

Heritage Referral Response

Application Number:	DA2020/1448
Date:	18/02/2021
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 998291 , 48 Wood Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject property is a heritage item, being part of group listed cottages - Item I261 - Houses - 42 and 46–48 Wood Street, and is within the vicinity of heritage items: Item I262 - Houses - Residential flat building - 49 Wood Street Item I263 - Houses - House - 51 Wood Street Item I2 - Houses - All stone kerbs - Eastern side of Wood Street
Details of heritage items affected
Details of the items as contained within the Manly heritage inventory are as follows: 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. Item I262 - Houses - Residential flat building - 49 Wood Street <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 & 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. Item I263 - House - 51 Wood Street <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 front

door and French doors. A Metal Palisade front fence.

Item 12 - All stone kerbs

Statement of significance:

Stone kerbs are heritage listed.

Physical 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.

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.

The proposed new window, to the eastern elevation, is recommended to be similar to the existing windows on this facade.

The proposed carport does not comply with the following section of the **3.2 Heritage Considerations** of Manly Development Control Plan 2013:

3.2.4 Setbacks of Garages and Carports for Heritage Items and Conservation Areas

a) Garages and carports are not to be constructed forward of the building alignment of a listed heritage item or a building within a conservation area.

Note: Suitably landscaped car parking hardstand areas may be considered forward of the building alignment under this paragraph.

New work should respect the scale and character of the heritage item, and should not overpower it. The proposed carport has been located to the highest entry location of the street frontage of the original building, therefore, it is believed that it will screen the heritage item from the public view, as it was also noted in the PLM notes. From a heritage point of view, a lower located hardstand, rather than a carport may be considered acceptable.

Amended Plans - 17 December 2020

Amended plans, submitted in December 2020, have resolved one of the concerns Heritage had with the proposal by deleting the proposed carport structure, but the location and the RL of the hardstand

has not been changed. The location of the proposed driveway crossing and the hardstand is recommended to be closer to the northern boundary in order to explore options to reduce the hardstand level.

Amendment to the proposal - 27 January 2021

The applicant requested the the carport and car stand being deleted from the proposal, which resolved the main concern that Heritage had with the proposal.

Amendment to the proposal - 15 February 2021

The applicant requested to have the application determined based on the plans as originally submitted. The original proposal is for alterations and additions to the existing heritage listed cottage including the construction of a new carport and a driveway within the front setback.

Heritage raised concerns regarding the proposed carport within the front setback as it does not comply with the following section of **3.2 Heritage Considerations** of Manly Development Control Plan 2013.

3.2.4 Setbacks of Garages and Carports for Heritage Items and Conservation Areas

a) Garages and carports are not to be constructed forward of the building alignment of a listed heritage item or a building within a conservation area.

Note: Suitably landscaped car parking hardstand areas may be considered forward of the building alignment under this paragraph.

The applicant had amended the plans in December 2020, to remove the carport structure from the proposal, however, the proposed hardstand required balustrade (top of the balustrade reaching the awning level of the front verandah, obscuring the views to the cottage) because of the location and height of the hardstand. Heritage suggested to reduce the level of the hardstand to be less than 1000mm above the verandah level by moving the hardstand to a more central location to eliminate the need for balustrade in order to not impact the views upon the heritage item from the street. The applicant's response was to delete the carport and the hardstand from the proposal, which was accepted by Heritage, however, the applicant has now requested the assessment to be based on the originally submitted plans.

The proposed carport within the front setback of the heritage item is not acceptable on heritage grounds. However, a suitably designed hardstand area (a more central located hardstand with reduced level and without balustrade) may be considered within the front setback. Heritage conservation requires the retention of an appropriate visual setting that contributes to the significance of the heritage listed item and the conservation area.

Therefore, Heritage can not support the proposal as originally submitted.

Consider against the provisions of CL5.10 of MLEP 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: 24 November 2020, Amended 21 January 2021, Amended 29 January 2021, Amended 18 February 2021

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.