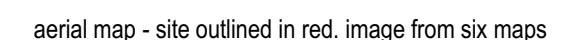


REV B

GFA & FSR amended

B drawings added



SHORT WALK TO MANLY FERRY WHARF

Summer
sunset

EAST
ESPLANADE

Winter sunset

No 39
5 & 6 storey brick building,
terrace roof

Midday
sun

consider visual & acoustic privacy between neighbours

site boundary (see survey for details)

conc

tiled

lawn

tiled

conc

bin
store

ICONIC
PANORAMIC
OCEAN
VIEWS

No 37-38
7 and 8 storey brick and
rendered apartments,
terrace roof, parking under
Site Area 994.9 sqm
S.P. 3035

brick and
rendered building,
terrace roof

Winter
sunrise

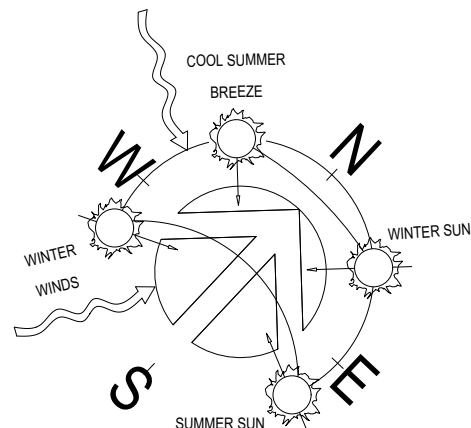
site boundary (see survey for details)

consider visual & acoustic privacy between neighbours

consider shadow impact to this neighbours

No 29
7 & 8 storey brick and rendered
apartments, terrace roof, parking under

Summer sunrise

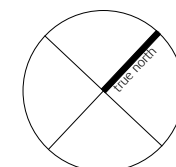


Notes:
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Hobbs Jamieson Architecture

ABN 75 139 056 604
2/536 Sydney Road
Seaforth NSW 2092
tel: 02 9948 3807
email: ajh@hobbsjamieson.com.au
web: www.hobbsjamieson.com.au

Rev	Date	Details
A	01/06/23	DEVELOPMENT APPLICATION ISSUE



ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Site Analysis

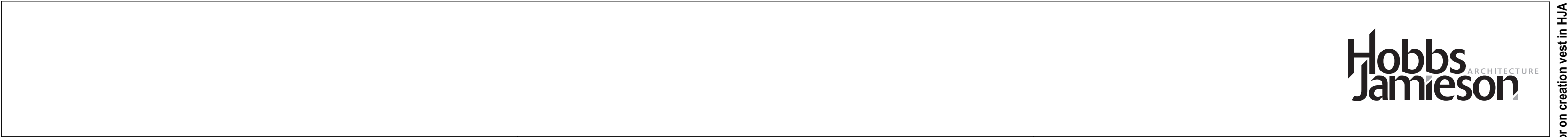
DOCUMENT NUMBER	REVISION
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DA 01

SCALE 1:200 @ A3

JOB	21/008	DRAWN AH / VC
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A

Building Sustainability Index www.basix.nsw.gov.au

Certificate number: A497544

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 29, May 2023
To be valid, this certificate must be lodged within 3 months of the date of issue



page 1 / 6

BASIX Certificate number: A497544

page 2 / 6

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.aupage 3 / 6

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A497544

page 4 / 6

Planning, Industry & EnvironmentBuilding Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A497544

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Planning, Industry & Environment

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page 6 / 6

Planning, Industry & EnvironmentBuilding Sustainability Index www.basix.nsw.gov.au

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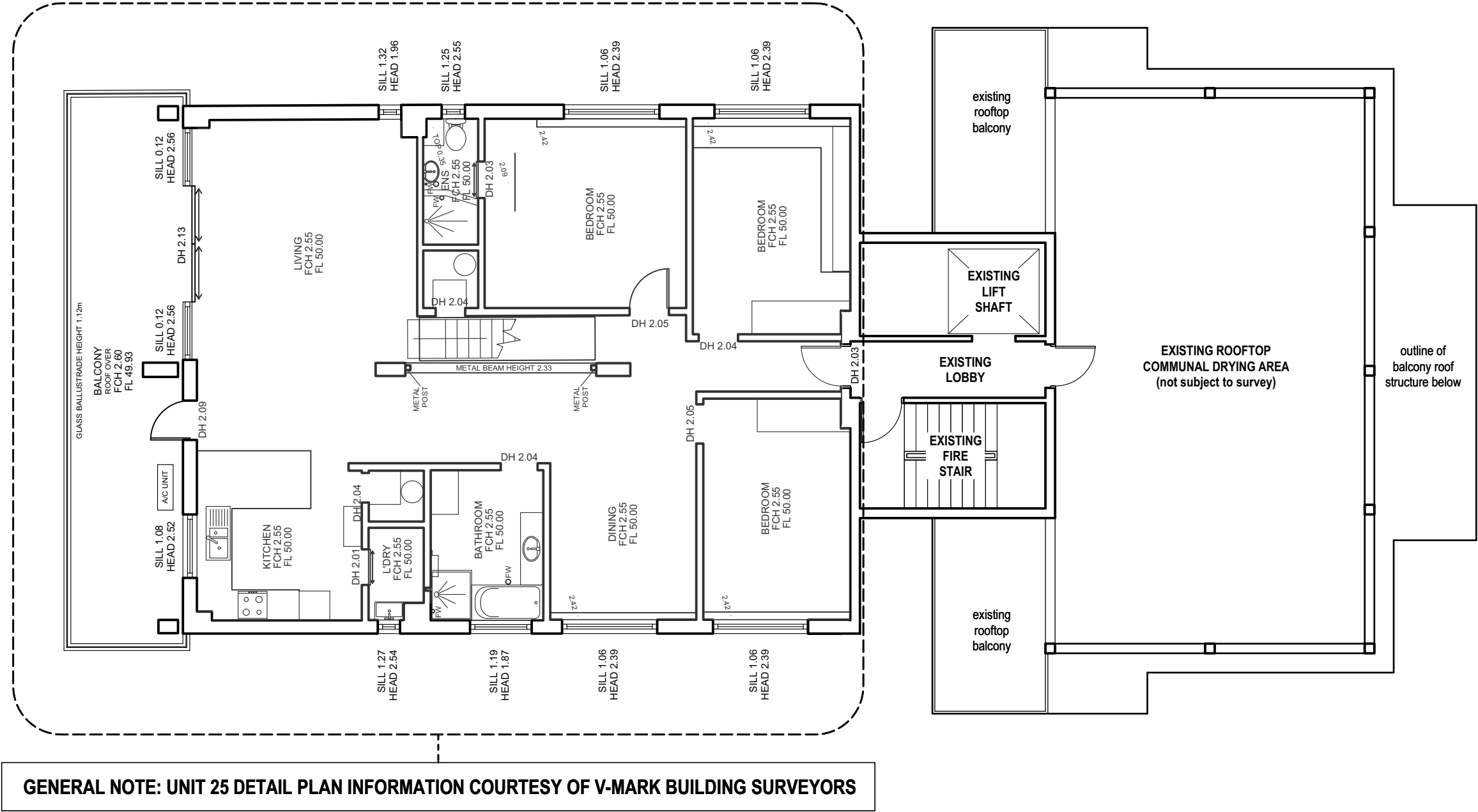
SCALE NTS @ A3

JOB 21/008 DRAWN AH / VC

File Name: 21/008.DASet.vwx

EAST
ESPLANADE

site boundary (see survey for details)



outline of
balcony roof
structure below

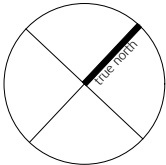
site boundary (see survey for details)

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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Existing Plan - Unit 25 Level 7

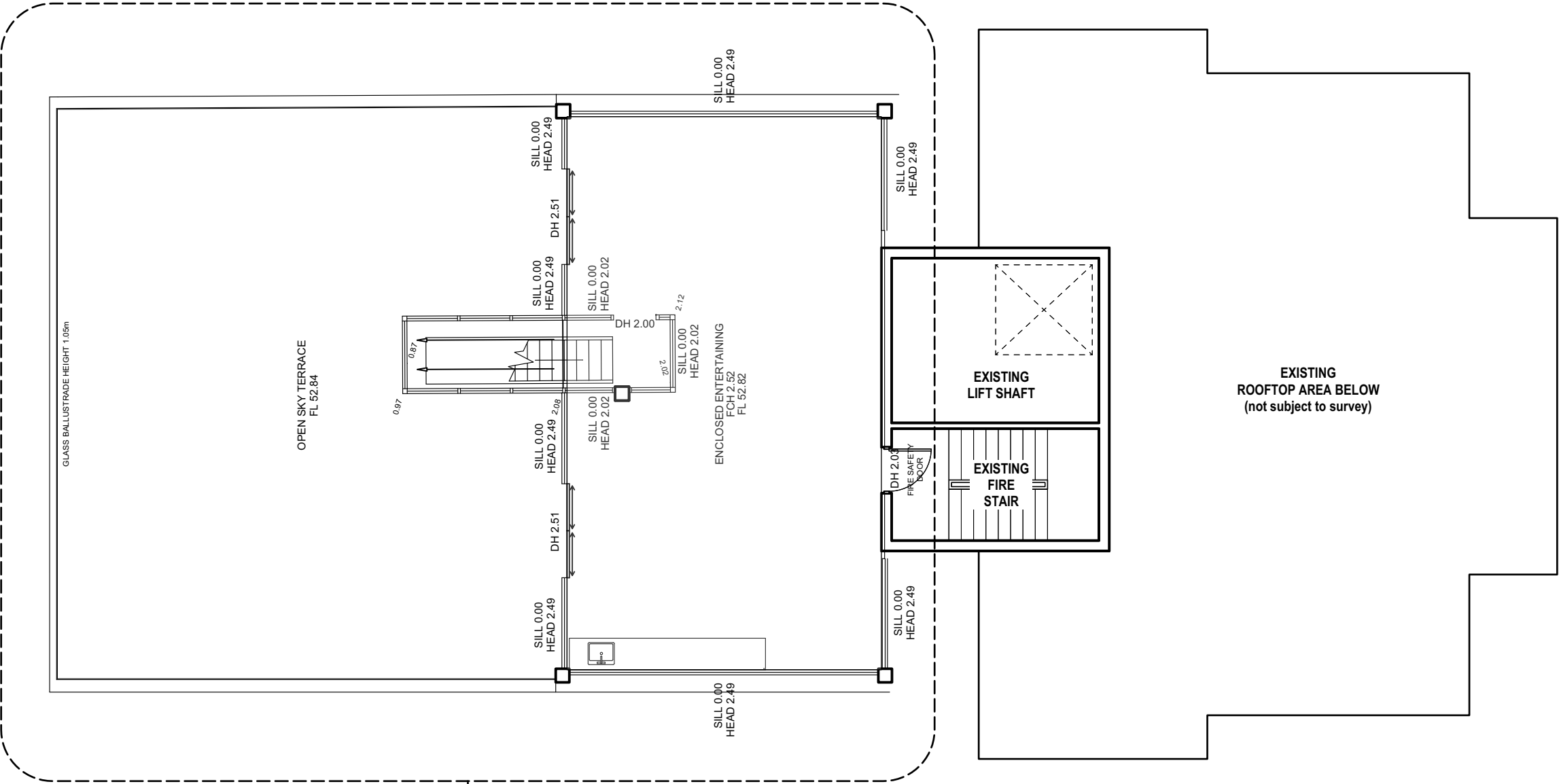
DOCUMENT NUMBER REVISION
DA 03 A

SCALE 1:100 @ A3
JOB 21/008 DRAWN AH / VC

EAST
ESPLANADE

site boundary (see survey for details)

site boundary (see survey for details)



