

Heritage Referral Response

Application Number:	DA2025/0411
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool and cabana
Date:	14/05/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 1 DP 68066 , 16 Reddall Street MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage item being:</p> <p>Item I2 - All stone kerbs - Manly municipal area</p>		
Details of heritage items affected		
<p>Detail of the heritage item as contained within the State Heritage Inventory is as follows:</p> <p>Item I2 – All stone kerbs</p> <p><u>Statement of significance:</u> Stone kerbs are heritage listed.</p> <p><u>Physical description:</u> Sandstone kerbing to streets relating to paving and kerbing of streets in the nineteenth century. Mostly located within Manly Village area and adjacent lower slopes of Eastern Hill and Fairlight.</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 application seeks consent for the demolition of the existing dwelling and the construction of a new contemporary two-storey dwelling house. The proposed development includes a built-in garage, three bedrooms, and associated living areas. Additional works include the construction of a</p>		

swimming pool and a cabana located toward the rear of the site.

Based on the submitted driveway plan, it appears that the proposal also includes the demolition of the existing driveway crossover and construction of a new crossover. However, the Statement of Environmental Effects (SEE) states that all works are to be contained within the subject site as noted in the below excerpt from the SEE.

As the proposed works are located within the subject site, there will be no adverse impacts to the stone kerbs along Reddall Street. Thus, the proposal is considered appropriate in respect of heritage and conservation.

This presents a discrepancy between the plans and the written documentation. The driveway plan appears to show works extending into the public domain, which could have implications for the heritage-listed stone kerbs along Reddall Street. Therefore, Heritage would need more information and more detailed plans regarding this.

Additional information is required to:

- Confirm whether the existing crossover is to be removed or modified;
- Clarify if new works extend into the road reserve; and
- Demonstrate that the heritage fabric (stone kerbing) will be protected.

Until this information is provided, **Heritage does not support the proposal** due to unresolved concerns regarding potential impacts to the heritage streetscape.

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

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.