

2/536 Sydney Road Seaforth NSW 2092

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25/37-38 EAST ESPLANADE, MANLY NSW AMENDED DEVELOPMENT APPLICATION DRAWING SET **REV B**

hobbs jamieson architecture aug 2023

aerial map - site outlined in red. image from six maps

SITE AREA	1003.65 m2 TBC			GFA	& FSR ame	nded	
LEP CONTROLS	MANLY LEP 2013	COMPLIANCE S	SUMMARY \ B			B	
Zone:	B2 Local Centre	EXISTING DEVE	LOPMENT	COMPLIES	PROPOSED DE\	/ELOPMENT	COMPLIES
Floor Space Ratio:	3:1 (category V, coloured red)	Ex FSR:	1.892:1	YES	Proposed FSR:	1.908:1	YES
	Therefore max allowable GFA = 3010.95m2	Ex GFA:	(1898.9 m2)			(1914.7 m2)	
Building Height	15m maximum (category O, coloured beige)	Ex max height:	TBC	NO	Max. height:	Unchanged	NO
Acid Sulphate:	Class 4						
Foreshore Scenic Protection:	Yes						
Manly Active Street Frontages	Yes						
Heritage	N/A						
Bushfire Prone Land:	N/A						
Terrestrial Biodiversity:	N/A						
Flood Prone Land:	N/A						

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			E COURT		O O O O O O O O O O O O O O O O O O O
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SUBJECT SITE

DRAWING LIST - DA COVER PAGE DA 00 DA 01 SITE ANALYSIS DA 02 **BASIX SPECIFICATION SHEET** DA 03 EXISTING PLAN - UNIT 25 LEVEL 7 **EXISTING PLAN - UNIT 25 LEVEL 8** DA 04 DA 05 PROPOSED PLAN - UNIT 25 LEVEL 7 DA 06 PROPOSED PLAN - UNIT 25 LEVEL 8 PROPOSED ROOF PLAN DA 07 DA 08 AREA CALCULATIONS - GFA DA 09 PROPOSED SOUTH - WEST ELEVATION (STREET VIEW) DA 10 PROPOSED NORTH - WEST ELEVATION PROPOSED SOUTH - EAST ELEVATION DA 11 DA 12 PROPOSED NORTH - EAST ELEVATION DA 13 PROPOSED SECTION A - A DA 14 SHADOW DIAGRAMS SHADOW DIAGRAMS - ELEVATIONAL DA 15 PROPOSED EXTERNAL FINISHES - FRONT DA 16 PROPOSED EXTERNAL FINISHES - REAR DA 17 drawings WASTE MANAGEMENT PLAN DA 18 added DA 19 SHADOW DIAGRAMS SHADOW DIAGRAMS

DA 20

DA 21 SHADOW DIAGRAMS - ELEVATIONAL

DA 22 SHADOW DIAGRAMS - ELEVATIONAL

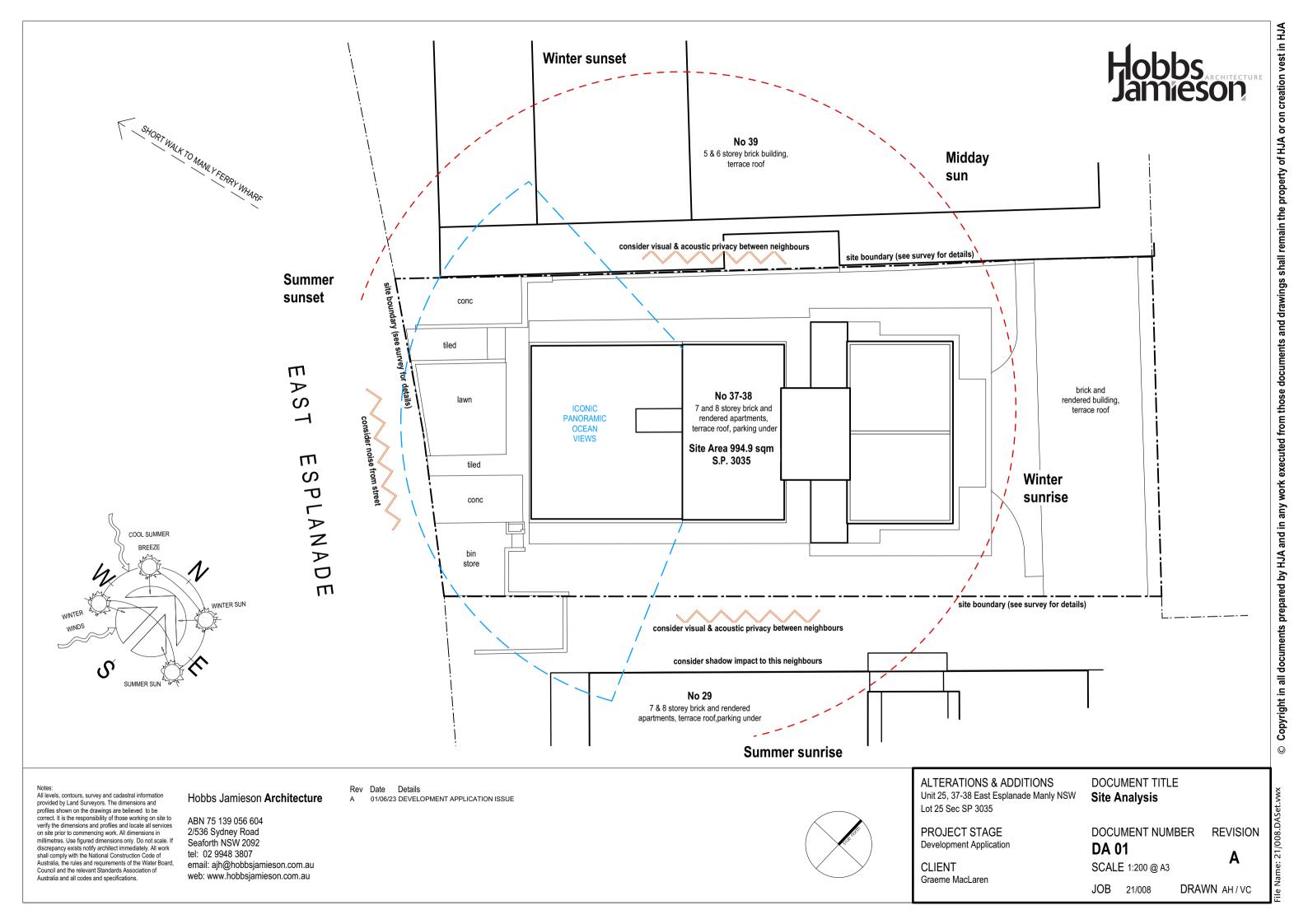
DA 23 LOWER GROUND FLOOR PLAN

NP 01 NOTIFICATION PLAN

NP 02 **NOTIFICATION ELEVATIONS 1**

NP 03 **NOTIFICATION ELEVATION 2**

NP 04 **NOTIFICATION ELEVATION 3**



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all documents

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

Alterations and Additions

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 04/10/2017 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.

