

1 LOWER BASEMENT LEVEL - DEMOLITION PLAN
1:100 @ A1

northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022

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STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING COLUMNS TO BE DEMOLISHED / RELOCATED
- EXISTING STRUCTURAL WALL TO BE DEMOLISHED
- EXISTING NON STRUCTURAL WALL TO BE DEMOLISHED (INVESTIGATE & DEMOLISH ALL NON-LOAD BEARING WALLS)
- EXISTING FLOOR TO BE DEMOLISHED
- EXCAVATE
- NEW WALLS
- ADAPTIVE REUSE OF EXISTING STRUCTURE
- EXISTING WITH NO NEW WORKS

ISS	DATE	PURPOSE OF ISSUE
B	11.11.2021	ISSUE FOR DA
A	02.11.2021	ISSUE FOR DA
P3	21.10.2021	ISSUE TO CONSULTANTS
P2	01.10.2021	ISSUE TO CONSULTANTS
P1	30.09.2021	ISSUE TO CONSULTANTS

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Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-018

ISSUE

B

JOB NO.
IRI2014

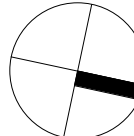
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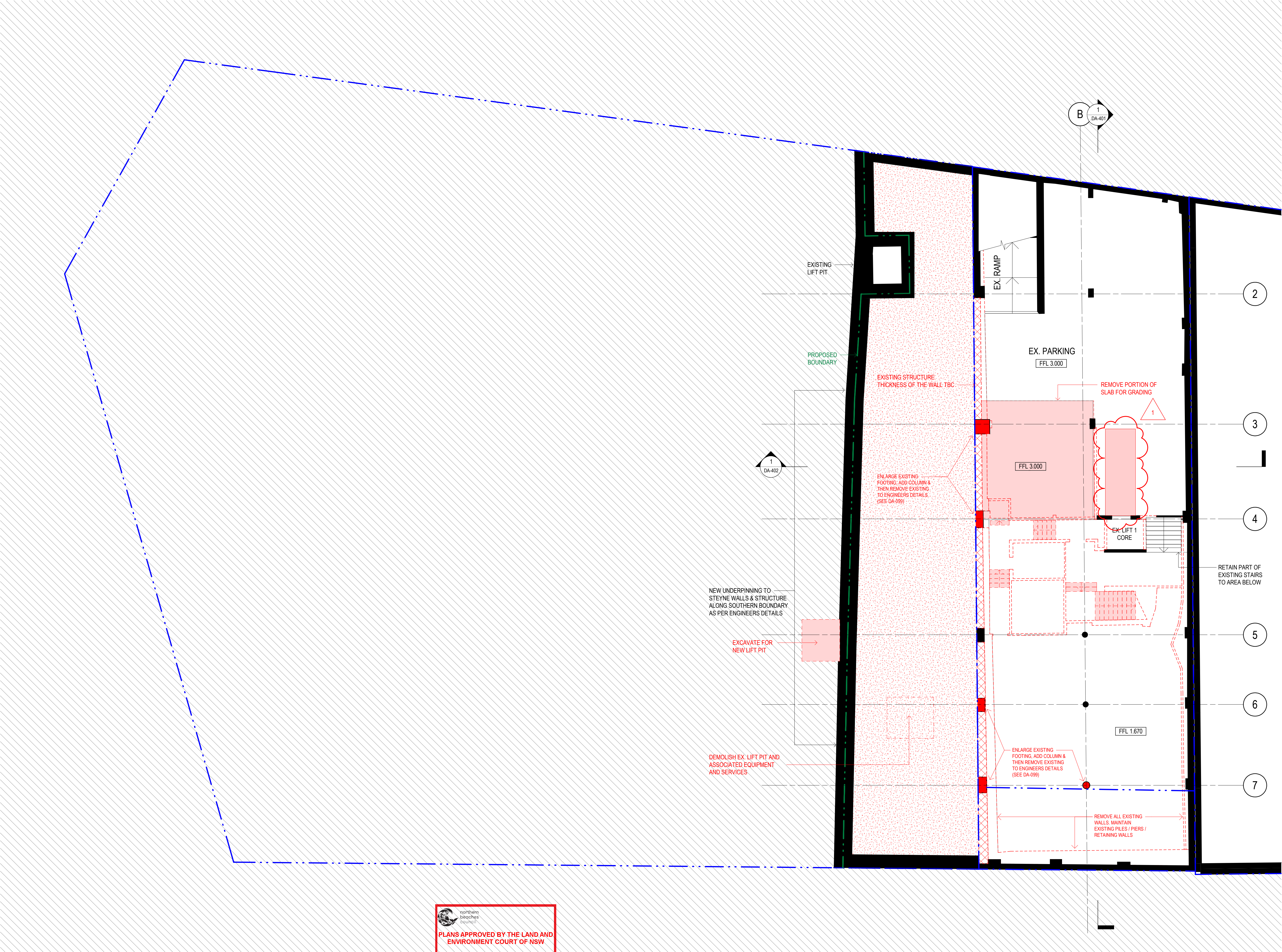
DATE
11.11.2021

DRAWING TITLE
LOWER BASEMENT LEVEL -
DEMOLITION PLAN

DRAWN BY
FO

CHECKED BY
SC





1 **BASEMENT LEVEL - DEMOLITION PLAN**
1:100 @ A1


northern
beaches
council
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C	11.07.2022	ISSUE FOR DA NEGOTIATION
B	11.11.2021	ISSUE FOR DA
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PROJECT

MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-019

ISSUE

C

JOB NO.

IRI2014

SCALE

1:100@A1

DATE

11.07.2022

DRAWING TITLE

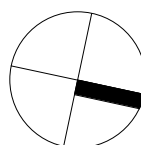
BASEMENT LEVEL - DEMOLITION
PLAN

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CHECKED BY

SC





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PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

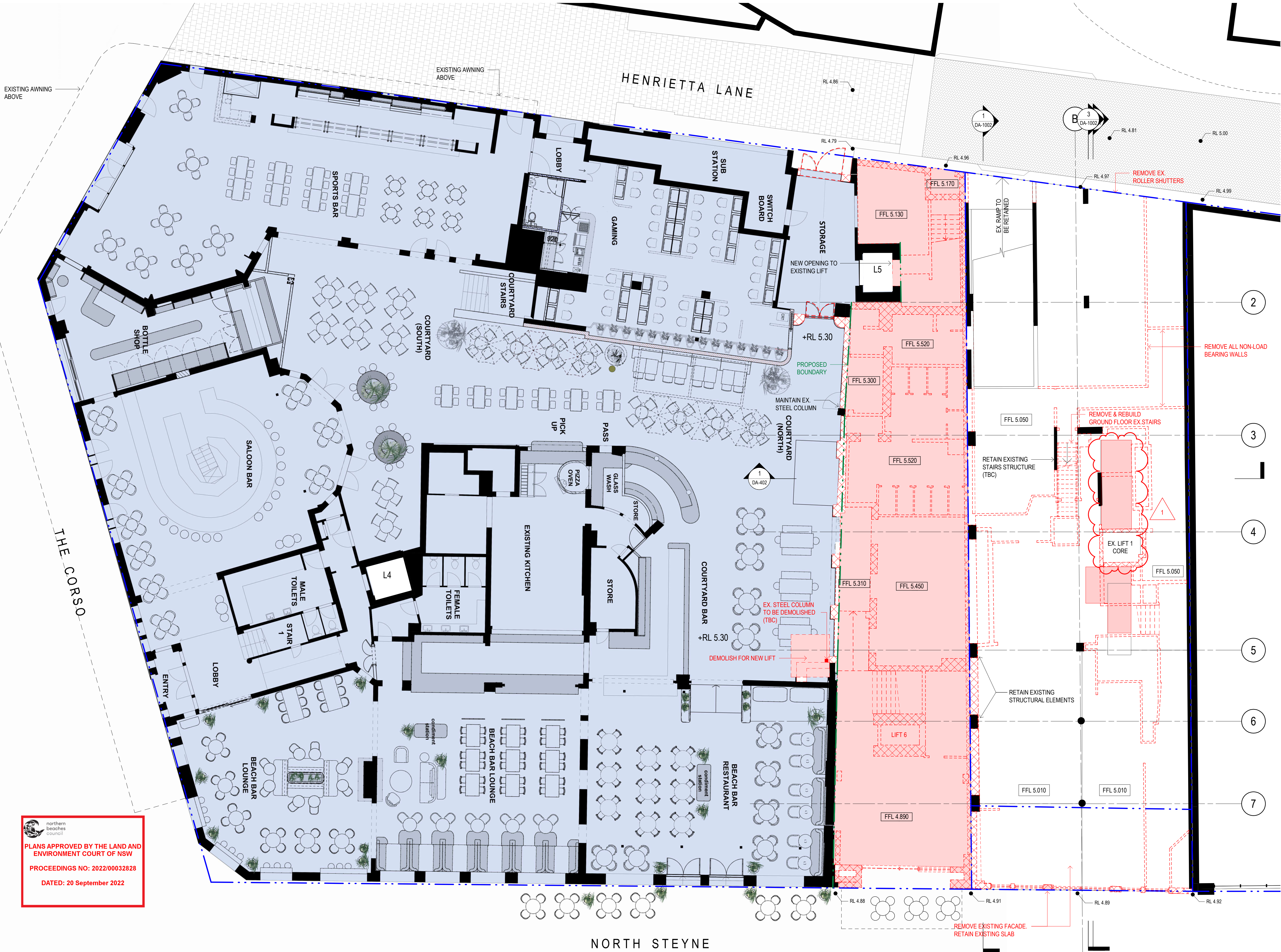
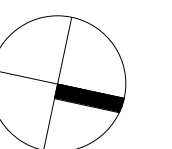
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. **DA-020** ISSUE **C**

JOB NO. **IRI2014** SCALE **1 : 100@ A1** DATE **11.07.2022**

DRAWING TITLE
GROUND LEVEL - DEMOLITION PLAN

DRAWN BY **FO** CHECKED BY **SC**



Plans Approved by the Land and Environment Court of NSW
PROCEEDINGS NO: 2022/00032828
DATED: 20 September 2022



