

Heritage Referral Response

Application Number:	DA2021/2641
Date:	23/03/2022
To:	Thomas Burns
Land to be developed (Address):	<p>Lot 1 SP 1173 , 1 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 2 SP 1173 , 2 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 3 SP 1173 , 3 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot 4 SP 1173 , 4 / 153 Balgowlah Road BALGOWLAH NSW 2093</p> <p>Lot CP SP 1173 , 153 Balgowlah Road BALGOWLAH NSW 2093</p>

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage item:</p> <p>Item I3 - Street trees - Balgowlah Road (from Condamine Street to Manly Golf Club House)</p>		
Details of heritage items affected		
<p>Details of the heritage item as contained within the Manly Heritage Inventory are:</p> <p>Item I3 - Street trees <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.</p>		
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 relocating an existing car space from the back of the subject property to the front of the property. The proposal also includes to widen the existing driveway crossover from Blagowlah Road. A heritage listed street tree is located in the road reserve outside the subject property, near the proposed extension of the driveway crossover. This extension is not supported by Heritage as it is considered to impact on the heritage listed street tree and the retention of the existing driveway crossover with no extension is recommended.</p> <p>Amended Plans - 21 March 2022</p> <p>Amended plans have been received and resolved the concerns raised by Heritage. The driveway crossover has been relocated to additional 450mm away from the heritage listed street tree, located outside the property within the road reserve. The Arboricultural Impact Assessment report, submitted by the applicant concludes that there will be no significant environmental impact in terms of streetscape, or the health of the heritage street tree. It is noted that tree protection conditions have already been recommended by Landscape and Heritage supports those conditions.</p> <p>Therefore, no objections are raised on heritage grounds, subject to conditions required required by Landscape.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u> 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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 16 February 2022, Amended - 23 March 2022</p>		

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.