



71 WHISTLER STREET MANLY

STATEMENT OF HERITAGE IMPACT FOR DEMOLITION OF THE EXISTING DWELLING AND THE CONSTRUCTION OF A NEW DWELLING



Report prepared for
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May 2024

1.0 Introduction

1.1 This is a heritage impact statement for the demolition of the existing dwelling and construction of a new dwelling at 71 Whistler Street, Manly.

1.1 This has been prepared with reference to the following:

- Site visit
- Survey Plan prepared by Bee and Lethbridge Pty Ltd
- Architectural drawings prepared by Watershed Architects
- BASIX Certificate prepared by Certified Energy
- Stormwater Plan prepared by NB Consulting Engineers
- Flood Report prepared by NB Consulting Engineers
- Statement of Environmental Effects prepared by Watermark Planning
- Geotechnical Report prepared by White Geotechnical Group
- Clause 4.6 variation (FSR) prepared by Watermark Planning

2.0 The site and its locality

2.1 The subject site is located on the western side of Whistler Street in Manly, approximately 55 metres south of its intersection with Pine Street. The site is legally described as Lot 1 DP 799776 and is known as 71 Whistler Street, Manly.

2.2 It is a generally rectangular shaped lot with front and rear boundaries of 5.2 metres and side boundaries of 33.64 metres (north) and 31.43 metres (south).

2.3 The lot has an area of 173.9m² and is currently occupied by a one and two storey clad dwelling house, with a metal roof. The site is generally level, with a slight fall to the west (towards the rear of the lot).

2.4 The site is surrounded by detached residential dwellings and residential flat buildings in all directions. It is located in close proximity to shops, services and recreation facilities on North Steyne and Manly Beach to the east and Manly Corso to the south.



Figure 1. The site and its immediate surrounds

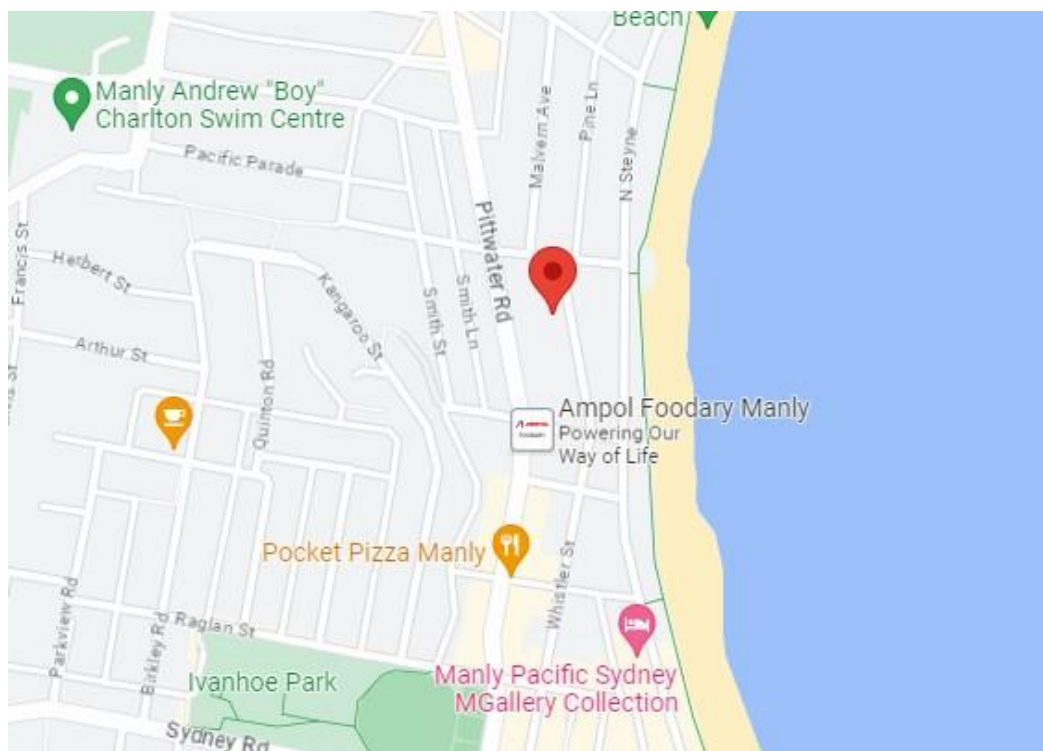


Figure 2. The site within the locality



Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The subject site and neighbouring property, looking south-west from Whistler Street.



