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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND MINOR ADDITIONS TO EXTEND THE IVANHOE HOTEL INTO ADJOINING PREMISES

**AT:
NOS 23, 25, 27 & 29 THE CORSO, MANLY**

**ON INSTRUCTIONS FROM
HILROK PROPERTIES PTY LTD**

**JUNE 2008
Ref: 068507.SEE2**

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1 EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) accompanies a development application (DA), which seeks consent for a partial redevelopment of the Ivanhoe Hotel, Manly (the Hotel).

The key elements of the proposal are:

1. Removal of the basement nightclub (there will be no nightclub);
2. New pizza kitchen and coffee shop at The Corso frontage;
3. Retention of existing maximum capacity (no increase in patron numbers);
4. Provision of smoking terraces screened from the public domain; and
5. Increased internal dining areas.

These elements (and others) are design to achieve the proposal's primary objectives:

1. Retain the important heritage characteristics of the Hotel building and provide significant improvements to the front building facades of adjoining buildings that form part of the subject site;
2. To provide a comprehensive plan of the Hotel's operations to cater for patron needs, changes in smoking legislation and to address some community concerns associated with late night trading;
3. Increase the focus on food provision and provide for improved alternative dining options for the Hotel's patrons; and
4. Provide properly designed outdoor smoking areas to discourage people leaving the premises and loitering within the public domain; and
5. Broaden the appeal of the hotel to make it "family friendly".

Although the Ivanhoe Hotel is not known as a source of problems, the hotel's proprietors recognise community concerns about alcohol induced anti-social behaviour in Manly and have chosen to eliminate the nightclub, which is the type of use often associated with such issues.

The proposal represents a well planned approach for the reorganisation of the Hotel's operations that provides positive benefits to both the business itself as well as the permanent and visiting Manly community.

The Hotel would meet the needs and expectations of the community for the present and into the future and provide for a positive social benefit without increasing its capacity.

2. THE SITE

The proposal involves internal alterations to the existing Hotel building located at No. 27 The Corso and extension of the Hotel use into the adjoining St George Bank premises at No. 25 The Corso as well as into parts of the ground floor levels of both the Soul Pattinson Chemist and the Commonwealth Bank buildings at Nos. 23 and 29 The Corso respectively (see **Plan 1** and **Plan 2**). All of these properties adjoin each other and comprise the subject site for this DA.

The Ivanhoe Hotel

The Ivanhoe Hotel (the Hotel) is located on the north-western side of The Corso, approximately 20 metres to the east of its junction with Darley Road. The Hotel occupies a three storey building plus basement level at No. 27 The Corso, Manly (Lot 1 in D.P. 877793). Lot 1 in D.P. 877793 is rectangular in shape and has a width of 12.47m (to The Corso and Market Lane), a length of 31.2m and an area of 383 sq.m. **Plan 1** is a location map of the subject site. The Hotel has traded from the Manly area since 1864 and from its present location since 1901. The Hotel benefits from a Hotelier's Licence (Licence No. 103174), granted on 27 April, 1960 which has approved 24 hour trading the whole of the licensed premises (apart from 12.00 midnight to 5.00am Monday) since 15 December, 1989.

On the ground floor, the Hotel contains the 'Lobby Bar' being the main public bar, 'Ivanhoe Cellars' bottle shop, 'Aquarium Pokies' gaming machine lounge male, female and unisex accessible amenities and storage areas with public entry via The Corso and servicing access, and emergency patron egress via Market Lane.

The first floor contains the 'Brasserie Restaurant' including outdoor balcony dining area above the awning overhanging The Corso's pedestrianised footway below and provides a bar, three pool tables and male and female amenities.

The second floor contains the 'Arriba Cocktail Lounge', Disc Jockey station, male and female amenities and a semi-enclosed outdoor terrace area to the northwest with landscaped screening fronting Market Lane.

The basement level contains the 'Basement Bar' nightclub, Disc Jockey Station and male and female amenities. All levels are connected internally via an open staircase with frosted glass atrium above Level 2 and an accessible lift.

The Hotel's south-eastern elevation is to The Corso which is closed to vehicular traffic between the St. Matthews Anglican Church (opposite) northeast of Darley Road to South Steyne, to form part of the surrounding pedestrian network.

The Hotel has existing closed circuit television monitoring equipment in place. Current security arrangements are as follows:

- 1 security guard attends the premises from 6.00pm every day;

- 1 additional security guard attends the premises from 10.00pm on Thursdays;
- 1 additional security guard attends the premises from 8.00pm on Fridays and Saturdays;
- 4 additional security guards attend the premises from 10.00pm on Fridays and Saturdays; and
- 2 additional security guards attend the premises from 11.00pm on Fridays and Saturdays.

A log book is kept to record all incidents and 45 digital Closed Circuit Television (CCTV) cameras monitor the premises including all points of access/egress which have cameras on them to ensure full face shots of patrons entering and exiting the Hotel. Cameras are strategically placed throughout the hotel. Duress buttons are located behind the bar and cashier booth in the case of emergency to alert local Police. The patrolling security staff are fitted with devices to enable radio communication between the security personnel, management and the CCTV operator. Patrolling patterns involve staffing the main door to The Corso with routine patrols every 15 - 30 minutes through the premises. The hotel's policy is to ID any persons appearing to be 25 or under in accordance with relevant legislation. Security guards float inside during busiest times as required.

The St George Bank building

The St George Bank building located at No. 25 The Corso adjoins the Ivanhoe Hotel to its west. Its legal description is Lot 2 in DP 877793. No. 25 has a frontage width to The Corso of 7.58m and has a site area of 237 sq.m. The site is improved with an undistinguished late 20th century commercial building of single storey construction which is non-contributory to the character and streetscape of The Corso Conservation Area. This building has a tall parapet to The Corso, to screen the rooftop plant, which presents as though it were a two-storey building.

Soul Pattinson Chemist building

The Soul Pattinson Chemist building is located at No. 25 The Corso and adjoins the St George Bank building to its west. Its legal description is part of SP 12989 (which also includes the four storey building at Nos 19 – 21 The Corso and contains the remainder of the pharmacy). No. 25 has a frontage width to The Corso of 4.64m and has a site area of 136 sq.m. The site is improved with an undistinguished late 20th century commercial building of two storeys in height which is non-contributory to the character and streetscape of The Corso Conservation Area.

