

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

CLIENT:
PARA-ERE HOLDINGS



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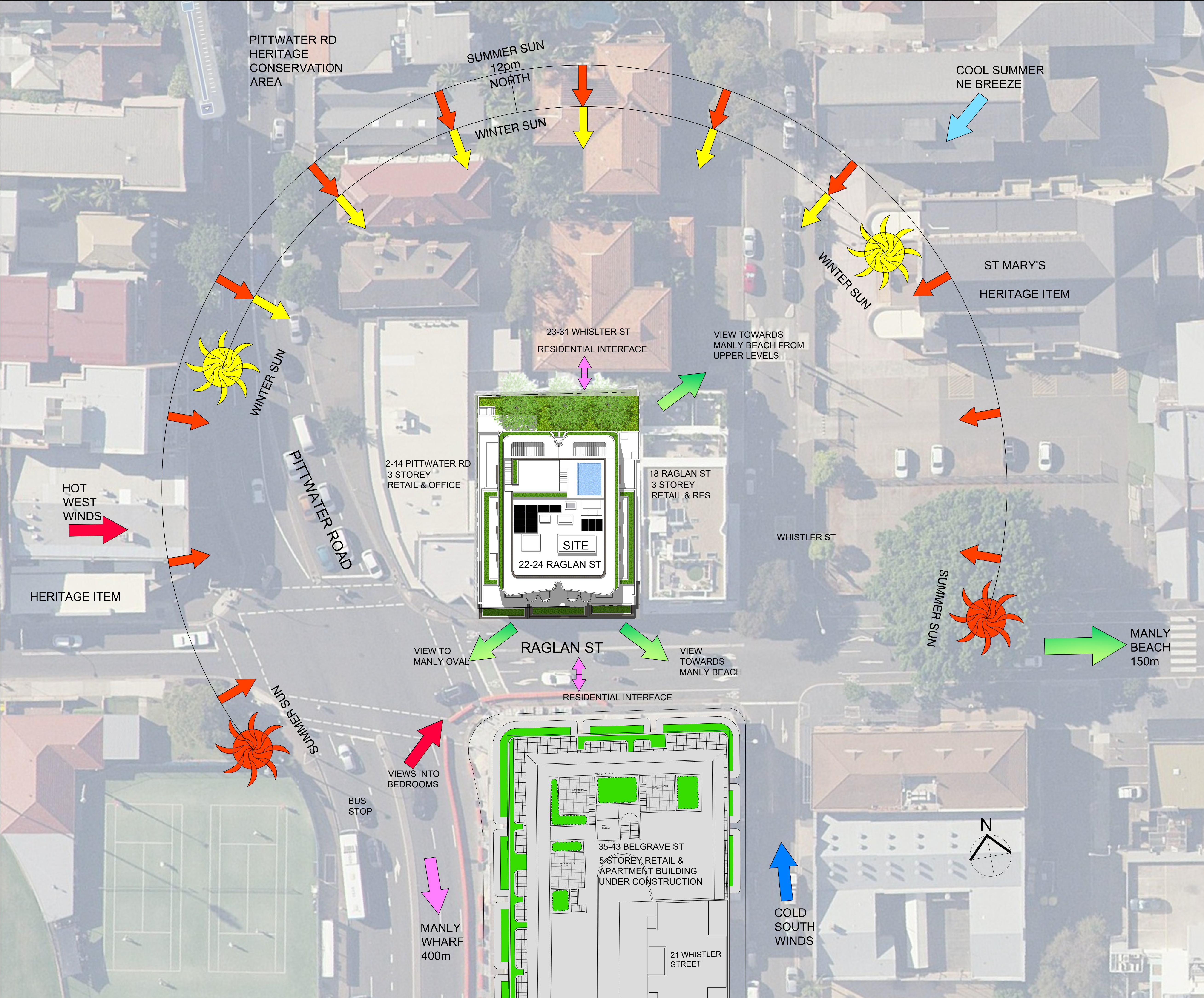
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DRAWING TITLE:
TITLE SHEET

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

DA-00

B



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A	29-09-2025	CONSULTANT ISSUE
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DRAWING TITLE: SITE PLAN SITE ANALYSIS		
SCALE: 1:200 @ A1	DATE: 5 NOVEMBER 2021	N
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-01	REV: B	

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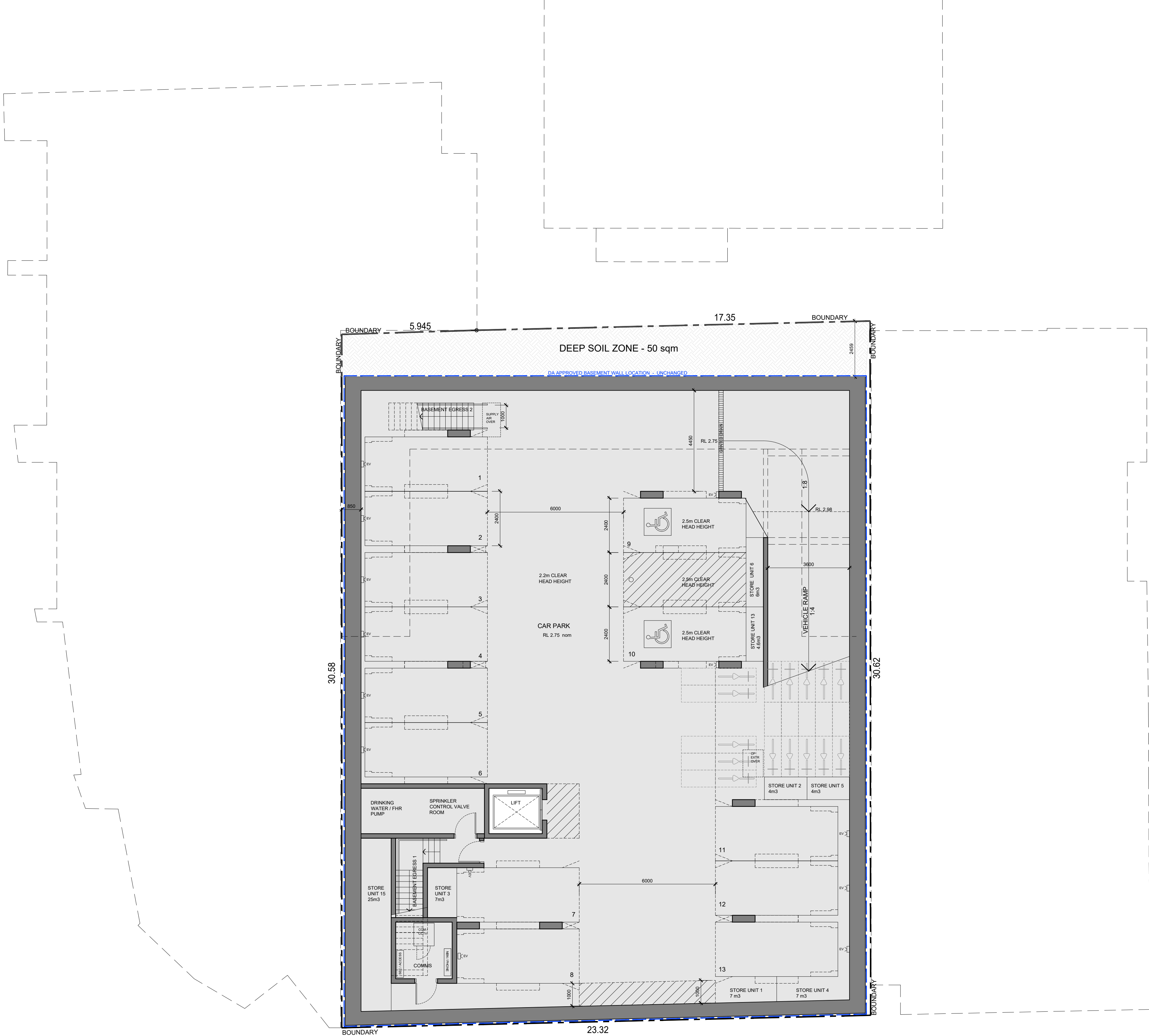
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BASEMENT PLAN

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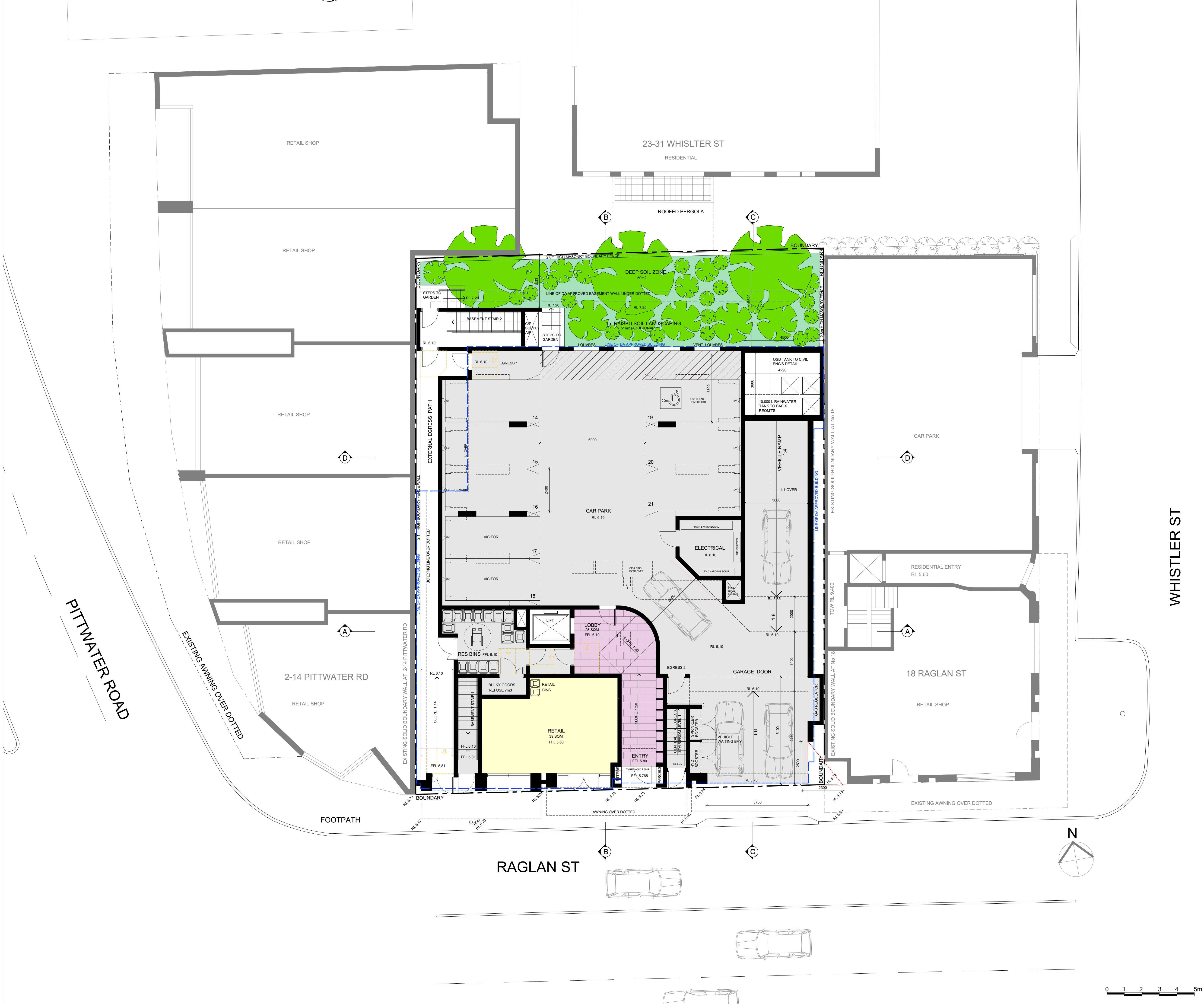
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GROUND FLOOR PLAN

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DRAWING NO:	REV:	DA-03	B



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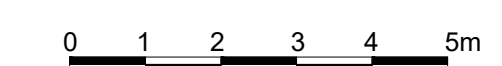
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DRAWING TITLE:
LEVEL 01 PLAN

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DRAWING NO:		RE:



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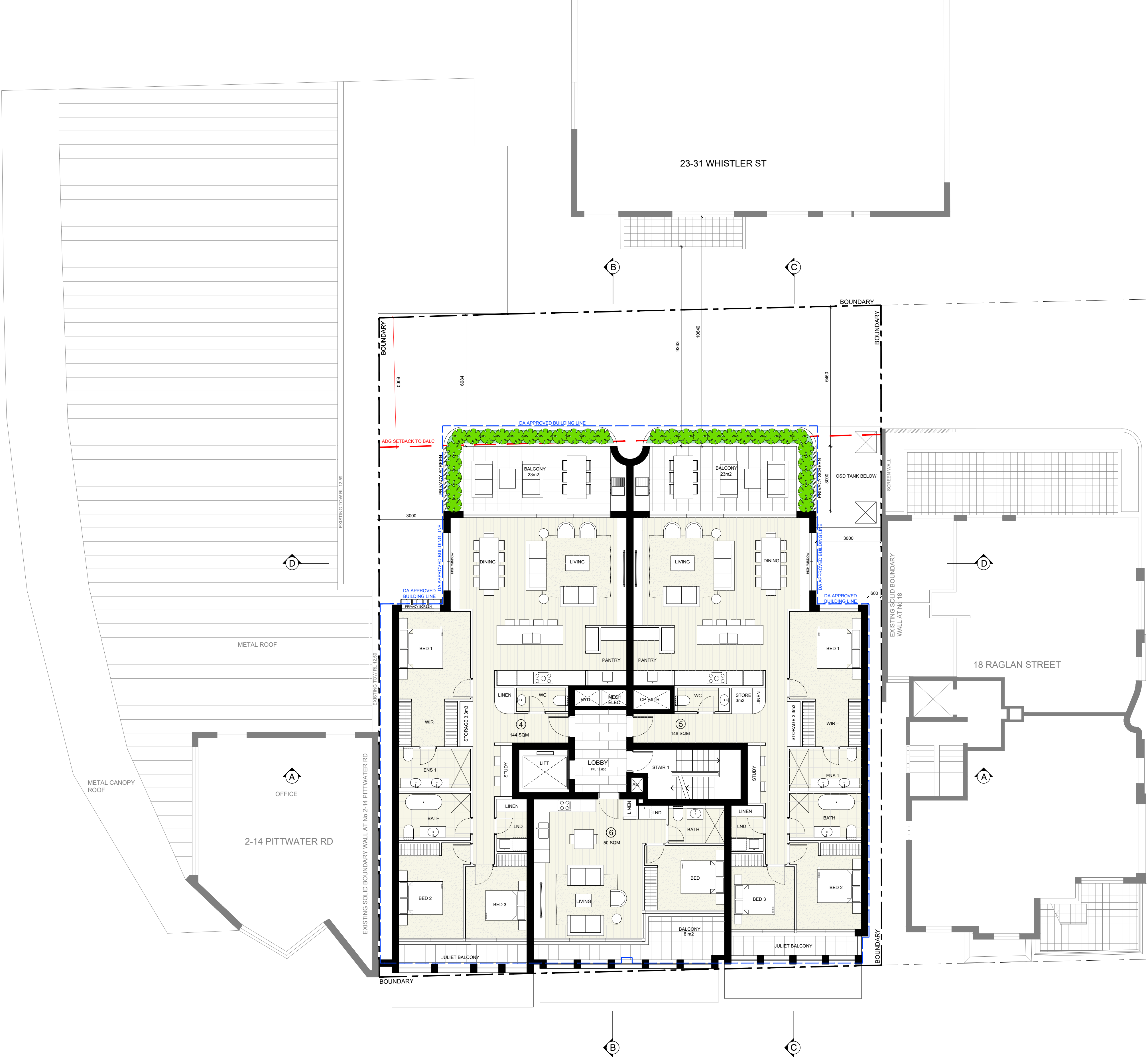


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LEVEL 02 PLAN

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

DA-05



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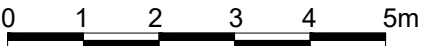
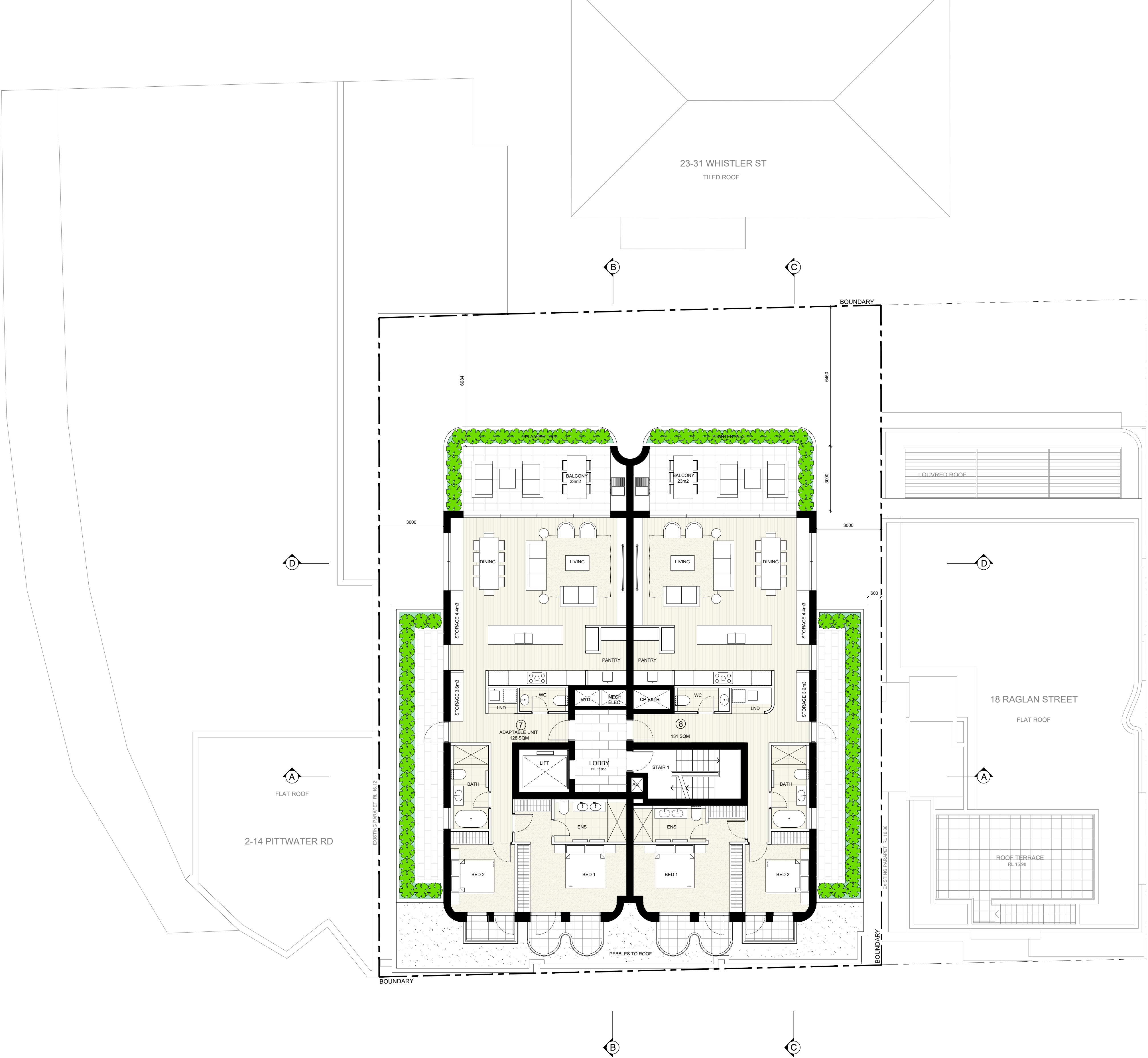
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DRAWING TITLE:
LEVEL 03 PLAN

SCALE: 1:100 @ A1	DATE:	25-02	
STAGE: DEVELOPMENT APPLICATION	JOB No:		
DRAWING NO:	DA-06	REV:	B



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

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

DA-07



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

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DRAWING TITLE:
LEVEL 05 PLAN

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

DA-08



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

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DRAWING TITLE:
LEVEL 06 PLAN

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

DA-09



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
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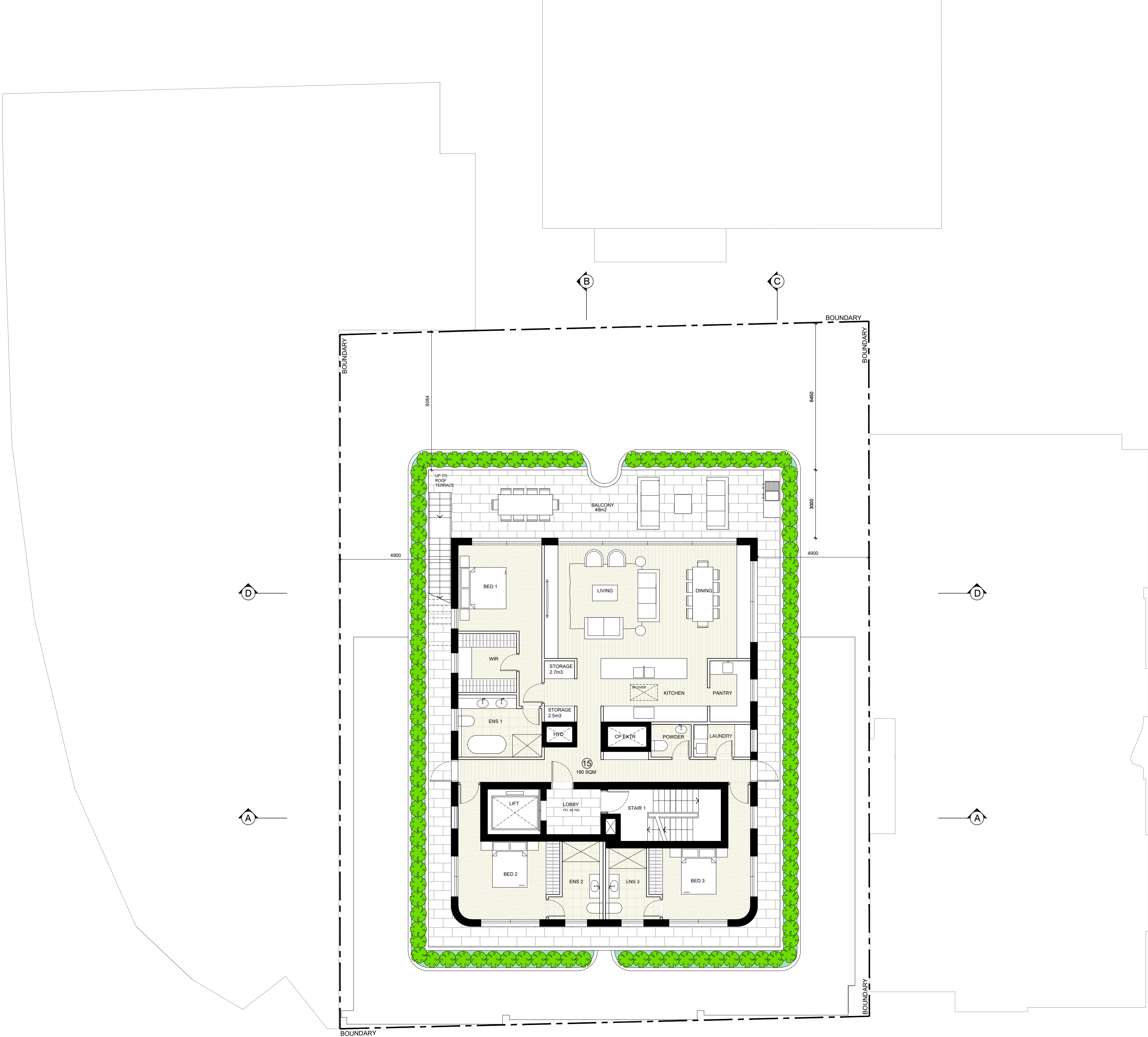
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DRAWING TITLE:
LEVEL 07 PLAN

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

DA-10

B



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
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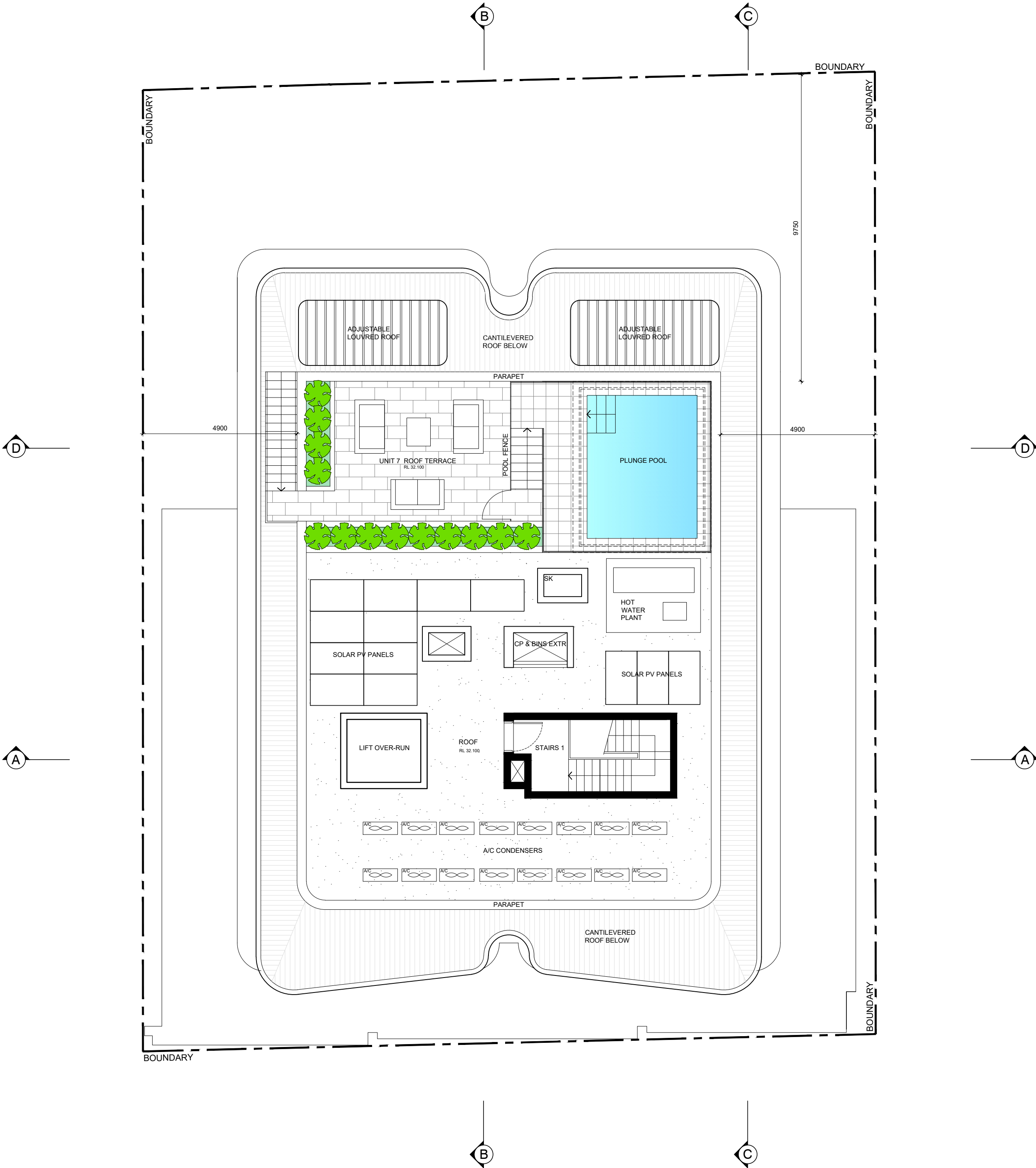


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DRAWING TITLE:
ROOF PLAN

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

DA-11





REV	DATE	NOTES
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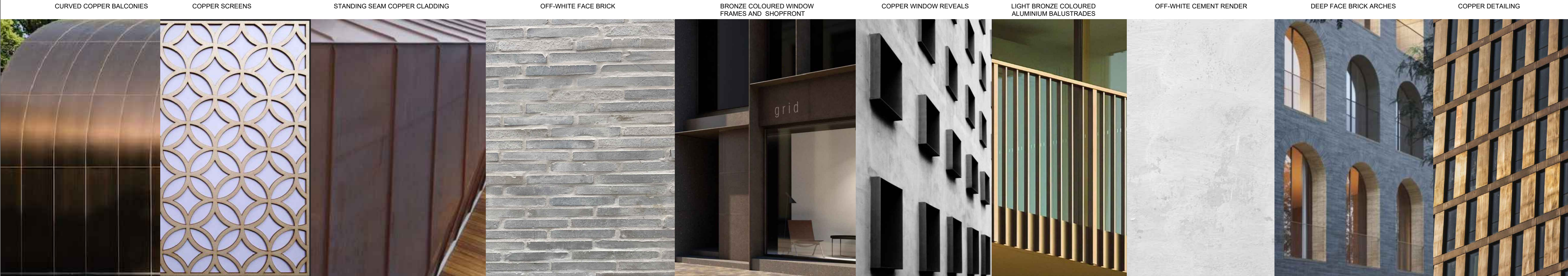
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DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1:100 @ A1	DATE:	25-02
STAGE: DEVELOPMENT APPLICATION	JOB No:	
DRAWING NO: DA-20	REV: B	





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

DEVELOPMENT APPLICATION

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

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

CLIENT:
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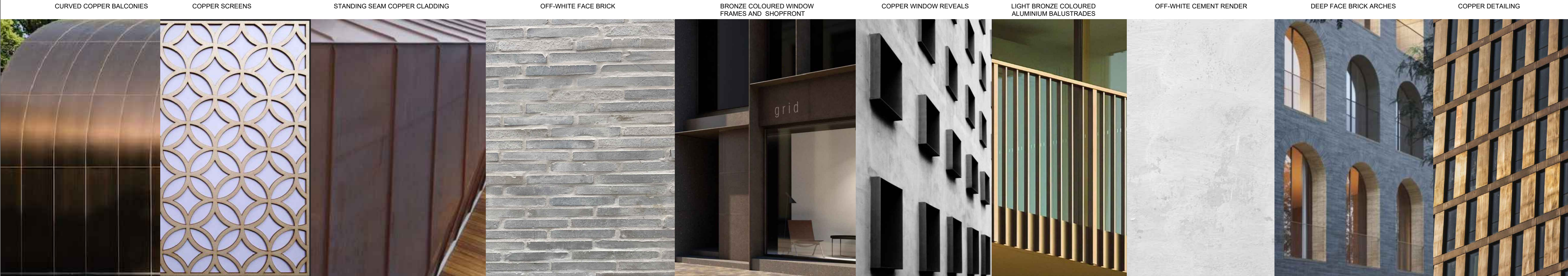
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DRAWING TITLE:
NORTH ELEVATION

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DRAWING NO:	DA-21	REV: B



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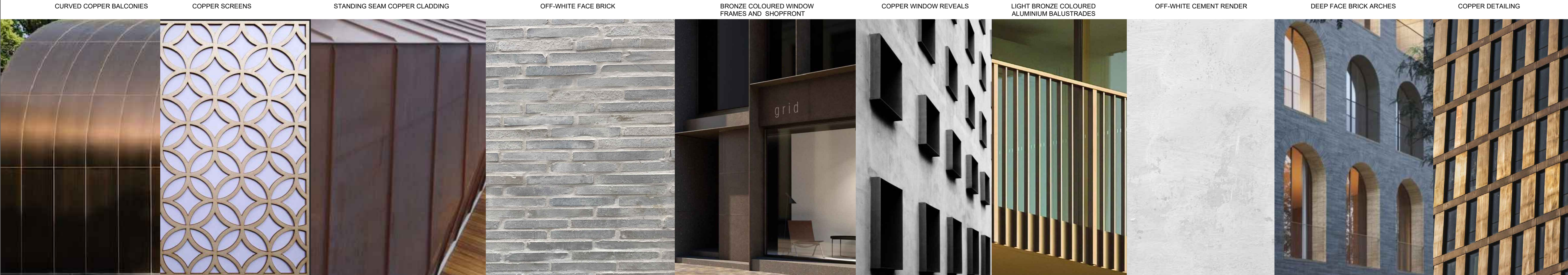
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DRAWING TITLE:
EAST ELEVATION

