

Heritage Referral Response

Application Number:	Mod2025/0141
Proposed Development:	Modification of Development Consent REV2023/0016 granted for Review of Determination of DA2022/2270 for Alterations and additions to a semi-detached dwelling house
Date:	28/04/2025
To:	Michael French
Land to be developed (Address):	Lot 107 DP 1176623 , 166 Pittwater Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
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: C1 - Pittwater Road Heritage Conservation Area Item I208 - Service station (former) - 167 Pittwater Road, Manly		
Details of heritage items affected		
C1 - Pittwater Road Heritage Conservation Area <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 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.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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		
The proposal seeks consent to modify the approved consent for the review of DA2022/2270. The proposal involves a minor amendment to the approved works including the retention of the existing roof (behind the main roof) which is not visible from the street and therefore, will not have any additional impacts upon the heritage significance of the HCA or the heritage item in the vicinity. Therefore, no objections are raised on heritage grounds and no additional conditions required. Consider against the provisions of CL5.10 of Manly LEP 2013. 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.