

## Heritage Referral Response

|                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| <b>Application Number:</b>             | DA2021/2220                                         |
| <b>Date:</b>                           | 25/11/2021                                          |
| <b>To:</b>                             | Penny Wood                                          |
| <b>Land to be developed (Address):</b> | Lot 3 SP 67753 , 3 / 7 Raglan Street MANLY NSW 2095 |

### Officer comments

| HERITAGE COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| Discussion of reason for referral                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>The proposal has been referred to Heritage as the property adjoins a heritage item and within the vicinity of a heritage item and a conservation area:</p> <p><b>Item I254 - St Mary's Church, presbytery and school - Whistler Street (corner Raglan Street)</b></p> <p><b>Item I255 - Electricity substation No 15009 - 34A-36 Whistler Street</b></p> <p><b>C1 Pittwater Road Heritage Conservation Area</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Details of heritage items affected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Details of the item as contained within the Manly inventory are as follows:</p> <p><b>Item I254 - St Mary's Church, presbytery and school</b></p> <p><u>Statement of Significance:</u></p> <p>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.</p> <p><u>Physical Description:</u></p> <p>A group of five buildings, two to three storeys in height, one sandstone and four brick, on a large site with boundaries to Whistler Street, Raglan Street, and Denison Street. The boundary is defined by a low dark brick c.1930's wall.</p> <p><b>Item I255 - Electricity substation No 15009</b></p> <p><u>Statement of Significance:</u></p> <p>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><u>Physical Description:</u></p> <p>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</p> |

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

Architectural style: Interwar Art Deco

## **C1 Pittwater Road Heritage 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 it's 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 streets have intermittent street plantings and remnant stone kerbs. The flat topography is accentuated by the escarpment to the west which provides an important visual, vertical and vegetated backdrop.

### 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                                                              | N/A |  |

### Consideration of Application

The proposal seeks consent for a change of use and internal fit out works for office premises and does not involve any external works, therefore it does not change the existing bulk and scale or the streetscape. Given the minor nature of the proposed works, the proposal is considered to not impact upon the significance of the adjoining heritage item or the items within the vicinity.

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

### 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? Has a Heritage Impact Statement been provided?

### Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 25 November 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:**

Nil.