



## Heritage Referral Response

Application Number:	DA2019/1126
To:	Thomas Burns
Land to be developed (Address):	Lot 4 DP 233249 , 43 Pittwater Road MANLY NSW 2095

### Officer comments

#### HERITAGE COMMENTS

##### Discussion of reason for referral

This application has been referred to Heritage as it is a listed heritage item and is in the ***Pittwater Heritage Conservation Area***. The building is a part of the heritage item "***I199 - Group of Commercial and Residential Buildings***" listed in Schedule 5 of Manly LEP 2013.

##### Details of heritage items affected

Details of the heritage item and Pittwater Road Conservation Area, as contained within the Manly Heritage inventory, are:

#### ***I199 - Group of Commercial and Residential Buildings***

##### Statement of significance:

The 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.

##### Physical description:

The subject dwelling is part of the group of 8 terraced buildings comprising 6 terraced two storey houses (originally rendered at ground floor level and timbered at first floor level) 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 - 41&43 Pittwater Road. Other significant elements include; barge boards to end buildings, rendered pediments over shopfronts, window hoods over first floor windows, Italianate render decoration to ground floor of residences.

#### ***Pittwater Heritage Conservation Area:***

##### Statement of significance:

The 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.

##### Physical description:

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. The streetscape provides 19th century atmosphere due to its 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 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		
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>The proposal seeks consent for a small ground floor extension to the rear of the existing building. The extension proposes rear alignment with the adjacent property at 45 Pittwater Road extending the existing wall and skillion roof consistent with existing form, materials and finishes. It is believed that there will not be a significant impact upon the heritage item or the conservation area.</p> <p>Therefore no objections raised to this application on heritage grounds.</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: 28 November 2019</p>		

**Recommended Heritage Advisor Conditions:**

Nil.