

Heritage Referral Response

Application Number:	Mod2018/0604
To:	Nick England
Land to be developed (Address):	Lot 6 DP 659074 , 1184 - 1186 Pittwater Road NARRABEEN NSW 2101

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to heritage as the subject property is a heritage item		
Item I25 - House at 1184-1186 Pittwater Road		
Details of heritage items affected		
Details of the item as contained within the Warringah heritage inventory are as:		
<p><u>Statement of Significance</u></p> <p>A rare example of a late Victorian residence, which although altered retains important original fabric. Historically the building provides evidence of 19th century development and the importance of beach-side leisure accommodation.</p> <p><u>Physical Description</u></p> <p>Two storey residential building being used as 8 flats. Rendered masonry walls & roughcast piers to verandah. Hipped tiled roof with skillion corrugated iron roof to 1st floor verandah (infilled). Original joinery details. Timber sash windows on ground level with half-round heads; original 4 panel doors with half-round fanlights; rendered mouldings around windows & doors. Substantially modified.</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 the modification of an approved application for demolition works with alterations and additions to an existing heritage building to create a residential flat building with underground car parking. The proposal has been been modified before with one modification moving the underground car park from under the existing heritage building to the rear yard of the property. This proposal seeks to create new basement storage for the apartments under the existing heritage building by extending the existing basement under the south western corner of the building to the</p>		

north and east.

Heritage notes the proposed additional basement area is to be constructed through the removal of the bulk of the building asides from the external walls which are proposed to be supported during construction through external propping structures. This would allow for the installation of piles and the construction of the basement storage area before the reconstruction of the building would occur. Heritage would prefer that the basement storage areas were moved from this area in a similar fashion to Mod2014/0068 where the car park was moved outside the existing building's footprint. This would reduce the risk of damage to significant heritage fabric during demolition and construction.

However Heritage can support the basement storage works subject to the property being properly braced and retained during demolition construction works. The proposed alterations to the eastern extension of the building are considered to be of little impact to the heritage significance of the item and are acceptable to Heritage.

Overall Heritage raises no objections to the proposal and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? Yes - A CMP was provided as part of the original DA in 2006

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Is a Heritage Impact Statement required? Yes - A Revised statement was provided

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Further Comments

COMPLETED BY: Brendan Gavin, Strategic Planner

DATE: 14 January 2019

Recommended Heritage Advisor Conditions:

Nil.