

LYNCH HERITAGE CONSULTING



STATEMENT OF HERITAGE IMPACT

7 Carlton Street, Manly

December 2018

7 CARLTON STREET, MANLY STATEMENT OF HERITAGE IMPACT

Issue A	25/05/2018	Draft for Review
Issue B	6/06/2018	Finalised for DA Submission
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1.0 INTRODUCTION

1.1 Report Overview

This report has been prepared to accompany a development application for proposed alterations and additions to the existing semi-detached dwelling at 7 Carlton Street, Manly. It evaluates the proposed development, designed by Dorn.

This report was initially prepared for an application that was submitted to Northern Beaches Council in June 2018 as DA2018/1022. The applicant was advised that Council's Heritage Advisor did not consider the design proposal to be an acceptable change in the Pittwater Road Conservation Area. It was subsequently withdrawn and a meeting was held with Council's Heritage and Planning staff design to resolve the design issues. The project architect, Brad Dorn, has consulted with Council in the preparation of the a revised scheme to address the concerns raised by the Heritage Advisor.

The subject property, described by NSW Land Registry Services (LRS) as Lot 2, Deposited Plan (DP) 583113, is **not** listed as an item of heritage significance in any statutory instrument. However, it is located in the Pittwater Road Conservation Area (C1), listed as a conservation area of local significance in Schedule 5 of the *Manly Local Environmental Plan (LEP) 2013*.

As such, the property, is subject to the heritage provisions of the *Manly LEP 2013* and the *Manly Development Control Plan (DCP) 2013* under the *Environmental Planning and Assessment Act 1979*. Northern Beaches Council must take into consideration the potential impact of any proposed development on the heritage significance of the conservation area.

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Manly Council, now part of Northern Beaches Council, and the NSW Office of Environment and Heritage, Heritage Division guidelines.

This report includes a detailed analysis of the statutory heritage controls applying to the site and concludes that the proposal will have an acceptable heritage impact.

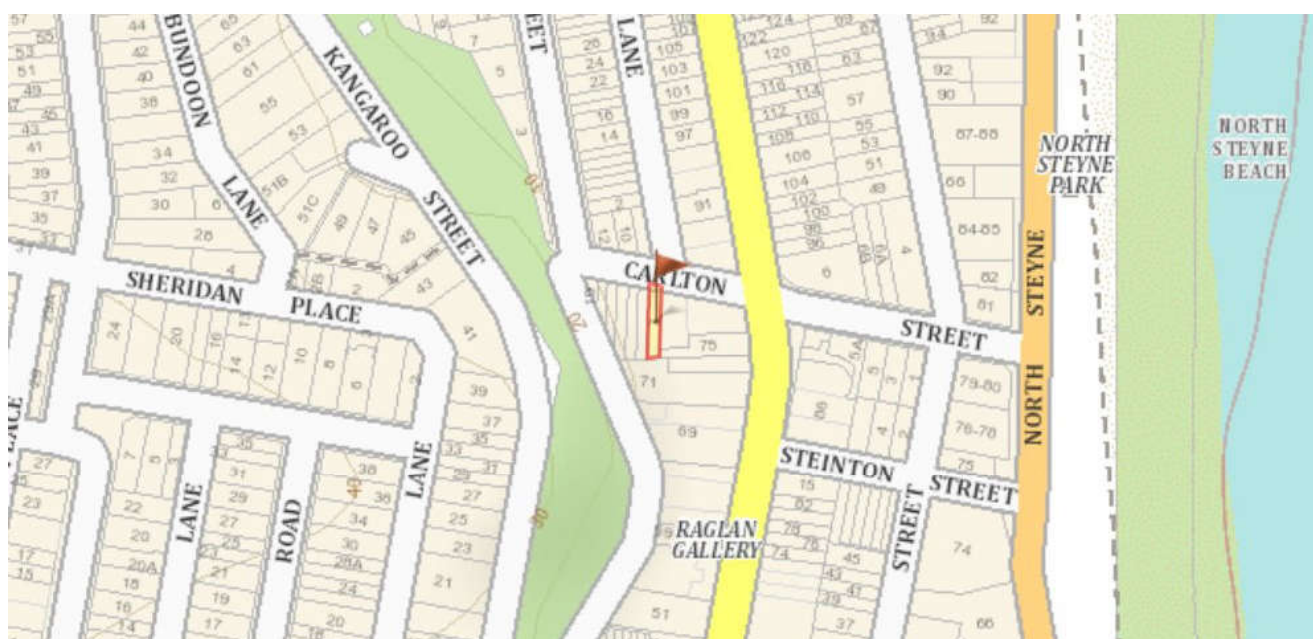


Figure 1.1

Map showing the location of the subject site, 7 Carlton Street, Manly, outlined in red

Source: NSW LRS Sixviewer

1.2 Methodology and Structure

This Statement of Heritage Impact has been prepared with reference to the guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and associated series of Practice Notes, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter is a set of principles that have been adopted to create a nationally accepted standard for heritage conservation practice in Australia. It provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 Report Limitations

This report is limited to the analysis of European cultural heritage values. The recommendations in this report have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.4 Authorship

This report has been prepared by Gail Lynch, M Herit Cons, Grad Dip URP, of Lynch Heritage Consulting. Unless otherwise noted, all of the photographs and drawings in this report are by Lynch Heritage Consulting.

2.0 HISTORICAL SUMMARY

2.1 Early History of Area

The subject property is part of one hundred acres of land granted to Charles Andrews and Christopher Skally in 1842.¹ At this time there were only twenty nine residents in the district that was to form the Manly Local Government Area (LGA)² which is now part of the Northern Beaches LGA. Later, Henry Gilbert Smith purchased parts of this grant and one hundred acres adjoining to the south that had been granted to John Thompson, the chief draftsman on the Surveyor General's Office, in the same year.

