

Heritage Referral Response

Application Number:	DA2025/0455
Proposed Development:	Alterations and additions to a dwelling house including an inclinator
Date:	27/05/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 2 DP 562588 , 131 A Seaforth Crescent SEAFORTH NSW 2092 Lot LIC 30002060 , 131 A Seaforth Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject property adjoins a heritage item, being I1 - Harbour Foreshores - Along the mean high water mark.		
Details of heritage items affected		
<u>Statement of Significance</u> Natural landscape type - Aesthetic <u>Physical Description</u> Length of the foreshore including natural and built elements of the landscape. Rocky sandstone ledgers, beaches, mud flats and sandstone retaining walls and timber structures.		
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		
<p>The proposal seeks consent for the construction and installation of an inclinator and alterations and additions to an existing dwelling. The proposed inclinator is to be located adjacent to the northern boundary of the property and will provide access from Seaforth Crescent to the dwelling. The inclinator will terminate at the bottom of the property. The proposal also includes alterations and additions to the existing dwelling, including the demolition of internal and external walls and changes to the internal layout. The heritage item runs along the bottom of the property. As there is considerable physical separation from the heritage item and the proposed works, the proposal is not considered to impact the heritage item nor its significance.</p> <p>Therefore, Heritage raises no concerns regarding the proposal and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p>		

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.