

Heritage Referral Response

Application Number:	DA2019/1102
To:	Benjamin Price
Land to be developed (Address):	Lot CP SP 2242 , 1 Quinton Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is a listed heritage item (part of Group of Houses) within Schedule 5 of Manly Local Environmental Plan 2013.</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Manly heritage inventory is as follows:</p> <p><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> <p><u>Physical description:</u> The group of houses on lower Quinton Road and 1, 3, 5 and 7 Augusta Road is a substantially intact example of villa residences, as well as post World War 1 residential flat buildings, typical of early Twentieth Century development in the Manly district.</p> <p>Number 1 Quinton Road is located at the southern end of the street illustrating the later Interwar phase of development, with the residential flat buildings presenting more austere, Art Deco type of design details, such as darker brick, vertical detailing and symmetrical design.</p> <p>"Awatea" (1 Quinton Road) were constructed between 1936 and 1937. The dramatic presentation to the street made by this property through the use of sandstone garage walls and the stairway further contribute to the group's unique and intact quality.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th	No	



Century Buildings of Significance		
Other	No	
Consideration of Application		
<p>The proposal is for alterations and additions to the existing building, including a lift and a stair addition and replacement of the existing first floor ramp at the rear; replacement of the front courtyard /slab above the existing garage with supporting structural columns and beams; replacement of the dividing boundary fence and remediation of stormwater drainage in general.</p> <p>The proposal will not alter the existing front facade and the lift addition will only be visible from the rear lane. The new lift addition will not have any impact upon the significance of the Group of Houses or Quinton Road's streetscape.</p> <p>No objections are raised on heritage grounds to this application, subject to preserving the sandstone during the replacement of the courtyard slab (all sandstone blocks should be preserved as outlined in the HIS); and it is recommended that the replacement of the fence should be similar to the original fence in terms of detailing and materials.</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? No Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 31 October 2019</p>		

Recommended Heritage Advisor Conditions:

Nil.