

Heritage Referral Response

Application Number:	DA2021/2463
Date:	22/12/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 22 DP 805188 , 173 A Seaforth Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage listed item, being Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour, listed in Schedule 5 of Manly Local Environmental Plan 2013. It is also in the vicinity of a heritage item and located within the Manly Foreshore Scenic Protection Area.</p> <p>Item I279 - Remnant natural bushland and baths - Sangrado Park/Reserve, Powder Hulk Bay (off Lancaster Lane)</p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Northern Beaches Heritage Inventory, are:</p> <p>Item I1 - Harbour foreshores <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.</p> <p>Item I279 - Remnant natural bushland and baths <u>Statement of significance:</u> Remnant natural bushland with a good example of remnant rainforest and Wet Gully flora. Aesthetic and scientific significance. Populations of native fauna. Aboriginal heritage. <u>Physical description:</u> 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 (<i>Ceratopetalum Apetalum</i> and Cabbage Tree Palms (<i>Livistona Australis</i>)). 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		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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		
<p>The proposal seeks consent for the construction of alterations and additions to the existing dwelling, including a new cabana, internal alterations and additions to ground floor level and a new first floor addition. The proposed first floor level is largely contained within the new roof form maintaining the existing theatre room. The existing property is not heritage listed item, however, the existing property is from the Federation era, built in the first half of the twentieth century. Although, the existing building has been altered and extended earlier, the original form and scale and the original fabric, both internal and external, is still discernible, therefore, Heritage requires a detailed archival recording of the original building and its curtilage.</p> <p>Given the separation afforded by the existing outcrop/landscaping and the distance between the heritage items and the subject property, the proposal is considered to not impact upon the heritage items or their significance.</p> <p>Therefore, no objection is raised on heritage grounds, subject to one condition.</p> <p><u>Consider against the provisions of CL5.10 of Manly LEP 2013.</u> 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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 22 December 2021</p>		

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

Photographic Archival Record

A photographic archival record of the site is to made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.