

Heritage Referral Response

Application Number:	DA2020/0482
Date:	18/05/2020
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		
This application has been referred as the site is located within the Pittwater Road Conservation Area , which is listed in Schedule 5 of the Manly LEP 2013.		
Details of heritage items affected		
Details of this Conservation Area, as contained within the Manly Heritage Inventory are: <i>Pittwater Road Conservation Area</i> <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		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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		
This application proposes the construction of a pool, spa and landscaping at the rear of the dwelling, DA2020/0482		

which is a single storey Federation semi-detached dwelling, located within the Pittwater Road Conservation Area. As such, the dwelling contributes to the heritage character of the Conservation Area.

No works are proposed to the exterior or interior of the dwelling, with all works confined to the rear, not visible from Pittwater Road. As a result, there will be no change to the presentation of this dwelling in the Pittwater Road Conservation Area and the works will not have an adverse impact on this Conservation Area.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 2013

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? YEs

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner

DATE: 18 May 2020

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.