

Heritage Referral Response

Application Number:	DA2025/0380
Proposed Development:	Alterations and additions to a semi-detached dwelling house
Date:	12/05/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 2A DP 444638 , 51 Boyle Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to heritage as the subject site is within the vicinity of a group listed heritage item: Item I7 - Houses - 33–45 Boyle Street, Balgowlah</p>		
Details of heritage items affected		
<p>Item I7 - Houses <u>Statement of significance</u> A group of seven stuccoed brick cottages. All cottages have gone various modifications. Small scale unified group of streetscape. <u>Physical description</u> Group of seven stuccoed brick cottages with simple hipped iron roofs bearing 'rising sun' motif in timber vents. Some original elements extant - particularly No. 37. Elements include: vermiculated stone chimneys; timber posts and valences to front verandah; coloured glass panes on top sash front windows. All houses have undergone modifications, alterations and additions.</p>		
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	No	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing single storey semi detached dwelling. The proposed works include a first floor extension, internal alterations and a rear extension to the ground floor. The existing building is a semi detached dwelling from the Inter-war era with tiled roof and an enclosed front verandah facing Boyle Street. It is noted that the overall building form including the original roof form has been retained.</p> <p>The first floor extension could be pushed further back with minor changes to the proposed internal alterations on the ground floor; the proposed staircase, laundry and powder room could be mirror reversed to allow the first floor addition be located approximately 1500mm back, which allows to</p>		

retain the main roof line, facing the street. It is also recommended to reduce the floor to ceiling height of the first floor addition (for about 200mm) to minimise its impact upon the adjacent semi and the overall heritage values of the existing building, and to maintain its contribution to the character of the area and the streetscape. Additionally, it is considered that there is an opportunity for the reinstatement of the enclosed verandah which would add to the heritage values of the existing building and its contribution of the streetscape.

Revised Comments - 12 May 2025

The applicant has addressed Heritage's previous recommendations with specific justifications regarding the design and its context by providing additional information. Heritage's previous recommendations aimed at improving the proposal from a heritage perspective, in relation to heritage items in the vicinity and the overall character of the streetscape. The applicant stated in the report that "Our proposed upper-level addition is thoughtfully set back from the street, maintaining the existing front roofline." and "The 2007 renovation next door at 53 Boyle Street—built with no setback—largely screens our proposed addition. Established landscaping and mature trees provide further visual buffering, helping our home blend comfortably into the streetscape." These comments regarding the proposed setback and visual buffering, along with the applicant's further response regarding the **design constraints**, are agreed with. Given that the subject property is not heritage listed or within a conservation area, and considering the applicant's justifications, the impact of the proposal upon the heritage context is considered tolerable.

Therefore no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 2013.

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.