

Heritage Referral Response

Application Number:	DA2019/0945
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 70 DP 14521 , 43 Eurobin Avenue MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site is listed as heritage item with local significance - Group of 2 storey residential flat buildings - in Schedule 5 of Manly Local Environmental Plan 2013. Although the property is a single storey dwelling the listing covers all properties on the north side of Eurobin Avenue as well as 55 Collingwood Street.</p> <p>The site is also located adjacent to the listed heritage item I166 - Row of Norfolk Island Pine trees (Araucaria heterophylla) at Lagoon Park, Manly.</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Pittwater heritage inventory:</p> <p><u>Statement of significance:</u> A fine example of flat buildings.</p> <p>The listing covers the residential flat buildings on the northern side of the street and 43 Eurobin Avenue is a single storey dwelling house. However Heritage considers that given the property was constructed in a similar period and maintains many elements of an interwar Californian Bungalow that it is of heritage value.</p> <p><u>Physical Description:</u></p> <p>The welling is a single storey house with a concrete tiled (resembling terracotta tiles and not original) hipped roof with projecting gabled box front, dark coloured face brick walls and lead light glazed casement windows.</p> <p>Internal details include timber floors and timber detailing.</p> <p>A row of Norfolk Island Pine trees planted between the boundary of private allotments and the Lagoon Park. Visually prominent landscape elements.</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	No	

Century Buildings of Significance		
Other	No	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing building and construction of a second storey. Overall the approach is considered acceptable subject to the following matters that were raised in the PLM:</p> <ul style="list-style-type: none"> • Metal roof and window frames: Recessive colours to be preferred rather than the proposed black window frames and Dulux - monument roof colour. • Rendered second floor walls: Again a recessive colour to be preferred rather than black. • Original face brick walls to be retained as existing. <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 14 November 2019</p>		

Recommended Heritage Advisor Conditions:

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

Colours are to be recessive

<Details of alternative colours for the second floor walls, window frames and the metal roof to be submitted the Council's Heritage Advisor for approval. >

Reason: <Colours are to be recessive and not to dominate the existing character of the house.> (DACHECPCC1)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Original face brick work to be retained

<Original face brick work is not to be rendered or painted.>

Reason: <To preserve the original character of the original dwelling within the heritage item of the group of the houses.> (DACHEGOG1)