
Heritage Impact Statement

Development Application

**Alterations and Additions to
Existing Single Storey Attached Dwelling**

**9 Steinton St
Manly**

For Elisa Bennett

20/03/2020

Prepared By
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1.0 INTRODUCTION

1.1 Preamble

This heritage report has been prepared to assess the proposed works to 9 Steinton Street, Manly, namely;

- Alterations and additions to an existing attached dwelling (villa) including new rear ground and first floor additions.

This Heritage Impact Statement was written by Brad Inwood of Brad Inwood Architects B(arch)USW hons, B(URP) UNE.

1.2 Limitations

No historical Archaeological work has been carried out on the site.

A land titles search and a detailed history were not provided.

1.3 Methodology

This statement was prepared with reference to the NSW Heritage Office's *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the documents listed in Section 1.6.

1.4 Heritage Listing

9 Steinton Street, Manly;

- Is not listed as a heritage item in the *Manly Local Environmental Plan 2013*, referred to below as the *MLEP 2013*.
- Is located within the Pittwater Road Conservation zone, (C1) as defined in the *Manly LEP 2013*, and the *Manly Development Control Plan 2013*, referred to below as the *MDCP 2013*.
- Is not adjacent to any listed heritage items in the *Manly LEP 2013*.

1.5 Inspection

Brad Inwood of Brad Inwood Architects inspected the surrounds on Thursday 26th of March 2020.

All photographic records in this report, unless noted otherwise were taken at the time of this inspection.

1.6 Documentary Evidence

The following references were consulted for the preparation of this statement:

Planning Documents

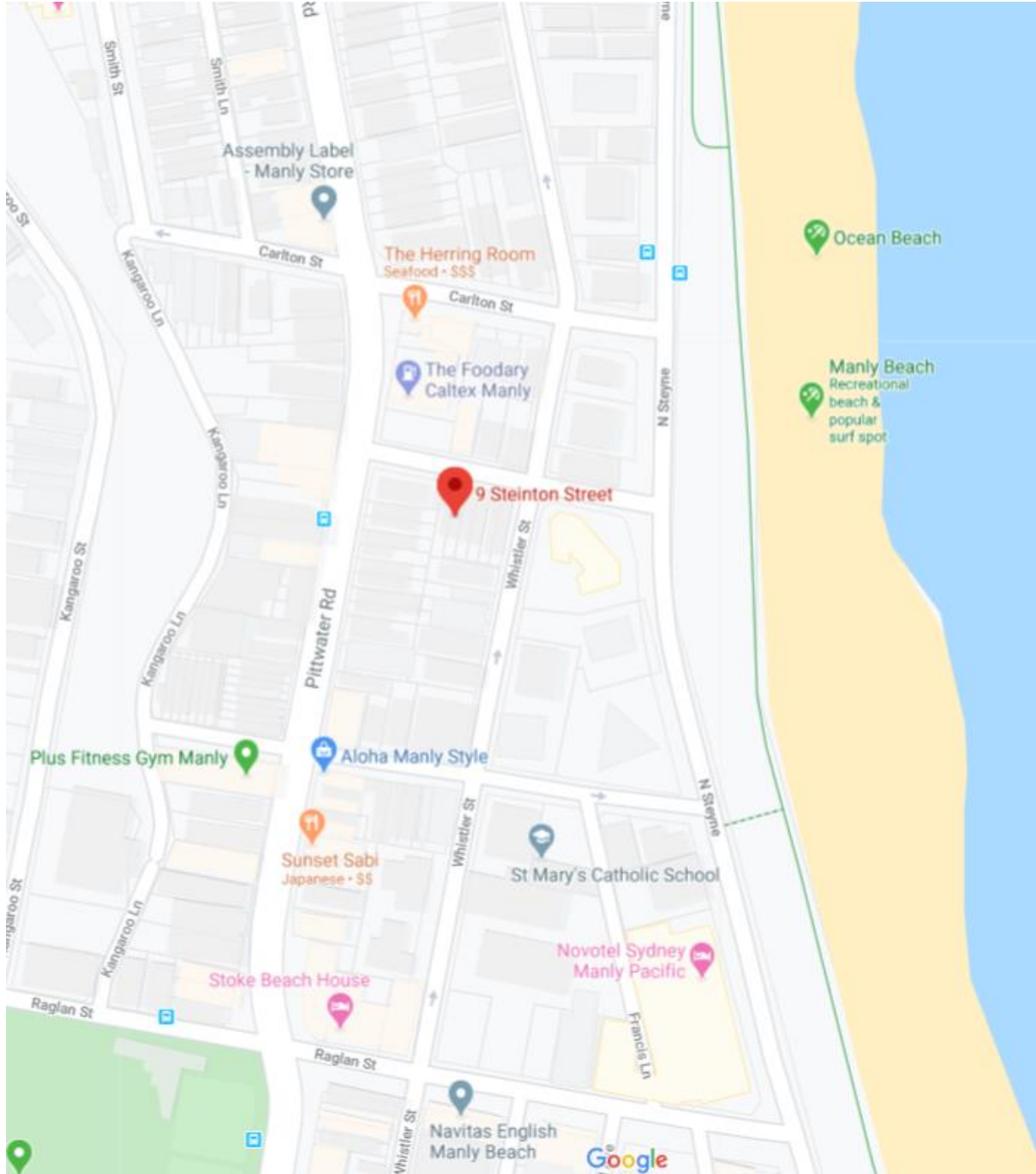
Manly Local Environmental Plan, 2013 (as amended).

