

2095 MANLY, DP 590711

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INSULATION REQUIREMENTS

Construction	Additional Insulation required (R-value)	Other Specification
External wall: Brick veneer	R116 (or R170 including construction)	
External wall: Concrete Block/Plasterboard	R118 (or R170 including construction)	
External wall: Framed (clad)	R130 (or R170 including construction)	
Flat Ceiling, Flat Roof: Framed	ceiling:nil(upto), roof:foiled backed blanket(100mm)	Light (solar absorbance <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 / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	6.35	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	E	9.44	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W4	E	2.18	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	E	5.21	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W6	E	9.44	1.3	4.4	external louver/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 louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	W	2.8	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	W	2.7	0	0	external louver/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-e, (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 louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W32	N	23.95	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W33	N	23.95	0	0	external louver/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)




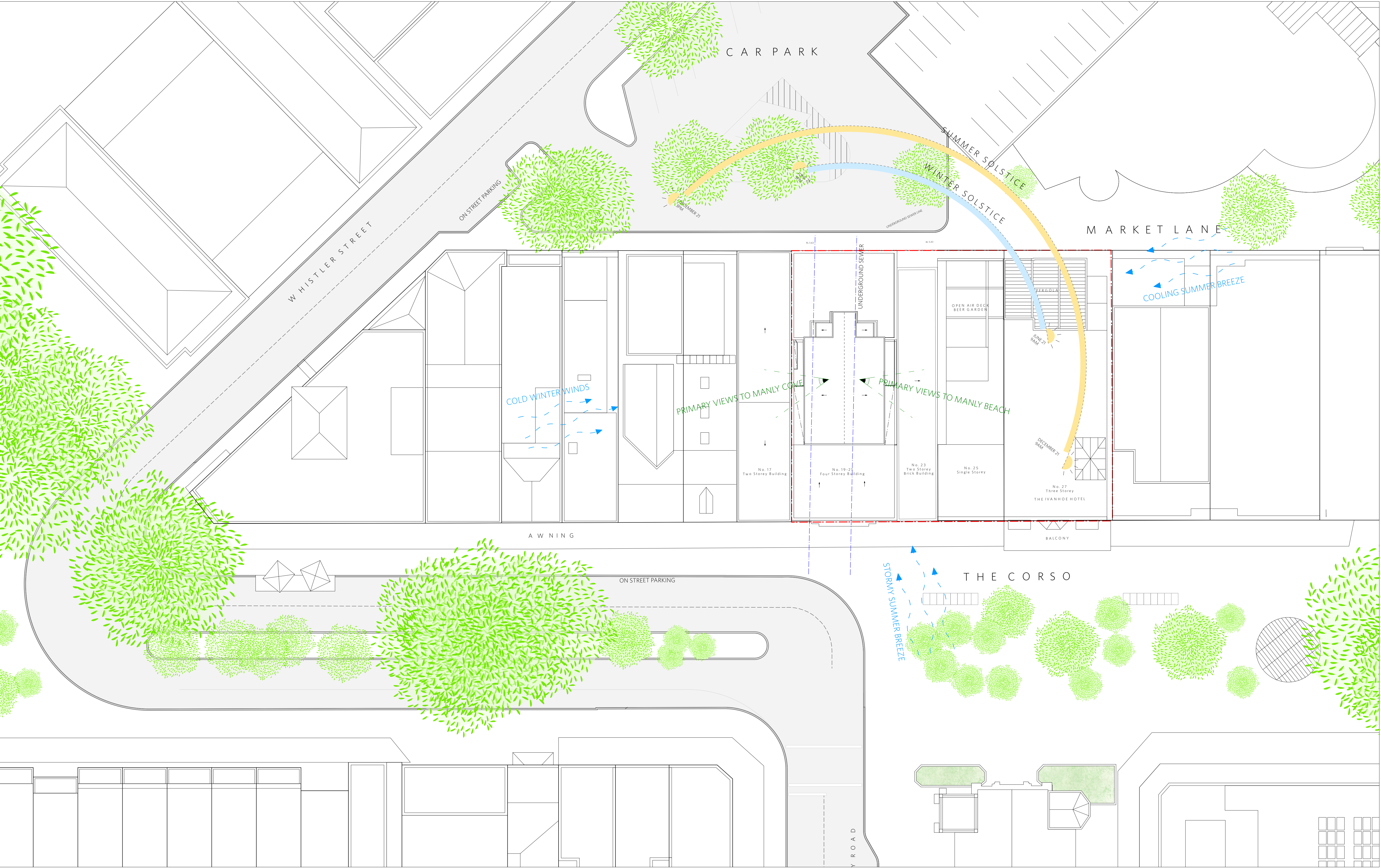
LOCATION PLAN - 1:1500@ A1

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LEGEND

ISSUE STATUS			JOB NO.	CHECKED	JOB		TITLE	
REV	DESCRIPTION	DATE	1733	CB + DJ	19-23 The Corso		Title Sheet	
A	PRELIMINARY ISSUE FOR CONSULTANTS	01/03/2022	DATE DRAWN	DRAWN AG + DJ	Manly NSW 2095		Location Plan	
B	REVISED ISSUE FOR CONSULTANTS	07/03/2022						
C	PRELIMINARY DA ISSUE	11/03/2022						
D	PRELIMINARY DA ISSUE	17/03/2022						
E	FOR DA REPORTS	14/03/2022						
DA	DA ISSUE	01/04/2022	SCALE		CLIENT		REV.	DRAWING NO.
			1:1000 @ A1, 1:2000 @ A3		Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust		DA	DA-00
								



SITE PLAN

MONTAGES

VIEW 1



EXISTING: VIEW LOOKING TOWARDS CORSO FROM DARLEY RD

VIEW 2



EXISTING

VIEW 3



EXISTING: VIEW LOOKING FROM MARKET LANE



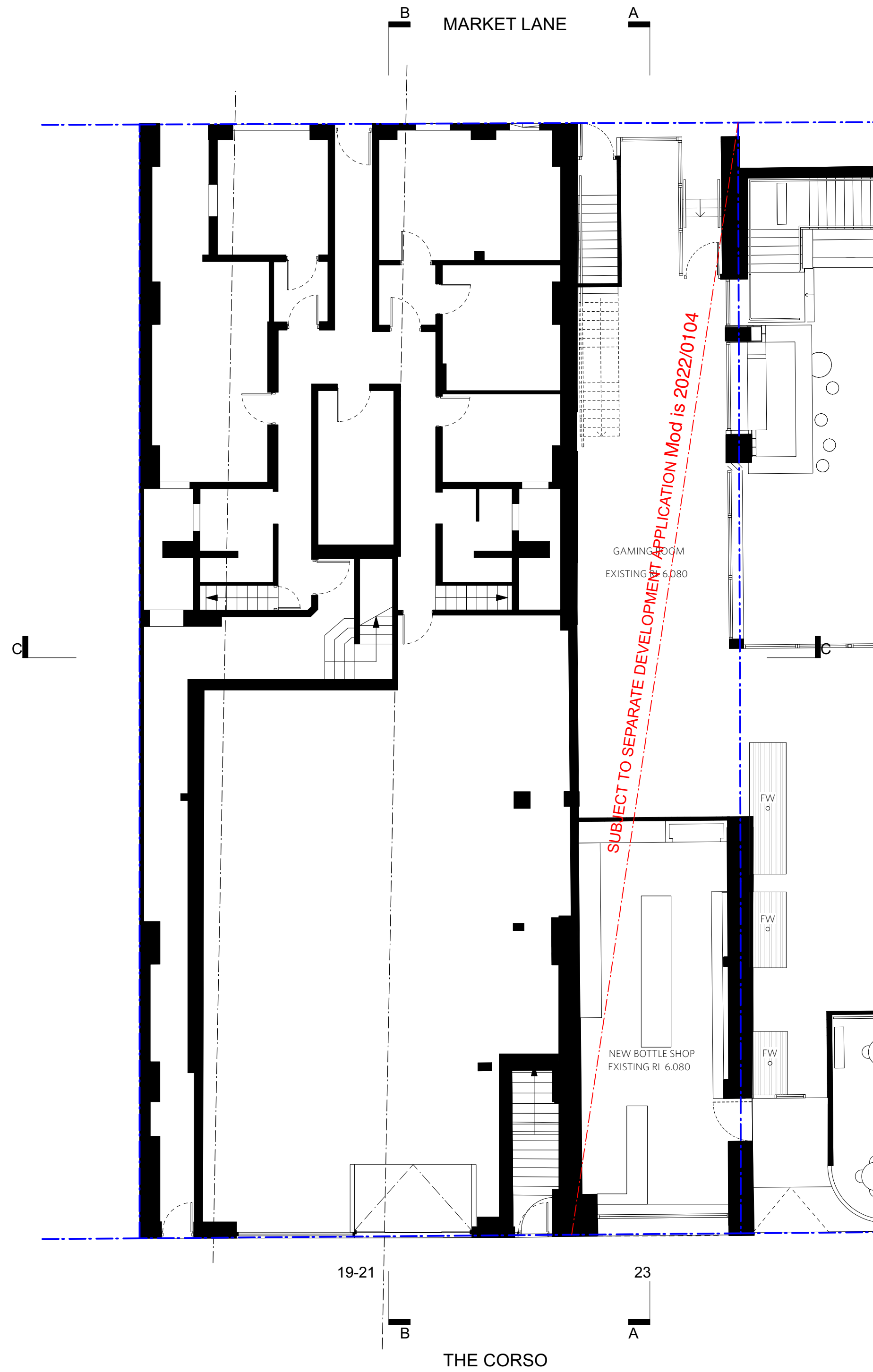
PROPOSED: LOOKING TOWARDS CORSO FROM DARLEY RD



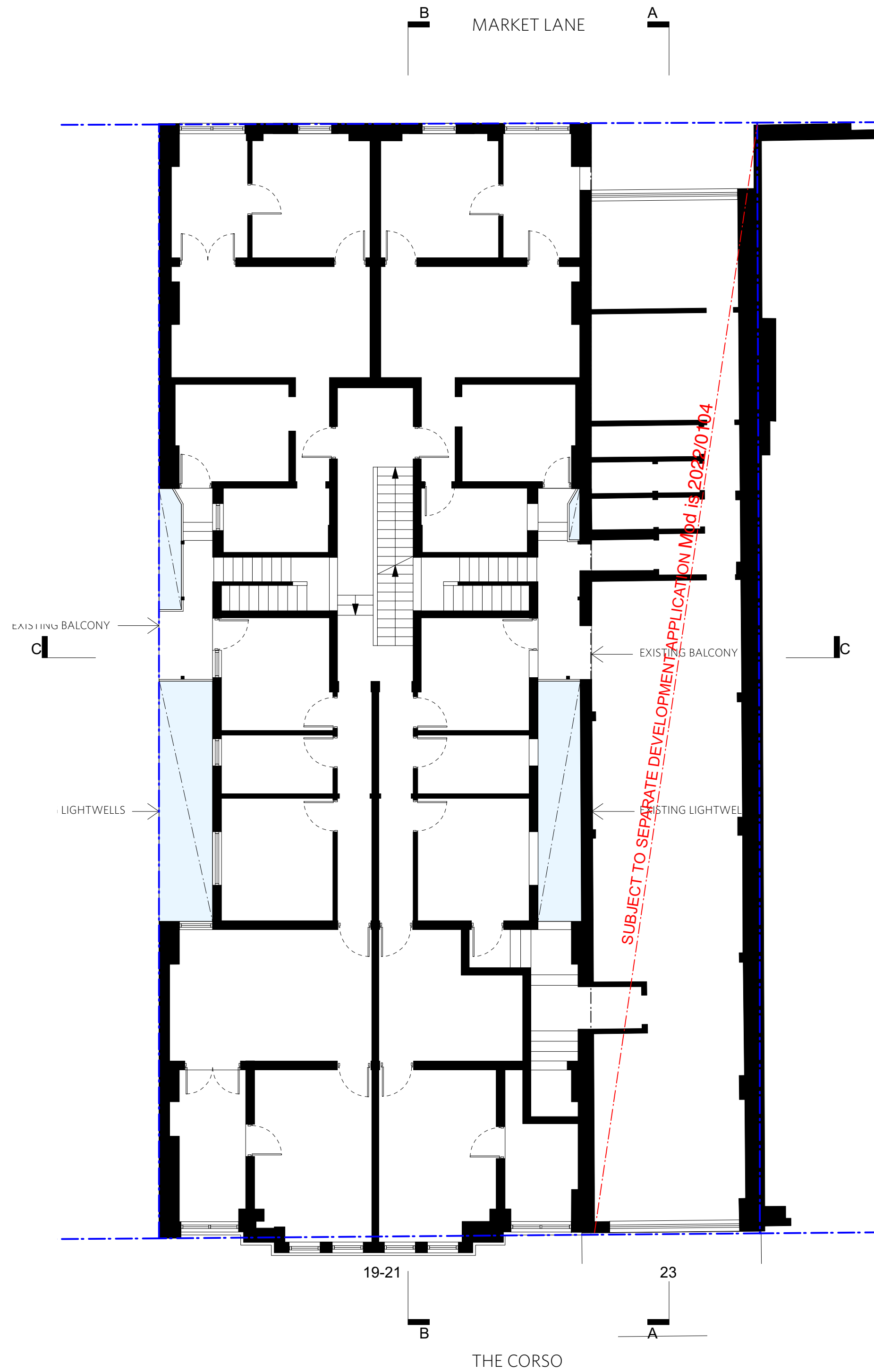
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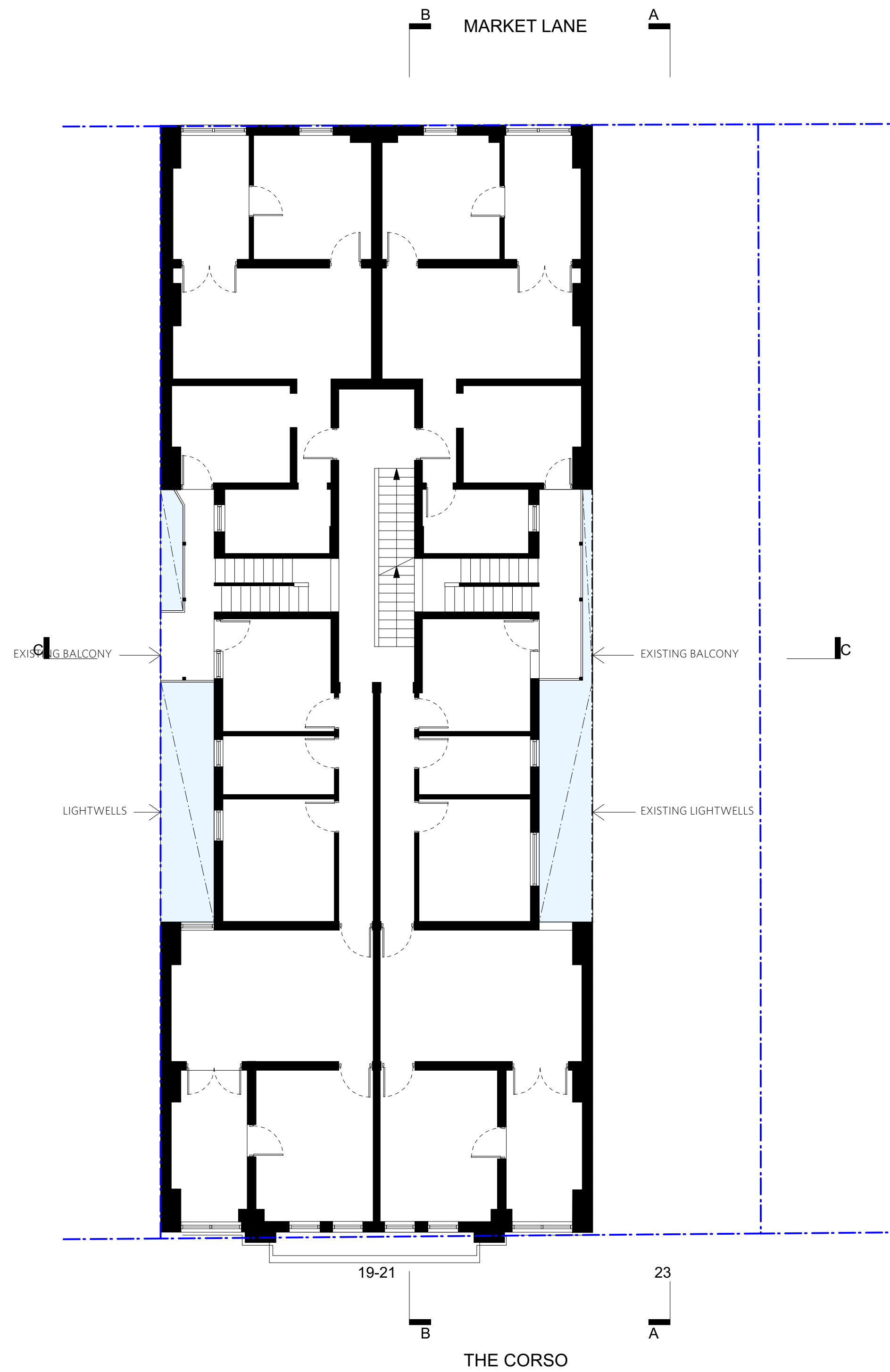
PROPOSED: VIEW LOOKING FROM MARKET LANE



