

## Heritage Referral Response

<b>Application Number:</b>	DA2019/0645
<b>Date:</b>	04/03/2020
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot CP SP 15752 , 26 Whistler Street 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 adjacent to a State heritage listed item:  <b>Electricity Substation No 15009</b> at 34A–36 Whistler Street.</p> <p>The subject property is within proximity of heritage items:  <b>Congregational Church</b> - Sydney Road (corner of Whistler Street)  <b>St Mary's Church, presbytery and school</b> - Whistler Street (corner Raglan Street)</p>		
Details of heritage items affected		
<p>Details of the items as contained in the Manly heritage inventory is as such:</p> <p><b>Statement of Significance:</b>  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><b>Physical description:</b>  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. The building incorporates a residential unit titled #15101 RESEDENTIAL UNIT, 34a Whistler Street.  The Manly Zone substation is constructed in load-bearing face brick with cement render applied to the plant doorway reveals. Original windows are double hung timber multi pane.  Architectural style: Interwar Art Deco  Exterior materials: Face brick, Timber Joinery, Steel Roller shutter.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	
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 is for the demolition of an existing residential flat building and the construction of an 8 storey residential flat building containing 41 apartments and both ground and basement level parking for 57 vehicles.</p> <p>The updated plans, dated 23 January 2020, included changes to the building alignment to Whistler Street and addition of a rooftop communal open space and another communal open space adjoining the Short Street Plaza.</p> <p>The application is acceptable on heritage grounds, subject to the imposition of conditions requiring that the glass louvres and the balustrade at level 3, adjacent to 34 Whistler Street are to be clear, and the colour and material of the panels are to be clarified prior to the issue of the Construction Certificate.</p> <p>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</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 04 March 2020</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:**

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

**Glass louvres at level 3 adjacent to 34 Whistler Street**

The glass louvres at level 3, adjacent to 34 Whistler Street, are to be clear. Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that the louvres do not dominate the heritage item.

**Balustrade material at level 3**

Clear glass balustrading to all trafficable area at level 3 is to be shown on the drawings. Details

demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Minimise the visual impact of the proposed development on the heritage item.