



Heritage Referral Response

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| Application Number: | DA2018/1574 |
| To: | Rebecca Englund |
| Land to be developed (Address): | Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099 |

Officer comments

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| HERITAGE COMMENTS | | |
| Discussion of reason for referral | | |
| <p>This application has been referred as the site contains a listed local heritage item and is 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 <i>Item 143 - Pacific Lodge (Salvation Army), 15-23 Fisher Road, Dee Why</i>.</p> <p>Local heritage items in the vicinity include <i>Item 142 Dee Why Fire Station - 38 Fisher Road; Item 150 Dee Why Public Library and Item 1137 Civic Centre Landscaping</i>. The site is also adjacent to a proposed State heritage precinct - <i>Dee Why Civic Precinct</i>, which is with the Minister for Heritage awaiting gazettal.</p> | | |
| Details of heritage items affected | | |
| <p>Details of the heritage item on site, as contained within the Warringah Heritage Inventory, are:</p> <p><i>Item 143 - Pacific Lodge (Salvation Army), 15-23 Fisher Road, Dee Why.</i></p> <p>Statement of Significance 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>Physical Description 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 | |



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| RAIA Register of 20th Century Buildings of Significance | No | |
| Other | No | |

Consideration of Application

Heritage Comments on original DA plans

This application is for a mixed use development proposing the construction of 130 dwellings, use of the existing heritage item, Pacific Lodge, for residential purposes, non-residential uses on the corner of St David's Avenue and Civic Parade and subdivision of the land.

This application was sent to an external heritage advisor for heritage review. Chris Betteridge from Betteridge Heritage was appointed to review the application details and provide heritage comment, which was provided by letter dated 16 December 2018. It is noted that Chris Betteridge was familiar with the site as he provided heritage advice on the previous Stage 1 DA for the site in 2011 (DA2011/1274).

All relevant reports were reviewed, including the Heritage Assessment by Tropman & Tropman Architects (August 2018); Preliminary Conservation Management Plan by Tropman & Tropman Architects (August 2018) along with the Statement of Environmental Effects by Mecone (August 2018).

The conclusions reached by Chris Betteridge, in his letter of heritage advice, were:

Having reviewed my earlier advice in regard to the previous DA and having considered the documentation provided by consultants on behalf of the applicant in support of the current DA, submissions from two residents and RMS and Council traffic requirements, I have reached the following conclusions.

While the current DA provides for retention of Pacific Lodge on an adequate curtilage which protects significant views to and from the building, I cannot support the DA on the following heritage grounds.

The proposal does not adequately comply with a number of the heritage conservation policies in the Preliminary CMP, particularly in regard to:

- 1. Sympathetic adaptive reuse of Pacific Lodge and its setting;*
- 2. Interpretation of the heritage values of Pacific Lodge;*
- 3. Nomination of Pacific Lodge for possible SHR listing;*
- 4. Vehicular and pedestrian access and parking on site to support the future function of Pacific Lodge and its setting;*
- 5. Development to fund the conservation and ongoing maintenance of Pacific Lodge;*

In addition to the above, I do not support the subdivision of Pacific Lodge and its heritage curtilage onto a separate lot with no vehicular or pedestrian access from Fisher Road and with only limited pedestrian access from Civic Parade which is a private road to be closed to vehicular traffic. The lack of flexible access limits future use opportunities, and subdivision onto a Torrens title lot means that Pacific Lodge could be on-sold to a new owner with no guarantee of its future conservation and maintenance.

It is recommended that the applicant be requested to:

- 1. Reconsider the subdivision of Pacific Lodge from the remainder of the site and give consideration to including Pacific Lodge and its curtilage in the community title for the whole site, with a heritage*

- agreement to guarantee the conservation and ongoing maintenance of the heritage item.
2. Further investigate sympathetic new uses for Pacific Lodge which comply with the Preliminary CMP.
 3. Further investigate provision of vehicular access and universal pedestrian access to Pacific Lodge to enhance its viability for sympathetic new uses.

Therefore, the application can not be supported on heritage grounds, in its current form.

Heritage comments on Revised DA Plans

Revised DA plans and supplementary information were submitted which was referred back to Council's external heritage advisor, Chris Betteridge of Betteridge Heritage, for review and comment. He concluded that:

.....the proposed amendments to the application represent an improvement from a heritage viewpoint and I see no reason for refusal of the application on heritage grounds, subject to the following recommendations being imposed as conditions of consent:

1. The owner to enter into an agreement with Council to ensure the ongoing conservation and maintenance of Pacific Lodge and its curtilage, both in terms of funding and provision of minimum standards of repair and maintenance, the latter to be guided by the standards in Section 118 of the Heritage Act 1977, as amended, namely:
 - (a) the protection of the building from damage or deterioration due to weather (including such matters as the weatherproofing of roof, doors and windows),
 - (b) the prevention of and the protection of the building from damage or destruction by fire,
 - (c) security (including fencing and surveillance measures to prevent vandalism),
 - (d) essential maintenance and repair (being maintenance and repair necessary to prevent serious or irreparable damage or deterioration).
2. The Applicant to have prepared by a suitably qualified consultant an Interpretation Strategy for the site in accordance with the Heritage Council's Policy and Guidelines for the Interpretation of Heritage Places which provides for the communication of the heritage values of the place to users of the site and the wider community in informative, entertaining and culturally appropriate ways.
3. During site works and construction, all significant vegetation on the site to be protected in accordance with Council requirements and with Australian Standard AS 4970-2009 – Protection of Trees on Development Sites.

Additionally, in relation to removal of pedestrian access to the heritage item from Civic Drive, Chris Betteridge has advised:

From a heritage viewpoint, I believe closing that access will remove an historic point of access to Pacific Lodge and may put a further constraint on viable future uses. While the access from Civic Drive does not meet universal access requirements it does provide a direct and shortest pedestrian link to the Council complex and the Dee Why Town Centre. I would prefer it to remain open, particularly since a future use for Pacific Lodge has not been decided. I don't think we want to put any impediments in the way of finding a sympathetic new use whether it ends up being commercial, community or residential.

Therefore, no objections are raised to the revised development application, from a heritage point of view, subject to the imposition of conditions. These conditions should include those recommended by Betteridge Heritage (see above) and also a condition requiring a full archival photographic record of the whole site before any demolition works commence. From a



heritage point of view it would be preferable for some pedestrian access to remain to Civic Drive.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? Yes Has a CMP been provided? Yes

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner

DATE: 28 March 2019

Recommended Heritage Advisor Conditions:

Nil.