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URBIS

HERITAGE IMPACT STATEMENT

4 Delmar Parade and 812
Pittwater Road Dee Why

Prepared for

DEE WHY 3 PTY LTD & DEE WHY 4 PTY LTD

December 2021

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Project Code	P0035218		
Report Number	01	21/09/2021	Draft Issue 1
	02	26/11//2021	Final Issue

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CONTENTS

Executive Summary	1
1. Introduction	2
1.1. Background.....	2
1.2. Site Location	2
1.3. Methodology	2
1.4. Author Identification	3
1.5. The Proposal.....	3
2. Site Description	5
2.1. Site Setting.....	5
2.2. Site Description.....	9
3. Historical Overview	12
3.1. Area History - Dee Why	12
3.2. Historical Summary - Stony Range Flora Reserve Conservation Area	14
3.3. Site history	15
4. Heritage Significance	19
4.1. Heritage Listing	19
4.2. Statement of Significance – Stony Range Flora Reserve Conservation Area	19
5. Impact Assessment	20
6. Conclusion and Recommendations	21
7. Bibliography and References	22
7.1. Bibliography	22
7.2. References.....	22
8. Disclaimer	23

FIGURES

Figure 1 Locality map with the subject site outlined in red.	2
Figure 2 Aerial view of subject site outlined in red.	6
Figure 3 – Looking north along Pittwater Road.	7
Figure 4 – Looking south along Pittwater Road.	7
Figure 5- Looking east along Delmar Parade.....	7
Figure 6 – Looking north west towards building located on opposite side of Delmar Parade.....	7
Figure 7 – Looking west along Delmar Parade towards Pittwater Road.....	8
Figure 8 – Looking north along Pittwater Road from corner intersection with Delmar Parade.	8
Figure 9 –Looking south east towards subject site. Adjacent site currently under construction.	8
Figure 10 – Entry to Stony Range Flora Reserve Conservation Area.	8
Figure 11 – Walking trails in the adjacent Stony Range Regional Botanic Garden.	9
Figure 12 – Picnic areas in the adjacent Stony Range Regional Botanic Garden.	9
Figure 13 – Looking towards subject site fronting Delmar Parade.....	10
Figure 14 – Looking south showing western edge of subject site.	10
Figure 15- Front façade of subject site located at 812 Pittwater Road.	10
Figure 16 – Looking east showing southern boundary of subject site.	10
Figure 17 – Looking east showing south east corner of subject site.....	11

Figure 18 – Looking north showing eastern boundary of subject site.	11
Figure 19 – Dee Why headland, Dee Why Beach and Lagoon.	13
Figure 20 – 1943 Aerial showing approximate location of subject site outlined in red.....	15
Figure 21 – 1955 Aerial showing approximate location of subject site outlined in red.....	15
Figure 22 – 1965 Aerial showing approximate location of subject site outlined in red. Note: Earlier industrial sheds appear constructed on the subject site.....	16
Figure 23 – 1978 Aerial showing approximate location of subject site outlined in red.....	16
Figure 24 – 1982 Aerial showing approximate location of subject site outlined in red. Note it appears that some of the earlier industrial buildings located on the subject site have been demolished by 1982.	17
Figure 25 – 1986 Aerial showing approximate location of subject site outlined in red. Note the existing industrial buildings located on the subject site are constructed between 1982 and 1986.	17
Figure 26 – 1994 Aerial showing approximate location of subject site outlined in red.....	18
Figure 27 – 2021 Aerial showing approximate location of subject site outlined in red.....	18
Figure 28 – Extract of heritage map with the subject site outlined in red.	19

TABLES

Table 1 Provided Plans.....	3
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EXECUTIVE SUMMARY

Urbis has been engaged by Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd to prepare the following Heritage Impact Statement (HIS) to accompany a redevelopment proposal for the site located at 4 Delmar Parade and 812 Pittwater Road, Dee Why (subject site).

The subject site is not listed as an individual heritage item, nor is it located within a heritage conservation area. However, it is located adjacent to the heritage listed 'Stony Range Flora Reserve Conservation Area' (C6) included in *Schedule 5: Environmental Heritage of the Warringah Local Environmental Plan (LEP) 2011*.

The subject site is currently occupied by industrial buildings sheds, and associated carpark. It is proposed to demolish all structures located on the site and construct a multi-storey mixed-use development with basement parking, retail, and approximately 230 residential apartments. Further details of the proposed works are included in Section 1.5.

