

Heritage Referral Response

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| Application Number: | DA2024/1835 |
| Proposed Development: | Demolition works and construction of a residential flat building |
| Date: | 13/02/2025 |
| To: | Claire Ryan |
| Land to be developed (Address): | Lot 8 DP 3742 , 35 Fairlight Street FAIRLIGHT NSW 2094 Lot 20 DP 3742 , 10 Clifford Avenue FAIRLIGHT NSW 2094 Lot CP SP 20752 , 12 Clifford Avenue FAIRLIGHT NSW 2094 Lot 9 DP 3742 , 33 Fairlight Street FAIRLIGHT NSW 2094 |

Officer comments

| HERITAGE COMMENTS | | |
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| Discussion of reason for referral | | |
| <p>The proposal has been referred to Heritage as it is in the vicinity of a heritage item, listed in Schedule 5 of Manly LEP2013:</p> <p>Item I2 - All stone kerbs - Along Fairlight Street</p> | | |
| Details of heritage items affected | | |
| <p>Details of the heritage item, as contained within the Manly Heritage Inventory, are:</p> <p>Item I2 - All stone kerbs <u>Statement of Significance:</u> Stone kerbs are heritage listed. <u>Physical Description:</u> Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</p> | | |
| 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 | N/A | |
| Consideration of Application | | |
| <p>The proposal seeks consent for the demolition of the existing dwellings and the construction of a residential flat building, across the consolidated allotment of 33 & 35 Fairlight Street and 10 & 12 Clifford Avenue, comprising 15 residential apartments and carparking for 35 vehicles accessed from</p> | | |

Clifford Avenue.

A Heritage Impact Statement has been submitted with this application including an assessment on the potential heritage significance of the buildings at 33 & 35 Fairlight. Although the report acknowledges that these buildings would have a representative value with lack of intactness, concludes that these buildings do not reach the threshold for local significance. Therefore, a photographic archival recording of the existing dwellings at 33 and 35 Fairlight Street, Fairlight is required.

It is noted that the existing streetscape at Clifford Avenue contains 2 to 3 storey buildings with a recessed first and second floor and a further recessed third floor. The proposed development does not have any recess to the first and second floors, therefore it is not considered to respond positively to the existing context through an understanding and informed analysis of the area's character. A sensitive new design should relate to the predominant form, scale and grain of the adjacent properties and the existing streetscape.

It is also noted that the existing building at 12 Clifford Avenue is a residential flat building dating back to 1903 - in accordance with the HIS by Architectural Projects, featuring a stone basement and stone retaining walls/steps to the street boundary from the same period. The proposal involves the removal of these retaining walls and replacing them with new stone walls and inserting an entry, carpark entry, and a substation to this elevation. The stone retaining walls are considered to have heritage values and required to be retained where possible and the removed stones are required to be salvaged and reused.

Heritage listed stone kerb is located within the adjoining public road reserve along Fairlight Street, which will not be affected by the proposal as the driveway access is proposed from Clifford Avenue.

Therefore, no objections are raised on heritage grounds, subject to two conditions.

Consider against the provisions of CL5.10 of Manly LEP 2013.

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 Records for 33 and 35 Fairlight Street and 12 Clifford Avenue

A photographic archival record of the existing boat House and its curtilage is to be made, including interiors and exteriors and their setting, 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;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- 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 buildings at 33 and 35 Fairlight Street and 12 Clifford Avenue, Fairlight.

Stone boundary walls

The stone retaining walls/steps to the street boundary at 12 Clifford Avenue are considered to have heritage values and required to be retained where possible and the removed stones are required to be salvaged and reused. Details demonstrating compliance with this condition are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure the heritage values of the subject site are retained.