

Certificate No. 0012024110

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Assessor name

Adriana Segovia

Accreditation No.

20754

Property Address

9-11 Victoria Pde,MANLY
NSW,2095

hstar.com.au/QR/Generate?p=MzKVJUaSV

QR CODE

ABSA

Accreditation No. 310302023 - 310302025

Assessor Name: Adriana Segovia

Assessor Number: 20754

PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location

2. Revised internal layouts and associated services and structure.

3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.

4. Revised window size and location in response to revised layouts.

5. BBQ added to terraces

6. Skylights added

7. Revised Core position and related walls

8. Revised landscaping area

9. Revised fire stairs

10. Revised storage cages

11. Added HWP and moved AC units

12. Addition of blade wall

13. Addition of Photovoltaic Panels

14. Proposed enclosure of parking spaces into private garages.

FINISHES *REFER TO EXTERNAL FINISHES

MAS1

MASONRY - VERTICAL STACK BOND FACE BRICK WORK

MAS2

MASONRY - STRECHER BOND FACE BRICK WORK

REN1

RENDER - LIGHT

CL1

CLADDING

CL2

CLADDING

GB

GLASS BALUSTRADE

LEGEND

SD

SLIDING PANEL

LVR

GLAZED LOUVRE WINDOW

SW

SWING DOOR

FX

FIXED GLAZING

PS

PRIVACY SCREEN

OB

OBSOLETE GLAZING

AW

AWNING WINDOW

DH

DOUBLE HUNG WINDOW

AS

FIRE ATTENUATION SCREEN

C/H WM

COLD/HOT WATER METER CUPBOARD

HWM

HOT WATER METER CUPBOARD

HBS

H-BOX SYSTEM

PV

PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

IMPORTANT NOTES:
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REVISION	DATE	DESCRIPTION	BY
P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	25/06/25	For coordination	AM & MD
P4	26/06/25	For coordination	AM & MD
P5	27/06/25	For coordination	AM & MD
P6	03/07/25	For coordination	AM & MD
P7	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P8	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE
FIRST BASEMENT PLAN

