

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0298
<b>Proposed Development:</b>	Alterations and additions to a residential flat building (Unit 1)
<b>Date:</b>	29/04/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 1 SP 3463 , 1 / 29 Margaret Street FAIRLIGHT NSW 2094 Lot 11 SP 3463 , 1 / 29 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 site forms part of a group heritage item being:</p> <p><b>I61 - Group of Dwellings</b>, 2A-25, 27 and 29 Margaret Street and 38 The Crescent, Fairlight.</p> <p>The subject site is also within the vicinity of two heritage items being:</p> <p><b>I51 - Group of 3 Houses</b> - 21-25 Fairlight Street, Fairlight.</p> <p><b>I61 - Street Trees</b> - Margaret Street (from Lauderdale Avenue to Fairlight Street), Fairlight.</p>		
Details of heritage items affected		
<p><b>I61 - Group of Dwellings</b>  <u>Statement of Significance</u>  The streetscape has moderate significance for its range of architectural styles and textural interest.  <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>I51 - Group of 3 Houses</b>  <u>Statement of Significance</u>  Interesting Federation Bungalow in an unusual two storey form, one of a group of three (21,23,25 Fairlight Street).  <u>Physical Description</u>  Three two-storey brick, shingle and rendered brick dwellings with tiled jerkin-head roofs c. 1920. Significant elements include: shingled gable ends (under main roof); stucco under lesser gable ends; Art Nouveau leadlight and verandah columns. Most joinery is intact. The three buildings are nearly identical which is significant for their style. The fences are not original.</p> <p><b>I61 - Street Trees</b>  <u>Statement of Significance</u>  Listed for its aesthetic importance to the streetscape.  <u>Physical Description</u>  Street tree planting. Mixed tree species; Norfolk Island Pine, Brush Box and Hill's Fig.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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

The proposal seeks consent for alterations and additions to an existing unit within a residential flat building. The proposed works pertain to alterations to Unit 1 including the construction of an ensuite bathroom in the main bedroom, alterations to the existing kitchen, replacement of the existing window and door to the internal southern patio, and the replacement of the existing windows located at the northeast corner of the unit with double-access doors. The proposed doors will provide access from the kitchen to the external patio area. The residential flat building forms part of a group heritage item consisting of several dwellings located along Margaret Street. The subject site is also located within the vicinity of two heritage items, including a group heritage item containing three dwellings located next to the subject site along the western end of Fairlight Street, and heritage listed street trees which line Margaret Street. The proposed alterations to the existing kitchen and the construction of the ensuite bathroom are of a minor nature and are not considered to impact the heritage significance of the subject site, nor the nearby heritage items. The replacement of the existing window and door to the internal southern patio is also considered to be of a minor nature. The new window and door will replace the existing window and door like for like. This is an appropriate response to heritage significance associated with the subject site and is supported from a heritage perspective. The proposed replacement of the existing window located at the northeast corner of the unit with double-access doors requires more consideration as the location of the proposed works are visible from the public realm. As the proposed double doors will match the style of the existing windows and are of a size, proportion and window type that is compatible with the building, the proposed replacement is considered to be acceptable from a heritage perspective. As such, the proposal is not considered to impact upon the heritage significance of the group heritage item, nor the heritage items within the vicinity.

Therefore, Heritage raises no concerns regarding the proposal and requires no conditions.

Consider against the provisions of CL5.10 of MLEP.

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? A Heritage Statement has been provided by the applicant.

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:**

Nil.