

28 Carlyle Street, Byron Bay notes of Pre DA discussion.

A meeting was held with new owner Ian Holmes, Nancy Tarlao BSC and Deborah Wray Heritage Advisor on 23 October 2020 to discuss his proposals to alter the previous DA 10.2018.261.1. Plans were shown which proposed a substantial two storey development over the original interwar bungalow.

Matters discussed.

1. The intent and objectives of the Heritage Conservation Area legal policies are;
 - (a) to conserve the environmental heritage of Byron,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,as outlined in Clause 5.10 and reinforced by detailed Development Control Plan policies.
2. The retention of this interwar bungalow was required in the original DA and a minor relocation was allowed to enable an improved layout on the site.
3. The single storey rear addition has minimal impact upon the streetscape views and setting of the interwar bungalow allowing it to be upgraded to provide modern living spaces at the rear and retention of the original cottage.
4. The proposed two storey addition is likely to have a considerable impact on the streetscape views and form and fabric of the original bungalow.
 - The proposed alteration includes full height second floor level, the proportions of which are not in keeping with the form of the of the single storey bungalow.
 - The front elevation whilst it includes similar roof lines, is tall and narrow in proportion compared to the wider low set emphasis of the existing bungalow. The design is not sympathetic to the proportions and is overly dominant.
 - The side and rear elevations are out of character and present as quite imposing facades with little fenestration.
 - The horizontal high set windows are out of character with the existing bungalow.
 - The garage is now directly adjoining the bungalow and is larger than the approved car port, which maintained a transparent nature, was detached.

- The proposed design is considered to have an undesirable impact on the low key and historic form and character of the existing bungalow.
- Such a proposal is not considered to be substantially the same in terms of being a proposed modification of the original approval.

Conclusion

The plans are considered to raise conflicts with the LEP objectives of conserving the heritage significance of the Kingsley Street Conservation Area, fabric, setting and views. Many of the points raised in the assessment of the original DA dated July 2018 are still of relevance to the new proposals.

A full two storey height addition to this existing inter war bungalow is not considered appropriate. The majority of the extension should be maintained at ground level. A more harmonious low scale attic room addition, such as a main bedroom towards the rear of the roof, could potentially be considered and would require a new DA with SOHI.

CLARENCE HERITAGE

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