

Heritage Referral Response

Application Number:	DA2024/1216
Proposed Development:	Alterations and additions to Marina facilities
Date:	13/11/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 10 DP 1192010 , Gourlay Avenue BALGOWLAH NSW 2093 Lot 1 DP 793093 , 0 Gourlay Avenue BALGOWLAH NSW 2093

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site contains a heritage item and adjoins a heritage item:</p> <p>Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour</p> <p>Item I28 - Wellings Reserve - Gourlay Avenue and New Street, North Harbour</p>		
Details of heritage items affected		
<p>Details of the heritage items as contained within the 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 I28 - Wellings Reserve <u>Statement of Significance</u> Natural landscape, scientific and aesthetic significant. <u>Physical description</u> Remnant natural bushland of low woodland character. Some intrusions of weed species adjacent to roads and suburban development. Generally in good condition. Commemorative reserve named after former Shire Clerk.</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		
<p>The proposal seeks consent for alterations and additions to the existing North Harbour Marina (formerly Davis Marina), including a new kiosk within the Maria Building, an extension to the existing deck. The proposal also involves the removal of ten (10) commercial swing moorings, relocation of four (4) private swing moorings, the provision of nine (9) additional berths across the eastern and western arms, and the removal of two (2) existing slipways replaced with seventy-two (72) dinghy storage racks and an associated decking area extending into the Harbour Foreshores. The existing marina building is not a heritage item but it is partly in the heritage listed reserve and partly sits over heritage listed Harbour Foreshores. The modifications to the existing marina building are within the existing footprint and the new deck area for the new dinghy storage is proposed on existing piles as noted in the SEE. Therefore, the impact of the proposed works on the significance of the heritage items is considered tolerable.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of MLEP.</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>		

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.