

NORTHERN
BEACHES
COUNCIL

These plans relate to Development
Consent No. 38/16

The plans are NOT for construction.

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 OAKSTAND
H	08.12.15	ROOF AMENDMENT
G	03.12.15	PLANNING AMENDMENTS
F	27.11.15	FOR OAKSTAND APPROVAL
E	24.11.15	FOR BASK
D	19.11.15	DESIGN DEVELOPMENT
C	13.11.15	DESIGN DEVELOPMENT
B	06.07.15	SCHEMATIC DESIGN PRESENTATION
A	28.06.15	PRELIMINARY SKETCH DESIGN

ISSUE	DATE	REVISION
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STATUS
DESIGN DEVELOPMENT

PROJECT
25 SPRING COVE AVE, MANLY, 2095

CLIENT
PAUL BOLSTAD & HEIDI PFIFFNER

DRAWING
BASEMENT FLOOR PLAN

TOBIAS PARTNERS

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

project no 0358 DWG no

date MAY 2015

scale @ A1 1:100

drawn by NC checked by MK

revision L





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

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DRAWING		
GROUND FLOOR PLAN		
TOBIAS PARTNERS		
T +61 2 9361 4800 27 Renny Street Paddington NSW Australia 2021 F +61 2 9361 4900 E studio@tobiaspartners.com		
project no	0358	DWG no
date	MAY 2015	1.104
scale @	A1	1:100
drawn by	NC	checked by MK