Commonwealth Bank building

The Commonwealth Bank is located at No. 29-35 The Corso and currently adjoins the existing Hotel to the east. Its legal description is Lot 910 in DP 875567 and it has a site area of 726sq m. It contains a part 3 storey building constructed during the 1980's with public access and service facilities at the ground floor and facilities for staff on the 1st and 2nd floors.

3. SURROUNDING AREA

Plan 2 is an aerial photograph of the site and its surrounding area taken in 2005. The area in and around The Corso forms the Manly Town Centre and is characterised as the main retail street and pedestrian promenade and as an entertainment and/or tourist precinct, with retail arcades connecting through the blocks to surrounding streets. It contains mixed use development comprising of retail shops, commercial premises, cafes, restaurants, hotels, adult services, backpacker accommodation and apartments. In some buildings, the ground floor uses extend to the first floors. The Corso is flanked by water on both ends and provides a pedestrian link between the Manly Wharf, Harbour Beach, ferry, bus and taxi terminals at the south western end, through the heart of the town centre to Manly's Ocean Beach at the north eastern end.

The Summary Statement accompanying the Concept Design by Hassell Pty Ltd relating to The Corso upgrade states that:

The Corso has always been 'a path of travel' from its earliest times as a Guringai Aboriginal walking track across the sand flat between Harbour and Ocean. It was this track that subsequently became the alignment of The Corso that was the key element in the original town plan of Manly prepared by H. G. Smith and the principle link between Manly Cove and the Pacific Ocean. ...

The urban significance lies in its prominence in and intactness to the foundational town plan of Manly as the principle link between the harbour and the ocean.

The built fabric significance lies in its substantial collection of late 19th and early 20th century buildings, a cohesive streetscape on a regular subdivision pattern.

The social significance lies in at least its long recognition as the main street of Manly, the place where the principle commercial and public buildings are found, and since its closure in the 1970's as the main open public space in the town centre.

The buildings in the immediate context of the subject site are a mix of 3 - 4 storey buildings and multi-storey car park namely;

Opposite the rear frontage of the subject site (Nos 23 – 29 The Corso) to the northwest across Market Lane is:

- the 3 storey Manly Public Library to the northwest at Market Place (built in 1995 sitting between the Whistler Street car park, Market Lane and Market Place);
- An automated, self-cleaning, accessible, unisex public toilet facility in Market Lane;
- the 6 storey Whistler Street car park to the northwest, providing 2 hours free parking; and
- the Market Lane frontage contains a '15 minute loading zone' between the hours of 5.00am and 11.00am with 'no stopping' at other times. Vehicular access to the Market Lane frontage is gained via removable bollards installed at the western end of pedestrianised part of Market Lane.

Adjoining the subject site (Nos 23 – 29 The Corso) to the west are the following buildings:

- 4 storey building (containing part of the Soul Pattinson Chemist) at No. 19 - 21 The Corso with medical practice and residential use above with roof terrace (built during the inter-war period as a block of flats);
- 2 storey + dormer building (Petersons of Manly) used as a home wares business at Nos 15, 15A & 17 The Corso (dormer window boarded up); and
- 2 storey building with ground floor arcade running through part of No. 13 The Corso (Adult Shop upstairs and Jesters Pies and Coffee downstairs).

Adjoining the subject site (Nos 23 – 29 The Corso) to the east are the following buildings:

- Part of the 3 storey Commonwealth Bank building at Nos 29 - 35 The Corso; and
- 3 storey building (containing Just Jeans, Butler Arcade connecting through to Market Lane and the Manly Library and Braintree Hemp Environmental Clothing on the ground floor. Architectural practice, Dental Surgeon and Holistic Skincare Body Treatments above).

Opposite the subject site (Nos 23 – 29 The Corso) on the south eastern side of The Corso in the direction of Manly Ocean Beach is located:

- The St. Matthews Anglican Church (corner of The Corso and Darley Road) with the St. Matthew's Occasional Child Care Centre to the rear fronting Darley Road;
- Optometrist (No. 46 The Corso) followed by;
- Manly Jeweller (No. 48 The Corso);
- Fuji Film (Photo Lab) (No. 50 The Corso); and
- Malouf's Manly Pharmacy (No. 52 The Corso).

On the south western side of The Corso heading towards the Manly Harbour Beach and Wharf is that part of The Corso that remains open to vehicular traffic in both directions (between Darley Road and the War Memorial/Whistler Street) with ½ hour free car parking on either side 8.30am – 6.00pm daily and a green central median strip planted with mature figs and palm trees. A mixture of No Stopping zone, 15 minute Loading Zone (8.00am – 4.00pm) and 5 minute parking zone is located in that curved part of The Corso (that again becomes pedestrianised) which is accessible by vehicles heading north into Whistler Street.

Along the north-eastern side of Darley Road, much of the road provides half hour parallel parking between 8.30am and 6.00pm, street tree plantings within the parking lanes on either side of the road and provides the following land uses:

- the St Matthew's Church on the corner of The Corso and Darley Road and Occasional Child Care Centre as noted above (where a 40km p/h School Zone commences); and
- Coles Supermarket with 4 storey residential development above.

Along the south-western side of Darley Road are the following land uses:

- A Café on the corner of The Corso and Darley Road, as noted above (mixed use building with 2 storey residential above ground floor retail) with outdoor dining on the Darley Road frontage;
- A Perfect Mind, Success and Performance Coaching
- Wishbone Chicken Shop and driveway to rear of corner building;
- Baker's Delight with residential above; and
- Mixed (shop-top housing) containing ground floor retail / café use with 4 storey residential units above.

The subject premises have no off street car parking which is typical of many buildings in the area.

4. SITE HISTORY

The following provides a chronology of the recent development applications and determinations associated with the Ivanhoe.

- Development Application DA220/96

On 16 September 2006 Manly Council granted development consent to development application DA220/96 for major alterations and additions to the Hotel at No. 27 The Corso. A related building approval (BA64/97) was also granted by Manly Council for the associated works.

- Development Application DA92/05

On 8 July 2006, Manly Council granted development consent to development application DA92/05 for alterations to the ground floor of the Hotel at No. 27 The Corso. These alterations included:

- Place of Public Entertainment;
- Reconfiguration of the front entry along The Corso including removal of the separate entrances to the bottle shop and night-club; and
- Provision of bi-fold windows and new fire exit door along Market Lane;
- Conversion of the existing bottle shop to a gourmet pizza kitchen for take-away (until 9pm) and dining purposes within the Hotel;
- Replacement of existing bar with a new bar;
- General internal refurbishment including removal of night-club point of sale and replacing the existing fixtures and finishes to the amenities;
- An increase in capacity of patrons at the ground floor level from 200 to 250 persons.

