

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0776
<b>Proposed Development:</b>	Strata Subdivision of one two storey residential flat building into four units
<b>Date:</b>	27/06/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot A DP 335832 , 42 Fairy Bower Road MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site adjoins a heritage item being; <b>I74 - Residential Flat Buildings - 124-130 Addison Road MANLY</b>		
Details of heritage items affected		
<u>Statement of Significance</u> A good example of a group of intact four, three storey flat buildings with Spanish Mission influence. <u>Physical Description</u> Four three storey brick and tile flat developments, two having stucco finish. All possess detail of Spanish Mission style and have general uniformity and symmetry of mass on the site. Significant elements include: mock brick lintels, brick corbelling, brick arch with basket weave infill, c.1930 leadlight design, curved ridge tile gable finish. Moderate significance in the total site development, in architectural detailing and in contribution to the streetscape.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	Y	
Australian Heritage Register	Y	
NSW State Heritage Register	Y	
National Trust of Aust (NSW) Register	Y	
RAIA Register of 20th Century Buildings of Significance	Y	
Other	Y	
Consideration of Application		
<p>This proposal seeks consent for the strata subdivision of an existing residential flat building. The proposal seeks to subdivide the building into four strata titled allotments. The proposal does not involve physical works to the site. The subject site shares its rear boundary with a group heritage item consisting of four residential flat buildings. As no physical works will be undertaken to the subject site, the proposal is not considered to impact the adjoining heritage item, nor its overall significance. As such, Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</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.