

Heritage Referral Response

Application Number:	DA2020/1671
Date:	25/02/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot Y DP 442867 , 25 Quinton Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The application has been referred to Heritage as the site contains a heritage item, being Item I215 - Group of houses - 1–23, 25 and 27 Quinton Road and 1–7 Augusta Road. The site is also adjoins the heritage listed Item 12 - All stone kerbs - Manly municipal area.</p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the Northern Beaches Heritage Inventory are:</p> <p>Item I215 - Group of houses <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. 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 architectural style exhibited is predominantly Federation, including both Queen Anne and Arts and Crafts style elements, reflecting the first period of development in the street. Features include asymmetrical designs, face brickwork, use of ornamental timberwork on verandah and "flying" gables, tall chimneys with terracotta pots, the use of slate or Marseille terracotta tile roofing, bay windows and wall hung shingles. Due to the topography of the street, the houses on the western side of the road exhibit some interesting features, such as the substantial sandstone retaining walls, as well as symmetrical access stairways and picket fences at numbers 15-17, 19-21 and 23-25. Essentially, the streetscape remains little changed, with original setbacks, rooflines, architectural detailing and landscaping aspects such as fences still intact.</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	N/A	
Consideration of Application		
<p>The proposal seeks consent for the construction of a new carport accessed from the rear lane, Lawson Place. The property is identified as a heritage item, which is a semi detached house from Federation era, with late alterations and additions to the rear.</p> <p>Given that the rear of the existing semi has already been altered and extended, it is considered that the proposed works at the rear of the semi will not have an adverse impact upon the significance of the heritage item and the streetscape presence of Quinton Road.</p> <p>Therefore, Heritage raises no objections and requires two conditions.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u></p> <p>Is a Conservation Management Plan (CMP) No Required? Has a CMP been provided? No Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? No, has been addressed in SEE.</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 25 February 2021</p>		

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Details of colours and finishes

Details of proposed colours and finishes should be provided to Council prior to the issue of Construction Certificate.

Reason: To ensure, materials and colours are appropriate for the heritage building.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of heritage listed stone kerb

The existing sandstone kerb across the road, in Lawson Place is to be protected from damage during the works.

Reason: Protection and preservation of cultural resources within the Manly municipal area.

