

Heritage Referral Response

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| Application Number: | REV2023/0016 |
| Proposed Development: | Review of Determination of DA2022/2270 for Alterations and additions to a semi-detached dwelling house |
| Date: | 19/07/2023 |
| To: | Phil Lane |
| Land to be developed (Address): | Lot 107 DP 1176623 , 166 Pittwater Road MANLY NSW 2095 |

Officer comments

| HERITAGE COMMENTS | | |
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| Discussion of reason for referral | | |
| <p>The proposal has been referred to Heritage as the subject site is located within a conservation area and in the vicinity of a heritage item:</p> <p>C1 - Pittwater Road Heritage Conservation Area</p> <p>Item I208 - Service station (former) - 167 Pittwater Road, Manly</p> | | |
| Details of heritage items affected | | |
| <p>Details of the Heritage Conservation Area as contained within the Manly Heritage inventory are:</p> <p>C1 - Pittwater Road Heritage Conservation Area</p> <p><u>Statement of Significance</u></p> <p>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></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 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. 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 story residential cottages, with the occasional terrace. Some streets have intermittent street plantings and remnant stone kerbs. The flat topography is accentuated by the escarpment to the west which provides an important visual, vertical and vegetated backdrop.</p> | | |
| Other relevant heritage listings | | |
| SEPP (Biodiversity and Conservation) 2021 | No | |
| Australian Heritage Register | No | |
| NSW State Heritage Register | No | |
| National Trust of Aust (NSW) Register | No | |
| RAIA Register of 20th Century Buildings of | No | |

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| Significance | | |
| Other | No | |
| Consideration of Application | | |
| <p>The proposal seeks consent for alterations and additions including a first floor addition to the existing semi-detached dwelling, that contributes positively to the Heritage Conservation Area and its context. The existing property is an intact example of a pair of single-storey semi-detached dwellings from the Federation era. This application is for the review of DA2022/2270, which was refused on 6 June 2023. The current proposal involves an amendment to the party wall between the adjoining semi and does not involve any modifications regarding the impact of the proposal upon the heritage values of the original building and the HCA.</p> <p>It is noted that the Heritage Impact Statement submitted with this application is inconsistent with the submitted plans; the proposed ground floor plan on page 23 of this report is different than the architectural plans.</p> <p>Therefore, Heritage require the plan to be modified to reflect the report.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? Yes</p> <p>Has a Heritage Impact Statement been provided? Yes</p> | | |

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.