

Heritage Referral Response

Application Number:	DA2024/0944
Proposed Development:	Demolition works and construction of a plant nursery and landscape material supplies premises
Date:	21/10/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26902 , 12 Boondah Road WARRIEWOOD NSW 2102 Lot 4 DP 26902 , 10 Boondah Road WARRIEWOOD NSW 2102

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item		
Warriewood Wetlands -14 Jacksons Road, Warriewood		
Details of heritage items affected		
<u>Statement of Significance</u>		
Warriewood Wetland is the largest remaining area of sandplain wetland in northern Sydney (DECC 2008). It supports a number of vegetation communities listed as endangered under the Threatened Species Conservation Act 1995 (NSW) and provides habitat for many fauna species including several listed under state and federal legislation. The wetland is connected via remnant vegetation to the Ingleside Escarpment and together these areas form one of the most important habitat areas in the greater Sydney region (DECC 2008).		
<u>Physical Description</u>		
At 26 hectares, the Warriewood Wetland is the largest remaining area of sand plain wetland in the northern Sydney area. It provides a variety of habitats for local fauna and at the same time plays a vital role in flood mitigation, nutrient recycling and filtering sediments. The wetland contains several Endangered Ecological Communities.		
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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		

The proposal seeks consent for the demolition of existing improvements, raising of parts of the site and the construction of a plant nursery centre. It also includes the removal of trees with replacement plantings and a vegetation management plan (VMP). The proposal has been referred to Heritage as the subject site adjoins the Warriewood Wetlands to the west of the subject site. The proposal includes a setback from the boundary with the wetland and has included a vegetation management plan to remove weeds from this area and then to plant it out with species that better reflect the ecological communities within the wetlands. Subject to there being no further extension of the raised land towards the wetland and the implementation of the VMP, the proposal is considered to not have a visual impact upon the heritage item or its significance.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

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.