Project address					
Project name	Unit 25, 37-38 East Esplanade, Manly				
Street address	37-38 East Esplanade Manly 2095				
Local Government Area	Northern Beaches Council				
Plan type and number	Strata Plan 3035				
Lot number	CP				
Section number					
Project type					
Dwelling type	Unit				
Type of alteration and addition	My renovation work is valued at \$50,000 or more				

Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

BASIX Certificate number: A497544

Certificate Prepared by (please complete before submitting to Council or PCA) ame / Company Name: Efficient Living Pty Ltd ARN (if applicable): 82116346082

BASIX Certificate number: A497544

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1

1

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			•		
	or altered construction (floor(s), walls, and ceilings/roof nal insulation is not required where the area of new con		✓	✓	~
is not required for parts of altered con-	struction where insulation already exists.	on doubt to look than 2112, by modifical opening			
is not required for parts of altered con-	struction where insulation already exists. Additional insulation required (R-value)	Other specifications	-		
is not required for parts of altered con-	struction where insulation already exists.	. ,	_		

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

Planning, Industry & Environmen

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	~	~	<
The following requirements must also be satisfied in relation to each window and glazed door:		~	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) or greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		~	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓
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.	✓	✓	✓
Windows and glazed doors glazing requirements			
Window / door Orientation Area of Overshadowing Shading device Frame and glass type glass inc. frame (m) (m) (m)			

BASIX Certificate number: A497544

Glazing requ	irements						DA Plans	CC/CDC Plans & specs	Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
W2	SW	4.46	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	SW	0.56	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	NE	0.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	NW	0.28	0.3	3.85	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	NW	1.74	0.23	3.85	none	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
kylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.				~	~	~			
The following requirements must also be satisfied in relation to each skylight:					~	~			
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.							✓	~	
Skylights gl	azing requ	iiremen	ts						
Skylight numbe	er Area of of inc. fram		Shading	device	Frame and	glass type			
SK	1.54		no shad	ing	timber, dou	ole clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

In these commitments, "applicant" means the person carrying out the development. Commitments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "\" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "\scrip*" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

All levels, contours, survey and cadastral information provided by Land Surveyors. The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work. All dimensions in millimetres. Use figured dimensions only. Do not scale. If discrepancy exists notify architect immediately. All work shall comply with the National Construction Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia and all codes and specifications.

Hobbs Jamieson Architecture

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Rev Date Details

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 NUMBER REVISION

BASIX Specification Sheet

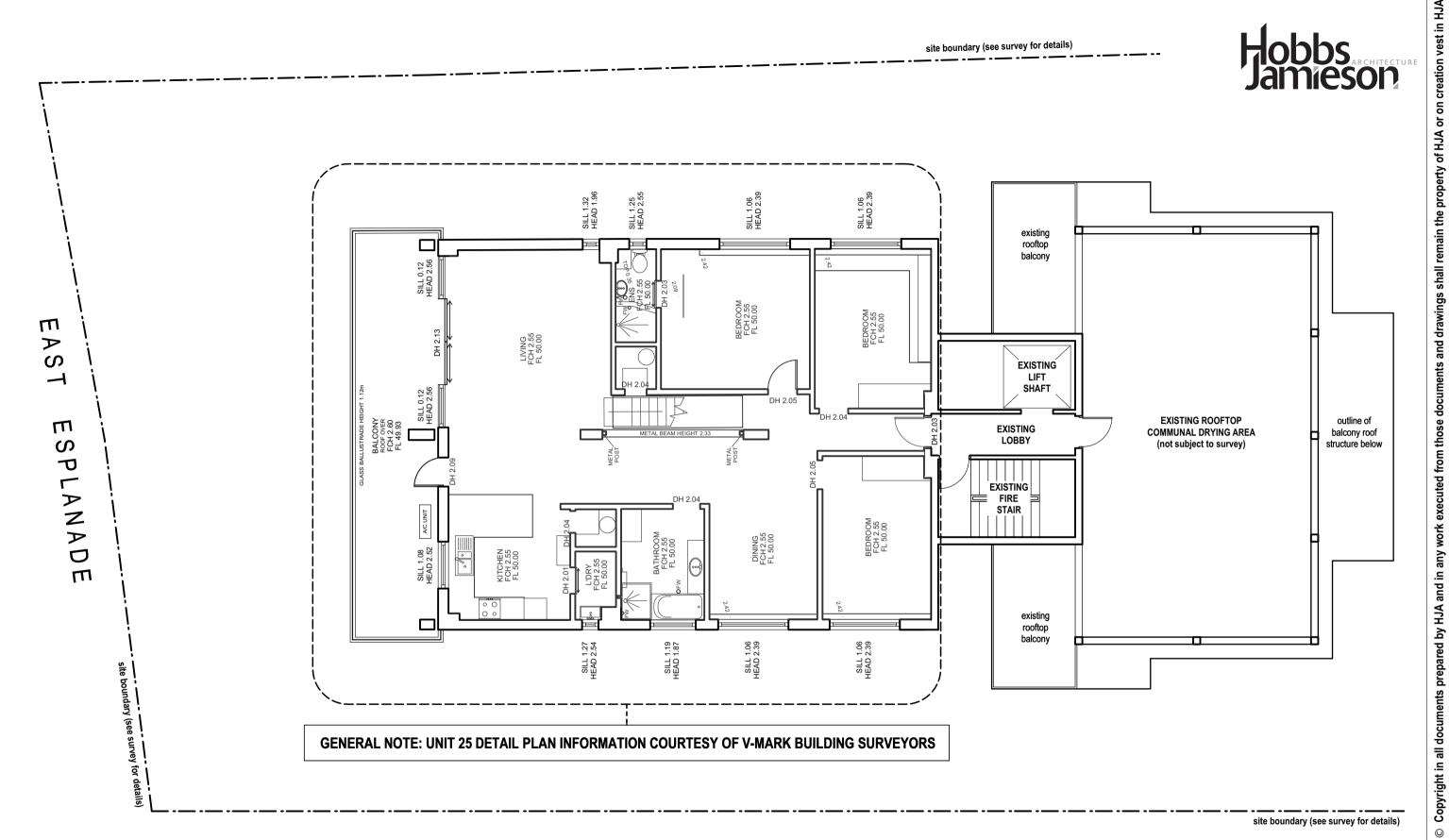
DA 02 SCALE NTS @ A3

DOCUMENT TITLE

JOB 21/008 DRAWN AH/VC

Α





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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

