

Heritage Referral Response

Application Number:	DA2020/0432
Date:	24/06/2020
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 847020 , 9 - 11 Birdwood Avenue COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The subject property is not a heritage item but was identified as being of potential heritage value		
Details of heritage items affected		
As the property is not heritage listed, there is no inventory form for the property. However it appears to contain elements of a substantial inter-war Californian bungalow dwelling.		
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		
<p>The proposal seeks consent for the construction of a seniors living development. Heritage identified the property as being of potential heritage significance in the prelodgement report for this site and indicated it would require a heritage report to be produced as part of any future application. This report was to investigate the history of the site and assess its significance against the NSW Heritage Office's criterion for listing. As no report assessing the significance of the site has been included with the application, Heritage is unable to determine the level of impact. Heritage recommends such a report be prepared and submitted.</p> <p>Updated Comments - 24 June 2020</p> <p>A heritage report into the property and its potential significance was submitted. The report by NBRs + Partners concluded that the property was not of heritage significance. This conclusion is agreed with. Further, an photographic archival recording was also submitted which adequately captures the building in its current state. Therefore Heritage raises no objections, and requires no conditions.</p>		
Further Comments		
COMPLETED BY: Brendan Gavin, Principal Planner		

DATE: 13 May 2020 - Updated 24 June 2020

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.