

## Heritage Referral Response

<b>Application Number:</b>	DA2022/0869
<b>Date:</b>	30/06/2022
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 1 SP 69948 , 1 / 43 - 45 North Steyne MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the subject site is within the vicinity of three heritage items and <b>Manly Town Centre Conservation Area</b>, listed in Schedule 5 of Manly Local Environmental Plan 2013:</p> <p><b>I111 - Hotel Steyne</b> - 75 The Corso</p> <p><b>Item I74 – Beach Reserve</b>—Merrett Park North Steyne and South Steyne</p> <p><b>Item I68 – Ocean foreshores</b> - Manly municipal area, boundary adjacent to the ocean</p>
<b>Details of heritage items affected</b>
<p>Details of the heritage items as contained within the Manly Heritage inventory are as follows:</p> <p><b>C2 - Town Centre Conservation Area</b></p> <p><u>Statement of Significance:</u></p> <p>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.</p> <p><b>Item I111 - Hotel Steyne</b></p> <p><u>Statement of significance:</u></p> <p>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></p> <p>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><b>Item I174 - Beach Reserve</b></p> <p><u>Statement of significance:</u></p>

High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.

Physical description:

Beachfront, promenade, sandstone retaining wall, paved, grassed And/or planting beds and remnant plantings of Norfolk Island Pines planted from the 1850's to the 1880's.

**Other relevant heritage listings**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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 a change of use of an existing shop to a food and drink premises, associated internal fit-out, new mechanical ventilation unit on the rooftop. The subject property is not a heritage item, however, it is in the vicinity of a number of heritage items and a conservation area.

Given that the proposed works are mainly confined to the interior and the physical separation between the proposed works and the heritage items and the conservation area, the impact of the proposal upon the heritage items and the conservation area is considered manageable.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of Manly LEP 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

**Further Comments**

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 30 June 2022

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:**

Nil.