

# DEVELOPMENT APPLICATION

47 THE CORSO MANLY NSW 2095

## DRAWING LIST

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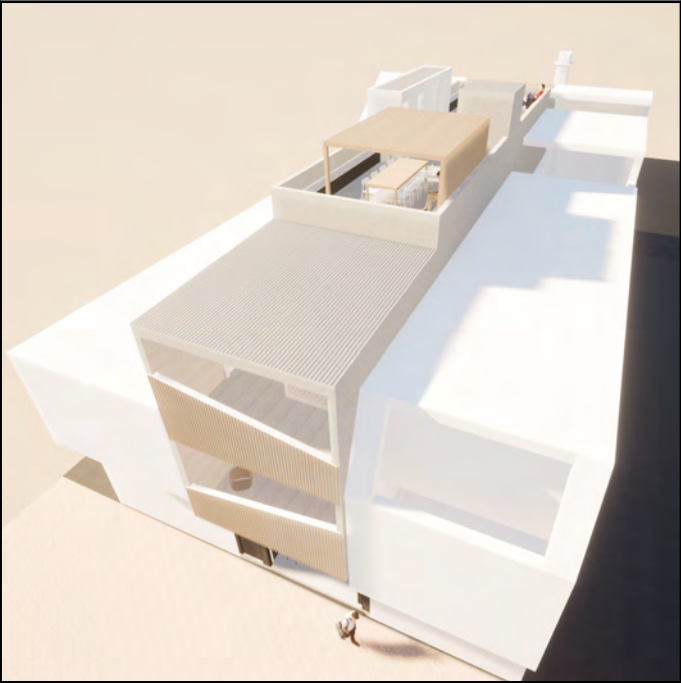
## LOCATION PLAN (NTS)



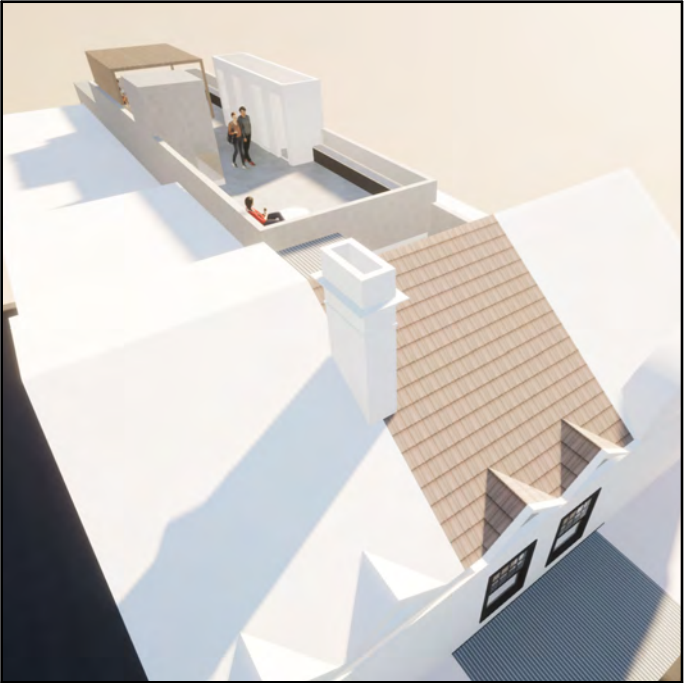
PERSPECTIVE OF PROPOSED STEET ELEVATION  
(THE CORSO) NO CHANGE



PERSPECTIVE OF PROPOSED REAR ELEVATION  
(MARKET PLACE)



PERSPECTIVE OF ROOFTOP TERRACE (NOT VISIBLE  
FROM THE CORSO)



PERSPECTIVE OF ROOFTOP TERRACE (NOT VISIBLE  
FROM THE CORSO)

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Luke Carter 9557 (NSW)



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- EXISTING BUILDING FABRIC  
- BUILDING FABRIC TO BE DEMOLISHED  
- PROPOSED BUILDING FABRIC

REVISION  
A DESCRIPTION  
DEVELOPMENT APPLICATION

DATE  
08.07.2024

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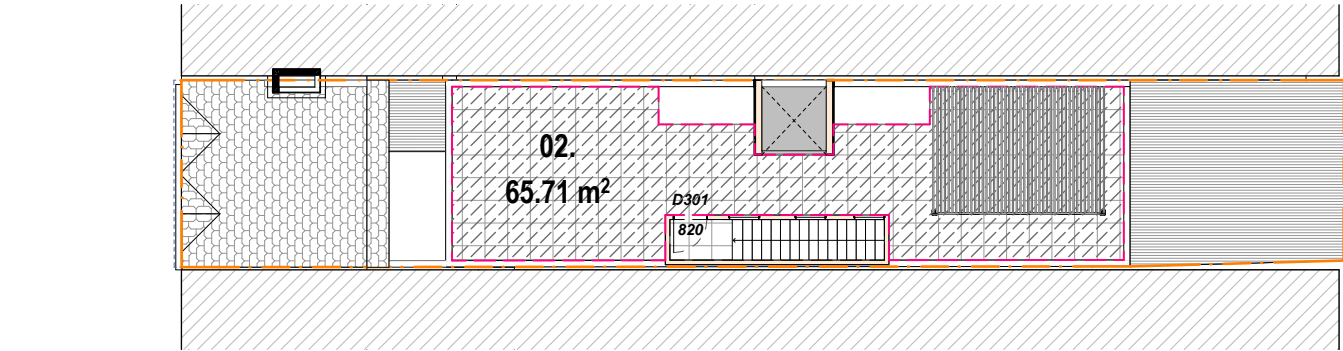
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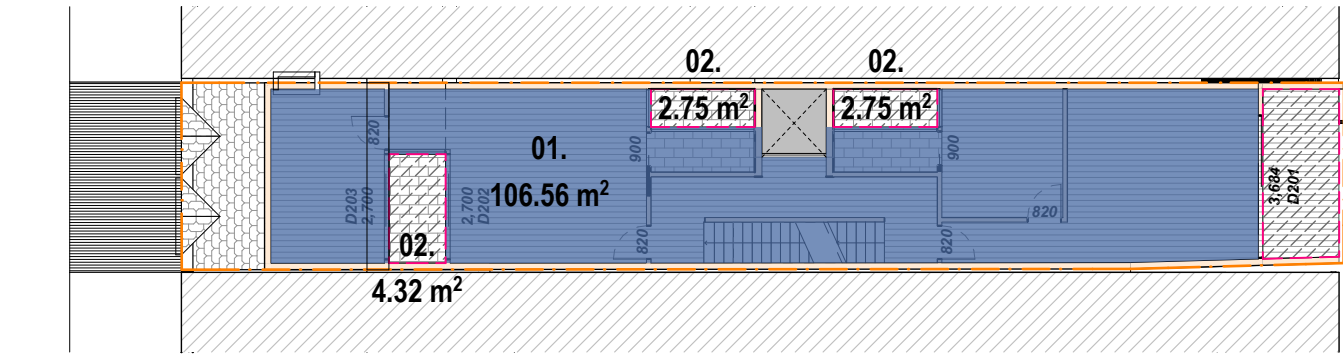


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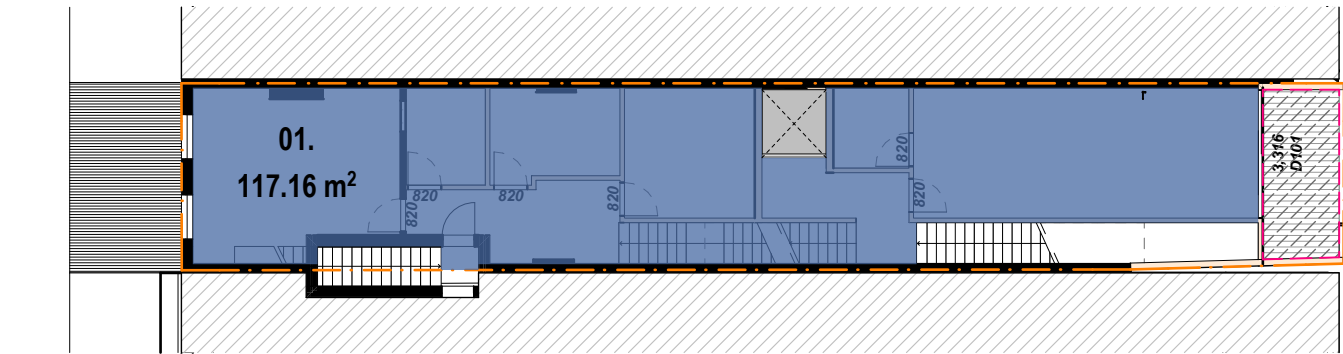
NO. **A01**  
PAGE SIZE. **A3**



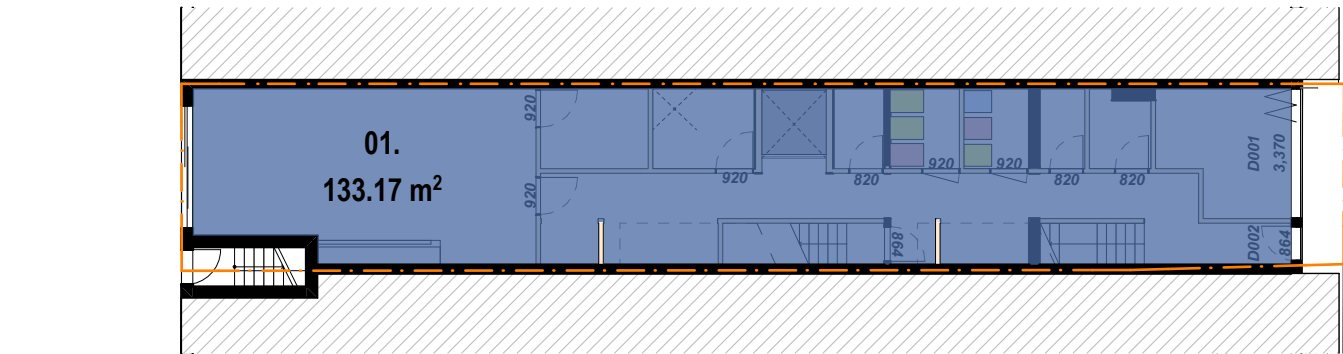
AREAS - ROOF TERRACE  
1:200



AREAS - SECOND FLOOR  
1:200



AREAS - FIRST FLOOR  
1:200



AREAS - GROUND FLOOR  
1:200

AREA CONTROLS  
SITE AREA = 151m²  
FLOOR SPACE RATIO = 2.5:1 (377.5m²)

| PROPOSED AREAS         |  | M2     |
|------------------------|--|--------|
| 01. FLOOR AREA         |  | 356.89 |
| 02. PRIVATE OPEN SPACE |  | 93.55  |

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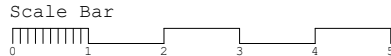
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PAGE: AREA DIAGRAMS

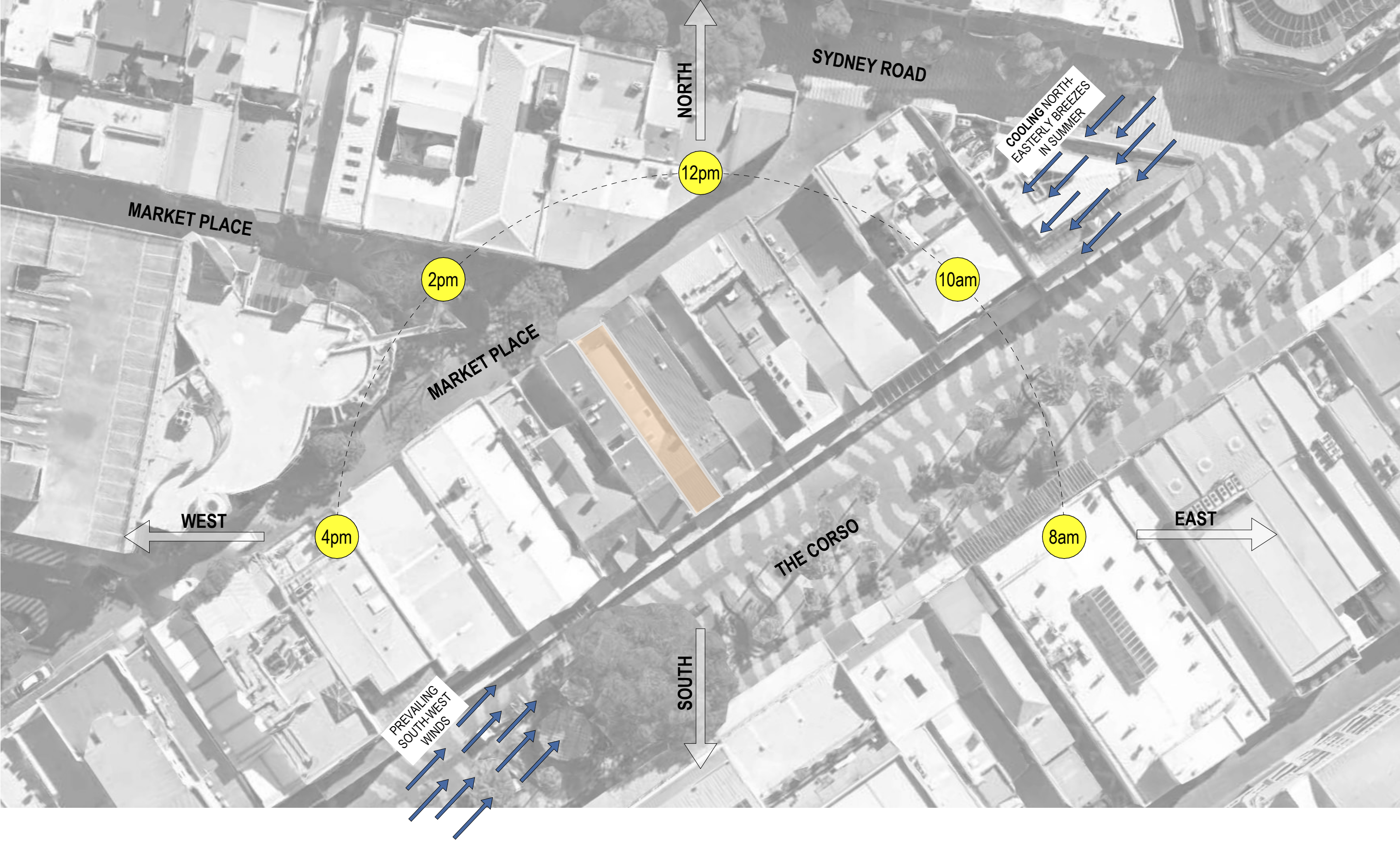


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SITE ANALYSIS



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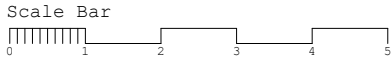
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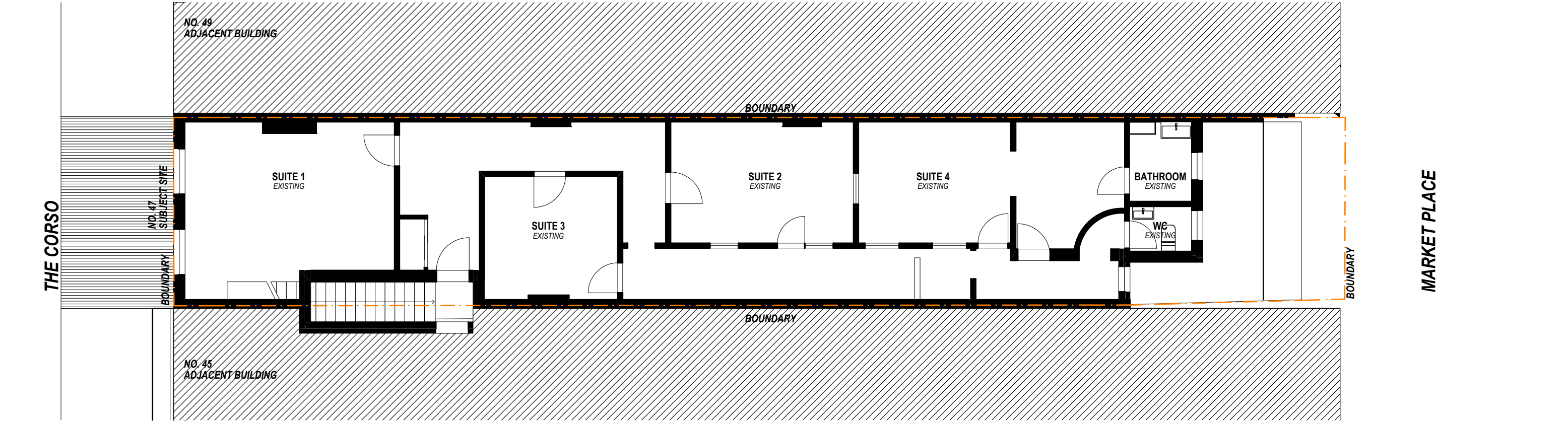
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PAGE: SITE ANALYSIS

