

Heritage Referral Response

Application Number:	DA2020/1137
Date:	01/10/2020
To:	Nick Keeler
Land to be developed (Address):	Lot 4 DP 12177 , 2 Alma Street CLONTARF NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
I40 - House - 1 Woodland Street, Balgowlah Heights		
Details of heritage items affected		
Details of the item as contained within the Manly inventory is as follows:		
<u>Statement of significance:</u> Aesthetically significant as a fine example of Inter-War Spanish Mission style architecture.		
<u>Physical description:</u> Single storey textured stuccoed house with hipped terracotta tile roof, central gable over projecting porch and arched openings and barley twist columns. Facade also features two pairs of arched timber framed double hinge windows with stuccoed planter boxes. Elaborate textured stuccoed front fence with stepped features, and stuccoed structure over driveway.		
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		
The proposal seeks consent for alterations and additions to the existing dwelling. The proposed works are to the south and eastern elevations of the dwelling while the heritage item is located to the north. As the works are located away from the heritage item they are considered to not impact upon the item or its significance.		
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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 1 October 2020

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.