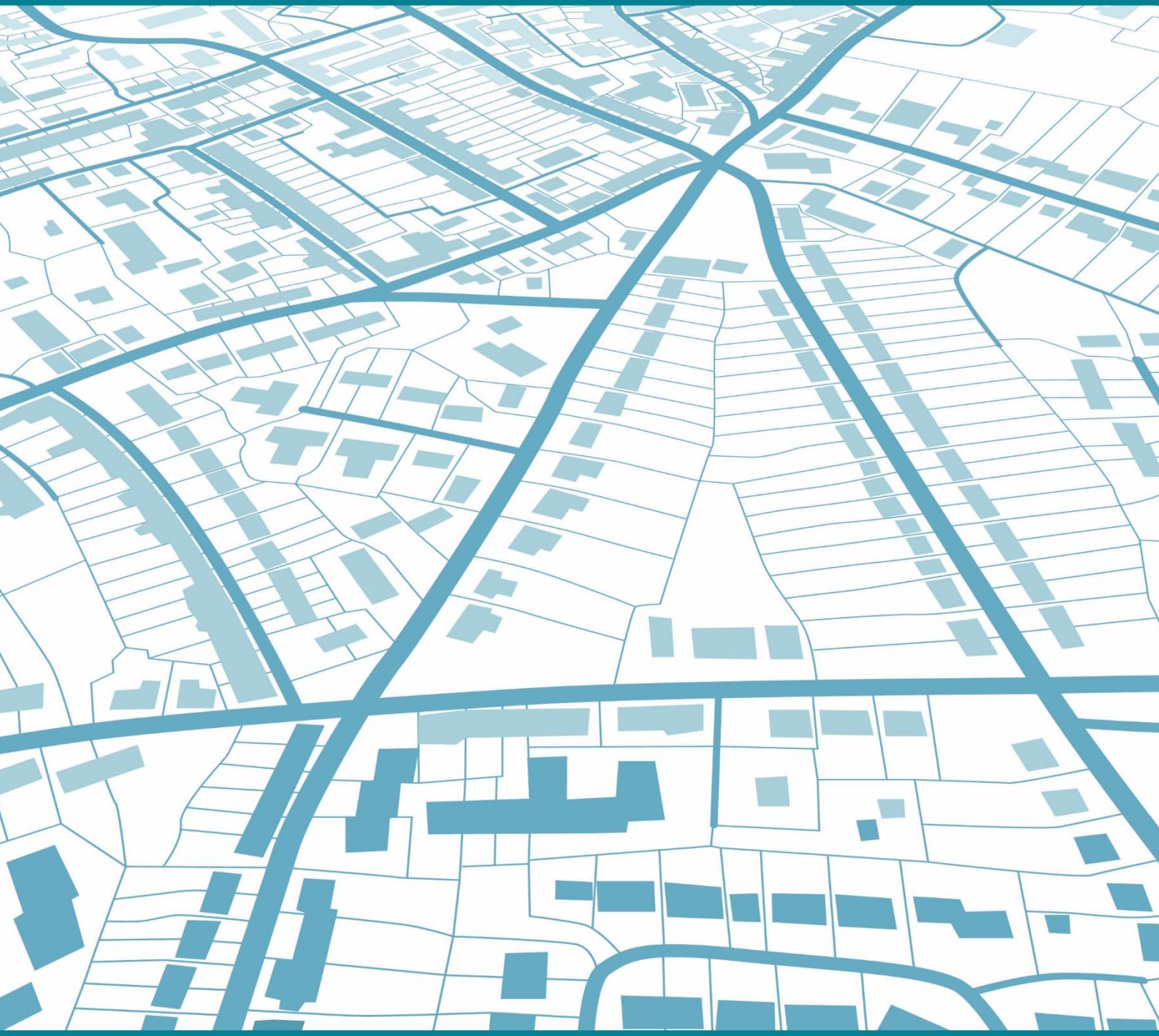
ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994

Suite 502, Level 5, 282 Victoria Avenue
Chatswood NSW 2067
T (02) 9411 5660 | F (02) 9904 6622
E info@ttpa.com.au | ttpa.com.au



Aspiring Properties Pty Ltd

Proposed Mixed Use Development "The Emporium"

6 The Corso & 46-50 East Esplanade, Manly

Traffic and Parking Assessment

Ref: 19185
Date: September 2019
Issue: B

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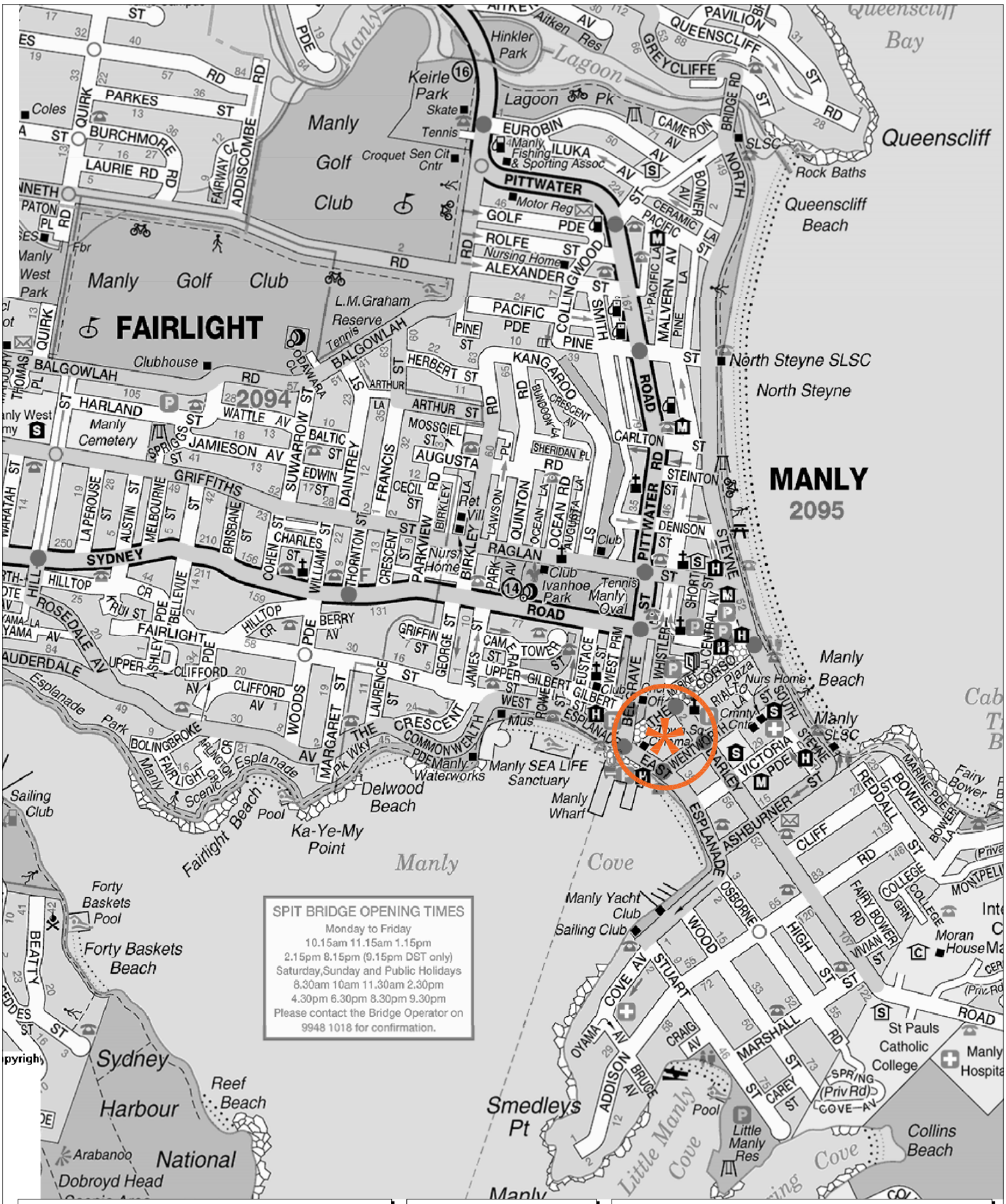
1.0 Introduction

This report has been prepared to accompany a Development Application to Northern Beaches Council for the proposed mixed-use development incorporating a mixed-use retail and commercial development as an extension of its existing campus on a consolidated site with frontages to The Corso and East Esplanade at Manly (Figure 1). The proposed development scheme comprises:

- Ground level, Levels 1 & 2: 3,828m^2 retail/commercial tenancies
- Levels 3 & 4: 786m^2 ICMS campus

The purpose of this report is to:

* describe the site, its context and the proposed development
* describe the existing road network and traffic conditions in the area
* assess the proposed parking and servicing circumstances
* assess the potential traffic implications



LOCATION

FIG 1

2.0 Proposed Development

2.1 Site, Context, and Existing Circumstances

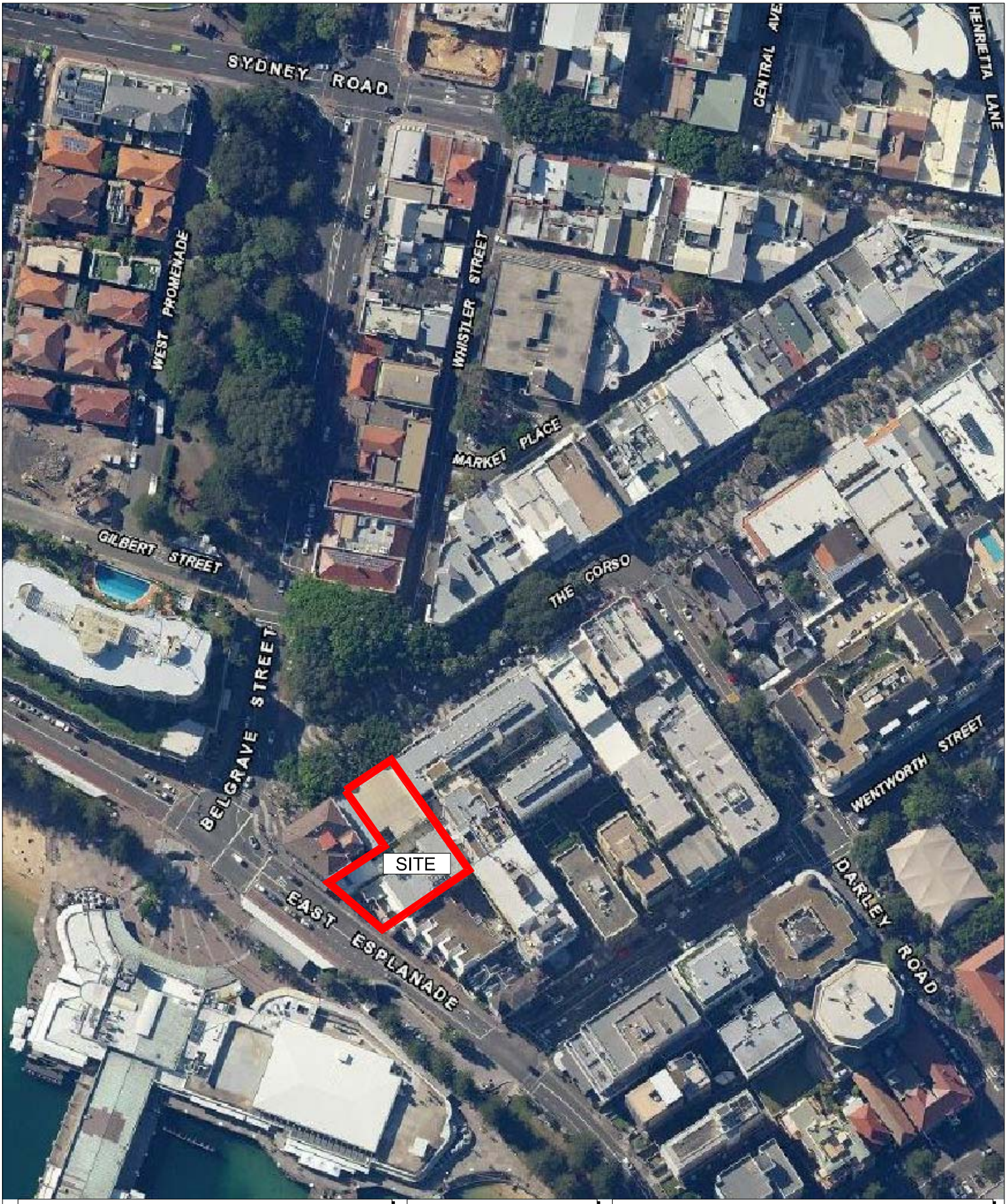
The site (Figure 2) is a consolidation of 4 lots (Lot 1 of DP 971762, Lot 1 of DP 80202 and Lot 10 of DP 1207797) occupying an irregular shape with a total area of 684m². The site has frontages of some 27 metres to East Esplanade and is located within the Manly commercial centre. The surrounding uses comprise:

- the Coles supermarket development with upper-level apartments which adjoins to the east
- a mixed-use development which adjoins to the south
- the older style mixed-use buildings which adjoin to the west
- the Manly Council building with adjoining Police Station and Court House to the north
- the mixed retail, restaurant and entertainment uses along The Corso and various schools and colleges

The existing buildings on the site comprise:

Use	6 The Corso & 50 East Esplanade	46 & 48 East Esplanade	Total
Retail	544m^2		544m^2
Café/Restaurant/Bar	139m^2	368m^2	507m^2
Gym	465m^2	104m^2	569m^2
Commercial	465m^2	686m^2	1,151m^2
Subtotal	***1,613m^2***	***1,158m^2***	***2,771m^2***
ICMS Campus	-	764m^2	764m^2
Residential Flat	132m^2	-	132m^2

There is no existing vehicle access, parking, or loading dock on the site. However, there is excellent access to public transport services as the site is located immediately


SYDNEY ROAD
CENTRAL AVE
HENRIETTA LANE
WEST PROMENADE
WHISTLER STREET
MARKET PLACE
GILBERT STREET
THE CORSO
BELGRAVE STREET
WENTWORTH STREET
SITE
EAST ESPLANADE
DARLEY ROAD

N

SITE

FIG 2

adjacent to the Manly Ferry Wharf and Bus Interchange.

2.2 Approved S96 Development

Consent (S96 46/2012 (part 2-modification) was granted to a mixed-use development scheme (for the 6 The Corso & 50 East Esplanade site) to demolish the existing buildings (retaining the historical facade) and excavate a portion of the site fronting The Corso to provide a basement level.

A new building (with a total of 6 above-ground levels) was to be constructed over the entire site however there is no ability to provide vehicle access or parking due to the frontage constraints and absence of any laneway access.

