



AREA CALCULATIONS

SITE AREA:	997m ²
GROUND FLOOR AREA:	230m ²
FIRST FLOOR AREA:	130m ²
TOTAL FLOOR AREA:	360m ²
FSR:	0.36:1
FSR CONTROL:	0.6:1

5.2

NATIONWIDE HOUSE ENERGY RATING SCHEME

62.8 MJ/m²

www.nathers.gov.au

Certificate no.:

Assessor Name:

Certificate date:

Dwelling Address:

2095

www.nathers.gov.au

0003090651-02

Paula Zaia

20733

03 Apr 2019

25 Spring Cove

Manly, NSW

ABSA

Australian Building Sustainability Association

HERS 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

This Accredited Assessor is qualified to use Nathers and has agreed to follow the ABSA Code of Practice

HERITAGE ACT 1977

APPLICATION TO MODIFY AN APPROVAL

SECTION 65A

Application No: s65a/2020/014

Approved by: the Heritage Council of NSW

Delegated Authority

On: 08/04/2020

these plans should be read in conjunction with the decision notice

(for) Delegate

Heritage Council

N	17/02/20	SECTION 65A APPLICATION
M	03/04/19	ISSUED FOR SECTION 4.55 APPLICATION
L	13/10/16	REVISED BASIC
K	03/01/16	DEVELOPMENT APPLICATION REVISED SUBMISSION
J	30/08/16	AMENDMENTS TO DEVELOPMENT APPLICATION
I	16/12/15	DEVELOPMENT APPLICATION
H	11/12/15	AMENDMENTS FOR CHASTAND
G	08/12/15	ROOF AMENDMENT
F	03/12/15	PLANNING AMENDMENTS
E	27/11/15	FOR CHASTAND APPROVAL
D	19/11/15	DESIGN DEVELOPMENT
C	13/11/15	SCHEMATIC DESIGN PRESENTATION
B	06/07/15	PRELIMINARY SKETCH DESIGN
A	28/05/15	

ISSUE	DATE	REVISION
STATUS		
SECTION 65A		
PROJECT		
25 SPRING COVE AVE, MANLY, 2095		
CLIENT		
PAUL BOLSTAD & HEIDI PFIFFNER		
DRAWING		
SITE PLAN		
TOBIASPARTNERS		
27 Renny Street Paddington NSW Australia 2021		
T +61 2 9361 4800 F +61 2 9361 4900 E studio@tobiaspartners.com		
project no	0358	DWG no
date	MAY 2015	
scale @	1:100	
drawn by	NC	checked by
		Revision
		N



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/2545

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

HERITAGE ACT 1977
APPLICATION TO MODIFY AN APPROVAL
SECTION 65A

Application No: s65a/2020/014

Approved by: the Heritage Council of NSW
Delegated Authority

On: 08/04/2020

these plans should be read in conjunction with the decision notice

[Signature]
(for) Delegate
Heritage Council

Certificate no.: 0003090651-02
Assessor Name: Paula Zaia
Accreditation no.: 20733
Certificate date: 03 Apr 2019

Dwelling Address:
25 Spring Cove
Manly, NSW
2095

62.8 MJ/m²
www.nathers.gov.au

NATIONWIDE HOUSE
ENERGY RATING SCHEME

ABSA
Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period: 01/04/19-31/03/2020