Manly Development Control Plan, 2013 (as amended).

Heritage Guideline Documents

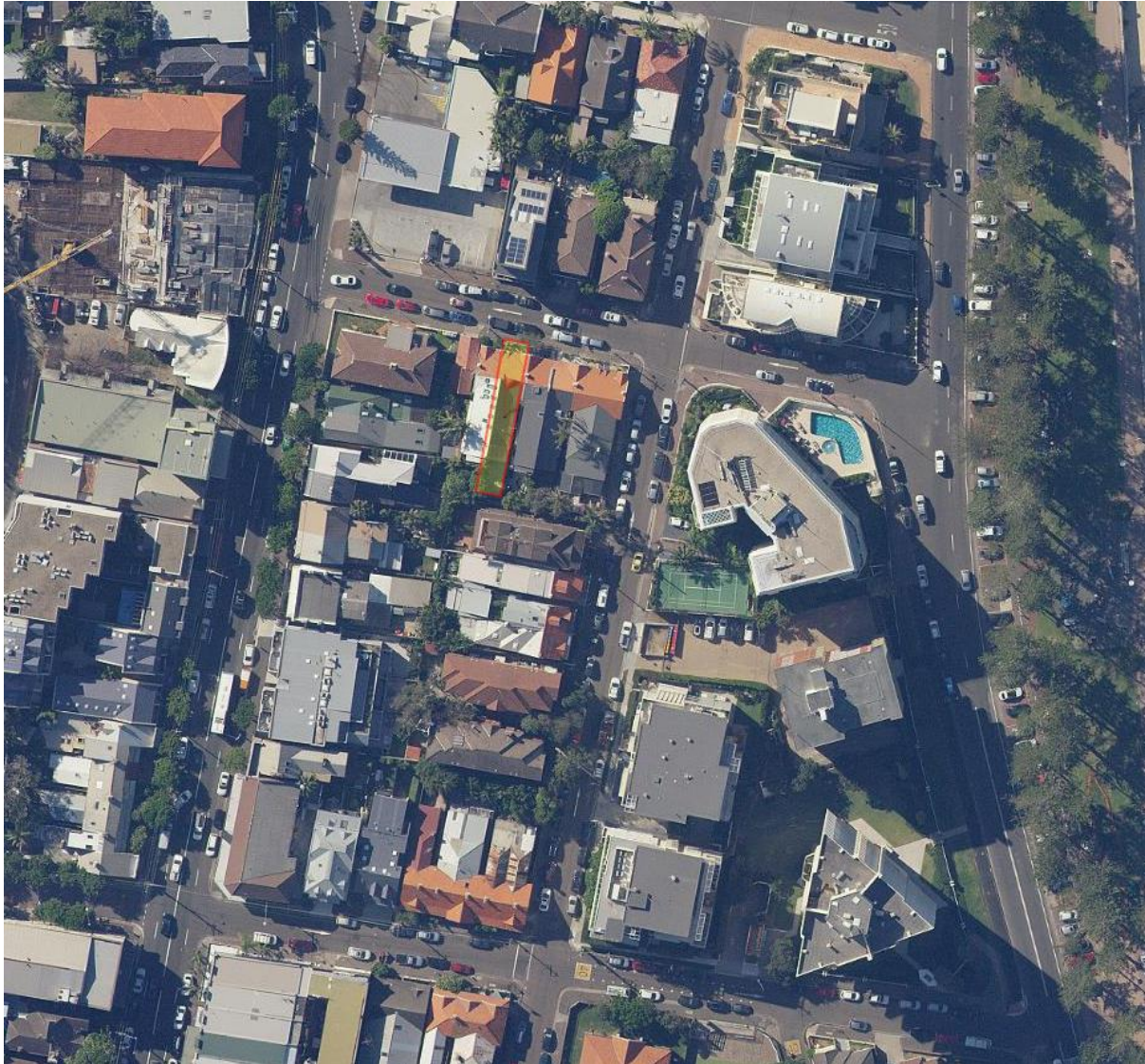
NSW Heritage Office - Heritage Manual - Statements of Heritage Impact.

