

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1357649M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Monday, 05 December 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	No.17-19 Sydney Road -BCC:PW
Street address	17-19 Sydney Road Manly 2095
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 20
Lot no.	235980
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	11
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 35	Target 35

Certificate Prepared by

Name / Company Name: BASIX Certificate Centre

ABN (if applicable): 31 430 367 846

Description of project

Project address

Project name	No.17-19 Sydney Road -BCC:PW
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No. of single dwelling houses	0

Site details

Site area (m ²)	370.50
Roof area (m ²)	223.0
Non-residential floor area (m ²)	368.6
Residential car spaces	0
Non-residential car spaces	0




Common area landscape

Common area lawn (m ²)	0.0
Common area garden (m ²)	28.0
Area of indigenous or low water use species (m ²)	0.0

Assessor details

Assessor number	20322
Certificate number	0008273000
Climate zone	56
Ceiling fan in at least one bedroom	Yes
Ceiling fan in at least one living room or other conditioned area	Yes

Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 35	Target 35

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 11 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
101	1	47.8	3.4	0.0	0.0
202	1	47.8	3.4	0.0	0.0
303	2	80.4	7.2	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
102	1	47.8	3.4	5.7	0.0
203	1	47.8	3.4	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
103	1	47.8	3.4	5.7	0.0
204	1	47.8	3.4	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
104	1	47.8	3.4	0.0	0.0
301	1	46.3	3.4	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
201	1	47.8	3.4	0.0	0.0
302	1	46.3	3.4	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift car (No.1)	-
Residential Storage & Bike Parking	39.2
Basement Hall	19.4

Common area	Floor area (m²)
Elect + Comms Room	7.7
Pump Room	21.7
Stair Areas	33.7

Common area	Floor area (m²)
Garbage room Residential	15.8
Grease Trap	3.0
Ground floor lobby	46.0

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Commercial Waste	11.6

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	5 star	no	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
303	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	no
All other dwellings	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3 star	-	-	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
101	22.6	7.2
102	22.7	7.6
103	35.5	7.1
104	38.2	6.2
201	19.0	7.0
202	21.6	8.2
203	37.6	8.4
204	37.0	6.5
301	17.5	25.0
302	18.7	25.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
All other dwellings	38.0	9.2

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Elect + Comms Room	ventilation exhaust only	interlocked to light	light-emitting diode	manual on / manual off	No
Garbage room Residential	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Residential Storage & Bike Parking	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No
Pump Room	ventilation exhaust only	interlocked to light	light-emitting diode	manual on / manual off	No
Grease Trap	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Basement Hall	ventilation (supply + exhaust)	none ie. continuous	light-emitting diode	time clock and motion sensors	No
Stair Areas	no mechanical ventilation	-	light-emitting diode	none	No
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 5

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Commercial Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 5.0 peak kW

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. 0008273000

Generated on 05 Dec 2022 using AccuRate Sustainability V2.4.3.21
SP1

Property

Address 17-19 Sydney Road , Manly ,
NSW , 2095
Lot/DP Lot 20 DP 235980
NatHERS climate zone 56

Accredited assessor



Peter Waller
BASIX Certificate Centre
peter@basixcertificatecentre.com.au
90292052

Accreditation No. 20322
Assessor Accrediting Organisation ABSA



Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=GvLQCGZln.
When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0008272858	101	22.58	7.19	29.77	7.7
0008272874	102	22.70	7.55	30.26	7.6
0008272882	103	35.53	7.06	42.59	6.7
0008272890	104	38.18	6.19	44.37	6.6
0008272908	201	19.04	6.97	26.01	7.9

Continued Over

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated buildings are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0008272916	202	21.57	8.15	29.72	7.7
0008272924	203	37.65	8.41	46.05	6.4
0008272932	204	36.98	6.52	43.50	6.6
0008272940	301	17.46	25.01	42.48	6.7
0008272965	302	18.66	25.52	44.18	6.6
0008272973	303	37.97	9.21	47.19	6.3
Average		28.03	10.71	38.74	6.98

Explanatory Notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

ARCHITECTURAL DRAWINGS

17 - 19 SYDNEY ROAD, MANLY, NSW, 2095



DEMOLITION OF EXISTING ABOVE GROUND BUILDING + CONSTRUCTION OF NEW 4 STOREY SHOP TOP DEVELOPMENT WITH BASEMENT, COMPRISING GROUND FLOOR RETAIL/COMMERCIAL + ELEVEN RESIDENTIAL APARTMENTS WITH STRATA TITLE SUB DIVISION

DRAWING LIST		
Subset Name	ID	Name
0000 DEVELOPMENT APPLICATION		
	DA 0001	COVER SHEET
	DA 0002	SITE CONTEXT IMAGES
	DA 0003	CGI - VIEW FROM SYDNEY ROAD
	DA 0004	CGI - VIEW FROM MARKET PLACE
1000 ANALYSIS + SITE PLAN		
	DA 1001	SITE ANALYSIS PLAN
	DA 1002	SITE PLAN
2000 EXISTING BUIDLING + DEMOLITION - SCALE 1:200		
	DA 2001	EXISTING PLANS - BASEMENT + GROUND FLOOR
	DA 2002	EXISTING PLANS - LEVEL 1 + 2
	DA 2003	EXISTING SECTIONS AA + BB
	DA 2004	EXISTING ELEVATIONS - NORTH + EAST
	DA 2005	EXISTING ELEVATIONS - SOUTH + WEST
	DA 2006	DEMOLITION PLAN
3000 GENERAL ARRANGEMENT PLAN - SCALE 1:200		
	DA 3001	BASEMENT
	DA 3002	GROUND FLOOR PLAN
	DA 3003	LEVEL 1 PLAN
	DA 3004	LEVEL 2 PLAN
	DA 3005	LEVEL 3 PLAN
	DA 3006	ROOF PLAN
4000 SECTION + ELEVATION		
	DA 4001	SECTION AA + BB
	DA 4002	ELEVATIONS - NORTH + EAST
	DA 4003	ELEVATIONS - SOUTH + WEST
5000 DETAIL - LINK ARCADE		
	DA 5001	LINK ARCADE - DETAIL
	DA 5002	LINK ARCADE - DETAIL
6000 EXTERNAL FINISHES		
	DA 6001	EXTERNAL FINISHES
7000 SEP 65 / ACCESSIBILITY		
	DA 7001	SOLAR ACCESS - JUNE 21ST - 9AM-11AM
	DA 7002	SOLAR ACCESS - JUNE 21ST - 12PM-3PM
	DA 7003	CROSS VENTILATION
	DA 7004	STORAGE ASSESMENT
	DA 7005	PRE + POST ADAPTION PLAN - U303
9000 COUNCIL CONTROLS		
	DA 9001	GFA DIAGRAMS
	DA 9002	HEIGHT PLANE DIAGRAM
	DA 9003	NOTIFICATION PLAN 01

