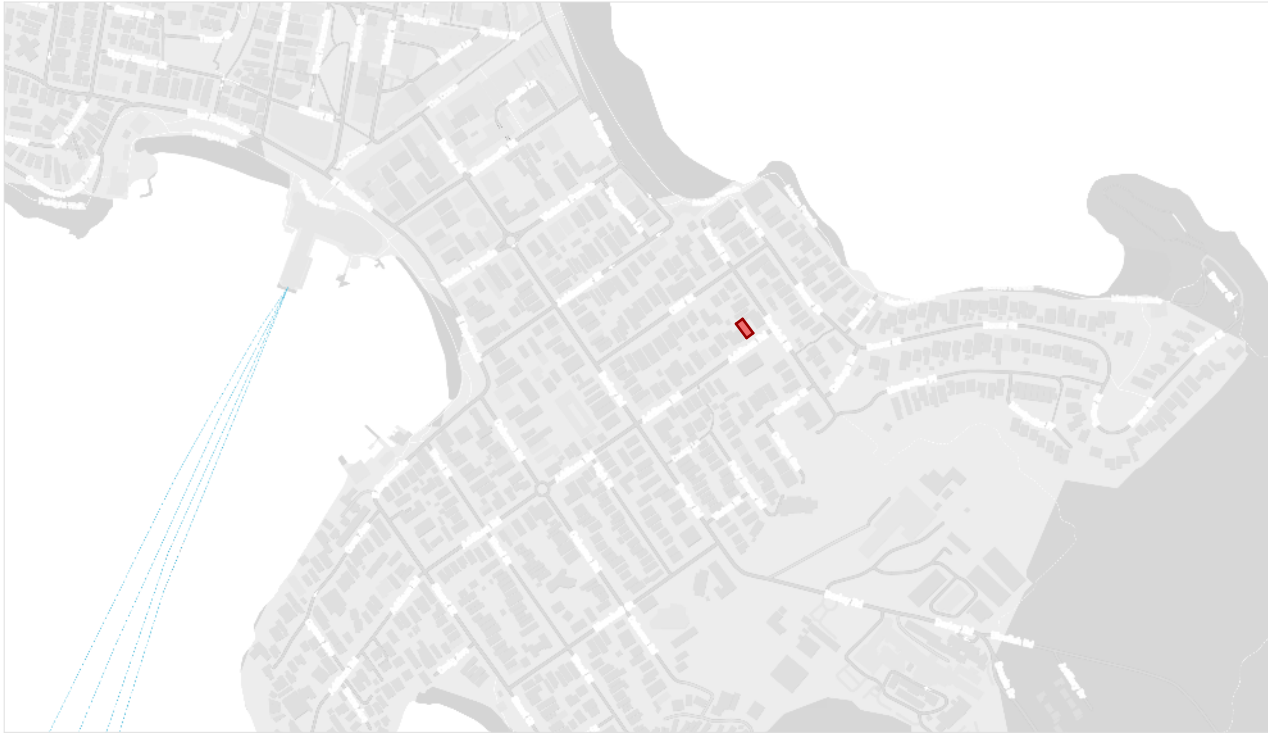


LIST OF ABBREVIATIONS

REFER TO FINISHES SCHEDULE FOR DETAILS

|             |                                 |
|-------------|---------------------------------|
| <b>AFFL</b> | ABOVE FINISHED FLOOR LEVEL      |
| <b>ADJ</b>  | ADJUSTABLE SHELVES              |
| <b>BWK</b>  | BRICKWORK                       |
| <b>C</b>    | CORNICE                         |
| <b>CB</b>   | CONCRETE BLOCKWORK              |
| <b>CJ</b>   | CONTROL JOINT                   |
| <b>CL</b>   | CENTRE LINE                     |
| <b>COS</b>  | CHECK ON SITE                   |
| <b>CP</b>   | CLADDING PANEL                  |
| <b>CPT</b>  | CARPET                          |
| <b>CR</b>   | CEMENT RENDER                   |
| <b>DP</b>   | DOWNPIPE                        |
| <b>DR</b>   | DRYER                           |
| <b>DU</b>   | DRAWER UNIT                     |
| <b>DW</b>   | DISHWASHER                      |
| <b>EX</b>   | EXISTING                        |
| <b>FFL</b>  | FINISHED FLOOR LEVEL            |
| <b>FG</b>   | FIXED GLAZING                   |
| <b>FP</b>   | FIXED PANEL                     |
| <b>FR</b>   | FRIDGE                          |
| <b>FS</b>   | FIXED SHELF                     |
| <b>FT</b>   | FLOOR TILE                      |
| <b>FW</b>   | FLOOR WASTE                     |
| <b>GB</b>   | GLASS BALUSTRADE                |
| <b>GD</b>   | GARAGE DOOR                     |
| <b>GPO</b>  | GENERAL PURPOSE OUTLET          |
| <b>GSS</b>  | GLASS SHOWER SCREEN (FRAMELESS) |
| <b>HC</b>   | HOSE COCK                       |
| <b>HD</b>   | HINGED DOOR                     |
| <b>HTF</b>  | HEATED FLOOR                    |
| <b>HTH</b>  | HAND TOWEL HOLDER               |
| <b>HTR</b>  | HEATED TOWEL RAIL               |
| <b>HR</b>   | HAND RAIL                       |
| <b>HWD</b>  | HARDWOOD TIMBER                 |
| <b>LM</b>   | LAMINATE FINISH                 |
| <b>LV</b>   | LOUVRE WINDOW                   |
| <b>M</b>    | MIRROR                          |
| <b>MB</b>   | METAL BALUSTRADE                |
| <b>MS</b>   | METAL SCREEN                    |
| <b>MT</b>   | MOSAIC TILE                     |
| <b>MWC</b>  | METAL WALL CLADDING             |
| <b>MX</b>   | MIXER                           |
| <b>OFC</b>  | CONCRETE                        |
| <b>OP</b>   | OPAQUE / OBSCURE GLAZING        |
| <b>OS</b>   | OPEN SHELF (FIXED)              |
| <b>OV</b>   | OVEN                            |
| <b>P</b>    | PANTRY                          |
| <b>PB</b>   | PLASTERBOARD                    |
| <b>PBM</b>  | PLASTERBOARD MOISTURE RESISTANT |
| <b>PV</b>   | PAVING CONCRETE                 |
| <b>RH</b>   | ROBE HOOK                       |
| <b>SA</b>   | SMOKE ALARM                     |
| <b>SFL</b>  | STRUCTURAL FLOOR LEVEL          |
| <b>SHR</b>  | SHOWER ROSE                     |
| <b>SJ</b>   | SILICONE JOINT                  |
| <b>SK</b>   | SKIRTING                        |
| <b>SLD</b>  | SLIDING DOOR / WINDOW           |
| <b>SP</b>   | SETOUT REFERENCE POINT          |
| <b>ST</b>   | STONE                           |
| <b>TB</b>   | TIMBER BOARD                    |
| <b>TDB</b>  | TIMBER DECKING BOARDS           |
| <b>TPH</b>  | TOILET PAPER HOLDER             |
| <b>TR</b>   | TOWEL RAIL                      |
| <b>UNO</b>  | UNLESS NOTED OTHERWISE          |
| <b>U/S</b>  | UNDERSIDE                       |
| <b>VB</b>   | VILLABOARD                      |
| <b>VJ</b>   | V-JOINT BOARD                   |
| <b>WM</b>   | WASHING MACHINE                 |
| <b>WPM</b>  | WATER PROOF MEMBRANE            |
| <b>WT</b>   | WALL TILE                       |

LOCATION PLAN



BASIX COMMITMENTS

NatHERS Accreditation No: HERA10134  
R: 0412 957 655  
E: hello@greenfuturegroup.com.au  
W: www.greenfuturegroup.com.au  
ABN: 55 656 040 078

 GREEN FUTURE GROUP  
PTY LTD

## NatHERS Thermal Comfort and BASIX Assessment

Proposed Dwellings: Dwellings 111 & 113 @ 111 Addison Road, Manly NSW 2095

Project Client: Ian Miller

Project Architect: Watershed Architects

Project No.: 23006

| Revision    | Notes                                                           | Date       |                              |                                                |      |      |
|-------------|-----------------------------------------------------------------|------------|------------------------------|------------------------------------------------|------|------|
| A           | Thermal Comfort & BASIX Assessment – NCC 2022 (NatHERS 7 Stars) | 17/09/2025 |                              |                                                |      |      |
| Star Rating | Climate Zone                                                    | Dwelling   | Floor Area (m <sup>2</sup> ) | Loads (area adjusted MJ/m <sup>2</sup> /annum) |      |      |
| 7.0         | 56                                                              | 111        | 177                          | 19                                             | 19.3 | 10.3 |
|             |                                                                 | 113        | 177                          | 19                                             | 19.6 | 10.3 |

### Thermal Comfort Specifications

#### Glazing:

##### Doors/windows:

Glazing may be substituted with any other product/manufacture, however you must meet the maximum U-values (be equal to or lower than) and there is a flexibility of +/-5% with the SHGC value. Note: Given values are AFRC, total window system values (glass and frame)

Aspec and Breeze Way windows nominated:

##### Dwelling 111:

Louvre windows: BR2-005-008: Aluminium frame with single glazed low-e glazing

U-Value: 4.3 (equal to or lower than)      SHGC: 0.47 (±5%)

Sliding doors: Aspec ProGlide: ALS-010-055

U-Value: 3.0 (equal to or lower than)      SHGC: 0.47 (±5%)

Fixed windows: Aspec ecoFRAME plus: ALS-043-013

U-Value: 2.6 (equal to or lower than)      SHGC: 0.51 (±5%)

Awning windows: Aspec ecoFRAME plus: ALS-043-018

U-Value: 2.6 (equal to or lower than)      SHGC: 0.49 (±5%)

Hinged doors to Bed 3 and Upper Hall: ALS-044-008:

U-Value: 4.5 (equal to or lower than)      SHGC: 0.50 (±5%)

##### Dwelling 113:

Louvre windows: BR2-005-008: Aluminium frame with single glazed low-e glazing

U-Value: 4.3 (equal to or lower than)      SHGC: 0.47 (±5%)

Sliding doors: Aspec ProGlide: ALS-010-055

U-Value: 3.0 (equal to or lower than)      SHGC: 0.47 (±5%)

Fixed windows: Aspec ecoFRAME plus: ALS-043-003

U-Value: 2.6 (equal to or lower than)      SHGC: 0.47 (±5%)

Awning windows: Aspec ecoFRAME plus: ALS-042-012

U-Value: 4.4 (equal to or lower than)      SHGC: 0.37 (±5%)

Hinged doors to Bed 3 and Upper Hall: ALS-044-008:

U-Value: 4.5 (equal to or lower than)      SHGC: 0.50 (±5%)

Double glazed by Velux: Maximum U-Value 2.8, and SHGC: 0.24 (±5%)

#### Skylights

##### Roof

Metal roof with R1.8 anticon/builders blanket, Colour: Windspray, SA: 0.60

##### Ceiling

Concrete roof/balcony with waterproof membrane

##### Ceiling penetrations

Ground Floor ceiling where roof/balcony above: R5.0 insulation (insulation only value)  
First Floor ceiling where metal roof above: Plasterboard ceiling with R5.0 insulation (insulation only value)  
Garage internal ceiling: R2.0 insulation (insulation only value) where habitable areas above (between levels)

Sealed LED downlights (ie: IC rated), modelled at one light per 2.5m<sup>2</sup> of floor space

Exhaust fans to Kitchen, Baths/Ensuites and Laundry

Note: All downlights are to be IC rated and sealed, all exhaust fans to have dampers

##### Ceiling fans

Seven ceiling fans required (minimum 1,200mm diameter): One to each bedroom, one to Dining, one to Family Room, and one to Study

