

Heritage Referral Response

Application Number:	DA2021/0008
Date:	20/05/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 22 DP 7577 , 14 Ponsonby Parade SEAFORTH NSW 2092 Lot 21 DP 7577 , 12 Ponsonby Parade SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is within the vicinity of heritage items, listed in Schedule 5 of Manly LEP 2013:</p> <p>Item I278 - House - 14 Ross Street (corner Panorama Parade)</p> <p>Item I275 - Street trees - Panorama Parade (from Edgecliffe Esplanade to Ponsonby Parade)</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Northern Beaches heritage inventory is as follows:</p> <p>Item I278 - House <u>Statement of significance:</u> Small brick cottage unique in age, style and social association for the area; unique to context of local area architecturally. Major significance historically. <u>Physical description:</u> Small brick cottage possibly mid to late 19th century. Iron roof, timber verandah with brick piers. Symmetrical plan, hipped roof, stone foundation. Painted bricks are hand made. Fibro and corrugated iron lean-to to rear. Over looks Spit with views to Middle Head.</p> <p>Item I275 - Street trees <u>Statement of significance:</u> Listed for its aesthetic importance as a Streetscape. <u>Physical description:</u> Araucaria Heterophylla street trees</p>		
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		
<p>The proposal seeks consent for the demolition of the existing properties on the subject site and the construction of a seniors housing development incorporating 9 apartments.</p> <p>The bulk and scale and the unarticulated facade treatment of the proposal is considered to adversely impact the existing streetscape and the character of the locality. Heritage conservation requires retention of an appropriate visual setting that contributes to the existing character of the place. <i>Section 3.2 - Heritage Considerations - Objective 3</i> of the Manly Development Control Plan 2013, notes that:</p> <p><i>"To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items."</i></p> <p><i>Section 3.2.1.1 Development in the vicinity of heritage items, or conservation areas.</i></p> <p><i>b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</i></p> <ul style="list-style-type: none"> <i>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</i> <i>ii) the heritage values or character of the locality are retained or enhanced; and</i> <i>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.</i> <p>Additionally <i>Section 3.2.1.2 Potential Heritage Significance</i> of the Manly DCP 2013 notes that:</p> <p><i>"If the property is assessed as having merit as a potential heritage item, the heritage controls and considerations in this plan will apply."</i></p> <p>Additionally, Heritage recommended in the PLM notes that, a Heritage Report, investigating the potential significance of the property at 12 Ponsonby Parade, be produced by the applicant and included with any future development application.</p> <p>For all the above reasons, Heritage recommends amendments to the application to address the heritage impact of the proposal.</p> <p>Amended Plans - April 2021</p> <p>Amended plans and a heritage report into the property at 12 Ponsonby Parade and its potential significance was submitted on 26 April 2021. The report by Weir Phillips Heritage and Planning concluded that the property was not of heritage significance. This conclusion is considered acceptable by Heritage.</p> <p>It is noted that the bulk and scale of the proposal is still not compatible with the character of the locality, however, given the physical separation between the subject site and the heritage items; at 14 Ross Street and the Street trees at Panorama Parade, the proposal is considered to have an acceptable impact upon the significance of the heritage items.</p> <p>Therefore, no objection is raised to this application on heritage grounds, subject to one condition.</p>		

Consider against the provisions of CL5.10 of Manly LEP2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 11 March 2021, Amended 20 May 2021

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.