



# **Statement of Heritage Impact**

Hotel Steyne


**75 The Corso, Manly NSW 2095**

Submitted to Northern Beaches Council

On Behalf of Steyne Hotel Operations Pty Ltd ATF Steyne Hotel Operations Trust

NOVEMBER 2023

## REPORT REVISION HISTORY

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*This report has been reviewed and approved for issue in accordance with City Plan's quality assurance policy and procedures.*

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We proudly operate from the lands of the Gadigal, Darkinyung, Danggan Balun and Turrbal Peoples.

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## 1. BACKGROUND

### 1.1. Introduction

City Plan Heritage (CPH) has been engaged by Iris Capital on behalf of Steyne Hotel Operations Pty Ltd ATF Steyne Hotel Operations Trust to assess the potential impact the proposed works may have on the known heritage values of Hotel Steyne, located at 75 The Corso Manly NSW 2095 (the subject site). The project relates to the proposed external and internal alterations and additions to Hotel Steyne.

Hotel Steyne previously went through a Development Application (DA2019/1403) to Northern Beaches Council, which was approved on 22 April 2020. The development application included minor works such as alterations and additions to the first-floor accommodation, new doors to North Steyne, replacement awning to the Corso, signage zones, air-conditioning to the roof and other ancillary works at Hotel Steyne. The subject site subsequently applied for a Section 4.55 (1a) Modification Application to DA2019/1403 for Change of use of the space to a proposed restaurant and minor alterations and additions to the existing building to include a new lift at the Hotel Steyne.

Steyne Hotel Freehold Pty Ltd also put in a Development Application (DA2021/2257) to the Northern Beaches Council with works to the sites located at 75 The Corso and 41-42 North Steyne, Manly, including alterations and additions to an existing building to comprise of shop top housing and strata subdivision. The proposal went to the Land and Environment Court of NSW (LEC No: 2022/32828) and was granted consent subject to the conditions specified in the approvals.

This Statement of Heritage Impact (SOHI) has been prepared as part of the required assessments to accompany a Development Application (DA) under the *Environmental Planning and Assessment Act 1979* to Northern Beaches Council that relates to the external and internal works corresponding to internal improvements to Hotel Steyne. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

### 1.2. The Site

The subject site is located at 75 The Corso, Manly NSW 2095 (Figure 1). The site is situated on a prominent north-eastern corner of The Corso and North Steyne, bounded by North Steyne to the east, Henrietta Lane and Sydney Road to the west and The Corso to the south. To the north of the site is a shared property boundary with 42 North Steyne.

The Sydney central business district (CBD) is located approximately 15 km to the south-west of the subject site. For a more detailed description of the site and its context, see *Section 2.0 - Site Description and Context*.

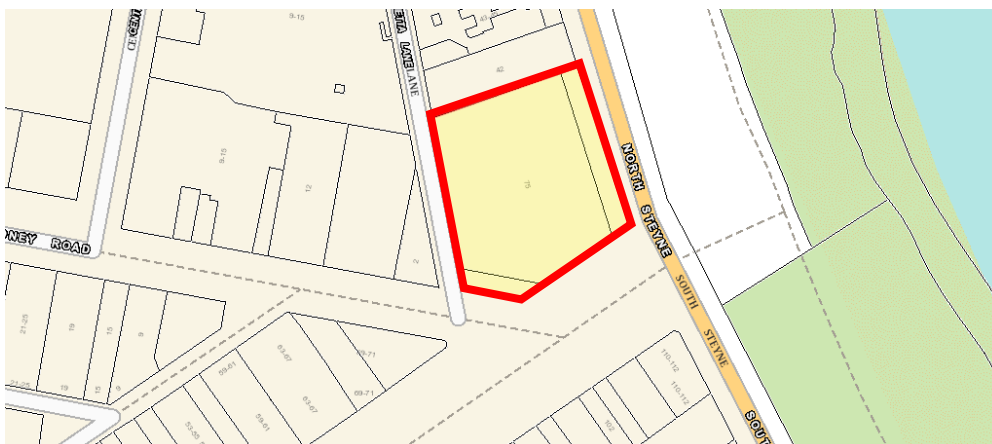


Figure 1: Cadastral map showing the location of the subject site (outlined in red) within its surrounding context (Source: SIX Maps, accessed August 2023).



### 1.3. Legal Description

The subject site comprises of Lots 100, 101 and 102 of DP 1069144, as described by the records held by NSW Land Registry Services.

### 1.4. Heritage listing

The subject site is listed as a heritage item under Part 1 of Schedule 5 of the *Manly Local Environmental Plan (LEP) 2013* as 'Hotel Steyne' (Item no. I111). The site is also located within the 'Town Centre Conservation Area' (Item no. C2), listed under Part 2 of Schedule 5 of the *Manly LEP 2013*.

In additions, the subject site is located in proximity to the following heritage items, as seen in Figure 2.

| Environmental Planning and Assessment Act, 1979   |
|---|
| Manly Local Environmental Plan (LEP) 2013, Part 1 Heritage items  |
| <i>Group of 4 commercial buildings, 102-111 The Corso item no. I112</i>   |
| <i>New Brighton Hotel, 69-71 The Corso, item no. I110</i>   |
| <i>Commercial and residential building (street façade only), 4-10 Sydney Road, item no. I232</i>                |
| <i>Group of commercial buildings, all numbers, The Corso, item no. I106</i>                                     |
| <i>Street Trees, The Corso (front Whistler Street to Sydney Road), item no. I104</i>                            |
| <i>Beach Reserve - Merrett Park North Steyne and South Steyne, North Steyne and South Steyne, item no. I174</i> |

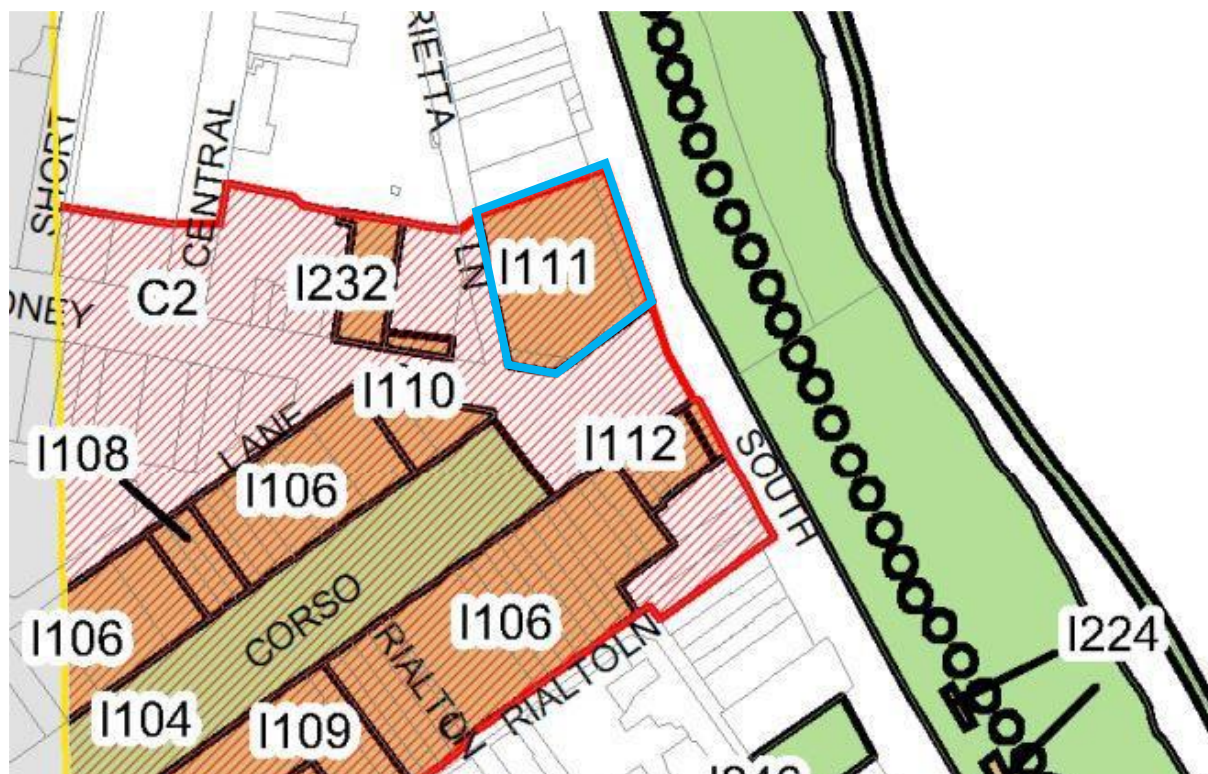


Figure 2: Heritage Map showing the location of the subject site (indicated in blue) as well as its surrounding heritage context (Source: Manly Local Environmental Plan 2013, Heritage Map - Sheet HER\_005).



## 1.5. Proposal

The proposed works for Hotel Steyne relate to external and internal alterations and additions to the building. In summary, the proposed works include:

- Partial demolition / strip out of the ground floor (including kitchen on ground floor) and replace with a new bar.
- Partial demolition / strip out on L1 for additional accommodation rooms.
- Partial demolition / strip out on L2 for refurbishment.
- Ground floor alterations and refurbishment including acoustic treatments.
- First floor alterations and refurbishments, including additional accommodation rooms. New accommodation room finishes to match existing rooms approved and refurbished under previous DA/2019/1403.
- Second floor alterations and additions including new bar, kitchen relocation and acoustic treatments.
- Façade amendments including new ground floor doors, new façade glazing and windows, new glass blocks, new terrace glass screening, provision of second floor concealed overflows and roof awning.
- Roof plant (for relocated kitchen).
- Roof solar.
- Addition of smoke exhaust fans and relief air louvres at Level 2 of Hotel Steyne.

This SOHI has assessed the following information provided by Squillace Architecture/Interiors in October 2023.

| Squillace Architecture/Interiors |                                |            |          |
|----------------------------------|--------------------------------|------------|----------|
| Date                             | Title                          | Drawing No | Revision |
| 27.10.2023                       | Cover Sheet                    | DA-001     | -        |
| 27.10.2023                       | Site Analysis - Location Plan  | DA-011     | -        |
| 27.10.2023                       | Ground Level - Demolition Plan | DA-020     | -        |
| 27.10.2023                       | Level 1 - Demolition Plan      | DA-021     | -        |
| 27.10.2023                       | Level 2 - Demolition Plan      | DA-022     | -        |
| 27.10.2023                       | Roof Level - Demolition Plan   | DA-023     | -        |
| 27.10.2023                       | Ground Level - Floor Plan      | DA-100     | -        |
| 27.10.2023                       | Level 1 - Floor Plan           | DA-101     | -        |
| 27.10.2023                       | Level 2 - Floor Plan           | DA-102     | -        |
| 27.10.2023                       | Roof Level - Floor Plan        | DA-103     | -        |
| 27.10.2023                       | Elevations Sheet 1             | DA-201     | -        |
| 27.10.2023                       | Elevations Sheet 2             | DA-202     | -        |
| 27.10.2023                       | Elevations Sheet - Detail View | DA-210     | -        |

| Squillace Architecture/Interiors |  |         |   |
|----------------------------------|--|---------|---|
| 27.10.2023                       | Sections Sheet 1                         | DA-301  | - |
| 27.10.2023                       | Sections Sheet 2                         | DA-302  | - |
| 27.10.2023                       | Gross Floor Area Calculations - Existing | DA-500  | - |
| 27.10.2023                       | Gross Floor Area Calculations - Proposed | DA-501  | - |
| 27.10.2023                       | Round Bar Plan                           | DA-900  | - |
| 27.10.2023                       | Beach Bar Plan                           | DA-901  | - |
| 27.10.2023                       | New Bar Courtyard                        | DA-902  | - |
| 27.10.2023                       | Solar Panels - Street View Analysis      | DA-1000 | - |
| 27.10.2023                       | New Hotel Level Entry Plan - Finishes    | DA-1010 | - |
| 27.10.2023                       | View Impact Study                        | DA-1015 | - |

### Relevant Reports

The following reports have been reviewed for the assessment of the proposed alterations and additions at Hotel Steyne.

- Architectural Project Pty Ltd (2019), 'Hotel Steyne, Manly', Heritage Impact Statement.
- Architectural Project Pty Ltd (2019), 'Hotel Steyne, Manly', Conservation Management Plan.
- State Heritage Inventory Form (2013), 'Hotel Steyne', Heritage Item ID 2020017.

## 1.6. Methodology

This SOHI relates to the proposed alterations and additions to the interior and exterior of Hotel Steyne. It has been prepared in accordance with the State of NSW and Department of Planning and Environment publications, *Guidelines for Preparing a Statement of Heritage Impact, 2023* and *Assessing Heritage Significance, 2023*. It is also guided by the philosophy and processes included in The Burra Charter: *The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter)*.

