

Heritage Referral Response

Application Number:	DA2023/0514
Proposed Development:	Construction of a secondary dwelling and a garage
Date:	15/05/2023
To:	Phil Lane
Land to be developed (Address):	Lot 67 DP 7413 , 45 Redman Road DEE WHY NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is within the vicinity of a heritage item		
151 House known as 'Elouera' - 41 Redman Road		
Details of heritage items affected		
<u>Statement of Significance</u> A good representative example of a brick federation bungalow. Displays high integrity with much original fabric. Historically provides evidence of the location & character of early development in the area.		
<u>Physical Description</u> Substantial single storey face brick dwelling. Low pitched multi-gabled roof of terracotta tiles, capping & finials. Timber shingles and half timbering to gable end. Deep verandah at front under tiled skillion roof. brick piers & timber columns. Tall brick chimney. French doors to front verandah. Modifications include timber balustrade to verandah & front fence.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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 a two storey secondary dwelling and garage in the rear yard of the subject property. The heritage item is located to the east of the site, on the other side of number 43 Redman Road which is in between. Given the separation afforded by the property in between, 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 WLEP.		
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.