- Modification of Development Consent DA92/05

On 26 January 2006, Manly Council refused a section 96(1A) application to amend condition 5 and 9 of the related development consent. Condition 5 limited the number of patrons on the ground floor of the Hotel to 250, whilst the modifications sought a capacity of 350. Condition 9 restricted the take away trade of the Pizza kitchen to 9pm whilst the modifications sought trade from 9.00am-3.00am, Monday to Saturday and 9.00am to 12.00pm midnight on Sundays.

The Council refused the section 96(1A) application on the grounds that the modifications would result in adverse social impacts and that they were not in the public interest.

- Development Application DA231/06

A development application was submitted to Council undertake alterations to the existing Hotel building at No.27 The Corso as well as expand into part of the adjoining Commonwealth Bank building at No.29-35 The Corso to accommodate a relocation of the existing gaming room.

An appeal was made to the NSW Land and Environment Court on 30 August 2008 on the basis that the application was deemed as refused. On 2 April 2007, the NSW Land and Environment Court upheld the appeal and granted approval of the development application.

- Development Application DA90/07

A development application (DA90/07) was submitted to Council on 16 March 2007 for the and extension of the Hotel use to the buildings at Nos 23 and 25 The Corso to the east of the existing operations at No. 27 The Corso. This proposal includes:

- Extending the Hotel use into Nos. 23 and 25;
- New basement levels under Nos 23 and 25 linking with the existing basement at No.27 The Corso;
- New TAB, bar and open smoking area on ground floor of Nos 23 and 25 The Corso with internal links to No. 27 The Corso;
- New bar, bistro and open smoking area on level 1 at Nos 23 and 25 The Corso with internal links to No. 27 The Corso;
- New sunlounge and on level 2 at Nos 23 and 25 The Corso with internal links to No.27 The Corso; and
- Internal refurbishment of levels 1 and 2 at No. 27 The Corso.

This development application has not been determined by the Council to date.

5. THE PROPOSAL

The proposal seeks to carry out alterations and minor additions to extend the Hotel use from its current operations within the building at No. 27 The Corso, into the adjoining St George Bank building at No. 25 and parts of the ground floor of the buildings at No 23 (containing part of the existing Soul Pattinson chemist) and No. 29 (currently occupied by the Commonwealth Bank) The Corso, Manly. Drawings of the proposal are attached to this SEE at **Annexure 1**. There are also photomontages provided of the proposed front (The Corso) and rear (Market Place) elevations at **Annexure 2**.

In summary, the application proposes the following works:

Basement Level (R.L. 2.87)

- Remove existing nightclub use from basement of Hotel at No.27 The Corso;
- New internal alterations of existing basement level at No. 27 The Corso to incorporate new back of house area including storage, cellar, garbage room and new male and female toilet facilities that would be accessed from the ground floor level of the Hotel.

Ground Floor Level (R.L. 6.01)

No. 27 The Corso (Existing Hotel Building)

- Replacement of existing bottle shop with a new Pizza kitchen and associated servery area with access from The Corso (previously approved under DA92/05);
- Provision of a new required egress door in the ground floor front façade that connects with existing stairs providing access to and from the basement level;
- Internal alterations including relocation of an existing supporting column adjacent to the bar, new accessible W.C., provision of new openings in the eastern and western side walls to provide patron and staff access to the ground floor of the existing adjoining buildings at No. 25 and No. 29 The Corso; and
- Increased width of the building's access and provision of new stackable windows to the site's Market Lane elevation (previously approved under DA92/05).

No. 29 The Corso (Existing Commonwealth Bank Building)

- Erection of a new fire rated partition wall to cordon off an area to accommodate the expansion of the Hotel from the bank that would continue to operate within the remainder of the ground floor area;
- Relocation of existing TAB agency currently operating in The Corso to within that part of the existing Commonwealth Bank building approved by the NSW Land and Environment Court to accommodate a gaming lounge associated with the Hotel;
- Part demolish the exiting shop front to The Corso and provide new stackable windows, curved glass panel and new entry doors;
- Internal fit out including provision of a new bar, TAB facilities, new door and access to Market Lane; and

- Provision of a recessed open smoking area with stackable windows adjacent to Market Lane.

No. 25 The Corso (Existing St. George Bank Building)

- Change the use from a commercial use (bank) to Hotel and retail uses;
- Demolition of the ground floor façade adjacent to The Corso, provision of new glass panelling and new stackable glass panels associated with a proposed coffee shop;
- Provision of a new entry from The Corso into a gaming machine lounge;
- Erection of a new internal diving wall with sliding glass doors to separate the gaming lounge with an outdoor smoking area at the rear of building; and
- Replacement of existing rear wall and provision of new door to Market Lane.

No. 23 The Corso (Existing Soul Pattison Building)

- Provision of new fire rated wall to cordon off an area currently occupied by a chemist in order to provide a new location for the Ivanhoe Hotel bottle shop; and
- Internal fit out including new counter, shelving, cool room, storage and garbage rooms.

Level One (R.L. 9.59)

No. 27 The Corso (Existing Hotel Building)

- Provision of new timber and wrought iron balustrades and new timber framed windows into the ends of the existing balcony extending over The Corso;
- Replacement of existing roof over balcony with a new metal roof;
- Internal alterations including removal of coffee shop counter, new sliding doors to balcony from existing bistro, renovation of existing kitchen and refurbishment of existing toilet facilities; and
- Provision of three new internal links in the western side wall to level 1 at No. 25 The Corso.

No. 25 The Corso (Existing St. George Bank Building)

- Extension of the Hotel use onto the roof of the existing St. George Bank Building to accommodate a new outdoor bistro and smoking area;
- New roof over cool room and dish wash areas;
- Provision of new first floor parapets on front elevation (The Corso) of the building;
- Provision of new glazed panels and zinc cladding feature on rear elevation adjacent to Market Lane

Level Two (R.L. 13.22)

No. 27 The Corso (Existing Hotel Building)

- Repairs to the existing building façade adjacent to The Corso including repainting with new heritage colour scheme.

The proposed works will result in an increase in the floor area of the Hotel's operations by 350sqm.

The operation of the expanded Hotel premises would not alter significantly as a result of the proposed works. Importantly it should be noted that although the size of the Hotel use would increase, this DA does not seek to increase its maximum patron capacity of 900. Accordingly, the impact of the proposal on the surrounding area would be minimal.

