THE CORSO 19-23

2095 MANLY, DP 590711

DRAWING REGISTER

SHEET#	TITLE	SCALE
DA-00	TITLE PAGE, LOCATION PLAN	1:1500
DA-01	SITE PLAN, SITE ANALYSIS	1:200
DA-02	MONTAGES	NTS
DA-03 DA-04 DA-05 DA-06 DA-07 DA-08 DA-09 DA-10	EXISTING - GF, L1 FLOOR PLANS EXISTING - L2, L3 FLOOR PLANS EXISTING - ROOF PLAN EXISTING - NORTH AND SOUTH ELEVATIONS EXISTING - EAST AND WEST ELEVATIONS EXISTING - SECTIONS EXISTING - SHADOW DIAGRAMS EXISTING - SUN EYE VIEWS	1:100 1:100 1:100 1:100 1:100 1:100 1:100
DA-11	DEMOLITION - GF AND L1 FLOOR PLANS	1:100
DA-12	DEMOLITION - L2 AND L3 FLOOR PLANS	1:100
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DA-15 DA-16 DA-17 DA-18 DA-19 DA-20 DA-21 DA-22 DA-23	PROPOSED - GF AND L1 FLOOR PLANS PROPOSED - L2, L3 FLOOR PLANS PROPOSED - ROOF PLAN PROPOSED - NORTH AND SOUTH ELEVATIONS PROPOSED - EAST AND WEST ELEVATIONS PROPOSED - SECTIONS PROPOSED - SHADOW DIAGRAMS (DCP HEIGHT NO.23) PROPOSED - SHADOW DIAGRAMS PROPOSED - SUN EYE VIEWS	1:100 1:100 1:100 1:100 1:100 1:100 1:100 1:100
DA-24	GFA PLANS	1:200
DA-25	SUBDIVISION PLANS	1:200

BASIX COMMITMENTS

INSULATION REQUIREMENTS

Construction Additional Insulation required (R-value) Other Specification

External wall: Brick veneer

External wall: Concrete Block/Plasterboard
External wall: Framed (clad)

Flat Ceiling, Flat Roof: Framed

R1.16 (or R1.70 including construction)
R1.18 (or R1.70 including construction)
R1.30 (or R1.70 including construction)
ceiling:nil(up), roof:foil backed blanket(100mm)

Light (solar absorptance < 0.475)

GLAZING REQUIREMENTS

Windows, glazed doors and shading devices to be installed in accordance with the specifications listed in table below.

Relevant overshadowing specifications must be satisfied for each window and glazed door:

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.

Window / c no.	door Orientatio	n Area of glass	Oversha		Shading device	Frame and glass type
110.		inc. frame (m2)	Height (m)	Distance (m)		
W1	E	6.35	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W3	E	9.44	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W4	E	2.18	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W5	E	5.21	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W6	E	9.44	1.3	4.4	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W7	E	9.44	4.6	4.4	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W9	W	1.34	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W10	W	2.8	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W11	W	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W12	W	3.3	2.6	2.2	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W13	W	1.34	1.9	1.5	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W14	W	2.8	1.9	1.5	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W15	W	2.7	1.9	1.5	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W16	W	0.93	5.3	1.5	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W17	W	2.8	5.3	1.5	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W18	W	3.8	5.3	1.5	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W19	S	3	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W20	S	5.7	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W21	S	3	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W22	S	5.3	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W23	S	3	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W24	S	5.7	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W25	S	3	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W26	S	3.7	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W27	S	3.4	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W28	S	6.7	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W29	S	3.3	0	0	none	standard aluminium, single pyrolytic low-(U-value: 5.7, SHGC: 0.47)
W30	S	5.4	0	0	none	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W31	N	23.95	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W32	N	23.95	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)
W33	N	23.95	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)



LOCATION PLAN - 1:1500@ A1

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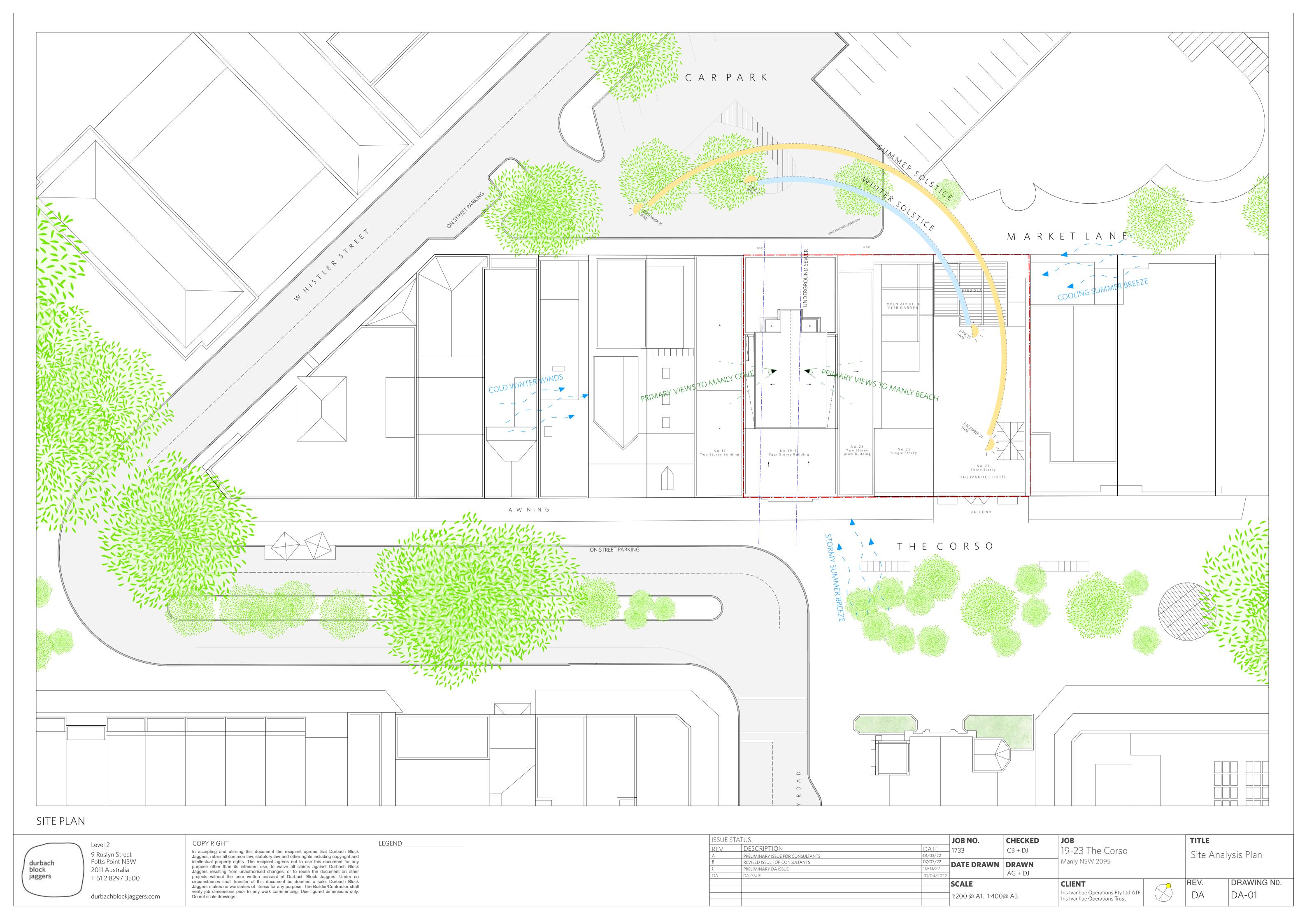
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19-23 The Corso Manly NSW 2095

TITLE Title Sheet Location Plan

DRAWING NO. DA-00



VIEW 1



EXISTING: VIEW LOOKING TOWARDS CORSO FROM DARLEY RD



PROPOSED: LOOKING TOWARDS CORSO FROM DARLEY RD

VIEW 2



existing



PROPOSED

VIEW 3



EXISTING: VIEW LOOKING FROM MARKET LANE



TITLE

Montages

DRAWING No.

DA-02

PROPOSED: VIEW LOOKING FROM MARKET LANE

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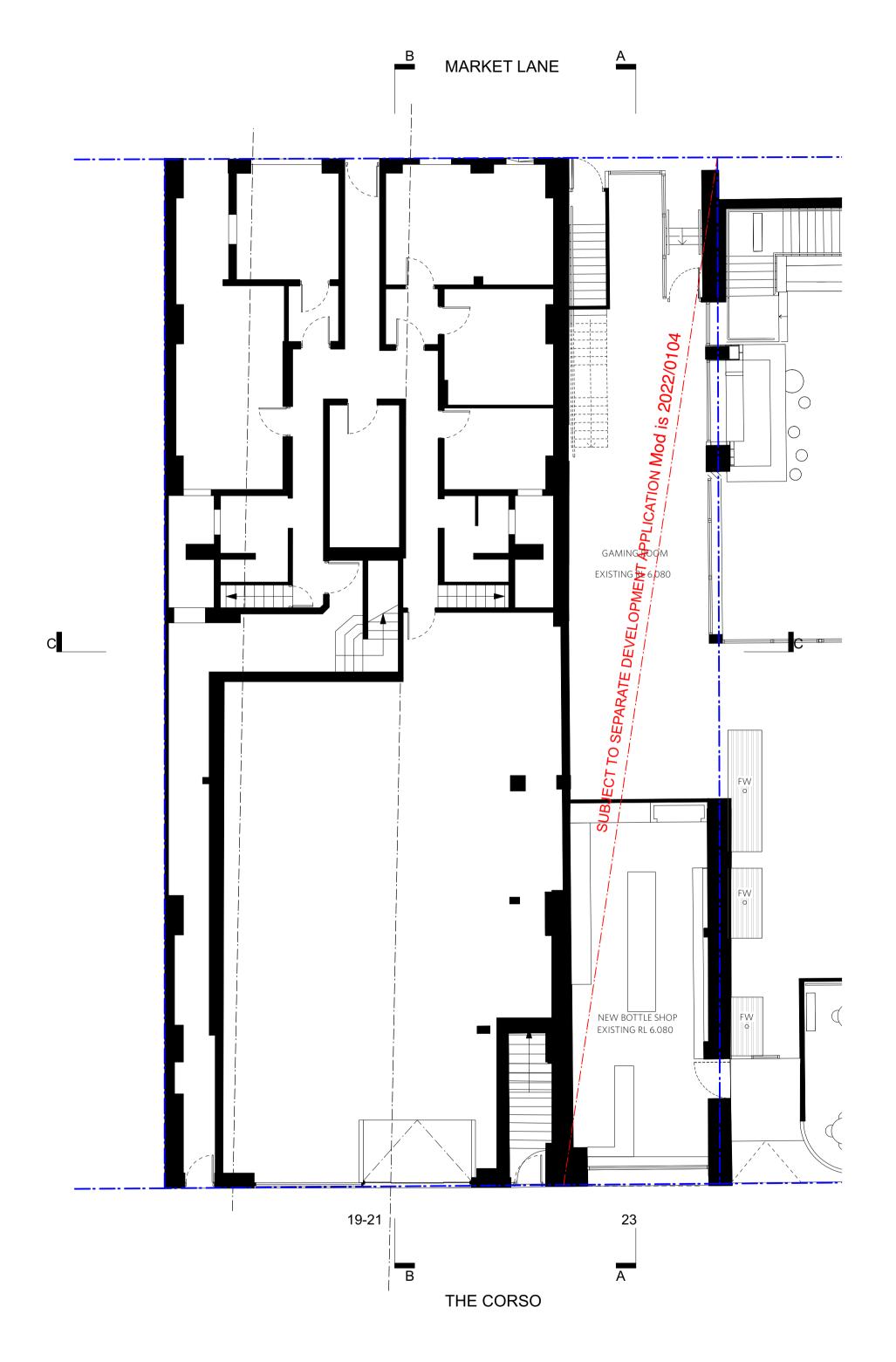
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GROUND FLOOR PLAN - EXISTING