Smith's 1855 plan for the development of the area, to be known as Ellensville, notes his commitment to dedicate one sixth of his sale proceeds in the first ten years to the development of land set aside for public recreation space. Having failed to attract buyers to the area Smith re-advertised in 1856. This time promising to spend all of his revenue for the next five years on developing the village. He began by constructing the Pier Hotel, adjacent to the ferry wharf, to attract visitors. By 1858 he was able to advertise his village as having two hotels, with another under construction, a number of guest houses, a builder, a baker and a grocery store. He also built a church and school in order to attract families to take up residence in the area.³

None of the lots in Smith's Ellensville were sold and the streets remained dirt tracks until well into the 1870s.⁴ The land was later subdivided as the Brighton Estate. The subject site comprises part of Lot 74 in Section G of this subdivision.⁵

The National School at the corner of Pittwater Road and Carlton Street was the first building to be constructed in Carlton Street⁶. Its grounds included the subject site. The school and its attached residence was converted to a house called *The Lawn* in the 1880s. This was substantially rebuilt after 1910 with the distinctive tower, which is still a feature of the building at 77 Pittwater Road, added in 1921. The rear of the property, which included the subject site, was subdivided in 1909⁷ with Sydney Accountant John Hunter Stephenson registering his purchase of the one rood eleven perch (1290 square metre) parcel of land at the western end of Carlton Street in July 1909.⁸

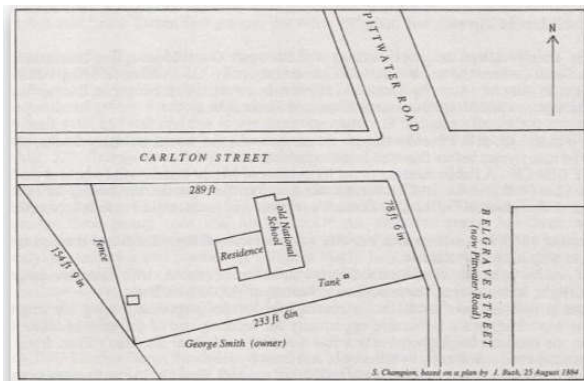


Figure 2.1
Plan showing the location of the National School at the corner of Carlton Street and Pittwater Road
Source: *Champion S and G, Manly Warringah and Pittwater 1850-1880*

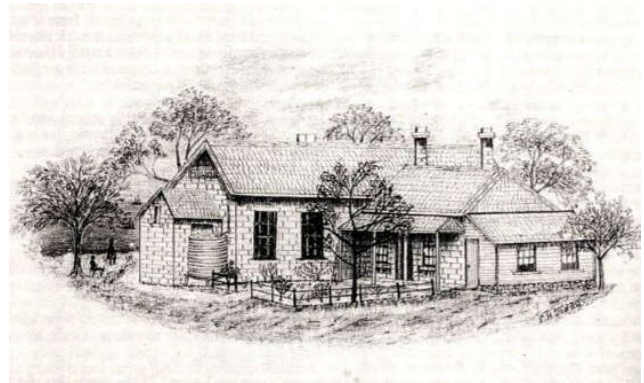


Figure 2.2
c1875 sketch of the National School by Teacher Locrin Tiddy
Source: *Champion S and G, Manly Warringah and Pittwater 1850-1880*

- 1 NSW LRS HRLV Real Property Register Vol 6190 Folio 81
- 2 Curby P, *Manly- Seven Miles from Sydney, A History of Manly*, page 46
- 3 Curby P, page 61
- 4 Metherell T, *Whistler Street, Manly 1861-1920* and Metherell T, *Denison Street*
- 5 NSW LRS HRLV Real Property Register Vol 1982 Folio 5
- 6 Metherell T, *Carlton Street, Manly 1855-1930*
- 7 Jack I, *Pittwater Road Conservation Area, Manly Final Draft History*, page 25
- 8 NSW LRS HRLV Real Property Register Vol 1982 Folio 5

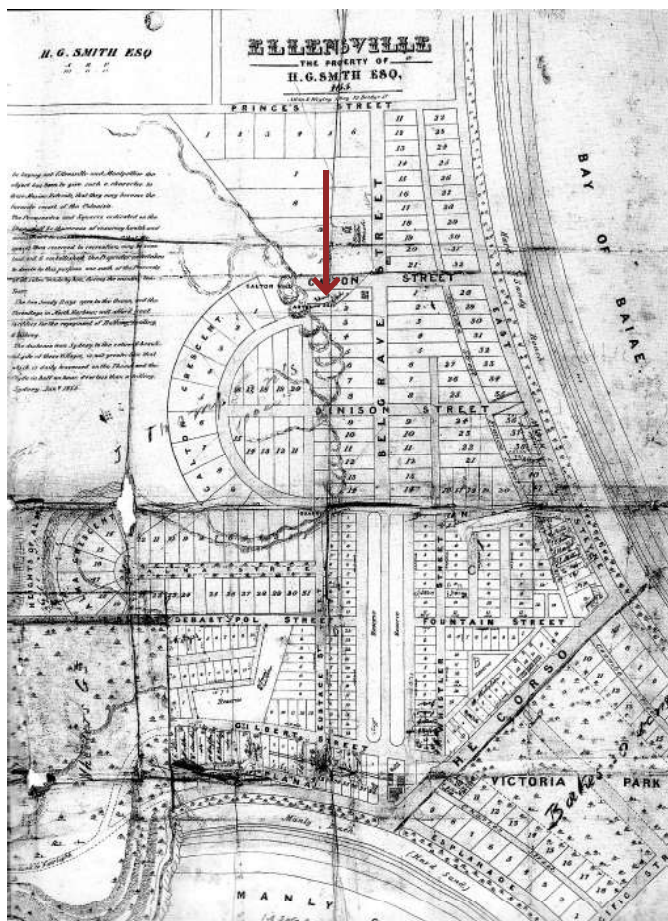


Figure 2.3
H G Smith's 1855 Ellensville Plan showing the proposed location of Calton Street (later Carlton Street) with the approximate location of the subject site marked with a red arrow
Source: Curby P, page 57

