

# DEVELOPMENT APPLICATION

## IVANHOE HOTEL

NO 23 THE CORSO, MANLY, NSW 2095

Project Number: 552

### DRAWINGS

DA 0 00 Cover Page

DA 00 1 01 GROUND FLOOR - EXISTING / DEMOLITION PLAN (CONTEXT 1:200)

DA 01 1 01a LEVEL ONE - EXISTING / DEMOLITION PLAN (CONTEXT 1:200)

DA 00 1 01a GROUND FLOOR - EXISTING / DEMOLITION PLAN

DA 00 1 02 GROUND FLOOR - PROPOSED PLAN

DA 01 1 01 LEVEL ONE - EXISTING / DEMOLITION PLAN (CONTEXT 1:200)

DA 01 1 02 LEVEL ONE - PROPOSED PLAN

DA 02 1 01 ROOF - EXISTING / DEMOLITION PLAN

DA 02 1 02 ROOF - PROPOSED PLAN

DA 00 2 01 ELEVATION (SOUTH-EASTERN: THE CORSO) - EXISTING

DA 00 2 02 ELEVATION (SOUTH-EASTERN: THE CORSO) - PROPOSED

DA 00 2 03 ELEVATION (NORTH-WESTERN: MARKET PL) - EXISTING

DA 00 2 04 ELEVATION (NORTH-WESTERN: MARKET PL) - PROPOSED

NO 23 THE CORSO  
MANLY NSW 2095



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A	21.03.19	DEVELOPMENT APPLICATION	PK

#### COVER PAGE

Status	DEVELOPMENTAPPLICATION
Scale	NTS
Drawn	DL
Project No.	552

Discipline Code	Level	Type	No.	Revision
DA	0	00	A	

IVANHOE HOTEL  
NO. 23 THE CORSO, MANLY NSW 2095

503 / 50 Holt Street  
Surry Hills NSW 2010  
phone: 02 9660 8299  
www.paulkellydesign.com.au

**PAUL  
KELLY  
DESIGN**

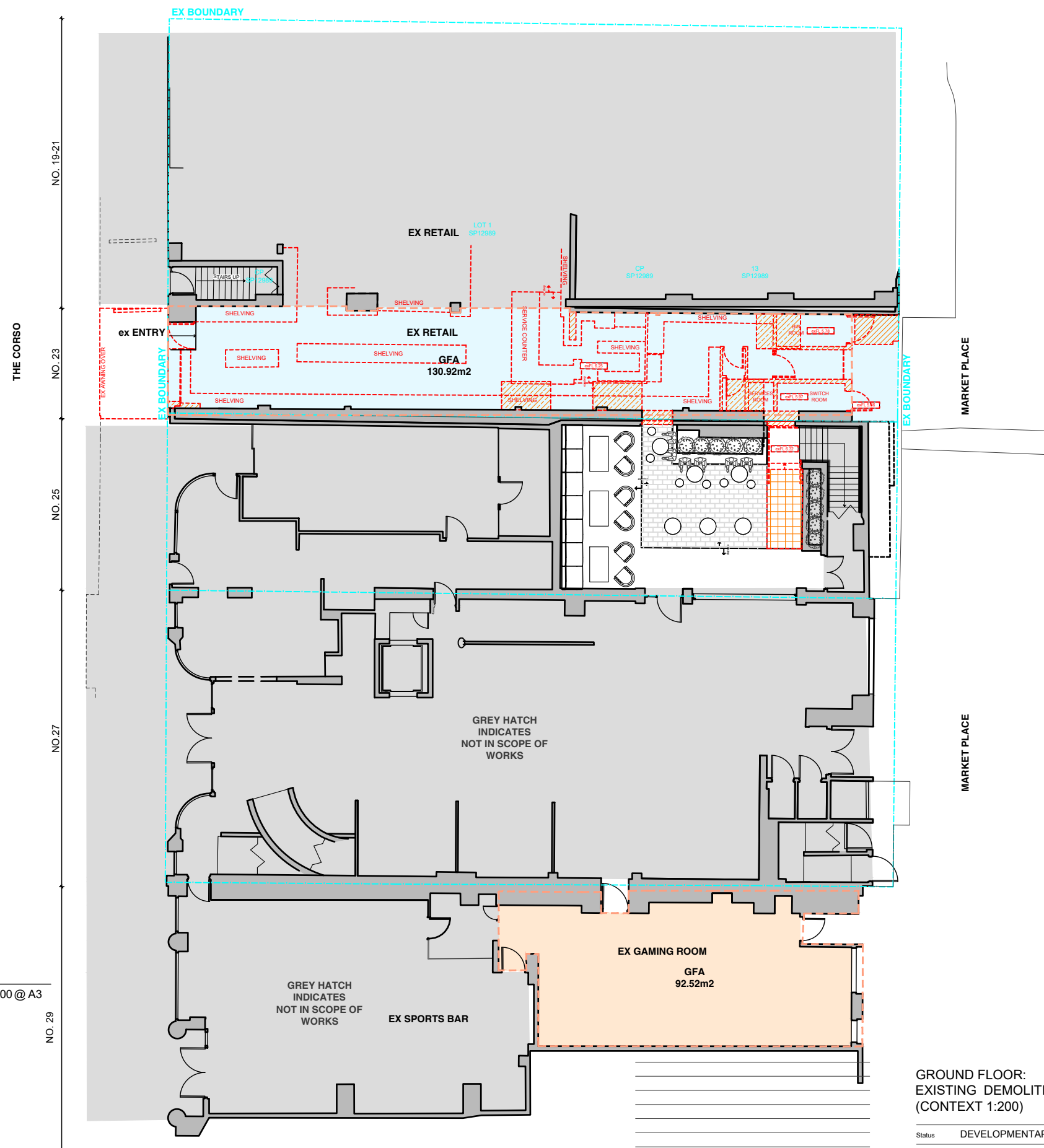
DEVELOPMENT APPLICATION

01 Existing / Demolition Plan  
Ground (Context plan) 1:200 @ A3

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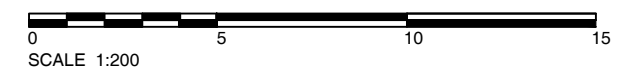
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DEVELOPMENT APPLICATION



**Demoliton Legend**

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED



Rev	Date	Description	Checked
C	22.05.19	DEVELOPMENT APPLICATION (FIRE SEPARATION BETWEEN 23 THE CORSO AND 19-21 THE CORSO)	PK
B	29.04.19	DEVELOPMENT APPLICATION (GFA CALCS)	PK
A	21.03.19	DEVELOPMENT APPLICATION	PK

