

Heritage Referral Response

Application Number:	DA2024/1729
Proposed Development:	Alterations and additions to a semi-detached dwelling
Date:	13/01/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot B DP 437840 , 10 Smith 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 within Pittwater Road Conservation Area and in close proximity to two heritage items, listed in Schedule 5 of the Manly LEP 2013:</p> <p>Item I223 - Street trees - Smith Street (from Pine Street to Carlton Street, and around the intersection with Alexander Street)</p> <p>Item I2 - All stone kerbs - Along eastern side of Smith Street</p>
Details of heritage items affected
<p>Pittwater Road Conservation Area</p> <p><u>Statement of Significance</u></p> <p>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.</p> <p><u>Physical Description</u></p> <p>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 story 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> <p>Item I223 - Street trees</p> <p><u>Statement of Significance</u></p> <p>Aesthetic. Unique tree species used for street planting. Only one of its type within the Manly Municipality.</p> <p><u>Physical Description</u></p> <p>Unique planting of Tuckeroo (<i>Cupaniopsis Anacardioides</i>) and Avenue effect created with further planting of Brush Box (<i>Lophostemon Confertus</i>) c. 1920's</p> <p>Item I2 - All stone kerbs</p> <p><u>Statement of Significance</u></p> <p>Stone kerbs are heritage listed.</p> <p><u>Physical Description</u></p>

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.

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 existing semi-detached dwelling house, which is one of a group of four semis - being 6, 8, 10, 12, built in the early 1900s, which are generally consistent in appearance and make a positive contribution to the Conservation Area with their intact front elevations and roof forms facing Smith Street.

The proposed works consist of internal refurbishment works and all external works are mainly confined to the rear including changing the existing metal roof form. The survey plan submitted with this application show the original roof ridge level as RL 12.30, however the architectural drawings are showing that the new metal roof meets with the main roof at RL 12.348, which must be below the original ridge level to maintain the existing roof form along the group of semis and retain their contribution to the HCA. The proposed changes to the rear lane are considered tolerable, given the secondary significance of the lane compared to the significance of Smith Street and the alterations changing the roof form and appearance of the rear addition are considered to be similar to the style of the other semis. The only works proposed to the front of the semi is retiling the entry steps and porch.

Given the proposed works do not involve any changes to the front facade or front fence and the proposed color scheme is neutral, the impact of the proposal upon the significance of the HCA and the heritage items is considered acceptable.

Therefore, no objections are raised on heritage grounds subject to one condition.

Consider against the provisions of CL5.10 of MLEP 2013.

Is a Conservation Management Plan (CMP) No
 Required? 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**

Main roof ridge level

The survey plan submitted with this application show the original roof ridge level as RL 12.30, however the architectural drawings are showing that the new metal roof meets with the main roof at RL 12.348, which must be below the original ridge level to be maximum RL12.10 to maintain the existing roof form along the group of semis when viewed from Smith Street and to ensure the new roof behind the main roof is not visible from the street.

Reason: To ensure the significance of the conservation area is preserved.