

## Heritage Referral Response

<b>Application Number:</b>	DA2024/0317
<b>Proposed Development:</b>	Remediation works to existing retaining walls
<b>Date:</b>	15/05/2024
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 1 DP 593980 , 27 - 47 Birkley Road MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is in the vicinity of two heritage items, listed in Schedule 5 of Manly Local Environmental Plan 2013:</p> <p><b>Item I85 - Group of dwellings</b> - 1–25 Birkley Road, Manly</p> <p><b>Item I219 - Group of houses</b> - 62–72 and 76–84 Raglan Street</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Manly Heritage Inventory is as follows:</p> <p><b>Item I85 - Group of dwellings</b>  <u>Statement of Significance</u>            This is a heritage item. The contribution made by these buildings to the streetscape is of major significance in that they are unified by period, massing and scale and because they represent a strong visual link with post Federation architecture of the 1920's-30's.  <u>Physical description</u>            Group of substantial brick, stucco, slate or tiled roof buildings representing Post Federation architecture of the 1920's and 1930's. Much original detail intact. The buildings are unified by style (period), massing and scale. No. 23 Birkley is a particularly fine example of Spanish Mission style architecture.</p> <p><b>Item I219 - Group of houses</b>  <u>Statement of Significance</u>            Listed as the streetscape has major significance in its scale and height and visibility. While the architecture provides a range of early twentieth century styles.  <u>Physical description</u>            The streetscape on the northern side provides a range of early twentieth century architectural styles and types of development including flats, bungalows and two storey dwellings. The streetscape is visible from Belgrave Street/Sydney Road vicinity and the present uniformity of scale and height does not interfere with the ascending vista.</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 the demolition and reconstruction of the retaining walls and stairs, associated with the Uniting Wesley Heights seniors housing complex, located along the Birkley Road frontage. The existing retaining wall structure and stairs are predominantly constructed from sandstone. The proposed new design is to provide a new concrete strengthening course near the base of the wall, with the façade being reused sandstone blocks to match existing.</p> <p>Given, the minor nature of the proposed works and the physical separation between the subject site and the heritage items, there will be no adverse impact upon the significance of the heritage items in the vicinity.</p> <p><b>Therefore, no objections are raised on heritage grounds and no conditions are required.</b></p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013.</u>          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</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.