**GROUND FLOOR:  
EXISTING DEMOLITION PLAN  
(CONTEXT 1:200)**

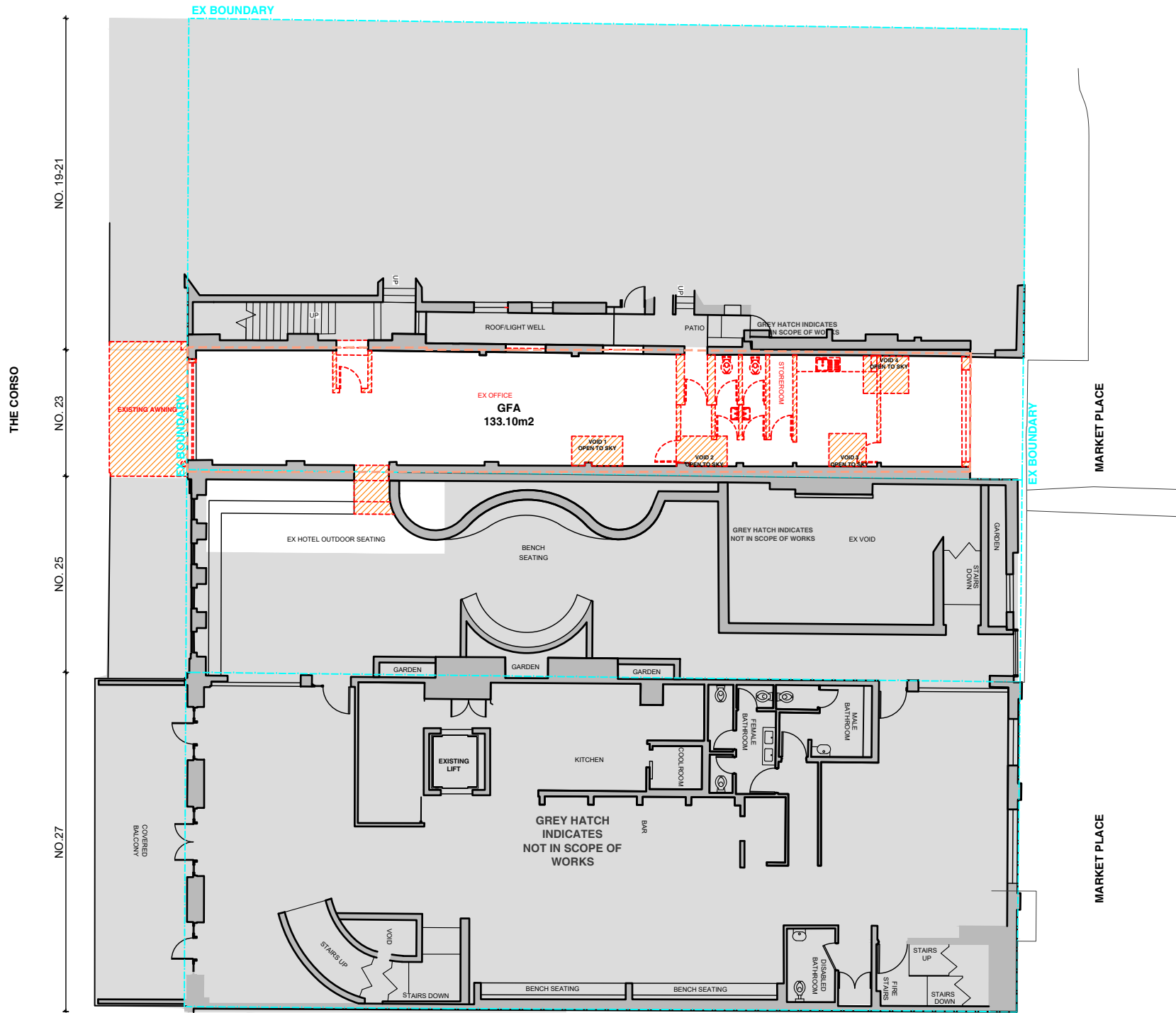
Status	DEVELOPMENT APPLICATION
Scale	1:200 @ A3
Drawn	DL
Project No.	552

Discipline Code	Level	Type	No.	Revision
DA	00	1	01	C

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01 Existing / Demolition Plan  
Level 1 (Context plan) 1:200 @ A3



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**Demolition Legend**

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED

Rev	Date	Description	Checked
B	22.05.19	DEVELOPMENT APPLICATION (FIRE SEPARATION BETWEEN 23 THE CORSO AND 19-21 THE CORSO)	PK
A	21.03.19	DEVELOPMENT APPLICATION	PK

**LEVEL 1:  
EXISTING DEMOLITION PLAN  
(CONTEXT 1:200)**

Status	DEVELOPMENT APPLICATION
Scale	1:200 @ A3
Drawn	DL
Project No.	552

Drawing No.	DA 01 1 01 B
Discipline Code	Level Type No. Revision

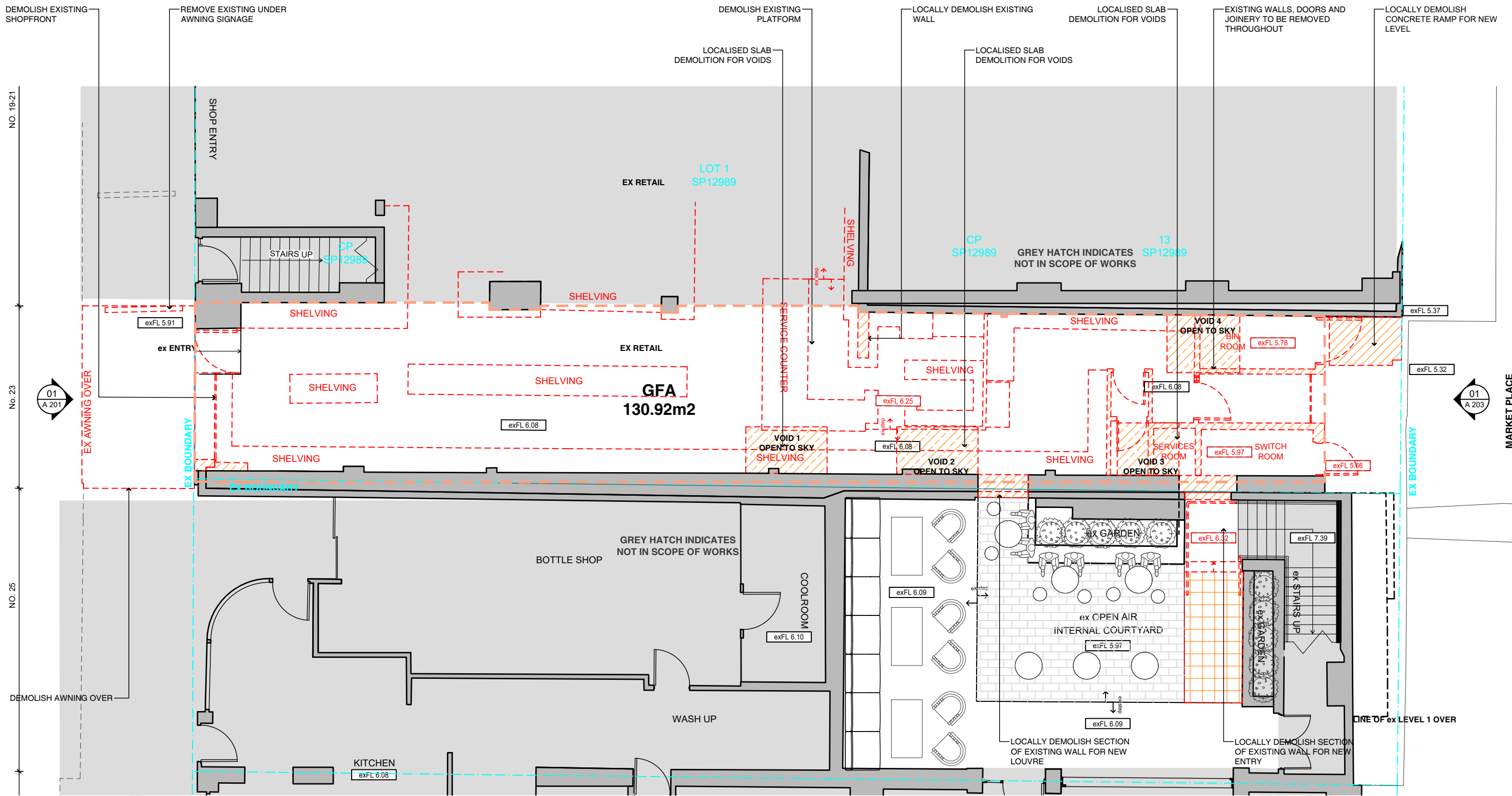
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**DEVELOPMENT APPLICATION**