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PROJECT

MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-022

ISSUE

C

JOB NO.
IRI2014

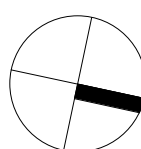
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DATE
11.07.2022

DRAWING TITLE
LEVEL 2 - DEMOLITION PLAN

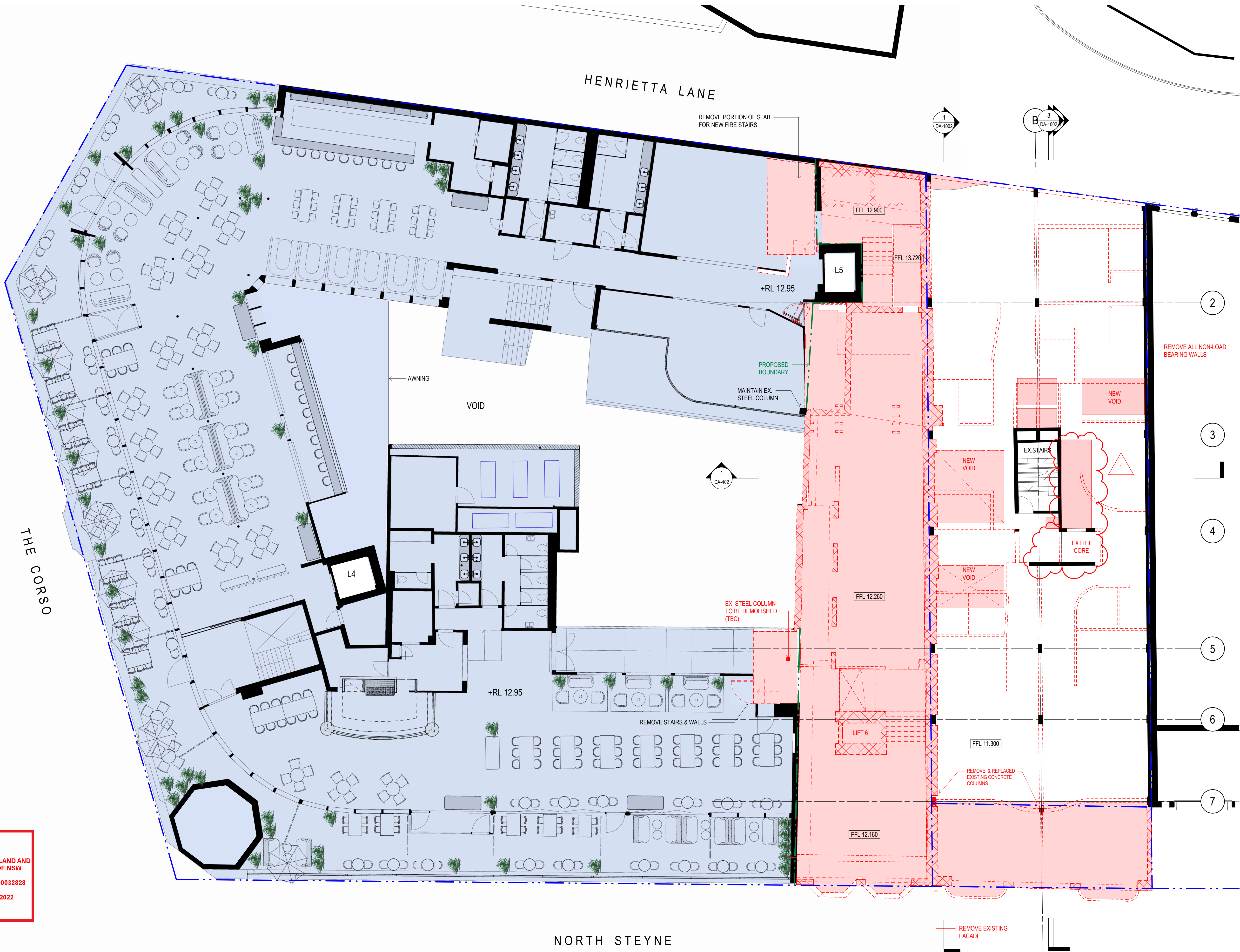
DRAWN BY
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CHECKED BY
SC



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PROCEEDINGS NO: 2022/00032828
DATED: 20 September 2022

1 LEVEL 2 - DEMOLITION PLAN
1:100 @ A1





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1:200 @ A3 0 2000 5000
1:100 @ A1

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PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

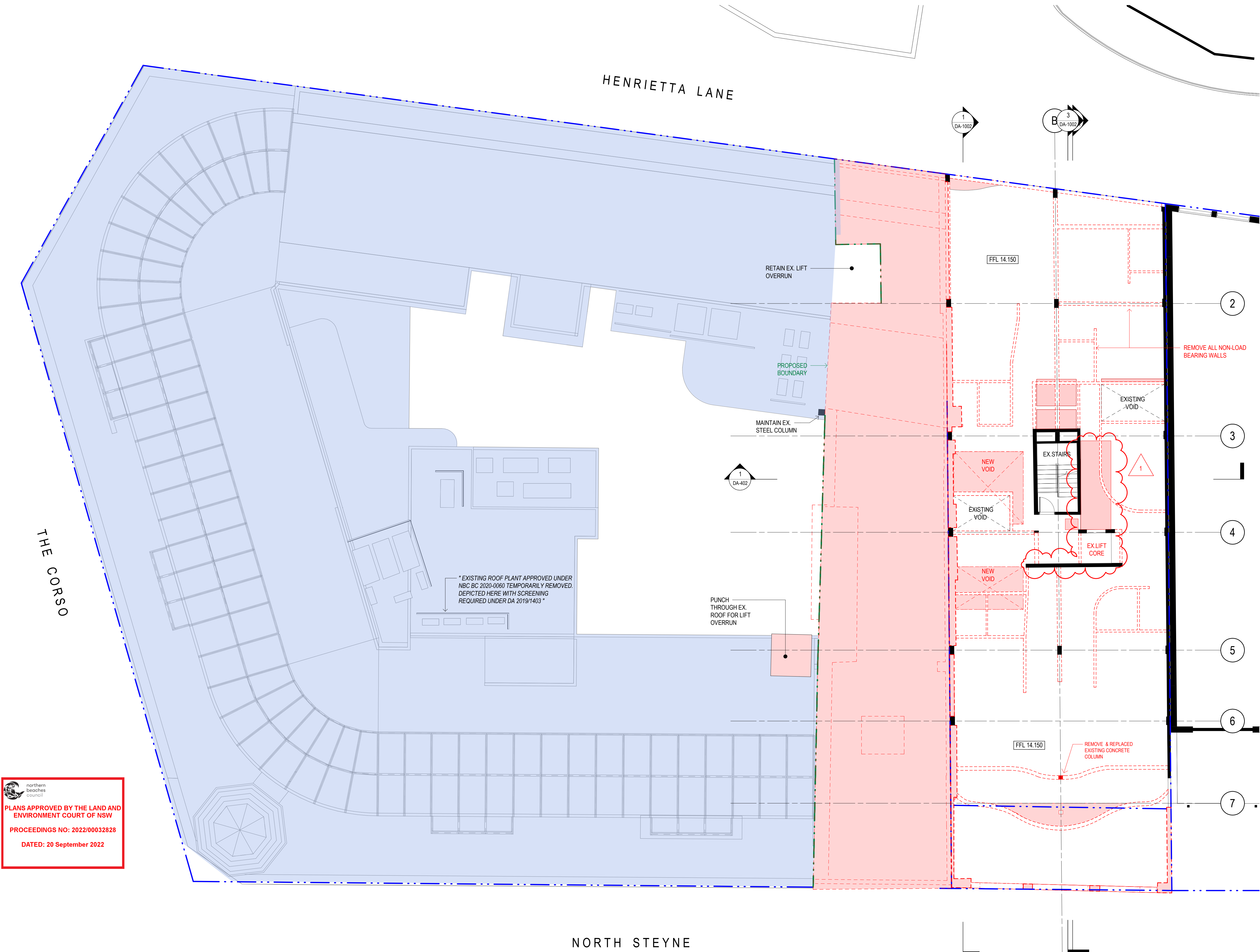
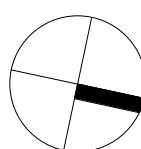
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. **DA-023** ISSUE **C**

JOB NO. IRI2014 SCALE 1 : 100@ A1 DATE 11.07.2022

DRAWING TITLE
LEVEL 3 - DEMOLITION PLAN

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1:100 @ A1

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PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

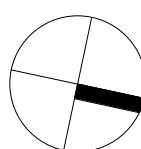
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. **DA-024** ISSUE **C**

