

Heritage Referral Response

Application Number:	DA2024/0520
Proposed Development:	Alterations and additions to a dwelling house including a carport
Date:	22/05/2024
To:	Michael French
Land to be developed (Address):	Lot A DP 170912 , 53 Addison Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property in close proximity three heritage items, listed in Schedule 5 of the Manly LEP 2013.</p> <p>Item I2 - All stone kerbs - Manly municipal area</p> <p>Item I76 - Street trees - Addison Road (from Bruce Avenue to Reddall Street)</p> <p>Item I227 - House - 8 Stuart Street</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Northern Beaches Heritage inventory are as follows:</p> <p>Item I2 - All stone kerbs <u>Statement of significance:</u> Stone kerbs are heritage listed. <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 I76 - Street trees <u>Statement of significance:</u> Permanent mature street planting of late 19th century and early 20th century (from Bruce Avenue to Reddall Street). <u>Physical description:</u> Mixture of species planted in carriageway; includes Norfolk Island Pines, Port Jackson Figs, Ficus Hilli.</p> <p>Item I227 - House <u>Statement of significance:</u> Its architectural detail unusual for the area - notably timber detailing. A good representative of a Federation Arts and Crafts style house with Art Nouveau style detailing to balconies. <u>Physical description:</u> (Now divided into two flats) Two storey brick residence re-roofed in concrete tiles. Significant timber detailing to balcony,</p>

including structural supports. Small diamond - pattern leadlight windows, to ground floor.

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 to the existing building, including a rear extension, a new carport with a gabled roof and also an awning to the existing gable end along Addison Road.

The subject site is not a listed heritage item under the Manly Local Environmental Plan 2013, however, it is noted that, the property is a Federation era dwelling built in the early 1900s. The existing building makes a positive contribution to the streetscape and if the additions are sympathetic to the existing building this contribution will be enhanced. The proposed awning is considered to have a negative impact upon the style and character of the original building. The proposed new decorative elements to the existing front gable is not acceptable and existing half timbered effect in gable must be retained. The removal of the existing chimney, which is noted on the architectural drawings as *"Existing skylight opening to be infilled & made good; finish to match existing roof."*, is not supported as this is an important feature of the existing building.

The rear additions are considered to not impact upon the significance of the heritage item at 8 Stuart Street due to the existing rear extensions of the heritage item and the physical separation afforded by the existing dense landscaping. Given the proposed works do not involve any works to the existing driveway crossover, there is no adverse impact upon the significance of the heritage listed street trees or the stone kerbs.

Therefore, no objections are raised on heritage grounds subject to four 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? No

Has a Heritage Impact Statement been provided? No

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

Front gable and new front awning

The proposed awning is considered to have a negative impact upon the style and character of the original building. The proposed new decorative elements to the existing front gable is not acceptable and existing half timbered effect in gable must be retained. Details demonstration compliance with this condition are to be submitted to Council prior to the issue of the construction certificate.

Reason: To maintain the integrity of the existing building and its contribution to the streetscape.

Existing chimney

The existing chimney must be retained, as it is an important feature of the existing building. Details demonstration compliance with this condition are to be submitted to Council prior to the issue of the construction certificate.

Reason: To maintain the integrity of the existing building and its contribution to the streetscape.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of heritage listed stone kerbs

The heritage listed sandstone kerbs are to be protected at all times during demolition and construction works on site.

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

Protection of heritage listed street trees

The heritage listed mature trees located in the road reserve in front of the property are to be protected at all times during demolition and construction works.

Reason: To protect the heritage listed trees from damage, during demolition and construction works.