The proposed alterations and additions have been assessed in relation to the relevant controls and provisions contained within the *Manly LEP 2013* and the *Manly Development Control Plan (DCP) 2013*. It forms one of a collection of specialist reports.

Research for this SOHI has adopted a two-stepped approach. Step 1 comprised a desktop assessment and Step 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach.

### Step 1

Research into the early development of the site was undertaken to get a better understanding of the place. In addition, the Aboriginal Heritage Information Management System (AHIMS) was searched to establish the location and background information on any Aboriginal objects or Aboriginal Places that are known to have special significance with respect to Aboriginal culture. Further, the *Manly LEP 2013* and the SHR were examined to determine the known heritage values of Hotel Steyne.

### Step 2

Several site surveys of the Hotel Steyne were carried out by Kerime Danis, Director - Heritage between October 2020 and November 2022 with the purpose of photographing and understanding the place in

relation to a number of projects associated with the Hotel. All results are presented in *Section 2 - Site Context and Description*.

### **1.7. Constraints and limitations**

- This assessment does not form part of the building consent process.
- This assessment relates to the proposed works and documentation described in Section 1.5 Proposal and Section 1.6 Methodology. It does not relate to any additional or revised documentation by any party.
- This assessment does not include an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit.
- This assessment does not include an assessment of Aboriginal cultural values. An assessment of the Aboriginal cultural significance of an area can only be made by Aboriginal communities.
- Only a visual assessment of the subject site was carried out in October 2020. Intrusive methods were not employed.

### **1.8. Author Identification**

The following report has been prepared by Asmita Bhasin (Heritage Consultant) (MAUrbanism (HeritCons), BArch, MICOMOS) and Kurt Dixon (Heritage Consultant) (BA (History), LLB). Jakub Czastka (Senior Heritage Consultant) has reviewed and endorsed its content. The final report has been reviewed and endorsed by Kerime Danis (Director - Heritage) (BArch, MHeritCons (Hons), Associate RAIA, MICOMOS).

## 2. SITE CONTEXT AND DESCRIPTION

### 2.1. Site Context

Hotel Steyne is situated within the suburb of Manly on the north-western edge of The Corso, a busy landmark pedestrian mall. The Corso features a two and three storey commercial development, whilst the nearby streets of North Steyne and South Steyne feature similar-sized mixed-use development. The proximate buildings demonstrate various architectural styles, including Federation Free Style, Art Nouveau style, Victorian Italianate style and Inter-War Free Classical style.

The subject site is situated opposite to Manly Beach, which is on the eastern side of North Steyne.

The following photos capture the surrounding context of the subject site.



*Figure 3: View facing south-west of The Corso pedestrian mall, showing the various commercial development along the strip.*





Figure 4: View facing south of the intersection of The Corso and South Steyne, with Manly Beach visible in the background (left).



Figure 5: View facing north-west of the mixed-use development along North Steyne, with the subject site visible on the left.

## 2.2. Site Description

The Hotel Steyne consists of three allotments with a quadrangle frontage to North Steyne, The Corso, Sydney Road and Henrietta Lane.

The following physical description of the site has been extracted from the State Heritage Inventory (SHI) form for 'Hotel Steyne':<sup>1</sup>

*With the exclusion of the central courtyard, the Hotel Sydney [sic] is built to the full extent of it [sic] lot. As noted previously, it is bound by North Steyne, The Corso, Sydney Road and Henrietta Lane. The Principal [sic] elevation addresses The Corso, there is a splayed corner to the junction of The Corso and Sydney Road and a secondary elevation to North Steyne. The Henrietta Lane elevation provides access to the Beer Cellar and back of house.*

*The existing structure is a two storey building, with modern roof addition. The current building on site was constructed during the inter-war era and is consistent with the Inter-war Art Deco Style.*

*The building is constructed of articulated and glazed polychrome brickwork with brick modelling along parapet to the North Steyne elevation and first floor of the Corso elevation, Sydney Road elevation and part of the Henrietta Lane elevation.*

*The ground floor of the Henrietta Lane, Sydney Road and The Corso elevations are finished with glazed tiles consistent with the 1930s construction era are set beneath a suspended awning. There are several timber framed glazed entry doors of varying widths to these elevations. The main entry to the hotel is accessed directly from The Corso. It is comprised of a double width glazed and timber door flanked by two sets of slender rectangular windows addressing The Corso. The building has a brick two storey tower feature to the corner of The Corso and North Steyne. Until recently there were metal Juliette balconies to the windows of the first floor level of the building however they were removed due to safety concerns.*

*The first floor of the hotel is separated into a series of bays defined by emphatic piers. Each bay contains a central recessed balcony constructed of horizontal brick banding, separated by a brick fin which extends above the parapet level. There is a single windows [sic] located to either side of the balcony. Detailing to the window includes a brick fan lintel detail, sill and surround constructed set above a projecting articulated brick feature topped with glazed green tiles. The wide fin detail contains a single central rectangular window with decorative articulated brick motif above. The first floor of the splayed corner of Sydney Road and The Corso has a centrally placed balcony set beneath a concrete lintel. The balcony is constructed of contrasting horizontal brick banding. There are a trio of brick fins which terminate above the parapet.*

*The octagonal corner 'tower' and North Steyne elevation is constructed of face brick consistent with the glazed and articulated polychromatic brickworks this however was not visible at the time of the site inspection due to scaffolding.*

...

*A roof addition was added to the building in 2001. It is set back from the parapet and largely concealed from view from the public realm.*

The following photographs capture the exterior and interior of Hotel Steyne.

<sup>1</sup> State Heritage Inventory, 'Hotel Steyne', Heritage Item ID 2020017, available from: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020017>.





Figure 6: Southern elevation of Hotel Steyne facing The Corso, view looking northwest.



Figure 7: View of Hotel Steyne from the intersection of The Corso and North Steyne, view looking northwest.



Figure 8: View of the front elevation of Hotel Steyne, at the intersection of The Corso and North Steyne.



Figure 9: View of the entry to Hotel Steyne on North Steyne.



Figure 10: View of the eastern elevation of Hotel Steyne, fronting North Steyne.



Figure 11: View of the detailing present on the northern elevation of Hotel Steyne.



Figure 12: Southern elevation of Hotel Steyne facing The Corso.





Figure 13: Western elevation of the Hotel Steyne facing Henrietta Lane.



Figure 14: View of the first floor of the southern elevation facing The Corso.

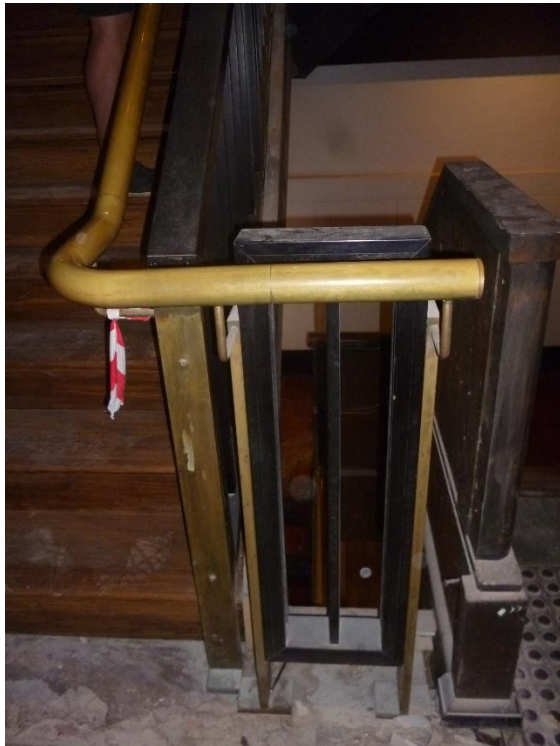


Figure 15: Staircase Balustrade detail located at the interiors of Hotel Steyne.

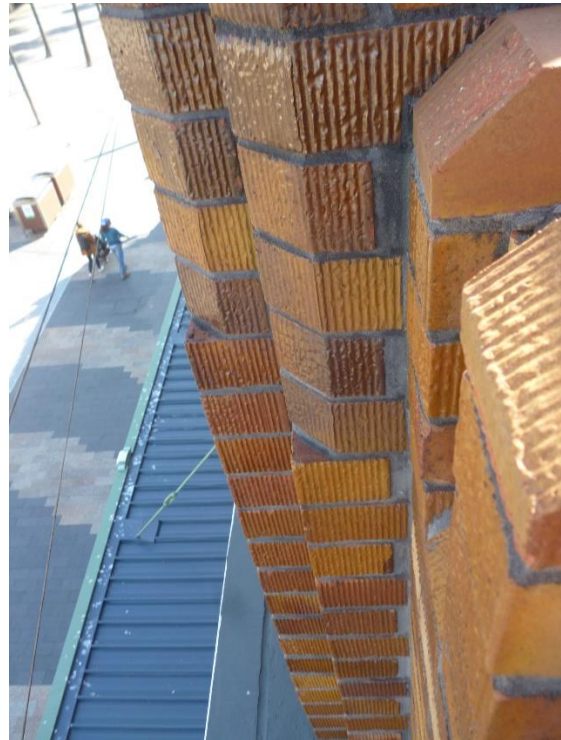


Figure 16: View of the brick detailing on the exterior of the Hotel Steyne.



Figure 17: Southern elevation of Hotel Steyne facing the Corso proposed for installation of hooded ceramic vents (Source: Squillace, 2023).

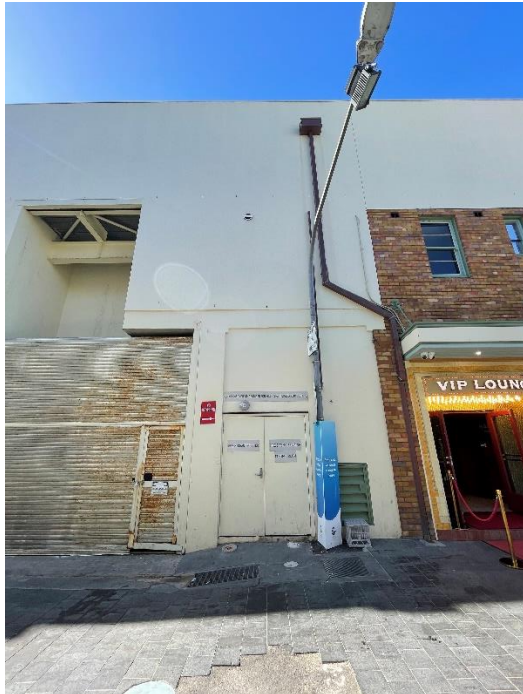


Figure 18: Part rear elevation of Hotel Steyne facing Henrietta Lane (Source: Squillace, 2023).



Figure 19: Part rear elevation of Hotel Steyne facing Henrietta Lane at the corner of The Corso (Source: Squillace, 2023).





Figure 20: View of the existing courtyard at Ground Floor Level (Source: Squillace, 2023).



Figure 21: View of the existing courtyard at Ground Floor Level facing the entrance to the Sports Bar (Source: Squillace, 2023).

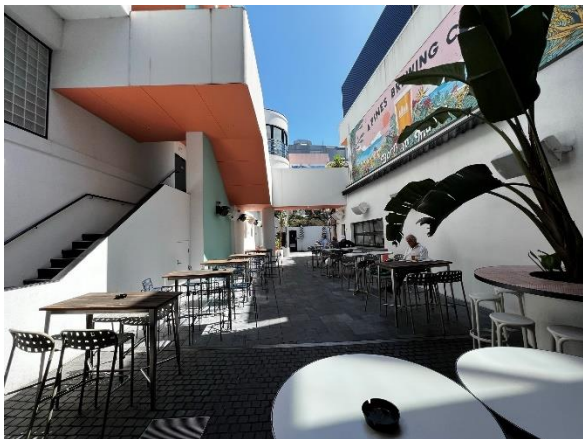


Figure 22: View of the existing courtyard at Ground Floor Level with staircase to the left and existing kitchen/bar to the right (proposed for demolition) (Source: Squillace, 2023).



Figure 23: View of the Sports Bar located at the ground floor of Hotel Steyne (Source: Squillace, 2023).





Figure 24: View of the existing Kitchen / Bar area (proposed for demolition) facing the courtyard at ground floor level (Source: Squillace, 2023).



Figure 25: Internal layout of the Beach Bar at ground floor level, proposed for minor refurbishment works (Source: Squillace, 2023).



Figure 26: Circular bar counter at the Round Bar on ground floor level (Source: Squillace, 2023).



Figure 27: View of the ground floor courtyard from Round Bar (Source: Squillace, 2023).





