

Heritage Referral Response

Application Number:	DA2020/1673
Date:	10/02/2021
To:	Dean Pattalis
Land to be developed (Address):	Lot 1 DP 115663 , 86 Pittwater Road MANLY NSW 2095 Lot 1 DP 970249 , 86 Pittwater Road MANLY NSW 2095 Lot A DP 404316 , 86 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as it is located within Pittwater Road Conservation Area and in the vicinity of a number of heritage items, listed in Schedule 5 of Manly LEP 2013:</p> <p>Item I94 - Residential flat building, "Kylemore" - 5A Carlton Street</p> <p>Item I200 - Salvation Army, private hotel - 61-63 Pittwater Road</p> <p>Item I201 - House - 77 Pittwater Road</p> <p>Item I202 - House - 80 Pittwater Road</p> <p>Item I203 - House - 82 Pittwater Road</p>
Details of heritage items affected
<p>Details of the items as contained within the Northern Beaches Heritage inventory are:</p> <p>Pittwater Road Conservation Area</p> <p><u>Statement of significance:</u></p> <p>The 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></p> <p>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. The streetscape provides 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 storey residential cottages, with 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 I94 - Residential flat building, "Kylemore"</p> <p><u>Statement of significance:</u></p> <p>This item is of local cultural heritage significance for its ability to demonstrate the pattern of Manly's development. In particular, it is associated with the growth of the commuter class and subsequent</p>

development of residential apartment buildings in Manly in the 1920's. It contributes to the overall character and historical context of the Pittwater Road Conservation Area

Physical description:

The building is a two storey painted face brickwork apartment block with gable roof and Dutch style parapets to the east and west. The roof has concrete tiles and is broken backed over the verandah. There is a rendered string course, rendered name panel and dentilled decoration. The entrance is arched and the windows are casements with 2x4 panes in the upper level and double hung 3 pane vertically at the lower level.

Item I200 - Salvation Army, private hotel - 61–63 Pittwater Road

Statement of significance:

This item is of local and state cultural heritage significance as it demonstrates the pattern of development of Manly and, in particular, that associated with Pittwater Road. Constructed on a transport corridor close to the Steyne, it is an important example of a hostel built by the Salvation Army for holiday-makers from the country, one of the first three built in Australia. It is a fine and unique example of a large scale hostel displaying elements of the free classical style of architecture.

Physical description:

A large-scale 4-storey, tuck pointed red brick and painted brick hostel with timber cantilevered verandah to first floor. Ornate pilastered Free Classical façade. Verandah has decorative scrolled metal awning brackets and organic styled timber brackets and lattice valence above. Double hung windows to upper level and casement sashes with coloured glazing to ground floor level with coloured glazing in top. Glazed ceramic tiles to street level entrance with art nouveau motif. Double leaf paneled front door. The front of the building, on the ground floor, was the original location of the communal dining room; while the area behind the first floor balcony housed the communal lounge room. "The garden roof is an outstanding feature of this modern Hostel" (The War Cry, 8.11.1913).

Item I201 - House - 77 Pittwater Road

Statement of significance:

An unusual landmark corner building in Federation Queen Anne Style.

Physical 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.

Items I202 & 203 - House - 80 & 82 Pittwater Road

Statement of significance:

This building is a good example of a Late Victorian design. This item is of local cultural heritage significance as it demonstrates the pattern of development of Manly and in particular that associated with Pittwater Road. Constructed on the main road it is associated with development of the area prior to the introduction of the tram service. One of a pair, it is an uncommon example of its kind which contributes to the overall character of the Pittwater Road Conservation Area.

Physical description:

One of a pair (Nos 80 and 82) of single storey late Victorian period weatherboard semi-detached cottages in the Villa style. The cottages have a hipped roof with dominant symmetrical gabled wings and bull nosed awning between. Gabled have decorative barge boards and timber louvres. Bay windows in front wing have 2 pane double hung sashes and a sheet metal roof.

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	N/A	
Consideration of Application		
<p>The proposal seeks consent for rebranding the existing Caltex service stations to Ampol service stations by replacing the existing signage.</p> <p>It is considered that there will be no additional impact upon the significance of the Pittwater Conservation Area or the heritage items within the vicinity by the proposed signage.</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</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? Yes</p> <p>Has a Heritage Impact Statement been provided? Heritage impact has been addressed in the SEE.</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 09 February 2021</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.