1.7 Site Location



Aerial View of Site

Google maps



Aerial View of Site
SIX Maps

2.0 HISTORICAL DEVELOPMENT OF THE SITE

2.1 Pre-European History

Manly was named by Captain Arthur Phillip for the indigenous people living there, stating that "their confidence and manly behaviour made me give the name of Manly Cove to this place". These men were of the Kay-ye-my clan (of the Guringai people).

While scouting for fresh water in the area, Phillip encountered members of the clan, and after a misunderstanding he was speared in the shoulder by one of the clan; to his lasting credit, the progressively minded Phillip ordered his men not to retaliate.

In Capt. Tench's words, The Aboriginal men were feasting on a whale at Manly Cove and were seen by Captain Nepean, Mr White, Nanbaree & a party of men who had travelled to Manly Cove to walk to Broken Bay. Bennelong and Colebee spoke to them and Bennelong asked for Governor Phillip. Captain Nepean sent the Boatswain back to Governor Phillip at South Head. The Aboriginal men cut large chunks of whale off and put them in the boat for Governor Phillip. The military party then proceeded on their walk to Broken Bay. When Governor Phillips party arrived to see the Aboriginal men they held friendly conversation with Bennelong and Colebee for over half an hour. Later an older Aboriginal man appeared with a spear.

Captain Tench remarked that he was seemingly a stranger and little acquainted with Bennelong and Colebee. The Governor moved towards this man and the man became agitated. Governor Phillip threw down his dirk to appease the man crying out confidently.

The spear was thrown, and Governor Phillip was hit in the shoulder. All was in confusion, there were calls to bring the muskets, Bennelong and Colebee disappeared and Governor Phillip could not make it to the ship because of the length of spear sticking from his shoulder and dragging on the ground. The muskets were brought to shore but only one would fire. The spear was finally broken, and all hastened to Port Jackson.

2.2 Brief Outline of the History of the Area

Manly had been envisaged as a seaside resort by Henry Gilbert Smith in the 1850s. In 1853 Smith acquired two large parcels of land (which had been granted to John Thompson in 1842 and John Crane Parker in 1837).

Initially John had chartered a paddle steamer to Manly and other vessels visited on an *ad hoc* "excursion" basis. Smith built a wharf on the harbour-side of Manly, which was completed in October 1855 and eventually acquired an interest in steamers himself. as part of developing more regular services to Manly to assist his sub-division property sales.

By 1873, Smith had sold the lease to the wharf and his share of the steamers to the operators of the ferries and eventually ownership passed to the once famous Port Jackson & Manly Steamship Company. It was the Port Jackson & Manly Steamship Company which coined the expression about Manly being "Seven miles from Sydney and a thousand miles from care" to promote its ferry service. The Port Jackson & Manly Steamship Company played an important part in Manly's development. It built several attractions including a large ocean pool and bathing pavilion, the Manly Fun Pier. In 1972 the company was sold to Brambles Limited and in 1974 to the Government of New South Wales and it is now part of Sydney Ferries.