Technical Matters / Specialist Reports

Photomontage

Photomontages prepared by NBR&P Architects accompany the application at **Annexure 2**. The photomontages provide graphical representations of the proposal within its urban context and presentation to The Corso and Market Lane elevations.

Heritage Impact Statement

A Statement of Heritage Impact prepared by NBR&P Heritage, dated April 2008 accompanies the application and is attached to this SEE at **Annexure 3**. This report describes the site, its history and examines the potential heritage impacts. The Statement of Heritage Impact then makes the following conclusion:

Conclusion

The proposed works will generally have a beneficial impact on the Corso area and will not affect any significant heritage fabric or any contribution to the Corso streetscape. I consider the overall impact to be moderate and acceptable in the circumstances.

I commend the application to the Council for favourable consideration in this regard.

Traffic and Parking Assessment

A Traffic and Parking Assessment prepared by Michael Grosvenor Consulting, dated April, 2008 accompanies the application and is attached to this SEE at **Annexure 4**. This report examines the traffic, parking, loading and servicing impacts associated with the proposed development.

This report states the following at Section 4.1 Parking Generation Calculation with respect to car parking impacts of the proposed development:

*There are two reasons why the projected additional patronage (see **Table 2.1** earlier) will not generate the need for additional parking spaces to be provided:*

- 1. The bar area floor space located within the existing licensed premises currently generates a high level of pedestrian related patronage to the hotel from tourists visiting Manly and people living within walking distance of the Hotel (see **Table 3.2** above).*

The existing parking demand (approximately 15% of patrons who drive to the Hotel) can be assumed to be being catered for within existing public parking facilities in Manly, particularly the Whistler Street Public Car Park.

2. *Licensed premises now operate within a culture that strongly discourages drink driving, which has greatly reduced the number of single occupancy vehicles generated to and from such premises. This is reflected in the patronage survey detailed in **Appendix B**.*

This report states the following at Section 5 Traffic Generation Impacts and makes the following conclusion:

No additional car movements to and from the Manly town centre are expected to occur as a result of the proposed development. As the peak demands for the Hotel do not occur at the peak traffic times of the Manly town centre (anecdotally observed to be 5.00pm to 7.00pm on weekdays and between 10.00am to 3.00pm on weekends), it is considered that the Ivanhoe Hotel will continue to have very little impact on the functioning of the Manly town centre traffic network.

Conclusions

It is considers that:

- *The proposed extension will generate a demand for additional parking spaces that can be catered for in the adjacent public car parking facilities; and*
- *The proposed extension will have no traffic generation impact on the Manly Town Centre and its traffic network.*

Acoustic Assessment

An Acoustic Assessment report prepared by The Acoustic Group, dated 28 May, 2008 accompanies the application and is attached to this SEE at **Annexure 5**. This report makes the following conclusion:

Conclusion

The current operations of the Ivanhoe Hotel at Manly have been found to comply with the LAB criteria at residential premises that are not ancillary to the subject Hotel. The proposed alterations with respect to current activities occurring in the Hotel do not constitute any increase in noise emission provided the current practice is continued of external doors and windows to the Hotel being closed after midnight.

The provision of outdoor deck areas to be used as a bistro / smokers area on the first floor requires the awnings from the Hotel to the outdoor areas to incorporate acoustic absorption. There is to be acoustic absorption panels provided on the wall of the ground floor and first floor outdoor areas.

With the provision of the noise control measures set out above, we are able to support the application for the proposed alterations and additions of the Ivanhoe Hotel at The Corso, Manly.

Social Impact Statement

A Social Impact Statement prepared by Design Collaborative Pty Ltd, dated May, 2008 accompanies the application and is attached to this SEE at **Annexure 6**. It undertakes an assessment of the social impact of the proposed development on the surrounding area. The Social Impact Statement outlines those issues of social concern such as the intensity of the Hotel use, trading hours and noise & amenity impacts and considers these against the relevant aims, objectives, policies and strategies of Manly LEP, 1998. Following from this assessment, the Social Impact Statement finds the proposal to have a number of positive social impacts if the development proceeds, including:

- encouragement for further development of the commercial centres to cater for the entertainment, social and recreational needs of residents and visitors of the Manly Town Centre;
- improvements in the design and street presentation of the Ivanhoe Hotel through an upgrade of the existing façade and that of the adjoining building at No.25 The Corso. These improvements also consist of a new external colour scheme, an upgrade of the first floor balcony to The Corso including a new roof, installation of glazed side panel windows and a new balustrade;
- removal of smoking patrons from The Corso and Market Lane;
- reduced anti-social behavioural issues as a result of removing the nightclub;
- creation of a more family and tourist orientated public house;
- encourage the growth and continuing viability of the tourist industry in Manly;
- if consent is granted to the development application it would encourage the growth and continuing viability of the tourist industry in Manly;
- increase safety and amenity of residential and commercial precincts;
- if consent is granted to the development application it would increase safety and amenity of residential and commercial precincts by increasing the activation of the street frontage both day and at night that would subsequently improve the formal and informal surveillance over The Corso and Market Place frontages.

Plan of Management

A Plan of Management prepared by Design Collaborative Pty Ltd, dated May 2008 accompanies the application and is attached to this SEE at **Annexure 7**.

It provides for the operational matters in regard to security matters, service of patrons, waste management, and mitigating adverse impacts on the surrounding locality as a result of potential patron behaviour.

The Plan of Management describes how various aspects of the operations of the licensed premises are to be controlled having regard to the relevant matters under the Environmental Planning and Assessment Act, 1979 and the Liquor Act, 1982.

Building Code of Australia Capability Statement

A Building Code of Australia 2006 (BCA) Assessment Report prepared by Dix Gardner Pty Ltd, dated 23rd April, 2008 accompanies the application and is attached to this SEE at **Annexure 8**.

The Report finds the proposal to be acceptable and provides the following conclusion:

This report contains an assessment of the architectural documentation for the existing Ivanhoe Hotel redevelopment, against the deemed-to-satisfy provisions of the Building Code of Australia 2006 (BCA).

Arising from the assessment, it is considered that the architectural documentation reviewed generally complies, or can readily comply with the BCA, upon resolution of the compliance issues summarised under Section 4.0 of this report and general BCA commentary within this assessment. Further details are to be provided within the final Construction Certificate application.

