

The General Manager
Manly Council

Planning Department
PO Box 82 Manly NSW 1655

20250215

Attention: Planning and Building Department

HERITAGE STATEMENT - 41 WHISTLER STREET, MANLY.
DP566121

The subject site is located on the western side of Whistler Street in Manly.

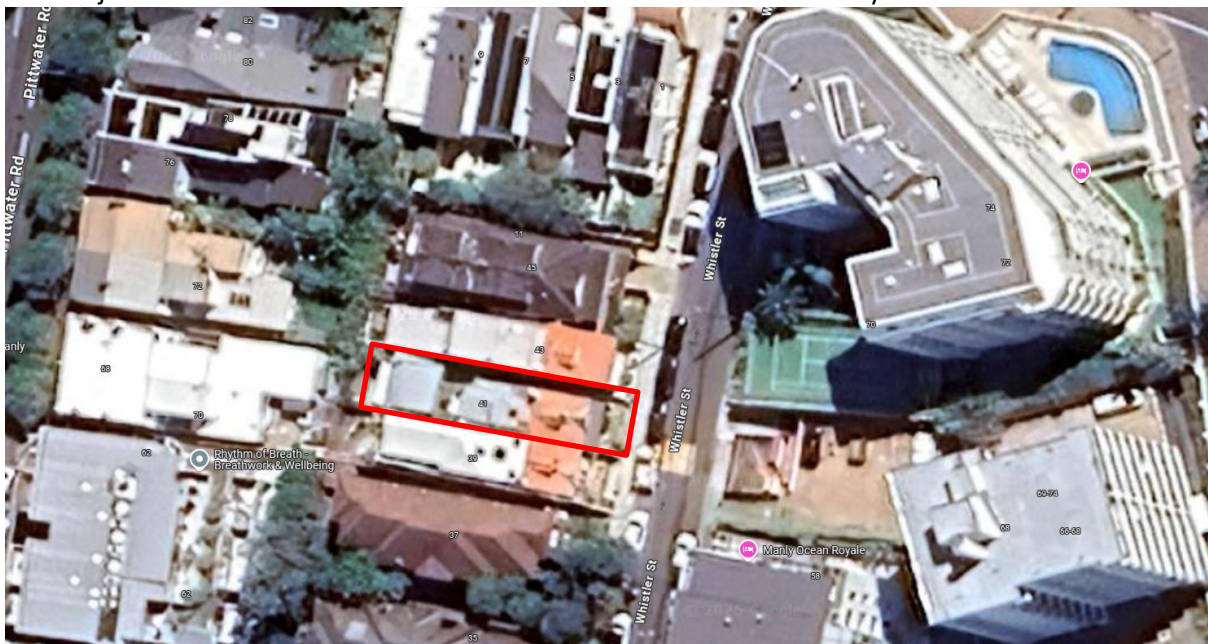


Figure 1. Aerial view, 41 Whistler Street Manly. Googlemaps 2025.

It is a rectangular shaped lot with a front boundary of 6 metres, a rear boundary of 5.7 metres and side boundaries of 30.1 metres (north and south). The lot has an area of 178.8m².

The site is occupied by a one-storey with attic brick dwelling with tiled roof. There is a rear metal clad attic extension and single level pavilion to the rear separated by a deck.

As shown in figure 2 the site is surrounded by semi-detached residential dwellings and residential flat buildings. The proposal considers the contribution of the dwelling to the Pittwater Road Conservation area with no changes proposed to the front facade. The ridge of the new rear extension is set back to ensure it does not dominate the traditional scale of the dwelling within the streetscape. No changes are proposed to the single story roof at the rear.

The property is not a heritage item; however it is located in The Pittwater Road Conservation Area and positively contributes to the streetscape. It is located in proximity to heritage item I2 All Stone Kerbs.

PART 5 MANLY DCP

5.2 Pittwater Road Conservation Area

5.2.1 Statement of Significance

The Pittwater Road Conservation Area street pattern is distinctive and underpins the urban character of the area. This street pattern comprises the alignment, detailing and silhouette of the street facades and the overall scale of building in Pittwater Road is important. 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. In particular, the streetscape along Pittwater Road from Dennison Road to Collingwood Street is a fine example of a remaining vista of the early settlement period in the Municipality specifically its scale and architectural interest and mixed use and for its association with the tram route and the major northern transport route.

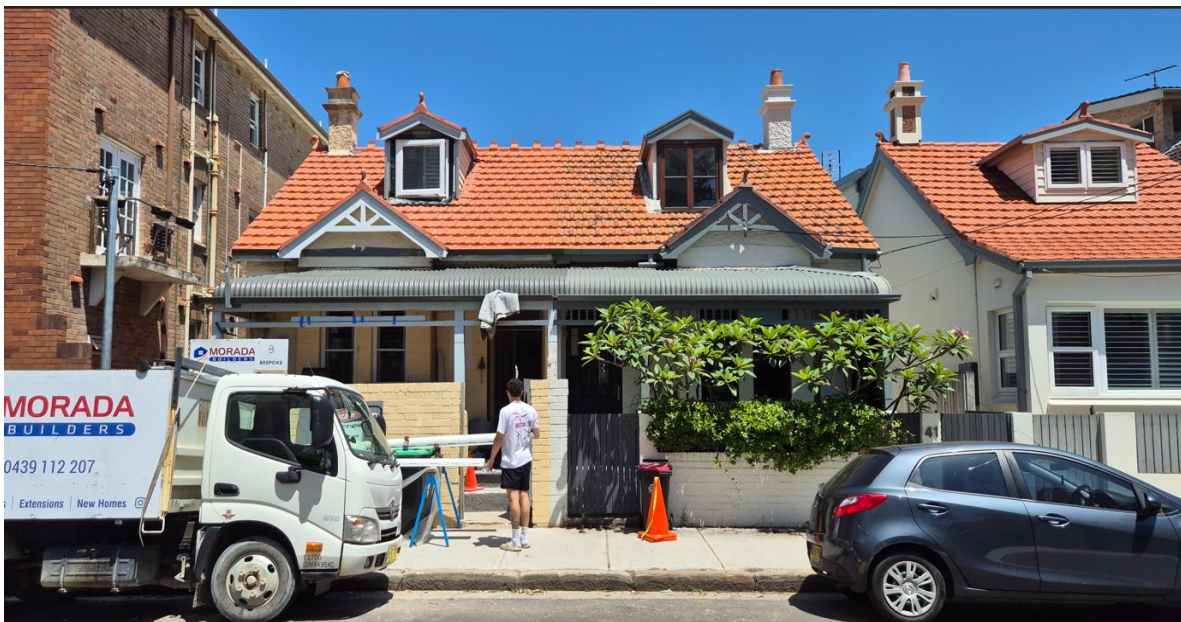


Figure2. 39 and 41 Whistler Street Manly.

The proposed alterations respond to the recently altered context along both sides of the property. The proposed alterations and additions will have no significant environmental impact as they are limited to rear of the property. Demolition works are required to refurbish the existing attic extension. The external heritage features of the property will be retained. All materials and finishes will match existing. No significant trees are proposed to be removed.

The design aims to maintain appropriate visual relationships between the development and the existing character and landscape of the conservation area. The proposed articulated roof form is set behind the front of the property and separated from the rear pavilion with an existing deck area to ensure there is no detrimental impact to the streetscape or neighbouring properties.