Existing Plan - Unit 25 Level 7

DOCUMENT NUMBER REVISION

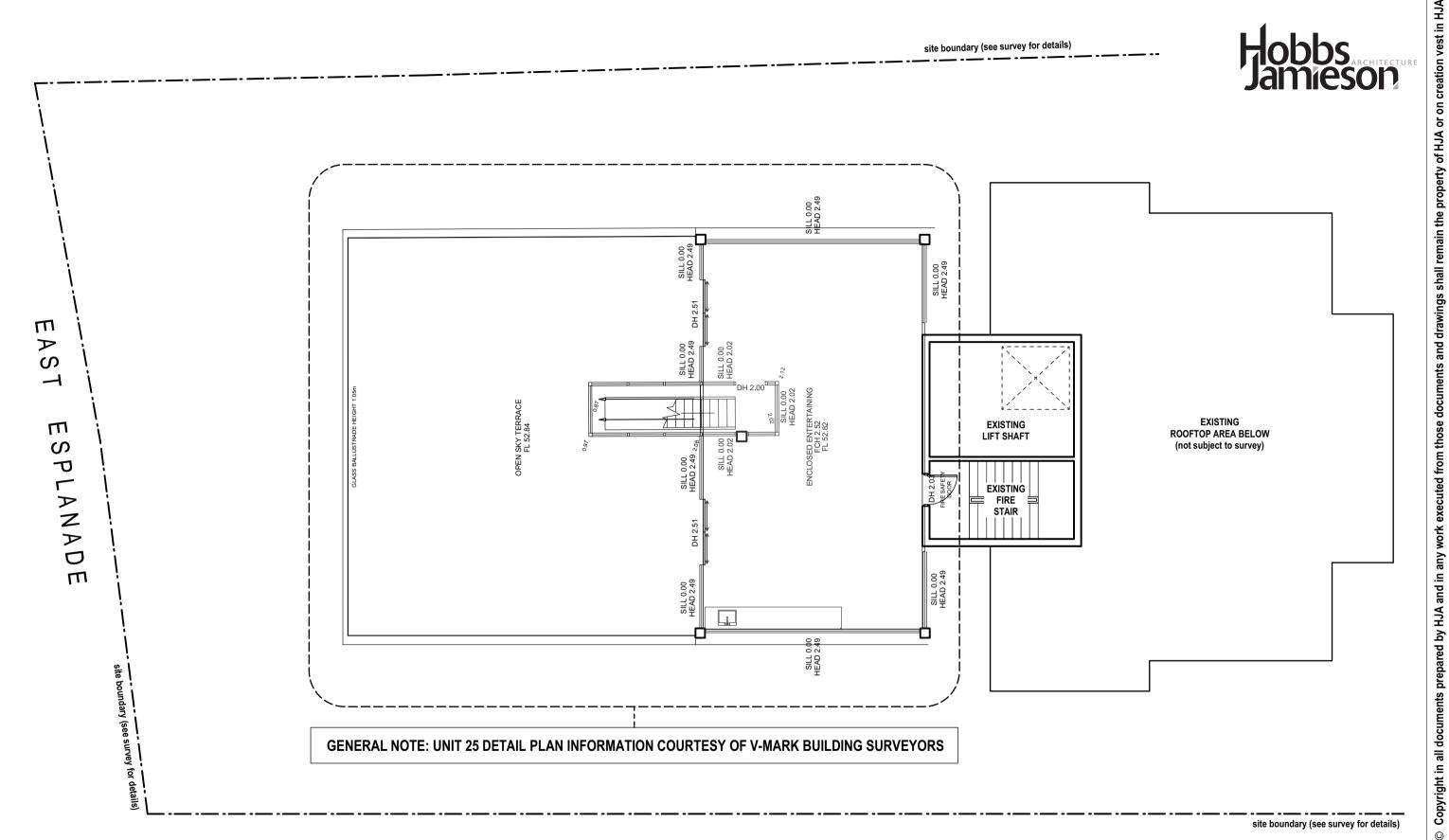
DA 03

SCALE 1:100 @ A3

JOB 21/008 DRAWN AH/VC

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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 8

DOCUMENT NUMBER

DA 04

SCALE 1:100 @ A3

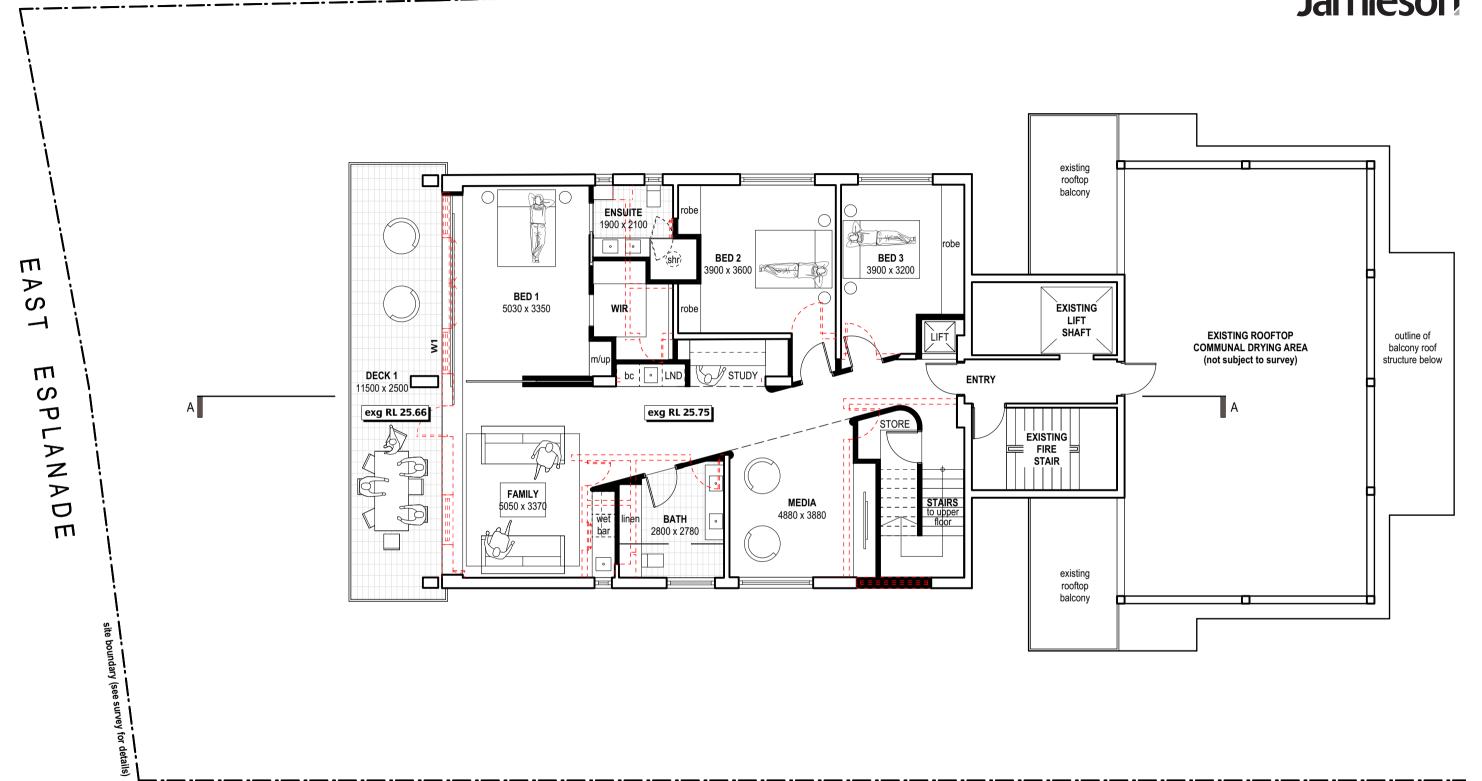
JOB 21/008

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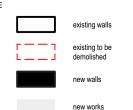
Notes: All levels, contours, survey and cadastral information provided by Land Surveyors. The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work. All dimensions in millimetres. Use figured dimensions only. Do not scale. If discrepancy exists notify architect immediately. All work shall comply with the National Construction Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia and all codes and specifications.

