

## Heritage Referral Response

<b>Application Number:</b>	DA2021/0961
<b>Date:</b>	11/08/2021
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 2 DP 509415 , 1951 Pittwater Road BAYVIEW NSW 2104

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property adjoins a heritage item, listed in Schedule 5 of Pittwater Local Environmental Plan 2014:</p> <p><b>Item 2270340 - Maybanke House ("Stoneleigh") and plaque - 1945 Pittwater Road</b></p>		
Details of heritage items affected		
<p>Details of the heritage items, as contained within the Northern Beaches Heritage Inventory are:</p> <p><b>Item 2270340 - Maybanke House ("Stoneleigh") and plaque</b></p> <p><u>Statement of Significance:</u>  This house, built at 1945 Pittwater Road, Bayview, in 1901 is historically significant for its association with the early development of Bayview and with the Australian feminist and writer Maybanke Anderson. Maybanke Anderson wrote the first history of Pittwater and was a passionate educator and feminist. The plaque is a tribute to Maybanke and the adjacent cove named after her. For this reason, both the house and the stone boulder mount and plaque at 1945 Pittwater Road, Bayview are socially significant for the local community. The house offers views to the water. The house is associated with the early development of Pittwater as a popular holiday destination. The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.</p> <p><u>Physical description:</u>  The house is located on a steep sloped site covered with trees and luxuriant vegetation with scenic views over Pittwater.  It is a two-storey sandstone cottage with a tiled roof and veranda on the east and north sides. The house has a terrazzo floor featuring Australian animals and birds.  On the opposite side of Pittwater Road from 1945 Pittwater Road, Bayview, stands an upright sandstone boulder about 1.5m high with a memorial plaque. The original brass plaque was placed by the Bayview Church Point Residents' Association. That plaque was stolen and replaced with a modern sign by the Pittwater Council.  The original brass plaque with incised black lettering was stolen and has been replaced with a modern sign.</p>		
Other relevant heritage listings		
Sydney Regional	No	

Environmental Plan (Sydney 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	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for alterations and additions to the existing dwelling, including a new swimming pool. The existing property is not a listed heritage item under the Pittwater Local Environmental Plan 2014, however it is considered that the subject property to be of potential heritage significance as a good example of the early suburban development that occurred in Bayview. Therefore, a full photographic archival recording of the property should be undertaken, including all internal rooms, externals elevations, landscaping features.</p> <p>The subject site adjoins a heritage listed item located to its south-west. From a heritage perspective, the proposed alterations and additions are considered extensive and a more considerate approach to the bulk and scale of the existing building would be recommended. Existing floor plans and elevations have not been provided, but it is understood that the property extends for about 3.8m to the north of the existing building and the northern facade is proposed to be mimicked (outlines only) to the north, with new construction. This existing northern facade, featuring a combination of sandstone and timber shingles, is considered to be worth to retain as it demonstrates similarities to the adjacent heritage listed Maybank House. Heritage would recommend to retain this facade along with the existing roof and chimneys and extend the building to the rear of the property as required, which enables to retain the views from the neighboring properties, including the heritage listed Maybank House. However if this is not possible for other planning reasons Heritage recommends to reduce the height of the proposed attic level to minimise the bulk and scale of the additions and therefore to minimise the adverse impact upon the views of the heritage item in the vicinity.</p> <p>Therefore, no objections are raised to the proposal on heritage grounds, subject to two conditions.</p> <p><u>Consider against the provisions of CL5.10 of Pittwater LEP 2014.</u>          Is a Conservation Management Plan (CMP) Required? No          Has a CMP been provided? No          Is a Heritage Impact Statement required? No          Has a Heritage Impact Statement been provided? No</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 11 August 2021</p>		

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;
- Elevations 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 ridge height**

The height of the proposed attic level should be reduced to minimise the bulk and scale of the additions and therefore to minimise the adverse impact upon the views of the heritage item in the vicinity.

Reason: To preserve the views to and from the heritage item in the vicinity.