

SITE AREA INFORMATION Lot 1 / DP 745746

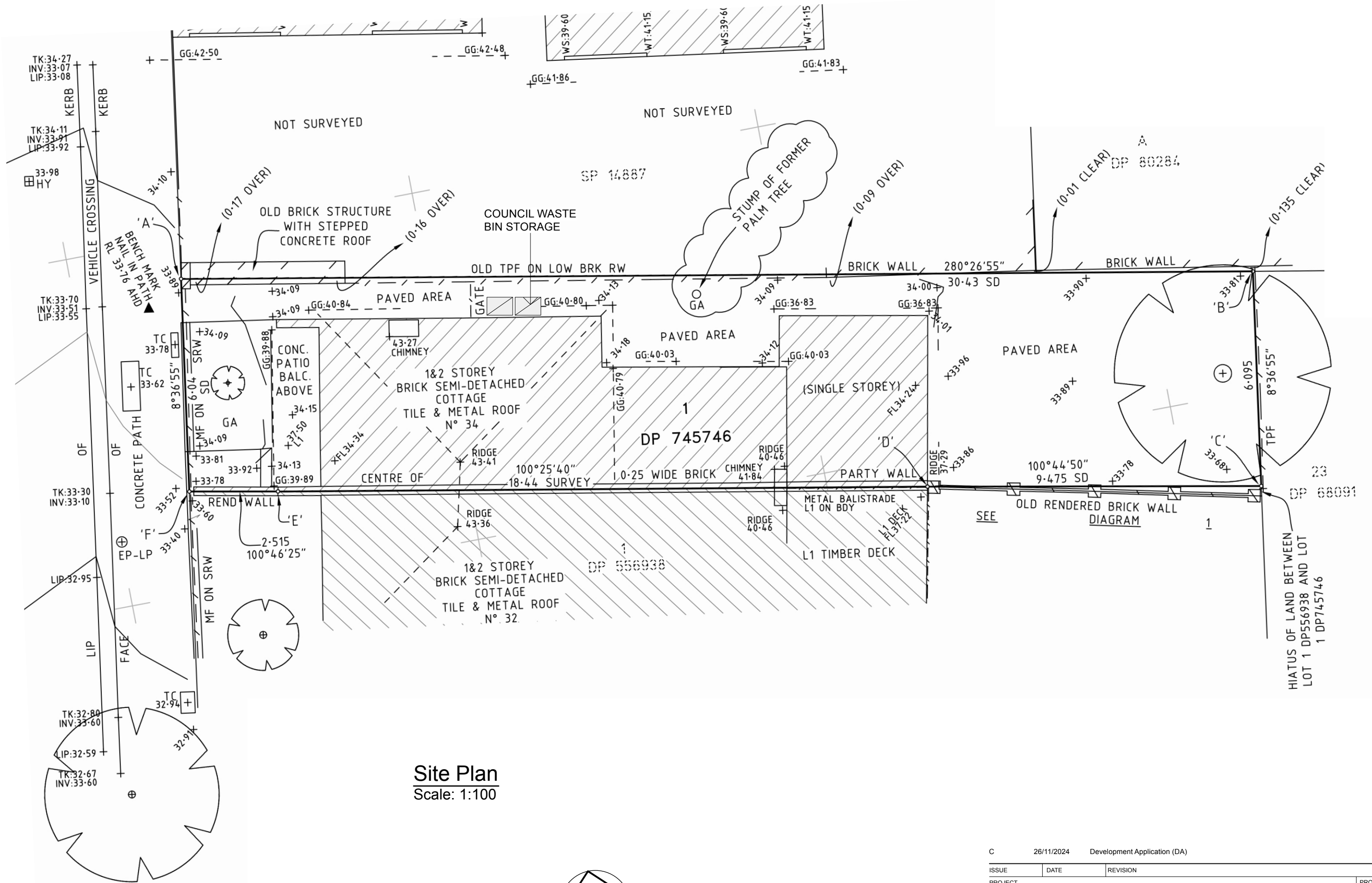
TOTAL SITE AREA :	184 Sqm	
PROPOSED BUILT AREA		
Existing Ground Floor	74.64 Sqm	
Proposed Ground Floor Additior	11.21Sqm	
TOTAL GROUND FLOOR		85.85 Sqm
Existing First Floor	52.28 Sqm	
Proposed First Floor Addition	16.78 Sqm	
TOTAL FIRST FLOOR		69.06 Sqm
TOTAL BUILT AREA		154.91 Sqm

ARCHITECTURAL DRAWING SCHEDULE

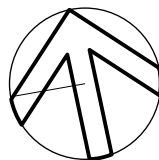
A01	DRAWING SCHEDULE, SITE AREAS, SITE PLAN
A02	SITE PLAN,SURVEY 1:100
A03	FLOOR PLAN: EXISTING 1:100
A04	ELEVATIONS & SECTIONS: EXISTING 1:100
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A13	SHADOWS: June 20 12.00 PM
A14	SHADOWS: June 20 3.00 PM
A15	SHADOWS: March 20 9.00 AM
A16	SHADOWS: March 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
		SCALE @ A3	1:100
DWG	Cover Sheet, Drawing Schedule	DRAWN	??
		CHKD	??
		REVISION	C
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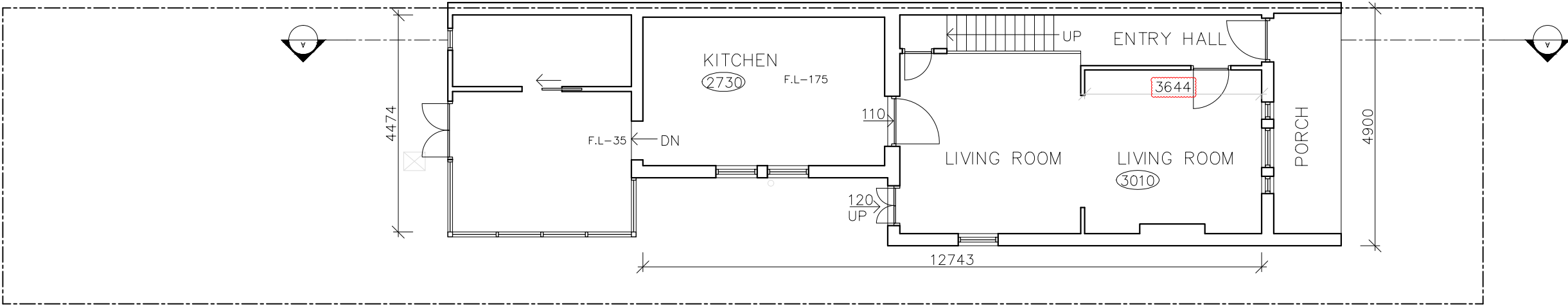


Site Plan
Scale: 1:100

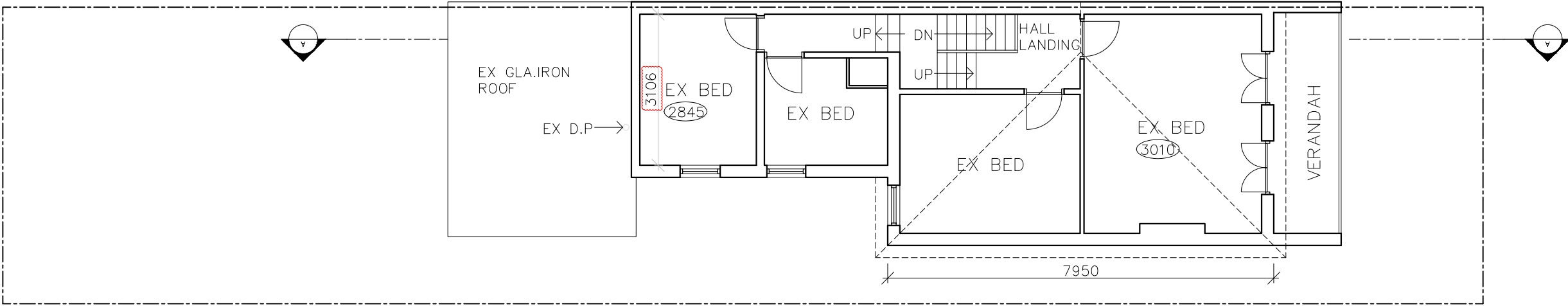


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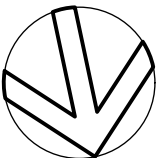
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ISSUE	DATE	REVISION	CLIENT	Marianne Wassmer
PROJECT	34 George Street, Manly		DATE #	26/11/2024
CLIENT	Marianne Wassmer		SCALE @ A3	1:100
DWG	Site Plan: Survey		DRAWN	??
			CHKD	??
			REVISION	C



Existing Ground Floor Plan



Existing First Floor Plan

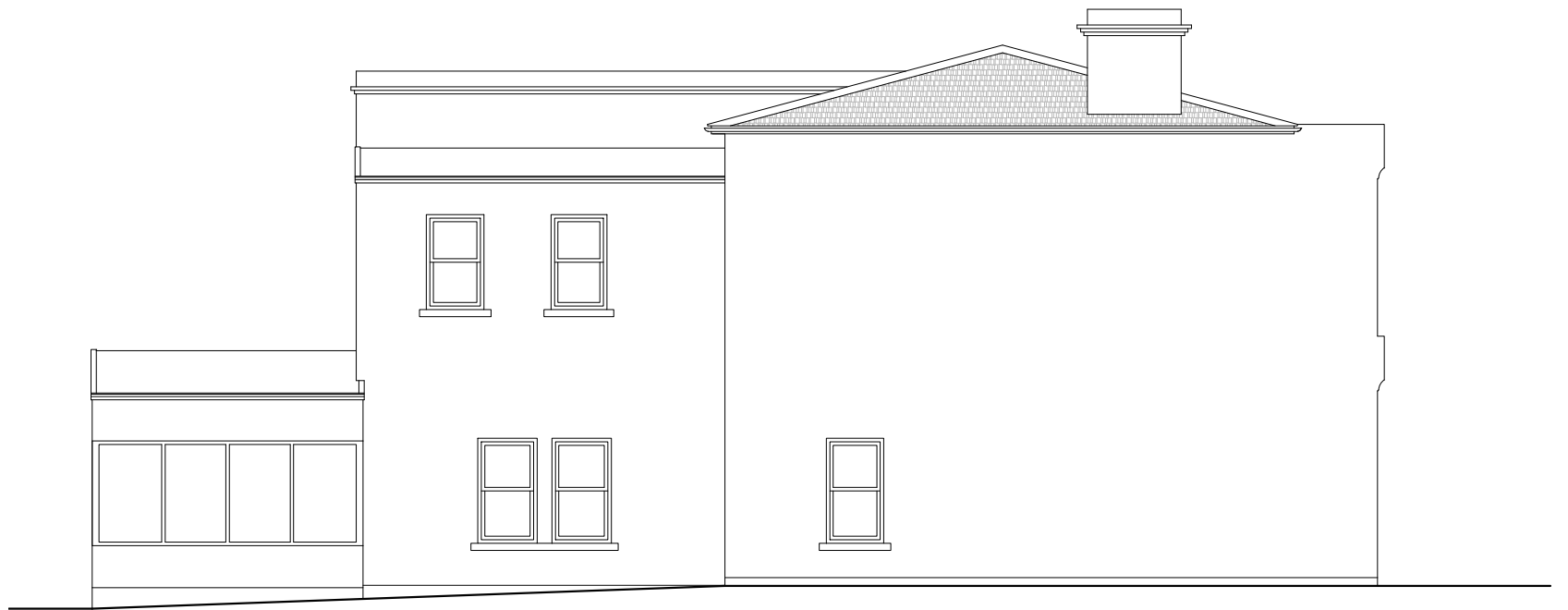


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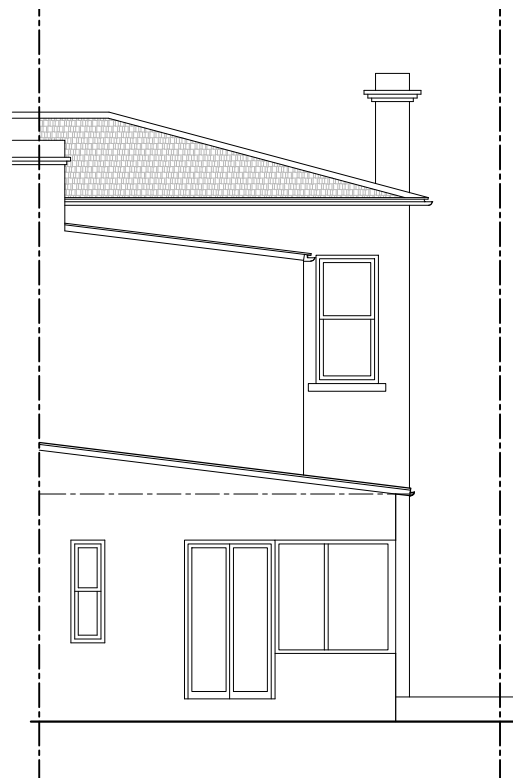
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ISSUE	DATE	REVISION
PROJECT	34 George Street, Manly	
CLIENT	Marianne Wassmer	PROJECT # 823
DWG	Floor Plans: Existing	DWG # A03
DATE #	26/11/2024	REVISION C
SCALE @ A3	1:100	
DRAWN	??	
CHKD	??	