In March 1885, as the New South Wales Contingent was about to depart for the Sudan, a letter was addressed to Premier William Bede Dalley containing a cheque for £25 for the Patriotic Fund 'with my best wishes from a little boy at Manly'. It was Australia's first overseas military adventure, and the "Little Boy from Manly" became a symbol either of patriotism or, among opponents of the adventure, of mindless chauvinism. especially due to a cartoon by Livingston Hopkins of *The Bulletin*.

During the 19th and early 20th century Manly was one of Australia's most popular seaside holiday resorts. Manly Beach is said to be the place where the restriction on daylight sea bathing was first challenged in Australia. In October 1902 William Gocher, clad in a neck to knee costume, swam at midday after announcing his intention to do so in the newspaper he had established (*Manly and North Sydney News*). After being ignored by authorities and being publicly critical of them, he swam again and was escorted from the water by the police, although no charges were laid.

In November 1903, Manly Council resolved to allow all-day bathing provided a neck to knee swimming costume was worn.

During the first official bathing season in 1903, 17 people drowned on Manly Beach. A year later a surf club was formed on the beach to safeguard the public. While there is debate about which club is the oldest, Manly Life Saving Club is one of the world's first surf lifesaving clubs.

In 1934, George Robey, a resident and original Anzac founded the 'Air Mindedness Development League' which was later renamed the Australian Air League at Manly. There has been a continuously running squadron in Manly since.^[12] In 1937 Manly Town Hall was opened.

3.0 SITE ASSESSMENT

3.1 The Surrounding Area

The site is located on the southern side of Steinton Street, midway between Pittwater Road and Whistler Street.

Manly Shops and Ferry Terminal are approximately 500m to the south.

Manly Creek and Park are approximately 800m to the north of the site, with Manly Beach 200m to the east of the site.

Street development in the area relates not with the topography of the site, but more to the subdivision of the larger allotments along Pittwater Road and N Steyne.

3.2 The Site

9 Steinton Street, Manly is a rectangular shaped block.

The site is level with no cross fall.

3.3 The Dwelling

The site contains a single storey attached dwelling construction around 1900, and is of Federation detailing.

The building has a terracotta tiled roof, with painted brick walling to the front, which original would have been face-tuckpointing brickwork. The brickwork to the rear is common bricks.

To the street is a small tiled terrace (not original floor tiling), and a gabled roof form, detailed with roughcast render and timber shingles above.

There has been a miniature gable added to the roof above the front terrace.

The chimney to the front is intact.

Windows to the dwelling are timber framed, with the front façade windows having small sash stained glass windows.

There is a cast iron palisade fence to the front boundary.

The rear and sides of the allotment have timber paling fences.

There is also a shed to the rear boundary, which originally was the outdoor toilet.

The internal configuration is common for attached villas at the time of its construction, with the front door connecting to a long hallway that services 3x bedrooms. This is then followed with the living room, then the kitchen and laundry/bath, both of which have been substantially altered over the age of the dwelling.

Some minor modernisation has occurred in the dwelling, such as removal of the rendered walls and upgrading/removal of some fireplaces.

Access to the rear garden is via a door to the rear elevation.

There is no parking to the allotment.



Front of 9 Steinton Street with two adjoining dwellings



Front of 9 Steinton Street



Front gable (shared with No 7)



Front terrace



Front terrace floor



Front timber detail



Front door



Front cast iron palisade fence



Front cast iron palisade gate



Rear elevation

Front cast iron palisade fence



Rear garden



Original outside toilet



Side elevation



Side elevation



Hallway

Hallway



Hallway



Hallway



Living room



Fireplace in living room



Kitchen



Rear door

3.4 The Streetscape and Context

The streetscape is a haphazard mix of commercial and residential properties from the subdivision of the streets in the vicinity, which generally starting around 1900.

Residential accommodation ranges from single dwellings to medium density and high-density residential apartment buildings.

The streetscape has small tree planting of bottlebrush trees, including one in between 7 and 9 Steinton Street, Manly.



