

23<sup>rd</sup> July 2024

J5623\_03

**Attention: General Manager**

Northern Beaches Council  
PO Box 82  
Manly NSW 1655

**Re: S4.55 | Statement of Heritage Impact for Nos 34-35 South Steyne, Manly, New South Wales**

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## 1 Introduction

This Statement of Heritage Impact (SoHI) has been prepared to accompany a S4.55 Application for modifications to the approved DA2022/1164 for an existing site at Nos 34-35 South Steyne, Manly, New South Wales. The site is in the Northern Beaches Council. The principal environmental planning instrument for the site is the *Manly Local Environmental Plan 2013 (LEP 2013)*. The site is not listed as a heritage item but is adjacent to heritage items and lies within the 'Town Centre Heritage Conservation Area' by Schedule 5 Parts 1 and 2 of the *LEP 2013*.

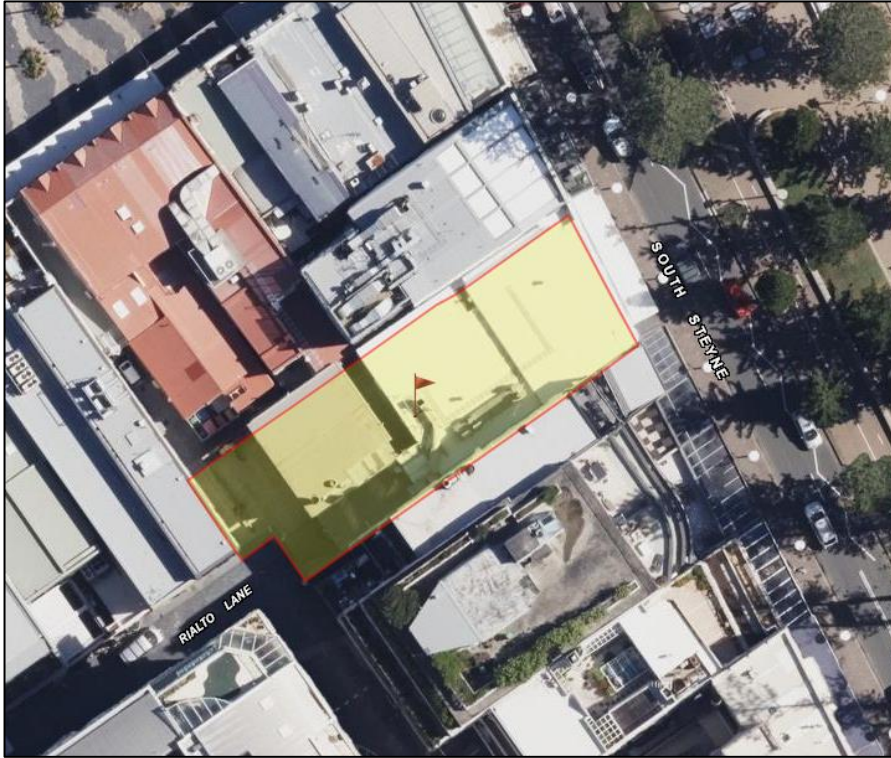
The existing approval for DA2022/1164 is for *Demolition and construction of a commercial building*. There is presently a separate S4.55 Application under assessment (MOD/2024/0225). This S4.55 Application should accordingly be read in the context of the original approval, the S4.55 Application under assessment, as well as the following documents:

- Approved Architectural Plans prepared by Durbach Block Jaggers, December 2023.
- Heritage Impact Statement prepared by Weir Phillips Heritage and Planning, June 2022 (hereon: *HIS 2022*).
- S4.55 Modification Plans prepared by Durbach Block Jaggers, July 2024.

The site is located on the west side of South Steyne and has rear access to Rialto Lane (Figure 1). The site is identified as Lot B, Deposited Plan 102407.