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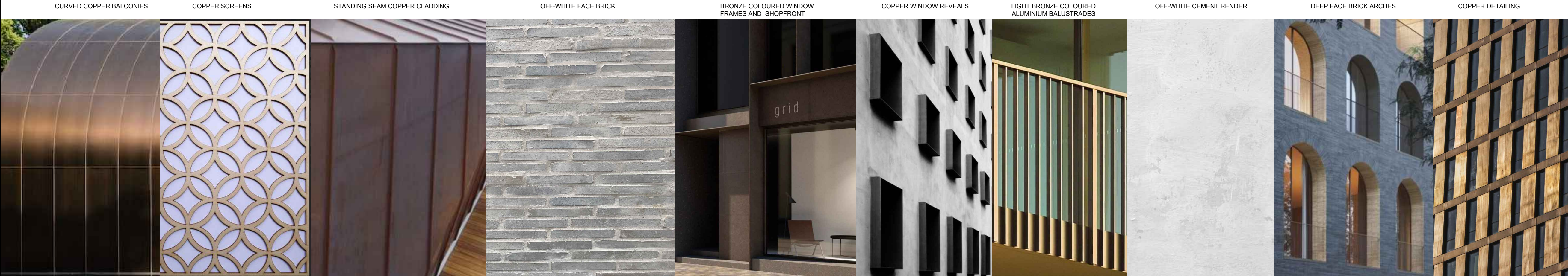


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WEST ELEVATION

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DA-23



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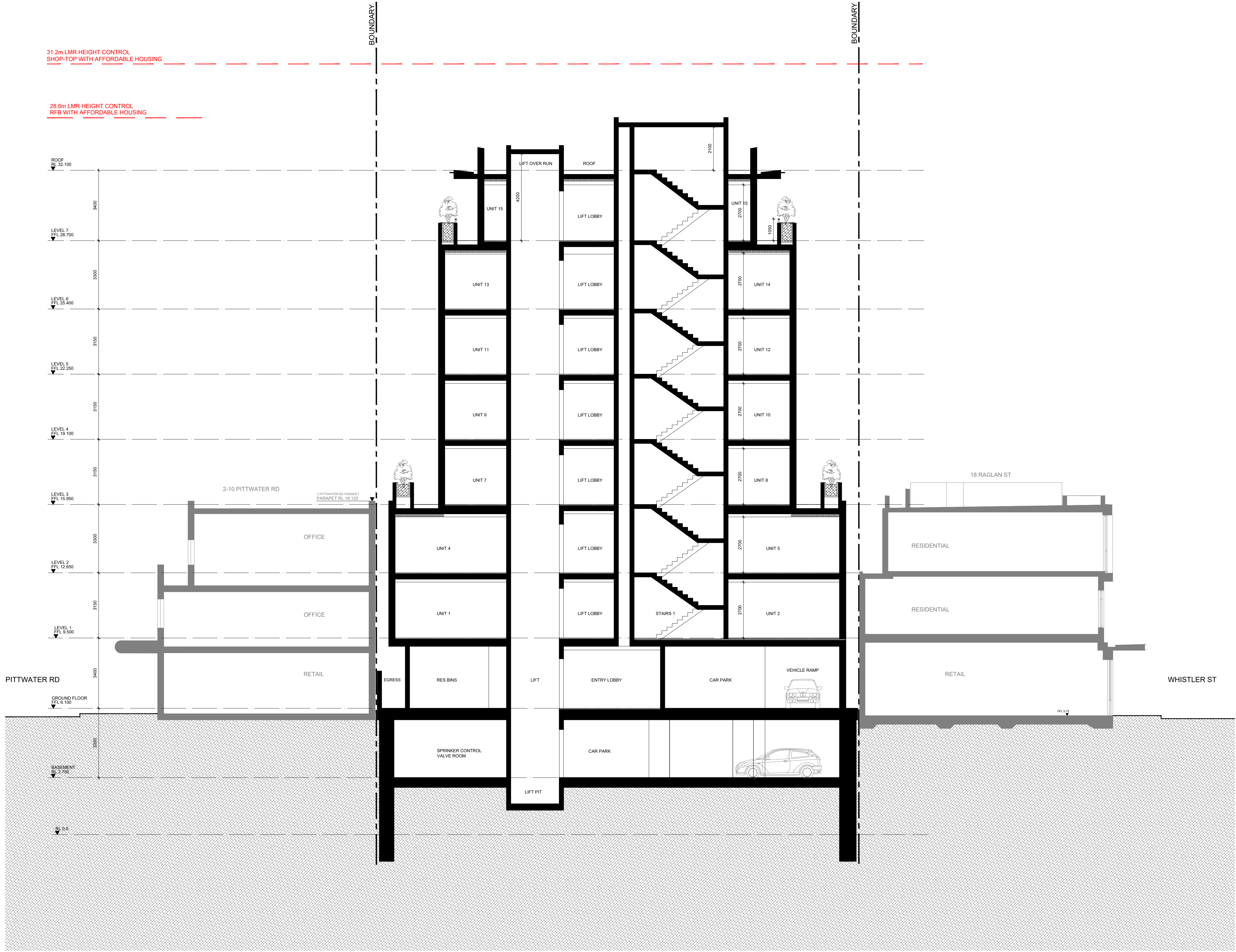


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SECTION AA

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DA-30



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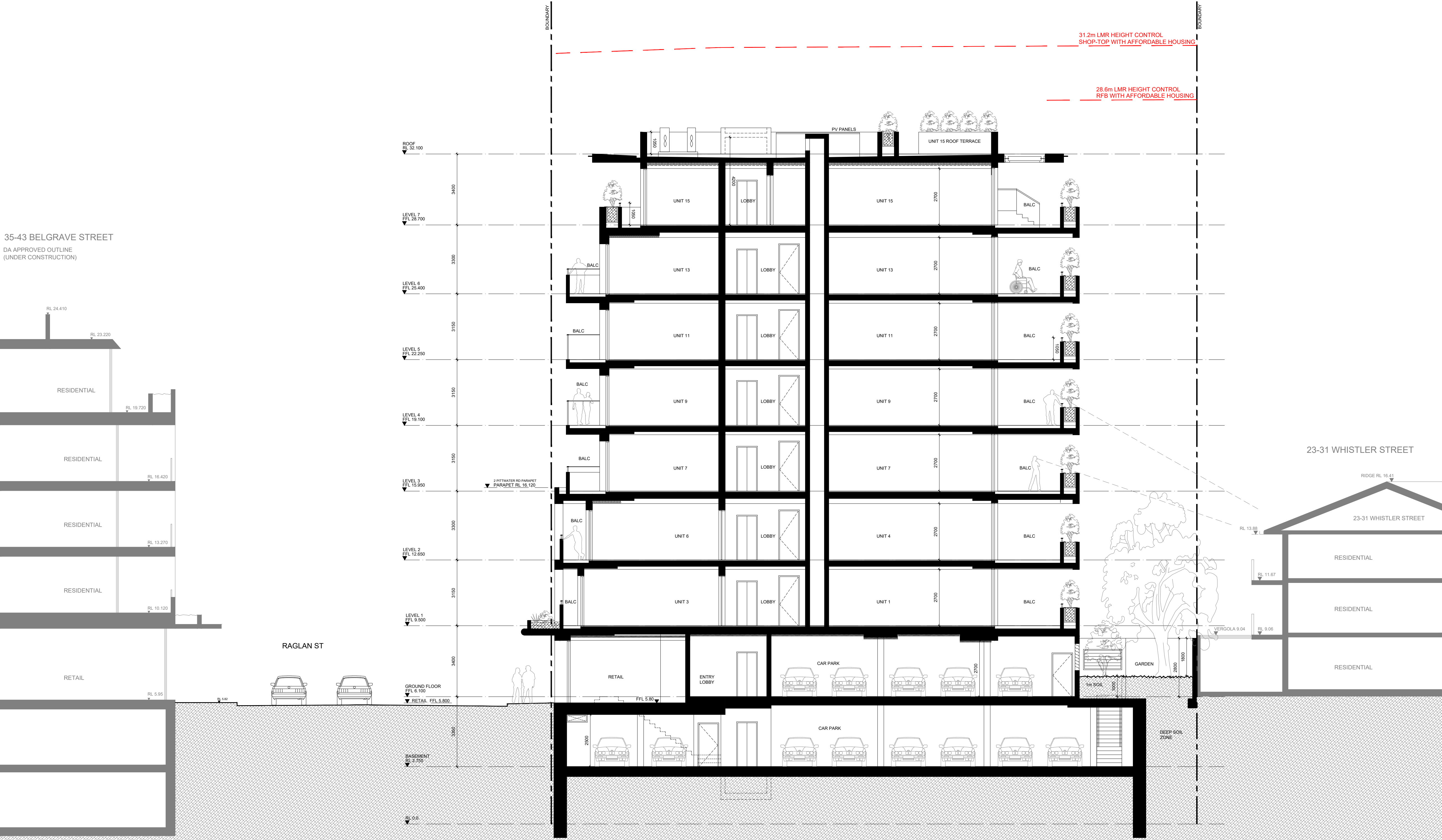
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DRAWING TITLE:
SECTION BB

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

DA-31

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



REV	DATE	NOTES
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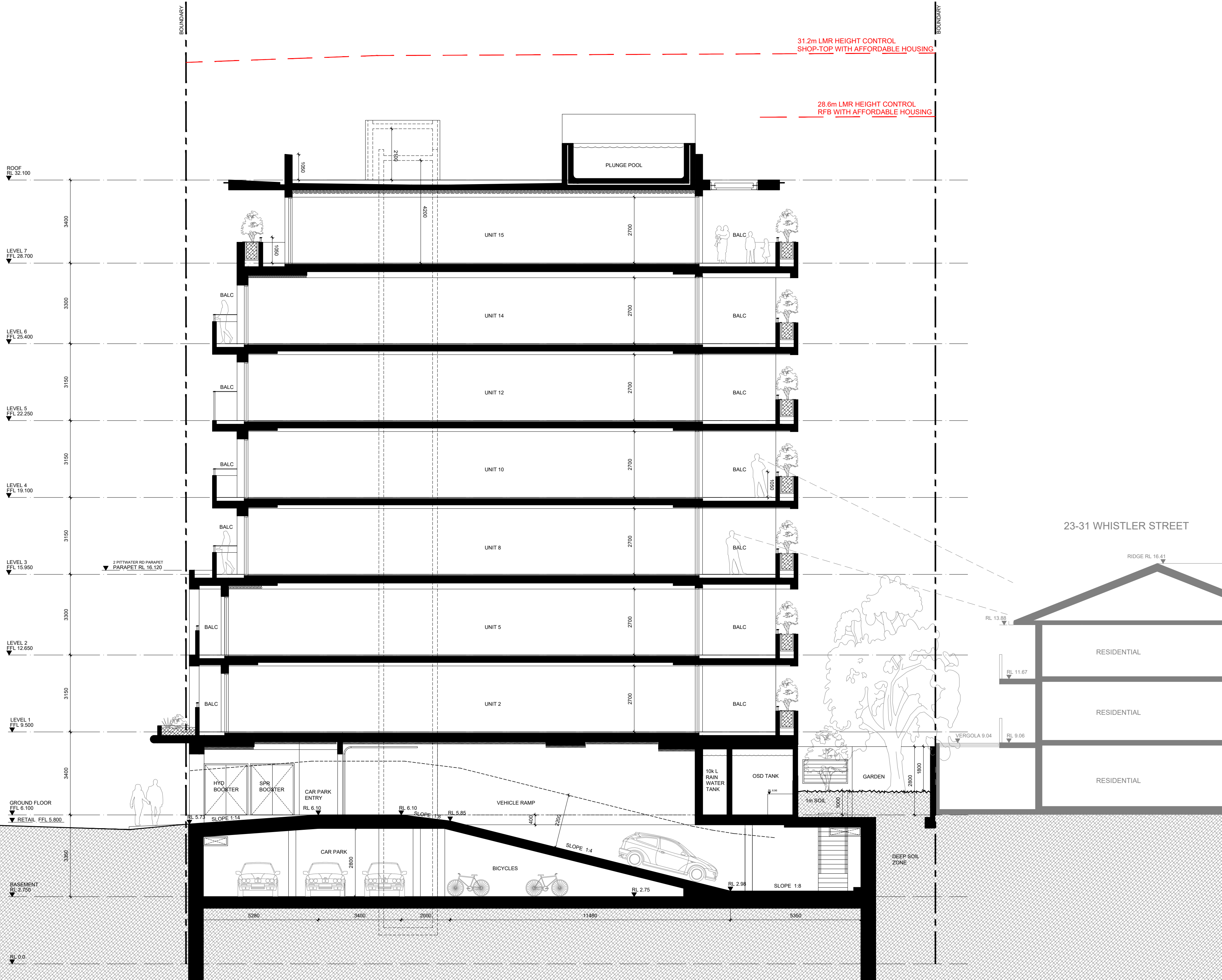
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DRAWING TITLE:
SECTION CC

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

DA-32

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



0 1 2 3 4 5m

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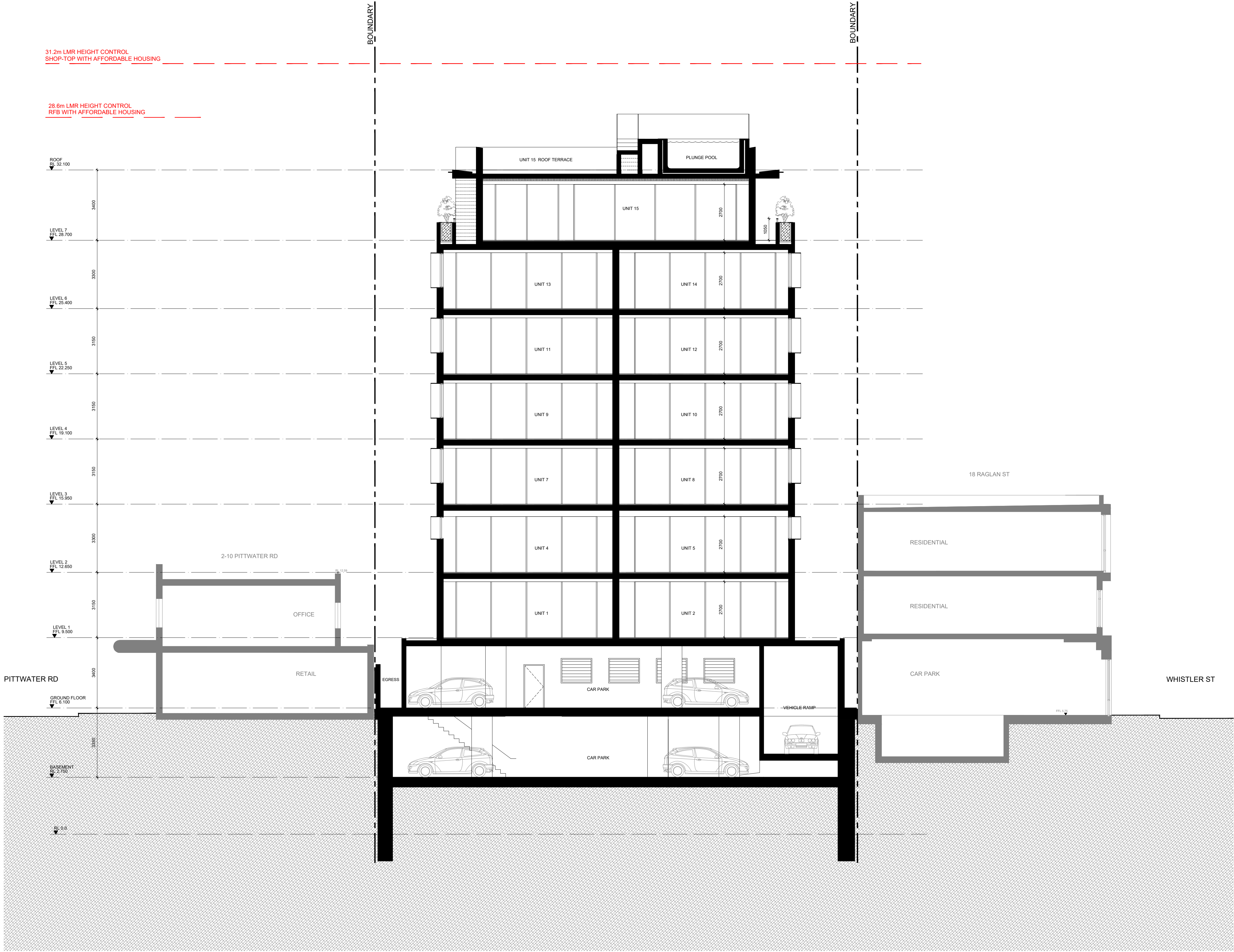


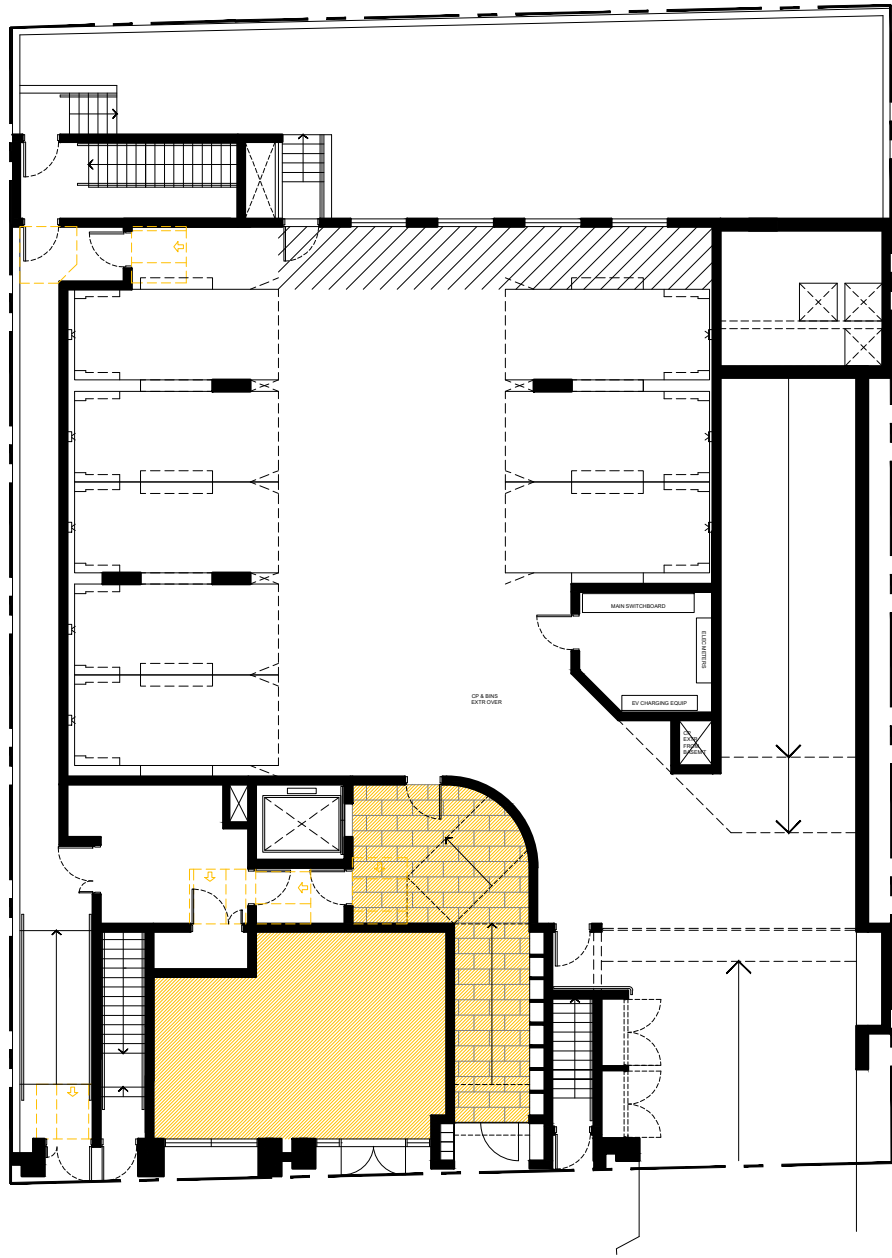
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SECTION DD

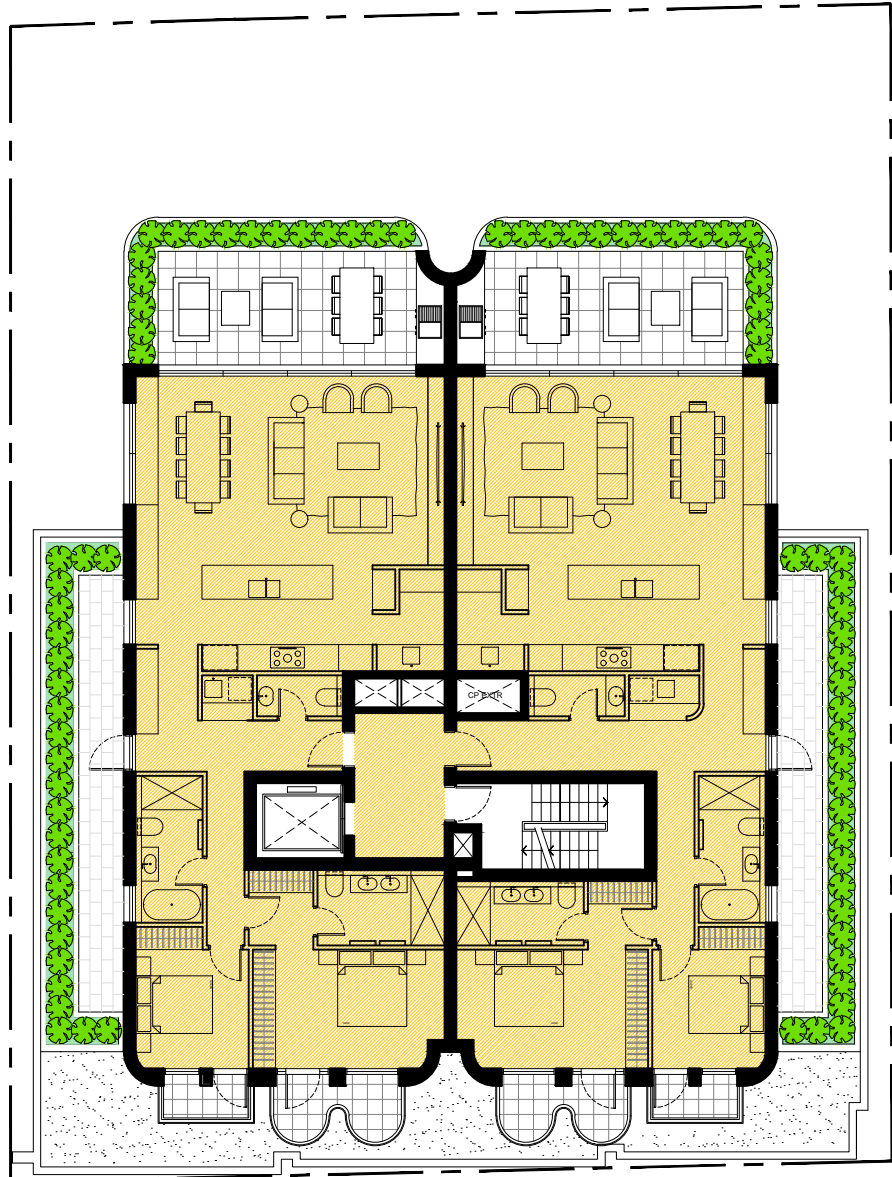
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STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
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DA-33