Steinton Street looking east



Steinton Street looking east



Bottlebrush tree between 7 and Steinton Street

3.5 The Adjoining Dwellings

No 7 Steinton Street, Manly

No 7 Steinton Street, Manly is an attached villa, also constructed as part of the row housing with 9 Steinton St around 1900 and shows similar Federation detailing and styling.

The walling is also painted brick, with a terracotta tiled roof and timber trim.

There is a cast iron palisade fence along the front boundary.

To the rear of this dwelling is a recently constructed two storey addition.



No 7 Steinton Street, Manly



Rear of No 7 Steinton Street, Manly

11 Steinton Street Manly

No 11 Steinton Street, Manly is an attached villa, also constructed as part of the row housing with 9 Steinton St around 1900 and shows similar Federation detailing and styling.

The walling is also painted brick, with a terracotta tiled roof and timber trim.

There is a cast iron palisade fence along the front boundary.



No 11 Steinton Street, Manly

2 Steinton Street Manly

No 2 Steinton Street, Manly is a recently constructed 3 storey dwelling, with brick and weatherboard walling and a tiled roof.



2 Steinton Street, Manly

4 Steinton Street Manly

No 4 Steinton Street, Manly is a 3-storey free standing residential dwelling, constructed of brick walling, concrete slab flooring and a tiled roof.

The building most likely was constructed in the 1980's.



4 Steinton Street, Manly

6 Steinton Street Manly

No 6 Steinton Street, Manly is a four-storey guest accommodation, most likely constructed in the 1920's, but substantially altered over the years, including a full new front façade to Steinton Street.



6 Steinton Street, Manly

3.6 Planting

There is no trees or substantial planting to No 9 Steinton Street, Manly.

3.7 Pittwater Road Conservation Area, as per MLEP 2013

Statement of significance:

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.

Description

Construction years:	1880-1963
Physical description:	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.
Physical condition and/or Archaeological potential:	(a) Relatively high degree of intactness of fabric from between the key representative dates (b) Some archaeological potential, such as that found in Smith Street during road upgrading works in 2001
Modifications and dates:	The current area includes structures and alterations and additions made prior to, and after the key construction years. The listing however is on the basis of the degree of intactness and representativeness of the settlement pattern between the key dates.
Further information:	This Conservation Area extends an earlier listing of part of Pittwater Road as an item of Environmental Heritage in the Manly Local Environmental Plan, 1988 - refer to SHI# 2020509

History

Historical notes: "The First Road"

The creation of suburban streets and allotments in the Conservation Area begins with the alignment of Pittwater Road, which appears to predate European settlement. It corresponds with an early, probably Aboriginal track leading from Manly Cove to the Head of Curl Curl Lagoon and shown on an 1842 parish map of Manly Cove. The distinctive bend in the road after Collingwood Street is explained topographically as a sweep around the embankment of the lagoon which once existed directly to the north.

The Victorian Design of Streets

The other main streets originate from the design by the developer Henry Gilbert Smith for his development called Brighton, later known as Manly. This established East Steyne, Carlton Street, Belgrave Street and the alignment of Francis Street and Pine Street.

Two large subdivisions of the Brighton Estate occurred in the mid-Victorian period and contain all of the area in the Conservation Area. These two subdivisions bear the character of Victorian urban design. Rectilinear, wide streets are arranged in a grid with allotments which are rectilinear and large, of approximately 1000sq.m each. There are back lanes to serve the allotments and the layout is arranged so as to make regular the allotment areas.

The streets created run parallel variously to the coast and to Pittwater Road, thereby creating a series of out-of-square corners and junctions and small connecting streets. 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.

The Second Design of Subdivision

The majority of the allotments underwent a re-subdivision in the Edwardian period and later. These closer grained re-subdivisions created smaller allotments for smaller houses. In some cases, the end allotments are turned to address the short street. In the Sunlight Estate and an estate near Carlton Street, large subdivisions of original allotments were made.

The major interference with this street pattern is the radical re-alignment of the corner of Pittwater Road and Raglan Street which was made after

1965. Also, although large villas were built on several amalgamated allotments, none of these have survived.

It is possible to see in the place today the result of the close scaled Edwardian re-subdivision of the larger scale Victorian street pattern with lanes and long blocks. Small houses and narrow shops address larger scale streets, broad enough for tree, and good footpaths, with prominent intersections where the streets meet out of square. Blocks are deep with rear lanes. All streets have a common flat topography giving a clear perceivable character.