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01/06/23 DEVELOPMENT APPLICATION ISSUE



Details Legend

ceramic floor tile carpet lightweight cladding roof tile

<u>Abbreviations</u>

privacy screen

roof vent skylight timber floor boards W # window #

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

PROJECT STAGE **Development Application**

ALTERATIONS & ADDITIONS

CLIENT Graeme MacLaren

DOCUMENT TITLE

Proposed Plan - Unit 25 Level 7

site boundary (see survey for details)

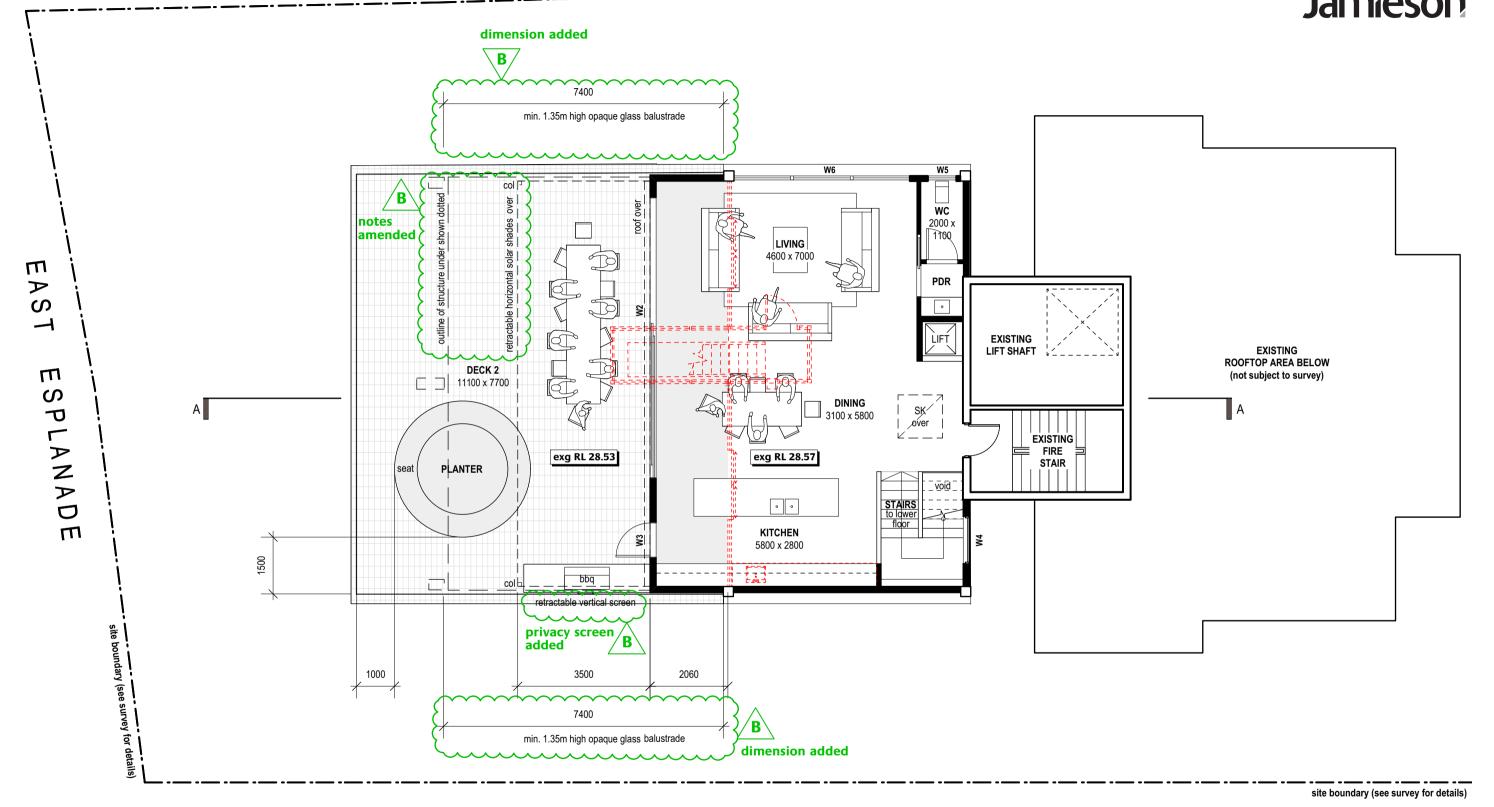
DOCUMENT NUMBER REVISION

DA 05 SCALE 1:100 @ A3

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Rev Date Details

01/06/23 DEVELOPMENT APPLICATION ISSUE 28/8/23 AMENDED DA SUBMISSION

Details Legend

new works

ceramic floor tile

roof tile

privacy screen roof vent skylight timber floor boards

W #

window #

