

STATEMENT OF HERITAGE IMPACT

**To Accompany the Development Application &
Statement of Environmental Effects Report**

For

**No.54 Smith Street,
Manly NSW 2095**

For

Mr & Mrs Delezio



RAPID PLANS

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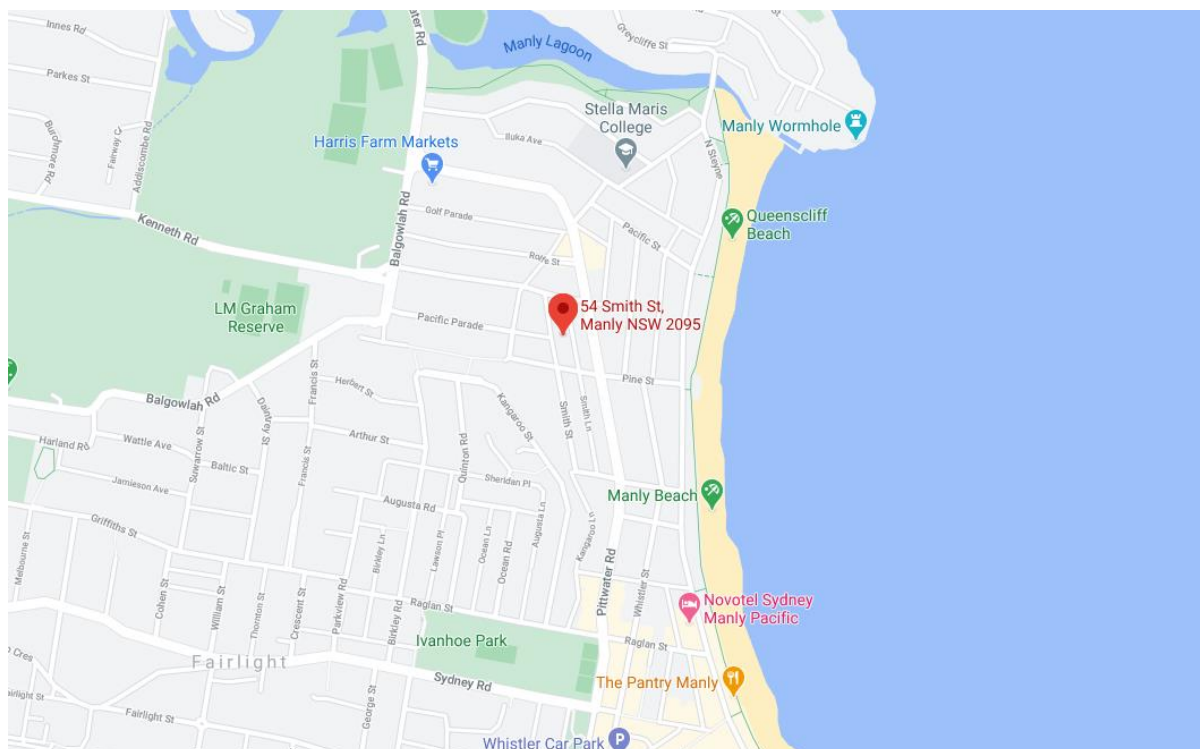
1 INTRODUCTION

This report is pertaining to the Heritage Conservation Impact which accompanies the Statement of Environmental Effects Report in reference to the DA application for the proposed alterations & additions at No.54 Smith Street in Manly.

1.1 Site

The residence is located on the eastern side of Smith Street, with Smith Lane to the rear, in the residential neighbourhood of Manly.

LOCATION PLAN



1.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Manly)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

1.3 Zoning

Lot 3 DP.259647 known as 54 Smith Street, Manly, has a Zoning of R1 General Residential. This property falls within the Pittwater Road Heritage Conservation Area.