Figure 5. The rear of the dwelling, looking east towards Whistler Street.



Figure 6. The rear yard, looking west.



Figure 7. The neighbouring property to the north, looking northeast.



Figure 8. The southern neighbouring property looking east.



Figure 9. Looking south along Whistler Street.

4. Proposed Development

- 4.1 The proposed development is for demolition of the existing dwelling and construction of a new dwelling on the site.
- 4.2 The proposed development remains consistent with the streetscape and the locality. The development ensures privacy and solar access are maintained for surrounding properties and the subject site.
- 4.3 The proposed dwelling will be made up as follows:

Ground Floor

- New driveway and garage,
- Entry and hall,
- New laundry/bathroom,
- New staircase to access upper floors,
- New open plan kitchen/dining/living area,
- A new deck with steps to the garden.

First floor

- New master bedroom with built-in robe and ensuite (including a new balcony at the front),
- Bathroom,
- Bedroom 2 & 3 with robes,
- Linen storage and hall,
- Stairs.

Second floor

- Stairs,
- Study and storage area.

5. Heritage Assessment

5.1 Manly Local Environment Plan 2013

The site is not a heritage item or located in a conservation area. It is located in close proximity to *The Pittwater Road Conservation Area* and is located in proximity to and heritage items I2 All stone kerbs, I94 – Residential Flat Building, 5A Carlton Street and I259 – House, 65 Whistler Street.

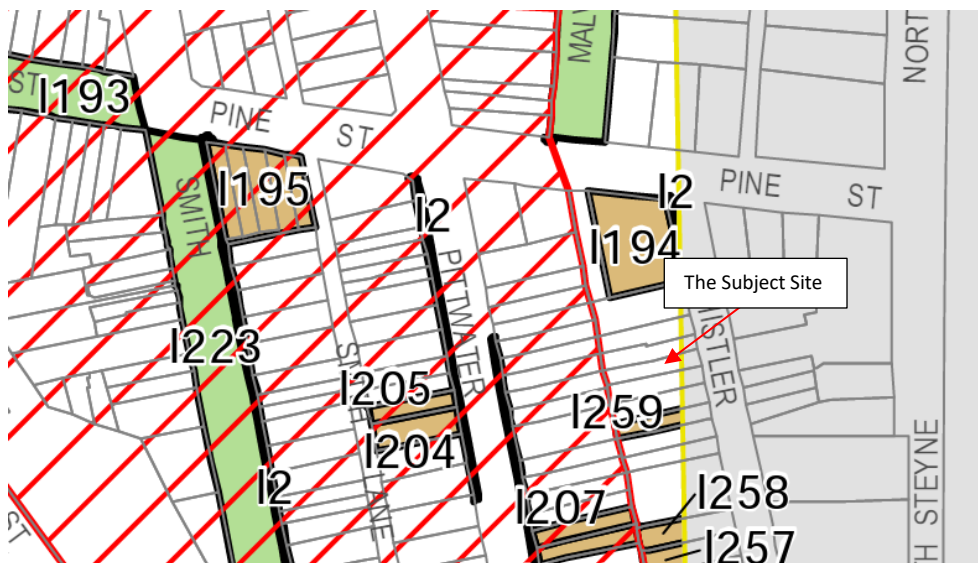


Figure 12. Extract from Manly LEP 2013 Heritage map

In accordance with Cl. 5.10(4) of LEP 2013 the consent authority must consider:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

It is considered the proposed new dwelling will have negligible impact on the nearby heritage items being not easily visible as they are not immediately adjacent. Similarly, it is considered that there will be no impact on the nearby heritage conservation area, as the works proposed are considerate and appropriate and of lesser scale than much of the surrounding development within the immediate area. The new dwelling proposes a design which is consistent with other dwellings in the locality and retains a scale consistent with the streetscape.