GENERAL NOTE: UNIT 25 DETAIL PLAN INFORMATION COURTESY OF V-MARK BUILDING SURVEYORS

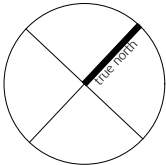
site boundary (see survey for details)

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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

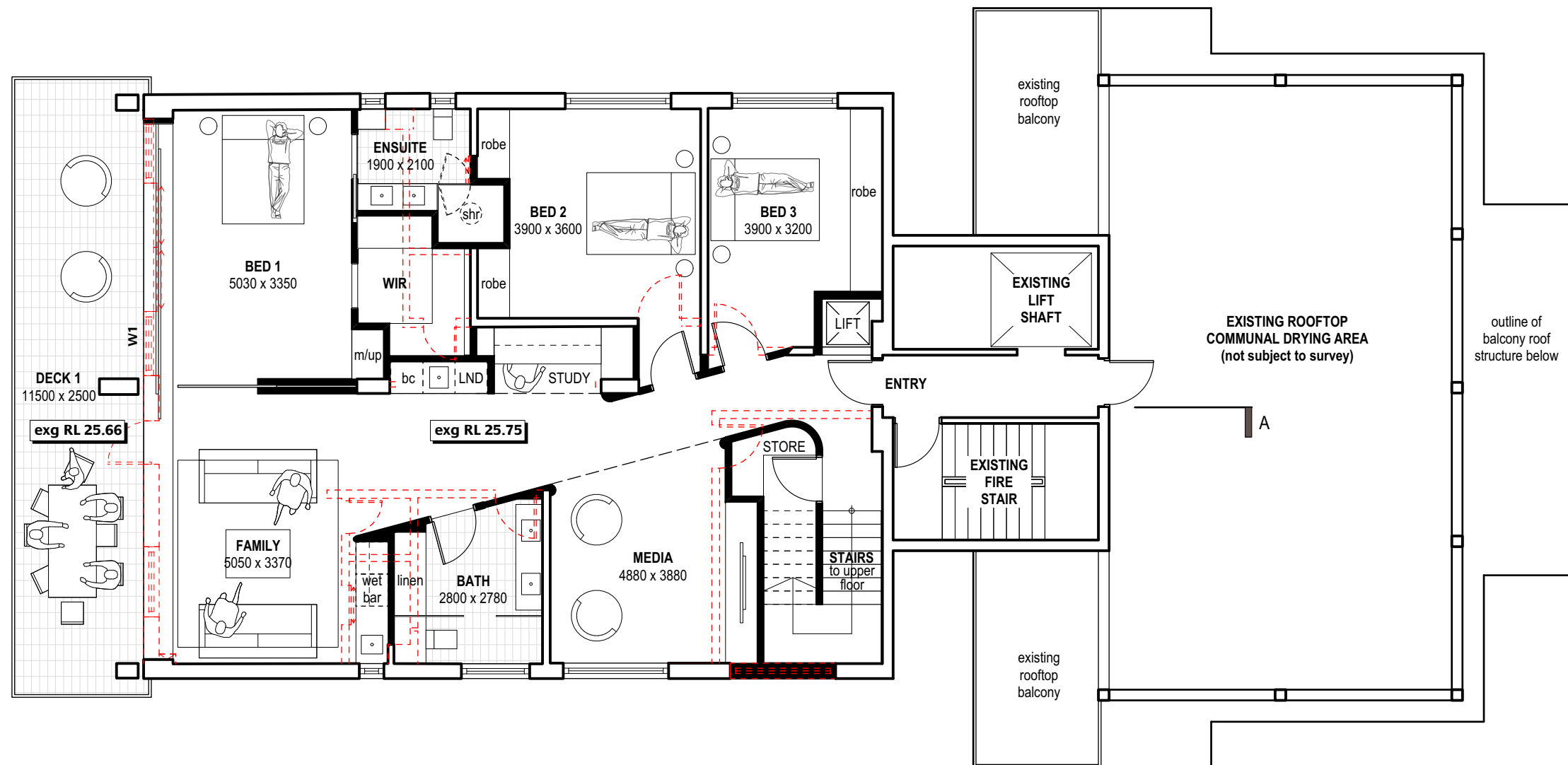
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Existing Plan - Unit 25 Level 8

DOCUMENT NUMBER REVISION
DA 04 **A**

SCALE 1:100 @ A3
JOB 21/008 DRAWN AH / VC

EAST ESPLANADE

site boundary (see survey for details)



site boundary (see survey for details)

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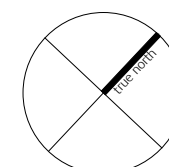
Rev Date Details
A 01/06/23 DEVELOPMENT APPLICATION ISSUE

Details Legend

	existing walls
	existing to be demolished
	new walls
	new works

Abbreviations

bal	balustrade	ps	privacy screen
ct	ceramic floor tile	rb	rendered brickwork
cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
exg	existing	tfb	timber floor boards
lc	lightweight cladding	W #	window #
mdr	metal deck roof		
rt	roof tile		



ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Proposed Plan - Unit 25 Level 7

DOCUMENT NUMBER **REVISION**

DA 05

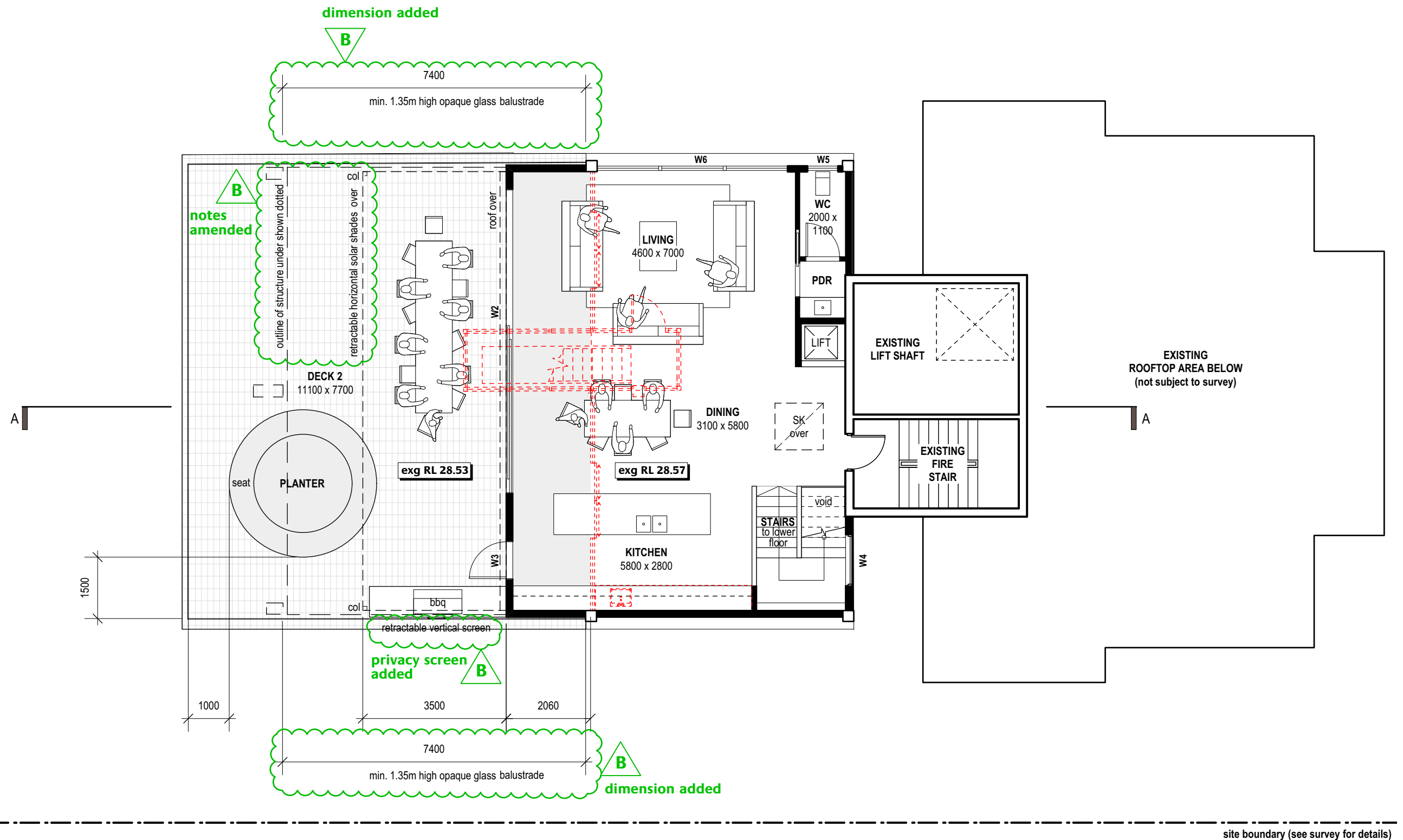
SCALE 1:100 @ A3

JOB 21/008

DRAWN AH / VC

EAST ESPLANADE

site boundary (see survey for details)



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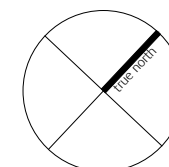
Rev Date Details
A 01/06/23 DEVELOPMENT APPLICATION ISSUE
B 28/8/23 AMENDED DA SUBMISSION

