

22-24 RAGLAN STREET, MANLY

DEVELOPMENT APPLICATION SUMMARY

SITE AREA: 713 sqm
LOW & MID-RISE HOUSING POLICY
SHOP-TOP HOUSING WITH 15% IN-FILL AFFORDABLE HOUSING
FSR CONTROL: 2.2 : 1 + 30%.
GFA CONTROL = 2.2 x 713 + 30% = 2040 sqm
BUILDING HEIGHT CONTROL: 24m + 30% = 31.2m

DRAWING SET

No.	REV	TITLE	SCALE AT A1
DA-00	B	TITLE SHEET	
DA-01	B	SITE ANALYSIS, SITE PLAN	1:200
DA-02	B	BASEMENT PLAN	1:100
DA-03	B	GROUND FLOOR PLAN	1:100
DA-04	B	LEVEL 01 PLAN	1:100
DA-05	B	LEVEL 02 PLAN	1:100
DA-06	B	LEVEL 03 PLAN	1:100
DA-07	B	LEVEL 04 PLAN	1:100
DA-08	B	LEVEL 05 PLAN	1:100
DA-09	B	LEVEL 06 PLAN	1:100
DA-10	B	LEVEL 07 PLAN	1:100
DA-11	B	ROOF PLAN	1:100
DA-20	B	SOUTH ELEVATION	1:100
DA-21	B	NORTH ELEVATION	1:100
DA-22	B	EAST ELEVATION	1:100
DA-23	B	WEST ELEVATION	1:100
DA-30	B	SECTION AA	1:100
DA-31	B	SECTION BB	1:100
DA-32	B	SECTION CC	1:100
DA-33	B	SECTION DD	1:100
DA-40	B	GFA DIAGRAMS	NTS
DA-41	B	LANDSCAPE AREAS	NTS
DA-42	B	SOLAR ACCESS	NTS
DA-43	B	CROSS VENTILATION DIAGRAMS	NTS
DA-50	B	PERSPECTIVES 01	NTS
DA-51	B	PERSPECTIVES 02	NTS
DA-60	B	SHADOW DIAGRAMS 01	NTS
DA-61	B	SHADOW DIAGRAMS 02	NTS
DA-62	B	SHADOW DIAGRAMS 03	NTS
DA-63	B	SHADOW DIAGRAMS 04	NTS
DA-70	B	ADAPTABLE UNITS PLANS	1:50
DA-80	B	PHOTOMONTAGE 01	NTS
DA-81	B	PHOTOMONTAGE 02	NTS
DA-90	B	BASIX COMMITMENTS	

APARTMENT AREAS AND MIX

	UNIT No	AREA (sqm)	BEDS	STORAGE (sqm)	
Level Gr	Retail	39			
Level 1	01	130	2	10.3	AFFORDABLE UNIT
	02	150	3	10.3	AFFORDABLE UNIT
	03	50	1	7	AFFORDABLE UNIT
Level 2	04	144	3	10.5	
	05	146	3	10.3	
	06	50	1	6	
Level 3	07	128	2	8	ADAPTABLE UNIT
	08	131	2	8	
Level 4	09	128	2	8	ADAPTABLE UNIT
	10	131	2	8	
Level 5	11	128	2	8	ADAPTABLE UNIT
	12	131	2	8	
Level 6	13	128	2	12.6	ADAPTABLE UNIT
	14	131	2	8	
Level 7	15	180	3	20.2	
TOTAL GFA: 2038m2					
TOTAL RESIDENTIAL AREA: 1886m2					
TOTAL AFFORDABLE HOUSING AREA: 330m2 (16% OF TOTAL GFA)					



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

BASIX CERTIFICATE No 1820270M

NatHERS CERTIFICATE No #HR-NOSJEI-01

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

ADDRESS:
22-24 RAGLAN STREET
MANLY, NSW, 2095

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TITLE SHEET

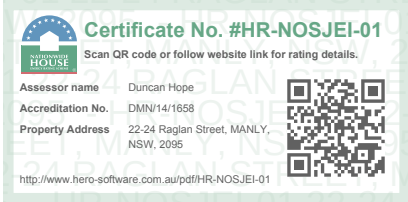
SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	REV:		

DA-00

B

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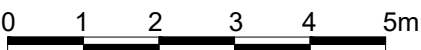
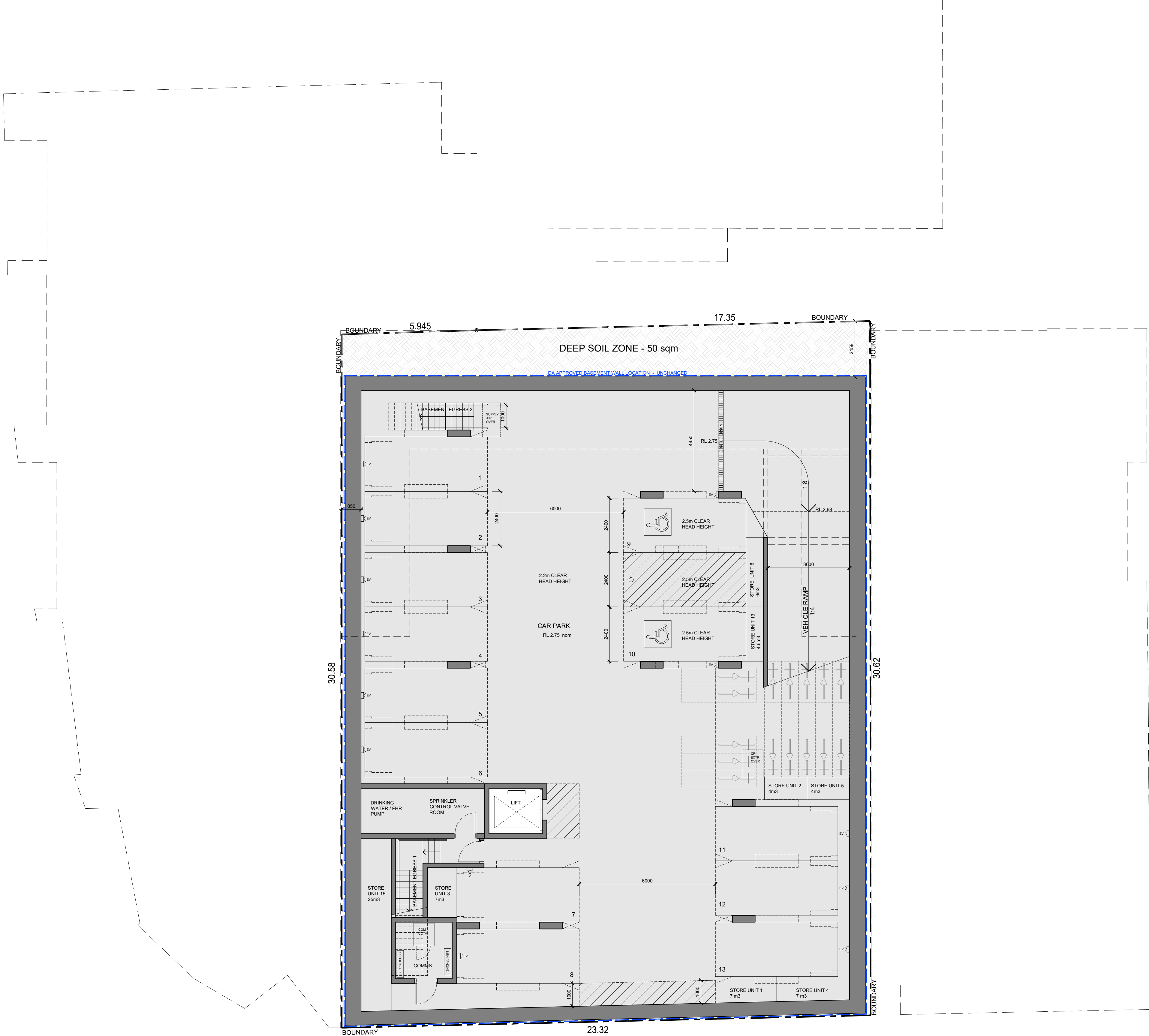


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DRAWING TITLE:
BASEMENT PLAN

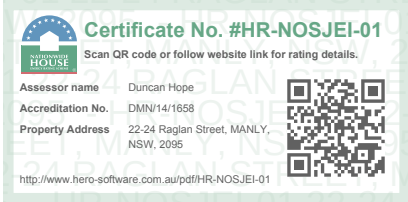
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DA-02



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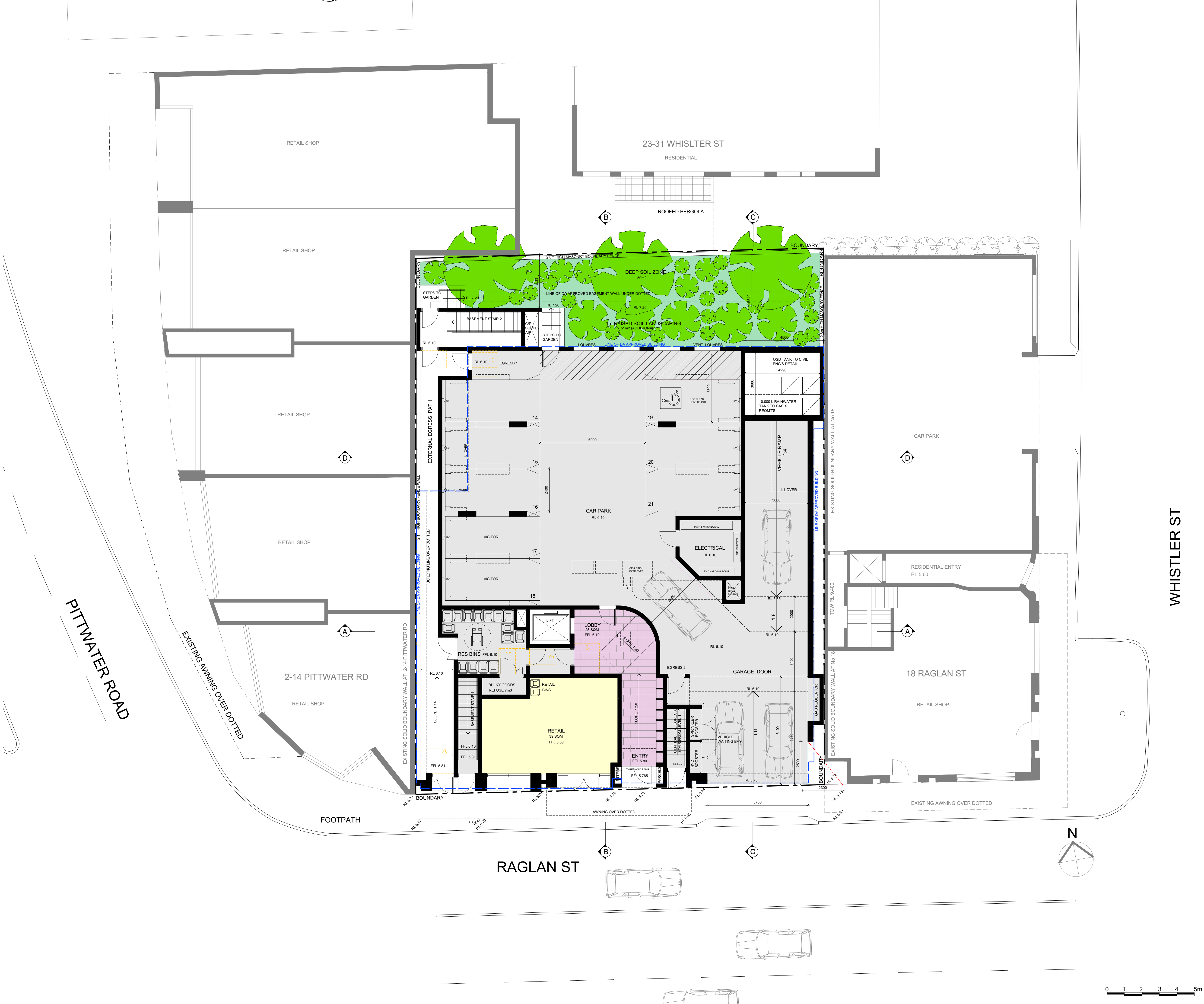
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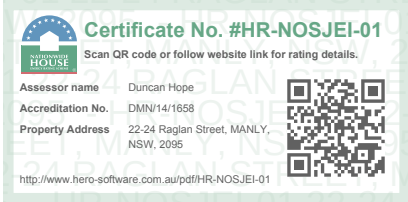
DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:100 @ A1	DATE:	25-02	N
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	REV:	DA-03	B



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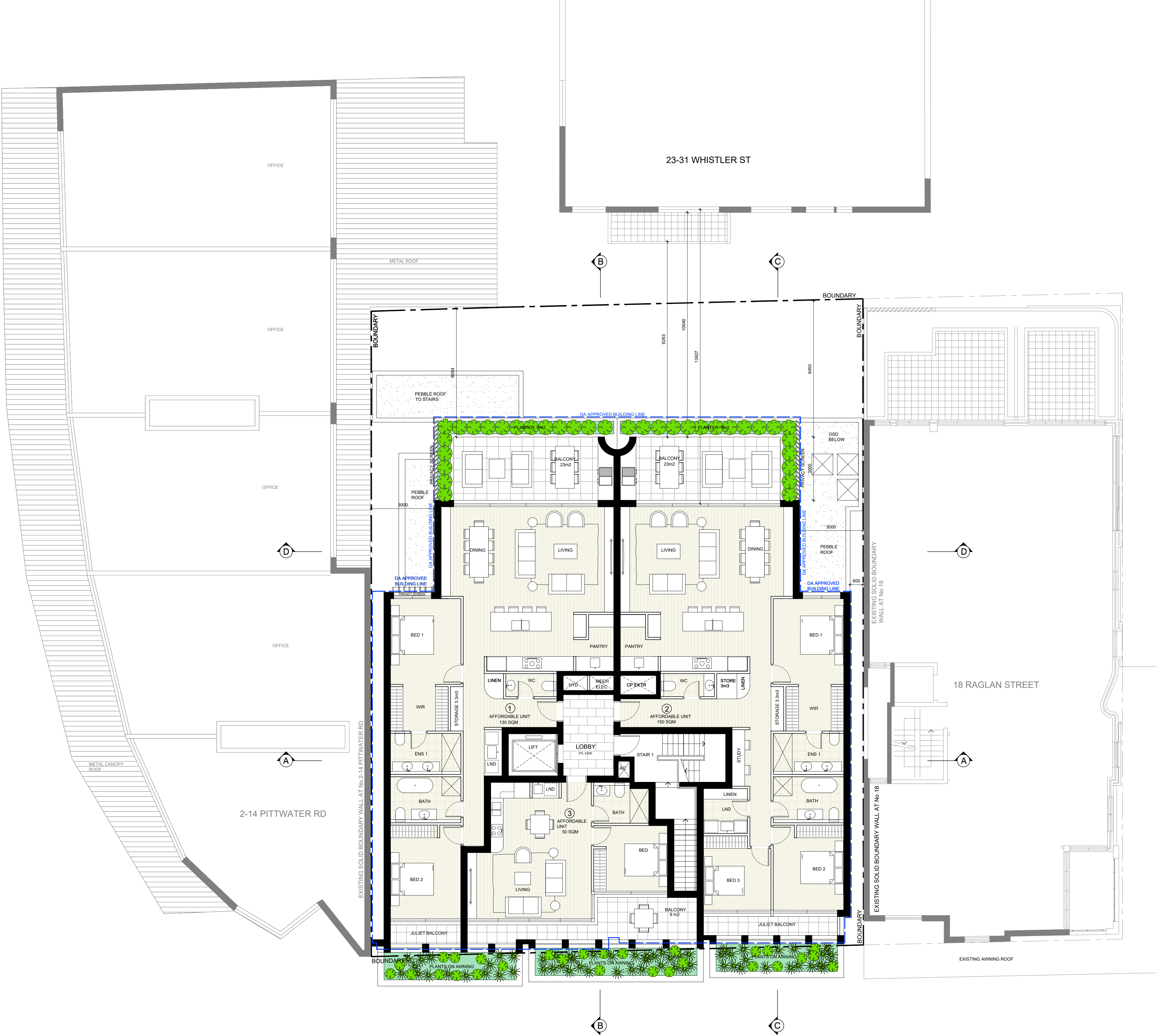
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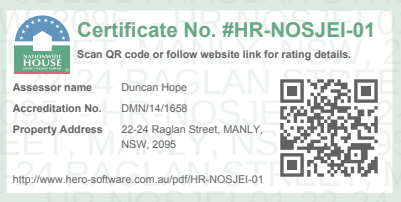
DRAWING TITLE:
LEVEL 01 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	DA-04	REV:	B



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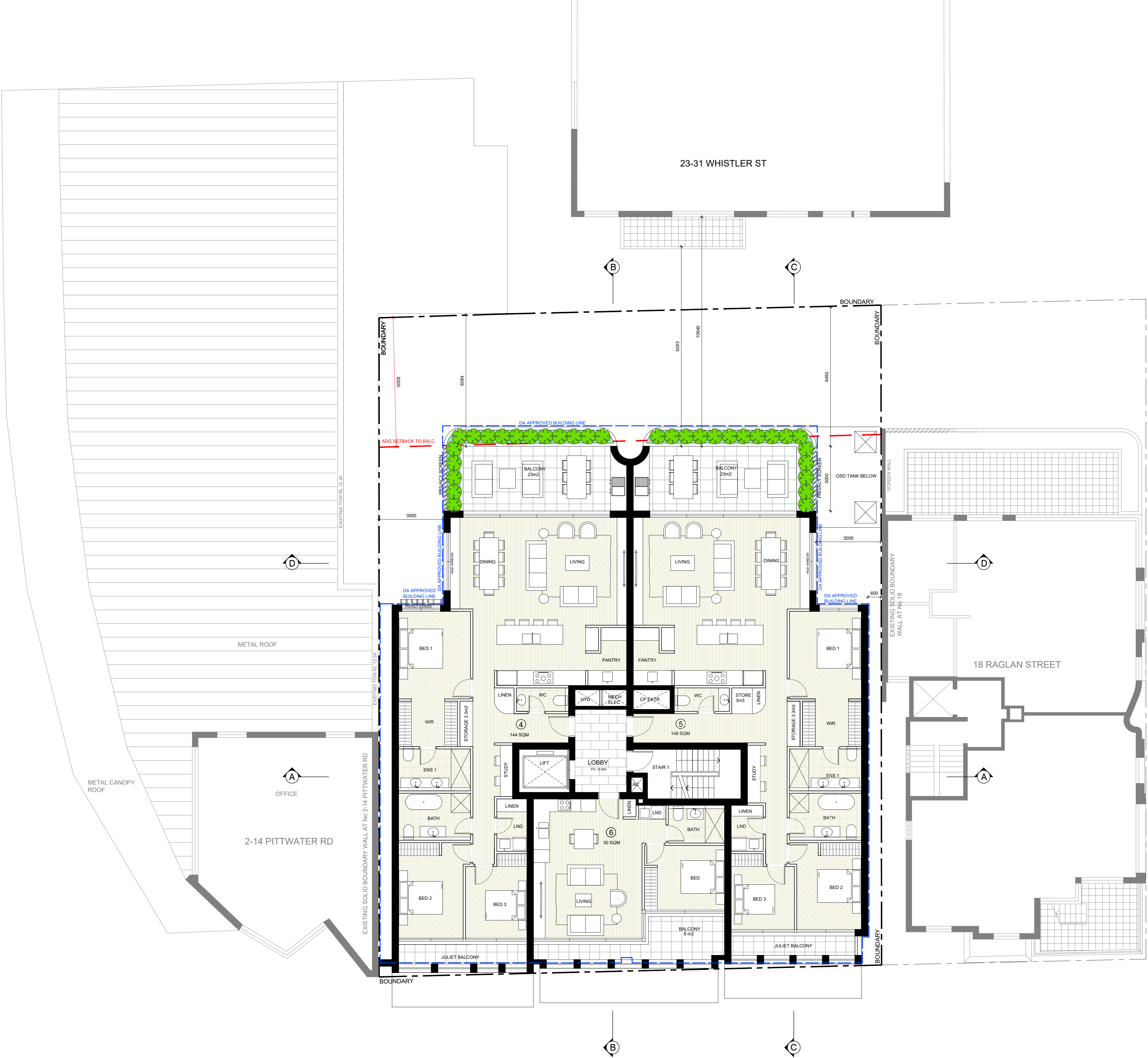
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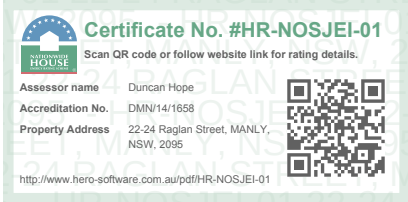
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LEVEL 02 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
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DRAWING NO:	DA-05	REV:	B



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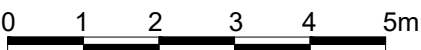
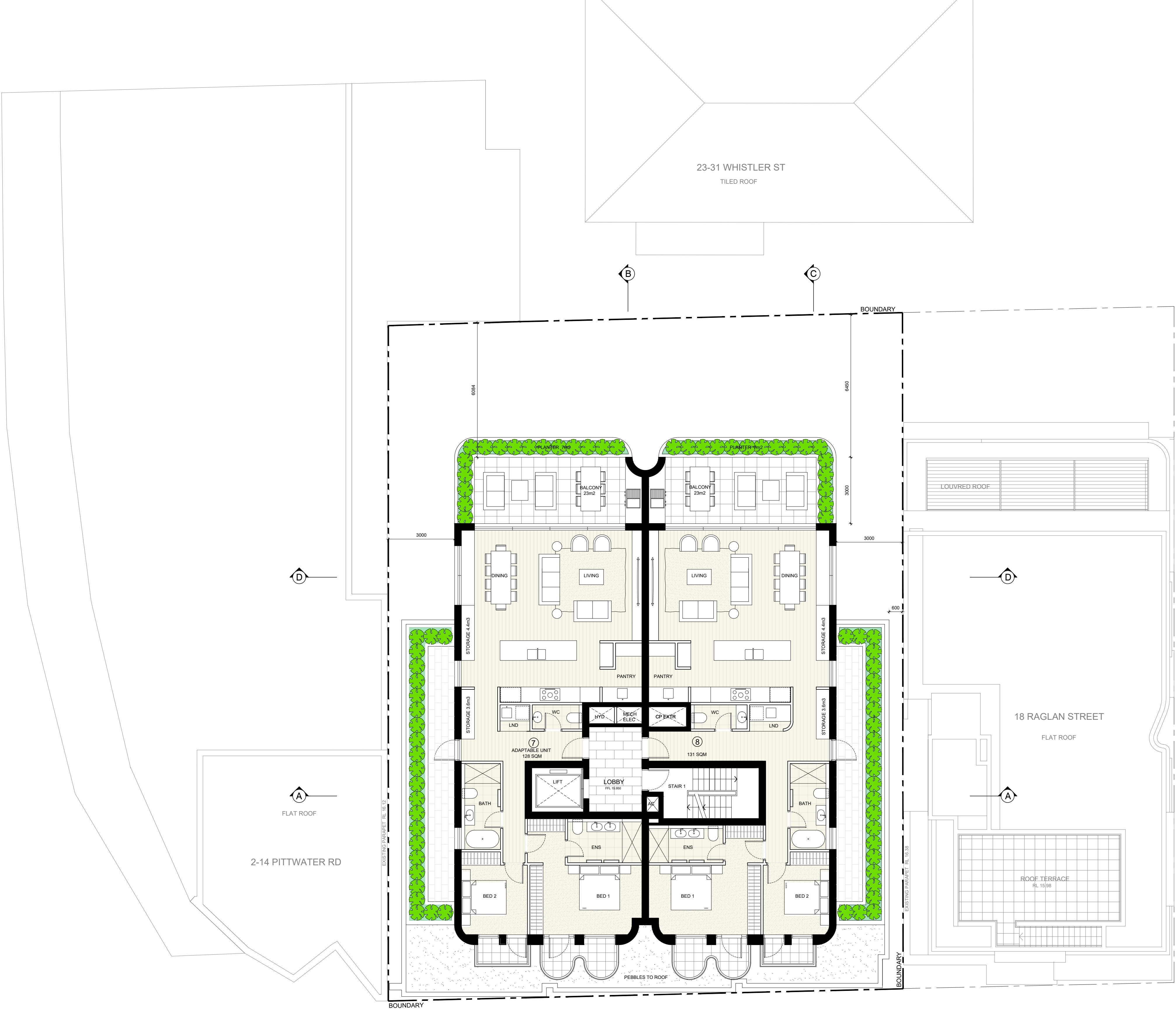


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LEVEL 03 PLAN

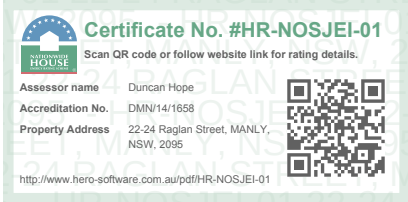
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STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
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DA-06



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
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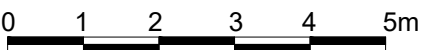
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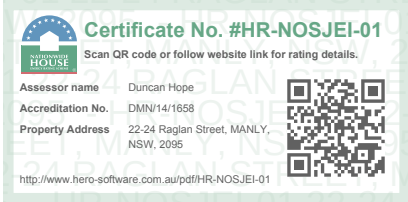
DRAWING TITLE:
LEVEL 04 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	REV:	DA-07	B



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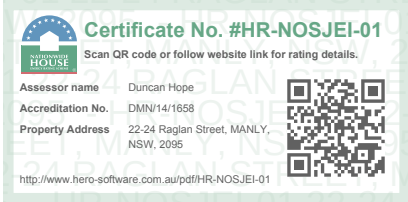
DRAWING TITLE:
LEVEL 05 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	DA-08	REV:	B



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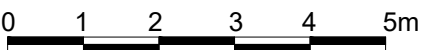
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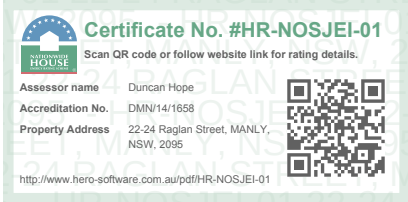
DRAWING TITLE:
LEVEL 06 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	REV:	DA-09	B



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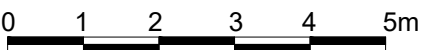
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DRAWING TITLE:
LEVEL 07 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	DA-10	REV:	B



Water Efficiency Commitments

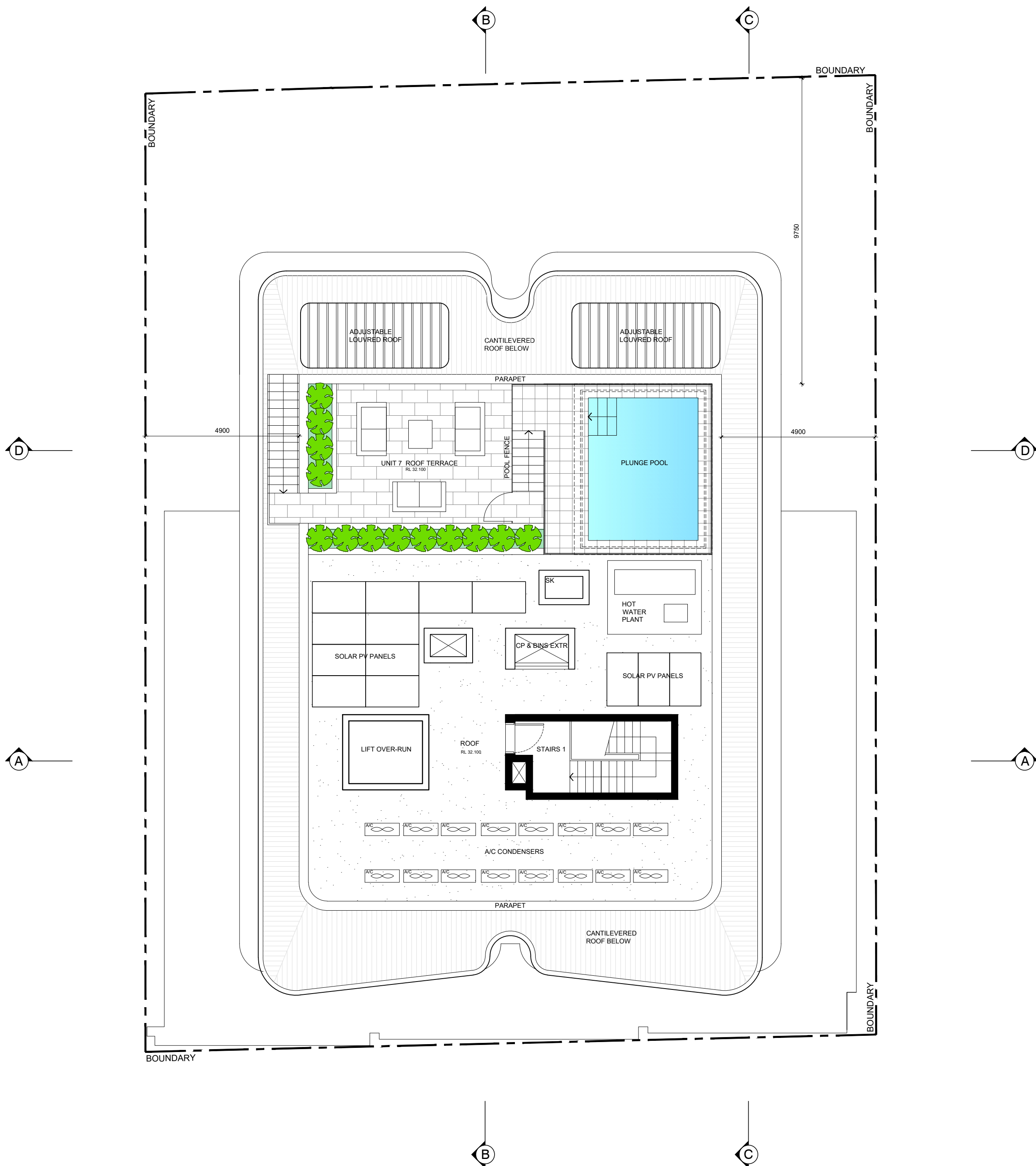
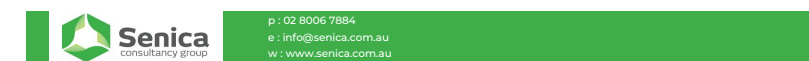
Description		Requirements					
Common Areas and Systems	Alternative Water Supply Systems	Central Water Tank – Rainwater/Stormwater		10,000 Litres			
	Common Swimming Pool	Location	NA		Volume	NA	
	Common Area Fixtures	Showerheads	No common facilities				
		Toilets	No common facilities				
		Laundry/Bathroom Taps	No common facilities				
		Clotheswasher	No common facilities				
Individual Dwellings	Fixtures	Showerheads	4 star > 6 but <= 7.5 L/min)				
		Toilets	4 Star				
		Kitchen taps	6 Star				
	Appliances	Bathroom taps	6 Star				
		Dishwashers	4 Star				
		Clothes Dryers	Not specified				
	Swimming Pool	Max Volume (kL)	18.6		Pool Cover	No	
		Pool Location	Outdoors (unit 1S)		Pool Shaded	No	
	Hot Water Recirculation and Diversion	Not Required					
		Alternative Water Supply	Landscaping	NA			
Toilets			Toilets to be connected to alternative water supply				
Laundry			NA				
Pool Top up			NA				

Thermal Comfort Commitments

The development must be constructed 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.

