

ITEM 9.4	REVIEW OF PITTWATER ROAD CONSERVATION AREA
REPORTING MANAGER	EXECUTIVE MANAGER STRATEGIC LAND-USE PLANNING
TRIM FILE REF	2017/091510
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

To endorse the Pittwater Road Conservation Area Review commenced by the former Manly Council and currently in progress.

SUMMARY

Issues raised by the community regarding developments within the Pittwater Road Conservation Area (PRCA) and its vicinity with the former Manly Council staff has led to a need to review the PRCA, review and amend the existing DCP heritage controls to bring them in line with current best practice. To this effect, Council engaged a heritage consultant to undertake the project. There has not previously been a formal adoption by Council of this project.

Council's Heritage Officers have prepared a Community Engagement Plan to ensure wide community engagement and participation. The likely outcome of the project will be a more robust consideration of Heritage in the Pittwater Road Conservation Area and potentially the identification of additional heritage items worthy of individual listings.

RECOMMENDATION OF DEPUTY GENERAL MANAGER PLANNING & COMMUNITY

That Council:

- A Endorse the update on the *Pittwater Road Conservation Area Review* project.
 - B Commence community engagement with landowners and other interested stakeholders in the vicinity.
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REPORT

BACKGROUND

In late 2015, Council staff prepared a brief for consultants to undertake a review of the PRCA, as the first stage of the *Manly Council Heritage Review 2016*. The issue was raised by community members at Precinct Community Forum meetings in relation to the unsympathetic developments that have come up in and around the conservation area.

The purpose of the Pittwater Road Conservation Area Review project was to produce the following:

1. A clear understanding of the heritage significance of the PRCA, and an adjustment of the listing boundary if necessary.
2. A review and amendment of the existing DCP heritage controls, to bring them in line with current best practice, and to enable clarity for those using the DCP.
3. An implementation strategy, for both internal and external stakeholders, including a development assessment template designed to assist with the assessment of Development Applications for sites within the PRCA, capturing the new heritage controls, as well as a guide for the general public on development within the PRCA.

The project has been divided into three stages:

Stage 1 - Update of existing PRCA Inventory Sheet and review of the boundary

Stage 2 - Formulation of development controls to assist with the management of the PRCA

Stage 3 - Development Guides and Procedures

In May 2016, following a tender process including seeking three quotes, Council engaged Tropman and Tropman Architects to undertake the work.

The consultants are currently undertaking Stage 1, and have submitted the *Historical Overview*, proposed preliminary boundary adjustments, proposed precinct areas, initial grading of significance for contributory elements. It is anticipated that Stage 1, including the updated assessment of heritage significance will be completed by mid - 2017.

A Community Engagement Plan (CEP) for the project has been prepared. The key elements of the CEP include the use of the "Your Say" web page for information dissemination and gathering, correspondence with property owners in the project area, and the formation of a project Advisory Working Group comprising selected community members.

CONSULTATION

A CEP has been prepared in consultation with Council's Community Engagement team to ensure community attitudes and concerns regarding development within PRCA are understood and addressed, within the parameters of Council's statutory responsibility for heritage conservation.

TIMING

It is estimated that the project will be complete in the next the six (6) months in accordance with the project plan. The results of the community consultation will be reported back to Council for its consideration of submissions and decision.

FINANCIAL IMPACT

The project is part funded from the existing 2016/17 operational budget. Further funding of stage 2 of the project is proposed in the 2017/18 operational budget for the Strategic Land Use Planning team.

SOCIAL IMPACT

To support continued involvement and engagement with the broad range of external and internal stakeholders, community groups, associations and the broader community. A positive and beneficial social outcome is anticipated from the review of the Pittwater Road Conservation Area.

The intent of the review is to ensure that all heritage places and places of heritage significance are protected, sustained, conserved and rejuvenated as part of the larger conservation area that enhances the area for the enjoyment and appreciation of the community. It is anticipated that the review will result in a positive social outcome for the community.

ENVIRONMENTAL IMPACT

The community consultation of the review will not have any environmental impact. It is considered that the review of the conservation area leads to a better environmental outcome as it will bring clarity in developments in the area.