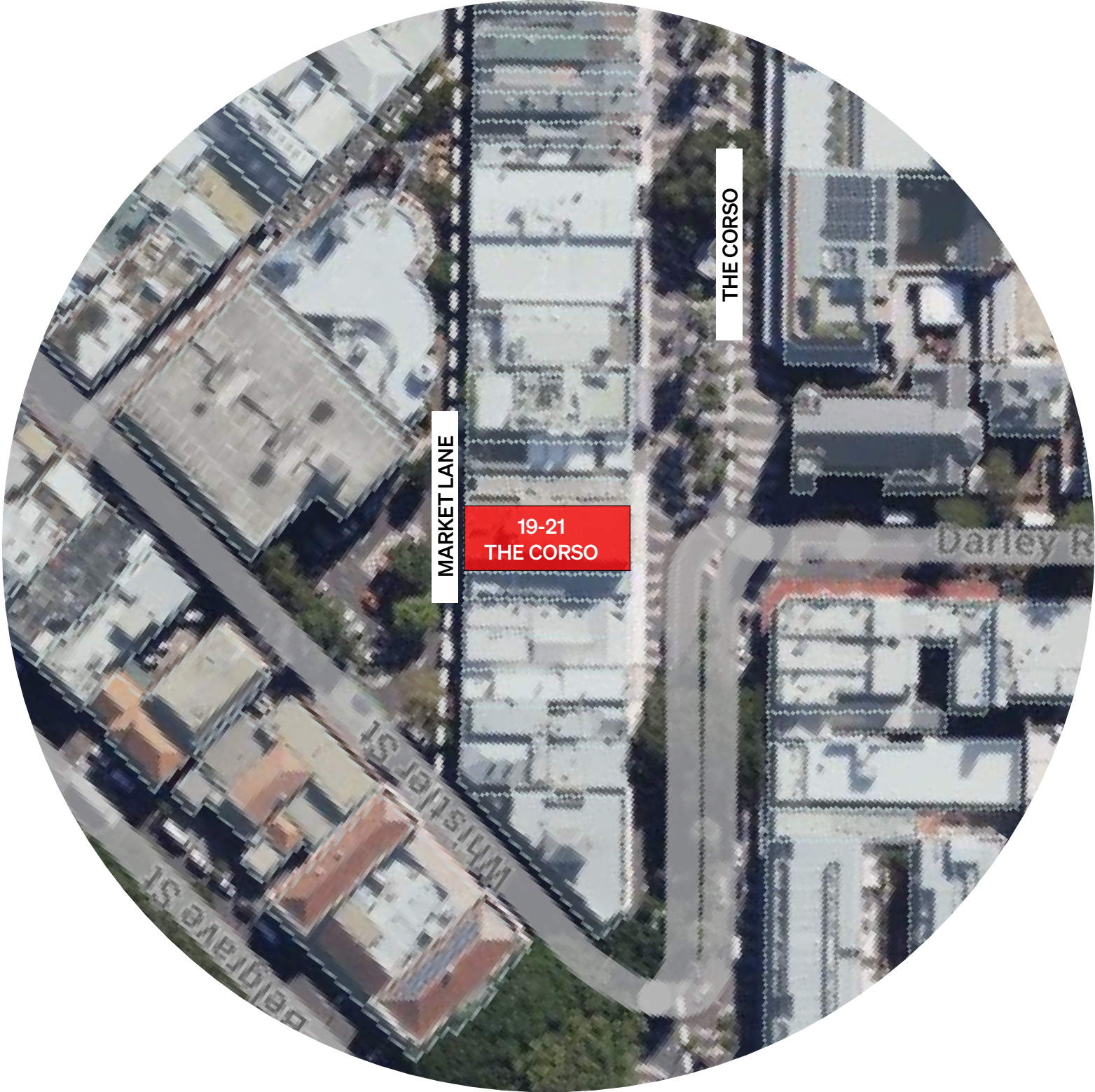


MIXED-USE ALTERATIONS & ADDITIONS

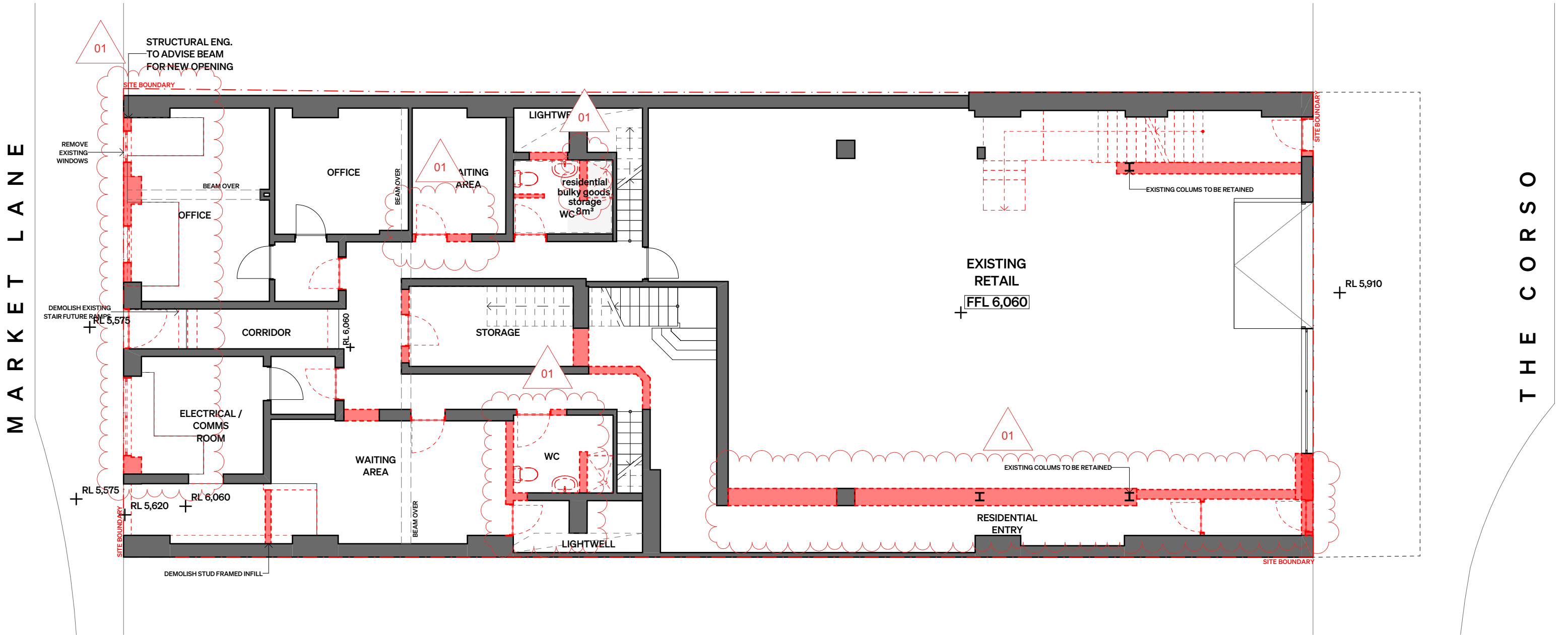
19-21 THE CORSO, MANLY

S4.55 APPLICATION

DRAWING ID	NAME	REV	SCALE
S4.55-000	COVER PAGE	01	1:1000
S4.55-002	EXISTING & DEMOLITION PLAN GF	01	1:100
S4.55-003	EXISTING & DEMOLITION PLAN LEVEL 01	01	1:100
S4.55-004	EXISTING & DEMOLITION PLAN LEVEL 02	01	1:100
S4.55-005	EXISTING & DEMOLITION PLAN LEVEL 03	01	1:100
S4.55-100	PROPOSED GROUND FLOOR PLAN	01	1:100
S4.55-101	PROPOSED LEVEL 01 PLAN	01	1:100
S4.55-102	PROPOSED LEVEL 02 PLAN	01	1:100
S4.55-103	PROPOSED LEVEL 03 PLAN	01	1:100
S4.55-140	AREA CALCULATIONS	01	1:500
S4.55-200	THE CORSO ELEVATION	01	1:100
S4.55-201	MARKET LANE ELEVATION	01	1:100
S4.55-202	EAST ELEVATION	01	1:100
S4.55-203	WEST ELEVATION	01	1:100
S4.55-300	SECTION A	01	1:100
S4.55-301	SECTION B	01	1:100
S4.55-304	SECTION C	01	1:100
S4.55-305	SECTION D	01	1:100



