

Heritage Referral Response

Application Number:	DA2022/2213
Proposed Development:	Demolition works and construction of a dwelling house
Date:	27/01/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 99 DP 4889 , 24 Alan Avenue SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the site is located adjacent to a heritage item		
Item I264 - Street Trees - Alan Avenue		
Details of heritage items affected		
Details of the item as contained within the Northern Beaches 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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
The proposal seeks consent for the construction of a new dwelling at the subject site. The heritage item covers the Alan Avenue road reserve outside the subject property, however the trees subject to the listing are Port Jackson Figs in the centre median. The proposal is considered to not impact upon the heritage trees or their significance as it involves no works to the centre median.		
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
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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.