

10 July 2023

The City Manager
Fairfield Council
86 Avoca Road
Wakeley, NSW 2176



Dear Sir/Madm

STATEMENT OF HERITAGE IMPACT PROPOSED REDEVELOPMENT 1, 3, 5 AND 7 FERGERSON AVENUE, FAIRFIELD

This Statement of Heritage Impact has been prepared to accompany a development application for the proposed redevelopment of 1, 3, 5 and 7 Fergerson Avenue, Fairfield.

The report evaluates the proposed development, designed by Kennedy Associates Architects. It provides information, analysis and recommendations to enable Council to evaluate the project in terms of Clause 5.10(4) of the *Fairfield LEP 2013*. It concludes that the proposal will have an acceptable heritage impact.

SITE IDENTIFICATION

The subject site is located on the west side of Fergerson Street, near the corner of The Horsley Drive. It is described by NSW Land Registry Services (LRS) as Lots 14-17, DP 35656.

GBA Heritage acknowledges the Cabrogal people of the Darug Nation as the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

HERITAGE MANAGEMENT FRAMEWORK

The subject site at 1, 3, 5 and 7 Fergerson Avenue, Fairfield, is **not** listed as a heritage item in any statutory instrument. However, it is located in the vicinity of 452 The Horsley Drive, which is listed in Schedule 5 of the *Fairfield Local Environmental Plan (LEP) 2013*, as an item of local heritage significance.

As such, the property is subject to the heritage provisions of the *Fairfield Local Environmental Plan 2013* and the *Fairfield Citywide Development Control Plan (DCP) 2013* under the *Environmental Planning and Assessment Act 1979*. Fairfield Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage item in the vicinity.

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ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEM IN THE VICINITY OF THE SUBJECT SITE

There is one individually listed heritage item located in the vicinity of the subject site, which is listed as an item of local heritage significance on Schedule 5 of the *Fairfield LEP 2013*.

The NSW Heritage Inventory contains the following Statement of Significance for Heritage Item ID 1570060, *Inter-war Bungalow*, at 452 The Horsley Drive (I65):

Inter-War period Federation / Bungalow. A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition. Local significance.

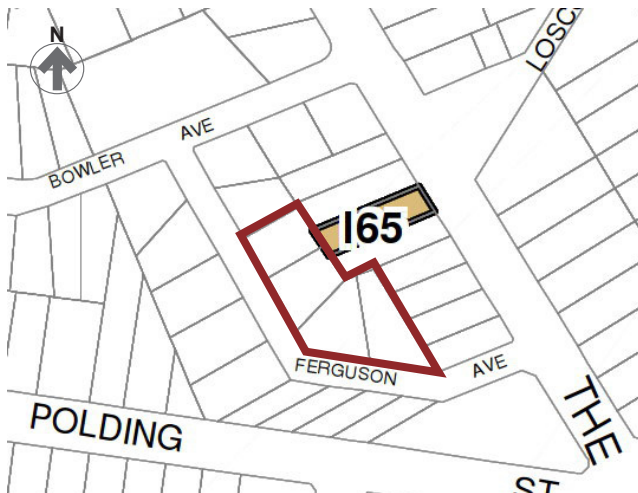


Figure 1
Heritage Map showing the subject site outlined in red and the one heritage item in the vicinity
Source: NSW Legislation website, Heritage Map 020



Figure 2
The front (east) facade of 452 The Horsley Drive
Source: DEM



Figure 3
The northern side elevation to 452 The Horsley Drive
Source: DEM

THE DEVELOPMENT PROPOSAL

The development application has been prepared by the Land & Housing Corporation. The proposal is detailed in the plans and Statement of Environmental Effects that accompany this application. It includes demolition of all structures on the subject property and the construction of two two-storey buildings that combined contain 12 apartments.

Views to the heritage item at 452 The Horsley from the public domain in Fergerson Avenue is largely obscured by intervening development and trees. The proposed development would not block any clear views of the neighbouring heritage item.

ASSESSMENT OF HERITAGE IMPACT

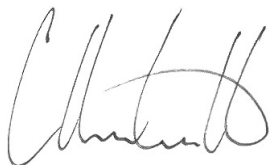
The proposed development will have an acceptable impact on the heritage significance of the heritage item in the vicinity at 452 The Horsley Drive Fairfield because:

- The Statement of Significance for the subject heritage item is entirely related to its architectural qualities, not its setting. The proposed development would not negatively impact the architectural character of the heritage item.
- The urban area surrounding the heritage item is already developed with later structures. The original setting to the subject heritage item is no longer extant. The proposed development would not negatively impact the historic setting of the heritage item.
- The proposed development would not physically impact the neighbouring heritage item.
- There are no views identified in the Statement of Significance for the subject heritage item that are identified as significant.
- The primary views to the neighbouring heritage item are from The Horsley Drive, which would not be impacted by the proposed development. The proposal will have minor visibility from The Horsley Drive.
- Limited views of the neighbouring heritage item from the public domain in Fergerson Avenue would be negatively affected by the proposed development. These restricted views are to the rear of the heritage item, which has reduced architectural detailing and Little heritage significance. The proposed development would have an acceptable impact on views of the neighbouring heritage item from the public domain in Fergerson Avenue.

RECOMMENDATION

Council should have no hesitation, from a heritage perspective, in approving this development application.

Yours faithfully,
GBA Heritage Pty Ltd



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