

## Heritage Referral Response

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| <b>Application Number:</b>             | DA2022/0696                                      |
| <b>Date:</b>                           | 19/05/2022                                       |
| <b>To:</b>                             | Alex Keller                                      |
| <b>Land to be developed (Address):</b> | Lot 40 DP 4603 , 2 Pacific Parade MANLY NSW 2095 |

### Officer comments

| HERITAGE COMMENTS  |     |  |
|--|-----|--|
| Discussion of reason for referral  |     |  |
| <p>The proposal has been referred to Heritage as it is within proximity to two heritage listed items:</p> <p><b>Item I191 - Street trees - Pacific Parade</b></p> <p><b>Item I2 - All stone kerbs</b></p>  |     |  |
| Details of heritage items affected   |     |  |
| <p>Details of the item as contained within the Manly heritage inventory is as follows:</p> <p><b>Item I191 - Street trees</b><br/> <u>Statement of significance:</u><br/> Listed for its aesthetic importance to the streetscape.<br/> <u>Physical description:</u><br/> Avenue planting of mixed tree species planted in carriageway. Species include Port Jackson Fig, Brush Box and Camphor Laurel.</p> <p><b>Item I2 - All stone kerbs</b><br/> <u>Statement of significance:</u><br/> Stone kerbs are heritage listed.<br/> <u>Physical description:</u><br/> Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</p> |     |  |
| 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 the demolition of the existing dwelling on the subject site and a Torrens Title subdivision of 1 lot into two and the construction of two semi-detached three storey - including a basement parking via a single driveway access point- dwellings with two inground pools and associated landscaping. The site is in a highly distinctive area with predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation such as the heritage listed street trees that contributes the character of the local area.

The heritage listed street tree located in the road reserve outside the subject property has been retained and the proposal does not involve any changes to the existing driveway crossover, therefore the proposed works are considered to not impact upon the heritage items or their significance and the form and scale is considered to be consistent with the character of the existing streetscape.

Therefore, no objections are raised on heritage grounds, subject to two conditions.

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

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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 19 May 2022

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**

**Protection of heritage listed street tree**

The heritage listed mature tree located in the road reserve in front of the property is to be protected at all times during the demolition and construction works.

Reason: To protect the heritage listed tree from damage, during the demolition and construction works.

**Protection of heritage listed stone kerb**

The existing sandstone kerb is to be protected from damage during the demolition and construction works.

Reason: Protection and preservation of cultural resources within the Manly municipal area.