Figure 28: Existing Kitchen / Bar located at the ground floor courtyard (Source: Squillace, 2023).



Figure 29: Internal view of the Sports Bar located at the corner of The Corso and North Steyne (Source: Squillace, 2023).

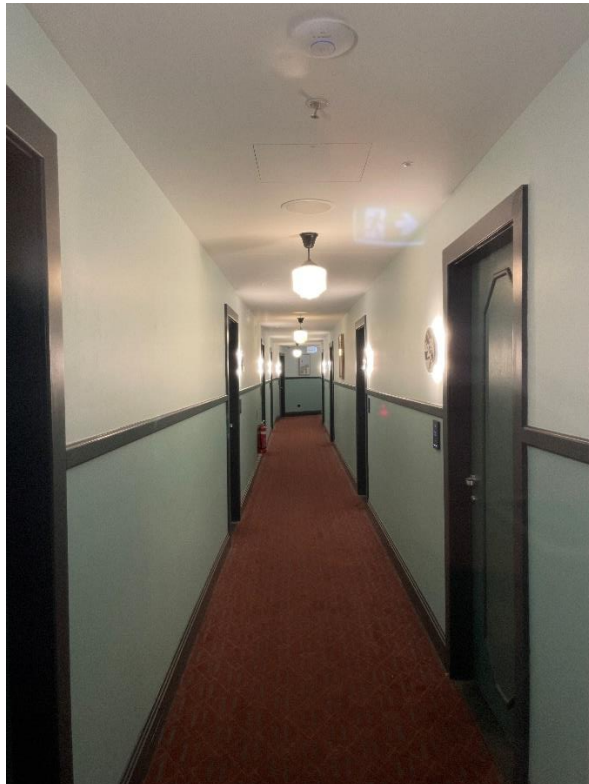


Figure 30: Existing rooms located at the first floor of Hotel Steyne (Source: Squillace, 2023).

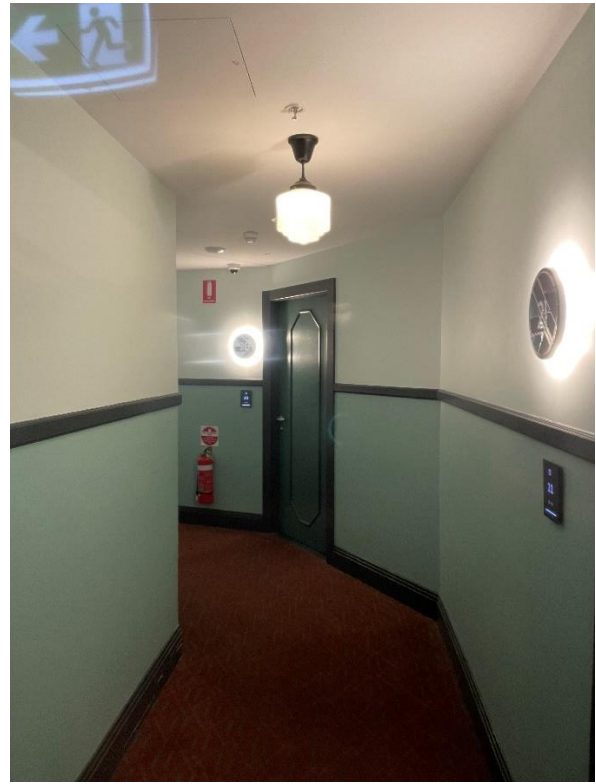


Figure 31: Existing rooms located at the first floor of Hotel Steyne (Source: Squillace, 2023).



Figure 32: Existing seating at Level 2 of Hotel Steyne (Source: Squillace, 2023).



Figure 33: Existing bar proposed for refurbishment at Level 2 of Hotel Steyne (Source: Squillace, 2023).



Figure 34: View of the courtyard from Level 2 of Hotel Steyne (Source: Squillace, 2023).

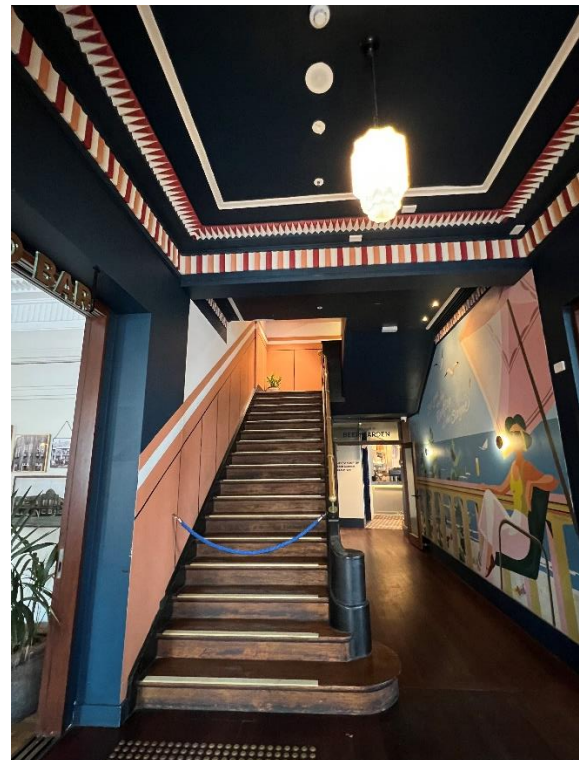


Figure 35: Existing ceiling and staircase between Round Bar and Beach Bar at ground floor level (Source: Squillace, 2023).



### 3. HISTORICAL OVERVIEW

#### 3.1. Aboriginal History

The following Aboriginal history of Manly has been extracted from the archived Manly Council's website.<sup>2</sup>

*At the time of European settlement the Manly area was the traditional home of the Guringai people. Initially, relations were good between the first colonists and the Guringai, but were soon soured. In 1789 a smallpox epidemic spread through the local Aboriginal tribes. By the 1830's, only a few Aborigines remained in the Manly area. Many Aboriginal sites have been recorded in the Manly area. The most common sites include shelter, midden sites, rock engravings, open midden sites, shelter cave art and open camp sites.*

#### 3.2. Brief Suburb History

The following history of the suburb of Manly has also been extracted from the archived Manly Council's website.<sup>3</sup>

*Manly was visited and named by Captain Arthur Phillip at the same time as Sydney, between 21st and 23rd January, 1788. Captain Arthur Phillip was impressed with the confident and manly behaviour of the Aboriginal people of the Cannalgal and Kayimai clans who waded out to his boat in North Harbour when he was exploring Port Jackson in January 1788. He gave the name Manly Cove to the place where they first met but its exact location is uncertain.*

*Manly remained isolated for many years. It was a long journey of 70 miles by road from Sydney - through Parramatta, Hunter's Hill, Lane Cove and Narrabeen. The other route involved crossing the water by punts at North Sydney and The Spit. There was a very small population which was able to eke out a living from fishing or farming when Henry Gilbert Smith, the founder of the village, arrived in 1853.*

*In June 1855, Henry Gilbert Smith wrote to his brother in England "the amusement I derive in making my improvements in Manly is, no doubt, the cause of my greater enjoyment, in fact I never feel a dull day while there. I should long ere this have been with you if it had not been for this hobby of mine, in thinking I am doing good in forming a village or watering place for the inhabitant of Sydney".*

*He purchased large tracts of land with the vision of Manly, with its splendid ocean beach and sheltered sandy coves, becoming 'the favourite resort of the Colonists'. He initiated a ferry service, built hotels and donated land for schools and churches. He also built a camera obscura, a maze and a stone kangaroo to attract visitors. He laid out a grand plan for Manly but changed this later to a more pragmatic design with smaller blocks of land.*

*Manly Council was incorporated as a local government body on 6th January 1877. Manly's development was slow but by 1880 it had become a thriving seaside resort.*

*By the seaside*

*During the 19th and early 20th century Manly was one of Australia's most popular seaside holiday resorts. Manly beach is said to be the place where the restriction on daylight sea bathing was first challenged in Australia. In October 1902 William Gocher, clad in a neck to knee costume, swam at midday after announcing his intention to do so.*

*After being ignored by authorities and being publicly critical of them, he swam again and was escorted from the water by the police, although no charges were laid.*

*In November 1903, Manly Council resolved to allow all-day bathing provided a neck to knee swimming costume was worn.*

<sup>2</sup> Manly Council Website (archived), 'Manly Heritage & History', available from: <http://www.manlycouncil.info/council/about-manly/manly-heritage--history/index.html>.

<sup>3</sup> Ibid.

*A year later a surf club was formed on the beach to safeguard the public. While there is debate about which club is the oldest, Manly Life Saving Club is certainly one of the world's first surf life saving clubs.*

*In 1934, George Robey, a resident and original Anzac founded the "Air Mindedness Development League" which was later renamed the Australian Air League at Manly. There has been a continuously running squadron in Manly since*

### 3.3. History of the Subject Site

The following history of the Hotel Steyne has been extracted from its corresponding State Heritage Inventory form.

*Henry Gilbert Smith placed the following advert in November 1858: "BRIGHTON, MANLY BEACH – Steyne Hotel, fronting the sea and Corso, in course of erection, is to contain thirty rooms and cellars. The coffee, bar and billiard rooms are large 30 by 22, kitchen and out-houses detached. To a person with capital, and a thorough knowledge of hotel business, a lease would be given on very favourable terms.*

*One of the most important stone buildings to have ever been constructed in Manly's history, the Steyne Hotel was advertised to be let in September 1859. Back in November 1858, Henry Gilbert Smith informed the public that this hotel was in the course of erection, and invited a suitable applicant to apply for a lease, but nothing then eventuated. Under the expert guidance of the famous architect Edmund Blacket, the first Steyne Hotel came to fruition. The initial advertisement in September 1859 was quite short, and lacking in detail:*

*"THE STEYNE HOTEL, Brighton, Manly Beach. TO LET for a term, the above newly-erected commodious stone-built premises, situated in the best position on the Steyne, at the now established and favourite watering place, Brighton, Manly Beach, fronting and commanding magnificent views of the ocean and surrounding scenery. This first-class family hotel contains thirty apartments, besides extensive range of kitchens, cellars, out-offices, &c. Also, detached pavilion, 60 feet in length, for the accommodation of visitors and pleasure parties. A desirable tenant will be treated with on the most liberal terms. For full particulars apply to Mr Alexander Moore, Labour Bazaar, Pitt-street; or to R P Richardson, Bank buildings, George-street.*

*NB – On and after the 1st October next two steamers will ply regularly between Manly Beach, Darling Harbour and Woolloomooloo, making six trips daily."*

*This hotel was continually advertised as vacant, until at least December 1859. John Christie was allocated a licence for the hotel but surprisingly failed to take it up. Business men were still cautious about committing themselves to Manly.*

*It was first occupied in January 1860. John Campbell, formerly of the Commercial and Victoria hotel, Brisbane, Queensland, took over as the first lessee:*

*"STEYNE HOTEL, MANLY BEACH – The undersigned begs respectfully to inform the public, that he has taken the above Hotel, and will at once furnish it in such a style that can hardly fail to meet the approbation of those who patronise him. The establishment will be conducted as near as practicable, to resemble that of an English Hotel, similarly situated. Cleanliness, comfort, and attention may be relied on; the business will, at all times, be under the immediate superintendence of the undersigned, who hopes that, with the assistance of his good wife, and a well-selected staff of servants, to give general satisfaction. John Campbell, 13th January, 1860."*

*A photo in the collection of Manly Art Gallery; it is not known what the occasion was – could it have been the opening of the hotel (in which case H G Smith may be in the picture)? Or possibly it was taken on the visit of Sydney's Aldermen to Manly in 1863. The hotel was built of stone, with an upper floor of Oregon pine weatherboards, with pitch pine floors, and contained thirty apartments. A reproduction of Blacket's plan is given in Champion.*

*A photo reproduced in Sydney Mail 1900 taken on St Andrew's Day 1861 shows a gathering of no 2 Company of the Sydney Battalion of Volunteer Rifles at the Steyne Hotel, Manly. This gathering gave rise to the musical composition the Manly Beach Galop.*

*In December 1862, Constable Sheaves, the sole Manly policeman, was assaulted at the Steyne Hotel by Henry and David Whelan.*

*One of the saddest days for Manly Beach, was the total destruction by fire on 22 June 1863 of the Steyne Hotel:*

