

Heritage Referral Response

Application Number:	DA2022/2270
Proposed Development:	Alterations and additions to a dwelling house
Date:	24/05/2023
To:	Kye Miles
Land to be developed (Address):	Lot 107 DP 1176623 , 166 Pittwater Road 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 within a conservation area and in the vicinity of a heritage item:</p> <p>C1 - Pittwater Road Heritage Conservation Area</p> <p>Item I208 - Service station (former) - 167 Pittwater Road, Manly</p>		
Details of heritage items affected		
<p>Details of the Heritage Conservation Area as contained within the Manly Heritage inventory are:</p> <p>C1 - Pittwater Road Heritage 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 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>		
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	No	

Significance		
Other	No	

Consideration of Application

The proposal seeks consent for alterations and additions to the existing semi-detached dwelling, that contributes positively to the Heritage Conservation Area and its context. The existing property is an intact example of a pair of single-storey semi-detached dwellings from the Federation era. Therefore, the heritage character of the building should be preserved and the impact of the proposed works/additions upon the existing building, its context and the HCA should be minimised. This impact can be reduced by minimising the height, bulk and scale of the proposed second storey addition and by setting it visibly back from and behind the main roof form of the original dwelling. The proposed upper level study space, could be moved off the rear main roof plane, and set further 700mm back from the side boundary to reduce the visibility of the new work to acceptable levels, and to assist a proper retention of the the existing chimney - free from the new external walls. Changes required to make it acceptable on heritage grounds would be:

- The addition form should sit completely behind the main roof
- The external cladding, shown as vertical, preferably be horizontal;
- The upper level study space, could be moved off the rear main roof plane, and set further 700mm back from the side boundary to reduce the visibility and set the existing chimney - free from the new external walls.
- A revised schedule of materials and finishes with the actual finishes and colours (not similar) should be provided.
- The roof must not be "metal decking" but Custom Orb profile.

Revised Comments - 06 April 2023

Amended drawings have resolved some issues Heritage had with the proposal. Generally, new materials must reflect the historic character of the heritage conservation area, where visible from the street, therefore changing the proposed roof cladding to custom orb profile is a positive outcome, however the colour "basalt" is considered to be inappropriate for the character of the area as dark colours, such as black and grey, are not acceptable within the Pittwater Road Conservation Area. Similarly the same colour for the wall cladding is inappropriate and should be replaced with a recessive colour.

The side setback has been increased by 460mm to reveal the existing chimney, that is considered to be insufficient as this distance would not allow the chimney to be free from the external walls of the first floor addition. It is noted that the internal room size at this location is tight for further setback, therefore Heritage recommends the proposed ridge height be reduced to be 200mm lower than the ridge level of the original roof in order to increase the visibility of the chimney and reduce the overall visibility of the first floor addition from the street.

Given the proposed works are mainly confined to the rear of the existing building and the front portion of the original semi is retained the impact of the proposal upon the heritage conservation area is considered manageable.

Revised Comments - 24 May 2023

Further to reviewing the amended drawings and statements, Heritage is convinced that the reduced ridge level will result in non-compliant habitable head room in some areas of the first floor addition, therefore this condition will be removed from the referral response.

The proposed external colour (roof and wall) for the first floor addition has been changed to "Windspray", however, Heritage recommends the colour "Wallaby" as this colour is considered to be very similar to the proposed "Windspray" but responds better to the heritage context. The proposed wall cladding material must be clearly identified and horizontal cladding is considered to be a more appropriate option than vertical cladding. The proposed trim colour "Domino" should be limited to the use for new door and window frames only and shouldn't be used on the existing/original doors and windows. Heritage will retain the condition for external colours and finishes.

Therefore, no objections are raised on heritage grounds, subject to two conditions.

Consider against the provisions of CL5.10 of Manly LEP 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

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 Department of Planning and Environment.

This record must be submitted and approved by the Council's Heritage Advisor prior to the issue of a Construction Certificate and 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 materials and colour schedule

"Wallaby" is the recommended colour for the first floor addition as this colour is considered to be very similar to the proposed "Windspray" but responds better to the heritage context. The proposed wall cladding material must be clearly identified and considerations should be given to using a horizontal cladding material rather than vertical cladding.

Details of a revised external materials and colours are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure the proposal is compatible with the character of the conservation area.