

Heritage Referral Response

Application Number:	Mod2021/0092
Date:	09/08/2021
To:	Kye Miles
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 site is a heritage item		
I25 - House - 1184-1186 Pittwater Road, Narrabeen		
Details of heritage items affected		
Details of the item as contained within the Warringah inventory is as follows:		
<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	N/A	
Consideration of Application		
<p>The proposal seeks consent for modifications to an approved development application. Changes include rebuilding the sea wall, extending the underground car park to the rear and some internal reconfiguration. A short Heritage Impact Statement has been submitted with the proposal which concludes the works are acceptable.</p> <p>The proposed works are considered to not impact upon the heritage item or its significance. The changes are either to the rear of the property, underground or located within proposed area of new</p>		

work already approved. Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? Yes

Has a CMP been provided? Yes - A CMP was provided with the original development application in 2006

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 9 August 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:

Nil.