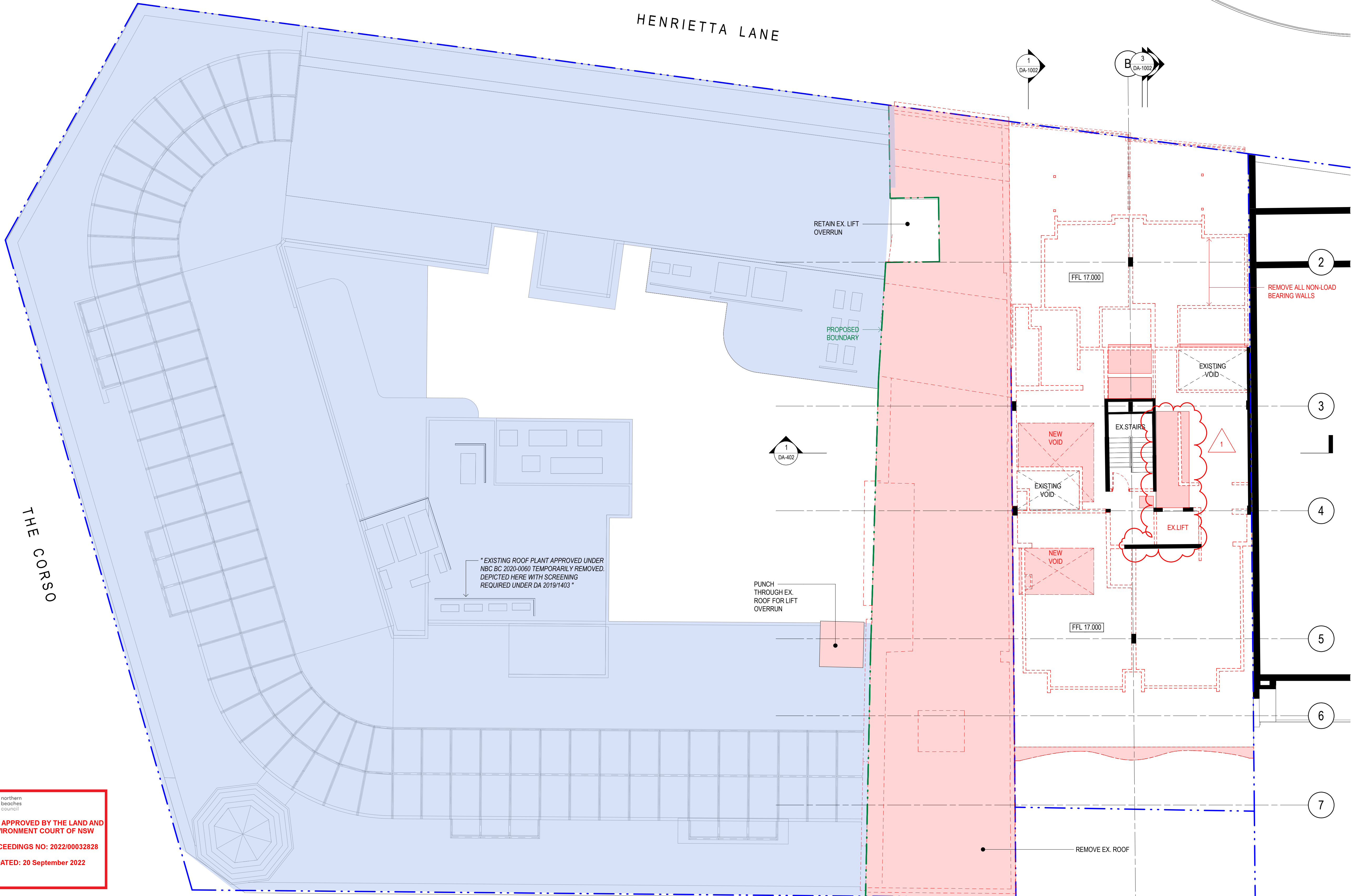
JOB NO. IRI2014 SCALE 1 : 100@ A1 DATE 11.07.2022

DRAWING TITLE
LEVEL 4 - DEMOLITION PLAN

DRAWN BY FO CHECKED BY SC



LEVEL 4 - DEMOLITION PLAN
1 : 100 @ A1

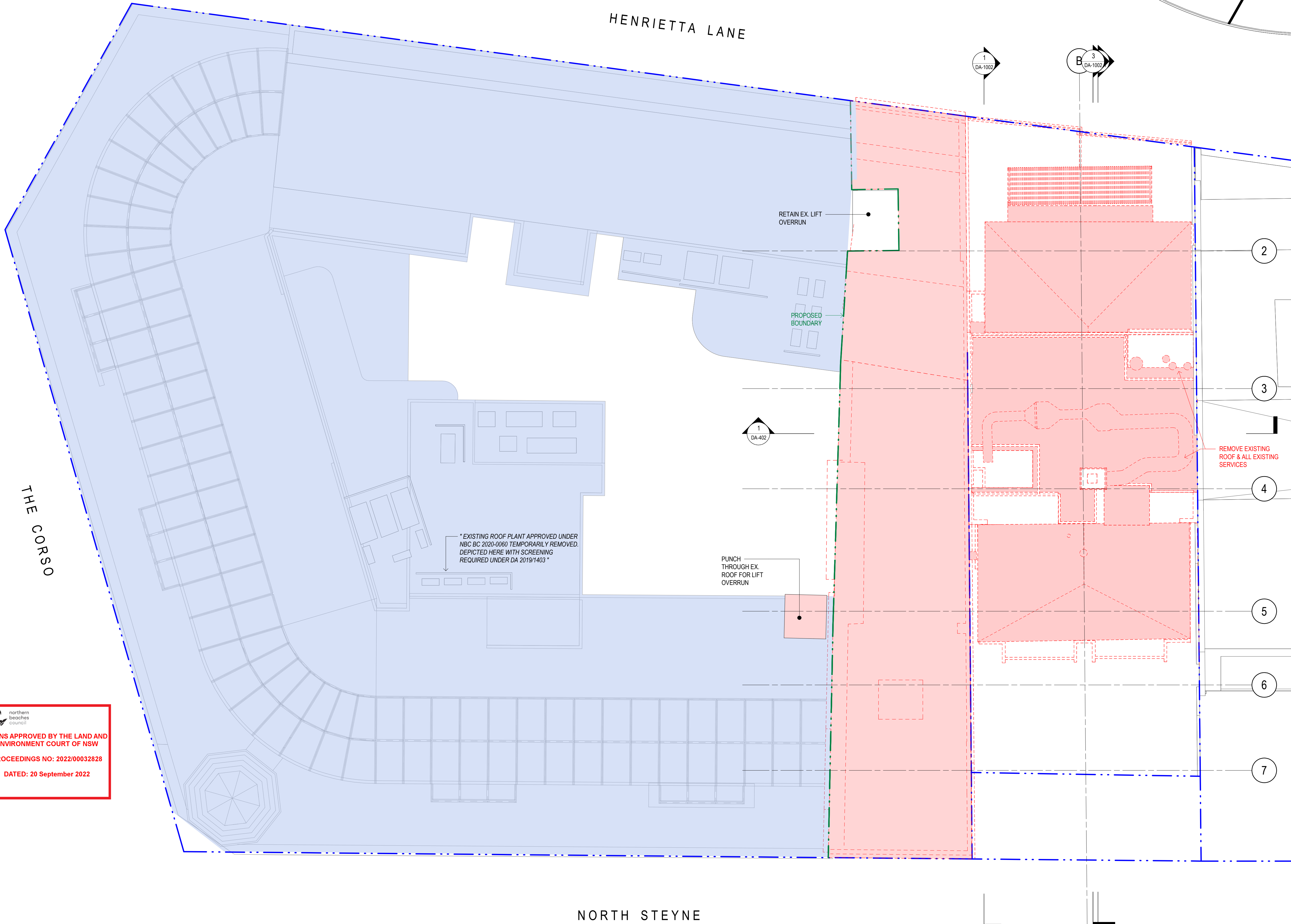


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**PLANS APPROVED BY THE LAND AND
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PROCEEDINGS NO: 2022/00032828

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1:100 @ A1

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ISS	DATE	PURPOSE OF ISSUE
B	11.11.2021	ISSUE FOR DA
A	02.11.2021	ISSUE FOR DA
P3	21.10.2021	ISSUE TO CONSULTANTS
P2	01.10.2021	ISSUE TO CONSULTANTS
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PROJECT
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42 NORTH STEYNE, MANLY

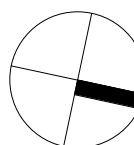
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

