

Heritage Referral Response

Application Number:	DA2025/0174
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	04/03/2025
To:	Adriana Bramley
Land to be developed (Address):	Lot 8 DP 223922 , 15 Southern Cross Way ALLAMBIE HEIGHTS NSW 2100

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site adjoins a Heritage Conservation Area being: C9 - Manly Dam and Surrounds Conservation Area		
Details of heritage items affected		
<u>Statement of Significance</u> A rare example of a water supply system which was erected prior to 1900. One of only 2 independent water supply schemes built in the Sydney region. Historically significant in the devt. of Sydney's water supply & the provision of services for early devt.		
<u>Physical Description</u> Concrete dam structure which has been progressively raised (Max height of 19 metres and a length of 250 metres). It is located on Curl Curl Creek (and dams Curl Curl Creek) some 3 kms north west of Manly with a catchment area of about 520 ha extending to Frenchs Forest in the north. The Catchment area and stored water of the Dam are now used primarily for public recreation. The stored water is also utilised as a supply for the adjoining hydraulic investigation laboratories of Sydney Water, the Public Works Department, and the University of NSW.		
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		
Consideration of Application		
The proposal seeks consent for alterations and additions to an existing dwelling. The proposed works include the demolition of the existing garage and driveway and the construction of a new lower-ground floor level comprising of a double garage, office space, bathroom and bedroom. A proposed new pool and associated landscaping will be located to the rear of the property. Additional proposed works include changes to the internal layout of the ground floor, a new front gate and fence, and associated landscaping in the front yard. The Heritage Conservation Area known as C9 - Manly Dam and Surrounds is located directly west of the subject site. While the subject property is not located within the conservation area, the rear boundary of the subject property adjoins the		

eastern boundary of the conservation area. Due to the relatively minor nature of the works which sit within the existing footprint of the property, the proposal is not considered to impact the heritage significance of the heritage conservation area. Therefore, heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

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.