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

DA 06

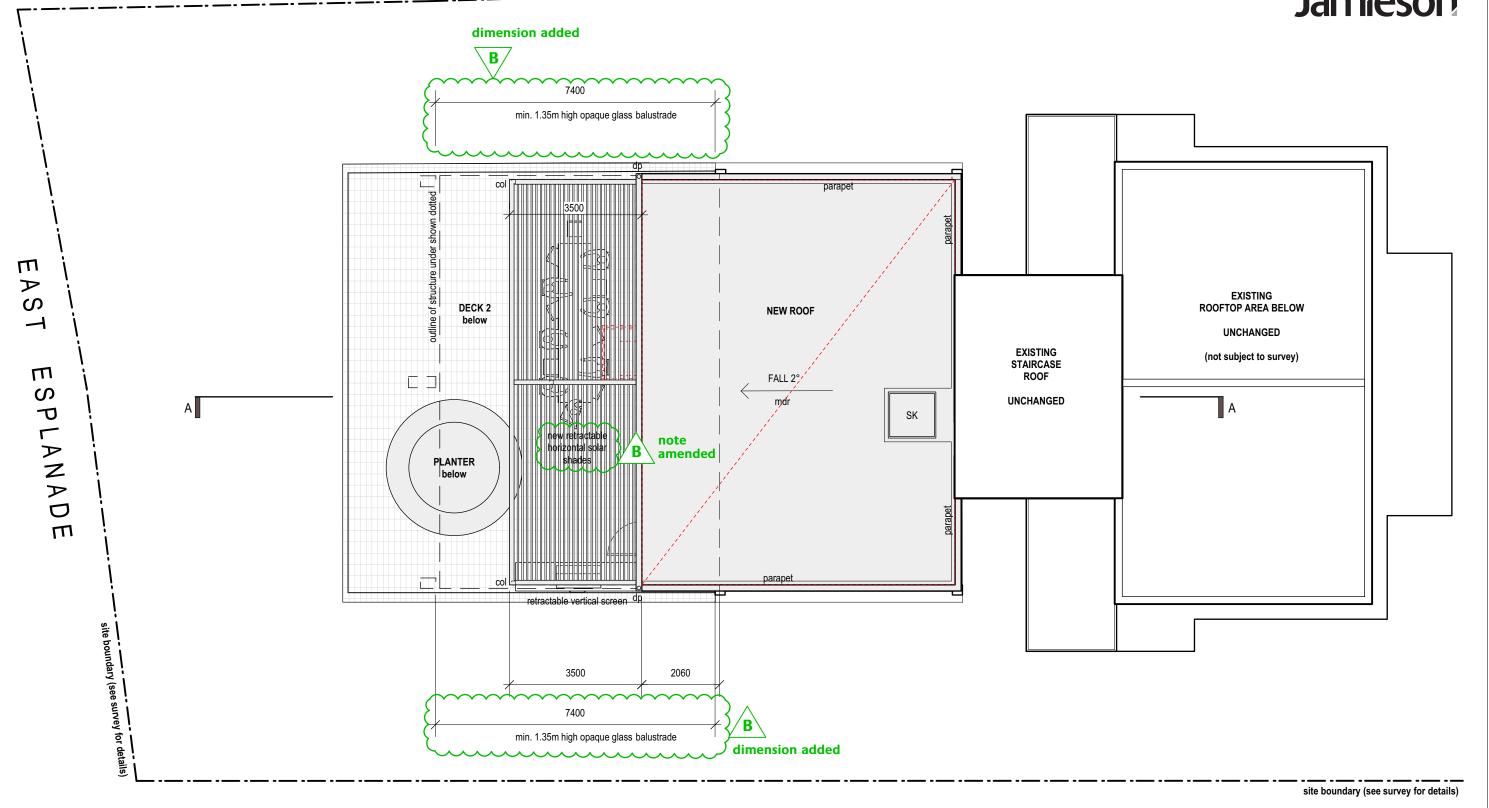
SCALE 1:100 @ A3

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Rev Date Details

01/06/23 DEVELOPMENT APPLICATION ISSUE 28/8/23 AMENDED DA SUBMISSION

Details Legend

roof tile new works

timber floor boards window

W#

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

PROJECT STAGE **Development Application**

CLIENT Graeme MacLaren

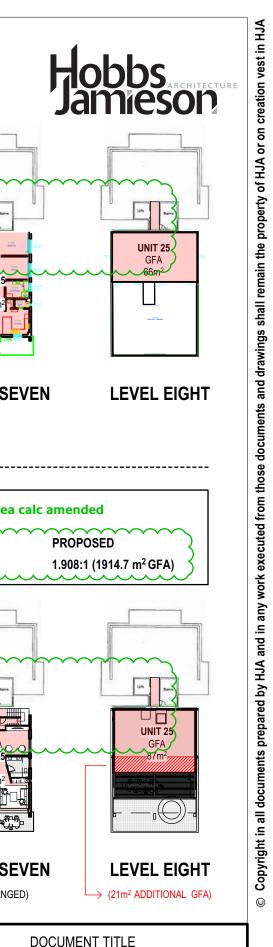
DOCUMENT TITLE **Proposed Roof Plan**

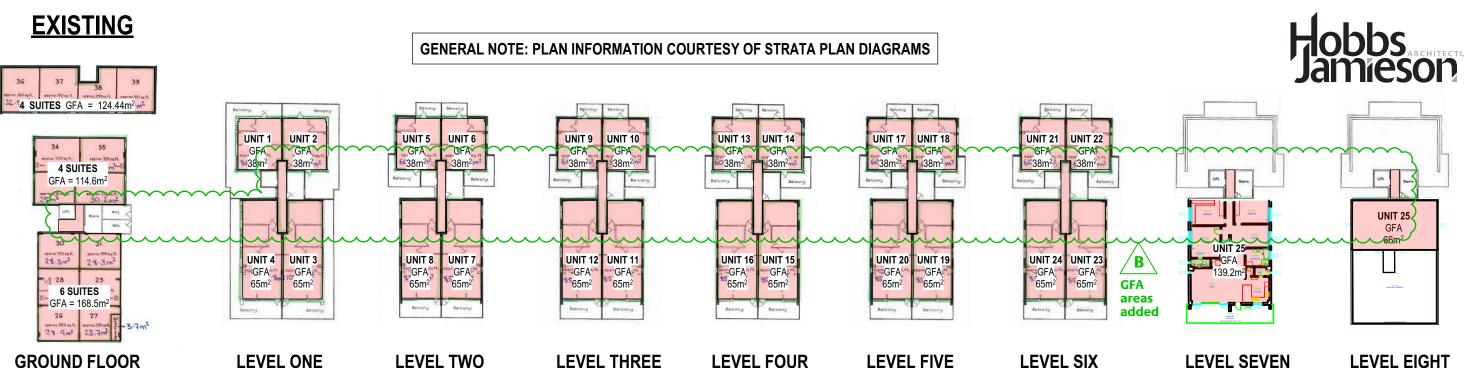
DOCUMENT NUMBER **REVISION**

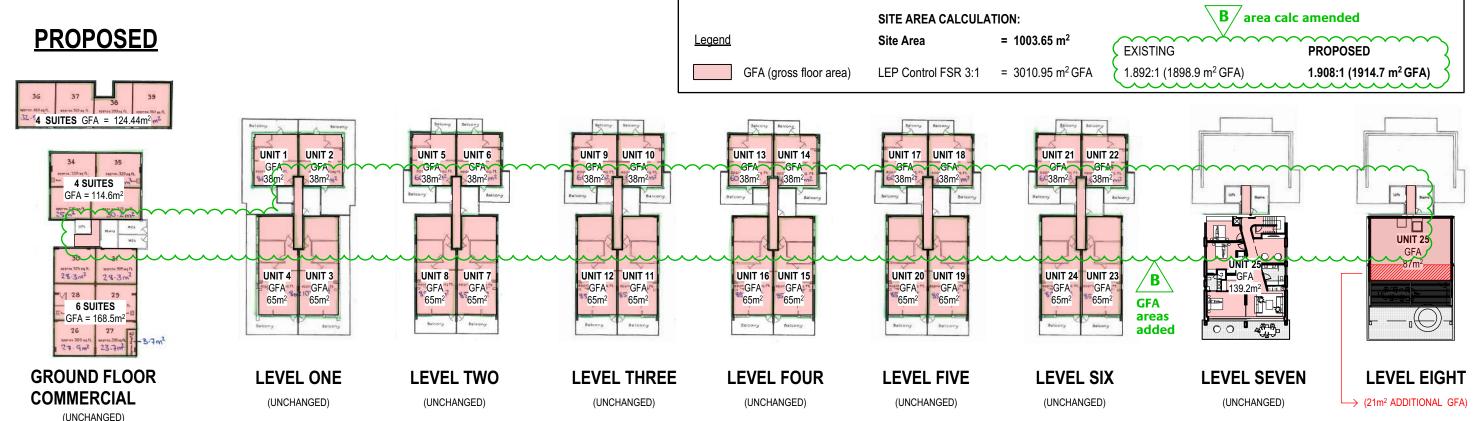
DA 07 SCALE 1:100 @ A3

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COMMERCIAL

Hobbs Jamieson Architecture

RESIDENTIAL

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01/06/23 DEVELOPMENT APPLICATION ISSUE

