

## Heritage Referral Response

<b>Application Number:</b>	DA2022/1848
<b>Date:</b>	16/11/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 22 DP 805188 , 173 A Seaforth Crescent SEAFORTH NSW 2092

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage listed item, being <b>Item I1 - Harbour foreshores</b> - Manly municipal area boundary adjacent to the Harbour and within the vicinity of a heritage item:</p> <p><b>Item I279 - Remnant natural bushland and baths</b> - Sangrado Park/Reserve, Powder Hulk Bay (off Lancaster Lane)</p>		
Details of heritage items affected		
<p><b>Item I1 - Harbour foreshores</b>  <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><b>Item I279 - Remnant natural bushland and baths</b>  <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 (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		
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	No	

Century Buildings of Significance		
Other	No	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for alterations and additions to the existing dwelling, including 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, it is built in the early 1900s. 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>It is noted that an earlier application DA2021/2463 had been withdrawn for the subject site and it is considered that the current application will have further impacts upon the heritage values of the existing building. The existing building, built in the early 1900s, is considered as being of potential heritage significance and it is required to provide a heritage report as part of this application, that investigates the history of the site/property and assesses its significance against NSW Heritage's criterion and the impact of the proposal upon the heritage values of the building.</p> <p>Therefore, Heritage require further information.</p> <p>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? Yes          Has a Heritage Impact Statement been provided? No</p>		
<b>Further Comments</b>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Heritage Advisor Conditions:**

Nil.