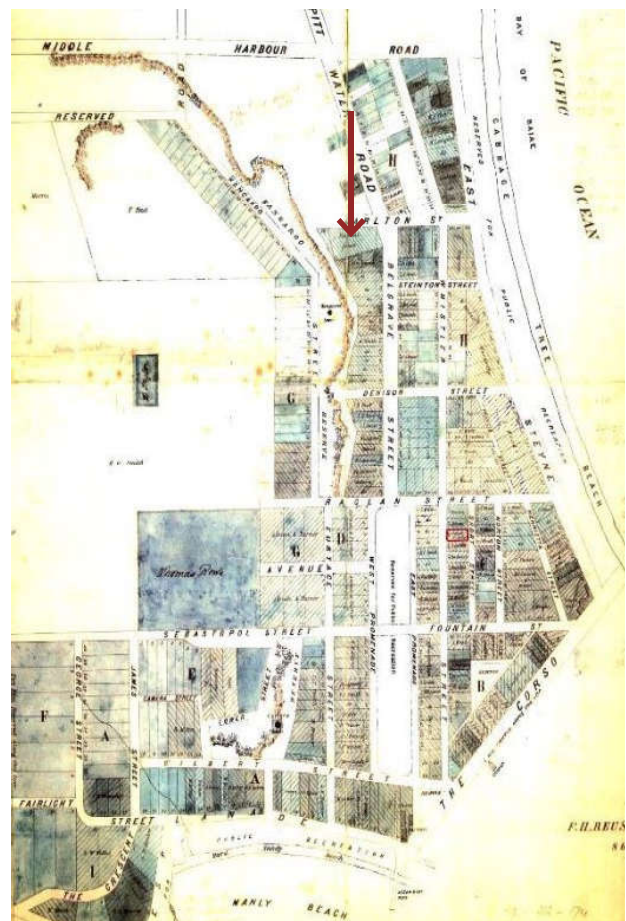


Figure 2.4
H G Smith's 1860 Brighton Plan showing the proposed location of Calton Street with the approximate location of the subject site marked with a red arrow
Source: Jack I, Pittwater Road Conservation Area, Manly Final Draft History, page 14

2.2 Initial Construction of the Building

Stephenson's land in Carlton Street was developed with the construction of four pairs of semi-detached dwellings that *Sands Sydney Directories* shows as occupied from 1910. The first entry for the subject site at 7 Carlton Street is in 1912 by which time all eight residences had been occupied. These properties remained in the ownership of John Hunter Stephenson until 1919⁹ and the *Sands Sydney Directories* do not list him as an occupant of any of the dwellings, indicating they were a rental investment.

2.3 Subsequent Ownership of the Site

The property containing the attached dwellings at 7-9 and 11-13 Carlton Street was purchased by Builder William Howarth in December 1919 and the *Sands Sydney Directories* show they remained tenanted. Ownership of this land was transferred to William McCormack Howarth, Mary Marcella Howarth and Imelda Catherine O'Grady in mid 1950, most likely as an inheritance. In September 1950 Civil Servant William McCormack Howarth was registered as the owner of 7-9 Carlton Street and Mary Marcella Howarth became the sole owner of 11-13 Carlton Street.¹⁰ The ownership of 7-9 Carlton Street was transferred to Thomas Daniel Anderson in December of the same year and to Malcolm Parkes Shaw in December 1966. In April 1976 the property was subdivided and registered as two land parcels, Lots 1 and 2 of DP 58311310, with the subject site being Lot 2.¹¹

⁹ NSW LRS HRLV Real Property Register Vol 1982 Folio 5

¹⁰ NSW LRS HRLV Real Property Register Vol 3001 Folio 249

¹¹ NSW LRS HRLV Real Property Register Vol 6190 Folio 81



Figure 2.5

1888 photograph of Manly showing the subject site (marked with an arrow) as vacant land adjacent to the former school building that was converted to a house known as *The Lawn*

Source: *Manly 1877-1977 Centenary*, page 36



Figure 2.6

Survey plan showing the land at the western end of Carlton Street that was purchased by John Hunter Stephenson in 1909

Source: *NSW LRS HLRV Real Property Register Vol 1982 Folio 5*

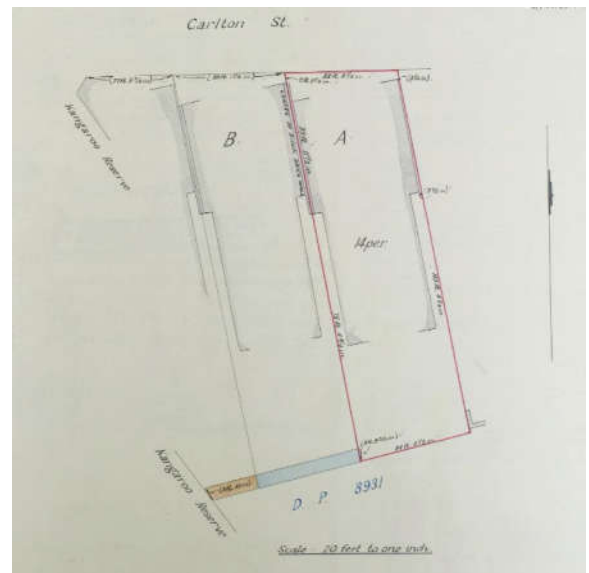


Figure 2.7

Survey plan showing the land at 7-9 Carlton Street identified as Lot A and 11-13 Carlton Street as Lot B. Lot A was transferred to the ownership of William McCormack Howarth in 1919