In Section 5 of this report, the proposed development has been assessed for its potential impact on the heritage item located adjacent to the subject site. Overall, the proposed development will respect the heritage significance of the adjacent Stony Range Flora Reserve Conservation Area. Key aspects of the proposed works are outlined below:

- The subject site is located at the interface of a low-density residential area to the east, Dee Why Town Centre to the north, established large scale commercial and residential to the west along Pittwater Road and the heritage listed nature conservation area to the south. The subject site is zoned B4: Mixed Use. The overall building mass of the development has been reduced by dividing the development into three distinct built forms and includes one that is located at the western side of the site, a mixed-use development presenting to Pittwater Road; and the other buildings are located along the eastern boundary of the site, multi-storey residential developments which are primarily accessed via Delmar Parade. The solid to void ratio of buildings to open space reduces the impact of the building mass and responds to the existing development that surrounds the subject site
- The development respectively addresses its setting and context and will provide an enhanced setting compared to the existing warehouse/office building currently present on the site. Overall, it is considered that the proposed scheme provides a sensitive response to its surroundings and the adjacent heritage item that will allow for the reinvigoration of the subject site. The development aims to activate the site, as well as the adjacent conservation area ensuring that the nature reserve is maintained as an important place for the community of Dee Why and the wider population of Sydney.
- The overall style of the proposed development is contemporary. The facades of the development have been highly modulated and articulated to enhance the overall aesthetic of the development. The proposed materials and finishes reference the surrounding context are considered appropriate.
- A north south axis through the site maintains views toward the conservation area and provides direct access to the conservation area through the site.
- The landscaping proposed for the subject site has been designed to complement the adjacent Stony Range Flora Conservation Area. This includes mass planting and a planting palette that is compatible with the flora growing in the nature reserve. The development makes practical use of the site's proximity to the nature reserve by establishing the reserve almost as the back garden for the development and for future residents to enjoy. This is considered a positive outcome that will ensure the ongoing significance of the Stony Range Flora Reserve Conservation Area for current and future generations.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd to prepare the following Heritage Impact Statement (HIS) to accompany a redevelopment proposal for the site located at 4 Delmar Parade and 812 Pittwater Road, Dee Why (subject site).

The subject site is not listed as an individual heritage item, nor is it located within a heritage conservation area. However, it is located adjacent to the heritage listed 'Stony Range Flora Reserve Conservation Area' (C6) included in Schedule 5 of the Warringah Local Environmental Plan (LEP) 2011.

The subject site is currently occupied by Industrial buildings sheds, and associated carpark. It is proposed to demolish all structures located on the site and construct a multi-storey mixed-use development with basement parking, retail, and approximately 230 residential apartments.

1.2. SITE LOCATION

The subject site is located at 4 Delmar Parade and 812 Pittwater Road, Dee Why within the Local Government Area (LGA) of the Northern Beaches. The site is legally described as SP 32071 and SP 32072.



Figure 1 Locality map with the subject site outlined in red.

Source: Six Maps with Urbis overlay.

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Warringah Local Environmental Plan (LEP) 2011*, the *Warringah Development Control Plan (DCP) 2011* and the NSW Heritage guidelines.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Rebecca Zulaikha (Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

It is proposed to redevelop the subject site, as summarised below:

- Demolition of existing buildings, tree removal and site clearing
- Construction of 2x new mixed-use buildings over a shared two storey basement car park comprising:
 - 230 residential apartments
 - Commercial tenancies on ground floor

Urbis has been provided with drawing documentation prepared by Rothelowman Architects. This HIS has relied on these plans for the impact assessment include in Section 5. The accompanying full size plans should be referred to for detail.

Table 1 Provided Plans

Author	Drawing No.	Drawing Name	Revision	Date
Rothelowman	TP01.01	Basement 2	A	19/11/2021
Rothelowman	TP01.02	Basement 1	A	19/11/2021
Rothelowman	TP01.03	Ground	A	19/11/2021
Rothelowman	TP01.04	Level 1	A	19/11/2021
Rothelowman	TP01.05	Level 2	A	19/11/2021
Rothelowman	TP01.06	Level 3	A	19/11/2021
Rothelowman	TP01.07	Level 4	A	19/11/2021
Rothelowman	TP01.08	Level 5	A	19/11/2021
Rothelowman	TP01.09	Level 6	A	19/11/2021
Rothelowman	TP01.10	Level 7	A	19/11/2021
Rothelowman	TP01.11	Level 8	A	19/11/2021
Rothelowman	TP02.05	Site Elevations	A	19/11/2021
Rothelowman	TP02.06	Site Elevations	A	19/11/2021
Rothelowman	TP03.01	Sections	A	19/11/2021
Rothelowman	TP03.02	Sections 2	A	19/11/2021

Rothelowman	TP10.01	Development Summary	A	19/11/2021
Ground Ink Landscape Architects	LDA-03	Landscape Masterplan	A	25/11/2021

2. SITE DESCRIPTION

2.1. SITE SETTING

The subject site is located at 4 Delmar Parade and 812 Pittwater Road, Dee Why, within the Local Government Area (LGA) of the Northern Beaches. The site has frontages to both Delmar Parade to the north and Pittwater Road to the west. Dee Why is a beachside suburb that is approximately 18 kilometres north of the Sydney Central Business District.

