

Heritage Referral Response

Application Number:	DA2022/2270
Proposed Development:	Alterations and additions to a dwelling house
Date:	27/02/2023
To:	Kye Miles
Land to be developed (Address):	Lot 107 DP 1176623 , 166 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
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		
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	No	

Significance		
Other	No	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions 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. Therefore, the heritage character of the building should be preserved and the impact of the proposed works/additions upon the existing building, its context and the HCA should be minimised. This impact can be reduced by minimising the height, bulk and scale of the proposed second storey addition and by setting it visibly back from and behind the main roof form of the original dwelling. The proposed upper level study space, could be moved off the rear main roof plane, and set further 700mm back from the side boundary to reduce the visibility of the new work to acceptable levels, and to assist a proper retention of the the existing chimney - free from the new external walls. Changes required to make it acceptable on heritage grounds would be:</p> <ul style="list-style-type: none"> • The addition form should sit completely behind the main roof • The external cladding, shown as vertical, preferably be horizontal; • The upper level study space, could be moved off the rear main roof plane, and set further 700mm back from the side boundary to reduce the visibility and set the existing chimney - free from the new external walls. • A revised schedule of materials and finishes with the actual finishes and colours (not similar) should be provided. • The roof must not be "metal decking" but Custom Orb profile. <p>Therefore, Heritage require amendments to the proposal.</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>		
Further Comments		
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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.