

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 | EXISTING - GF, L1 FLOOR PLANS | 1:100 |
| DA-04 | EXISTING - L2, L3 FLOOR PLANS | 1:100 |
| DA-05 | EXISTING - ROOF PLAN | 1:100 |
| DA-06 | EXISTING - NORTH AND SOUTH ELEVATIONS | 1:100 |
| DA-07 | EXISTING - EAST AND WEST ELEVATIONS | 1:100 |
| DA-08 | EXISTING - SECTIONS | 1:100 |
| DA-09 | EXISTING - SHADOW DIAGRAMS | 1:100 |
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| DA-11 | DEMOLITION - GF AND L1 FLOOR PLANS | 1:100 |
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| DA-18 | PROPOSED - NORTH AND SOUTH ELEVATIONS | 1:100 |
| DA-19 | PROPOSED - EAST AND WEST ELEVATIONS | 1:100 |
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| 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 | R1.16 (or R1.70 including construction) | |
| External wall: Concrete Block/Plasterboard | R1.18 (or R1.70 including construction) | |
| External wall: Framed (clad) | R1.30 (or R1.70 including construction) | |
| Flat Ceiling, Flat Roof: Framed | 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 / door no. | Orientation | Area of glass inc. frame (m ²) | Overshadowing Height (m) | Overshadowing Distance (m) | Shading device | Frame and glass type |
|-------------------|-------------|--|--------------------------|----------------------------|------------------------------------|--|
| 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-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 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

MATERIALS

Materials in accordance with the Heritage Impact Statement prepared by City Plan Heritage dated March 2022

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9 Roslyn Street
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T 61 2 8297 3500

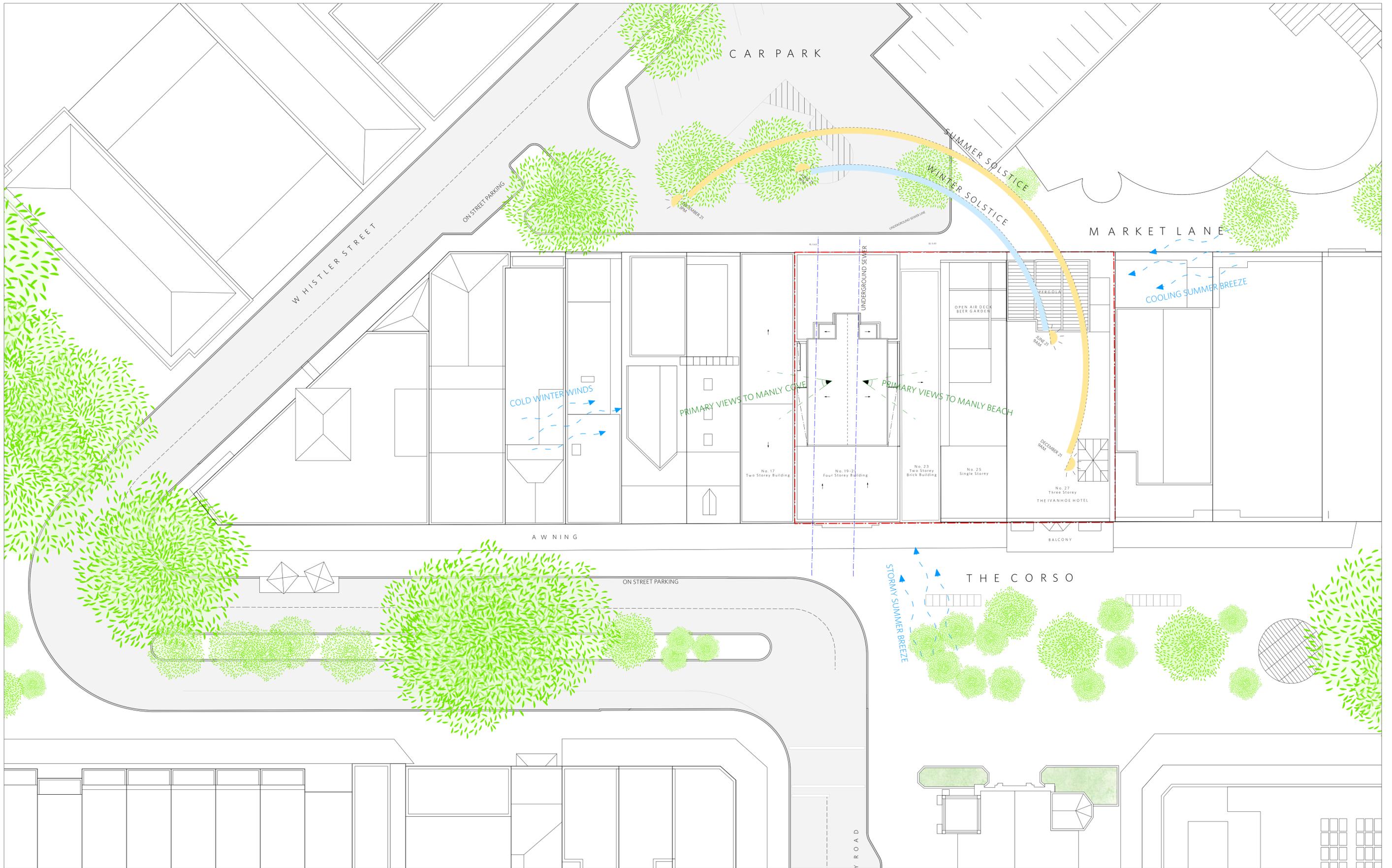
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LEGEND

| REV | DESCRIPTION | DATE | JOB NO. | CHECKED | JOB | TITLE | | | |
|------|-----------------------------------|------------|------------|---------|-----------------------------------|------------------------------|-------------------------|--|-------------------|
| A | PRELIMINARY ISSUE FOR CONSULTANTS | 01/03/2022 | 1733 | CB + DJ | 19-23 The Corso Manly NSW 2095 | Title Sheet Location Plan | | | |
| B | REVISED ISSUE FOR CONSULTANTS | 07/03/2022 | DATE DRAWN | DRAWN | | | | | |
| C | PRELIMINARY DA ISSUE | 11/03/2022 | | | | | | | |
| D | PRELIMINARY DA ISSUE | 12/03/2022 | SCALE | AG + DJ | CLIENT | REV. DA-B | | | |
| E | FOR DA REPORTS | 14/03/2022 | | | | | 1:1000 @ A1, 1:2000@ A3 | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | DRAWING NO. DA-00 |
| DA | DA ISSUE | 01/04/2022 | | | | | | | |
| DA-B | revised for DA | 15/09/2022 | | | | | | | |



SITE PLAN

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| DA | DA ISSUE | 01/04/2022 |
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| JOB NO. | 1733 | CHECKED | CB + DJ |
| DATE DRAWN | | DRAWN | AG + DJ |
| SCALE | 1:200 @ A1, 1:400@ A3 | | |

JOB
 19-23 The Corso
 Manly NSW 2095

CLIENT
 Iris Ivanhoe Operations Pty Ltd ATF
 Iris Ivanhoe Operations Trust

| | |
|------------------------------------|-----------------------------|
| TITLE Site Analysis Plan | |
| REV. DA-B | DRAWING NO. DA-01 |

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



PROPOSED



PROPOSED: VIEW LOOKING FROM MARKET LANE



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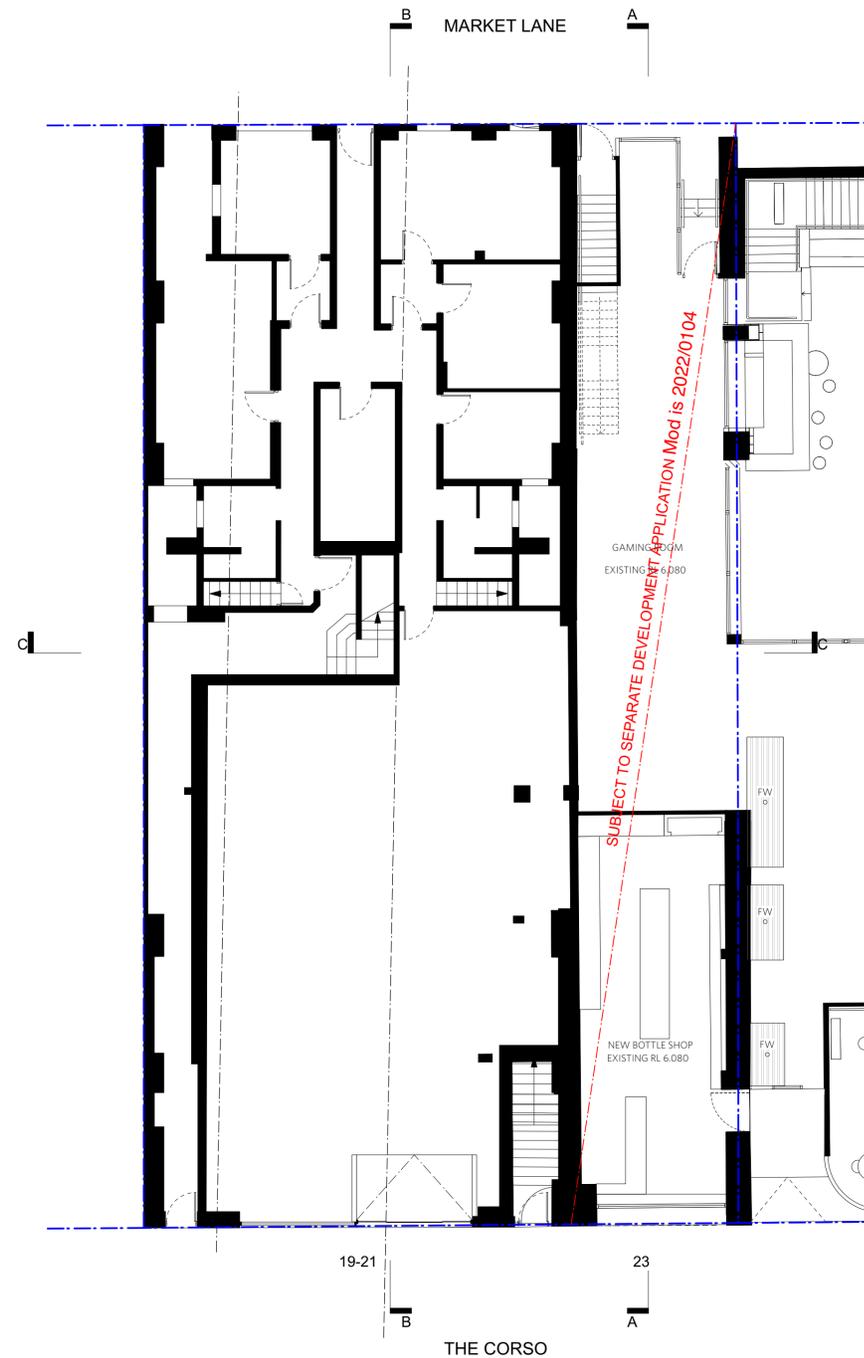
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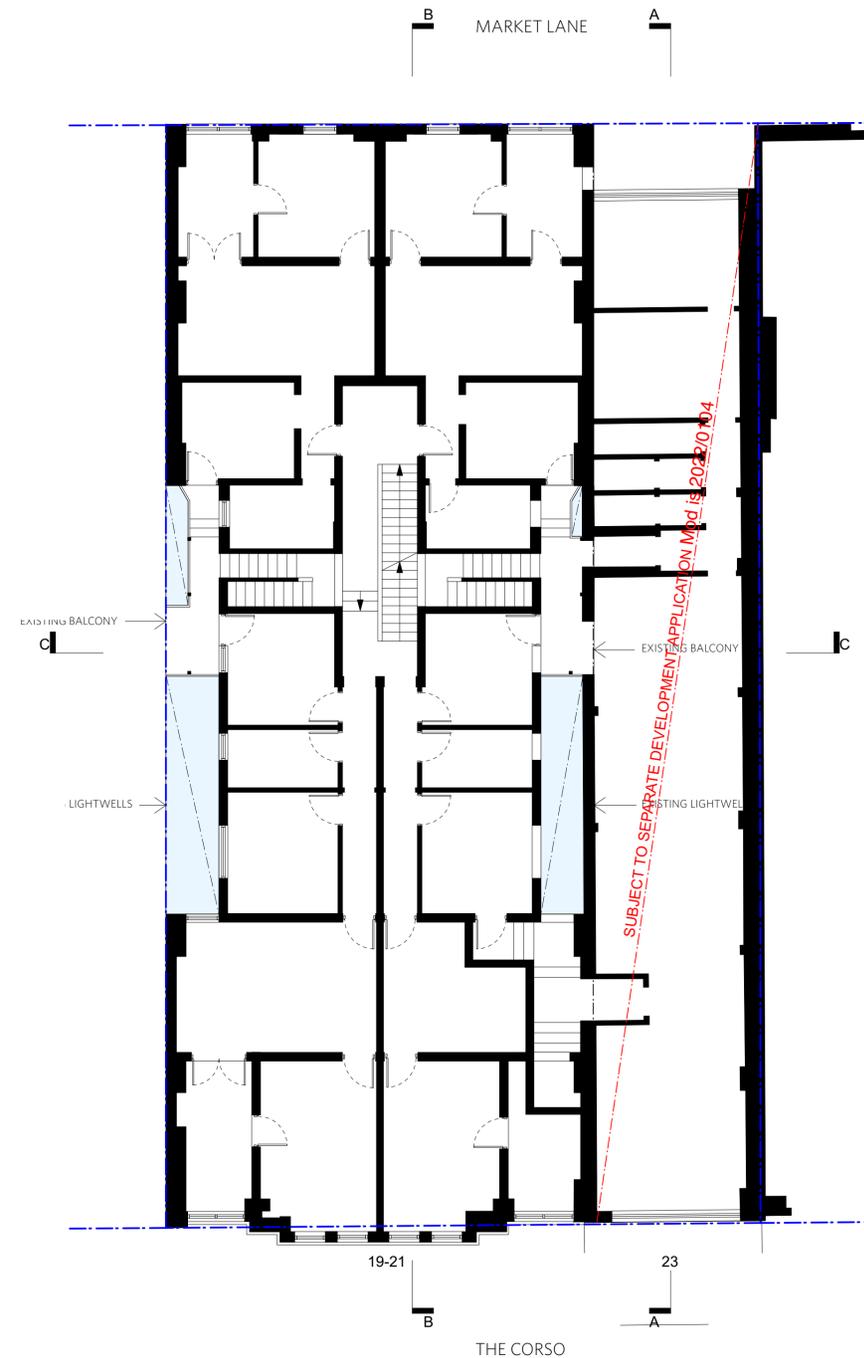
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|--|---------------------------|---|-----------------------------|
| JOB NO. 1733 | CHECKED CB + DJ | JOB 19-23 The Corso Manly NSW 2095 | TITLE Montages |
| DATE DRAWN 11/03/22 | DRAWN AG + DJ | CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | REV. DA-B |
| SCALE NTS PAGE FORMAT: A1 | | | DRAWING NO. DA-02 |



GROUND FLOOR PLAN - EXISTING



1ST FLOOR PLAN - EXISTING



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JOB

19-23 The Corso
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TITLE

Ground and 1st Floor
Plans - Existing

REV.

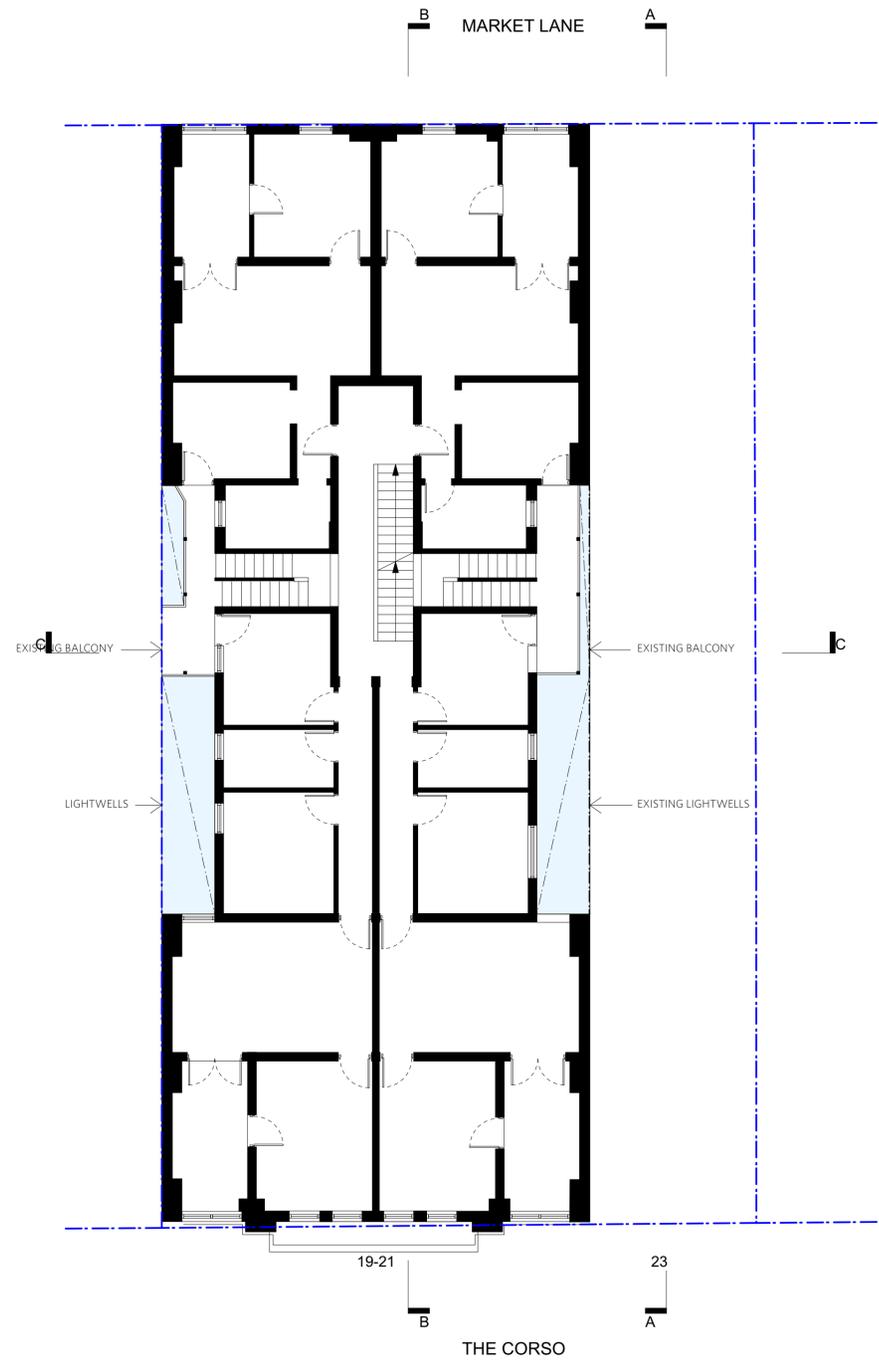
DA-B

DRAWING NO.

