

## Heritage Referral Response

<b>Application Number:</b>	DA2024/0091
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	18/03/2024
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 1 DP 175524 , 45 Boyle Street BALGOWLAH NSW 2093

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The application has been referred to as the property is a Local Heritage item listed in Schedule 5 of Manly LEP 2013 as <b>Item 17 Houses 33-45 Boyle Street- Balgowlah</b></p>		
Details of heritage items affected		
<p>Detail of the heritage items are affected by the proposal and contained within the heritage inventory as follows:</p> <p><b>Item 17 Houses 33-45 Boyle Street- Balgowlah</b></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	Comment if applicable
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		
<p>The proposal includes internal alterations and additions to the rear of the property inclusive of the addition of an external alfresco area with BBQ ,Swimming pool, cabana and new landscaping. The proposal also involves the demolition of the later additions to the rear of the property.</p>		

The proposal involves the demolition of the later additions to the rear of the property to be replaced with the new rear additions, which are proposed to be extended to the northern and southern side boundaries. It is noted that a skillion roof is proposed as a transition section between the original cottage and the new additions but this approach is not reflected on the proposed plans. Heritage recommends this transition section to be recessed from the side boundaries, to distinguish the original cottage and allow the interpretation of the original fabric and new additions.

The works do not propose changes to the original cottage but the proposed extensions to the side boundaries are considered to be visible from the street and therefore impact the 'small-scale unified group of streetscape'.

Therefore, Heritage require amendments to the proposal.

Consider against the provisions of CL5.10 of Manly LEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Heritage Advisor Conditions:**

Nil.