

Heritage Referral Response

Application Number:	DA2025/0933
Proposed Development:	Alterations and additions to a dwelling house including a carport and lift
Date:	14/08/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 24 DP 10609 , 909 Pittwater Road COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site is located opposite a conservation area, being; C5 - Dee Why Lagoon and Reserve Conservation Area - Dee Why Lagoon and Reserve, Dee Why.		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>The Australian Heritage Commission states in its official statement of significance that: 'Dee Why Lagoon is one of the best examples, in the Sydney Region, of an estuarine lagoon. It is one of the few large estuarine barrier lagoons, remaining in good condition, in the Sydney Region. The saltmarsh of the lagoon area is a regionally uncommon remnant of saline marshlands, which were formerly more widespread in the Sydney Region. The diversity of saltmarsh plants found at Dee Why Lagoon is high in comparison to other saltmarsh communities in the region. Dee Why Lagoon is also an important site for teaching and research associated with biological zonation, estuarine barrier lagoons and estuarine wetlands.' The Lagoon is also an important feeding and sheltering place for migratory birds, including some from the Northern Hemisphere. Its south-western sector also contains one of the best remaining stands of Swamp Mahogany (<i>Eucalyptus robusta</i>), now a threatened species.</p> <p><u>Physical Description</u></p> <p>The Dee Why Lagoon is an extensive waterbody located behind the sand dunes of Dee Why beach, receiving stormwater run-off and drainage from the ridge to the west of it. Dee Why Lagoon is one of the largest barrier lagoons within the Sydney Region with a maximum surface area of 30ha and a maximum depth of 1.5m. It has a largely urbanised catchment of 500ha. The lagoon is closed about 70% of the time by a sand bar across its entrance.</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 alterations and additions to an existing single-storey dwelling. The proposed works to the lower-ground floor and first-floor include the demolition of the existing single garage and the construction of a new double carport, the construction of a new ground floor entry foyer, internal lift, extension to the existing guest bedroom and the relocation of the external access stairs. Further works are proposed to the first floor, including an upper-floor addition with a skillion roof. The subject site is within the vicinity of a conservation area which is located directly south of the subject site, across Pittwater Road. Due to the physical separation between the subject site and the conservation area, as well as the nature of the proposed works which are within the existing footprint of the subject site, the proposal is considered to have an acceptable impact on the nearby conservation area.

As such, Heritage raises no concerns regarding the proposal and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

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.