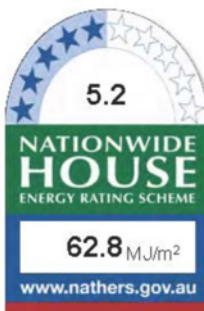




AREA CALCULATIONS	
SITE AREA:	997m²
GROUND FLOOR AREA:	230m²
FIRST FLOOR AREA:	130m²
TOTAL FLOOR AREA:	360m²
FSR:	0.36:1
FSR CONTROL:	0.6:1



Certificate no.: 0003090651-02
Assessor Name: Paula Zaia
Accreditation no.: 20733
Certificate date: 03 Apr 2019
Dwelling Address: 25 Spring Cove Manly, NSW 2095
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M	03.04.19	ISSUED FOR SECTION 4.55 APPLICATION
L	13/10/16	REVISED BASIX
K	9/9/16	DEVELOPMENT APPLICATION REVISED SUBMISSION
J	30.08.16	AMENDMENTS TO DEVELOPMENT APPLICATION
I	16.12.15	DEVELOPMENT APPLICATION
H	11.12.15	AMENDMENTS FOR OAKSTAND
G	08.12.15	ROOF AMENDMENT
F	03.12.15	PLANNING AMENDMENTS
E	27.11.15	FOR OAKSTAND APPROVAL
D	19.11.15	DESIGN DEVELOPMENT
C	13.11.15	DESIGN DEVELOPMENT
B	06.07.15	SCHEMATIC DESIGN PRESENTATION
A	28.05.15	PRELIMINARY SKETCH DESIGN
ISSUE	DATE	REVISION

