

24th June 2022

J5623

**Re: Nos. 34-35 South Steyne, Manly. PLM2022/0084
Design + Sustainability Advisory Panel Meeting Report. 26 May 2022.**

This Heritage Impact Statement (HIS) letter is in response to the Design and Sustainability Panel Meeting recommendations for the proposed works at No.34-35 South Steyne, Manly and should be read in conjunction with the HIS prepared for the development application by Weir Phillips Heritage and Planning, dated May 2022. The proposed works includes the removal of the existing building on the site and construction of a commercial building with basement parking.



Figure 1: Front elevation of existing building at No. 34-35 South Steyne, Manly.

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 and is in the vicinity of heritage items as defined by Schedule 5 Parts 1 and 2 of the *LEP 2013*.

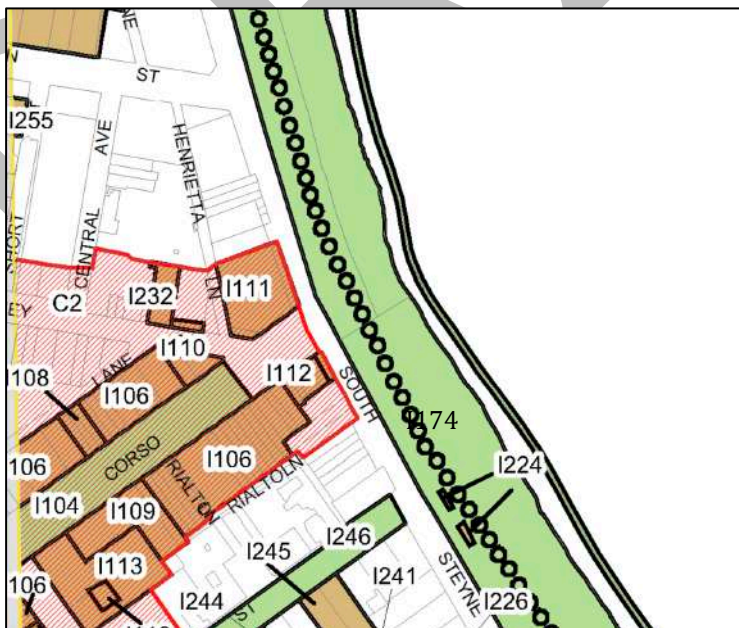


Figure 2: Detail, map showing heritage items and Conservation Areas in relation to the site. The site is coloured blue. *Manly LEP 2013*. Annotations by WPH&P.

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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.

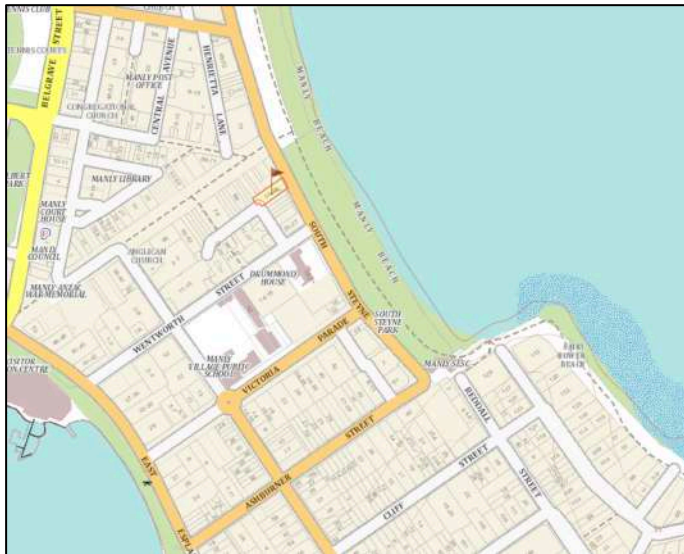


Figure 3: Map of Nos. 34-35 South Steyne. The subject site is outlined in red.
SIX Maps, 2022

Design and Sustainability Panel Meeting Report

The Design and Sustainability Panel Meeting Report provided the following advice on the Development Application.

Strategic context, urban context: surrounding area character

The Panel commends the analysis work and the considered appreciation of the laneway network within the area.

The Panel therefore strongly supports the through-site link and the contribution that it will make to the experience and use of Rialto Lane.

The proposal is generally in conformity and achieves the objective of Manly DCP 5.1.1

The proposal is within the foreshore scenic protection area and Heritage Conservation Area (HCA) of Manly although not itself of heritage significance. In accordance with Manly LEP 2013 cl 5.10 (4) the consent authority must consider the impact of the proposed development on the heritage significant of the item or area concerned.

