

14th March 2025

J5623_04

Attention: General Manager

Northern Beaches Council

PO Box 82

Manly NSW 1655

Re: S4.55 | Statement of Heritage Impact for Nos 34-35 South Steyne, Manly, New South Wales

1 Introduction

This Statement of Heritage Impact (SoHI) has been prepared to accompany a S4.55 Application for modifications to the approved DA2022/1164 for an existing site at Nos 34-35 South Steyne, Manly, New South Wales. The site is in the Northern Beaches Council. The principal environmental planning instrument for the site is the *Manly Local Environmental Plan 2013 (LEP 2013)*. The site is not listed as a heritage item but is adjacent to heritage items and lies within the 'Town Centre Heritage Conservation Area' by Schedule 5 Parts 1 and 2 of the *LEP 2013*.

The site is located on the west side of South Steyne and has rear access to Rialto Lane. The site is identified as Lot B, Deposited Plan 102407. Refer to Figure 1.



Figure 1: Nos 34-35 South Steyne. The site is outlined in red.
SIX Maps 2025

The existing approval for DA2022/1164 is for *Demolition and construction of a commercial building*. There have been two previous S4.55 applications for this site (MOD2024/0419 and MOD2024/0225). This current S4.55 application should be read in the context of the original approval and subsequent modifications, as well as the documents below:

- Approved Architectural Plans prepared by Durbach Block Jagers, December 2023.
- Heritage Impact Statement prepared by Weir Phillips Heritage, June 2022 (hereon: *HIS 2022*).
- S4.55 Modification Plans prepared by Durbach Block Jagers, March 2025.

2 The General Setting

For the following, refer to Figure 2, an aerial photograph over the site and the surrounding area.