1ST FLOOR PLAN - EXISTING

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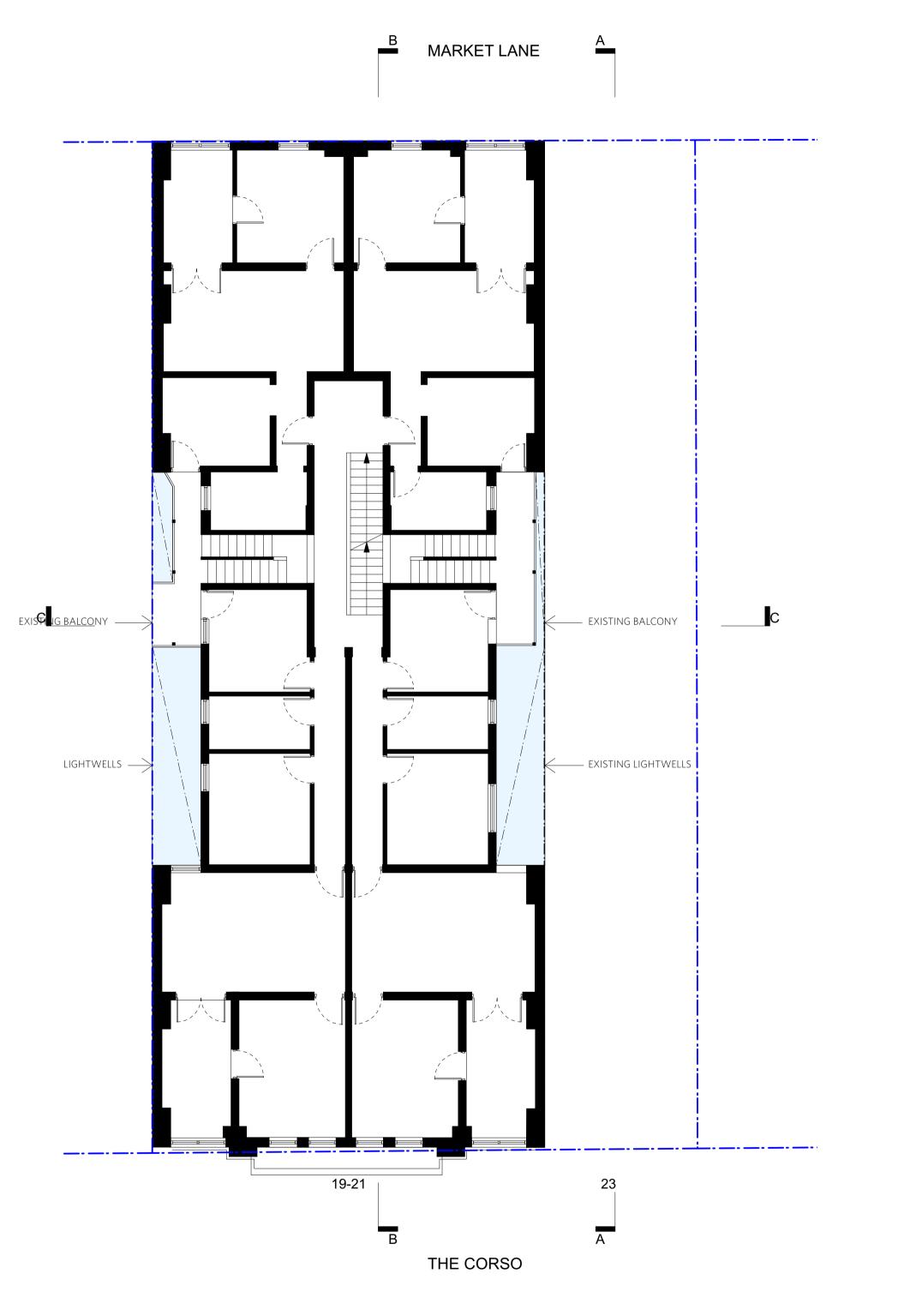
TITLE

Ground and 1st Floor

DRAWING No.

DA-03

Plans - Existing



2ND FLOOR PLAN - EXISTING 3RD FLOOR PLAN - EXISTING

LIGHTWELLS —

19-21

THE CORSO

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— EXISTING BALCONY

— EXISTING LIGHTWELLS

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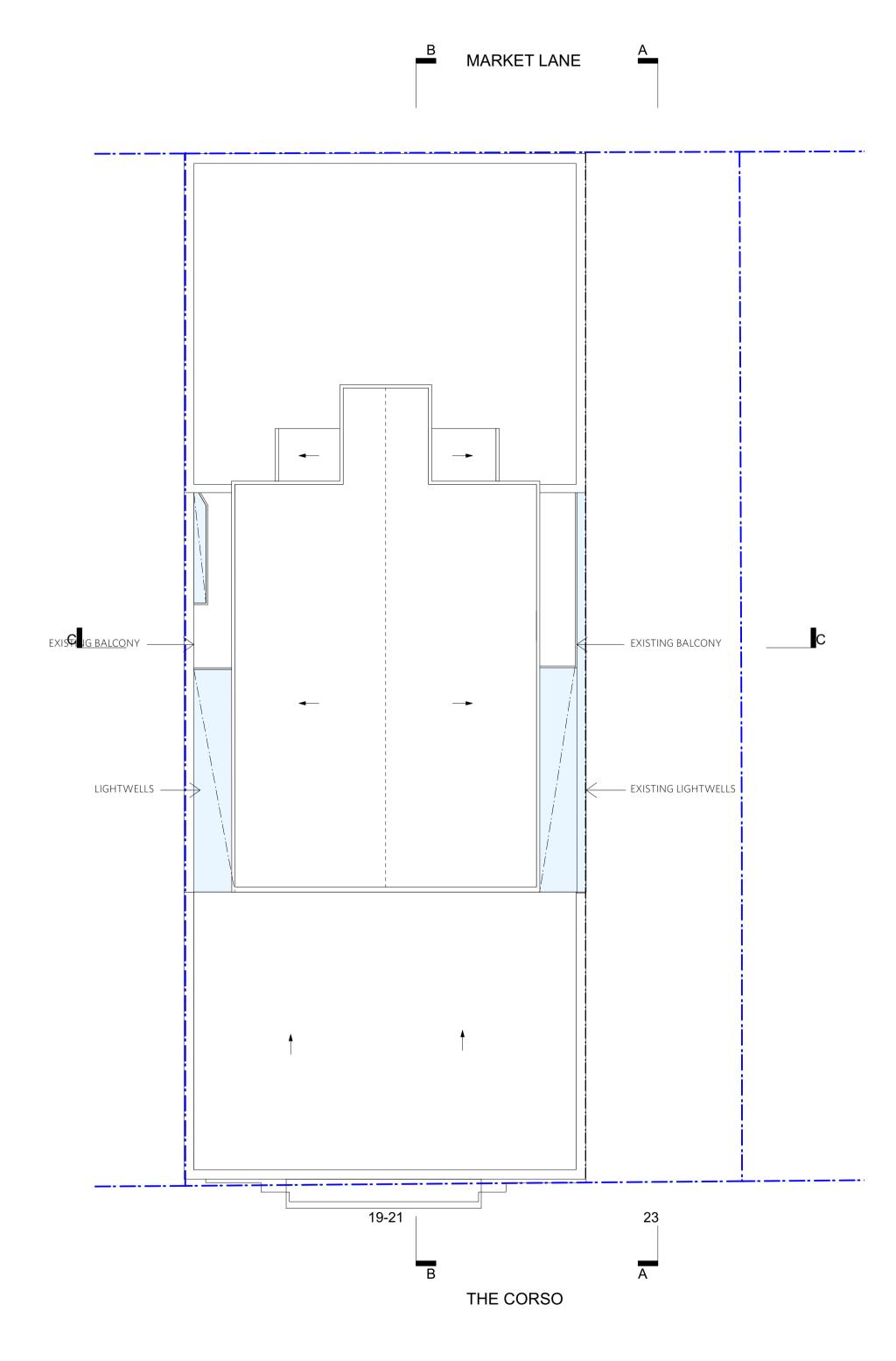
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ROOF PLAN - EXISTING