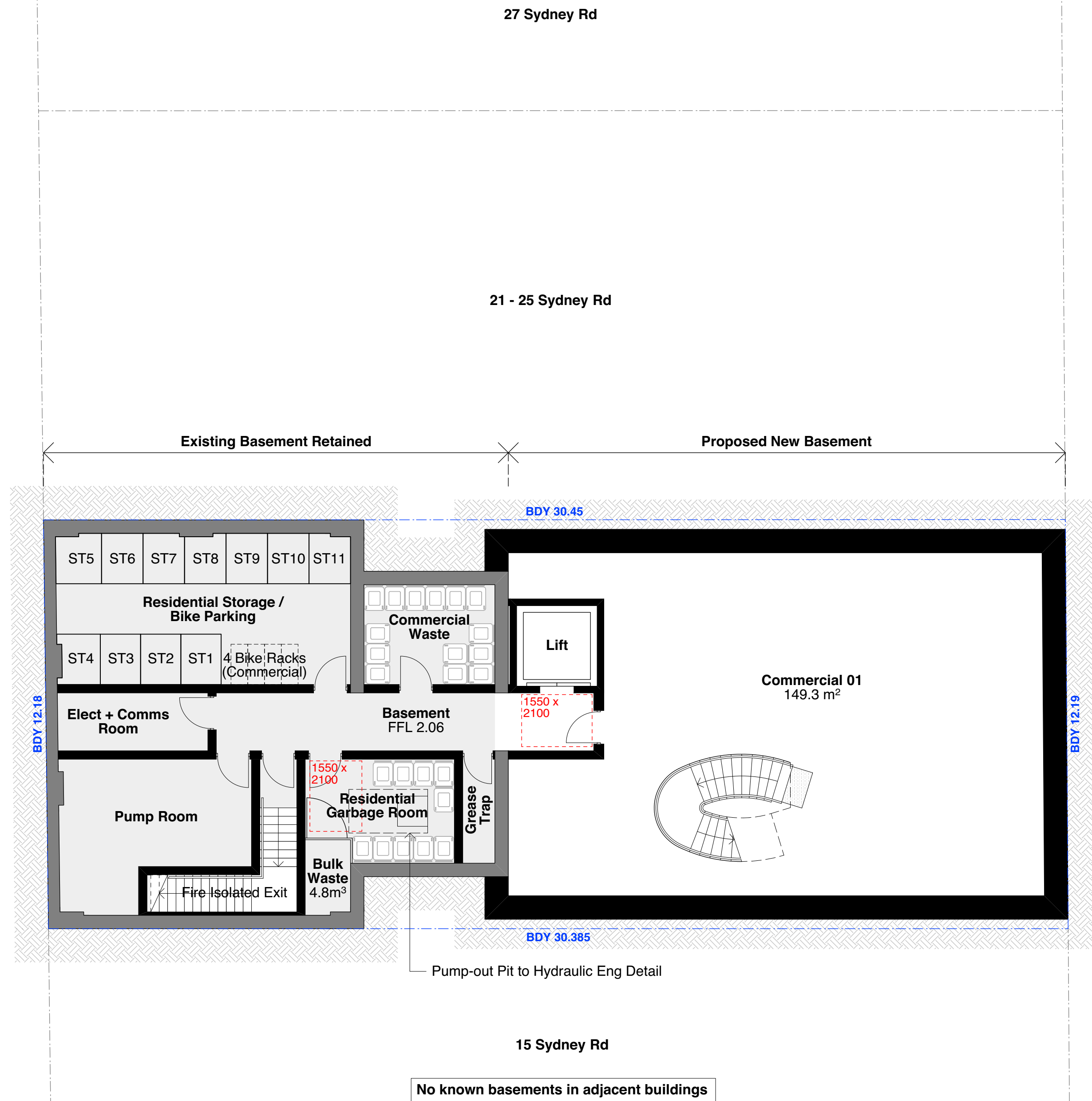


Artists Impression

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	GENERAL NOTES	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	COMMON AREAS + CENTRAL SYSTEMS	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	Development Application	02.12.2022	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. 4. MHNDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MHNDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS & MAINTAINED. 7. MHNDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS. FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	WATER OPTIONS (ALL DWELLINGS) SHOWERHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 4 STAR DISHWASHER: 4 STAR ENERGY OPTIONS (ALL DWELLINGS) WATER HEATING: Gas Instantaneous 5 Star Bathroom, Kitchen, Laundry - Individual fan, ducted to facade or roof, manual switch on/off ENERGY EFFICIENT LIGHTING: Fluorescent or LED (dedicated) COOKTOP: Gas cooktop, electric oven REFRIGERATOR SPACE: Wall ventilated	THERMAL PERFORMANCE (ALL DWELLINGS) FLOORS: Concrete (Suspended) EXTERNAL WALLS: R1.5 (or total R Value 2.21) Roof: R0.0 (or total R Value 0.35) INTERNAL WALLS: Brick + Pvc (Party Walls) ROOF: Ceiling below other floors Ceiling to L3 Concrete + Tiles (Balcones) Concrete + membrane SKYLIGHT: Ceiling Concrete membrane roof Total R Value 0.57 Up + 0.59 Down	THERMAL PERFORMANCE (ALL DWELLINGS) GLAZING: Southern Siders Alum frame, Double clear U Value 4.80, SHGC 0.51 Alum frame, Single clear U Value 6.70, SHGC 0.57 U Value 6.70, SHGC 0.70 All remaining All remaining COMMON AREAS + CENTRAL SYSTEMS LIFT: Gearless traction with VVVF motor + regenerative drive Rated electrical output (min) 5.0 peak kW PV SYSTEM: PV SYSTEM	  ARCHITECT: MHNDU N I O N 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907	17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980	KPA SCALE: NTS@A1 ISSUE DATE: DEC 2022 PROJECT NUMBER: 21-048	KP REVISION: A DWG NUMBER: DA 0001		

BASIS Certificate Centre Thermal Control Specification Summary						NatHERS Certificate # 0008273000	
The items specified below are those used in the above controls, and should be cross-checked with the actual certificate							
Windows	Glaze Type	Frame Type	U Value	SHGC Value			
ALJM002-01 A	Double Clear	Aluminium	4.80	0.51	To Southern Sliding doors		
ALJM001-01 A	Single Clear	Aluminium	6.70	0.57	To all savings		
ALJM002-01 A	Single Clear	Aluminium	6.70	0.70	To all remaining types		
NB: Refer to NatHERS Certificate for correct savings and opening types NB: Screens required to window in accordance with NCC-Cladding Safety, its allow for opening and cross-flow NB: Double Glazing could be substituted for single glazed with value tolerances as noted above - <u>Similar to ControlPlus</u> <i>Alternative products with different glazing and frame types can be used if they have a lower U value and a SHGC value tolerance of + or - 5%.</i>							
External Wall Type							
Cavity Brick + Plasterboard Internally		R10 (or test R value 2.71)		Dark		As per plans	
Concrete		R10 (or test R value 0.35)		Medium		To 300k Staysight	
Insulation		Insulation		Description			
Internal Wall Type							
Cavity Brick + Plasterboard		As per NCC Requirements		None		To Party Walls	
Brick + Plasterboard		Insulation		None		To remainder as per plan	
Floor Type		Insulation		Floor Finishes		Description	
Concrete (Suspended)		None		Carpets		To bedrooms wet areas	
Concrete (Suspended)		None		Trotter Style		To remaining areas	
Ceiling Type		Insulation		Insulation		Description	
Plasterboard		Insulation		None		To 300k Staysight	
Plasterboard		None		None		Below other floors	
Plasterboard		R4.0		None		To remainder as per plan	
Roof Type							
Concrete + Membrane		Total R value of 0.57 Up & 0.59 Down		Colour		To 300k Staysight	
Concrete + Tiles (Balcies)		Total R value of 4.50 Up & 4.83 Down		Medium		As per plans	
Concrete + Membrane		Total R value of 4.50 Up & 4.83 Down		Medium		As per plans	
NB: Total R value includes the insulation itself + Ceiling Type							
Additional Items:							
Swired External Fans		Yes (see A2024)		1200mm Ceiling Fans for Cooling		To Living areas and Bedrooms	
Seeds to Windows		Yes - to A2024		Approved Sealed LED Lighting		If of downlights installed	
Seeds to doors:		Yes - to A2024		Approved Downlight Covers:		Yes if downlights installed	



