

Heritage Referral Response

Application Number:	DA2024/0147
Proposed Development:	Fitout, use of a restaurant or cafe and signage
Date:	20/03/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot B DP 447915 , 47 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 Manly Town Centre Conservation Area and a number of heritage items: Item I111 - Hotel Steyne - 75 The Corso Item I168 - Ocean foreshores - Manly municipal area, boundary adjacent to the ocean Item I174 - Beach Reserve—Merrett Park North Steyne and South Steyne
Details of heritage items affected
Details of the heritage items as contained within the Manly Heritage inventory are as follows: Item I111 - Hotel Steyne <u>Statement of significance:</u> This building is a fine example of Inter-War Art Deco style Hotel. Landmark building on the corner of The Corso and South Steyne. <u>Physical description:</u> Original Hotel built 1862 and rebuilt in 1936 in Inter-war Art Deco Style of polychrome brickwork with heavy brick modelling along parapet and corrugated asbestos roof. Significant elements include: fan shaped lintels to windows; tile and brick detailing beneath windows; original tiling to ground floor, octagonal corner 'tower'. 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 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, 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.

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		
The proposal seeks consent for a change of use of the existing ground floor tenancy including internal fit-out, new signage and paint to the front façade. The proposal involves internal fitout works, a new business identification signage, replacing the existing one, with no illumination and external painting to the facade, however the paint colour has not been clearly specified in the submitted documents. Given the proposed works are mainly confined to the interior and do not involve any change to the front facade the proposal is considered to not impact the significance of the heritage items within the vicinity. Therefore, no objections are raised on heritage grounds subject to one condition. <u>Consider against the provisions of CL5.10 of Manly LEP 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

External colour schedule

Details of the proposed external colour scheme is to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure the proposal is compatible with the heritage context.