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Roof Plan - Existing

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DA-05





NORTH ELEVATION - EXISTING



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TITLE

Existing - Elevations
South and North

REV.
DA
DA-06

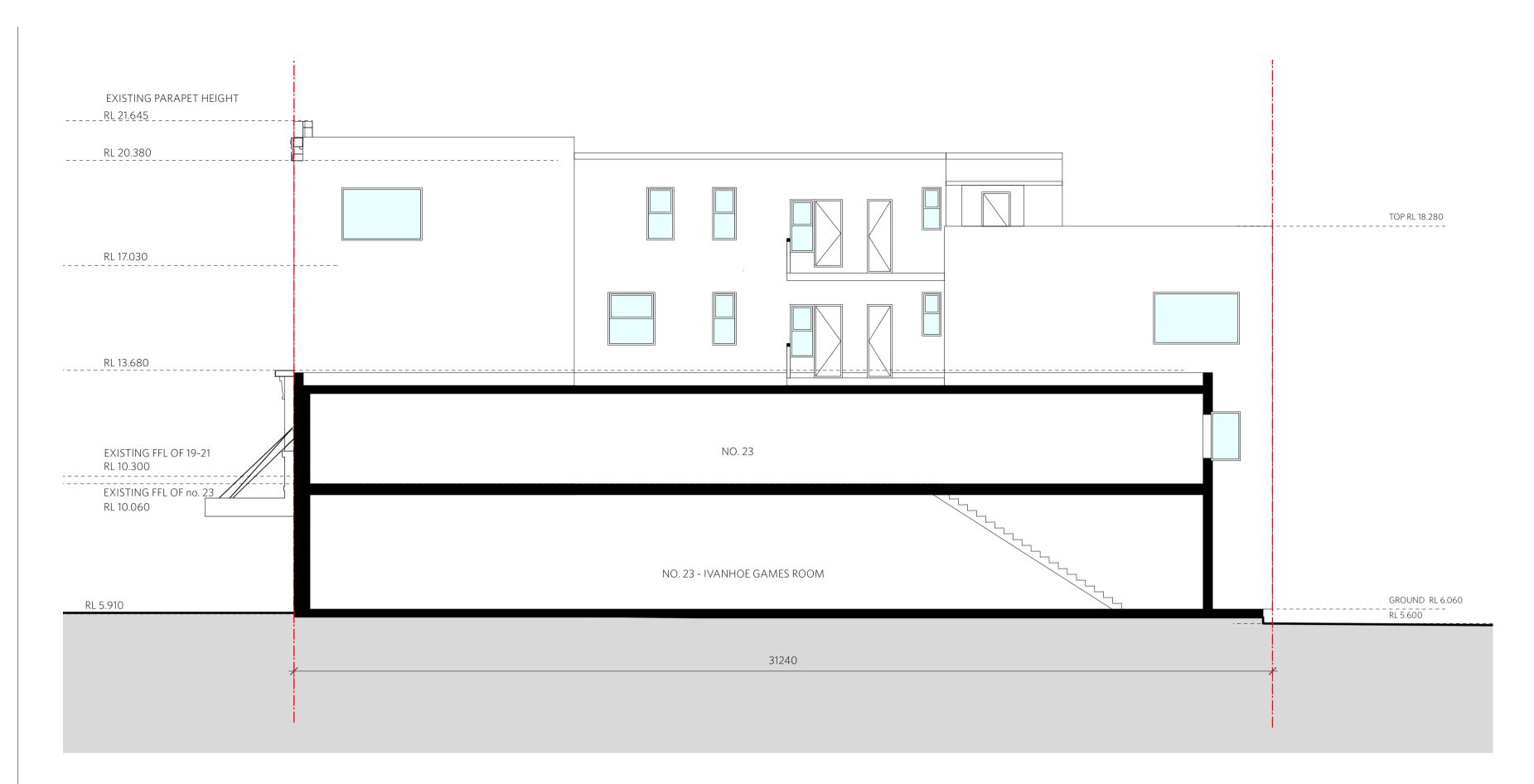


EAST ELEVATION - EXISTING

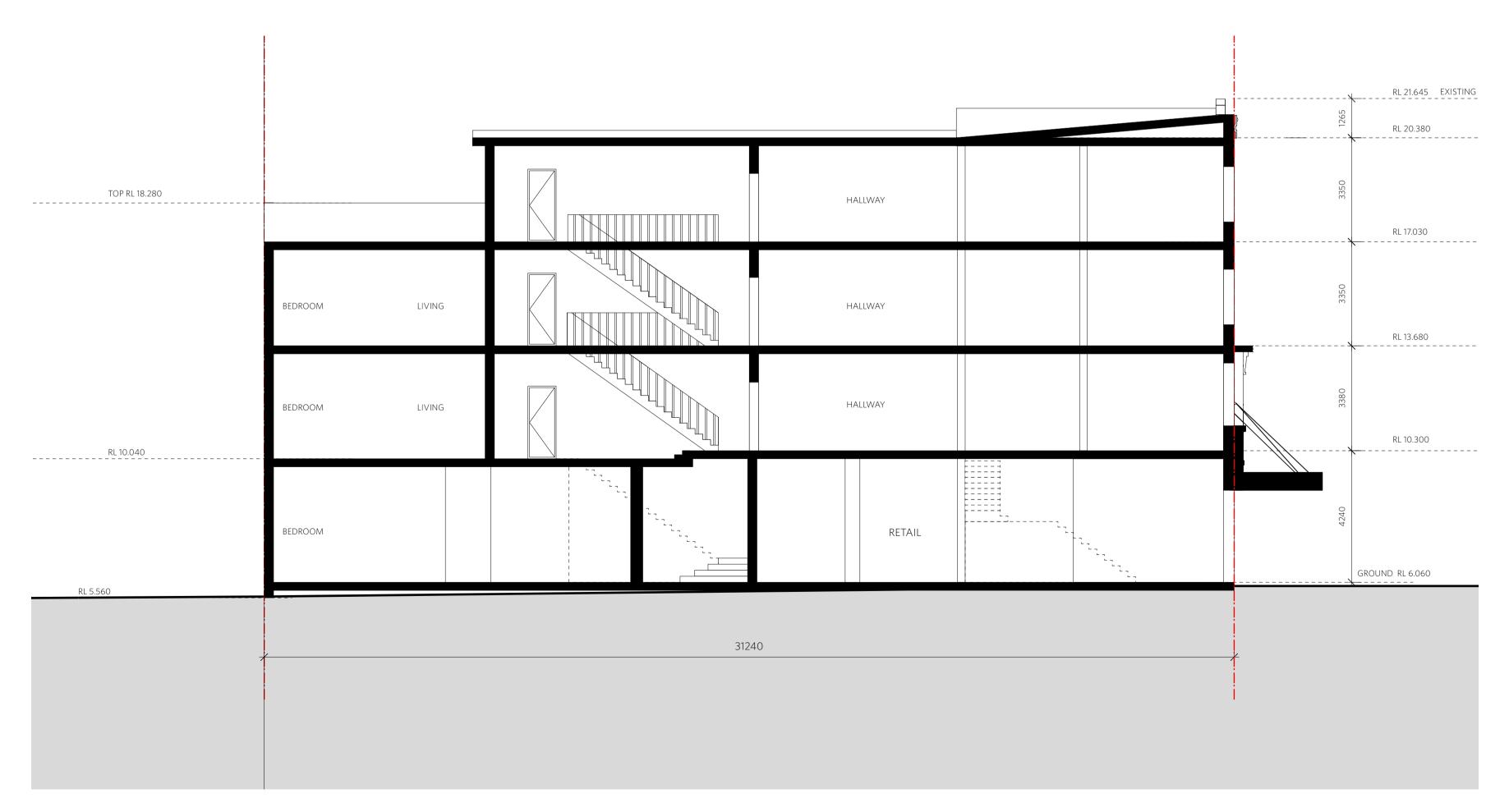


WEST ELEVATION - EXISTING

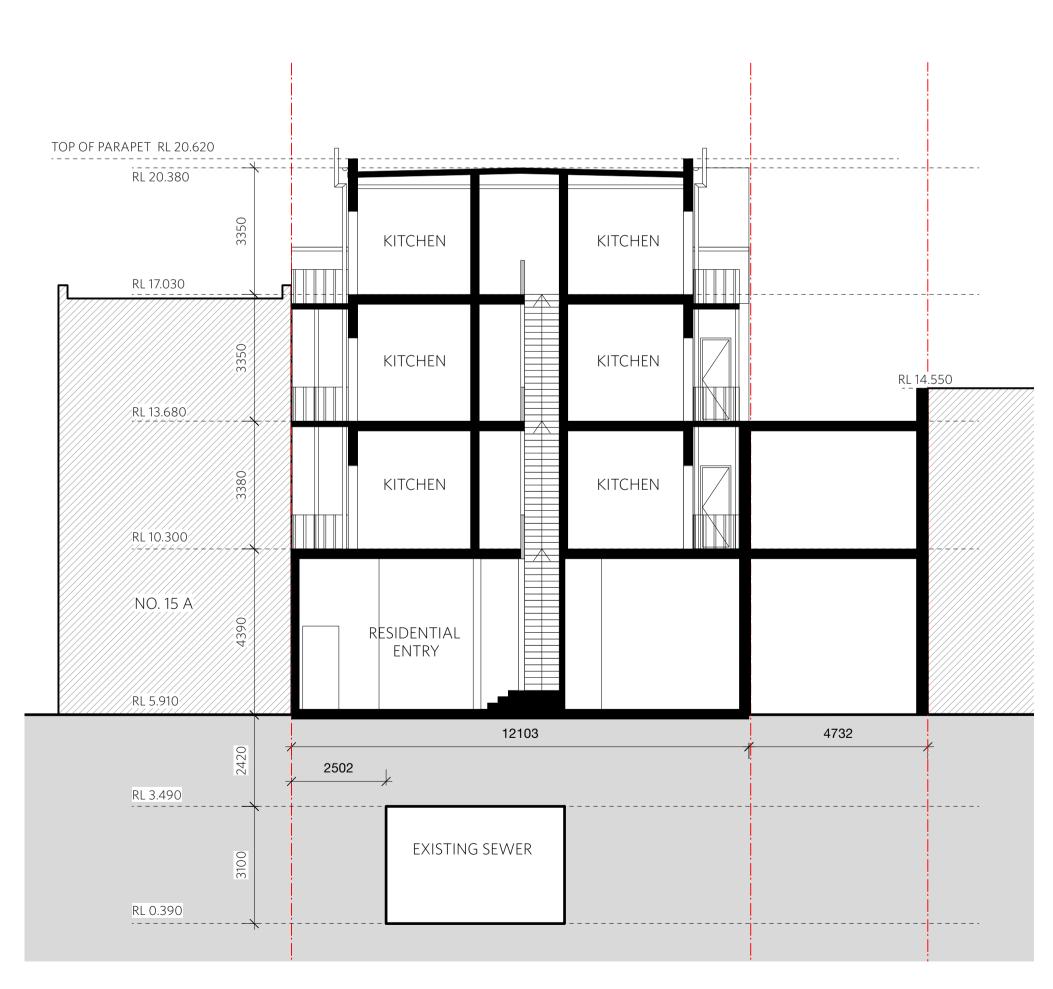
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SECTION A - EXISTING



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SECTION B - EXISTING SECTION C - EXISTING

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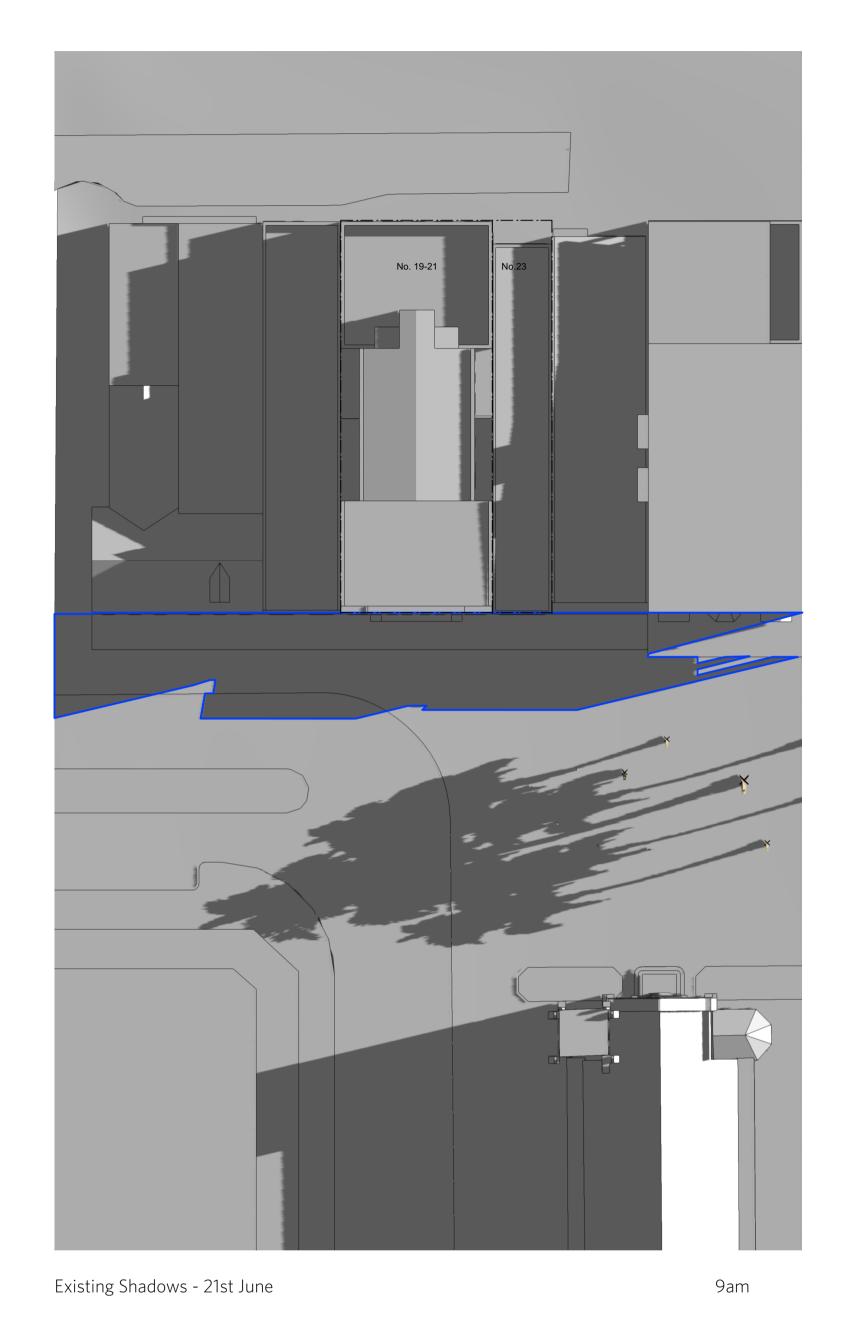
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JOB 19-23 The Corso Manly NSW 2095 Existing - Sections

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REV. DRAWING NO. DA DA-08







Existing Shadows - 21st June

3pm

Existing shadows

Overshadowing from existing trees



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19-23 The Corso

Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust

TITLE Shadow Diagram -Existing

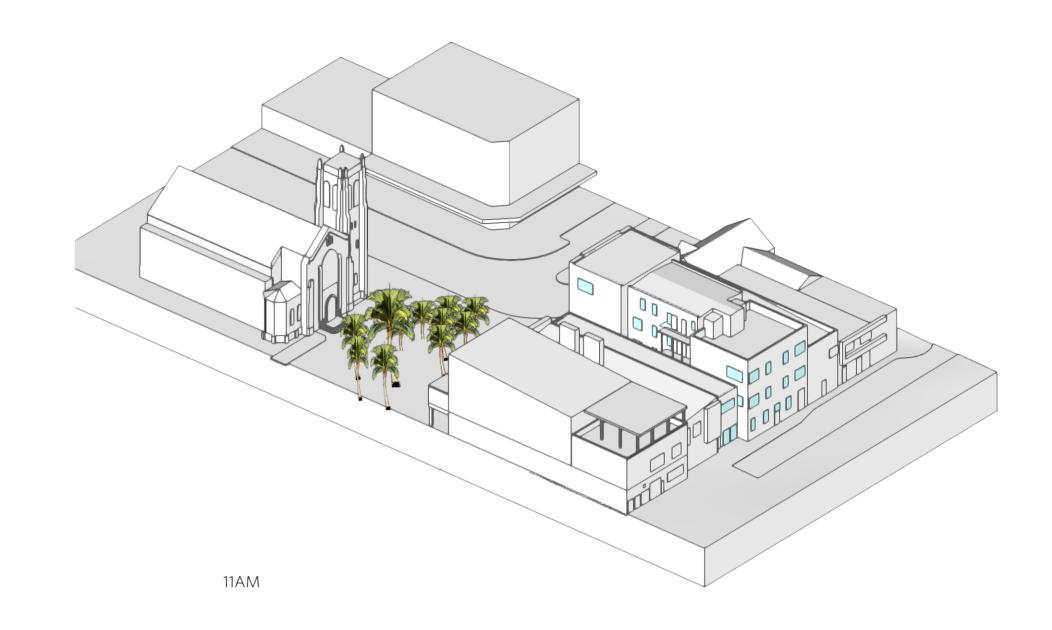
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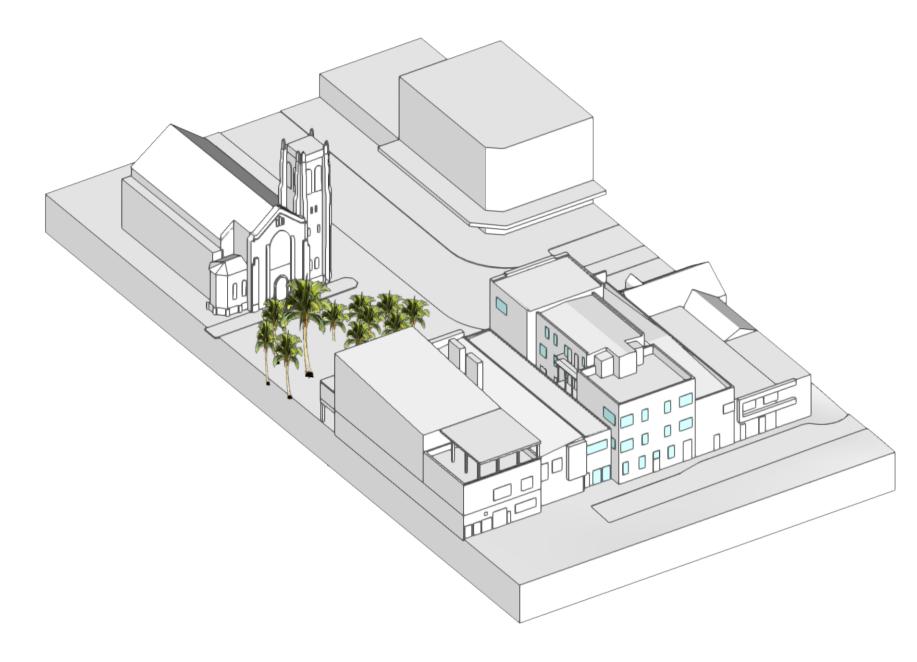
Existing shadows 21st June - From Sun view

