

Heritage Referral Response

Application Number:	DA2025/0947
Proposed Development:	Demolition works and construction of a dwelling house
Date:	11/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 16 DP 4889 , 11 Seaforth Crescent SEAFORTH NSW 2092 Lot LIC 10001595 , 11 Seaforth Crescent SEAFORTH NSW 2092

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item:		
Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour		
Details of heritage items affected		
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.		
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		

The proposal seeks consent for the demolition of existing structures and the construction of a new four and five-storey dwelling with a parking area and is considered an overdevelopment for the subject site. The bulk, scale, and form of the new building are inconsistent with the natural landform and the neighbouring buildings. Specifically, the double-volume heights and unarticulated side walls create an overwhelming visual impact, and the building's height exceeds the limit, making it appear as a five-storey apartment when viewed from the heritage listed Harbour Foreshore. A height reduction, articulation of the side walls, and appropriate setbacks would minimize the visual impact and improve views to and from the foreshore. The proposed materials, finishes and colours are considered appropriate for the context.

Therefore, the proposal requires minor amendments.

Consider against the provisions of CL5.10 of MLEP 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

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.