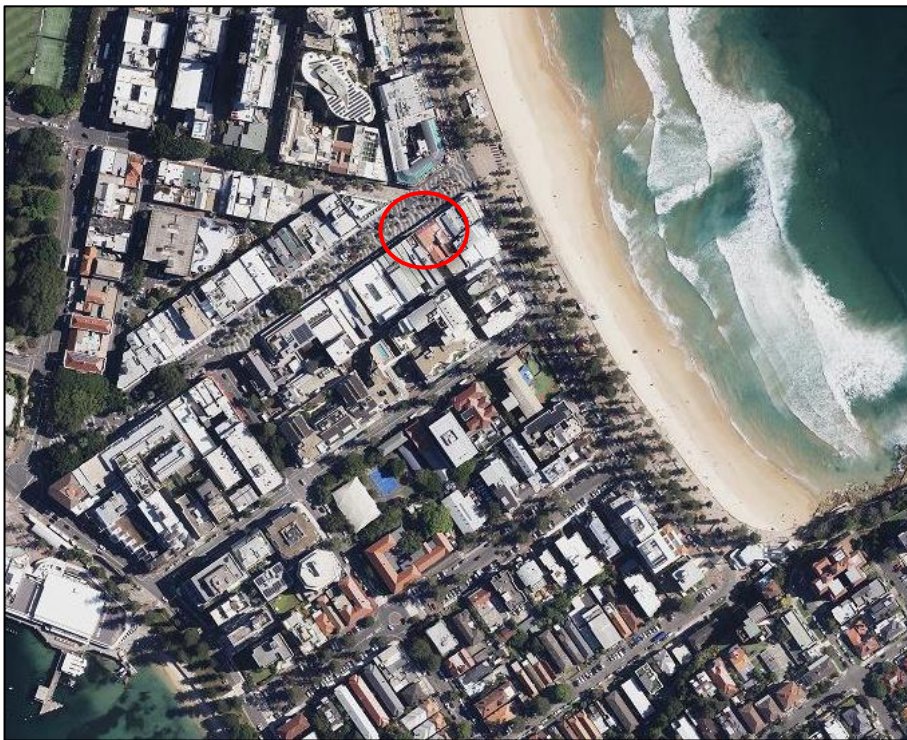
**Figure 1: Nos 34-35 South Steyne. The site is outlined in red.**  
SIX Maps 2024.



**Figure 2: Nos 34-35 South Steyne. The site is outlined in red.**  
SIX Maps 2024; overlay by WPH&P

## 2 The General Setting

For the following, refer to Figure 3, an aerial photograph over the site and the surrounding area.



**Figure 3: Aerial photograph over the surrounding area. The site is outlined in red.**  
SIX Maps 2024; overlay by WPH&P

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## **Town Centre Heritage Conservation Area**

The State Heritage Inventory provides the following description for the 'Town Centre Heritage Conservation Area', of which the site forms part:

*The Manly TCCA has a mixed character and comprises three key zones. The triangular zone north-west of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings. The street alignments, particularly the laneways around Market Square tend to be narrower, creating a more enclosed character, particularly when compared with the adjoining areas, such as The Corso, which has a much more open character, as well as the Belgrave Street streetscape, incorporating the larger civic buildings at the southern end (Manly Council Chambers, Manly Courthouse and Manly Police Station), and their orientation towards Gilbert Park and the Civic Square and proximity to Ivanhoe Park.*

*The buildings fronting Whistler Street and Sydney Road are primarily two storeys with awnings, with intact heritage items and contributory buildings dating from the late Nineteenth and early Twentieth Century. There have been numerous infill developments of varying levels of sympathy with the original heritage built form. Of particular interest is the Manly Library building on Market Lane, constructed in 1995, which was designed by Feiko Bouman, a prominent architect who is responsible for many civic buildings throughout Australia including the Stockman's Hall of Fame in Longreach, Queensland.*

*The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers. The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of The Corso.*

*The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form. In the area between The Corso and Victoria Parade, the building stock tends to be medium density, 3-4 storey mixed development, much of which has been constructed in recent decades. Key built features include St Matthews Church, Manly Village School, and the inter-war flat building on the corner of Darley and Victoria Parade. Further south east of Victoria Parade, the character of the Manly TCCA becomes predominantly*



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*smaller scale residential houses, tending towards Edwardian and Federation in style, interspersed with small residential flat buildings.<sup>1</sup>*

## South Steyne

South Steyne runs between North Steyne and Ashburner Street. The road is narrow and carries two-way traffic with no provision for street parking. There are wide concrete footpaths on either side. The eastern side of the street a wide paved public foreshore path adjacent Manly Beach and separated from it by a sandstone retaining wall. Vegetation on this side comprises a line of established Norfolk Pine Trees, listed as a heritage item. The western side of the street is characterised by two to four-storey buildings ranging from the late Victorian period through to infill development.