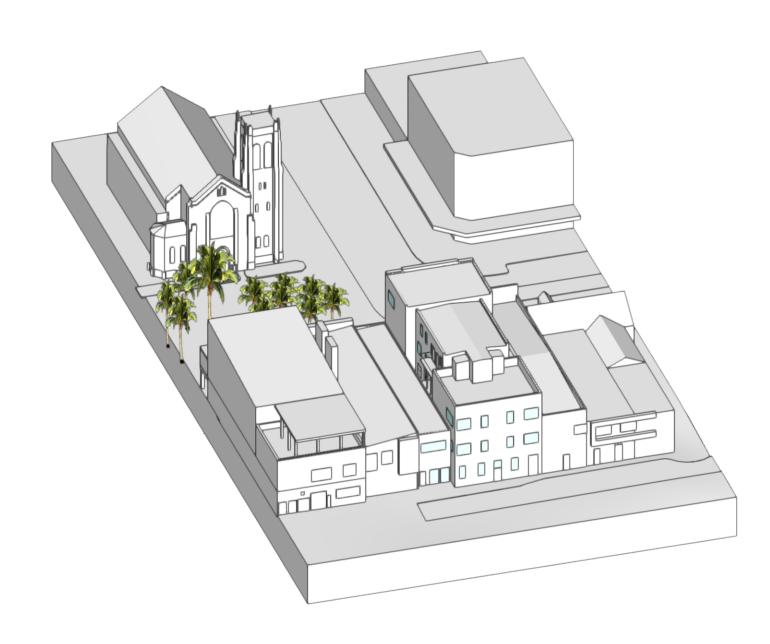
9AM













1PM



3PM

12PM

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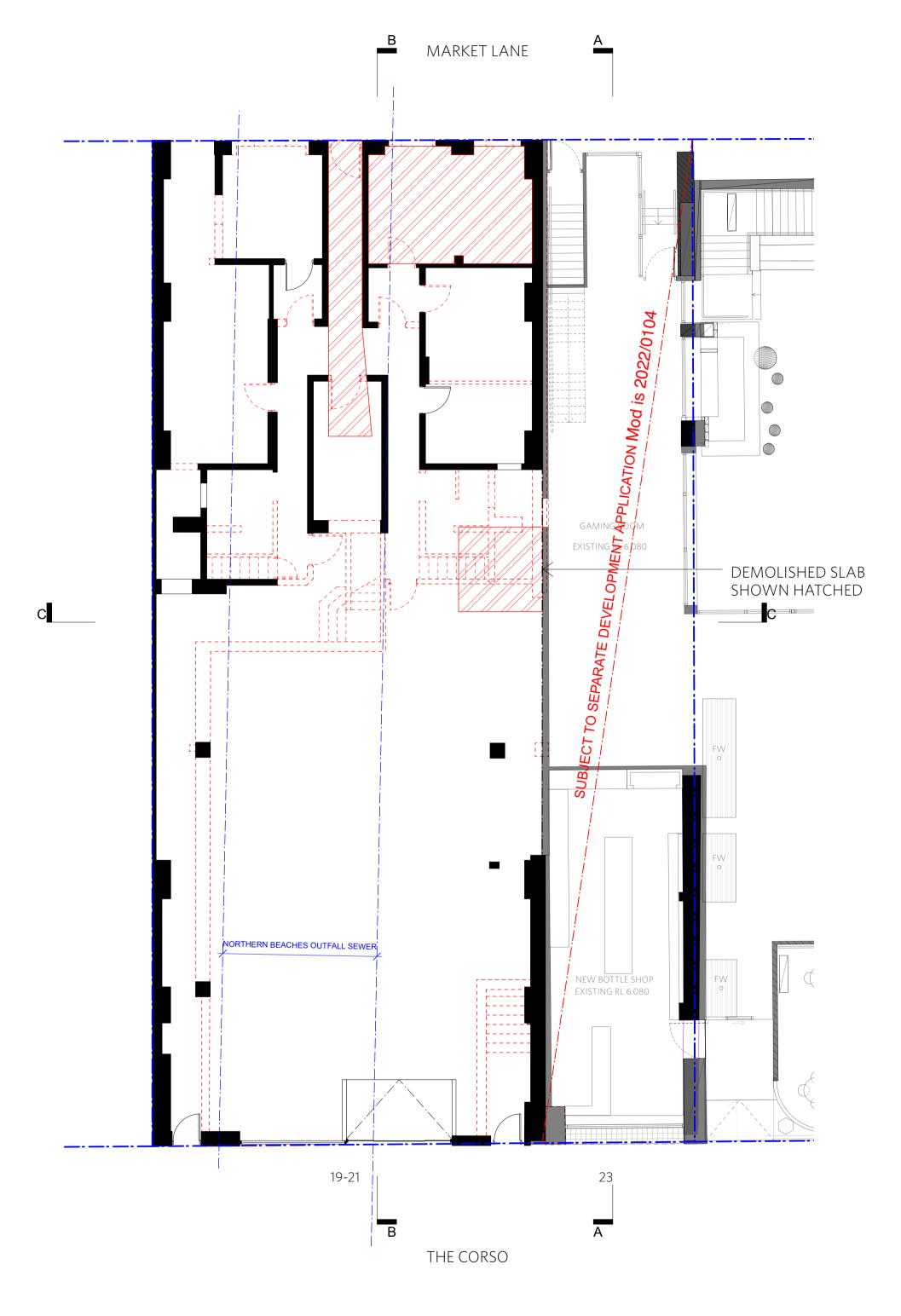
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3 The Corso NSW 2095

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IIILE
Sun Eye View - Existing

DRAWING No. DA-10



GROUND FLOOR PLAN - DEMOLITION

LEGEND

1ST FLOOR PLAN - DEMOLITION



INDICATIVE. EXTENT OF DETAILED DEMOLITION SUBJECT TO DESIGN DEVELOPMENT AT CC STAGE

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DRAWING No. DA-11

Ground and 1st Floor

Plans - Demolition

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NOTE:

INDICATIVE. EXTENT OF

DETAILED DEMOLITION SUBJECT TO DESIGN

DEVELOPMENT AT CC STAGE

DRAWING No.

