

Heritage Referral Response

Application Number:	DA2021/1813
Date:	25/01/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 218836 , 7 Bruce Avenue MANLY NSW 2095

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:</p> <p>Item I1 - Harbour foreshores - Municipal boundary adjacent to the Harbour</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Manly inventory is as follows:</p> <p><u>Statement of Significance:</u> Natural landscape type - Aesthetic.</p> <p><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	N/A	
Consideration of Application		
<p>The site is subject to a development consent - DA2018/0639 for alterations and additions to the existing dwelling house, requiring an amendment to the proposed roof form. Amended plans were submitted with an altered roof design to satisfy the condition of the deferred commencement and the consent was activated on 18 December 2019.</p> <p>The current proposal seeks consent for the demolition and rebuilding of the existing dwelling, including an additional storey with an upper level master bedroom and terrace and alterations to the existing garage to accommodate a mechanical car stacker. It also includes the demolition of the existing side boundary stairs and the construction of new stairs with the associated</p>		

landscaping.

It is noted that the proposed footprints and the envelope are very similar to the approved consent, therefore the proposal does not significantly alter the bulk and scale of the proposal. However, it is believed that, the overall bulk and scale could have been reduced if "designing in context" approach had been applied to the design of the additional upper level. Given the fact that, the proposal mainly remains within the envelope of the approved consent and the separation between the proposed works and the heritage item, the impact of the proposal upon the significance of the item, is considered manageable.

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

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? No

Has a Heritage Impact Statement been provided? No

Further Comments

COMPLETED BY: Oya Guner Heritage Advisor

DATE: 17 November 2021

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.