

Ref:6413:RY:rp

17 February 2022

Iris Capital  
GPO Box 5479  
Sydney NSW 2001  
Attention: Warwick Bowyer

Dear Sir,

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**PROPOSED S4.55 AMENDMENTS TO APPROVED D.A. 2019/0574 FOR  
23, 25-27 THE CORSO, MANLY**

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We have been engaged by Ivanhoe Hotel Pty Ltd to assess structural impacts and required structural modification works associated with proposed 4.55 amendment to DA 2019/0574.

**Introduction:**

The planners for the proposed works, Hampden Property Services have advised (*italicised text*) that:

*The Ivanhoe Hotel Pty Ltd is the Applicant for two modification applications, lodged concurrently, but applying to the same premises, and made in accordance with s.4.55(2) of the Environmental Planning & Assessment Act 1979 (EP & A Act). The concurrent modification applications seek to amend Development Consent 2019/0574 and Development Consent 2008/196.*

*The Development Consents approved the following:*

*Change of use to a pub, alteration and additions to the premises, fitout and signage., and*

*Alterations and additions to the Ivanhoe Hotel and extend to adjoining premises, including new façade, coffee shop, poker machine area, bottle shop and TAB.*

*The land to which the application relates is legally described as:*

- *Strata Plan 12989,*
- *Lot 2, Deposited Plan 877793,*
- *Lot 1, Deposited Plan 877793,*

*and is known as (part) 19-23, 25, 27-29 The Corso, Manly.*

*No. 31 The Corso does not form part of these applications.*

*In both cases, the modification application seeks to amend **Condition 1** which provides the **Approved Plans and Supporting Documentation**, by modifying the approved layout of the*

*premises, along with some minor modifications to the approved elevations to both The Corso and Market Lane.*

*While, legally, these two modification applications are required to be lodged separately, given that the premises operates across these allotments as one premises, for the purpose of establishing the overall impact, all of the consultant reports consider the impacts on a combined basis.*

*The proposed modifications do not alter the approved use of the land, with all changes falling squarely within the approved use of the premises as a pub, which is defined in the Manly Local Environmental Plan 2013, as:*

***pub** means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.*

***Note**— Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.*

*The proposed modifications are as indicated on the application plans and include reconfiguration of the approved internal layout of the premises, as set out below:*

- *Demolition of existing improvements within 23, 25 and 27 The Corso including removal of the ground floor kitchen of 25 The Corso*
- *Relocation of the bottle shop from within No. 25 The Corso, to the south-western side of the site, at No. 23, facing the Corso and thus improving street activation*
- *Relocation of Sports Bar from 29 The Corso to 25 The Corso*
- *Reconfiguration to the approved layout of the gaming area to the rear of the bottle shop at No. 23 The Corso and part of the internal area contained within No. 25 The Corso*
- *Removal of the approved voids contained within No. 23 The Corso*
- *Creation of new voids within No 25 The Corso*
- *Modified internal seating area on the eastern side of the internal gaming area within No. 25 The Corso*
- *Change of the ancillary use of Level 1 of 23 The Corso from storage to ancillary office area, consistent with the approved use as a pub*
- *Reconfiguration of approved improvements to Level 1 of 23 The Corso*
- *Reconfiguration of existing layout to Level 1, 25 The Corso*
- *Miscellaneous structural modifications*
- *Additional signage to the Corso and Market Lane*
- *Amendments to building access and services, including stairs and floor finishes*

*The modifications also seek to alter the approved facades as follows:*

- *Modification to the approved front façade, facing The Corso, across No. 23, with two additional glazed openings to match the existing treatment to improve the active frontage facing the street*
- *Modification to the approved rear façade of No. 23 The Corso, facing Market Lane, with new metal louvre panels and an entry door, along with a new fire escape door*

**Modification Architectural Scheme:**

The architectural drawings for the S4.55 submission have been prepared by Paul Kelly Design. Drawing numbers: (update for final DA plans)

DA GD 1 00A GROUND FLOOR - EXISTING / DEMOLITION PLAN (CONTEXT 1:200)

DA GD 1 00B GROUND FLOOR - PROPOSED PLAN (CONTEXT 1:200)

DA GD 1 01 GROUND FLOOR - EXISTING AND DEMOLITION PLAN

DA GD 1 02 GROUND FLOOR - PROPOSED PLAN

DA GD 1 10 GROUND FLOOR - SMOKING CALCULATIONS

DA L1 1 01 LEVEL 01 - EXISTING AND DEMOLITION PLAN (CONTEXT 1:200)

DA L1 1 02 LEVEL 01 - PROPOSED PLAN

DA RF 1 01 ROOF - EXISTING AND DEMOLITION PLAN

DA RF 1 02 ROOF - PROPOSED PLAN

DA 00 2 01 ELEVATION (SOUTH-EASTERN: THE CORSO) - EXISTING

DA 00 2 02 ELEVATION (SOUTH-EASTERN: THE CORSO) - PROPOSED

DA 00 2 03 ELEVATION (NORTH-WESTERN: MARKET PLACE) - EXISTING

DA 00 2 04 ELEVATION (NORTH-WESTERN: MARKET PLACE) - PROPOSED

**Comments:**

The proposed development generally consists of amendments to the layout of the Ivanhoe Hotel, bottle shop and gaming room.

The development encompasses 3 separate, adjacent buildings that are currently linked in various locations.

The major structural changes nominated in the s.4.55 amendment include:

- The creation of a large opening in the boundary wall(s) between #23 and #25.
- The creation of ventilation holes in the upper floor slab of #25.
- Use of the existing upper floor as ancillary office space.

We have inspected the buildings on site and reviewed existing (historic) structural and architectural documentation available for the building including:

- Waddington Consulting Structural Plans from most recent improvements to The Ivanhoe Hotel generally dated 2012 (24 plans).
- Historical Plans sourced from Northern Beaches Council archives by the applicant including :DA 0196 -2008.

We have provided structural advice to the Applicant's architect, Paul Kelly Design for the project during the design development of the proposed s.4.55 scheme.

We consider the proposed structural works to be feasible.

Structural works to re-support the walls and floor areas for the proposed works are required. We have carried out analysis and prepared initial designs for such works.

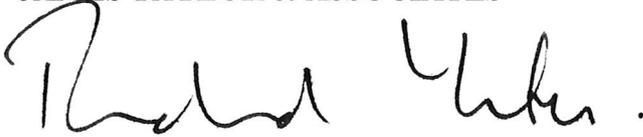
Completed and certified structural design will be prepared subsequent to development consent and submitted to the certifying authority as required to obtain the construction certificate.

We consider the proposed amendments to D.A **2019/0574** as represented on the modification drawings referenced above to be feasible provided works are carried out with care by competent and experienced contractors.

We trust that this information is sufficient for your current requirements. Should you require any further information, please contact the writer.

Yours faithfully

**JAMES TAYLOR & ASSOCIATES**

A handwritten signature in black ink, appearing to read 'Richard Yates', with a period at the end.

**RICHARD YATES** B.E.(Hons) MIEAust CPEng NER 620330  
**Director**