*"FIRE AT MANLY BEACH – THE STEYNE HOTEL DESTROYED. At a few minutes past two o'clock on Monday morning, a young man named Field, who was staying for the night at Mr Chalk's Steyne Hotel, Manly Beach, was aroused by a quantity of smoke in his bedroom, and he at once gave the alarm of fire. Mr Chalk, upon hearing this, rose hurriedly, and discovered that the smoke was issuing from the cellar, a further examination proved that the cellar was on fire. He then gave the alarm, called several neighbours, and proceeded to throw water down upon the fire. Among those early in attendance, and who exerted themselves first to put out the fire and then to save whatever they could from the destructive element, were Alderman Smithers [an Alderman of Sydney Council], Mr Hutton (baker), Mr Bagnall, and Mr Fox and sons. A great quantity of water was thrown down into the cellar, but it was of no avail, and in a short time several explosions indicated but too plainly that the flames had reached the spirits. When it was found that the efforts to save the house from becoming a prey to the flames would be useless, the attention of the parties present was directed to the furniture and effects. Several doors and windows were got out, and the billiard table was saved, together with the plate and a quantity of furniture. Indeed, the contents of some of the rooms were saved without much damage to any of the articles. While some of the neighbours were exerting themselves to save the furniture, others were directing their energies to the removal of the covering which connected the hotel with the detached kitchen – a substantial stone-built erection at the rear. This was eventually effected; and as the direction of the wind was from the kitchen to the burning pile, this building was saved. The dancing saloon, which upon occasions has been used also as a dining-room, was also saved from destruction. This erection, being built of weatherboards, was of course of considerably less value than the kitchen. In about two hours and a half from the discovery of the fire, the hotel was a heap of ruins. The building was composed of stone walls to the first floor, and above those of Oregon pine weatherboards, with pitch pine floors, the roof being covered with shingles. When we visited the ruins yesterday, not a vestige of all this mass of woodwork remained. The stone walls alone were standing, and the cracks and fissures in these bore unmistakable testimony of the intense heat to which they had been subjected. There were several lodgers in the hotel at the time of the fire, and all lost more or less of their personal effects. Fortunately, there was no accident to life or limb. The hotel was the property of Mr Gilbert Smith, and was insured in the Liverpool and London Office for £2000, and in the Imperial (we understand) for £1000. Mr Chalk's stock and furniture were insured in the Northern Office for £1500. The origin of the fire is not at present known."*

*An inquiry into the Steyne Hotel fire commenced on Tuesday, 30 June 1863, and continued for three days:*

*"THE LATE FIRE AT MANLY BEACH – The inquest on the fire which broke out at the Steyne Hotel, on Monday morning, 22nd ultimo, was brought to a close yesterday, after occupying the greater part of three days. A great number of witnesses were examined, but no clue was obtained to the origin of the fire. It appeared that on the Sunday night there were several gentlemen in the house besides Mr Chalk (the lessee) and the servants. The former, with Mr Chalk, did not retire to bed till about two o'clock on Monday morning, and in less than half an hour afterwards, one of the gentlemen, a Mr Field, was awakened with a suffocating sensation. He aroused Mr Chalk, and it was then discovered that the cellar was on fire; all the persons in the house were called, the alarm was given to the neighbours, and efforts were made to extinguish the fire by means of water thrown down the grating and through the floor of the roof above. It was not satisfactorily proved whether the cellar door was open or not. According to some witnesses it was open, while others were positive it was locked, and that the key could not be found. It is certain, however, that after the fire both lock and key (separate) were found among the debris, and that the wards [a ward is a curved ridge of metal inside a lock, forming an obstacle to the passage of a key which does not have a corresponding notch] of the lock were turned back. The stock in the cellar consisted of rum, brandy, gin, champagne, ale and porter, besides a number of empty cases, loose straw, etc. Mr Chalk was down in the cellar on the Sunday afternoon, but without any light, and he appeared to have been the last down there before the fire broke out. Notwithstanding the*

efforts to get the fire under it caught the spirits, and in a short time the entire house was ablaze, and the devouring element ceased its work of destruction only when it had rendered the building a heap of ruins. The house (owned by Mr G Smith) was insured for £3000, and the stock was insured for £1500. The jury returned the following verdict, 'We find that the Steyne Hotel was destroyed by fire, on the morning of 22nd June, originating in the cellar, and believe it to be the result of an accident.'"

The good news that Henry Gilbert Smith had decided to rebuild the hotel, was announced in October 1863:

"The Steyne Hotel, which was destroyed by fire in June last, is being rebuilt for the proprietor, Mr Henry Gilbert Smith. The design is by Mr Blacket, and the contract was taken in August last, by Mr Alexander Dean. The plan of the building is different from that of the former hotel. The rooms on the ground floor are raised two feet higher, and those on the first floor one foot higher. The new hotel will be much more private than the old one. The bar, instead of being at the corner of the building, will be next the billiard-room; so that the suites of rooms on the ground and first floors will be quite private; they will be entered from a spacious hall ten feet wide by thirty feet long. At the end of the hall are to be large glass doors, looking out upon a plot of ground to be laid out with choice trees. The staircase will conduct to two spacious corridors, to be opened on by twenty rooms; - those facing the sea to open out upon a handsome balcony seven feet wide by a hundred and twenty feet long. The hotel will have altogether thirty-four rooms, exclusive of the out-buildings. It is expected that the hotel will be completed in December next. Two stone houses facing the long beach are also being built by Mr Dean for the same proprietor."

By January 1864 the Steyne Hotel, with its design improved, had been restored to its former glory.

Francis Browne, a proprietor, with Charles Browne, of the Steyne Hotel, advertised in December 1864:

MANLY BEACH! MANLY BEACH!

PRO BONO PUBLICO

Grateful for past favours and desirous of securing a continuance of public support

THE PROPRIETORS

of the

STEYNE HOTEL

beg to announce that they have at a

VERY LARGE OUTLAY

ENCLOSED TWO ACRES OF LAND

opposite the Hotel, upon which a

NUMBER OF SWINGS AND SMALL BOWERS

have been erected for the

GRATUITOUS USE

of Picnic and other parties visiting the above

BEAUTIFUL WATERING PLACE.

HIGHLY IMPORTANT

GOOD NEWS FOR ALL

To prevent the inconvenience to parties having to carry large parcels, baskets of provisions, &c &c, on account of the very high prices formerly demanded, the proprietors of the 'STEYNE' are Determined to meet the times by SELLING OUT OF DOORS AT SYDNEY PRICES,  
All Wines, Spirits, Beers, &c, &c



#### COLD MEATS ALWAYS READY PREPARED

*at such prices that must give satisfaction, and save parties from the toil and trouble of carriage.*

#### FISHING BOATS PROVIDED

*at a moment's notice, with men (if required), seines, and all necessary fishing gear*

VIVAT REGINA – ADVANCE AUSTRALIA.

#### F BROWNE

*The Steyne Hotel had changed hands by October 1865:*

*“MANLY BEACH – Mr and Mrs Lambourn beg to state to the public that the Steyne Hotel is now replete with every possible accommodation – elegant suites of apartments (one especially fitted up for bridal parties), second to nothing in the colony, luxuriant and retired. W LAMBOURN.”*

*William Lambourn of Manly Beach, hotel-keeper, purchased the Steyne Hotel on 17 September 1869 for £3,500. The hotel was mortgaged to H G Smith for £2,000 at 7% interest per annum.*

*Philip Cohen, who had been lessee of the Pier Hotel from 1857 to 1859, took control of the Steyne Hotel in March 1879:*

*“THE STEYNE FAMILY HOTEL, MANLY facing the Ocean (late Lambourn's). The undersigned having become Lessee of the above favourably known and old established Hotel, hastens to inform his friends and the public generally that he intends conducting the same as a first class family hotel, and will endeavour by all methods and means available to merit the patronage of the many who have hitherto patronized his predecessor, as well as those who in the future may confer their favours on him.*

*A first class cook and well ordered staff of servants will always be retained on the premises. Wines, spirits, beers, &c of the best brands and finest qualities, may be depended on; none other will be kept in stock. Picnic parties, wedding parties, dinners, &c, provided in excellent style, on the shortest notice and at moderate charges. Commodious and comfortable suites of apartments (looking out on the ocean if desired) can always be arranged for on application, and on strictly moderate terms.*

*The cuisine will be carefully supervised, and invalids and others seeking the pure sea breezes for renovation of health will find all their wants studiously attended to. All communications addressed to the undersigned will meet with prompt attention. PHILIP COHEN, Steyne Hotel, Manly.”*

*The Steyne Hotel was advertised for sale in 1892, with a 7-year lease going cheap; the vendor, James Reynolds, was leaving the colony.*

*The hotel was offered for sale in 1912 as a going concern. It was described as having about 110 feet frontage facing the Ocean Beach, and about 110 feet frontage to the Corso. Also offered for sale at the same time was the shop immediately adjoining the Hotel facing the Ocean Beach, with a frontage of about 25 feet. The shop was subject to a lease expiring on 19 April 1913, and was licensed for the sale of Colonial Wine. The next block of land, of about 40 feet frontage to the Ocean beach, presently occupied by West's Pictures, Limited, was also offered for sale. The property was sold by Batt, Rodd and Purves for £35,000.*

*Alterations and additions were made to the building in 1913 for licensee C J Burchmore by the architect Arthur B Polin of 118 Pitt Street, Sydney. An annexe to the hotel was designed by the well-known architects Waterhouse and Lake in 1918, who had previously designed re-roofing of the building in 1914. The Building Application stated that the builder was Conrad Harris, and the job would cost £4500. The Steyne was listed among Burchmore's properties in his Estate in 1922, valued at £64,000 fully furnished.*

*The hotel was sold in September 1922 [to Resch's] and realised £64,000; it was stated that Burchmore had paid only £7000 when he had purchased the hotel, less than 20 years before. Also sold on the same occasion, as part of Burchmore's estate, were the Arcadia Picture Theatre, adjacent to the Steyne Hotel, and a plot of land adjacent to the Arcadia. The Arcadia realised £10,000 and the land £1500 (£75 per foot). The hotel was described in an advert in August 1922.*

*The Steyne Hotel, now owned by Tooth's was replaced by a modern building in 1935; the old hotel was demolished in sections. Work was evidently completed the same year. Architects were Copeman, Lemont and Keesing, and work cost £20,000. At this time, Copeman, Lemont and Keesing were renowned hotel architects and had designed numerous hotels in and around Sydney.*

*Alterations and additions later the same year cost a further £8000. A full description of the works appeared in Building, 12 May 1936, p11-17. The lounge featured a decorative frieze carried out by International Arts Ltd, having as its subject matter typical Manly beach scenes.*

*Approval was granted to Copeman, Lemont and Keesing, architects, for a new dining room, card room, bedrooms and additions to the public bar, Steyne Hotel, in 1939.*

*A statue of Pan peeing into a fishpond was a feature of the Hotel in the 1930s. It fell into disrepair, but was done up in 1982.*

*Early licensees of the Steyne Hotel 1859 – 1903 (compiled by Shelagh Champion):*

*Steyne Hotel*

*1859 - Christie, John (not taken up)*

*Jan 1860 - Campbell, John*

*1861-64 - Chalk, Russell*

*1864-65 - Browne, Francis*

*Oct 1865-1869 - Lambourne, William*

*Lambourne's Family Hotel*

*1869-76 - Lambourne, William*

*Steyne Hotel*

*Mar 1879-84 - Cohen, Philip*

*Aug 1884-92 - Cousins, John G*

*1892-94 - Reynolds, James*

*1894-97 - Fallon, James J*

*1897-98 - Hann, Eliza H*

*1898-1902 - Prisk, Samuel*

*1902-03 - Rosenthal, Maurice G*

*Additional transfers of license: 1922 Thomas Richard Jennings to James Moore. 1925 Stephenson Bell to Ralph Bell. 1926 William Alfred Boulton to Frederick William Still. Circa 1929, Edward Face. 1930 James Fraser Price to William Fairbairn. 1935 William Freebairn [sic] to William John Colburn.*

*In 1991, there were 36 rooms. An outside room was \$49 per person per night, and an inside room was \$45.*

*The Steyne Hotel was sold in 2010 by McHugh Holdings, which had bought it in 2006 for \$53 million, to Sydney publican Arthur Laundry for a reported price of \$27 million.*

The following 1935 historical architectural drawings for Hotel Steyne have been extracted from the Conservation Management Plan for Hotel Steyne, prepared by Architectural Projects Pty Ltd (October 2019).

