

Heritage Referral Response

Application Number:	DA2021/0126
Date:	04/03/2021
To:	Clare Costanzo
Land to be developed (Address):	Lot 1 DP 328140 , 35 Addison Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property adjoins two heritage items and it located opposite another.</p> <p>I2 - all stone kerbs (listing runs alongside the property's Addison Road frontage)</p> <p>I76 - Street trees - Addison Road (from Bruce Avenue to Reddall Street)</p> <p>I69 - House - 44 Addison Road, Manly</p>
Details of heritage items affected
<p>Details of the items as contained within the Manly inventory is as follows:</p> <p>Stone Kerbs <u>Statement of significance:</u> Stone kerbs are heritage listed.</p> <p><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>Street Trees <u>Statement of significance:</u> Permanent mature street planting of late 19th century and early 20th century (from Bruce Avenue to Reddall Street)</p> <p><u>Physical description:</u> Mixture of species planted in carriageway; includes Norfolk Island Pines, Port Jackson Figs, Ficus Hilli.</p> <p>House <u>Statement of significance:</u> Representative Victorian villa in landmark location overlooking North Head.</p> <p><u>Physical description:</u> Two storey Victorian Italianate style house with return verandah, fin walls with elaborate stucco decoration, hipped concrete tile roof. Features elaborate drip moulds over ground floor windows and doors.</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. This includes changes to the garage, a new external door on the north eastern elevation and a kitchen and deck extension to the north western rear of the dwelling. The heritage listed stone kerbs and street trees are located outside the property within the Addison Road carriageway. However no works are proposed to the existing driveway crossover and thus no stone kerbs or streets trees are impacted by the proposal. The separation afforded by the road carriageway and minor works proposed means there is no impact to the heritage listed house at 44 Addison Road.</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? No Has a Heritage Impact Statement been provided? No</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 4 March 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.