

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%.

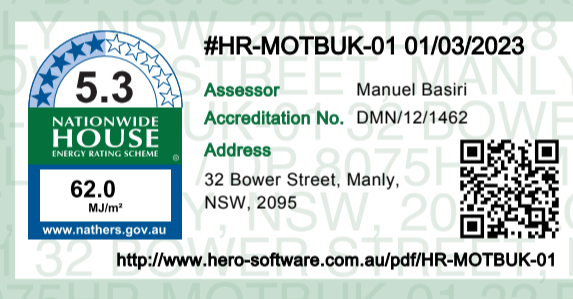
External and Internal Walls				
Description	Construction Type	Insulation	Colour (Solar Absorptance)	
1 All external walls of garage	Cavity Brick, Concrete Block	None	Light (SA < 0.30)	
2 All other external walls	Cavity Brick, Concrete Block, Timber Cladding	R 2.0	Light (SA < 0.30)	
3 All internal walls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



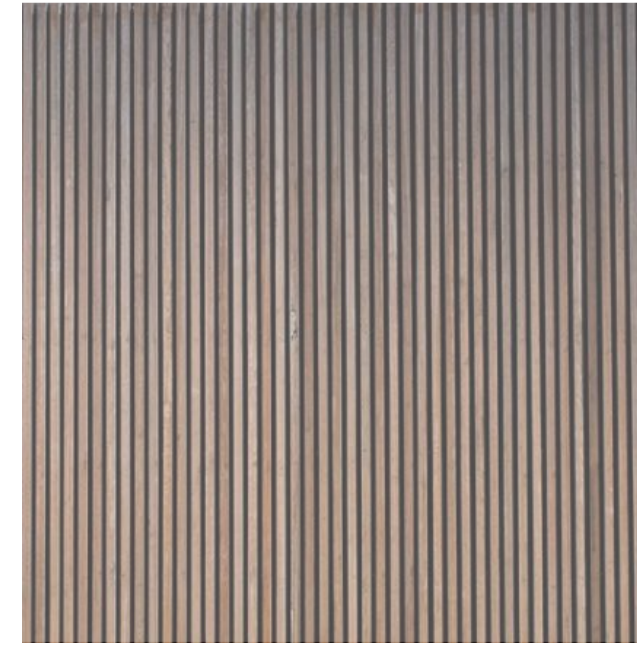
PR1 - PAINTED RENDER (NATURAL LIGHT PIGMENTED RENDER)



PR2 - PAINTED RENDER (PAINTED TEXTURED RENDER)



