

Heritage Referral Response

Application Number:	DA2022/2232
Proposed Development:	Alterations and additions to a mixed use building.
Date:	24/05/2023
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 329155 , 154 Sydney Road 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 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.

Revised comments - 15 May 2023

Further information and amended drawings have been received on 20 April 2023. The applicant has only provided further comments responding the heritage concerns. The amended drawings do not respond to the heritage concerns raised in the previous comments, but involve an extension to the work area, to include the existing Units 1 and 3 in the application. The building is in a highly prominent location - on the corner of William Street and Sydney Road, Fairlight - as an intact example of Inter-War Spanish Mission style. The proposal must retain the existing integrity and the streetscape qualities of the building and comply with the objectives and requirements of **Manly DCP 2013 - 3.2 Heritage Considerations**. "External colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building."

Heritage require amendments as follows:

- The height of the proposed 1.4m high new frameless glass balustrades - mounted inside of the existing parapet should be reduced to be 1.2m maximum in order to minimise the visibility.

- The proposed replacement of the existing awning to the main entry at the William Street facade is preferably to match existing as the existing form is known as part of the building in the last 60-70 years and also differentiates the residential entry.
- The proposed materials, colours and finishes must be revised as the proposed grey tones are not appropriate for the style of the heritage listed building. The new additions could be in grey tones but in complementary tones of grey.
- The height of the proposed curved and stepped roof to stair 4 is required to be changed to a pitched roof form or alternatively be reduced by minimum 200mm including the landing.

Therefore, no objections are raised on heritage grounds, subject to five 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? Yes

Has a Heritage Impact Statement been provided? Yes

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 and approved by the Council's Heritage Advisor prior to the issue of the Construction Certificate 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 and elevations 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.

Entry Awning

The proposed replacement of the existing awning of the main entry at the William Street facade is required to match the existing awning.

Details demonstrating compliance are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To retain the historical integrity of the existing building.

Glass balustrade

The height of the proposed 1.4m high new frameless glass balustrades - mounted inside of the existing parapet on "Level 4" should be reduced to be maximum 1.2m higher than RL 60.54 in order to minimise the visibility.

Details demonstrating compliance are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure that the visibility from the streets is minimised.

External colours

The proposed materials, colours and finishes must be revised as the proposed grey tones are not appropriate for the style and period of the heritage listed building. The new additions could be in grey tones but in complementary tones of grey. Details demonstrating compliance are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the integrity of the heritage building is retained.

Stepped roof to Stair 4

The height of the proposed curved and stepped roof to stair 4 is required to be changed to a pitched roof form or alternatively be reduced by minimum 200mm including the landing.

Details demonstrating compliance with this condition are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure that the visibility from the streets is minimised.