The approved building comprised:

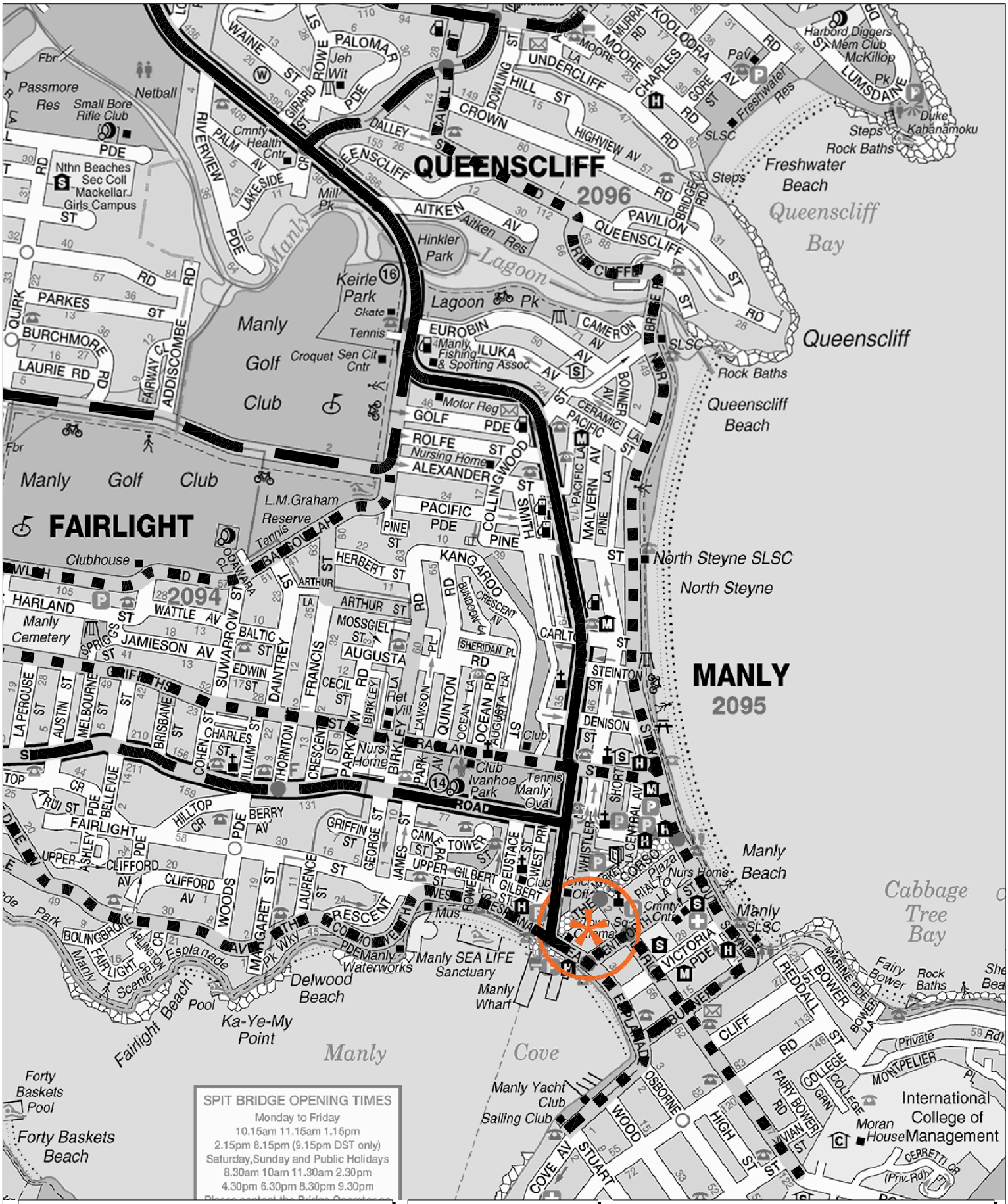
- 595m^2 basement retail, ground-level retail, café and campus entry
- 2,095m^2 ICMS campus on Levels 1 through 5

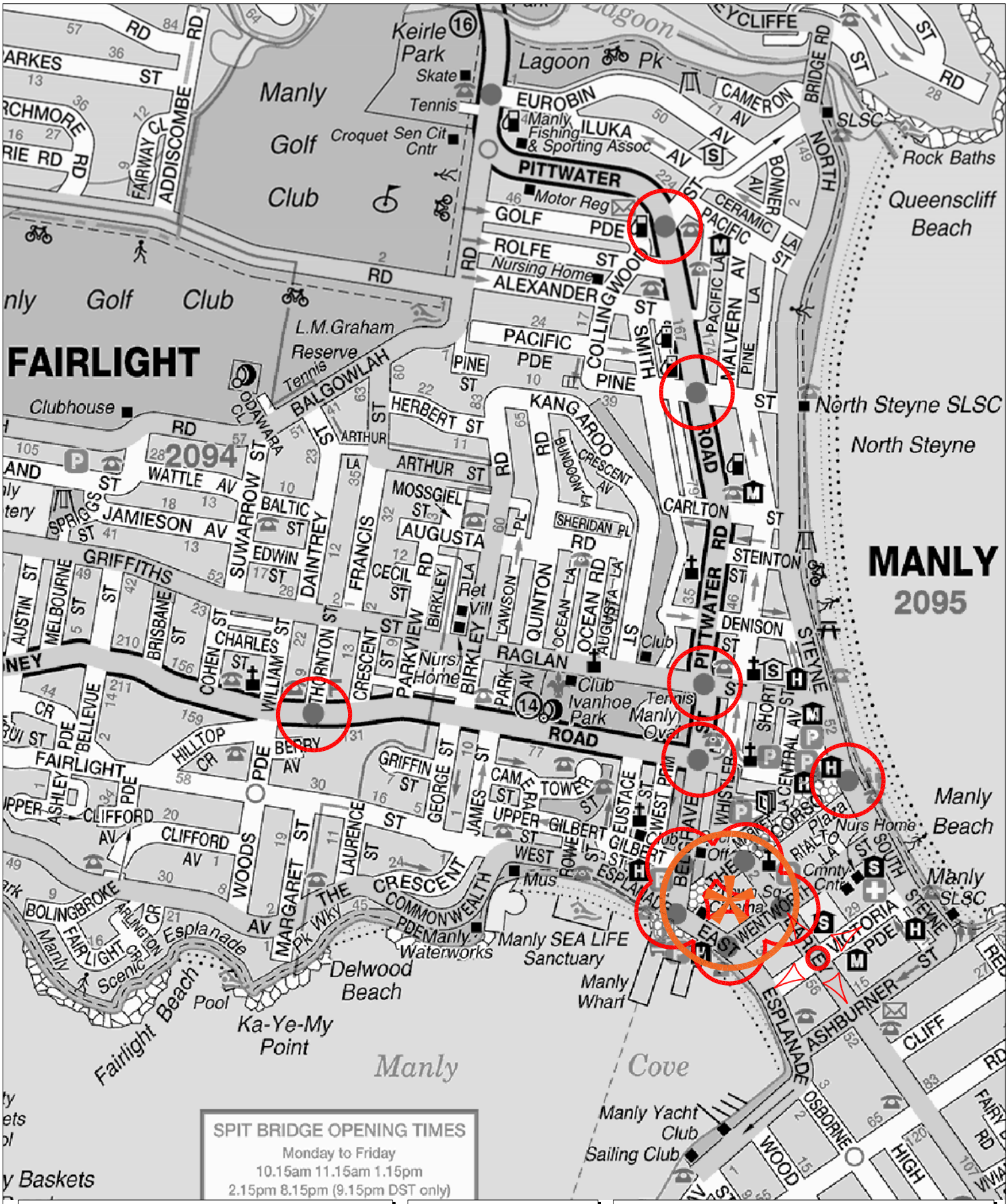
The ICMS reception and administration office were to be located on Level 1 with classrooms, staffrooms, study areas and amenities located on all the upper levels connected by lifts and stairs in the ground level foyer. It was envisaged that there would be a maximum of 360 students and 16 staff with the students being predominantly from overseas.

Details of the approved development are provided on the plans prepared by Wolski Coppin Architecture, which are reproduced in part in Appendix A.

2.3 Proposed Development

It is proposed to demolish the existing buildings on the site while retaining the existing historical façade elements and undertake minor earthworks to provide a level building platform and lift wells. A new 4-level building will be constructed over the site with a ground-level arcade connecting between The Corso and East Esplanade.


QUEENSCLIFF
2096
FAIRLIGHT
2094
MANLY
2095
Manly Golf Club
Manly Golf Club
Keirle Park
Hinkler Park
Lagoon
Lagoon Pk
Aitken Res
Manly Cemetery
Nthn Beaches Sec Coll Mackellar Girls Campus
Cmnty Health Cntr
Croquet Sen Cit Cntr
Manly Fishing & Sporting Assoc
Nursing Home
Clubhouse
L.M.Graham Reserve
Tennis
Club Ivanhoe
Park
Tennis
Manly Oval
Nurs Home
Manly Waterworks
Manly SEA LIFE Sanctuary
Manly Wharf
Delwood Beach
Fairlight Beach
Ka-Ye-My Point
Manly Cove
Manly Yacht Club
Sailing Club
Forty Baskets Pool
Forty Baskets Beach
Freshwater Beach
Queenscliff Bay
Queenscliff Rock Baths
Queenscliff Beach
North Steyne SLSC
North Steyne
Manly Beach
Manly SLSC
Cabbage Tree Bay
Fairy Bower Rock Baths
International College of Management
Moran House
Harbord Diggers Mem Club
McKillop Pk
Duke Kahanamoku Steps
Rock Baths
Steps
SLSC
Freshwater Res
Netball
Small Bore Rifle Club
Passmore Res
Jeh Wit
Skate
Tennis
Croquet
Motor Reg
Nursing Home
Clubhouse
Club
Nurs Home
Tennis
Oval
Ret Vill
Mus
Waterworks
Sanctuary
Wharf
Pool
Point
Cove
Yacht Club
Sailing Club
Pk Wky
Esplanade
Scenic
Arlington Cpk
Fbr
Mill Pk
Aitken Res
Lagoon Pk
Hinkler Park
Keirle Park
Skate
Tennis
Croquet Sen Cit Cntr
Motor Reg
Nursing Home
Clubhouse
L.M.Graham Reserve
Tennis
Club Ivanhoe


FAIRLIGHT
MANLY
2095
2094
Manly Golf Club
Keirle Park
Skate
Tennis
Croquet
Sen Cit Cntr
Lagoon Pk
EUROBIN
Manly Fishing & Sporting Assoc
ILUKA
CAMERON AV
BRIDGE RD
SLSC
Rock Baths
Queenscliff Beach
PITTWATER
Motor Reg
GOLF PDE
ROLFE ST
Nursing Home
ALEXANDER
CERAMIC
PACIFIC
NORTH
BONNER AV
COLLINGWOOD ST
SMITH ST
MALVERN AV
PINE ST
L.M.Graham Reserve
Tennis
Clubhouse
BALGOWLAH RD
HERBERT ST
ARTHUR ST
KANGAROO
BUNDOON LA
CRESCENT AV
SHERIDAN PL
CARLTON ST
North Steyne SLSC
North Steyne
WATTLE AV
JAMIESON AV
BALTIC ST
EDWIN ST
DAINTREY
SUWARROW ST
MOSSGIEL ST
AUGUSTA
FRANCIS
CECIL
BIRKLEY
QUINTON
OCEAN RD
OCEAN LA
AUGUSTA LA
LAWSON
STEINTON ST
DENISON ST
GRIFFITHS ST
MELBOURNE ST
BRISBANE ST
CHARLES ST
COHEN ST
WILLIAM ST
THORNTON ST
CRESCENT ST
PARKVIEW
RAGLAN
PARK AV
Nursing Home
Club Ivanhoe
Tennis
Manly Oval
ROAD
PITTWATER RD
STEYNE
SHORT ST
CENTRAL AV
BELLEVUE CR
HILLTOP CR
BERRY AV
FAIRLIGHT PDE
ASHLEY
UPPER CLIFFORD AV
CLIFFORD AV
WOODS
GRIFFIN ST
GEORGE ST
JAMES ST
CAMERON TOWER
UPPER GILBERT ST
WEST GILBERT ST
EUSTACE ST
WEST PROM
WHISTLER
LAURENCE ST
MARGARET ST
THE CRESCENT
COMMONWEALTH PDE
Manly Waterworks
Manly SEA LIFE Sanctuary
Manly Wharf
Manly Beach
Nurs Home
RIALTO LA
SOUTH STEYNE
Cmnty Cntr
Manly SLSC
VICTORIA PDE
ESPLANADE
ASHBURNER ST
CLIFF RD
OSBORNE
WOOD
HIGH
Manly Yacht Club
Sailing Club
BOLINGBROKE ARLINGTON CR
Esplanade
Manly Scenic
FAIRLIGHT CRES
Fairlight Beach
Pool
Ka-Ye-My Point
Delwood Beach
Manly Cove
SPIT BRIDGE OPENING TIMES
Monday to Friday
10.15am 11.15am 1.15pm
2.15pm 8.15pm (9.15pm DST only)
LEGEND
TRAFFIC SIGNAL CONTROL
ROUNDABOUT
N
TRAFFIC CONTROLS
FIG 4

The proposed development comprises:

	6 The Corso & 50 East Esplanade	46 & 48 East Esplanade	Total
Retail/Café/Restaurant/Bar/ Commercial/Gym	2,638m^2	1,190m^2	3,828m^2
ICMS Campus	-	786m^2	786m^2

The existing and proposed, as well as net change in new floor areas, are summarised in the following table:

	Existing	Proposed	Net Change
Retail/ Café/Restaurant/Bar/ Commercial/Gym	2,771m^2	3,828m^2	+1,057m^2
ICMS Campus	764m^2	786m^2	+22m^2
Residential Flat	132m^2	-	-132m^2

The proposed development would add 1,057m^2 GFA of retail/commercial floor area. The 2 residential flats will be removed as part of the development scheme.

There will be no vehicle access, parking, or loading dock provided.

Details of the proposal are provided on the architectural plans prepared by Wolski Coppin Architecture, which accompany the development application and are reproduced in part in Appendix B.

3.0 Road Network and Traffic Conditions

3.1 Road Network

The road network serving the site (Figure 3) comprises:

* Pittwater Road/State Road and Belgrave Street – a major/arterial route linking between Manly and Mona Vale

* Sydney Road – a State Road and sub-arterial road route linking between Manly and Balgowlah

* North Steyne/Raglan Street and Regional Road – a major and collector route connecting between Manly and Queenscliffe

* East Esplanade – a collector road route

The Corso is closed to vehicle movements except for the section between Whistler Street and Darley Road.

3.2 Traffic Controls

The existing traffic controls, which have been applied to the road system serving the site, (Figure 4) comprise:

* Traffic signals at the East Esplanade/Belgrave Street intersection which provide few major pedestrian accessing movements to/from the wharf area

* Traffic signals at the intersection of:

    - East Esplanade/Wentworth Street
    - Wentworth Street/Darley Street
    - The Corso/Darley Street

* The NO STOPPING restrictions on East Esplanade apart from the bus stop on the northern side

3.3 Traffic Conditions

Observations of the traffic activity along The Corso at the site frontage indicated relatively free-flowing conditions even during the morning and afternoon peak periods, being largely limited to local access movements.

The traffic conditions at the intersections of Belgrave Street/West Esplanade/East Esplanade and East Esplanade/Wentworth Street during the morning and afternoon peak hours reveal some queuing occurs at times as a consequence of the collector traffic flows along West Esplanade/East Esplanade.