6. ENVIRONMENTAL ASSESSMENT

This section undertakes an assessment of the proposal pursuant to the heads of consideration under Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

6.1 SECTION 79C(1)(A)(I) – ENVIRONMENTAL PLANNING INSTRUMENTS

6.1.1 SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 provides a planning framework which repeals existing planning instruments for the harbour (i.e. SREP 22 – Parramatta River; and SREP 23 – Sydney and Middle Harbours). The subject site is shown as being within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map.

However, SREP (Sydney Harbour Catchment) 2005 does not provide any further provisions for the subject site as it is not within the “Foreshores and Waterways Area” as identified in that Plan and it is not “zoned” under the provisions of that Plan. The assessment in Part 6 of this SEE shows that the proposal complies with the relevant aims and matters for consideration of SREP.

The proposed development complies with the relevant aims as stated at Clause (2)(1)(c) and (e) of SREP in that it:-

- maintains a high quality and ecologically sustainable urban environment through the provision of complementary additions to an existing Hotel building rather than demolishing the existing building and completely reconstructing it resulting in the use of a higher amount of natural resources; and
- will encourage the cultural richness and vibrancy of the Hotel for its patrons including those within the Town Centre and the surrounding local community.

As noted above, Division 2 Matters for Consideration provides the relevant matters for assessment by consent authorities before determining applications. However, none of these are of relevance to the proposal.

The proposal would therefore be consistent with SREP (Sydney Harbour Catchment) 2005.

6.1.2 MANLY LOCAL ENVIRONMENTAL PLAN 1998

The local environmental planning instrument applying to the site is Manly Local Environmental Plan 1998 (the LEP) which was gazetted on 16 September, 1998. The site is zoned ‘No. 3 Business Zone’ under this LEP.

An assessment of the proposal against the relevant LEP provisions is provided below.

Clause 3: Aims and Objectives

The proposed development would comply with the aims and objectives of the LEP as it would:

- encourage further development of the Manly Town Centre by catering for entertainment and recreational needs of residents and visitors;
- encourage the growth and continued viability of tourism as a major industry and employer in Manly;
- conserve and protect existing items of the environmental heritage;
- preserve and enhance areas visible from public places;
- not detract from the visual qualities of Manly and in particular, The Corso;
- encourage the use of public transport; and
- not have any adverse impacts on the safety and amenity of the surrounding area or downgrade accessibility by being able to manage noise emissions and maintain satisfactory security and management practices.

Clause 4: Policies and strategies

The proposed development is consistent with the relevant policies and strategies listed in clause 4 of the LEP as it would:

(b) in relation to tourism:

- continue to encourage and concentrate tourist development within the designated Tourist Area;
- improve the visual presentation of the building façade of number 25 The Corso in line with the heritage theme envisaged for this locality;
- encourage tourism to co-exist with local residents to their mutual advantage through increased employment opportunities and without having any significant adverse amenity impacts; and
- be in line with the strategy to develop tourism as an industry for the purpose of gaining employment, economic, cultural, social and recreational benefits to the community.

(c) in relation to industry and commerce:

- promote commerce which will contribute to the economic growth and employment opportunities within the Manly Council area;
- encourage further development of the Manly Town Centre to cater for the entertainment and recreational needs of residents and visitors;
- continue to provide for a safe pedestrian area within the Manly Town Centre; and
- maintain and improve the quality of the Manly Council area by minimising disturbances caused by noise pollution.

(d) in relation to open space and recreation:

- provide for additional dining opportunities for patrons;

- encourage a diversity of commercial and recreation activities, which will complement the tourist initiatives of Manly Council;
- provide for smoking areas to comply with the Smoke Free Environment Regulation 2007 on the subject site therefore, discouraging patrons from smoking within the public domain; and
- provide for the needs of persons with disabilities in the design and location of recreational facilities and amenities.

(e) in relation to landscape:

- protect and enhance the natural and cultural landscape of The Corso.

(f) in relation to environmental heritage:

- promote the Manly Council area's environmental heritage through the retention of the Ivanhoe Hotel and expansion into neighbouring premises;
- protect and enhance the heritage significance of the Corso; and
- continue an active program of public information and participation in heritage and conservation matters.

(g) in relation to movement:

- encourage use of public transport.

Clause 10 Zone objectives and development control table

The proposed development meets the objectives of the site's Business Zone, as it would:

- provide for and encourage the development and expansion of business activities, which would contribute to the economic growth and employment opportunities within the Manly Council area through the extension of the Ivanhoe Hotel into more modern premises with a greater emphasis on food provision. This would result in additional local employment opportunities and further the economic growth of the Manly CBD;
- present varied uses (apart from Hotel) on The Corso street frontage that would exhibit a diversity and an expansion of the existing business operations compatible with the commercial locality; and
- not generate any additional demand for parking spaces and would have no adverse impacts upon the local traffic network; and

It is also noted that the proposed development is permissible in the Zone subject to development consent being granted.

Clause 17 Visual and aesthetic protection of land

The subject site is located within a Foreshore Scenic Protection Area (FSPA). The existing Hotel and the adjoining buildings that are the subject of this DA can only be viewed within The Corso and not the waterway or foreshore areas of Ocean Beach or Manly Harbour.

The proposal includes minor improvements to the prominent facade of the existing Hotel building and a new front parapet for the building at No.25 The Corso. The ground floor levels of the buildings at Nos.25, 27 and 29 or also subject to alterations. Given these buildings are not generally viewed from the water or foreshore areas, the proposal would have no adverse impacts upon the visual qualities and important characteristics within the FSPA. Furthermore, the external changes would also have no adverse impacts on the important visual qualities of The Corso itself.

Clauses 18, 19 and 21 Items of the environmental heritage, Items in the vicinity of an item of the environmental heritage and Conservation Area

The proposal complies with clauses 18, 19 and 21 in the LEP as it would not have any adverse impacts on the heritage significance of the subject site or surrounding area, which is reinforced by the supporting heritage impact statement prepared by Noel Bell Ridley Smith & Partners Architects. That report is attached to this Statement as **Annexure 2**. It concludes as follows.

The proposed works will generally have a beneficial impact on the Corso area and will not affect any significant heritage fabric or any contribution to the Corso streetscape. I consider the overall impact to be moderate and acceptable in the circumstances.

I commend the application to the Council for favourable consideration in this regard.

6.2 SECTION 79C(1)(A)(II)–DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft environmental planning instruments that are applicable to the proposed development or the subject site.