Energy Efficiency Commitments

Description		Ventilation System		Lighting System		
Common Area	Ventilation System	Efficiency Measure	Primary type of lighting	Efficiency Measure	BMS	
Basement Carpark	Ventilation (Supply & Exhaust)	Carbon Monoxide monitor + VSD Fan	Fluorescent	Daylight sensor and motion sensor	No	
Ground Floor Carpark	No Mech. Ventilation	--	Fluorescent	Daylight sensor and motion sensor	No	
Electrical	No Mech. Ventilation	--	Compact Fluorescent	Manual on / Manual Off	No	
Cemms	Ventilation (Supply + Exhaust)	Interlocked to light	Compact Fluorescent	Manual on / Manual Off	No	
Carriage	Ventilation (Supply + Exhaust)	Interlocked to light	Compact Fluorescent	Manual on / Manual Off	No	
Servitor Control Valve	No Mech. Ventilation	--	Compact Fluorescent	Manual on / Manual Off	No	
Ground Floor Lobby	No Mech. Ventilation	--	LED	Manual on / Manual Off	No	
Lift Bank (No.1)	--	--	LED	Connected to lift call button	No	
Lift No. 1	Gearless traction with VVVF motor		Number of Levels Served		9	
Central Hot Water System	Residential Levels	7	Load capacity (kg)		1001-1500	
	System Type	Heat Pump - air sourced	Unit efficiency (COP)		3.5-4.0	
	External Piping	R10 (~38mm)	Internal Piping		R1.0 (~38mm)	
Central Cooling System	System Type	NA	Electrical driven compressor		NA	
	Heat rejection Method	NA	Unit efficiency (COP)		NA	
Central Heating System	System Type	NA	Electrical driven compressor		NA	
	Unit efficiency (COP)	NA	Air Sourced Evaporator		NA	
Alternative Energy	Photovoltaic System	30 kW peak output	Cogeneration System		Nil	
Hot Water System	The applicant must install the following hot water system in the development, or a system with a higher energy rating:					
Ventilation	Location	Description	Operational Control		Interlocked to light with timer off	
	Bathrooms	Individual fan, ducted to central duct + VSD	Manual switch On/Off		Manual switch On/Off	
	Kitchens	Individual fan, ducted to façade or roof	Manual switch On/Off		Manual switch On/Off	
	Laundry	Individual fan, ducted to façade or roof	Manual switch On/Off		Manual switch On/Off	
Cooling System	Living Area	Bedroom Area				
	1 Phase Ducted System (4.5 Star)	1 Phase Ducted System (4.5 Star)				
Heating System	Living Area	Bedroom Area				
	1 Phase Ducted System (4.5 Star)	1 Phase Ducted System (4.5 Star)				
Natural Lighting	The applicant must ensure that the 'primary type of artificial lighting' is fluorescent or light emitting diode (LED) lighting and the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps					
Artificial Lighting Appliances	The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting					
Individual Dwellings	Kitchen Cooktop/Oven	Electric Cooktop / Electric Oven				
	Refrigerator	Not Specified				
	Well Ventilated Fridge Space	Not Specified				
	Dishwasher	3.5 Star				
	Clotheswasher	Not Specified				
	Clothes Dryer	Not Specified				
	Clothes Drying Lines	Indoor or Sheltered	No	Private Outdoor	No	
Swimming Pool	Heating	Electric Heat Pump	Pool Pump	Multi Speed 2 stars	Timer	Yes

[illegible][illegible]

DEVELOPMENT APPLICATION



PROJECT:

ALTERATIONS & ADDITIONS TO EXISTING APPROVED DA

ADDRESS

22-24 RAGLAN STREET
MANLY, NSW, 2095

CLIENT:

PARA-ERE HOLDINGS



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DRAWING TITLE:

ROOF PLAN

SCALE:

1:100 @ A1

STAGE:
DEVELOPMENT APPLICATION

DRAWING NO:

DATE: _____

JOB No: 25-02

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SOUTH ELEVATION

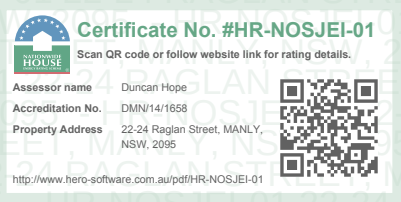
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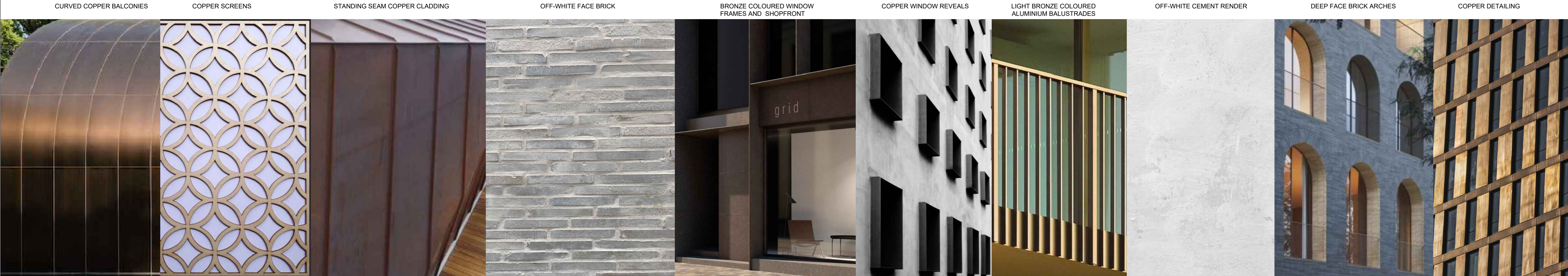
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NORTH ELEVATION

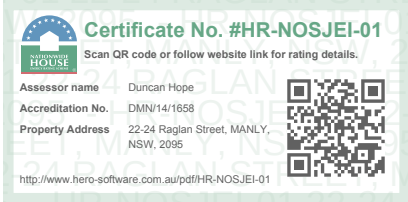
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STAGE: DEVELOPMENT APPLICATION	JOB No:	
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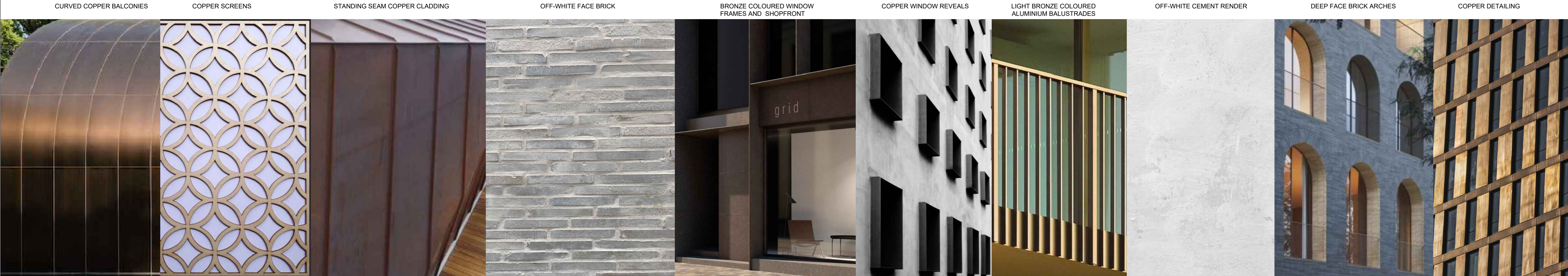
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DEVELOPMENT APPLICATION



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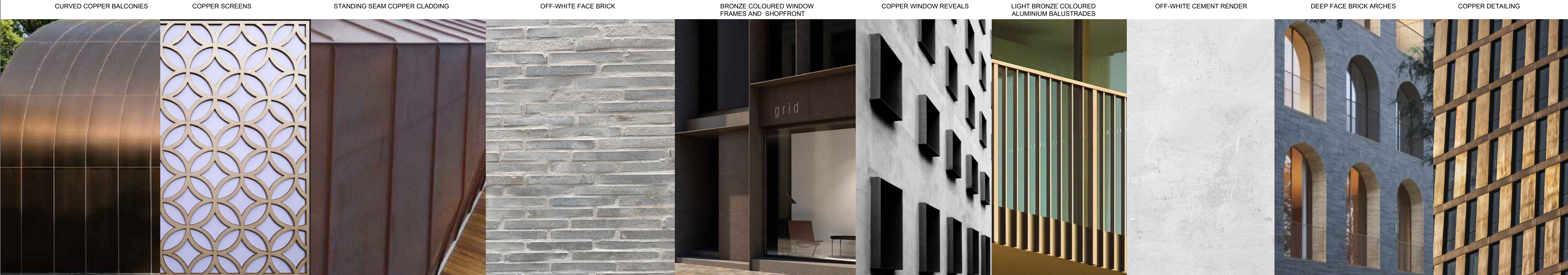
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DEVELOPMENT APPLICATION

JOB No:

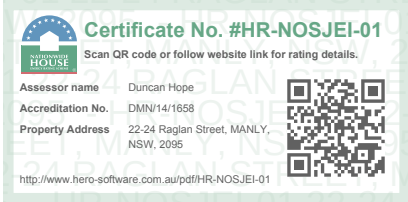
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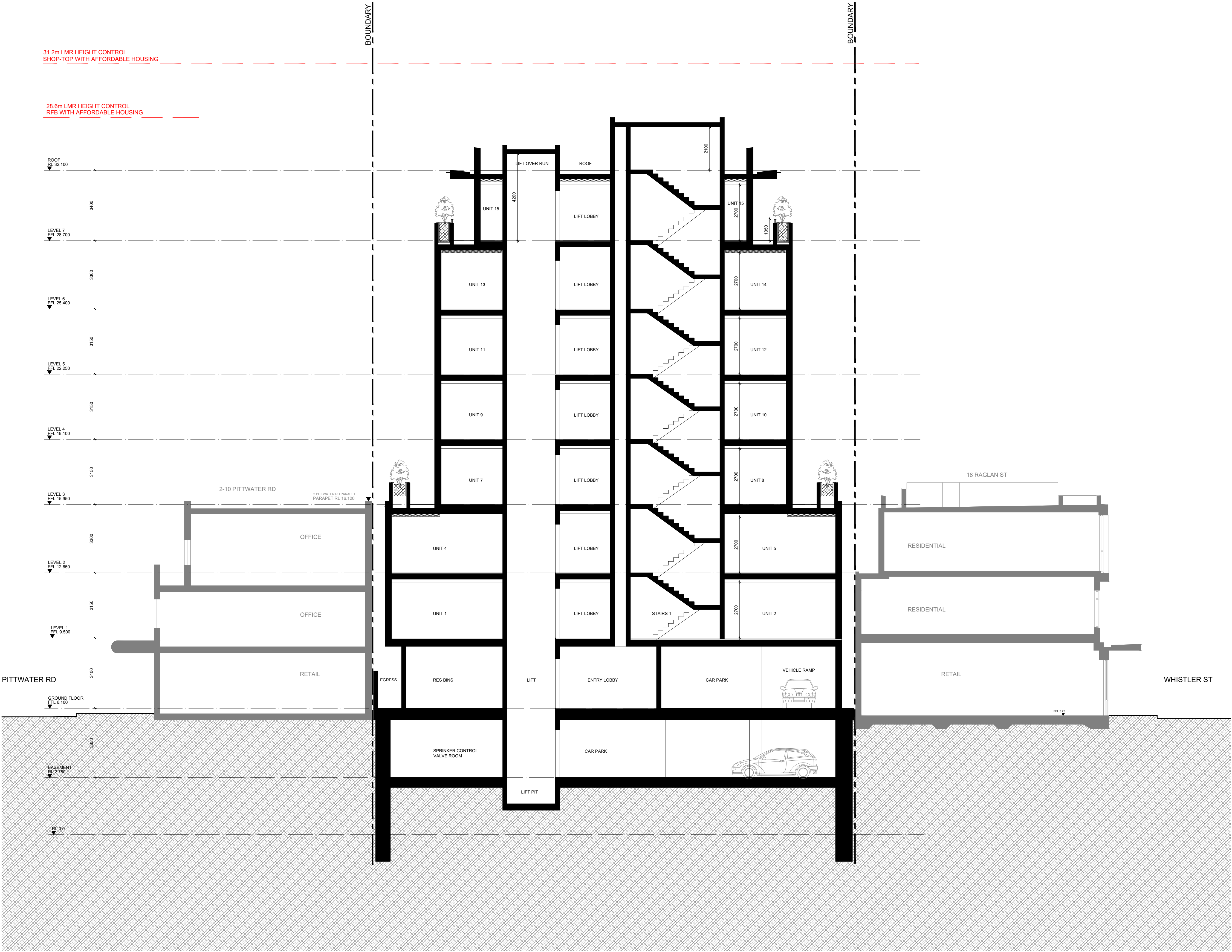


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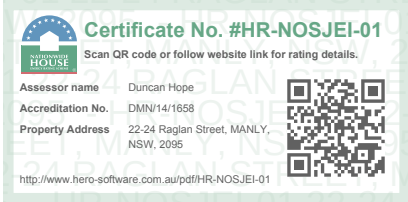
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DA-30

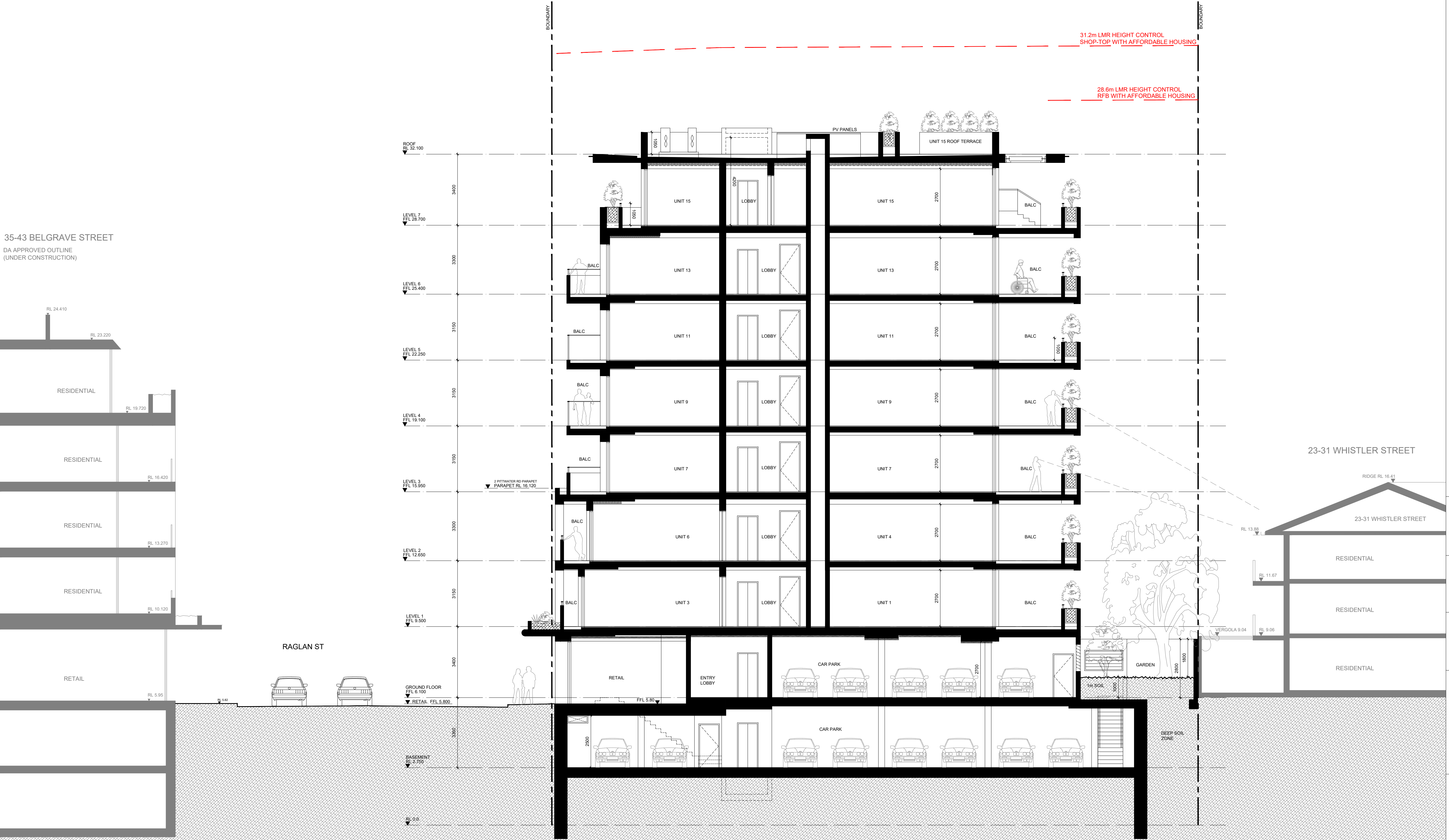


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DEVELOPMENT APPLICATION



35-43 BELGRAVE STREET
DA APPROVED OUTLINE
(UNDER CONSTRUCTION)



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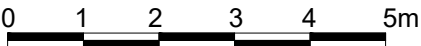


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SECTION BB

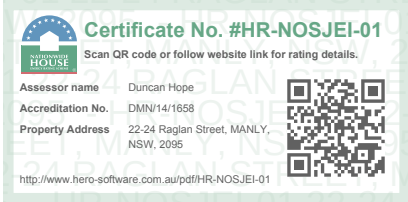
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STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA 01	REV: 0	

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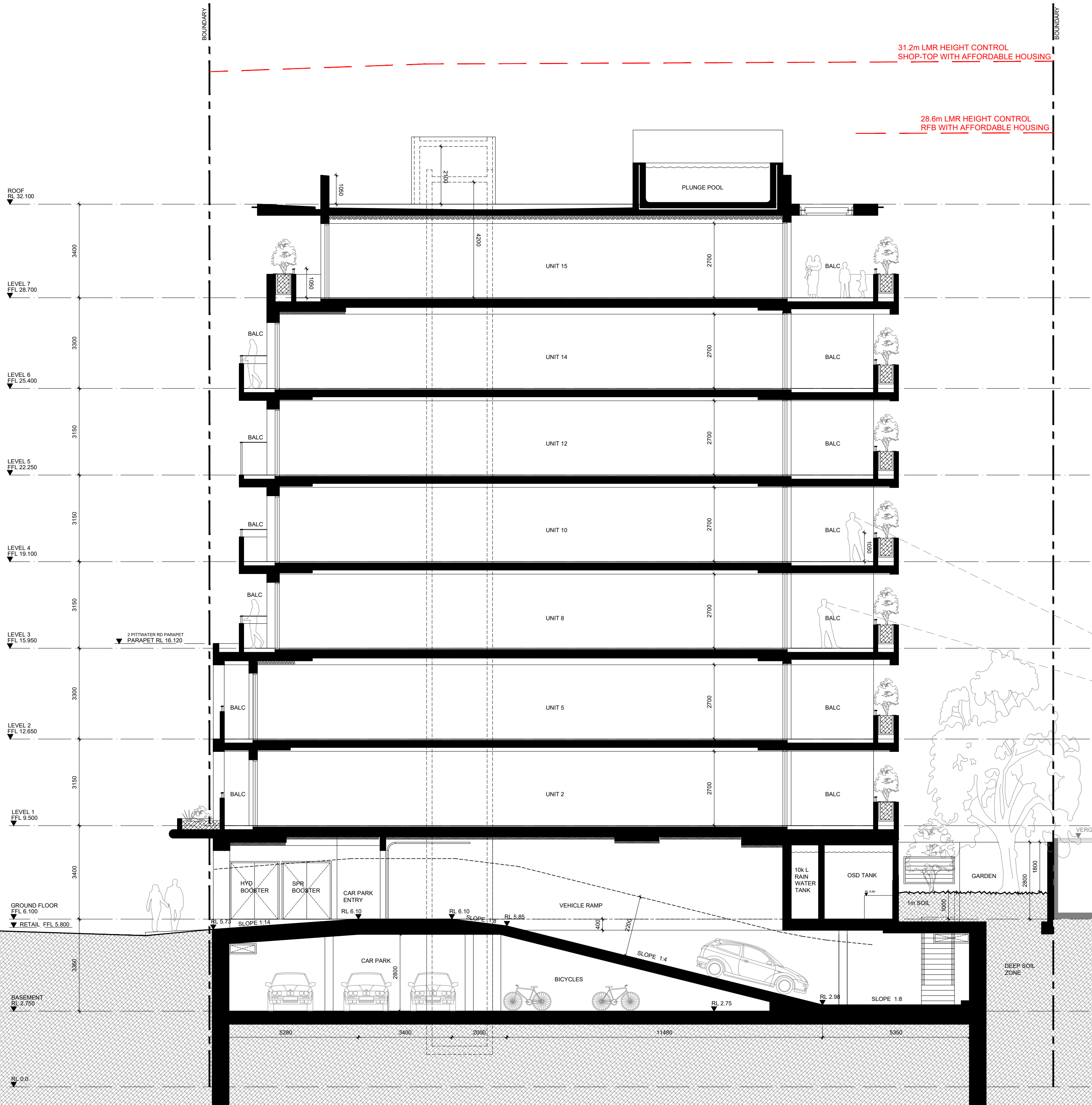


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35-43 BELGRAVE STREET
DA APPROVED OUTLINE
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23-31 WHISTLER STREET

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SECTION CC

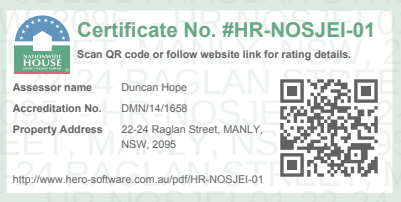
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STAGE: DEVELOPMENT APPLICATION	JOB No:	
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DA-32



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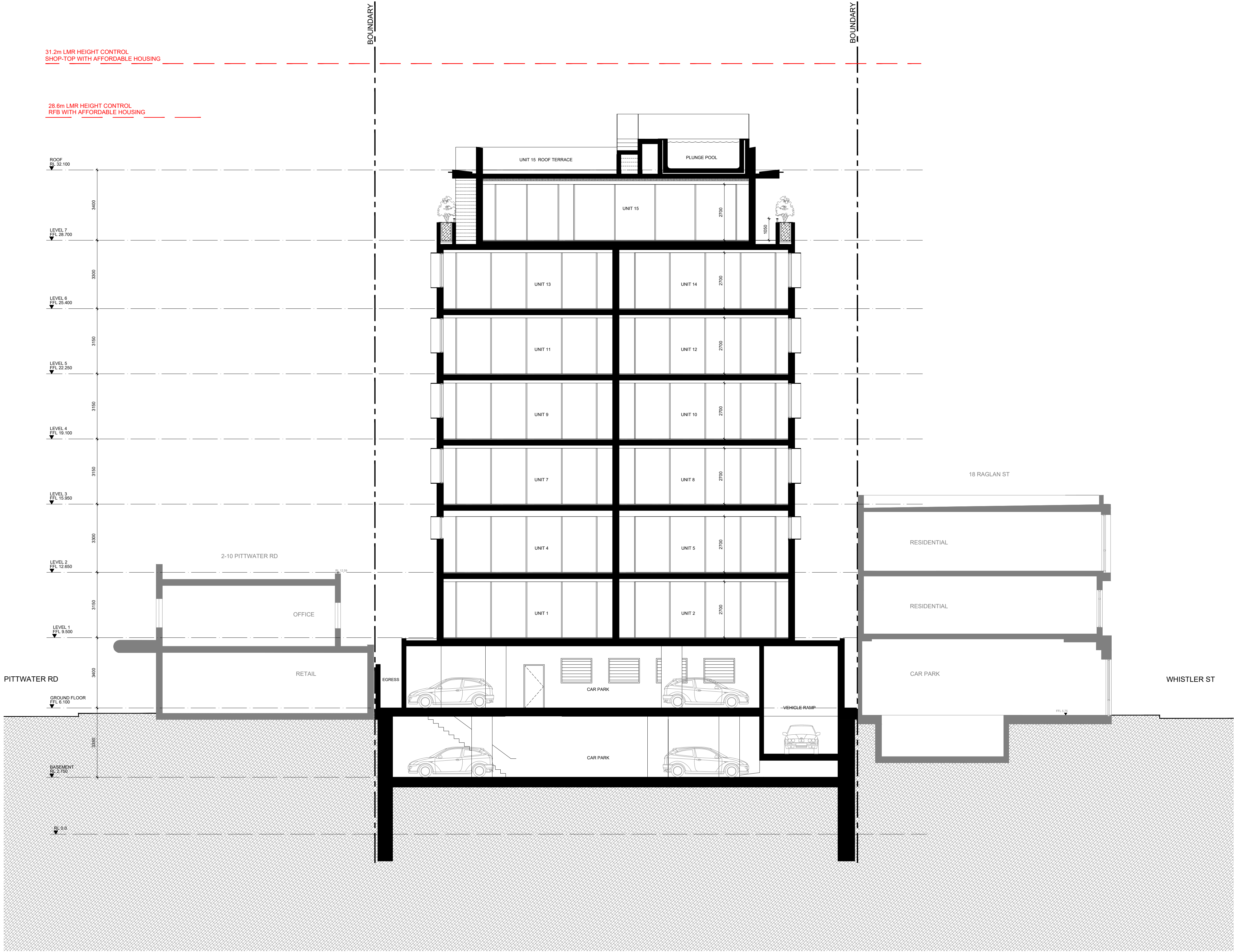


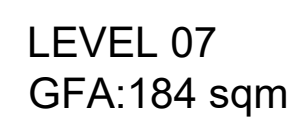
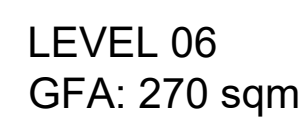
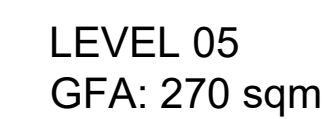
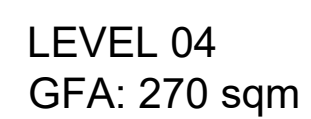
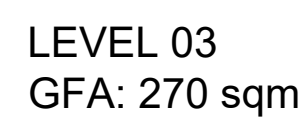
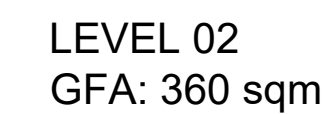
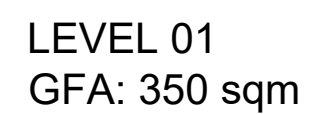
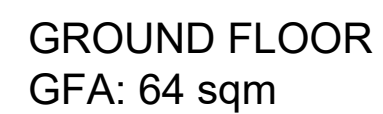
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SECTION DD

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STAGE: DEVELOPMENT APPLICATION	JOB No:	
DRAWING NO:	REV:	B

DA-33





GFA CALCULATIONS

SITE AREA: 713sqm
LMR HOUSING FSR CONTROL FOR SITE: FSR 2.2:1

TOTAL INFILL AFFORDABLE HOUSING PROPOSED:
330 sqm (16% x TOTAL GFA) (UNIT1, UNIT 2, UNIT 3)

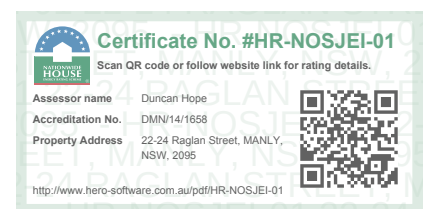
INFILL AFFORDABLE HOUSING FSR BONUS: 30%

TOTAL FSR CONTROL $2.2 + (30\% \times 2.2) = 2.86:1$
TOTAL GFA CONTROL: $2.86 \times 713 = 2039 \text{ sqm}$

TOTAL GFA PROPOSED: 2038 sqm

REV	DATE	NOTES
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DEVELOPMENT APPLICATION



