

DEVELOPMENT APPLICATION

47 THE CORSO MANLY NSW 2095

DRAWING LIST

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LOCATION PLAN (NTS)



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

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	08.07.2024
B	DEVELOPMENT APPLICATION	05.02.2025

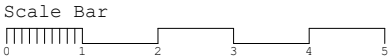
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PAGE: **TITLE PAGE**



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NOTES:

Manly is situated on the land of the Gayemagal people, the traditional owners of this Country.

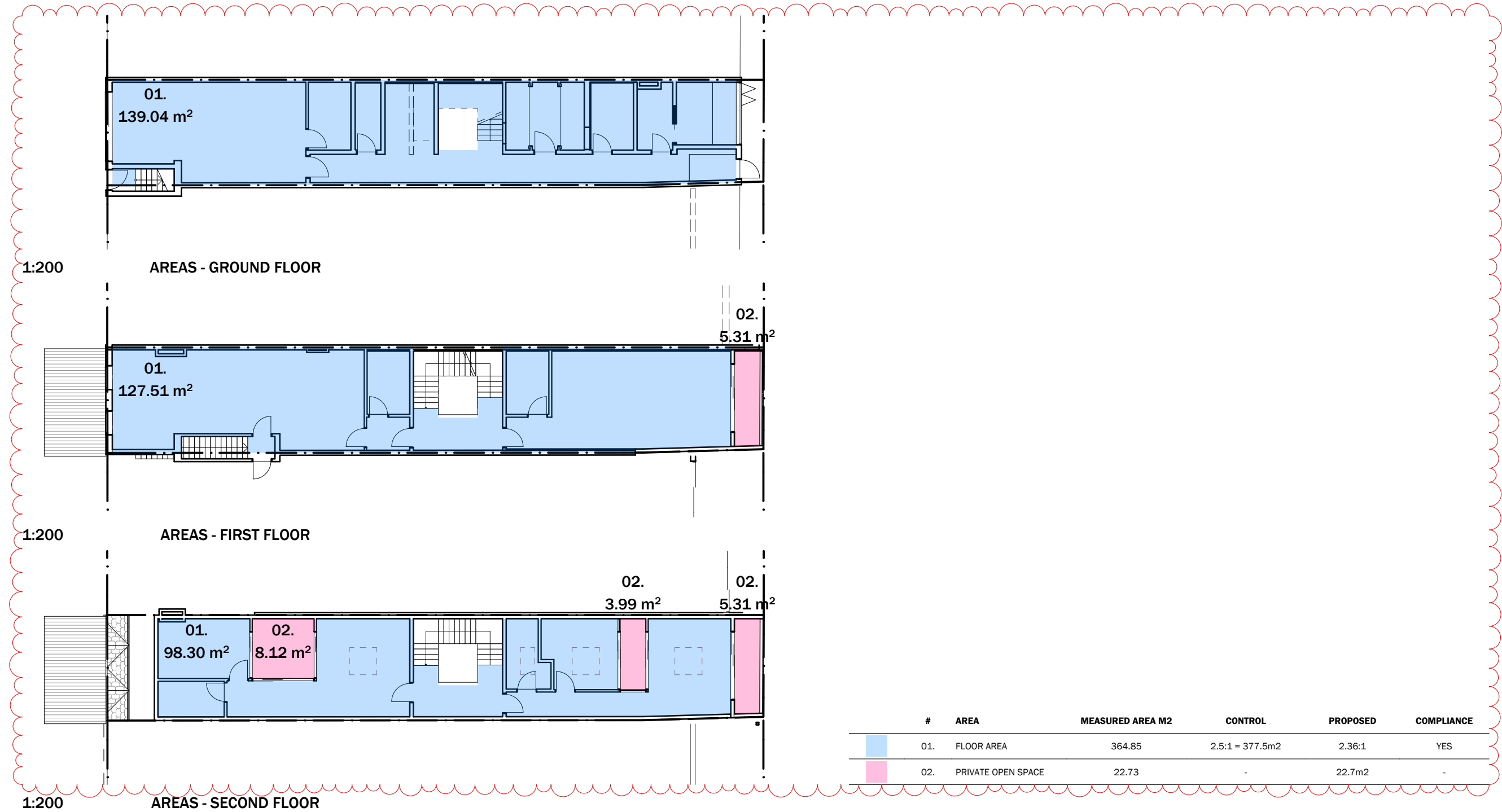
The Gayemagal lived in the Manly area & thrived due to the abundance of food resources like fish, shellfish and animals.

The proposed development acknowledges the history of this Country.

We, the designers, have endeavoured to protect sites, we have preserve colonial heritage & its shared history with indigenous culture whilst providing greater amenity to the subject site. The proposal considers the cultural landscape holistically & protects & maintain key sightlines.

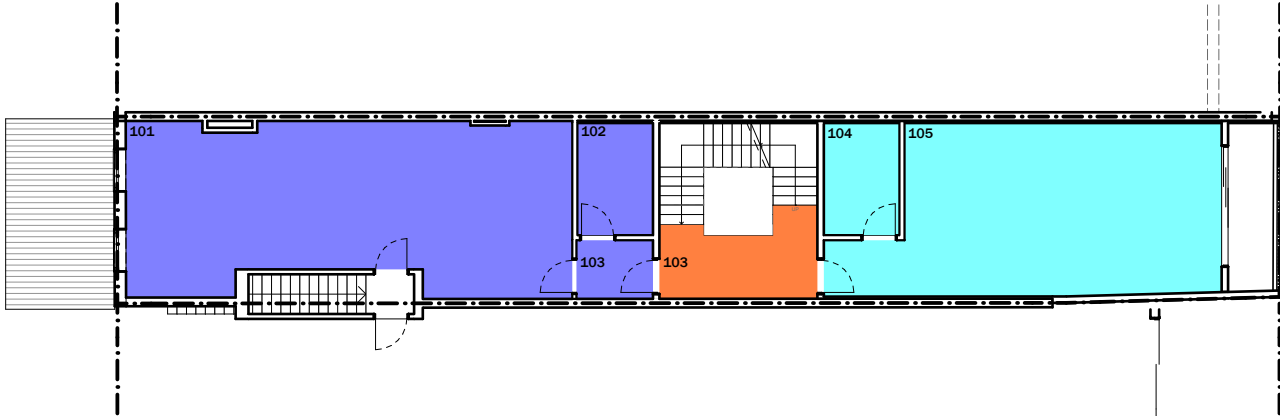
The proposed development seeks to provide physical & visual connection to external spaces that respond to Country, this includes views to the sky from all areas of the built form & additionally to the ocean from the roof garden. The overall bulk & scale has been minimised to retain key views & sightlines to significant cultural sights.





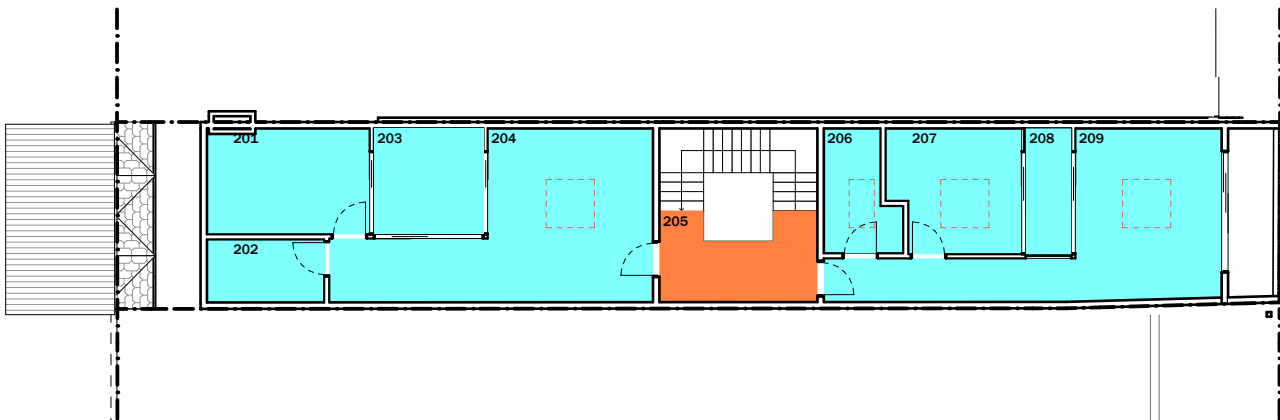
1:200

TYPE OF USE PLAN - GROUND FLOOR



1:200

TYPE OF USE PLAN - FIRST FLOOR



1:200

TYPE OF USE PLAN - SECOND FLOOR

AREAS

LEVEL	#	ZONE	AREA M2	OCCUPANCY	USE TYPE	USE COLOUR
GROUND FLOOR						
	001	COMMERCIAL SHOP	39.89	13.00	COMMERCIAL	
	002	SHOP STORAGE	6.36	0.00	STORAGE	
	003	CIRCULATION	3.82	---	MIXED USE	
	003	CIRCULATION	26.80	---	MIXED USE	
	004	UNISEX WC	3.81	---	COMMERCIAL	
	005	BIKE STORAGE	7.77	0.00	STORAGE	
	006	WASTE ROOM (RESIDENTIAL)	3.59	---	RESIDENTIAL	
	007	WASTE ROOM (COMMERCIAL)	3.59	---	COMMERCIAL	
	008	ACCESSIBLE WC	6.47	---	COMMERCIAL	
	009	CAFE STORAGE	4.95	0.00	STORAGE	
	010	CAFE	8.22	8.00	COMMERCIAL	
FIRST FLOOR						
	101	OFFICE SPACE	51.03	5.00	COMMERCIAL	
	102	ACCESSIBLE WC	6.04	---	COMMERCIAL	
	103	CIRCULATION	3.14	---	COMMERCIAL	
	103	CIRCULATION	8.25	---	MIXED USE	
	104	STUDIO BATHROOM	5.93	---	RESIDENTIAL	
	105	STUDIO	41.45	---	RESIDENTIAL	
SECOND FLOOR						
	201	BEDROOM	12.05	---	RESIDENTIAL BEDROOM	
	202	BATHROOM	5.16	---	RESIDENTIAL	
	203	COURTYARD	8.12	---	RESIDENTIAL	
	204	APARTMENT	27.20	---	RESIDENTIAL	
	205	CIRCULATION	8.86	---	MIXED USE	
	206	BATHROOM	5.70	---	RESIDENTIAL	
	207	BEDROOM	11.13	---	RESIDENTIAL BEDROOM	
	208	COURTYARD	3.99	---	RESIDENTIAL BEDROOM	
	209	APARTMENT	25.21	---	RESIDENTIAL	
			338.53 m ²	26.00		

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REVISION
A DEVELOPMENT APPLICATION 08.07.2024
B DEVELOPMENT APPLICATION 05.02.2025

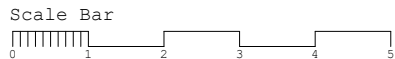
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PAGE: USE TYPE PLANS

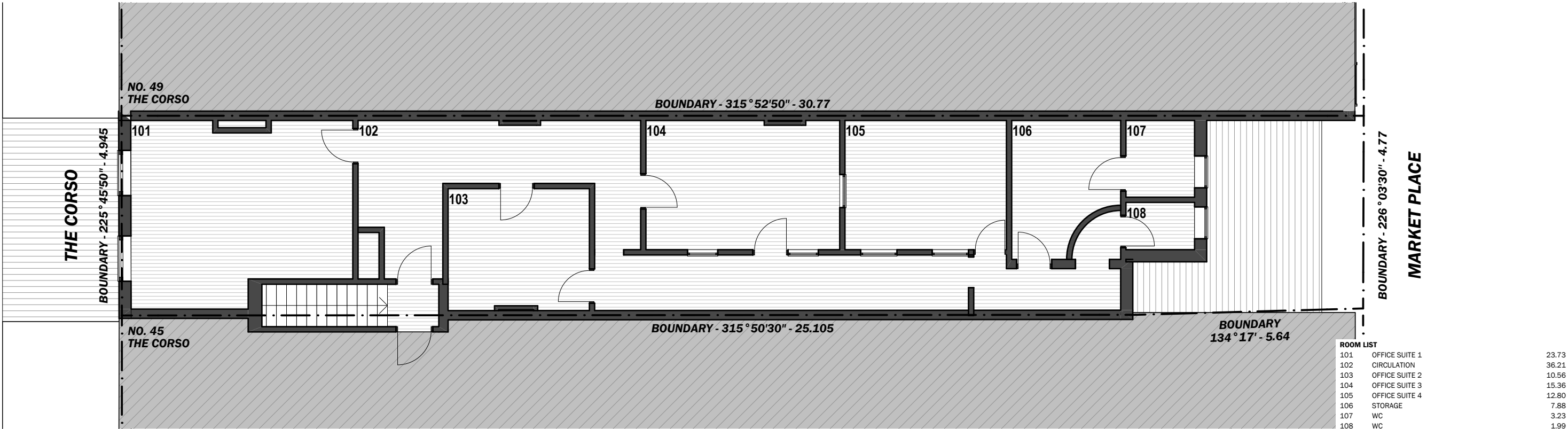


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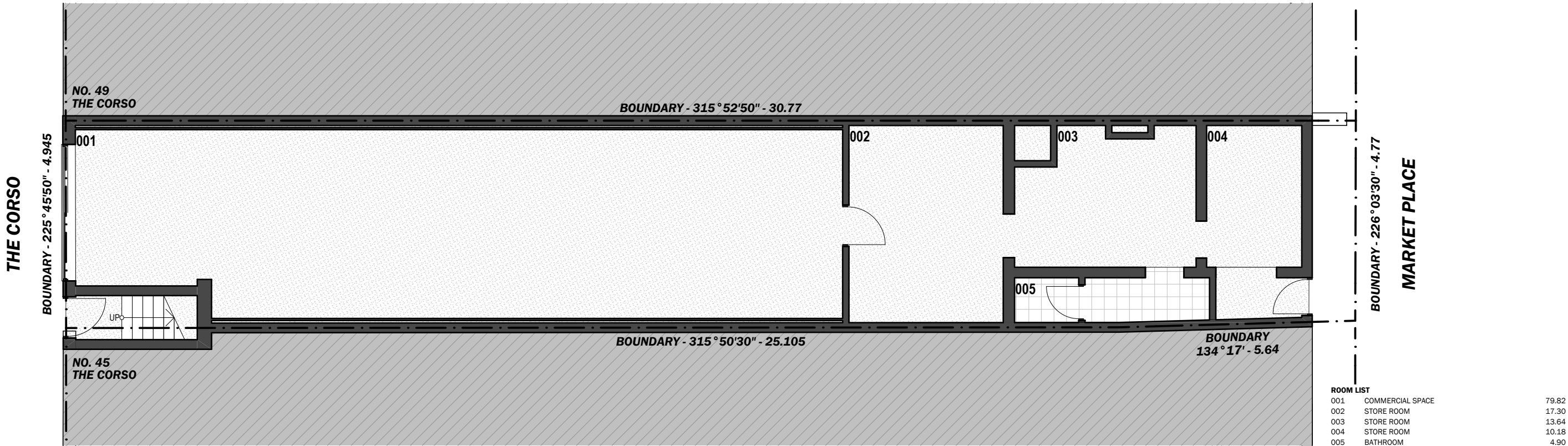
1:100

EX. FIRST FLOOR



1:100

EX. GROUND FLOOR



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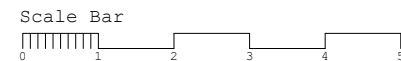
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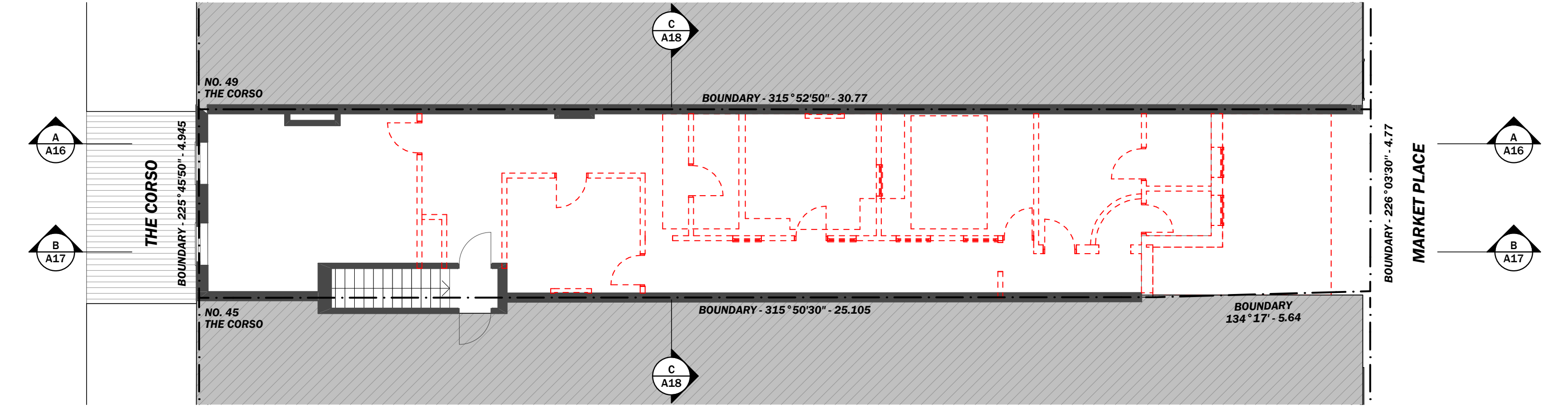
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PAGE: **EX. FLOOR PLANS**