28/8/23 AMENDED DA SUBMISSION

ALTERATIONS & ADDITIONS Unit 25, 37-38 East Esplanade Manly NSW

Lot 25 Sec SP 3035

PROJECT STAGE **Development Application**

CLIENT Graeme MacLaren DOCUMENT NUMBER REVISION

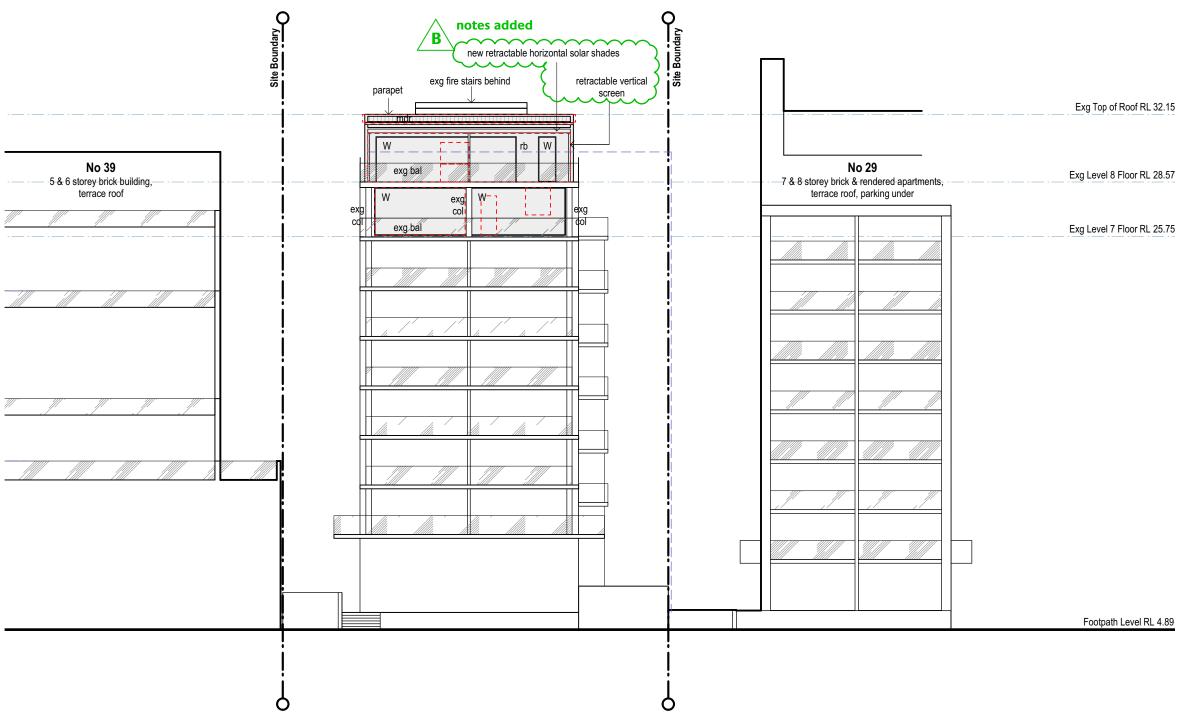
Area Calculations - GFA

DA 08

SCALE 1:500 @ A3

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SOUTH - WEST ELEVATION 1:200 @ A3

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Rev Date Details

01/06/23 DEVELOPMENT APPLICATION ISSUE 28/8/23 AMENDED DA SUBMISSION

existing to be

Details Legend

new works

ceramic floor tile carpet

mdr

rt

Abbreviations

rendered brickwork lightweight cladding skylight metal deck roof timber floor boards window # W # 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

SCALE 1:200 @ A3

DRAWN AH/VC JOB 21/008

lightweight cladding

metal deck roof

roof tile

mdr

rt

new works

skylight

window #

W #

timber floor boards

Seaforth NSW 2092

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shall comply with the National Construction Code of

Australia and all codes and specifications.

Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of

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Development Application

CLIENT

Graeme MacLaren

DA 10

SCALE 1:200 @ A3

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28/8/23 AMENDED DA SUBMISSION

existing to be

new works

carpet mdr metal deck roof roof tile

ceramic floor tile

rendered brickwork skylight timber floor boards window # W #

Lot 25 Sec SP 3035

PROJECT STAGE **Development Application**

CLIENT Graeme MacLaren **Proposed South - East Elevation**

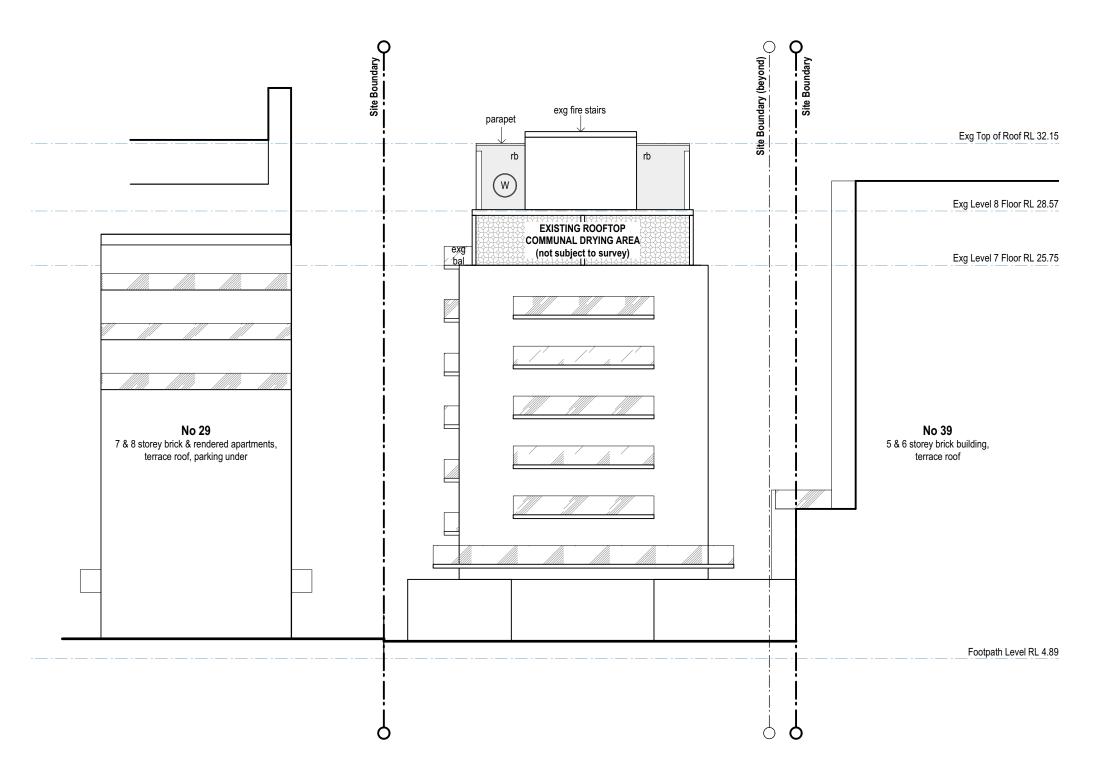
DOCUMENT NUMBER

DA 11 SCALE 1:200 @ A3

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REVISION



NORTH - EAST ELEVATION 1:200 @ A3

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01/06/23 DEVELOPMENT APPLICATION ISSUE 28/8/23 AMENDED DA SUBMISSION

Details Legend

existing to be

new works

DP mdr rt

ceramic floor tile carpet metal deck roof roof tile

Abbreviations

rendered brickwork skylight timber floor boards window # W #

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 **REVISION DA 12**

SCALE 1:200 @ A3

JOB 21/008

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28/8/23 AMENDED DA SUBMISSION

ceramic floor tile carpet existing to be DP downpipe rendered brickwork roof vent existina lightweight cladding skylight mdr metal deck roof timber floor boards window # rt roof tile W # new works

Lot 25 Sec SP 3035

PROJECT STAGE **Development Application**

CLIENT Graeme MacLaren DOCUMENT NUMBER **REVISION DA 13**

SCALE 1:100 @ A3

JOB 21/008

DRAWN AH/VC

East Esplanade # 2-4 Wentworth Street # 29 East Esplanade 12pm existing 21st june winter solstice

39 East Esplanade # 2-4 Wentworth Street # 29 East Esplanade

9am existing 21st june winter solstice

East Esplanade # 2-4 Wentworth Street

3pm existing 21st june winter solstice



29 East Esplanade

East Esplanade # 2-4 Wentworth Street # 29 East Esplanade

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

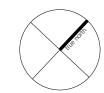
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ABN 75 139 056 604 2/536 Sydney Road Seaforth NSW 2092 tel: 02 9948 3807 email: ajh@hobbsjamieson.com.au Rev Date Details

