

Heritage Referral Response

Application Number:	DA2021/0275
Date:	29/04/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 1794 DP 752038 , 90 Griffiths Street FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site is in proximity to a heritage item, listed in Schedule 5 of Manly LEP 2013.</p> <p>Item I54 - Street trees - Griffiths Street (from Hill Street to Bellevue Street)</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Manly heritage inventory are as follows:</p> <p>Item I54 - Street trees</p> <p><u>Statement of significance:</u> Rare example of this species and row planting indicate association with Manly cemetery.</p> <p><u>Physical description:</u> Schinus Areira (Peppercorn trees) on north side of road adjacent to cemetery. Some species replaced by Agonis Flexuosa.</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		
<p>The proposal seeks consent for alterations and additions to the existing two storey house, involving the construction of a new pool at the front yard and an extension to the front of the existing house towards the existing garage including a new rumpus room, gym, staircase, storage and bathroom.</p>		

The existing dwelling is not a heritage item, however, the heritage listed street trees are located in front of the site and it is considered that the proposed widening to the existing driveway crossover may impact the heritage listed street tree. Therefore, reference is made to the Landscape Referral Response "It is recommended that an Arboricultural Impact Assessment and Landscape Plan be provided with the application in accordance with Council's DA" Lodgement Requirements".

Following guidelines of Manly Development Control Plan 2013 should also be in consideration and the exact dimension (width) for the driveway crossover should be provided to Council to ensure that there is sufficient space between the crossover and the existing tree.

- *Section 4.1.6.4 - Clause a) Driveway crossovers/ gutter crossings should be minimised and spaced to maximise kerb-side car parking spaces*
- *Schedule 3 - Part B3 - Minimum Requirements for access driveway crossovers - Clause c) The width of a crossover should be sufficient for a single lane driveway (between 2.5m and 3.75m).*

Therefore Heritage raises no objection to the proposal, subject to one condition that, the heritage street trees be protected during the excavation/demolition and construction works.

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: 15 April 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Protection Of Heritage Listed Street Trees

The street trees in Griffiths Street are to be protected from damage during demolition/excavation and construction. Details of the proposed driveway crossover (width of the driveway and the distance to the existing tree near the driveway) and the method of protection of the trees must be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate tree protection measures are adopted to preserve significant community heritage assets.