17 - 19 Sydney Road, Manly

WINDOW SCHEDULE - REV A 11/11/22


Window No.	Orientation	Height	Width	Area	O/hang	Type	O/shadow
Level 1							
W1.01	S	0.9	0.4	0.4	1.7	Awning	Lift
W1.02	S	1.5	1.0	1.5	1.7	Awning	Lift
W1.03	N	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W1.04	N	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W1.05	S	1.8	2.4	4.3	0.0	S/Door	Stair - 1.6m
W1.06	S	0.9	0.4	0.4	0.0	Awning	Stair - 1.6m
W1.07	N	0.9	0.4	0.4	0.0	Awning	Stair - 1.6m
W1.08	N	1.8	2.4	4.3	0.0	S/Door	Stair - 1.6m
W1.09	S	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W1.10	S	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W1.11	N	1.5	1.0	1.5	1.7	Awning	Lift
W1.12	N	0.9	0.4	0.4	1.7	Awning	Lift
Level 2							
W2.01	S	0.9	0.4	0.4	1.7	Awning	Lift
W2.02	S	1.5	1.0	1.5	1.7	Awning	Lift
W2.03	N	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W2.04	N	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W2.05	S	1.5	1.0	1.5	0.0	Awning	Stair - 1.6m
W2.06	S	0.9	0.4	0.4	0.0	Awning	Stair - 1.6m
W2.07	N	0.9	0.4	0.4	0.0	Awning	Stair - 1.6m
W2.08	N	1.5	1.0	1.5	0.0	Awning	Stair - 1.6m
W2.09	S	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W2.10	S	2.7	5.1	13.7	2.4	S/Door	Enclosed Bal
W2.11	N	1.5	1.0	1.5	1.7	Awning	Lift
W2.12	N	0.9	0.4	0.4	1.7	Awning	Lift
Level 3							
W3.01	S	0.9	0.4	0.4	0.0	Awning	Lift
W3.02	S	1.5	1.0	1.5	0.0	Awning	Lift
W3.03	N	2.7	5.1	13.7	0.5	S/Door	
W3.04	N	2.7	5.1	13.7	0.5	S/Door	
W3.05	S	1.5	1.0	1.5	0.0	Awning	Stair Opposi
W3.06	S	0.9	0.4	0.4	0.0	Awning	Stair Opposi
W3.07	N	1.4	0.6	0.8	0.0	Awning	Stair Opposi
W3.08	S	2.7	2.4	6.5	0.5	S/Door	
W3.09	S	2.7	5.4	14.5	0.5	S/Door	
W3.10	S	2.7	2.4	6.5	0.5	S/Door	
W3.11	N	0.6	2.8	1.7	0.0	Awning	
W3.12	W	1.5	1.6	2.5	0.7	Awning	
SK.01	N	0.7	5.4	4.0	0.3	Fixed w small louvre	

REV	DESCRIPTION	DATE	GENERAL NOTES
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[illegible]

LEGEND:

DP	DOWNPIPE
FD	FLOOR DRAIN
FFL	FINISHED FLOOR LEVEL
LA	LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECTS DETAILS
RWO	RAIN WATER OUTLET



ASBA
ASSOCIATION OF
SOUTH-BANGALORE
AERODROME SOCIETIES
AND
AIRPORTS
ADDRESS: 100/100A, 10TH CROSS, 1ST STAGE,
INDRA PRASTH, NEW DELHI - 110028
CONTACT: 011-26101000

ARCHITECT:

