

Heritage Referral Response

Application Number:	DA2019/0081
To:	Benjamin Price
Land to be developed (Address):	Lot 1 DP 115705 , 12 Boyle Street BALGOWLAH NSW 2093 Lot D DP 335027 , 307 Sydney Road BALGOWLAH NSW 2093

Officer comments

Ben

Further to a review of the available documents and site visit,

The site of proposed development includes 305 and 307 Sydney Road (a listed heritage item in its own right) and 12 Boyle Street, a Federation cottage of high aesthetic values and integrity which (to my disappointment) is **not listed**.

The subject items are modernist houses of the 1930s, designed so that it can sustain substantial additions and alterations in the future. Due to the topography of the grounds, the buildings are set down from street level, and set back from the street, and thus additions are on lower and less prominent grounds.

Comments:

There are a number of concerns regarding this proposal, from a heritage perspective: albeit (due to type and nature of the items) the proposal may generally be found compatible with heritage controls, the proposed treatment of roof forms (or lack thereof), contrasting colours of materials (as shown in photomontages), undue heights (to mention but a few features) appear awkward and, in my opinion, warrant changing. To add to these, the proposal raised a high degree of community interest (which is also a heritage consideration factor).

Please advise applicant to address with update of plans (note that verbal argument will not change the outcome of this assessment).

Recommended Heritage Advisor Conditions:

Nil.