#### External Walls

Cavity brick with R2.13 insulation (insulation only value), or Total Wall Construction System Value R2.5 (insulation modelled as R1.5 bulk reflective both sides to total insulation product value of R2.13 (this would be indicative of a product like Polystyrene 20mm reflective cavity insulation that gives a minimum total RT Value of 2.5 to cavity brick wall)

|                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NatHERS Accreditation No: HERA10134<br>R: 0412 957 655<br>E: hello@greenfuturegroup.com.au<br>W: www.greenfuturegroup.com.au<br>ABN: 55 656 040 078 |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| GREEN FUTURE GROUP                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Lightweight cladding on framed walls with R2.7 insulation (insulation only value)                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| No insulation required to external Garage walls                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| External colour: Medium (SA: 0.475-0.7)                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Internal walls                                                                                                                                      | Lift: Concrete Lift shaft<br>Ground Floor: Single skin brick<br>First Floor: Timber framed walls with plasterboard lining and R2.0 insulation (insulation only value)<br>Garage: R2.0 insulation (insulation only value) to internal walls of Garage (including to walls between Garage/Lift)                                                                                                                                           |
| Common wall                                                                                                                                         | Concrete cavity wall with internal plasterboard linings                                                                                                                                                                                                                                                                                                                                                                                 |
| Floors                                                                                                                                              | Ground Floor: Concrete slab on Ground with R1.5 underslab insulation, and R1.0 vertical slab edge insulation<br>First Floor: Suspended concrete floor (floor between levels), R1.5 insulation (insulation only value) to any suspended floor where open to air beneath.<br>Floor coverings: Carpet to bedrooms, Study, and Family; tiles to wet areas, Kitchen/Dining/Living, and Entry; Timber to Hall and Stair; Garage floor is bare |
| External Shading                                                                                                                                    | Vertical source screens, awnings, operable roof, eaves, and covered balconies as per drawings                                                                                                                                                                                                                                                                                                                                           |
| BASIX Water Inclusions                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Fixtures                                                                                                                                            | Install showerheads minimum rating of 4 stars (<6.0 and <= 7.5 Litres/min)<br>Install toilet flushing system with a minimum rating of 3 stars in each toilet<br>Install tap with minimum rating of 4 stars in the kitchen<br>Install taps with minimum rating of 4 stars in each bathroom                                                                                                                                               |
| Alternative Water                                                                                                                                   | Install rainwater tank with minimum 2,000L capacity to each dwelling, connected to – At least one outdoor (garden) tap, laundry, and all toilets<br>Rainwater harvest collected from a minimum 60m² roof area of each dwelling                                                                                                                                                                                                          |
| BASIX Energy Commitments                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Hot water System                                                                                                                                    | Gas instantaneous: minimum performance of 6 Stars                                                                                                                                                                                                                                                                                                                                                                                       |
| Cooling system                                                                                                                                      | 1-phase air conditioning to living areas and bedrooms: minimum performance 3 Stars                                                                                                                                                                                                                                                                                                                                                      |
| Heating system                                                                                                                                      | 1-phase air conditioning to living areas and bedrooms: minimum performance 3 Stars                                                                                                                                                                                                                                                                                                                                                      |
| In slab heating (requirement for R1.0 vertical slab edge insulation (modelled in NatHERS thermal comfort models))                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Ventilation                                                                                                                                         | Kitchen - Individual fan, externally ducted to roof or facade, manual on/off switch<br>Bathrooms - Individual fan, externally ducted to roof or facade, interlocked to light with timer off<br>Laundry - Individual fan, externally ducted to roof or facade, manual on/off switch                                                                                                                                                      |
| Other                                                                                                                                               | Gas cooktop & electric oven<br>Outdoor clothes drying line<br>Alternative Energy: Minimum 2.0kW of photovoltaics (solar) (South orientation nominated as worst-case scenario)                                                                                                                                                                                                                                                           |

GENERAL NOTES

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES AND WITH MANUFACTURERS INSTRUCTIONS.

THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

DO NOT SCALE OFF DRAWING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.

THE ARCHITECT TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.

|                                  |                                         |
|----------------------------------|-----------------------------------------|
| DA MODIFICATIONS LIST OF CHANGES |                                         |
| ID                               | Name                                    |
| 01                               | ROOF AND AWNING ADJUSTMENTS             |
| 02                               | SKYLIGHTS ADJUSTED                      |
| 03                               | COURTYARD AWNING                        |
| 04                               | GARAGE WALL AND FLOOR ADJUSTED          |
| 05                               | DOORS AND OPENINGS ADJUSTED AND RENAMED |
| 06                               | INTERNAL LAYOUT ADJUSTMENTS             |
| 07                               | WINDOWS ADJUSTED                        |
| 08                               | BALCONY AND PRIVACY                     |
| 09                               | LIFT SHAFT                              |
| 10                               | SITeworks AND SERVICES                  |

DA DRAWING LIST

|       |                                   |
|-------|-----------------------------------|
| MOD00 | COVER SHEET                       |
| MOD01 | SITE SURVEY                       |
| MOD02 | SITE ANALYSIS                     |
| MOD03 | DEMOLITION PLAN                   |
| MOD04 | SITE & ROOF PLAN                  |
| MOD05 | GROUND FLOOR PLAN                 |
| MOD06 | FIRST FLOOR PLAN                  |
| MOD07 | SECTION AA                        |
| MOD08 | SECTION BB                        |
| MOD09 | NORTH ELEVATION                   |
| MOD10 | EAST ELEVATION                    |
| MOD11 | ADDISON RD - SOUTH ELEVATION      |
| MOD12 | WEST ELEVATION                    |
| MOD13 | AREA CALCULATIONS                 |
| MOD14 | SHADOW DIAGRAMS                   |
| MOD15 | EXTERNAL WINDOW AND DOOR SCHEDULE |
| MOD16 | NOTIFICATION PLAN                 |

MATERIALS BOARD



MODIFICATIONS TO APPROVED DA2024/0142



MODIFICATION TO DEVELOPMENT APPLICATION

FOR ALTERATIONS & ADDITIONS



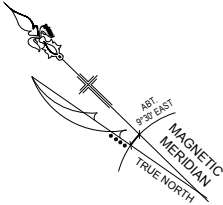
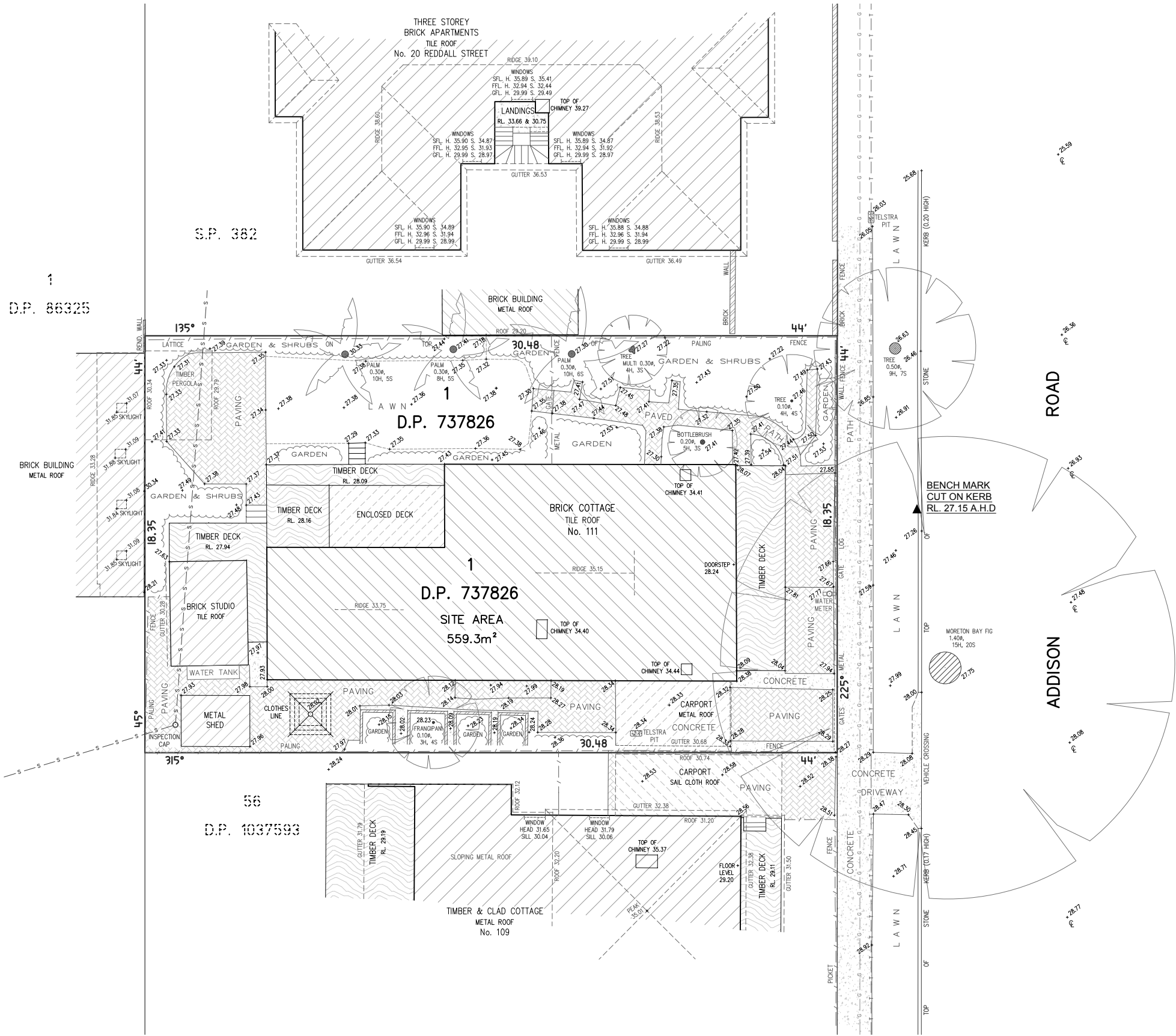
ISSUE FOR  
D DA APPROVED ISSUE  
E DA MODIFICATION

DATE  
22/8/2024  
04/9/2025

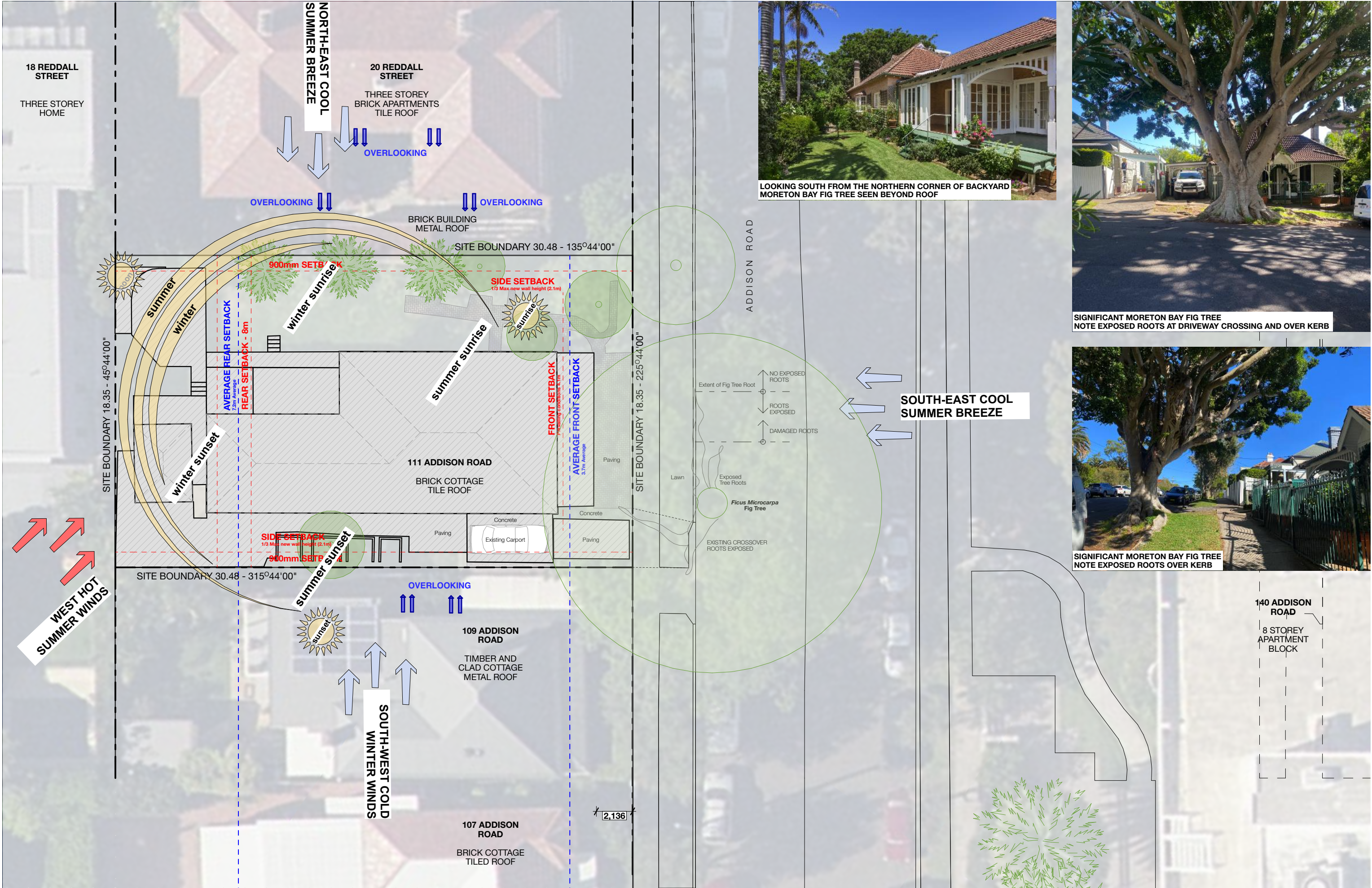
JOB NO: 23006  
ADDRESS: 111 ADDISON ROAD, MANLY  
LOT 1 DP 737826  
CLIENT: IAN MILLER  
SCALE: 1:200 @ A3