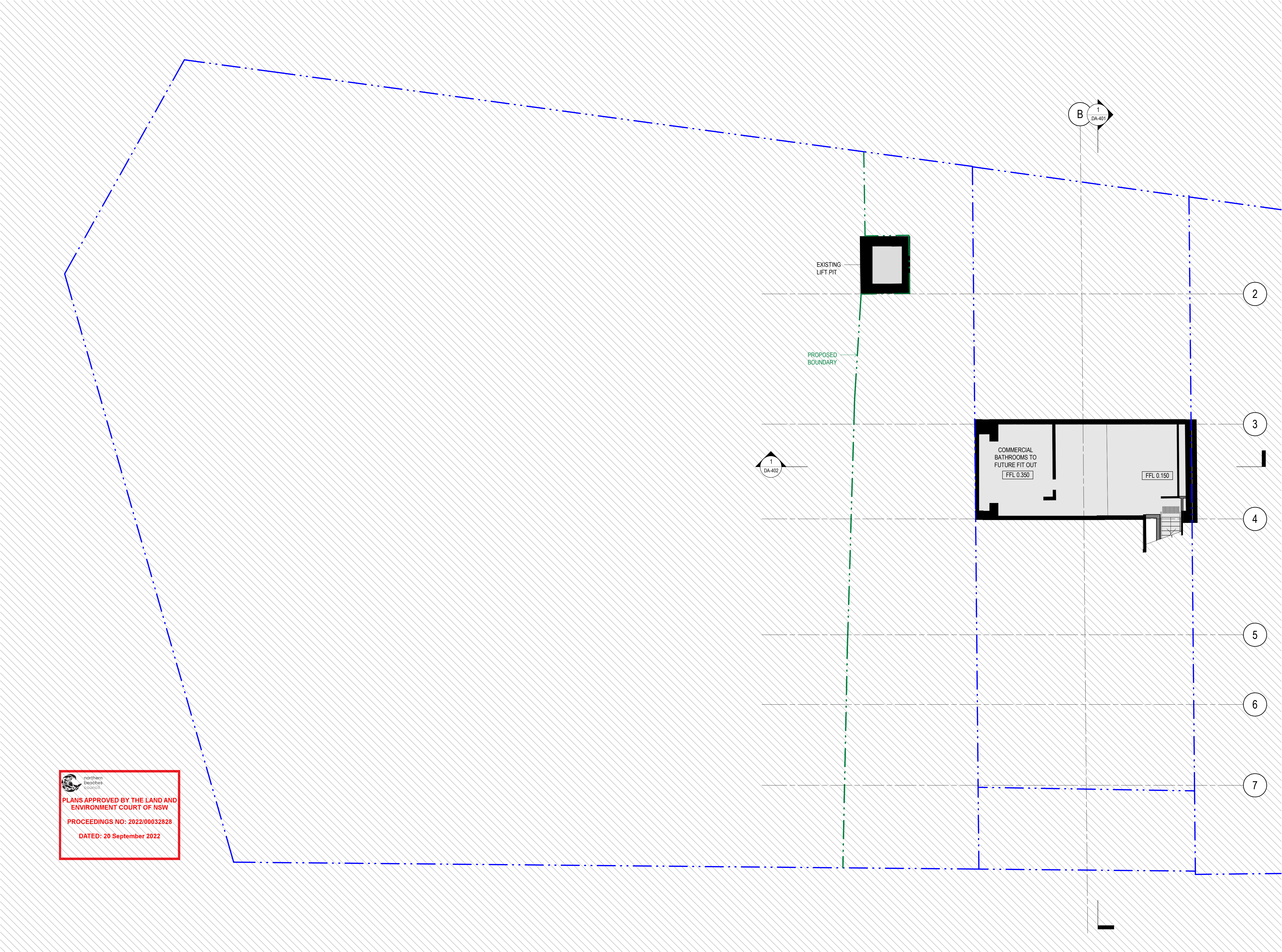
DRAWING NO. ISSUE
DA-025 B

JOB NO. SCALE DATE
IRI2014 1: 100@ A1 11.11.2021

DRAWING TITLE
ROOF LEVEL - DEMOLITION PLAN

DRAWN BY CHECKED BY
FO SC





1 .LOWER BASEMENT LEVEL PLAN
1 : 100 @ A1

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GRAPHIC SCALE



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A	02.11.2021	ISSUE FOR DA
P5	21.10.2021	ISSUE TO CONSULTANTS
P4	18.10.2021	PRELIMINARY ISSUE
P3	15.10.2021	PRELIMINARY ISSUE
P2	01.10.2021	ISSUE TO CONSULTANTS
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MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
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DRAWING NO.

DA-098

ISSUE

B

JOB NO.
IRI2014

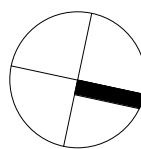
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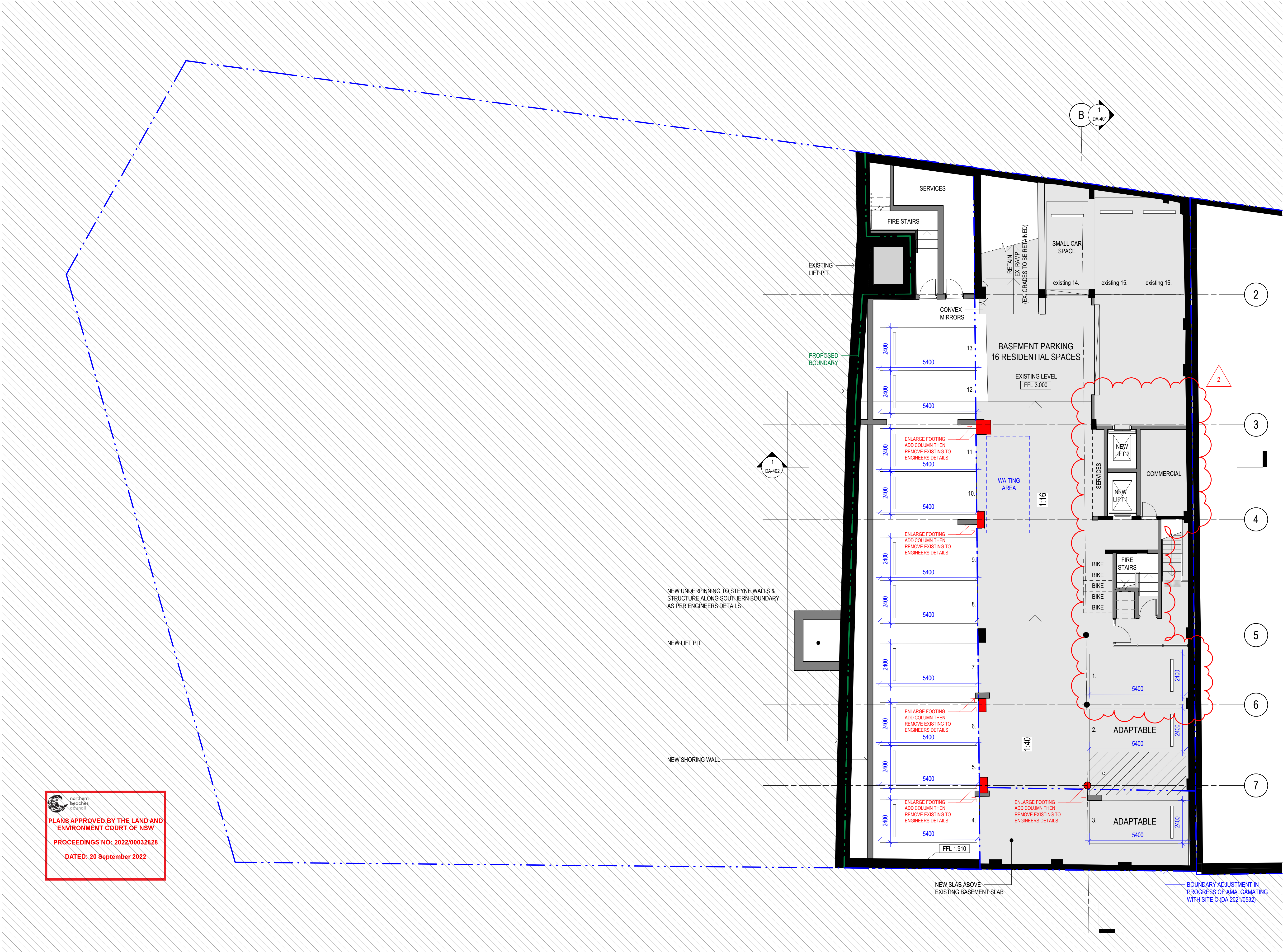
DATE
11.11.2021

DRAWING TITLE
LOWER BASEMENT PLAN

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1 **BASEMENT LEVEL PLAN**
1: 100 @ A1

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PROJECT

MANLY APARTMENTS
42 NORTH STEYNE, MANLY

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LOT 1 DP 1034722

DRAWING NO.

DA-099

ISSUE

E

JOB NO.

IRI2014

SCALE

1: 100@ A1

DATE

11.07.2022

DRAWING TITLE

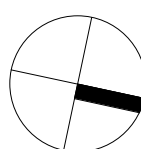
BASEMENT FLOOR PLAN

DRAWN BY

FO

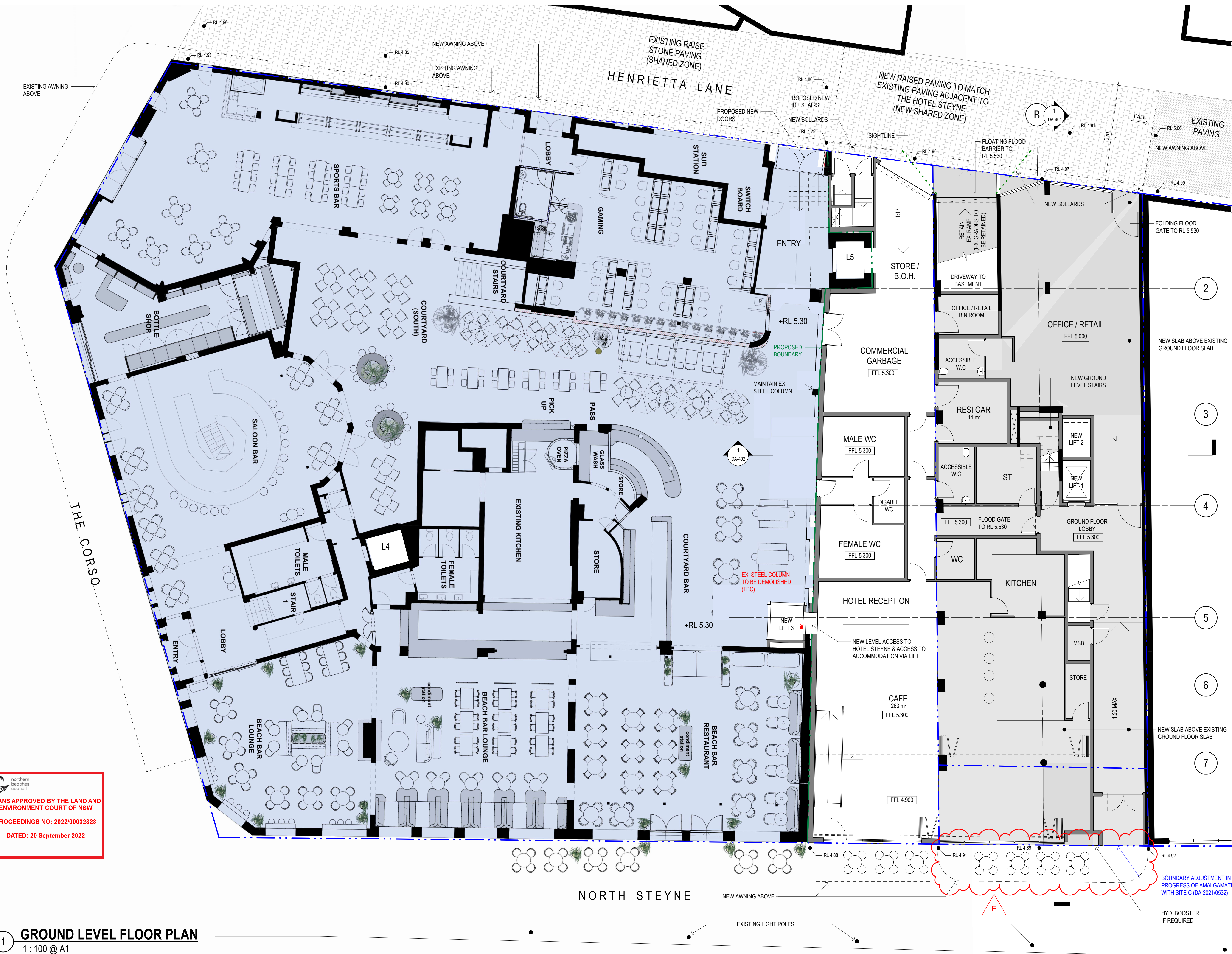
CHECKED BY

SC



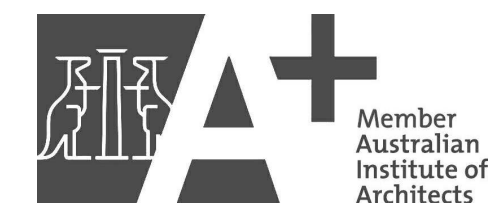
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1 GROUND LEVEL FLOOR PLAN
1:100 @ A1



