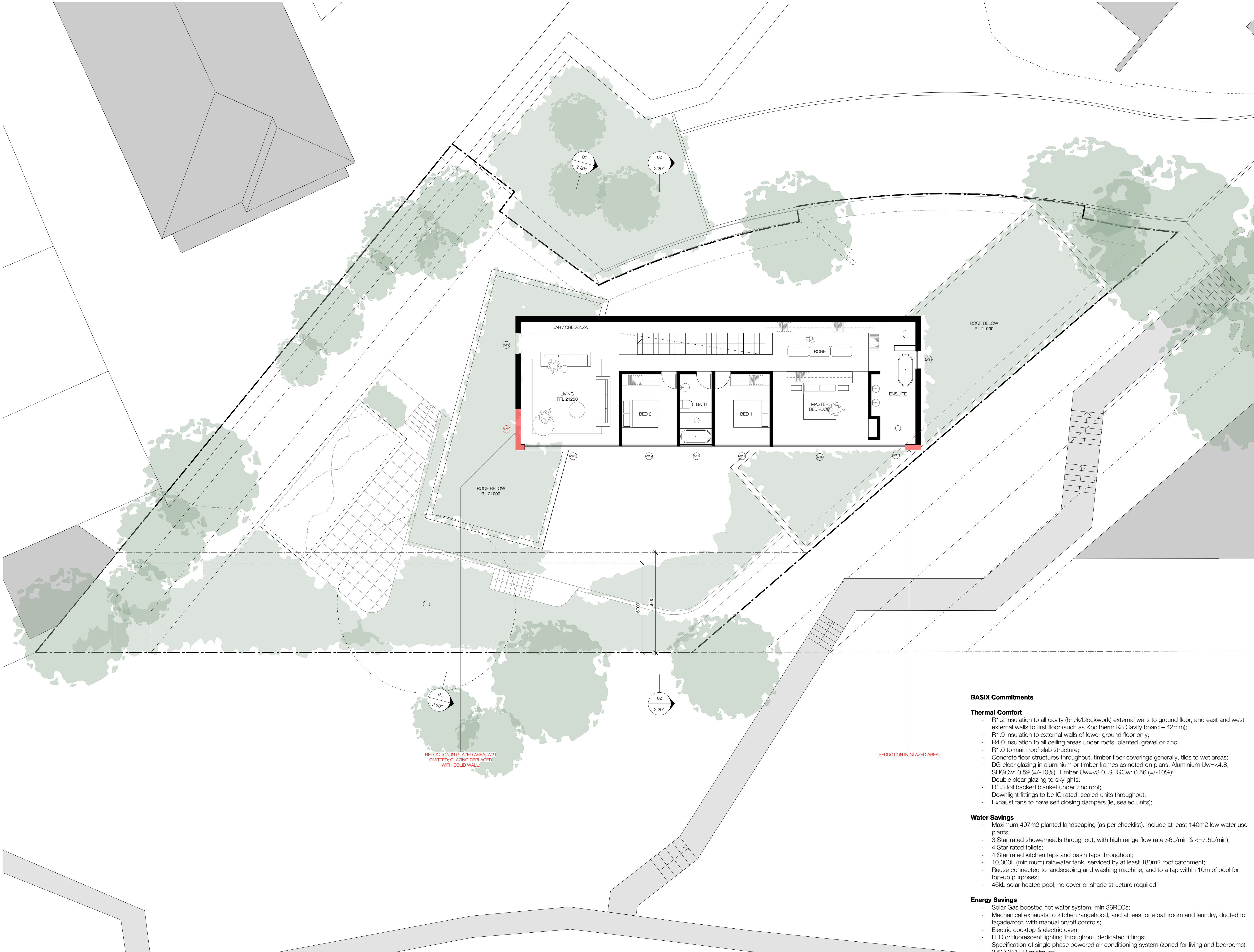


northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2019/0255

S96 COLOUR LEGEND

- Deletion to approved volume
- Addition to approved volume

N	03.04.19	ISSUED FOR S4.55 APPLICATION
M	13/10/16	REVISED BASIX
L	30.08.16	DEVELOPMENT APPLICATION REVISED SUBMISSION
K	16.12.15	AMENDMENTS TO DEVELOPMENT APPLICATION
J	11.12.15	DEVELOPMENT APPLICATION
I	11.12.15	AMENDMENTS FOR DASTAND
H	08.12.15	ROOF AMENDMENT
G	03.12.15	PLANNING AMENDMENTS
F	27.11.15	FOR DASTAND APPROVAL
E	24.11.15	FOR BASIX
D	19.11.15	DESIGN DEVELOPMENT
C	13.11.15	DESIGN DEVELOPMENT
B	06.07.15	SCHEMATIC DESIGN PRESENTATION
A	26.05.15	PRELIMINARY SKETCH DESIGN
ISSUE	DATE	REVISION
STATUS		
SECTION 4.55		
PROJECT		
25 SPRING COVE AVE, MANLY, 2095		
CLIENT		
PAUL BOLSTAD & HEIDI PFIFFNER		
DRAWING		
GROUND FLOOR PLAN		
TOBIAS PARTNERS		
T +61 2 9361 4800 27 Renny Street Paddington NSW Australia 2021 F +61 2 9361 4900 E studio@tobiaspartners.com		
