

Heritage Referral Response

Application Number:	DA2023/1750
Proposed Development:	Alterations and additions to a Pub
Date:	15/02/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1280856 , 42 North Steyne MANLY NSW 2095 Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject building is a heritage item, being Item I111 - Hotel Steyne - 75 The Corso and is located within the Manly Town Centre Conservation Area. It is also in the vicinity of a number of heritage items:</p> <p>Item I106 - Group of commercial buildings - All numbers, The Corso Item I112 - Group of 4 commercial buildings - 102–112 The Corso Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road) Item I110 - New Brighton Hotel - 69–71 The Corso Item I232 - Commercial and residential building (street facade only) - 4–10 Sydney Road</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Manly Heritage inventory are as follows:</p> <p>Item I111 - Hotel Steyne <u>Statement of significance:</u> This building is a fine example of Inter-War Art Deco style Hotel. Landmark building on the corner of The Corso and South Steyne. <u>Physical description:</u> Original Hotel built 1862 and rebuilt in 1936 in Inter-war Art Deco Style of polychrome brickwork with heavy brick modelling along parapet and corrugated asbestos roof. Significant elements include: fan shaped lintels to windows; tile and brick detailing beneath windows; original tiling to ground floor, octagonal corner 'tower'.</p> <p>Manly Town Centre Conservation Area - C2 <u>Statement of significance:</u> 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.</p> <p>Item I106 - Group of commercial buildings <u>Statement of significance:</u> The streetscape and its special qualities are of major significance to the state. <u>Physical description:</u></p>

The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements.

Item I112 - Group of 4 commercial buildings

Statement of significance:

This is an outstanding Federation Free Style/ Art Nouveau influenced façade with imaginative and exuberant design. It creates a significant back drop terminating the eastern end of Sydney Road.

Physical description:

A group of four parapeted brick and rendered two storey shops. The principal significance lies in the elaborate rendered decoration at first floor level. The second storey is set in fine symmetry which was originally accentuated on the party wall by an elaborately modelled central gable surmounted by a smaller gabled pediment (now demolished). The remaining semicircular and circular windows set in ornately carved pediment are intact.

Item I104 - Street trees

Statement of significance:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Physical description:

Centre planting of Ficus Macrophylla (Moreton Bay Fig) Remnant Palm planting (Phoenix Canariensis) of 1928.

Item I110 - New Brighton Hotel

Statement of significance:

This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style. The hotel is of major significance due to its contribution to the streetscape, its visual/textural interest and its association with early 20th century development of the resort. The building is an important feature on the corner of Sydney Rd and the Corso and its eclectic design contributes to the rich collection of architectural styles in the streetscape of the Corso.

Item I232 - Commercial and residential building (street facade only)

Statement of significance:

Although altered, the building reflects its former use as a picture theatre, a major focus of suburban entertainment in the post WW1 years and now the last indication of the many picture theatres in the precinct.

Physical description:

Double storey, stucco parapeted, former picture theatre built in the Inter War Free Classical style.

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

The proposal seeks consent for alterations and additions to the heritage listed building, including changes to the internal layout and facades, installation of new over flows above the existing vents, new awning and glazed airlocks to level 2 terrace and new solar panels to level 2 roof.

It is noted that there are some inconsistencies between the submitted documents and the applicant is required to clarify the below:

- The submitted HIS states that " 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." and "The fabric proposed for demolition or strip-out relates to the non-significant fabric." However, the SEE (Page 1) states that: "The heritage round bar will be reinstated and returned to its former glory as a saloon bar."

Retention of the Round Bar along with all internal original fabric is required.

- Drawing DA-102 A, Level 2 layout, shows the **existing awning** as "existing deck" and also includes a note: "existing deck to remain" where there is no existing deck.

The objectives of **Manly LEP 2013 - 5.10 Heritage conservation** require:

(1) (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

Manly DCP 2013 - Schedule 6 - The Corso: Site Specific Controls includes the following requirements, guidelines & suggestions for 75 The Corso - Steyne Hotel:

- relocate telecommunications aerials from corner tower to less prominent.*
- recent new roof-top level not a good model for other buildings in The Corso because it precludes a reading of the original parapet line against the sky, and appear to be over-scaled proportionally to the rest of the otherwise modest building at this low-scaled Ocean Beach end of The Corso.*

Furthermore, **Manly DCP 2013 - 5.1.2 - b) The Corso Guidelines** require the following:

- 5.1.2.4 Parapets to be read against the sky;*

Therefore, the proposed solar panels should be located in areas where they are not visible from the public domain, to not increase the height and visibility, specifically from North Steyne and The Corso. Similarly, the proposed awning and airlocks will increase the visibility from the public domain. Currently the structures on level 2 are behind the parapet line and hardly visible - with an exception of the south-west corner. However, the proposed awnings and the airlocks, due to the reduced setbacks to the parapet lines, will visible from both The Corso and North Steyne. Therefore, the awnings are not supported and the airlocks should be designed to maintain the existing setbacks.

The impact of the additional windows on Level 1, facing Henrietta Lane, are considered acceptable as they are placed on the rendered portion of the facade, which is not a primary facade and they are proportioned similar to the existing windows on this facade. However the proposed conversion of the windows to glazed doors is not supported as these windows are on one of the prominent facades and the removal of any original fabric on any prominent facade is not supported by Heritage. Furthermore, it is considered that the proposed doors are not necessary to activate this facade as there are existing doors which were converted earlier for activation purposes.

The proposed installation of new overflows - hooded ceramic vents approximately 500mm above the existing wall vents to the Level 2 façade is not a preferred option, as the significant facebrick facade must be retained as existing, and other solutions should be investigated to prevent the

stated water leakage/insufficient drainage issue along second floor terrace.

The applicant must ensure that the proposed addition of four smoke exhaust fans and relief air louvres are placed behind the parapet line or screened by existing roof screening with no visibility from the public domain.

The height of the proposed new fixed glass screening must be reduced to be minimum required height by the controls of the BCA and Australian Standards.

Therefore, Heritage require amendments to the proposal.

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? Yes

Has a CMP been provided? The CMP should be updated and all external and internal alterations should only be considered in conjunction with a professionally prepared CMP.

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.