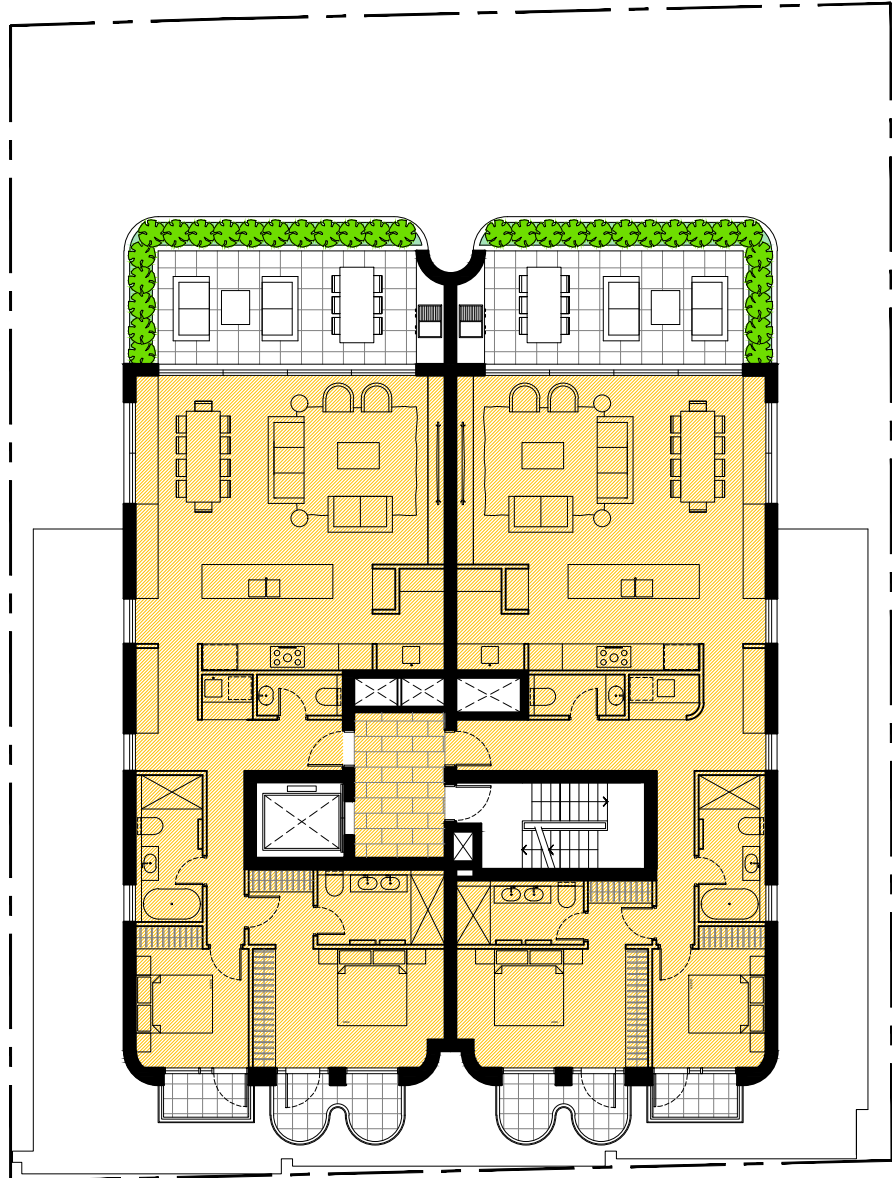




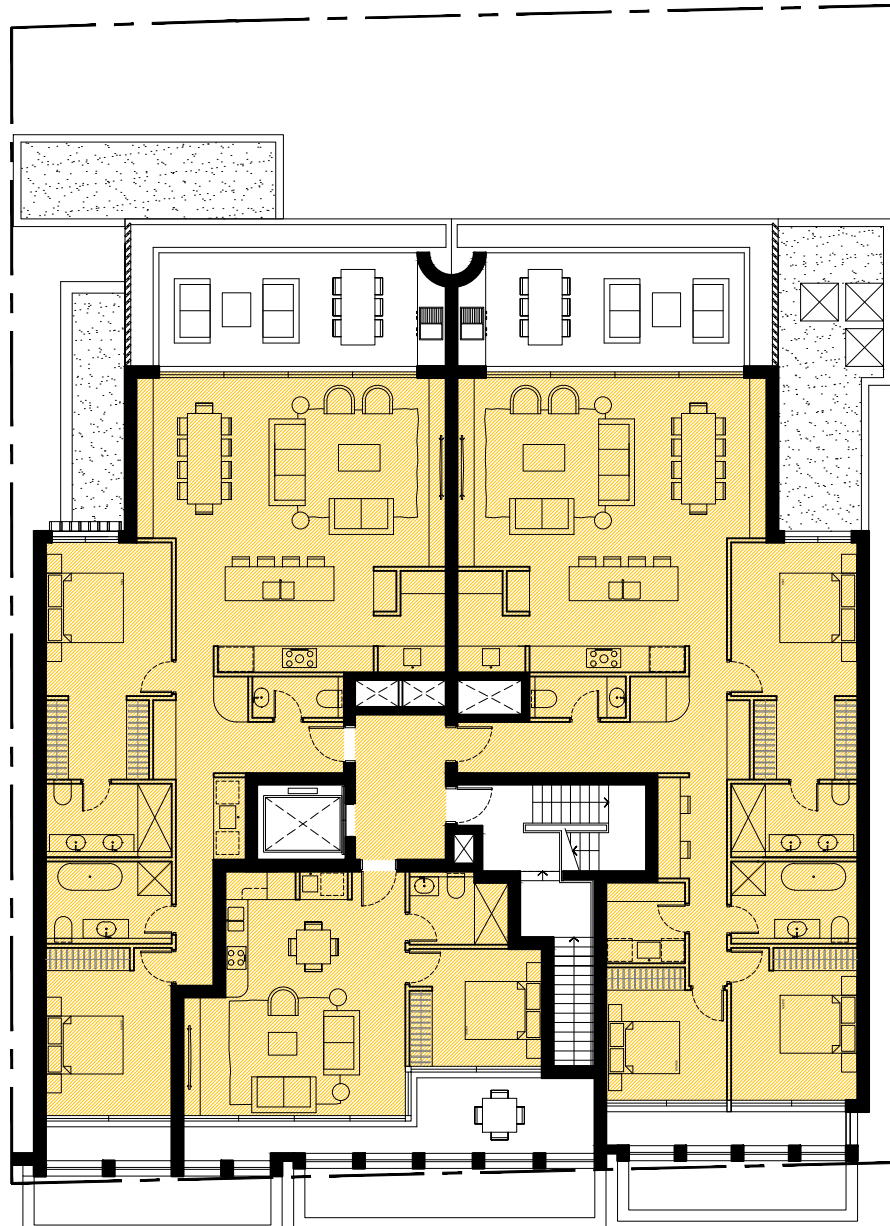
GROUND FLOOR
GFA: 64 sqm



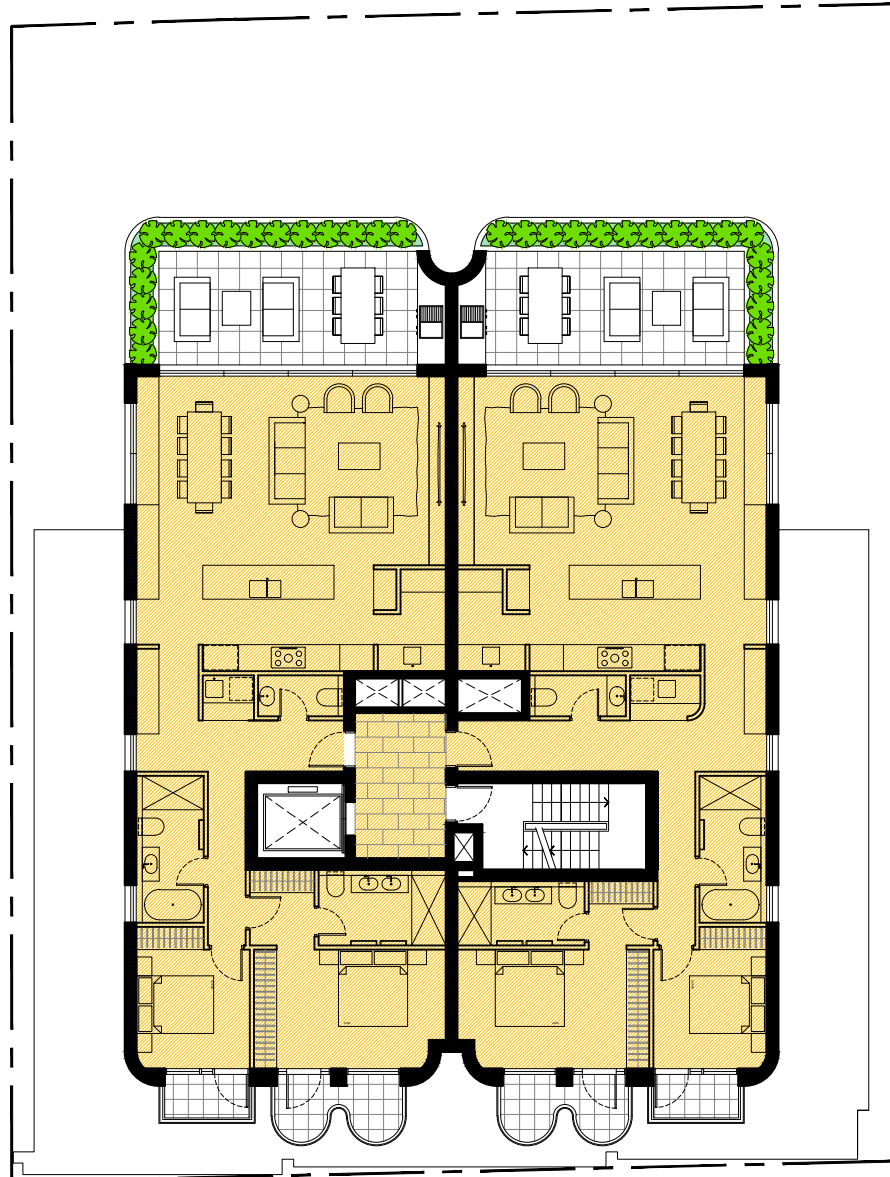
LEVEL 03
GFA: 270 sqm



LEVEL 06
GFA: 270 sqm



LEVEL 01
GFA: 350 sqm



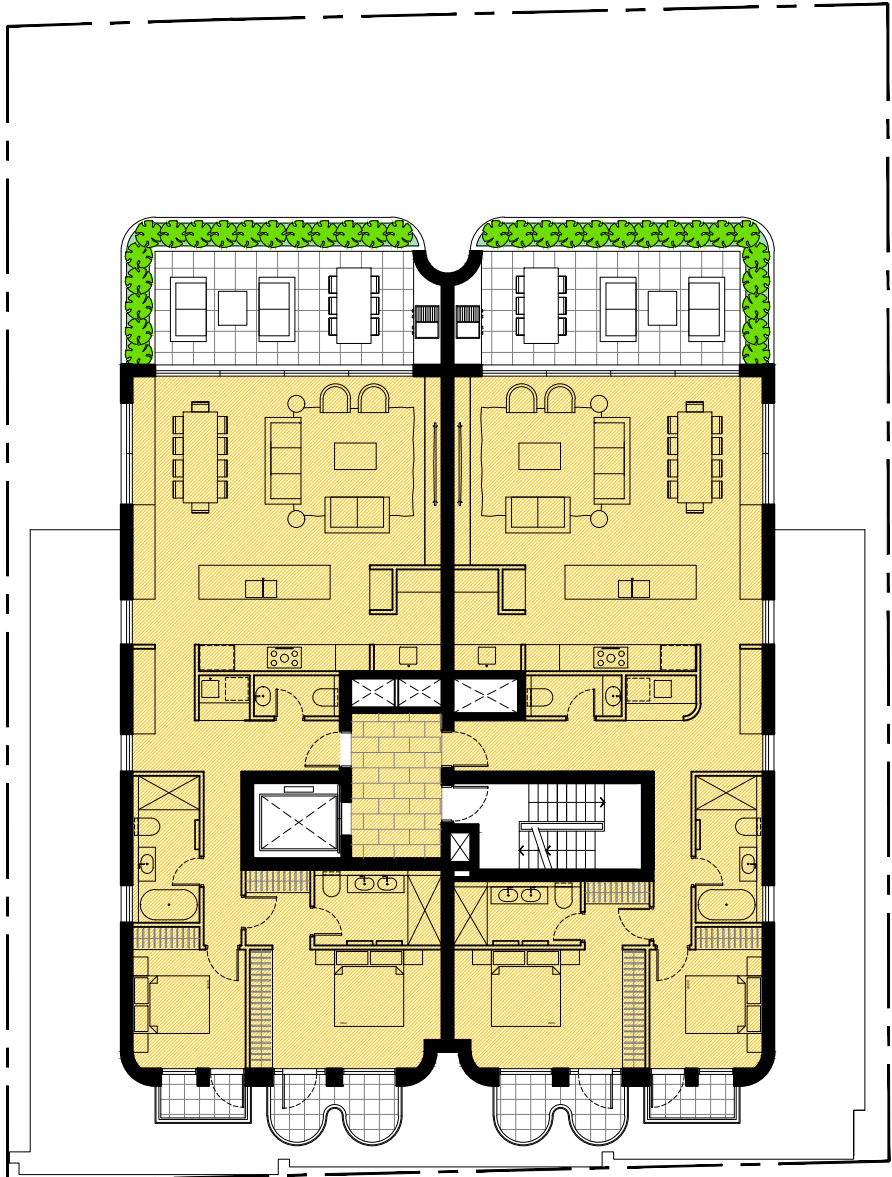
LEVEL 04
GFA: 270 sqm



LEVEL 07
GFA:184 sqm



LEVEL 02
GFA: 360 sqm



LEVEL 05
GFA: 270 sqm

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

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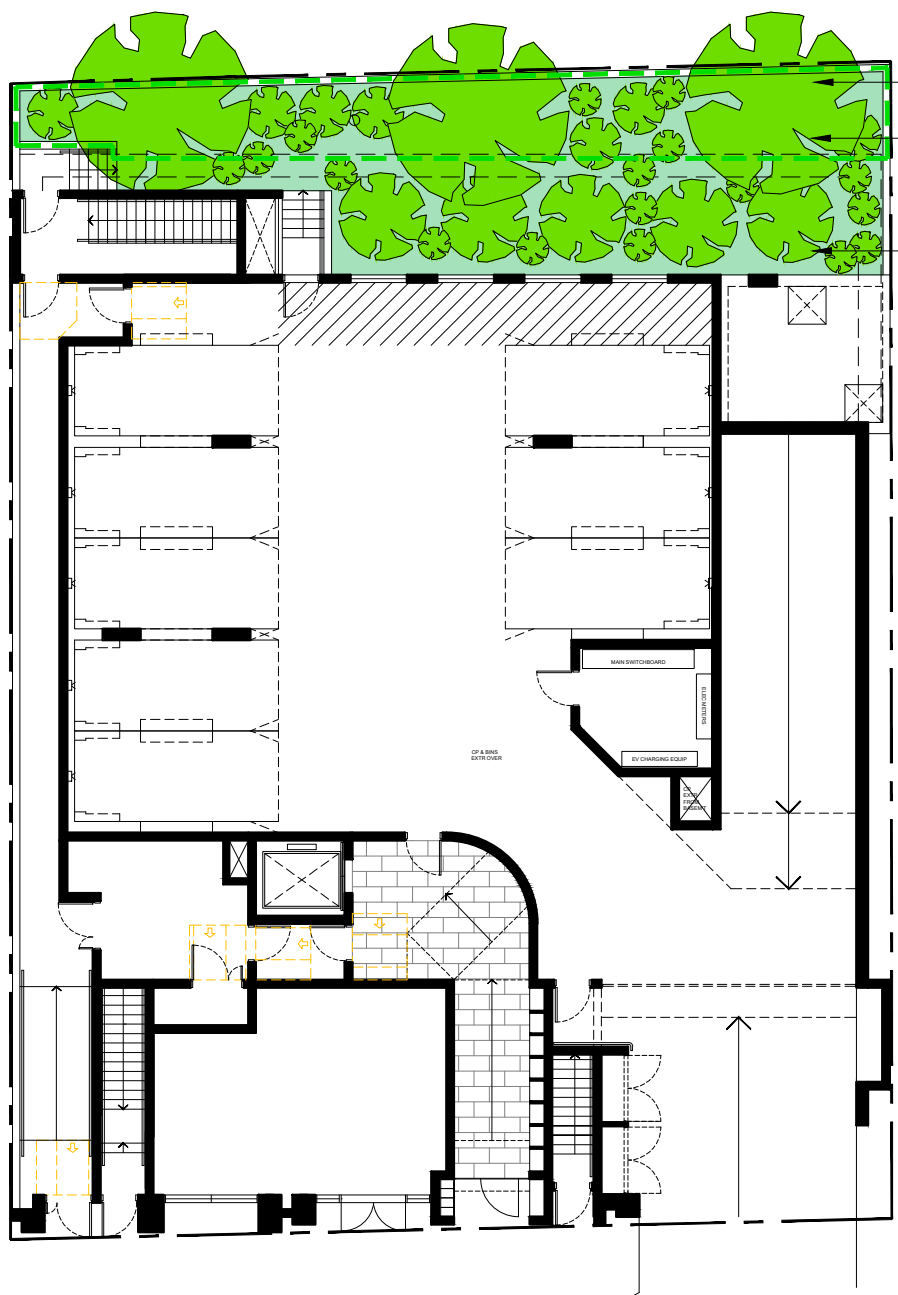


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GFA DIAGRAMS

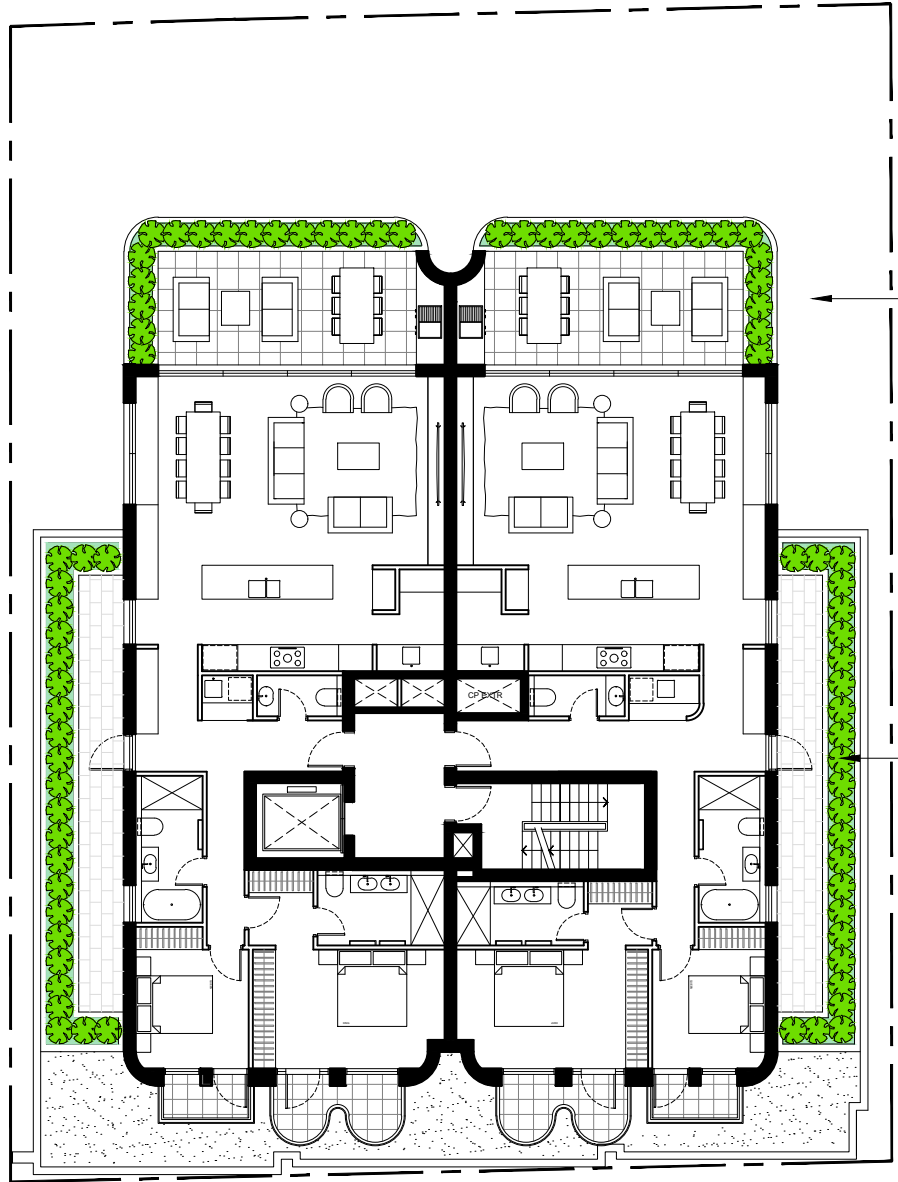
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DA-40



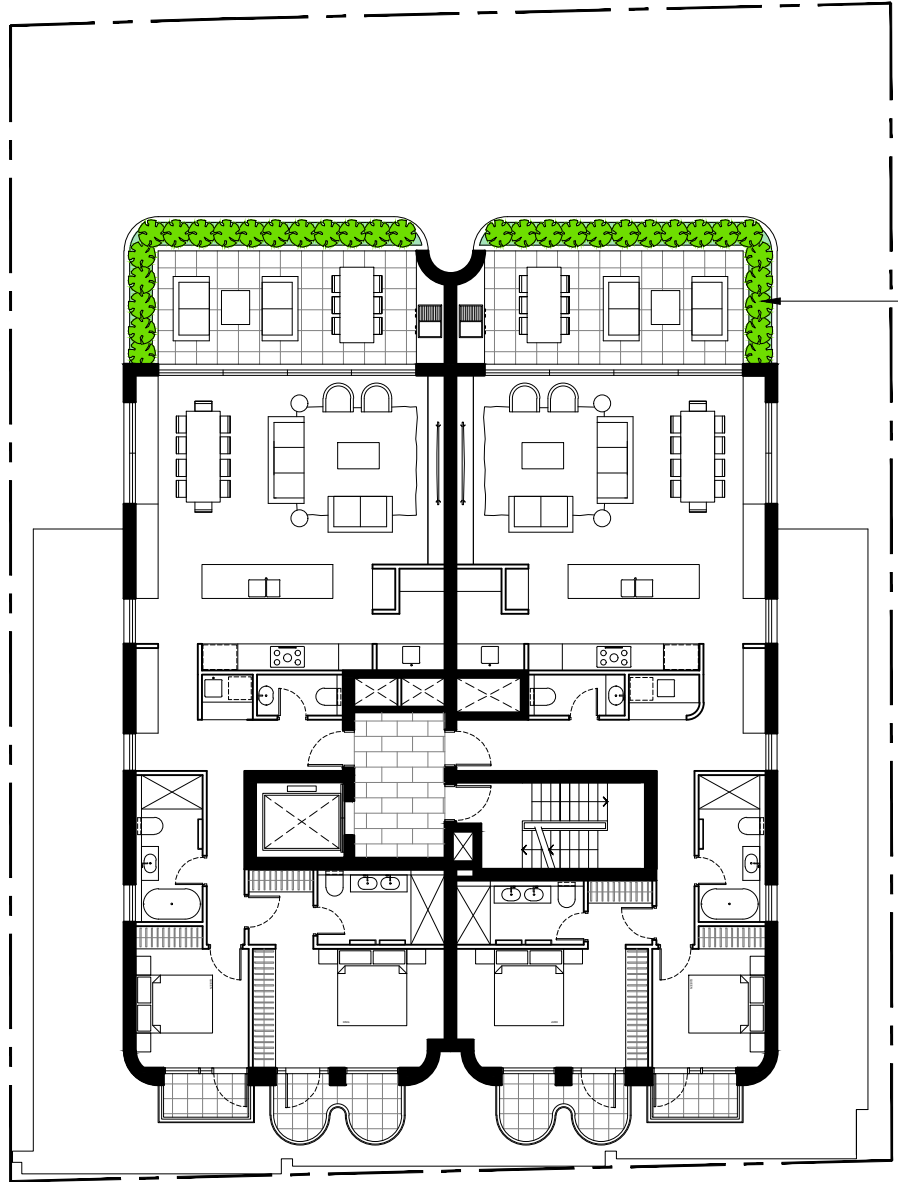
DEEP SOIL AREA: 50 sqm (7% SITE)
3x MEDIUM TREES (150 sqm CANOPY)
ADDITIONAL LANDSCAPING: 51 sqm
(1m DEEP)

GROUND FLOOR
LANDSCAPED AREA: 101 sqm



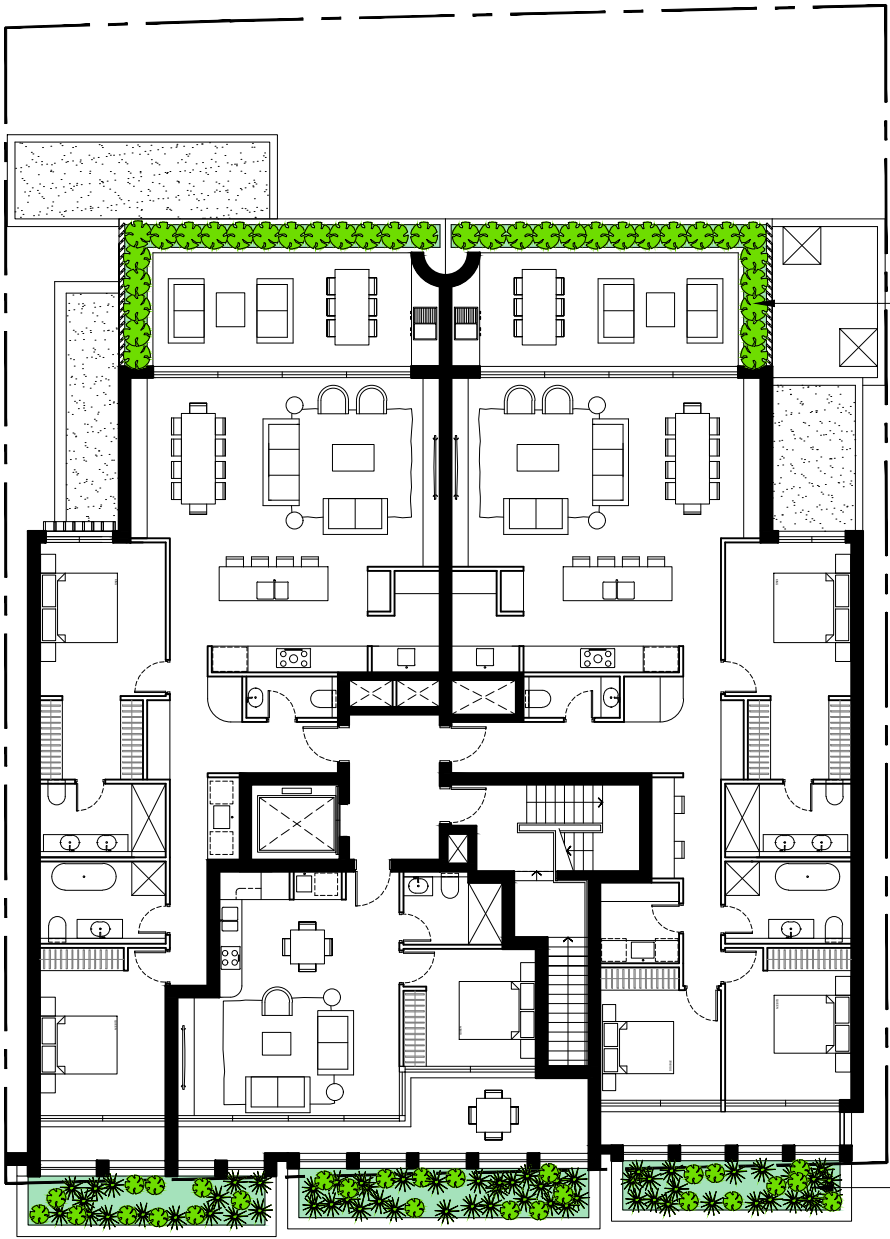
NORTH BALCONY
PLANTERS: 13 sqm
EAST & WEST
BALCONY
PLANTERS: 22 sqm

LEVEL 03
LANDSCAPED AREA: 35 sqm



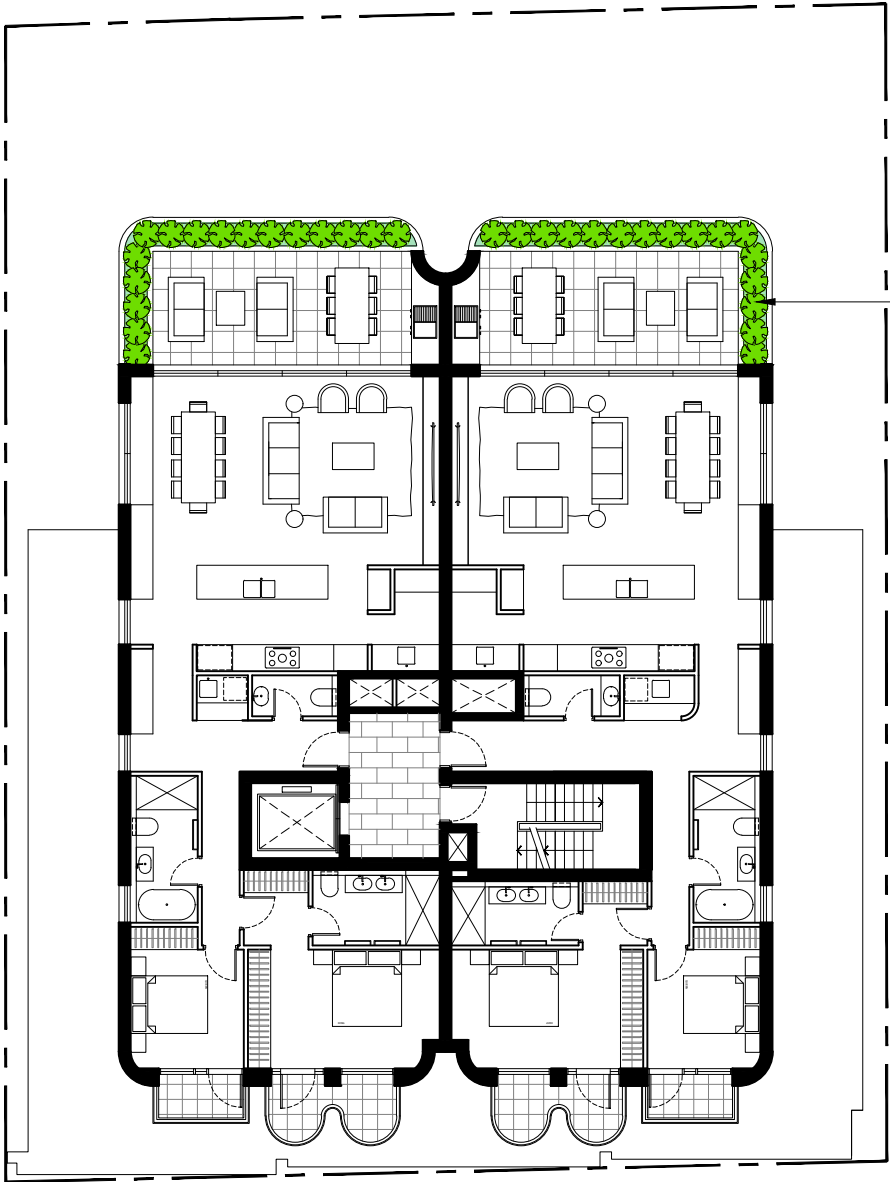
NORTH BALCONY
PLANTERS: 13 sqm

LEVEL 06
LANDSCAPED AREA: 13 sqm



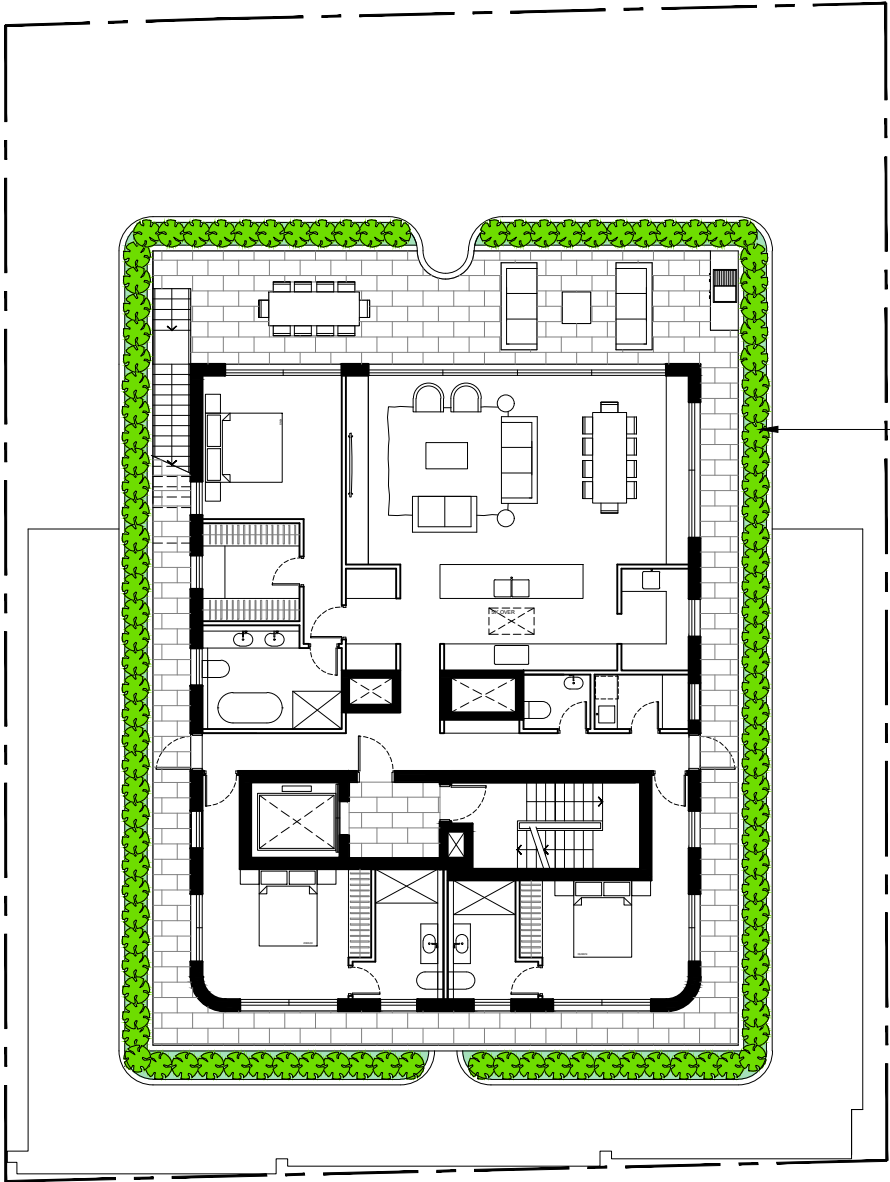
NORTH BALCONY
PLANTERS: 13 sqm
STREET AWNING:
25 sqm (300mm DEEP)

LEVEL 01
LANDSCAPED AREA: 38 sqm



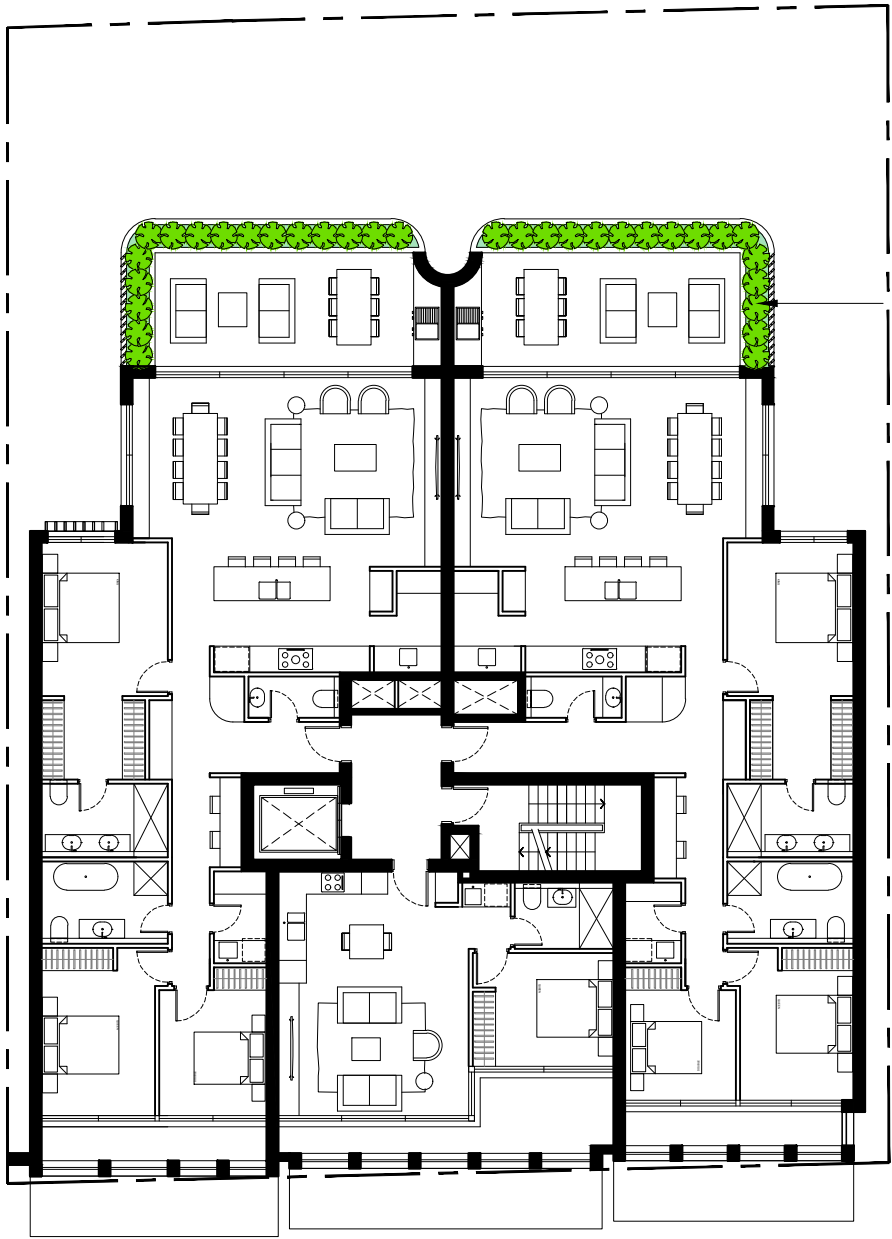
NORTH BALCONY
PLANTERS: 13 sqm

LEVEL 04
LANDSCAPED AREA: 13 sqm



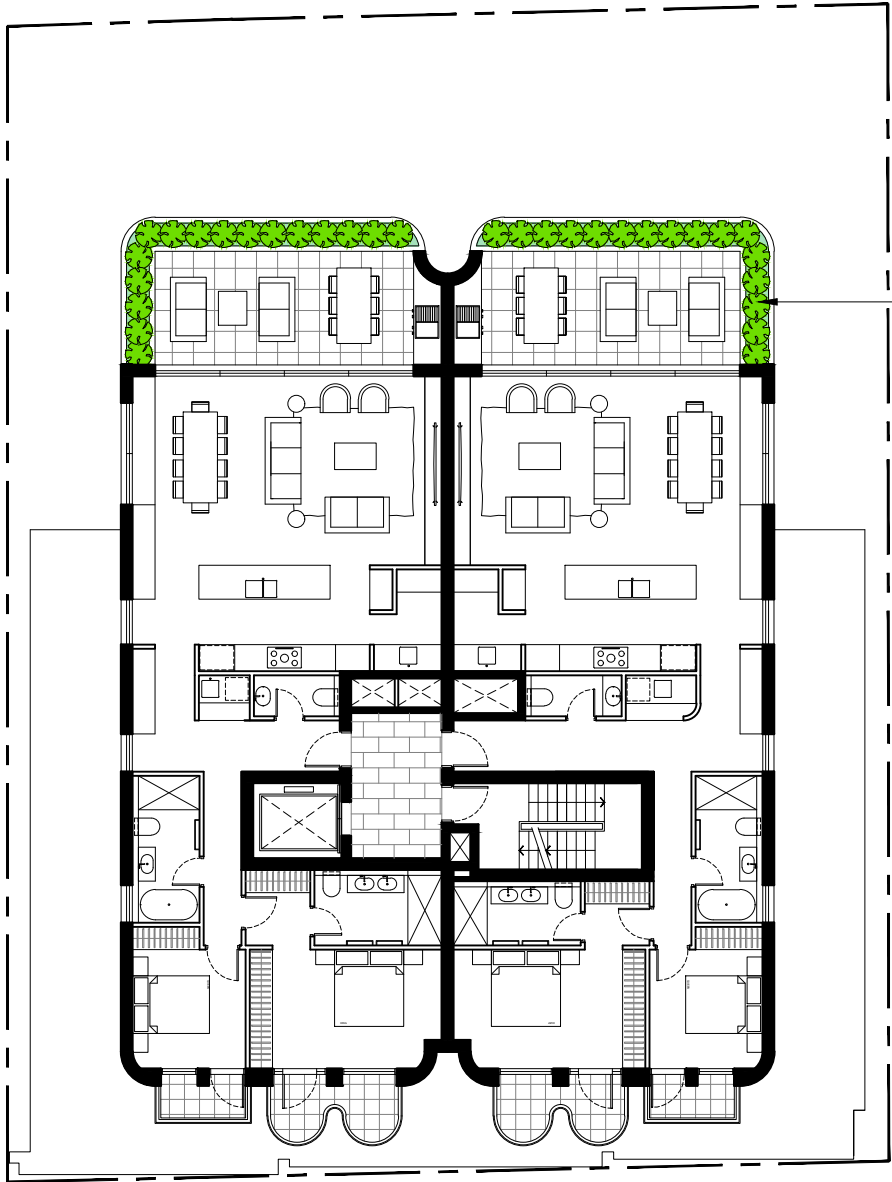
BALCONY PLANTERS:
25 sqm EACH SIDE

LEVEL 07
LANDSCAPED AREA: 50 sqm



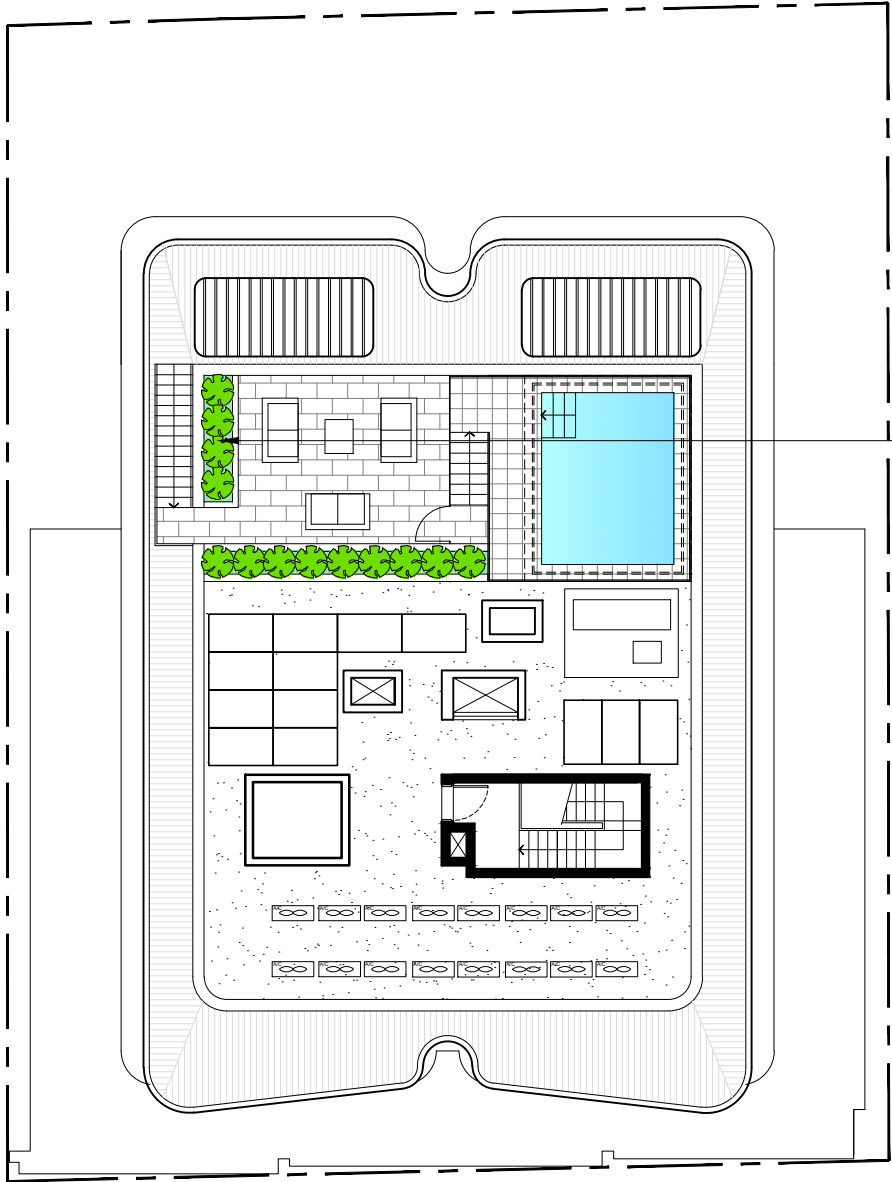
NORTH
BALCONY
PLANTERS:
13 sqm

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

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DEVELOPMENT APPLICATION

LOW & MID-RISE TREE CANOPY GUIDE

SITE AREA: 713 sqm

ON SITES WHERE ADG APPLIES:
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)