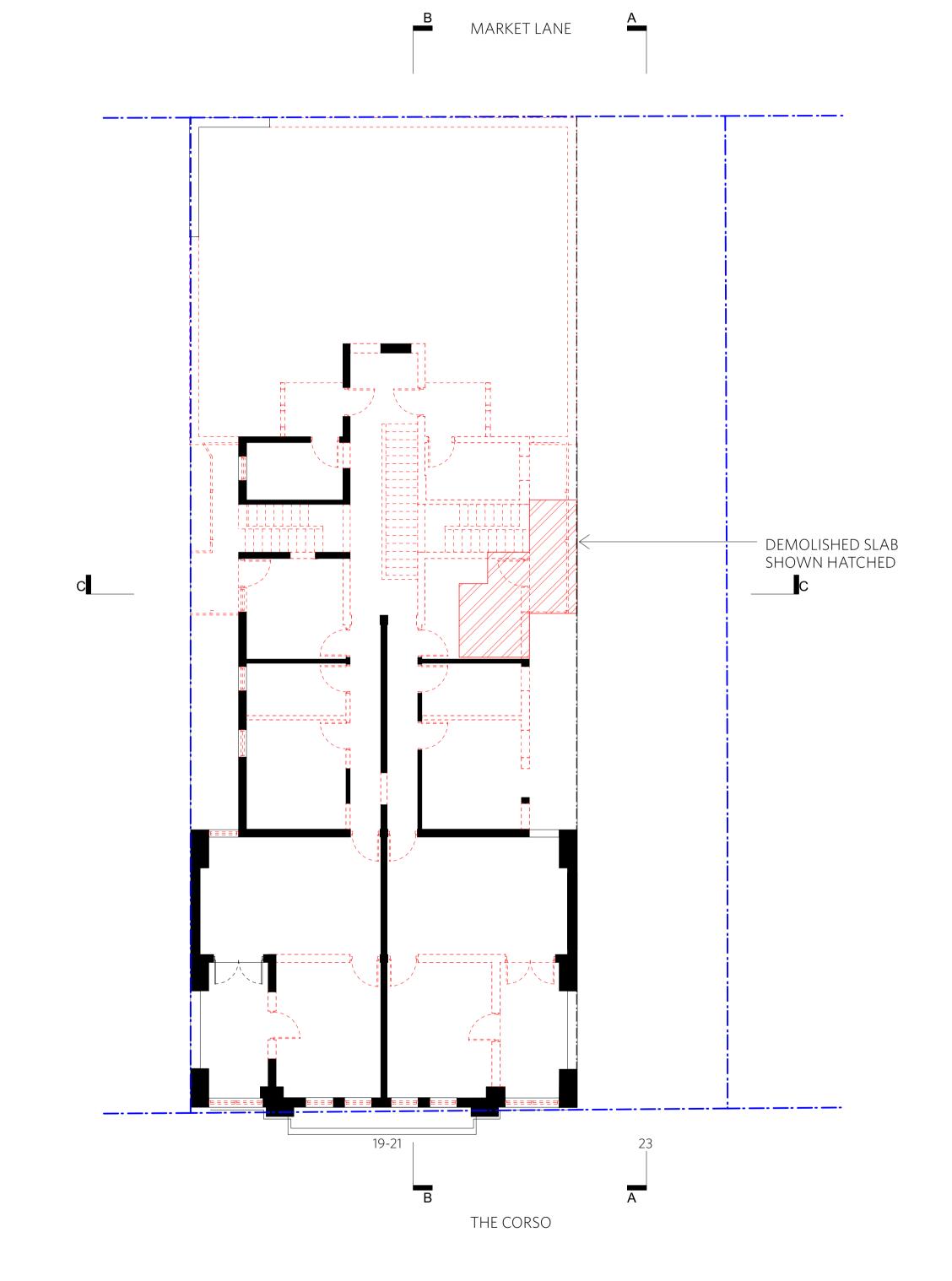
DA-12

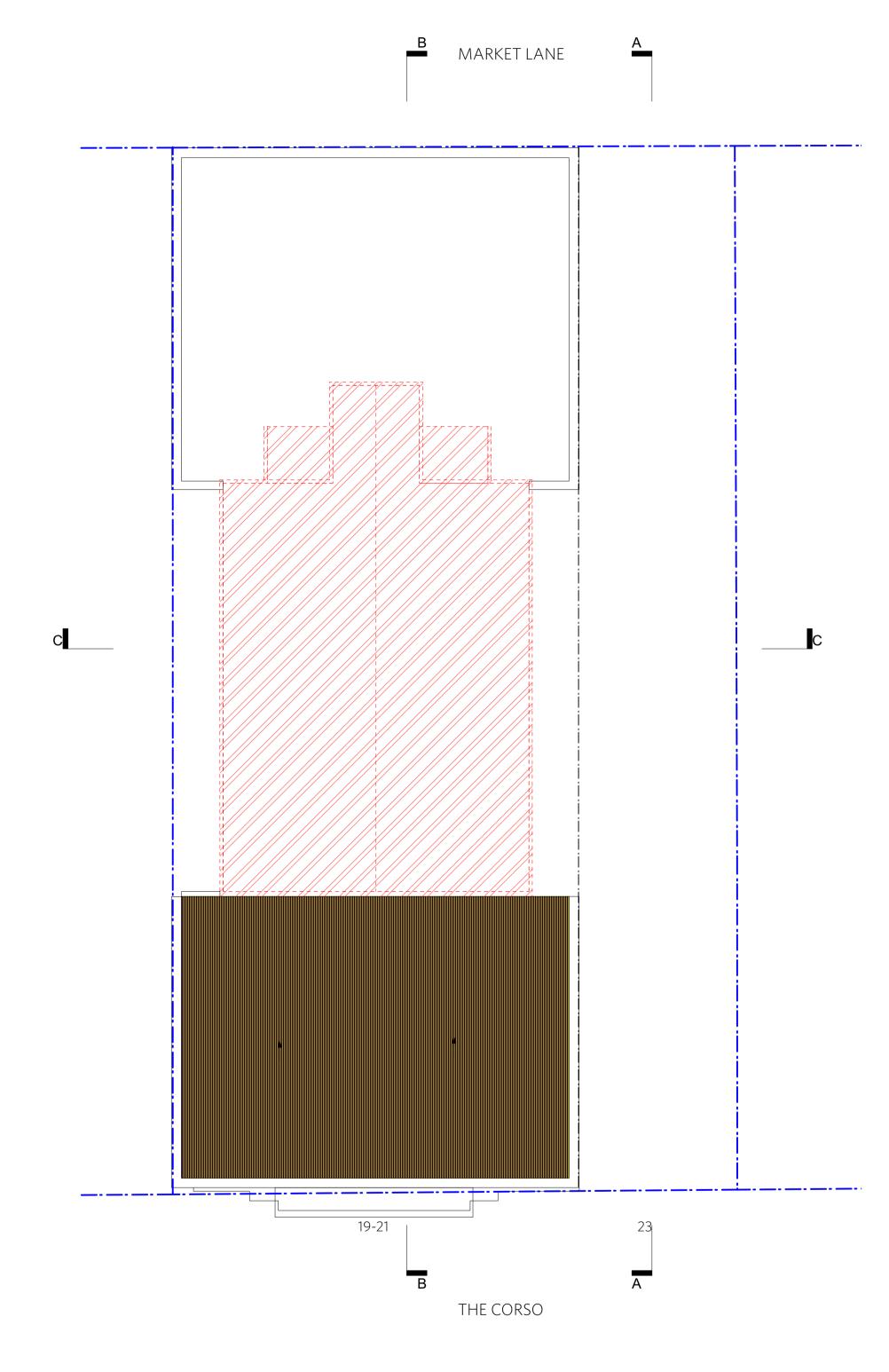
2ND FLOOR PLAN - DEMOLITION



3RD FLOOR PLAN - DEMOLITION

ISSUE STATUS



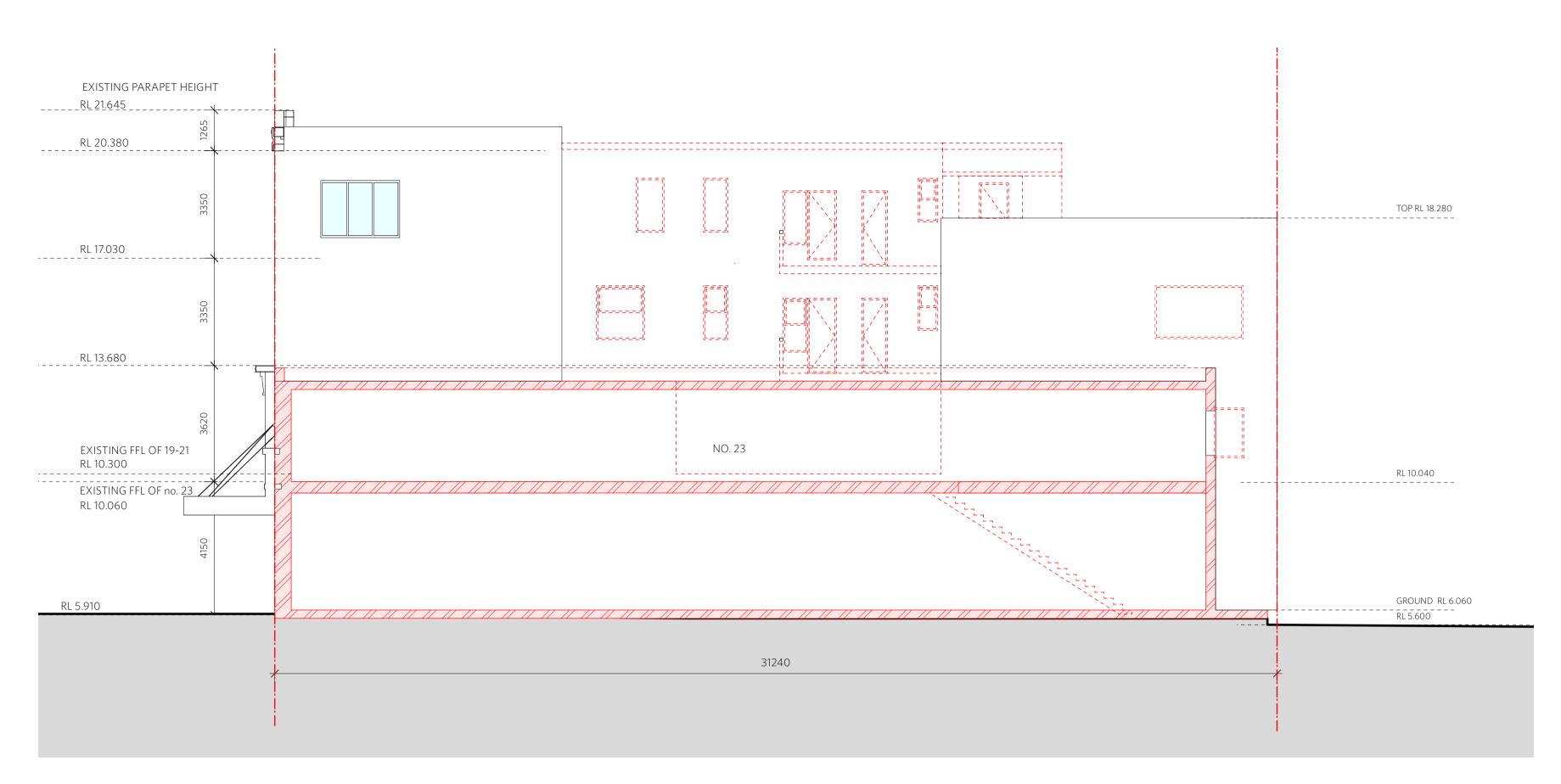


ROOF PLAN - DEMOLITION

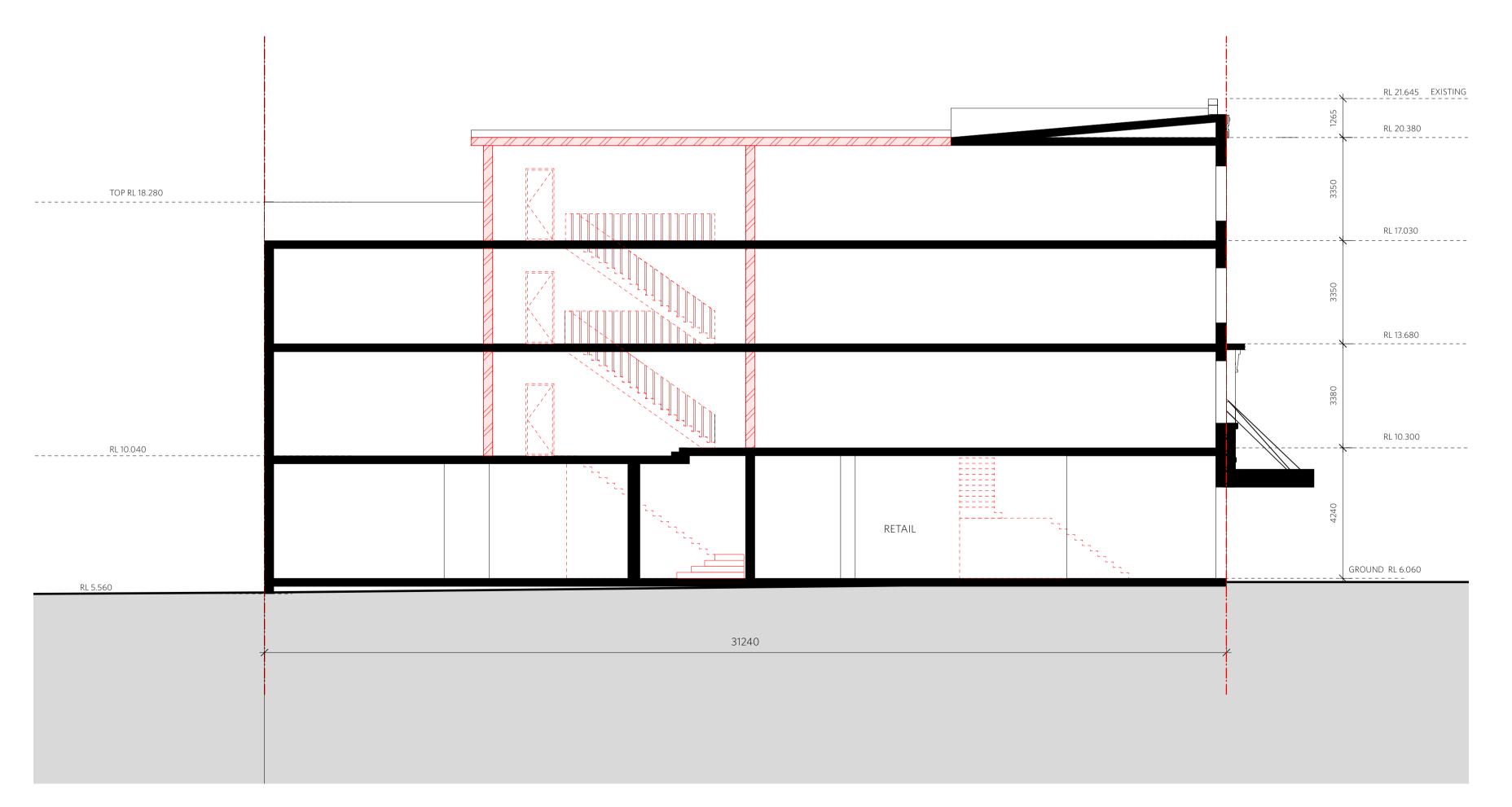
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INDICATIVE. EXTENT OF DETAILED DEMOLITION SUBJECT TO DESIGN DEVELOPMENT AT CC STAGE

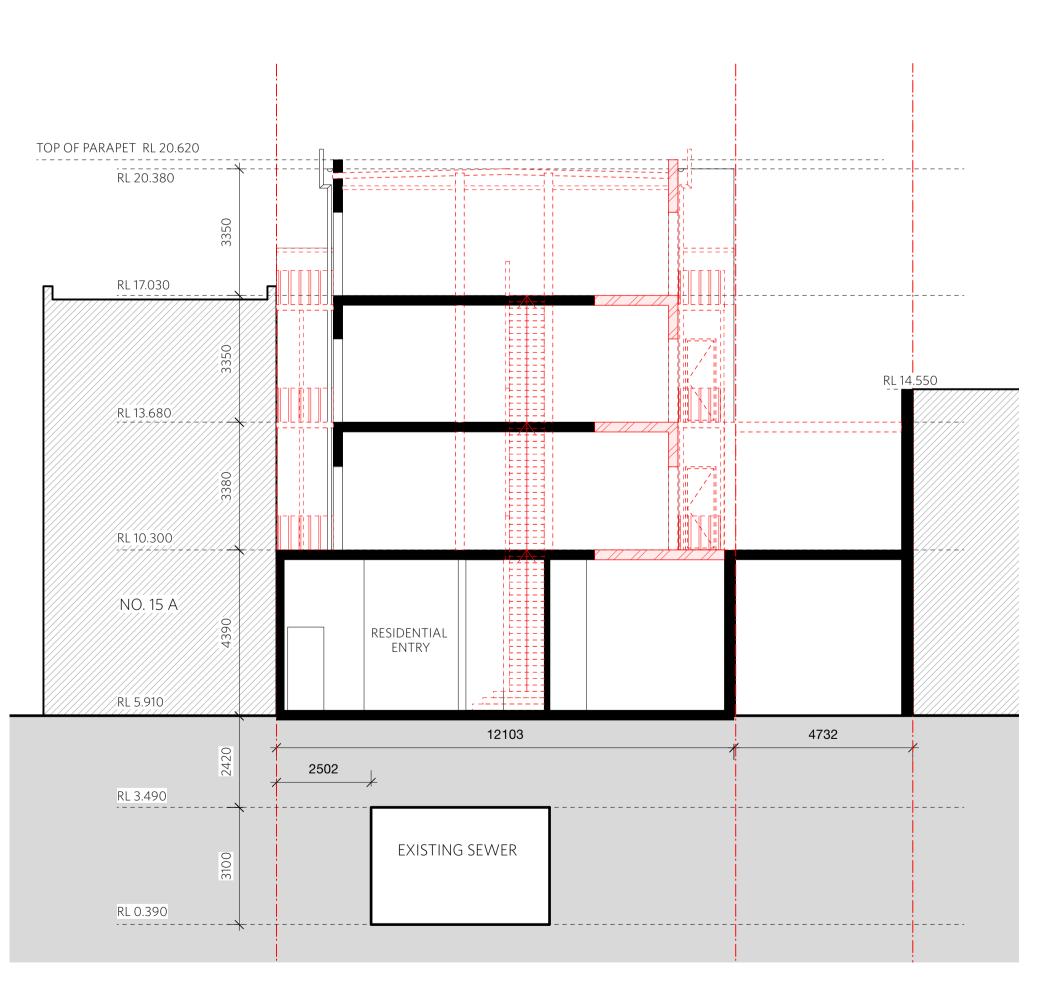
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	Level 2 9 Roslyn Street	In accepting and utilising this document the recipient agrees that Durbach Block Jaggers, retain all common law, statutory law and other rights including copyright and	LEGEND	REV	DESCRIPTION DATE PRELIMINARY ISSUE FOR CONSULTANTS 01/03/2	173	33	CB + DJ	19-23 The Corso	Roo	f Plans - Demolition
durbach	Potts Point NSW	intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Durbach Block		В	REVISED ISSUE FOR CONSULTANTS 07/03/2 PRELIMINARY DA ISSUE 11/03/20	2022 D	TE DRAWN	DRAWN	Manly NSW 2095	11001	
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(, , ,	1 012 0277 3300	circumstances shall transfer of this document be deemed a sale. Durbach Block Jaggers makes no warranties of fitness for any purpose. The Builder/Contractor shall		E	FOR DA REPORTS 14/03/2	2022 SC	ALE		CLIENT	REV.	DRAWING No.
	durbachblockjaggers.com	verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.			DA 1330E 01/04/2	1:10	00 @ A1, 1:200	0@ A3	Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust	DA	DA-13