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		Revision
		L



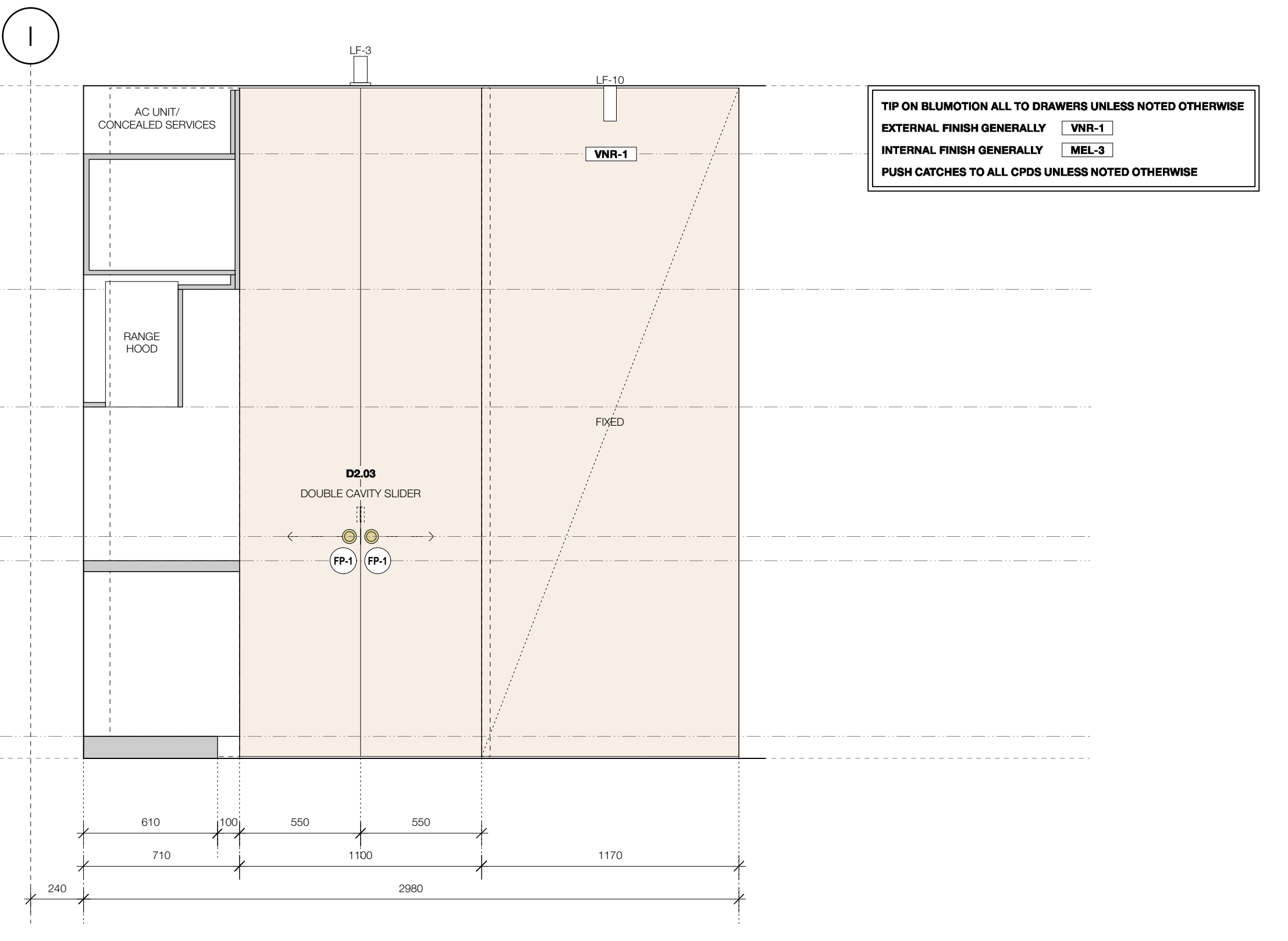
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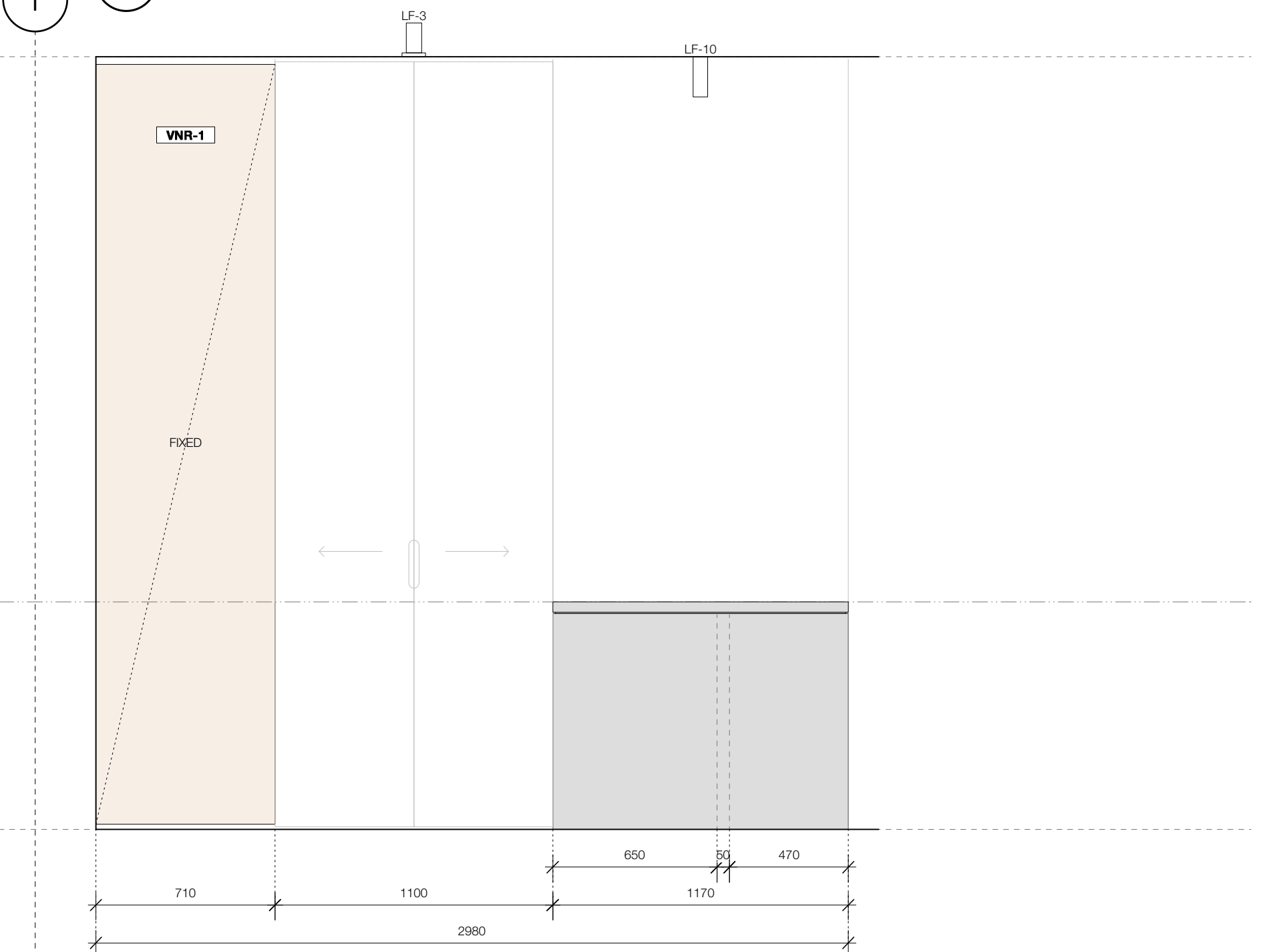
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		L