**01 Existing / Demolition Plan**  
Ground

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**Demolition Legend**

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED

SCALE 1:100

IVANHOE HOTEL  
NO. 23 THE CORSO, MANLY NSW 2095

DEVELOPMENT APPLICATION

Rev	Date	Description	Checked
C	22.05.19	DEVELOPMENT APPLICATION (FIRE SEPARATION BETWEEN 23 THE CORSO AND 19-21 THE CORSO)	PK
B	15.04.19	DEVELOPMENT APPLICATION SHOWING GFA	PK
A	21.03.19	DEVELOPMENT APPLICATION	PK

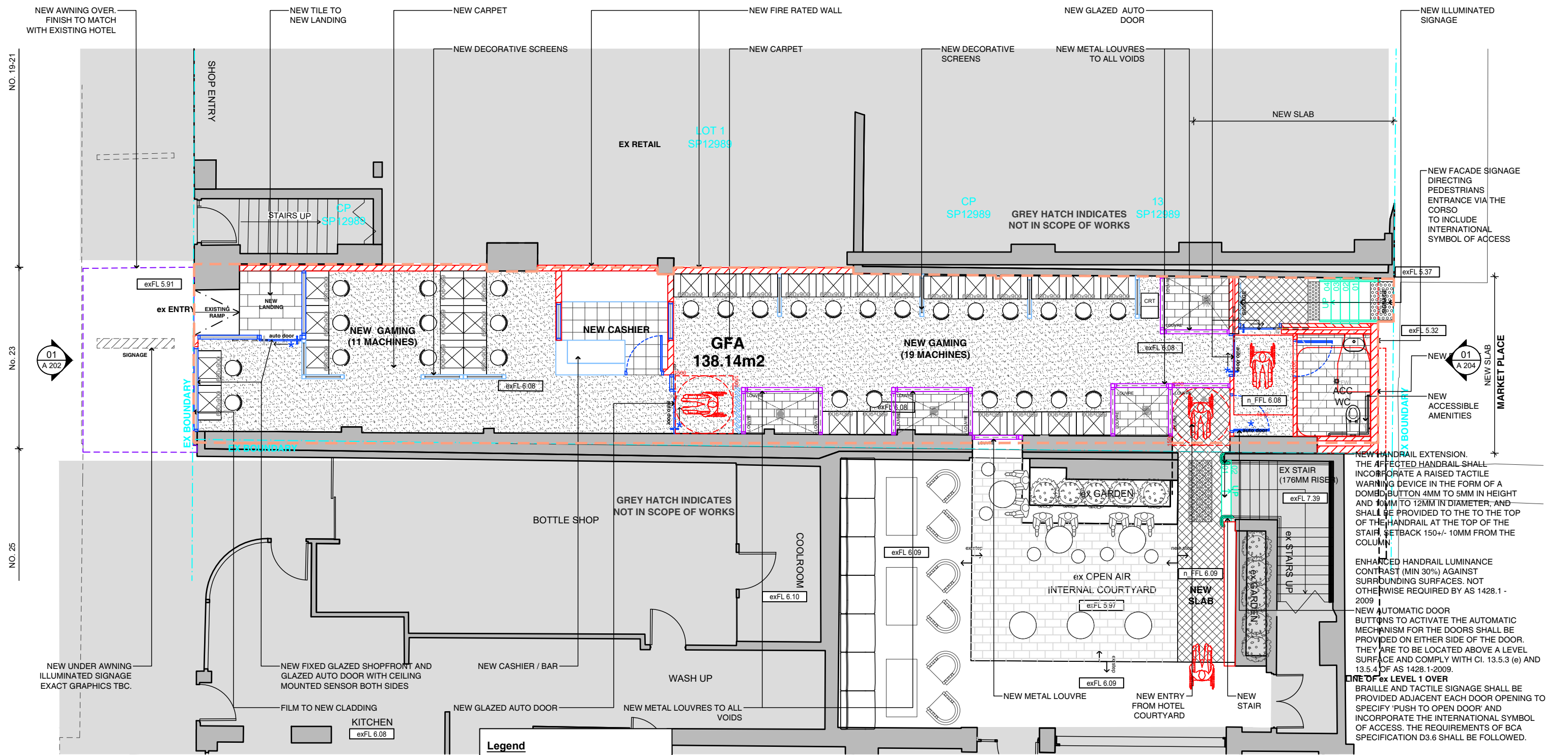
GROUND FLOOR:  
EXISTING DEMOLITION PLAN

Status DEVELOPMENT APPLICATION  
Scale 1:100 @ A3  
Drawn DL  
Project No. 552

Drawing No. DA 00 1 01a C  
Discipline Level Type No. Revision

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**01 Proposed Plan Ground**  
1:100 @ A3

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- Legend**
- EXISTING WALLS TO BE RETAINED
  - NEW WALL
  - NEW LOUVRES
  - NEW WINDOWS & DOORS
  - NEW JOINERY
  - NEW STAIRS
  - NEW ROOF

Rev	Date	Description	Checked
D	22.05.19	DEVELOPMENT APPLICATION (FIRE SEPARATION BETWEEN 23 THE CORSO AND 19-21 THE CORSO)	PK
C	03.05.19	DEVELOPMENT APPLICATION KEEPING EXISTING RAMP FINISH	PK
B	15.04.19	DEVELOPMENT APPLICATION SHOWING GFA	PK
A	21.03.19	DEVELOPMENT APPLICATION	PK

**GROUND FLOOR PROPOSED PLAN**

Status: DEVELOPMENT APPLICATION  
 Scale: 1:100 @ A3  
 Drawn: DL  
 Project No.: 552

