

Heritage Referral Response

Application Number:	Mod2022/0122
Date:	29/04/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as the site contains a listed local heritage item and is also within the vicinity of a number of local heritage items and a proposed State heritage precinct. The site contains the building known as "Pacific Lodge" which is listed in Schedule 5 of Warringah Local Environmental Plan 2011 as Item I43 - Pacific Lodge (Salvation Army), 15-23 Fisher Road, Dee Why.</p> <p>Local heritage items in the vicinity include Item I42 Dee Why Fire Station - 38 Fisher Road; Item I50 Dee Why Public Library and Item I137 Civic Centre Landscaping. The site is also adjacent to a proposed State heritage precinct - Dee Why Civic Precinct, which is with the Minister for Heritage for gazettal.</p>		
Details of heritage items affected		
<p>Details of the heritage item on site, as contained within the Warringah Heritage Inventory, are: Item I43 - Pacific Lodge (Salvation Army), 15-23 Fisher Road, Dee Why</p> <p><u>Statement of Significance</u> A rare example of a Victorian Filigree residence and one of the oldest structures in the area. Historically important for its association with Elizabeth Jenkins & the continued occupation & use of the building by the Salvation Army since the 1890's.</p> <p><u>Physical Description</u> Substantial elevated single storey building of rendered masonry. Corrugated iron hipped roof with tall rendered chimneys. Verandah on 3 sides with cast iron balustrade, columns & valence. Balustrade panels specially made with the letters "SAHR". Sympathetic refurbishment works have been undertaken. Restored verandah includes original cast iron balustrade panels. Adapted for use as administration offices for "Pacific Lodge".</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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
<p>This application is to modify Consent 2018/1574 which approved a mixed, but largely residential multi-storey development, including the retention of the heritage listed building on-site, with a defined heritage curtilage. A previous modification has also been approved (Mod2020/0097).</p> <p>This current modification seeks approval for a number of changes to the apartment buildings and the inclusion of strata subdivision in the description of the development. Changes to the apartments affect Buildings A, B and C and include structural columns added to balconies, addition of air conditioning units on balconies and internal layout changes. These layout changes have resulted in minor changes to the external walls of units in Building A, however this does not result in an increased building footprint. The addition of roof plant on Buildings A, B and C is also proposed for mechanical services. This plant is located next to lift overruns on each building and will not be visible from the heritage building.</p> <p>These changes do not further encroach on the defined curtilage of the heritage building and will not have an adverse impact upon views from or to this heritage item. In relation to strata subdivision, this was always envisaged for this site and there are no objections from a heritage point of view.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of WLEP 2011:</u> Is a Conservation Management Plan (CMP) Required? Yes Has a CMP been provided? Provided with original DA Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Amended Heritage Statement provided.</p>
Further Comments
<p>COMPLETED BY: Janine Formica, Heritage Planner DATE: 29 April 2022</p>

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.