

SITE AREA INFORMATION Lot 1 / DP 745746

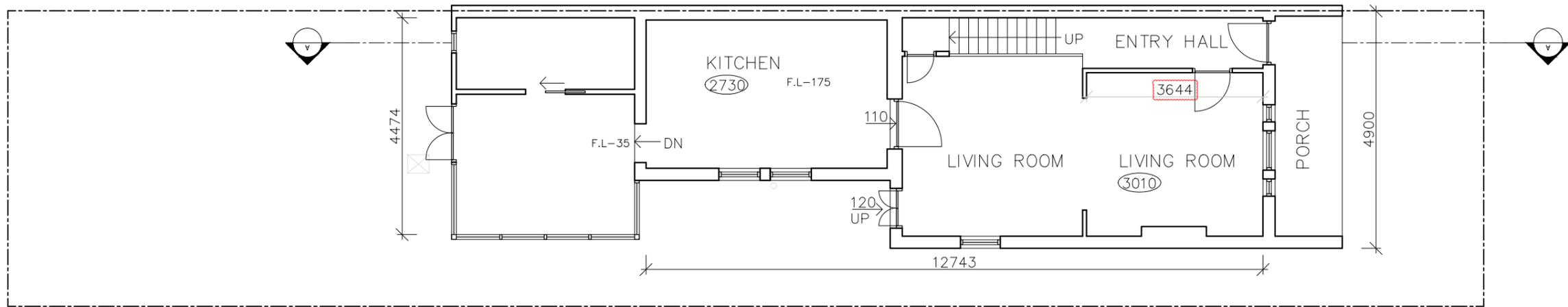
TOTAL SITE AREA :	184 Sqm	
PROPOSED BUILT AREA		
Existing Ground Floor	74.64 Sqm	
Proposed Ground Floor Additior	11.21Sqm	
TOTAL GROUND FLOOR		85.85 Sqm
Existing First Floor	52.28 Sqm	
Proposed First Floor Addition	16.78 Sqm	
TOTAL FIRST FLOOR		69.06 Sqm
TOTAL BUILT AREA		154.91 Sqm

ARCHITECTURAL DRAWING SCHEDULE

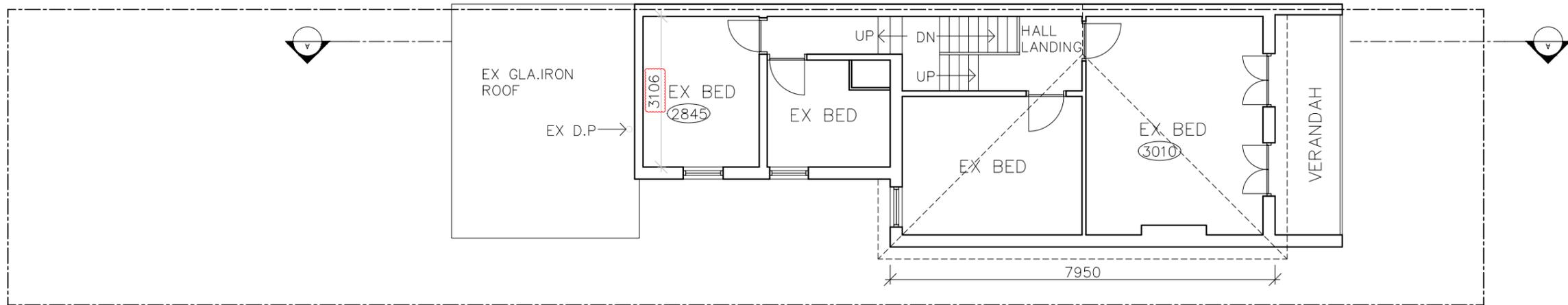
A01	DRAWING SCHEDULE, SITE AREAS, SITE PLAN
A02	SITE PLAN,SURVEY 1:100
A03	FLOOR PLAN: EXISTING 1:100
A04	ELEVATIONS & SECTIONS: EXISTING 1:100
A05	FLOOR PLANS: PROPOSED 1:100
A06	GROUND FLOOR PLAN 1:50
A07	FIRST FLOOR PLAN 1:50
A08	ELEVATIONS PROPOSED 1:100
A09	SECTIONS PROPOSED 1:100
A10	DOOR & WINDOW SCHEDULE 1:50
A11	BASIX Commitments
A12	SHADOWS: June 20 9.00 AM
A13	SHADOWS: June 20 12.00 PM
A14	SHADOWS: June 20 3.00 PM
A15	SHADOWS: March 20 9.00 AM
A16	SHADOWS: March 20 12.00 PM
A17	SHADOWS: March 20 3.00 PM
A18	SHADOWS: September 20 9.00 AM
A19	SHADOWS: September 20 12.00 PM
A20	SHADOWS: September 20 3.00 PM

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C		26/11/2024	Development Application (DA)	
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT #
				823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG #
		SCALE @ A3	1:100	A01
DWG	Cover Sheet, Drawing Schedule			
	DRAWN	??		
	CHKD	??	REVISION	C



Existing Ground Floor Plan



Existing First Floor Plan

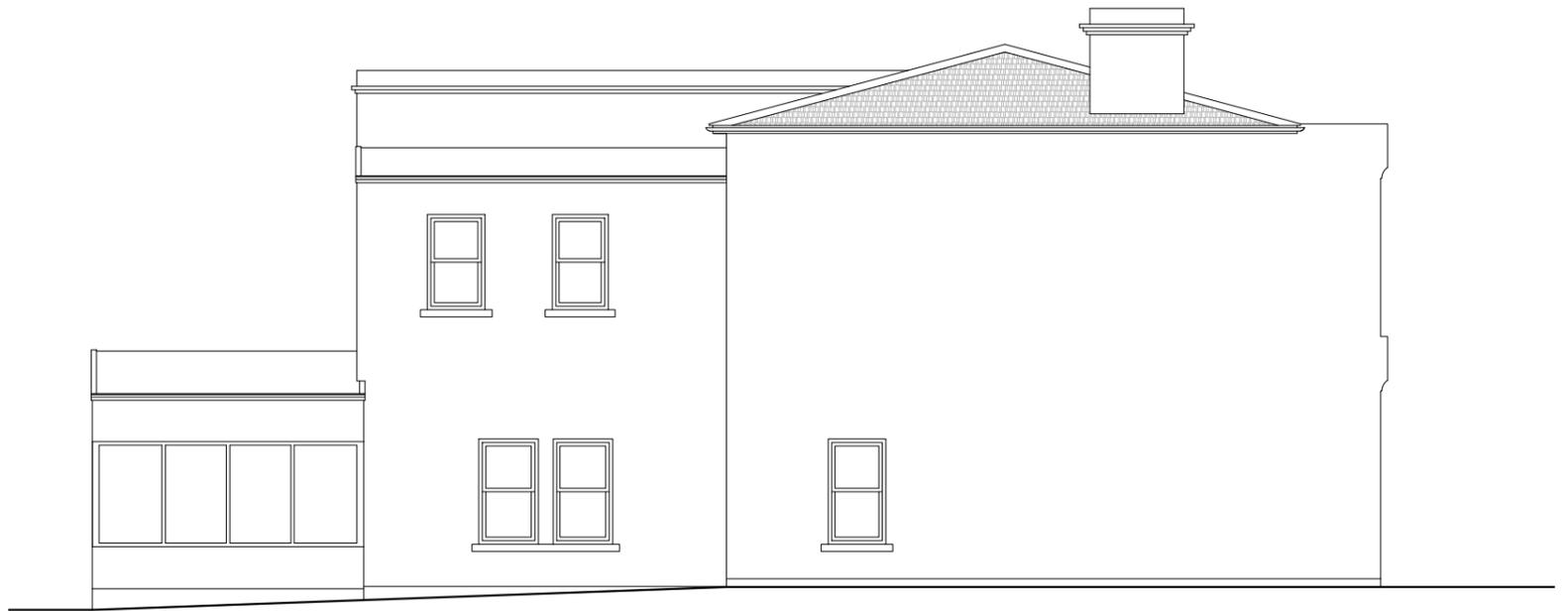


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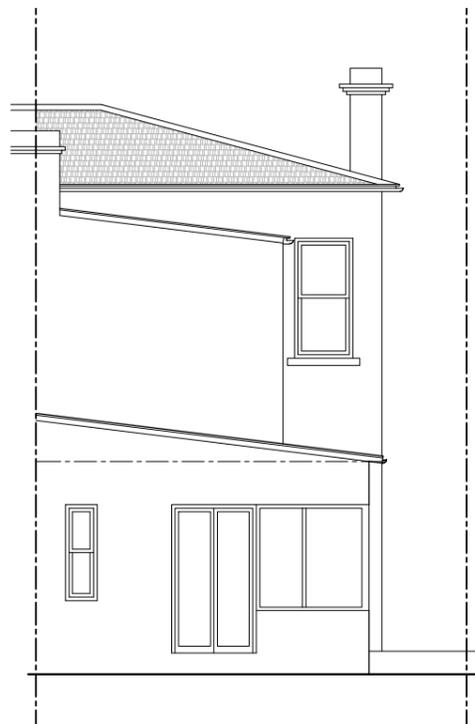
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ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG # A03
DWG	Floor Plans: Existing	SCALE @ A3	1:100	
		DRAWN	??	
		CHKD	??	REVISION C



