

## Heritage Referral Response

<b>Application Number:</b>	DA2024/1825
<b>Proposed Development:</b>	Alterations and additions to a semi-detached dwelling
<b>Date:</b>	14/01/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 37A DP 438218 , 12 Pacific Parade MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
The proposal has been referred to Heritage as it is in close proximity to two heritage listed items:		
<b>Item I191 - Street trees</b> - Pacific Parade		
<b>Item I2 - All stone kerbs</b> - Manly municipal area		
Details of heritage items affected		
<b>Item I191 - Street trees</b>		
<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.		
<b>Item I2 - All stone kerbs</b>		
<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.		
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 the existing two storey semi detached dwelling, which is built in the early 1900s. The existing pair of semis are consistent in appearance and they are considered to make a positive contribution to the significance of the existing streetscape with their intact front elevations, roof forms and front fence. The rear of the semis have first floor additions from the late 20th century, which are not visible from the street.

The proposed works include an internal reconfiguration of the ground floor kitchen bathroom staircase & a new internal laundry, a 2m ground floor extension 2m to the rear with a new deck and landscaping, a new front hardstand, driveway & crossing to Pacific Parade including modifications to the existing entry porch and a new first floor dormer window within the transverse gable roof facing the street. The proposal also involves the installation of new solar panels to the rear metal deck roof.

It is appreciated that the proposal retains the front portion of the dwelling as existing and the proposed materials and colour schedule are appropriate within the heritage context. However, the proposed new hardstand area requires the removal of the existing verandah post with the masonry pillar, which is not supported by Heritage as this is an original feature of the semi and it is symmetrical with the adjacent semi. It is also noted that, a heritage listed street tree is located within the road reserve outside the adjacent semi. The location of the driveway cross-over is a concern for the health of the heritage listed street tree as it is considered to be too close to this tree and may impact the roots of the tree. Heritage can only support the location of the driveway cross-over if it is accepted by the Landscape Officer.

Therefore, Heritage require minor amendments to the proposal to retain the verandah post and additional information for the health of the street tree.

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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Heritage Advisor Conditions:**

Nil.