

26 March 2021

Our Ref: H21-031

**The General Manager**  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Sir/Madam,

**"HOTEL STEYNE" , 75 THE CORSO, MANLY NSW 2095  
STATEMENT OF HERITAGE IMPACT: PROPOSED AMENDMENTS TO LEVEL 2 INTERNAL DECK**

Following our perusal of the drawings prepared by Luchetti Krelle Architecture and Interior Design Studio showing proposed amendments to the existing internal deck on Level 2 of Hotel Steyne in Manly, we write in support of heritage aspects of the proposed modification works and set out our comments below for your consideration.

**1. HERITAGE SIGNIFICANCE**

Hotel Steyne is located at a prominent corner of Manly Beach occupying the intersection of The Corso and The Steyne. The Statement of Significance as provided in the Conservation Management Plan (CMP, Architectural Projects, 2019) states the heritage values of the Hotel as below:

*The building has historical significance for its association with the development of the hotel industry in the Interwar period and the site has historical significance because of the continuity of use as a hotel since 1858 and the site of Henry Gilbert Smith's Steyne Hotel is significant as one of the most important stone buildings to have ever been constructed in Manly's history. The building has historical associative significance because of its association with Copeman, Lemont and Keesing. The building has aesthetic significance as an outstanding example of an Interwar Art Deco hotel for its landmark qualities and for its contribution to the streetscape. The building has social significance for its associations with the Manly community.*

**2. SIGNIFICANCE OF LEVEL 2**

Level 2 of the Hotel Steyne is a later addition to the building and has been ranked as being of Little significance in the CMP. Setback from the principal street facades and beyond the turret and parapets of the building, Level 2 provides additional functions and spaces for the hotel featuring amenities, bars, terrace for outdoor dining/bar, plant rooms and decks to the internal courtyard. It has been subject to recent refurbishments as part of the overall maintenance and conservation works to the facades and interiors of the building. Areas subject to the current works are located within the internal courtyard and associated spaces have been altered under the Development Application DA2019/1403. Supporting photographs of

the subject internal courtyard are provided at the end of this brief Heritage Impact Statement letter (Attachment A).

### 3. PROPOSED WORKS AND ASSESSMENT OF HERITAGE IMPACTS

The proposed current modifications are contained entirely within the southern section of the internal courtyard on Level 2 and include the following specific works:

- New awning roof over the new deck extending the existing deck approved under section 96 modification to DA350-11-96(2) Part 4 (16/02/2017)
- New balustrading to new deck as per works approved under DA350-11-96(2) Part 4 (16/02/2017)
- New floor tiling to the new deck
- Removal of balustrading of the existing deck
- Removal of southern and western walls of the existing plant room, and construction of new wall and window glazing to the existing opening
- Removal of existing door between the plant rooms and construction of new walls in between
- Provision of new wall to mechanical room and new door and entry to the plant room
- Raising of the floor to the plant room to align with the existing floor level of extended new deck floor level.

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to minor partial demolition (including internal elements) within the Hotel Steyne.

Proposed minor demolition works	Potential impact/mitigation matters
<ul style="list-style-type: none"> <li>▪ Is the demolition essential for the heritage item to function?</li> </ul>	<ul style="list-style-type: none"> <li>▪ The works are required to improve amenity of the existing Level 2, which is ranked as being of Little significance in the CMP. None of the fabric that will be modified or removed are original or contribute to the established heritage significance of the Hotel. Extension to the deck has already been approved. The additional plant room wall, door and floor removals will have no adverse impact on heritage values of the hotel but are essential for its ongoing functions catering to the changing needs of the clientele.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</li> </ul>	<ul style="list-style-type: none"> <li>▪ No. As noted above and evident from the CMP and photographs, the entire Level 2 is a later addition to the building.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Is the resolution to partially demolish sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</li> </ul>	<ul style="list-style-type: none"> <li>▪ The works involve intervention to non-significant fabric and aim to provide a configuration that will improve the function and amenity of Level 2 facing the internal courtyard. The form of the new awning and work follow a similar curvilinear and simple shape of the internal courtyard elements hence are sympathetic to the overall presentation of the building internally.</li> </ul>

<ul style="list-style-type: none"> <li>▪ If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</li> </ul>	<ul style="list-style-type: none"> <li>▪ The partial demolition is required to facilitate the reconfiguration of the internal courtyard on Level 2 associated with the approved new deck extension and not the result of the condition of the significant fabric.</li> </ul>
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The following table addresses the proposal in relation to relevant 'questions to be answered' relating to new development within/adjacent to a heritage item.

Proposed refurbishment/fit out works	Potential impact/mitigation matters
<ul style="list-style-type: none"> <li>▪ How is the impact of the new development on the heritage significance of the item or area to be minimised?</li> </ul>	<ul style="list-style-type: none"> <li>▪ The proposed works would be wholly contained within southern end of the internal courtyard on Level 2 and would not alter the appearance of the building in significant views from surrounding streets or within the Corso or Manly Beach generally.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Why is the new development required to be adjacent to a heritage item</li> </ul>	<ul style="list-style-type: none"> <li>▪ The proposed works are solely for internal minor modifications to provide an awning roof and rationalise the existing plant rooms layout and enclosure for amenity purposes and are required to cater for the changing needs of the functions and clientele of the Hotel Steyne.</li> </ul>
<ul style="list-style-type: none"> <li>▪ How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not applicable. The works are contained within the internal courtyard of the building the south elevation of Level 2 with no visibility from the exteriors.</li> </ul>
<ul style="list-style-type: none"> <li>▪ How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</li> </ul>	<ul style="list-style-type: none"> <li>▪ The internal works would not alter the external appearance of Hotel Steyne and are minor in the context of the building as they are essentially associated with the changes to align with the recently approved new deck extension and around it through sympathetic and cosmetic additions, utilising materials and finishes already in existence within the space.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</li> </ul>	<ul style="list-style-type: none"> <li>▪ No applicable. The works are to be wholly contained within Level 2 of the building.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Is the new development sympathetic to the heritage item? In what way (e.g. form, sitting, proportions, design)?</li> </ul>	<ul style="list-style-type: none"> <li>▪ Yes, the proposed works have been developed with consideration of the original design intent for Level 2 and provision of courtyard services.</li> <li>▪ Curvilinear shape of the new awning roof and new straight walling and window glazing to the plant room follow the existing form and configuration of other deck and awning</li> </ul>