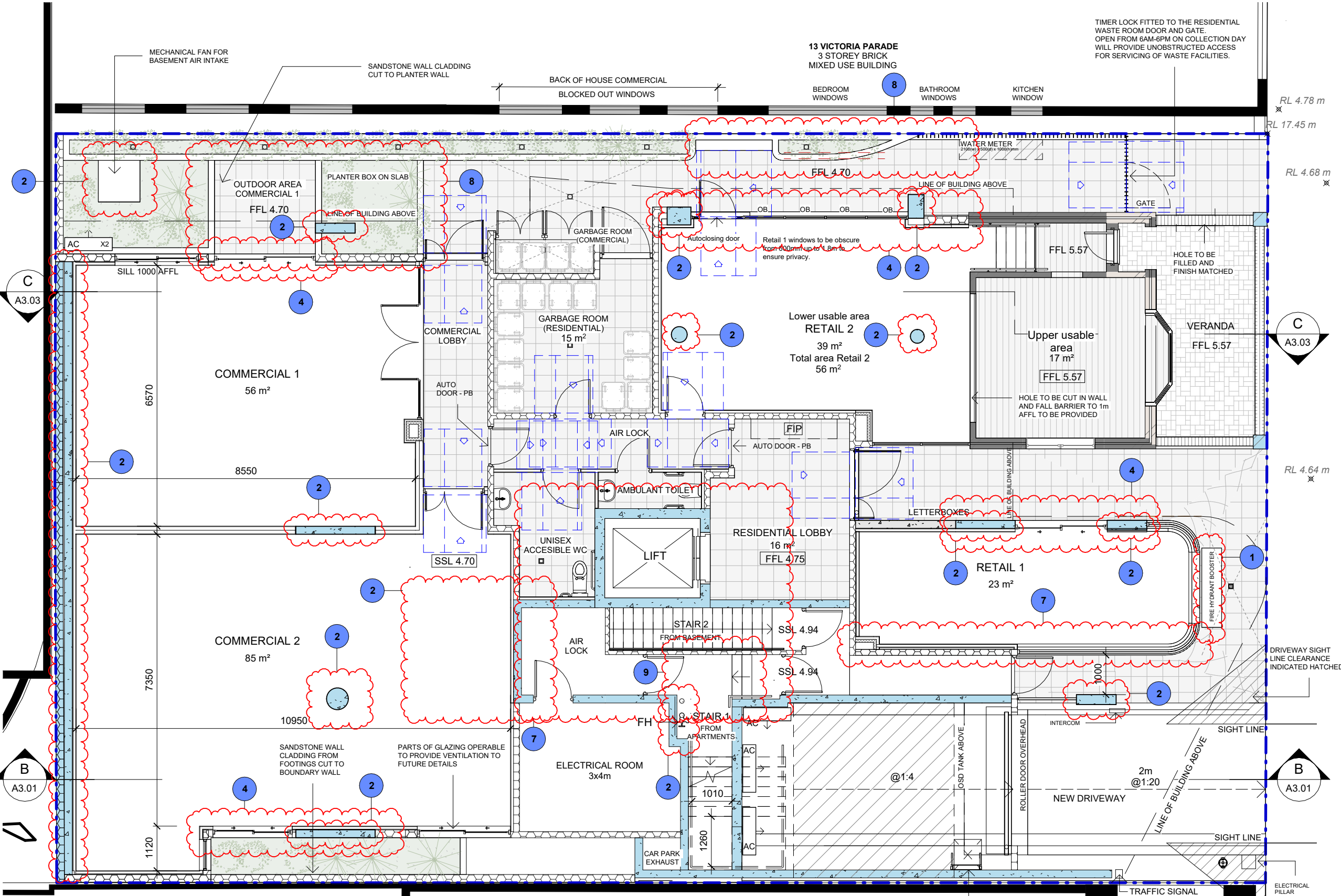
SCALE@A
3
1:100 S4.56

STATUS

NUMBER
A1.01 b

PROJECT
VPM

REVISION
P8



PROPOSED S4.56 MODIFICATIONS LIST:

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2. Revised internal layouts and associated services and structure.
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7. Revised Core position and related walls
8. Revised landscaping area
9. Revised fire stairs
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13. Addition of Photovoltaic Panels
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- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

Certificate No. 0012024110

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Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 9-11 Victoria Pde, MANLY NSW, 2095



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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD/FB
B	13/11/24	S4.55 (8) MODIFICATION	DN/BG
P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56 LODGMENT

NOT FOR CONSTRUCTION



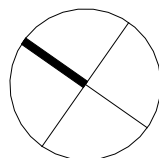
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA



DRAWING TITLE

GROUND FLOOR PLAN

SCALE@A

1:100 S4.56

STATUS

S4.56

NUMBER

A1.02

PROJECT

VPM

REVISION

P5

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

Certificate No. 0012024110

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Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 9-11 Victoria Pde, MANLY
NSW, 2095

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FINISHES *REFER TO EXTERNAL FINISHES

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(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56 LODGMENT

NOT FOR CONSTRUCTION



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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

FIRST FLOOR PLAN

SCALE@A

3

1:100 S4.56

STATUS

NUMBER

A1.03

PROJECT

VPM

REVISION

P5

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

Certificate No. 0012024110

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 9-11 Victoria Pde, MANLY
NSW, 2095

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PROPOSED S4.56 MODIFICATIONS LIST:

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- Revised landscaping area
- Revised fire stairs
- Revised storage cages
- Added HWP and moved AC units
- Addition of blade wall
- Addition of Photovoltaic Panels
- Proposed enclosure of parking spaces into private garages.

FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56 LODGMENT

NOT FOR CONSTRUCTION



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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

SECOND FLOOR PLAN

SCALE@A

1:100 S4.56

STATUS

NUMBER

A1.04

PROJECT

VPM

REVISION

P5

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

Certificate No. 0012024110

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Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 9-11 Victoria Pde, MANLY
NSW, 2095

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PROPOSED S4.56 MODIFICATIONS LIST:

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- Revised storage cages
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- Addition of Photovoltaic Panels
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FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

THIRD FLOOR PLAN

SCALE@A

1:100 S4.56

STATUS

S4.56

NUMBER

A1.05

PROJECT

VPM

REVISION

P5

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

Certificate No. 0012024110

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Accreditation No. 20754

Property Address 9-11 Victoria Pde, MANLY
NSW, 2095

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FINISHES *REFER TO EXTERNAL FINISHES

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(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

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NOT FOR CONSTRUCTION



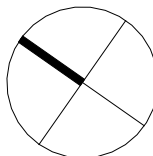
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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA



DRAWING TITLE

FOURTH FLOOR PLAN

SCALE@A

1:100 S4.56

STATUS

S4.56

NUMBER

A1.06

PROJECT

VPM

REVISION

P5



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MAS1	MASONRY - VERTICAL STACK BOND FACE BRICK WORK
MAS2	MASONRY - STRECHER BOND FACE BRICK WORK
REN1	RENDER - LIGHT
CL1	CLADDING
CL2	CLADDING
GB	GLASS BALUSTRADE

SD	SLIDING PANEL
LVR	GLAZED LOUVRE WINDOW
SW	SWING DOOR
FX	FIXED GLAZING
PS	PRIVACY SCREEN
OB	OBSCUR E GLAZING
AW	AWNING WINDOW
DH	DOUBLE HUNG WINDOW
AS	FIRE ATTENUATION SCREEN
C/H WM	COLD/HOT WATER METER CUPBOARD
HWM	HOT WATER METER CUPBOARD
HBS	H-BOX SYSTEM
PV	PHOTOVOLTAIC PANELS

C
A3.03

B
A3.01

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P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MC
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P3	27/06/25	For coordination	AM & MC
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MC
P5	09/07/25	S4.56 MODIFICATION	AM & MC

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



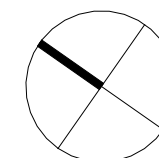
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA



DRAWING TITLE

FIFTH FLOOR PLAN

SCALE@A
3

1:100 S4.56

STATUS

S4.56

NUMBER

A1.07

PROJECT

/PM

REVISION

95

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13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

Certificate No. 0012024110

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Accreditation No. 20754

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- Addition of Photovoltaic Panels
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(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

IMPORTANT NOTES:
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P2	20/06/25	For coordination	AM & MD
P3	27/06/25	For coordination	AM & MD
P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION



2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

SIXTH FLOOR PLAN

SCALE@A

3

1:100 S4.56

STATUS

S4.56

NUMBER

A1.08

PROJECT

VPM

REVISION

P5

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING

PROPOSED S4.56 MODIFICATIONS LIST:

- Revised fire hydrant booster location
- Revised internal layouts and associated services and structure.
- Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
- Revised window size and location in response to revised layouts.
- BBQ added to terraces
- Skylights added
- Revised Core position and related walls
- Revised landscaping area
- Revised fire stairs
- Revised storage cages
- Added HWP and moved AC units
- Addition of blade wall
- Addition of Photovoltaic Panels
- Proposed enclosure of parking spaces into private garages.

FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

REVISION	DATE	DESCRIPTION	BY
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B	13/11/24	S4.55 (8) MODIFICATION	DN/BG
P1	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P2	20/06/25	For coordination	AM & MD
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P4	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P5	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMNT

NOT FOR CONSTRUCTION



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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

