

Heritage Referral Response

Application Number:	DA2024/0984
Proposed Development:	Alterations and additions to the existing pub (Hotel Steyne)
Date:	15/10/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1280856 , 42 North Steyne MANLY NSW 2095 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

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject building is a heritage item, being Item I111 - Hotel Steyne - 75 The Corso and is located within the Manly Town Centre Conservation Area. It is also in the vicinity of a number of heritage items:</p> <p>Item I106 - Group of commercial buildings - All numbers, The Corso Item I112 - Group of 4 commercial buildings - 102–112 The Corso Item I104 - Street trees - The Corso (from Whistler Street to Sydney Road) Item I110 - New Brighton Hotel - 69–71 The Corso Item I232 - Commercial and residential building (street facade only) - 4–10 Sydney Road</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Manly Heritage inventory are as follows:</p> <p>Item I111 - Hotel Steyne <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>C2 - Manly Town Centre Conservation Area <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>Item I106 - Group of commercial buildings <u>Statement of significance:</u> The streetscape and its special qualities are of major significance to the state.</p>

Physical description:

The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements.

Item I112 - Group of 4 commercial buildings

Statement of significance:

This is an outstanding Federation Free Style/ Art Nouveau influenced façade with imaginative and exuberant design. It creates a significant back drop terminating the eastern end of Sydney Road.

Physical description:

A group of four parapeted brick and rendered two storey shops. The principal significance lies in the elaborate rendered decoration at first floor level. The second storey is set in fine symmetry which was originally accentuated on the party wall by an elaborately modelled central gable surmounted by a smaller gabled pediment (now demolished). The remaining semicircular and circular windows set in ornately carved pediment are intact.

Item I104 - Street trees

Statement of significance:

Part of earliest planting on The Corso c.1850's by H.G. Smith. Historic and aesthetic importance to the streetscape.

Physical description:

Centre planting of Ficus Macrophylla (Moreton Bay Fig) Remnant Palm planting (Phoenix Canariensis) of 1928.

Item I110 - New Brighton Hotel

Statement of significance:

This building is an example of exotic Egyptian-like motifs and Inter-war Free Classical style. The hotel is of major significance due to its contribution to the streetscape, its visual/textural interest and its association with early 20th century development of the resort. The building is an important feature on the corner of Sydney Rd and The Corso and its eclectic design contributes to the rich collection of architectural styles in the streetscape of the Corso.

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	N/A	

Consideration of Application

The proposal seeks consent for the following alterations and additions to the heritage listed property:

- extending the Level 2 indoor seating of the bar area by enclosing the existing deck area facing the internal courtyards and extending the existing decking area into the courtyard to create a new outdoor decking area above the existing awning;

- reconfiguration to the existing stairs to suit the proposed new outdoor decking area;
- extending the existing indoor bar area to include the existing landing and its extension to allow for additional indoor seating
- Demolition of existing portion of the wall and windows at Level 2 to include a new doorway.
- Roof extensions over the existing staircase/landing and over the new outdoor decking area for weather protection and acoustic amenity to neighbouring residential properties.

The proposed new outdoor decking area on Level 2 is considered acceptable as this addition is limited to the area over the existing awning and can be removed at a later date, therefore does not further change the overall layout with the internal courtyard. The reconfiguration of the staircase is also considered acceptable as this staircase is a later addition and can be removed at a later date. However, detailed internal elevations including the proposed materials and colour scheme are required to ensure the proposal is compatible with the significance of the heritage item. It is also noted that, there are some discrepancies in the architectural drawings, as they do not reflect the current situation of the existing building. The ground floor plan is showing three additional double doors to the North Steyne facade, which do not exist and the recent application DA2023/1750 proposing these doors has not been supported by Heritage. Also Level 1 & Level 2 demolition plans are showing an awning with a note: "Existing awning to be retained", although the photos, showing the current situation, in the submitted reports do not show this awning and there is no approval for this awning.

Revised comments - 15 October 2024

Amended drawings received on 11 October 2024, resolved some issues that heritage had with the proposal as the ground floor plan is now showing the current layout.

The proposed deck area above the existing awning in the internal courtyard now involves vertical louvered screen to satisfy the safety requirement. The proposal is considered acceptable subject to a condition requiring the details of this screen and the internal materials and colour scheme.

Therefore, no objections are raised on heritage grounds subject to one condition.

Consider against the provisions of CL5.10 of MLEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

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

Vertical Screen and Internal Colours and Materials

Details of the proposed vertical screen to the new deck area within the internal courtyard, and details of the colours and materials are to be submitted to Council's Heritage Advisor for approval prior to the

issue of the Construction Certificate.

Reason: To ensure heritage significance is protected.