

Heritage Referral Response

Application Number:	DA2021/0318
Date:	30/06/2021
To:	Penny Wood
Land to be developed (Address):	Lot 501 DP 736679 , 14 South Steyne MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
<p>Discussion of reason for referral</p> <p>The proposal has been referred to Heritage as the subject property is a heritage item and is located in proximity to a number of other items:</p> <p>I225 - Residential/commercial buildings - 7 and 14 South Steyne I2 - All stone kerbs - On the South Steyne frontage I238 - Street Trees - Victoria Parade I241 - Residential flat building - 29 Victoria Parade I242 - Residential flat building - 31 Victoria Parade I226 - House - 15-16 South Steyne I224 - Public Shelters - South and North Steyne (one is located diagonally opposite the site) I174 - Beach Reserve, Merret Park North Steyne and South Steyne - Oceanside of North and South Steyne.</p> <p>Details of heritage items affected</p> <p>Due to the large number of heritage items, only information for the site and the immediately adjoining items is included. Details of these items as included within the Manly inventory is as follows:</p> <p>Residential/commercial buildings - 7 and 14 South Steyne <u>Statement of significance:</u> A good example of early 20th century architectural styles in this form of development; in textural interest provided to streetscape and in showing Art Nouveau and California Bungalow influence.</p> <p><u>Physical description:</u> Group of eight buildings of two to four floors, generally brick with render decoration. Provide a range of early twentieth century architectural styles from c. 1910-25, showing Art Nouveau and California Bungalow decoration and ornament in timber, shingle, brickwork and render.</p> <p>Stone Kerbs <u>Statement of significance:</u> Stone kerbs are heritage listed.</p> <p><u>Physical description:</u> Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</p> <p>Street Trees - Victoria Parade <u>Statement of significance:</u> Historical line of HG Simth's intended Victoria Park. Aesthetic.</p>

Physical description:

Norfolk Island Pines on both sides of road planted in carriageway.

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	N/A	

Consideration of Application

Currently the property operates as two separate restaurants occupying different levels of the heritage listed property. This proposal seeks consent for alterations and additions that includes but is not limited to

- Converting from two separate restaurants to one restaurant
- Internal reconfiguration
- Replacement of existing awning with a new extended awning in a striped pattern
- Replacement of rear flat metal roof with a half hipped tiled roof to match existing hipped and gable roof.
- Aluminium screening with acoustic treatment to roof mechanical plant, rear stairway and bin area adjacent to Dungowan Lane
- New bay window style pop out to the upper level of the Victoria Parade frontage, and matching window infill treatment to the lower level verandah
- New timber windows and doors to match existing
- Retention of external tile/brick detailing around doors and windows
- New external unified paint and colour scheme
- Signage areas

Nearby Heritage Items

As indicated above, there is a large number of heritage items in the immediate vicinity of this property, with two directly adjacent. The first listing is the stone kerbs which applies to the South Steyne frontage of this property, however there are no stone kerbs remaining here and there is no heritage impact. The second item is the Norfolk Island Pines trees in Victoria Parade and one is located right outside the property. The proposed works will have no impact upon this item or its significance, but Heritage agrees with the conditions from Landscaping that they be protected during construction works. As to the other surrounding heritage items, the site is afforded visual and physical separation by the road carriageways and there is no impact to them from the proposal.

14 South Steyne

Overall there are a large number of changes proposed to the property, but they have generally been designed well to respect the significance of the item and allow for its ongoing use as a commercial

operation. No objections are raised to the replacement of doors and windows on a like for like basis with timber frames. No objections are raised to the new awning or internal reconfiguration of the site. Internally it has been subject to much change and the most important intact element being the double side fireplace and surrounds is proposed to be retained as is. Further, no objections are raised to the window pop-outs to Victoria Parade or their detailing.

There is no objections to the proposal for the roof . The half hipped and tiled roof with capping is considered to be a good response to the site that is sympathetic to the roof at the front of the property. It also provides an opportunity to improve the visual presentation to Victoria Parade by screening some of the plant and ventilation facilities. While the metal screen will just be noticeable from some places, it has been well designed with an appropriate colour scheme that will minimise its visual impact.

The new screening to the service area adjoining Dungowan Lane is on balance acceptable. While it is quite tall, it will step back from the Victoria Parade frontage providing relief to this heritage elevation. It will also allow for amenity improvements through the screening of the bin area with a reduction in noise pollution. Further, the rear elevation of the site is considered to be less significant which allows more room for changes to occur.

The proposed external colour scheme while not being the most traditional approach is also broadly acceptable. The only suggested amendment would be to paint the roughcast render in a different shade to highlight this feature.

The proposed signage areas are also well designed with appropriate locations and sizing. Heritage's only concern would be the final design of these hand painted signs which is currently not known. However this can be determined later and Heritage would suggest a condition that they be subject to further approval when they are known.

Lastly, Heritage will also condition that a simple photographic archival recording of the property be undertaken generally to Heritage NSW guidelines to capture the building and provide a record in its current state before works begins.

Conclusion

Overall the proposal provide a good response to the heritage item and the need to resolve a number of amenity issues. It has retained important heritage features of the building and appropriately designed new works to complement them. The proposal has also been supported with a detailed heritage impact statement that has assessed the proposal against the item and its significance, as well as the provisions of the LEP and DCP. Heritage can broadly agree with the conclusions of the heritage impact statement.

Therefore Heritage raises no objections to the proposal and recommends two conditions.

Consider against the provisions of CL5.10 of MLEP.

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 - A statement from Dr Anne Warr Heritage Consulting has been provided.

Amended Comments 30 June 2021

Amended plans were submitted by the applicant removing the proposed overhanging enclosed balcony to the upper level of the Victoria Parade frontage. The amended plans instead have this balcony infilled with glass and panels and flush with the existing boundary wall. Heritage has no objection to his amended design. Heritage also understands some concerns have been raised regarding the appearance of the rear metal screening to the laneway and its inconsistency with the rest of the building. Heritage supports the adopted approach to clearly delineate this as new works different from the character of the rest of the building and its proposed setback to Victoria Parade.

Lastly, Heritage understands a condition will be applied requiring the signage to be dealt with via a separate application to Council. Heritage raises no objections to this approach and will remove its signage condition.

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 3 May 2021 - Amended 30 June 2021

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 Heritage Record

A simple photographic heritage record of the site is to be made of all buildings and structures, as a record of the site prior to works. The recording should be generally in accordance with *Photographic Recording of Heritage Items Using Film or Digital Capture* (Heritage NSW, 2006). This record must be submitted to and approved by Council's Heritage Officer prior to the commencement of any demolition or works on-site.

Details demonstrating compliance with this condition must also be submitted to the Principal Certifying Authority.

This photographic record should be made using digital technology 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;
- Existing plans of any buildings (floor plans and elevations);
- Photographs of all elevations, interiors and key features (including gardens, fences, architectural details such as windows, joinery etc.) as well as a number of contextual shots depicting the sites surrounding environment.

Note: All images should be cross-referenced to a catalogue sheet.

Reason: To provide an historical photographic record of the site, including any buildings and landscape

elements, prior to any works.