

## Heritage Referral Response

<b>Application Number:</b>	Mod2023/0397
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2257, approved by the Land and Environment Court for alterations and additions to an existing building to comprise shop top housing and strata-subdivision.
<b>Date:</b>	16/08/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	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 Lot 1 DP 1280856 , 42 North Steyne MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is located adjacent to a heritage item, being <b>Item I111 - Hotel Steyne - 75 The Corso</b> and <b>C2 - Manly Town Centre Conservation Area</b>. It is also in the vicinity of a number of heritage items:</p> <p><b>Item I168 - Ocean foreshores</b> - Manly municipal area, boundary adjacent to the ocean</p> <p><b>Item I174 - Beach Reserve</b>—Merrett Park North Steyne and South Steyne - Oceanside of North and South Steyne</p>
Details of heritage items affected
<p><b>Item I111 - Hotel Steyne</b>  <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.</p> <p><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><b>C2 - Manly Town Centre Conservation Area</b>  <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><b>Item I174 - Beach Reserve</b>  <u>Statement of significance</u></p>

High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.

Physical description

Beachfront, promenade, sandstone retaining wall, paved, grassed And/or planting beds and remnant plantings of Norfolk Island Pines planted from the 1850's to the 1880's.

**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 modifications to the LEC approved DA 2021/2257, involving changes to the heritage item and the approved shop top housing development.

The existing Bottle Shop at the southern portion of Hotel Steyne facing The Corso is proposed to be replaced with the Hotel Steyne reception. The existing staircase in this area is proposed to be rebuilt with the insertion of a new lift core, which requires partial demolition at the ground floor level for the erection of the new lift. The works involve the removal of the furniture and interior fittings, but do not involve the removal of any brick walls and are limited to partitions and doors at the ground level and partial demolition of an existing room for the new lift core. The proposed works also include the removal of the steps at the entrance to provide accessible entry to Hotel Steyne.

The proposed works for the new shop top housing involve reconfiguration of the ground floor layout and changes to the fenestration of the main facade facing North Steyne.

The proposed works to the heritage building are considered to be acceptable, however, Heritage raised the following concerns regarding the proposed modifications to the heritage building and the proposed facade treatment to the shop top housing development:

- Further information is required regarding the original fabric that is proposed to be removed from the existing Bottle Shop facing The Corso and the details of the new fitout, materials, finishes and the colour scheme.
- The proposed changes to the fenestration of the main facade of the new shop top housing development facing North Steyne is considered to have additional impact on the adjacent heritage item. The approved proportions of the glazed and masonry elements on this facade should be retained, changes on the fenestration is not supported.
- The interpretation plan that was proposed to be located in the hotel lobby in the approved DA 2021/2257 should be revised with this application in relation to the reconfigured ground floor plan for the new shop top housing development.

Therefore, Heritage require further information and amendments to the proposal.

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

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

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.