

## Heritage Referral Response

<b>Application Number:</b>	DA2024/1718
<b>Proposed Development:</b>	Alterations and additions to a residential flat building
<b>Date:</b>	14/01/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 1 SP 1173 , 1 / 153 Balgowlah Road BALGOWLAH NSW 2093

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item. <b>I3 - Street Trees</b> - Balgowlah Road (from Condamine Street to Manly Golf Club House)		
Details of heritage items affected		
<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.		
<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.		
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	
<b>Consideration of Application</b>		
The proposal seeks consent for alterations and additions to the existing balcony of the subject property, which is a residential unit within a two-storey apartment building. The proposed works include the removal of the existing balcony and the construction of a timber deck which will extend onto the garden. The proposed works also include associated landscaping and planting. The heritage listed street trees are located to the north of the subject property along Balgowlah Road. The proposed works are confined to the south-eastern elevation of the property which has a primary frontage to Marjory Thomas Place. Given the considerable distance between the heritage listed street trees and the proposed works, the proposal is not considered to impact upon the heritage item nor impact its overall significance.		

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?

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.