Details Legend

	existing walls
	existing to be demolished
	new walls
	new works

Abbreviations

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cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
exg	existing	tfb	timber floor boards
lc	lightweight cladding	W #	window #
mdr	metal deck roof		
rt	roof tile		



ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

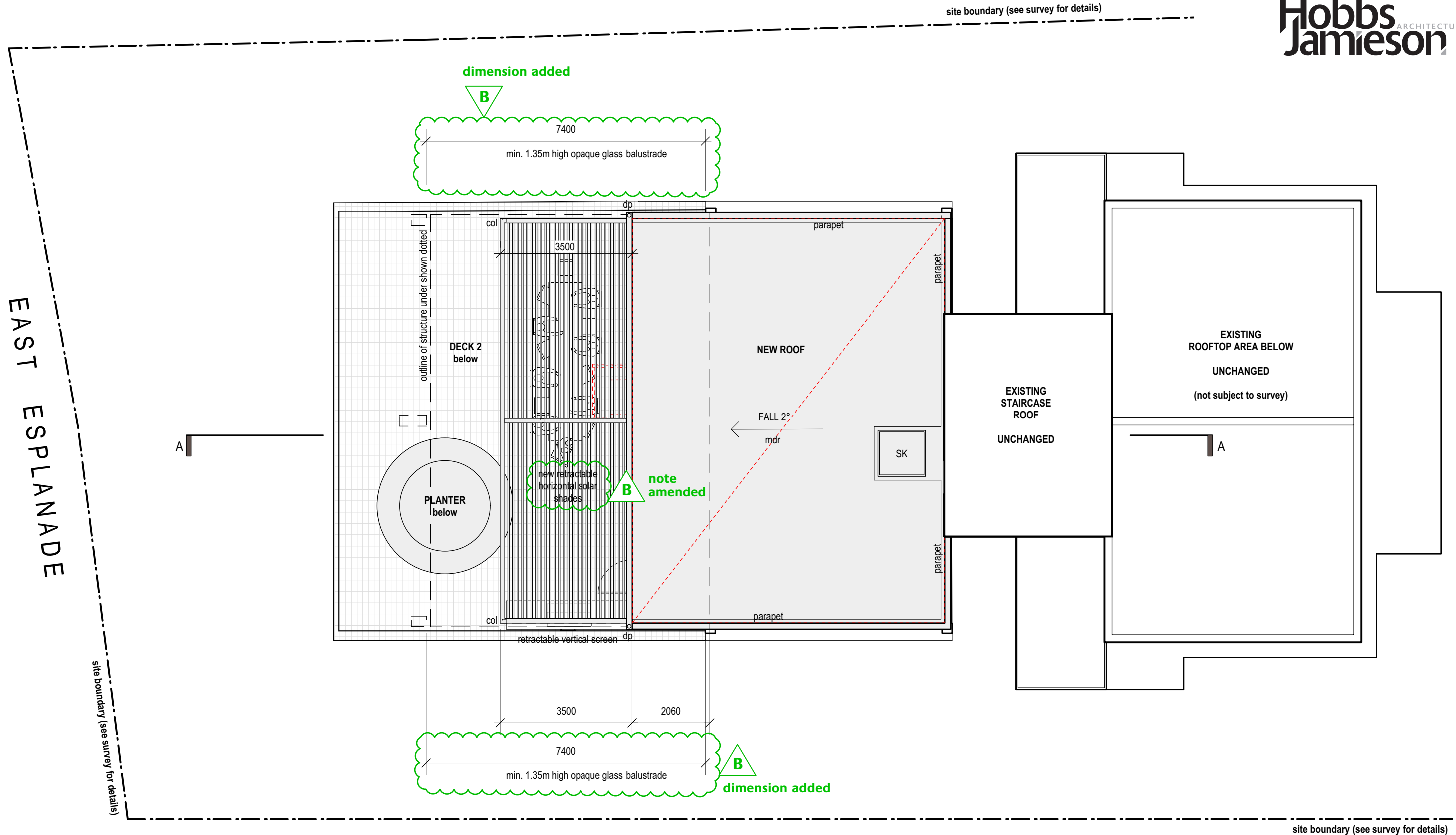
CLIENT
Graeme MacLaren

DOCUMENT TITLE
Proposed Plan - Unit 25 Level 8

DOCUMENT NUMBER **REVISION**
DA 06 **B**

SCALE 1:100 @ A3

JOB 21/008 **DRAWN** AH / VC



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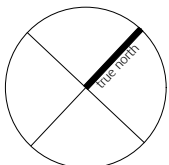
Rev	Date	Details
A	01/06/23	DEVELOPMENT APPLICATION ISSUE
B	28/8/23	AMENDED DA SUBMISSION

Details Legend

	existing walls
	existing to be demolished
	new walls
	new works

Abbreviations

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cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
exg	existing	tfb	timber floor boards
lc	lightweight cladding	W #	window #
mdr	metal deck roof		
rt	roof tile		



ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Proposed Roof Plan

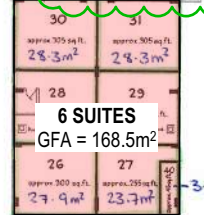
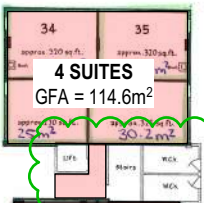
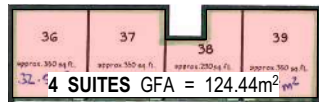
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DA 07

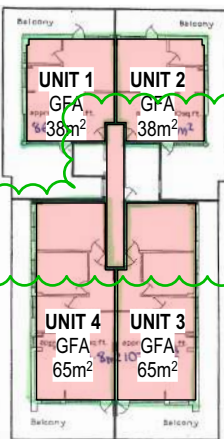
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JOB 21/008 DRAWN AH / VC

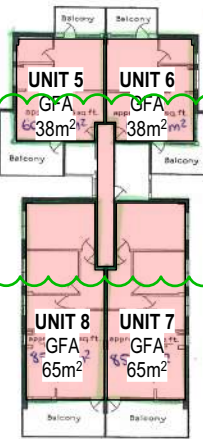
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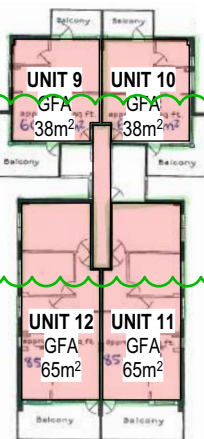
GROUND FLOOR
COMMERCIAL



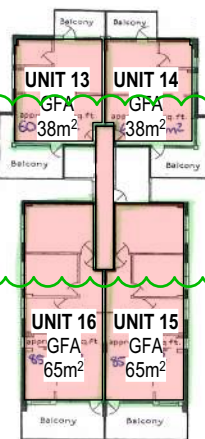
LEVEL ONE
RESIDENTIAL



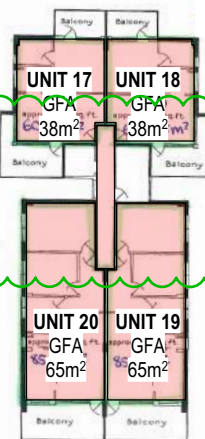
LEVEL TWO



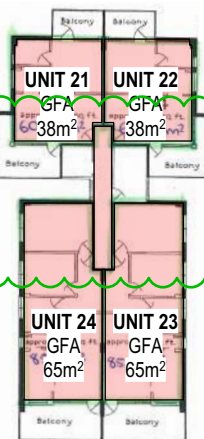
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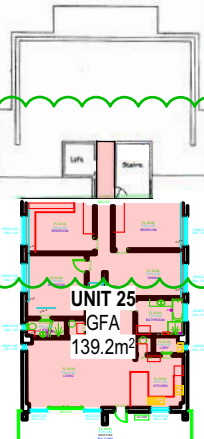
LEVEL FOUR



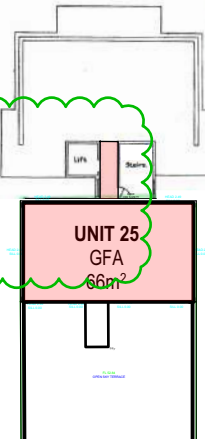
LEVEL FIVE



LEVEL SIX



LEVEL SEVEN

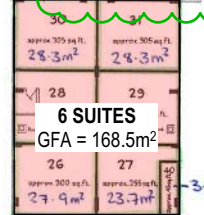
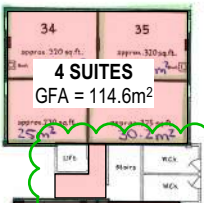
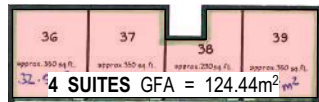


LEVEL EIGHT

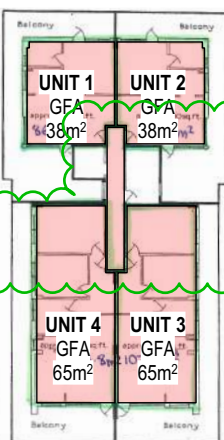
GENERAL NOTE: PLAN INFORMATION COURTESY OF STRATA PLAN DIAGRAMS

Hobbs
Jamieson ARCHITECTURE

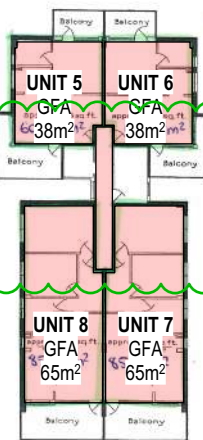
PROPOSED



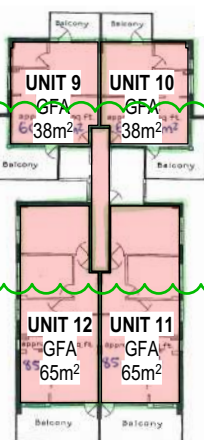
GROUND FLOOR
COMMERCIAL
(UNCHANGED)



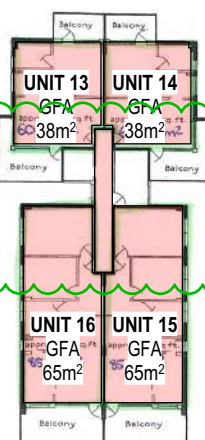
LEVEL ONE
(UNCHANGED)



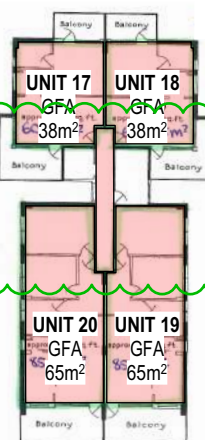
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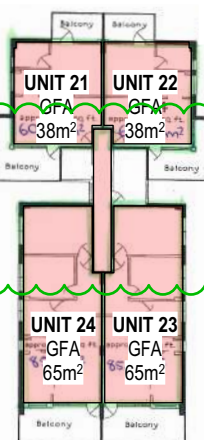
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(UNCHANGED)



