

Heritage Referral Response

Application Number:	Mod2022/0133
Date:	11/05/2022
To:	Clare Costanzo
Land to be developed (Address):	Lot 501 DP 736679 , 14 South Steyne MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is a heritage item.		
I225 - Residential/commercial buildings - 7 and 14 South Steyne		
Details of heritage items affected		
Residential/commercial buildings - 7 and 14 South Steyne		
<p><u>Statement of significance:</u> A good example of early 20th century architectural styles in this form of development; in textural interest provided to streetscape and in showing Art Nouveau and California Bungalow influence.</p> <p><u>Physical description:</u> Group of eight buildings of two to four floors, generally brick with render decoration. Provide a range of early twentieth century architectural styles from c. 1910-25, showing Art Nouveau and California Bungalow decoration and ornament in timber, shingle, brickwork and render.</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		
RAIA Register of 20th Century Buildings of Significance		
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for modifications to an approved development application. Changes include internal layout reconfiguration, replacement of external doors on a like for like basis, revised approached for window WD06, new air intakes to the rear and revised rooftop mechanical plant ventilation. An addendum heritage report has been submitted in support of the changes and concludes that the works will have a nil heritage impact. Heritage agrees with the conclusion of the addendum report and raises no objections to the modifications.</p> <p>There is also a number of other heritage items in close proximity to this property but given the small</p>		

modifications proposed the works will not impact upon them or their significance.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes - An addendum heritage report has been provided

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 11 May 2022

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:

Nil.