

Heritage Referral Response

Application Number:	DA2023/1832
Proposed Development:	Construction of a dwelling house and detached studio
Date:	25/03/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 5 DP 590990 , 5 Portions Lovett Bay LOVETT BAY NSW 2105 Lot LIC 301874 , 5 Portions Lovett Bay LOVETT BAY NSW 2105

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property contains two heritage items		
Stone Retaining Wall - 2 to 6 Portions Lovett Bay		
Road Remnants - 4 and 5 Portions Lovett Bay and National Park		
Details of heritage items affected		
Stone Retaining Wall		
<u>Statement of Significance</u>		
The Stone Retaining Wall is associated with the first development works at Lovett Bay. The sandstone retaining wall is aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.		
<u>Physical Description</u>		
Sandstone retaining wall.		
Road Remnants		
<u>Statement of Significance</u>		
The Road Remnants are associated with the first development works at Lovett Bay. They are aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.		
<u>Physical Description</u>		
Remnants of cut and fill formation		
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		
<p>Updated plans and documents have been submitted to address a number of issues. This includes a construction management plan to account for the offshore location and no road access. The plan does not address the heritage item across the front of the properties on this side of Lovett Bay, being the stone retaining wall. Heritage will condition that the Construction Management Plan be updated to account for this heritage item and provide measures for its protection during works. Otherwise Heritage raises no objections with the proposal.</p> <p>Therefore Heritage raises no objections and requires one condition.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>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</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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Updated Construction Management Plan

The Construction Management Plan is to be updated to account for the stone retaining wall heritage item (Item 2270049) and provide measures to ensure its protection during works.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority

Reason: Protection of the heritage item during works.