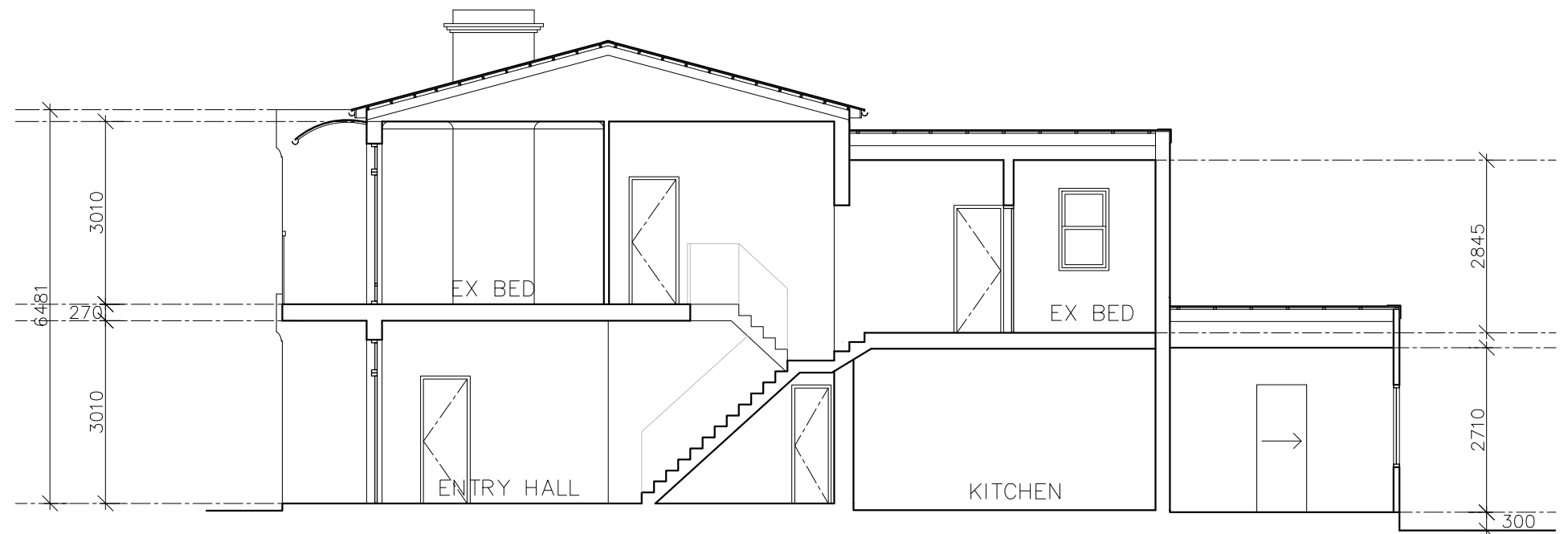
West Elevation



North Elevation



East Elevation

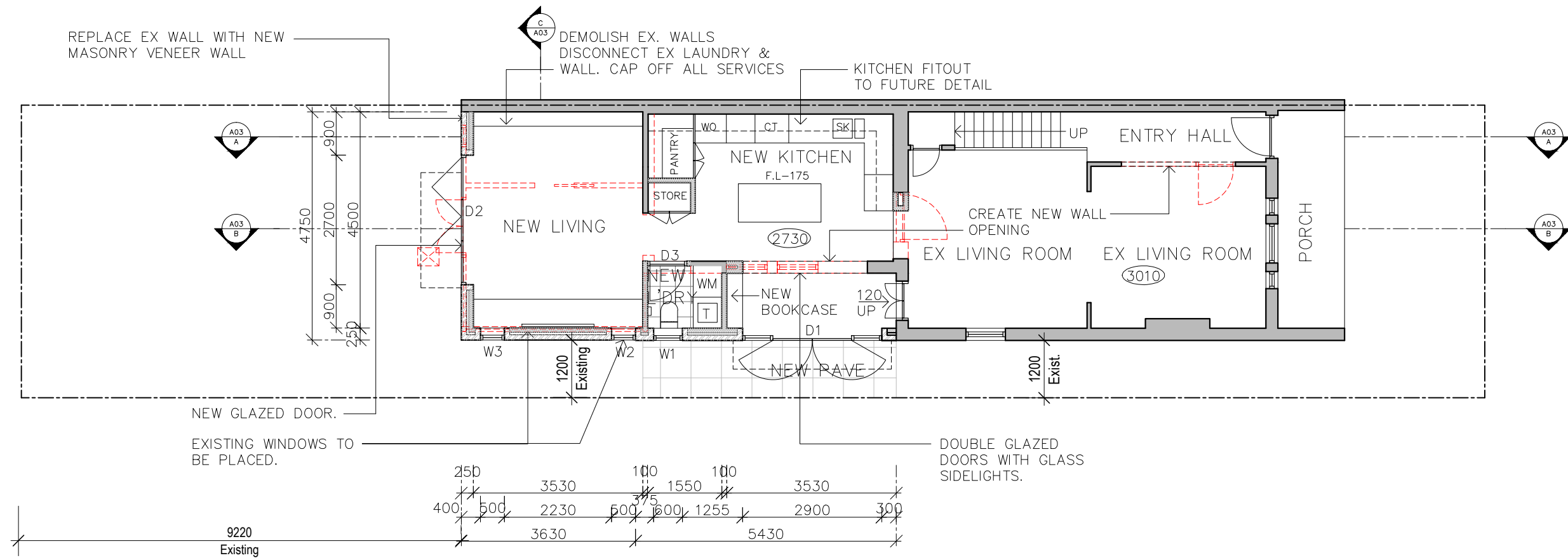


Longitudinal Section through Stair

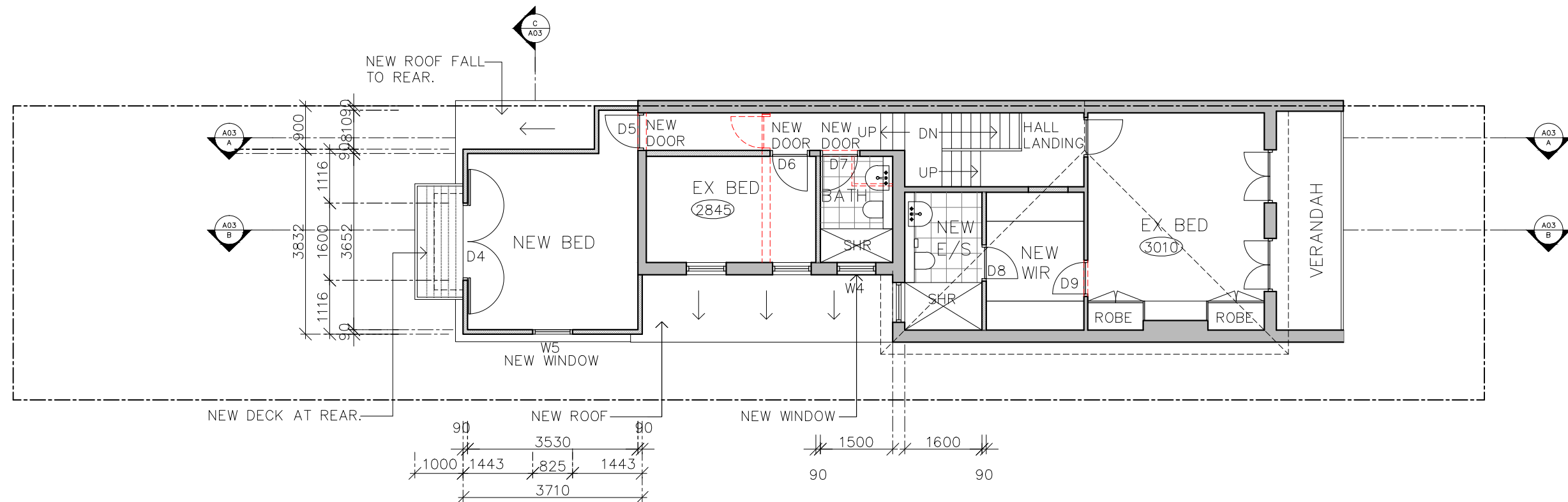


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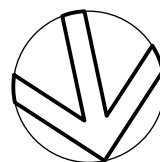
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ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer			DWG # A04
DWG	Elevations & Section: Existing			REVISION C
DATE # 26/11/2024		SCALE @ A3 1:100		
DRAWN ??		CHKD ??		
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Ground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



First Floor Plan

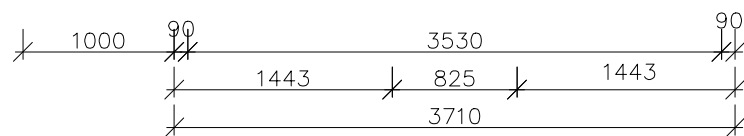
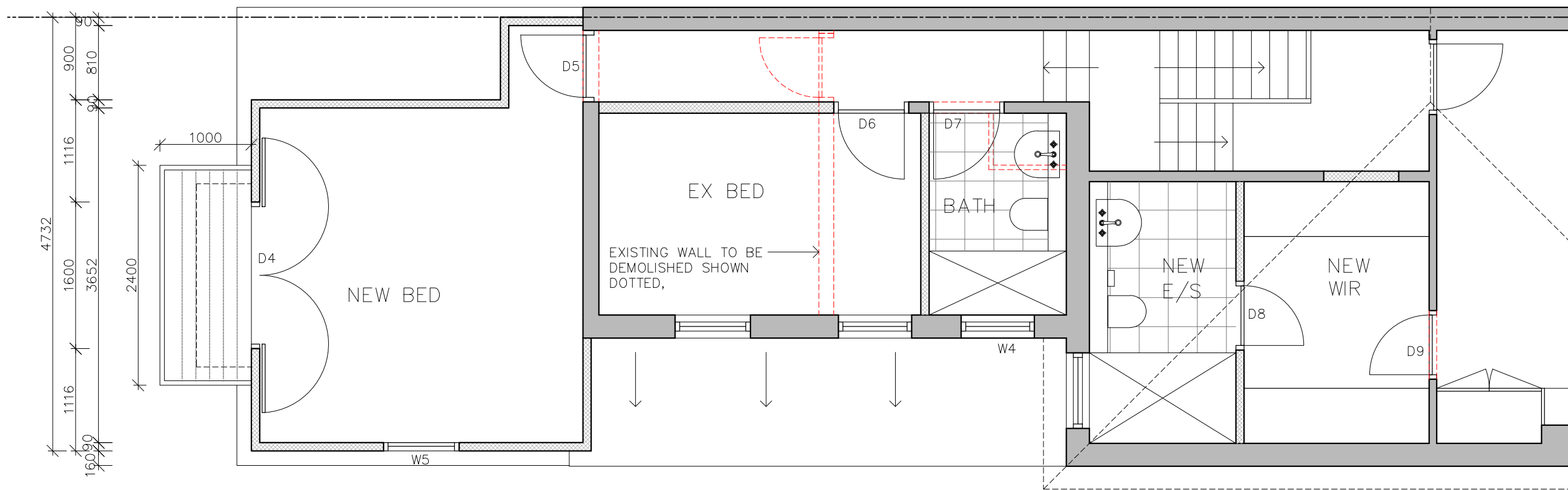