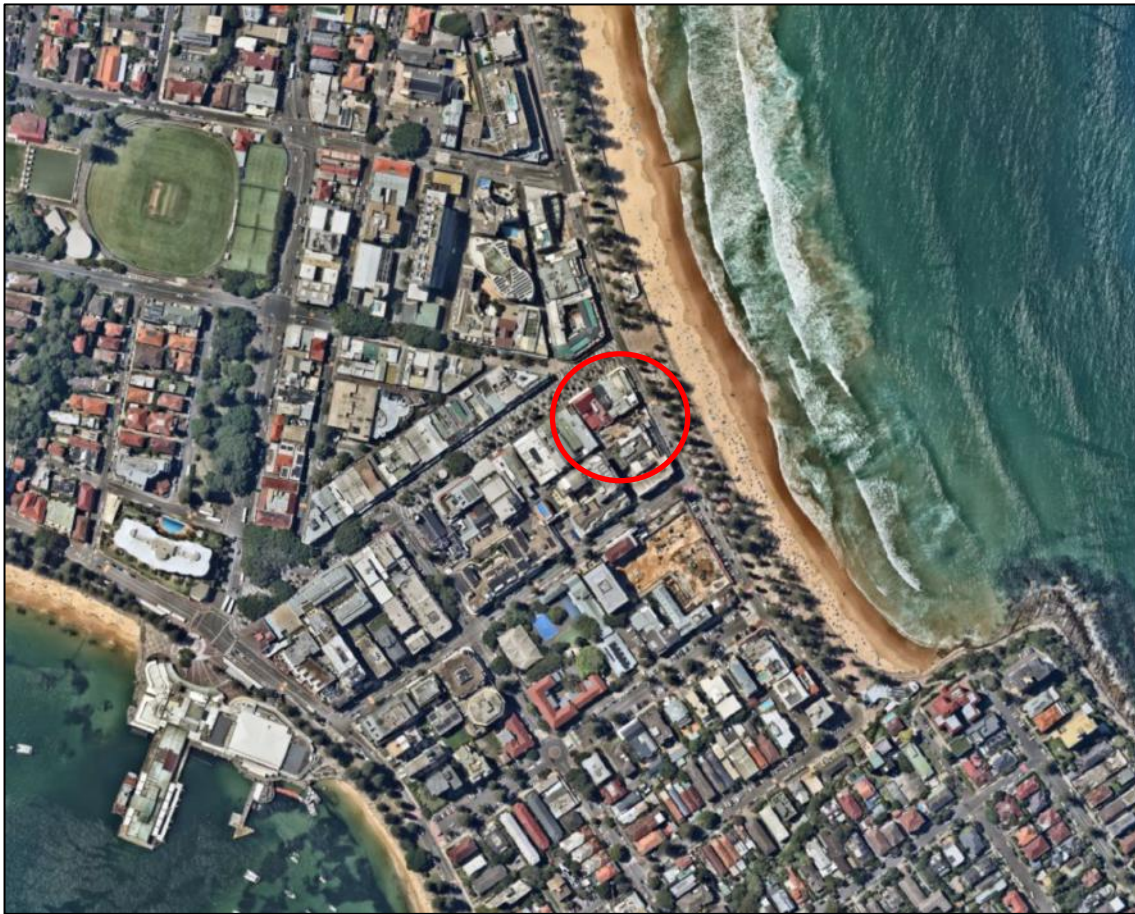


Figure 2: Aerial photograph over the surrounding area. The site is outlined in red.

NearMaps 2025; overlay by WPH

Town Centre Heritage Conservation Area

The State Heritage Inventory provides the following description for the ‘Town Centre Heritage Conservation Area’, of which the site forms part:

The Manly TCCA has a mixed character and comprises three key zones. The triangular zone north-west of The Corso, bound by Belgrave Street and Sydney Road, including Market Square, generally comprises small scale commercial buildings. The street alignments, particularly the laneways around Market Square tend to be narrower, creating a more enclosed character, particularly when compared with the adjoining areas, such as The Corso, which has a much more

open character, as well as the Belgrave Street streetscape, incorporating the larger civic buildings at the southern end (Manly Council Chambers, Manly Courthouse and Manly Police Station), and their orientation towards Gilbert Park and the Civic Square and proximity to Ivanhoe Park.

The buildings fronting Whistler Street and Sydney Road are primarily two storeys with awnings, with intact heritage items and contributory buildings dating from the late Nineteenth and early Twentieth Century. There have been numerous infill developments of varying levels of sympathy with the original heritage built form. Of particular interest is the Manly Library building on Market Lane, constructed in 1995, which was designed by Feiko Bouman, a prominent architect who is responsible for many civic buildings throughout Australia including the Stockman's Hall of Fame in Longreach, Queensland.

The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low rise commercial buildings. The majority date to the late Nineteenth Century through to the 1930s, and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers. The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of The Corso.

The third zone, which lies south east of The Corso along Darley Road is predominantly mixed development progressing south eastward into residential, and is quite diverse with regard to building form. In the area between The Corso and Victoria Parade, the building stock tends to be medium density, 3-4 storey mixed development, much of which has been constructed in recent decades. Key built features include St Matthews Church, Manly Village School, and the inter-war flat building on the corner of Darley and Victoria Parade. Further south east of Victoria Parade, the character of the Manly TCCA becomes predominantly smaller scale residential houses, tending towards Edwardian and Federation in style, interspersed with small residential flat buildings.¹

South Steyne

South Steyne runs between North Steyne and Ashburner Street. The road is narrow and carries two-way traffic with no provision for street parking. There are wide concrete footpaths on either side. The eastern side of the street a wide paved public foreshore path adjacent Manly Beach and separated from it by a sandstone retaining wall. Vegetation on this side comprises a line of established Norfolk Pine Trees, listed

¹ 'Town Centre Heritage Conservation Area', Heritage NSW State Heritage Inventory ID No. 2020838.

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as a heritage item. The western side of the street is characterised by two to four-storey buildings ranging from the late Victorian period through to infill development.

To the north of the site is No. 36 South Steyne, a three-storey contemporary commercial building. To the south is No. 32 South Steyne, a four-storey contemporary commercial building.

Refer to Figures 3 to 5 which illustrate the streetscape.



Figure 3: No. 36 South Steyne to the north of the site, an example of three-storey infill.

