

Heritage Referral Response

Application Number:	DA2019/0595
Date:	11/05/2020
To:	Adam Urbancic
Land to be developed (Address):	Lot 1 DP 936960 , 21 Pine 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 part of Item I195 - Group of 5 houses, listed in Schedule 5 of Manly LEP 2013 and is within Pittwater Heritage Conservation Area. It is also in the vicinity of heritage items; Item I223 - Street Trees and Item I2 - All stone kerbs.</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Manly Heritage Inventory are:</p> <p>Item I195 - Group of 5 houses <u>Statement of significance:</u> Listed as fine examples of five late Victorian cottages; two groups of two terraced and one freestanding. <u>Physical description:</u> Four late Victorian cottages terraced in two groups of two. Originally rendered brick (now partly striped) with late Victorian ornament and architectural device. Also one freestanding cottage (no. 23). The four terraces have elaborate party wall ornament in render with timber brackets and verandah posts; cottage has mixture of cast iron and timber decoration. All have iron roofs (some re-roofed), rendered chimneys with original pots and new fences.</p> <p>Pittwater 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 is a winding vista of the late 19th century 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 exant Victorian structures. Within the streetscape there are 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 ocasional 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 vegetated backdrop.</p>		
Other relevant heritage listings		
Sydney Regional	No	

Environmental Plan (Sydney Harbour Catchment) 2005		
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 a first floor addition to an existing dwelling. Proposed works are mainly at the rear of the property and away from the street, therefore is unlikely to adversely impact upon the significance of the heritage item and the conservation area. It is considered that the reduction of the proposed ridge height and gutter level will minimise the impact on the heritage item. The ridge height of the first floor addition should not be any higher than RL13.295 with a 23 degree slope to the roof. This will allow to reduce the first floor gutter level as well.</p> <p>Therefore, the proposal is supported on heritage grounds, subject to a condition of consent.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 11 May 2020</p>		

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

Reduced ridge height and gutter level to first floor extension

The ridge height should be reduced to RL 13.295 with a 23 degree slope to the roof. The gutter level should be lowered accordingly.

Reason: To allow the existing dwelling to be read in it's original single storey terrace form and minimise the impact upon the heritage item. (DACHECPCC1)