project no	0358	DWG no
date	MAY 2015	scale @
A1	1:100	drawn by
NC	checked by	Revision
	MK	N



01 FIRST FLOOR PLAN - PROPOSED
SCALE 1:100 @ A1

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ABSA
Australian Building Sustainability Association
HERB Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period: 01/04/19-31/03/2020
Assessor Name: Paula Zaia
Assessor Number: 20733
Assessor Signature: [Signature]
This Accredited Assessor is qualified to use NABERS Accredited Software and has signed to follow the ABSA Code of Practice

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SECTION 4.55

PROJECT
25 SPRING COVE AVE, MANLY, 2095

CLIENT
PAUL BOLSTAD & HEIDI PFIFFNER

DRAWING
FIRST FLOOR PLAN

TOBIAS PARTNERS

T +61 2 9361 4800 27 Renny Street Paddington NSW Australia 2021
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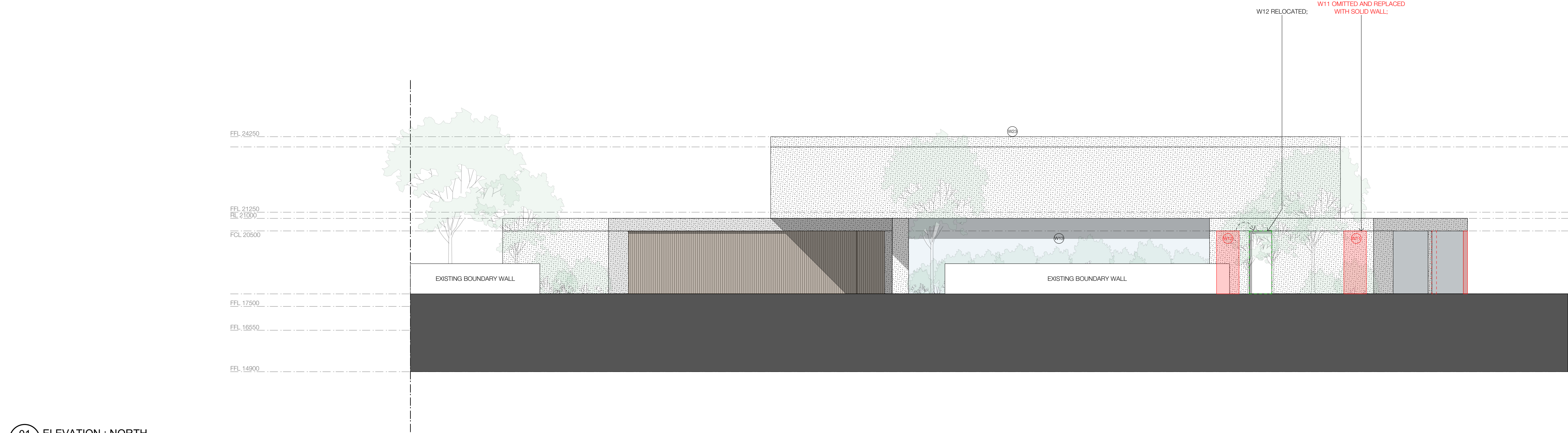
project no: 0358 DWG no:

scale @ A1 1:100

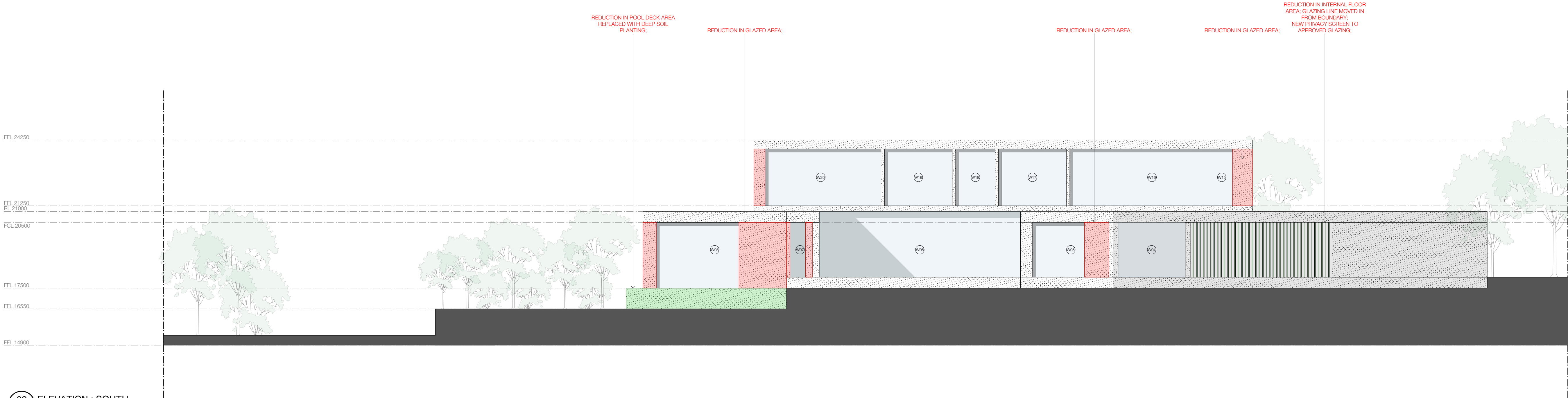
drawn by NC checked by MK Revision: N

1.105

01 ELEVATION : NORTH
2 101 SCALE 1:100 @ A1



02 ELEVATION : SOUTH
2 101 SCALE 1:100 @ A1



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5.2
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
62.8 MJ/m²
www.nathers.gov.au

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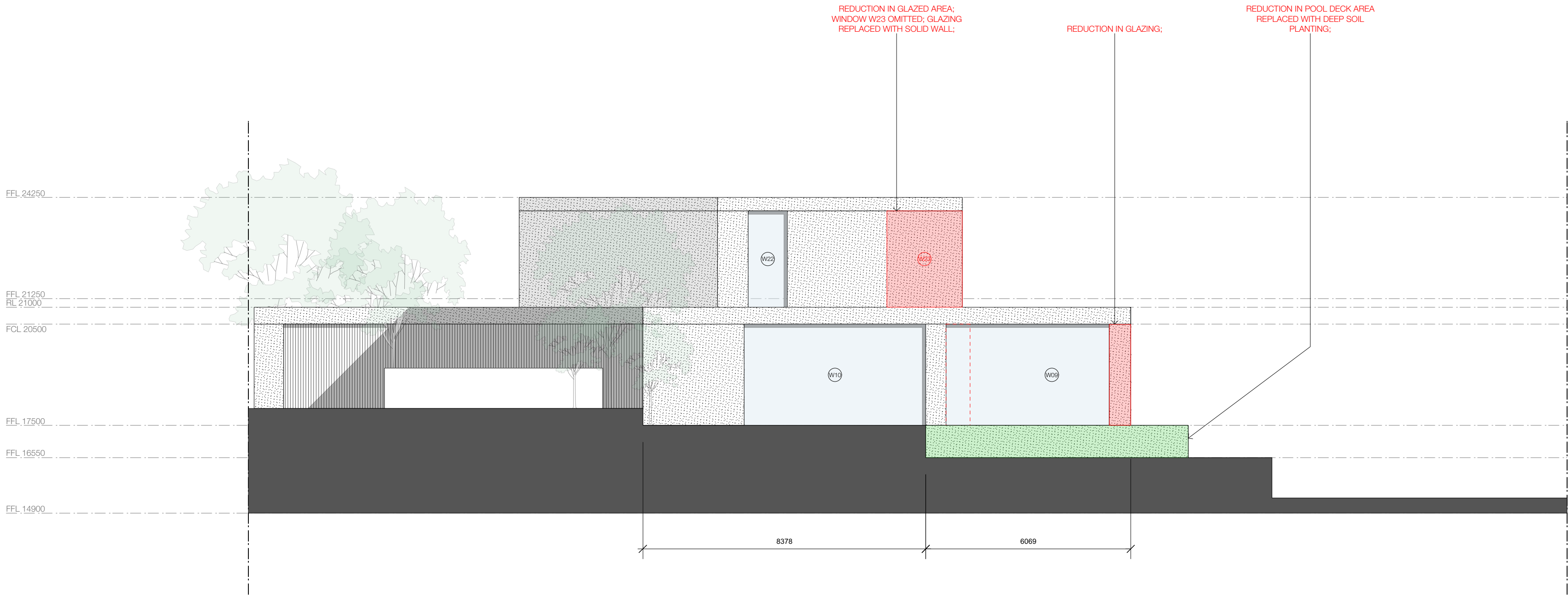
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S96 COLOUR LEGEND