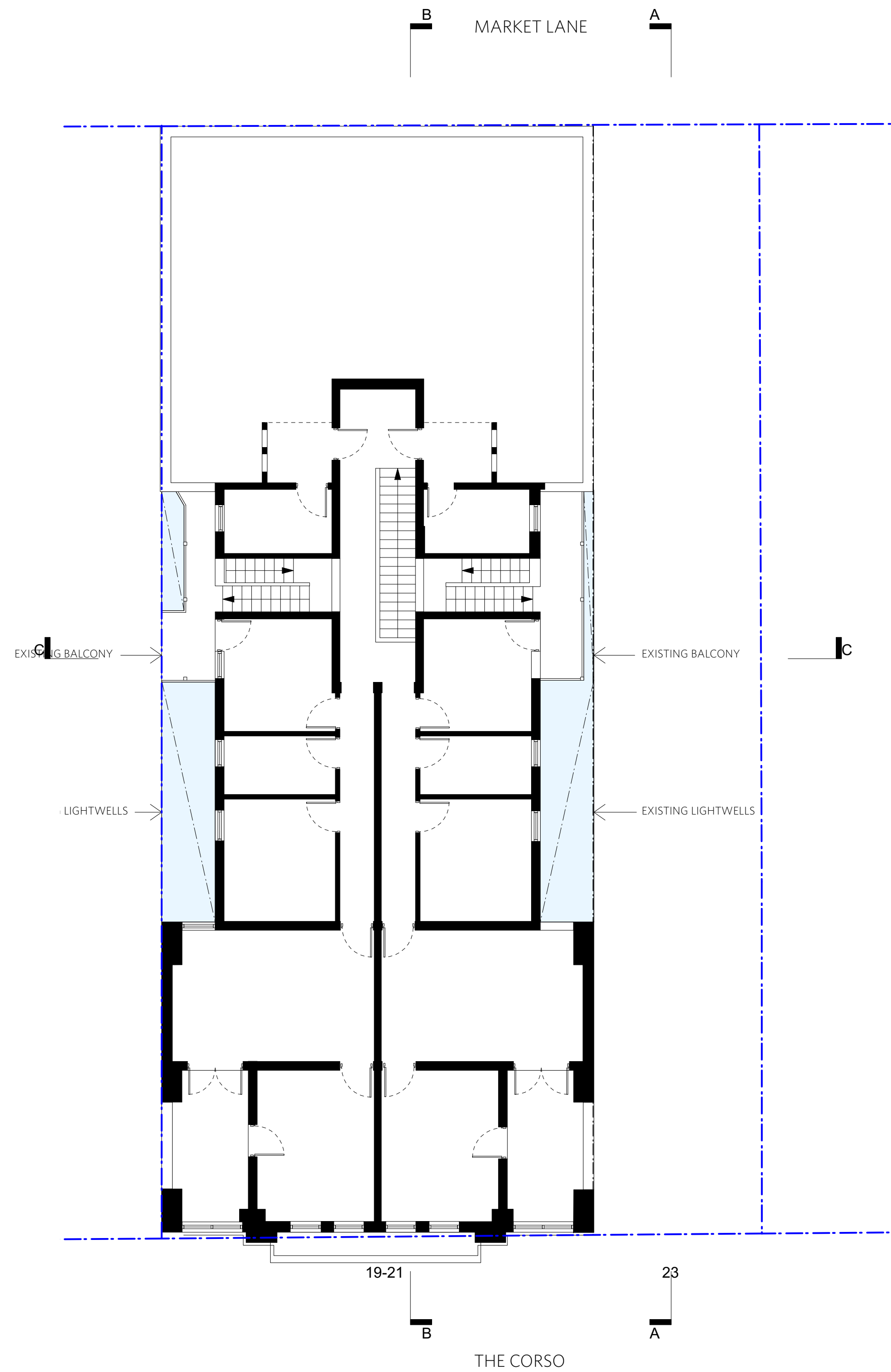
GROUND FLOOR PLAN - EXISTING



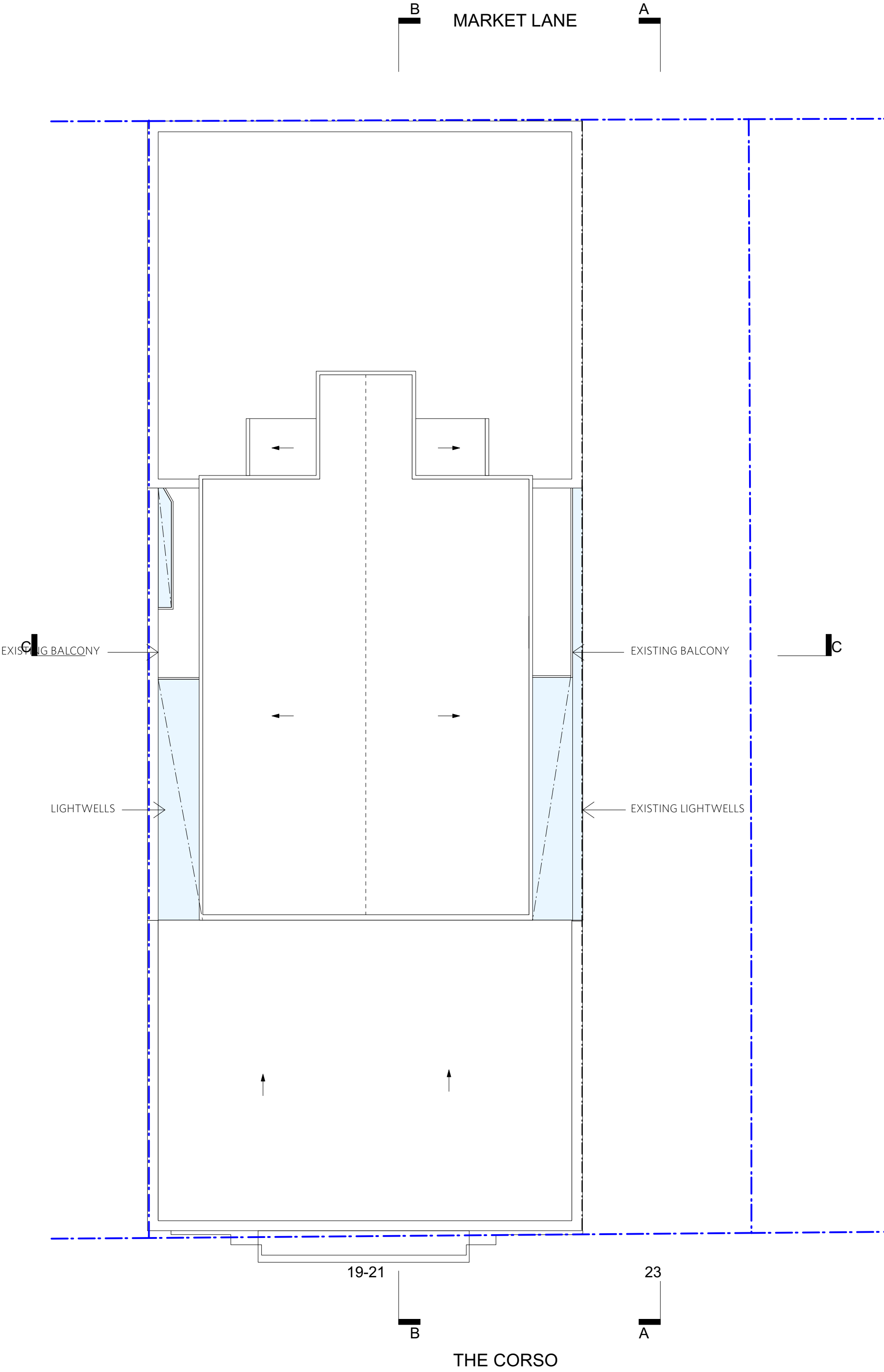
1ST FLOOR PLAN - EXISTING



2ND FLOOR PLAN - EXISTING



3RD FLOOR PLAN - EXISTING



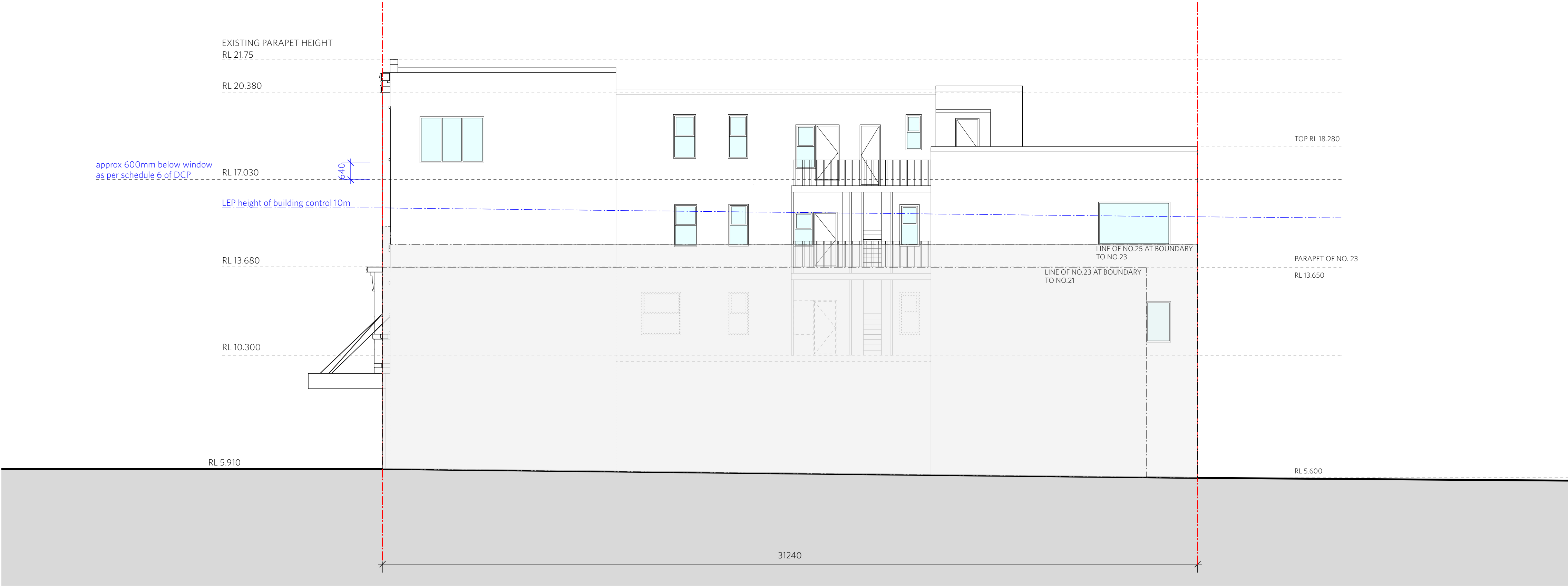
ROOF PLAN - EXISTING



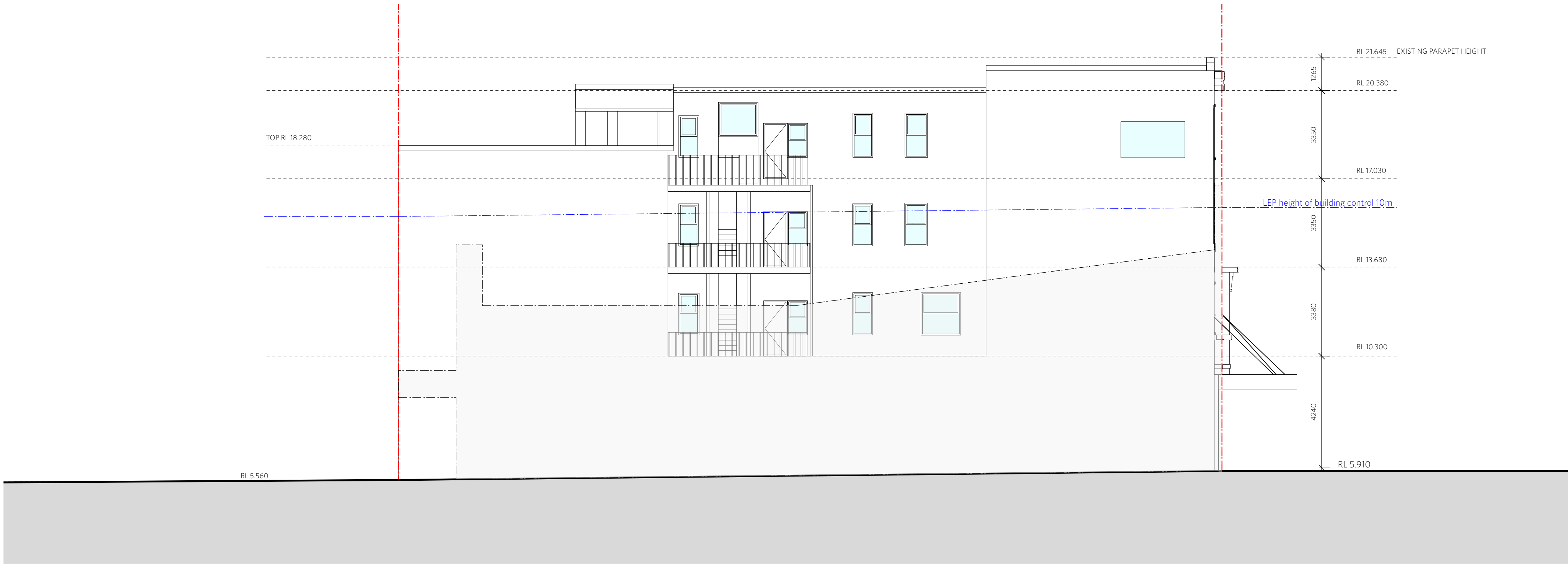
SOUTH ELEVATION - EXISTING



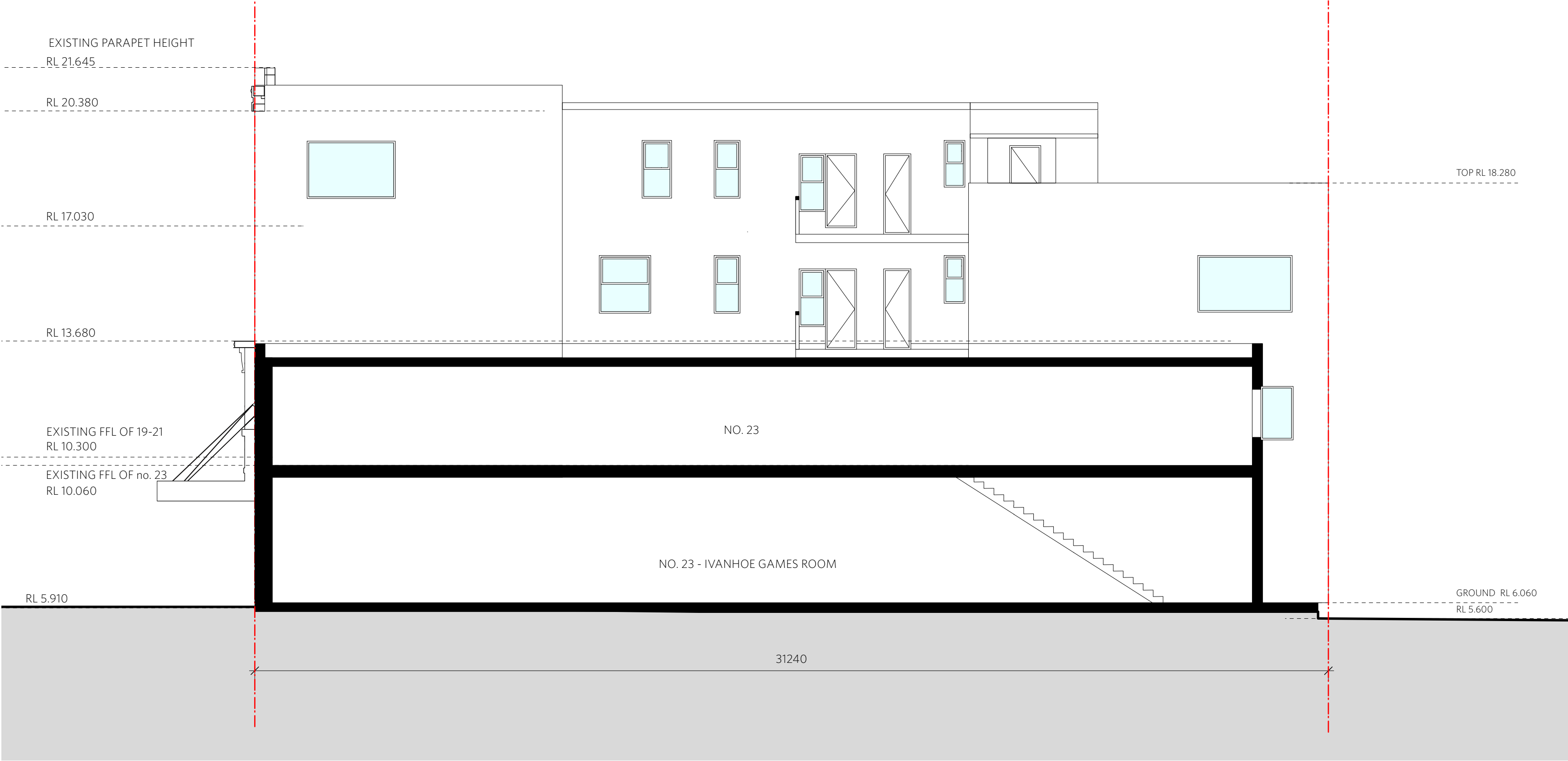
NORTH ELEVATION - EXISTING



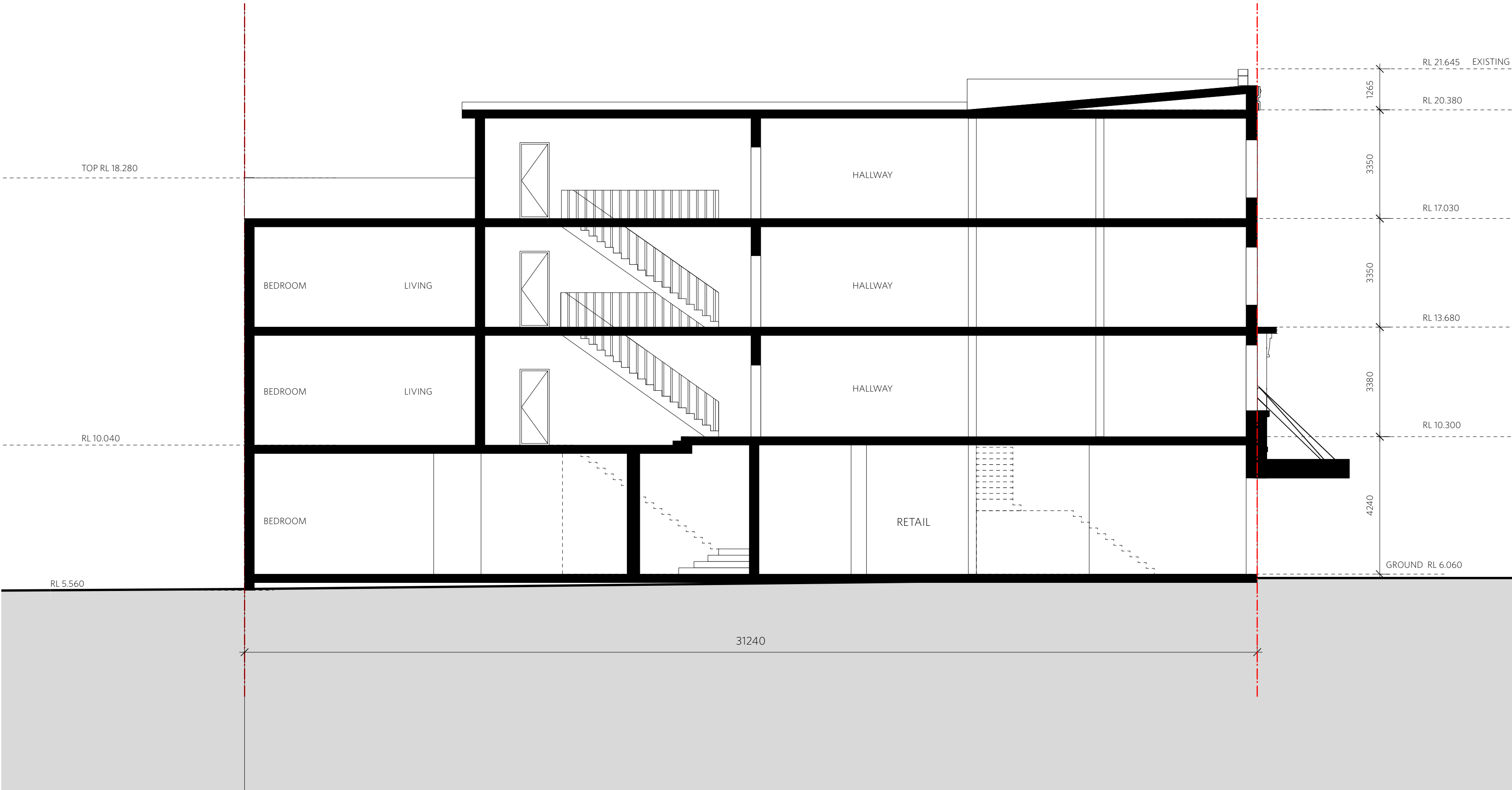
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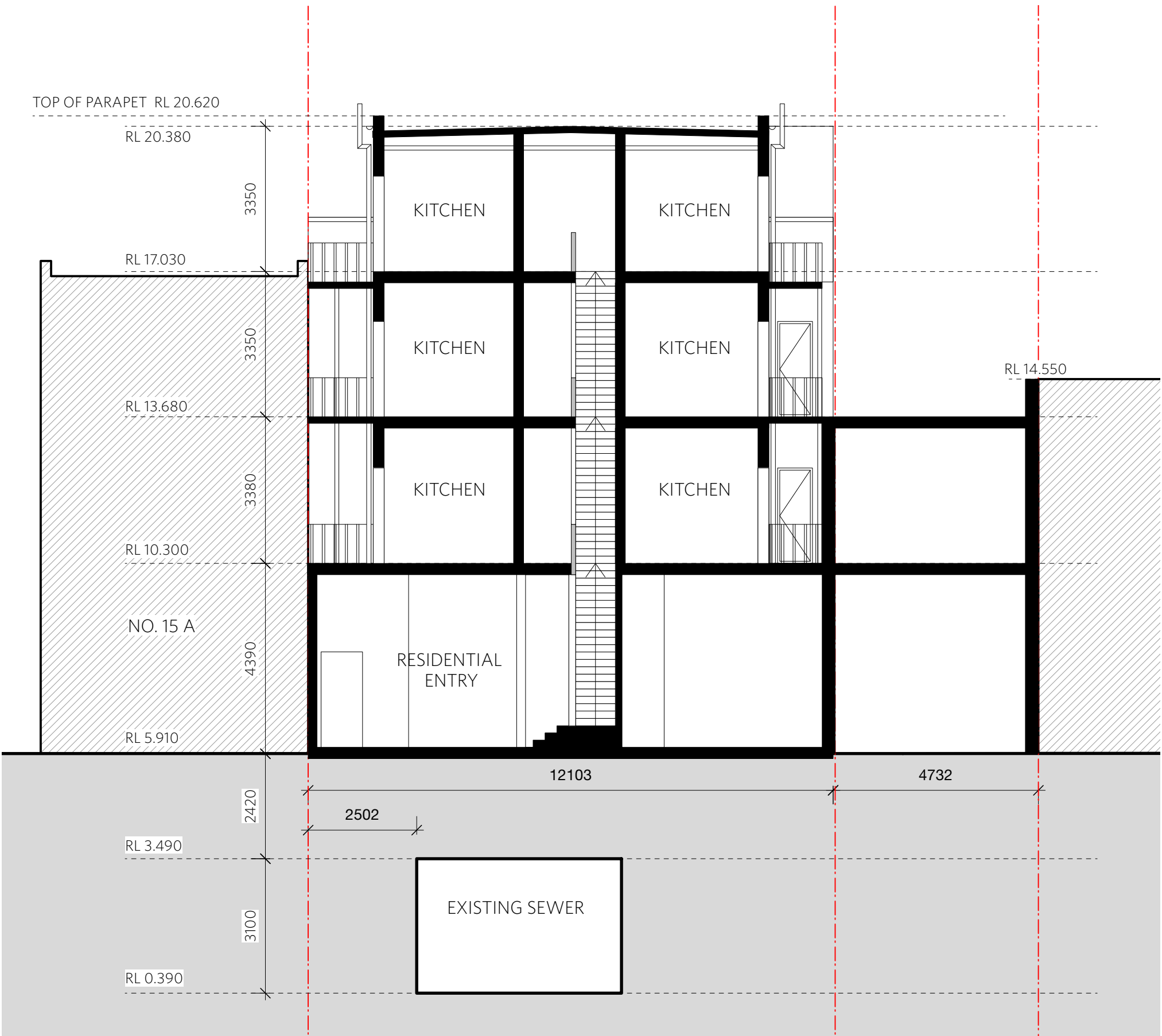
WEST ELEVATION - EXISTING



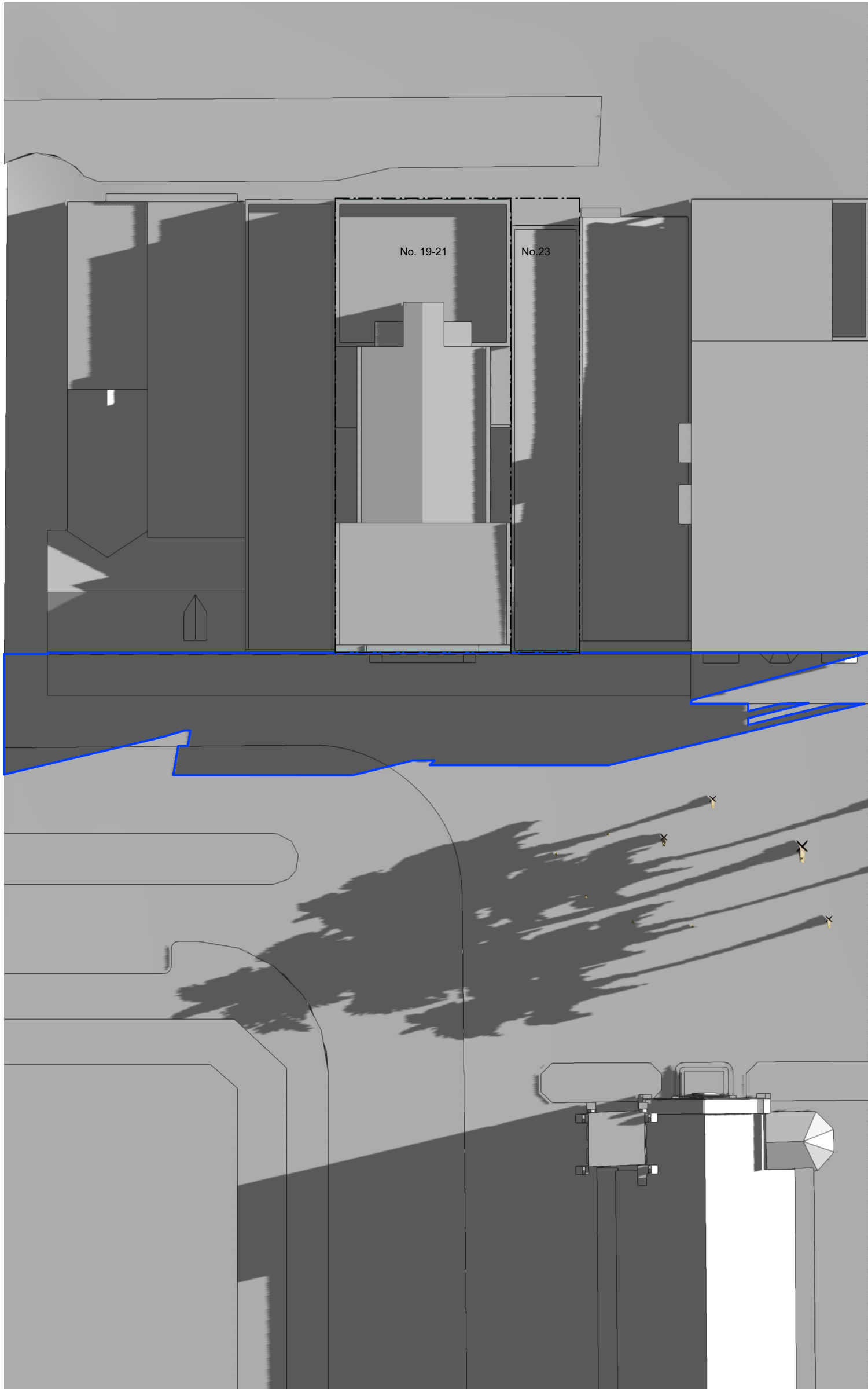
SECTION A - EXISTING



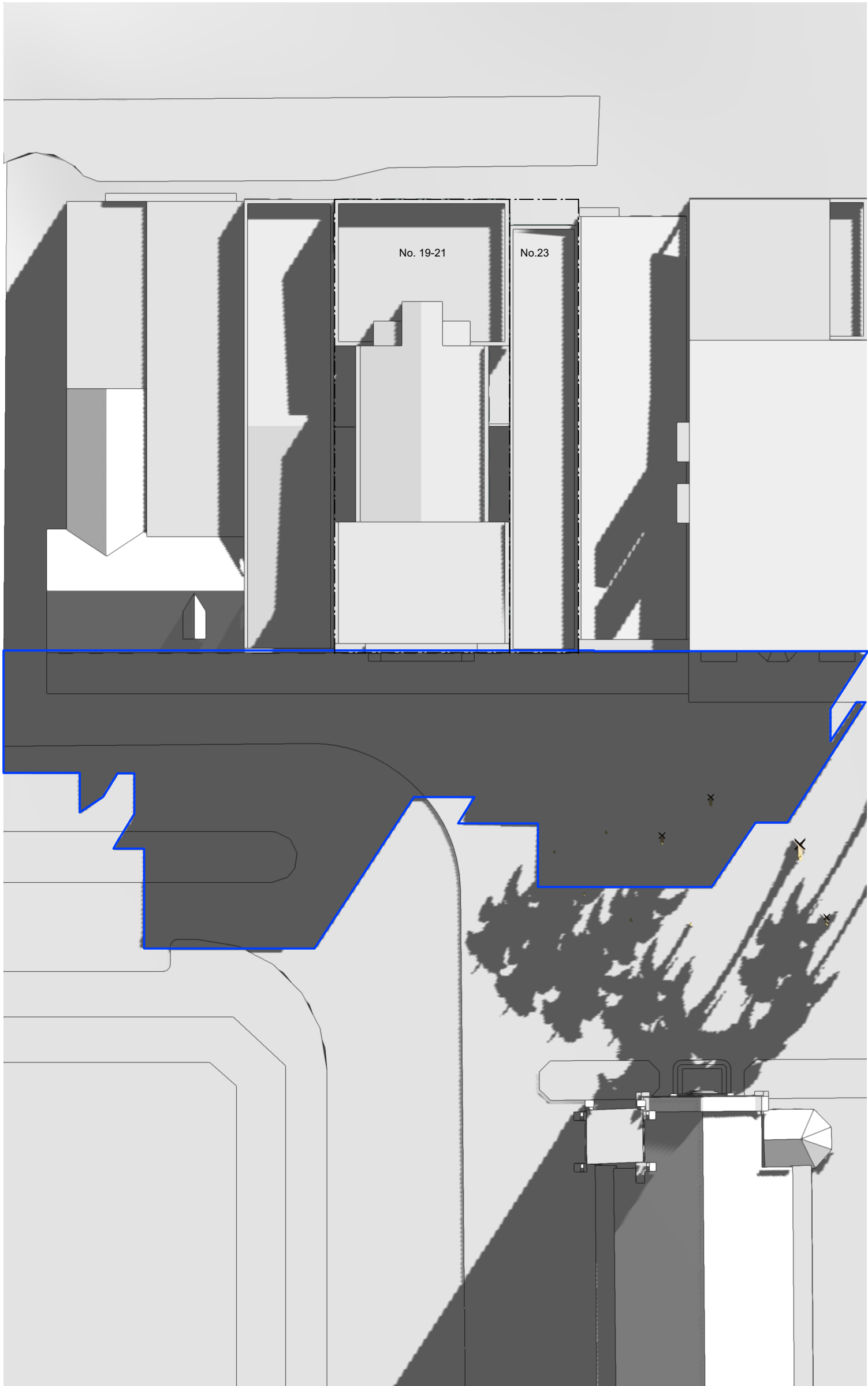
SECTION B - EXISTING



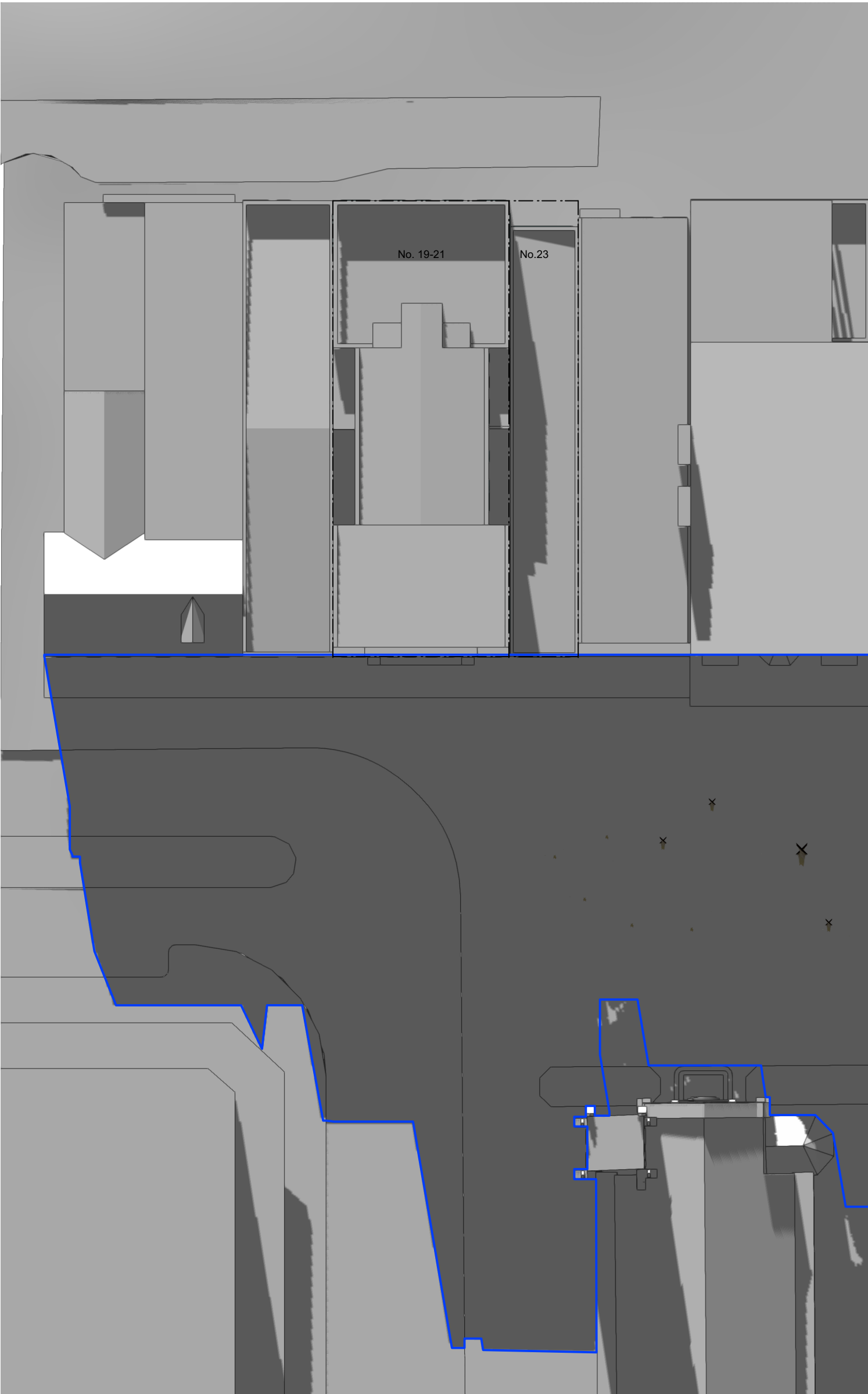
SECTION C - EXISTING



Existing Shadows - 21st June 9am



Existing Shadows - 21st June 12pm



Existing Shadows - 21st June 3pm

 Existing shadows

 Overshadowing from existing trees



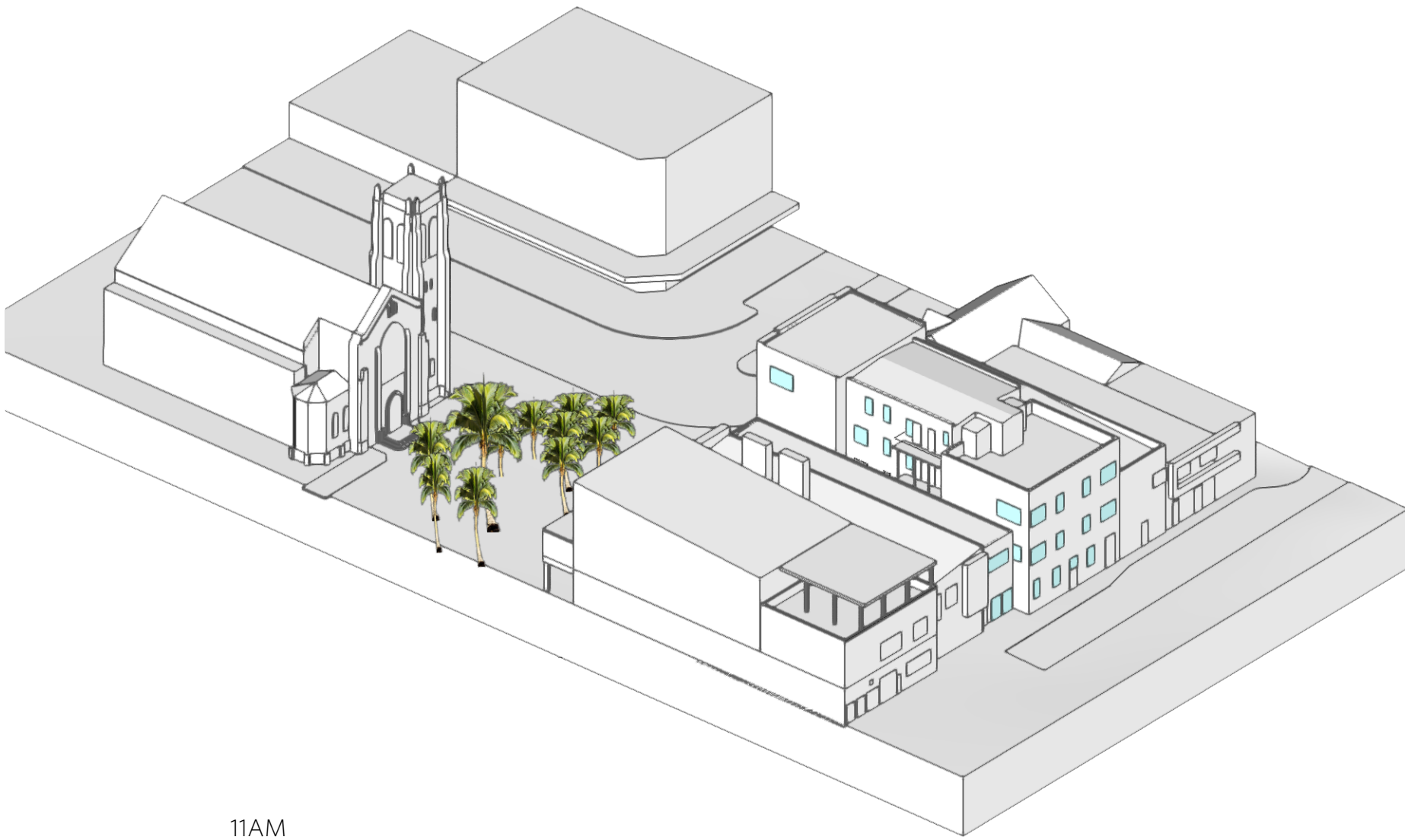
Existing shadows 21st June - From Sun view



