

Heritage Referral Response

Application Number:	DA2025/0962
Proposed Development:	Demolition works and construction of two semi-detached dwellings and boundary adjustment
Date:	08/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 177373 , 3 Hill Street FAIRLIGHT NSW 2094 Lot 4 DP 8925 , 3 Hill 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 is within the vicinity of a heritage item:</p> <p>Item I57 - House, “Unara” - 1 Hill Street, Fairlight</p>		
Details of heritage items affected		
<p>Item I57 - House, “Unara”</p> <p><u>Statement of Significance</u></p> <p>The house at 1 Hill Street, Fairlight is of significance for the local area for historical and aesthetic reasons, and as a substantial, fine and representative example of Federation Arts and Crafts style house. The house, built c. 1915, is readily identifiable as part of the historic building stock of the local area that demonstrates architectural tastes and practices of high quality building of its period of construction. The house has a number of notable architectural features and elements which make it a representative example of its style and date of construction.</p> <p><u>Physical Description</u></p> <p>Two storey brick Federation style house with hipped and gabled slate roof, brick chimney. Imitation half-timbered gable end, multi-paned timber framed windows, timber shingled balustrades and valances to verandahs (some now enclosed). Brick arched entry to east side of house. Geometric geometric leadlight to front door and sidelights. Tessellated tiling to verandah.</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 the demolition of an existing Inter-War period dwelling and a later-built garage, and the construction of a new duplex with Torrens Title subdivision.

The existing dwelling is an intact Inter-War period building, retaining many of its original external features, including its street facing gables, chimneys with terracotta pots, overall built form, ornamental elements, windows, materials, and finishes. Its prominent location on the corner of Hill Street and Northcote Avenue makes it a significant part of the streetscape.

The heritage listed "Unara" is located on the opposite corner of Northcote Ave. The surrounding area also features three two-storey, Sydney blue-brick apartment blocks, built in the 1920s or 30s and these properties have largely retained their architectural character.

Given the subject dwelling's potential heritage significance and its close proximity to both the heritage item and the wider heritage context, the proposal requires the following:

- An investigation into the building's history and an assessment of its potential heritage significance.
- A report assessing the impact of the proposed works on both the "Unara" heritage item and the wider heritage context.
- The exploration of design modifications that could retain and incorporate the original portion of the existing dwelling into the new design.

Therefore, additional information/amendments 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? No

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.