

Heritage Referral Response

Application Number:	DA2025/0068
Proposed Development:	Alterations and additions to a dwelling house
Date:	05/02/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 8 DP 665278 , 16 Margaret Street FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is a heritage item I61 - Group of Dwellings - 2A-25, 27, 29 Margaret Street and 38 The Crescent, Fairlight. The subject property is also within the vicinity of a heritage item I62 - Street Trees - Margaret Street (from Lauderdale Avenue to Fairlight Street), Fairlight.		
Details of heritage items affected		
I61 - Group of Dwellings <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. I62 - Street Trees <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.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
The proposal seeks consent for alterations and additions to the subject property. The proposed works include the construction of a roof and privacy screen on the existing first floor balcony located at the rear of the property. The subject property forms part of a group heritage item and is also within the vicinity of heritage listed Street Trees which line Margaret Street. The proposed works are		

concealed to the rear of the property and are not visible from the primary frontage of Margaret Street. The proposed roof line sits below the existing roof line of the first-floor addition. Due to the minimal visual impacts of the proposed works and its containment to the rear of the property, the proposal is deemed to have an acceptable impact on the heritage item and the heritage listed Street Trees in the vicinity.

Therefore, no objections are raised on heritage grounds and no conditions are required.

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? Yes

Has a Heritage Impact Statement been provided? Yes

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.