

## Heritage Referral Response

Application Number:	DA2021/1881
Date:	10/01/2022
To:	Daniel Milliken
Land to be developed (Address):	Lot 7 DP 85606 , 83 Sydney Road MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it proposes alterations and additions to a heritage item, being the single storey Edwardian Federation house at 83 Sydney Road, originally known as "Loidis". This property is listed as <b>Item 1235 - House, 83 Sydney Road, Manly</b>, in Schedule 5 of Manly LEP 2013.</p> <p>The application is also within the vicinity of a number of other heritage items, specifically:</p> <p><i>Item 192 - House, 14 Camera Street, Manly</i>  <i>Item 1161 - The Ivanhoe Loop (former tram track route)</i>  <i>Item 1162 - Ivanhoe Park (State heritage item)</i></p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the Manly Heritage Inventory, are:</p> <p><b><i>Item 1235 - House, 83 Sydney Road, Manly</i></b></p> <p><u>Statement of Significance</u></p> <p>Loidis, 83 Sydney Road, Manly, is considered to demonstrate historic, aesthetic, rarity and representative heritage significance. It is considered that, after additional research, the building may have the potential to demonstrate associative and technical significance.</p> <p>The building is a good, locally, rare surviving example of a Federation Filligree style cottage. The aesthetically significant cottage is a local landmark item and noted as a good, relatively intact and well-maintained example of its type.</p> <p><u>Physical Description</u></p> <p>The dwelling at 83 Sydney Road is a single Federation era cottage. The hipped roof of the building is clad with red and brown tiles with three stucco rendered chimneys each with decorative brick bands and terracotta pots. The hipped roof features terracotta finials. There is a wide verandah to the northern and eastern elevations. The verandah is set under a hipped roof extending from the main roof. There is a central decorative gable with shingle infill to the verandah. The verandah is supported by turned timber columns and bound by a decorative timber balustrade with turned detail. The principal elevation is clad with timber weatherboards and has a pair of French doors both of which have multi-paned fanlights. However western French door has multi-paned sidelights and the eastern one does not.</p> <p>The building is elevated above ground level and set on a sandstone base. This has been altered to provide a parking spot.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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	No	

#### Consideration of Application

The proposal seeks consent for a rear addition replacing the rear sections of the house and part of the main roof of the existing dwelling, onto which the addition will extend. Under Manly LEP 2013, Council must consider the impacts upon the heritage significance of the property, and whether or not the proposed changes can be sustained.

The alteration and extension of the dwelling as shown in the submitted plans is assessed within a supporting Heritage Impact Statement (*BI Architects - 24 July 2021*) prepared for the Applicant, which concludes that the works can be considered appropriate and consistent with the significance of the property. This conclusion is not supported and is considered contrary to the heritage significance of the property, as well as Council's LEP and DCP controls for the protection of heritage.

The heritage significance of the property was not well elucidated by the initial heritage inventory sheet. The assessment of the property's significance in the applicant's HIS is however, balanced by an additional assessment conducted for Council by an independent consultant, Heritage Advisory Services, in April 2021. This review of the significance of this heritage item concluded that the building demonstrates historic, aesthetic, rarity and representative significances, and may prove to demonstrate associative and technical significance.

The assessment concluded that "*the building is a good locally rare surviving example of a Federation Filigree style cottage. The aesthetically significant cottage is a local landmark item and noted as a good, relatively intact and well maintained example of its type.*" These conclusions are endorsed by this referral.

Considered against this view of its importance, the proposal is unacceptable in the impacts it will impose upon the dwelling. The form and nature of the addition is entirely unrelated and its detail and overall character are conflicting. The work will require the demolition of important characteristic parts of the dwelling. It will be almost triumphantly visible from the street and the impression gained of the house will be entirely changed, from one of authenticity to that of a house having an unrelated addition landed upon its roof.

Considering Council's controls, as noted in the HIS, it is considered that this proposal is inconsistent with the heritage objectives in *Clause 5.10* of Manly LEP 2013. It is also inconsistent with *Part 3.2.2.2* of Manly DCP 2013, which sets out what must be achieved when altering or adding to a heritage building. Specifically, this proposal is inconsistent with *Part 3.2.2.2 (a), (b), (d), (f) and (g)*. On this basis, it is considered that the proposal is not responsive to the identified heritage significance of this house.

Therefore, against the provisions of *Clause 5.10* of Manly LEP 2013, it is considered that the impact of this proposal would drastically reduce and compromise the heritage significance of the dwelling, and therefore cannot be supported.

**Therefore, this application cannot be supported on heritage grounds.**

The opportunities for improvement of this house, within the constraints of its extensive authenticity and remarkably intact character, should be examined. Upper level additions are unlikely to be successful, and further accommodation may only be possible at the rear and as a single storey design. The adaptive reuse of the house as a current-day dwelling should carefully respond to its significance, rather than impose upon it.

Council is happy to have discussions with the applicant with a view to arriving at a more appropriate way to add to this heritage item.

Consider against the provisions of CL5.10 of MLEP 2013:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Robert Moore, External Heritage Advisor/ Janine Formica, Heritage Planner  
DATE: 10 January 2022

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.