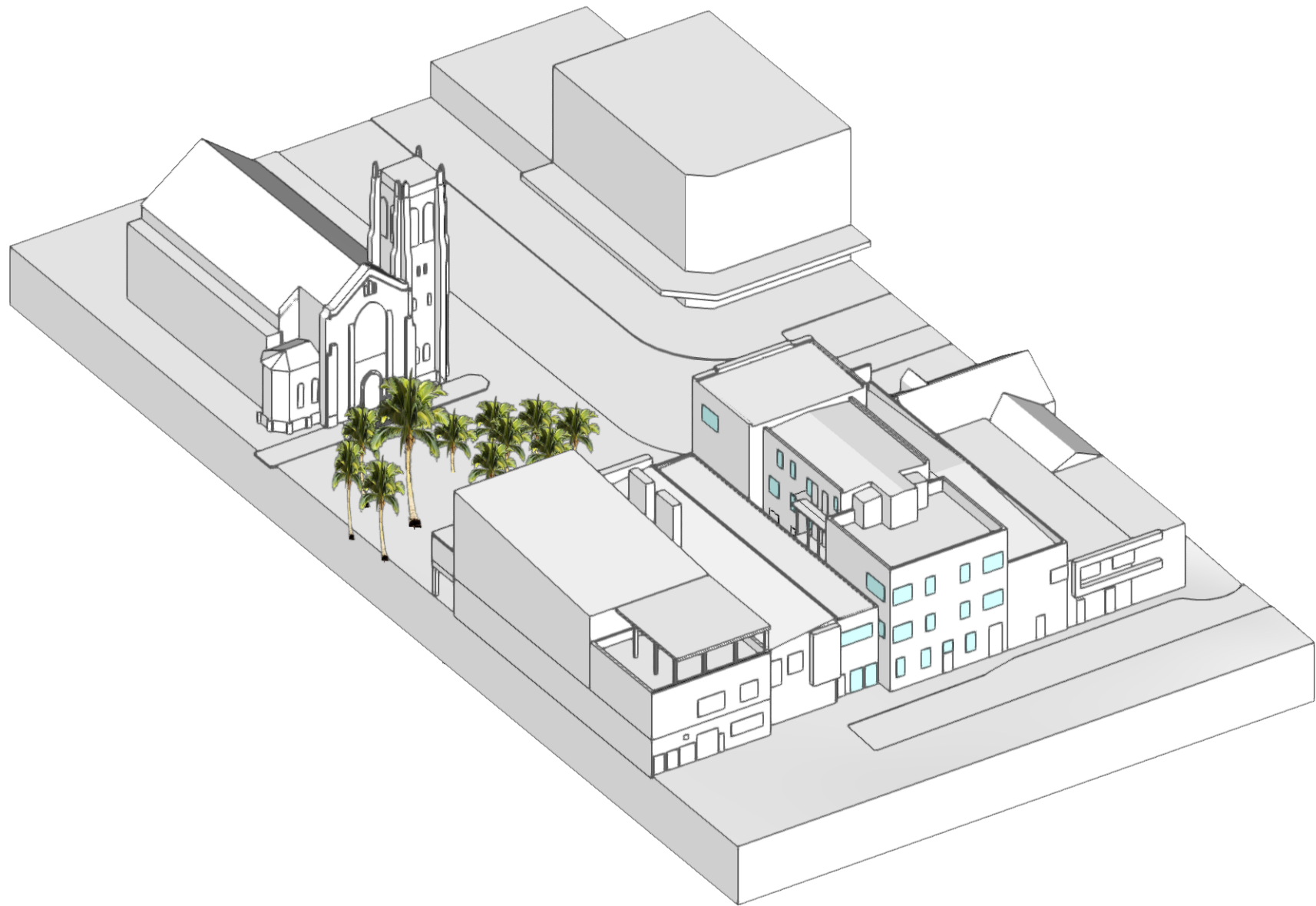
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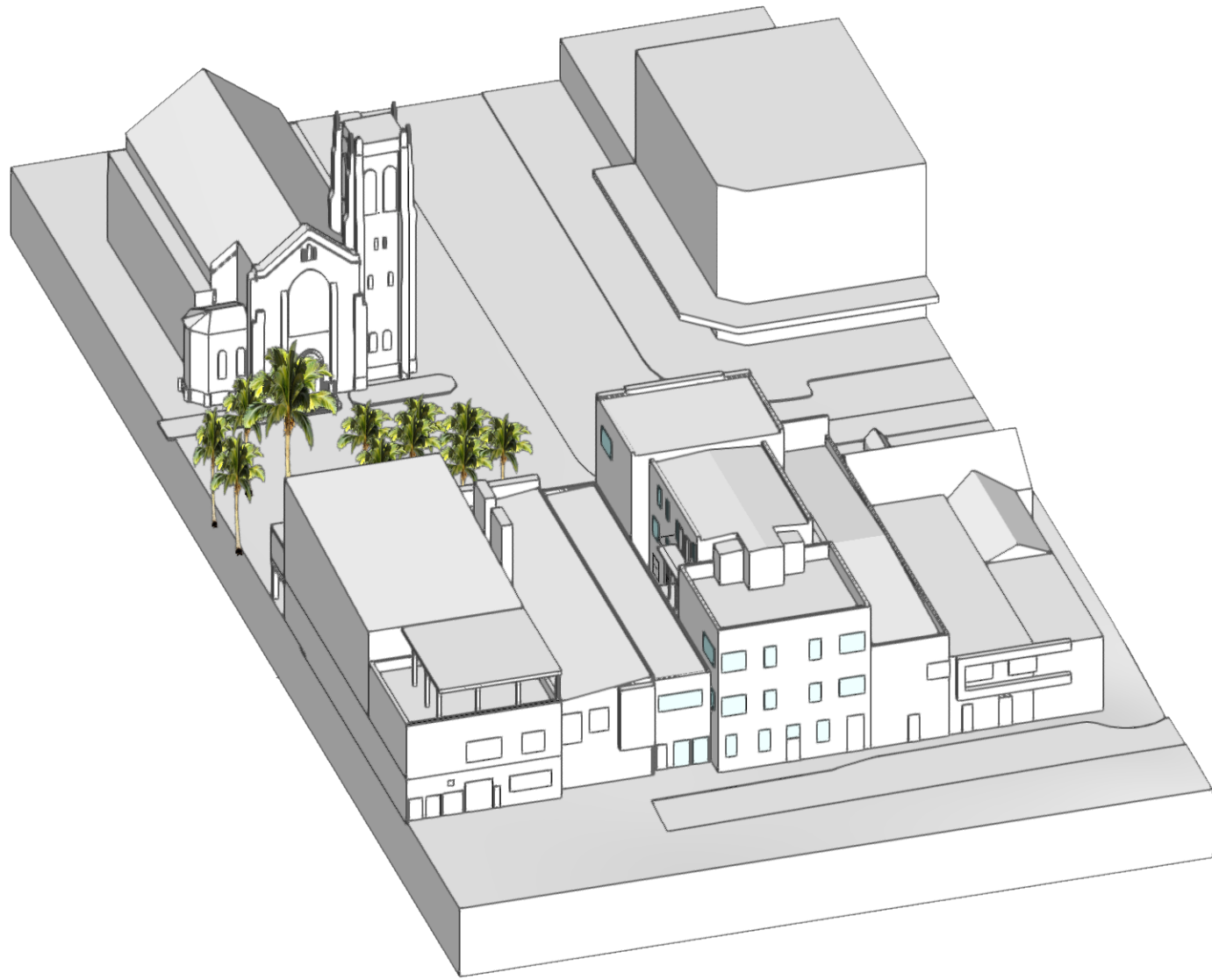
10AM



11AM



12PM



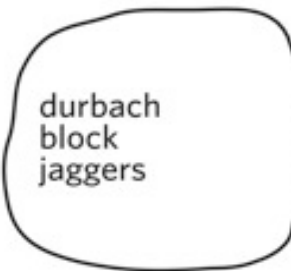
1PM



2PM



3PM



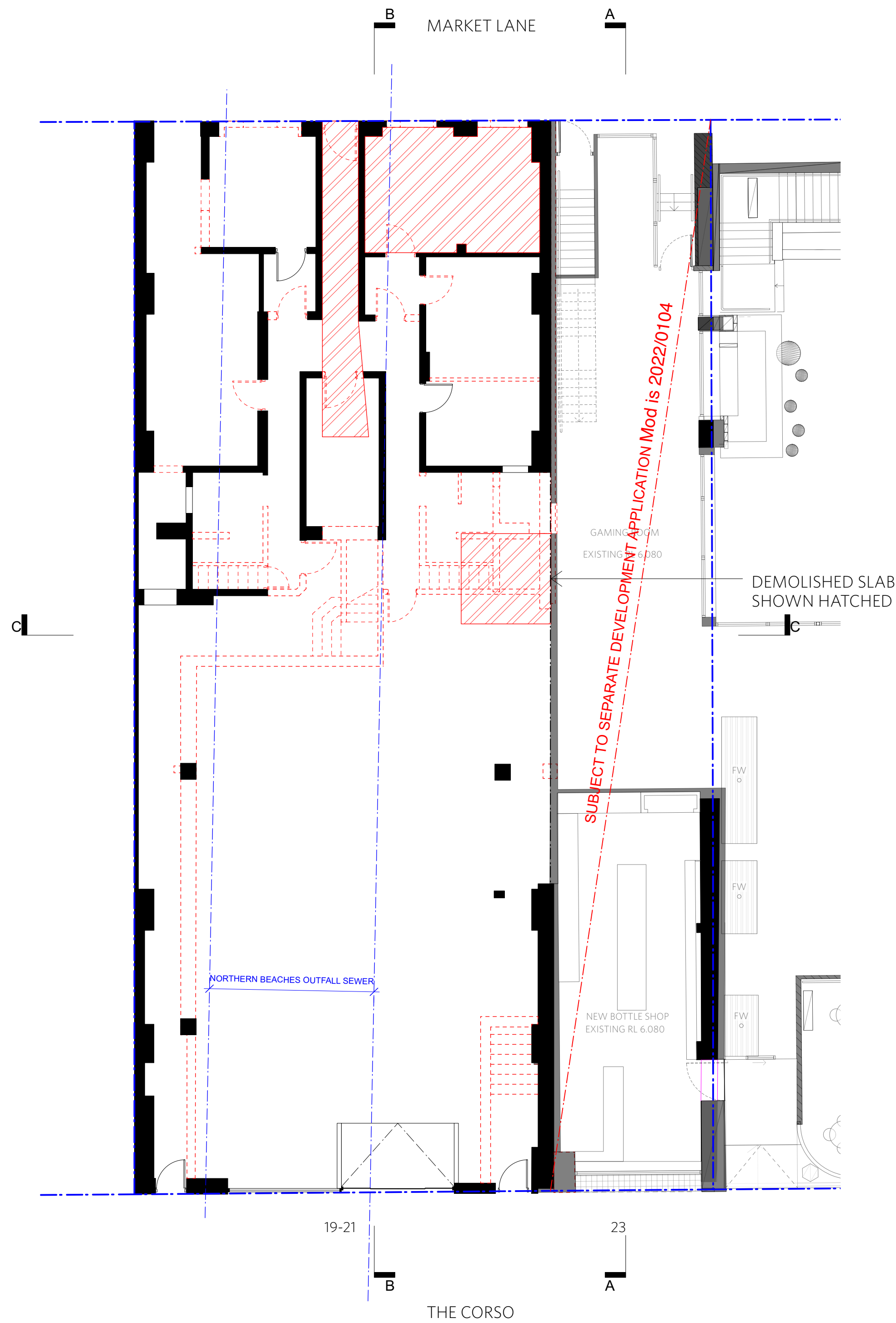
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LEGEND

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	PRELIMINARY ISSUE FOR CONSULTANTS	01/03/22
B	REVISED ISSUE FOR CONSULTANTS	07/03/22
C	PRELIMINARY DA ISSUE	11/03/22
D	PRELIMINARY DA ISSUE	25/03/22
DA	DA ISSUE	01/04/22

JOB NO. 1733	CHECKED CB + DJ	JOB 19-23 The Corso Manly NSW 2095		TITLE Sun Eye View - Existing	
DATE DRAWN	DRAWN AG + DJ	CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust		REV. DA	DRAWING NO. DA-10
SCALE 1:500 @ A1, 1:1000@ A3					

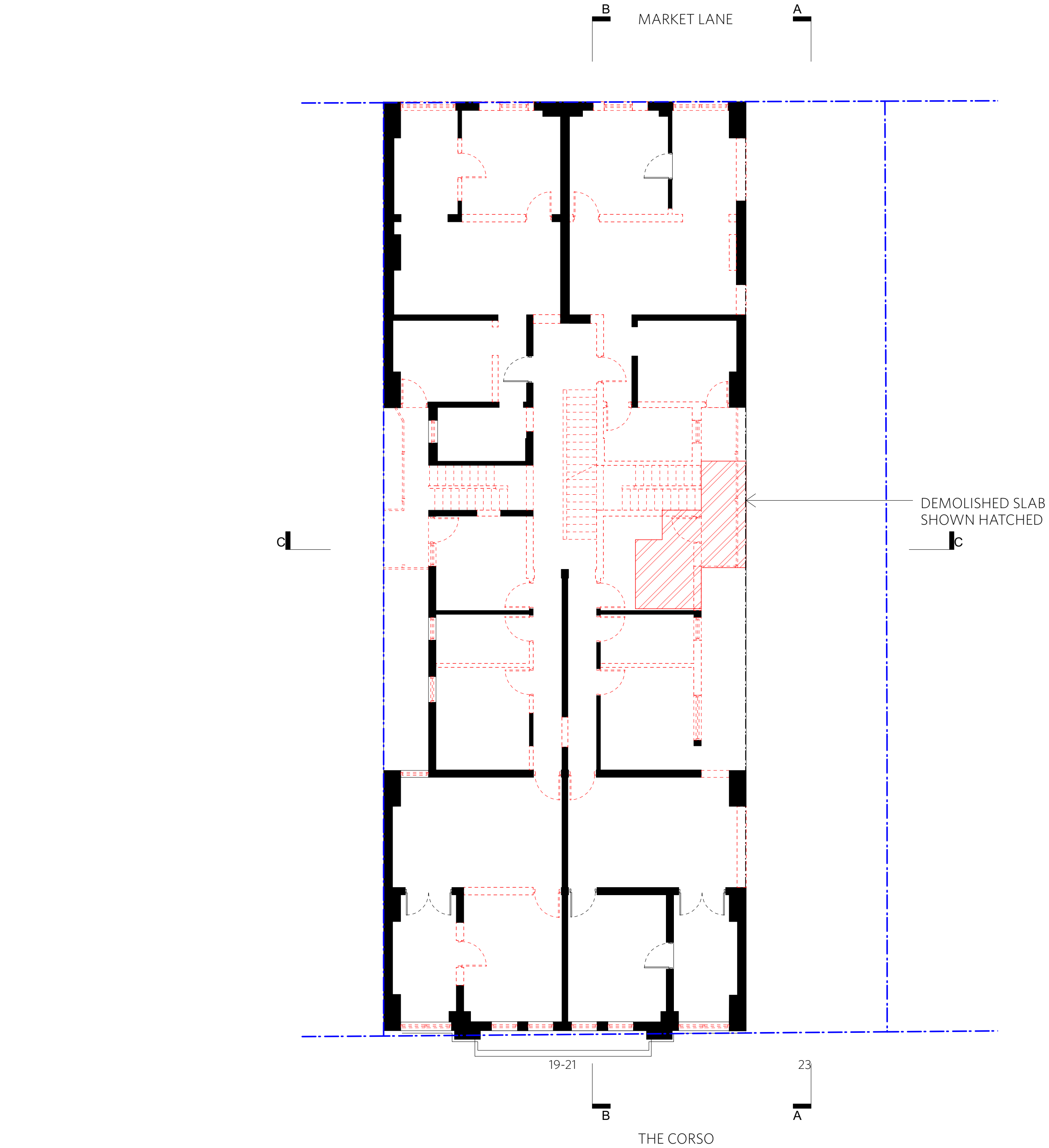


GROUND FLOOR PLAN - DEMOLITION

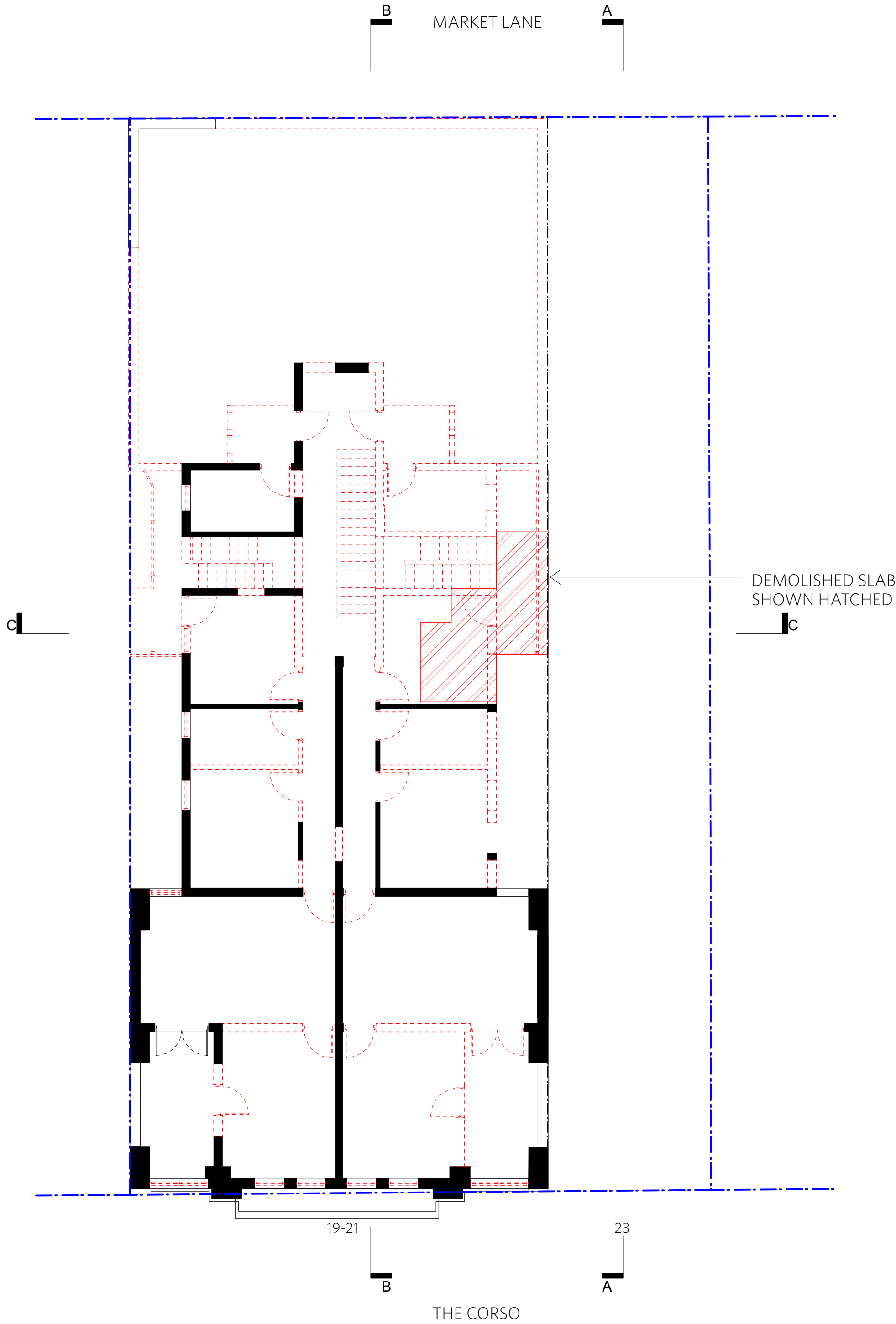


1ST FLOOR PLAN - DEMOLITION

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

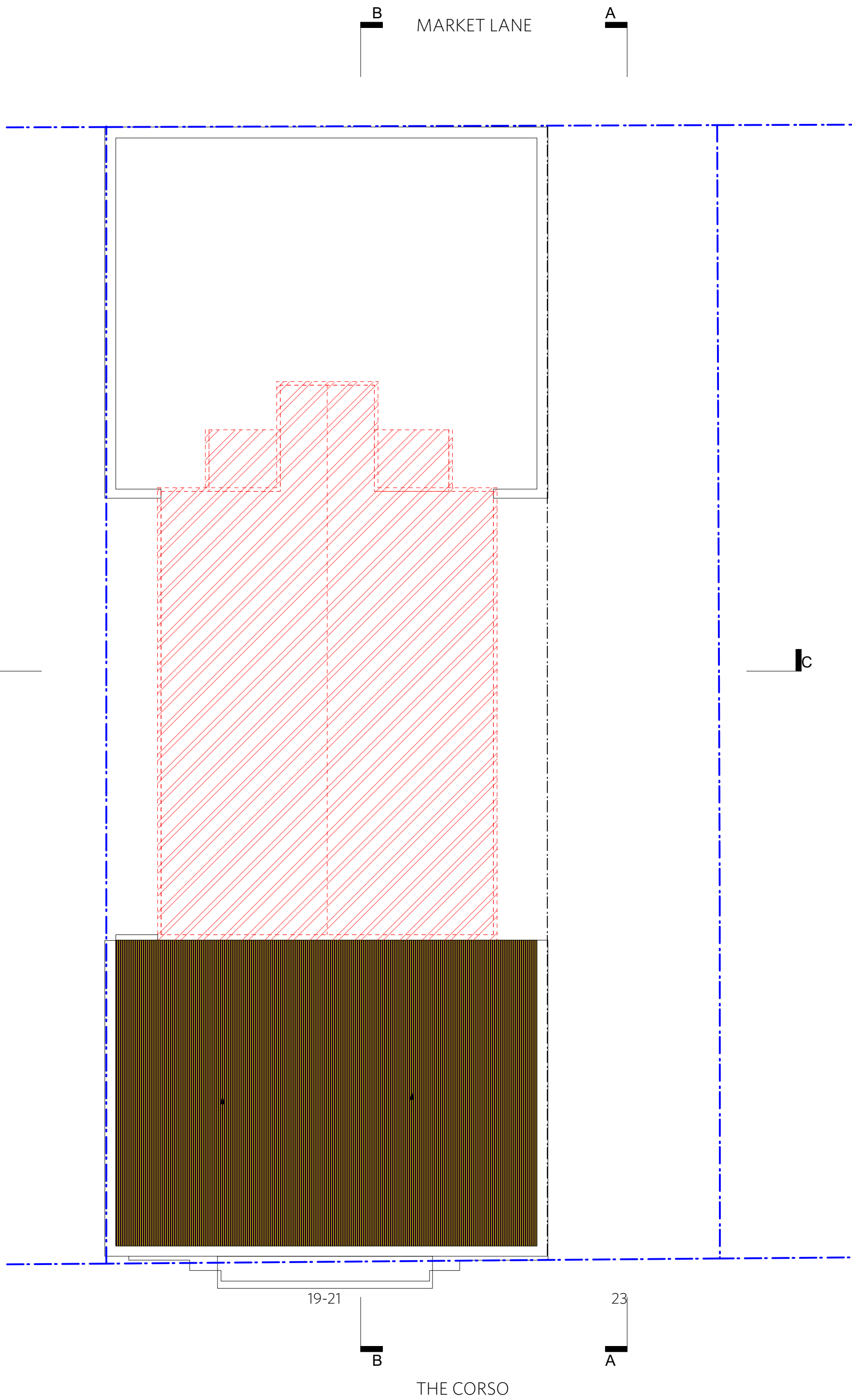


2ND FLOOR PLAN - DEMOLITION

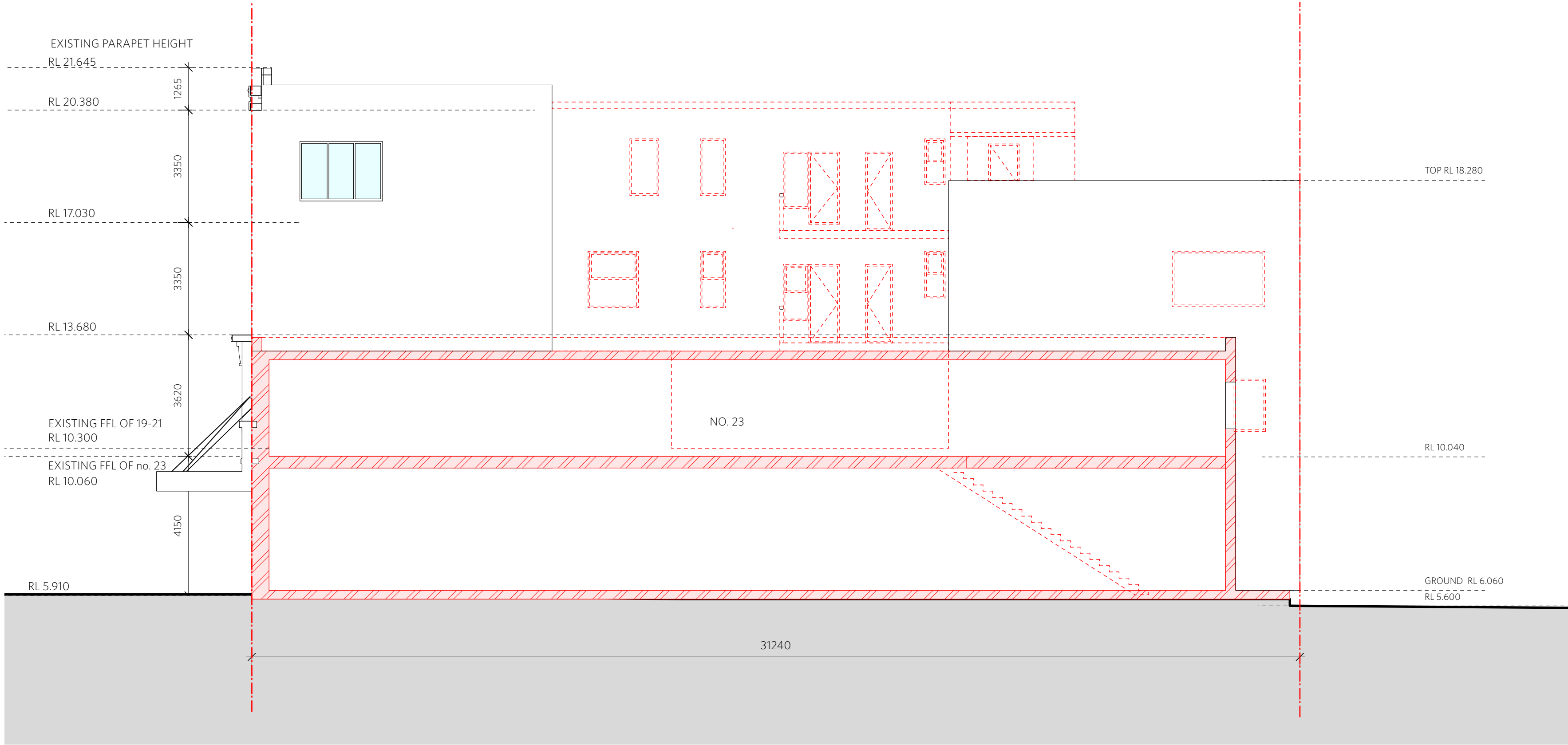


3RD FLOOR PLAN - DEMOLITION

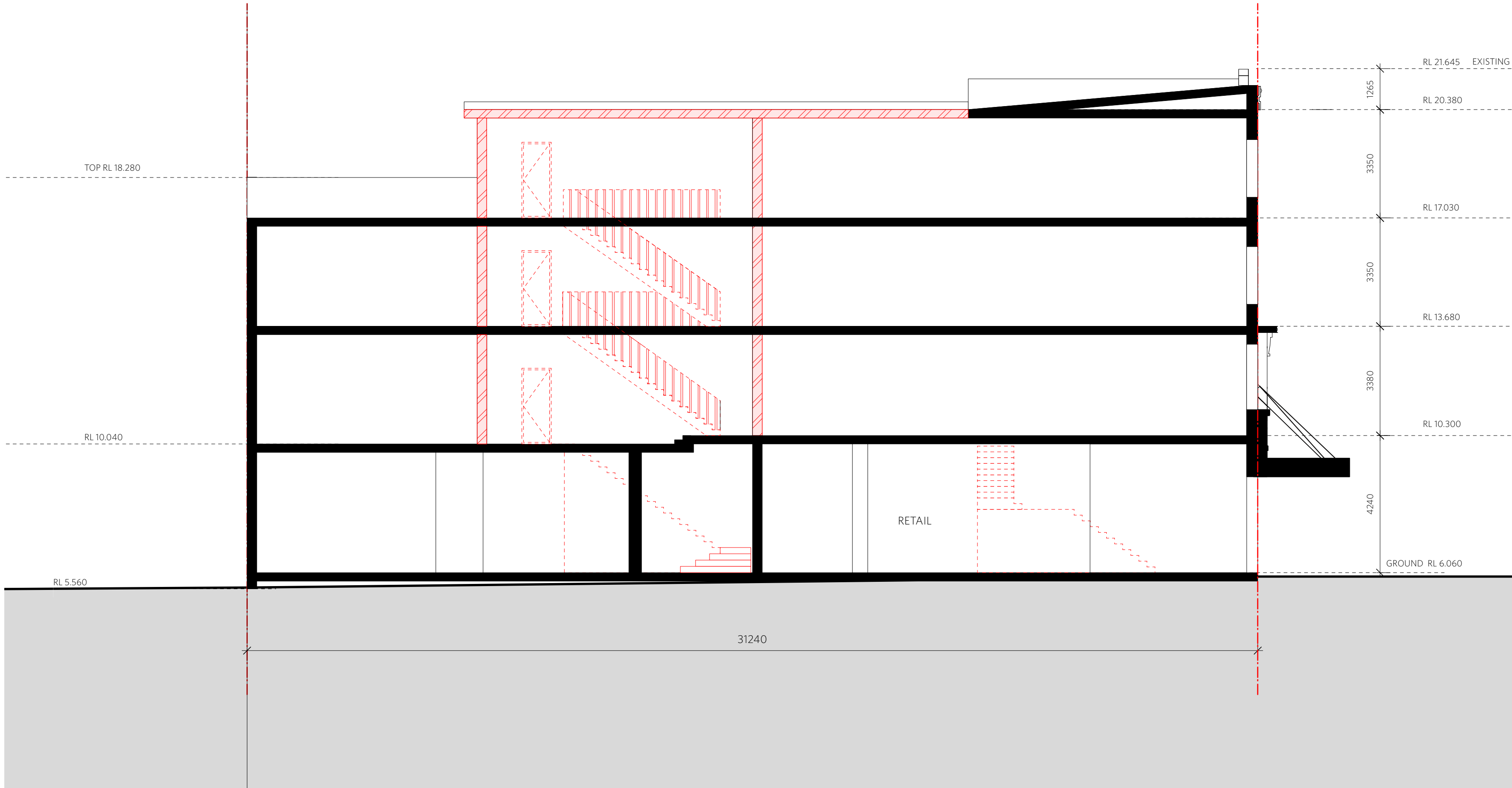
NOTE:
INDICATIVE. EXTENT OF
DETAILED DEMOLITION
SUBJECT TO DESIGN
DEVELOPMENT AT CC STAGE



