

Heritage Referral Response

Application Number:	Mod2022/0395
Date:	09/08/2022
To:	Adam Croft
Land to be developed (Address):	Lot 17A DP 350345 , 42 Beatty Street BALGOWLAH HEIGHTS NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This modification application has been referred as it adjoins a heritage item, being Item I39 - Trees, Forty Baskets Beach Reserve (off Beatty Street) , listed in Schedule 5 of Manly LEP 2013. It is also in the vicinity of Item I1 - Harbour foreshores .		
Details of heritage items affected		
Details of these heritage items in the vicinity, as contained within the Heritage Inventory, are:		
Item I39 - Trees, Forty Baskets Beach Reserve (off Beatty Street) <u>Statement of Significance:</u> Listed for its aesthetic importance. <u>Physical Description:</u> Line of Phoenix Canariensis (Canary Island Palms) forming visual screen and backdrop between beach front and suburban development. Item I1 - Harbour foreshores <u>Statement of significance:</u> Natural landscape type - Aesthetic. <u>Physical description:</u> Length of foreshore including natural and built elements of the landscape. Rocky sandstone ledgers, beaches, mud flats and sandstone retaining walls and timber structures.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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	No	
Consideration of Application		
This application proposes modifications to Consent DA2020/1263, which approved alterations and additions to the existing multi-level dwelling on the site. This previous application was not referred for		

heritage comment.

The proposed modifications consist of minor internal changes and some minor external changes, including to the roof. There is no noticeable change to the bulk or scale of the dwelling as a result of these modifications. The dwelling is located some 28 metres from its eastern boundary, which adjoins Forty Baskets Reserve and the heritage listed trees. There is one of the heritage listed Canary Island Palms located close to the boundary of this property, however, none of the works will impact the adjoining reserve or the heritage listed palms on this reserve. There will also be no impact on the harbour foreshore heritage item, as the property is separated from the foreshore by Forty Baskets Reserve.

Therefore, no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of MLEP 2013:

Is a Conservation Management Plan (CMP) Required? NO Has a CMP been provided? N/A

Is a Heritage Impact Statement required? NO Has a Heritage Impact Statement been provided? N/A

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner
DATE: 9 August 2022

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.