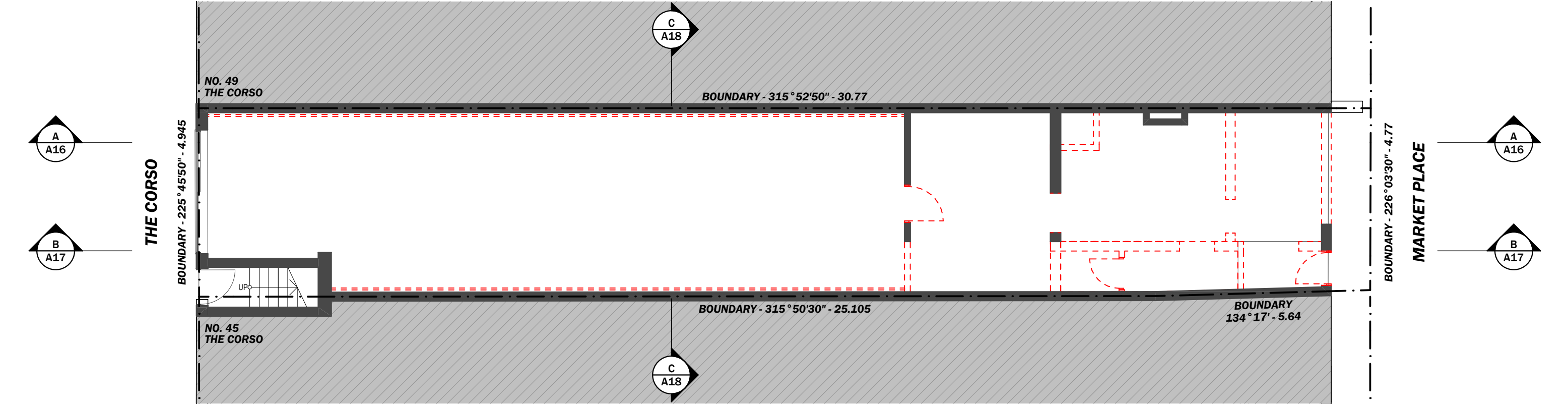


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1:100 DEMO FIRST FLOOR



1:100 DEMO GROUND FLOOR

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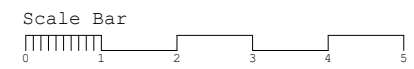
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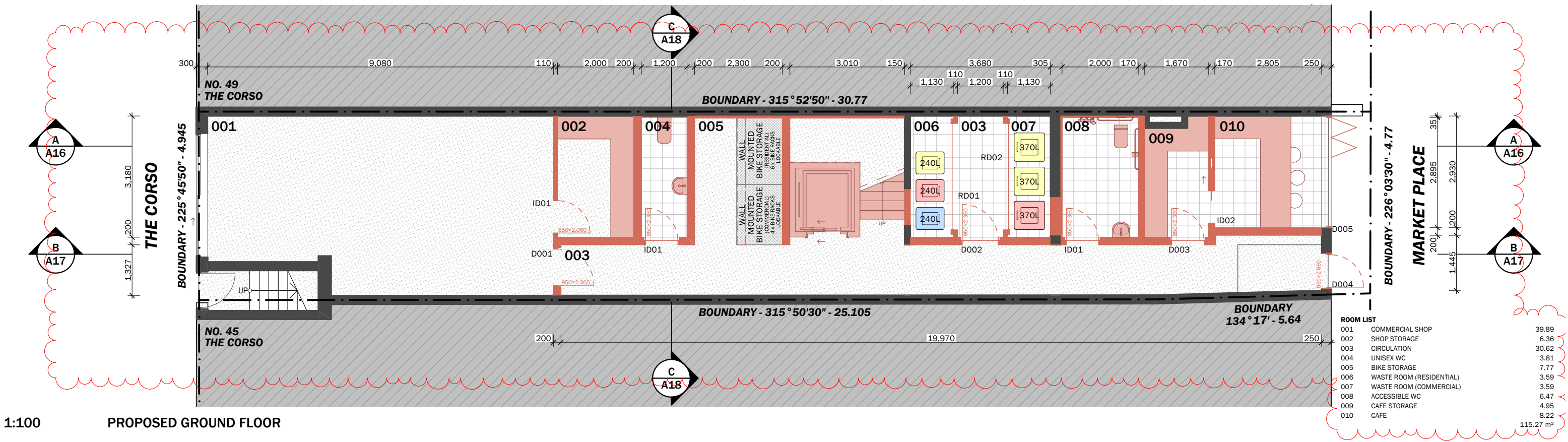
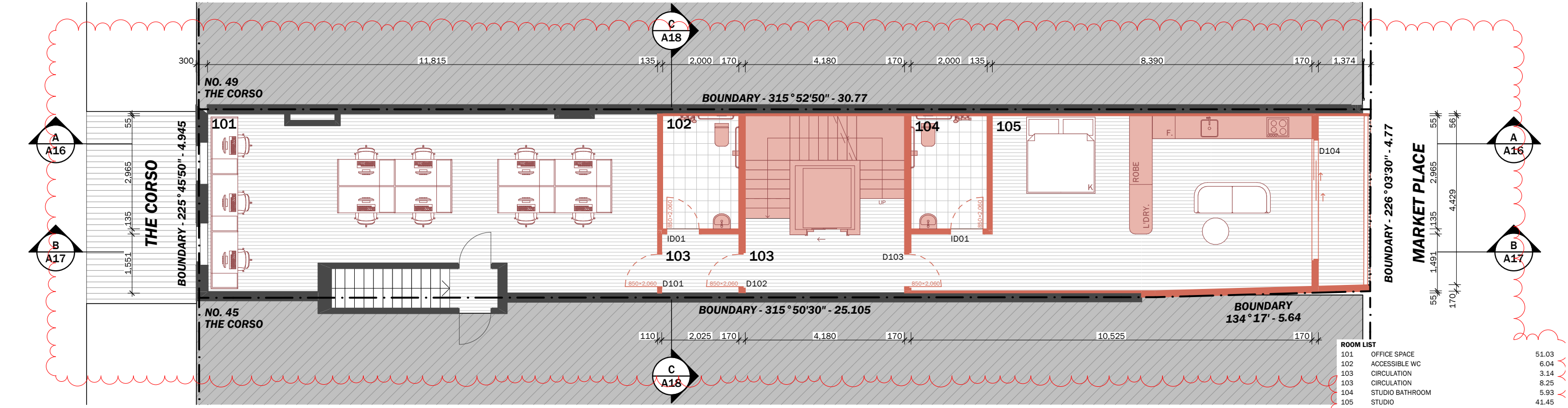
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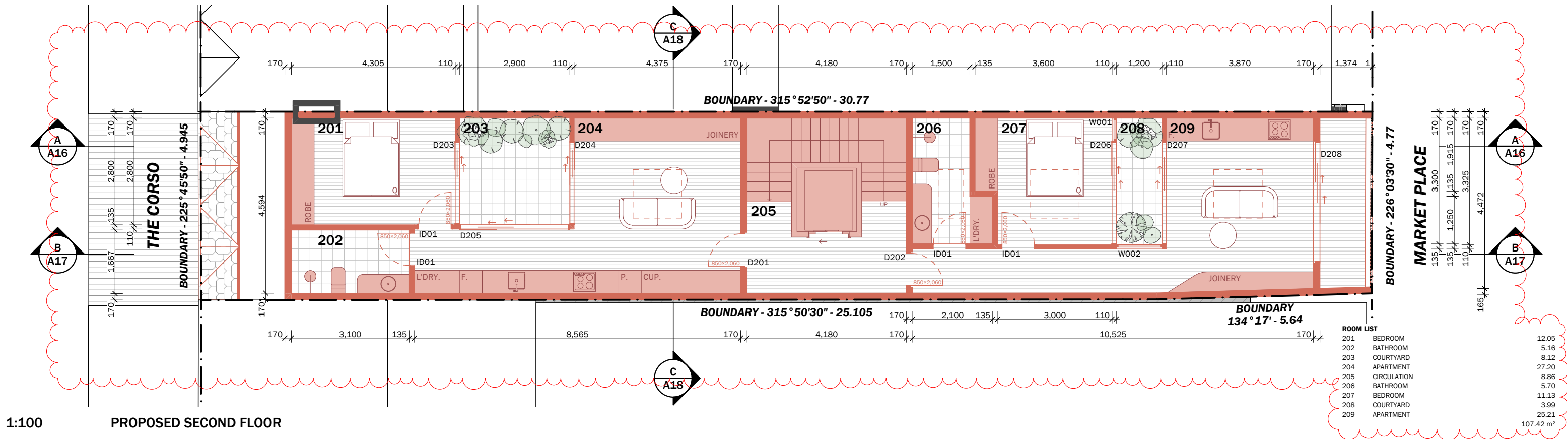
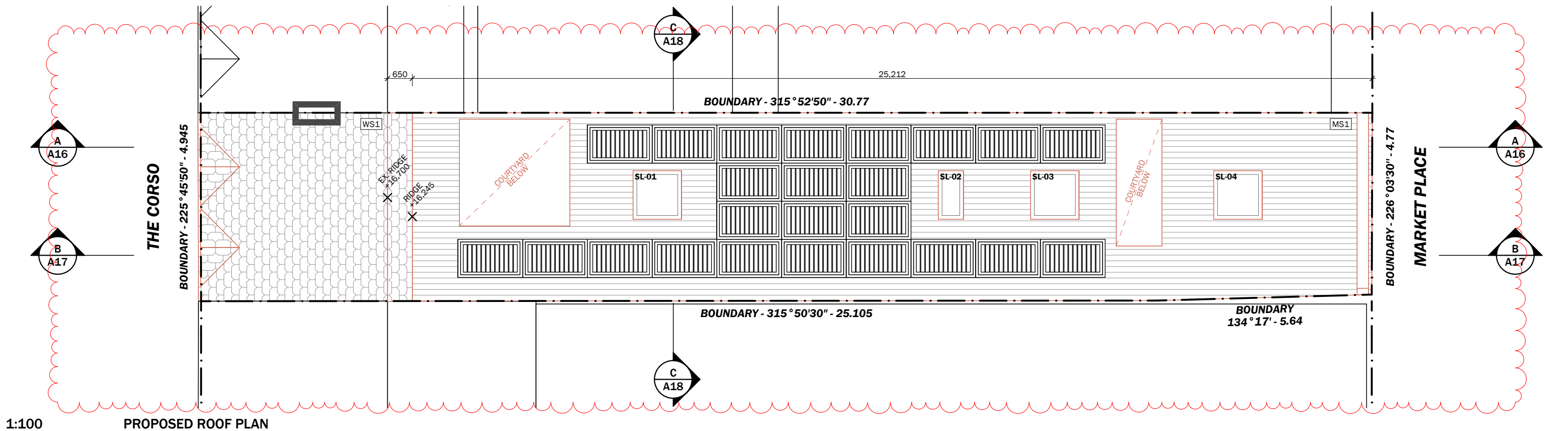
PAGE: **DEMO FLOOR PLANS**

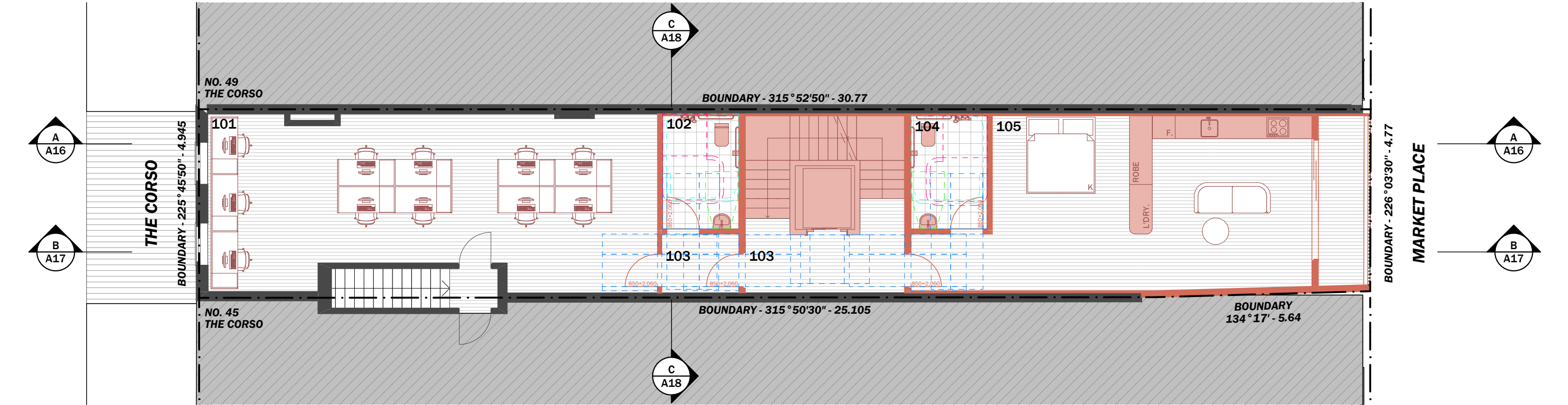


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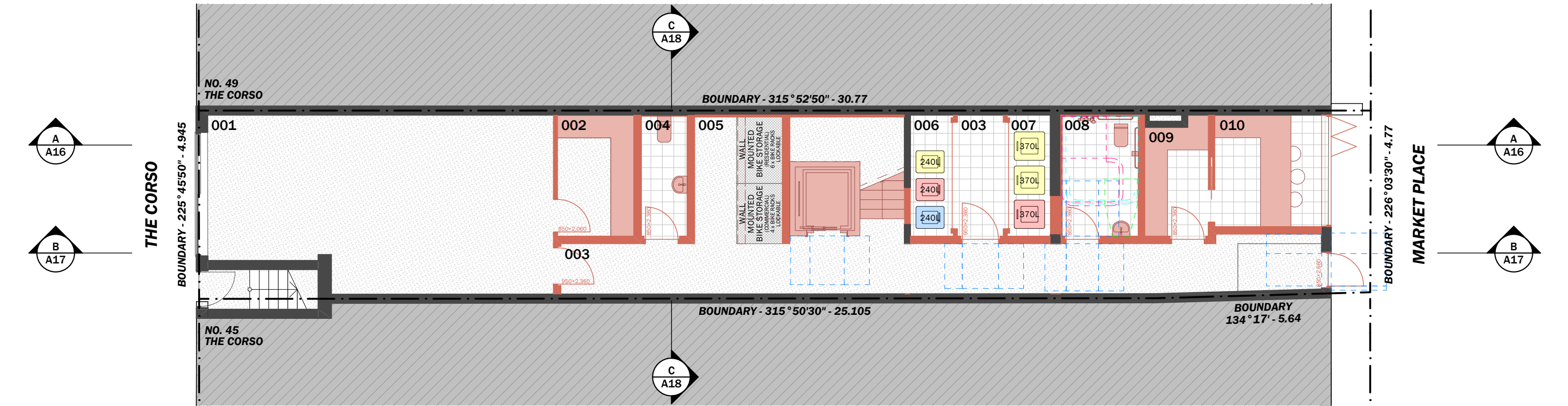
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1:100 ACCESSIBILITY FIRST FLOOR



1:100 ACCESSIBILITY GROUND FLOOR

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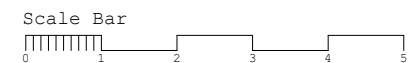
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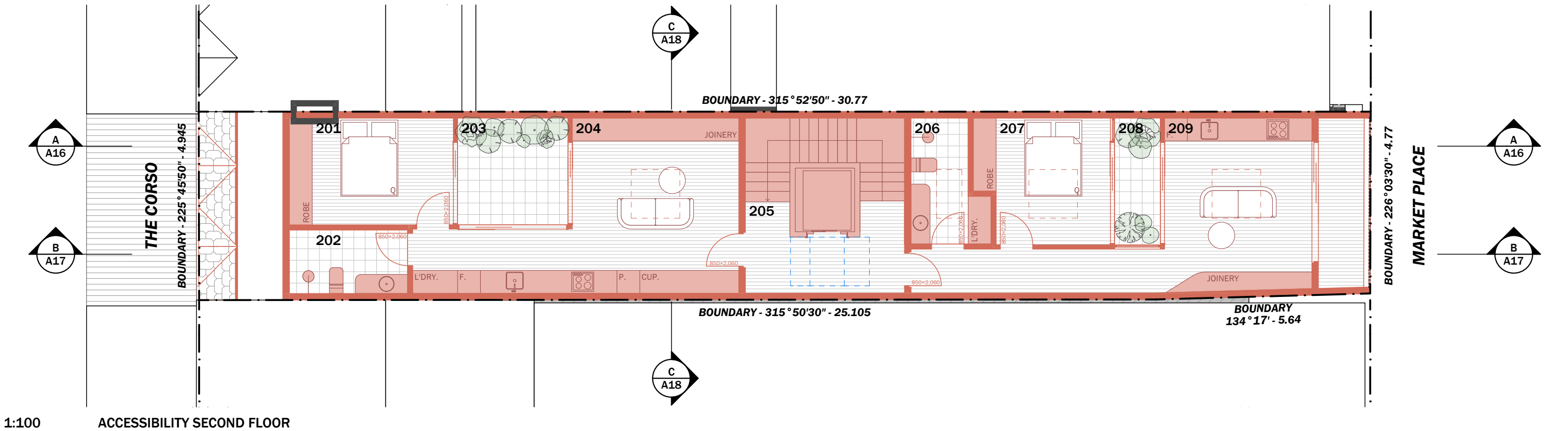
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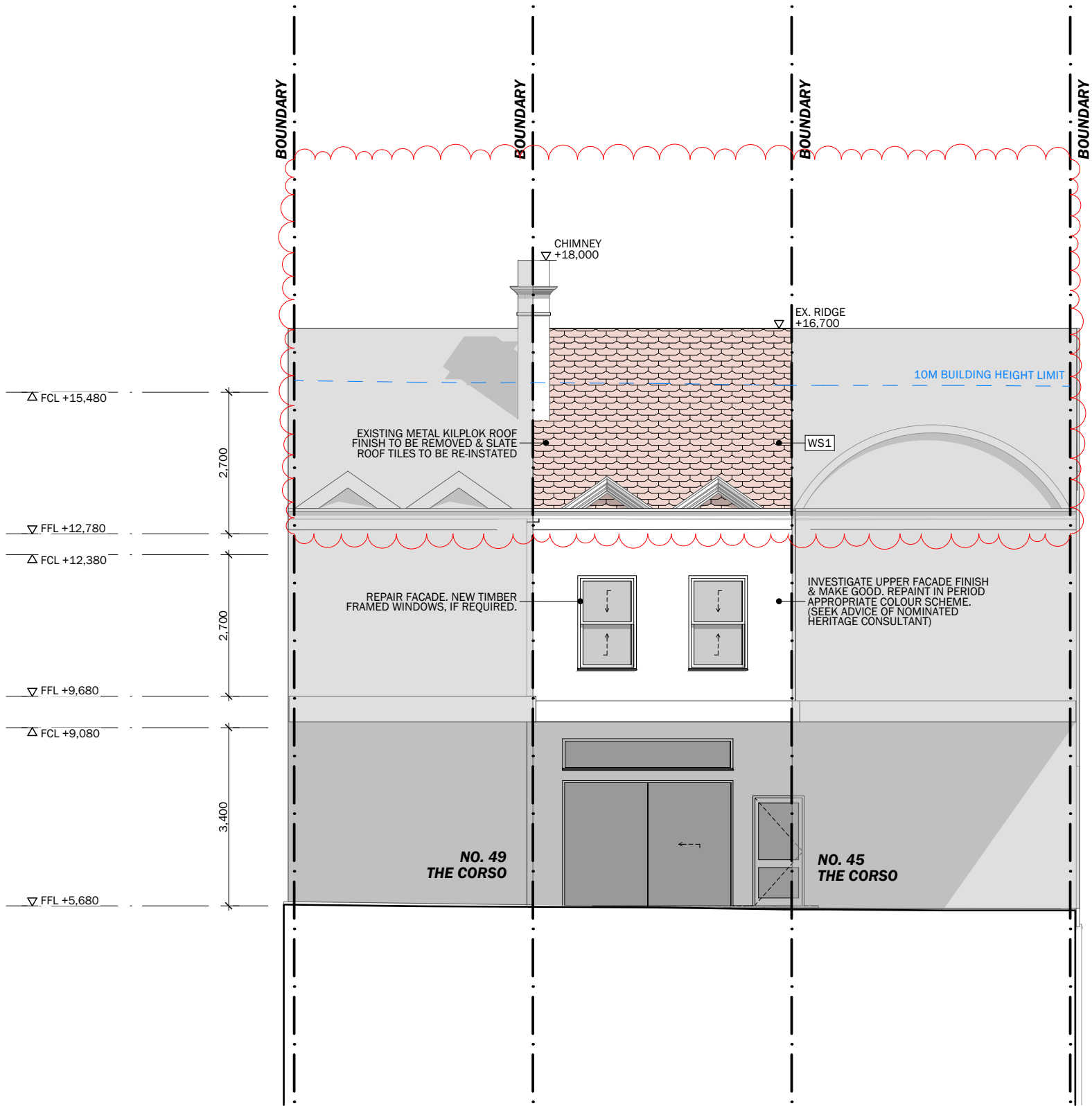
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1:100