6.3 SECTION 79C(1)(A)(III)–DEVELOPMENT CONTROL PLANS

The following list of development control plans apply to the proposed development.

- (a) Manly Development Control Plan for the Business Zone 1989;
- (b) Manly Development Control Plan for the Corso;
- (c) Manly Development Control Plan for Late Night Venues 2005;
- (d) Manly Development Control Plan for Access; and
- (e) Manly Town Centre Urban Design Guidelines 2002

An assessment of the proposal against the relevant criteria of each DCP follows.

6.3.1 Manly Development Control Plan for the Business Zone 1989

Aims and Objectives

The proposal is consistent with the aims and objectives of the Manly Development Control Plan for the Business Zone 1989 (DCPB, 1989) for the following reasons:

- The works would be compatible with the diversity, interest and heritage value of existing townscape features;
- It is improving the social status of the site within the community by removing the existing nightclub, providing a greater emphasis on food provision and ensuring that compliant smoking solutions are provided, which do not adversely impact upon The Corso;
- It would improve the visual qualities of those buildings adjoining the existing Hotel in terms of their contribution to improving The Corso;
- It would maintain its consistency with the relevant built form controls applicable to the subject site; and
- It would encourage the continued use of public transport.

Design Principles

The proposal would satisfy the objective of maintaining and enhancing the townscape of the business zone by achieving the following design principles:

- Activation of the subject site's street frontage and improvements to the facades of buildings, in particular at No. 25 The Corso, to provide a greater consistency with other retail frontages within the vicinity of the site;
- Consistency in terms of its built form and contextual relationship with adjoining buildings;
- Optimisation of the use of existing available car parking spaces within the Manly Town Centre; and
- No adverse impacts in terms of loss of direct sunlight on The Corso or the generation of adverse wind tunnelling effects.

Design for Townscape

The proposed changes to the front facades of those buildings forming part of the site are predominantly at the ground floor level with exception of the new parapet to be constructed at No. 25 The Corso. As previously mentioned, these proposed changes to the presentation of the subject site to The Corso assists in reinforcing some of the desired features for new development including providing shop fronts at the street level, providing more vibrancy and interest to the existing building facades particularly on Market Lane, whilst not detracting from the important characteristics of the conservation area.

Car Parking and Access

The Hotel use does not provide on site car parking, which is a common characteristic of most of the commercial properties located on The Corso.

Car parking for the locality is predominantly provided in a number of public car parking areas which are located in Whistler Street, Wentworth Street and Central Avenue. Car parking is also available within surrounding commercial and residential streets close to the Manly Town Centre.

As previously outlined in part 4 of this SEE, the DA proposes no increase in the Hotel's maximum patronage capacity of 900 persons. As a result, there would be no additional demand for car parking. This conclusion is supported by the Traffic and Parking Assessment attached in **Annexure 4**.

Therefore, the proposal does not propose to alter the status quo in terms of the provision of on site car parking as the existing public facilities more than satisfy the existing demand generated by the proposed Hotel expansion.

The proposal therefore satisfies the requirements in terms of car parking and access.

Building Heights

The maximum wall height of a building on the subject site is 10 metres. The wall heights of the current buildings forming the subject site are as follows:

- No. 23 The Corso – 7.9m;
- No. 25 The Corso – 7.6m;
- No. 27 The Corso – 12.45m (excluding roof top plant room) and 13.2m (including roof top plant room); and
- No. 29 The Corso – 11.73m

The only proposed changes with respect to wall height relates to the parapets at the front and rear of the building at No. 25 The Corso. The overall height of this building would increase to a maximum of 9.3m and this relates to the new parapet proposed for The Corso and/or the southern elevation. The proposed increase in height remains below the 10m wall height control. Accordingly, the proposal would comply with the building height control.

Floor Space Ratio

The maximum floor space ratio (FSR) for buildings located within the 10m height zone is 2.5:1.

The FSR of those buildings at Nos 23, 27 and 29 The Corso would not be altered as a result of this proposal. The works at numbers 23 and 29 involves only internal fit out and reconfiguration within the existing floor plates of the associated buildings. Similarly, the existing Hotel at No. 27 is subject to some minor internal works predominantly within the basement level therefore the FSR of this building would also not increase and the external building envelope would remain generally unaltered.

The only change with respect to FSR on the subject site would be a reduction with respect to the St. George Bank building at No.25 The Corso.

As a result of providing open smoking areas at the rear of the ground and first floor levels, the gross floor area (GFA) of the building would technically decrease. An additional GFA of 14sqm would be added at the first floor level that is associated with the new cool room and dish wash area, however there would still be a net reduction in GFA of 33sqm..

The existing building at No. 25 The Corso has a GFA of 220sqm, which as a result of the proposal would be reduced to 187sqm. As the site area is 237sqm the resultant FSR would be 0.78:1 and significantly below the maximum control of 2.5:1.

Given there would be no changes to the existing FSR for the majority of the buildings forming part of the subject site, and compliance with the FSR control where works do alter the GFA at No.25 The Corso, the proposal is satisfactory with respect to this built form and density control.

6.3.2 Manly Development Control Plan for the Corso

The proposed development complies with the requirements of the Development Control Plan for The Corso as it would:

- increase the activation of the street within the mid section of The Corso;
- comply with the requirements for new shop fronts;
- articulate the earlier subdivision pattern through the proportions of the proposed design of the street frontage to The Corso;
- provide a new awning over the footpath;
- have no impacts on important views or vistas; and
- provide sympathetic external colours with respect to the new parapet proposed for the building at No. 25 The Corso.

With respect to requirements, guidelines and suggestions for each individual building located on the northern side of The Corso, the proposal provides the following positive contributions:

No. 23 The Corso

- Greater activation of the street frontage via the introduction of a new retail outlet that would provide a greater reflection of the original subdivision pattern.

No. 25 The Corso

- Provision of a new retail shop front that is proposed to be aligned at the front property boundary; and
- Increased visibility from Level 1 over The Corso.

No. 27 The Corso

- Refurbishment of existing building façade including a new colour scheme;

No. 29 The Corso

- Provision of new use to ground floor level, which assists to break up the expanse of the building's current use. This would provide the perception of greater articulation in the building at the ground floor level.