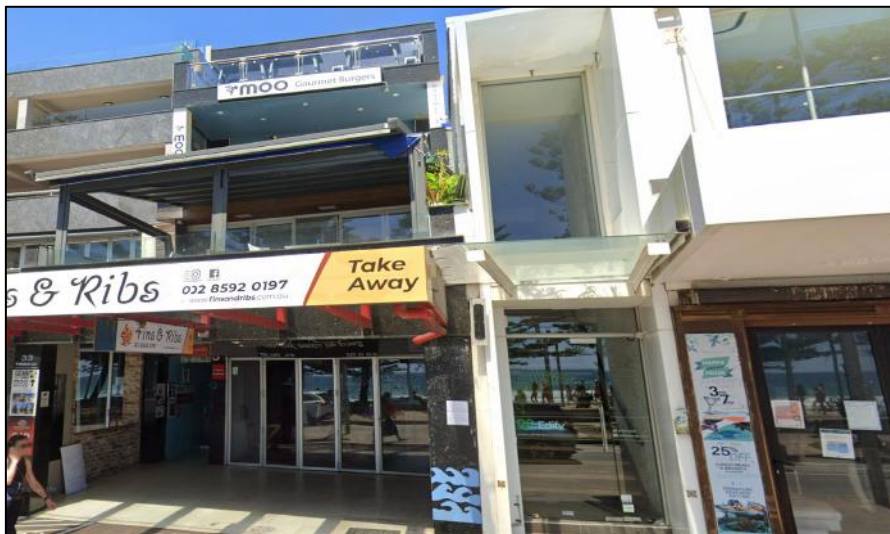


Figure 4: No. 32 South Steyne, an example of four-storey infill.



Figure 5: Nos. 110-112 The Corso to the north of the site, a two-storey Victorian period former hotel, now used as shops.

Rialto Lane

Rialto Lane runs in a loop north off Wentworth Street. The road is narrow and carries two-way traffic with no provision for street parking. The laneway is essentially a service corridor that provides rear access to buildings on The Corso, South Steyne and Wentworth Street. The rear elevations to buildings, as viewed from Rialto Lane, typically comprise contemporary one to three-storey additions.

Refer to Figure 6 which illustrates the character of the laneway.



Figure 6: Looking west on Rialto Lane towards the rear elevations of buildings addressing The Corso. The rear of the subject building is visible to the right.

3 Site Description

For the following, refer to Figure 7, an aerial photograph of the site.



Figure 7: Aerial photograph of Nos 34-35 South Steyne. The site is outlined in red and.
NearMaps; 2025; overlay by WPH

For the purposes of the following description, South Steyne is designated as the eastern boundary.

The site is a rectangular allotment with frontage to South Steyne and rear access via Rialto Lane. The allotment is vacant of any structures as demolition in accordance with DA2022/1164 has been carried out. The site boundaries are approximately: north and south, 47m; east and west, 15m. The total site area is approximately 690m².

4 Site Summary History

The following is summarised from the *HIS 2022*.

- The site lies on 30-acres of land originally granted to Gilbert Baker in 1810.
- The grant later formed part of the Bassett-Darley Estate which was subdivided and offered for sale in 1882.
- There have been two buildings on the site: the first building was a single-storey shop constructed no later than c. 1932-33.
- This building was demolished and replaced with the existing two-storey commercial building c. 1970s.
- In 2022, the existing building was approved for demolition under DA2022/1164.

5 Statement of Significance

The State Heritage Inventory provides the following Statement of Significance for the 'Town Centre Heritage Conservation Area':

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.²

This Statement is adopted for the purposes of this assessment.

6 Heritage Items Within the Vicinity

For the following, refer to Figure 8, a detail of a map showing heritage items and Conservation Areas in relation to the site. The site is indicated by the red arrow.



**Figure 8: Detail, map showing heritage items and Conservation Areas in the vicinity.
The site is indicated by the red arrow.**

NSW Planning Portal 2025; overlay by WPH

² 'Town Centre Heritage Conservation Area', Heritage NSW State Heritage Inventory ID No. 2020838.

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Local Heritage Items – Coloured brown or green and numbered.

Local Conservation Areas – Hatched red and numbered.

There are five heritage items in the vicinity of the site. These are briefly described in Table 1 below.

Item	Description
'Group of 4 commercial buildings', Nos. 102-112 The Corso, Manly <i>Manly LEP 2013, Item No. I112.</i>	This item is located to the north of the site. The State Heritage Inventory provides the following Statement of Significance for this item: <i>This is an outstanding Federation Free Style/ Art Nouveau influenced façade with imaginative and exuberant design. It creates a significant back drop terminating the eastern end of Sydney Road.³</i> 
'Group of commercial buildings', The Corso, Manly <i>Manly LEP 2013, Item No. I106.</i>	This item is located adjacent to the west of the site. The State Heritage Inventory provides the following Statement of Significance for this item: <i>Two-storey terrace commercial buildings. Modern architectural significance in scale and style; major significance in contribution of additional horizontal emphasis to streetscape of The Corso.⁴</i> 
'Hotel Steyne', No. 75 The Corso, Manly <i>Manly LEP 2013, Item No. I111.</i>	This item is located to the north of the site. The State Heritage Inventory provides the following Statement of Significance for this item: <i>This building is a fine example of Inter-War Art Deco style Hotel. Landmark building on the corner of The Corso and South Steyne.⁵</i>

³ 'Retail Building Group of 4 Retail Shops', Heritage NSW State Heritage Inventory ID No. 2020053.

