



Heritage Impact Statement


The Ivanhoe Hotel
Alterations & Additions

19-23, 25 & 27-29 The Corso, Manly

Submitted to Northern Beaches Council
On Behalf of The Ivanhoe Hotel Pty Ltd

AUGUST 2022

REPORT REVISION HISTORY

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		Prepared by	Reviewed by	
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This report has been reviewed and approved for issue in accordance with City Plan's quality assurance policy and procedures.

Acknowledgement of Country

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We proudly operate from the lands of the Gadigal, Darkinyung, Danggan Balun and Turrbal Peoples.

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TABLE OF CONTENTS

1. Background	2
1.1. Introduction	2
1.2. The Site	2
1.3. Legal Description	2
1.4. Heritage listing	4
1.5. Proposal	4
1.6. Methodology	6
1.7. Constraints and limitations	6
1.8. Author Identification	7
1.9. Acknowledgements	7
2. Site Context and Description	8
2.1. Site Context	8
2.2. Site Description	9
3. Historical overview	13
4. Established Heritage Significance	13
4.1. Significance of the Subject site	13
4.2. Significance of the Town Centre HCA	13
5. Heritage Impact Assessment	14
5.1. Itemised assessment of the proposed alterations and additions	14
5.2. Statutory Controls	18
6. Conclusion and Recommendations	19

FIGURES

Figure 1: Cadastral map of the subject site showing the location of the site in the context of Manly Wharf and Manly Beach	3
Figure 2: Aerial view of the subject site showing its urban context	3
Figure 3: Cadastral map showing the approximate location the subject site within its surrounding heritage context	4
Figure 4: Context of The Ivanhoe Hotel along The Corso looking towards the Wharf with Darley Road behind the fountain.	8
Figure 5: View of The Corso looking towards Manly Beach end from Darley Road intersection with The Ivanhoe Hotel on the left and the St Matthews Manly on the right.	8
Figure 6: View of The Corso from the roundabout of Whistler Street looking towards The Ivanhoe Hotel	9

Figure 7: View to northwest from the rooftop terrace of 19-23 The Corso showing the urban context of at the rear and beyond The Ivanhoe Hotel..... 9

Figure 8: View along Market Place looking southwest towards Whistler Street. Rear of 19-23 The Corso is on the left. 9

Figure 9: View along Market Place looking northeast towards Sydney Road end. Rear of The Ivanhoe Hotel is on the right..... 9

Figure 10: Front elevations of 23 and 25 The Corso..... 10

Figure 11: Front elevation of The Ivanhoe Hotel 10

Figure 12: View of the subject site showing 19-21 (left), 23, 25 The Corso, and The Ivanhoe Hotel at the far end. 10

Figure 13: View of the bottle shop on the ground floor of 25 The Corso 10

Figure 14: Rear (Market Place) elevation of 23 The Corso with the apartment building at 19-21 The Corso on the right. 10

Figure 15: Rear (Market Place) elevation of 25 The Corso..... 10

Figure 16: View of the kitchen area at the southern side of The Ivanhoe Hotel ground floor 11

Figure 17: The kitchen area on the ground floor of The Ivanhoe Hotel 11

Figure 18: Interior of the bottle shop on the ground floor of 25 The Corso 11

Figure 19: View of Level 1 of 25 The Corso, which is partly covered by retractable roofing, looking towards Market Place section of Level 1..... 11

Figure 20: View of Level 1 of 25 The Corso, which is partly covered by retractable roofing, looking towards The Corso frontage..... 11

Figure 21: Another view of Level 1 of 25 The Corso. Note the retractable roofing and open-to-air section in the centre area..... 11

Figure 22: View of the Market Place section of Level 1 of 25 The Corso with a void to the ground floor seating area..... 12

Figure 23: View to the ground floor seating area behind the bottle shop looking from Level 1 void of 25 The Corso..... 12

Figure 24: View of Level 1 of 23 The Corso (front section) looking towards Market Place end. 12

Figure 25: View of Level 1 of 23 The Corso (rear section) looking towards Market Place end. 12

Figure 26: Rooftop view of 25 The Corso showing Market Place section..... 12

Figure 27: Rooftop view of 25 and 23 The Corso looking towards The Corso frontage 12

TABLES

Table 1: List of drawings by Paul Kelly Design 5

1. BACKGROUND

1.1. Introduction

This Heritage Impact Statement (HIS) has been prepared on behalf of the Ivanhoe Hotel Pty Ltd who is the Applicant for the Development Application associated with the current alterations and additions to the existing premises known as the Ivanhoe Hotel located at 19-23, 25 and 27-29 The Corso, Manly. The premises currently operate under Development Consents DA-2019/0574 and DA-2008/196.