SECTION A - DEMOLITION



LEGEND



SECTION B - DEMOLITION SECTION C - DEMOLITION

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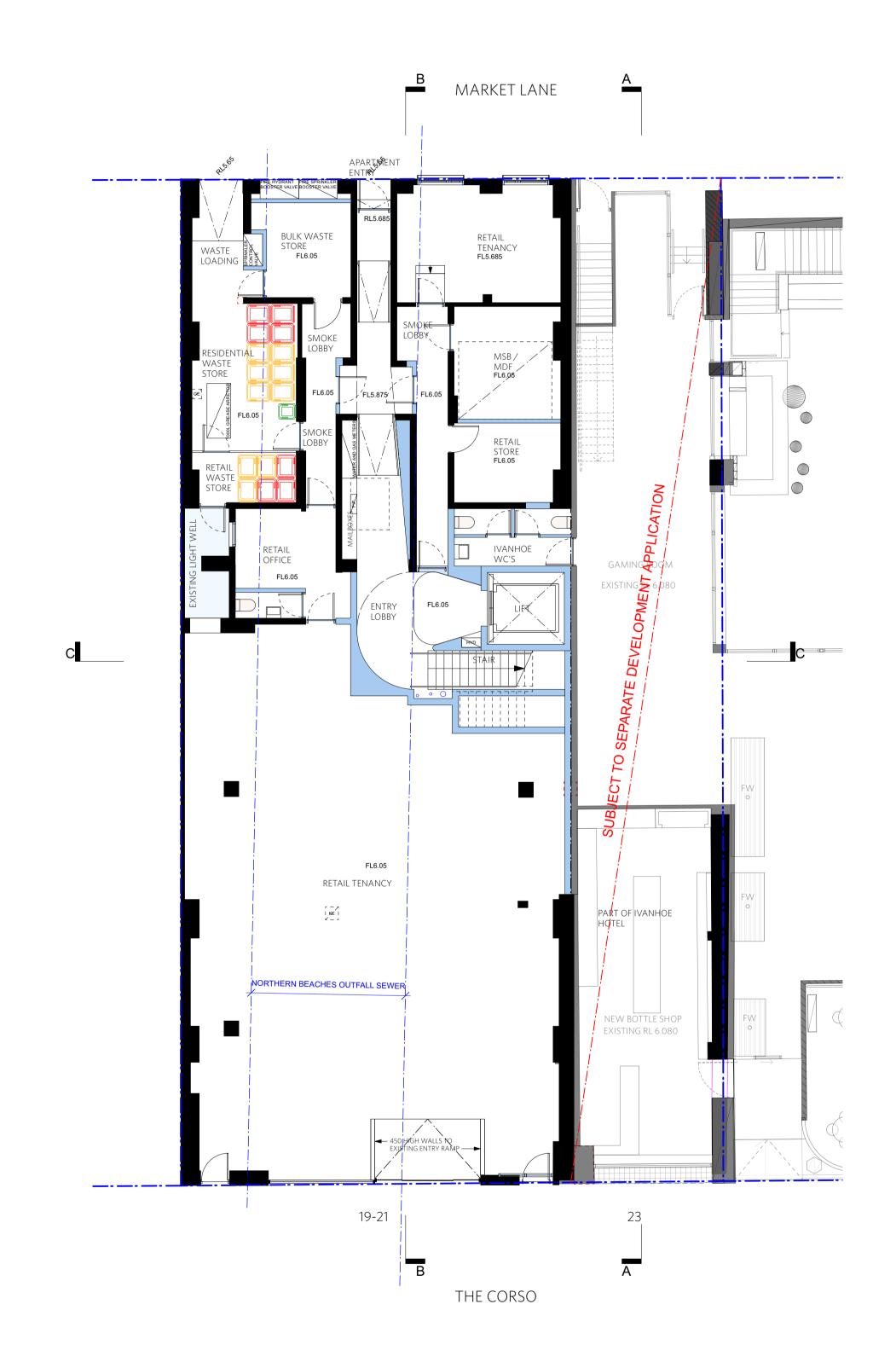
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JOB 19-23 The Corso Manly NSW 2095 CLIENT

TITLE Demolition - Sections DRAWING NO.

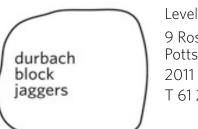
DA-14







1ST FLOOR PLAN - PROPOSED



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Iris Ivanhoe Operations Pty Ltd ATF
Iris Ivanhoe Operations Trust

TITLE Ground and 1st Floor Plans - Proposed DRAWING NO. CLIENT

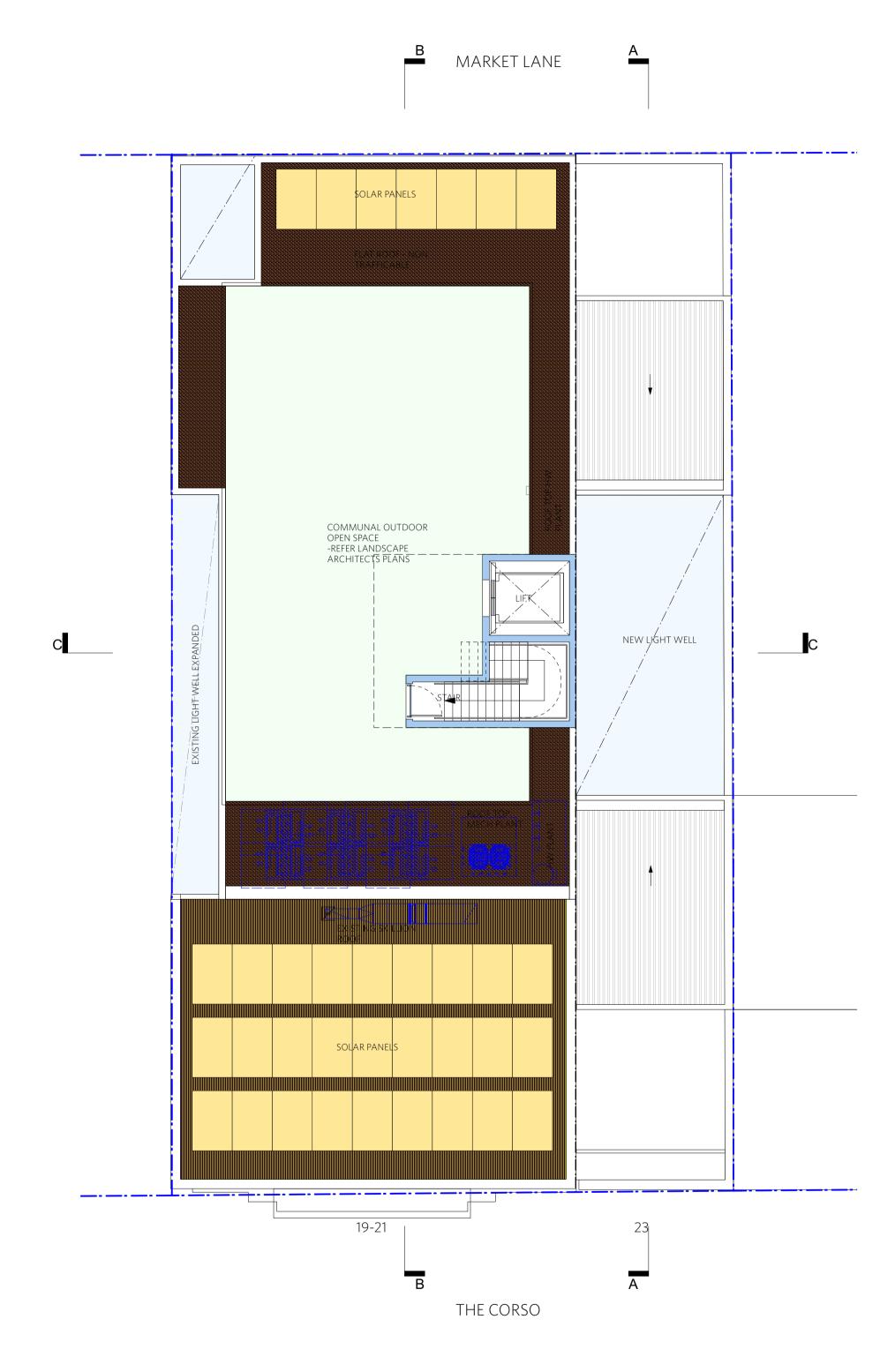
DA-15



2ND FLOOR PLAN - PROPOSED

3RD FLOOR PLAN - PROPOSED

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FOR DA REPORTS Manly NSW 2095 Potts Point NSW durbach DATE DRAWN DRAWN - Proposed block 2011 Australia AG + DJ jaggers T 61 2 8297 3500 DRAWING No. SCALE CLIENT DA ISSUE Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust DA-16 1:100 @ A1, 1:200@ A3 durbachblockjaggers.com



ROOF PLAN - PROPOSED

NOTE:

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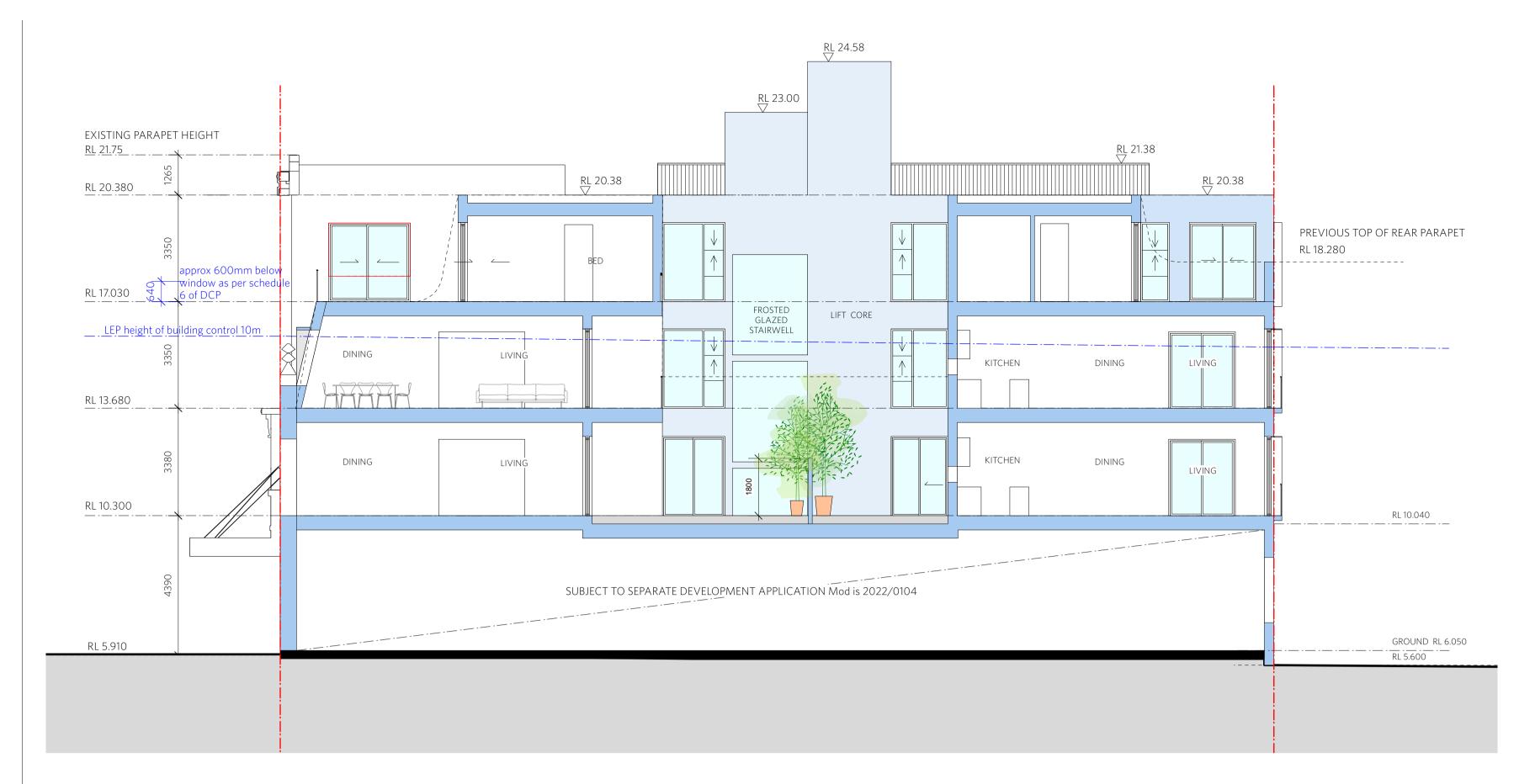
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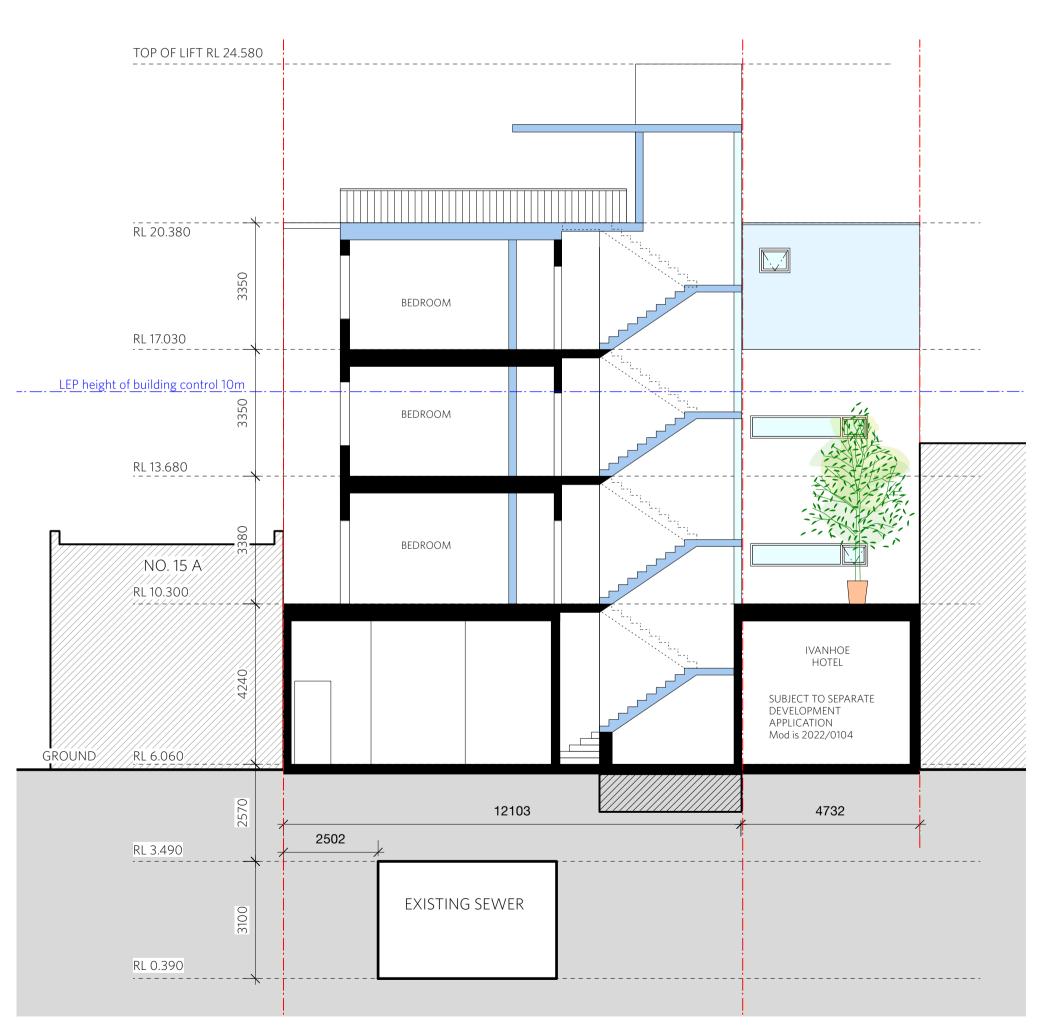




SECTION A - PROPOSED



LEGEND



TITLE

Proposed - Sections

DRAWING NO.

DA-20

SECTION C - PROPOSED SECTION B - PROPOSED

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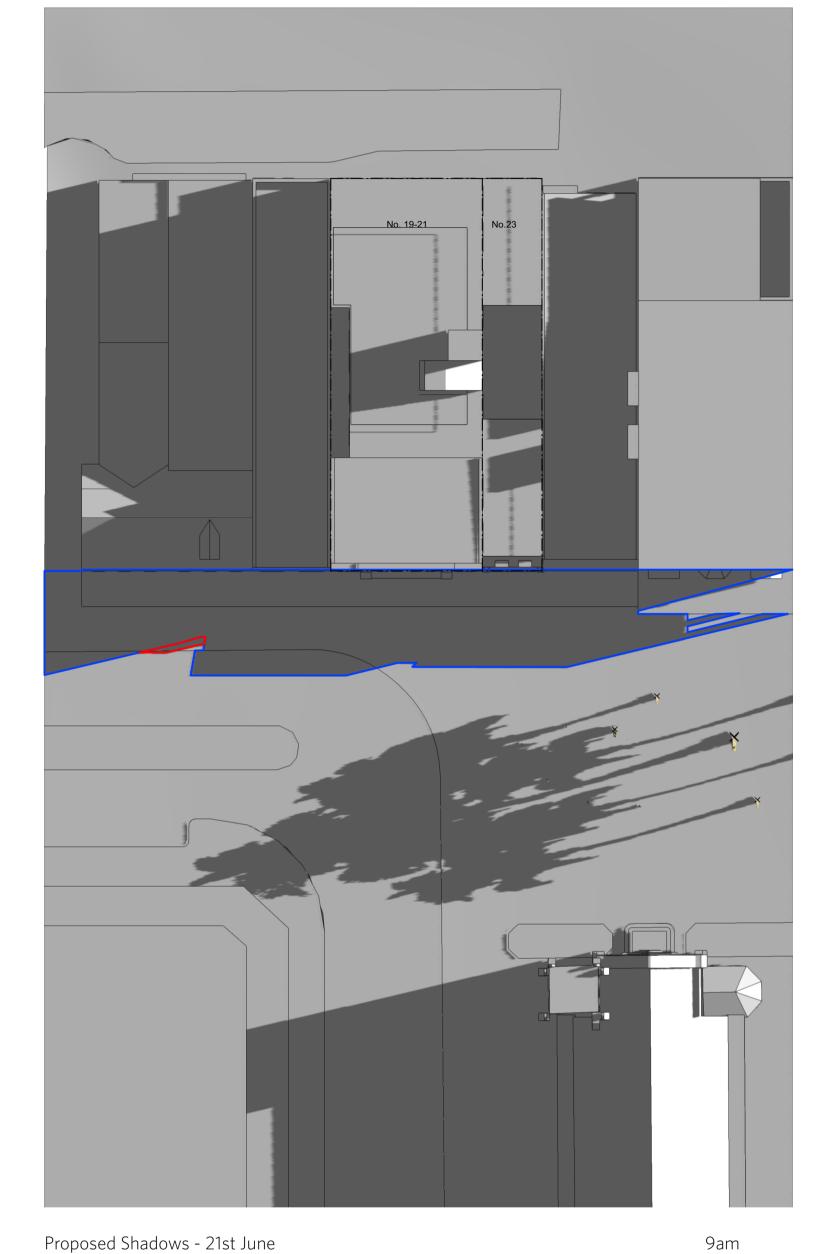
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Additional overshadowing to Corso: 2sqm

Existing shadows Additional overshadowing of Corso with an increase in height in accordance with Schedule 6 of the Manly Development Control Plan (new building height is to be approx. 600mm below the sill height of the top floor windows of No. 21 to retain outlook from those windows but also to disguise the view of the Market Lane car park when viewed from Darley Rd.) Overshadowing from existing trees



Additional overshadowing to Corso: 4sqm



Proposed Shadows - 21st June

Additional overshadowing to Corso: 25sqm

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JOB **CHECKED** CB + DJ RAWN DRAWN AG + DJ

19-23 The Corso Manly NSW 2095

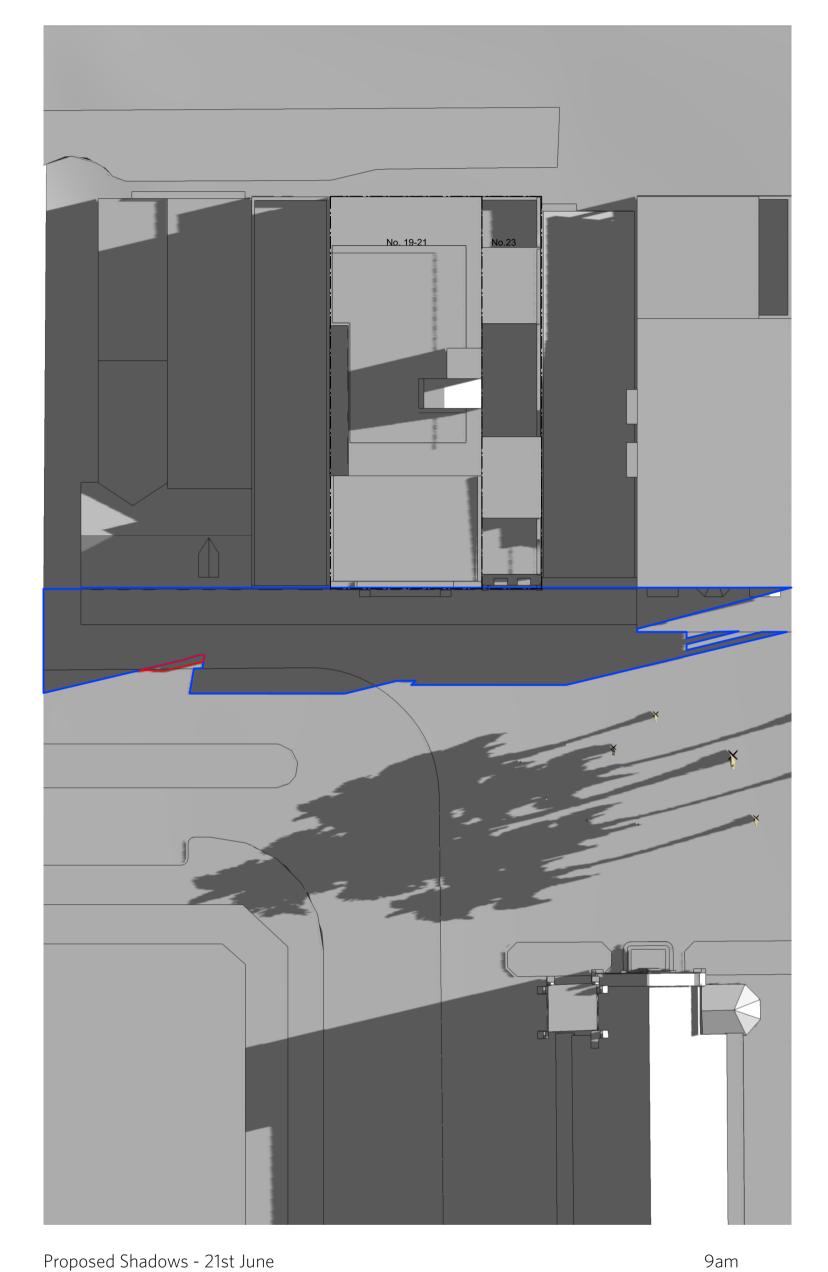
Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust

CLIENT

TITLE Shadow Diagram (As per Schedule 6 of the DCP)

REV. DA DA-21

DRAWING NO.



