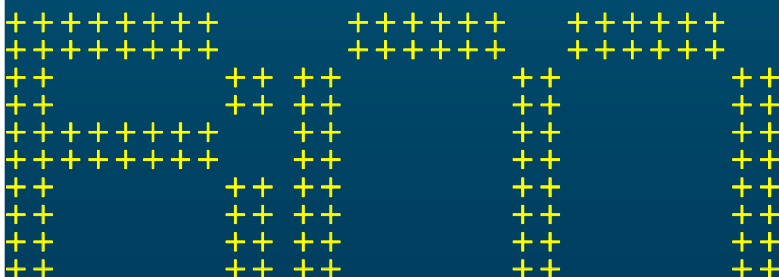
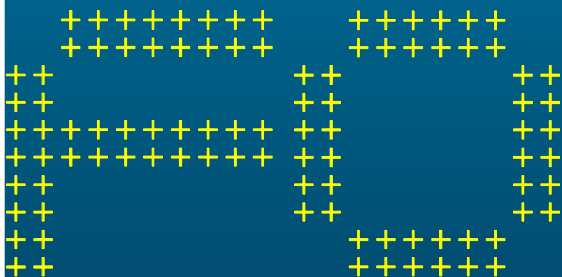
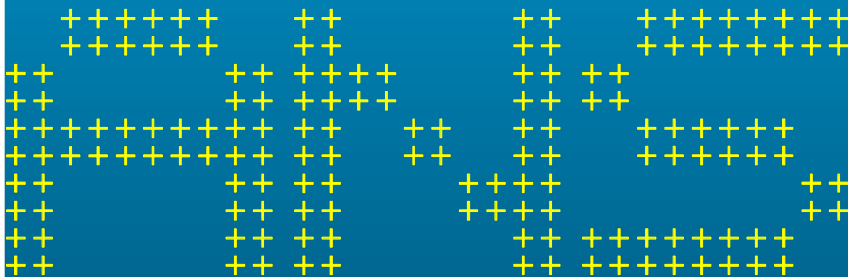
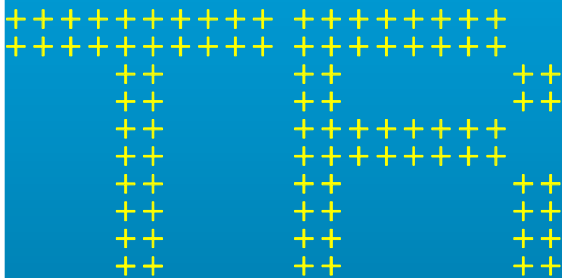


Ivanhoe Hotel, Manly, Peer Review of the Statement of Environmental Effects

May 2008





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Prepared for Hilrok Properties Pty
Ltd

17 The Corso
Manly NSW 2095
May 2008

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Executive Summary

Urbis has been commissioned to undertake a peer review of the social components of Design Collaborative Pty Ltd's Statement of Environmental Effects (SEE). The SEE has been developed to accompany a development application (DA) which seeks consent for a redevelopment of the Ivanhoe Hotel, 27 The Corso, Manly. The current proposal includes interior redesign of the existing Hotel and minor extension into adjoining properties.

Impact of application

Positive impacts of the application are as follows:

- An increase in local employment;
- An expansion of consumer choice;
- Providing competitive pricing;
- Reduction of potential anti-social activity
(e.g. through the removal of both the night club in the basement and the need for patrons to go into the street to smoke by the creation of specific smoking areas, reducing potential for conflict with non-hotel patrons);
- A reduction in ambient noise levels;
- An increase in convenience and accessibility; and
- A contribution to Manly's tourism industry.

The potential negative impacts include:

- Ongoing instances of, or concerns about, public drunkenness along The Corso without reference to their sources;
- Ongoing levels of harm resulting from public alcohol misuse.

Mitigation Measures

The following mitigation measures could be developed to respond to any potential negative impacts which might result from the grant of an additional license.

Co-operation and consultation

Hilrok is a member of the Manly Liquor Accord. As a member of the Accord, it is required to:

- Actively work with the Accord to identify ways in which it can contribute to the support of the community through assistance to services for those affected by alcohol misuse,
- Attend a meeting and work with Manly Council's Community Safety Committee,
- Maintain contact with relevant stakeholders such as the Manly Hospital and Community Health Service. This will assist Hilrok to monitor the impacts of alcohol misuse in the community and, if required, respond appropriately to increases in social harm related to alcohol misuse,
- Make a commitment to informing local Police of any information they have about drinking in local public areas.