The subject site is located at the interface of a low-density residential area to the east and the Dee Why town centre on Pittwater Road to the west, which consists of a mix of commercial, retail, medium density residential and mixed-use buildings. The subject property is located adjacent to an Avis car rental facility located on Pittwater Road and an existing Landmark Group development at 2 Delmar Parade, Dee Why which is currently undergoing redevelopment for a mixed-use development comprising of retail shops and shop top housing. The area is in the process of undergoing substantial transformation from low scale office premises and industrial based buildings to mixed-use development that includes commercial and residential.

Delmar Parade runs predominantly east west and intersects with Pittwater Road to the west of the subject site. The street comprises a variety of residential typologies including apartments and houses, as well as commercial premises at the western end, close to the intersection with Pittwater Road. The dwellings along Delmar Parade were constructed in different periods, but generally 20th century and 21st century and are designed in different architectural styles. Pittwater Road runs in north south and is characterised by large scale commercial and medium density shop top apartments.

To the south of the subject site is the Stony Range Flora Reserve Conservation Area which is jointly managed by Council and a Volunteer Advisory Committee. The Garden features intricate walkways that meander through different bush microclimates including a rainforest gully, sandstone heath and the green lush ecosystem of the Federation Cascades. In 2013, the garden was upgraded to include an accessible sensory track.¹

¹ Northern Beaches Council website: 'Stony Range Regional Botanic Garden'. <<https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/stony-range-regional-botanic-garden>>



Figure 2 Aerial view of subject site outlined in red.

Source: Six Maps with Urbis overlay.



Figure 3 – Looking north along Pittwater Road.

Source: Client supplied.



Figure 4 – Looking south along Pittwater Road.

Source: Client supplied.



Figure 5- Looking east along Delmar Parade.

Source: Client supplied.



Figure 6 – Looking north west towards building located on opposite side of Delmar Parade.

Source: Client supplied.



Figure 7 – Looking west along Delmar Parade towards Pittwater Road.

Source: Client supplied.

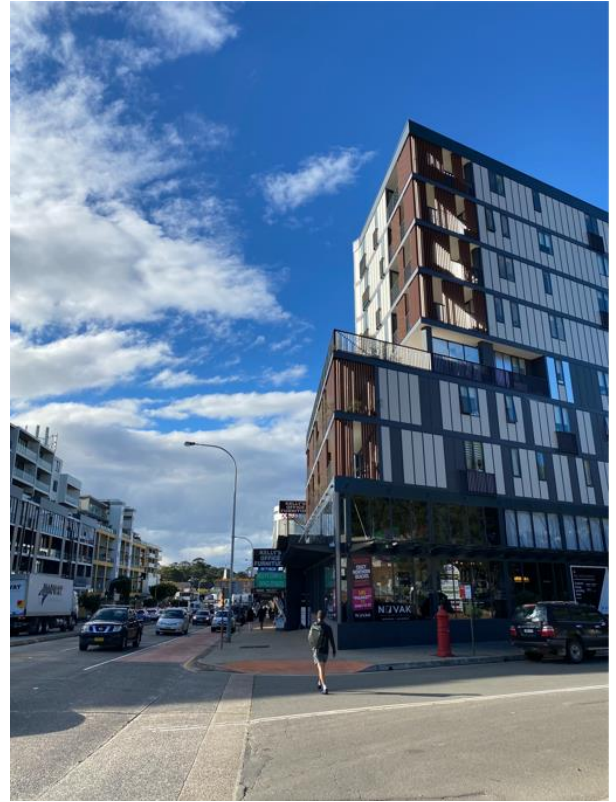


Figure 8 – Looking north along Pittwater Road from corner intersection with Delmar Parade.

Source: Client supplied.



Figure 9 – Looking south east towards subject site. Adjacent site currently under construction.

Source: Client supplied.