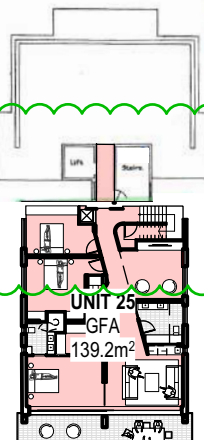
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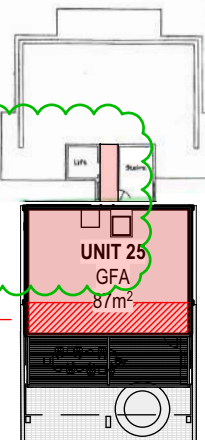
LEVEL FIVE
(UNCHANGED)



LEVEL SIX
(UNCHANGED)



LEVEL SEVEN
(UNCHANGED)



LEVEL EIGHT
(21m² ADDITIONAL GFA)

Legend

GFA (gross floor area)

SITE AREA CALCULATION:

Site Area = 1003.65 m²

LEP Control FSR 3:1 = 3010.95 m² GFA

B area calc amended

EXISTING

1.892:1 (1898.9 m² GFA)

PROPOSED

1.908:1 (1914.7 m² GFA)

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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

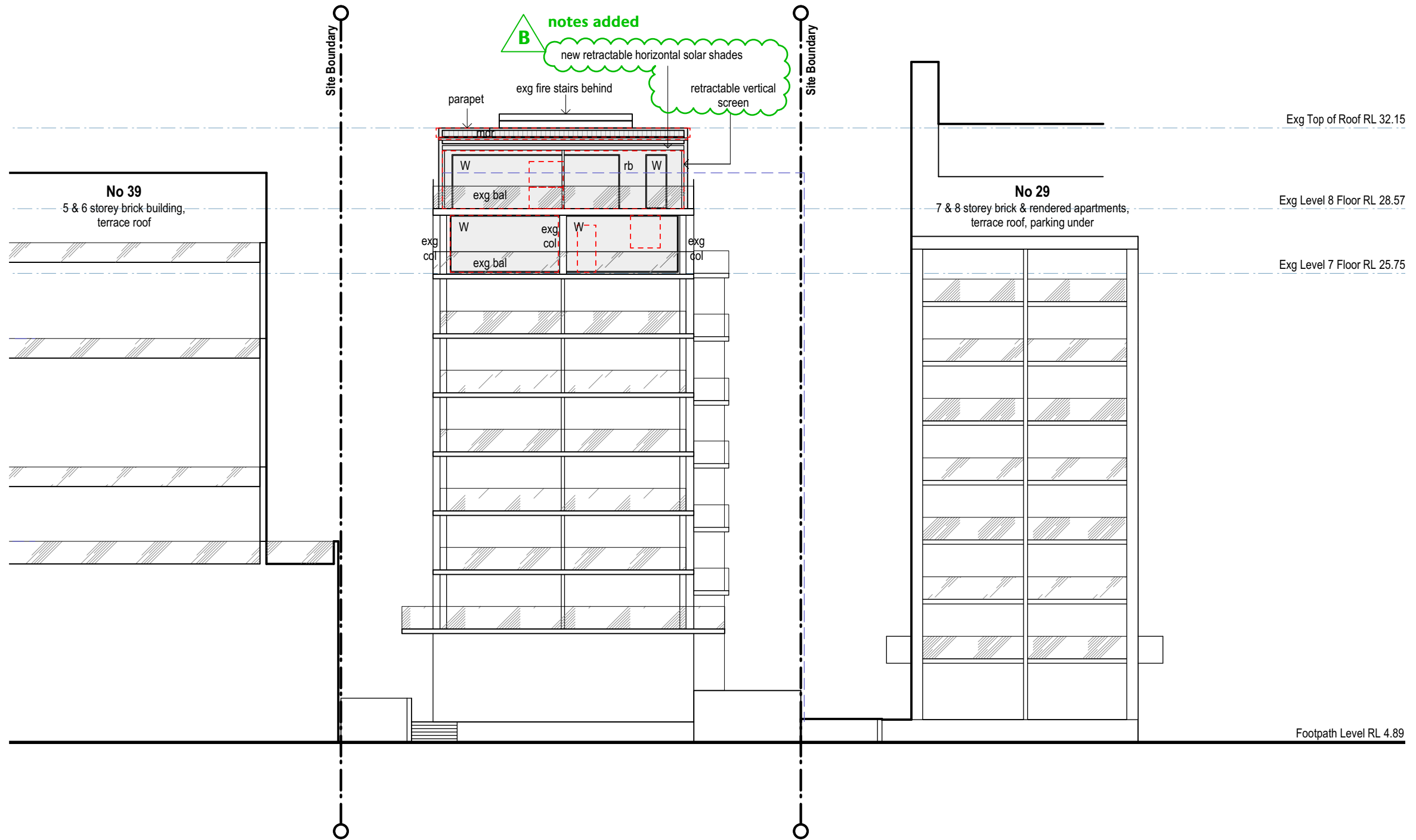
PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Area Calculations - GFA

DOCUMENT NUMBER REVISION
DA 08 B

SCALE 1:500 @ A3
JOB 21/008 DRAWN AH / VC



SOUTH - WEST ELEVATION
1:200 @ A3

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Details Legend

	existing walls
	existing to be demolished
	new walls
	new works

Abbreviations

bal	balustrade	ps	privacy screen
ct	ceramic floor tile	rb	rendered brickwork
cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
exg	existing	tfb	timber floor boards
lc	lightweight cladding	W #	window #
mdr	metal deck roof		
rt	roof tile		

ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
**Proposed South- West Elevation
(Street View)**

DOCUMENT NUMBER REVISION

DA 09 **B**

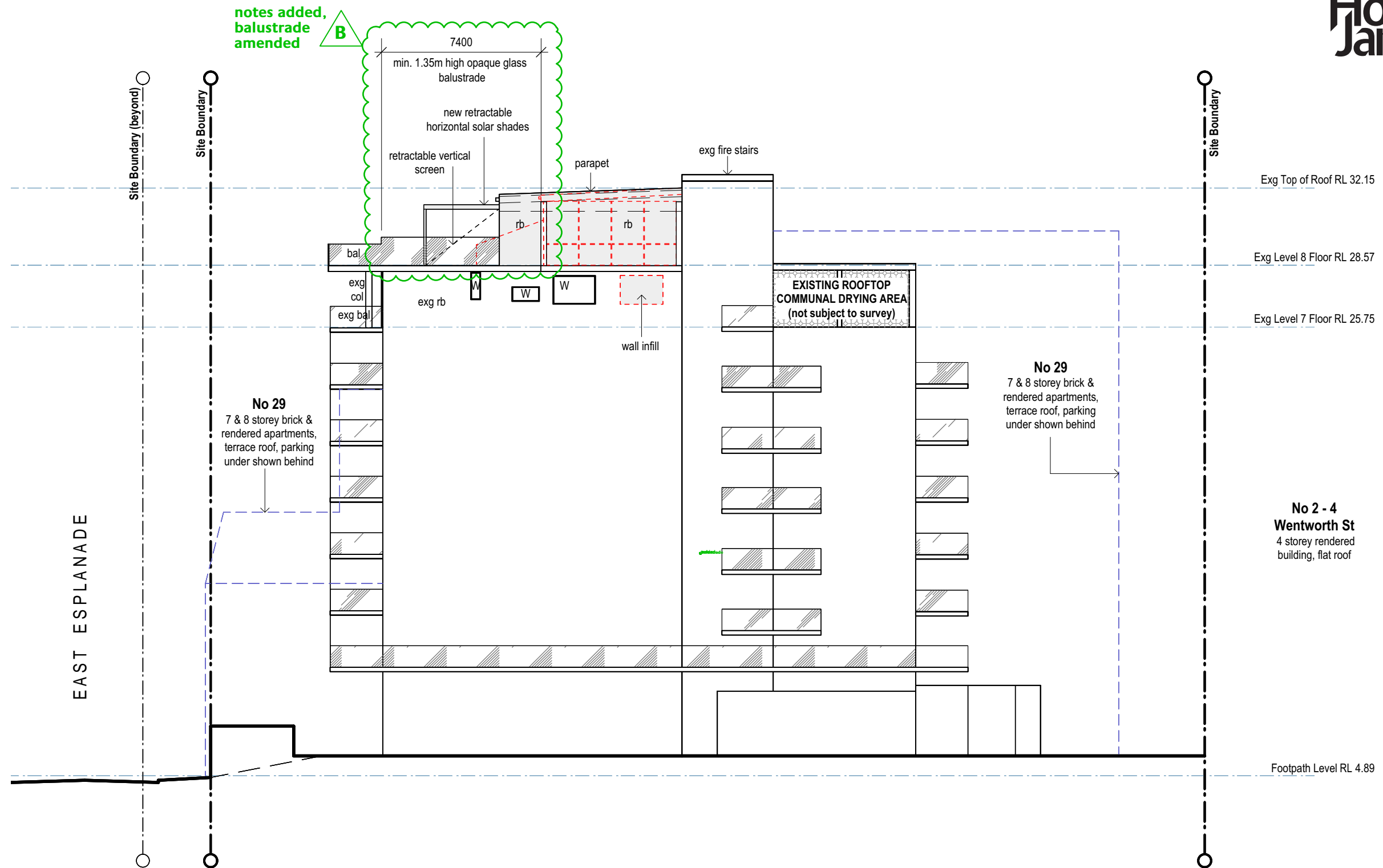
SCALE 1:200 @ A3

JOB 21/008 DRAWN AH / VC



bal	balustrade		
ct	ceramic floor tile		
cpt	carpet	ps	privacy screen
DP	downpipe	rb	rendered brickwork
exg	existing	rv	roof vent
lc	lightweight cladding	SK	skylight
mdr	metal deck roof	ttb	timber floor boards
rt	roof tile	W #	window #

JOB 21/008 DRAWN AH / VC



SOUTH - EAST ELEVATION

1:200 @ A3

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Details Legend

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	existing to be demolished
	new walls
	new works

Abbreviations

bal	balustrade	ps	privacy screen
ct	ceramic floor tile	rb	rendered brickwork
cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
exg	existing	tfb	timber floor boards
lc	lightweight cladding	W #	window #
mdr	metal deck roof		
rt	roof tile		

ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Proposed South - East Elevation

DOCUMENT NUMBER REVISION

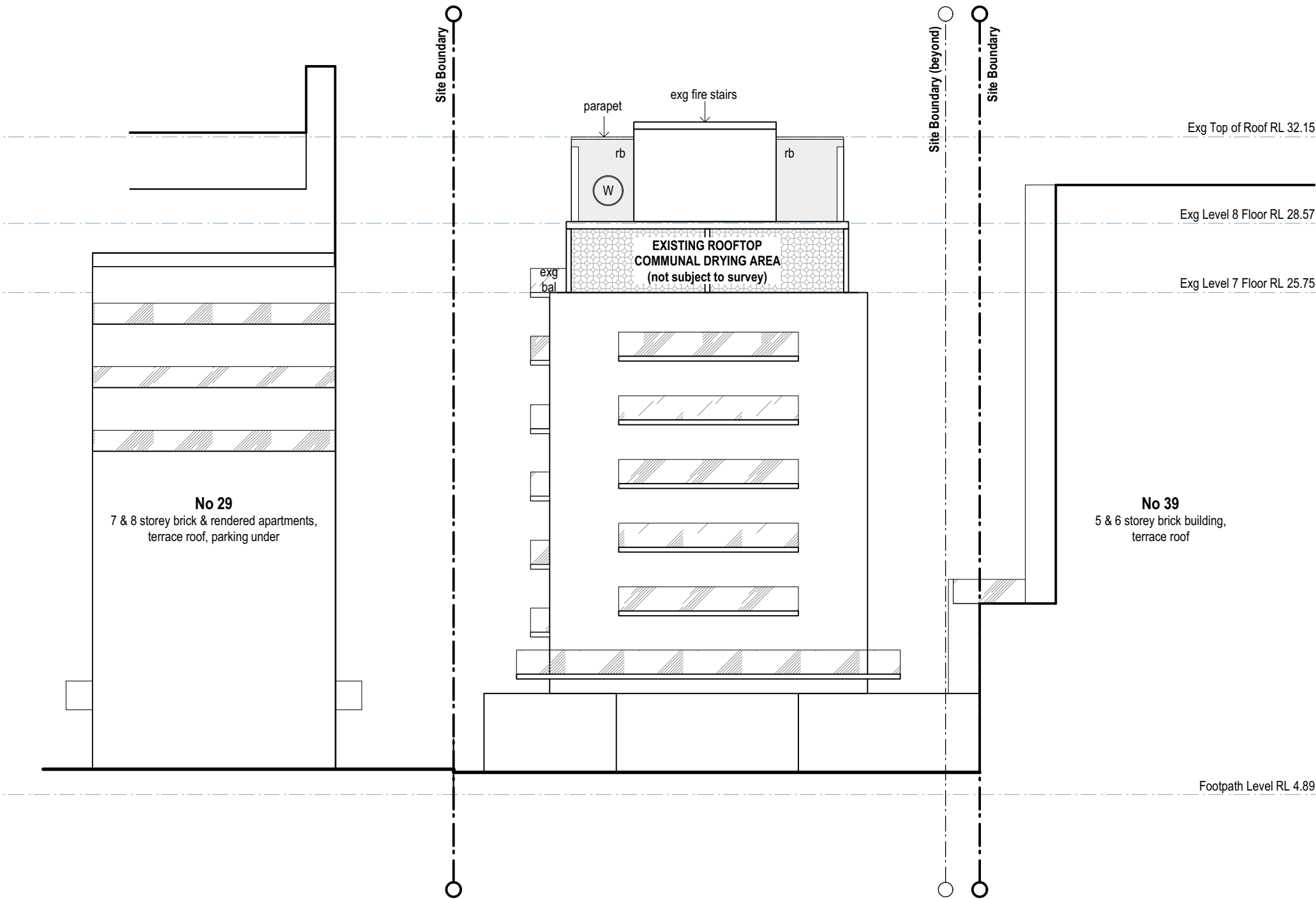
DA 11

SCALE 1:200 @ A3

JOB 21/008

DRAWN AH / VC

B



NORTH - EAST ELEVATION
1:200 @ A3

Notes:
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ABN 75 139 056 604
2/536 Sydney Road
Seaforth NSW 2092
tel: 02 9948 3807
email: ajh@hobbsjamieson.com.au
web: www.hobbsjamieson.com.au

Rev	Date	Details
A	01/06/23	DEVELOPMENT APPLICATION ISSUE
B	28/8/23	AMENDED DA SUBMISSION

Details Legend

	existing walls
	existing to be demolished
	new walls
	new works

Abbreviations

bal	balustrade	ps	privacy screen
ct	ceramic floor tile	rb	rendered brickwork
cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
exg	existing	tfb	timber floor boards
lc	lightweight cladding	W #	window #
mdr	metal deck roof		
rt	roof tile		

ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

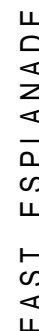
DOCUMENT TITLE
Proposed North - East Elevation

DOCUMENT NUMBER
DA 12

SCALE 1:200 @ A3

JOB 21/008 DRAWN AH / VC

REVISION
B



JOB 21/008 DRAWN AH / VC

bal	balustrade		
ct	ceramic floor tile		
cpt	carpet	ps	privacy screen
DP	downpipe	rb	rendered brickwork
exg	existing	rv	roof vent
lc	lightweight cladding	SK	skylight
mdr	metal deck roof	tfb	timber floor boards
rt	roof tile	W #	window #

additional shadows caused
by proposal affecting
adjacent neighbours

Reduced Shadows
caused by Proposal

NOTE:
Context has been modelled from the
information provided in the site survey.

**Hobbs
Jamieson** ARCHITECTURE



9am existing
21st june winter solstice



12pm existing
21st june winter solstice



3pm existing
21st june winter solstice



9am proposed
21st june winter solstice
no change to
neighbours



12pm proposed
21st june winter solstice
no change to
neighbours



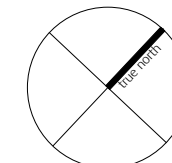
3pm proposed
21st june winter solstice

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Rev Date Details
A 01/06/23 DEVELOPMENT APPLICATION ISSUE



ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Shadow Diagrams

DOCUMENT NUMBER **REVISION**
DA 14 **A**

SCALE 1:100 @ A3
JOB 21/008 **DRAWN** AH / VC

additional shadows caused
by proposal affecting
adjacent neighbours

Reduced Shadows
caused by Proposal

NOTE:
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information provided in the site survey.

**Hobbs
Jamieson** ARCHITECTURE



9am existing
21st june winter solstice



12pm existing
21st june winter solstice

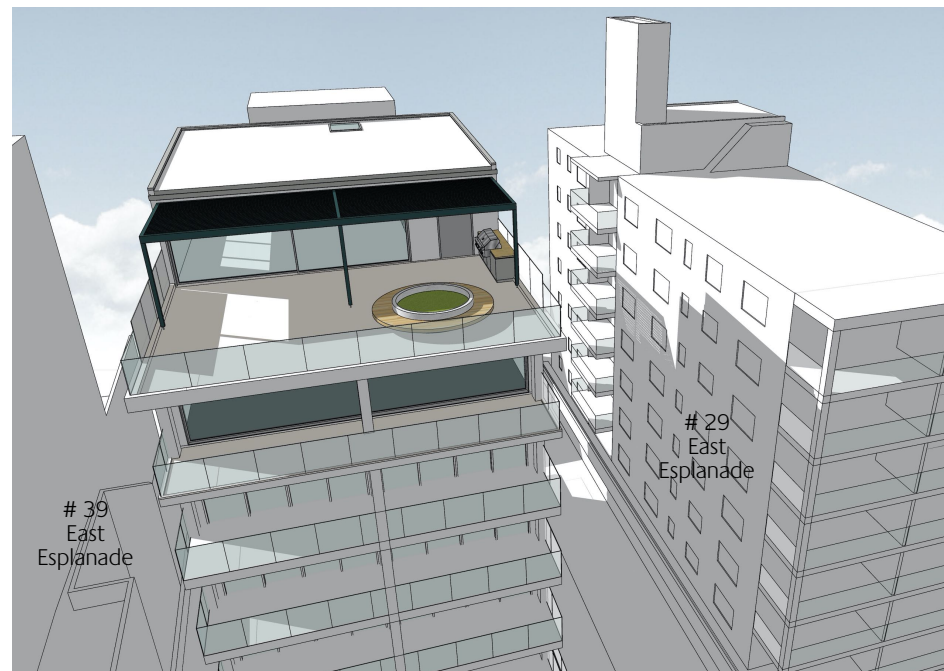


3pm existing
21st june winter solstice



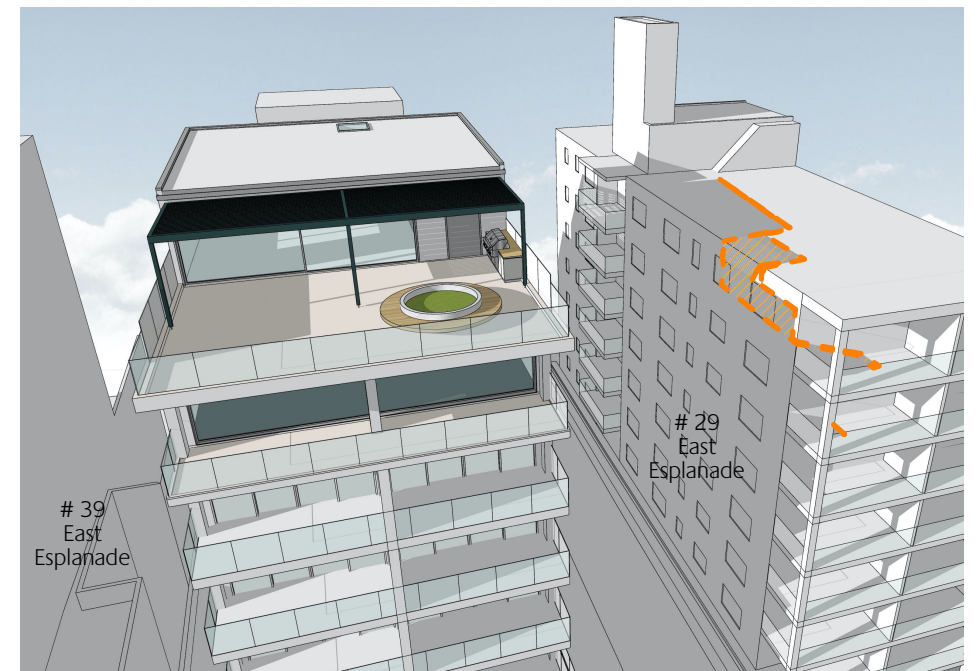
no change to
neighbours

9am proposed
21st june winter solstice



no change to
neighbours

12pm proposed
21st june winter solstice



3pm proposed
21st june winter solstice

Notes:
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B updated proposed shadows

ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Shadow Diagrams - Elevational

DOCUMENT NUMBER **REVISION**
DA 15 **B**

SCALE NTS
JOB 21/008 **DRAWN** AH / VC

Proposed Schedule of
External Materials & Finishes

- 1. Prefinished Metal Roof Sheetting
Colour: standard Colorbond (medium range)
- 2. Opaque 1.35m high glass balustrade
- 3. Rendered and painted brickwork to match existing
Finish: Dulux Paint
Colour: to match existing (TBC)
- 4. Face Brickwork
- 5. New aluminium framed external windows and doors
Finish: White - to match existing
- 6. New skylight
- 7. New retractable horizontal solar shades
Colour: (TBC)
- 8. New retractable vertical privacy screen
Colour: (TBC)
- 9. clear glass balustrade



EXTERNAL FINISHES - FRONT VIEW

Notes:
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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
**Proposed External Finishes
Front**

DOCUMENT NUMBER
DA 16

SCALE NTS

JOB 21/008

REVISION

B

DRAWN AH / VC

amended and added materials



Proposed Schedule of External Materials & Finishes

- 1. Prefinished Metal Roof Sheetting
Colour: standard Colorbond (medium range)
- 2. Opaque 1.35m high glass balustrade
- 3. Rendered and painted brickwork to match existing
Finish: Dulux Paint
Colour: to match existing (TBC)
- 4. Face Brickwork
- 5. New aluminium framed external windows and doors
Finish: White - to match existing
- 6. New skylight
- 7. New retractable horizontal solar shades
Colour: (TBC)
- 8. New retractable vertical privacy screen
Colour: (TBC)
- 9. clear glass balustrade



EXTERNAL FINISHES - REAR VIEW

Notes:
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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
**Proposed External Finishes
Rear**

DOCUMENT NUMBER REVISION

DA 17 **B**

SCALE NTS
JOB 21/008 DRAWN AH / VC

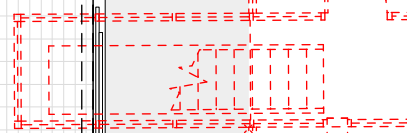
EAST
ESPLANADE

site boundary (see survey for details)

A

MATERIALS STORAGE AREA
on existing rooftop terrace during
demolition & construction stages

exg RL 28.53



exg RL 28.57

EXISTING
LIFT SHAFT

EXISTING
FIRE
STAIR

EXISTING
ROOFTOP AREA BELOW
(not subject to survey)

A

site boundary (see survey for details)

Notes:
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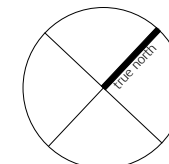
Rev	Date	Details
A	01/06/23	DEVELOPMENT APPLICATION ISSUE

Details Legend

	existing walls
	existing to be demolished
	new walls
	new works

Abbreviations

bal	balustrade	ps	privacy screen
ct	ceramic floor tile	rb	rendered brickwork
cpt	carpet	rv	roof vent
DP	downpipe	SK	skylight
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rt	roof tile		



ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Waste Management Plan

DOCUMENT NUMBER REVISION

DA 18

SCALE 1:100 @ A3

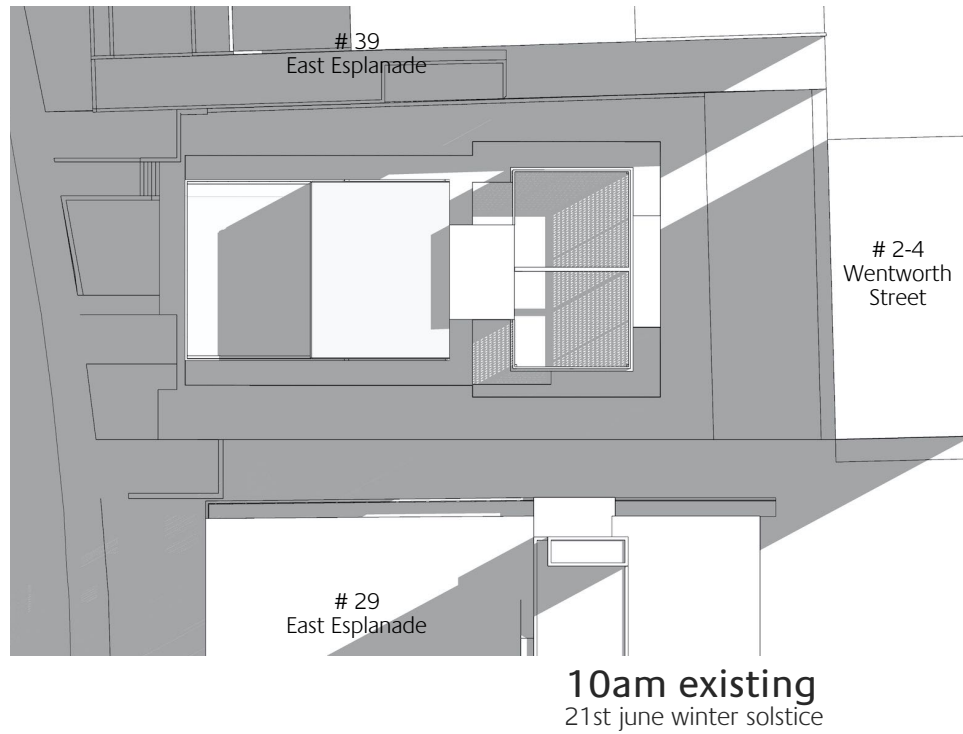
JOB 21/008 DRAWN AH / VC

additional shadows caused
by proposal affecting
adjacent neighbours

Reduced Shadows
caused by Proposal

NOTE:
Context has been modelled from the
information provided in the site survey.

Hobbs
Jamieson ARCHITECTURE



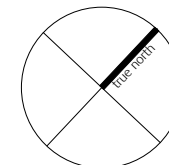
Notes:

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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Shadow Diagrams

DOCUMENT NUMBER **REVISION**

DA 19

SCALE 1:100 @ A3

JOB 21/008 **DRAWN** AH / VC

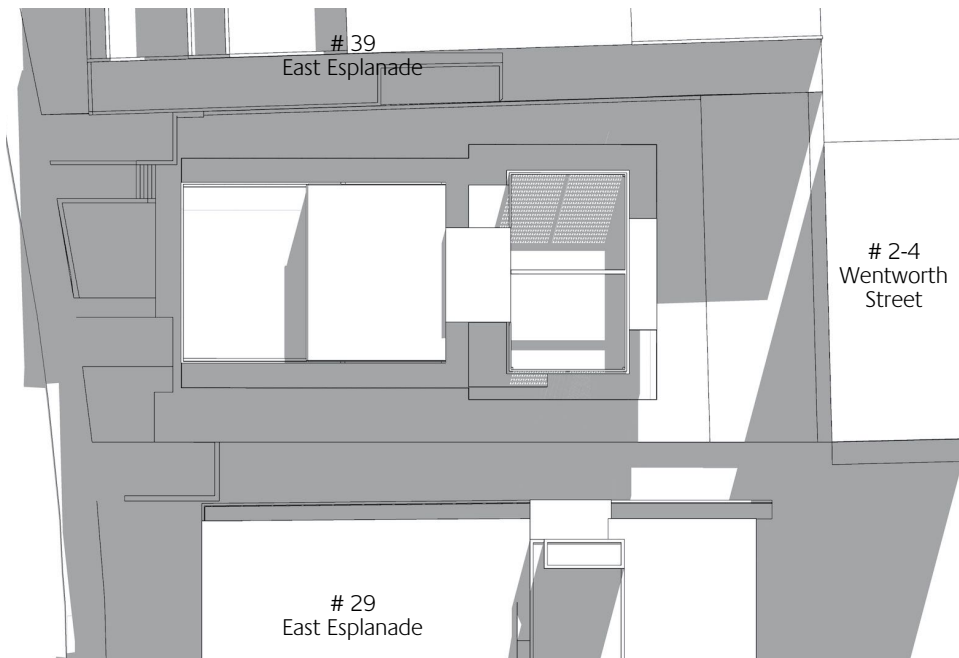
B

additional shadows caused
by proposal affecting
adjacent neighbours

Reduced Shadows
caused by Proposal

NOTE:
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information provided in the site survey.

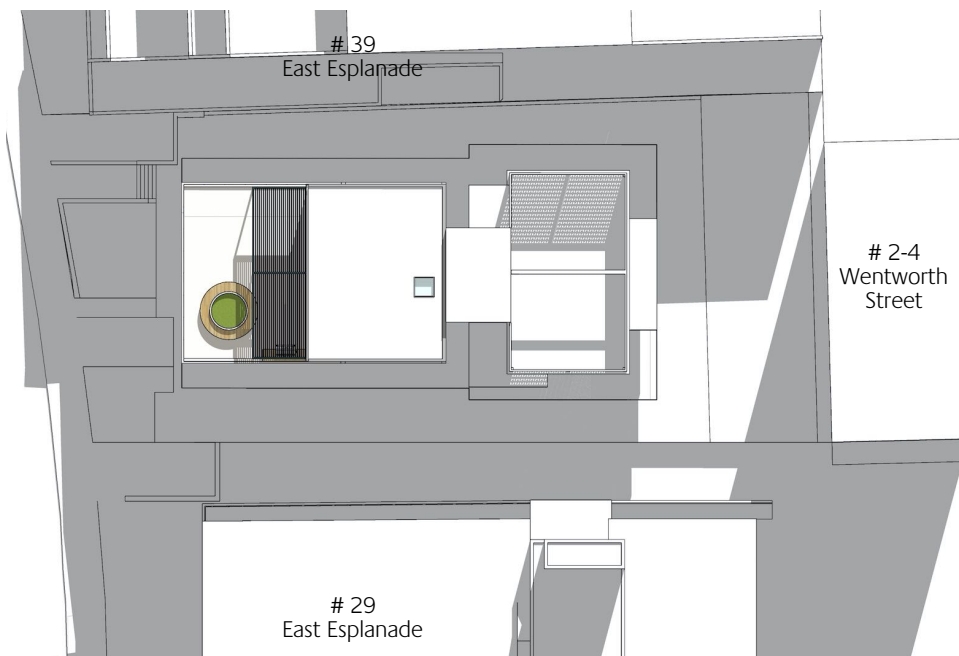
Hobbs
Jamieson ARCHITECTURE



1pm existing
21st june winter solstice



2pm existing
21st june winter solstice



1pm proposed
21st june winter solstice



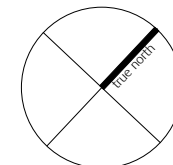
2pm proposed
21st june winter solstice

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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

