

Heritage Referral Response

Application Number:	DA2022/0874
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Date:	15/06/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 102848 , 37 Smith Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred to Heritage, as it is located within the Pittwater Road Conservation Area and within the vicinity of a heritage item, listed in Schedule 5 of Manly Local Environmental Plan 2013.</p> <p>Item I223 - Street trees - Smith Street and around the intersection with Alexander Street</p>		
Details of heritage items affected		
<p>Details of the listed items as contained within the Northern Beaches heritage inventory are as follows:</p> <p>Pittwater Heritage Conservation Area <u>Statement of significance:</u> The 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. The streetscape provides 19th century atmosphere due to its 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 storey residential cottages, with 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>Item I223 - Street trees <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 (<i>Cupaniopsis Anacardioides</i>) and Avenue effect created with further planting of Brush Box (<i>Lophostemon Confertus</i>) c. 1920's.</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	N/A	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing dwelling, including the extension of the existing double garage to the western side, internal alterations, new and enlarged windows and doors, and new external timber cladding and painting of the remaining face brickwork and existing roof tiles.</p> <p>The proposed alterations and additions do not alter the existing bulk and scale of the dwelling. The extension to the existing garage towards the western boundary does not add to the existing bulk and scale as the roof extension follows the same pitch and material of the existing roof.</p> <p>Given the minor scale of the proposed works, the bulk and scale of the proposal is considered acceptable on heritage grounds, however, the proposed new color to the existing terracotta roof is considered inconsistent with the existing streetscape and within the heritage conservation area, as dark colours, such as black and grey are not appropriate in heritage conservation areas.</p> <p>Therefore, no objections are raised on heritage grounds, subject to one condition.</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: 15 June 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Roof colour

The proposed new color to the existing terracotta roof is considered inappropriate within the Pittwater Road Conservation Area and the existing streetscape, as dark colours, such as black and grey, are not acceptable in heritage conservation areas. The new roof colour must be revised to be more complementary to the character of the area. Details demonstrating compliance are to be submitted to the Council prior to the issue of the Construction Certificate.

Reason: To ensure the external colours are appropriate for the conservation area and the existing streetscape.