ROOF PLAN TERRACE

SCALE@A

3

STATUS

1:100 S4.56

NUMBER

A1.09

PROJECT

VPM

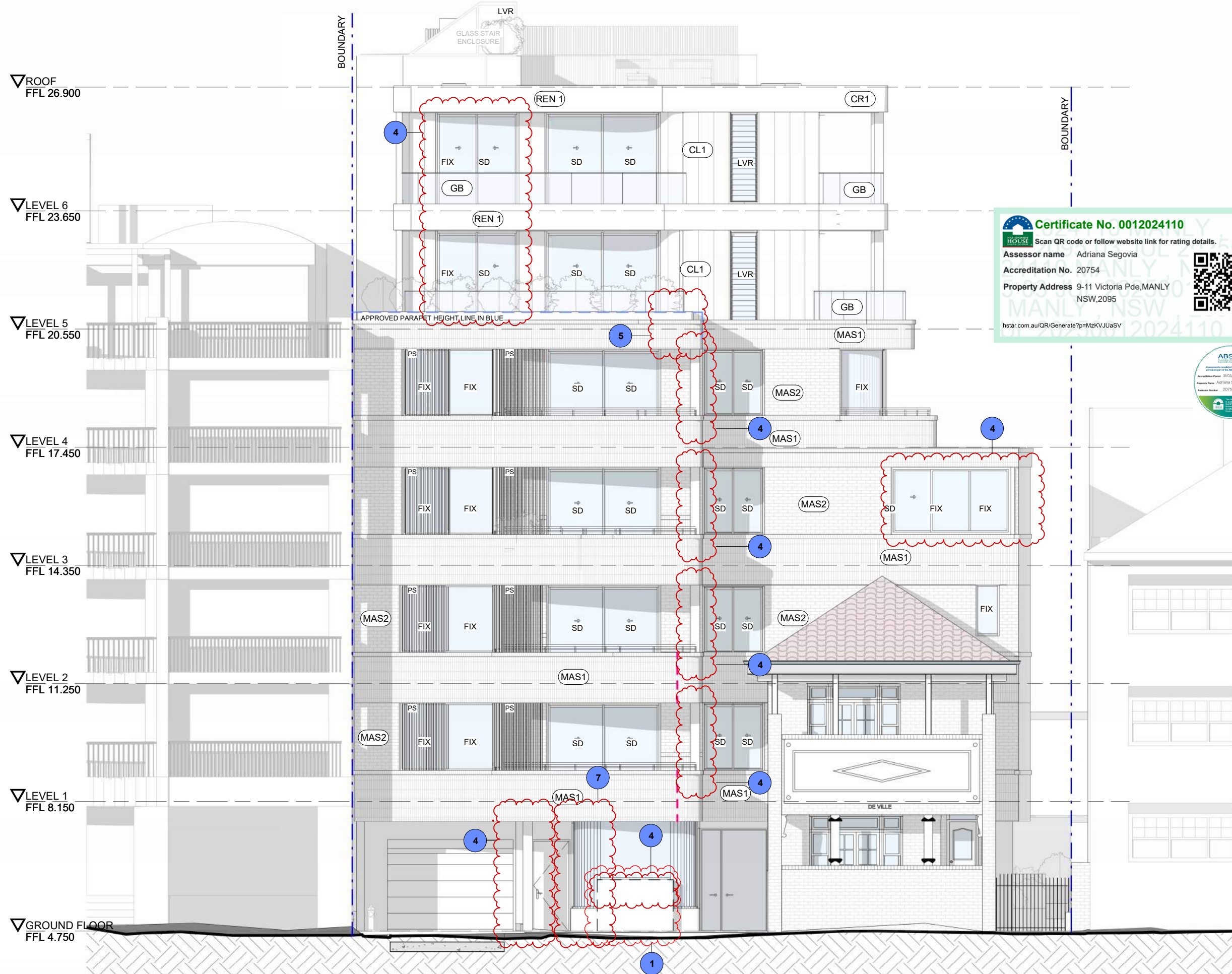
REVISION

P5

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PROPOSED S4.56 MODIFICATIONS LIST:

1. Revised fire hydrant booster location
2. Revised internal layouts and associated services and structure.
3. Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
4. Revised window size and location in response to revised layouts.
5. BBQ added to terraces
6. Skylights added
7. Revised Core position and related walls
8. Revised landscaping area
9. Revised fire stairs
10. Revised storage cages
11. Added HWP and moved AC units
12. Addition of blade wall
13. Addition of Photovoltaic Panels
14. Proposed enclosure of parking spaces into private garages.