1 The Statement of Environmental Effect: social impacts

The Environmental Planning and Assessment Act 1979 sets out the necessary considerations an applicant must take into account when submitting a development application. The SEE is a useful mechanism for an applicant to detail how the potential negative impacts of the proposed development, or redevelopment, will be mitigated while also allowing an applicant the opportunity to detail the likely positive impacts or the local community have been considered in the development.

The planning legislation states that:

- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Note. See section 75P (2) (a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

Note. If a biobanking statement has been issued in respect of a development under Part 7A of the Threatened Species Conservation Act 1995, the consent authority is not required to take into consideration the likely impact of the development on biodiversity values.¹

¹ Environmental Planning and Assessment Act 1979 No 203 Section 79C Evaluation

2 Description of the proposal

2.1 Description of the proposal

The Ivanhoe Hotel is located at 27 The Corso, Manly, NSW. The proposal indicates that hours of trade of the Ivanhoe Hotel will not change.

The premises may trade at any time 24 hours a day, 7 days a week with the exception of the 5 hour period between 12.00 midnight Sunday night to 5.00am Monday morning.

The proposal is to carry out alterations and minor extensions to the existing hotel. The proposed extensions include:

- No. 23 The Corso which is currently occupied by the Soul Pattinson Chemist,
- No. 25 The Corso which is currently occupied by St. Georges Bank, and
- Part of no. 29 The Corso which is currently occupied by the Commonwealth Bank.

2.1.1 Basement level

No. 27 The Corso – currently the Ivanhoe Hotel

- Removal of the existing nightclub to be replaced with staff facilities, storage space, increased cellar space, waste disposal area and toilet facilities for patrons which will be accessible from the ground floor level.

2.1.2 Ground floor level

No. 27 The Corso and access to No. 25 and No. 29 the Corso

- Provision of a Pizzeria to replace the existing Bottle Shop.
- Interior redesign including the installation of a new egress door to comply with Occupational Health and Safety regulations, toilet facilities and improved access to The Corso.

No. 29 The Corso – currently the Commonwealth Bank

- Relocation of the TAB from The Corso to part of the Commonwealth Bank at No 29 The Corso (approval has already been granted for the existing gaming facilities).
- Improved access to the Ivanhoe Hotel by creating wider circulation routes due to the demolition of part of the existing bank.
- Creation of a recessed smoking area adjacent to Market Lane.

No. 25 The Corso – currently St George Bank

- Change of use from a commercial to hotel and retail use.
- Provision of entrance and exit to Market Lane and The Corso and access to the relocated gaming area.
- Creation of a smoking area at the back of the hotel premises.

No. 23 the Corso – currently the Soul Pattison Chemist

- Provision of the Ivanhoe Bottle shop.
- Interior redesign to include service area, cool rooms, storage and waste disposal area.

2.1.3 Level One

No. 27 The Corso – Ivanhoe Hotel

- Interior and exterior redesign

No. 25 The Corso – currently St George’s Bank

- Extension of the hotel facilities onto the roof of No. 25 to create an outdoor smoking area and to accommodate a new outdoor bistro.
- Provision of a new roof over cool room and dish wash areas.

No. 23 The Corso – currently offices

2.1.4 Level Two

No. 27 the Corso – Ivanhoe Hotel

- Exterior redecoration and repair.

2.2 Discussion of the findings

The key advantages of these proposed changes are identified as:

- The proposal offers an opportunity to provide an enhanced social environment at the Ivanhoe Hotel. Hilrok’s proposal includes the removal of existing facilities, such as the basement night club as well as the relocation away from the Hotel’s main entrance of the existing bottle shop replaced by a new pizzeria at the Hotels’ main entrance. These changes reflect the desire of Manly Council to create a safe leisure environment for local residents and tourists alike.
- The innovative approach Hilrok has adopted in response to smoking legislation (Smoke Free Environment Act 2000) is to create attractive roof terraces and other designated outdoor smoking areas. This not only reduces the likelihood of people smoking at the entrance to the hotel but also reduces the fear of anti-social behaviour and potential littering.
- The design Hilrok has put forward for approval not only creates a more pleasant leisure environment but it also provides greater circulation space for staff and services associated with the efficient functioning of a busy hotel/restaurant. The removal of the night club in the basement creates additional circulation space for staff, storage and waste disposal, activities which are essential for effective service delivery, which enhances to occupational health and safety.
- The new design concept enables Hilrok to improve the service experienced by the patrons through the open plan design, within which there are areas that have been allocated for different social activities such as: the addition of new eating and drinking areas and the separation of the TAB and gaming facilities from the main Hotel area. The new interior design provides clear character for the Hotel and creates an enjoyable environment for a more diverse range of patrons.
- The social impacts have been well considered and presented in Hilrok’s SEE. The consideration of both of the patrons health and well-being as well as local residents and visitors to the area enjoying other activities along Manly’s Corso is encapsulated in Hilrok’s response to safety and security. The new design provides measures to minimise smoking and patrons milling around outside the entrance of the Ivanhoe Hotel on The Corso and also Market Lane. Security staff will be present to manage this process on a day-to-day basis while Hilrok’s membership to the Liquor Accord will help to support the long term management necessary to reduce the occurrence of anti-social activities, making a visit to the Ivanhoe hotel memorable for the right reasons.
- The security measures are not simply the responsibility of the security staff. Hilrok has made clear measures are in place to ensure staff working in the service areas are informed of how to respond to disturbances on the Hotel premises and have warning devices installed to enable staff to alert

