

Heritage Referral Response

Application Number:	DA2020/1469
Date:	06/01/2021
To:	Catriona Shirley
Land to be developed (Address):	Lot 4 DP 233249 , 43 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred to Heritage as it is a listed heritage item and is located in the Pittwater Heritage Conservation Area. The building is a part of the heritage item, being Item I199 - Group of Commercial and Residential Building - 35-49 Pittwater Road , as listed in Schedule 5 of Manly LEP 2013.</p>
Details of heritage items affected
<p>Details of the heritage item and Pittwater Road Conservation Area, as contained within the Northern Beaches Heritage inventory, are as follows:</p> <p><i>I199 - Group of Commercial and Residential Buildings</i></p> <p><u>Statement of significance:</u></p> <p>The item is a group of unusual early Twentieth Century terraced two storey residences with shops at each end.</p> <p>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.</p> <p><u>Physical description:</u></p> <p>The subject dwelling is part of the group of 8 terraced buildings comprising 6 terraced two storey houses (originally rendered at ground floor level and timbered at first floor level) 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 - 41&43 Pittwater Road. Other significant elements include; barge boards to end buildings, rendered pediments over shopfronts, window hoods over first floor windows, Italianate render decoration to ground floor of residences.</p> <p><i>Pittwater Heritage Conservation Area:</i></p> <p><u>Statement of significance:</u></p> <p>The 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></p> <p>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. The streetscape provides 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 storey residential cottages, with occasional terrace. Some streets have intermittent street plantings and remnant stone kerbs. The flat topography is accentuated by the escarpment to the west which</p>

provides an important visual, vertical and vegetated backdrop.

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

The proposal is seeking approval for alterations and additions to the existing property, which is part of a group of heritage listed two storey terraces with shops at each end. Previously a ground floor extension has been approved and this application is for further extensions to the ground floor and the first floor with a Juliet balcony.

It is considered that the proposal will have no impact upon the significance of the conservation area, as the proposed works are mainly confined to the rear of the terrace, however Heritage recommends some amendments to reduce the impact upon the significance of the heritage item:

- Proposed new roof to the first floor extension should be lowered at least 300mm below the main roof ridge height.
- Internal layout should retain the original fabric of the existing front house, including the arched openings and this should be noted on the plans.
- Splayed corner to the south section of the proposed Juliet balcony is recommended to be deleted and be symmetrical to the north section.

Therefore, Heritage requires amendments to the proposal.

Amended Plans 29 December 2020

Amended plans, submitted in December 2020, have resolved a number of concerns Heritage had with the proposal, but the retention of the original fabric to the front house and the arched openings leading to the existing kitchen area should be noted on the plans.

Therefore, no objections are raised to this application on heritage grounds, subject to one condition.

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: 16 December 2020, Amended 06 January 2021

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**

Retention of the original fabric to the front house

Retention of the original fabric to the front house and the arched openings leading to the existing kitchen area should be noted on the plans. Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority prior to the issue of the construction certificate.

Reason: To preserve the heritage significance of the the heritage listed terrace.