

Heritage Referral Response

Application Number:	DA2021/2034
Date:	05/01/2022
To:	Adam Croft
Land to be developed (Address):	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred for heritage comment as it involves demolition of an Edwardian Federation cottage, one of a surviving adjacent pair of contemporaneous but dissimilar dwellings. Neither is listed, but a number of heritage items are located in the vicinity.</p>		
Details of heritage items affected		
<p>There are a number of listed heritage items within the vicinity of this site, being:</p> <p><i>Item 12 - All stone kerbs (sections of Fairlight Street);</i> <i>Item 151 - Group of 3 houses, 21-25 Fairlight Street;</i> <i>Item 161 - Group of dwellings, 2A-25, 27 and 29 Margaret Street and 38 The Crescent; and</i> <i>Item 162 - Street trees, Margaret Street (from Lauderdale Avenue to Fairlight Street).</i></p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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		
<p>This application is for demolition of the existing dwelling and construction of a new residential flat building. The application was supported by a Heritage Impact Statement (<i>Weir Phillips Heritage and Planning</i>, dated October 2021), which has been reviewed.</p> <p>The comparative and particular distances of the heritage items in the vicinity from No. 30 are such that it is considered that no substantive adverse heritage impacts will arise from the proposed development. These impacts are understandably favourably assessed in the submitted Heritage Impact Statement.</p> <p>The most perceivable outcome of the proposal will be its somewhat dominating and intrusive effect</p>		

on views from the sensitive, heritage listed street opposite (Margaret Street). This street precinct is protected somewhat by its heritage listed street trees. However, the urban design qualities of the proposal, in terms of its relationship with the existing setting, should be carefully assessed. It is difficult to conclude however, that there is a substantial heritage impact on this heritage item in the vicinity.

In heritage terms, the proposed loss of the existing cottage, and the new development proposed for the site, are regrettable but not capable of opposition on heritage grounds. As the existing cottage dates back to the early 20th century, archival recording of the cottage is recommended prior to demolition.

Therefore, no objections are raised on heritage grounds, subject to a condition requiring archival recording of the cottage prior to demolition.

Consider against the provisions of CL5.10 of MLEP2013:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Robert Moore, External Heritage Advisor/Janine Formica, Heritage Planner
DATE: 5 January 2022

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

Photographic Heritage Record

A simple photographic heritage record of the site is to be made of all buildings and structures, as a record of the site prior to works.

This record must be submitted to Council's Heritage Advisor for approval prior to commencement of any demolition or works on-site.

This photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Existing plans of any buildings (floor plans and elevations);
- Photographs of all elevations, interiors and key features (including gardens, fences, architectural details such as windows, joinery etc.) as well as a number of contextual shots depicting the sites surrounding environment.

Note: All images should be cross-referenced to a catalogue sheet.

Reason: To provide an historical photographic record of the site, including any buildings and landscape elements, prior to any works.