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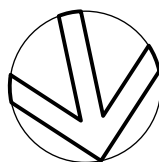
C	26/11/2024	Development Application (DA)
ISSUE	DATE	REVISION
PROJECT	34 George Street, Manly	
CLIENT	Marianne Wassmer	
DWG	Floor Plans: Proposed	
DATE #	26/11/2024	DWG #
SCALE @ A3	1:100	
DRAWN	??	
CHKD	??	
PROJECT #	823	
	A05	
REVISION	C	



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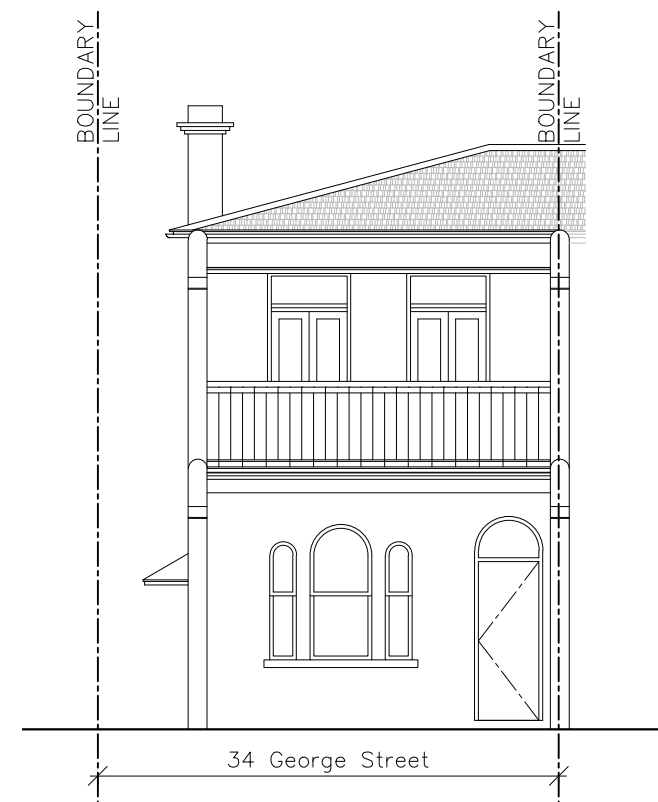


Partial First Floor Plan

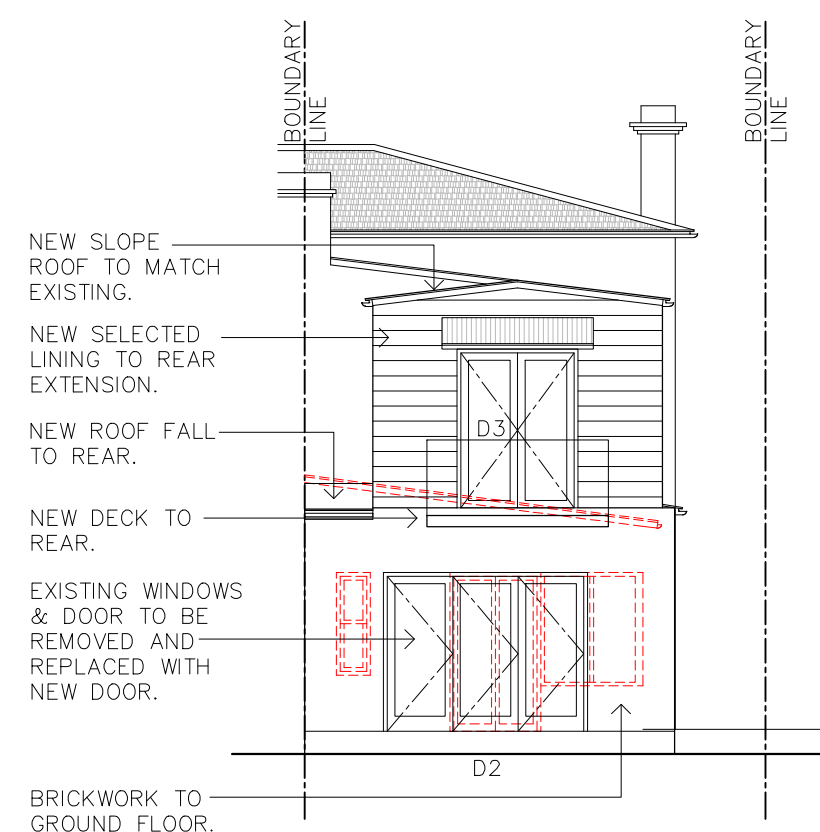


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C	26/11/2024	Development Application (DA)	
ISSUE	DATE	REVISION	
PROJECT	34 George Street, Manly		PROJECT # 823
CLIENT	Marianne Wassmer		DWG # A07
DWG	Floor Plans: First Floor 1:50		REVISION C
DATE #	26/11/2024	SCALE @ A3	1:100
DRAWN	??	CHKD	??



West Elevation



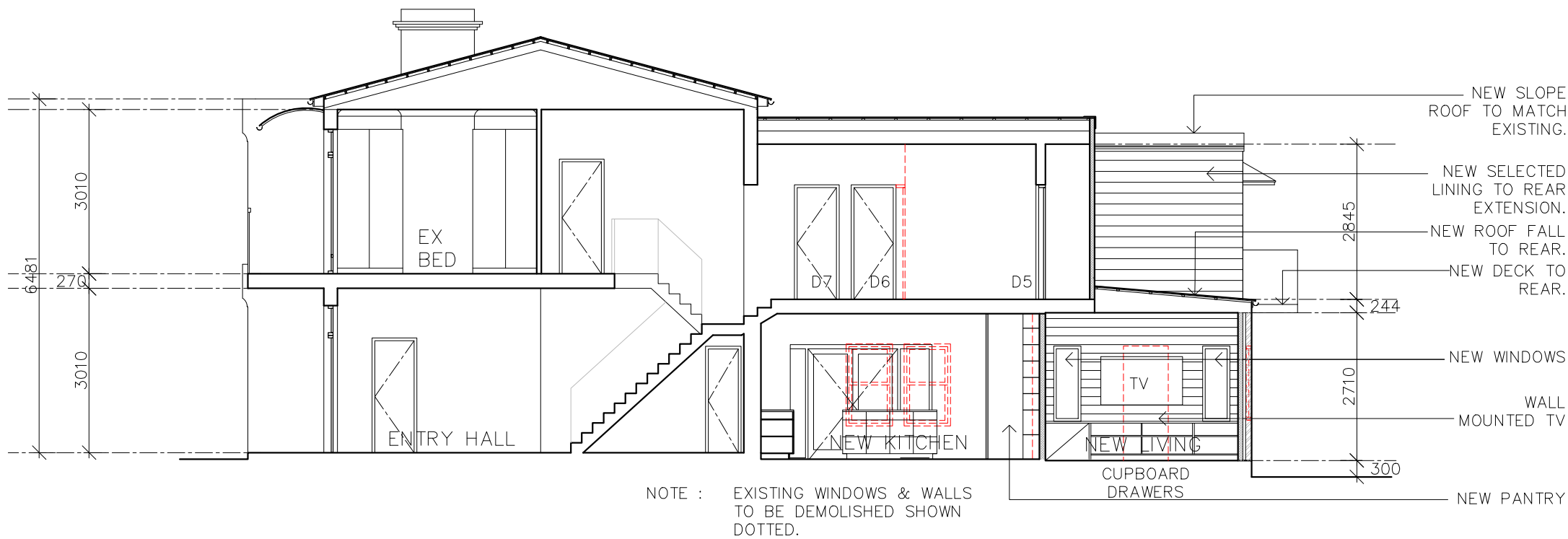
East Elevation



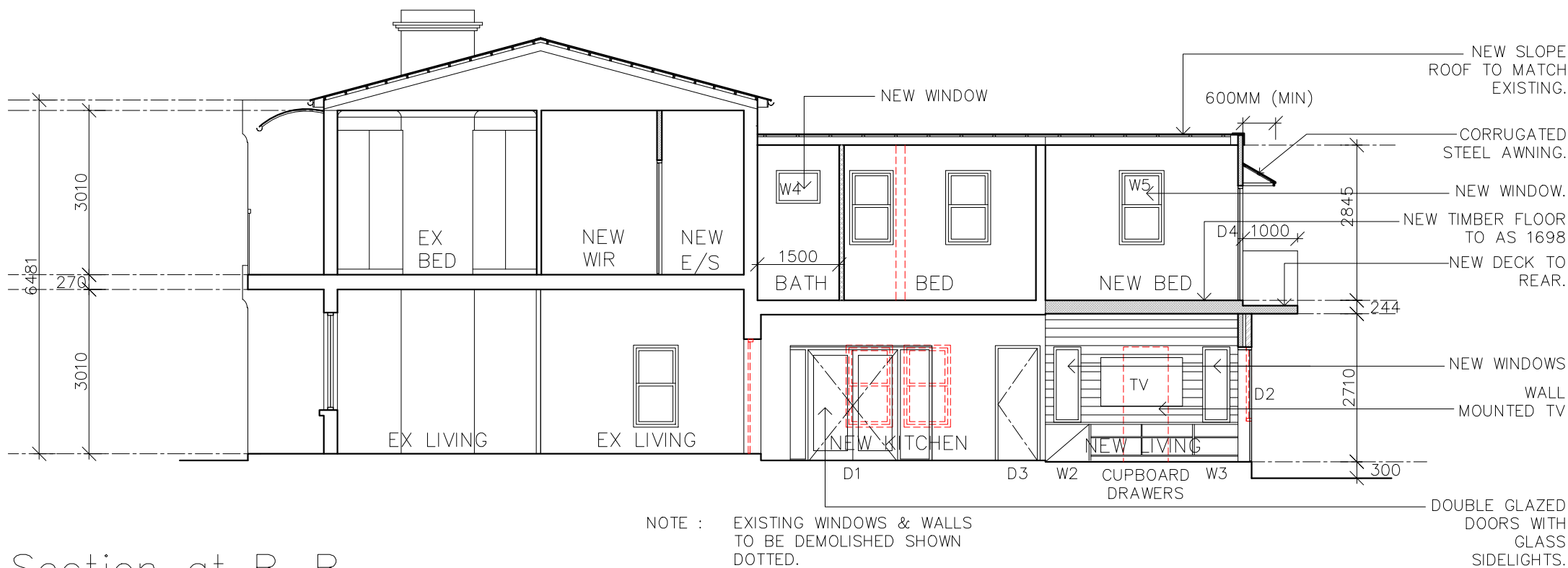
North Elevation

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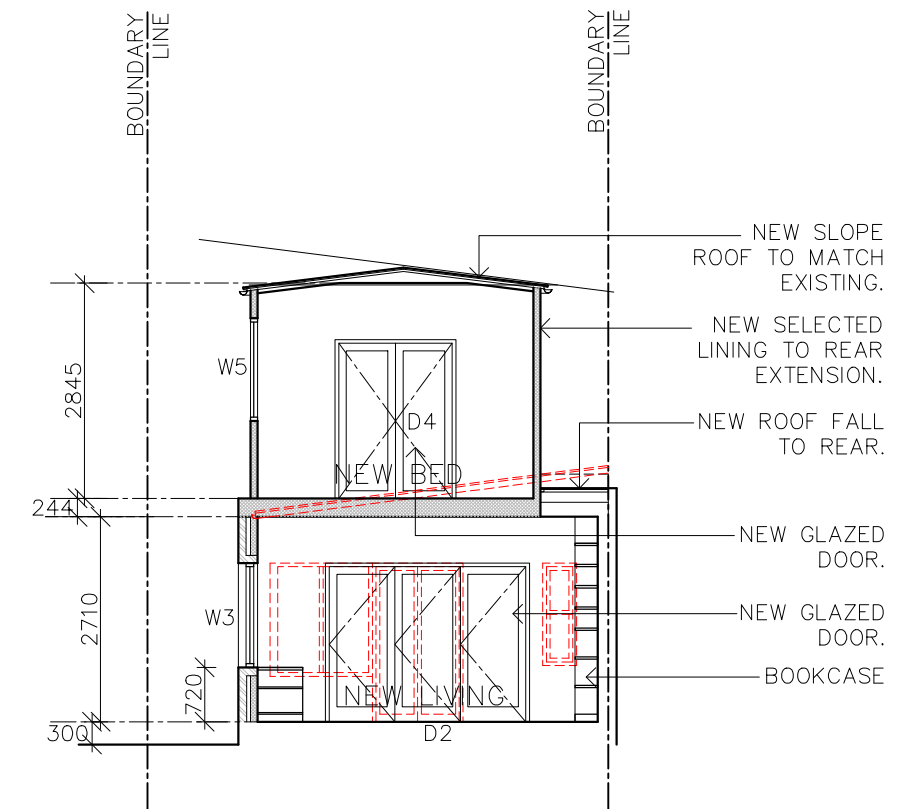
C	26/11/2024		Development Application (DA)	
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer		DATE # 26/11/2024	DWG # A08
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DWG	Propsoed Elevations		DRAWN ??	
			CHKD ??	
			REVISION	C



