

Heritage Referral Response

Application Number:	Mod2025/0564
Proposed Development:	Modification of Development Consent DA2023/0987 granted for Demolition and construction of a shop top housing development with basement parking
Date:	23/10/2025
To:	Alex Keller
Land to be developed (Address):	Lot CP SP 14133 , 35 - 39 Belgrave Street MANLY NSW 2095 Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 9 Raglan Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site is within the vicinity of a number of heritage items and a conservation area: Item I162 – Ivanhoe Park - Ivanhoe Park (bounded by Sydney Road, Belgrave Street and Raglan Street) Item I255 – Electricity substation No 15009 - 34A–36 Whistler Street, Manly Item I254 - St Mary's Church, presbytery and school - Whistler Street (corner Raglan Street), Manly C1 – Pittwater Road Conservation Area
Details of heritage items affected

Item I162 – Ivanhoe Park

Statement of Significance

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.

With its natural land formation of sandstone outcrops and overhangs and watercourse flowing into what was a low-lying swamp area, the site has high potential to reveal tangible Aboriginal heritage of the Kay-ye-my people, and with its close proximity to three identified aboriginal heritage sites the site relates to intangible cultural heritage of the local Aboriginal people. Ivanhoe Park is one of the few planned colonial era 'pleasure grounds'

Item I255 – Electricity substation No 15009

Statement of Significance

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.

Physical Description

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.

Item I254 - St Mary's Church, presbytery and school

Statement of Significance

The listing covers a significant group of five religious and school buildings dating from circa 1890 to the 1950s, complementary in style. The group is of significance for Manly area for its historical, aesthetic and social reasons, and for the rarity and representativeness. The site has a long and ongoing spiritual association with the local Roman Catholic community since c.1890 when the church building was created. The site is a major landmark visible from a distance from both Raglan Street and Whistler Street. The complex makes a major contribution to the streetscape and to the townscape character, augmented as the group of buildings are adjoining each other at the site. The Church building, the Presbytery and School are each representative of their respective type of building around the date of creation, and the complex as a whole is a rare collection of five fine buildings with spiritual associations in the local area.

C1 – Pittwater Road Conservation Area

Statement of Significance

This street pattern is distinctive and underpins the urban character of the area. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively.

Physical Description

The streetscape of Pittwater Road is a winding vista of late 19th and early 20th century commercial and residential architecture of generally one or two floors - although there are exceptions such as the four storey private hotel. The streetscape provides a 19th century atmosphere due to its scale, width and the number of extant Victorian structures. Within the streetscape there are a number of individually significant buildings which are listed separately. Adjacent streets generally comprise a consistent pattern of one and two story residential cottages, with the occasional terrace. Some

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	

NSW State Heritage Register	Yes	- Electricity substation No 15009 is State Heritage listed. - Ivanhoe Park (including Manly Oval) cultural landscape is State Heritage listed.
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 to modify the existing LEC approved consent - DA2023/0987. The proposed changes include modifications to the internal layout, minor changes to the approved fenestrations, relocation of the rooftop services and the addition of new shading structures on the rooftop. The proposed modifications will not alter the approved footprint or the form and massing of the approved development except the increase of the overall height due to the introduction of the new shade structures to the private roof terraces. Given the recessed position and lightweight design of the proposed shade structures, these additions are considered to not have any additional impact upon the significance of the surrounding heritage items or the conservation area. Therefor no objections are raised on heritage grounds and no conditions required. <u>Consider against the provisions of CL5.10 of MLEP 2013.</u> 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		

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.