

Heritage Referral Response

Application Number:	DA2023/0597
Proposed Development:	Alterations and Additions to Existing Mixed-Use Development
Date:	02/06/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 172 SP 13245 , 14 / 22 Central Avenue MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the broader site adjoins a heritage conservation area		
C2 - Town Centre Conservation Area		
Details of heritage items affected		
<u>Statement of Significance</u>		
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.		
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	N/A	
Consideration of Application		
<p>The proposal seeks consent to turn an existing tenancy into three, create shopfronts for each tenancy facing Central Avenue and construct an awning. The larger Manly National complex of which this site is part of adjoins the conservation area to the south. However the site of the works is located some distance down Central Avenue away from the conservation area at Sydney Road. Given the physical separation, the proposal is considered to not impact upon the conservation area or its significance.</p> <p>Therefore 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</p>		

Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No

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.