6.3.3 Manly Development Control Plan for Late Night Venues 2005

Objectives

The proposed development would achieve the objectives of the Manly Development Control Plan for Late Night Venues 2005 (DCP-LNV 2005) for the following reasons:

- Removal of the basement nightclub as part of the Hotel's operations;
- A greater focus on the provision of food for both its patrons and for those passing the site in the form of a coffee shop and pizza kitchen;
- No proposed increase in the existing maximum patron capacity of the Hotel;
- Assistance in the promotion of the Manly Town Centre as a safe place for all the community through improved street activation and casual surveillance;
- Minimising public disturbances associated with late night trading hours through a combination of noise mitigation measures and management practices; and
- Continual promotion of the image of Manly as a place of excellence in terms of safety and security.

Intensity of development

As previously mentioned, despite the increase in the area of the Hotel operations there is no proposed increase in the maximum patronage of 900 persons. This has been a conscious decision by the owner to alleviate those social impact issues associated with The Corso and to provide a more relaxed and friendly environment within the Hotel. This environment is further enhanced by the removal of the nightclub from the existing basement level within the existing Hotel.

The DCP for Late Night Venues provides that within the Entertainment Precinct, the total number of patrons capable of being accommodated within Late Night Venues is not to exceed 8,000 persons. It is noted that there are approximately 4800 approved patrons in the Entertainment Precinct of which about 1000 are currently not operating. Accordingly, it is considered that the proposal can be accommodated within the acceptable limitations of the DCP as it would not add to total patron numbers.

Hours of operating

The proposal does not include any changes to the Hotel's existing hours of operation.

Noise Control

The proposal would comply with the required noise standards. An acoustic assessment has been carried out by the Acoustic Group Pty Ltd which is attached to this Statement as **Annexure 5**. The assessment concludes as follows.

The current operations of the Ivanhoe Hotel at Manly have been found to comply with the LAB criteria at residential premises that are not ancillary to the subject Hotel. The proposed alterations with respect to current activities occurring in the Hotel do not constitute any increase in noise emission provided the current practice is continued of external doors and windows to the Hotel being closed after midnight.

The provision of outdoor deck areas to be used as a bistro / smokers area on the first floor requires the awnings from the Hotel to the outdoor areas to incorporate acoustic absorption. There is to be acoustic absorption panels provided on the wall of the ground floor and first floor outdoor areas.

With the provision of the noise control measures set out above, we are able to support the application for the proposed alterations and additions of the Ivanhoe Hotel at The Corso, Manly.

The proposal has incorporated the recommendations of the acoustic assessment by:

- Proposing to continue the practice of closing external doors and windows to the Hotel after midnight;
- The window proposed in the rear (Market Lane) elevation of the first floor of the former St George Bank building is to become fixed glazing for the transfer of lights and is to have a minimum thickness of not less than 10.38mm;
- Acoustic absorption is to be provided to the exposed walls adjacent with the outdoor areas taking the form of 50mm thick fibreglass (35kg/m²) faced with perforated metal or perforated ply where the minimum openings in the facing panel is to be not less than 23%; and
- The awnings over the first floor to the outdoor courtyard require the provision of acoustic absorption on the underside (ceiling) of the awnings. The absorptive treatment is to provide NRC (noise reduction co-efficient) of not less than 0.8.

Subject to these measures the operations of the Hotel would continue to comply with the LAB criteria at residential premises in proximity of the site.

Security

Although there is merit in the argument that the numbers of security personnel could be reduced following removal of the nightclub, it is intended to maintain security at present levels. The security arrangements currently in place and to be retained include:

- 1 security guard attends the premises from 6.00pm every day;
- 1 additional security guard attends the premises from 10.00pm on Thursdays;
- 1 additional security guard attends the premises from 8.00pm on Fridays and Saturdays;
- 4 additional security guards attend the premises from 10.00pm on Fridays and Saturdays; and
- 2 additional security guards attend the premises from 11.00pm on Fridays and Saturdays.

A log book is kept to record all incidents and 45 digital Closed Circuit Television (CCTV) cameras monitor the premises including all points of access/egress which have cameras on them to ensure full face shots of patrons entering and exiting the Hotel. Cameras are strategically placed throughout the hotel. Duress buttons are currently behind the bar and cashier booth in the case of emergency to alert local Police.

The patrolling security staff are fitted with devices to enable radio communication between the security personnel, management and the CCTV operator. Patrolling patterns involve staffing the main door to The Corso with routine patrols every 15-30 minutes through the premises. The hotel's policy is to ID any persons appearing to be 25 or under in accordance with relevant legislation. Security guards float inside during busiest times as required.

The proposed expansion of the Hotel would not require the provision of additional licensed security personnel given there are no changes proposed to patronage. Some additional CCTV cameras would however be required to cover those new areas to become part of the Hotel. Combined with the existing measures, the proposed security arrangements are considered adequate for the proposed development.

Access to Public Spaces

The proposed development is considered to comply with the requirements as it would not result in any conflict between patrons within the Hotel and others using the public spaces adjoining the subject site.

Social Impact

The proposal would not detract from the safety and security of the Entertainment Precinct and as a place which is acceptable for families. The proposal would improve the social impacts by:

- removal of the nightclub;
- greater emphasis on food provision;
- not increasing the patronage of the hotel; and
- providing smoking areas within the confines of the Hotel building to avoid the current practice of patrons using The Corso or Market Lane.

A Social Impact Assessment prepared by Design Collaborative Pty Ltd is attached to this Statement as **Annexure 6**. It concludes that there would be not be any significant adverse social impacts if development consent was granted to the application.

Liquor Accord

The proprietors of the licensed premises are financial members of the Manly Liquor Accord and conform to the obligations of that Accord in minimising anti-social behaviour and adverse effects of excessive alcohol consumption.

Design

As detailed within this SEE, the design of the proposal meets all of the relevant urban design objectives for the Manly Town Centre and provides significant improvements including a new parapet to the building at No. 25 The Corso, greater activation of the site's Corso and Market Lane frontages and greater visibility and casual surveillance of the public domain.

6.3.4 Manly Development Control Plan for Access

The existing Hotel building provides a lift facility. All proposed connections between the buildings at the ground and first floor levels would be at grade with generous widths to accommodate persons within wheelchairs. All access from The Corso to the ground floor levels of those building comprising the subject site are at grade with minimum widths of 1.8m.

A new accessible toilet facility is proposed at the rear of the ground floor level of the existing Hotel building at No. 27 The Corso.

The proposal would therefore provide equitable access to all levels of each building forming part of the subject site and hence, complies with the requirements of the Manly Development Control Plan for Access.