Section at A-A



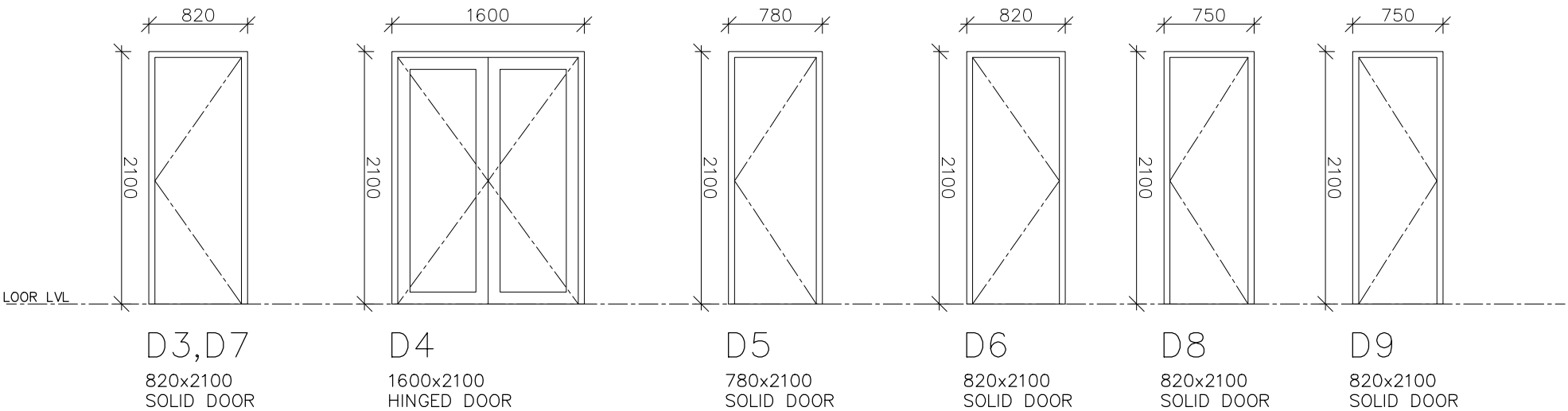
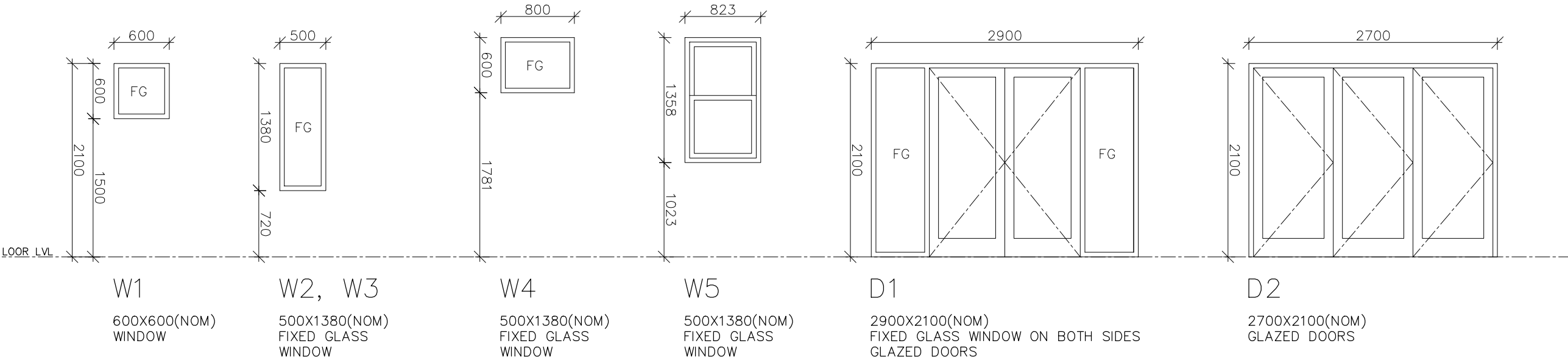
Section at B-B



Section at C-C

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C	26/11/2024	Development Application (DA)
ISSUE	DATE	REVISION
PROJECT	34 George Street, Manly	
CLIENT	Marianne Wassmer	PROJECT # 823
DWG	Proposed Sections	DWG # A09
DATE #	26/11/2024	REVISION C
SCALE @ A3	1:100	
DRAWN	??	
CHKD	??	



Door & Window Schedule
Scale: 1:50

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B		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 1:1	A10
DWG		Door & Wndow Schedule		DRAWN ??	
				CHKD ??	REVISION B
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PO Box 454 Moss Vale NSW 2577 Australia		T: 61 0422 417 063			E: ian@ianjones.com.au

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.		✔	✔

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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✔	✔	✔
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	medium (solar absorptance 0.475 -			

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 and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✔	✔

NSW Certificate number: A1 / 38989

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	N	0.36	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W2	N	0.68	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W3	N	0.68	0	0	external louvre/blind (adjustable)	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W4	N	0.48	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W5	N	1.12	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			

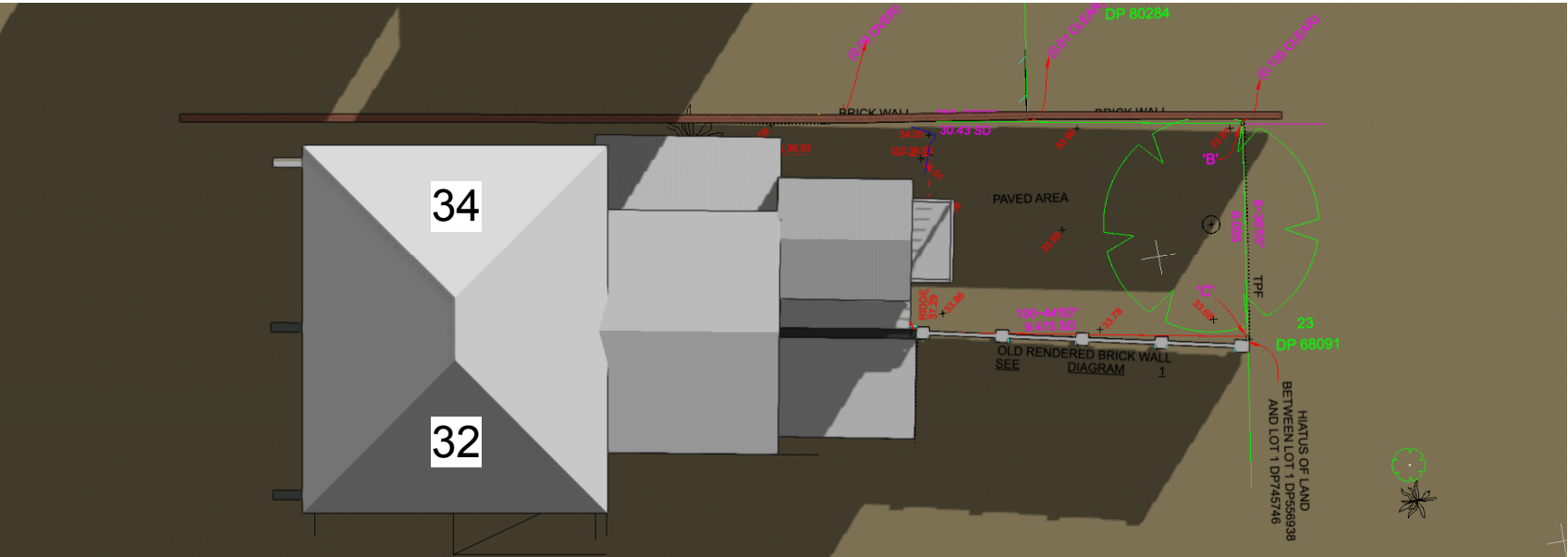
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B		26/11/2024	Development Application (DA)
ISSUE	DATE	REVISION	
PROJECT		PROJECT #	
34 George Street, Manly		823	
CLIENT		DATE #	DWG #
Marianne Wassmer		26/11/2024	
DWG		SCALE @ A3	
BASIX Commitments		1:1	
		DRAWN	
		??	
		CHKD	
		??	
		REVISION	
		B	
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PO Box 454 Moss Vale NSW 2577 Australia		T: 61 0422 417 063	E: ian@ianjones.com.au
			A11

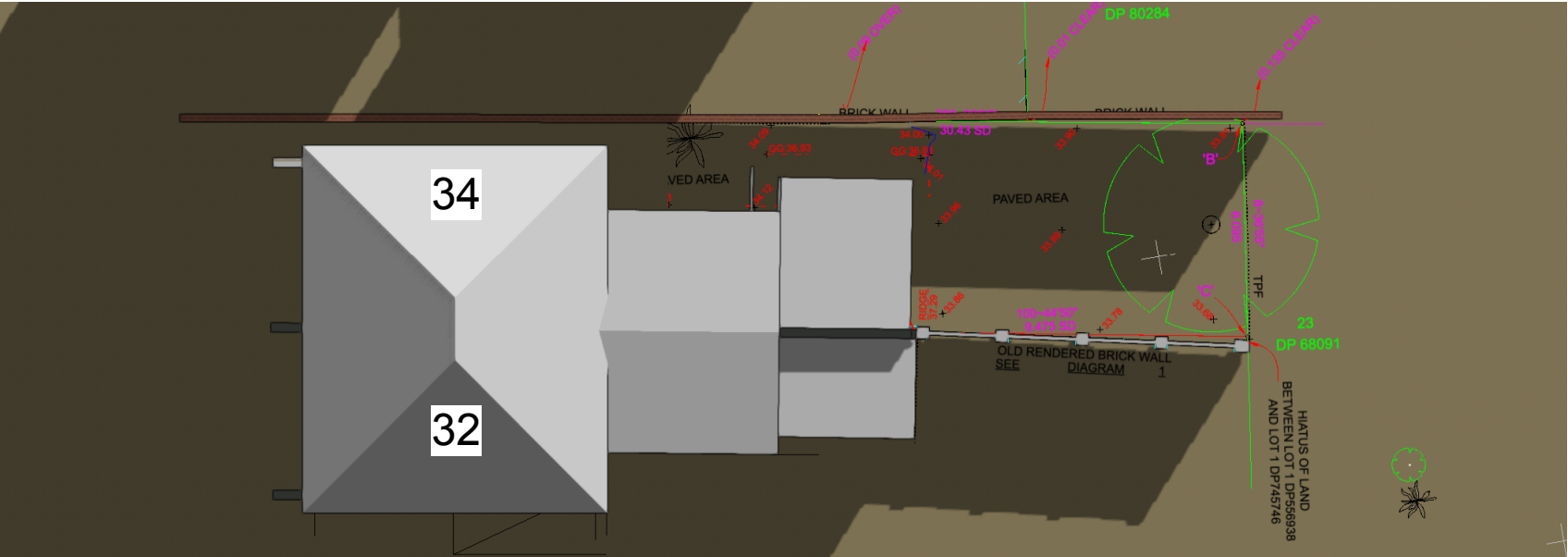
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: electric storage plus photovoltaic system.	✓	✓	✓
The applicant must install a photovoltaic system with a capacity to generate at 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					
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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)			

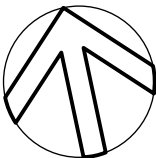
Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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2 Plan Shadows: June 20: 9AM Proposed
Scale: 1:200