01/06/23 DEVELOPMENT APPLICATION ISSUE



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

39

PROJECT STAGE **Development Application**

CLIENT Graeme MacLaren

DOCUMENT TITLE **Shadow Diagrams**

DOCUMENT NUMBER

DA 14

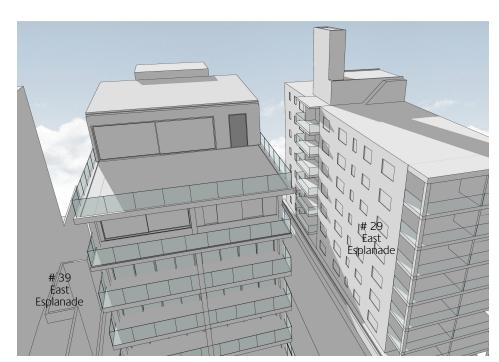
SCALE 1:100 @ A3

JOB 21/008

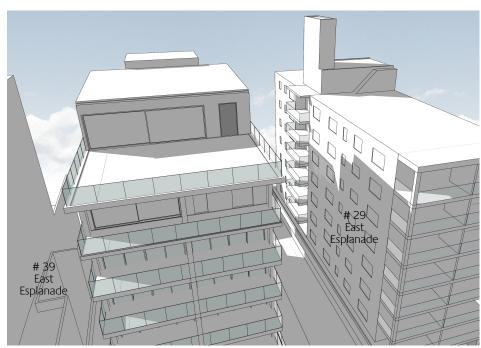
DRAWN AH/VC

REVISION

Α



9am existing 21st june winter solstice



12pm existing 21st june winter solstice



3pm existing 21st june winter solstice



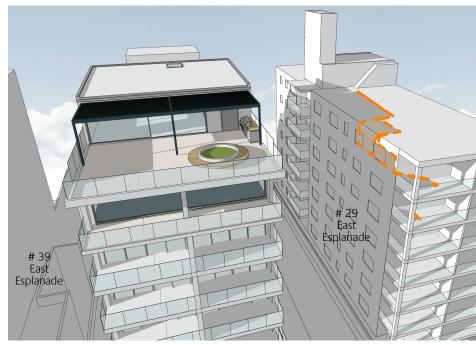
no change to neighbours

9am proposed 21st june winter solstice



no change to neighbours





3pm proposed 21st june winter solstice

All levels, contours, survey and cadastral information All levels, contours, survey and cadastral information provided by Land Surveyors. The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work. All dimensions in millimetres. Use figured dimensions only. Do not scale. If discrepancy exists notify architect immediately, All work hall work with the Netherla Construction. Cod of the shall comply with the National Construction Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia and all codes and specifications.

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Rev Date Details

01/06/23 DEVELOPMENT APPLICATION ISSUE

28/8/23 AMENDED DA SUBMISSION



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 **Shadow Diagrams - Elevational**

DOCUMENT TITLE

DOCUMENT NUMBER

DA 15

SCALE NTS

JOB 21/008 DRAWN AH/VC

REVISION

amended and added materials



Proposed Schedule of External Materials & Finishes

1. Prefinished Metal Roof Sheeting 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

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01/06/23 DEVELOPMENT APPLICATION ISSUE

28/8/23 AMENDED DA SUBMISSION

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 **REVISION**

DA 16 SCALE NTS

JOB 21/008

DRAWN AH/VC

amended and added materials



Proposed Schedule of External Materials & Finishes

1. Prefinished Metal Roof Sheeting 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

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01/06/23 DEVELOPMENT APPLICATION ISSUE

28/8/23 AMENDED DA SUBMISSION

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

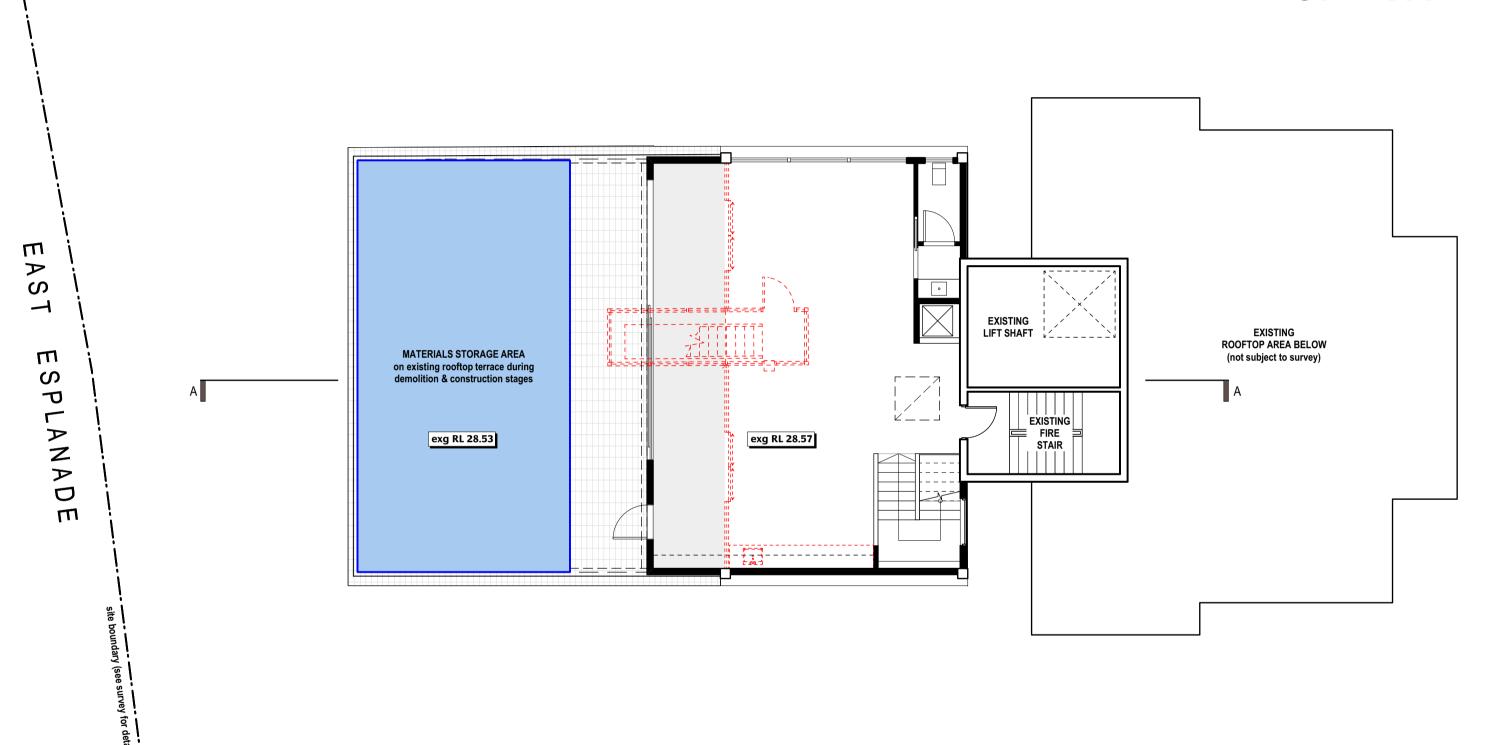
DOCUMENT NUMBER **REVISION**

DA 17 SCALE NTS

JOB 21/008 DRAWN AH/VC



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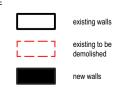
Notes: All levels, contours, survey and cadastral information provided by Land Surveyors. The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work. All dimensions in millimetres. Use figured dimensions only. Do not scale. If discrepancy exists notify architect immediately. All work shall comply with the National Construction Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia and all codes and specifications.