STATUS

SECTION 4.55

PROJECT

25 SPRING COVE AVE, MANLY, 2095

CLIENT

PAUL BOLSTAD & HEIDI PFIFFNER

DRAWING

SITE PLAN

TOBIASPARTNERS

27 Renny Street Paddington NSW Australia 2021
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project no: 0358

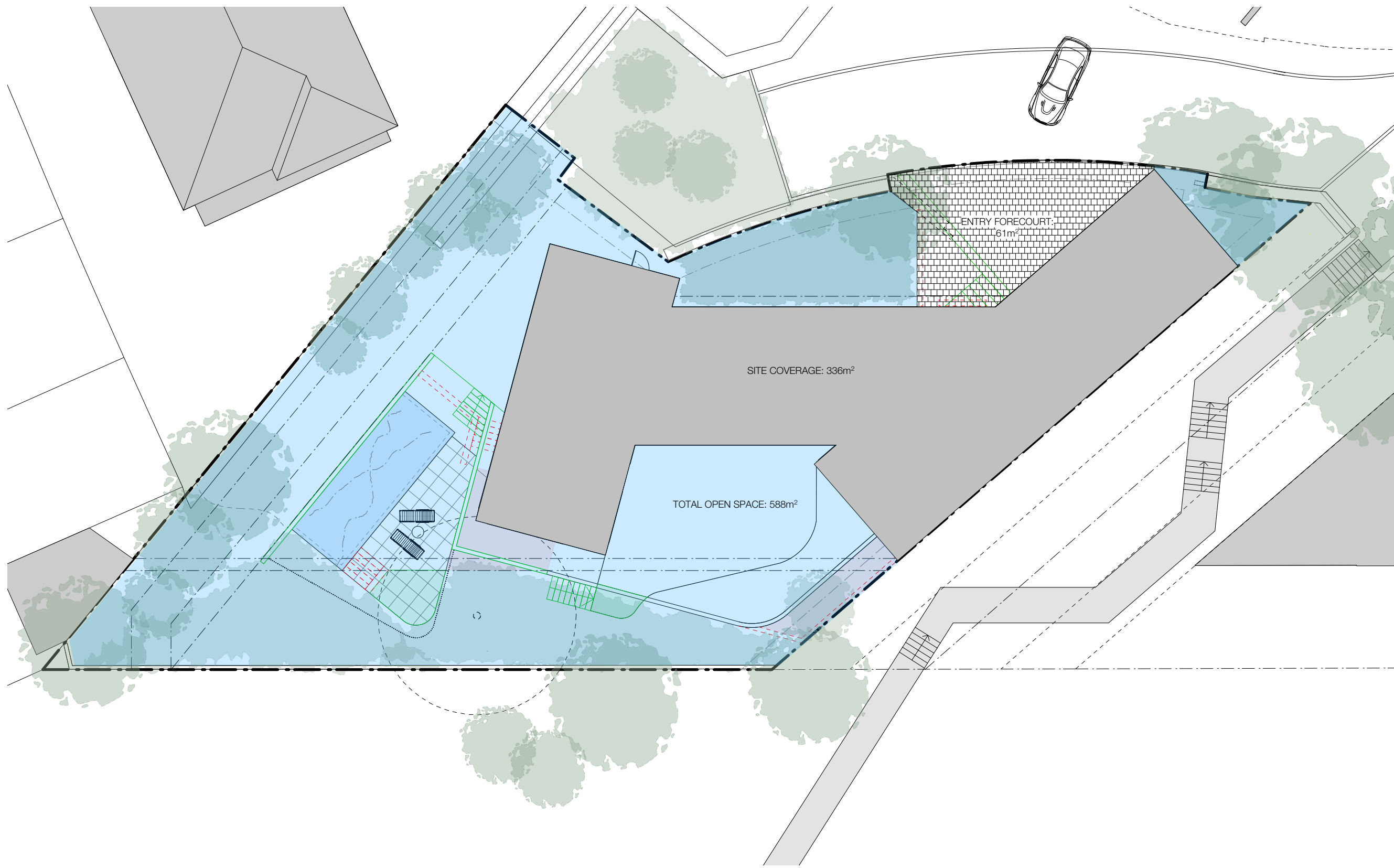
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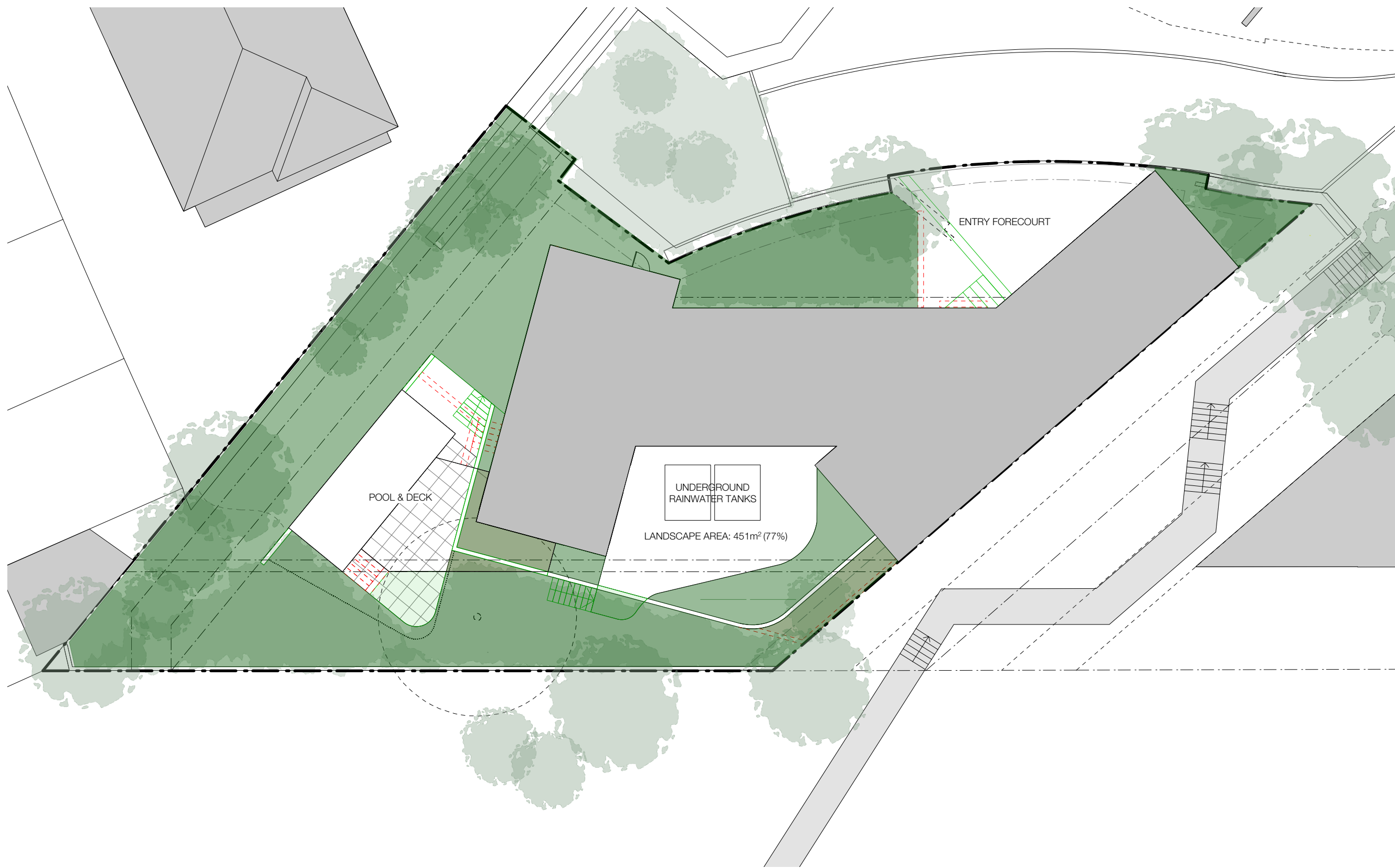
drawn by: NC checked by: MK

