

Re: Nos. 34-35 South Steyne, Manly. DA2022/1164.

This Heritage Impact Statement (HIS) letter responds to the changes in the third floor level of the proposed development at No.34-35 South Steyne and should be read in conjunction with the following documents:

- HIS prepared for the development application by Weir Phillips Heritage and Planning, dated May 2022.
- The revised architectural plans prepared by Durbach Block Jaggars, dated 23 April 2023.

The site is located within the Northern Beaches Council area. The principal planning control for the site is the *Manly Local Environmental Plan 2013 (LEP 2013)*. The site is not listed as a heritage item but is located in the Town Centre Heritage Conservation Area (HCA) and is in the vicinity of heritage items as defined by Schedule 5 Parts 1 and 2 of the *LEP 2013*.

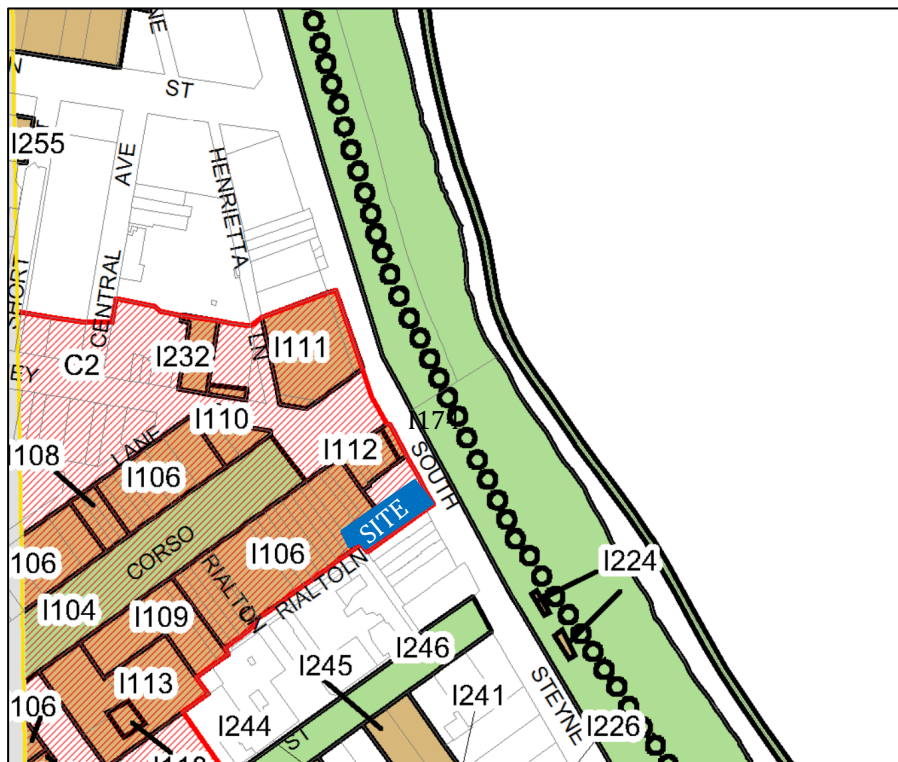


Figure 1: Detail, map showing heritage items and Conservation Areas in relation to the site. The site is coloured blue. *Manly LEP 2013*. Annotations by WPH&P.

Site Location

Nos. 34-35 South Steyne, Manly 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, D.P. 102407.

Weir Phillips Heritage and Planning



Figure 2: Map of Nos. 34-35 South Steyne. The subject site is outlined in red.
SIX Maps, 2022.

The revised scheme has carefully considered Council's request to create improved view corridors from the apartment block at the rear of the site. To enable the improved view corridors the built form on the third floor level has been pushed forward toward South Steyne to create a front and rear roof terrace area. The propose rear terrace allows the view corridors for the rear apartment.

The modifications to the proposal will have an acceptable impact the Heritage Conservation Area (HCA) for the following reasons:

- The proposed third floor level is deeply recessed back from the proposed front elevation of the site and is not visible from the principal view corridors of the HCA from South Steyne. Refer Figure 3 and 4.
- Where the third floor may be visible from Manly beach it is well recessed behind the predominant street wall structures of South Steyne and recessive to it.
- The proposed modifications to the third floor level are minor in scale to the proposed and accepted third floor level and will not change or impact Council's current view that the proposed works are acceptable from a heritage perspective as detailed in the Heritage Referral Response, dated 23 February 2023.

Should you have any questions, please do not hesitate to contact me on (02) 8076 5317.

Yours faithfully,

Patricia Sims | Director



Figure 3: Perspective of the revised proposal looking south along South Steyne.



Figure 4: Perspective of the revised proposal looking north along South Steyne.