

Heritage Referral Response

Application Number:	DA2020/0702
Date:	14/07/2020
To:	Kent Bull
Land to be developed (Address):	Lot 102 DP 586416 , 9 Steinton 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 located in the Pittwater Road Conservation Area and within the vicinity of heritage items, all listed in Schedule 5 of Manly Local Environmental Plan 2013:</p> <p>Item I202 - House - 80 Pittwater Road</p> <p>Item I203 - House - 82 Pittwater Road</p>
Details of heritage items affected
<p>Details of the Conservation Area and the heritage items as contained within the Manly Heritage Inventory are:</p> <p>Pittwater Road Conservation Area</p> <p><u>Statement of Significance:</u></p> <p>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></p> <p>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.</p> <p>Item I202 - Item I203 - House</p> <p><u>Statement of significance:</u></p> <p>This building is a good example of a Late Victorian design. This item is of local cultural heritage significance as it demonstrates the pattern of development of Manly and in particular that associated with Pittwater Road. Constructed on the main road it is associated with development of the area prior to the introduction of the tram service. One of a pair, it is an uncommon example of its kind which contributes to the overall character of the Pittwater Road Conservation Area</p> <p><u>Physical description:</u></p> <p>One of a pair (Nos 80 and 82) of single storey late Victorian period weatherboard semi-detached cottages in the Villa style. The cottages have a hipped roof with dominant symmetrical gabled wings</p>

and bull nosed awning between. Gabled have decorative barge boards and timber louvres. Bay windows in front wing have 2 pane double hung sashes and a sheet metal roof.

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 Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

The proposal is for alterations and additions to the existing dwelling, which is a part of Federation style row of 6 terrace dwellings and located within the Pittwater Road Conservation Area. The property also is within the vicinity of two heritage listed dwellings to the west, facing Pittwater Road.

It is acknowledged that, the proposed works are mainly confined to the rear and there is no change to the front facade of the dwelling, however, it is believed that the height of the first floor addition is substantial and visible from the street level. It was recommended in the PLM notes that a reduced height for the rear first floor extension should be investigated, yet, even higher ridge height has been proposed with this application. The expected outcome was that, the proposed first floor addition designed to preserve the single storey form of the street facade. A photomontage was also requested in the PLM notes, in order to help in assessing the visual impact on the streetscape. From a heritage perspective, it is considered that, the proposal is not satisfactory in its current form, as the proposed additions will result in excess bulk and scale in comparison with the adjacent terraces.

For the above reasons, Heritage recommends amendments to the drawings and can not support the application in its current form.

Consider against the provisions of CL5.10 of MLEP 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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 14 July 2020

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.