

Heritage Referral Response

Application Number:	DA2023/0021
Proposed Development:	Alterations and additions to an existing building and use of premises as a business premises (sports therapy and recovery services) including internal fit-out and signage
Date:	02/02/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 2 SP 67886 , 29 Belgrave Street MANLY NSW 2095 Lot 1 SP 67886 , 29 Belgrave Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as it is within the vicinity of a heritage item and two conservation areas:</p> <p>Item I- 162 - Ivanhoe Park - Ivanhoe Park (bounded by Sydney Road, Belgrave Street and Raglan Street)</p> <p>C1 - Pittwater Road Conservation Area</p> <p>C2 - Town Centre Conservation Area</p>
Details of heritage items affected
<p>Details of the heritage item and the conservation areas, as outlined in the Manly Heritage Inventory, are:</p> <p>Item I- 161 - Ivanhoe Park <u>Statement of significance</u> Ivanhoe Park (including Manly Oval) cultural landscape, is important in the course of New South Wales cultural history combining a 'pleasure garden' park, a traditional 'village green' community and sporting venue, and a passive recreational garden, demonstrating the principal characteristics of a Victorian-era park adapted to the Australian setting. This landscape is unique within New South Wales as a place with a combined history of Aboriginal heritage and 150 years of recreation, sport and community use.</p> <p><u>Physical description</u> The 4.58ha Ivanhoe Park (including Manly Oval) cultural landscape consists of two distinct areas; the passive recreation area of Ivanhoe Park Botanic Gardens, and the active sport and recreation facilities of Manly Oval (the "Village Green"), tennis courts and lawn bowling greens. Along the western and northern edge of the park is a former tramway corridor.</p> <p>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</p>

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.

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

The proposal seeks consent for a change of use and associated alterations and internal fit out to an existing takeaway premises to convert it into a commercial premises for sports therapy and recovery services. The proposed works include replacing the existing glazed shopfront with a new shopfront and the existing signage with a new identification signage.

Given the separation between the proposed works and the heritage item and conservation areas the impact of the proposal upon the significance of the heritage item and the context is considered negligible.

Therefore, no objections are raised on heritage grounds, subject to one condition.

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 supported.

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

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

External colours, materials and finishes

Full details of external colours, materials and finishes are to be provided to Council's Heritage officer for approval, prior to the issue of a Construction Certificate.

Reason: To ensure the colours and finishes are appropriate within the context.