

Heritage Referral Response

Application Number:	DA2024/0077
Proposed Development:	Alterations and additions to a semi-detached dwelling including swimming pool
Date:	12/06/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 1 DP 512753 , 85 Griffiths Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred as it is in the vicinity of State Heritage item listed in schedule 5 Manly LEP 2013:</p> <p><i>Item 113 Street trees Griffiths Street (from Condamine Street to Boyle Street)</i></p> <p><i>Item 114 -Electricity substation - 81 Griffiths Street</i></p>		
Details of heritage items affected		
<p>Detail of heritage item affected by the proposal as listed in the Heritage Inventory:</p> <p><i>Item 113 Street trees Griffiths Street (from Condamine Street to Boyle Street)</i></p> <p><u>Statement of Significance</u></p> <p>Listed for its aesthetic importance to the streetscape.</p> <p><u>Physical Description</u></p> <p>Note: There is no inventory sheet for this item. The listing is believed to cover the large established trees within the carriageway on the northern side of the street, closer to the Condamine Street intersection.</p> <p><i>Item 114 -Electricity substation - 81 Griffiths Street</i></p> <p><u>Statement of significance</u></p> <p>Listed as an impressive Inter-War Georgian style substation, important landmark example of a utilities structure in this style.</p> <p><u>Physical Description</u></p> <p>1928 on the building. Two storey polychrome brick Inter-War Georgian revival substation. Features arched multipaned windows and shallow blind brick arches, corbelled parapet.</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	No	
Other	No	
Consideration of Application		
<p>Revised comment - 12 June 2024</p> <p>Changes have been made to the proposal, in response to heritage concerns with the bulk and scale</p>		

of the original proposal and its adverse heritage impact in relation to the adjoining semi and the State heritage listed electricity substation building on the corner of Boyle Street and Griffiths Street. Discussions were held with the applicants, which resulted in the amended plans (Rev B) being submitted on 6 June 2024. The height of the proposed 1st floor addition has been reduced, horizontal weatherboard cladding is proposed for the 1st floor and the proposed painting/rendering of the existing ground floor brickwork has been deleted.

These amended plans have been reviewed and are now considered more appropriate from a heritage point of view. The reduction in overall height will result in less visual impact upon the streetscape and the heritage item in the vicinity. There is no impact upon the heritage listed street trees in Griffiths Street and the visual impact upon the State heritage listed Electricity substation is tolerable. Taking everything into account, the proposal is now supportable on heritage grounds, subject to the imposition of a condition requiring submission of external colours and materials for approval prior to issue of a construction certificate.

Therefore, no objections are raised on heritage grounds, subject to the imposition of one condition.

Original comment - 28 March 2024

The proposed development seeks consent for alterations to the ground floor, addition of a new first floor and a new pool, including refurbishment of existing carport.

The existing semi-detached dwelling is located in a highly prominent corner location that the first floor extension is going to be visible from a number of view points. The proposal retains portions of the existing semi-detached dwelling on which is an intact Inter-war style semi, retaining its original built form, roof form, chimney, face brick walls, original fenestration, and internal features. Therefore, it is recommended that the integrity and character of the existing semi-detached building and the adjoining semi and the impact of the proposed changes upon the character and heritage values of the semis should be carefully considered. The proposed bulk and scale is considered excessive (the proposed upper level floor to ceiling height is 2810mm) and the relation with the adjoining semi is considered unacceptable. The overall height can be reduced by using a 2.1m springing height for a gabled roof shape and using the roof volume for spatial generosity that will achieve a lowering of at least 710mm. This will reduce the dominance and impact of the proposed extension and show respect to the adjoining semi.

The current proposal is considered to not impact the significance of the heritage listed street trees, however the proposed bulk and scale is considered to be overwhelming in relation with the adjacent semi and to impact the existing heritage context of Griffiths Street and Boyle Street. Therefore, it is required to amend the proposal having regard to the controls and guidelines of Manly DCP:

*"3.2.1.1 Development in the vicinity of heritage items, or conservation areas," and
"4.1.7 First Floor and Roof Additions"*

Therefore, Heritage requires amendments to the proposal.

Consider against the provisions of CL5.10 of Manly LEP2013

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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

External colours and materials

Details of all external materials and colours are to be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

In this regard, the colour of the 1st floor addition must not be white, but be a more recessive colour. Also, the ground floor face brickwork on the front facade is not to be painted or rendered.

Reason: To minimise the visual impact of the proposal on the streetscape and the heritage item in the vicinity.