

1 Site Plan
1:500 @ A1

ISSUE FOR AUTHORITY APPROVAL

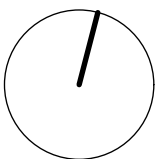
LUCHETTI
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ABN 56 132 869 120

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CONSTRUCTION

Rev	Description	Date
A	Draft Issue for Consultant Review	8/11/19
B	Issue for approval review	11/11/19
C	Issue for approval review	13/11/19
D	Issue for approval review	20/11/19



Hotel Steyne

19049
75 The Corso
Manly NSW
2095
Iris Capital

Site Plan

Date
5/11/19

Scale
1:500

Drawn:
LK

Scale 1:500@A1

metres

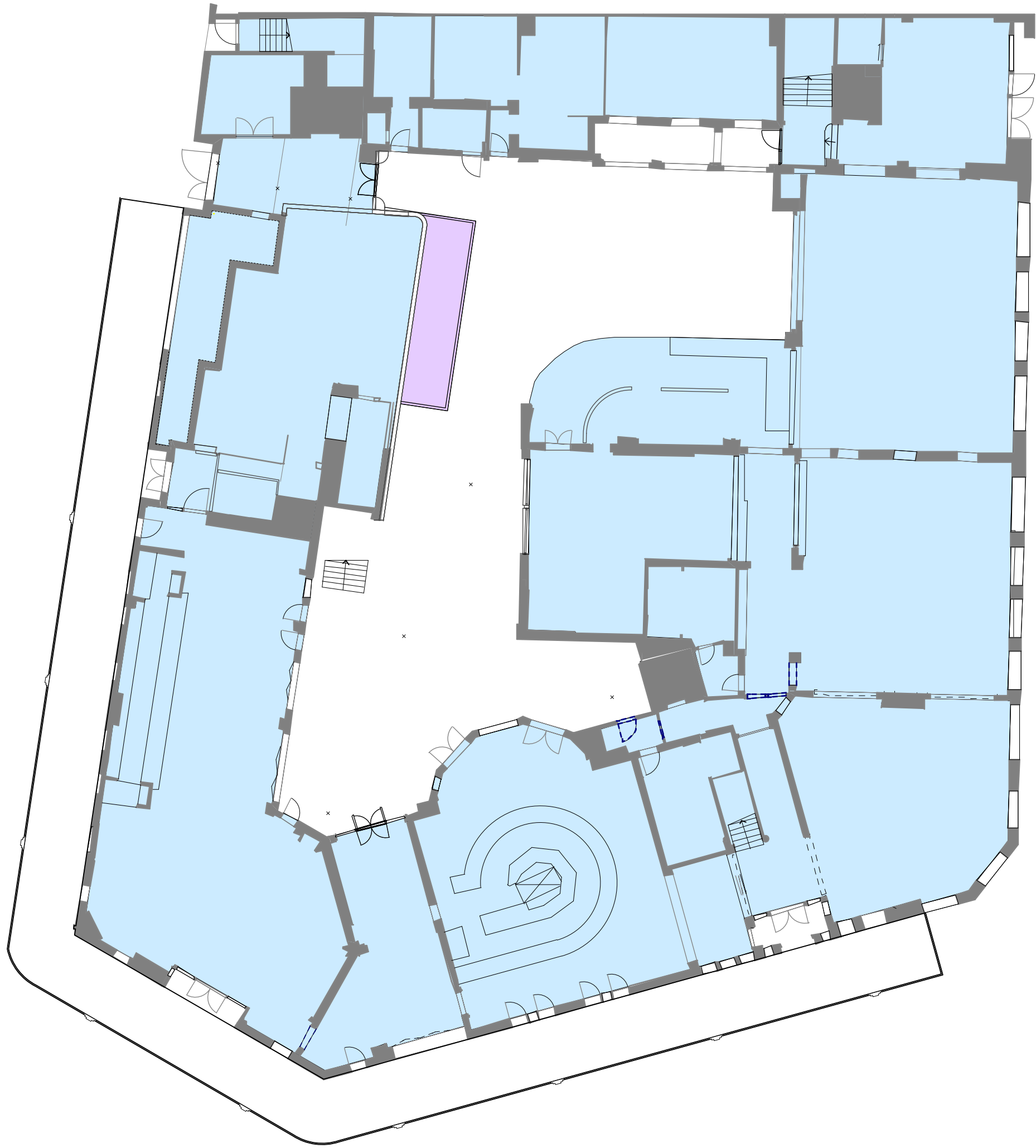
DRAWING NO.

DA.010

REVISION

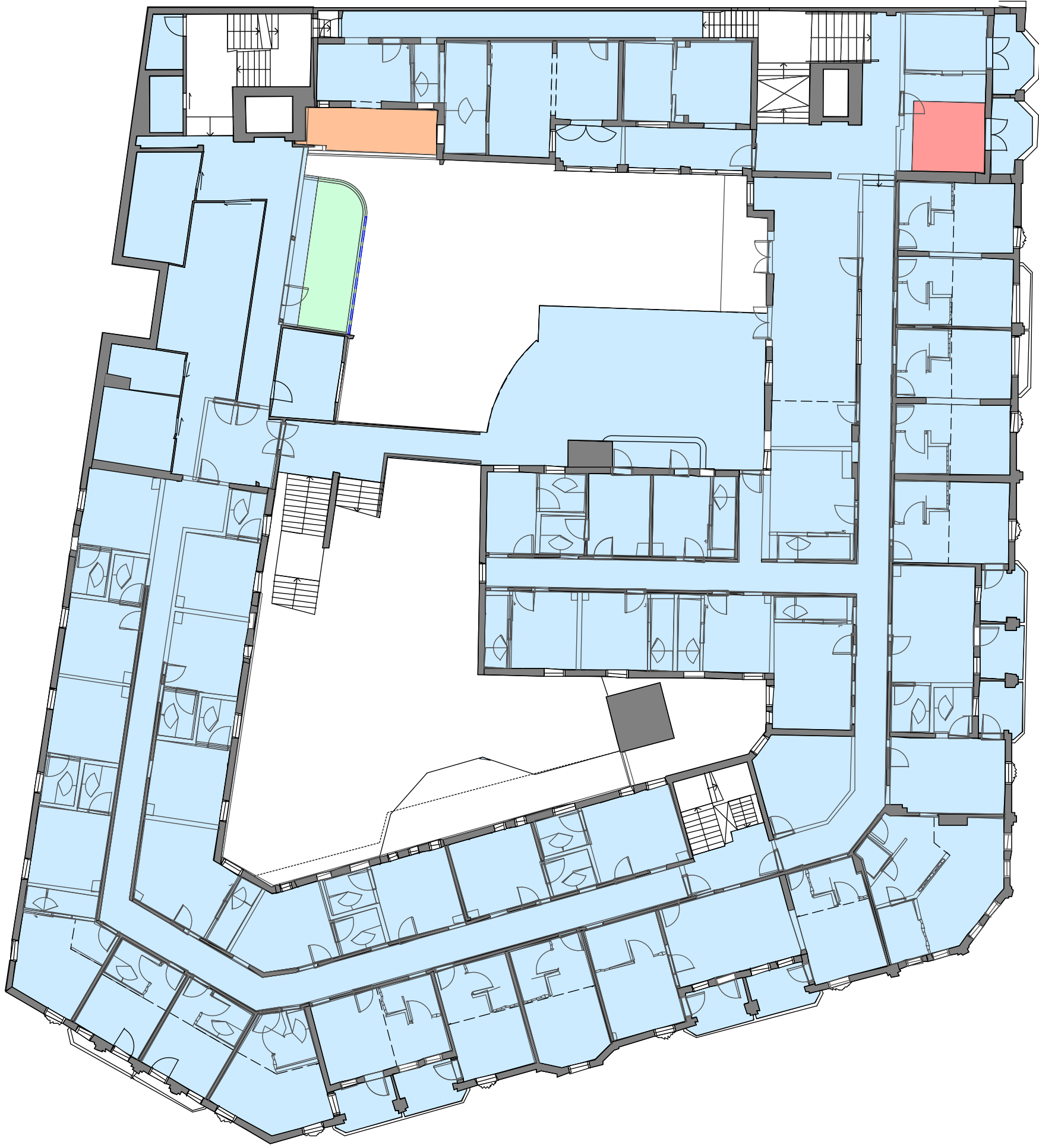
D

	All floors	SQM
<div></div>	Existing	3971
<div></div>	Previously approved DA	4004
<div></div>	Proposed DA	3998