The subject site is on the very edge of the HCA. The proposal for a completely glazed eastern façade is in stark contrast to the adjoining buildings although having architectural merit.

The Panel was of the view that recessing the glass to provide some articulation to the façade in addition to that provided by the curved glass sections could be desirable, as would the introduction of some solid sections or masonry blades to relate to the adjoining buildings and most buildings in the HCA.

Recommendation

- 1. Investigate recessing of glazing and the introduction of some solid elements to the eastern façade to better relate to adjoining and nearby buildings.*



Figure 4: Proposal at No.34-35 South Steyne, Manly. Durbach Block Jiggers 2022.

Heritage Response

The State Heritage Inventory provides the following Statement of Significance for the Town Centre Heritage Conservation Area (HCA):

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 daytrip 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.

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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.¹

The site and the adjoining buildings are not contributory to the HCA. The buildings in this section of South Steyne do not exhibit a cohesion or integrity of architectural style that depicts *the early development of Manly*. The elevations present a contemporary, diverse and stylistically chaotic urban response to Manly Beach, the foreshore scenic protection area and the HCA that has developed *ad hoc* with little appreciation of architectural form, detail or context. The range of projecting awnings, glazing, materiality, shade structures and balcony treatments to the street are all different and not recessive or sympathetic to the HCA.

The simplicity and translucency of the proposal is in direct contrast to the surrounding visual clutter of projecting forms, shapes and materials. The composure and geometry of the rectangular brass framing is juxtaposed with the gentle and recessed curvilinear glazing and concrete parapet, provides a quiet but robust response to its location within the HCA and proximity to heritage items. Articulation of the elevation is further enhanced by the fine but grand scale treatment of the window framing, chamfered awning details and arched walkway entry through to Rialto Lane.

The proposal reverses the traditional solid to void ratio of the heritage items in the HCA as presented by the Hotel Steyne and in so doing provides a highly considered response that is clearly contemporary in Architectural style. In so doing the finer grain detail of the Inter-War Deco Hotel and other heritage items can be viewed and appreciated for their different architectural style.



Figure 5: The Hotel Steyne, heritage item north of the site.

The proposal removes an intrusive, unexceptional building and replaces it with one of high-quality materials of off form concrete and custom-made curved glazing that gently interprets the bay form of Manly Beach, ocean waves and beachside significance of the HCA

Council has acknowledged the numerous attributes and benefits of the design including:

¹ 'Town Centre Conservation Area', Heritage NSW State Heritage Inventory ID No. 2020838.

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- The comprehensiveness and clarity of the submission and design strategy.
- The proposal would be a good urban fit appropriate to its location in the HCA.
- The Panel commends the analysis work and the considered appreciation of the laneway network within the area.
- The Panel strongly supports the through-site link and the contribution that it will make to the experience and use of Rialto Lane.

Council advises that *the proposal for a completely glazed eastern façade is in stark contrast to the adjacent buildings* whereas in fact there is extensive glazing on these elevations which are complicated with clunky balconies and balustrades and a multitude of different window and door framing profiles.

The proposed scheme in contrast is devoid of these small-scale cluttered elements. The large-scale glass curvature and sweeping concrete parapet provides a subtle but grand gesture to the curve of Manly Beach and ocean waves. Refer Figure 6 and 7.



Figure 6: Adjacent development on South Steyne. Site outlined in yellow.



Figure 7: Adjacent development on South Steyne. Site outlined in yellow.

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Figure 8: Proposed materials and finishes. Durbach Block Jagers 2022.



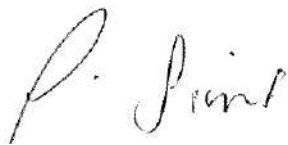
Figure 9: Proposed Elevation/ parapet detail to South Steyne. Durbach Block Jagers 2022.

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Durbach Block Jagers are a reputable design focused practice that have proven they consistently provide quality buildings of fine architectural merit. They carefully research each site, as illustrated in this submission, to ensure an appropriately considered, generous and contemporary response that seeks to establish significant, contextual and meaningful urban fabric.

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

Yours faithfully,



Patricia Sims | Director



North Bondi Surf Life Saving Club

2013

Commercial

X



Figure 10: North Bondi Surf Life Saving Club, Durbach Block Jagers 2013.