

Heritage Referral Response

Application Number:	DA2019/0058
To:	Kye Miles
Land to be developed (Address):	Lot 10 DP 87274 , 18 Francis Street FAIRLIGHT NSW 2094

Officer comments

The site is a listed heritage item, and flanked by heritage items on each side.

The adequate way to create additions in keeping with the DCP would be to create linked pavilion (which is noted), however, the wall and ridge height of the additions should be limited to those of the original house. The roof form of the house should remain legible in streetscape in its original form. The additions' roof should be compatible with original roof. In that regard, the proposal should be modified so as to:

- the roof of the additions should be presenting to the front with a slope (hip) in order to minimise its visual prominence and provide a neutral backdrop to the original house.
- The whole addition may need to be reduced in area, to provide enough garden space.
- The ridge height of the addition should not exceed the ridge height of the original house. The walls should also be lowered to not exceed the wall height of the original house.
- In principle, the addition should be minimized in size and height, and low-set with reduced ceiling heights. As it appears that no ceilings are proposed in the rear addition, its height could be considerably reduced, to create the addition partly "in-roof".

Recommended Heritage Advisor Conditions:

Nil.