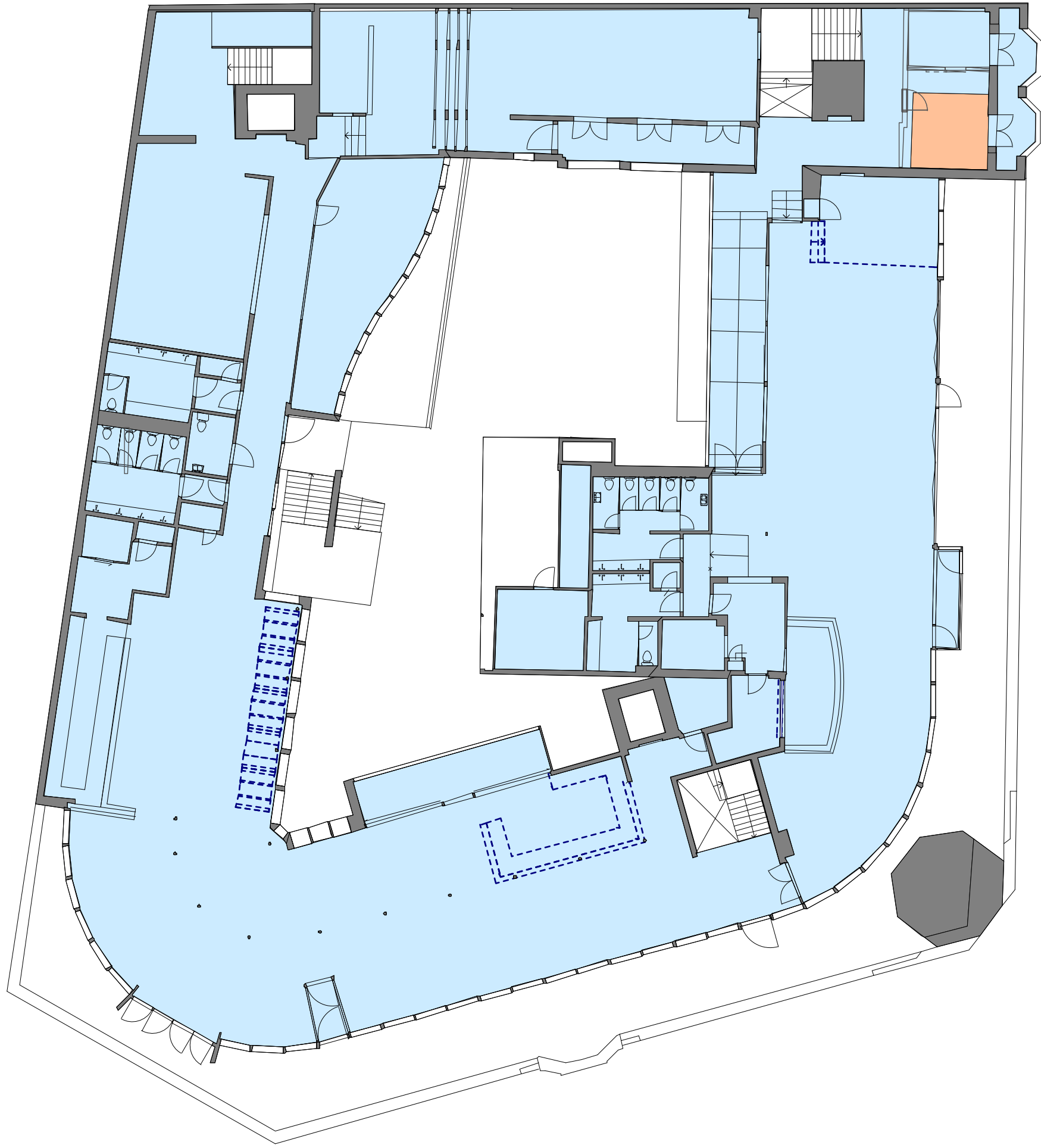
1 GFA Calcs - Ground Floor
1:200 @ A1

	Ground floor	SQM	Total SQM
<div></div>	Existing	1459	1459
<div></div>	Proposed DA	-21	1437



2 GFA Calcs - First Floor
1:200 @ A1

	First Floor	SQM	Total SQM
<div></div>	Existing	1344	1344
<div></div>	Previously approved DA	10	1365
<div></div>	Previously approved DA	11	1365
<div></div>	Proposed DA	15	1381



3 GFA Calcs - Second Floor
1:200 @ A1

	Second Floor	SQM	Total SQM
<div></div>	Existing	1168	1168
<div></div>	Previously approved DA	11	1180

ISSUED FOR AUTHORITY APPROVAL

PARTITION TYPE LEGEND	
<div></div>	EXISTING WALLS TO BE RETAINED
<div></div>	DEMO EXISTING WALLS/INFILLS/SERVICES



1 GF - Demolition Plan
1:100 @ A1

Note: Works previously approved under NBC
Heritage Exemption (Ref: 2019/565789) dated 8
October 2019. Shown in blue for clarity.

ISSUE FOR AUTHORITY APPROVAL

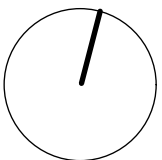
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A	Issue for approval review	20/11/19



**Hotel Steyne
Ground Floor**
19049
75 The Corso
Manly NSW
2095
Iris Capital

GF - Demolition Plan

Date
19/11/2019

Scale
1:100

Drawn:
LK



0 2 5
Scale 1:100@A1 metres

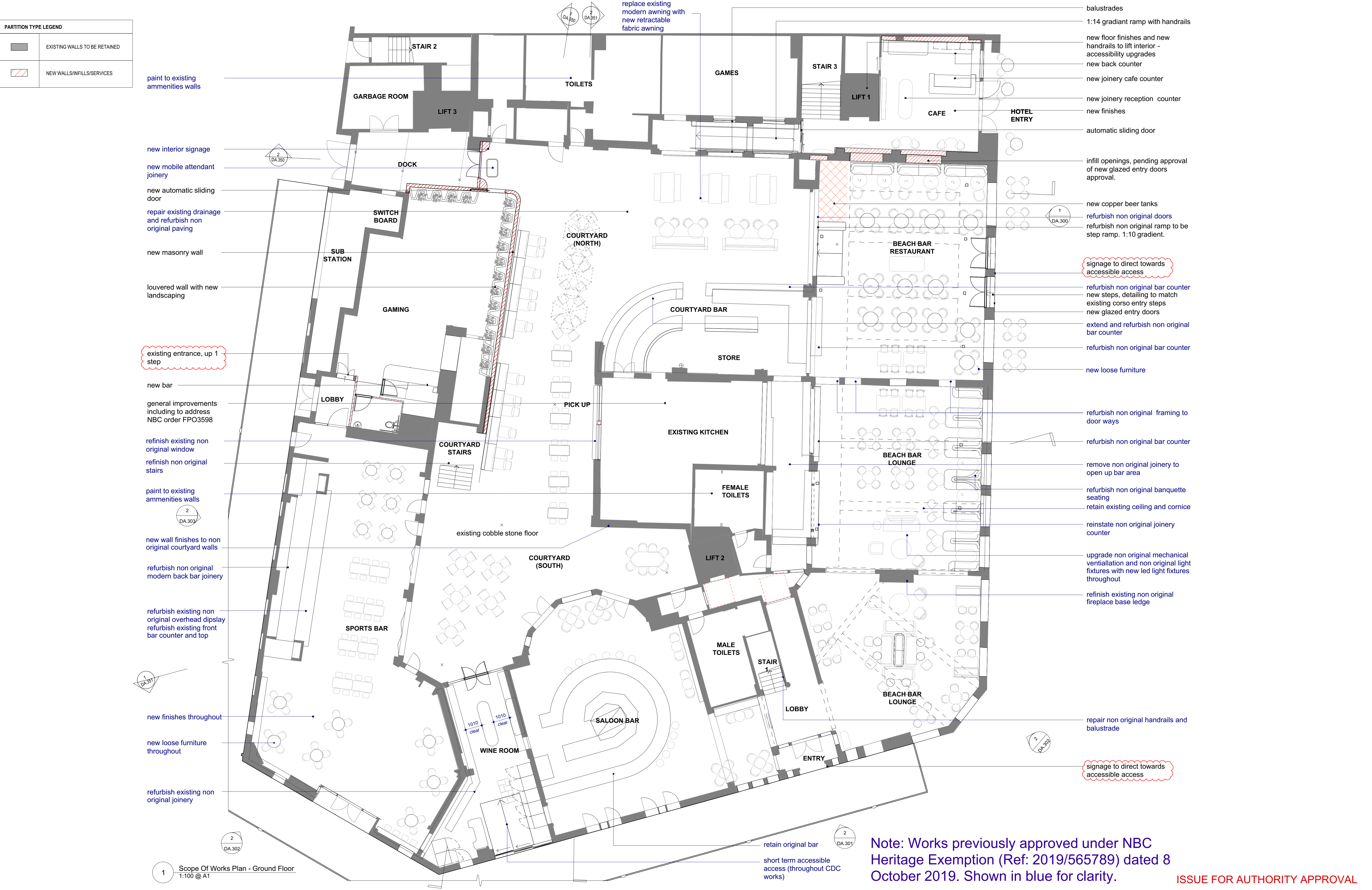
DRAWING NO.

DA.030

REVISION

A

PARTITION TYPE LEGEND	
	EXISTING WALLS TO BE RETAINED
	NEW WALLS/INFILLS/SERVICES



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D	Issue for approval review	20/11/19
E	Issue for approval	28/11/19

Hotel Steyne
Ground Floor

19049

75 The Corso
Manly NSW
2095

Iris Capital

GF - Scope of Works Plan

Date

8/11/2019

Scale

1:100

Drawn:

LK

025metres

Scale 1:100@A1

DRAWING NO.

DA.040

REVISION

E

ISSUE FOR AUTHORITY APPROVAL

Note: Works previously approved under NBC
Heritage Exemption (Ref: 2019/565789) dated 8
October 2019. Shown in blue for clarity.



1 Exterior Elevation - New Entry Doors
1:50 @ A1



3 Historical Photo - South East - The Corso
N.T.S

bricks to be salvaged for facade repair "NBC order LGA 2019/0032 and separate proposal issued to NBC dates 16, 17/10/2019"

new entry steps to match corso entry door steps

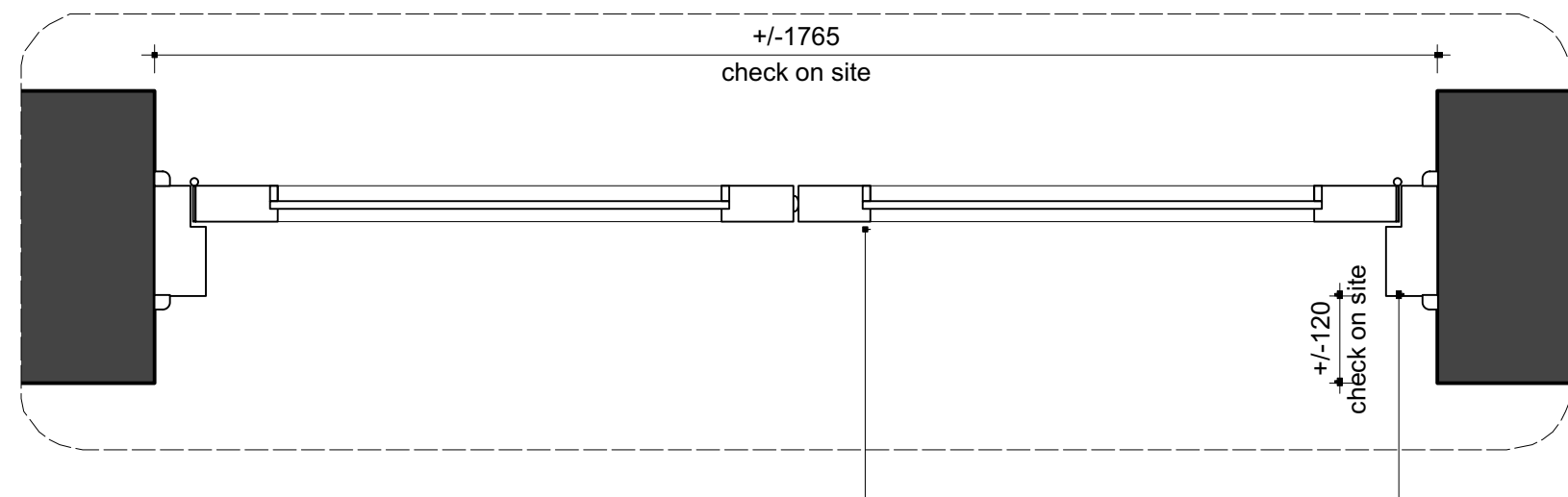
remove non original windows (shown dashed) for new doors

new hotel signage

signage to direct towards accessible access

new solid timber and glazed entry doors

match door handles to corso entry doors



2 Plan Detail- New Entry Door
1:10 @ A1

set back to align with existing line of windows

match all solid timber frame widths and profiles with existing frames

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Ground Floor
19049
75 The Corso
Manly NSW
2095
Iris Capital

Exterior Elevations - New Entry
Doors

Date 8/11/19 Scale 1:50 Drawn: LK
Scale 1:50@A1 metres

DRAWING NO.