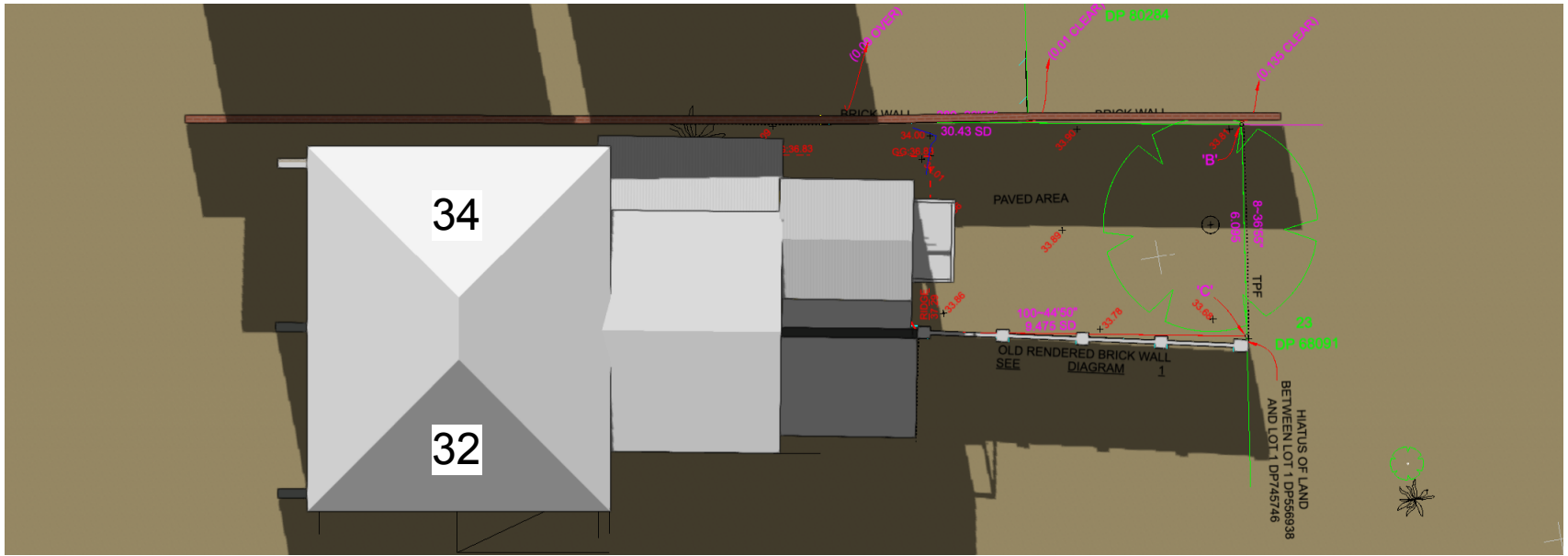


1 Plan Shadows: June 20: 9AM Existing
Scale: 1:200

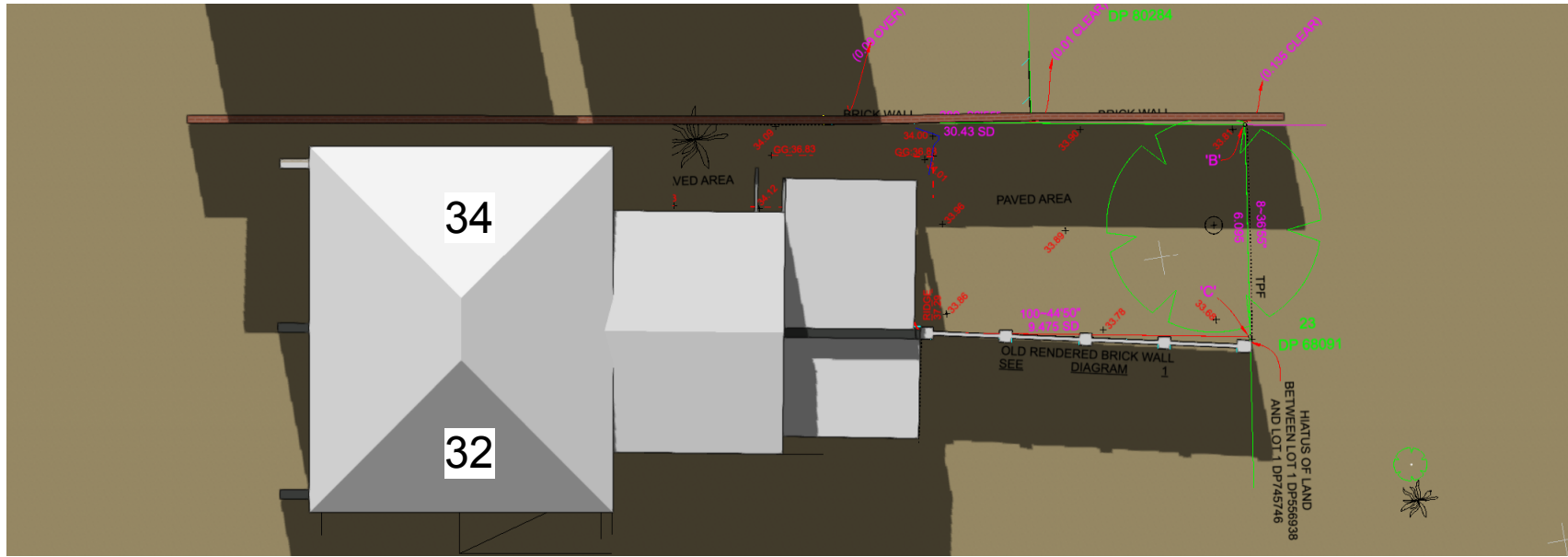


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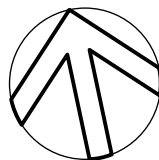
C		26/11/2024	Development Application (DA)	
ISSUE		DATE	REVISION	
PROJECT		34 George Street, Manly		PROJECT # 823
CLIENT		Marianne Wassmer		DATE # 26/11/2024
				DWG # A12
DWG		Shadows: June 20 9:AM		SCALE @ A3 1:100
				DRAWN ??
				CHKD ??
				REVISION C



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

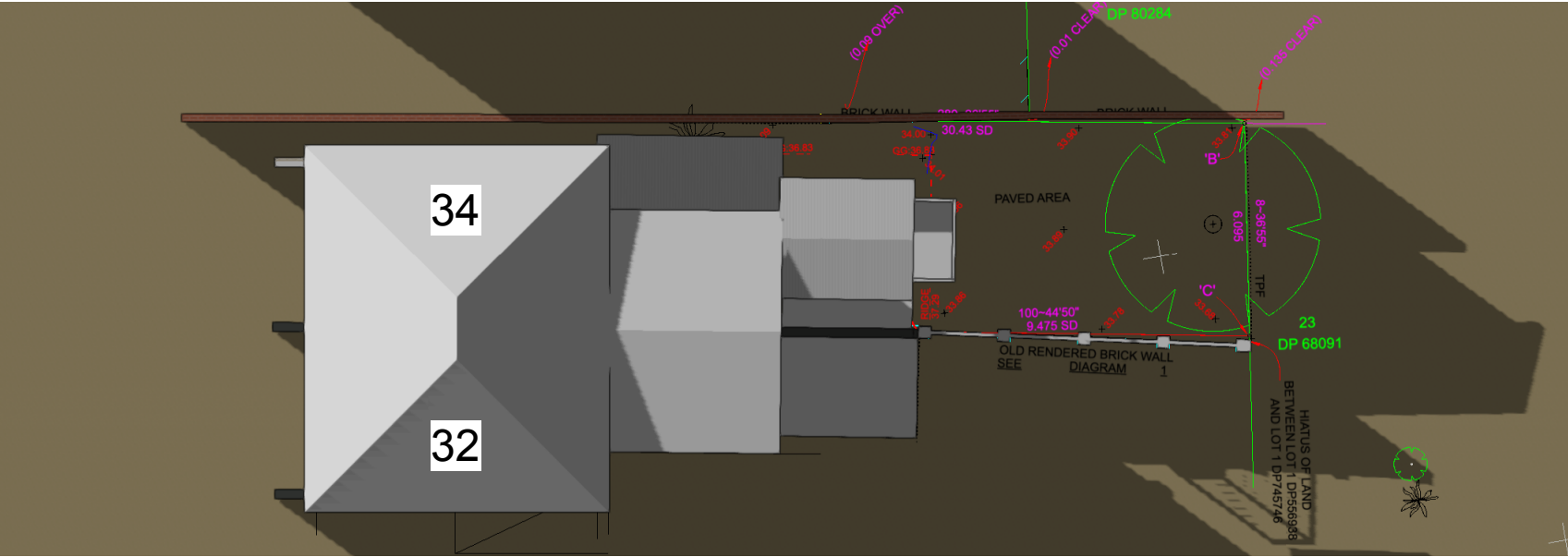


2 Plan Shadows: June 20: 12PM: Existing
Scale: 1:200

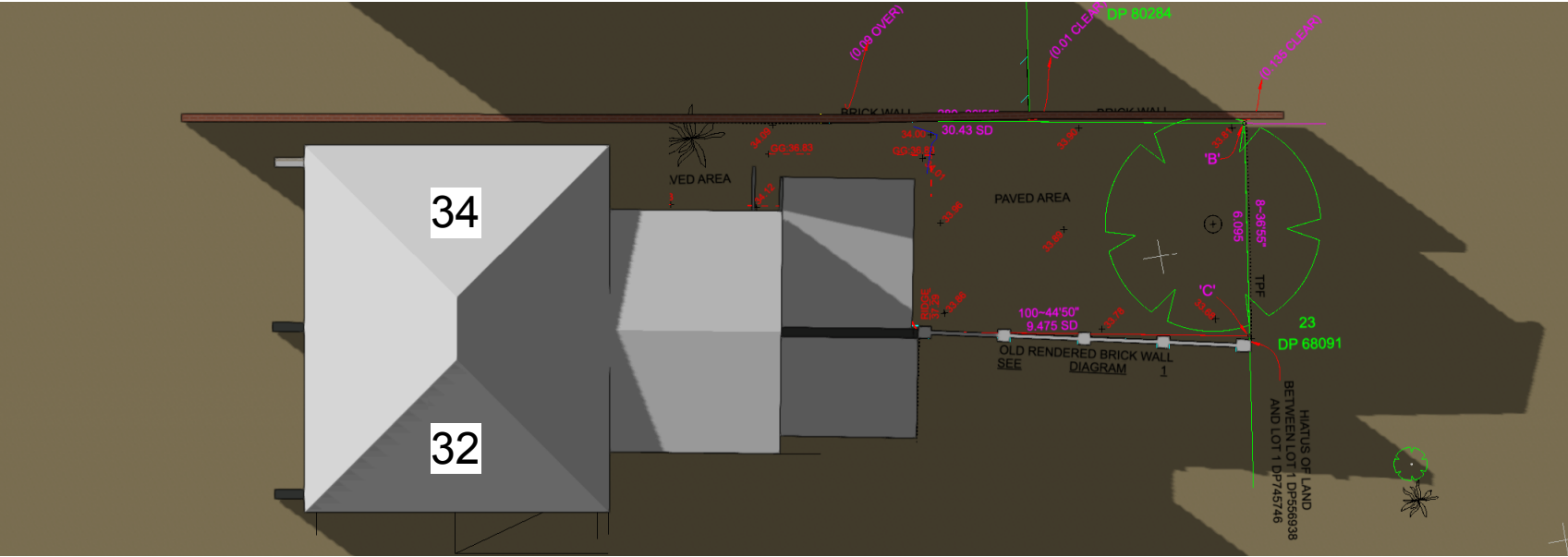


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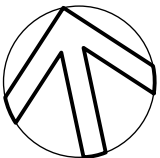
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ISSUE	DATE		REVISION	
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer		DATE # 26/11/2024	DWG #
DWG	Shadows: June 20 12:PM		SCALE @ A3	1:100
			DRAWN	??
			CHKD	??
		REVISION	C	
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2 Plan Shadows: June 20: 3PM: Proposed
Scale: 1:200

