

Heritage Referral Response

Application Number:	DA2022/2191
Proposed Development:	Alterations and additions to a dual occupancy
Date:	11/01/2023
To:	Grace Facer
Land to be developed (Address):	Lot A DP 324526 , 45 Fairlight Crescent FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is in the vicinity of two heritage items:</p> <p>Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour</p> <p>Item I49 - Esplanade Park and Fairlight Pool - Fairlight Foreshore, North Harbour</p>		
Details of heritage items affected		
<p>Item I1 - Harbour foreshores <u>Statement of significance</u> Natural landscape type with aesthetic significance. <u>Physical description</u> Length of foreshore including natural and built elements of the landscape. Rocky sandstone ledgers, beaches, mud flats and sandstone retaining walls and timber structures.</p> <p>Item I49 - Esplanade Park and Fairlight Pool <u>Statement of Significance</u> Part of driveway setting leading up to 'Fairlight House' in the 1850's. Part of Manly's foreshore open space system. Aesthetic.</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 attached Dual Occupancy, facing west towards the park and harbor, which involves to reinstate the currently enclosed balcony</p>		

and verandah. The proposal includes the replacement of the existing timber shingle cladding with new shingle cladding to the first floor balcony parapet wall with timber posts above the existing level to comply with BCA and to the ground level verandah open timber balustrade are proposed. The proposed materials are considered appropriate to the heritage values of the building. Given the small scale of the proposed works and the considerate design approach of the proposal, it is considered to not impact upon the significance of the heritage items.

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

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? No

Has a Heritage Impact Statement been provided? No

Further Comments

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 site is to be made of all existing buildings and structures (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 to Council for approval by the Heritage Advisor prior to the issue of the CC and commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, 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 site, including any buildings and landscape elements, prior to any works.

External colour scheme

Full details of the colour scheme are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure the colour scheme is complementary to the heritage values of the property and the heritage items in the vicinity.