

Heritage Referral Response

Application Number:	DA2024/1286
Proposed Development:	Alterations and additions to a residential flat building to add an additional three residential apartments
Date:	30/09/2024
To:	Claire Ryan
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>The proposal has been referred to Heritage as the subject site adjoins a heritage conservation area to its south and within the vicinity of a number of heritage items:</p> <p>C2 - Town Centre Conservation Area</p> <p>I231 - Congregational Church - Sydney Road (corner of Whistler Street)</p> <p>I234 - Group of 5 commercial buildings - 39-47 Sydney Road, Manly</p> <p>I255 - Electricity substation No 15009 - 34A-36 Whistler Street, Manly</p> <p>I254 - St Mary's Church presbytery and school - Whistler Street (corner Raglan Street), Manly</p>	
Details of heritage items affected	
<p>Details of the HCA and the closest heritage item, as contained within the Heritage Inventory, are:</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.</p> <p>I255 - Electricity substation No 15009 <u>Statement of Significance</u> 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

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>The proposal seeks consent for alterations and additions to an existing mixed-use development, to create a new split-level apartment units which are contained within the existing building footprint and height by infilling the existing void areas.</p> <p>Given the proposal will not change the bulk and scale of the existing building the proposed works are considered to not have an adverse impact upon the significance of the heritage items in the vicinity or the Town Centre Conservation Area.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of MLEP.</u></p> <p>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</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:

Nil.