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PAUL BOLSTAD & HEIDI PFIFFNER		
DRAWING		
ELEVATIONS : NORTH + SOUTH		
TOBIAS PARTNERS		
T +61 2 9361 4800 27 Renny Street Paddington NSW Australia 2021 F +61 2 9361 4900 E studio@tobiaspartners.com		
project no	0358	DWG no
date	MAY 2015	2.101
scale @	A1	1:100
drawn by	NC	checked by MK
		Revision J



02 ELEVATION : WEST
2.102 SCALE 1:100 @ A1

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MOD2019/0255

5.2

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

62.8 MJ/m²

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

25 Spring Cove

Manly, NSW

2095

0003090651-02

Paula Zaia

20733

03 Apr 2019

www.nathers.gov.au

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02

ELEVATION : WEST

2.102

SCALE 1:100 @ A1

S96 COLOUR LEGEND

Deletion to approved volume

Addition to approved volume

J

03.04.19

ISSUED FOR S4.55 APPLICATION

I

13/10/16

REVISED BASIX

H

9/9/16

DEVELOPMENT APPLICATION REVISED SUBMISSION

G

16.12.15

DEVELOPMENT APPLICATION

F

11.12.15

AMENDMENTS FOR CHAIRSTAND

E

08.12.15

ROOF AMENDMENT

D

03.12.15

PLANNING AMENDMENTS

C

27.11.15

FOR CHAIRSTAND APPROVAL

B

06.07.15

SCHEMATIC DESIGN PRESENTATION

A

26.05.15

PRELIMINARY SKETCH DESIGN

ISSUE

DATE

REVISION

STATUS

SECTION 4.55

PROJECT

25 SPRING COVE AVE, MANLY, 2095

CLIENT

PAUL BOLSTAD & HEIDI PFIFFNER

DRAWING

ELEVATIONS : EAST + WEST

TOBIAS PARTNERS

T +61 2 9361 4800 27 Renny Street Paddington NSW Australia 2021

F +61 2 9361 4900 E studio@tobiaspartners.com

project no 0358 DWG no

date MAY 2015

scale @ A1 1:100

drawn by NC checked by MK

Revision J

2.102

PLANT LIST				
botanical name	common name	mature height	quantity	pot s
TREES				
Angophora hispida	dwarf apple	2-4m	11	25l
Leptospermum laevigatum	coast tea tree	3m	8	25l
Melaleuca armillaris	drooping melaleuca	5m	18	25l
Omalthus populifolius	bleeding heart	2-4m	11	25l
SHRUBS				
Banksia robur	swamp banksia	1-2m	9	200mm
Banksia ericifolia	heath banksia	5m	8	25l
Banksia spinulosa	needle banksia	2-3m	5	200mm
Callistemon citrinus	bottlebrush	1-3m	10	25l
Eriostemon australasius	waxflower	1m	55	200mm
Leptospermum laevigatum	coastal tea tree	3m	5	25l
Pultenaea flexilis	graceful bush pea	4m	8	25l
Westringia fruticosa	coastal rosemary	0.5-1.0m	52	150mm
PALMS & CYCADS				
Macrozamia communis	burrawang	2m	9	25l
GRASSES				
Isolepis nodosa	knobby club-rush	0.5m	60	150mm
Isolepis nodosa	knobby club-rush	0.5m	500	tube
Imperata cylindrica	japanese bloodgrass	0.5m	120	150mm
Juncus usitatus	common rush	1m	20	150mm
Ghania melanocarpa	sword grass	1-2m	13	150mm
Lomandra longifolia	matt rush	1m	92	150mm