01 - DEMOLITION PROPOSED IN ADDITION TO
APPROVED DEMOLITION PLAN DA2020/1711
DRAWING REFERENCE 17349-NBRS-A-DA-100



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Rev	Date	Description
01	8/01/2025	ISSUE FOR SECTION 4.55
02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

North

Scale @A3
1:100

Drawing title
**EXISTING & DEMOLITION
PLAN GF**

Drawn	Checked	Approved
AV	EO	SRH

Client
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NOT FOR CONSTRUCTION

Project No.
24070

Drawing No.
S4.55-002

Revision
02



S

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02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

North

Scale @A3
1:100

Drawing title
**EXISTING & DEMOLITION
PLAN LEVEL 01**

Drawn	Checked	Approved
AV	EO	SRH

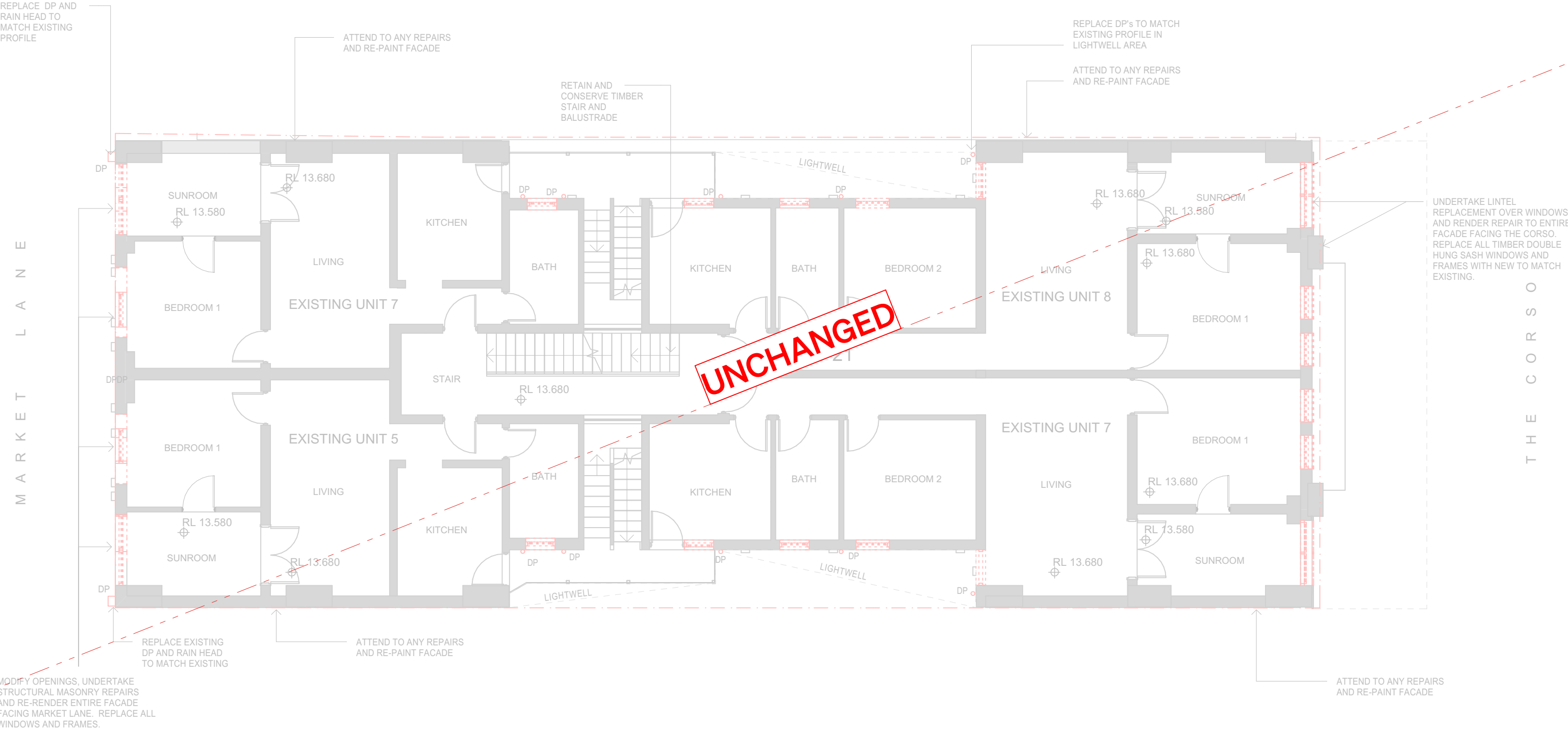
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Project No.
24070

Drawing No.
S4.55-003

Revision
02



S

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02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

North

Scale @A3
1:100

Drawing title
EXISTING & DEMOLITION
PLAN LEVEL 02

Drawn AV	Checked EO	Approved SRH
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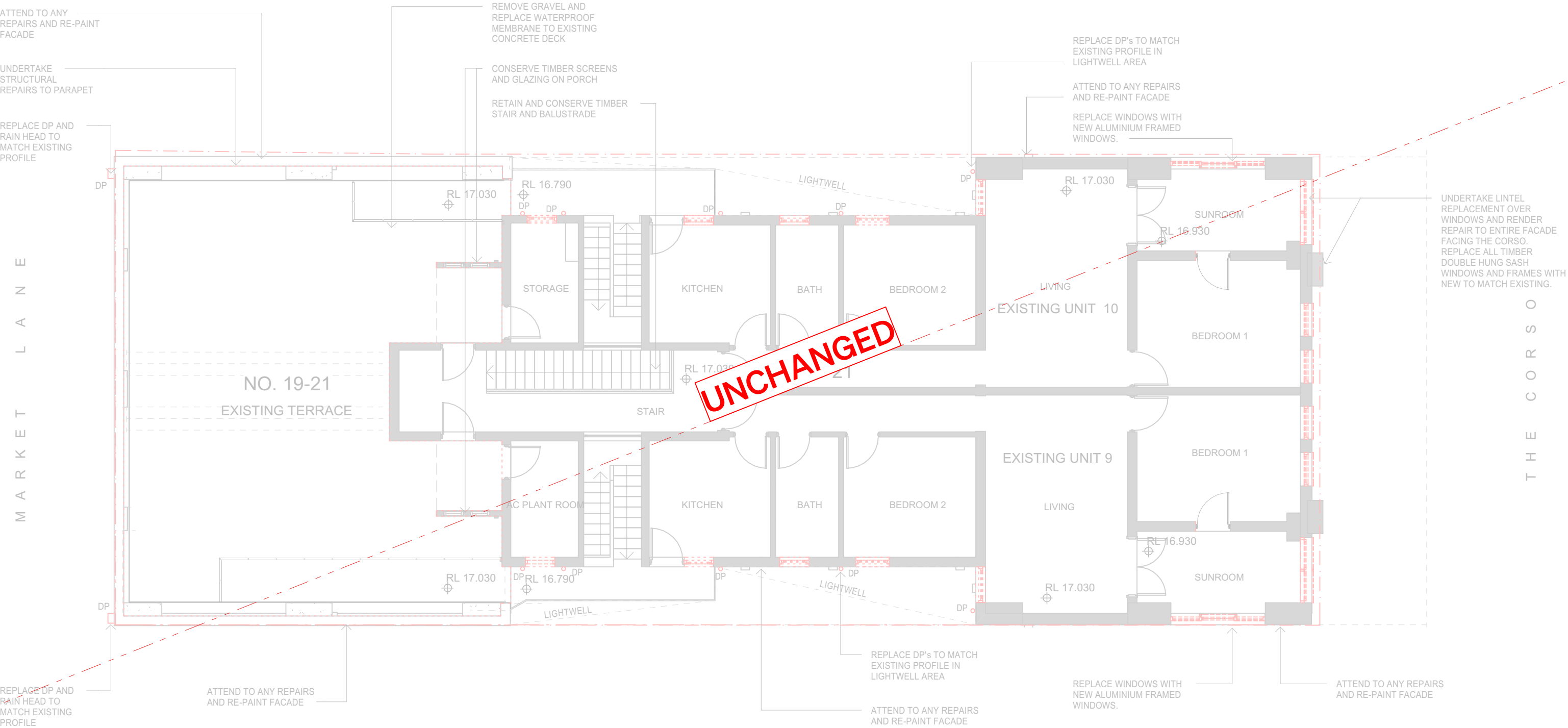
Client
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Project No.
24070