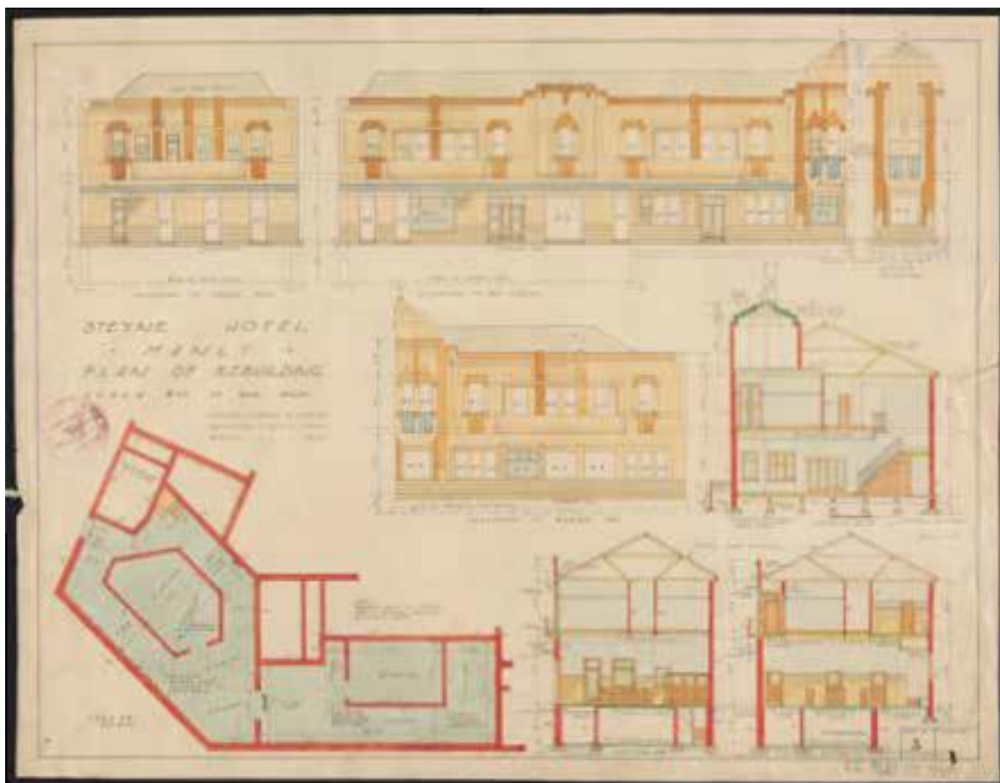


Figure 36: 1935 Ground Floor Plan (part) and elevations of Hotel Steyne (Source: Architectural Projects Pty Ltd (October 2019), 'Conservation Management Plan - Hotel Steyne', extracted from State Records (Id: 71109)).

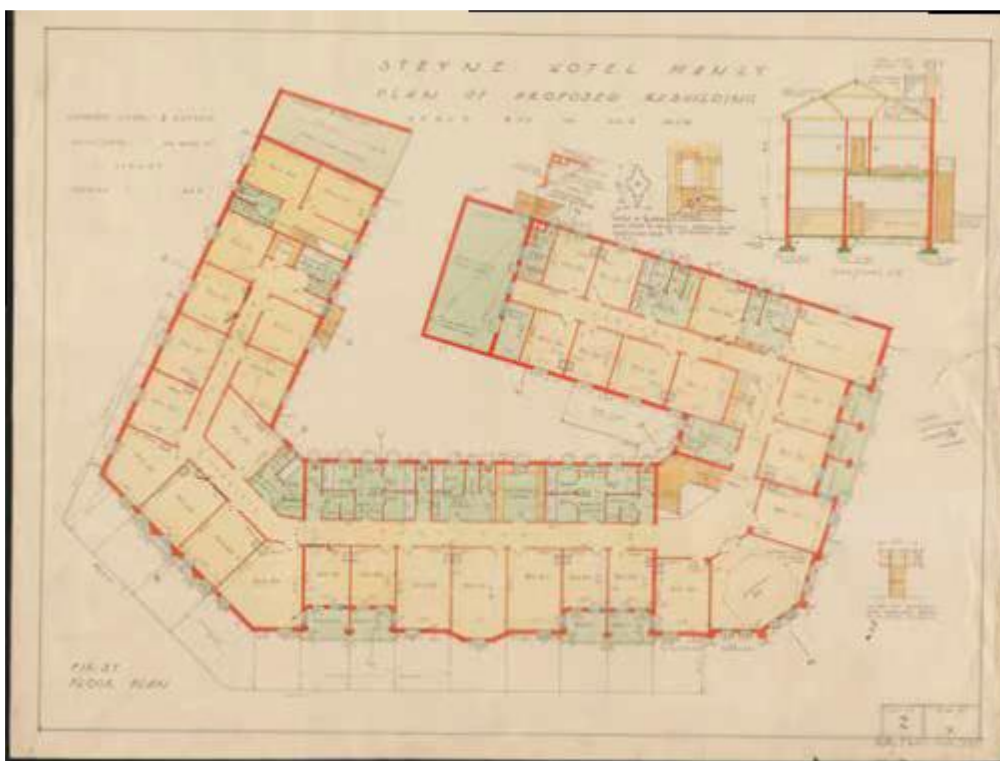


Figure 37: 1935 Ground Floor Plan of Hotel Steyne (Source: Architectural Projects Pty Ltd (October 2019), 'Conservation Management Plan - Hotel Steyne', extracted from State Records (Id: 71111)).

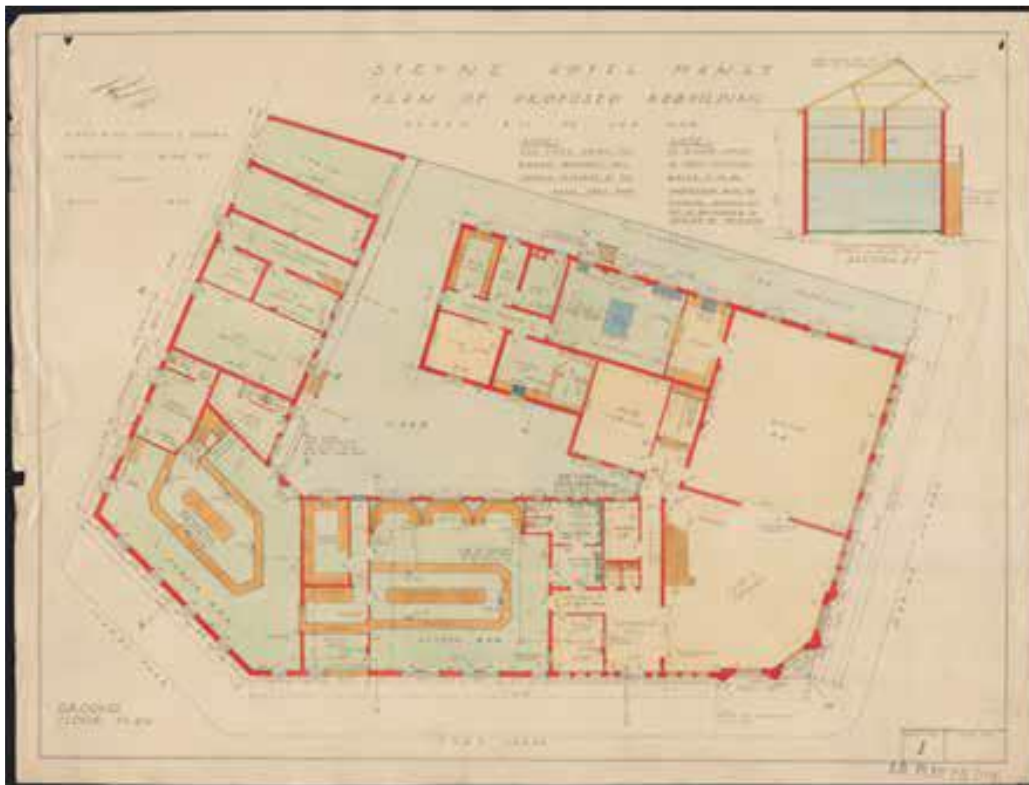


Figure 38: 1935 First Floor Plan of Hotel Steyne (Source: Architectural Projects Pty Ltd (October 2019), 'Conservation Management Plan - Hotel Steyne', extracted from State Records (Id: 71110)).

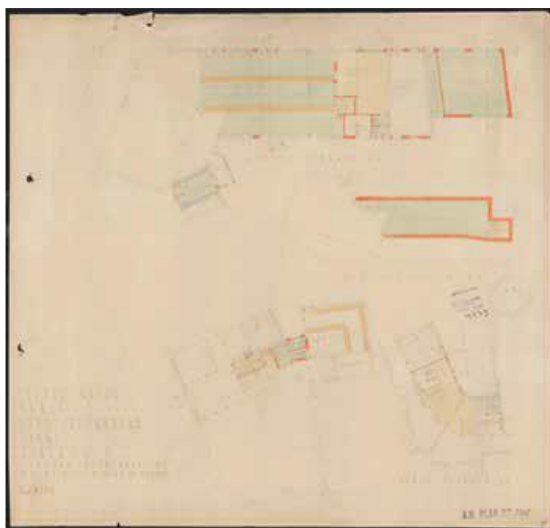


Figure 39: New Staircase details at Hotel Steyne in 1939 (Source: Architectural Projects Pty Ltd (October 2019), 'Conservation Management Plan - Hotel Steyne', extracted from State Records (Id: 71112)).

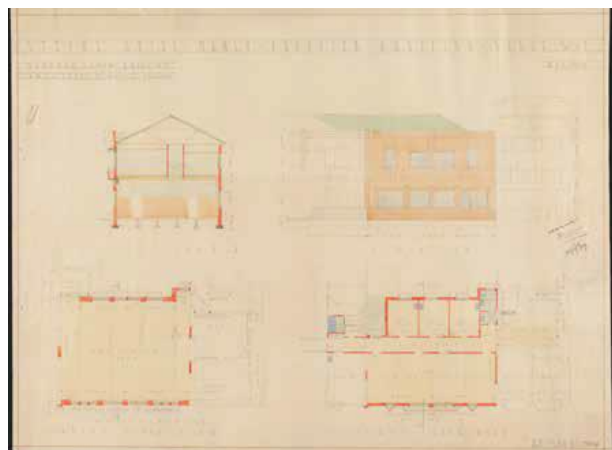


Figure 40: Dining Room Extension details at Hotel Steyne in 1939 (Source: Architectural Projects Pty Ltd (October 2019), 'Conservation Management Plan - Hotel Steyne', extracted from State Records (Id: 71114)).



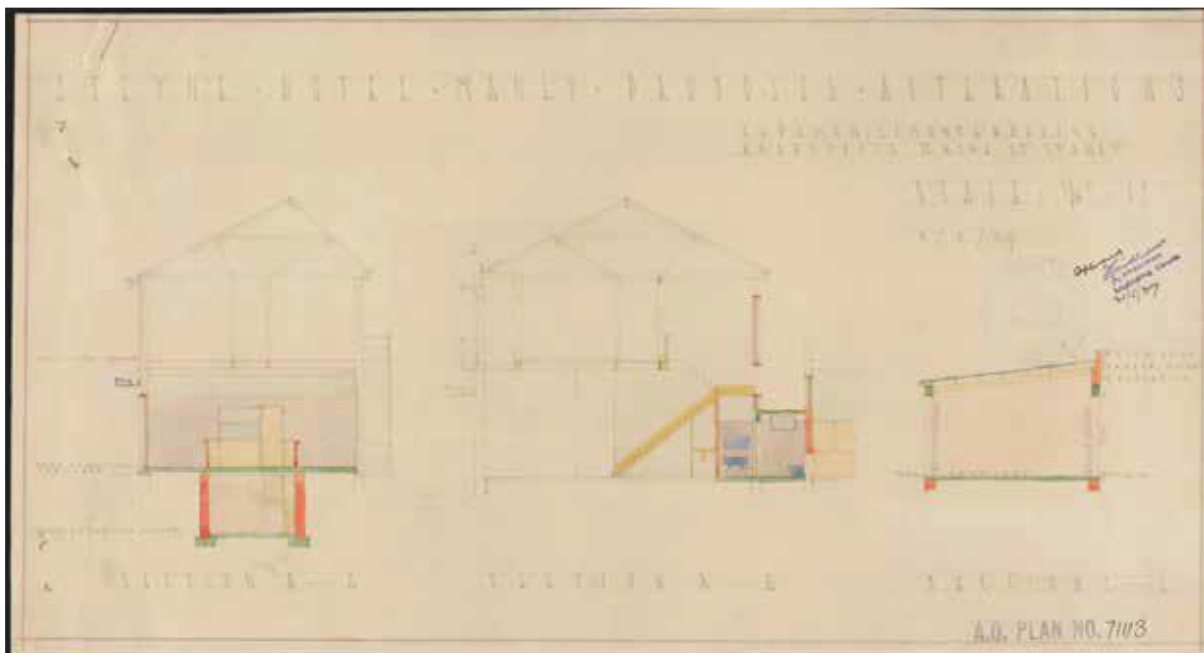


Figure 41: 1939 Sectional details of Hotel Steyne (Source: Architectural Projects Pty Ltd (October 2019), 'Conservation Management Plan - Hotel Steyne', extracted from State Records (Id: 71113)).