SOUTH EAST ELEVATION

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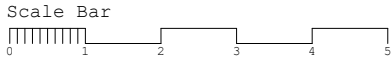
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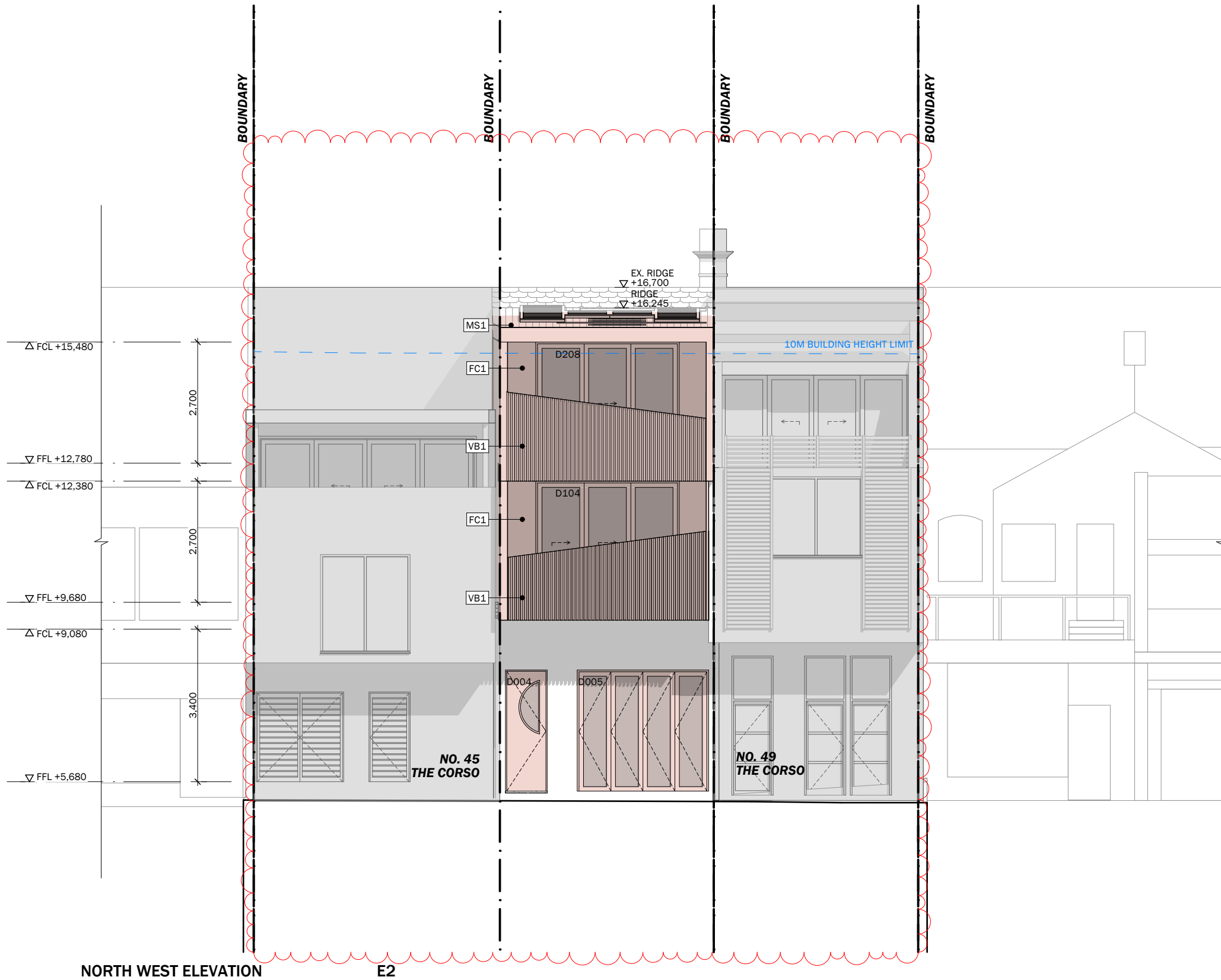
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PAGE: SOUTH EAST ELEVATION



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1:100

NORTH WEST ELEVATION

E2

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PAGE: **NORTH WEST ELEVATION**

Scale Bar

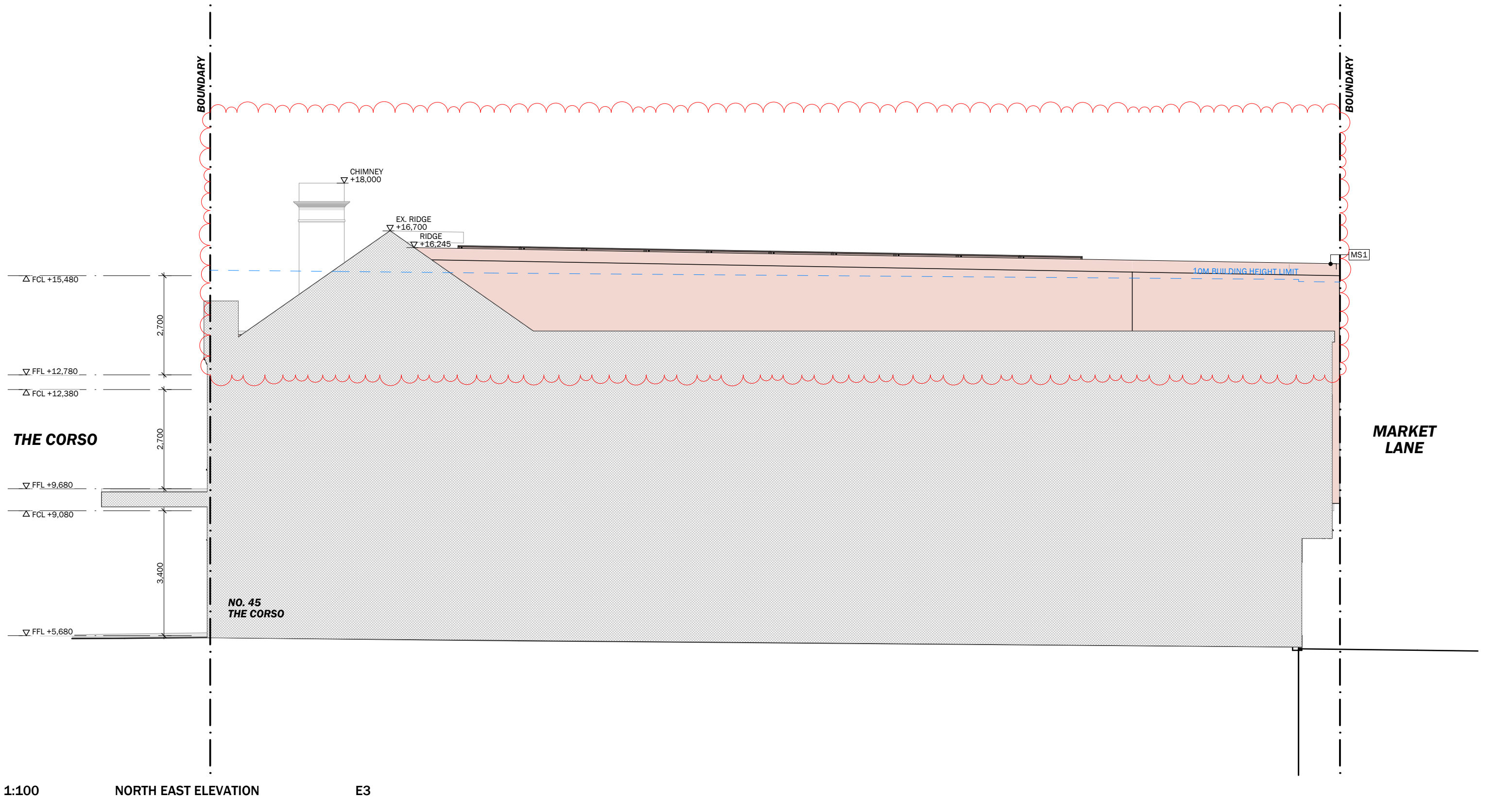


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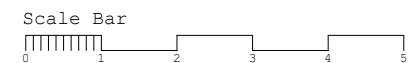
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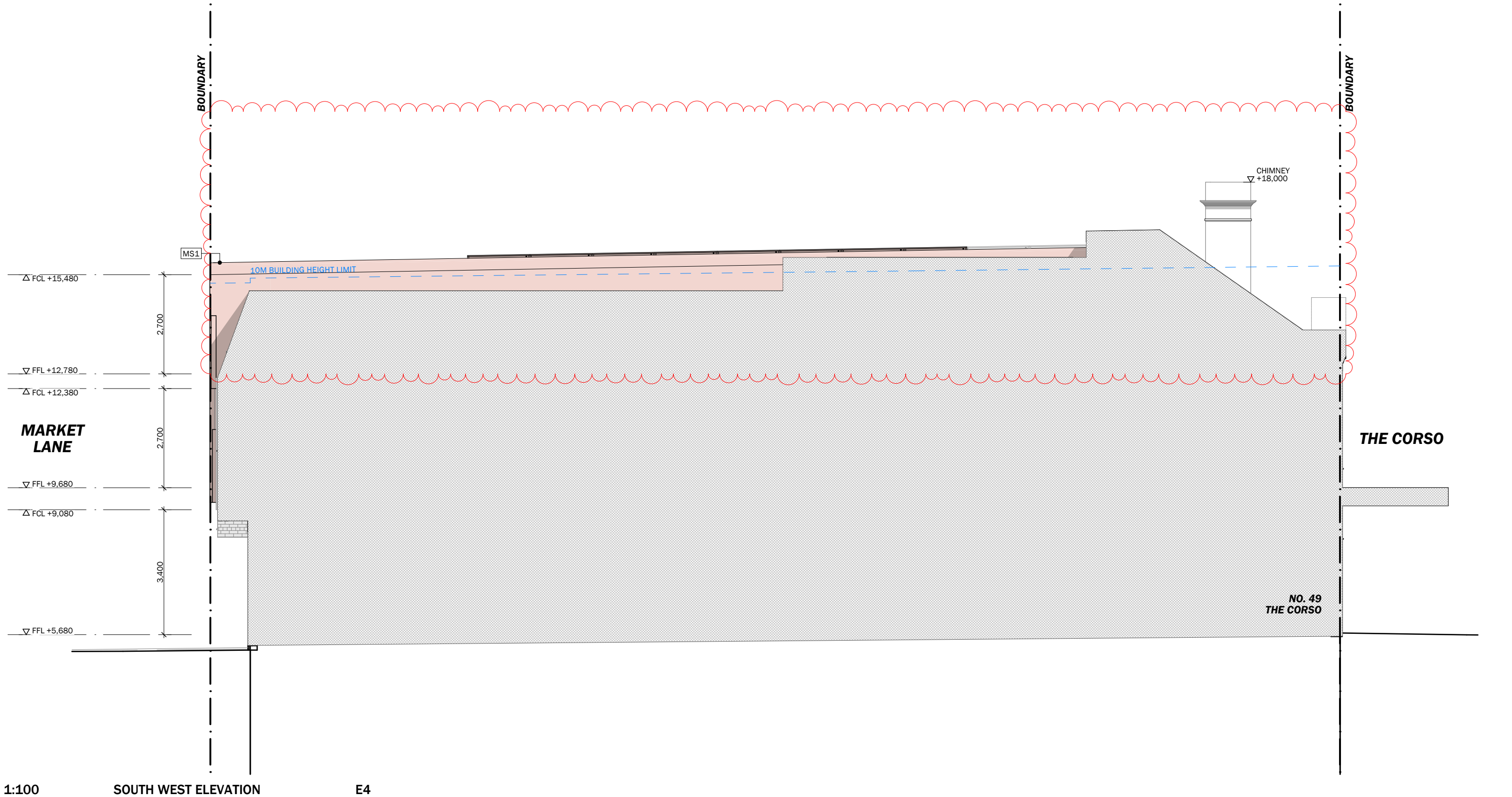
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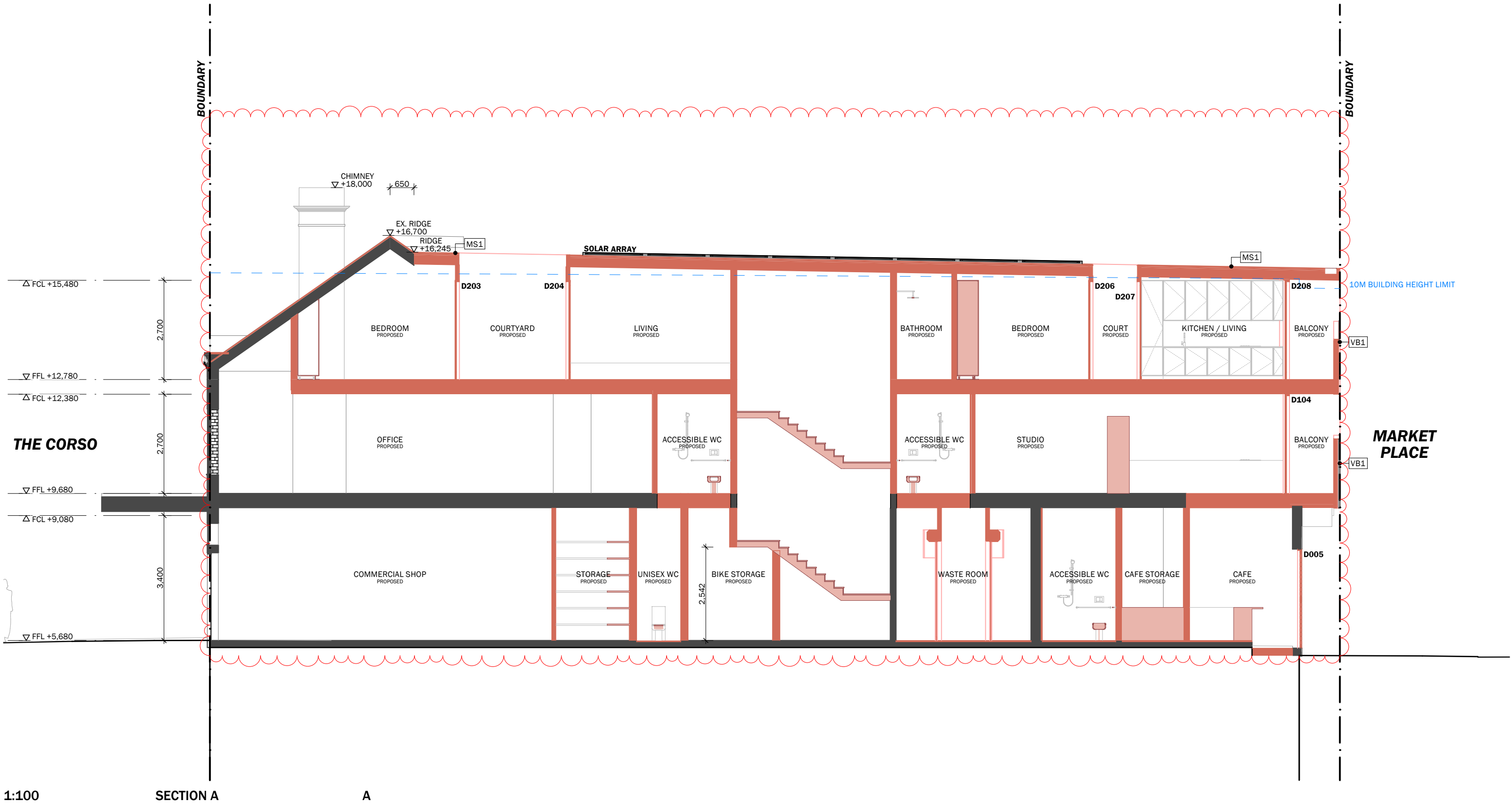
PAGE: **NORTH EAST ELEVATION**

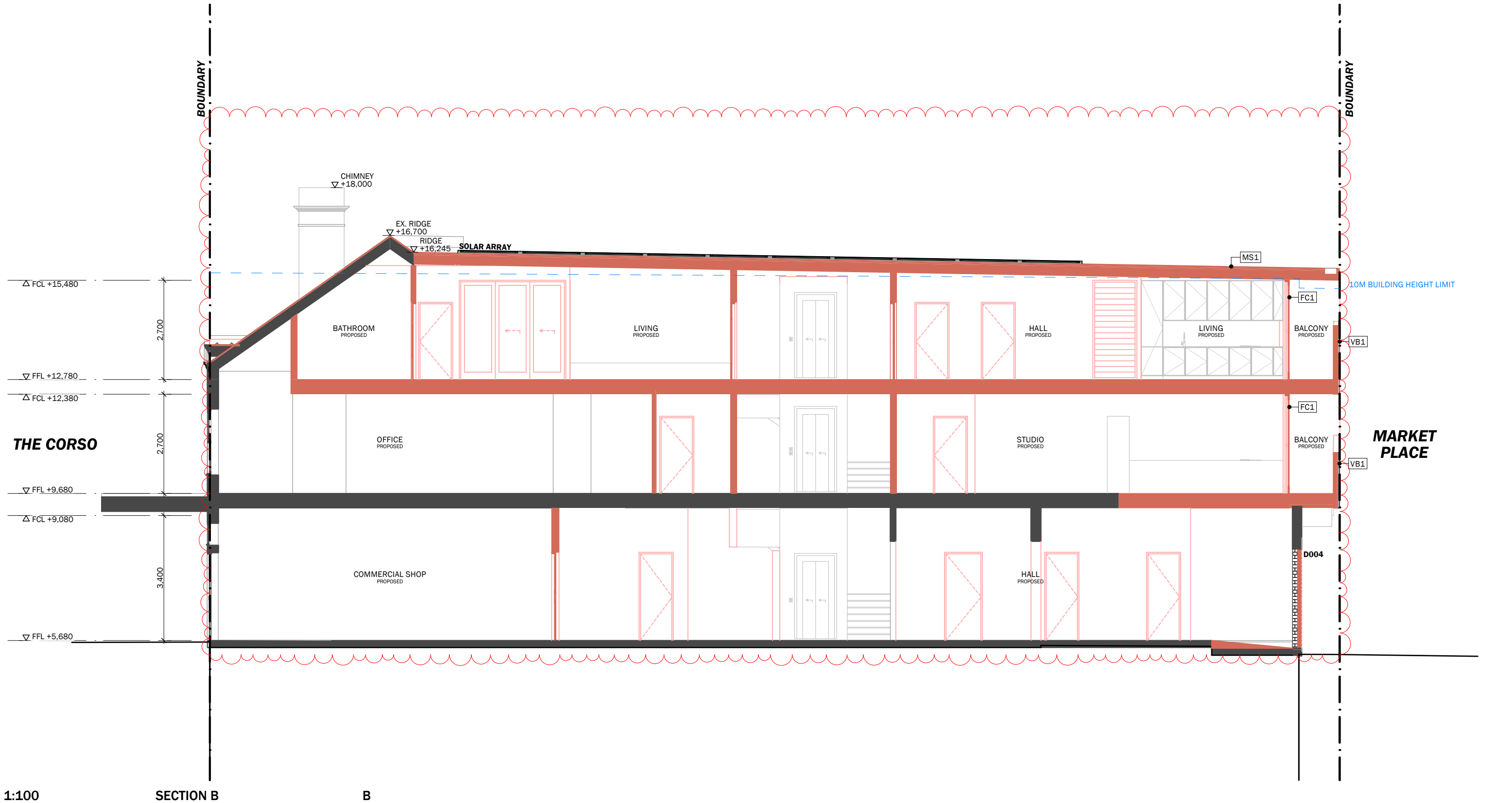


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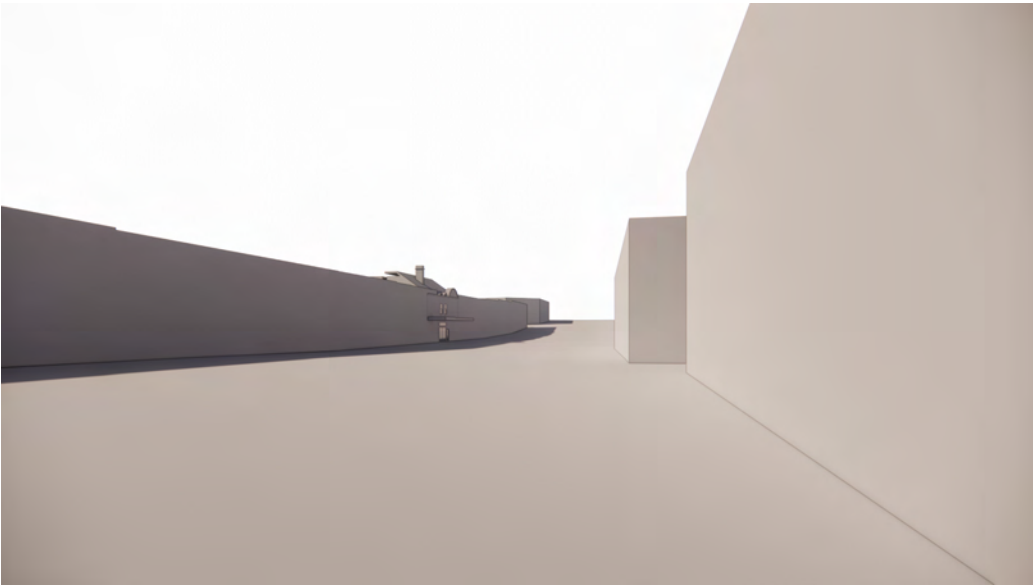