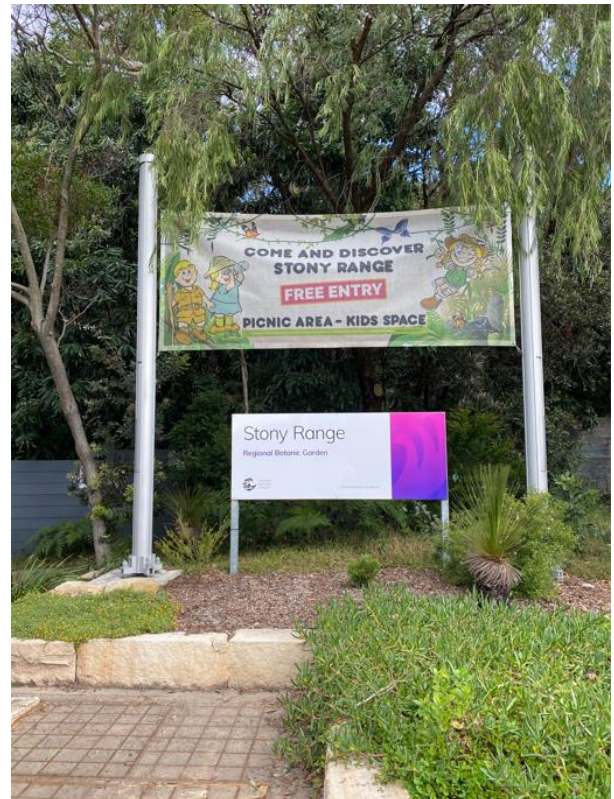


Figure 10 – Entry to Stony Range Flora Reserve Conservation Area.

Source: Client supplied.



Figure 11 – Walking trails in the adjacent Stony Range Regional Botanic Garden.

Source: Northern Beaches Council,
<https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/stony-range-regional-botanic-garden>



Figure 12 – Picnic areas in the adjacent Stony Range Regional Botanic Garden.

Source: Northern Beaches Council,
<https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/stony-range-regional-botanic-garden>

2.2. SITE DESCRIPTION

The subject site is accessed via both Delmar Parade to the north and Pittwater Road to the west and has an area of approximately 7,790m². The site is predominantly an L-shape with the right-angled corner positioned at the far south east corner of the site. The site generally slopes from the south to the north. There are three existing buildings on the site that are surrounded by bitumen surface carpark and access with intermittent trees such as Casuarina's planted in groups and rows throughout the site.

The existing structures on the site are low-rise office premises and warehouses that are not interconnected. At the north side of the site with its principal front towards Delmar parade is a two-storey brick building that currently provides office space to different businesses including private physiotherapists and medical practitioners. To the west of the site with its principal front towards Pittwater Road, is a two-storey brick building that features a construction made up of basic geometric shapes including a half curve of double height glass on the front elevation, it currently is the premises for a skin cancer cosmetic clinic. To the rear, along the southern boundary is a long rectangle shaped warehouse building. The subject site was developed in c.1982 as documented in the historical aerial imagery available.

Along the southern boundary of the subject site is the Stony Range Flora Reserve Conservation Area, which is a nature reserve that presents a collection of Australian native plants and provides the community with valuable open space to gather, picnic and experience bushwalks in an urban environment. The subject site is predominantly separated from the reserve by fencing that traverses the south boundary. At the far south east corner the subject site is bounded by a dramatic rock cutting. Bush style stairs traverse the change in level between the lower subject site and the surrounding residential locality on the higher ground.



Figure 13 – Looking towards subject site fronting Delmar Parade.

Source: Client supplied.



Figure 14 – Looking south showing western edge of subject site.

Source: Client supplied.



Figure 15- Front façade of subject site located at 812 Pittwater Road.

Source: Client supplied.



Figure 16 – Looking east showing southern boundary of subject site.

Source: Client supplied.



Figure 17 – Looking east showing south east corner of subject site.

Source: Client supplied.



Figure 18 – Looking north showing eastern boundary of subject site.

Source: Client supplied.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY - DEE WHY

The following historical summary of the development of Dee Why has been extracted from the entry for Dee Why in the Dictionary of Sydney, prepared by Tina Graham in 2008²:

Land in the Dee Why area had originally been granted to John Harper, James Wheeler and John Redman, as well as to James Jenkins. Ownership by the Salvation Army of the Jenkins land and lack of transport meant that Dee Why was slow to develop. Availability of transport has always been a limiting factor in the development of the Warringah area. Tramlines were extended from Manly to Brookvale in 1910 and further north to Collaroy in 1912. The tramline reached Narrabeen in 1913 and this was as far as the service ever reached.