ST - STONE CLADDING

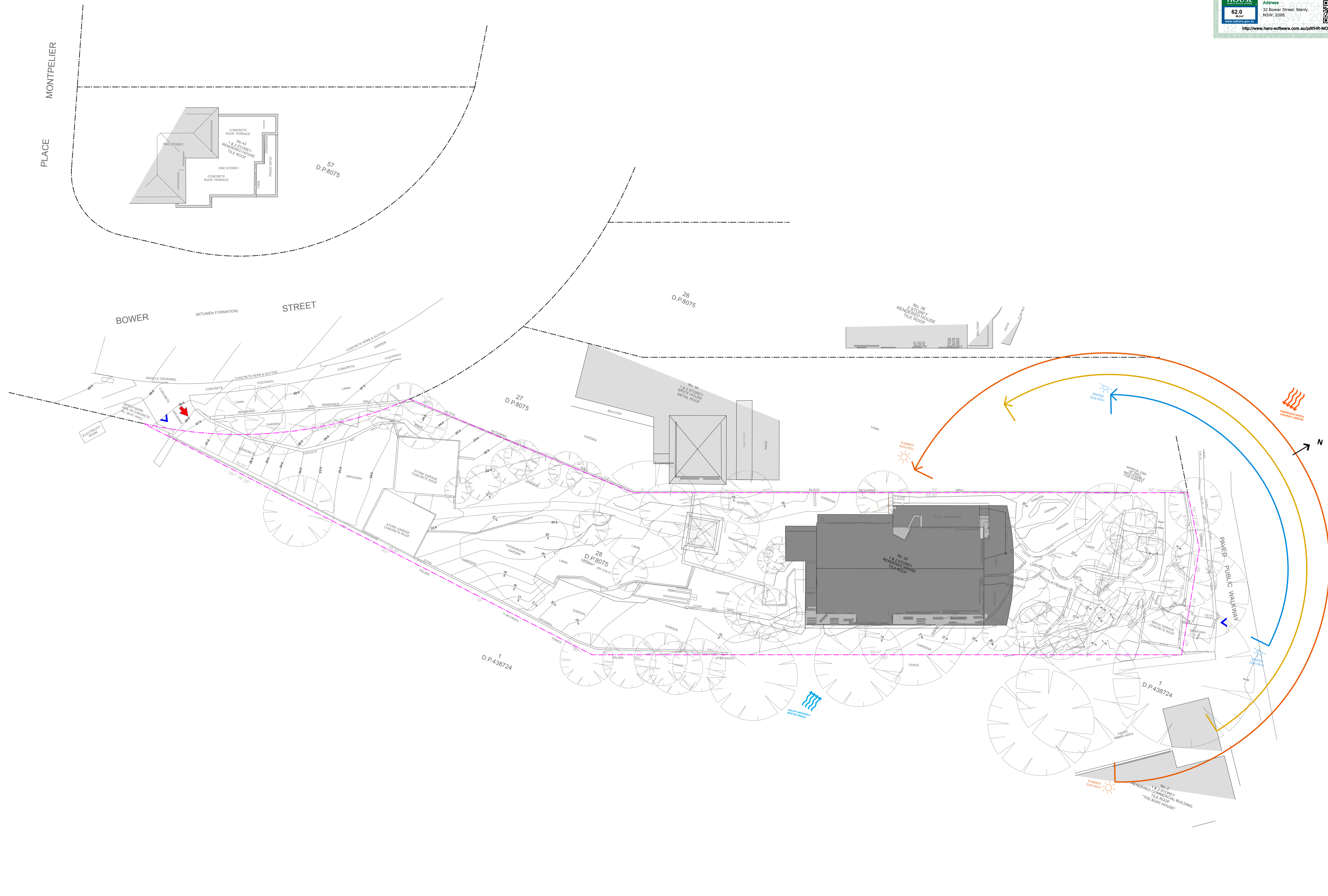


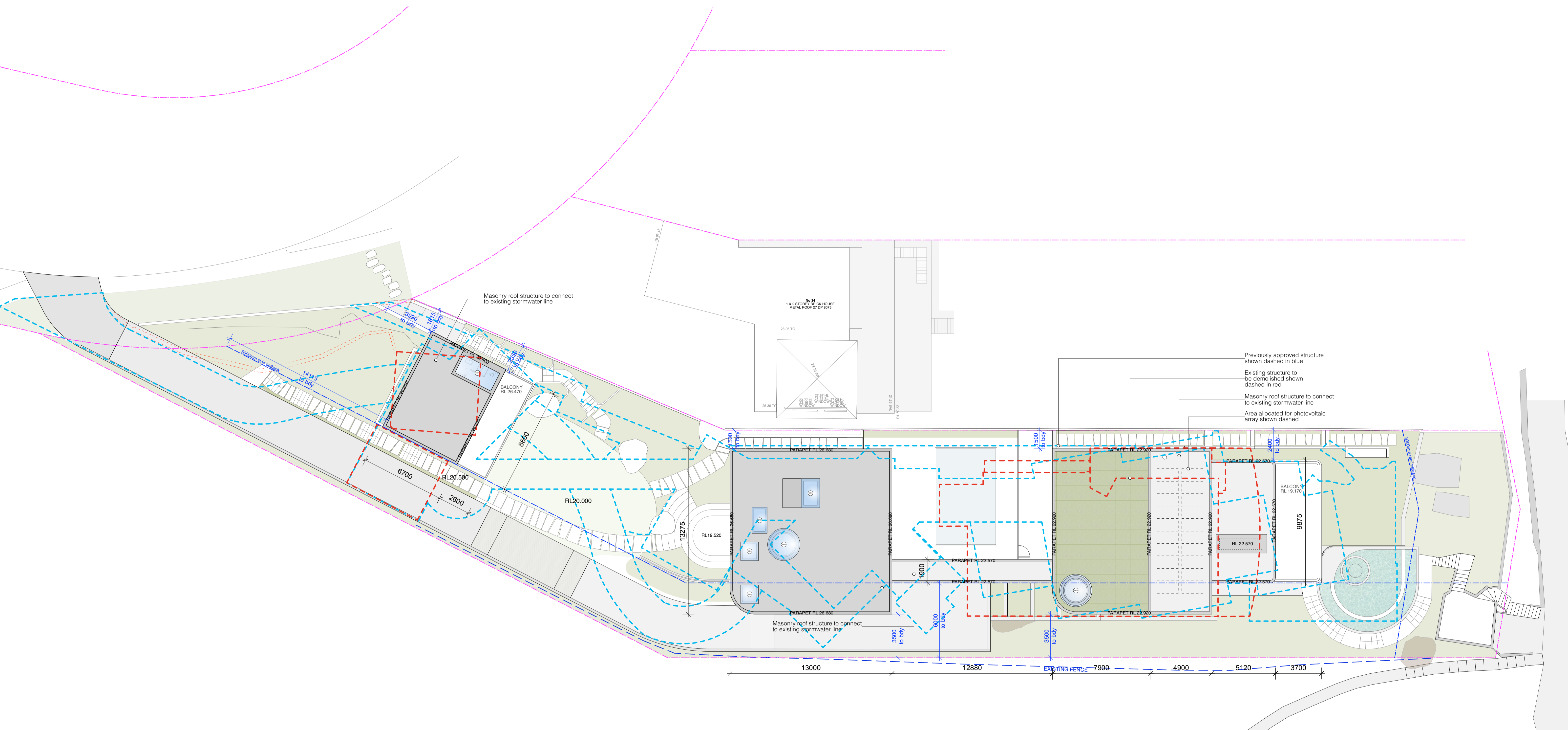
TB - TIMBER BATTENS



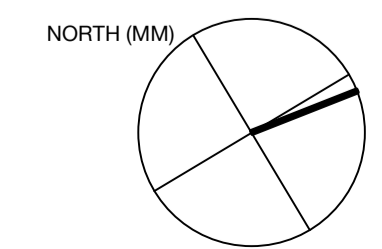
GS - GLAZING SUITE

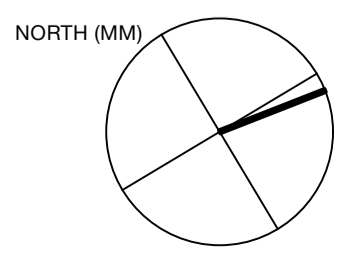
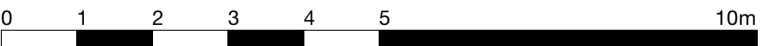
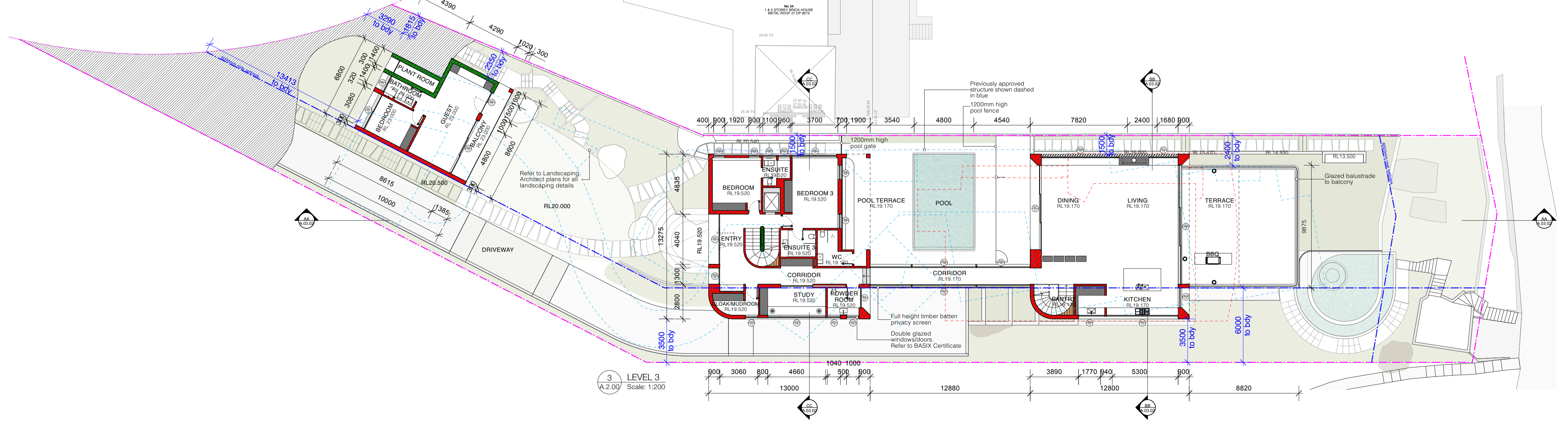
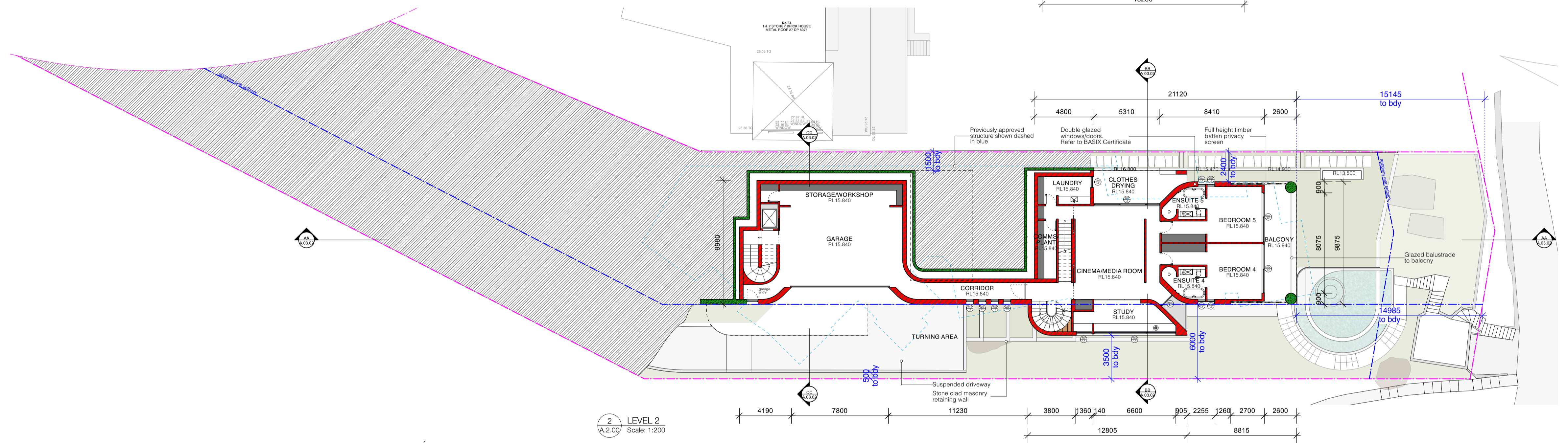
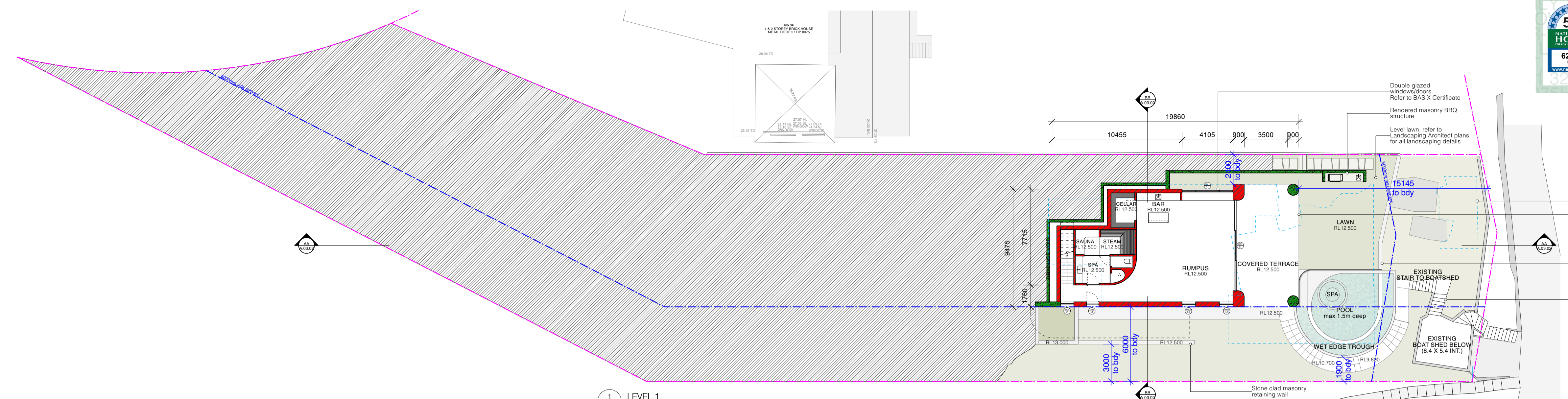
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Previously approved structure shown dashed in blue
 Existing structure to be demolished shown dashed in red
 Masonry roof structure to connect to existing stormwater line
 Area allocated for photovoltaic array shown dashed

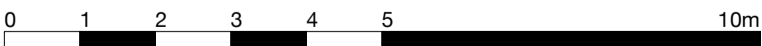
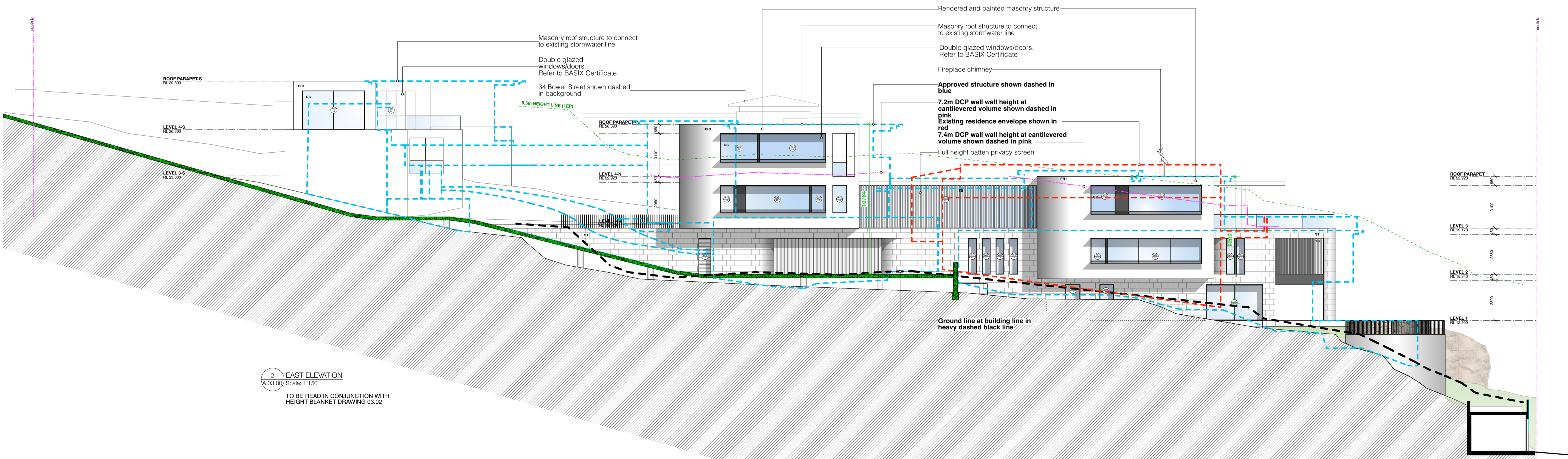
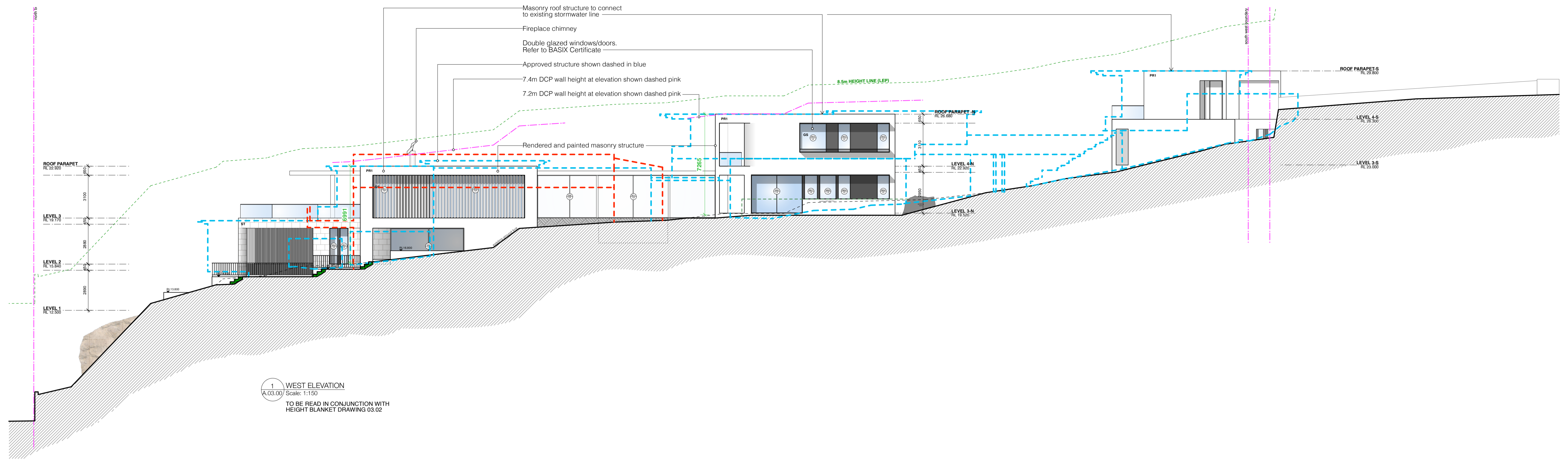