Drawing No.: **DA 00 1 02 D**  
 Discipline: Level Type No. Revision

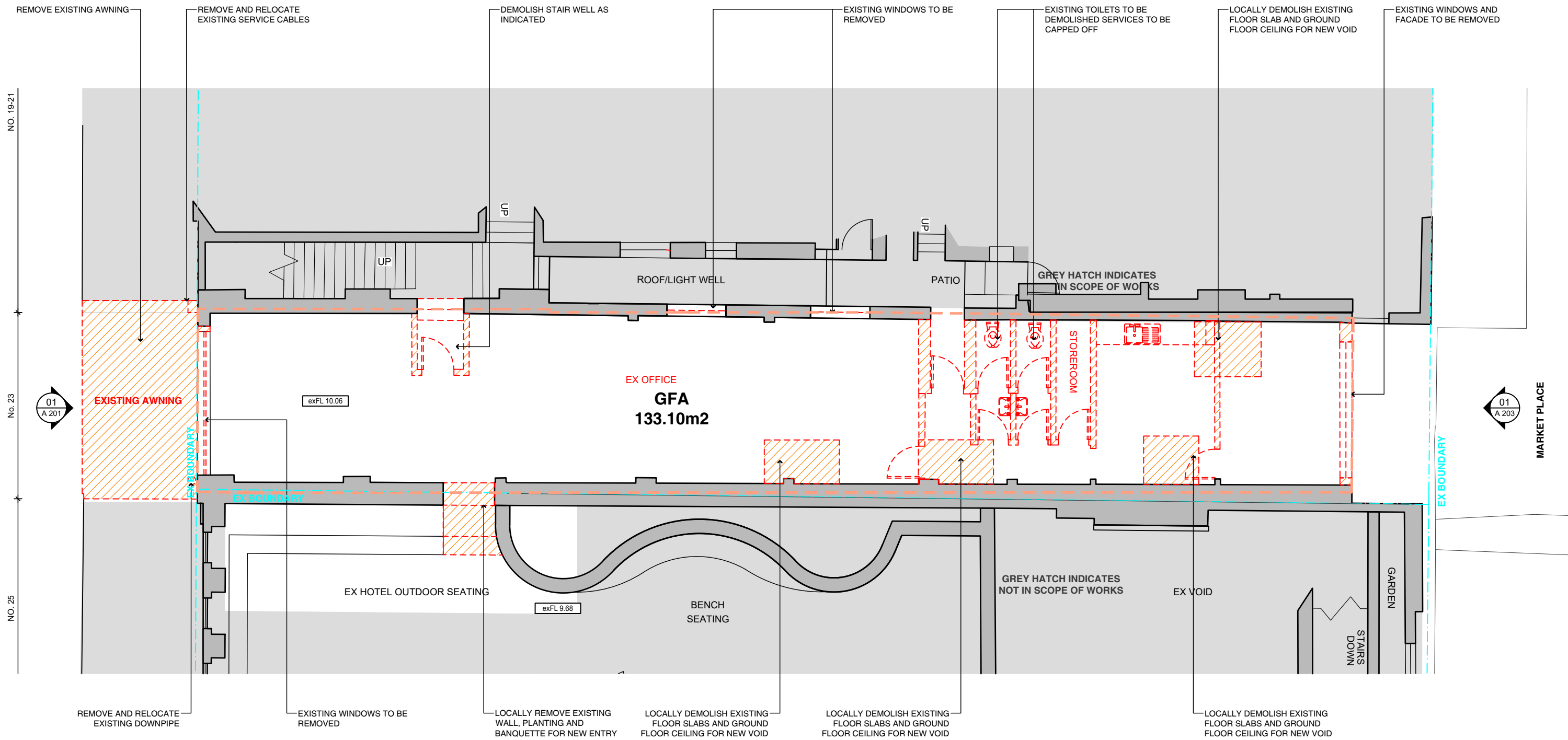
SCALE 1:100

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**DEVELOPMENT APPLICATION**





**01 Existing / Demolition Plan**  
**Level 1** 1:100 @ A3








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**Demolition Legend**

-  EXISTING WALLS TO BE RETAINED
-  EXISTING TO BE DEMOLISHED

**Legend**

-  EXISTING WALLS TO BE RETAINED
-  NEW WALL
-  NEW LOUVRES
-  NEW WINDOWS & DOORS
-  NEW JOINERY
-  NEW STAIRS
-  NEW ROOF

**DEVELOPMENT APPLICATION**

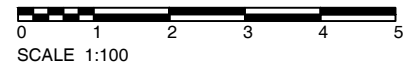
Rev	Date	Description	Checked
C	22.05.19	DEVELOPMENT APPLICATION (FIRE SEPARATION BETWEEN 23 THE CORSO AND 19-21 THE CORSO)	PK
B	15.04.19	DEVELOPMENT APPLICATION SHOWING GFA	PK
A	21.03.19	DEVELOPMENT APPLICATION	PK

**LEVEL 1:**  
**Existing / Demolition Plan**

Status: DEVELOPMENT APPLICATION  
 Scale: 1:100 @ A3  
 Drawn: DL  
 Project No: 552

Drawing No: **DA 01 1 01a C**

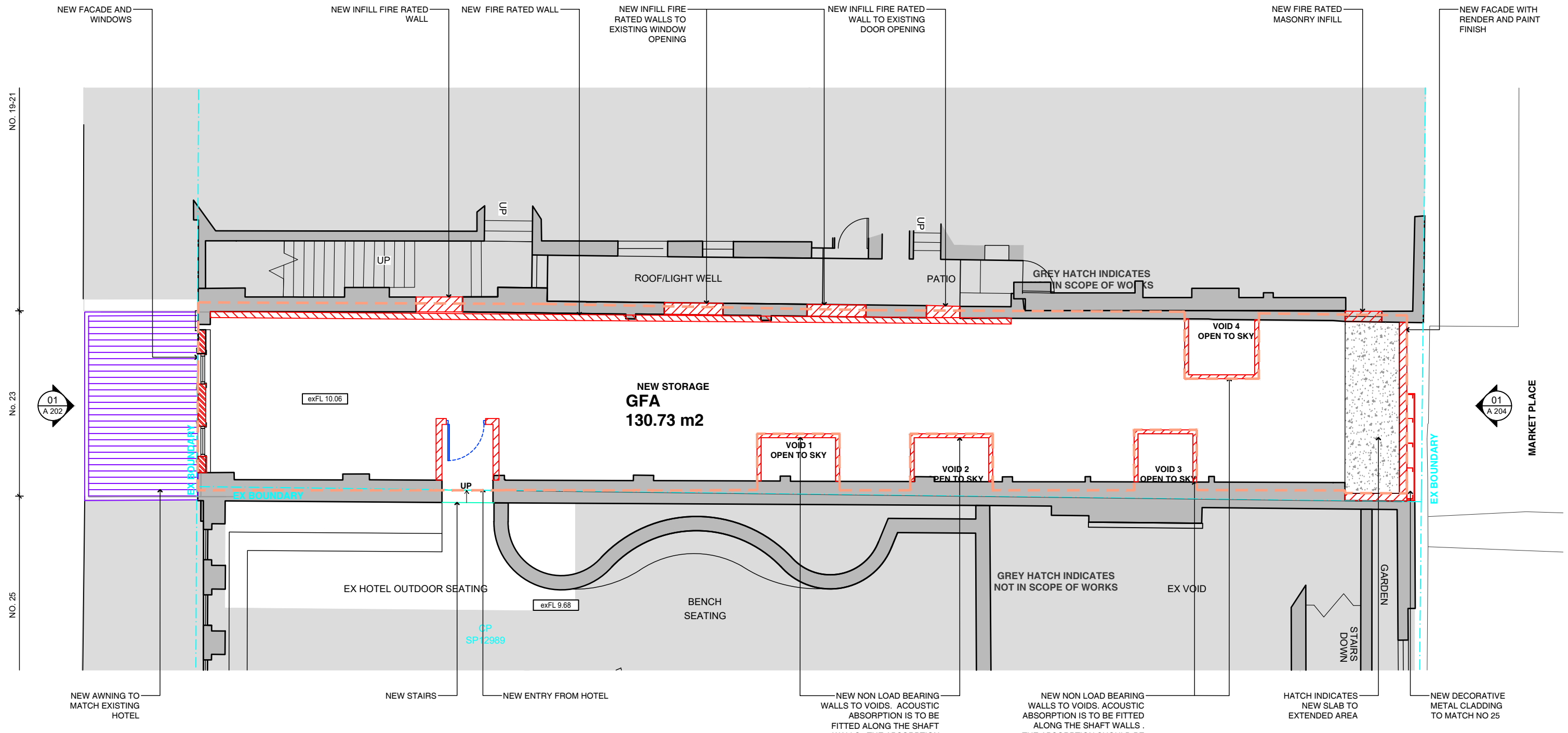
Discipline: Code Level Type No. Revision



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01 Proposed Plan  
Level 1  
1:100 @ A3

**Legend**

- EXISTING WALLS TO BE RETAINED
- NEW WALL
- NEW LOUVRES
- NEW WINDOWS & DOORS
- NEW JOINERY
- NEW STAIRS
- NEW ROOF

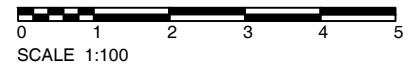
NEW NON LOAD BEARING WALLS TO VOIDS. ACOUSTIC ABSORPTION IS TO BE FITTED ALONG THE SHAFT WALLS. THE ABSORPTION SHOULD BE ABLE TO ACHIEVE A NOISE REDUCTION COEFFICIENT (NRC) OF NO LESS THAN 0.7 AND BE MINIMUM 25MM

NEW NON LOAD BEARING WALLS TO VOIDS. ACOUSTIC ABSORPTION IS TO BE FITTED ALONG THE SHAFT WALLS. THE ABSORPTION SHOULD BE ABLE TO ACHIEVE A NOISE REDUCTION COEFFICIENT (NRC) OF NO LESS THAN 0.7 AND BE MINIMUM 25MM THICK.

