

Heritage Referral Response

Application Number:	Mod2025/0432
Proposed Development:	Modification of Development Consent DA2023/1275 granted for Alterations and additions to existing residential flat building (remedial work)
Date:	18/08/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot CP SP 44636 , 140 - 142 North Steyne MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is within the vicinity of a number of heritage items: Item I168 - Ocean foreshores - Manly municipal area, boundary adjacent to the ocean Item I171 - Queenscliff Surf Club - North Steyne, Manly Item I174 - Beach Reserve - Merrett Park at North Steyne		
Details of heritage items affected		
Item I168 - Ocean foreshores <u>Statement of Significance</u> 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. <u>Physical Description</u> Ocean foreshores, mostly rocky edge and cliff or beach sand system. Natural environment. High scenic quality.		
Item I171 - Queenscliff Surf Club <u>Statement of Significance</u> A post-modern style building, not architecturally distinguished, but possessing great social significance. <u>Physical Description</u> 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.		
Item I174 - Beach Reserve <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.		
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		
This proposal seeks consent to modify the approved Development Application DA2023/1275. The proposed modification involves relocating the bin storage room into the basement. The works will involve the demolition of the existing external bin storage and the construction of a new bin storage area within the existing visitor parking location in the basement. Given the proposed modifications are of a minor scale and the relocated bin storage will not be visible from the public domain, the proposal is not considered to adversely impact the significance of the heritage items in the vicinity. <u>Consider against the provisions of CL5.10 of MLEP 2013.</u> 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		

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.