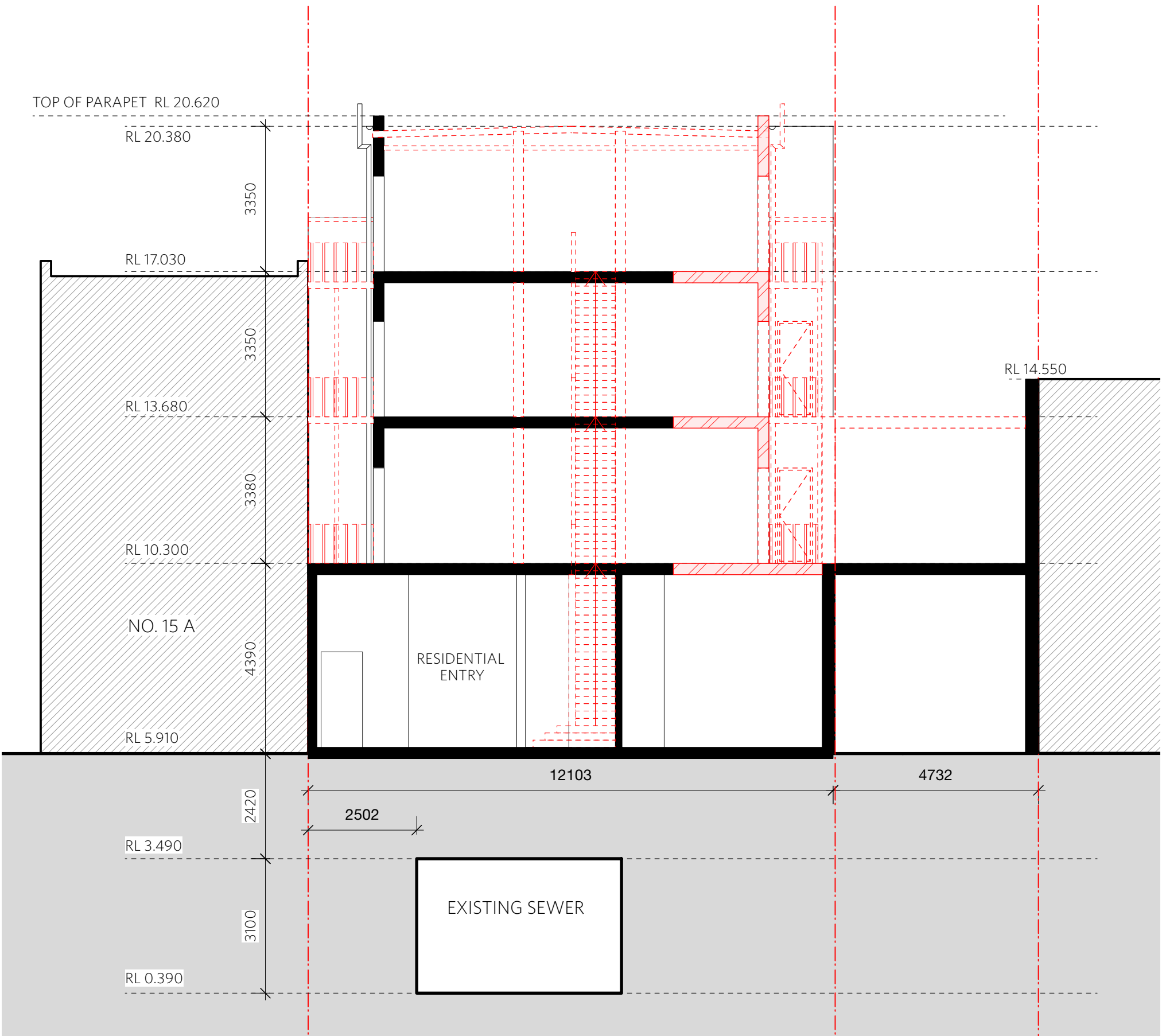
NOTE:
INDICATIVE. EXTENT OF
DETAILED DEMOLITION
SUBJECT TO DESIGN
DEVELOPMENT AT CC STAGE



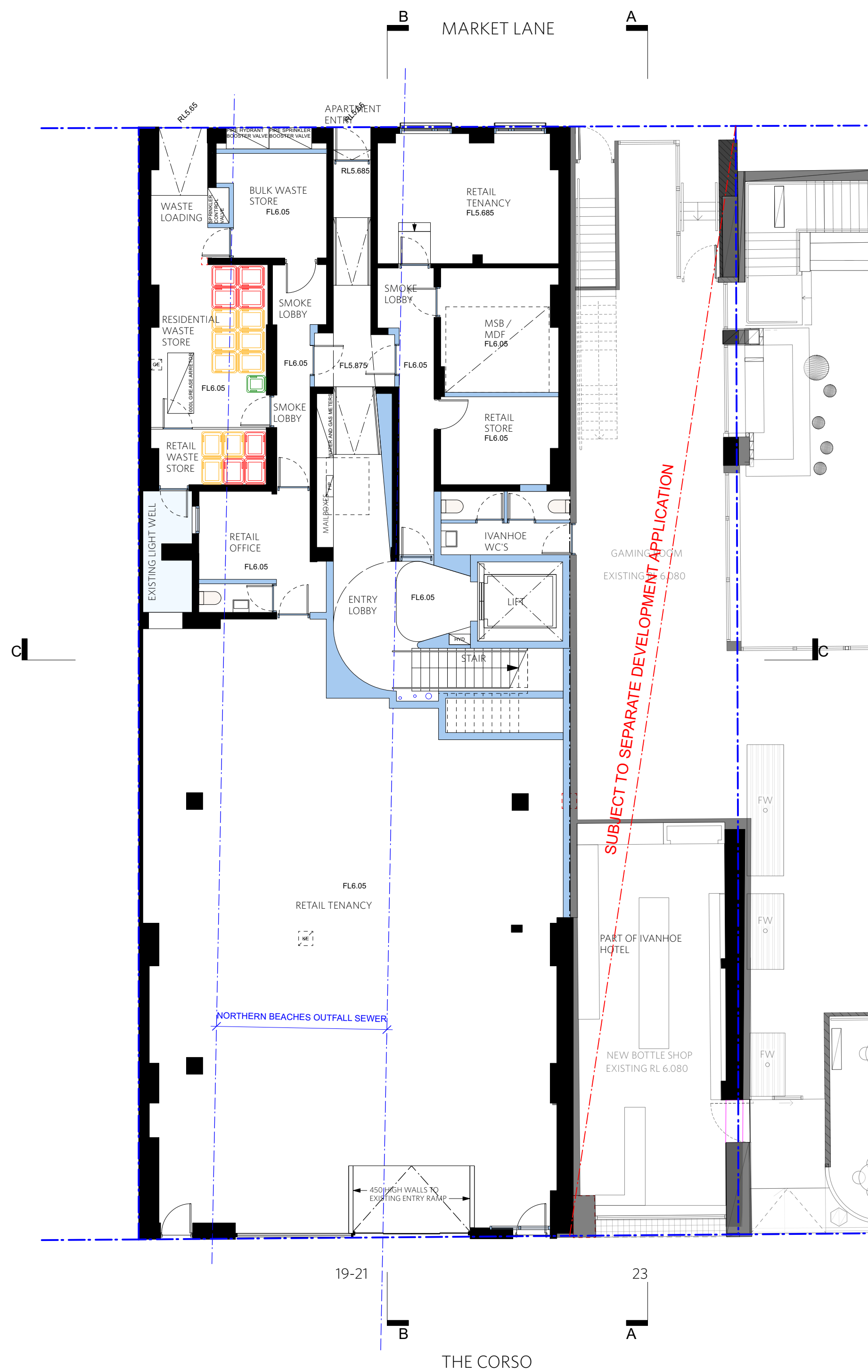
SECTION A - DEMOLITION



SECTION B - DEMOLITION



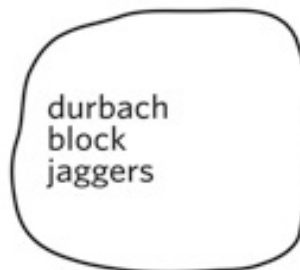
SECTION C - DEMOLITION



GROUND FLOOR PLAN - PROPOSED




1ST FLOOR PLAN - PROPOSED

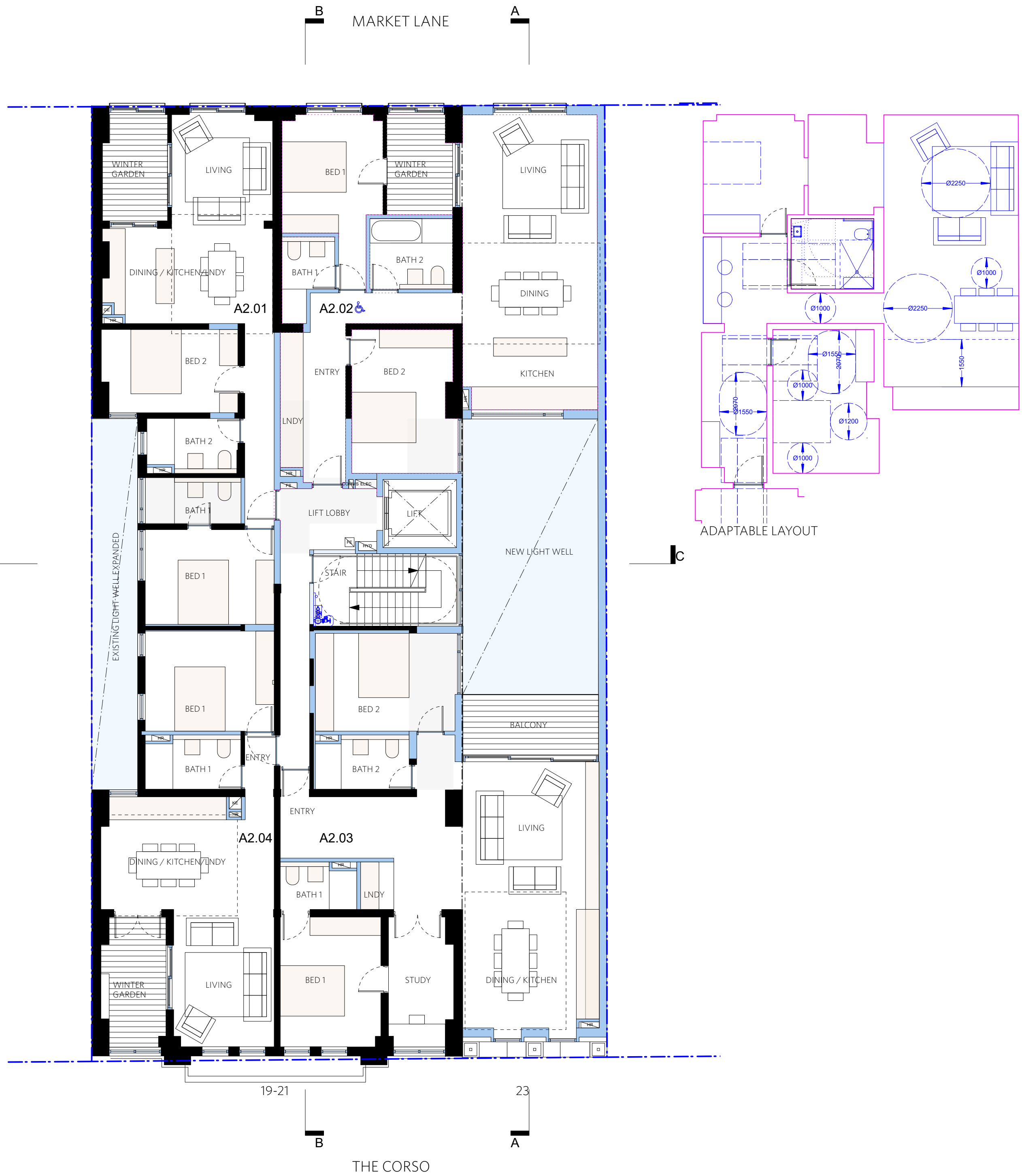


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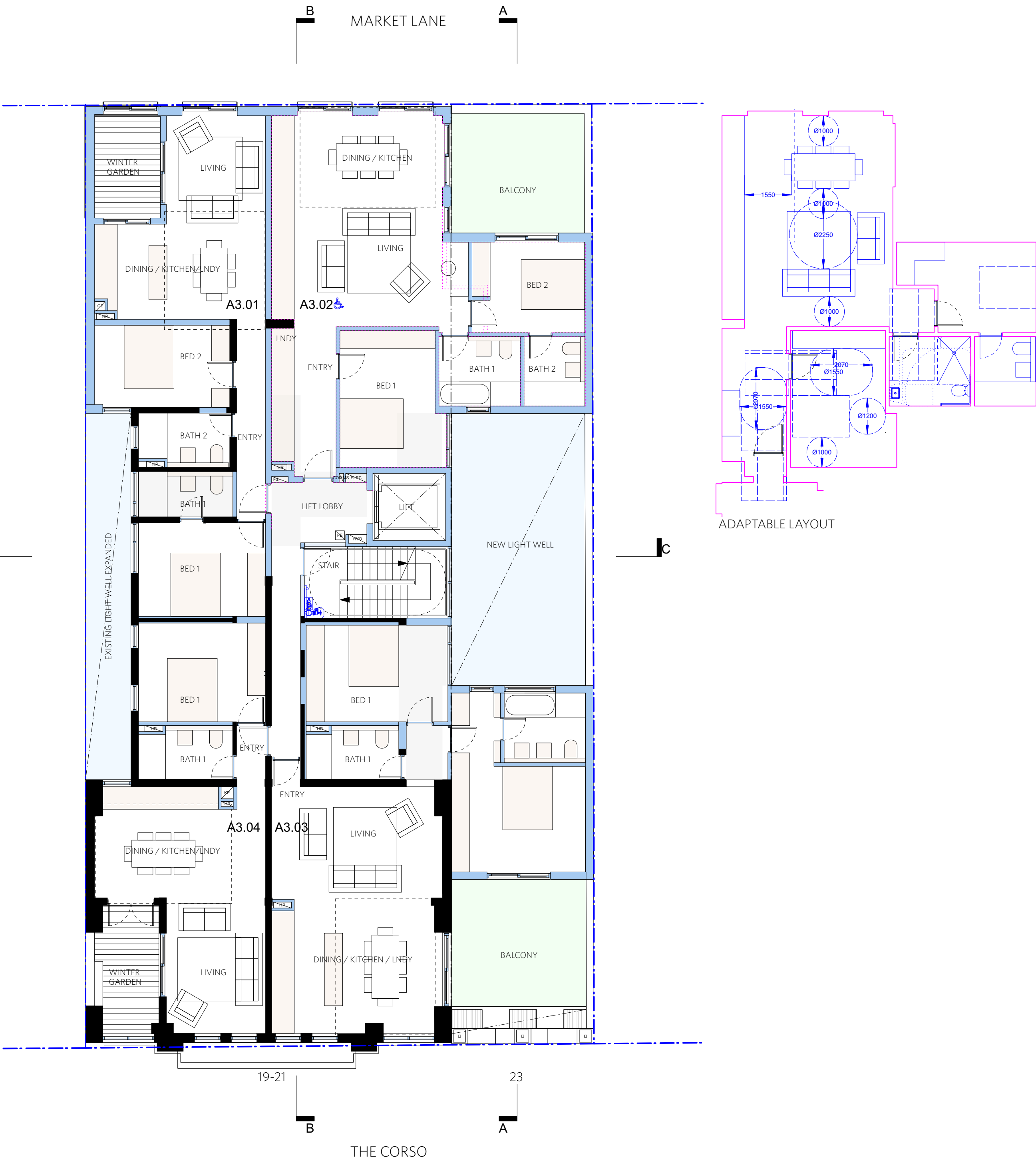
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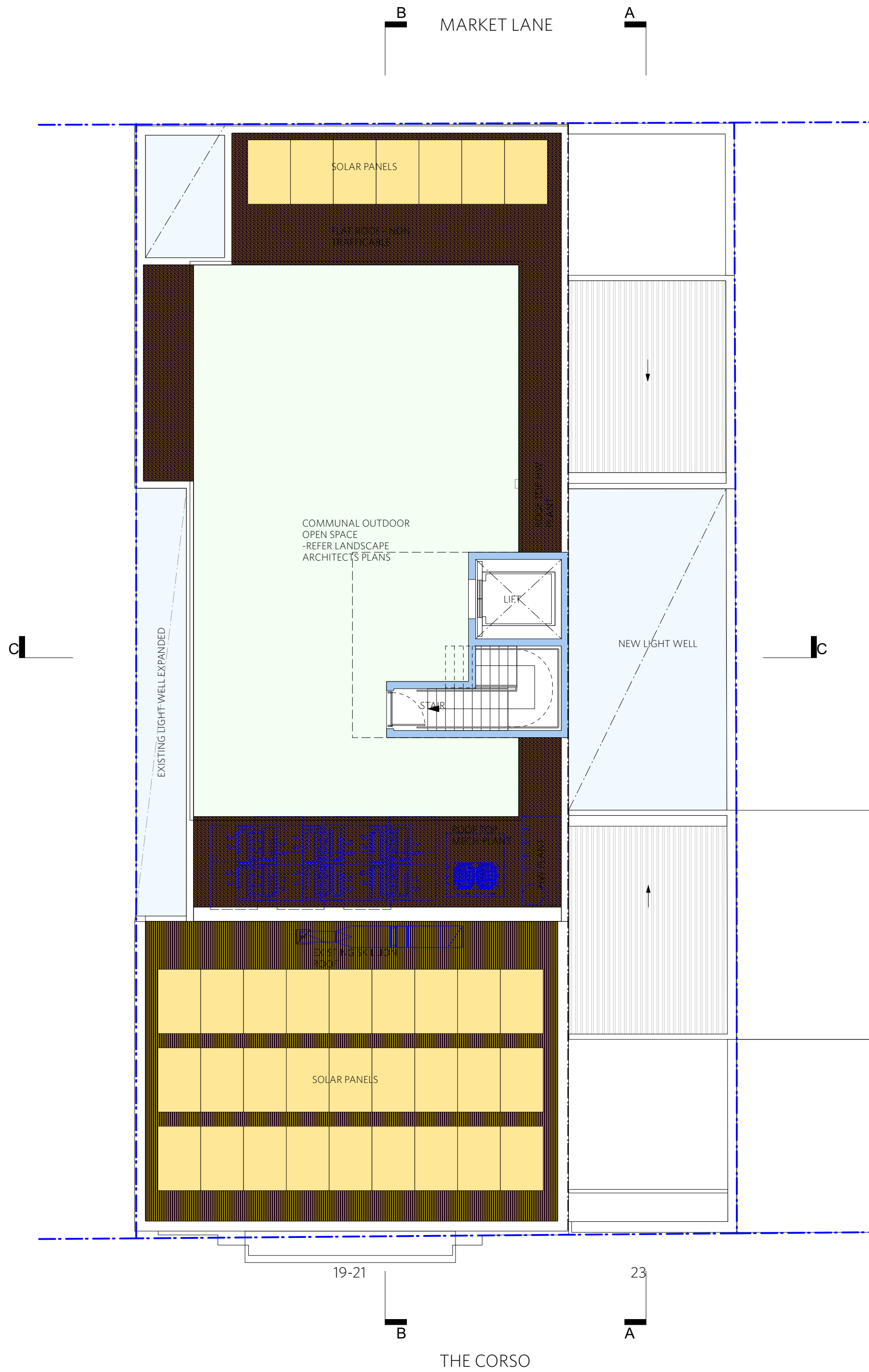
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REV	DESCRIPTION	DATE	DATE DRAWN	DRAWN	Manly NSW 2095		REV. DA	DRAWING NO. DA-15
A	PRELIMINARY ISSUE FOR CONSULTANTS	01/03/2022						
B	REVISED ISSUE FOR CONSULTANTS	07/03/2022						
C	PRELIMINARY DA ISSUE	11/03/2022						
D	PRELIMINARY DA ISSUE	12/03/2022						
E	FOR DA REPORTS	14/03/2022	SCALE		CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust			
DA	DA ISSUE	01/04/2022	1:100 @ A1, 1:200@ A3					



