

Heritage Referral Response

Application Number:	DA2024/0637
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	12/06/2024
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 961856 , 37 Boyle Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is listed as a Heritage Item under Schedule 5 of Manly LEP 2013 being: <i>Item 17 - Houses - 33–45 Boyle Street</i></p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Heritage Inventory, are: <i>Item 17 - Houses - 33–45 Boyle Street</i></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	
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>The proposed works involve the construction of a 7.5 x 4m pool and associated landscape works, including a shade vergola, paving, low retaining wall and new planting. It is noted that these works would not have any physical impact on the heritage significant original residence. These works are concentrated at the rear of the dwelling and are not visible from the primary streetscape, thus preserving the setting of the heritage item. The Heritage Impact Statement dated May 16, 2024, by</p>		

Lisa Trueman has been reviewed and agreed upon.

Given the minor nature of the proposed works which do not involve any works to the existing building and are confined to the rear portion, the impact of the proposal upon the significance of the heritage item and the streetscape is considered manageable. However, since the works pertain to the rear yard of a heritage-significant dwelling and will require access through the heritage property, it is crucial that these works do not compromise the heritage value or structural stability of the dwelling.

Any construction work should be executed with meticulous care and must not cause any damage to the historic fabric and structural stability of the heritage significant dwelling, ensuring the preservation of its historical significance and character.

Therefore, no objections are raised on heritage grounds, provided the aforementioned condition is met.

Consider against the provisions of CL5.10 of MLEP 2013.

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

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Preservation of Heritage Dwelling During Construction Works

Any construction work should be executed with meticulous care and must not cause damage to the heritage dwelling, ensuring the preservation of its historical fabric and structural stability.

Reason: To ensure no damage to the significant fabric of the heritage dwelling.