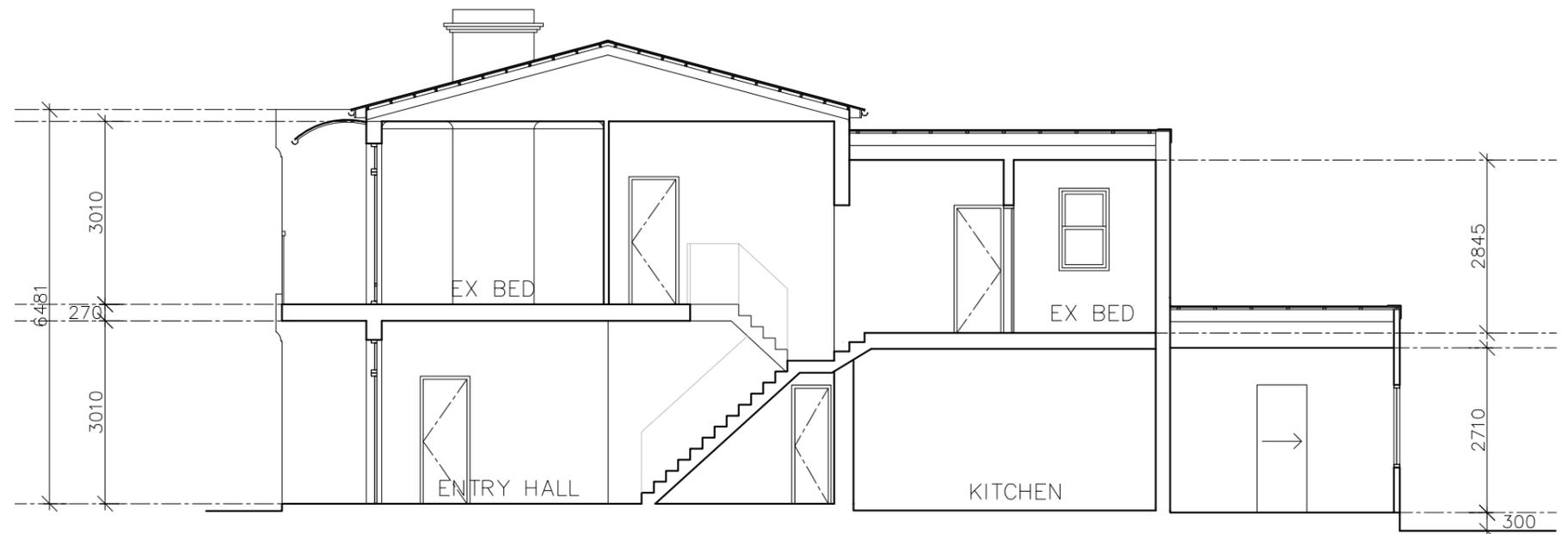
West Elevation



North Elevation



East Elevation

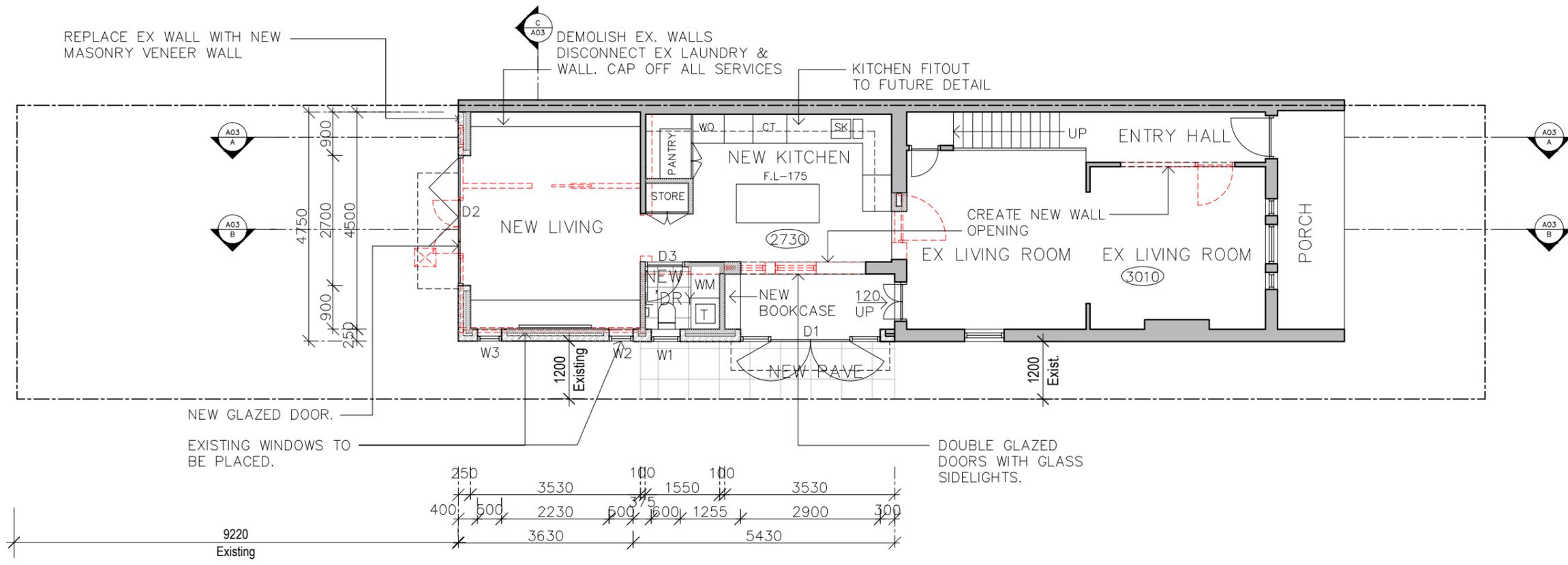


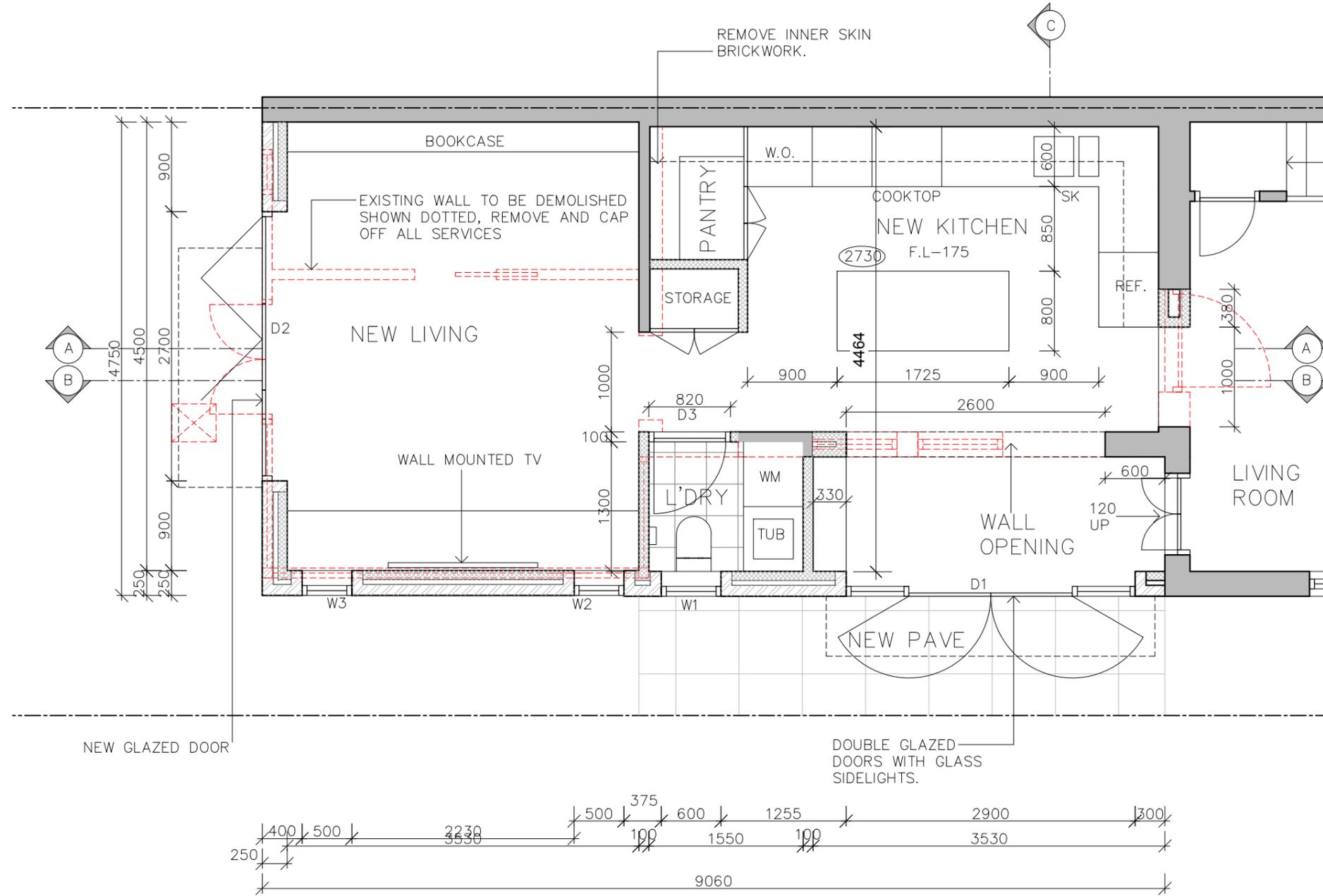
Longitudinal Section through Stair

1 Site Plan
Scale: 1:100

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ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG # A04
		SCALE @ A3	1:100	
DWG	Elevations & Section: Existing			DRAWN ??
		CHKD	??	REVISION C