2ND FLOOR PLAN - PROPOSED

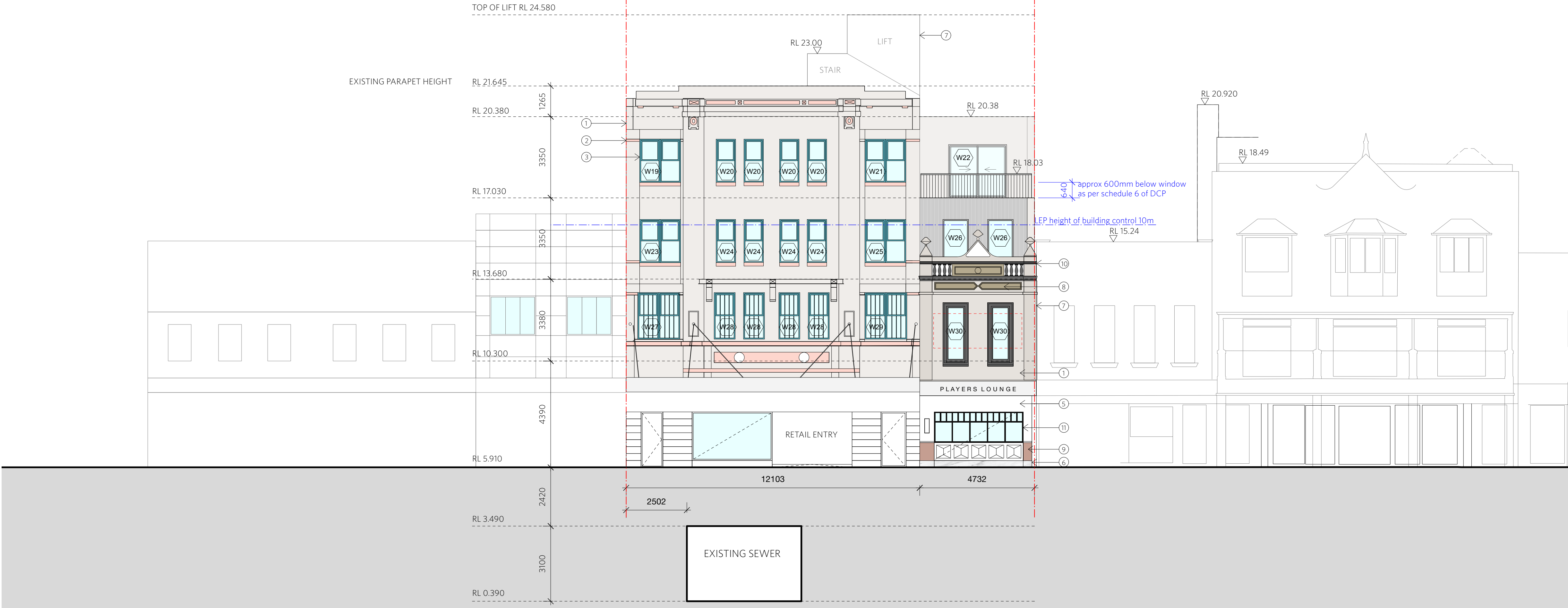


3RD FLOOR PLAN - PROPOSED



ROOF PLAN - PROPOSED

NOTE:
INDICATIVE. EXTENT AND
CONFIGURATION OF FINAL
ROOF TOP PLANT AND SOLAR
SUBJECT TO DESIGN
DEVELOPMENT AT CC STAGE



SOUTH ELEVATION - PROPOSED

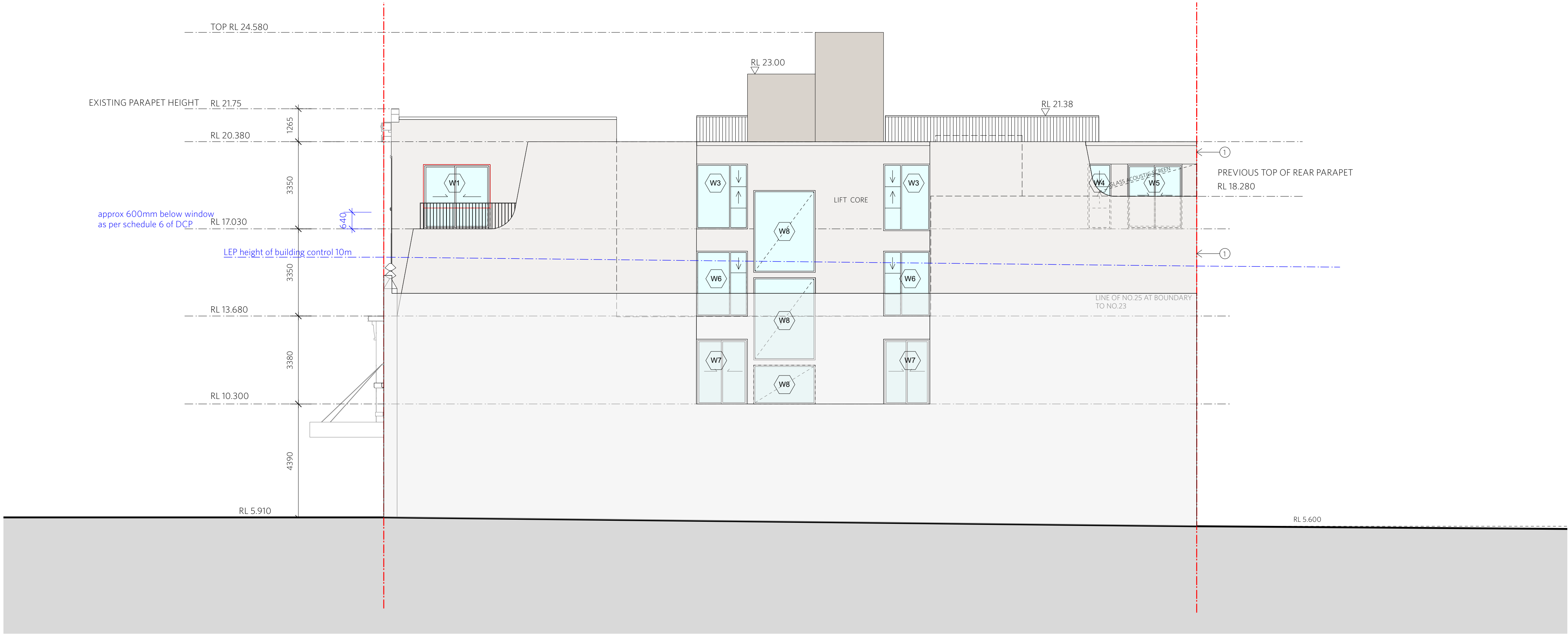


NORTH ELEVATION - PROPOSED

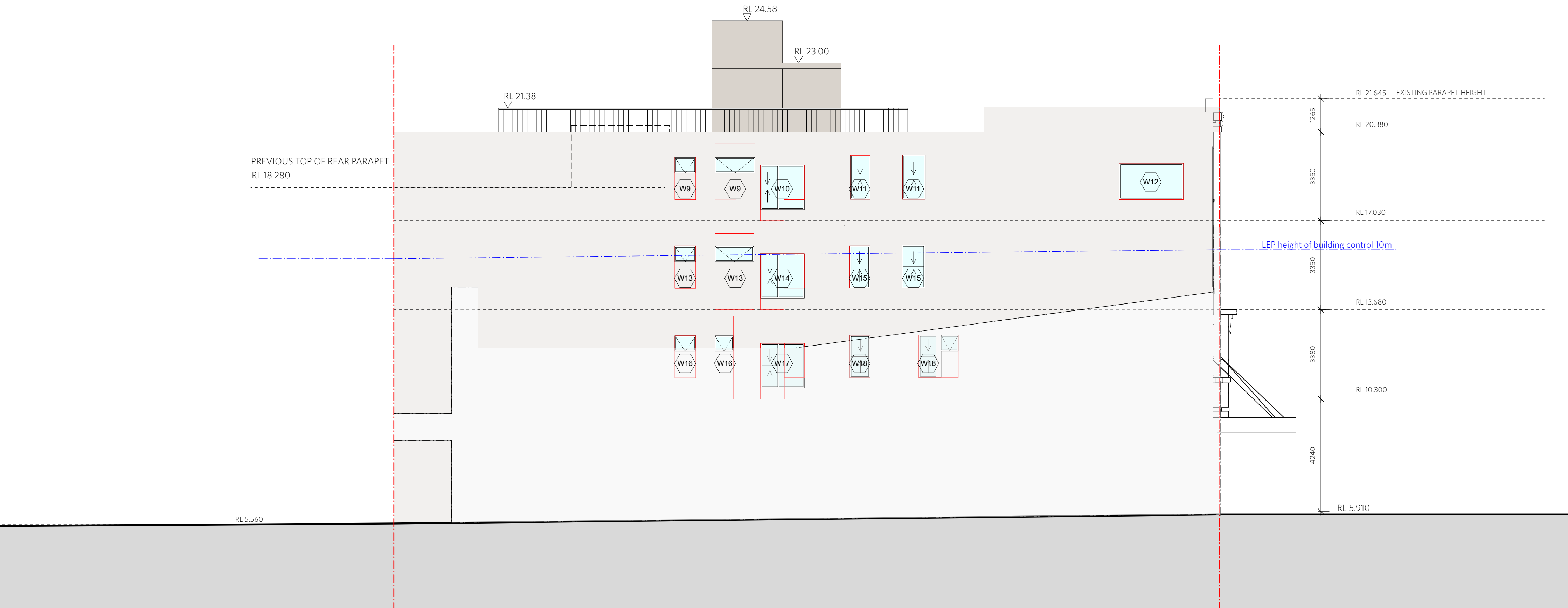
SCHEDULE OF COLOURS AND MATERIALS

- 01. HAYMES PAINT - SUBTLE LIGHT
- 02. DULUX - TEA PARTY
- 03. DULUX - GONDOLIER
- 04. DULUX - SILKWORT MID GREY
- 05. DULUX - VIVID WHITE
- 06. WHITE MARBLE - CARRARA
- 07. HAYMES PAINT - ATHENS GREY
- 08. HAYMES PAINT- MISTLETOE
- 09. DULUX - ROSETTA
- 10. HAYMES PAINT - ADMIRALTY GREY
- 11. DULUX BLACK

NOTE: NUMBER 23 - HERITAGE FACADE AND COLOURS TO BE REINSTATED AS PER APPROVED DA 2019/0574



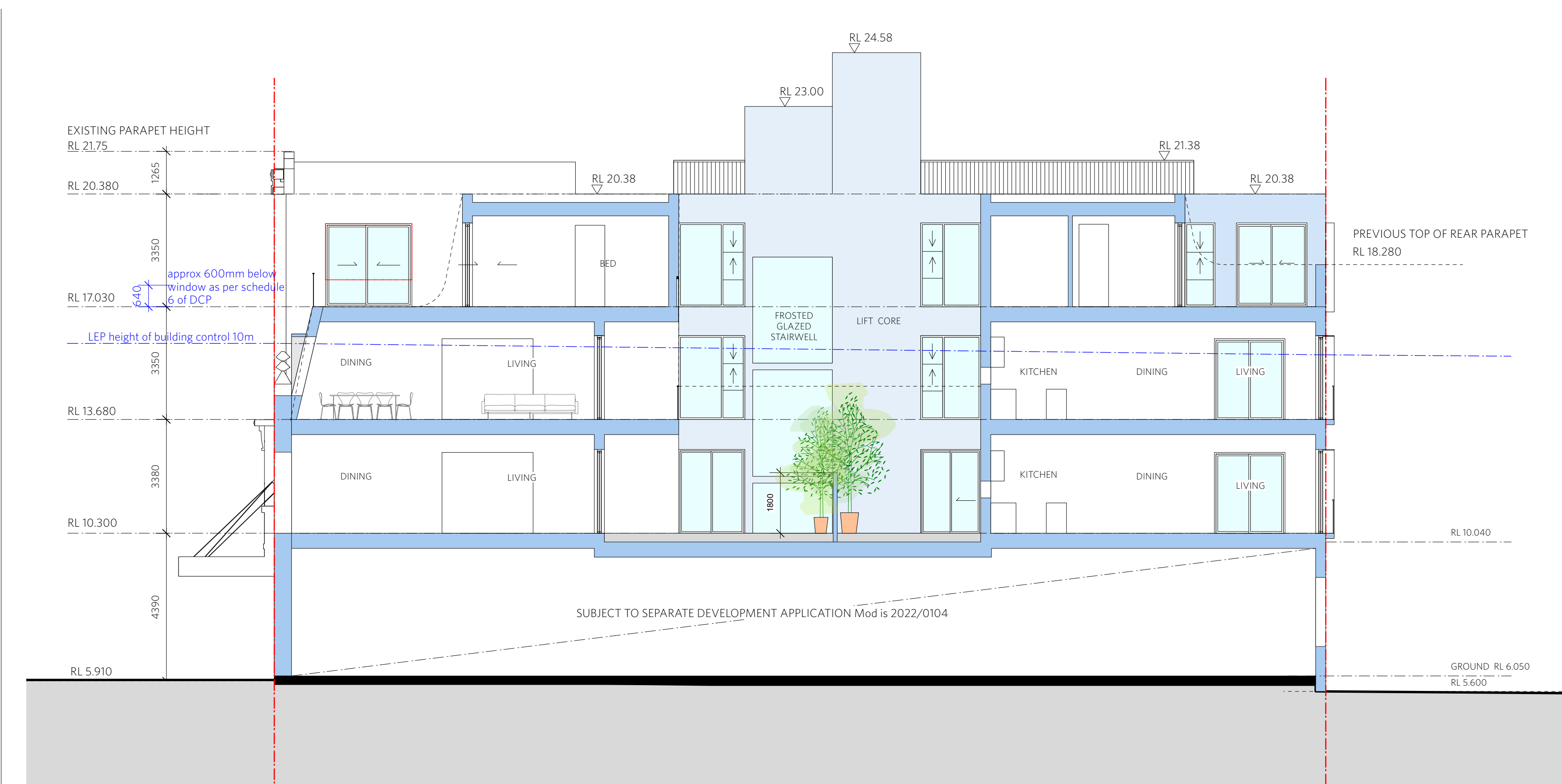
EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED

SCHEDULE OF COLOURS AND MATERIALS

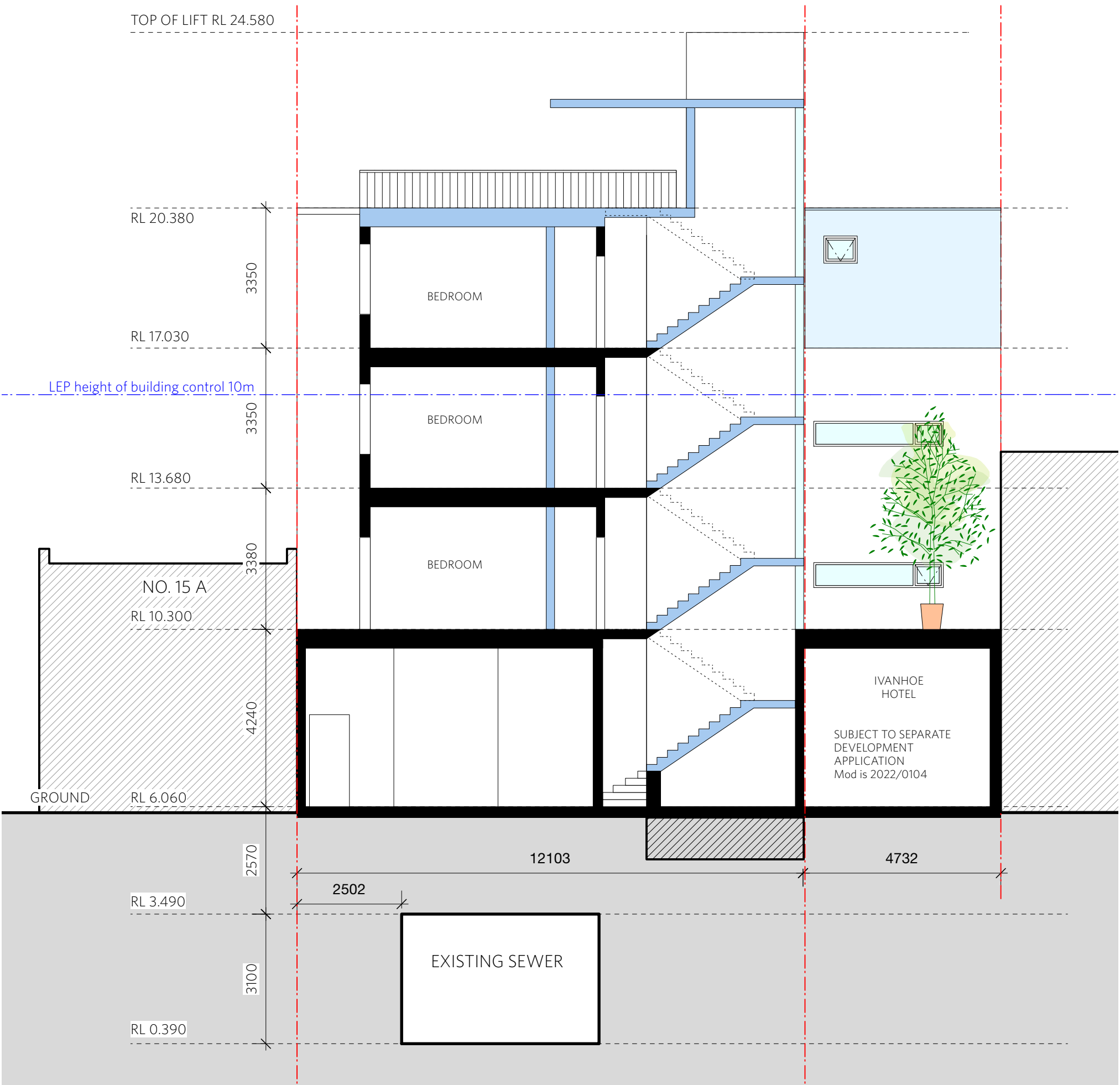
- 01. HAYMES PAINT - SUBTLE LIGHT
- 02. DULUX - TEA PARTY
- 03. DULUX - GONDOLIER
- 04. DULUX - SILKWORT MID GREY
- 05. DULUX - VIVID WHITE
- 06. WHITE MARBLE - CARRARA
- 07. HAYMES PAINT - ATHENS GREY
- 08. HAYMES PAINT- MISTLETOE
- 09. DULUX - ROSETTA
- 10. HAYMES PAINT - ADMIRALTY GREY
- 11. DULUX BLACK



SECTION A - PROPOSED



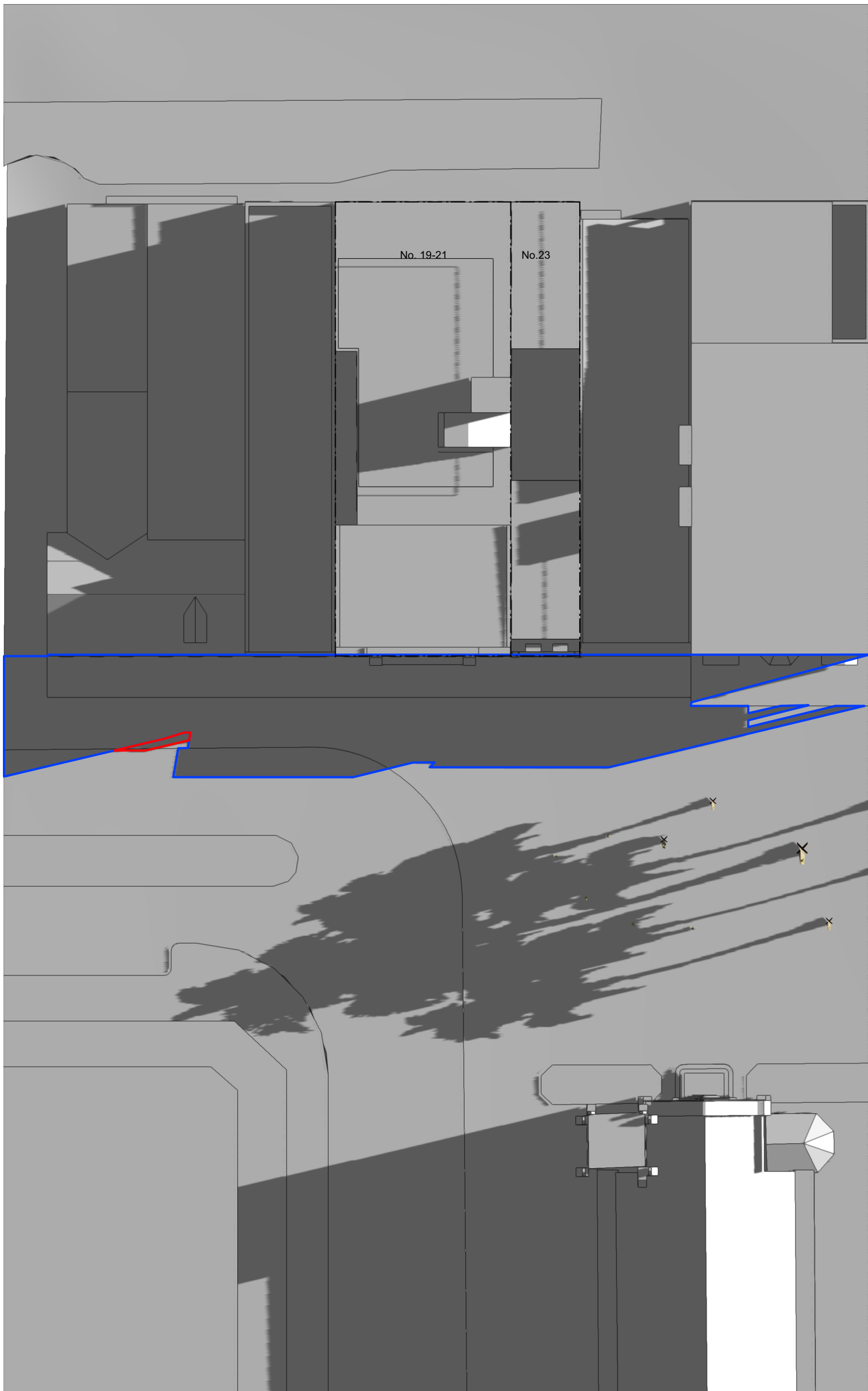
SECTION B - PROPOSED



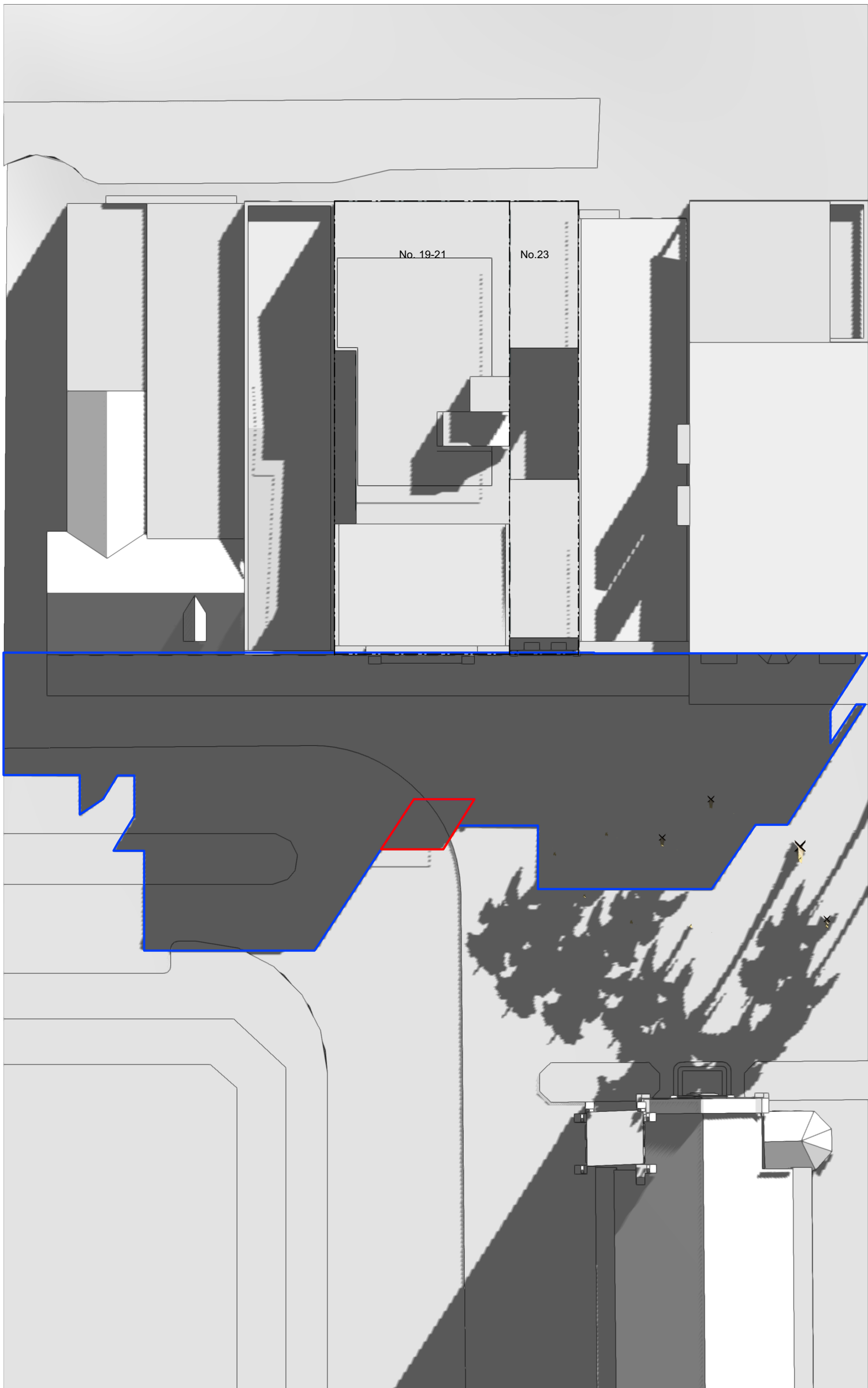
SECTION C - PROPOSED

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	Potts Point NSW			A	PRELIMINARY ISSUE FOR CONSULTANTS	01/03/22			Manly NSW 2095		
	2011 Australia			B	REVISED ISSUE FOR CONSULTANTS	07/03/22	DATE DRAWN	DRAWN			
	T 61 2 8297 3500			C	PRELIMINARY DA ISSUE	11/03/22		AG + DJ			
				D	PRELIMINARY DA ISSUE	12/03/2022	SCALE		CLIENT	REV.	DRAWING NO.
				DA	DA ISSUE	01/04/2022	1:100 @ A1, 1:200@ A3	Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust		DA	DA-20

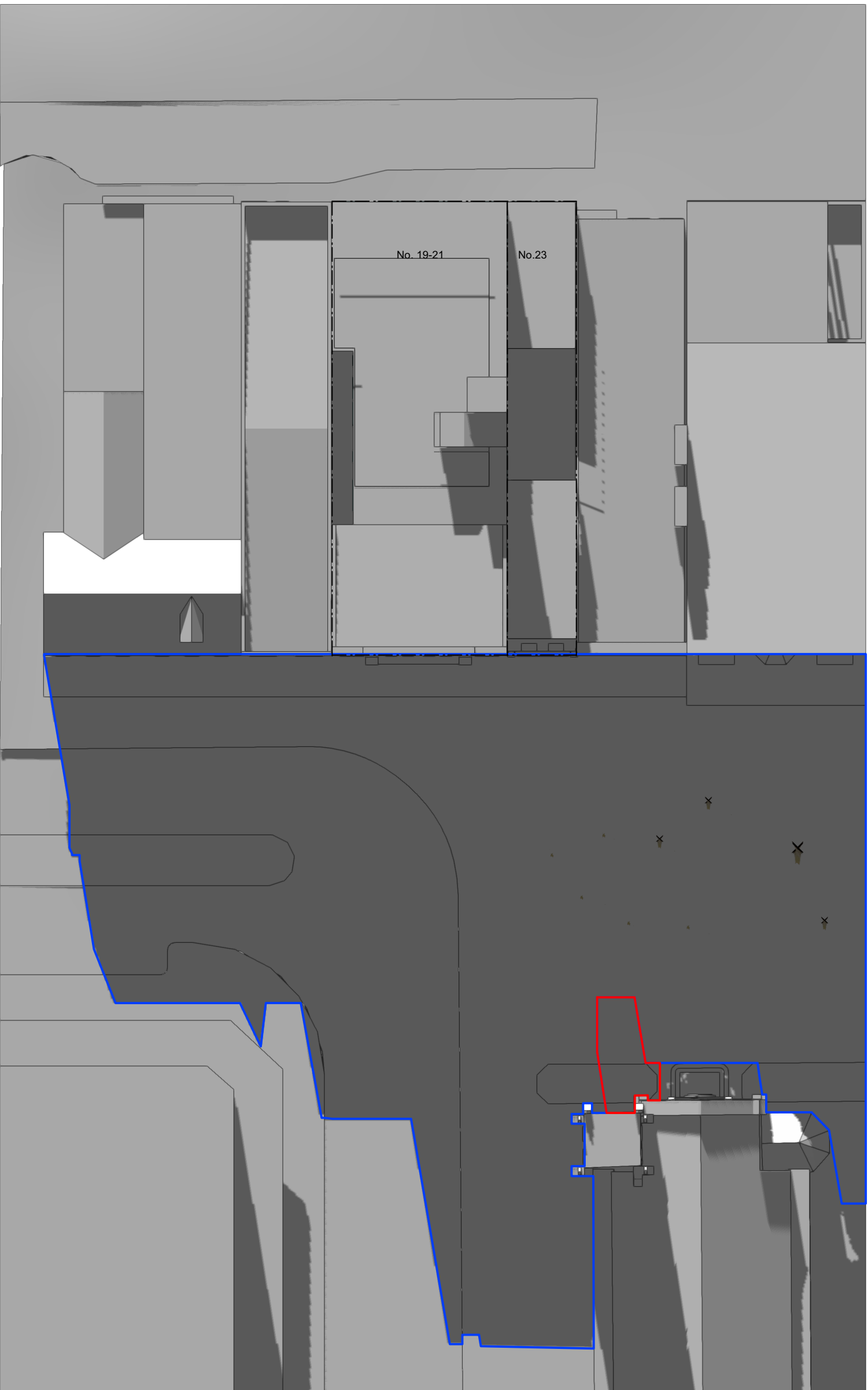
Proposed Shadows - Base case (2 storeys at 23)
No. 23 is 600mm below top window sill of 19-21