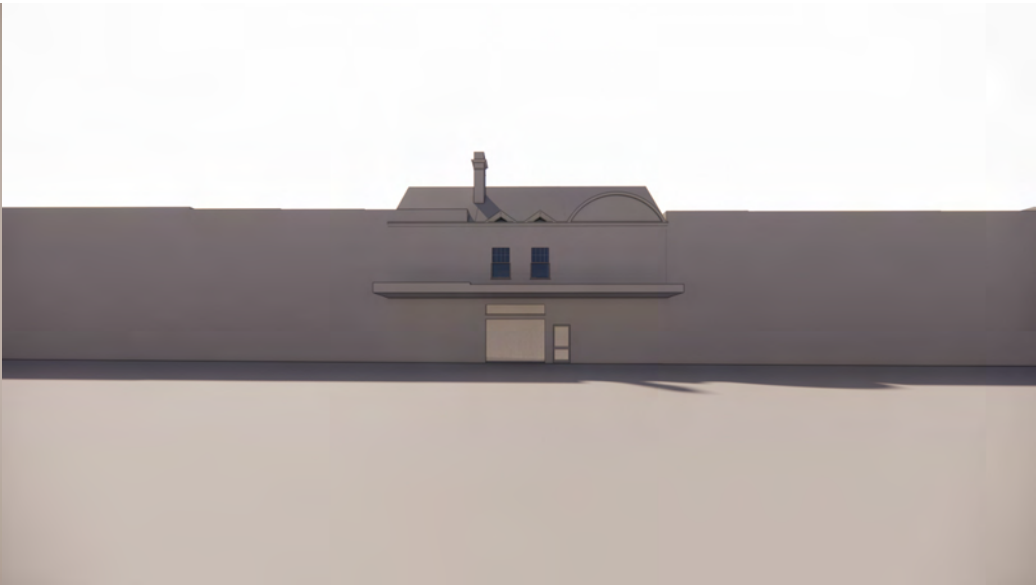


THE CORSO - SITE VIEW ANALYSIS - RIGHT

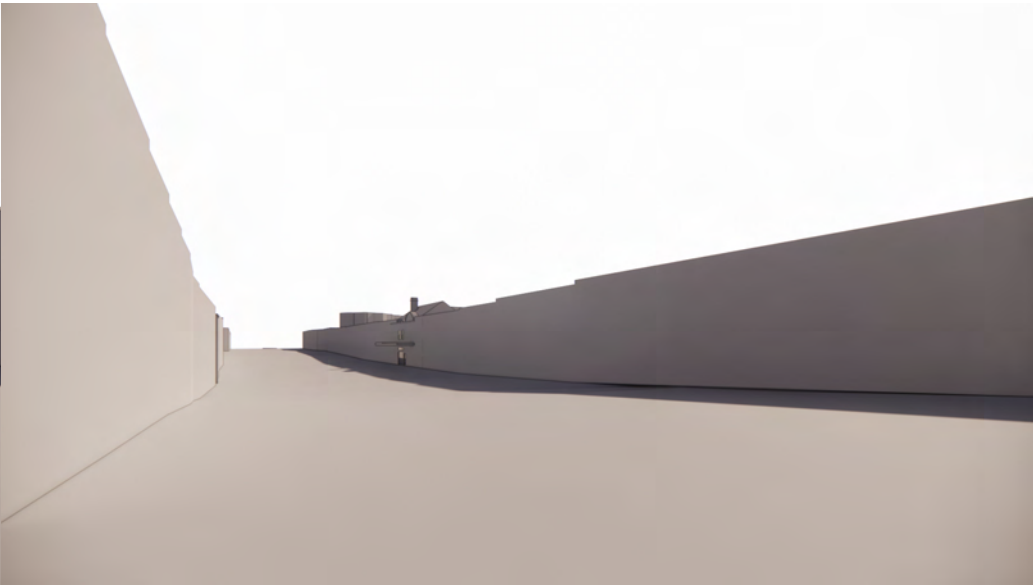




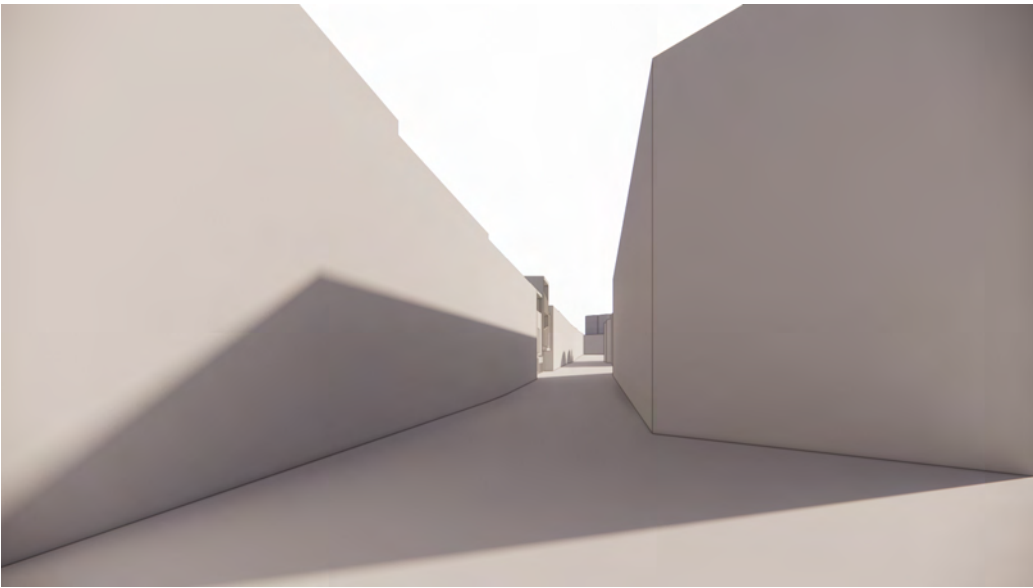
THE CORSO - FROM DARLEY ROAD END - 3D VIEW ANALYSIS



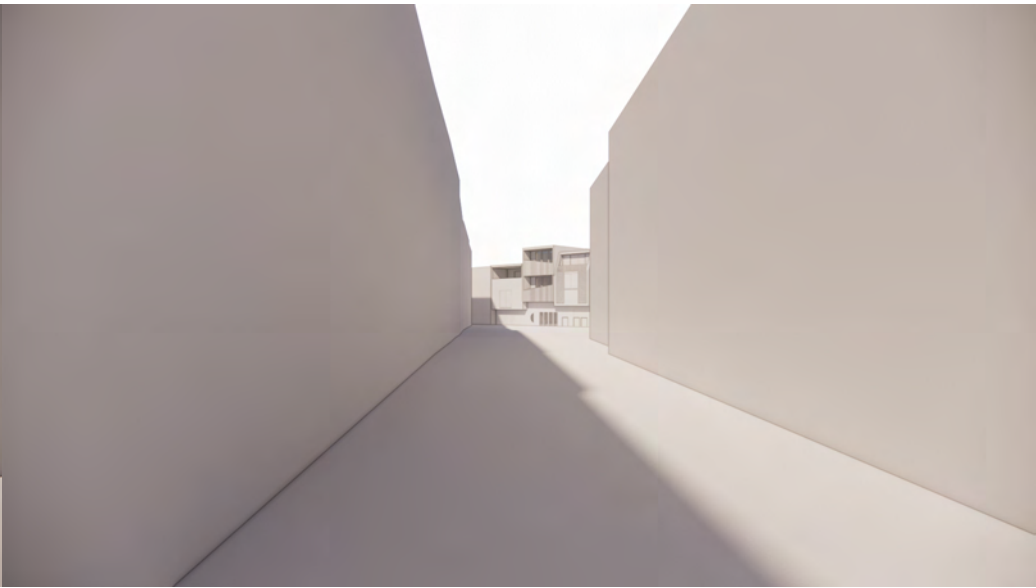
THE CORSO - FROM ACROSS THE CORSO - 3D VIEW ANALYSIS



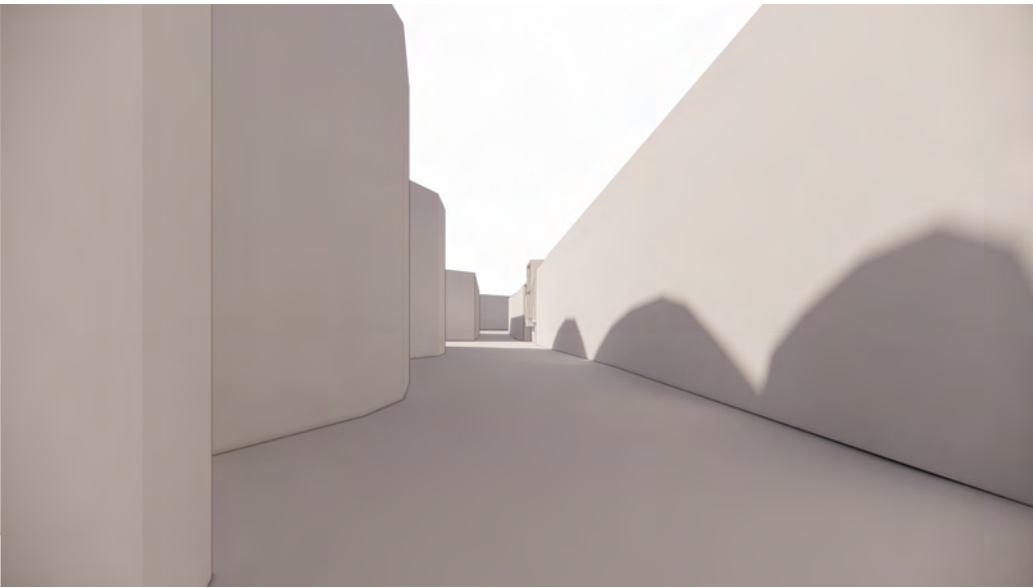
THE CORSO - FROM SYDNEY ROAD END - 3D VIEW ANALYSIS



MARKET PLACE - FROM SYDNEY ROAD END - 3D VIEW ANALYSIS



MARKET PLACE - FROM MANLY LIBRARY CENTRE - 3D VIEW ANALYSIS



MARKET PLACE - FROM MANLY LIBRARY RIGHT - 3D VIEW ANALYSIS

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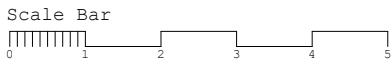
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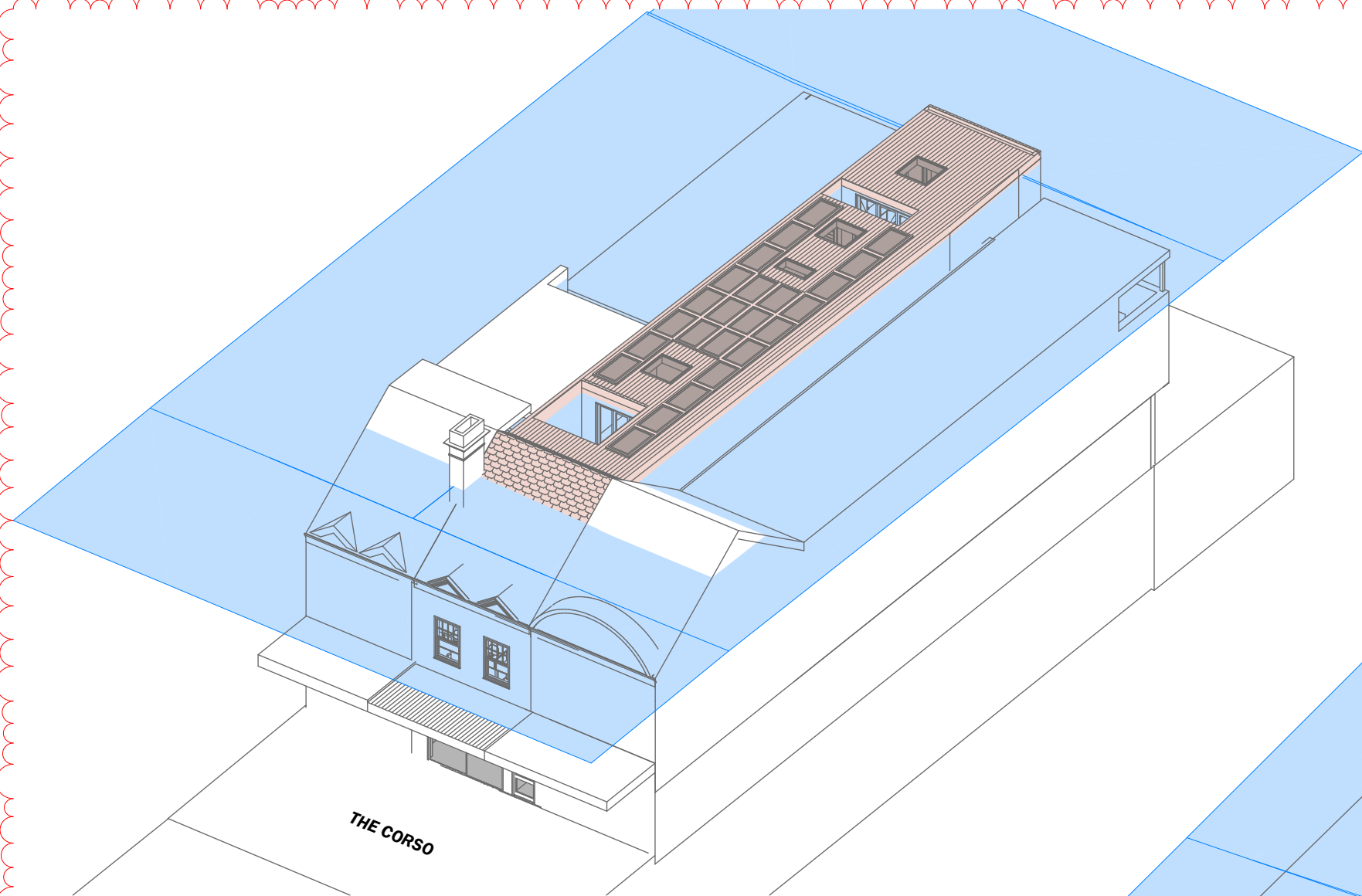
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PAGE: **3D VIEW ANALYSIS**

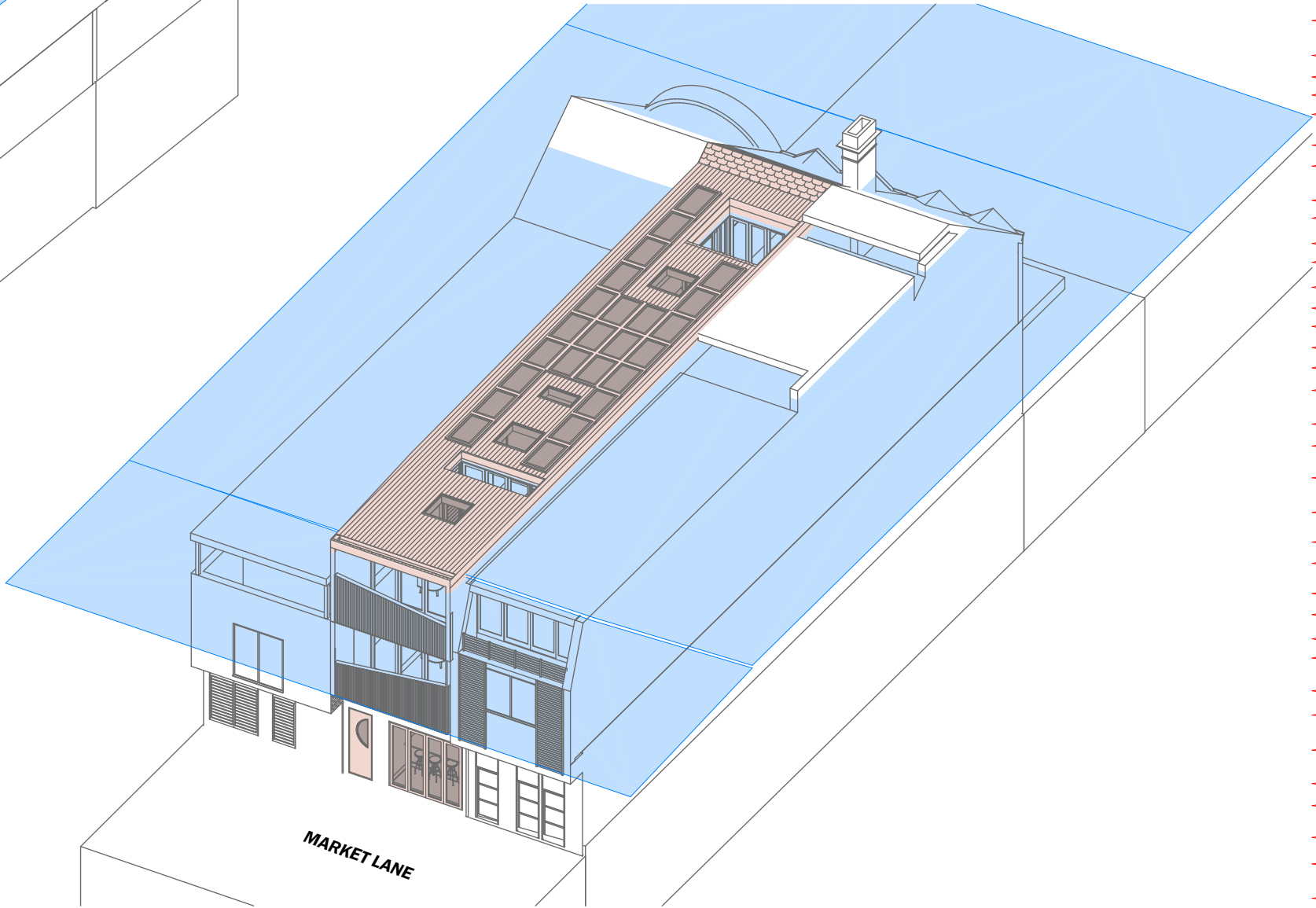


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1:250 HEIGHT PLANE DIAGRAM - PROPOSED



1:250 HEIGHT PLANE DIAGRAM - PROPOSED



FRONT FACADE - THE CORSO - FINISHES SCHEDULE



WS1:
EXISTING METAL KILPLOK ROOF TO BE REMOVED. SLATE ROOF TILES TO BE RE-INSTATED. SRAKING & INSULATION TO BE INCLUDED.