6.3.5 Manly Town Centre Urban Design Guidelines 2002

Objectives

The proposal complies with the key requirements of the Manly Town Centre Urban Design Guidelines 2002 (UDG 2002) by providing a high standard of architectural and urban design to the subject buildings and social benefits in terms of surveillance of the public domain, which would improve pedestrian safety and amenity. The reuse and adaptation of existing buildings to accommodate the expansion of the Hotel is also consistent with the principles of ecologically sustainable development (ESD).

Heritage

As previously detailed in this SEE, the proposal would not have any adverse impacts on the important qualities of any heritage items within the vicinity of the site or the conservation area.

Activities and use

The proposal would result in a significant enhancement of the mid-section of The Corso via:

- Improving the site's relationship with the public domain at the ground floor level via increased activation through the provision of shop fronts;
- Providing additional retail uses on the site including a coffee shop and pizza kitchen that would also service those not intending to visit the Hotel; and
- Improving public surveillance and safety of both The Corso and Market Lane.

Built form, scale and character

The proposal would comply with the relevant built form requirements within the Harbour/Ocean Grid Precinct for the following reasons:

- External changes to the buildings would be of a high architectural design standard that respond to the site, its context and the heritage significance of The Corso;
- It includes the provision of a new awning;
- Reinforcement of the ground floor levels of the buildings at the front building alignment to The Corso;
- No impacts on important views or vistas enjoyed from within the public domain; and
- Reinforcement of the distinctive character of the Town Centre precinct.

6.3.6 Energy Efficient Buildings Development Control Plan 1998

As the proposal predominantly involves internal works, the use of the existing roof of No. 25 The Corso and a subsequent decrease in the FSR for the total development, the Energy Efficiency Development Control Plan 1998 is not relevant to this DA.

6.3.7 Waste Minimisation and Management 2000

The waste minimisation and management practices would be improved on the site through the provision of a new garbage and recycling room within the existing basement of the Hotel. A revised waste management plan is therefore not necessary in this instance.

A new garbage and recycling room is also proposed within the new bottle shop at No. 23 The Corso. The size of this operation and the level of waste generation is not of a significant scale to warrant a waste management plan.

6.4 SECTION 79C(1)(A)(IV) – ANY MATTERS PRESCRIBED BY THE REGULATIONS

There is no matter prescribed by the Regulation relevant to the site or to the proposed development.

6.5 SECTION 79C(1)(B) – IMPACT OF THE DEVELOPMENT

The likely impacts of the proposal on the surrounding locality are dealt with below.

Natural Environment

There would be no impacts on the natural environment as a result of this proposal as the subject site is within a built-up area with an environment that has been altered over the years.

Built Environment

The proposal includes work to the building façades fronting both The Corso and Market Lane. This work has been previously described in this SEE. These works would result in an improved built form for both The Corso and Market Lane and would have no significant adverse impacts upon heritage items within the vicinity of the site or the conservation area.

Social Impact

The main issues relating to social impacts include noise generation and security. As the proposal does not result in an increase in the existing Hotel patronage of 900, there is unlikely to be any increase in adverse social impacts.

On the contrary, as has been outlined previously in this SEE, the proposal provides a number of benefits in terms of mitigating social impacts including removal of the nightclub and providing for 'in house' open smoking areas to stop the current practice of patrons leaving the premises to use Market Lane or The Corso.

The Social Impact Statement provided in **Annexure 6**, in conjunction with the Plan of Management (see **Annexure 7**) reinforces that there would not be any significant adverse impacts on the surrounding locality, especially as the immediate context is an entertainment precinct with other similar uses operating with similar hours. It should be noted that the premises would only be likely to be at its peak usage during Friday and Saturday nights. These issues have been previously dealt with in this SEE under the assessment of the DA in regard to the Manly Development Control Plan for Late Night Venues 2005.

Economic Impacts

The proposal would have a positive impact on the locality with regard to economic benefits through the extension of the Hotel premises at No. 27 The Corso into Nos. 23, 25 and 29 The Corso. This would enhance the existing Hotel facilities and assist in providing a greater variety of facilities for its cross section of patrons. The appearance of the exterior of all buildings comprising the subject site may assist in providing positive spin-off effects to the surrounding locality in keeping with Council's revitalisation program for the area.

6.6 SECTION 79C(1)(C) – SUITABILITY OF THE SITE

The subject site is located in the tourism and/or entertainment precinct that is specifically provided for uses like Hotels. As demonstrated in this SEE, the site subject site is more than capable of accommodating the expanded Hotel operations without impacting on adjoining premises or the public domain.

Reinforcing the site's suitability in terms of use, includes the removal of the basement level nightclub, providing on-site smoking areas and improving the interaction with The Corso and Market Lane. In addition, the proposal does not include an increase in patronage, which would assist in upholding the existing security measures as well as place no pressure on the existing car parking demand or the local traffic network.

Waste and recyclables would be stored in bins within the existing basement level and transferred to Market Lane immediately prior to collection. Additionally, the reconfigured basement level would significantly improve the Hotel's back of house area by providing an increase in storage and cool room space. The proposal has been assessed by BCA consultants, Dix Gardner Pty Ltd with regard to fire and BCA compliance.

That report is attached to this statement as **Annexure 8**. Accordingly, the site is identified as being suitable for the proposal.

6.7 SECTION 79C(1)(D) – PUBLIC SUBMISSIONS

This is a matter for the consent authority, should any submissions be received following the neighbour notification and advertising periods. It is noted however that the previous DA history for the site suggests that objections to the proposal are likely to be minimal.

6.8 SECTION 79C(1)(E) – THE PUBLIC INTEREST

The proposal would allow for the rejuvenation of the premises and this part of the Manly Town Centre via the provision of upgraded facilities in the middle of an entertainment precinct in line with improvements being carried out in the area by Manly Council. This would add impetus to the renewal of The Corso and Market Lane. At the same time there are not likely to be any significant adverse impacts on the surrounding area as a result of the proposed development or its use.

Accordingly, the granting of consent to this application would be in the public interest.

7. CONCLUSIONS

The proposed development for alterations and minor additions to extend the Ivanhoe Hotel into adjoining premises at nos 23, 25 and 29 The Corso, is considered worthy of the granting of development consent. The proposal:

- i. conforms with the relevant Environmental Planning Instruments;
- ii conforms or generally conforms with the relevant DCP's and Council Policies;
- iii would have minimal adverse environmental effects;
- iv. has significant positive effects; and
- v. would be in the public interest.

Based on the above, it is considered that there are no sound town planning reasons why consent should not be granted.