Additional overshadowing to Corso: 2sqm

Existing shadows

Additional overshadowing of Corso with an increase in height in accordance with Schedule 6 of the Manly Development Control Plan (new building height is to be approx. 600mm below the sill height of the top floor windows of No. 21 to retain outlook from those windows but also to disguise the view of the Market Lane car park when viewed from Darley Rd.)

Additional overshadowing of Corso from the above resulting from the addition of a setback level 3 portion of additional floorspace

Overshadowing from existing trees



Proposed Shadows - 21st June





Proposed Shadows - 21st June

Additional overshadowing: 33sqm

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12pm

JOB **CHECKED** Manly NSW 2095

CLIENT

19-23 The Corso

Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust

TITLE Shadow Diagram Proposed

3pm

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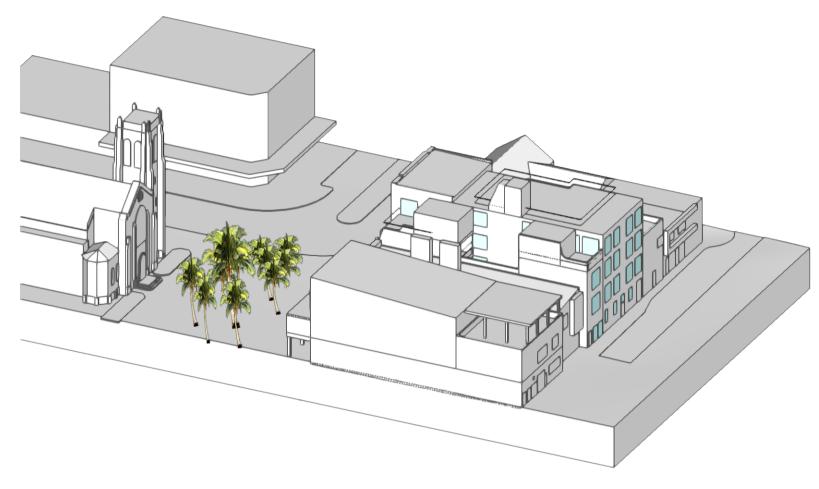
DRAWING NO. DA-22

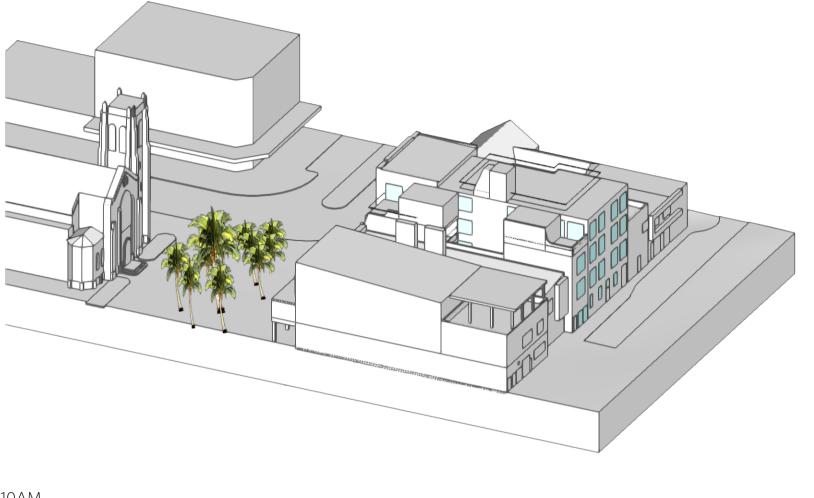
Solar Access - 21st June

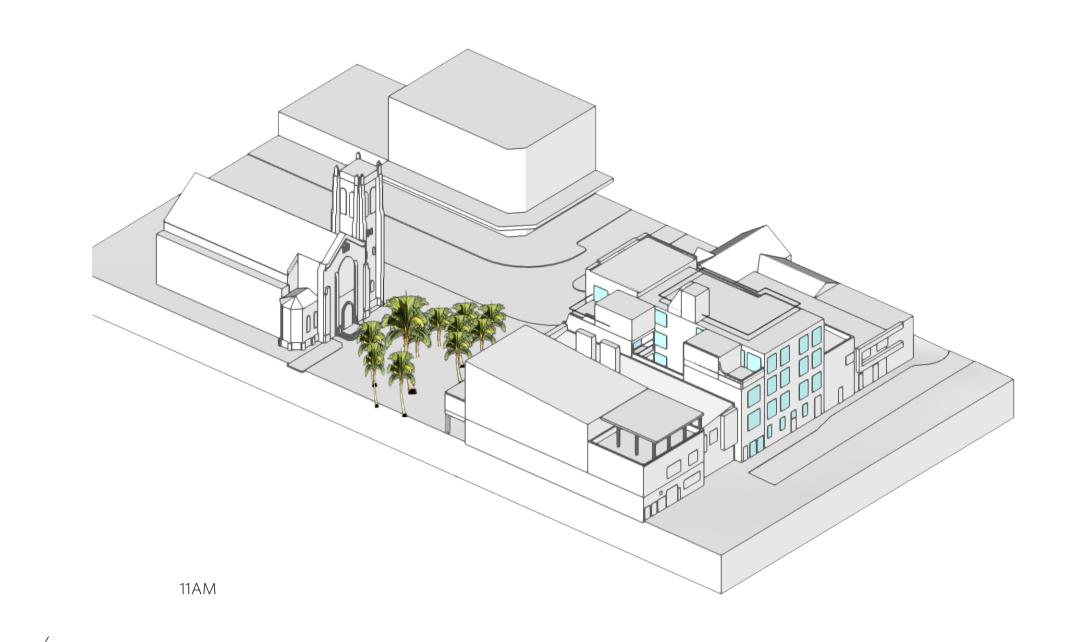
Adding third Storey to Front and Back of No.23 (Preffered Scheme)

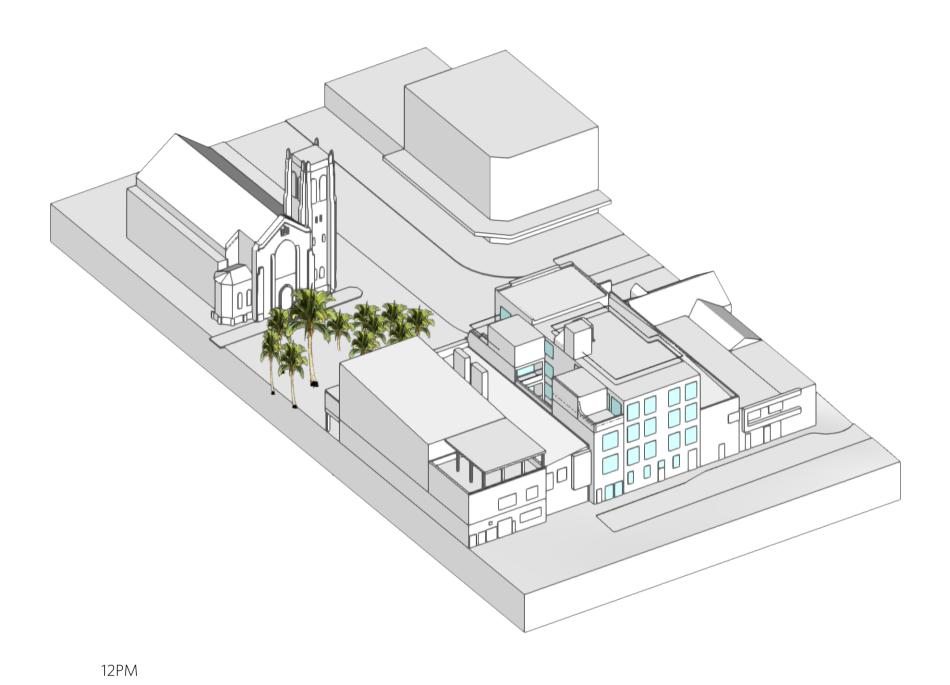


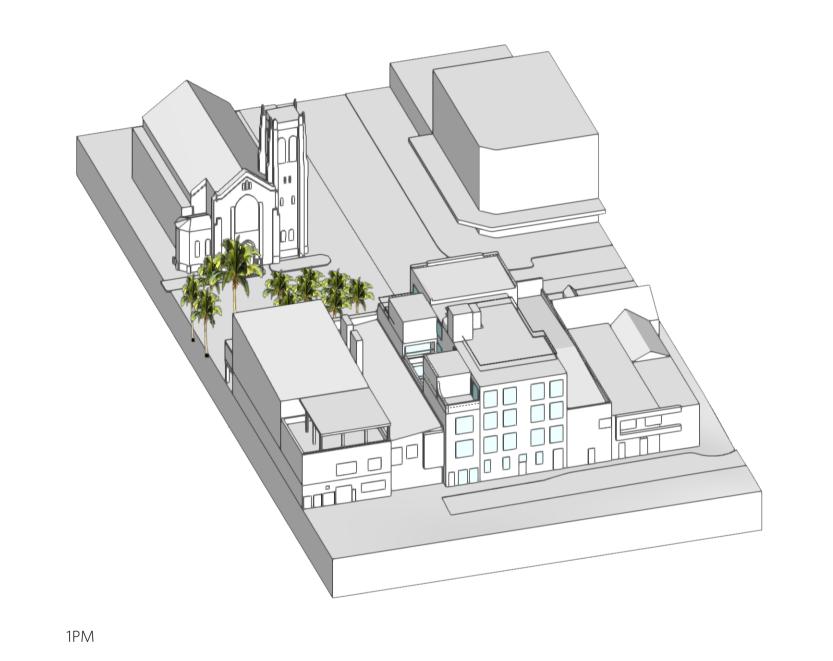
















3PM

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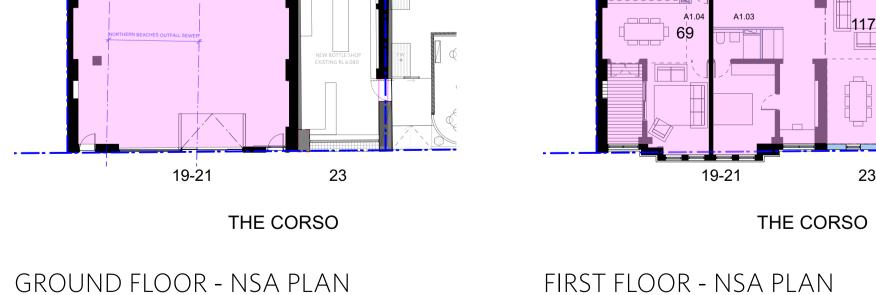
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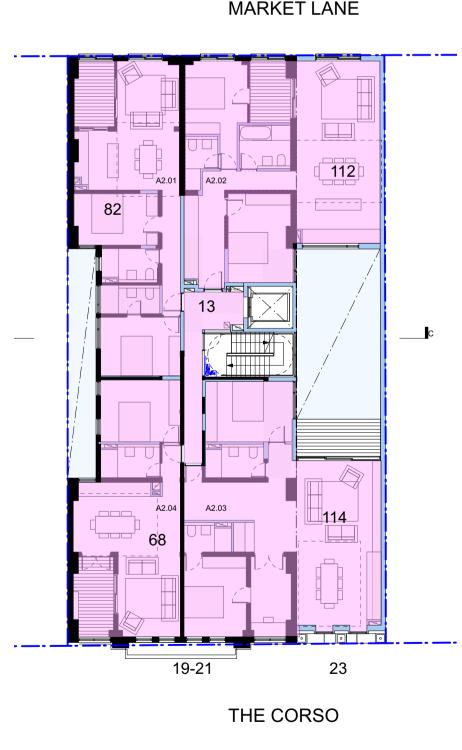
TITLE Sun Eye View -Proposed

DRAWING No. DA-23











LOT NO. 19-	-21 & 23 <i>F</i>	AREA SCHED	ULE	COMMUNAL OUTDOOR AREA - 25%				130 sqm		
	GFA	NLA	RETAIL	1 BED	2 BED	COMMON	ADAPT	CROSS VENT	SOLAF	
GROUND	268	R.01	188							
		R.02	25							
		Ivanhoe	*117.77			42				
LEVEL 1	400	L1.01			82	13				
		L1.02			112		Ğ			
		L1.03			117					
		L1.04		69						
LEVEL 2	395	L2.01			82	13				
		L2.02			112		Ġ.			
		L2.03			114					
		L2.04		68						
LEVEL 3	353	L3.01			75	13				
		L3.02			92					
		L3.03			99					
		L3.04		68						
NO. OF UN	IITS	12	3	3	9		3			

^{*} This GFA is part of the hotel use so is not included in the totals of this schedule

205

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TOTALS 1416

GFA PLANS DRAWING No. DA-24

TITLE

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GFA - RESIDENTIAL 1209

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