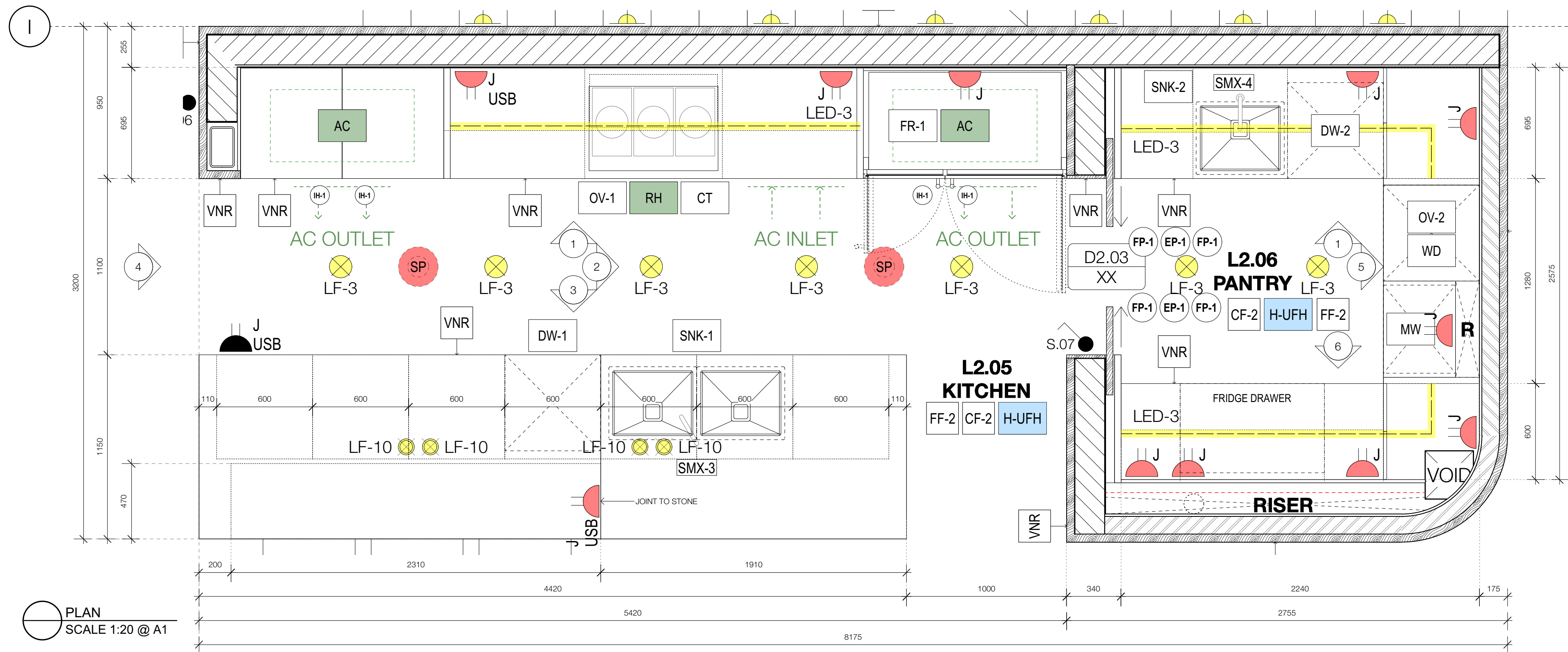
Assessor Name: Paula Zaia
Assessor Number: 20733

Assessor Signature: *[Signature]*

This Accredited Assessor is qualified to use NHERS Accredited Software and has signed to follow the ABSA Code of Practice

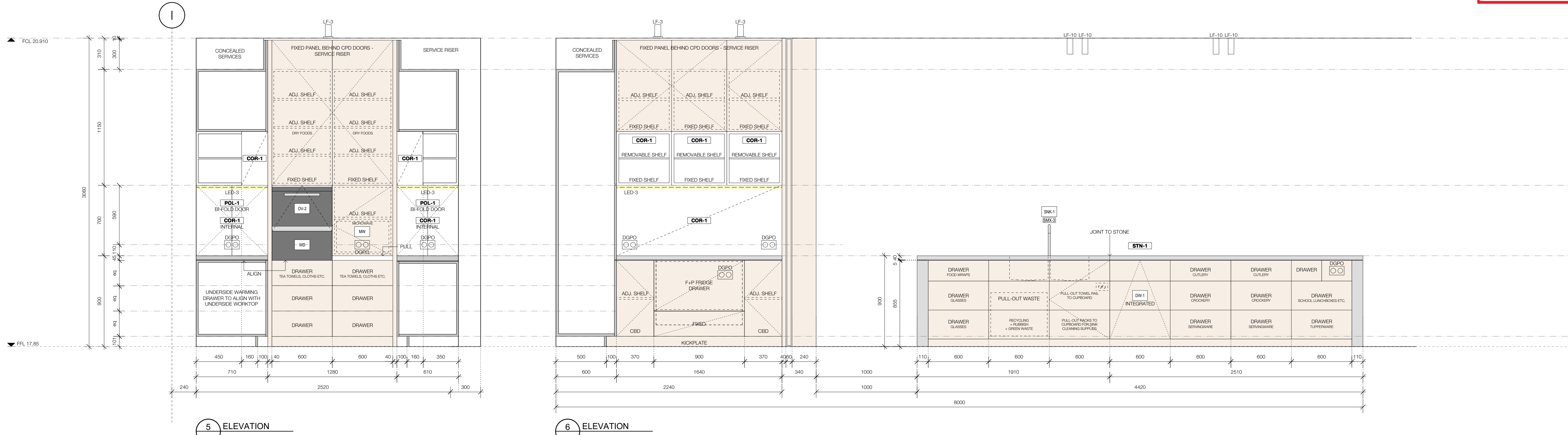
AMENDED FINISHES DUE TO S4.55 APPROVAL SHOWN IN BLUE REFER TO DRAWING 3.101 FOR DETAILS