The subject Development Consents approved the following:

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

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

Number 31 The Corso does not form part of these application.

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 and additions 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 subject site is part of a group heritage item and is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), and it is also located in the vicinity of a number of heritage items as detailed in section 1.4 below.

Due to the scope of works and the known heritage values of the subject site and surrounding context, the heritage provisions of the Manly Local Environmental Plan (LEP) 2013 and the Manly Development Control Plan (DCP) 2013 will apply. Accordingly, this HIS reviews and assesses the likely impact of the proposed alterations and additions may have on the known heritage values of Ivanhoe Hotel and its heritage context. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

The Statements of Heritage Impact, which were prepared by NBRS Architecture-Heritage in 2008 and 2019 to accompany the Development Applications DA0196/2008 and DA2019/0574 respectively, have been used as background heritage studies where applicable.

1.2. The Site

The subject site is located on the northern side of The Corso in Manly comprising numbers 19-23, 25, & 27-29 (Figures 1 & 2) with rear access also available from Market Place. Oriented south to north the development site is located directly opposite the Darley Road intersection.

The Sydney central business district is located approximately 15 km to the southwest of the subject site. For a more detailed description of the site and its context, see section 2.0 Site Description and Context.

1.3. Legal Description

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

- Strata Plan 12989,

- Lot 1, Deposited Plan 877793, and
- Lot 2, Deposited Plan 877793,

and is known as 19-23, 25 and 27-29 The Corso, Manly.

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



Figure 1: Cadastral map of the subject site showing the location of the site (highlighted in red) in the context of Manly Wharf and Manly Beach (Source: SIX Maps, accessed on 24 January 2022)

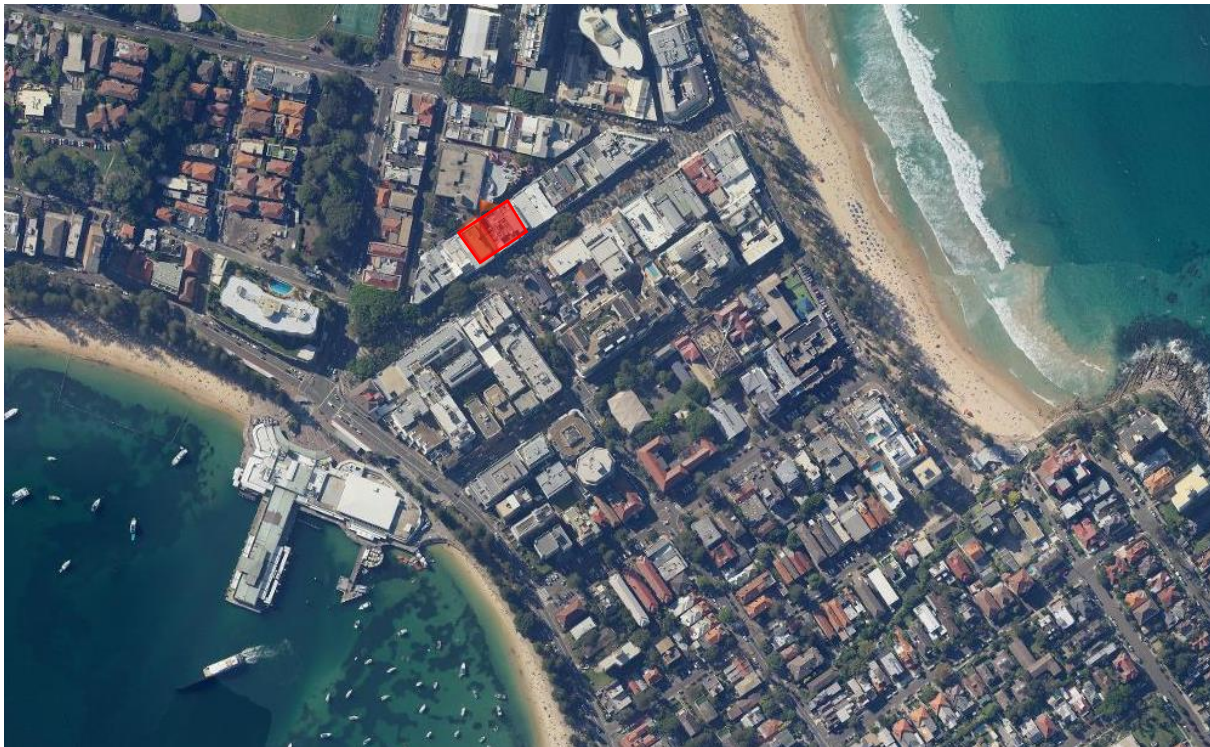


Figure 2: Aerial view of the subject site (highlighted in red) showing its urban context (Source: SIX Maps, accessed on 24 January 2022)

