

Heritage Referral Response

Application Number:	Mod2023/0567
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	16/11/2023
To:	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is located within close proximity to a Heritage Conservation Area:</p> <p>C6 - Stony Range Flora Reserve - 802 Pittwater Road, Dee Why</p>
Details of heritage items affected
<p>Details of the conservation area as contained within the Warringah Heritage Inventory are:</p> <p>C6 - Stony Range Flora Reserve</p> <p><u>Statement of significance</u></p> <p>The Stony Range Flora and Fauna Reserve has a high degree of local significance for growing a wide range of native flora, mostly endemic to the Sydney Region, and for contributing to community awareness of them. It is a skilfully and aesthetically designed, laid out and planted cultural landscape which has a combination of scientific, research and educational functions which are much valued by the community, both local and regional.</p> <p><u>Physical description</u></p> <p>The Reserve currently includes 3.6425 hectares of fenced bushland over an area of Hawkesbury sandstone soil formation and contains a caretaker's cottage, meeting hall, shade houses, nursery compound and garage. Stone and gravel serpentine paths lead through the site which rises approximately 30 metres from its low to high points. When the Reserve was first notified in 1957, the area along the main creek was badly infested with exotics, lantana and privet, and these were eradicated over several years. Since that time the area has been developed as a rainforest, planted with Cedar, Coachwood, Flame Tree, Hoop Pine, Lilly Pilly, ferns and palms. A specific area of rainforest was planted in 1988 with Proteaceae specimens donated by the Sydney Royal Botanic Gardens. A total of three small watercourses intersect the Reserve. In 1977 the upper part of the Reserve was deliberately burnt, which resulted in impressive regenerative results. In 1986 a section of the Reserve was planted with all 86 species of Proteaceae which grow in the Sydney region. Subsequently, other specialist planting areas have been established in the Reserve. A picnic area was developed on the northern edge of the lower section of the Reserve in 2001, added to the site from a portion of the carpark on its northern side. It contains tables and two free electric barbecue plates. One small section of woodland vegetation in the upper area could be classified as being in</p>

its natural state and this is reputedly maintained in this condition. Prior to development most of the larger trees had been cut down and a serious fire in 1936 also caused major ecological changes to the vegetation.

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	N/A	

Consideration of Application

The proposal seeks consent for to modify the consent for Development Application DA2022/0145 for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision. These modifications are mainly confined to the apartment layouts and residential amenity, addition of a roof top communal open space area, modifications to the external design including a softening of the corners with curved balconies. Given the proposed modifications are mainly within the approved envelope with no change to the approved mass and scale, it is considered that the proposal will not have an additional impact upon the significance of the HCA.

Therefore, no objections are raised on heritage grounds and no conditions required.

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

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.