

Heritage Referral Response

Application Number:	DA2021/0339
Date:	21/04/2021
To:	Nick Keeler
Land to be developed (Address):	Lot 5 DP 554506 , 47 Sydney Road 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 part of a group listed heritage item, being Item I234 - Group of 5 commercial buildings at 39–47 Sydney Road, listed in Schedule 5 of the Manly LEP 2013. It is also located within the Manly Town Centre Conservation Area and in the vicinity of two heritage items:</p> <p>Item I231 - Congregational Church - Sydney Road (corner of Whistler Street)</p> <p>Item I84 - Commercial and residential building - 12 Belgrave Street</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Northern Beaches Heritage inventory are as follows:</p> <p>Item I234 - Group of 5 commercial buildings <u>Statement of significance:</u> A fine representative and unified group of Federation Queen Anne style shops. <u>Physical description:</u> Fine terrace of Federation Queen Anne style 2 storey shops, alternately brick and roughcast stuccoed, terminating in a 3 storey corner shop featuring a 2 storey oriel window.</p> <p>C2 - 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. 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 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.</p> <p>Item I231 - Congregational Church <u>Statement of significance:</u> Congregational Church in Whistler Street is of significance for Manly area for its historical, aesthetic and social reasons, and for the rarity and representativeness of its qualities. The site has a long association with the local community for spiritual reasons, being a place of public worship since the 1860s when the current building was created. The church building is a major landmark visible from</p>

the direction of Sydney Road and Whistler Street and makes an important contribution to the townscape character. The building is representative of stone churches of its date of creation, particularly of Victorian Rustic Gothic architectural style, which is rare in the local area context. It is believed to be "the oldest church in Manly".

Physical description:

Sandstone Victorian Rustic Gothic style church with pointed arched leadlight windows with quatrefoil and trefoil motifs, and pointed arched doors. The church was extended east in 1907. The church has a gabled concrete tile roof with copper roof plumbing.

Item I84 - Commercial and residential building

Statement of significance:

This item is of local significance for its ability to demonstrate the pattern of Manly's development, and in particular, that associated with Belgrave Street. Belgrave Street, formerly the East Promenade was a major element of HG Smith's concept for his township and the gateway to Manly and the Corso. This building is associated with a second phase of development in the 1920's with development of a group of late 19th century buildings reflecting growth of Manly in the Inter-war period, a commuting workforce and the popularity of apartment dwelling at this time. It enables the research into the development of building technology and architectural development by virtue of its retention of the 1880s terrace houses behind the 1920s façade.

Physical description:

Substantial three storey residential building with street level shops in prominent location and featuring stepped parapet and central timber framed bay. This would appear to be a later façade added to a group of late 19th century terraced buildings as evidenced by remnant firewall parapets at rear and fenestrations on upper level verandah of adjoining building at no 10. The adjoining building has similar detail and appears to have been altered as part of the same development. Parapet has rendered coping, date and name plaques. The brickwork is painted on the middle level and the bay is paneled. The side windows have sliding sashes and appear to be later enclosure of balconies. The former openings are framed with rendered detail but obscured by painting of brickwork. The windows of the bay are double hung with the upper sash divided into small panes. The shopfronts have been altered. The interior was not inspected.

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

Outline what development is proposed by the application, from a review of the Statement of Environmental Effects and Plans submitted with the DA. In some instances, an inspection of the subject site will be necessary. Assess the impact of this proposed development on the identified heritage item/s. Discuss the impact.

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? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

The proposal seeks consent for shop fitout to the existing tenancy, involving changes to the shopfront fenestration to enlarge the existing opening and replace the existing corner door with bi-fold windows and create external seating at this corner; to replace the existing window, facing Sydney Road, with bi-fold doors; to enlarge and replace the existing window, facing Whistler Street, with bi-fold windows. The proposed internal changes will not modify the existing walls.

It is noted that the proposed colour scheme has been referenced by the brand and the proposed materials have not been specified in the proposal. Heritage recommends to use timber doors and windows to respect the heritage identity of the building.

The proposed signage will be replacing the existing and no additional signage is proposed. Given minor nature of the proposal, the proposed works are considered to not impact upon the significance of the heritage items and the conservation area.

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

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 21 April 2021

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

Materials and colour scheme

The proposed materials and colours should be submitted to Council for approval prior to the issue of the Construction Certificate.

Reason: To preserve the significance of the Heritage item and the conservation area.