

Heritage Referral Response

Application Number:	DA2025/1260
Proposed Development:	Demolition works, Construction of concrete slab and retaining wall
Date:	22/09/2025
To:	Ainsley Eakins
Land to be developed (Address):	Lot 2 DP 316879 , 13 Addison Road MANLY NSW 2095 Lot CP SP 2373 , 11 Addison Road MANLY NSW 2095 Lot LIC 10003293 , 11 Addison Road MANLY NSW 2095

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as it contains a portion of a heritage item, being Item I1 - Harbour foreshores - Manly municipal area boundary adjacent to the Harbour, and within the vicinity of a heritage item:</p> <p>I68 Mandalay (former private hospital and dwelling) - 2 Addison Road, Manly</p>		
Details of heritage items affected		
<p>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.</p> <p>I68 Mandalay (former private hospital and dwelling) <u>Statement of significance:</u> Large distinctive Federation Arts and Crafts style building in landmark location. <u>Physical description:</u> Two storey Federation Arts and Crafts style building with hipped and gabled slate roof, walls in roughcast stucco. Features prominent curved timber brackets to wide eaves. Three gable ends facing the street in the centre of the building, group of three leadlight windows over entry. 1920's style garage and fence to match the style of the building.</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

The proposal seeks consent for the construction of a new concrete slab and retaining wall, which are intended to replace an existing structurally unstable retaining wall. The subject site is occupied by an 8-story, brick residential building with a flat roof and an ocean pool on the waterfront.

The site is located on the northern side of Addison Road. It contains a portion of the heritage-listed Harbour Foreshores to the north-west and is in the vicinity of the heritage-listed building 'Mandalay'. The new retaining wall is proposed to be 300mm higher than the existing wall to comply with BCA requirements, with finishes that match the existing structure. The location and design of the proposed works have been assessed as minor and necessary for safety. Given their physical separation from the heritage-listed Harbour Foreshores and their location at the rear of the site, which is not visible from 'Mandalay,' the impact upon the significance of these heritage items is considered tolerable.

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? No

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No

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.