3.4 Transport Services

Public transport services in the vicinity of the site (Appendix C) include the bus and ferry services. The site is approximately 90 metres from Manly Wharf, which is situated to the south of the site. There are no rail services in the locality. The site is advantageously located to benefit from bus services with several bus stops located within 200-metre walking distance. These stops are serviced by the following routes:

* Route 131 North Balgowlah-Manly Loop
* Route 132 Manly to Warringah Mall
* Route 135 Warringah Mall to North Head
* Route 136 Manly to Chatswood
* Route 139 Manly to Warringah Mall
* Route 140 Manly- Wharf to Epping station
* Route 142 Manly to skyline shops
* Route 143 Chatswood to Manly
* Route 144 Chatswood/RNSH to Manly
* Route 155 Manly to Bayview Village
* Route 156 Manly to McCarrs Creek
* Route 171 Manly to City

* Route E36 PrePay- Manly- Pitt and Playfair
* Route E41 PrePay- Manly- North Balgowlah
* Route E50 Milsons Point to Manly Route
* E70 PrePay- City to Manly
* Sydney Ferries
* Manly Fast Ferry

These frequent high capacity services provide connections to the City, the rail network, other bus services and the surrounding residential areas. It is apparent that the site is conveniently located to take advantage of those frequent high capacity transport services.

4.0 Parking

A guide to the provision of parking for the retail and commercial components is provided by Council's DCP for Business Zone (Manly Town Centre) as indicated below:

Retail/Commercial @ 1 space per 40m^2

Application of the DCP criteria to the proposed net increase of 1,057m^2 GFA of retail/commercial floor area would indicate the following:

Retail 1,057m^2 @ 1 per 40m^2 27 spaces

The site is centrally located within the Manly Town Centre, and therefore has excellent access to public transport facilities. The site is located approximately 200 metres from Manly Wharf and numerous bus services operate in the vicinity of the site. In addition, a taxi rank is seen in Belgrave Street to the north-west of the site. Therefore, suitable public transport options are always available for tenants/ visitors/ students/ staff.

In addition, Council operates four Manly paid parking stations (421 spaces) within 400m of the site:

* 5A Market Lane: 102 spaces
* 25 Wentworth Street: 192 car spaces
* 9-15 Central Avenue: 56 spaces
* Central Avenue: 71 spaces

Additional public parking stations (200+ spaces) are also available at Manly Wharf Carpark and Grande Esplanade.

Council's DCP makes provision for a reduction in on-site car parking where:

- the dimensions or topography of the site would physically prevent the provision of some or all of the required spaces

- the required access interferes with the continuity of retail frontage or interrupts the frontage of the property in other ways such that there would be a conflict with any other provisions of this DCP, in particular, the townscape objectives

- the movement of vehicles to and from the site would cause unacceptable conflict with pedestrian movements, special servicing arrangements for pedestrianised areas or contribute to congestion at key intersections.

This clause, therefore, precludes access from the pedestrianized frontages of The Corso and East Esplanade would be antithetic to pedestrian movements and townscape on the East Esplanade frontage (there is no existing vehicle access for the site).

In summary, it is apparent that the no on-site parking provision will be appropriate to the proposed development circumstances and this will be consistent with Council's policy to discourage reliance on private motor vehicle use. Such arrangement is also consistent with the 2012 S96 Consent where no parking provision, loading facilities, or bicycle storage is proposed.

5.0 Traffic

The proposed use of the site will represent a very minor traffic generation circumstance, particularly as there will be no parking provision on the site. There will be some minor generation consequential to set-down/pick-up, taxi and service vehicle movements, etc. however these are not likely to present any greater activity than that of the existing uses.

Pedestrian movements along and across East Esplanade (i.e. to/from ferry and bus services) will be adequately and safely accommodated by the existing traffic signals at the East Esplanade and Belgrave Street intersection.

Proposed New Loading Zones



6.0 Servicing

The proposed development will only have relatively minor requirements for service/delivery vehicles and will operate in a similar manner to the existing uses. These vehicles (deliveries, courier activity, maintenance, etc.) will be reliant on the available on-street loading zone and restricted kerbside parking spaces along The Corso, Darley Road and Wentworth Street in the vicinity of the site.

In addition to the existing loading zones, Council is currently reviewing the introduction of new on-street loading zones to service the future ground-level retail tenancies on East Esplanade and the Corso. The proposed loading zones are shown in figure overleaf.

Consistent with the current arrangement, refuse collection will continue to occur on-street along the site's kerb frontage on East Esplanade, by a private waste contractor who collects and returns the bins to the waste room, ensuring the bins will not be left on the kerbside.

7.0 Conclusion

The Manly Centre has experienced significant redevelopment attention spurred by the convenient proximity to the beach, public transport services, education, entertainment and employment opportunities.

The proposed development will provide for retail/commercial activities, which are consistent with the development in the area. The assessment of the potential traffic, transport and parking implications of the development scheme has concluded that:

* there will not be any unsatisfactory traffic implications

* there will be minimal traffic impact on surrounding streets or amenity of surrounding residents

* the site is located in close proximity to high-frequency public transport services which link to the Metropolitan transport system

* absence of parking provision will be in accordance with Council's strategy to minimise the reliance on private motor vehicle transport and not interfere with pedestrians or the townscape

* the existing servicing arrangement will remain suitable and adequate

Appendix A

Approved S96 Architectural Plans

S96 SUBMISSION

THE CORSO

DD

AA

18.440

NO. 4
THE CORSO

NO. 2
MULTI STOREY BUILDING

EAST ESPLANADE

BB

EE

CC

23.205
56° 31' 10"

6.795
90° 48' 50"

39.685
236° 23' 10"

SEWER

46 - 48 EAST ESPLANADE

PLANT & SERVICE
A: 31.66 m2

sw pump out pit

DISABLE

MALE

FEMALE
A: 22.44 m2

RETAIL 02
A: 27.91 m2

EMPORIUM

RETAIL 01
A: 23.01 m2

ESCALATOR

RETAIL 03
A: 22.65 m2

SEWER ACCESS PASSAGE

1,500

1,500

LIFT

RETAIL 04
A: 22.91 m2

FOYER
1,500

FALSE BOTTOM

22.805

23.185

RETAIL 05
A: 31.44 m2

GARBAGE/
MAINT.
A: 32.27 m2

SEWER

SEWER DIVERSION
ACCESS PASSAGE

6.325

SEWER

8 - 28 THE CORSO

LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

WALLS DELETED

BASEMENT
1:100

S96 SUBMISSION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
16/11/12	S96	-LIFT RE-ORIENTATED						
20/02/13	A	-CHANGES CLOUDED						
		-REDUCED AREAS REMOVED						

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NSW ARB No. 5297

PROJECT TITLE:
Mixed Use Development

PROJECT ADDRESS:
6 The Corso and 50 East Esplanade, Manly

CLIENT:
ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:
BASEMENT PLAN

PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
21107	S96 02	A	TN

SCALE:	SCALE BAR:	PLOT DATE:
1:100@A1	0 1 2 3 4 5	27/02/2013

teamwork://BIMSERVER/21107_6 Corso & 50 East Esplanade,Manly_Section 96

S96 SUBMISSION

S96 SUBMISSION

THE CORSO

TREE 0.900Ø, 12H, 15S

TREE 0.600Ø, 12H, 15S

PAVING

LINE OF AWNING OVER

AWNING

DD

AA

55° 24' 00"
18.440

Fire Booster valves

disch. control pit

ICMS FOYER

5.000

STAIR 1

NO. 4
THE CORSO

ESCALATORS

8 - 28 THE CORSO
COLES
RL 5.16

WALLS DELETED

NO. 2
MULTI STOREY BUILDING

1
D.P. 449830

S.P. 12435

RETAIL
A: 340.72 m2

5.000

STORE
A: 7.25 m2

LIFT

FOYER

5.000

EAST ESPLANADE

BB

EXISTING WALLS TO REMAIN

disch. control pit

LINE OF WALL OVER

23.205
66° 31' 10"
5.080

22.835
325° 24' 40"

23.185

56° 18' 00"
0.065

6.925

STAIR

CAFE

COFFEE SHOP
A: 122.40 m2

4.900

GRADE
1:20

NEW AWNING OVER

ENTRY

EE

WC
A: 2.79 m2

DISABLE TOILET
A: 6.07 m2

DISABLE TOILET

CC

EXIST. RL 4.85

EXISTING WALLS TO REMAIN

236° 23' 10"
39.685

EXIST. RL 5.55

EXISTING RAMP

EXIST. RL 5.75

AA

EXIST. RL 4.90

GROUND
RL 5.90

5.000

ADJOINING LIFT

NO. 46 - 48 EAST ESPLANADE
RL 5.54

D.P. 441575

GROUND
RL 5.85

BDY. 6.826

GROUND
1:100

S96 SUBMISSION

LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-COFFE SHOP DOOR MOVED TO STREET
		-LIFT RE-ORIENTATED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED

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PROJECT TITLE: **Mixed Use Development**

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE: **GROUND FLOOR PLAN**

PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
21107	S96 03	A	TN

SCALE: 1:100@A1

SCALE BAR: 0 1 2 3 4 5

PLOT DATE: 27/02/2013

S96 SUBMISSION



LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

WALLS DELETED

FIRST FLOOR
1:100

S96 SUBMISSION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-SPLIT LEVEL STAIRS INTRODUCED
		-LIFT RE-ORIENTATED
		-INTERNAL LAYOUT AMENDED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED

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PROJECT TITLE: **Mixed Use Development**

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE: **FIRST FLOOR PLAN**

PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
21107	S96 04	A	TN

SCALE:	SCALE BAR:	PLOT DATE:
1:100@A1	0 1 2 3 4 5	27/02/2013

teamwork://BIMSERVER/21107_6 Coreo & 50 East Eplanade.Manly_Section 06

S96 SUBMISSION



LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

SECOND FLOOR
1:100

S96 SUBMISSION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-SPLIT LEVEL STAIRS INTRODUCED
		-LIFT RE-ORIENTATED
		-INTERNAL LAYOUT AMENDED
		-BAY WINDOWS REMOVED
		-BALCONY TILING ADDED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED

ARCHITECT:
WOLSKI . COPPIN
A R C H I T E C T U R E
LEVEL 3, 115 MILITARY ROAD NEUTRAL BAY NSW 2089
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE: **Mixed Use Development**

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE: **SECOND FLOOR PLAN**

PROJECT No:	DRAWING No:	REVISION:
21107	S96 05	A

SCALE: 1:100@A1

SCALE BAR: 0 1 2 3 4 5

PLOT DATE: 27/02/2013

NORTH POINT: TN

teamwork://BIMSERVER/21107_6 Corso & 50 East Eplanade,Manly_Section 96

S96 SUBMISSION

THE CORSO

DD

AA

EXISTING PARAPET TO BE RETAINED AND REFURBISHED

55° 24' 00"
18.440

ROOF OVER

BALCONY
15.900

BALCONY
RL 16.98

NO. 4
THE CORSO
(ROOF)

STUDENT RESOURCE CENTRE
A: 169.54 m2

NO. 2
MULTI STOREY BUILDING

8 - 28 THE CORSO

STAIR 1

FD

SFD

LIFT

FOYER
16.000

LIFT

CLASSROOM 01
A: 39.98 m2

CLASSROOM 02
A: 49.59 m2

23.205
329° 24' 00"

23.205
56° 31' 10"

61.785
30° 48' 50"

STUDENT RESOURCE CENTRE
A: 72.08 m2

14.740

LOCKERS

A: 4.69 m2
DISABLE

FEMALE

MALE

6.325

236° 23' 10"

39.685

EXTENT OF ORIGINAL DA SUBMISSION

EAST ESPLANADE

BB

EE

CC

46 - 48 EAST ESPLANADE
RL 15.45

RL 17.08

LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

WALLS DELETED

THIRD FLOOR
1:100

S96 SUBMISSION

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-SPLIT LEVEL STAIRS INTRODUCED
		-LIFT RE-ORIENTATED
		-INTERNAL LAYOUT AMENDED
		-BAY WINDOWS REMOVED
		-BALCONY TILING ADDED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED

ARCHITECT:
WOLSKI . COPPIN
A R C H I T E C T U R E
LEVEL 3, 115 MILITARY ROAD NEUTRAL BAY NSW 2089
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE: **Mixed Use Development**

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE: **THIRD FLOOR PLAN**

PROJECT No: **21107**

DRAWING No: **S96 06**

REVISION: **A**

SCALE: 1:100@A1

SCALE BAR: 0 1 2 3 4 5

PLOT DATE: 27/02/2013

NORTH POINT: TN

teamwork://BIMSERVER/21107_6 Corso & 50 East Esplanade,Manly_Section 06

S96 SUBMISSION

THE CORSO

THE CORSO

DD

AA

BB

CC

EE

EAST ESPLANADE

55° 24' 00"
18.440

PARAPET ABT. 17.8

6,000

BALCONY
19,400

NTR

PLANT

19,500

LINE OF ROOF OVER

CLASSROOM 01
A: 103.11 m2

19,500

STAIR 1

OPERABLE WALL

FD

LIFT

FOYER
19,500

1550x
1550

CLASSROOM 02
A: 106.05 m2

23.185

LIFT

17,880

6,525

3500

LOCKERS

A. 4.69 m2
DISABLE

MALE

FEMALE

SHOPS & RENDERED UNITS
S.P. 12435

ROOF 24.66

SLOPING METAL ROOF

ROOF 24.85

RIDGE 24.80

RIDGE 24.85

PARAPET 22.14

PARAPET 22.41

WINDOW HEAD 20.33 SILL 18.60

WINDOW HEAD 20.33 SILL 18.60

PARAPET 20.34

GUTTER 20.94

(INACCESSIBLE)

23.205 EXIST PARAPET 22.16

56° 31' 10"

SUBJECT WALL ON BDY

6.705
307° 45' 50"

BRICK

BALCONY

LIBRARY
A: 76.69 m2

PARAPET 14.37

FACE OF ADJOINING WALL

39.685
236° 23' 10"
BDY

A

D.P. 441575

PARAPET 13.26

GUTTER 19.85

METAL AWNING

HIGHER PARAPET 18.88
LOWER PARAPET 18.44

TWO STOREY
RENDERED BRICK BUILDING
No. 46-48

TOP OF METAL FRAME 21.64

TOP OF METAL ROOF CAP 21.66

TOP OF METAL ROOF CAP 21.96

NEW MULTI STOREY BUILDING

BUILDING UNDER CONSTRUCTION

DOORSTEP 4.94

TOP OF AWNING 8.84
U/S AWNING 8.28

GUTTER 20.54

4.72

21,000

21,000

LIFT OVER RUN

STUDY

BED 2

BED 1

C401

C401

BALC

ENS

KIT

E404

BALC

LY

RL 20.12

BED 1

E403

BA

BATH

E404

BED 2

ENT

20,120
LOBBY

LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

WALLS DELETED

S96 SUBMISSION

FOURTH FLOOR
1:100

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-SPLIT LEVEL STAIRS INTRODUCED
		-LIFT RE-ORIENTATED
		-INTERNAL LAYOUT AMENDED
		-BAY WINDOWS REMOVED
		-CLASSROOM 1 EXTENDED
		-NTR ADDED TO CORSO BALCONY
		-LIBRARY RE-LOCATED
16/11/12	S96	-BALCONY TILING ADDED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED

ARCHITECT:

WOLSKI . COPPIN
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LEVEL 3, 115 MILITARY ROAD NEUTRAL BAY NSW 2089
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE: **Mixed Use Development**

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE: **FOURTH FLOOR PLAN**

PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
21107	S96 07	A	TN
SCALE: 1:100@A1	SCALE BAR: 0 1 2 3 4 5	PLOT DATE: 27/02/2013	

teamwork://BIMSERVER/21107_6 Corso & 50 East Esplanade,Manly_Section 96

S96 SUBMISSION

THE CORSO

THE CORSO

DD

AA

55° 24' 00"

PARAPET ABT. 17.8

NO. 4
THE CORSO

FIFTH FLOOR LEVEL DELETED
- LOWER LEVEL PITCHED ROOF INSTALLED

RIDGE 24.89

SHOPS & RENDERED UNITS
S.P. 12435

ROOF 24.66

SLOPING METAL ROOF

ROOF 24.85

NO. 2 THE CORSO
MULTI STOREY BUILDING

TOP OF SCREEN WALL
RL 24.25

LIFT OVERUN
24,250

PLANT

22,700

TOP OF SCREEN WALL
RL 24.25

23,582

325° 24' 00"

145° 21' 10"

NON TRAFFICABLE ROOF
8 - 28 THE CORSO

PLANTERS

BALCONY
23,060

TERRACE
23,060

23,160

KITCHEN

LIVING

RL 23.16

E502

BED 1

ENS

ENT

23,160

LOBBY

BED 1

EAST ESPLANADE

BB

EE

CC

DOORSTEP
4.84

BRICK

GUTTER 20.84

TOP OF AWNING 21.84
UNDER AWNING 21.24

4.69

TOP

307° 48' 30"

PARAPET 22.14

PARAPET 22.17

WINDOW HEAD 20.33 SILL 18.69

WINDOW HEAD 20.33 SILL 18.69

PARAPET 22.42

PARAPET 23.34

GUTTER 20.84

(INACCESSIBLE)

EXIST PARAPET 22.16

56° 31' 10"

SUBJECT WALL OW BDY

21,178

PARAPET 14.37

FACE OF ADJOINING WALL BDY

BLOCK TOW 7.71 WALL

TOP OF METAL ROOF CAP 21.66

PARAPET 13.26

GUTTER 11.85

METAL AWNING
HIGHER PARAPET 15.84
LOWER PARAPET 15.44

A
D.P. 441575

TWO STOREY
RENDERED BRICK BUILDING
No. 46-48

TOP OF METAL FRAME 21.64

TOP OF METAL ROOF CAP 21.66

TOP OF METAL ROOF CAP 21.96

NEW MULTI STOREY BUILDING

145° 22' 10"

BUILDING UNDER CONSTRUCTION

21,450

46 - 48 EAST ESPLANADE

AA

LEGEND :

FD - HOLD OPEN FIRE DOOR

FS - FIRE SHUTTER

SFD - HOLD OPEN SLIDING FIREDOOR

A - AMBULANT WC STALL

NTR - NON TRAFFICABLE ROOF

WALLS DELETED

FIFTH FLOOR
1:100

S96 SUBMISSION

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-FIFTH FLOOR DELETED
		-PLANT ROOM ADDED
		-PITCHED ROOF ADDED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED
		-PLANT ROOM SCREEN LOWERED
		-PLANT ROOM EXTENT REDUCED

ARCHITECT:

WOLSKI . COPPIN
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DAVID WOLSKI
NSW ARB No. 5297

PROJECT TITLE: **Mixed Use Development**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

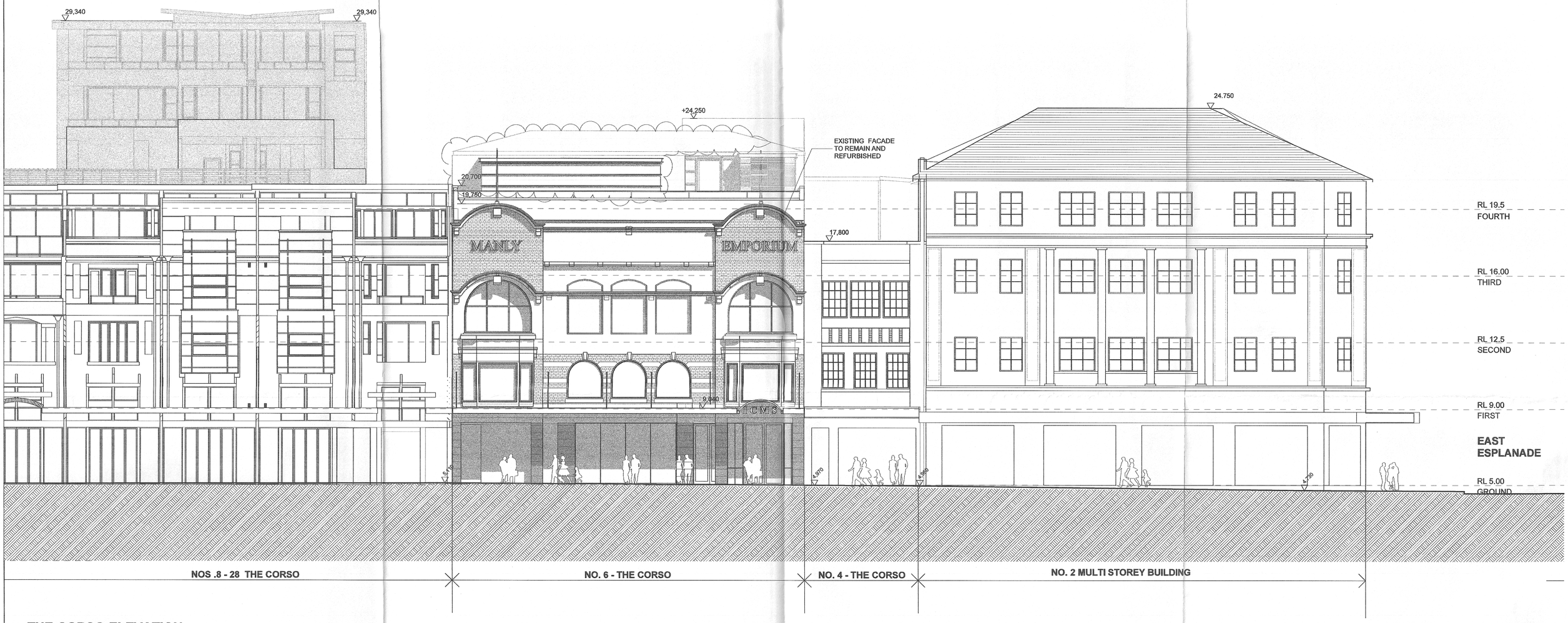
DRAWING TITLE: **ROOF PLAN**

PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
21107	S96 08	A	TN

SCALE:	SCALE BAR:	PLOT DATE:
1:100@A1	0 1 2 3 4 5	27/02/2013

teamwork://BIMSERVER/21107_6 Corso & 50 East Eplanade,Manly_Section 96

S96 SUBMISSION



THE CORSO ELEVATION

1:100

S96 SUBMISSION

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
16/11/12	S96	-FIFTH FLOOR DELETED
		-PITCHED ROOF ADDED
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED
		-PLANT ROOM SCREEN LOWERED
		-PLANT ROOM EXTENT REDUCED

ARCHITECT:
WOLSKI . COPPIN
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DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:	CLIENT:	PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
Mixed Use Development	ICMS (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)	21107	S96 09	A	
PROJECT ADDRESS:	DRAWING TITLE:	SCALE:	SCALE BAR:	PLOT DATE:	
6 The Corso and 50 East Esplanade, Manly	THE CORSO ELEVATION	1:100@A1	0 1 2 3 4 5	27/02/2013	

teamwork://BIMSERVER/21107_6 Corso & 50 East Eplanade,Manly_Section 06

S96 SUBMISSION

WALLS DELETED



EAST ESPLANADE ELEVATION

1:100

S96 SUBMISSION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

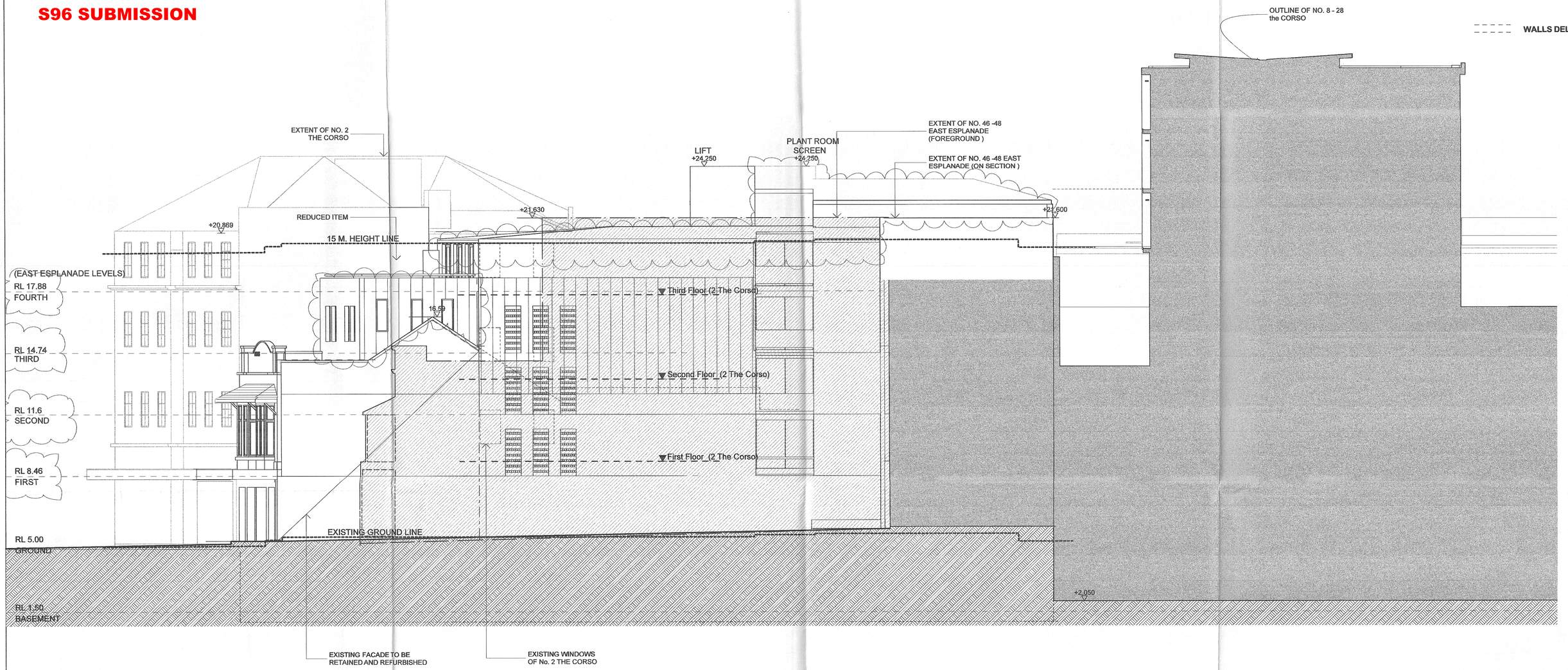
DATE	REV	DESCRIPTION
16/11/12	S96	-FIFTH FLOOR DELETED
		-FLOOR LEVELS LOWERED
		-FOURTH FLOOR ADDED BACK
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED
		-PLANT ROOM SCREEN LOWERED
		-PLANT ROOM EXTENT REDUCED

ARCHITECT:

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DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:	CLIENT:	PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
Mixed Use Development	ICMS (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)	21107	S96 10	A	
PROJECT ADDRESS:	DRAWING TITLE:	SCALE:	SCALE BAR:	PLOT DATE:	
6 The Corso and 50 East Esplanade, Manly	EAST ESPLANADE ELEVATION	1:100@A1	0 1 2 3 4 5	27/02/2013	

S96 SUBMISSION



SECTION CC (SOUTH EAST ELEVATION)

1:100

S96 SUBMISSION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

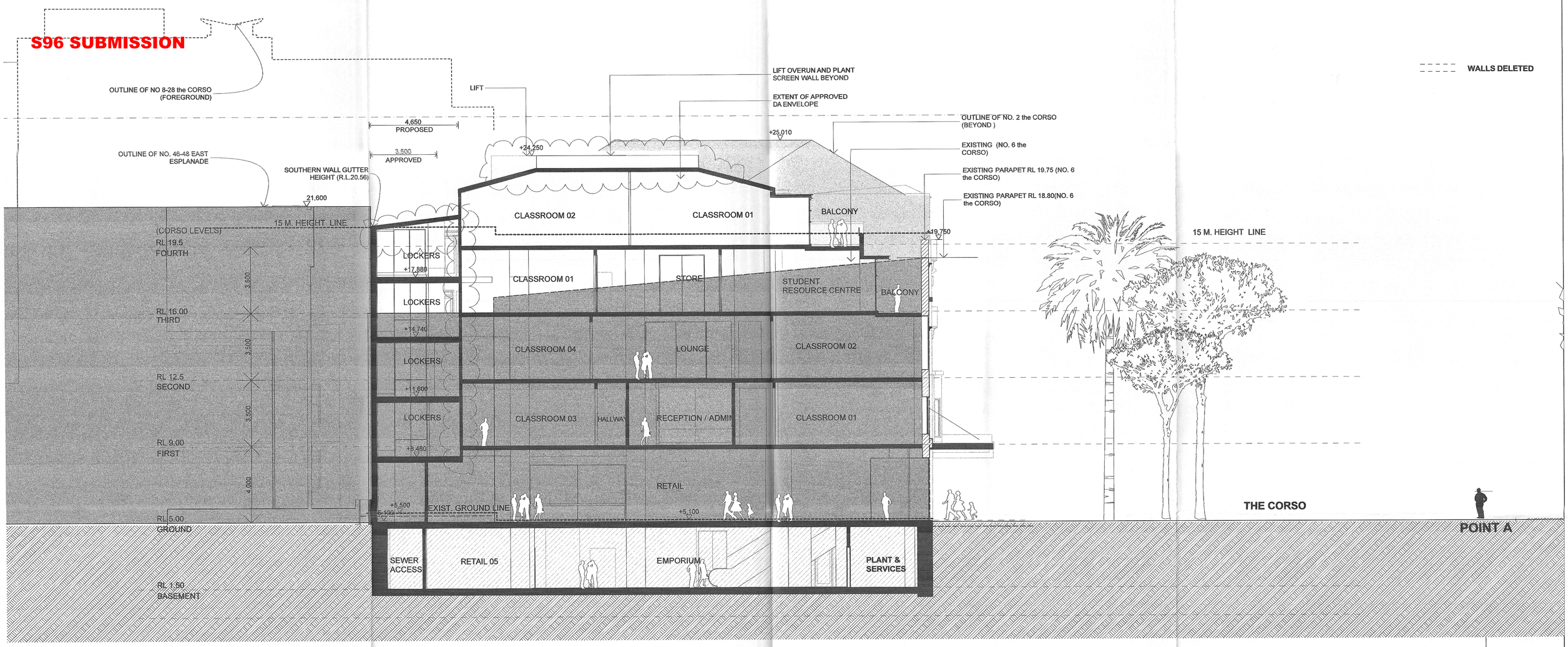
DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
16/11/12	S96	-FIFTH FLOOR DELETED	20/02/13	A	-CHANGES CLOUDED			
		-FLOOR LEVELS LOWERED			-REDUCED AREAS REMOVED			
		-FOURTH FLOOR ADDED BACK			-PLANT ROOM SCREEN LOWERED			
		-GROUND LINES AND HEIGHT PLANE ADDED			-PLANT ROOM EXTENT REDUCED			