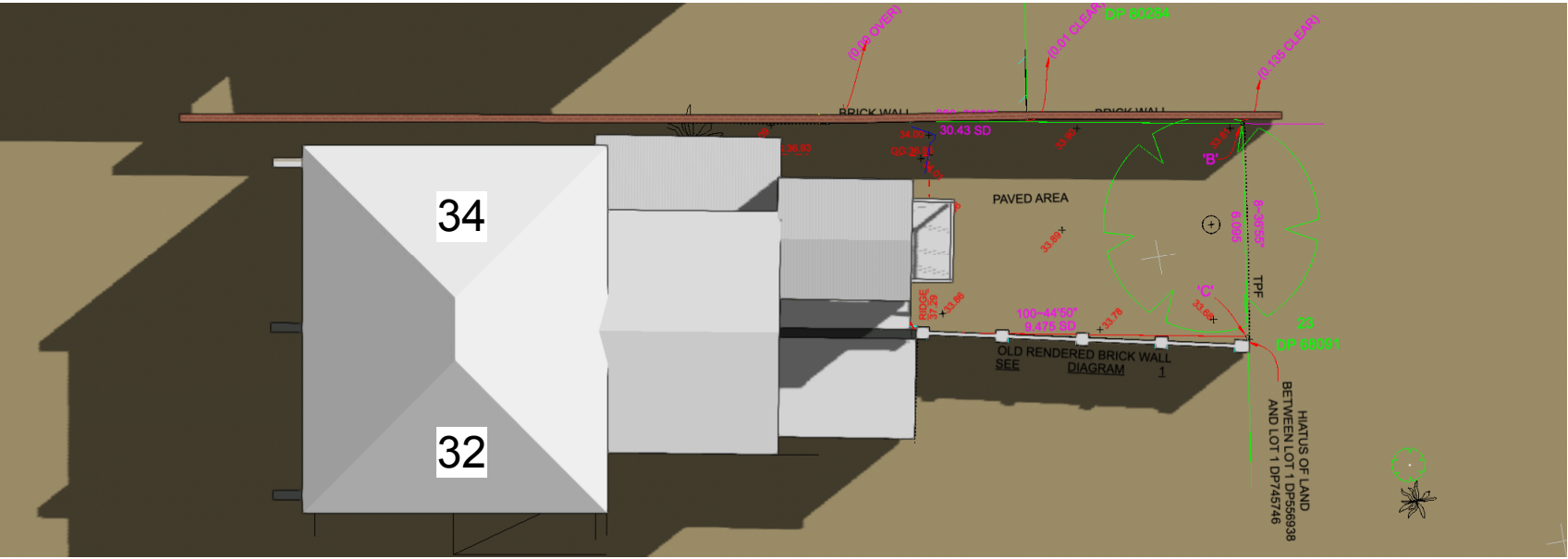


1 Plan Shadows: June 20: 3PM: Existing
Scale: 1:200

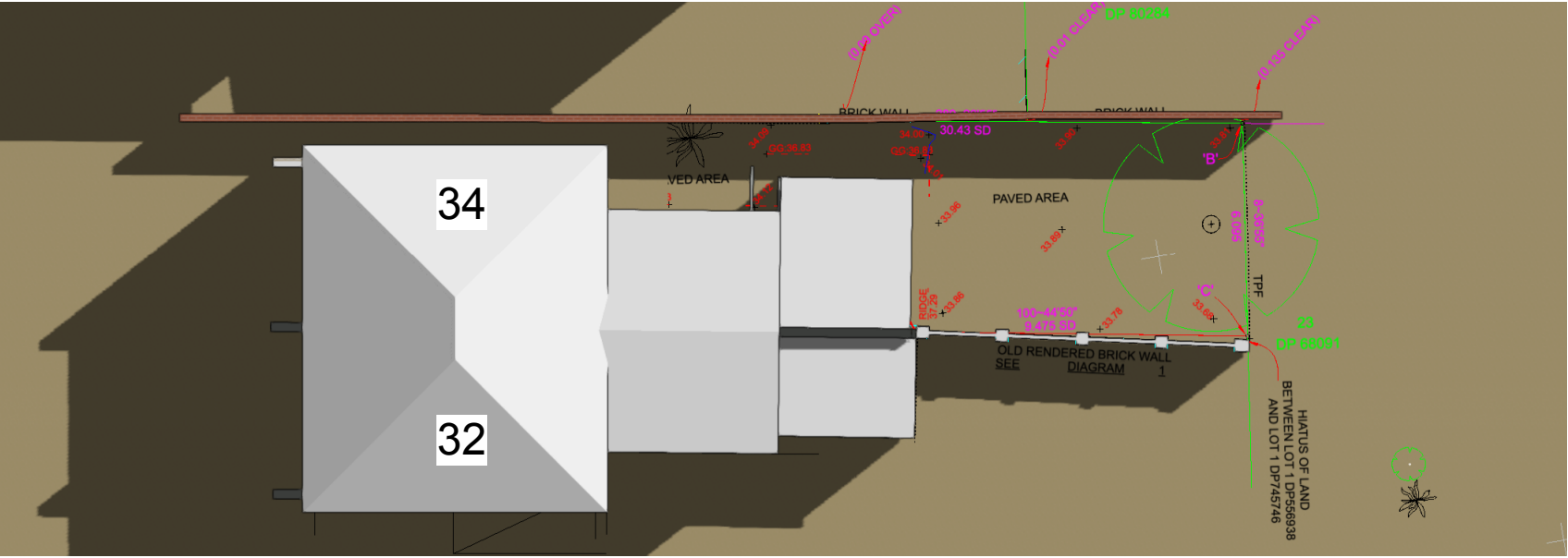


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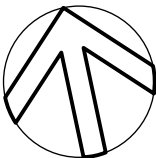
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ISSUE	DATE	REVISION	
PROJECT	34 George Street, Manly		PROJECT # 823
CLIENT	Marianne Wassmer		DWG # A14
DWG	Shadows: June 20 3:PM		REVISION C
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PO Box 454 Moss Vale NSW 2577 Australia		T: 61 0422 417 063	E: ian@ianjones.com.au



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

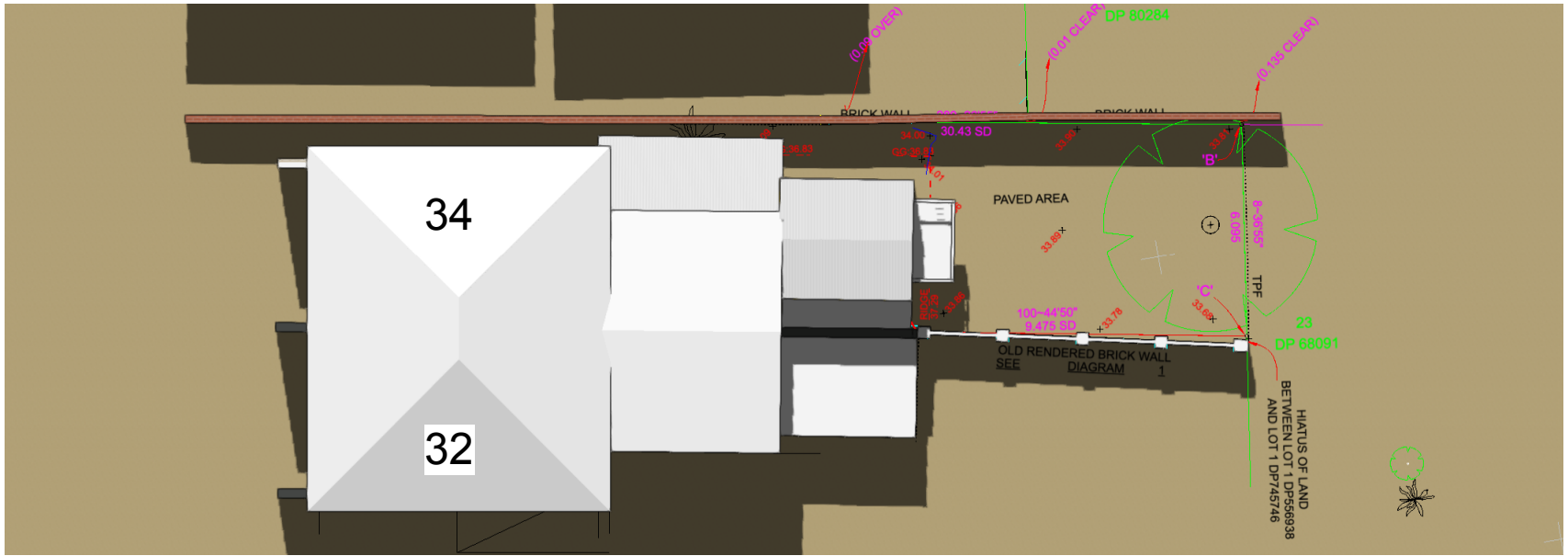


1 Plan Shadows: March 20: 9AM Existing
Scale: 1:200

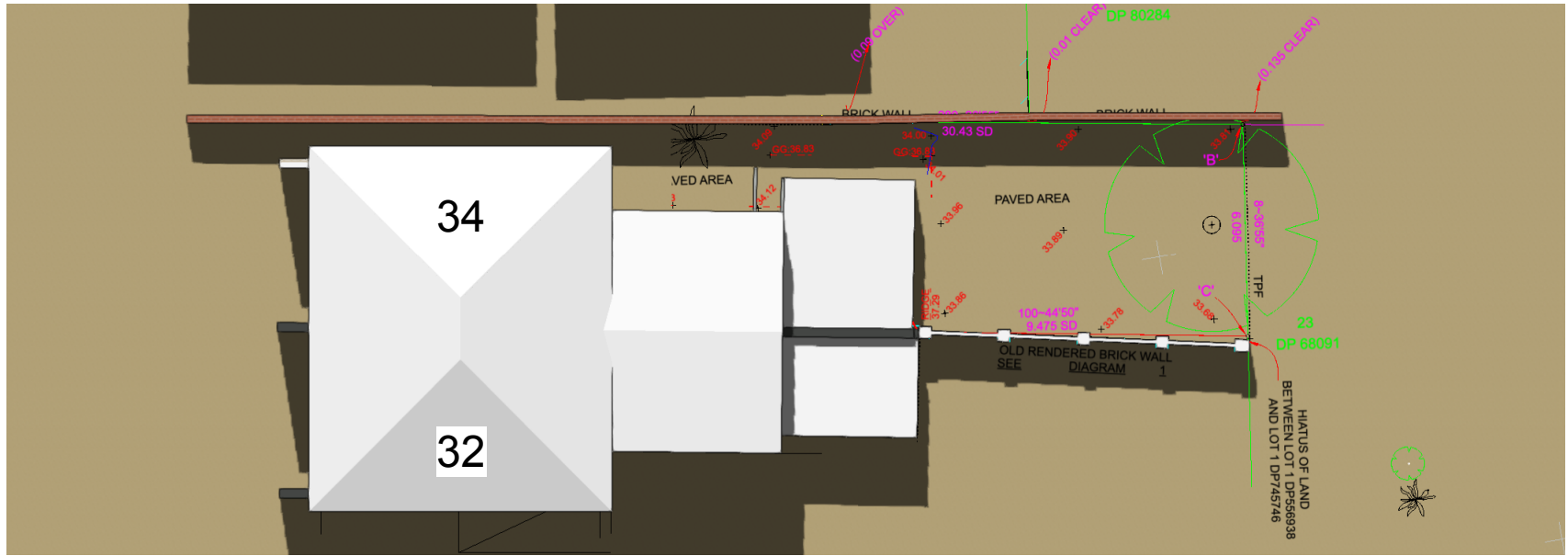


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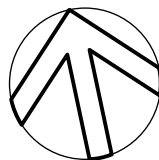
C		26/11/2024		Development Application (DA)	
ISSUE		DATE		REVISION	
PROJECT		34 George Street, Manly			PROJECT # 823
CLIENT		Marianne Wassmer		DATE # 26/11/2024	DWG # A15
				SCALE @ A3 1:100	
DWG		Shadows: March 20 9:AM		DRAWN ??	
				CHKD ??	REVISION C



