

Heritage Referral Response

Application Number:	Mod2020/0232
Date:	22/01/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 76807 , 29 - 33 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to heritage as the subject property is within the Pittwater Road Conservation Area, adjacent to heritage items, being Item I198 -Pair of houses - 25–27 Pittwater Road and Item I164 - Natural escarpment - Kangaroo Reserve Park and within the vicinity of a number of heritage items:</p> <p>Item I199 - Group of commercial and residential buildings - 35–49 Pittwater Road</p> <p>Item I134 - Row house - 26 Denison Street</p> <p>Item I135 - Row house - 28 Denison Street</p> <p>Item I136 - Row house - 30 Denison Street</p> <p>Item I137 - Row house - 32 Denison Street</p> <p>Item I138 - Row house - 34 Denison Street</p> <p>Item I139 - Row house - 36 Denison Street</p> <p>Item I140 - Row house - 38 Denison Street</p>
Details of heritage items affected
<p>Details of the conservation area and the heritage items as contained within the Heritage inventory are:</p> <p>C1 - Pittwater Road Conservation Area</p> <p><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.</p> <p><u>Physical description:</u> 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.</p>

Item I198 -Pair of houses

Statement of significance:

25 Pittwater Road includes a substantial single storey double fronted residence designed in the Federation Queen Anne style of architecture. 27 Pittwater Road is a small Federation style cottage. The buildings are related in scale, mass and period.

Physical description:

No.25 Pittwater: Brick bungalow with slate roof and terra-cotta roof ornament with Federation style detailing, including timber columns and valence to verandah; steeply pitched gable roof with simple barge board and timber decoration on stucco beneath gable end. Bay window has coloured square pane fanlights and vaguely Art-Nouveau influence in window head repeated on front of building. The picket fence is not original.

No. 27 Pittwater: Painted brick and tile bungalow similar in style and mass to No. 25 Pittwater but shallow pitch to gable. Special elements include the shell or fan motif in timber verandah brackets and the gable in the verandah creating a central portico.

Item I164 - Natural escarpment

Statement of significance:

Reserve and local streets associated by name and planning layout.

Physical description:

Natural landscape context to the Reserve together with natural rock outcrop. Significant remnant indigenous flora.

Item I199 - Group of commercial and residential buildings

Statement of significance:

This item is a group of unusual early Twentieth Century terraced two storey residences with shops at each end.

Listed due to its originality and uniqueness of concept, layout and mixture of materials. Significance in contribution to streetscape and in relationship to late 19th century development locally.

Physical description:

Group of 8 terraced buildings comprising 6 terraced two storey houses (rendered at ground floor level and timbered first floor) with rendered two storey (projecting as one storey shops) buildings at each end. Bullnose verandah roofs to residences have reversed bullnose up to sill level on first floor. Projecting 'gable end' of roof forms pediment over central pair. Rendered pediments over shop fronts, window hoods over first floor windows, Italianate render decoration to ground floor or residences.

Items I134 - I135 - I136 - I137 - I138 - I139 - I140 - Row houses

Statement of significance:

A group of seven Victorian Rustic Gothic style terraces, aesthetically significant as representative of the style, and historically significant as early Manly terraces.

Physical description:

Significant elements include decorative timber barge boards, bullnose verandahs, cast iron brackets and fringes and chimney pots. Gabled corrugated iron roof, with three front facing gables, to No's.38, 32 and 26. Each gable featuring elaborate timber fretwork, and slightly curved triangular timberlouvred vent. Iron lace frieze work. Corrugated iron skillion roofed verandahs elaborate drip moulds over front doors and timber framed double hinge windows to each facade.

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>This site is subject to a current planning consent for a first floor rear addition, which was approved by the Northern Beaches Development Determination Panel on 10 July 2019 (DA2019/0083). Following this DA two modification applications were approved.</p> <p>This modification application seeks consent for modifications to the approved DA2019/0083, including internal alterations and minor changes to the external configuration. Changes to the southern elevation includes rebuilding the southern boundary wall to rectify the boundary alignment. Changes to Denison Street elevation include the extension of the ground floor awning towards the west to encompass the new door to the lift lobby.</p> <p>It is noted that the proposal does not alter the bulk and scale of the building from the approved DA and the additional impact upon the significance of the conservation area and the heritage items in the vicinity, will be acceptable.</p> <p>It is also noted that the signage is not included in this application.</p> <p>Therefore, no objections are raised to this application on heritage grounds, subject to the imposition of one condition requiring the details of the third level balustrade/handrail.</p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013.</u> 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? No - A HIS had been provided for DA2019/0083</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 22 January 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:

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

Details of the third level balustrade/handrail

Details of the new balustrades/handrail behind and above the existing roof parapet is not clear. Transparent balustrade is recommended. Details demonstrating compliance with this condition should be submitted to the Council's Heritage Advisor's satisfaction prior to the issue of the Construction Certificate.

Reason: To ensure that the balustrade/handrail is not visible from the street level and integrates with the existing facades.