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MANLY, NSW, 2095

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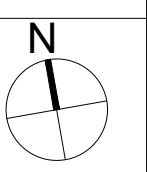
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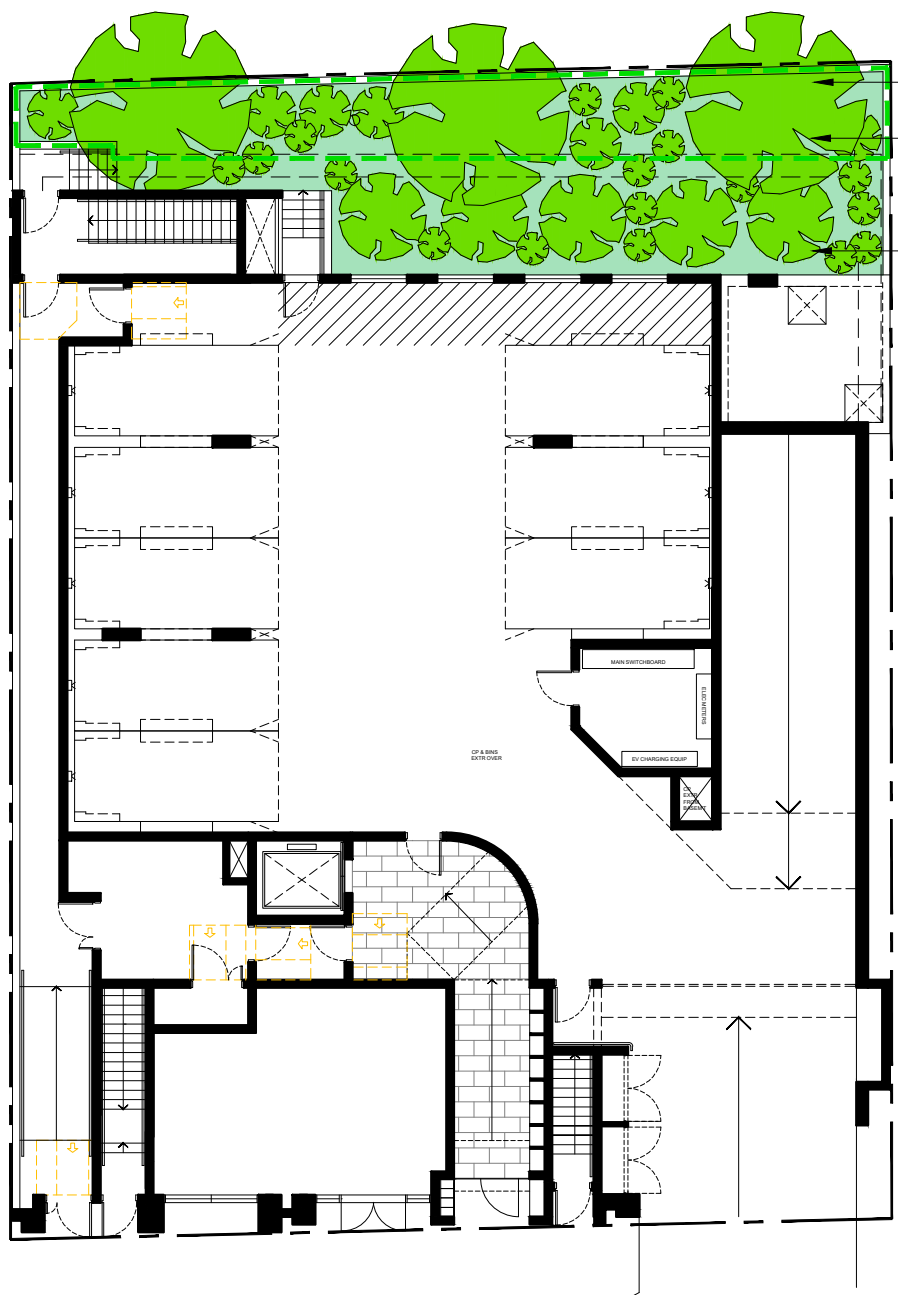
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GFA DIAGRAMS

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STAGE: DEVELOPMENT APPLICATION	JOB No:	25-02
DRAWING NO:	DA 10	RE:

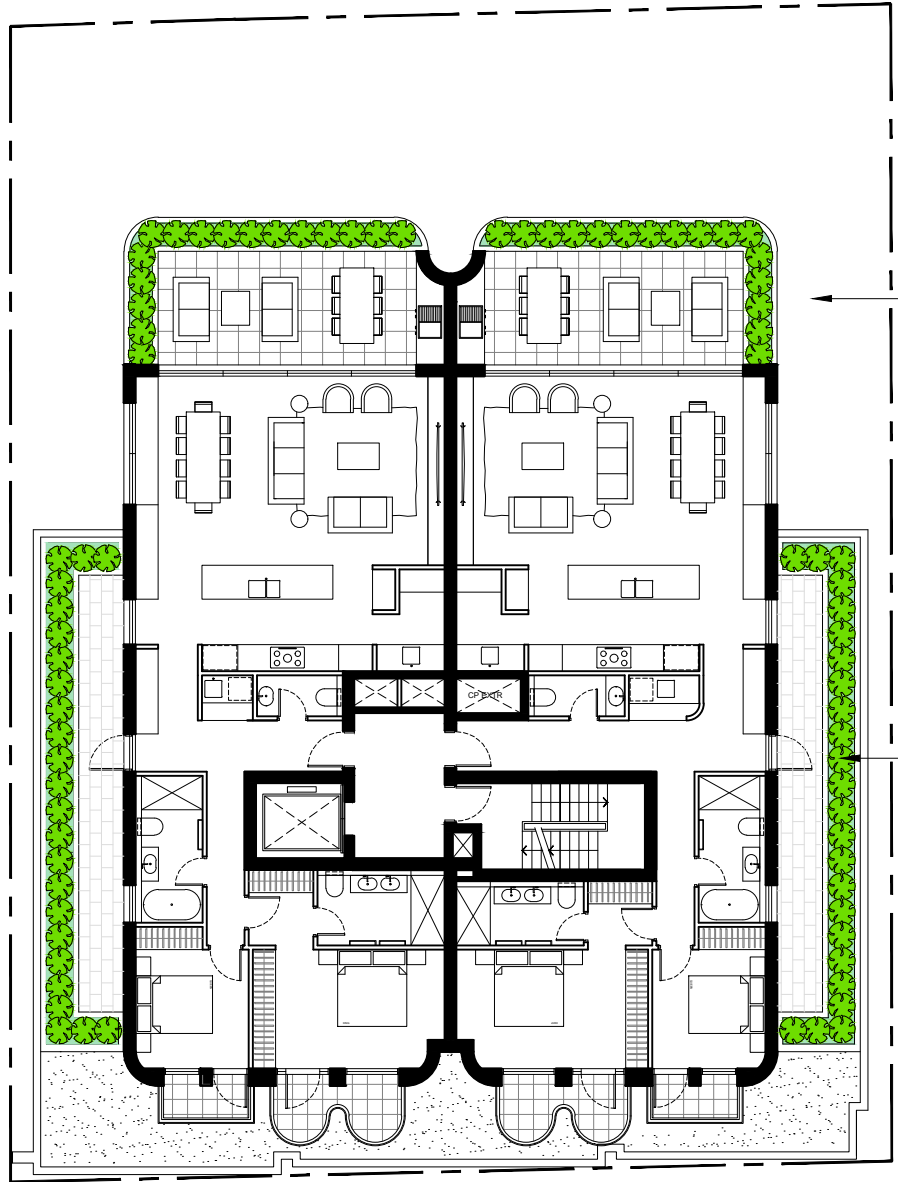


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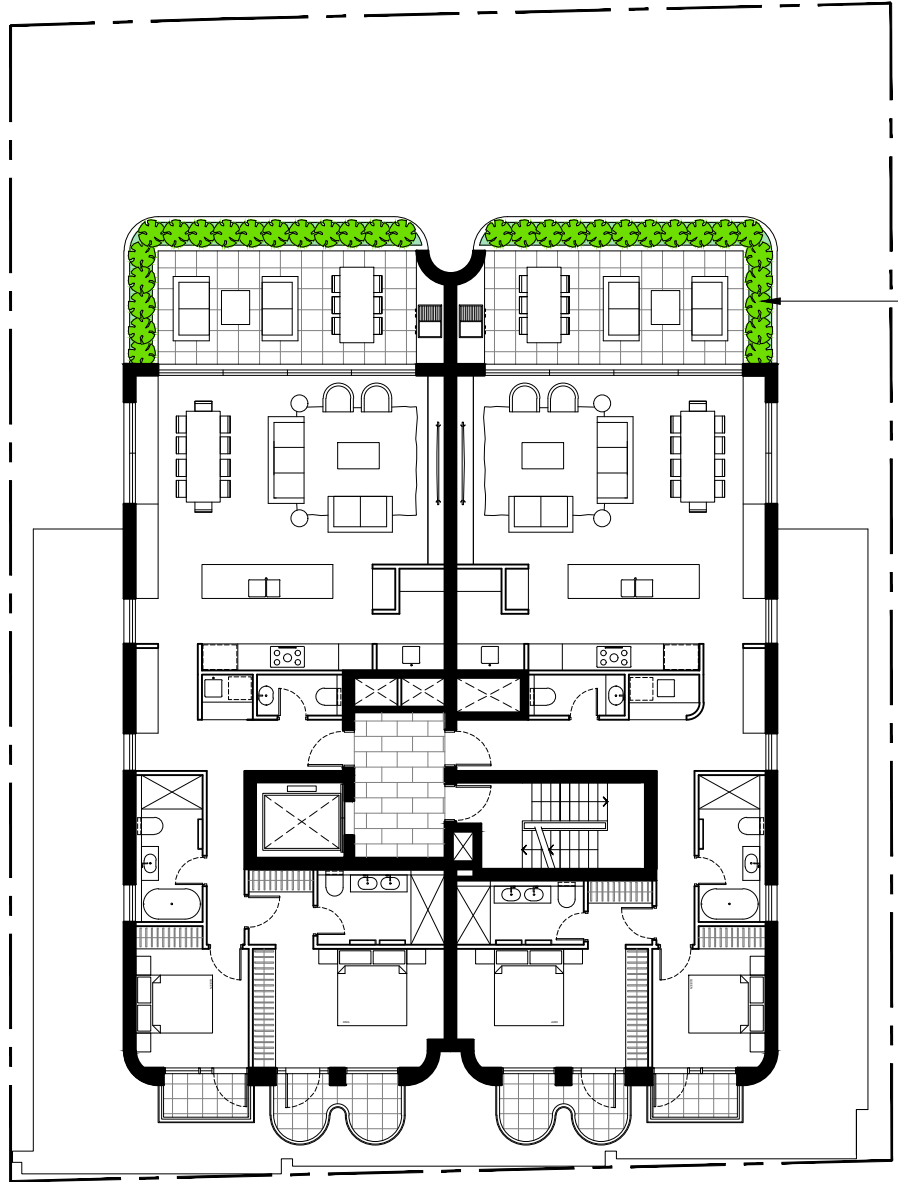
DEEP SOIL AREA: 50 sqm (7% SITE)
3x MEDIUM TREES (150 sqm CANOPY)
ADDITIONAL LANDSCAPING: 51 sqm
(1m DEEP)

GROUND FLOOR
LANDSCAPED AREA: 101 sqm



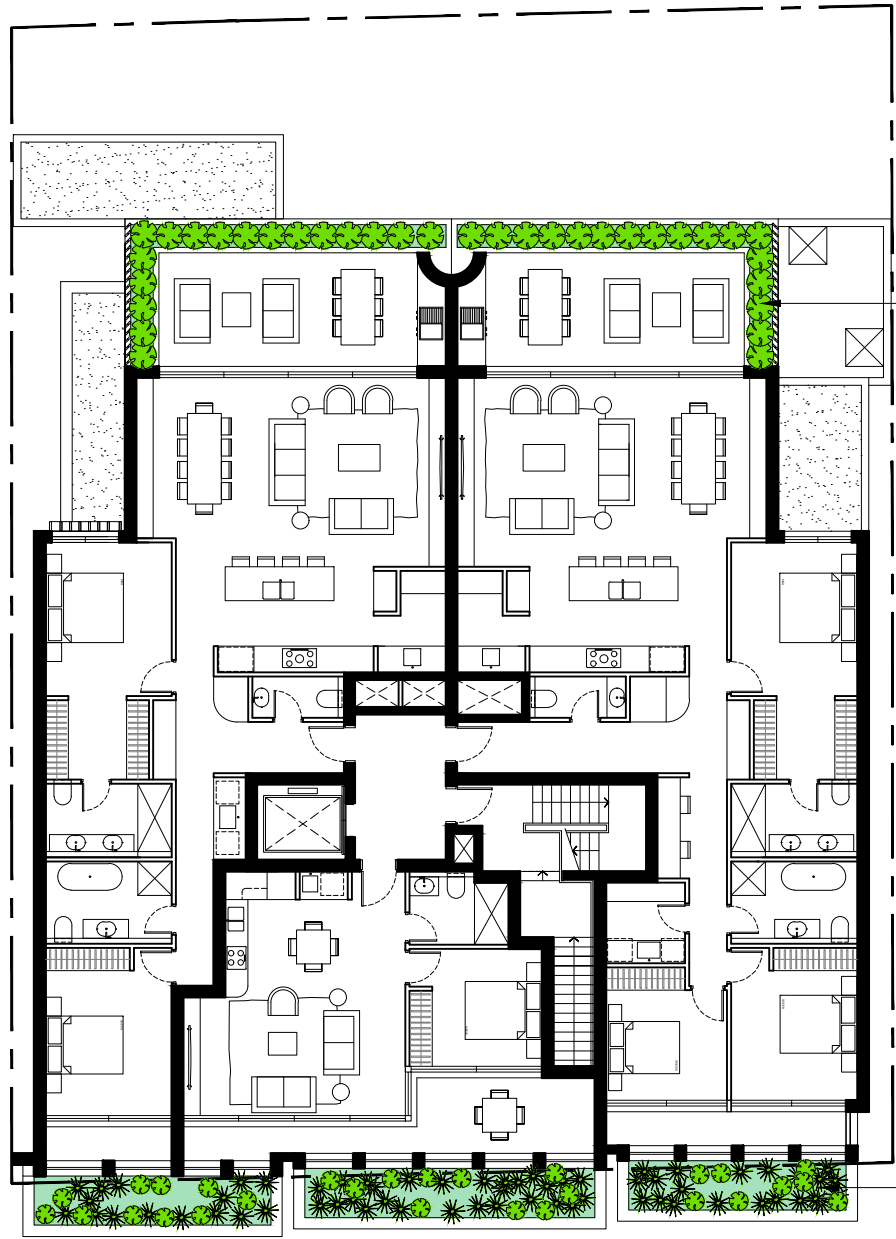
NORTH BALCONY
PLANTERS: 13 sqm
EAST & WEST
BALCONY
PLANTERS: 22 sqm

LEVEL 03
LANDSCAPED AREA: 35 sqm



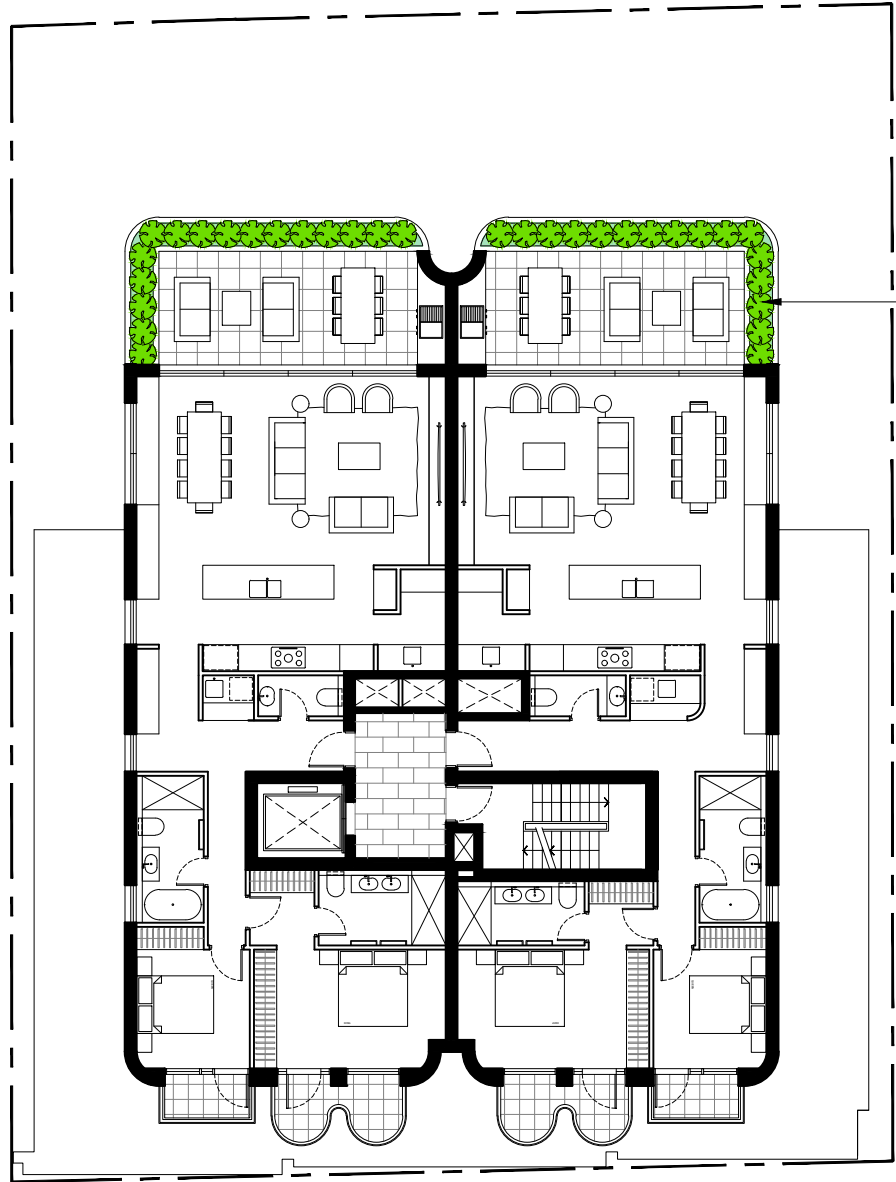
NORTH BALCONY
PLANTERS: 13 sqm

LEVEL 06
LANDSCAPED AREA: 13 sqm



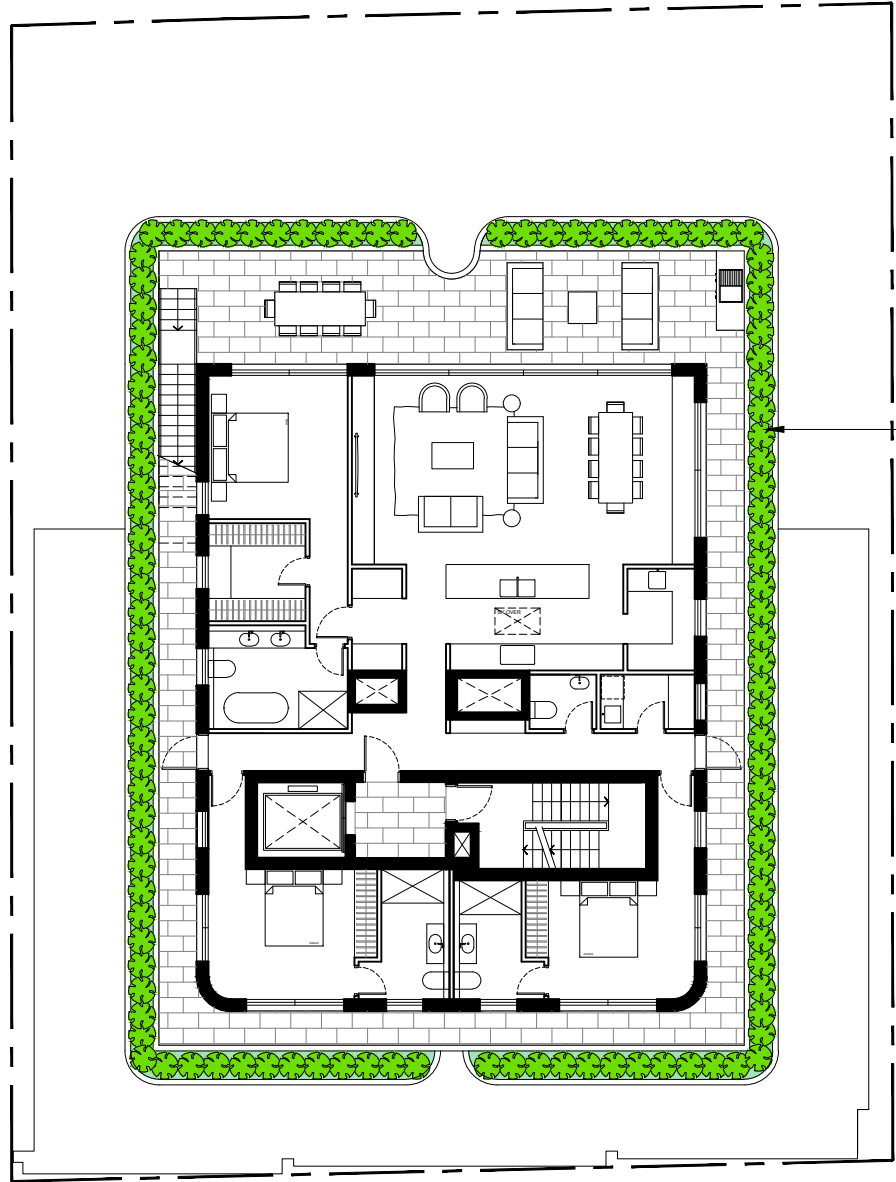
NORTH BALCONY
PLANTERS: 13 sqm
STREET AWNING:
25 sqm (300mm DEEP)

LEVEL 01
LANDSCAPED AREA: 38 sqm



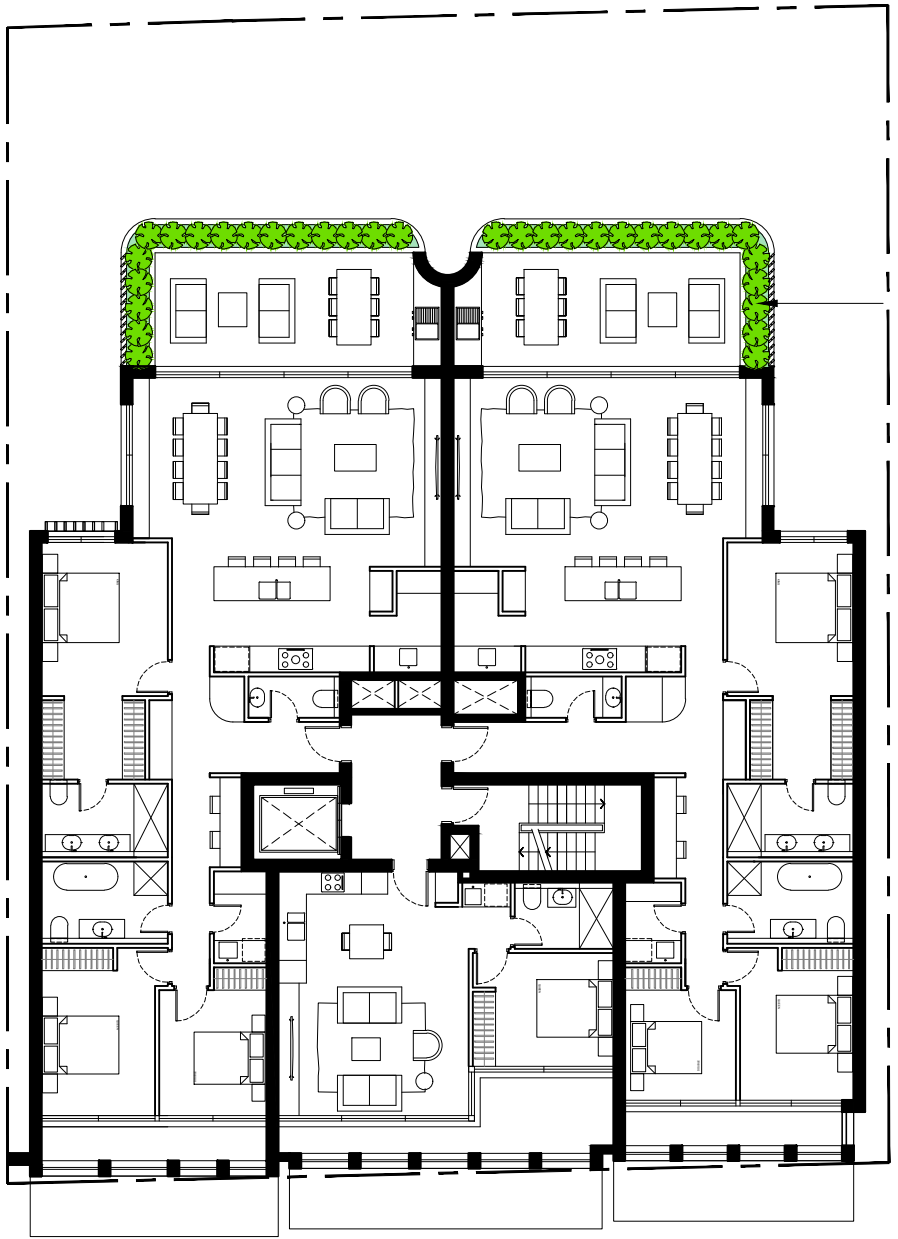
NORTH BALCONY
PLANTERS: 13 sqm

LEVEL 04
LANDSCAPED AREA: 13 sqm



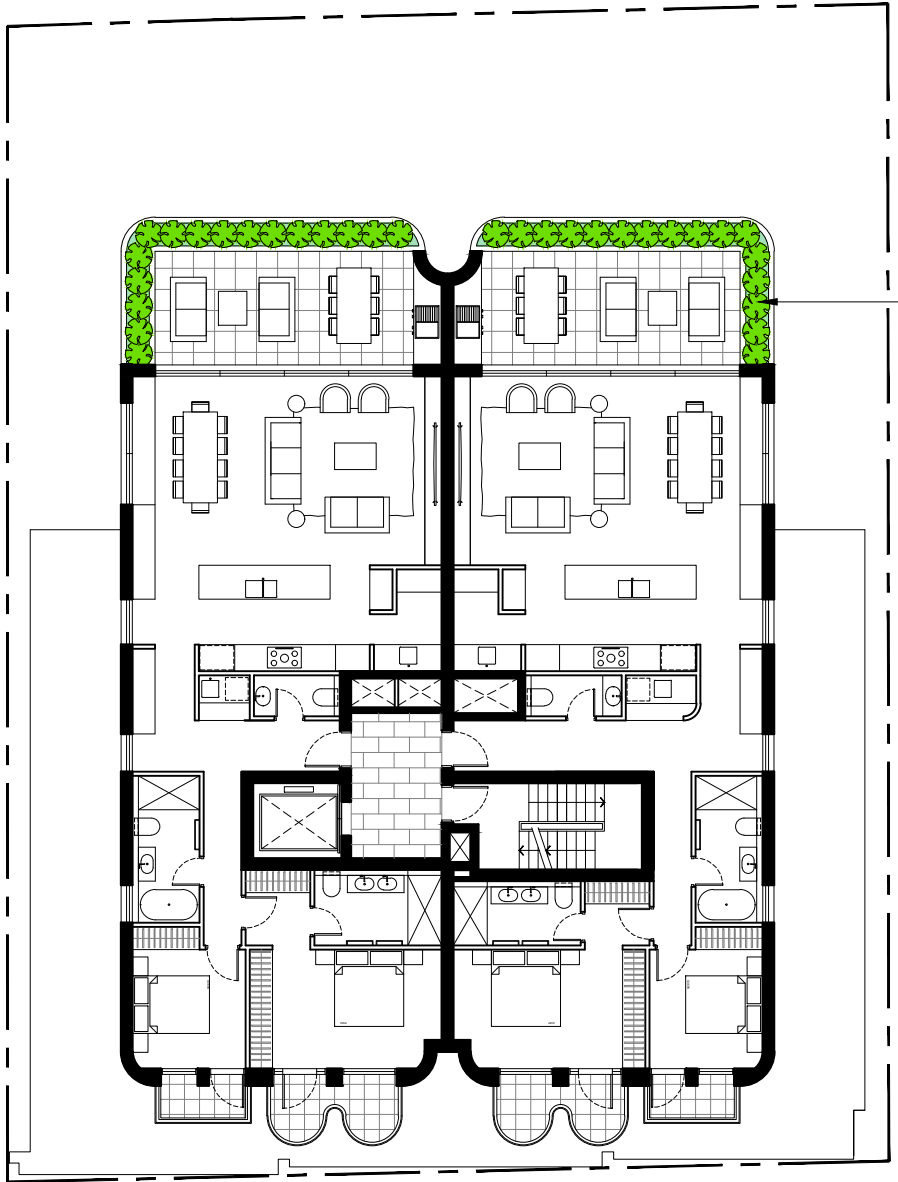
BALCONY PLANTERS:
25 sqm EACH SIDE

LEVEL 07
LANDSCAPED AREA: 50 sqm



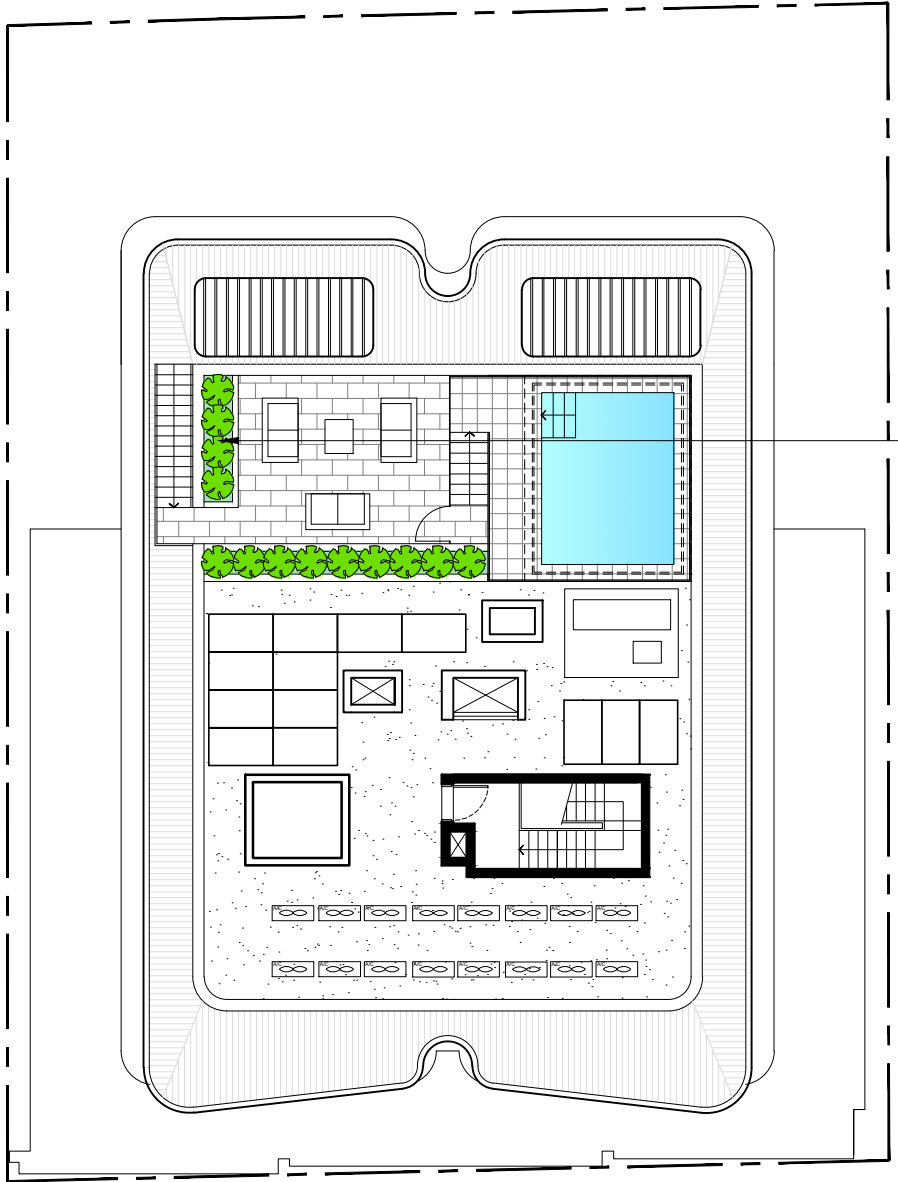
NORTH
BALCONY
PLANTERS:
13 sqm

LEVEL 02
LANDSCAPED AREA: 13 sqm



NORTH
BALCONY
PLANTERS:
13 sqm

LEVEL 05
LANDSCAPED AREA: 13 sqm



ROOF
TERRACE
PLANTERS:
7 sqm

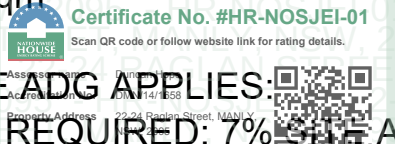
ROOF TERRACE LEVEL
LANDSCAPED AREA: 7 sqm

REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

LOW & MID-RISE TREE CANOPY GUIDE

SITE AREA: 713 sqm

ON SITES WHERE ADG APPLIES:  Certificate No. #HR-NOS/JEI-01

DEEP SOIL AREA REQUIRED: 7% SITE AREA (50 m2)
TREE CANOPY REQUIRED: 15% SITE AREA (107m2)

SMALL TREE: 6m SPREAD, 28m2 CANOPY
MED TREE: 8m SPREAD, 50m2 CANOPY
LARGE TREE: 12m SPREAD, 113m2 CANOPY

TREE CANOPY PROPOSED:
3 MEDIUM TREES (150m2 CANOPY)

LANDSCAPE AREAS PROVIDED

GROUND LEVEL: 101 sqm

INCLUDING DEEP SOIL AREA: 50 sqm (7% SITE)
& ADDITIONAL 51 sqm 1m DEEP CONNECTING
DIRECTLY TO DEEP SOIL

UPPER LEVEL BALCONIES: 157 sqm
(600mm DEEP)

STREET AWNING: 25 sqm
(300mm DEEP)

TOTAL SOFT LANDSCAPING PROVIDED:
283 sqm (40% SITE AREA)

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

ADDRESS:
22-24 RAGLAN STREET
MANLY, NSW, 2095

CLIENT:
PARA-ERE HOLDINGS

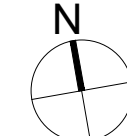
 **CARLISLE**
ARCHITECTS

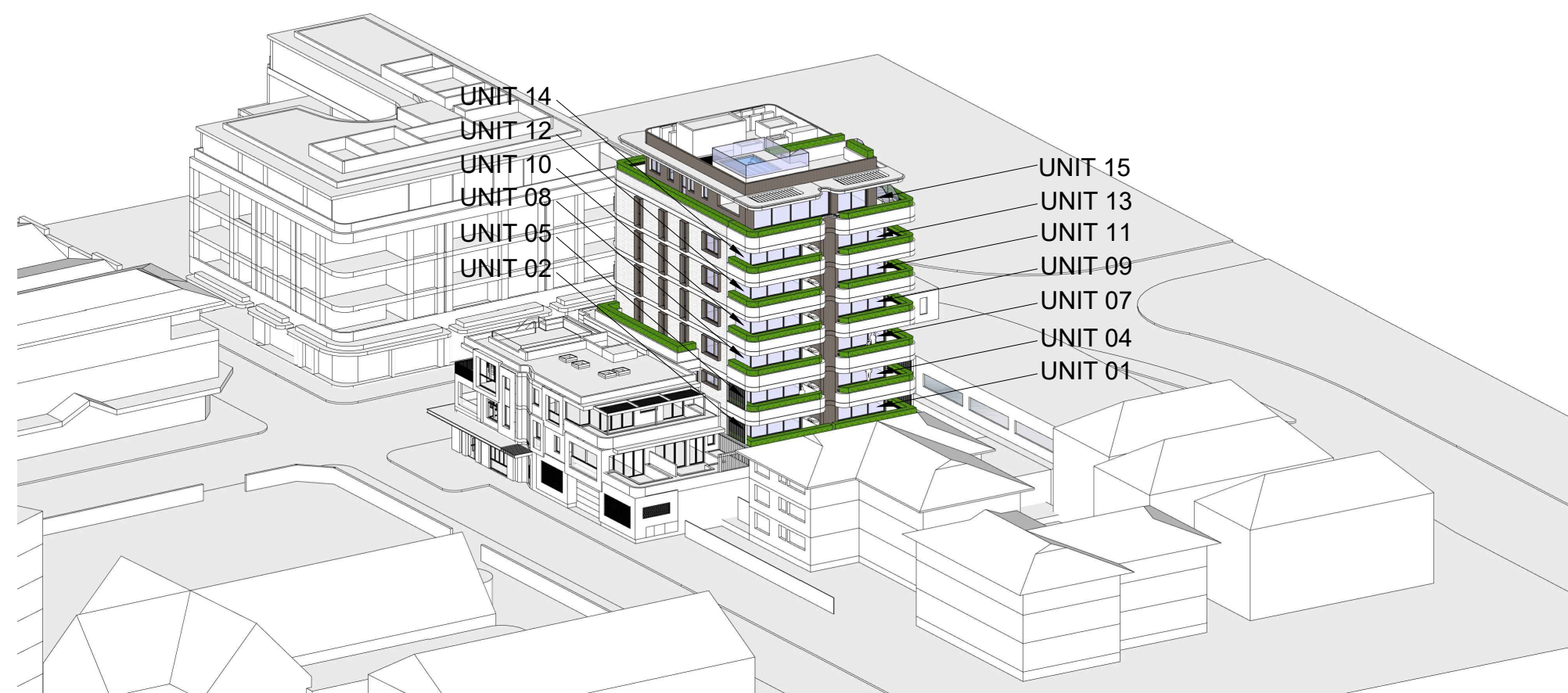
T: 0424 504 500
E: MATT@CARLISLEARCHITECTS.COM
WWW.CARLISLEARCHITECTS.COM
NOMINATED ARCHITECT: MATT CARLISLE
NSW ARB REG No 7739 ABN: 63 604 133 299
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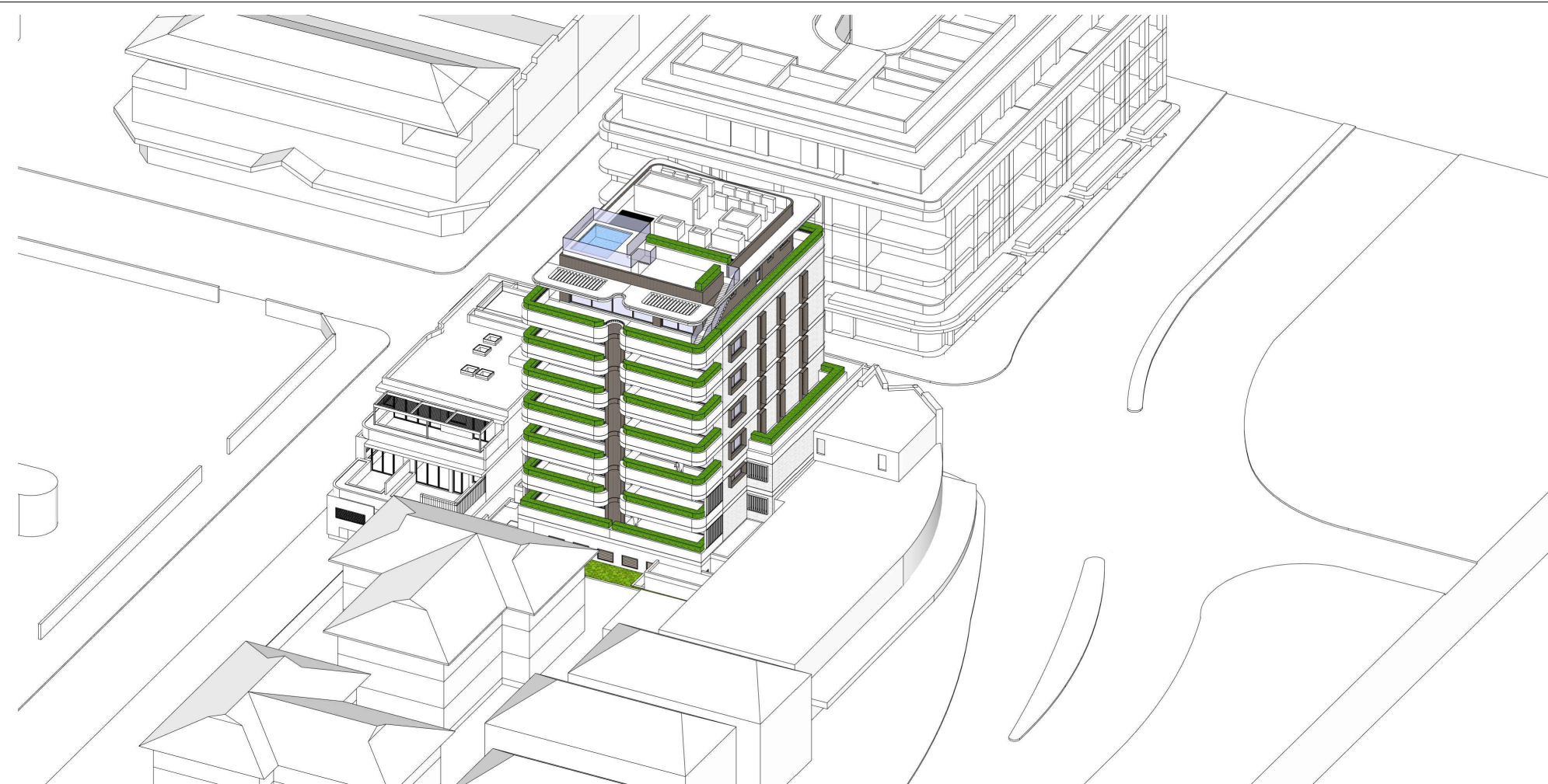
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DRAWING TITLE:
LANDSCAPE AREAS

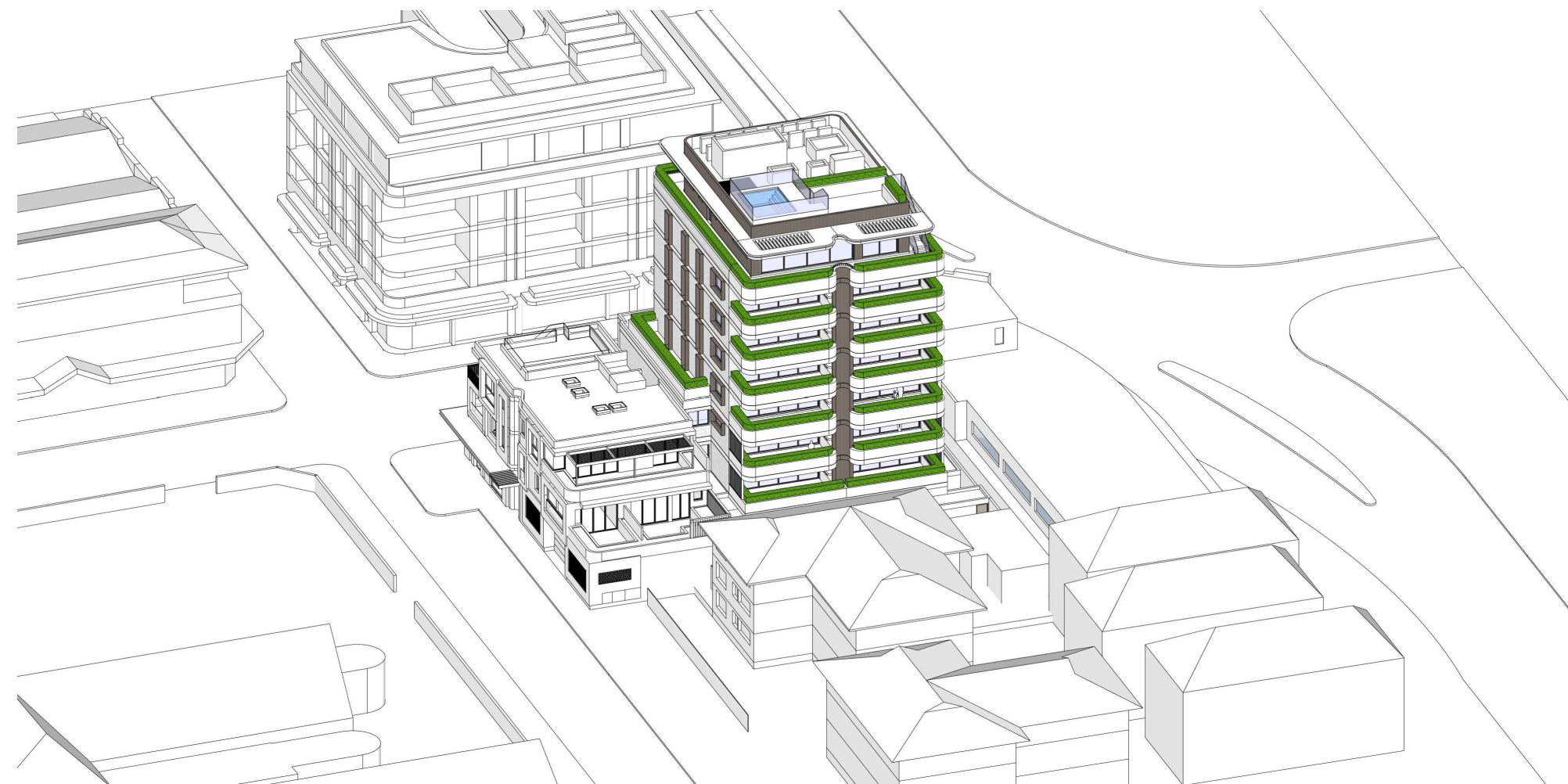
SCALE: 1:200 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	REV:	DA-41	B



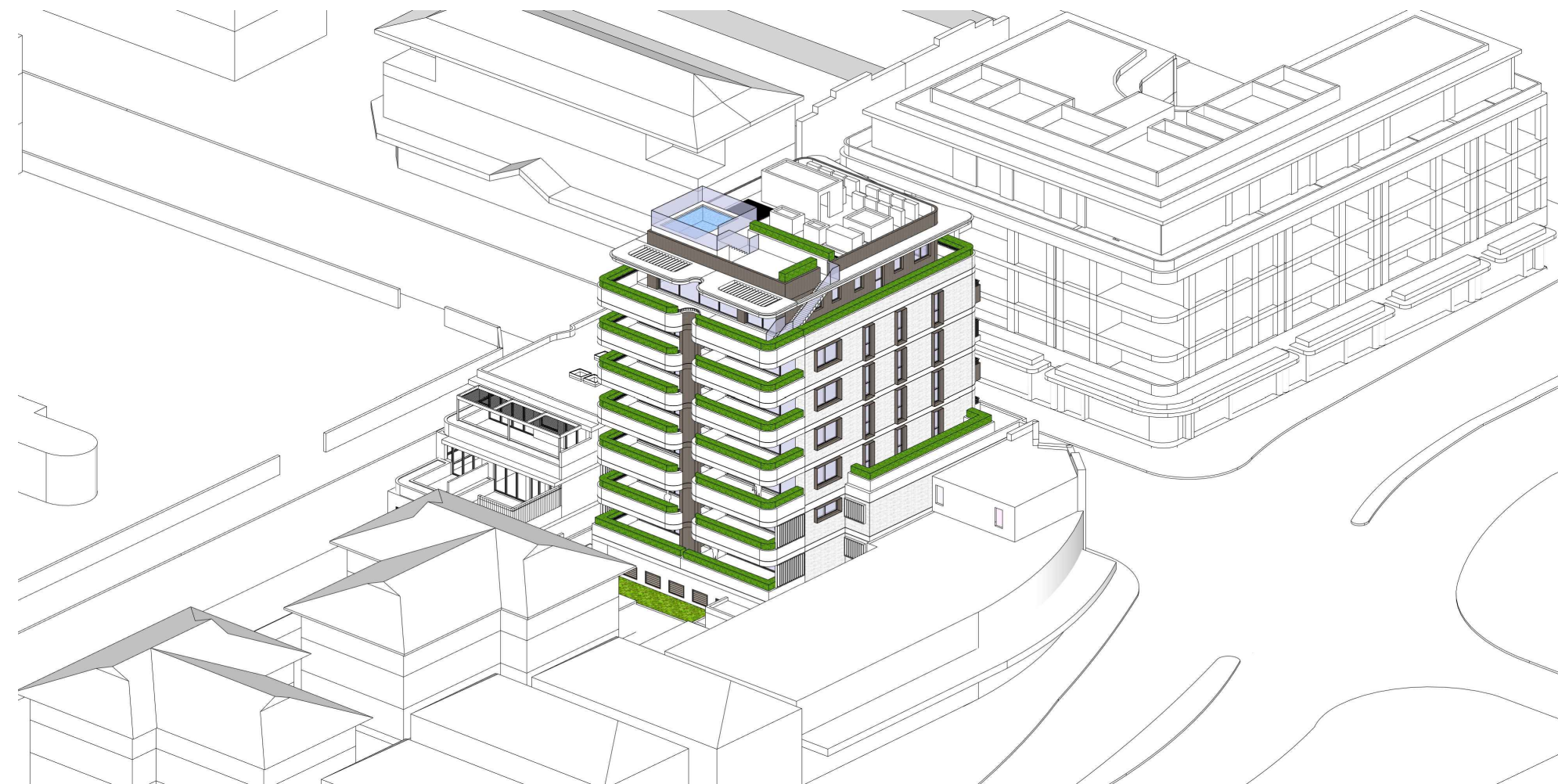
9 AM



1 PM



10 AM



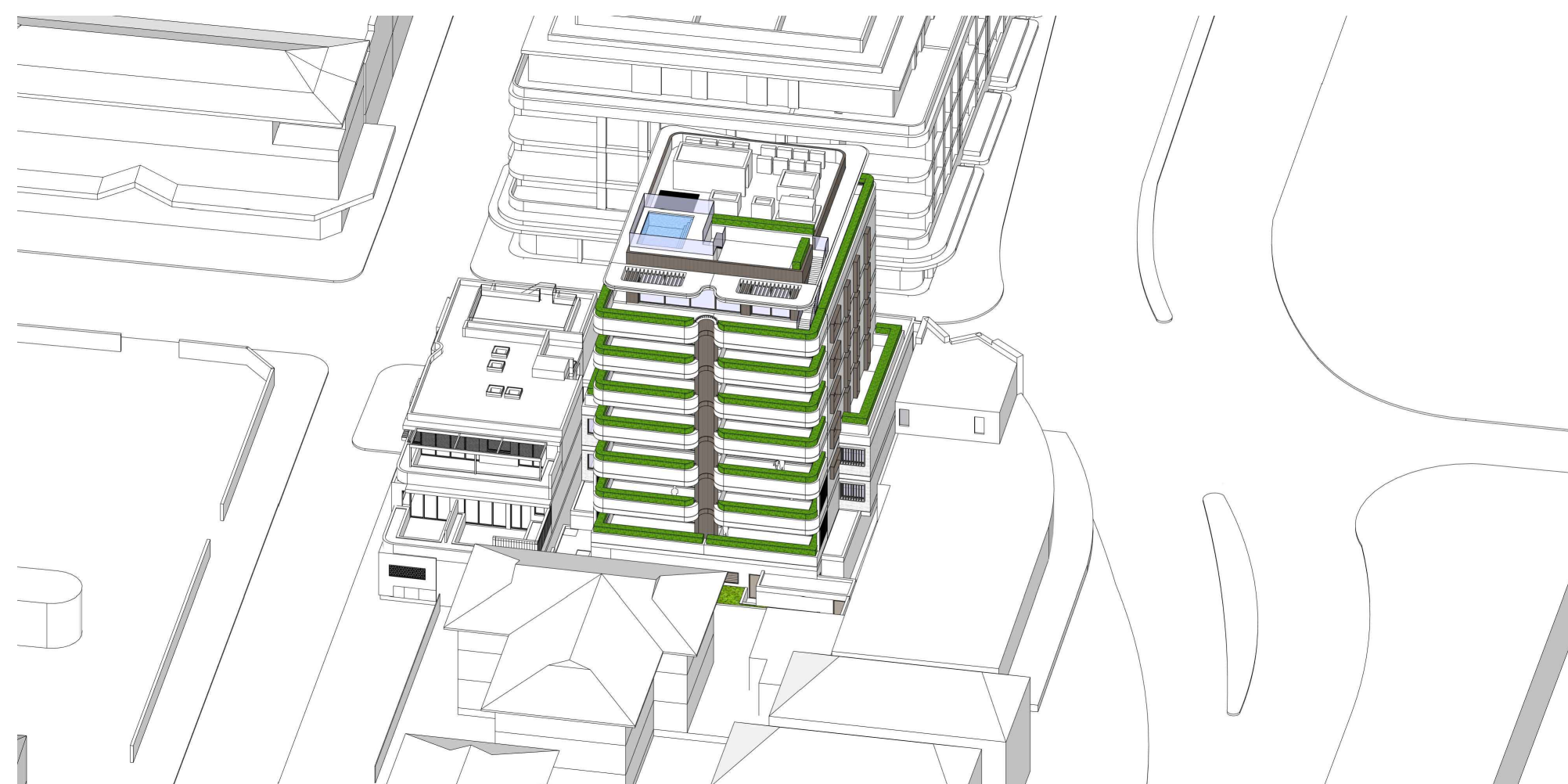
2 PM



11 AM



3 PM



12 PM

UNIT	SOLAR ACCESS TO LIVING ROOM & BALCONY
01	2 hrs min
02	2 hrs min
03	0 - South facing
04	2 hrs min
05	2 hrs min
06	0 - South facing
07	2 hrs min
08	2 hrs min
09	2 hrs min
10	2 hrs min
11	2 hrs min
12	2 hrs min
13	2 hrs min
14	2 hrs min
15	2 hrs min

VIEW FROM THE SUN DIAGRAMS
WINTER - 21 JUNE

ADG REQUIREMENT: LIVING ROOMS AND PRIVATE OPEN SPACE OF AT LEAST 70% OF APARTMENTS TO RECEIVE MINIMUM 2 HRS DIRECT SUNLIGHT IN MID-WINTER BETWEEN 9AM - 3PM

PROPOSAL:
87% (13/15) OF APARTMENTS RECEIVE MIN 2
hrs DIRECT SUNLIGHT TO LIVING ROOMS AND
BALCONIES IN MID-WINTER

13% (2/15) OF APARTMENTS RECEIVE NO
DIRECT SUNLIGHT IN MID- WINTER

REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION



PROJECT:
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DRAWING TITLE:

SOLAR ACCESS
VIEW FROM THE SUN

SCALE: □ @ A1	DATE:	
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STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02
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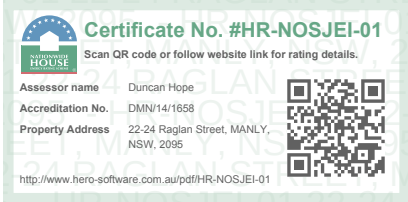
DRAWING NO:	REV:
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DA-42

EV: **B**

REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION



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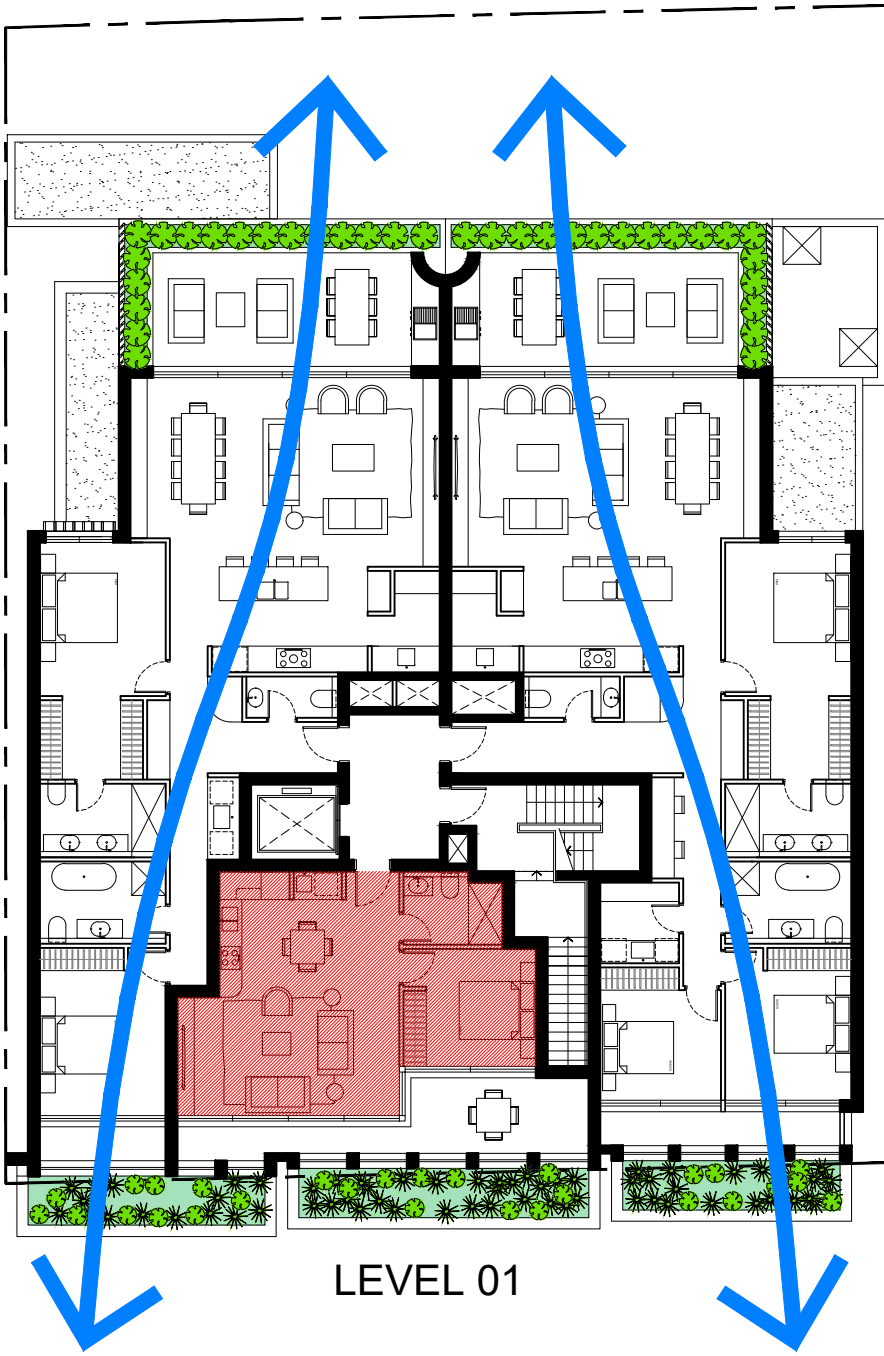


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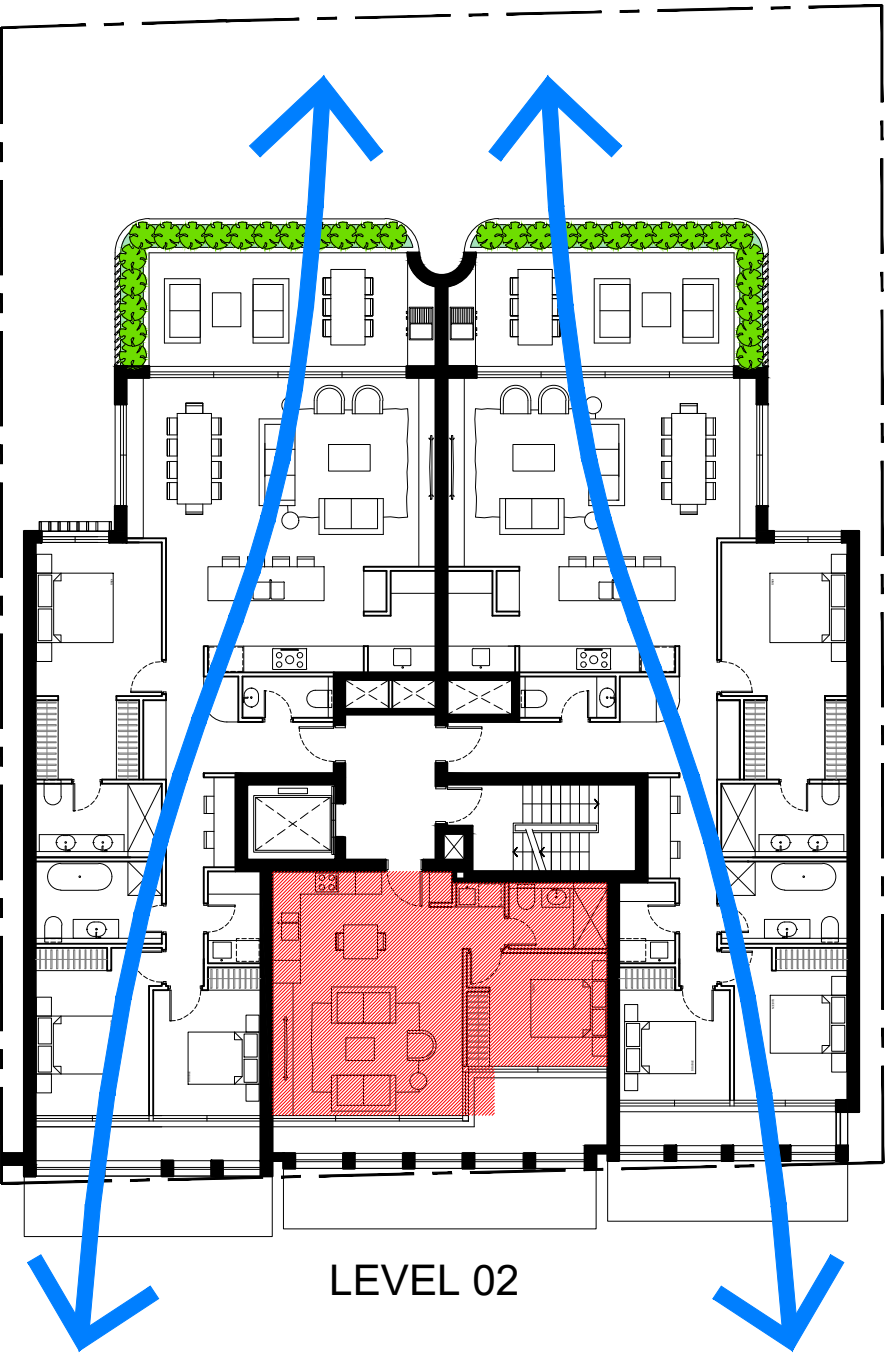
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CROSS VENTILATION
DIAGRAMS