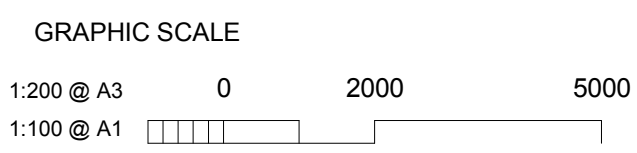
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LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING COLUMNS TO BE DEMOLISHED / RELOCATED
- EXISTING STRUCTURAL WALL TO BE DEMOLISHED
- EXISTING NON STRUCTURAL WALL TO BE DEMOLISHED (INVESTIGATE & DEMOLISH ALL NON-LOAD BEARING WALLS)
- EXISTING FLOOR TO BE DEMOLISHED
- EXCAVATE
- NEW WALLS
- ADAPTIVE REUSE OF EXISTING STRUCTURE
- EXISTING WITH NO NEW WORKS

E	01.09.2022	ISSUE FOR DA NEGOTIATION
D	11.07.2022	ISSUE FOR DA NEGOTIATION
C	19.05.2022	ISSUE FOR DA NEGOTIATION
B	11.11.2021	ISSUE FOR DA
A	02.11.2021	ISSUE FOR DA
P4	21.10.2021	ISSUE TO CONSULTANTS
P3	18.10.2021	PRELIMINARY ISSUE
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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

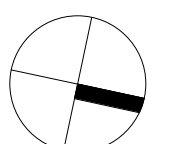
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. **DA-100** ISSUE **E**

JOB NO. **IRI2014** SCALE **1:100 @ A1** DATE **01.09.2022**

DRAWING TITLE
GROUND FLOOR PLAN

DRAWN BY **FO** CHECKED BY **SC**



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STATUS
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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING COLUMNS TO BE DEMOLISHED / RELOCATED
- EXISTING STRUCTURAL WALL TO BE DEMOLISHED
- EXISTING NON STRUCTURAL WALL TO BE DEMOLISHED (INVESTIGATE & DEMOLISH ALL NON-LOAD BEARING WALLS)
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- NEW WALLS
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D	11.07.2022	ISSUE FOR DA NEGOTIATION
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PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

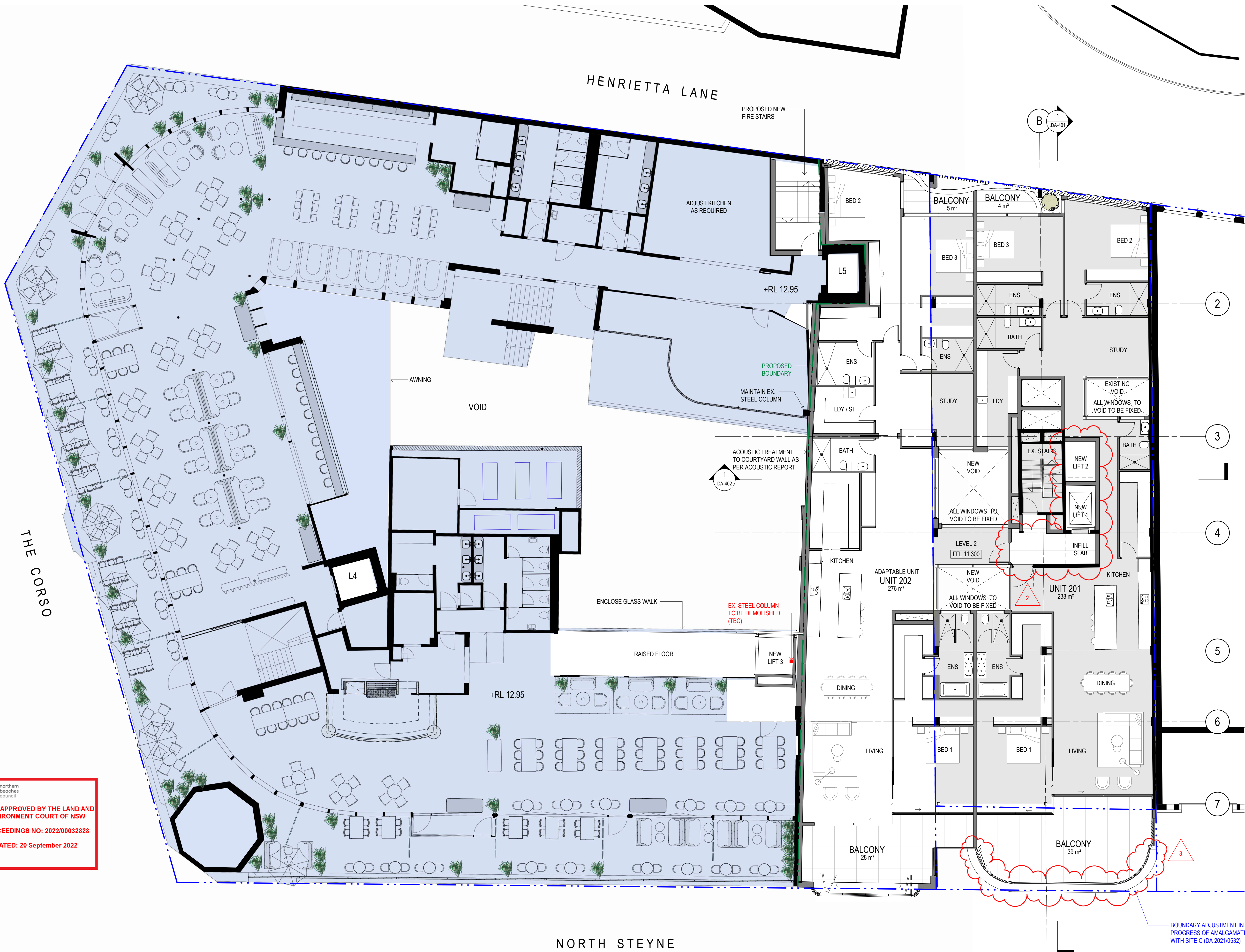
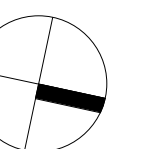
LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. ISSUE
DA-102 D

JOB NO. SCALE DATE
IRI2014 1 : 100@ A1 11.07.2022

DRAWING TITLE
LEVEL 2 FLOOR PLAN

DRAWN BY CHECKED BY
FO SC



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00032828
DATED: 20 September 2022

LEVEL 2 FLOOR PLAN
1: 100 @ A1



STATUS

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

LEGEND

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ISS	DATE	PURPOSE OF ISSUE
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PROJECT

MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-103

ISSUE

D

JOB NO.

IRI2014

SCALE

1 : 100@ A1

DATE

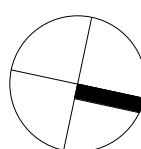
11.07.2022

DRAWING TITLE

LEVEL 3 FLOOR PLAN

DRAWN BY
FO

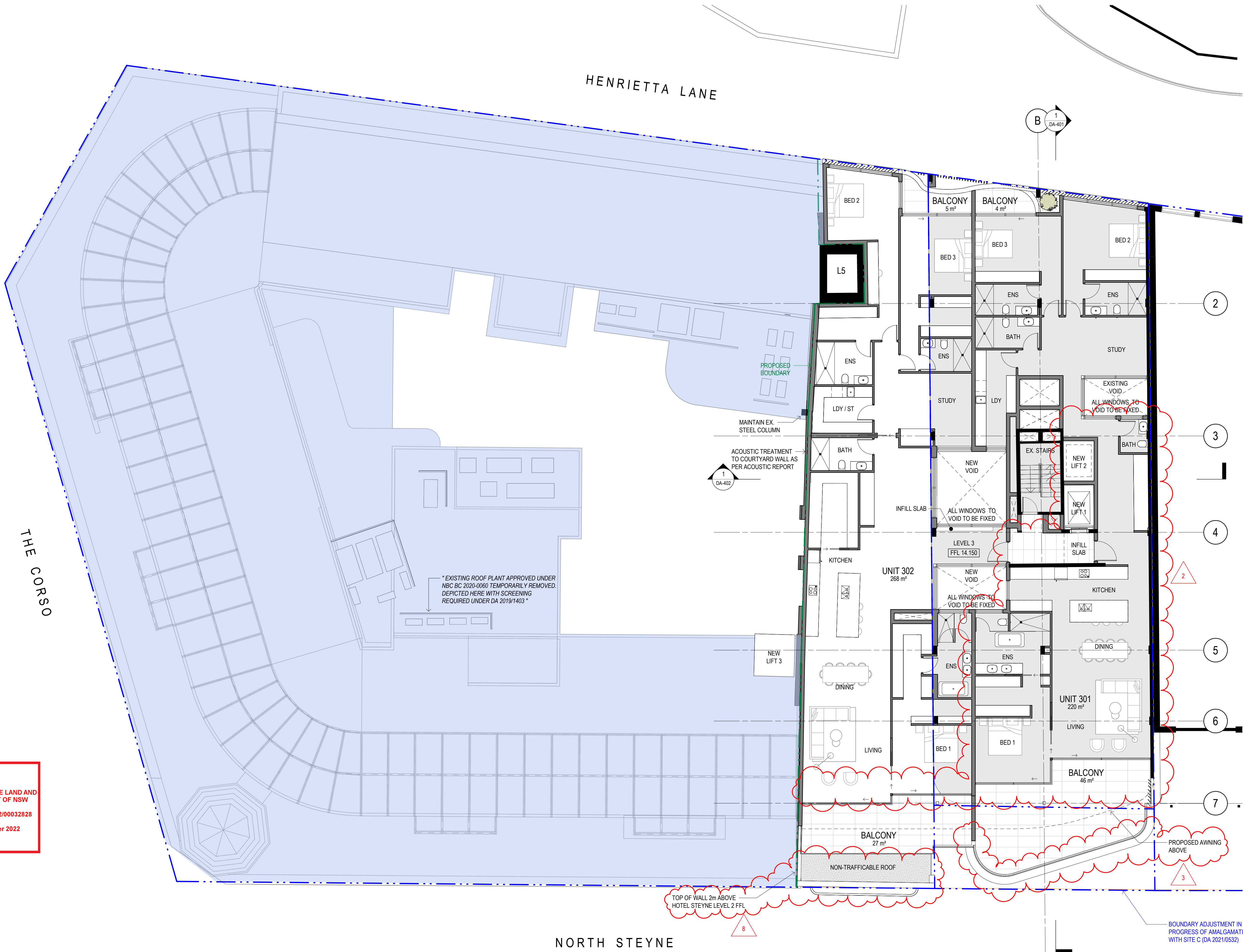
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1

LEVEL 3 FLOOR PLAN

1:100 @ A1



NORTH STEYNE

HENRIETTA LANE

THE CORSO



STATUS

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

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MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-104

ISSUE

E

JOB NO.