In 1911 there were only five dwellings in Dee Why with a population of 62, which reflected the Salvation Army's ownership and use of the land. With the Salvation Army releasing land for sale and the transport links to the area improving, Dee Why was set to grow. Land sales promoted the beautiful natural environment with its carefree healthy lifestyle and the potential for weekenders and holiday homes. A postal service was established in 1915, by which time there were about 125 houses in the area. Many of these houses were used as weekenders and holiday houses.

Signs of permanent settlement in Dee Why were firmly established by 1922, with the opening of Dee Why Public School, which has the black swan as its emblem. It had taken local residents and Warringah Council since 1917 to bring about the establishment of the school. The Department of Public Instruction bought land from the Salvation Army in 1918. The proposal by the Salvation Army to establish a Boys' Home hastened the decision by the department to start building the school. St Kevin's Catholic Primary School opened in 1925, and Fisher Road Special School in 1953. St Luke's Girls' College opened in the 1960s and in 1993 St Luke's Girls' College, Peninsula Anglican Boys' School and Roseby Preparatory School combined to become St Luke's Grammar School.

One famous resident of Dee Why was Edward (later Sir Edward) Hallstrom, who in 1923, after studying refrigeration and patents in the field, experimented in his backyard shed and developed the Icy Ball absorption refrigerator which ran on kerosene. The Silent Knight upright models, run on gas or electricity, were also developed at his home at Dee Why. When the business expanded he moved production to Willoughby and relocated the family to Northbridge.

Land sales were given a boost when the Spit and Roseville bridges were opened in 1924 providing improved access to Warringah. Local residents petitioned for a hotel in Dee Why in 1929, although a covenant existed which stipulated that no liquor should be manufactured or sold on land which was previously owned by the Salvation Army. The residents were successful and the Dee Why Hotel opened in 1930. In 2007, the original Dee Why Hotel building was demolished and a new hotel was developed on the site.

The Dee Why-Collaroy Sub Branch of the Returned Services League (RSL) was formed in July 1937 in a hired room on the corner of Pittwater Road and Dee Why Parade. In October of that year meetings were held further north along Pittwater Road in Luana Hall. By 1948 the sub branch had finalised the purchase of Luana Hall for a sum of £6,000. The licensed club known as Dee Why RSL came into official existence in 1947.

World War II saw a flurry of activity as the army moved to occupy strategic areas along the coast, and residents mobilised to assist the war effort. Air raid shelters were built and barbed wire entanglements and concrete tank traps fortified Dee Why Beach and Lagoon against possible invasion.

² Dictionary of Sydney: Dee Why, Tina Graham, 2008, accessed online: <https://dictionaryofsydney.org/entry/dee_why>

The population of Dee Why grew dramatically after the war, and building activity was rapid. In 1947 there were 5,940 people living in 1,631 dwellings in Dee Why, and by 1956 the population had grown to 11,770.

One of the first industrial enterprises to be established in the Dee Why area was the Top Dog Men's Wear Production Centre, which began operations in 1951 at 800 Pittwater Road. Many migrant women, particularly Italians, who had come to the area after the war, were employed as machinists in the factory.



Figure 19 – Dee Why headland, Dee Why Beach and Lagoon.

Source: Northern Beaches Council (1st Jun 2021). Dee Why Headland, Dee Why Beach Beach and Lagoon. In Website Northern Beaches Council. Retrieved 17th Aug 2021 14:32, from <https://northernbeaches.recollect.net.au/nodes/view/2382>

3.2. HISTORICAL SUMMARY - STONY RANGE FLORA RESERVE CONSERVATION AREA

The following history has been extracted from the NSW Heritage inventory for the Stony Range Flora Reserve Conservation Area which is located adjacent to the subject and is identified as having Local heritage significance under the Warringah Local Environmental Plan 2011:

The area of the Reserve and a large part of the hill at the back of it was surveyed into blocks from 4 acres to about 7.5 acres in early 1886, and in 1886 and 1887 the lots were auctioned as 'country lots'. None of these lots were sold. The Crown lands known as Stony Range Flora Reserve were initially established with the Notification of Reserve No. 138 for Public Recreation in the Government Gazette of 3rd April 1886. (This reserve was one of the lots created in the 1886 subdivision). Warringah Council records indicate that monies were set aside at the request of The Dee Why Improvement League in the financial year 1925/26 for clearing and fencing work on the Reserve site, that being a 2 acre lot adjoining Pittwater Road. Approximately £45 were allocated that year for this work. A similar amount appears to have been set aside in the 1927/28 financial year, suggesting that this may have been a yearly amount designated for the site's maintenance. The site was referred to as 'Stony Range Reserve' in Council correspondence as early as the 1920s, a name that is likely to have been determined by the natural condition of the site. The Manly Warringah Flora and Fauna Protection Society was formed in September 1953 and this organization has always had a strong association with the Reserve. The Society had first had use of 2 acres of land at Manly Reservoir to develop, but in 1956 the Society turned its attention to the subject site, seeking its use for their purposes. The Stony Range Reserve was first proposed by the Society to be known as the Warringah Botanical Grounds for Australian Native Flora. Owing to the actions of Councillor Corkery, the 1886 reserve gazetting was revoked in May 1957 and the present Reserve was notified. In 1957, the site was dedicated by the NSW Government for the promotion, study and preservation of Australian Native Flora and between 1959 and 1961 the reserve boundaries were fenced. In April 1961 the main building was erected and the Reserve was formally opened in September that year by the Minister of Lands, Hon. K.C. Compton, M.L.A.. In this year the Ladies' Auxiliary for the Reserve was formed, a group who have undertaken substantial and continuous works within the Reserve over the decades. From its opening in 1961 the Reserve has continued to be developed by volunteer labour. The first full time gardener on the site commenced in June 1966 after paid labour had been introduced in 1964. Construction of a pond was commenced in June 1967 and this was formally opened in August 1969. In 1968 an additional 2 rood 16 perch lot was added to the Reserve, on its southern side toward Harbord Road. In 1971 the new gateway to the site was opened by the NSW Governor Sir Roden Cutler. The upper corner of the Reserve, the area known as the Heathland had been formerly used as a quarry. Almost 500 tonnes of fill was brought to the site in 1970 /1971 to fill that area after which levelling works were carried out and paths formed. This upper area was planted by November 1971 and opened to the public in May 1973. In 1972 a bridge across the watercourse was completed by members of the Australian Native Orchid Society and by October 1973 a caretaker's residence had been completed. In March 1980 approval was given to transfer a glasshouse from Lidcombe to Stony Range. In May 2006, the Stony Range Flora and Fauna Reserve Committee requested that Warringah Council approve the changing of the current name of the reserve to the Stony Range Botanic Gardens. The Reserve is included on the NSW Regional Botanic Gardens Network List.³

³ NSW Heritage, 'Stony Range Flora Reserve Conservation Area' (Item No. C6), accessed online <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2610089>>

3.3. SITE HISTORY

The following aerial photographs date from 1943 to 2021 document the development of the subject site and the immediate surrounding area:



Figure 20 – 1943 Aerial showing approximate location of subject site outlined in red.

Source: NSW Government Historical Imagery,
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 21 – 1955 Aerial showing approximate location of subject site outlined in red.

Source: NSW Government Historical Imagery,
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 22 – 1965 Aerial showing approximate location of subject site outlined in red. Note: Earlier industrial sheds appear constructed on the subject site.

Source: NSW Government Historical Imagery,
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 23 – 1978 Aerial showing approximate location of subject site outlined in red.

Source: NSW Government Historical Imagery,
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 24 – 1982 Aerial showing approximate location of subject site outlined in red. Note it appears that some of the earlier industrial buildings located on the subject site have been demolished by 1982.

Source: NSW Government Historical Imagery,

<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 25 – 1986 Aerial showing approximate location of subject site outlined in red. Note the existing industrial buildings located on the subject site are constructed between 1982 and 1986.

Source: NSW Government Historical Imagery,

<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 26 – 1994 Aerial showing approximate location of subject site outlined in red.

Source: NSW Government Historical Imagery,
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 27 – 2021 Aerial showing approximate location of subject site outlined in red.

Source: Six Maps, 2021.

4. HERITAGE SIGNIFICANCE

4.1. HERITAGE LISTING

The subject site is not listed as a heritage item, nor is it located within a heritage conservation area. However, the subject site is located adjacent to the 'Stony Range Flora Reserve Conservation Area' (C6) under Schedule 6 – Environmental Heritage of the Warringah Local Environmental Plan (LEP) 2011.