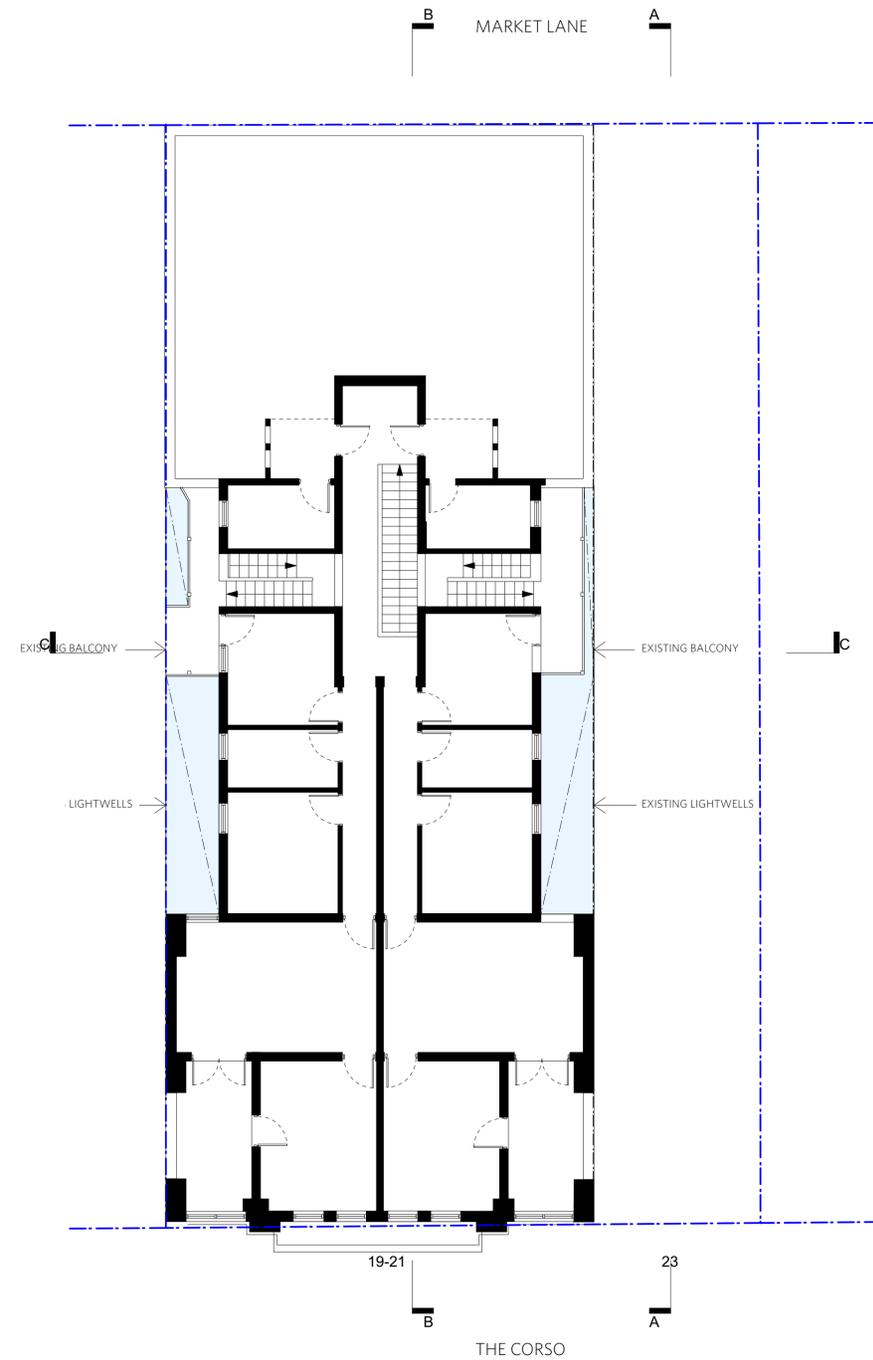
DA-03

SCALE

1:100 @ A1, 1:200@ A3



2ND FLOOR PLAN - EXISTING



3RD FLOOR PLAN - EXISTING



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DATE DRAWN

11/03/2022

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SCALE

1:100 @ A1, 1:200@ A3

JOB

19-23 The Corso
Manly NSW 2095

CLIENT

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TITLE

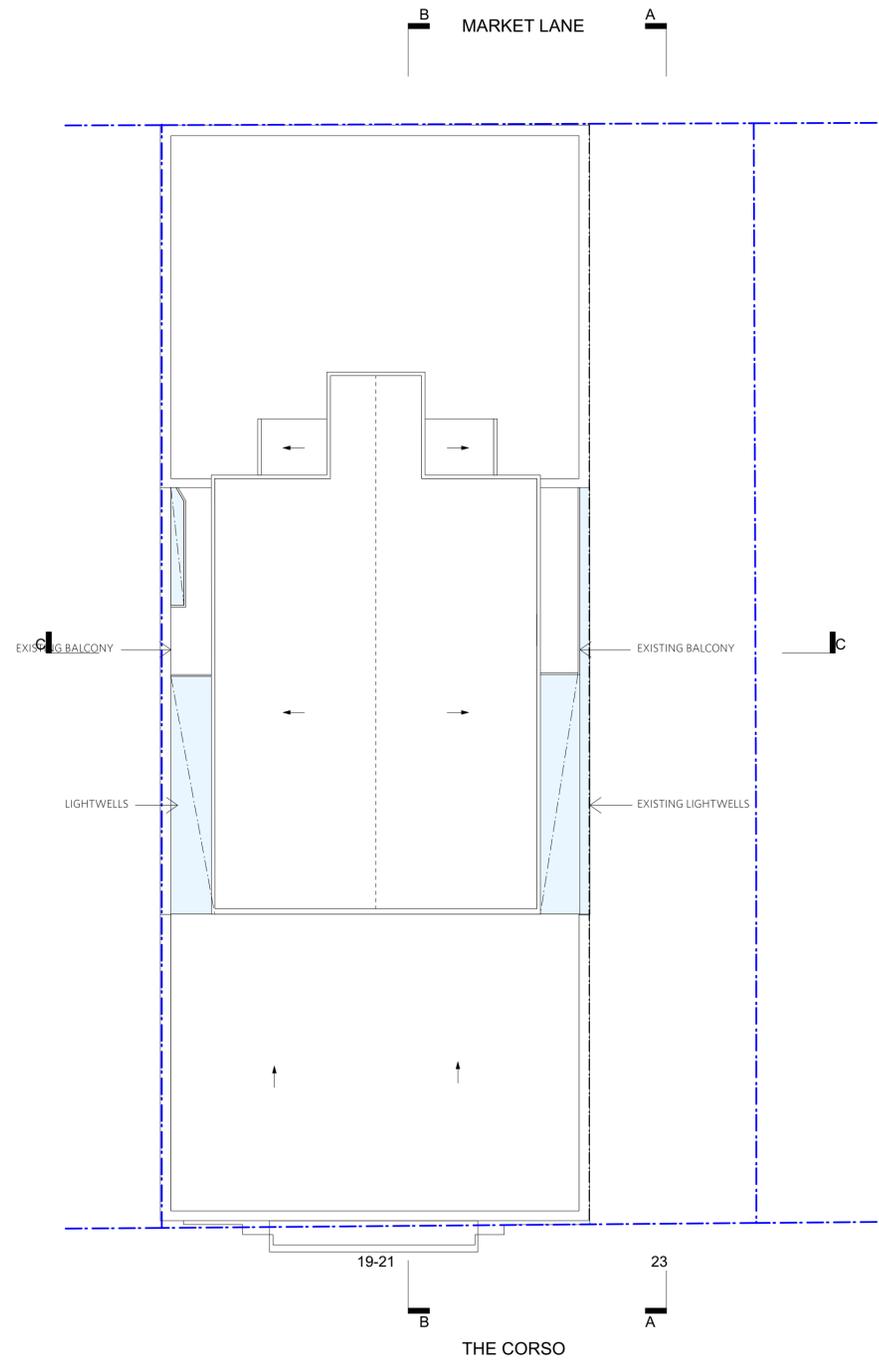
2nd and 3rd Floor Plans
- Existing

REV.

DA-B

DRAWING NO.

DA-04



ROOF PLAN - EXISTING



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JOB NO.

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CB + DJ

JOB

19-23 The Corso
 Manly NSW 2095

TITLE

Roof Plan - Existing

DATE DRAWN

11/03/2022

DRAWN

AG + DJ

SCALE

1:100 @ A1, 1:200@ A3

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REV.

DA-B

DRAWING NO.

DA-05



SOUTH ELEVATION - EXISTING



NORTH ELEVATION - EXISTING

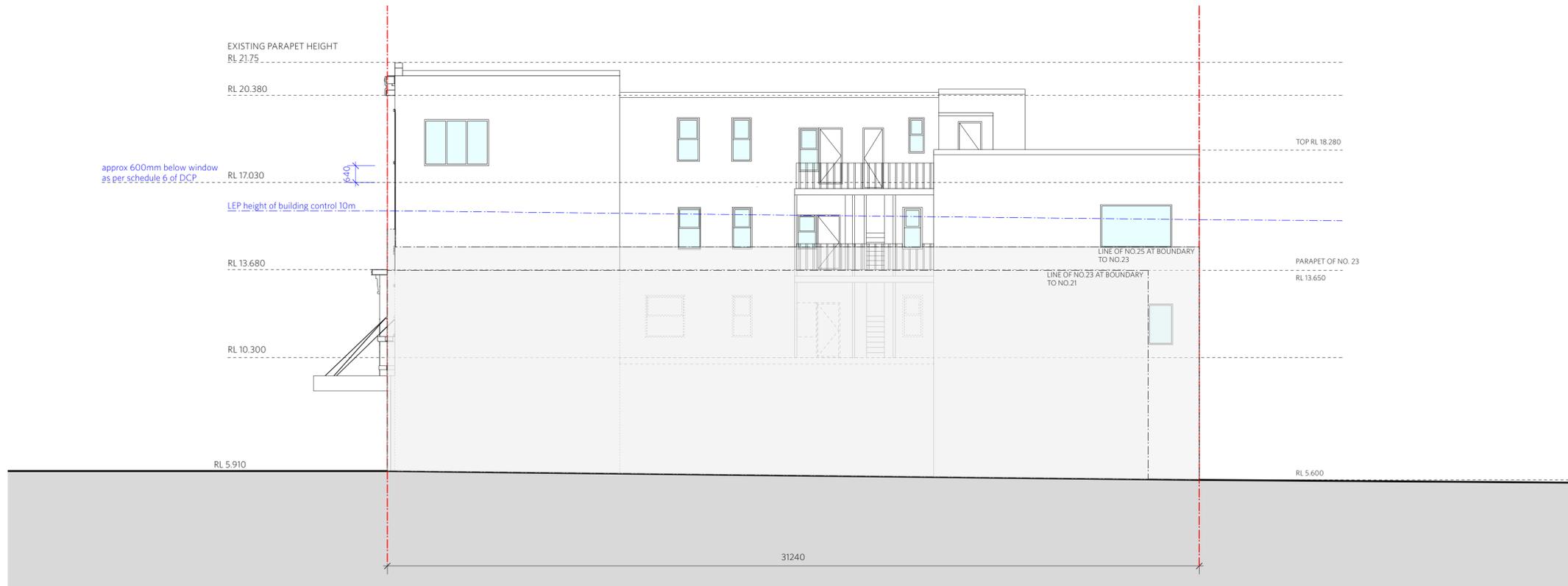
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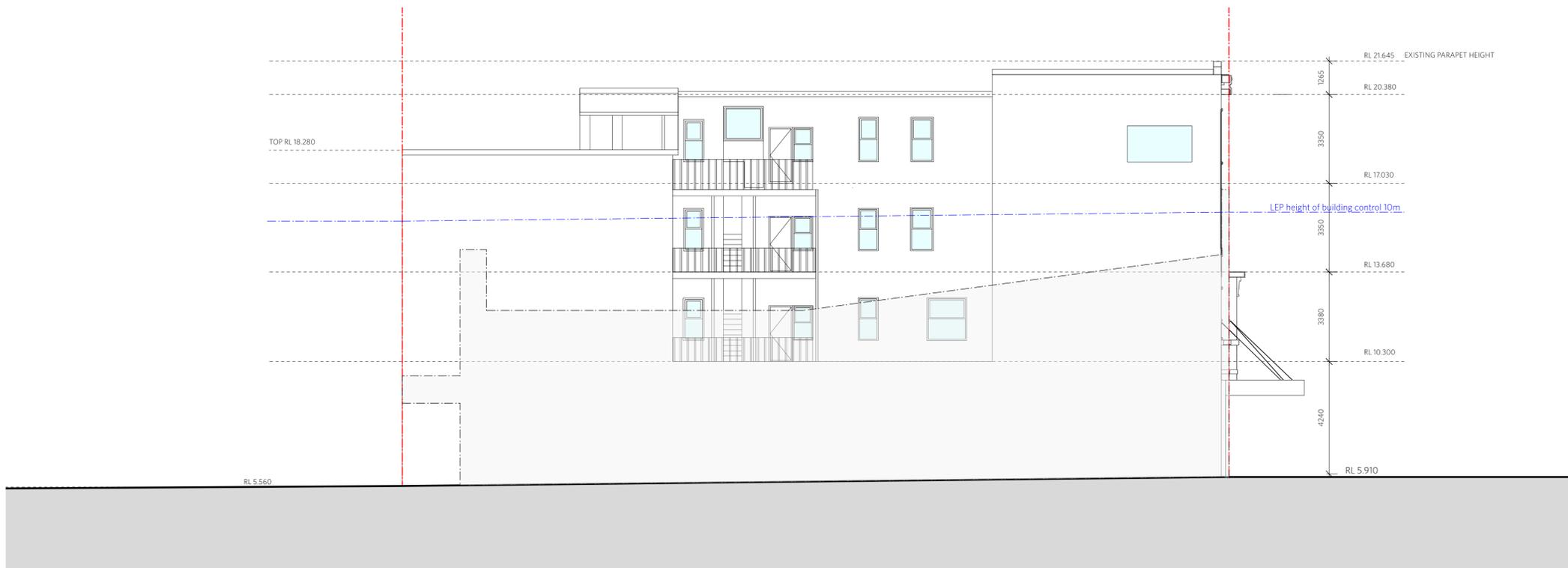
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| JOB | 19-23 The Corso Manly NSW 2095 |
| CLIENT | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust |

| | |
|--|-------|
| TITLE | |
| Existing - Elevations South and North | |
| REV. | DA-B |
| DRAWING NO. | DA-06 |





EAST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



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JOB NO.

