

Heritage Referral Response

Application Number:	DA2025/1669
Proposed Development:	Alterations and additions to an attached dwelling
Date:	27/11/2025
To:	Michael French
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 subject property is part of a group listed heritage item and is within the C1-Pittwater Road Conservation Area.</p> <p>Item I199 - Group of commercial and residential buildings - 35–49 Pittwater Road, Manly</p>		
Details of heritage items affected		
<p>Item I199 - Group of commercial and residential buildings</p> <p><u>Statement of Significance:</u></p> <p>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></p> <p>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>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 storey residential cottages, with the occasional terrace.</p>		
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	N/A	
Consideration of Application		
<p>The proposal seeks consent for minor modifications to the previously approved DA2019/0659 and Mod2020/0512, including internal alterations and the addition of a new pergola to the rear courtyard. While the applicant proposes to remove the chimneybreast in Bed 1, retention of this chimneybreast is recommended to maintain a functional fire place and chimney. The proposal involves the retention of the existing fireplace (Living) and chimney which is necessary from a Heritage perspective.</p> <p>Given the proposed works are mainly confined to the rear of the terrace and not visible from Pittwater Road or Denison Street, the impact of the proposal upon the significance of the heritage item and the conservation area is considered acceptable.</p> <p>Therefore, no objections are raised on heritage grounds and no condition required.</p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013.</u></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>		

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.