

BANGALOW PROGRESS ASSOCIATION

10 Jul 2021

The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Attention: Mr Chris Larkin

DA 10.2020.370.1
68 Byron St, BANGALOW NSW 2479 (Lots 12,13,14)

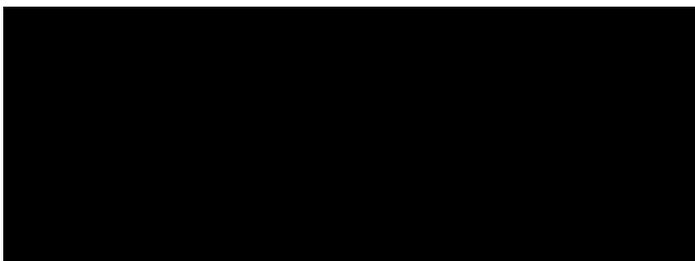
Change of Use of Existing Building from Residential Dwelling to Commercial Offices.

SUPPORT

The involvement of Extent Heritage in the assessment of this development application has resulted in a highly informative heritage conservation report, addressing all previous concerns of the Bangalow Progress Association, as summarised below:

- The complete heritage context of Grey's house will be maintained as a classic example of a stately Bangalow property surrounded by pleasant heritage gardens. The rear extension complements the heritage item and has minimal adverse impact.
- Heritage conservation will be governed by the 25 strategies shown in the Heritage Conservation Strategy report from Extent Heritage.
- The dilapidation report from Tecton Building Services provides a clear statement of restoration and maintenance work required.
- Adaptive reuse is limited to professional office suites, consistent with other commercial use already permitted in this Zone R2 residential area. Income generated from these businesses will support the specified program of heritage conservation work.
- Use of a Voluntary Planning Agreement for car parking spaces ensures retention of the existing garden setting and removes previously proposed angle parking on Deacon St.

The overall development will result in a very positive conservation outcome for a grand Bangalow heritage house located in a prime urban position, significantly contributing to the heritage pedigree of Bangalow. BPA supports the revised DA and is most grateful for the work done by all parties to deliver an excellent outcome.



DA 10.2020.370.1
LOTS 12, 13, & 14 DP 4358 68 BYRON STREET BANGALOW
REVISED PLANS

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I refer to the revised plans for 68 Byron Street Bangalow.

The Heritage Conservation Strategy document by Extent was very thorough and informative, as was the Dilapidation survey by Tecton.

I appreciate the work that went into preparing these documents and now feel positive about the outcome for this beautiful house.

These detailed documents and the revised plans open the way for this development to succeed in upholding the heritage values of the conservation area of the Bangalow Village.

The objections that I raised in my submission of the 26/8/20 have all been dealt with satisfactorily in this revised DA. That being:-

- Replacement of the lead light front door.
- Replacing original link chain fence.
- Zoning – Low residential and Heritage Conservation conditions.
- Visual amenity.
- Car spaces on the west side of the house.
- Angle parking and traffic safety on Deacon Street.

There was one change on the plan that I noted, which I found rather disappointing. The diamond shape wall ventilation openings on the brickwork appear to have been replaced by a plain brick wall. I do hope this is not the case.

These diamond shaped openings were part of the original design, they gave the wall a point of interest to an otherwise boring brick wall and served a purpose.

They were there in the 1950's when I was a small child playing in and around the house.

The Grey family and my family were neighbours and good friends, Jo, John & Paul still are today.

I support this revised development application.

