

Heritage Referral Response

Application Number:	Mod2014/0068
To:	Kevin Short
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		
<p>This Modification application has been referred as the site contains a listed local heritage item. The building on the site at 1184 -1186 Pittwater Road, is listed as Item I25 in Schedule 5 of Warringah Local Environmental Plan 2011.</p> <p>It is noted that development consent has already been issued (Consent 2008/1216) and this is a proposed modification of that consent.</p>		
Details of heritage items affected		
<p>Details of the heritage item from Warringah Heritage Inventory are:-</p> <p>Item I25 House - 1184-1186 Pittwater Road, Collaroy</p> <p>Statement of Significance 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>Physical Description 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	No	

Buildings of Significance		
Other	No	
Consideration of Application		
<p>This modification proposes the re-location of the basement carparking and construction of a seawall.</p> <p>The basement carpark is proposed to be relocated from beneath the heritage building, further to the east. The seawall is proposed beyond this basement carpark adjacent to the beach.</p> <p>This modification does not propose any changes to the approved building and therefore, the visual impact will be the same as that previously approved. The previous approval was considered acceptable on heritage grounds, and this modification request will not alter this assessment.</p> <p>A brief heritage statement is provided by Graham Brooks and Associates, who conclude that " <i>The currently proposed s96 amendments to the approved project will have a positive effect on the heritage significance of the property, mainly due to the relocation of the approved basement garage away from below the footprint of the historic house, thereby reducing construction risk to the building.</i>"</p> <p>These comments are agreed with and it is considered that there will be no adverse heritage impact as a result of this proposed s.96 modification.</p> <p>Therefore no objections are raised on heritage grounds and no conditions required.</p> <p>Consider against the provisions of CL5.10 of WLEP.</p> <p>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 provided? Brief statement provided.</p>		
Further Comments		
<p>COMPLETED BY: Janine Formica</p> <p>DATE: 11 June 2014</p>		

Recommended Heritage Advisor Conditions:

Nil.