

## Heritage Referral Response

Application Number:	DA2020/1222
Date:	03/11/2020
To:	Rebecca Englund
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 <b>Item I193 - Street trees - Pine Street (from Collingwood Street to Smith Street)</b> and it is located within the <b>Pittwater Road Conservation Area</b>.</p>		
Details of heritage items affected		
<p>Details of the listed heritage items as contained within the Manly Heritage Inventory are:</p> <p><b>Item I193 - Street trees - Pine Street (from Collingwood Street to Smith Street)</b>  <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><b>Pittwater Road Heritage Conservation Area</b>  <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	
<b>Consideration of Application</b>		
<p>The proposal seeks approval for alterations and additions to the existing backpacker's accommodation including a change of use to a dwelling house and construction of a new swimming pool. The proposal involves the partial demolition (mostly to the rear) of the existing building and ancillary structures; construction of a new linked pavilion extension with metal roof-to the rear; modifications to the internal layout of the existing building; additional rooms to the attic space with a dormer to the front and 2 large dormers to the sides of the main roof; reinstating the first floor verandah to the front facade and construction of a new front fence. The main roof and the original four chimneys are proposed to be retained. The proposal also includes the conversion of the existing entry porch and the original verandah into a double garage, and to reinstate the ground floor verandah to the eastern end to form a new entry porch.</p> <p>Although, the property is from the early 1900s it is not a listed heritage item as it has been extensively modified and converted into a boarding house in the early 1960s and later to the current use of the backpackers accommodation.</p> <p>It is understood that, care has been taken to retain the remaining original fabric of the existing building and to create a sympathetic design solution to the front facade as noted in the Heritage Impact Statement prepared by Graham Hall in May 2020: <i>"The design approach is to recapture the character of the original front of the house, and the veranda in particular, retaining the paired posts, and using subtly simplified detailing for a timber balustrade."</i></p> <p>The proposal is generally acceptable from a heritage perspective, however, it is considered that a reduction to the size of the front dormer will improve the contribution of the building to the streetscape and the conservation area.</p> <p>Given that, there are no heritage listed trees in front of the subject building, there will be no adverse impact upon the significance of this heritage item.</p> <p>Therefore, no objections are raised to this application on heritage grounds, subject to a condition.</p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013.</u>          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>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 03 November 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**

**Reduction to the size of the front dormer**

Dormer windows and windows in the roof must be designed and placed to compliment the character of the building and the area, therefore, it is recommended to reduce the width of the front dormer to be maximum 1800mm, with a projection of 1500mm. The ridge level of the dormer also to be reduced to RL 16.600.

Reason: To preserve the character of the heritage streetscape and the Pittwater Road Conservation Area.