

Heritage Referral Response

Application Number:	DA2022/1638
Date:	02/11/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 4 DP 12985 , 891 Pittwater Road COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred as it is located within the vicinity of a heritage conservation area being C5 - Dee Why Lagoon and Reserve , listed in Schedule 5 of Warringah LEP 2011.		
Details of heritage items affected		
<p>Details of the conservation area in the vicinity, as contained within the Heritage Inventory are: C5 - Dee Why Lagoon and Reserve</p> <p><u>Statement of Significance:</u> 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>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	Yes	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>This application proposes demolition of the existing dwelling and construction of a new 3 level dwelling. The dwelling proposed to be demolished appears to be an example of a Functionalist dwelling in the Moderne style, likely to have been built in the late 1940's/early 1950's. This style is characterised by light coloured plain surfaces, curved elements, flat roofs behind parapets and metal windows. It is a modest representative example of this architectural style and does show the style of houses being built in this area in the immediate post-war period. For this reason, it is considered that the existing dwelling should be photographically recorded prior to demolition, so that Council has a record of this phase of residential development in Collaroy.</p>		

The Dee Why Lagoon conservation area is located on the opposite (southern) side of Pittwater Road. It is a natural heritage area including the lagoon body itself and surrounding flora and fauna. This application, being separated by a 6 lane road, will have no adverse impact upon the heritage significance of this conservation area. Visually, the proposed dwelling will be more visible from the conservation area, but will not be out of keeping with the existing urban fabric of this section of Pittwater Road.

Therefore, no objections are raised on heritage grounds subject to a condition requiring photographic recording prior to demolition.

Consider against the provisions of CL5.10 of WLEP 2011:

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

Further Comments

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

Photographic Heritage Record

A simple photographic heritage record of the site is to be made of all buildings and structures, as a record of the site prior to works.

This record must be submitted to Council's Heritage Officer for approval, prior to the issue of a construction certificate and prior to commencement of any demolition or works on-site.

This photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Existing plans of any buildings (floor plans and elevations);
- Photographs of all elevations, interiors and key features (including gardens, fences, architectural details such as windows, joinery etc.) as well as a number of contextual shots depicting the sites surrounding environment.

All images should be cross-referenced to a catalogue sheet.

Reason: To provide an historical photographic record of the site, including any buildings and landscape elements, prior to any works.