

**Belli Design Pty Ltd
57 Patrick St
Avalon Beach 2107
Nigel Bullen
Mobile 0414 228 368**

4th March 2024

Northern Beaches Council
Attn: The General Manager

Dear Sir / Madam

**RE: Statement of Heritage Impact for Proposed alterations to Unit 1/29 Maragret St
Fairlight 2094**

1. Assessment of Significance

This statement has been prepared in accordance with **Schedule 5, Environmental Heritage** under Councils LEP 2014, and addresses the impact of the proposed development at 29 Maragret St Fairlight upon the adjoining Heritage Item numbered 46 in Schedule 5 of the LEP. The subject Heritage item is described as being of Local significance

The subject **Heritage Items No. 12, 151 & 161** are known as the **original kerb & gutter and the landscaping in Margaret st** and are located **at no.21 Fairlight street c.1907 and no.27 Margaret st c.1910**

Heritage Item

The neighbouring houses at 27 Margaret and 21 Fairlight street are listed as a Heritage items of Local significance due to them being a landmark group of buildings constructed in the federation style, built in c1907 – c1910

2. Scope of Work

The proposal is to renovate the existing Unit 1 , all replacement windows are to match existing

Because of the large separation between the subject development site and the Heritage items, the proposed works at 29 Margaret St shall have no physical or visual impact upon the subject Environmental Heritage of **items 151 & 161**, and as such leaves the Heritage item entirely intact with respect to the associated fabric settings of the original group of buildings with their natural setting.

3. Assessment of Impact

The heritage objectives of Clause 5.10 under Council's LEP 2013, in relation to new development are as stated thus:-

- (a) To conserve the environmental heritage of Manly
- (b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.
- (c) To conserve archaeological sites.
- (d) To conserve Aboriginal objects and Aboriginal places of heritage significance.

It is contended that the aforementioned heritage objectives have been satisfied by the proposed works for the following reasons:-

- The proposed works have been designed with the objective of maintaining the existing form, character and scale of the existing building. The heritage values of **no.21 Fairlight street c.1907 and no.27 Margaret st c.1910** , have been respected by the proposed works, due to the works being carried out substantially well away from, and separate to the Heritage items and their settings.

For these reasons we feel the proposed development shall have a minimal impact on the amenity of the heritage item in terms of heritage conservation and setting.

Conclusion

We submit that the proposed development satisfies Councils heritage objectives and conservation values in relation to the development, and therefore seek Councils support of our proposal.

Yours sincerely



Nigel Bullen