

Heritage Referral Response

Application Number:	Mod2023/0334
Proposed Development:	Modification of Development Consent DA2022/0828 granted for Alterations and additions to a residential flat building
Date:	30/06/2023
To:	Dean Pattalis
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		
The proposal has been referred to Heritage as the subject site adjoins a heritage item:		
Item I3 - Street trees - 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	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	No	
Consideration of Application		
The proposal seeks consent for modifications to DA2022/0828. This includes removed the proposed deck from the ground floor, and slightly adjusting the extension of Unit 3 by extending the balcony and aligning the southern wall to the existing blockwork wall. It also includes added the car spaces to the subdivision plan. The proposed changes are considered to not impact upon the heritage street trees in Balgowlah Road as the physical works faces Marjory Thomas Place.		
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.