

Heritage Referral Response

Application Number:	DA2023/1367
Proposed Development:	Alterations and additions to a dwelling house and associated works
Date:	30/10/2023
To:	Michael French
Land to be developed (Address):	Lot 2 DP 900589 , 30 Pacific Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is adjacent to two heritage items and is in the vicinity of the Pittwater Road Conservation Area, as listed in Schedule 5 of Manly LEP 2013.</p> <p>Item I2 - All stone kerbs - Manly municipal area</p> <p>Item I192 - Street trees - Pacific Street (from Collingwood Street to Malvern Avenue)</p>
Details of heritage items affected
<p>Details of the heritage items as contained within the Manly Heritage inventory, are as follows:</p> <p>Pittwater Road Conservation Area <u>Statement of significance</u> The 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.</p> <p><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. The streetscape provides 19th century atmosphere due to its scale, width and the number of extant Victorian structures. Within the streetscape there are a number of individually significant buildings which are listed separately. Adjacent streets generally comprise a consistent pattern of one and two storey residential cottages, with 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.</p> <p>Item I2 - All stone kerbs <u>Statement of significance</u> Stone kerbs are heritage listed.</p> <p><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.</p> <p>Item I192 - Street trees <u>Statement of significance</u></p>

Listed for its aesthetic importance to the streetscape. Part of early Municipal street planting late 19th century.

Physical description

Remnant Norfolk Island pines planted in carriageway and one Brush Box.

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 for alterations and additions, including a single garage at the front, a swimming pool at the rear, and a first and a second floor addition to the federation period single storey dwelling. The proposal involves the rear section of the existing building and the existing detached studio at the rear and partly demolition of the front facade.

The existing dwelling is in the vicinity of the Pittwater Road HCA and dates from the key period of significance for the Conservation Area. The existing streetscape, at this part of Pacific Street, mainly consists of one or two storey dwellings (with a few exceptions) from the early 1900s. The third level is considered to be located at the further back or in the form of an attic level with dormers, rather than a third level appearance, to maintain the existing low level street frontage, as the subject site is within the visual catchment of the HCA. The front setback is considered to maintain the existing building alignment and the proposed front fence should also maintain the height of the existing fence. The maximum width of the proposed driveway crossover should be 2.5m to minimise the impact upon the significance of the heritage listed stone kerbs. The proposed finishes and colours are considered appropriate within the existing context.

Therefore, Heritage require amendments to the proposal.

Consider against the provisions of CL5.10 of Manly LEP 2013.

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

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:

Nil.