To the north of the site is No. 36 South Steyne, a three-storey contemporary commercial building. To the south is No. 32 South Steyne, a four-storey contemporary commercial building.

Refer to Figures 4 to 6 which illustrate the streetscape.



**Figure 4: No. 36 South Steyne to the north of the site, an example of three-storey infill.**

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<sup>1</sup> 'Town Centre Heritage Conservation Area', Heritage NSW State Heritage Inventory ID No. 2020838.

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**Figure 5: No. 32 South Steyne, an example of four-storey infill.**



**Figure 6: Nos. 110-112 The Corso to the north of the site, a two-storey Victorian period former hotel, now used as shops.**

## **Rialto Lane**

Rialto Lane runs in a loop north off Wentworth Street. The road is narrow and carries two-way traffic with no provision for street parking. The laneway is essentially a service corridor that provides rear access to buildings on The Corso, South Steyne and Wentworth Street. The rear elevations to buildings, as viewed from Rialto Lane, typically comprise contemporary one to three-storey additions.

Refer to Figure 7 which illustrates the character of the laneway.

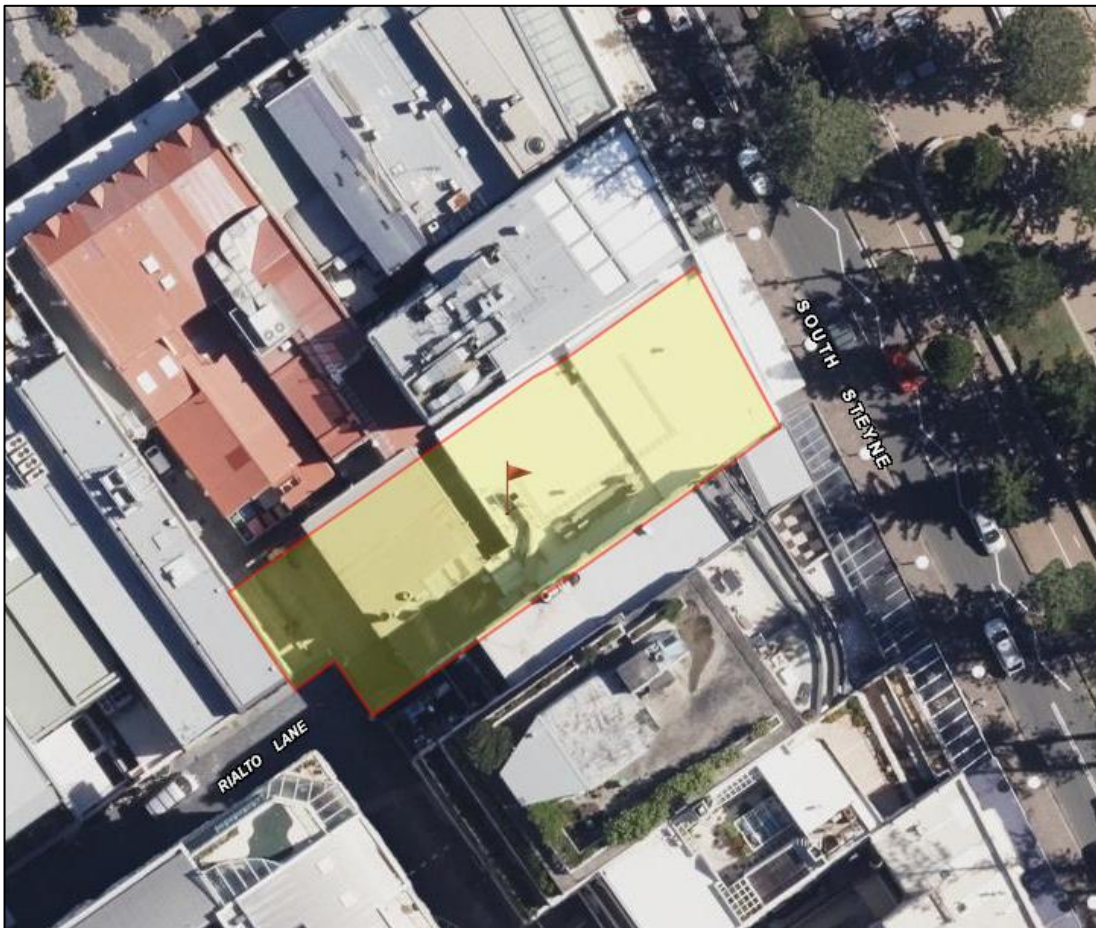
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**Figure 7: Looking west on Rialto Lane towards the rear elevations of buildings addressing The Corso. The rear of the subject building is visible to the right.**

### 3 Site Description

For the following, refer to Figure 8, an aerial photograph of the site.



