

Heritage Referral Response

Application Number:	DA2024/0091
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	20/05/2024
To:	Dean Pattalis
Land to be developed (Address):	Lot 1 DP 175524 , 45 Boyle Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The application has been referred to as the property is a Local Heritage item listed in Schedule 5 of Manly LEP 2013 as Item 17 Houses 33-45 Boyle Street- Balgowlah</p>		
Details of heritage items affected		
<p>Detail of the heritage items are affected by the proposal and contained within the heritage inventory as follows:</p> <p>Item 17 Houses 33-45 Boyle Street- Balgowlah</p> <p><u>Statement of Significance</u> A group of seven stuccoed brick cottages. All cottages have gone various modifications. Small scale unified group of streetscape.</p> <p><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	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 includes internal alterations and additions to the rear of the property inclusive of the addition of an external alfresco area with BBQ ,Swimming pool, cabana and new landscaping. The proposal also involves the demolition of the later additions to the rear of the property.</p>		

The proposal involves the demolition of the later additions to the rear of the property to be replaced with the new rear additions, which are proposed to be extended to the northern and southern side boundaries. It is noted that a skillion roof is proposed as a transition section between the original cottage and the new additions but this approach is not reflected on the proposed plans. Heritage recommends this transition section to be recessed from the side boundaries, to distinguish the original cottage and allow the interpretation of the original fabric and new additions.

The works do not propose changes to the original cottage but the proposed extensions to the side boundaries are considered to be visible from the street and therefore impact the 'small-scale unified group of streetscape'.

Revised comments - 20 May 2024

Amended drawings, received on 16 May 2024, resolved some improvements, providing 300mm recess on the plans to the amenities section between the original cottage and the new rear addition. However, this recess must be followed on the low pitch section of the roof to allow the interpretation of the original building. This portion of the roof should not have any overhang in order to remain behind the main cottage, allowing a visual separation between the main cottage and the rear addition.

Furthermore, the proposed narrow battened front fence is not supported and required to be a traditional picket fence to be complementary to the style and character of the group listed heritage cottages.

Therefore, no objections are required on heritage grounds subject to the imposition of 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? N/A

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

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

Recessed roof

The proposed low pitch roof should be recessed, as per the plans, without having any overhangs to remain behind the front building mass and allow a visual separation from the original main cottage. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To respect the heritage item and allow the interpretation of the original cottage.

Front fence

The proposed narrow battened front fence is not supported and it is required to be a traditional picket fence to be complementary to the style and character of the group listed heritage cottages. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To respect and support the significance of the heritage item.