1733

CHECKED

CB + DJ

JOB

19-23 The Corso
Manly NSW 2095

TITLE

Existing - Elevations
East and West

DATE DRAWN

11/03/22

DRAWN

AG + DJ

SCALE

1:100 @ A1, 1:200@ A3

CLIENT

Iris Ivanhoe Operations Pty Ltd ATF
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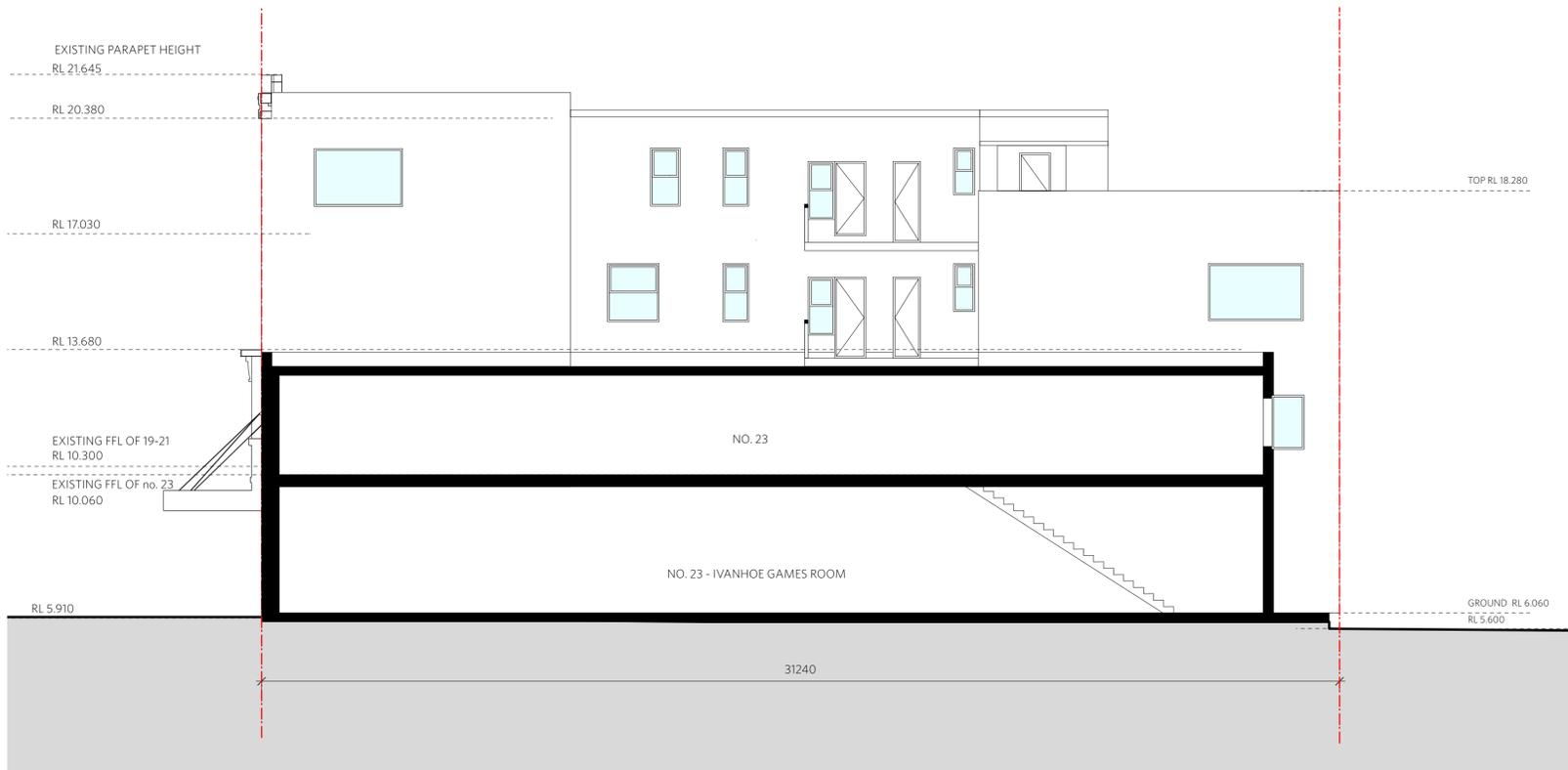


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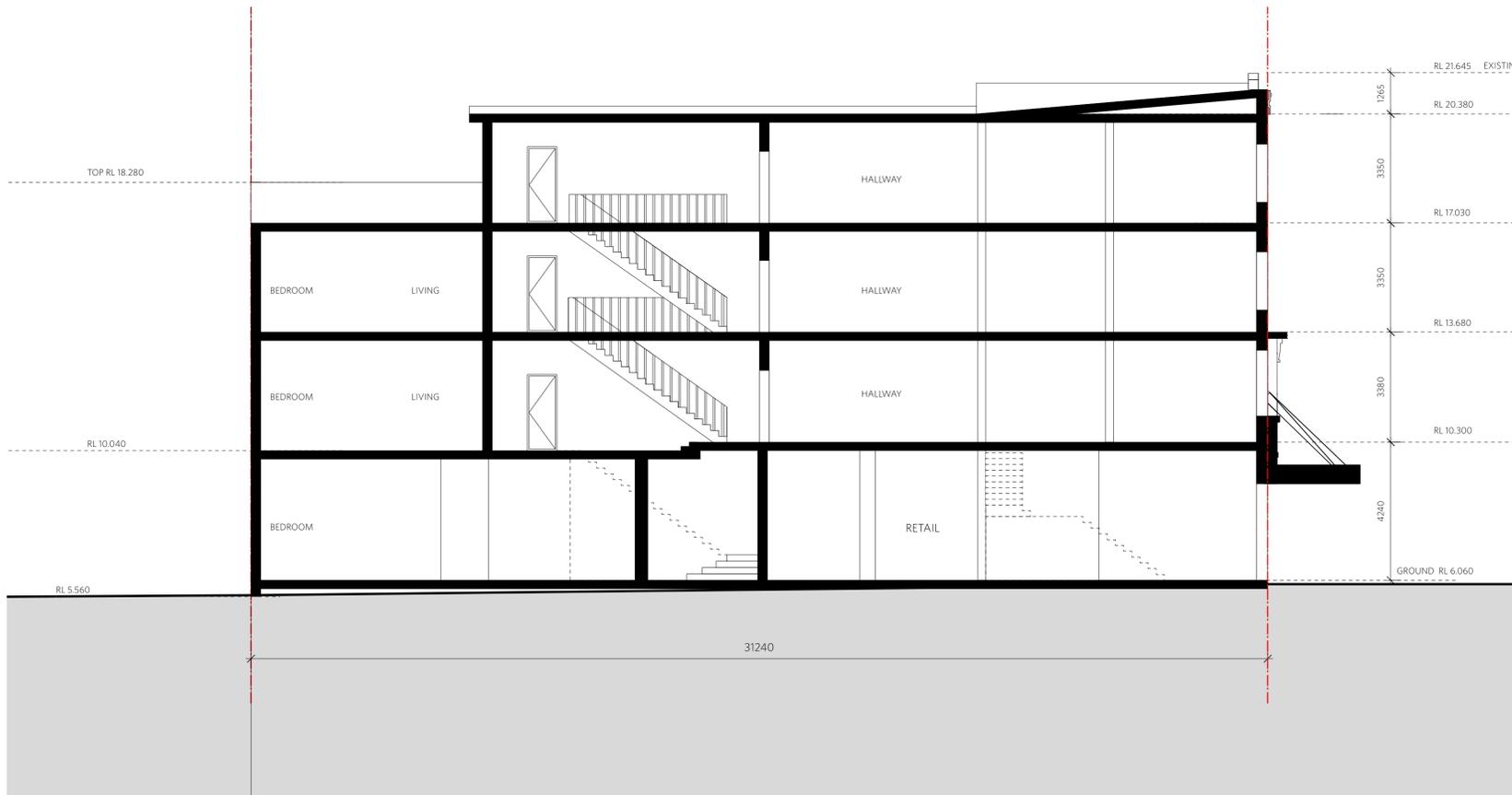
DA-B

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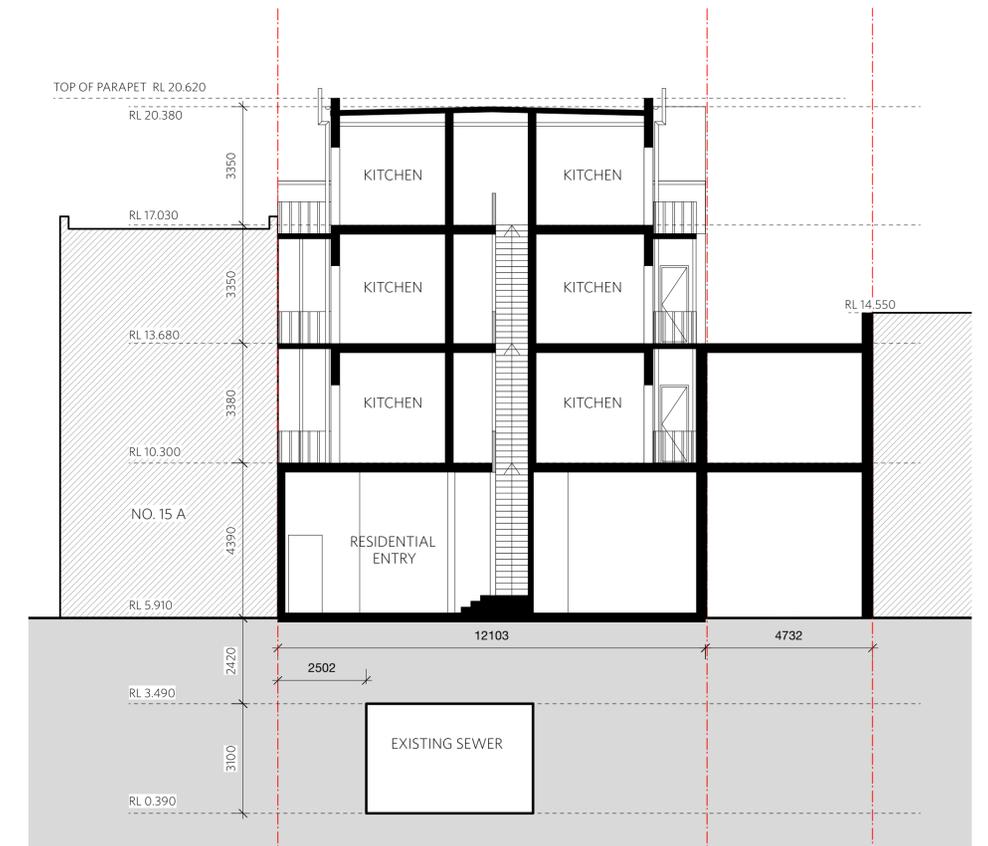
DA-07



SECTION A - EXISTING



SECTION B - EXISTING



SECTION C - EXISTING



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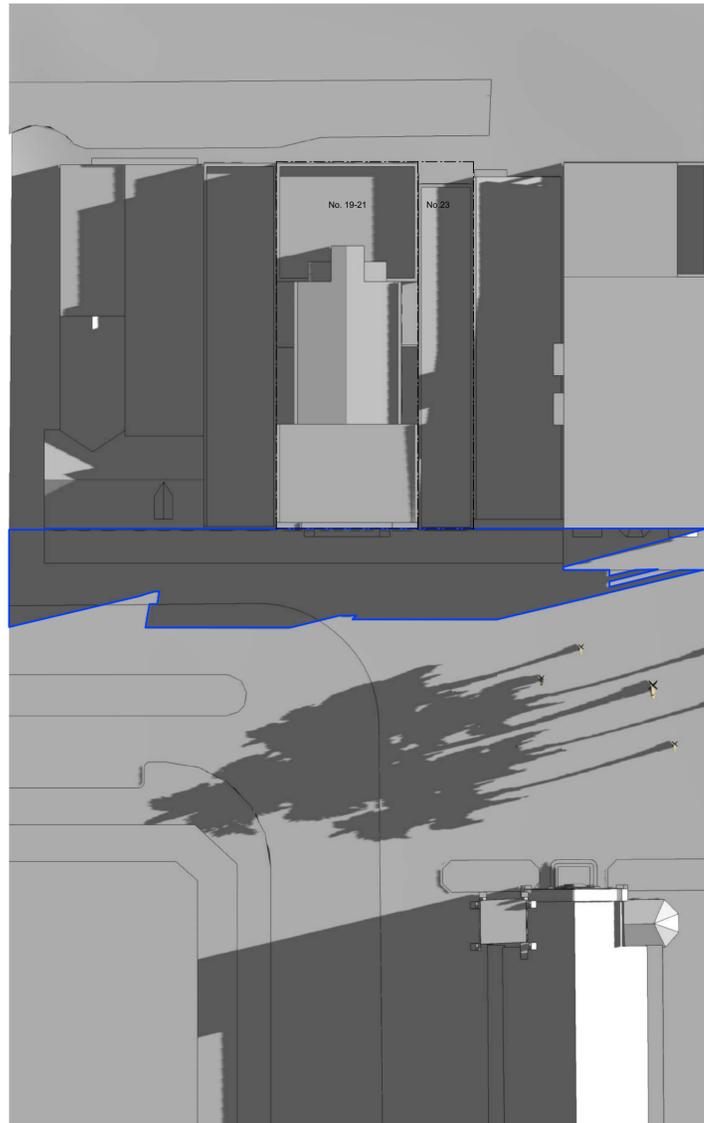
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| 1733 | CB + DJ | 19-23 The Corso Manly NSW 2095 | Existing - Sections |
| DATE DRAWN | DRAWN | | |
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| 1:100 @ A1, 1:200@ A3 | | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | |
| | | | REV. DA-B |
| | | | DRAWING NO. DA-08 |

Existing Shadows - 21 June



Existing Shadows - 21st June

9am



Existing Shadows - 21st June

12pm



Existing Shadows - 21st June

3pm

 Existing shadows

 Overshadowing from existing trees



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| DA | DA ISSUE | 01/04/22 |
| DA-B | revised for DA | 15/09/2022 |

| | | | | |
|---------------------------------------|---------------------------|---|---|-----------------------------|
| JOB NO. 1733 | CHECKED CB + DJ | JOB 19-23 The Corso Manly NSW 2095 | TITLE Shadow Diagram - Existing | |
| DATE DRAWN | DRAWN AG + DJ | CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | REV. DA-B | DRAWING NO. DA-09 |
| SCALE 1:300 @ A1, 1:600@ A3 | |  | | |

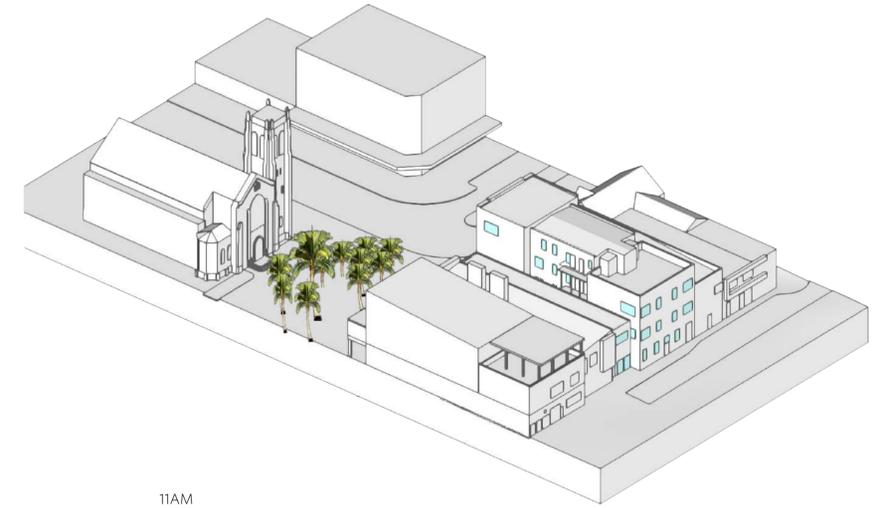
Existing shadows 21st June - From Sun view