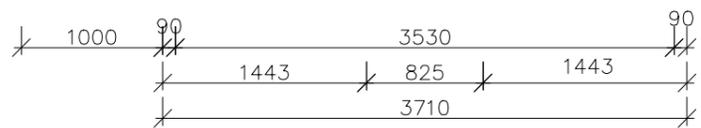
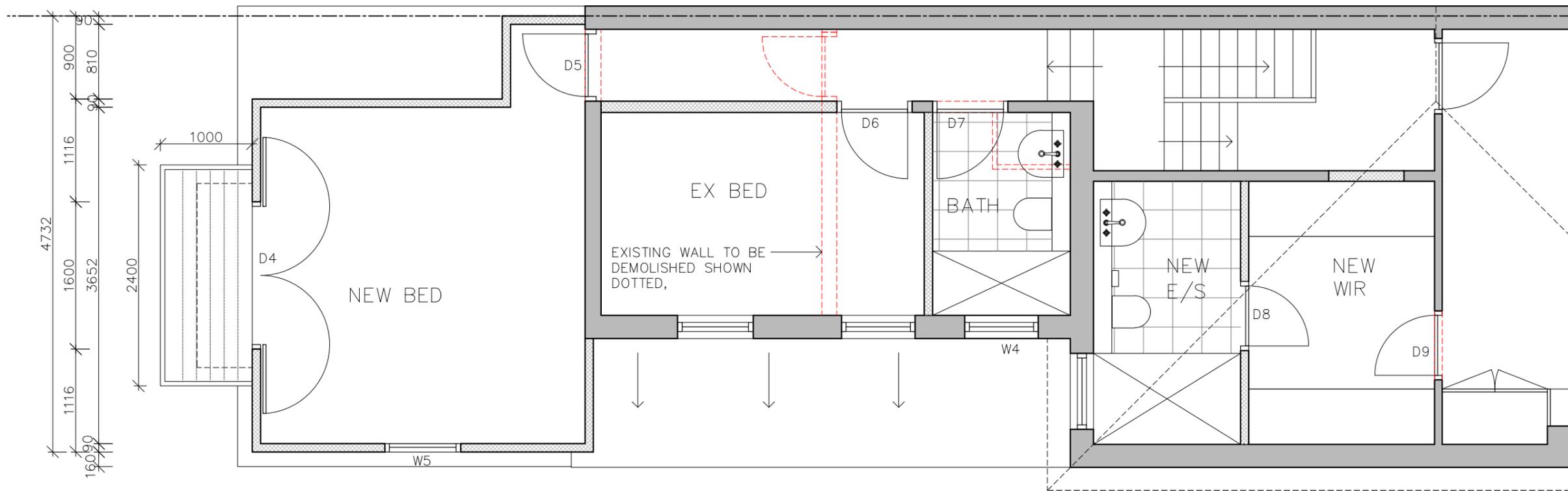


Partial Ground Floor Plan



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ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A06	
DWG	Floor Plans: Ground Floor 1:50	SCALE @ A3 1:100	DRAWN ??	REVISION C
		CHKD ??		



Partial First Floor Plan

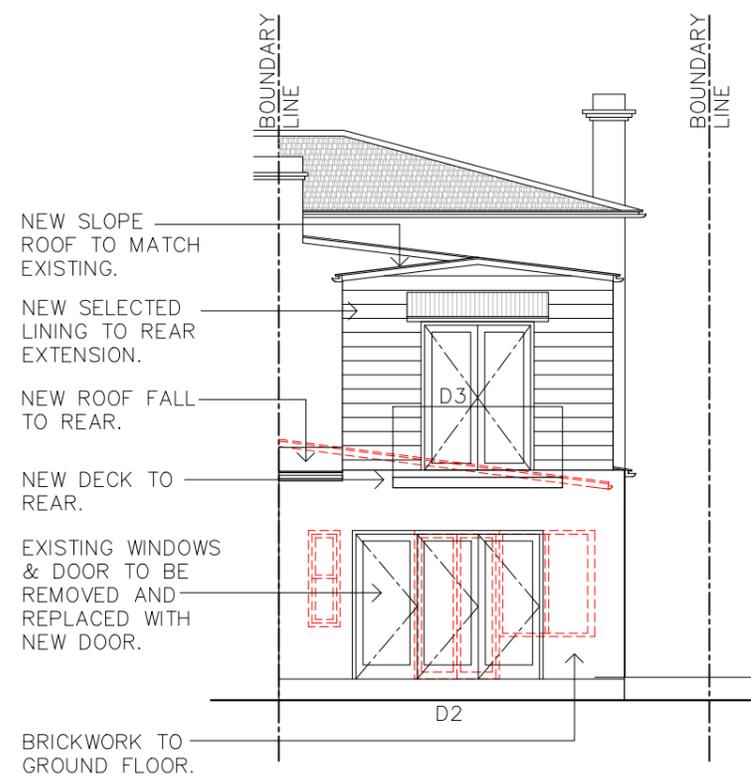


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ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG # A07
DWG	Floor Plans: First Floor 1:50	SCALE @ A3	1:100	
		DRAWN	??	
		CHKD	??	REVISION C



West Elevation



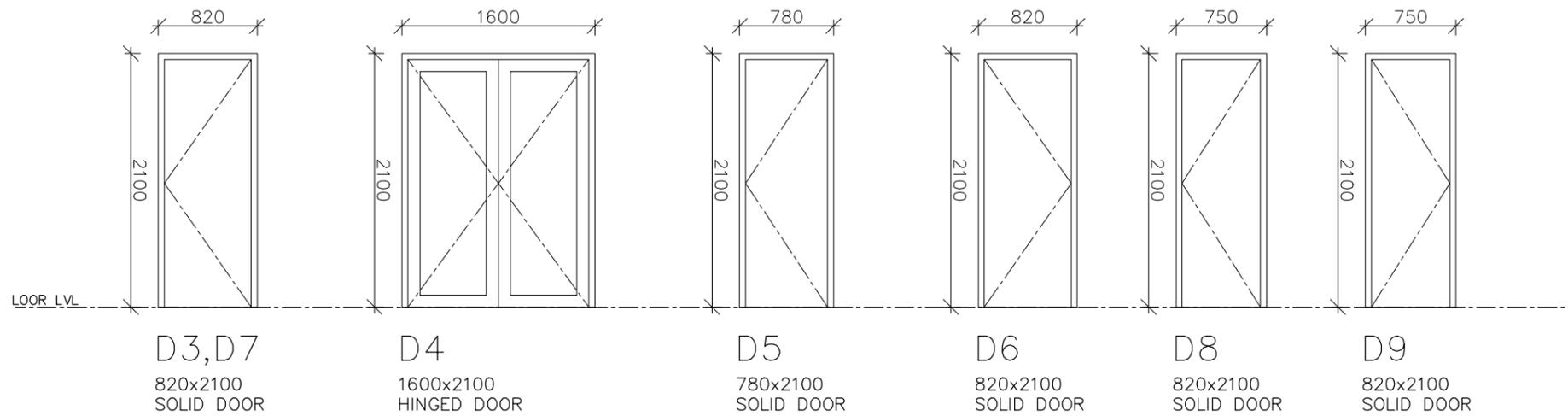
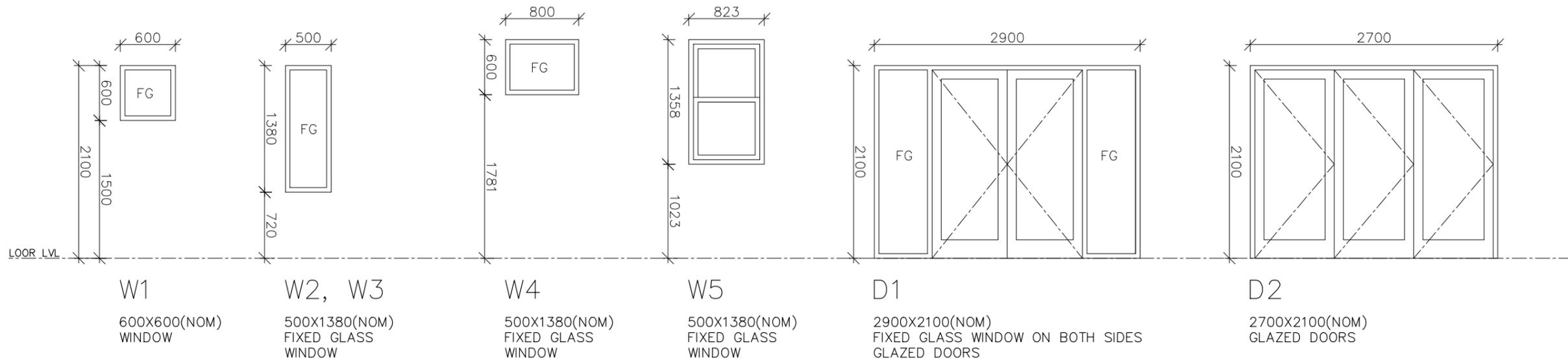
East Elevation



North Elevation

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C	26/11/2024	Development Application (DA)		
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A08	
DWG	Proposed Elevations	SCALE @ A3 1:100	DRAWN ??	REVISION C
		CHKD ??		



Door & Window Schedule

Scale: 1:50

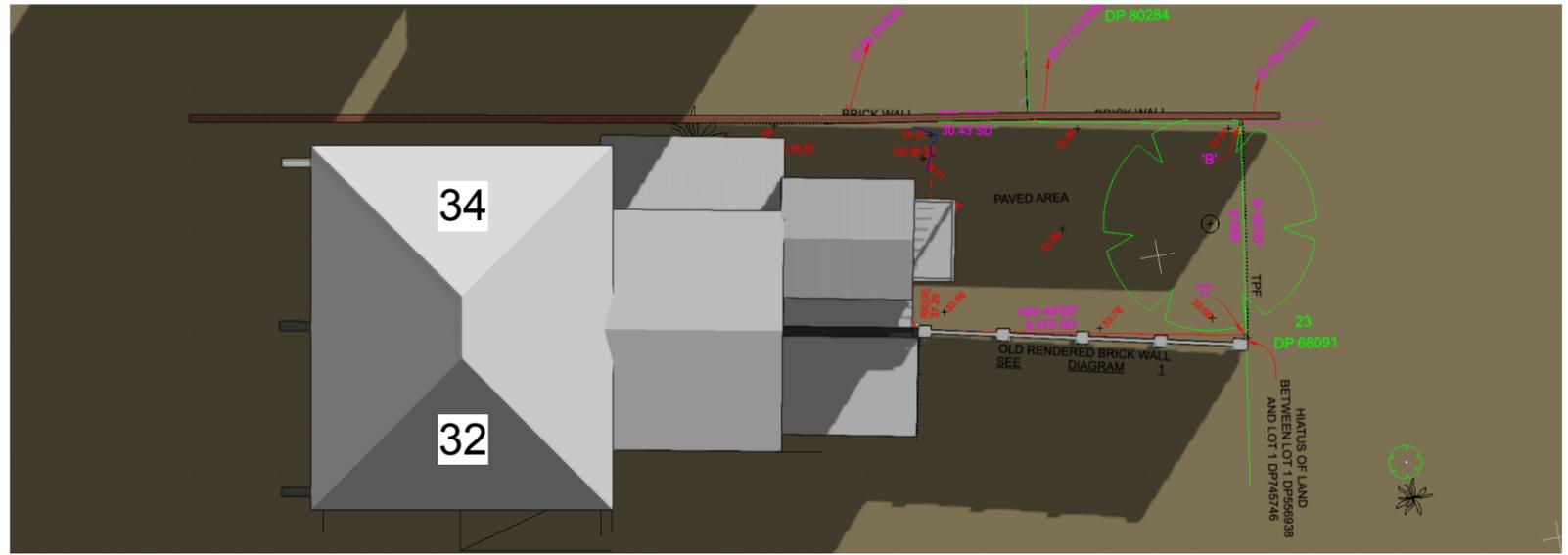
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B		26/11/2024	Development Application (DA)
ISSUE	DATE	REVISION	
PROJECT			PROJECT #
34 George Street, Manly			823
CLIENT	DATE #	DWG #	
Marianne Wassmer	26/11/2024		
DWG	SCALE @ A3	DRAWN	REVISION
Door & Window Schedule	1:1	??	B
	CHKD	??	