1.4. Heritage listing

The subject site is a heritage item listed as part of the heritage listing of the 'Group of commercial buildings' incorporating all numbers in The Corso under Part 1 of Schedule 5 of the Manly LEP 2013 as item no. I106 and defined across both Heritage Maps 3 and 5 attached to the Manly LEP 2013.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.

The subject site is also located in proximity to the following heritage items:

Environmental Planning and Assessment Act, 1979

Manly Local Environmental Plan (LEP) 2013, Part 1 Heritage items

- St. Matthew's Church and Church Hall – Item No: I113
- 'Street trees', The Corso (from Whistler Street to Sydney Road)', item no. I104
- Commercial Building – Item No: 107
- 'Group of commercial buildings', item no. I109

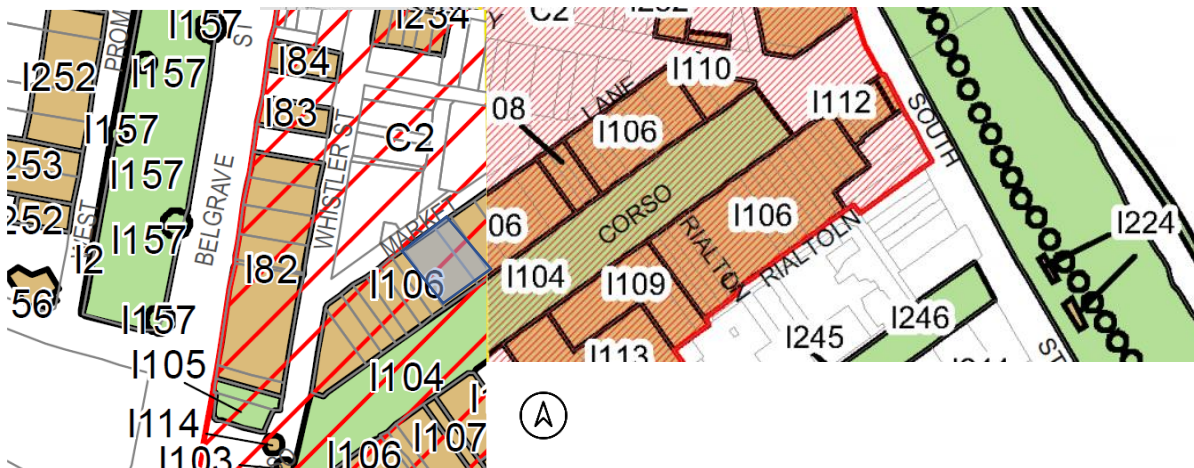


Figure 3: Cadastral map showing the approximate location the subject site (indicated in blue) within its surrounding heritage context (Source: Manly LEP 2013, Heritage Maps 003 and 005).

1.5. Proposal

The proposed alterations and additions are 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
- Repositioning 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 alterations
- Additional signage to The Corso and Market Place
- Amendments 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 Place, 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.

This HIS has assessed the following information prepared by Paul Kelly Design.

Table 1: List of drawings by Paul Kelly Design

Paul Kelly Design drawings			
Date	Title	Drawing No	Revision
18.02.2022	Ground Floor - Existing / Demolition Plan	DA GD 1 00A	P4
18.02.2022	Ground Floor - Proposed Plan	DA GD 1 00B	P4
18.02.2022	Ground Floor - Existing and Demolition Plan	DA GD 1 01	P4
18.02.2022	Ground Floor - Proposed Plan	DA GD 1 02	P4
18.02.2022	Ground Floor - Smoking Calculations	DA GD 1 10	P4
18.02.2022	Level 01 - Existing / Demolition Plan	DA L1 1 00A	P3
18.02.2022	Level 01 - Proposed Plan (Context)	DA L1 1 00B	P3
18.02.2022	Level 01 - Existing and Demolition Plan (Context)	DA L1 1 01	P3
18.02.2022	Level 01 - Proposed Plan	DA L2 1 00A	P3
25.02.2022	Level 02 - Existing Plan (Context)	DA L1 1 01A	P4
18.02.2022	Roof - Existing and Demolition Plan	DA RF 1 01	P3
18.02.2022	Roof - Proposed Plan	DA RF 1 02	P3
18.02.2022	Elevation (South-Eastern: The Corso) - Existing	DA GD 2 01	P3
18.02.2022	Elevation (South-Eastern: The Corso) - Proposed	DA GD 2 02	P3
18.02.2022	Elevation (North-Western: Market Place) - Existing	DA GD 2 03	P2

