

## Heritage Referral Response

<b>Application Number:</b>	DA2019/1533
<b>To:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 1 DP 115867 , 48 - 50 Darley Road MANLY NSW 2095

### Officer comments

#### HERITAGE COMMENTS

##### Discussion of reason for referral

The proposal has been referred to Heritage as it is within a conservation area and within proximity of a number of heritage items.

#### ***C2 - Town Centre Heritage Conservation Area***

***Item I123 - Residential flat building*** - 17 Darley Road

***Item I129 - One of a pair of semi-detached cottages*** - 42 Darley Road

***Item I79 - Street Trees*** - Ashburner Street

##### Details of heritage items affected

Details of the heritage items as contained within the Manly Heritage inventory are as follows:

#### ***C2 - Town Centre Heritage Conservation Area***

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

#### ***Item I123 - Residential flat building***

Statement of significance:

It demonstrates the pattern of development of Manly and in particular, the flat area south of The Corso. The residential building reflects the rapid development of the area in the 1920's corresponding with the growth of the commuter class and rising popularity of apartment dwelling. The building is a good and relatively intact example of Inter-War Mediterranean style of architecture. It also has associative historical significance because of its association with the local architect, Frederick H. Fuller, who designed a number of blocks of flats in the Manly area.

Physical description:

Three storey polychromatic face brickwork apartment building featuring curved gable and detailed brickwork. The windows have framed double hung sashes, are grouped in pairs with arched brickwork, curved heads and moulded brick sills. The upper sashes are divided into small panes. There are enclosed verandahs on the corners with pairs of arched openings. Some of the verandahs have been enclosed, most sympathetically. The low face brickwork fence appears to be a later addition to the base of the original.

**Item I129 - One of a pair of semi-detached cottages**

Statement of significance:

The property demonstrates the pattern of development of Manly, in particular, the flat area south of The Corso. These semi-detached cottages reflect the early development of the area, examples of dwellings constructed for more prosperous residents. The cottages are good and relatively intact examples of early Federation cottages in this area of Manly. They form part of a cohesive group of Federation Style semi-detached cottages built as an investment and this pair retains the essential features of the style in the original configuration.

Physical description:

Pair of face brickwork, semi-detached cottages within a group of several similar yet less intact examples. Feature hipped, terracotta tiled roof with ornamental ridge capping gable feature. Gable ends half timbered with roughcast infill and small timber shingle clad flying gable. Tall face brickwork chimney with roughcast band. Awning roof to front verandah is a continuation of the main roof but at a shallower angle with boarded ends and terracotta tile cladding. Fluted timber columns with unusual curved bracket detail. Projecting bay at front with group of three casement windows and highlights with coloured glazing.

**Item I79 - Street Trees**

Statement of significance:

Aesthetic, Historic Municipal planting

Physical description:

Norfolk Island pines on west side of street only planted in carriageway.

**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 Century Buildings of Significance	No	
Other	No	

**Consideration of Application**

The proposal seeks consent for demolishing the damaged section of the existing façade/windows and floor area along Ashburner Street, and replace them with like for like materials and finishes. Given the separation between the heritage items and the subject property, as well as the low profile of the development, there is considered to be no adverse impact upon the significance of the heritage items and the conservation area.

Notwithstanding the above, it is requested that the two heritage listed Street Trees located in the road reserve of Ashburner street, outside 48-50 Darley Road, be protected at all times during construction works to ensure that the heritage items are not impacted as part of the works. A condition of consent will be imposed stating as such.

**Therefore Heritage raises no objections subject to a condition.**

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

#### Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 27 February 2020

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

#### Protection of heritage listed street trees in the road reserve

Two street trees, located in the road reserve of Ashburner Street, outside 48-50 Darley Road, Manly, are to be protected at all times during demolition and construction works on the site.

To ensure that the heritage listed Street Trees are not damaged as a result of the proposed works.