

## Heritage Referral Response

<b>Application Number:</b>	DA2022/0731
<b>Date:</b>	23/07/2022
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 20 DP 9398 , 28 Ethel Street BALGOWLAH NSW 2093

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins two items</p> <p><b>I285 - House</b> - 1 Whittle Avenue  <b>I280 - Reserved track for tram</b> - The Spit (from Whittle Avenue to the Spit Bridge)</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Manly inventory are as follows:</p> <p><b>I285 - House</b>  <u>Statement of Significance</u>  The house at 1 Whittle Avenue is of significance for the local area as one of the older houses in the area (predating WW2). It is also aesthetically significant as a representative and fine example of Inter-War Spanish Mission style houses in the local area. The house is an important element in the streetscape of Whittle Avenue.</p> <p><u>Physical Description</u>  Highly ornate stuccoed brick and tile Spanish Mission styled bungalow. Significant elements include; semi-circular and square headed windows with decorative diamond patterned render surrounds; decorative quoins with diagonal markings; fish-scale pattern stucco decoration beneath gable - end windows. Three dormer windows added to roof.</p> <p><b>I280 - Reserve Track for Tram</b>  <u>Statement of Significance</u>  Major association with the development of public transport/trams in Manly, and indicating the method of traversing steep terrain in the absence of roads.</p> <p><u>Physical Description</u>  From Sydney Road at Seaforth the single tramline entered a reserved track on what is now Whittle Avenue, crossing Ethel Street, before descending while still on reserved track along present Kanangra Crescent at its junction with Linkhead Avenue and , curving sharply, enters a public reserve (at first appearing as a private driveway). A short way into the reserve the line becomes overgrown and impassable but the loop (Parsley Loop) or duplication is just visible. The track may be picked up near The Spit Bridge where it is partly used as a walking track (see McCarthy, Gledhill).</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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for alterations and additions to the existing dwelling at 28 Ethel Street including a new two story addition, pool and garage with access from Whittle Avenue. The heritage listed house is located directly to the north of the subject site and the former tramway is to the west. A Heritage Impact Statement has been provided with the proposal considering the significance of the subject site, as well the potential impact of the works on the adjoining items. It has consider the subject property is not significant and the proposed works will not impact the adjoining items.</p> <p>Heritage has reviewed the statement and can broadly agree with its conclusions. The bulk of the new works proposed are located within the middle of the site and the upper level is pulled away from the heritage house to the north with only the new garage and terrace extending out towards it. However they are predominantly single story and there is space before the common boundary for some landscaping to soften this area. Heritage also raises no objections to the proposed new crossover to Whittle Avenue as it its unlikely to impact the former tramway, and agrees with the proposed mitigation measure in the HIS that if relics are found, works stop and Heritage NSW and Council informed.</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 - a statement from Edwards Heritage Consultants has been provided</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 23 July 2022</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.