ARCHITECT:
WOLSKI . COPPIN
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DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:	Mixed Use Development
PROJECT ADDRESS:	6 The Corso and 50 East Esplanade, Manly
CLIENT:	ICMS (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)
DRAWING TITLE:	SECTION CC (SOUTHEAST ELEVATION)
PROJECT No:	21107
DRAWING No:	S96 11
REVISION:	A
NORTH POINT:	
SCALE:	1:100@A1
SCALE BAR:	0 1 2 3 4 5
PLOT DATE:	27/02/2013

teamwork://BIMSERVER/21107_6 Corso & 50 East Eplanade,Manly_Section 06

S96 SUBMISSION



AA SECTION

1:100

S96 SUBMISSION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

DATE	REV	DESCRIPTION
20/02/13	A	-CHANGES CLOUDED
		-REDUCED AREAS REMOVED
		-PLANT ROOM SCREEN LOWERED
		-PLANT ROOM EXTENT REDUCED

ARCHITECT:
WOLSKI . COPPIN
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T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE: **Mixed Use Development**

PROJECT ADDRESS: **6 The Corso and 50 East Esplanade, Manly**

CLIENT: **ICMS** (INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE: **SECTION AA**

PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
21107	S96 12	A	

SCALE: 1:100@A1

SCALE BAR: 0 1 2 3 4 5

PLOT DATE: 27/02/2013

teamwork://BIMSERVER/21107_6 Corso & 50 East Esplanade,Manly_Section 06

Appendix B

Development Plans





LOCATION PLAN

NOT TO SCALE

DEVELOPMENT APPLICATION

6 The Corso & 50 East Esplanade & 46-48 East Esplanade, Manly

DRAWING LIST

ARCHITECTURAL DRAWINGS

DA00		COVER PAGE
DA01	F	GROUND FLOOR PLAN
DA02	E	FIRST FLOOR PLAN
DA03	E	SECOND FLOOR PLAN
DA04	E	THIRD FLOOR PLAN
DA05	E	FOURTH FLOOR PLAN
DA06	D	ROOF / SITE PLAN
DA07	C	THE CORSO ELEVATION
DA08	C	EAST ESPLANADE ELEVATION
DA09	E	V1 -50 EAST ESPLANADE SE ELEVATION
DA10	D	V2 -46 - 48 EAST ESPLANADE NW ELEVATION
DA11	E	SECTION A-A
DA12	D	SECTION B-B
DA13	E	SECTION C-C

COMPLIANCE DRAWINGS

SA01	B	SITE ANALYSIS
SA02	C	VIEW LOSS ANALYSIS
C01	C	GFA CALCULATIONS
C02	B	DEMOLITION PLAN
F01	C	THE CORSO FINISHES
F02	C	EAST ESPLANADE FINISHES
F03	C	50 EAST ESPLANADE SE FINISHES
F04	C	46-48 EAST ESPLANADE NW FINISHES
SH01	B	SHADOW DIAGRAM: 9am 21 June
SH02	B	SHADOW DIAGRAM: 12noon 21 June
SH03	B	SHADOW DIAGRAM: 3pm 21June
SN01	B	SIGNAGE 01
SN02	B	SIGNAGE 02
NP01	B	SITE PLAN (NOTIFICATION PLAN)
NP02	B	ELEVATION 01(NOTIFICATION PLAN)
NP03	B	ELEVATION 02(NOTIFICATION PLAN)

CONSULTANTS

ACCESS	Morris Goding Access Consulting
BCA	Blackett Maguire+ Goldsmith
ELECTRICAL	Integrated Group Services
HERITAGE	Weir Phillips Heritage And Planning
HYDRAULICS	Integrated Group Services
LANDSCAPE ARCHITECT	Wallman Partners PTY LTD
MECHANICAL	Integrated Group Services
PHOTOMONTAGE	Base3d
SURVEY	Bee & Lethbridge Quality Surveying & Development Solutions
TOWN PLANNING	Boston Blyth Fleming Pty. Ltd
WASTE MANAGEMENT	Wasteaudit

DA SUBMISSION

ARCHITECT:

WOLSKI . COPPIN
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SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

DATE:

Tuesday, 27 August 2019

FILE PATH

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

THE CORSO

NO. 4
THE CORSO

8 - 28 THE CORSO

NO. 2A-2D THE CORSO/51- 53 EAST ESPLANADE

1
D.P. 449830

S.P. 12435

EAST ESPLANADE

LINE OF AWNING OVER

NEW AWNING OVER

EXISTING ENTRY STRUCTURE WALL TO BE DEMOLISHED

55° 24' 00"
18.440

23.205
66° 31' 10"

325° 24' 00"
BDY: 22.805

145° 21' 10"
23.165

56° 18' 00"
0.065

46°57'00" 39.690

135°40'00"

18.415

224°59'25" 33.54

39.685
236° 23' 10"

11.6m @
1 in 49

10.5m @
1 in 21.75

FOYER
VOID OVER
SPLIT STONE PAVING
LETTERS DIRECTORY
120 GRADE
FHR
FD

RETAIL SUITE 02
163.90 m²

RETAIL SUITE 01
190.92 m²

RETAIL SUITE 03
A: 103.62 m2

ENTRY
EXIST. RL 4.999

FIRE BOOSTER VALVES

STORE

PUMP ROOM

MECH
COM
ELEC.

NEW LIFT

PB/COMMS

ACCESS WC
2640 X 2000

MSB

ELEC.
COM.

GARBAGE ROOM
16 x 660L BINS

VOID OVER

SECURITY GATE

COURTYARD
SPLIT STONE PAVING

FORECOURT

EXIST. RETAIL 1
A: 40.84 m2

EXIST. RETAIL 2
A: 85.42 m2

EXIST. RETAIL 3
A: 92.79 m2

EXIST. RETAIL 4
A: 103.72 m2

EXIST. GARBAGE ROOM

EXIST. KITCHEN

EXIST. STORE

EXIST. LIFT

EXIST. STAIRS

FEMALE

METERS

RL 5.54
RL 5.85
RL 5.65
RL 5.75

FOYER
RL 5.75
VOID ABOVE

EXIST. MANHOLE CHAMBER

EXIST. FEMALE
EXIST. MALE
EXIST. ACCESSIBLE TOILET

2.146

B-B
C-C
A-A
V1
V2

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION
21.08.19	D	DA SUBMISSION
23.08.19	E	REVISED TOILET FACILITIES
27.08.19	F	REVISED TOILET FACILITIES

LEGEND

- EXISTING WALLS
- NEW WALLS
- TENANCY AREA
- EXTERNAL PUBLIC AREA
- INTERNAL PUBLIC AREA
- TENANCY BALCONY/COURTYARD
- TOILET FACILITIES
- FD — HOLD OPEN FIRE DOOR
- NTR — NON TRAFFICABLE ROOF
- A — AMBULANT WC STALL
- 91.100 — PROPOSED LEVEL
- 91.10 — EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

GROUND FLOOR PLAN

PROJECT No:	DRAWING No:
21720	DA01
REVISION:	NORTH POINT:
F	TN
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

DA SUBMISSION
27/08/2019

THE CORSO

GLAZED ENTRY CANOPY

NEW AWNING

EXISTING FACADE TO BE REFURBISHED

55° 24' 00"
18.440

NO. 4
THE CORSO

8 - 28 THE CORSO

NO. 2A-2D THE CORSO/51- 53 EAST ESPLANADE

VOID

EXISTING FACADE TO BE REFURBISHED

COMMERCIAL SUITE 101
A: 54.28 m2

COMMERCIAL SUITE 102
A: 77.09 m2

COMMERCIAL SUITE 103
A: 90.29 m2

9,000

VOID

VOID

FD

DB/COMMS

FHR

H

MALE

FEMALE

M

M

FOYER

9,000

ACCESS WC
2000 X 2640

COURTYARD

23.185

NEW LIFT

MECH

ELEC.

COM.

MECH

ELEC.

COM.

DB/COMMS

COMMERCIAL SUITE 105
A: 134.73 m2

FOYER

8,560

COMMERCIAL SUITE 104
A: 98.36 m2

145° 22' 10" 6.325

STEEL FRAMED PERGOLA STRUCTURE (PART GLAZED)

8,560

VOID

GARBAGE ROOM EXHAUST

BRY: 22.885
325° 24' 00"

EXISTING WALLS TO REMAIN

23.205
66° 31' 10"

NEW AWNING

EXISTING FACADE TO BE REFURBISHED

EXISTING WALLS TO BE RETAINED

STEEL FRAMED PERGOLA STRUCTURE (PART GLAZED)

236° 23' 10"

BRIDGE LINK

RAMP 1:14

VOID

46° 57' 00" 39.690

135° 40' 00"

EXIST. SUITE
102
A: 40.46 m2

EXIST. SUITE
101
A: 19.08 m2

B

MALE

9,450

EXIST. LIFT

EXISTING STAIRS

FHR

EXIST. SUITE
108
A: 49.89 m2

MSB

8,650

LIGHT WELL

VENTILATED GLAZED WALL

EXIST. SUITE
107
A: 71.93 m2

EXIST. SUITE
103
A: 44.68 m2

EXIST. SUITE
106
A: 20.49 m2

18.415

EXIST. SUITE
105
A: 16.25 m2

VOID

MALE

TEA ROOM

FEMALE

bench

urinal

EXIST. SUITE
104
A: 47.17 m2

VOID

VOID

224° 59' 25" 33.54

EXISTING BOX GUTTER

EXISTING METAL ROOF

EAST ESPLANADE

B-B

B-B

C-C

A-A

V1

V2

V1

V2

C

D

E

E

F

F

G

G

DA SUBMISSION
27/08/2019

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION
23.08.19	D	REVISED TOILET FACILITIES
27.08.19	E	REVISED TOILET FACILITIES

LEGEND

- EXISTING WALLS
- NEW WALLS
- TENANCY AREA
- EXTERNAL PUBLIC AREA
- INTERNAL PUBLIC AREA
- TENANCY BALCONY/COURTYARD
- TOILET FACILITIES
- FD — HOLD OPEN FIRE DOOR
- NTR — NON TRAFFICABLE ROOF
- A — AMBULANT WC STALL
- 91,100 — PROPOSED LEVEL
- 91.10 — EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

FIRST FLOOR PLAN

PROJECT No:	DRAWING No:
21720	DA02
REVISION:	NORTH POINT:
E	TN
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

THE CORSO

EXISTING FACADE TO BE REFURBISHED

55° 24' 00"
18.440

NO. 4
THE CORSO

8 - 28 THE CORSO

NO. 2A-2D THE CORSO/51- 53 EAST ESPLANADE

COMMERCIAL SUITE 201
A: 78.95 m2

COMMERCIAL SUITE 202
A: 82.89 m2

COMMERCIAL SUITE 203
A: 90.43 m2

12,300

FD

F.HR.

B.COMMS

DB/COMMS

FEMALE

MALE

M

FOYER

LIGHT WELL

NEW LIFT

ACCESS WC

ELEC.

COM.

MECH

BDY. 22.805

23.185

COMMERCIAL SUITE 204
A: 97.66 m2

RL 14.04

3,000

23.205

66° 31' 10"

11,600

TERRACE

COMMERCIAL SUITE 205
A: 107.46 m2

6.325

EXISTING FACADE AND PARAPET TO BE REFURBISHED

236° 23' 10"

39.685

GARBAGE ROOM EXHAUST

BRIDGE LINK

1:30 GRADE

46° 57' 00" 39.690

135° 40' 00"

EXIST. SUITE 206
A: 50.01 m2

EXIST. LIFT

EXISTING STAIRS

EXIST. SUITE 201
A: 50.02 m2

RL 12.45

VENTILATED GLAZED WALL

EXIST. SUITE 204
A: 71.06 m2

12,450

18.415

EXIST. SUITE 202/203
A: 116.39 m2

TEA ROOM

bench

urinal

DIS

VOID

224° 59' 25"

33.54

EAST ESPLANADE

B-B

C-C

A-A

V1

V2

DA SUBMISSION
27/08/2019

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION
23.08.19	D	REVISED TOILET FACILITIES
27.08.19	E	REVISED TOILET FACILITIES

LEGEND

- EXISTING WALLS
- NEW WALLS
- TENANCY AREA
- EXTERNAL PUBLIC AREA
- INTERNAL PUBLIC AREA
- TENANCY BALCONY/COURTYARD
- TOILET FACILITIES
- FD — HOLD OPEN FIRE DOOR
- NTR — NON TRAFFICABLE ROOF
- A — AMBULANT WC STALL
- 91,100 — PROPOSED LEVEL
- 91.10 — EXISTING LEVEL

ARCHITECT:

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DAVID WOLSKI — NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

SECOND FLOOR PLAN

PROJECT No:	DRAWING No:
21720	DA03
REVISION:	NORTH POINT:
E	TN
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

THE CORSO

EXISTING PARAPET TO BE RETAINED AND REFURBISHED

55° 24' 00"
18.440

NO. 4 THE CORSO

(ROOF)

TERRACE

15,500

BALCONY
RL 16.98

8 - 28 THE CORSO

NO. 2A-2D THE CORSO/51- 53 EAST ESPLANADE

15,600

COMMERCIAL SUITE 301
A: 79.61 m2

COMMERCIAL SUITE 302
A: 74.63 m2

COMMERCIAL SUITE 303
A: 76.82 m2

FD

FHR

1400 x 1400

BEDROOMS

BEDROOMS

BEDROOMS

M M

15,600

1560 x 1940

FOYER

22.805
325° 24' 00"

LIGHT WELL

ACCESS WC

F.

M.

NEW LIFT

1:20 GRADE

ELEC.

COM.