DA.300

REVISION

D

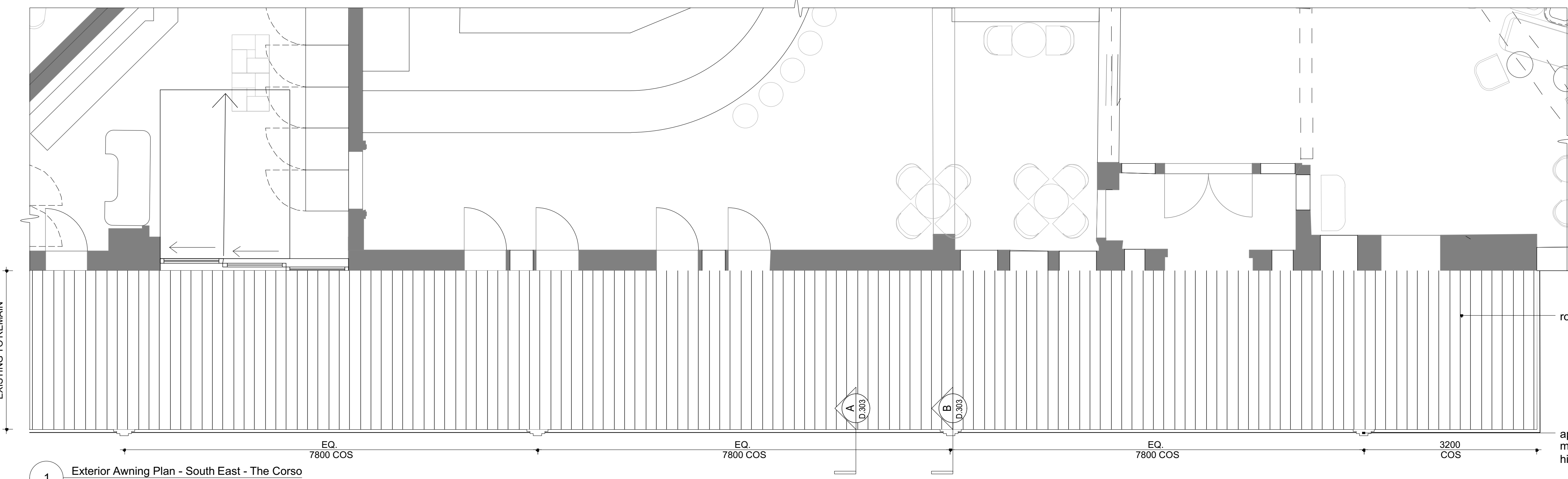


2 Exterior Elevation - South East - The Corso
1:50 @ A1

- facade lighting subject of separate NBC Heritage Exemption application 14/10/2019
- juliet balcony reinstatement subject to separate NBC order LGA2019/0032 and separate proposal issued to NBC dated 16,17/10/2019
- new blade signage. Location and overall dimensions to match previous signage shown in historical photo 3.
- Steyne Hotel facade repair subject of separate NBC order LGA2019/0032 and Separate Proposal issued to NBC dated 16,17/10/2019
- new hand painted signage to face
- fixings
- painted decorative applied moulding to replicate historical awning
- painted decorative applied moulding to replicate historical awning
- new pressed tin ceiling to underside with painted finish. See Image 5 on DA.303 for pattern
- all existing doors and windows to remain



3 Historical Photo - South East - The Corso
N.T.S



1 Exterior Awning Plan - South East - The Corso
1:50 @ A1

- roofing above awning
- applied painted moulding to replicate historical awning



4 Historical Photo - South East - The Corso
N.T.S



5 Historical Photo - South East - The Corso
N.T.S

ISSUE FOR AUTHORITY APPROVAL

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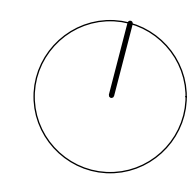
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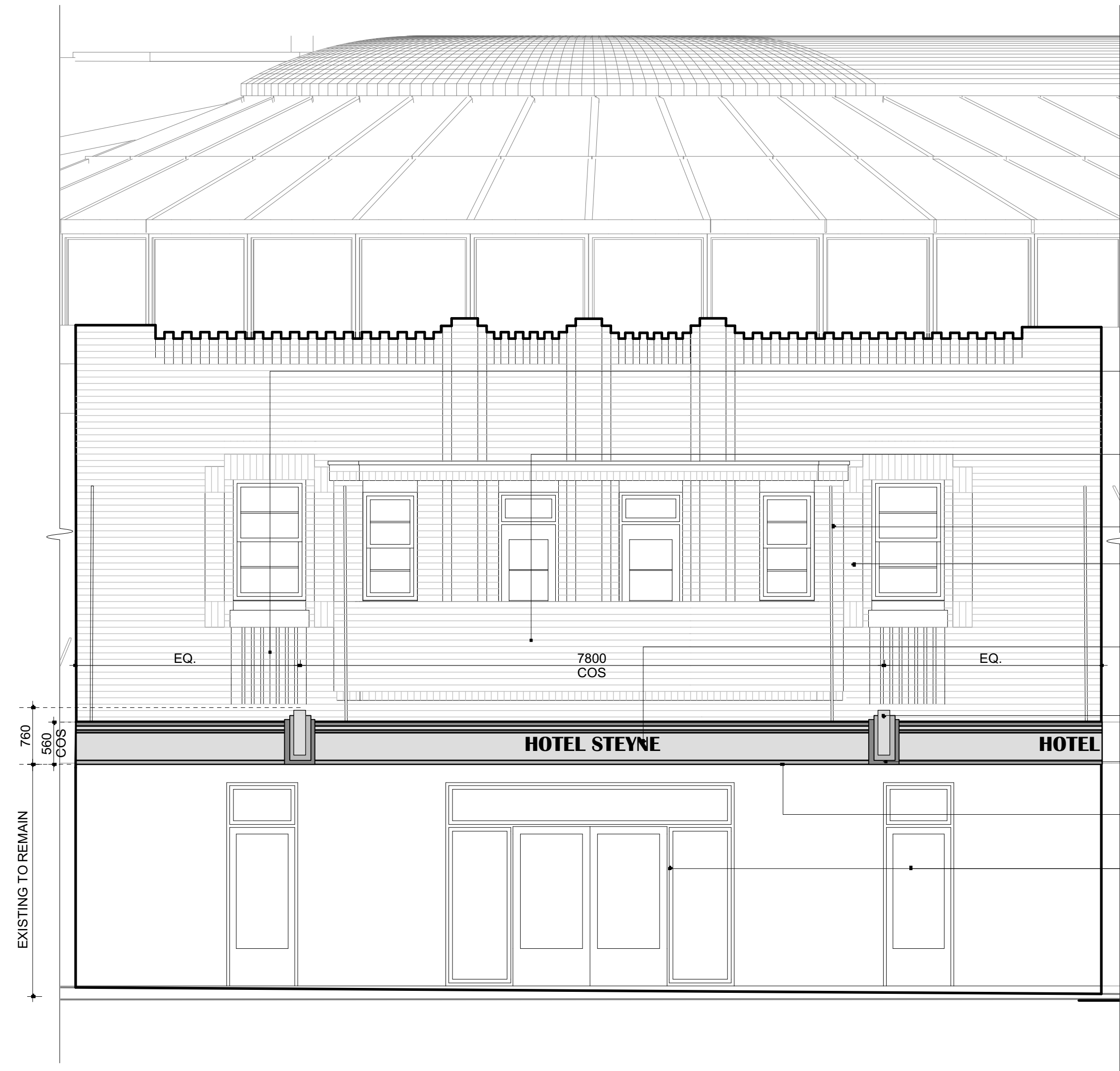
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**Hotel Steyne
Ground Floor**
19049
75 The Corso
Manly NSW
2095
Iris Capital

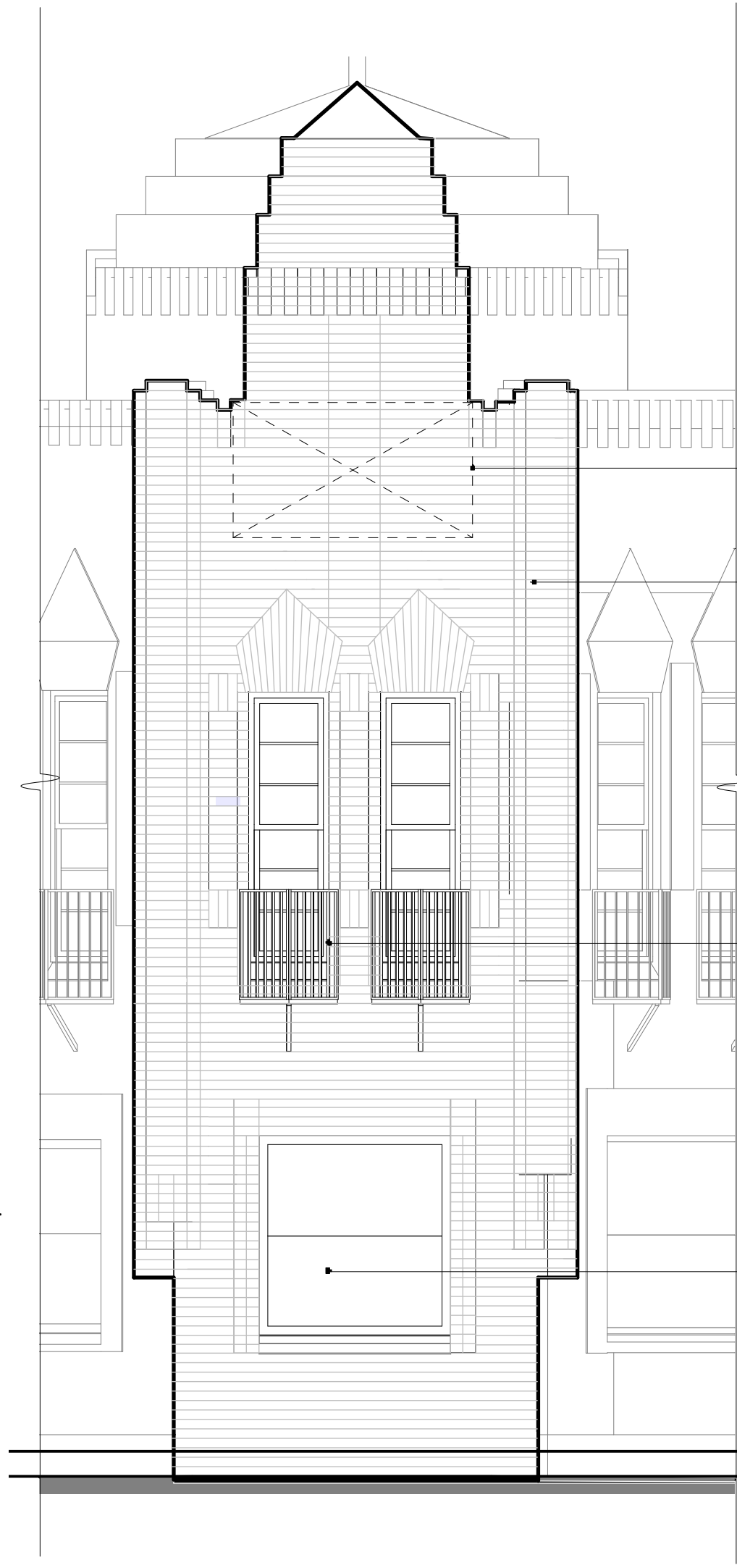
Exterior Elevation - External
Awning Improvements
Date 8/11/19 Scale 1:50 Drawn: LK
Scale 1:50@A1 metres

