

Heritage Referral Response

Application Number:	DA2023/1367
Proposed Development:	Alterations and additions to a dwelling house and associated works
Date:	17/04/2024
To:	Michael French
Land to be developed (Address):	Lot 2 DP 900589 , 30 Pacific Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is adjacent to two heritage items and is in the vicinity of the Pittwater Road Conservation Area, as listed in Schedule 5 of Manly LEP 2013.</p> <p>Item I2 - All stone kerbs - Manly municipal area</p> <p>Item I192 - Street trees - Pacific Street (from Collingwood Street to Malvern Avenue)</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Manly Heritage inventory, are as follows:</p> <p>Pittwater Road Conservation Area <u>Statement of significance</u> The 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. The streetscape provides 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 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 <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> <p>Item I192 - Street trees <u>Statement of significance</u></p>

Listed for its aesthetic importance to the streetscape. Part of early Municipal street planting late 19th century.

Physical description

Remnant Norfolk Island pines planted in carriageway and one Brush Box.

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 proposal seeks consent for alterations and additions, including a single garage at the front, a swimming pool at the rear, and a first and a second floor addition to the federation period single storey dwelling. The proposal involves the rear section of the existing building and the existing detached studio at the rear and partly demolition of the front facade.

The existing dwelling is in the vicinity of the Pittwater Road HCA and dates from the key period of significance for the Conservation Area. The existing streetscape, at this part of Pacific Street, mainly consists of one or two storey dwellings (with a few exceptions) from the early 1900s. The third level is considered to be located at the further back or in the form of an attic level with dormers, rather than a third level appearance, to maintain the existing low level street frontage, as the subject site is within the visual catchment of the HCA. The front setback is considered to maintain the existing building alignment and the proposed front fence should also maintain the height of the existing fence. The maximum width of the proposed driveway crossover should be 2.5m to minimise the impact upon the significance of the heritage listed stone kerbs. The proposed finishes and colours are considered appropriate within the existing context.

Therefore, Heritage require amendments to the proposal.

Revised Comments - 17 April 2024

Amended drawings have resolved the main heritage concern by setting the attic level 7m back from the front boundary, however the proposed roof overhang is 1500mm which is required to be reduced to 900mm to minimise its visibility from the street. The width of the proposed driveway has been reduced from 3m to 2.5m and the proposed removal of the tree within the road reserve is considered acceptable as it is not identified as significant in the inventory.

The amended proposal is considered to have a tolerable impact upon the significance of the heritage items, HCA and the existing streetscape.

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

Consider against the provisions of CL5.10 of Manly LEP 2013.

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**

Roof overhang

The proposed 1500mm roof overhang is required to be reduced to 900mm to minimise its visibility from the street. Details, demonstrating compliance with this condition, are to be submitted to Council for approval prior to the issue of a Construction Certificate.

Reason: To maintain the existing low level street frontage within the visual catchment of the HCA.

Photographic archival record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Council prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Internal photos detailing every room;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets.

Details demonstrating compliance with this condition must also be submitted to the Principal Certifying Authority prior to commencement of any demolition or works on-site.

Reason: To provide an archival photographic record of the historic building including its setting and any moveable heritage onsite, prior to the commencement of any works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Heritage listed sandstone kerbs

It is recommended that the heritage listed sandstone kerbs removed for the new driveway crossing to

be replaced with an existing concrete kerb along the street.

Reason: To maintain the current contribution of the heritage listed sandstone kerb to the visual character of the area and the streetscape.