

Heritage Referral Response

Application Number:	DA2025/0160
Proposed Development:	Alterations and additions to a semi-detached dwelling
Date:	15/05/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 1 DP 566121 , 41 Whistler Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is located within the C1 - Pittwater Road Heritage Conservation Area and in close proximity of a heritage item:</p> <p>Item I2 - All stone kerbs - Manly municipal area</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Manly inventory is as follows:</p> <p>C1- Pittwater Road Heritage Conservation Area</p> <p><u>Statement of Significance</u> 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.</p> <p><u>Physical Description</u> 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.</p> <p>Item I2 - All stone kerbs</p> <p><u>Statement of significance</u> Stone kerbs are heritage listed.</p> <p><u>Physical description</u> 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		
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

The subject site is located within the Pittwater Road Conservation area and is in the vicinity of heritage listed stone kerb and guttering. The proposal seeks consent for alterations and additions to the existing semi detached Federation era property, which was modified in 2003, with a first floor addition including a dormer window addition at the street frontage. However, these additions do not detract from its heritage values as they are not visible from the street and except the dormer which is in traditional vertical proportions. Therefore, the existing semi is considered to be a contributory item within the heritage conservation area and contributes to the streetscape.

The current proposal is mainly confined to the rear of the property involving modifications to the floor plans and the first floor roof form. The proposed modification to the first floor plan removes the existing recessed transition (ensuite) area and extends this section to align with the ground floor external walls below. This extension is not supported as it will remove the current original roof form, therefore the ensuite is required to be recessed from the side boundary to allow part of the main roof form of the original building to be retained as the side elevation of the original building is visible from the street.

The proposed new roof over the first floor involves a lower section (a lower level transition roof) that provides separation from the original roof. This separation is required to be greater and should be extended to be in line with the wall between the first floor ensuite and study area to set the higher portion of the new roof further back and to minimise the visibility of the first floor from the street. The upper most level (RL) of this transition roof must be noted on the section and elevation drawings.

Additionally, it is noted that the existing dormer facing the street (on both semis) is shown higher and larger than the existing form, which is required to be corrected on the front elevation. It is also noted that the existing front fence is not shown on the front elevation. It must be clarified if there is any modifications are proposed to the front fence.

Revised comments - 15 May 2025

The applicant has provided updated plans and additional information in response to the initial heritage concerns. The design of the new first-floor roof has been modified to be set behind the main roof and lower than the original ridge cap. This suggests that while Heritage initially had concerns regarding the potential impact on the contributory semi and the overall conservation area, the applicant's design considerations to the new roof (stepped setback and reduced height), have likely addressed these concerns. It indicates an effort to minimize the visual prominence of the first floor. However, a detailed external colour schedule has not been provided. Therefore, the details of the proposed external materials and colours are required to ensure they are appropriate for the heritage context.

Therefore, no objections are raised on heritage grounds subject to one condition.

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**

External materials and colour scheme

Any new colour scheme on the building or front fence is to be sympathetic to the original architectural style of the semi and any original unpainted brickwork is to remain unpainted. Details of the proposed external materials and colours must be submitted to council prior to issue of the construction certificate to ensure they are appropriate for the heritage context.

Reason: To ensure the external colours are appropriate within the HCA.