### 3.4. Alterations and Additions

Hotel Steyne has been subject to several development applications (DAs) overtime and have been included in the below table.

Table 1: Relevant Development Applications lodged for Hotel Steyne.

| Application Number | Event  |
|--------------------|--|
| DA 5566/1992       | Demolition of Toilet Block & Construction of New   |
| DA 128/1993        | Construction of a Pergola Sundeck  |
| DA 168/1993        | Construction of a Toilet Block   |
| DA 328/1993        | Internal Alterations to the Garage & Relocation of the Fire Stairs   |
| DA 35/1997         | Alterations to casino Lounge in Steyne Hotel   |
| DA 369/1999        | Construction of a Telecommunications Base Station  |
| DA 471/2000        | Alterations & Additions to The Steyne Hotel  |
| DA 316/2002        | Alteration and/or Additions to existing Hotel Development  |
| DA 99/2006         | Reconstruction of corner octagonal turret for water proofing purposes  |
| DA 463/2008        | Alterations and additions to an existing Steyne Hotel including replacing of the existing windows with new bi-fold windows |

| Application Number | Event   |
|--------------------|---|
| DA 91/2011         | Internal alterations to an existing beer garden including new pergola, new decking, sliding doors, ramp of people with disabilities and acoustic panels to walls - The Steyne Hotel Manly                     |
| DA 118/2011        | Construction of an awning along North Steyne, creation of door openings, two (2) advertising structures (signage) - North Steyne Hotel  |
| DA 350/2011        | Change of use to a Restaurant (Level 2), alterations and additions to existing building including a new lift - Steyne Hotel   |
| DA 214/2015        | Change of use of part of the premises as a café (Gelato Bar / Coffee Shop) and a Shop (Bottle Shop) - Steyne Hotel  |
| DA 275/2015        | Alterations and additions to the existing Steyne Hotel including ground floor internal modifications  |
| DA2018/2023        | Alterations and Additions to the existing accommodation within a Hotel  |
| DA2019/1403        | Alterations and additions to the first floor accommodation, new doors to North Steyne, replacement awning to the Corso, signage zones, air-conditioning to the roof and other ancillary works at Hotel Steyne |
| DA2020/0355        | Erect business identification signage   |
| DA2021/2257        | Alterations and additions to an existing building to comprise of shop top housing and strata subdivision  |



## 4. ESTABLISHED STATEMENTS OF SIGNIFICANCE

### 4.1. Hotel Steyne

The following Statement of Significance have been extracted from the State Heritage Inventory (SHI) form for Hotel Steyne (item no. I111).<sup>4</sup>

*The Steyne Hotel, also known as 75 The Corso is considered to demonstrate Historic, Associative, Aesthetic, Social, Technological, Rarity and Representative Heritage Significance.*

*The building has historical and social significance for its continued and ongoing use as a Hotel from 1859 – until the present day. The provision of Hotels was essential to achieved Henry Gilbert Smith's ambition to develop Manly as a resort town. Hotels were essential as they offered accommodation, food, drink and entertainment for visitors to the area.*

*The building also has significance for its ability to demonstrate the inter-war era development of the site by Tooths Brewery during a time in which the brewery were heavily invested in the updating of hotel buildings with modern designs using prominent architectural practices. Tothos engaged the prominent architectural firm Copeman, Leman and Kessing to redevelop the Hotel Steyne in 1936. The Hotel Steyne is a very good, highly intact, example of their work.*

*The Steyne Hotel has a strong or special association with Henry Gilbert Smith, Edmund Blacket, Reschs, Tooth and Company and the architectural firm Copeman, Leman and Kessing who were responsible for its redevelopment in 1936.*

*The building has aesthetic and representative significance as a fine example of the Inter-war Art Deco Style hotel. While the building has undergone some alteration, the exterior of the building retains a high degree of original intactness including the articulated and glazed brick work, tiles to the ground floor, corner tower element, glazed terracotta facing polished stone base.*

*The saloon bar is also noted as retaining its c.1930 form and materials and has a high degree of aesthetic intactness.*

*The Steyne Hotel is a visually prominent landmark building located on the western end of The Corso Addressing North Steyne and directly opposite Manly Beach. The building is a significant focal point when viewing The Corso from the beach, Sydney Road from the Corso and from North Steyne, The Beach Park, The Corso and Sydney Road.*

*The building is a locally rare example of a commercial Inter-War Art Deco Style building.*

*The building has technical significance as it is likely that there is remnant fabric dating from the earlier development of the site which has been incorporated into the 1936 Development phase. The site is also consider [sic] to have archaeological significance and the potential for subterranean deposits.*

### 4.2. Town Centre Conservation Area

The following Statement of Significance have been extracted from the State Heritage Inventory (SHI) form for the Town Centre Conservation Area in Manly (item no. C2).<sup>5</sup>

*The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well*

<sup>4</sup> State Heritage Inventory, 'Hotel Steyne', Heritage Item ID 2020017, available from: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020017>.

<sup>5</sup> State Heritage Inventory, 'Town Centre Conservation Area', Heritage Item ID 2020838, available from: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020838>.

as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

#### 4.3. Grading of Significance

The following Grading of Significance for existing fabric at Hotel Steyne have been extracted from the Conservation Management Plan for Hotel Steyne, prepared by Architectural Projects Pty Ltd (October 2019).

##### **Grading of Significance Criteria**

|   | Grading     | Justification   | Status   |
|---|-------------|---|--|
| A | Exceptional | Rare or outstanding element directly contributing to an item's local and State significance.  | Fulfils criteria for local or State listing          |
| B | High        | High degree of original fabric.<br>Demonstrates a key element of the item's significance. Alterations do not detract from significance.   | Fulfils criteria for local or State listing          |
| C | Moderate    | Elements of typical representative quality.<br>Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item. | Fulfils criteria for local or State listing          |
| D | Little      | Alterations detract from significance.<br>Difficult to interpret.   | Does not fulfil criteria for local or State listing. |
| E | Intrusive   | Damaging to the item's heritage significance.   | Does not fulfil criteria for local or State listing. |

##### **Schedule of significant fabric**

The schedule of existing fabric notes the relevant area and its level of significance.

| Element        | Grading |  | Element         | Grading |
|----------------|---------|--|-----------------|---------|
| The Site       | C       |  | The Entry Foyer | C       |
| The Exterior   | -       |  | 1936 Wing       | D       |
| North Façade   | C       |  | Beer Garden     | D       |
| South Façade B | B       |  | Beer Garden Bar | D       |

| <i>Element</i>                     | <i>Grading</i> |  | <i>Element</i>                     | <i>Grading</i> |
|------------------------------------|----------------|--|------------------------------------|----------------|
| <i>East Façade</i>                 | <i>B</i>       |  | <i>Toilet</i>                      | <i>D</i>       |
| <i>West Façade</i>                 | <i>B/C</i>     |  | <i>Gaming</i>                      | <i>D</i>       |
| <i>Stair 1 (post 1936)</i>         | <i>C</i>       |  | <i>Gaming WC</i>                   | <i>D</i>       |
| <i>Later Stairs 2,3,</i>           | <i>D</i>       |  | <i>The Interior - First Floor</i>  | <i>-</i>       |
| <i>Later Stairs 4</i>              | <i>E</i>       |  | <i>Hotel Rooms</i>                 | <i>C</i>       |
| <i>Later Lift 1, 2,3,</i>          | <i>E</i>       |  | <i>Hotel Corridors</i>             | <i>C</i>       |
| <i>The Interior - Ground Floor</i> | <i>-</i>       |  | <i>Hotel Bathrooms</i>             | <i>C</i>       |
| <i>Former Saloon</i>               | <i>C</i>       |  | <i>Coolrooms Stores</i>            | <i>D</i>       |
| <i>Bar (Round)</i>                 | <i>B</i>       |  | <i>The Interior - Second Floor</i> | <i>-</i>       |
| <i>Former Dining Room</i>          | <i>C</i>       |  | <i>Functions</i>                   | <i>D</i>       |
| <i>The Public Bar</i>              | <i>C</i>       |  |                                    |                |
| <i>The Bottle Department</i>       | <i>C</i>       |  |                                    |                |

## 5. HERITAGE IMPACT ASSESSMENT

### 5.1. Statutory Controls

The subject site is listed as a heritage item (item I111) under Part 1, Schedule 5 of the *Manly LEP 2013* and is also located within the Town Centre HCA (C2) listed under Part 2, Schedule 5 of the *Manly LEP 2013*. The subject site is also located within close proximity to a number of heritage items and therefore is subject to the heritage provisions in the *Manly LEP 2013* and the *Manly DCP 2013*.

#### 5.1.1. Manly Local Environment Plan (LEP) 2013

The proposal is addressed below in relation to the relevant clauses of the *Manly LEP 2013*.

| Clause 5.10 Heritage Conservation  | Discussion  |
|--|---|
| <p><b>(2) Requirement for consent</b><br/><i>Development consent is required for any of the following-</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item</i></p> | <p>The subject site is listed as a local heritage item in Part 1 of Schedule 5 (Environmental Heritage) of the <i>Manly LEP 2013</i> (item no. I111) comprising only Lots 100, 101 and 102 of DP 1069144, as described by the records held by NSW Land Registry Services. The subject site is also located within the Town Centre HCA (C2) listed under Part 2, Schedule 5 of the <i>Manly LEP 2013</i>. The subject site is also located within proximity to a number of heritage items as defined under Schedule 5 of the <i>Manly LEP 2013</i>.</p> <p>The proposed works involve external and internal alterations and additions to Hotel Steyne. The proposed works include minor demolition and stripping out of some non-significant fabric, such as bar and restaurant fittings and refurbishment to accommodate new functions to the existing space. Since the proposal requires demolition and alterations to the interiors and exteriors of the heritage item, located within an HCA, consent is required under subclauses 2(a)(i) and (iii), and 2(b).</p> <p>Accordingly, an application will be made to the Northern Beaches Council to obtain development consent.</p> |
| <p><b>(4) Effect of proposed development on heritage significance</b><br/><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6)</i></p>  | <p>This SOHI has given careful consideration to the proposed internal and external partial demolition and strip-out works followed by refurbishment works to accommodate additional accommodation rooms, new bar and kitchen space, minor façade amendments, including new ground floor doors, new façade glazing and windows, new glass blocks, concealed overflows to second floor, new terrace glass screening and roof awning. The SOHI will assess the impacts of the proposed works on the known heritage values of the subject heritage item as well as the Town Centre Conservation Area in which the subject site is located. A more detailed discussion can be found in Section 5.1.2 - Manly Development Control Plan (DCP).</p>   |
| <p><b>(5) Heritage Assessment</b><br/><i>The consent authority may before granting consent to any development -</i></p> <p><i>a) on land on which a heritage item is located, or</i></p>   | <p>This SOHI has been prepared in accordance with this clause as the subject site is listed as a heritage item in Part 1 of Schedule 5 (Environmental Heritage) of the <i>Manly LEP 2013</i> as well as it is located within the Town Centre Conservation Area (C2). It follows the methodology in line with publications issued by the State of NSW and</p>  |



| Clause 5.10 Heritage Conservation  | Discussion   |
|--|--|
| <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>Require a heritage management document be prepared that assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>   | <p>Department of Planning and Environment (DPE), <i>Guidelines for Preparing a Heritage Impact Statement (2023)</i> and <i>Assessing Heritage Significance (2023)</i>.</p>   |
| <p><b>(6) Heritage conservation management plans</b> The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>   | <p>A Conservation Management Plan for Hotel Steyne, Manly was prepared by Architectural Projects Pty Ltd in October 2019 to guide a Heritage Maintenance Emergency Works Development Application for the new owner, Iris Developments. The CMP more precisely determines the heritage significance of the item.</p>  |
| <p><b>(7) Archaeological sites</b></p> <p>The consent authority must before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies) -</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) Take into consideration any response received from the Heritage Council within 28 days after the notice is sent</p>   | <p>The subject site is not listed as being an archaeological site in the Manly LEP 2013; therefore, the subject clause does not apply.</p> <p>As part of the proposed works, no below-the-ground works are proposed at the subject site; however, should any unexpected archaeological finds be uncovered during any ground works (if and where required), the 'STOP WORK' procedure will be applied to allow for the inspection by an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.</p>   |
| <p><b>(8) Aboriginal places of heritage significance</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance -</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other</p> | <p>Investigation into the potential Aboriginal heritage of the subject site is beyond the scope of this report. However, a basic search of the Department of Premier and Cabinet AHIMS Web Services (Aboriginal Heritage Information Management System) was undertaken for the allotments Lots 100, 101 and 102 of DP 1069144 comprising the Hotel Steyne for 50m and 200m buffer zone. The results have shown that:</p> <ul style="list-style-type: none"> <li>0 Aboriginal sites and places are recorded in or near the location, within a buffer zone of 50m.</li> </ul> <p>However, 1 (one) Aboriginal site is recorded in or near the subject site, within the 200m buffer zone. But no such impact is anticipated from the proposed works on a known Aboriginal object or place of significance.</p> <p>Notwithstanding, there might be Aboriginal Potential Archaeological Deposits sitting within the Holocene sand dunes that the hotel is built upon, which requires further</p> |

| Clause 5.10 Heritage Conservation   | Discussion  |
|---|---|
| <i>manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</i> | investigation should below ground works undertaken in the future. |

