

Heritage Referral Response

Application Number:	DA2024/1845
Proposed Development:	Construction of a garage and studio
Date:	21/01/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 151 DP 1117653 , 13 A Lodge Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item. I18 - Street Trees - Lodge Street (from Woodland to Boyle Street), Balgowlah.		
Details of heritage items affected		
<u>Statement of Significance</u> Listed for its aesthetic importance to the streetscape.		
<u>Physical Description</u> Brush Box (Lophostemon Confertus) on north and south sides of street in footpath. East of Condamine Street some species of Ficus hillii mixed with Brush Box trees c. late 1920's.		
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 the construction of a garage and studio. The proposed works include the demolition of the existing carport and hardstand and the construction of a new double garage with a first floor studio. The proposed studio will contain a bathroom and balcony, as well as an access door and stairs. The proposed works also include the construction of a new driveway to accommodate access to the proposed garage. The heritage listed street trees are located to the north of the subject property along the north and south sides of Lodge Street. Given the proposed works are contained within the existing footprint of the subject property, and there is an appropriate distance between the location of the proposed works and streets trees, the proposal is not considered to impact upon the heritage item nor impact its significance.</p> <p>Therefore, Heritage raises no objections to the proposal and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP. Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No</p>		

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.