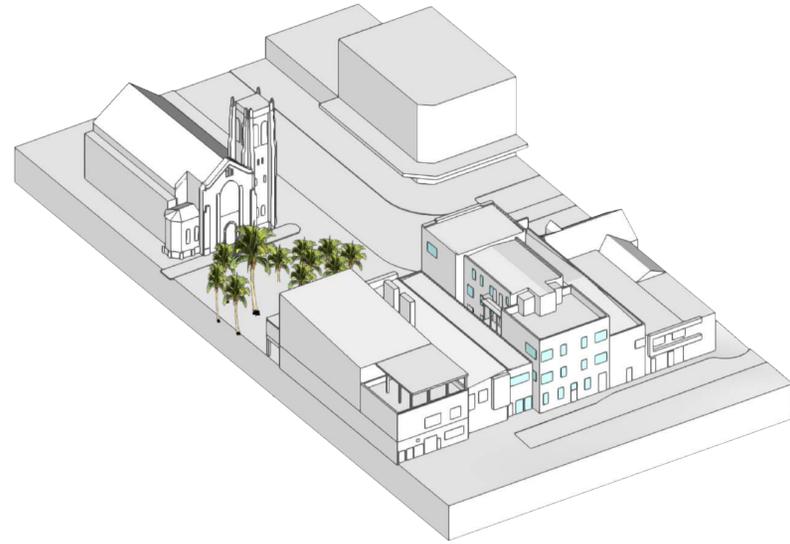
9AM



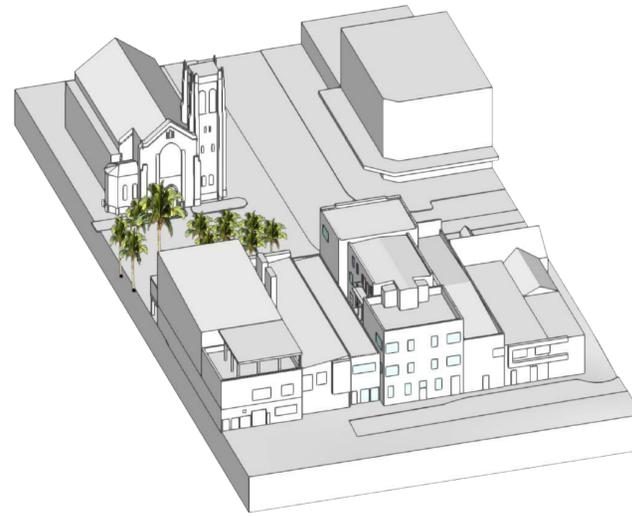
10AM



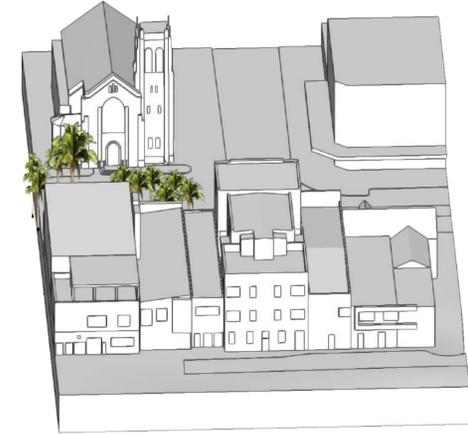
11AM



12PM



1PM



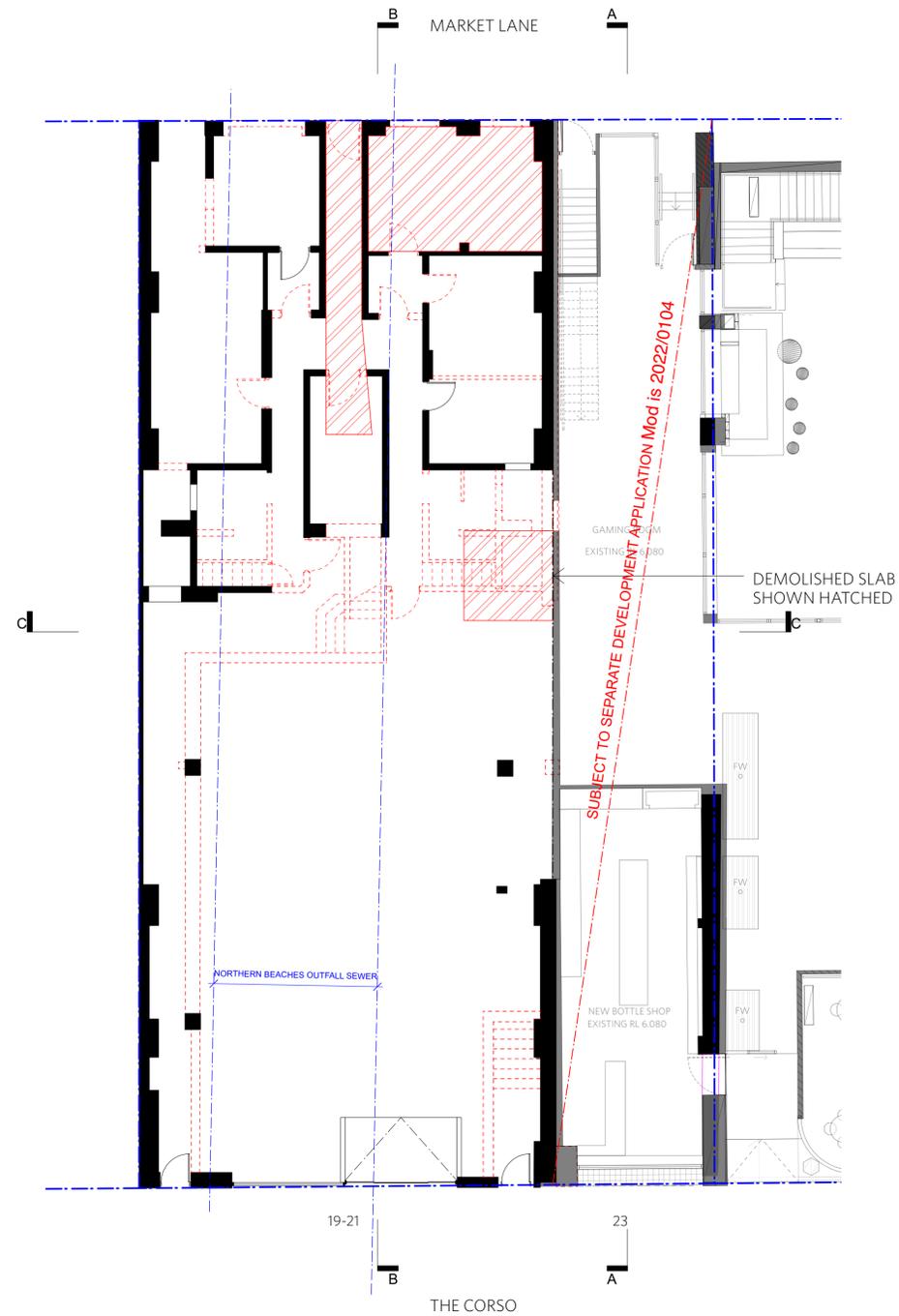
2PM



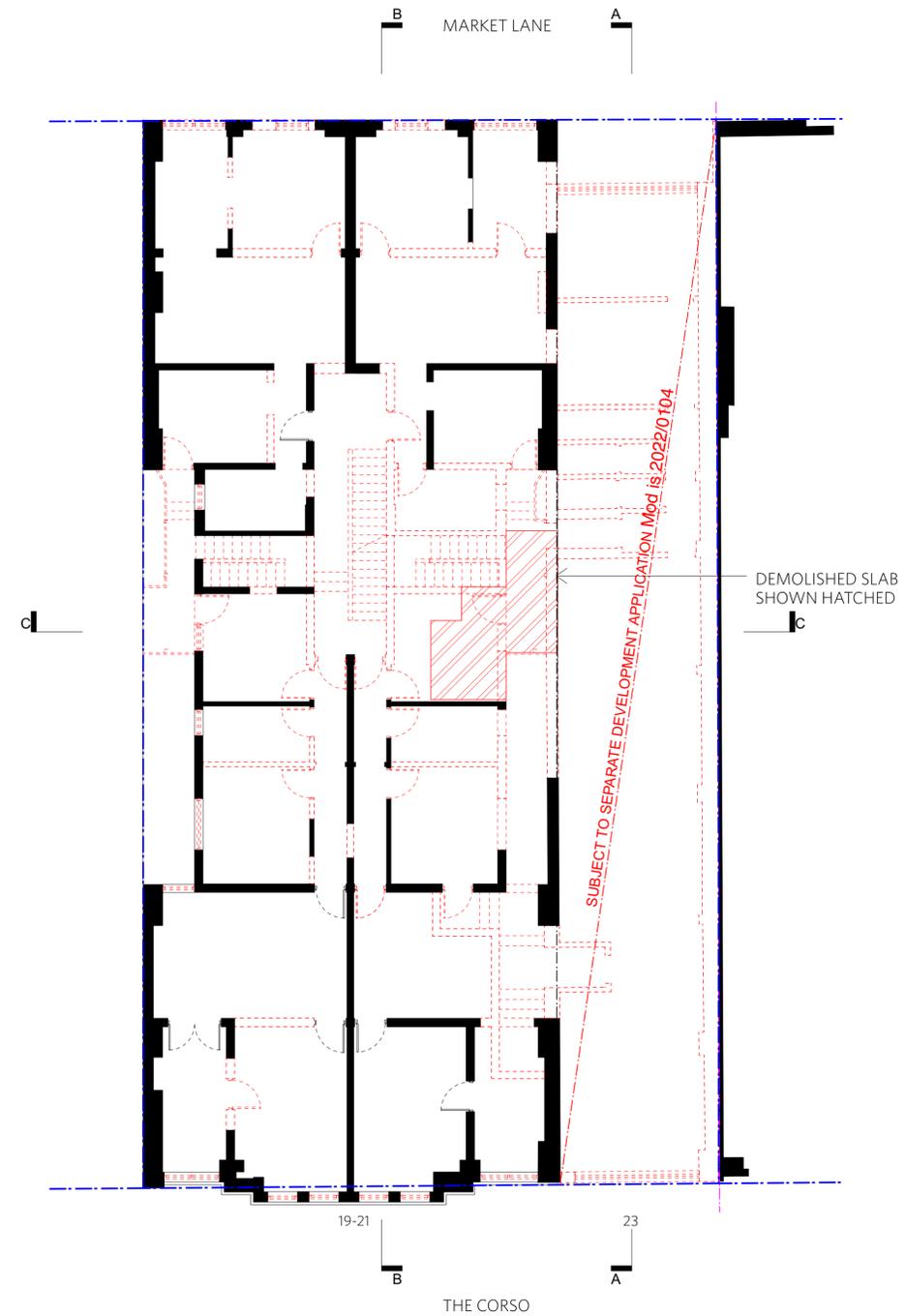
3PM

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| DA | DA ISSUE | 01/04/22 |
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|--|---------------------------|---|---|-----------------------------|
| 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-B | DRAWING NO. DA-10 |
| SCALE 1:500 @ A1, 1:1000@ A3 | | | | |



GROUND FLOOR PLAN - DEMOLITION



1ST FLOOR PLAN - DEMOLITION

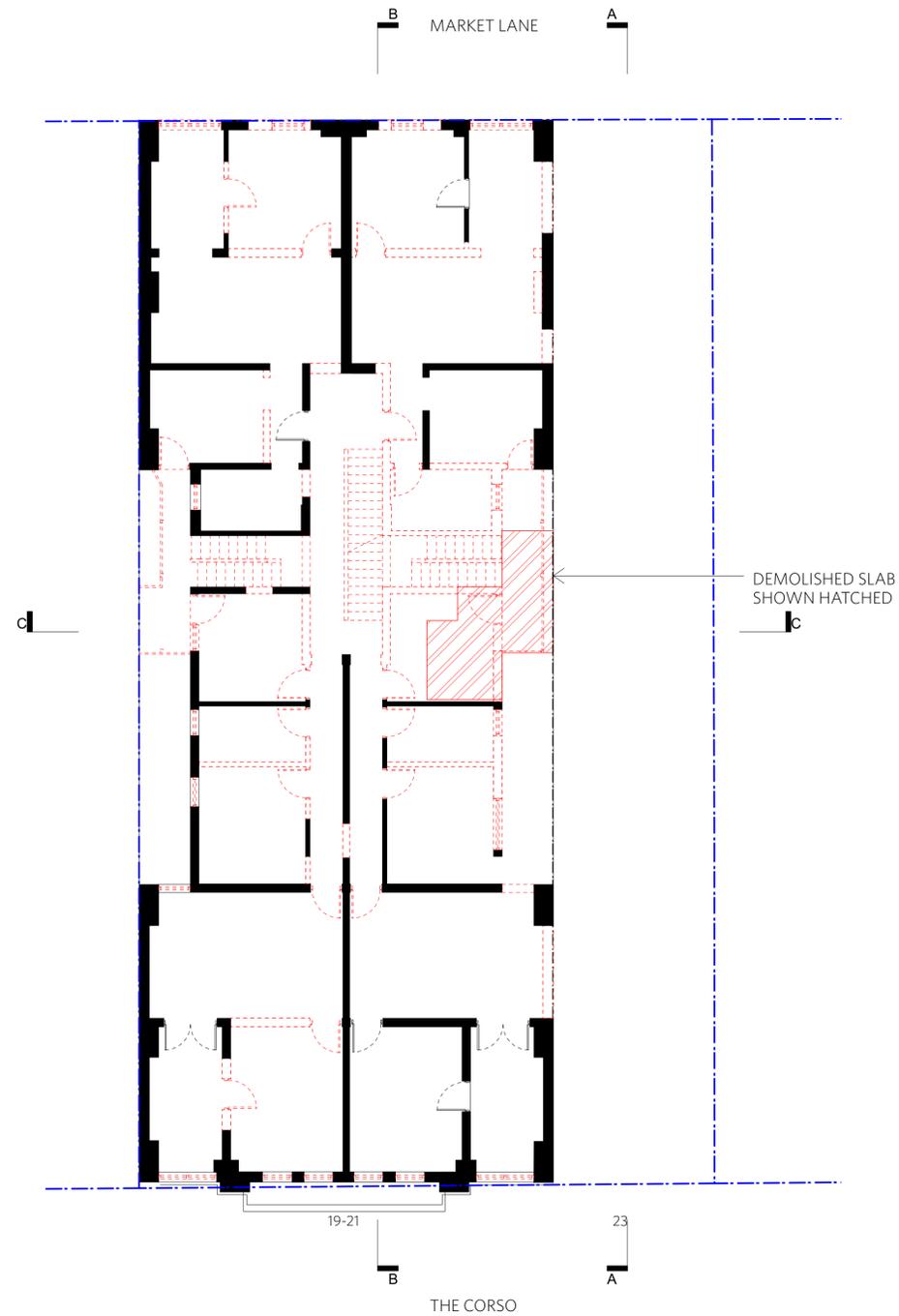
NOTE:
INDICATIVE EXTENT OF
DETAILED DEMOLITION
SUBJECT TO DESIGN
DEVELOPMENT AT CC STAGE

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| DA-B | revised for DA | 15/09/2022 |

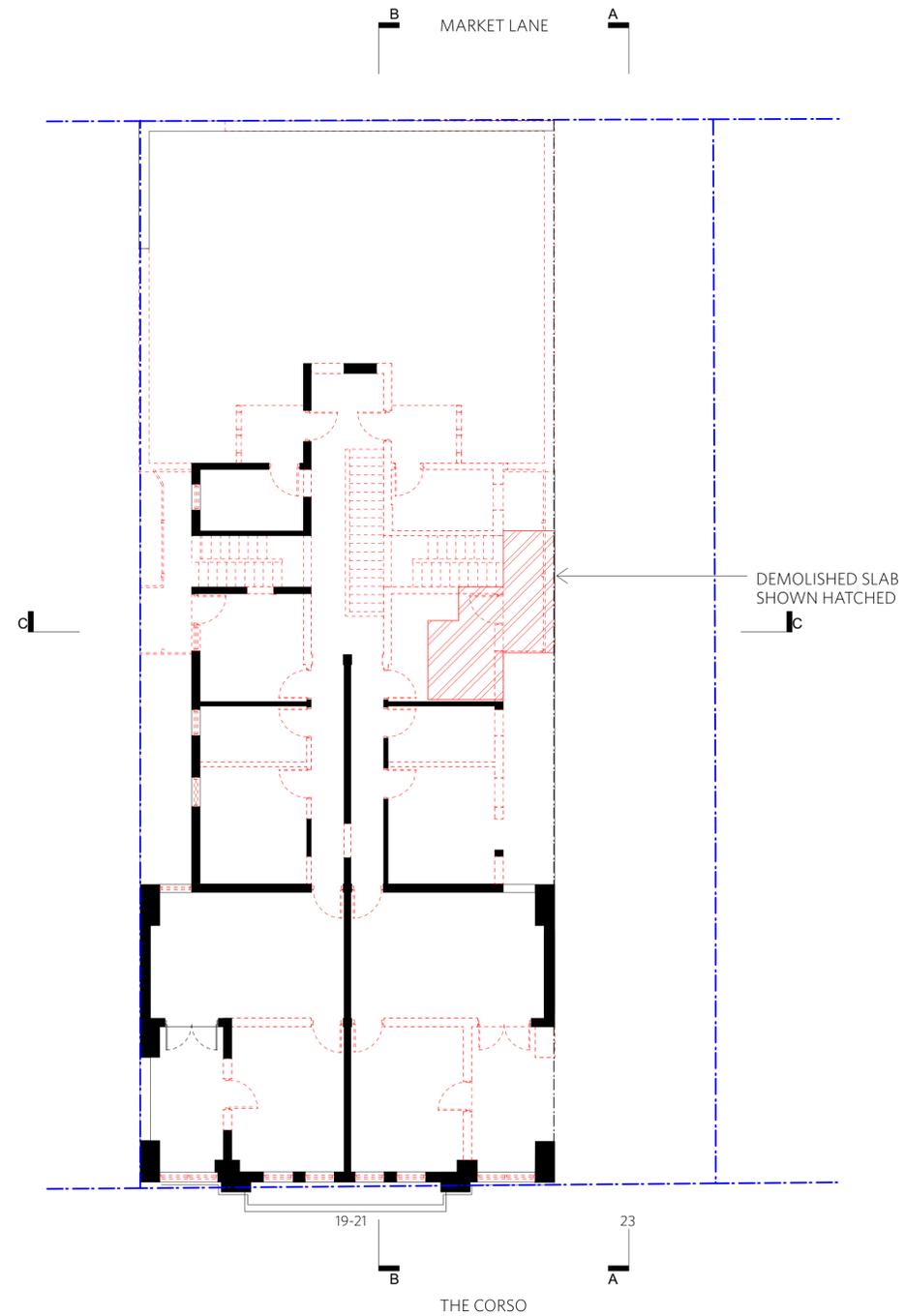
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|---------------------------------------|---------------------------|
| JOB NO. 1733 | CHECKED CB + DJ |
| DATE DRAWN | DRAWN AG + DJ |
| SCALE 1:100 @ A1, 1:200@ A3 | |

| | |
|---|---|
| JOB 19-23 The Corso Manly NSW 2095 | CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust |
|---|---|

| | | |
|--|---------------------|-----------------------------|
| TITLE Ground and 1st Floor Plans - Demolition | REV. DA-B | DRAWING NO. DA-11 |
|--|---------------------|-----------------------------|



2ND FLOOR PLAN - DEMOLITION



3RD FLOOR PLAN - DEMOLITION

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

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| DA | DA ISSUE | 01/04/2022 |
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JOB NO.