Proposed Shadows - 21st June 9am
Additional overshadowing to Corso: 2sqm

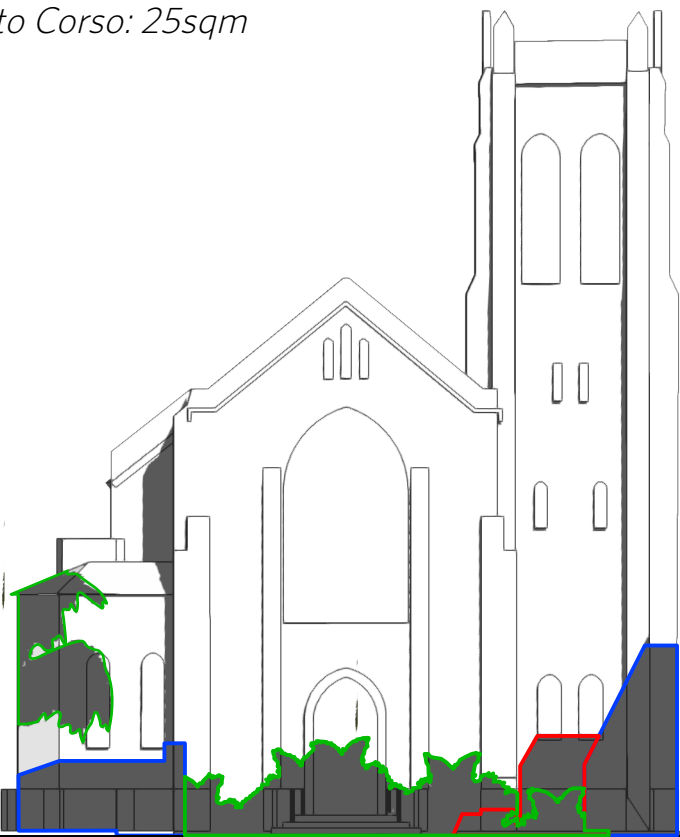


Proposed Shadows - 21st June 12pm
Additional overshadowing to Corso: 4sqm

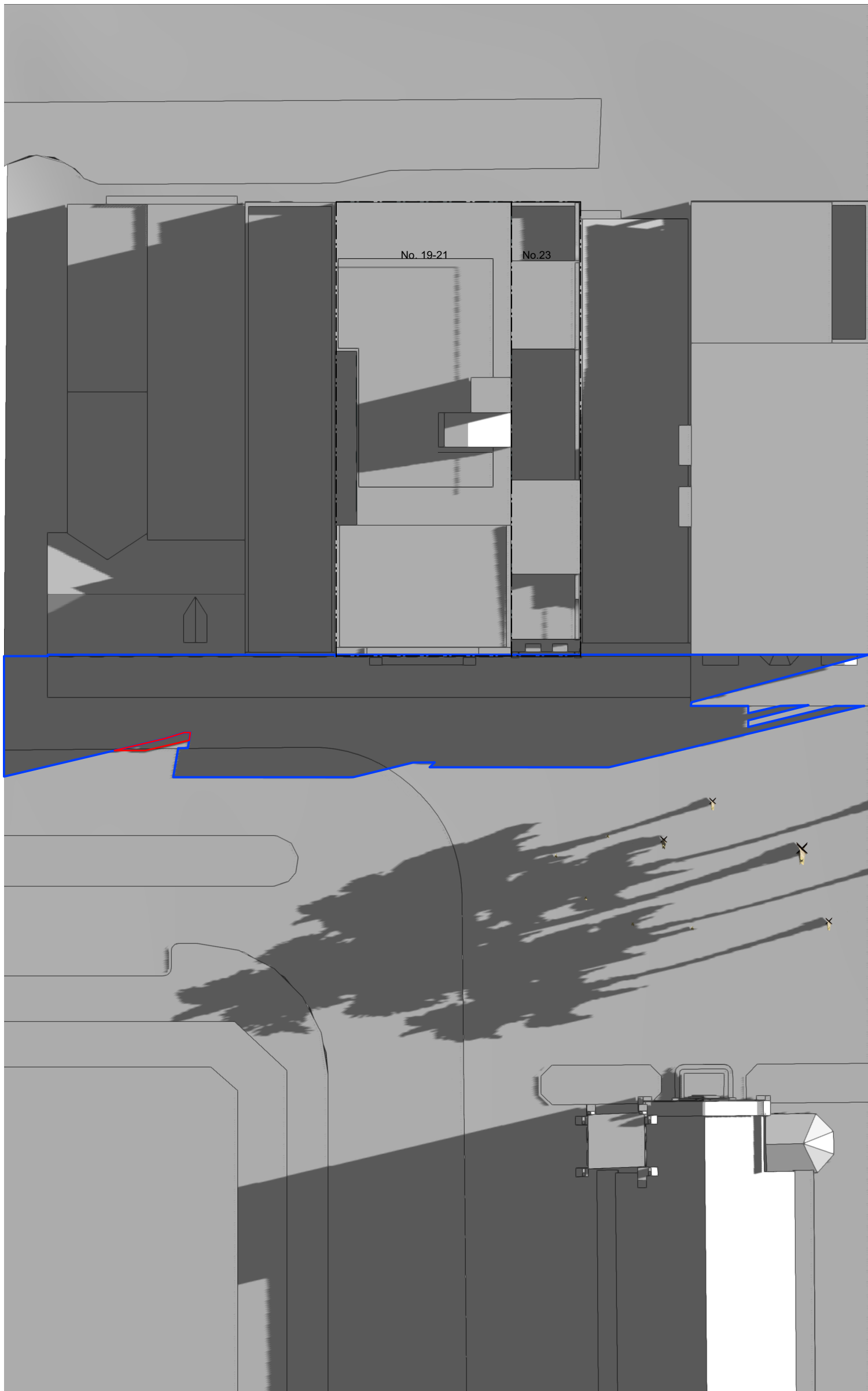


Proposed Shadows - 21st June 3pm
Additional overshadowing to Corso: 25sqm

- 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



Proposed Shadows - Adding third storey to front and rear (preffered scheme) with trees



Proposed Shadows - 21st June 9am

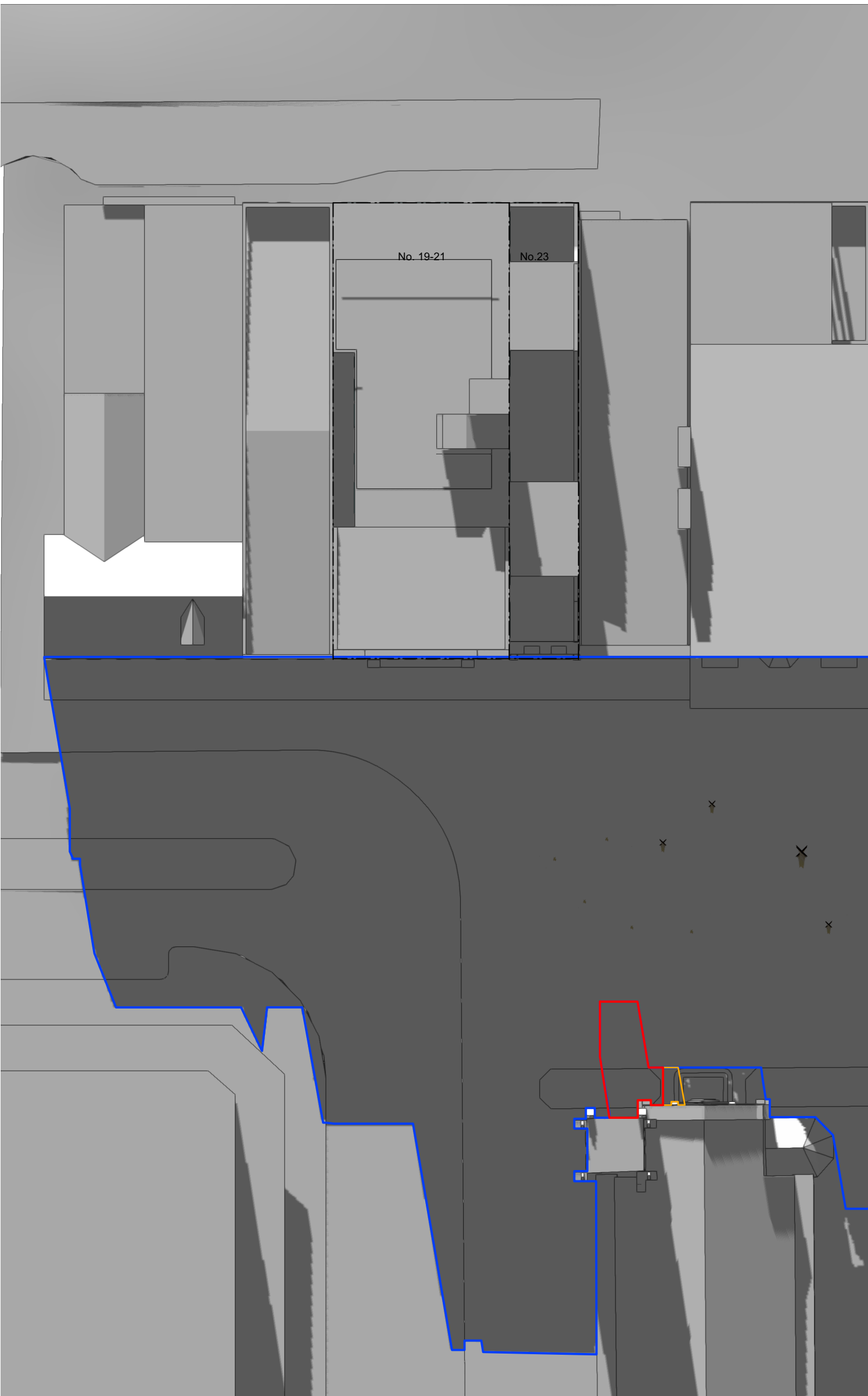
Additional overshadowing to Corso: 2sqm

- 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 12pm

Additional overshadowing to Corso: 14sqm



Proposed Shadows - 21st June 3pm

Additional overshadowing: 33sqm



Solar Access - 21st June

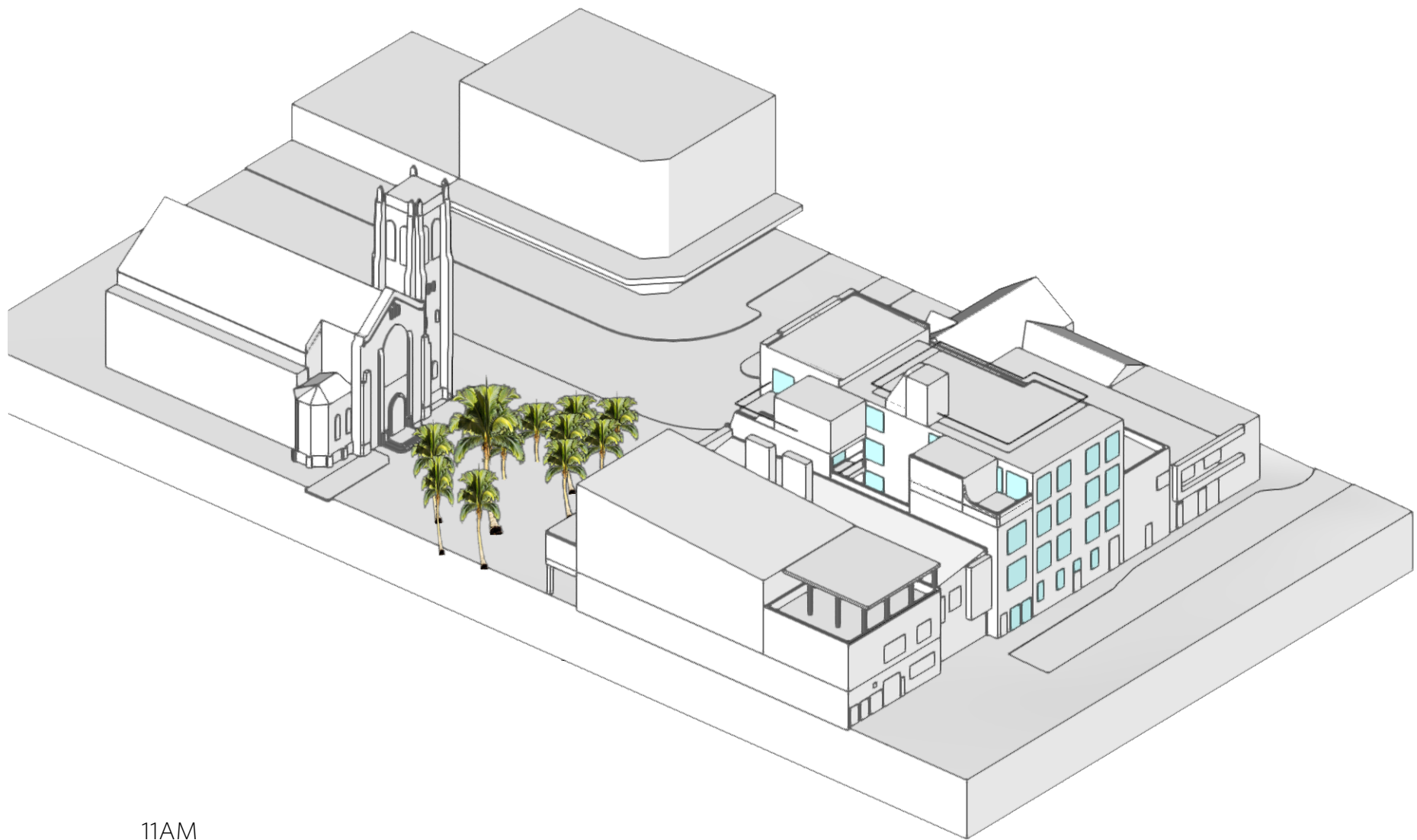
Adding third Storey to Front and Back of No.23 (Preffered Scheme)



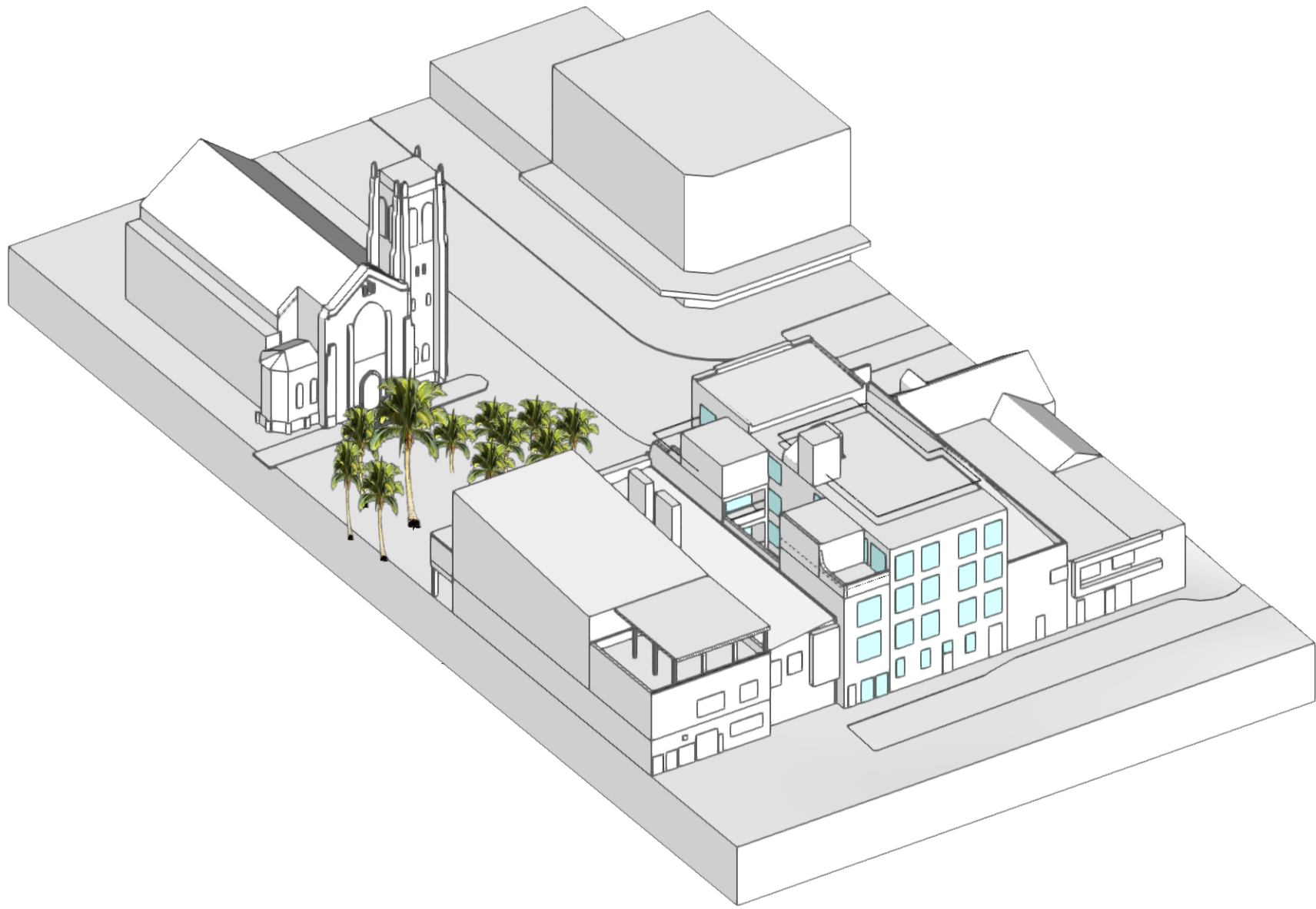
9AM



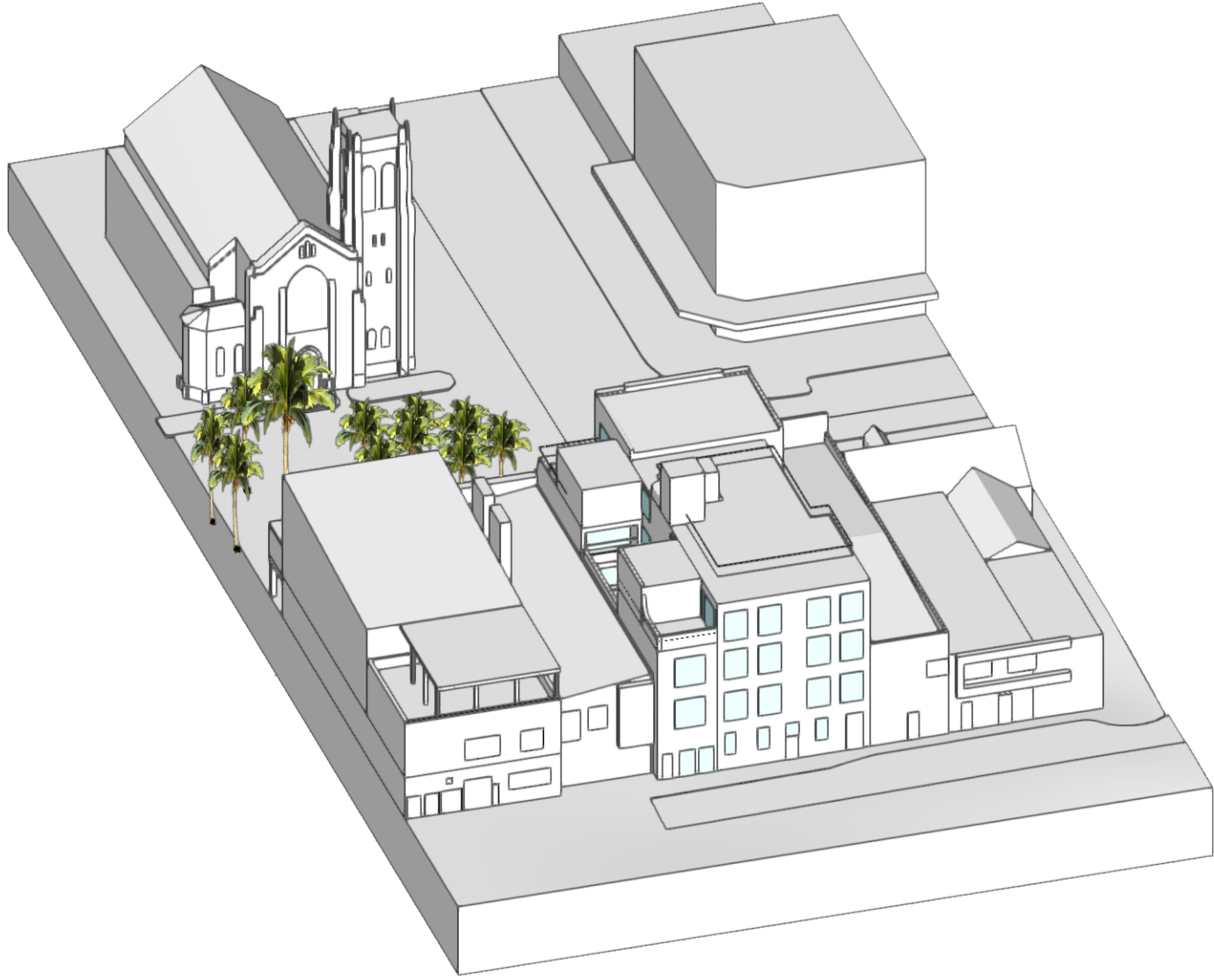
10AM



11AM



12PM



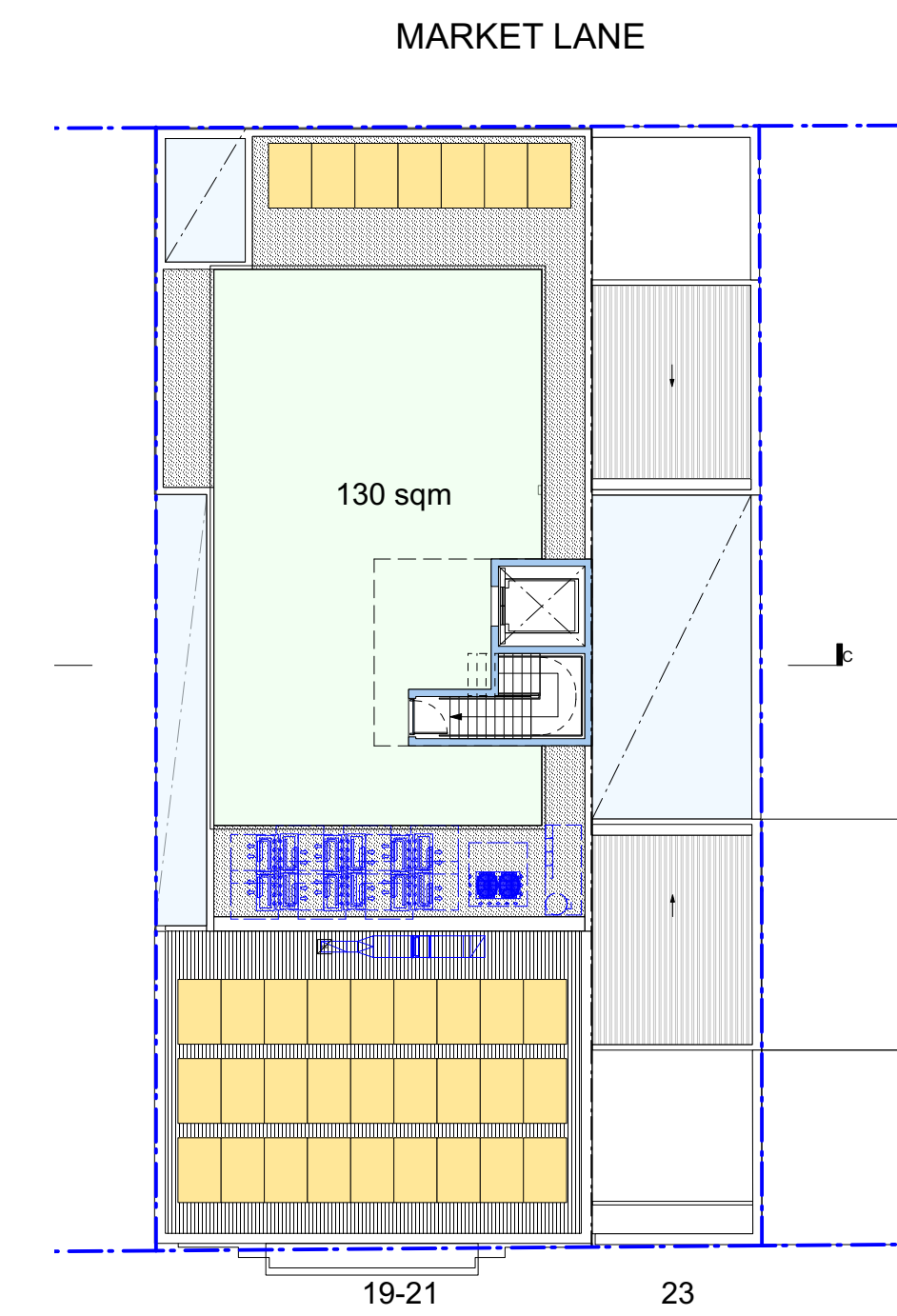
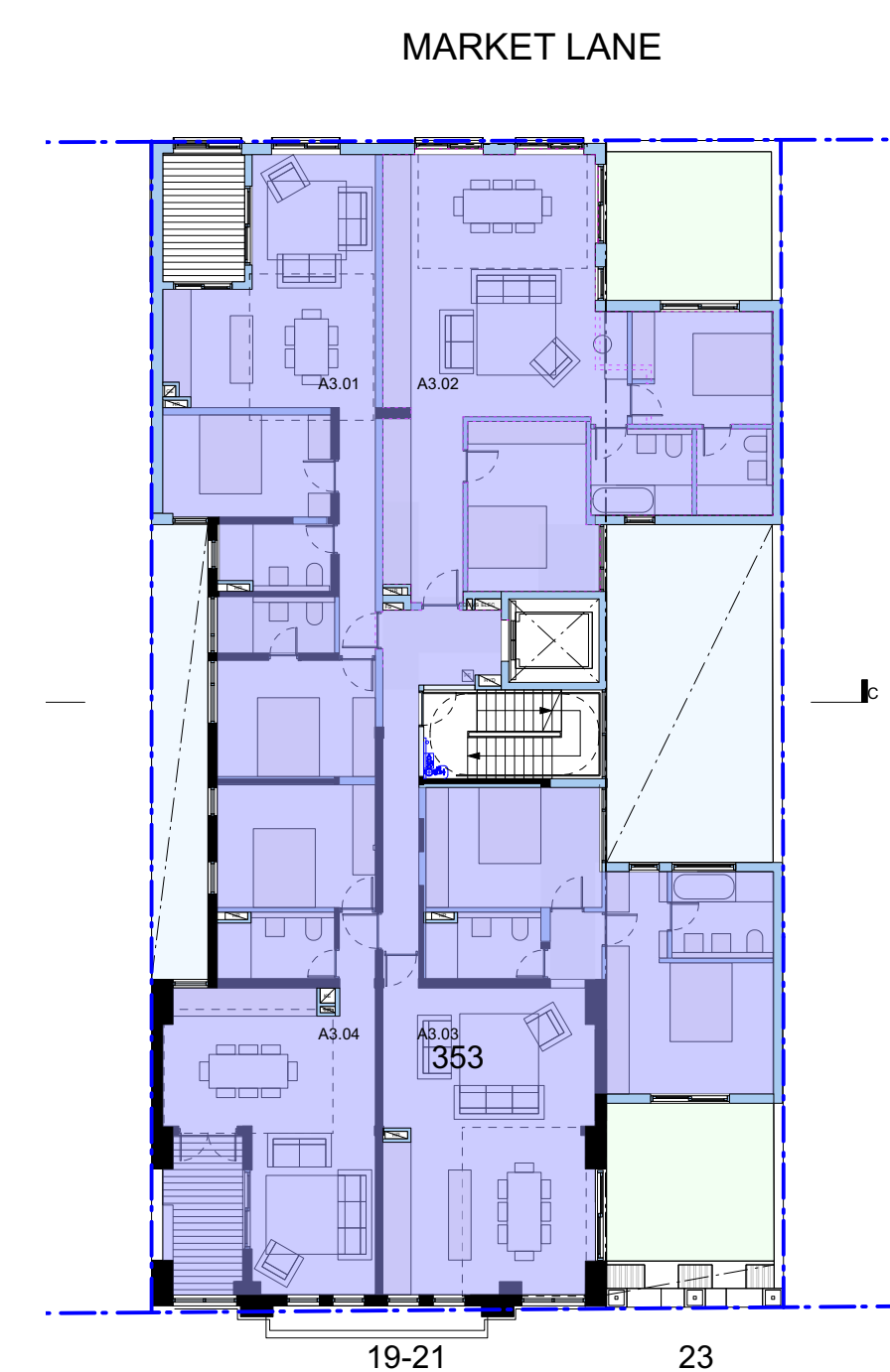
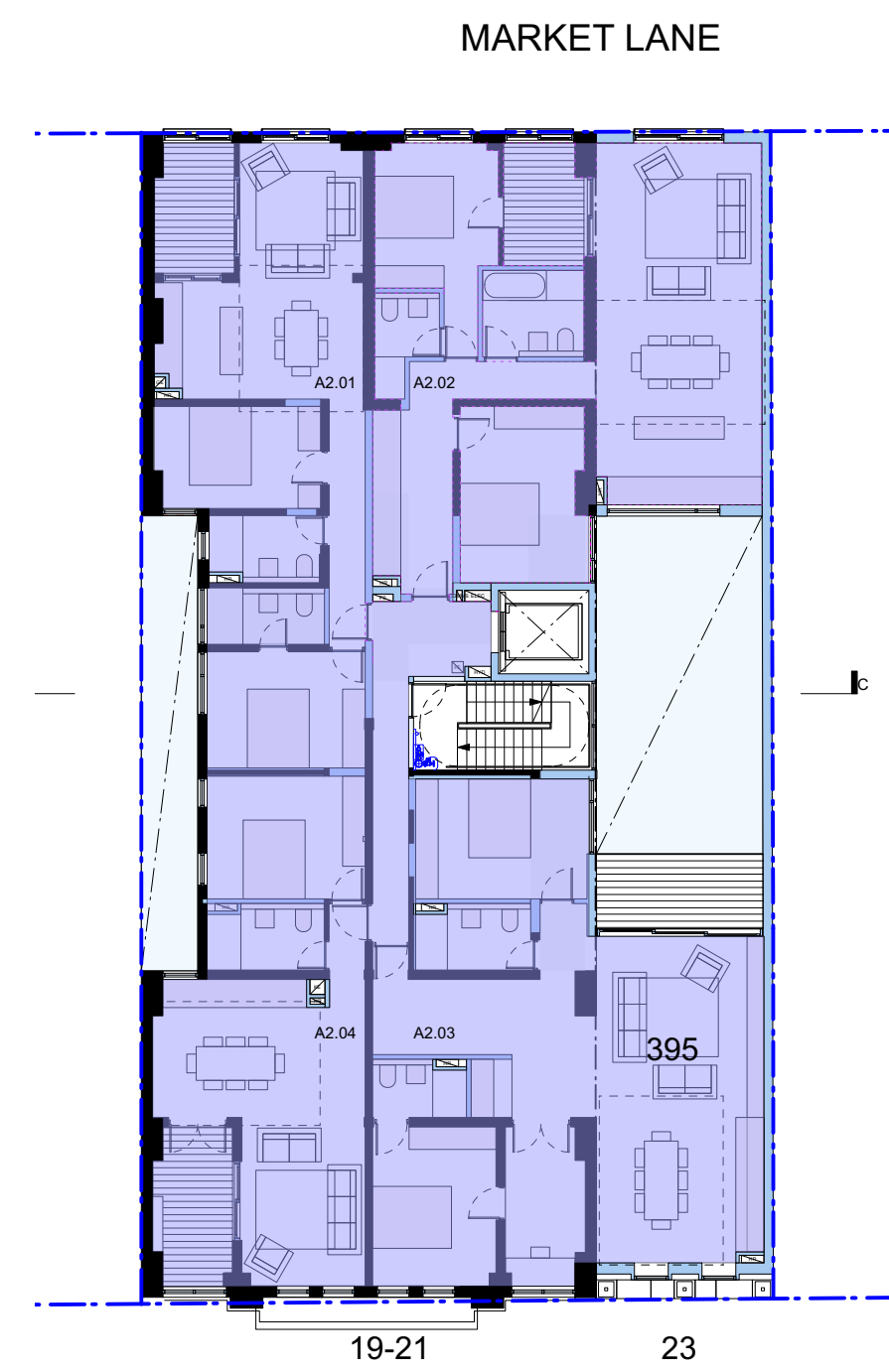
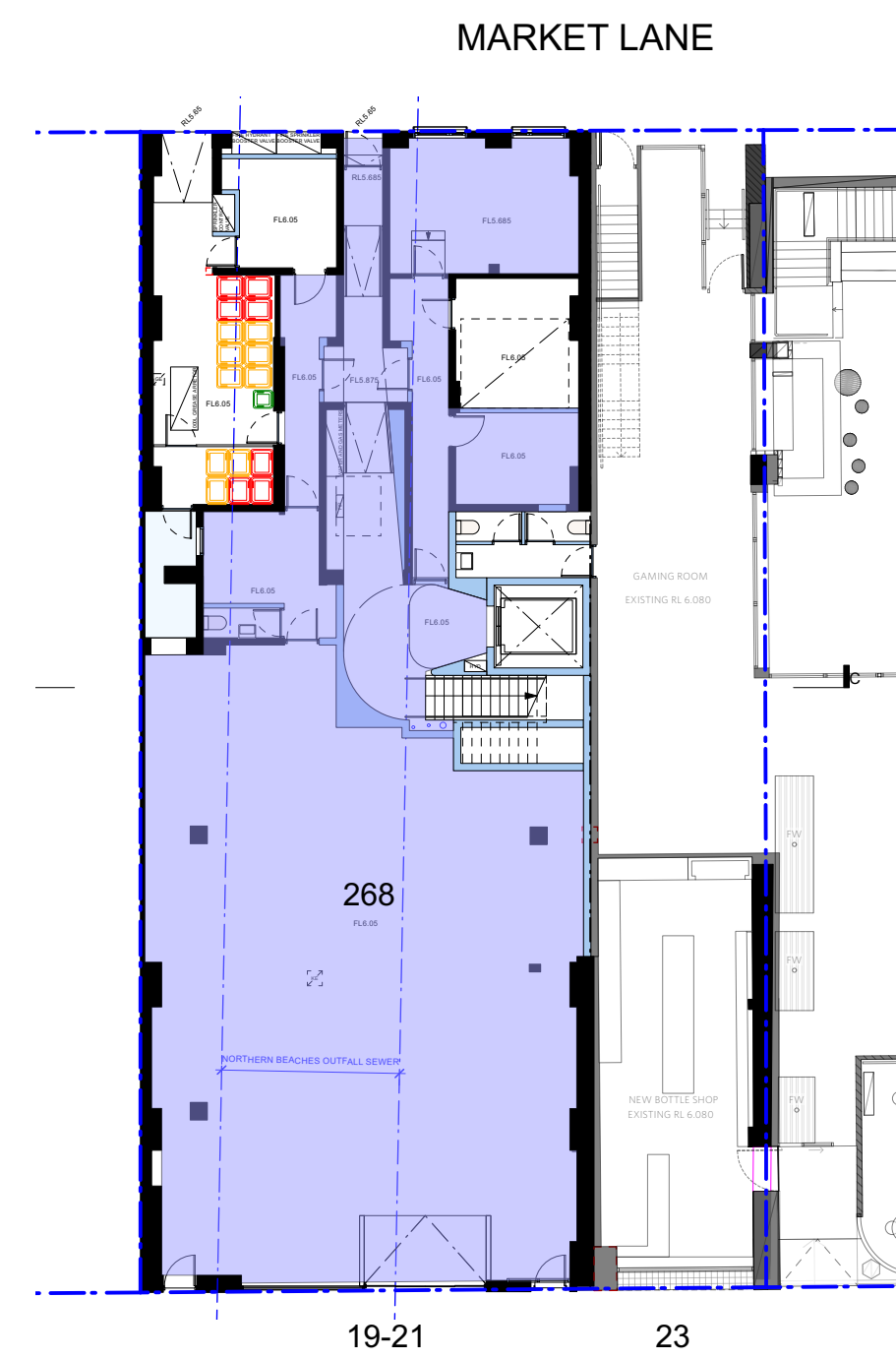
1PM