Drawing No.
S4.55-004

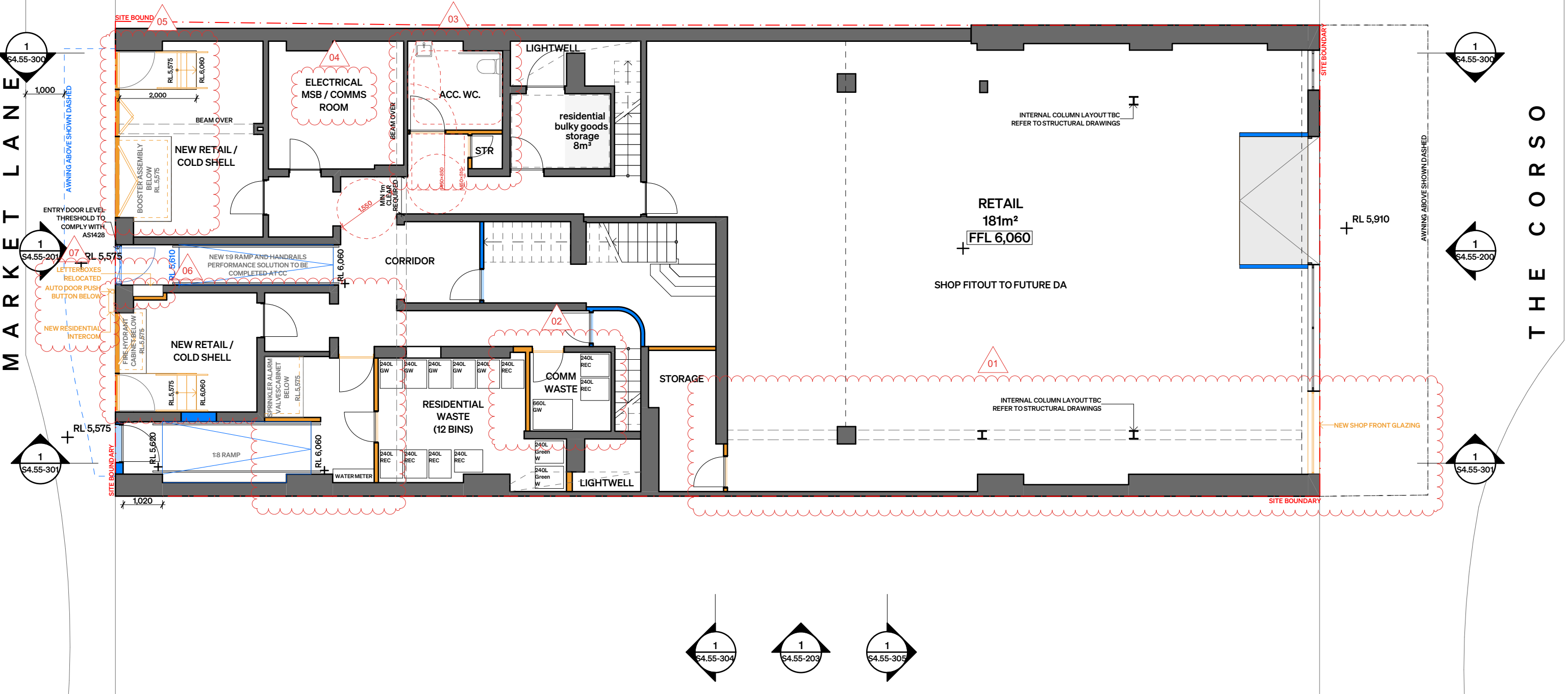
Revision
02



MARKET LANE

THE CORSO

- 01 - RESIDENTIAL ENTRY DELETED. THE CORSO RETAIL TENANCY INCREASED. RETAIL STORAGE PROVIDED
- 02 - COMMERCIAL WASTE ROOM RELOCATED
- 03 - ACCESSIBLE WC RELOCATED
- 04 - ELECTRICAL MSB/COMMOS ROOM RELOCATED
- 05 - NEW BI-FOLD DOORS TO RETAIL TENANCY. BOOSTER ASSEMBLY RELOCATED.
- 06 - NEW RETAIL TENANCY + SHOPFRONT ENTRY. NEW FIRE HYDRANT CABINET & SPRINKLER ALARM VALVESCABINET. NEW WALL FOR SEPARATE WASTE EXIT.
- 07 - RESIDENTIAL LETTERBOXES RELOCATED & NEW RESIDENTIAL INTERCOM SYSTEM & AUTO DOOR PUSH BUTTON.



S

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Rev	Date	Description
01	8/01/2025	ISSUE FOR SECTION 4.55
02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

North

Scale @A3
1:100

Drawing title
PROPOSED GROUND FLOOR PLAN

Drawn AV	Checked EO	Approved SRH
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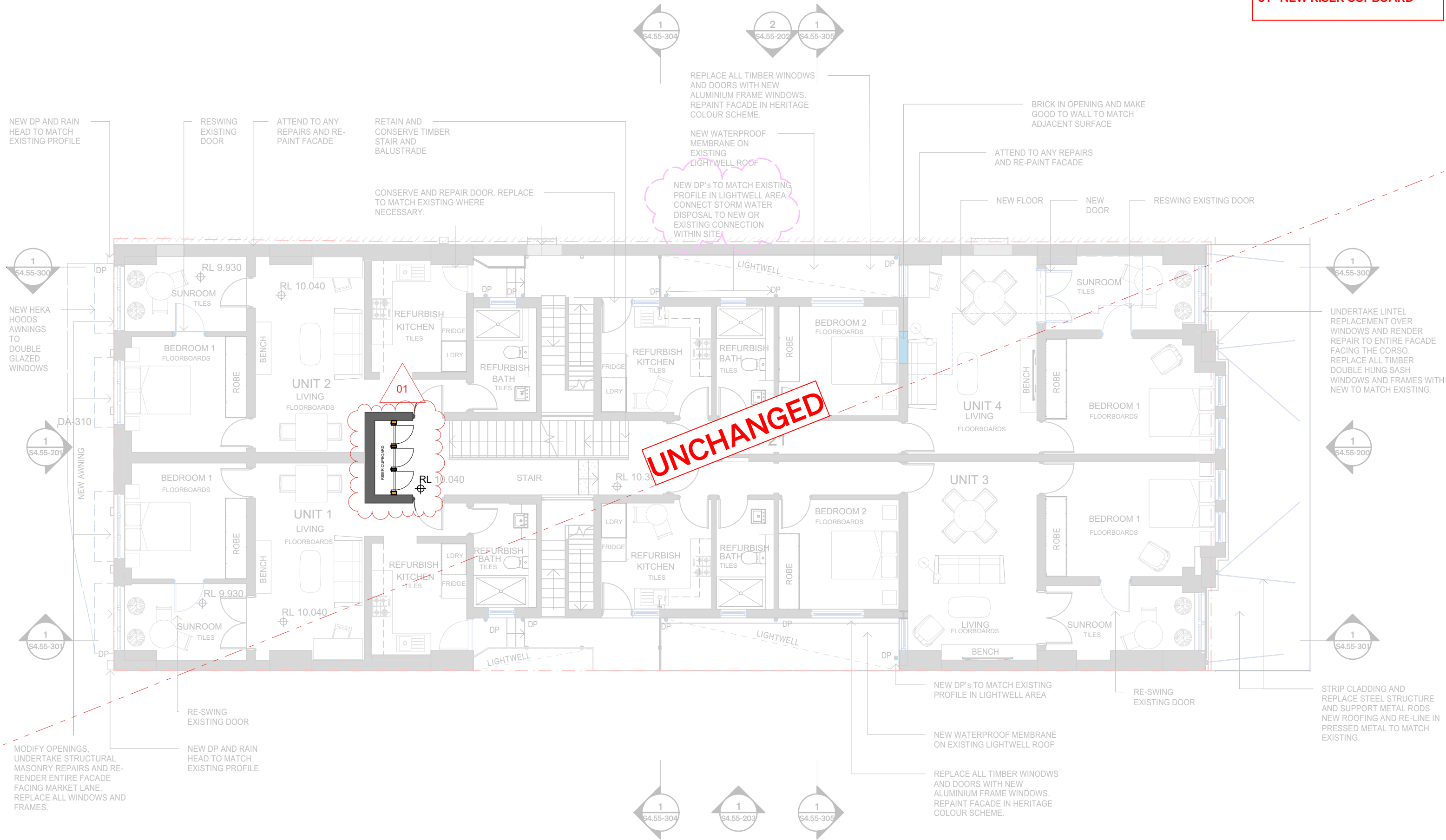
Client
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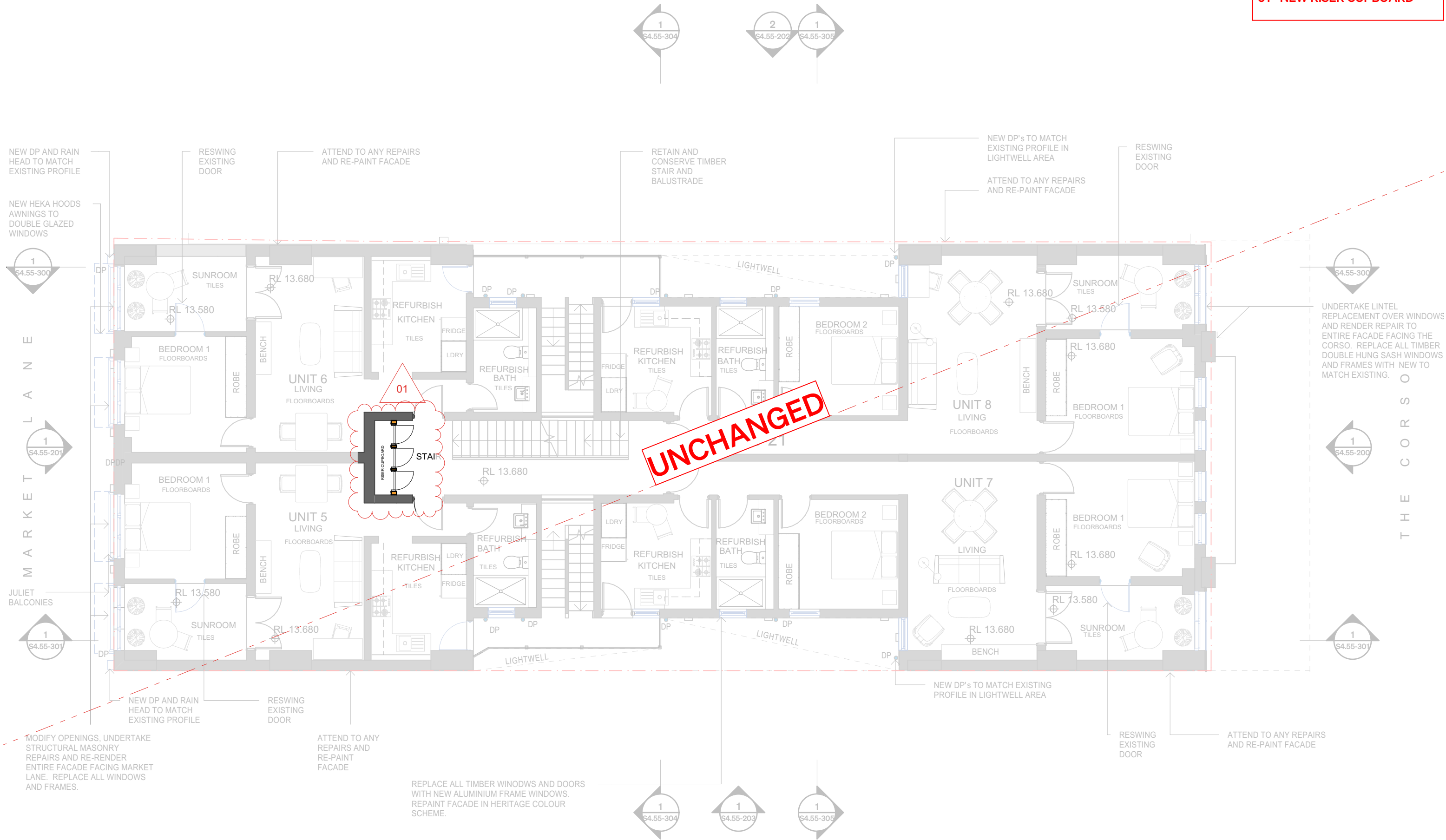
Project No.
24070