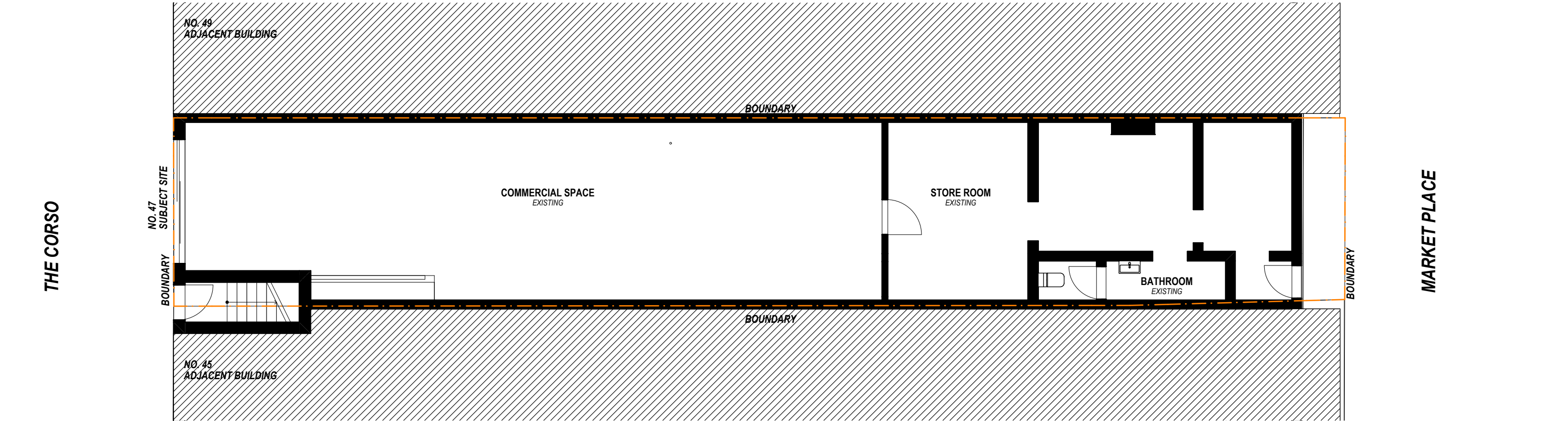


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EXISTING FIRST FLOOR  
1:100



EXISTING GROUND FLOOR  
1:100

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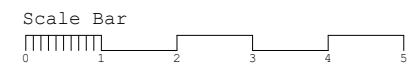
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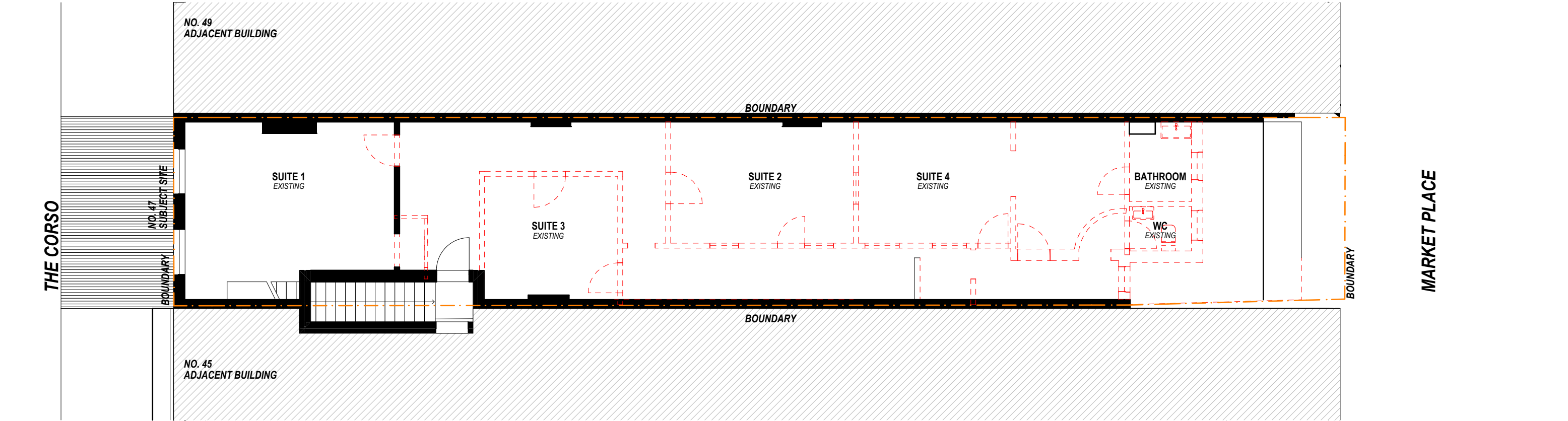
PAGE: **EXISTING PLANS**



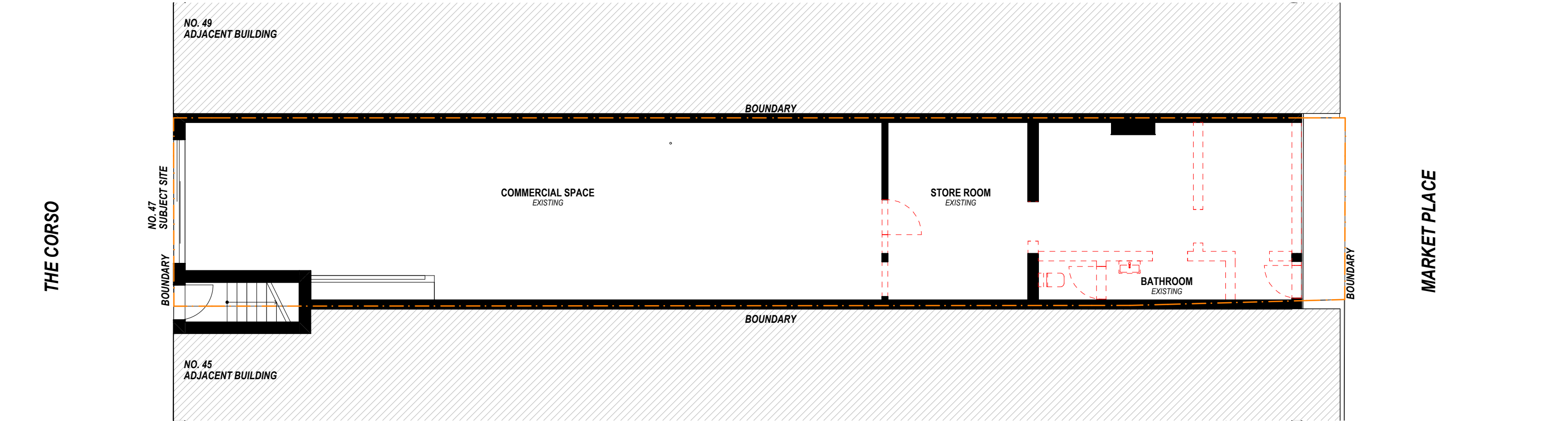
REV. **A**  
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DEMO FIRST FLOOR  
1:100



DEMO GROUND FLOOR  
1:100

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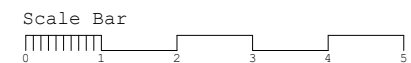
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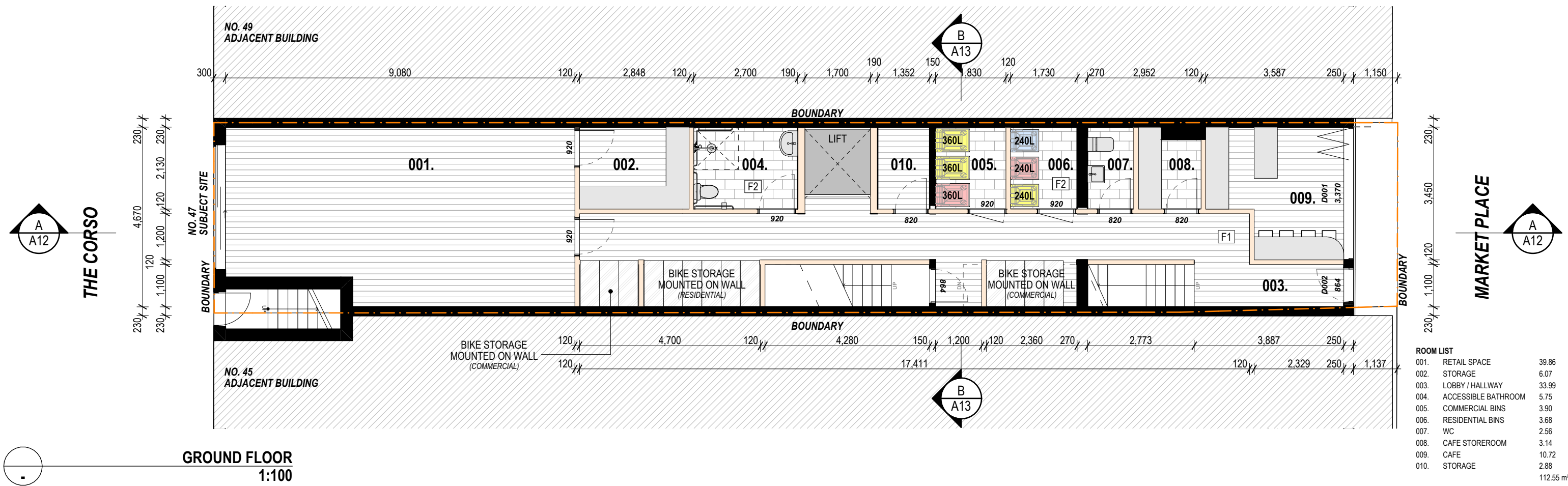
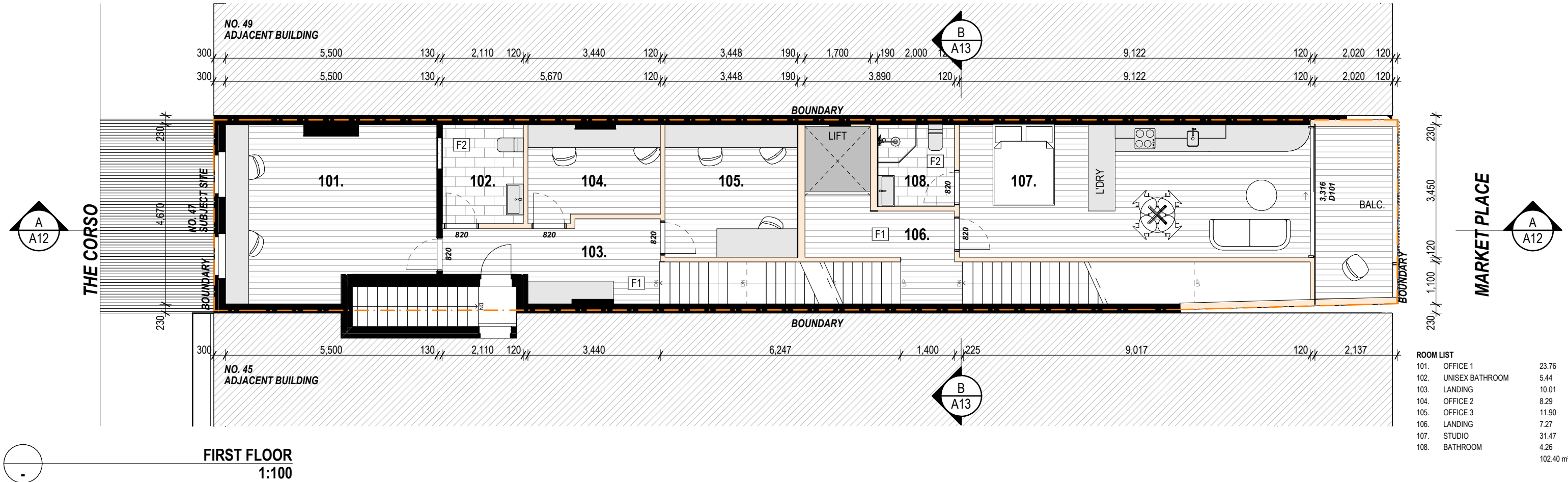
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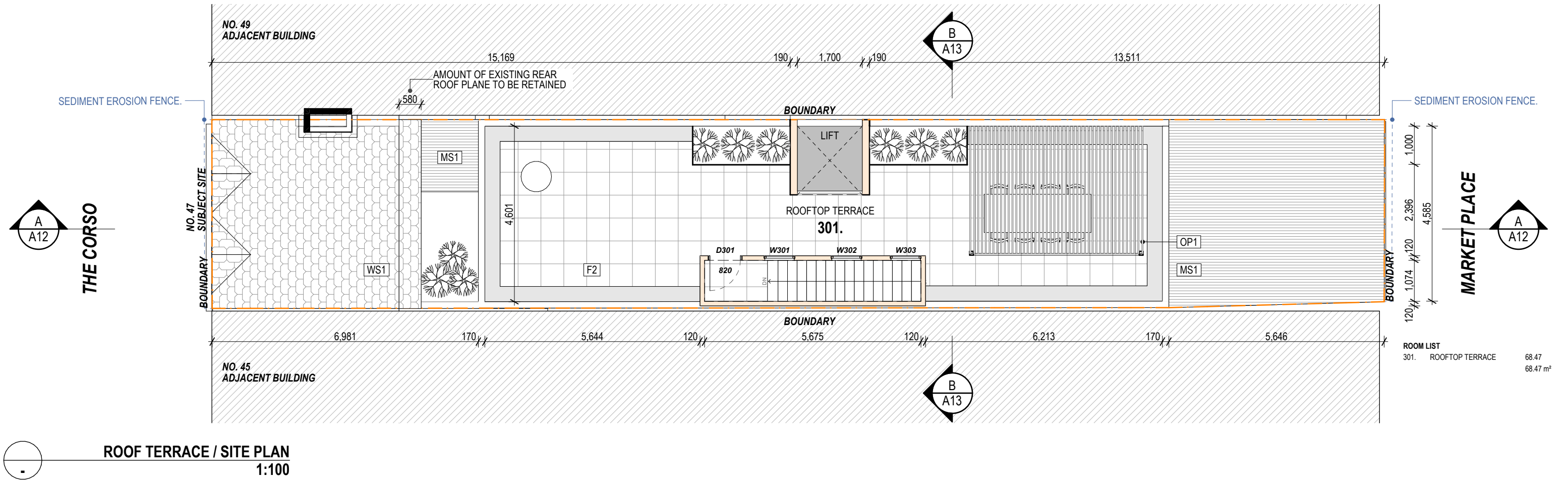
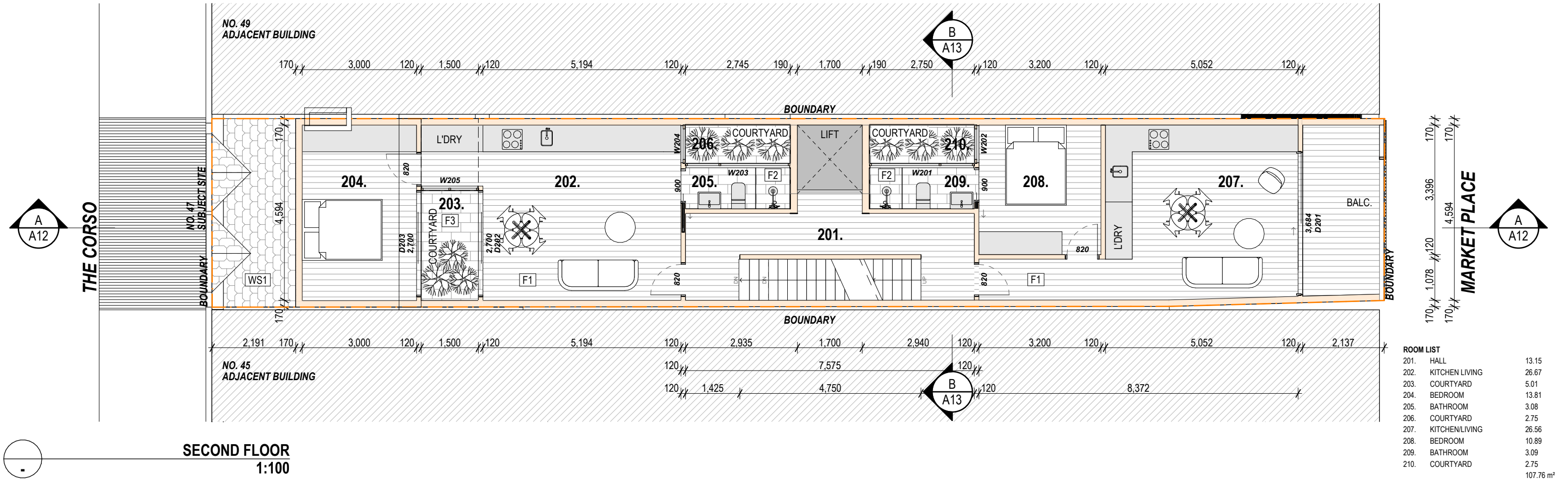
PAGE: DEMOLITION PLANS



