

## Heritage Referral Response

Application Number:	DA2020/0319
Date:	10/06/2020
To:	Thomas Prosser
Land to be developed (Address):	Lot 22 DP 8075 , 44 Bower Street MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred to Heritage, as the site is within the vicinity of heritage items, being:</p> <p><b>Item 186 - House</b> - 50 Bower Street,</p> <p><b>Item 1168 - Ocean foreshores, Manly municipal area, boundary adjacent to the ocean</b></p>		
Details of heritage items affected		
<p>Details of the heritage items as contained within the Manly Heritage Inventory are:</p> <p><b>Item 186 - House</b>  <u>Statement of significance:</u>            This is a good example of an Inter- War Free Classical style house.  <u>Physical description:</u>            Two storey brick house with unglazed terracotta tile gabled roof, sandstone foundations, entry porch featuring triangular pediment with stucco decoration and two pairs of classical columns. There is a semi-circular two storey bay to the north side of the house with engaged columns. Features elaborate leadlight windows, some with semi-circular arches and elaborate leadlight to semi-circular fanlight over front door and rectangular sidelights. Sandstone front fence.</p> <p><b>Item 1168 - Ocean foreshores, Manly municipal area, boundary adjacent to the ocean</b>  <u>Statement of significance:</u>            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.  <u>Physical description:</u>            Ocean foreshores, mostly rocky edge and cliff or beach sand system. Natural environment. High scenic quality.</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	No	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for demolition of the existing dwelling which is a rare example of Inter-war period, built in the late 1930s, and construction of a three storey dwelling, including a basement level, with a new pool and landscaping. Directly to the rear of the subject site is the Marine Parade walkway.</p> <p>The site is subject to a current planning consent for the demolition of the original house and construction of a three storey building with a garage and a swimming pool, which was approved by Northern Beaches Council's Development Assessment Unit on 08 February 2017 (DA 202/2016). Following this approval S96 202/2016 (part 2-modification) application was approved on 04 October 2017 and S96 202/2016 (part 3-modification) application was approved on 06 February 2018.</p> <p>Two submissions have been received, objecting the proposal on heritage grounds. Heritage has considered these submissions and notes that, it is preferred to adopt a design that seeks to retain the original dwelling and sympathetically add to the existing dwelling rather than its demolition, but accepts that, an application previously had been approved and the site is subject to a current planning consent. Therefore, an archival record is recommended to capture its significance.</p> <p>It is noted that the current proposal remains within the footprints and the building height of the previously approved application, therefore the proposal will not have any increased impact from the previously approved application.</p> <p><b>In conclusion, no objections are raised to this application on heritage grounds, subject to a condition requiring a full archival photographic record.</b></p> <p><u>Consider against the provisions of CL5.10 of MLEP.</u>          Is a Conservation Management Plan (CMP) Required? No          Has a CMP been provided? N/A          Is a Heritage Impact Statement required? Yes          Has a Heritage Impact Statement been provided? Yes</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 10 June 2020</p>		

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

### **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.