

Heritage Referral Response

Application Number:	DA2024/0082
Proposed Development:	Alterations and additions to a dwelling house
Date:	29/02/2024
To:	Nick England
Land to be developed (Address):	Lot 114 DP 4889 , 120 Seaforth Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The application has been referred to as the property is in the vicinity of a heritage item		
Item I279 - Sangrado Park Reserve		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>Remnant natural bushland with a good example of remnant rainforest and Wet Gully flora. Aesthetic and scientific significance. Populations of native fauna. Aboriginal heritage.</p> <p><u>Description</u></p> <p>Bushland reserve around creekline. Upper part of creek piped and heavy infestation of weed flora. Large waterfall, and along creekline lies the remnant rainforest vegetation, surrounded by open dry sclerophyll forest. Lower parts of creek is a good example of remnant rainforest gully flora with coachwood (Ceratopetalum Apetalum and Cabbage Tree Palms (Livistona Australis)). Pathway with interpretive signs, also stone retaining walls and stone. Timber swimming enclosure on Middle Harbour foreshore. Upper part of reserve includes the Seaforth Scout Hall and open space area.</p>		
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 seeks approval for internal and external alterations to an existing dwelling including reconfiguration of walls and doorways, change doors accessing rear patio area, provide new patio to west of garage, and alterations to front stair and entry porch. Landscaping works include landscape terracing and stairs within the front setback, extension of paving in the south-east corner of the site together with required retaining walls, changes to location of pool fencing, and relocation of pedestrian entry from Seaforth Crescent to Ponsonby Parade.		

The property is not listed as a heritage item in Manly LEP 2013. The heritage Listed Sangrado Park Reserve is located on the opposite side of the street. This separation means that the proposal will not have an adverse impact upon the heritage significance of the item.

Therefore, Heritage raises no objections and requires no conditions.

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.