DRAWING NO.
DA.301
REVISION
D



2 Exterior Elevation - South West - Sydney Road
1:50 @ A1

- juliet balcony reinstatement subject to separate NBC order LGA2019/0032 and separate proposal issued to NBC dated 16,17/10/2019
- facade lighting subject to separate NBC Heritage Exemption application 14/10/2019
- fixings
- Steyne Hotel facade repair subject of separate NBC order LGA2019/0032 and Separate Proposal issued to NBC dated 16,17/10/2019
- new hand painted signage to face
- new pressed tin ceiling to underside with painted finish. See Image 5 on DA.303 for pattern
- all existing doors and windows to remain

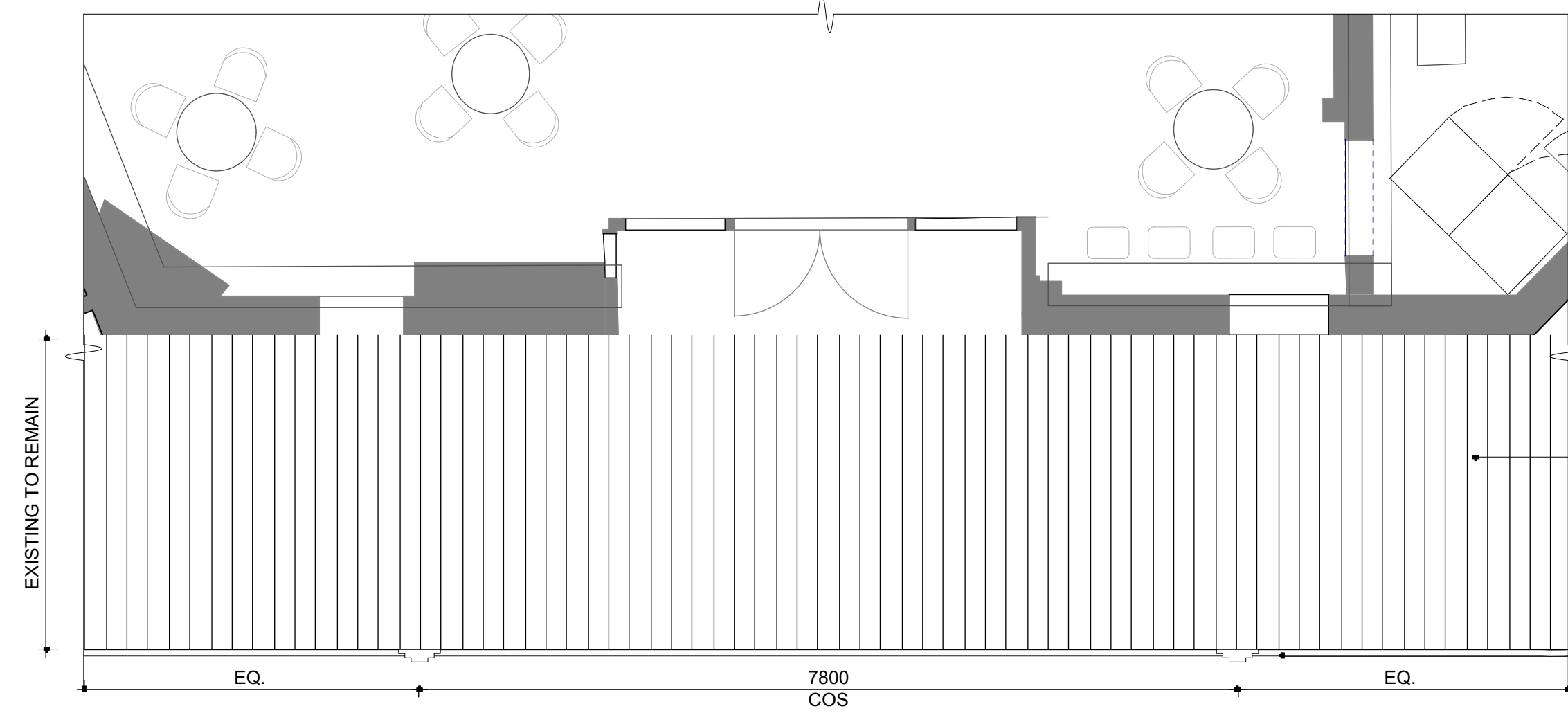


3 Exterior Elevation - South West - Sydney Road
1:50 @ A1

- new signage location and overall dimensions to match previous signage shown in historical photo 6.
- Steyne Hotel facade repair subject of separate NBC order LGA2019/0032 and Separate Proposal issued to NBC dated 16,17/10/2019
- juliet balcony reinstatement subject to separate NBC order LGA2019/0032 and separate proposal issued to NBC dated 16,17/10/2019
- all existing doors and windows to remain



6 Historical Photo - South East - The Corso
N.T.S



1 Exterior Awning Plan - South West - Sydney Road
1:50 @ A1

- roofing above awning
- applied painted moulding to replicate historical awning



4 Historical Photo - South East - The Corso
N.T.S



5 Historical Photo - South East - The Corso
N.T.S

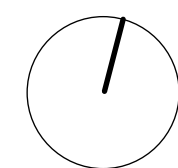
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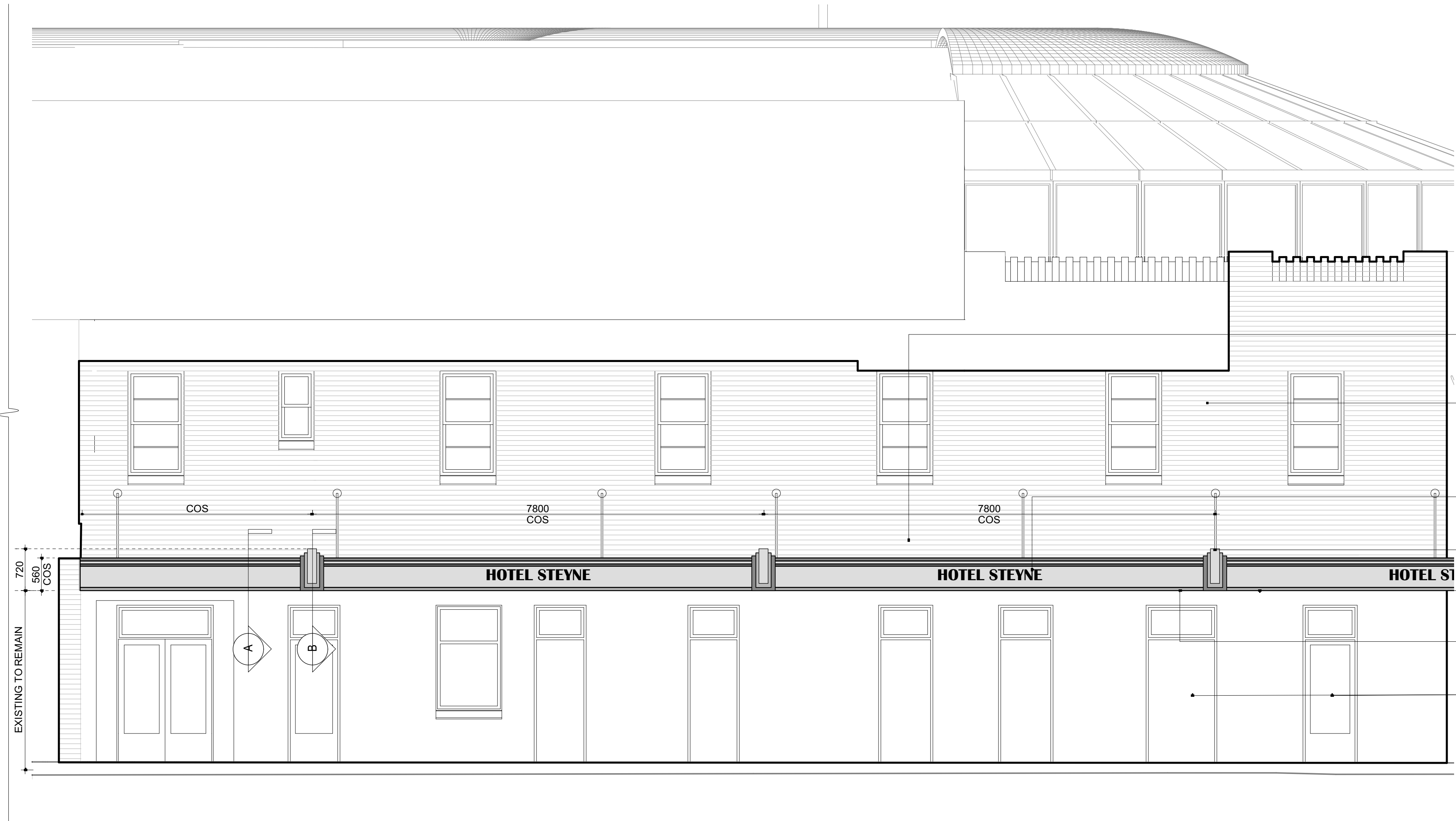