⁴ 'Group of Commercial Buildings', Heritage NSW State Heritage Inventory ID No. 2020496.

⁵ 'Hotel Steyne', Heritage NSW State Heritage Inventory ID No. 2020017.

Item	Description
	
'Public shelters', South Steyne and North Steyne', Manly <i>Manly LEP 2013, Item No. 1224.</i>	This item is located to the southeast of the site. The State Heritage Inventory provides the following Statement of Significance for this item: <i>An important reminder of the historic role of Manly's ocean beach, the shelters remain useful for both seating and wind protection.⁶</i> 
'Beach Reserve – Merrett Park', North Steyne and South Steyne, Manly <i>Manly LEP 2013, Item No. 1174.</i>	This item is located to the east of the site. The State Heritage Inventory provides the following Statement of Significance for this item: <i>High significance as natural sand beach and cultural backdrop of paved promenade and first coastal plantings of Norfolk Island Pines.⁷</i> 

Table 1: Heritage items in the vicinity of the site.

7 View Corridors

The principal view corridor towards the site is from directly outside and across the road on South Steyne. The site is generally visible on approach from the north and south on South Steyne. There are secondary views from Rialto Lane.

⁶ 'Public shelters', Heritage NSW State Heritage Inventory ID No. 2020085.

⁷ 'Beach Reserve – Merrett Park North Steyne and South Steyne', Heritage NSW State Heritage Inventory ID No. 2020475.

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Refer to Figures 9 and 10 which illustrate view corridors towards the site. Note these are not current photographs as they were taken prior to the demolition of the building, however, have been included here for illustrative purposes.



Figure 9: Looking north towards the site from South Steyne.



Figure 10: Looking south towards the site from South Steyne.

8 Scope of Works

The following should be read in conjunction with the plans prepared by Durbach Block Jagers that accompanies this application.

It is proposed to modify the approved DA2022/1164 as follows:

Level 3 and Roof

- Remove the approved chamfered edge, extend the footprint of these levels to the rear and revise the layouts accordingly.

Eastern Elevation

- Remove the approved façade washing system.

Refer to Figures 11 to 18 which reproduce the approved and proposed plans showing the elevations.

