Heritage Referral Response

Application Number:	DA2023/0696
Proposed Development:	Construction of a dwelling house including swimming pool
Date:	28/06/2023
To:	Gareth David
Land to be developed (Address):	Lot 16 DP 200638 , 60 Castle Circuit SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral

This application has been referred to Heritage, as the site is in the vicinity of a heritage item and located adjacent to a Heritage item, listed in Schedule 5 of Manly LEP 2013:

Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour

Item I268 - Bantry Bluff - Bantry Bay/Seaforth entrance Middle Harbour, Garigal National Park, Wakehurst Parkway

Details of heritage items affected

Item I1 - Harbour foreshores
Statement of significance
Natural landscape type - Aesthetic.
Physical description
Length of foreshore including natural and built elements of the landscape. Rocky sandstone ledgers, beaches, mud flats and sandstone retaining walls and timber structures.

Item I268 - Bantry Bluff
Statement of significance
Recognised natural landform and landscape. Significant visual backdrop to Middle Harbour.
Physical description
Natural landscape type. Steep slopes with indigenous vegetation in good condition. Scrubland to woodland with localised wet gully flora.

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 consent for the construction of new four-storey dwelling house with swimming pool, and off-street car parking. The site is subject to an approved consent - DA2020/1585 for a similar size development. The subject site adjoins the heritage listed Bantry Bluff - Castle Circuit Reserve and is currently vacant, heavily vegetated, with no structures onsite. The proposed works involve the removal of a number of trees including a few which located within the heritage listed reserve. Given the new construction is physically separated from the heritage items, the impact of the proposal is considered manageable except the proposed removal of three trees located within the heritage reserve. It is noted that Landscape raised concerns regarding the removal of these trees: *"Trees 27-32 are located on public land, and as such must be retained and protected during works"*

Therefore, no objections are raised on heritage grounds subject to the retention and protection of these trees.

Consider against the provisions of CL5.10 of Manly LEP 2013.
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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Retention of trees in heritage reserve
The proposed removal of the trees located within the heritage listed reserve is not supported, these trees must be retained.

Details demonstrating compliance with this condition must be submitted to the Council's Heritage Advisor prior to the issue of a Construction Certificate

Reason: To preserve the significance of the heritage item.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of trees in heritage reserve
The trees which are located within the heritage listed Bantry Bluff - Castle Circuit Reserve adjacent to the subject site and in close proximity to the proposed works, are to be protected at all times during construction.

Reason: To ensure that the health of the trees in the heritage listed reserve are not adversely affected by construction works.