

## Heritage Referral Response

<b>Application Number:</b>	Mod2023/0698
<b>Proposed Development:</b>	Modification of Development Consent DA2023/0597 granted for Alterations and Additions to Existing Mixed-Use Development
<b>Date:</b>	15/01/2024
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 172 SP 13245 , 14 / 22 Central Avenue MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the broader site adjoins a heritage conservation area</p> <p><b>C2 - Manly Town Centre Conservation Area</b></p>		
Details of heritage items affected		
<p><b>C2 - Manly Town Centre Conservation Area</b></p> <p><u>Statement of Significance</u></p> <p>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.</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	N/A	
Consideration of Application		
<p>The proposal seeks consent to modify the approved DA2023/0597, for the alterations and additions to an existing mixed-use development, to create new ground floor tenancies and new signage. The subject site adjoins the HCA, however, the proposed works are not in close proximity to the HCA. The proposed signage relates to window signage and does not include any illuminated signage. Therefore, the proposed works are considered to not have an adverse impact upon the</p>		

significance of the heritage items in the vicinity or the HCA.

Therefore, no objections are raised on heritage grounds and no conditions required.

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? 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.