

Heritage Referral Response

Application Number:	DA2019/0916
To:	Tony Collier
Land to be developed (Address):	Lot 28 DP 8075 , 32 Bower Street MANLY NSW 2095

Officer comments

Discussion of reason for referral

This application has been referred to Heritage, as it adjoins heritage items, being:

- **Item I222 "The Kiosk at Shelly Beach, Manly",**
- **Item I168 "Ocean foreshores, Manly municipal area, boundary adjacent to the ocean"**
- **Item I91 "2 Moreton Bay Fig trees (Ficus macrophylla), Unnamed reserve off Bower Street",**

Details of heritage items affected

Details of the items as contained with in the Manly heritage inventory are:

Item I222 "The Kiosk at Shelly Beach, Manly"

Statement of significance:

Shelly Beach Kiosk is of significance for historic, aesthetic and associative reasons, and as a rare example of its type and style. The Kiosk created in 1927, has been in ongoing use as cafe - restaurant and a function centre and is appreciated in the wider community. The Kiosk is the older example of its type of building in the local area, and the only one from the 1920's with high integrity and interesting craftwork elements.

Physical description:

The Kiosk consists of two components, the original single storey heritage item and the modern two-storey cafe which was refurbished in early 2010's.

The original single storey heritage item was built in 1923 in the Federation Bungalow style and consists of a half-hipped roof with wall hung shingles and wide eaves with timber boarded soffit. The walls are constructed of a sandstone plinth with piers and timber painted shingles. The north façade consists of bi-fold doors and timber framed windows and double door with stone steps leading from the beach. A paved seating area is located to the west of the building and is covered with a fabric canopy.

The modern two storey addition to the east of the original tea room is set back from the building line of the adjacent property. The building features sandstone piers with rendered masonry walls germane in style to the original building adjacent. The ground floor features a timber pergola over a decked seating area. The second floor features a timber pergola over the balcony. The roof is pitched with the gables facing east and west and is covered in a similar tile as that of the original tearoom adjacent.

Item I168 "Ocean foreshores, Manly municipal area, boundary adjacent to the ocean"

Statement of significance:

Natural landscape. Part of coastal zone east coast of Australia. Part entrance to Sydney Harbour. Listed due to its aesthetic, historic, and scientific significance to the area.

Physical description:

Ocean foreshores, mostly rocky edge and cliff or beach sand system. Natural environment. High scenic quality.

Item I91 "2 Moreton Bay Fig trees (*Ficus macrophylla*), Unnamed reserve off Bower Street",

Statement of significance:

Good example of specimen trees. Shade. Listed for its aesthetic importance.

Physical description:

Two Moreton Bay Fig Trees (*Ficus Macrophylla*) planted in Reserve.

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	No	

Consideration of Application

The proposal seeks consent for demolition of the existing dwelling and construction of a new single dwelling of three connected pavilions with new swimming pools and landscaping at No. 32 Bower Street, Manly. Directly to the rear of the subject site is Shelly Beach and the Marine Parade walkway. The site has a steep fall of 19.5m from the front boundary to the rear boundary. There is a large public reserve to the east and the south east of the property, consisting of a lawn area and 2 Moreton Bay Fig trees at street level, with a pathway, stairs and densely vegetated reserve falling towards Marine Parade.

In accordance with Manly DCP - 3.2.1.1 Development in the vicinity of heritage items, or conservation areas:

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*

Due to the topography, the elevation view from Shelly Beach, Marine Parade walkway and the Kiosk, is overwhelming and will impact the views upon and from the heritage items. It is believed that integrating the original landscaping including the rocks, to the proposed decking area will allow to maintain the separation between the heritage items and the proposal and this will provide an adequate visual break.

Therefore Heritage raises no objections subject to a condition of retaining the original landscaping.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Original landscaping is to be retained and enhanced

The original landscaping, including the rocks around the decking area, is to be retained and enhanced.

Reason: To allow interpretation of the heritage items and retain the heritage values and character of the locality. (DACHEEDW1)