O	17/02/20	SECTION 65A APPLICATION
N	03/04/19	ISSUED FOR S4.55 APPLICATION
M	13/10/16	REVISED BASIX
L	9/9/16	DEVELOPMENT APPLICATION REVISED SUBMISSION
K	30/08/16	AMENDMENTS TO DEVELOPMENT APPLICATION
J	16/12/15	DEVELOPMENT APPLICATION
I	11/12/15	AMENDMENTS FOR DMS/STAND
H	08/12/15	ROOF AMENDMENT
G	03/12/15	PLANNING AMENDMENTS
F	27/11/15	FOR DMS/STAND 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
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25 SPRING COVE AVE, MANLY, 2095		
CLIENT		
PAUL BOLSTAD & HEIDI PFIFFNER		
DRAWING		
GROUND FLOOR PLAN		
TOBIASPARTNERS		
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	MK	checked by
		revision
		0



TIP ON BLUMOTION TO ALL DRAWERS UNLESS NOTED OTHERWISE
EXTERNAL FINISH GENERALLY VNR-1
INTERNAL FINISH GENERALLY MEL-3
PUSH CATCHES TO ALL CPDS UNLESS NOTED OTHERWISE

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2021/2545



VNR-1	VNR-2	VNR-3	TIM-1	TIM-2	TIM-3	POL-1	POL-2	LAM-1	STN-1	STN-2	FOR-1	FELT-1	MEL-3	COR-1	COR-2	MF-1	MF-2	MF-3
AMERICAN WALNUT CROWN CUT VENEER 10% MATTE FINISH	SMOKED OAK CROWN CUT VENEER 10% MATTE FINISH	EUROPEAN OAK CROWN CUT VENEER 10% MATTE FINISH	SOLID AMERICAN WALNUT 10% MATTE FINISH	SOLID EUROPEAN OAK STAINED TO MATCH VNR-2 10% MATTE FINISH	SOLID EUROPEAN OAK 10% MATTE FINISH	POLYURETHANE DULUX 'LEXICON 1 1/2' 10% MATTE FINISH	POLYURETHANE DULUX 'LEXICON 1 1/2' 10% MATTE FINISH	LAMINATE COLOUR: BLACK	MARBLE CARPAPA C HONED FINISH	MARBLE VERDE TINTOS HONED FINISH	FORBO COLOUR: VAPOR TBC	ACQUAFELT COLOUR: WHITE TBC	MELAMINE WHITE	CORIAN COLOUR: CAMEO WHITE	CORIAN COLOUR: GLACIER WHITE	PATINATED NATURAL BRASS	ALUMINIUM POWDERCOATED SABLE BASS	STAINLESS STEEL PAINT FINISH TO MATCH SABLE BASS

