

Heritage Referral Response

Application Number:	Mod2025/0610
Proposed Development:	Modification of Development Consent DA2023/0697 granted for Demolition works and construction of a dwelling house including spa pool
Date:	30/10/2025
To:	Ainsley Eakins
Land to be developed (Address):	Lot 1 DP 955549 , 3 Malvern Avenue MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site adjoins the C1 - Pittwater Road Conservation Area, and is in close proximity to two heritage items: Item I169 - Street trees - Malvern Avenue, Manly Item I2 - All stone kerbs - Along Malvern Avenue, Manly
Details of heritage items affected
C1 - Pittwater Road Conservation Area <u>Statement of Significance</u> This street pattern is distinctive and underpins the urban character of the area. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively. <u>Physical Description</u> The streetscape of Pittwater Road is a winding vista of late 19th and early 20th century commercial and residential architecture of generally one or two floors - although there are exceptions such as the four storey private hotel. The streetscape provides a 19th century atmosphere due to it's scale, width and the number of extant Victorian structures. Within the streetscape there are a number of individually significant buildings which are listed seperately. Adjacent streets generally comprise a consistent pattern of one and two story residential cottages, with the occasional terrace. Some streets have intermittent street plantings and remnant stone kerbs. The flat topography is accentuated by the escarpment to the west which provides an important visual, vertical and vegetated backdrop. Item I169 - Street trees <u>Statement of significance</u> Listed for its aesthetic importance to the streetscape. <u>Physical description</u> Avenue plantings, in good condition, planted in carriageway. Species include Port Jackson figs and Norfolk Island pines. Item I2 - All stone kerbs <u>Statement of significance</u> Stone kerbs are heritage listed. <u>Physical description</u> Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight

Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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 to modify the approved alterations and additions under DA2023/0697. The subject site adjoins heritage listed stone kerb and gutter and street trees. The proposed works include retaining the existing front boundary fence, modifying the front façade and fenestration, modifying the internal layout, relocating the inground spa, and adding a new pergola over the alfresco area. These changes will not increase the impact on surrounding heritage items or the Heritage Conservation Area. Therefore no objections are raised on heritage grounds subject to one condition. <u>Consider against the provisions of CL5.10 of MLEP.</u> Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No		

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

Heritage listed sandstone kerbs

The heritage-listed sandstone kerbs removed for the new driveway crossing must be salvaged and carefully reused to close the existing crossover. Details demonstrating compliance with this condition must be submitted the Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To maintain the current contribution of the heritage listed sandstone kerb to the visual character of the area and the streetscape.