NO CHANGES  
SITE SURVEY  
SHEET: MOD01  
ISSUE: E







LOOKING SOUTH FROM THE NORTHERN CORNER OF BACKYARD MORETON BAY FIG TREE SEEN BEYOND ROOF



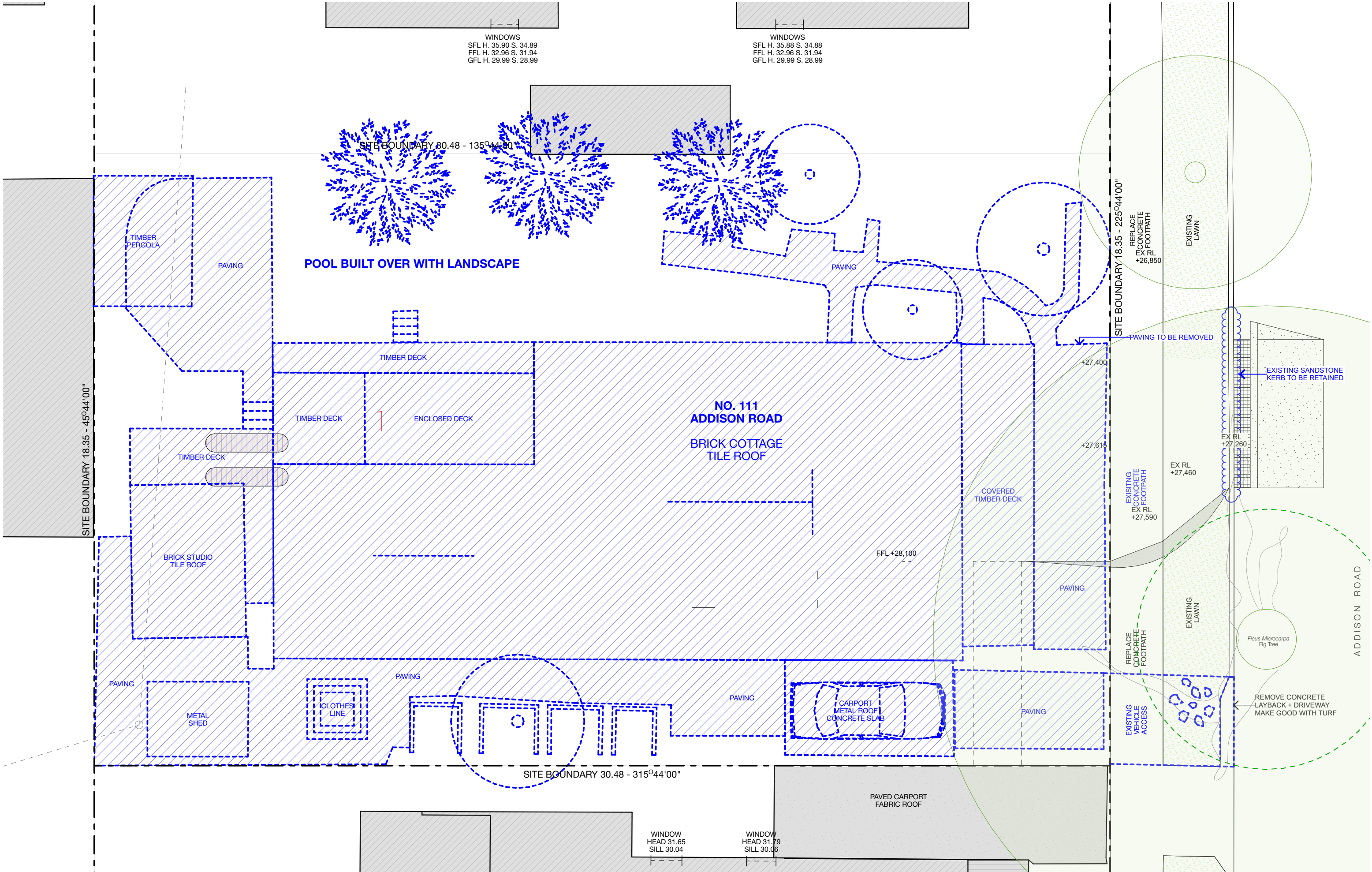
SIGNIFICANT MORETON BAY FIG TREE NOTE EXPOSED ROOTS AT DRIVEWAY CROSSING AND OVER KERB



SIGNIFICANT MORETON BAY FIG TREE NOTE EXPOSED ROOTS OVER KERB





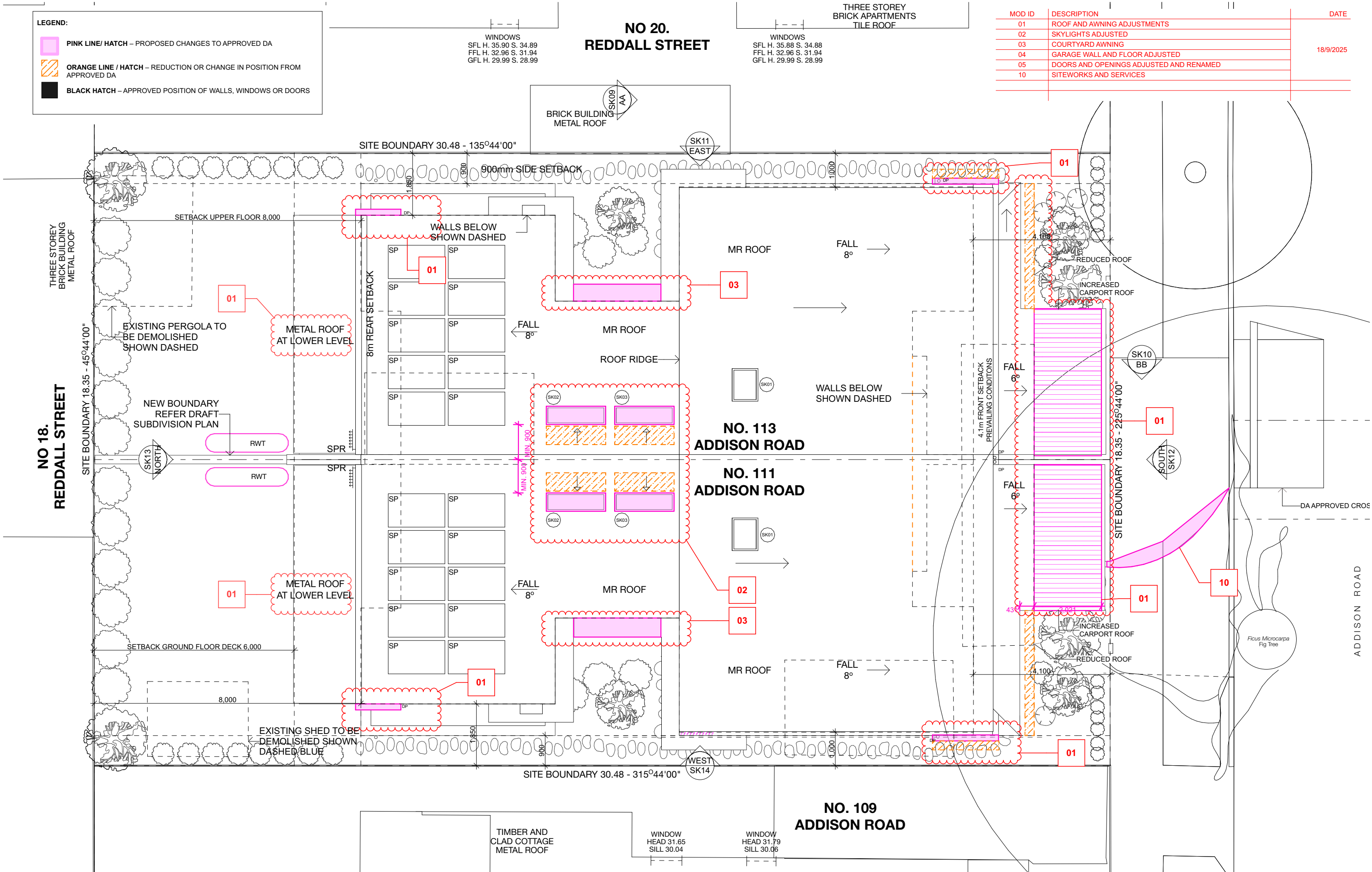


LEGEND:

PINK LINE/ HATCH – PROPOSED CHANGES TO APPROVED DA

ORANGE LINE / HATCH – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA

BLACK HATCH – APPROVED POSITION OF WALLS, WINDOWS OR DOORS

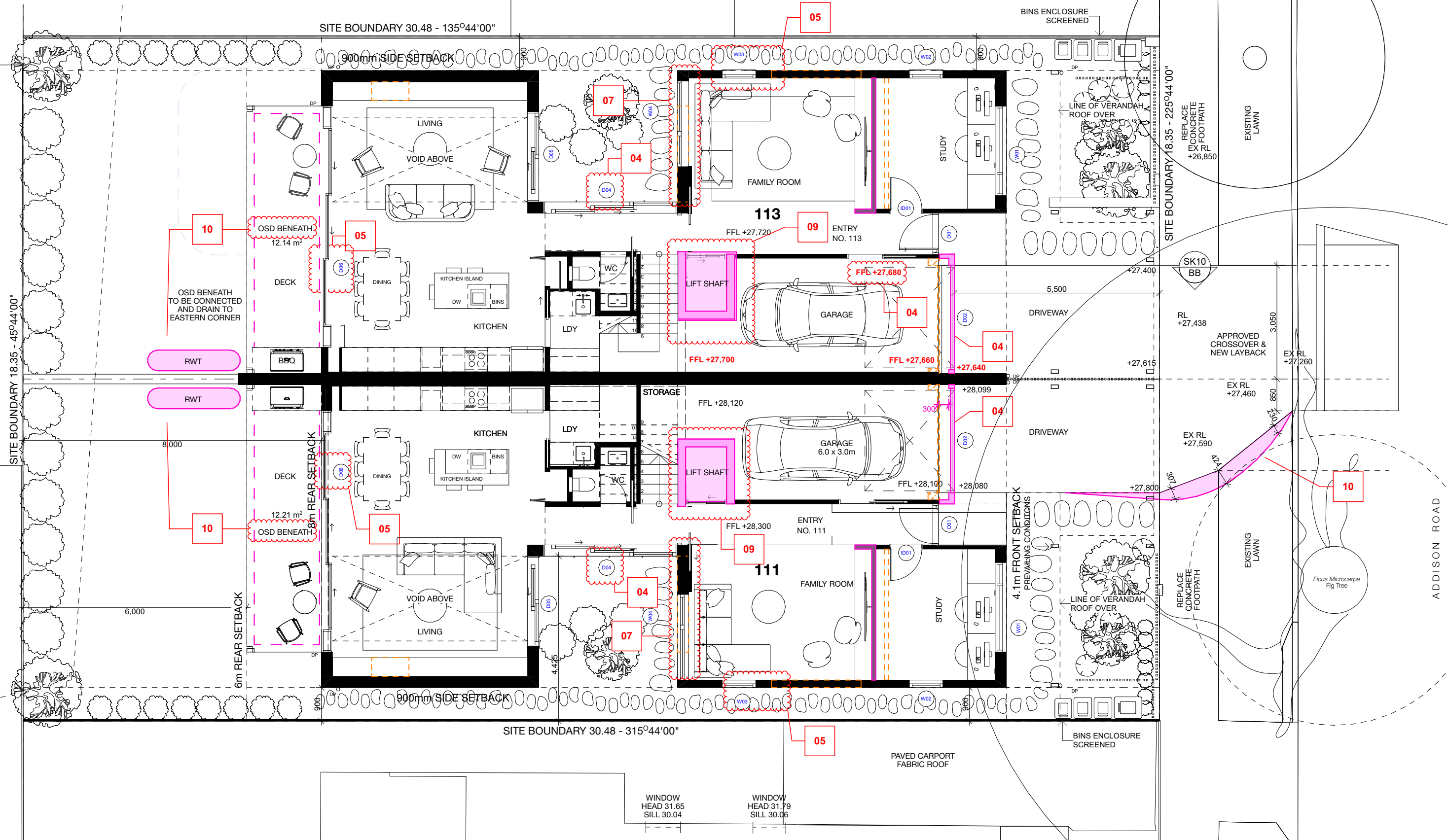


| MOD ID | DESCRIPTION                             | DATE      |
|--------|-----------------------------------------|-----------|
| 01     | ROOF AND AWNING ADJUSTMENTS             | 18/9/2025 |
| 02     | SKYLIGHTS ADJUSTED                      |           |
| 03     | COURTYARD AWNING                        |           |
| 04     | GARAGE WALL AND FLOOR ADJUSTED          |           |
| 05     | DOORS AND OPENINGS ADJUSTED AND RENAMED |           |
| 10     | SITWORKS AND SERVICES                   |           |



- LEGEND:
- PINK LINE / HATCH – PROPOSED CHANGES TO APPROVED DA
  - ORANGE LINE / HATCH – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA
  - BLACK HATCH – APPROVED POSITION OF WALLS, WINDOWS OR DOORS

| MOD ID | DESCRIPTION                             | DATE      |
|--------|-----------------------------------------|-----------|
| 04     | GARAGE WALL AND FLOOR ADJUSTED          | 18/9/2025 |
| 05     | DOORS AND OPENINGS ADJUSTED AND RENAMED |           |
| 06     | INTERNAL LAYOUT ADJUSTMENTS             |           |
| 07     | WINDOWS ADJUSTED                        |           |
| 08     | BALCONY AND PRIVACY                     |           |
| 09     | LIFT SHAFT                              |           |
| 10     | SITWORKS AND SERVICES                   |           |