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

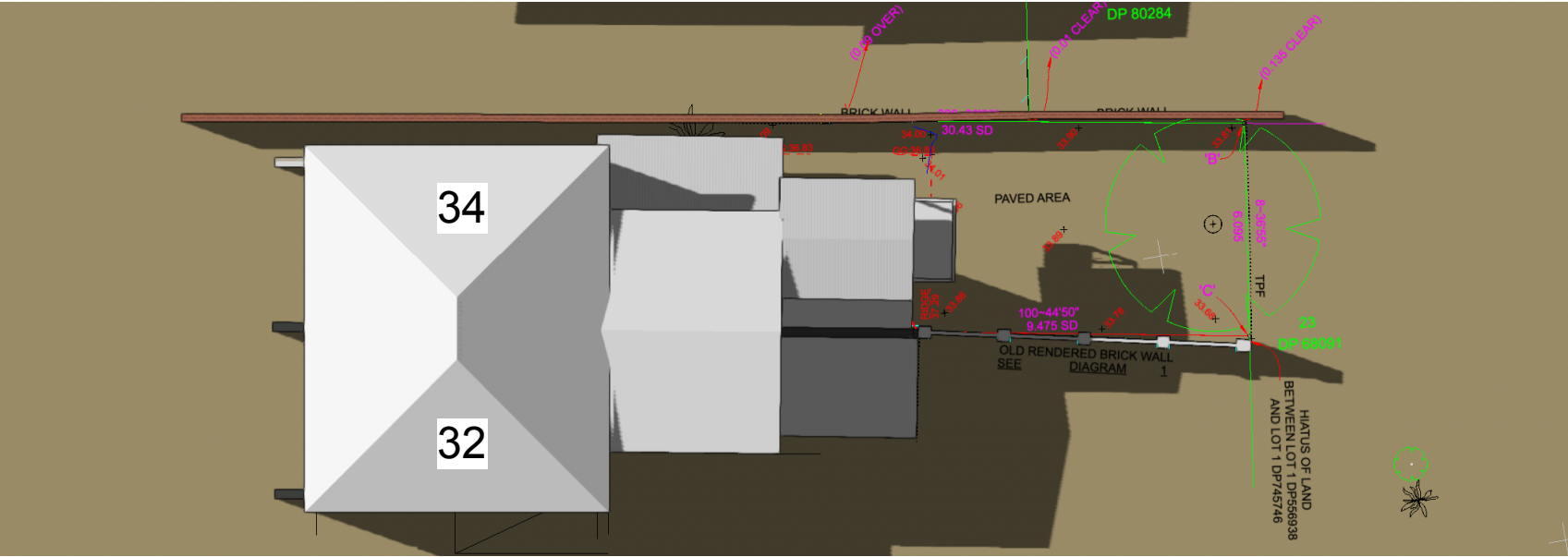


2 Plan Shadows: March 20: 12PM: Existing
Scale: 1:200

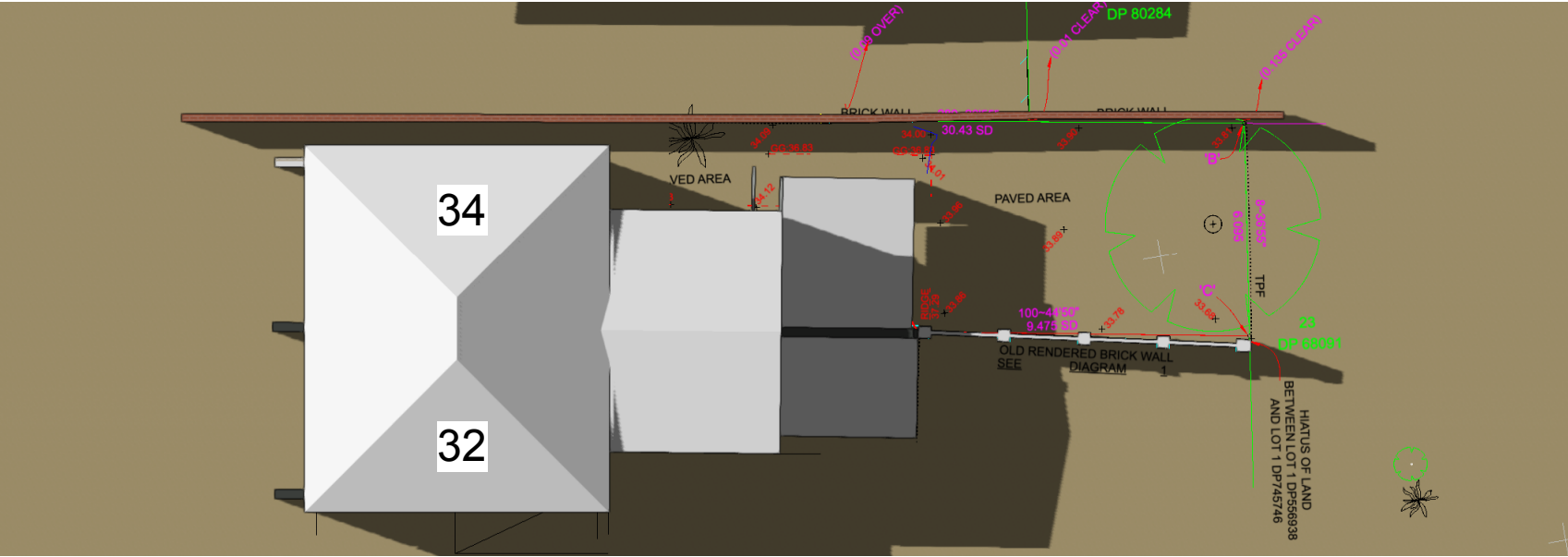


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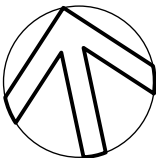
C		26/11/2024		Development Application (DA)	
ISSUE		DATE		REVISION	
PROJECT		34 George Street, Manly			PROJECT # 823
CLIENT		Marianne Wassmer		DATE #	26/11/2024
				SCALE @ A3	1:100
DWG		Shadows: March 20 12:PM		DRAWN	??
				CHKD	??
				REVISION	C
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PO Box 454 Moss Vale NSW 2577 Australia		T: 61 0422 417 063			E: ian@ianjones.com.au



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

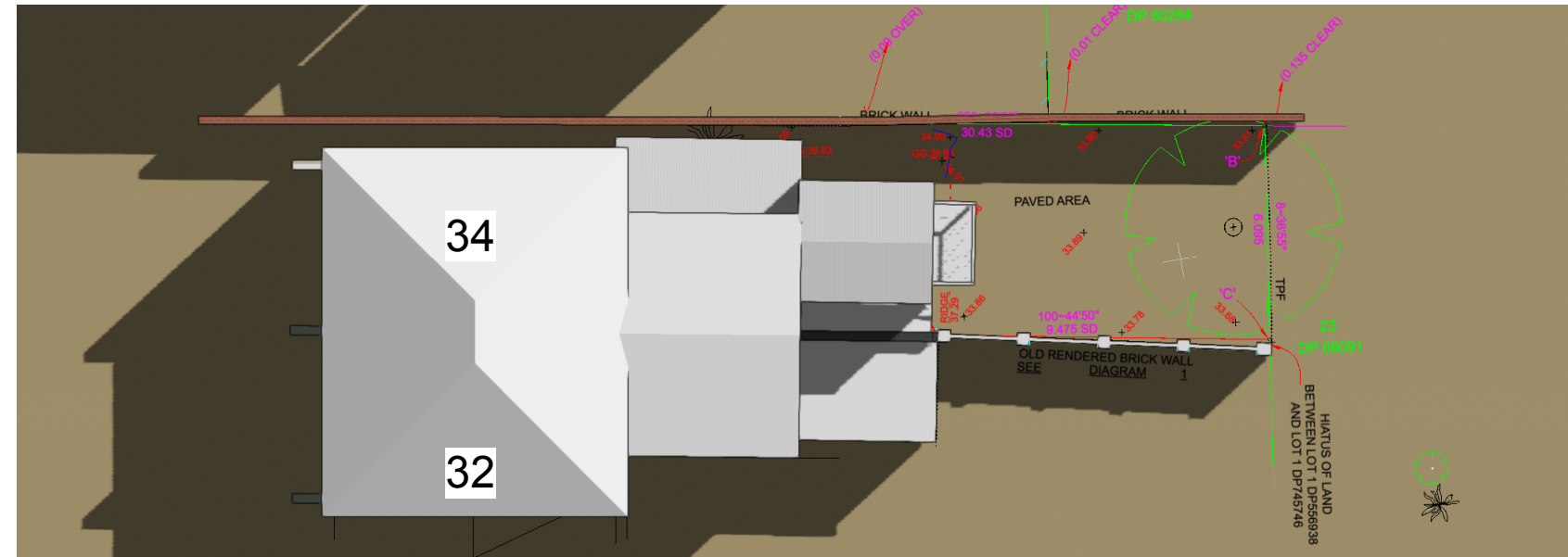


1 Plan Shadows: March 20: 3PM: Existing
Scale: 1:200

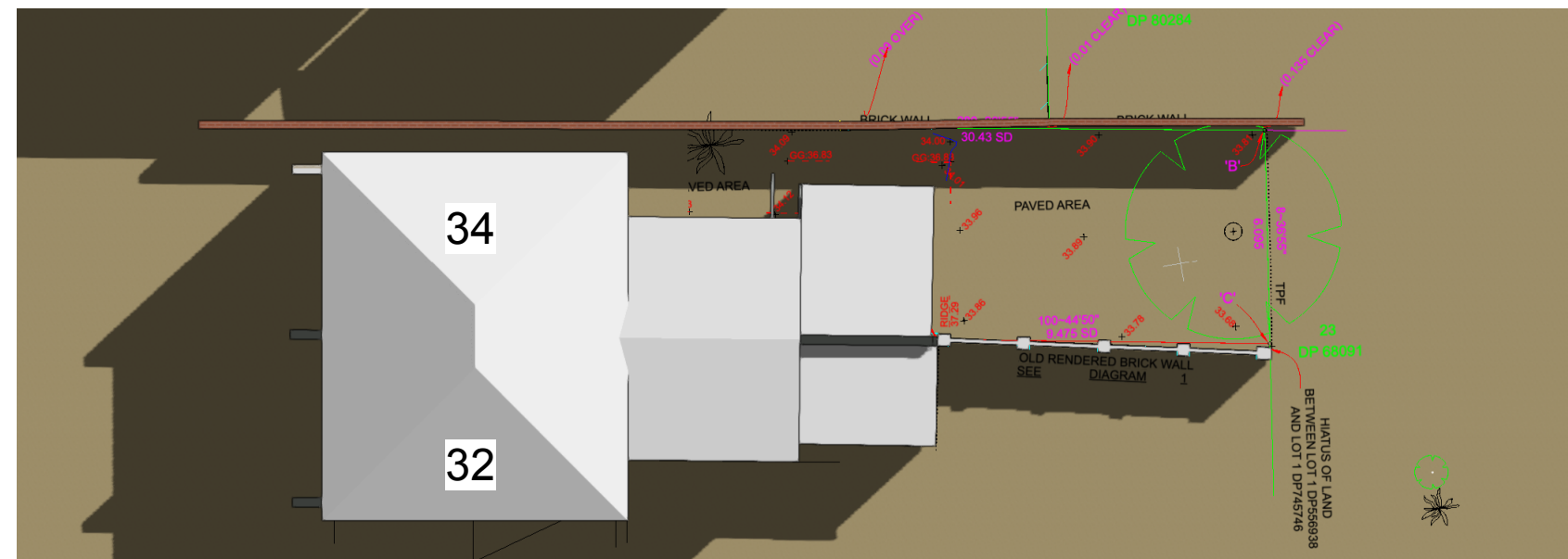


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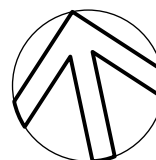
C		26/11/2024	Development Application (DA)	
ISSUE	DATE	REVISION		
PROJECT	34 George Street, Manly		PROJECT # 823	
CLIENT	Marianne Wassmer	DATE #	26/11/2024	DWG #
		SCALE @ A3	1:100	A17
DWG	Shadows: March 20 3:PM	DRAWN	??	
		CHKD	??	REVISION
				C