23.185

MECH ELEC. COM. MECH

COMMERCIAL SUITE 305
A: 104.09 m2

14,740

COMMERCIAL SUITE 304
A: 89.88 m2

RL 17.08

23.205
56° 31' 10"

6.795
307° 48' 50"

BALCONY

14,740

VOID

15,450

6.325

GARBAGE ROOM EXHAUST

236° 23' 10"

39.685

BRIDGE LINK

PARAPET
13.26

GLAZED LOUVRE SCREEN

VOID OVER

EXIST. SUITE 305
A: 49.66 m2

EXIST. LIFT

EXISTING STAIRS

FHR

B

MALE

15,450

VENTILATED GLAZED WALL

EXIST. SUITE 304
A: 77.00 m2

LIGHT WELL

EXIST. SUITE 301/303
A: 155.45 m2

RL 15.45

15,450

MALE

TEA ROOM

FEMALE

bench

urinal

EXIST RISER

LIGHT WELL

EAST ESPLANADE

B-B

C-C

A-A

V1

V2

DA SUBMISSION
27/08/2019

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION
23.08.19	D	REVISED TOILET FACILITIES
27.08.19	E	REVISED TOILET FACILITIES

LEGEND

- EXISTING WALLS
- NEW WALLS
- TENANCY AREA
- EXTERNAL PUBLIC AREA
- INTERNAL PUBLIC AREA
- TENANCY BALCONY/COURTYARD
- TOILET FACILITIES
- FD — HOLD OPEN FIRE DOOR
- NTR — NON TRAFFICABLE ROOF
- A — AMBULANT WC STALL
- 91,100 — PROPOSED LEVEL
- 91.10 — EXISTING LEVEL

ARCHITECT:

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T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

THIRD FLOOR PLAN

PROJECT No:	DRAWING No:
21720	DA04
REVISION:	NORTH POINT:
E	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

THE CORSO

55° 24' 00"
18.440

NO. 4
THE CORSO
(ROOF)

NO. 2A-2D THE CORSO/51- 53 EAST ESPLANADE

8 - 28 THE CORSO

BALCONY
18,800

NTR

COMMERCIAL
SUITE 401
A: 257.89 m2

18,900

FHR

RL 20.02

ROOF ACCESS OVER

M M

18,900

LIGHT WELL

22.805
325° 24' 00"

NEW LIFT

RAMP 1:20

ELEC

COM

23.185

MECH ELEC. COM. MECH

17,880

SWIMMING POOL

COMMERCIAL
SUITE 402
A: 104.13 m2

17,880

18,600

STORE

145° 22' 10"

6.325

3,000

23.205
56° 31' 10"

6.795
307° 48' 50"

BALCONY

MALE

ACCESS WC

FEMALE

39.685
236° 23' 10"

GARBAGE ROOM EXHAUST

BRIDGE LINK

1:40 GRADE

EXIST. LIFT

EXISTING STAIRS

EXIST. SUITE
403
A: 49.70 m2

FHR

FEMALE

ROOF ACCESS

18,450

5.34 m²

GLAZED ROOF OVER
(MAX 50% OF ATRIUM)

LIGHT WELL

5.52 m²

VENTILATED GLAZED WALL

EXIST. SUITE
402
A: 76.55 m2

EXIST. SUITE
401
A: 152.93 m2

18,450

REMOVE ROOFING
OVER ATRIUM

MALE

TEA ROOM

FEMALE

urinal

bench

EXIST RISER

LIGHT WELL

B-B

B-B

C-C

RL 20.12

V1

V2

V1

V2

A-A

EAST ESPLANADE

DA SUBMISSION
27/08/2019

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION
23.08.19	D	REVISED TOILET FACILITIES
27.08.19	E	REVISED TOILET FACILITIES

LEGEND

- EXISTING WALLS
- NEW WALLS
- TENANCY AREA
- EXTERNAL PUBLIC AREA
- INTERNAL PUBLIC AREA
- TENANCY BALCONY/COURTYARD
- TOILET FACILITIES
- FD — HOLD OPEN FIRE DOOR
- NTR — NON TRAFFICABLE ROOF
- A — AMBULANT WC STALL
- 91,100 — PROPOSED LEVEL
- 91.10 — EXISTING LEVEL

ARCHITECT:

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DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

FOURTH FLOOR PLAN

PROJECT No:	DRAWING No:
21720	DA05
REVISION:	NORTH POINT:
E	TN
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

THE CORSO

55° 24' 00"
18.440

LEVEL 3 TERRACE

LEVEL 4 TERRACE

GLAZED ROOF OVER STAIRS

EXIST. RIDGE
RL 24.75

NO. 4 THE CORSO

NO. 2A-2D THE CORSO/51- 53 EAST ESPLANADE

BOX GUTTER BEHIND MASONRY PARAPET

FALL

FALL

TOP OF PARAPET RL 22.60

RC ROOF SLAB & INSULATION
FALL TO RW OUTLETS
TO HYD ENG. DETAILS

TOP OF PARAPET RL 24.25

22,700

A/C & MECH PLANT

ROOF ACCESS

22.805
325° 24' 00"

A/C & MECH PLANT

FALL

BOX GUTTER BEHIND MASONRY PARAPET

23.185
145° 21' 10"

LIGHT WELL

LIFT OVERUN

24,250

TOP OF PARAPET RL 22.60

NON TRAFFICABLE ROOF
8 - 28 THE CORSO

PLANTERS

BALCONY

23,060

B-B

B-B

PARAPET 22.16 23.205
56° 31' 10"

6.795
307° 48' 50"

TOP OF PARAPET RL 21.20

LEVEL 2 BALCONY

21,120

RC ROOF SLAB & INSULATION
FALL TO RW OUTLETS
TO HYD ENG. DETAILS

TOP OF PARAPET RL 21.20

FALL

BOX GUTTER BEHIND MASONRY PARAPET

6.325
145° 22' 10"

C-C

39.685
236° 23' 10"

PARAPET 21.83

PARAPET 21.83

V1

V2

V1

V2

21,450

46 - 48 EAST ESPLANADE

LIGHT WELL OPEN TO SKY

LEVEL 2 BALCONY

KITCHEN EXHAUST FAN

A/C PLANT

A-A

EAST ESPLANADE

TING BUILDING

DA SUBMISSION
27/08/2019

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION
27.08.19	D	REVISED TOILET FACILITIES

LEGEND

- EXISTING WALLS
- NEW WALLS
- TENANCY AREA
- EXTERNAL PUBLIC AREA
- INTERNAL PUBLIC AREA
- TENANCY BALCONY/COURTYARD
- TOILET FACILITIES
- FD — HOLD OPEN FIRE DOOR
- NTR — NON TRAFFICABLE ROOF
- A — AMBULANT WC STALL
- 91,100 — PROPOSED LEVEL
- 91.10 — EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

ROOF PLAN

PROJECT No:	DRAWING No:
21720	DA06
REVISION:	NORTH POINT:
D	TN
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719



THE CORSO ELEVATION

DA SUBMISSION
27/08/2019

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION

LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

AFG	ALUMINIUM FRAMED GLAZING
CR	CORRUGATED ROOFING
FB	FACE BRICK
GB	GLAZED BALUSTRADE
RM1-5	RENDERED MASONRY
SFM	SPLIT FACE MASONRY FENCE
SFP	STEEL FRAMED PERGOLA
SHR	SHINGLE ROOFING
SMR	SHEET METAL ROOFING
STAL	STACKING LOUVRED SCREEN
VC	VERTICAL CLADDING

91,100 PROPOSED LEVEL

91.10 EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
A R C H I T E C T U R E
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

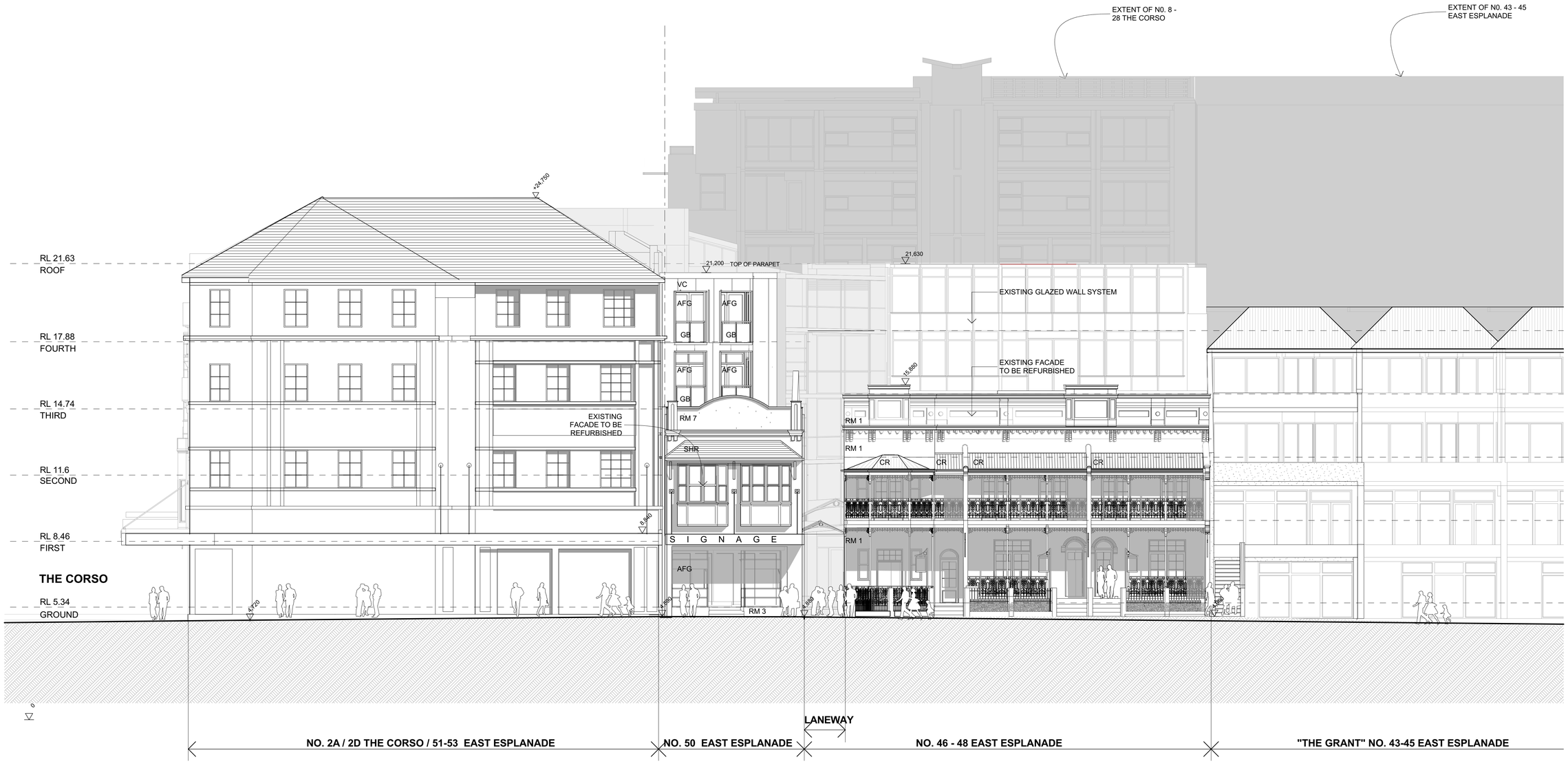
DRAWING TITLE:

THE CORSO ELEVATION

PROJECT No:	DRAWING No:
21720	DA07
REVISION:	NORTH POINT:
C	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719



EAST ESPLANADE ELEVATION

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
20.08.19	C	DA SUBMISSION

LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

AFG	ALUMINIUM FRAMED GLAZING
CR	CORRUGATED ROOFING
FB	FACE BRICK
GB	GLAZED BALUSTRADE
RM1-5	RENDERED MASONRY
SFM	SPLIT FACE MASONRY FENCE
SFP	STEEL FRAMED PERGOLA
SHR	SHINGLE ROOFING
SMR	SHEET METAL ROOFING
STAL	STACKING LOUVRED SCREEN
VC	VERTICAL CLADDING

91,100 PROPOSED LEVEL

91,10 EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
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LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

EAST ESPLANADE ELEVATION

PROJECT No:	DRAWING No:
21720	DA08
REVISION:	NORTH POINT:
C	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

DA SUBMISSION
27/08/2019



50 EAST ESP/6 THE CORSO
ELEVATION

46-48 EAST ESPLANADE
EXIST BUILDING

ADJOINING MIXED USE
8-28 THE CORSO

V1 50 EAST ESPLANADE SE ELEVATION

DA SUBMISSION
27/08/2019

NOTES:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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REVISIONS:

DATE	REV	DESCRIPTION
19.07.19	A	DA DOCUMENTS
31.07.19	B	DA DOCUMENTS
01.08.19	C	SIGNAGE ADDED
20.08.19	D	DA SUBMISSION
27.08.19	E	REVISED TOILET FACILITIES

LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

AFG	ALUMINIUM FRAMED GLAZING
CR	CORRUGATED ROOFING
FB	FACE BRICK
GB	GLAZED BALUSTRADE
RM1-5	RENDERED MASONRY
SFM	SPLIT FACE MASONRY FENCE
SFP	STEEL FRAMED PERGOLA
SHR	SHINGLE ROOFING
SMR	SHEET METAL ROOFING
STAL	STACKING LOUVRED SCREEN
VC	VERTICAL CLADDING

91,100 PROPOSED LEVEL

91.10 EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

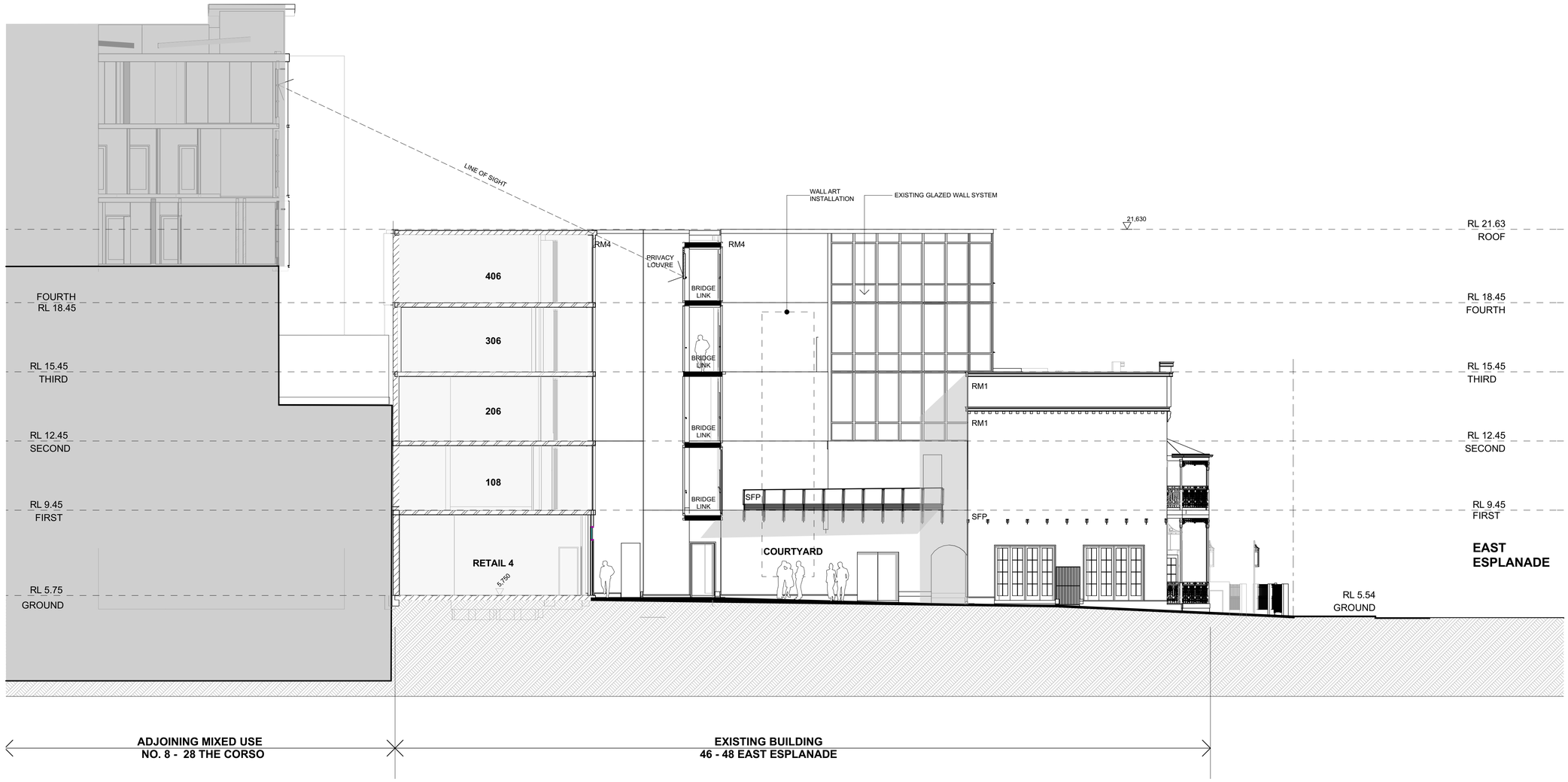
DRAWING TITLE:

V1-50 EAST EPLANADE SE ELEVATION

PROJECT No:	DRAWING No:
21720	DA09
REVISION:	NORTH POINT:
E	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719



V2 46 - 48 EAST ESPLANADE NW ELEVATION

DA SUBMISSION
27/08/2019

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27.08.19	D	REVISED TOILET FACILITIES

LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

AFG	ALUMINIUM FRAMED GLAZING
CR	CORRUGATED ROOFING
FB	FACE BRICK
GB	GLAZED BALUSTRADE
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VC	VERTICAL CLADDING

91,100 PROPOSED LEVEL

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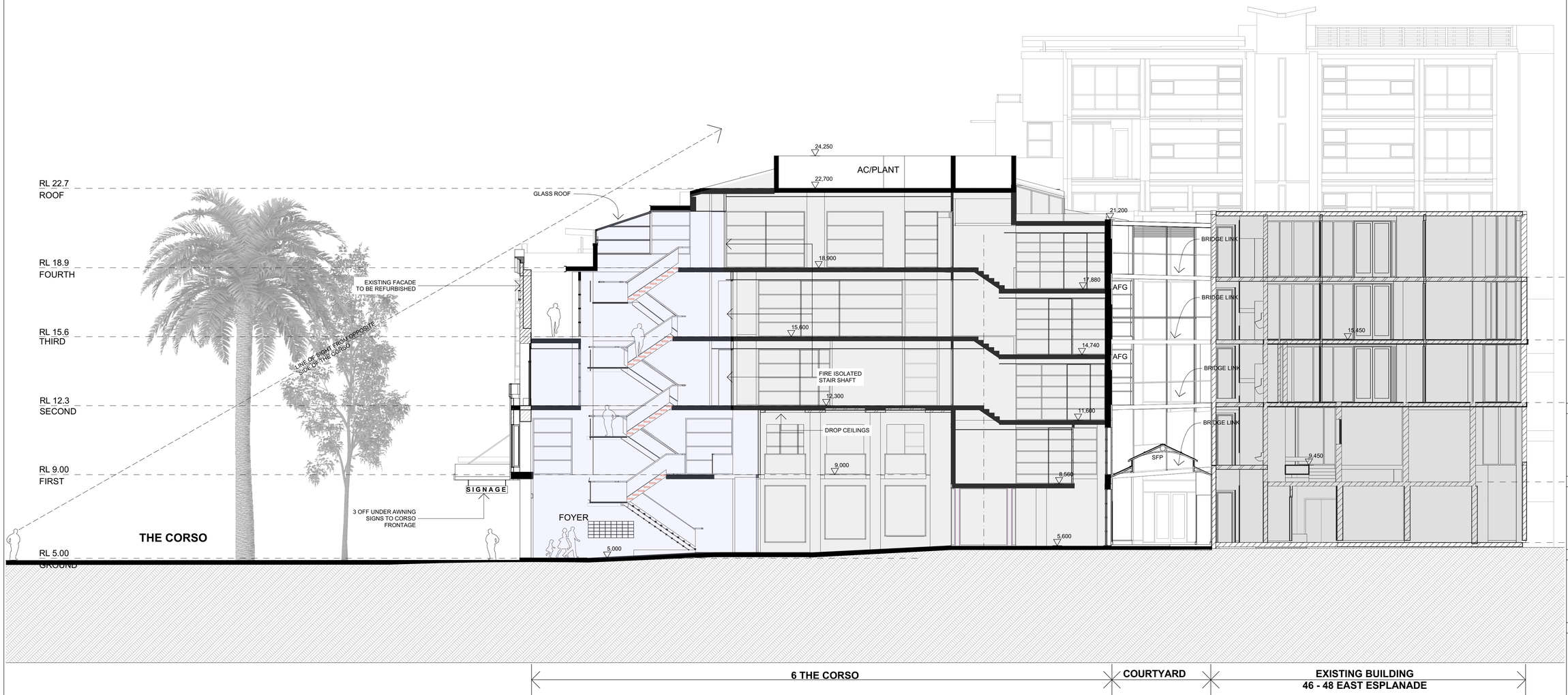
DRAWING TITLE:

V2 - 46 - 48 EAST ESPLANADE NW ELEVATION

PROJECT No:	DRAWING No:
21720	DA10
REVISION:	NORTH POINT:
D	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719



SECTION A-A

NOTES:

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LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

AFG	ALUMINIUM FRAMED GLAZING
CR	CORRUGATED ROOFING
FB	FACE BRICK
GB	GLAZED BALUSTRADE
RM1-S	RENDERED MASONRY
SFM	SPLIT FACE MASONRY FENCE
SFP	STEEL FRAMED PERGOLA
SHR	SHINGLE ROOFING
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VC	VERTICAL CLADDING

91,100 PROPOSED LEVEL

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ARCHITECT:

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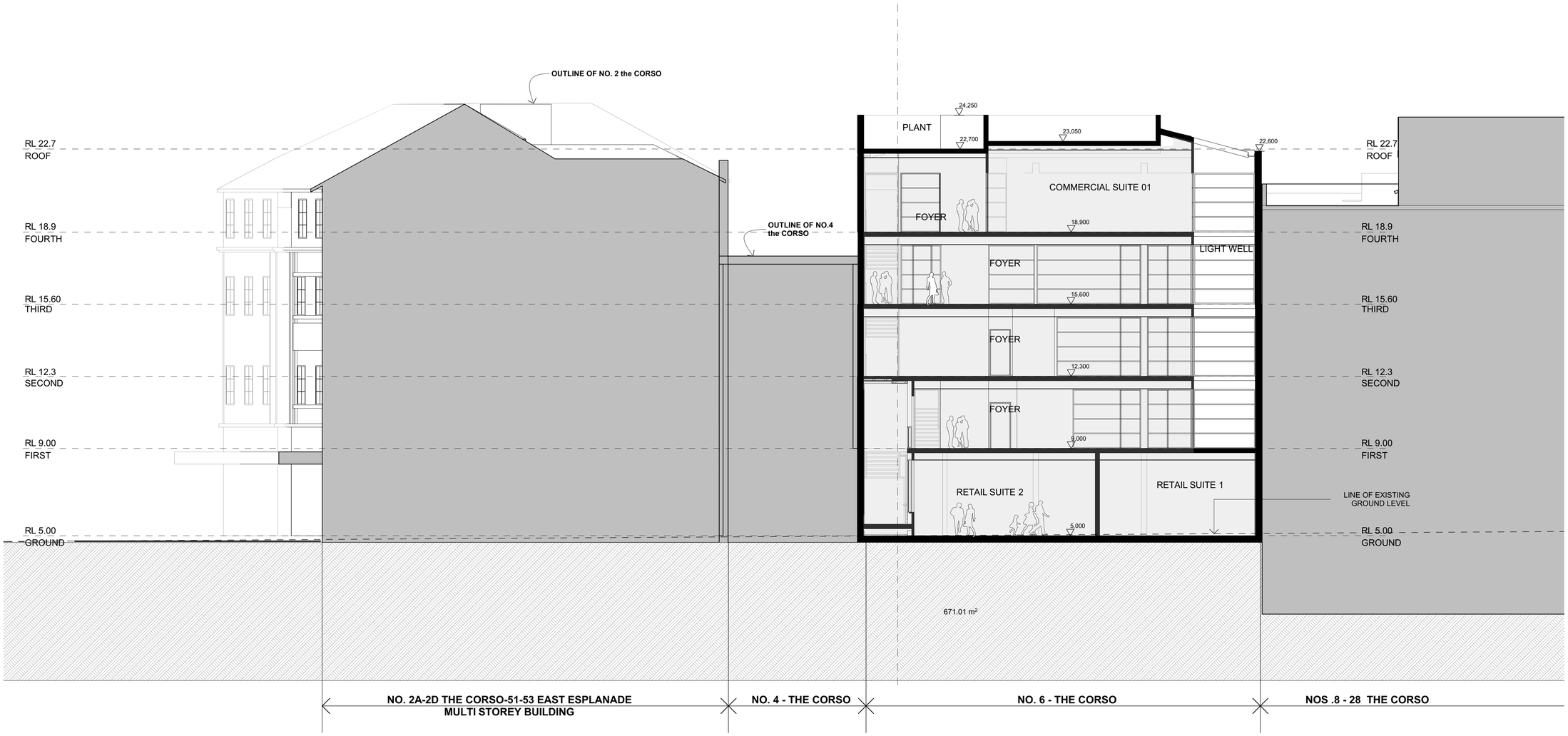
SECTION A-A

PROJECT No:	DRAWING No:
21720	DA11
REVISION:	NORTH POINT:
E	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

DA SUBMISSION
27/08/2019



SECTION B-B

DA SUBMISSION
27/08/2019

NOTES:

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LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

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CR	CORRUGATED ROOFING
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GB	GLAZED BALUSTRADE
RM1-5	RENDERED MASONRY
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91,100 PROPOSED LEVEL

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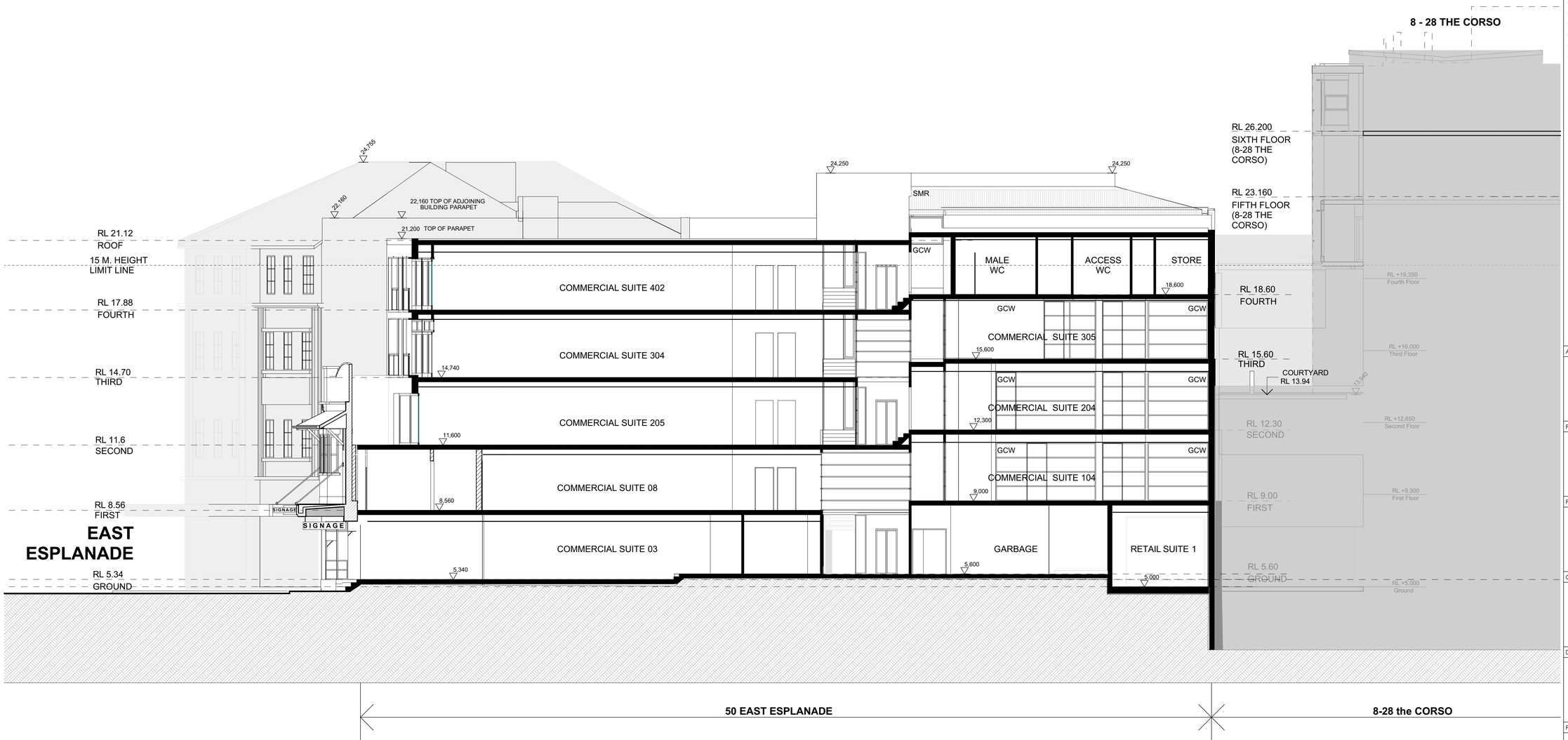
DRAWING TITLE:

SECTION B-B

PROJECT No:	DRAWING No:
21720	DA12
REVISION:	NORTH POINT:
D	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719



SECTION C-C

NOTES:

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01.08.19	C	SIGNAGE ADDED
20.08.19	D	DA SUBMISSION
27.08.19	E	REVISED TOILET FACILITIES

LEGEND

EXISTING WALLS/FLOORS

NEW WALLS/FLOORS

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CR	CORRUGATED ROOFING
FB	FACE BRICK
GB	GLAZED BALUSTRADE
RM1-5	RENDERED MASONRY
SFM	SPLIT FACE MASONRY FENCE
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SMR	SHEET METAL ROOFING
STAL	STACKING LOUVRED SCREEN
VC	VERTICAL CLADDING

91,100 PROPOSED LEVEL

91.10 EXISTING LEVEL

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

6 The Corso /50 East Esplanade & 46-48 East Esplanade, Manly

CLIENT:

ICMS
(INTERNATIONAL COLLEGE OF MANAGEMENT SYDNEY)

DRAWING TITLE:

SECTION C-C

PROJECT No:	DRAWING No:
21720	DA13
REVISION:	NORTH POINT:
E	
SCALE:	PLOT DATE:
1:100@A1	27/08/2019

SCALE BAR:

BIM Server: BIMSRV01 - BIM Server 20/21720 6 Corso 48 + 50 East Esplanade Manly 220719

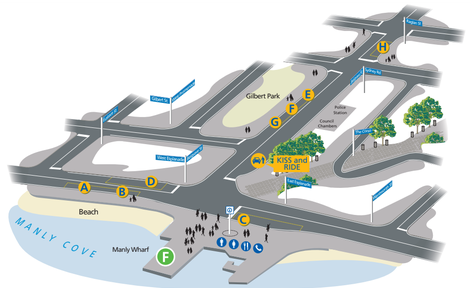
DA SUBMISSION
27/08/2019

Appendix C

Public Transport Services

Manly Wharf
Service Information

▶ Departure Guide



Stand A	Stand B	Stand C	Stand D	Stand E	Stand F	Stand G	Stand H
132 E71	143 144	136 139 135 to Warringah Mall.	135 to North Head.	E70	142 E50	146 158 159 169 199 151 to Mona Vale.	151 to City.

