

Heritage Referral Response

Application Number:	DA2021/0393
Date:	19/05/2021
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 932637 , 41 Pacific Parade MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the property the subject property is within proximity to heritage items, listed in Schedule 5 of Manly LEP 2013.</p> <p>Item I2 – All stone kerbs - Manly municipal area</p> <p>Item I191 - Street trees - Pacific Parade</p>		
Details of heritage items affected		
<p>Details of the heritage items as contained within the Northern Beaches inventory is 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 I191 - Street trees <u>Statement of significance:</u> Listed for its aesthetic importance to the streetscape. <u>Physical description:</u> Avenue planting of mixed tree species planted in carriageway. Species include Port Jackson Fig, Brush Box and Camphor Laurel.</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	
Consideration of Application		
<p>The proposal seeks consent for subdivision of the existing lot to establish 2 torrens title lots each containing a semi detached dwelling; alterations and additions to the existing property with the retention of the front section of the original dwelling. The proposed additions include a first floor addition; 2 new hardstand parking spaces forward of the building line and 2 new swimming pools to the rear with new landscaping.</p> <p>The proposed works are mainly confined to the rear of the property with the retention of the original front facade, including the original chimneys. The existing building is not a listed heritage item, however it is from the early 1900s and contributes to the streetscape. Therefore, proposed retention of the front facade is greatly appreciated, however Heritage recommends to retain the front roof form up to the ridge line, as the proposed gable end to the front facade is not compatible with the style and character of the original building and the original roof form.</p> <p>It is also noted that the location of the new crossover should be slightly moved to the west, so that it is not any closer to the heritage listed street tree than the existing parking space.</p> <p>Therefore, Heritage requires amendments to the proposal.</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: 19 May 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.