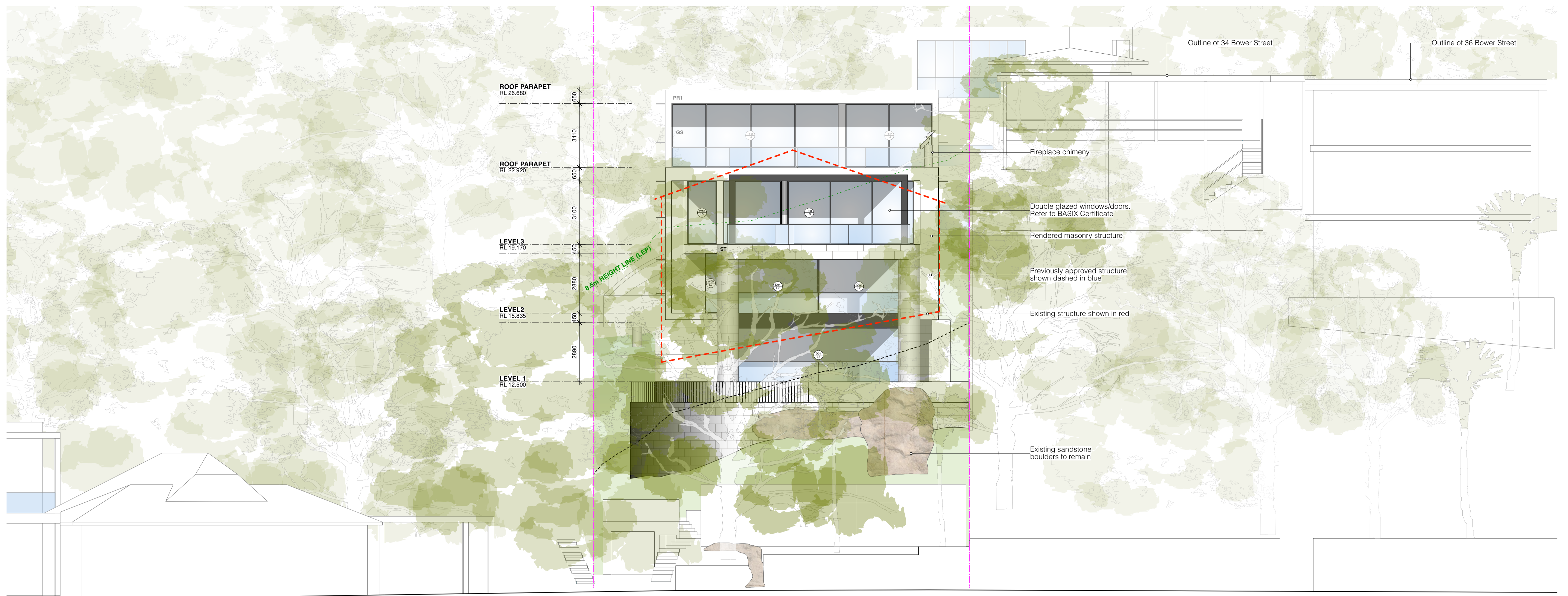


LEGEND

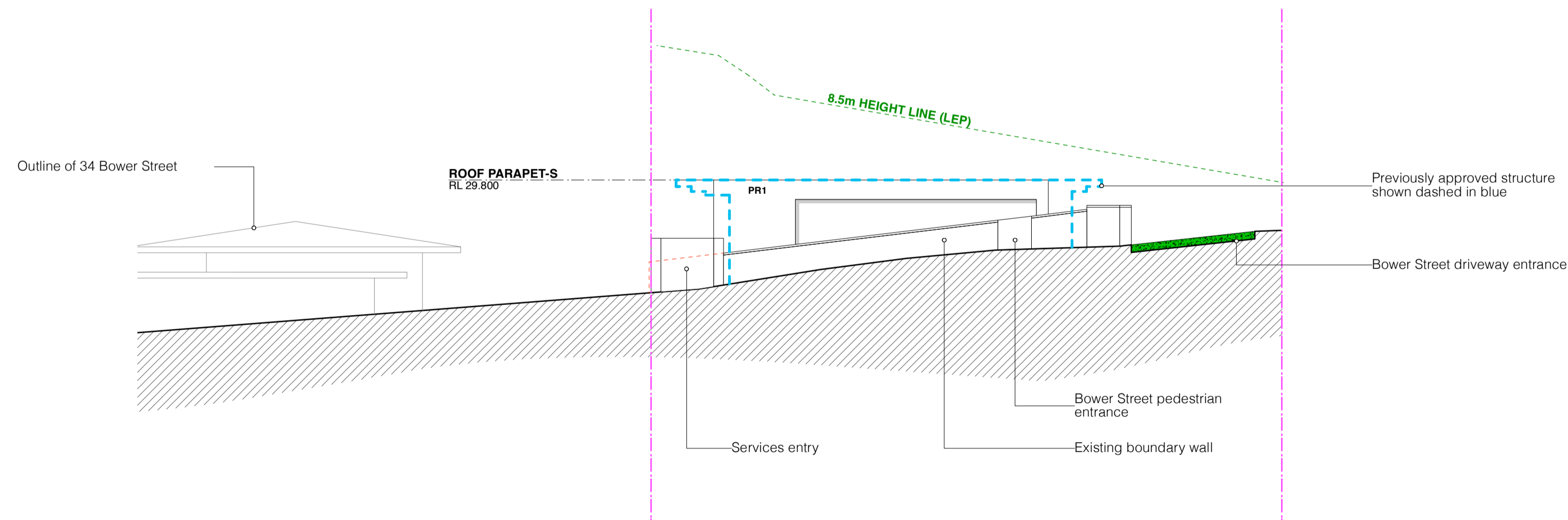
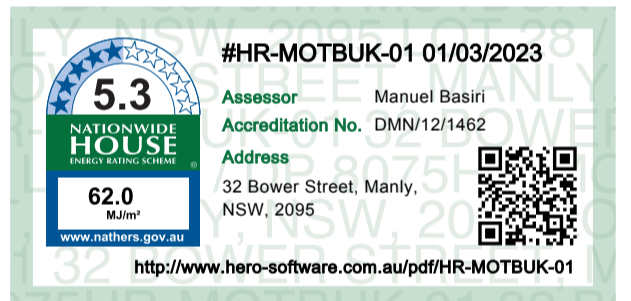
	existing structure to be retained		landscaping - refer to landscape architect's plans
	proposed brickwork structure		earth / ground condition unknown
	proposed lightweight structure		proposed fill / soil
	proposed concrete structure		
	existing structure to be demolished		

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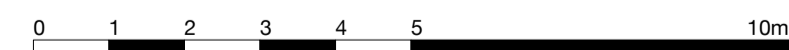




1 NORTH ELEVATION (SHELLY BEACH)
Scale: 1:100



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



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

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

A amendment S4.55 Submission

07.03.2023

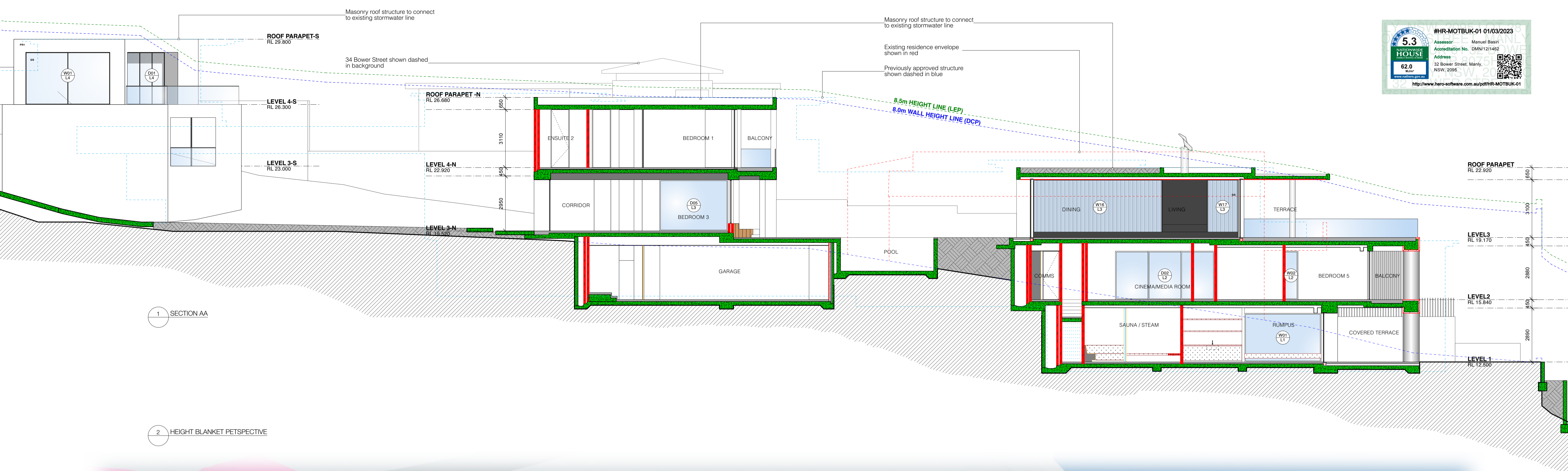
EATON MOLINA ARCHITECTS
PO Box 849, Manly NSW 1655
admin@eatonmolina.com

client
BOWER RESIDENCE
address
32 Bower Street Manly

LEGEND

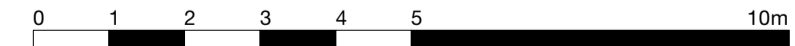
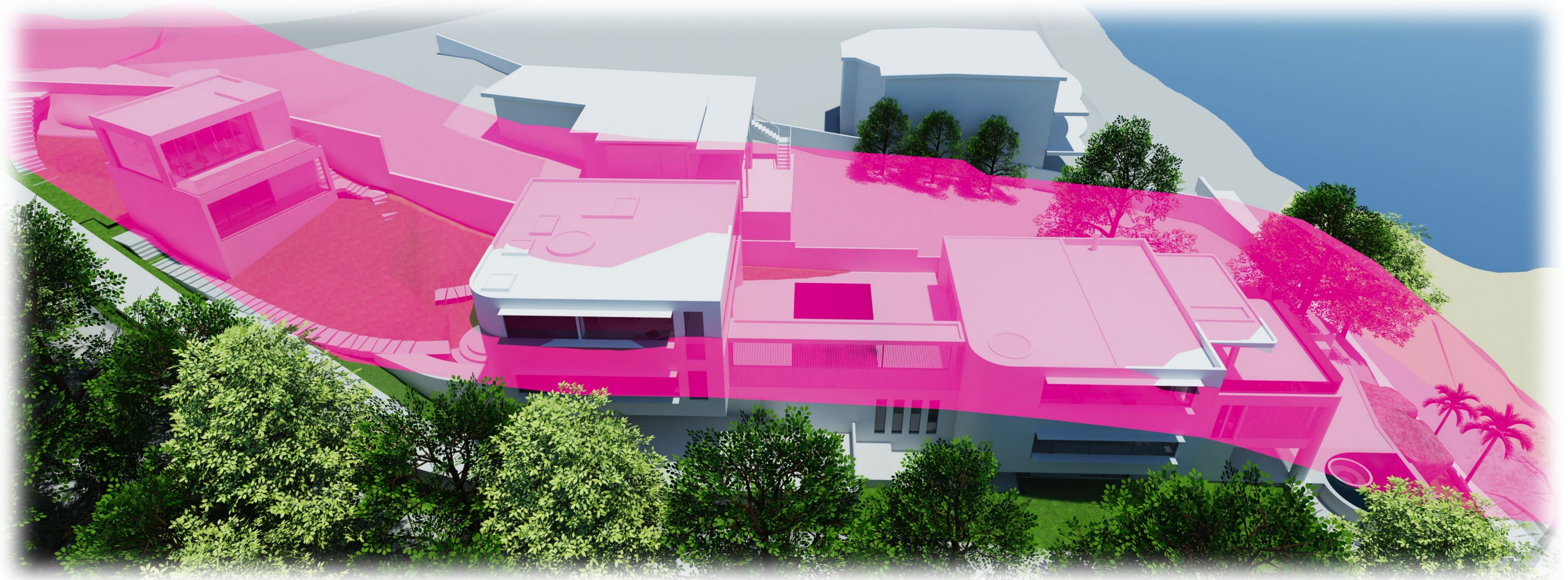
- existing structure to be retained
- proposed brickwork structure
- proposed lightweight structure
- proposed concrete structure
- existing structure to be demolished
- landscaping - refer to landscape architect's plans
- earth / ground condition unknown
- proposed fill / soil