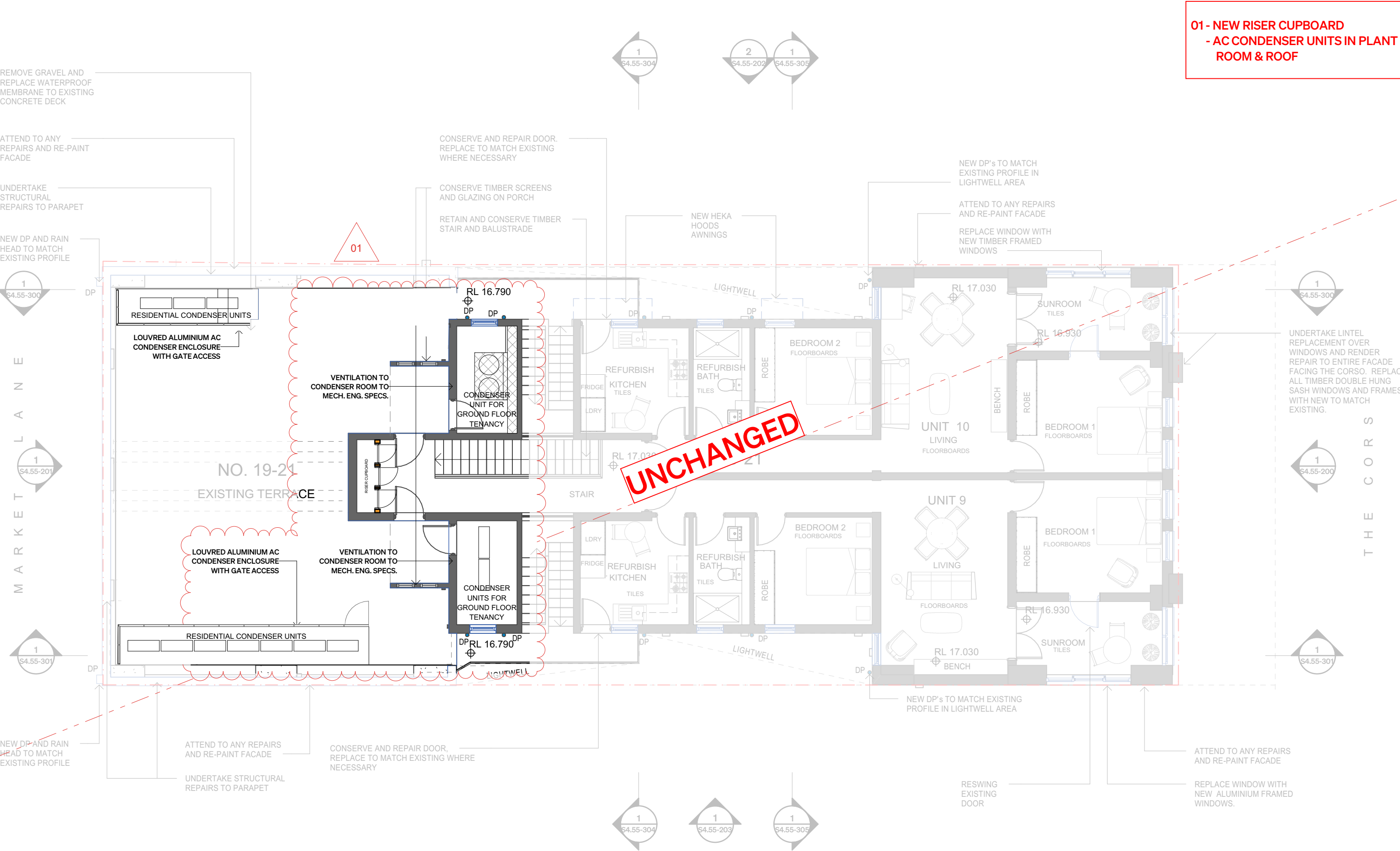
Drawing No.
S4.55-100

Revision
02

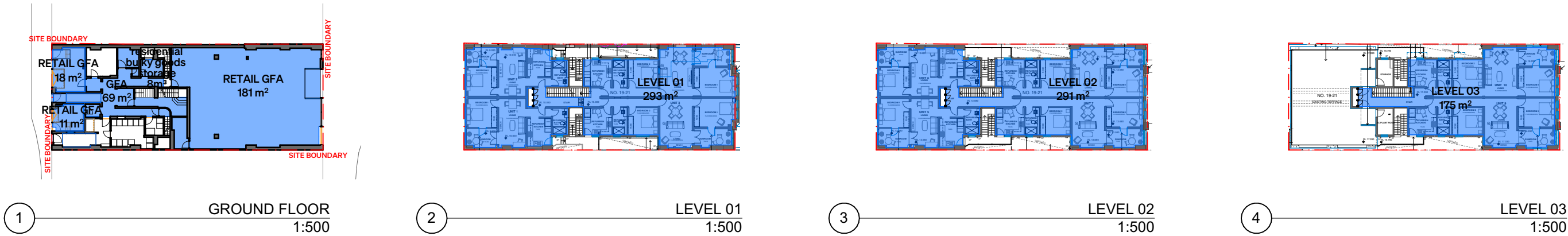
PRELIMINARY
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01 - NEW RISER CUPBOARD
- AC CONDENSER UNITS IN PLANT
ROOM & ROOF



24070_19-21 The Corso, Manly

Area Schedule: 26.11.24 (Note:All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.)

