

Heritage Referral Response

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| Application Number: | DA2022/2232 |
| Proposed Development: | Alterations and additions to a mixed use building. |
| Date: | 25/01/2023 |
| To: | Phil Lane |
| Land to be developed (Address): | Lot 1 DP 329155 , 154 Sydney Road 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 the subject site is a heritage item:</p> <p>Item I65 - 2 commercial buildings, including the “Rose Building” - 152–154 Sydney Road, Fairlight</p> | | |
| Details of heritage items affected | | |
| <p>Details of the item as contained within the Northern Beaches Inventory is as follows:</p> <p>Item I65 - 2 commercial buildings, including the “Rose Building”</p> <p><u>Statement of Significance</u> An unusually intact representative example of Inter War Spanish Mission style commercial development.</p> <p><u>Physical Description</u> Inter War Spanish Mission style part 3, part 4 storey stuccoed brick building with shops to ground floor. Significant elements include use of tiles on the cornice, 2 storey terracotta shingled oriel window to William Street elevation; curvilinear parapet; scrolled crest and other plaster decoration to first floor; shop fronts (generally intact including leadlight); Spanish Mission style joinery to side entrance. There is a mosaic tiled floor and completely intact shopfront to No. 152 Sydney Road. Some alterations to shopfronts and aluminium framed windows added to rear.</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 Century Buildings of Significance | No | |
| Other | No | |
| Consideration of Application | | |
| <p>The proposal seeks consent for alterations and additions to the existing heritage listed, Spanish Mission style, building from the Inter-War era, including changes to the existing units 2 and 4; fire safety & building code compliance; modifications to the rear courtyard and a new common stair to</p> | | |

the terrace. The proposed works do not include any works to the existing units 1 & 3.

Although, some alterations have been made to the shopfronts at the Sydney Road frontage and aluminium framed windows have been added to rear, the existing building is still considered to be an intact example of its era. Therefore, the restoration of the original windows to the side elevation, and retention or sympathetic restoration of the shopfronts is encouraged in the inventory.

The proposed alterations & additions to the existing mixed use building include works to common areas and to Units 2 & 4 and it is noted, that no works are proposed for the existing retail shops, or units 1 & 3 Units 1 & 3, requiring development approval. The proposed works to Unit 2 involve changes to the internal layout - including the removal of existing walls and the construction a new staircase & laundry, removal of the existing fire place and the replacement of external windows with new upgraded windows within the same openings. The internal changes to Unit 2 include removal of existing walls and construction of new walls for a new internal staircase & laundry, therefore, a photographic archival recording is required. The proposed works to unit 4 are only visible from within the rear courtyard and therefore are considered to not have any significant impact upon the heritage item.

The proposal retains the main facade to Sydney Road, with minor improvements to the secondary facade at William Street. The Inventory recommendation is the restoration of original windows to side - William Street elevation, and retention/sympathetic restoration of shopfronts. Given the proposed works do not involve any works to Unit 1 at Level 2, the proposed changes to level 3 window - WX04 is considered acceptable.

The height of the new stepped roof over the existing Stair 4 must be reduced to the minimum required dimension to minimise the visibility from the public domain.

The proposed 1.4m high new frameless glass balustrades - mounted inside of the existing parapet to increase the barrier height, should be reduced to the minimum required height in accordance with the BCA and AS regulations, in order to minimise the visibility.

Heritage also require a schedule of the proposed materials, colours and finishes of the proposed works and details of the replacement of the existing awnings on the William Street facade.

Therefore, Heritage require further information and amendments to the proposal.

Consider against the provisions of CL5.10 of MLEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.