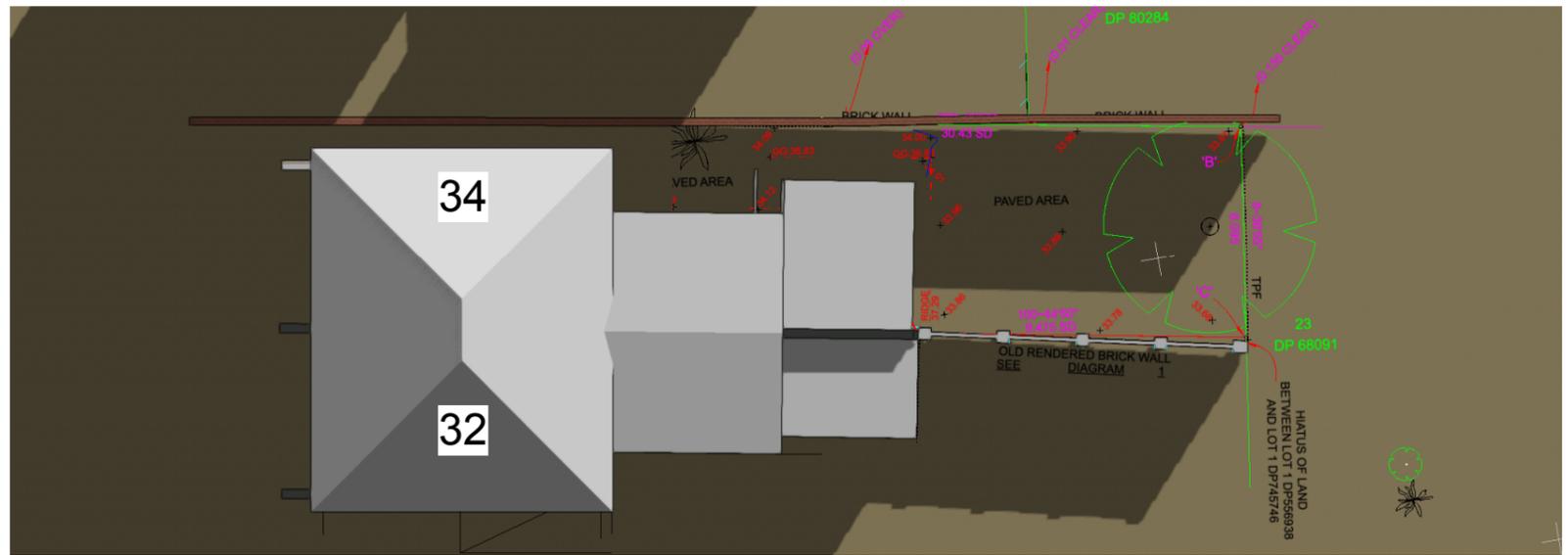
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: electric storage plus photovoltaic system.	✓	✓	✓
The applicant must install a photovoltaic system with a capacity to generate at least 0.7 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
Insulation requirements																		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓															
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>concrete slab on ground floor.</td> <td>nil</td> <td>N/A</td> </tr> <tr> <td>floor above existing dwelling or building.</td> <td>nil</td> <td>N/A</td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>flat ceiling, pitched roof</td> <td>ceiling: R0.95 (up), roof: foil backed blanket (75 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil	N/A	floor above existing dwelling or building.	nil	N/A	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
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flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)																

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values		✓	✓



2 Plan Shadows: June 20: 9AM Proposed
Scale: 1:200

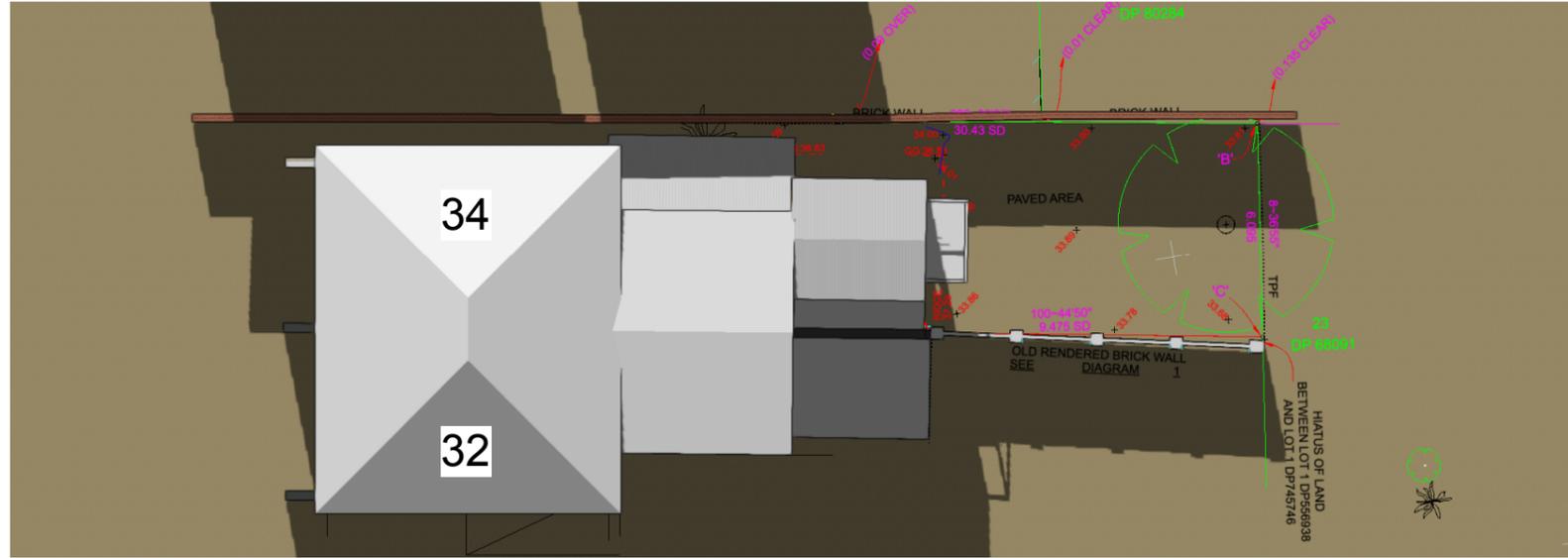


1 Plan Shadows: June 20: 9AM Existing
Scale: 1:200

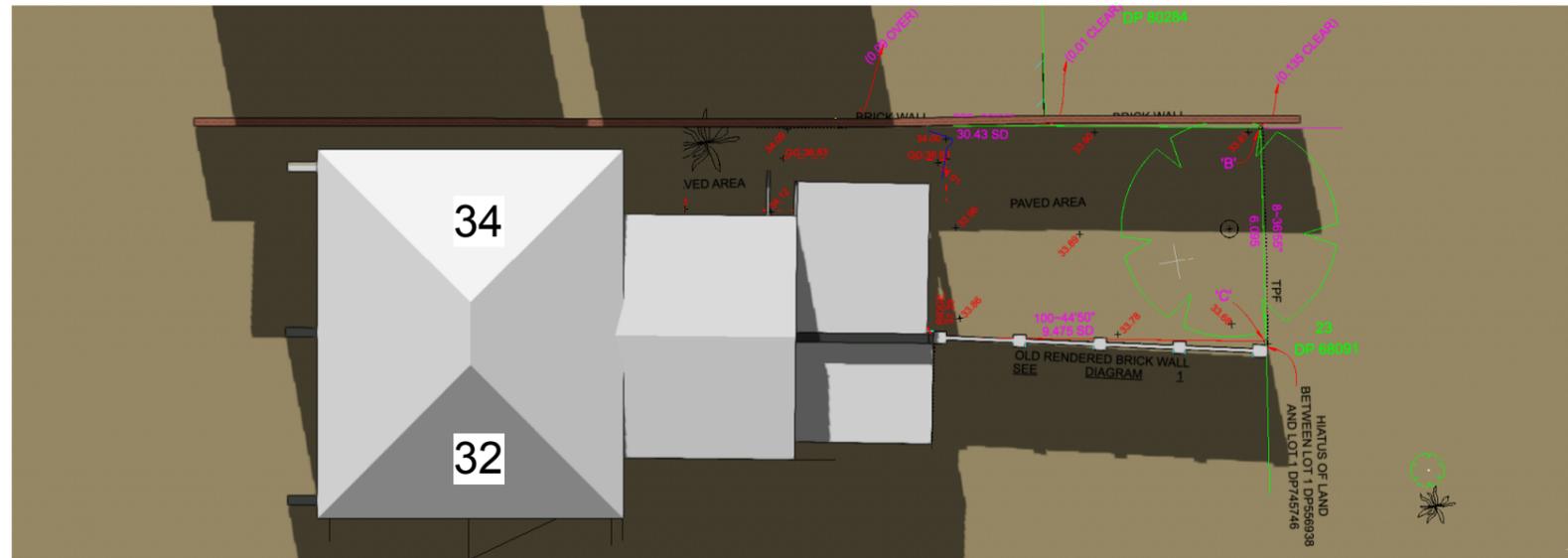


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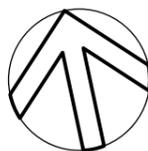
C	26/11/2024	Development Application (DA)		
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG # A12
		SCALE @ A3	1:100	
DWG	Shadows: June 20 9:AM			REVISION C
		DRAWN	??	
		CHKD	??	