Source: *NSW LRS HLRV Real Property Register Vol 6190 Folio 81*

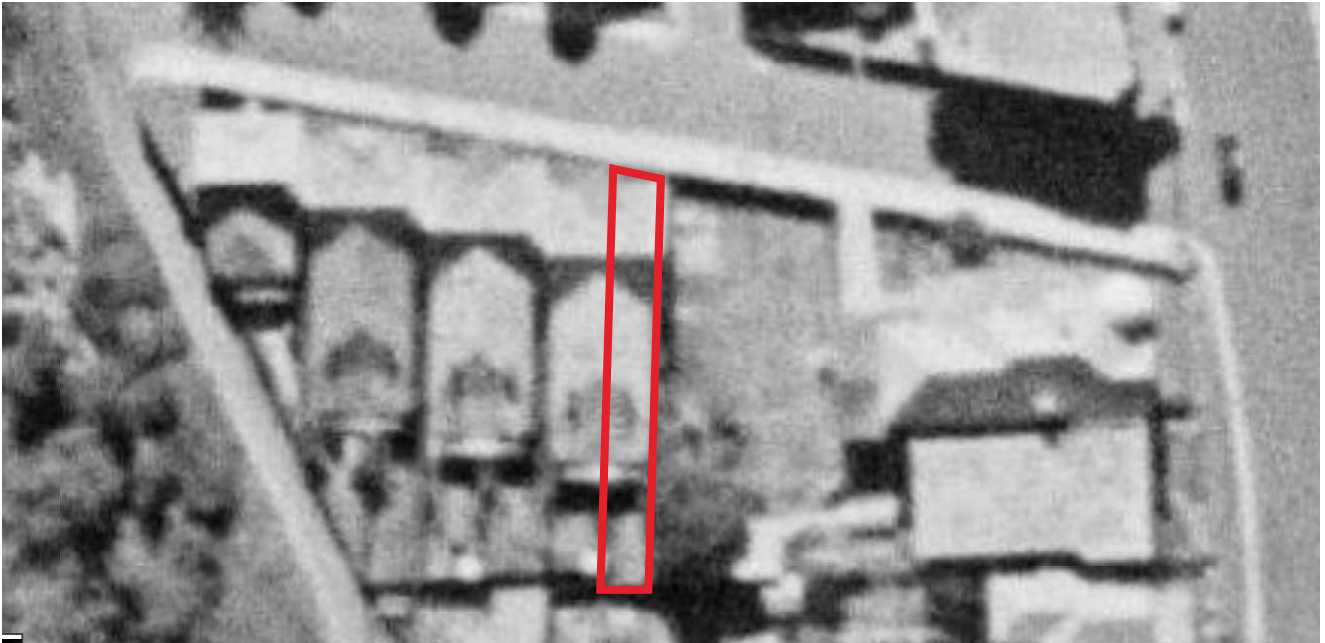


Figure 2.8
1943 aerial photograph with the subject site outlined in red
Source: NSW LRS Sixviewer

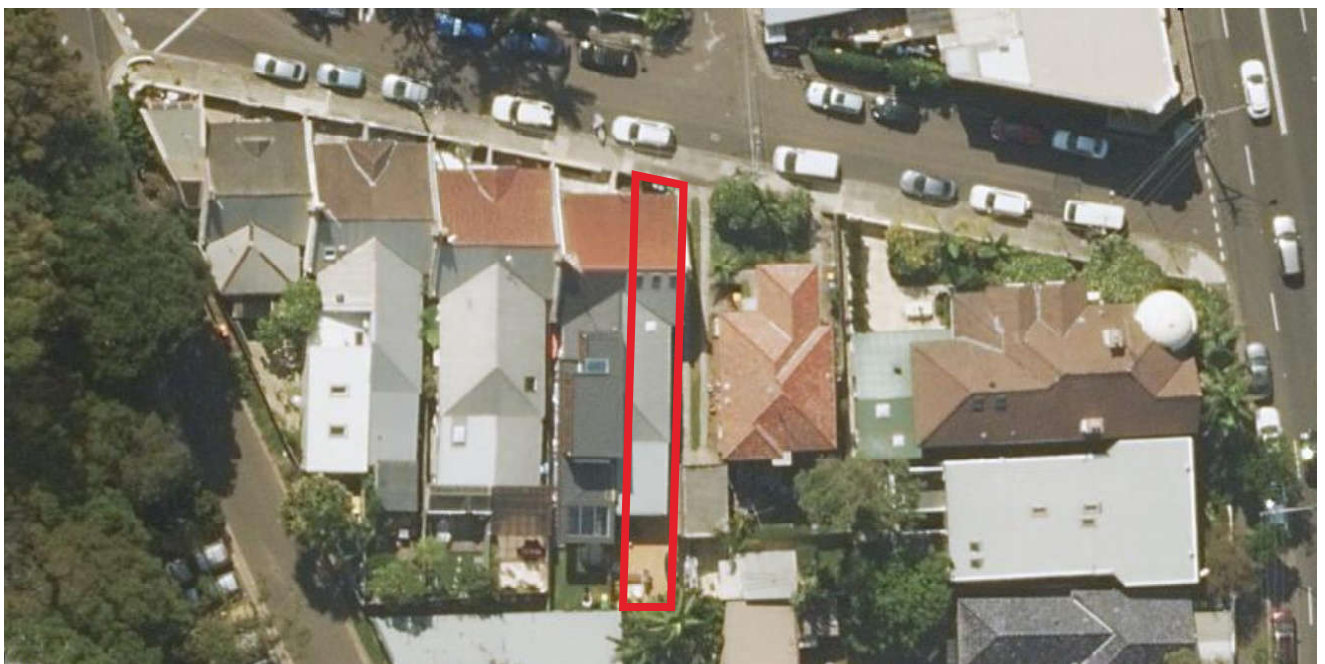


Figure 2.9
Recent aerial photograph with the subject site outlined in red
Source: NSW LRS Sixviewer

2.4 Changes to the Site

Comparison of the 1943 and recent aerial photographs above shows the extensive changes that have been made to the rear of the buildings at 7-21 Carlton Street since the mid 20th Century. In 2001 approval was given (Manly Council DA 500/2001) for alterations and additions at the rear of the subject property and in 2012 alterations and additions to the adjoining property at 9 Carlton Street, including new first floor addition, rear ground floor deck, pergola, new fence and landscaping, was approved as Manly Council DA 147/2012.

3.0 SITE DESCRIPTION

The subject site at 7 Carlton Street, Manly, is located on the southern side of Carlton Street, between Pittwater Road and Kangaroo Lane. The circa 1912 building is at the eastern end of a terrace row that is comprised of three pairs of residences (7-9, 11-13 and 15-17 Carlton Street), a residence (19 Carlton Street) and a former shop (21 Carlton Street).

The paired dwellings in this row have all been altered since their initial construction between 1910 and 1912. Although their original form remains clearly legible from Carlton Street the detailing and finishes are no longer consistent. Extensive change has occurred at the rear of the group with various alterations and additions evident.

The property is located within the Pittwater Road Conservation Area and there are limited views of the site available from the corner of Pittwater Road. The Pittwater Road Conservation Area is described as:¹

The streetscape of Pittwater Road is a winding vista of late 19th and early 20th century commercial and residential architecture of generally one or two floors - although there are exceptions such as the four storey private hotel. The streetscape provides a 19th century atmosphere due to its scale, width and the number of extant Victorian structures. Within the streetscape there are a number of individually significant buildings which are listed separately. Adjacent streets generally comprise a consistent pattern of one and two story residential cottages, with the occasional terrace. Some streets have intermittent street plantings and remnant stone kerbs. The flat topography is accentuated by the escarpment to the west which provides an important visual, vertical and vegetated backdrop.