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Rev Date Details

01/06/23 DEVELOPMENT APPLICATION ISSUE



Details Legend

new works

ceramic floor tile carpet

roof tile

<u>Abbreviations</u>

privacy screen roof vent skylight lightweight cladding timber floor boards W # window #

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

site boundary (see survey for details)

DOCUMENT NUMBER REVISION

DA 18

SCALE 1:100 @ A3

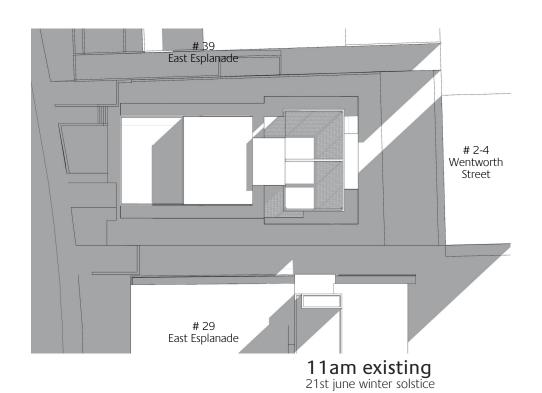
JOB 21/008

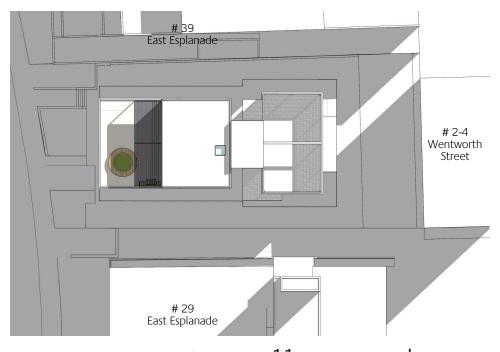
DRAWN AH/VC

Α



neighbours





no change to neighbours

11am proposed 21st june winter solstice

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Hobbs Jamieson Architecture

21st june winter solstice

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B 28/8/23 AMENDED DA SUBMISSION



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

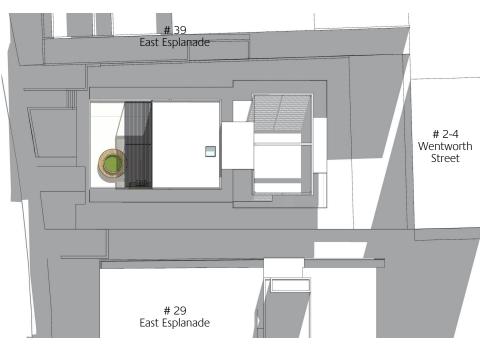
DOCUMENT NUMBER REVISION

DA 19

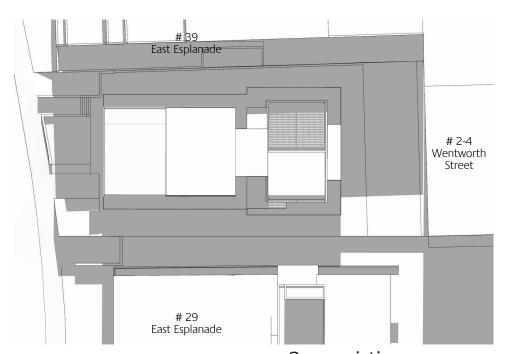
SCALE 1:100 @ A3

JOB 21/008 D

DRAWN AH/VC



1pm proposed 21st june winter solstice



2pm existing 21st june winter solstice



2pm proposed 21st june winter solstice

Notes:

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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

DOCUMENT NUMBER REVISION

DA 20

SCALE 1:100 @ A3

JOB 21/008

DRAWN AH/VC



10am existing 21st june winter solstice



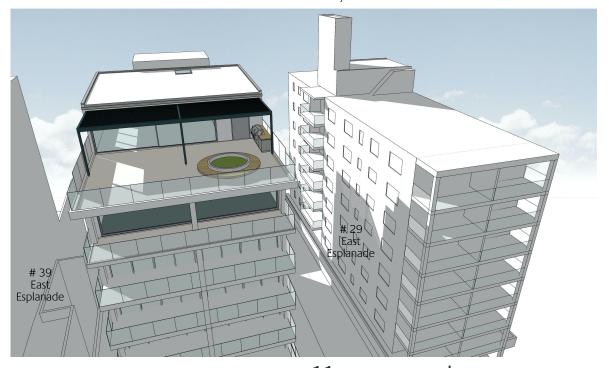
no change to neighbours

10am proposed





11am existing 21st june winter solstice



no change to neighbours

11am 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**

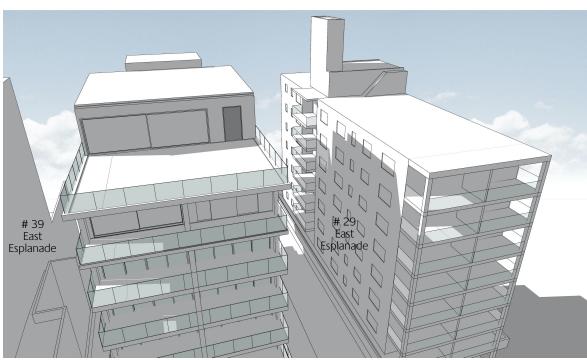
CLIENT Graeme MacLaren

DOCUMENT TITLE **Shadow Diagrams - Elevational**

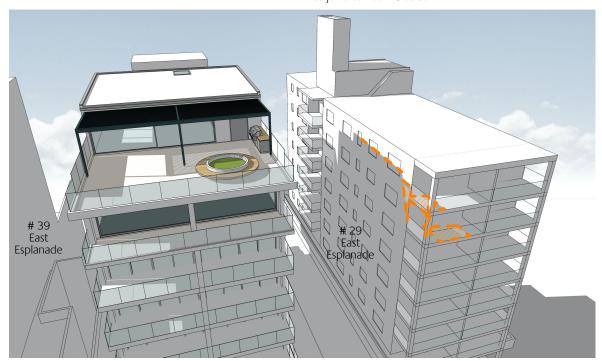
DOCUMENT NUMBER **REVISION DA 21**

SCALE NTS

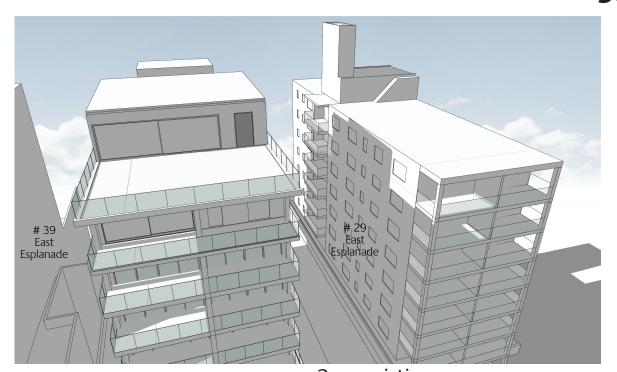
DRAWN AH/VC JOB 21/008



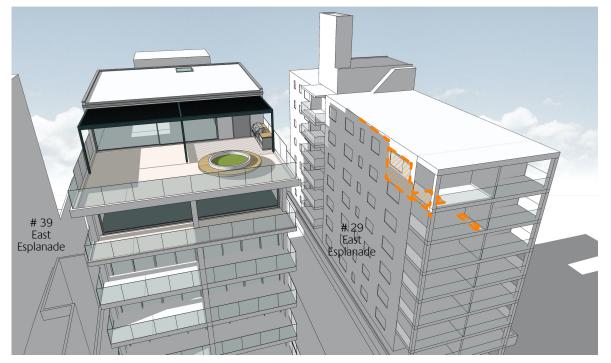
1pm existing 21st june winter solstice



1pm proposed 21st june winter solstice



2pm existing 21st june winter solstice



2pm proposed 21st june winter solstice

Notes:

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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 22

SCALE NTS

DRAWN AH/VC JOB 21/008





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 56)
- 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

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B 28/8/23 AMENDED DA SUBMISSION

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 DRAWN AH/VC