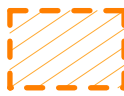
CLIENT
Graeme MacLaren

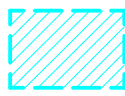
DOCUMENT TITLE
Shadow Diagrams

DOCUMENT NUMBER REVISION
DA 20 B

SCALE 1:100 @ A3

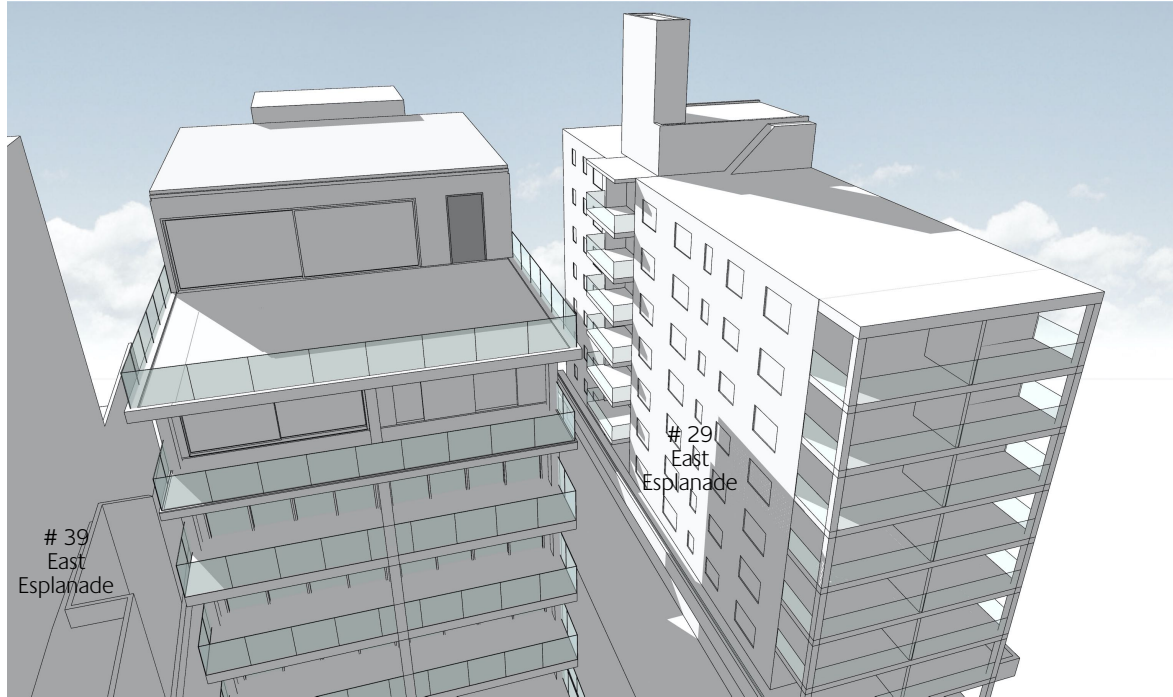
JOB 21/008 DRAWN AH / VC

 additional shadows caused by proposal affecting adjacent neighbours

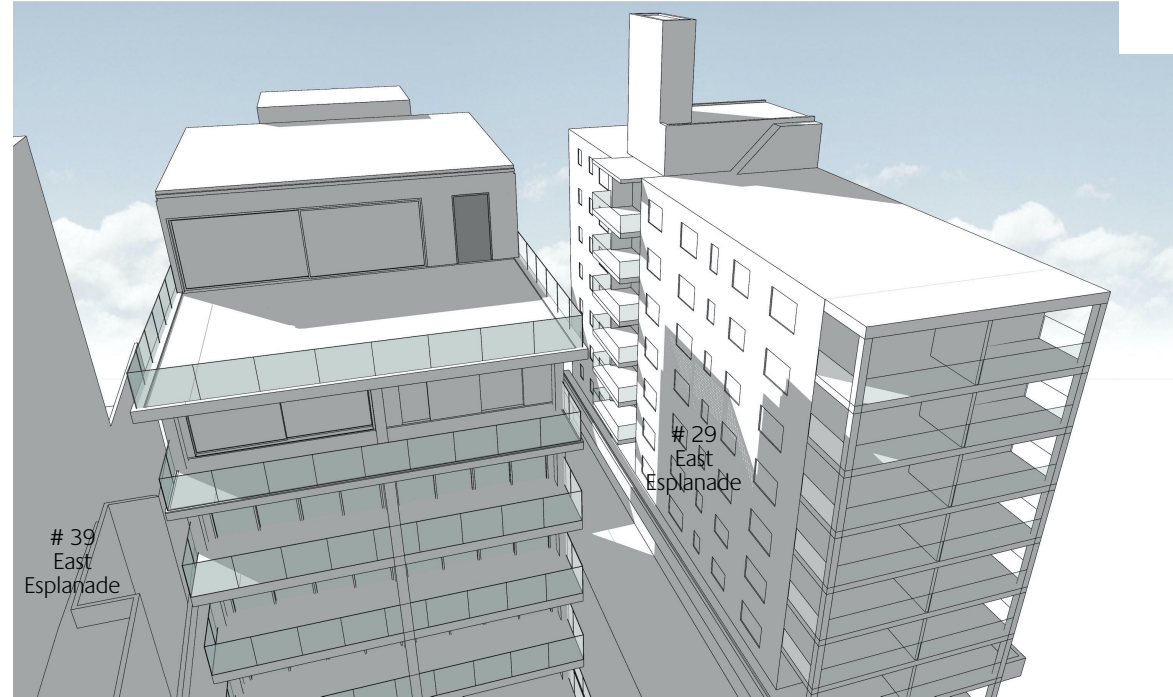
 Reduced Shadows caused by Proposal

NOTE:
Context has been modelled from the information provided in the site survey.

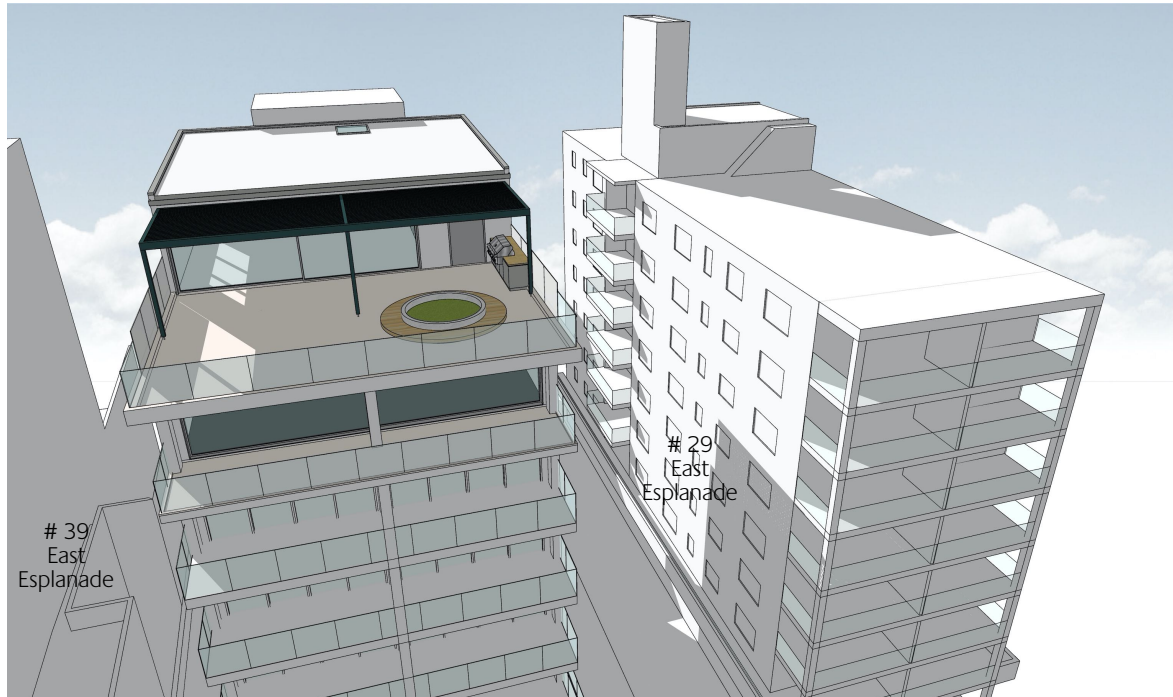
**Hobbs
Jamieson** ARCHITECTURE



10am existing
21st june winter solstice

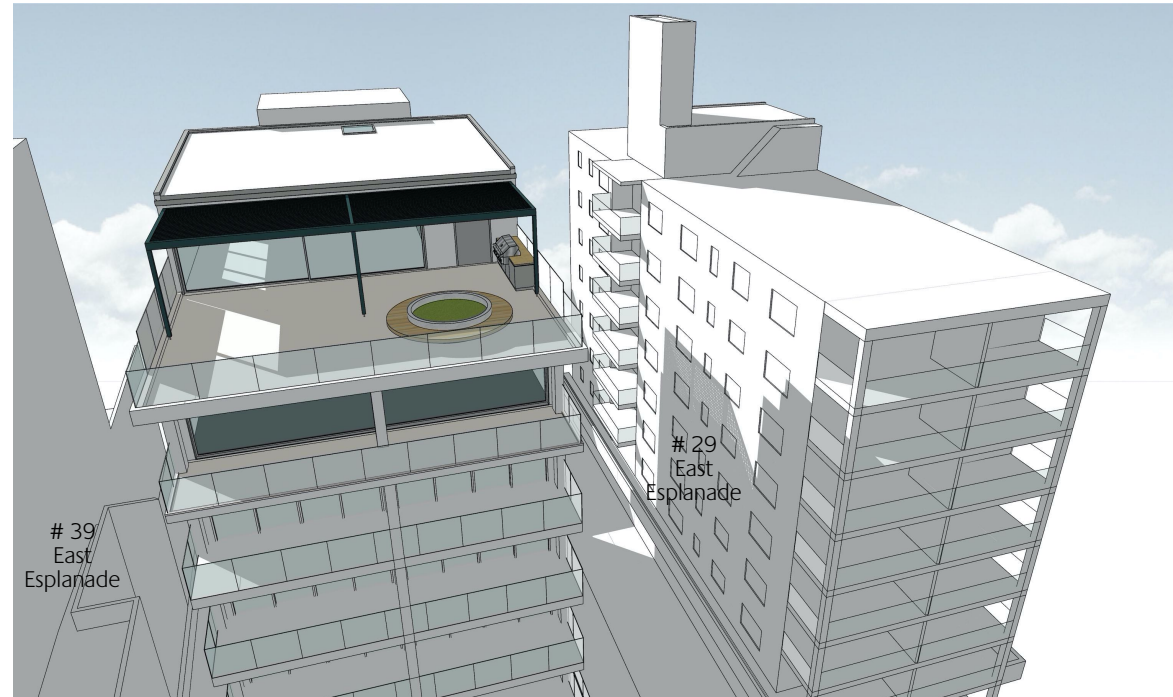


11am existing
21st june winter solstice



no change to
neighbours

10am proposed
21st june winter solstice



no change to
neighbours

11am proposed
21st june winter solstice

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Rev	Date	Details
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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

