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## MEMORANDUM

**DATE:** 22 November 2023  
**TO:** Development Determination Panel (DDP)  
**CC:** Adam Richardson, Manager Development Assessment  
**FROM:** Brittany Harrison  
**SUBJECT:** Item No. 3.4 – DA2023/0869 – 3 Lawson Place, Manly

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The purpose of this memo is to advise the Panel that a late submission has been received from the applicant (Toby Breakspear) which provides an outline of the assessment history and raises concerns regarding the below recommended condition.

### ***Condition No. 9 Reduction to Roof Pitch***

*The roof pitch, to the north and south roof planes, are required to be reduced to become a maximum of 46 degrees, in order to reduce the impact of the proposed works.*

*Details, demonstrating compliance with this condition, are to be submitted to Council's heritage advisor prior to the issue of the construction certificate.*

*Reason: To minimise the visual impact upon the integrity and character of the existing building and the significance of the heritage items.*

The applicant argues in summary that the condition to amend the roof pitch, which although minor, would be problematic for the proposed design. The amendment in roof pitch would result in an internally non-compliant room height to the attic bedroom and a non-compliant staircase clearance. The applicant indicated that the proposal has been modified through the DA process to such an extent that there is no tolerance in the design to accommodate the recommended roof pitch amendment. In addition, the roof pitch amendment would not provide an added benefit to the character of the existing building or to the notion of minimising the visual impact on the surrounding heritage items.

Refer to photomontages provided by the applicant with the submission dated 16 November 2023.

### **Heritage Advisor Response**

The submission was sent to the Heritage Advisor for review, with the response attached below.

A review of the applicant's response, dated 16 November 2023 has occurred, including the photomontages from the street level. Given that the images show the impact of the proposed attic addition is not too visible from the street and that the building is not a listed heritage item, the impact of the proposal (the latest drawings) upon the significance of the heritage item is considered to be acceptable on heritage grounds.



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**Recommendation**

The Panel note the submission.

Considering the revised heritage comment the deletion of **Condition No. 9 Reduction to Roof Pitch** is acceptable.