

Heritage Referral Response

Application Number:	DA2025/0547
Proposed Development:	Alterations and additions to a dwelling house
Date:	03/06/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 80 DP 14521 , 67 Eurobin Avenue MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as the subject site is a heritage item, being: I154 - Group of 2 Storey Residential Flat Buildings - Eurobin Avenue, Northern side from Pittwater to Collingwood, Manly. The subject site is also within the vicinity of a heritage item, being: I100 - Street Trees - Collingwood Street from Iluka Avenue, Manly.</p>		
Details of heritage items affected		
<p>I154 - Group of 2 Storey Residential Flat Buildings <u>Statement of Significance</u> A fine example of flat buildings. <u>Physical Description</u> Two to three storey brick flats.</p> <p>I100 - Street Trees <u>Statement of Significance</u> Part of 19th Century street tree planting <u>Physical Description</u> Remnant street trees. Ficus Inbiginosa and Araucaria Heterophylla. Provide a visual link from Pittwater Road to Queenscliff Surf Life Saving Club.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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	No	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to an existing two storey detached building. The building has previously been used as two separate units. The proposed works include the reconfiguration of the internal layout to consolidate the two existing units into a single dwelling and construction works consisting of a rear addition, rear deck, single-storey open porch on the eastern side of the dwelling, swimming pool and associated landscaping. Further works include the demolition of the existing rear lean-to extension, alterations to the existing garage and front fence and the installation of a timber gate. It is noted that the overall building form, including the front facade, front staircase and garage will be retained as part of the proposal. The subject site forms</p>		

part of a group heritage item consisting of several two and three storey brick Interwar flat buildings. Heritage notes that several of the flat buildings have contemporary rear extensions and additions attached to their front facade. Despite the various alterations, the heritage listed flat buildings remain discernable as Interwar and retain a high degree of original fabric. Heritage raises no concern regarding the demolition of the existing rear lean-to extension. The proposed rear addition is sympathetic when viewed in tandem and maintains an appropriate bulk, scale and height which does not compete with the existing dwelling. Heritage is supportive of the reinstatement of the front facade, particularly the first floor verandah, and the retention of the front staircase and garage. The internal works are also deemed acceptable from a Heritage perspective as the original layout remains discernable. Heritage raises concerns regarding the partial demolition of the front wall. The front wall remains intact and contributes to the streetscape character associated with the Heritage item. It is the preference of Heritage that the front wall be retained in full.

Therefore, Heritage is supportive of the proposal subject to two conditions.

Consider against the provisions of CL5.10 of MLEP.

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

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

Retention of the front wall

The proposal states that a portion of the front wall will be removed, which is not supported by Heritage as it impacts the streetscape character associated with the heritage item. Heritage notes that the front wall remains largely intact compared to the neighbouring front walls, many of which have been removed or intrusively altered. Heritage requires the existing front wall be retained as it contributes to the significance of the heritage item. Amended drawings showing the retention of the front wall should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the heritage value of the heritage item is respected.

Photographic Archival Recording

A photographic archival record of the existing building (including an investigation into its history) is to be made, including interiors and exteriors and their setting, generally in accordance with the guidelines issued by the NSW Heritage Division of the Department of Planning and Environment.

This record must be submitted and approved by Council's Heritage Advisor prior to the issue of the Construction Certificate and commencement of any works on-site. The photographic record should be made using digital technology, submitted on archival quality, and should include:

- Location of the building, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.
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Reason: To provide an archival photographic record of the existing building