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1 SECTION AA

2 HEIGHT BLANKET PERSPECTIVE

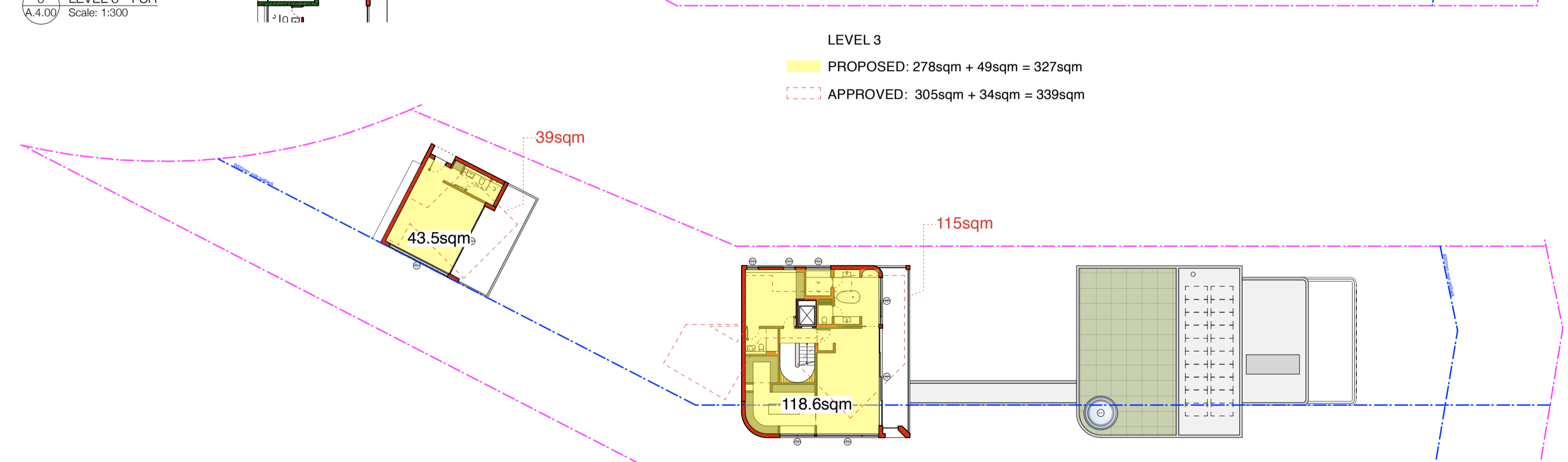
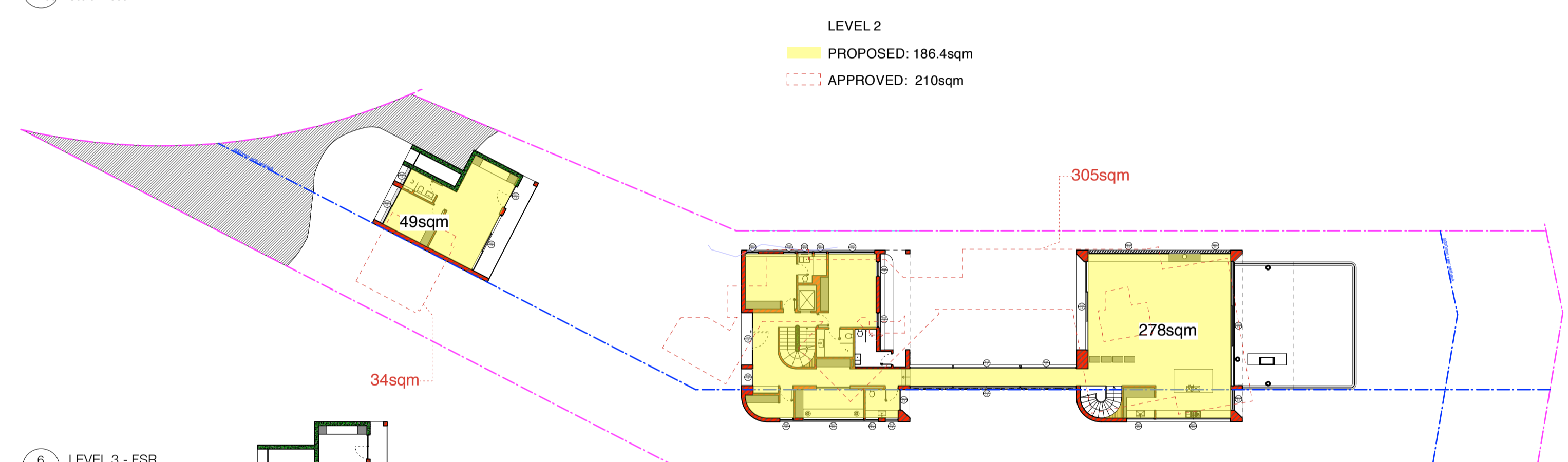
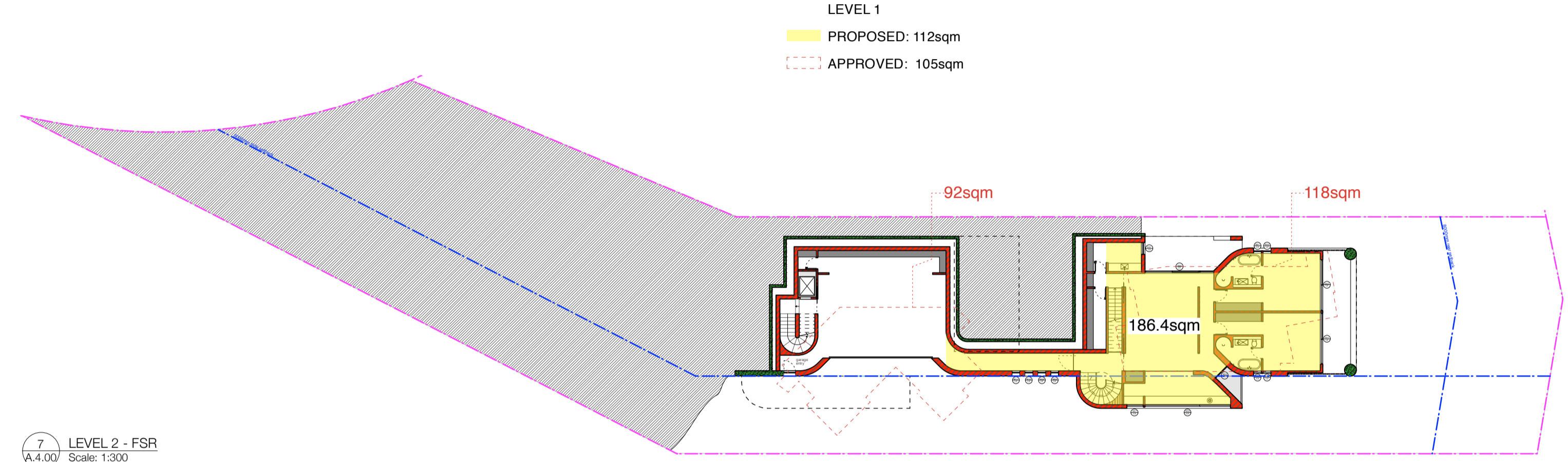
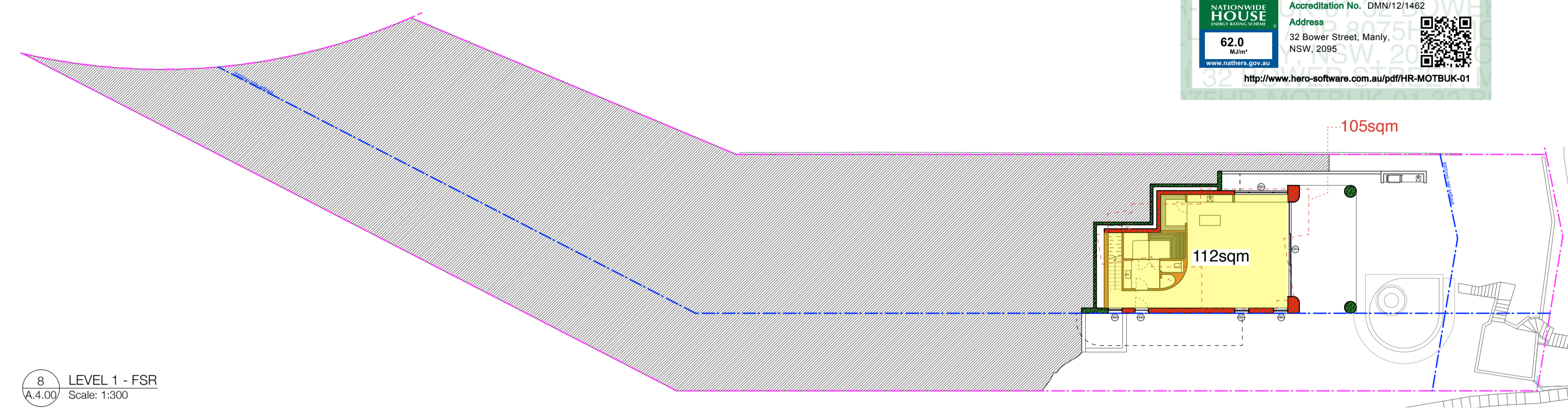


LEGEND

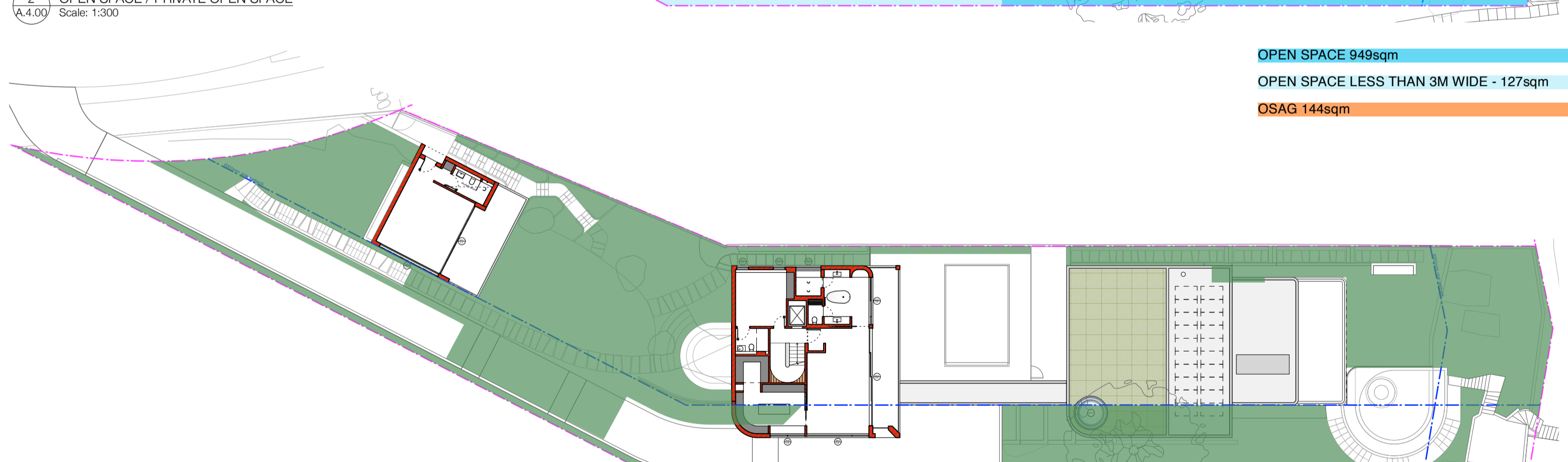
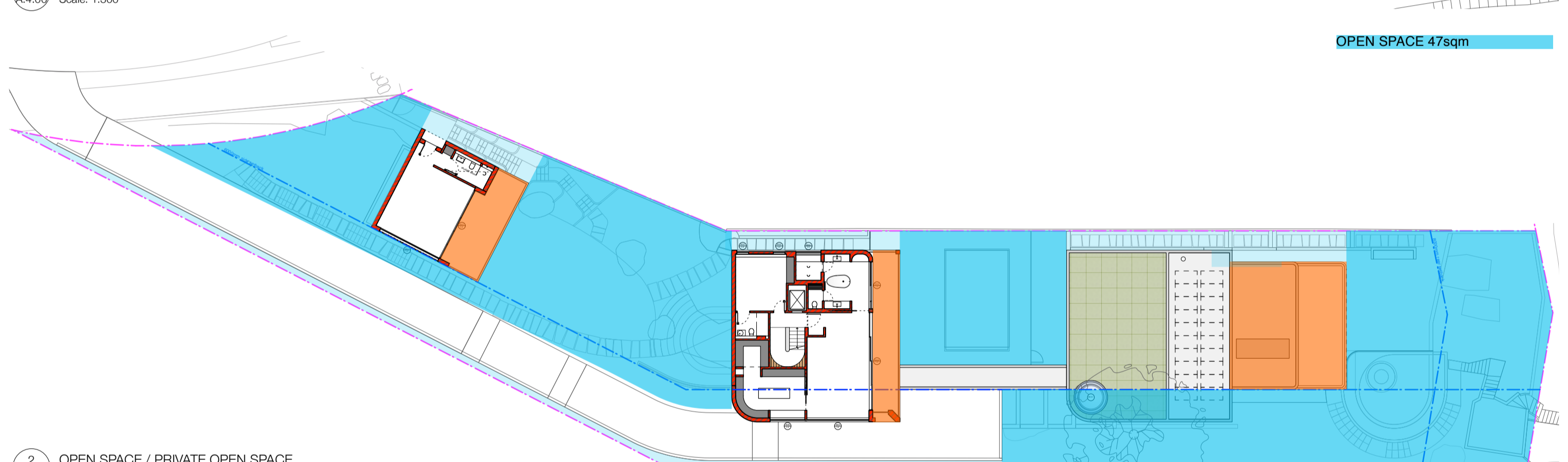
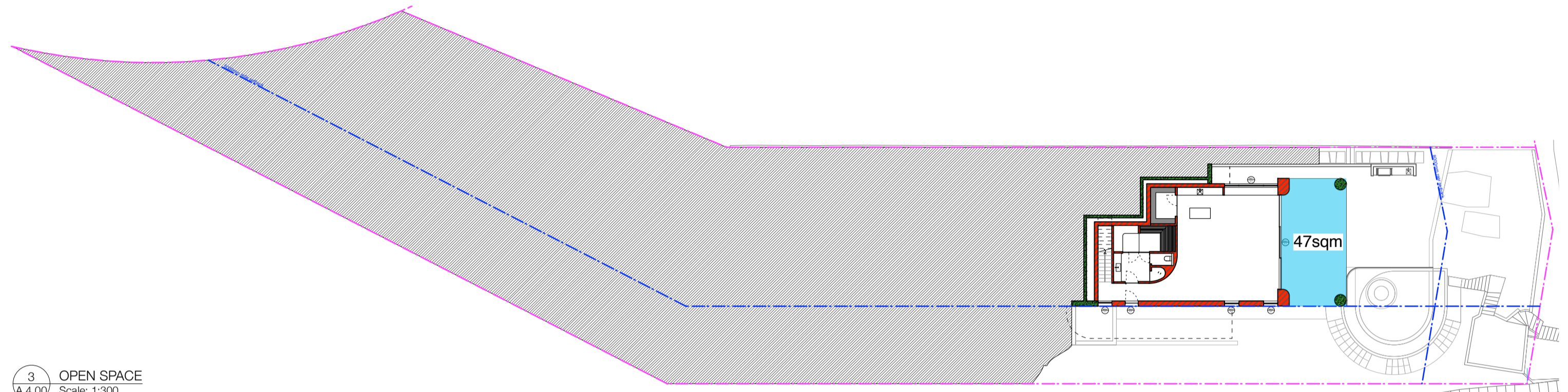
	existing structure to be retained		landscaping - refer to landscape architect's plans
	proposed brickwork structure		earth / ground condition unknown
	proposed lightweight structure		proposed fill / soil
	proposed concrete structure		
	existing structure to be demolished		