Site Area (m²)	527.00
Allowable FSR:1	2.50
Summary	
Existing GFA	1,133.00
Existing FSR	2.15
Allowable GFA (m²)	1317.5

Schedule Of Areas					
Level	Use	GFA	Apts	Terrace	Floor To Floor (m)
Ground	Retail/Resi	279.00			4.24
Level 01	Hotel	293.00	4		3.38
Level 02	Hotel	291.00	4		3.35
Level 03	Hotel	175.00	2		3.35
Roof					
Total		1,038.00	6	0	14.32
FSR:1		1.97			
Variation from allowable		-21.2%			



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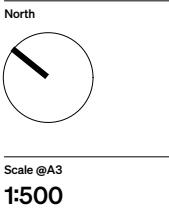
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02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55



Drawing title		
AREA CALCULATIONS		
Drawn	Checked	Approved
AV	EO	SRH
Client		
FORMA PROJECTS PTY LTD		

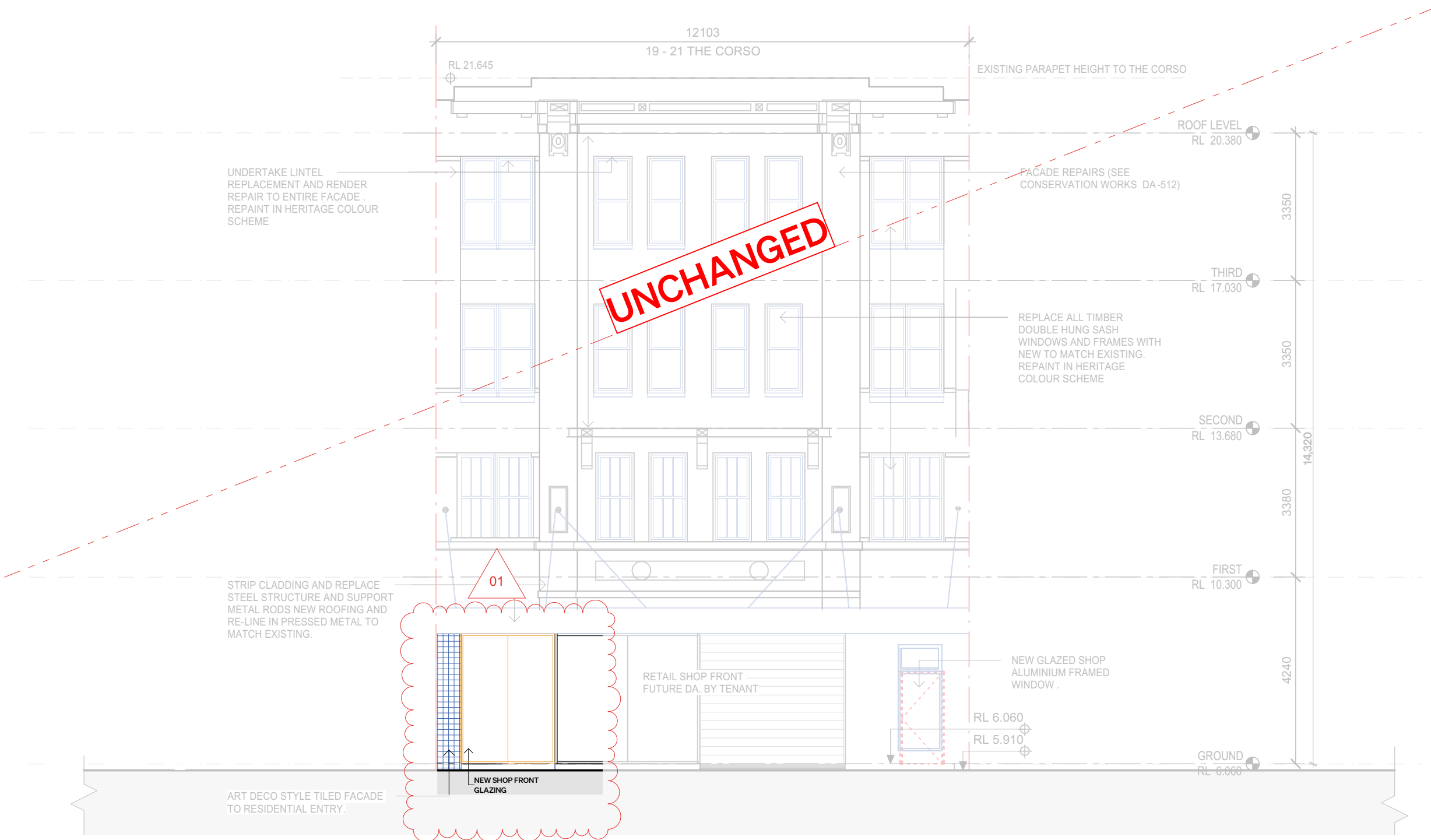
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NOT FOR CONSTRUCTION

Project No.
24070

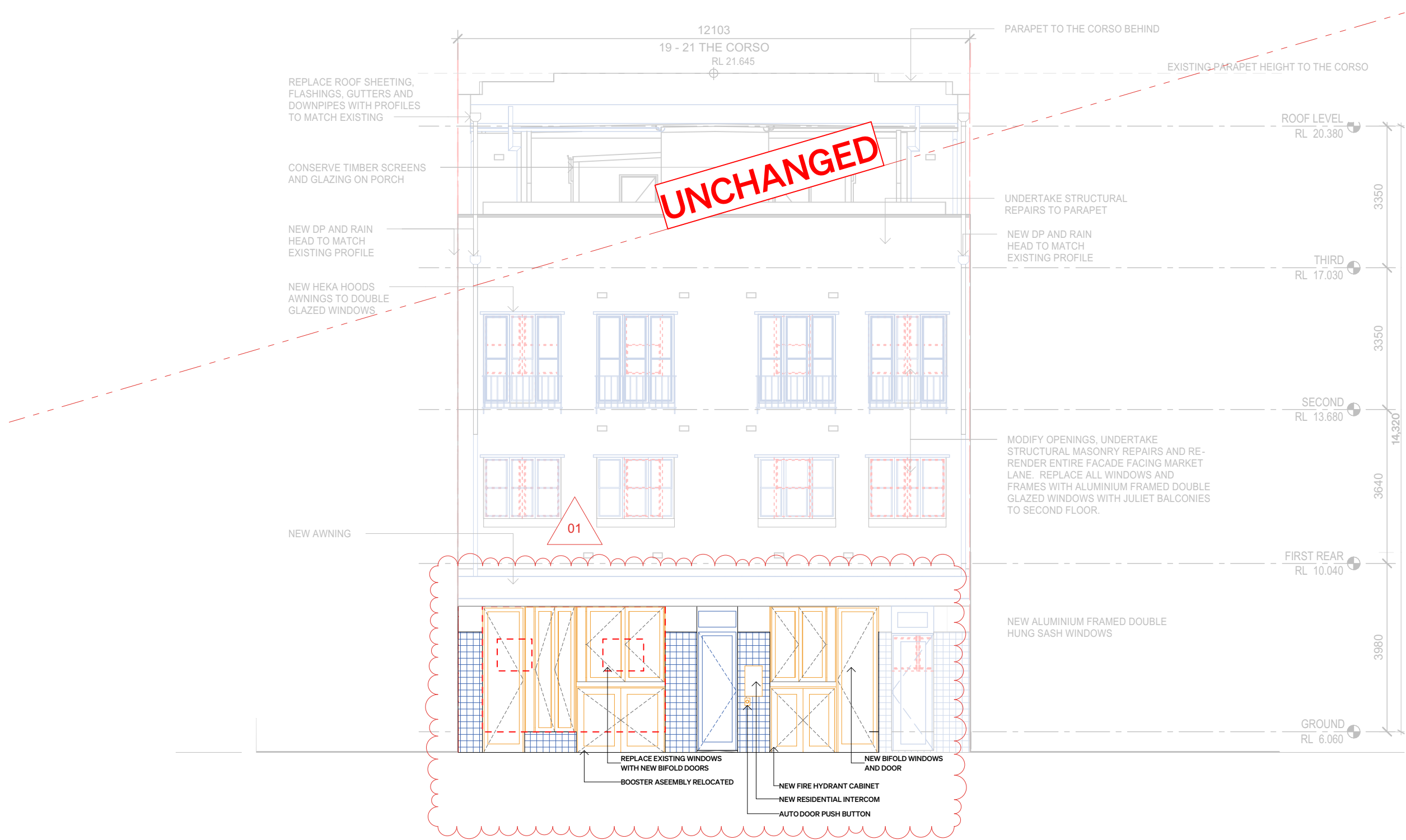
Drawing No.
S4.55-140

Revision
02

**01 - NEW SHOP FRONT GLAZING WITH
DECO STYLE TILE FINISH ON WALL TO
MATCH APPROVED DA 2020/1711 TO
FUTURE DA BY TENANT**