**Hotel Steyne
Ground Floor**
19049
75 The Corso
Manly NSW
2095
Iris Capital

Exterior Elevations - External
Awning Improvements and
Signage

Date: 8/11/19
Scale: 1:50
Drawn: LK
Scale 1:50@A1
metres

DRAWING NO.
DA.302
REVISION
E



facade lighting subject of separate NBC Heritage Exemption application 14/10/2019

Steyne Hotel facade repair subject of separate NBC order LGA2019/0032 and Separate Proposal issued to NBC dated 16,17/10/2019

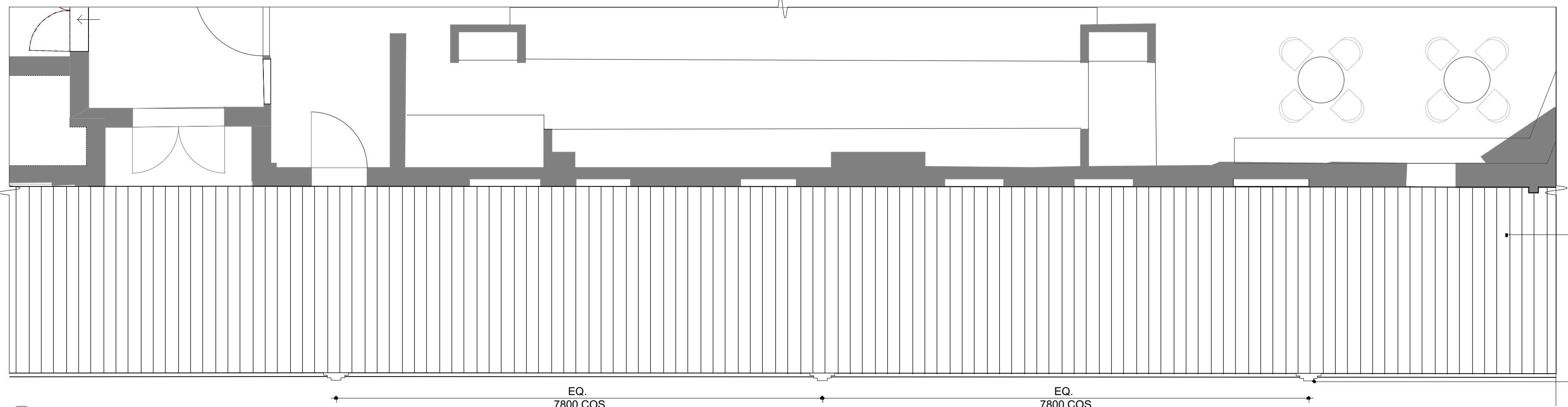
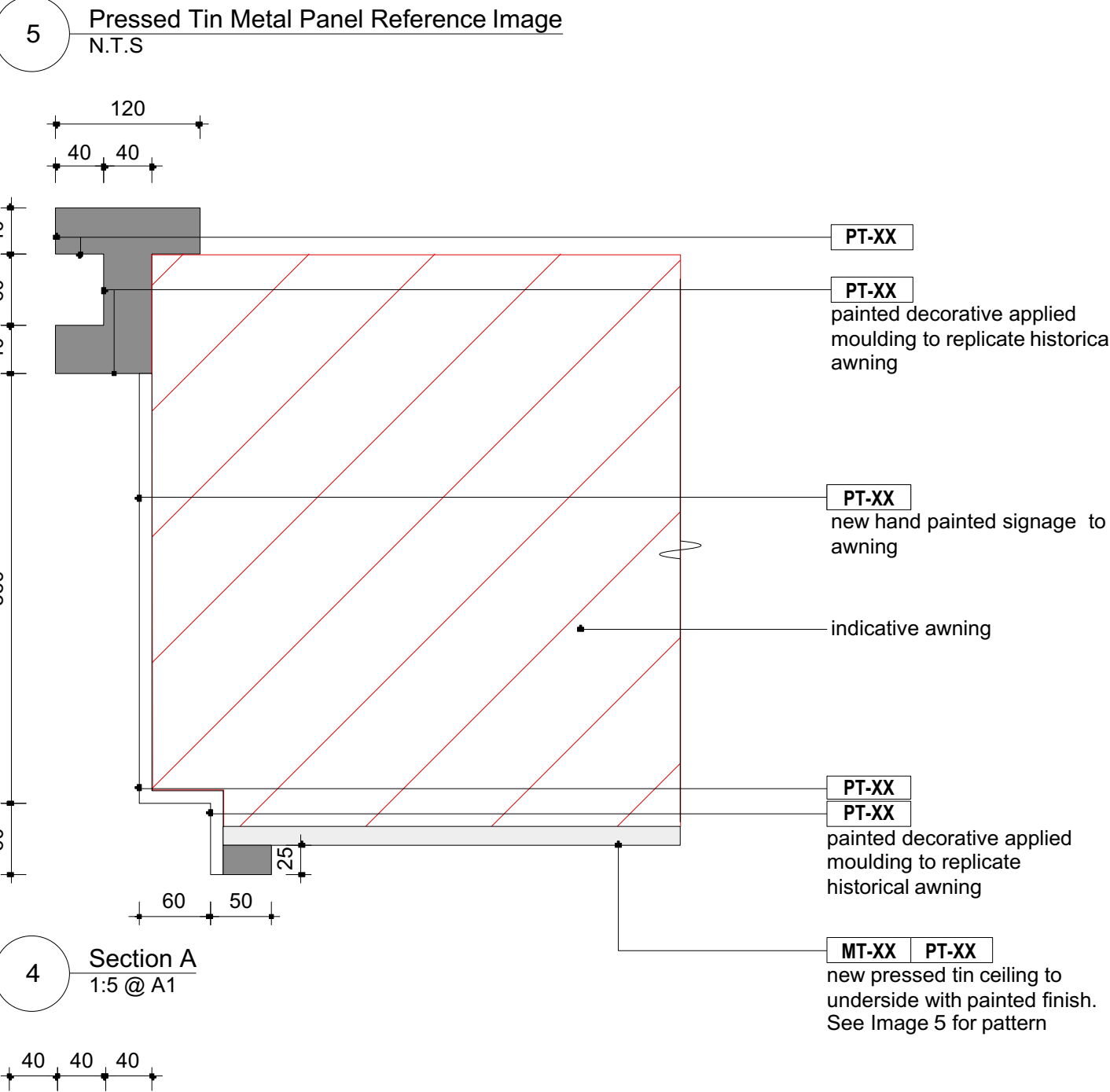
new hand painted signage to face

painted decorative applied moulding to replicate historical awning

painted decorative applied moulding to replicate historical awning

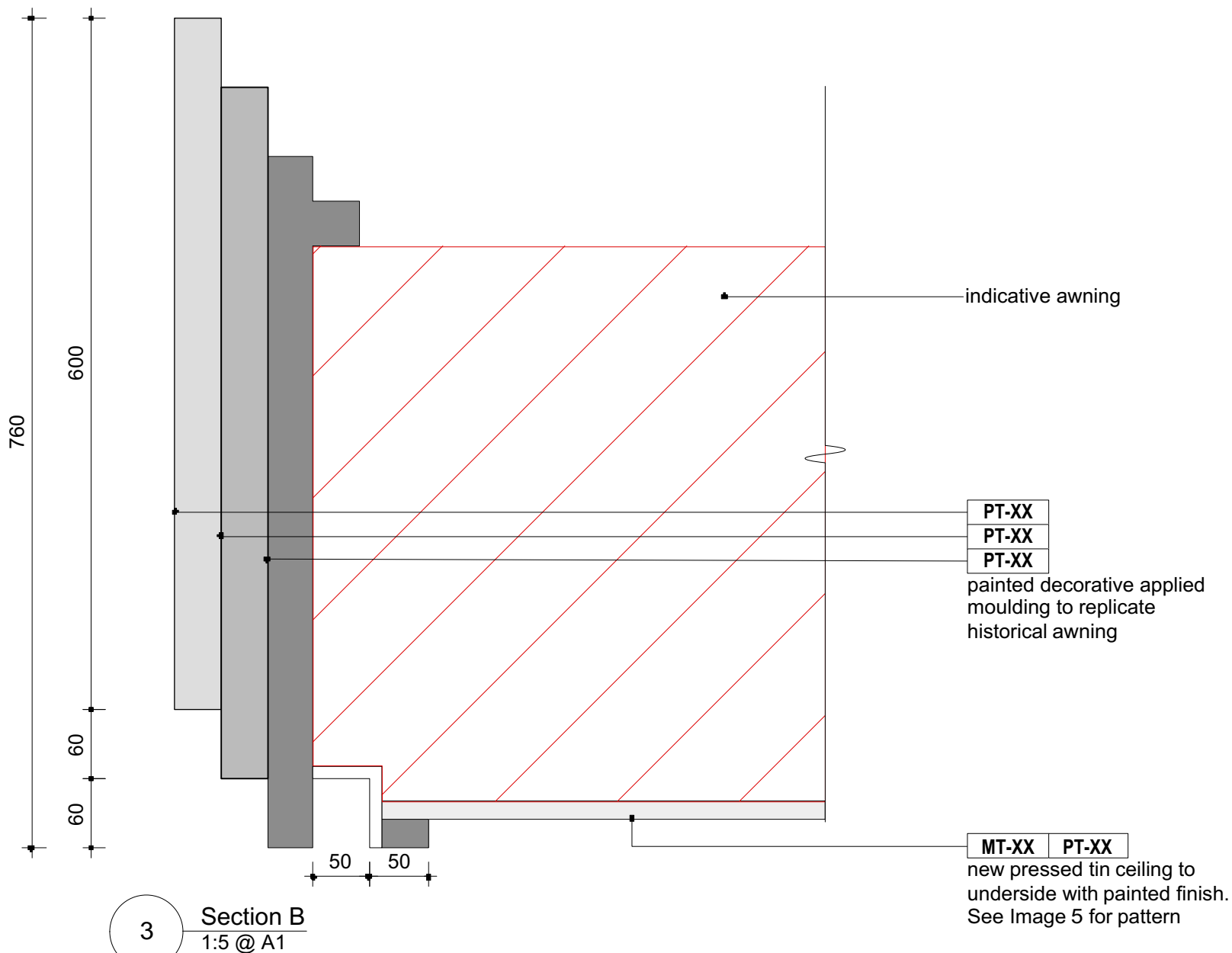
new pressed tin ceiling to underside with painted finish. See Image 5 for pattern