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C	22.05.19	DEVELOPMENT APPLICATION (FIRE SEPARATION BETWEEN 23 THE CORSO AND 19-21 THE CORSO)	PK
B	15.04.19	DEVELOPMENT APPLICATION SHOWING GFA	PK
A	21.03.19	DEVELOPMENT APPLICATION	PK

**LEVEL 1:  
PROPOSED PLAN**

Status	DEVELOPMENT APPLICATION
Scale	1:100 @ A3
Drawn	DL
Project No.	552
Discipline Code	DA
Level	01
Type	1
No.	02
Revision	C



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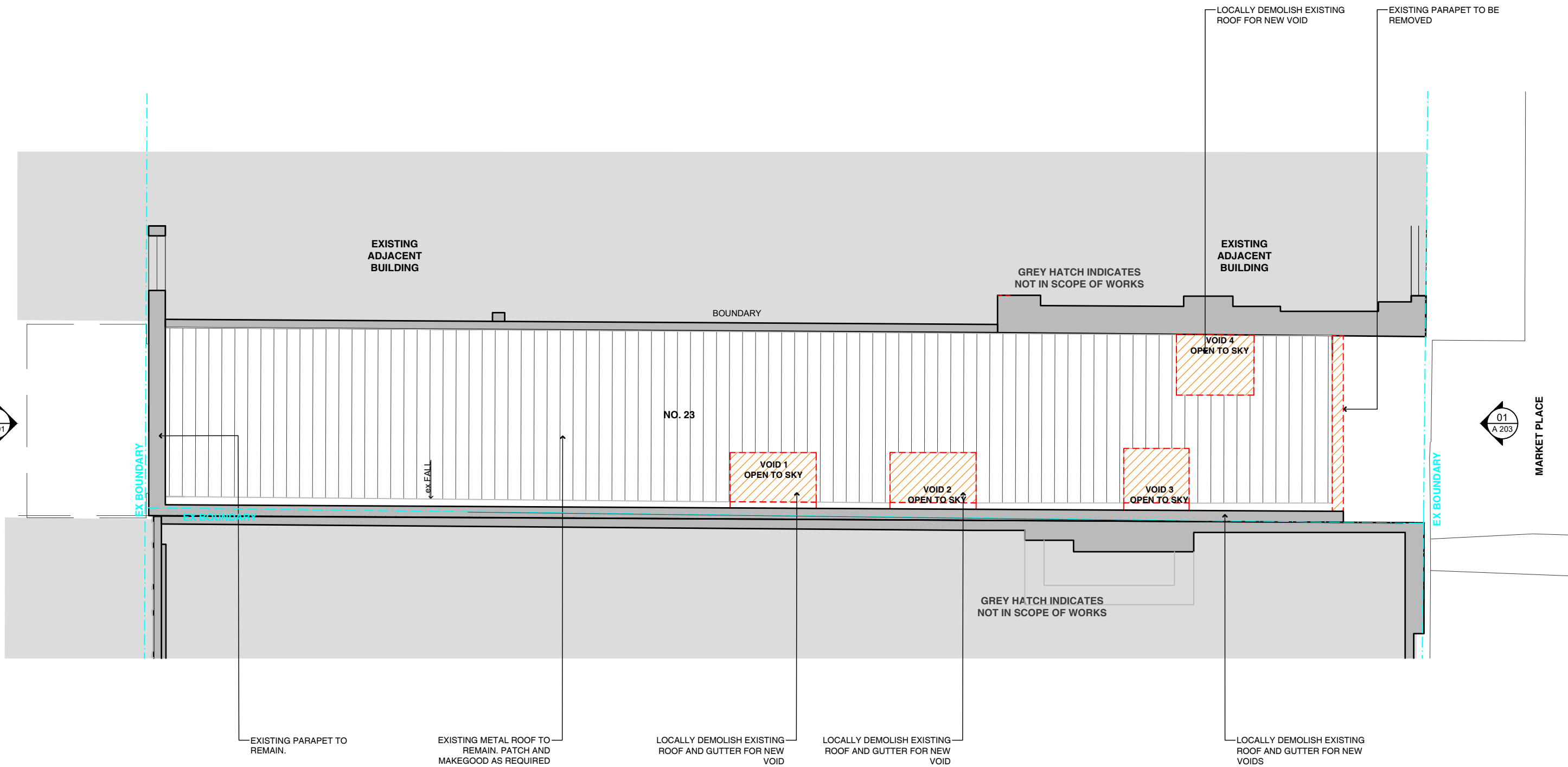
DEVELOPMENT APPLICATION

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NO. 19-21

NO. 23

NO. 25



**01 Existing / Demolition Plan**  
Roof 1:100 @ A3

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**Demolition Legend**

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED

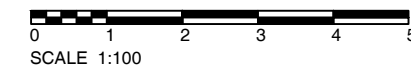
**DEVELOPMENT APPLICATION**

Rev	Date	Description	Checked
A	21.03.19	DEVELOPMENT APPLICATION	PK

**ROOF: EXISTING / DEMOLITION PLAN**

Status	DEVELOPMENT APPLICATION
Scale	1:100 @ A3
Drawn	DL
Project No.	552

Drawing No.	DA 02 1 01 A			
Discipline Code	Level	Type	No.	Revision



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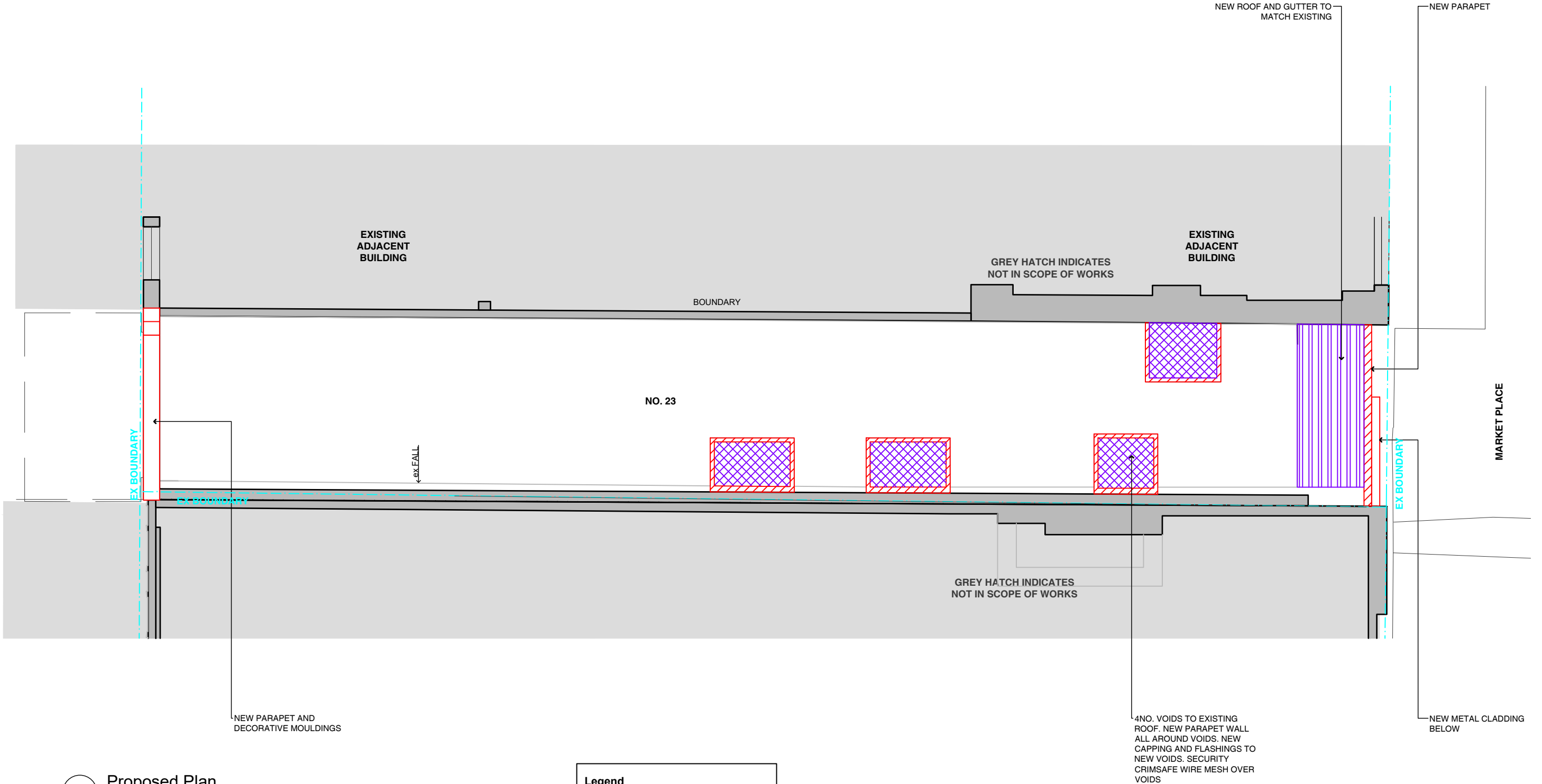




