

## Heritage Referral Response

<b>Application Number:</b>	DA2021/0965
<b>Date:</b>	20/07/2021
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot Y DP 106688 , 13 Bellevue Street FAIRLIGHT NSW 2094 Lot X DP 106688 , 11 Bellevue Street FAIRLIGHT NSW 2094

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is within proximity to a heritage item:		
<b>Item I5 - Street Trees</b> - Bellevue Street (from Sydney Road to Griffiths St)		
Details of heritage items affected		
Details of the heritage item as contained within the Manly inventory is as follows:		
<b>Item I5 - Street Trees</b>		
<u>Statement of significance:</u>		
Listed for its aesthetic importance to the streetscape. Principal street of Bellevue Estate		
<u>Physical description:</u>		
Mixed planting mainly Brush Box trees ( <i>Lophostemon confertus</i> )		
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 two parking spaces for the semi detached dwellings at 11 and 13 Bellevue Street and the construction of a shared vehicle crossover. The proposal also seeks the removal of the southern brushbox tree (T1) outside number 11 . Another brushbox tree (T2) located outside number 13 is proposed to be retained. Both trees form part of the heritage listing on Bellevue Street.		
An arborist report has been submitted with the proposal (Hugh The Arborist, 28 May 2021). This report has assessed the impact of the proposal on the street trees and considered that T1 will be		

required to be removed due to the impact of the vehicle crossover. The arborist report has also identified some signs of deterioration in T1's health. It has considered that T2 can be safely retained with a number of protection measures. The report goes on to recommend a replacement brushbox in the road reserve outside number 11 to offset the removal of T1.

On balance, Heritage can support the proposal. While it will see the removal of heritage listed street T1, this tree is noted as showing signs of decline and would likely require a replacement planting anyway due to the severance of a number of roots by the crossover. Its removal tied to a replacement street tree planting of the same species is considered an appropriate way to ameliorate the impact of the proposal on the heritage item. Heritage notes the conditions recommended by Landscape to ensure the replacement street tree planting happens, as well as the protection of T2 during works, and considered them appropriate. Heritage raises no concerns with the parking spaces.

Therefore Heritage raises no objections, and requires no further conditions beyond those recommended by Landscape.

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 - The arborist report is considered sufficient in this case.

Has a Heritage Impact Statement been provided? No

#### Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 20 July 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:**

Nil.