



Architectural Projects¹

1854 – Hotel Steyne, 75 The Corso Manly
Accommodation Upgrade
Statement of Environmental Effects
December 2019

Architectural Projects *

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Document

Project: Hotel Steyne Manly – Accommodation Upgrade

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1. INTRODUCTION

On April 17, 2019, Northern Beaches Council issued Development Consent DA2018/2023. DA2018/2023 encompassed improvement works including alterations, additions to Steyne Hotel including:

Ground Floor

- Relocation of the existing courtyard stair, gaming room improvements and minor alterations to the bars
- Associated ancillary works

First Floor

- Upgrade of all hotel accommodation rooms to the east, south and west and central wings including new bathrooms to every room
- Alterations and additions to the northern wing which include 6/no additional hotel accommodation rooms, 1/no additional hotel accommodation room and 1/no additional hotel accommodation room (Room No. 13) to the west wing (Total 41 rooms)
- Associated ancillary works

Second Floor

- Relocation of existing external central stair
- alterations and additions
- Conversion of existing “Blacket’s Bar” to administration office areas
- Associated ancillary works

Roof Area

- Installation of air-conditioning condenser units for hotel accommodation rooms on the existing roofs in existing plant and equipment areas. (not visible from the public domain)
- Associated ancillary works

DA2018/2023 was lodged by the previous owners of Steyne Hotel (**Previous Owner**)

On July 29, 2019 Northern Beaches Council issued a Notice of Intention to issue an Order Ref: LGA2019/0032 in relation to alteration and repairs to Steyne Hotel façade including reinstatement of 6 Juliet balconies and repair of façade brickwork (**Façade Intention Order**)

On July 31, 2019 Northern Beaches Council issued an Order Ref: EPA2019/0104 in relation to fire safety at Steyne Hotel (**Fire Order**)

In August 2019, Steyne Hotel Operations P/L ATF Steyne Hotel Operations Trust ABN 99 517 866 450 (**Owner**) acquired Steyne Hotel Manly.

On August 23, 2019 and Friday, 11 October 2019, the Owner met with representatives of NBC to discuss the Façade Intention Order Ref: LGA2019/0032.

On September 2, 2019, the Owners submitted a Heritage Exemption Application to Northern Beaches Council to undertake maintenance works to ground floor of Steyne Hotel including new joinery, new furniture, replacement finishes, façade repair and the like.

On September 24, 2019, representatives of the Owners had a Pre-Lodgement meeting with Northern Beaches Council Ref: PLM2019/0189 to discuss proposed improvements to Steyne Hotel. A joint site inspection of Steyne Hotel by the Owners and Northern Beaches Council followed the Pre-Lodgement meeting

On October 8, 2019, Northern Beaches Council Approved Heritage Exemption Application works Ref: 2019/565789

On October 11, 2019, Northern Beaches Council issued an Improvement Notice Ref: 2019/578498) in relation to food standards Code compliance at Steyne Hotel (**Improvement Notice**).

On October 14, 2019, the Owners submitted a Heritage Exemption Application to Northern Beaches Council to undertake upgrade of façade lighting of Steyne Hotel

On October 17, 2019, the Owners prepared a **Remedial Proposal** responding to the Façade Intention Order Ref: LGA2019/0032 and submitted the Proposal to Northern Beaches Council for endorsement. Northern Beaches Council advised that upon agreement to the extent of the Proposal, they would issue an Order to execute the corresponding remedial works.

On November 8, 2019, Northern Beaches Council approved an extension of time to the **Improvement Notice** Ref: 2019/642151 for the Owner to address enclosure of the Steyne façade and corresponding proposed enclosure works in vicinity of bar area adjacent to the bistro, the bistro front counter service area and the bistro kitchen. Enclosure works in vicinity of bar area adjacent to the bistro, the bistro front counter service area and the bistro kitchen forms part of this Development Application

On November 30, 2019, the Owners submitted a response to Northern Beaches Council regarding the Fire Order. It is understood by the Owners that upon agreement to the extent of works required to address the Fire Order, Northern Beaches Council would issue an Order to execute the corresponding works.

The Owner has engaged Architectural Projects Pty Ltd as Planning and Heritage consultants for the purpose of proposed improvements to Steyne Hotel, Manly.

This Statement of Environmental Effects has been prepared by Architectural Projects Pty Ltd, Architects.

The Statement is to accompany a development application to Northern Beaches Council for alterations and additions to Steyne Hotel based on designs prepared by Luchetti Krelle Architects including the first-floor accommodation level similar to a previous Development Application DA2018/2023 submitted and subsequently approved on 17 April 2019.

The purpose of this statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of S.79C of the Environmental Planning & Assessment (EP & A) Act, 1979.

SEE Consultant Team

	Architect/Interior Designer	Luchetti Krelle
	Planner	Architectural Projects
	Heritage	Architectural Projects
	Acoustic	Acoustic Logic
	Traffic	Varga Traffic
	Accessibility	City Plan
	Fire	GHD
	BCA	City Plan
	Land Surveyor	LTS Lockley
	Prevention of Food Contamination	Proponent
	Waste Management Plan	Proponent
	Quantity Surveyor	Altus Group

Schedule of DA Drawings

- DA.010 Rev D
- DA.020 Rev B
- DA.030 Rev A
- DA.040 Rev E
- DA.300 Rev D
- DA.301 Rev D
- DA.302 Rev E
- DA.303 Rev E
- DA.350 Rev D
- DA.351 Rev D
- DA.1.030 Rev D
- DA.1.040 Rev E
- DA.2.040 Rev E

2. SITE ANALYSIS

2.1. SITE DESCRIPTION

Address	Hotel Steyne, 75 The Corso, Manly NSW 2095	
Description:	Irregular shaped block including Lot 100 DP 1069144, Lot 101 DP 1069144 and Lot 102 DP 1069144	
Boundaries:	41.475 (North Steyne)/34,035(The Corso)/13.665 (Whistler Street)/44.270(Henrietta Lane)	
Site Area:	1,948 msq	
Frontages:	41.475 (North Steyne)/34,035(The Corso)/13,665 (Whistler Street)/44.270(Henrietta Lane) 39.125 m	
Topography:	Flat	
Street Alignment:	The building aligns with adjacent buildings to each of its frontage	
Setbacks:	North Steyne	0.00m existing
	The Corso	0.00m existing
	Whistler St	0.00m (min) existing
	Henrietta Lane	0.00m (min) existing
Floor areas – existing:	Ground Floor = 1,366 msq	
	First Floor = 1,211 msq	
	Second Floor = 1,122 msq	
	Total Gross Floor Area: 3,699 msq	
Car parking existing:	No carparking on site	
FSR (perimeter):	1.23:1	
FSR (centre north):	2.1:1	

2.2. EXISTING BUILT FORM AND LANDSCAPING OF THE SITE

The site includes:

Hotel Steyne dating from 1936

The hotel building is built to the street frontages to North Steyne, The Corso, Whistler Street and Henrietta Lane. The street façades were designed in Interwar art deco style and constructed in Wunderlich Colortex glazed bricks, are symmetrical to each frontage and are considered excellent example of tapestry decoration brickwork. Recessed balconies are incorporated to the elevations. The composition is given prominence by the tower form to the south east corner. The parapets have a crenelated detail the entire length of all façades.

The hotel also includes former refreshment rooms and residential flat building at 41 North Steyne. This building had been constructed c.1900 and had been incorporated into the hotel after 1946.