NO. 19-21

No. 23

NO. 25



01 Proposed Plan  
Roof

1:100 @ A3

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**LEGEND**

- EXISTING WALLS TO BE RETAINED
- NEW WALLS

**Legend**

- EXISTING WALLS TO BE RETAINED
- NEW WALL
- NEW LOUVRES
- NEW WINDOWS & DOORS
- NEW JOINERY
- NEW STAIRS
- NEW ROOF

DEVELOPMENT APPLICATION

Rev	Date	Description	Checked
A	21.03.19	DEVELOPMENT APPLICATION	PK

**ROOF:**  
Proposed Plan

Status	DEVELOPMENT APPLICATION
Scale	1:100 @ A3
Drawn	DL
Project No.	552

Drawing No.	DA 02 1 02 A			
Discipline Code	Level	Type	No.	Revision



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No. 19-21

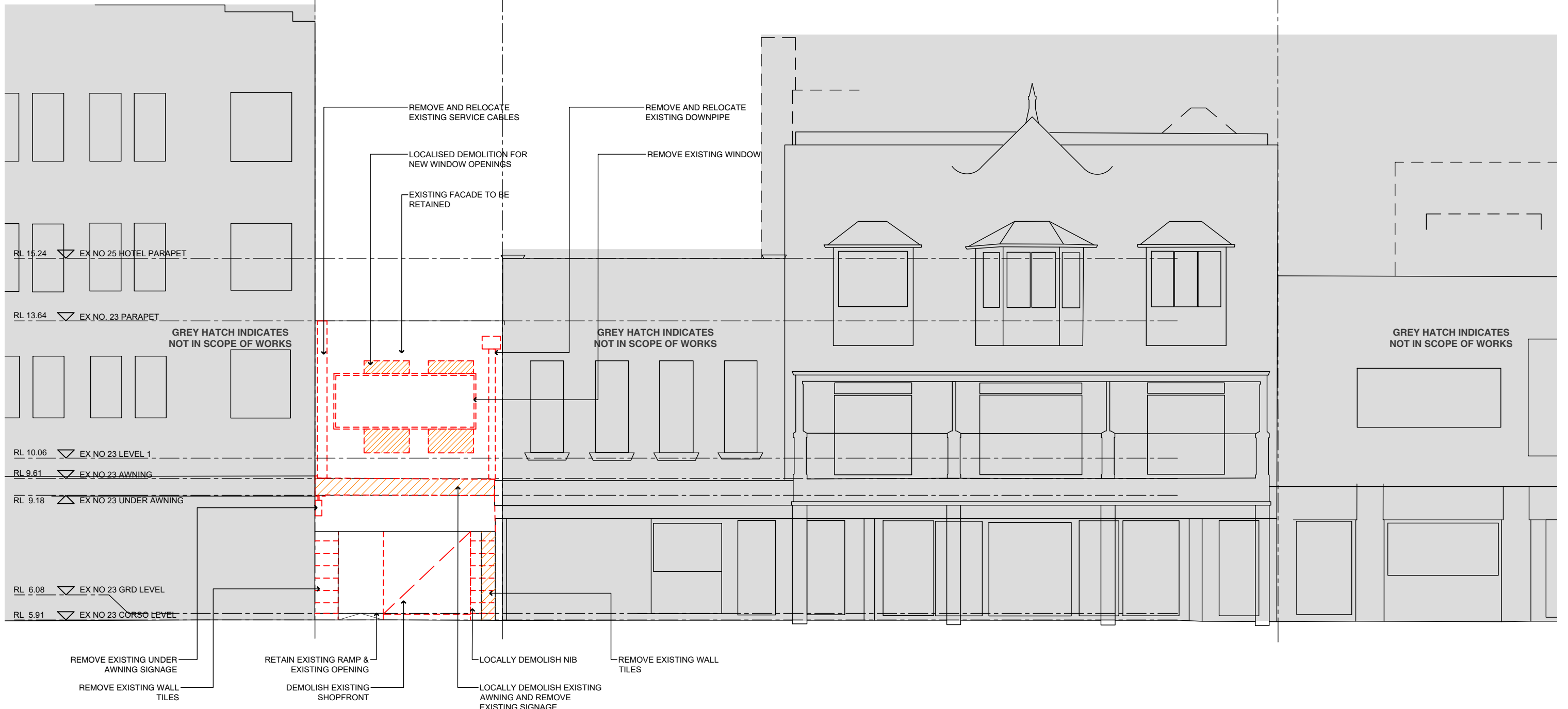
No. 23

No. 25

No. 27

Existing Ivanhoe Hotel

Existing Ivanhoe Hotel Sport Bar



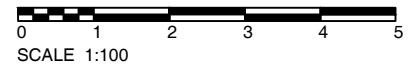
**01 Existing / Demolition Elevation**  
 South-Eastern: The Corso 1:100 @ A3

