

Heritage Referral Response

Application Number:	Mod2024/0003
Proposed Development:	Modification of Development Consent DA2022/0193 granted for Alterations and additions to shop top housing
Date:	28/02/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot B DP 382992 , 199 - 205 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 in C1 - Pittwater Road Conservation Area and within the vicinity of two heritage items: Item I 210 - Commercial building - 210–214 Pittwater Road, Manly Item I211 - Group of commercial buildings - 216–218 Pittwater Road, Manly
Details of heritage items affected
Details of the heritage items and the conservation area, as contained within the Manly Heritage Inventory are: C1 - Pittwater Road 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 seperately. 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. Item I 210 - Commercial building <u>Statement of Significance:</u> A group of shops with upper floor residential apartments constructed as one building. Constructed in a Late Victorian style. Major significance as a unique example of style of architecture with commercial function at this date withing Municipality. <u>Physical Description:</u> c.1890 two storey commercial building of brick with iron roof. Originally two shops with dwelling

above - shopfronts intact. Additional two storey brick building to north also has original shopfront. The addition has been constructed to match the original building at 1st floor level. First floor French doors now open onto awning. Evidence of original balcony extant. Possible original hip roof now only extant at southern end. Southern section has central chimney.

Item I211 - Group of commercial buildings

Statement of Significance:

An intact example of late 19th century retail architecture which is unusual within local area.

216,218,218A Pittwater Rd

Physical Description:

Two storey brick building(s) with retail outlets at ground floor level. Southern shop front generally intact. Southern section: significant elements include dormer windows, gabled iron roof, shop fronts. Northern section: original doorway with 3 course header arch over and 2 course arch over first floor window above. There is evidence of original tuck pointing to both buildings. The awning is not original.

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 consent for DA2022/0193, including internal changes and reconfigurations to the parking area. It is noted that the HIS (dated 29 August 2022) submitted with this application is the same report that was submitted as a supplementary report to address heritage concerns for DA2022/0193 and has not been updated for this application.

It is also noted that, Condition 21 - Continuous Awning of DA2022/0193 is still an outstanding heritage concern in this application. The proposed individual awnings design on the primary facade facing Pittwater Road (cnr Golf Parade) is considered to be inconsistent with the character of the existing streetscape and the Pittwater Road Heritage Conservation Area and a continuous awning is required to ensure that this building once again creates a positive contribution to the conservation area.

Heritage also require the details of the proposed signage for the retail premises, including the location, size and colour scheme, to ensure the proposed works are compatible with the significance of the HCA.

Therefore, no objections are raised on heritage grounds, subject to the retention of Condition 21 of Consent DA2022/0193 and imposition of a condition requiring the details of the proposed signage.

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 but not updated for this application.

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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Signage details

The details of the proposed signage for the retail premises, including the location, size and colour scheme are to be submitted to the Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed works are compatible with the significance of the HCA.