1.102

Revision: M



01 TOTAL OPEN SPACE DIAGRAM
1.108



02 LANDSCAPE AREA DIAGRAM
1.108

OPEN SPACE CALCULATIONS		
SITE AREA:		997m²
OPEN SPACE MAP AREA:		OS3
MIN. OPEN SPACE REQUIRED:	55%	549m²
OPEN SPACE PROPOSED:	59%	588m²
MIN. % OF OPEN SPACE AS LANDSCAPED AREA REQUIRED:		35% 209m²
% OF OPEN SPACE AS LANDSCAPED AREA PROPOSED:		77% 451m²

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

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

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 NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

D	03.04.19	ISSUED FOR S4.55 APPLICATION
C	09/9/16	DEVELOPMENT APPLICATION REVISED SUBMISSION
B	16.12.15	DEVELOPMENT APPLICATION
A	11.12.15	OAKSTAND AMENDMENTS
ISSUE	DATE	REVISION

STATUS: **SECTION 4.55**

PROJECT: 25 SPRING COVE AVE, MANLY, 2095

CLIENT: PAUL BOLSTAD & HEIDI PFIFFNER

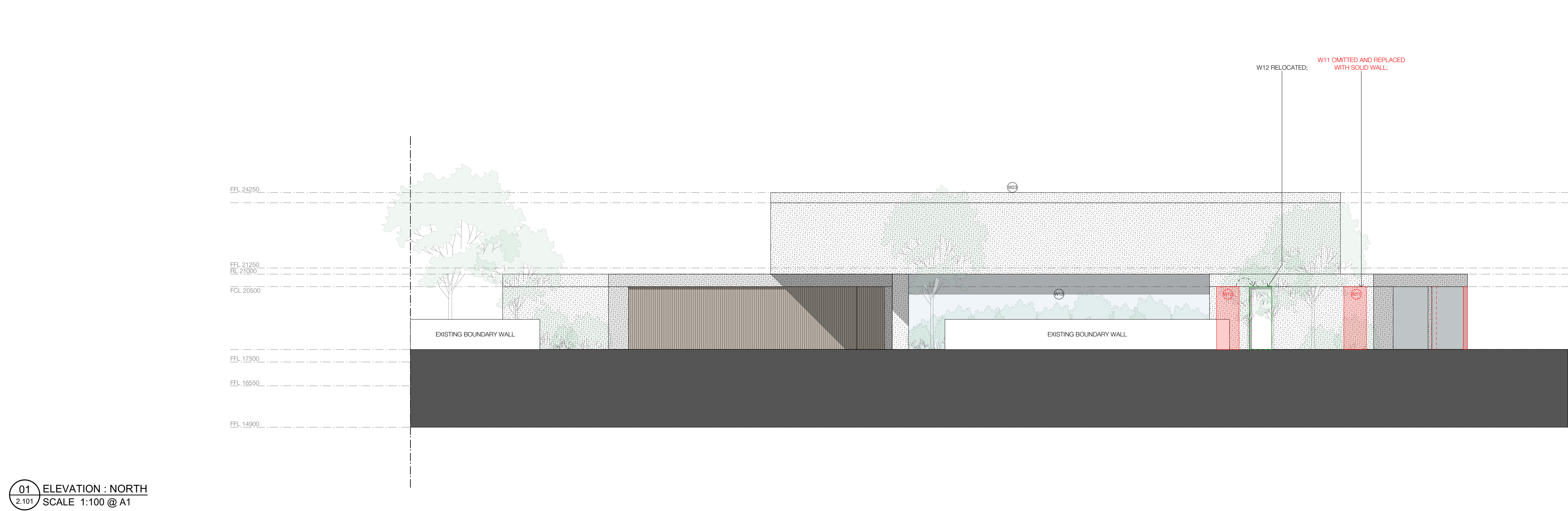
DRAWINGS: OPEN SPACE CALCULATIONS

TOBIAS PARTNERS

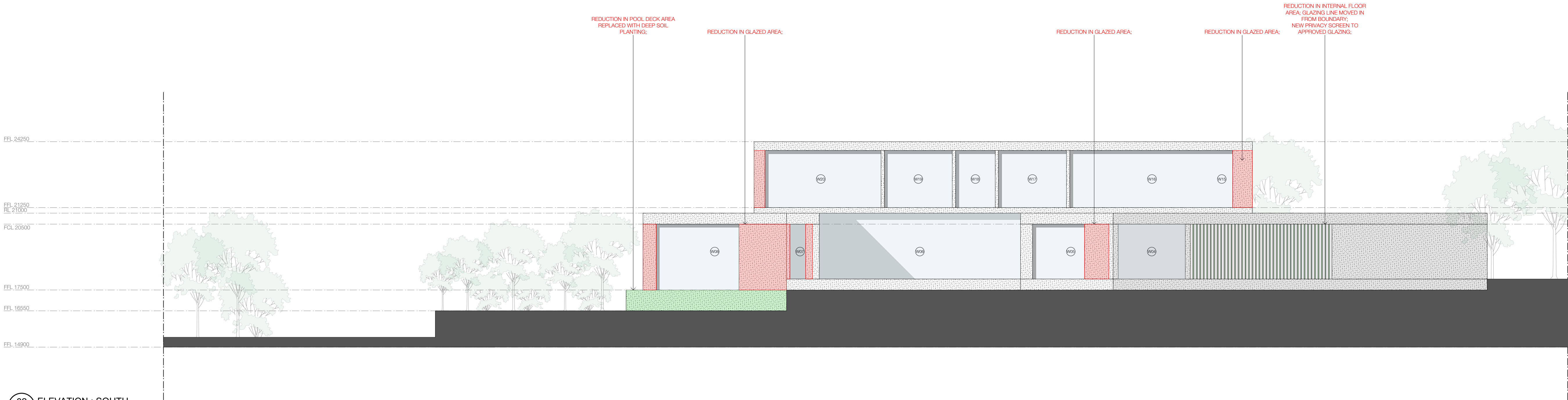
27 Renny Street Paddington NSW Australia 2021
T +61 2 9361 4800 F +61 2 9361 4900 E studio@tobiaspartners.com

project no: 0358
date: MAY 2015
scale: A1
drawn by: NC
checked by: MK
revision: D

1.108



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



02 ELEVATION : SOUTH
2 101
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;

5.2
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
62.8 MJ/m²
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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

