

## Heritage Referral Response

<b>Application Number:</b>	DA2023/0020
<b>Proposed Development:</b>	Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.
<b>Date:</b>	05/06/2023
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095 Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095 Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095 Lot 42 DP 14521 , 48 Eurobin Avenue 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 in the vicinity of a heritage item:</p> <p><b>Item I154 - Group of 2 storey residential flat buildings - Northern side of Eurobin Avenue</b></p>		
Details of heritage items affected		
<p>Details of the item as contained within the Northern Beaches inventory is as follows:</p> <p><b>Item I154 - Group of 2 storey residential flat buildings</b></p> <p><u>Statement of significance</u> A fine example of flat buildings.</p> <p><u>Physical description</u> Two to three storey brick flats.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	
Consideration of Application		
<p>The proposal seeks consent for the demolition of the existing buildings on 48 and 50 Eurobin Avenue, consolidation of these sites and the construction of a temporary demountable building for up to 24 months, to be used in association with Stella Maris College, including the change of use of the subject site from a residential to educational use and signage. The subject site is not located within a heritage conservation area (HCA) pursuant to Manly LEP 2013, however it is located within the</p>		

vicinity of a group listed heritage item.

The existing dwellings at 48 and 50 Eurobin Avenue, Manly are not heritage listed, however they are from the same period of the heritage listed “a group of two storey residential flat buildings”, and they both are considered to contribute positively to the existing context and the streetscape. The applicant may consider to retain and/or adaptive reuse of these buildings, however, if it is not a consideration, the proposed building form should be complementary to the context and to the heritage item across the road. This could be achieved by providing some articulation to the facade and by using complementary materials, finishes and colours. Although, the proposal is for temporary (24 months) structures on the subject site, considerations should be given to comply with the relevant controls of *Manly DCP 2013 - 3.2.1.1 Development in the vicinity of heritage items, or conservation areas* and *3.2.1.2 Potential Heritage Significance*. The impact of the proposed works upon the significance of the heritage items should be assessed in the Statement of Environmental Effects.

### Revised Comments - 05 June 2023

The amended architectural drawings, submitted on 28 April 2023 have not resolved any concerns raised by Heritage earlier. A HIS has been provided which concludes that the existing properties would not meet any of the Heritage Manual criteria for identification as a place of local significance. However, the same report acknowledges that both of the existing properties retain the original built form and the original fabric - internal and external. Therefore the buildings are considered to be contributory to the existing context and the loss of any building that contributes to the character of the area would not be supported by Heritage unless the place is incapable of reasonable use or where it would not be technically feasible to make it useable. Therefore, Heritage retain the same opinion for a more responsive heritage design for 48 and 50 Eurobin Avenue; and a condition is required on the eventual development consent for a full and complete photographic archival recording of both properties and for it to be provided to Council.

Therefore, Heritage require amendments to the proposal.

Consider against the provisions of CL5.10 of Manly LEP 2013.

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

Further Comments

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Heritage Advisor Conditions:

Nil.