Certificate No. 0012024110
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 9-11 Victoria Pde, MANLY NSW, 2095
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FINISHES *REFER TO EXTERNAL FINISHES

- (MAS1) MASONRY - VERTICAL STACK BOND FACE BRICK WORK
(MAS2) MASONRY - STRECHER BOND FACE BRICK WORK
(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN
C/H WM COLD/HOT WATER METER CUPBOARD
HWM HOT WATER METER CUPBOARD
HBS H-BOX SYSTEM
PV PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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P2	18/06/25	DRAFT S4.56 MODIFICATION	AM & MD
P3	20/06/25	For coordination	AM & MD
P4	27/06/25	For coordination	AM & MD
P5	04/07/25	DRAFT S4.56 MODIFICATION	AM & MD
P6	09/07/25	S4.56 MODIFICATION	AM & MD

REVISION NOTES

ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION



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Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect:
Bridie Gough 8280

VPM
9-11 VICTORIA PARADE, MANLY, NSW
WINGALA

DRAWING TITLE

SOUTHEAST ELEVATION

PROJECT

VPM

SCALE@A

3 1:100 S4.56

STATUS

S4.56

NUMBER

A2.01

REVISION

P6



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Assessor name Adriana Segovia

Accreditation No. 20754

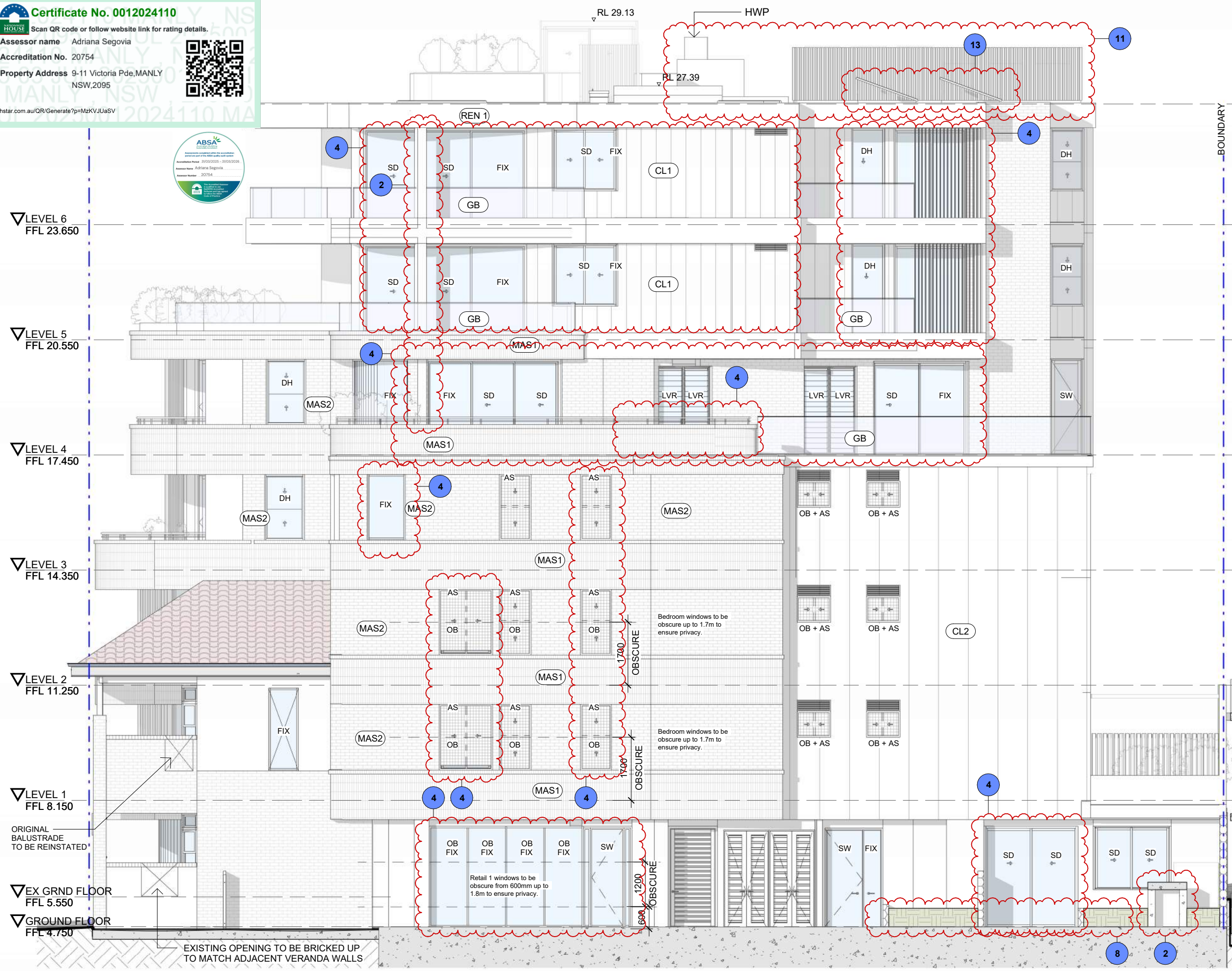
Property Address 9-11 Victoria Pde,MANLY NSW,2095