The semi-detached dwelling at 7 Carlton Street shares a common wall with 9 Carlton Street. It is of brick construction on brick and concrete foundations and has a steeply pitched, terracotta tile clad roof over the front portion of the building and a skillion roof over the rear that is clad in corrugated profile metal sheeting. The front (north) elevation has a render finish, a timber door with glass panels and a highlight window, and a modified window opening, with an aluminium framed window. The materials on the east elevation are face brick, with the rear section having a painted finish. The rear (south) elevation has full width, contemporary, glazed doors.

The internal layout of the house is typical of a semi-detached dwelling with the front door opening to a hall that extends along the western side of the house. There are two bedrooms at the front and contemporary bathroom and kitchen facilities and a third bedroom at the rear. The open space at the rear of the building is paved.



Figure 3.1
View to the subject site, marked with an arrow, from the corner of Pittwater Road, with the heritage listed building at number 77 seen on the left



Figure 3.2
View looking east along Carlton Street towards the beachfront with the subject site seen on the right

¹ NSW Heritage Inventory database entry number 2020536, Pittwater Road Conservation Area



Figure 3.3
View of the subject building at 7 Carlton Street looking south west from the opposite side of the street. The location of the Kangaroo Sculpture in Kangaroo Reserve is marked with a red arrow



Figure 3.4
Varied development on the southern side of Carlton Street, opposite the subject site



Figure 3.5
The subject site 7 Carlton Street (on the left) with the adjoining property at 9 Carlton Street and neighbouring properties at 11-13 Carlton Street

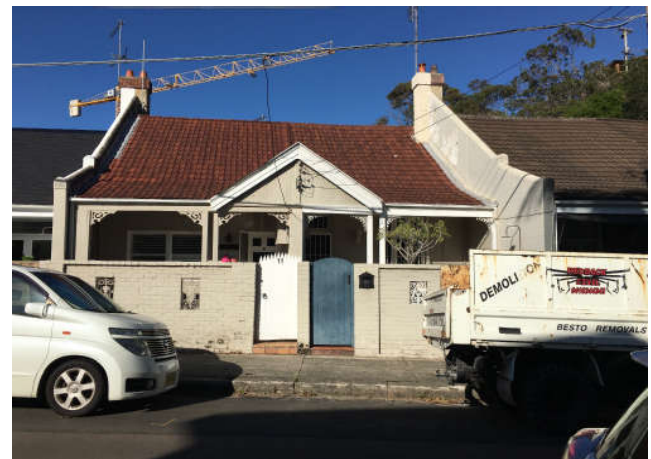


Figure 3.6
Pair of residences at 11 Carlton Street (on the left) and 13 Carlton Street (on the right)



Figure 3.7
Pair of residences at 15 Carlton Street (on the left) and 17 Carlton Street (on the right)



Figure 3.8
Single residence at 19 Carlton Street with part of the building at 21 Carlton Street seen on the right



Figure 3.9
View looking east along Carlton Street from the corner of Kangaroo Lane showing the row of buildings at 7-21 Carlton Street with the house at 77 Pittwater Road seen in the background



Figure 3.10
Varied development at the rear of the properties at 9-21 Carlton Street seen from Kangaroo Lane with the carports of 71 Pittwater Road in the foreground

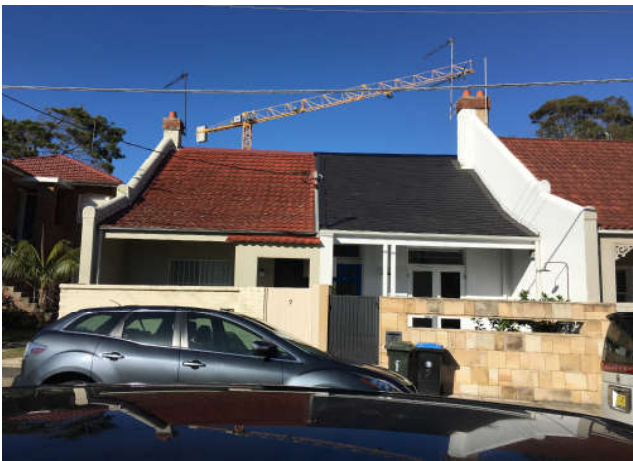


Figure 3.11
The subject site 7 Carlton Street (on the left) and the adjoining property at 9 Carlton Street (on the right)



Figure 3.12
Two level addition at the rear of 19 Carlton Street currently under construction with the rear addition to 17 Carlton seen on the right



Figure 3.13
Front (north) elevation of 7 Carlton Street showing the modified window opening that is to be changed to a door



Figure 3.14
Side walls of the subject building. No changes are proposed to the face brick wall at the front of the dwelling seen in the foreground

4.0 DESCRIPTION OF THE PROPOSAL

The proposed development, designed by Dorn, is detailed in the plans and Statement of Environmental Effects that accompany this application. It includes:

- minor changes to the front (north) elevation
- replacement of the existing roof tiles to match those of the adjacent attached dwelling
- repointing of the existing face brick finish on the end (east) wall at the front of the building
- removal of the paint finish and repointing of existing brick on the retained rear portion of the east wall
- new front fence of similar materials to that of the adjacent attached dwelling
- partial demolition of the side (east) wall at the rear of the dwelling and the doors and frame in the rear (south) wall
- removal of the rear roof
- extending the rear of the ground floor to the side (east) boundary and towards the rear (south)
- first floor addition
- associated landscaping.

The aim of the proposal is to provide contemporary living spaces in an addition that retains the existing presentation of the building in the streetscape. The revised scheme has been refined to respond to the form and character of the existing attached building and the materiality recognises, but does not seek to imitate, those that are characteristic of the local area.

5.2 Established Significance of the Pittwater Road Conservation Area

The NSW Heritage Inventory contains the following Statement of Significance for database entry number 2020536, *Pittwater Road Conservation Area*:

This street pattern is distinctive and underpins the urban character of the area. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively.

This is expanded in the *Manly DCP 2013* to read:

(a) The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remainniig vista of the early settlement period in the Municipality specifically its scale and architectural interest and mixed use for its association with the tram route and the major northern transport route.

b) New development should recognise the linear nature of the buildings in Pittwater Road for their contribution to the visual character of this street. New development should not overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes in the LEP.