2.3. THE CHARACTER OF THE AREA

The site is located at the corner of The Corso and North Steyne, immediately west of Manly Beach which is dominated by the avenue of Norfolk Island Pines. The Corso is an impressive formal street with a central avenue planting of palms and Moreton Bay Fig trees. It has a fine streetscape of predominantly two storeys late 19th century and 20th century buildings.

2.4. THE SURROUNDS

Opposite the site to the east are the Norfolk Island Pines, promenade along North Steyne and Manly Beach.

North and abutting the site are late 20th century commercial buildings.

West of the site on the opposite side of Whistler Street and The Corso is the three storey New Brighton Hotel. The Corso is located to the south of the site.

3. THE PROPOSAL

3.1. GENERAL

Project Overview

The proposal is for alterations and additions to the first-floor accommodation level of the Hotel Steyne, 75 The Corso Manly.

The proposed development which has been designed by Luchetti Krelle Architects, includes the upgrade of existing hotel accommodation rooms, which are similar to a previous Development Application submitted and approved in 2017.

The existing hotel accommodation rooms are in generally fair to poor condition. Approximately 20 rooms are let on a regular basis, most do not have bathrooms. Some rooms have been previously converted into a Managers apartment, some rooms are used as offices, workshops and storerooms. All original ceilings to accommodation rooms and corridors to the first floor have previously been replaced. The condition of the common bathrooms is fair.

Overall the existing accommodation rooms does not meet current hotel standards for room design, facilities and quality of experience. Given the special location of the hotel, it is proposed to upgrade all the hotel accommodation rooms and to provide bathrooms, air-conditioning and glazing improvements to all rooms to significantly improve the quality and amenity of the accommodation.

The hotel is to provide typical guest rooms, along with 4 suites and a guest lounge. Access to all guestrooms will be through the existing ground floor café, with a dedicated hotel reception counter within the space. Circulation for the accommodation areas will be separated from the social spaces of the ground and second floor to improve privacy and security.

Life safety will also be improved through compliance with BCA standards for the first-floor accommodation area and ground floor egress stairs and path to the outside, in accordance with Fire and Life Safety Report prepared by City Plan which forms part of this application.

On September 24, 2019, representatives of the Owners had a Pre-Lodgement meeting with Northern Beaches Council Ref: PLM2019/0189.

The scope of proposed works under the Development Application was discussed in detail. On September 24, 2019, representatives of the Owners had a Pre-Lodgement meeting with Northern Beaches Council Ref: PLM2019/0189.

On Thursday, 31 October 2019, Northern Beaches Council issued minutes of advice provided at the Pre-Lodgement meeting of 24/09/2019.

Key items identified by Northern Beaches Council as described in the PLM2019/0189 minutes included:

- *Council requests Traffic impacts arising from increase in accommodation room numbers on first floor be assessed and notes potential increase in Sect 94 contribution under former contributions plan*
- *Council has no concern regarding proposed internal layout amendments*
- *Council requests Owner give consideration to whether it is feasible to provide or improve existing vehicular drop off/pick areas up for hotel accommodation customers.*

- *Proposed changes from the approved DA are sympathetic to the heritage item, therefore there are no objections raised on the heritage grounds subject to the detailing of the glazed double doors and submission of a HIS*
- *New signage to define the hotel entrance/ lobby area will also need to be submitted and designed to be sympathetic to the heritage building.*
- *Acoustic design in regard to sleep quality of proposed occupants.*
- *Comment in regard to ensuring no potential contamination to food preparation and storage areas at ground floor during demolition and constructions works.*

The proposal

includes the following changes to the previous Development Application:

Exterior

- New signage as per drawing DA3 00 and DA 303
- Proposed signage locations are shown on DA 300 – DA 303
- New blade signage. Location and overall dimensions to match previous signage shown in historical photo
- New hotel signage
- Retain existing steel frame with new signage panel
- Signage to direct towards accessible access
- New hand painted signage to face of awning

Ground Floor

- Layout changes to the existing gaming area to reduce size and improve circulation in the existing courtyard.
- Exterior Awnings along The Corso, Whistler Street and Henrietta Lane to be replaced and detailed to replicate historical awning.
- 3 x 500L stacked copper beer tanks to be connected by copper pipe to the beach bar.
- New joinery and finishes throughout café
- Infill openings to separate café from pub for privacy and security
- New ramp in front of existing games room to provide accessible access from North Steyne through the café and hotel reception.
- New electric push button operated door to separate café and pub for privacy and security.
- New double doors to North Steyne 1941 façade, detailing to match existing entry doors along The Corso Façade.
- Refurbish non original ramp to comply as accessible step ramp
- Commensurate Ground Floor Heritage Exemption works Ref: 2019/565789 approved by Northern Beaches Council on October 8, 2019, will be completed under a Complying Development Certificate
- Commensurate Ground Floor Façade Remediation works Ref: LGA2019/0032 described under the Proposal submitted to Northern Beaches Council on October 17, 2019 in response to , will be completed under a corresponding Order from Northern Beaches Council
- Commensurate Ground Floor Fire Safety compliance works Ref: EPA2019/0104 described under the November 30, 2019 submission to Northern Beaches Council will be completed under a corresponding Order from Northern Beaches Council
- Commensurate Ground Floor Food Standards Compliance works (Ref: 2019/578498) will be completed under this Development Application
- New sign at hotel entrance

First Floor

- Upgrade of all hotel accommodation rooms to the east, south and west and central wings including new bathrooms to every room
- Airconditioning to all hotel accommodation rooms
- Alterations and additions to the northern wing which include three hotel suites 1, 2 and 3 and the relocation of the existing administration offices
- 1/no additional hotel accommodation room
- Conversion of existing office and services area to the guest lounge and hotel room 41
- Conversion of existing bathrooms to bedrooms in the east wing
- First Floor modification extension over gaming for new administration office
- Building Signage to replace former building signs
- Level 1 internal courtyard wall glazing system for improved acoustic and visual privacy to courtyard guestrooms
- New platform lifts opposite lift 1 for accessible access to guest lounge and non-accessible guestroom doors
- New maids' room
- Extension of existing courtyard terrace to provide access from the new guest lounge

Accommodation Room Schedule

Accommodation Capacity	Room quantity	Capacity
Existing	25 rooms	58 people
Previously approved DA	41 rooms	82 people
Proposed DA	42 rooms	84 people

- Commensurate First Floor Heritage Exemption works Ref: 2019/565789 approved by Northern Beaches Council on October 8, 2019, will be completed under a Complying Development Certificate
- Commensurate First floor façade remediation works Ref: LGA2019/0032 described under the Proposal submitted to Northern Beaches Council on October 17, 2019 in response to, will be completed under a corresponding Order from Northern Beaches Council
- Commensurate First Floor Fire Safety compliance works Ref: EPA2019/0104 described under the November 30, 2019 submission to Northern Beaches Council will be completed under a corresponding Order from Northern Beaches Council
- Commensurate First Floor Facade Lighting improvement works are proposed to be undertaken under Heritage Exemption Application to Northern Beaches Council submitted on October 14, 2019

Second Floor

- Removal of redundant condensers to central wing and installation of new air-conditioning condenser units for the hotel accommodations
- Commensurate Second Floor Facade Lighting improvement works are proposed to be undertaken under Heritage Exemption Application to Northern Beaches Council submitted on October 14, 2019
- Building Signage to replace former building signs
- New accessible guestroom adjacent to lift a, new walls, floor plate infill and service connections as required
- New doors to control circulation and improve security adjacent to courtyard stairs, stair 1 and lift 3.
- Commensurate Ground Floor Food Standards Compliance works Ref: 2019/578498) will be completed under this Development Application

