

Heritage Referral Response

Application Number:	DA2022/1990
Proposed Development:	Alterations and additions to a dwelling house
Date:	15/12/2022
To:	Olivia Ramage
Land to be developed (Address):	Lot 16 DP 2428 , 6 Parkview Road FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as it is within the vicinity of a local heritage item, listed in Schedule 5 of Manly LEP 2013:</p> <p>Item 185 - Group of dwellings - 1–25 Birkley Road</p>		
Details of heritage items affected		
<p>Item 185 - Group of dwellings</p> <p><u>Statement of Significance</u></p> <p>This is a heritage item. The contribution made by these buildings to the streetscape is of major significance in that they are unified by period, massing and scale and because they represent a strong visual link with post Federation architecture of the 1920's-30's.</p> <p><u>Physical Description</u></p> <p>Group of substantial brick, stucco, slate or tiled roof buildings representing Post Federation architecture of the 1920's and 1930's. Much original detail intact. The buildings are unified by style (period), massing and scale. No. 23 Birkley is a particularly fine example of Spanish Mission style architecture.</p> <p>Eastern side of Birkley Road, between Sydney Road and Raglan Street (odd numbers)</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 dwelling, a new first floor addition utilising the existing stairs to the attic and a rebuild of the existing single garage to a double garage with a landscaped roof.</p>		

The subject site contains a single storey weatherboard dwelling with corrugated iron roof and a loft space. The existing building is not heritage listed but being built in the early 1900s and retaining the original built form and scale, it is considered to have heritage values. Therefore Heritage require archival recording.

Given the physical separation between the heritage dwellings and the subject site, the proposal is considered to not impact upon the significance of the heritage item, however, considerations should be given to reduce the bulk and scale by reducing the overall height of the first floor addition in order to achieve appropriate proportions and respect the heritage values of the existing dwelling. This could be achieved by reducing the springing level of the first floor roof down to 2100mm from the first floor level allowing a minimum of 300mm height reduction.

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

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 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 prior to 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.

Height reduction

The overall height of the first floor addition is to be reduced by a minimum of 300mm. 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 reduce the bulk and scale and minimise the impact of the proposed works on the existing heritage values.