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ABSA
Accreditation No. 20754
Assessor Name Adriana Segovia
Assessment Period 30/03/2025 - 30/03/2028



PROPOSED S4.56 MODIFICATIONS LIST:

- Revised fire hydrant booster location
- Revised internal layouts and associated services and structure.
- Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
- Revised window size and location in response to revised layouts.
- BBQ added to terraces
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- Revised landscaping area
- Revised fire stairs
- Revised storage cages
- Added HWP and moved AC units
- Addition of blade wall
- Addition of Photovoltaic Panels
- Proposed enclosure of parking spaces into private garages.

FINISHES *REFER TO EXTERNAL FINISHES

- MAS1

MASONRY - VERTICAL STACK BOND FACE BRICK WORK
- MAS2

MASONRY - STRECHER BOND FACE BRICK WORK
- REN1

RENDER - LIGHT
- CL1

CLADDING
- CL2

CLADDING
- GB

GLASS BALUSTRADE

LEGEND

- SD

SLIDING PANEL
- LVR

GLAZED LOUVRE WINDOW
- SW

SWING DOOR
- FX

FIXED GLAZING
- PS

PRIVACY SCREEN
- OB

OBSOURE GLAZING
- AW

AWNING WINDOW
- DH

DOUBLE HUNG WINDOW
- AS

FIRE ATTENUATION SCREEN
- C/H WM

COLD/HOT WATER METER CUPBOARD
- HWM

HOT WATER METER CUPBOARD
- HBS

H-BOX SYSTEM
- PV

PHOTOVOLTAIC PANELS

S4.56 MODIFICATIONS

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REVISION NOTES
ISSUED FOR s4.56LODGMET

NOT FOR CONSTRUCTION

p

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Manly, NSW 2095 Australia
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Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE
NORTHEAST ELEVATION

SCALE@A
3
1:100

S4.56

STATUS

NUMBER
A2.04

REVISION
P6

PROJECT
VPM

13 VICTORIA PARADE
3 STOREY BRICK
MIXED USE BUILDING



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Accreditation No. 20754

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PROPOSED S4.56 MODIFICATIONS LIST:

- Proposed enclosure of parking spaces into private garages.
- Revised internal layouts and associated services and structure.
- Amalgamation of Units 10 & 11 on Level 4 to a single SOU.
- Revised window size and location in response to revised layouts.
- BBQ added to terraces
- Skylights added
- Revised Core position and related walls
- Revised landscaping area
- Revised fire stairs
- Revised storage cages
- Added HWP and moved AC units

FINISHES *REFER TO EXTERNAL FINISHES

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(REN1) RENDER - LIGHT
(CL1) CLADDING
(CL2) CLADDING
(GB) GLASS BALUSTRADE

LEGEND

- SD SLIDING PANEL
LVR GLAZED LOUVRE WINDOW
SW SWING DOOR
FX FIXED GLAZING
PS PRIVACY SCREEN
OB OBSCURE GLAZING
AW AWNING WINDOW
DH DOUBLE HUNG WINDOW
AS FIRE ATTENUATION SCREEN