Roof Area

- Installation of air-conditioning condenser units for hotel accommodation rooms on the existing roofs in existing plant and equipment areas. (not visible from the public domain)

The proposal includes changes between Development Application DA2018/2023 submitted and subsequently approved on 17 April 2019 and current proposal can be summarized as follow:

GROUND FLOOR

- Delete proposed new stair 4
- Retained existing stair ground floor to first floor.
- Amend gaming surround and layout
- Infill openings between café and Beach Bar Restaurant
- Existing kitchen modifies
- New ground floor doors to North Steyne Façade
- New exterior awning works
- New accessible ramp and access from North Steyne through the café to ground floor pub
- Refurbish existing ramp to beach bar restaurant to form compliant step ramp
- New signage to hotel entrance

FIRST FLOOR PLAN (EAST WING – STYENE)

- Room 06(B) and Room 05(B) combines as three rooms 35,36 and 37

FIRST FLOOR PLAN (WEST WING – THE CORSO)

- Room 12(P) and Room 11(P) combined as Suite 14
- Corridor and Housekeeping becomes Room 29

FIRST FLOOR PLAN (WEST WING)

- Delete internal Stair 4
- Room 11(B) and Room 12(B) and Stair 4 becomes rooms 26, 27 and 28
- New office over gaming

FIRST FLOOR PLAN (CORSO WING)

- Room 17(B), 18(B), 19(B), 20(B), 21(B), 22(B) combine as three suites 1, 2 and 3
- Existing verandah retained and extended to provide access to guest lounge
- Accessible rooms are centrally located around lift 1 on the first and second floors to reduce scope of works and minimise travel distance for guests.
- The removal of the managers apartment has increased the overall guestroom quantity by one additional room.
- New maids' room

SECOND FLOOR

- New walls infill and services for accessible room 42.
- Retain existing bar
- Existing kitchen modifies
- New doors adjacent to courtyard stairs, stair 1 and lift 3.

ROOF AREA

- Installation of air-conditioning condenser units for hotel accommodation rooms on the existing roofs in existing plant and equipment areas. (not visible from the public domain)

3.2. LANDSCAPING

The approved hotel uses and occupies the entire site and accordingly there is no landscaping within the site.

3.3. ACCESS, PARKING AND PUBLIC TRANSPORT

The existing hotel does not include for any on-site carparking.

The proposed development does not include any alteration to this condition.

The addition of an additional room is a reconfiguration of rooms and does not result in increased usage or result in the need for additional car parking. The proposed development does not include any alteration to the existing loading dock arrangements.

The site is 400m from Manly Wharf which provides ferry access to Circular Quay and other parts of the harbour. There is a major bus terminal in Belgrave Street (400m west) which provides bus services to the city, lower north shore and northern beaches. It is considered that the site is well served by public transport.

The traffic report notes:

However, narrowing the footpath for an indented bay to create a drop-off/pick-up point would have an adverse effect on pedestrian amenity, and is not considered warranted in this case given the very low (if any) likelihood of hotel guests bring dropped-off or picked-up, as opposed to the very high volumes of pedestrians which occur in this area, particularly on summer weekends.

It is noted however that an indented bay for a Loading Zone is located further to the north in North Steyne, at the intersection of Raglan Street. Consideration could be given to altering the signposting in part of the Loading Zone for use as a vehicle drop-off or pick-up point for Steyne Hotel and other accommodation providers, if desired by Council.

3.4. CONSTRUCTION ACTIVITIES

In regard to the proposed construction works it is anticipated these would extend over a period of approximately six months. Construction activities would be limited to the normal hours and days stipulated by council. The equipment or machinery used in the construction works will comply with the relevant Australian Standards in regard to noise emissions.

4. PLANNING CONTROLS

4.1. GENERAL

Section 79C (1) of the Environmental Planning and Assessment Act 1979 specifies the matters which a consent authority (such as SHFA) must consider when determining a development application. These include:

- The provisions of any environmental planning instrument or draft, any development control plan or matters prescribed by the regulations;
- The likely impact of the proposed development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality;
- The suitability of the site for development;
- Any submissions made in accordance with this act or regulations; and
- The public interest.

The following statutory and non-statutory instruments relate to the site:

- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013

4.2. MANLY LEP 2013

Part 1

Clause 1.2 Aims of the plan

The particular aims of this Plan are as follows:

- (a) *in relation to all land in Manly:*
 - (i). *to promote a high standard of urban design that responds to the existing or desired future character of areas, and*
 - (ii). *to foster economic, environmental and social welfare so that Manly continues to develop as an accessible, sustainable, prosperous, and safe place to live, work or visit, and*
 - (iii). *to ensure full and efficient use of existing social and physical infrastructure and the future provision of services and facilities to meet any increase in demand, and*
 - (iv). *to ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population,*
- (b) *in relation to residential development:*
 - (i). *to provide and maintain a diverse range of housing opportunities and choices that encourages affordable housing to cater for an ageing population, changing demographics and all socio-economic groups, and*
 - (ii). *to ensure high quality landscaped areas in the residential environment, and*
 - (iii). *to encourage higher density residential development to be located close to major transport nodes, services and employment opportunities, and*
 - (iv). *to maintain active retail, business and other non-residential uses at street level while allowing for shop top housing in centres and offices at upper floors in local centres,*
- (c) *in relation to business and the economy:*
 - (i). *to encourage, provide and consolidate business opportunities for a range of uses in appropriate locations that support local employment, community services and economic growth in business centres, and*

- (ii). *to recognise that tourism is a major industry and employer in Manly and to encourage its growth and continuing viability while protecting the needs of the local community,*
- (d) *in relation to transport, infrastructure and amenities:*
 - (i). *to reduce private car dependency, increase the viability of various public transport modes, minimise conflict between pedestrians and vehicular movement systems and encourage walking and cycling while concentrating intensive land uses and trip generating activities in locations most accessible to public transport and centres, and*
 - (ii). *to provide for a range of recreational and community service opportunities to meet the needs of residents and visitors to Manly and promote the efficient and equitable provisions of public services, infrastructure and amenities,*
- (e) *in relation to heritage—to identify, protect, sustain, manage and conserve all heritage, including archaeological relics, sites and resources, places of Aboriginal heritage significance, heritage items (and their curtilages), heritage conservation areas and the cultural (natural and built) environmental heritage of Manly,*
- (f) *in relation to the natural environment:*
 - (i). *to conserve and enhance terrestrial, aquatic and riparian habitats, biodiversity, wildlife habitat corridors, remnant indigenous vegetation, geodiversity and natural watercourses, and*
 - (ii). *to promote energy conservation, water cycle management (incorporating water conservation, water reuse, catchment management, stormwater pollution control and flood risk management) and water sensitive urban design, and*
 - (iii). *to protect, enhance and manage environmentally sensitive land with special aesthetic, ecological, scientific, cultural or conservation values for the benefit of present and future generations, and*
 - (iv). *to protect existing landforms and natural drainage systems and minimise the risk to the community in areas subject to environmental hazards, particularly flooding, bush fires, acid sulphate soils, sea level rise, tsunami and landslip, and*
 - (v). *to provide a framework that facilitates and encourages measures to assist the adaptation of the local environment to mitigate the impacts of climate change, and*
 - (vi). *to give priority to retaining bushland for its own intrinsic value and as a recreational, educational and scientific resource,*
- (g) *in relation to Manly's unique harbour, coastal lagoon and ocean beach setting:*
 - (i). *to preserve and enhance the amenity of public places and areas visible from navigable water around Manly, and*
 - (ii). *to retain open space, make more foreshore land available for public access and protect, restore and enhance riparian land along watercourses and foreshore bushland.*

It is considered that the proposed development compares favourably to the aims of the plan

Clause 1.3 Land to which Plan applies

The plan applies to the subject site

Part 2

Zoning B2 Local Centre

Objectives of the zone

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*

- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.*

It is considered that the proposed development compares favourably with the zone objectives.