1733

CHECKED

CB + DJ

JOB

19-23 The Corso
Manly NSW 2095

CLIENT
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Iris Ivanhoe Operations Trust



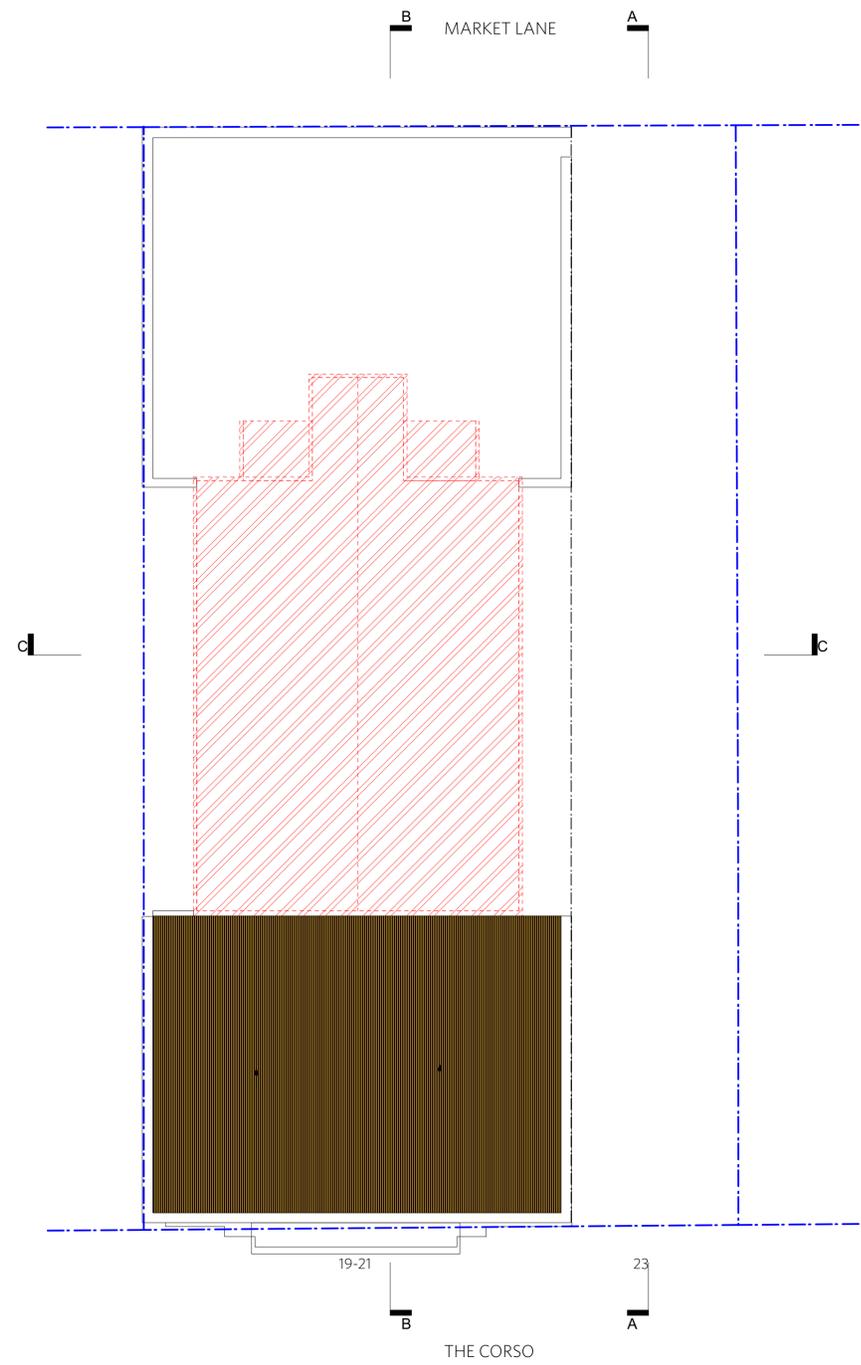
TITLE

2nd and 3rd Floor Plans
- Demolition

REV.
DA-B

DRAWING NO.
DA-12

SCALE
1:100 @ A1, 1:200@ A3



ROOF PLAN - DEMOLITION

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

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| E | FOR DA REPORTS | 14/03/2022 |
| DA | DA ISSUE | 01/04/2022 |
| DA-B | revised for DA | 15/09/2022 |

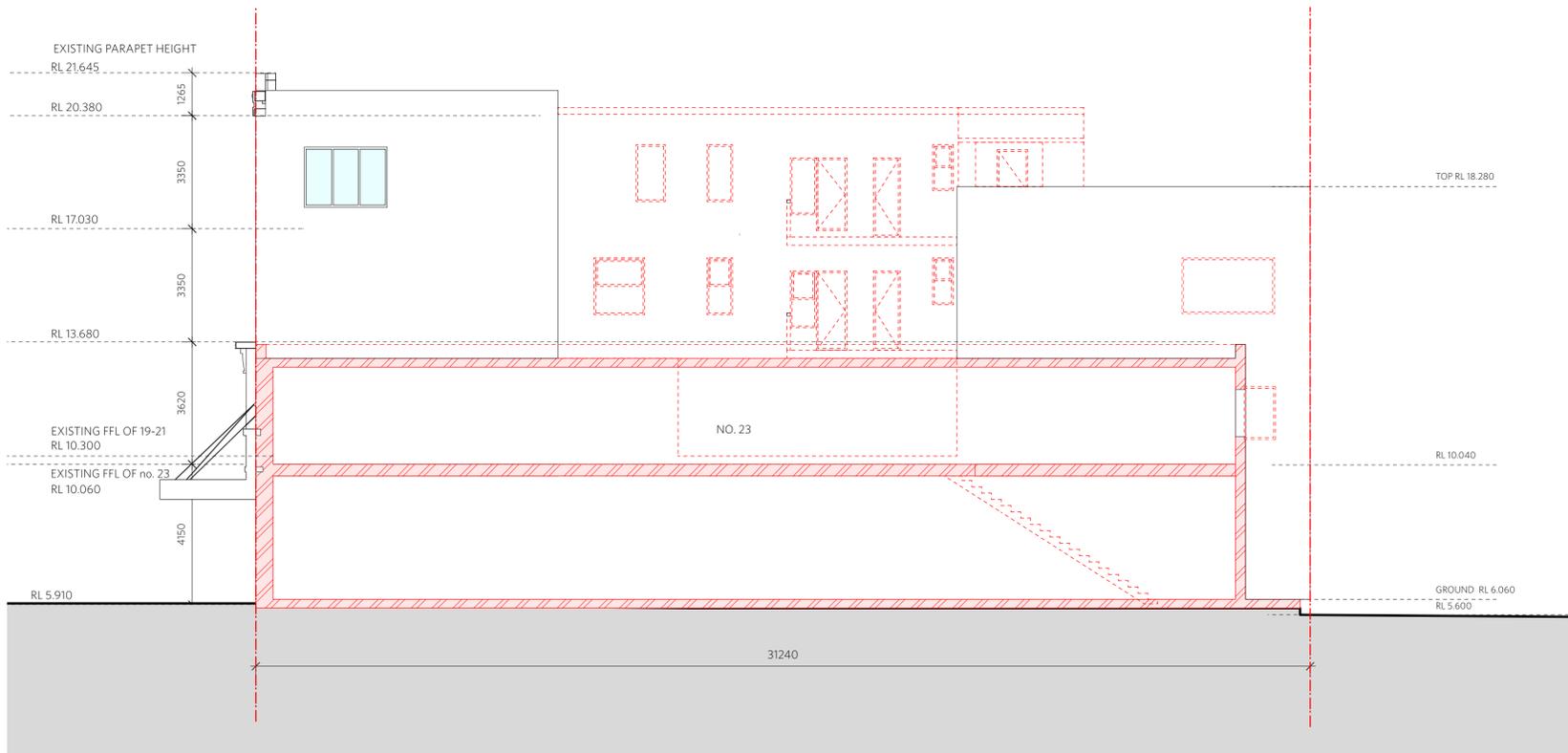
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|---------------------------------------|---------------------------|
| JOB NO. 1733 | CHECKED CB + DJ |
| DATE DRAWN | DRAWN AG + DJ |
| SCALE 1:100 @ A1, 1:200@ A3 | |

JOB
19-23 The Corso
Manly NSW 2095

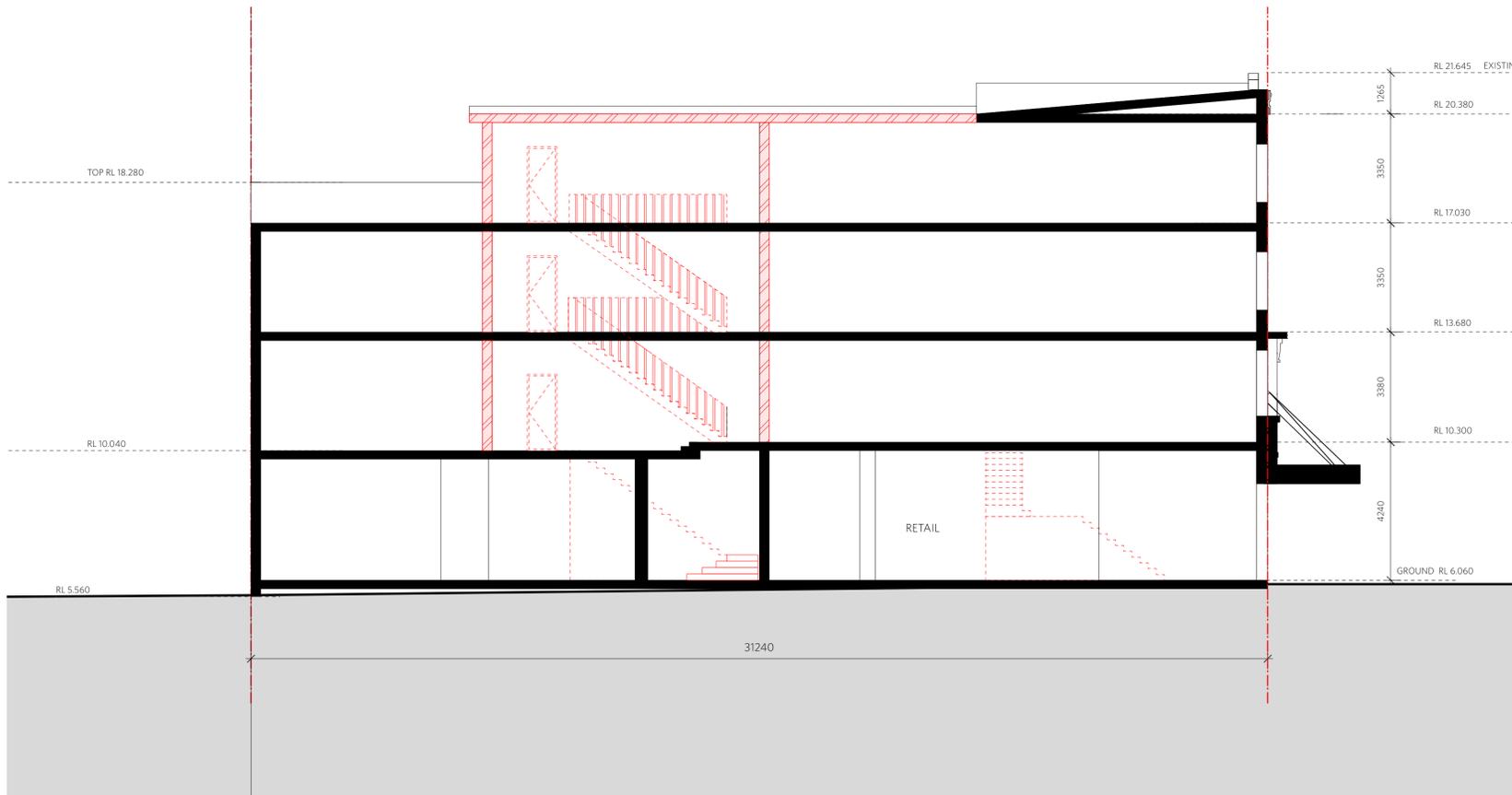
CLIENT
Iris Ivanhoe Operations Pty Ltd ATF
Iris Ivanhoe Operations Trust



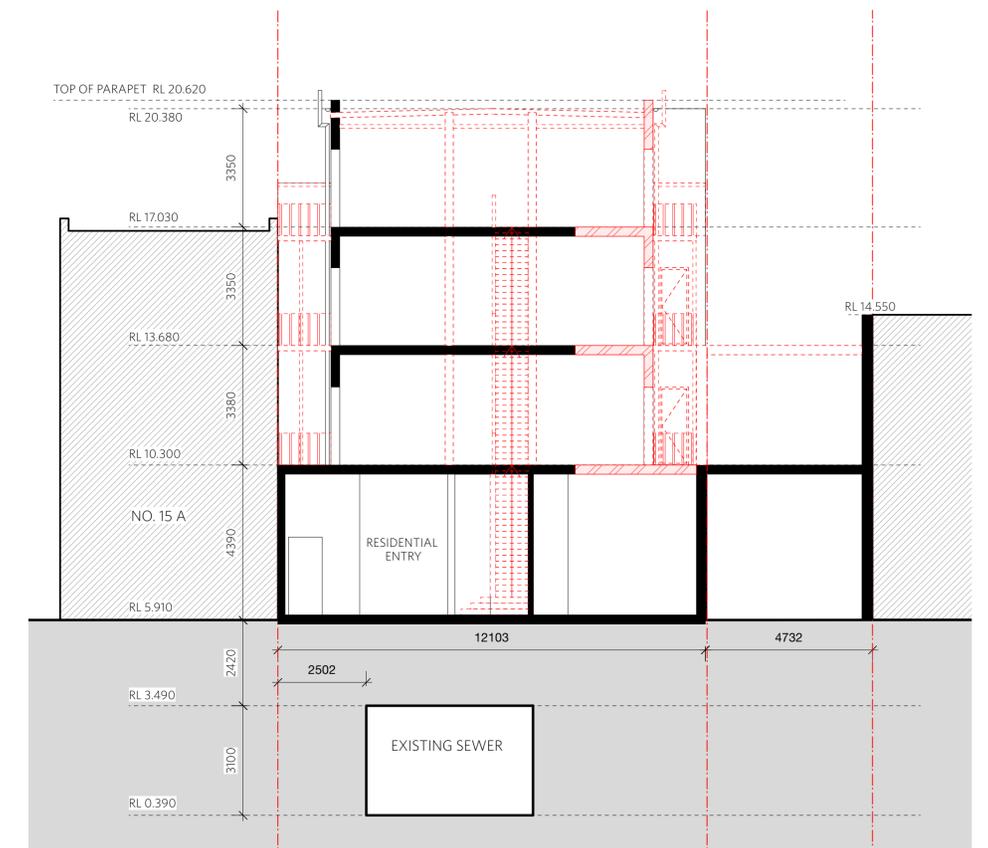
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| TITLE Roof Plans - Demolition | |
| REV. DA-B | DRAWING NO. DA-13 |