SITE = 1859sqm

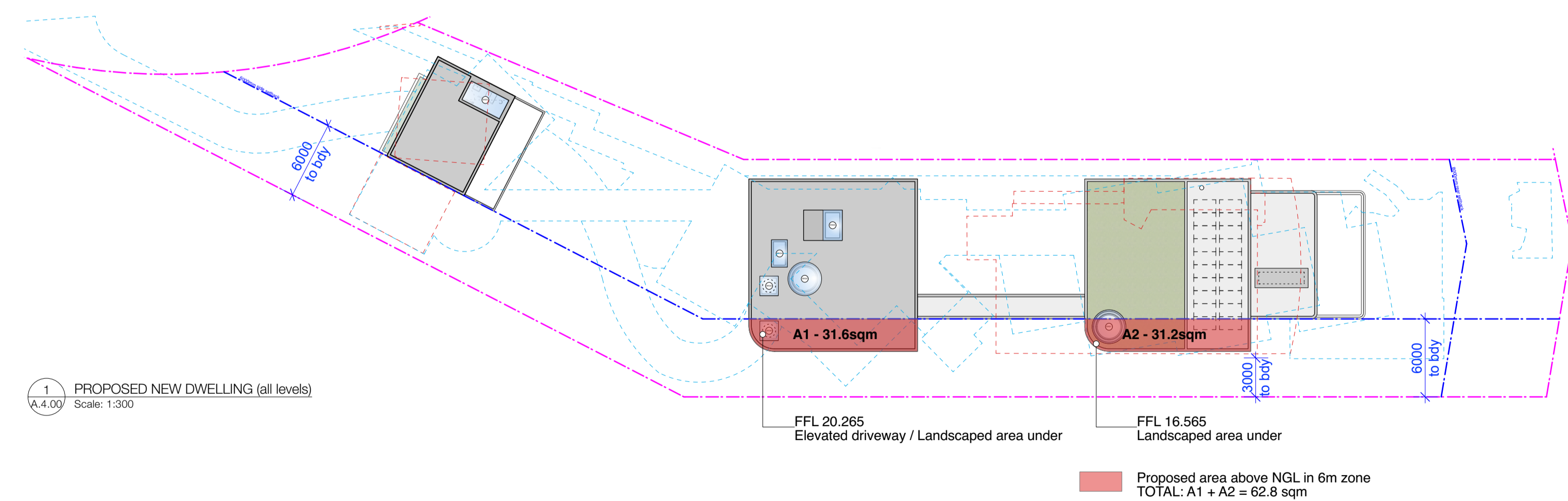
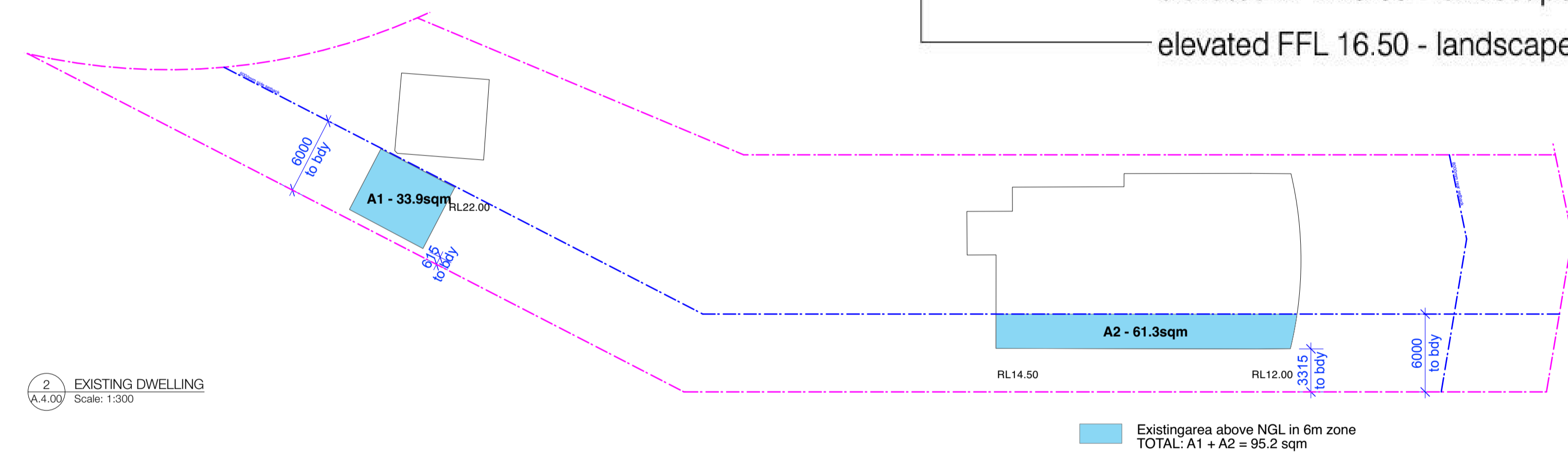
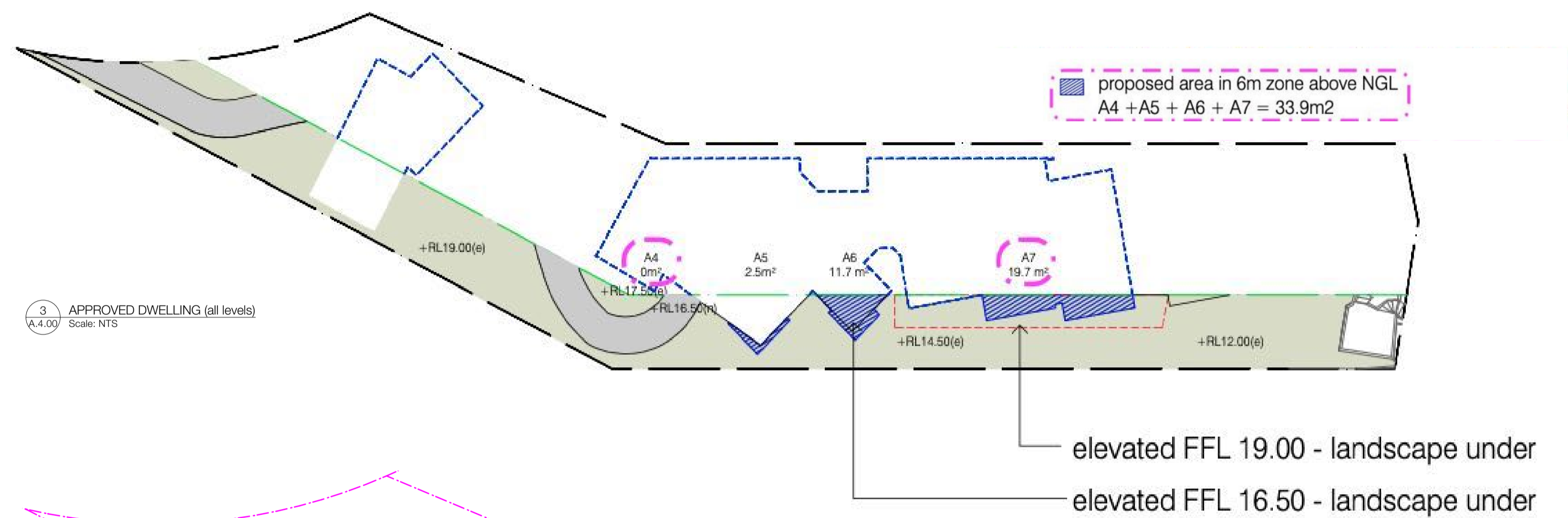
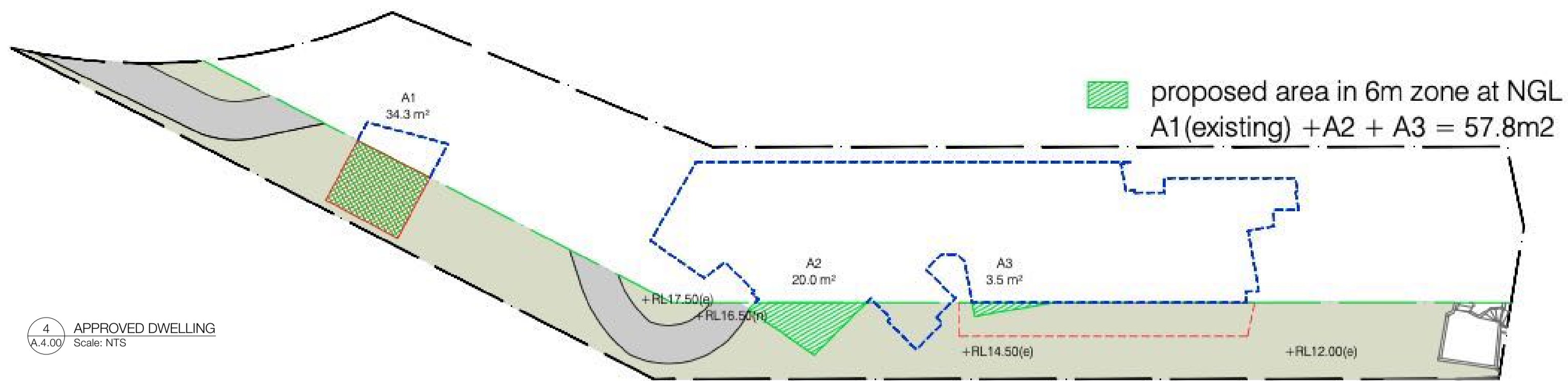
DEVELOPMENT STANDARD	PROPOSAL	COMPLIANCE
GFA 836.5 sqm	787.5 sqm	YES
FSR (0.45:1)	0.423:1	YES
TOTAL OPEN SPACE 1022 sqm or 55%	1123 sqm 60%	YES
SOFT LANDSCAPING 357.86 sqm or 35% (minimum percentage of total open space)	841 sqm 74%	YES
OSAG 255 sqm or 25% (maximum of total open space)	144 sqm 13%	YES

