

Heritage Referral Response

Application Number:	DA2024/1692
Proposed Development:	Alterations and additions to a dwelling house
Date:	07/01/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 15 DP 2610 , 5 Barrabooka Street CLONTARF NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the site is within the vicinity of a heritage item. I38 Natural Landscape - Dobroyd Headland and Grotto Point, Sydney Harbour National Park, Balgowlah		
Details of heritage items affected		
<u>Statement of Significance</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	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 existing dwelling. The proposed works include an addition to the east of the upper ground floor level to accommodate a new double garage, office/gym and laundry, as well as alterations to the internal layout of the lower ground floor level and first floor level. The proposed external works include the installation of awnings and solar panels, and associated landscaping.</p> <p>The property is not a heritage item, nor is it located within a heritage conservation area. The property is located within the vicinity of a natural landscape, known as 'Dobroyd Headland and Grotto Point', which is a heritage item. The heritage item is located to the south-east of the subject property and is physically separated by two neighbouring properties and Barrabooka Street. Given the proposed works are contained within the existing footprint of the subject property, and there is adequate physical separation between the subject property and the heritage item, the impact of the</p>		

proposal upon the heritage item is considered acceptable.

Therefore, Heritage raises no objections and requires no conditions.

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.