The proposed use has existing use rights and is permitted in the zone

Part 4

Clause 4.3 Height of buildings

No additional height is proposed

Clause 4.4 Floor space ratio

(1) *The objectives of this clause are as follows:*

- to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,*
- to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,*
- to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,*
- to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,*
- to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.*

It is considered that the proposed development compares favourably with the objectives of the standard.

The site has two floor space ratios:

- The perimeter of the site to the east, south and west
FSR maximum permitted 3:1
Existing FSR: 1.23:1
- The centre north section
FSR maximum permitted 2.5:1
Existing FSR: 2.1:1

The proposed Floor Space ratio (perimeter) 1.3:1

The proposed Floor Space ratio (centre north) 2.102:1

The proposed Floor Space of both sections of the site complies with the standard.

Clause 4.6 Exceptions to development standards

Not applicable

Clause 5.10 Heritage conservation

(1) *Objectives The objectives of this clause are as follows:*

- to conserve the environmental heritage of Manly,*

- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

It is considered that the proposed development compares favourably with the objectives of the standard.

The proposed development works have been limited to areas of less heritage significance and/or areas that have been previously substantially altered.

A Heritage Impact Statement prepared by Architectural Projects Pty Ltd accompanies this application. The Heritage Impact Statement concludes that the impact of the proposed development will be acceptable.

Clause 6.1 Acid sulphate soils

The site is identified as being in a Class 2 area.

The proposed development does not require any significant excavation works. The minor excavation works required are for new stair footings and therefore no impact on the existing subsoil conditions are anticipated.

The works are considered to compare favourably with the objectives of the standard.

Clause 6.2 Earthworks

The proposed development does not involve any significant excavation works and for the minor excavation required for new footings. It is considered that the proposed development compares favourably with the objectives of the standard.

Clause 6.3 Flood planning

Not applicable.

Clause 6.4 Stormwater management

The existing building is already provided with an operational stormwater management system. No changes are proposed to existing roof area or the existing stormwater management system.

The proposed development complies with the standard

Clause 6.9 Foreshore scenic protection area

The site is located within a foreshore scenic protection area. The proposed works do not involve any works that will be visible from the water, beach or from the public domain. The proposed development complies with the standard.

Clause 6.15

Tourist and visitor accommodation

The proposed upgrade works to existing tourist accommodation is intended to improve the amenity and quality of the accommodation. The accommodation as is the existing use intended for short term accommodation stays and not for long term stays of more than 3 months.

The proposed development complies with the standard.

Clause 6.16 Gross floor area in Zone B2

Not applicable

Clause 6.21 Noise impacts – licensed premises

No change to existing approved noise generated activities are proposed.

4.3. MANLY DCP 2013

1.7 Aims and objectives of this plan

The General Aims of this plan are to:

- (a) Ensure that development contributes to the quality of the natural and built environments.*
- (b) Encourage development that contributes to the quality of our streetscapes and townscapes.*
- (c) Ensure that development is economically, socially and environmentally sustainable and to require the principles of ecologically sustainable development to be taken into consideration when determining DAs.*
- (d) Ensure future development has consideration for the needs of all members of the community.*
- (e) Ensure development positively responds to the qualities of the site and its context.*
- (f) Ensure development positively responds to the heritage and character of the surrounding area.*

It is considered that the proposed development compares favourably with the general aims of the plan.

Part 3

3.1 Streetscapes and townscapes

The proposed development includes works visible from the public domain being the new doors to the 1941 Steyne hotel façade which are detailed to match the existing and works to the exterior awning along The Corso, Whistler Street and Henrietta Lane which are detailed to replicate the historical awning

3.2 Heritage Considerations

The subject site is a heritage item.

- Heritage Item I 111 Lots 100, 101 and 102 DP 1069144

The subject site is located in a conservation area

- C2 Town Centre Conservation Area

Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:

- significant fabric, setting, relics and view associated with heritage items and conservation areas;*
- the foreshore, including its setting and associated views; and*
- potential archaeological sites, places of Aboriginal significance and places of natural significance.*

Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.

Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.

Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.

Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.

It is considered that the proposed development compares favourably with the objectives for the standard.

A Heritage Impact Statement prepared by Architectural Projects Pty Ltd accompanies this application.

The Heritage Impact Statement concludes that the heritage impact is considered to be acceptable.

The subject site is in the vicinity of a number of heritage items:

- Item I104 The Corso
- Item I106 All buildings in The Corso
- Item I110 New Brighton Hotel
- Item I112 102-108 The Corso
- Item I232 4-10 Sydney Road

The Heritage Impact Statement has assessed the proposed development and its impact on heritage items in the vicinity and found it to be acceptable as the works do not involve extensions to the building.

The proposed development includes works visible from the public domain being the new doors to the 1941 Steyne hotel façade which are detailed to match the existing and works to the exterior awning along The Corso, Whistler Street and Henrietta Lane which are detailed to replicate the historical awning, as well as new signage. The works are also limited to areas of low heritage significance and/or areas that have previously undergone significant alterations.

3.3 Landscaping

the subject site does not include any existing landscaped areas.

3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)

The proposed works are related to the upgrade of existing or former hotel accommodation rooms. Minimum changes to external street front elevations, window openings or balconies. The new doors to the 1941 Steyne Hotel Façade which are detailed to match the existing, changes to existing opening which face on to the existing courtyard space are proposed. There is no additional building height proposed.

As existing issues related to existing view valuable, extent of existing overshadowing and overlooking and privacy and noise generating activities remain unchanged.

Notwithstanding the above, all external timber windows to street frontage, glazed doors to hotel accommodation rooms are to have existing glazing resealed as well as air-conditioning to improve the amenity of the occupants which will also diminish acoustic impact on adjacent properties.

It is considered that the proposed development complies with the standard.

3.5 Sustainability

The proposed development is predominately limited to the existing first floor hotel accommodation rooms within an existing hotel. The proposed works will include the following:

- The existing hotel accommodation rooms are to be refitted and adapted thereby recycling the existing resource.
- Glazing improvements to all new and existing glazed windows and door openings to improve thermal and acoustic amenity
- All doors and windows will be fitted with air and dust seals to prevent thermal leakage
- All rooms shall be fitted with energy efficient air-conditioning systems
- All rooms shall be fitted with appropriately rated water saving tapware and sanitary fixtures to all new bathrooms
- All rooms to be fitted with key card activated lighting and air-conditioning to reduce energy wastage

It is considered that the proposed development compares favourably with the objectives of the standard.

3.6 Accessibility

The Owner has engaged City Plan Pty Ltd to provide Accessibility advice.

An Accessibility Report prepared by City Plan accompanies this application.

Improvements to the existing accommodation include:

- 3/no accessible hotel rooms
- AS1428.1 compliant lift to accessible room No. 3, 4 and 42
- AS1735 compliant platform lift to guest lounge, terrace, as well as rooms 5-41. The proposed development complies with the relevant BCA requirements.

