

Heritage Referral Response

Application Number:	DA2020/0063
Date:	12/03/2020
To:	Adam Croft
Land to be developed (Address):	Lot 1 SP 85482 , 1 / 18 - 20 Denison Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred to Heritage as it is within C1 - Pittwater Road Conservation Area, which is listed in Schedule 5 of Manly Local Environmental Plan 2013.</p>		
Details of heritage items affected		
<p>Details of the heritage conservation area as contained within the Manly Heritage Inventory is as follows:</p> <p>C1 - Pittwater Road Conservation Area <u>Statement of significance:</u> Constructed between 1880 and 1963, 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.</p>		
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		
<p>The proposal seeks consent for alterations and additions to the rear of the existing two storey semi detached dwelling. There are no changes proposed to the front facade of the building and the proposal is hardly visible from the street. Given the proposed additions being at the rear of the property and the low profile of the development it is considered that the conservation area will not be affected by this application.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</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>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 12 March 2020</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.