

## Heritage Referral Response

Application Number:	DA2019/1422
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To:	Phil Lane
Land to be developed (Address):	Lot A DP 402710 , 20 Daisy Street NORTH BALGOWLAH NSW 2093

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is a heritage item		
<b>I103 - House known as 'Grandview'</b>		
Details of heritage items affected		
Details of the item as contained within the Warringah heritage inventory is as follows:		
<p><u>Statement of significance:</u> A substantial &amp; rare stone federation bungalow, representative of early 20th century settlement of the area. Displays high integrity with much original fabric, including front fence &amp; with original garden setting.</p> <p><u>Physical description:</u> Substantial elevated single storey dwelling of sandstone ashlar. Symmetrical design. Central stone stairway. Full length verandah with flat timber posts, stone piers &amp; cast iron valance. Hipped roof with small gable over entrance. Asbestos cement shingles.</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 is for alterations and additions to the existing dwelling. Key components of the work include the construction of a new northern wing and garage, alterations to the existing southern wing, minor alterations to the central heritage component and repair works to the sandstone retaining wall. The proposal is considered to provide a balanced and appropriate response to the site through its design choices and proposed materials. This will allow for the central heritage element of the dwelling to be easily understood and read with complimentary and sympathetic wings.		

Given the changes proposed, Heritage will condition that a simple archival recording of the property be undertaken before work begins on the property.

Therefore Heritage raises no objections to the proposal and requires 1 condition.

Consider against the provisions of CL5.10 of WLEP.

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: 6 January 2019

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:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Photographic Archival Recording**

A photographic archival recording of the property will need to be undertaken in accordance with the NSW Office of Environment and Heritage's 'Photographic Recording of Heritage Item Using Film or Digital Capture' (2006).

This recording will be provided to Council for archival purposes.

Details demonstrating compliance with this condition are to be submitted to the principal certifying authority.

Reason: To provide a historical record of heritage significant works for archival purposes