INSPECT & MAKE GOOD 'THE CORSO' FACADE. REFINISH FACADE WITH PERIOD WITH PERIOD APPROPRIATE COLOUR SCHEME. INPUT OF THE NOMINATED HERITAGE CONSULTANT IS ADVISED.

INSPECT TIMBER FRAMED WINDOWS TO 'THE CORSO' FACADE. REPAIR & REFINISH AS REQUIRED. IF FULL REPLACEMENT IS DEEMED NECESSARY, REPLACE LIKE FOR LIKE.

INSPECT & MAKE GOOD 'THE CORSO' FACADE. REFINISH FACADE WITH PERIOD WITH PERIOD APPROPRIATE COLOUR SCHEME. INPUT OF THE NOMINATED HERITAGE CONSULTANT IS ADVISED.



ARTIST IMPRESSION - FRONT FACADE REMEDIATION WORKS

SANDBOX STUDIO®

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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	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	08.07.2024
B	DEVELOPMENT APPLICATION	05.02.2025

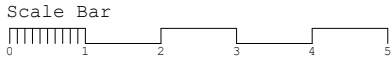
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ADDRESS: *47 THE CORSO MANLY NSW 2095*

PAGE: **FINISHES SCHEDULE**



REV. **B**
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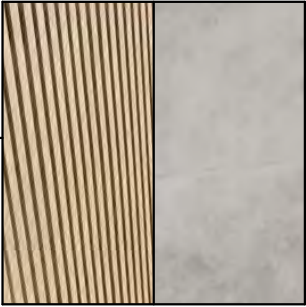
NO. **A22**
PAGE SIZE. **A3**



BALCONY WALLS & CEILING TO BE CLAD IN NON-COMBUSTABLE COMPOSITE TIMBER PLANKS.



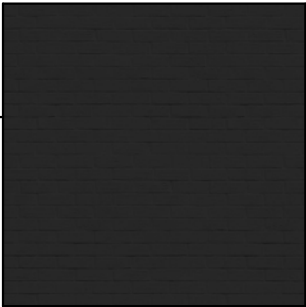
VB1:
VERTICAL COMPOSITE TIMBER BATTENS WITH COMPRESSED FIBRE CEMENT BACKING. TO BE NON-COMBUSTABLE.



FC1:
COMPRESSED FIBRE CEMENT CLADDING. RENDER FINISH, LIGHT COLOUR.



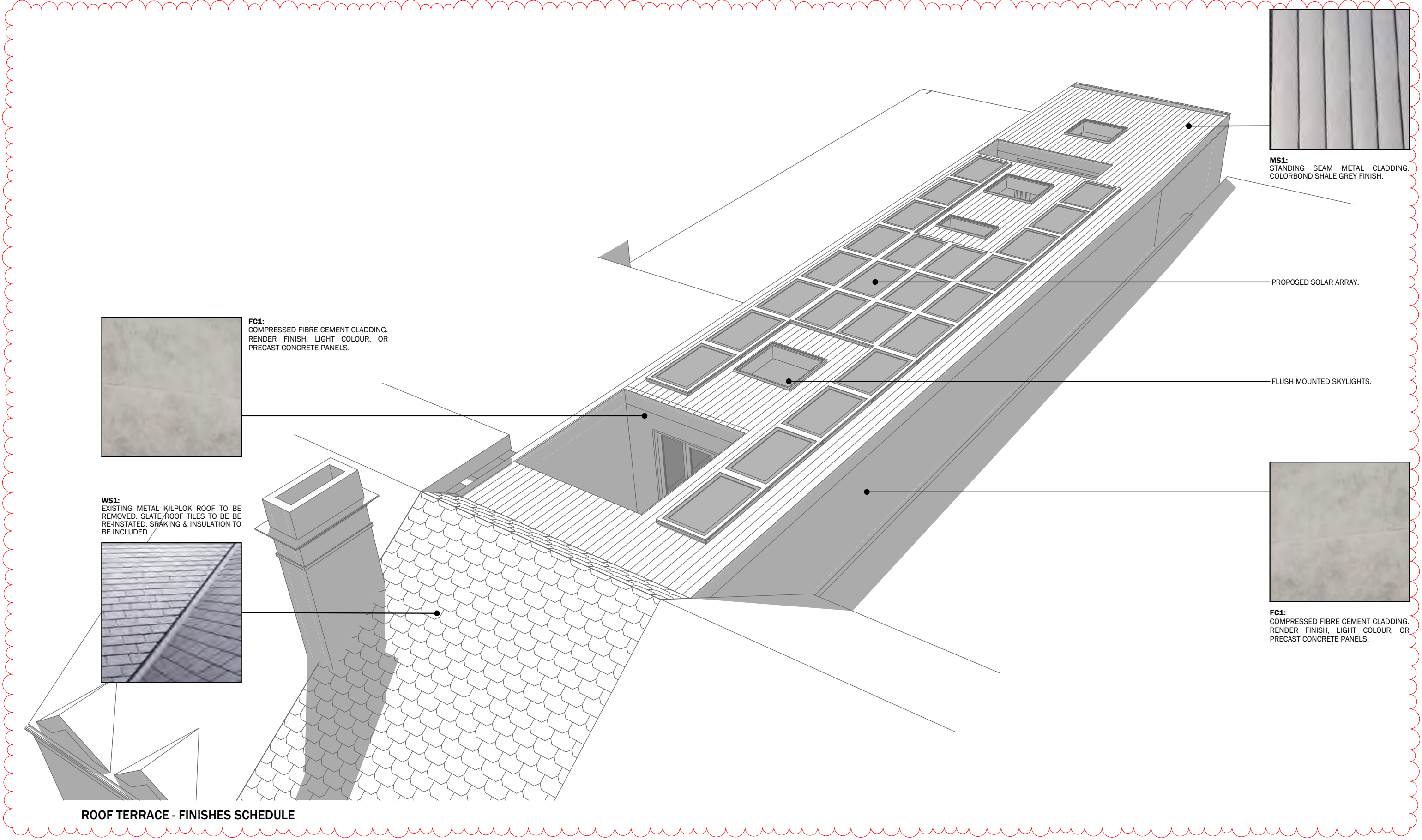
EX. PAINTED BRICK WALL TO BE REFINISHED. RE-PAINT IN DARK SHADE TO COMPLEMENT SITE CONTEXT.



PROPOSED EXTERIOR DOORS TO BE DARK FINISH.



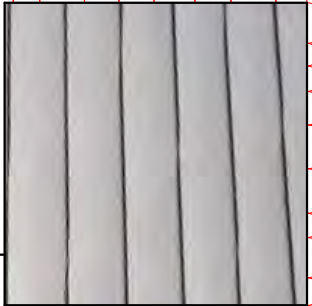
REAR FACADE - MARKET LANE - FINISHES SCHEUDLE



FC1:
COMPRESSED FIBRE CEMENT CLADDING.
RENDER FINISH, LIGHT COLOUR, OR
PRECAST CONCRETE PANELS.



WS1:
EXISTING METAL KILPLOK ROOF TO BE
REMOVED. SLATE/ROOF TILES TO BE
RE-INSTATED. SRAKING & INSULATION
TO BE INCLUDED.

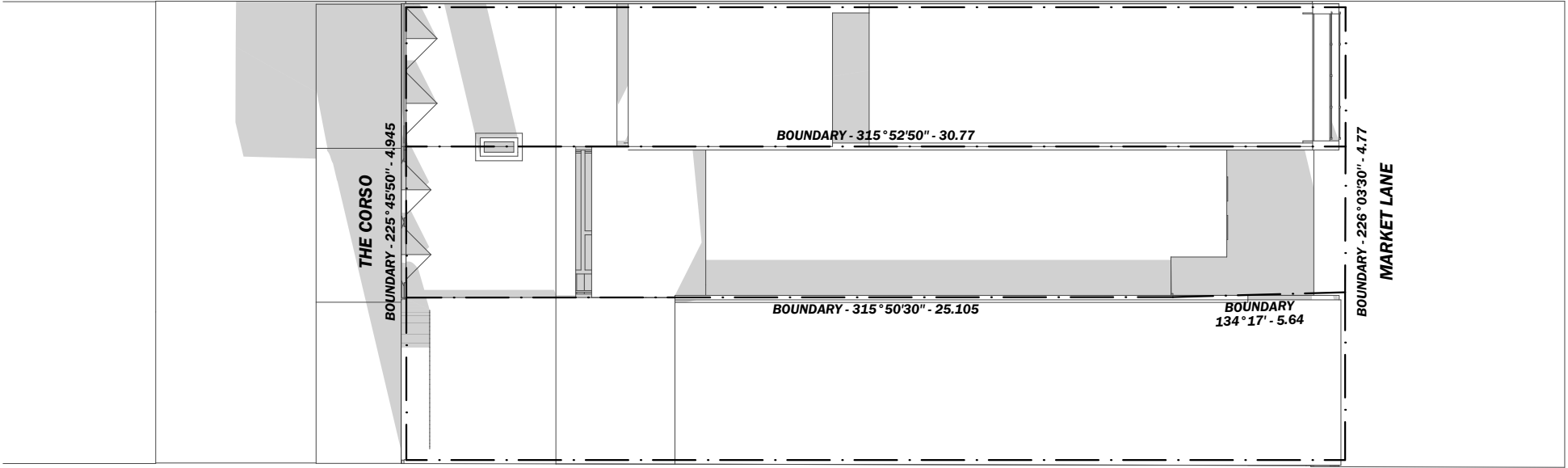


MS1:
STANDING SEAM METAL CLADDING.
COLORBOND SHALE GREY FINISH.

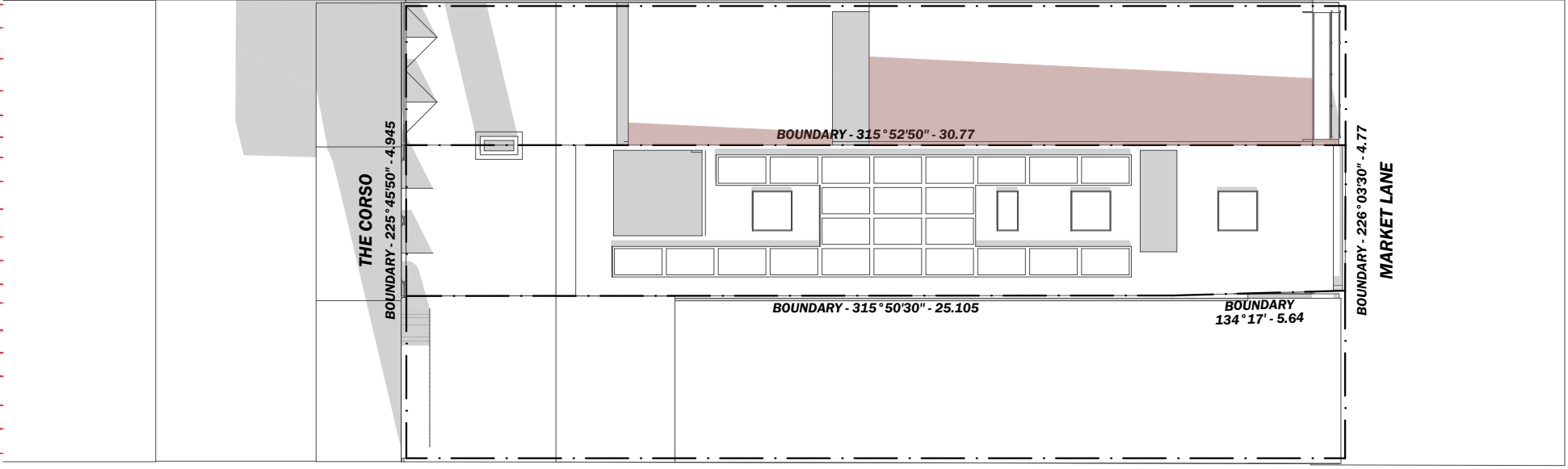


FC1:
COMPRESSED FIBRE CEMENT CLADDING.
RENDER FINISH, LIGHT COLOUR, OR
PRECAST CONCRETE PANELS.