**Figure 8: Aerial photograph of Nos 34-35 South Steyne. The site is outlined in red and shaded yellow.**  
SIX Maps 2024

For the purposes of the following description, South Steyne is designated as the eastern boundary.



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## *Site*

The site is a rectangular allotment containing a freestanding building oriented to South Steyne with rear access via Rialto Lane. The building on the site, described separately below, occupies the whole of the allotment. The site boundaries are approximately: north and south, 47m; east and west, 15m. The total site area is approximately 690m<sup>2</sup>.

## *Exterior of the Building*

Nos. 34-35 South Steyne is a two-storey building constructed c. 1960s-1970s. It is constructed of brick (rendered and painted at the front and unpainted brick at the rear) and has a roof clad in corrugated metal which is concealed from the street by a parapet. The front elevation has large metal-framed window openings at first-floor level, which is separated from the ground-floor by a metal awning supported by metal stays. The ground-floor front elevation comprises metal-framed glazed bifold door openings with timber and tile surrounds. The rear elevation is constructed of brick and has a roof clad in metal. Window openings are metal-framed.

Refer to Figures 9 to 11 which illustrate the exterior of the existing building.



**Figure 9: Front elevation of the existing building.**



**Figure 10: Front elevation showing the existing shopfront.**



**Figure 11: Rear elevation of the existing building.**

#### **4 Site Summary History**

The following is summarised from the *HIS 2022*

- The site lies on 30-acres of land originally granted to Gilbert Baker in 1810.
- The grant later formed part of the Bassett-Darley Estate which was subdivided and offered for sale in 1882.
- There have been two buildings on the site: the first building was a single-storey shop constructed no later than c. 1932-33.
- This building was demolished and replaced with the existing two-storey commercial building c. 1970s.
- In 2022, the existing building was approved for demolition under DA2022/1164.

#### **5 Statement of Significance**

The State Heritage Inventory provides the following Statement of Significance for the ‘Town Centre Heritage Conservation Area’:

*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.<sup>2</sup>*

This Statement is adopted for the purposes of this assessment.

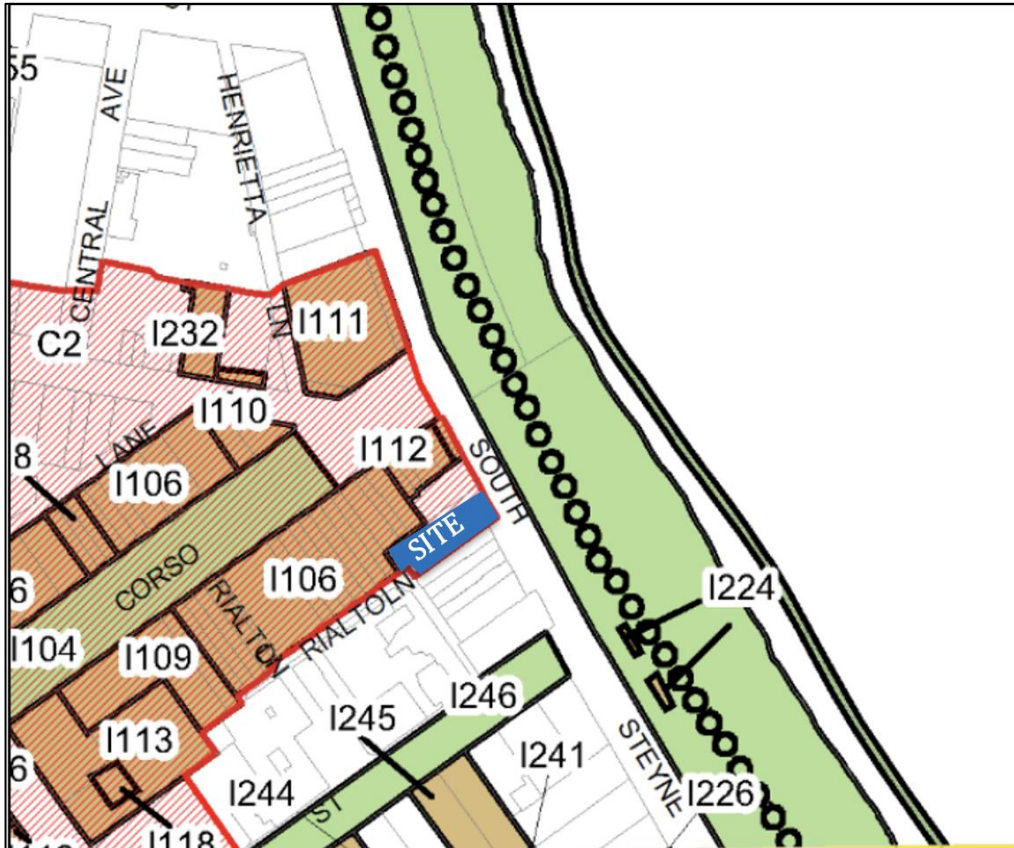
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<sup>2</sup> ‘Town Centre Heritage Conservation Area’, Heritage NSW State Heritage Inventory ID No. 2020838.