SCALE: :200 @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO:		REV:

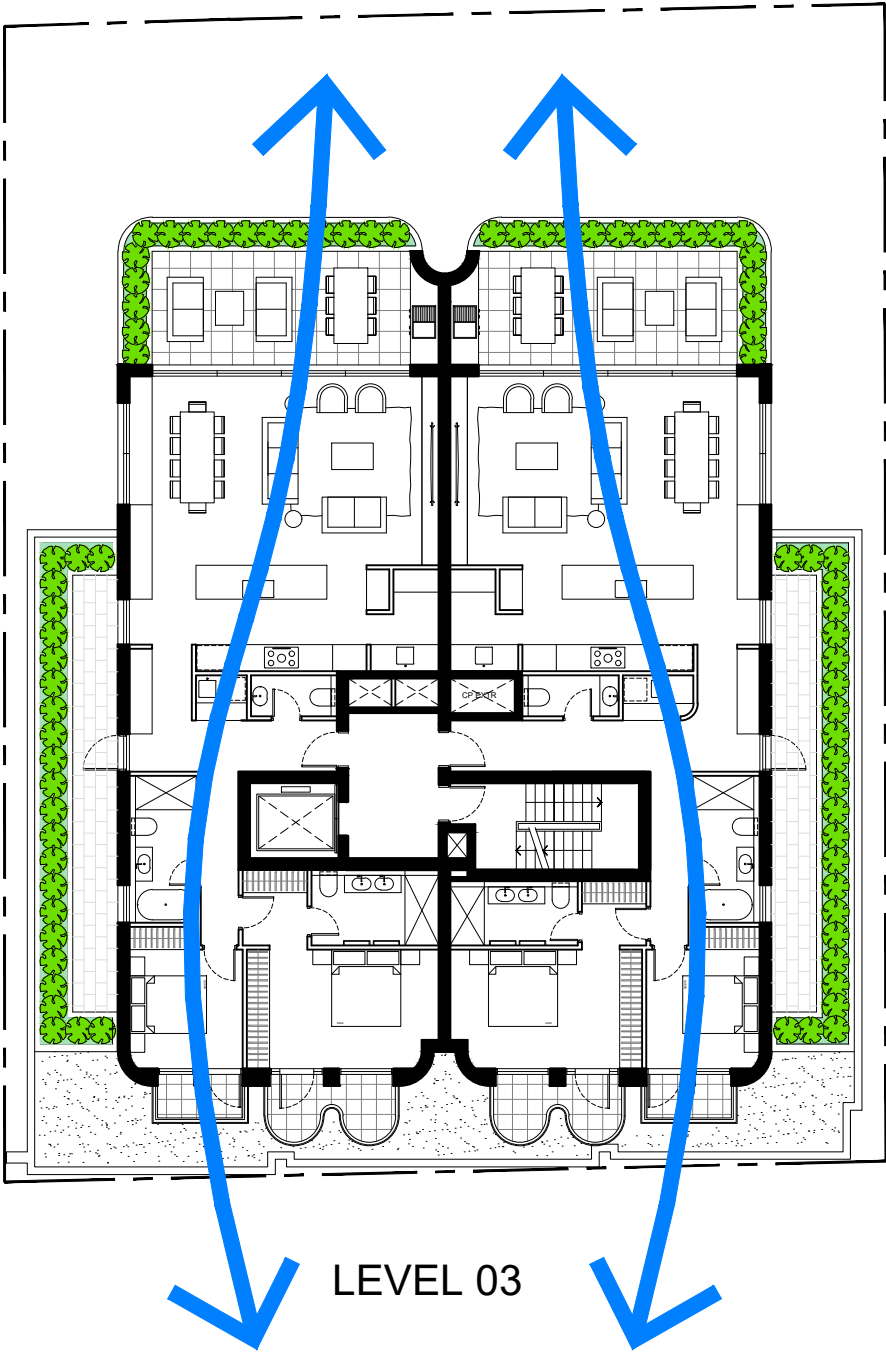
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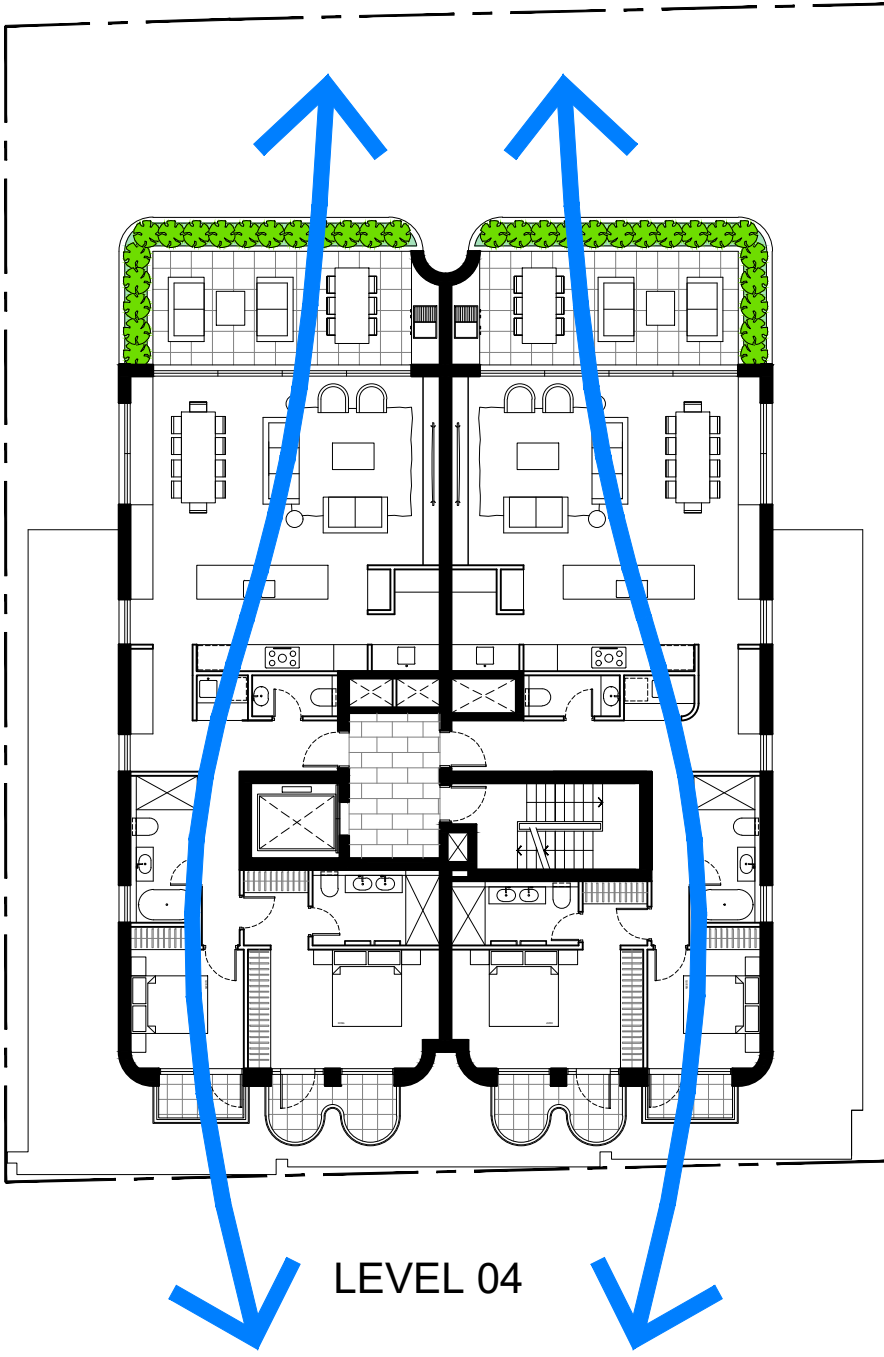
LEVEL 01



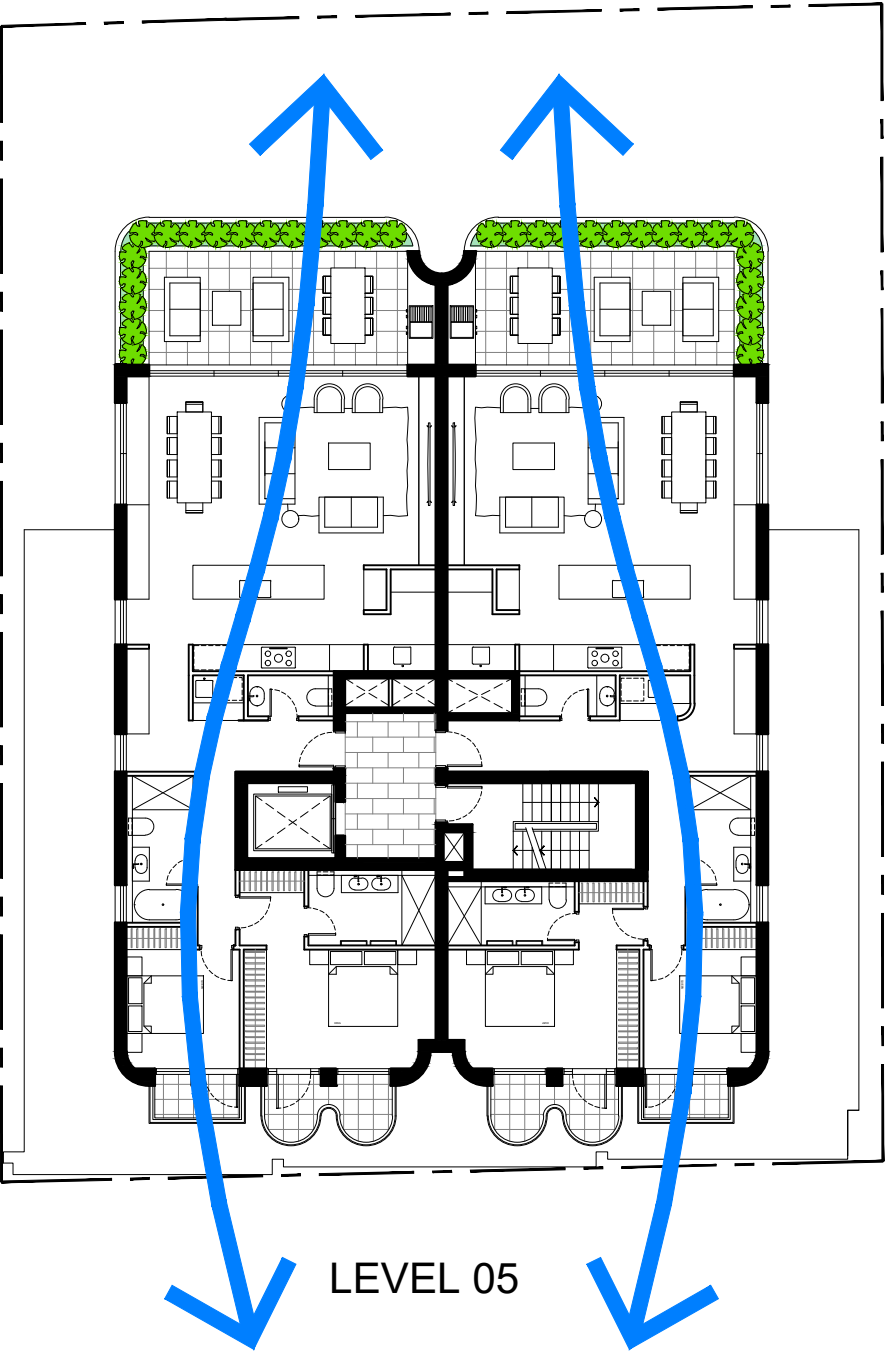
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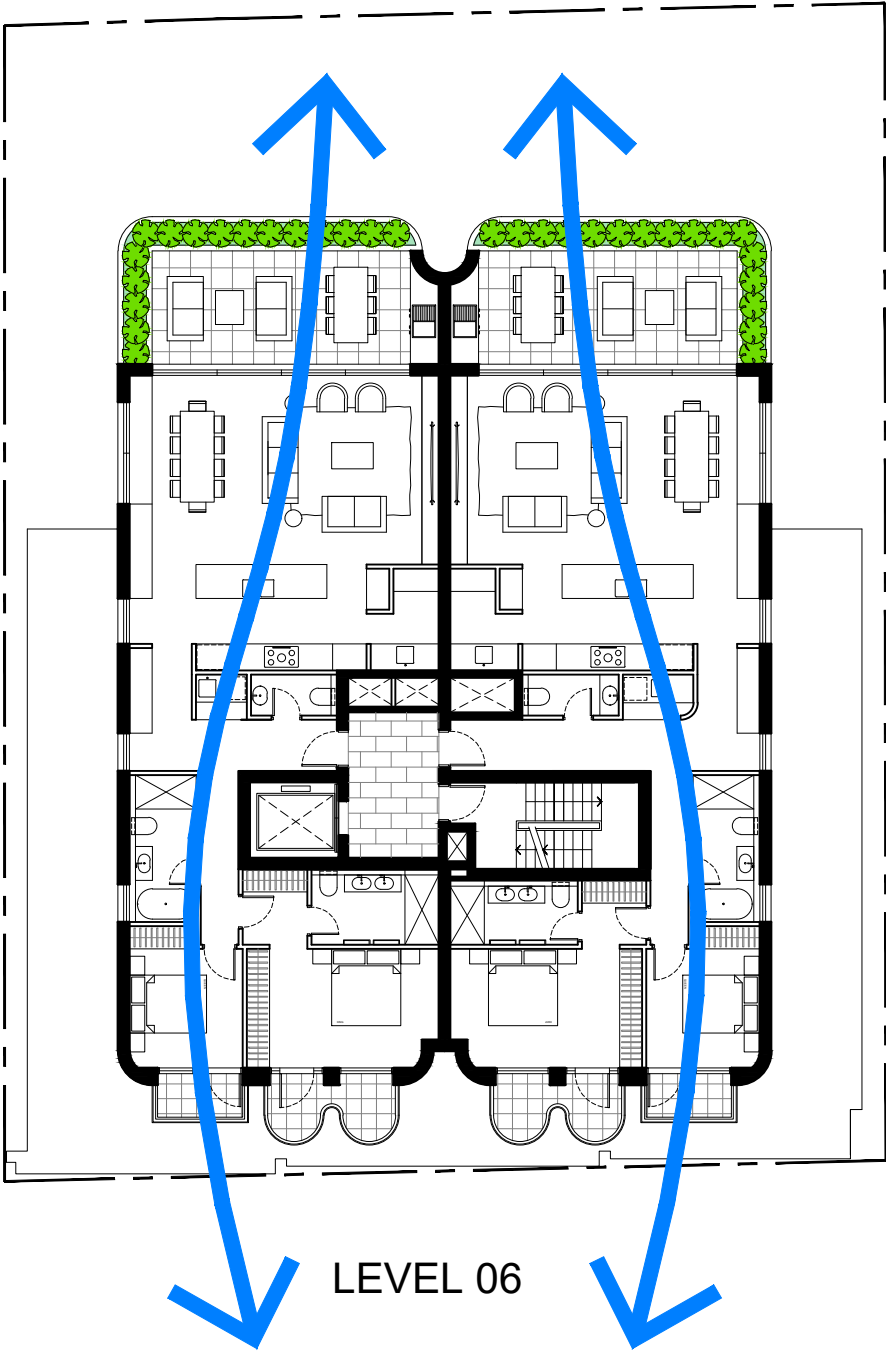
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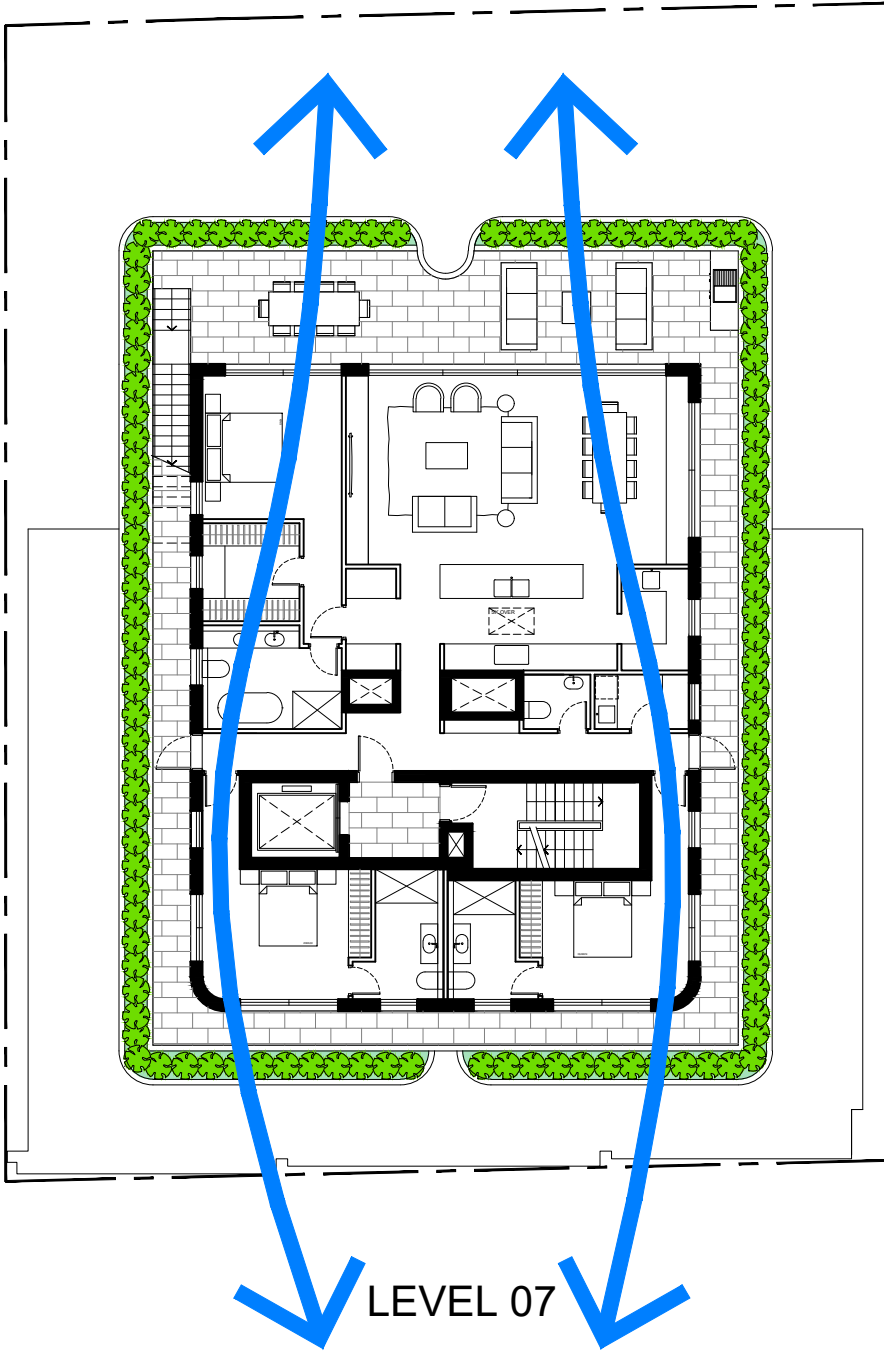
LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07

ADG CROSS VENTILATION REQUIREMENTS

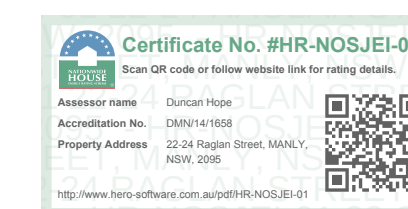
AT LEAST 60% OF APARTMENTS TO BE NATURALLY CROSS
VENTILATED IN THE FIRST 9 STOREYS

PROPOSED APARTMENTS:
87% (13 / 15) OF APARTMENTS ARE NATURALLY CROSS
VENTILATED



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DEVELOPMENT APPLICATION



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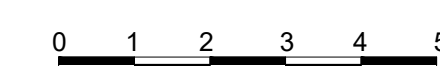


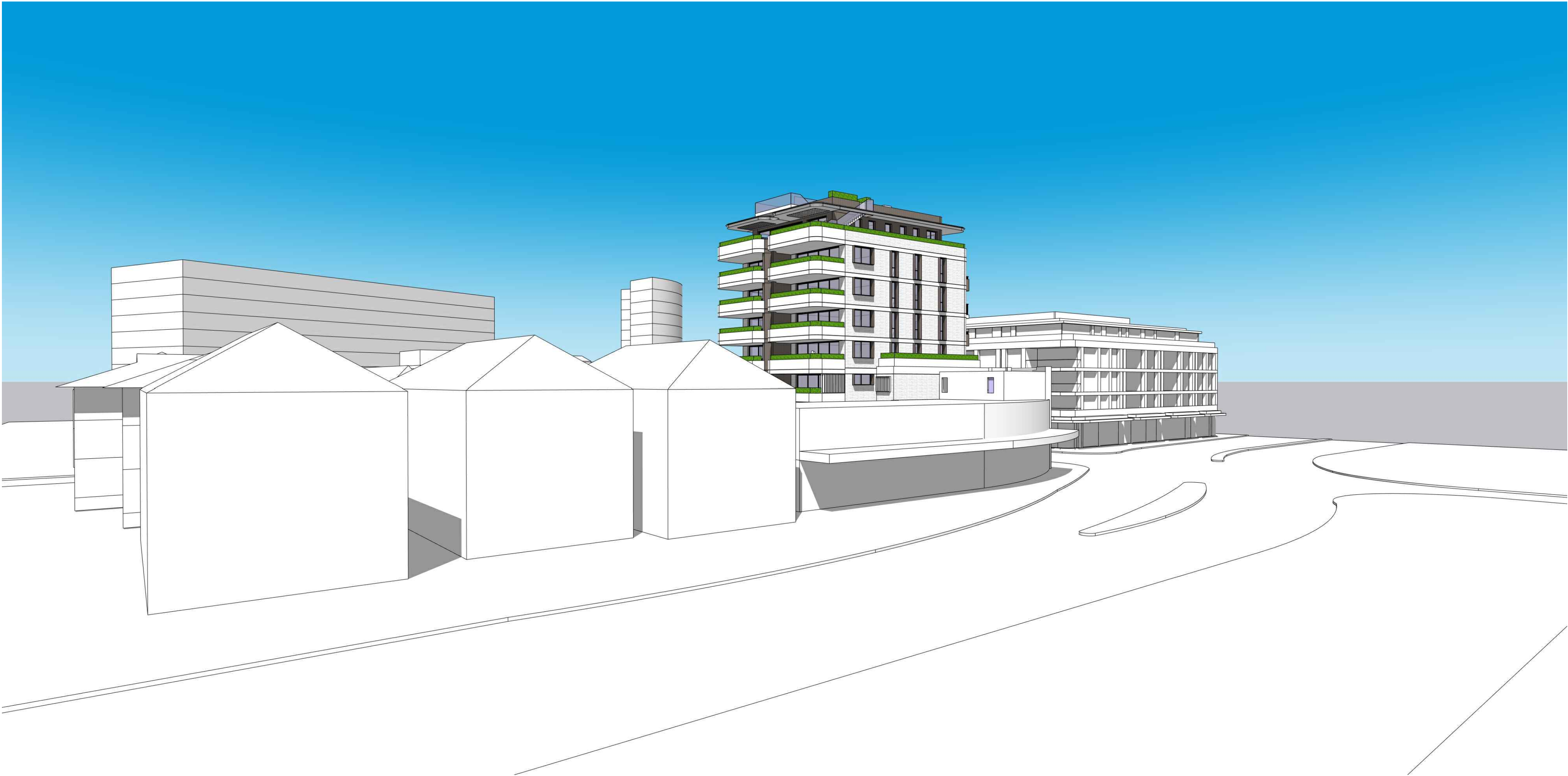
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DRAWING TITLE:
PERSPECTIVES 01

SCALE: 1:100 @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-50		REV: B





VIEW LOOKING SOUTH FROM PITTWATER ROAD



VIEW LOOKING NORTH FROM BELGRAVE STREET



REV	DATE	NOTES
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DEVELOPMENT APPLICATION

PROJECT:
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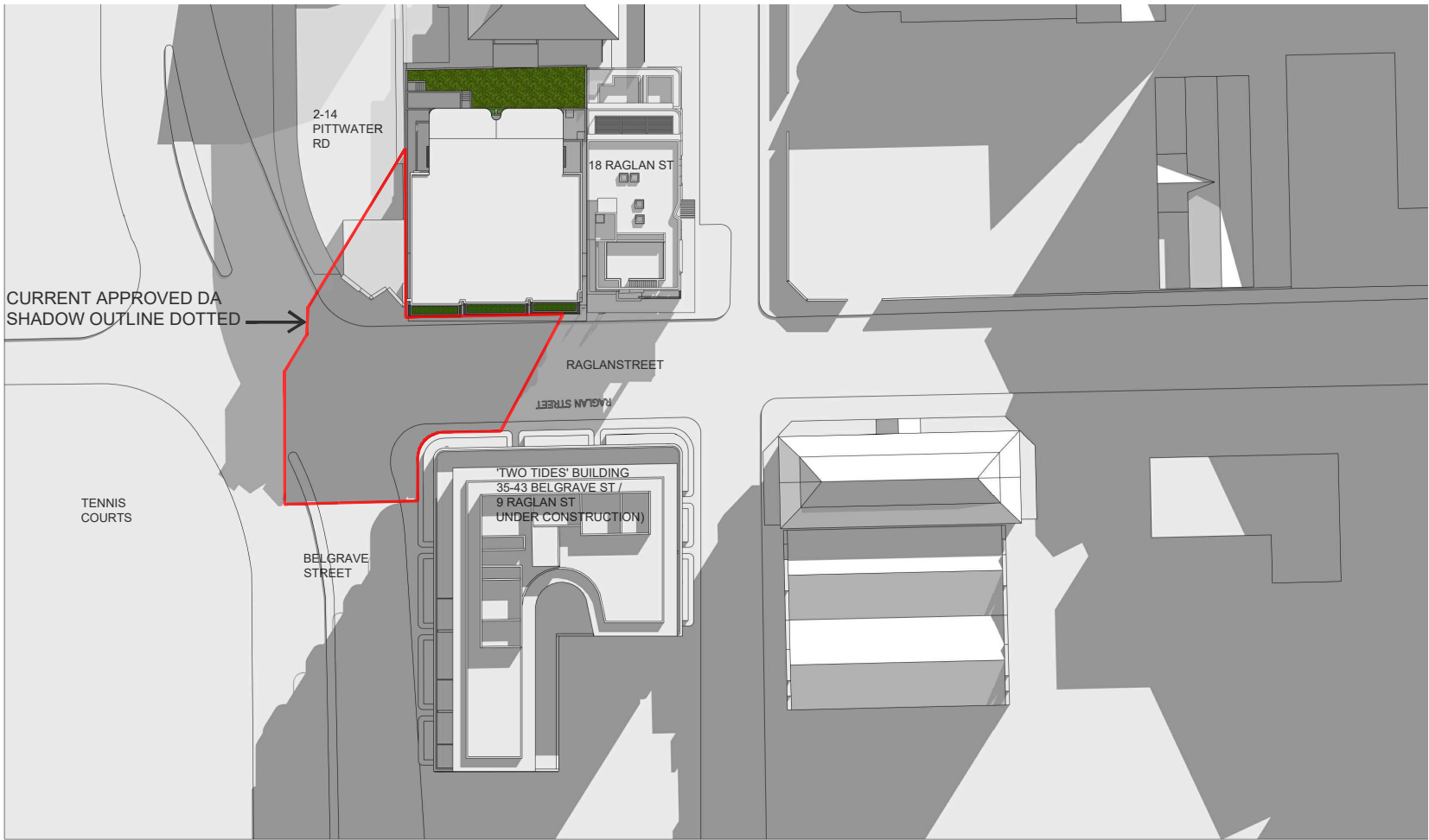
DRAWING TITLE:
PERSPECTIVES 02

SCALE: 1:100 @ A1	DATE:	N 1
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO:	DA-51	REV: B

EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

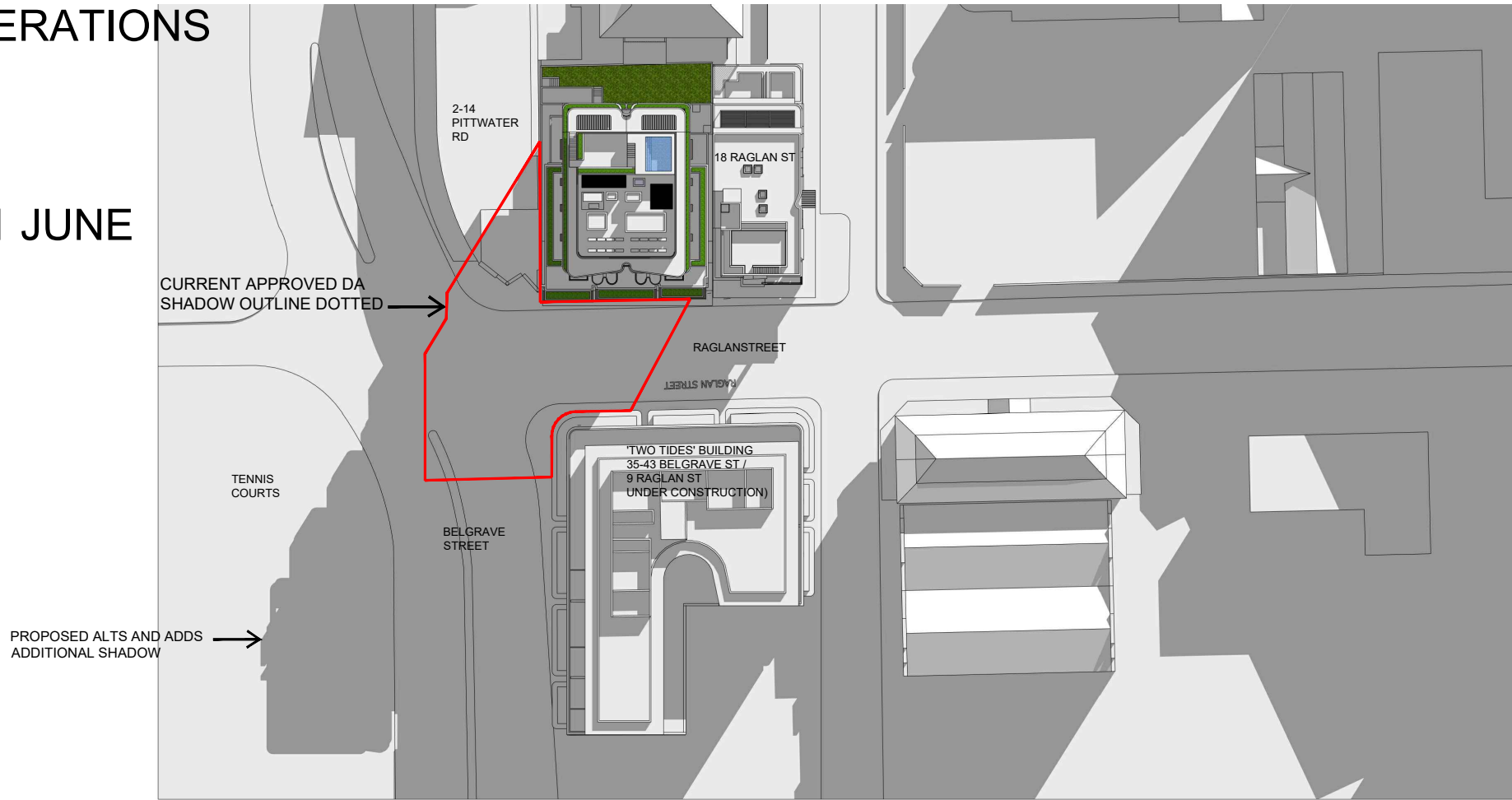
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

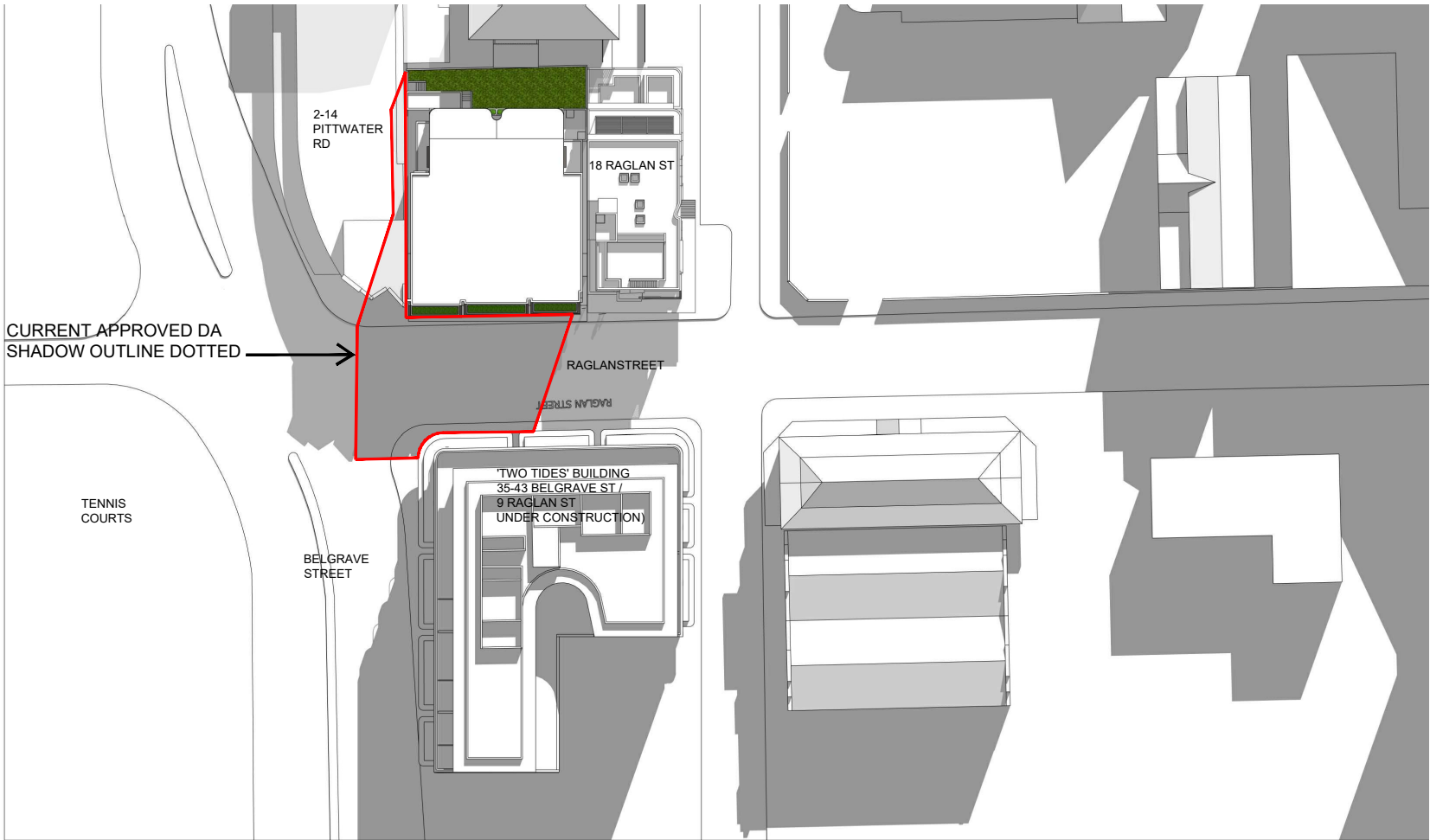
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EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

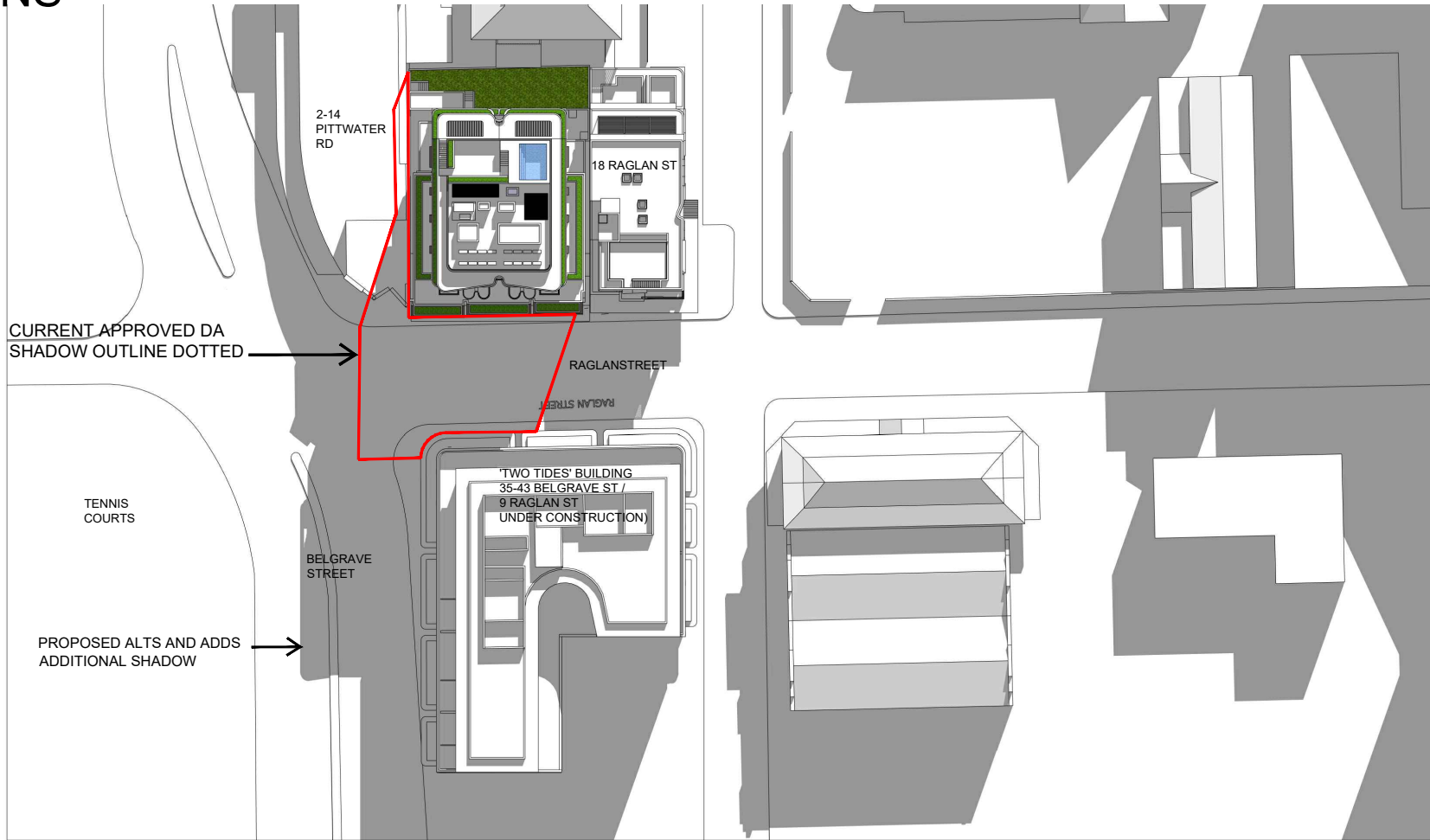
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

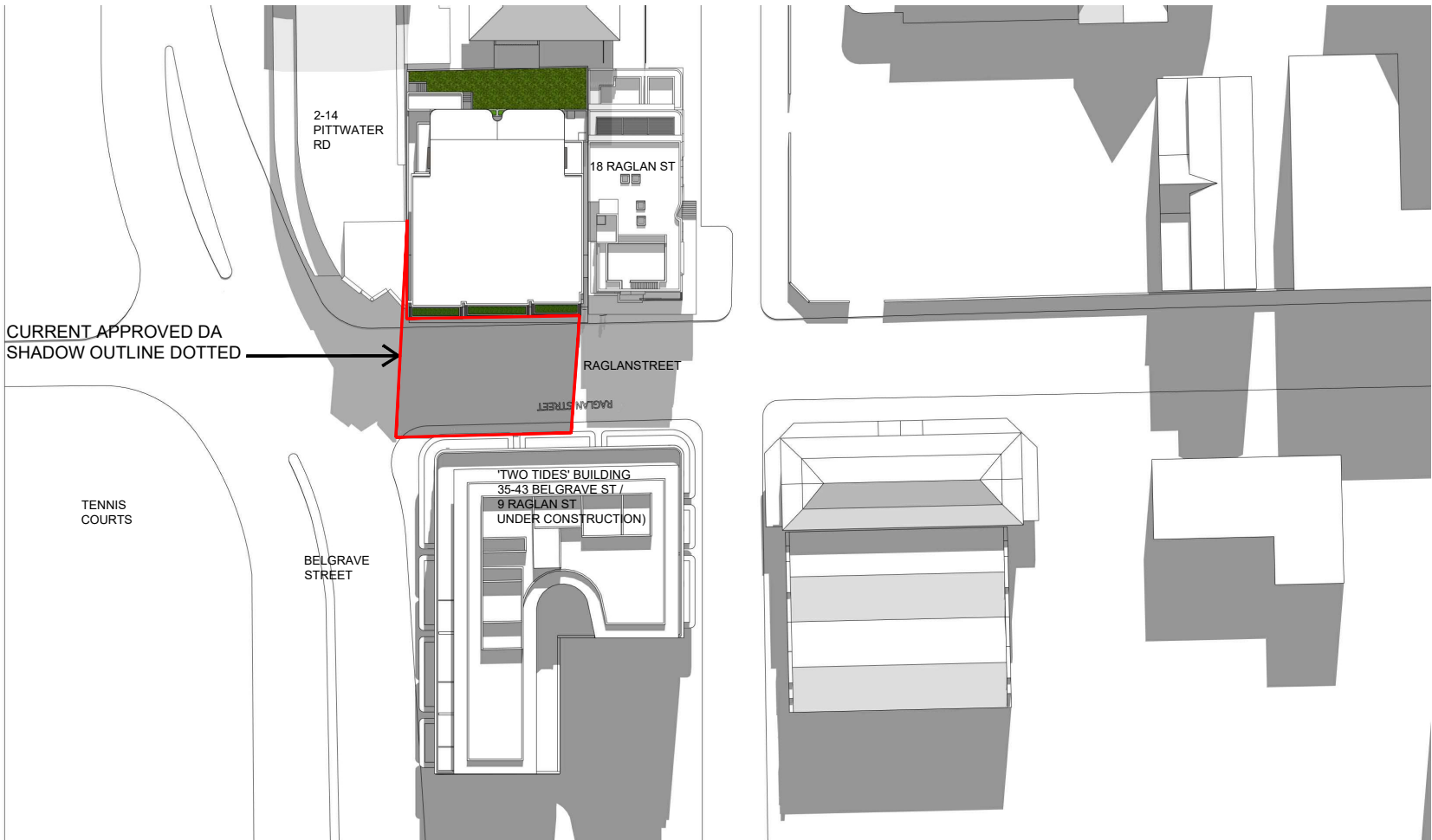
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EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

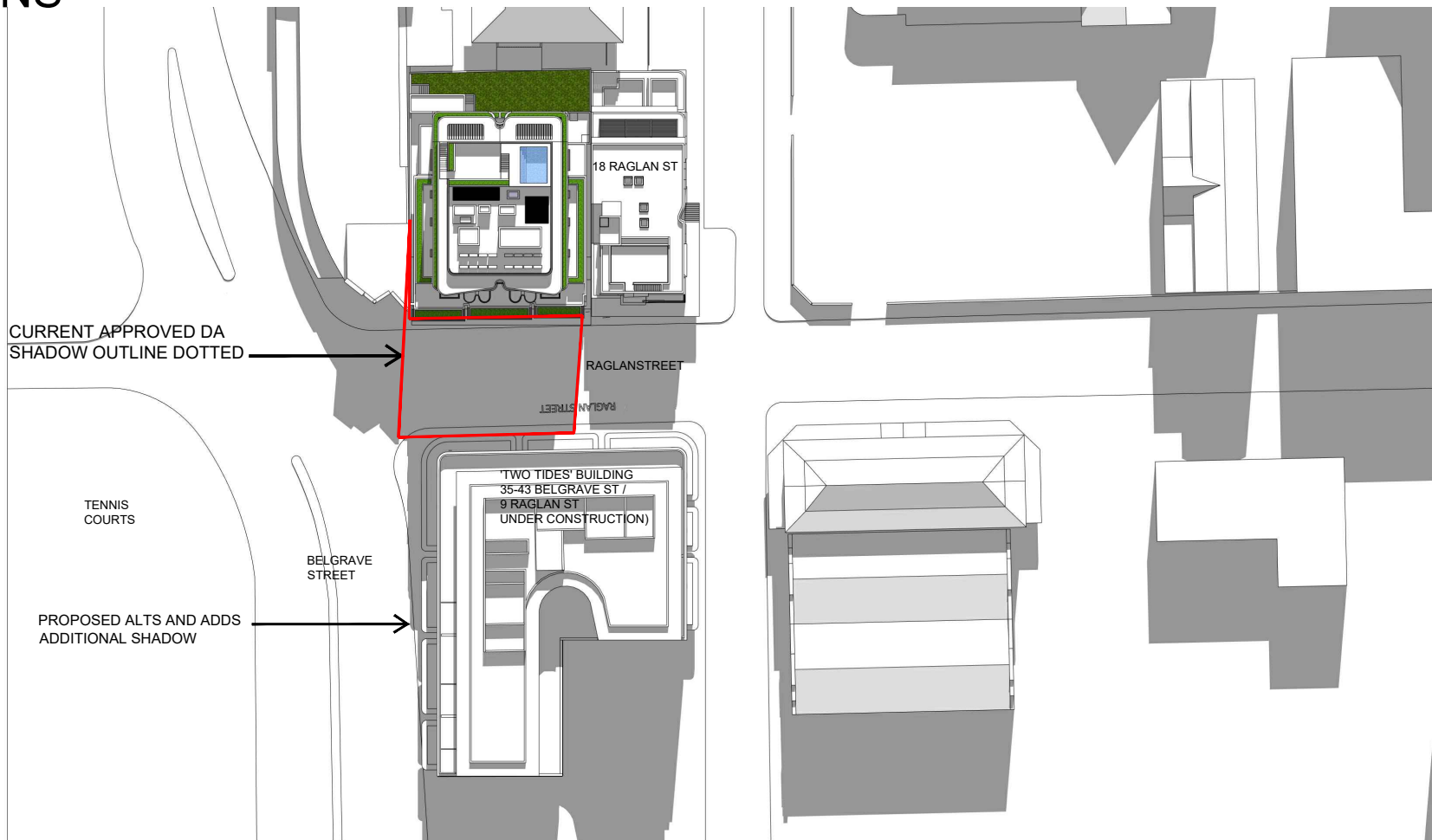
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

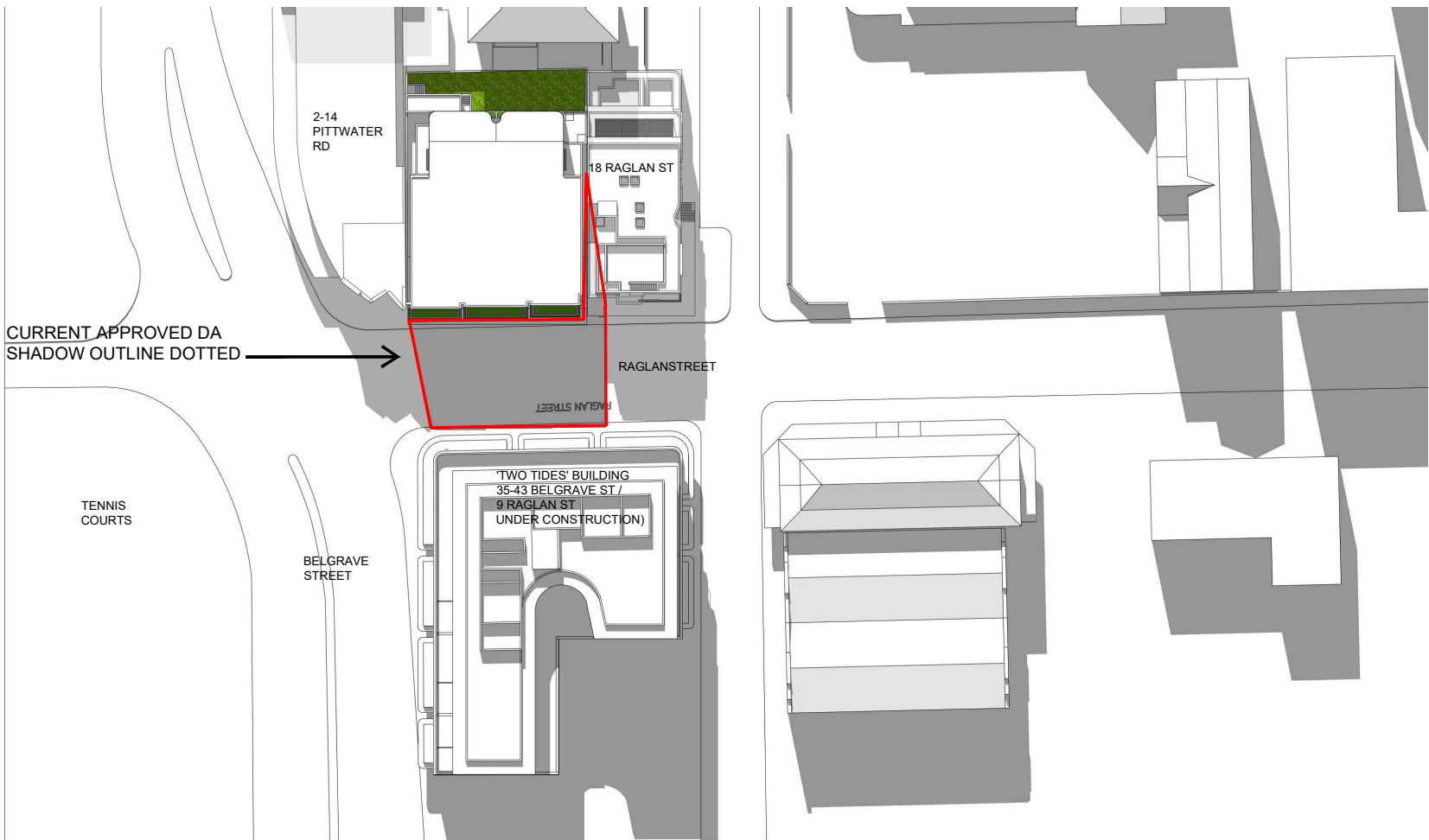
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EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

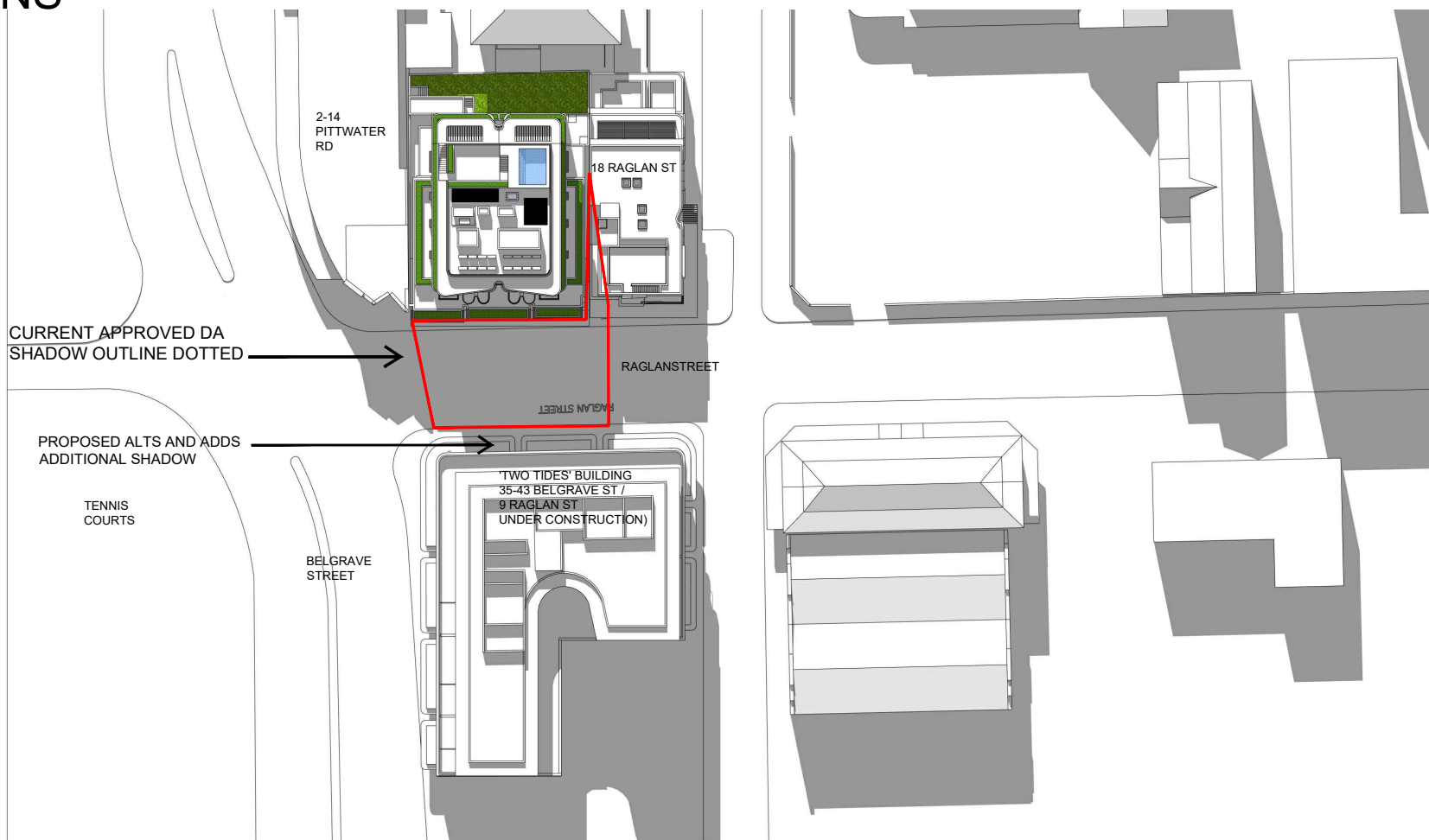
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

12 PM

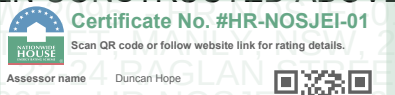


REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

IMPORTANT NOTE

AT THE TIME OF PREPARATION OF THESE SHADOW DIAGRAMS, THE BUILDING OPPOSITE THE PROPOSAL AT 35-43 BELGRAVE STREET (AKA 'TWO TIDES', 9 RAGLAN ST MANLY) HAD NOT BEEN CONSTRUCTED ABOVE GROUND LEVEL.



AS SUCH, THESE SHADOW DIAGRAMS ARE BASED SOLELY ON THE STAMPED DA APPROVED DRAWINGS BY SJB ARCHITECTS PUBLICLY AVAILABLE ON NB COUNCIL WEBSITE AND NOT ON A SURVEYED AS-BUILT CONSTRUCTION. THE 'TWO TIDES' BUILDING MAY BE CONSTRUCTED DIFFERENTLY TO THE STAMPED DA APPROVED DRAWINGS.

CARLISLE ARCHITECTS TAKES NO RESPONSIBILITY FOR ANY DISCREPANCY IN SHADOWS BASED ON THE ASSUMED 'TWO TIDES' BUILDING FORM AND ROOM LAYOUTS REPRESENTED IN THESE DRAWINGS AND THE FINAL AS-CONSTRUCTED BUILDING.

THESE SHADOW DIAGRAMS ARE FOR USE FOR THE DA APPLICATION OF 22-24 RAGLAN STREET TO NORTHERN BEACHES COUNCIL ONLY AND NOT TO BE RELIED UPON BY ANY THIRD PARTIES.

CARLISLE ARCHITECTS TAKES NO RESPONSIBILITY FOR, AND GUARANTEES NO ACCURACY FOR THESE SHADOW DIAGRAMS TO THIRD PARTIES OR POTENTIAL PURCHASERS OF 'TWO TIDES' APARTMENTS. POTENTIAL PURCHASERS OF 'TWO-TIDES' ARE TO UNDERTAKE THEIR OWN INVESTIGATIONS REGARDING ANY POTENTIAL OVER-SHADOWING AND ARE NOT TO RELY ON THESE SHADOW DIAGRAMS

LIMITED CERTIFICATION

CARLISLE ARCHITECTS CERTIFY THAT THESE SHADOW DIAGRAMS ARE AN AS ACCURATE REPRESENTATION OF SHADOWS CAST BY THE PROPOSAL AS POSSIBLE, GIVEN THE BUILDING OPPOSITE ('TWO TIDES') IS CURRENTLY NOT BUILT AND INFORMATION ABOUT IT IS LIMITED TO DA APPROVED DRAWINGS. IT IS POSSIBLE 'TWO TIDES' IS CONSTRUCTED DIFFERENTLY TO ITS DA, RENDERING THESE SHADOW DIAGRAMS OBSOLETE AND INACCURATE.

