

Heritage Referral Response

Application Number:	DA2025/0149
Proposed Development:	Alterations and additions to a mixed use development (Unit 832)
Date:	28/02/2025
To:	Reeve Cocks
Land to be developed (Address):	Lot 74 SP 63767 , 832 / 25 Wentworth Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is located within the vicinity of several heritage items:</p> <p>I106 - All numbers, The Corso - The Corso (East Esplanade - South Steyne), Manly</p> <p>I1246 - Street Trees - Wentworth Street, Manly</p> <p>I1245 - The Drummond Far West Home - 22 Wentworth Street, Manly</p>
Details of heritage items affected
<p>I106 - All numbers, The Corso - The Corso</p> <p><u>Statement of Significance</u></p> <p>The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.</p> <p><u>Physical Description</u></p> <p>The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements.</p> <p>I1246 - Street Trees</p> <p><u>Statement of Significance</u></p> <p>Listed for its aesthetic importance to the streetscape.</p> <p><u>Physical Description</u></p> <p>Remnant tree species planted in carriageway; Norfolk Island pine, Port Jackson fig and Brush Box.</p> <p>I1245 - The Drummond Far West Home</p> <p><u>Statement of Significance</u></p> <p>This building is a good example of Inter-War Classical style in a building with state historical significance for its role as a charitable institution.</p> <p><u>Physical Description</u></p> <p>Three storey Inter-War Classical style building. Cream brick institutional building with tile roof. Wide colonnade ground floor. Paired Doric columns to first and second floor balconies. Contrasting brickwork used as highlight to arches on ground floor and in horizontal bands.</p> <p>The Drummond Far West Home is a three-storey brick and concrete building located on the south side of the street.</p>
Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to a residential unit within a mixed-use building. The proposed works consist of the construction of a louvre roof over the balcony of the residential unit. The balcony is located on the eastern elevation of the building on the seventh floor. This section of the building faces onto Rialto Lane. The subject site is within the vicinity of several heritage items including The Corso which is located to the north of the subject site. Other nearby heritage items include The Drummond Far West Home and Street Trees which are located to the south of the subject site along Wentworth Street. Due to the minor nature of the works which sit within the existing footprint of the subject property and the physical separation between the proposed works and the heritage items, Heritage raises no concerns regarding the proposal.</p> <p>Therefore, Heritage raises no concerns 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.