1 Plan Shadows: June 20: 12PM: Proposed
Scale: 1:200

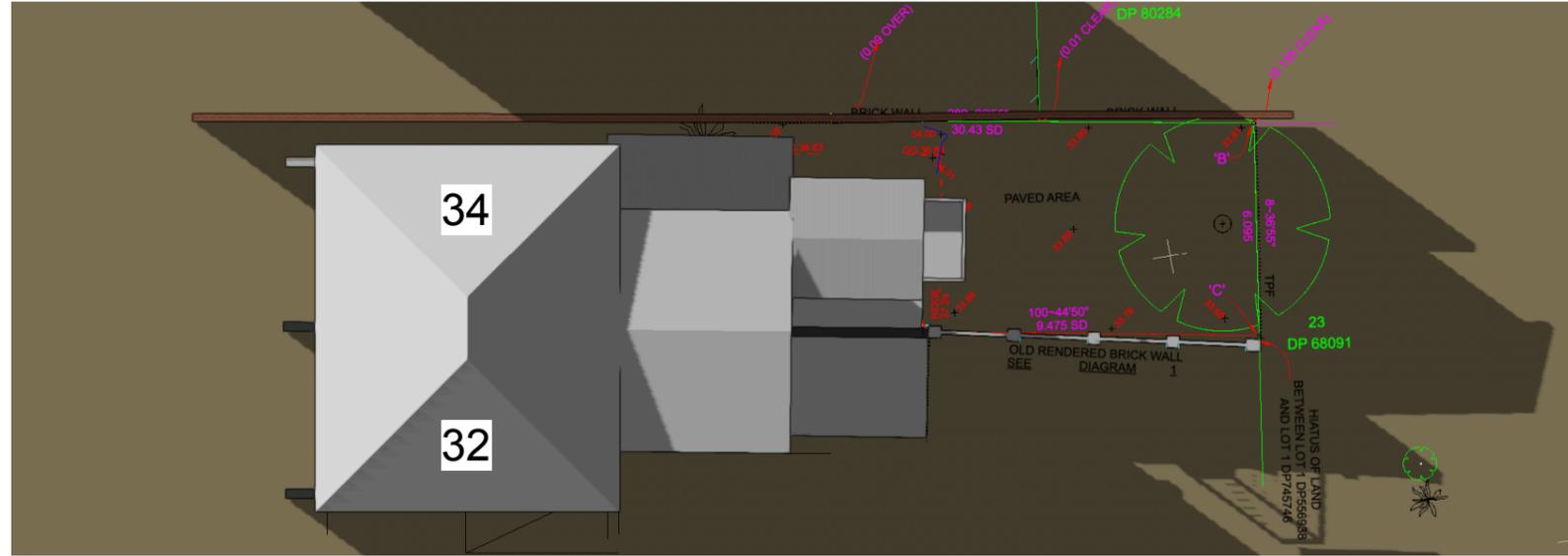


2 Plan Shadows: June 20: 12PM: Existing
Scale: 1:200

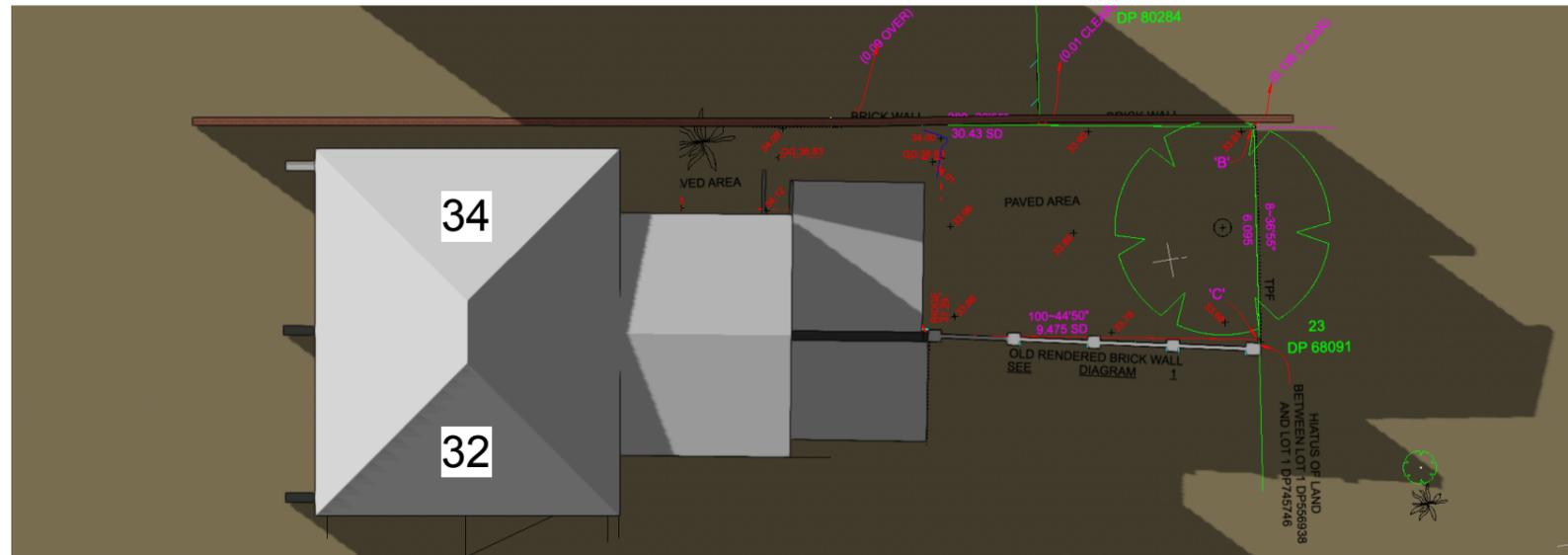


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PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG # A13
		SCALE @ A3	1:100	
DWG	Shadows: June 20 12:PM			DRAWN ??
		CHKD	??	REVISION C



