

Heritage Referral Response

Application Number:	DA2021/1408
Date:	04/03/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 325220 , 16 Addison Road MANLY NSW 2095 Lot LIC 30003605 , 16 Addison Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is affected by a heritage item, being Item I1 Harbour foreshores, listed in Schedule 5 of Manly Local Environmental Plan 2013.</p>		
Details of heritage items affected		
<p>Details of the heritage item as contained within the Manly 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>		
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 demolition of the existing single level dwelling and construction of a three storey dwelling house including a boatshed on the subject site. The proposed works include modifications to the existing natural landscaping and the rock outcrops, to form a terrace at the proposed lower ground floor level and a smaller terrace at the boatshed level.</p> <p>A stone retaining wall has also been proposed along the boatshed (across the site) stretching up to the lower ground level terrace. This wall is considered to impact the views from the Harbour as</p>		

it creates a four storey building appearance when viewed from the Harbour, by replacing the natural setting in the foreshore area that is visible from the Harbour.

The subject site is located within the Manly Foreshore Scenic Protection Area and considerations should be given to the following controls under Clause 5.4.1 Foreshore Scenic Protection Area of Manly DCP:

5.4.1.1 Additional matters for consideration

LEP clause 6.9(3)(a) to (d) lists certain matters to be taken into account in relation to all development within the Foreshore Scenic Protection Area.

a) Further to matters prescribed in the LEP, the development in the Foreshore Scenic Protection Area must also:

- i) minimise the contrast between the built environment and the natural environment;
- ii) maintain the visual dominance of the natural environment;
- iii) maximise the retention of existing vegetation including tree canopies, street trees, wildlife corridors and habitat;
- iv) not cause any change, visually, structurally or otherwise, to the existing natural rocky harbour foreshore areas;
- v) locate rooflines below the tree canopy;
- vi) consider any effect of the proposal when viewed from the harbour / ocean to ridgelines, tree lines and other natural features; and
- vii) use building materials of a non-reflective quality and be of colours and textures that blend with the prevailing natural environment in the locality.

b) Setbacks in the Foreshore Scenic Protection Area should be maximised to enable open space to dominate buildings, especially when viewed to and from Sydney Harbour, the Ocean and the foreshores in Manly.

It is also noted that, the replacement of the existing concrete pool, located within the heritage item - Harbour foreshore, had been approved in a separate Development Application - DA2019/0808. However, a 3d image, of the current application, shows another platform, located at the sea level (in the fore shore area), that is not a part of this application or the previous application, and considered to be unacceptable from a heritage perspective, as it will impact on the existing presentation of the natural landscaping and the rocky sandstone ledgers.

Therefore, Heritage can not support this proposal in its current form.

Consider against the provisions of CL5.10 of MLEP 2013

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? N/A

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 04 March 2022

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.