

Heritage Referral Response

Application Number:	DA2020/0183
Date:	11/03/2020
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 77261 , 45 Stuart Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is within the vicinity of heritage items, listed in Schedule 5 of Manly LEP 2013, being:</p> <p>Item I228 - House - 34 Stuart Street</p> <p>Item I261 - Houses - 42 and 46–48 Wood St</p>		
Details of heritage items affected		
<p>Details of the heritage items in the vicinity, as included in the Manly Heritage Inventory are:</p> <p>Item I228 - House <u>Statement of significance:</u> A fine example of Federation Queen Anne style weatherboard house, its style and finish are unusual within the local environment. <u>Physical description:</u> Single storey house in Federation Queen Anne style with weatherboard and corrugated iron roof. Significant elements intact, include timber detailing to verandahs, timber cladding and bull nose verandah. The turned timber frieze on the verandah and crossed balustrade pattern are unusual for the immediate area. Gable over entry to verandah.</p> <p>Item I261 - Houses <u>Statement of significance:</u> Listed as a unified group of modest single storey weatherboard cottages. <u>Physical description:</u> Single storey weatherboard cottages with hipped corrugated metal roofs with skillion roofed verandahs and timber louvred gable vents. Verandahs feature stop-chamfered timber posts. No. 42 Wood Street has had its roof replaced with unglazed terracotta tiles and front verandah enclosed.</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)	No	

Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing dwelling house, being excavation beneath the existing two storey house to allow for the use of existing sub-floor area for an additional parking space and basement storage. The proposal retains the form of the existing dwelling on the subject site and it is considered to not impact upon the significance of the heritage items within the vicinity.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 11 March 2020</p>		

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.