

## Heritage Referral Response

Application Number:	DA2021/1881
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Date:	27/04/2022
To:	Clare Costanzo
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:  <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> <p>April 2022 - Amended plans have now been submitted, following discussions with Council officers, in order to achieve a mutually satisfactory and better heritage outcome for the property from the proposed works.</p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the Manly Heritage Inventory, are:  <b>Item 1235 - House, 83 Sydney Road, Manly</b>  <u>Statement of Significance</u>  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.  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.  <u>Physical Description</u>  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.  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)	No	Comment if applicable

Harbour Catchment) 2005		
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

##### Original heritage comment

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.

#### **April 2022 - Revised heritage comment - Amended plans (Issue 1/4/2022)**

The initial proposal for the dwelling proposed extensive interventions with the roof of the house, its interiors and in particular the rear of the property. The extent of these works was of concern given the significance of the house and its high level of integrity, and could not be supported.

An amended proposal, facilitated by discussions with Council officers, envisages an attached transverse two-level form at the rear of the property, moderated in scale and effectively linked by more modest internal changes in the rear service areas of the house. This approach is supported and with some further minor amendments can be considered acceptable in heritage terms.

The suggested amendments to the revised plans are :

- Deletion of the skylight designated SK12 over the entrance hall to the house; this will be prominent externally in an inappropriate location, and will impact the ceiling of the entrance hall interior. As one of the principal interiors of the house it should not have to sustain this adverse impact.
- The eaves of the main house feature exposed rafter ends to which the gutters are attached. These are an important aesthetic element in the presentation of the house, and should be continued in the eaves of the addition. Eaves with modern fascias or boxing will look inconsistent and heavy by comparison.
- The roof of the proposed rear addition is nominated as Colorbond Corrugated Steel in "Shale Grey". The main roof of the house is red terracotta tile and behind such main roofs, corrugated iron or steel roofs were usually painted a dull red, for which Colorbond Manor Red would be a suitable substitute. The sheeting should employ the "Custom Orb" profile corrugated sheet.
- The colour scheme scheduled in the proposal is not a colour scheme consistent with the architectural style of this heritage-listed building. Extensive areas of white were not used and do not follow the usual practice of using colours of traditional origin and purpose to delineate the architectural elements of an Edwardian Federation style house. There is abundant advisory material available on the subject but a discussion with the owners should enable a suitable alternative colour scheme to be identified and given effect by condition. It is not suggested that the existing dwelling must be repainted in the implementation of this revised scheme.

The amendments to the proposal have brought it to a format acceptable in heritage terms, subject to implementation of the suggested minor adjustments above.

**Therefore the proposal is now acceptable on heritage grounds, subject to the imposition of a number of conditions to effect the suggested changes outlined above.**

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

**REVISED COMMENTS: 27 April 2022**

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.

This record must be submitted and approved by Council's Heritage Officer, prior to the issue of a Construction Certificate and prior to commencement of any demolition or works on-site.

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.

#### **Eaves on rear extension**

The eaves on the main house feature exposed rafter ends to which the gutters are attached and this aesthetic element must be continued in the eaves of the new rear addition. The use of modern fascias or boxing is not appropriate. Details are to be submitted to Council's Heritage Officer for approval prior to the issue of a Construction Certificate. Once approved the plans must be updated to include this change. Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that the new extension is compatible with the character of the heritage item.

#### **Deletion of skylight SK12**

Proposed skylight SK12 is to be deleted, to minimise adverse external changes to the original house and to the ceiling of the entrance hall interior. Details are to be submitted to Council's Heritage Officer for approval prior to the issue of a Construction Certificate. Once approved the plans must be updated to include this change. Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that the heritage significance of the heritage item is maintained.

#### **External materials and colours**

Full details of external materials and colours are to be submitted to Council's Heritage Officer for approval prior to the issue of a Construction Certificate. In this regard, the roof on the rear addition should employ Colorbond sheeting in "Custom Orb" profile and in "Manor Red" or a similar dull red or

other colour which integrates with the main roof of the house. Wall colours should be appropriately sympathetic to the original house with white and dark grey avoided.

Reason: To ensure that the new extension is compatible with the character of the heritage item.