3.7 Stormwater Management

No changes are proposed to the current stormwater system.

3.8 Waste Management

No changes are proposed to the current waste management system.

3.9 Mechanical Plant Equipment

All hotel accommodation rooms are proposed to be air-conditioned to improve the amenity and quality of the rooms and to meet visitor expectations.

Individual fan cool units (typical of hotels) are to be provided within each room ceiling space.

New condensers will be required at the second floor or roof areas.

The plant and equipment will comply with all acoustic requirements of Manly DCP 2013 including acoustic enclosures.

Refer to drawings for details.

The proposed development will comply with the standard.

3.10 Safety and Security

Safety and security for all hotel accommodation visitors will be upgraded by the proposed works.

The hotel accommodation will be primarily accessed from North Steyne in the north east corner of the building. This will be the public entry allowing access in by guarded through the access points throughout the hotel with a security press key.

- All hotel rooms have restricted press key access including lifts
- A central office reception in the ground floor cafe will provide full time access security and reception services to hotel visitors.

Part 4

4.2 Development in Business Centres

4.2.1 FSR

The site has two FSR

- (i) Perimeter of site to east, south and west
- (ii) Centre north

Existing Gross Floor Area 3,699 msq

Existing FSR (perimeter) 2.1:1
Existing FSR (centre north) 1.23:1
Proposed Gross Floor Area 3,729.4 msq
Proposed FSR (perimeter) 2.102:1
Proposed FSR (centre north) 1.3:1

The proposed development will result in a minor increase to the Gross Floor Area and consequently the FSR, however the proposed FSR remains well below the maximum permitted FSR for the site.

The proposed development complies with the standard

4.2.2 Height of Buildings

The proposed development does not include any increases in height to the existing building

4.2.3 Setbacks

The proposed development does not include changes to the existing building setbacks or alignments.

4.2.4 Carparking

The subject site does include any on site carparking

The proposed development does not propose any changes to the current arrangements or to the current loading arrangements in Henrietta Lane.

The additions to the additional rooms are a reconfiguration of rooms that does not result in the need for additional car parking.

4.2.5 Manly Town Centre

4.2.5.1 Design for Townscape

The proposed development includes works visible from the public domain being the new doors to the 1941 Steyne hotel façade which are detailed to match the existing and works to the exterior awning along The Corso, Whistler Street and Henrietta Lane which are detailed to replicate the historical awning.

4.2.5.2 Height of Building

The proposed development does not include any increases to the height of the existing buildings

4.2.5.3 Security Shutters

Not applicable

4.2.5.4 Car Parking and Access

Not applicable

4.2.5.5 Backpackers' Accommodation

Not applicable

4.2.5.6 Late Night Venues

The proposed development does not include any changes to the licensed areas of the hotel or to any noise generating activities.

Part 5

5. Special Character Areas and Sites

5.1 Manly Town Centre Heritage Conservation Area and The Corso

it is considered that the proposed development compares favourably with the general character and the statement of Heritage Significance.

Refer to the Heritage Impact Statement prepared by Architectural Projects Pty Ltd for the proposal. The Heritage Impact Statement concludes that the impact is acceptable.

The proposed works includes works visible from the public domain being the new doors to the 1941 Steyne hotel façade which are detailed to match the existing and works to the exterior awning along The Corso, Whistler Street and Henrietta Lane which are detailed to replicate the historical awning as well as new signage. It is considered that the work shall not adversely impact on the character or heritage significance of the conservation area or that of The Corso.

5. ENVIRONMENTAL PLANNING ASSESSMENT**5.1. GENERAL**

This section of the statement provides a planning assessment of the proposed development covering all relevant areas of consideration under Section 79C of the EP and Act, 1979.

5.2. STATUTORY AND POLICY COMPLIANCE S79C (1) (A)

The relevant matters for consideration under S79C (1) (a) EP+A 1979 are summarized as follows:

EP & A 1979	MATTERS FOR CONSIDERATION	OK	SEE COMMENTS	N/A
S79C(1) (a)	Manly LEP 2013	✓		
	SEPP Building Sustainability Index (BASIX), 2004			✓
	Other Relevant LEPs, REPs, SEPPs	✓		
	Manly DCP 2013	✓		
	Draft Instruments			
S79(1) (a)	Any other matter			
(iv)	As 2601-1991 The Demolition of buildings	✓		

The matters noted above are discussed in detail below.

TABLE 2 ENVIRONMENTAL APPRAISAL

Objectives		Satisfactory
1.	Statutory Controls	Yes (Section 4.2)
2.	Policy Controls	Yes (Section 4.3)
3.	Design in relation to existing building and natural environment	Yes
4.	Landscape Provision	Not applicable
5.	Traffic generation and carparking	Not applicable
6.	Loading and Servicing facilities	Not applicable
7.	Physical relation to and impact upon adjoining development	Not applicable
8.	All relevant Section 79C considerations	Yes

TABLE 3 PROJECT DATA/POLICY COMPLIANCE

Development Standard Requirement	Proposal	Complies
FSR	No changes to existing	Yes
Maximum Height	No changes to existing	Not applicable
Boundary Setback	No changes to existing	Not applicable
North	No changes to existing	Not applicable
South	No changes to existing	Not applicable
East	No changes to existing	Not applicable
West	No changes to existing	Not applicable

Landscaped Area	No changes to existing	Not applicable
Carparking	No changes to existing	Not applicable
Driveway	No changes to existing	Not applicable
Driveway Width	No changes to existing	Not applicable
Driveway Gradient	No changes to existing	Not applicable

5.3. NATURAL ENVIRONMENT IMPACT – S79C (1)(B)

The relevant matters for consideration under Section 79C(1)(b) EP+A 1979 have been considered as follows:

5.3.1. Topographic Impacts

The proposal shall require only minor excavation for stair footings. The remainder of works are wholly within the existing building envelope. Therefore, it can be anticipated that the proposal shall not result in any adverse impacts on existing flow paths or topography.

Accordingly, the scenic impact and the impact of the development on the topography of the locality are considered appropriate.

5.3.2. Water and Air Quality Impacts

The proposed development is unlikely to have any significant impact on air or water quality in the locality. The completed project will amend the existing stormwater drainage system and to the sewer as required.

The proposed development involves only a minor degree of excavation. In terms of dust and noise, all excavation work will be carried out in accordance with Council and EPA guidelines, which aim to maintain neighbourhood amenity during the construction phase. Accordingly, the proposed excavation is considered unlikely to impact significantly on the amenity of the neighbourhood, either temporarily or permanently, in relation to noise, vibration or dust if normal construction management practices are followed.

In any event, safety fencing will be provided in accordance with council and Workcover requirements and, where necessary, watering will be used to suppress dust emissions during the proposed excavation works. The proposed development is therefore unlikely to have any adverse impact in terms of water or air quality.

5.3.3. Flora and Fauna Impacts

The site currently contains no flora or fauna as approved uses occupy the entire site area. The proposed development does not include for any landscape works.

5.3.4. External Appearance and Design

The proposed development does not include any alterations and additions to the external façades of the existing nor does it increase the height of the existing building. All of the works are contained to the interior of the building or to internal façades to the existing courtyard space.

Accordingly, it is considered that the proposed development will not change the current relationship to adjoining properties and the surrounding locality and is consistent with the form of development encouraged by Council's planning controls.

