

## Heritage Referral Response

<b>Application Number:</b>	DA2022/1375
<b>Proposed Development:</b>	Alterations and additions to a dwelling within an attached dual occupancy development
<b>Date:</b>	04/01/2023
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot A DP 328579 , 79 Wanganella Street BALGOWLAH NSW 2093

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site is opposite a local heritage item, being <b>Item I26 - House</b> - 78 Wanganella Street, Balgowlah, listed in Schedule 5 of Manly LEP 2013.</p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the Northern Beaches Heritage Inventory are as follows:</p> <p><b>Item I26 - House</b>  <u>Statement of significance:</u>  A good example of California Bungalow style timber residential building.  <u>Physical description:</u>  A one storey weather board California Bungalow. Significant elements include shallow pitched iron roof (possibly original roofing); elaborate timber valence to entry porch; massive stone piers to entry porch decorated with plaster quoins and stucco; diamond pattern lead light to windows of front bay; flattened diamond pattern in flashing above bay roof.</p>		
Other relevant heritage listings		
Sydney REP (Sydney Harbour Catchment) 2005	No	Comment if applicable
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 an existing single storey semi-detached dwelling including a first floor addition to one semi known as 79B Wanganella Street, Balgowlah. The existing building on the site is a single storey cottage which dates back to circa 1928 and is in the appearance of one single dwelling. The property is not a heritage item, but is within the vicinity of a heritage listed item, located opposite the subject site. The existing building has retained its original mass and built form and some internal features.</p> <p>The proposal involves the removal of the some internal walls, ceiling, fire place, chimney and the existing laundry. Heritage recommend; shifting the first floor addition towards the western direction,</p>		

so that the front plane of the existing hip roof is completely retained and the first floor addition does not come forward of the existing front roof plane. It is understood that a portion of the existing roof is retained along the side boundary (northern elevation) and this is supported by Heritage, however, considerations should also be given to the retention of the existing chimney. This could be achieved by providing a recess to the section of the first floor walls where the existing chimney is. A reduction to the first floor height is also recommended to provide a smooth transition between the existing roof and the new roof. The colour schedule needs to be amended as black and dark grey are recommended to be avoided in the context of the area.

Therefore, Heritage require amendments to the proposal to maintain the existing street frontage - that the first floor addition is in keeping with the adjacent semi and to not adversely impact the heritage item and the existing streetscape.

### **Amended Plans - 21 December 2022**

Amended plans, received on 21 December 2022, resolved the main concern that Heritage had with the proposal. The proposed first floor addition is now behind the original front roof plane and set 1.3m back from the existing hip ridge. The colour scheme should also be amended with a new amendment date. Given the subject property is not heritage listed and the amended first floor addition is compatible with the existing streetscape the impact of the proposal upon the significance of the heritage item is considered manageable.

Therefore no objections are raised on heritage grounds, subject to two conditions.

#### Consider against the provisions of CL5.10 of Manly LEP 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

#### **Further Comments**

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**

### **External colour scheme**

The proposal should adopt a more traditional colour scheme, more appropriate to the architectural character of the house and the streetscape. Revised details are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure the addition is compatible with the architectural style of the house and the streetscape.

**Amended plans**

Amended plans (showing the first floor addition with a further set back) should include an amendment date. Revised details are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Reason: To ensure the addition is compatible with the architectural style of the house and the streetscape.