2 Plan Shadows: June 20: 3PM: Proposed
Scale: 1:200

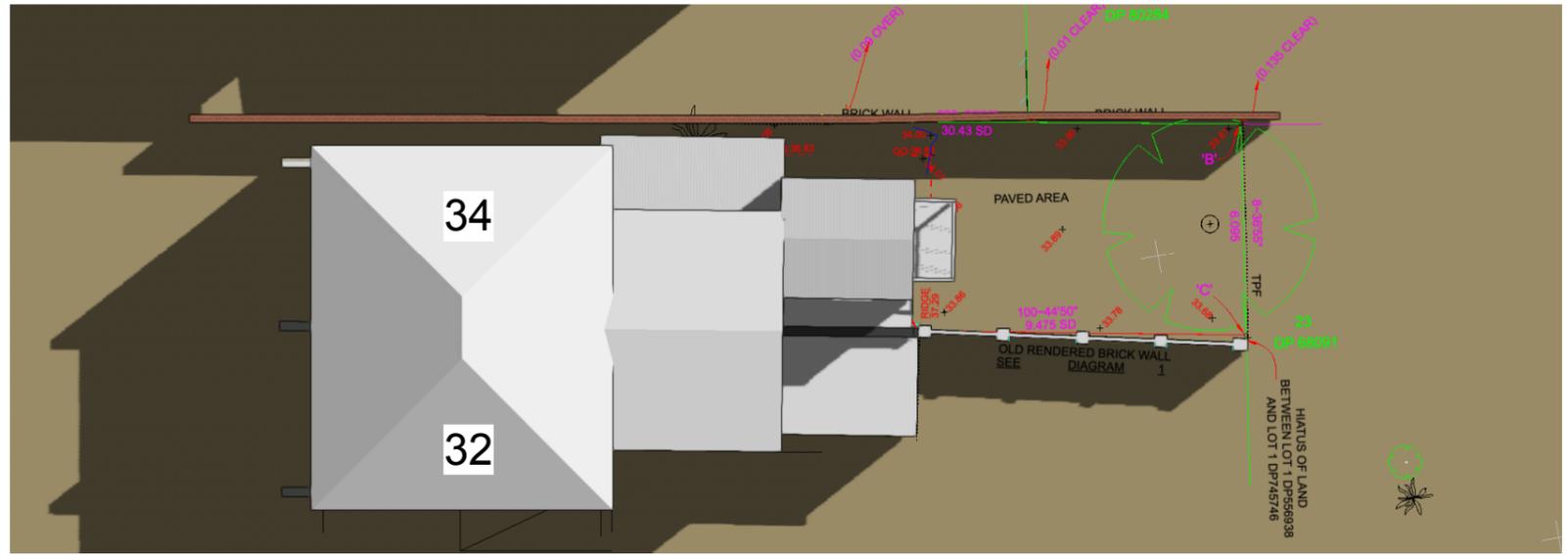


1 Plan Shadows: June 20: 3PM: Existing
Scale: 1:200

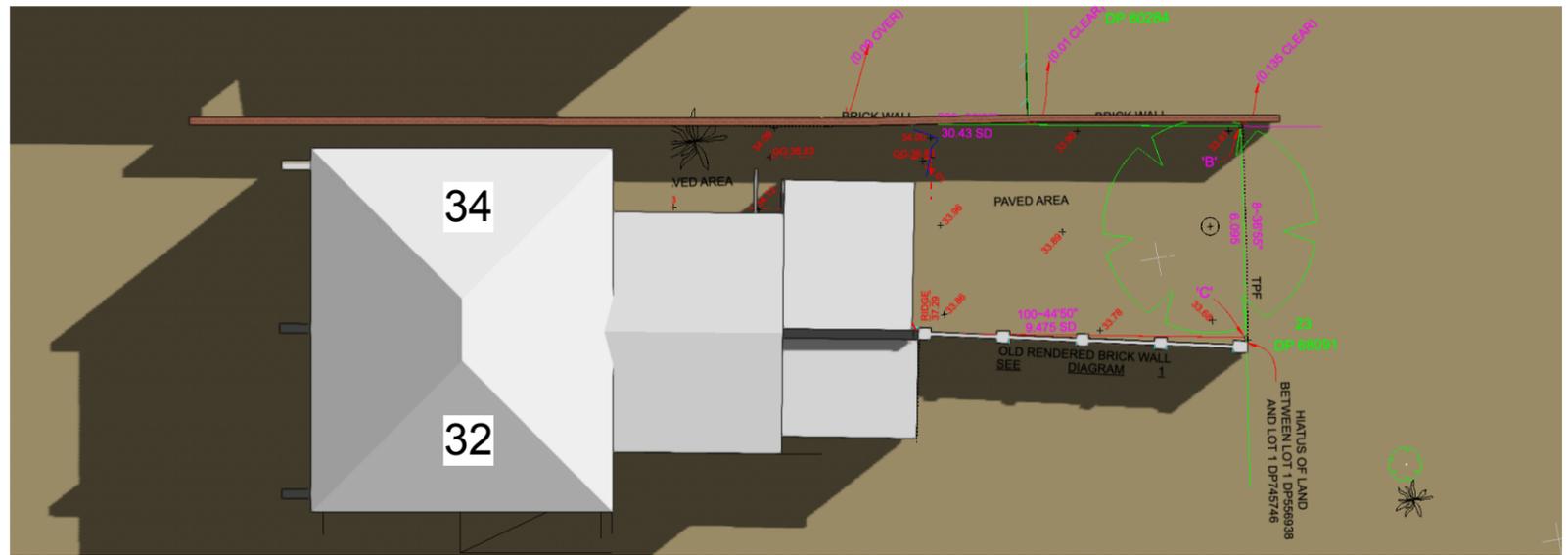


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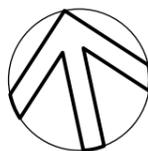
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ISSUE	DATE	REVISION	
PROJECT	34 George Street, Manly		PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A14
		SCALE @ A3 1:100	
DWG	Shadows: June 20 3:PM	DRAWN ??	
		CHKD ??	REVISION C



2 Plan Shadows: March 20: 9AM Proposed
Scale: 1:200



1 Plan Shadows: March 20: 9AM Existing
Scale: 1:200

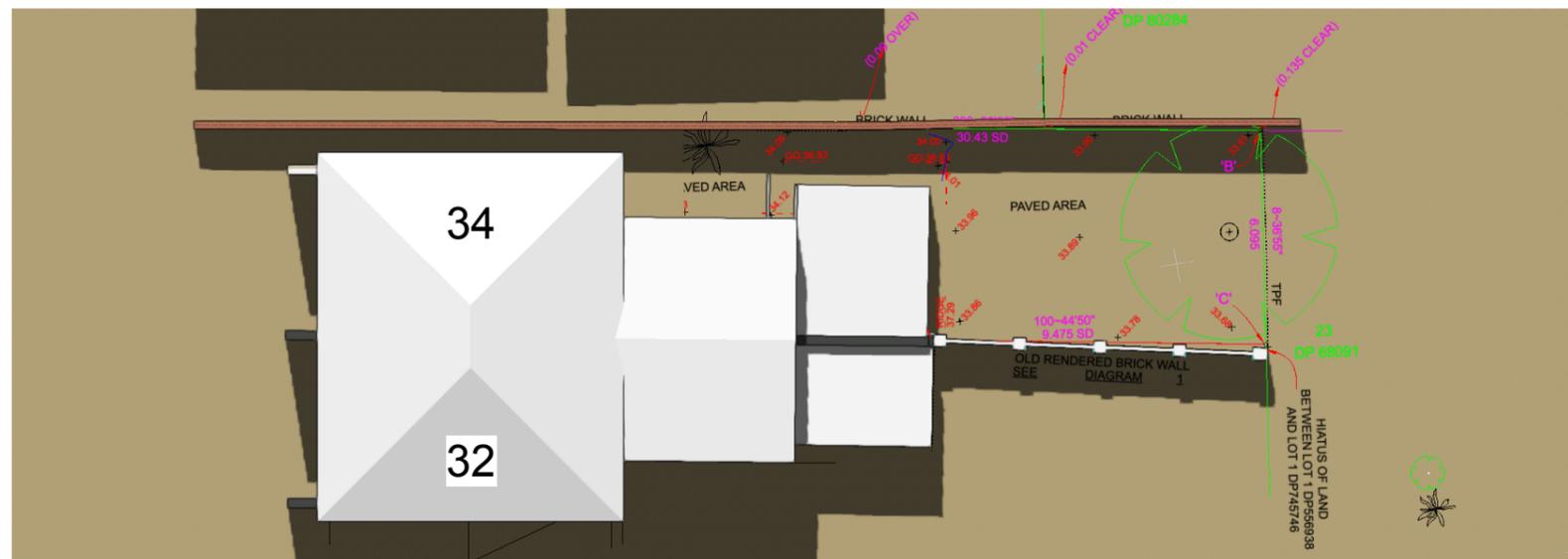


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C	26/11/2024	Development Application (DA)		
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG # A15
		SCALE @ A3	1:100	
DWG	Shadows: March 20 9:AM			REVISION C
		DRAWN	??	
		CHKD	??	



