

Urban Design Referral Response

Application Number:	DA2024/0688
Proposed Development:	Alterations and additions to an existing Hotel including signage
Date:	19/06/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 608972 , 58 North Steyne MANLY NSW 2095

Officer comments

The application seeks consent for alterations and additions to an existing hotel, including signage. The proposed additions extend beyond the boundary line, utilising part of the public domain to create a curved entry to the development. The signage is positioned on the top corner of the proposed curved entry.

Urban Design may be in a position to support the proposal if the following conditions are addressed:

1. **Awning Provision:** Manly Town Centre has a cohesive character resulting from a generally low scale of development on its principle streets. Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings can produce strongly defined and comfortable urban spaces.(Manly DCP). The proposal must include a proper awning in the corner of the North Steyne and Raglan Street, rather than the rendered one, to adequately protect customers and pedestrians from the weather.

1. **Pavement Plan:** To recognise the importance of pedestrian movement and townscape design in enhancing and promoting this area, a comprehensive plan for the pavement at the corner of North Steyne and Raglan Street is essential. The current pedestrian pavement appears unfinished with the new corner proposal.
2. **Public Benefit:** As the proposal would utilise part of the public domain, it should incorporate an additional public benefit, such as a continuous awning along North Steyne and Raglan Street.
3. **Facade Treatment:**The development currently has a very poor facade on Raglan Street. To ensure the development enhances the streetscape, Urban Design recommends incorporating a facade treatment into the new proposal.here the secondary or side facade of a building, particularly on corner or end sites, is likely to be visible, they must be designed to present an attractive frontage to the street.

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.