

## Heritage Referral Response

Application Number:	DA2020/1745
Date:	17/02/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 4 DP 258309 , 92 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 is included in <b>Item 175 - Group of Dwellings</b> - 57, 63, 86, 86A and 88–106 Addison Road and 16 Osbourne Road, listed in Schedule 5 of the Manly Local Environmental Plan 2013. It also adjoins <b>Item 12 - All Stone Kerbs</b> and within the vicinity of heritage listed items:</p> <p><b>Item 170 - 2 terrace houses</b> - 59–61 Addison Road</p> <p><b>Item 176 - Street trees</b> - Addison Road (from Bruce Avenue to Reddall Street)</p>
Details of heritage items affected
<p>Details of the items as contained within the Northern Beaches heritage inventory are as follows:</p> <p><b>Item 175 - Group of Dwellings</b>  <u>Statement of significance:</u>  The streetscape has major significance as a pleasing mixture of late 19th and early 20th century residential architecture of varying scale and style.  <u>Physical description:</u>  This section of Addison Road contains a well maintained mixture of late 19th and early twentieth century residential development consisting of brick or rendered brick, single and two storey and semi-detached buildings. Significant elements in the streetscape include tile and slate roofs, bull nose verandahs, gables and chimneys and the mature street planting.</p> <p><b>Item 12 - 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.</p> <p><b>Item 170 - 2 terrace houses</b>  <u>Statement of significance:</u>  Representative examples of Victorian Italianate Terrace style dwellings. An imposing and uncommon Victorian structure for local area and contribution to streetscape.  <u>Physical description:</u>  A two storey Victorian Italianate terrace of two dwellings. Imposing mass and extensive cast iron decoration including front fence, make this building significant in the streetscape.</p> <p><b>Item 176 - Street trees</b> - Addison Road (from Bruce Avenue to Reddall Street)</p>

Statement of significance:

Permanent mature street planting of late 19th century and early 20th century (from Bruce Avenue to Reddall Street)

Physical description:

Mixture of species planted in carriageway; includes Norfolk Island Pines, Port Jackson Figs, Ficus Hilli.

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

The proposal seeks consent for the conversion of an existing storage area into a study, including the reconfiguration of the room's entry and the demolition of the existing external stone wall to facilitate access and natural lighting. No excavation or modification to the existing party wall and door to the undercroft area are proposed as part of the works.

During the pre-lodgement meeting follow-up discussions with the architect, it was agreed that the stone wall between the existing door and window would be retained to maintain the existing fenestration, however this wall is proposed to be demolished in the DA drawings. Heritage recommends this wall to be retained.

Given the minor nature of the proposed works and being unlikely to be viewed from the street, it is considered that the impact of the proposal upon the significance of the heritage listed group of items and the heritage listed items in the vicinity will be negligible.

Therefore, no objections are raised to the proposal subject to three 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? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? Heritage concerns have been addressed in SEE.

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 17 February 2021

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**

**Retention of the external stone wall**

The existing stone wall between the door and window should be retained. Details, demonstrating compliance with this condition

to be submitted to Council, prior to the issue of construction certificate.

Reason: To preserve the significance of the heritage listed building.

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Protection of heritage listed street trees**

The heritage listed mature tree located in the road reserve in front of the property is to be protected at all times during demolition and construction works.

Reason: To protect the heritage listed tree from damage, during demolition and construction works.

**Protection of heritage listed stone kerb**

The existing sandstone kerb is to be protected from damage during demolition and construction.

Reason: Protection and preservation of cultural resources within the Manly municipal area.