

## Heritage Referral Response

<b>Application Number:</b>	DA2021/0574
<b>Date:</b>	10/06/2021
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 1 DP 998291 , 48 Wood Street MANLY NSW 2095

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is a heritage item, being part of group listed cottages - <b>Item I261 - Houses</b> - 42 and 46–48 Wood Street, and within the vicinity of heritage items:</p> <p><b>Item I262 - Residential flat building</b> - 49 Wood Street</p> <p><b>Item I263 - House</b> - 51 Wood Street</p> <p><b>Item I2 - All stone kerbs</b> - Eastern side of Wood Street</p>
Details of heritage items affected
<p>Details of the items as contained within the Manly heritage inventory are as follows:</p> <p><b>Item I261 - Houses</b>  <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.</p> <p><b>Item I262 - Residential flat building</b>  <u>Statement of significance:</u>  Listed as a representative Inter-War Georgian Revival style flat building.  <u>Physical description:</u>  Two storey Inter-War Georgian Revival style flat building in dark face brick with hipped unglazed terracotta roof, 6 &amp; 8 Wood Street, paned timber framed double hung windows, central gabled entry bay with elaborate brickwork and decorative entablature over entry with decorative stucco brackets. Two storey corner bays with terracotta shingled aprons either side of entry bay. Original brick fence. Contains four flats.</p> <p><b>Item I263 - House</b>  <u>Statement of significance:</u>  Listed as a fine example of Victorian Filigree style residence in prominent location overlooking Little Manly Cove.  <u>Physical description:</u>  Two storey Victorian Filigree style residence, rendered walls, hipped and gabled roof. Verandah featuring fluted cast iron columns with decorative brackets and frieze to ground floor. Elaborate</p>

front door and French doors. A Metal Palisade front fence.

#### 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 cottage including the construction of a carport and a driveway within the front setback, addition of a window to the existing study (eastern elevation) and a new metal roof over the existing terrace. Previously, a Development Application - DA2020/1448 had been refused for mainly heritage related concerns.

The revised plans have resolved some heritage concerns by deleting the proposed carport over the hardstand area and lowering the hardstand, to the point that it does not exceed height of 950 mm above ground level and removing the need for balustrading allowed the retention of an appropriate visual setting that contributes to the character of the streetscape and the retention of the views upon the heritage item.

The proposed new window to the study is considered be inappropriate for the character of the existing cottage and required to match the existing windows on this facade in terms of the shape/size and the materiality.

Therefore, no objections are raised to the proposal, subject to one condition.

#### 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

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 10 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**

**New window to study**

The proposed new window to the study is considered be inappropriate for the character of the existing cottage and required to match the existing windows on this facade in terms of the shape/size and the materiality. Details demonstrating compliance with this condition are to be submitted to Council prior to the issue of the Construction Certificate.

Reason: To preserve the character and integrity of the heritage item and its significance.