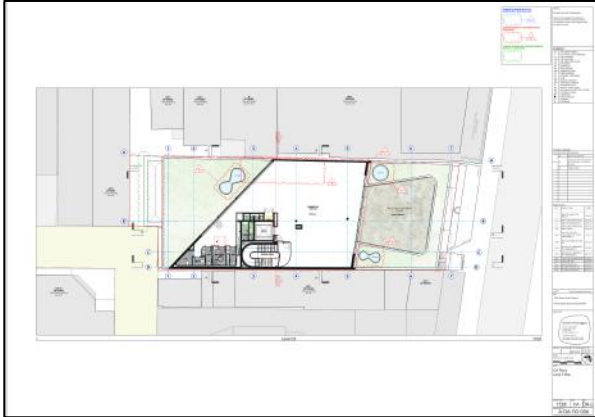


Figure 11: Approved Level 3.
Durbach Block Jagers

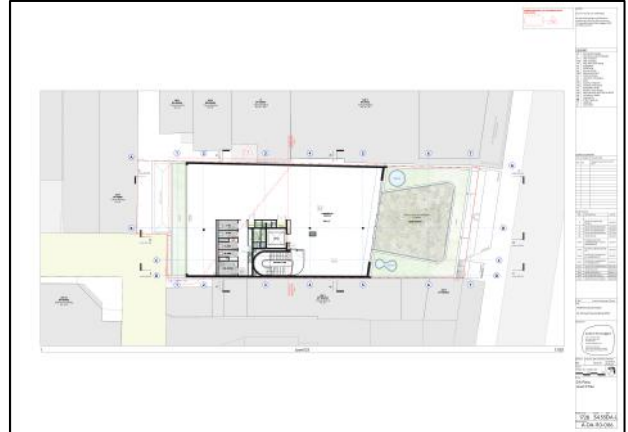


Figure 12: Proposed Level 3.
Durbach Block Jagers

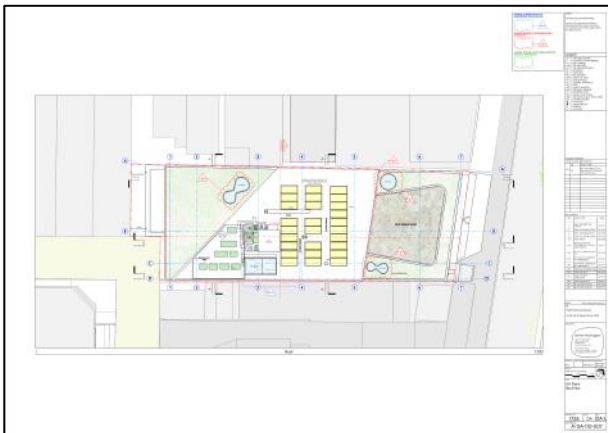


Figure 13: Approved Roof.
Durbach Block Jagers



Figure 14: Proposed Roof.
Durbach Block Jagers



Figure 15: Approved Northern and Southern Elevations.
Durbach Block Jagers



Figure 16: Proposed Northern and Southern Elevations.
Durbach Block Jagers



Figure 17: Approved Eastern and Western Elevations.
Durbach Block Jagers



Figure 18: Proposed Eastern and Western Elevations.
Durbach Block Jagers

9 Impact of the Proposed Works on Town Centre Heritage Conservation Area

The proposed modifications will have a minimal and acceptable additional impact on the Conservation Area for the following reasons:

- The proposal represents minor design modifications that are consistent with the DA and previous modifications and largely retain the external appearance of the approved building, as it will read from within the Conservation Area.
- The removal of the chamfered edge will result in an increase to the massing on Level 3 and the Roof. The increase is minor and will be confined to the rear, with the visual impact mitigated by the use of a planter.
- The height and scale of the building will remain unchanged, as will the approved materials and finishes.
- The removal of the façade washing system to the eastern elevation will have no impact. The approved design of this elevation will remain the same.

- The revised layout to Level 3 and the Roof will have no impact as the changes will not be visible from the Conservation Area.

10 Impact of the Proposed Works on Heritage Items Within the Vicinity

'Group of 4 commercial buildings', Nos. 102-112 The Corso, Manly;
'Group of commercial buildings', The Corso, Manly; and
'Hotel Steyne', No. 75 The Corso, Manly;
'Public shelters', South Steyne and North Steyne', Manly; and
'Beach Reserve – Merrett Park', North Steyne and South Steyne, Manly

The proposed modifications will have a minimal and acceptable additional impact on these items for the following reasons:

- There will be no additional impact on the fabric of these items, which will continue to be sufficiently separated from the subject site.
- There will be no additional impact on significant view corridors towards these items. The proposed modifications will largely retain the massing, height and scale of the approved building.
- The proposed exterior modifications are minor and consistent with the general appearance of the approved building, as it will present to the heritage items.
- The proposed modifications to the interior will have no impact as they will have no visibility.
- For the above reasons, there will be no additional impact on the ability of the public to understand and appreciate the heritage significance of these items.

11 Conclusion

This Statement of Heritage Impact has been prepared to accompany a S4.55 Application for modifications to the approved DA2022/1164 for an existing site at Nos 34-35 South Steyne, Manly, New South Wales. The site is in the Northern Beaches Council. The principal environmental planning instrument for the site is the *Manly Local Environmental Plan 2013*. The site is not listed as a heritage item but is adjacent to heritage items and lies within the 'Town Centre Heritage Conservation Area' by Schedule 5 Parts 1 and 2 of the *LEP 2013*.

The proposed modifications will have a minimal and acceptable additional impact on the 'Town Centre Heritage Conservation Area' because they are substantially in accordance with the approved DA and previous modifications. They represent minor design developments that are generally confined to the rear with a slight increase to the massing at the rear which is mitigated by the use of soft landscaping. The changes to the layout will have no visibility from the Conservation Area. The design of the front eastern elevation will remain unchanged.

The proposed modifications will have no additional impact on the fabric of, or significant view corridors towards, heritage items in the vicinity. The exterior modifications are minor and consistent with the general appearance of the approved building, as it will present to the heritage items. The proposed modifications to the interior will have no visibility. For the above reasons, there will be no additional impact on the ability of the public to understand and appreciate the heritage significance of these items.

The proposed works fulfil the aims and objectives of the *Manly LEP 2013* and the *Manly DCP 2013*.

Weir Phillips Heritage

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Phillips', with a stylized flourish at the end.

James Phillips | Principal