01 - NEW DOORS & FIRE
HYDRANT CABINET. BOOSTER
ASSEMBLY RELOCATION



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Rev	Date	Description
01	8/01/2025	ISSUE FOR SECTION 4.55
02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

Scale @A3
1:100

Drawing title
MARKET LANE ELEVATION

Drawn	Checked	Approved
AV	EO	SRH

Client
**FORMA PROJECTS
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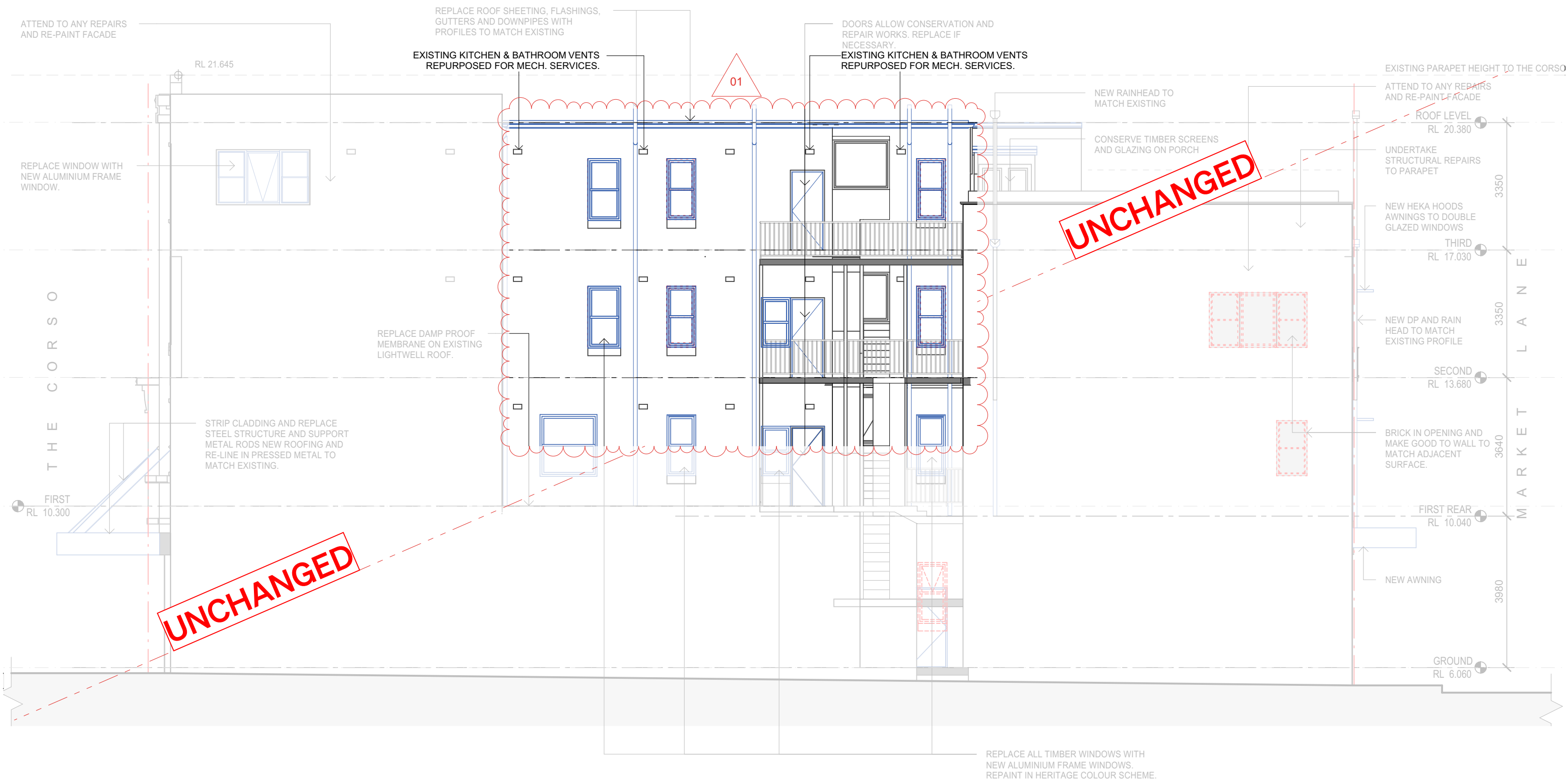
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Project No.
24070

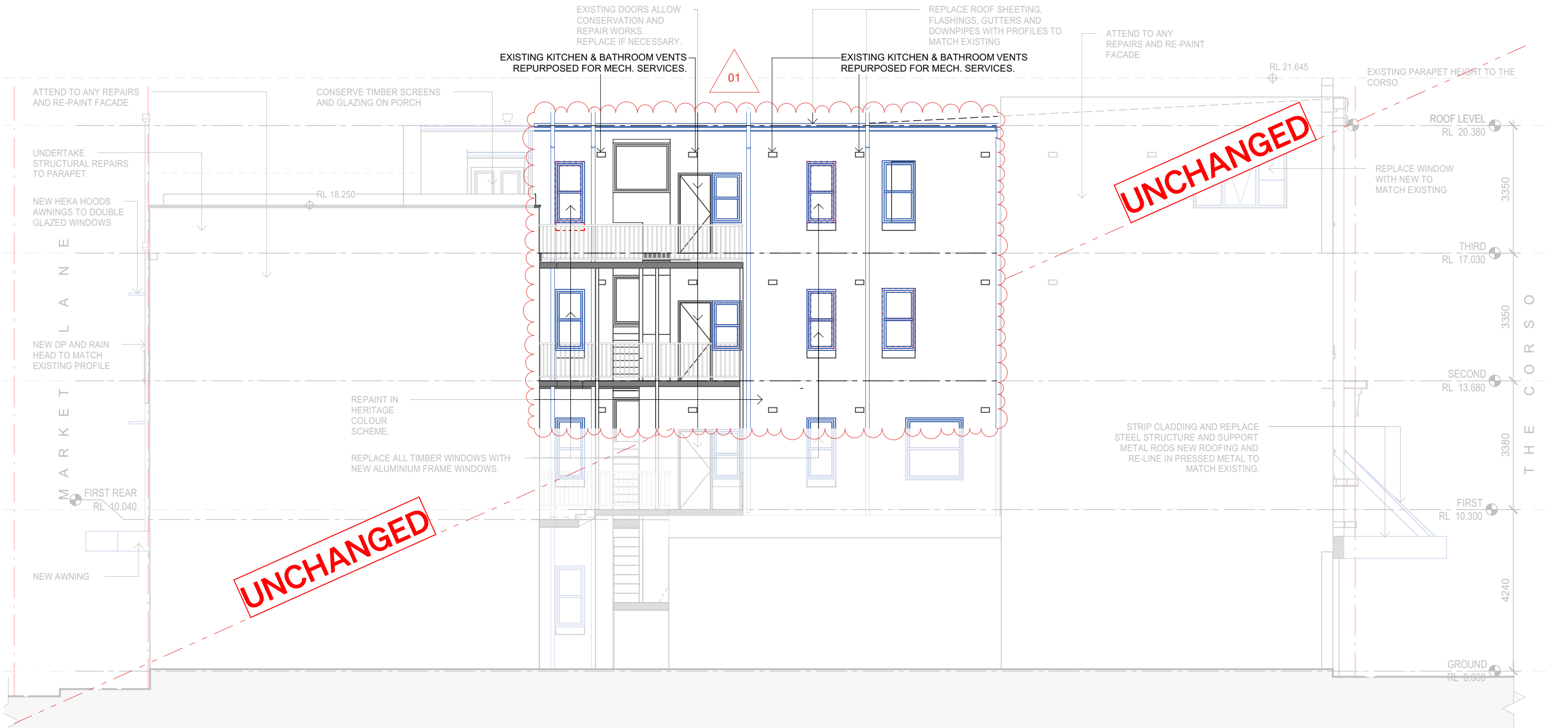
Drawing No.
S4.55-201

Revision
02

01 - RE-PURPOSE OF EXISTING VENT
TILES FOR MECH EXHAUST.



