

Heritage Referral Response

Application Number:	DA2019/0659
To:	Adam Urbancic
Land to be developed (Address):	Lot 6 DP 233249 , 39 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred to heritage as the property is a heritage item which is a part of "<i>Group of commercial and residential buildings</i>" and is within a heritage conservation area listed in Schedule 5 of the Manly LEP:</p> <p><i>Item I199 - Group of commercial and residential buildings - 35–49 Pittwater Road</i></p> <p><i>Pittwater Road Heritage Conservation Area</i></p>
Details of heritage items affected
<p>Details of the heritage items, as contained in the Manly Heritage Inventory are:</p> <p><i>Item I199 - Group of commercial and residential buildings</i></p> <p><u>Statement of Significance:</u> This item is a group of unusual early Twentieth Century terraced two storey residences with shops at each end. Listed due to its originality and uniqueness of concept, layout and mixture of materials. Significance in contribution to streetscape and in relationship to late 19th century development locally.</p> <p><u>Physical description:</u> Group of 8 terraced buildings comprising 6 terraced two storey houses (rendered at ground floor level and timbered first floor) with rendered two storey (projecting as one storey shops) buildings at each end. Bullnose verandah roofs to residences have reversed bullnose up to sill level on first floor. Projecting 'gable end' of roof forms pediment over central pair. Other significant elements include; barge boards to end buildings, rendered pediments over shop fronts, window hoods over first floor windows, Italianate render decoration to ground floor or residences.</p> <p><i>Pittwater Road Heritage Conservation Area</i></p> <p><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.</p> <p><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 separately. Adjacent streets generally comprise a consistent pattern of one and two storey residential cottages, with the occasional terrace.</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 Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>This application is for alterations and additions to an existing two storey dwelling including internal alterations with a small extension of the existing outdoor area at ground level and a rear extension at first floor level.</p> <p>The proposed first floor extension is behind the ridge line of the main roof. It is believed that this extension will not be visible from Denison Road as it will be behind 37 Pittwater Road with a similar size and scale. It is recommended to avoid strong contrasting colours and have either white with grey or grey with dark-grey/black.</p> <p>The proposed works are mainly at the rear and not visible from Pittwater Road, therefore there will have minimal impact upon the heritage item and the conservation area.</p> <p>The proposal is supported on heritage grounds subject to a condition of consent.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 07 January 2020</p>		

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Avoid strong contrasting colours

Avoid strong contrasting colours and have either white with grey or grey with dark-grey/black.

Reason: To respect and preserve the heritage significance of the item. (DACHECPCC1)