

## Heritage Referral Response

<b>Application Number:</b>	REV2021/0009
<b>Date:</b>	16/03/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 81 DP 4889 , 27 Alan Avenue SEAFORTH NSW 2092

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item		
<b>I264 - Street Trees - Alan Avenue</b>		
Details of heritage items affected		
Details of the item as contained in the Manly inventory is as follows:		
<u>Statement of significance:</u> Historic and aesthetic street tree planting and streetscape.		
<u>Physical description:</u> Ficus Rubiginosa trees as centre road planting. Unique layout to Manly.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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	N/A	
Consideration of Application		
<p>The proposal seeks consent for the construction of two dwellings and the torrens title subdivision of 27 Alan Avenue. Heritage notes this is a review of determination application following on from the refusal of the previous application known as DA2019/1447 on the site. While the proposal has been modified, Heritage's comments remain mostly the same as per the previous application. The proposal is considered to not impact upon the significance of the heritage items. Heritage recommends one condition that the heritage street trees be protected during construction works.</p> <p>Therefore Heritage raises no objections and requires one condition.</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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 16 March 2021

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:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Protection Of Heritage Listed Street Trees**

- a) The street trees in Alan Avenue are heritage listed trees under Schedule 5 of Manly LEP 2013. The heritage listed trees are to be protected from damage during construction.
- b) Details of the method of protection of the trees must be submitted to the Certifying Authority by the Project Arborist for approval prior to the issue of the Construction Certificate.
- c) Annotated photographs of the trees, with particular emphasis on the lower part of the trees, must be submitted to the Certifying Authority prior to the commencement of any building work.

Reason: To ensure appropriate tree protection measures are adopted to preserve significant community heritage assets.