

Heritage Referral Response

Application Number:	DA2025/0972
Proposed Development:	Demolition works and construction of an attached dual occupancy and torrens title subdivision of one (1) lot into (2)
Date:	05/08/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 23 DP 3212 , 48 Upper Clifford Avenue FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site is located within the vicinity of a heritage item, being; I50 - Manly Reservoir - Corner of Fairlight Street and Ashley Parade, Fairlight		
Details of heritage items affected		
<u>Statement of Significance</u> Manly Reservoir (WS 64) is a fine example of the 19th century below ground reservoirs, although originally unroofed (not covered). It is one of the 3 main structures of the Manly Water Supply Scheme, which was independent of the Sydney Water Supply, the other structures being Manly Dam and Bantry Bay Reservoir (WS 8)		
<u>Physical Description</u> Manly Reservoir (WS 64) is a rectangular rock cut reservoir, but due to the unevenness of the rock outcrop, the sides have been built up in a gravity section concrete wall to an even height. Standard features include: davit, access ladder, handrails and inlet and outlet valve chambers. A stone and concrete block wall forming the side of a platform is located on the east side of the reservoir and served as the footings of an elevated tank between 1916 and 1924.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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 is for demolition works, the construction of a dual occupancy dwelling, associated landscaping works including tree removal and a Torrens Title subdivision. The proposed works include the demolition of an existing two-storey brick dwelling and the construction of a dual occupancy dwelling in its place. The proposed dual occupancy dwelling has a symmetrical layout and consist of two-storeys and a lower floor containing a garage, storage and internal lift. The subject site is located within the vicinity of the Manly Reservoir which is located to the north-east of the subject site's rear. Due to the physical separation between the subject site and the heritage item, the proposal is not considered to impact upon the heritage item. Further, Heritage notes that the subject site is an inter-war dwelling in the Spanish mission style and is built upon a sandstone base. The subject dwelling is visible in 1943 aerial imagery of the site confirming it was constructed during the inter-war period, likely in the 1930s. Heritage notes that the dwelling has several intrusive additions and alterations, including a second-storey balcony and front deck. As the house retains some interior inter-war detailing and is externally discernible as an Inter-war house in the Spanish Mission style, it is considered that a photographic archival recording would be appropriate, to record internal and external details of this property, prior to the issuing of a construction certificate.

Therefore, Heritage raises no concerns regarding the proposal, subject to one 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

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

Photographic Archival Record

A photographic archival record of the existing dwelling at 48 Upper Clifford Avenue, Fairlight and its curtilage is

to be made, including interiors and exteriors generally in accordance with the guidelines issued by the NSW Heritage Division of the Department of Planning and Environment.

This record must be submitted and approved by Council's Heritage Advisor prior to the issue of the Construction Certificate and commencement of any works on-site. The photographic record should be made using digital technology, submitted on archival quality, and should include:

Location of the house, date of survey and author of survey;

Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets.

The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the existing building which dates to the Inter-war

period. The existing building demonstrates features, form and materials consistent with the Inter-War Spanish Mission style. A digital copy of the archival recording will be sufficient.