01 - RE-PURPOSE OF EXISTING VENT
TILES FOR MECH EXHAUST.



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02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

Scale @A3
1:100

Drawing title
WEST ELEVATION

Drawn	Checked	Approved
AV	EO	SRH

Client
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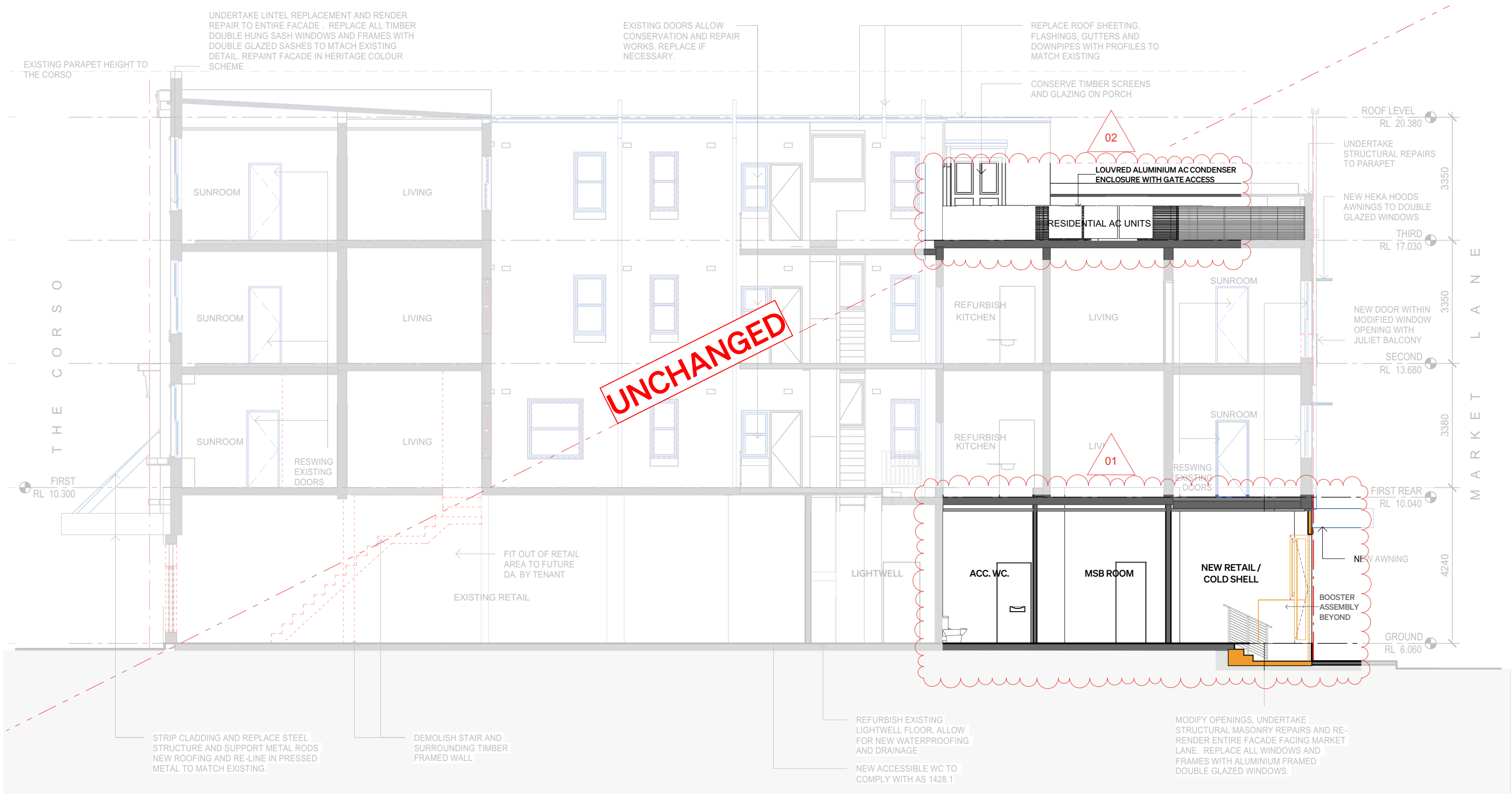
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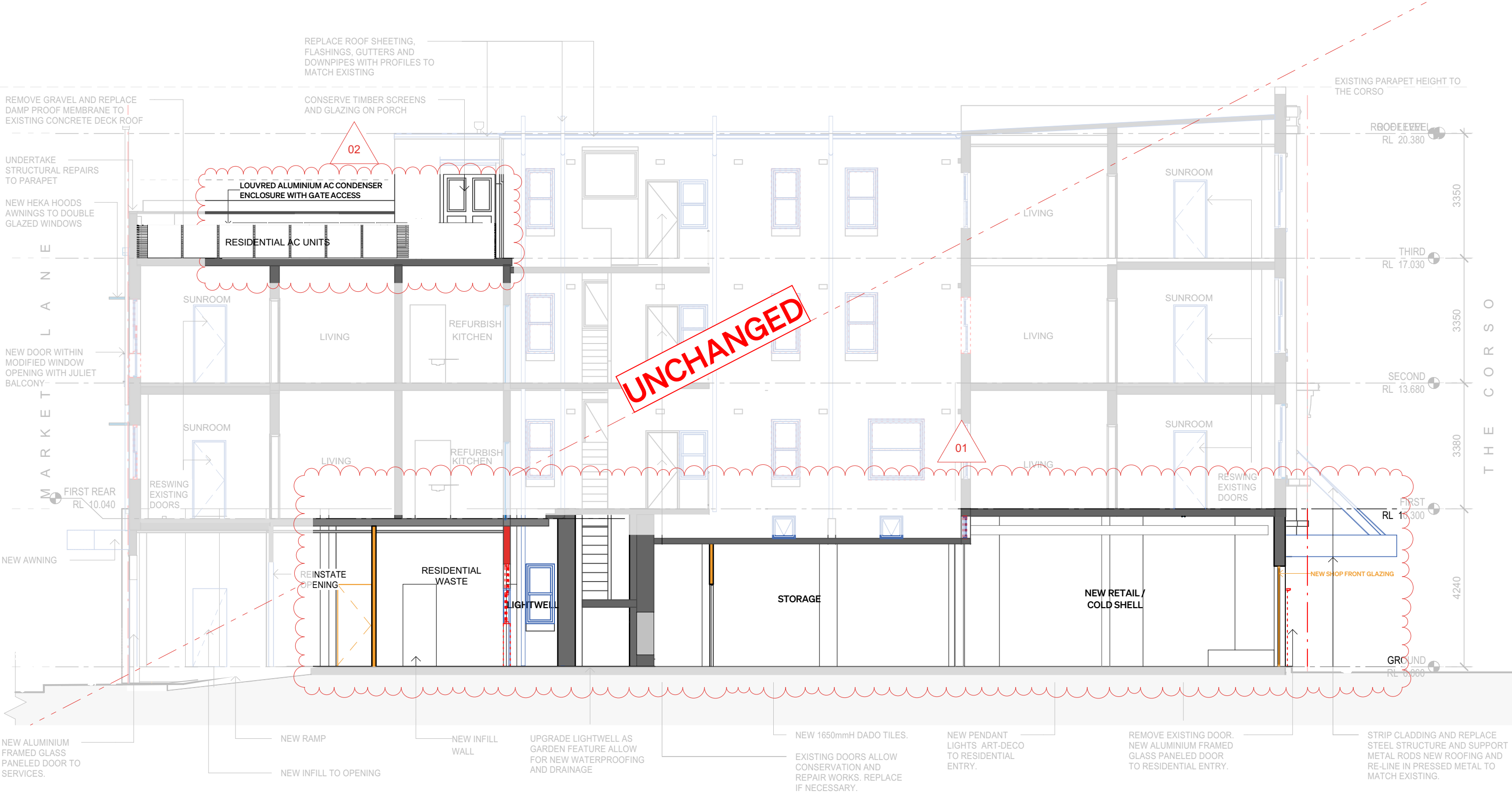
Drawing No.
S4.55-203

Revision
02

01 - NEW USE TO EXISTING ROOMS
02 - AC UNITS RELOCATED



01 - NEW USE TO EXISTING ROOMS
& NEW SHOP FRONT GLAZING
02 - AC UNITS RELOCATED



S

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02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

