

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0130
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	25/02/2025
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 2 DP 843624 , 17 Kanangra Crescent CLONTARF NSW 2093

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as the subject property is located within the vicinity of a heritage item:</p> <p><b>1280 Reserved Track for Trams</b> - The Spit (from Whittle Avenue to Spit Bridge), Seaforth.</p>		
Details of heritage items affected		
<p><u>Statement of Significance</u> Major association with the development of public transport/trams in Manly, and indicating the method of traversing steep terrain in the absence of roads.</p> <p><u>Physical Description</u> From Sydney Road at Seaforth the single tramline entered a reserved track on what is now Whittle Avenue, crossing Ethel Street, before descending while still on reserved track along present Kanangra Crescent at its junction with Linkhead Avenue and , curving sharply, enters a public reserve (at first appearing as a private driveway). A short way into the reserve the line becomes overgrown and impassable but the loop (Parsley Loop) or duplication is just visible. The track may be picked up near The Spit Bridge where it is partly used as a walking track (see McCarthy, Gledhill).</p>		
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>This applications seeks consent for alterations and additions to an existing dwelling. The proposed works include the construction of a new swimming pool, entry porch and deck, and ground floor terrace. The heritage item is located to the north-east of the subject site on the opposite side of Kanagra Crescent. Due to the physical separation between the heritage item and subject site, as well as the nature of the proposed works which are contained within the existing footprint of the property, the proposal is not considered to impact the significance of the heritage item.</p>		

Therefore, Heritage raises no concerns 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.