

Heritage Referral Response

Application Number:	DA2022/1848
Proposed Development:	Alterations and additions to a dwelling house
Date:	18/04/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 22 DP 805188 , 173 A Seaforth Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage listed item, being Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour and within the vicinity of a heritage item:</p> <p>Item I279 - Remnant natural bushland and baths - Sangrado Park/Reserve, Powder Hulk Bay (off Lancaster Lane)</p>		
Details of heritage items affected		
<p>Item I1 - Harbour foreshores <u>Statement of significance:</u> Natural landscape type - Aesthetic. <u>Physical description:</u> Length of foreshore including natural and built elements of the landscape. Rocky sandstone ledgers, beaches, mud flats and sandstone retaining walls and timber structures.</p> <p>Item I279 - Remnant natural bushland and baths <u>Statement of significance:</u> Remnant natural bushland with a good example of remnant rainforest and Wet Gully flora. Aesthetic and scientific significance. Populations of native fauna. Aboriginal heritage. <u>Physical description:</u> Bushland reserve around creekline. Upper part of creek piped and heavy infestation of weed flora. Large waterfall, and along creekline lies the remnant rainforest vegetation, surrounded by open dry sclerophyll forest. Lower parts of creek is a good example of remnant rainforest gully flora with coachwood (Ceratopetalum Apetalum and Cabbage Tree Palms (Livistona Australis)). Pathway with interpretive signs, also stone retaining walls and stone. Timber swimming enclosure on Middle Harbour foreshore. Upper part of reserve includes the Seaforth Scout Hall and open space area.</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 Significance	No	
Other	No	

Consideration of Application

The proposal seeks consent for alterations and additions to the existing dwelling, including a new first floor addition. The proposed first floor level is largely contained within the new roof form maintaining the existing theatre room. The existing property is not heritage listed item, however, it is built in the early 1900s. Although, the existing building has been altered and extended earlier, the original form and scale and the original fabric, both internal and external, is still discernible, therefore, Heritage requires a detailed archival recording of the original building and its curtilage.

It is noted that an earlier application DA2021/2463 had been withdrawn for the subject site and it is considered that the current application will have further impacts upon the heritage values of the existing building. The existing building, built in the early 1900s, is considered as being of potential heritage significance and it is required to provide a heritage report as part of this application, that investigates the history of the site/property and assesses its significance against NSW Heritage's criterion and the impact of the proposal upon the heritage values of the building.

Revised Comments - 08 May 2023

A Heritage Impact Statement by BIARCHITECTS, has been submitted, which concludes that "*The proposed works would not affect any of the original historically significant components of the original dwelling, namely the pressed metal lining to the original theatre room (currently the living/dining room).*" This conclusion is not agreed with, as the same statement acknowledges that the existing building is significant in accordance with NSW Heritage Office Criteria:

Criterion (b) 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 was noted as the residence of George Phillips, who was a property manager at Her Majesty's Theatre and for the J.C. Williamson company. He was art director on several early movies made in the 1910's. Dame Nellie Melba is also 'incidentally' noted as having sung to gatherings of friends in the house.

The existing property is not listed, and not in a heritage conservation area. It is however, a property of significant remaining integrity, with its retained intact built form, main roof form and the original fabric including the internal features in the main theatre room located under the main roof.

Therefore, it is considered that the application should take this opportunity to create a design for an extension that maintains this significant heritage value - original fabric and the built form, while enabling the house to have ongoing, viable life that responds to the contemporary needs of the owners.

Having the first floor extension over the main roof is considered to diminish the character of the original building and it is irreversible. New work must recognise and support the heritage significance of the building with a carefully considered design that allows the retention of the significant built form and allows the interpretation of the original building. The extension could be located to the southwest section of the site/existing property to allow the original main roof is retained and to make sure that the first floor addition is recessively placed, free from the main roof and does not dominate the original built form. The proposed hipped roof form is supported as long as it is kept low but preferably with matching pitch to the main roof.

It is considered, that the proposal, in its current form, does not recognise and support the heritage significance of the existing building, however it is possible to have a better response that supports the heritage values of the building and better relates to its context. Considerations should be given to comply with the relevant controls of Manly DCP 2013, specifically Section 3.2 Heritage Considerations - 3.2.1.2 Potential Heritage Significance.

Therefore, Heritage require amendments to the proposal.

Revised comments - 17 April 2024

The applicant submitted a mass study and amended drawings, providing some improvements to the proposed bulk and scale. However, it is noted that the original fabric within the theatre room is still being proposed to be partially removed. The existing opening cannot be enlarged and all original fabric including the walls should be retained. The Additional Heritage Impact Statement by Colin Israel, dated 22 March 2024, states that *"On Review we accept that nib walls should be retained to retain the legibility of the main living room space, while allowing for adaptation to meet the plan requirements of the occupants. The proposed retention is shown in the sketch plan at Attachment "C", however the extent of the retained nib walls is not clear in the attachment. Therefore, existing fenestration (existing door and window openings from the theatre room), the original ceiling and joinery in the theatre room are required to be retained. The largely glazed kitchen area is considered to support the views to the Bay without removing the original fabric. The proposed relocation of the door from the theatre room to the stair area and the removal of the door to the new alcove area could be acceptable with the consideration of reusing the original wall fabric - which is proposed to be removed for the new/relocated openings at the southern section of the room.*

The submitted heritage report by Colin Israel has the same conclusion with the previously submitted HIS by BI Architects & Heritage; *"the existing building does not meet the threshold for listing as a Local Heritage Item"*.

Given the existing building is not heritage listed and also is not sited readily visible from the public domain, the visual impact of the proposed external alterations and additions are considered tolerable from a heritage perspective, however the original theatre room is considered to be significant and is required to be preserved.

Therefore, no objections are raised on heritage grounds, subject to one 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**

Retention of original fabric

The existing fenestration (existing door and window openings from the theatre room) and the original fabric including the ceiling and joinery in the theatre room are required to be retained. The proposed relocation of the door from the theatre room to the stair area and the removal of the door to the new alcove area could be acceptable with the consideration of reusing the original wall fabric; the removed fabric for the new openings at the southern section, should be carefully removed and reused for the new walls.

Details demonstrating compliance with this condition should be submitted to Council for approval prior to the issue of a Construction Certificate.

Reason: To preserve the original fabric and retain the integrity of the historic building.