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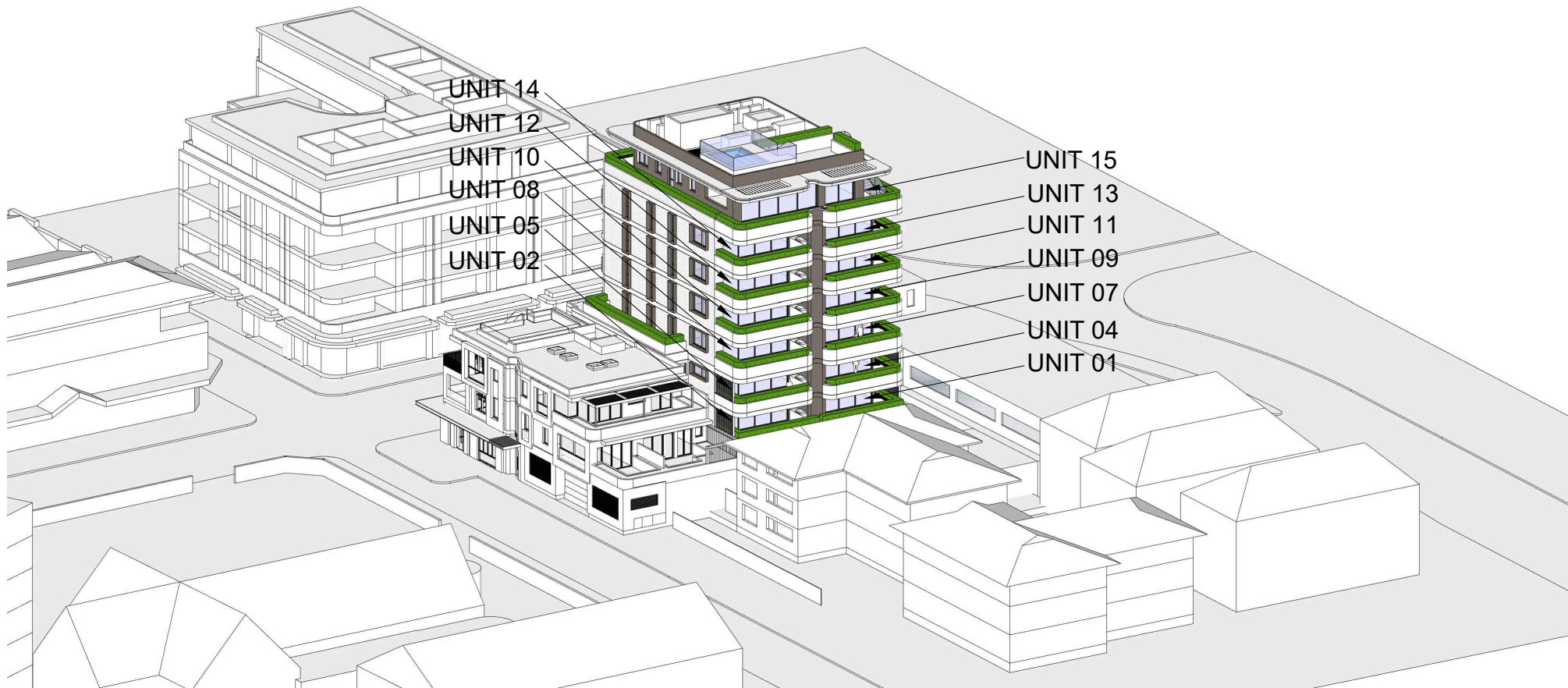
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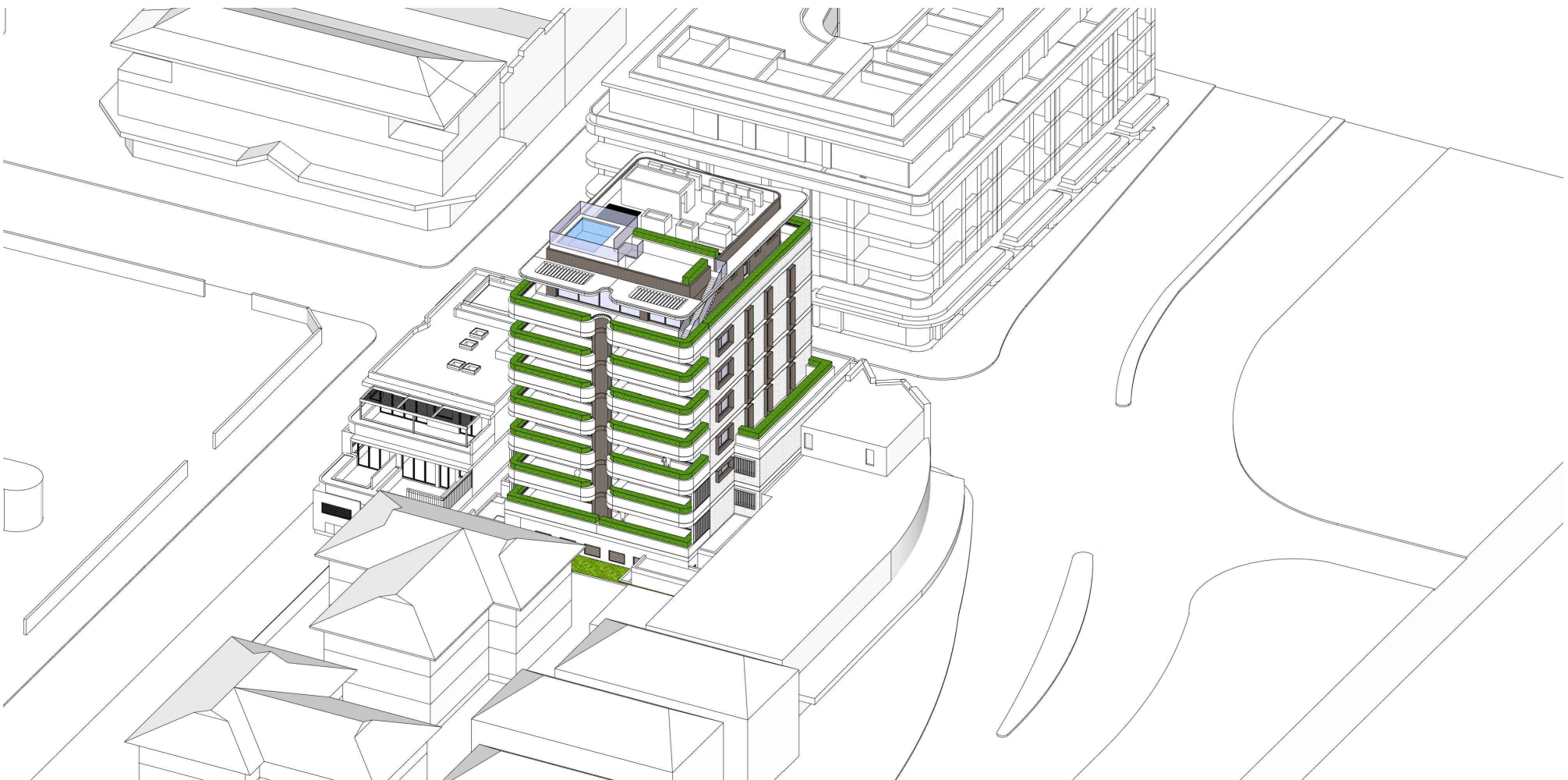
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LANDSCAPE AREAS

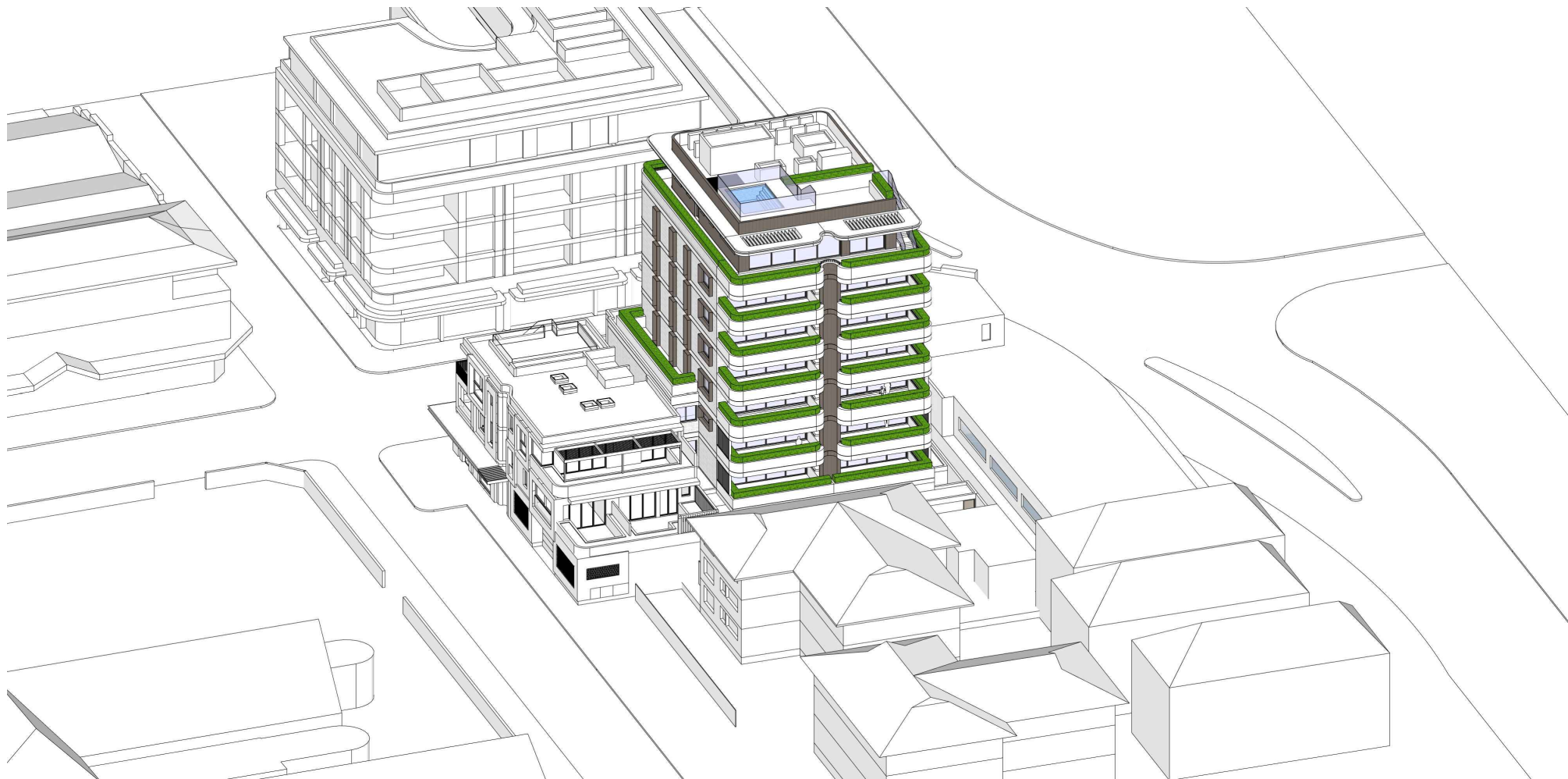
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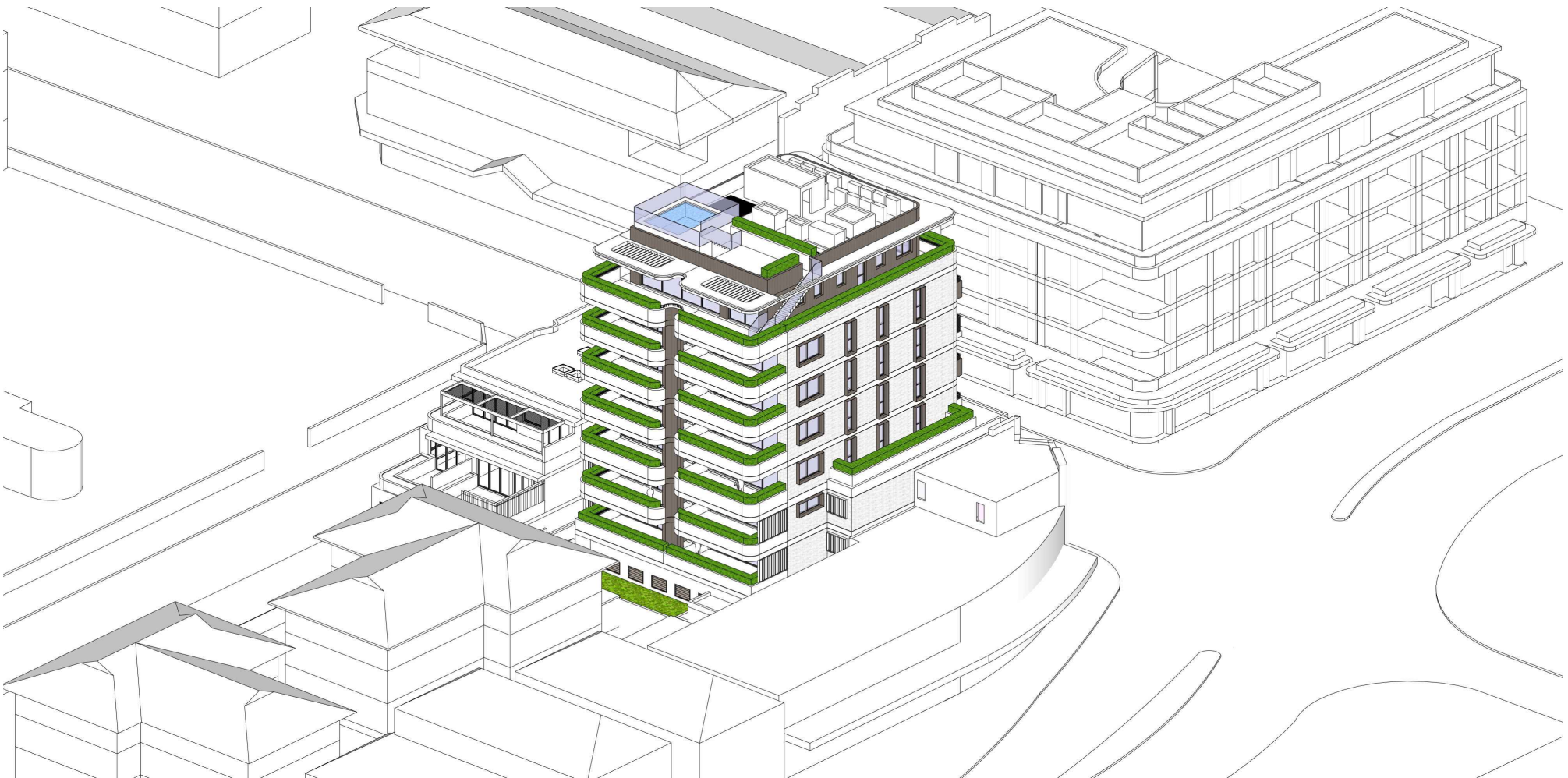
9 AM



1 PM



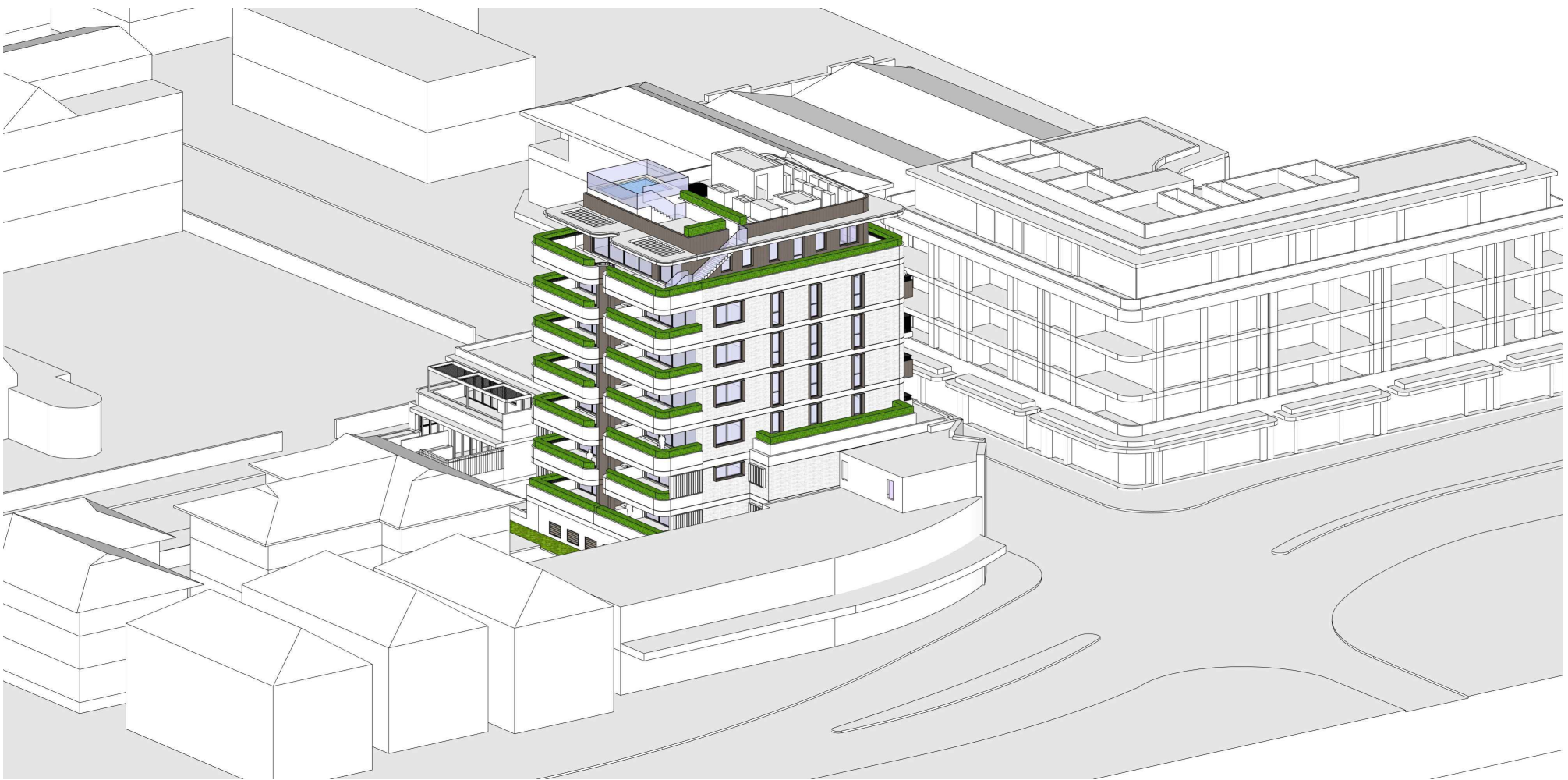
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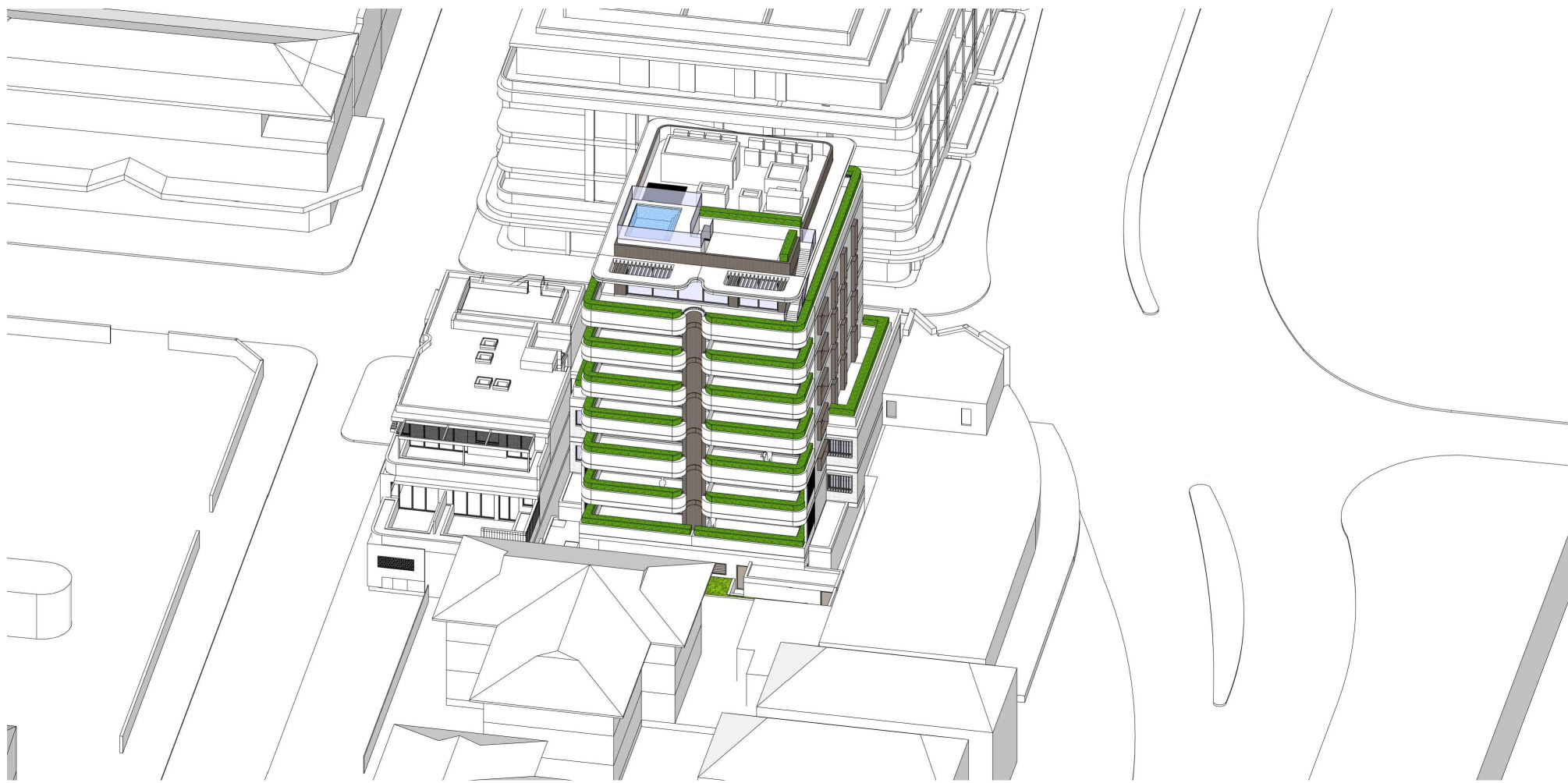
2 PM



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:
ALTERATIONS & ADDITIONS TO EXISTING APPROVED DA

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

CLIENT:
PARA-ERE HOLDINGS



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E: MATT@CARLISLEARCHITECTS.COM
WWW.CARLISLEARCHITECTS.COM
NOMINATED ARCHITECT: MATT CARLISLE
NSW ARB REG No 7739 ABN: 63 604 133 299
DESIGN & BLG PRACTITIONER ACT REG: DEP 0002030



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DRAWING TITLE:
SOLAR ACCESS
VIEW FROM THE SUN

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

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

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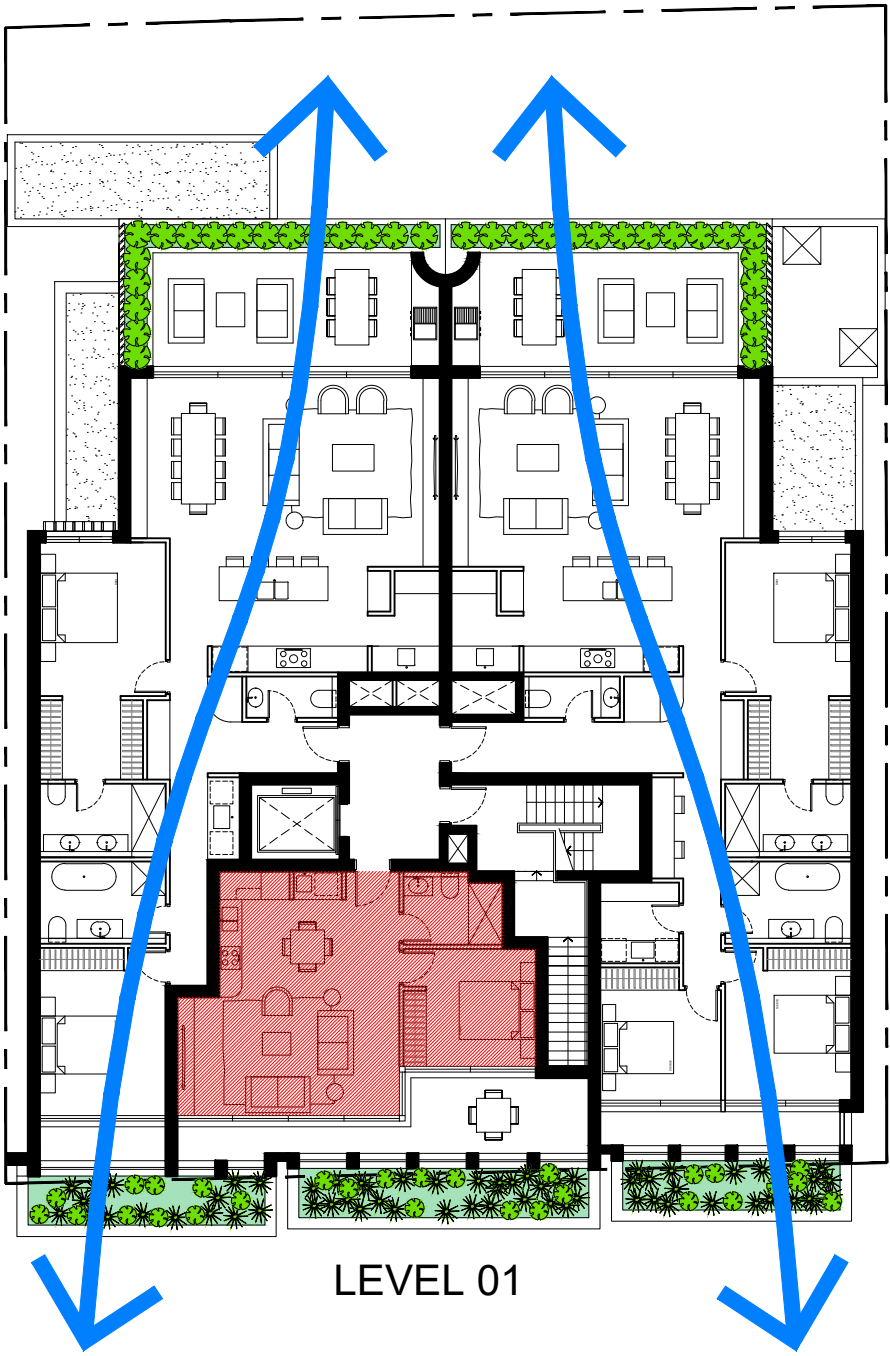


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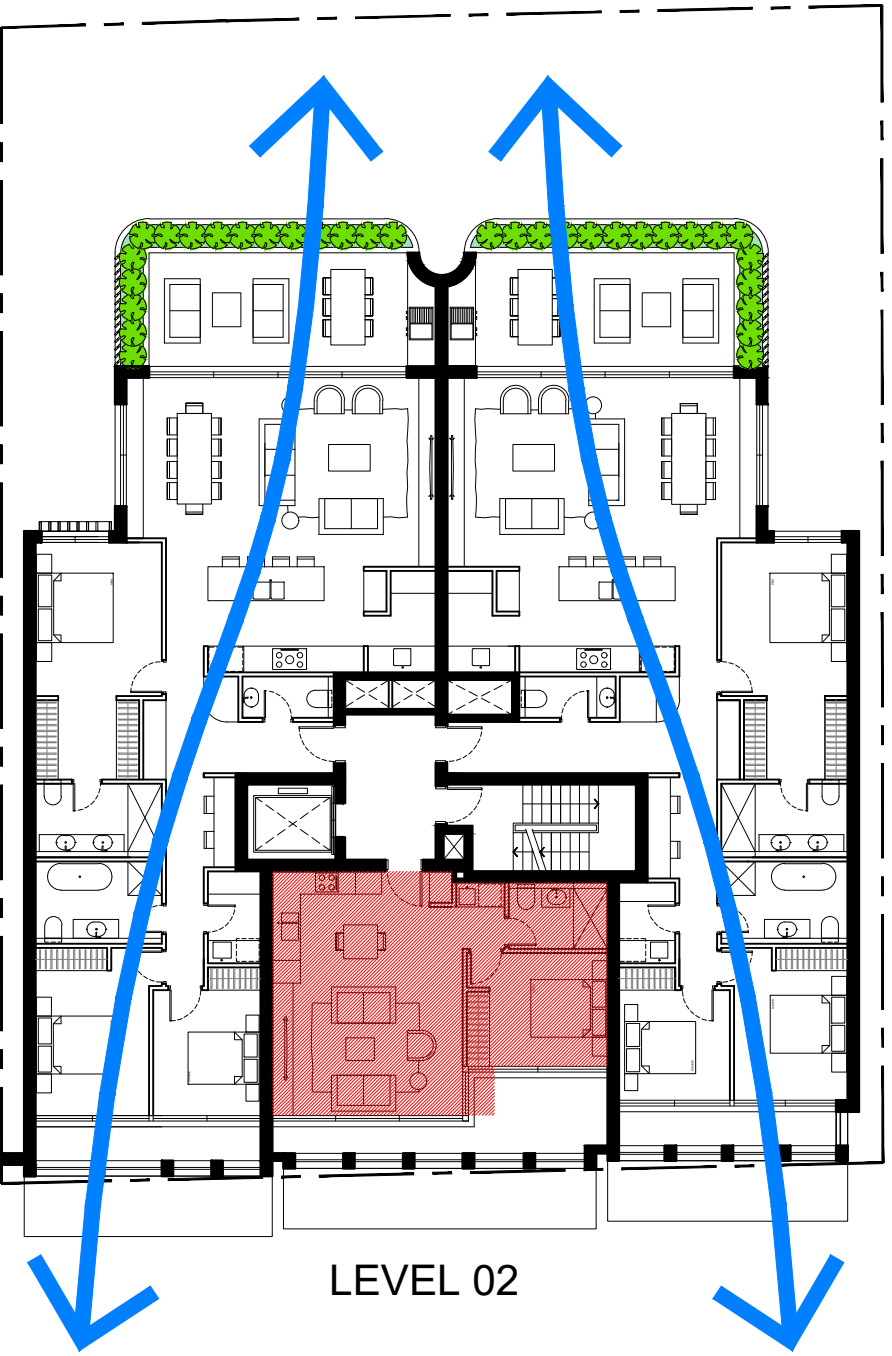
DRAWING TITLE:
CROSS VENTILATION
DIAGRAMS