Matt Carlisle

ARCHITECT
NSW ARB REG 7739

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

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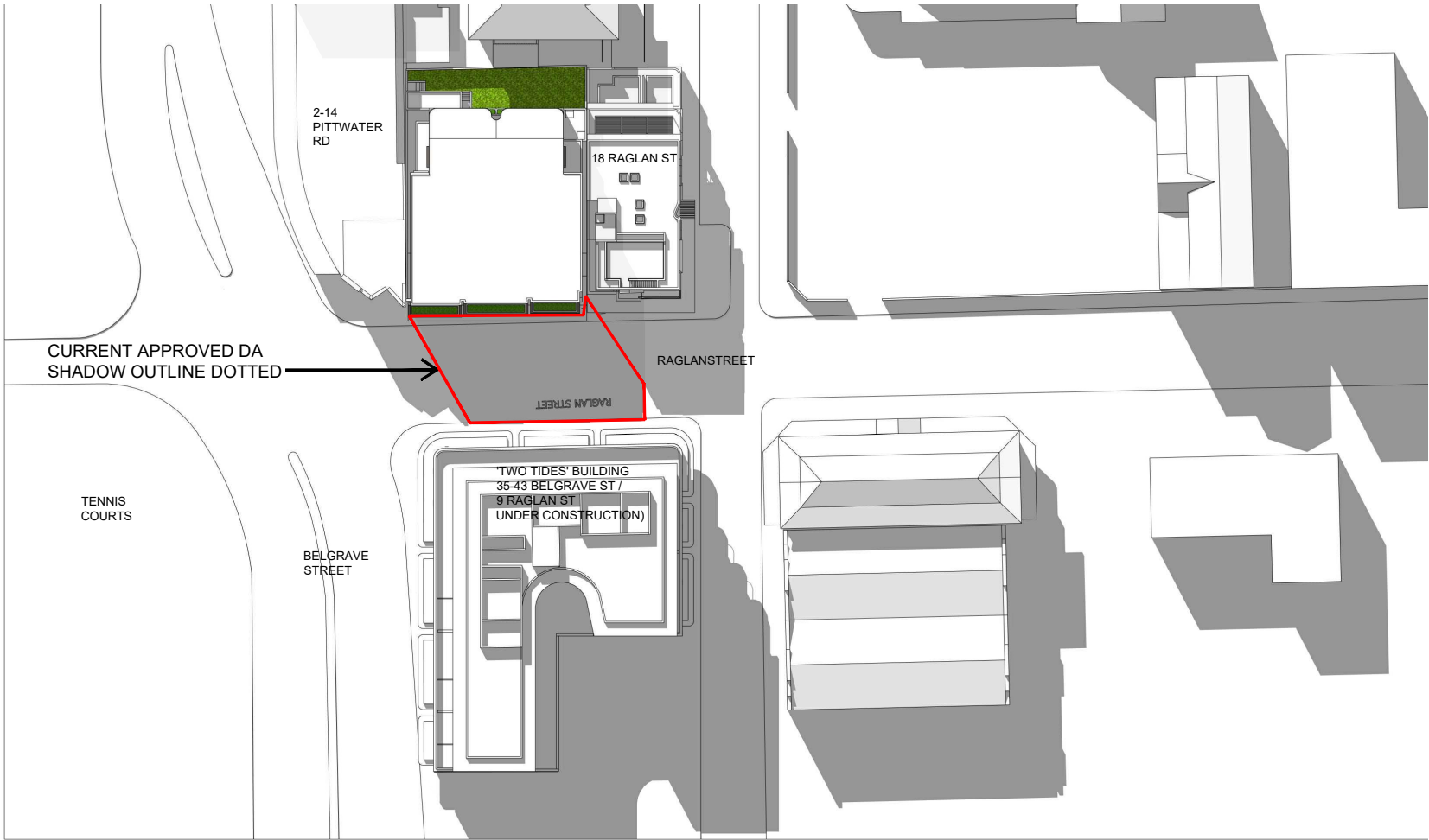


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DRAWING TITLE:
SHADOW DIAGRAMS 1
JUNE 21 - PLAN VIEW

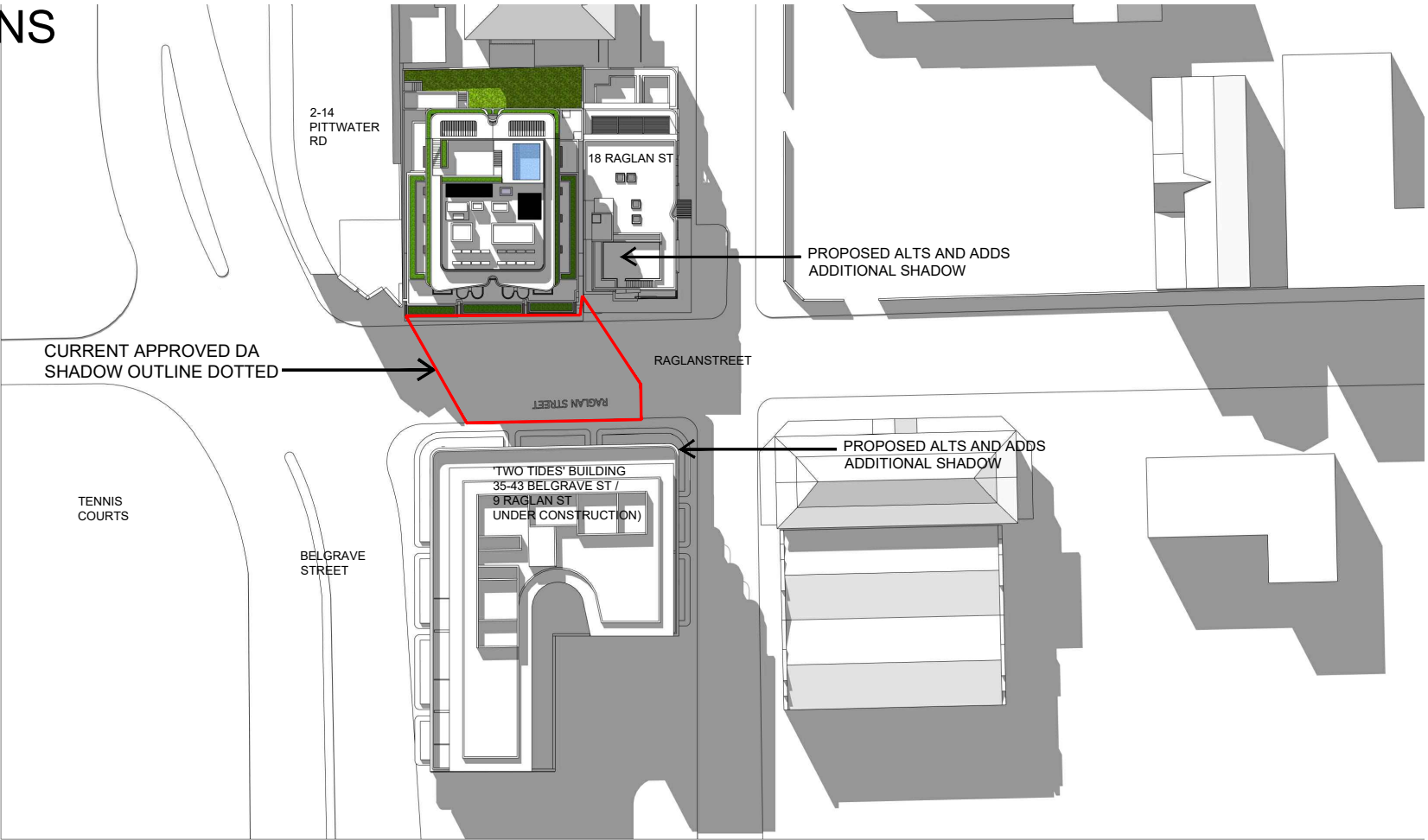
SCALE: @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-60	REV: B	

EXISTING DA APPROVAL
(3 STOREYS)
MID-WINTER - 21 JUNE



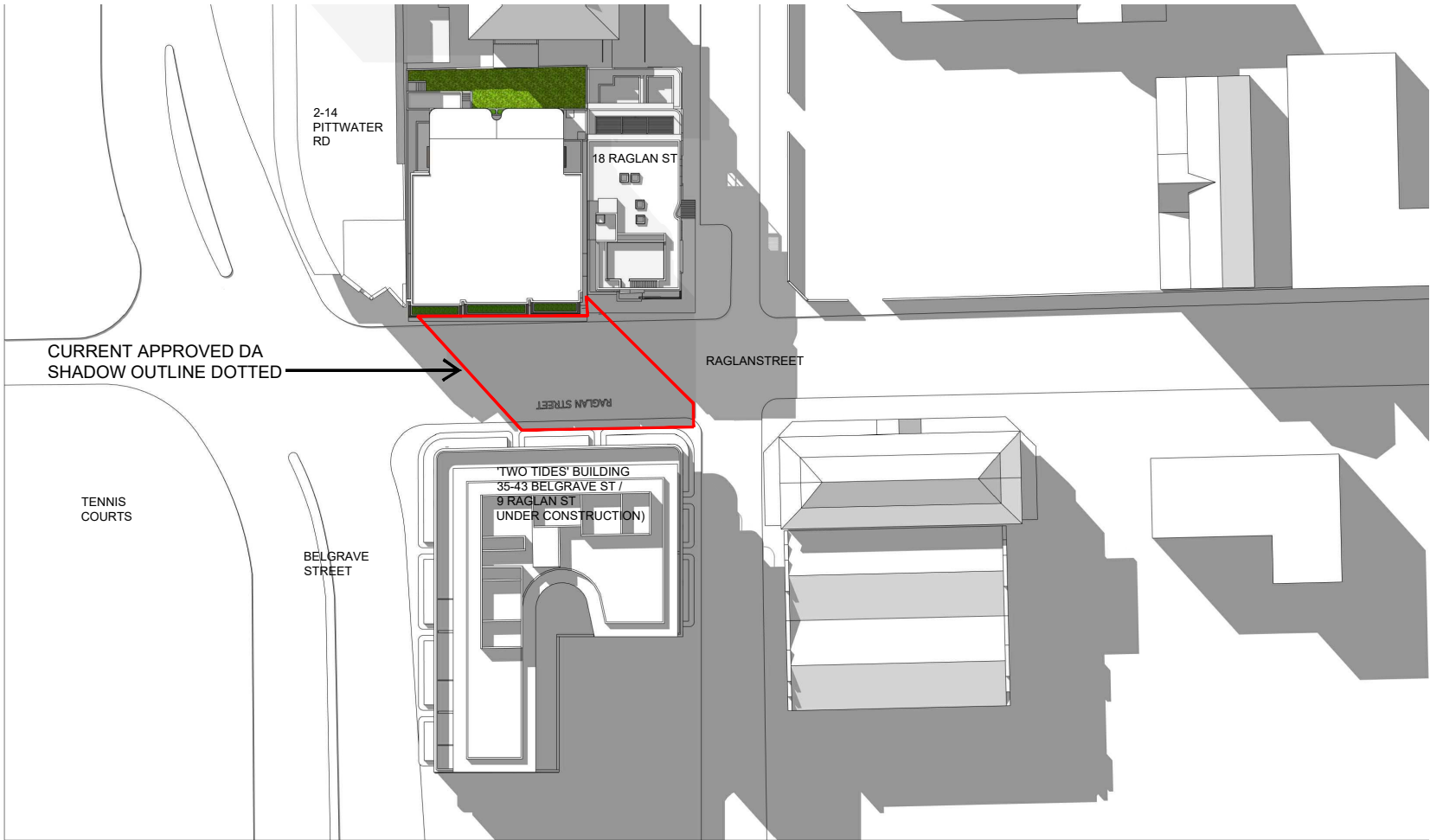
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PROPOSED ALTERATIONS
AND ADDITIONS
MID-WINTER - 21 JUNE



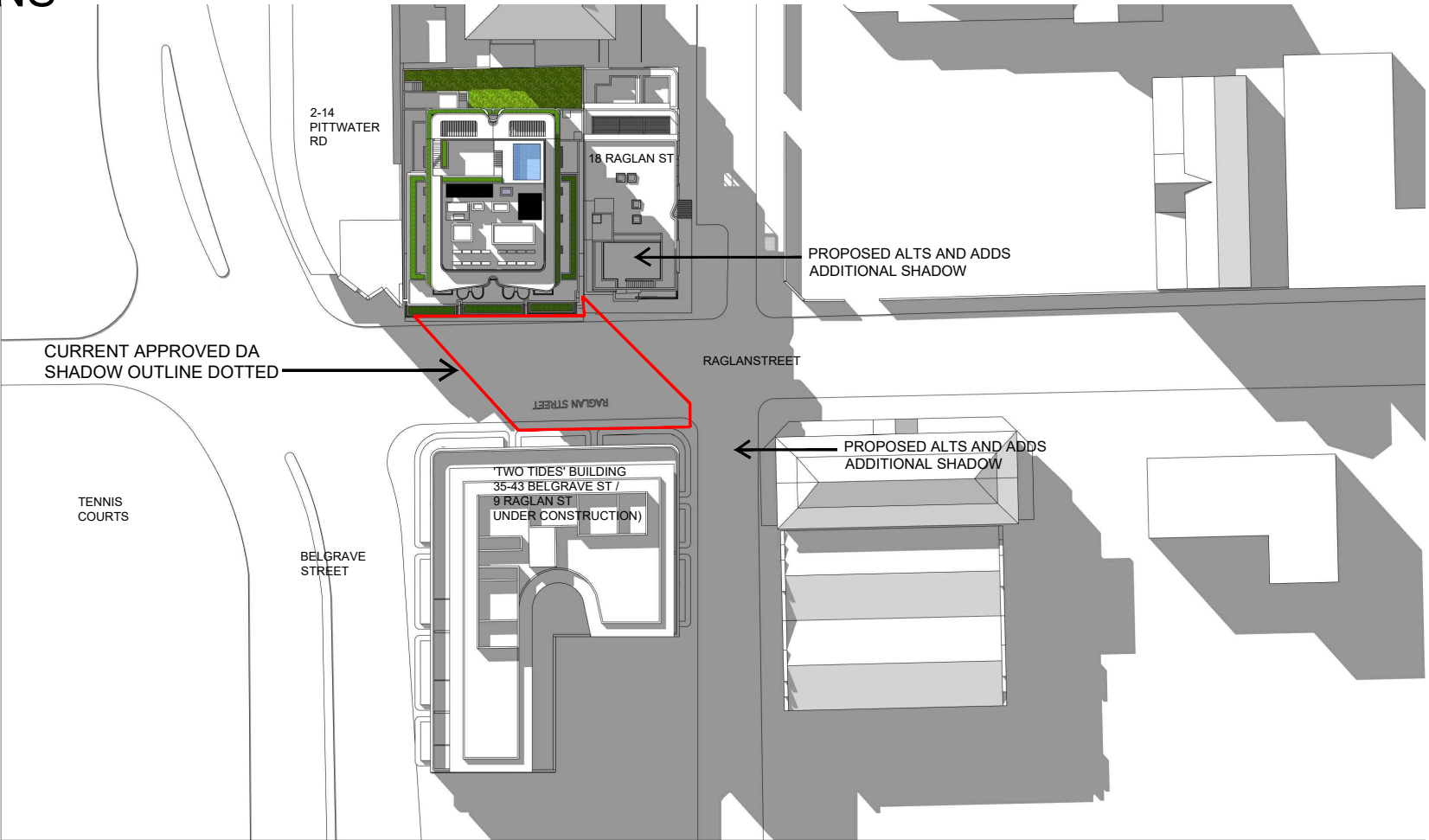
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EXISTING DA APPROVAL
(3 STOREYS)
MID-WINTER - 21 JUNE



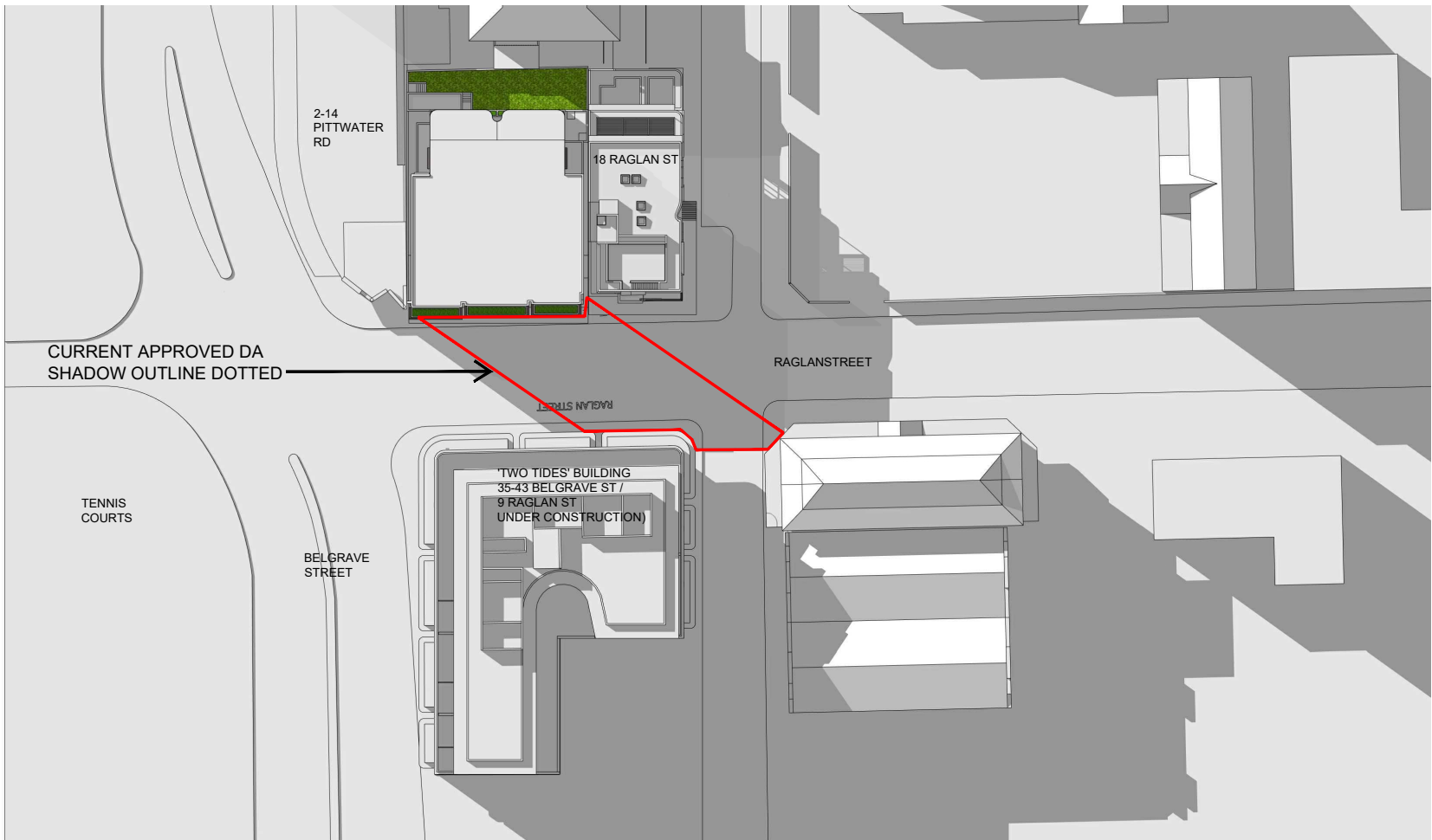
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PROPOSED ALTERATIONS
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MID-WINTER - 21 JUNE



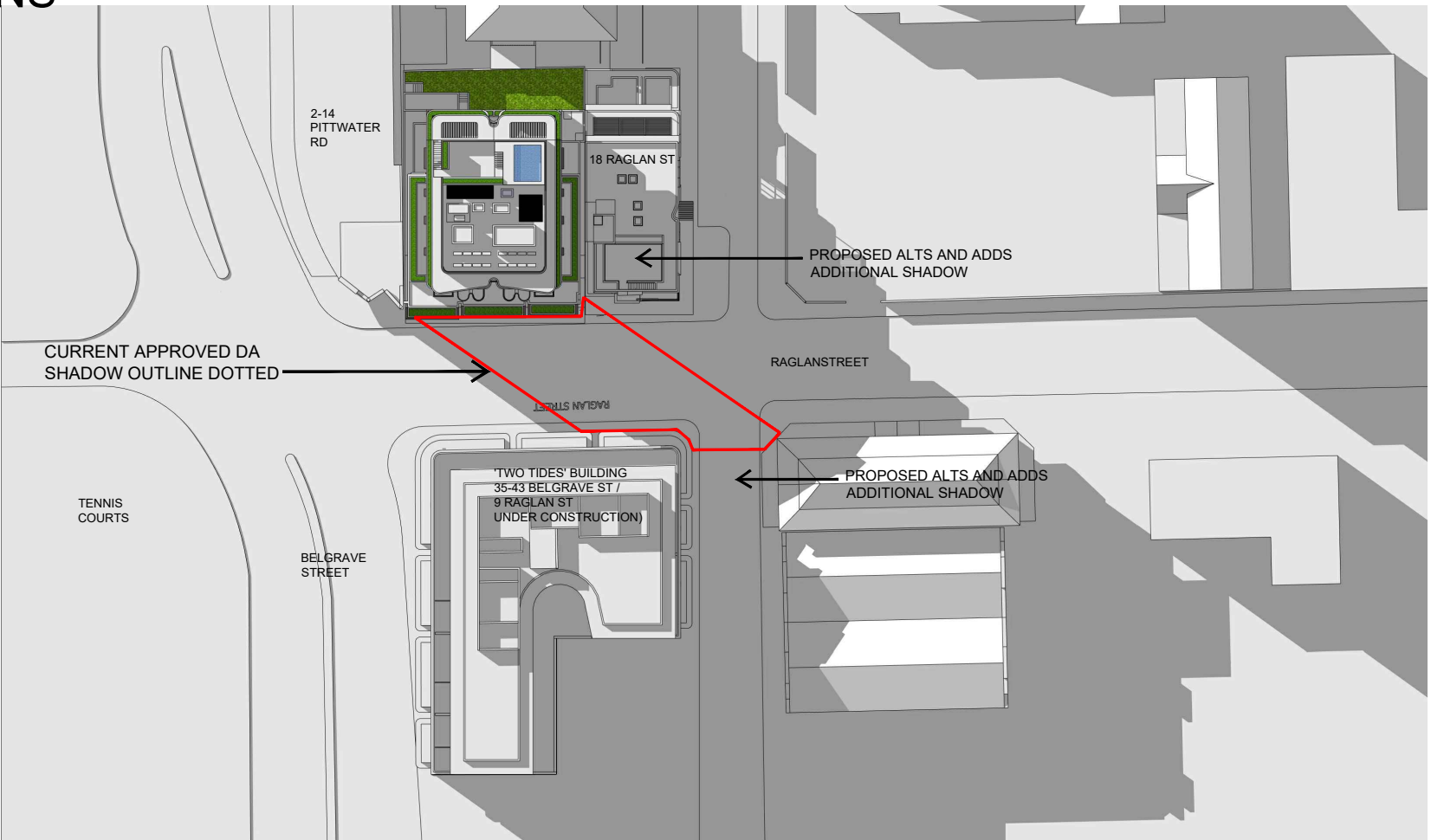
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EXISTING DA APPROVAL
(3 STOREYS)
MID-WINTER - 21 JUNE



3 PM

PROPOSED ALTERATIONS
AND ADDITIONS
MID-WINTER - 21 JUNE



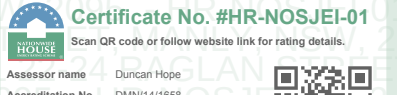
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REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

IMPORTANT NOTE

AT THE TIME OF PREPARATION OF THESE SHADOW DIAGRAMS, THE BUILDING OPPOSITE THE PROPOSAL AT 35-43 BELGRAVE STREET (AKA 'TWO TIDES', 9 RAGLAN ST MANLY) HAD NOT BEEN CONSTRUCTED ABOVE GROUND LEVEL.



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LIMITED CERTIFICATION

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Matt Carlisle

ARCHITECT
NSW ARB REG 7739

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

ADDRESS:
22-24 RAGLAN STREET
MANLY, NSW, 2095

CLIENT:
PARA-ERE HOLDINGS



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 - USE LABELLED DIMENSIONS. DO NOT SCALE FROM DRAWINGS

DRAWING TITLE:
SHADOW DIAGRAMS 2
JUNE 21 - PLAN VIEW

SCALE: @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-61	REV: B	

**EXISTING DA APPROVAL
(3 STOREYS)**

TWO TIDES' BUILDING
35-43 BELGRAVE ST / 9 RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

MID-WINTER - 21 JUNE

9 AM

The diagram illustrates a three-story residential building facade along Raglan Street. The ground floor features retail units, while the upper floors are divided into apartments. Each apartment unit includes living and bedroom areas. A red arrow points from the 'CURRENT APPROVED DA SHADOW OUTLINE DOTTED' label to the shadow cast by the building onto the street. The street names 'BELGRAVE STREET' and 'RAGLAN STREET' are labeled. The time '9 AM' is indicated, and the date 'MID-WINTER - 21 JUNE' is noted.

**EXISTING DA APPROVAL
(3 STOREYS)**

MID-WINTER - 21 JUNE

TWO TIDES BUILDING
35-43 BELGRAVE ST / 8 RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

The diagram shows a three-story building facade along Raglan Street. The ground floor features three retail units. The upper floors are divided into apartment units, each containing living and bedroom spaces. A red outline indicates the current approved DA shadow area, which extends from the building's base towards Raglan Street. The surrounding context includes Belgrave Street and adjacent buildings.

10 AM

[illegible]

**EXISTING DA APPROVAL
(3 STOREYS)**

MID-WINTER - 21 JUNE

'TWO TIDES' BUILDING
35-43 BELGRAVE ST / 8 RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

The diagram shows a three-story building facade on Raglan Street. The ground floor features three retail units. The upper floors are divided into apartment units, each containing living and bedroom spaces. A red outline on the street level indicates the current approved shadow boundary, which is shown as a dotted line.

12 PM

RAGLAN STREET

BELGRAVE STREET

CURRENT APPROVED DA SHADOW OUTLINE DOTTED

PROPOSED ALTERATIONS AND ADDITIONS

TWO TIDES' BUILDING
35-43 BELGRAVE ST / 9 RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

LIVING BED BED LIVING

APARTMENT APARTMENT APARTMENT

LIVING BED BED BED LIVING BED LIVING

LIVING BED BED BED LIVING BED LIVING

LIVING BED BED BED LIVING BED LIVING

RETAIL RETAIL RETAIL

BELGRAVE STREET

RAGLAN STREET

9 AM

MID-WINTER - 21 JUNE

PROPOSED ALTS AND ADDS
ADDITIONAL SHADOW

CURRENT APPROVED DA
SHADOW OUTLINE DOTTED

PROPOSED ALTERATIONS AND ADDITIONS

MID-WINTER - 21 JUNE

'TWO TIDES' BUILDING
35-43 BELGRAVE ST / 19 RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

LIVING BED BED LIVING

APARTMENT APARTMENT APARTMENT

LIVING BED BED BED LIVING BED LIVING

LIVING BED BED BED LIVING BED LIVING

LIVING BED BED BED LIVING BED LIVING

RETAIL RETAIL RETAIL

BELGRAVE STREET

RAGLAN STREET

PROPOSED ALTS AND ADDS
ADDITIONAL SHADOW

CURRENT APPROVED DA
SHADOW OUTLINE DOTTED

10 AM

PROPOSED ALTERATIONS AND ADDITIONS

TWO TIDES' BUILDING
35-43 BELGRAVE ST / 19 RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

LIVING BED BED LIVING

APARTMENT APARTMENT APARTMENT

LIVING BED LIVING

LIVING BED LIVING

LIVING BED LIVING

RETAIL RETAIL RETAIL

BELGRAVE STREET

RAGLAN STREET

PROPOSED ALTS AND ADDS
ADDITIONAL SHADOW

CURRENT APPROVED DA
SHADOW OUTLINE DOTTED

MID-WINTER - 21 JUNE

11 AM

PROPOSED ALTERATIONS AND ADDITIONS

MID-WINTER - 21 JUNE

TWO TIDES' BUILDING
35-43 BELGRAVE ST / RAGLAN ST
RAGLAN ST FACADE (ASSUMED - NOT CONSTRUCTED)

