

Heritage Referral Response

Application Number:	DA2023/0386
Proposed Development:	Alterations and additions to the service station including an automatic car wash facility and a laundromat
Date:	15/05/2023
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 829523 , 207 - 217 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 property is located in C1 - Pittwater Road Conservation Area and within the vicinity of a heritage item, listed in Schedule 5 of Manly Local Environmental Plan 2013:</p> <p>Item I 212 - House - 226 Pittwater Road, Manly</p>
Details of heritage items affected
<p>Details of the heritage items and the conservation area, as contained within the Manly Heritage Inventory are:</p> <p>C1 - Pittwater Road 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 seperately. 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> <p>Item I 210 -House <u>Statement of Significance</u> A rare example of Victorian Rustic Gothic style villa.</p> <p><u>Physical Description</u> 2-storey Victorian Rustic Gothic style painted brick house with gabled corrugated iron roof. Significant elements include: pointed 'gothic' windows to first floor and ground floor window beneath gable; tuck pointed brickwork; front door, fanlight and sidelights (original); decorative plaster hood moulds to windows; multi-pane coloured glass to top of main window ground floor; late Victorian Chimney pots; original joinery to ground floor verandah.</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 to an existing service station including the internal reconfiguration and enlargement of the retail service area, the addition of an accessible toilet and upgrading of the signage and some additional peripheral promotional images. The upgrading of the retail services area involves changes to the building's street presentation, but mainly remains within the existing building footprint, therefore the proposed changes to the street facade are considered to have negligible impact upon the significance of the conservation area. However, the size of the proposed vinyl graphics on the sliding doors and full height windows are considered to not comply with the controls of Manly DCP 2013:</p> <p><i>4.4.3.2 Signage on Heritage listed items and in Conservation Areas</i></p> <p><i>i) Signs on shop windows should not exceed 25 percent of the window area;</i></p> <p>Furthermore, the Heritage Impact Statement, submitted with this application states that: "<i>Should Council wish to put forward their preferred palette of colours, materials and finishes as an alternative to what has been proposed, the applicant would be amenable to taking on the advice of Council's heritage advisor in this regard.</i>" However, the proposed colours and finishes are not specified in the documents.</p> <p>Therefore no objections are raised on heritage grounds, subject to two conditions.</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? No 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Exterior colour scheme

Details of the exterior colour scheme for the proposed works are to be submitted to Council's Heritage Advisor for approval, prior to the issue of a Construction Certificate.

Reason: To ensure that the external colour scheme is appropriate for the heritage conservation area and the heritage item in the vicinity.

Signage details

The proposed size, colours, and details of the signage including the vinyl window graphics are to comply with Manly DCP 2013 - 4.4.3.2 Signage on Heritage listed items and in Conservation Areas. Details demonstrating compliance with this condition are to be submitted to Council's Heritage Advisor for approval, prior to the issue of a Construction Certificate.

Reason: To ensure that the proposed signage is appropriate for the heritage conservation area.