1 Plan Shadows: March 20: 12PM: Proposed
Scale: 1:200

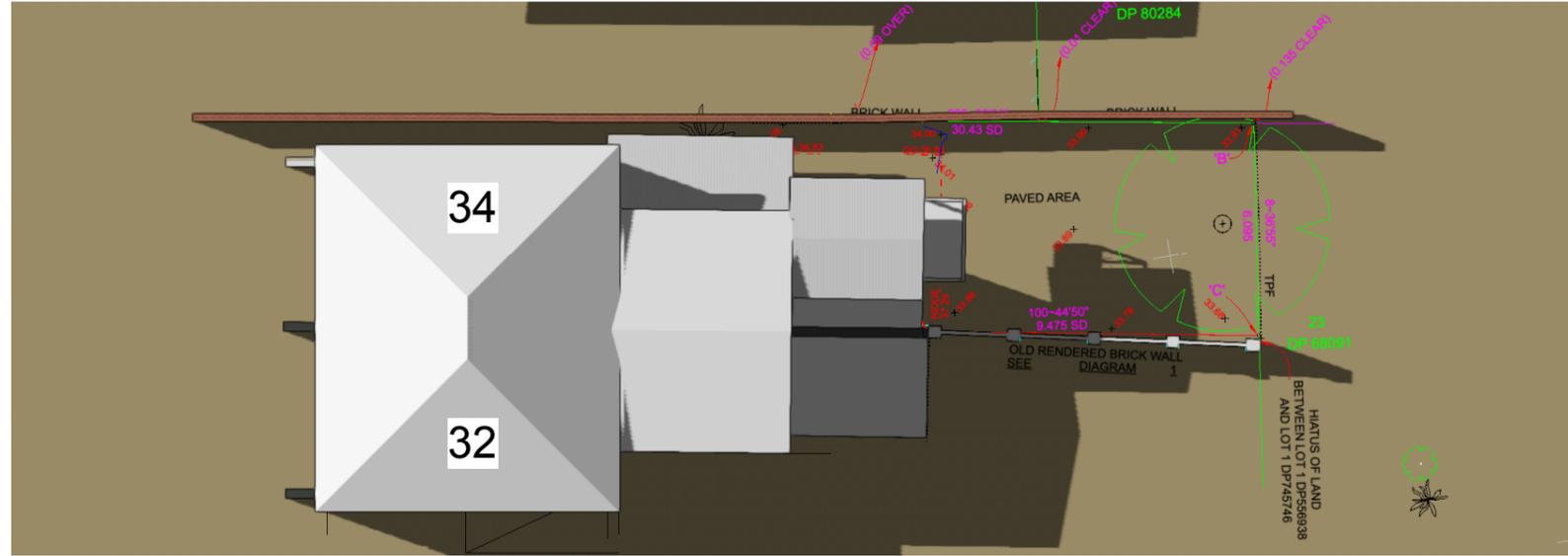


2 Plan Shadows: March 20: 12PM: Existing
Scale: 1:200

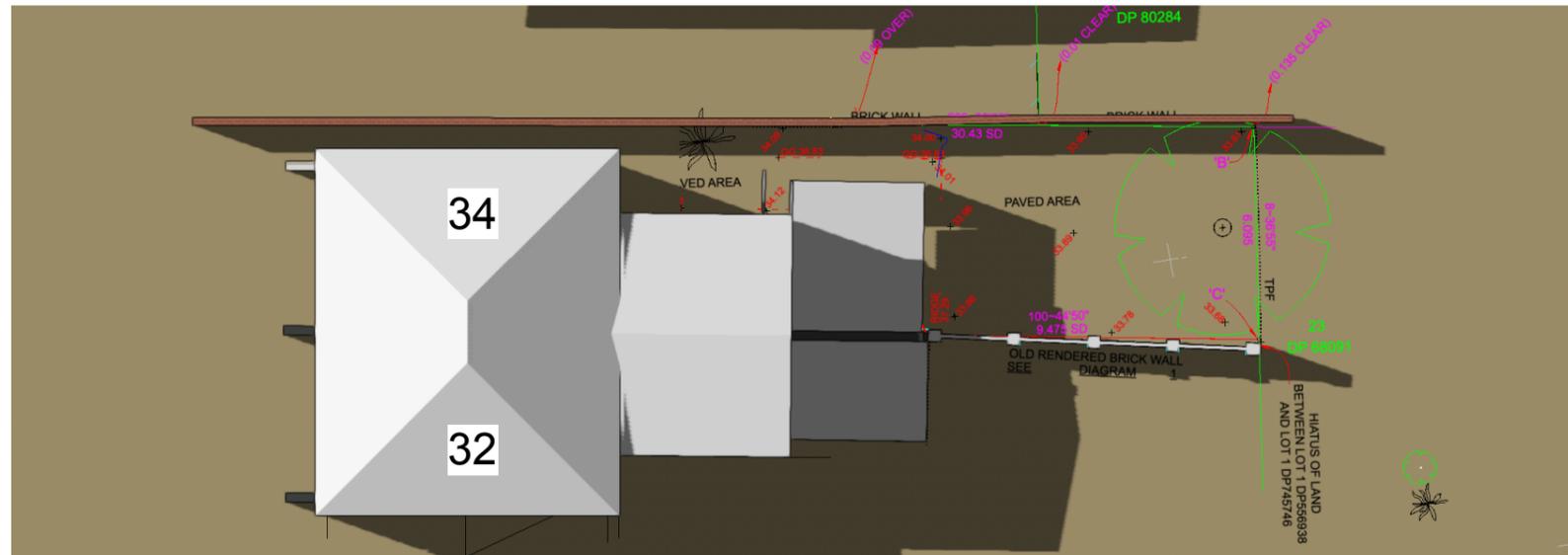


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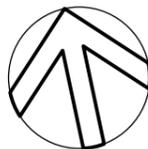
C	26/11/2024	Development Application (DA)		
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A16	
DWG	Shadows: March 20 12:PM	SCALE @ A3 1:100	DRAWN ??	
		CHKD ??	REVISION C	



2 Plan Shadows: March 20: 3PM: Proposed
Scale: 1:200

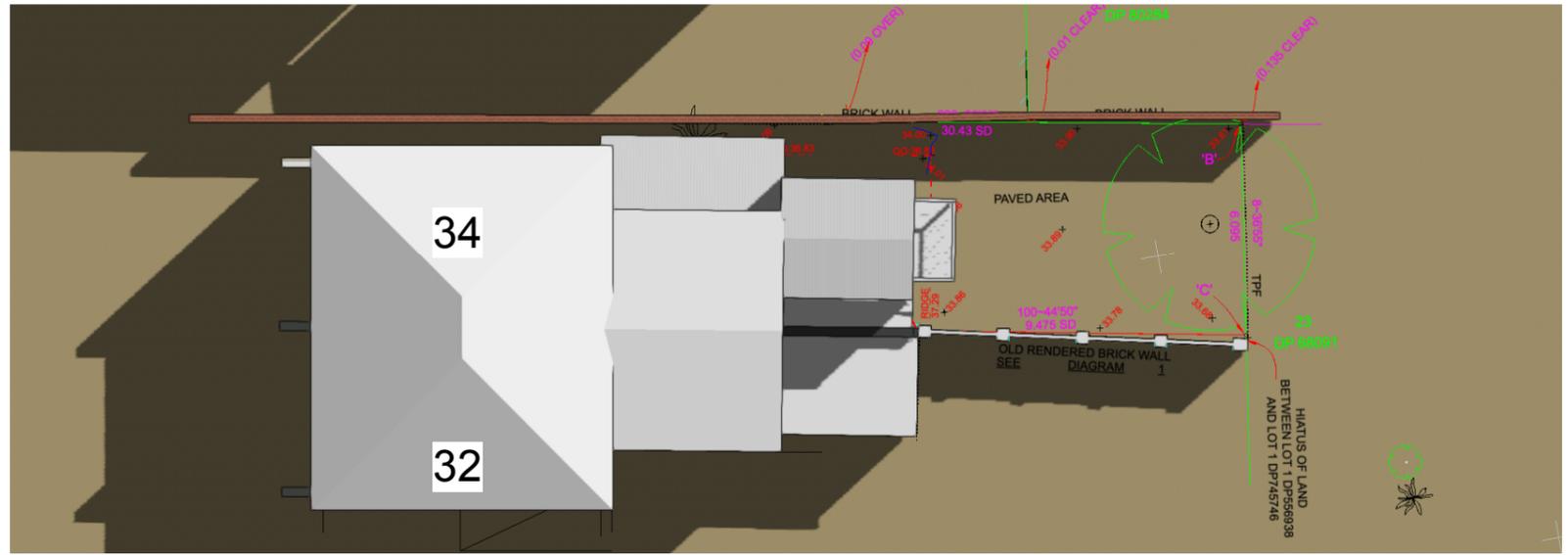


1 Plan Shadows: March 20: 3PM: Existing
Scale: 1:200

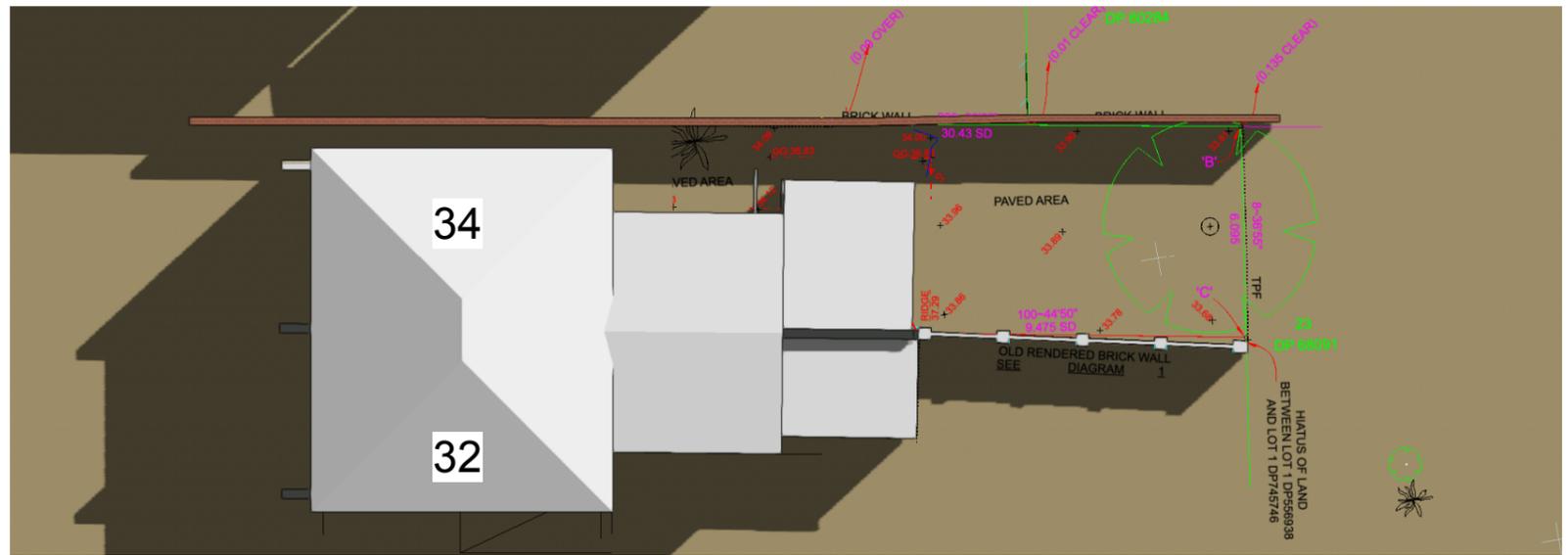


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ISSUE	DATE	REVISION	
PROJECT	34 George Street, Manly		PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A17
		SCALE @ A3 1:100	
DWG	Shadows: March 20 3:PM		REVISION C
	CHKD	??	REVISION