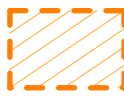
CLIENT
Graeme MacLaren

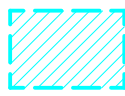
DOCUMENT TITLE
Shadow Diagrams - Elevational

DOCUMENT NUMBER **REVISION**
DA 21 **B**

SCALE NTS

JOB 21/008 **DRAWN** AH / VC

 additional shadows caused by proposal affecting adjacent neighbours

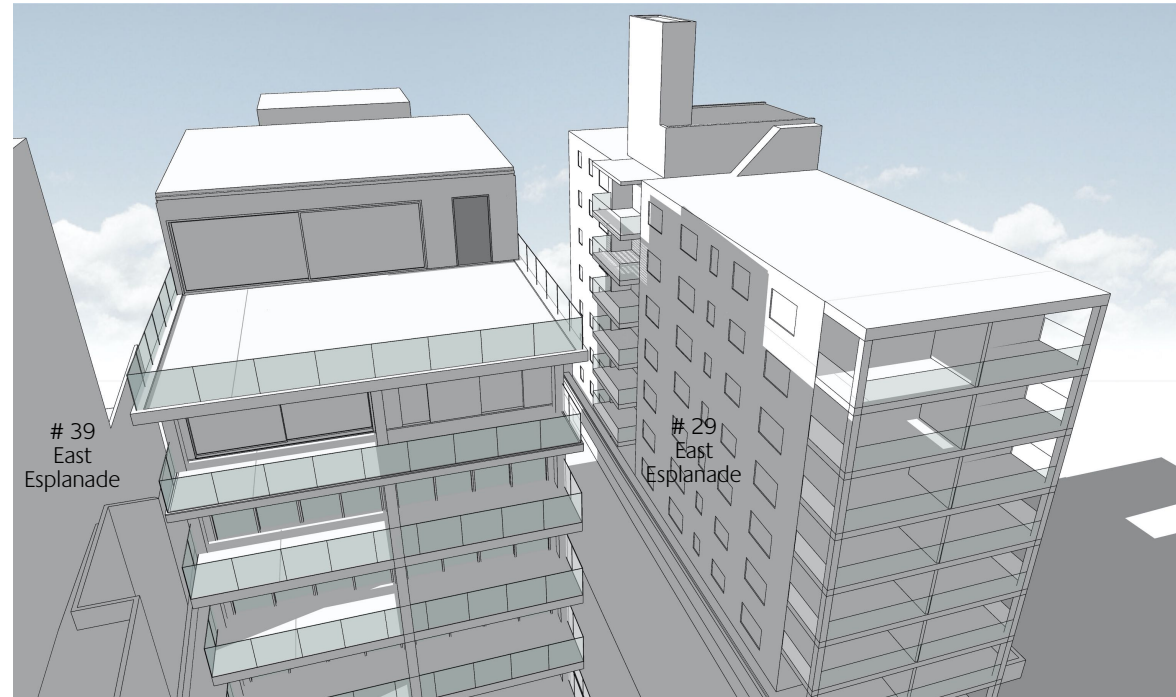
 Reduced Shadows caused by Proposal

NOTE:
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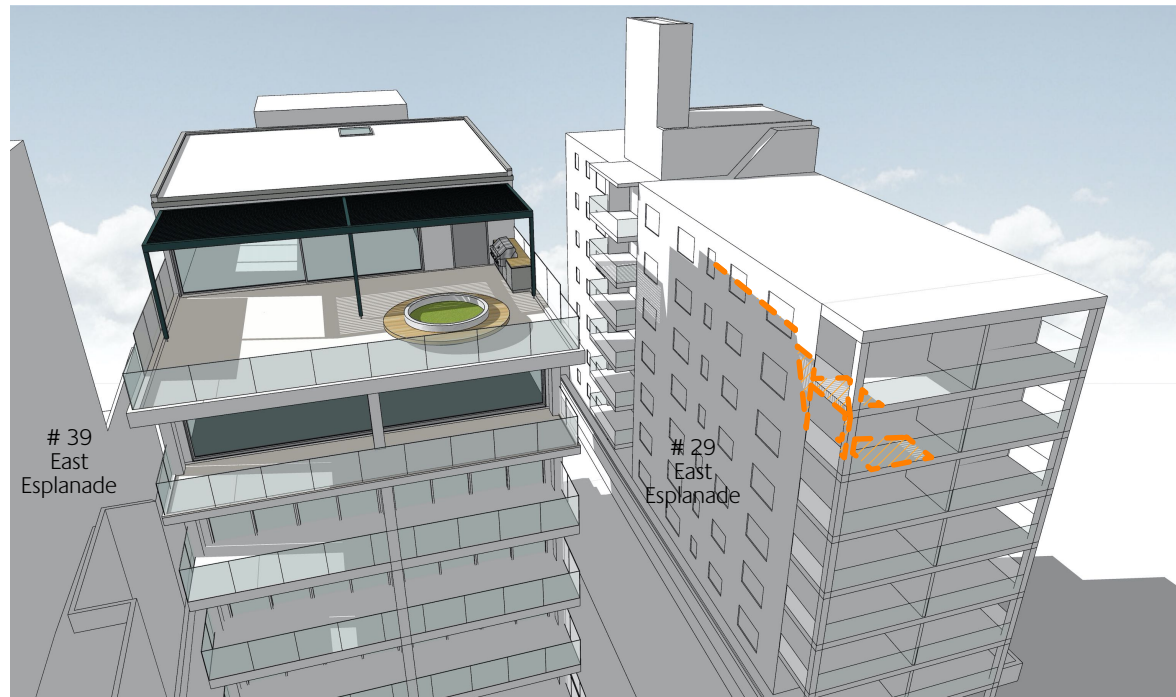
Hobbs
Jamieson ARCHITECTURE



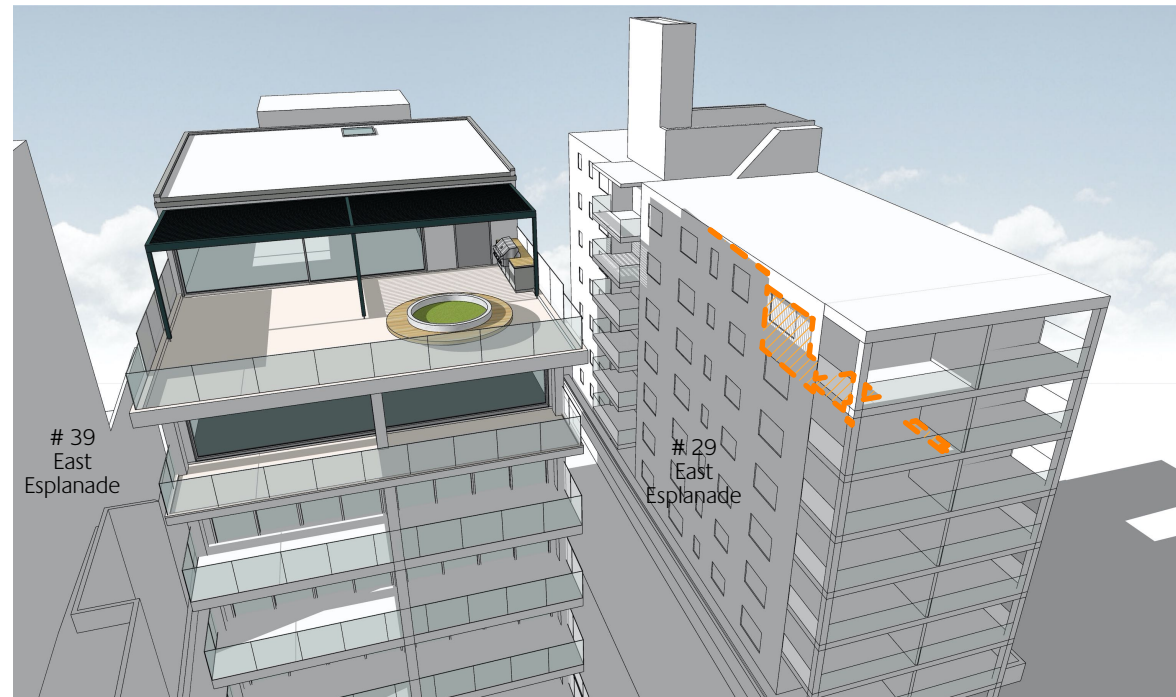
1pm existing
21st june winter solstice



2pm existing
21st june winter solstice



1pm proposed
21st june winter solstice



2pm proposed
21st june winter solstice

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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Shadow Diagrams - Elevational

DOCUMENT NUMBER **REVISION**
DA 22 **B**

SCALE NTS
JOB 21/008 DRAWN AH / VC



25 Apartments in total

- One - 3 bedroom (apartment subject to this DA – lot 25)
- Twelve - 2 bedroom apartments
- Twelve - 1 Bedroom apartments

Car Spaces

- 25 in total
- 3 spaces are for commercial (lots 41, 55 and 60)
- 22 spaces for apartments
- Lot 18 (unit 20) has two car spaces – Lot 59 and 60
- Lot 25 (unit 25 has two car spaces – Lot 46 and 48)

Notes:
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ALTERATIONS & ADDITIONS
Unit 25, 37-38 East Esplanade Manly NSW
Lot 25 Sec SP 3035

PROJECT STAGE
Development Application

CLIENT
Graeme MacLaren

DOCUMENT TITLE
Lower Ground Floor Plan

DOCUMENT NUMBER REVISION

DA 23

SCALE NTS

JOB 21/008

B

DRAWN AH / VC