

## Heritage Referral Response

<b>Application Number:</b>	DA2020/1739
<b>Date:</b>	25/01/2021
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 970322 , 8 Alexander Street MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the subject property is within a conservation area and adjoins a heritage item</p> <p><b>C1 Pittwater Road Conservation Area</b></p> <p><b>I223 - Street Trees</b> (Smith Street and around intersection with Alexander Street)</p>
<b>Details of heritage items affected</b>
<p>Details of the items as contained within the Manly inventory is as follows:</p> <p><b>Pittwater Road Conservation Area</b></p> <p><u>Statement of significance:</u> 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> 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><b>Street Trees</b></p> <p><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>
<b>Other relevant heritage listings</b>

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	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for facade and front fence works to the subject property. It is noted that this application has been lodged concurrently with a similar application for 10 Alexander Street (DA2020/1738). Both properties have a similar current presentation with exposed brick work, gable ended roofs, bay windows and front verandahs with shingle roofs. Both properties have rendered masonry front fences with metal palisade style uppers and gates. Both properties are within the conservation area with the section of Alexander Street in front of the properties subject to the street trees listing.</p> <p>The proposal has included a Heritage Impact Statement which has investigated the existing dwelling and concludes it is not significant in its own right and has a neutral contribution to the conservation area. It further indicates that the proposed works for rendering the lower floor, cladding the upper floor in weatherboard and replacing the verandah single roof with metal colourbond is acceptable with negligible impact upon the conservation area or the heritage street trees. This conclusion is concurred with. Heritage's only concern would relate to the proposed stone cladding and glazed elements to the fence. Heritage would prefer is maintain its current rendered masonry and palisade style, but this is considered to be a minor variation and can be tolerated on balance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No          Has a CMP been provided? No          Is a Heritage Impact Statement required? Yes          Has a Heritage Impact Statement been provided? Yes</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 25 January 2021</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:**

Nil.