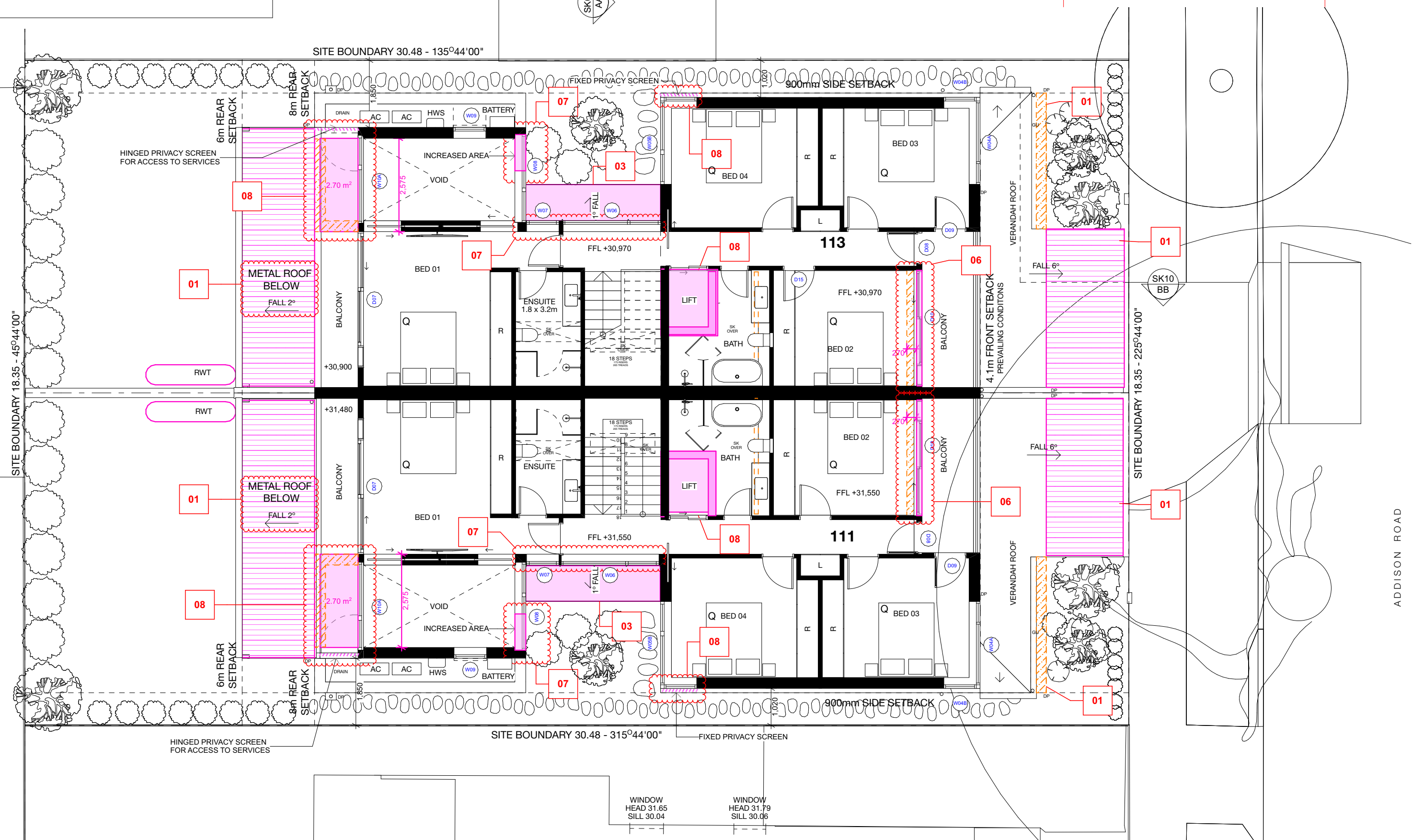




**LEGEND:**

|                                                                                   |                                                                               |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|  | <b>PINK LINE/ HATCH</b> – PROPOSED CHANGES TO APPROVED DA                     |
|  | <b>ORANGE LINE / HATCH</b> – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA |
|  | <b>BLACK HATCH</b> – APPROVED POSITION OF WALLS, WINDOWS OR DOORS             |

| MOD ID | DESCRIPTION                 | DATE      |
|--------|-----------------------------|-----------|
| 01     | ROOF AND AWNING ADJUSTMENTS | 18/9/2025 |
| 03     | COURTYARD AWNING            |           |
| 06     | INTERNAL LAYOUT ADJUSTMENTS |           |
| 07     | WINDOWS ADJUSTED            |           |
| 08     | BALCONY AND PRIVACY         |           |



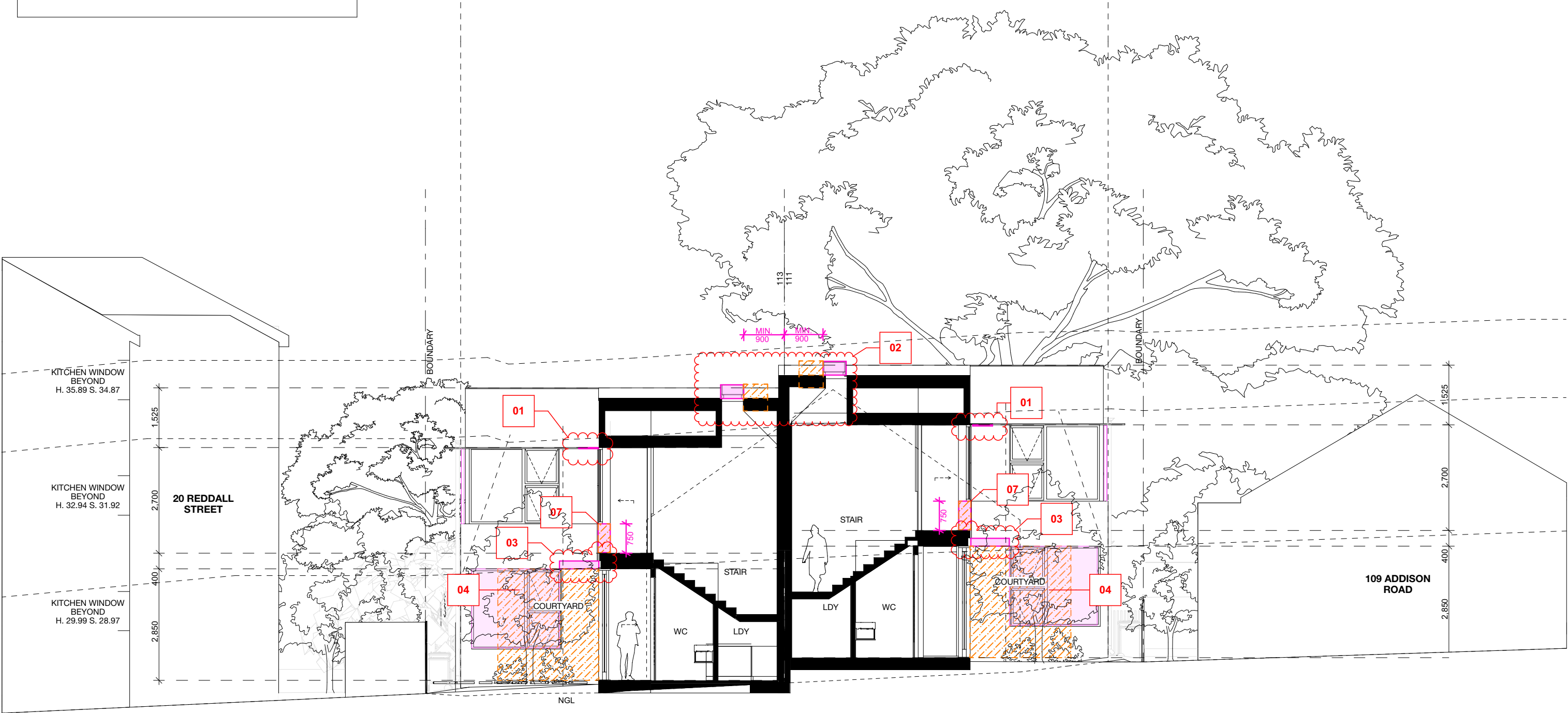
LEGEND:

PINK LINE/ HATCH – PROPOSED CHANGES TO APPROVED DA

ORANGE LINE / HATCH – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA

BLACK HATCH – APPROVED POSITION OF WALLS, WINDOWS OR DOORS

| MOD ID | DESCRIPTION                    | DATE      |
|--------|--------------------------------|-----------|
| 02     | SKYLIGHTS ADJUSTED             | 18/9/2025 |
| 03     | COURTYARD AWNING               |           |
| 04     | GARAGE WALL AND FLOOR ADJUSTED |           |
| 07     | WINDOWS ADJUSTED               |           |
| 09     | LIFT SHAFT                     |           |





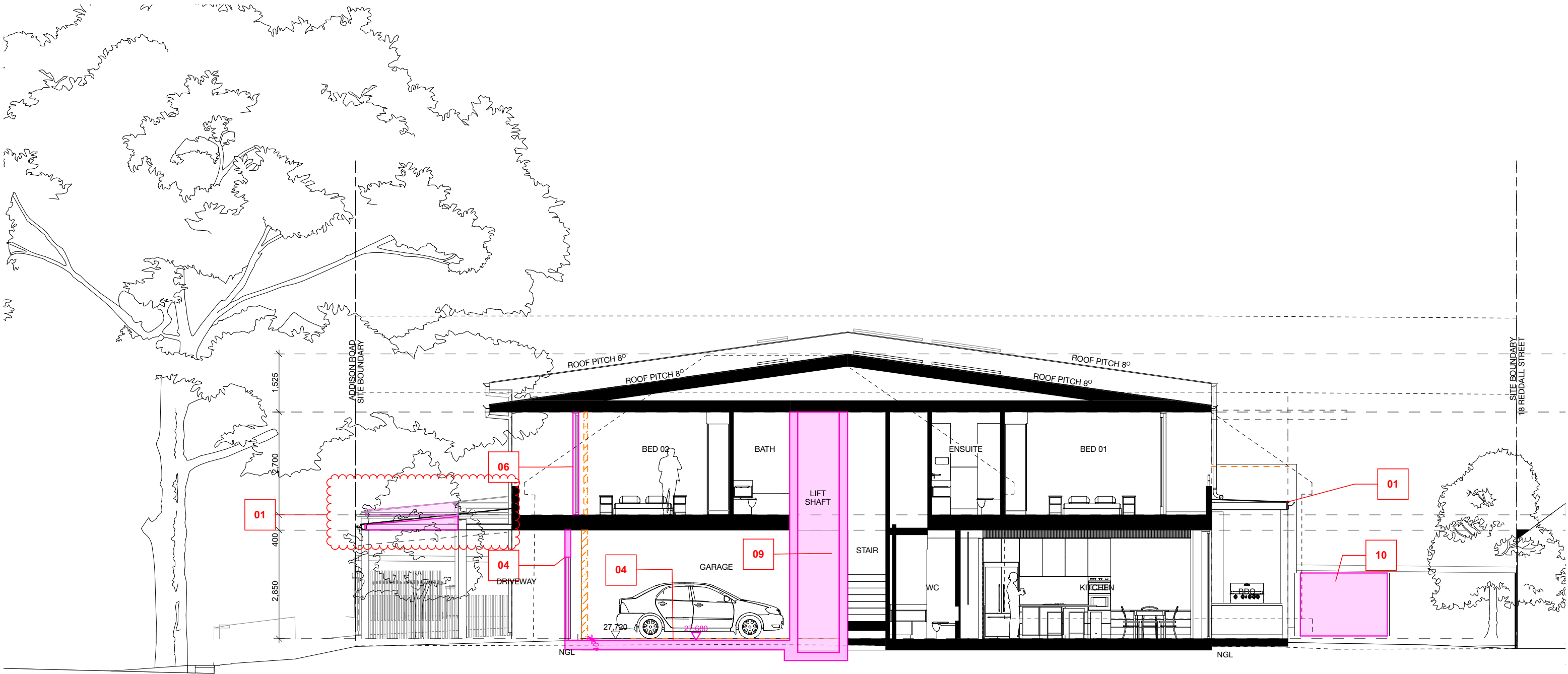
LEGEND:

PINK LINE/ HATCH – PROPOSED CHANGES TO APPROVED DA

ORANGE LINE / HATCH – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA

BLACK HATCH – APPROVED POSITION OF WALLS, WINDOWS OR DOORS

| MOD ID | DESCRIPTION                             | DATE      |
|--------|-----------------------------------------|-----------|
| 05     | DOORS AND OPENINGS ADJUSTED AND RENAMED | 18/9/2025 |
| 06     | INTERNAL LAYOUT ADJUSTMENTS             |           |
| 08     | BALCONY AND PRIVACY                     |           |
| 09     | LIFT SHAFT                              |           |
| 10     | SITEWORKS AND SERVICES                  |           |



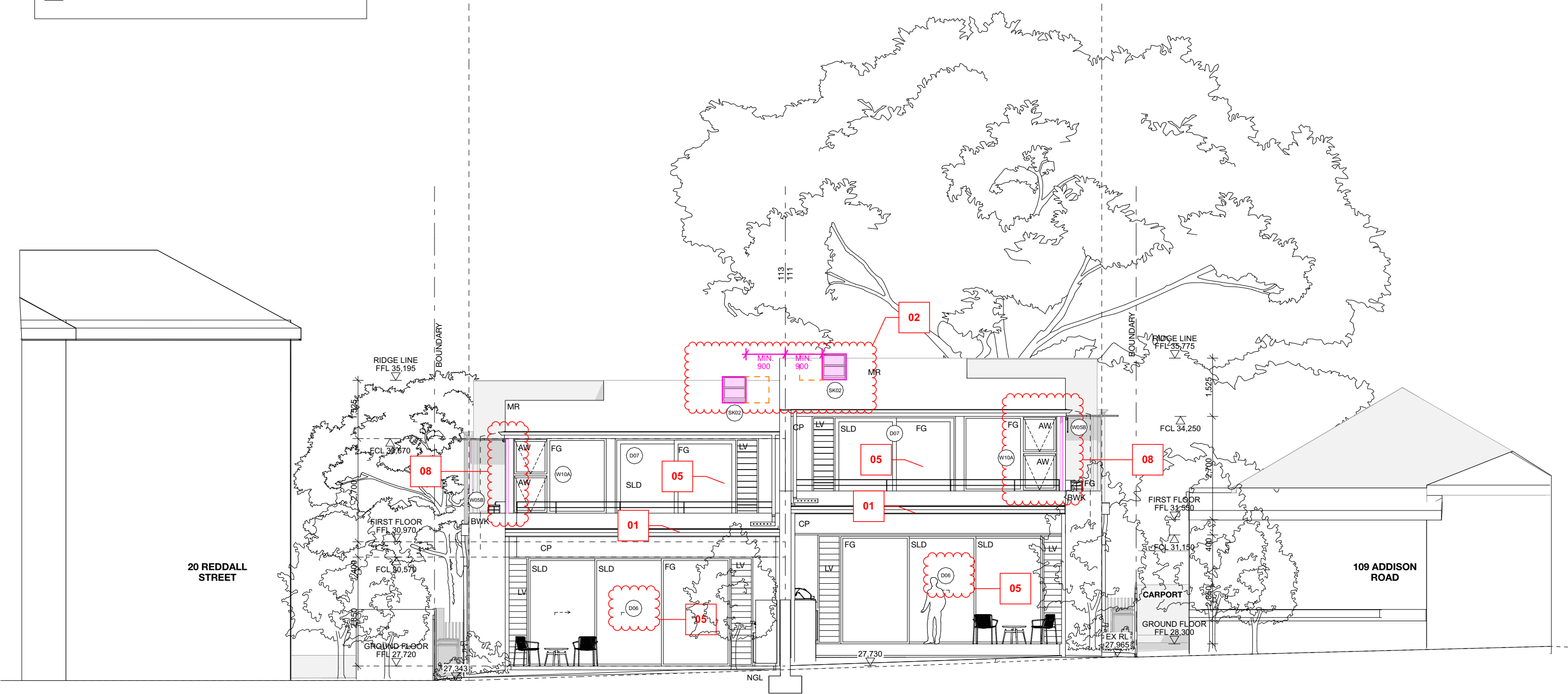
LEGEND:

PINK LINE/ HATCH – PROPOSED CHANGES TO APPROVED DA

ORANGE LINE / HATCH – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA

BLACK HATCH – APPROVED POSITION OF WALLS, WINDOWS OR DOORS

| MOD ID | DESCRIPTION                             | DATE      |
|--------|-----------------------------------------|-----------|
| 01     | ROOF AND AWNING ADJUSTMENTS             | 18/9/2025 |
| 02     | SKYLIGHTS ADJUSTED                      |           |
| 04     | GARAGE WALL AND FLOOR ADJUSTED          |           |
| 05     | DOORS AND OPENINGS ADJUSTED AND RENAMED |           |
| 08     | BALCONY AND PRIVACY                     |           |







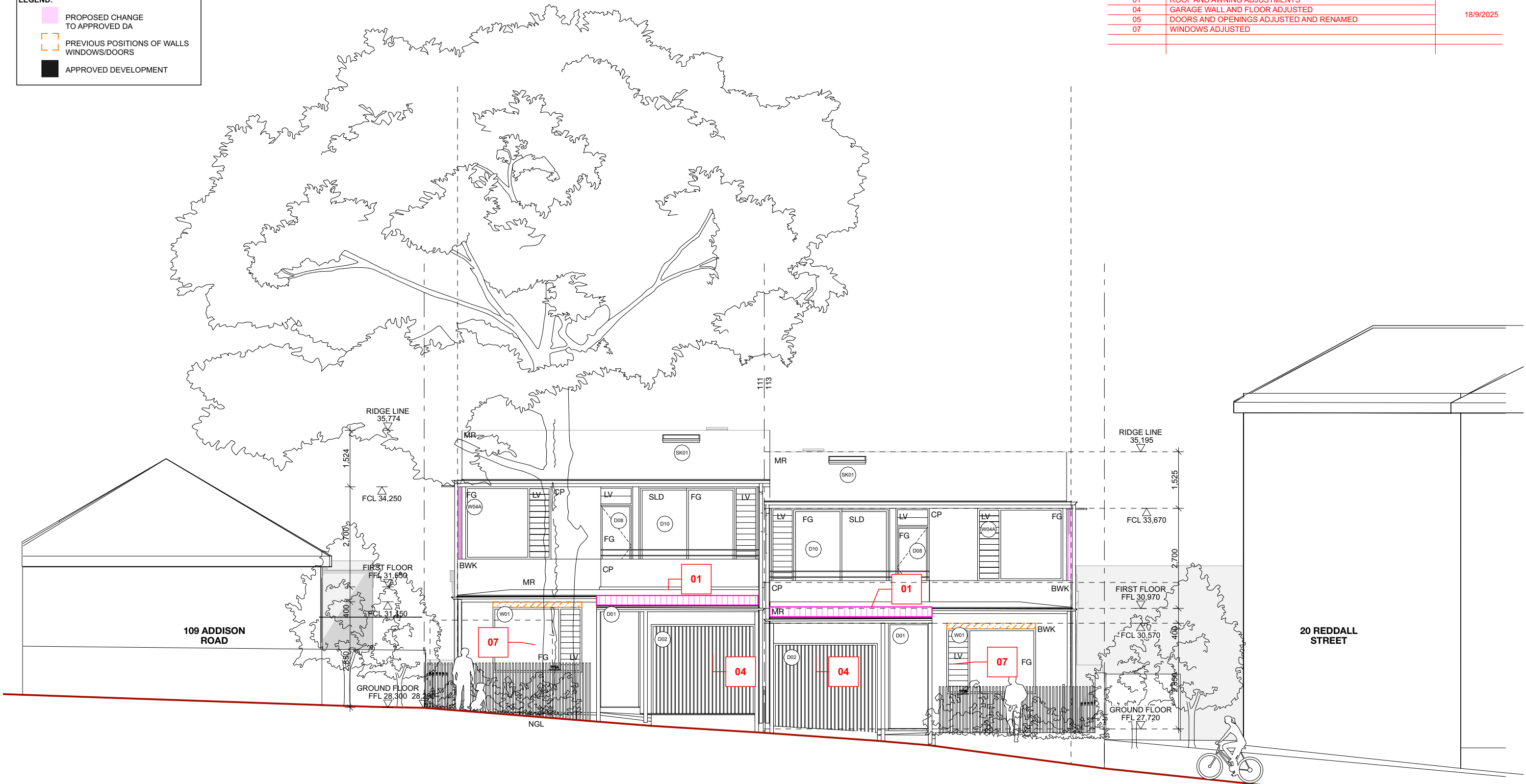
LEGEND:

PROPOSED CHANGE TO APPROVED DA

PREVIOUS POSITIONS OF WALLS WINDOWS/DOORS

APPROVED DEVELOPMENT

| MOD ID | DESCRIPTION                             | DATE      |
|--------|-----------------------------------------|-----------|
| 01     | ROOF AND AWNING ADJUSTMENTS             | 18/9/2025 |
| 04     | GARAGE WALL AND FLOOR ADJUSTED          |           |
| 05     | DOORS AND OPENINGS ADJUSTED AND RENAMED |           |
| 07     | WINDOWS ADJUSTED                        |           |
|        |                                         |           |





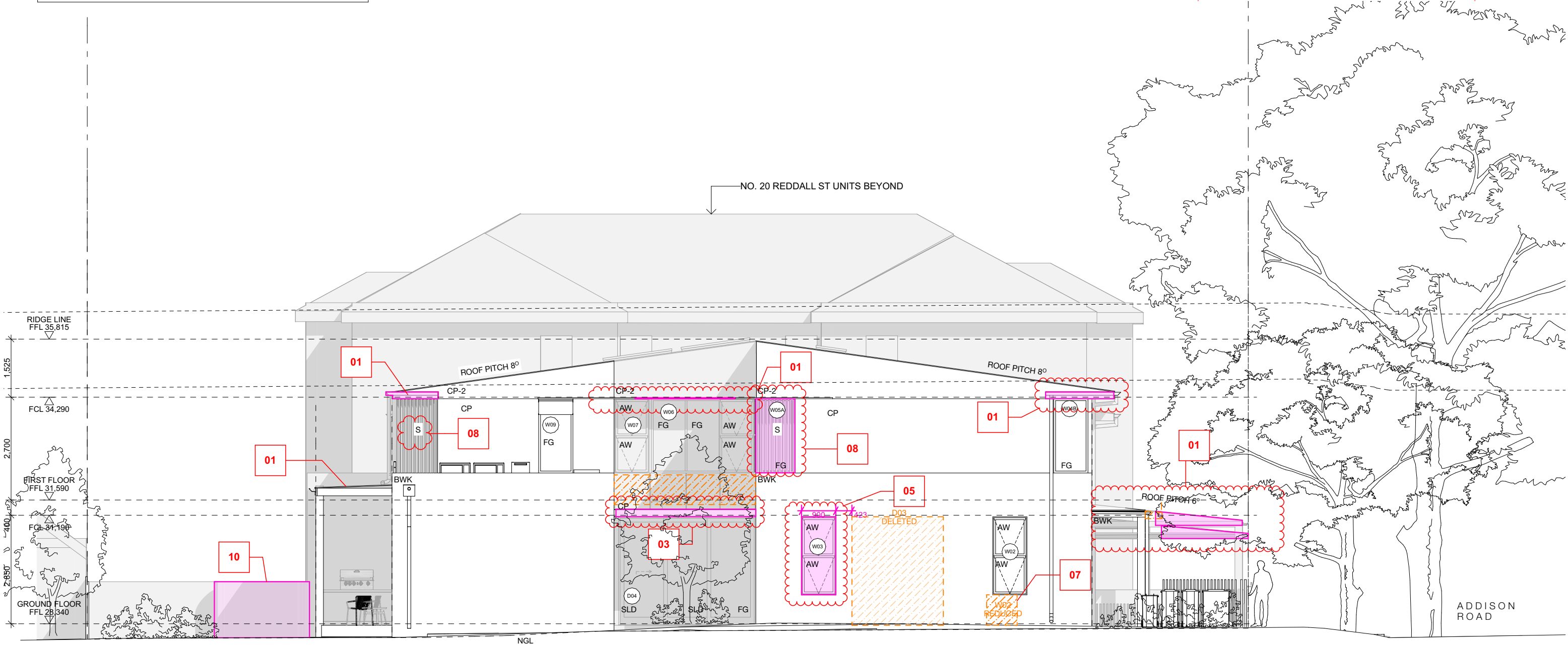
LEGEND:

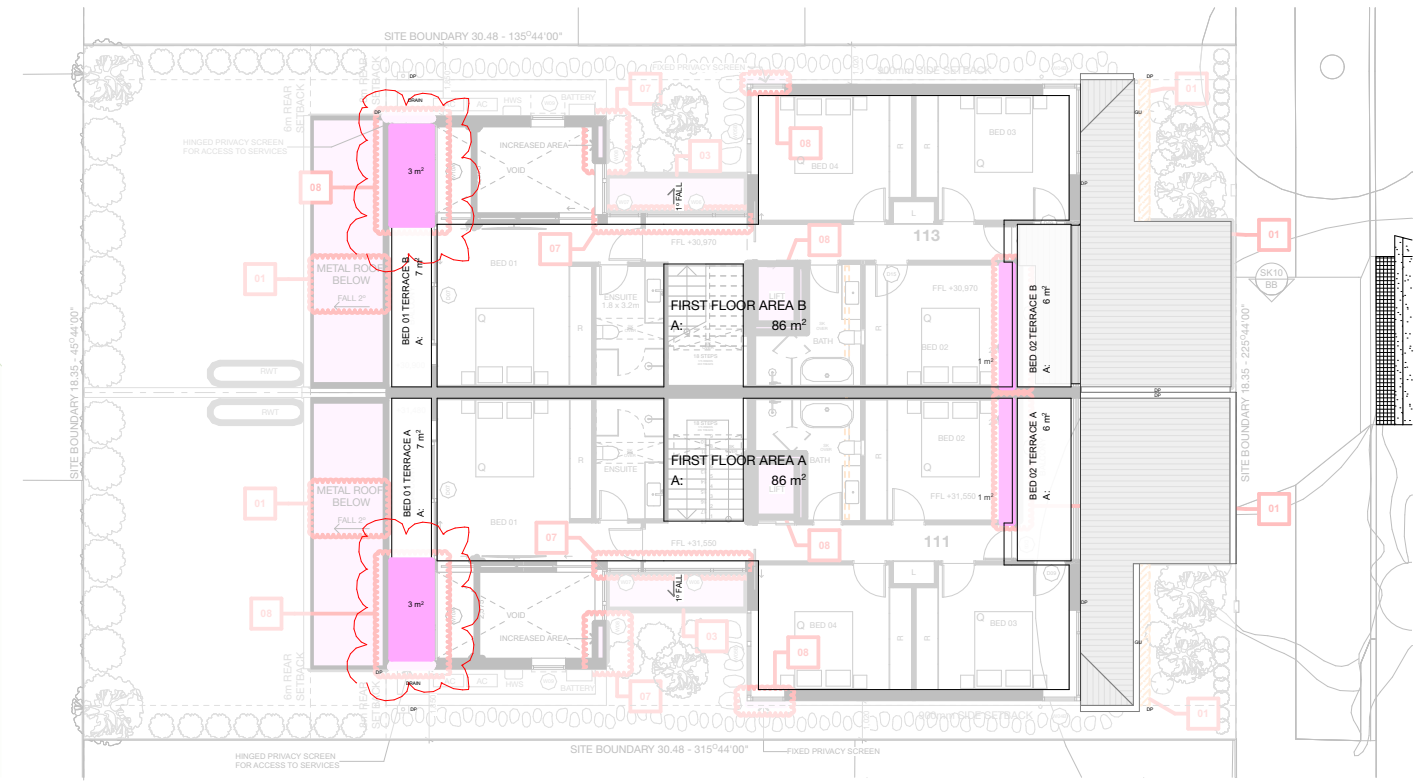
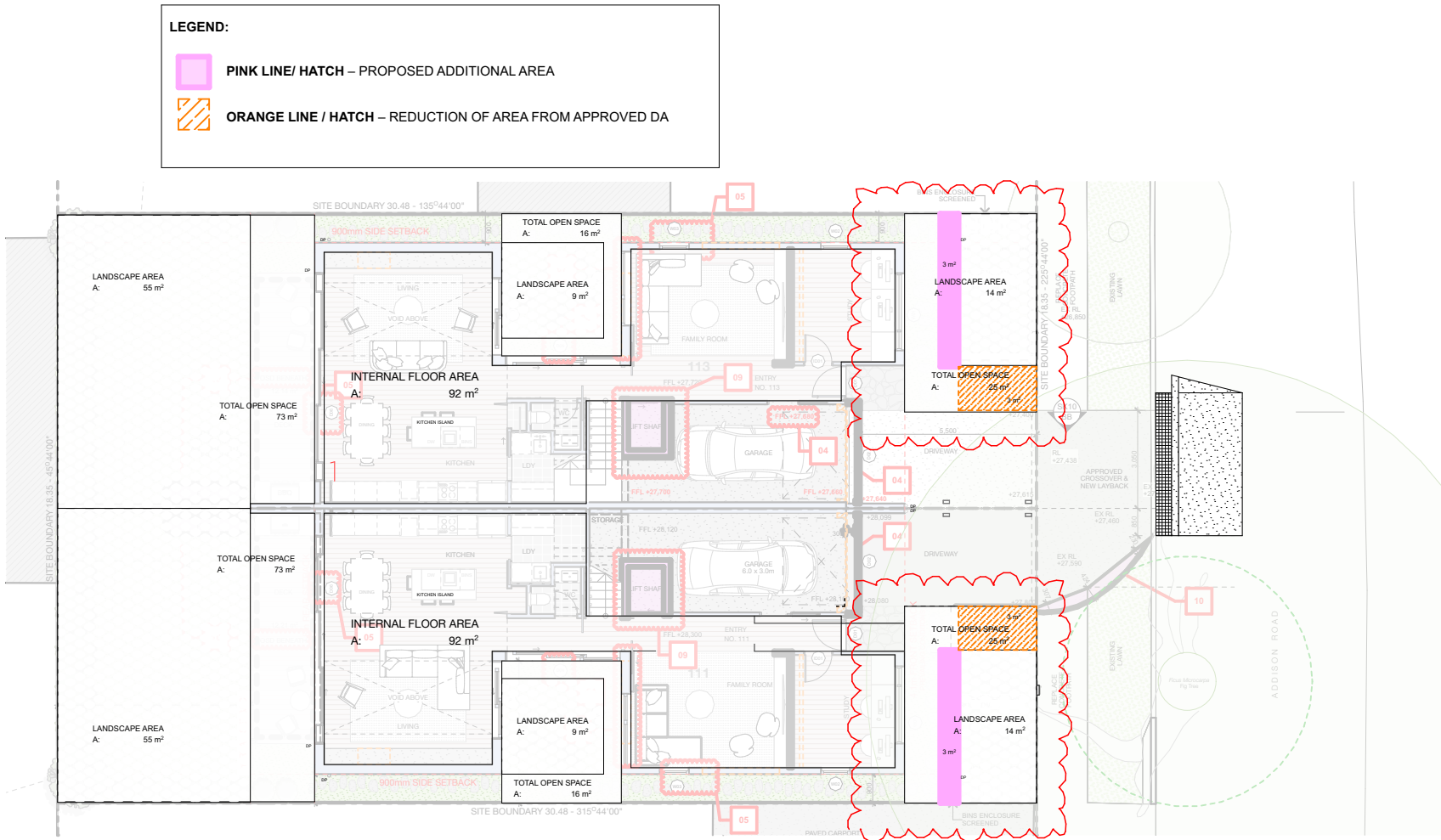
PINK LINE/ HATCH – PROPOSED CHANGES TO APPROVED DA

ORANGE LINE / HATCH – REDUCTION OR CHANGE IN POSITION FROM APPROVED DA

BLACK HATCH – APPROVED POSITION OF WALLS, WINDOWS OR DOORS

| MOD ID | DESCRIPTION                             | DATE      |
|--------|-----------------------------------------|-----------|
| 01     | ROOF AND AWNING ADJUSTMENTS             | 18/9/2025 |
| 02     | SKYLIGHTS ADJUSTED                      |           |
| 03     | COURTYARD AWNING                        |           |
| 05     | DOORS AND OPENINGS ADJUSTED AND RENAMED |           |
| 07     | WINDOWS ADJUSTED                        |           |
| 08     | BALCONY AND PRIVACY                     |           |
| 10     | SITWORKS AND SERVICES                   |           |
|        |                                         |           |
|        |                                         |           |
|        |                                         |           |





GROUND FLOOR AREA

1:200

FIRST FLOOR AREA

1:200

| TOTAL OPEN SPACE |                       | LANDSCAPE AREA |                       | INTERNAL FLOOR AREA |                       |
|------------------|-----------------------|----------------|-----------------------|---------------------|-----------------------|
| BACKYARD A       | 72.78                 | BACKYARD A     | 54.93                 | FIRST FLOOR AREA A  | 86.20                 |
| BACKYARD B       | 72.78                 | BACKYARD B     | 54.81                 | FIRST FLOOR AREA B  | 86.20                 |
| BED 01 TERRACE A | 7.21                  | COURTYARD A    | 9.44                  | GROUND FLOOR AREA   | 91.87                 |
| BED 01 TERRACE B | 7.22                  | COURTYARD B    | 9.44                  | GROUND FLOOR AREA   | 91.87                 |
| BED 02 TERRACE A | 6.11                  | FRONTYARD A    | 14.28                 |                     | 356.14 m <sup>2</sup> |
| BED 02 TERRACE B | 6.11                  | FRONTYARD B    | 14.18                 |                     |                       |
| COURTYARD A      | 16.47                 |                | 157.08 m <sup>2</sup> | DCP                 | 335.56 m <sup>2</sup> |
| COURTYARD B      | 16.47                 |                |                       | APPROVED DA         | 354.70 m <sup>2</sup> |
| FRONTYARD A      | 25.16                 | DCP            | 107.7 m <sup>2</sup>  |                     |                       |
| FRONTYARD B      | 25.37                 | APPROVED DA    | 158.50 m <sup>2</sup> |                     |                       |
|                  | 255.68 m <sup>2</sup> |                |                       |                     |                       |
| DCP              | 307.6 m <sup>2</sup>  |                |                       |                     |                       |
| APPROVED DA      | 255.17 m <sup>2</sup> |                |                       |                     |                       |

Total Open Space (see Dictionary meanings including landscape area, open space above ground and principal private open space) must adhere to the following minimum specifications:

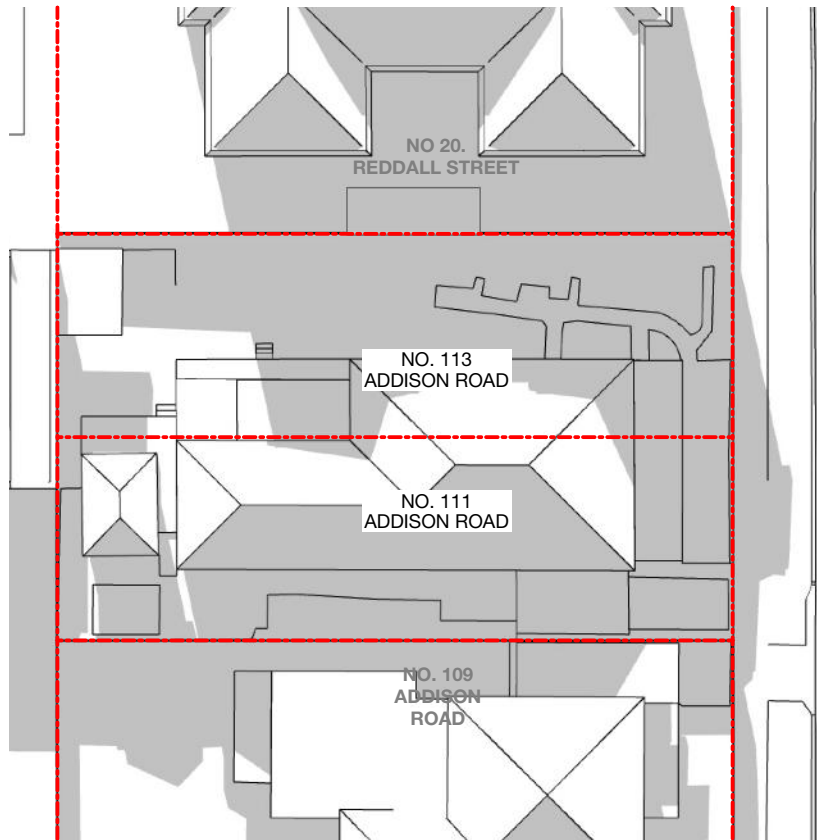
i) horizontal dimension of at least 3m in any direction; and

ii) a minimum unbroken area of 12sqm.

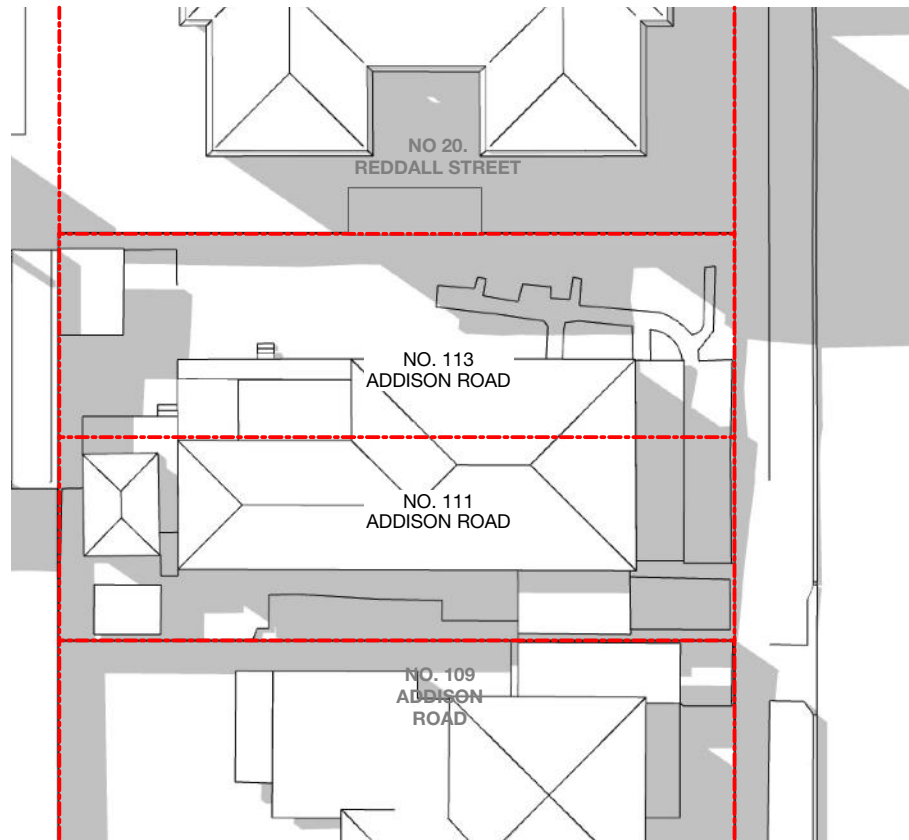
iii) A variation to the minimum specifications in i) and ii) above may only be considered for Above Ground Open Space where it can be demonstrated that lesser dimensions or areas will better serve to minimise amenity impacts on neighbours. A lesser areas of above ground open space may be included or calculated under the minimum requirements in the circumstances of the case. In all other cases open space that does not comply with the minimum specification is not included or calculated under the minimum requirements for total open space.