The proposed development necessitates the removal of a small area of the existing stone kerb along the property frontage, to provide a new vehicular access to the site, which is currently not available. The removal of the stone kerb is consistent with other development along Whistler Street, where a new driveway is provided. This a reasonable change and considered to be in line with improvement to the property whilst ensuring only minimal change to the kerb as has been considered appropriate by Council in many locations throughout the Manly area.

5.2 Manly Development Control Plan 2013

3.2 Heritage Considerations

As described above site is not a heritage item or located in a conservation area. It is located in close proximity to *The Pittwater Road Conservation Area* and is located in proximity to and heritage items *I2 All stone kerbs, I94 – Residential Flat Building, 5A Carlton Street* and *I259 – House, 65 Whistler Street*.

It is considered the proposed new dwelling will have minimal impact on the nearby heritage items and no impact on the nearby heritage conservation area, as the majority of works are located within the subject site. The new dwelling proposes a design which is consistent with other dwellings in the locality and retains a scale consistent with the streetscape.

The proposed development necessitates the removal of the existing stone kerb along the property frontage, to provide a new vehicular access to the site, which is currently not available. The removal of the stone kerb is consistent with other development along Whistler Street, where a new driveway is provided.

5.3 Heritage Impact Assessment

Proposed Change to Heritage Item	Some Questions to be Answered in a Statement of Heritage Impact	Minimum Supporting Information Required	Comment
Demolition of a building or structure	- Have all options for retention and adaptive re-use been explored? - Can all of the significant elements of the heritage item be kept, and any new development be located elsewhere on the site? - Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? - Has the advice of a heritage consultant been sought? - Have the consultant's recommendations been implemented? If not, why not?	Local: SOS State: CMP	Not relevant to the dwelling as the site is not a heritage item or located within a consideration area. Removal of a small portion of the kerb is entirely reasonable and there is consistent precedent to allow for parking throughout the Manly area.
Minor partial demolition (including internal elements)	- Is the demolition essential for the heritage item to function? - Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? - Is the resolution to partially demolish sympathetic to the heritage significance of the item? - If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	Local: SOS State: CP	No relevant as the property is not a heritage item or located within a heritage conservation area.

Major partial demolition (including internal elements)	- Is the demolition essential for the heritage item to function? - Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)? - Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)? - If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	Local: SOS State: CMP	No relevant as the property is not heritage item or located within a heritage conservation area.
Change of use	- Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not? - Does the existing use contribute to the significance of the heritage item? - Why does the use need to be changed? - What changes to the fabric are required as a result of the change of use? - What changes to the site are required as a result of the change of use?	Local: SOS State: CMP	Not relevant no change of use is proposed
Minor additions (see also minor partial demolition)	How is the impact of the addition on the heritage significance of the item to be minimised?	Local: SOS State: CP	The new works, not located on a heritage site or within a conservation area have been designed to complement the

	• Can the additional area be located within an existing structure? If no, why not? • Will the additions visually dominate the heritage item? • Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?		surrounds, including the neighbouring heritage conservation area. The new works are not dominant. The new works are sympathetic to the area and typical of surrounding dwellings.
Major additions (see also major partial demolition)	• How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If not, why not? • Will the additions tend to visually dominate the heritage item? • Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? • In what way (e.g. form, proportions, design)?	Local: SOS State: CMP	Not relevant as the property is not heritage item or located within a heritage conservation area.
New development adjacent to a heritage item	• How is the impact of the new development on the heritage significance of the item or area to be minimised?	Local: CP State: CMP	Not relevant. The subject site is not adjacent to a heritage item.