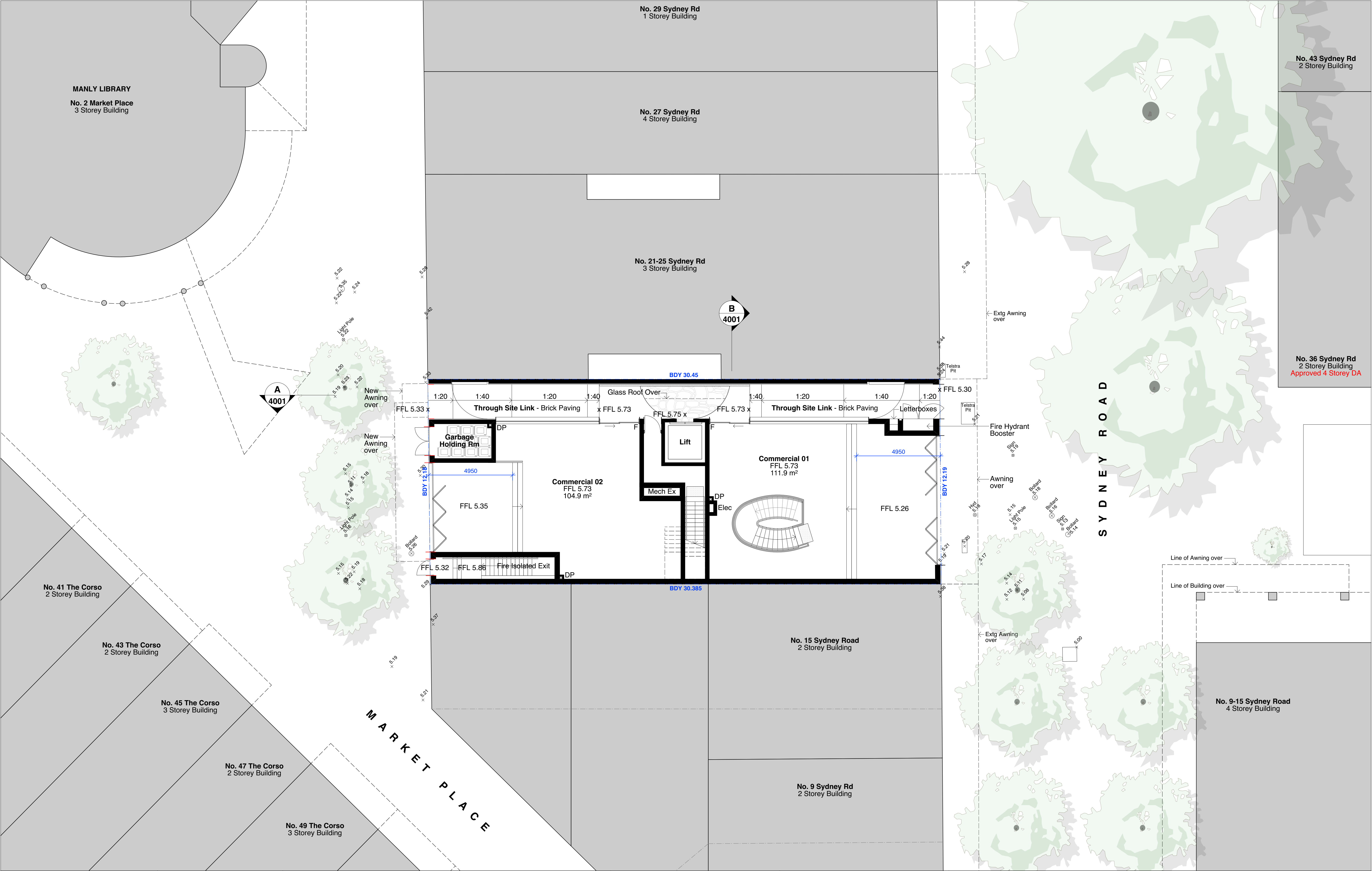
MHNDUNION

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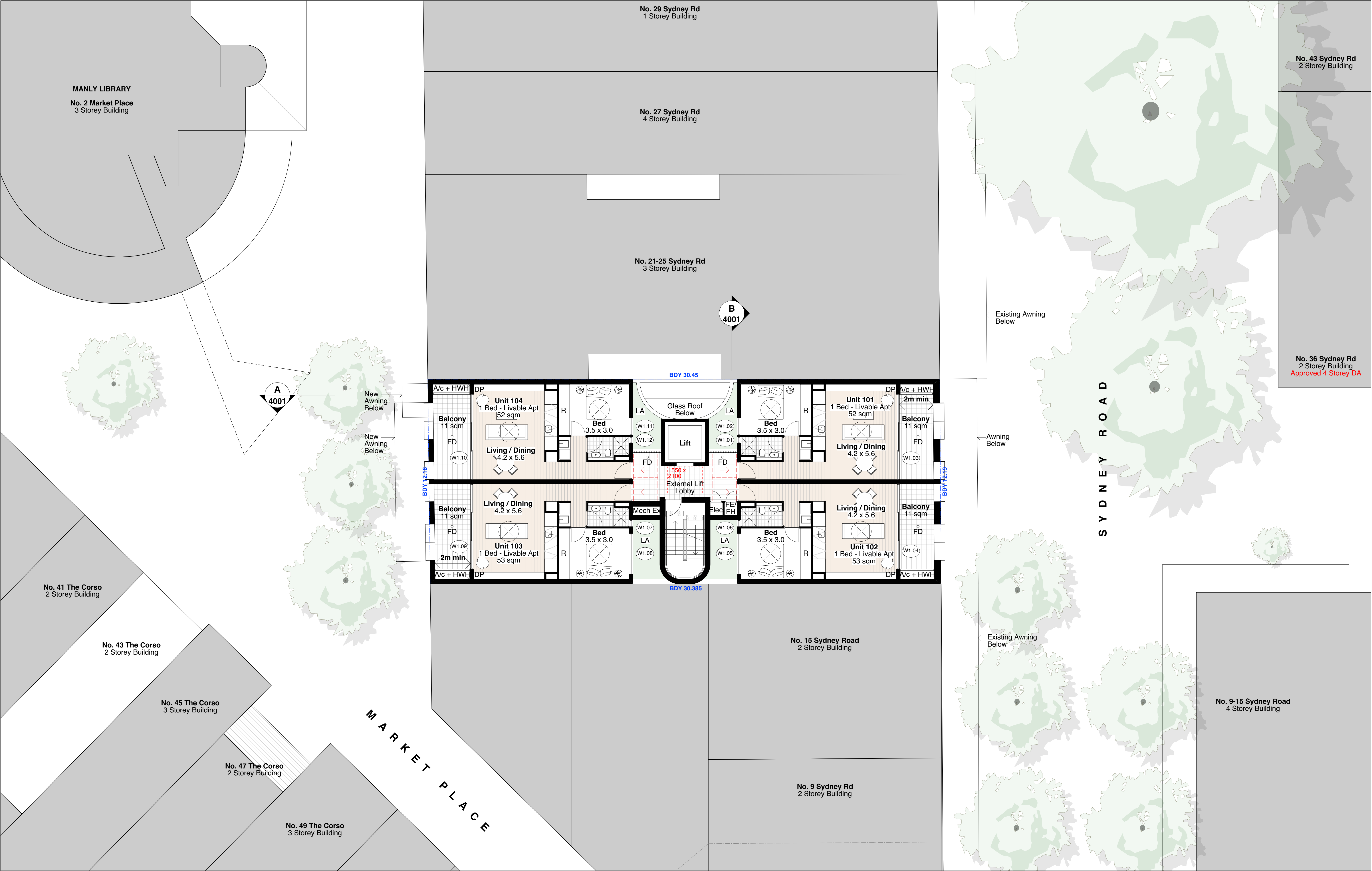
Nominated Architect
Bridin Meyerson

MHND Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

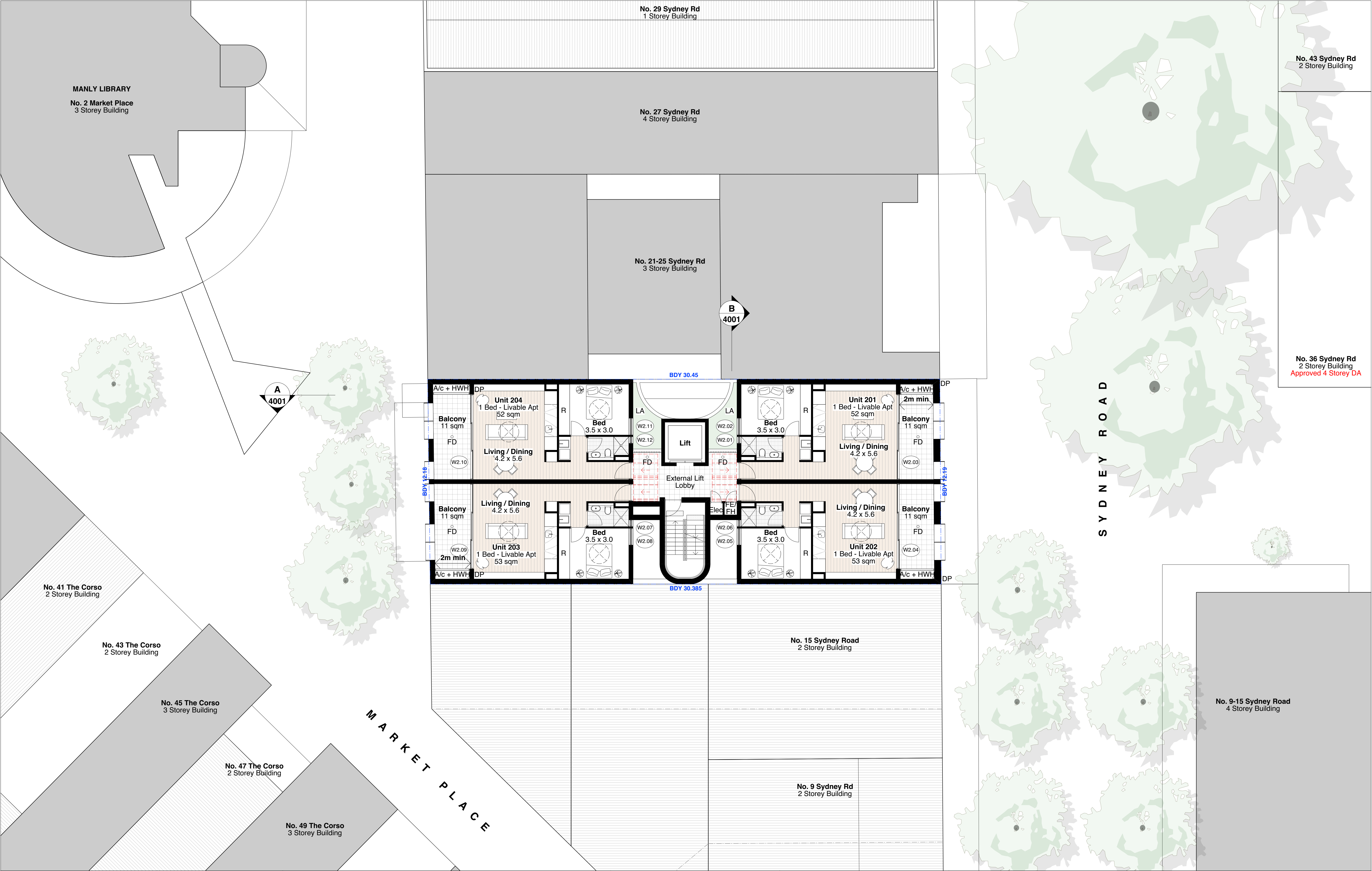
PROJECT ADDRESS: 17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980	DRAWN BY: KPA SCALE: 1:100@A1	CHECKED: KP
DRAWING TITLE: BASEMENT PLAN	ISSUE DATE: DEC 2022 PROJECT NUMBER: 21-048	REVISION: A DWG NUMBER: DA 3001