5.3.5. Scenic and Landscape Impacts
Not applicable.

5.4. BUILT ENVIRONMENT IMPACTS – S79C (1)(B)

5.4.1. External Appearance and Relationship to Area Character

The proposed development includes works minor alterations being the new doors to the 1941 Steyne hotel façade which are detailed to match the existing and works to the exterior awning along The Corso, Whistler Street and Henrietta Lane which are detailed to replicate the historical awning as well as new signage nor does it increase the height of the existing building.

The proposal is considered to be compatible with the surrounding area.

5.4.2. Relationship to Neighbouring Properties

Solar Access

The proposed development does not increase the height of the existing building and does not alter existing façades of the building. Therefore, no additional shadows will be cast onto adjacent properties.

Views

The proposed development includes works minor alterations being the new doors to the 1941 Steyne hotel façade which are detailed to match the existing and works to the exterior awning along The Corso, Whistler Street and Henrietta Lane which are detailed to replicate the historical awning nor does it increase the height of the existing building. Accordingly, the proposed development is unlikely to result in any loss of aspect or views enjoyed by surrounding properties.

Aural and Visual Privacy

The proposed development does not propose any alterations to existing approved licensed areas or entertainment and therefore there will be no alterations to existing approved noise generating activities.

No alterations are proposed to the external elevations of openings of the existing building therefore there shall be no additional loss of privacy to adjacent properties.

According, the proposed development is considered to be appropriate in terms of acoustic and visual privacy, and potential adverse impacts have been minimised through the careful design of the buildings.

5.5. SOCIAL AND ECONOMIC IMPACTS S79C(1)(B)

The proposal shall utilize existing infrastructure in undertaking the construction and shall provide some short-term employment and accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.

5.6. THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT S79C (1)(C)

The relevant matters for consideration under Section 79C (1)(c) of the EP&A Act have been considered in the preparation of this application and are as follows.

5.6.1. Access to Services

The site is located in a well-established commercial area and is therefore well serviced by existing electricity, water, sewerage and telecommunication connections.

5.6.2. Traffic Generation/Parking and Access

All construction vehicle access to the site shall be via Henrietta Lane, away from major traffic routes. The minor increase in local traffic during construction is unlikely to have any adverse impact upon the existing infrastructure.

Council has requested consideration be given to whether it is feasible to provide or improve existing vehicular drop off/pick areas up for hotel accommodation customers.

As indicated on DA drawing No DA.010 Rev D, there is an existing shared loading zone along North Steyne adjacent the intersection with Raglan Street. There is the opportunity through sign posting to make part of this existing loading zone available as a vehicular drop off/pick up area for Steyne hotel (and other accommodation providers) customers.

From a planning perspective, it appears unlikely that a dedicated drop off/pick up zone for Steyne hotel can be realised due to the unfeasibility of the North Steyne to locate one. We expect the locality's numerous public transport connections would lessen the need for any such dedicated facility.

The Owner has engaged Varga Traffic Planning Pty Ltd to provide traffic advice.

Northern Beaches Council minutes of PLM2019/0189 requested the following aspect be addressed in the Development Application:

- *The proposed increase to the number of hotel accommodation rooms may require a re-assessment of the potential traffic and parking demand of the development.*
- *Traffic and Parking Report*

Varga Traffic Planning Pty Ltd conclude:

- *The Development Application encompasses proposed works that will result in an increase of a single hotel accommodation room on Level 2 beyond that previously approved as part of DA2018/2023.*
- *The unique circumstances of the Steyne Hotel site satisfy all of the circumstances in DCP Clause 4.2.5.4(a)*
- *Accordingly, it is not proposed to provide car parking for the additional hotel accommodation room proposed in the current DA.*
- *Consideration could be given by Northern Beaches Council to altering the signposting in part of the existing Loading Zone on North Steyne for use as a vehicle drop-off/pick-up point for Steyne Hotel and other accommodation providers, if desired by Council.*

5.6.3. Hazards

The site is not in an area recognized by the council as being subject to landslip, flooding or bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

5.7. THE PUBLIC INTEREST S79C(1)(E)

The proposed development is consistent with council's planning policies and statutory instruments and shall have minimal impact on the adjoining area. Accordingly, the proposed development is considered in the public interest.

The Owner has engaged Acoustic Logic Pty Ltd to provide acoustic advice.

Northern Beaches Council minutes of PLM2019/0189 requested the following aspect be addressed in the Development Application:

- *Application should address the following potential matters to facilitate timely assessment: 1. Acoustic design in regard to sleep quality of proposed occupants.*

Acoustic Logic Pty Ltd conclude:

- *There is no acoustic issue that arises with the current design in comparison to the 41-room design that has already been approved. Having said this, the proposed works will create the opportunity for a significant improvement in the acoustic amenity of the new guest rooms in comparison to the 25 existing guest rooms:*
- *Courtyard Façade – All changes proposed under the Development Application to the existing Level 1 facade are limited to openings which face inward, onto the hotel courtyard space. The windows will be treated with a continuous full height architectural glazing system. Modern glazing with acoustic seals would be expected to provide an improvement of at least 5dB(A) compared to the existing (poorly sealed) single glazing). This is a significant improvement.*
- *Street/Corso façades - Existing windows/doors are generally poorly sealed (not airtight). While these windows are not proposed to be changed (given they are heritage elements), it is proposed that the windows will all be resealed and made airtight. This would be expected to provide a 2-5dB(A) improvement compared to the acoustic performance provided by the existing windows.*
- *In addition, air conditioning provided to all accommodation rooms will improve the amenity for occupants, allowing occupants to close outward facing windows and doors (when occupants desire).*

The Owner has engaged Architectural Projects Pty Ltd to provide Heritage advice. A separate HIS is attached.

Northern Beaches Council minutes of PLM2019/0189 requested the following aspect be addressed in the Development Application:

Northern Beaches Council PRELODGE MENT ADVICE PLM2019/0189 24/09/2019 10:45am

Table of responses to items raised

	Northern Beaches	Proponent Response
Internal layout changes	Council raises no concern to the proposed internal layout amendments at the modification application stage. Conditions of the original development consent require full compliance with the BCA and relevant Australian Standards.	Noted
Heritage	<p>Any development must consider the heritage significance of the building. A revised Heritage Impact Statement will be required to be submitted with any modification application taking into consideration the heritage requirements of MLEP 2013 and MDCP 2013.</p> <p>Proposed changes from the approved DA are sympathetic to the heritage item, therefore there are no objections raised on the heritage grounds subject to the following:</p> <ul style="list-style-type: none"> ○ The details of the glazed double doors replacing the existing windows on the eastern façade to be provided with the DA, showing the materials and details of the framing and glazing of the new doors matching the existing windows on the same façade. ○ 	A HIS prepared by Architectural projects has been provided with the development Application
Setbacks	While no change to existing building setbacks are proposed, the objectives of this Part should be addressed in the statement of environmental effects.	Setbacks have been addressed in the SEE