Paul Kelly Design drawings				
18.02.2022	Elevation (North-Western: Market Place) - Proposed	-	DA GD 2 04	P3

Relevant Reports

The following previous studies and reports were reviewed during production of this report. Relevant information has been included and referenced accordingly where necessary:

- *Statement of Heritage Impact: The Ivanhoe Hotel, 23 The Corso, Manly*, NBRS Architecture-Heritage dated 03 June 2019
- Development Application Assessment Report for DA2019/0574, Northern Beaches Council dated 03.10.2019.
- Notice of Determination DA 2019/0574 issued by Northern Beaches Council on 03.10.2019
- Ivanhoe Hotel DA Signage - Players Lounge The Corso & Market Place Facades by The Bar Brand People dated 23.05.2019
- *Statement of Heritage Impact: Proposed Additions & Alterations, 23-29 The Corso, Manly*, NBRS+Partners dated April 2008

1.6. Methodology

This HIS relates to the proposed alterations and additions associated with the Ivanhoe Hotel comprising numbers 19-23, 25 & 27-29 The Corso in Manly. It has been prepared in accordance with the Heritage NSW publications, *Statements of Heritage Impact, 2002* and *Assessing Heritage Significance, 2001*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Manly LEP 2013 and the Manly DCP 2013. It forms one of a collection of specialist reports.

Research for this HIS has adopted a two-stepped approach. Step 1 comprised a desktop assessment and Step 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach.

Step 1

Research into the early development of the site was undertaken in the NBRS Architecture HIS report and has been reviewed to get a better understanding of the place. Further, the Manly LEP 2013 and the SHR were examined to determine the known heritage values of The Ivanhoe Hotel and the heritage items in the vicinity.

Step 2

A site survey of The Ivanhoe Hotel and its associated properties comprising numbers 19-23, 25 & 27-29 The Corso both internally and externally was carried out by the author on 24 January 2022 with the purpose of photographing and understanding the place. All results are presented in section 2 Site Context and Description.

1.7. Constraints and limitations

- Accurate measured drawings do not form part of this report.
- This report does not include a heritage landscape assessment.
- The assessment in this report relates to the proposed works and documentation described in section 1.5 Proposal and 1.6 Methodology. It does not relate to any additional or revised documentation by any party.

- This report does not include for an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit.
- This report does not include an assessment of Aboriginal values.
- Only a visual assessment of the subject site was carried out. Intrusive methods were not employed.
- This report does not include for the provision of a title search for the subject site.

1.8. Author Identification

The following report has been prepared by Kerime Danis, Director - Heritage at City Plan with background information obtained from the previous heritage studies as detailed in section 1.4 above. content. All photographs are taken by the author on 24 January 2022 unless otherwise stated.

1.9. Acknowledgements

CPH would like to acknowledge the following people to assisted in the preparation of this report:

- Warwick Bowyer, Development Manager, IRIS Capital
- Jack Moffitt, Licensee, The Ivanhoe Hotel Manly

2. SITE CONTEXT AND DESCRIPTION

2.1. Site Context

The Ivanhoe Hotel is located approximately in the centre of The Corso, a low scale pedestrian thoroughfare linking the harbour (Manly Wharf) to the ocean (Manly Beach). The state heritage inventory (SHI) form for the heritage item 'Group of Commercial Buildings:' comprising all numbers in The Corso describes the locality as:

The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. 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. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.

It has a cohesive character resulting from generally low scale of development on its principle streets, construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mallings" of most of its length. St Matthew's Church, located on the intersection of Darley Rd, with its tower as a focal point, together with the oblique intersection of Sydney Rd, are important interruptions to the linear form of the Corso. At each end The Corso is open and merges into different spaces with good outward views to Shelley Beach, Queenscliff, Manly Cove and along Darley Road and Sydney Road. The gradual visual progression to the Pacific Ocean from Manly Cove with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.¹

The following images provide an overview of the urban and heritage context of The Ivanhoe Hotel.



Figure 4: Context of The Ivanhoe Hotel (on the right) along The Corso looking towards the Wharf with Darley Road behind the fountain.