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PAGE: PROPOSED - FLOOR PLANS

Scale Bar

0 1 2 3 4 5

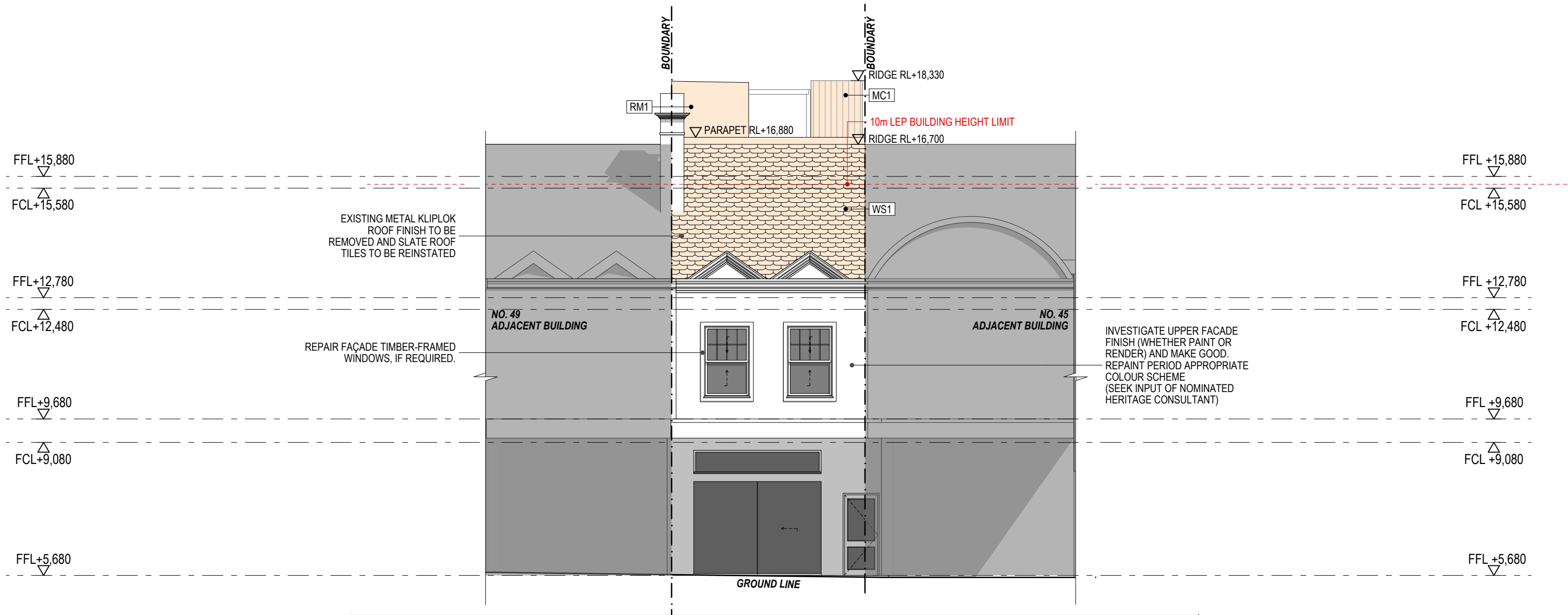


REV. **A**

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NO. **A07**

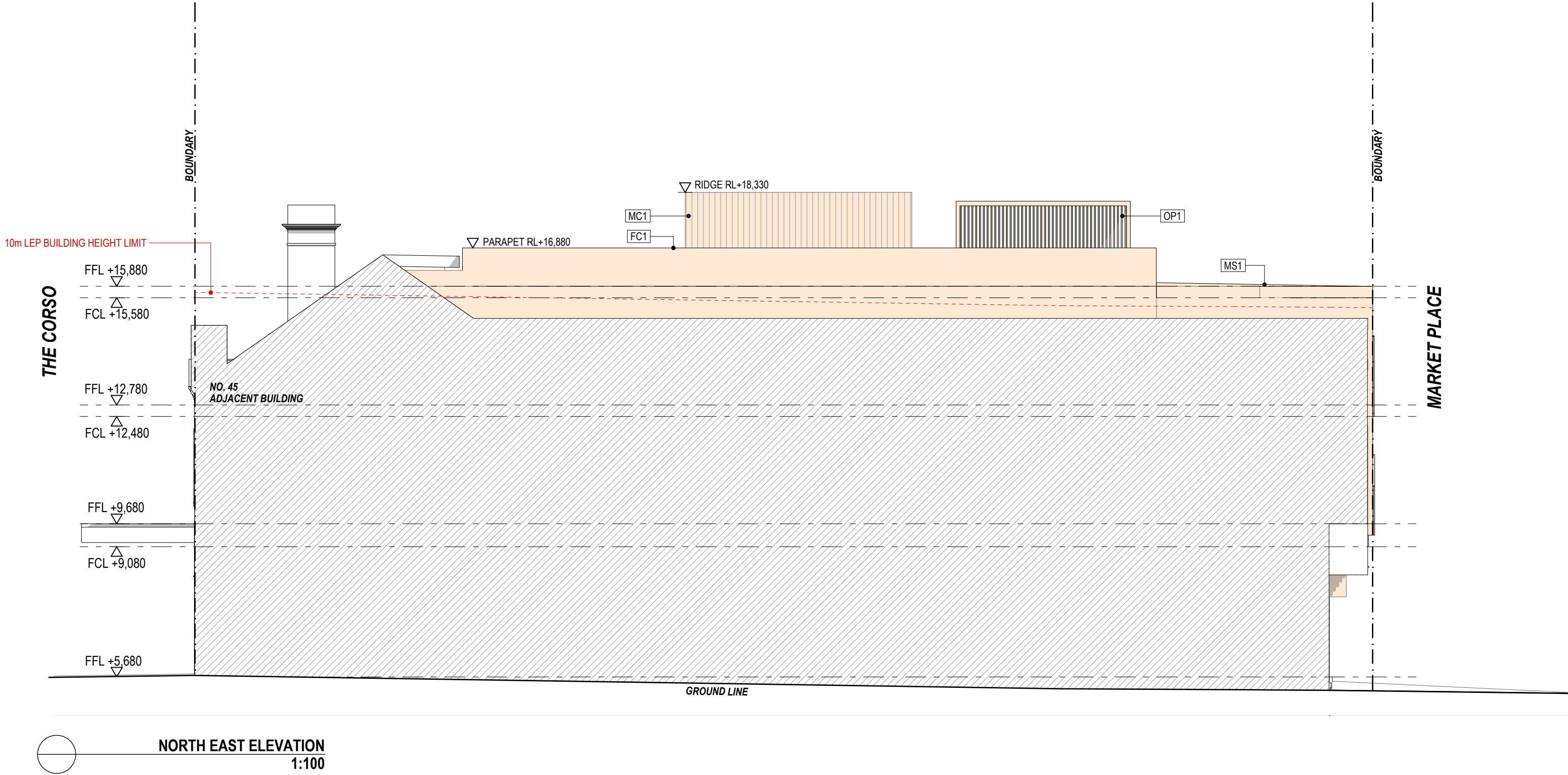
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**SOUTH EAST ELEVATION**  
1:100







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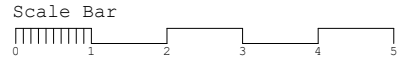
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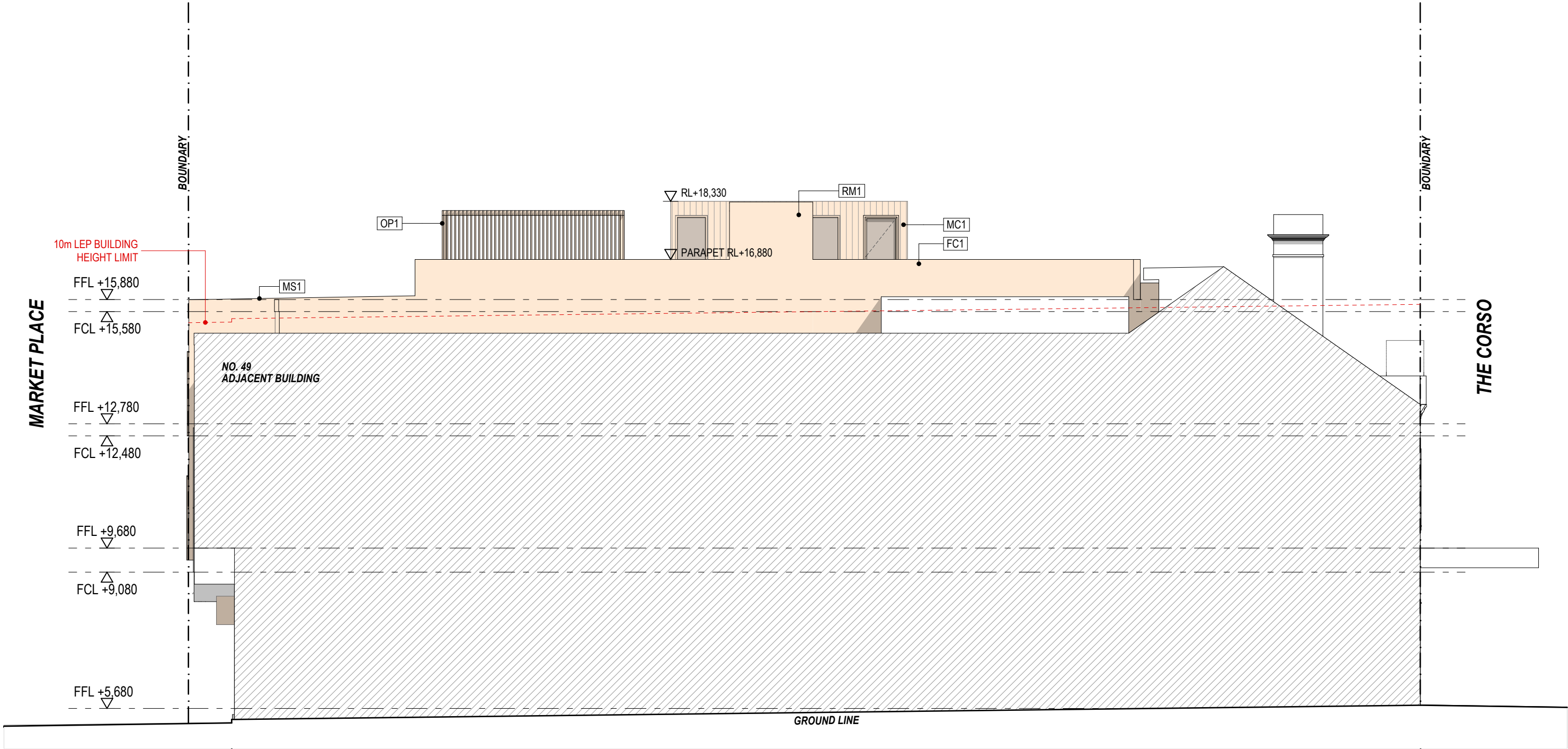
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ADDRESS: **47 THE CORSO MANLY NSW 2095**

