

Heritage Referral Response

Application Number:	Mod2022/0471
Date:	24/10/2022
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 373531 , 1955 Pittwater Road BAYVIEW NSW 2104

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred it is within the vicinity of a local heritage item, being Item 2270340 - Maybanke House ('Stoneleigh') and plaque - 1945 Pittwater Road, Bayview.		
Details of heritage items affected		
Details of the heritage item in the vicinity, as contained within the Heritage Inventory, are: <u>Statement of Significance:</u> This house, built at 1945 Pittwater Road, Bayview, in 1901 is historically significant for its association with the early development of Bayview and with the Australian feminist and writer Maybanke Anderson. Maybanke Anderson wrote the first history of Pittwater and was a passionate educator and feminist. The plaque is a tribute to Maybanke and the adjacent cove named after her. For this reason, both the house and the stone boulder mount and plaque at 1945 Pittwater Road, Bayview are socially significant for the local community. The house offers views to the water. <u>Physical description:</u> The house is located on a steep sloped site covered with trees and luxuriant vegetation with scenic views over Pittwater. It is a two-storey sandstone cottage with a tiled roof and veranda on the east and north sides. The house has a terrazzo floor featuring Australian animals and birds		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
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		
This application is for modifications of a seniors housing development approved by the Land & Environment Court in July 2020 (DA2019/0154). The modifications include a change in floor levels which results in an overall increase in height, along with a number of modifications to the detailing of the building, including the balconies.		
The heritage item in the vicinity, "Maybanke", is located to the south of the site, separated by by 2 properties, 1953 and 1951 Pittwater Road. Additionally, the heritage item is setback from Pittwater Road on elevated land, due to its location on a large battle axe lot.		

Given this spatial separation and change in elevation, the proposed development will not have any adverse impact upon the heritage significance of "Maybanke".

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been N/A provided?

Further Comments

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.