Figure 5: View of The Corso looking towards Manly Beach end from Darley Road intersection with The Ivanhoe Hotel on the left and the St Matthews Manly on the right.

¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?id=2020001>



Figure 6: View of The Corso from the roundabout of Whistler Street looking towards The Ivanhoe Hotel



Figure 7: View to northwest from the rooftop terrace of 19-23 The Corso showing the urban context of at the rear and beyond The Ivanhoe Hotel



Figure 8: View along Market Place looking southwest towards Whistler Street. Rear of 19-23 The Corso is on the left.



Figure 9: View along Market Place looking northeast towards Sydney Road end. Rear of The Ivanhoe Hotel is on the right.

2.2. Site Description

The site comprising three buildings including The Ivanhoe Hotel and adjoining buildings to the southwest at 19-23, 25-29 and 31 The Corso in Manly is rectangular in shape, with main frontages to The Corso and rear accesses on to Market Place.

The Ivanhoe Hotel is a three-storey building with a distinctive architectural detailing and a post supported balcony to first floor, three faceted bay windows to second floor, and a parapet with gabled pediment, engaged piers and moulded cornices. Number 25 The Corso to the west of the Hotel is a highly modified commercial building owing its current classically detailed upper floor façade to the major alterations dating from the 2012-13 undertaken by the Peterson family featuring four vertically placed sash-windows with moulded architraves and parapet with turned balusters and pilasters with moulded cornices. The ground floor of 25 The Corso is occupied by the bottle shop and take-away section of The Ivanhoe Hotel.

23 The Corso has a plain façade with a horizontal window to the upper floor and a pop-up store and a stair entrance to the upper floor commercial office. Both buildings feature a cantilevered awning similar to those seen along The Corso. See the following images for external detailing of the subject buildings.



Figure 10: Front elevations of 23 and 25 The Corso



Figure 11: Front elevation of The Ivanhoe Hotel



Figure 12: View of the subject site showing 19-21 (left), 23, 25 The Corso, and The Ivanhoe Hotel at the far end.



Figure 13: View of the bottle shop on the ground floor of 25 The Corso



Figure 14: Rear (Market Place) elevation of 23 The Corso with the apartment building at 19-21 The Corso on the right.



Figure 15: Rear (Market Place) elevation of 25 The Corso.

As noted earlier and documented in the NBRHS HIS (2019), the interiors of the subject buildings have been extensively modified with most recent changes occurring from the 2012-13 alterations by the Peterson family who owned the property at the time.

The areas that are subject to the current alterations and additions have already been remodelled featuring contemporary fitout and finishes with limited original fabric remaining, which are essentially the key structural walls of the buildings. It is concluded that the integrity of the buildings is low.

The following images shows the current configuration and uses of the interiors that are subject of the current alterations and additions application.



Figure 16: View of the kitchen area at the southern side of The Ivanhoe Hotel ground floor



Figure 17: The kitchen area on the ground floor of The Ivanhoe Hotel



Figure 18: Interior of the bottle shop on the ground floor of 25 The Corso



Figure 19: View of Level 1 of 25 The Corso, which is partly covered by retractable roofing, looking towards Market Place section of Level 1

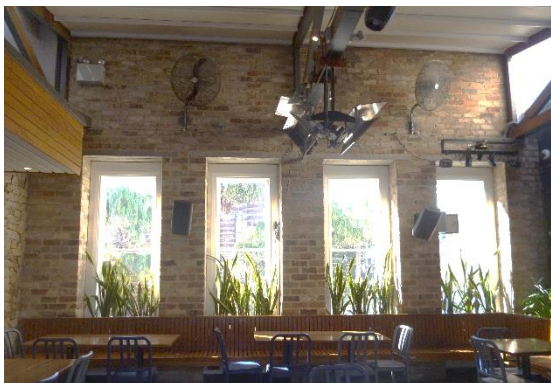


Figure 20: View of Level 1 of 25 The Corso, which is partly covered by retractable roofing, looking towards The Corso frontage

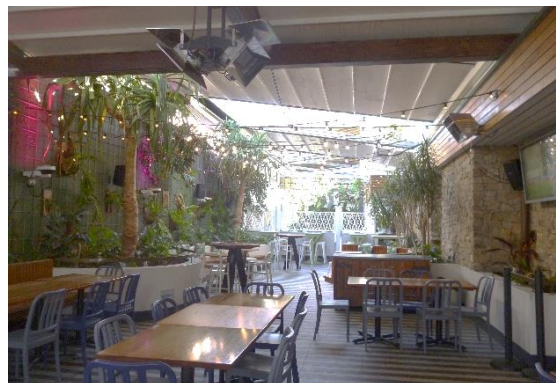


Figure 21: Another view of Level 1 of 25 The Corso. Note the retractable roofing and open-to-air section in the centre area



Figure 22: View of the Market Place section of Level 1 of 25 The Corso with a void to the ground floor seating area



Figure 23: View to the ground floor seating area behind the bottle shop looking from Level 1 void of 25 The Corso



Figure 24: View of Level 1 of 23 The Corso (front section) looking towards Market Place end.



