

Heritage Referral Response

Application Number:	DA2024/0179
Proposed Development:	Alterations and additions to a semi-detached dwelling
Date:	21/03/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot 2 DP 90346 , 30 George Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred to Heritage as it is in the vicinity of a group heritage item listed in Schedule 5 of the Manly LEP 2013, being - <i>Item I155 - Houses 17 and 19-21 George Street, Manly</i></p>		
Details of heritage items affected		
<p>Details of the heritage item as contained within the Manly Heritage Inventory are: <i>Item I155 - Houses 17 and 19-21 George Street, Manly</i></p> <p><u>Statement of Significance</u> The buildings are a fine example of late Victorian grouping in a streetscape.</p> <p><u>Physical Description</u> No.17: two storey rendered brick Italianate dwelling with 3 storey central tower; asymmetrical plan. Re-roofed in metal tiles. The render decoration, fenestration and massing are typical late Victorian Italianate in influence. Nos. 19-21: two storey terrace in rendered brick with bell shaped corrugated iron roof to first floor verandah. Cast iron balustrading and render decoration typical of late Victorian terrace development. Minor alterations and infill to both buildings.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
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>This application proposes alterations and additions to an existing semi-detached dwelling. Works include minor partial demolition of the ground floor and rear skillion roof and a first floor addition. All works are contained within the existing building footprint.</p> <p>The existing property is not listed as a heritage item, however it is an intact Federation style semi, dating back to early 1900s, surrounded with many period buildings and located within the vicinity of heritage listed properties opposite the road. The existing semi-detached building contributes to the historic character of the streetscape. The semis feature a steep slate hipped roof with terracotta</p>		

ridge caps and projecting gablets to the street frontage and single storey rear extensions that are not visible from the street.

The proposed first floor addition aligns with the ground floor external walls along the northern side boundary, and extends 900mm above the ridge level of the main/original roof. The proposed first floor envelope and the skillion roof form is considered to be inappropriate within the heritage context. Considerations should be given to reduce the bulk and scale, retain the chimney and to the following controls of Manly DCP 2013:

3.2.1.1 Development in the vicinity of heritage items, or conservation areas

- a) *In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.*
- b) *Proposed development in the vicinity of a heritage item or conservation area must ensure that:*
- i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;*
 - ii) the heritage values or character of the locality are retained or enhanced; and*
 - iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.*
- c) *The impact on the setting of a heritage item or conservation area is to be minimised by:*
- i) providing an adequate area around the building to allow interpretation of the heritage item;*
 - ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*
 - iii) protecting (where possible) and allowing the interpretation of any archaeological features; and*
 - iv) retaining and respecting significant views to and from the heritage item.*

3.2.1.2 Potential Heritage Significance

If the property is assessed as having merit as a potential heritage item, the heritage controls and considerations in this plan will apply.

Therefore, it is recommended to set back from the northern side boundary and reduce the height of the first floor addition to reduce the bulk and scale, the visibility from the street and minimise the impact on the adjoining semi as well as the surrounding historic buildings and heritage items in the vicinity. Details of the proposed colour scheme is also required.

Therefore, Heritage require amendments to the proposal.

Consider against the provisions of CL5.10 of MLEP 2013:

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.