IRI2014

SCALE

1 : 100@ A1

DATE

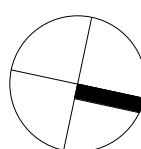
11.07.2022

DRAWING TITLE

LEVEL 4 FLOOR PLAN

DRAWN BY
FO

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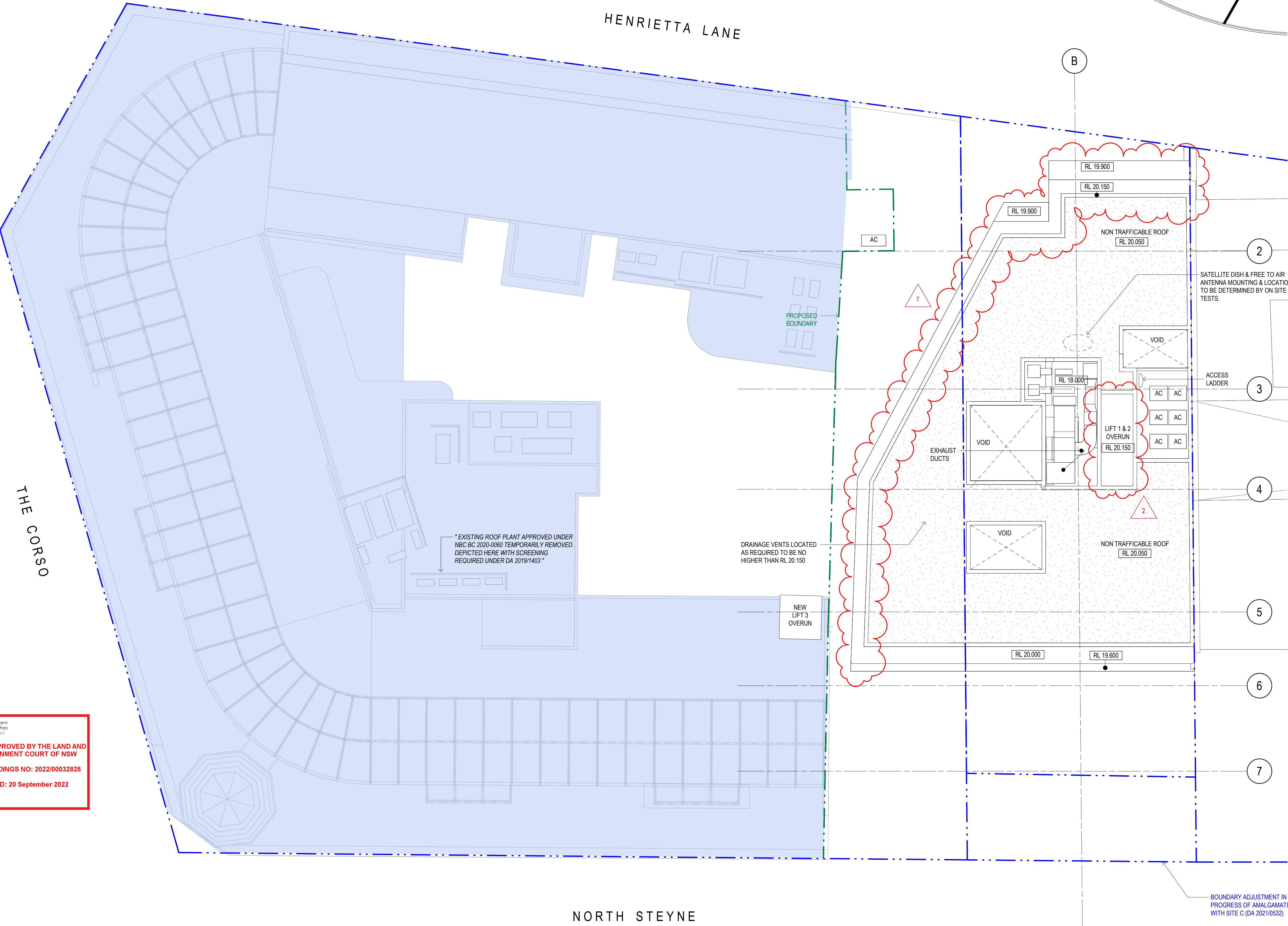
HENRIETTA LANE

THE CORSO

NORTH STEYNE

northern beaches council
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PROCEEDINGS NO: 2022/00032828
DATED: 20 September 2022

1 LEVEL 4 FLOOR PLAN
1: 100 @ A1



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1:200 @ A3 0 2000 5000
1:100 @ A1

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LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-105

ISSUE

E

JOB NO.

IRI2014

SCALE

1 : 100@ A1

DATE

11.07.2022

DRAWING TITLE

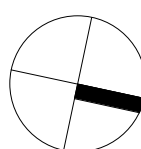
ROOF PLAN

DRAWN BY

FO

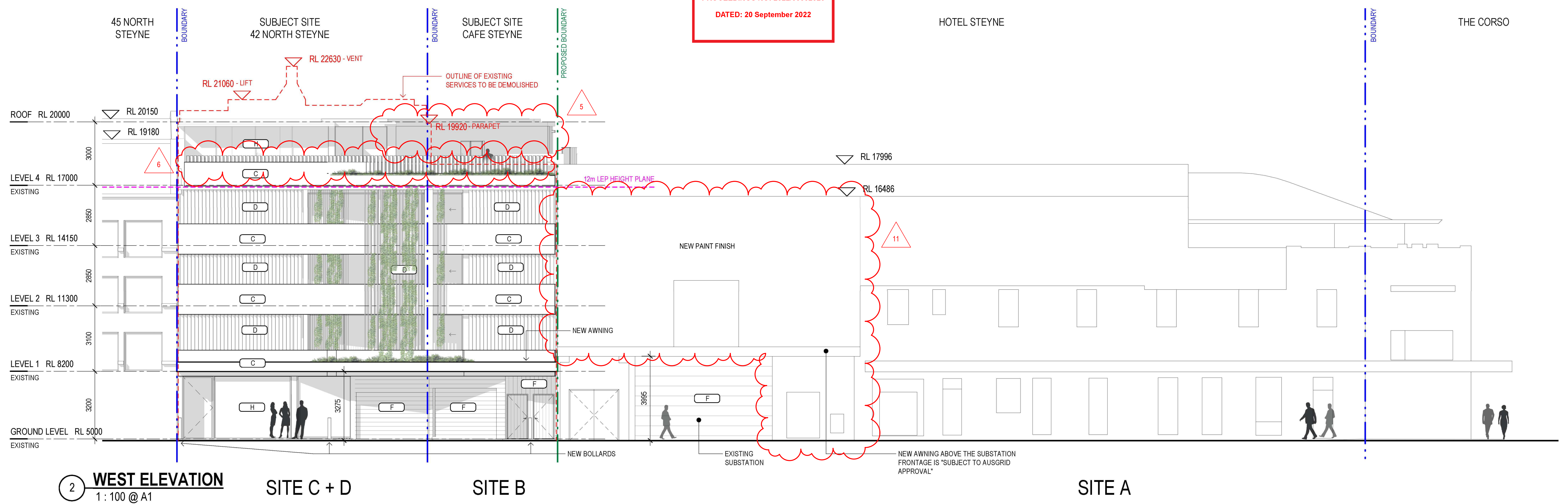
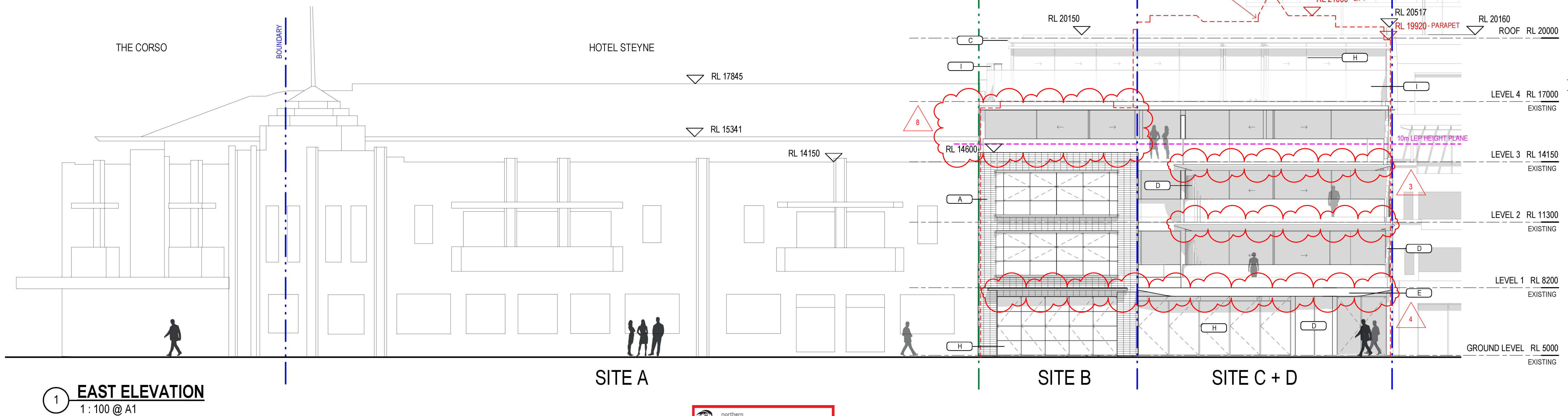
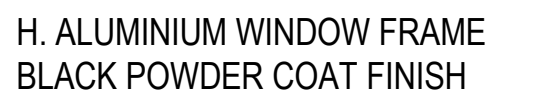
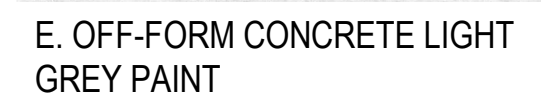
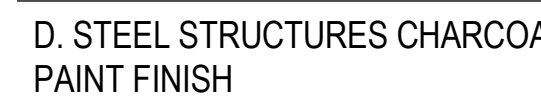
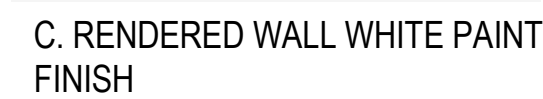
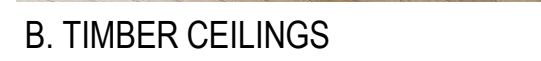
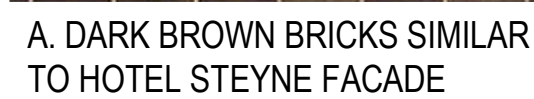
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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00032828
DATED: 20 September 2022