Figure 25: View of Level 1 of 23 The Corso (rear section) looking towards Market Place end.



Figure 26: Rooftop view of 25 The Corso showing Market Place section



Figure 27: Rooftop view of 25 and 23 The Corso looking towards The Corso frontage

3. HISTORICAL OVERVIEW

Historical development of the site has been extensively documented in section 2 of the NBRIS HIS (2019) and have informed the assessment of the integrity of the existing fabric across the exterior and interior of the subject site. Reference should be made to the NBRIS HIS for details if required.

4. ESTABLISHED HERITAGE SIGNIFICANCE

As detailed in section 1.4 of this report, the subject site is listed as a heritage item under Part 1 of Schedule 5 of the Manly LEP 2013 known as the 'Group of commercial buildings' incorporating all numbers in The Corso (item no. I106) as shown in the heritage map in Figure 3 above.

In addition, the site is located within the curtilage of the Town Centre Heritage Conservation Area (C2) (HCA), under Part 2 of Schedule 5 of the Manly LEP 2013 as defined in Heritage Map 5.

The following sections provide the Statements of Significance of the subject site and the HCA available on the state heritage inventory (SHI) database managed by Heritage NSW.

4.1. Significance of the Subject site²

The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.

4.2. Significance of the Town Centre HCA³

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. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.

² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020001>

³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2020838>

5. HERITAGE IMPACT ASSESSMENT

5.1. Itemised assessment of the proposed alterations and additions

The following table provides comparative assessment of the proposed alterations and additions supported with images where necessary.

Proposed alterations and additions (internal)	Assessment of impacts
<ul style="list-style-type: none"> ▪ Demolition of existing improvements within 23, 25 and 27 The Corso including removal of the ground floor kitchen of 25 The Corso 	<p>As seen in Figure 16 and Figure 17, the existing kitchen and associated fittings are non-original dating from the 2009-2013 and later refurbishment works to the Hotel.</p> <p>Therefore their demolition will have no adverse impact on the heritage values of the subject site and its group listing.</p>
<ul style="list-style-type: none"> ▪ 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 	<p>Relocation of the bottle shop will have no impact on any existing original fabric as the shopfront and the interiors of the bottle shop were part of the 2009-2013 alterations and additions undertaken by the Peterson family, the then owners of the properties.</p> <p>In fact, the changes will ensure activation of the street frontage of 23 The Corso, which is currently occupied by a pop-up store.</p>
<ul style="list-style-type: none"> ▪ Repositioning of a new Sports Bar in 25 The Corso 	<p>Positive impact.</p> <p>Repositioning of a new Sports Bar from The Ivanhoe Hotel to 25 The Corso will assist in an improved and additional facilities within the Hotel, and locate the bar facilities within the same section of the project site with easy access and circulation between the Hotel and 25 The Corso. It will increase activation along The Corso frontage of the building replacing the kitchen and bottle shop spaces. Both of these spaces are the result of the alterations made since 2009.</p>
<ul style="list-style-type: none"> ▪ 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 	<p>No heritage impact.</p> <p>23 The Corso is an infill building dating from 1999 with extensive changes to its façade made by 2009. Introduction of a reconfigured layout to the rear of this building is acceptable and will increase its access and use.</p>
<ul style="list-style-type: none"> ▪ Removal of the approved voids contained within No. 23 The Corso 	<p>No heritage impact.</p> <p>The approved voids are not original features to the building and therefore their removal and maintaining a solid floor will have no impact in relation to heritage values of the place.</p>
<ul style="list-style-type: none"> ▪ Creation of new voids within No 25 The Corso 	<p>No heritage impact.</p> <p>25 The Corso was rebuilt in 2009 with significant changes to its interior and remodelling of its façade. The space currently is occupied by the bottle shop with an open outdoor seating on Level 1. Creation of voids in the form they are proposed will improve</p>

