

## Heritage Referral Response

<b>Application Number:</b>	Mod2023/0713
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1408 granted for Demolition works and construction of a dwelling house including a boatshed
<b>Date:</b>	26/02/2024
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	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, listed in Schedule 5 of Manly Local Environmental Plan 2013:</p> <p><b>Item I1 - Harbour foreshores</b> - Manly municipal area boundary adjacent to the Harbour</p>		
Details of heritage items affected		
<p>Details of the heritage item as contained within the Manly Heritage Inventory are:</p> <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>		
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	N/A	
Consideration of Application		
<p>The proposal seeks consent to modify the consent granted by the LEC to DA2021/1408 for the demolition of an existing single storey dwelling and the construction of a three storey dwelling with a carport and a boatshed. This application involves changes to the internal layout, enlarged openings to the side walls, extended excavation to the basement and addition of PV solar panels to the roof.</p>		

No concerns have been raised by Heritage to the proposed changes as they are considered to not further impact the significance of the heritage listed foreshores, except the additional solar panels which may be visible from the harbour.

Therefore, no objections are raised on heritage grounds subject to one condition, requiring the installation details of the solar panels, to ensure the visibility from the harbour is minimised.

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:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

**Details of solar panels**

The installation details of the proposed solar panels including the angles and elevations from the roof surface should be provided to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To ensure that the visibility of the solar panes from the harbour foreshore is minimised.