



Heritage Referral Response

Application Number:	DA2020/0225
Date:	09/04/2020
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 1164502 , 210 - 212 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The application has been referred to Heritage as the subject property is a heritage item, being Item I210 - Commercial building. It also adjoins a heritage item and within a conservation area:</p> <p>Item I211 - Group of commercial buildings - 216–218 Pittwater Road</p> <p>C1 - Pittwater Road Conservation Area</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>Item I210 - Commercial building <u>Statement of significance:</u> A group of shops with upper floor residential apartments constructed as one building. Constructed in a Late Victorian style. Major significance as a unique example of style of architecture with commercial function at this date within Municipality. <u>Physical description:</u> c.1890 two storey commercial building of brick with iron roof. Originally two shops with dwelling above - shopfronts intact. Additional two storey brick building to north also has original shopfront. The addition has been constructed to match the original building at 1st floor level. First floor French doors now open onto awning. Evidence of original balcony extant. Possible original hip roof now only extant at southern end. Southern section has central chimney.</p> <p>Item I211 - Group of commercial buildings <u>Statement of significance:</u> An intact example of late 19th century retail architecture which is unusual within local area. 216,218,218A Pittwater Rd <u>Physical description:</u> Two storey brick building(s) with retail outlets at ground floor level. Southern shop front generally intact. Southern section: significant elements include dormer windows, gabled iron roof, shop fronts. Northern section: original doorway with 3 course header arch over and 2 course arch over first floor window above. There is evidence of original tuck pointing to both buildings. The awning is not original.</p> <p>C1 - Pittwater Road Conservation Area <u>Statement of significance:</u></p>



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.

Physical description:

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.

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 application is for a change of use of the existing Bike Shop at 212 Pittwater Road, to an infrared Sauna Studio. The proposed changes are internal and at ground floor level only, including the construction of stud walls to create 5 cubicles for infrared sauna units and shower enclosures. Raised floor is also proposed at this section of the building for drainage purposes. The walls do not extend to the ceiling, therefore the existing ceiling and the floor will be retained. There is no external changes are proposed apart from the repainting the exterior and the new graphic to the existing awning signage. The proposed colours are considered sympathetic to the original building fabric and the appearance of the heritage item.

Therefore, no objections are raised on heritage grounds and no conditions are required.

Consider against the provisions of CL5.10 of MLEP.

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? SEE contains a Statement of Heritage Impact section.

Further Comments



COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 09 April 2020

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.