all existing doors and windows to remain



roofing above awning

applied painted moulding to replicate historical awning



ISSUE FOR AUTHORITY APPROVAL

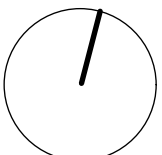
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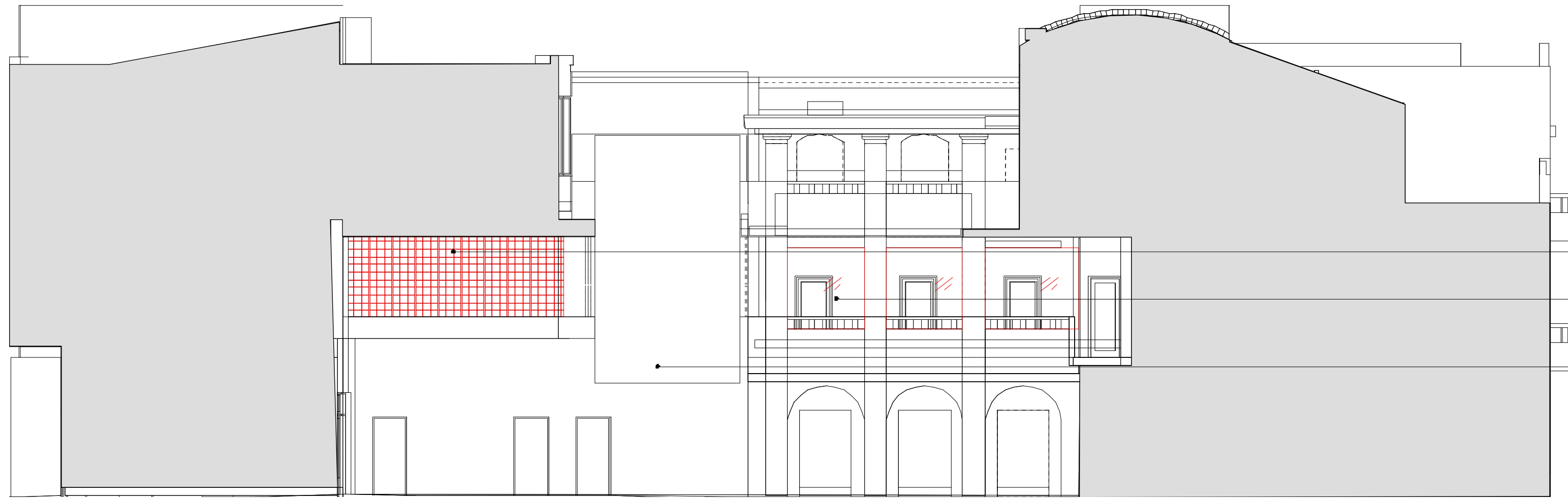


**Hotel Steyne
Ground Floor**
19049
75 The Corso
Manly NSW
2095
Iris Capital

**Exterior Elevation - External
Awning Improvement**

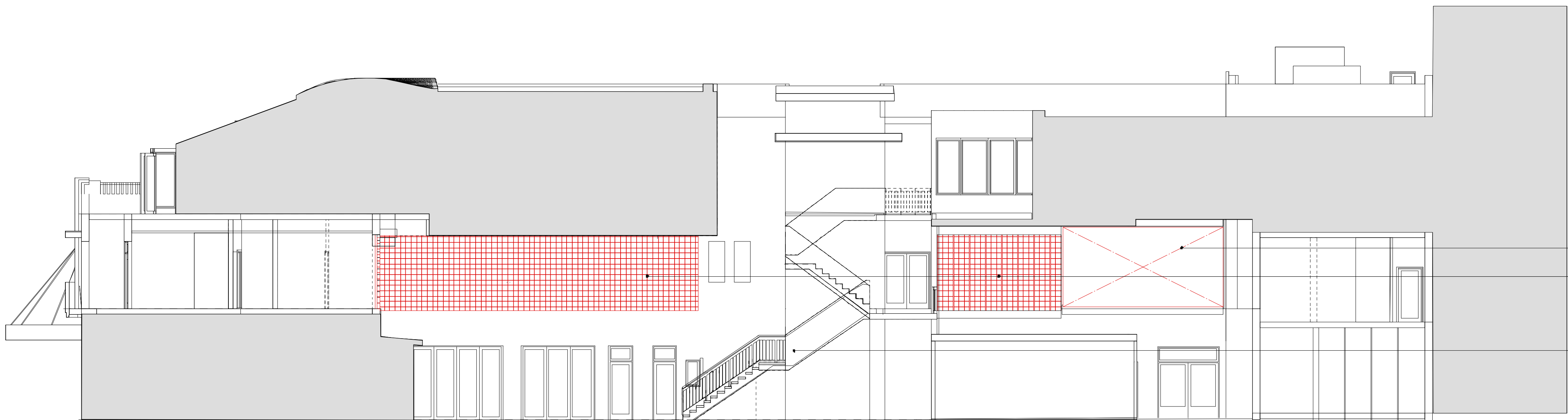
Date: 8/11/19
Scale: 1:50
Drawn: LK
Scale 1:100@A1
metres

DRAWING NO.
DA.303
REVISION
E



new glazing system to
internal courtyard
new glazing system to
enclose existing balcony
at new hotel room.
existing mural to remain

2 Section
1:100 @ A1



new screen to internal
courtyard
new glazing system to
internal courtyard
existing external stairs to
remain

1 Section
1:100 @ A1

ISSUE FOR AUTHORITY APPROVAL

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Hotel Steyne
Ground Floor
19049
75 The Corso
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2095
Iris Capital

Overall Sections

Date
8/11/19
Scale
1:100
Scale 1:100@A1

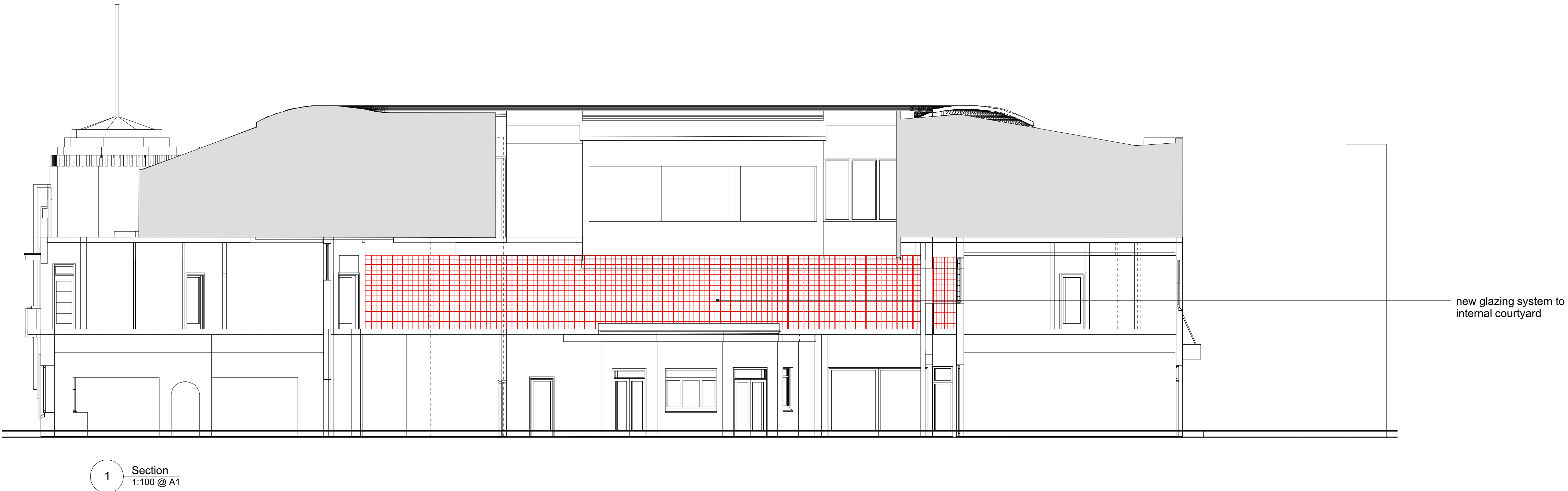
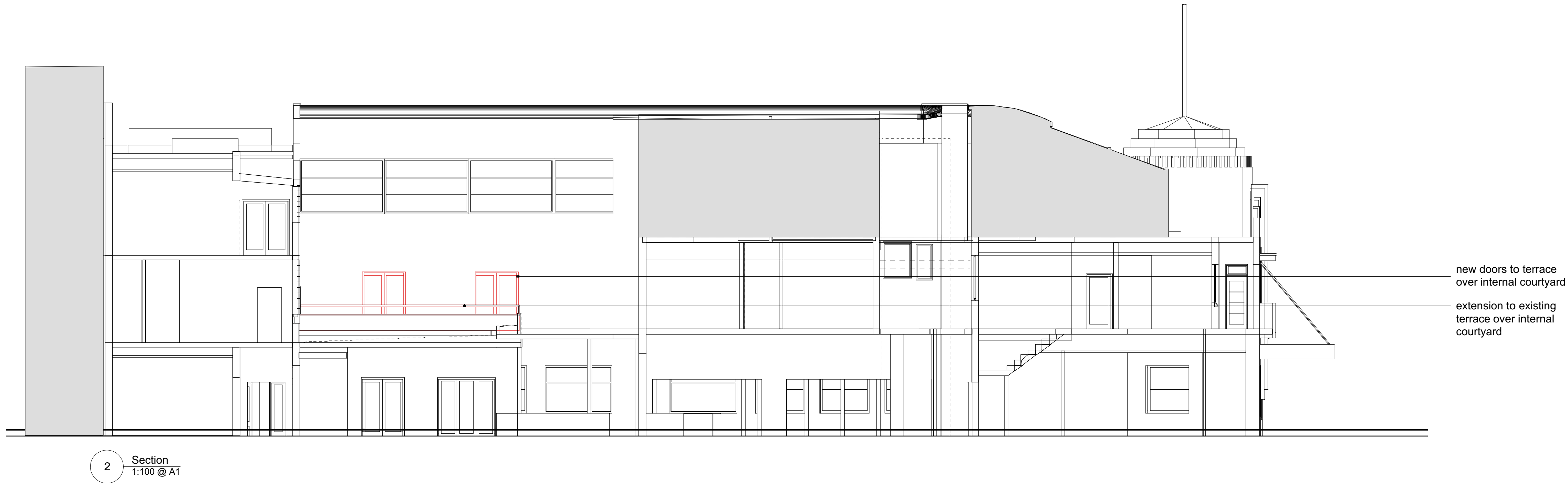
Drawn:
LK

DRAWING NO.