- PREVIOUSLY PROPOSED OUTLINE
DENOTES EXTENT OF APPROVED BUILDING AS PER MOD2022/0660 PAN-284552
S4.56 MODIFICATIONS

PRELIMINARY

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REVISION NOTES

ISSUED FOR s4.56LODGMET

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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

VPM

9-11 VICTORIA PARADE, MANLY, NSW

WINGALA

DRAWING TITLE

ROOF PLAN TERRACE

SCALE@A

3

STATUS

S4.56

NUMBER

A1.09

PROJECT

VPM

REVISION

P1

BASIX THERMAL PERFORMANCE COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 1: Base Case Assumptions on Construction and Fabric

Element	Material	Detail
External walls	Brick Veneer	Insulation: See Table 3
		Light colour: 0.475<absorptance< 0.70
		Studs: Metal
	Hebel, lined	Insulation: See Table 3
		Light colour: 0.475<absorptance< 0.70
		Studs: Metal
	FC Cladding, lined	Insulation: See Table 3
		Light colour: 0.475<absorptance< 0.70
		Studs: Metal
Internal walls	Plasterboard	Studs: Metal
Party walls	Hebel, lined	Insulation: None
		Common corridors
	Hebel, lined	Insulation: None
		Neighbour
	Concrete	Insulation: None
		Fire stairs & lifts
Windows	Type 1	Total Window System Properties U-value 5.4 & SHGC 0.58 <u>for sliding doors, sliding & fixed windows</u>
		And
		Total Window System Properties U-value 5.4 & SHGC 0.49 <u>for bifold doors, awning & casement windows</u>
	Type 2	Total Window System Properties U-value 4.8 & SHGC 0.59 <u>for sliding doors, sliding & fixed windows</u>
		Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above ¹
	Window Operability	Balcony windows: As per plans & elevations Bedroom windows: 10% (BCA D3D29) as per plans & elevations All other non-balcony windows: As per plans & elevations
	Vertical shading device	Balcony windows: As per plans & elevations Non-balcony windows: As per plans & elevations
	Horizontal shading device	Eaves: As per plans & elevations
Skylight	Single glazed clear	
Roof	Concrete	Insulation: See Table 3
		Light colour: 0.475<absorptance< 0.70
		Rafters & Purlins: N/A
Ceilings	Plasterboard	Insulation: See Table 3
		Cavity: Unventilated Cavity
		Joists: Metal
Floors	Concrete	Insulation: See Table 3
		Tiles: Wet areas only
		Carpet: Bedrooms only
		Timber: Elsewhere
		Joists: N/A
Common corridors naturally ventilated		No
Recessed downlights assessed		No. No lighting plan provided. Project will be updated once lighting plan is available. All assumed to be sealed
Exhaust fans (kitchens, bathrooms, laundry)		All assumed to be sealed

Table 2: BERS Pro Thermal Loads

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
1	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - No insulation to heritage external walls - Type 2 windows except to windows located in heritage listed parts	65.7	11.9	3.1	PASS

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	(MJ/m².yr)		
2	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows	32.2	19.3	4.9	PASS
3	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows	28.0	12.2	5.8	PASS
4	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - Type 1 windows	13.5	10.6	7.6	PASS
5	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows	30.4	15.1	5.4	PASS
6	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows	25.6	12.1	6.0	PASS
7	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - Type 1 windows	31.7	13.5	5.4	PASS
8	- R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows	31.4	15.1	5.3	PASS
9	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - R1.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.66) - Type 1 windows	37.8	11.9	5.1	PASS
10	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows	22.8	13.8	6.2	PASS
11	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall	22.8	14.6	6.1	PASS

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¹ As per BASIX Thermal Performance Protocol 4.14.2

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
	system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows				
12	- R2.5 External Wall Insulation to brick veneer walls only (total external wall system Rt2.96) - R2.5 External Wall Insulation to hebel walls only (total external wall system Rt3.14) - R2.5 External Wall Insulation to cladded walls only (total external wall system Rt2.58) - Type 1 windows - Single glazed clear skylights	37.8	16.9	4.7	PASS

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NSW,2095

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BASIX WATER & ENERGY COMMITMENTS

Note: Table 1 & Table 2 outlines recommendations to meet the mandatory BASIX Water & Energy targets to achieve compliance.