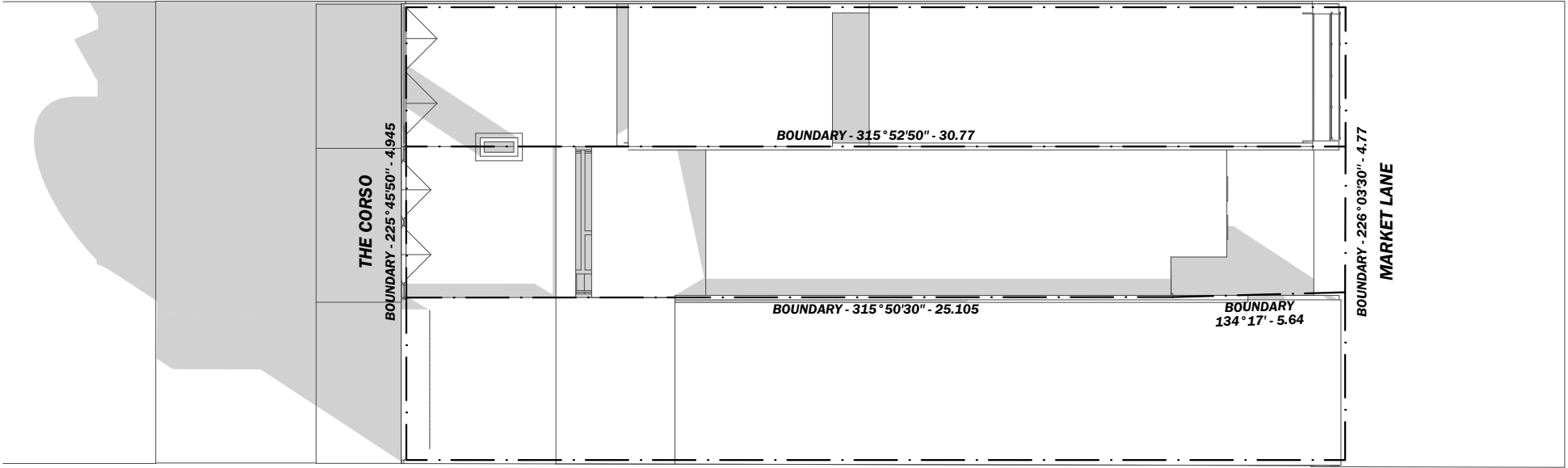
ROOF TERRACE - FINISHES SCHEDULE



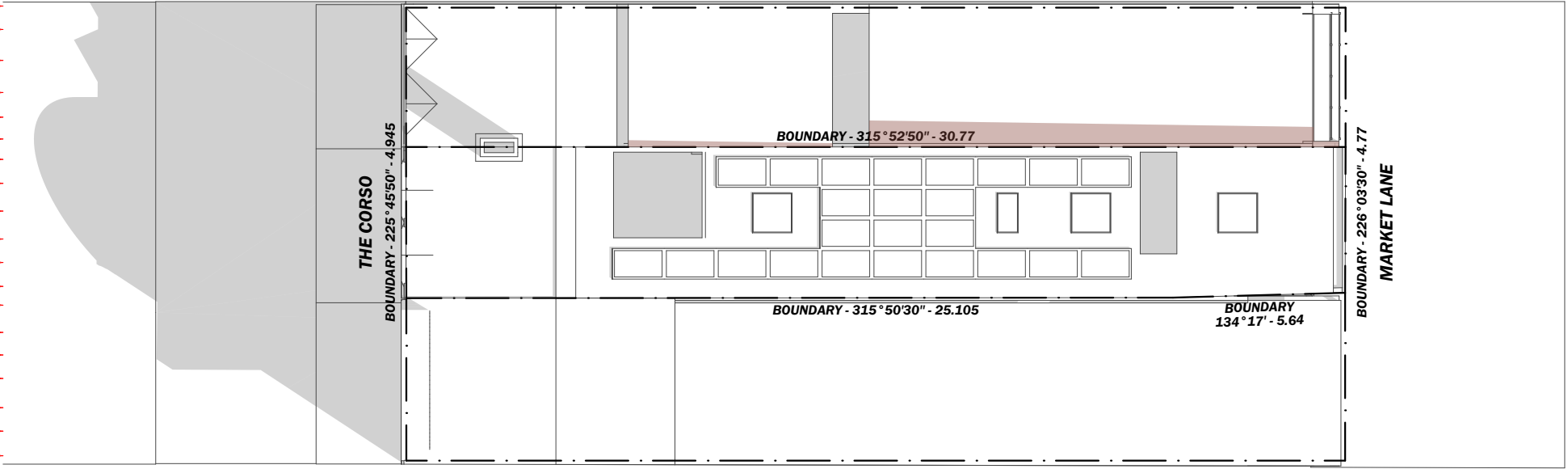
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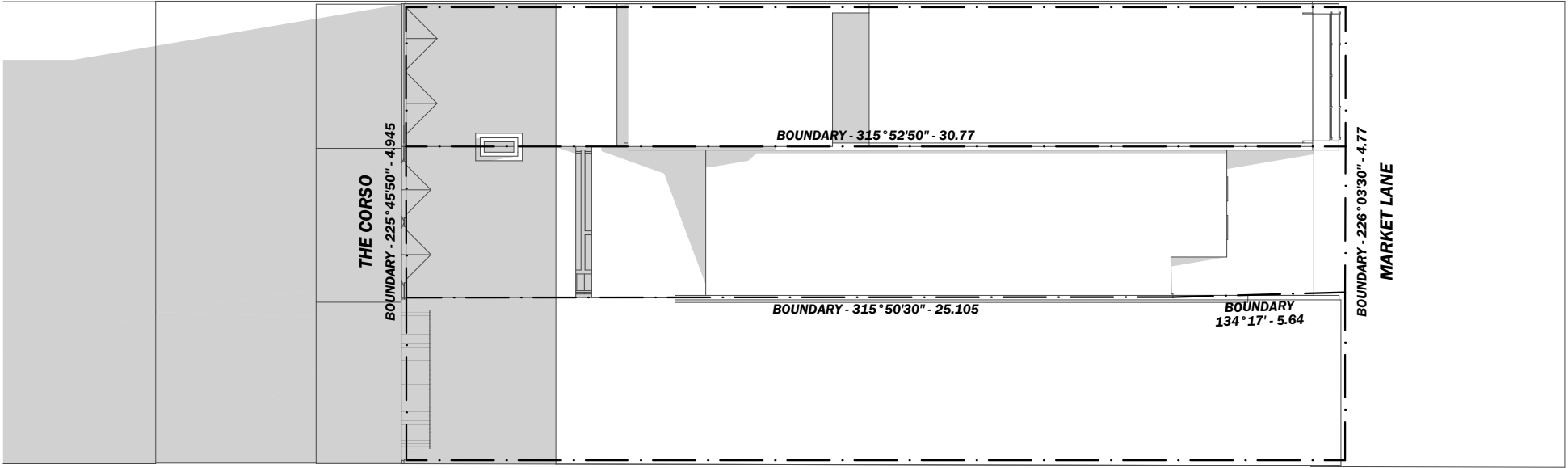
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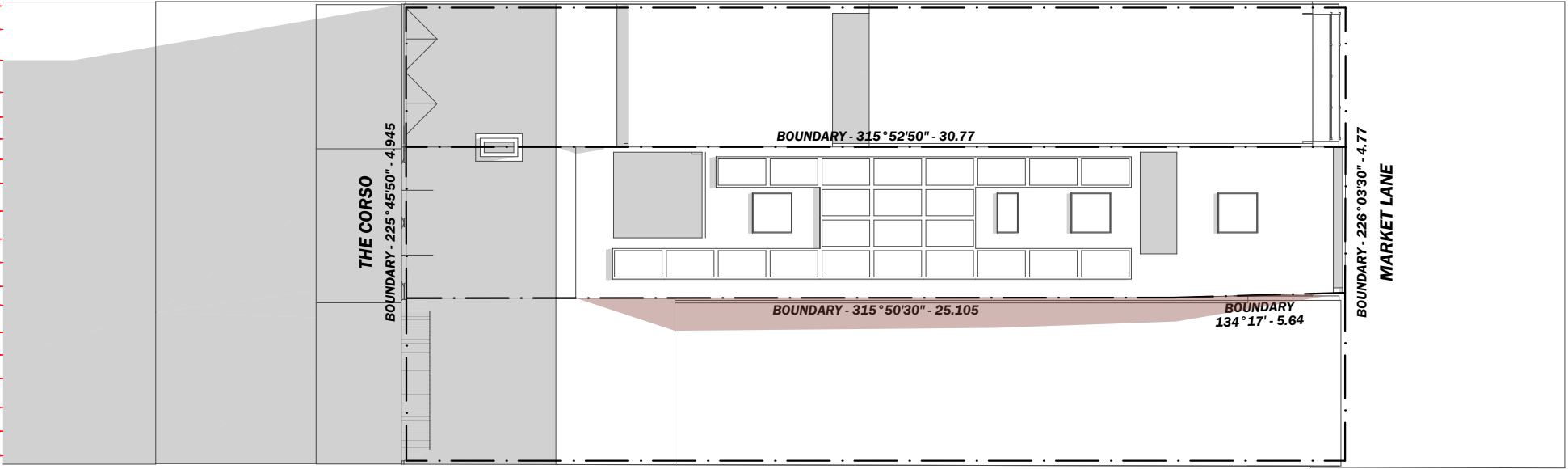
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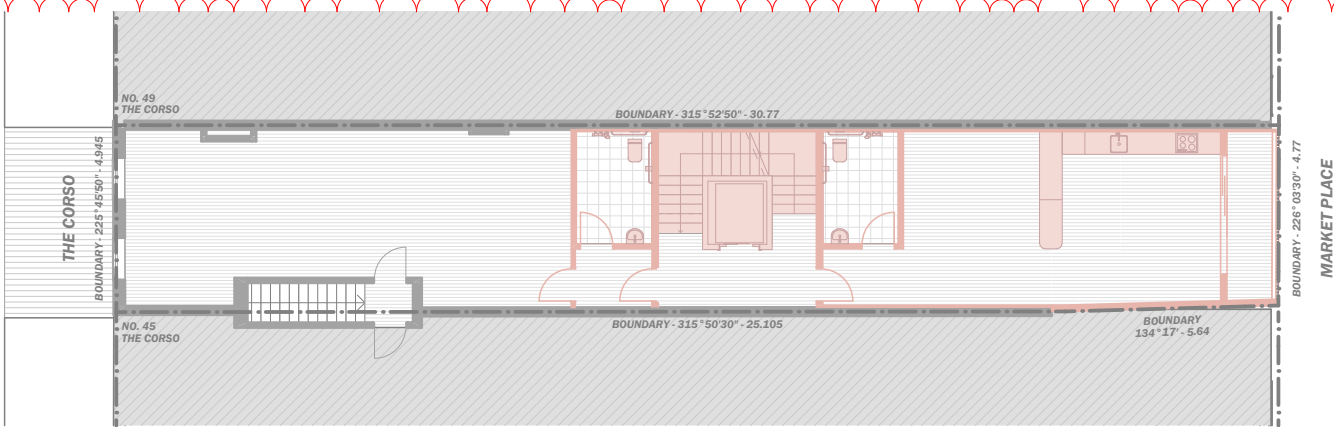
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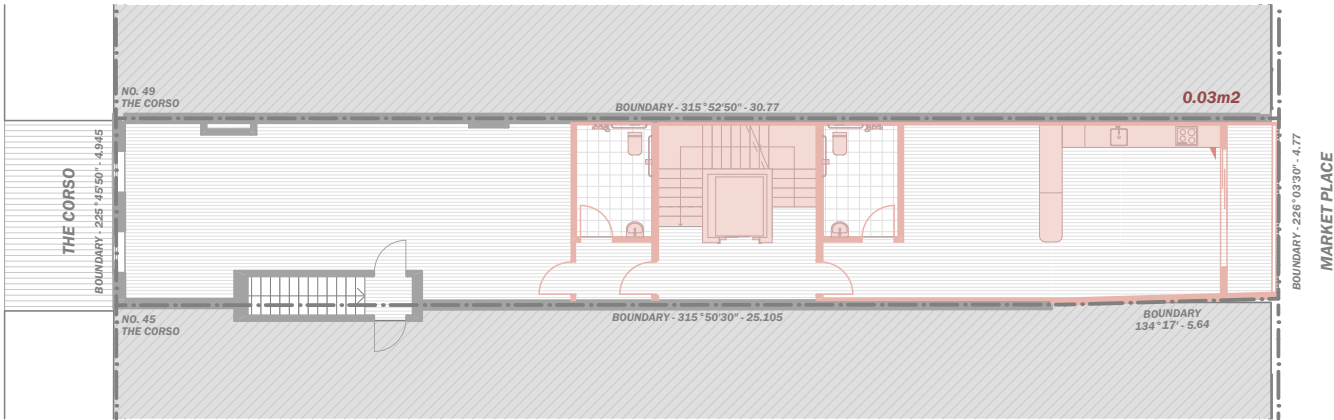
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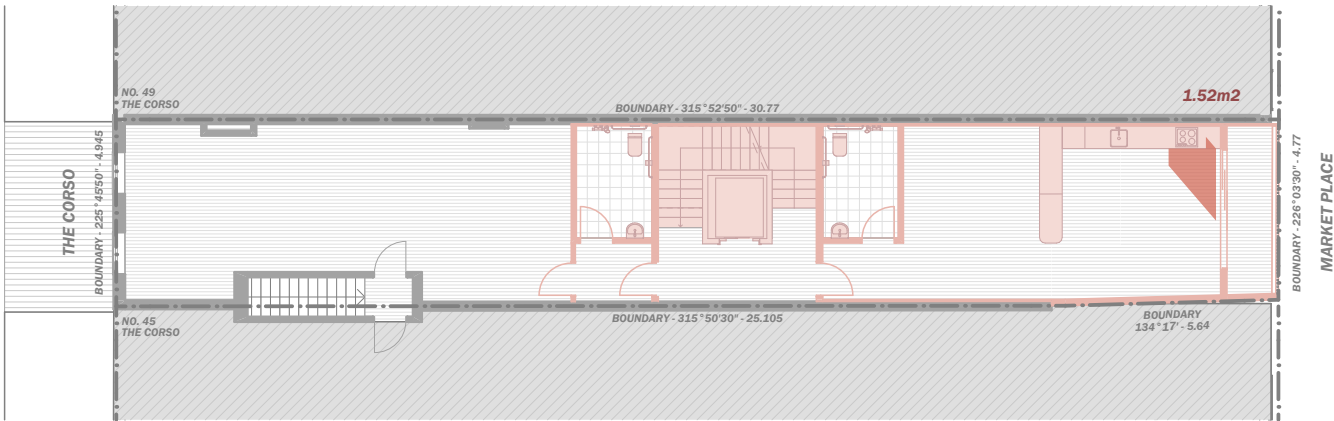
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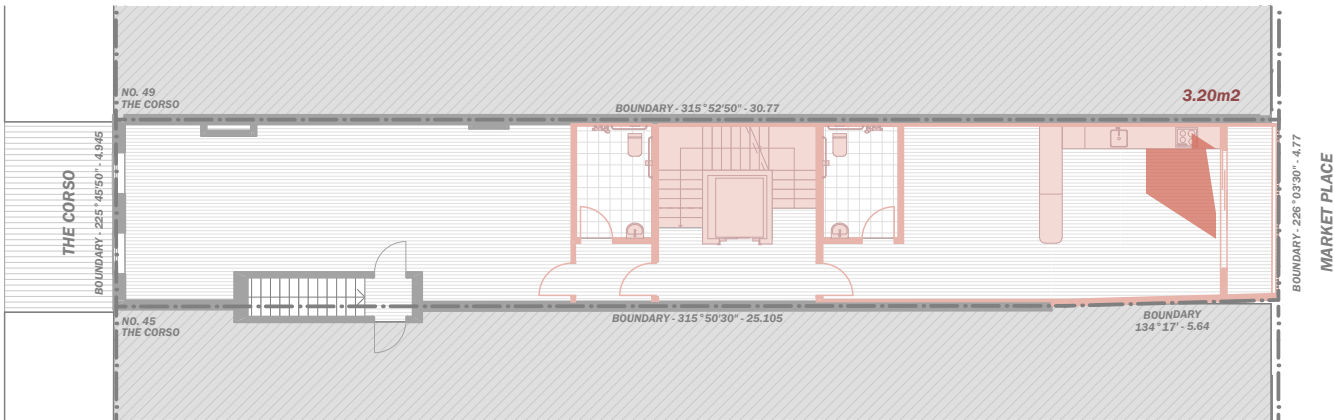
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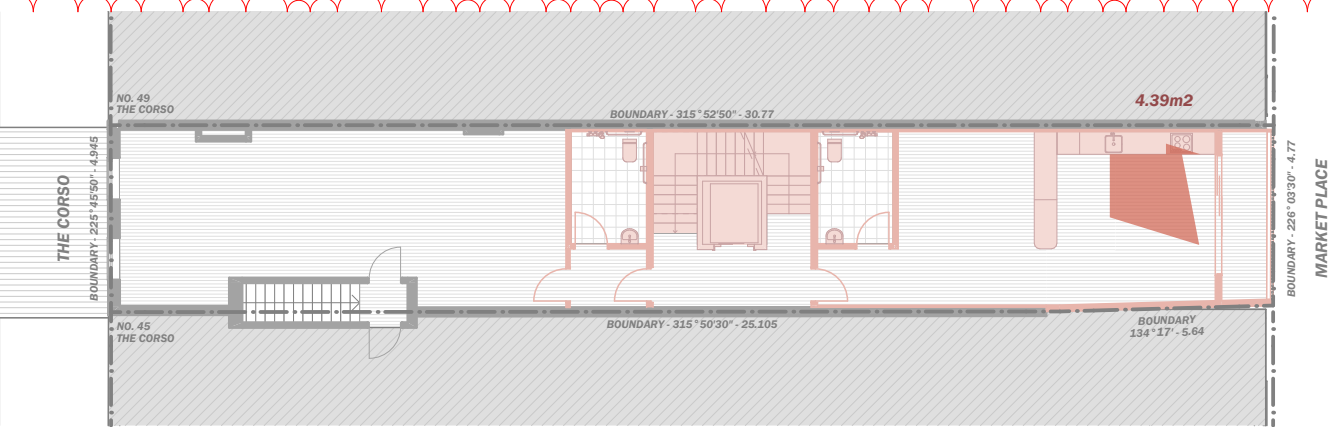
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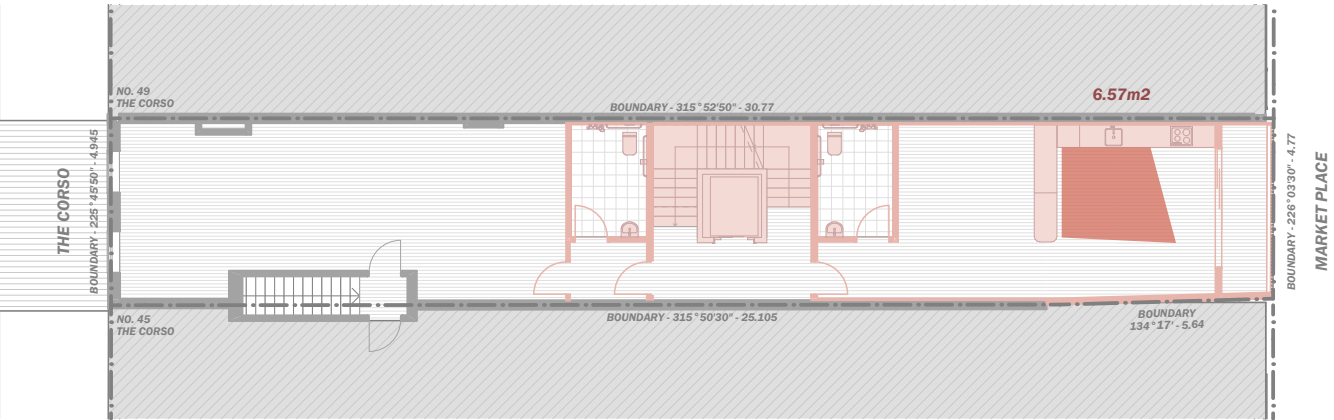
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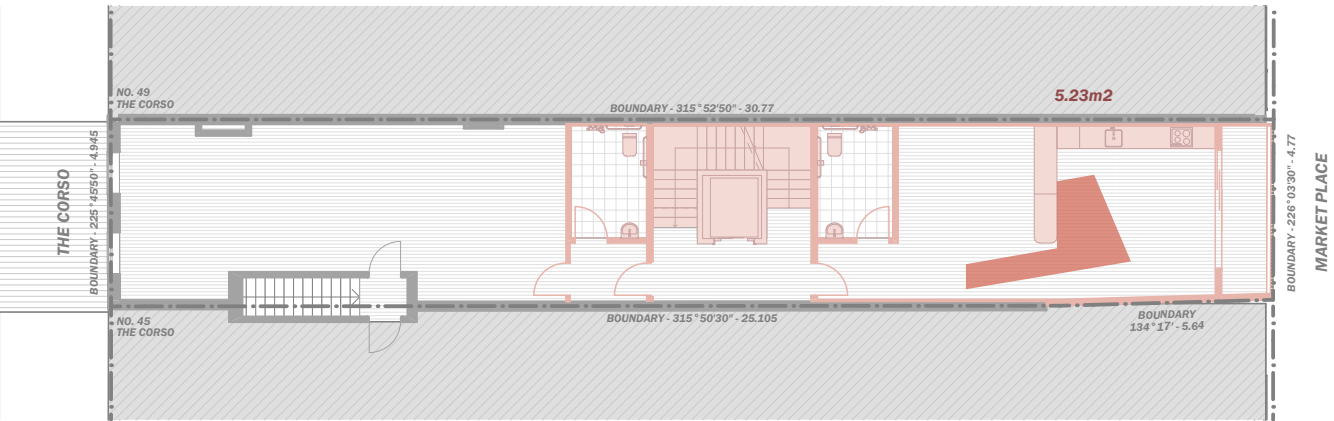
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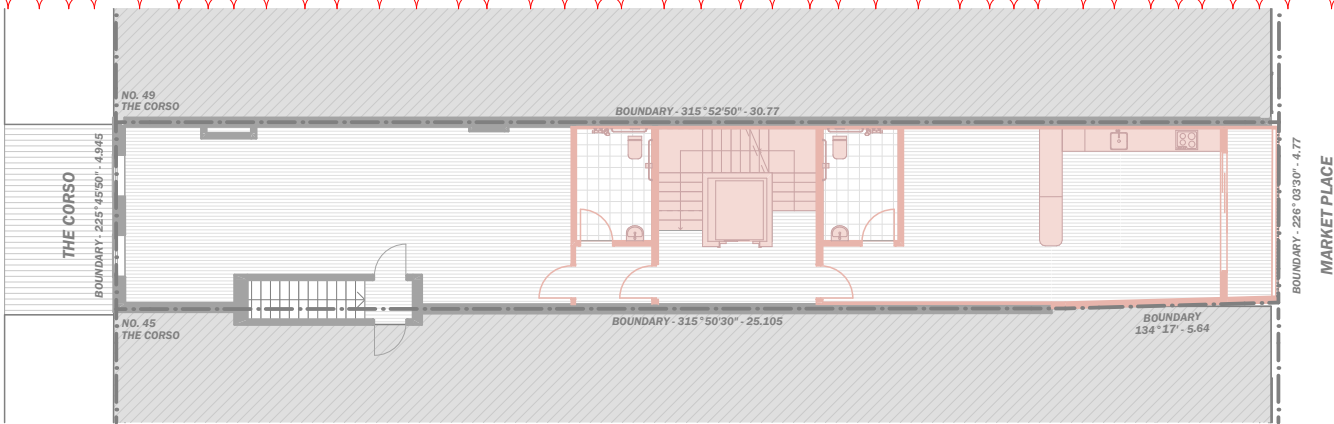
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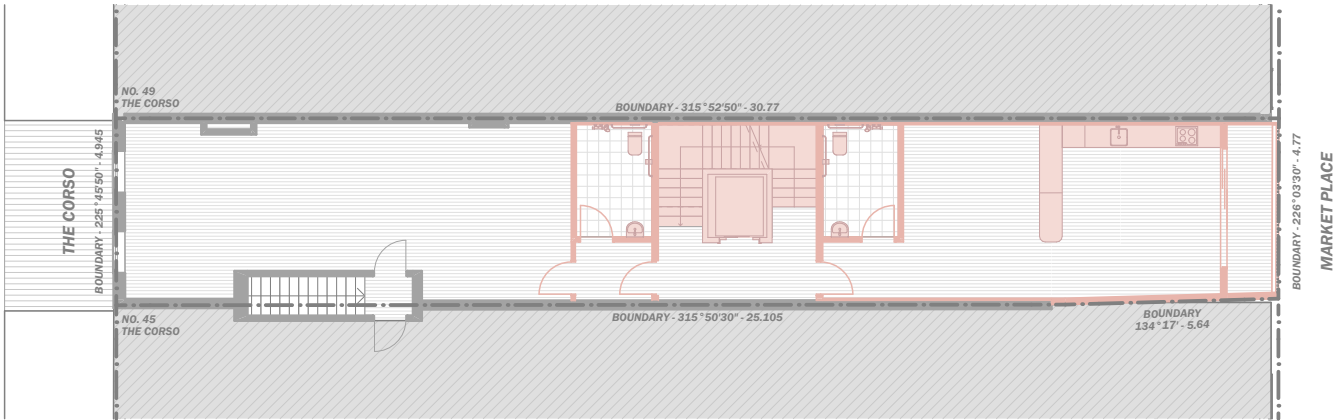
