

Heritage Referral Response

Application Number:	DA2020/1728
Date:	03/02/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 3 DP 259647 , 54 Smith Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred to Heritage, as it is located within the Pittwater Road Conservation Area and within the vicinity of two heritage items, listed in Schedule 5 of Manly Local Environmental Plan 2013.</p> <p>Item I208 - Service station (former) - 167 Pittwater Road</p> <p>Item I223 - Street trees - Smith Street and around the intersection with Alexander Street</p>
Details of heritage items affected
<p>Details of the listed items as contained within the Northern Beaches heritage inventory are as follows:</p> <p>Pittwater Heritage 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 I223 - Street trees <u>Statement of significance:</u> Aesthetic. Unique tree species used for street planting. Only one of its type within the Manly Municipality.</p> <p><u>Physical description:</u> Unique planting of Tuckeroo (Cupaniopsis Anacardioides) and Avenue effect created with further planting of Brush Box (Lophostemon Confertus) c. 1920's.</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	N/A	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing dwelling, which is one of a pair of Federation style cottages, built in the early 1900s and makes a positive contribution to the Pittwater Road Conservation Area.</p> <p>It is noted that the proposed works are mainly confined to the rear of the site involving a single storey extension that is not visible from Pittwater Road. However, it is noted that the existing chimneys have not been shown on the architectural drawings. The chimneys are part of the original fabric and removing the original fabric is not acceptable, from a heritage point of view.</p> <p>Therefore, Heritage requires amendments to the proposal; that the architectural drawings to be modified showing the chimneys have been retained and notes on the drawings to clarify that the front section of the property has been retained as existing including the front facade and the front fence.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? Yes</p> <p>Has a Heritage Impact Statement been provided? Yes</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 03 February 2021</p>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.