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

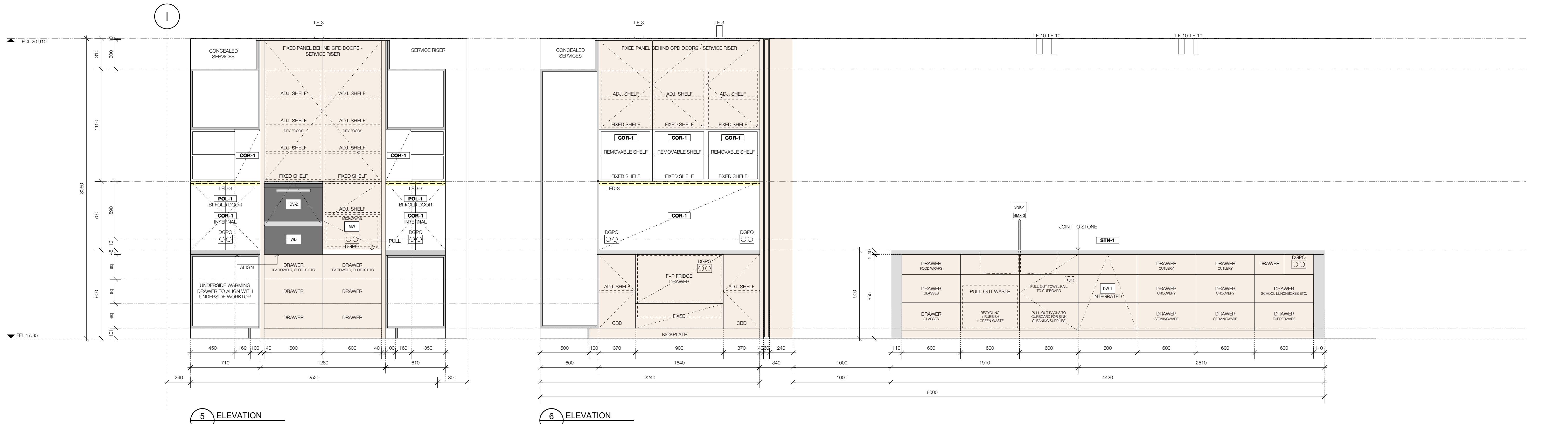


1 2 ELEVATION



4 ELEVATION

TOBIAS PARTNERS



TOBIAS PARTNERS

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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


(for) Delegate
Heritage Council

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



ABSA


Australian Building
Sustainability Association

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


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

Assessor Name Paula Zaia

Assessor Number 20733

Assessor Signature 

This Accredited Assessor
is qualified to use
NATHERS 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
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T +61 2 9361 4800 27 Renny Street Paddington NSW Australia 2021		
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project no	0358	dwg no
date	MAY 2015	scale @
A1	1:100	drawn by
NC	checked by	revision
	MK	0



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:

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2019

0003090651-02

Paula Zaia

20733

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25 Spring Cove

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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 Nathers and has agreed to follow the ABSA Code of Practice

HERITAGE ACT 1977

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SECTION 65A

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Delegated Authority

On: 08/04/2020

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(for) Delegate

Heritage Council

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SECTION 65A

PROJECT

25 SPRING COVE AVE, MANLY, 2095

CLIENT

PAUL BOLSTAD & HEIDI PFIFFNER

DRAWING

SITE PLAN

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 1:100

drawn by NC checked by MK

Revision N

1.102