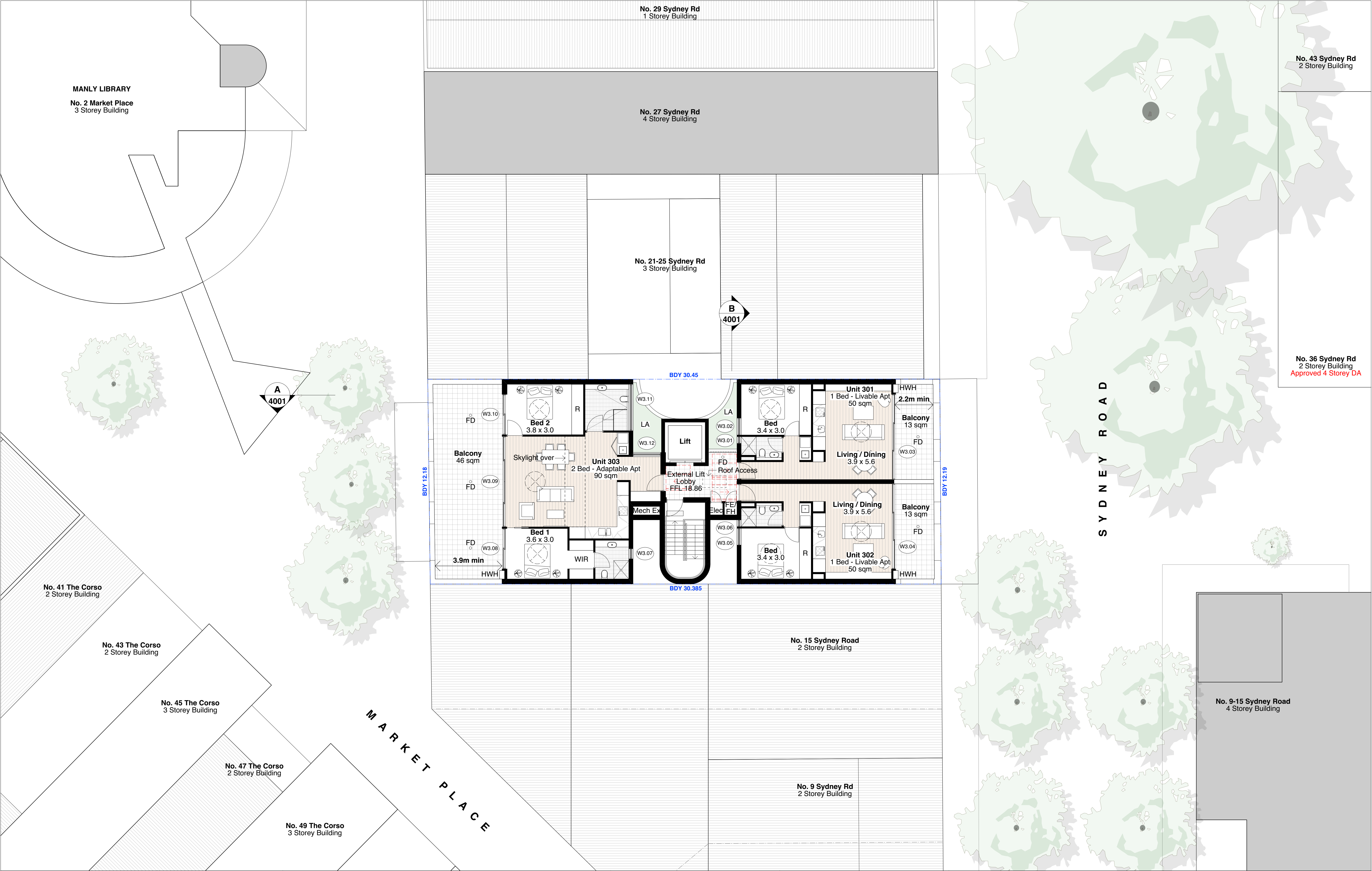
REV A	DESCRIPTION Development Application	DATE 02.12.2022	GENERAL NOTES 1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF COVER. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. 4. MINOR DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MINDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS MAINTAINED. 7. MINDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIC CERTIFICATE AND STAMPED PLANS) WATER OPTIONS (ALL DWELLINGS) SHOWERHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 5 STAR DISHWASHER: 4 STAR ENERGY OPTIONS (ALL DWELLINGS) WATER HEATING: Gas instantaneous 5 Star VENTILATION: Bathroom, Kitchen, Laundry - individual fan, ducted to facade or roof, manual switch on/off ENERGY EFFICIENT LIGHTING: Fluorescent or LED (dedicated) COOKTOP: Gas cooktop, electric oven REFRIGERATOR SPACE: Wall ventilated	THERMAL PERFORMANCE (ALL DWELLINGS) FLOORS: GLAZING: Concrete (Suspended) NI EXTERNAL WALLS: Cavity Brick + Rod Concrete R1.5 (or total R Value 2.21) R0.0 (or total R Value 0.35) INTERNAL WALLS: Brick + Plaster (Party Walls) As per NCC ROOF: Ceiling below other floors NI Ceiling to L3 R4.0 Concrete + Tiles (Balconies) Total R Value 4.60 Up + 4.63 Down Concrete + membrane Total R Value 4.56 Up + 4.60 Down SKYLIGHT: Ceiling NI Concrete membrane roof Total R Value 0.57 Up + 0.59 Down	THERMAL PERFORMANCE (ALL DWELLINGS) GLAZING: Soffitless Sliders Alum frame, Double clear U Value 4.80, SHGC 0.51 All Awnings Alum frame, Single clear U Value 6.70, SHGC 0.57 All remaining Alum frame, Single clear U Value 6.70, SHGC 0.70 COMMON AREAS + CENTRAL SYSTEMS LIFT: Gearless traction with VVVF motor + regenerative drive Rated electrical output (min) 5.0 peak kW PV SYSTEM:	LEGEND: DP DOWNPIPE FD FLOOR DRAIN FFL FINISHED FLOOR LEVEL LA LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECTS DETAILS RWO RAIN WATER OUTLET	 	ARCHITECT: MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907	PROJECT ADDRESS: 17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980 DRAWING TITLE: GROUND FLOOR PLAN	DRAWN BY: KPA SCALE: 1:100@A1 ISSUE DATE: DEC 2022 PROJECT NUMBER: 21-048	CHECKED: KP REVISION: A DWG NUMBER: DA 3002
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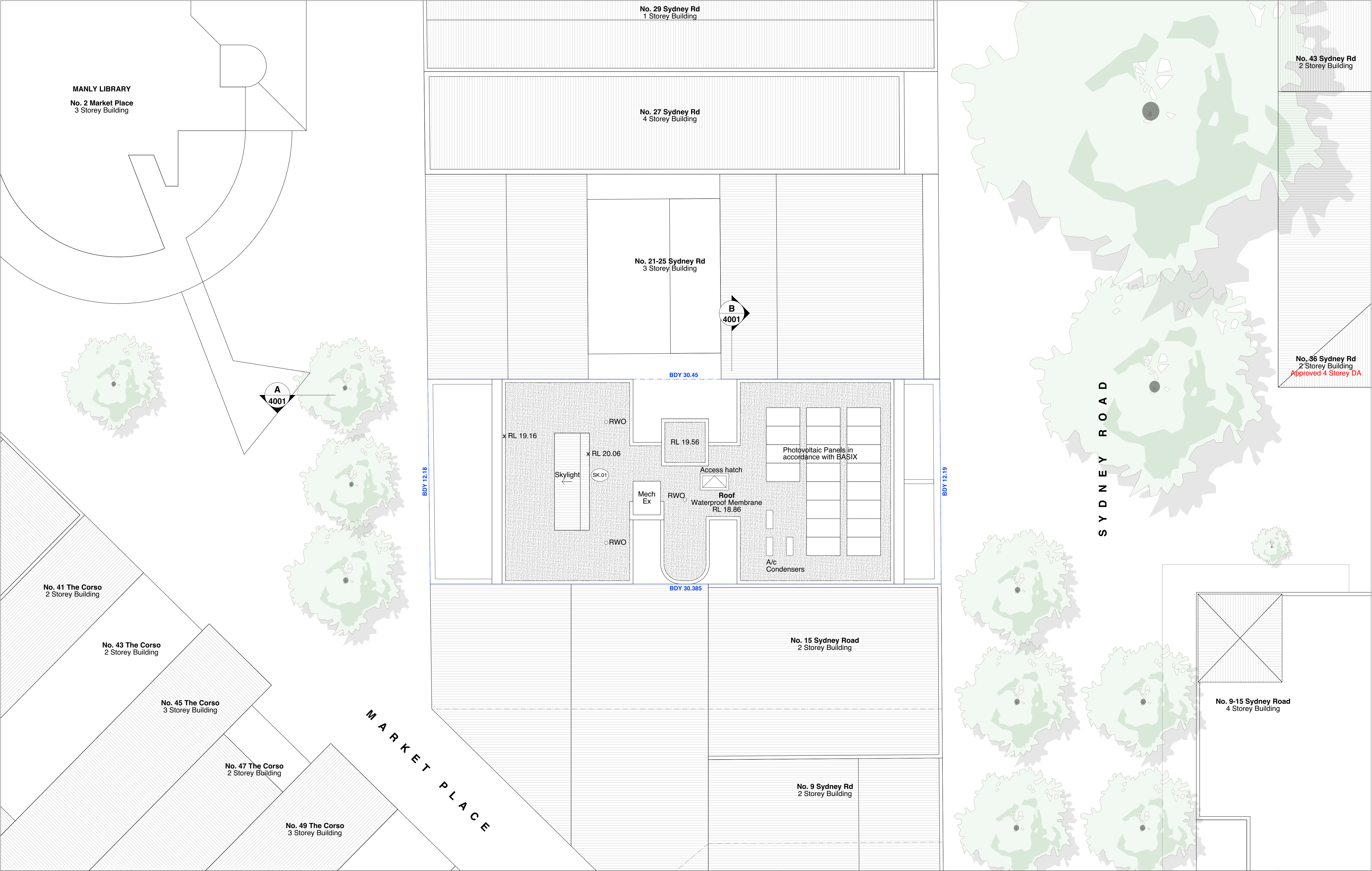
REV	DESCRIPTION	DATE	GENERAL NOTES	BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIC CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	LEGEND:	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
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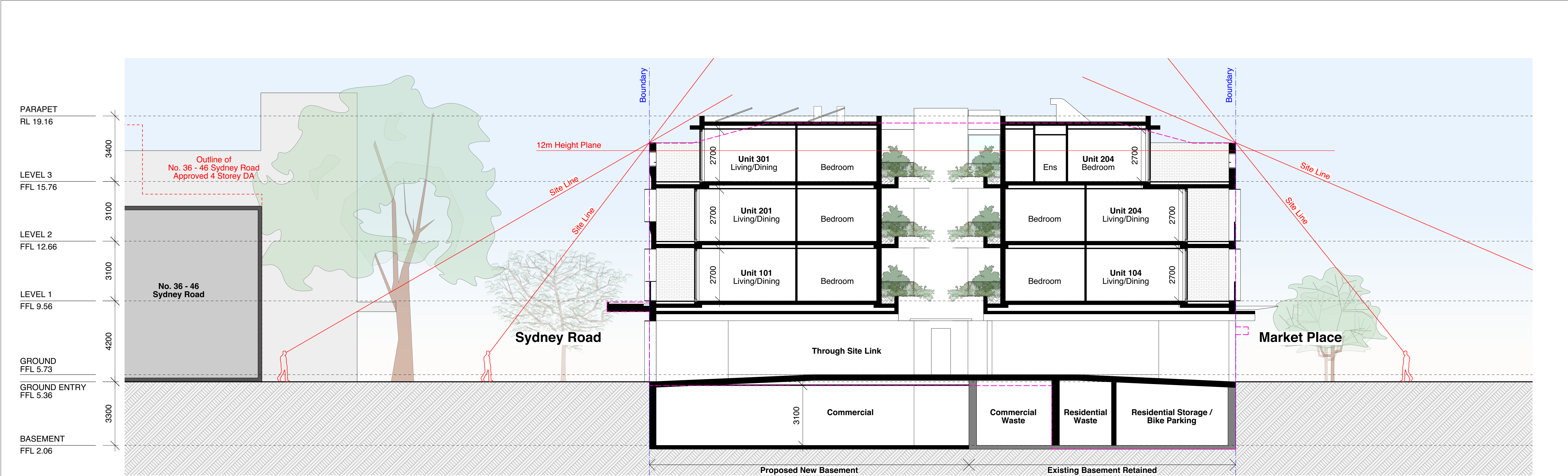
REV	DESCRIPTION	DATE	GENERAL NOTES	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	LEGEND:	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
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									DRAWING TITLE: LEVEL 2 PLAN	SCALE: 1:100@A1	REVISION: A
									ISSUE DATE: DEC 2022	PROJECT NUMBER: 21-048	DWG NUMBER: DA 3004



