

To: Heritage Advisor, Northern Beaches Council
Re: DA2025/0380 – 51 Boyle Street, Balgowlah
Subject: Response to Heritage Referral – Clause 5.10, MLEP 2013

Dear Julie Edwards,

Thank you for your feedback regarding our development application for 51 Boyle Street, Balgowlah. We appreciate the opportunity to respond to the heritage referral dated 14 April 2025, especially in relation to the nearby heritage item I7 (33–45 Boyle Street).

1. Heritage Context

Our home at 51 Boyle Street is not heritage-listed, nor is it within a conservation area or directly adjoining any heritage-listed properties. It is separated by two homes from the nearest dwelling within Item I7. It is hidden behind mature trees and a renovation at 53 Boyle Street, so it has very limited visual or contextual connection within the group.

We also note that all homes within Item I7 have undergone modifications, as outlined in the statement of significance.

Recent Precedents:

- *30 Boyle Street* (directly opposite the heritage group): A Federation home replaced with a duplex of mixed architectural styles.
- *22 Boyle Street*: Similarly redeveloped into a duplex, without maintaining heritage consistency.

These examples illustrate that greater changes have occurred to properties with closer proximity to the heritage group than those proposed in our plans.

Photos of these properties are provided in the appendix for reference.

2. Streetscape Impact

Our proposed upper-level addition is thoughtfully set back from the street, maintaining the existing front roofline. As suggested in the consideration of application “It is noted that the overall building form including the original roof form has been retained”. 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 images show that 53 Boyle Street and existing mature trees blocking our proposed second level addition from the street.



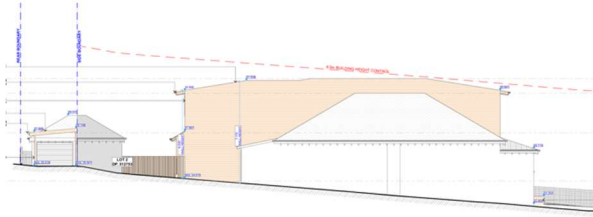
53 Boyle Street, Balgowlah with our property behind it coming up to the one-way entrance into Sydney road.

3. Recent Local Developments

In comparison to other nearby approvals, we feel our proposal is modest and respectful:

- *85 Griffiths Street:* A bold, modern extension that is highly visible from both Griffith and Boyle Streets.
- *91 Griffiths Street, 25 Waratah Street, 275 Sydney Road, and 14 Hill Street:* All have large-scale additions that stand out more prominently in the streetscape than what we are proposing.

Photos of these properties are provided in the appendix for reference.



85 Griffith Street development view from Boyle and Griffith Street with no street setback frontage.



4. Our Intentions and Commitment to Character

We purchased our home in 2016 because we loved the Inter-War and Federation charm of the property and area. Our goal throughout the design process has been to remain sympathetic to this character while creating a home that works for our growing family.

We've chosen to:

- Set the upper floor well back to reduce visual impact from the street.
- Retain original features like the pattern ceilings.
- Reinstall a stained-glass front door using a local craftsman.
- Use terracotta roof tiles instead of Colourbond for a more traditional aesthetic.

We're deeply connected to this community - our 3 children attend the local school; we take part in local events and even organise our street's annual Christmas party. Our renovation is about remaining in a neighbourhood we love, not changing its character.

5. Design Constraints

We appreciate the intent behind the recommendation to set the first-floor extension further back to retain more of the original roofline. However, we would like to kindly highlight a few practical and design considerations that have shaped our current layout:

- Mirroring the laundry and powder room would unfortunately require removal and reinstatement of an original window, which would result in unnecessary disruption to the façade.
- The current layout has been developed through extensive consultation with our designer to achieve a balance between heritage sensitivity, functional requirements, and minimal external changes.
- Retaining the proposed positioning of the staircase also helps maintain a logical and efficient flow through the home, particularly for a growing family.

We believe the design respects the character of the existing dwelling, with the first-floor addition already set back significantly and roof forms designed to reduce visibility and bulk from the street. We remain open to small refinements if they help address any outstanding concerns.

Regarding the front veranda, the adjoining semi is already enclosed. Reopening only one side would create a disjointed appearance, so we believe leaving it as is maintains better visual harmony, however we are open to further suggestions.



6. Ceiling Height

We acknowledge the recommendation to reduce the proposed first-floor ceiling height by 200mm. However, we kindly ask Council to consider maintaining the current proposed height for the following reasons:

- **Neighbour Consideration:** The upper level has minimal overshadowing impact due to the site orientation and is further softened by its setback and roof form.
- **Liveability:** Our family are extremely tall, and reduced ceiling height would significantly affect comfort and usability.
- **Continuity:** Aligning the upstairs height with our 3m ground floor ceilings helps ensure a sense of space and continuity.