2PM

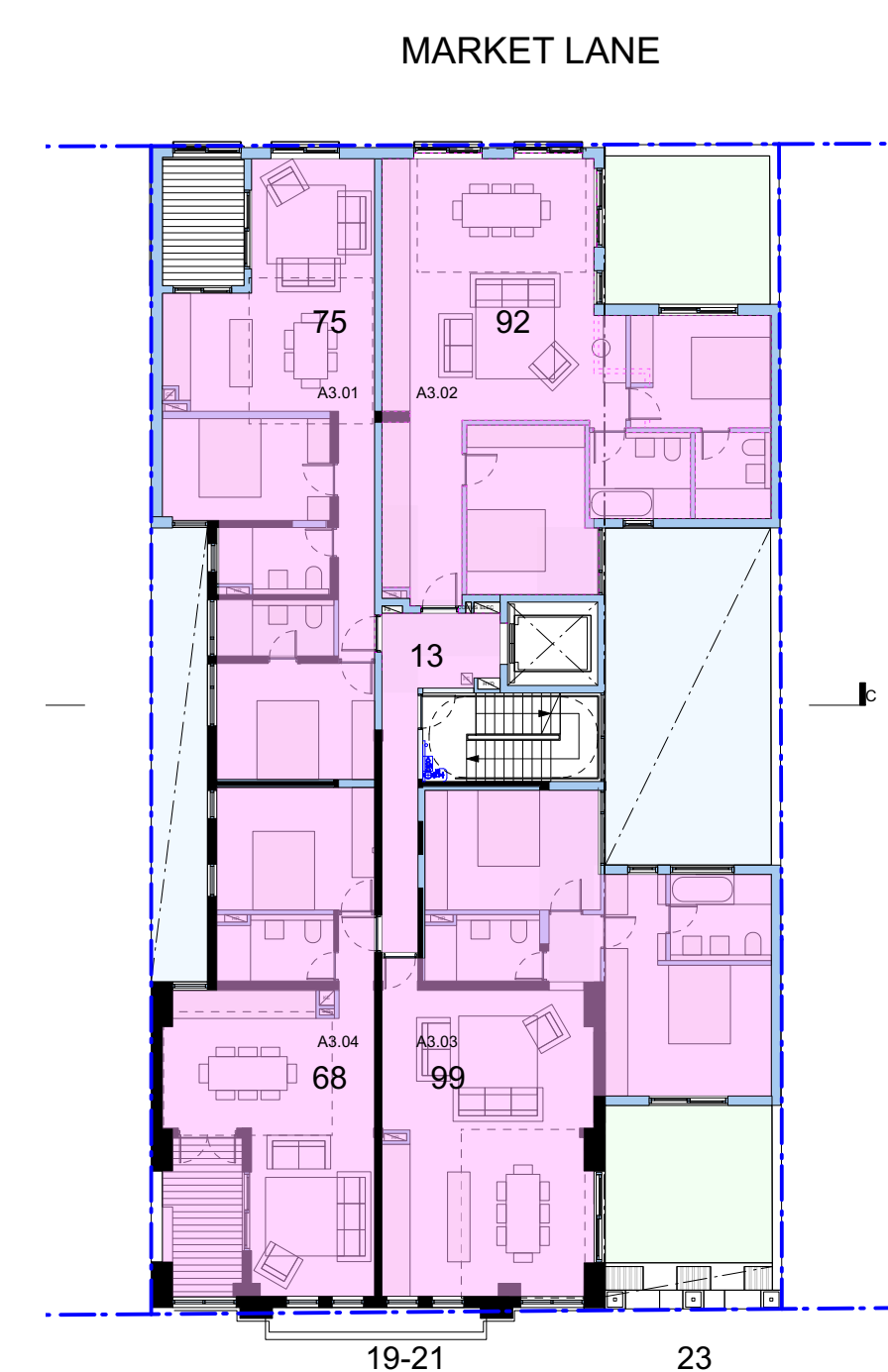
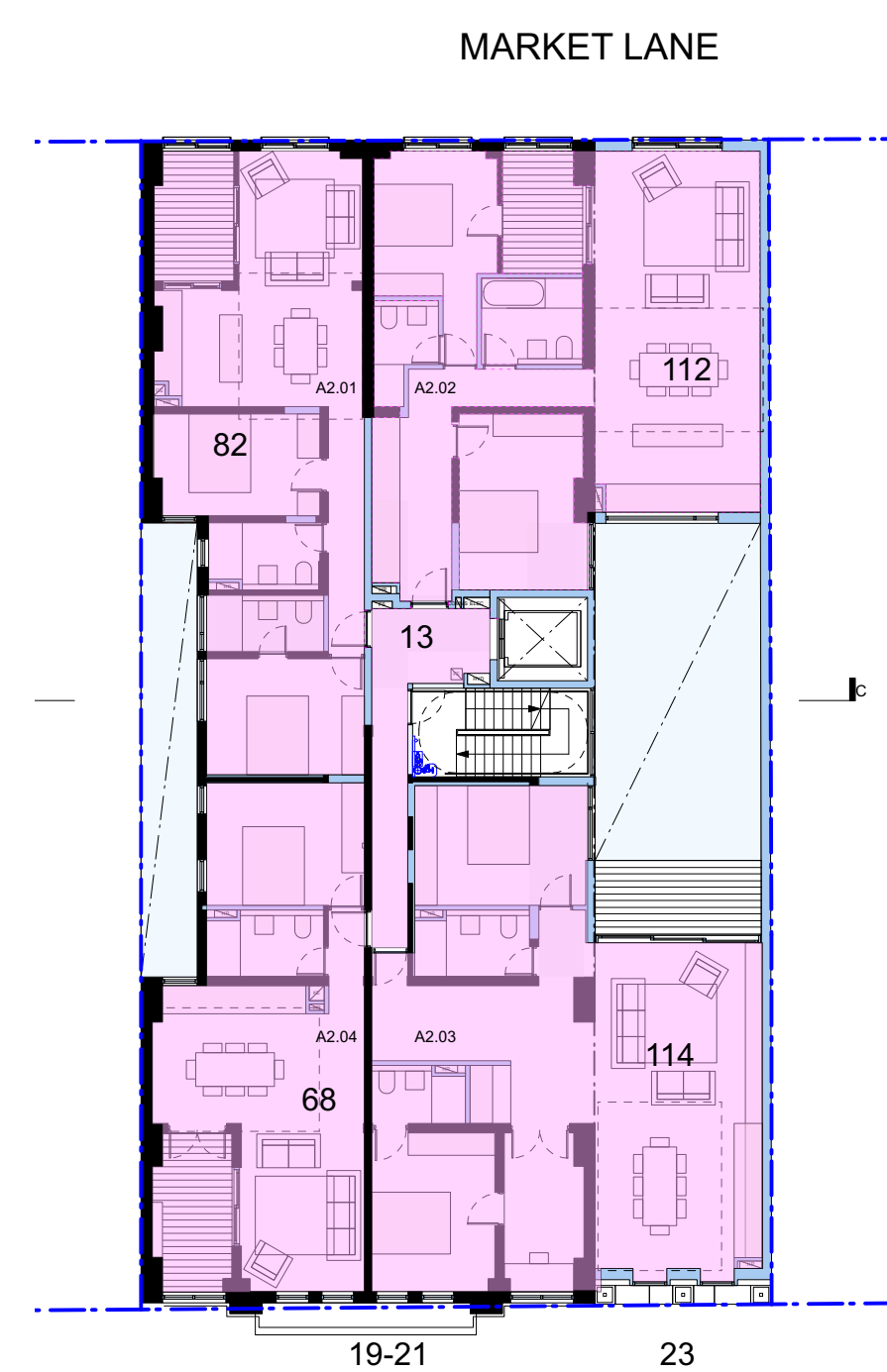
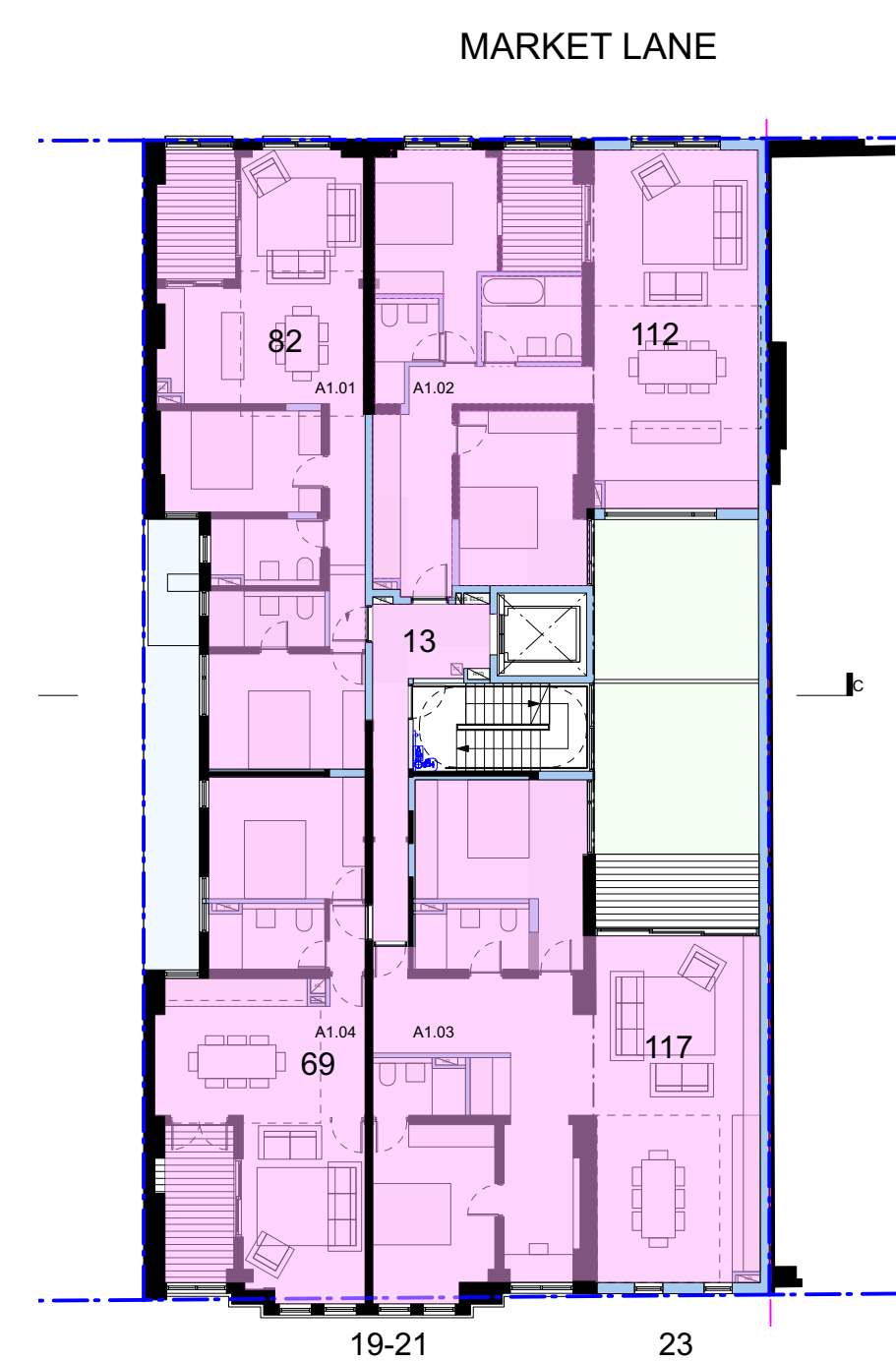
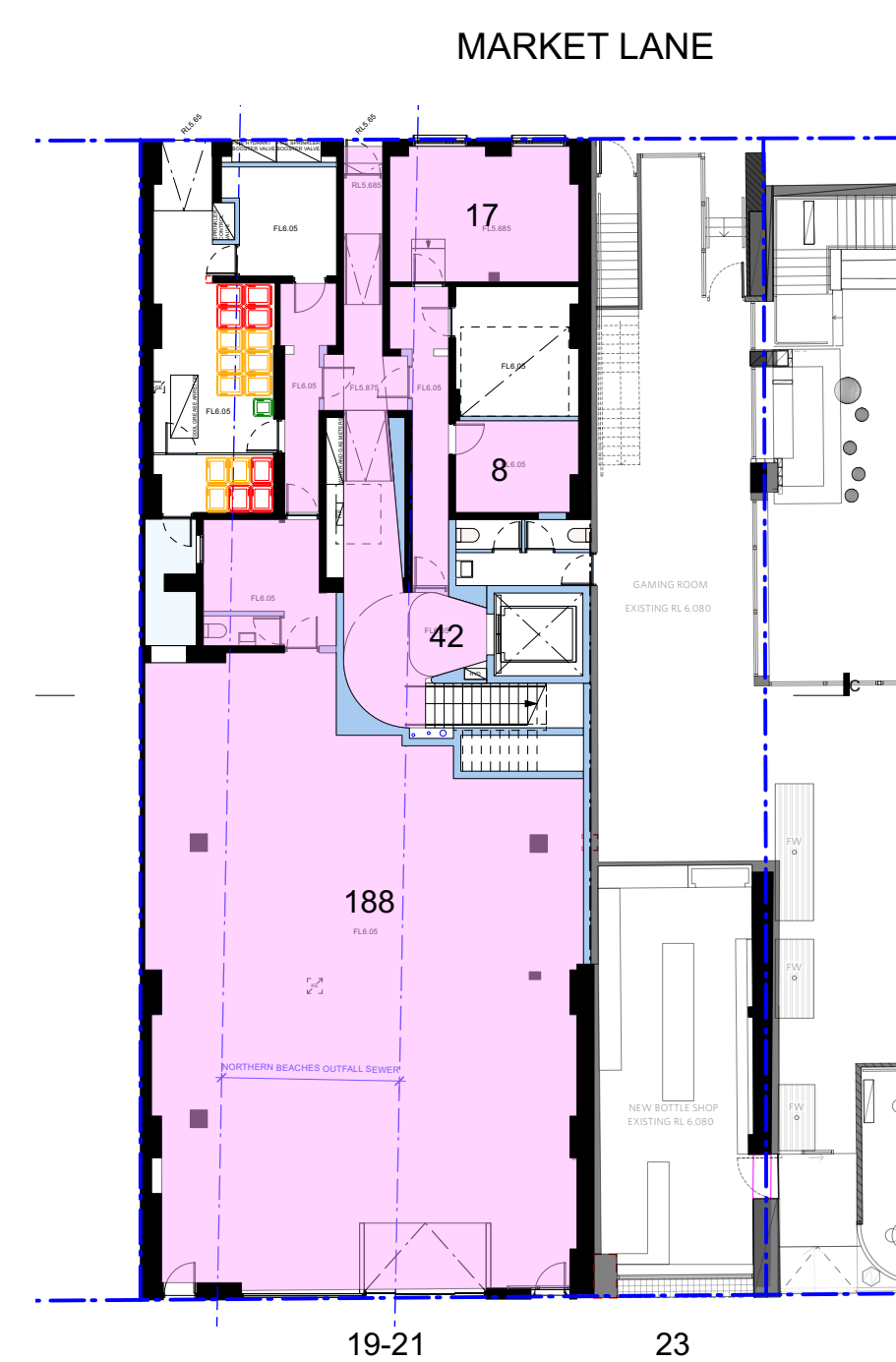


























3PM



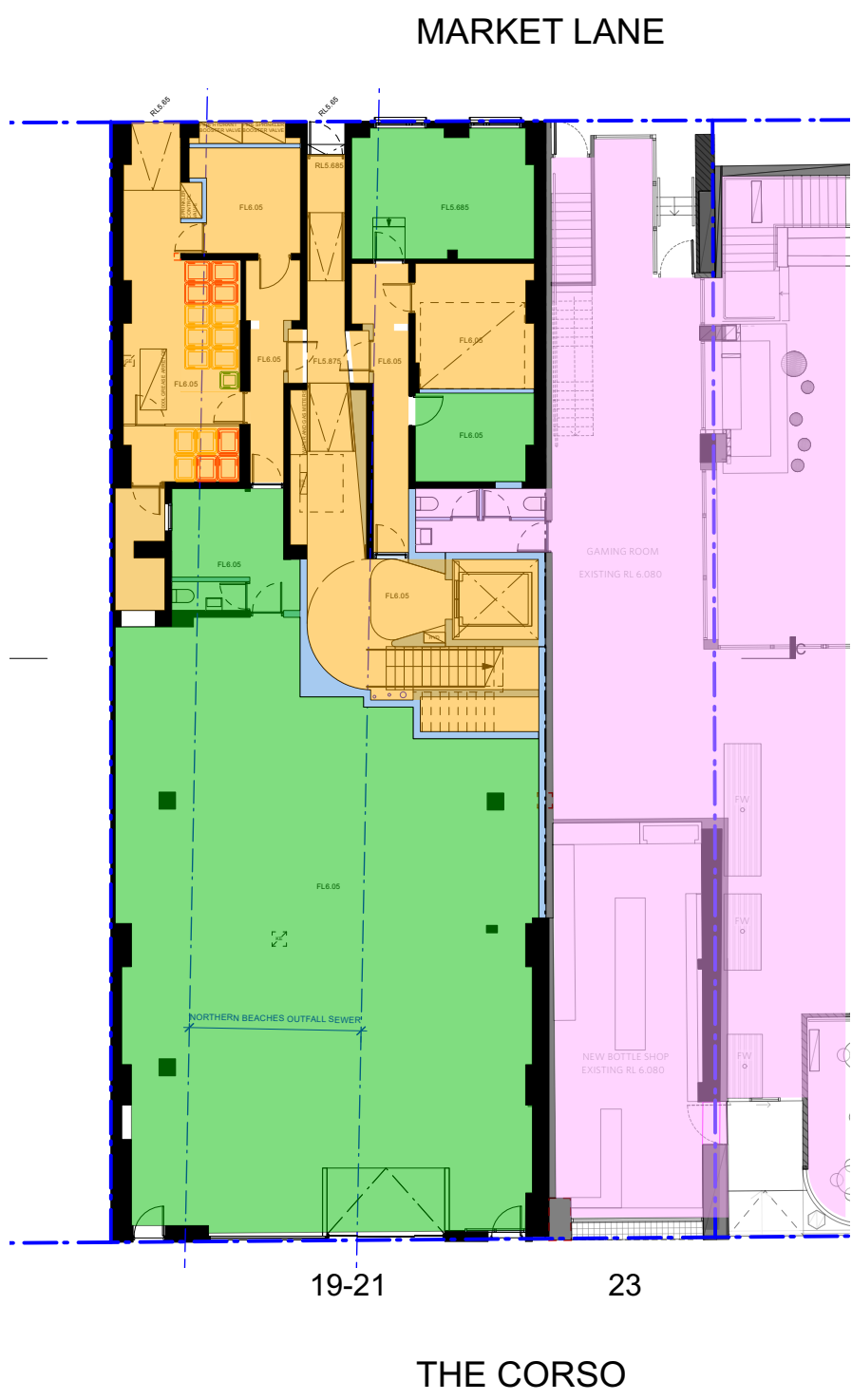
LOT NO.	19-21	23	25-27	TOTAL	FSR (ALLOWABLE)	2.5:1	3:1
SITE AREA (sqm)	523.9	235.3	384.5	1143.7	(sqm)	2859.25	3431.1

LOT NO.	19-21	23	25-27	TOTAL	FSR	GFA - RESIDENTIAL	1209
GFA (sqm)	1416	117.77	1349.2	2882.97	2.52:1	GFA - COMMERCIAL	1673.97

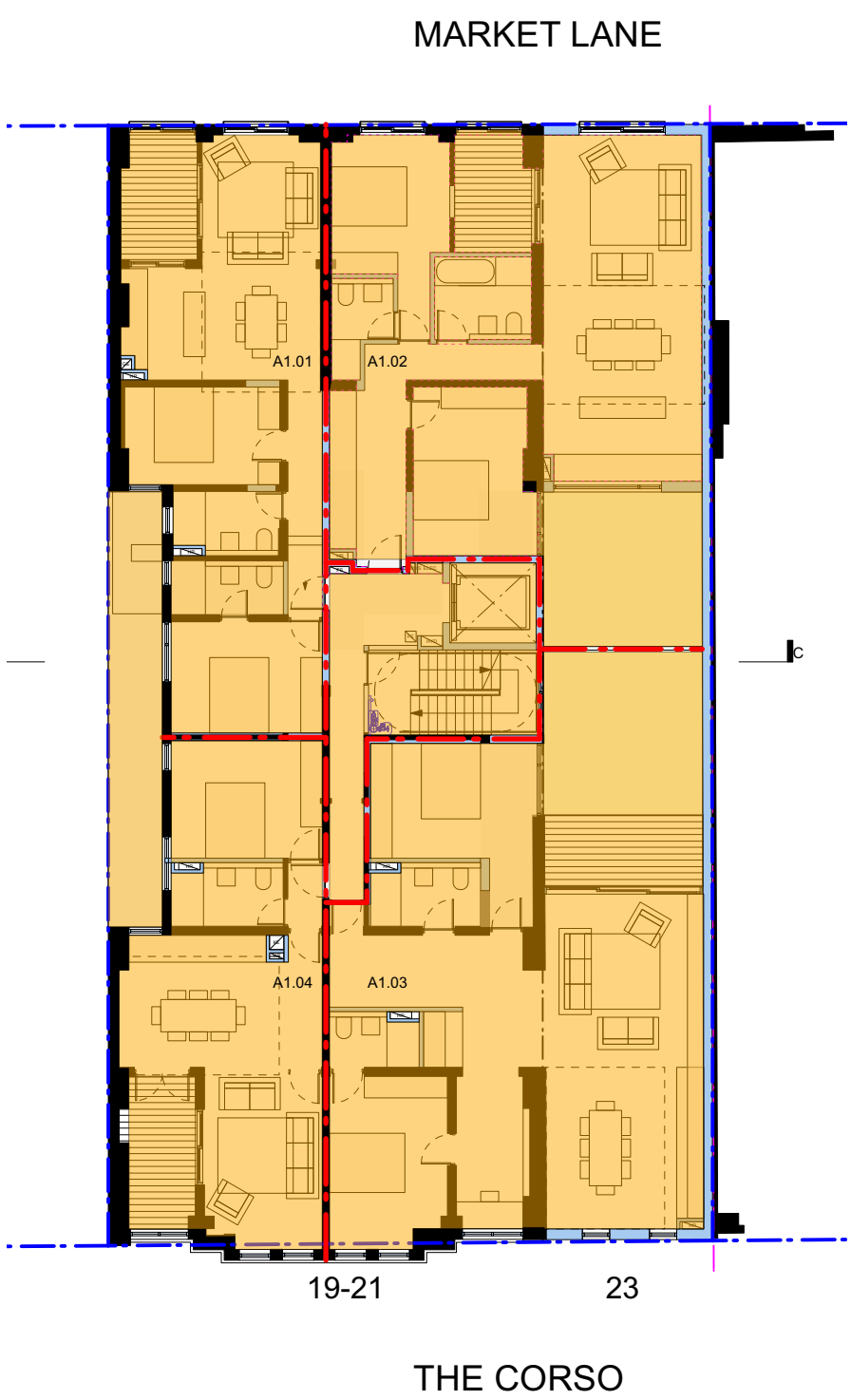


LOT NO. 19-21 & 23 AREA SCHEDULE				COMMUNAL OUTDOOR AREA - 25%				130 sqm	
	GFA	NLA	RETAIL	1 BED	2 BED	COMMON	ADAPT	CROSS VENT	SOLAR
GROUND	268	R.01	188						
		R.02	25						
		Ivanhoe	*117.77			42			
LEVEL 1	400	L1.01			82	13			
		L1.02			112				
		L1.03			117				
		L1.04		69					
LEVEL 2	395	L2.01			82	13			
		L2.02			112				
		L2.03			114				
		L2.04		68					
LEVEL 3	353	L3.01			75	13			
		L3.02			92				
		L3.03			99				
		L3.04		68					
NO. OF UNITS		12	3	3	9		3		
TOTALS	1416	1384	213	205	885	81	25%	100%	75%