## 6 Heritage Items Within the Vicinity

For the following, refer to Figure 12, a detail of a map showing heritage items and Conservation Areas in relation to the site.



**Figure 12: Detail, map showing heritage items and Conservation Areas in the vicinity.**  
**The site is coloured blue.**

Manly LEP 2013; overlay by WPH&P

Local Heritage Items – Coloured brown and numbered.




Local Conservation Areas – Hatched red and numbered.

There are five heritage items in the vicinity of the site. These are briefly described in Table 1 below.

Item	Description	Local Listing No.
'Group of 4 commercial buildings', Nos. 102-112 The Corso, Manly	<p>This item is located to the north of the site.</p> <p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>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.<sup>3</sup></i></p>	I112



<sup>3</sup> 'Retail Building Group of 4 Retail Shops', Heritage NSW State Heritage Inventory ID No. 2020053.

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Item	Description	Local Listing No.
		
'Group of commercial buildings', The Corso, Manly	<p>This item is located adjacent to the west of the site.</p> <p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>Two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso.<sup>4</sup></i></p> 	I106
'Hotel Steyne', No. 75 The Corso, Manly	<p>This item is located to the north of the site.</p> <p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>This building is a fine example of Inter-War Art Deco style Hotel. Landmark building on the corner of The Corso and South Steyne.<sup>5</sup></i></p> 	I111
'Public shelters', South Steyne and	<p>This item is located to the southeast of the site.</p>	I224

<sup>4</sup> 'Group of Commercial Buildings', Heritage NSW State Heritage Inventory ID No. 2020496.

<sup>5</sup> 'Hotel Steyne', Heritage NSW State Heritage Inventory ID No. 2020017.

Item	Description	Local Listing No.
North Steyne', Manly	<p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>An important reminder of the historic role of Manly's ocean beach, the shelters remain useful for both seating and wind protection.<sup>6</sup></i></p> 	
'Beach Reserve – Merrett Park', North Steyne and South Steyne, Manly	<p>This item is located to the east of the site.</p> <p>The State Heritage Inventory provides the following Statement of Significance for this item:</p> <p><i>High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.<sup>7</sup></i></p> 	1174

**Table 1: Heritage items in the vicinity of the site.**

## 7 View Corridors

The principal view corridor towards the site is from directly outside and across the road on South Steyne, where the front elevation is highly visible. The building is generally visible on approach from the north and south on South Steyne. There are secondary views towards the rear elevation on approach from Rialto Lane.

Refer to Figures 13 and 14 which illustrate view corridors towards the site.

<sup>6</sup> 'Public shelters', Heritage NSW State Heritage Inventory ID No. 2020085.

<sup>7</sup> 'Beach Reserve – Merrett Park North Steyne and South Steyne', Heritage NSW State Heritage Inventory ID No. 2020475.



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Figure 13: Looking north towards the site from South Steyne.



Figure 14: Looking south towards the site from South Steyne.

## 8 Contribution to the Conservation Area

Nos. 34-35 South Steyne is an example of infill that was constructed no later than the c. 1970s, replacing an earlier building on the site, and thus lies well outside the key periods of interest for the Conservation Area. It makes a neutral contribution to the Conservation Area.

## 9 Scope of Works

The following should be read in conjunction with the plans prepared by Durbach Block Jagers that accompanies this application.