(including additional buildings and dual occupancies) Note: Most planning instruments (such as local and regional environmental plans) require the approval authority to take into account the impact of new development on adjacent heritage items or conservation areas.	• Why is the new development required to be adjacent to a heritage item? • How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? • How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? • Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? • Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? • Will the additions visually dominate the heritage item? How has this been minimised? • Will the public, and users of the item, still be able to view and appreciate its significance?		The impacts on the stone kerb are entirely reasonable and there is consistent precedent for the provision of parking in the Manly locality.
Subdivision Note: Impacts on heritage values related to new subdivision can often be minimised through	• How is the proposed curtilage allowed around the heritage item appropriate? • Could future development that results from this subdivision compromise the significance of the heritage	Local: SOS State: CMP	Not relevant as no subdivision is proposed

development control plans (DCPs). Refer to the Best Practice Guideline on preparing DCPs published by the Department of Planning.	item? How has this been minimised? • Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?		
Repainting using new colour schemes	• Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? • Will the repainting effect the conservation of the fabric of the heritage item?	Local: SOS State: CP	Not relevant as the property is not heritage item or located within a heritage conservation area. Colour schemes and materials choices are complementary to the neighbouring conservation area and coastal location.
Re-roofing/re-cladding	• Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? • Is a previous material being reinstated? • Will the re-cladding effect the conservation of the fabric of the heritage item? • Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)? • Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?	Local: SOS State: CP	Not relevant as the property is not heritage item or located within a heritage conservation area. However, metal roofing chosen as detailed in DA plans is complementary to the neighbouring heritage conservation area.
New services (e.g. air conditioning,	• How has the impact of the new services on the heritage	Local: SOS State: CP (CMP for a	N/A

plumbing)	significance of the item been minimised? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work? • Has the advice of a conservation consultant (e.g. architect) been sought? • Has the consultant's advice been implemented? • Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	major services upgrade)	
Fire upgrading Note: Where agreement cannot be reached between the local council and your consultants on suitable fire-upgrading you may seek the advice of the Fire, Access & Services Panel, a subcommittee of the Heritage Council of NSW. Contact the Heritage Office for further information on (02) 9391 2115.	• How has the impact of the upgrading on the heritage significance of the item been minimised? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work? • Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented? • Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services? • Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this	Local: SOS State: CP	Not relevant as no fire upgrading is proposed.

	advice be implemented? How?		
New landscape works and features (including carparks and fences)	• How has the impact of the new work on the heritage significance of the existing landscape been minimised? • Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? • Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? • Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? • How does the work impact on views to, and from, adjacent heritage items?	Local: SOS State: CMP (CP will suffice for minor works)	Landscape works are detailed in the DA plans and will be appealing and appropriate when viewed from the neighbouring conservation area. It is not believed that the landscape will be visible from the heritage items which are not in immediate proximity of the site.
Tree removal or replacement Note: Always check the tree preservation provisions of your local council when proposing removal of trees	• Does the tree contribute to the heritage significance of the item or landscape? • Why is the tree being removed? • Has the advice of a tree surgeon or horticultural specialist been obtained? • Is the tree being replaced? Why? With the same or a different species?	Local: SOS State: CP	No significant trees are proposed to be removed.

New signage Note: Check whether the local council has a signage policy or design guidelines	• How has the impact of the new signage on the heritage significance of the item been minimised? • Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected? • Is the signage in accordance with section 6 , ‘Areas of Heritage Significance’, in Outdoor Advertising: An Urban Design-Based Approach?(1) How? • Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape? • Can the sign be remotely illuminated rather than internally illuminated?	Local: SOS State: CP	Not relevant as no new signage is proposed.
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6. Conclusions

- 6.1 The proposed development, for demolition of the existing dwelling and construction of a new dwelling at 71 Whistler Street, Manly is appropriate considering its location neighbouring a heritage conservation area and within distant proximity to heritage items as detailed earlier in the report.
- 6.2 Considering all the issues, the proposed development is considered worthy of Council’s consent when assessed against heritage controls and implications.