- **Context:** Nearby 85 Griffiths Street features a second-storey ceiling height of 2700mm—like our proposal. In contrast, our design is more conservative and integrates with its surroundings.

That said, we remain open to small refinements if they help address any outstanding concerns.

We hope this response shows our commitment to maintaining the character of Boyle Street. We've approached this design with care—preserving original elements, minimising visual impact and considering the streetscape.

We welcome continued collaboration and kindly ask for reconsideration of the recommendations. We're excited to keep contributing positively to the community we care so much about.

Warm regards,

Libby and Ben Walstab
Owners, 51 Boyle Street, Balgowlah

Appendix

1. Heritage Context



30 Boyle Street: opposite the heritage listed houses and was a Federation style home which was knocked down and replaced with a duplex that has differing styles either side.



22 Boyle Street: opposite the heritage listed houses and was a Federation style home which was knocked down and replaced with a duplex that has differing styles either side.

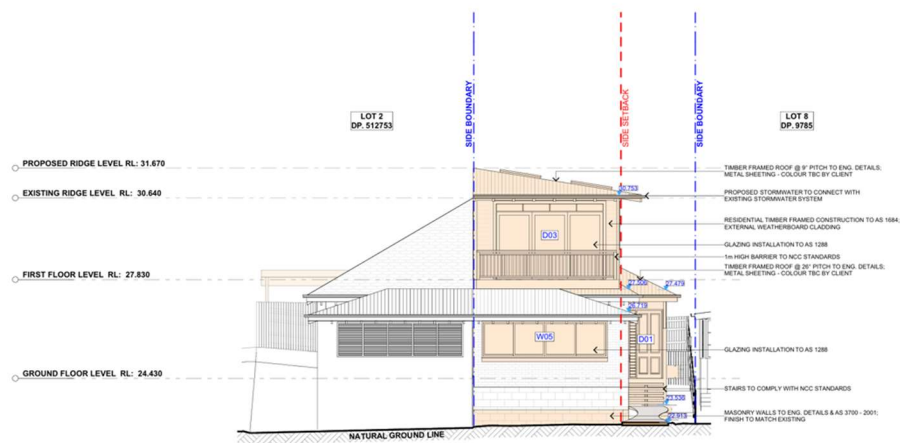
3. Recent Local Developments



85 Griffith Street development streetscape from Boyle Street.



85 Griffith Street development frontage from Griffith Street.



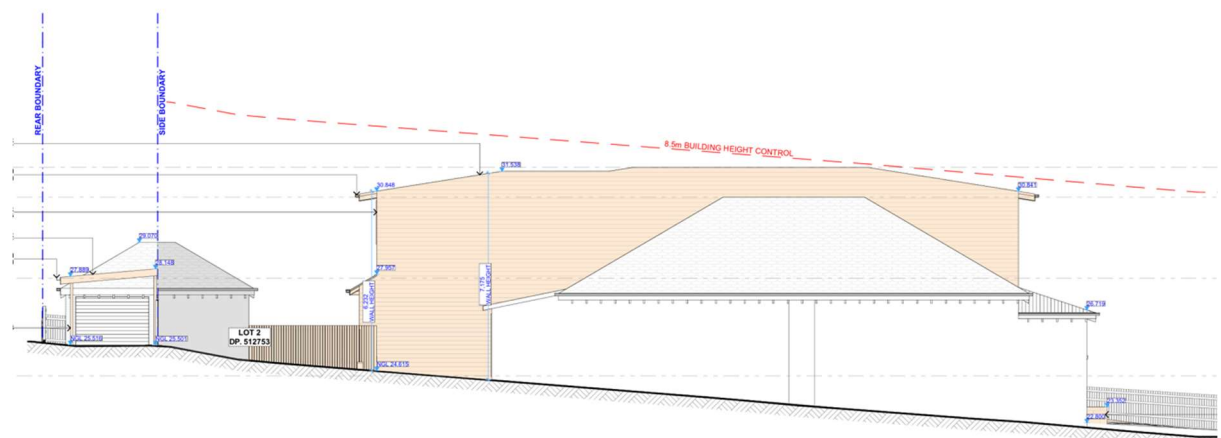
m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	06/12/2023	DA ISSUE	DLR	This drawing is to be used for the form or by the contractor. Do not scale. The Builder levels are not setbacks take The Builder any work, call AS errors and designer pro

LEGEND

☐ METAL ROOFING ☐ EXISTING
☐ TILED ROOFING
☐ TIMBER CLAD
☐ BRICKWORK
☐ CONCRETE

85 Griffith Street plans from street frontage



85 Griffith Street development from Boyle Street



25 Waratah Street, Balgowlah (one street East of Boyle Street)



27 Waratah Street, Balgowlah (one street East of Boyle Street)



91 Griffith Street, Balgowlah (Street North of Boyle Street).



275 Sydney Road, Balgowlah (South of Boyle Street)



14 Hill Street (two street East of Boyle Street)