

Heritage Referral Response

Application Number:	Mod2023/0456
Proposed Development:	Modification of Development Consent DA2022/1305 granted for Alterations and additions to a dwelling house
Date:	28/08/2023
To:	Megan Surtees
Land to be developed (Address):	lot 11 DP 1026519 Maritime Lic 30002506 , 39 Seaforth Crescent SEAFORTH NSW 2092 lot 11 DP 1026519 Maritime Lic 30002506 , 39 Seaforth Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site has frontage to Middle Harbour which is subject to a local heritage listing - Item 11 - Harbour foreshores, listed in Schedule 5 of Manly Local Environmental Plan 2013. In this instance, it appears that the subject site is not affected by the heritage listing as mapped, however as the lot has frontage to a harbour foreshore, it is implied that it is affected by this heritage listing.</p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Heritage Inventory are: Item 11 - 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		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
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>This application proposes a modification of Consent DA2022/1305, which approved alterations and additions consisting of landscaping and other works on the lower portion of the site, including an inclinator. This modification proposes changes to the location of inclinator landing 2, subsequent changes to the cabana, along with other landscaping changes.</p>		

No heritage concerns were raised with the original DA. The modification plans have been reviewed and these changes are minor and to not raise any heritage issues.

Therefore, no objections are raised on heritage grounds and no conditions required.

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

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.