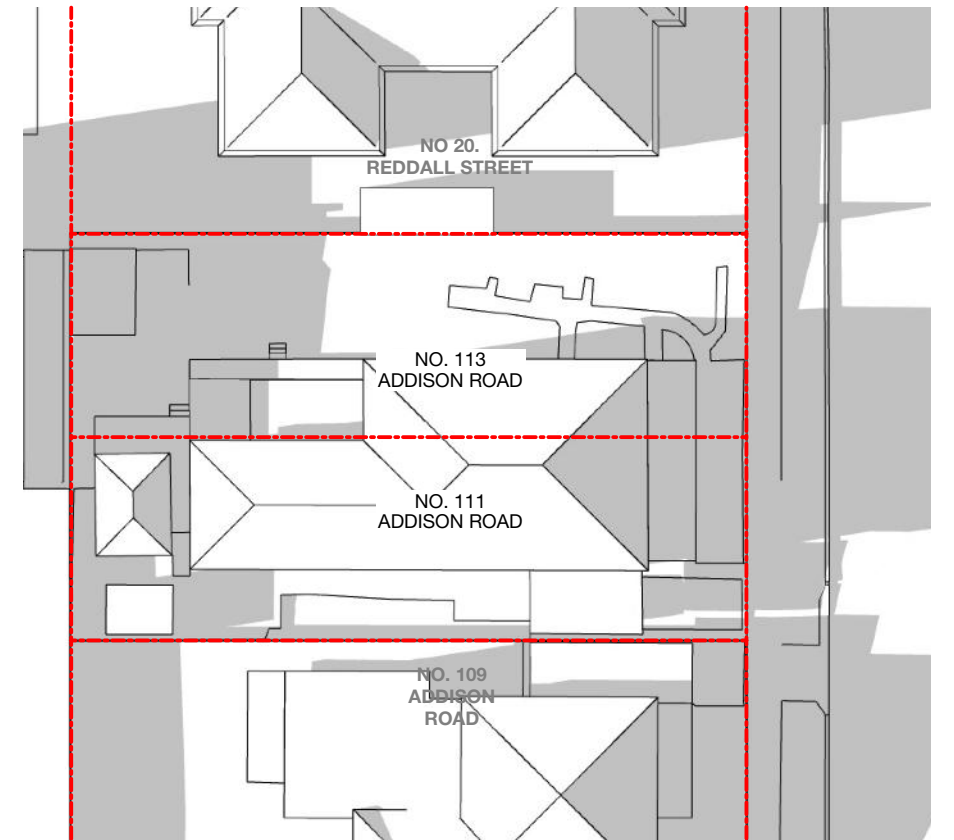




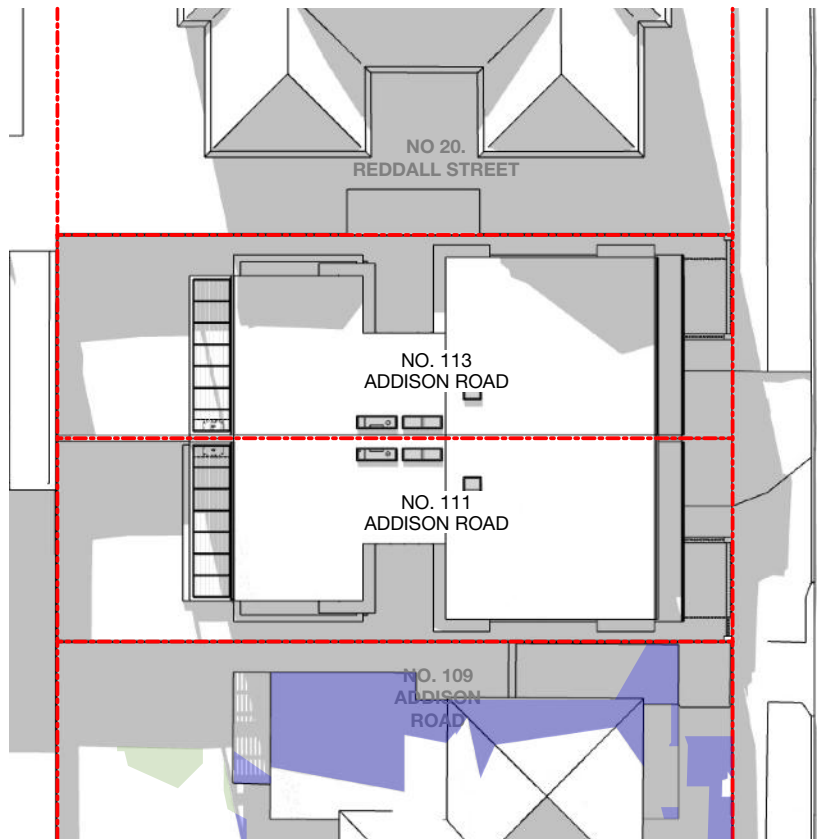
EXISTING SHADOWS - 9AM



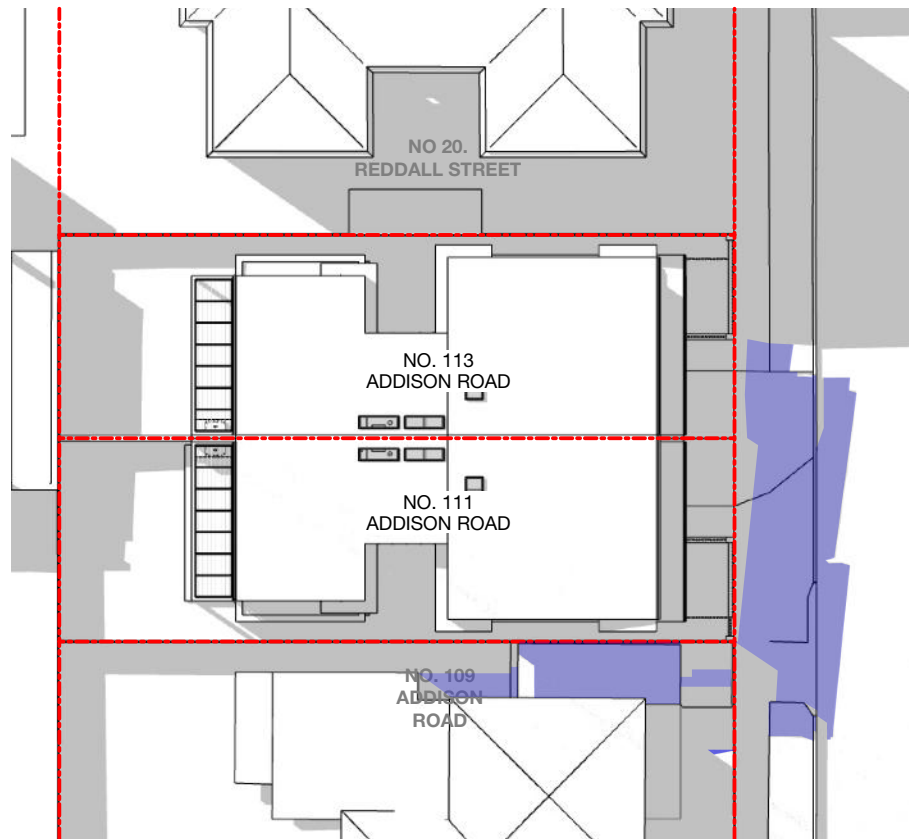
EXISTING SHADOWS - 12PM



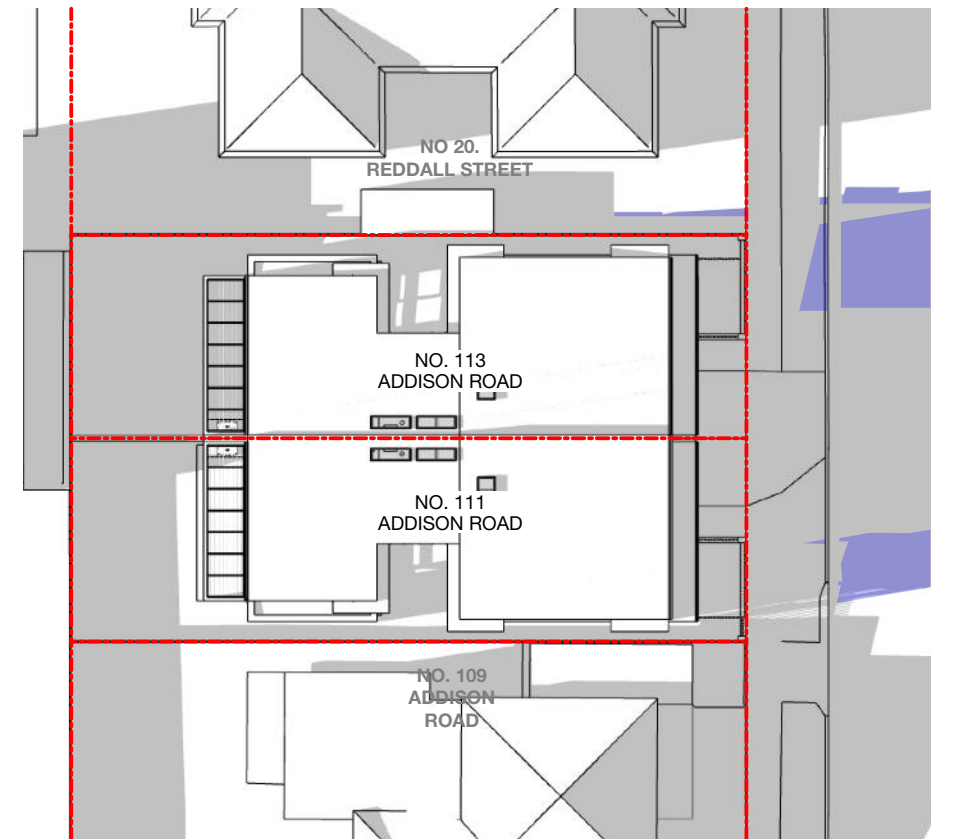
EXISTING SHADOWS - 3PM



PROPOSED SHADOWS - 9AM



PROPOSED SHADOWS - 12PM



PROPOSED SHADOWS - 3PM

INCREASED SHADOW  
REDUCED SHADOW

**NO CHANGES**  
SHADOW DIAGRAMS

SHEET: MOD14

ISSUE: E

Watershed\Architects

Nominated Architect Mark Korgul No. 6221 Studio 9977 1076 Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE FOR  
D DA APPROVED ISSUE  
E DA MODIFICATION

DATE  
22/8/2024  
04/9/2025

JOB NO: 23006  
ADDRESS: 111 ADDISON ROAD, MANLY  
LOT 1 DP 737826  
CLIENT: IAN MILLER  
SCALE: 1:250 @ A3



| STOREY         | GROUND FLOOR |             |           |           |           |           |             |             | FIRST FLOOR |             |           |           |           |           |             |             |
|----------------|--------------|-------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-------------|-------------|
| MOD ID         | W01          | W01         | W02       | W02       | W03       | W03       | W04         | W04         | W04A        | W04A        | W04B      | W04B      | W05A      | W05A      | W05B        | W05B        |
| APPROVED DA ID | W01          | W01         | W02       | W02       | D03       | D03       | D06         | D06         | W04A        | W04A        | W04B      | W04B      | W05A      | W05A      | W05B        | W05B        |
| LOT            | 111          | 113         | 111       | 113       | 111       | 113       | 111         | 113         | 111         | 113         | 111       | 113       | 111       | 113       | 111         | 113         |
| ELEVATION      |              |             |           |           |           |           |             |             |             |             |           |           |           |           |             |             |
| SIZE           | 2,400×1,750  | 2,400×1,750 | 900×2,050 | 900×2,046 | 900×2,050 | 900×2,050 | 2,300×2,050 | 2,300×2,050 | 2,300×1,950 | 2,300×1,950 | 900×1,950 | 900×1,950 | 900×1,950 | 900×1,950 | 2,300×1,950 | 2,300×1,950 |
| AREA (m2)      | 4.20         | 4.20        | 1.85      | 1.84      | 1.85      | 1.85      | 4.72        | 4.72        | 4.68        | 4.68        | 1.95      | 1.95      | 1.95      | 1.95      | 4.68        | 4.68        |

