

Heritage Referral Response

Application Number:	DA2019/0645
To:	Claire Ryan
Land to be developed (Address):	Lot CP SP 15752 , 26 Whistler 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 adjacent to a State heritage listed item: Electricity Substation No 15009 at 34A–36 Whistler Street.</p> <p>The subject property is within proximity of heritage items: Congregational Church - Sydney Road (corner of Whistler Street) St Mary's Church, presbytery and school - Whistler Street (corner Raglan Street)</p>		
Details of heritage items affected		
<p>Details of the items as contained in the Manly heritage inventory is as such:</p> <p>Statement of Significance: The Manly Zone substation is a fine and robust, well detailed face brick purpose designed and built structure. It is an excellent and externally intact representative example of the Interwar Art Deco style. It is considered to be a rare example of this style and of State Significance.</p> <p>Physical description: The Manly Zone substation is a fine and robust, well detailed face brick two storey building built on the street alignment. Stylistic elements of Interwar Art Deco include the extensive use of face brick and brick detailing in the stepped parapet and base of the projecting first floor oriel windows and the use of bold linear motifs. Decorative elements include the use of curved bricks to form unusual framing around windows and doorways. The building incorporates a residential unit titled #15101 RESEDENTIAL UNIT, 34a Whistler Street. The Manly Zone substation is constructed in load-bearing face brick with cement render applied to the plant doorway reveals. Original windows are double hung timber multi pane. Architectural style: Interwar Art Deco Exterior materials: Face brick, Timber Joinery, Steel Roller shutter.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th	No	

Century Buildings of Significance		
Other	No	
Consideration of Application		
<p>The proposal is for the demolition of an existing residential flat building and the construction of an 8 storey residential flat building containing 41 apartments and both ground and basement level parking for 57 vehicles.</p> <p>The application is acceptable on heritage grounds, subject to the imposition of conditions requiring that the fence colour should be a dark and recessive colour and a planter box should be placed to the north-west corner of level 3 to minimise the adverse impact on the heritage item. It is understood that the brick balustrade height on level 3 does not meet the required height of Australian Standards. This should reach the required height by increasing the height of the brick wall rather than adding another material on top of the parapet wall.</p> <p>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? Yes</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 24 October 2019</p>		

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Colour of the fence on Whistler Street

The fence is to be finished in a dark, recessive colour. Details to be submitted to Council's heritage advisor for approval.

Reason: To ensure that the fence integrates with the brick facade and does not dominate the heritage item. (DACHECPCC1)

Visual impact of the vertical louvres from the Whistler Street

A planter box to be placed to the north-west corner of level 3 terrace to reduce the visual impacts of the proposed vertical louvres when viewed from Whistler Street. Details to be provided to Council's heritage advisor.

Reason: To screen the vertical louvres and minimise the adverse impact on the views of the heritage item from Whistler Street.(DACHECPCC2)