### 5.1.2. Manly Development Control Plan (DCP) 2013

The following table addresses the relevant controls of the *Manly DCP* 2013.

| Manly DCP 2013, Clause 3.2 Heritage Considerations  | This proposal relates to these matters as follows:   |
|---|--|
| <b>3.2.2 Alterations or Additions to Heritage Items or Conservation Areas</b>   |  |
| <b>3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance</b>  |  |
| <p>a) <i>Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.</i></p> | <p>The proposed alterations and additions to the existing heritage item (Hotel Steyne) in Manly include partial demolition, strip-out and refurbishment works to both the interior and exterior of the building. The refurbishment works include alterations to all levels of Hotel Steyne (Ground Floor to Roof Level) to accommodate a new bar at the ground floor level, additional accommodation rooms at Level 1, a new Bistro and Bar at Level 2, installation of four smoke exhaust fans and relief air louvres at Level 2, and installation of new solar panels at the roof level.</p> <p>All the proposed changes to Hotel Steyne are primarily related to internal refurbishment incorporating the removal of non-significant fabric, existing walls, floors, ceilings and fixtures of little to no significance to accommodate new functions, addition of furniture and fittings. The only change associated with the significant fabric is the removal of portions of the original brick walls to create new window openings at the back of the hotel facing Henrietta Lane at Level 1. The removal of significant fabric is only limited to Level 1 to accommodate new windows that are necessary to maintain comfortable and habitable environments within the new rooms.</p> <p>All the proposed refurbishments and additions to Hotel Steyne have contemporary form and detailing that not only respects the original significant detailing of the mid-twentieth century facebrick hotel but also contributes to the enhancement of the heritage significance of the building.</p> <p>Since the proposed alterations and additions are primarily limited to the interior of the hotel building, no significant impact on the unique qualities and character of the Town Centre Conservation Area are anticipated. The primary external changes are the conversion of the existing three windows on ground floor east elevation to glazed door openings matching the detailing of the previously modified glazed door openings on the same elevation; the addition of new window openings along Henrietta Lane at Level 1, which is located at the back and is not primarily visible from the</p> |

| Manly DCP 2013, Clause 3.2 Heritage Considerations   | This proposal relates to these matters as follows:  |
|--|---|
|  | <p>public square. The new glazed door openings while removing some of the brick below the subject windows they will maintain the rhythm and form of the façade fenestration with no adverse impact to the overall heritage and aesthetic significance of Hotel Style. The windows on Level 1 of the rear elevation will also not be a dominant addition to the overall characteristics of the Town Centre HCA. Another relatively small change to the exterior of the building is the installation of overflows concealed with hooded ceramic vents (matching the existing wall vents) to the Level 2 façade as a requirement prompted by the ongoing water leakage along second floor terrace that is caused due to insufficient drainage. Since the new vents will match the existing placement, vertical alignment, materials, form, size and design of the wall vents, the change will blend into the existing façade detailing of the facebrick hotel building and will have an overall acceptable impact on the historically significant Hotel Steyne.</p> <p>The works further include addition of four smoke exhaust fans and relief air louvres at Level 2 of the Hotel Steyne. All the four fans will be concealed either behind the parapet line or screened by existing roof screening and will not be visible from the public domain. The fans will utilise the proposed louvres/hooded ceramic vents at the Level 2 façade for ventilation.</p> |
| <p><i>b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.</i></p> | <p>Since this control primarily relates to a house or residential structure, categorised as a heritage item under the Manly LEP 2013, this control does not apply to the subject alterations, additions and refurbishment to the Hotel Steyne. In general, all proposed additions to the building relate to the interior of the building, except a few changes to the exterior which will be modest in nature and are primarily matching the existing similar detailing of the building. The proposed changes will not result in changing the overall size and bulk of the Hotel Building.</p>  |
| <p><b>3.2.2.2 Retaining Significant Features and Landscape Setting</b><br/><i>Alterations or additions to heritage items or buildings within a conservation area must:</i></p>   |   |
| <p><i>a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;</i></p>   | <p>The proposed works at Hotel Steyne will continue to retain the existing roof form and materials of the building. The partly covered sloped roof clad in metal with an in-between terrace will continue to remain as it is with no changes to the overall roof form of the building. The existing elements on the roof, such as awnings and louver screening are later additions together with the entire level 2 structure, which will be retained. The changes at level two will include addition of four smoke exhaust fans and relief air louvres but they will be placed behind the parapet line or screened by existing roof screening. All of these exhaust fans will be placed near</p>   |

| Manly DCP 2013, Clause 3.2 Heritage Considerations   | This proposal relates to these matters as follows:   |
|--|--|
|  | <p>the existing or currently proposed service equipment, with minimum to no visibility from the public domain around The Corso. The only changes proposed to the roof of the building are the installation of the solar panels that will not be visible from the Henrietta Lane, The Corso or North Steyne public domain. The intention to install solar panels at the building primarily relates to a reduction in greenhouse gas emissions and mitigating climate change and will be a benefit to the hotel management in terms of affordability. The limited to no visibility of the solar panels has been studied and confirmed through several view analyses by Squillace Architects, which will form part of the DA documentation.</p> <p>Since the layout of the solar panels will be designed to have minimum visibility from the surrounding public domain, the addition will not be intrusive to the overall characteristics of the Town Centre HCA. The addition of solar panels will not be a detracting addition to the significant facades and multicoloured facebrick detailing of the Hotel and the visitor will continue to be able to appreciate the aesthetic qualities of the mid-nineteenth-century hotel building.</p> <p>Some minor additions to the roof also include the installation of additional louvre screening around the new plant to be consistent with the building compliance requirements. The new screen will match the existing screen and will be a small addition with minimum impact on overall form of Hotel Steyne.</p> |
| <p><i>b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;</i></p>                       | <p>All the existing façade characteristics and detailing of Hotel Steyne will be retained as part of the proposed internal and external alterations and additions. The existing detailing, such as the decorative parapets, multicoloured facebrick ornamentation at the façade, decorative sill and lintel detailing around the windows, small balconies with metal balustrades, signage at the facade at the corner of North Steyne and The Corso, timber-framed glazed windows, suspended awning and tiled façade at ground floor level separating the retail uses with the hotel building will not be altered. The proposed additions only relate to three glazed door openings to existing windows on east elevation facing the beach, three new window openings facing Henrietta Lane and 20 (twenty) hooded ceramic vents at level 2, but they are categorised as compatible changes and will continue to complement the original detailing and significant aesthetic qualities of the facebrick hotel building.</p>  |
| <p><i>c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;</i></p> | <p>The existing multicoloured facebrick façade with decorative facebrick detailing along the balconies and sill and lintels of the windows will be retained as part of the proposed external and internal refurbishment of Hotel Steyne. The proposed works are limited to the refurbishment of the internal layout of the hotel and to enhance the functionality of the existing internal layout by incorporating new kitchen, bar and bistro areas as well as additional accommodation rooms at level 1. The original internal walls and detailing will also be retained</p>   |



| Manly DCP 2013, Clause 3.2 Heritage Considerations   | This proposal relates to these matters as follows:   |
|--|--|
|  | as part of the proposed works and the demolition or strip-out works only relate to non-significant fabric and later wall fittings.   |
| D) <i>not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;</i>  | As mentioned previously, the existing multi-coloured facebrick façade detailing at Hotel Steyne will continue to remain as it is. No painting or rendering of the façade is proposed as part of the external refurbishment works, and the community will continue to appreciate the unique aesthetic qualities of Hotel Steyne from the public domain. No impact on the existing characterisations of the Town Centre Conservation Area is anticipated.  |
| <p>e) <i>where surfaces are not originally face brickwork:</i></p> <p>i) <i>any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;</i></p> <p>ii) <i>external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;</i></p> <p>iii) <i>contemporary colours are not discouraged, but should be combined in a complementary way; and</i></p> <p>iv) <i>single colour solutions are not permitted;</i></p> | In general, the overall façade of Hotel Steyne is facebrick with multicoloured bricks. However, there are certain elements along the façade that have either a tiled finish or are rendered. The external refurbishment works do not involve any changes to the existing finishes of the façade of Hotel Steyne. The rendered lintel over the windows facing The Corso, the painted suspended awning and the tiled finish at the retail front facing The Corso will continue to remain in its existing finish with no impact on the overall presentation and heritage significance of the building.  |
| f) <i>avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;</i>   | As mentioned previously, the overall external and internal refurbishment of Hotel Steyne comprising of partial demolition and strip-out works primarily relates to the non-significant fabric, such as finish floors, walls, doors, windows and ceilings, contemporary partitions, fixtures, etc. that forms part of the later additions to the nineteenth-century hotel building. The fabric proposed for demolition or strip-out relates to the non-significant fabric. The only removal of significant fabric is proposed for the eastern three ground floor windows facing North Steyne (beach) and western walls at Level 1, facing Henrietta Lane. The removal of the original fabric is minimal, and the recommendations of this SOHI will also include salvaging the significant fabric (the bricks) to be reused for heritage interpretation in the hotel building. |

| Manly DCP 2013, Clause 3.2 Heritage Considerations   | This proposal relates to these matters as follows:   |
|--|--|
| g) <i>ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and</i> | Three new window openings are proposed at Level 1 of Hotel Steyne in the proposed new accommodation rooms facing Henrietta Lane. The proposed new windows will be designed to match the existing, timber-framed, multi-panelled single-hung windows to continue to maintain the overall external presentation and symmetry of the façade. The new window will be a compatible addition and will reflect the overall architectural style of Hotel Steyne. |
| h) <i>retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.</i>  | The subject site does not include any contributory landscaping, but it faces Manly Beach to the south and a public area to the west (The Corso), but no changes are proposed that will affect or have any impact on these places or settings of heritage significance.   |

### 5.1.3. Conservation Management Plan - Hotel Steyne (October 2019)

The following table assesses the proposal in relation to Conservation Policies provided in the Conservation Management Plan for Hotel Steyne, prepared by Architectural Projects Pty Ltd (October 2019).

#### 7.1. Review Of the Conservation Management Policies

##### 7.1.1 Policy - Conservation Management

*The Conservation Management Policy should be adopted to guide all work to the building and continually reviewed.*

#### Discussion

The proposed works involving external and internal alterations and additions to Hotel Steyne have taken into consideration the Conservation Management Policies and recommendations specified in the CMP for Hotel Steyne to guide all work to the building. This section (Section 5.3) specifically responds to the conservation policies that are associated with the proposed refurbishment works.

#### 7.2. Conservation of Building Fabric

##### 7.2.1 Policy - Fabric Conservation

- *No significant fabric identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.*
- *The grading of significance of the various elements of the building is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.*
- *Surviving building fabric nominated in this document as being of high significance shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by the Burra Charter.*
- *Where fabric of high significance is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.*

- *Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place. Surviving building fabric nominated in this conservation plan as being of little significance can be either retained or removed if required as either option does not intrude on the significance of the building.*

*The building should exemplify and reflect the principal period of its development from the key period of significance. Significant fabric should be preserved. The existing building, in particular, the significant façades and building elements, should be retained.*

*This includes the following building elements:*

*The 1935 façade to all street frontages*

*The interior features including decorative cornices, timber panelling, the circular bar and the original stair*

### **7.2.2 Policy – Significance**

*Fabric identified in Section 5.10 having exceptional significance (A) must be retained and conserved.*

*(No fabric is identified in this Category)*

*Fabric identified in Section 5.10 as having high significance (B) should be retained, conserved and/or preserved where possible.*

*Fabric identified in Section 5.10 as having moderate significance (C) – retention and preservation is desirable but not essential.*

*Fabric identified in Section 5.10 as having little significance (D) may be retained or removed as required subject to practical considerations.*

*Fabric identified in Section 5.10 as intrusive elements (E) should be removed or modified to a less intrusive form, wherever the opportunity arises.*

### **7.2.3 Policy - Reconstruction**

*Reinstatement of missing fabric, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building generally.*

### **7.2.4 Policy - Finishes**

*It is desirable that finishes never intended for painting should continue to be appropriately maintained. Investigation should be undertaken to establish whether the removal of later paint finishes is possible. Surfaces intended for painting should continue to be painted in appropriate colours.*

### **Guidelines**

*Colours which complement the existing external tiles which are typical of the period should be interpreted Pale Ochre, Rust and Apple Green are appropriate colours.*

### **Discussion**

The proposed works involving alterations, additions, refurbishments, demolition and strip-out and the interior and exterior of Hotel Steyne primarily relate to the changes to the non-significant fabric of the historically significant building and in general, will continue to retain the significant characteristics of the mid-twentieth century hotel building. Most of the changes relate to the removal of fittings and finishes that form part of the later fabric; however, there are minor works associated with the partial removal of significant fabric. Overall, the elements and spaces identified as high significance will be retained and conserved as part of the proposal.

