

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0261
<b>Proposed Development:</b>	Alterations and additions to a residential flat building (Unit 4)
<b>Date:</b>	01/04/2025
<b>To:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 4 SP 45983 , 4 / 235 Pittwater Road MANLY NSW 2095

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site is located within the vicinity of a Heritage Conservation Area (HCA) being: <b>Pittwater Road Conservation Area, Pittwater Road Manly</b>		
Details of heritage items affected		
<u>Statement of Significance</u> 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.		
<u>Physical Description</u> 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 seperately. Adjacent streets generally comprise a consistant 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.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
The proposal seeks consent for alterations and additions to an existing unit within an existing residential flat building. The proposed works relate to Unit 4 and include the construction of a loft contained within the existing roof form, the relocation of a door and the construction of an internal stairway with access to the proposed loft. The proposed works also include the installation of three skylights within the existing roof form. The skylights are located towards the rear of the building and are not visible from the primary northern elevation facing Pittwater Road. The subject site is located within a Heritage Conservation Area known as the Pittwater Road Conservation Area. The majority		

of the proposed works are contained within the internal areas of Unit 4 and are not considered to have an impact on the surrounding conservation area. The proposed skylights are externally visible, however as they are located towards the rear of the building and have no visual impact to the primary front facade, Heritage considers this a tolerable impact to the surrounding conservation area.

Therefore, Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

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.