Carparking, Vehicular Access and Loading	<p>No additional parking is proposed. The original DA was approved with no onsite parking provision. Due to the proposed increase in number of accommodation rooms, the applicant must provide justification that the modified development is not expected to increase demand for onsite parking and remain consistent with control objectives.</p> <p>In accordance with comments from Council's Urban Design team, consideration should also be given to whether it is feasible to provide or improve existing vehicular drop off/pick areas up for hotel accommodation customers.</p>	<p>Varga Traffic Planning Pty Ltd have prepared a report dated November 27, 2019 and entitled PROPOSED ALTERATIONS AND ADDITIONS STEYNE HOTEL 75 THE CORSO, MANLY TRAFFIC AND PARKING ASSESSMENT REPORT that responds to this item</p>
Signage	<p>The hotel lobby has also been formally located at the existing café area at the north eastern corner of the pub. New signage to define the hotel entrance/ lobby area will also need to be submitted and designed to be sympathetic to the heritage building.</p>	<p>The extent of proposed new façade signage is indicated on the development Application Plans prepared by Luchetti Architects and includes:</p> <ol style="list-style-type: none"> 1. Hotel Sign X1 2. Blade signs X 2 3. Facia Sign X 1
Health	<ol style="list-style-type: none"> 1. Acoustic design in regard to sleep quality of proposed occupants. 2. Comment in regard to ensuring no potential 	<p>Acoustic Logic Pty Ltd have prepared a report dated November 27, 2019 and entitled The Steyne Hotel, Manly – Acoustic Advice Regarding Proposed Development Works that responds to this item</p> <p>The Owner has prepared a discussion paper dated November 22, 2019. Revision A responding to this item</p>

	contamination to food preparation and storage areas at ground floor during demolition and constructions work.	
Documentation	<ol style="list-style-type: none"> 1. Electronic copies (USB) 2. Statement of Environmental Effects 3. Cost of works estimate/ Quote 4. Site Plan 5. Floor Plan 6. Elevations and sections 7. A4 Notification Plans 8. Site Analysis Plan 9. Demolition Plan 10. Waste Management Plan (Construction & Demolition) 11. Schedule of colours and materials 12. Statement of Heritage Impact 13. Traffic and Parking Report 	All documents have been provided as part of the development application

6. CONCLUSION

The proposed development has been assessed in light of Section 79C of the EP&A Act, 1979 and Council's planning instruments.

The proposal is permissible with Council's consent in the zone pursuant to Manly LEP 2013 and is considered to compare favourably with the general and specific objectives.

The proposed development is considered to have a neutral relationship to the streetscape of North Steyne. The proposed development includes works visible to the public domain being the new doors to the 1941 Steyne Hotel façade which are detailed to match the existing. Works to the exterior awning along The Corso, Whistler Street and Henrietta Lane are detailed to replicate the historical awning as well as new signage. It is submitted that the proposal is consistent with the surrounding development in terms of commercial developments in the locality. The proposal is not likely to result in any loss of privacy to any adjoining or nearby property owners. The proposal is not considered likely to result in any loss of views and no additional shadows will be cast by the proposed development. The proposal fully complies with all numerical development controls.

The proposal has been designed so that while there is a minor change to the east façade. There shall not be any impact on the existing heritage streetscape.

The subject site is a heritage item in Manly LEP 2013. The heritage impact of the proposal has been assessed and is considered acceptable.

The proposed development shall significantly improve the amenity of hotel accommodation in the hotel which is at present in a substandard condition.

The proposed development is compatible with Council and State Government Planning objectives for the site and the locality. The site is suitable for the development proposed which will generally have positive environmental impacts and improve the amenity of the neighbourhood. Accordingly, in the circumstances of the case, the proposal is considered to be in the public interest.

We recommend the proposal for approval.

7. LIST OF ILLUSTRATIONS

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 1	2018	Hotel Steyne, south elevation (to The Corso)	Architectural Projects
Figure 2	2018	Hotel Steyne, south elevation (To Whistler Street)	Architectural Projects
Figure 3	2018	Hotel Steyne, west elevation (To Henrietta Lane)	Architectural Projects
Figure 4	2018	Hotel Steyne, east elevation (to North Steyne)	Architectural Projects
Figure 5	2018	Existing Beer Garden south, view of exterior to Saloon Bar	Architectural Projects
Figure 6	2018	Existing Courtyard stair and west elevation to centre wing	Architectural Projects
Figure 7	2018	Existing Sports Bar in area of new Stair 4 - view to north	Architectural Projects
Figure 8	2018	Existing Beer Garden (north) and courtyard from second floor - view to south	Architectural Projects
Figure 9	2018	Existing Beer Garden (north) and bar - view to south	Architectural Projects
Figure 10	2018	Beer Garden (north) view to north. Former 41 North Steyne in background	Architectural Projects
Figure 11	2018	Existing bridge walkway and Stair 4 above courtyard at first floor level - view to east	Architectural Projects
Figure 12	2018	Existing Courtyard (north) at first floor level - view to north	Architectural Projects
Figure 13	2018	Existing north terrace to centre wing at first floor level	Architectural Projects
Figure 14	2018	View of existing lift No.2 from exterior of Saloon Bar	Architectural Projects
Figure 15	2018	Existing external courtyard and stair - view to north	Architectural Projects
Figure 16	2018	Existing Hotel Room 01	Architectural Projects
Figure 17	2018	Existing Hotel Room 05	Architectural Projects
Figure 18	2018	Hotel accommodation corridor to east wing at first floor level	Architectural Projects
Figure 19	2018	Existing hotel accommodation corridor to centre wing at first floor level	Architectural Projects

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 20	2018	Existing Hotel Room 12A	Architectural Projects
Figure 21	2018	Existing Hotel Room 13	Architectural Projects
Figure 22	2018	Existing Hotel Room 14	Architectural Projects
Figure 23	2018	Bath to existing Hotel Room 14	Architectural Projects
Figure 24	2018	Existing Hotel Room 17	Architectural Projects
Figure 25	2018	Existing Hotel Room 23	Architectural Projects
Figure 26	2018	Existing hotel room used as office - centre wing	Architectural Projects
Figure 27	2018	Existing verandah to administration offices at first floor level	Architectural Projects
Figure 28	2018	Existing administration offices at first floor	Architectural Projects
Figure 29	2018	Existing hotel room used as workshop - centre wing	Architectural Projects
Figure 30	2018	Existing hotel accommodation reception - first floor	Architectural Projects
Figure 31	2018	Existing Blacket's Bar, second floor	Architectural Projects
Figure 32	2018	Existing Blacket's Bar, second floor	Architectural Projects

Figure 1 2018 Hotel Steyne, south elevation (to The Corso)

Architectural
Projects



Figure 2 2018 Hotel Steyne, south elevation (To Whistler Street)

Architectural
Projects



Figure 3 2018 Hotel Steyne, west elevation (To Henrietta Lane)

Architectural
Projects



Figure 4 2018 Hotel Steyne, east elevation (to North Steyne)

Architectural
Projects



Figure 5 2018 Existing Beer Garden south, view of exterior to Saloon Bar Architectural Projects



Figure 6 2018 Existing Courtyard stair and west elevation to centre wing Architectural Projects



Figure 7 2018 Existing Sports Bar in area of new Stair 4 - view to north Architectural Projects



Figure 8 2018 Existing Beer Garden (north) and courtyard from second floor - view to south Architectural Projects



Figure 9 2018 Existing Beer Garden (north) and bar - view to south

Architectural
Projects



Figure 10 2018 Beer Garden (north) view to north. Former 41 North Steyne in background

Architectural
Projects



Figure 11 2018 Existing bridge walkway and Stair 4 above courtyard at first floor level - view to east Architectural Projects



Figure 12 2018 Existing Courtyard (north) at first floor level - view to north Architectural Projects



Figure 13 2018 Existing north terrace to centre wing at first floor level Architectural Projects



Figure 14 2018 View of existing lift No.2 from exterior of Saloon Bar Architectural Projects



