

Heritage Referral Response

Application Number:	DA2025/1033
Proposed Development:	Alterations and additions to the existing Queenscliff Surf Life Saving Club including Change of use of storeroom to kiosk
Date:	18/08/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 1 DP 909018 , 0 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 property is a heritage item, being Item I171 - Queenscliff Surf Club at North Steyne, Manly. It is also within the vicinity of a number of heritage items:</p> <p>Item I168 - Ocean foreshores - Manly municipal area, boundary adjacent to the ocean</p> <p>Item I174 - Beach Reserve—Merrett Park North Steyne and South Steyne - North Steyne and South Steyne</p> <p>Item I166 - Row of Norfolk Island Pine trees (<i>Araucaria heterophylla</i>) - Lagoon Park</p>		
Details of heritage items affected		
<p>Item I171 - Queenscliff Surf Club</p> <p><u>Statement of significance</u></p> <p>A post-modern style building, not architecturally distinguished, but possessing great social significance.</p> <p><u>Physical description</u></p> <p>Completed in the 1990. A large two storey cement rendered post-modern style building with rectangular columns to colonnade extending around the building's beach front with terrace above and a corner clock, tower facing the beach. The street front has a curvilinear wave form to the ground floor, front, a setback curved corrugated colour bond roof form and clear storey above. A small gabled parapet with semicircular opening defines the entry. The SLSC has operated since 1877.</p> <p>Item I168 - Ocean foreshores</p> <p><u>Statement of significance</u></p> <p>Natural landscape. Part of coastal zone east coast of Australia. Part entrance to Sydney Harbour. Listed due to its aesthetic, historic, and scientific significance to the area.</p> <p><u>Physical description</u></p> <p>Ocean foreshores, mostly rocky edge and cliff or beach sand system. Natural environment. High scenic quality.</p> <p>Item I174 - Beach Reserve</p> <p><u>Statement of significance</u></p> <p>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></p> <p>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		
SEPP (Biodiversity and Conservation) 2021	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 alterations and additions to the Queenscliff Surf Life Saving Club, including change of use of a storeroom into a cafe/kiosk and associated fit out works. The proposed works include the installation of a counter window opening into the existing curved wall and an increase to an existing door opening on the southern facade.</p> <p>Given the minor nature of these works, the proposal is considered unlikely to impact the significance of the heritage item. The impact on the visual and aesthetic quality of the Foreshore Scenic Protection Area is also considered negligible. Therefore, Heritage raises no objections and requires no conditions.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>		

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.