

Heritage Referral Response

Application Number:	DA2022/2170
Proposed Development:	Alterations and additions to a semi-detached dwelling including a carport
Date:	19/01/2023
To:	Michael French
Land to be developed (Address):	Lot 109 DP 1232519 , 11 Darley Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is a heritage item, being Item I120 - One of a pair of semi-detached cottages - 11 Darley Road, Manly and located within the C2 Town Centre Conservation Area. It is also in the vicinity of a number of heritage items:</p> <p>Item I121 - One of a pair of semi-detached cottages - 13 Darley Road, Manly</p> <p>Item I122 - Residential cottage - 15 Darley Road, Manly</p> <p>Item I123 - Residential flat building - 17 Darley Road, Manly</p> <p>Item I127 - Commercial and residential building - 28 Darley Road, Manly</p> <p>Item I128 & Item I129 - One of a pair of semi-detached cottages - 40 & 42 Darley Road, Manly</p>
Details of heritage items affected
<p>Details of the heritage items and the HCA as contained within the Northern Beaches inventory is as follows:</p> <p>C2 - Manly Town Centre Conservation Area <u>Statement of significance</u> 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.</p> <p>Item I120 and Item I121 - One of a pair of semi-detached cottages <u>Statement of Significance</u> These simple semi-detached cottages reflect the early development of the area, simple dwellings for local residents/workers, and are now an uncommon example of their kind in the flat area south of the Corso.</p> <p>Nos 11 & 13 Darley Road have historical significance at a Local level because they demonstrate the increasing density of the Manly village centre through the re-subdivision of the Basset-Darley Estate into smaller residential lots that occurred in the 1890s.</p> <p>Nos 11 & 13 Darley Road are also significant at a Local level because they illustrate the use of properties in the Manly area as residential, which was typical of Manly in the interwar years, with the single cottage extended to form a semi-detached house.</p>

Nos 11 & 13 Darley Road have historical significance at a Local level because they demonstrate the association with the Sly family, a long-standing Manly family of fishermen and boatmen. Modest small scale timber residences, now relatively rare in Sydney, especially paired semi-detached residences such as these. Only certain councils permitted the construction of timber semi-detached housing.

Physical Description

One of a pair (no's 11 & 13 Darley Road) of single storey timber semi-detached cottages. The cottages have a corrugated iron roof with gable feature to each. The gables have weaterboard cladding and simple collar tie and finial. There is a terracotta tiled awning roof over the front verandah running continuously across both cottages. Cast metal filigree brackets to the verandah posts are a later addition. The cottages are clad with wide lapped weatherboards. The entries are adjacent, to the centre, and have panelled doors with highlight over. There is a group of three double hung timber windows with very narrow side sashes. The high face brickwork fence on the street boundary is a later addition and restricts the view of the property. The front verandahs appear to have been tiled.

This single storey pair of rusticated weatherboard houses has a pair of gables with finials. The double hung windows to the front elevation are flanked by small double-hung sidelight windows. The chimneys are brick. The roof has been replaced with a modern corrugated roof. The entry doors to the houses are located in the centre of the building flanking the party wall between the two houses. A comparison between a view taken in 2002 and the current street view shows that the verandah detail and the fence detail have been altered. The tall sandstock brick wall of 2002 has been replaced with a less intrusive brick and timber fence.

As no historic views of the property have been located the rationale behind the change to the verandah timberwork is not evident. Cast iron lace work was also removed, the detail of which was contemporary with the first stage of the house.

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 the construction of a new carport with storage areas and alterations to the rear and associated landscaping. The proposed colours and materials are compatible with the existing rear addition. Given the proposed works are confined to the rear of the property, physically separated from the original fabric and not visible from the street, the impact of the proposed worksd are considered acceptable.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 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
Further Comments

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:

Nil.