

Heritage Referral Response

Application Number:	DA2019/1228
To:	Kent Bull
Land to be developed (Address):	Lot 1 DP 593980 , 27 - 47 Birkley Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is in the vicinity of a number of heritage items, namely - <i>Item 185 - Group of dwellings 1 -25 Birkley Road</i> and <i>Item 1215 - Group of houses 1 - 23,25 and 27 Quinton Road and 1 - 7 Augusta Road.</i></p> <p>The site itself is not a heritage item, nor in a heritage conservation area.</p>		
Details of heritage items affected		
<p>Details of these heritage items in the vicinity are:</p> <p><i>Item 185 - Group of dwellings 1 -25 Birkley Road</i> <u>Statement of Significance</u> This is a heritage item. The contribution made by these buildings to the streetscape is of major significance in that they are unified by period, massing and scale and because they represent a strong visual link with post Federation architecture of the 1920's-30's.</p> <p><i>Item 1215 - Group of houses 1 - 23, 25 and 27 Quinton Road and 1 - 7 Augusta Road.</i> <u>Statement of Significance</u> The group of houses at 1-23, 25 and 27 Quinton Road are a remarkably intact example of early Twentieth Century development, typical of the Manly area at that time. The street presents a cohesive representation of the changes occurring to the Manly community in the early 1900s, with regard to population increase and changes to typical dwelling types. The group's associations with various local identities over time further solidify this historical significance to Manly.</p> <p>The street's picturesque location and high architectural quality contribute to the group's aesthetic significance, as do the extant details such as fences, rooflines, materials, landscaping and setbacks.</p>		
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		
<p>This application is for a water storage tank, to be located within an existing basement area of the aged care home component of buildings on the site (located close to the Raglan Street frontage)</p> <p>As such, the application proposes no external changes to the buildings on site (all work is internal). Therefore there will be no impact on the heritage items in the vicinity.</p> <p>Therefore no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of MLEP 2013</u> Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A Is a Heritage Impact Statement required? No - heritage addressed in SEE Has a Heritage Impact Statement been provided? N/A</p>		
Further Comments		
<p>COMPLETED BY: Janine Formica DATE: 28 November 2019</p>		

Recommended Heritage Advisor Conditions:

Nil.