

Heritage Referral Response

Application Number:	DA2022/0828
Date:	30/05/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 3 SP 1173 , 3 / 153 Balgowlah Road BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage item:</p> <p>Item I3 - Street trees - Balgowlah Road (from Condamine Street to Manly Golf Club House)</p>		
Details of heritage items affected		
<p>Details of the heritage item as contained within the Manly Heritage Inventory are:</p> <p><u>Statement of Significance:</u> Balgowlah Road East, Historical, early street tree planting indicating importance of road. (from Condamine Street to Manly Golf Club House). Balgowlah Road West (Condamine Street to Hill Street). Aesthetic, part of 1930's street tree planting. Marks entrance to major road thoroughfare from Balgowlah to Queenscliff.</p> <p><u>Physical Description:</u> Araucaria heterophylla specimens planted in carriageway. Balgowlah Road West (Condamine Street to Hill Street) Avenue of Brush Box (Lophostemon Confertus) tree planting extending from intersection with Condamine Street to Hill Street, Balgowlah. Planting appears c. 1930's.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	N/A	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the south of the existing two storey apartment building. The new addition is located above an existing carport and consists of a new bedroom with an ensuite and a study that are separated from the existing apartment by a new terrace between the existing apartment and the new addition. The existing ground level carport is also altered to include new storage areas.</p>		

Given the existing carport is accessed via Marjory Thomas Place and proposed works are mainly confined to the rear of the property, away from the heritage listed street trees, the proposal is considered to not impact upon the heritage item or its significance.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of Manly LEP 2013.

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

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 30 May 2022

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.