

## Heritage Referral Response

<b>Application Number:</b>	Mod2023/0720
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1000 granted for Demolition works, alterations and additions to existing buildings and construction of new mixed use buildings including 2 levels of basement and stratum subdivision
<b>Date:</b>	02/04/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 101 DP 1247422 , 22 Wentworth Street MANLY NSW 2095 Lot 100 DP 1276056 , 19 - 21 South Steyne MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site contains a local heritage item, being Item <b>I245 - The Drummond Far West Home</b>, 22 Wentworth Street, Manly.</p> <p>The site is also within the vicinity of a number of heritage items, including:</p> <p><b>I174 – Beach Reserve</b> – Merret Park, North Steyne and South Steyne</p> <p><b>I224 – Public Shelters</b> – South Steyne and North Steyne</p> <p><b>I226 – House</b> at 15-16 South Steyne (also known as The Terraces)</p> <p><b>I241 – Residential flat building</b>, 29 Victoria Parade</p> <p><b>I242 - Residential flat building</b>, 31 Victoria Parade</p> <p><b>I243 - 1920's school building</b>, 10 Wentworth Street</p> <p><b>I244 – Former School of Arts</b>, 12 Wentworth Street</p> <p><b>I246 – Street Trees</b> – Wentworth Street</p> <p>The site is also within the vicinity of <b>C2 - Town Centre Conservation Area</b></p>		
Details of heritage items affected		
<p><b>Item I245 - The Drummond Far West Home</b></p> <p><u>Statement of Significance</u></p> <p>This building is a good example of Inter-War Classical style in a building with state historical significance for its role as a charitable institution.</p> <p><u>Physical Description</u></p> <p>Three storey Inter-War Classical style building. Cream brick institutional building with tile roof. Wide colonnade ground floor. Paired Doric columns to first and second floor balconies. Contrasting brickwork used as highlight to arches on ground floor and in horizontal bands. The Drummond Far West Home is a three-storey brick and concrete building located on the south side of the street. The building is symmetrical about the main entry. The ends of the front façade are terminated with projecting rooms on the First and Second Floors containing large sliding timber framed windows that provided sheltered sunrooms and the Ground Floor arcade projects to support the sunrooms.</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	No	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for modifications to application DA2022/1000. Proposed changes include modifications to the basement carparking, dewatering, retention of a fire stair in the CCK building, internal layout changes and minor adjustments to external appearances of some elements. No changes are proposed to the retained component of Drummond House, or heritage conditions, and most notably the proposal includes a reduction in basement excavation to the east of this component. Heritage considers that the proposed changes can be supported as they will not change the impact upon Drummond House or the adjoining heritage items.</p> <p>Therefore Heritage raises no objections to the proposal and requires no additional conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? Yes - as part of the original proposal          Has a CMP been provided? Yes - as part of the original proposal          Is a Heritage Impact Statement required? Was included in the original proposal          Has a Heritage Impact Statement been provided? Was included in the original proposal</p>		

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.