LIVING BED BED LIVING

APARTMENT APARTMENT APARTMENT

LIVING BED BED BED LIVING BED LIVING

LIVING BED BED BED LIVING BED LIVING

LIVING BED BED BED LIVING BED LIVING

RETAIL RETAIL RETAIL

BELGRAVE STREET

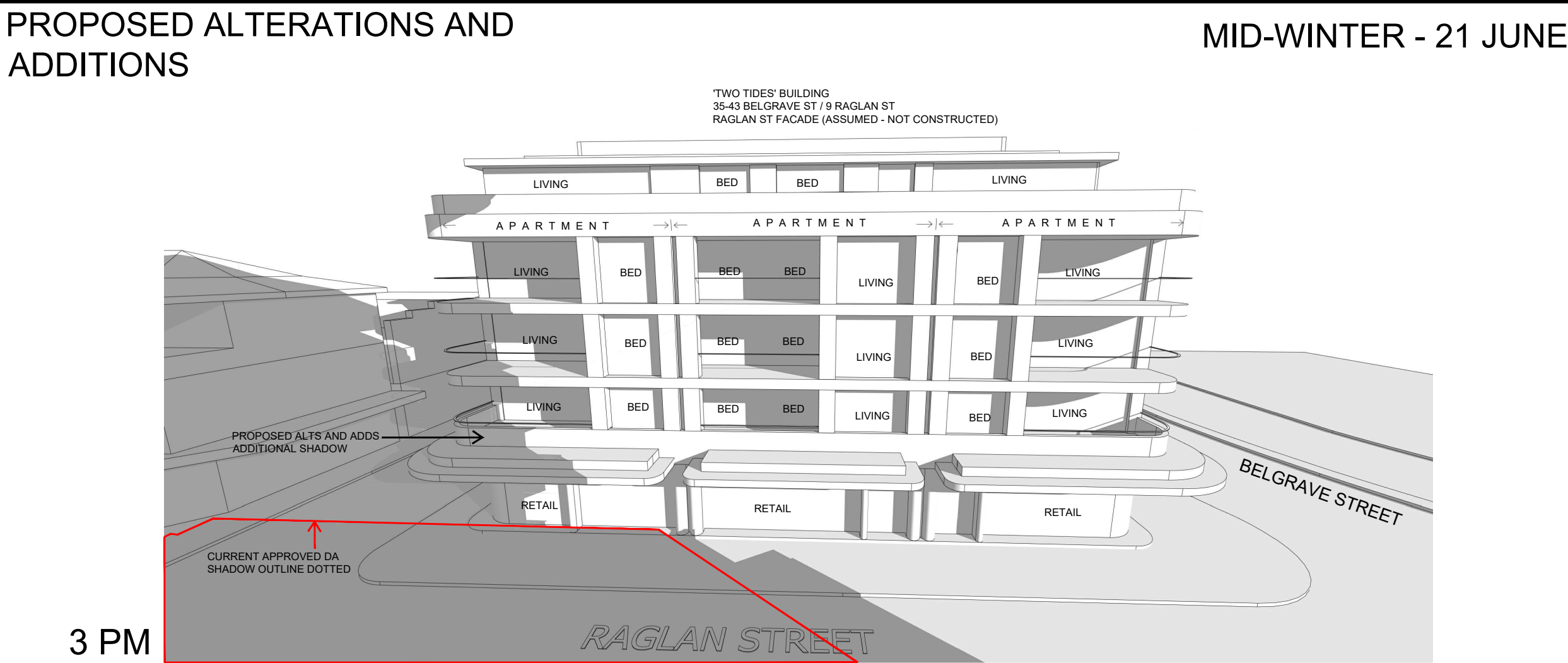
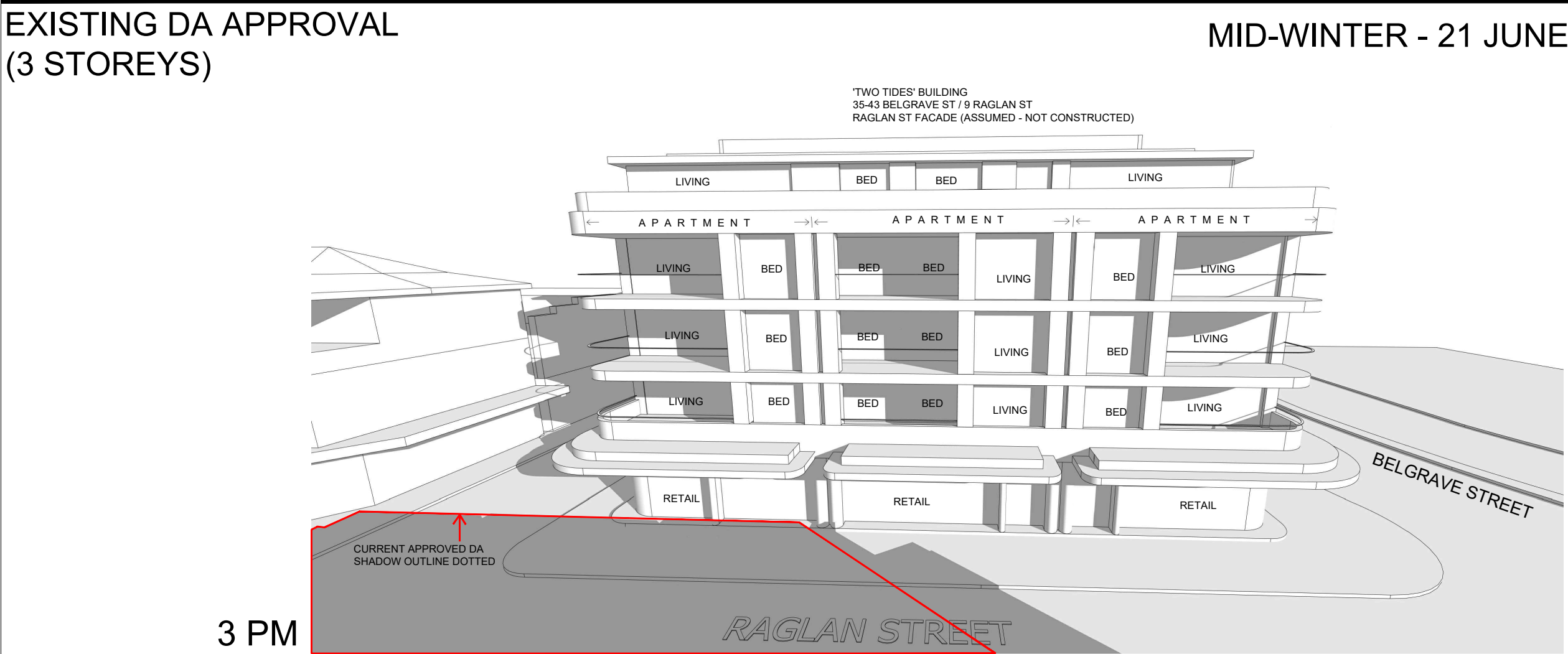
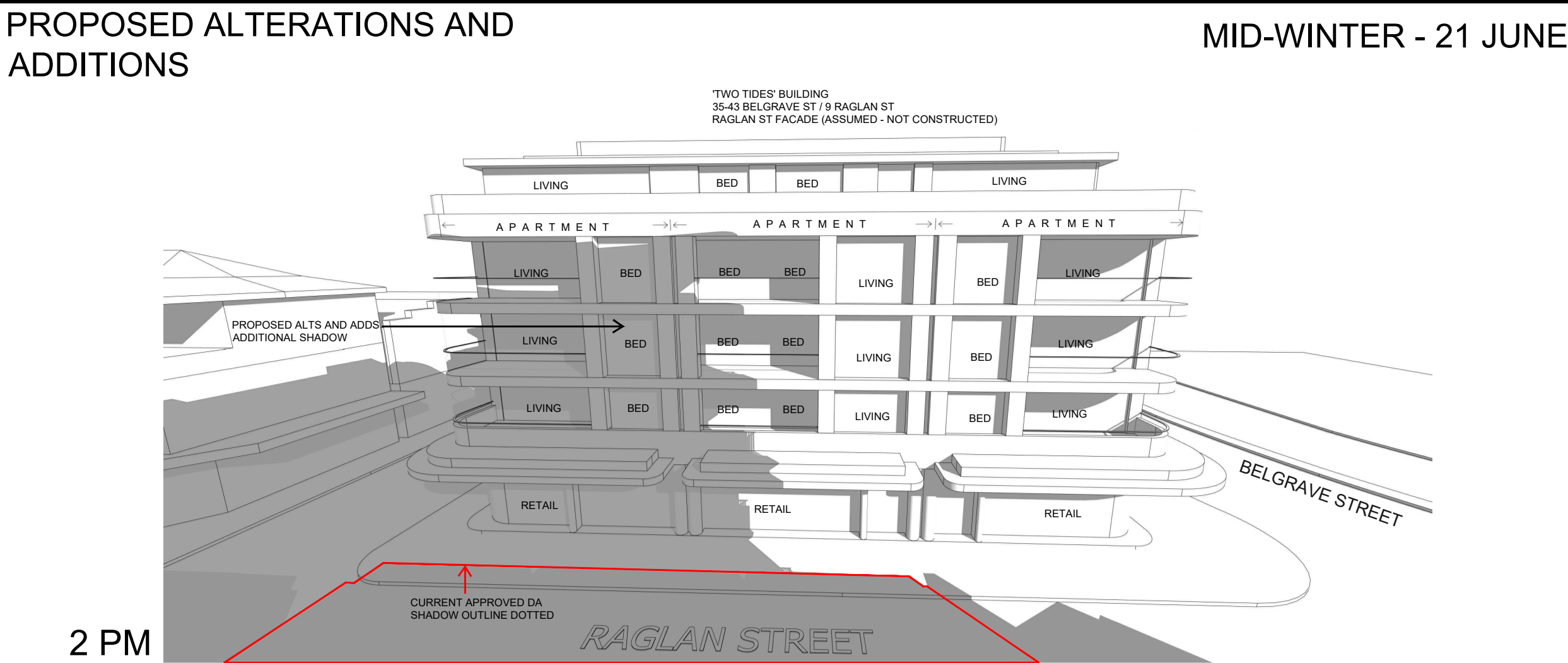
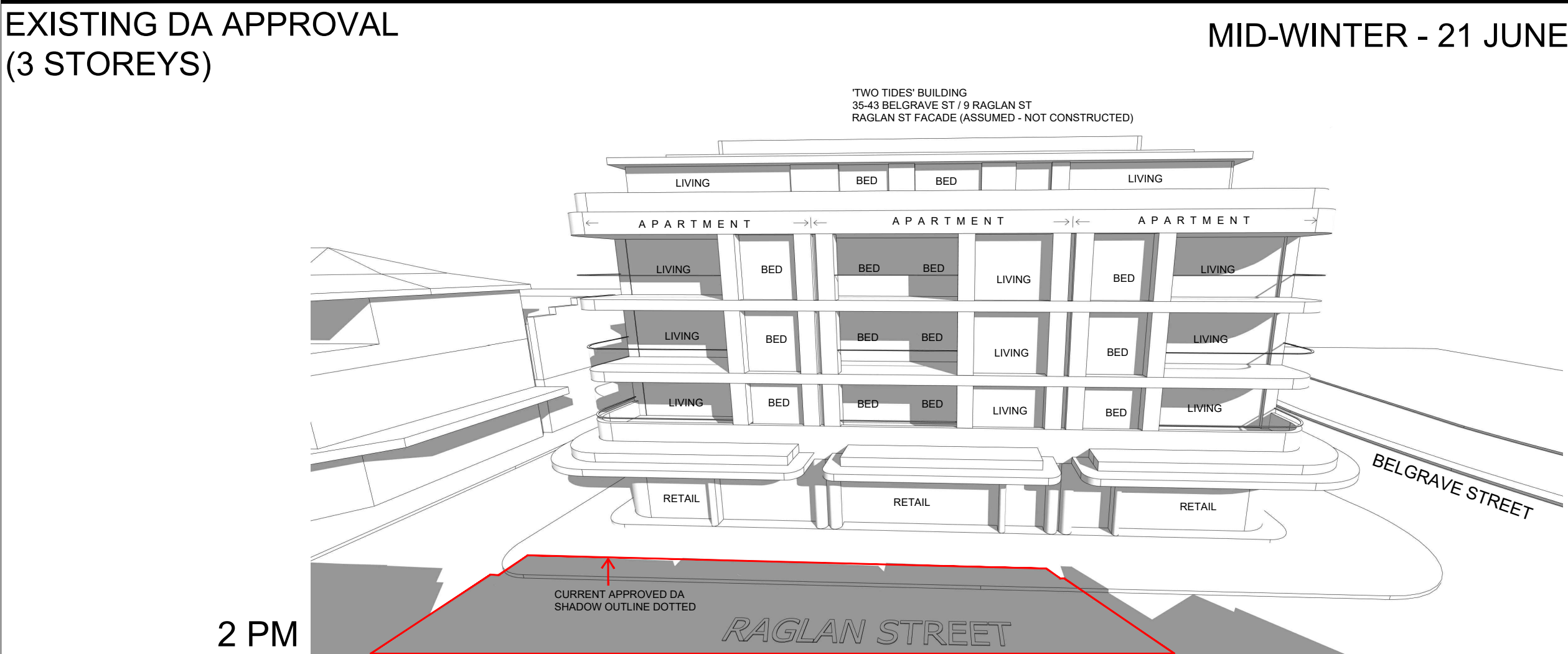
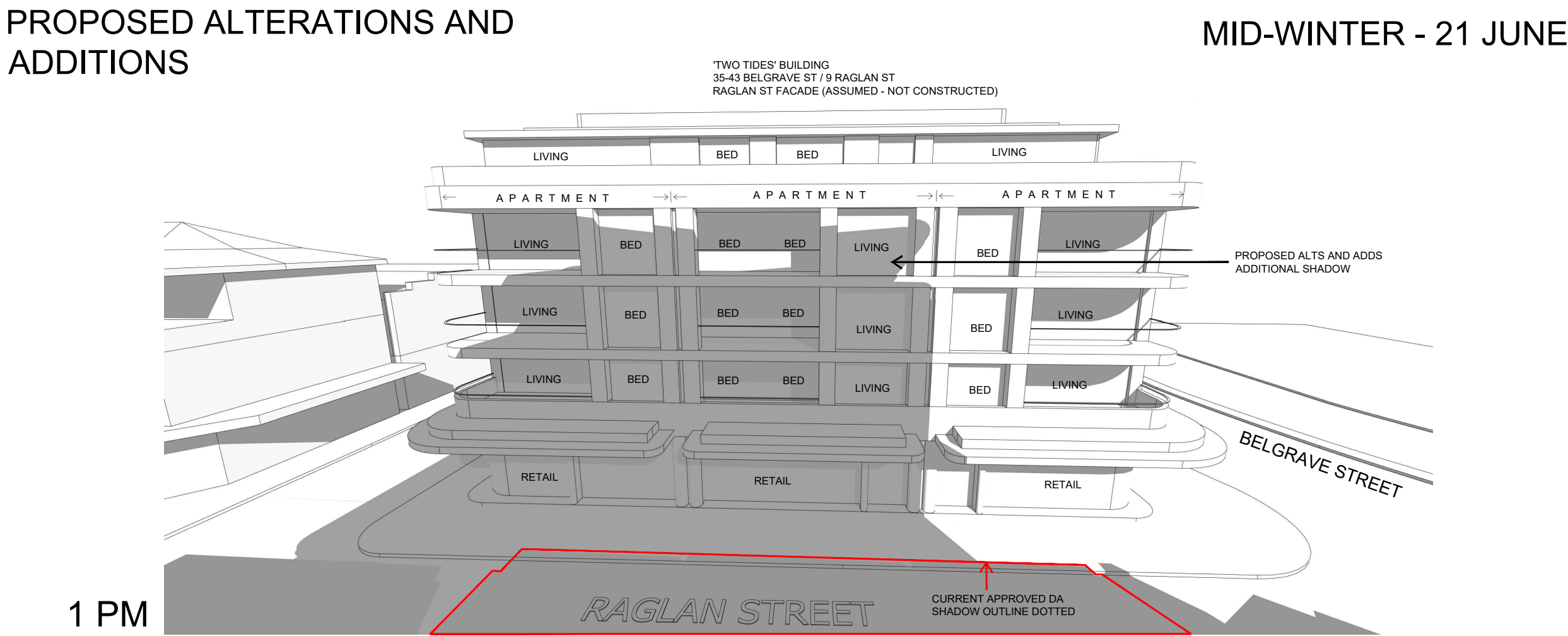
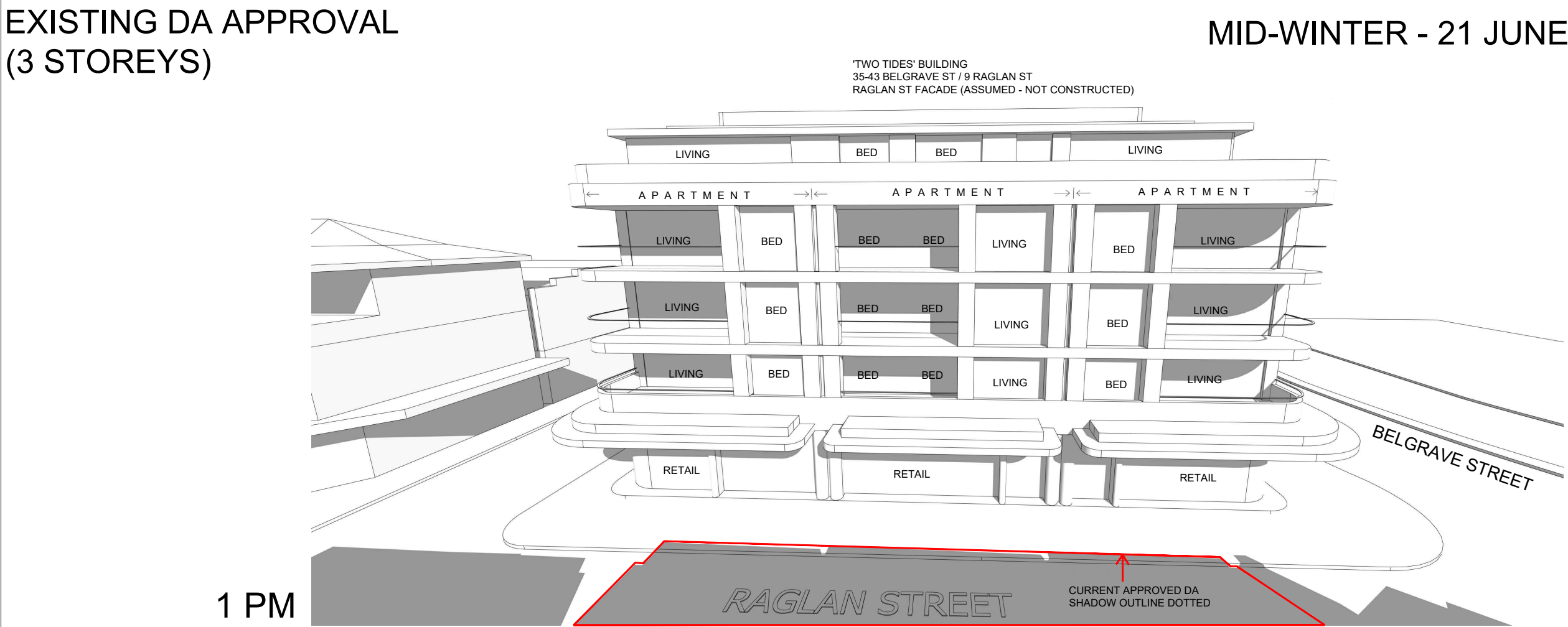
RAGLAN STREET

12 PM

PROPOSED ALTS AND ADDS ADDITIONAL SHADOW

CURRENT APPROVED DA SHADOW OUTLINE DOTTED

DEVELOPMENT APPLICATION IMPORTANT NOTE AT THE TIME OF PREPARATION OF THESE SHADOW DIAGRAMS, THE BUILDING OPPOSITE THE PROPOSAL AT 35-43 BELGRAVE STREET (AKA 'TWO TIDES', 9 RAGLAN ST MANLY) HAD NOT BEEN CONSTRUCTED ABOVE GROUND LEVEL.  Certificate No. #HR-NOSJEI-01 Scan QR code at below website link for rating details. Responsible name:  Carlisle Architects  AS SUCH, THESE SHADOW DIAGRAMS WERE BASED SOLELY ON THE STAMPED DA APPROVED DRAWINGS BY SJB ARCHITECTS PUBLICLY AVAILABLE ON NB COUNCIL WEBSITE AND NOT ON A SURVEYED AS-BUILT CONSTRUCTION. THE 'TWO TIDES' BUILDING MAY BE CONSTRUCTED DIFFERENTLY TO THE STAMPED DA APPROVED DRAWINGS. CARLISLE ARCHITECTS TAKES NO RESPONSIBILITY FOR ANY DISCREPANCY IN SHADOWS BASED ON THE ASSUMED 'TWO TIDES' BUILDING FORM AND ROOM LAYOUTS REPRESENTED IN THESE DRAWINGS AND THE FINAL AS-CONSTRUCTED BUILDING. THESE SHADOW DIAGRAMS ARE FOR USE FOR THE DA APPLICATION OF 22-24 RAGLAN STREET TO NORTHERN BEACHES COUNCIL ONLY AND NOT TO BE RELIED UPON BY ANY THIRD PARTIES. CARLISLE ARCHITECTS TAKES NO RESPONSIBILITY FOR, AND GUARANTEES NO ACCURACY FOR THESE SHADOW DIAGRAMS TO THIRD PARTIES OR POTENTIAL PURCHASERS OF 'TWO TIDES' APARTMENTS. POTENTIAL PURCHASERS OF 'TWO-TIDES' ARE TO UNDERTAKE THEIR OWN INVESTIGATIONS REGARDING ANY POTENTIAL OVER-SHADOWING AND ARE NOT TO RELY ON THESE SHADOW DIAGRAMS LIMITED CERTIFICATION CARLISLE ARCHITECTS CERTIFY THAT THESE SHADOW DIAGRAMS ARE AN AS ACCURATE REPRESENTATION OF SHADOWS CAST BY THE PROPOSAL AS POSSIBLE, GIVEN THE BUILDING OPPOSITE ('TWO TIDES') IS CURRENTLY NOT BUILT AND INFORMATION ABOUT IT IS LIMITED TO DA APPROVED DRAWINGS. IT IS POSSIBLE 'TWO TIDES' IS CONSTRUCTED DIFFERENTLY TO ITS DA, RENDERING THESE SHADOW DIAGRAMS OBSOLETE AND INACCURATE.  ARCHITECT NSW ARB REG 7739 PROJECT: ALTERATIONS & ADDITIONS TO EXISTING APPROVED DA ADDRESS: 22-24 RAGLAN STREET MANLY, NSW, 2095 CLIENT: PARA-ERE HOLDINGS  CARLISLE ARCHITECTS T: 0424 504 500 E: MATT@CARLISLEARCHITECTS.COM WWW.CARLISLEARCHITECTS.COM NOMINATED ARCHITECT: MATT CARLISLE NSW ARB REG NO 7739 ABN: 63 604 133 299 DESIGN & B/LG PRACTITIONER ACT REG: DEP 0002030  NOTES: • COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY CARLISLE ARCHITECTS AND IN ANY WORKS EXECUTED FROM THOSE DOCUMENTS SHALL REMAIN THE PROPERTY OF CARLISLE ARCHITECTS • ALL STRUCTURAL FOUNDATIONS, BEAMS, WALLS, SLABS, COLUMNS ETC TO BE TO STRUCTURAL ENGINEER'S SPECIFICATION & DOCUMENTATION. • ALL CONSTRUCTION WORK TO COMPLY WITH CURRENT RELEVANT AUSTRALIAN STANDARDS AND THE NCC / BUILDING CODE OF AUSTRALIA • CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK AND BEFORE ORDERING OR FABRICATING ANY PARTS OF THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK • USE LABELLED DIMENSIONS. DO NOT SCALE FROM DRAWINGS DRAWING TITLE: SHADOW DIAGRAMS 3 JUNE 21 - ELEVS <table><tr><td>SCALE: 1:100 @ A1</td><td>DATE:</td><td></td></tr><tr><td>STAGE: DEVELOPMENT APPLICATION</td><td>JOB No:</td><td>25-02</td></tr><tr><td>DRAWING NO:</td><td>DA-62</td><td>REV: B</td></tr></table>			SCALE: 1:100 @ A1	DATE:		STAGE: DEVELOPMENT APPLICATION	JOB No:	25-02	DRAWING NO:	DA-62	REV: B
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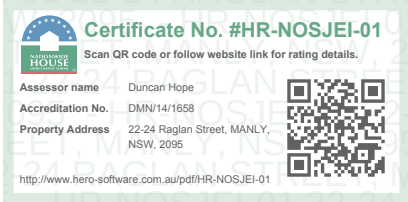
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Matt Carlisle

ARCHITECT
NSW ARB REG 7739

PROJECT:
**ALTERATIONS & ADDITIONS TO
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ADDRESS:
**22-24 RAGLAN STREET
MANLY, NSW, 2095**

CLIENT:
PARA-ERE HOLDINGS



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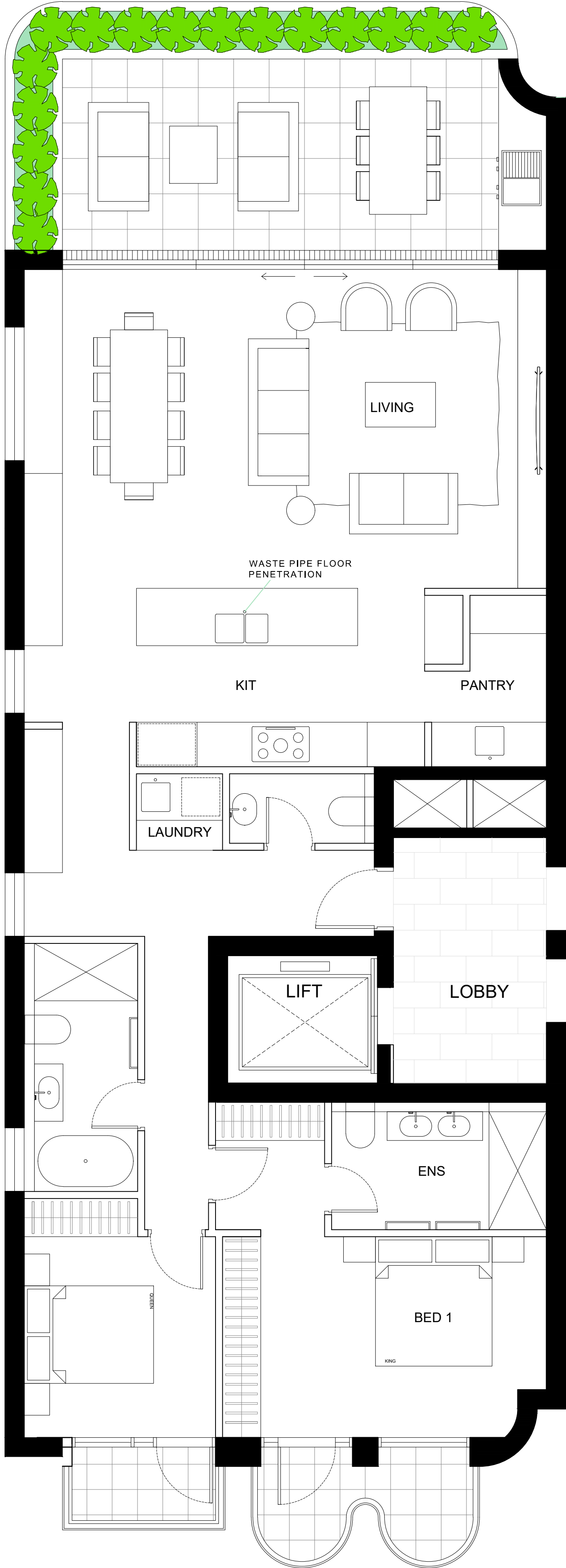


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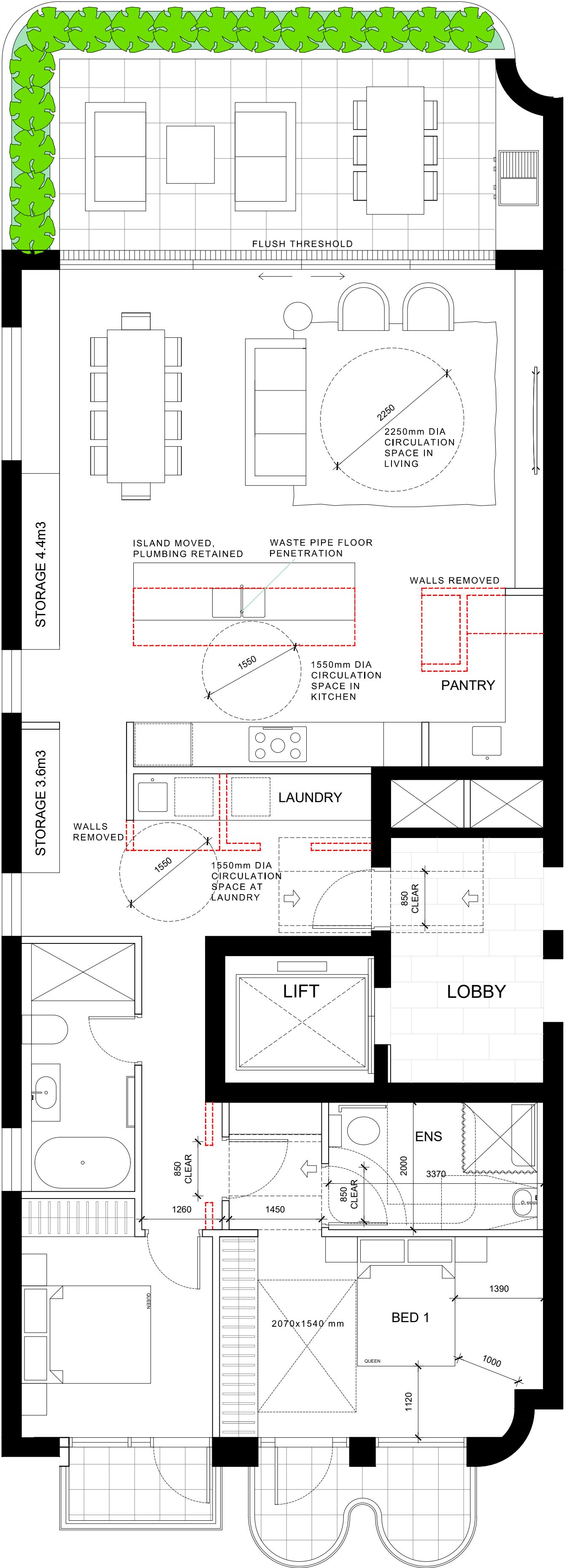
DRAWING TITLE:
**SHADOW DIAGRAMS 4
JUNE 21 - ELEVS**

SCALE: @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-63	REV: B	



PRE-ADAPTATION

UNITS 7, 9, 11, 13



POST-ADAPTATION

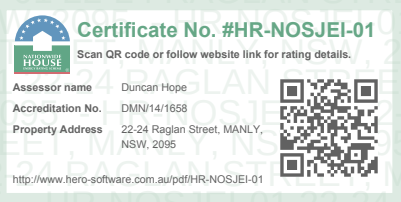
UNITS 7, 9, 11, 13

MAIN BATHROOM SANITARY
FACILITIES DESIGNED IN
ACCORDANCE WITH AS 1428.1



REV	DATE	NOTES
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B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION



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DRAWING TITLE:
ADAPTABLE UNITS

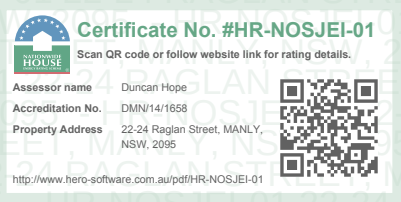
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STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO:	REV: B	

DA-70



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
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DEVELOPMENT APPLICATION



PROJECT:
ALTERATIONS & ADDITIONS TO
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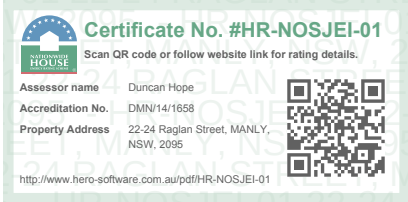
DRAWING TITLE:
PHOTOMONTAGE 1

SCALE: 1:100 @ A1	DATE:	N ↑
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-80	REV: B	



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
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DEVELOPMENT APPLICATION



PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

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DRAWING TITLE:
PHOTOMONTAGE 2

SCALE: 1:100 @ A1	DATE:	N ↑
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-81	REV: B	