

Heritage Referral Response

Application Number:	REV2023/0016
Proposed Development:	Review of Determination of DA2022/2270 for Alterations and additions to a semi-detached dwelling house
Date:	22/08/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 107 DP 1176623 , 166 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is located within a conservation area and in the vicinity of a heritage item:</p> <p>C1 - Pittwater Road Heritage Conservation Area Item I208 - Service station (former) - 167 Pittwater Road, Manly</p>		
Details of heritage items affected		
<p>Details of the Heritage Conservation Area as contained within the Manly Heritage inventory are:</p> <p>C1 - Pittwater Road Heritage Conservation Area <u>Statement of Significance</u> 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.</p> <p><u>Physical Description</u> 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 it's 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.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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		
<p>The proposal seeks consent for alterations and additions including a first floor addition to the existing semi-detached dwelling, that contributes positively to the Heritage Conservation Area and its context. The existing property is an intact example of a pair of single-storey semi-detached dwellings from the Federation era. This application is for the review of DA2022/2270, which was refused on 6 June 2023. The current proposal involves an amendment to the party wall between the adjoining semi and does not involve any modifications which impact upon the heritage values of the dwelling and the HCA.</p> <p>Previous comments on this Revision required the Heritage Impact Statement (HIS) to be updated to reflect the plans submitted with this application, in particular the proposed ground floor plan on page 23 of the report.</p> <p>As an amended HIS has been submitted with the amended plan included, Heritage now has no further concerns with this application.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u></p> <p>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</p>		

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:

Nil.