



Interim General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655



File: SF16/21974
Doc: DOC16/240761
Your Ref: DA 112/2016

Attention: Stephen Clements – Deputy General Manager Landuse and Sustainability

Dear Mr Clements

**INTEGRATED DEVELOPMENT APPLICATION
HERITAGE COUNCIL OF NSW—GENERAL TERMS OF APPROVAL**

RE: SUBSTATION SHR 00936

Proposal: Adaptive re-use of the existing substation to a child care centre.

IDA Application No: 2016/IDA/97, received 19 September 2016

Information received: as mentioned in Condition 1

Additional information requested: No

Date received: No

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 91A of the *Environmental Planning and Assessment Act 1979*, the following terms of approval are proposed to be granted:

1. Development must be in accordance with:

a) Architectural Drawings prepared by Andrew Daly Architect as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Giraffe Childcare Balgowlah			
0101	Cover Sheet	29/04/2016	03
0201	Existing Plan	22/08/2016	05
0301	Site Plan	22/08/2016	05
0302	Basement	22/08/2016	05
0303	Ground Floor	22/08/2016	05
0304	First Floor	22/08/2016	05
0305	Roof	22/08/2016	05
0306	Ground Floor Landscape Plan	22/08/2016	05
0307	First Floor Landscape Plan	22/08/2016	05

Dwg No	Dwg Title	Date	Rev
0401	Elevations	22/08/2016	05
0402	Elevations	22/08/2016	05
0403	Elevations	22/08/2016	05
0404	Elevations	22/08/2016	05
0501	Section 1	22/08/2016	05
0502	Section 2	22/08/2016	05
0503	Section 3	22/08/2016	05
0504	Section 4	22/08/2016	05
	Perspective – Griffiths Street Elevation		
	Perspective – Griffiths Street Elevation – Detail View of Additions		
	Perspective – Boyle Street Elevation		
	Terracotta Colour Façade Mix		

b) Heritage drawings prepared by Futurepast as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Balgowlah Zone Substation AUSGRID			
A01	Ground Floor Plan	June 2011	A
A02	West Elevation	June 2011	A
A03	North Elevation	June 2011	A

c) Report entitled Heritage Impact Statement, prepared by City Plan Services, dated May 2016

d) *Balgowlah Zone Substation Conservation Management Plan Final*, dated July 2011, prepared by Futurepast Heritage Consulting

EXCEPT AS AMENDED by the conditions of this approval:

2. WORKS

- a) Terracotta wall vents and existing window glazing are to be retained insitu and protected from damage during construction works.
- b) The fence proposed for the Boyle Avenue boundary shall be a rendered masonry or composite board fence with a Keim cementitious render finish or similar, to match the wall of the proposed adjacent garage structure.
- c) Repairs of significant historic fabric must be undertaken using recognised conservation techniques and shall be carried out under the direction of a suitably qualified heritage consultant.
- d) The external steel framed element including mesh screens proposed for the Griffiths Street façade must be a muted neutral colour such as a dark charcoal. In addition, external wall cladding should be a colour which reflects that of the walls of the existing substation. Painted rendered walls visible from Boyle Street should also be a colour which reflects that of the walls of the existing substation so that the former substation remains the dominant visual element on the site. A detailed colour schedule must be submitted for approval to the Delegate of the

Heritage Council of NSW prior to issue of the Construction Certificate by Northern Beaches Council.

- e) **The existing windows and new doors and windows are to be a dark charcoal colour.**

Reason: To ensure the conservation of the significant fabric of the former substation building, and that new work is compatible with the character of the existing former substation building.

3. SCHEDULE OF CONSERVATION WORKS

- a) **A schedule of conservation works is to be prepared for the parts of the former substation building to be retained. The schedule must be submitted for approval to the Delegate of the Heritage Council of NSW prior to issue of the Construction Certificate by Northern Beaches Council. The schedule of conservation works is to be prepared by an experienced and qualified heritage architect.**
- b) **The works outlined in the schedule are to be implemented prior to issue of the Occupation Certificate by Northern Beaches Council.**

Reason: To ensure the conservation and maintenance of the significant fabric of the former substation building.

4. SECTION 60 APPLICATION:

An application under section 60 of the *Heritage Act 1977* must be submitted to and approved by the Delegate of the Heritage Council of NSW prior to work commencing. A schedule of conservation works is to be submitted with the s60 application.

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities in order to undertake works.

If you have any questions regarding the above matter please contact Kate Higgins, Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage, on (02) 9873 8534.

Yours sincerely



Katrina Stankowski
Acting Manager, Conservation
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW

16/11/2016