The building on the subject site, and those in the terrace row to its west, contribute to the significance of the Pittwater Road Conservation Area as examples of the early 20th Century development of the area.

5.3 Established Significance of the Heritage Items in the Vicinity of the Subject Site

The following information is sourced from the NSW Heritage Inventory.

Stone Kerbs (Item I2) - Database entry no. 2020472

Statement of Significance:

Stone kerbs are heritage listed.

Description:

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.

House at 77 Pittwater Road (Item I201) - Database entry no. 2020074

Statement of Significance:

An unusual landmark corner building in Federation Queen Anne Style.

Description:

Substantial 2-storey Federation Queen Anne style house with unusual round corner tower with onion dome. Hipped and gabled roof. Tower fixtures elaborate 1920's style leadlight windows. Features a pair of oriel windows to Carlton Street elevation with gables above. First floor roughcast stuccoed, ground floor face brick. Front fence sandstone with curved pillars and picket infill.

Kangaroo sculpture (Item I165) - Database entry no. 2020469

Statement of Significance:

Early cultural expression by HG Smith to provide attraction to Manly, Reserve and local streets associated by name and planning layout.

Description:

Sandstone carving formed into sculpture of Kangaroo by one of Manly's first residents H Pickering. Plaque attached with some interpretative information by Manly Warringah and Pittwater Historical Society. Natural landscape context to the Reserve together with natural rock outcrop. Significant remnant indigenous flora.

5.4 Consideration of the Guidelines of the NSW Heritage Division

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

CHANGE TO THE PITTWATER ROAD CONSERVATION AREA

The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' for changes to a conservation area have been considered in the preparation of our assessment: These are:

Minor Partial Demolition

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Minor / Major Additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Re-roofing / Re-cladding

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*
- *Is a previous material being reinstated?*
- *Will the re-cladding effect the conservation of the fabric of the heritage item?*
- *Are all details in keeping with the heritage significance of the item (eg guttering, cladding profiles)?*
- *Has the advice of a heritage consultant or skilled tradesperson (eg slate roofer) been sought?*

Repainting using new colour schemes

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*
- *Will the repainting effect the conservation of the fabric of the heritage item?*

The development proposal includes the removal of the following built fabric at 7 Carlton Street, in the context of the listed item being the Pittwater Road Conservation Area this is considered as minor partial demolition:

- non-original front fence
- non-original aluminium framed window in the front (north) elevation
- bricks in the front and side (east) walls to enlarge a window opening to insert a door
- later kitchen living room addition at the rear
- part of the wall between Bedroom 3 and the Hall
- rear roof framing and cladding
- tile cladding on the front roof plane.

While the proposed demolition is not essential for the subject building to function as a residence, the current owners want to provide additional living space with improved amenity within the building and to enhance the presentation of the building in the streetscape.

No important features of the building are to be removed as part of the proposed demolition. The existing fireplace and chimney are to be retained. The resolution to partially demolish 7 Carlton Street is considered sympathetic to the heritage significance of the Pittwater Road Conservation Area as it facilitates the proposed development which will improve the street presentation of the building and its relationship with the adjoining building at 9 Carlton Street.

The proposed rear addition to 7 Carlton Street will not be readily perceived from the public realm in Carlton Street. The East Elevation plan provided demonstrates that the set back of the taller component of the rear addition will not be visible from the views in Carlton Street when standing outside the property or on the other side of the street. It will be screened in views from the west by the existing row of buildings at 9-21 Carlton Street. Glimpses of the first floor additions will be available from the opposite side of Carlton Street in the vicinity of Smith Lane and when standing on the footpath looking along the driveway of 7A Carlton Street. These will be limited by the existing built form and will not be seen in views from locations further to the east.

The photographs in Section 3.0 of this report show the varied contemporary development at the rear of the row of buildings at 9-19 Carlton Street. The rear of the proposed development will be largely screened in views from Kangaroo Lane by the existing building at 9 Carlton Street. The south end of the upper floor addition will be partially visible from the western side of the lane opposite the rear entrance to 71 Pittwater Road where it will be seen beyond the garages on this property and in the context of the contemporary addition to 9 Carlton Street and the circa 1950s building at 7A Carlton Street.

The revised design provides the additional space required in a contemporary addition at the rear of the existing semi-detached building, consistent with the evolving built form of the Pittwater Road Conservation Area. The form of the upper floor includes a clear link between the old and new components of the dwelling and a rear roof form with a gable end that reflects, but does not dominate, the striking end wall at the front of the house. The weatherboard and sheet metal roofing proposed are a contemporary interpretation of materials that are characteristic of the conservation area. The proposed addition will not visually dominate the building at 7 Carlton Street or the Pittwater Road Conservation Area.

The alterations that are proposed at the front of the property (new front fence, French door and roof cladding and removal of the entrance portal) have been designed to match those of the adjacent attached dwelling at 9 Carlton Street. This will enhance the street presentation of the two dwellings that read as pair, and as a single building unit from a distance. This is consistent with the presentation of those at 11-13 and 15-17 which also have matching materials and detailing that may not be original.

The rendered portions of the building are to be painted and the proposed colour scheme has been selected to match that of the adjacent dwelling, reinforcing the presentation of the pair of buildings. Repainting of the existing render will contribute to the building's ongoing maintenance.

The face brick finish on the end (east) wall at the front of the building is to be retained and repointed, and the paint is to be removed from the retained portion of the rear east wall. This section of wall is also to be repointed. The conservation of these walls will contribute to the longevity of the building. The paint removal and timely maintenance of original fabric is considered to be a positive outcome for the Pittwater Road Conservation Area.

The proposed development is considered to be a positive outcome for the Pittwater Road Conservation Area as the Carlton Street presentation of the building will be retained and conserved, and the matching of materials and details with those of 9 Carlton Street will enhance the contribution the building makes as part of a pair of dwellings in a terrace row.

NEW DEVELOPMENT IN THE VICINITY OF A HERITAGE ITEM

The subject site is in the vicinity of the following items included in Schedule 5 of the *Manly LEP 2013* as items of local heritage significance: Stone kerb on the northern side of Carlton Street (part of Item I2), House at 77 Pittwater Road (Item I201) and Kangaroo sculpture on Kangaroo Reserve Park (I165).