The Village in 1893

By 1893 the northern part of Manly had been subdivided and built up as a substantial Victorian village, with some 100 houses arranged on both sides of Pittwater Road, from Raglan to Carlton Streets, and on the east side of Pittwater Road, from Carlton Street to the lagoon. With two exceptions, the development is of houses on single allotments from Victorian subdivisions. Larger estate-type houses existed in the vicinity: The Lawn and Undercliffe. The completeness of the village can be seen in early photographs from this time which illustrate not only houses, but developed gardens, fences, kerb and guttering and street trees in the gutter.

It has been possible to locate those buildings which survive from 1893 or before. About 32 buildings survive of the hundred or so which existed in the Victorian period. The greatest density and those most intact are on Pittwater Road, between Denison and Steinton Streets. This includes the substantial terraces development on the corner of Pittwater Road and Denison Street.

Early 20th Century Development

Almost all buildings in the conservation area were extant at 1933. These buildings include small terraces of houses, single detached houses, small apartment buildings and shops.

In historic terms therefore the urban fabric around Pittwater Road is, in the main, a result of an historical development over a relatively short time: about 40 years leading up to 1933. Considering that it includes domestic and commercial development it is a place of relatively unusual historic cohesion.

Later 20th Century Development

This pattern of development came into being without any particular control over the relative placement of different types of land uses. This has led to the current diversity of residential and non-residential land uses found along Pittwater Road. In part, Pittwater Road took on some service area functions for the main part of Manly and many of these activities still exist in residential zones. Reflecting this, town planning controls introduced in the 1950's established a light industrial zone on the western side of Pittwater Road south of Carlton Street. This was later changed to a general business zoning, with residential zonings elsewhere. Importantly, a road widening proposal for the east side of Pittwater Road was not removed until the 1980s.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	(none)-

Assessment of significance

SHR Criteria a) [Historical significance]	Manly Local Environment Plan 1988 (as amended) (i) Conservation Area (ii) various individual items of the Environmental Heritage (buildings, street trees, stone kerbs, stone 'Kangaroo' statue, escarpment) The Conservation Area is associated with the early development of Manly including association with the early developer of Manly, Henry Gilbert Smith who laid out many of the early roads of the area. The historical development is also associated with the tramline of Manly, which traversed through the Conservation Area. The Area is also associated with sub-urbanisation of the area and is historically cohesive in terms of its development from the late 19th century to the 1930s from which the majority of the historic buildings stock dates from. (b) Early development associated with Henry Gilbert Smith and the suburbanisation of Manly in the late 19th century.
SHR Criteria c) [Aesthetic significance]	The Conservation Area displays an aesthetically distinctive pattern of development. Illustrates cohesive period of building styles from the Victorian and Edwardian eras. Displays a distinctive pattern and scale of development. Landmark qualities include the Kangaroo statues,

escarpment, views, historic street planting, and sandstone kerb and guttering.

SHR Criteria d)
[Social significance] Local community value is demonstrated through the local precinct committee and public submissions to Council over the years (since at least the late 20th century) regarding the character and quality of the locality

SHR Criteria e)
[Research potential] There is potential for archaeological relics to be found throughout the area. Recent relics have been found in Smith Street during the road improvements in late 2001.

SHR Criteria g)
[Representativeness] The Pittwater Road Conservation Area has representative significance as a late 19th century and early 20th century urban village developed within a relatively short period displaying a unique historic cohesiveness. Through its physical form, topography, early road layout, Victorian and Edwardian subdivision and even scale of domestic and commercial development demonstrates and typifies the early suburbanisation of Manly.

Assessment criteria: Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Listing

9 Steinton Street, Manly;

- Is not listed as a heritage item in the *Manly Local Environmental Plan 2013*, referred to as the *MLEP 2013*.
- Is located within the Pittwater Road Conservation zone, (C1) as defined in the *Manly LEP 2013*, and as per the *Manly Development Control Plan 2013*, referred to as the *MDCP 2013*.
- Is not adjacent to any listed heritage items in the *Manly LEP 2013*.