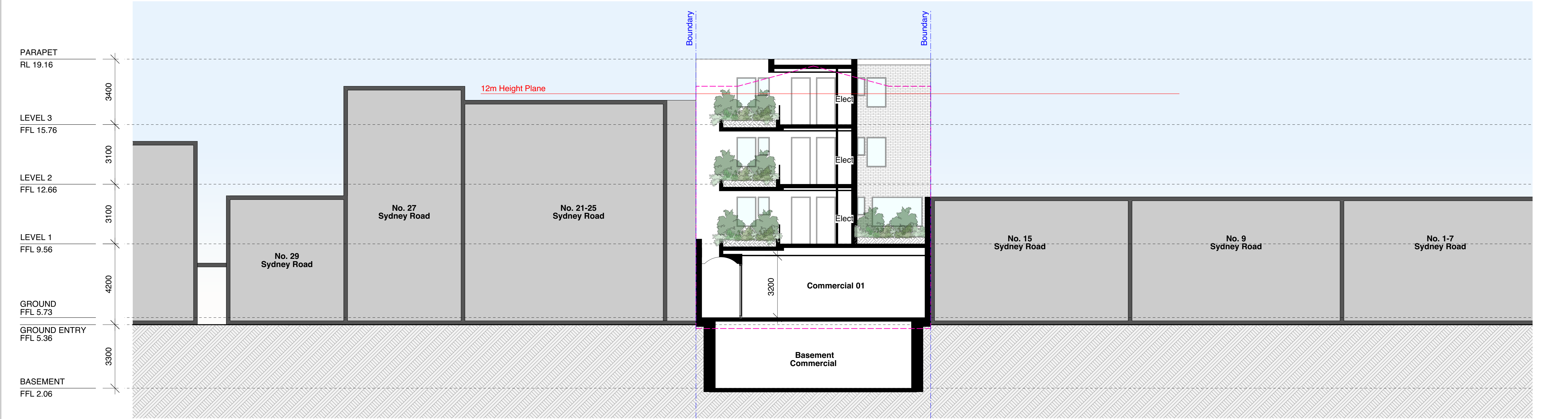
REV	DESCRIPTION	DATE	GENERAL NOTES	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	LEGEND:	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	Development Application	02.12.2022	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS. 4. MINOR DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MANLY OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS MAINTAINED. 7. MINOR TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PRIOR TO CONSTRUCTION, CONTRACTOR TO NOTIFY MANLY OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) WATER OPTIONS (ALL DWELLINGS) SHOWERHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 5 STAR DISHWASHER: 4 STAR ENERGY OPTIONS (ALL DWELLINGS) WATER HEATING: Gas Instantaneous 5 Star VENTILATION: Bathroom, Kitchen, Laundry - individual fan, ducted to facade or roof; manual switch on/off ENERGY EFFICIENT LIGHTING: Fluorescent or LED (dedicated) COOKTOP: Gas cooktop; electric oven REFRIGERATOR SPACE: Wall ventilated	THERMAL PERFORMANCE (ALL DWELLINGS) FLOORS: Concrete (Suspended) NI EXTERNAL WALLS: Cavity Brick + Pod R1.5 (or total R Value 2.21) Concrete R0.0 (or total R Value 0.35) INTERNAL WALLS: Brick + Plaster (Party Walls) As per NCC ROOF: Ceiling below other floors NI Ceiling to L3 R4.0 Concrete + Tiles (Balconies) Total R Value 4.60 Up + 4.63 Down Concrete + membrane Total R Value 4.56 Up + 4.60 Down SKYLIGHT: Ceiling NI Concrete membrane roof Total R Value 0.57 Up + 0.59 Down	THERMAL PERFORMANCE (ALL DWELLINGS) GLAZING: Softwood Sliders Alum frame, Double clear U Value 4.80, SHGC 0.51 All Awnings Alum frame, Single clear U Value 6.70, SHGC 0.57 All remaining Alum frame, Single clear U Value 6.70, SHGC 0.70 COMMON AREAS + CENTRAL SYSTEMS LIFT: Gearless traction with VVVF motor + regenerative drive Rated electrical output (min) 5.0 peak kW PV SYSTEM:	DP DOWNPIPE FD FLOOR DRAIN FFL FINISHED FLOOR LEVEL LA LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECTS DETAILS RWO RAIN WATER OUTLET	MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907	17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980	DRAWN BY: KPA SCALE: 1:100@A1 ISSUE DATE: DEC 2022 PROJECT NUMBER: 21-048	CHECKED: KP REVISION: A DWG NUMBER: DA 3005



