

Heritage Referral Response

Application Number:	DA2024/0435
Proposed Development:	Alterations and additions to a dwelling house
Date:	04/07/2024
To:	Michael French
Land to be developed (Address):	Lot 2 DP 531441 , 18 Pacific Parade MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins two heritage items, listed in Schedule 5 of Manly Local Environmental Plan 2013:</p> <p>Item I2 - All stone kerbs - Manly municipal area</p> <p>Item I191 - Street trees - Pacific Parade, Manly</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		
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>Revised Comment - 4 July 2024</p> <p>The proposal has been amended to relocate the driveway to enable the Jacaranda street tree to be retained. Landscape officers are happy that the measures proposed will ensure that the Jacaranda tree will not be affected by the proposed works and they have requested a condition requiring</p>		

arborist supervision. The proposal will unfortunately result in the removal of heritage listed sandstone kerb for the driveway, however this can be agreed to as it is necessary to provide access to the handstand area. Re-use of the sandstone kerb on-site would be preferable, if possible.

Therefore, no objections are now raised on heritage grounds and no heritage conditions required.

Original Comment - 16 May 2024

The proposal seeks consent for the construction of a new hardstand in the front yard and a new driveway crossover from Pacific Parade, including the removal of a street tree outside the subject site within the road reserve.

It is noted that Landscape comments cannot support removal of the existing Jacaranda street tree, suggesting that any proposed driveway should be located to avoid the tree roots of the Jacaranda as well as the tree roots of the Eucalyptus located in adjoining property at number 20. The width of the crossover should be minimised to be reduce the impact on the significant stone kerbs outside the property.

Therefore, the application can not be supported on heritage grounds until such time as Council's Landscape officers are satisfied that the street trees outside 18-20 Pacific Parade will not be affected by the proposal.

Consider against the provisions of CL5.10 of Manly LEP2013

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:

Nil.