Passengers Please Note: Other bus services operate in this area and may not be shown on this map. Please refer to the Western Region Guide for a comprehensive listing of these other services.

Miller Street Buses: 168 151 202 208 228 · 173 E54 203 209 229 · E50 168 207 227 230

Direct Freeway Buses: E65 170 E78 B88 205 248 · E66 E71 E79 B89 245 270 · E68 E72 190 L90 246 272 · 169 E76 E80 201 249 340 · E69 E77 B83 204 246 · E70 173 E85 B85 247

B1 B-line

Joins Sydney CBD Inset above

Services continue on Palm Beach Map

Pittwater Road Services: 151 168 B89 · E54 B85 L90 · E60 188 199 · E83 B88 · B1 B-line

Burnt Bridge Creek Deviation: E66 E78 E54 · E76 E79 L90 · E77 E80 · E65 E83 E89 · B88 B85 · B1 B-line

The Spit Bridge Services: E66 178 · 169 E76 · E68 E79 · E75 E80 · E76 169 · E77 E69 · 248 173 · 143 E50 E54 188 E66 B83 B88 · 144 151 170 L90 E70 B85 B89 · B1 B-line

Barrenjoey Road Services: 188 B89 199 · B88 L90

Pittwater Road Services: 151 180 B85 L90 · E54 E80 188 199 · 155 E83 B88 · E50 185 B89 · B1 B-line

Ferry Wharf Legend: A Neutral Bay · B Kurraba Point · C North Sydney · D Kirribilli · E Cremorne Point · F Old Cremorne · G Mosman Bay · H South Mosman · J Taronga Zoo · K Milsons Point · L McMahons Point

N

0 kilometres 1 approximate distance

Legend
- Police Station
- Park and Ride
- Hospital
- Shopping Centres
- Metro Station
- Railway Station
- Educational Institutions
- Sporting Facility
- Place of Interest
- Bus Route
- Bus Route Terminus

As at 28 April 2019
Cartography by TransitGraphics

State Transit
Northern Beaches & Lower North Shore

Sydney CBD
Bus Service Inset

Joins Main Map

151 180 L90 246 · E66 E80 243 247 · E76 E83 244 249 · E77 E85 245 · 178 188 · E78 B88 · E79 B89 · B1 B-line · Wynyard (Carrington St) · E65 Wynyard (Jamison St) · E70 Wynyard (York St) · E68 E69 E71 272 · 169 170 E75 Wynyard (Clarence St)

Late Night Services: 151 188 · Queen Victoria Building

Town Hall · Circular Quay · Sydney

1 Sydney Opera House · 2 Government House · 3 GPO Clock and Cenotaph · 4 State Library of NSW · 5 NSW Parliament House · 6 Sydney Hospital · 7 St Marys Cathedral · 8 Supreme Courts · 9 Great Synagogue · 10 ANZAC War Memorial · 11 Queen Victoria Building · 12 Sydney Town Hall · 13 St Andrews Cathedral · 14 Pitt Street Mall · 15 Australian Museum · 16 Darling Harbour Entertainment Centre · 17 The Domain · 18 King Street Wharf

201 204 206 208 · 202 205 207 263 · City (Gresham St)

Scotland Island

Station Beach · Palm Beach · L90 199 · Palm Beach · Palm Beach Wharf · Snapperman Beach · Sandy Beach · Whale Beach · Stokes Point · Careel Bay · Careel Head Rd · Careel Bay Oval · Careel Bay Playing Fields · Clareville · Clareville Beach · Avalon · Avalon Beach · Bilgola Plateau · Bilgola · Bilgola Beach · Newport · Newport Beach · Church Point · McCarrs Creek · McCarrs Creek Ku-ring-gai National Park · Bayview Garden Village · Bayview · Mona Vale · Mona Vale Beach · Bungan Beach · Bongin Bongin Bay · North Narrabeen · Elanora Heights · Narrabeen Lakes · North Narrabeen · Turimetta Beach · Pittwater · TASMAN SEA

Barrenjoey Road Services: 188 B89 192 · B88 L90

Pittwater Road Services: 151 188 L90 · E54 B88 199 · E60 B89 · B1 B-line

Services continue on Main Map

State Transit Services do not operate in this area.

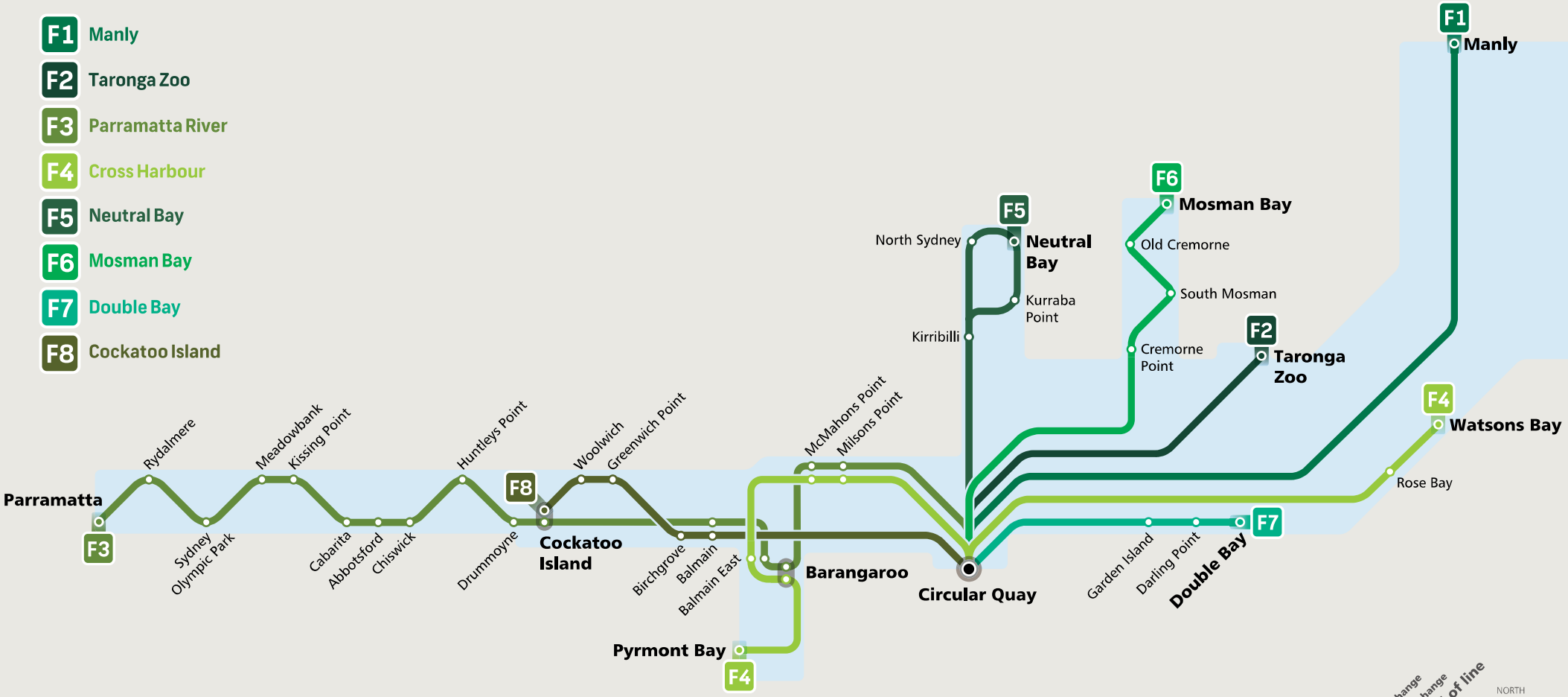
Please call 131 500 for information.

Sydney Ferries Network

NSW GOVERNMENT | Transport

F

- F1 Manly
- F2 Taronga Zoo
- F3 Parramatta River
- F4 Cross Harbour
- F5 Neutral Bay
- F6 Mosman Bay
- F7 Double Bay
- F8 Cockatoo Island



Stop | Interchange | Interchange | End of line

NORTH

Check timetables and trip planners for ferry services and connections

Visit **transportnsw.info**

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1709FMS-E-MWT-A4L-WCAG

MFF Manly Fast Ferry

How to use this timetable

This timetable is shown in 24-hour time. Refer to **Explanation of definitions and symbols** for guidance.

Download real-time transport apps

You can plan your trip on public transport with travel apps on your smart phone or tablet.

Travel apps allow you to:

- favourite your regular trips
- receive service updates
- find nearby stations, stops, wharves and routes
- check accessibility information

Each app has different features. Compare the latest travel apps at **transportnsw.info/apps.**

Accessible services

All ferries and new wharves on the network are wheelchair accessible. However, some older wharves may not have the facilities you need. Visit **transportnsw.info** to find stops with the facilities to help you get around.

Who is providing my ferry services?

The ferry services shown in this timetable are run by Manly Fast Ferry

Fares

Contact Manly Fast Ferry for ticket options. You cannot use Opal on this service.

Disclaimer

Information contained in this timetable is based on the latest details at the time of download and is subject to change without notice. Please note that timetables do not include additional trips for special events or other short term timetable changes, real-time information, trackwork or any disruption alerts. For the most up-to-date times, use the Trip Planner on **transportnsw.info.**

Transport
transportnsw.info

MFF Circular Quay to Manly

Valid from: 27 Nov 2017

Creation date: 14 Nov 2017
NOTE: Information is correct on date of download.

Monday to Friday											
Circular Quay	06:30	06:45	07:04	07:12	07:25	07:35	07:45	07:55	08:05	08:15	08:25
Manly Wharf	06:50	07:04	07:24	07:32	07:43	07:54	08:04	08:14	08:24	08:34	08:44

Monday to Friday											
Circular Quay	08:35	08:47	09:05	09:20	09:40	09:55	10:15	10:35	10:55	11:15	11:35
Manly Wharf	08:54	09:07	09:25	09:38	10:00	10:15	10:35	10:55	11:15	11:35	11:55

Monday to Friday											
Circular Quay	11:55	12:15	12:35	12:55	13:15	13:35	13:55	14:15	14:35	14:55	15:15
Manly Wharf	12:15	12:35	12:55	13:15	13:35	13:55	14:15	14:35	14:55	15:15	15:35

Monday to Friday											
Circular Quay	15:35	15:55	16:15	16:35	16:50	17:00	17:15	17:25	17:35	17:45	17:55
Manly Wharf	15:55	16:15	16:35	16:55	17:10	17:19	17:34	17:44	17:54	18:04	18:14

Monday to Friday											
Circular Quay	18:05	18:15	18:25	18:35	18:45	18:55	19:05	19:15	19:35	19:55	20:05
Manly Wharf	18:24	18:34	18:44	18:54	19:04	19:14	19:24	19:35	19:54	20:14	20:25

Monday to Friday		
Circular Quay	20:35	20:55
Manly Wharf	20:55	21:15

Weekends & Public Holidays											
Circular Quay	09:45	10:15	10:45	11:15	11:35	11:55	12:15	12:35	12:55	13:15	13:35
Manly Wharf	10:05	10:35	11:05	11:35	11:55	12:15	12:35	12:55	13:15	13:35	13:55

Weekends & Public Holidays											
Circular Quay	13:55	14:15	14:35	14:55	15:15	15:35	15:55	16:15	16:35	16:55	17:15
Manly Wharf	14:15	14:35	14:55	15:15	15:35	15:55	16:15	16:35	16:55	17:15	17:35

Weekends & Public Holidays									
Circular Quay	17:35	17:55	18:15	18:35	18:55	19:15	19:35	20:00	20:30
Manly Wharf	17:55	18:15	18:35	18:55	19:15	19:35	19:55	20:20	20:50

MFF Manly to Circular Quay



Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	06:15	06:30	06:45	07:00	07:10	07:20	07:30	07:40	07:50	08:00	08:10
Circular Quay	06:35	06:50	07:05	07:19	07:29	07:39	07:49	07:59	08:09	08:19	08:29

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	08:20	08:30	08:40	08:50	09:05	09:15	09:30	09:45	10:05	10:25	10:45
Circular Quay	08:39	08:49	09:00	09:10	09:25	09:35	09:49	10:05	10:25	10:45	11:05

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	11:05	11:25	11:45	12:05	12:25	12:45	13:05	13:25	13:45	14:05	14:25
Circular Quay	11:25	11:45	12:05	12:25	12:45	13:05	13:25	13:45	14:05	14:25	14:45

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	14:45	15:05	15:25	15:45	16:05	16:25	16:45	17:00	17:20	17:30	17:40
Circular Quay	15:05	15:25	15:45	16:05	16:25	16:45	17:03	17:19	17:39	17:49	17:59

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	17:50	18:00	18:10	18:20	18:30	18:40	18:50	19:10	19:20	19:36	19:45
Circular Quay	18:09	18:19	18:29	18:39	18:49	18:59	19:09	19:29	19:39	19:55	20:05

Monday to Friday	♿	♿	♿	♿	♿
Manly Wharf	20:05	20:25	20:45	21:05	21:25
Circular Quay	20:25	20:45	21:05	21:25	21:45

Weekends & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	10:15	10:45	11:15	11:45	12:05	12:25	12:45	13:05	13:25	13:45	14:05
Circular Quay	10:35	11:05	11:35	12:05	12:25	12:45	13:05	13:25	13:45	14:05	14:25

Weekends & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	14:25	14:45	15:05	15:25	15:45	16:05	16:25	16:45	17:05	17:25	17:45
Circular Quay	14:45	15:05	15:25	15:45	16:05	16:25	16:45	17:05	17:25	17:45	18:05

Weekends & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿
Manly Wharf	18:05	18:25	18:45	19:05	19:25	19:45	20:05	20:05	21:00
Circular Quay	18:25	18:45	19:05	19:25	19:45	20:05	20:25	20:25	21:20