

Heritage Referral Response

Application Number:	DA2023/1358
Proposed Development:	Alterations and additions to a mixed use building
Date:	24/10/2023
To:	Nick Keeler
Land to be developed (Address):	Lot CP SP 7114 , 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 subject site is located opposite a heritage item and adjoins a conservation area</p> <p>SHR00938 - Substation - 34-36 Whistler Street Manly Town Centre Conservation Area</p>		
Details of heritage items affected		
<p>Substation <u>Statement of Significance</u> 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><u>Physical Description</u> 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</p> <p>Manly 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.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	The substation is on the register
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance	No	

Other	No	
Consideration of Application		
<p>The proposal seeks consent to convert an existing parking and driveway/delivery area to a new building management office with storage and a delivery bay. The existing open undercroft area will be infilled with a metal screen door to Whistler Avenue. The substation is located opposite the site, while the broader 22 Central Avenue site adjoins the town centre conservation area to the south. The site of the works at the northern end of the site means the works are without impact to the conservation area. The physical separation afforded by Whistler Street in conjunction with the smaller nature of the proposed works on this side mean the proposal is also without impact to this heritage item.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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.