

Heritage Referral Response

Application Number:	DA2023/0972
Proposed Development:	Alterations and additions to a mixed use building.
Date:	28/07/2023
To:	Megan Surtees
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>This application has been referred as the site is within the vicinity of a number of heritage items:</p> <p>1231 - Congregational Church, Sydney Road (corner of Whistler Street) 1234 - Group of 5 commercial buildings, 39-47 Sydney Road, Manly 1255 - Electricity substation No 15009, 34A-36 Whistler Street, Manly 1254 - St Mary's Church presbytery and school, Whistler Street (corner Raglan Street), Manly</p> <p>The site also adjoins the C2 Town Centre Conservation Area to the south</p>		
Details of heritage items affected		
<p>Details of the closest heritage item (and a State item), as contained within the Heritage Inventory, are:</p> <p>1255 - Electricity substation No 15009, 34A-36 Whistler Street, Manly</p> <p>The Manly Zone Substation is a well detailed electricity substation building still in service for its original purpose. It is an excellent and externally intact representative example of the Interwar Art Deco style and is the last remaining known asset constructed by the Manly Electric Supply Company. It was subsequently acquired and extended by the Municipal Council of Manly. It is representative of the transition period from private to public electricity in the early 20th century in Sydney's Northern Beaches area.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Electricity Substation in Whistler Street is State listed
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>This application proposes alterations and additions to an existing multi-storey mixed-use building, consisting of the replacement of balcony balustrades on the eastern facade (Level 11 and above). This work involves removal of the upper concrete component of the balustrade and installation of a BCA compliant glass balustrade.</p> <p>These works will not increase the bulk or scale of this building and they will have a negligible impact upon views of the building from surrounding heritage items and the Manly Town Centre Conservation</p>		

Area. As the works are only on the eastern facade, there will be no visibility from the surrounding heritage items, however being the tallest building in the area, it is visible from beyond the immediate vicinity. Nevertheless it is considered that the visual impact of this change is negligible on surrounding heritage items and areas.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 2013:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? N/A

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.