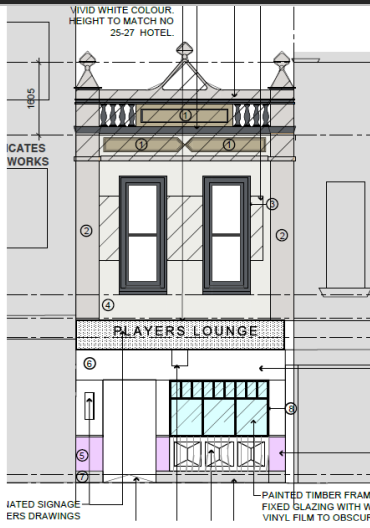
Proposed alterations and additions (internal)	Assessment of impacts
	the amenity and daylight to the ground floor bar area continuing the theme of beach culture across The Ivanhoe Hotel buildings. No fabric of original phase is in existence that the proposed voids would have an impact.
<ul style="list-style-type: none"> ▪ Modified internal seating area on the eastern side of the internal gaming area within No. 25 The Corso 	<p>No heritage impact.</p> <p>The subject area is currently open to the air space and modification to its layout and seating arrangement will allow for a more functional and improved facilities for the patrons of The Ivanhoe Hotel.</p>
<ul style="list-style-type: none"> ▪ Change of the ancillary use of Level 1 of 23 The Corso from storage to ancillary commercial area, consistent with the approved use as a pub 	<p>No heritage impact.</p> <p>The space is currently used as a commercial space and filled in with storage boxes throughout. The proposed ancillary commercial area will allow for increased access to the space.</p>
<ul style="list-style-type: none"> ▪ Reconfiguration of approved improvements to Level 1 of 23 The Corso 	<p>As above, no heritage impact.</p> <p>Reconfiguration of the approved improvements will include insertion of a new stair allowing 23 The Corso to be self-contained and not rely on the stairs within the adjoining 19-21 The Corso. The proposed amenities to the Market Street frontage will serve the office space at the rear.</p>
<ul style="list-style-type: none"> ▪ Reconfiguration of existing layout to Level 1, 25 The Corso 	<p>No heritage impact.</p> <p>The existing layout of 25 The Corso is a modified layout with no original fabric in existence. All fabric in this space date from the 2009-2013 alterations and additions. Notwithstanding, the reconfigured layout will be of a similar curvature nature around the newly proposed voids to the ground floor bar area and the existing gardens combined with banquet seating.</p>
<ul style="list-style-type: none"> ▪ Miscellaneous structural alterations 	<p>Minor heritage impact.</p> <p>The proposed minor structural alterations are required due to the reconfiguration of the spaces and improvement of circulation between the spaces as well as creation of new voids within 25 The Corso, and staircase and niches within the walls of 23 The Corso, which are the product of the 2009-13 reconstruction.</p>
<ul style="list-style-type: none"> ▪ Additional signage to The Corso and Market Place 	<p>No heritage impact.</p> <p>The proposed signage is consistent with the approved signage in terms of their purpose as identification signs to the entries and type as illuminated signs.</p>

Proposed alterations and additions (internal)	Assessment of impacts
	<p>The additional two illuminated signs to the Market Place elevation is the result of the reconfiguration of the ground floor entry reflecting the changes to the rear ground floor space at this end and the separate tenancy entry identification. These signs are the same size as the approved signage and will define the entry to the Players Lounge in southern and northern directions along Market Place as well as the entry for Level 1 tenant.</p> <p>The new signage to The Corso elevation are consist of the following:</p> <ul style="list-style-type: none"> ▫ two suspended under awning illuminated sigs matching the form and size of the approved under awning signage to Nos. 25 & 27-29 ▫ one suspended illuminated sign that was approved with only modification to its text depicting ‘The Ivanhoe Bottle Shop’ ▫ extending the approved vinyl graphic across the amended ground floor window glazing of No. 23 to match <p>None of the new signage will have adverse impact on the heritage aspects of the heritage item and The Corso HCA as they are necessary for the reconfigured uses and layout of the spaces, and are consistent with the approved signage package and design.</p>
<ul style="list-style-type: none"> ▪ Alterations to building access and services, including stairs and floor finishes 	<p>No heritage impact.</p> <p>As noted throughout this report the spaces that are the subject of the current alterations and additions are extensively modified and the proposed changes are necessary to improve the access and services between the varying levels of buildings of The Ivanhoe Hotel. Alterations to the slabs, stairs and finishes have been discussed above.</p>