DA.350

REVISION

D



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**Hotel Steyne
Ground Floor**
19049
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Manly NSW
2095
Iris Capital

Overall Sections

Date
8/11/19
Scale
1:100
Scale 1:100@A1
metres

Drawn:
LK

DRAWING NO.

DA.351

REVISION

D

DEMOLITION TYPE LEGEND	
	EXISTING WALLS AND DOORS TO BE RETAINED - CHECK ON SITE
	EXISTING WALLS AND DOORS TO BE DEMOLISHED - CHECK ON SITE
	EXISTING DOORS TO BE PERMANENTLY CLOSED OFF. RETAIN DOOR AND ARCHITRAVE IN SITU TO CORRIDOR SIDE AND INSTALL LINING OVER DOOR TO GUESTROOM - CHECK ON SITE
	EXISTING DOORS TO BE PERMANENTLY CLOSED OFF. RETAIN EXISTING DOOR IN SITU AND REPLACE EXISTING GLASS WITH TRANSLUCENT GLASS TO MAINTAIN PRIVACY - CHECK ON SITE
	EXISTING DOORS TO BE RETAINED FOR RELOCATION OR REVERSAL IN SITU - CHECK ON SITE



ISSUED FOR AUTHORITY APPROVAL

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The Steyne Hotel Manly

19049

75 The Corso
Manly NSW 2095

Iris Capital

L1 - Demolition Plan

Date
September 2019

Scale
1:100 @ A1

Drawn:
LK

DRAWING NO.

DA1.030

REVISION

D

0 2 5
Scale 1:100@A1 metres

SYSTEM SPECIFICATIONS

Steel Frame Internal Wall Systems – Double Stud

Lining material as per system table.

2 rows of steel studs at 600mm maximum centres with 20mm minimum gap.

Predicted performance $R_{a}+C_{v}$ 50

Cavity insulation as per system table. (Unless otherwise specified, cavity insulation is required in one stud row only).

Lining material as per system table.

110mm Soundscreen R3.1

122mm cavity width

51mm studs

NOTE: *ACR = Axial Capacity Reduction. Acoustic performance valid for studs with BMT stated in table.

SYSTEM SPECIFICATION

Refer to GYP548 Gyproc® Commercial Installation Guide for further information.

FRL Report/Option	SYSTEM N	WALL LININGS	CAVITY WIDTH mm	CAVITY DEPTH/BMT mm	CAVITY INFILL	Discontinuity Construction
			148	200	250	300
					84/Any	
					R _W / R _W +C _{tr}	

~ /120/120 90/90/90 120/120/120* (from both sides) *ACR 10% FAR 2357	CSR 1355	(a) Nil (b) 50 GW Acoustigard 11kg (c) 75 GW Acoustigard 11kg (d) MSB3 Polyester (e) 60 Soundscreen 1.7	50/44 58/49 61/52 54/47 1/50	51/45 59/50 61/52 55/48 62/51	52/46 60/51 62/53 56/49 63/52	53/47 61/52 63/54 57/50 64/53
		Wall Thickness mm	233	252	302	352

174mm thick wall

Acoustic wall type for all new internal walls

Acomodation Capacity	Room quantity	Capacity
Existing	25 rooms	58 people
Previously approved DA	41 rooms	82 people
Proposed DA	42 rooms	84 people

PARTITION TYPE LEGEND	
	EXISTING WALLS TO BE RETAINED
	NEW WALLS/INFILLS/SERVICES
	NEW GLAZING SYSTEM



1 Scope of Works Plan - First Floor
1:100 @ A1

ISSUED FOR AUTHORITY APPROVAL

LUCHETTI
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- Do not scale drawings. Use figured dimensions only.

- All works to be in accordance with the Building Code of Australia (BCA), Australian Standards (AS), and relevant authorities' requirements.

- Any discrepancies, dimensional inconsistencies or the need for clarification must be reported to Luchetti Krelle and consulted immediately.

- This drawing is to be read with all Luchetti Krelle and project documentation, including specifications, schedules, drawings and reports.

- All areas yields and calculations are preliminary and indicative only and subject to detailed and further survey, design and client and consultant input and advice.

DESIGN INTENT FOR
APPROVAL ONLY, NOT FOR
CONSTRUCTION

Rev	Description	Date
A	Draft Issue for Consultant Review	8/11/19
B	Issue for approval review	11/11/19
C	Issue for approval review	12/11/19
D	Issue for approval review	20/11/19
E	Issue for approval review	29/11/19

The Steyne Hotel Manly

19049

75 The Corso
Manly NSW 2095

Iris Capital

L1 - Scope of Works Plan

Date
Sep 19

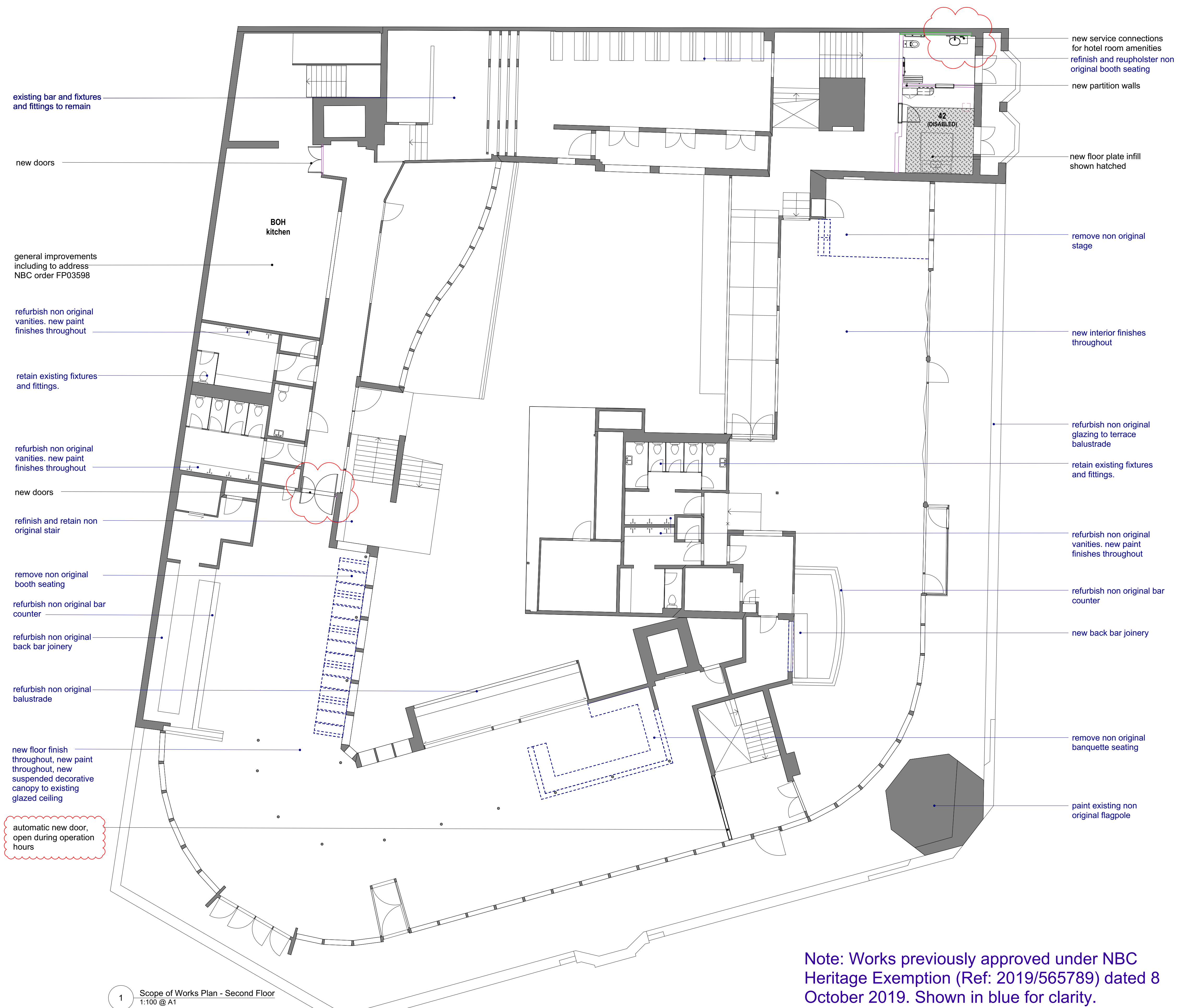
Scale
1:100 @ A1

Drawn:
LK

Scale 1:100@A1 metres

DRAWING NO.
DA1.040

REVISION
E



existing bar and fixtures and fittings to remain

new doors

general improvements including to address NBC order FP03598

refurbish non original vanities, new paint finishes throughout

retain existing fixtures and fittings.

refurbish non original vanities, new paint finishes throughout

new doors

refinish and retain non original stair

remove non original booth seating

refurbish non original bar counter

refurbish non original back bar joinery

refurbish non original balustrade

new floor finish throughout, new paint throughout, new suspended decorative canopy to existing glazed ceiling

automatic new door, open during operation hours

new service connections for hotel room amenities
refinish and reupholster non original booth seating

new partition walls

new floor plate infill shown hatched

remove non original stage

new interior finishes throughout

refurbish non original glazing to terrace balustrade

retain existing fixtures and fittings.

refurbish non original vanities, new paint finishes throughout

refurbish non original bar counter

new back bar joinery

remove non original banquet seating

paint existing non original flagpole

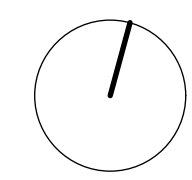
1 Scope of Works Plan - Second Floor
1:100 @ A1

Note: Works previously approved under NBC Heritage Exemption (Ref: 2019/565789) dated 8 October 2019. Shown in blue for clarity.