It is proposed to modify the approved DA2022/116 in the following ways:

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## ***Basement 1***

- Relocate sprinkler and booster alarm valves to fire stair 2 airlock.

## ***Ground Floor***

- Changes to the ground-floor tenancy – additional openings added into Through Site Link.
- Relocation of the sprinkler and hydrant boosters to South Steyne.
- Removal of flood barrier and replace with new passive flood barrier.
- Sliding fire door added to Through Site Link.

## ***Level 1***

- Changes to the central courtyard.
- Minor modifications to core layout.

## ***Level 2***

- Changes to the central courtyard.
- Minor modifications to core layout.

## ***Level 3***

- Changes to the central courtyard.
- Increase in floor space to the west.
- Changes to amenities to suit revised floor plate.
- Changes to window openings to the west to suit revised floor plate.
- Minor modifications to core layout.

## ***Roof Level***

- Revised roof layout to suit new level 3 arrangement.
- Plant and equipment slightly relocated to suit new roof layout.
- Relocated solar panels to suit revised roof layout.
- Minor modifications to mechanical layout.

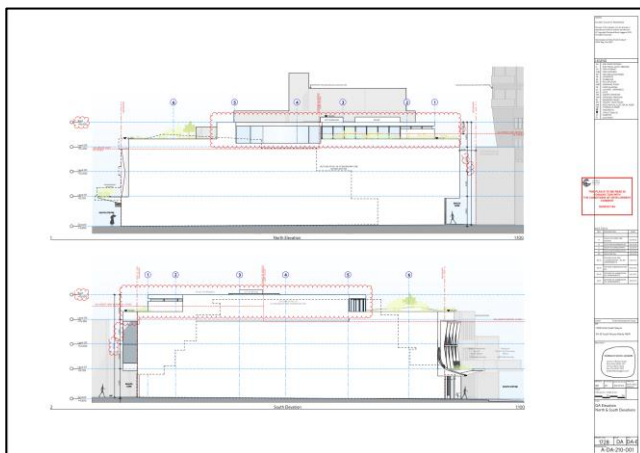
Refer to Figures 15 to 18 which reproduce the approved and proposed plans showing the elevations.



**Figure 15: Approved front and rear elevations.**  
Durbach Block Jagers, 2023



**Figure 16: Proposed front and rear elevations.**  
Durbach Block Jagers, 2024



**Figure 17: Approved side elevations.**  
Durbach Block Jagers, 2023



**Figure 18: Proposed side elevations.**  
Durbach Block Jagers, 2024

## 10 Impact of the Proposed Works on Town Centre Heritage Conservation Area

The proposed modifications will have a minimal and acceptable additional impact on the Town Centre Heritage Conservation Area for the following reasons:

Location	Proposed Modification	Impact
Basement	<i>Relocate sprinkler and booster alarm valves to fire stair 2 airlock.</i>	No impact. The amendment will improve fire protection measures. The changes will not be visible from the Conservation Area as they are internal.
Ground Floor	<i>Changes to the ground-floor tenancy – additional openings added into Through Site Link.</i>	No impact. The amendment will improve accessibility. The changes will not be visible from the Conservation Area as they are internal.
Ground Floor	<i>Relocation of the sprinkler and hydrant boosters to South Steyne.</i>	Minimal and acceptable impact. The amendment will improve fire protection measures by relocating the approved sprinkler



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		and hydrant boosters from Rialto Lane to South Steyne, which is more accessible.
Ground Floor	<i>Removal of flood barrier and replace with new passive flood barrier.</i>	No impact. The amendment will allow for the installation of a passive flood barrier that can be activated without electricity. The change will not have any visibility from the Conservation Area as it is internal.
Ground Floor	<i>Sliding fire door added to Through Site Link.</i>	No impact. The amendment will improve fire protection measures. The change will not have any visibility from the Conservation Area as it is internal.
Level 1	<i>Changes to the central courtyard.</i>	No impact. The central courtyard will be retained, albeit reduced slightly in size and its approved curved form made rectangular. The change will not be visible from the Conservation Area as they are internal.
Level 1	<i>Minor modifications to core layout.</i>	No impact. The changes will not be visible from the Conservation Area as they are internal.
Level 2	<i>Changes to the central courtyard.</i>	No impact. The central courtyard will be retained, albeit reduced slightly in size and its approved curved form made rectangular. The changes will not be visible from the Conservation Area as they are internal.
Level 2	<i>Minor modifications to core layout.</i>	No impact. The central courtyard will be retained, albeit reduced slightly in size and its approved curved form made rectangular. The changes will not be visible from the Conservation Area as they are internal.
Level 3	<i>Changes to the central courtyard.</i>	No impact. The central courtyard will be retained, albeit reduced slightly in size and its approved curved form made rectangular. The changes will not be visible from the Conservation Area as they are internal.
Level 3	<i>Increase in floor space to the west.</i>	Minimal and acceptable impact. The approved roof garden would have had little or no visibility as it is located to the rear. The loss