Figure 15 2018 Existing external courtyard and stair - view to north

Architectural
Projects



Figure 16 2018 Existing Hotel Room 01

Architectural
Projects



Figure 17 2018 Existing Hotel Room 05

Architectural
Projects



Figure 18 2018 Hotel accommodation corridor to east wing at first floor level

Architectural
Projects



Figure 19 2018 Existing hotel accommodation corridor to centre wing
at first floor level Architectural
Projects



Figure 20 2018 Existing Hotel Room 12A Architectural
Projects



Figure 21 2018 Existing Hotel Room 13

Architectural
Projects



Figure 22 2018 Existing Hotel Room 14

Architectural
Projects



Figure 23 2018 Bath to existing Hotel Room 14

Architectural
Projects



Figure 24 2018 Existing Hotel Room 17

Architectural
Projects

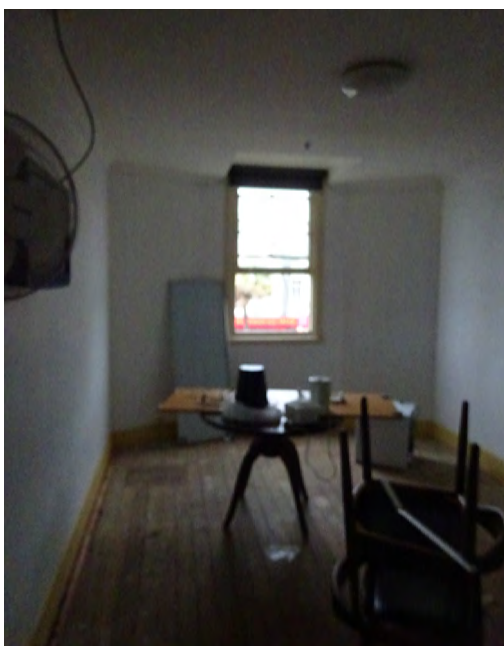


Figure 25 2018 Existing Hotel Room 23

Architectural
Projects



Figure 26 2018 Existing hotel room used as office - centre wing

Architectural
Projects

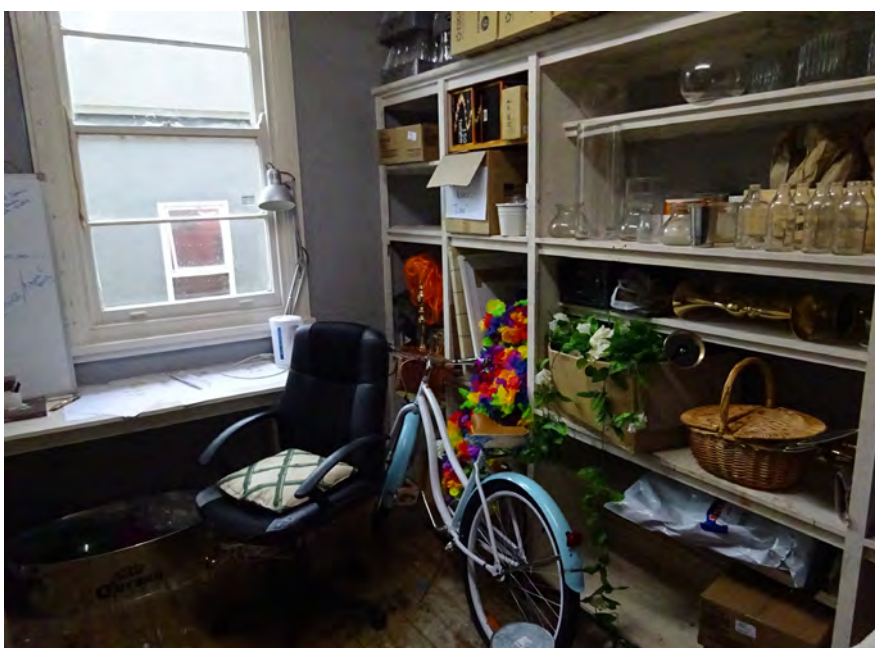


Figure 27 2018 Existing verandah to administration offices at first floor level Architectural Projects



Figure 28 2018 Existing administration offices at first floor Architectural Projects



Figure 29 2018 Existing hotel room used as workshop - centre wing

Architectural
Projects

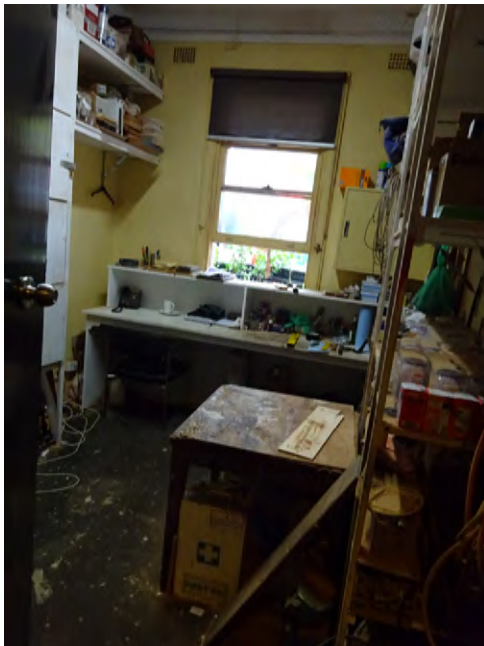


Figure 30 2018 Existing hotel accommodation reception - first floor

Architectural
Projects



Figure 31 2018 Existing Blacket's Bar, second floor

Architectural
Projects



Figure 32 2018 Existing Blacket's Bar, second floor

Architectural
Projects

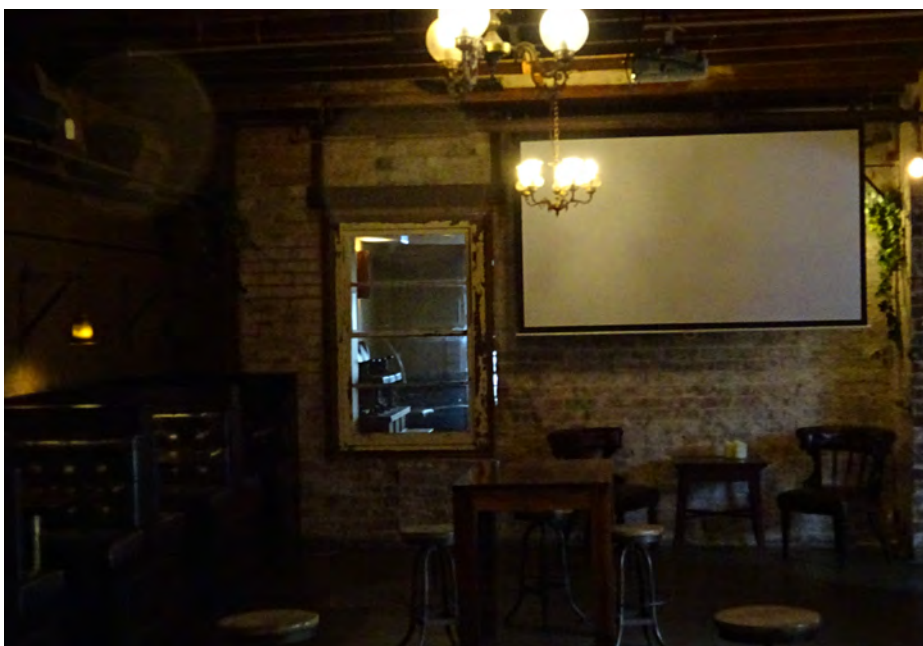


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