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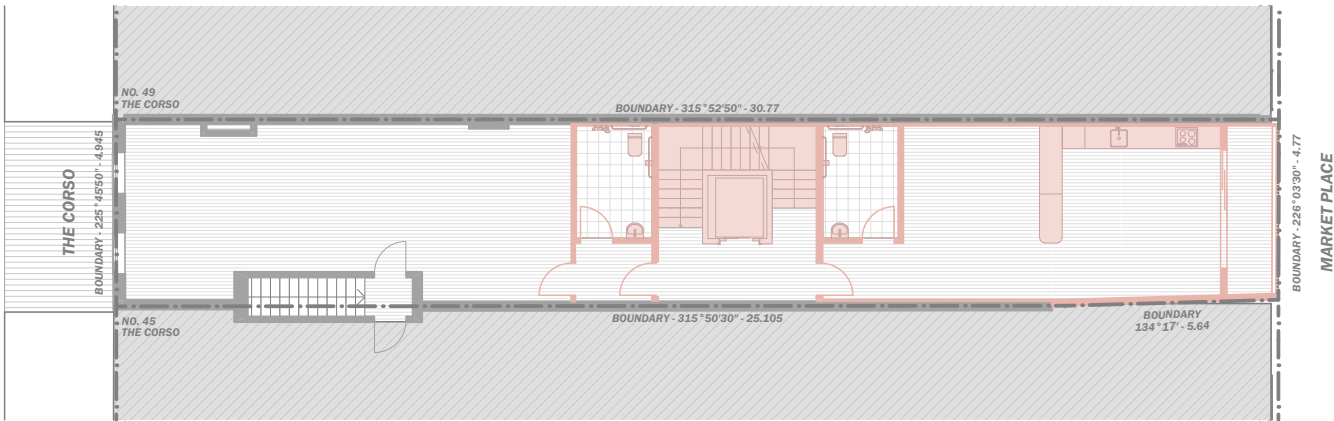
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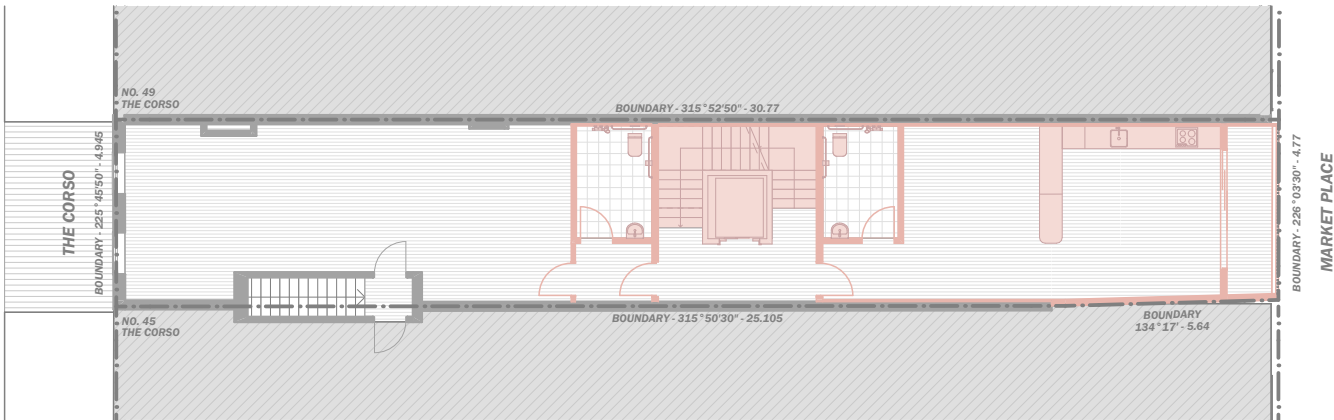
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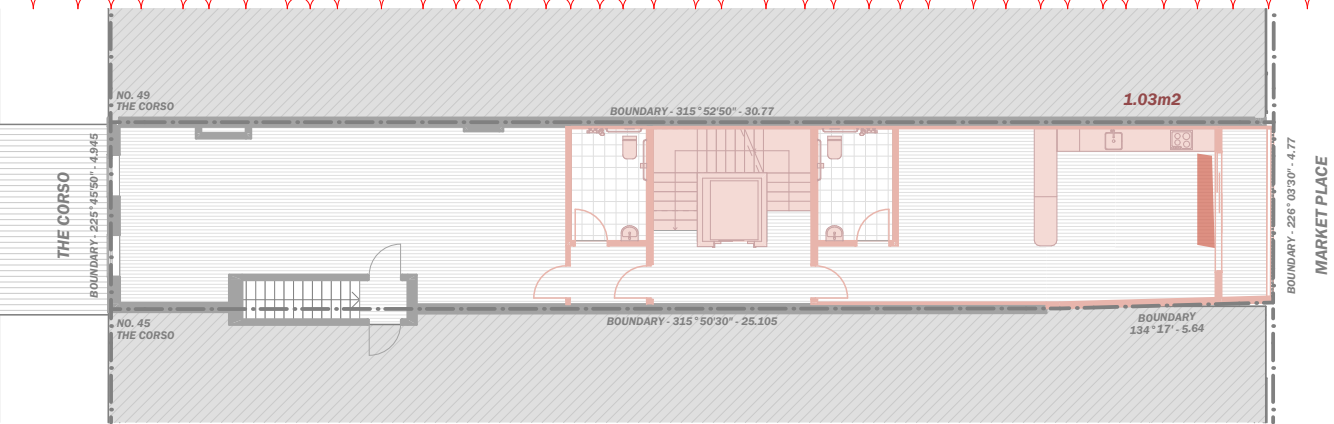
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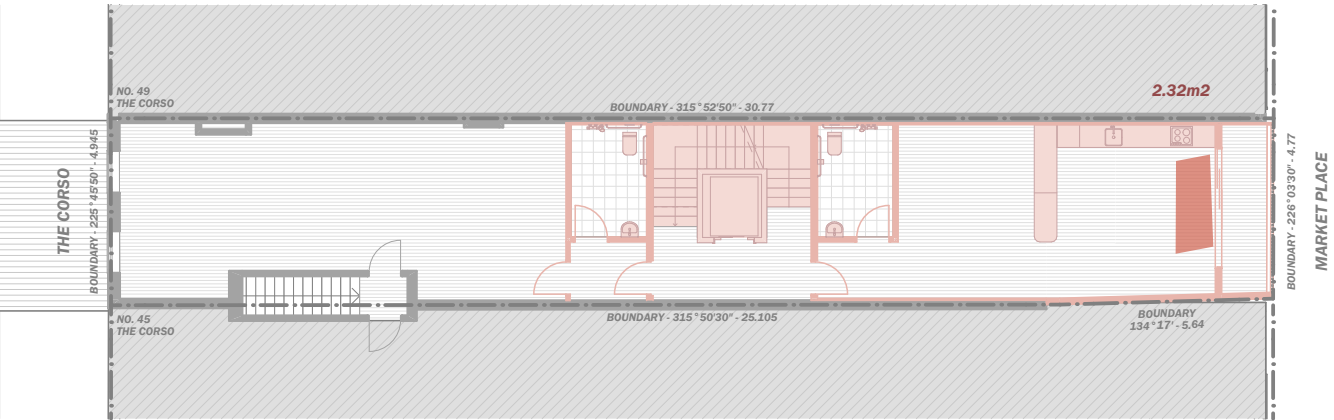
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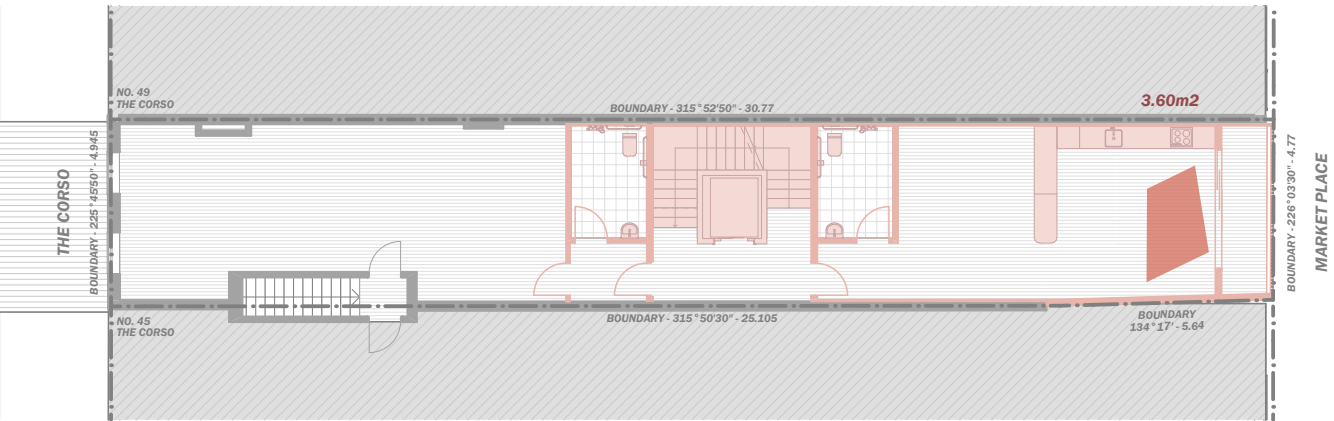
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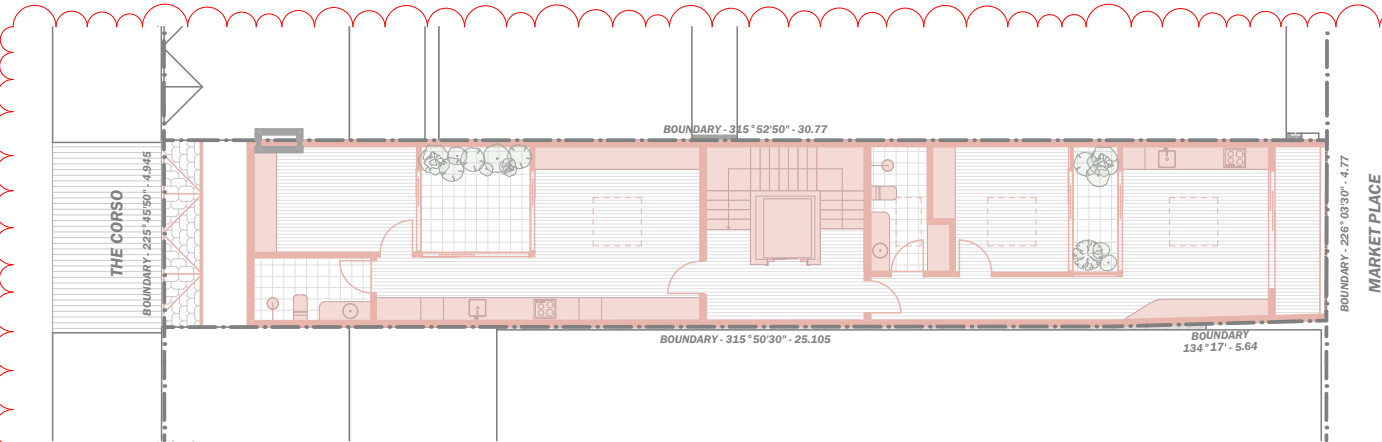
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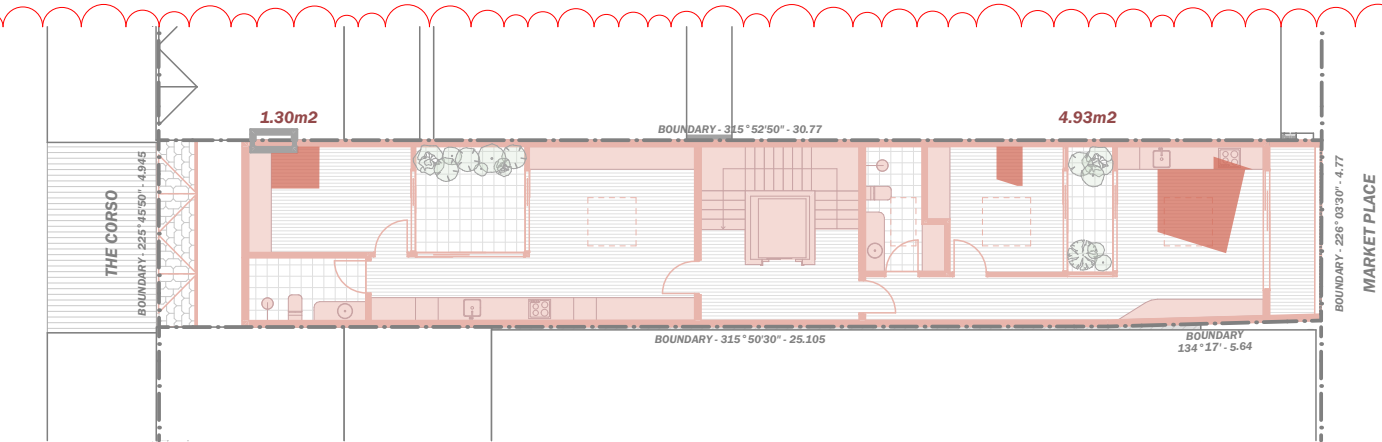
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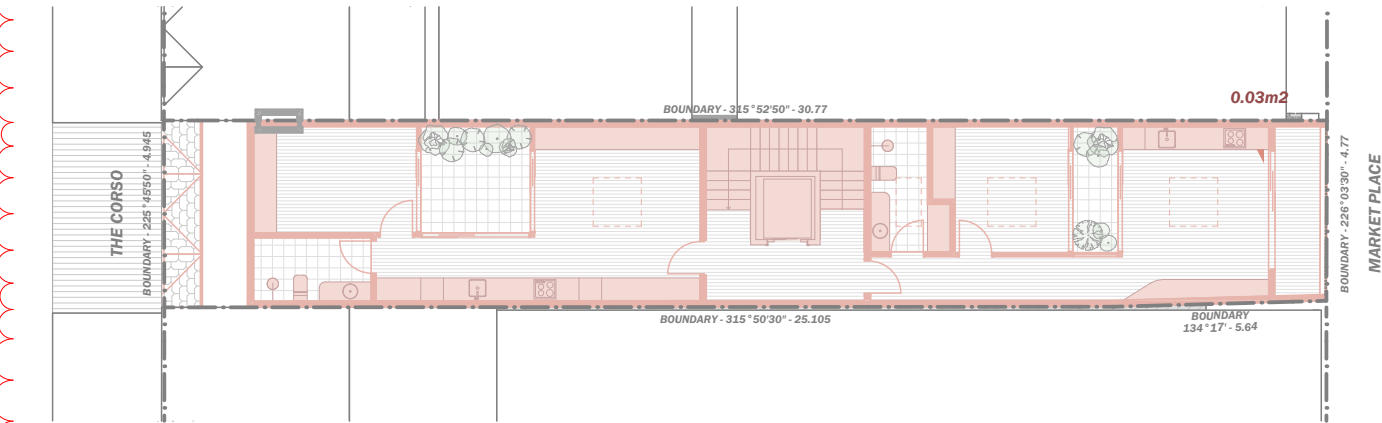
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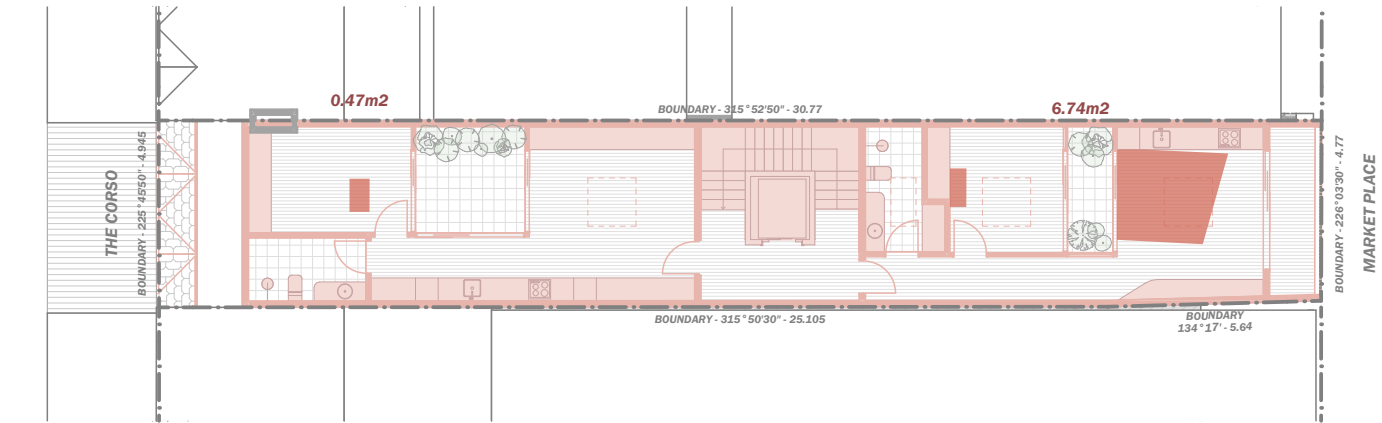
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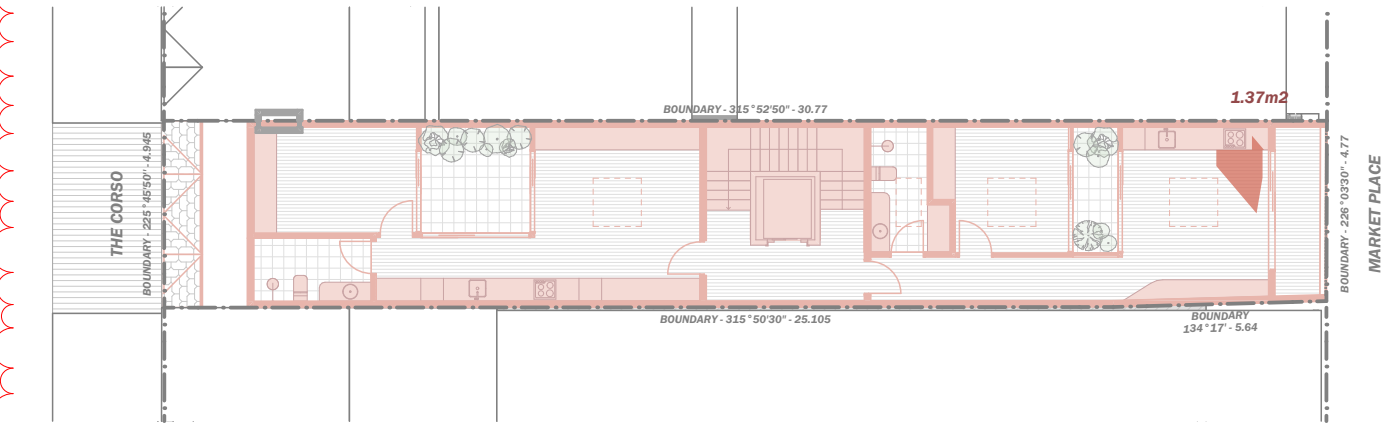
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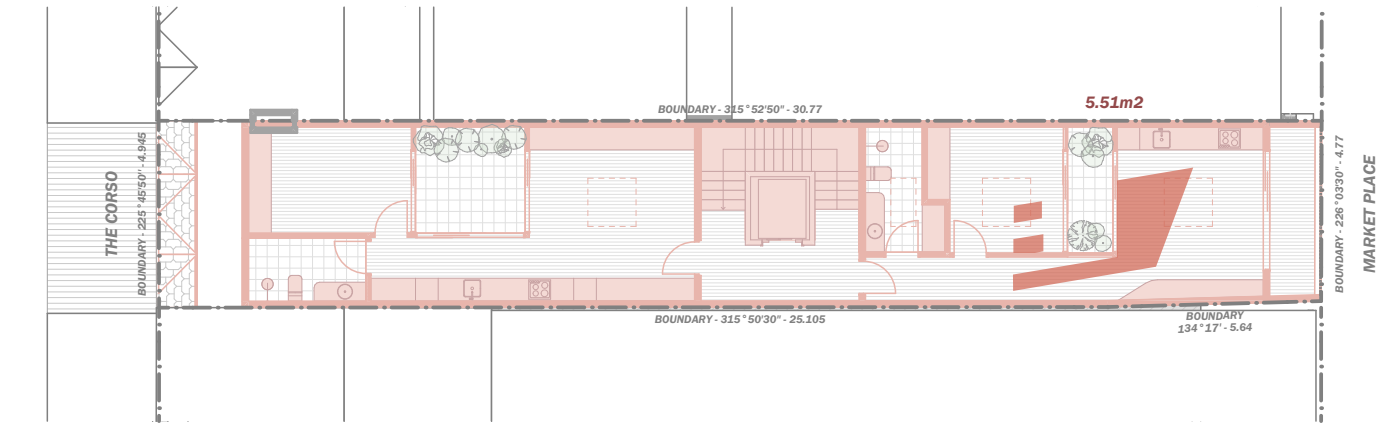
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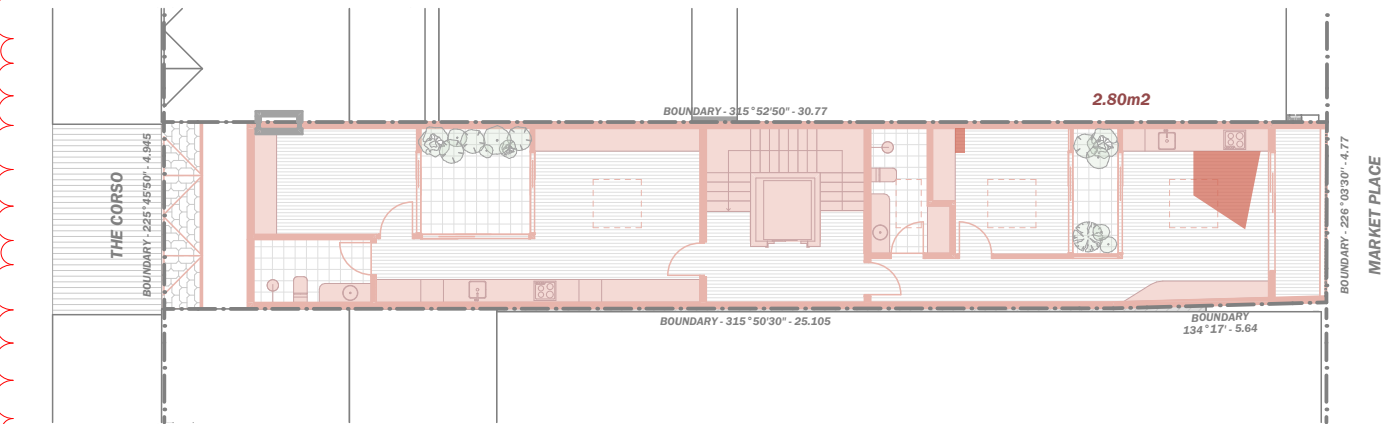
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1:200 INTERNAL SOLAR ACCESS - SECOND FLOOR - 11AM



