

Application Referral Cultural Heritage - Response

From:	Allie Costin
Recommendation:	
Date Completed:	
Address:	110 REGENT STREET, SANDY BAY ADJACENT ROAD RESERVE
Proposal:	Partial Demolition, Carport, Front Fencing and Work in Road Reserve
Application No:	PLN-21-881
Assessment Officer:	Tristan Widdowson,

Referral Officer comments:

110 Regent Street is located within the Sandy Bay 6 Heritage Precinct. The proposed garage and fencing works must be assessed against E13.8 Development Standards for Heritage Precinct in HIPS 2015. The works are additional to the already approved PLN-21-374.

Proposal

- Demolition of existing garage
- Double garage plus storage space
- New fencing to replace existing

Assessment:

E13.8 Development Standards for Heritage Precincts

E13.8.1 Demolition

Objective:

To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Performance Criteria 1

Demolition must not result in the loss of any of the following:

- (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*
- (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply;*
 - (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
 - (ii) there are no prudent or feasible alternatives;*
 - (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

The proposed garage demolition is considered acceptable in relation to the demolition provisions. The Besser block two bay structure with a gabled roof is not considered to be significant heritage fabric and does not contribute to the character of the heritage precinct. Performance Criteria 1 of E13.8.1 is considered satisfied.

E13.8.2 Buildings and Works other than Demolition

Performance Criteria 1

Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.

The proposed development of a new garage with a flat roof in the same approximate location as the existing is considered acceptable and will not result in detriment to the historic cultural heritage significance of the precinct. The proposal complies with Performance Criteria 1 of E13.8.2.

Performance Criteria 4

New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.

The proposed fencing is considered acceptable in terms of height and scale giving the surrounding context, and the existing fence of a similar height. The proposed fencing development is deemed to meet Performance 4 of E13.8.2.

In conclusion the proposed works are considered to satisfy the relevant provisions of E13.0 the Historic Heritage Code of HIPS 2015.

Allie Costin
Cultural Heritage Officer
15th of June 2022

Reviewed
Sarah Waight
SCHO
17 June 2022