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

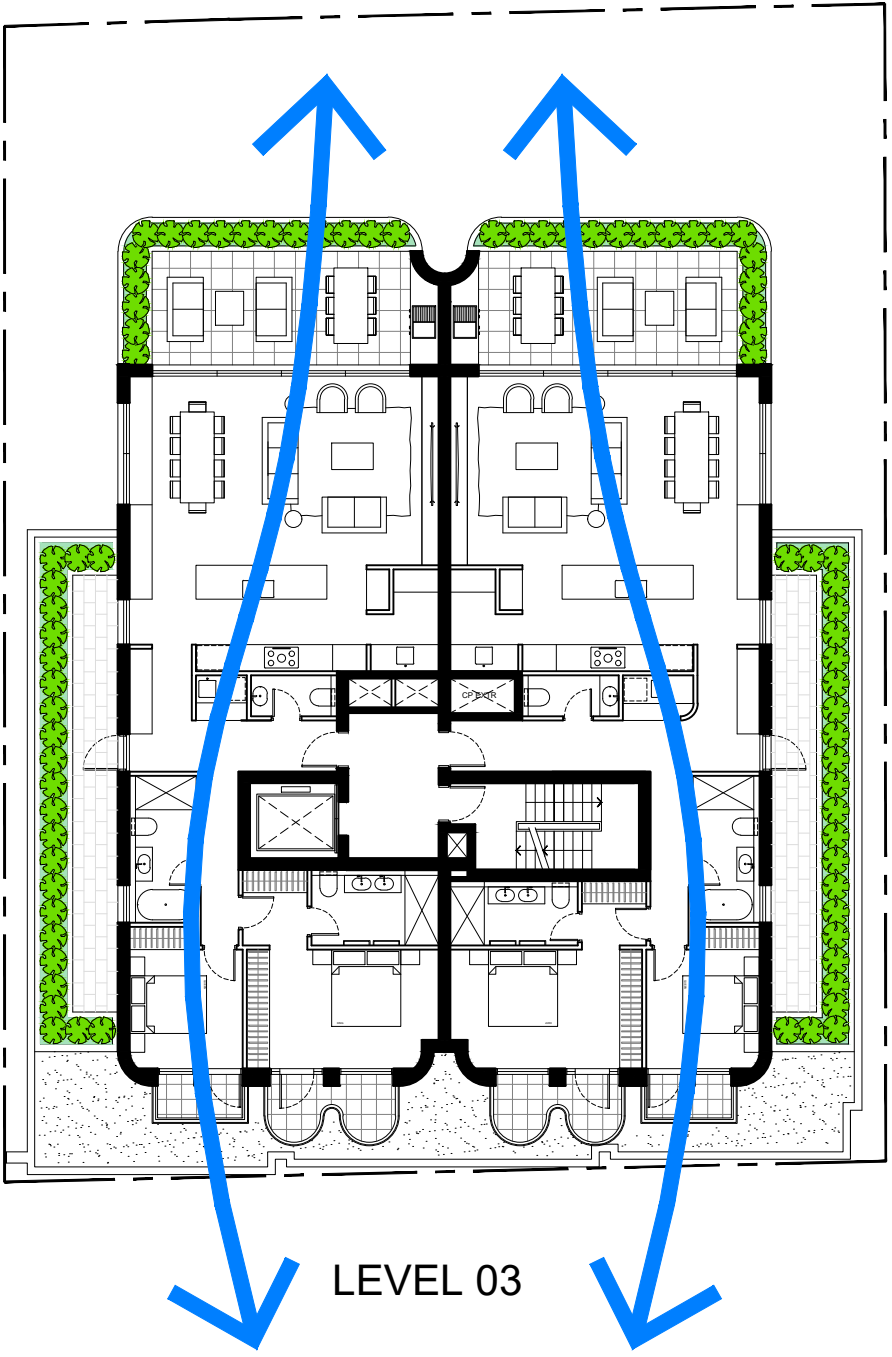
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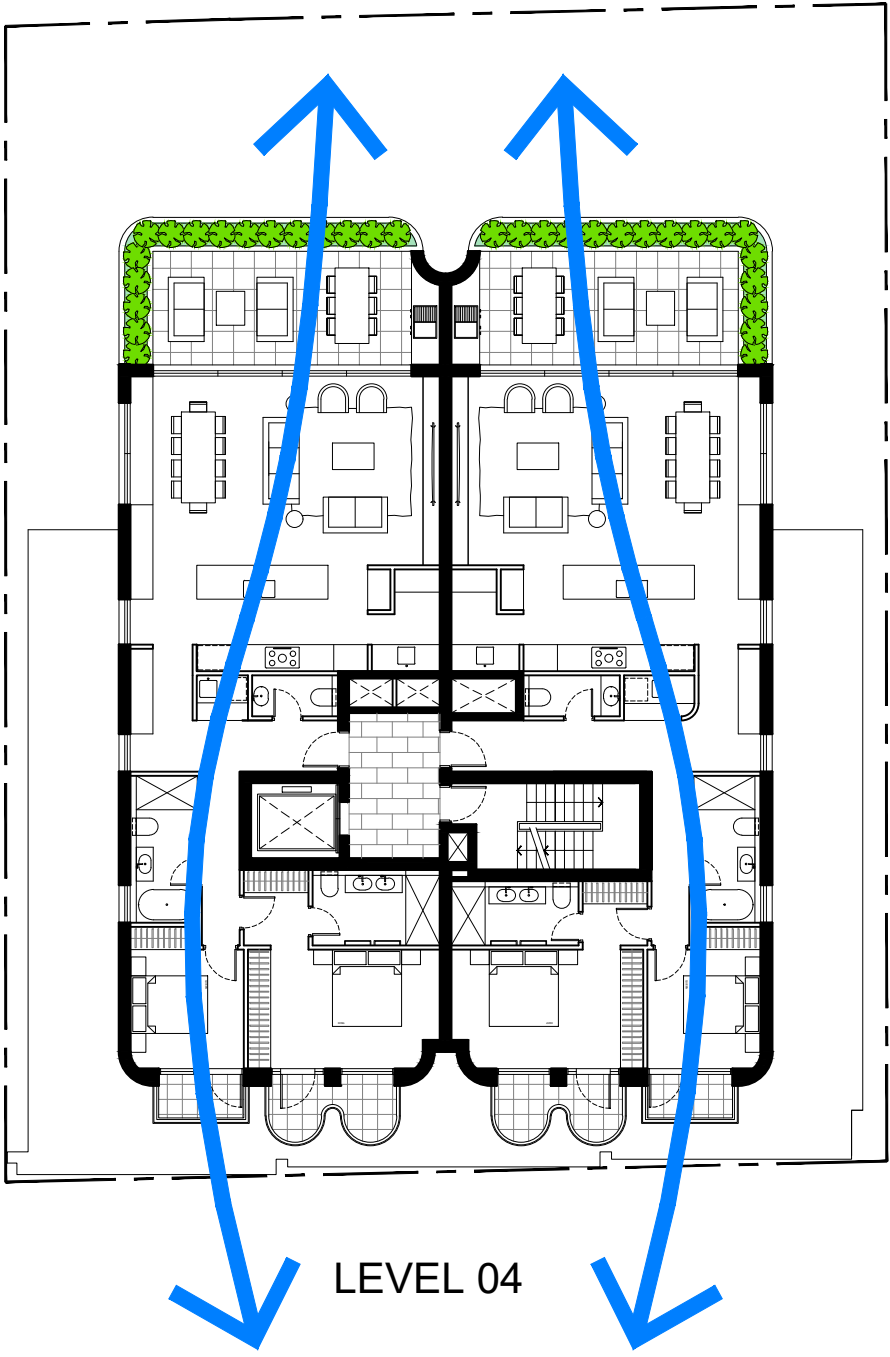
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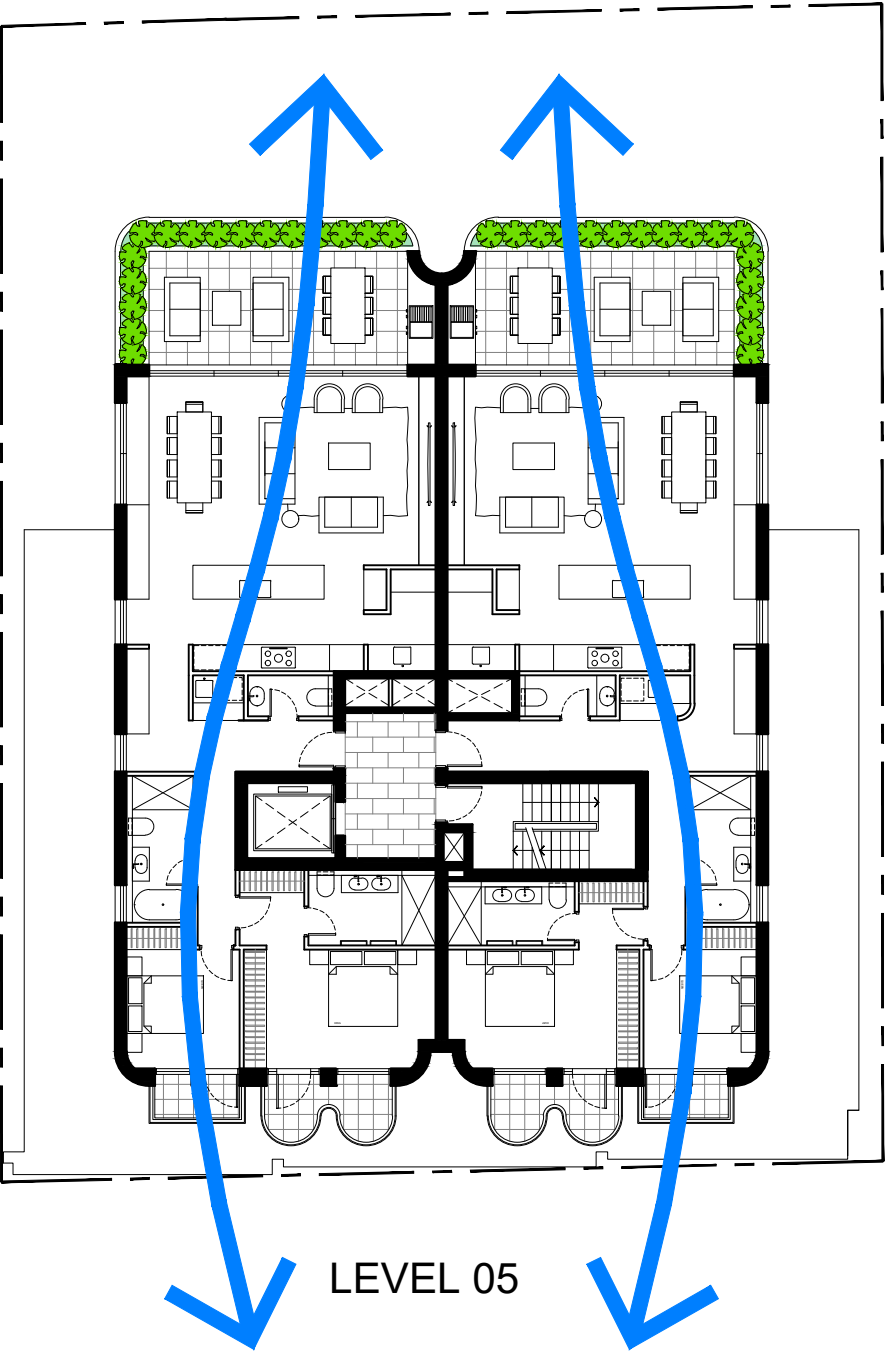
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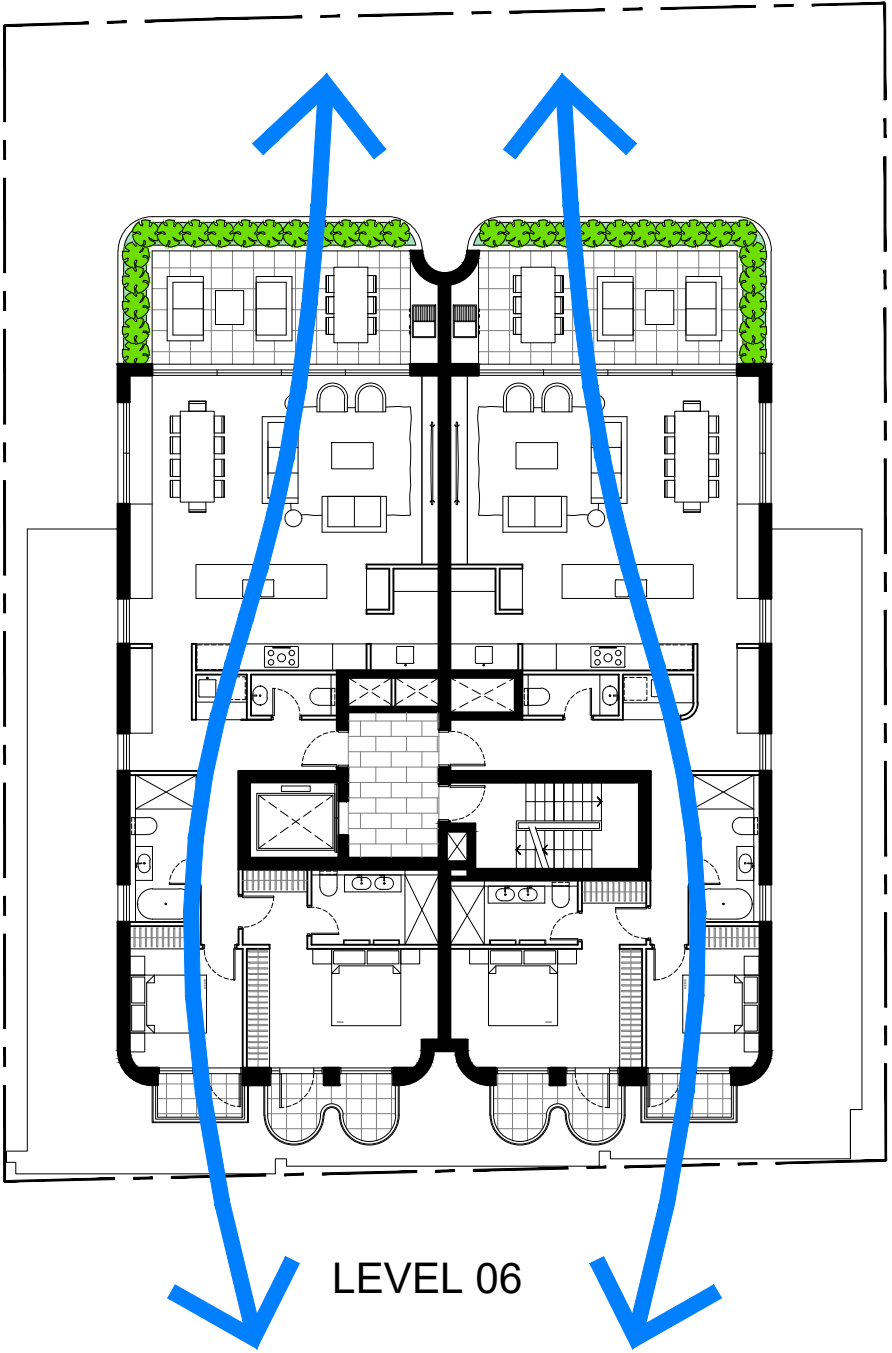
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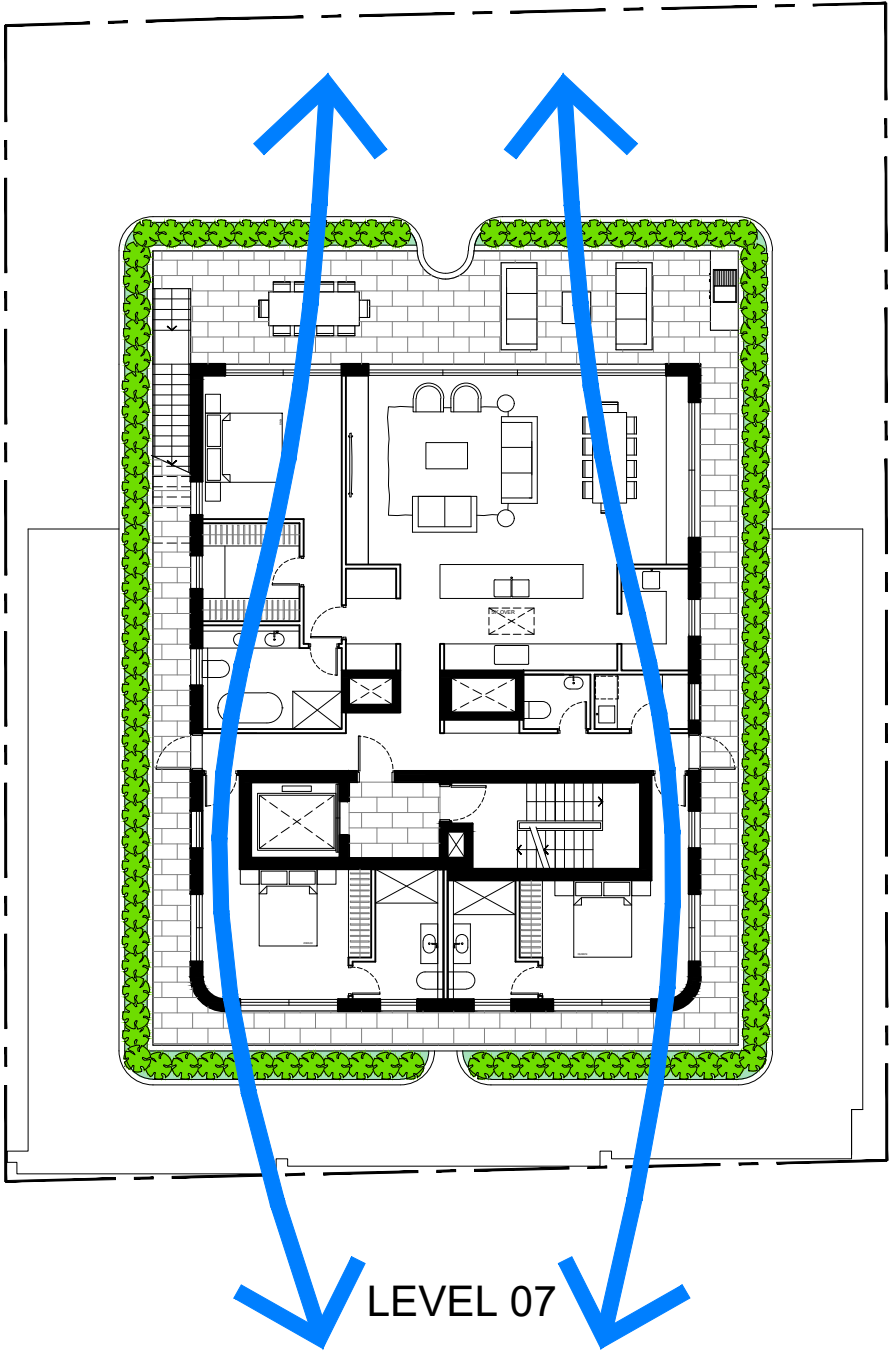
LEVEL 04



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



REV	DATE	NOTES
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B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

PROJECT:

ALTERATIONS & ADDITIONS TO EXISTING APPROVED DA

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DRAWING TITLE:

PERSPECTIVES 01

SCALE:
1:100 @ A1

DATE: _____

STAGE:	
DEVELOPMENT APPLICATION	

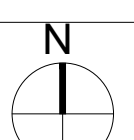
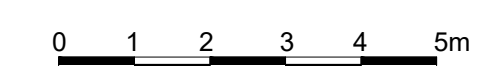
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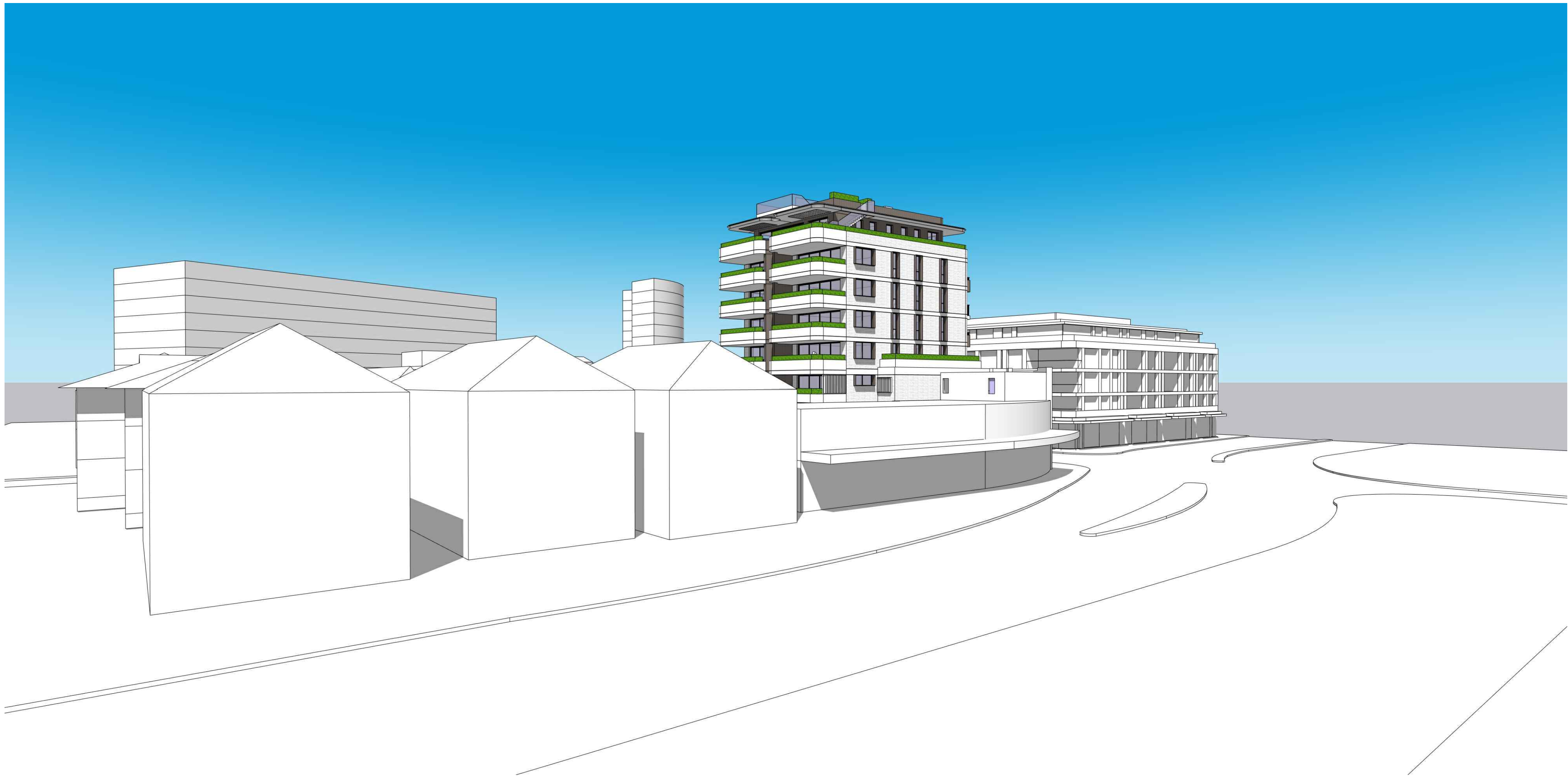
DRAWING NO:

DA-50

V: _____

B





VIEW LOOKING SOUTH FROM PITTWATER ROAD



VIEW LOOKING NORTH FROM BELGRAVE STREET



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

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DRAWING TITLE:
PERSPECTIVES 02

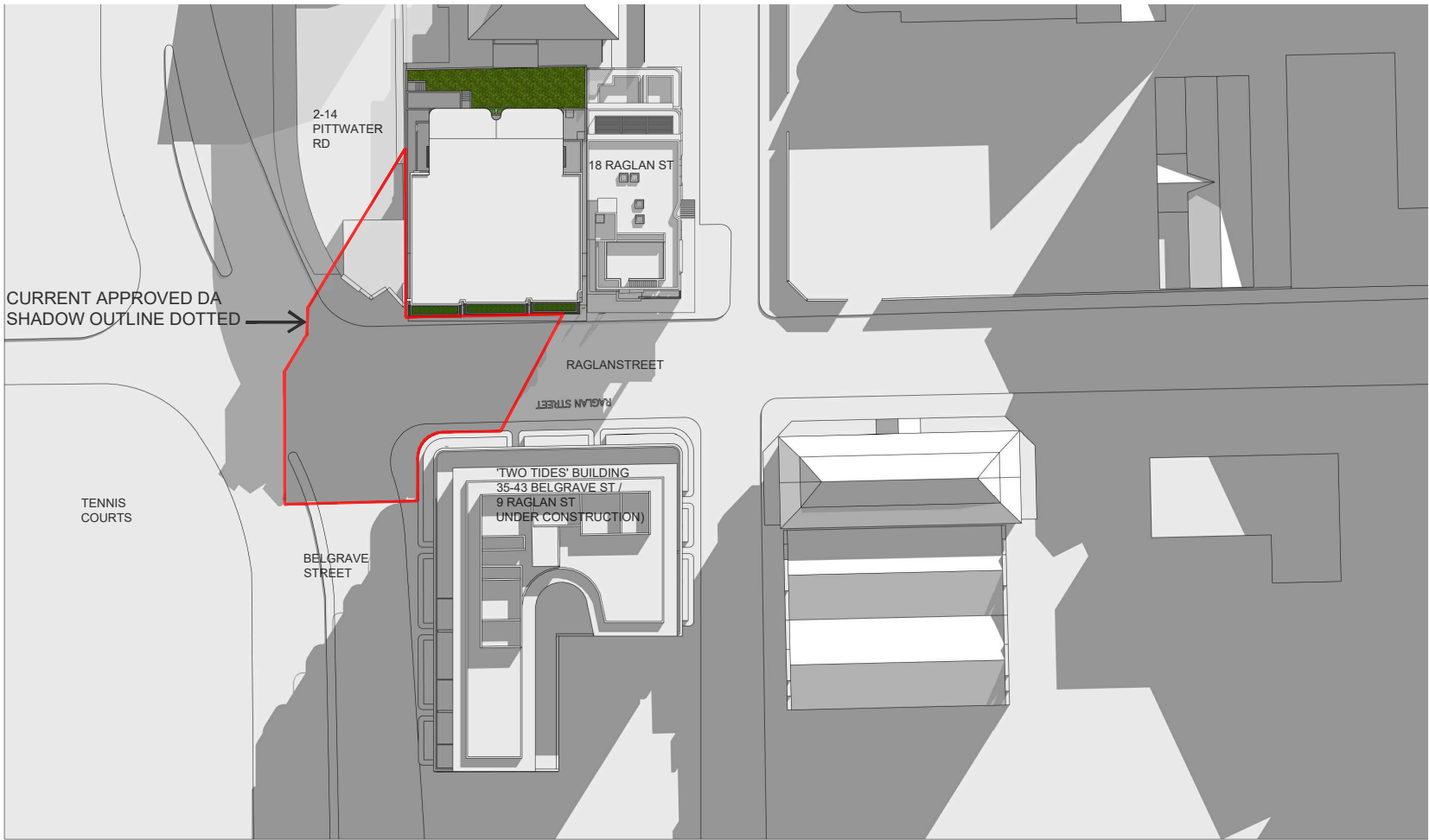
SCALE: 1:100 @ A1	DATE:	N 1
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO:	REV: B	

DA-51

EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

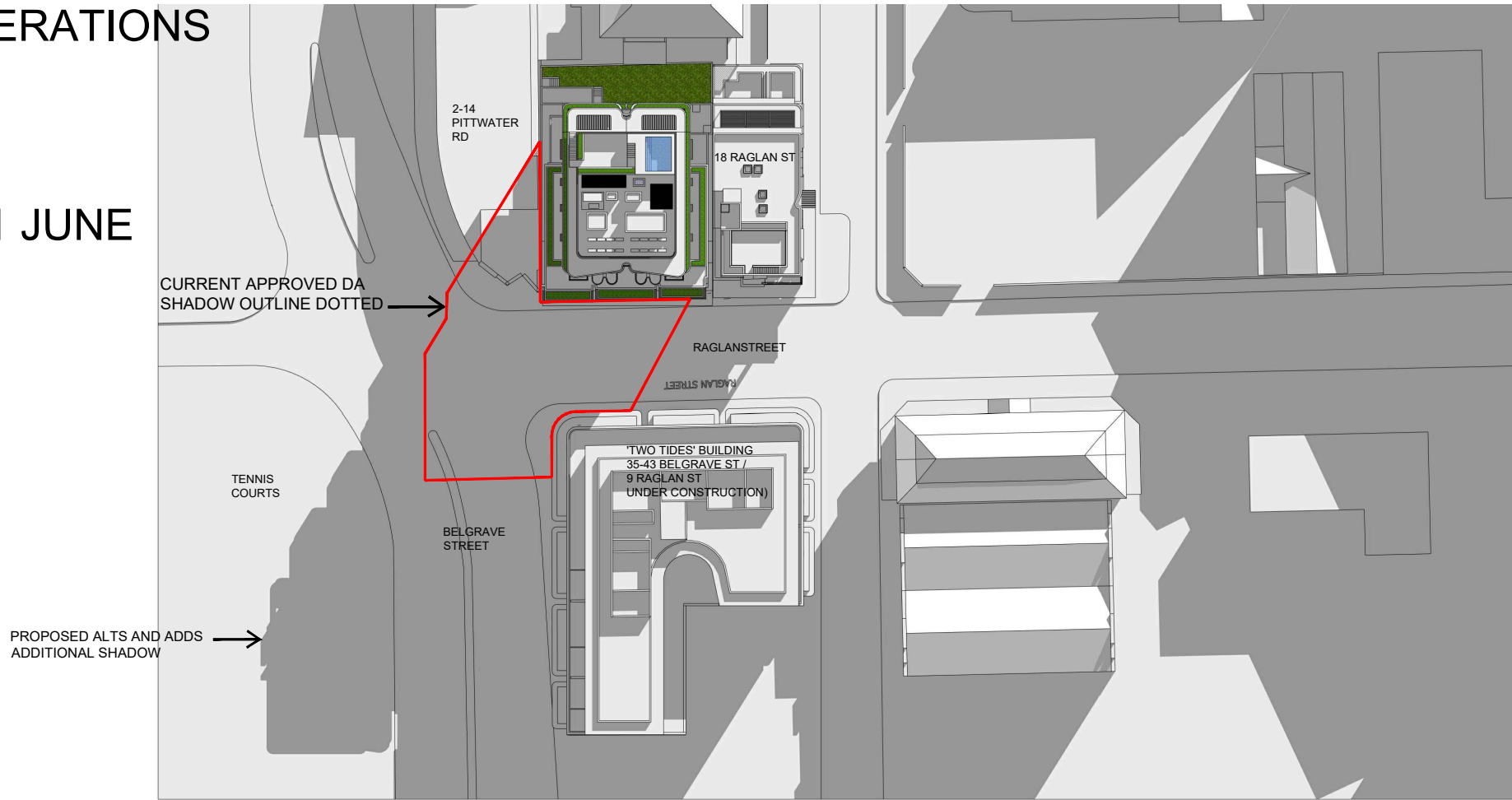
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

