

Heritage Referral Response

Application Number:	DA2020/1204
Date:	23/10/2020
To:	David Auster
Land to be developed (Address):	Lot 30 DP 2427 , 184 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 a heritage item, being Item I205 - House - 184 Pittwater Road and located in the Pittwater Road Conservation Area, as listed in Schedule 5 of Manly LEP 2013.</p>		
Details of heritage items affected		
<p>Details of the item as contained in the Manly heritage inventory is as follows:</p> <p>Item I205 - House <u>Statement of significance:</u> This building is an unusual example of an Arts and Crafts building. This item is of local cultural heritage significance as it demonstrates the pattern of development associated with Pittwater Road. Constructed on the main road, it is associated with the development of the area following the introduction of the tram service. An unusual Arts and Crafts style house constructed of concrete block resembling ashlar stonework, a rare example of its kind in Manly and possibly the state which contributes to the significance of the Pittwater Road Conservation Area overall.</p> <p><u>Physical description:</u> Unusual concrete block single storey residence with Arts and Crafts influence. Concrete block finished to resemble rock faced ashlar stonework. Parapeted entry with recessed door and verandah. Roughcast chimney. Low front fence has matching blockwork with pipe rail. Infill to front and side verandah. Extensions to rear.</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	N/A	
Consideration of Application		
The proposal is for the subdivision of the subject site. Although the existing property is a semi		

detached dwelling, its street presence is a single dwelling as there is a party wall between the two sections of the building. It is not known whether this party wall extends to the roof as it is noted in the Heritage Impact Statement that prepared by John Oultram Heritage & Design. It is also noted that the proposed subdivision will not alter the curtilage of the house or the existing single dwelling presence on the streetscape.

Therefore, no objections are raised to this application on heritage grounds, subject to the imposition of a condition regarding the extension of the party wall.

Consider against the provisions of CL5.10 of MLEP 2013

Is a Conservation Management Plan (CMP) No

Required? Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 23 October 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:

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

Extension of the party wall

It is recommended to investigate if the party wall is extended to the underside of the existing roof, and if it needs to be extended the works must be done by experienced tradespersons, without damaging the original fabric.

Reason: To preserve the significance of the heritage item.