PAGE: **NORTH EAST ELEVATION**



REV. **A**  
**NOT FOR CONSTRUCTION**

NO. **A10**  
PAGE SIZE. **A3**



**SOUTH WEST ELEVATION**  
**1:100**



THE CORSO

MARKET PLACE

BOUNDARY

BOUNDARY

10m LEP BUILDING HEIGHT LIMIT

FFL +15,880

FCL +15,580

FFL +12,780

FCL +12,480

FFL +9,680

FCL +9,080

FFL +5,680

WS1

BEDROOM 1  
PROPOSED

COURTYARD  
PROPOSED

KITCHEN / LIVING  
PROPOSED

F1

HALL  
PROPOSED

BEDROOM  
PROPOSED

KITCHEN / LIVING  
PROPOSED

OFFICE 1  
PROPOSED

LANDING  
PROPOSED

OFFICE 3  
PROPOSED

LANDING  
PROPOSED

STUDIO  
PROPOSED

VB1

COMMERCIAL SPACE  
EXISTING

STORE ROOM  
EXISTING

CAFE  
PROPOSED

GROUND LINE

SECTION A  
1:100

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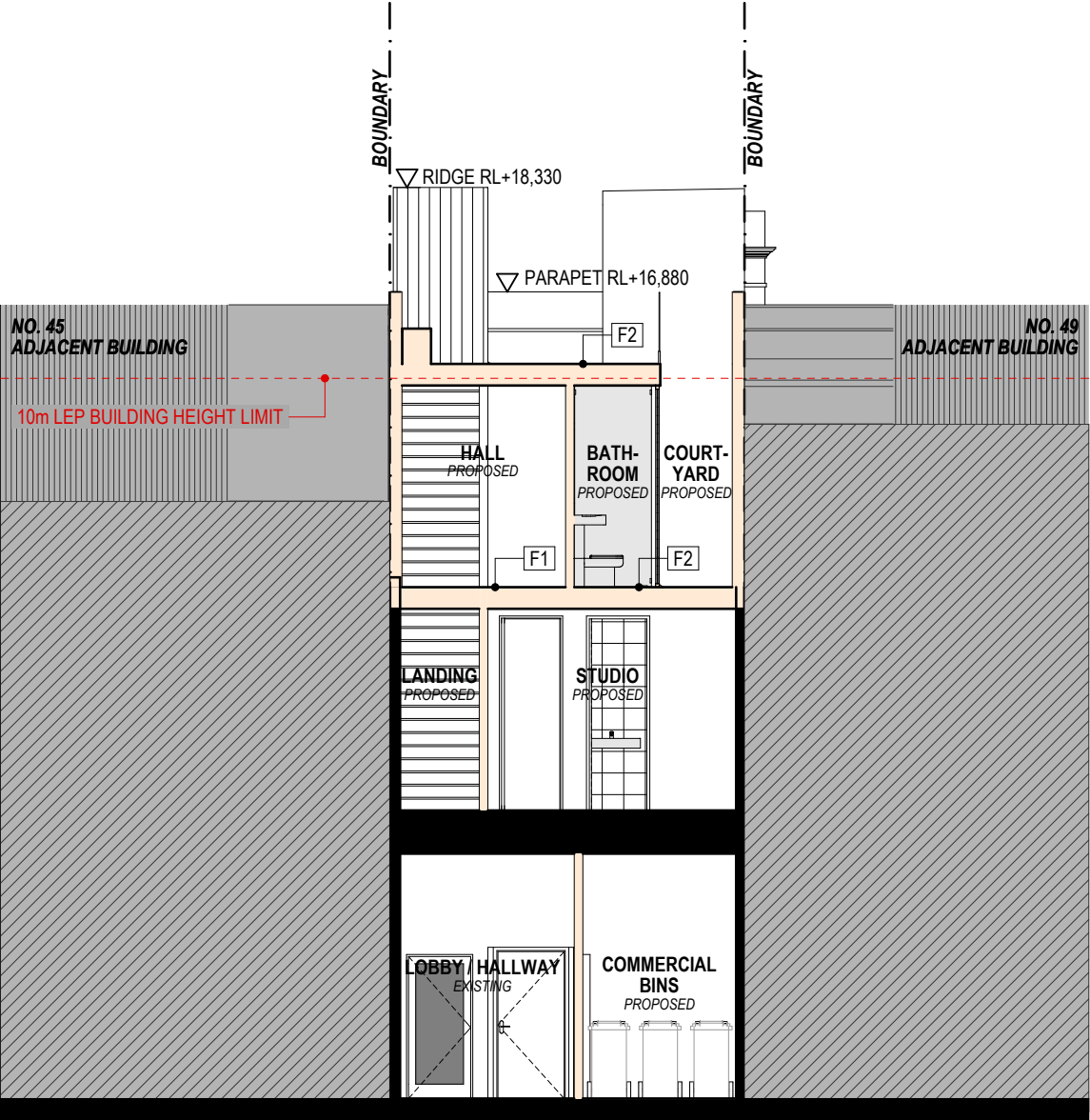
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NO. A12  
PAGE SIZE. A3



SECTION B  
1:100





MAIN FACADE FACING THE CORSO

FINISHES SCHEDULE

F1: TIMBER FLOORING  
F2: TILES



WS1: EXISTING METAL KLIPLOK  
ROOF FINISH TO BE REMOVED  
AND SLATE ROOF TILES TO BE  
REINSTATED

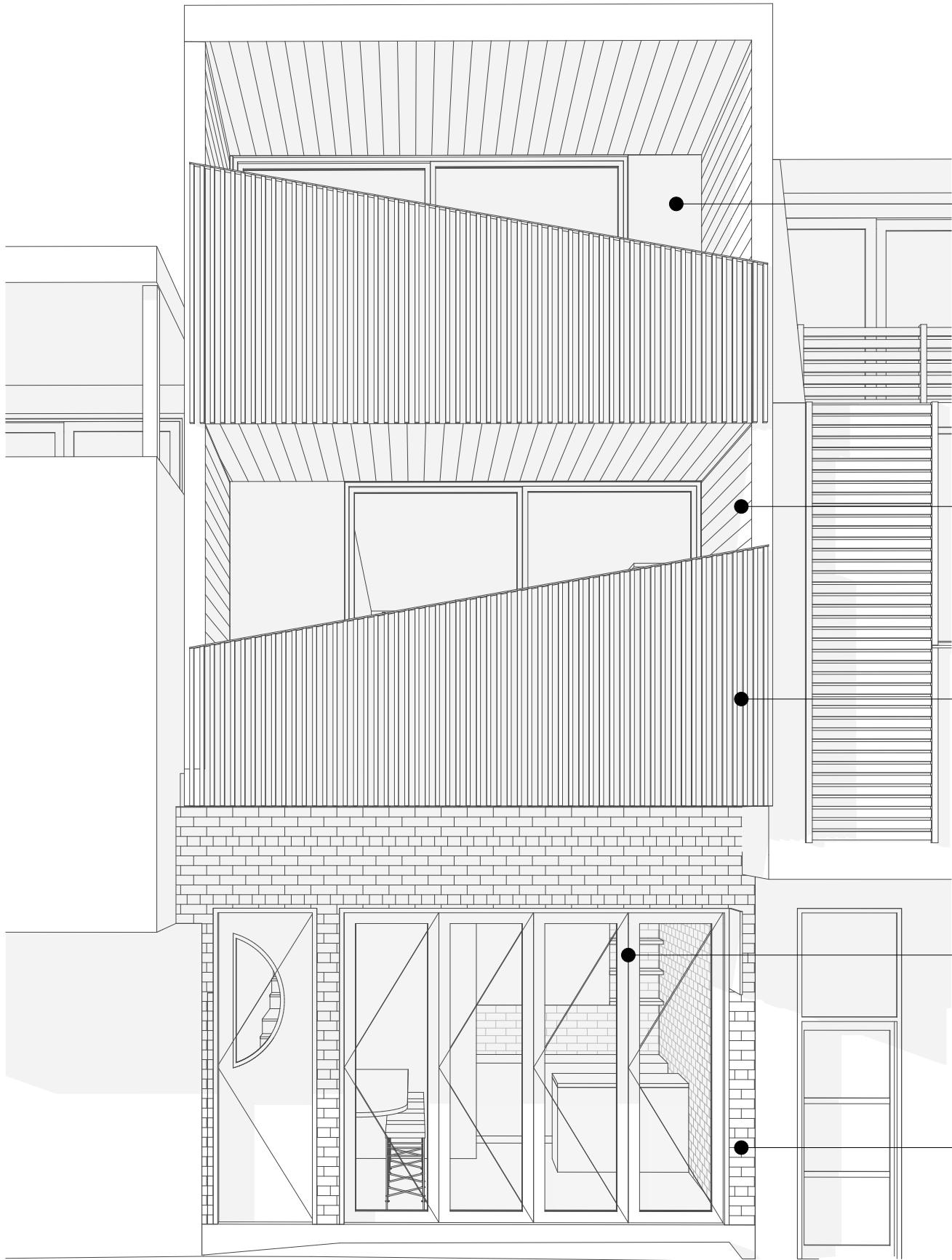


INVESTIGATE UPPER FACADE  
FINISH (WHETHER PAINT OR  
RENDER) AND MAKE GOOD.  
REPAINT PERIOD APPROPRIATE  
COLOUR SCHEME  
(SEEK INPUT OF NOMINATED  
HERITAGE CONSULTANT)



REPAIR FAÇADE TIMBER-FRAMED  
WINDOWS, IF REQUIRED.





