



## Heritage Referral Response

Application Number:	DA2019/1128
To:	Rhiannon McLardy
Land to be developed (Address):	Lot 1 SP 74073 , 1 / 119 - 120 North Steyne MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred to Heritage as it is within proximity of heritage items:</p> <p><b>Item I172 - House at 118 North Steyne</b> <b>Item I2 - All Stone Kerbs - Manly municipal area</b> <b>Item I174 - Beach reserve - Merret Park at North Steyne and South Steyne</b></p>
Details of heritage items affected
<p>Details of the item as contained within the Manly heritage inventory:</p> <p><b>Item I172 - House at 118 North Steyne</b> <u>Statement of significance:</u> Brise de Mer, c,1910 is very rare in Manly. Historically it is probably the oldest surviving building on the Steyne and distinctively a house, a large holiday house, the very sort of building along with apartments and small hotels which have made Manly distinctive from its earliest development. The house has historical connections with the Stedman family. It is rare as a large timber house with a slate roof, a type of architecture once common in New South Wales but now quite rare. It retains its curtilage to the east onto Cabbage Tree Beach (North Steyne).</p> <p><u>Physical description:</u> Single storey timber bungalow; Slate clad hipped roof; Enclosed front verandah, timber shingles to base of verandah. Good to fair condition, with repairs and maintenance.</p> <p><b>Item I2 - All Stone Kerbs - Manly municipal area</b> <u>Statement of significance:</u> Stone kerbs are heritage listed in the Manly municipal area.</p> <p><u>Physical description:</u> Sandstone kerbing to streets relating to kerbing of streets in the nineteenth century. Mostly located in the Manly village area and adjacent lower slopes of Eastern Hill and Fairlight.</p> <p><b>Item I174 - Beach reserve - Merret Park at North Steyne and South Steyne</b> <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><u>Physical description:</u> 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.</p>



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		
<p>The proposal seeks consent for a new pedestrian access gate, with minor landscape works and replacement of the existing front fence to the eastern boundary. The proposal retains the existing sandstone kerb along North Steyne (eastern boundary) and there is no impact on this heritage item or its significance. It is considered that there will be no impact to the heritage item I172 ("House" at 118 North Steyne) or its significance and no impact upon views to and from this heritage item. The proposal will also not impact upon the views to and from the heritage item I174 (Beach reserve - Merret Park at North Steyne and South Steyne).</p> <p>The proposal is minor and does not affect the built form, <b>therefore, the proposal is supported on heritage grounds, subject to a condition of consent.</b></p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 27 November 2019</p>		

**Recommended Heritage Advisor Conditions:**

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Protection of sandstone kerbing**

The sandstone kerbing located in road reserve along the eastern boundary of 119-120 North Steyne, Manly, is to be protected at all times during demolition and construction works on site.

Reason: To ensure that the heritage listed sandstone kerbing is not damaged as a result of the proposed works. (DACHEEDW1)



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