9 and 11 Steinton Street, Manly 1991

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Site in Heritage Conservation Zone
Manly Council LEP 2013

4.2 NSW Heritage Office Criteria – 9 Steinton Street, Manly

9 Steinton Street, Manly is assessed for significance according to the criteria of the New South Wales Heritage Office.

Few of the aspects of significance discussed below are exclusive: a characteristic may, for example, have both historical and aesthetic significance.

4.2.1 Criterion (a) - an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The house is merely a typical example of the development of infill housing and suburban development of Sydney and its surroundings. There are a multitude of other constructed dwellings within the local area that represent the same cultural and historical history of the area.

Many houses within the Manly Council are built and developed with identical attributes and are not within a conservation zone.

Therefore, the house does not have significant criterion with respect to the cultural and natural history of area.

4.2.2 Criterion (b) - an item has strong or special association with the life works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The house has no strong or special association with the life works of a person or a group of persons of importance in NSW's cultural or natural history.

Therefore, the house does not have significant criterion with respect to the particular life and work of a person or cultural or historical importance.

4.2.3 Criterion (c) - an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Although the house is an example of Federation residential dwellings in Sydney, it does not exert any high degree of creative or technical achievement.

The building of the house is typical of the construction techniques of the time of its construction, and there are no specific or important characteristics that demonstrate a high degree of architectural achievement.

Virtually every house in the surrounding streetscape of the same age is built of similar aesthetic characteristics, which is to normal building practice at the time.

Therefore, the house does not have significant criterion with respect to a special aesthetic characteristic.

4.2.4 Criterion (d) - an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The house is not significant under the criterion.

No social, cultural or spiritual group in NSW is associated with the house.

4.2.5 Criterion (e) - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The house does not yield or contribute to a further understanding of the cultural and history of NSW.

The house is a typical Federation attached dwelling, which are numerous in the inner suburbs of Sydney, and especially in suburbs less than 15m from Sydney city centre.

Therefore, the house does not have significant criterion with respect to a further understanding of the NSW cultural and natural history.

4.2.6 Criterion (f) - an item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area).

The house is not significant under the criterion.

The house is merely a typical Federation dwelling in the Manly area, and although it is a contributory item to the conservation nature of the streetscape, it is not uncommon, rare or an endangered type of dwelling.

Again, the whole of the Manly area has many homes of a similar scale, size, age and type of construction.

4.2.7 Criterion (g) - an item is important in demonstrating the principal characteristics of a class of NSW's:

- **cultural or natural places; or**
- **cultural or natural environments; or**
- **cultural or natural places; or**
- **cultural or natural environments.**

The house does not demonstrate the principle characteristics of a class of NSW's cultural or natural places or environment.

Therefore, the house does not have significant criterion with respect to a being a class of NSW's cultural or natural environmental.

5.0 HERITAGE IMPACT STATEMENT

5.1 The Works and Reason for Its Implementation

The following works are proposed to the site.

Alterations and additions to the rear an existing attached dwelling (villa), namely;

- Demolish the rear of the existing dwelling.
- Demolish the rear shed (ex. outdoor toilet).
- Remove wall between the front two bedrooms.
- Construct new rear ground floor addition, including a new kitchen, dining room and living area, which has direct access to a paved rear landscaped area.
- Convert existing front two bedrooms into sitting room and bath/laundry with staircase to new first floor rear addition.
- First floor addition to consist of 3x bedrooms, with master bedroom to the rear with WIR and Ensuite. A bathroom is also to be proposed to the existing roof space to the front of the site.

The reason for the works is to improve the use and modern living requirements for the house.

The house is currently quite run down and dilapidated. There is an opportunity to renovate the house to make it suitable for the current Owners.

Most other houses and apartments in the near vicinity have achieved a higher density usage for their allotments. This includes the first floor additions to the rear of the adjoining attached dwellings, and also nearby apartments blocks, which have a much greater floor area and FSR than 9 Steinton Street, Manly.

5.2 Impact of Work – Manly DCP Heritage and Conservation 2013

Under the MDCP 2013, any development fronting Pittwater Road Heritage Conservation Area.