The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' for new development adjacent to a heritage item have been considered in the preparation of our assessment. These are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

The proposed development will not affect the heritage listed stone kerb on the northern side of Carlton Street.

The house at 77 Pittwater Road is a prominent building on the corner of Pittwater Road that can be viewed and appreciated from both streets. As shown in Figure 3.1, the end wall of 7 Carlton Street can be seen in the background of views to 77 Pittwater Road from the eastern side of Pittwater Road. The proposed addition will not be readily perceived in these views and will not affect the established heritage significance of the item at 77 Pittwater Road as a land mark corner building of the Federation Queen Anne style.

Views to the Kangaroo Sculpture in Kangaroo Reserve are available from various locations within the Pittwater Road Conservation Area and it can be seen in the background of views of the subject site from Carlton Street (see Figure 3.3). The proposed additions at 7 Carlton Street will not visually dominate this item or obscure the available views to it.

5.5 Heritage Objectives of the Manly LEP 2013

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The building on the subject site, and those in the terrace row to its west, contribute to the significance of the Pittwater Road Conservation Area as examples of the early 20th Century Development of the area.
- The proposed development is considered to be a positive outcome for the Pittwater Road Conservation Area as the Carlton Street presentation of the building will be retained and conserved, and the matching of materials and details with those of 9 Carlton Street will enhance the contribution the building makes as part of a pair of dwellings in a terrace row.
- The proposed design provides the additional space required in a contemporary addition at the rear of the existing semi-detached building, consistent with the evolving built form of the Pittwater Road Conservation Area.
- The proposed addition will not visually dominate the subject building at 7 Carlton Street or the Pittwater Road Conservation Area.
- There will be no adverse affect on the available views to and from the heritage items in the vicinity of the site.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Manly LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Manly,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

5.6 Heritage Guidelines of the Manly DCP 2013

The following table contains an evaluation of the heritage guidelines contained in Section 3.2 Heritage Considerations of the *Manly DCP 2013*, that are considered applicable to the proposed development.

DCP Guidelines	Comments
<p>3.2.1.1 Development in the vicinity of heritage items, or conservation areas</p> <p><i>a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.</i></p> <p><i>b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</i></p> <p><i>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</i></p> <p><i>ii) the heritage values or character of the locality are retained or enhanced; and</i></p> <p><i>iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.</i></p> <p><i>c) The impact on the setting of a heritage item or conservation area is to be minimised by:</i></p> <p><i>i) providing an adequate area around the building to allow interpretation of the heritage item;</i></p> <p><i>ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i></p> <p><i>iv) retaining and respecting significant views to and from the heritage item.</i></p>	<p>The individually listed heritage items in the vicinity of the subject site are:</p> <ul style="list-style-type: none"> • Stone kerb on the northern side of Carlton Street (part of Item I2) • House at 77 Pittwater Road (Item I201) • Kangaroo sculpture on Kangaroo Reserve Park (I165). <p>The proposed development will not affect the heritage listed stone kerb on the northern side of Carlton Street.</p> <p>The house at 77 Pittwater Road is a prominent building on the corner of Pittwater Road that can be viewed and appreciated from both streets. As discussed above, the proposed development will not affect the established heritage significance, or setting, of the item at 77 Pittwater Road as a land mark corner building of the Federation Queen Anne style.</p> <p>Views to the Kangaroo Sculpture in Kangaroo Reserve will not be obscured or dominated by the proposed development.</p>
<p>3.2.2 Alterations or Additions to Heritage Items or Conservation Areas</p> <p><i>See also paragraph 4.1.7 First Floor and Roof Additions (Residential Development Controls)</i></p> <p>3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance</p> <p><i>a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.</i></p> <p><i>b) Consideration should be given to whether making a house bigger will ruin its appearance. Additions to small houses can easily overwhelm them and use up garden space needed for private open space and impact the setting and pattern of development in the locality. Modest additions work best and can be organised as wings or pavilions to the existing house. All additions must be at the back of the house, not the front.</i></p>	<p>The revised design provides the additional space required in a contemporary addition at the rear of the existing semi-detached building, consistent with the evolving built form of the Pittwater Road Conservation Area.</p> <p>The photographs in Section 3.0 of this report show the varied contemporary development at the rear of the row of buildings at 9-19 Carlton Street. The rear of the proposed development will be largely screened in views from Kangaroo Lane by the existing building at 9 Carlton Street. The south end of the upper floor addition will be partially visible from the western side of the lane opposite the rear entrance to 71 Pittwater Road where it will be seen beyond the garages on this property and in the context of the contemporary addition to 9 Carlton Street and the circa 1950s building at 7A Carlton Street.</p> <p>The form of the upper floor includes a clear link between the old and new components of the dwelling and a rear roof form with a gable end that reflects, but does not dominate, the striking end wall at the front of the house. The weatherboard and sheet metal roofing proposed are a contemporary interpretation of materials that are characteristic of the conservation area. The proposed addition will not visually dominate the building at 7 Carlton Street or the Pittwater Road Conservation Area.</p>

