

Heritage Referral Response

Application Number:	DA2025/0096
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	11/02/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 8 DP 19832 , 15 Manly Road SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The application has been referred to Heritage as the subject property is located within the vicinity of a heritage item: 11272 - Fisher Bay Reserve - Fisher Bay between Spit Bridge, Seaforth, Sandy Bay, Clontarf.		
Details of heritage items affected		
<u>Statement of Significance</u> Natural bushland, aesthetic and scientific		
<u>Physical Description</u> Permanent bushland with creek, tidal flats, young mangroves. Bushland has a formed walking rack of timber deck construction due to steep slopes and vulnerability to erosion.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
<p>The application seeks consent for alterations and additions to an existing dwelling. The proposed works include the construction of a new swimming pool and spa located at the front of the dwelling, a new balcony at the front of the existing living room, an addition and new patio across the rear of the dwelling and an increase in the garage roof height to accommodate a car stacker. Further proposed works include the construction of two new balconies and an extension on the first floor. The heritage listed Fisher Bay Reserve is located to the south of the subject property. Heritage notes there is substantial distance between the heritage item and the subject property which is separated by several lanes of traffic along Manly Road. Given the physical separation between the subject property and the heritage item, Heritage raises no concerns and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of MLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No</p>		

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.