

## 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>	28/09/2023
<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 as the site is a heritage item, being <b>Item I111 - Hotel Steyne, 75 The Corso</b> and is located within the <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</p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the heritage inventory, are:</p> <p><b>Item I111 - Hotel Steyne, 75 The Corso</b></p> <p><u>Statement of significance</u></p> <p>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></p> <p>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></p> <p><u>Statement of significance</u></p> <p>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>		
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

##### **Amended Plans - submitted 20 September 2023**

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 accommodation 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 The Corso, to provide accessible entry. 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.

Heritage raised a number of concerns on the original plans submitted with this Modification. In response to this, the applicants have submitted an *Amended Statement of Heritage Impact (HIS)* by City Plan Heritage (dated 18 September 2023), along with amended plans by Squillace Architecture/Interiors, received by Council on 20 September 2023. Each issue is discussed below:

##### **Relocation of hotel lobby to existing bottle shop**

There are no objections to the hotel lobby being relocated to the area currently occupied by the bottle shop. The Amended HIS provided more information on the fabric to be demolished for this relocation and concluded that this area had been modified, particularly in 2003 and any original fabric had either been removed, or was possibly concealed behind existing walls/ceilings. On this basis, heritage is able to support this work on the basis that demolition works in this area are supervised by a built heritage specialist and any original fabric revealed during demolition, is retained in-situ or salvaged and stored for future re-use.

The other concern with this relocation was proposed changes to the doors fronting The Corso and any signage. The Amended HIS and plans now propose that the existing timber and glass manual sliding doors will be retained, with the end door (where steps are to be removed), will be made a full length door to match the remaining doors. This is an acceptable heritage outcome. Signage changes are limited to changes to the wording of the Bottle Shop under awning sign to refer to Accommodation. This minor change is considered acceptable on heritage grounds.

##### **Changes to fenestration on 42 North Steyne**

This issue has been reconsidered and no heritage objections are now raised to the proposed changes to the fenestration detailing on the building at 42 North Steyne.

##### **Heritage Interpretation Strategy**

It is acceptable for the interpretation panels to remain located in the portion of the development known as 41 North Steyne, in the new café, as opposed to being in the hotel lobby. This location is identified in the approved *Heritage Interpretation Strategy* document by City Plan dated February 2023, on page 22. The only difference is that this area will now only be used as a café not a “café and hotel reception”, which is not important as the focus for these interpretation panels is the history

of the original building at 41 North Steyne, which is being demolished as part of this development. However, it is considered the approved *Heritage Interpretation Strategy* report by City Plan (dated February 2023) should be updated to refer to the new plans, the subject of this Modification application, including the plan extract referred to on page 22 of the report.

Having reviewed the amended plans and amended Heritage Impact Statement it is considered that the previous heritage concerns have now been addressed.

**Therefore, no objections are raised on heritage grounds, subject to the imposition of a number of conditions.**

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

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? Yes - Previously

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes

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:**

### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **Photographic Heritage Record - Bottle Shop**

A simple photographic heritage record is to be made of the bottle shop area, as a record of this area prior to works.

This photographic record should be made using digital technology and should:

- Identify the location of property, date of survey and author of survey;
- Include a site plan at a scale of 1:200;
- Include photographs of all internal and external areas to be altered, referenced to a plan and catalogue sheet.

This record must be submitted to Council's Heritage Advisor, for approval prior to commencement of any demolition or works. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To provide an historical photographic record of the bottle shop area, prior to any demolition or works.

#### **Update of Heritage Interpretation Plan**

The Heritage Interpretation Plan by City Plan Heritage, dated February 2023 is to be updated, so that it refers to and is consistent with, the amended plans which relocate the hotel lobby to the existing bottle shop.

This updated Heritage Interpretation Plan is to be submitted to Council's Heritage Advisor for approval. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the

Construction Certificate.

Reason: To ensure that the Heritage Interpretation Plan accurately reflects the approved plans.

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Works to Bottle Shop**

All demolition works to the existing bottle shop area are to be supervised by a built heritage specialist. If significant original fabric is revealed during demolition, this fabric is to be recorded and remain in-situ, or removed and stored for future use on-site.

Confirmation of appointment of this built heritage specialist is to be provided to Council's Heritage Advisor prior to commencement of any demolition or works. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure that any significant original fabric is not destroyed as a result of works to the bottle shop area.