1 ROOF PLAN
1: 100 @ A1



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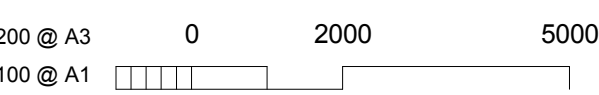


STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE



DRAWING NOTES

C	11.07.2022	ISSUE FOR DA NEGOTIATION
B	11.11.2021	ISSUE FOR DA
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P1	21.10.2021	ISSUE TO CONSULTANTS
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Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

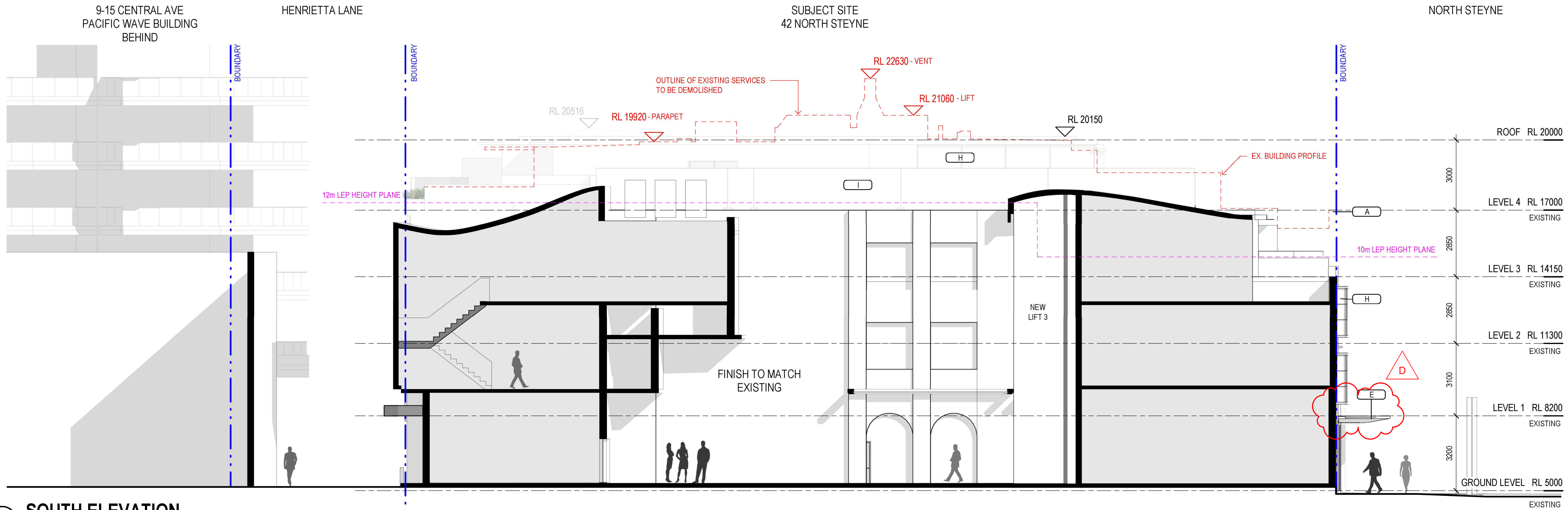
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DA-201 C

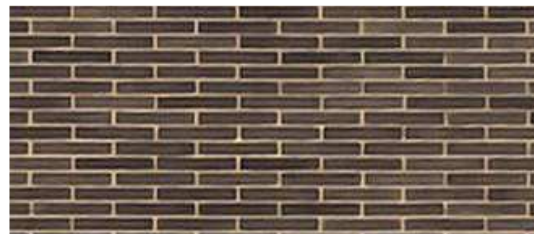
JOB NO.	SCALE	DATE
IRI2014	1 : 100@ A1	11.07.2022

DRAWING TITLE
EAST & WEST ELEVATIONS

DRAWN BY CHECKED BY
FO SC



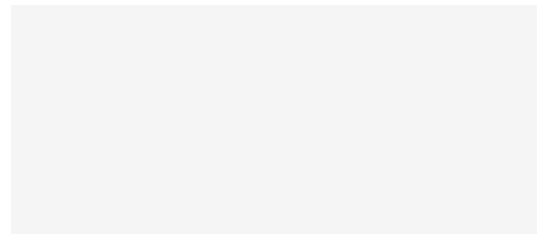
1 SOUTH ELEVATION
1 : 100 @ A1



A. DARK BROWN BRICKS SIMILAR TO HOTEL STEYNE FACADE



B. TIMBER CEILINGS



C. RENDERED WALL WHITE PAINT FINISH



D. STEEL STRUCTURES CHARCOAL PAINT FINISH



E. OFF-FORM CONCRETE LIGHT GREY PAINT



F. ROLLER SHUTTER & DOORS CHARCOAL PAINT FINISH



G. GREEN WALL

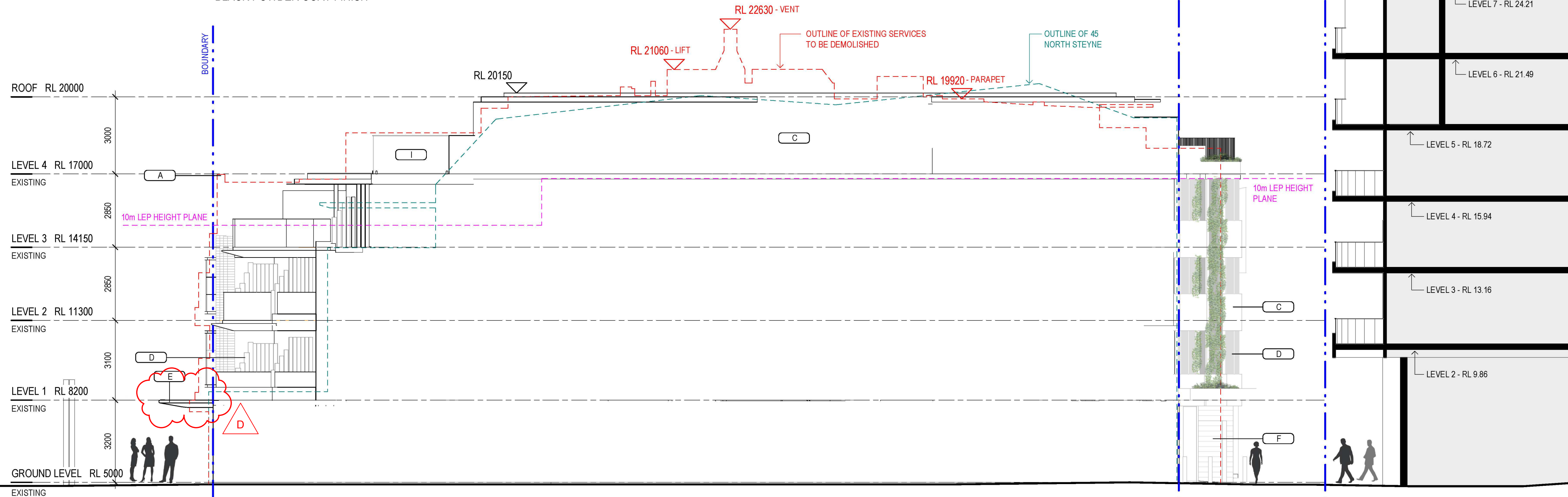


H. ALUMINIUM WINDOW FRAME BLACK POWDER COAT FINISH



I. FLAT BAR GLASS BALUSTRADE

SUBJECT SITE
42 NORTH STEYNE



2 NORTH ELEVATION
1 : 100 @ A1

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

ISS	DATE	PURPOSE OF ISSUE
D	01.09.2022	ISSUE FOR DA NEGOTIATION
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MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. ISSUE
DA-202 D

JOB NO. SCALE DATE
IRI2014 1 : 100@ A1 01.09.2022

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

DRAWN BY CHECKED BY
FO SC

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PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. _____ ISSUE _____

