

Heritage Referral Response

Application Number:	DA2024/1664
Proposed Development:	Use of Premises as a Retail Premises and associated internal alterations and signage
Date:	14/01/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 2 DP 445942 , 41 Sydney Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site forms part of a group listed heritage item, being I1234 - Group of 5 Commercial Buildings - 39 - 47 Sydney Road, Manly. The site is also located within a Heritage Conservation Area, being C2 - Town Centre Conservation Area -Manly, and is within the vicinity of the following heritage item - I1231 - Congregational Church - Sydney Road cnr Whistler Street, Manly.
Details of heritage items affected
Details of the heritage items are as follows I1234 - Group of 5 Commercial Buildings <u>Statement of Significance</u> 39-45 Sydney Road is considered to demonstrate Historic, Aesthetic, Rarity, and Representative Heritage Significance. The building has historical significance for its ability to demonstrate the growth of Manly during the Federation era. The building was constructed during a residential boom arising from the desire to holiday and retire within Manly. The building would have provided commercial space for businesses who services this clientele. The buildings are consistent with the Art Nouveau style which was popular within the Federation era. Restorations works to the first and second floor of this building have the potential to further enhance the aesthetic significance of the building. The building has the potential to yield further information about this era of Manly's history by means of recording, architectural investigation and analysis of contemporaneous documentation. <u>Physical Description</u> 39-47 Sydney Road is a group of five two-storey and one three-storey circa 1912/13 terraced commercial/residential buildings. The ground floor of the Sydney Road groups elevation are comprised of modern glazed shopfronts set beneath modern awnings. The building has a splayed corner is a splayed corner with is finished with stucco render to the first floor and half of the second floor the upper section is finished with smooth render and topped by a parapet with similar detailing to the Sydney Road elevation. There is a round window to the first floor topped with expressed moulded detailing. There is a recessed balcony to the second floor set behind an arched opening which gives the building the appearance of having a bell tower. C2 - Town Centre Conservation Area <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. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

I1231 - Congregational Church

Statement of Significance

Congregational Church in Whistler Street is of significance for Manly area for its historical, aesthetic and social reasons, and for the rarity and representativeness of its qualities. The site has a long association with the local community for spiritual reasons, being a place of public worship since the 1860s when the current building was created. The church building is a major landmark visible from the direction of Sydney Road and Whistler Street and makes an important contribution to the townscape character. The building is representative of stone churches of its date of creation, particularly of Victorian Rustic Gothic architectural style, which is rare in the local area context. It is believed to be "the oldest church in Manly".

Physical Description

Sandstone Victorian Rustic Gothic style church with pointed arched leadlight windows with quatrefoil and trefoil motifs, and pointed arched doors. The church was extended east in 1907. The church has a gabled concrete tile roof with copper roof plumbing.

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

The proposal seeks consent for the change of use of the subject site to a retail premises. The proposal includes the change of use, signage and alterations to the internal fit out. The alterations to the internal fit out are subject to an approved Heritage Exemption which was issued by Council on the 19th of November, 2024. Given the proposed signage is to replace the existing signage within its existing location and form, and there are no additional external changes to the subject site, the impact of the proposal upon the heritage item and surrounding Heritage Conservation Area is considered manageable.

Therefore, Heritage raises no objections to the proposal and requires no conditions.

Consider against the provisions of CL5.10 of MLEP2013

- 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.