Proposed alterations and additions (external)	Assessment & recommendations
<ul style="list-style-type: none"> ▪ 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 <p>Approved The Corso elevation is below:</p>	<p>Positive impact.</p> <p>The proposed additional glazed openings is the result of the relocation of the bottle shop to the front of 23 The Corso. As the bottle shop will be accessed from the recessed side door there is no need to have a door opening/access fronting The Corso. The new ground floor façade will complement better the approved upper floor elevation and its recessed wall between the decorative pilasters. Proportions of the ground floor façade will be complementary to the overall approved architectural presentation and character of 23 The Corso.</p>

Proposed alterations and additions (external)

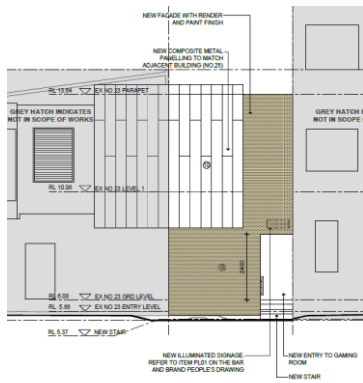
Assessment & recommendations



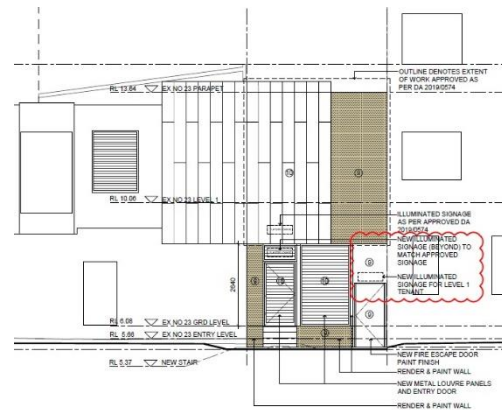
- Alterations to the approved rear façade of No. 23 The Corso, facing Market Place, with new metal louvre panels and an entry door, along with a new fire escape door

No heritage impact.

The change in the use of the space to the ground floor 23 The Corso from storage to new gaming room necessitate provision of new stairs and fire exits and treatment to the façade to meet the smoking regulations. None of the proposed changes (see below) will have an adverse impact rather they will improve the façade treatment to the rear elevation.



Approved Market Place elevation



- Alterations to the approved façade by replacing the façade at the ground floor of No's 25 and 27 with Annetta windows

Changes to the approved ground floor façade of the Ivanhoe Hotel by replacement of the existing windows with Annetta windows will have no impact on the established heritage significance nor its aesthetic presentation along The Corso. The ground floor window configuration is not original has been modified previously. The proposed Annetta style windows will be, in fact, an improvement as they will allow for clear views to the interiors and consistency across the ground floor façades of No's 25 and 27 The Corso.

5.2. Statutory Controls

As detailed in section 1.4 above, the subject site is a heritage item and is encompassed within the listing boundaries of the Town centre HCA as defined under Parts 1 and 2 of Schedule 5 of the Manly LEP 2013. Therefore, heritage provisions of the LEP and the controls of the Manly DCP 2013 will apply to the proposed alterations and additions.

This HIS has been prepared to accompany a development application to the Northern Beaches Council as part of a set of required documentation in line with the objectives and provisions of Clause 5.10 of the LEP.

As discussed and detailed in section 5.1 above, the proposed alterations and additions are essentially to fabric and elements that are of relatively recent fabric or newly created façade configuration. The changes will aid in improved conditions and layout through rearrangement and reconfiguration of internal circulation, function, facilities and amenities to the patrons of The Ivanhoe Hotel. The proposed changes are consistent with the objectives and provisions of the LEP and the DCP in relation to the heritage matters as they will enhance the use and presentation of the heritage item within the context of the Town Centre HCA and The Corso.

6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, including reconfiguration of the internal layouts, relocation of various uses and spaces across The Ivanhoe Hotel buildings comprising 19-23, 25 & 27-29 The Corso will result in no adverse impacts to the heritage significance of The Ivanhoe Hotel, its group commercial heritage buildings and the Town Centre Heritage Conservation Area or the nearby heritage items. The proposed alterations and additions are the result of further consideration of the design and requirements from relocation of the uses across the buildings with no impact on original or intact fabric. The works are essentially to the previously approved design or relatively recent fabric with a more considered detailing and improved configurations and streetscape presentations.

The proposal demonstrates compliance with the existing controls contained within the Manly LEP 2013 and Manly DCP 2013 regarding heritage conservation, and is therefore recommended to Council for approval.

CITY PLAN HERITAGE
AUGUST 2022