

Heritage Referral Response

Application Number:	DA2022/0736
Date:	20/06/2022
To:	Alex Keller
Land to be developed (Address):	Lot 10 DP 2427 , 35 Pine Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as it adjoins the heritage listed trees Item I193 - Street trees - Pine Street (from Collingwood Street to Smith Street) and it is located within the C1 - Pittwater Road Conservation Area.</p>		
Details of heritage items affected		
<p>Details of the listed heritage items as contained within the Manly Heritage Inventory are:</p> <p>Item I193 - Street trees <u>Statement of significance:</u> This is a good example of Aesthetic and historical significance. Line of street formed boundary to Norfolk Island Pines in the 1880's. Also axis of North Steyne Surf L.S Clubhouse. <u>Physical description:</u> Remnant species of Norfolk Island pine, Camphor Laurel and Norfolk Island Hibiscus. Representative of early street tree planting species by Municipal Council in late 19th century.</p> <p>C1 - Pittwater Road Heritage Conservation Area <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. <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 storey 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>		
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	No	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing backpacker's accommodation including a change of use to semi-detached dwellings with single garage, including two lot Torrens title subdivision and the construction of a new swimming pool for each dwelling.</p> <p>Although, the existing building was built in the early 1900's it is not heritage listed but located within the Pittwater Road Conservation Area. The property has been significantly modified to become a boarding house in the 1960's, but its streetscape presentation, in terms of the bulk and scale, is still discernible. The proposed reinstating the front balcony to the upper level is supported by Heritage, however, the proposed garages are considered to dominate the street frontage and impact the streetscape. If there is no other options for off street parking, instead of these garages, a single hardstand parking space for each dwelling in the front yard is recommended. The existing paving could be replaced with these hardstands which made of trafficable grass to improve the setting of the house and the presentation to the streetscape. The original verandah to the ground floor is also recommended to be reinstated. A front fence with sliding gates and entry gates to the property could be proposed to further improve the street presentation.</p> <p>Therefore, Heritage cannot support the proposal in its current form and require amendments.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? Yes</p> <p>Has a Heritage Impact Statement been provided? Yes</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 20 June 2022</p>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.