security and the local Police. Cameras will also remain in operation and provide an additional level of surveillance.

- Hilrok has presented a comprehensive audit of existing services and facilities in the immediate vicinity. Issues affecting, or likely to affect, relevant premises in the surrounding area are addressed at pages 7-9 of the Statement of Environmental Effects
- The combined improvements Hilrok has proposed could mitigate the level of noise and disturbance often associated with late night drinking establishments. The positive attitude adopted by Hilrok to tackle anti-social behaviour will be reflected in the redesign of the new premises to encourage sensible socialising, whereby the likely incidences are reduced and the possibility of disturbance to local residents or tourists is minimised by the presence of well-trained, experienced security staff.

3 Recommendations

The Statement of Environmental Effect (SEE) provides a useful planning tool which must accompany a DA set out likely economic, environmental and social impacts of an application. Hilrok has taken time to carefully consider how the redesign and extension of the Hotel can contribute positively to the leisure activities along Manly's Corso, not detract from them.

The proposal offers an opportunity to provide an enhanced social environment at the Ivanhoe Hotel. Hilrok's proposal includes the removal of existing facilities, such as the basement night club and the introduction of a new pizzeria at the front entrance, reflects the desire of Manly Council to create a safe leisure environment for local residents and tourists alike. The innovative approach Hilrok has adopted in response to smoking legislation is to create attractive roof terraces. This not only reduces the likelihood of people smoking at the entrance to the hotel but also reduces the fear of anti-social behaviour and potential littering.

Hilrok is proposing a sensitively designed renovation and minor expansion of an existing venue, creating more space for the same number of potential patrons as currently (patron capacity will remain at 900). The option of consuming food with alcohol within the new expanded restaurant spaces encourages a sensible drinking environment.

While the proposal extends the current footprint of the existing hotel, Hilrok has provided a proposal that sensitively responds to the recurring issue in Manly Town Centre of anti-social behaviour associated with alcohol misuse, through the increased provision of amenities, increased space to relax and enjoy the facilities and a wider choice of food to eat on the premises.

The decision to remove the night club will have a positive impact on the image of the Hotel attracting a new demographic of patrons. The introduction of greater choice in the types of food available, in newly expanded premises, will not only attract families but also increase the space in which they can relax and enjoy their time at the venue. The increased space may reduce the likelihood of overcrowding which can lead to anti-social activities and congestion within the Hotel.

Overtime the newly designed Hotel will create a vibrant space along Manly's Corso that offers choice, to local residents and tourist alike, of food and drink available in a comfortable Hotel environment. The decision to remove the night club and to replace the bottle shop with a new pizzeria at the entrance to the Hotel demonstrates a keenness by Hilrok to improve the reputation of not only the Hotel but also of Manly's Corso.

There are however further mitigation measures Hilrok could take to minimise any negative impacts which might result from the proposed hotel renovation and extension. These include;

- Continuing to actively work with the Liquor Accord to identify ways in which Hilrok can contribute to the support of the community through assistance to services for those affected by alcohol misuse,
- Attend a meeting and work with Manly Council's Community Safety Committee,
- Maintain contact with relevant stakeholders such as the Manly Hospital and Community Health Service. This will assist Hilrok to monitor the impacts of alcohol misuse in the community and, if required, respond appropriately to increases in social harm related to alcohol misuse,
- Make a commitment to informing local Police of any information they have about drinking in local public areas.

These recommendations, if considered appropriate, could underpin responses by Hilrok to submissions made during the DA process.