

Heritage Referral Response

Application Number:	DA2025/0022
Proposed Development:	Demolition works and construction of a five (5) storey residential flat building with basement parking and associated landscaping
Date:	25/02/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 4518 , 101 North Steyne MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site has been located within the vicinity of a number of heritage items:</p> <p>Item I68 - Ocean foreshores - Manly municipal area, boundary adjacent to the ocean</p> <p>Item I173 - North Steyne Surf Club - North Steyne, Manly</p> <p>Item I174 - Beach Reserve - Merrett Park North Steyne and South Steyne, Manly</p> <p>Item I2 - All stone kerbs - Manly municipal area</p>
Details of heritage items affected
<p>Item I68 - Ocean foreshores</p> <p><u>Statement of Significance</u> Natural landscape. Part of coastal zone east coast of Australia. Part entrance to Sydney Harbour. Listed due to its aesthetic, historic, and scientific significance to the area.</p> <p>Item I173 - North Steyne Surf Club</p> <p><u>Statement of Significance</u> The North Steyne Surf Life Saving Club (NSSLSC) and building is historically significant for its continuous association with surf lifesaving and use as a surf lifesaving club in the same location for nearly 100 years.</p> <p>Item I174 - Beach Reserve</p> <p><u>Statement of Significance</u> High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.</p> <p>Item I2 - All stone kerbs</p> <p><u>Statement of Significance</u> Stone kerbs are heritage listed.</p>

Physical Description

Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.

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	No	

Consideration of Application

The proposal seeks consent for the demolition of the existing building on the subject site and the construction of a five-storey residential flat building with a single level basement carpark. The existing building is a residential flat building dating back to 1960s.

A Pre-lodgement meeting and DSAP meeting, were held in 2024, with recommendations to increase the side setbacks, introduce articulations to the side elevations and reduce the overall bulk and scale to remain within the permissible height limit and FSR to ensure the character of the locality is retained.

The current application has not provided sufficient reduction to the overall bulk and scale therefore the proposed development is considered to have a negative impact on the surrounding heritage items, specifically the significant promenade. It is noted that the side setbacks have been slightly increased, however southern boundary setback on the ground floor should be introduced and further increase from the side and front boundaries is required to levels 3 and 4 to enhance the existing open space/see through character of the area. It is considered that the proposed floor to ceiling height for the apartments can be further reduced to minimise the overall height and the side setbacks can be increased to retain the existing building pattern within the streetscape.

Considerations should be given to the objectives and controls of 'Manly DCP 2013 - 3.2.1.1 Development in the vicinity of heritage items, or conservation areas' to ensure that the proposed development is of an appropriate form and design so as not to detract from the significance of the heritage items. Details of the front fence should be provided to ensure the proposal is visually compatible with the adjoining buildings, surrounding character and locality/visual context.

Therefore, the proposal is not supported by Heritage in its current form.

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? No

Has a Heritage Impact Statement been provided? No

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the

Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.