

Heritage Referral Response

Application Number:	DA2019/0860
To:	Alex Keller
Land to be developed (Address):	Lot 52 DP 881594 , 24 Darley Street East MONA VALE NSW 2103

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as it adjoins a heritage item		
House - 22 Darley Street, East		
Details of heritage items affected		
Details of the item, as contained in the Pittwater heritage inventory are as follows:		
<p><u>Statement of Significance</u></p> <p>The House at 22 Darley Street, called "La Corniche" or Brock's Folly, was built as a grand mansion by a Newtown builder, George Sydney Brock. The house was a significant landmark in the early Mona Vale panorama and is historically significant for the agricultural settlement and development of Mona Vale.</p> <p><u>Physical Description</u></p> <p>Remnants of an earlier structure, Brock's Folly is on the original Mona Vale Farm. It is a single storey large pavilion with a central tower on the north facade. It features brick walls, terracotta tiled roof (not original), possibly re-using of the original capping. Decorative pressed metal roof on the tower. Interior details and joinery largely intact in 1991.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	N/A	
Consideration of Application		
The proposal seeks consent for the construction of a three storey residential aged care facility, with a basement car park level. The heritage item is located to the east of the site.		
Due to the rise in elevation across the property, the proposal includes significant excavation on the eastern boundary of the site which adjoins the heritage item. However this allows for an adequate		

landscaped buffer area to the heritage item, and lowers the overall appearance of height in this section. These elements help to minimise the impact of the new development on the heritage item to an acceptable level.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 2 October 2019

Recommended Heritage Advisor Conditions:

Nil.