In relation to development fronting Pittwater Road Heritage Conservation Area, Council must be satisfied that DAs will not;

a) adversely affect the amenity of the locality;

The proposed works would not affect the amenity of the local area, with the works being of minor scale, located in the footprint of the existing building, and also generally not visible from the streetscape.

The proposed works satisfy this objective.

b) result in excessive vehicular movements to and from the site or in adjacent residential streets;

There is no existing or proposed parking to the site.

The proposed works satisfy this objective.

c) involve signage or other non-structural change in the appearance of the exterior of the building that is inconsistent with the preservation or restoration of the heritage streetscape in the vicinity;

There is no change to the building when viewed from the street from the proposed works.

The proposed works satisfy this objective.

d) change in the appearance of the exterior of a building without being in keeping with the preservation or restoration of the heritage streetscape.

There is no change to the predominate front façade/exterior of the building when viewed from the streetscape from the proposed works.

The proposed works satisfy this objective.

- The proposed materials to the new works are to harmonise with the existing dwelling and other buildings to the adjoining allotments. Brick work and metal roofing are proposed to be used on the new building, which are all materials commonly used on other buildings in the near vicinity and in the surrounding conservation zone, including the two adjoining dwellings first floor rear additions, both of which have recently been constructed.
- The form of the proposed works are consistent with similar recently constructed first floor rear additions to the adjoining properties. Both No 7 and No 11 has a similar form to the proposed works, with the new roof line sitting off the roof ridge of the existing dwelling.

Therefore, the proposed works are keeping with the desired character for new first floor alterations and additions to existing dwelling.

- Apart from the front façade (including the chimney to the front elevation), there are very limited architectural significant parts of the original house remaining. Most internal rooms have already been substantially altered and modernised over the years with fireplace mantles removed, a new bathroom, a new kitchen and extensive wall remodelling.

There are no significant elements behind the front façade that have historical significance that need to be maintained or kept.

- The shed to the rear (ex. outside toilet) that is to be removed has reached its life expectancy, with loose brickwork, rusting roof and rotting timber trim. The shed has no particular purpose and is not visible from Steinton Street. Its removal would have no impact of the heritage conservation value of the streetscape.
- As there are no substantial planting to the site, or street trees along Steinton Street. There is also no impact to the landscaping to the site, or to Steinton Street from the proposed works.
- The works do not impede any natural water courses or other historical drainage flow paths over the site.
- No view corridors to and from the site are lost effected from the proposed works.
- There is negligible additional overshadowing generated from the proposed works, with most new shadows cast in areas that area in shadow.

- The proposed works, as per the Statement of Environmental Effects submitted as part of this application clearly showing the proposed works substantially complying with both the LEP and DCP objectives, numerical controls and regulatory requirements.

The proposed works also satisfy the maximum height control of the site of 11m.

- The development would not undermine or cause physical damage to the original dwelling or to the adjoining dwellings.
- The public can still fully appreciate the site, and the existing dwelling and adjoining dwellings along Steinton Street.
- The development is not sited on any known or potentially significant archaeological deposits.
- This report forms a record of the history and fabric of the existing house at this change point.

6.0 CONCLUSION

This Heritage Impact Statement has provided an assessment of the heritage significance of 9 Steinton Street, Manly, and has assessed the heritage impact of the proposed alterations and additions to the rear an existing attached dwelling (villa), namely;

- Demolish the rear of the existing dwelling.
- Demolish the rear shed (ex. outdoor toilet).
- Remove wall between the front two bedrooms.
- Construct new rear ground floor addition, including a new kitchen, dining room and living area, which has direct access to a paved rear landscaped area.
- Convert existing front two bedrooms into sitting room and bath/laundry with staircase to new first floor rear addition.
- First floor addition to consist of 3x bedrooms, with master bedroom to the rear with WIR and Ensuite. A bathroom is also to be proposed to the existing roof space to the front of the site.

The proposed works will have no significant impact on the Pittwater Road Heritage Conservation Area as determined by Manly Council.

The proposed works do not result in any adverse effects to the existing dwelling, the adjoining dwellings or to the heritage conservation listing of the streetscape.

As such the works are suitable development, and with appropriate conditions of consent provide an appropriate development for Steinton Street.

Yours sincerely



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