		of this space is offset by the retained roof terrace and internal courtyard which will provide the required outdoor amenity.
Level 3	<i>Changes to amenities to suit revised floor plate.</i>	No impact. The amendment will increase the number of bathrooms. The changes will not be visible from the Conservation Area as they are internal.
Level 3	<i>Changes to window openings to the west to suit revised floor plate.</i>	Minimal and acceptable impact. The previously approved vertically proportioned windows will now be replaced with a horizontal line of windows which will provide a similar level of internal light.
Level 3	<i>Minor modifications to core layout.</i>	No impact. The changes will not be visible from the Conservation Area as they are internal.
Roof Level	<i>Revised roof layout to suit new level 3 arrangement.</i>	No impact. The changes will not be visible from the Conservation Area due to the acute viewing angle.
Roof Level	<i>Plant and equipment slightly relocated to suit new roof layout.</i>	No impact. The changes will not be visible from the Conservation Area due to the acute viewing angle.
Roof Level	<i>Relocated solar panels to suit revised roof layout.</i>	No impact. The changes will not be visible from the Conservation Area due to the acute viewing angle.
Roof Level	<i>Minor modifications to mechanical layout.</i>	No impact. The changes will not be visible from the Conservation Area due to the acute viewing angle.

## 11 Impact of the Proposed Works on Heritage Items Within the Vicinity

***'Group of 4 commercial buildings', Nos. 102-112 The Corso, Manly;***  
***'Group of commercial buildings', The Corso, Manly; and***  
***'Hotel Steyne', No. 75 The Corso, Manly;***  
***'Public shelters', South Steyne and North Steyne', Manly; and***  
***'Beach Reserve – Merrett Park', North Steyne and South Steyne, Manly***

The proposed modifications will have a minimal and acceptable additional impact on these items for the following reasons:

- There will be no additional impact on the fabric of these items, which will continue to be sufficiently separated from the subject site.
- There will be no additional impact on significant view corridors towards these items. The proposed modifications will largely retain the massing, height and scale of the approved

building.

- The proposed exterior modifications are minor and consistent with the general appearance of the approved building, as it will present to the heritage items.
- The proposed modifications to the interior will have no impact as they will have no visibility.
- For the above reasons, there will be no additional impact on the ability of the public to understand and appreciate the heritage significance of these items.

## 12 Conclusion

This Statement of Heritage Impact has been prepared to accompany a S4.55 Application for modifications to the approved DA2022/1164 for an existing site at Nos 34-35 South Steyne, Manly, New South Wales. The site is in the Northern Beaches Council. The principal environmental planning instrument for the site is the *Manly Local Environmental Plan 2013*. The site is not listed as a heritage item, but is adjacent to heritage items and lies within the Town Centre Heritage Conservation Area by Schedule 5 Parts 1 and 2 of the *LEP 2013*.

The proposed modifications will have a minimal and acceptable additional impact on the 'Town Centre Heritage Conservation Area' because they are substantially in accordance with the approved DA. They represent minor design developments that will improve the amenity, accessibility and fire protection measures of the approved building. The exterior modifications are minimal and consistent with the general appearance of the approved building. The interior modifications will have no visibility from anywhere in the Conservation Area.

The proposed modifications will have no additional impact on the fabric of, or significant view corridors towards, heritage items in the vicinity. The exterior modifications are minor and consistent with the general appearance of the approved building, as it will present to the heritage items. The proposed modifications to the interior will have no visibility. For the above reasons, there will be no additional impact on the ability of the public to understand and appreciate the heritage significance of these items.

The proposed works fulfil the aims and objectives of the *Manly LEP 2013* and the *Manly DCP 2013* by improving the quality and diversity of commercial options in Manly while respecting the heritage significance of the area in which it lies.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,



**James Phillips** | Principal