

## Heritage Referral Response

Application Number:	DA2019/0595
To:	Adam Urbancic
Land to be developed (Address):	Lot 1 DP 936960 , 21 Pine Street MANLY NSW 2095

### Officer comments

Further to review of available documents and site visit,

the subject site is a listed heritage item, and in Pittwater Road heritage conservation area. Thus the proposal is subject to Manly DCP - Heritage provisions.

In my opinion, proposal is not acceptable, because it would overwhelm the item and the adjoining items, and set a most undesirable precedent in the conservation area. This is evidenced in change of scale, bulk of the addition, increased wall height, increased ridge height, and reduction of curtilage.

In particular, the proposal does not meet evaluation criteria of the following controls of the Manly DCP:

#### 3.2.1.1 Development in the vicinity of heritage items, or conservation areas

a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.

b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:

i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;

ii) the heritage values or character of the locality are retained or enhanced; and

iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with **complementary and respectful building form, proportions, scale, style**, materials, colours and finishes and building/street alignments.

(It is noted that applicants raised some precedents for upper level additions in the area, however, all but one of these are "in-roof" additions, and the only is on a substantially larger building; in any case, it is only fair to say that predominant character of the heritage conservation area is single storey).

c) The impact on the setting of a heritage item or conservation area is to be minimised by:

i) **providing an adequate area around the building to allow interpretation of the heritage item;**

ii) **retaining original or significant landscaping (including plantings with direct links or association with the heritage item);**

iii) protecting (where possible) and allowing the interpretation of any archaeological features; and

iv) **retaining and respecting significant views to and from the heritage item.**

(Additions imply reduction of garden space and its usability).

(It is noted that applicants claim that there are no vies from public area, however, that is not acceptable methodology; vegetation may change over time, but views from the street to main elevation must be considered significant even if they are currently temporarily blocked).

### 3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance

a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, **overwhelm, dominate or challenge** heritage details or **character of the building** or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.

b) **Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality.** Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.

Based on the above, I recommend this application to be **refused**.

### Recommended Heritage Advisor Conditions:

Nil.