

Heritage Referral Response

Application Number:	DA2025/1286
Proposed Development:	Demolition works and construction of pool deck
Date:	23/09/2025
To:	Michael French
Land to be developed (Address):	Lot CP SP 46248 , 149 Condamine Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site is located within the vicinity of a heritage item, being: I9 - House - 155 Condamine Street, Balgowlah		
Details of heritage items affected		
<u>Statement of Significance</u> This is an interesting weatherboard Inter-War California Bungalow. <u>Physical Description</u> c. 1915 -1920 timber building with terracotta roof constructed in typical California Bungalow style. Walls are ship lap cladding. Significant elements include stone columns to either side of Bay window, shingle under gable ends and bays. Reasonably intact and in reasonable condition.		
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 Buildings of Significance	No	
Other	No	
Consideration of Application		

The proposal is for demolition works and the construction of a pool deck to an existing three-storey dual occupancy. The proposed works are to the rear of the property and involve the demolition of the existing concrete pool deck and the construction of a timber pool deck in its place, the construction of stairs with access to the proposed deck, the installation of a 1.2m fence and gate around the swimming pool and the provision of pool equipment housing. The heritage item, comprising a residential dwelling, is located directly north of the subject site, further along Condamine Street. Due to the minor nature of the proposed works, which are confined to the rear of the subject site, and the considerable physical distance between the subject site and the heritage item, the proposal is not considered to negatively impact 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.