2 Plan Shadows: September 20: 9AM Proposed
Scale: 1:200

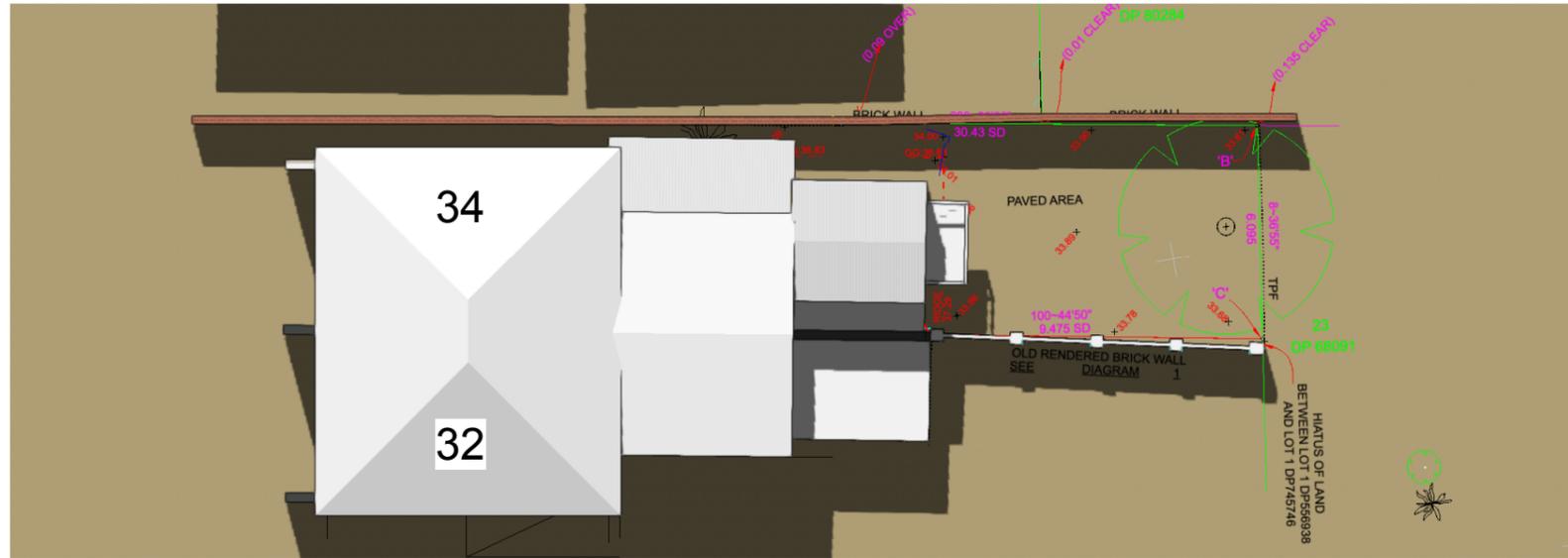


1 Plan Shadows: September 20: 9AM Existing
Scale: 1:200

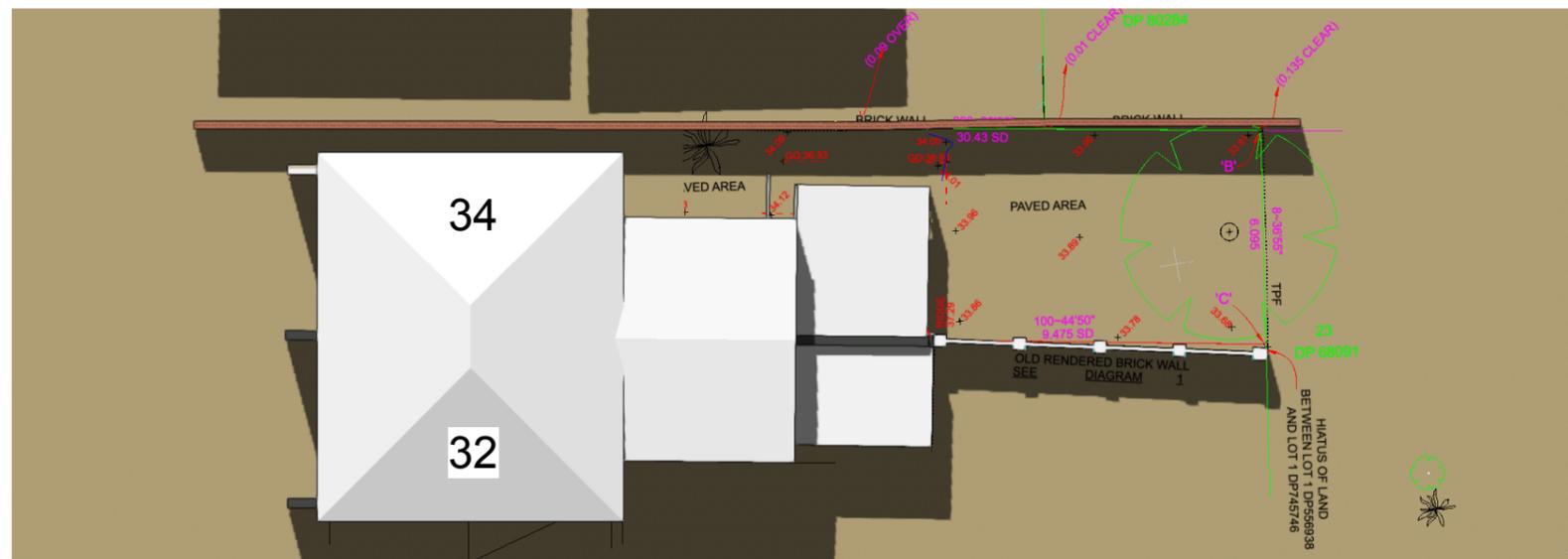


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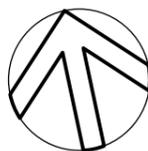
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PROJECT	34 George Street, Manly		PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A18
		SCALE @ A3 1:100	
DWG	Shadows: September 20 9:AM		REVISION C
	CHKD	??	REVISION



1 Plan Shadows: September 20: 12PM: Proposed
Scale: 1:200

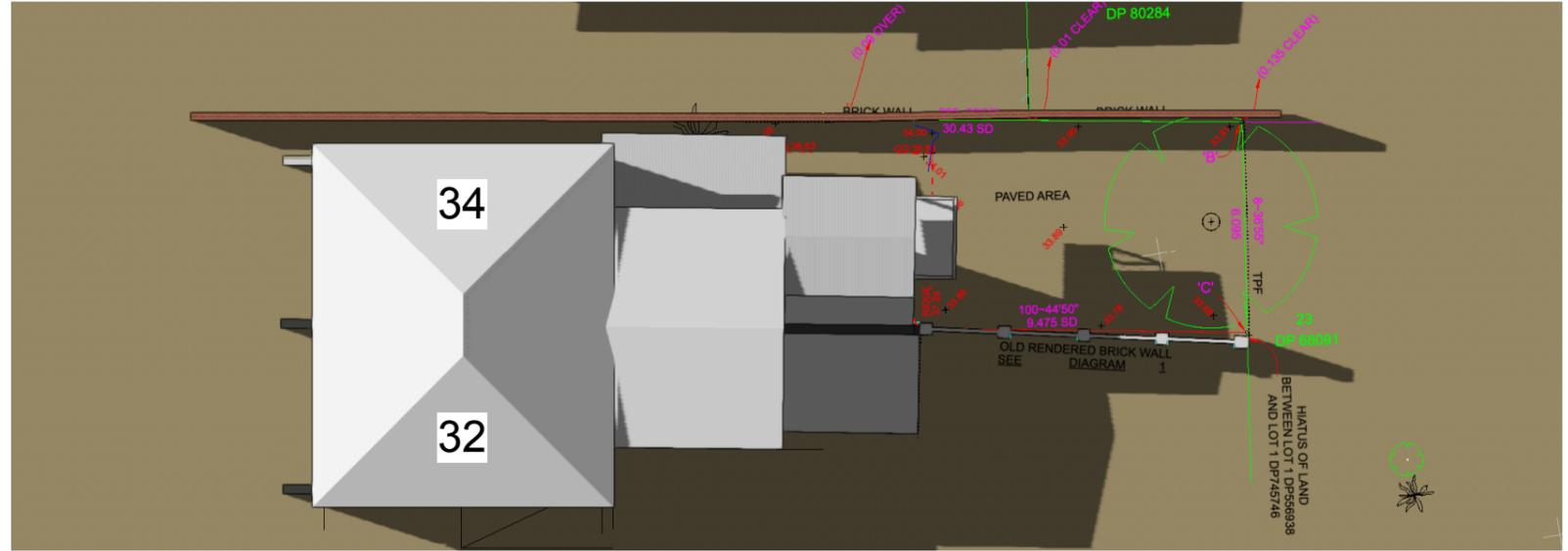


2 Plan Shadows: September 20: 12PM: Existing
Scale: 1:200

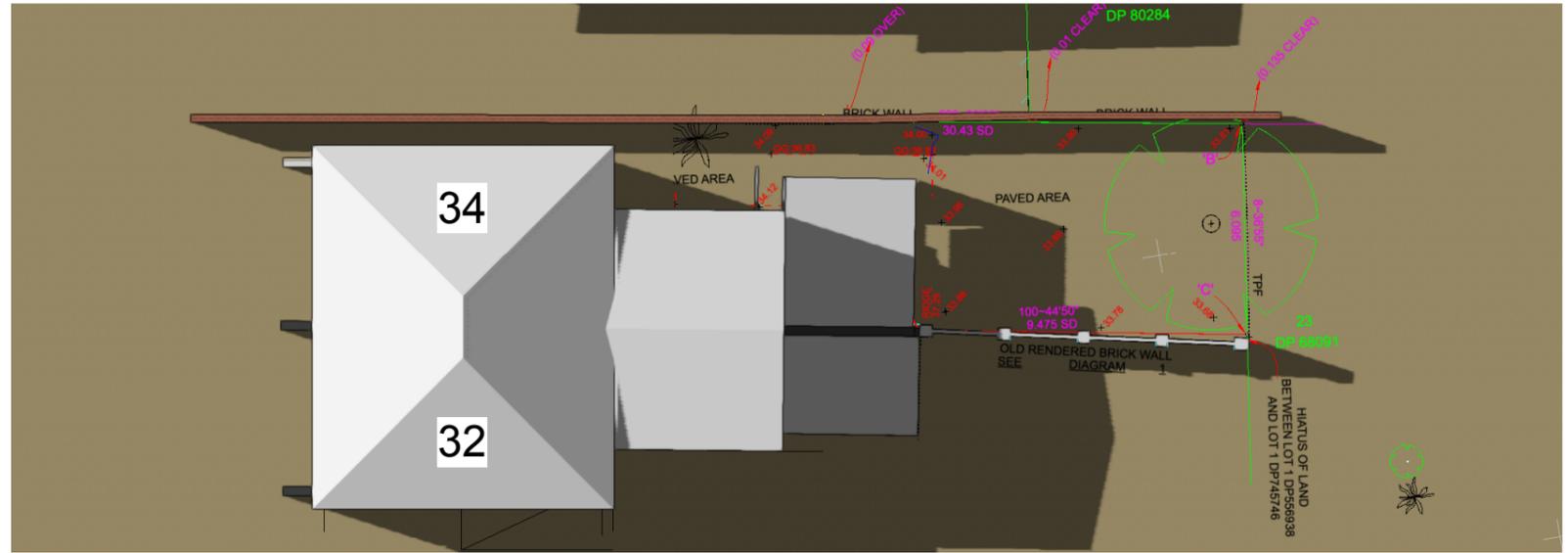


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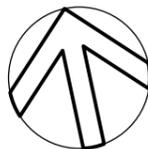
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PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A19	
DWG	Shadows: September 20 12:PM	SCALE @ A3 1:100	DRAWN ??	REVISION C
		CHKD ??		



2 Plan Shadows: September 20: 3PM: Proposed
Scale: 1:200



1 Plan Shadows: September 20: 3PM: Existing
Scale: 1:200



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ISSUE	DATE	REVISION	
PROJECT	34 George Street, Manly		PROJECT # 823
CLIENT	Marianne Wassmer	DATE # 26/11/2024	DWG # A20
		SCALE @ A3 1:100	
DWG	Shadows: September 20 3:PM		REVISION C
		DRAWN ??	
		CHKD ??	