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MEMORANDUM

DATE: 11 August 2022
TO: Northern Beaches Development Determination Panel
CC: Rod Piggott, Manager Development Assessment
FROM: Stephanie Gelder, Planner
SUBJECT: DA2022/0741 – 15 Carlton Street MANLY

Record Number: 2022/501129

Dear Panel,

The purpose of this Memo is a request from Janine Formica (Heritage Planner).

Further to our amended heritage comments dated 22 July 2022, we request that another condition be placed on any consent issued for this proposal:

Heritage Discussion

The original heritage comments by Oya Guner (Heritage Advisor) noted that the roof tiles fronting Carlton Street were to be replaced with terracotta tiles and this was supported on heritage grounds. However, on rechecking the DA plans ([TRIM: 2022/468614](#)), it has been noted that the replacement tiles are specified as Medium Grey and the image shows a tile with a flat profile (Drawing No. DA5.01). As Oya Guner is currently away, I cannot confirm if the terracotta tiles were agreed verbally with the applicant. The medium grey tile colour and flat profile are not compatible with the Federation architectural style of this semi and the adjoining Federation dwellings in this part of Carlton Street.

It is recognised that the existing tiles on this semi are not original but given the age and architectural style of these semis, the roofing would have originally been traditional terracotta tiles. Therefore, if the tiles are to be replaced on 15 Carlton Street, as the DA plans indicate, they should be only replaced with terracotta tiles in a traditional Marseille pattern or similar traditional profile. It is noted that the subject site is part of a semi and should the adjoining semi at 17 Carlton Street wish to re-roof, then the same terracotta tiles should be used on both properties, to create a uniform appearance.

It is recommended that a condition be placed on any consent to ensure the replacement tiles are terracotta – condition is outlined below.

Proposed Condition

Roofing material – roof fronting Carlton Street



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Re-tiling of the roof fronting Carlton Street is to be with terracotta tiles in Marseille pattern or similar traditional profile. Details are to be submitted to Council's Heritage Advisor for approval, prior to the issue of a Construction Certificate.

Reason: To ensure compatibility with the architectural style of the semi and the character of the heritage conservation area.