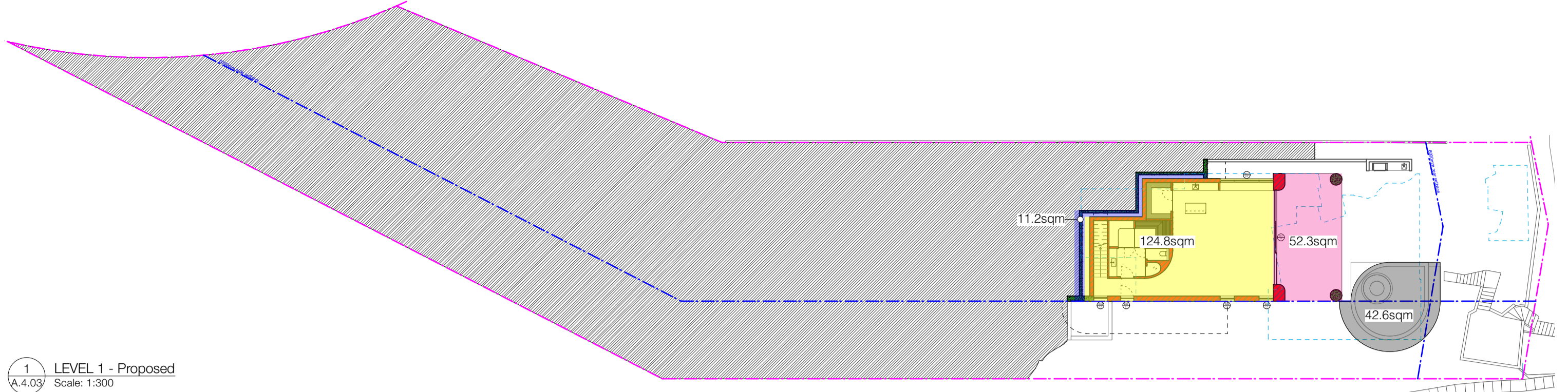


TOTAL PROPOSED: 787.5 square meters
TOTAL APPROVED: 808 square meters

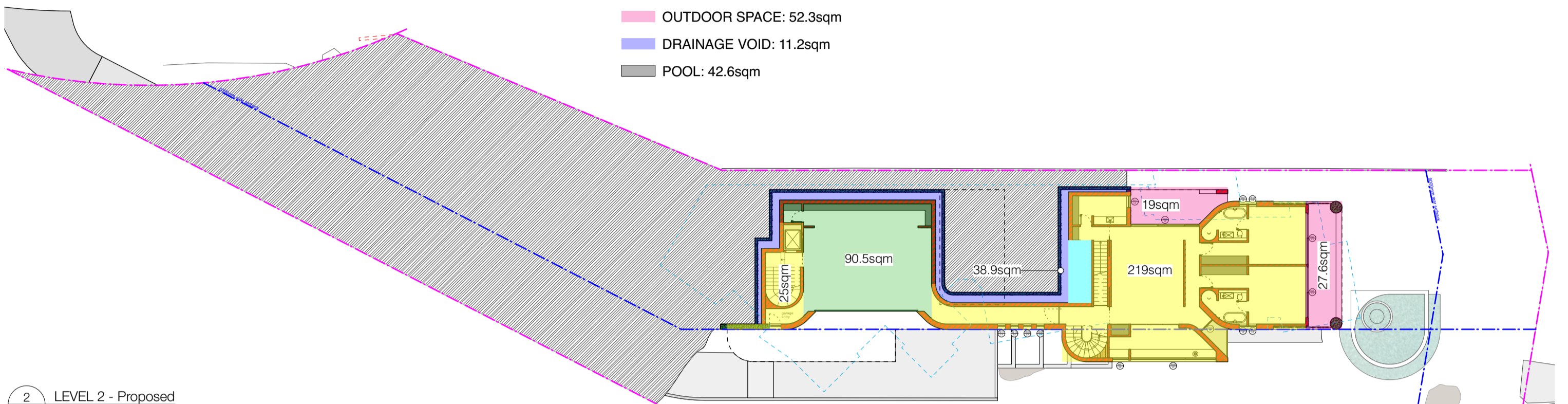


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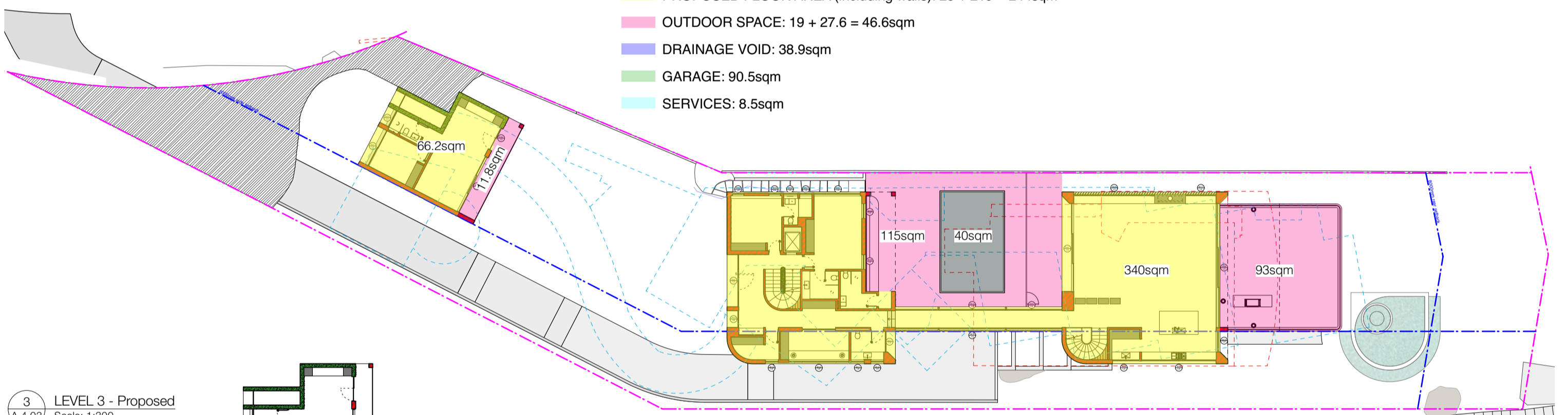




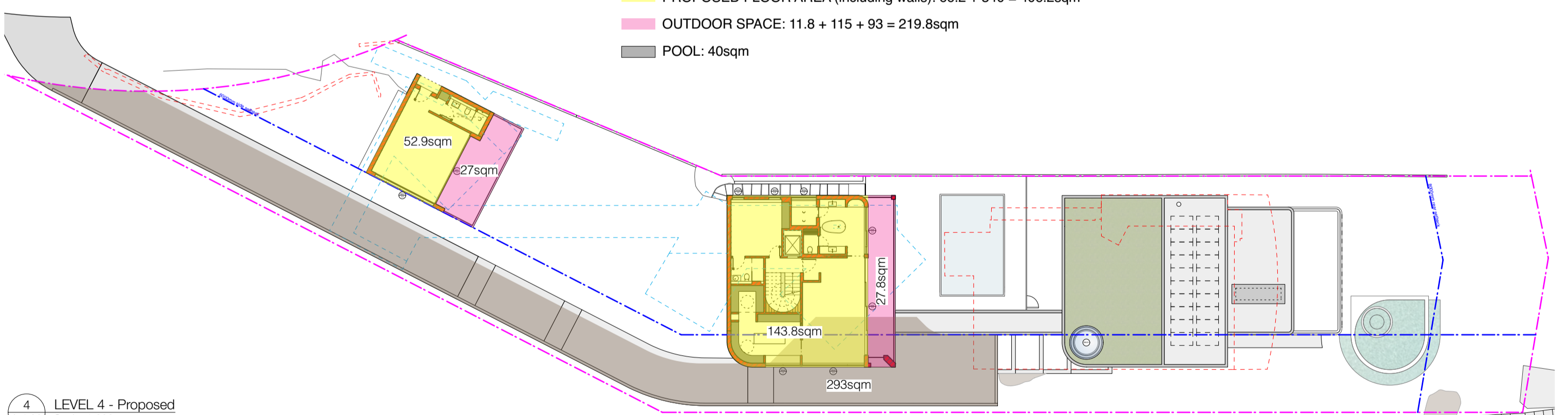
LEVEL 1
 PROPOSED FLOOR AREA (including walls): 124.8sqm
 OUTDOOR SPACE: 52.3sqm
 DRAINAGE VOID: 11.2sqm
 POOL: 42.6sqm



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

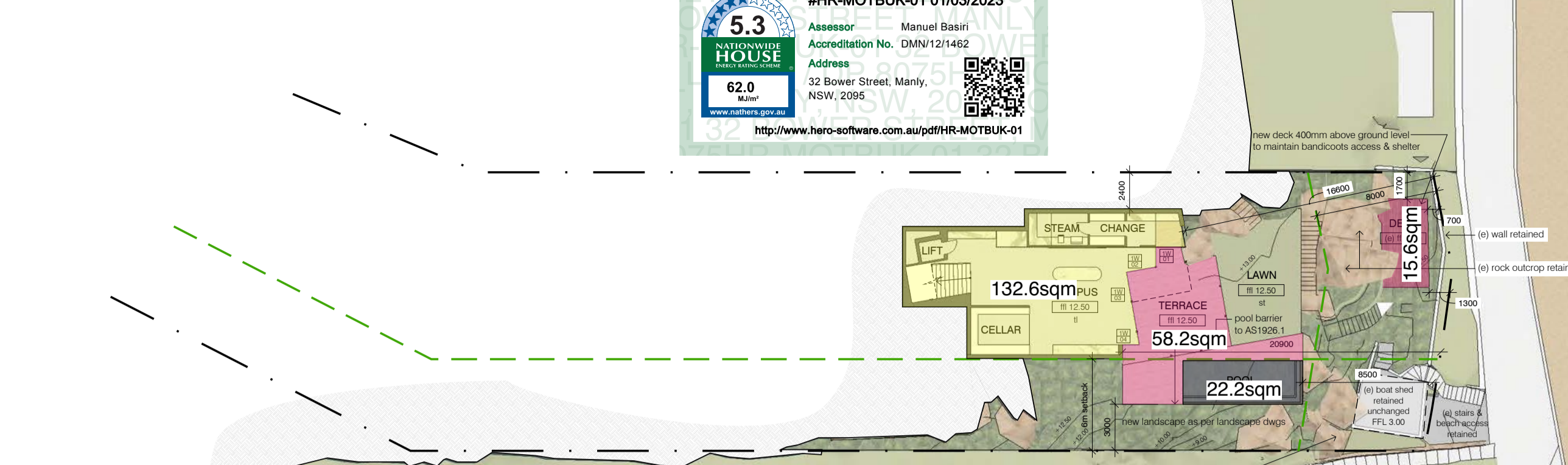


LEVEL 3
 PROPOSED FLOOR AREA (including walls): 66.2 + 340 = 406.2sqm
 OUTDOOR SPACE: 11.8 + 115 + 93 = 219.8sqm
 POOL: 40sqm

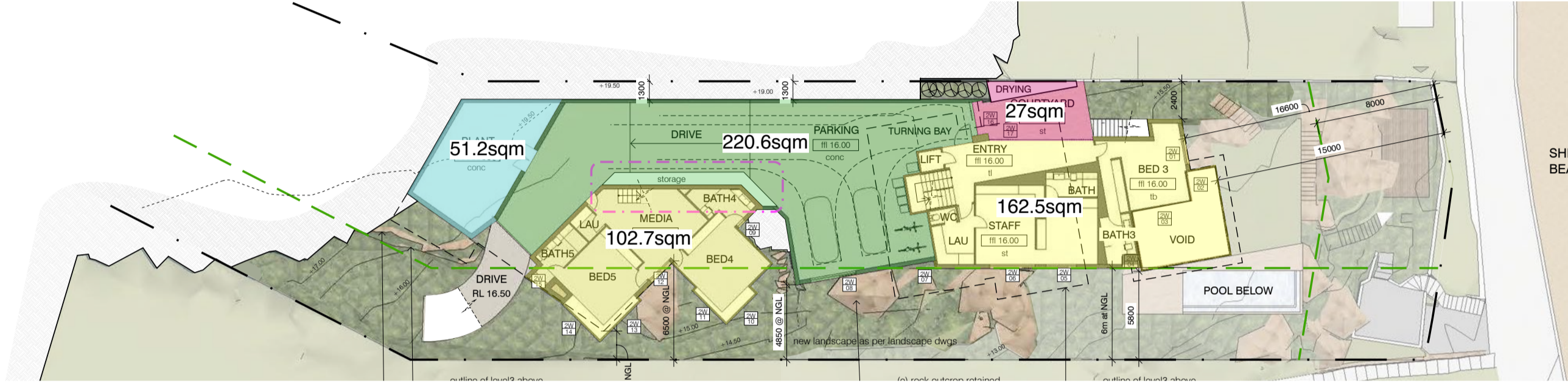


LEVEL 4
 PROPOSED FLOOR AREA (including walls): 52.9 + 143.8 = 196.7sqm
 OUTDOOR SPACE: 27 + 27.8 = 54.8sqm
 DRIVEWAY: 293sqm

