

Heritage Referral Response

Application Number:	DA2025/0092
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	18/02/2025
To:	Julie Edwards
Land to be developed (Address):	Lot A DP 317685 , 24 White Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item: I10 - House - 169 Condamine Street, Balgowlah		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>The house at 169 Condamine Street is of significance for the local area for historic, aesthetic and reasons of representativeness. The house is believed to be the oldest surviving of the c. 1915 subdivision. It presents as a fine example of Federation Queen Anne style which was very popular in the Manly area just after the turn of the twentieth century. The house is an important element of the streetscape.</p> <p><u>Physical Description</u></p> <p>Single storey asymmetrical cottage of red brick on stone foundations with slated hipped and gabled roof. The house features a corner tower, return verandah with timber posts and decorated brackets. Notable elements of the Federation Queen Anne style include roughcast stuccoed chimneys and gable end, decorative timber verandah posts, fretted woodwork and octagonal tower, which is a feature of the north-east corner. House addresses Street and South. The property has a sandstone front fence.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
This application seeks consent for alterations and additions to an existing dwelling. The proposed works include the construction of a concrete swimming pool located within the front setback of the property and associated hard and soft landscaping including an extension of the existing terrace, a new access gate and the replacement of the existing sandstone retaining wall and brick fence. The proposed works are primarily located to the front of the subject property facing White Street. The heritage item is located to the north of the subject property and adjoins the rear boundary. As the		

heritage items adjoins the rear of the subject property and the proposed works are located at the front setback of the subject property, the proposal is not considered to impact the significance of the heritage item.

Therefore, Heritage raises no concerns and requires no conditions.

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? No

Has a Heritage Impact Statement been provided? No

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:

Nil.