<p>4.1.7 First Floor and Roof Additions See also paragraph 4.4.2 Alterations and Additions. 4.1.7.1 First Floor Additions a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues. b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.</p>	<p>The proposed rear addition to 7 Carlton Street will not be readily perceived from the public realm in Carlton Street. The East Elevation plan provided demonstrates that the set back of the taller component of the rear addition will not be visible from the views in Carlton Street when standing outside the property or on the other side of the street. It will be screened in views from the west by the existing row of buildings at 9-21 Carlton Street.</p> <p>Glimpses of the first floor additions will be available from the opposite side of Carlton Street in the vicinity of Smith Lane and when standing on the footpath looking along the driveway of 7A Carlton Street. These will be limited by the existing built form and will not be seen in views from locations further to the east.</p> <p>The proposed addition will not visually dominate the building at 7 Carlton Street or the Pittwater Road Conservation Area.</p>
<p>3.2.2.2 Retaining Significant Features and Landscape Setting. Note: Significant features in relation to this paragraph include roofs, detailing, brickwork, colours and original windows (size, proportion and type). Alterations or additions to heritage items or buildings within a conservation area must: a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area; b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place; c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details; d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state; e) where surfaces are not originally face brickwork: i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building; ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building; iii) contemporary colours are not discouraged, but should be combined in a complementary way; and iv) single colour solutions are not permitted; f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area; g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping s sympathetic to the heritage significance of the item or place.</p>	<p>No important features of the building are to be removed as part of the proposed demolition. The existing fireplace and chimney are to be retained. The resolution to partially demolish 7 Carlton Street is considered sympathetic to the heritage significance of the Pittwater Road Conservation Area as it facilitates the proposed development which will improve the street presentation of the building and its relationship with the adjoining building at 9 Carlton Street.</p> <p>The alterations that are proposed at the front of the property (French door and roof cladding and removal of the entrance portal) have been designed to match those of the adjacent attached dwelling at 9 Carlton Street. This will enhance the street presentation of the two dwellings that read as pair, and as a single building unit from a distance. This is consistent with the presentation of those at 11-13 and 15-17 which also have matching materials and detailing that may not be original.</p> <p>The rendered portions of the building are to be painted and the proposed colour scheme has been selected to match that of the adjacent dwelling, reinforcing the presentation of the pair of buildings. Repainting of the existing render will contribute to the building's ongoing maintenance.</p> <p>The face brick finish on the end (east) wall at the front of the building is to be retained and repointed, and the paint is to be removed from the retained portion of the rear east wall . This section of wall is also to be repointed. The conservation of these walls will contribute to the longevity of the building. The paint removal and timely maintenance of original fabric is considered to be a positive outcome for the Pittwater Road Conservation Area.</p>

<p>3.2.3 Fences for Heritage Items and Conservation Areas <i>a) Modifications to the front fence and garden of a heritage item or buildings within a conservation area must be designed and constructed in materials that contribute to and not detract from the historic style of the building and character of the streetscape.</i> <i>b) Original fences must be retained and refurbished, where possible. New fences will be sympathetic in colour, material, height and design and will not detract from the heritage significance of the building or locality.</i></p>	<p>It is proposed to replace the existing, non-original front fence with a fence to match that of the adjoining property at 9 Carlton Street.</p> <p>The harmonious street presentation of the pair of dwellings (7 and 9 Carlton Street) at the end of the terrace row will enhance the contribution the building makes to the Pittwater Road Conservation Area.</p>
<p>5.2 Pittwater Road Conservation Area 5.2.1 Statement of Significance <i>a) The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. The streets remain unaltered in their alignment, although the names of Malvern, Pine and North Steyne are now names for what were Whistler, Middle Harbour and East Steyne respectively. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remaining vista of the early settlement period in the Municipality specifically its scale and architectural interest and mixed use and for its association with the tram route and the major northern transport route.</i> <i>b) New development should recognise the linear nature of the buildings in Pittwater Road for their contribution to the visual character of this street. New development should not visually overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes in the LEP.</i> 5.2.2 Development fronting Pittwater Road <i>In relation to development fronting Pittwater Road, Council must be satisfied that DAs will not:</i> <i>a) adversely affect the amenity of the locality;</i> <i>b) result in excessive vehicular movements to and from the site or in adjacent residential streets;</i> <i>c) involve signage or other non-structural change in the appearance of the exterior of the building that is inconsistent with the preservation or restoration of the heritage streetscape in the vicinity;</i> <i>d) change in the appearance of the exterior of a building without being in keeping with the preservation or restoration of the heritage streetscape.</i></p>	<p>Not applicable, the proposed development does not front Pittwater Road.</p>

The proposed development is considered to be a positive outcome for the Pittwater Road Conservation Area as the Carlton Street presentation of the building will be retained and conserved, and the matching of the materials and details of the front facade, north facing roof plane and front fence with those of 9 Carlton Street to enhance the contribution the building makes as part of a pair of dwellings in a terrace row. The revised design provides the additional space required in a contemporary addition at the rear of the existing semi-detached building, consistent with the evolving built form of the Pittwater Road Conservation Area. The form of the upper floor includes a clear link between the old and new components of the dwelling and a rear roof form with a gable end that reflects, but does not dominate, the striking end wall at the front of the house. The weatherboard and sheet metal roofing proposed are a contemporary interpretation of materials that are characteristic of the conservation area. The proposed addition will not visually dominate the building at 7 Carlton Street or the Pittwater Road Conservation Area.

The proposed development is, therefore, considered to be consistent with the objectives and guidelines Section 3.2 of the *Manly DCP* 2013 that relate to the development in conservation areas and in the vicinity of heritage items which are.

- *Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:*
 - *significant fabric, setting, relics and view associated with heritage items and conservation areas;*
 - *the foreshore, including its setting and associated views; and*
 - *potential archaeological sites, places of Aboriginal significance and places of natural significance.*
- *Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.*
- *Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.*
- *Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.*
- *Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.*

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

- 7 Carlton Street is **not** listed as an item of heritage significance in any statutory instrument.
- It is located within the Pittwater Road Conservation Area and is in the vicinity of listed heritage items on the northern side of Carlton Street (stone kerb), at 77 Pittwater Road (house) and in Kangaroo Reserve (Kangaroo Sculpture).
- Other listed heritage items in the wider locality include: “Kylmore” a residential flat building at 5A Carlton Street, the Ocean Foreshores, and the Beach Reserve at North Steyne. As these items are physically and visually separated from the subject site by the intervening development and roadways they have not been included in the analysis in this report.
- The building on the subject site, and those in the terrace row to its west, contribute to the significance of the Pittwater Road Conservation Area as examples of the early 20th Century Development of the area.
- The proposed development is considered to be a positive outcome for the Pittwater Road Conservation Area as the Carlton Street presentation of the building will be retained and conserved, and the matching of materials and details with those of 9 Carlton Street will enhance the contribution the building makes as part of a pair of dwellings in a terrace row.
- The proposed design provides the additional space required in a contemporary addition at the rear of the existing semi-detached building, consistent with the evolving built form of the Pittwater Road Conservation Area.
- The proposed addition will not visually dominate the subject building at 7 Carlton Street or the Pittwater Road Conservation Area.
- There will be no adverse affect on the established heritage significance of the Pittwater Road Conservation Area or the available views to and from the heritage items within it.
- The proposed development is consistent with the heritage requirements and guidelines of the *Manly LEP 2013* and the *Manly DCP 2013*.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

6.2 Recommendation

- Council should have no hesitation, from a heritage perspective, in approving the application.

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