

Heritage Referral Response

Application Number:	DA2024/1731
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/01/2025
To:	Reeve Cocks
Land to be developed (Address):	Lot 2 DP 1044139 , 28 Waratah Street BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the site is located within the vicinity of the following heritage item. I27 - Street Trees, Waratah Street, Balgowlah.		
Details of heritage items affected		
<u>Statement of Significance</u> Listed for its aesthetic importance to the streetscape.		
<u>Physical Description</u> Phoenix Canariensis on western side of street in footpath.		
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 subject property. The proposed works include a first floor addition above the existing garage located on the southern elevation of the subject property. The proposed addition will contain a master bedroom and includes windows on the western, southern and eastern elevations. The heritage item is a group of street trees located along the western side of Waratah Street. The subject property is located on the eastern side of Waratah Street and is separated from the heritage item by the street and eastern footpath. Given the proposed works are contained within the existing footprint of the subject property, and there is considerable separation between the heritage item and subject property, the proposal is not considered to impact upon the heritage item nor its significance.</p> <p>Therefore, heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP. Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No</p>		

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.