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



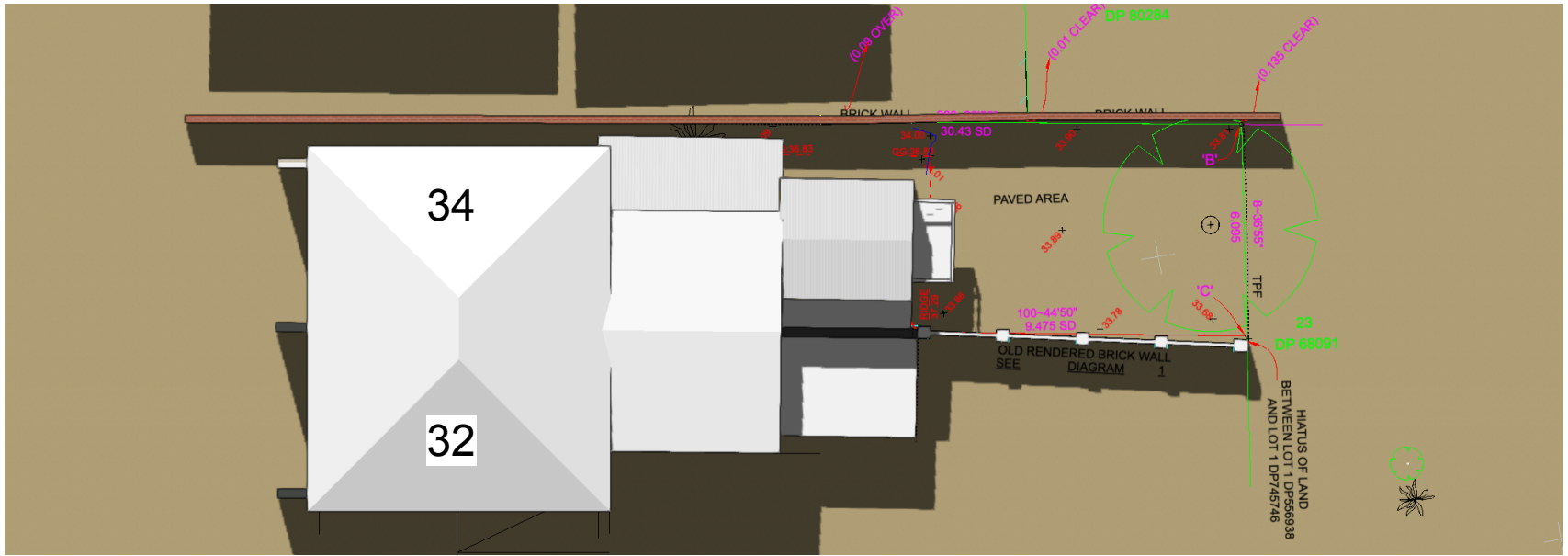
1 Plan Shadows: September 20: 9AM Existing
Scale: 1:200



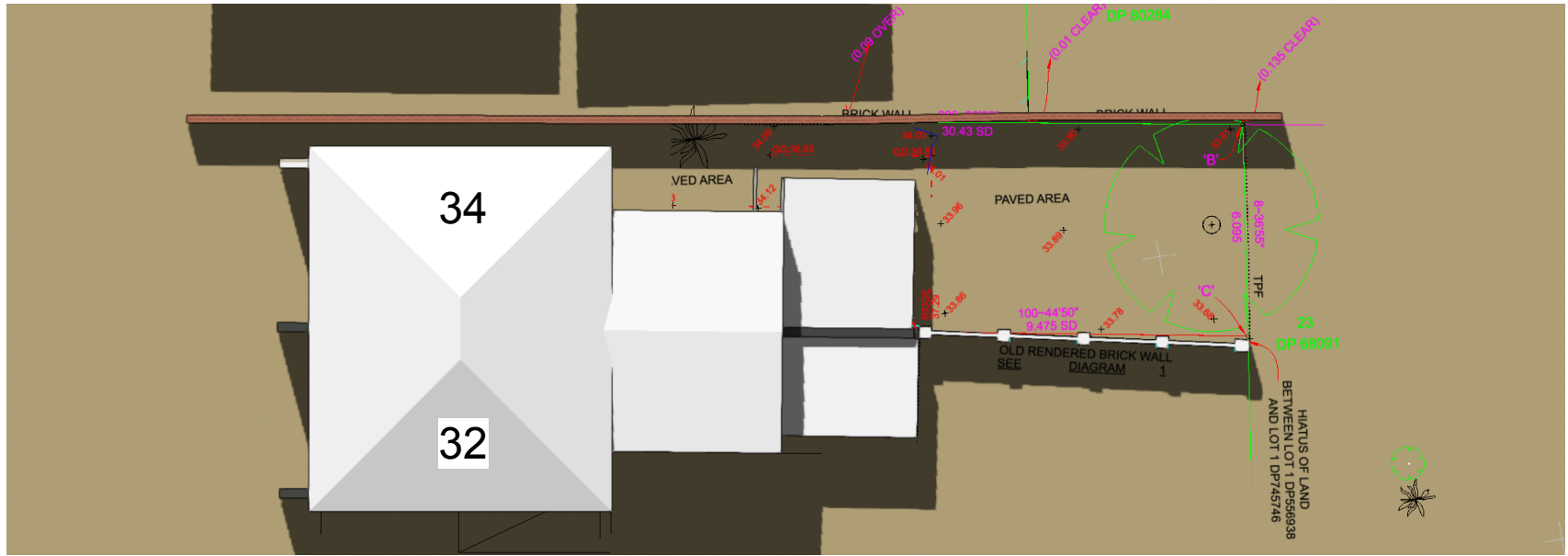
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C	26/11/2024	Development Application (DA)			
ISSUE		DATE		REVISION	
PROJECT 34 George Street, Manly					PROJECT # 823
CLIENT Marianne Wassmer		DATE # 26/11/2024		DWG #	
DWG Shadows: September 20 9:AM		SCALE @ A3 1:100		A18	
		DRAWN ??			
		CHKD ??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

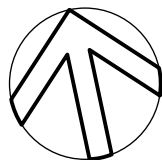
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PO Box 454 Moss Vale NSW 2577 Australia **T:** 61 0422 417 063 **E:** ian@ianjones.com.au



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

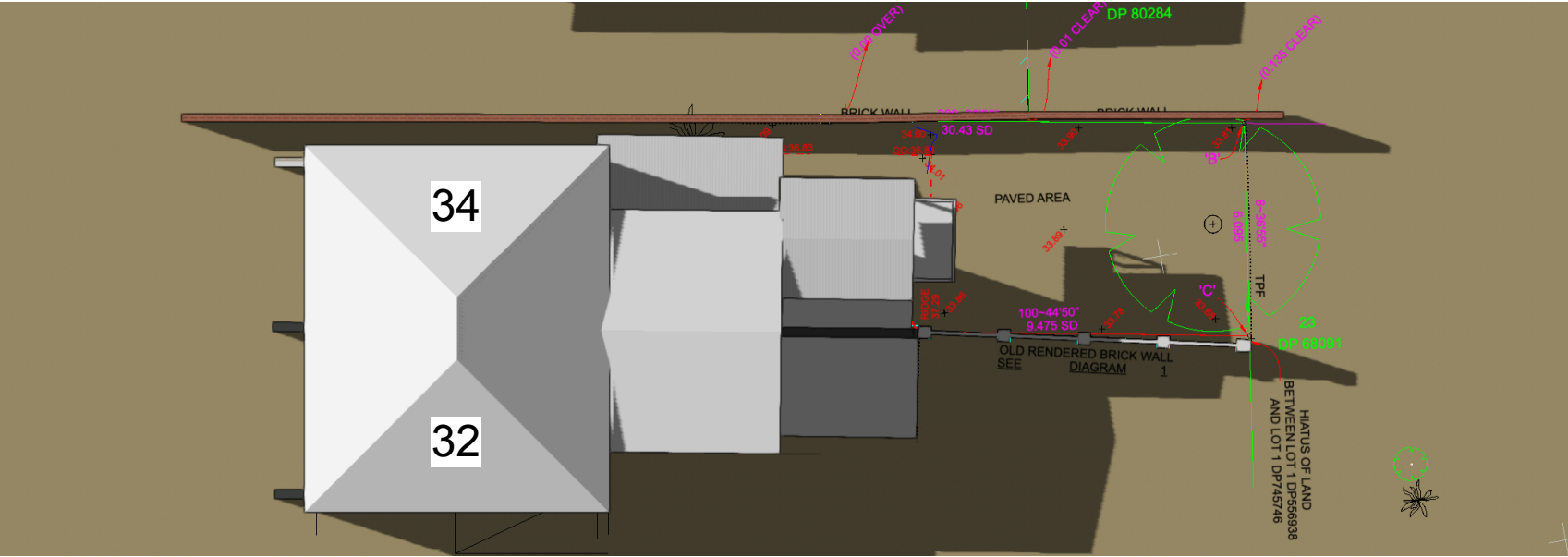


2 Plan Shadows: September 20: 12PM: Existing
Scale: 1:200

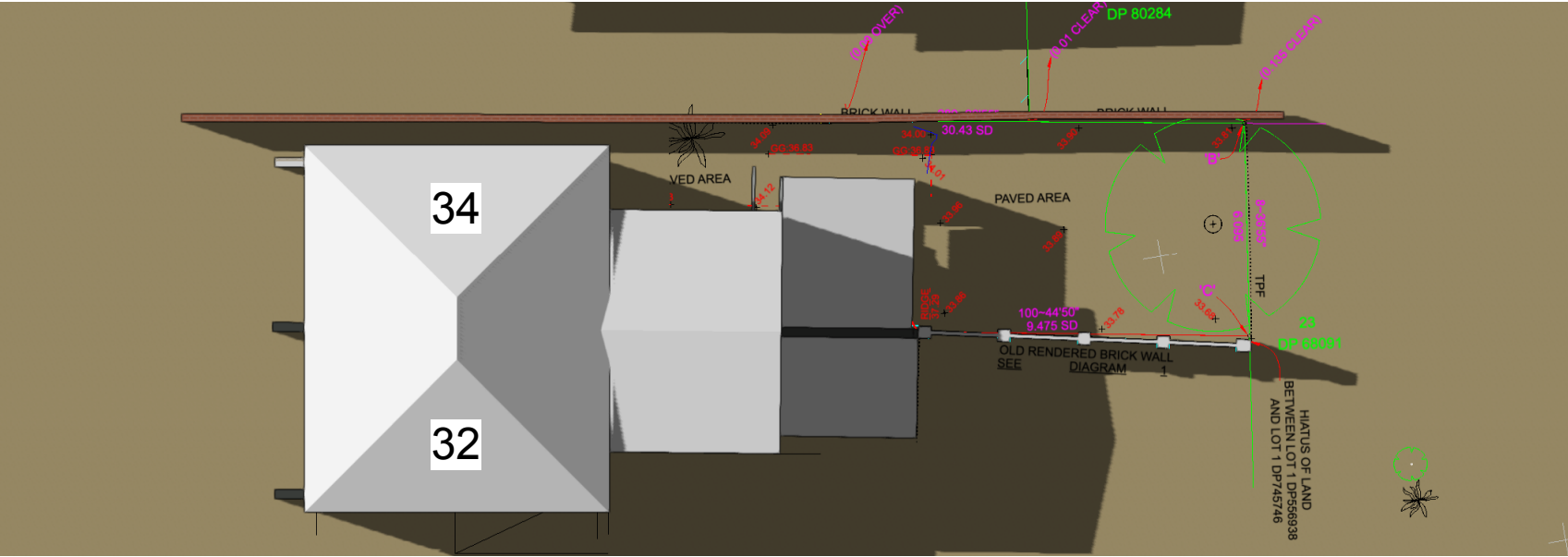


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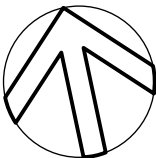
C		26/11/2024	Development Application (DA)	
ISSUE	DATE		REVISION	
PROJECT	34 George Street, Manly			PROJECT # 823
CLIENT	Marianne Wassmer		DATE # 26/11/2024	DWG # A19
DWG	Shadows: September 20 12:PM		SCALE @ A3	1:100
			DRAWN	??
			CHKD	??
		REVISION	C	
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2 Plan Shadows: September 20: 3PM: Proposed
Scale: 1:200



1 Plan Shadows: September 20: 3PM: 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 # A20
DWG		Shadows: September 20 3:PM		SCALE @ A3 1:100	
				DRAWN ??	
				CHKD ??	REVISION C