

Heritage Referral Response

Application Number:	DA2024/1725
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/01/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 3 DP 510062 , 9 Linkmead Avenue CLONTARF NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the site is located within the vicinity of the following heritage item. 1272 - Fisher Bay Reserve - Seaforth.		
Details of heritage items affected		
<u>Statement of Significance</u> Natural bushland, aesthetic and scientific.		
<u>Physical Description</u> Permanent bushland with creek, tidal flats, young mangroves. Bushland has a formed walking rack of timber deck construction due to steep slopes and vulnerability to erosion.		
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		
<p>The proposal seeks consent for alterations and additions to the subject dwelling. The proposed works include the construction of a timber deck extending from the north-western elevation of the dwelling. The heritage item, Fisher Bay Reserve, is located directly west of the subject property with the south-western boundary of the property adjoining the reserve. Heritage notes that there is considerable distance between the subject property and the heritage item which is separated by a neighbouring property. Given the substantial physical separation from the heritage item, the proposal is not considered to impact upon the heritage item nor impact its overall significance.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>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</p>		

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.