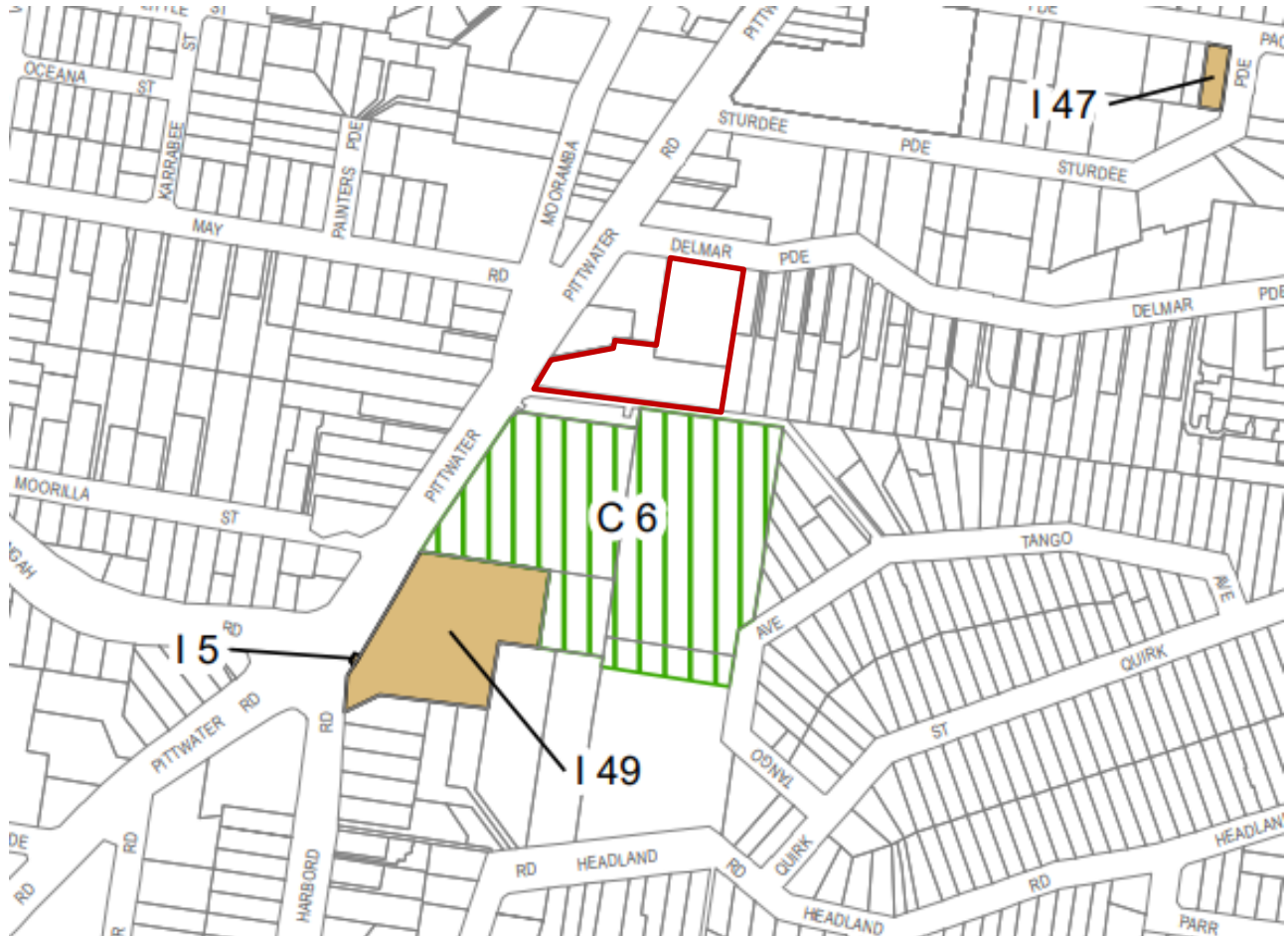


Figure 28 – Extract of heritage map with the subject site outlined in red.

Source: Warringah LEP 2011, Heritage Map HER_10A

4.2. STATEMENT OF SIGNIFICANCE – STONY RANGE FLORA RESERVE CONSERVATION AREA

The NSW Heritage listing for the Stony Range Flora Reserve Conservation Area includes a statement of significance as follows:

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.⁴

⁴ NSW Heritage, 'Stony Range Flora Reserve Conservation Area', <<https://www.hms.heritage.nsw.gov.au/App/Item/View/Item?itemId=2610089>>

5. IMPACT ASSESSMENT

The following assessment has been made in consideration of the *Warringah Local Environment Plan (LEP) 2011*, the *Warringah Development Control Plan 2011* and the guidelines outlined in the *NSW Heritage Guidelines*.