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**Demolition Legend**

- EXISTING WALLS TO BE RETAINED
- EXISTING TO BE DEMOLISHED



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**DEVELOPMENT APPLICATION**

Rev	Date	Description	Checked
A	21.03.19	DEVELOPMENT APPLICATION	PK

**External Elevation**  
 Existing / Demolition  
 South-Eastern: The Corso

Status	DEVELOPMENT APPLICATION
Scale	1:100 @ A3
Drawn	DL
Project No.	552

Discipline Code	Level	Type	No.	Revision
DA	00	2	01	A

No. 19-21

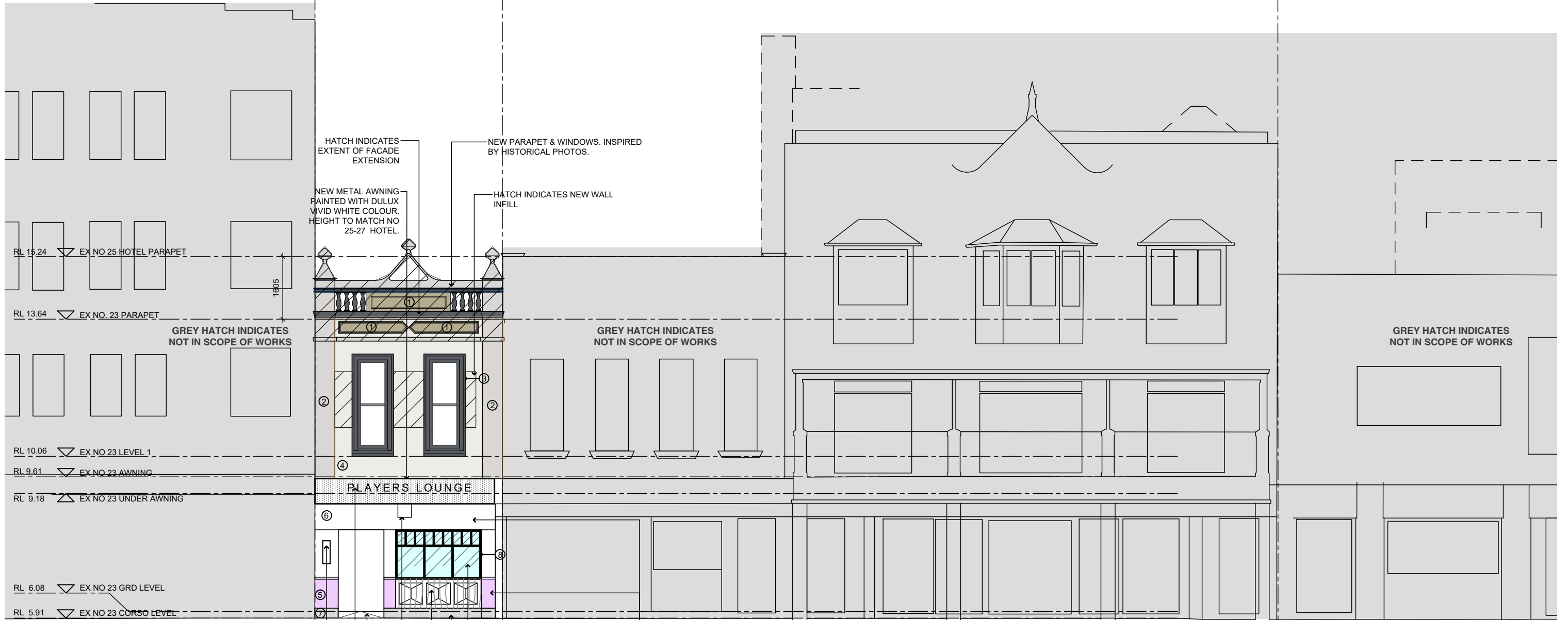
No. 23

No. 25

No. 27

Existing Ivanhoe Hotel

Existing Ivanhoe Hotel Sport Bar



NEW ILLUMINATED SIGNAGE REFER TO GRAPHIC DESIGNERS DRAWINGS FOR DETAIL. REFER TO ITEM VL01 AND ID05 ON THE BAR AND BRAND PEOPLE'S DRAWING

RETAIN EXISTING RAMP AND OPENING

NEW ILLUMINATED UNDER AWNING SIGNAGE REFER TO GRAPHIC DESIGNERS DRAWINGS FOR DETAIL. REFER TO ITEM SL06 ON THE BAR AND BRAND PEOPLE'S DRAWING

PAINTED TIMBER FRAME WITH FIXED GLAZING WITH WHITE VINYL FILM TO OBSCURE MACHINES BEYOND. REFER TO ITEM GV01 ON THE BAR AND BRAND PEOPLE'S DRAWING

NEW SKIRTING IN CARRARA MARBLE FINISH

NEW TIMBER PANELING WITH PAINT FINISH DULUX VIVID WHITE COLOUR.

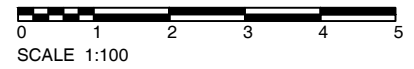
RENDER AND PAINT WALL FINISH.

**01 Proposed Elevation**  
**South-Eastern: The Corso** 1:100 @ A3

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PAINT - LEGEND					
1		HAYMES PAINT - MISTLETOE	7		WHITE MARBLE (CARRARA)
2		HAYMES PAINT - ATHENS GREY	8		DULUX - BLACK
3		HAYMES PAINT - DARK ADMIRALTY GREY	9		DULUX - CALF SKIN
4		HAYMES PAINT - SUBTLE LIGHT	10		METAL CLADDING COLOUR: GRAPHITE GREY
5		DULUX - ROSETTA			
6		DULUX - VIVID WHITE			



**IVANHOE HOTEL**  
 NO. 23 THE CORSO, MANLY NSW 2095

**External Elevation Proposed South-Eastern: The Corso**

Status: DEVELOPMENT APPLICATION

Scale: 1:100 @ A3

Drawn: DL

Project No.: 552

Drawing No. **DA 00 2 02 A**

Discipline Level Type No. Revision

**DEVELOPMENT APPLICATION**

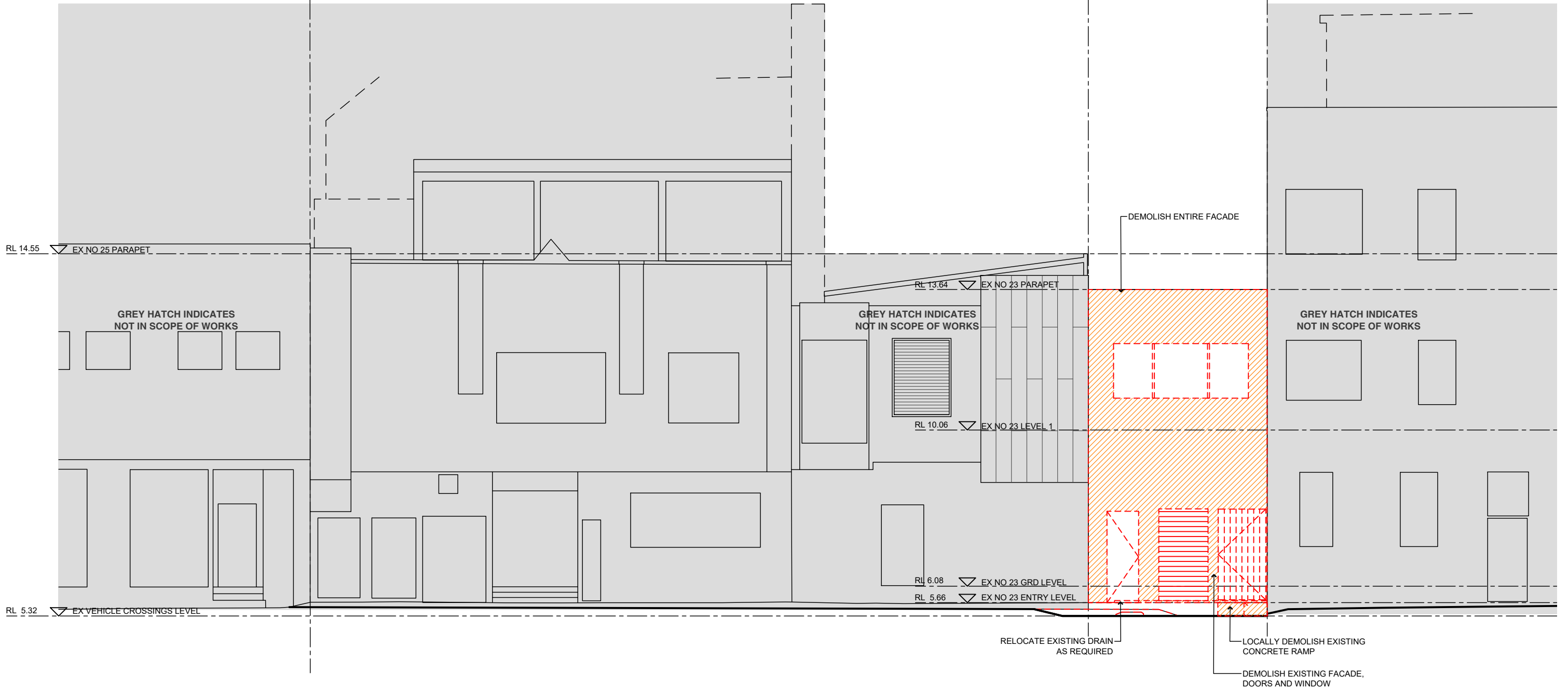
A 21.03.19 DEVELOPMENT APPLICATION PK  
 Rev Date Description Checked