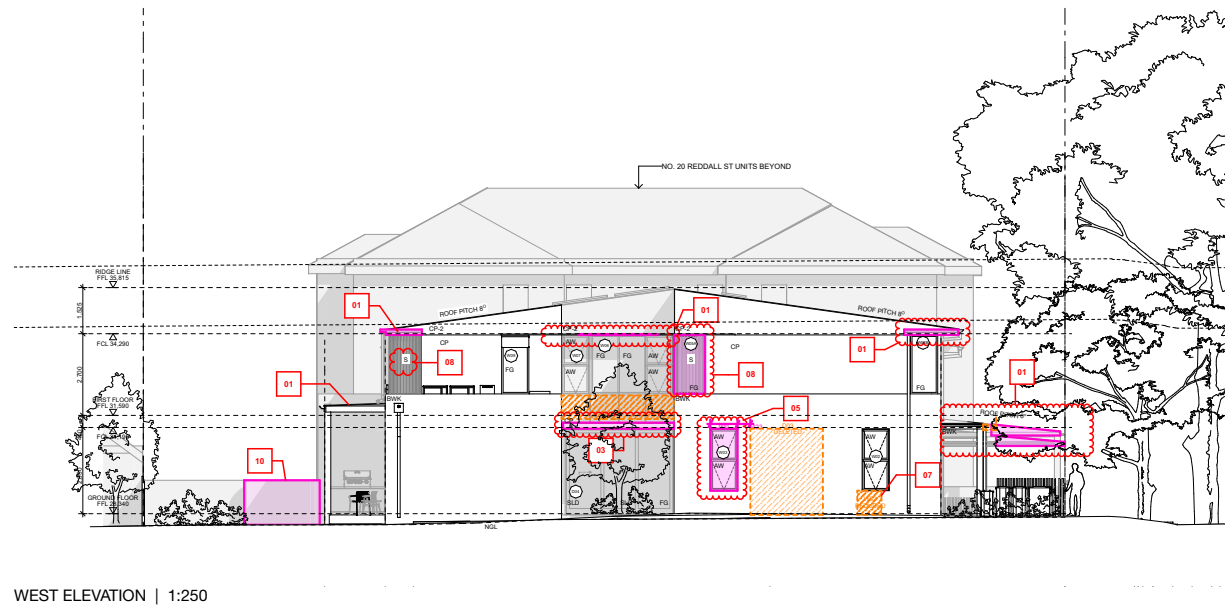
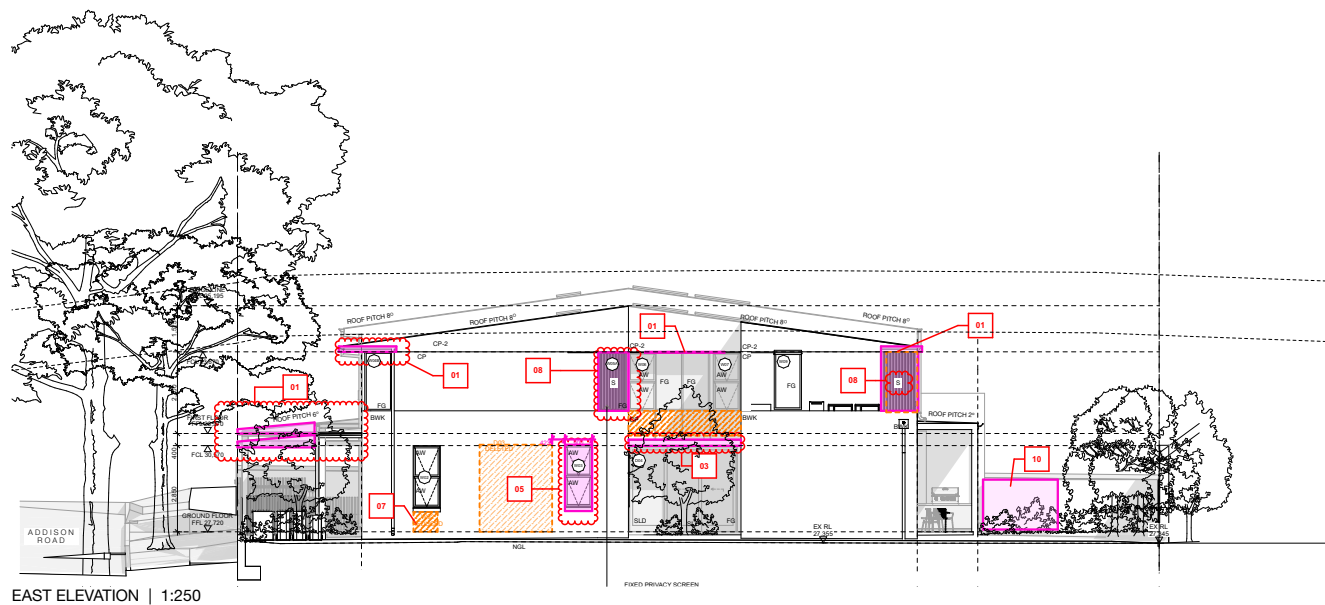
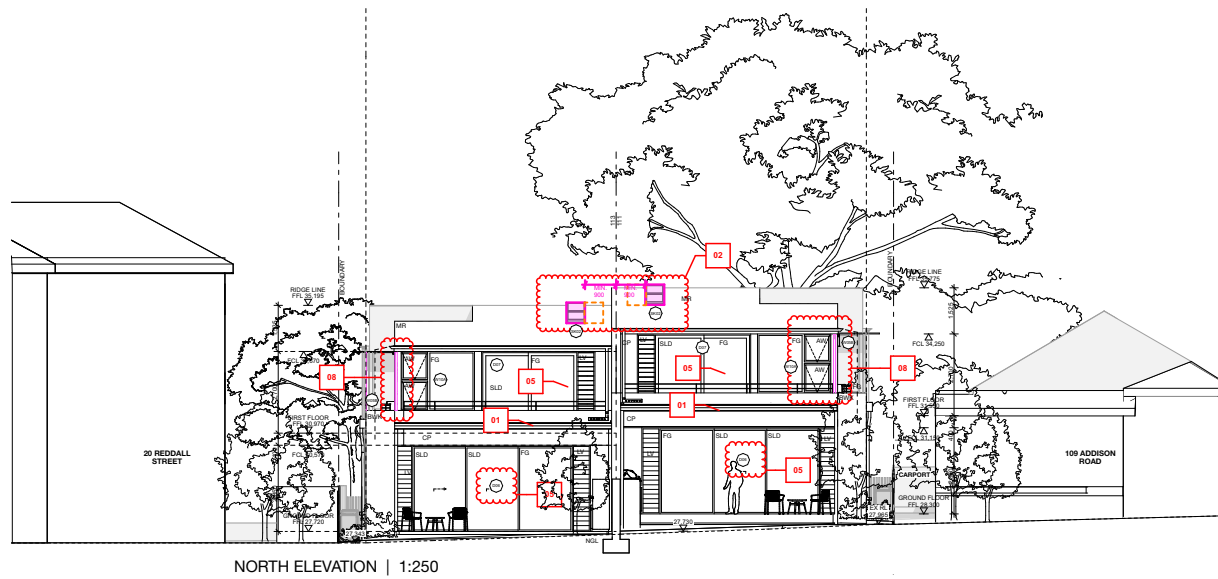
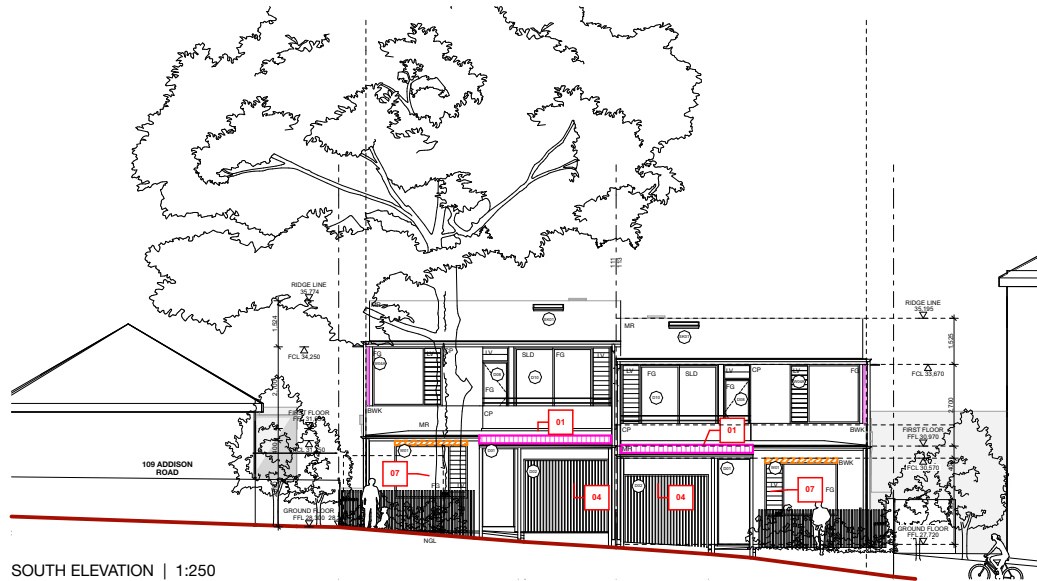
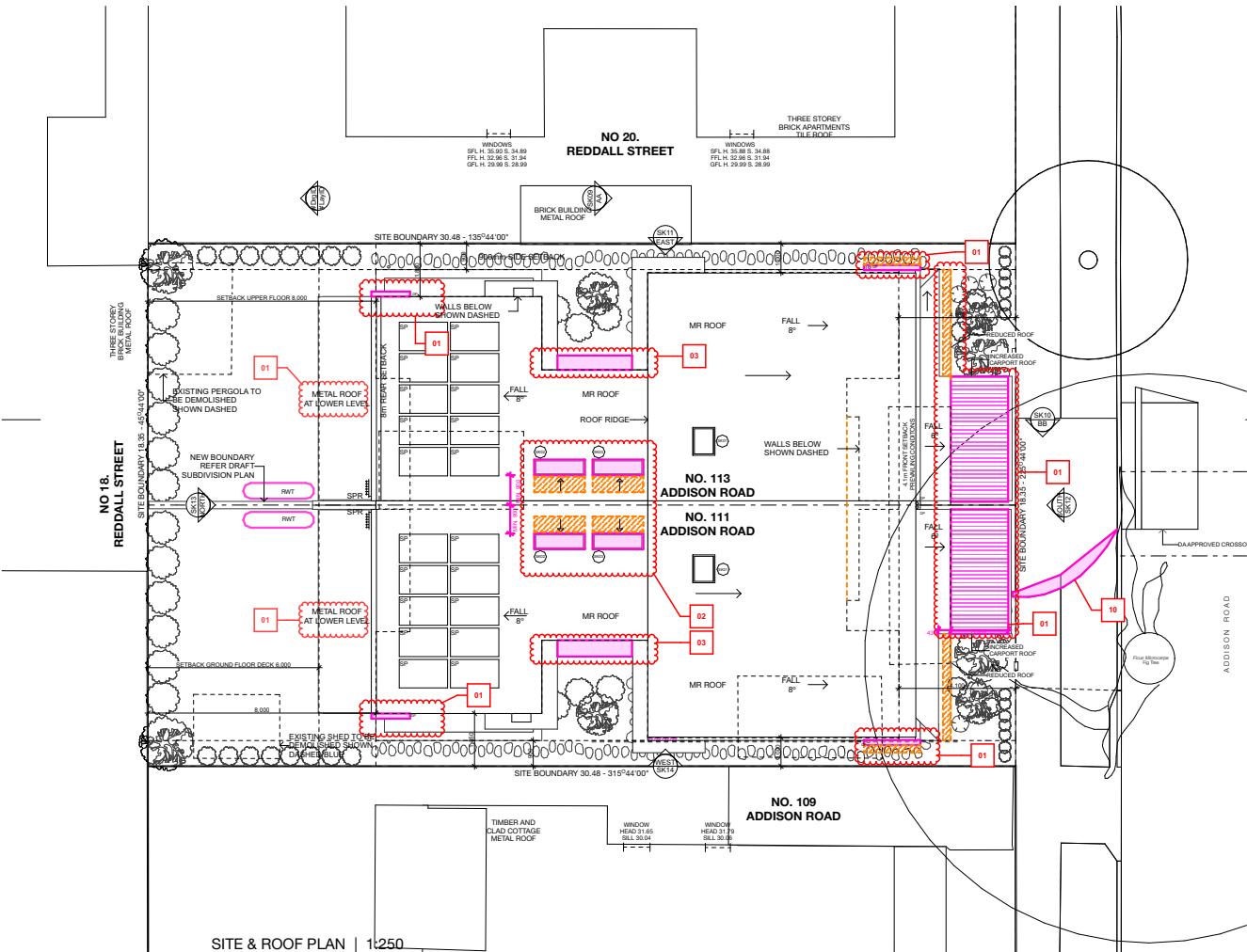
| STOREY         | FIRST FLOOR |             |           |           |             |             |           |           |             |             |
|----------------|-------------|-------------|-----------|-----------|-------------|-------------|-----------|-----------|-------------|-------------|
| MOD ID         | W06         | W06         | W07       | W07       | W08         | W08         | W09       | W09       | W10A        | W10A        |
| APPROVED DA ID | W06         | W06         | W07       | W07       | W08         | W08         | W09       | W09       |             |             |
| LOT            | 111         | 113         | 111       | 113       | 111         | 113         | 111       | 113       | 111         | 113         |
| ELEVATION      |             |             |           |           |             |             |           |           |             |             |
| SIZE           | 2,700×1,950 | 2,700×1,950 | 900×1,950 | 900×1,950 | 2,425×1,950 | 2,425×1,950 | 900×1,950 | 900×1,950 | 2,425×1,950 | 2,425×1,950 |
| AREA (m2)      | 5.27        | 5.27        | 1.76      | 1.76      | 4.73        | 4.73        | 1.76      | 1.76      | 4.73        | 4.73        |

| STOREY         | GROUND FLOOR |             |             |             |             |             |             |             |             |  | FIRST FLOOR |             |
|----------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--|-------------|-------------|
| MOD ID         | D01          | D01         | D02         | D02         | D04         | D04         | D05         | D05         | D06         |  | D07         | D07         |
| APPROVED DA ID | D01          | D01         | D02         | D02         | D07         | D07         | D08         | D08         | D11         |  | D20         | D20         |
| LOT            | 111          | 113         | 111         | 113         | 111         | 113         | 111         | 113         | 111         |  | 113         | 113         |
| ELEVATION      |              |             |             |             |             |             |             |             |             |  |             |             |
| SIZE           | 1,100×2,850  | 1,100×2,850 | 2,800×2,400 | 2,800×2,400 | 3,600×2,850 | 3,600×2,850 | 2,425×2,850 | 2,425×2,850 | 6,475×2,850 |  | 3,750×2,700 | 3,750×2,700 |
| AREA (m2)      | 3.14         | 3.14        | 6.72        | 6.72        | 10.26       | 10.26       | 6.91        | 6.91        | 18.45       |  | 10.13       | 10.13       |

| STOREY         | FIRST FLOOR |  |           |  |           |             |
|----------------|-------------|--|-----------|--|-----------|-------------|
| MOD ID         | D08         |  | D08       |  | D09       | D10         |
| APPROVED DA ID | D11         |  | D11       |  | D12       | D13         |
| LOT            | 111         |  | 113       |  | 111       | 111         |
| ELEVATION      |             |  |           |  |           |             |
| SIZE           | 900×2,700   |  | 900×2,700 |  | 900×2,700 | 3,190×2,700 |
| AREA (m2)      | 2.43        |  | 2.43      |  | 8.61      | 8.61        |







| DA MODIFICATIONS LIST OF CHANGES |                                         |
|----------------------------------|-----------------------------------------|
| ID                               | Name                                    |
| 01                               | ROOF AND AWNING ADJUSTMENTS             |
| 02                               | SKYLIGHTS ADJUSTED                      |
| 03                               | COURTYARD AWNING                        |
| 04                               | GARAGE WALL AND FLOOR ADJUSTED          |
| 05                               | DOORS AND OPENINGS ADJUSTED AND RENAMED |
| 06                               | INTERNAL LAYOUT ADJUSTMENTS             |
| 07                               | WINDOWS ADJUSTED                        |
| 08                               | BALCONY AND PRIVACY                     |
| 09                               | LIFT SHAFT                              |
| 10                               | SITWORKS AND SERVICES                   |

