

Heritage Referral Response

Application Number:	DA2022/2125
Proposed Development:	Construction of a carport, driveway and driveway crossing.
Date:	25/01/2023
To:	Brittany Harrison
Land to be developed (Address):	Lot 10 DP 30638 , 5 Belair Place BAYVIEW NSW 2104

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the property is within the vicinity of a heritage item		
House - 2 Binowee Place Bayview		
Details of heritage items affected		
Details of the item as contained within the Northern Beaches inventory is as follows:		
<p><u>Statement of Significance</u></p> <p>Little Mountain, 2 Binowee Place in Bayview, built c1930 to a design by the architect Watson Sharp, has historic and aesthetic significance as a good example of residential architecture built in the Art Deco style.</p> <p><u>Physical Description</u></p> <p>This house is located in a quiet cul de sac overlooking Bayview Golf Course surrounded by twelve acres of ground. It comprises three wings surrounding a paved entrance court. The western wing includes the living rooms, the entrance is at the intersection and the nursery and guest accommodation are in the northern wing and the study and dressing rooms in the eastern wing. Artists Maurice Cork and McAuslan have worked on the murals in the Master Bedroom and living room. Typical Art Deco features are: free asymmetrical massing, the use of simple geometric shapes, 'ribbon' metal frame windows with curved glass, semicircular wings, rounded corners and the use of long horizontal spandrels</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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
The proposal seeks consent for a new carport and driveway at the Beaumont Crescent frontage of the site. The heritage item is located to the south of the subject site, across number 4 Belair Place. Given that the proposed works are at the front of the property and the separation between the work		

and the item, the proposal is considered to not impact upon the heritage item or its significance.

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? No

Has a Heritage Impact Statement been provided? No

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.