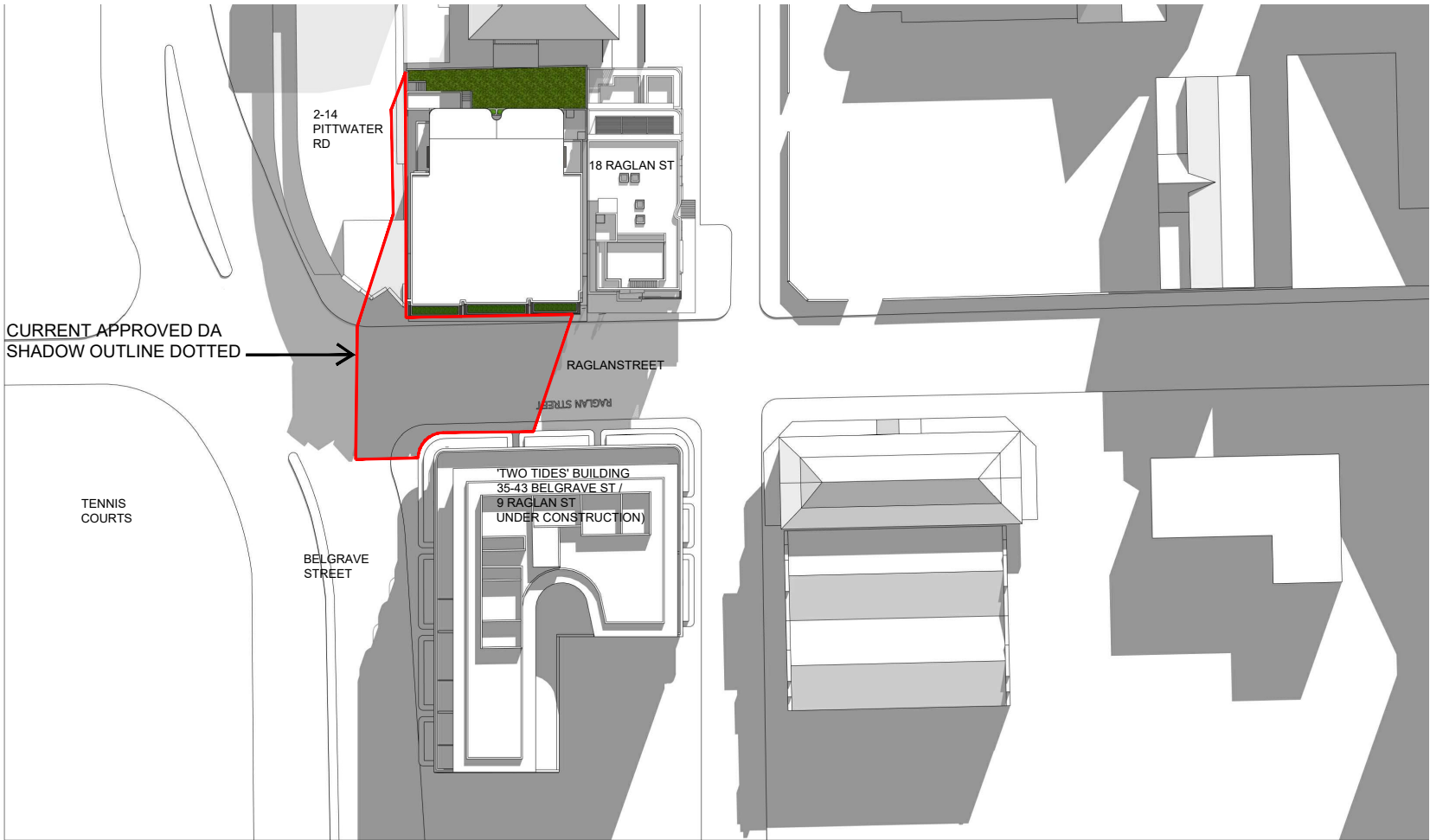
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EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

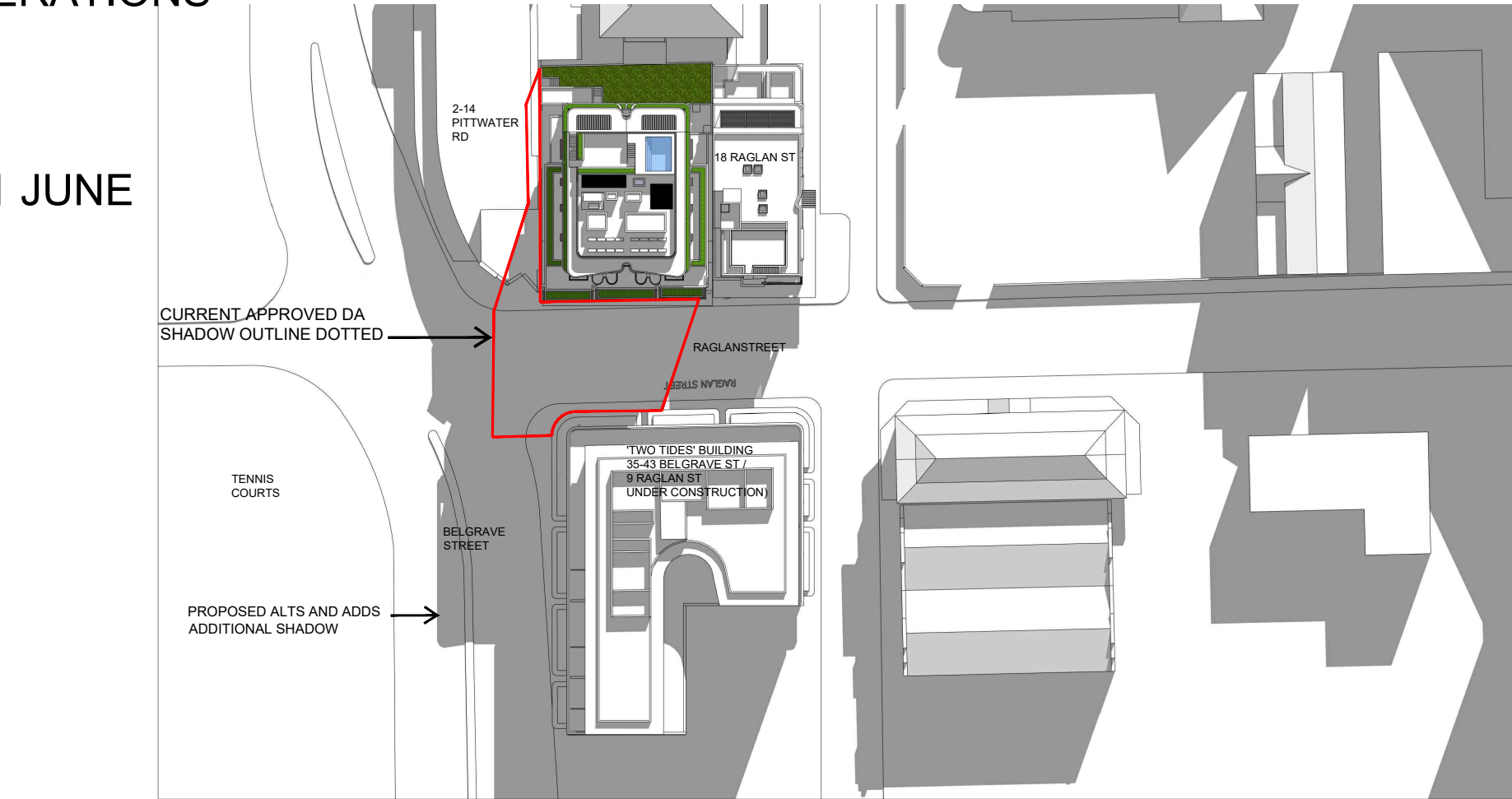
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

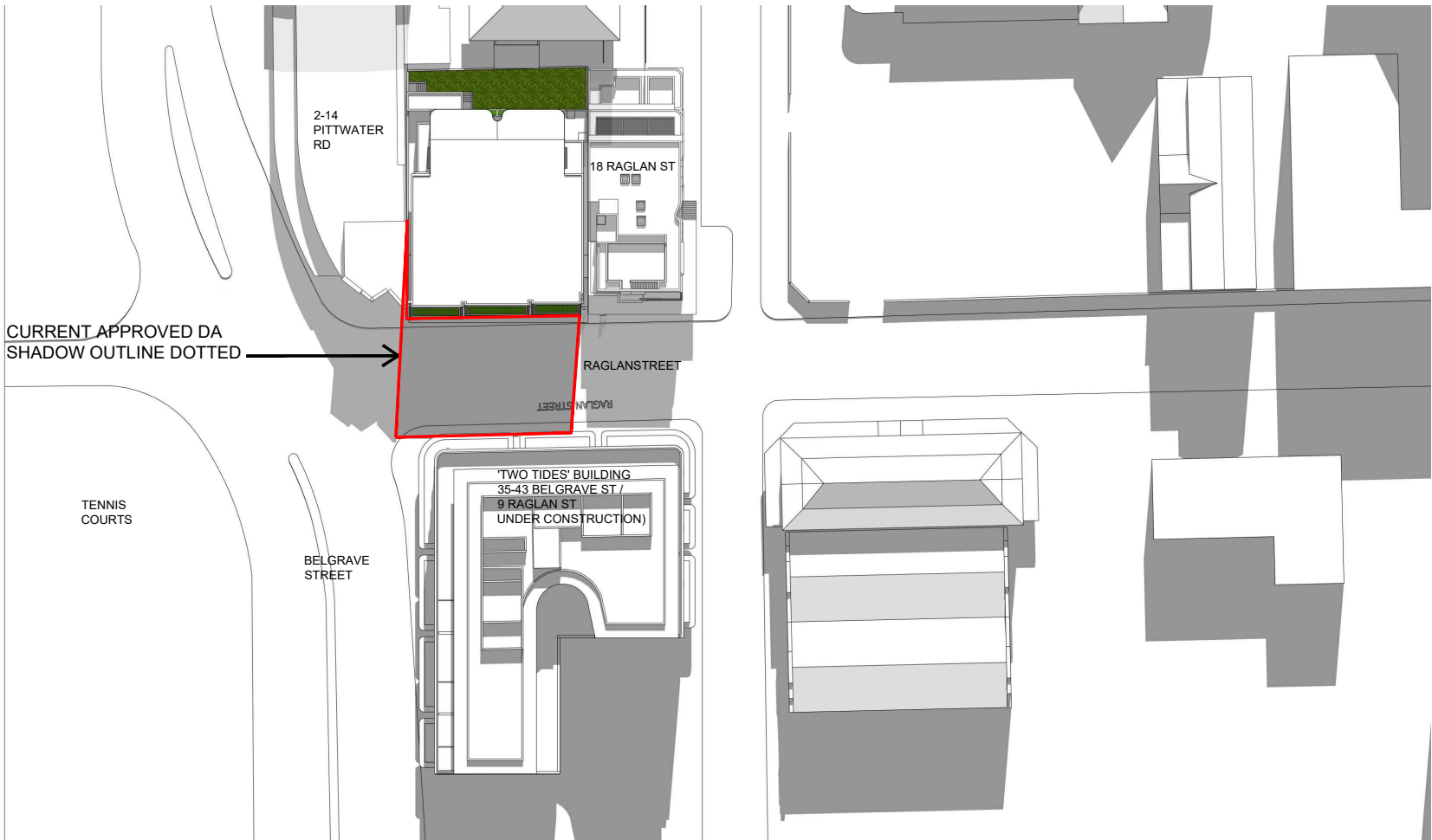
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EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

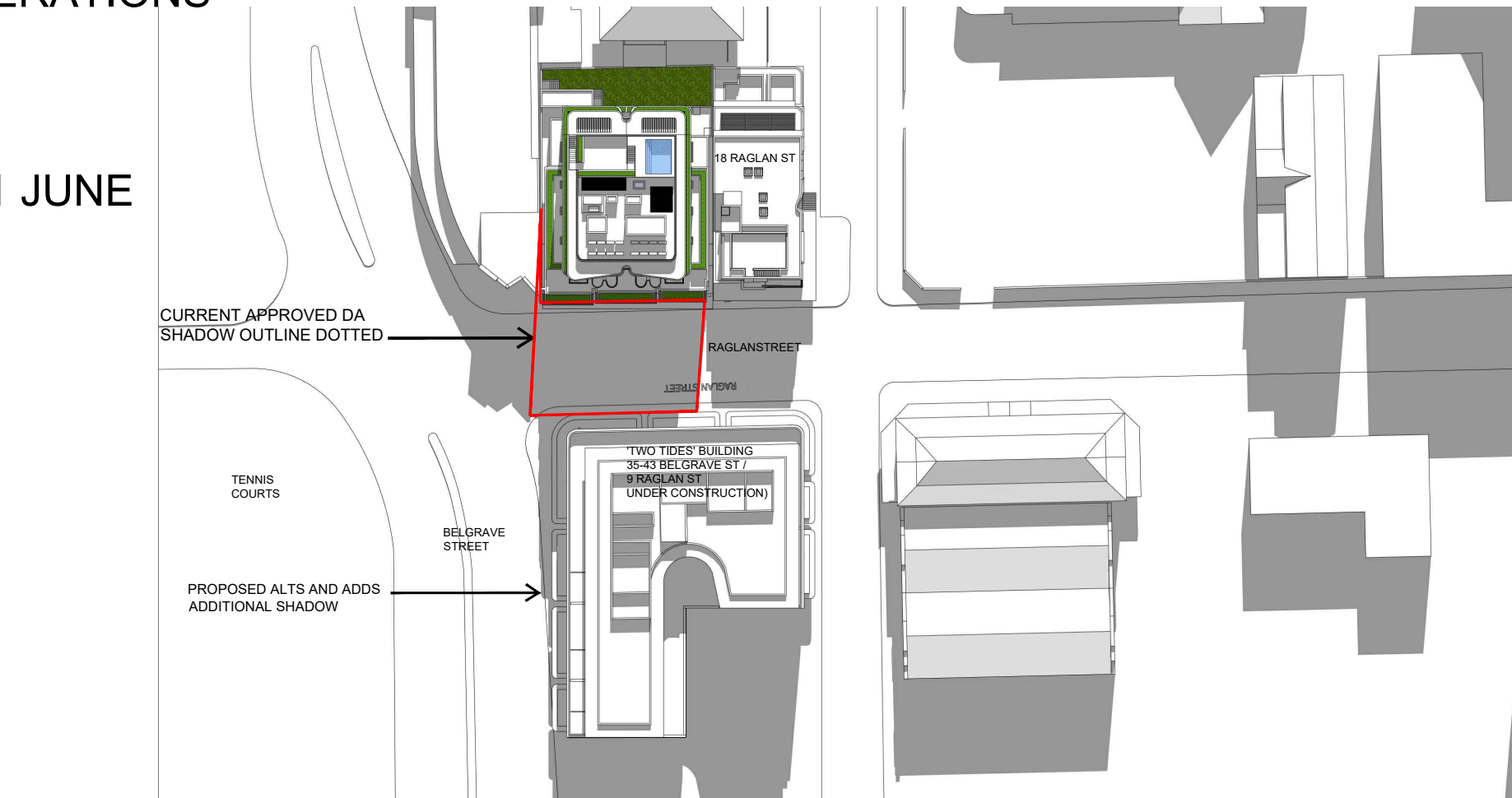
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PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

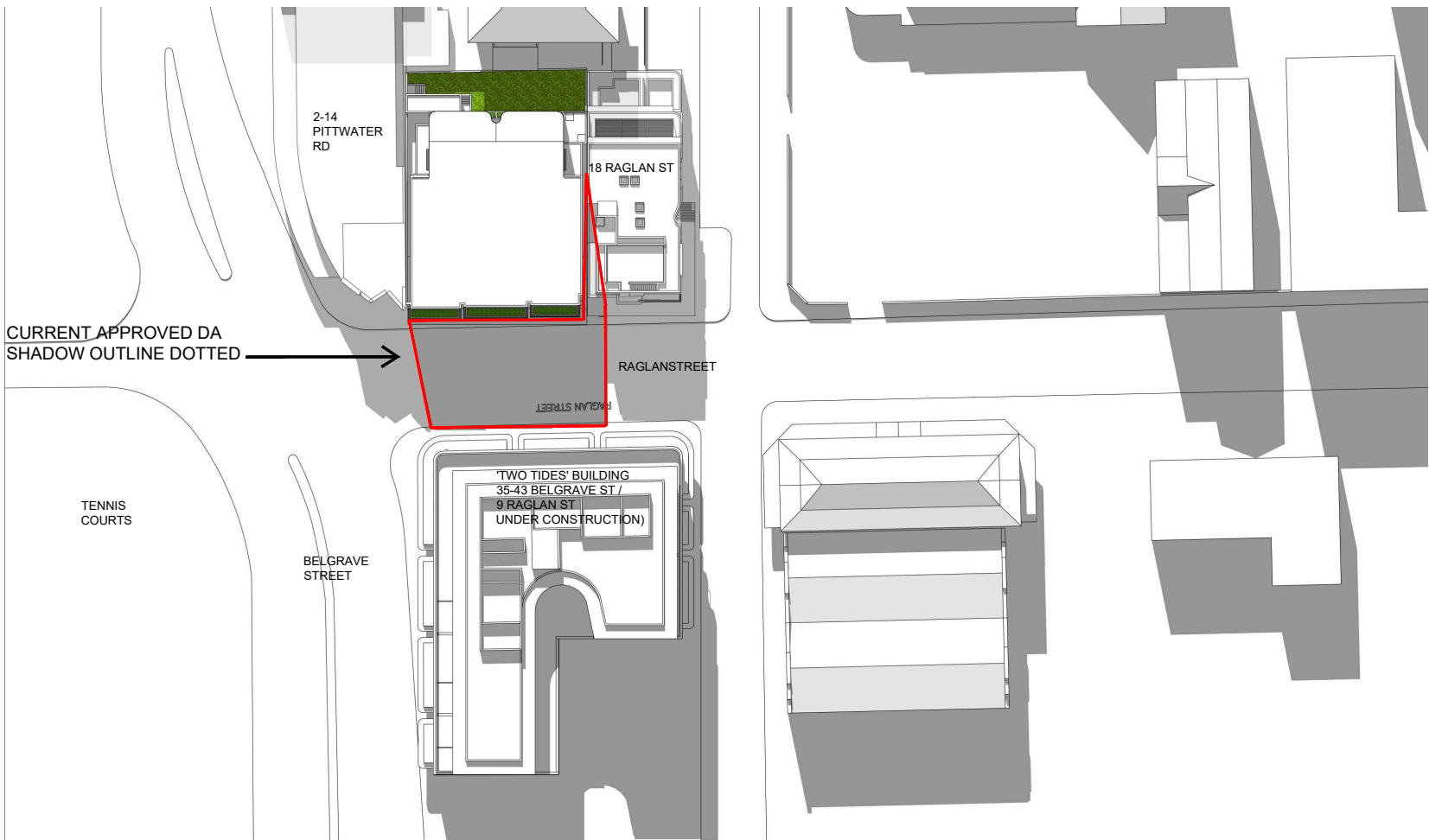
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EXISTING DA APPROVAL
(3 STOREYS)

MID-WINTER - 21 JUNE

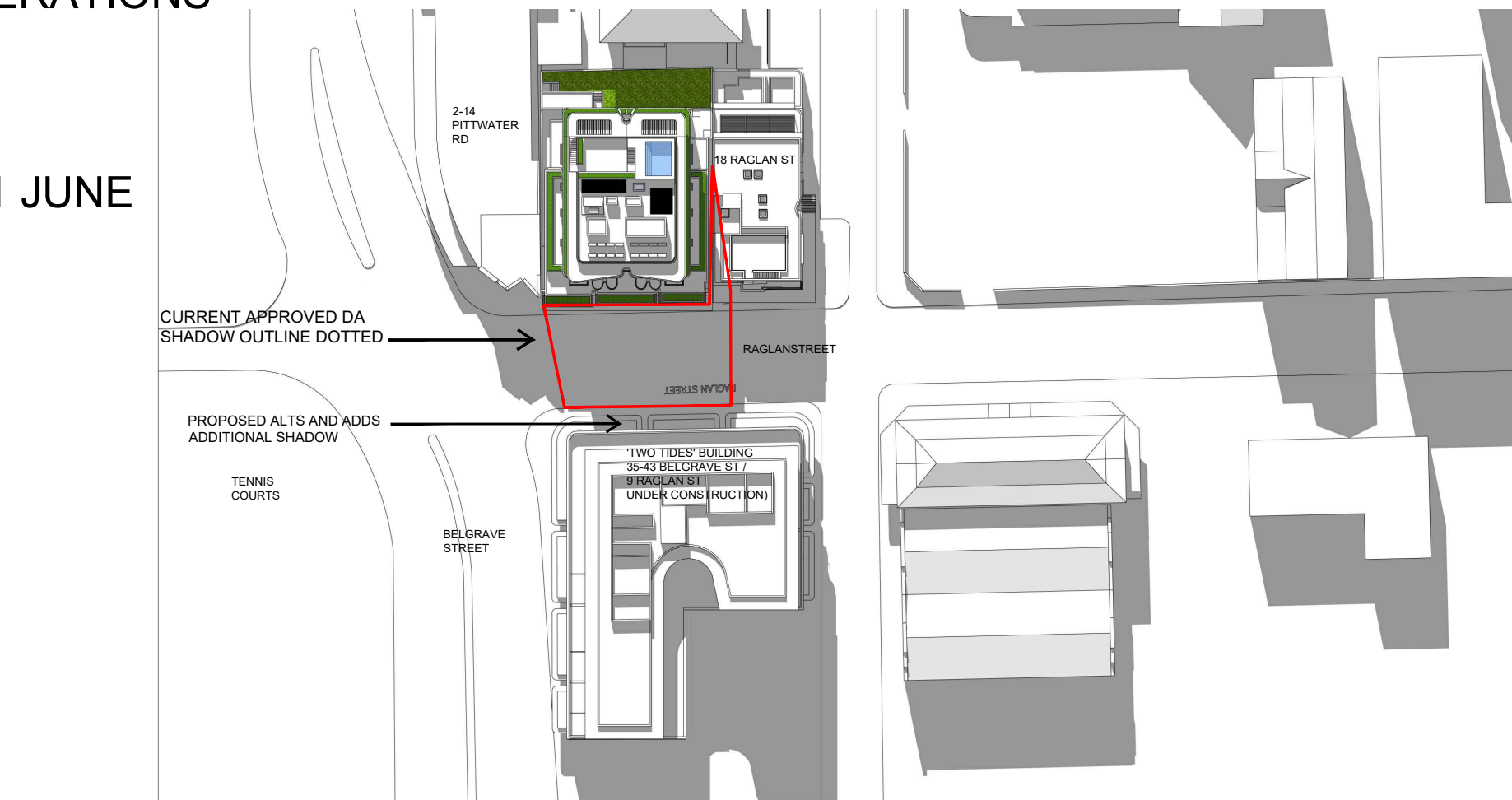
12 PM



PROPOSED ALTERATIONS
AND ADDITIONS

MID-WINTER - 21 JUNE

12 PM



REV	DATE	NOTES
A	29-09-2025	CONSULTANT ISSUE
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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.

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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**

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

CLIENT:
PARA-ERE HOLDINGS



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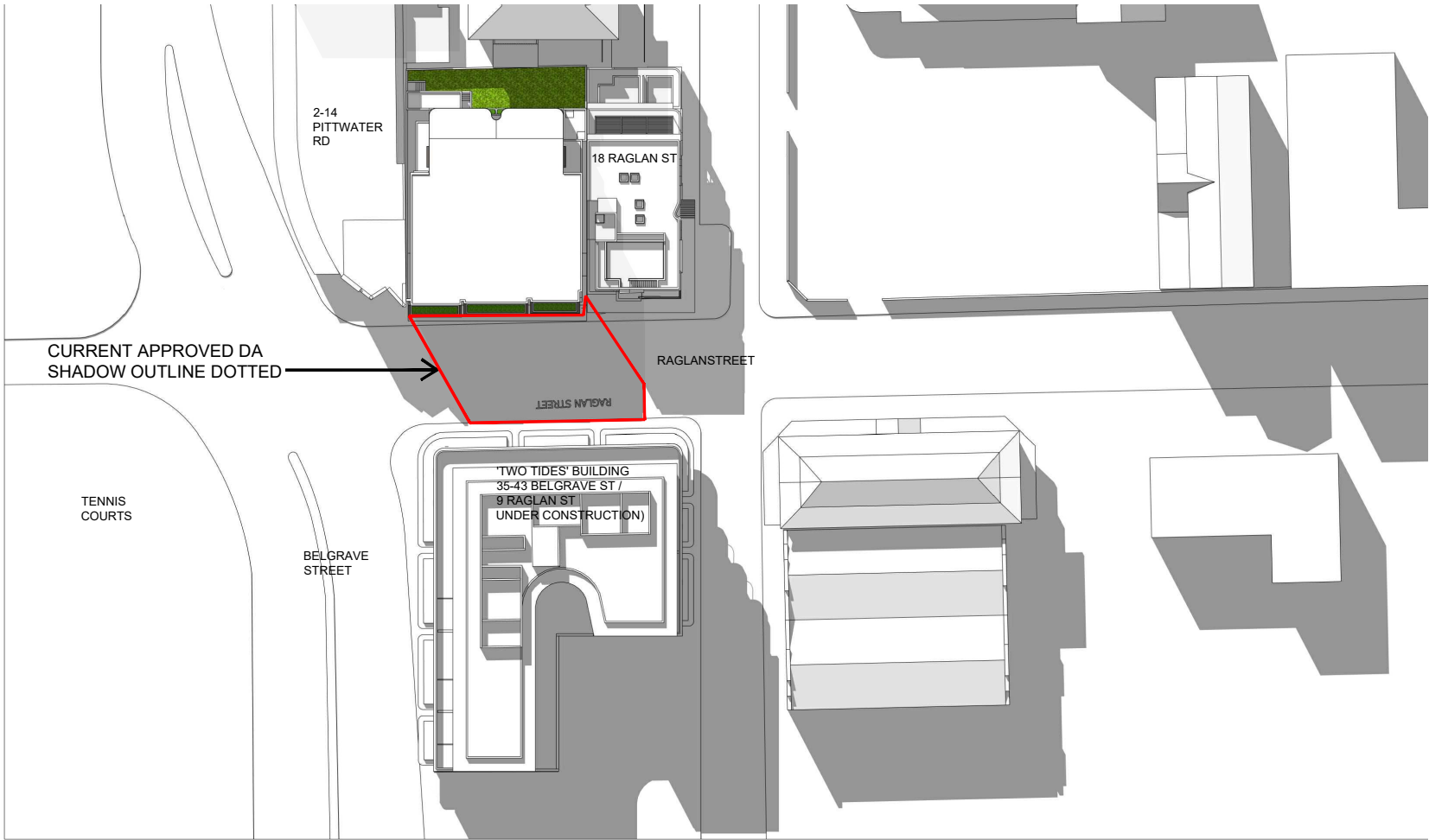
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DRAWING TITLE:
**SHADOW DIAGRAMS 1
JUNE 21 - PLAN VIEW**

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

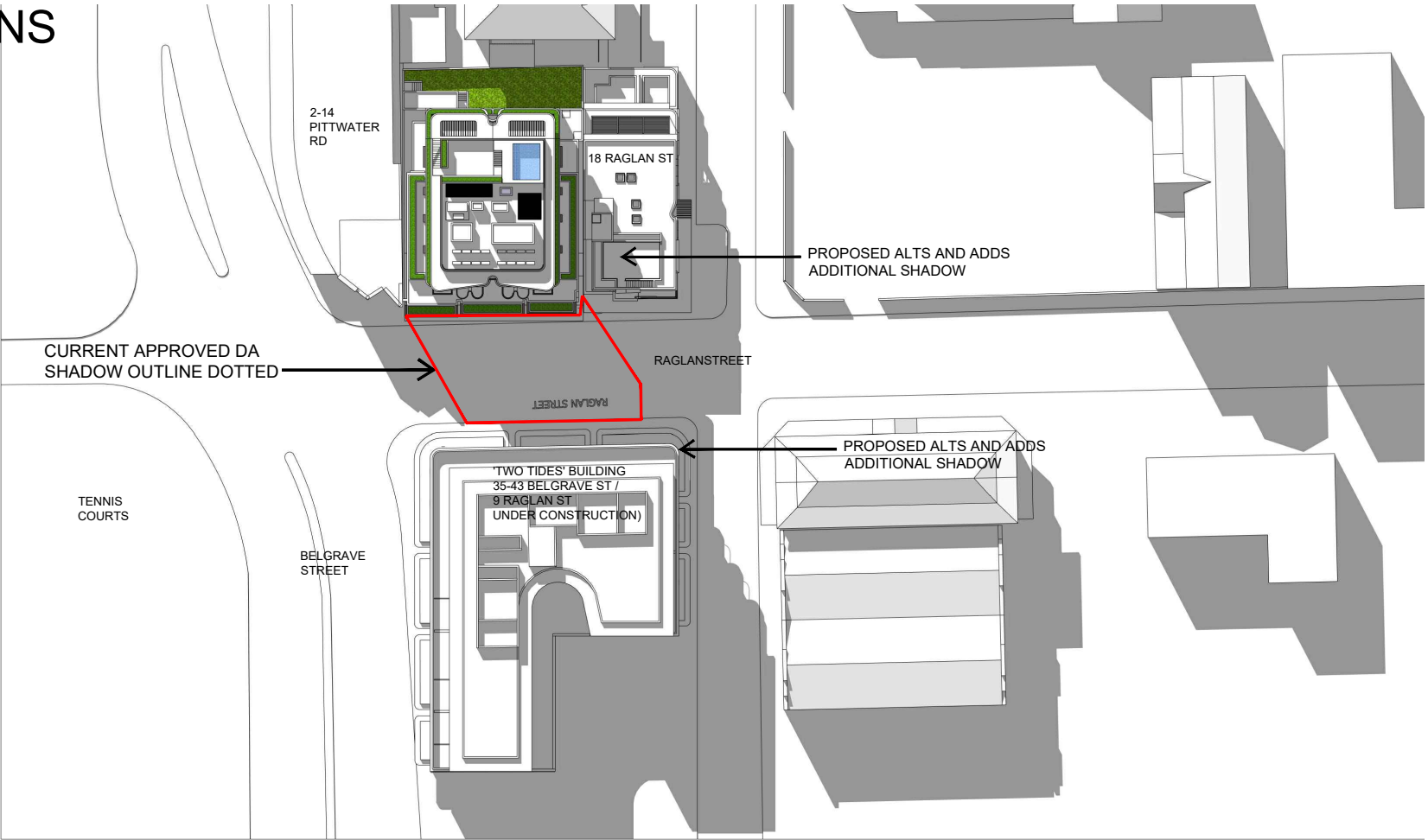
DA-60

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



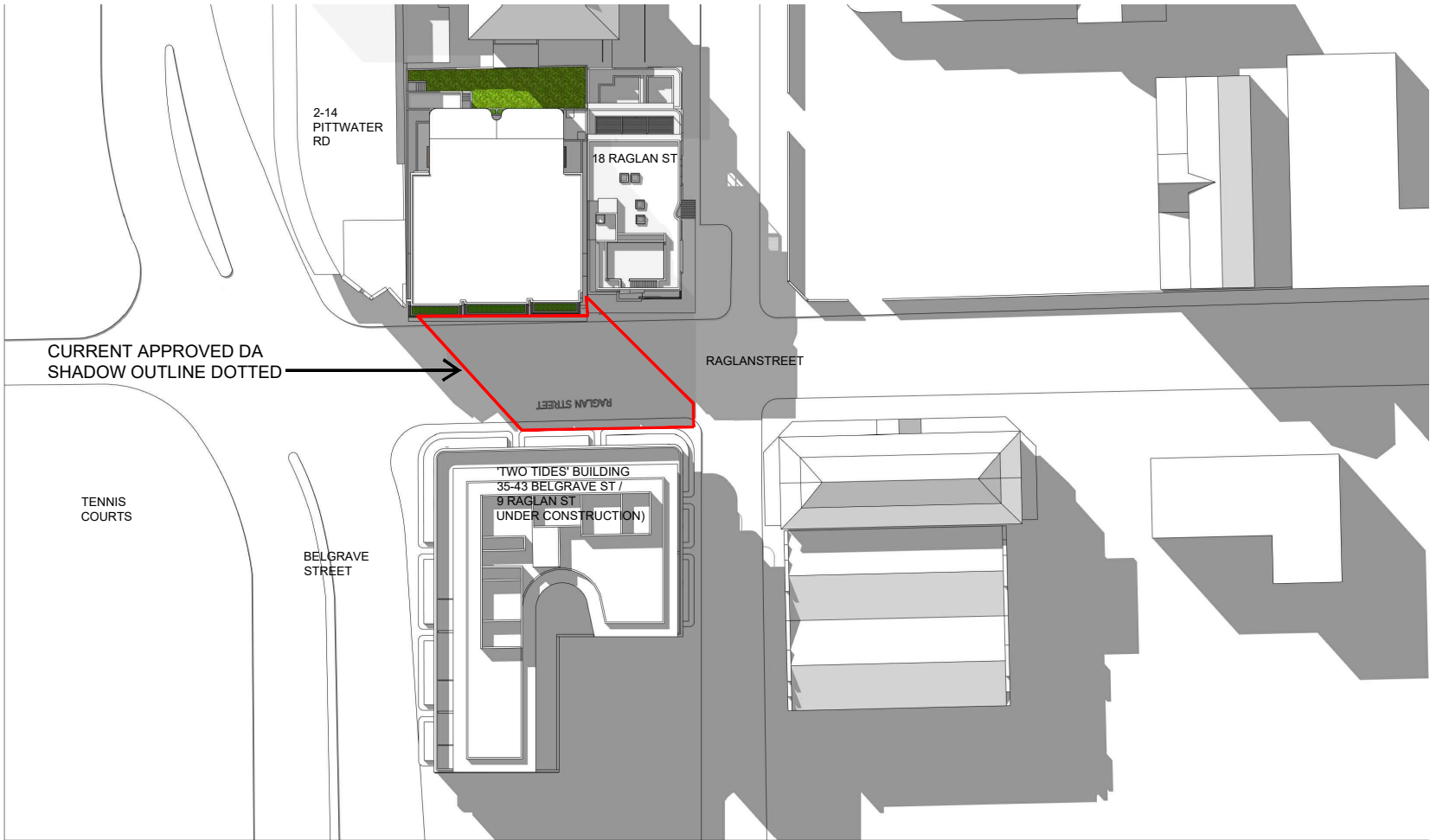
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PROPOSED ALTERATIONS
AND ADDITIONS
MID-WINTER - 21 JUNE