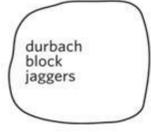
SECTION A - DEMOLITION



SECTION B - DEMOLITION



SECTION C - DEMOLITION

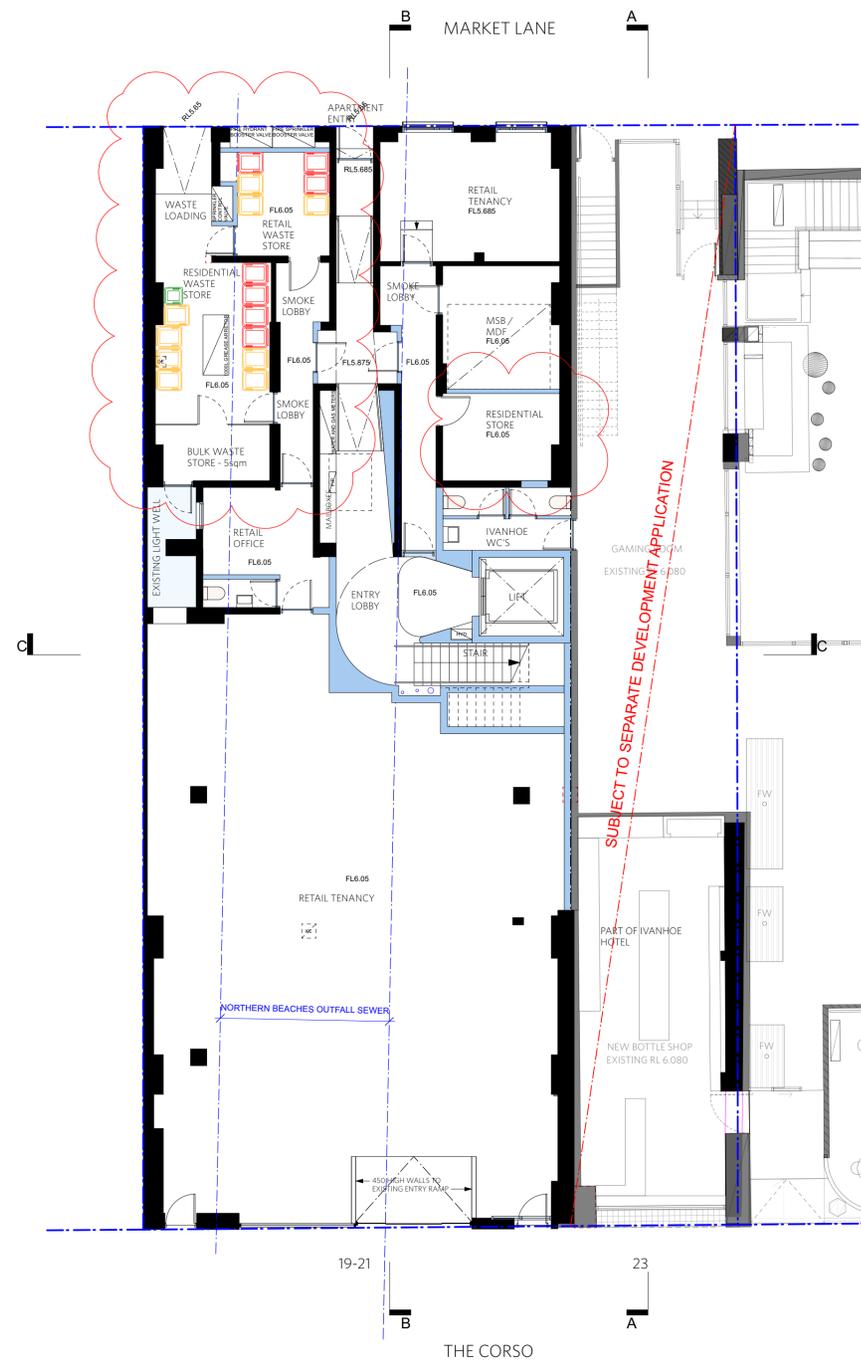

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|-----------------------|---------|---|-----------------------|
| 1733 | CB + DJ | 19-23 The Corso Manly NSW 2095 | Demolition - Sections |
| DATE DRAWN | DRAWN | | |
| | AG + DJ | | |
| SCALE | | CLIENT | |
| 1:100 @ A1, 1:200@ A3 | | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | |
| | |  | REV. |
| | | | DA-B |
| | | | DRAWING NO. |
| | | | DA-14 |



GROUND FLOOR PLAN - PROPOSED



1ST FLOOR PLAN - PROPOSED

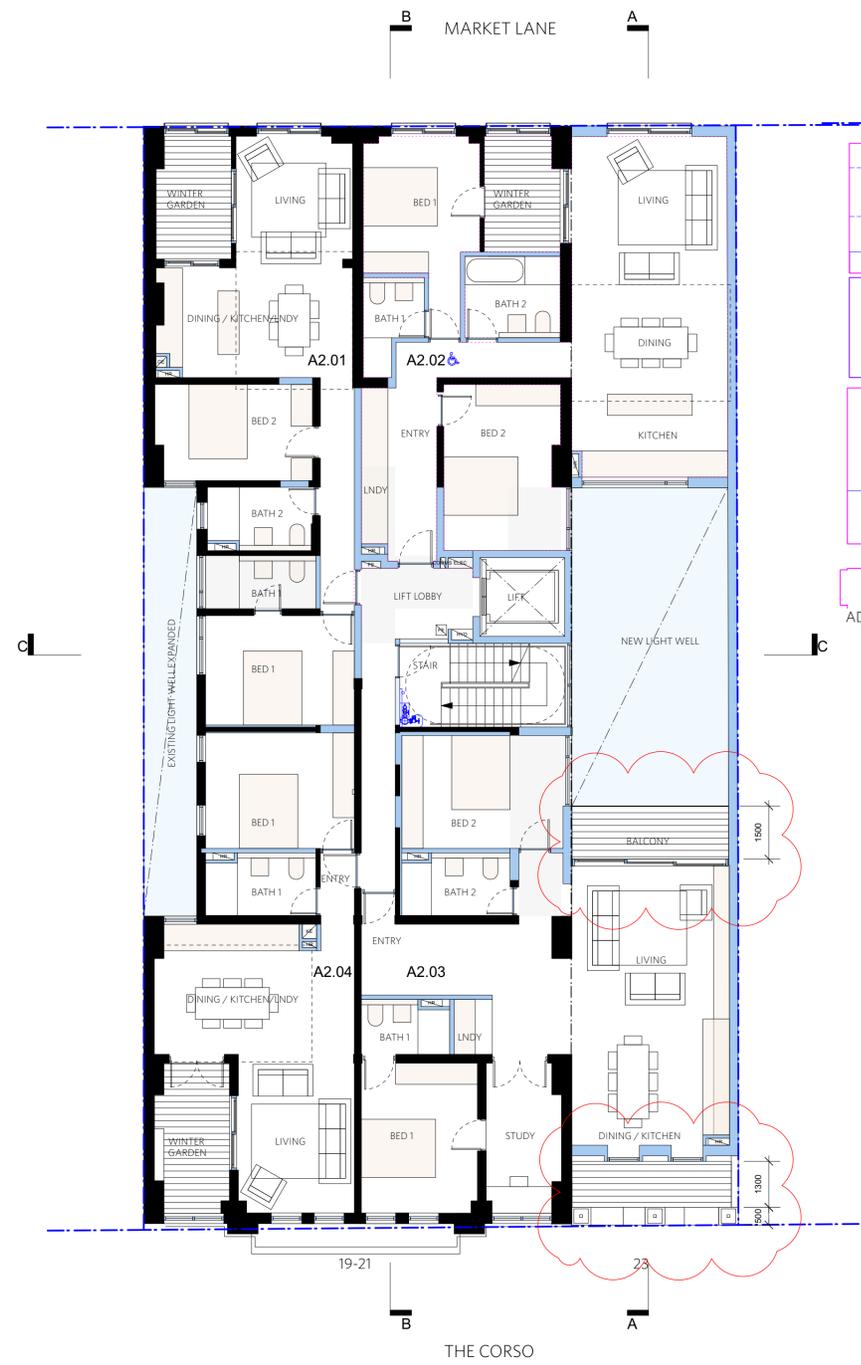
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| D | PRELIMINARY DA ISSUE | 12/03/2022 |
| E | FOR DA REPORTS | 14/03/2022 |
| DA | DA ISSUE | 01/04/2022 |
| DA-A | revised for DA | 28/06/2022 |
| DA-B | revised for DA | 15/09/2022 |

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|-------------------|------------------------|----------------|---------|
| JOB NO. | 1733 | CHECKED | CB + DJ |
| DATE DRAWN | | DRAWN | AG + DJ |
| SCALE | 1:100 @ A1, 1:200 @ A3 | | |

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|---------------|--|
| JOB | 19-23 The Corso Manly NSW 2095 |
| CLIENT | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust |



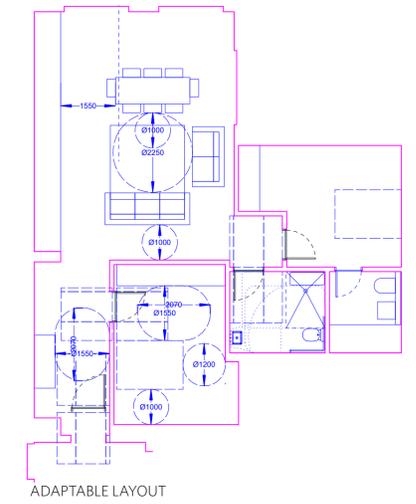
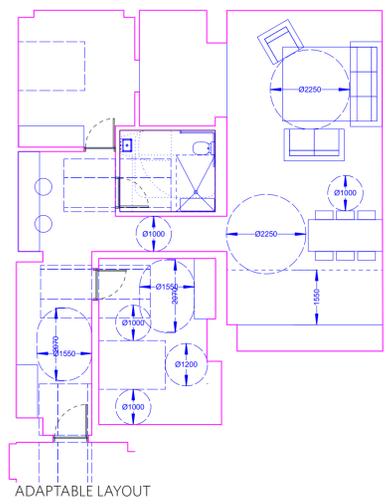
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|--------------|---------------------------------------|--------------------|-------|
| TITLE | Ground and 1st Floor Plans - Proposed | | |
| REV. | DA-B | DRAWING NO. | DA-15 |



2ND FLOOR PLAN - PROPOSED

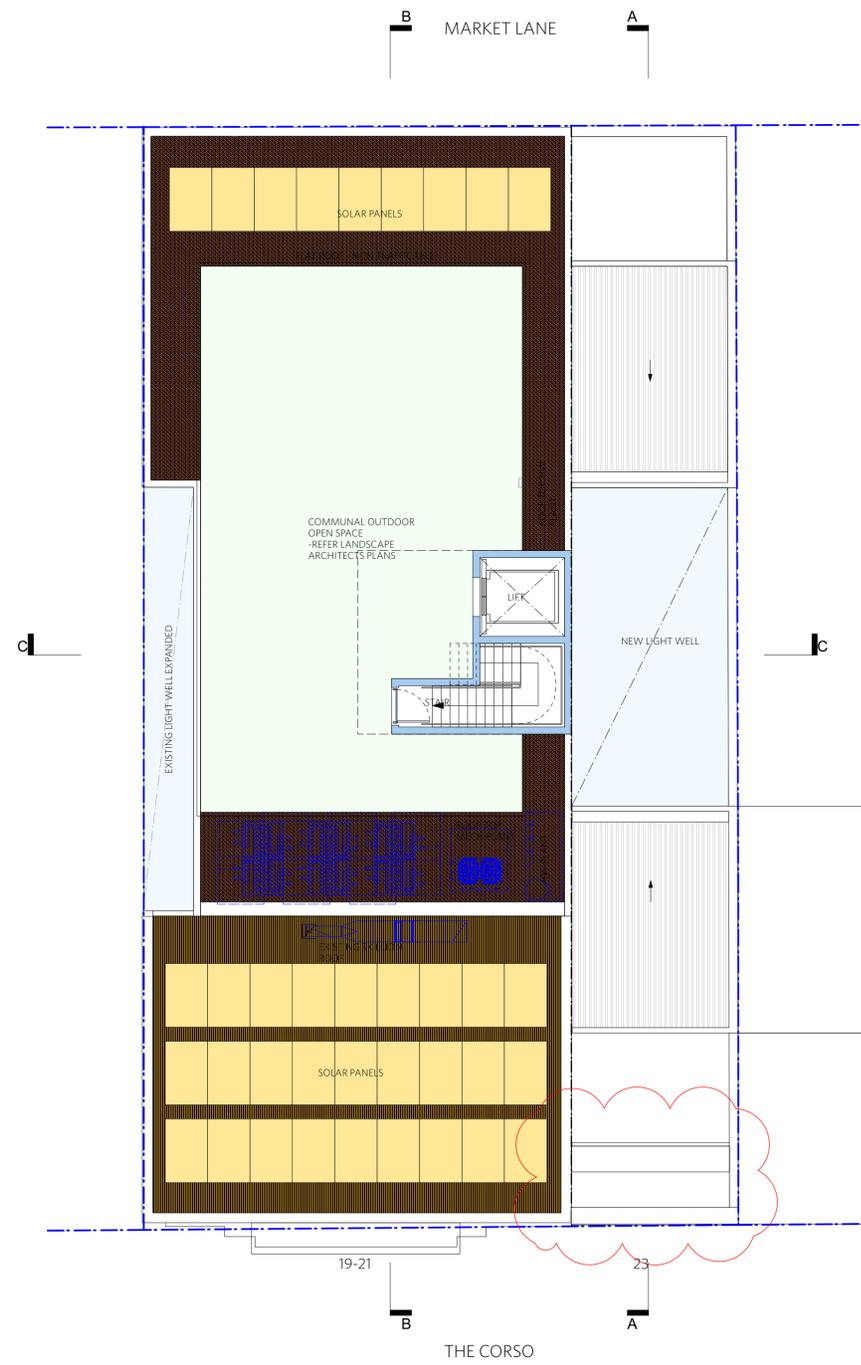


3RD FLOOR PLAN - PROPOSED



| REV | DESCRIPTION | DATE |
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|---------------------|-----------------------|----------------|--|------------------------------------|
| ISSUE STATUS | JOB NO. | CHECKED | JOB | TITLE |
| | 1733 | CB + DJ | 19-23 The Corso | 2nd and 3rd Floor Plans - Proposed |
| | DATE DRAWN | DRAWN | Manly NSW 2095 | |
| | | AG + DJ | | |
| | SCALE | | CLIENT | REV. |
| | 1:100 @ A1, 1:200@ A3 | | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | DA-B |
| | | | | DRAWING NO. |
| | | | | DA-16 |



ROOF PLAN - PROPOSED

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

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| E | FOR DA REPORTS | 14/03/2022 |
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| DA-B | revised for DA | 15/09/2022 |

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|---------------------------------------|---------------------------|
| JOB NO. 1733 | CHECKED CB + DJ |
| DATE DRAWN | DRAWN AG + DJ |
| SCALE 1:100 @ A1, 1:200@ A3 | |

| | |
|---|---|
| JOB 19-23 The Corso Manly NSW 2095 | CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust |
|---|---|

| | |
|--------------------------------------|-----------------------------|
| TITLE Roof Plan - Proposed | |
| REV. DA-B | DRAWING NO. DA-17 |



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

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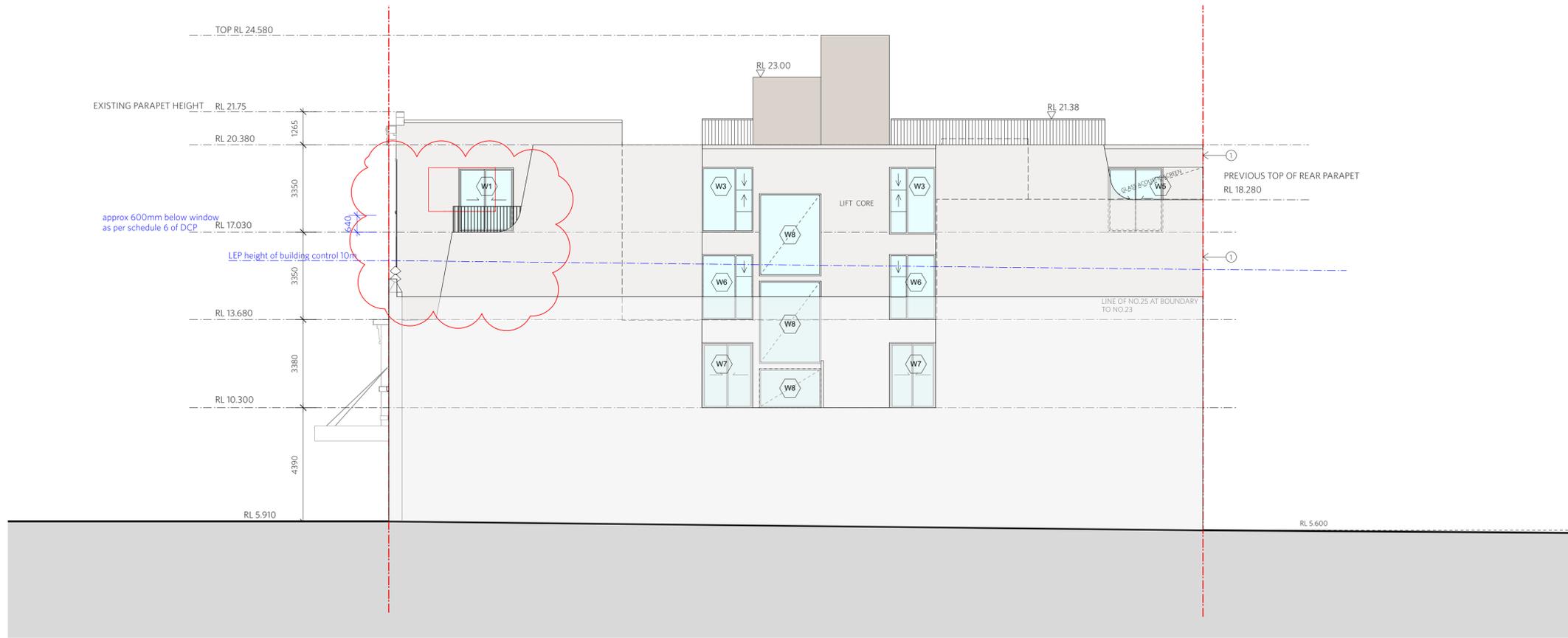
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|-------------------|------|-----------------------|---------|
| JOB NO. | 1733 | CHECKED | CB + DJ |
| DATE DRAWN | | DRAWN | AG + DJ |
| SCALE | | 1:100 @ A1, 1:200@ A3 | |

JOB
 19-23 The Corso
 Manly NSW 2095

CLIENT
 Iris Ivanhoe Operations Pty Ltd ATF
 Iris Ivanhoe Operations Trust

| | |
|---|-----------------------------|
| TITLE Proposed - Elevations North and South | |
| REV. DA-B | DRAWING NO. DA-18 |



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



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| DA | DA ISSUE | 01/04/2022 |
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| DA-B | revised for DA | 15/09/2022 |

JOB NO.