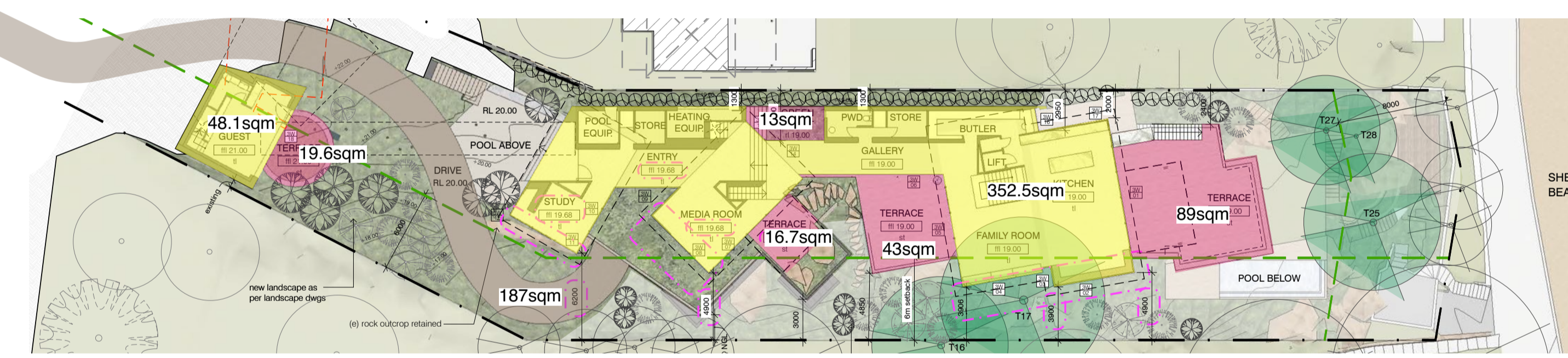
PROPOSED FLOOR AREA (including walls): 971.7sqm
 OUTDOOR SPACE: 373.5sqm
 DRAINAGE VOID: 50.1sqm
 GARAGE: 90.5sqm
 POOL: 82.6sqm
 SERVICES: 8.5sqm
 DRIVEWAY: 293sqm
TOTAL: 1869.9sqm



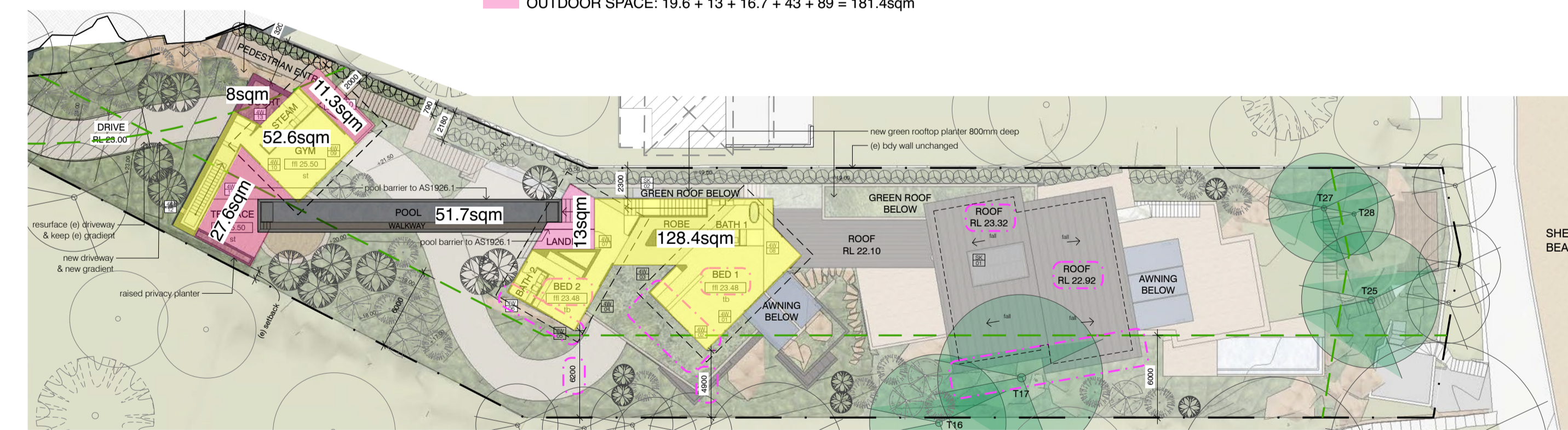
LEVEL 1
 PROPOSED FLOOR AREA (including walls): 132.6sqm
 OUTDOOR SPACE: 58.2 + 15.6 = 73.8sqm
 POOL: 22.2sqm



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

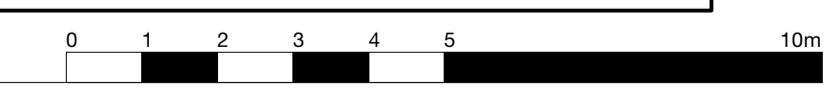


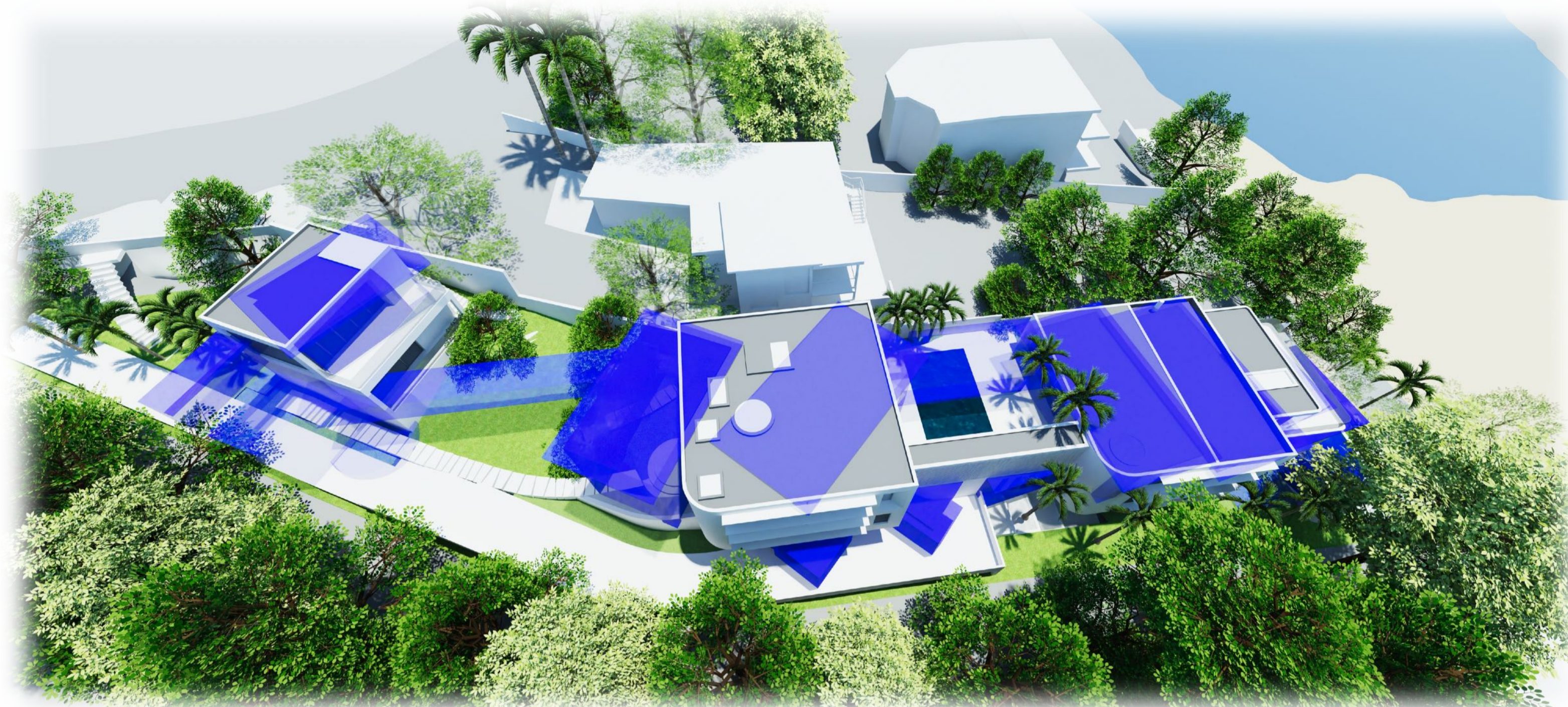
LEVEL 3
 PROPOSED FLOOR AREA: 352.5 + 48.1 = 400.6sqm
 OUTDOOR SPACE: 19.6 + 13 + 16.7 + 43 + 89 = 181.4sqm



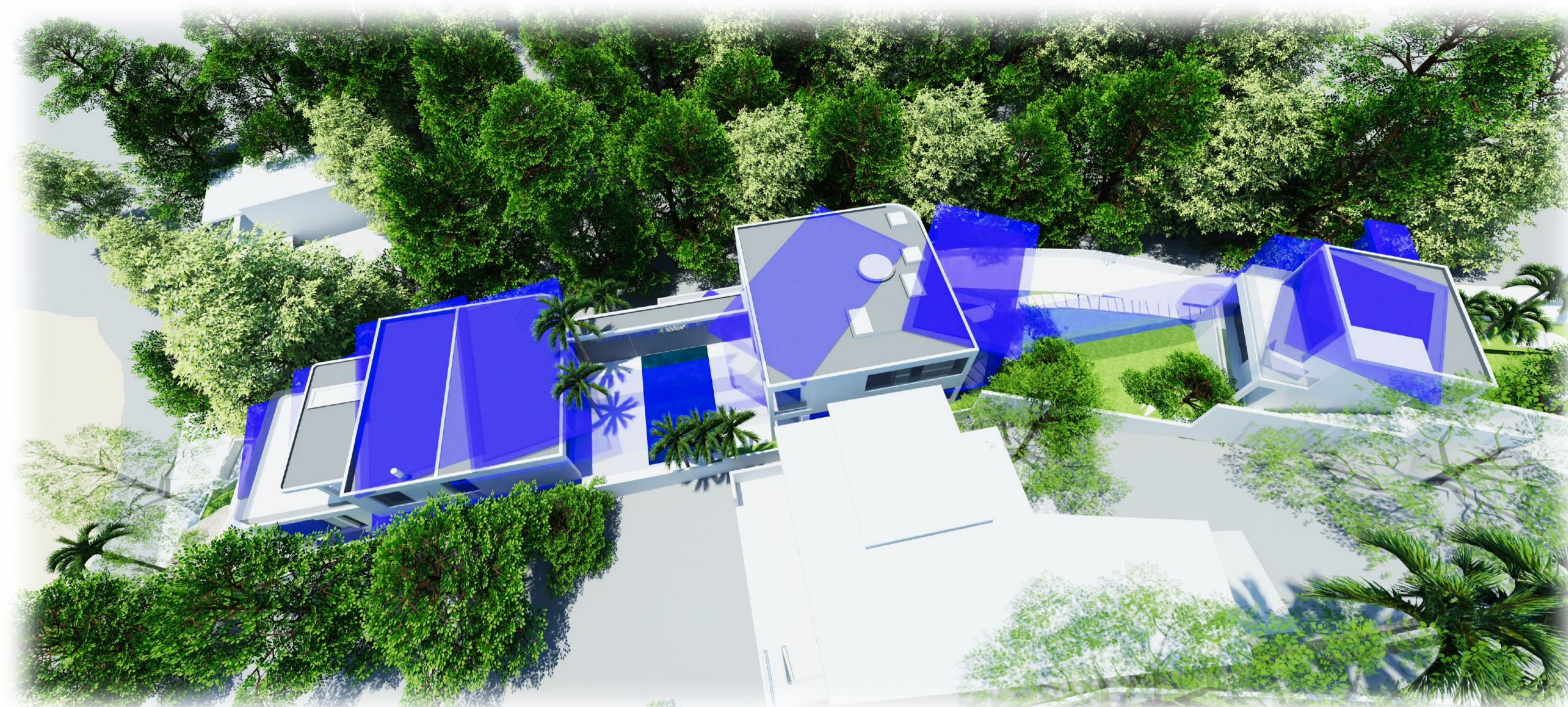
LEVEL 4
 PROPOSED FLOOR AREA (including walls): 52.6 + 128.4 = 181sqm
 OUTDOOR SPACE: 27.6 + 8 + 11.3 + 13 = 59.9sqm
 POOL: 51.7sqm