1:200 INTERNAL SOLAR ACCESS - SECOND FLOOR - 3PM



1:200 INTERNAL SOLAR ACCESS - SECOND FLOOR - 12PM

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Architects /
Dain McClure-Thomas 9008 (NSW) 2600 (ACT)
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LEGEND:
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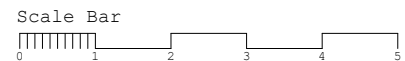
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	08.07.2024
B	DEVELOPMENT APPLICATION	05.02.2025

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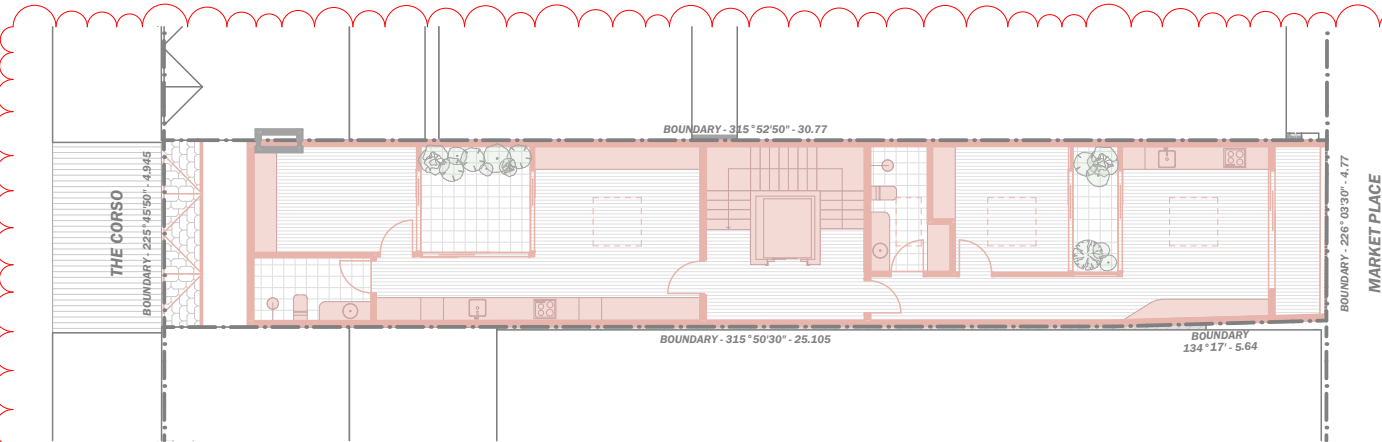
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ADDRESS: **47 THE CORSO MANLY NSW 2095**
PAGE: **INTERNAL SOLAR ACCESS DIAGRAMS - SECOND FLOOR - WINTER SOLSTICE**

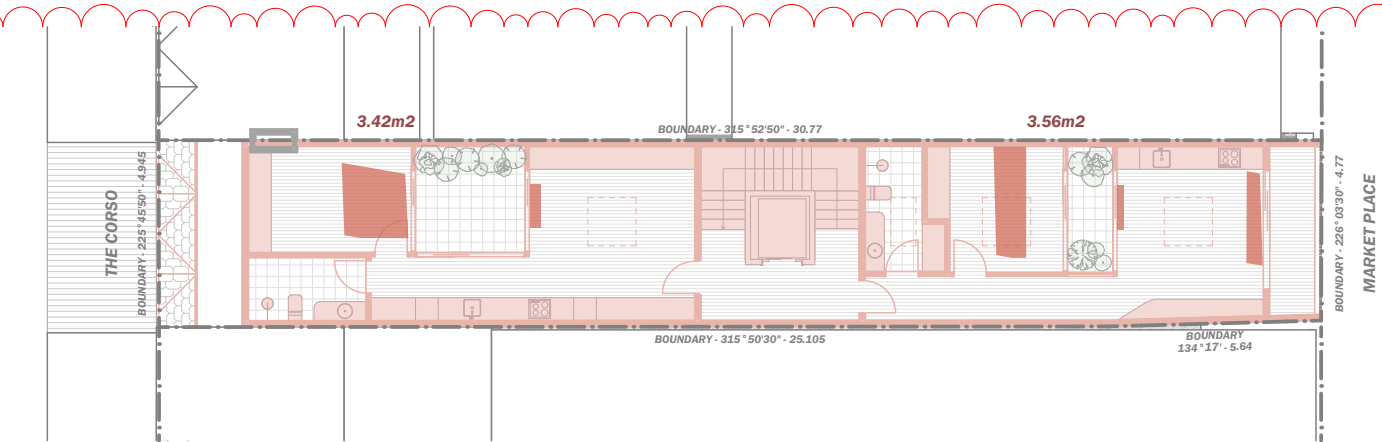


REV. **B**
NOT FOR CONSTRUCTION

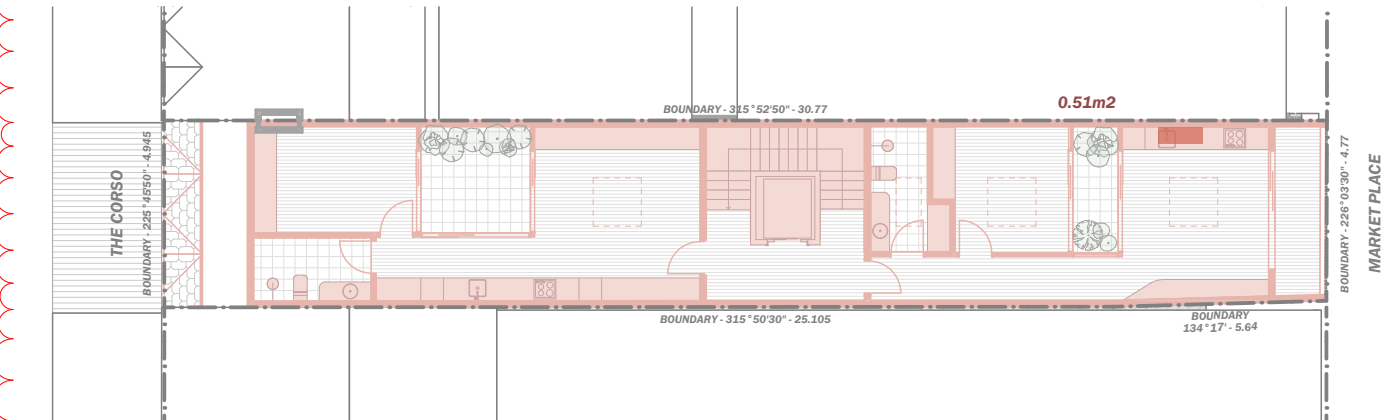
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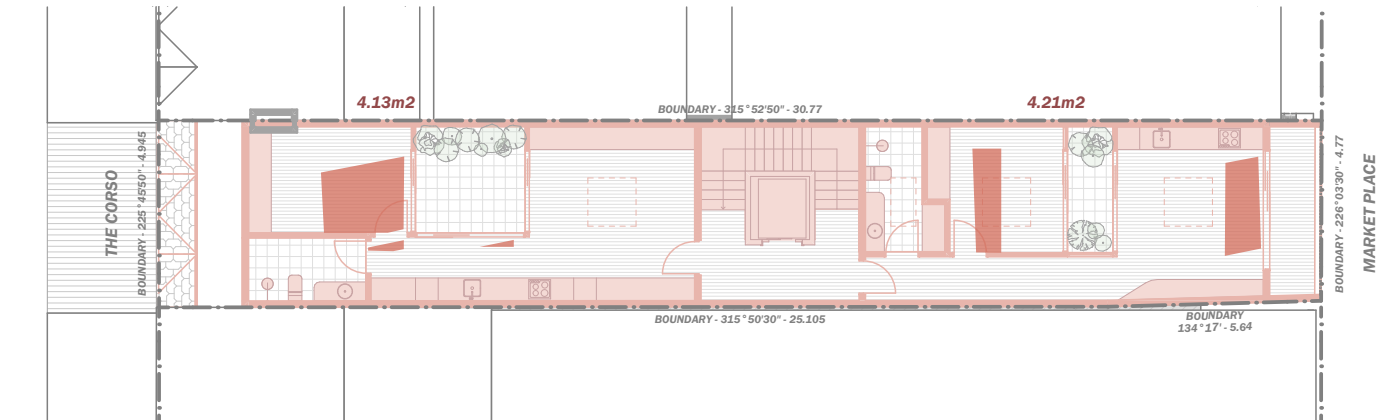
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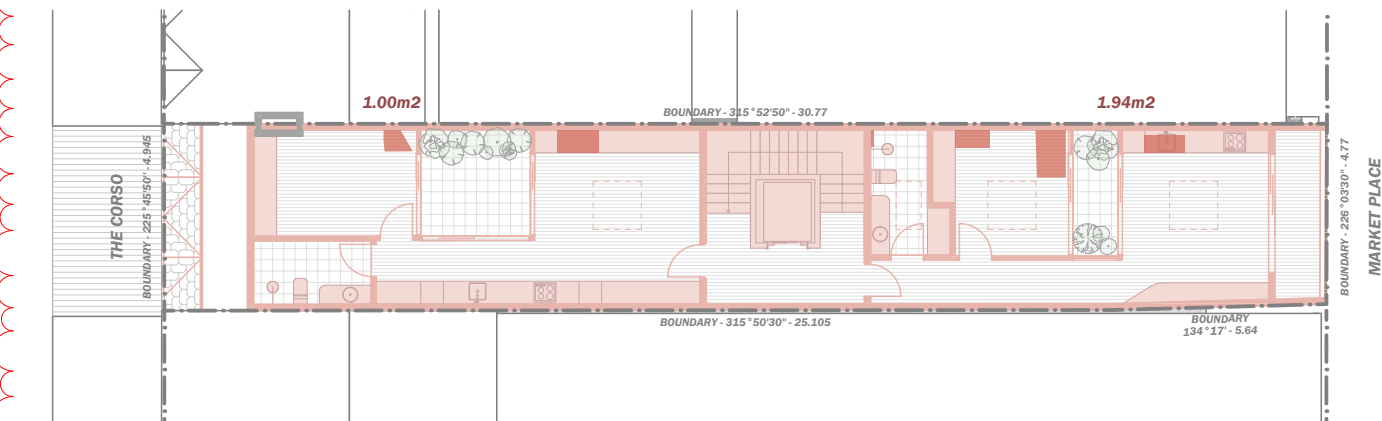
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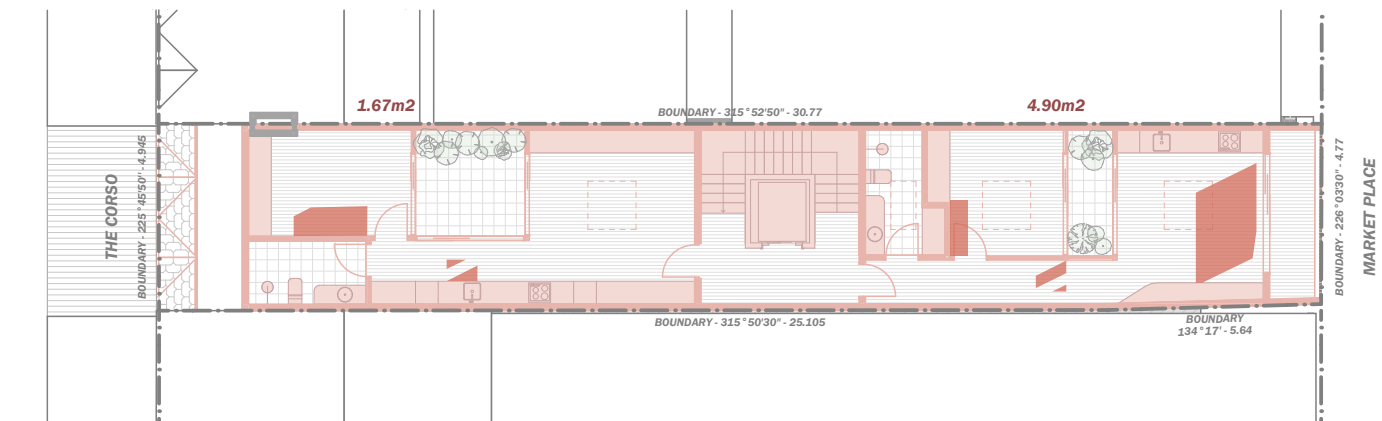
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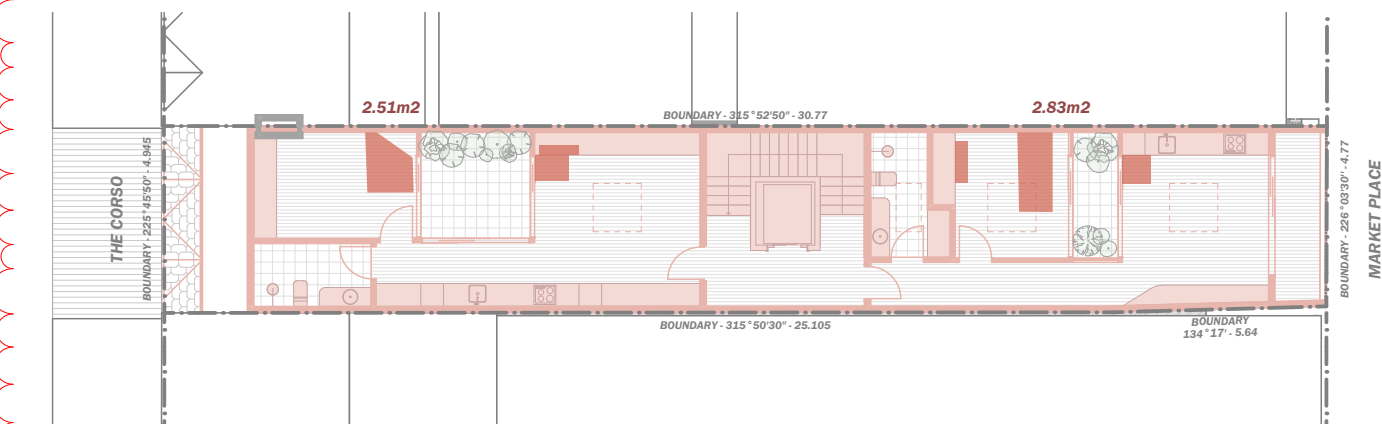
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1:200 INTERNAL SOLAR ACCESS - SECOND FLOOR - 11AM



1:200 INTERNAL SOLAR ACCESS - SECOND FLOOR - 3PM



1:200 INTERNAL SOLAR ACCESS - SECOND FLOOR - 12PM

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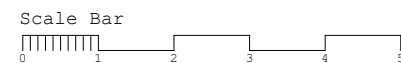
REVISION	DESCRIPTION	DATE
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ADDRESS: **47 THE CORSO MANLY NSW 2095**
PAGE: **INTERNAL SOLAR ACCESS DIAGRAMS - SECOND FLOOR - EQUINOX**



REV. **B**
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NO. **A31**
PAGE SIZE. **A3**

Alterations and Additions

Certificate number: A1745761_04

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

Secretary
Date of issue: Tuesday, 04 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	47 The Corso, Manly NSW 2095_04
Street address	47 THE CORSO - MANLY 2095
Local Government Area	Northem 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 <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: Energy Rating Group	
ABN (if applicable): 34 835 436 737	

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
Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:		✓	✓
Each skylight 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.		✓	✓
Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.62	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S2	1.62	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S3	1.62	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S4	2.12	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)

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		
D104	N	7.35	0	0	eave/ verandah/ pergola/balcony ≥900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
D208	N	7.35	0	0	eave/ verandah/ pergola/balcony ≥900 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
D207	S	7.35	2.8	1.3	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
W002	W	3.24	2.8	3.4	awning (adjustable) ≥900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
D206	N	7.35	2.8	1.3	none	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		

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.

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			
D204	S	5.94	2.8	3	none	improved aluminum, single toned, (U-value: 6.39, SHGC: 0.56)			
D205	W	7.83	2.8	2.9	awning (adjustable) >=900 mm	improved aluminum, single toned, (U-value: 6.39, SHGC: 0.56)			
D203	N	5.94	2.8	3	awning (adjustable) >=900 mm	improved aluminum, single toned, (U-value: 6.39, SHGC: 0.56)			
W001	N	1.62	2.8	1.3	none	improved aluminum, single toned, (U-value: 6.39, SHGC: 0.56)			



EXISTING REAR FACADE



PROPOSED REAR FACADE

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- BUILDING FABRIC TO BE DEMOLISHED
- PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	08.07.2024
B	DEVELOPMENT APPLICATION	05.02.2025

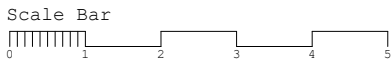
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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PAGE: **PHOTOMONTAGE**



REV. **B**
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NO. **A33**
PAGE SIZE. **A3**