1733

CHECKED

CB + DJ

JOB

19-23 The Corso
Manly NSW 2095

CLIENT

Iris Ivanhoe Operations Pty Ltd ATF
Iris Ivanhoe Operations Trust



TITLE

Proposed - Elevations
East and West

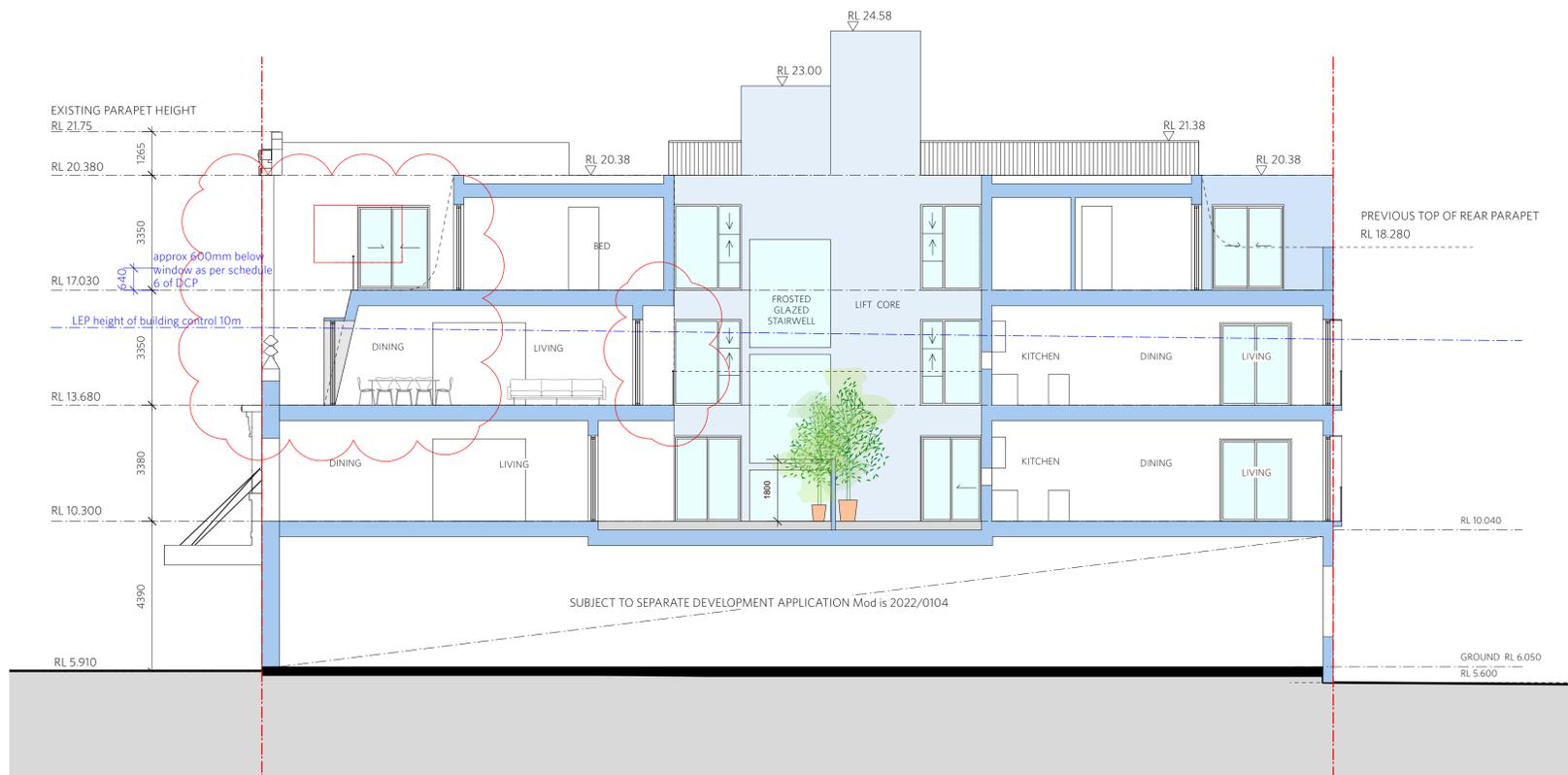
REV.

DA-B

DRAWING NO.

DA-19

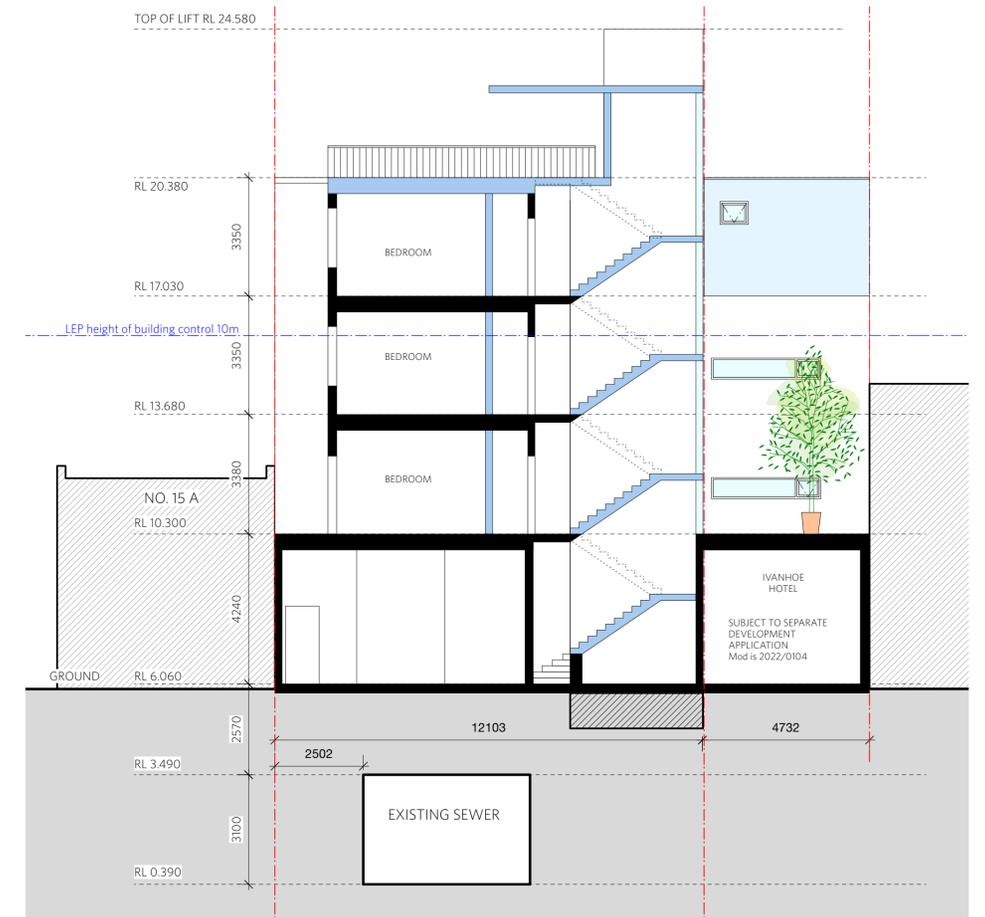
SCALE
1:100 @ A1, 1:200@ A3



SECTION A - PROPOSED



SECTION B - PROPOSED



SECTION C - PROPOSED

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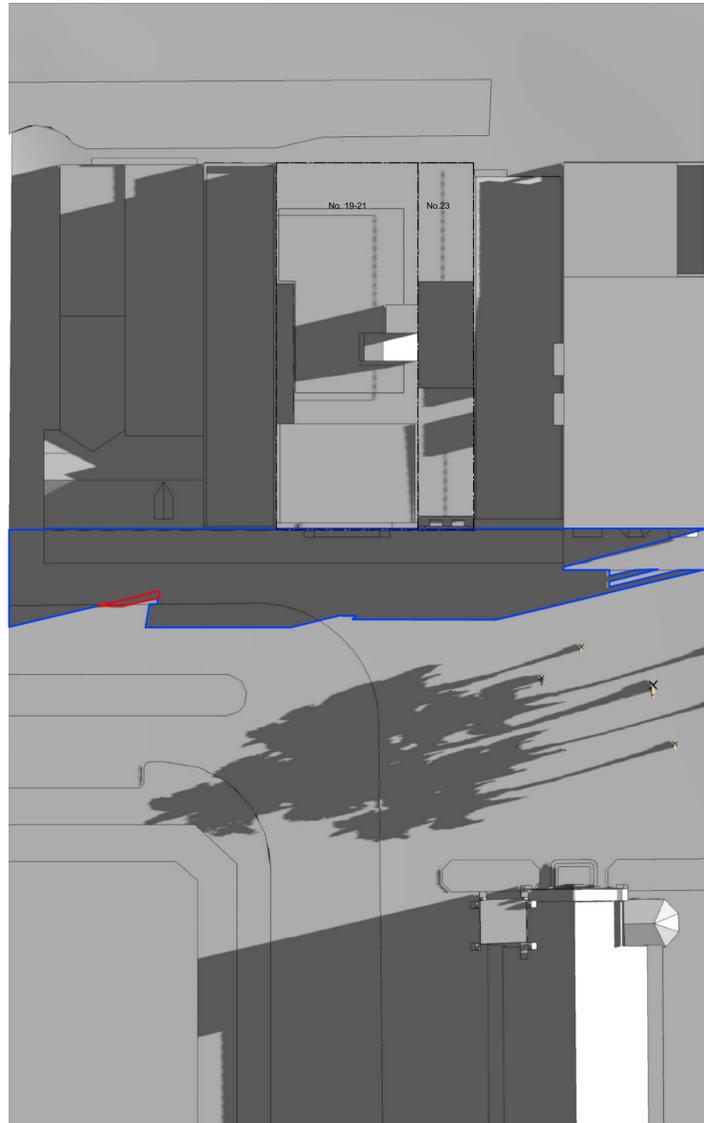
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| JOB NO. | CHECKED | JOB | TITLE |
|-----------------------|---------|--|---------------------|
| 1733 | CB + DJ | 19-23 The Corso Manly NSW 2095 | Proposed - Sections |
| DATE DRAWN | DRAWN | CLIENT | REV. |
| | AG + DJ | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | DA-B |
| SCALE | | DRAWING NO. | DA-20 |
| 1:100 @ A1, 1:200@ A3 | | | |

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

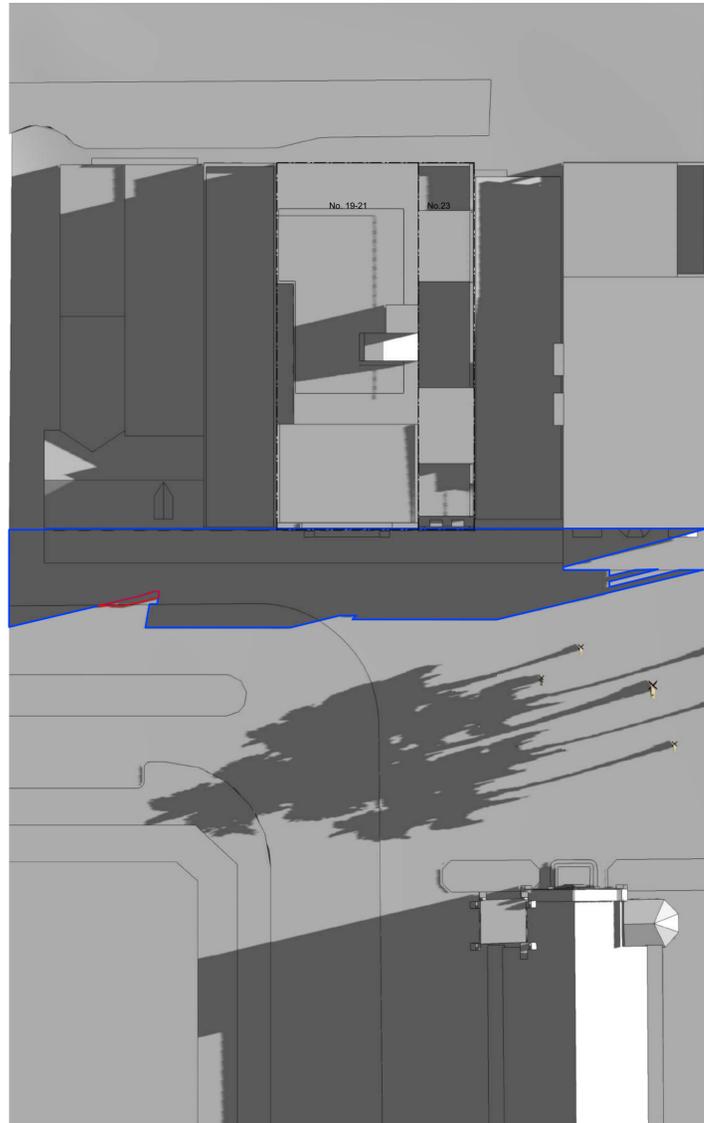
- Existing shadows
- Additional overshadowing of Corso with an increase in height in accordance with Schedule 6 of the Manly Development Control Plan (new building height is to be approx. 600mm below the sill height of the top floor windows of No. 21 to retain outlook from those windows but also to disguise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



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| C | PRELIMINARY DA ISSUE | 11/03/22 |
| D | PRELIMINARY DA ISSUE | 25/03/22 |
| DA | DA ISSUE | 01/04/22 |
| DA-B | revised for DA | 15/09/2022 |

| | | | | |
|---------------------------------------|---------------------------|---|--|-----------------------------|
| JOB NO. 1733 | CHECKED CB + DJ | JOB 19-23 The Corso Manly NSW 2095 | TITLE Shadow Diagram (As per Schedule 6 of the DCP) | |
| DATE DRAWN | DRAWN AG + DJ | CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | REV. DA-B | DRAWING NO. DA-21 |
| SCALE 1:300 @ A1, 1:600@ A3 | | | | |

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



Proposed Shadows - 21st June

9am

Additional overshadowing to Corso: 2sqm



Proposed Shadows - 21st June

12pm

Additional overshadowing to Corso: 14sqm



Proposed Shadows - 21st June

3pm

Additional overshadowing: 33sqm

- 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



| 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 |
| DA-B | revised for DA | 15/09/2022 |

| | | | | | | | |
|-------------------|-----------------------|----------------|---------|---------------|--|--------------------|----------------------------|
| JOB NO. | 1733 | CHECKED | CB + DJ | JOB | 19-23 The Corso Manly NSW 2095 | TITLE | Shadow Diagram Proposed |
| DATE DRAWN | | DRAWN | AG + DJ | CLIENT | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | REV. | DA-B |
| SCALE | 1:300 @ A1, 1:600@ A3 | | | | | DRAWING NO. | DA-22 |

| | | | | | | | |
|---------------------|--|--|--|--|--|--|--|
| ISSUE STATUS | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Solar Access - 21st June

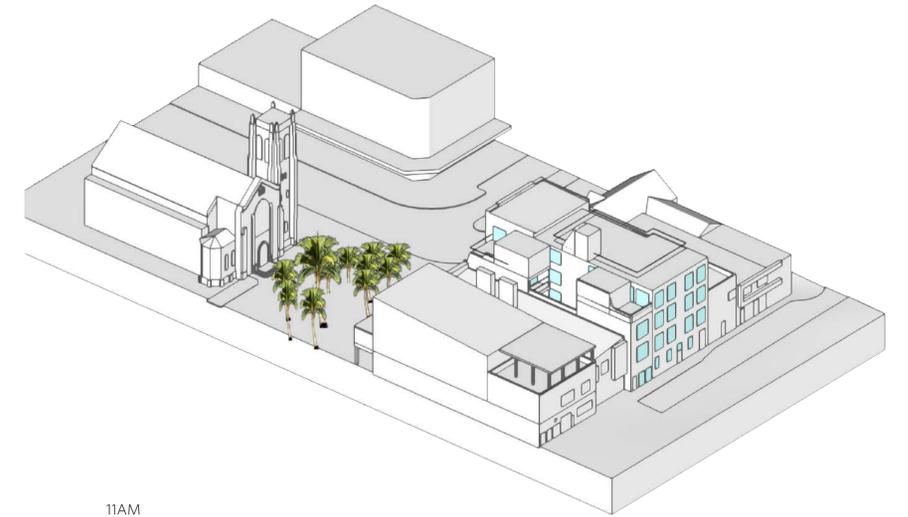
Adding third Storey to Front and Back of No.23 (Preferred Scheme)