Scale @A3
1:100

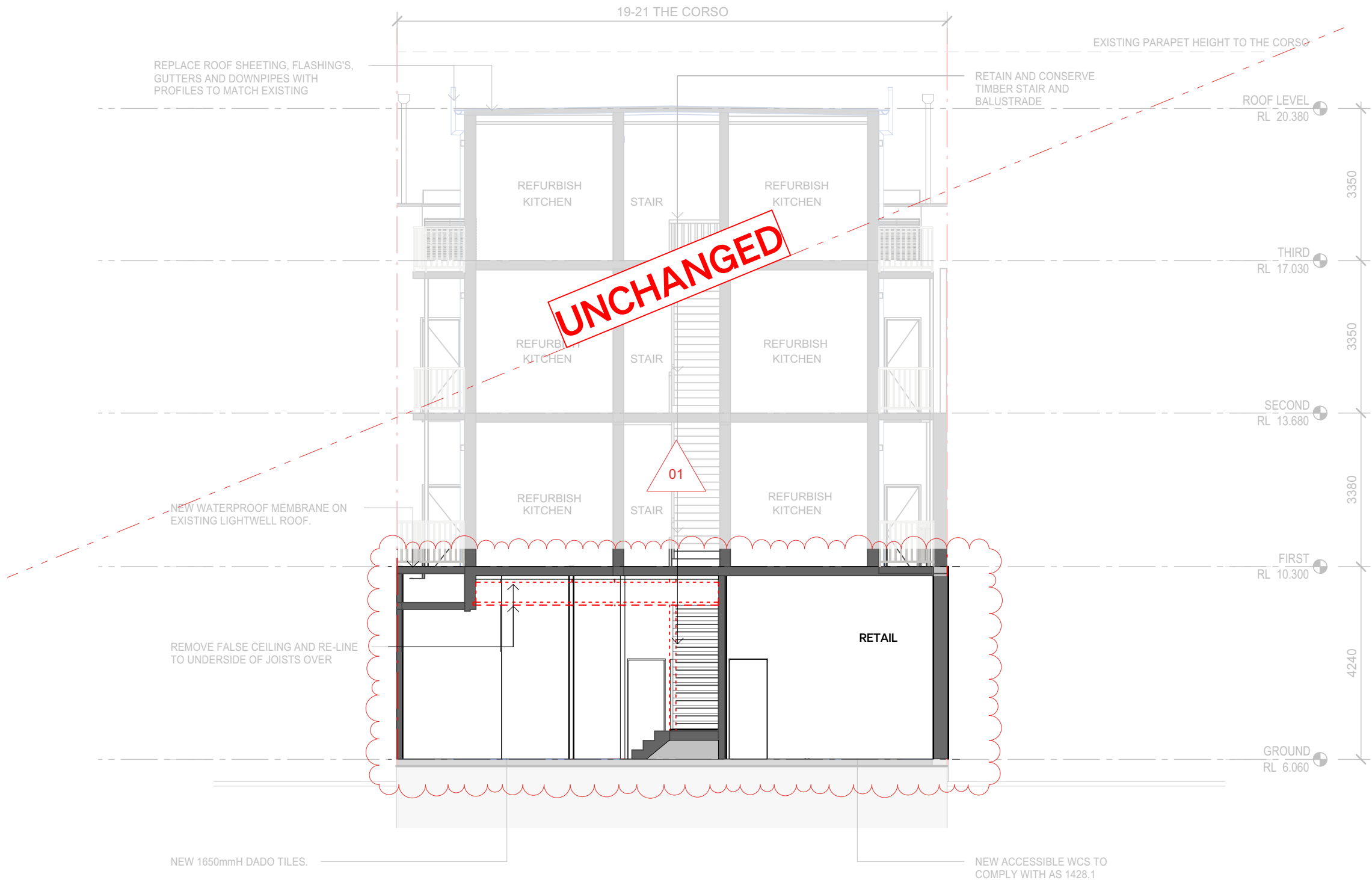
Drawing title		
SECTION B		
Drawn	Checked	Approved
AV	EO	SRH
Client		
FORMA PROJECTS PTY LTD		

PRELIMINARY
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Project No.
24070

Drawing No.
S4.55-301

Revision
02



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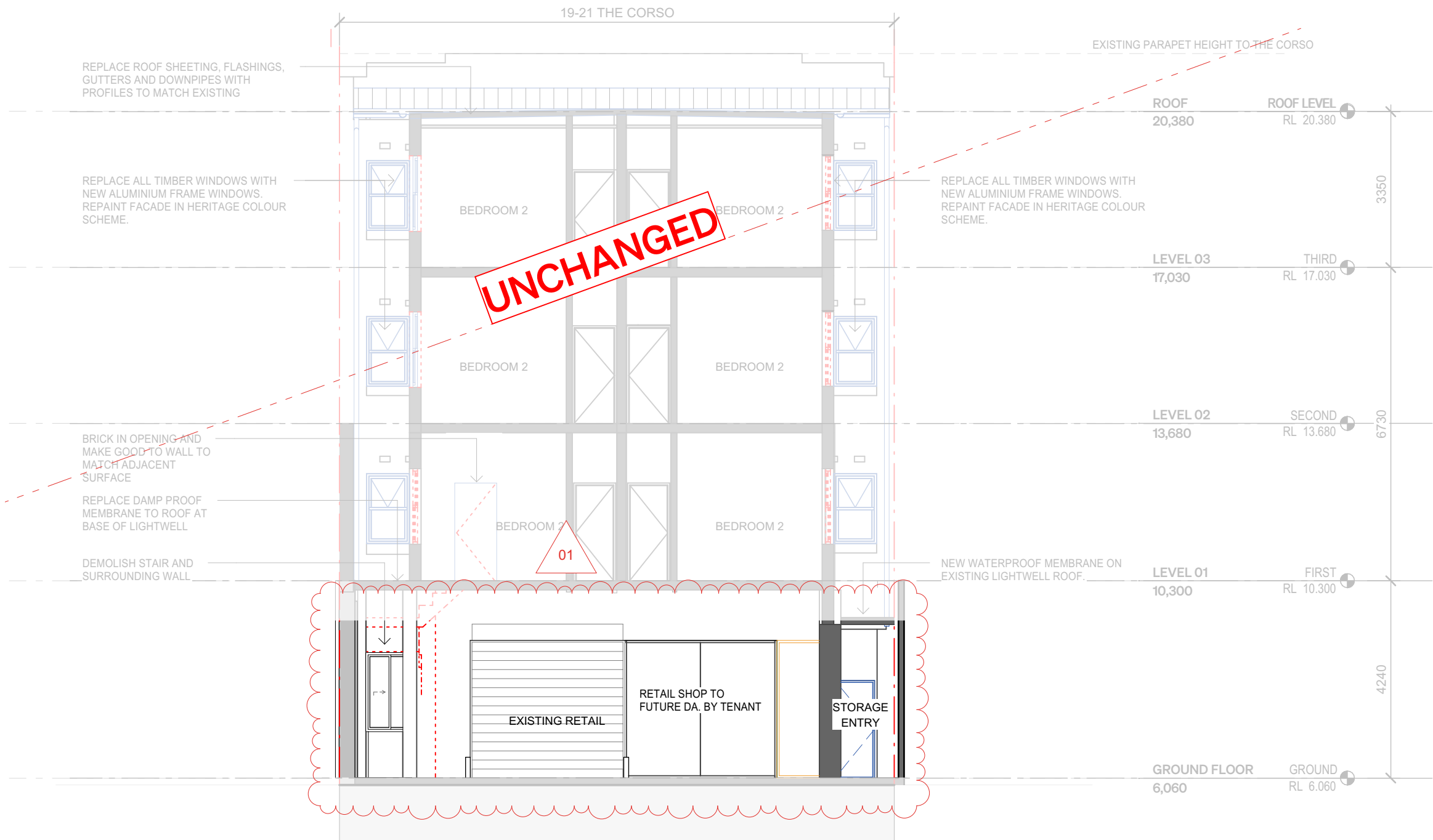
Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

Scale @A3
1:100

Drawing title		
SECTION C		
Drawn	Checked	Approved
AV	EO	SRH
Client		
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PRELIMINARY NOT FOR CONSTRUCTION	
Project No.	24070
Drawing No.	S4.55-304
Revision	02



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02	16/07/2025	ISSUE FOR SECTION 4.55

Project:
19-21 THE CORSO, MANLY

Stage:
S4.55

Scale @A3
1:100

Drawing title		
SECTION D		
Drawn	Checked	Approved
AV	EO	SRH
Client		
FORMA PROJECTS PTY LTD		

PRELIMINARY NOT FOR CONSTRUCTION	
Project No.	24070
Drawing No.	S4.55-305
Revision	02