

Ref:6413:RY:rp

26 August 2022

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

Dear Sir,

**ALTERATIONS AND ADDITIONS TO EXISTING PUB, KNOWN AS  
THE IVANHOE HOTEL  
19-29 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 alterations and additions to 19-29 The Corso Manly.

**Introduction:**

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

*Hamptons Property Services (Hamptons) has been retained by the Ivanhoe Hotel Pty Ltd, to lodge a development application for alterations and additions to the existing premises, known as the Ivanhoe Hotel, located at 19-23, 25 and 27-29 The Corso, Manly. These applications relate to the premises which currently operate under DA 2019/0574 and DA 2008/196. The consents approved the following on the site:*

*Change of use to a pub, alteration and additions to the premises, fitout and signage., (DA 2019/0574)*

*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. (DA 2008/196)*

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

*The purpose of the application is to improve the internal layout of the venue from an operational perspective, along with some minor works to the approved elevations to both The Corso and Market Lane.*

*The proposed alterations 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 alterations 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*
- *Positioning of a new Sports Bar in 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 works*
- *Additional signage to the Corso and Market Lane*
- *Alterations to building access and services, including stairs and floor finishes.*

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

- *Alterations 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*

- *Alterations 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*
- *Replacement of the façade at the ground floor with Annetta windows at No 25 and 27.*

*No changes are proposed to the Operational Conditions of the development consent.*

### **Architectural Scheme:**

The architectural drawings for the 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 demolition of the existing ground floor kitchen and amendments to the layout of the Ivanhoe Hotel, encompassing bottle shop and gaming room at 23, 25 and 27 The Corso.

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

The major structural changes encompassed by the proposal include:

- The creation of a large opening in the boundary wall(s) between #23 and #25.
- The creation of ventilation voids in the upper floor slab of #25.
- Use of the existing upper floor of #23 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 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 as described on the application drawings referenced above to be feasible provided works are carried out with care by competent and experienced contractors.

### **Flood Affection:**

The three sites (23, 25 and 27-29 The Corso Manly), are currently occupied by existing masonry buildings with mixed use. The ground floors are currently used for commercial purposes, and the upper levels are used for a mix of commercial purposes.

The development proposal maintains the footprint and usage of the ground floors of the buildings for commercial purposes (pub and bottleshop).

Threshold levels at the north and south boundaries are maintained under the proposal. The lower level switch and bin room area at #23 (North) are detailed as being raised to match the existing external levels. This new level is some 700mm above the adjacent footpath level on Market Lane.

The sites are nominated as being flood affected under the Manly DCP.

With reference to the Manly to Seaforth Flood Study, the affection occurs only for the Probable Maximum Flood (PMF). The affection is limited to the Market Lane frontage of the sites. The affection under PMF condition is nominated as LOW FLOOD RISK ref figure 63 of the Manly to Seaforth Flood Study.



Figure 1. Extract From Manly to Seaforth Flood Study Figure 63 PMF Provisional Flood Hazard Map 3/4. Site outline in red added.

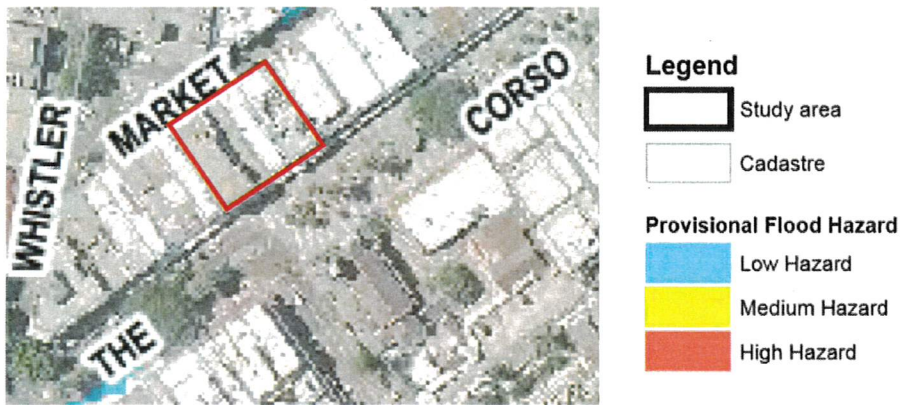


Figure 2. Extract From Manly to Seaforth Flood Study Figure 59 1% PMF Provisional Flood Hazard Map 3/4. Site outline in red added.

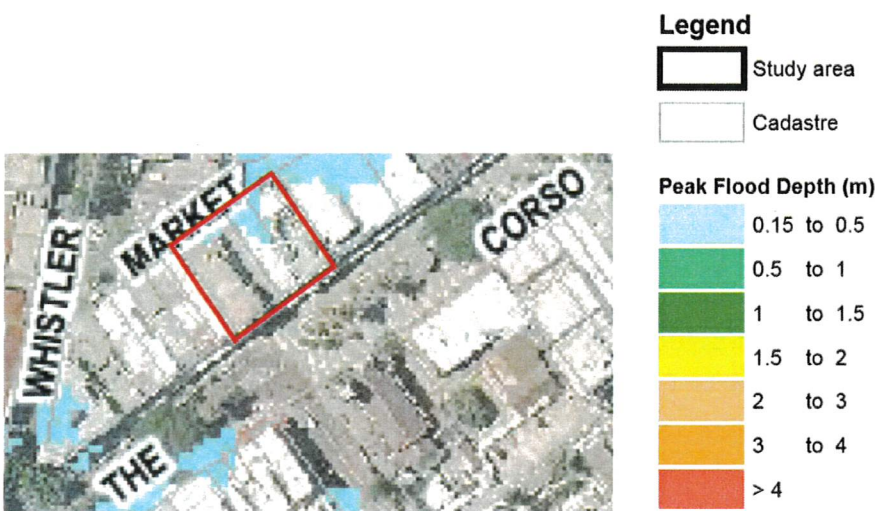


Figure 3. Extract From Manly to Seaforth Flood Study Figure 27 PMF Peak Flood Depths Map 3/4. Site outline in red added.

The sites appear unaffected by flood for the 1% AEP event.

Lower level service rooms at #23 (Market Lane) have been raised. The existing and proposed internal structural floor level of these floor areas in some 700mm above the surrounding ground levels in Market Lane. Flood water depths associated with the PMF are listed as less than 500mm (Refer Figure 3).

The sites are not identified as being subject to overland flow and do not obstruct flows. No basements are proposed as part of the application. Levels and access to the existing lift and stairs that service the basement in #25 remain unchanged.

The structures are built from robust materials suitable for usage in flood affected areas. The ground floor use is maintained for commercial purposes at the same existing floor level.

Given the above, there is unlikely to be any detrimental (flooding) effect on neighbouring properties as a result of the proposed works.

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**



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