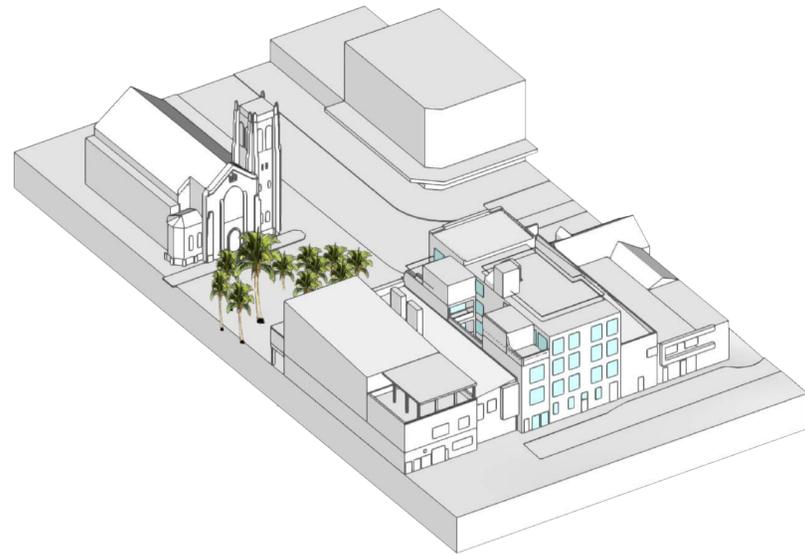
9AM



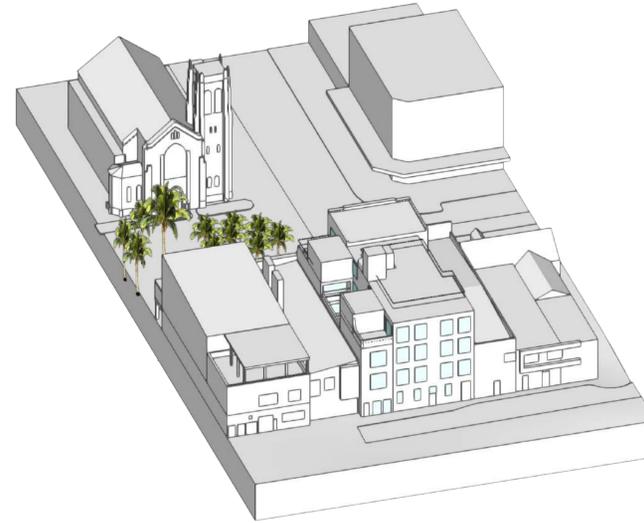
10AM



11AM



12PM



1PM



2PM



3PM



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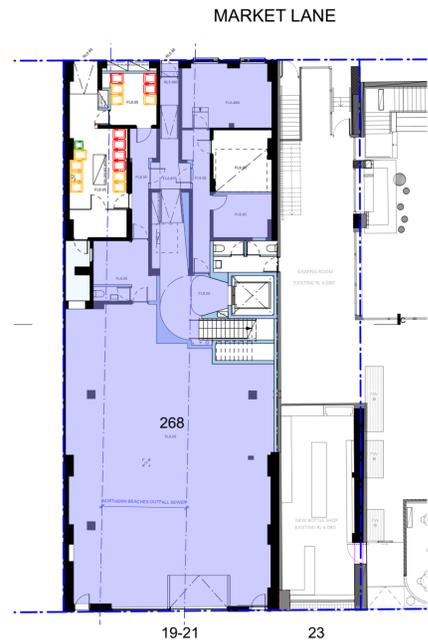
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LEGEND

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 |
| DA-B | revised for DA | 15/09/2022 |

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



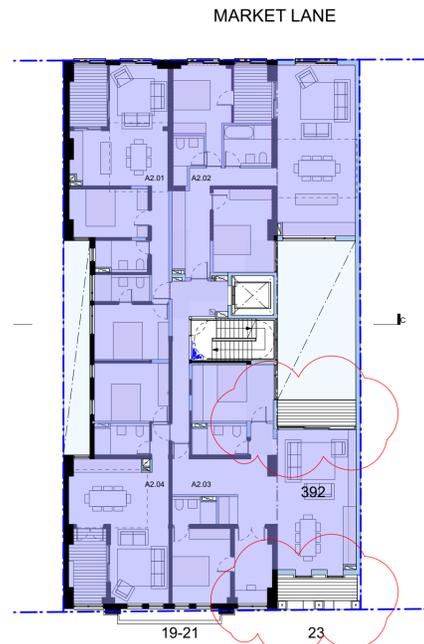
THE CORSO

GROUND FLOOR - GFA PLAN



THE CORSO

FIRST FLOOR - GFA PLAN



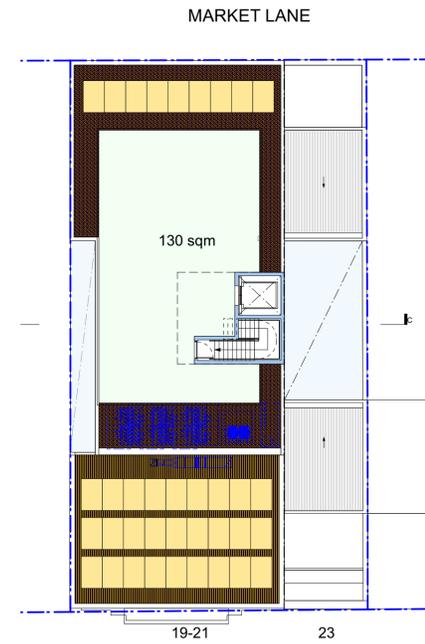
THE CORSO

SECOND FLOOR - GFA PLAN



THE CORSO

THIRD FLOOR - GFA PLAN

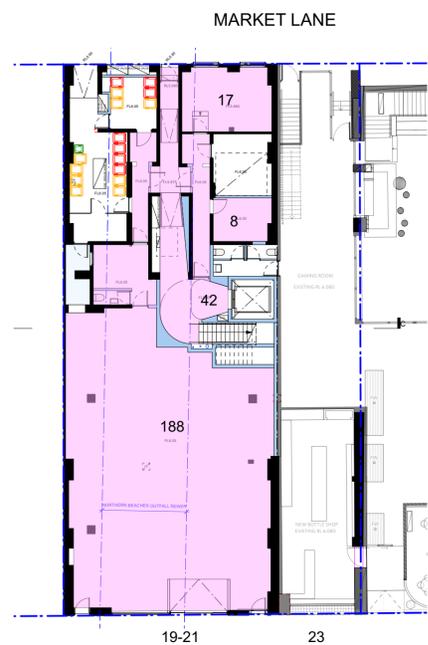


THE CORSO

ROOF PLAN - GFA PLAN

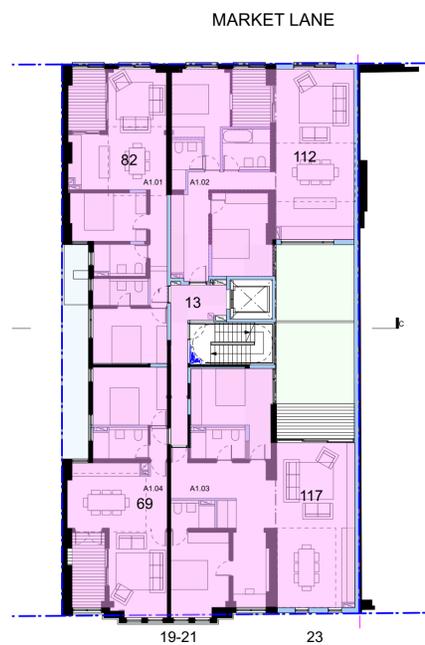
| | | | | | | | |
|-----------------|-------|-------|-------|--------|-----------------|---------|--------|
| LOT NO. | 19-21 | 23 | 25-27 | TOTAL | FSR (ALLOWABLE) | 2.5:1 | 3:1 |
| SITE AREA (sqm) | 523.9 | 235.3 | 384.5 | 1143.7 | (sqm) | 2859.25 | 3431.1 |

| | | | | | | | |
|-----------|-------|--------|--------|---------|--------|-------------------|---------|
| LOT NO. | 19-21 | 23 | 25-27 | TOTAL | FSR | GFA - RESIDENTIAL | 1209 |
| GFA (sqm) | 1425 | 117.77 | 1349.2 | 2891.97 | 2.52:1 | GFA - COMMERCIAL | 1673.97 |



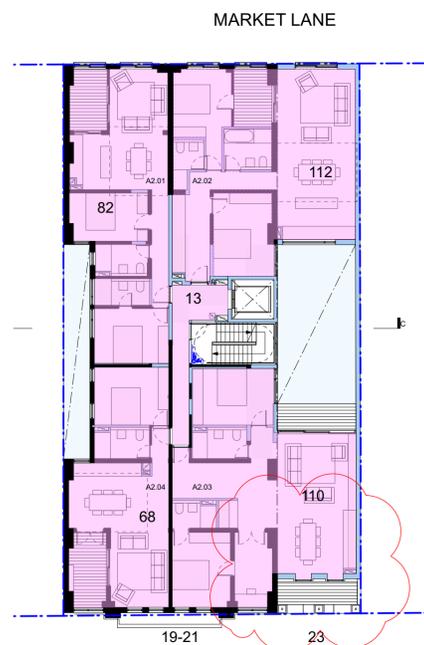
THE CORSO

GROUND FLOOR - NSA PLAN



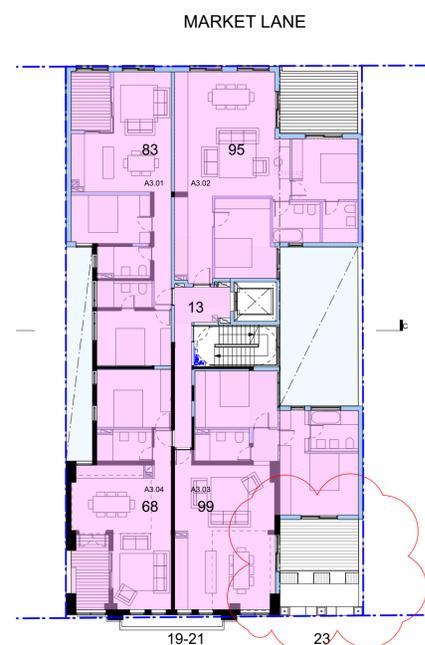
THE CORSO

FIRST FLOOR - NSA PLAN



THE CORSO

SECOND FLOOR - NSA PLAN



THE CORSO

THIRD FLOOR - NSA PLAN

| 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 | 392 | L2.01 | | | 82 | 13 | | ● | ● |
| | | L2.02 | | | 112 | | ♿ | ● | ● |
| | | L2.03 | | | 110 | | | ● | ● |
| | | L2.04 | | 68 | | | | ● | |
| LEVEL 3 | 365 | L3.01 | | | 83 | 13 | | ● | ● |
| | | L3.02 | | | 95 | | ♿ | ● | ● |
| | | L3.03 | | | 99 | | | ● | ● |
| | | L3.04 | | 68 | | | | ● | |
| NO. OF UNITS | 12 | 3 | 3 | 9 | | | 3 | | |
| TOTALS | 1425 | 1394 | 213 | 205 | 895 | 81 | 25% | 100% | 75% |

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

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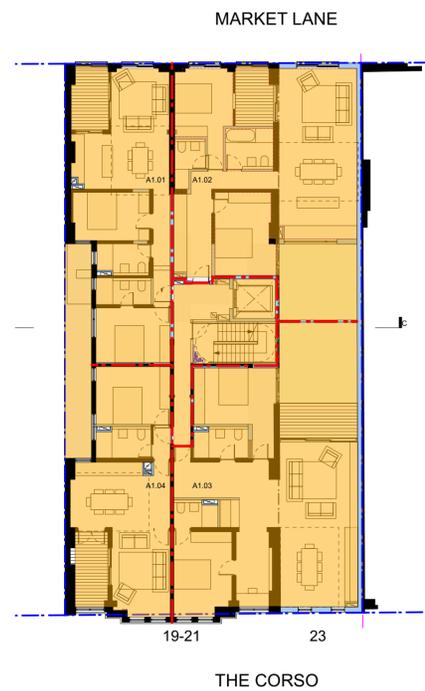
LEGEND

| ISSUE STATUS | | DATE |
|--------------|-------------------------------------|------------|
| REV | DESCRIPTION | DATE |
| 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 FOR DA REPORTS | 13/03/2022 |
| E | FOR DA REPORTS | 14/03/2022 |
| DA | DA ISSUE | 01/04/2022 |
| DA-A | revised for DA | 28/06/2022 |
| DA-B | revised for DA | 15/09/2022 |

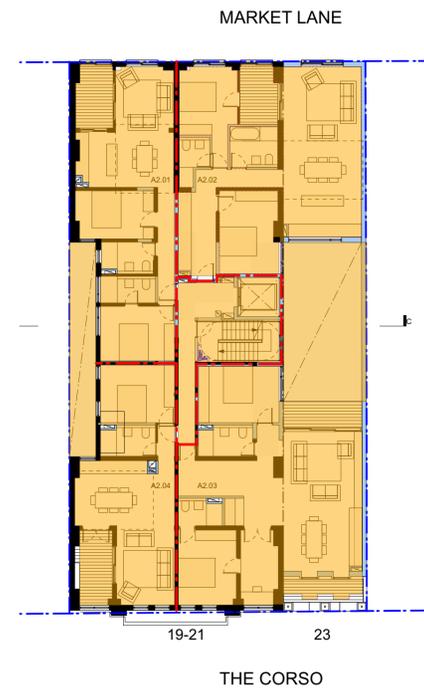
| | | | |
|---------------------------------------|---------------------------|---|-----------------------------|
| JOB NO. 1733 | CHECKED CB + DJ | JOB 19-23 The Corso Manly NSW 2095 | TITLE GFA PLANS |
| DATE DRAWN | DRAWN AG + DJ | CLIENT Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust | REV. DA-B |
| SCALE 1:200 @ A1, 1:400@ A3 | | | DRAWING NO. DA-24 |



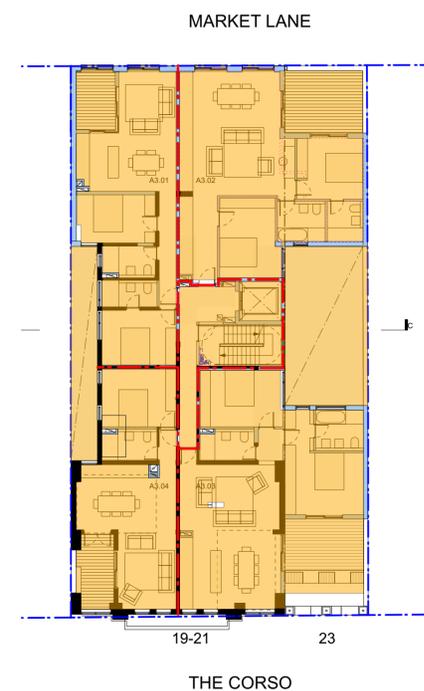
GROUND FLOOR - SUBDIVISION PLAN



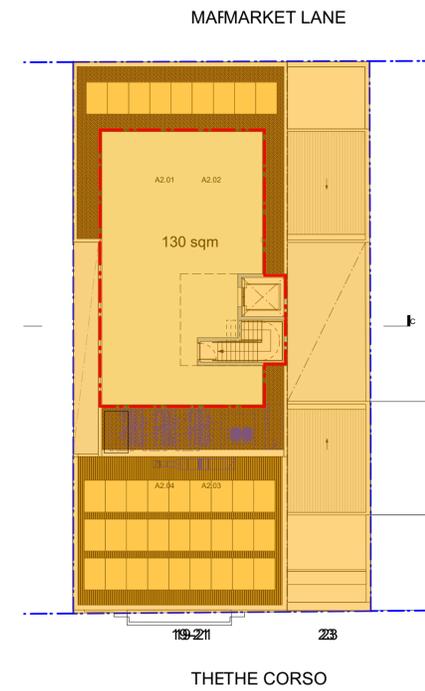
FIRST FLOOR - SUBDIVISION PLAN



SECOND FLOOR - SUBDIVISION PLAN



THIRD FLOOR - SUBDIVISION PLAN



ROOF PLAN - SUBDIVISION PLAN



SOUTH ELEVATION - SUBDIVISION



NORTH ELEVATION - SUBDIVISION

LEGEND

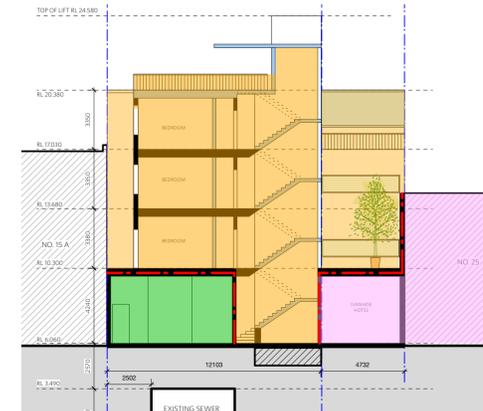
- RESIDENTIAL STRATUM
- RETAIL STRATUM
- HOTEL STRATUM (IVANHOE)
- STRATA/STRATUM BOUNDARY



SECTION A-A - SUBDIVISION



SECTION B-B - SUBDIVISION



SECTION C-C - SUBDIVISION

| ISSUE STATUS | | DATE |
|--------------|------------------------------|------------|
| REV | DESCRIPTION | DATE |
| A | PRELIMINARY ISSUE FOR REVIEW | 31/03/2022 |
| DA | ISSUE FOR DA | 01/04/2022 |
| DA-A | revised for DA | 28/06/2022 |
| DA-B | revised for DA | 15/09/2022 |

| | |
|-------------------|-----------------------|
| JOB NO. | 1733 |
| CHECKED | CB + DJ |
| DATE DRAWN | 28/06/2022 |
| DRAWN | AG + DJ |
| SCALE | 1:200 @ A1, 1:400@ A3 |

| | |
|---------------|--|
| JOB | 19-23 The Corso Manly NSW 2095 |
| CLIENT | Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust |

| | |
|--------------------|-------|
| TITLE | |
| Subdivision Plans | |
| REV. | DA-B |
| DRAWING NO. | DA-25 |