Table 3: BASIX Water Commitments

Common Areas and Central Systems	
Area of Indigenous or low water species	<ul style="list-style-type: none">Please refer to Appendix B
Rainwater collection	<ul style="list-style-type: none">None
Common Areas Facility	<ul style="list-style-type: none">4-star (Water Rating) toilets4-star (Water Rating) taps
Fire Sprinkler	<ul style="list-style-type: none">For the Whole BuildingNo commitment is required for the test water to be diverted to a closed system
Common Area Pool & Spa	<ul style="list-style-type: none">No Pool & Spa
Private Dwellings	
Fixtures for apartments	<ul style="list-style-type: none">3-star (Water Rating) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min4-star (Water Rating) toilets4-star (Water Rating) kitchen taps4-star (Water Rating) bathroom tapsWater star rating of appliances:<ul style="list-style-type: none">Units 1, 4, 7, 10, 11 & 12<ul style="list-style-type: none">4.5-star washing machines6-star dishwashersUnits 2, 3, 5, 6, 8 & 9<ul style="list-style-type: none">4.5-star washing machines5-star dishwashers

Table 4: BASIX Energy Commitments

Component		Commitment
Common Areas and Central Systems	Hot Water System	<ul style="list-style-type: none">Centralised Electric Storage with internal piping insulation of R1.0 (~38mm)
	Alternative Energy Supply	<ul style="list-style-type: none">Photovoltaic system of a minimum rated electrical output of 1.5 kW peak
	Lifts	<ul style="list-style-type: none">All lifts to use Gearless traction with VVVF motor servicing all levels
	Ventilation	<ul style="list-style-type: none">Car park: Ventilation (supply & exhaust) with a CO monitor & VSD fanElectrical rooms: Ventilation (supply only), thermostatically controlledSprinkler Valve Room: Ventilation (supply only), thermostatically controlledGarbage Rooms: Ventilation (exhaust only), continuousB1 & B2 smoke lobby: Ventilation (supply only), continuousGround floor lobby: No mechanical ventilationHallways & lobbies: Ventilation (supply only), continuous
	Lighting	<ul style="list-style-type: none">Car park: LED lighting with motion sensorsLift cars: LED lighting connected to lift call buttonElectrical rooms: Compact fluorescent lighting with manual on/off switchGarbage Rooms: Compact fluorescent lighting with motion sensorsSprinkler Valve Room: Compact fluorescent lighting with manual on/off switchB1 & B2 smoke lobby: LED lighting with motion sensorsGround floor lobby: LED lighting with manual on/off switchHallways & lobbies: LED lighting with manual on/off switch
Private Dwellings	Hot Water System	<ul style="list-style-type: none">See Central Systems
	Ventilation	<ul style="list-style-type: none">Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/ timer offBathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/ timer offLaundry Exhaust: Individual fan, ducted to roof or façade, with manual on/timer off

Component		Commitment
	Heating & Cooling	<ul style="list-style-type: none">Heating: Living & Beds to have individual 1-phase air-conditioning with EER 2.5-3.0Cooling: Living & Beds to have individual 1 phase air-conditioning with EER 2.5-3.0
	Lighting	<ul style="list-style-type: none">Dwellings must be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent and LED lamps.
	Appliances	<ul style="list-style-type: none">Induction cook top and electric ovenEnergy star rating of appliances:<ul style="list-style-type: none">Units 1, 4, 7, 10, 11 & 12<ul style="list-style-type: none">Minimum 4-star (new rating) refrigerator4.5-star washing machines4.5-star dishwashers9-star dryerUnits 2, 3, 5, 6, 8 & 9<ul style="list-style-type: none">Minimum 4-star (new rating) refrigerator4.5-star washing machines4-star dishwashers7-star dryer

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