

Heritage Referral Response

Application Number:	DA2022/0840
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	15/12/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 932637 , 41 Pacific Parade MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred as it is within the vicinity of local heritage items, listed in Schedule 5 of Manly LEP 2013, being:</p> <p>Item I2 – All stone kerbs - Manly municipal area</p> <p>Item I191 - Street trees - Pacific Parade</p>		
Details of heritage items affected		
<p>Details of the heritage items as contained within the Northern Beaches inventory is as follows:</p> <p>Item I2 – All stone kerbs</p> <p><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>Item I191 - Street trees</p> <p><u>Statement of significance:</u> Listed for its aesthetic importance to the streetscape.</p> <p><u>Physical description:</u> Avenue planting of mixed tree species planted in carriageway. Species include Port Jackson Fig, Brush Box and Camphor Laurel.</p>		
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		
<p>Background</p> <p>This application is for alterations and additions to the existing house including a new rear two storey extension and parking bay to the front of the property. The original application was referred to an external heritage advisor who could not support the proposal, on a number of grounds (see previous heritage referral comments for full details). The application was supported by a Heritage Impact Statement (HIS) by Damian O'Toole, dated April 2022. This HIS conceded that the dwelling had</p>		

historic, aesthetic and representative value and also makes contribution to the streetscape, but also supported the acceptability of the proposal.

A meeting was held with the applicants to discuss the concerns raised by the external heritage advisor, with a view to getting a more acceptable heritage response for the late Victorian cottage. Concept plans were submitted after this meeting however, there were still some heritage concerns with the proposal. As the late Victorian cottage is not heritage listed, heritage was willing to let the proposal proceed based on the height being reduced by 500mm (as shown on the concept plans); changes to external materials and colours, deletion of curved elements on 1st floor addition and the reduction in the number of parking spaces from 3 to 2.

In response to these comments, the applicant was willing to only concede to a reduction in the height of the rear addition by 200mm, however did agree to the use of a light coloured material for the rear addition and the reduction of the number of car spaces at the front of the property from 3 to 2. They did not agree to the deletion of the curved elements.

Amended plans - December 2022

Amended plans dated 7/12/2022 (Rev C) were submitted on 12/12/2022 which incorporated this final position of the applicant, including the following amendments:

- reduction in the overall height of the rear addition by 200mm;
- use of James Hardie Scyon cladding (vertical) in white for the rear addition;
- reduction in car spaces from 3 to 2;
- retention of curved walls in rear addition.

These amended plans have been reviewed. While heritage is still of the opinion that this proposal is not the optimal outcome for this late Victorian cottage, in view of its unlisted status, no objections are now raised.

In relation to the heritage items in the vicinity, there will be no impact on the stone kerbs as the kerb adjacent to this property is not stone.

In relation to the street trees, there is a heritage listed street tree (Camphor Laurel) outside the property in the road reserve, which will need to be protected at all times during construction. It is noted that Council's Landscape team have included a condition requiring that heritage trees be protected, including preparation of a Tree Protection Plan to outline how this is to be done. Therefore any impact upon the heritage street trees will be managed by this condition.

Therefore, no objections are raised on heritage grounds, subject to the imposition of a number of conditions.

Consider against the provisions of CL5.10 of Manly LEP 2013:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided?
Yes

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****Photographic Archival Record**

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by Heritage NSW.

This record must be submitted to Council's Heritage Officer for approval prior to issue of a Construction Certificate. Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

The photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Protection of heritage street tree**

The heritage listed street tree (Camphor Laurel) in the road reserve adjacent to this property, is to be protected at all times during construction.

Reason: To ensure that the health of this heritage listed tree is not affected by any construction works.