FINISHES SCHEDULE

F1: TIMBER FLOORING  
F2: TILES



FC1: FIBRE CEMENT SHEETING  
RENDERED



VERANDAH BOUNDARY WALLS  
AND CEILING TO BE LINED IN NON  
COMBUSTIBLE FAUX TIMBER  
BATTENS



VERTICAL BATTENS WITH SOLID  
FC1 BACKING



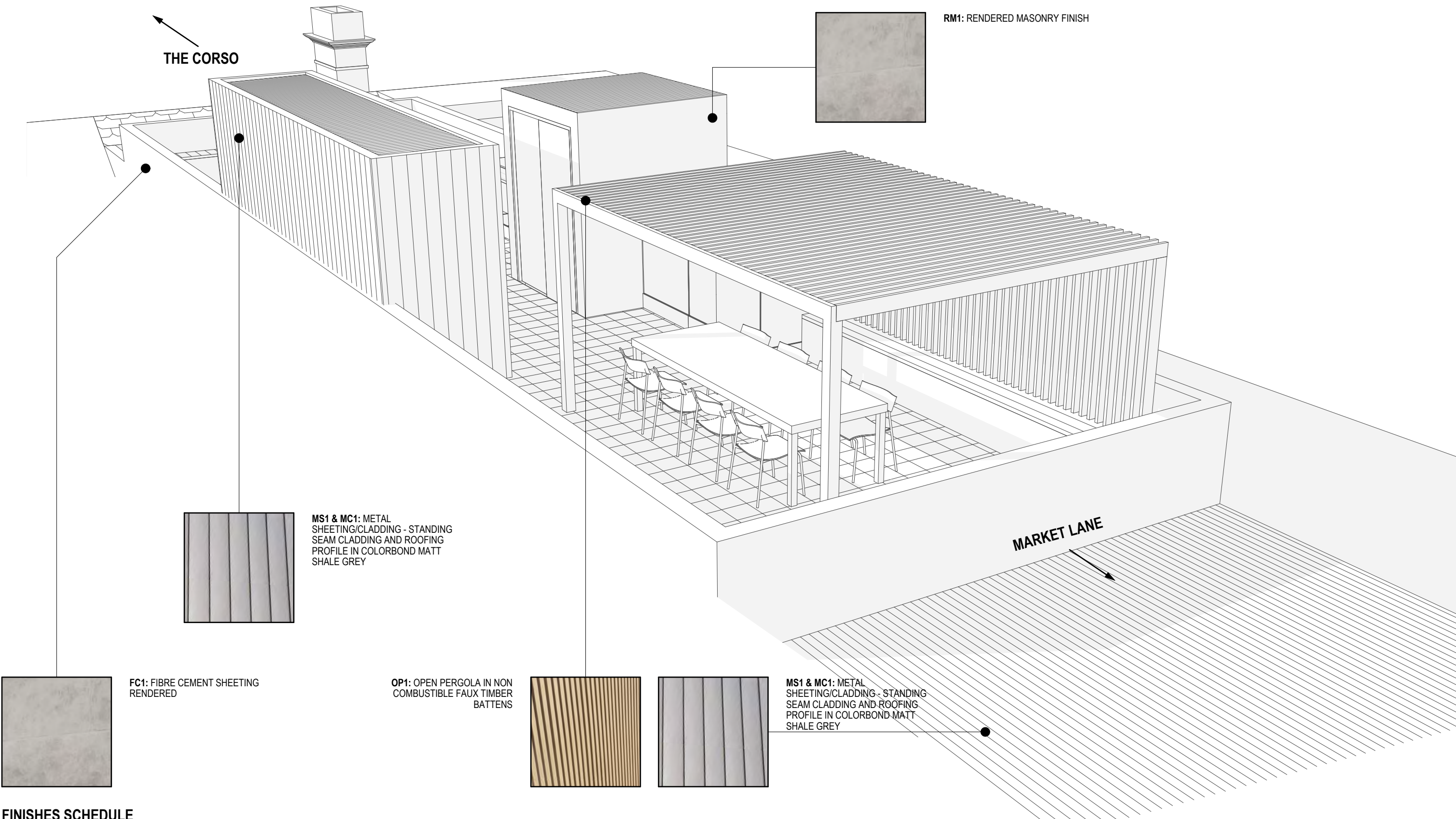
PROPOSED EXTERIOR DOORS TO  
HAVE BLACK METAL FRAMES

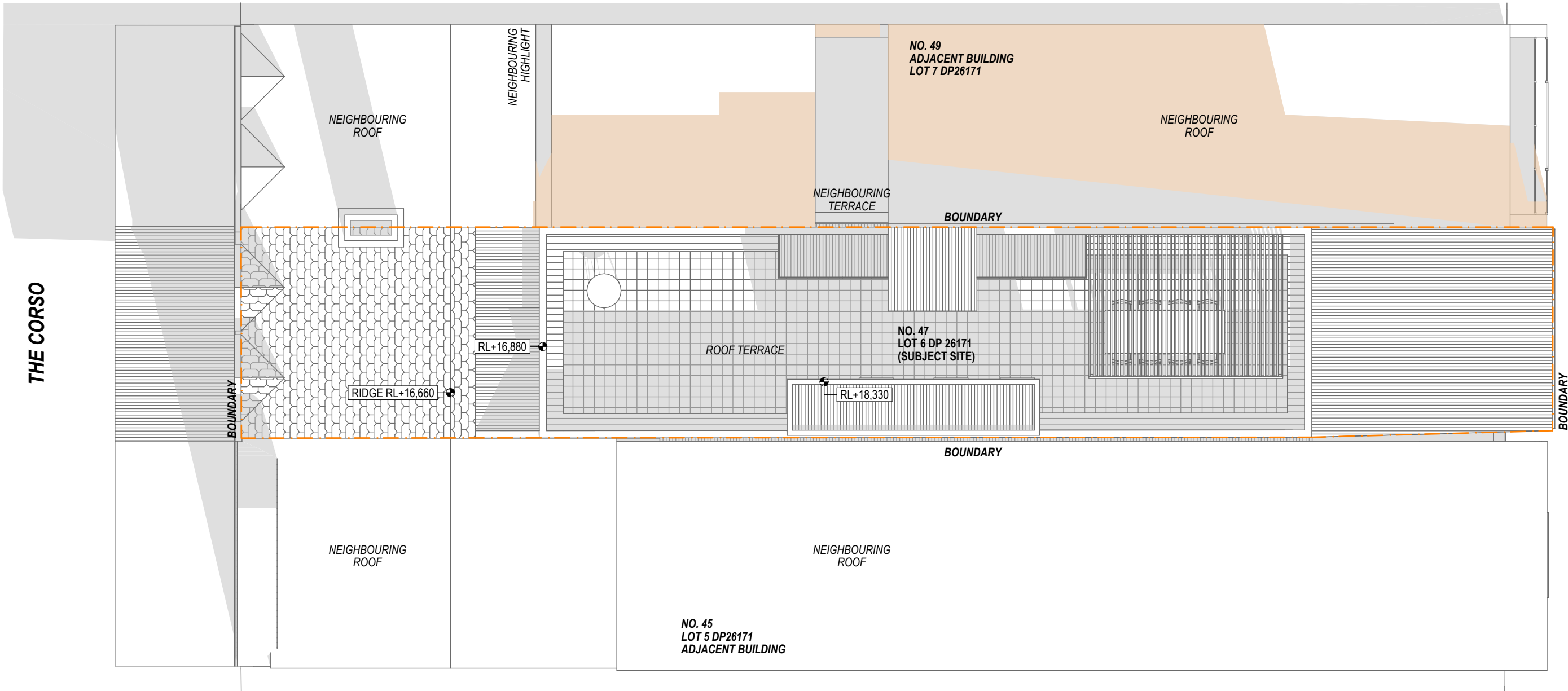


EXISTING PAINTED BRICK WALL TO  
BE REPAINTED IN A DARK SHADE  
IN ORDER TO COMPLEMENT  
ADJOINING BUILDINGS

REAR FACADE FACING MARKET LANE

ROOF TERRACE (NOT VISIBLE FROM THE CORSO)





SHADOW PLAN 21 JUN at 0900h  
1:100

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LEGEND:  
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- OVERSHADOWING CAUSED BY PROPOSAL

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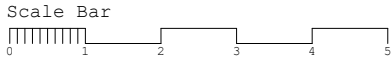
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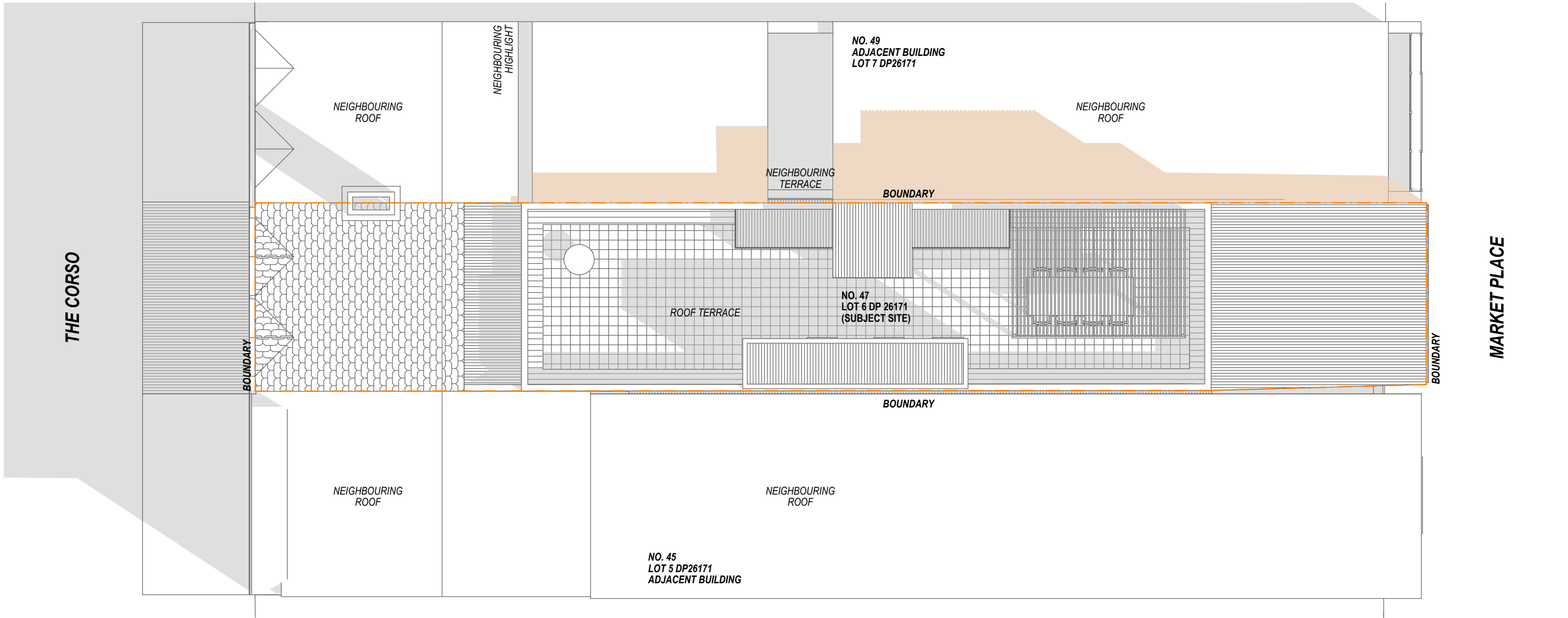
PAGE: SHADOW DIAGRAM - 21 JUN 900h



REV. **A**  
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NO. **A17**  
PAGE SIZE. **A3**





SHADOW PLAN 21 JUN at 1200h  
1:100

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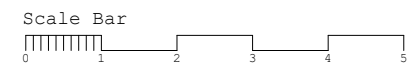
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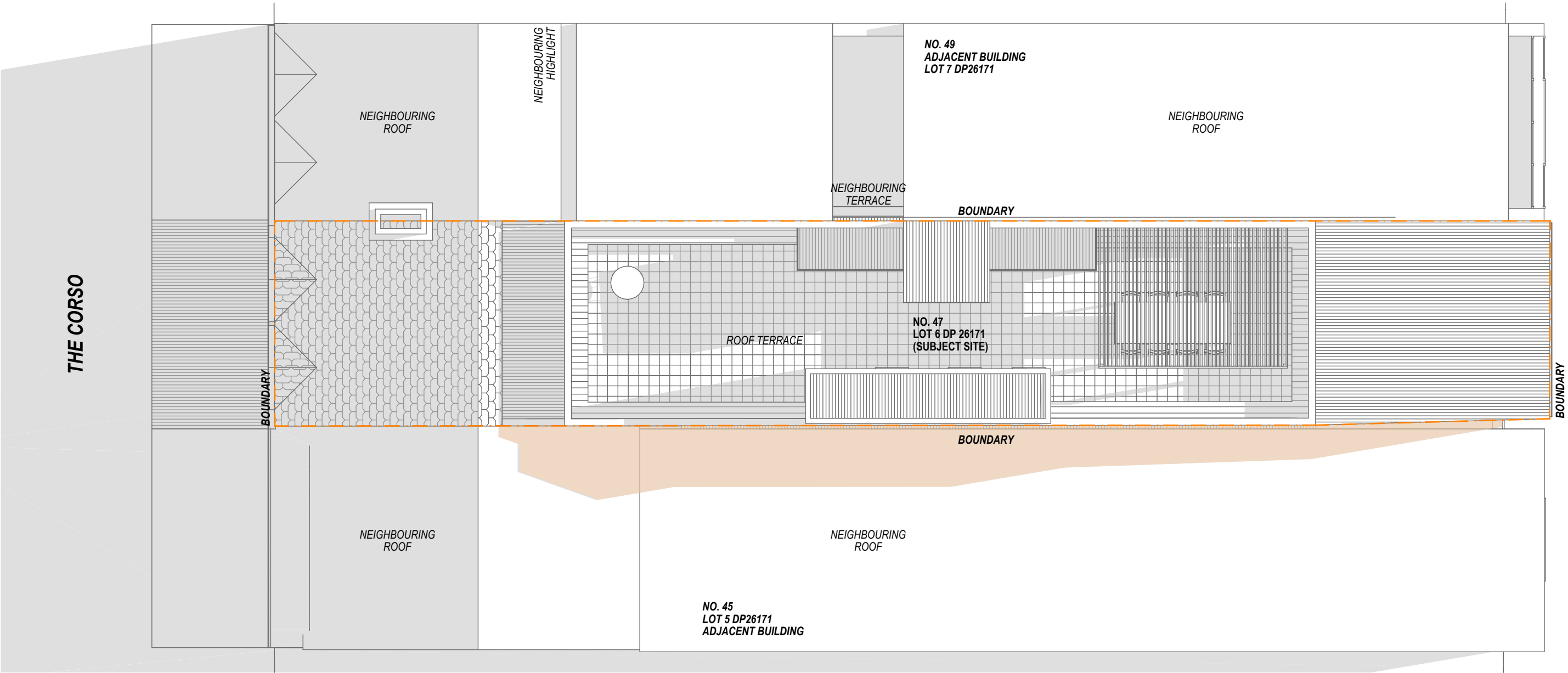
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PAGE: SHADOW DIAGRAM - 21 JUN 1200h



REV. **A**  
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NO. **A18**  
PAGE SIZE. **A3**



SHADOW PLAN 21 JUN at 1500h  
1:100

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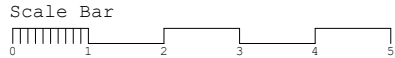
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CLIENT(S): **TAREK GERGIS**  
ADDRESS: **47 THE CORSO MANLY NSW 2095**

