

HERITAGE ADDENDUM LETTER

ALTERATIONS & ADDITIONS – 207-217 PITTWATER ROAD, MANLY

**Introduction**

This letter has been prepared as an addendum to the original heritage impact statement in relation to alterations and additions to the property at 207-217 Pittwater Road, Manly (Lot 1 DP 829523), which contains an existing service station. The property is not listed as an individual heritage item on Schedule 5 of the Manly Local Environmental Plan 2013 ('MLEP 2013') but it is located within the Pittwater Road Conservation Area. The development application was recently refused by Council. This letter outlines that the proposal remains supportable from a heritage perspective.

**Heritage Listings**

The subject site is not listed on Schedule 5 of the MLEP 2013 as a Heritage Item, but it is located within the Pittwater Road conservation area.



Figure 9: MLEP 2013 Heritage Map (location of the subject site denoted by red dot).

## Proposal

The works proposed as part of the original application sought to improve the functionality of the existing service station and the changes outlined in the most recent development application package respond to the issues raised in Council's letter of determination (refusal).

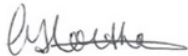
## Recommendations

As noted in the original heritage impact statement, the proposal will continue to maintain the existing building footprint and its general appearance and the changes to the windows addressing the north-eastern corner are desired to enable better use of the space internally without making wholesale changes to the building. It should be noted that the building is not considered to be contributory within the conservation area.

Overall, the works are still unlikely to result in any adverse heritage impacts.

As noted previously and despite the proposal resulting in an improvement to the conservation area, Council may be inclined to suggest alternative materials, colours and finishes as part of a condition of consent.

In summary, the revised proposal remains supportable from a heritage perspective.



Vanessa Holtham

**Vanessa Holtham Heritage & Architecture**

Appointed Member Heritage Council of NSW  
Nominated Architect Vanessa Holtham NSW ARB. 8614  
MURP (Heritage Cons.), Bsc (Arch), BArch, RAIA