

Heritage Referral Response

Application Number:	DA2025/0931
Proposed Development:	Alterations and additions to a semi-detached dwelling
Date:	30/07/2025
To:	Fathima Shajar
Land to be developed (Address):	Lot A DP 445115 , 21 Alexander Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is within the vicinity of 2 heritage items:</p> <p>Item 77 - Street trees - Alexander Street (from Collingwood Street to Balgowlah Road)</p> <p>Item 78 - House - 30 Alexander Street</p>		
Details of heritage items affected		
<p>Item 77 - Street trees</p> <p><u>Statement of Significance</u> Listed for the streets aesthetic importance (from Collingwood Street to Balgowlah Road)</p> <p><u>Physical Description</u> Mixed planting of Norfolk Island pines, Camphor Laurels, Brush Box and Bunya Bunya pine. Avenue planting.</p> <p>Item 78 - House</p> <p><u>Statement of Significance</u> No.30 Alexander Street, Manly is an excellent representative example of a Federation Bungalow of local significance to the Manly area. The residence is well built, retains high integrity and is substantially intact. The residence has a number of features typical of the Federation Bungalow that are still intact and in extremely good condition, including ornate Australian plaster ceilings and cornices, decorative Australiana windows (flannel flower) and Australiana lead light panels to front (primary entrance) door and marble main fireplace. The property represents the transition from farming and other occupations in the early years of northern Manly, through the horse transportation era before motor transport gained ascendancy, and into a residential neighbourhood which remains today virtually as it appeared in the 1920s. No. 30 Alexander Street is the earliest house on the northern side of the street which has access right through to Rolfe Street. It is the only one built and used for dual purpose of good quality middle class accommodation and the office for a horse drawn cab business. Alexander is one of the best preserved Federation bungalows in this important Federation period streetscape. The curtilage of the place contributes strongly to the setting of the place and includes the present day allotment boundaries and the streetscape (of single storey appearances; roof forms; simple front verandahs and front gardens; street trees; the lack of driveways, crossings, garages; and sympathetic front fencing).</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 a semi-detached Federation Period dwelling from the early 1900s. The proposed works include reusing the existing dining window on the side elevation, making internal changes to the rear, and replacing the rear skillion roof (a later addition). No work is proposed for the front of the property.</p> <p>Given that these changes are minor, mainly confined to the rear of the dwelling and not visible from the street, they will not affect the heritage significance of the listed street trees on Alexander Street or the heritage-listed house directly opposite the property.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</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.