

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Dan Milliken
Acting Executive Manager, Development Assessment

From: Lachlan Rose
Planner

Date: 20 August 2024

Subject: LPP Deferral Request- 1/18 Quinton Road Manly

Record Number: DA2024/0767

The purpose of this memo is to inform the Panel that a request for deferral has been submitted by the owner (Cecile Garderes). The request relates to the applicant's dissatisfaction with the Council's Heritage Officers comments/conditions and can be summarised as follows:

- Mischaracterisation by Heritage Officer of the property as a "cottage".
- A request for deferral of the NBLPP to contest the Heritage Officers comments/conditions.

The **original Heritage Referral Response** is provided below:

"The proposed works involve the following components:

- *Removal of two original internal walls.*
- *Adjustment of one existing wall opening.*
- *Relocation of a door opening to Bedroom 2.*
- *Modification of the bathroom door opening size and installation of a new door to match the existing one (or reuse of the existing door if possible).*
- *Installation of a new fire-rated ceiling in the entry corridor and kitchen (if required by code).*
- *Redesign of the kitchen layout.*
- *Painting and restoration of surfaces to match with the original architectural style, including matching cornices, dado rails, doors, and paint finishes.*

The proposed alterations to the property are broadly supported. However, concerns exist regarding the demolition of the ornate ceiling in the entry corridor and the removal of the entire wall in the kitchen and living room. To preserve the heritage value of the property, it is advised that the following modifications be implemented:

1. Retention of Ornate Ceiling: The ornate ceiling in the entry corridor should be preserved to maintain the historical integrity of the property.

2. Preservation of Nibs and Spandrel: Retain the 300mm nibs and 600mm spandrel sections of the kitchen and living room walls that are proposed for demolition. This approach will ensure the preservation of the top picture rails and reflect the original layout of these areas.

Requirements:

1. Plan Amendments: Revised plans incorporating the above recommendations must be submitted to the Council's Heritage Officer for approval prior to the issuance of a Construction Certificate.

2. Heritage Record: A photographic record documenting the areas proposed for alteration within the property is required to be prepared. This record must be submitted to Councils Heritage Officer for approval, prior to the issue of a Construction Certificate.

The proposal is supported, contingent upon adherence to the outlined conditions. The recommended modifications will contribute to preserving the heritage significance of the cottage while accommodating necessary modifications.”

Councils Heritage Officer has reviewed the contents of their original response and amended their comments/conditions as follows:

Retention of Ornate Ceiling: The ornate ceiling in the entry corridor should be preserved to maintain the historical integrity of the property.

Preservation of Nibs and Spandrel: The 200mm nibs and 300mm spandrel sections of the kitchen and living room walls along the entrance corridor, which are currently proposed for demolition, must be preserved. Retaining these architectural elements is crucial for reflecting the original layout and design of the property, thereby maintaining its historical context.

Requirements:

1. Plan Amendments: Revised plans incorporating the above recommendations must be submitted to the Council's Heritage Officer for approval prior to the issuance of a

Construction Certificate.

2. Heritage Record: A photographic record documenting the areas proposed for alteration within the property is required to be prepared. This record must be submitted to Councils Heritage Officer for approval, prior to the issue of a Construction Certificate.

Additional Note: It has been noted that in the previous documentation, the property was incorrectly referred to as a “cottage” in one instance. The correct designation is a residential flat building. This is an oversight and does not impact the assessment or the conditions provided, as the recommendations and requirements outlined remain applicable and necessary for preserving the property's heritage significance.

The proposal is supported, contingent upon adherence to the outlined conditions. The recommended modifications will contribute to preserving the heritage significance of the residential flat building while accommodating necessary alterations.

RECOMMENDATION

- A. The application is determined by the NBLPP as the Heritage Officer comments/conditions are reasonable.
- B. As a result of the Heritage Officer's updated comments/conditions Condition 6 - Plan amendments - Heritage be amended as follows:

6. Plan amendments - Heritage

The following plan amendments are required to maintain the heritage significance of the subject property:

- 1. **Retention of Ornate Ceiling:** The ornate ceiling in the entry corridor should be preserved to maintain the historical integrity of the property.
- 2. **Preservation of Nibs and Spandrel:** The 200mm nibs and 300mm spandrel sections of the kitchen and living room walls along the entrance corridor, which are currently proposed for demolition, must be preserved. Retaining these architectural elements is crucial for reflecting the original layout and design of the property, thereby maintaining its historical context.

Amended plans showing these changes are to be provided to the Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

Details of compliance with this condition is to be provided to the Principal Certifying Authority.

Reason: To ensure the heritage significance of this heritage listed property is maintained.