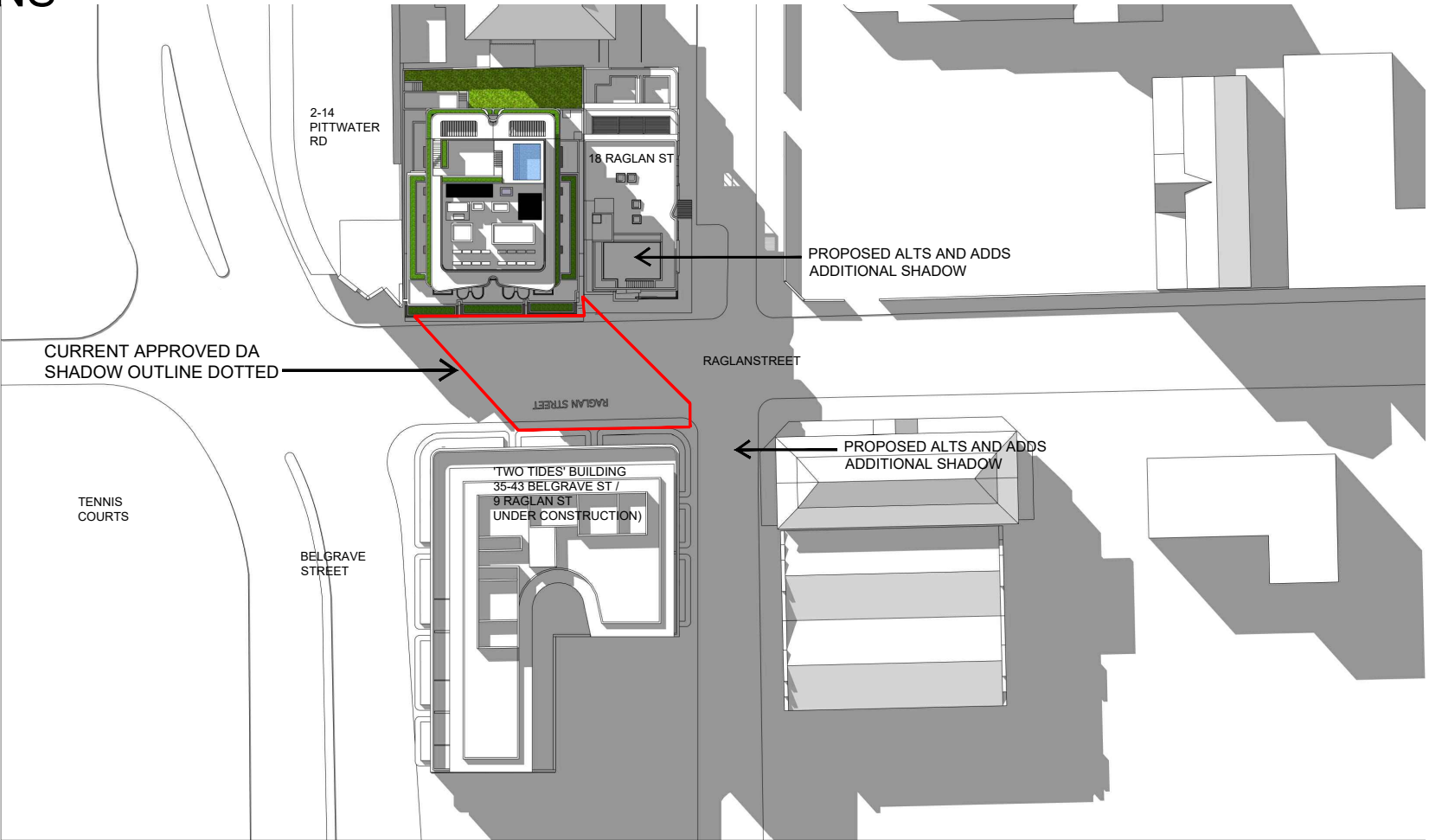
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EXISTING DA APPROVAL
(3 STOREYS)
MID-WINTER - 21 JUNE



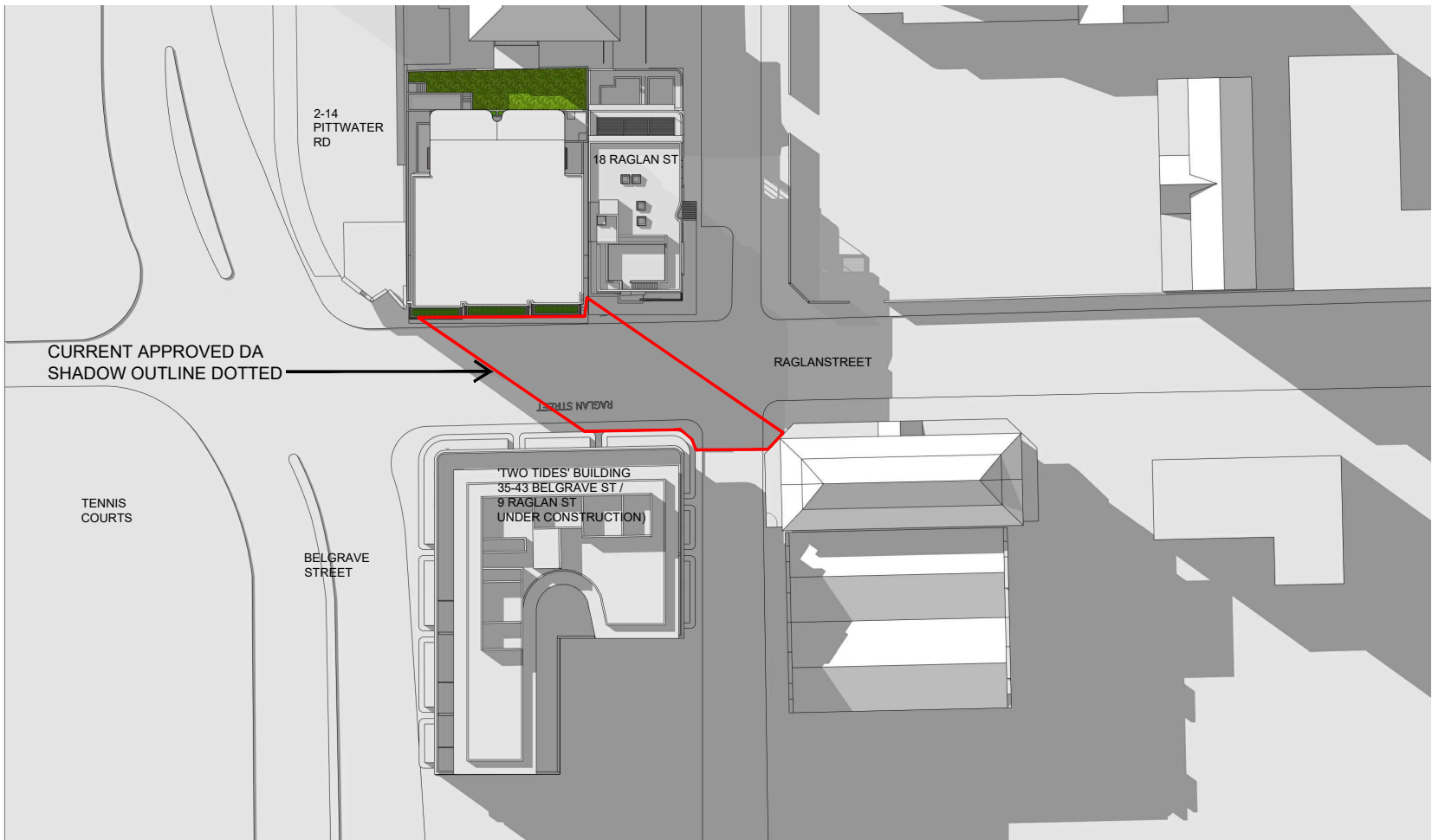
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PROPOSED ALTERATIONS
AND ADDITIONS
MID-WINTER - 21 JUNE



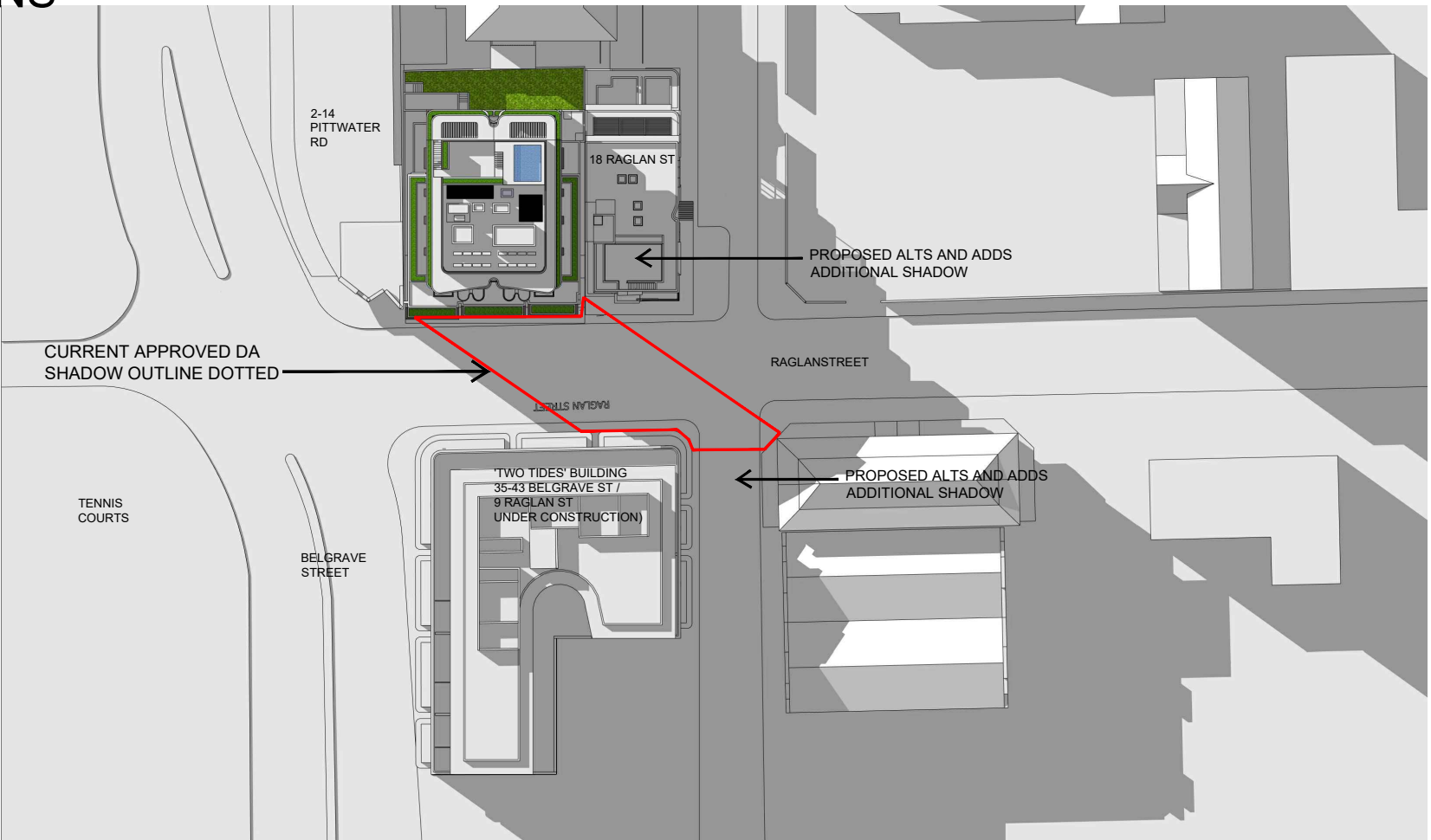
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EXISTING DA APPROVAL
(3 STOREYS)
MID-WINTER - 21 JUNE



3 PM

PROPOSED ALTERATIONS
AND ADDITIONS
MID-WINTER - 21 JUNE



3 PM

REV	DATE	NOTES
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DEVELOPMENT APPLICATION

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ARCHITECT
NSW ARB REG 7739

PROJECT:

ALTERATIONS & ADDITIONS TO
EXISTING APPROVED DA

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MANLY, NSW, 2095

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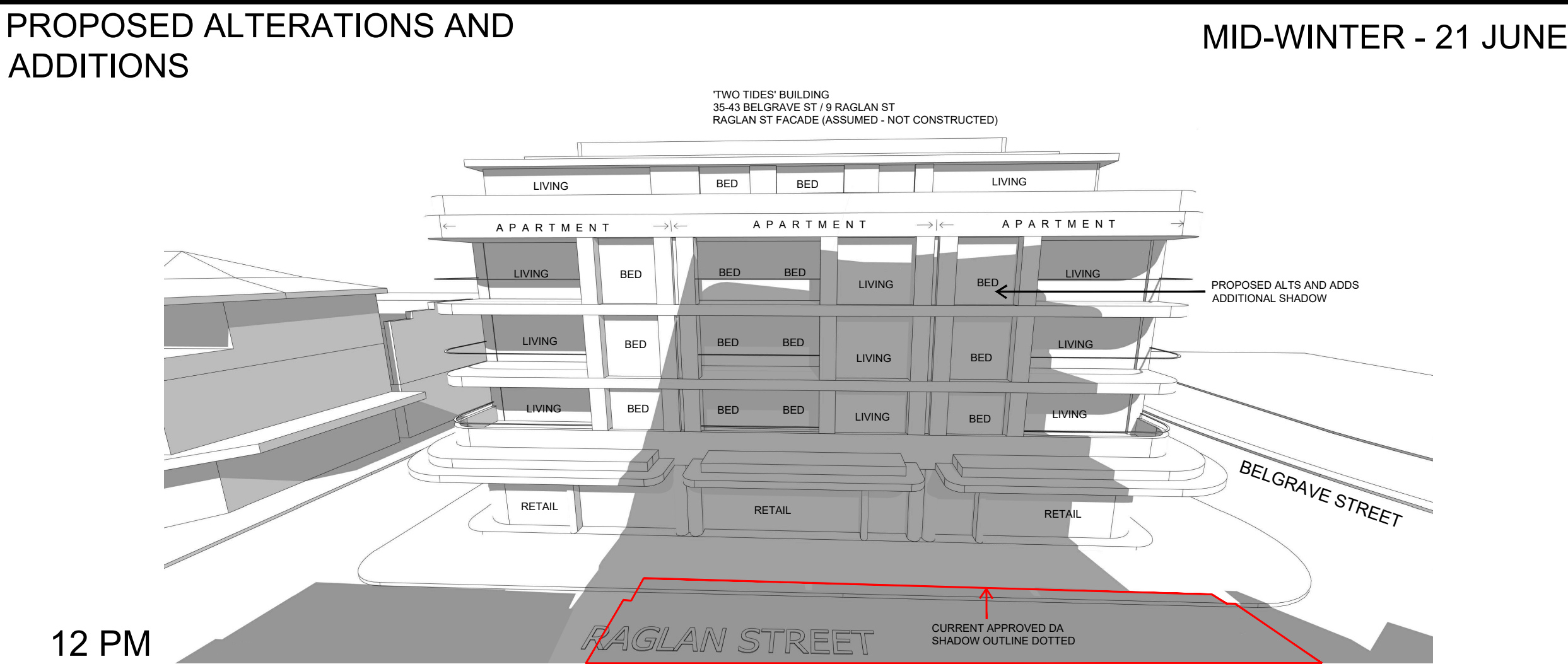
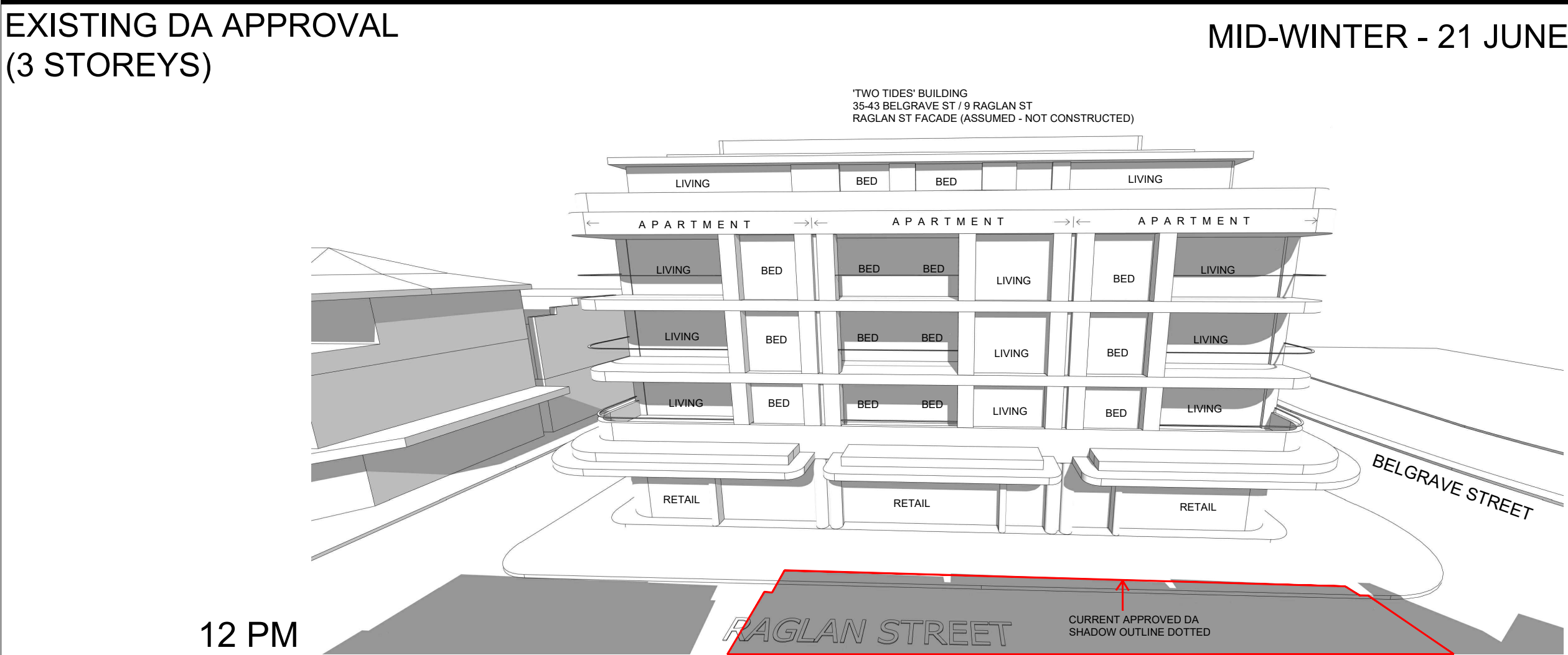
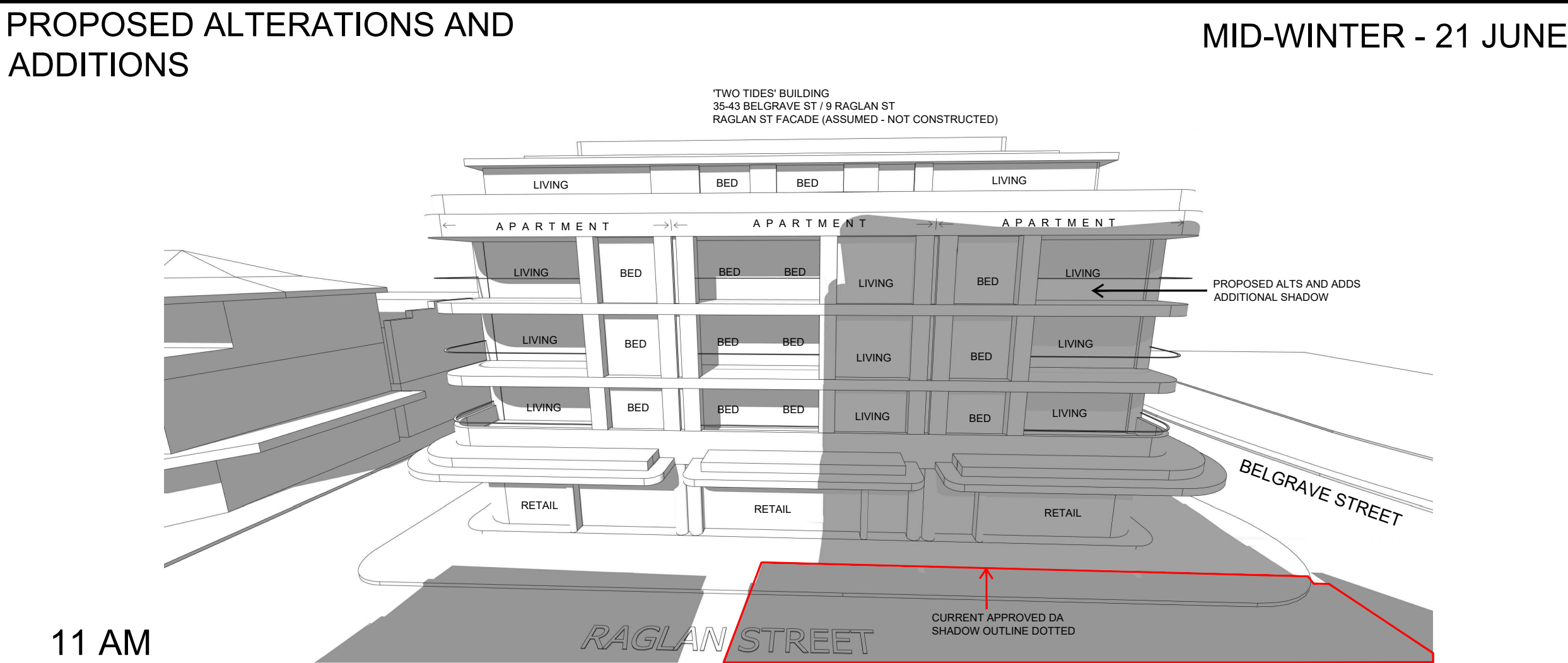
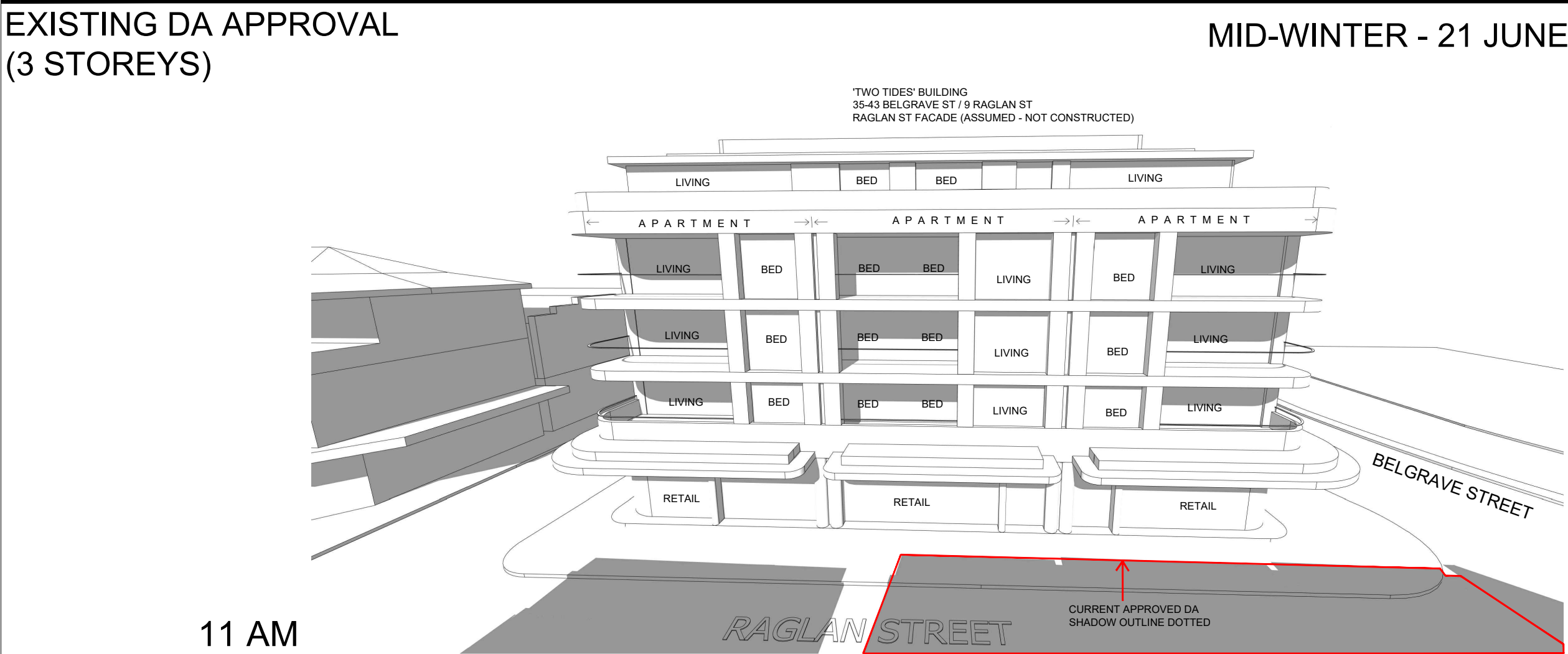
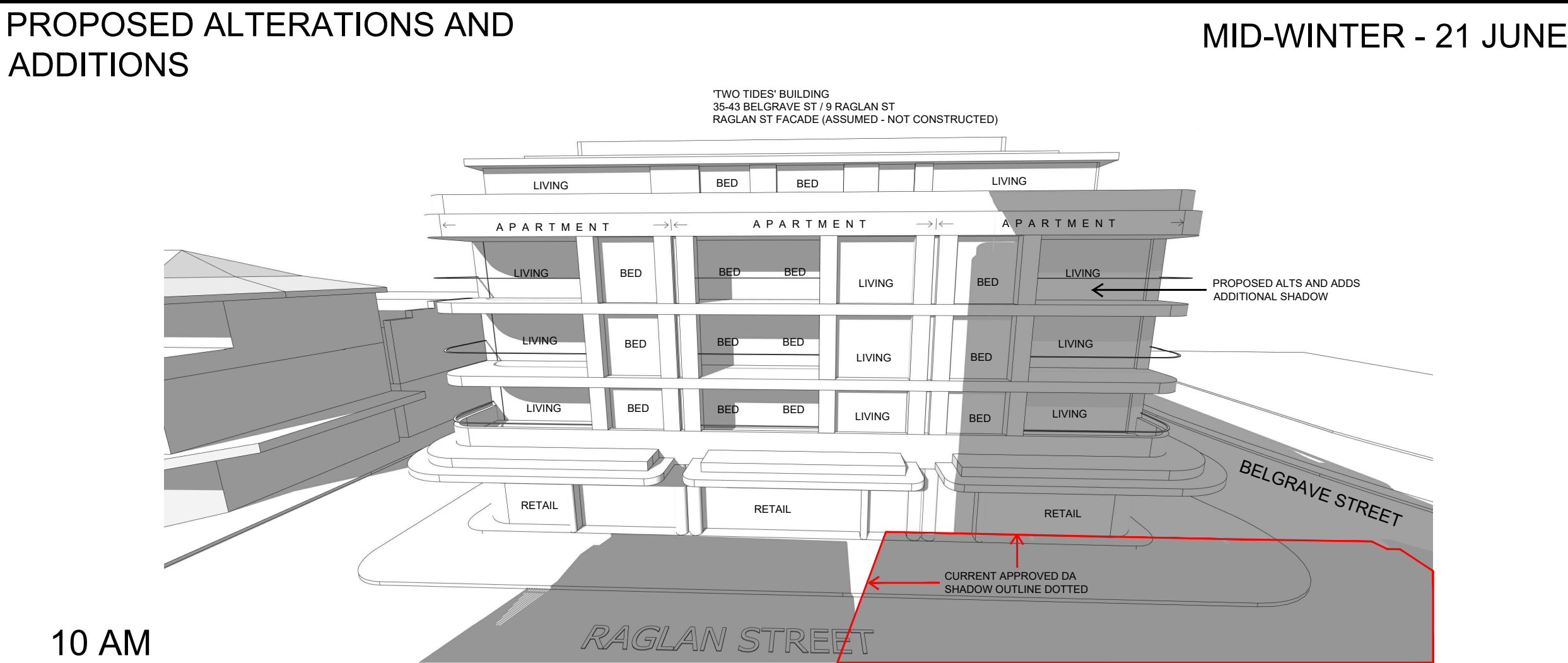
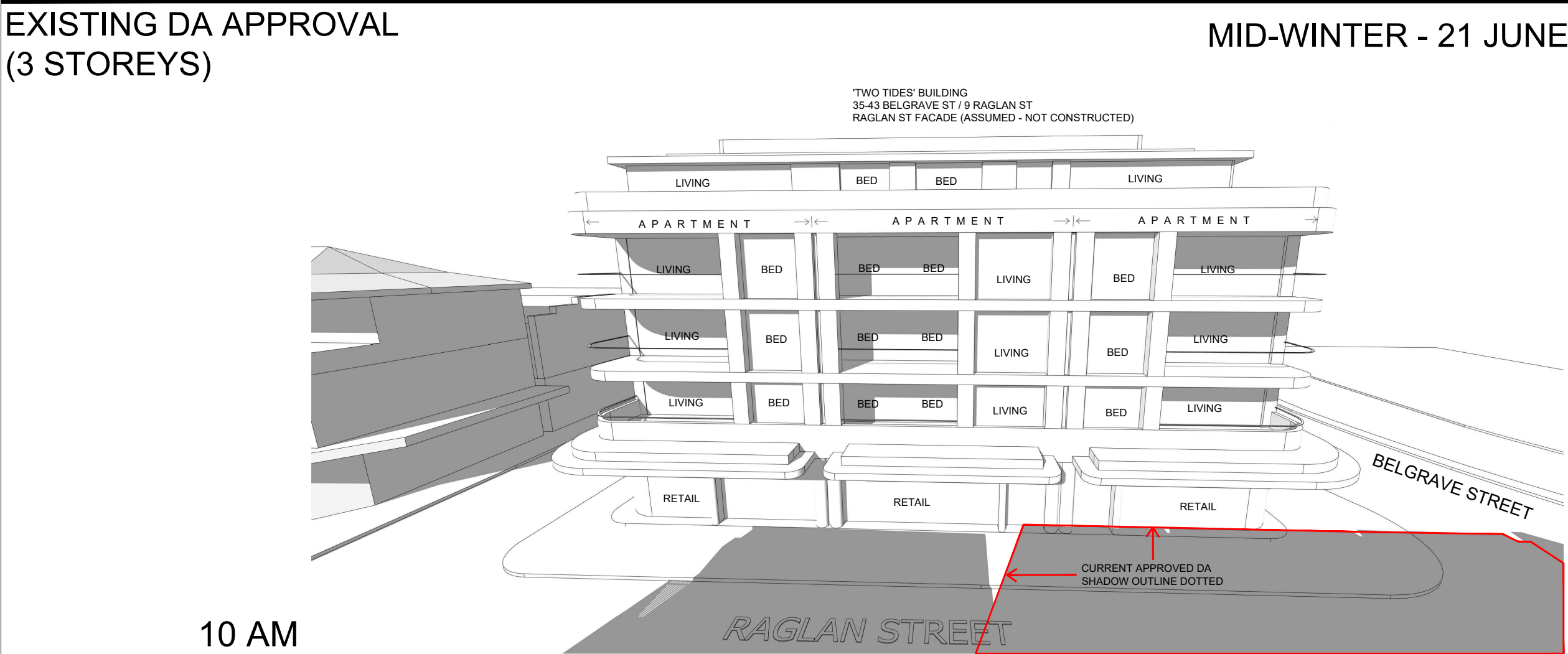
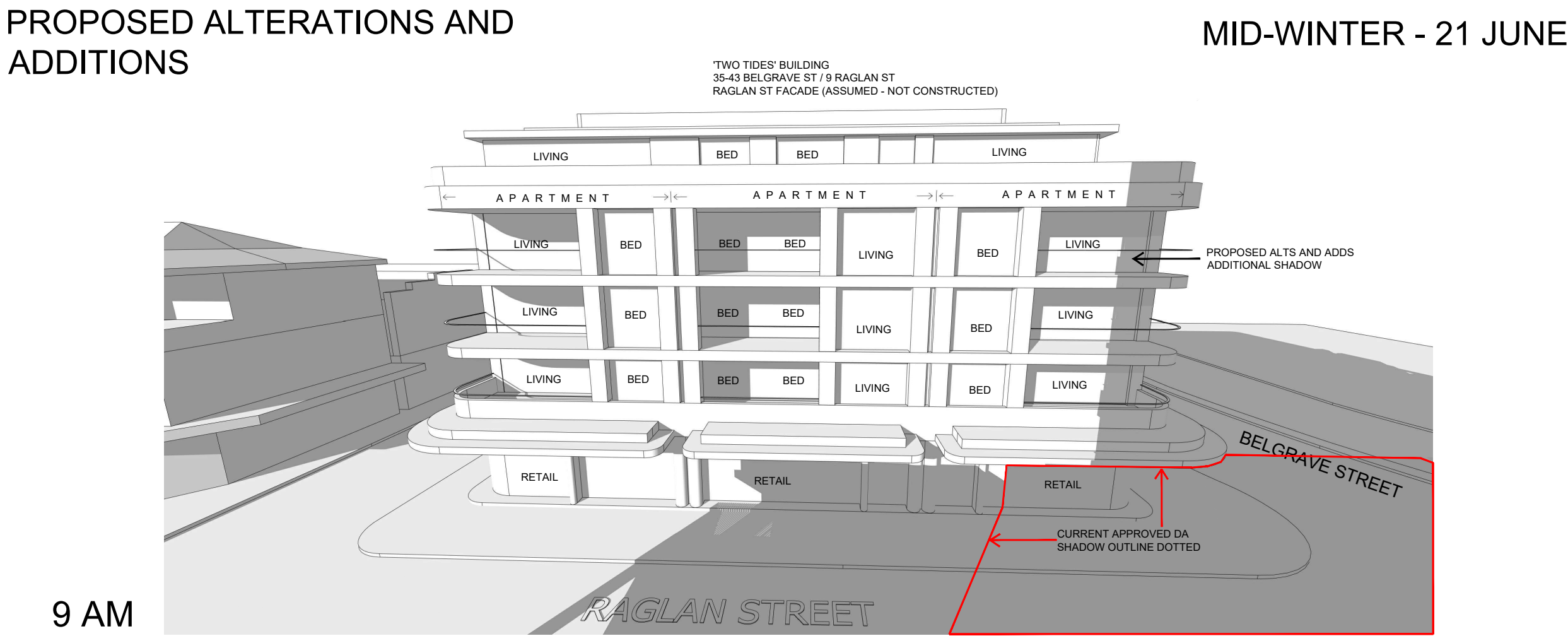
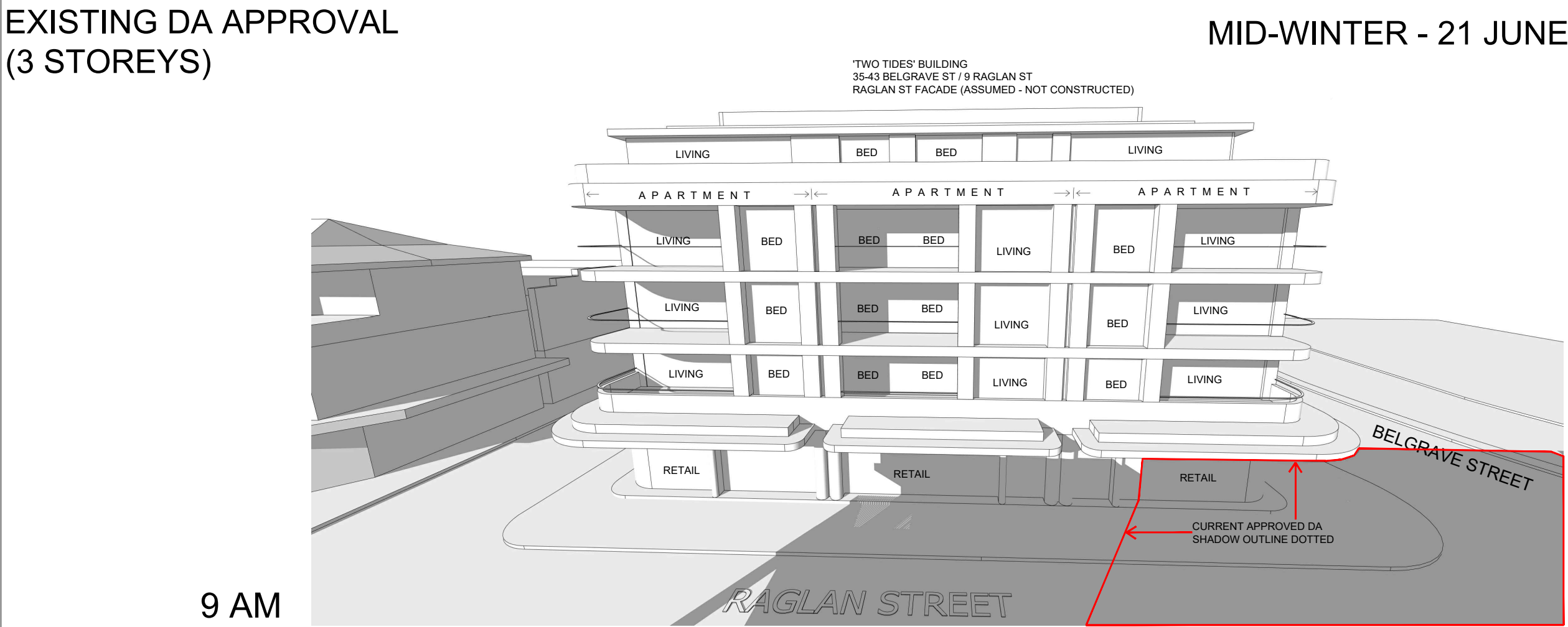
DRAWING TITLE:

SHADOW DIAGRAMS 2
JUNE 21 - PLAN VIEW

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

DA-61

B



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

DEVELOPMENT APPLICATION

IMPORTANT NOTE

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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 FOR NORTHERN BEACHES COUNCIL ONLY AND NOT TO BE RELIED UPON BY ANY THIRD PARTIES.

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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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NOTES:

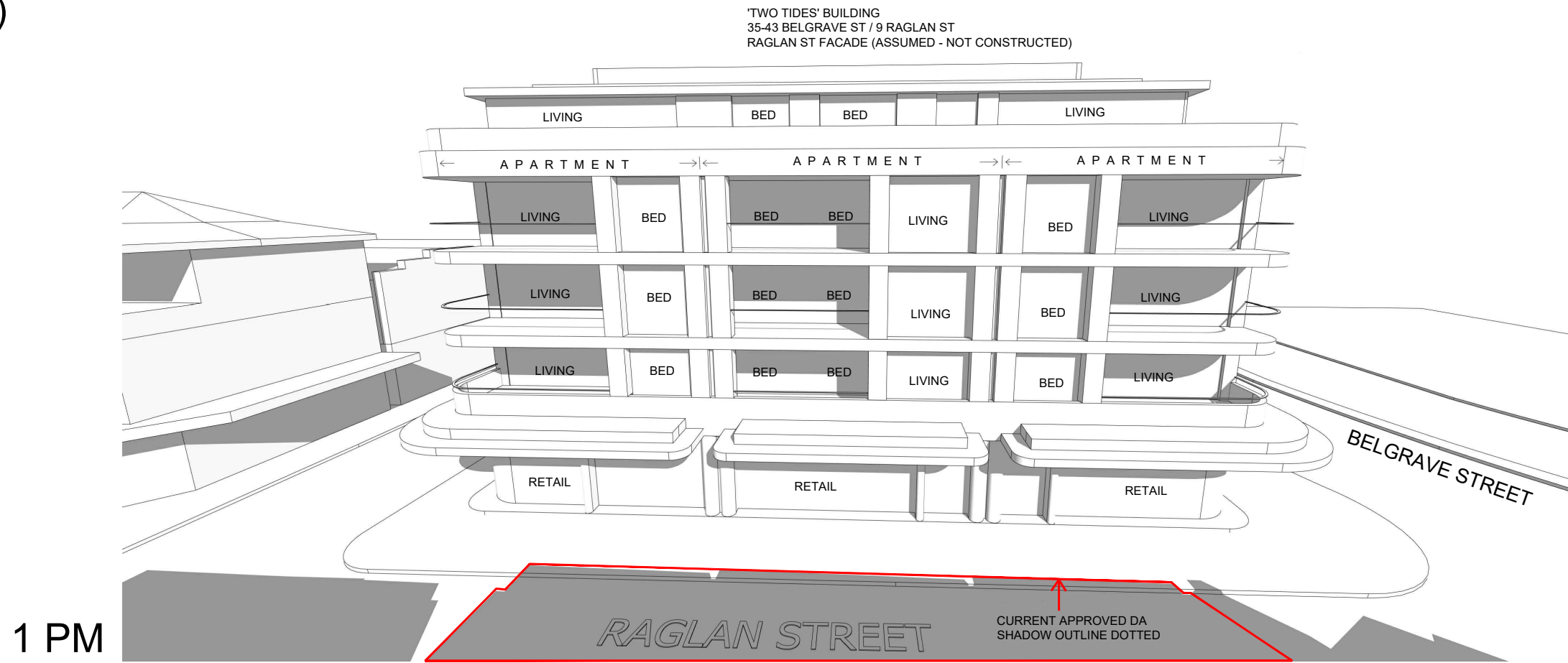
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DRAWING TITLE:
**SHADOW DIAGRAMS 3
JUNE 21 - ELEV**

SCALE: @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-62	REV: B	

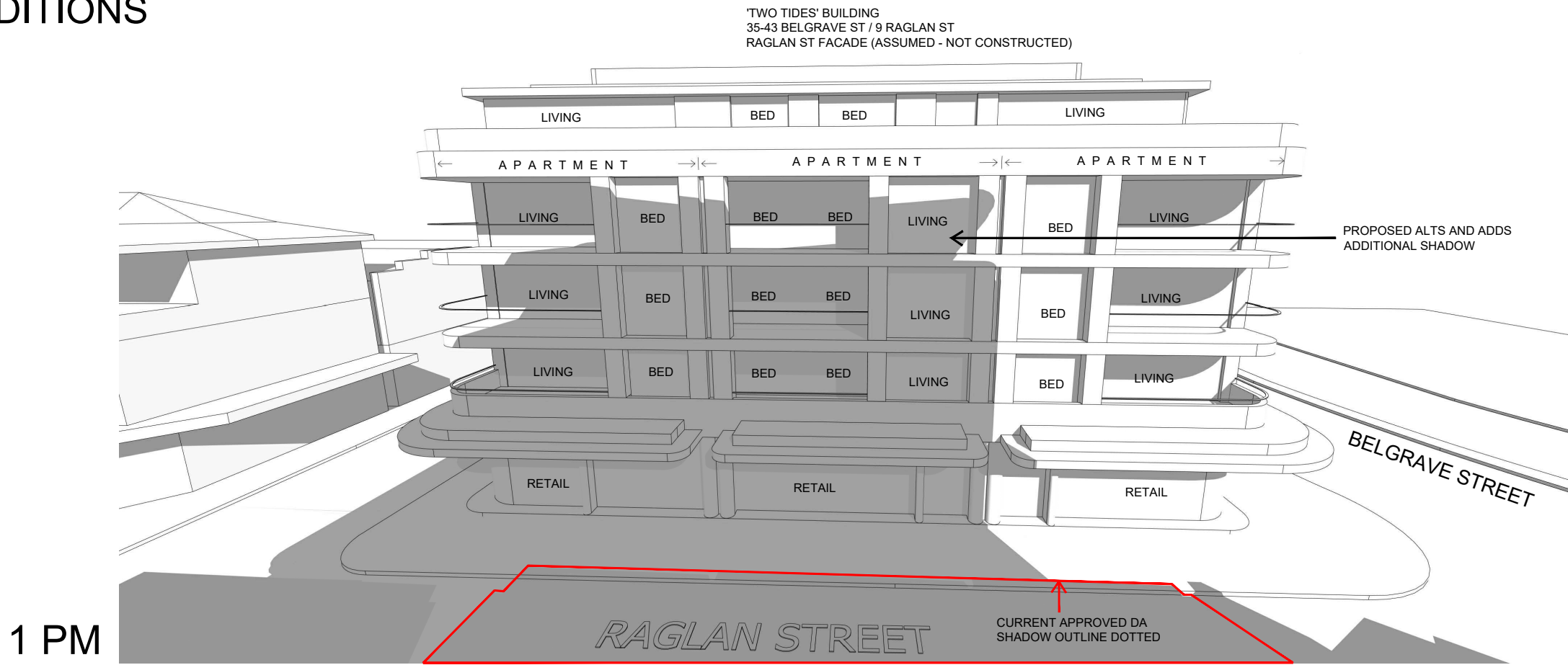
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(3 STOREYS)

MID-WINTER - 21 JUNE



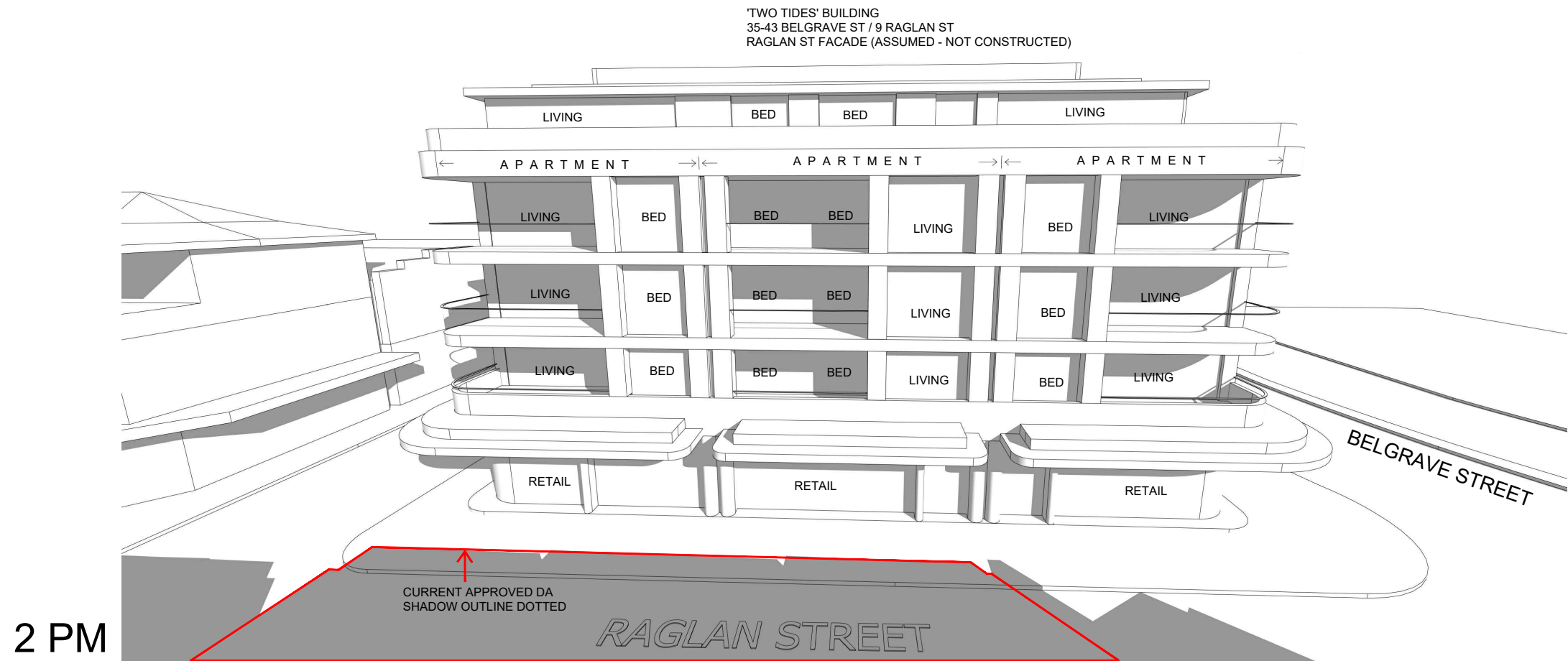
PROPOSED ALTERATIONS AND
ADDITIONS

MID-WINTER - 21 JUNE



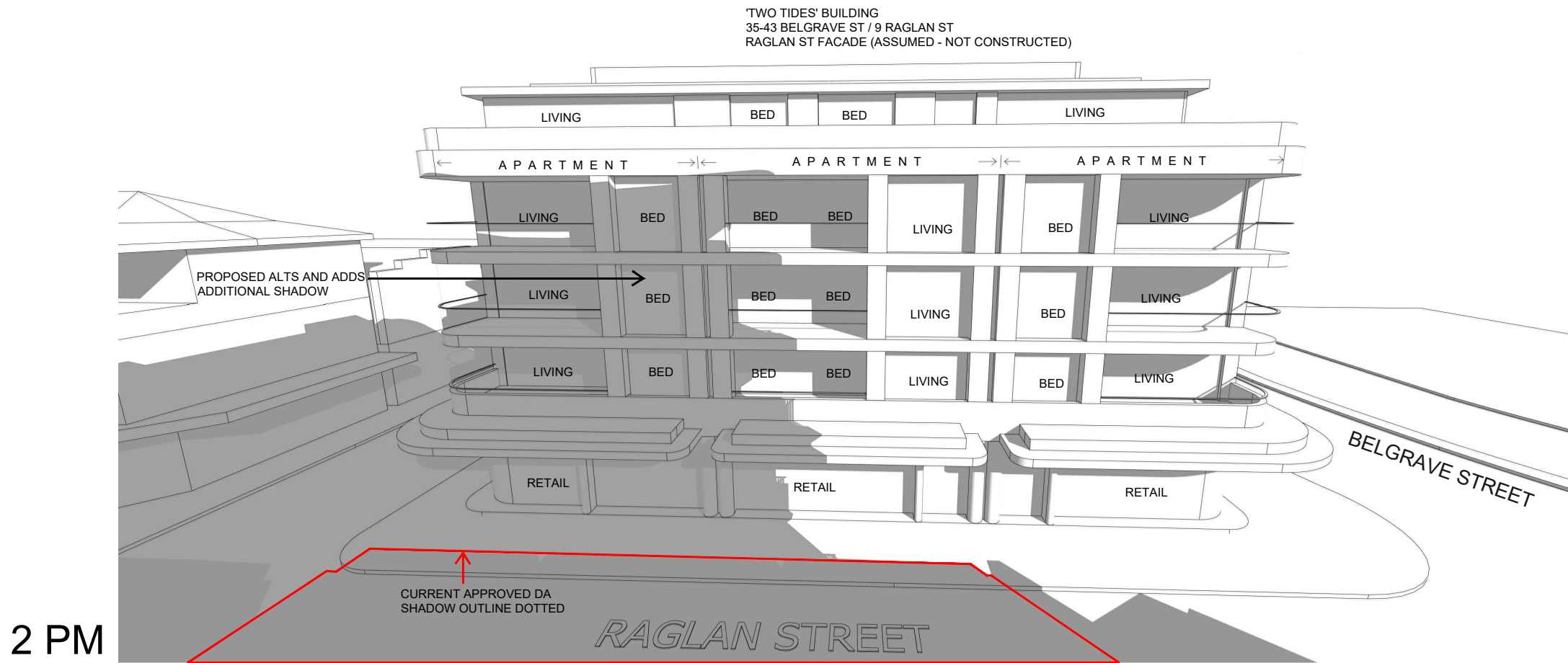
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MID-WINTER - 21 JUNE



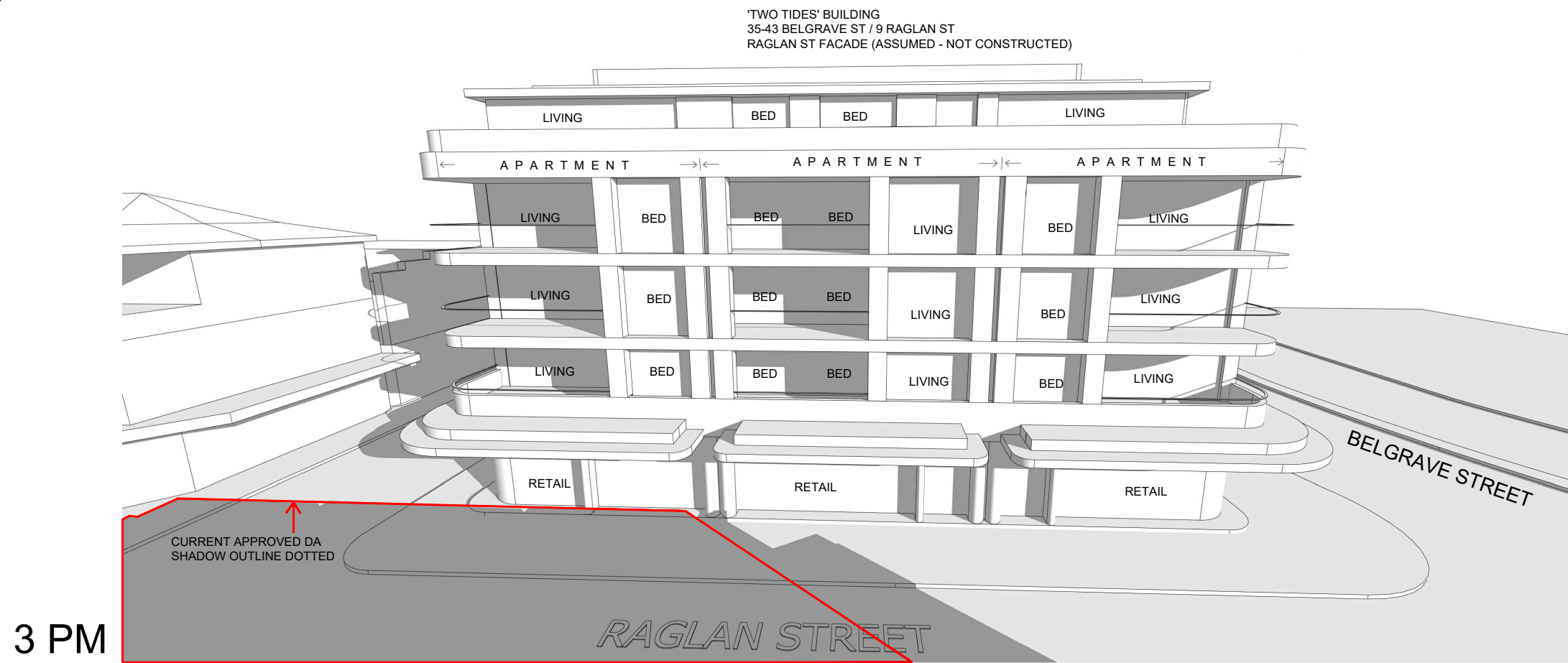
PROPOSED ALTERATIONS AND
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MID-WINTER - 21 JUNE



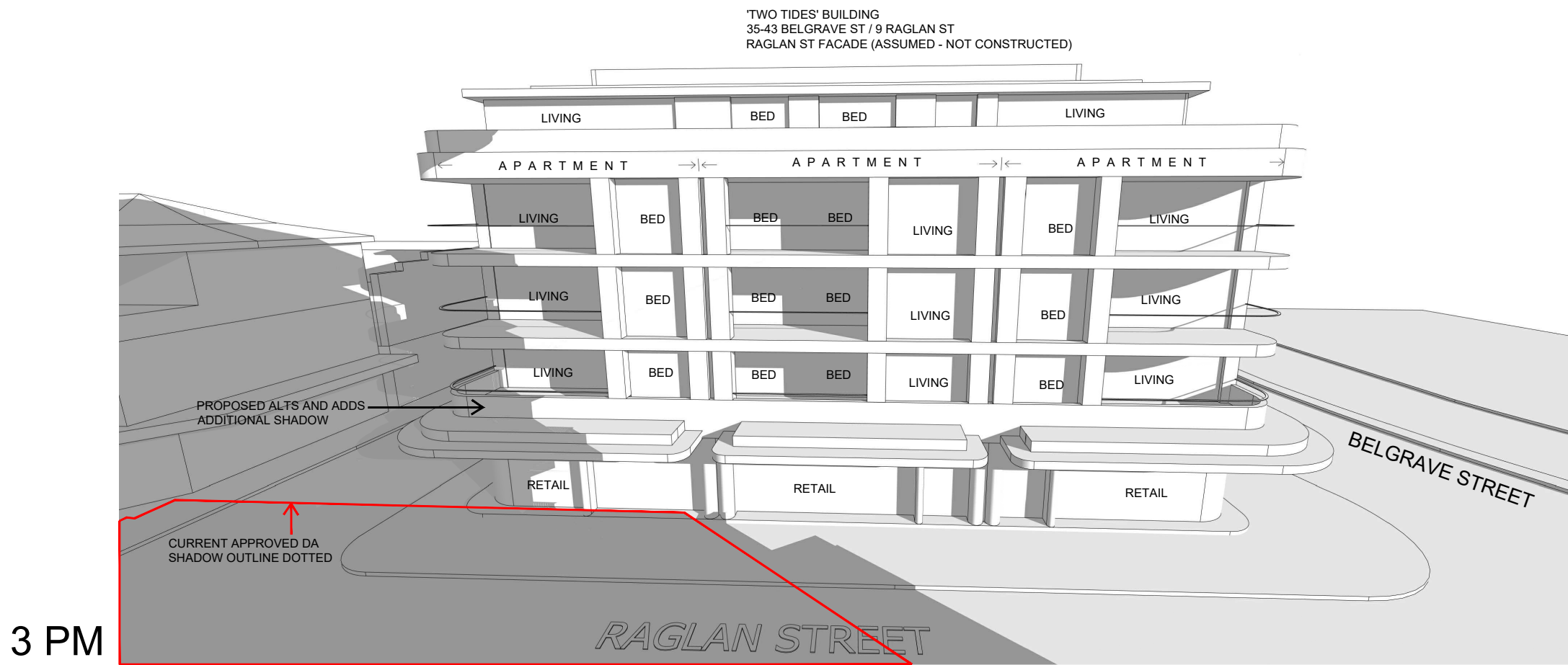
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MID-WINTER - 21 JUNE



PROPOSED ALTERATIONS AND
ADDITIONS

MID-WINTER - 21 JUNE



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B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

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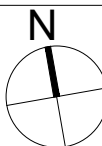
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DRAWING TITLE:
**SHADOW DIAGRAMS 4
JUNE 21 - ELEVS**

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

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: ADAPTABLE UNITS		
SCALE: 1: 50 @ A1	DATE: JOB No: 25-02	
STAGE: DEVELOPMENT APPLICATION	DRAWING NO: DA-70	
		REV: B

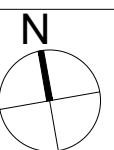
PRE-ADAPTATION

UNITS 7, 9, 11, 13

POST-ADAPTATION

UNITS 7, 9, 11, 13

MAIN BATHROOM SANITARY
FACILITIES DESIGNED IN
ACCORDANCE WITH AS 1428.1



B



REV	DATE	NOTES
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B	24-10-2025	DA ISSUE

DEVELOPMENT APPLICATION

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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
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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	

BASIX COMMITMENTS BASIX CERTIFICATE No. 1820270M

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			
		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		
		Bathroom taps	6 Star		
	Appliances	Dishwashers	4 Star		
		Clothes Dryers	Not specified		
	Swimming Pool	Max Volume (kL)	18.6	Pool Cover	No
		Pool Location	Outdoors (unit 15)	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			Requirements				
Common Areas and Systems		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	
	Comms	Ventilation (Supply + Exhaust)	Interlocked to light	Compact Fluorescent	Manual on / Manual Off	No	
	Garbage	Ventilation exhaust only	--	Compact Fluorescent	Manual on / Manual Off	No	
	Sprinkler 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	
		Residential Levels	7	Load capacity (kg)		1001-1500	
Central Hot Water System		System Type	Heat Pump – air sourced	Unit efficiency (COP)		3.5-4.0	
		External Piping	R1.0 (~38mm)	Internal Piping		R1.0 (~38mm)	
Central Cooling System		System Type	VVF	Electrical driven compressor		Yes	
		Heat rejection Method	Air cooled condenser	Unit efficiency (COP)		>5.5	
Central Heating System		System Type	VVF	Electrical driven compressor		Yes	
		Unit efficiency (COP)	>5.5	Air Sourced Evaporator		Yes	
Alternative Energy		Photovoltaic System	3.0	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:			Central Hot Water System		
Ventilation		Location		Description		Operational Control	
		Bathrooms		Individual fan, ducted to central duct + VSD		Interlocked to light with timer off	
		Kitchens		Individual fan, ducted to façade or roof		Manual switch On/Off	
		Laundry		Individual fan, ducted to façade or roof		Manual switch On/Off	
Cooling System		Living Area		Bedroom Area			
		1-phase air conditioning ducted 4.5 star (ave zone)		1-phase air conditioning ducted 4.5 star (ave zone)			
Heating System		Living Area		Bedroom Area			
		1-phase air conditioning ducted 4.5 star (ave zone)		1-phase air conditioning ducted 4.5 star (ave zone)			
Artificial 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					
Natural Lighting		The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.					
Appliances		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



NatHERS SPECIFICATION NatHERS CERTIFICATE No #HR-NOSJEI-01

Building Specification

These are the specifications upon which the certified NatHERS assessment is based. Any deviation from these specifications will invalidate the NatHERS certificate and therefore voids compliance of the development with the NCC and the NSW BASIX Protocol. In case of any variation from these specifications contact Senica Consultancy Group to obtain updated NatHERS and BASIX certificates and an updated copy of these specifications.

External and Internal Walls					
Construction Type	Insulation	Sarking/Wrap	Frame	Colour (Solar Absorptance)	Battened
External walls	R2.0 Fibreglass	Wall Wrap (E = 0.9/0.9)	Metal	Medium	Yes
Internal walls			Metal		

Ceiling and Roof					
Ceiling	Insulation	Roof	Foil/Wrap/Blanket	Colour	Frame
As per plans		Concrete	75mm XPS Foam	Medium	Metal

Windows and Skylights					
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above. Individual window specifications are listed in the window specification or NatHERS certificate.					
Description	Frame material	Glazing Type	U-value	SHGC (+/- 5%)	Frame Colour
Sliding Door	Aluminum	Double glazed (air filled)	3.33	0.67	Dark
Sliding	Aluminum	Single Clear	6.38	0.72	Dark
Awning	Aluminum	Single Clear	5.66	0.66	Dark
Hinged Door	Aluminum	Single Clear	5.88	0.56	Dark
Double Hung	Aluminum	Single Clear	6.16	0.71	Dark

Floors					
Description	Construction	Insulation	Slab edge insulation	Covering	
Above garage (D01)	Suspended Concrete Slab	R1.11	No	As per plans	
Garage	Concrete Slab on Ground	Nil	No	As per plans	
Remaining	Suspended Concrete Slab	Nil	No	As per plans	
Above garage (D02)	Suspended Concrete Slab	R2.5	No	As per plans	

Electrical Notes				
Description	Diameter (mm)	Location	Sealed	Notes
Downlights	100	As per plans	Downlights to be IC rated & sealed (insulated over)	
Ceiling Fans	1200		NA	
Exhaust Fans	250	Bathrooms and Ensuites	Exhaust fans to be sealed	



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WINDOWS SPECIFICATION

Dwelling	Style	Manufacturer	Code	Name	U-Value	SHGC	Glazing Type	Frame Type	Ext. Colour	Area (m²)	%
All	Sliding Door	Aws	AWS-112-380	ComfortEDGE™ Series 759 FBR Sliding Door - Double Glazed with Inline Reveal & E	3.33	0.67	DG Clear	Aluminium (Standard)	Dark (SA 0.85)	327.7	59.40%
All	Sliding	Aws	AWS-001-002	RESIDENTIAL SERIES 502/504 SLIDING WINDOW - SINGLE GLAZED	6.38	0.72	SG Clear	Aluminium (Standard)	Dark (SA 0.85)	45.7	8.30%
All	Awning	Aws	AWS-126-021	ComfortEDGE™ Series 755 Awning Window - Single Glazed with Inline Reveal	5.66	0.66	SG Clear	Aluminium (Standard)	Dark (SA 0.85)	91.9	16.70%
All	Hinged Door	Aws	AWS-018-001	RESIDENTIAL SERIES 549 ENTRY DOOR - SINGLE GLAZED	5.88	0.56	SG Clear	Aluminium (Standard)	Dark (SA 0.85)	45.3	8.20%
All	Double Hung	Aws	AWS-005-002	RESIDENTIAL SERIES 514 DOUBLE HUNG - SINGLE GLAZED	6.16	0.71	SG Clear	Aluminium (Standard)	Dark (SA 0.85)	41.3	7.50%

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DRAWING TITLE:
BASIX COMMITMENTS & NATHERS SPEC

SCALE: 1:100 @ A1	DATE:	
STAGE: DEVELOPMENT APPLICATION	JOB No: 25-02	
DRAWING NO: DA-90	REV: B	