GENERAL NOTES:
- PLACEMENT OF JOINERY LIGHTING
- ALL ELECTRICAL AND SANITARY WAF
WITH CLIENT AND ARCHITECT

LEVELS			FINISHES LEGEND - REFER TO FINISHES SCHEDULE FOR SPECIFICATION AND SET OUT										INTERNAL LIGHTING LEGEND - NOTE: DALI THROUGHOUT + REMOTE DRIVERS THROUGHOUT										HYDRAULIC SERVICES LEGEND										MECHANICAL SERVICES LEGEND										ELECTRICAL LEGEND										APPLIANCES, FIXTURES + FITTINGS LEGEND									
BASEMENT FFL	14.700	WALL FINISH 1 - EXTERNAL RENDER - PRESSED RENDER TO BRICKWORK	CEILING FINISH 1 - EXPOSED OFF-FORM CONCRETE SOFFIT	FLOOR FINISH 1 - JADE MARBLE PENNY ROUND 230	LF-1	IGUZZINI REFLEX COB WALL WASHER N248.39 - RECESSED	LED-1	LED STRIP RECESSED IN CEILING - VIABIZZUNO C3	LINEAR DRAIN (ALLOW FOR SMART WASTE)	MECHANICAL VENTILATION (CUSTOM SLOT TO CEILING)	DOUBLE GPO w/ WHITE FINISH	INTERCOM PANEL TO AMPED'S SPEC.	IPAD CONTROL POINT REFER SPEC BY AMPED FOR REQ.	WIRELESS ACCESS POINT TO AMPED'S SPEC.	GAS BBQ	BASIN MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 1																																												
POOL AREA FFL	16.150	WALL FINISH 2 - INTERNAL RENDER - WHITE SET TO BRICKWORK	CEILING FINISH 2 - STEEL FINISH 1 - PAINTED GAL. STEEL VERTICAL REVEALS	FLOOR FINISH 2 - POLISHED CONCRETE TOPPING SLAB	LF-2	IGUZZINI REFLEX COB WALL WASHER N130.39 - RECESSED	LED-2	IP RATED LED STRIP WET AREAS - VIABIZZUNO C3	TRENCH DRAIN (ALLOW FOR HEEL GRATE)	AIR CONDITIONING (UNIT IN JOINERY - SYSTEM TBC)	DOUBLE GPO w/ USB OUTLET	DOOR STRIKE TO AMPED'S SPEC.	MULTI-SENSOR CLIPSAL 575S/581L	TV POINT TO WAVETRAIN'S SPEC.	CLOTHES DRYER	BATH MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 1																																												
GROUND LOWER FFL	17.550	WALL FINISH 3 - JADE MARBLE PENNY ROUND 230	CEILING FINISH 3 - STEEL FINISH 2 - PAINTED GAL. STEEL COVERPLATE WINDOW HEAD	FLOOR FINISH 3 - CARPET TO UNDERLAY AND PLY SUBSTRATE	LF-3	IGUZZINI REFLEX COB WALL WASHER N130.39 - RECESSED	LED-3	LED STRIP IN CUPBOARDS - VIABIZZUNO C3	GARDEN / PLANT ROOM TAP	RANGEHOOD (ALLOW GASAIR TWIN MOTOR)	DOUBLE GPO JOINERY INTEGRATED	DOOR RELEASE TO AMPED'S SPEC.	MULTI-SENSOR ON SPIKE	SMOKE DETECTOR HWIRED FIRETRONIC LOW PROFILE STANDARD WHITE	INDUCTION COOKTOP	BASIN MIXER TYPE 3	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
GROUND UPPER FFL	17.850	WALL FINISH 4 - INTERNAL PLASTERBOARD LINING - WHITE SET	CEILING FINISH 4 - PAINTED GAL. STEEL HORIZONTAL PARAPET	FLOOR FINISH 4 - PRE-CAST CONCRETE STAIR TREADS	LF-4	RECESSED TRIMLESS D'LIGHT - IGUZZINI REFLEX MV94.39	LED-4	EXTERIOR PLANTER SPOTLIGHT GARDENS AT NIGHT - ACCENT 8	GAS OUTLET	CEILING FAN HUNTER DOUGLAS PACIFIC S/S	DOUBLE GPO JOINERY INTEGRATED	REED SWITCH TO AMPED'S SPEC.	FIGURE 8 SECURITY POINT TO AMPED'S SPEC.	SMOKE DETECTOR HWIRED FIRETRONIC LOW PROFILE CUSTOM PAINT RAL 9007	DISHWASHER	BASIN MIXER TYPE 4	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
GROUND LOWER FFL	20.850	WALL FINISH 5 - PRESSED RENDER TO CONCRETE	CEILING FINISH 5 - PAINTED FOLDED GAL. STEEL 'L' WINDOW SILL	FLOOR FINISH 5 - STONE SLAB NOM. 20mm THICK	LF-5	RECESSED TRIMLESS D'LIGHT - IGUZZINI REFLEX MV94.39	LED-5	EXTERIOR GARDEN SPIKE GARDENS AT NIGHT - ACCENT 5	HYDRONIC UNDERFLOOR HEATING	CEILING FAN HAIKU MODEL (colour tbc)	DOUBLE GPO w/ USB OUTLET	MOTOR CONTROL TO AMPED'S SPEC.	TELEVISION OUTLET REFER SPEC BY AMPED FOR REQ.	SMOKE DETECTOR HWIRED FIRETRONIC LOW PROFILE CUSTOM PAINT RAL 9007	INTEGRATED FRIDGE (TO BE SUPPLIED)	BASIN MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