DA-401 D

JOB NO.	SCALE	DATE
IRI2014	1 : 100@ A1	01.09.2022

DRAWING TITLE
SECTION A

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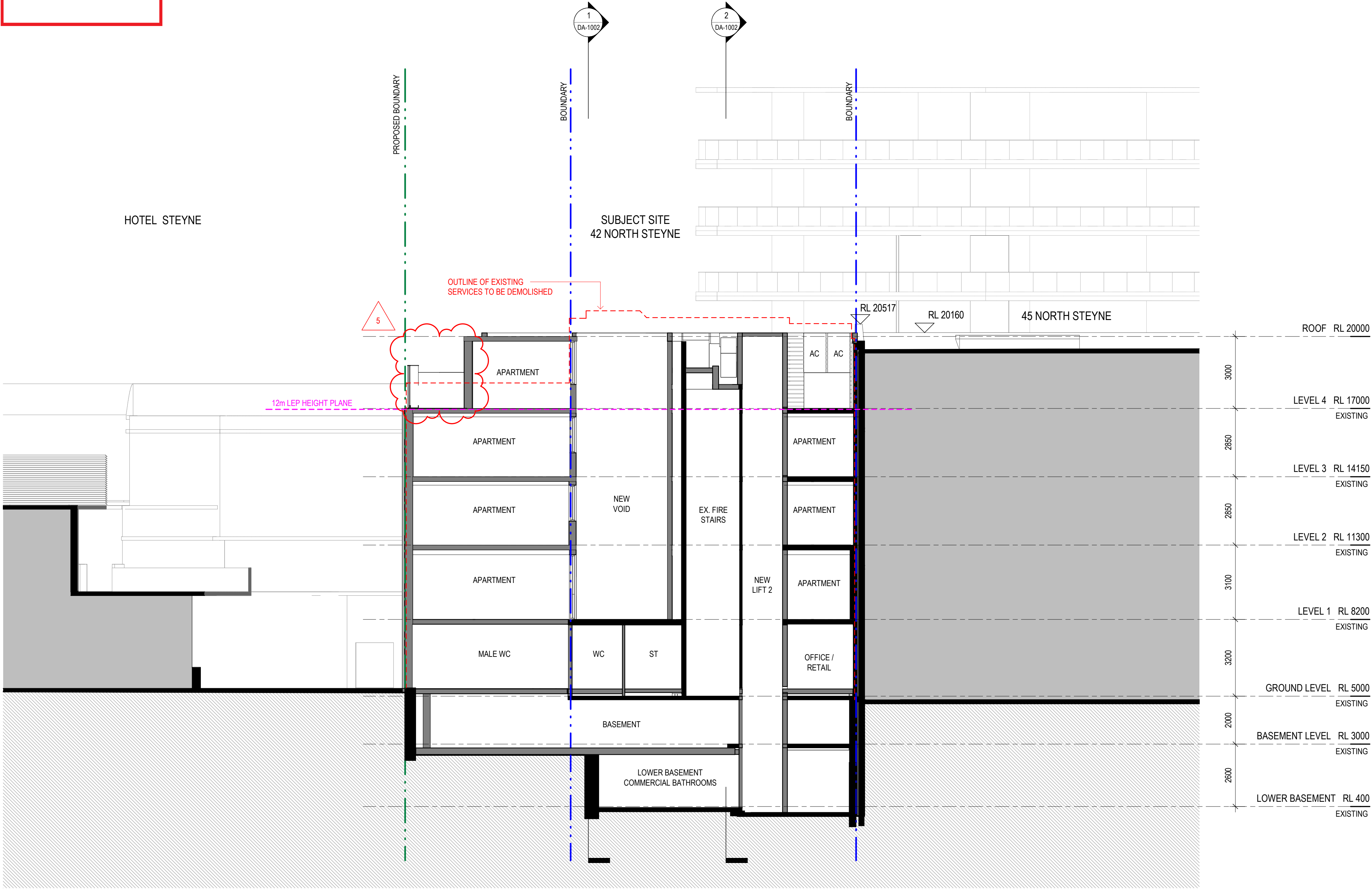


northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022



1 SECTION B
1:100 @ A1

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1:200 @ A3 0 2000 5000
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MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO. ISSUE

DA-402 C

JOB NO. SCALE DATE
IRI2014 1:100@A1 11.07.2022

DRAWING TITLE
SECTION B

DRAWN BY CHECKED BY
FO SC



EXISTING VIEW FROM NORTH STEYNE



PROPOSED VIEW FROM NORTH STEYNE

9



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PLANS APPROVED BY THE LAND AND
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PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022



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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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LOT 1 DP 1034722

DRAWING NO.	ISSUE
DA-900	C
JOB NO. IRI2014	SCALE N.T.S.
	DATE 11.07.2022

DRAWING TITLE
PHOTOMONTAGE - NORTH STEYNE

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EXISTING VIEW FROM HENRIETTA LANE

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PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022



PROPOSED VIEW FROM HENRIETTA LANE

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
MANLY APARTMENTS
42 NORTH STEYNE, MANLY

LOT 100-102 IN DP 1069144
LOT 1 DP 1034722

DRAWING NO.

DA-901

JOB NO.

IRI2014

ISSUE

C

SCALE

N.T.S.

DATE

11.07.2022

DRAWING TITLE
PHOTOMONTAGE - HENRIETTA LANE

DRAWN BY
FO

CHECKED BY
SC

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 1 of 4 Sheet(s)

* OFFICE USE ONLY

Registered:

Office Use Only

Title System:

Purpose:

Office Use Only *

PLAN OF
CONSOLIDATION OF LOT 1
IN DP1034722 & LOTS 1
TO 3 IN DP1042657

L.G.A.: NORTHERN BEACHES

Locality: MANLY

Parish: MANLY COVE

County: CUMBERLAND

Survey Certificate

I, PAUL BARRY BYRNE
of 63 WATERLOO ST., NARRABEEN 2101
a surveyor registered under the Surveying and Spatial Information Act
2002, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the
Surveying and Spatial Information Regulation 2017, is accurate
and the survey was completed on~~
~~*(b) The part of the land shown in the plan (*being/*excluding^.....)~~

~~was surveyed in accordance with the Surveying and Spatial
Information Regulation 2017, is accurate and the survey was
completed on the part not surveyed was compiled
in accordance with that Regulation.~~

~~*(c) The land shown in this plan was compiled in accordance with the
Surveying and Spatial Information Regulation 2017.~~

Datum Line:

Type: *Urban/*Rural

The terrain is * Level Undulating/ *Steep Mountainous.

Signature [Signature] Dated: 17-06-2020Surveyor ID: 711Surveyor registered under
the Surveying and Spatial Information Act 2002

* Strike through if inapplicable

^ Specify the land actually surveyed or specify any land shown in the plan
that is not the subject of the survey.

Crown Lands NSW/ Western Lands Office Approval

Iin approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land
shown herein has been given.

Signature:

Date:

File Number:

Office:

Subdivision Certificate

I
* Authorised Person/*General Manager/* Accredited Certifier, certify that
the provisions of s.6.15 of the Environmental Planning and
Assessment Act 1979 have been satisfied in relation to the proposed
subdivision, new road or reserve set out herein.

Signature:

Accreditation Number:

Consent Authority:

Date of Endorsement:

Subdivision Certificate Number:

File Number:

* Strike through if inapplicable

Plans used in the preparation of survey/compilation.

D.P.'s 1034722 & 1042657

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022

Statements of intention to dedicate public roads, public reserves and
drainage reserves

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: 11062L ISSUE B 20M (Comp)

Signatures, Seals and Section 88B Statements should appear on
PLAN FORM 6A

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 2 of 4 Sheet(s)

* OFFICE USE ONLY

Office Use Only
Registered:

PLAN OF

CONSOLIDATION OF LOT 1
IN DP1034722 & LOTS 1
TO 3 IN DP1042657

Subdivision Certificate Number:

Date of Endorsement:

Office Use Only

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - Sec 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	No.42	NORTH STEYNE		MANLY

EXECUTIONS

WITH REGARDS TO LOTS 1 TO 3 IN DP1042657

NORTHERN BEACHES COUNCIL by its authorised delegate pursuant to s.377 Local Government Act 1993

.....
Signature of delegate

.....
Name of delegate

I certify I am an eligible witness and that the delegate signed in my presence

.....
Signature of witness

.....
Name of witness

.....
Address of witness



**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022

If space is insufficient use additional annexure sheet

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 3 of 4 Sheet(s)

* OFFICE USE ONLY

Registered: Office Use Only

Office Use Only

PLAN OF
**CONSOLIDATION OF LOT 1
 IN DP1034722 & LOTS 1
 TO 3 IN DP1042657**

Subdivision Certificate Number:

Date of Endorsement:

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - Sec 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

EXECUTIONS

WITH REGARDS TO LOT 1 IN DP1034722

I certify I am an eligible witness and
 that Paul Oppedisano and Antonio
 Cartiere signed in my presence

Certified correct for the purposes of the Real Property Act 1900
 and executed on behalf of the company named below by the
 authorized persons whose signatures appear below pursuant to
 the authority specified

.....
Signature of witness

Company: BARECALL PTY. LIMITED (060 527 095)

.....
Name of witness

Authority: S 127 (1) Corporations Act 2001

.....
Address of witness.....
PAUL OPPEDISANO—DIRECTOR/SECRETARY.....
ANTONIO CARTIERE—DIRECTOR

**PLANS APPROVED BY THE LAND AND
 ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022

If space is insufficient use additional annexure sheet

Surveyor's Reference: 11062L ISSUE B 20M (Comp)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet No. 4 of 4 Sheet(s)

Registered:

Office Use Only

Office Use Only

PLAN OF

CONSOLIDATION OF LOT 1
IN DP1034722 & LOTS 1
TO 3 IN DP1042657

Subdivision Certificate Number:

Date of Endorsement:

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - Sec 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

EXECUTIONS

WITH REGARDS TO LOT 1 IN DP1034722

EXECUTED BY COMMONWEALTH BANK OF AUSTRALIA
IN ITS CAPACITY AS MORTGAGEE OF LOT 2 IN DEPOSITED PLAN 1034722



northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/00032828

DATED: 20 September 2022

If space is insufficient use additional annexure sheet