PAGE: **SHADOW DIAGRAM - 21 JUN 1500h**



REV. **A**  
**NOT FOR CONSTRUCTION**

NO. **A19**  
PAGE SIZE. **A3**

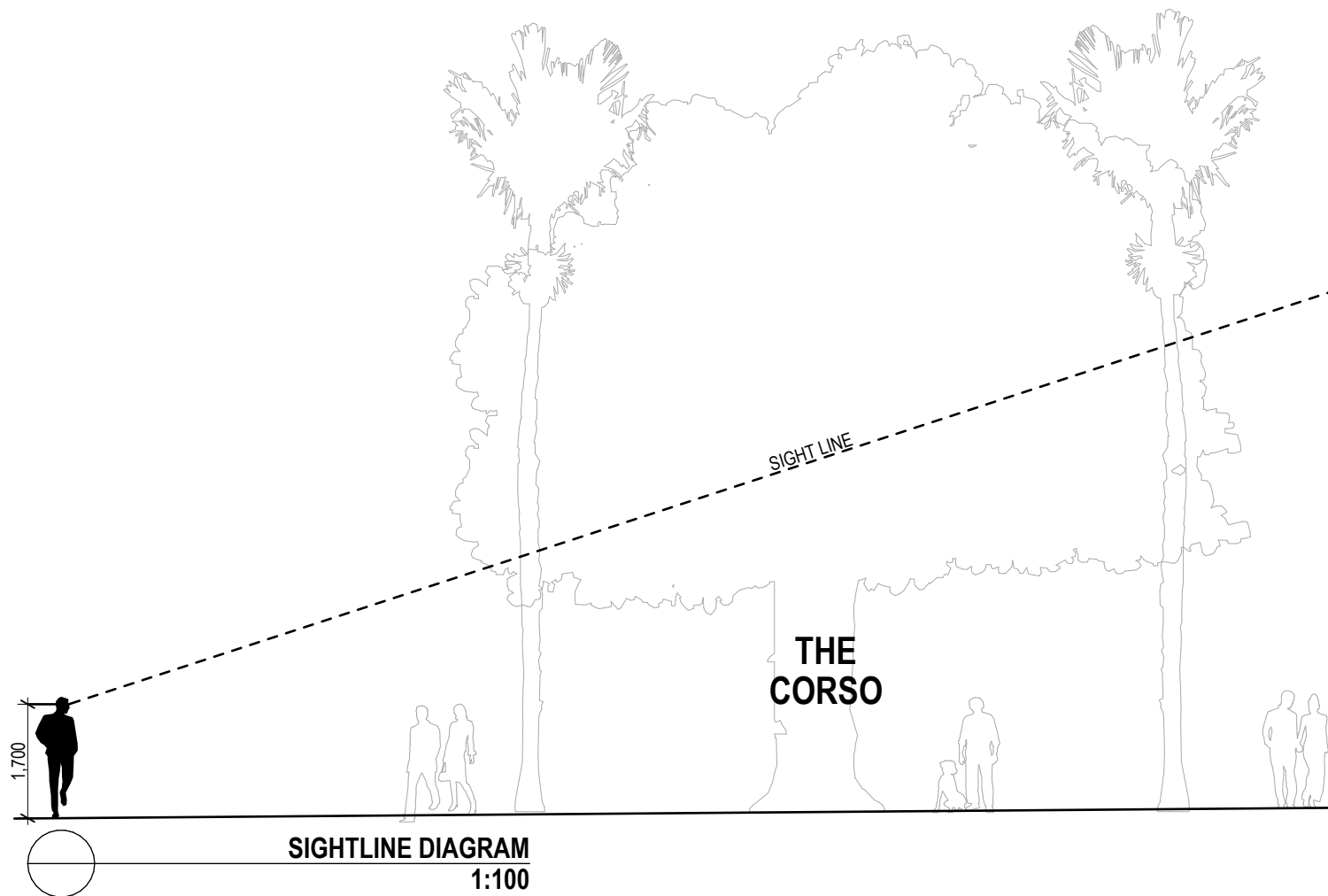


PERSPECTIVE FROM THE WESTERN SIDE OF THE CORSO  
ORANGE DEPICTS PROPOSED WORKS

NO PROPOSED ELEMENTS WILL  
BE VISIBLE FROM THE CORSO



PERSPECTIVE FROM THE WESTERN SIDE OF THE CORSO  
ORANGE DEPICTS PROPOSED WORKS



SIGHTLINE DIAGRAM  
1:100

THE CORSO

10m LEP BUILDING HEIGHT LIMIT

FFL +15,880

FCL +15,580

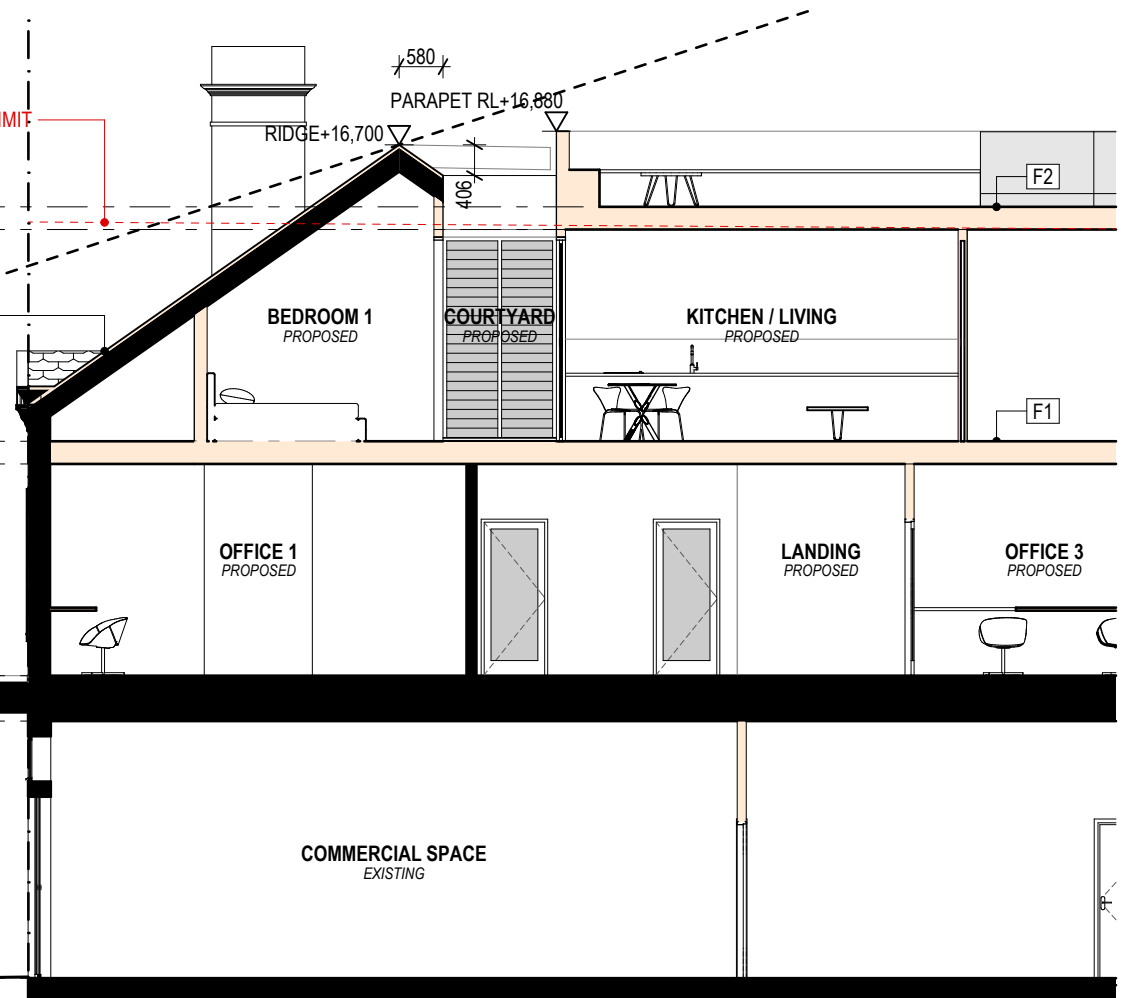
FFL +12,780

FCL +12,480

FFL +9,680

FCL +9,080

FFL +5,680



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Architects /  
Dain McClure-Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



LEGEND:  
- EXISTING BUILDING FABRIC  
- BUILDING FABRIC TO BE DEMOLISHED  
- PROPOSED BUILDING FABRIC

REVISION  
A  
DESCRIPTION  
DEVELOPMENT APPLICATION  
DATE  
08.07.2024

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CLIENT(S): TAREK GERGIS  
ADDRESS: 47 THE CORSO MANLY NSW 2095

PAGE: VIEW ANALYSIS

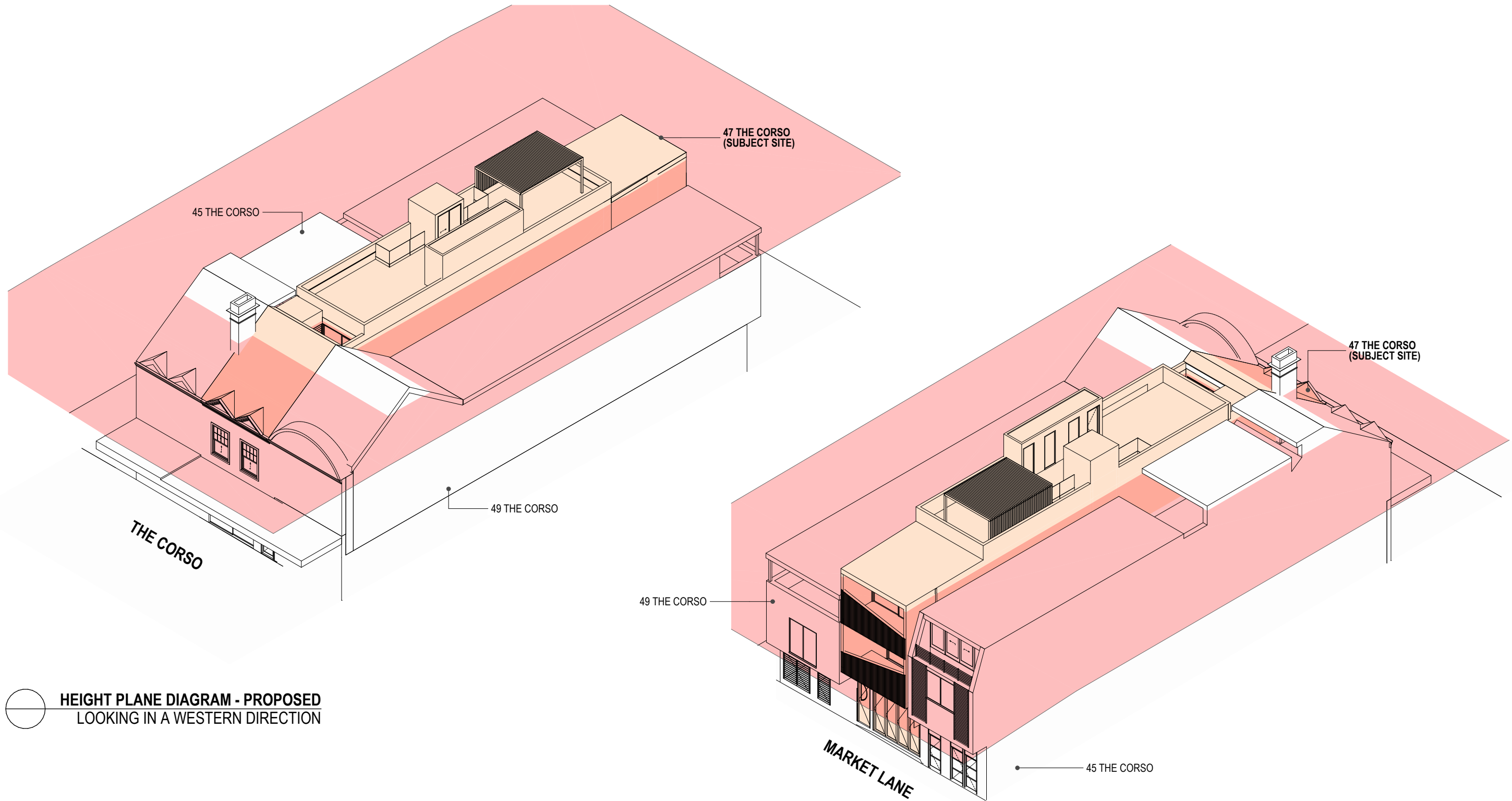
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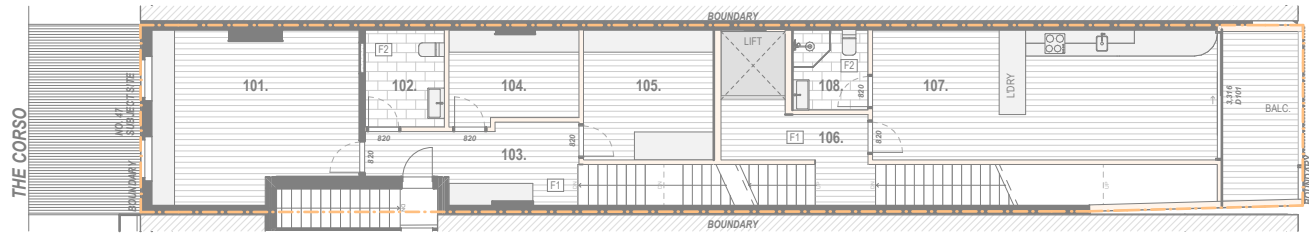
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PAGE SIZE. **A3**



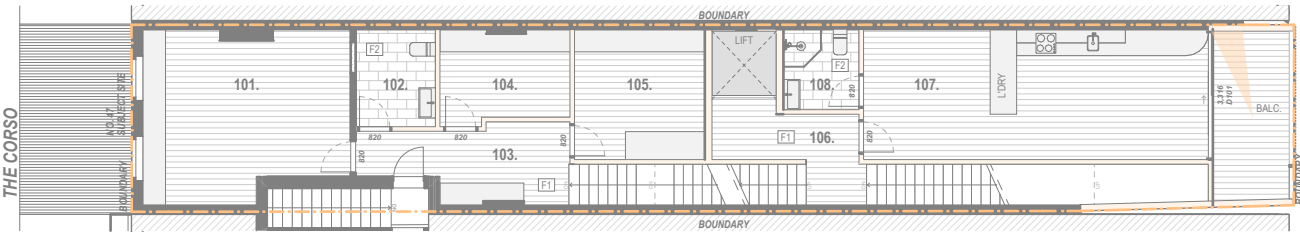


HEIGHT PLANE DIAGRAM - PROPOSED  
LOOKING IN A WESTERN DIRECTION

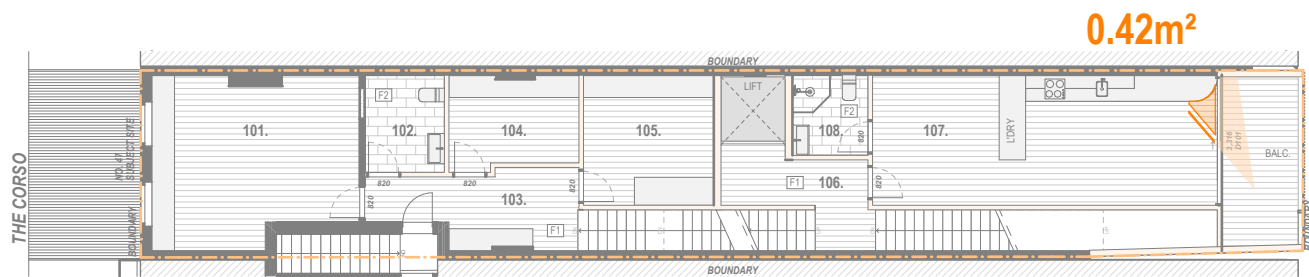
HEIGHT PLANE DIAGRAM - PROPOSED  
LOOKING IN A EASTERN DIRECTION



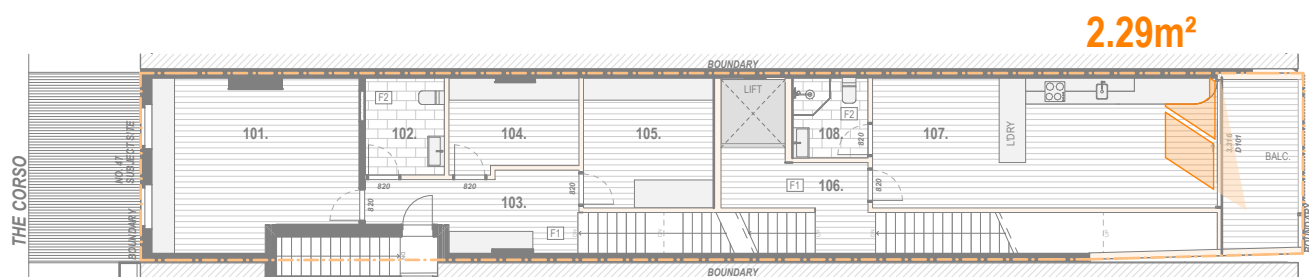
FIRST FLOOR - WINTER SOLSTICE 9AM  
1:200



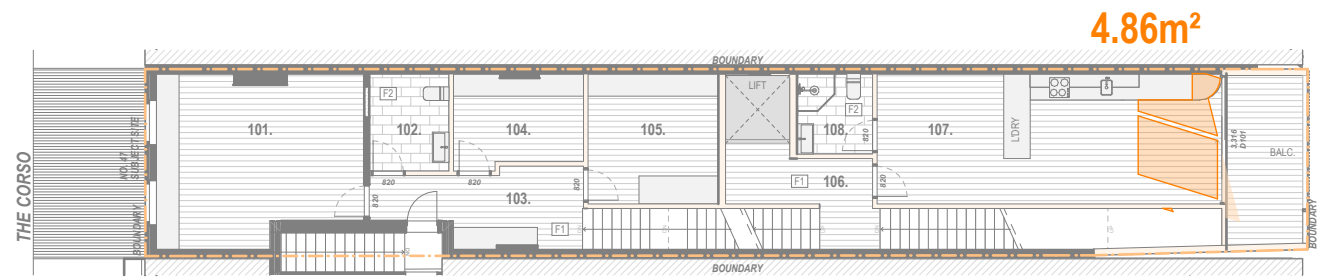
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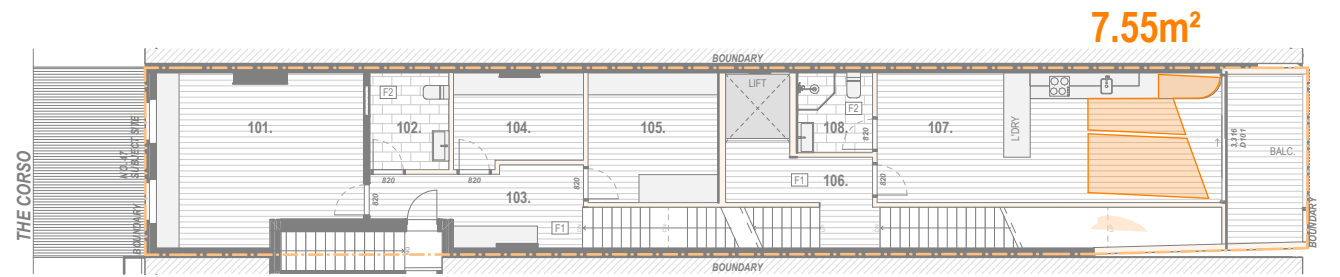
FIRST FLOOR - WINTER SOLSTICE 11AM  
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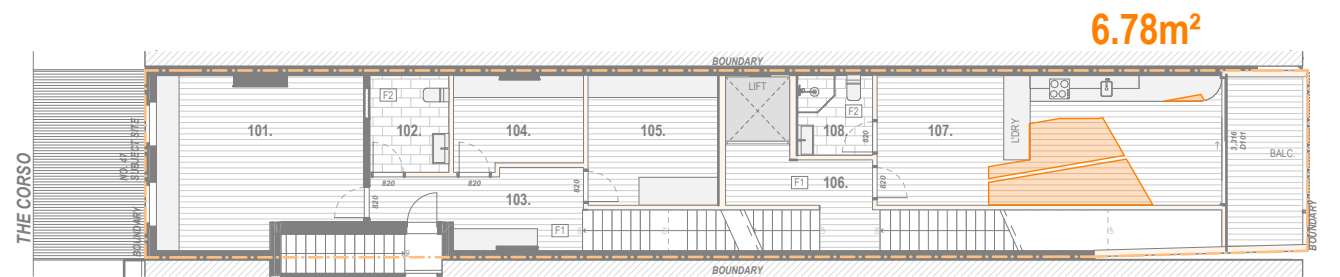
FIRST FLOOR - WINTER SOLSTICE 12PM  
1:200