	elements within the internal courtyard. They will be complementing the existing configuration and finishes of the courtyard while enhancing the amenities and functions of the Hotel.
<ul style="list-style-type: none"> <li>Will the additions visually dominate the heritage item? How has this been minimised?</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable. The works are limited to the internal courtyard involving minor amendments to the approved deck extension and replacement of the existing awning. These elements have no visibility from public domain and contained within the envelope of the courtyard.</li> </ul>
<ul style="list-style-type: none"> <li>Will the public, and users of the item, still be able to view and appreciate its significance?</li> </ul>	<ul style="list-style-type: none"> <li>Yes. The proposed changes would not alter the external appearance of the Hotel Steyne but will improve its functionality for the clientele hence appreciation of its heritage values as a social gathering place since the Inter-War period.</li> </ul>

#### 4. COMPLIANCE WITH CMP CONSERVATION POLICIES

The proposed modifications to Level 2 include provision a new awning over the approved deck extension, partial wall and door removal and insertion of new walls, window glazing and a new floor level to the existing plant room, and floor tiling to the new deck, are consistent with the objectives and recommendations of the CMP in relation to the policies associated with the internal works in particular the policies quoted below. None of the elements and finishes described in Section 5.10 of the CMP will be affected by the proposed modifications. The CMP allows for the internal configurations as noted under Policy 7.8.4.

##### **7.8.1 Policy – Interior Elements**

*Generally the retention of the following elements and finishes described in Section 5.10 is desirable.*

##### **7.8.2 Policy – Interior Spaces**

*The spatial qualities of the building contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.*

##### **7.8.3 Policy – Impact on Façade**

*Internal work should not compromise the significant facades of the buildings.*

##### **7.8.4 Policy – Low Integrity Interiors**

*As the interiors of the building have been extensively modified, further modification could occur to the interior. The character defined by the original interiors that create the spatial quality should be preserved.*

## 5. CONCLUSIONS

We conclude that the proposed modification works to Level 2 include provision a new awning over the approved deck extension, partial wall and door removal and insertion of new walls, window glazing and a new floor level to the existing plant room, and floor tiling to the new deck, have been developed with consideration of the heritage significance of Hotel Steyne and would not alter or diminish the heritage significance of the place. Given the nature of the works, and that they would not alter the external appearance of Hotel Steyne and are contained entirely within the southern end of the internal courtyard on Level 2, or involve the removal or alteration of significant heritage components, we consider the works to have no heritage impact on the place. In our opinion the proposed works are generally consistent with the objectives of the CMP and relevant statutory controls.

We trust the above brief heritage impact assessment will assist the Northern Beaches Council in its assessment of the proposed works in relation to the heritage matters. Should you have any questions or discuss the matter further, please do not hesitate to contact me on 8270 3500, or via email at [kerimed@cityplan.com.au](mailto:kerimed@cityplan.com.au).

Yours sincerely,



**Kerime Danis**  
Director - Heritage

***Attachment A:***

*Supporting Photographs of the areas to be affected by the proposed works*

## **ATTACHMENT A**

Supporting Photographs of the areas to be affected  
by the proposed works





Figure 1. . Southern end of the internal courtyard.



Figure 2. Close up view of the southern end of the courtyard



Figure 3. View of Level 2 existing deck area

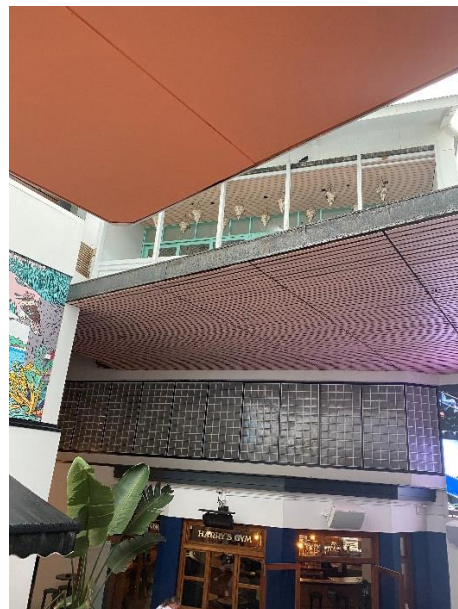
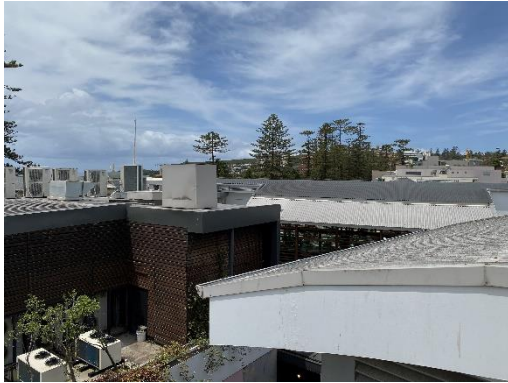


Figure 4. View of the Level 2 from the courtyard.



*Figure 5. View of the Level 2 and existing awning*



*Figure 6. View of the roofscape of Hotel Steyne looking towards the southern end of the internal courtyard*