The proposed works outlined above in Section 1.5 have been assessed to have no visual or physical impact on the heritage significance of the adjacent heritage listed Stony Range Flora Reserve Conservation Area (C6) for the reasons set out below:

- There is no potential of physical impact on the adjacent heritage item as the proposed works are contained to the site.
- The development respectively addresses its setting and context and will provide an enhanced setting compared to the existing warehouse/office building currently present on the site. Overall, it is considered that the proposed scheme provides a sensitive response to its surroundings and the adjacent heritage item that will allow for the reinvigoration of the subject site. The development aims to activate the site, as well as the adjacent conservation area ensuring that the nature reserve is maintained as an important place for the community of Dee Why and the wider population of Sydney.
- The subject site is located at the interface of a low-density residential area to the east, Dee Why Town Centre to the north, established large scale commercial and residential to the west along Pittwater Road and the heritage listed nature conservation area to the south. The subject site is zoned B4: Mixed Use. The overall building mass of the development has been reduced by dividing the development into three distinct built forms and includes one that is located at the western side of the site, a mixed-use development presenting to Pittwater Road; and the other buildings are located along the eastern boundary of the site, multi-storey residential developments which are primarily accessed via Delmar Parade. The solid to void ratio of buildings to open space reduces the impact of the building mass and responds to the existing development that surrounds the subject site.
- The overall building mass has been modulated and provides a terracing of levels with the tallest multi-storey building confined to the Pittwater Road elevation ensuring that the impact of the development along the southern boundary adjacent to the nature reserve is minimised as much as possible whilst remaining in accordance with FSR requirements along Pittwater Road and ensuring the viability of the project.
- A north south axis through the site maintains views toward the conservation area and provides direct access to the conservation area through the site.
- The overall style of the proposed development is contemporary. The facades of the development have been highly modulated and articulated to enhance the overall aesthetic of the development. The proposed materials and finishes reference the surrounding context are considered appropriate.
- The landscaping proposed for the subject site has been designed to complement the adjacent Stony Range Flora Conservation Area. This includes mass planting and a planting palette that is compatible with the flora growing in the nature reserve. The development makes practical use of the site's proximity to the nature reserve by establishing the reserve almost as the back garden for the development and for future residents to enjoy. This is considered a positive outcome that will ensure the ongoing significance of the Stony Range Flora Reserve Conservation Area for current and future generations.

6. CONCLUSION AND RECOMMENDATIONS

The proposed works were assessed for their heritage impact on the heritage item located adjacent to the subject site in Section 5 of this report. Overall, the proposed development has been assessed for its potential impact on the heritage item located adjacent to the subject site. Overall, the proposed development will respect the heritage significance of the adjacent Stony Range Flora Reserve Conservation Area. Key aspects of the proposed works are outlined below:

- The subject site is located at the interface of a low-density residential area to the east, Dee Why Town Centre to the north, established large scale commercial and residential to the west along Pittwater Road and the heritage listed nature conservation area to the south. The subject site is zoned B4: Mixed Use. The overall building mass of the development has been reduced by dividing the development into three distinct built forms and includes one that is located at the western side of the site, a mixed-use development presenting to Pittwater Road; and the other buildings are located along the eastern boundary of the site, multi-storey residential developments which are primarily accessed via Delmar Parade. The solid to void ratio of buildings to open space reduces the impact of the building mass and responds to the existing development that surrounds the subject site.
- The development respectively addresses its setting and context and will provide an enhanced setting compared to the existing warehouse/office building currently present on the site. Overall, it is considered that the proposed scheme provides a sensitive response to its surroundings and the adjacent heritage item that will allow for the reinvigoration of the subject site. The development aims to activate the site, as well as the adjacent conservation area ensuring that the nature reserve is maintained as an important place for the community of Dee Why and the wider population of Sydney.
- The overall style of the proposed development is contemporary. The facades of the development have been highly modulated and articulated to enhance the overall aesthetic of the development. The proposed materials and finishes reference the surrounding context are considered appropriate.
- A north south axis through the site maintains views toward the conservation area and provides direct access to the conservation area through the site.
- The landscaping proposed for the subject site has been designed to complement the adjacent Stony Range Flora Conservation Area. This includes mass planting and a planting palette that is compatible with the flora growing in the nature reserve. The development makes practical use of the site's proximity to the nature reserve by establishing the reserve almost as the back garden for the development and for future residents to enjoy. This is considered a positive outcome that will ensure the ongoing significance of the Stony Range Flora Reserve Conservation Area for current and future generations.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective. Introduction

7. BIBLIOGRAPHY AND REFERENCES

7.1. BIBLIOGRAPHY

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