REV	DESCRIPTION	DATE	GENERAL NOTES	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	LEGEND:	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	Development Application	02.12.2022	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DIMENSIONS OF THIS DRAWING: ONLY USE DIMENSIONS PROVIDED. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS. 4. MINOR DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MINDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS MAINTAINED. 7. MINDU TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORKS TO BE WRITTEN AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	BASIX COMMITMENTS (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE AND STAMPED PLANS) WATER OPTIONS (ALL DWELLINGS) SHOWERHEADS: 4 STAR TOILETS: 4 STAR EXTERNAL WALLS: 4 STAR BATHROOM TAPS: 5 STAR DISHWASHER: 4 STAR ENERGY OPTIONS (ALL DWELLINGS) WATER HEATING: Gas instantaneous 5 Star VENTILATION: Bathroom, Kitchen, Laundry - individual fan, ducted to facade or roof, manual switch on/off ENERGY EFFICIENT LIGHTING: Fluorescent or LED (dedicated) COOKTOP: Gas cooktop, electric oven REFRIGERATOR SPACE: Wall ventilated	THERMAL PERFORMANCE (ALL DWELLINGS) FLOORS: GLAZING: Concrete (Suspended) NI EXTERNAL WALLS: R1.5 (or total R Value 2.21) Roof: R0.0 (or total R Value 0.35) INTERNAL WALLS: Brick + Plaster (Party Walls) As per NCC ROOF: Ceiling below other floors: NI Ceiling to L3: R4.0 Concrete + Tiles (Balconies): Total R Value 4.60 Up + 4.63 Down Concrete + membrane: Total R Value 4.56 Up + 4.60 Down SKYLIGHT: NI Ceiling: Concrete membrane roof Total R Value 0.57 Up + 0.59 Down	THERMAL PERFORMANCE (ALL DWELLINGS) GLAZING: Showerhead: NI All Aesthetics: NI All remaining: NI COMMON AREAS + CENTRAL SYSTEMS LIFT: Gearless traction with VVVF motor + regenerative drive Rated electrical output (min): 5.0 peak kW PV SYSTEM:	DP DOWNPIPE FD FLOOR DRAIN FFL FINISHED FLOOR LEVEL LA LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECTS RWO RAIN WATER OUTLET	ARCHITECT: MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907	PROJECT ADDRESS: 17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980	DRAWN BY: KPA SCALE: 1:100@A1 ISSUE DATE: DEC 2022 PROJECT NUMBER: 21-048	CHECKED: KP REVISION: A DWG NUMBER: DA 3006