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





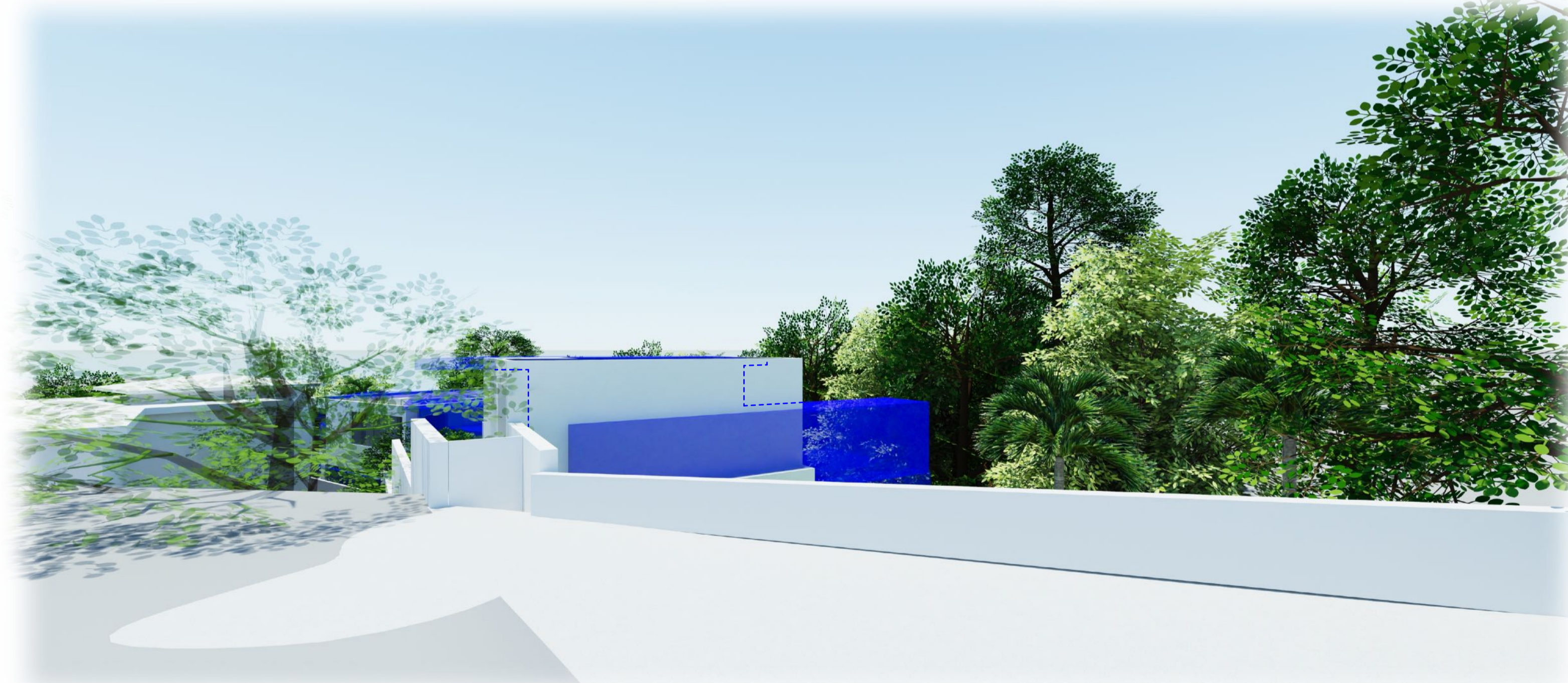
1 Proposed Structure - AERIAL EAST VIEW
Blue Structure - Approved DA2019/0916



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



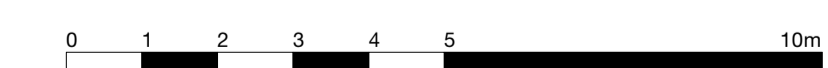
3 Proposed Structure - SHELLY BEACH VIEW
Blue Structure - Approved DA2019/0916



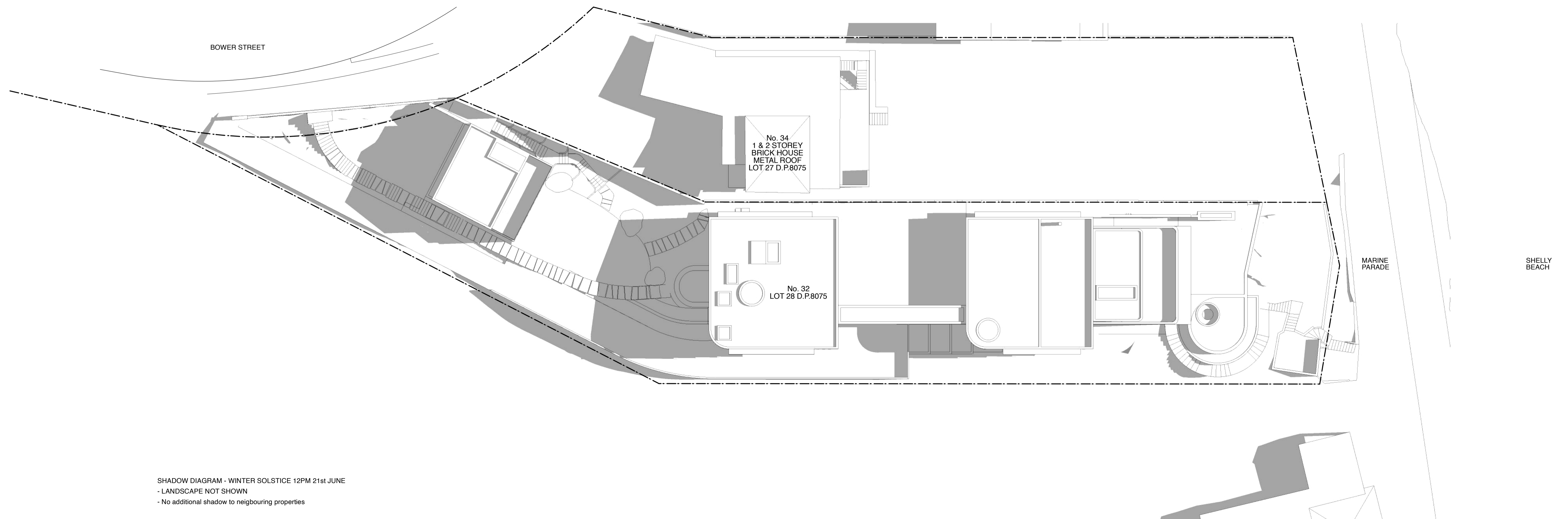
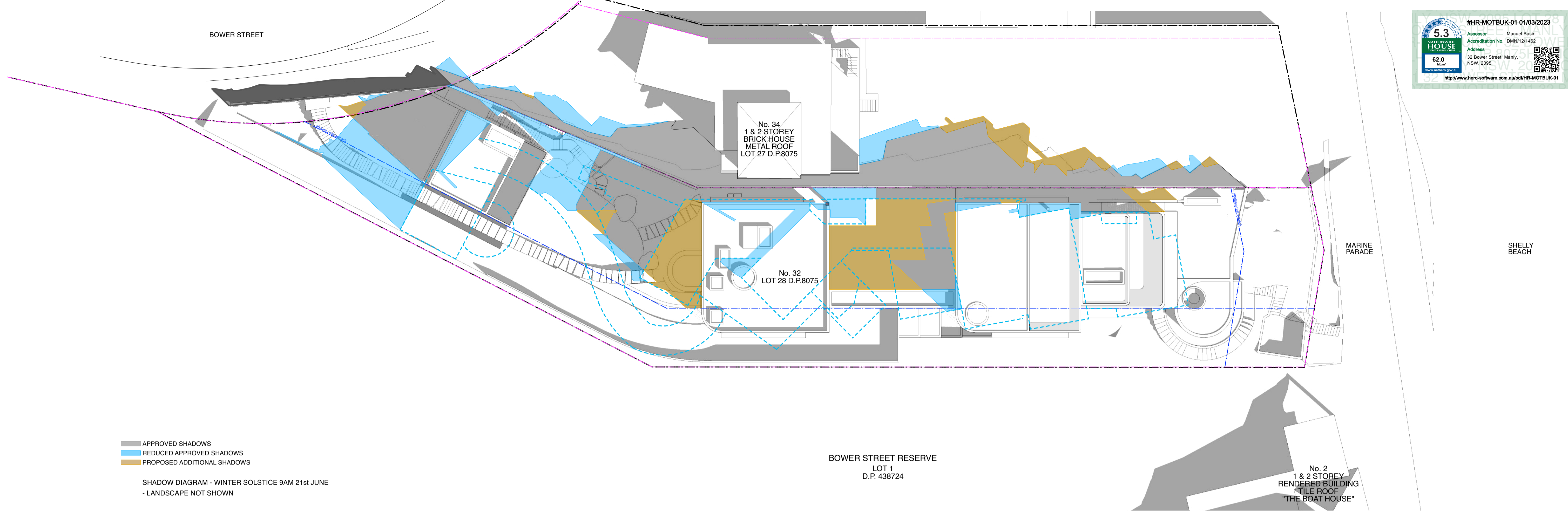
4 Proposed Structure - BOWER STREET VIEW
Blue Structure - Approved DA2019/0916



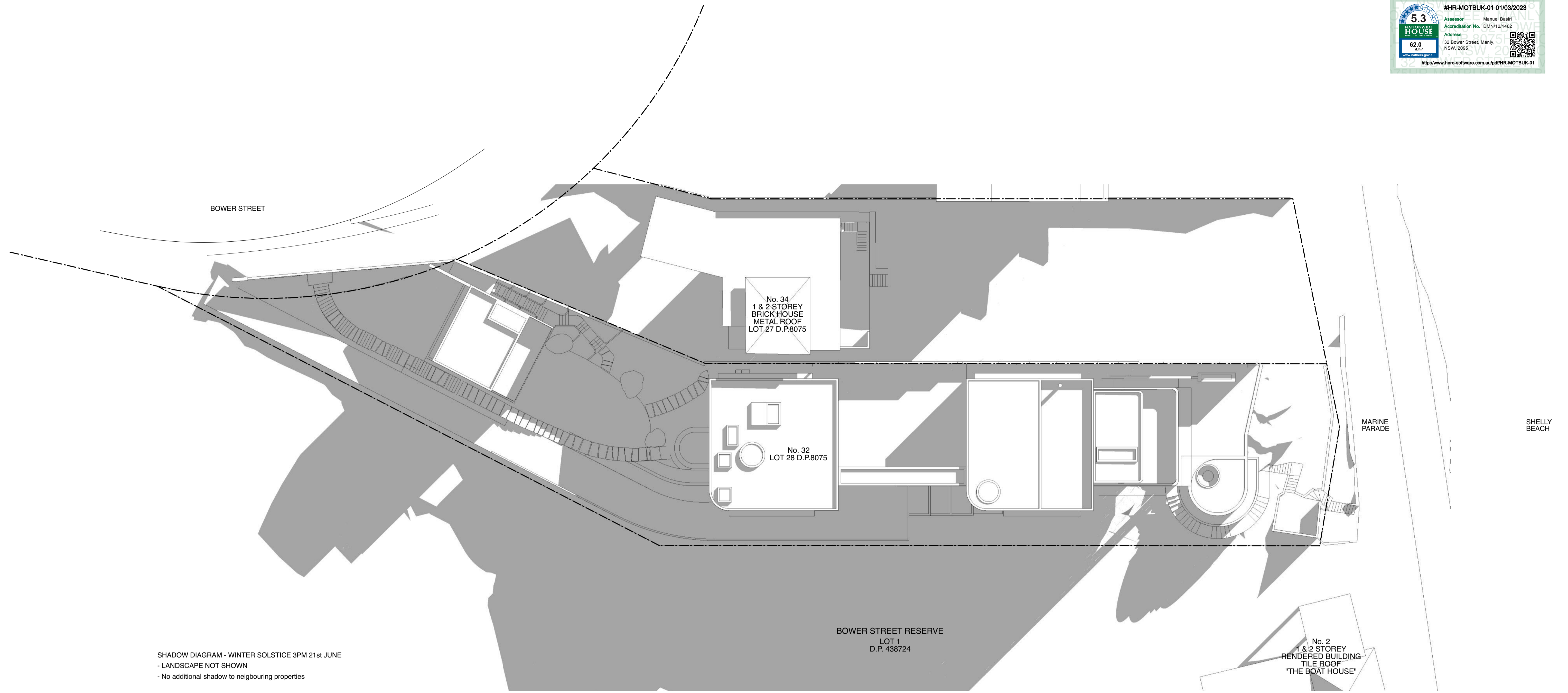
1 Proposed view from Shelly Beach.



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

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