

## Heritage Referral Response

<b>Application Number:</b>	DA2019/1475
<b>Date:</b>	09/10/2020
<b>To:</b>	Renee Ezzy
<b>Land to be developed (Address):</b>	Lot 3 DP 86034 , 22 Victoria Parade MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as it is adjacent to the <b>Manly Town Centre Conservation Area</b> and within the vicinity of a number of heritage items listed in the Manly LEP 2013, Schedule 5, being:</p> <p><b>Item I120 One of a pair of semi-detached cottages</b> - 11 Darley Road</p> <p><b>Item I238 Street trees</b> - Victoria Parade</p> <p><b>Item I247 Manly Village Public School</b> - Wentworth Street (corner of Wentworth Street, Darley Road and Victoria Parade)</p>
<b>Details of heritage items affected</b>
<p>Details of the items as contained within the Manly Heritage inventory are as follows:</p> <p><b>Item I120 One of a pair of semi-detached cottages</b></p> <p><u>Statement of Significance:</u> This item is of local significance for its ability to demonstrate the pattern of development of Manly and in particular the area south of the Corso. The property was within an area set aside as Victoria Park, remaining undeveloped until the late 19th century when the Wentworth Estate was sold and subdivided as the Bassett-Darley Estate. These simple semi-detached cottages reflect the early development of the area, simple dwellings for local residents/workers, and are now an uncommon example of their kind in the flat area south of the Corso.</p> <p><u>Physical Description:</u> One of a pair (nos. 11 &amp; 13 Darley Road) of single storey timber semi-detached cottages. The cottages have a corrugated iron roof [sic] with gable feature to each. The gables have weatherboard cladding and a simple collar tie and finial. There is a terracotta tiled awning roof over the front verandah running continuously across both cottages. Cast metal filigree brackets to the verandah posts are a later addition. The cottages are clad with lapped weatherboards. The entries are adjacent, to the centre, and have panelled</p>

doors with highlight over. There is a group of three double hung windows with very narrow side sashes...The front verandahs appear to have been tiled.

**Item I238 Street trees**

Statement of significance:

Historical line of HG Simth's intended Victoria Park. Aesthetic.

Physical description:

Norfolk Island Pines on both sides of road planted in carriageway.

**Item I247 Manly Village Public School**

Statement of Significance:

Manly Village Public School is of significance for the Manly local area for historical, associative, social and

reasons of representativeness, primarily based on its ongoing use in education since 1882. The school is

held in high esteem by the local community and it has special associations with a number of widely known

local residents, notably A R Cutler the war hero and once Governor of NSW.

Physical Description:

The School as seen from Victoria Parade consists of two plain, rectangular, dark brown brick structures (one

three- and one two-storey) with clay-tiled hipped roofs and timber double-hung windows. The two-storey

section is directly opposite the subject site, being separated from it by the notable width of Victoria Parade.

**Other relevant heritage listings**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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 application seeks consent for demolition of the existing building (from the Inter-war Period) on the subject site, and the construction of a new hotel accommodation, comprising 49 rooms. A Development Application No. DA167/2015 was approved for the subject site, by MIAP on 17 March 2016 for demolition of the existing structures and construction of three storey hotel comprising 36 rooms.

The subject site is located adjacent to the Manly Town Centre Conservation Area and within the vicinity of heritage items. The existing building is not heritage listed but it is from the Inter-war period, built in the first half of the 1900's, and has historic development and association with the community

of Manly as a place of recreation and holidays. Its design and fabric are significant to the aesthetic presentation of the urban development in this part of Manly. Therefore, it is recommended to retain the front façade of the existing building to be incorporated into the facade design of the proposal. This will provide consistency with the character of the area and maintain the aesthetics of the streetscape.

Therefore, no objections are raised to this application on heritage grounds subject to 2 conditions, requiring a photographic heritage record and design amendments to the front facade.

### **Amended Plans - 21 July 2020**

Amended plans and the supporting statement have been reviewed. It would have been a better outcome if the existing facade of the building was retained, as it is believed that this facade is a much better character and it relates the heritage, given the historic nature of the building and its association with the community of Manly as a place of recreation and holidays.

Given the proposal maintains the demolition of the existing building which is not heritage listed, Heritage would recommend that, an archival recording of the facade be undertaken.

In relation to the heritage items in the vicinity, it is considered that the proposed development, being on the opposite side of the road, will have a minimal and acceptable impact upon the identified significance of the listed heritage items.

Therefore, Heritage raises no objections to the proposal on heritage grounds subject to two conditions of consent: photographic archival recording and protection of the street trees.

#### Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? A HIS was provided with the previous DA, dated July 2015.

#### Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 30 April 2020, Amended 09 October 2020

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**

### **Photographic Archival Record**

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Protection of Norfolk Island Pine tree on Victoria Parade**

The Norfolk Island Pine tree on the Victoria Parade frontage is to be protected at all times during demolition and construction works.

Reason: To ensure that demolition and construction works do not adversely affect the health of this heritage listed tree.