

## Heritage Referral Response

<b>Application Number:</b>	DA2022/0670
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	14/02/2023
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 1 DP 953749 , 18 Margaret Street FAIRLIGHT NSW 2094

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is a heritage item and adjoins a heritage item</p> <p><b>I61 - Group of Dwellings</b> - 2A -25, 27, 29 Margaret Street and 38 The Crescent</p> <p><b>I62 - Street Trees</b> - Margaret Street</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Manly inventory is as follows:</p> <p><b>Group of Dwellings</b>  <u>Statement of Significance</u>  The streetscape has moderate significance for its range of architectural styles and textural interest.</p> <p><u>Physical Description</u>  The street contains an interesting range of generally small scale residential architecture with a number of fine examples of particular styles in the period c. 1910 - c. 1940. Notable individual buildings are No. 22 (Strathmore) brick flats with strong vertical elements and decorative brickwork; Nos. 27 and 7 - Federation style cottages and the pair of cottages Nos. 16 and 18, also showing Federation influence. Generally the street is well planted. The streetscape is not yet seriously affected by infill.</p> <p><b>Street Trees</b>  <u>Statement of Significance</u>  Listed for its aesthetic importance to the streetscape.</p> <p><u>Physical Description</u>  treet tree planting. Mixed tree species; Norfolk Island Pine, Brush Box and Hill's Fig.</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		

RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
<b>Consideration of Application</b>		
<p>Amended plans have been received which have addressed the majority of Heritage's concerns with the original proposal. This includes more sensitive window choices, lowering the upper level extension, the roof and changes to the external materials and colours. Heritage also notes the effort of the applicants to address our concerns. Heritage's only outstanding matter would be with the proposed metal roof colour of Windspray. Heritage prefers Jasper or Wallaby and will condition this requirement.</p> <p>Therefore Heritage no longer objects to the proposal and requires one condition.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</p>		

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**

#### **External Metal Roof Colour**

The proposed Windspray metal roof colour is not supported. The roof colour must be amended to Colourbond Wallaby or Jasper. Details of the colour are to be submitted to Council's Heritage Officer for approval prior to the issuing of the construction certificate.

Details demonstrating compliance with this condition must be submitted to the Principal Certifying Authority.

Reason: Maintenance of the significance of the heritage item