ISSUE FOR AUTHORITY APPROVAL

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The Steyne Hotel Manly
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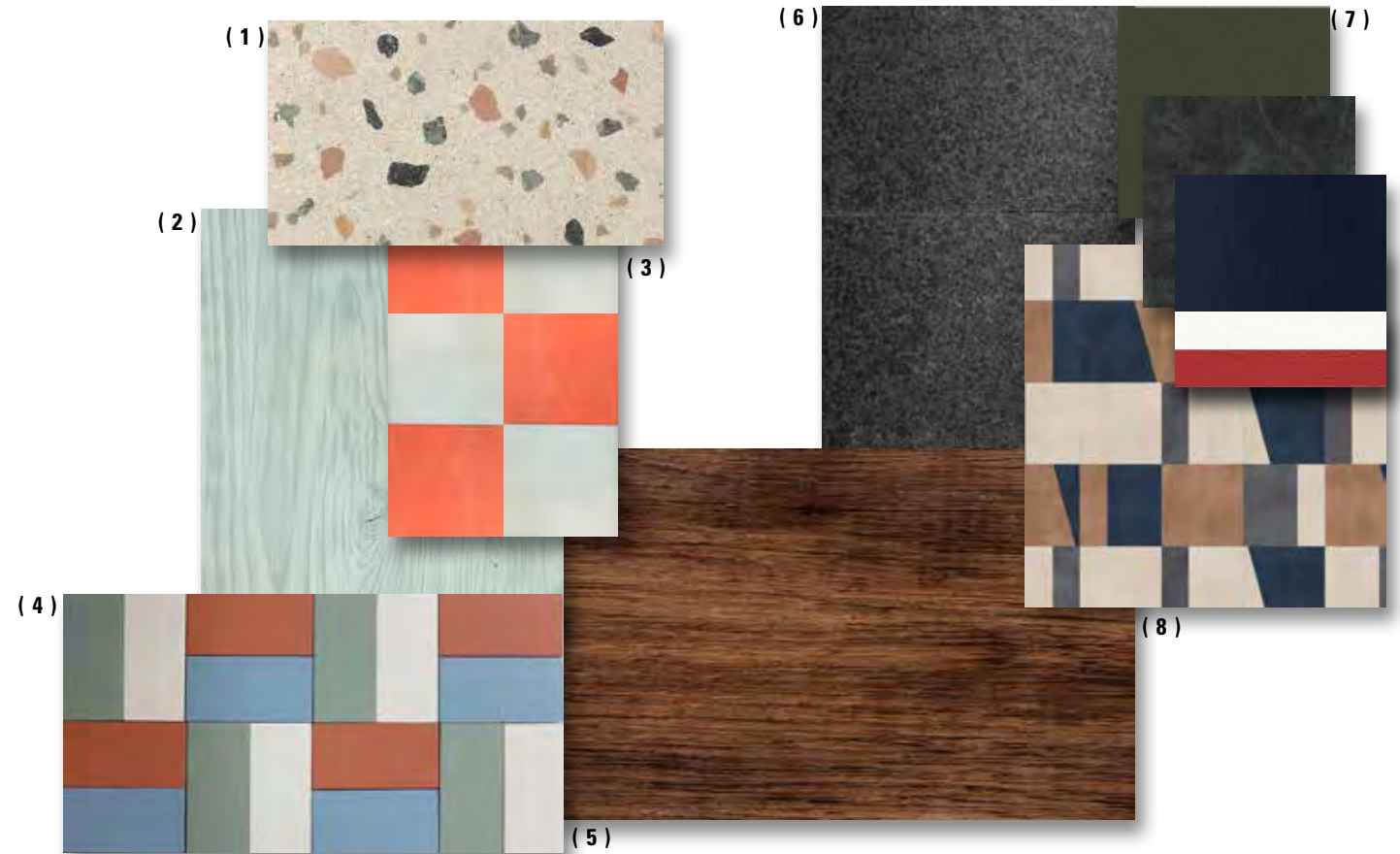
L2 - Scope of Works Plan
Date: November 19
Scale: 1:100
Drawn: LK
Scale 1:100@A1
metres

DRAWING NO.
DA2.040
REVISION
E

BEACH BAR

FINISHES

1. MARBLE - BAR TOP
2. WASHED PAINTED TIMBER - BAR FRONT
3. TILES - COURTYARD ADJACENT BAR FRONT
4. TILE MOSAIC - FLOOR
5. TIMBER WALNUT - THOROUGHOUT
6. GRANITE STONE - ENTRY FLOOR
7. UPHOLSTERY - BANQUETTES
8. VINYL FLOOR



SALOON BAR

FINISHES

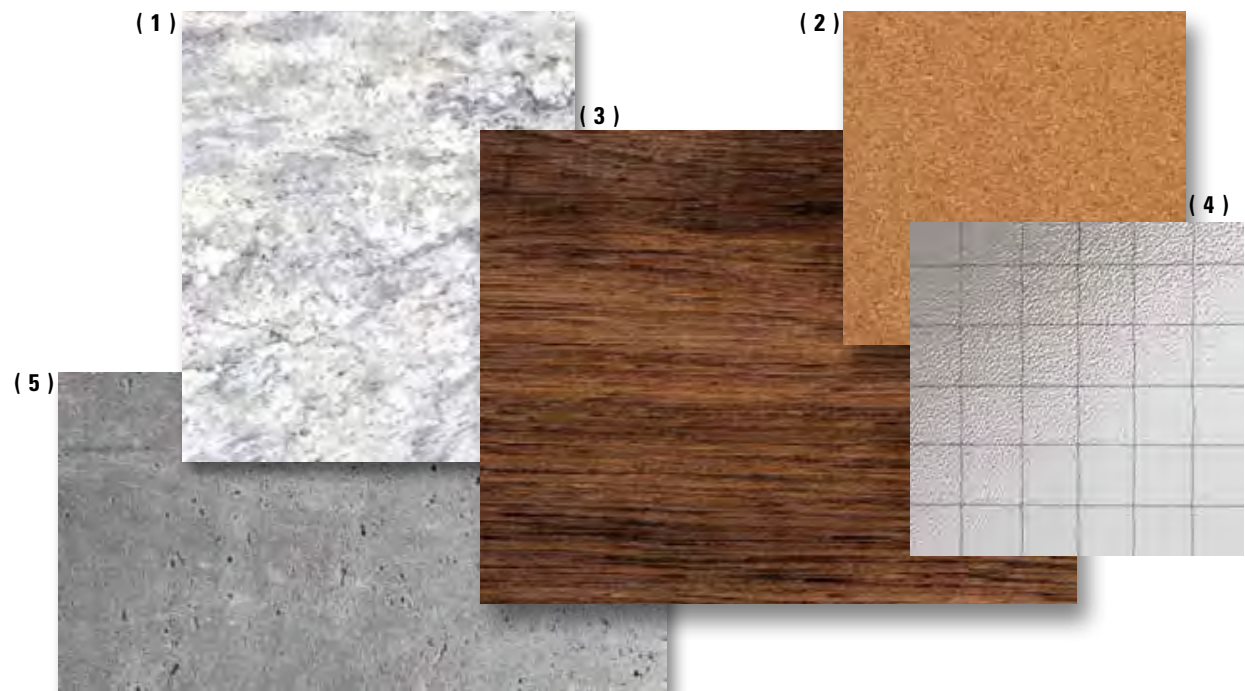
1. EXISTING BRASS POLISHED - TROUGHOUT
2. LINO FLOOR - TO MATCH HISTORICAL LINO
3. EXISTING TIMBER RESTORED - THROUGHOUT



BOTTLE SHOP

FINISHES

1. MARBLE - JOINERY
2. CORK - THROUGHOUT
3. TIMBER WALNUT - THROUGHOUT
4. WIRE SAFETY GLASS - JOINERY
5. EXISTING CONCRETE FLOOR RETAINED



SPORTS BAR

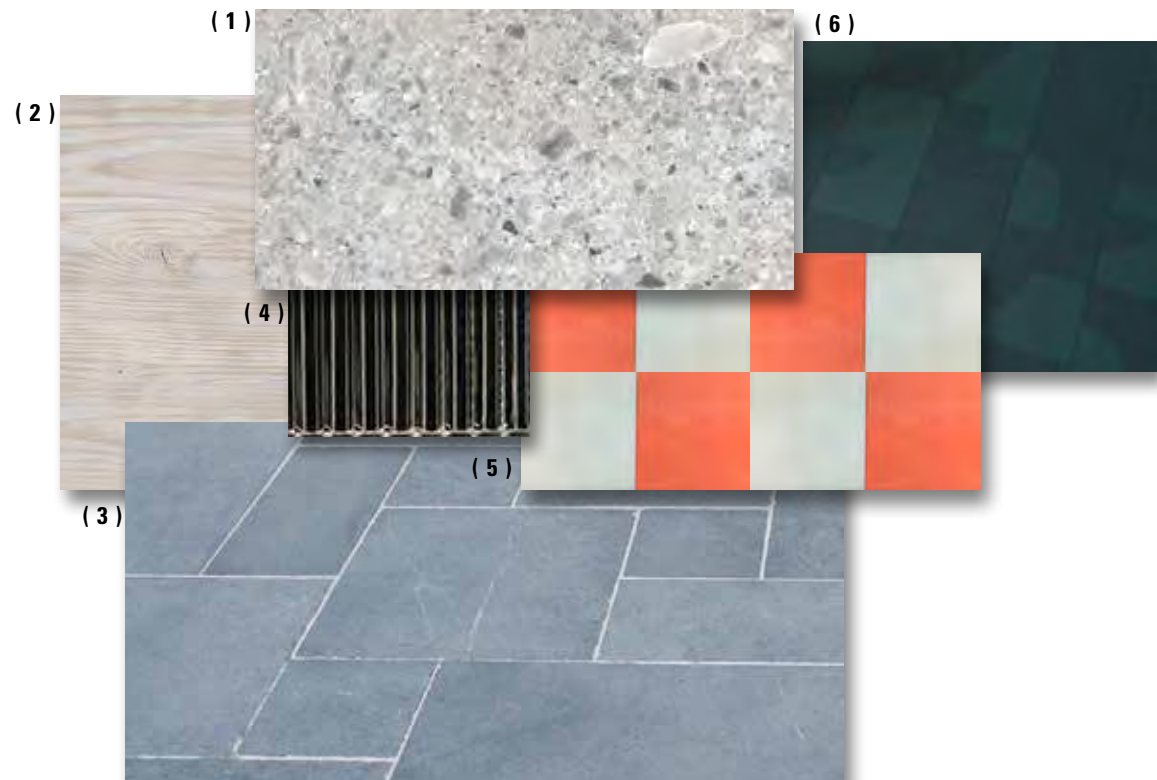
FINISHES

1. ACOUSTIC CEILING
2. TIMBER WALNUT - THROUGHOUT
3. EXISTING CONCRETE FLOOR RETAINED
4. BRASS - THORUGHOUT
5. BRONZE - THORUGHOUT
6. MIRROR - JOINERY
7. EXISTING FLOOR TILES RETAINED



COURTYARD FINISHES

1. MARBLE - BAR TOP
2. TIMBER WHITE WASHED
3. BLUESTONE PAVING
4. TILE - JOINERY
5. TILE - BAR FRONT
6. FLOOR TILE - GAMES AREA



GAMING FINISHES

1. MARBLE - JOINERY
2. TILE - JOINERY
3. MARBLE MOSAIC FLOORING
4. CARPET
5. TILE - AMENITIES