ABSA
Australian Building
Sustainability Association
HERB Assessments completed within the accreditation
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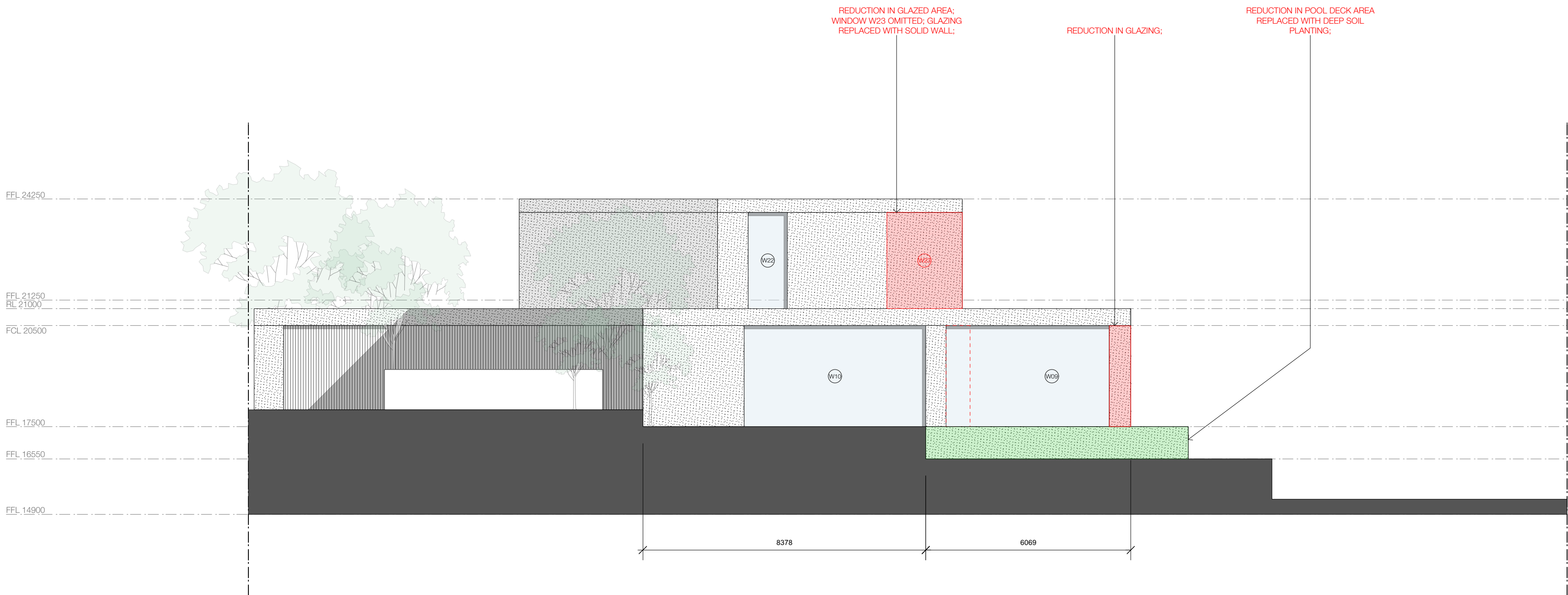
Accreditation Period 01/04/19-31/03/2020
Assessor Name Paula Zaia
Assessor Number 20733
Assessor Signature

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

S96 COLOUR LEGEND

- Deletion to approved volume
- Addition to approved volume

J	03.04.19	ISSUED FOR BASIX 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 DAKSTAND
E	08.12.15	ROOF AMENDMENT
D	03.12.15	PLANNING AMENDMENTS
C	27.11.15	FOR DAKSTAND APPROVAL
B	06.07.15	SCHEMATIC DESIGN PRESENTATION
A	26.06.15	PRELIMINARY SKETCH DESIGN
ISSUE	DATE	REVISION
STATUS		
SECTION 4.55		
PROJECT		
25 SPRING COVE AVE, MANLY, 2095		
CLIENT		
PAUL BOLSTAD & HEIDI PFIFFNER		
DRAWING		
ELEVATIONS : 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	
scale @	A1	1:100
drawn by	NC	checked by
		Revision
		J



02 ELEVATION : WEST
2.102 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;
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5.2

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

62.8 MJ/m²

www.nathers.gov.au

Certificate no.: 0003090651-02

Assessor Name: Paula Zaia

Accreditation no.: 20733

Certificate date: 03 Apr 2019

Dwelling Address: 25 Spring Cove Manly, NSW 2095

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ABSAAustralian 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

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

S96 COLOUR LEGEND

- Deletion to approved volume
- Addition to approved volume

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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
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		J