The proposal understands that the removal of bricks along the eastern and western elevations of the building facing North Steyne and Henrietta Lane respectively will have some but acceptable impact on the fabric of high significance that contributes to the overall heritage significance of Hotel Steyne. The proposal has taken into consideration multiple approaches to avoid the demolition of brick walls; however, to improve functionality and make the new accommodation rooms habitable and comfortable,



the new rooms need to include window openings. Similarly, the proposed entrance doorways facing Noth Steyne will also require removing some bricks to create these openings that will match exactly the previously created glazed door openings to the north bay of the eastern façade. Recommendations have been made to catalogue and store the significant fabric for possible future reinstatement. Apart from this, the elements proposed for demolition or strip-out include contemporary fittings, fixtures, partition walls, furniture, etc. that are of little significance.

The proposed additions to the interiors of Hotel Steyne have taken into consideration the impacts of the proposed intervention and measures will be taken to ensure that the impact of the proposed physical works on the heritage significance of Hotel Steyne will be minimised.

## **7.7. Exterior**

### **7.7.1 Policy – Exterior Appearance**

*The overall building form should be preserved. All remaining intact fabric on significant facades, as identified in Section 5.10, should be retained and conserved. The existing form, external surfaces, materials and finishes of the façade should be preserved. It is desirable that door and window openings should not be enlarged or closed in. No new work should compromise the original significant facades.*

### **7.7.2 Policy – Façade Modification**

*It is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original facade.*

### **7.8.3. Policy – Façade Additions**

*Additions of little significance that detract from an appreciation of the original building detail as identified in Section 5.10 can be removed. Scope exists to modify these alterations.*

### **7.7.3 Policy – Façade Changes**

*The interpretation of the building would benefit by a better understanding of the original construction phase of 1937.*

## **7.8. Interior**

### **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.*

## **Discussion**

The proposed changes to the exterior and interior of Hotel Steyne are in alignment with the recommended conservation policies specified in the Conservation Management Plan for Hotel Steyne. All the changes proposed to the exterior of the hotel building do not include the addition of any detracting elements to the principal elevations that will have a detrimental effect on the heritage significance of Hotel Steyne. The original significant facades will continue to retain their significant qualities and overall, the existing form, external surfaces, materials and finishes of the façade will be preserved.

The significant elements, such as original walls, doors, windows, ceilings, fittings etc. to the interior of the hotel will also be retained as the proposed partial demolition or strip-out works mostly relate to the elements of little significance or where significant fabric is removed (such as bricks for new openings) mitigation measures have been considered to ensure no adverse impact occurs. The changes are limited to areas that have been previously modified with contemporary elements and detailing. In general, the overall internal spaces, layout and fabric of higher significant values will be retained which will allow the visitors to appreciate the historically significant building in its original form.

## 5.2. State of NSW and Department of Planning and Environment (DPE) Guidelines

The following questions have been extracted from the State of NSW and Department of Planning and Environment (DPE) publication, *Guidelines for preparing a Statements of Heritage Impact, 2023*. Responses have been provided in relation to the proposed development.

### Section 4 – Heritage impact assessment

#### 4.1 Matters for consideration

| Questions to be answered   | This proposal relates to these matters as follows:   |
|--|--|
| Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?  | <ul style="list-style-type: none"> <li>The proposed works at Hotel Steyne include the removal of the contemporary elements such as existing partitions/walls, floors, ceilings, fixtures, electrical fittings, etc. of little significance to accommodate the new kitchen, bar, bistro, and accommodation rooms. The partial demolition or strip-out works primarily relate to the unsympathetic additions that were introduced to the building in the later years. The removal of the non-significant fabric and the addition of the new fit out in a more compatible manner will improve the overall layout and functionality of the space and will result in a positive impact on the heritage significance of Hotel Steyne.</li> </ul> |
| Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated? | <ul style="list-style-type: none"> <li>Not Applicable. The proposed works are limited to the Hotel Steyne and do not involve any changes to the setting of the heritage item. The significant views and vistas, to and from the heritage item will remain unchanged.</li> </ul>  |
| If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?  | <ul style="list-style-type: none"> <li>Since the subject site is listed as a heritage item under Manly LEP 2013 and is located within the Town Centre Conservation Area, the proposed works were assessed against the relevant controls related to heritage conservation under Manly DCP 2013.</li> </ul>  |
| Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?  | <ul style="list-style-type: none"> <li>It is considered that no adverse impact will occur on the established heritage values of the item. The proposed works are primarily refurbishment works, limited to the internal rearrangement of the hotel building and include new elements and fittings to accommodate the proposed kitchen, bar, bistro and accommodation rooms involving essentially non-significant or previously modified fabric and spaces. The works also include some changes to the exterior of the building such as the installation of solar panels on the roof,</li> </ul>  |

| Questions to be answered | This proposal relates to these matters as follows:  |
|--------------------------|---|
|                          | <p>installation of four smoke exhaust fans and relief air louvres at Level 2 at a concealed location or behind the existing roof screenings, the installation of overflows concealed by hooded ceramic vents along the main façades, creation of three glazed door openings through conversion of three windows matching the previously created door openings on the same façade, and new window openings facing Henrietta Lane. All these works will have some but acceptable impact on the overall significant values of Hotel Steyne as these works relate either to the non-significant fabric or fabric that has previously modified. The works relating to the removal of significant fabric will be guided by recommendations on salvage and storage to conserve and preserve the significant qualities of the heritage item. Other mitigation measures include matching the existing detailing, form, material and size of the same element exist on the facades such as the new overflow ceramic hoods and the new glazed entry doors to maintain the façade fenestration and architectural detailing of the building.</p> |

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to alterations and additions.

| Questions to be answered  | This proposal relates to these matters as follows:   |
|---|--|
| Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)? | <ul style="list-style-type: none"> <li>▪ Yes, the proposed works align with the principles of the Burra Charter as all the new additions have taken into consideration the heritage significance of the hotel building and have proposed changes that respect and do not distort or obscure the heritage significance of the place.</li> <li>▪ The new works will be mindful of the significant architectural qualities of the twentieth-century hotel and will be readily identifiable as a new addition to the historical layout (where applicable). The building has been documented considerably and as such the new additions will be clearly understood in future analysis of the fabric and spaces.</li> </ul>  |
| Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?       | <ul style="list-style-type: none"> <li>▪ The proposed alterations and additions to Hotel Steyne have been designed to be compatible with the existing aesthetic qualities as well as contemporary additions that were introduced to the building in later stages. Through the articulated design and the selection of materials for the proposed internal refurbishment works, the proposed changes will be sympathetic to the heritage items in terms of scale, materiality and design as well as being easily identifiable as new work and will generally remain recessive in character. The design of the new additions will be compatible with the existing historical detailing of the hotel and will integrate sympathetically within the twentieth century building as detailed earlier.</li> </ul> |
| Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the         | <ul style="list-style-type: none"> <li>▪ As mentioned throughout this report, the proposed works will have some but acceptable impact on the overall significant qualities of Hotel Steyne. The main impact on the significant fabric is anticipated due to the removal of fabric to</li> </ul>  |

| Questions to be answered   | This proposal relates to these matters as follows:  |
|--|---|
| heritage item's setting or any significant views?  | <p>accommodate new glazed entry doors and new window openings facing North Steyne and Henrietta Lane, but measures will be put in place to salvage the significant fabric to be reused on site for any future repair works or likely reinstatement.</p> <ul style="list-style-type: none"> <li>Since the proposed works do not include any changes to the overall setting of Hotel Steyne, the hotel will continue to be viewed and appreciated from the public domain. The proposed works will have no impact on the significant views and vistas to and from the site and the public will still be able to appreciate the significance of the twentieth-century building.</li> </ul>                  |
| How have the impact of the alterations/additions on the heritage item been minimised?  | <ul style="list-style-type: none"> <li>The proposed alterations and additions have taken into consideration the existing architectural qualities and detailing of Hotel Steyne. For instance, the proposed additions to the façade of Hotel Steyne such as the new glazed entry doors on North Steyne façade, the new windows facing Henrietta Lane or installation of the hooded ceramic vents for overflows have been designed and crafted to match the existing form and layout of the respective element. The new elements will blend well with the existing aesthetic qualities of the multicoloured facebrick façade and will not break the overall rhythm and symmetry of the façade.</li> </ul> |
| Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated? | <ul style="list-style-type: none"> <li>The subject site is not listed as being an archaeological site in the Manly LEP 2013.</li> <li>Furthermore, the proposed works (alterations, additions and internal refurbishment) do not include below-the-ground works as part of the current DA. Notwithstanding, should any unexpected archaeological finds be uncovered during any groundworks (if and where required), recommendations have been included in this report on the 'STOP WORK' procedure that will be applied to allow for an inspection by an appropriately qualified archaeologist to advise on the required management and consultation with Heritage NSW.</li> </ul>                      |



## 6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works to the existing heritage item (Hotel Steyne) in Manly, including partial demolition, strip-out and refurbishment works to both the interior and exterior of the building will result in some level of impact on the heritage significance of the subject site; however, these impacts are considered sympathetic and therefore acceptable to the existing heritage significance for the reasons described and detailed under section 5 above. There will be no impact on the significance of the Town Centre Conservation Area and the nearby heritage items. The proposed changes to the subject site aim to upgrade the hotel building to the current standards and improve facilities to cater to the needs of its clientele/patrons.

All the proposed changes to Hotel Steyne are primarily related to internal refurbishment that incorporate the removal of non-significant fabric, existing walls, floors, ceilings and fixtures of little to no significance to accommodate new functions, as well as addition of furniture and fittings. The main change associated with the significant fabric is the removal of portions of the original brick walls to create new glazed door openings on the ground floor of eastern façade facing North Steyne and new window openings at the back of the hotel facing Henrietta Lane at Level 1. The removal of portion of significant brick walls has been mitigated through matching the detailing of the existing façade fenestration and detailing of the same elements on the respective façade in order to maintain the overall façade fenestration and ensure minimal impact on heritage significance. These changes are considered necessary in order to aid considerably to the ongoing hotel functions and facilities of Hotel Steyne.

The design and the location of these changes have been selected with consideration of the fundamental need to retain the site's significant heritage elements and their appreciation. All the proposed refurbishments and additions to Hotel Steyne have contemporary form and detailing that not only respects the original significant detailing of the mid-twentieth century facebrick hotel but also contributes to the enhancement of the heritage significance of the building.

The mitigating design factors, including the selection of materials and detailing the architectural language of the Hotel Steyne, will help soften the introduction of what is a much-needed additions to the site. The proposed alterations and additions to Hotel Steyne have been designed to be compatible with the existing aesthetic qualities as well as contemporary additions that were introduced to the building in later stages. Through, where applicable, the matching design and the selection of materials for the proposed internal refurbishment works, the proposed changes will be sympathetic to the heritage item in terms of scale, materiality and design as well as will be easily identifiable as new work and will generally remain recessive in character.

The proposal provides a means to facilitate the upgrade of the hotel building while considering how to best manage the conservation of the heritage item as a whole through careful consideration of the site's conditions and established aesthetic qualities. The new work aims to employ a compatible but contemporary palette of materials and colours, that enhances the architectural characteristics of the building.

The following recommendations have been made to ensure the established heritage values of Hotel Steyne, and its layered history is conserved and communicated to its future users:

- A Temporary Protection Plan should be prepared to ensure all retained original fabric of Hotel Steyne is protected during works and to guide the protection of the surrounding heritage fabric during the construction works.
- A Built Heritage Specialist should be involved and be on site during all critical processes that require specialist heritage expertise and detailing.
- Ensure STOP WORK provisions are in place for any unexpected finds that could be considered archaeological relics or an Aboriginal object during the works to prevent any harm to the finds. An unexpected finds protocol should therefore be in place prior to any works commencing and this will require consultation with a suitably qualified archaeologist to examine any suspected relics or objects in order to provide suitable advice on the appropriate management approach.

CITY PLAN HERITAGE

NOVEMBER 2023