

Heritage Referral Response

Application Number:	DA2024/1677
Proposed Development:	Alterations and additions to a semi-detached dwelling
Date:	06/01/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 2 DP 534838 , 7 Cliff Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage, as the site is in the vicinity of two heritage items and adjoins a heritage item, listed in Schedule 5 of Manly LEP 2013:</p> <p>Item I95 - Group of 6 semi-detached houses - 2–12 Cliff Street, Manly</p> <p>Item I96 - House, “Strathmore” - 14 Cliff Street</p> <p>Item I2 - All stone kerbs - Manly municipal area (Along Cliff Street)</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Heritage Inventory are:</p> <p>Item I95 - Group of 6 semi-detached houses <u>Statement of Significance</u> Six Federation Queen Anne style semi-detached houses which form a unified group. <u>Physical description</u> Single storey brick semi-detached houses in the Federation Queen Anne style with hipped unglazed terracotta tile roofs with a central gablet over front entries, roughcast stucco to gablet ends, sandstone foundations, timber balustrading and fretwork and elaborately turned timber verandah posts to front verandahs.</p> <p>Item I96 - House, “Strathmore” <u>Statement of Significance</u> An intact and finely detailed representative example of a Federation Queen Anne style house. <u>Physical description</u> Single storey Federation Queen Anne style brick house with hipped and gabled slate roof with unglazed terracotta ridge capping, sandstone foundations, timber fretwork to front return verandah, elaborate Art Nouveau influenced leadlight to front door, fanlight and front windows. Elaborate timber fretwork to gable ends.</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>
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		
<p>The proposal seeks consent for alterations and additions to an existing two storey - late Federation semi-detached dwelling, built in the early 1900s. The subject property is not a heritage item, however, its original form is still discernible and it is located opposite the heritage listed Group of 6 semi-detached houses.</p> <p>The proposed works include internal alterations, a new first floor level addition, removal of the ground floor bay window at the street frontage and replacement of the existing front fence. The proposed first floor is in a dormer style addition on the eastern side elevation, similar to the dormer on the adjoining semi-detached dwelling at No. 5 Cliff Street, except the adjacent dormer is further set back from the street.</p> <p>It is considered that the proposed works are consistent with the character of Cliff Street as the overall form of the existing building at the Cliff Street frontage is retained, except the removal of the bay window at the entry level and the addition of a skylight at the street frontage, similar to the adjoining semi. The proposed first floor dormer style addition is almost symmetrical to the adjacent semi. The new front fence replacing the existing masonry fence is also similar to the adjoining semi, including a 2.5 m wide sliding gate to the eastern side of the front boundary.</p> <p>Given the proposed works are mainly confined to the rear, and there is no work proposed impacting the heritage listed stone kerbs, the impact of the proposal upon the heritage items is considered tolerable.</p> <p>Therefore, no objections are raised on heritage grounds subject to two conditions.</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? No Has a Heritage Impact Statement been provided? No</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

Front fence

Details of the new front fence including the height, material and colour should be provided to Council for approval prior to the issue of the Construction Certificate.

Reason: To ensure the new fence is appropriate within the heritage context.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Heritage listed sandstone kerbs

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

Reason: To ensure the current contribution of the heritage listed sandstone kerbs to the streetscape is maintained.