

## Heritage Referral Response

<b>Application Number:</b>	Mod2022/0628
<b>Date:</b>	23/11/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 101 DP 1110110 , 96 - 97 North Steyne MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage item and is within the vicinity of a number of heritage items:</p> <p><b>Item I2 - All stone kerbs</b> - Manly municipal area</p> <p><b>Item I194 - House</b> - 7 Pine Street, Manly</p> <p><b>Item I174 – Beach Reserve</b>—Merrett Park North Steyne and South Steyne</p> <p><b>Item I173 – North Steyne Surf Club</b> - North Steyne</p> <p><b>Item I168 – Ocean foreshores</b> - Manly municipal area, boundary adjacent to the ocean</p>
Details of heritage items affected
<p><b>Item I2 - All stone kerbs</b>  <u>Statement of Significance</u>            Stone kerbs are heritage listed.  <u>Physical Description</u>            Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</p> <p><b>Item I194 - House</b>  <u>Statement of Significance</u>            Fine intact example of Federation Queen Anne style.  <u>Physical Description</u>            Fine Federation Queen Anne style residence, brick with slate roof incorporating attic rooms, return verandah. Retains leadlights.</p> <p><b>Item I174 – Beach Reserve</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.  <u>Physical description</u>            Beachfront, promonade, 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>

### Item I173 – North Steyne Surf Club

#### Statement of significance

The following Statement of Significance has been taken from the 2007 CMP prepared for the property by Manly Council:

The North Steyne Surf Life Saving Club (NSSLSC) and building is historically significant for its continuous association with surf life saving and use as a surf life saving club in the same location for nearly 100 years.

The North Steyne Surf Life Saving Club (built in 1934) has historic and aesthetic significance as the only remaining largely intact early twentieth century purpose built club building retained in the Manly Beach Precinct. The setting of which includes the Norfolk Pines and northern sandstone retaining sea wall. The building has significance as an Inter-war Free Classical Mediterranean styled building, with Spanish Mission features. The building style, size, form and setting is significant to the Manly Beach and surrounds character and value.

#### 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 modifications to the approved DA272/2017 and MOD2021/0647, including reconfigurations to the internal floor layouts and changes to the fenestration of the south-west elevation and to the boundary fencing. Given the physical separation between the proposed works and the heritage items, the additional impact of the proposal, upon the significance of the heritage items, is considered negligible.

Therefore, no objections are raised on heritage grounds, subject to one condition, requiring the protection of the stone kerbs during construction.

#### 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? No

Has a Heritage Impact Statement been provided? No

#### Further Comments

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:**

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

**Protection of stone kerb in North Steyne**

Care should be taken to ensure that the heritage listed stone kerb in North Steyne is not damaged as a result of construction works or vehicles.

Reason: To ensure the heritage listed kerbs are protected.