The screen shot above is the subject property's locality within the MLEP 2013 Heritage Map

1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:

Manly Local Environment Plan 2013
Manly Development Control Plan 2013

2 Proposal

2.1 Background

This DA application for the proposed alterations & additions to the existing dwelling at No.54 Smith Street in Manly include:

- New ground floor rear addition to provide better accessibility.
- New ground floor rear roof to dwelling and carport.
- New ground floor rear pergola area.
- New paved areas, planter boxes, low planter retaining walls to rear.

2.2 Heritage Significance

The significance of Smith Street is regarding heritage conservation centred around the environmental heritage of Pittwater Road & surrounding streets area of Manly.

Dwellings are largely set towards Smith Street with rear access from Smith Lane to the east to preserve the Federation style of housing with no parking to the front yard areas with mature vegetation & front boundary fencing the dominant elements along the streetscape. Architectural elements allowed for pitched roofing with ornate front porches & window treatments. The original subdivision pattern has allowed for Smith Street to be wide which allows for street parking as well as mature large trees lining the kerb areas to allow the wildlife habitats to be preserved for the Manly area.

Many dwellings are considered prime examples of Federation & Californian type construction in the area. The area also consists of varying periods of construction as the lots have gradually been subdivided from the late 20th century to the present day with renovated older cottages & upper floor additions present which provide newer styles of development as well as increased density to the growing Manly population. Smith Street provides a combination of single & double storey dwellings on large lots with additions in keeping with the original built form.



Existing No. 54 Smith Street Streetscape



Existing No. 54 Smith Lane Streetscape

2.3 Heritage Impact to the Existing Dwelling

Demolition

Demolition involved in the proposed development consists of demolishing part of the rear of the existing dwelling, paving & bath area. There are no protected trees or palms proposed for removal under this application.

Proposed Works

The proposed works provide minimal impact within the Smith Street Conservation Area as the works are in keeping with the existing dwelling & other heritage style properties in Smith Street with the majority of works to the rear of the property. The only works to the front is to return parts of the front yard to soft landscaping to improve vegetation elements along the streetscape. The building will remain a single storey building with the intent of the proposal to provide accessibility for the occupants one with disabilities requiring wheelchair access. The rear of the existing dwelling is to be extended slightly to provide better access and turning radius for wheelchairs. The rear bathroom is to be refurbished and joined to the main dwelling to again provide flat disabled access. The rear yard is to be repaved with minor

changes to ground levels to remove the depression in the middle of the property and the existing rear stairs the do not provide for level wheelchair access. The existing rear yard will also have the existing covered area replaced with new covered entertaining areas and new roof to the rear of the existing dwelling continuing over the existing bathroom and carport. The appearance & bulk of the building is to be maintained throughout the development with the existing roof to be repaired and modernised to be in keeping with surrounding properties. The proposed works provide the removal of the existing rear paved area that has failed and is unusable as it retains water unnecessarily. A new carport roof is proposed for improved parking facilities as well and extended eave to cover the access path from the rear lane entry to the dwelling, this will provide safe level dry wheelchair access.

The proposal utilises the existing dwelling footprint area & part of the adjacent paved area. The proposed works are in keeping with other works completed in Smith Street. The existing front façade of the dwelling & masonry front fence is to be retained with this proposal.

Colour Schemes

The existing colour schemes for the dwelling are to use earthy colours such as greys & whites to match existing that contribute to the established identity along Smith Street & the natural landscapes of Manly. The mid-range colour schemes allow for the visual prominence of the proposed alterations & additions to be minimised in relation to the existing vegetation.



Above aerial photography illustrates the existing subject dwelling & surrounding area at No.54 Smith Street.

Other Items for Consideration

No significant landscape works, or features are to be impacted for this proposal.

3 CONCLUSION

3.1 Conclusion

The resulting development has been designed to enhance the existing residential area along Smith Street by improving the amenity for the residents whilst maintaining the heritage conservation aspects of the vegetation & pattern of development. We consider that the proposal will impose minimal heritage impact on surrounding properties within the Pittwater Road Conservation Area by maintaining the existing streetscape & character of the existing neighbourhood & request that Council support the application for proposed works to No.54 Smith Street, Manly.