

## Heritage Referral Response

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

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site includes a heritage listed item at 307 Sydney Road - a part of the Group of houses, 303-307 Sydney Road Balgowlah - in Schedule 5 of Manly LEP 2013, and a contributory item 12 Boyle Street.</p>		
Details of heritage items affected		
<p>Details of the heritage item - Group of houses -, as contained within the Manly Heritage Inventory, is:</p> <p><u>Statement of significance:</u> Major significance as a fine example of thirties modern style architecture. Example of P&amp;O style modern functionalist style.</p> <p><u>Physical description:</u> Generally intact example of modern style architecture in rendered brick with flat roof. Significant and typical elements include the strong horizontal elements, notably bands of render; original glazing in fine ledlight; curvilinear form; entry porch and low front fence. The heritage dwelling at 307 Sydney Road, is a single storey dwelling with rendered and painted masonry.</p> <p>12 Boyle Street is a Federation cottage of the 1920s, with high aesthetic values, maintaining both internal and external intact heritage fabric.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
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		

The proposal seeks consent for demolition of 12 Boyle Street and construction of 3 new buildings and a second floor extension to the heritage listed item at 307 Sydney Road. The amended plans have been reviewed. The design of the new work can be read as distinct from the heritage fabric, in a manner that supports the heritage values and has minimal impact on the heritage item. However, this can be enhanced by ensuring that the proposed second floor extension (**recessed external walls, including all facades**) have matching wall finish to the heritage item at 307 Sydney Road. This will allow the original building and its fabric to be read in its single storey form and minimise the impact upon the heritage item.

It is considered that a greater separation between the heritage item at 307 Sydney Road and the new building to the north (units 5&8) would be preferable, to retain the heritage curtilage to a degree and allow the heritage item to be distinguished and read as part of the listed heritage item 'Group of Houses'.

The application is acceptable on heritage grounds, subject to the imposition of conditions, requiring a photographic survey to be prepared for 12 Boyle Street; a photographic archival recording to be prepared for 307 Sydney Road; the wall finish to all facades of the second floor extension should match the wall finish of the heritage listed dwelling at 307 Sydney Road.

Consider against the provisions of CL5.10 of MLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 26 November 2019

#### Recommended Heritage Advisor Conditions:

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

#### Heritage Photographic Survey

A black and white photographic survey, in accordance with the guidelines of the Heritage Council, is to be submitted in an unbound report format. The report shall contain:

(a) A front cover marked with:

- (i) the name/location of the property;
- (ii) the date of the survey;
- (iii) the name of the Company or persons responsible for the survey.

(b) A layout plan of the existing building; identifying rooms and features shown in the photographs.

(c) Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan and elevations of the building; and a set of negatives. All photographs are to be mounted in acid-free photographic corner mountings and photographs are to be

fixed into acid-free corner mounting.

(d) Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs (with negatives) are to be included in the photographic survey report.

These documents are to be provided to Council's historical archives.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide a historical record of heritage significant works on the site for archival purposes. (DACHEC01)

**Recessed external walls to second floor extension with matching finish to the heritage item at 307 Sydney Road**

The second floor extension to be recessed for the wall thickness of the original parapet wall, with matching finish to the heritage item at 307 Sydney Road, Balgowlah, and this applies to all facades of the second floor extension.

Reason: To allow the existing building to be read in its original single storey form and minimise the impact upon the heritage item. (DACHECPCC1)

**Heritage photographic archival record**

(a) A layout plan of the existing building; identifying rooms and features shown in the photographs.

(b) Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan and elevations of the building; and a set of negatives. All photographs are to be mounted in acid-free photographic corner mountings and photographs are to be fixed into acid-free corner mounting.

These documents are to be provided to Council's historical archives.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide a historical record of a heritage item, an example of modern style architecture, prior to the proposed construction of alterations and additions. (DACHECPCC2)