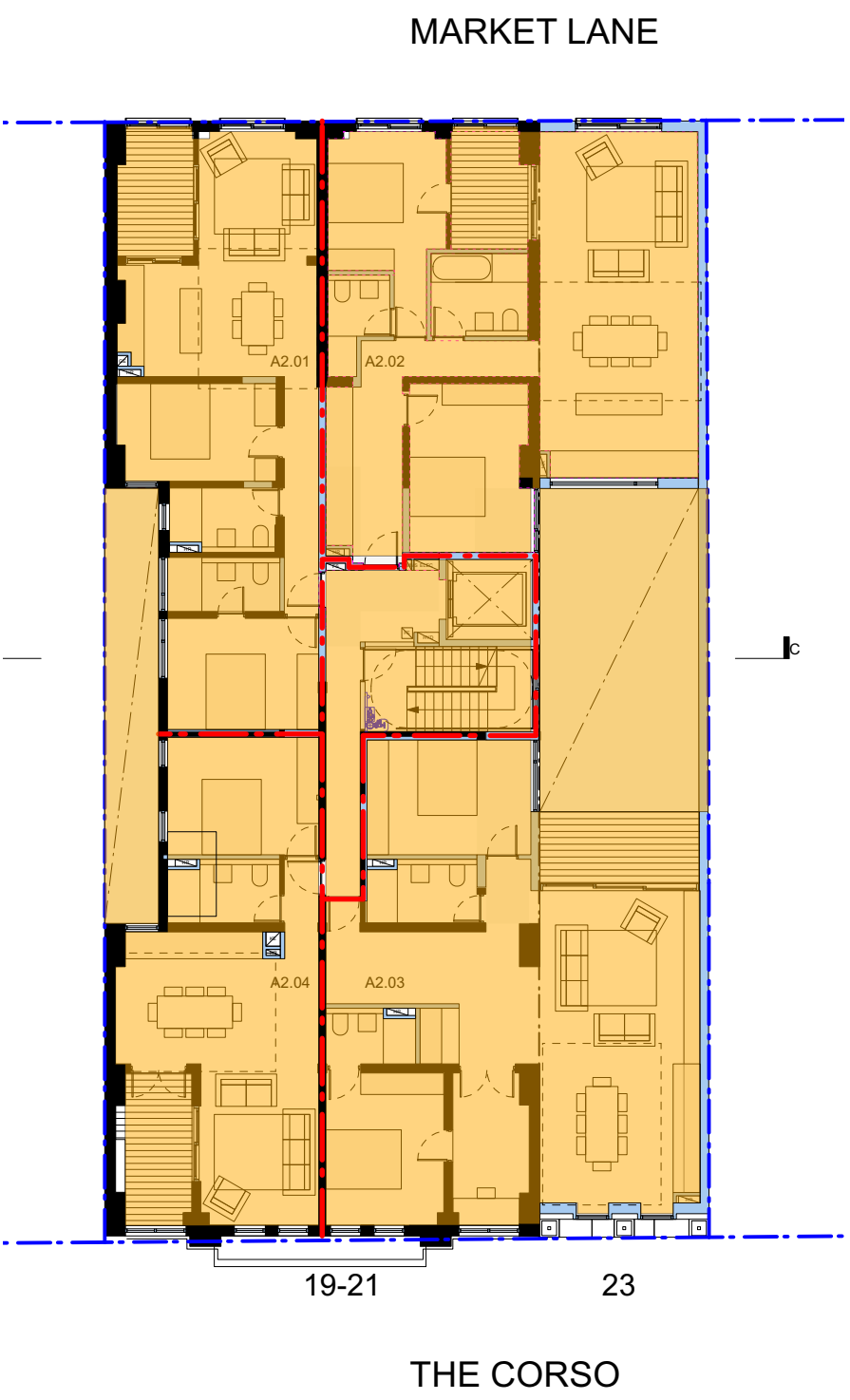
* This GFA is part of the hotel use so is not included in the totals of this schedule



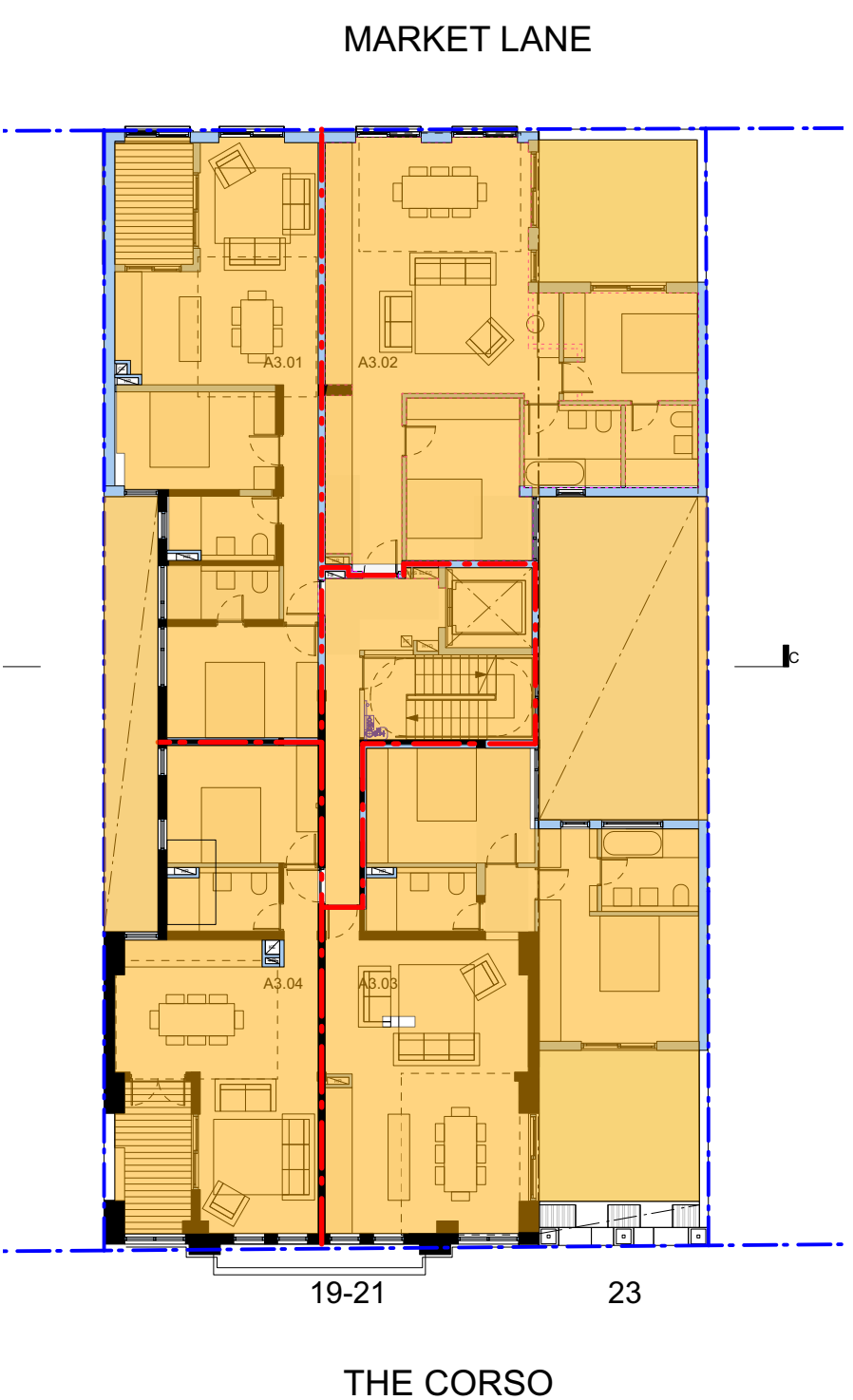
GROUND FLOOR - SUBDIVISION PLAN



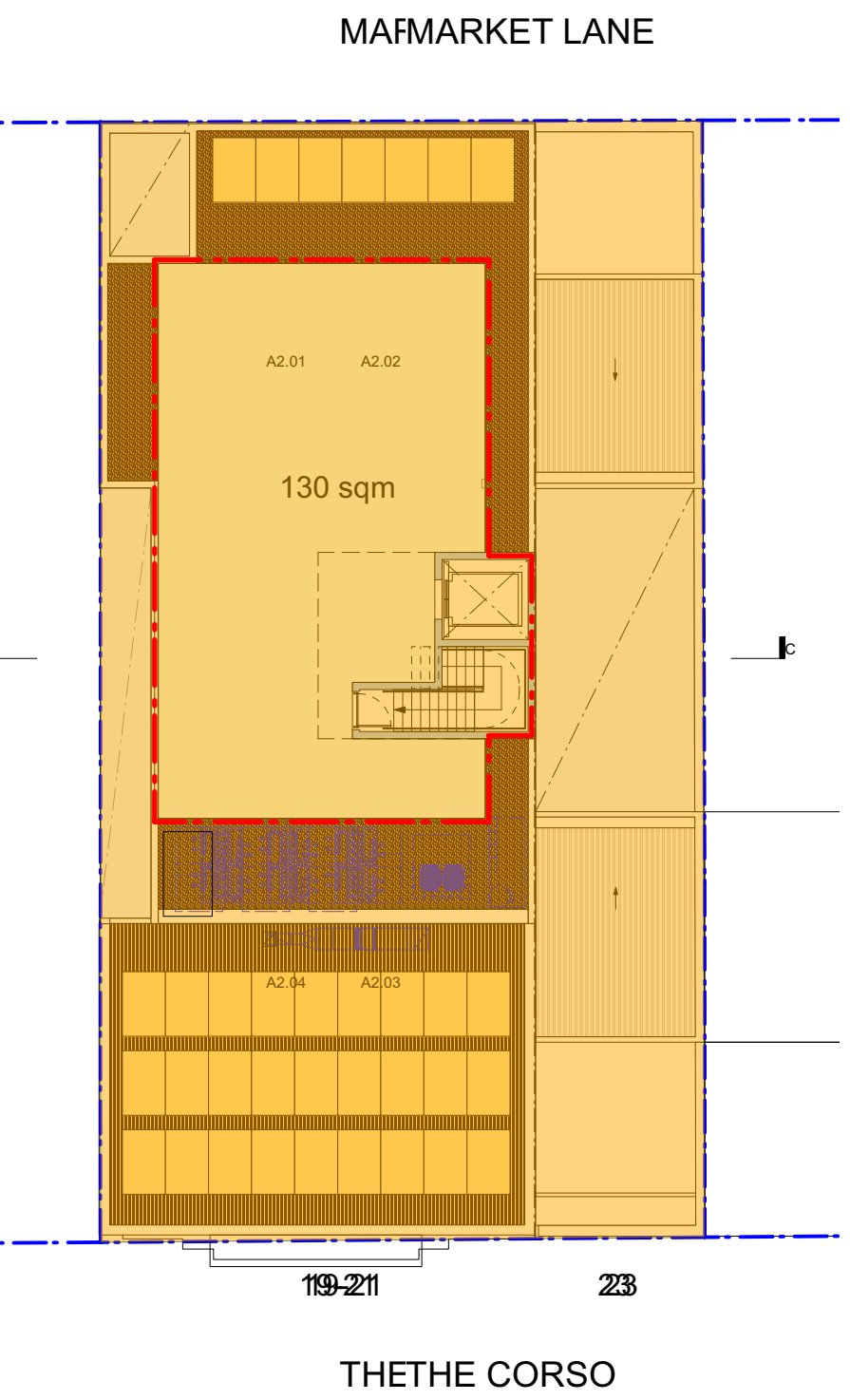
FIRST FLOOR - SUBDIVISION PLAN



SECOND FLOOR - SUBDIVISION PLAN



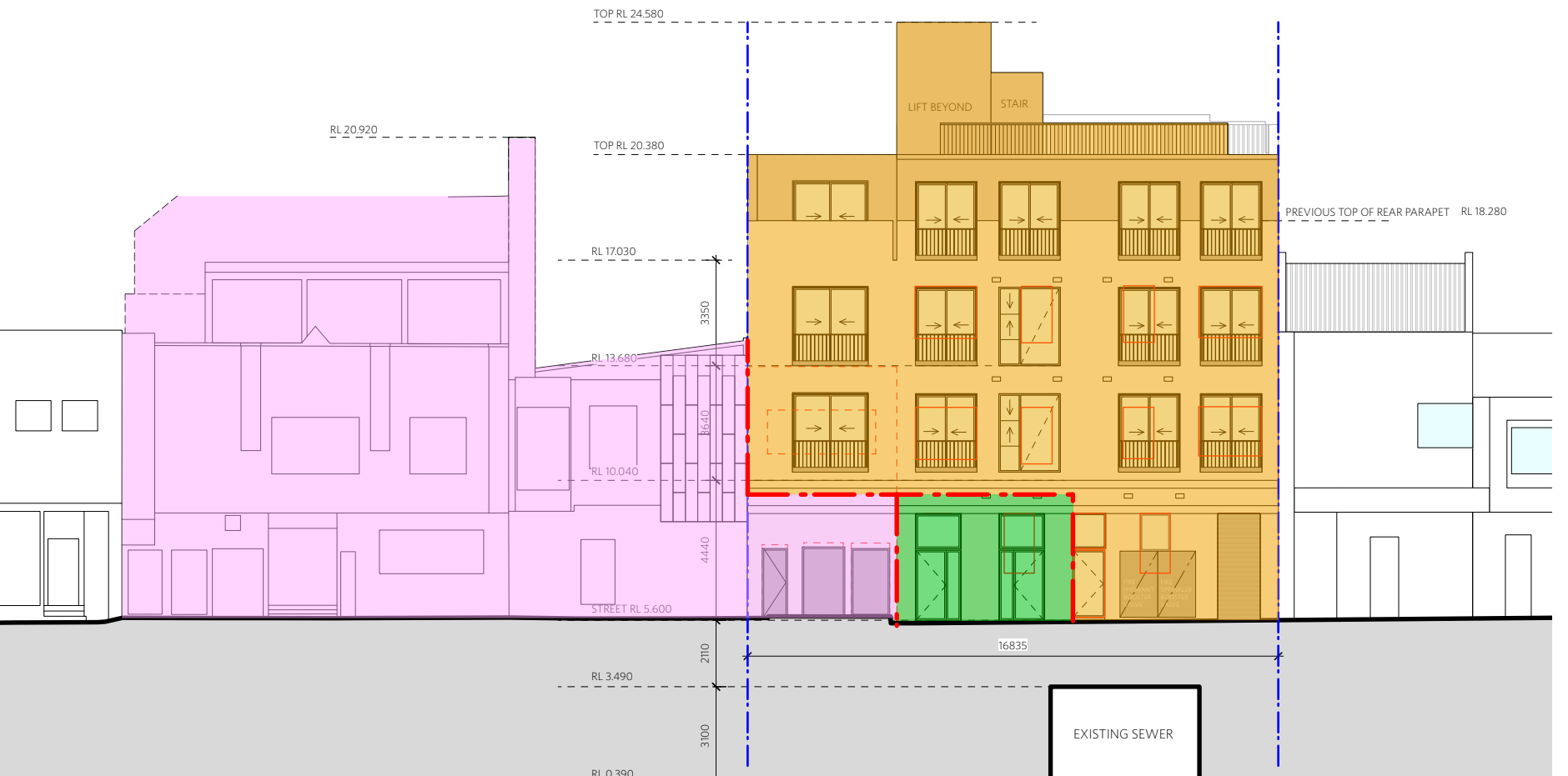
THIRD FLOOR - SUBDIVISION PLAN



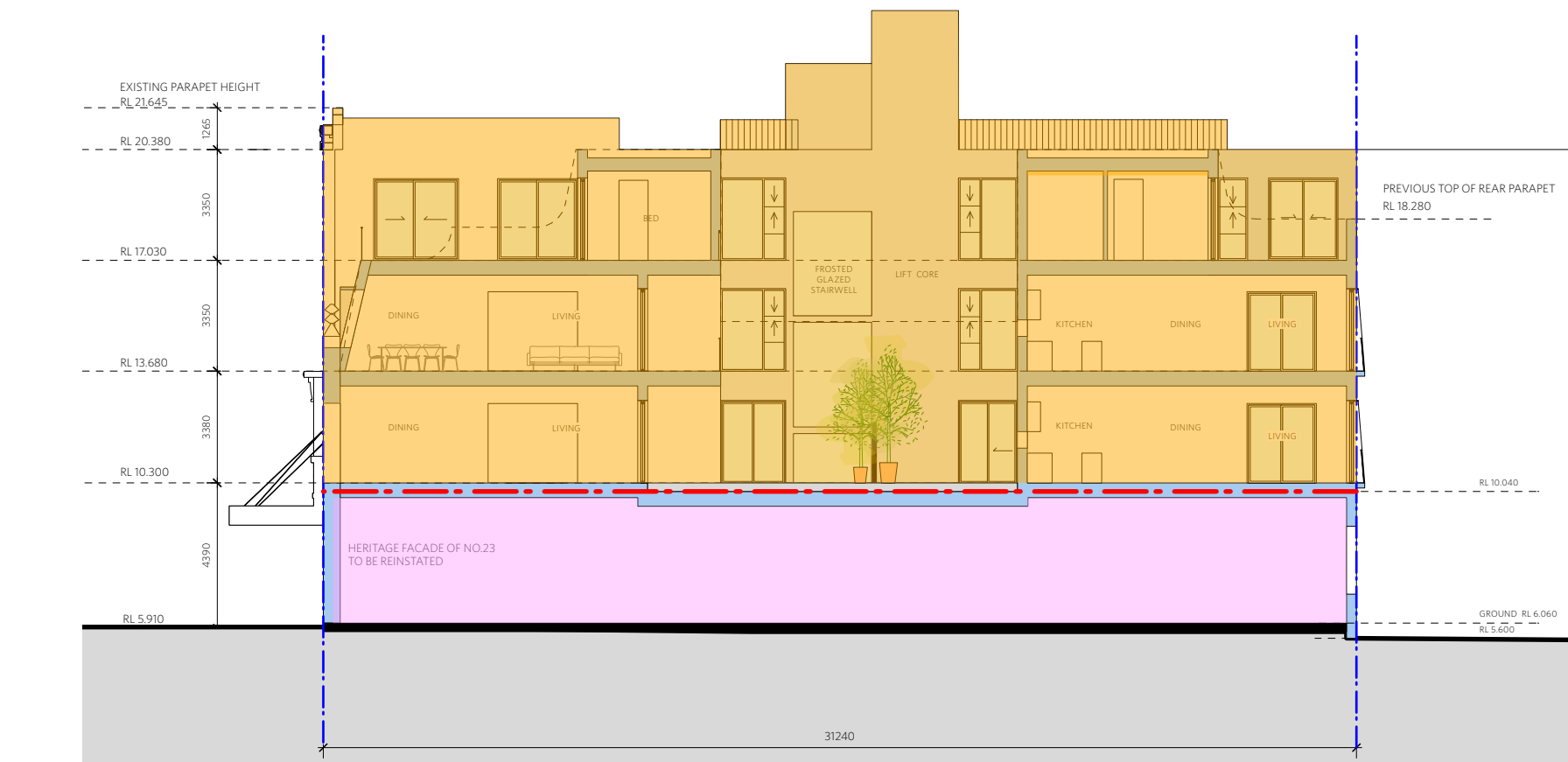
ROOF PLAN - SUBDIVISION PLAN



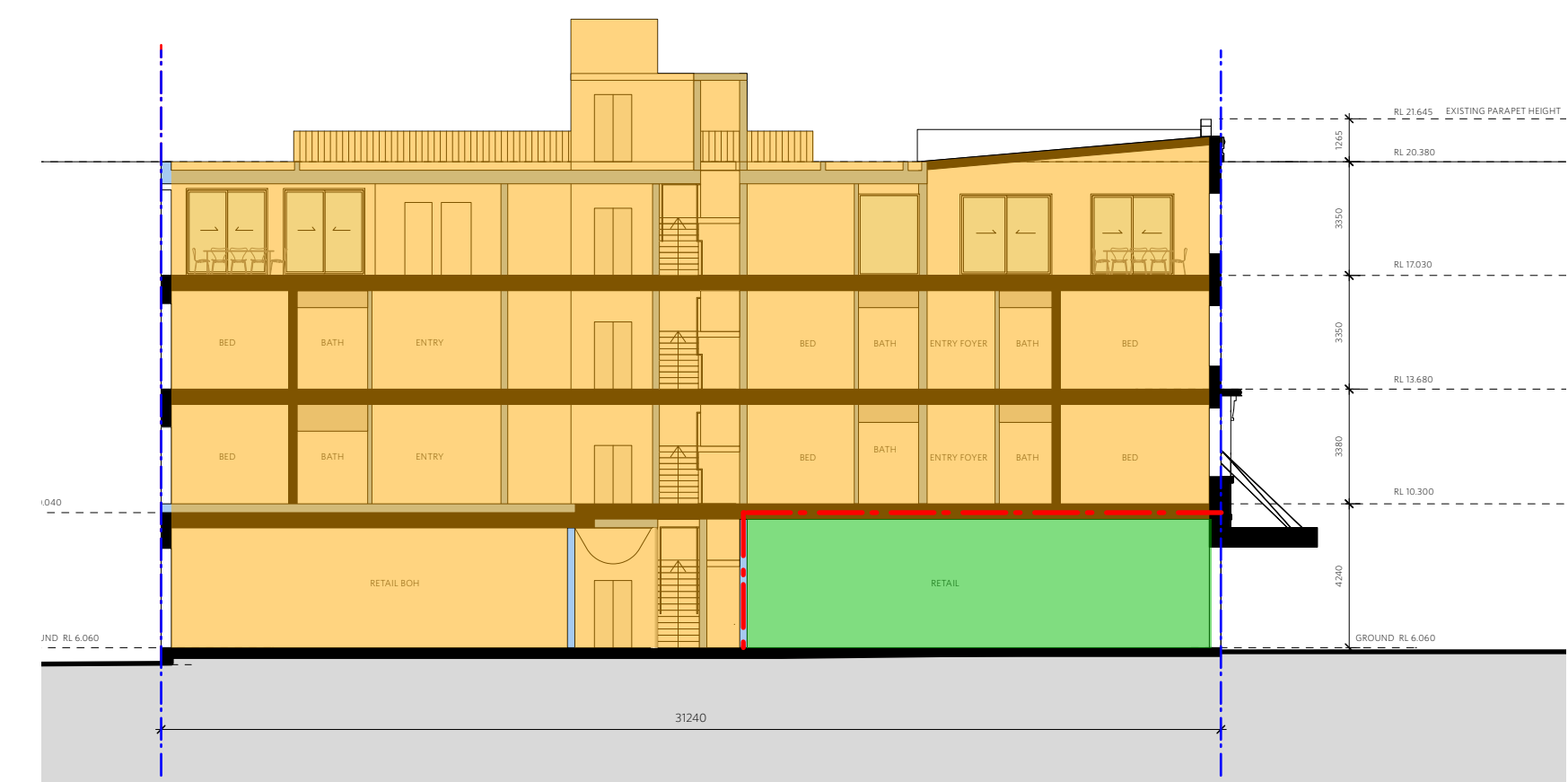
SOUTH ELEVATION - SUBDIVISION



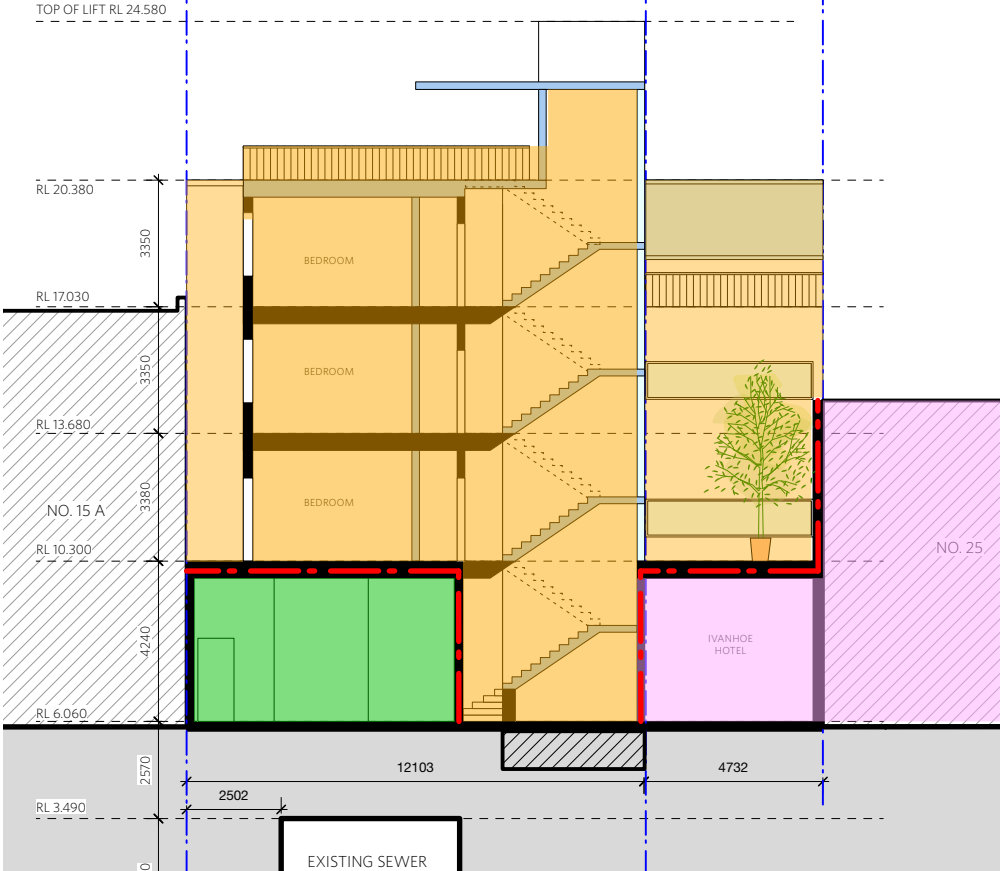
NORTH ELEVATION - SUBDIVISION



SECTION A-A - SUBDIVISION



SECTION B-B - SUBDIVISION



SECTION C-C - SUBDIVISION

LEGEND

- RESIDENTIAL STRATUM
- RETAIL STRATUM
- HOTEL STRATUM (IVANHOE)
- STRATA/STRATUM BOUNDARY