FIRST FLOOR - WINTER SOLSTICE 1PM  
1:200



FIRST FLOOR - WINTER SOLSTICE 2PM  
1:200



FIRST FLOOR - WINTER SOLSTICE 3PM  
1:200

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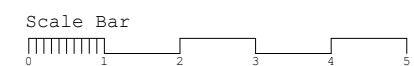
REVISION DESCRIPTION DATE  
A DEVELOPMENT APPLICATION 08.07.2024

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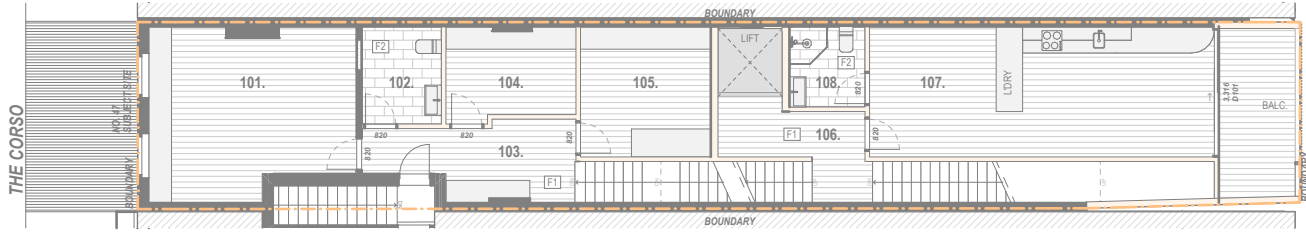
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CLIENT(S): TAREK GERGIS  
ADDRESS: 47 THE CORSO MANLY NSW 2095  
PAGE: INTERNAL SOLAR ACCESS DIAGRAMS - FIRST FLOOR - WINTER SOLSTICE

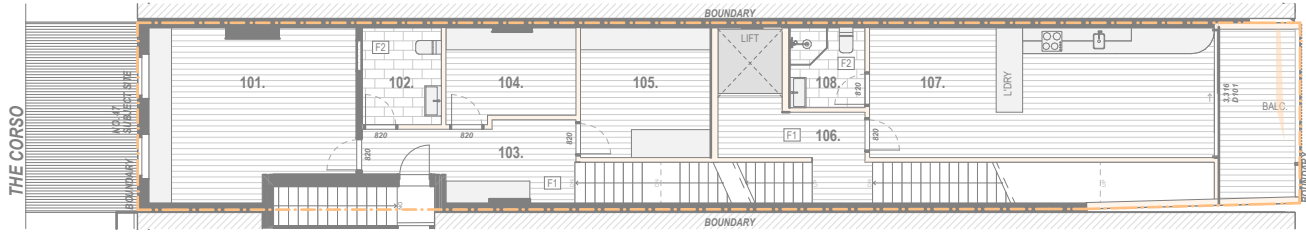


REV. A  
NOT FOR CONSTRUCTION

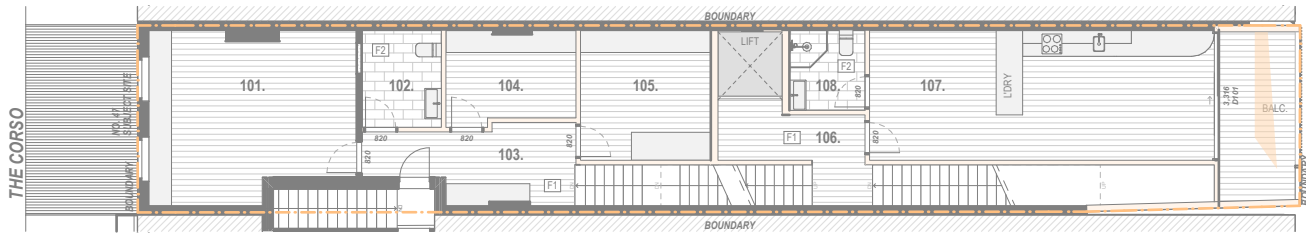
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PAGE SIZE. A3



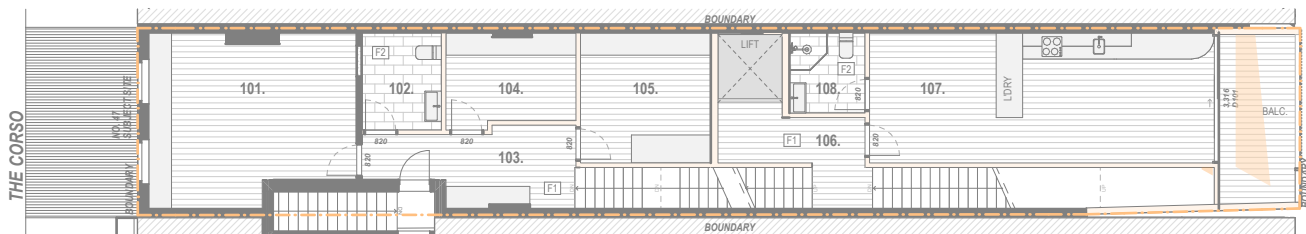
FIRST FLOOR - EQUINOX 9AM  
1:200



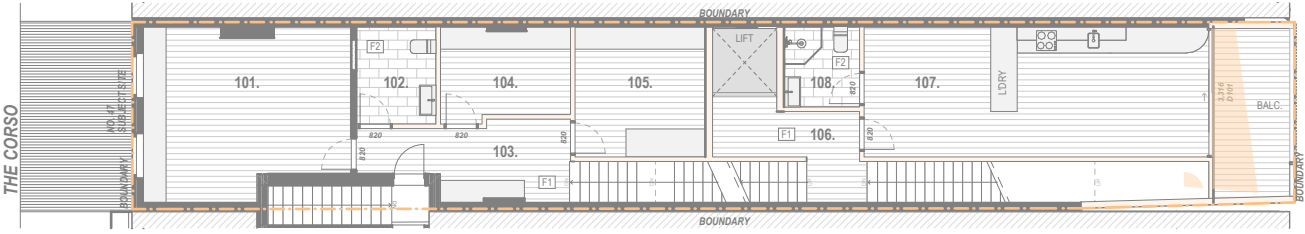
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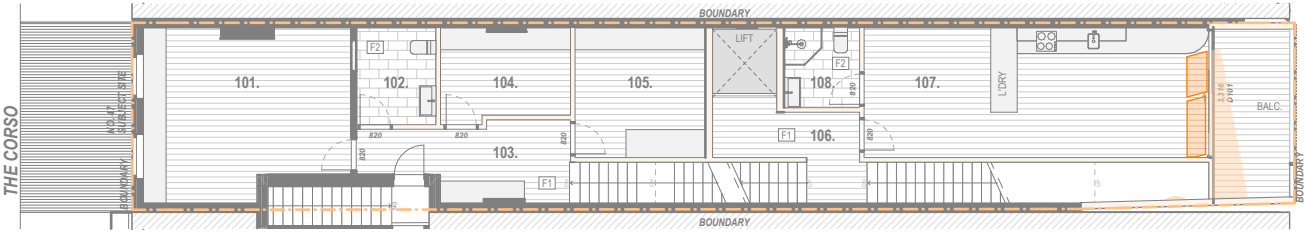
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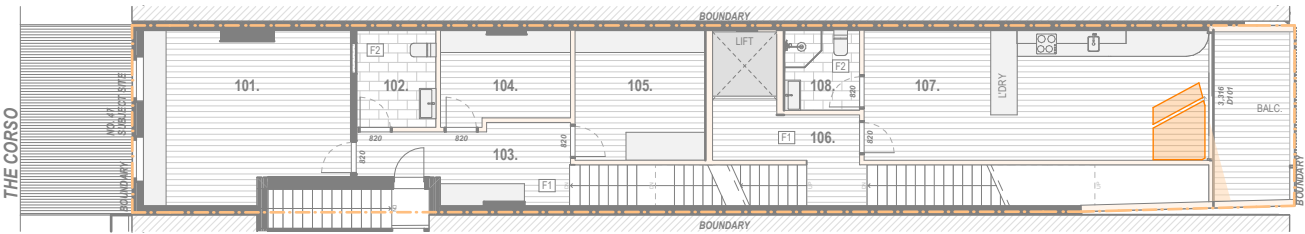
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1:200



FIRST FLOOR - EQUINOX 1PM  
1:200

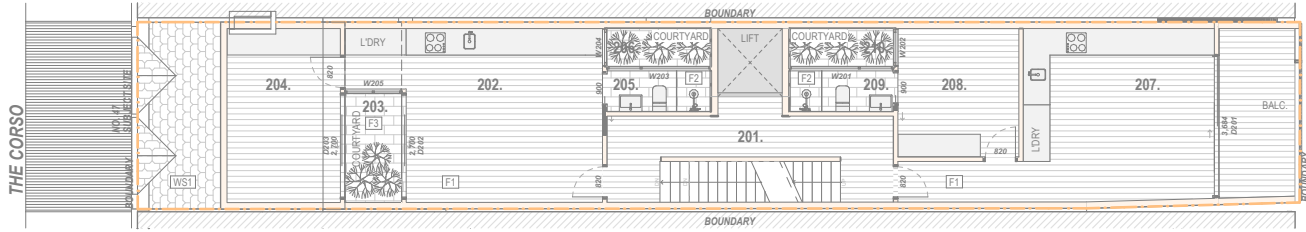


FIRST FLOOR - EQUINOX 2PM  
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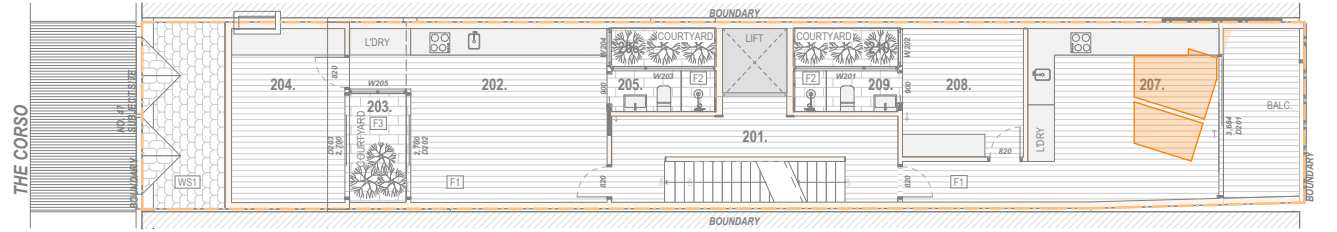
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SOLAR ACCESS TO HABITABLE AREAS



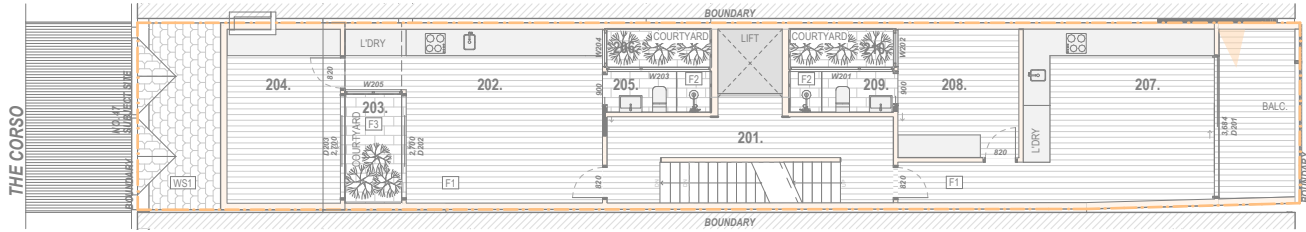
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MARKET PLACE



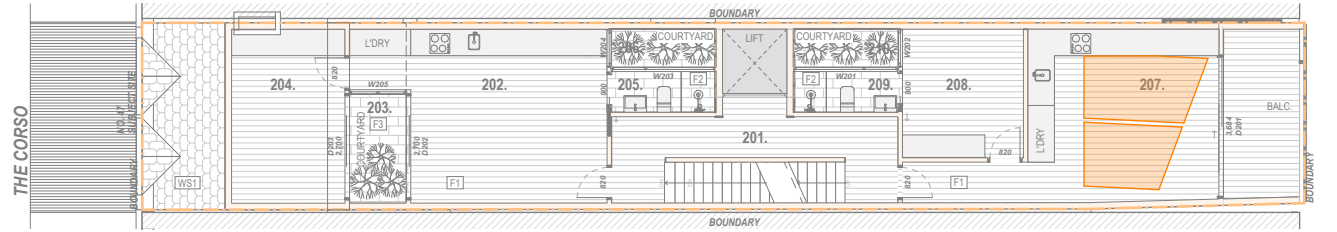
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MARKET PLACE



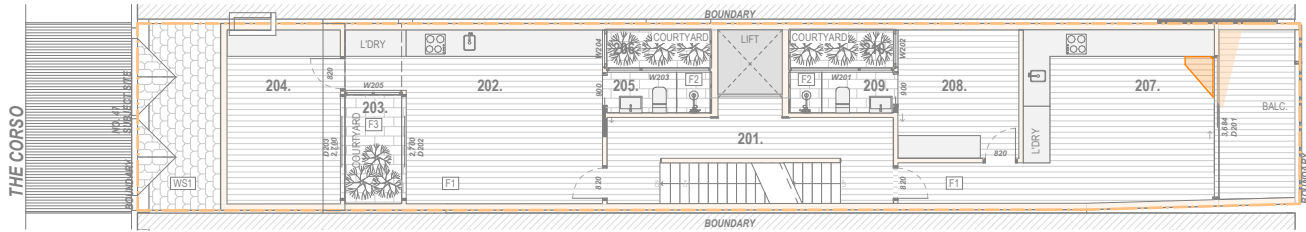
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MARKET PLACE



