

## Heritage Referral Response

<b>Application Number:</b>	DA2022/0507
<b>Date:</b>	09/05/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot B DP 74214 , 27 Wood 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 adjoins <b>Item I2 - All Stone Kerbs</b> - Along eastern side of Wood Street and within the vicinity of heritage listed items:</p> <p><b>Item I70 - 2 terrace houses</b> - 59–61 Addison Road</p> <p><b>Item I261 - Houses</b> - 42 and 46–48 Wood Street</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Northern Beaches heritage inventory are as follows:</p> <p><b>Item I2 - All Stone Kerbs</b>  <u>Statement of significance:</u>            Stone kerbs are heritage listed.  <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><b>Item I75 - Group of Dwellings</b>  <u>Statement of significance:</u>            The streetscape has major significance as a pleasing mixture of late 19th and early 20th century residential architecture of varying scale and style.  <u>Physical description:</u>            This section of Addison Road contains a well maintained mixture of late 19th and early twentieth century residential development consisting of brick or rendered brick, single and two storey and semi-detached buildings. Significant elements in the streetscape include tile and slate roofs, bull nose verandahs, gables and chimneys and the mature street planting.</p> <p><b>Item I261 - Houses</b>  <u>Statement of significance:</u>            Listed as a unified group of modest single storey weatherboard cottages.  <u>Physical description:</u>            Single storey weatherboard cottages with hipped corrugated metal roofs with skillion roofed verandahs and timber louvred gable vents. Verandahs feature stop-chamfered timber posts. No. 42 Wood Street has had its roof replaced with unglazed terracotta tiles and front verandah enclosed.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney)	No	

Harbour Catchment) 2005		
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 seeks consent for alterations and additions to the existing dwelling including a first floor addition.

The proposed alterations and additions include the removal of a portion of the ceiling over the existing laundry and hallway, the construction of a staircase to provide access to the first storey addition and the replacement of the existing tiled roof with a new metal roof.

The existing dwelling is not listed as a heritage item, however it is from the early 1900s, and despite earlier modifications, it still retains some original features of its period. The SEE submitted with the proposal states (page-7) that: *"The proposed alterations and additions generally maintain the existing front façade with no modifications to the existing ground floor front facade. The proposed first floor alterations and additions are set back approximately 6.27m from the front boundary, a further 0.5m from the existing ground level."* However, the proposed first floor addition, as shown on the "Sections" drawing, is in line with the ground floor external wall - facing the street. It would be preferred if the first floor addition is set back to be behind the ridge level of the existing hip roof. Considerations must be given to "design in context" principles to avoid an adverse impact upon the significance of the heritage items in the vicinity. However, given the extent of the earlier modifications to the existing dwelling and the streetscape, if the assessment officer is to approve the proposal Heritage would require the imposition of two conditions.

Therefore no objections are raised to the proposal on heritage grounds subject to conditions of consent.

#### 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: 09 May 2022

The proposal is therefore supported.

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 NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or 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.

**External colour scheme**

The proposed main external colour is almost black. Heritage would recommend a lighter colour scheme, which could be dark and recessive but not black. Details of the exterior colour scheme are to be submitted to Council's Heritage Advisor for approval, prior to the issue of a Construction Certificate.

Reason: To ensure that the external colour scheme is appropriate for the character of the local area and the heritage items.