

Heritage Referral Response

Application Number:	DA2025/1675
Proposed Development:	Alterations and additions to a dwelling house
Date:	02/12/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 52 DP 9745 , 11 A Monash Crescent CLONTARF NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred to Heritage as the subject site adjoins a heritage item, being: I1 - Harbour Foreshores - Extent of Municipal boundary adjacent to the Harbour, Marmong Point NSW		
Details of heritage items affected		
<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		
SEPP (Biodiversity and Conservation) 2021	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	No	
Consideration of Application		
The proposal is for alterations and additions to an existing dwelling. The proposed works include the replacement of the existing garage and sauna, the internal reconfiguration of the ground floor layout, alterations and additions to the first floor and basement level, alterations to the existing parapet including the change of materiality and finishes, and alterations to the existing seawall and beach access stairs. The subject site adjoins the heritage listed harbour foreshore at its rear. As the heritage item runs along the mean high water mark, the impact of the proposal on the heritage item is considered tolerable. As such, Heritage raises no concerns 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		

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.