

## Heritage Referral Response

<b>Application Number:</b>	DA2023/0006
<b>Proposed Development:</b>	Alterations and additions to an existing building including a carport and use as a dwelling house.
<b>Date:</b>	03/04/2023
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot B DP 159861 , 7 A Carlton Street MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the subject site is located next to a heritage item and within a conservation area:</p> <p><b>Item I201 - House - 77 Pittwater Road, Manly</b></p> <p><b>C1 - Pittwater Road Heritage Conservation Area</b></p>
<b>Details of heritage items affected</b>
<p>Details of the heritage item and the conservation area as contained within the Manly Heritage inventory are:</p> <p><b>Item I201 - House</b>  <u>Statement of Significance</u>            An unusual landmark corner building in Federation Queen Anne Style.</p> <p><u>Physical Description</u>            Substantial 2-storey Federation Queen Anne style house with unusual round corner tower with onion dome. Hipped and gabled roof. Tower fixtures elaborate 1920's style leadlight windows. Features a pair of oriel windows to Carlton Street elevation with gables above. First floor roughcast stuccoed, ground floor face brick. Front fence sandstone with curved pillars and picket infill.</p> <p><b>C1 - Pittwater Road Heritage Conservation Area</b>  <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.</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 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 separately. 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.</p>
<b>Other relevant heritage listings</b>

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 alterations and additions to the existing two storey dwelling, that contributes positively to the Heritage Conservation Area and its context. The existing building is also considered to be complementary to the adjacent heritage item and the streetscape. Given the existing building is an intact example from the Post-Interwar era, an archival recording is required.</p> <p>Preliminary comments had been provided by Heritage to the preliminary proposal on 06 September 2022, advising the retention of the existing presence to the street (key facades of the building - the visible front and driveway side, including the existing elements - face brickwork, timber windows and asymmetric form of the building) to maintain its contribution to the conservation area and it was advised that changes were possible at the rear, with appropriate design. Although, the proposed plan layout is similar to the preliminary plans, the current proposal provides an improved facade treatment with the materials and colour scheme. However, the roof overhang above the proposed balcony is considered to be excessive and inappropriate for the character of the area and specifically the adjacent dwellings. Therefore, it should be reduced to be similar to the overhang details of the adjacent dwellings.</p> <p>The subject site sits in the HCA, visible from Pittwater Road and adjoins a heritage item to its east and contributory semi detached dwellings to its west. Given the proposed materials and finishes are sympathetic to the characteristics of the HCA, the impact of the proposed bulk and scale upon the heritage item and the HCA is considered manageable.</p> <p>Therefore, no objections are raised on heritage grounds, subject to two conditions.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u>  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>		
<b>Further Comments</b>		

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:

### 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 Department of Planning and Environment.

This record must be submitted to Council's Heritage Advisor, prior to the issue of a construction certificate and commencement of any 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.

#### Reduction to overhang

The roof overhang above the proposed balcony is considered to be excessive and inappropriate for the context, therefore, it should be reduced to be similar to the overhang details of the adjacent cottages. Details, demonstrating compliance with this condition are to be submitted to Council prior to the issue of the Construction Certificate.

Reason: To minimise the impact of the proposal upon the heritage item and the HCA.