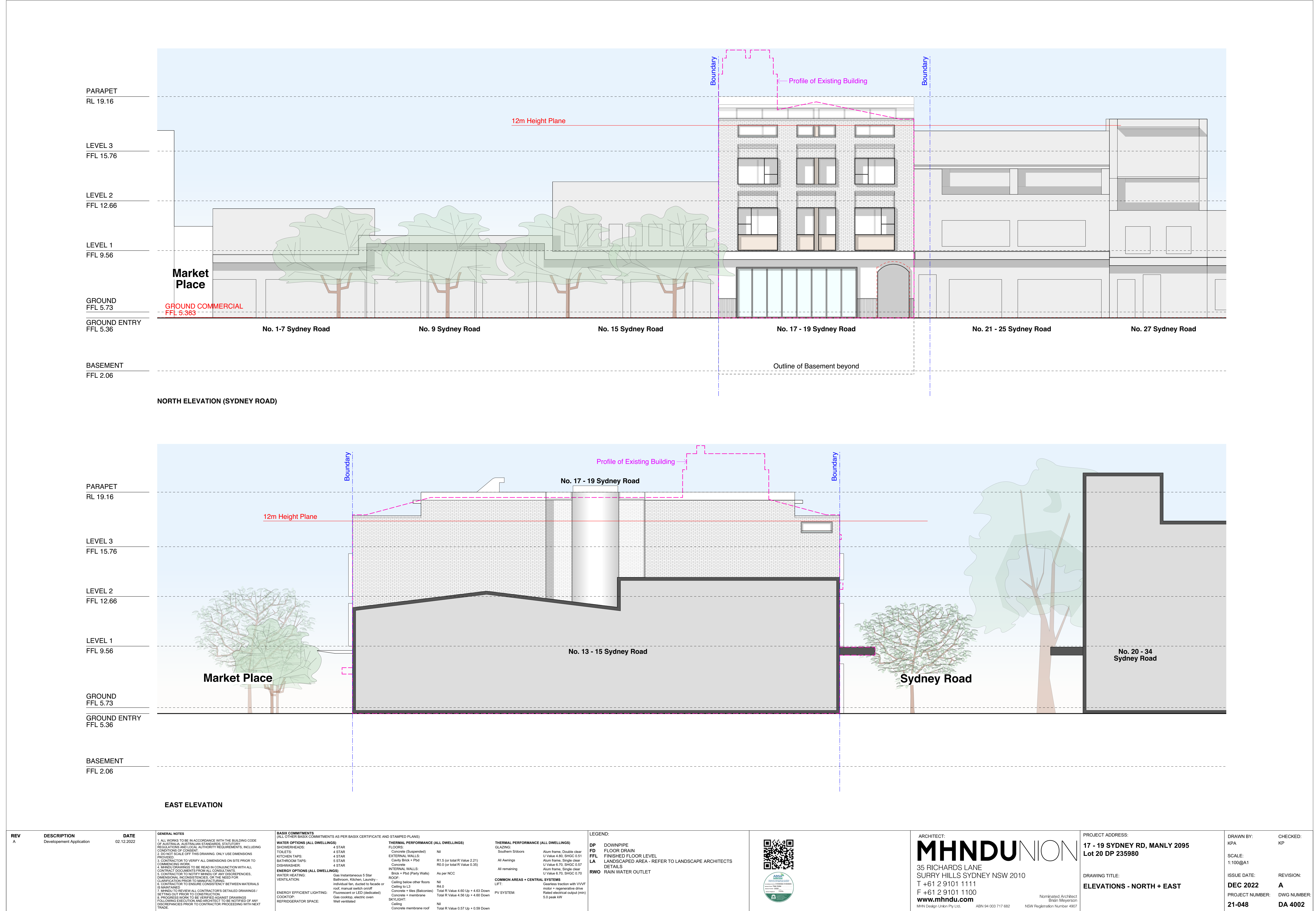


SECTION AA



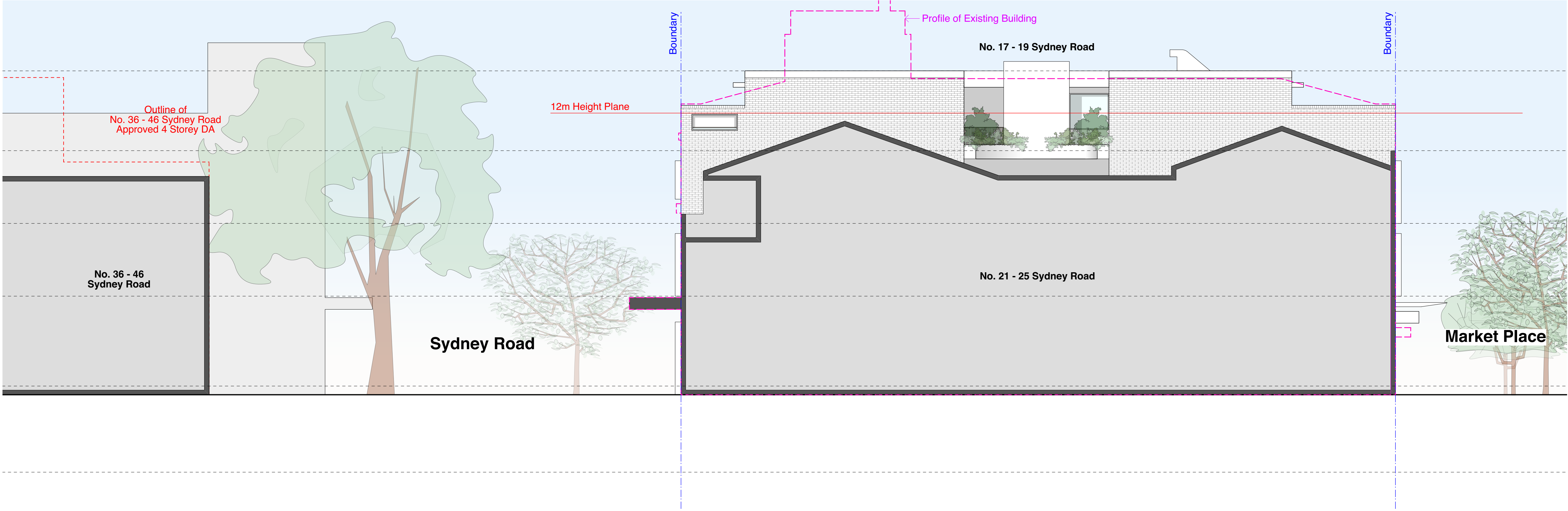
SECTION BB

REV	DESCRIPTION	DATE	GENERAL NOTES	BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIC CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	LEGEND:	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	Development Application	02.12.2022	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. 4. MINDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MINDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS & MAINTENANCE. 7. MINDU TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	WATER OPTIONS (ALL DWELLINGS) SHOWERHEADS: 4 STAR TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 4 STAR DISHWASHER: 4 STAR ENERGY OPTIONS (ALL DWELLINGS) WATER HEATING: Gas instantaneous 5 Star VENTILATION: Bathroom, Kitchen, Laundry - individual fan, ducted to facade or roof, manual switch on/off ENERGY EFFICIENT LIGHTING: Fluorescent or LED (dedicated) COOKTOP: Gas cooktop, electric oven REFRIGERATOR SPACE: Well ventilated	FLOORS: Concrete (Suspended) Nil EXTERNAL WALLS: Cavity Brick + Pwd R1.5 (or total R Value 2.21) Concrete R0.0 (or total R Value 0.35) INTERNAL WALLS: Block + Pwd (Party Walls) As per NCC ROOF: Ceiling below other floors Nil R4.0 Concrete + flex (Balconies) Total R Value 4.60 Up + 4.63 Down Total R Value 4.98 Up + 4.60 Down SKYLIGHT: Nil Total R Value 0.57 Up + 0.59 Down	THERMAL PERFORMANCE (ALL DWELLINGS) GLAZING: Southern Siders Alum frame, Double clear U Value 4.80, SHGC 0.51 Alum frame, Single clear U Value 6.70, SHGC 0.57 Alum frame, Single clear U Value 6.70, SHGC 0.70 All remaining As per NCC COMMON AREAS + CENTRAL SYSTEMS LIFT: Gearless traction with VVVF motor + regenerative drive Rated electrical output (min) 5.0 peak kW PV SYSTEM: Nil	DP DOWNPIPE FD FLOOR DRAIN FFL FINISHED FLOOR LEVEL LA LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECTS RWO RAIN WATER OUTLET	MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com MHN Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907	17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980	KPA SCALE: 1:100 @A1	KP REVISION: DEC 2022 A PROJECT NUMBER: 21-048 DWG NUMBER: DA 4001





SOUTH ELEVATION (MARKET PLACE)



WEST ELEVATION

REV	DESCRIPTION	DATE	GENERAL NOTES	BASIC COMMITMENTS (ALL OTHER BASIC COMMITMENTS AS PER BASIC CERTIFICATE AND STAMPED PLANS)	THERMAL PERFORMANCE (ALL DWELLINGS)	THERMAL PERFORMANCE (ALL DWELLINGS)	LEGEND:	ARCHITECT:	PROJECT ADDRESS:	DRAWN BY:	CHECKED:
A	Development Application	02.12.2022	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 3. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED. 4. MINDU DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 5. CONTRACTOR TO NOTIFY MINDU OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS & FINISHES. 7. MINDU TO REVIEW ALL CONTRACTORS' DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION. 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING ERECTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.	WATER OPTIONS (ALL DWELLINGS) TOILETS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 4 STAR DISHWASHER: 4 STAR ENERGY OPTIONS (ALL DWELLINGS) WATER HEATING: Gas Instantaneous 5 Star VENTILATION: Bathroom, Kitchen, Laundry - individual fan, ducted to facade or roof, manual switch on/off ENERGY EFFICIENT LIGHTING: Fluorescent or LED (dedicated) COOKTOP: Gas cooktop, electric oven REFRIGERATOR SPACE: Wall ventilated	THERMAL PERFORMANCE (ALL DWELLINGS) FLOORS: Concrete (Suspended) Nil EXTERNAL WALLS: Cavity Brick + Pwd R1.5 (or total R Value 2.21) Concrete R0.0 (or total R Value 0.35) INTERNAL WALLS: Brick + Pwd (Party Walls) As per NCC ROOF: Ceiling below other floors Nil Ceiling to L3 R4.0 Concrete + flex (Balconies) Total R Value 4.60 Up + 4.63 Down Concrete + membrane Total R Value 4.90 Up + 4.60 Down SKYLIGHT: Nil Ceiling Total R Value 0.57 Up + 0.59 Down Concrete membrane roof	THERMAL PERFORMANCE (ALL DWELLINGS) GLAZING: Southern Siders All Awnings All remaining COMMON AREAS + CENTRAL SYSTEMS LIFT: Gearless traction with VVVF motor + regenerative drive Rated electrical output (min) 5.0 peak kW PV SYSTEM: 5.0 peak kW	DP DOWNPIPE FD FLOOR DRAIN FFL FINISHED FLOOR LEVEL LA LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECTS DETAILS RWO RAIN WATER OUTLET	ARCHITECT: MHNDUNION 35 RICHARDS LANE SURRY HILLS SYDNEY NSW 2010 T +61 2 9101 1111 F +61 2 9101 1100 www.mhndu.com Nominated Architect Brian Meyerson NSW Registration Number 4907	PROJECT ADDRESS: 17 - 19 SYDNEY RD, MANLY 2095 Lot 20 DP 235980 DRAWING TITLE: ELEVATIONS - SOUTH + WEST	DRAWN BY: KPA SCALE: 1:100 @A1 ISSUE DATE: DEC 2022 PROJECT NUMBER: 21-048	CHECKED: KP REVISION: A DWG NUMBER: DA 4003