FIRST FLOOR FFL	21.350	WALL FINISH 6 - ROCKCOTE MARRAKESH	CEILING FINISH 6 - PAINTED FOLDED GAL. STEEL BOX WINDOW SILL	FLOOR FINISH 6 - CONCRETE CRAZY PAVING	LF-6	RECESSED TRIMLESS D'LIGHT - IGUZZINI REFLEX MV94.39	LED-6	EXTERIOR IN-GROUND UPLIGHT VIABIZZUNO m4	ELECTRIC UNDERFLOOR HEATING	CEILING FAN HAIKU MODEL (colour tbc)	DOUBLE GPO w/ USB OUTLET	FLOOR HEAT THERMOSTAT (LOCATIONS TBC)	SWITCHED LAMP OUTLET	SMOKE DETECTOR HWIRED FIRETRONIC LOW PROFILE CUSTOM PAINT RAL 9007	HEATED TOWEL RAIL (HARD WIRE)	BASIN MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
ROOF PARAPET RFL	24.250	WALL FINISH 7 - FIBRE CEMENT PANELS	CEILING FINISH 7 - PAINTED FOLDED GAL. STEEL WINDOW HEAD	FLOOR FINISH 7 - CONCRETE FLOAT FINISH	LF-7	RECESSED TRIMLESS D'LIGHT - IGUZZINI REFLEX MV94.39	LED-7	POOL LIGHT	WATER / GAS / ELECTRICITY METER	AIR CONDITIONING (OUTLET / INLET VIA INTEGRATED JOINERY GRILLE OR JET DIFFUSER)	DOUBLE GPO w/ USB OUTLET	SWITCHED LAMP OUTLET	CUPSAL OFF FLOORBOX SS UID 2x360 2x240A	SECURITY CAMERA TO AMPED'S SPEC.	SECURITY CAMERA TO AMPED'S SPEC.	BASIN MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
CONTROL JUNCTION	CJ	WALL FINISH 8 - CORIAN 'CAMEO WHITE'	CEILING FINISH 8 - CONCRETE SOFFIT	FLOOR FINISH 8 - CONCRETE PAVING ON COMPACT ROAD BASE	LF-8	RECESSED TRIMLESS D'LIGHT - IGUZZINI REFLEX MV94.39	LED-8	POOL LIGHT	WATER / GAS / ELECTRICITY METER	AIR CONDITIONING (OUTLET / INLET VIA INTEGRATED JOINERY GRILLE OR JET DIFFUSER)	DOUBLE GPO w/ USB OUTLET	SWITCHED LAMP OUTLET	CUPSAL OFF FLOORBOX SS UID 2x360 2x240A	SECURITY CAMERA TO AMPED'S SPEC.	SECURITY CAMERA TO AMPED'S SPEC.	BASIN MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
PANEL BREAK	PB	WALL FINISH 9 - POLYURETHANE JOINERY PANELS ON SPLIT BATTENS	CEILING FINISH 9 - CONCRETE SOFFIT	FLOOR FINISH 9 - CONCRETE PAVING ON COMPACT ROAD BASE	LF-9	RECESSED TRIMLESS D'LIGHT - IGUZZINI REFLEX MV94.39	LED-9	POOL LIGHT	WATER / GAS / ELECTRICITY METER	AIR CONDITIONING (OUTLET / INLET VIA INTEGRATED JOINERY GRILLE OR JET DIFFUSER)	DOUBLE GPO w/ USB OUTLET	SWITCHED LAMP OUTLET	CUPSAL OFF FLOORBOX SS UID 2x360 2x240A	SECURITY CAMERA TO AMPED'S SPEC.	SECURITY CAMERA TO AMPED'S SPEC.	BASIN MIXER TYPE 1	BATH MIXER TYPE 2	SINK MIXER TYPE 2																																												
F	08/07/19	SETOUT + STONE UPDATE																																																												
E	11/6/19	FRIDGE DRAWER ADDED TO PANTRY																																																												
D	15/5/19	ISSUED FOR PRICING																																																												
C	22/5/18	FR-2 REPLACED AND PANTRY SET OUT REVISED TO SUIT																																																												
B	15/5/18	GRD LINES ADDED																																																												
A	14/5/18	ISSUED FOR DRAINAGE AND APPLIANCE SETTING OUT																																																												
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GENERAL NOTES:
PLACEMENT OF JOINERY LIGHTING
ALL ELECTRICAL AND SANITARYWORK
WITH CLIENT AND ARCHITECT;

APPLIANCES, FIXTURES + FITTINGS LEGEND

status

CONSTRUCTION

project

25 SPRING COVE AVE, MANLY, 2095

client

PAUL BOLSTAD & HEIDI PFIFFNER

TOBIAS PARTNERS

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