

Heritage Referral Response

Application Number:	DA2023/1678
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	01/12/2023
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 12 DP 758044 , 1 Cutler Road CLONTARF NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item		
I38 - Natural Landscape - Dobroyd Head and Grotto Point, Sydney Harbour National Park		
Details of heritage items affected		
I38 - Natural Landscape		
<u>Natural Landscape</u>		
Natural Landscape. Aesthetic, scientific.		
<u>Physical Description</u>		
Natural landscape; Prominent visual landform of headland, cliffs; upper slopes with indigenous vegetation communities. Provides a natural visual backdrop or foreground to the cultural aspects of the built environment of Manly. Important viewing position within Sydney Harbour area.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Grotto Point Lighthouse is the nearest item
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	N/A	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the dwelling including raising the height of the building, a pool, wrap around deck and internal reconfiguration of the dwelling. The heritage item is located directly to the south. The building is already located close to the item due to its position and the line of the boundary and the works proposed to this southern elevation are not considered to further impact the reserve or its significance. No works in the reserve are proposed either, although it is noted that an existing chain link fence has been aligned into the reserve and not on the boundary line. If the fence is to be replaced, it should be realigned to the boundary.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p>		

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.