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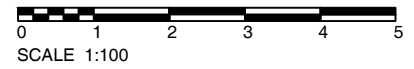


Existing Ivanhoe Hotel

Ex Retail / Office





01 Existing / Demolition Elevation  
 North-Western: Market Pl 1:100 @ A3



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 NO. 23 THE CORSO, MANLY NSW 2095

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**Demolition Legend**

-  EXISTING WALLS TO BE RETAINED
-  EXISTING TO BE DEMOLISHED

Rev	Date	Description	Checked
A	21.03.19	DEVELOPMENT APPLICATION	PK

**External Elevation Existing / Demolition North-Western: Market Pl**

Status: DEVELOPMENT APPLICATION  
 Scale: 1:100 @ A3  
 Drawn: DL  
 Project No.: 552

Drawing No.: **DA 00 2 03 A**

Discipline Code: DA    Level: 00    Type: 2    No.: 03    Revision: A

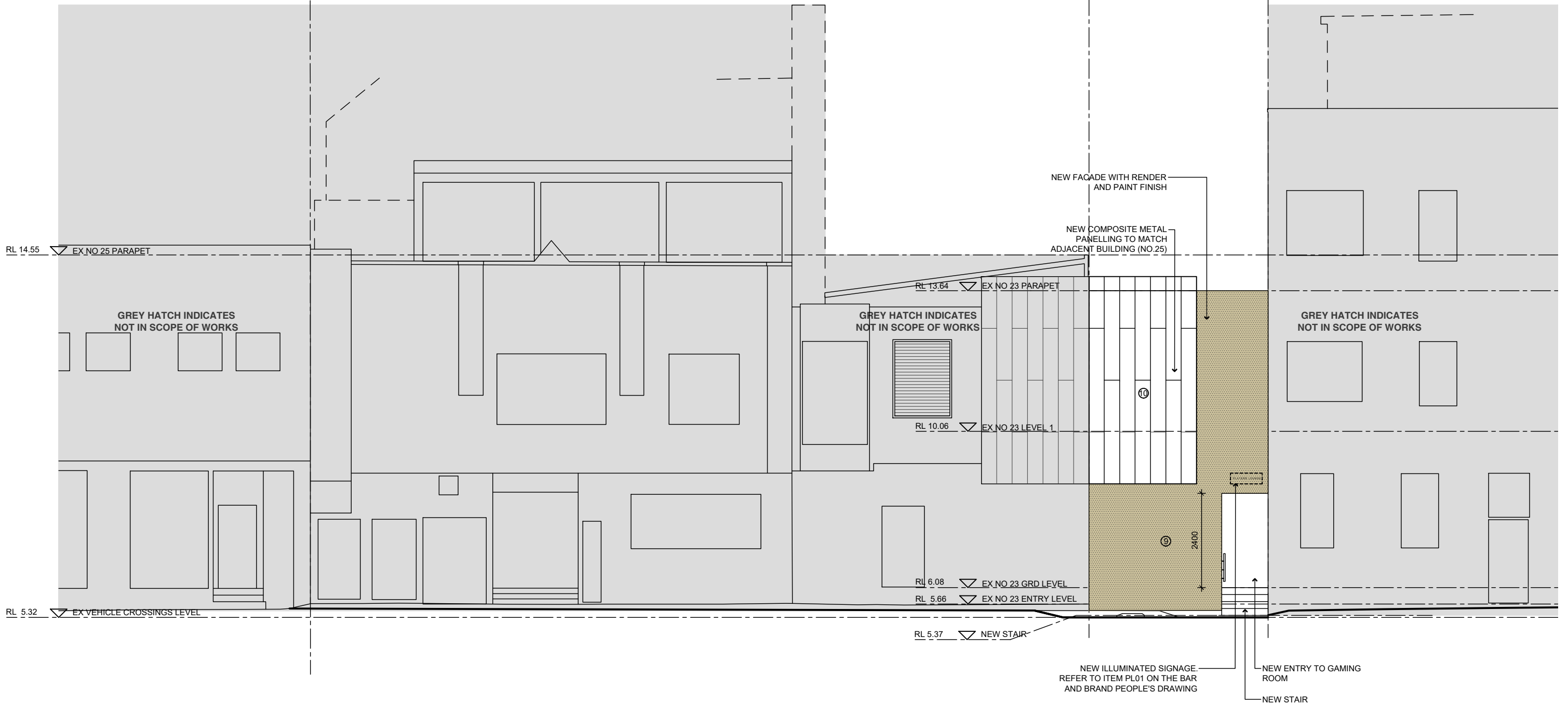
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DEVELOPMENT APPLICATION

Existing ivanhoe Hotel

Ex Retail / Office





01 Proposed Elevation  
North-Western: Market Pl 1:100 @ A3











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**LEGEND**

-  EXISTING WALLS TO BE RETAINED
-  NEW WALLS

**PAINT - LEGEND**

1  HAYMES PAINT - MISTLETOE	7  WHITE MARBLE (CARRARA)
2  HAYMES PAINT - ATHENS GREY	8  DULUX - BLACK
3  HAYMES PAINT - DARK ADMIRALTY GREY	9  DULUX - CALF SKIN
4  HAYMES PAINT - SUBTLE LIGHT	10  METAL CLADDING COLOUR: GRAPHITE GREY
5  DULUX - ROSETTA	
6  DULUX - VIVID WHITE	

**DEVELOPMENT APPLICATION**

Rev	Date	Description	Checked
A	21.03.19	DEVELOPMENT APPLICATION	PK

**External Elevation Proposed North-Western: Market Pl**

Status: DEVELOPMENT APPLICATION

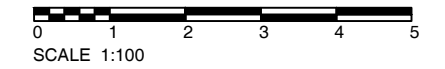
Scale: 1:100 @ A3

Drawn: DL

Project No.: 552

Drawing No.: **DA 00 2 04 A**

Discipline Code: DA    Level: 00    Type: 2    No.: 04    Revision: A



**IVANHOE HOTEL**  
NO. 23 THE CORSO, MANLY NSW 2095

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Ivanhoe Hotel DA Signage – Players Lounge The Corso & Market Place Facades



SOUTH ELEVATION (THE CORSO FACADE) – PLAYERS LOUNGE ENTRY

ID05  
Players Lounge Painted Sign  
Handpainted onto awning.

PLAYERS LOUNGE

SLO6  
'Players Lounge' Suspended Lightbox  
1600x350x350 lightbox bolted to under awning, graphics on 4 faces.



West & East Face



Base Face



North Face



South Face

VLO1  
Players Lounge Vertical Lightbox  
Wall mounted lightbox, graphics on 3 faces.



West Face North Face East Face

GVO1  
Players Lounge Glazing Vinyl  
Graphics in matt white vinyl applied to glazing surface (note: blue indicates transparent glass)



NORTH ELEVATION (MARKET PLACE FACADE) – PLAYERS LOUNGE ENTRY

PL01  
'Players Lounge' Wall Mounted Lightbox  
1125x350mm  
Lightbox with push through LED dimensional letters and LED chaser light border, mounted to wall above rear entry.



Reference: Push through LED letters with chaser light border

Ivanhoe Hotel Players Lounge The Corso & Market Place Facades (not to scale)

Issued for Review

Revisions  
01 190213 Issued for Review

Client



Ivanhoe  
HOTEL

Project

Ivanhoe Hotel  
27 The Corso, Manly NSW 2095

Date

190213

Job number

TIH002

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ISSUED FOR REVIEW

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