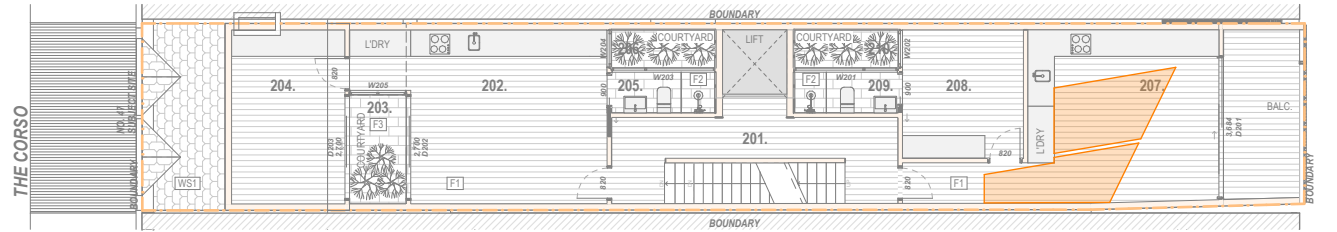
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MARKET PLACE



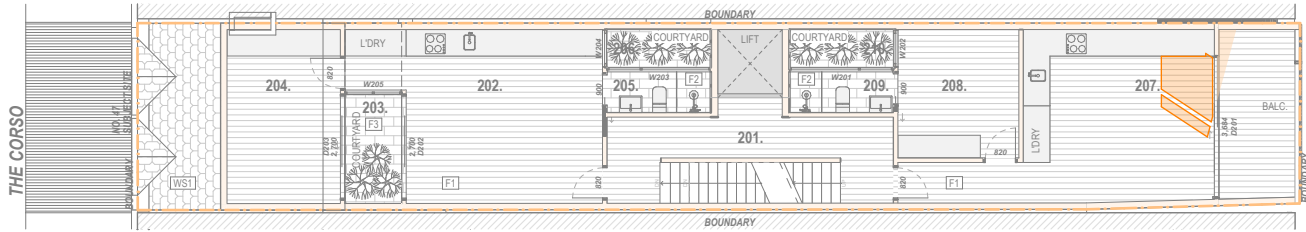
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1:200

MARKET PLACE



SECOND FLOOR - WINTER SOLSTICE 3PM  
1:200

MARKET PLACE



SECOND FLOOR - WINTER SOLSTICE 12PM  
1:200

MARKET PLACE

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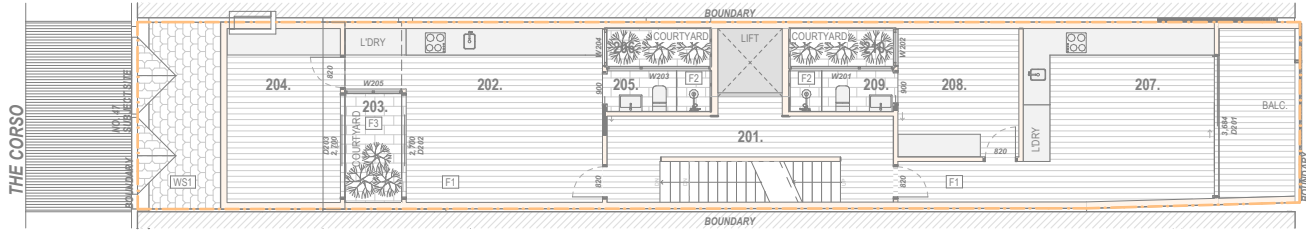


CLIENT(S): TAREK GERGIS  
ADDRESS: 47 THE CORSO MANLY NSW 2095  
PAGE: INTERNAL SOLAR ACCESS DIAGRAMS - SECOND FLOOR - WINTER SOLSTICE

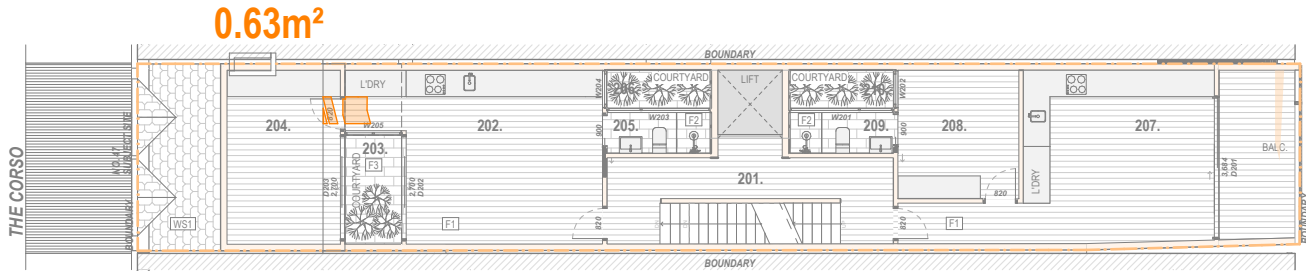
REV. A  
NOT FOR CONSTRUCTION

NO. A24  
PAGE SIZE. A3

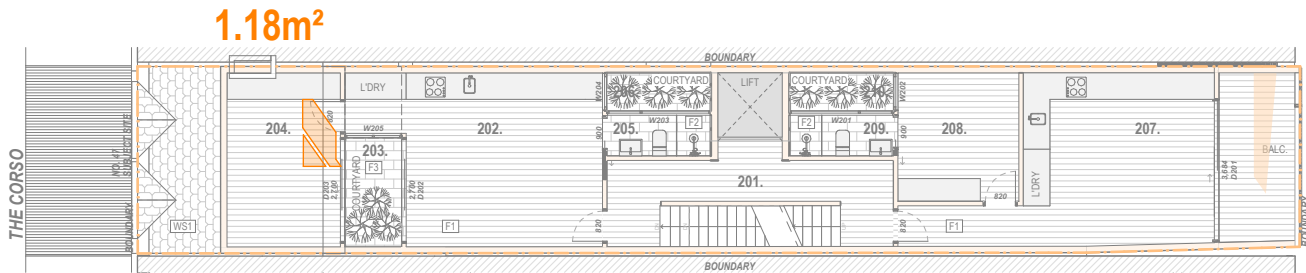




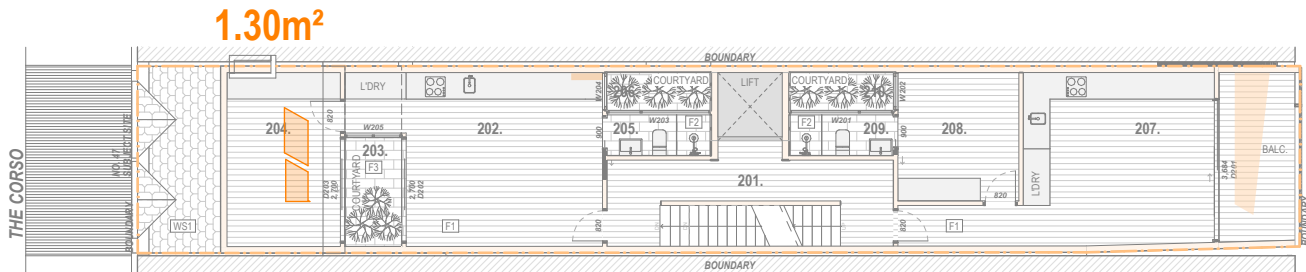
SECOND FLOOR - EQUINOX 9AM  
1:200



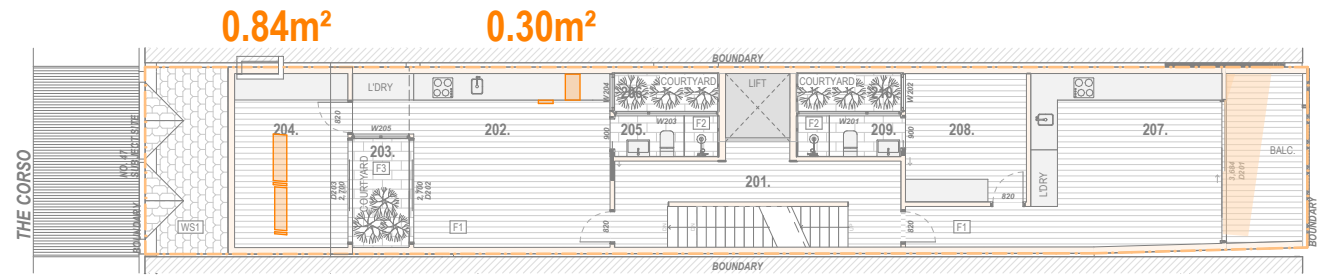
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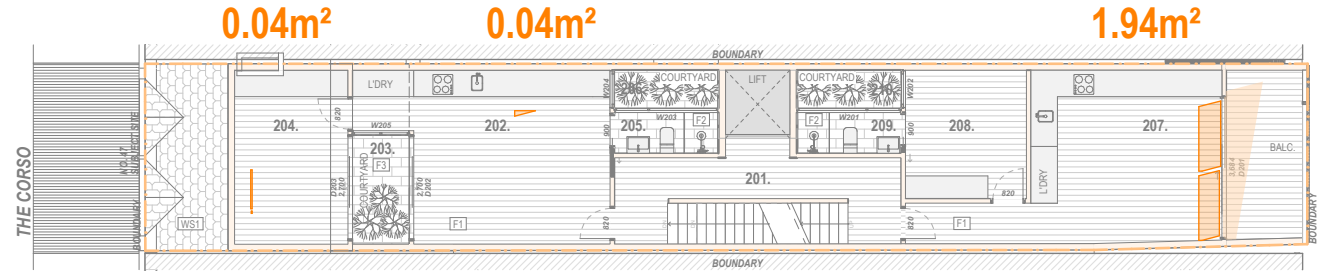
SECOND FLOOR - EQUINOX 11AM  
1:200



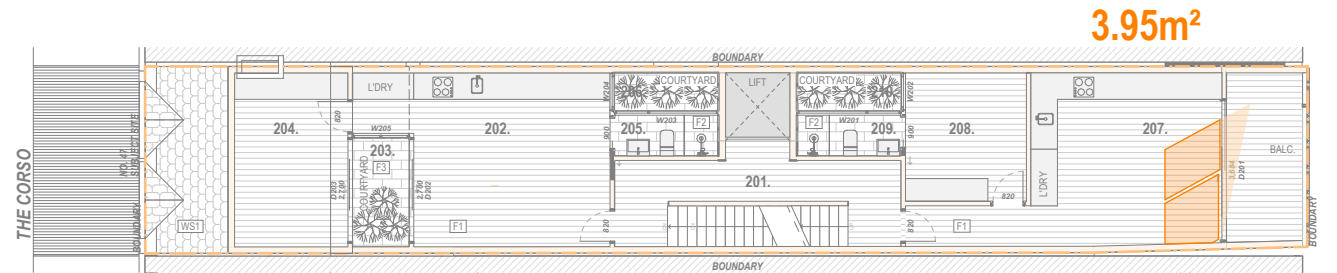
SECOND FLOOR - EQUINOX 12PM  
1:200



SECOND FLOOR - EQUINOX 1PM  
1:200



SECOND FLOOR - EQUINOX 2PM  
1:200



SECOND FLOOR - EQUINOX 3PM  
1:200

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ADDRESS: 47 THE CORSO MANLY NSW 2095  
PAGE: INTERNAL SOLAR ACCESS DIAGRAMS - SECOND FLOOR - EQUINOX

Scale Bar  
0 1 2 3 4 5



REV. A  
NOT FOR CONSTRUCTION

NO. A25  
PAGE SIZE. A3

Alterations and Additions




Certificate number: A1745761

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)




Secretary  
Date of issue: Wednesday, 01 May 2024  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.






















| Project address   |  |
|---|--|
| Project name  | 47 The Corso, Manly NSW 2095   |
| Street address  | 47 THE CORSO - MANLY 2095  |
| Local Government Area   | Northern Beaches Council   |
| Plan type and number  | Deposited Plan DP26171   |
| Lot number  | 6  |
| Section number  | N/A  |
| Project type  |  |
| Dwelling type   | Dwelling above existing building   |
| Type of alteration and addition   | The estimated development cost for my renovation work is \$50,000 or more. |
| N/A   | N/A  |
| Certificate Prepared by (please complete before submitting to Council or PCA) |  |
| Name / Company Name: Energy Rating Group                                      |  |
| ABN (if applicable): 34 835 436 737   |  |

| Legend   |
|--|
| In these commitments, "applicant" means the person carrying out the development.   |
| Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).           |
| Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.   |

| Fixtures and systems   | Show on DA Plans | Show on CC/CDC Plans & specs  | Certifier Check  |
|--|------------------|---|--|
| Lighting   |                  |   |  |
| The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. |                  |    |   |
| Fixtures   |                  |   |  |
| The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.                                |                  |    |   |
| The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.                     |                  |   |  |
| The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.                                 |                  |  |  |

| Construction   | Show on DA Plans  | Show on CC/CDC Plans & specs  | Certifier Check   |
|--|---|---|---|
| Insulation requirements  |   |   |   |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists. |  |  |  |
| Construction   | Additional insulation required (R-value)  | Other specifications  |   |
| 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, flat roof: framed  | ceiling: R2.50 (up), roof: foil/sarking   | medium (solar absorptance 0.475 - 0.70)   |   |

| Glazing requirements   | Show on DA Plans  | Show on CC/CDC Plans & specs  | Certifier Check   |
|--|---|---|---|
| Windows and glazed doors   |   |   |   |
| The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  |  |  |  |
| The following requirements must also be satisfied in relation to each window and glazed door:  |   |  |  |
| Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.  |   |  |  |
| 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.  |   |  |  |
| Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.   |   |  |  |
| Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.  |  |  |  |

| 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   |                  |                              |                 |
| D101  | N           | 9.5                                | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)    |                  |                              |                 |
| D201  | N           | 10.53                              | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57) |                  |                              |                 |
| D202  | S           | 7.5                                | 2.8                      | 1.5                        | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)    |                  |                              |                 |
| D203  | N           | 7.5                                | 2.8                      | 1.5                        | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)    |                  |                              |                 |
| D301  | W           | 1.85                               | 0                        | 0                          | awning (fixed) >=900 mm                  | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)    |                  |                              |                 |

| Glazing requirements |             |                                    |                          |                            |  |   | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|----------------------|-------------|------------------------------------|--------------------------|----------------------------|--|---|------------------|------------------------------|-----------------|
| Window/door number   | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                           | Frame and glass type  |                  |                              |                 |
| W201                 | W           | 7.7                                | 2.8                      | 1                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |
| W202                 | S           | 2.8                                | 2.8                      | 2.8                        | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |
| W203                 | W           | 7.7                                | 2.8                      | 1                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |
| W204                 | N           | 2.8                                | 2.8                      | 2.8                        | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |
| W205                 | E           | 4.05                               | 2.8                      | 3                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |

| 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  |                  |                              |                 |
| W301  | W           | 1.68                               | 0                        | 0                          | awning (fixed) >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |
| W302  | W           | 1.68                               | 2.8                      | 1.8                        | none                    | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |
| W303  | W           | 1.68                               | 0                        | 0                          | awning (fixed) >=900 mm | improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56) |                  |                              |                 |





EXISTING REAR FACADE



PROPOSED REAR FACADE