Lomandra longifolia	matt rush	1m	300	tube
PERENNIALS				
Dianella caerulea	flax lily	0.5m	300	100mm
Xanthorrhoea resinosa	grass tree	1-2m	27	25l
GROUNDCOVERS				
Carpobrotus glaucescens	pigs face	0.1m	200	tube
Dichondra repens	native kidney weed	0.1m	270	100mm
Viola hederacea	australian native violet	0.1m	200	100mm
Actinotus minor	lesser flannel flower	0.1m	155	150mm

NOTE:
ALL 590M2 OF PLANTING AREAS
INCL. ROOF GARDEN
WILL BE PLANTED WITH
NATIVE PLANTS SELECTED FROM
THE MASTER PLANTLIST PREPARED
BY MCGREGOR COXALL FOR THE
SPRING COVE ESTATE

NOTES
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT & ENGINEER DRAWINGS.

BEFORE FILLING WITH PLANTER BOX MIX, ALL PLANTER BOXES / ROOF GARDENS ARE TO BE PAINTED WITH WATER PROOFING MEMBRANE AND BE LINED WITH 30MM THICK DRAINAGE CELL COVERED WITH GEOTECH FILTER FABRIC. (BY BUILDER)

ALL PLANTERBOXES /ROOF GARDENS ARE TO HAVE DRAINAGE CONNECTED TO STORM WATER SYSTEMS. (BY BUILDER)

ALL PLANTER BOXES / ROOF GARDENS ARE TO HAVE PLANTERBOX MIX INSTALLED TO 50MM ABOVE THE RIM LEVEL IN THE CENTER AND GRADED TO 50MM BELOW THE RIM ON THE EDGE TO ALLOW FOR MULCH

ALL PLANTER BOXES / ROOF GARDENS ARE TO BE MULCHED AFTER PLANTING WITH 50MM OF COMPOSTED HORTICULTURAL FINE MULCH.

ALL GARDEN AREAS ARE TO BE CLEARED OF WEEDS & UNWANTED VEGETATION

ALL BULK EXCAVATION AND OVERALL GRADING BY BUILDER

ALL GARDEN & LAWN AREAS ARE TO HAVE 50MM COMPOST INSTALLED AND BE CULTIVATED TO A DEPTH OF 250MM .

ALL GARDEN AREAS ARE TO BE EVENLY GRADED AND RAKED AFTER PLANTING

ALL GARDEN AREAS ARE TO BE MULCHED AFTER PLANTING WITH 50MM OF COMPOSTED HORTICULTURAL FINE MULCH.

ALL PLANTS ARE TO BE SUPPLIED AS PER PLANTLIST AND INSPECTED BY LANDSCAPE DESIGNER AFTER SET OUT, PRIOR TO PLANTING.

IF PLANTS ARE NOT AVAILABLE AND NEED TO BE SUBSTITUTED , APPROVAL NEEDS TO BE SOUGHT FIRST FROM LANDSCAPE DESIGNER

ALL LAWN AREAS ARE TO BE CULTIVATED,RAKED & SCREEDED TO AN EVEN GRADE WITH TURF UNDERLAY SOIL MIX.

TURF IS TO BE ROLLED AND THOROUGHLY WATERED AFTER LAYING

IT IS EXPECTED THAT ALL WORKS WILL BE EXECUTED AS PER BEST INDUSTRY PRACTICE.

Key Plan

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

Rev.

No.

Notes

Date

Reviewed

Quantity Surveyor

Builder

Architects

Landscape Designers

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337

Project

Bolstad Piffner Residence
Lot 13 , Spring Cove
Manly

Drawing Title

Landscape Plan S 4.55

Drawing No.

L1

Revision No.

D

Date

05/19

Project No.

15323

Scale

1:100

Reviewed

Approved

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northern beaches council

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MOD2019/0255

