

# Pacific Lodge

15-23 Fisher Road, Dee Why

## Proposed Mixed Use Development Heritage Assessment: **Addendum 01**



prepared for Rose Property Group

**March 2022**  
**REF: 2204: HA: Addendum 01**  
**Issue 01**

### Tropman & Tropman Architects

Architecture Conservation Landscape Interiors Urban Design Interpretation  
55 Lower Fort Street Sydney NSW 2000 Phone: (02) 9251 3250  
Website: [www.tropmanarchitects.com.au](http://www.tropmanarchitects.com.au) Email: [tropman@tropmanarchitects.com.au](mailto:tropman@tropmanarchitects.com.au)  
TROPMAN AUSTRALIA PTY LTD ABN 71 088 542 885 INCORPORATED IN NEW SOUTH WALES  
John Tropman Architects Registration: 5152



**Report Register**

The following table is a report register tracking the issues of the *Pacific Lodge Proposed Mixed Use Development Heritage Assessment: Addendum* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

<b>Project Ref No.</b>	<b>Issue No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Reviewed by</b>	<b>Issued To</b>	<b>Issue Date</b>
2204:HA Addendum	01	<i>Pacific Lodge 15-23 Fisher Road, Dee Why Proposed Mixed Use Development Heritage Assessment: Addendum 01</i>	Scott Murray	John Tropman	Rose Group Nick Jackman Via Email njackman@rosegroup.com.au	07.03.2022

## 1.0 INTRODUCTION

### 1.1 Brief

This is an Addendum to the 'Pacific Lodge, 15-23 Fisher Road, Dee Why, Proposed Mixed Use Development Heritage Assessment', dated August 2018 by Tropman & Tropman Architects. The aim of this addendum is to briefly review the List of amendments for **S4.55 Modification No.3** (dated 19.02.2022) – Application No. **Mod2020/0097**. The following Architectural Drawings, provided by Rose Architectural Design, were reviewed for this assessment (refer to Floor plans in Figures 1-6):

DRAWING SCHEDULE		
DWG NO.	TITLE	REV.
A 0.00	COVER PAGE	D
A 2.03	LEVEL 1 PLAN	D
A 2.04	LEVEL 2 PLAN	D
A 2.05	LEVEL 3 PLAN	D
A 2.06	LEVEL 4 PLAN	D
A 2.07	LEVEL 5 PLAN	D
A 2.08	ROOF PLAN	D
A 3.02	WEST ELEVATION (FISHER ROAD) & SOUTH ELEVATION (ST DAVID AVENUE) no trees	D
A 3.04	EAST ELEVATION (CIVIC PARADE) & NORTH ELEVATION no trees	D
A 3.05	SECTION A-A & SECTION B-B	D
A 3.06	SECTION C-C & SECTION D-D	D

### 1.2 Author Identification

TROPMAN & TROPMAN ARCHITECTS:

John Tropman                      Director, Heritage Conservation Architect  
Scott Murray                      Senior Project Architect, Urban Design

## 2.0 REVIEW OF PROPOSED AMENDMENTS

### 2.1 Summary

The heritage listed Pacific Lodge (**I 43**) is located within a Heritage Conservation Precinct. The following summary table reviews those apartment units immediately adjacent to the existing heritage listed Pacific Lodge (1892) dwelling, including the following apartments:  
**Building A:** A.G01; A.G02; A.101; A.102; A.201; A.202; A.301; A.302; A.401  
**Building B:** N.A.  
**Building C:** C.102; C.109; C.202; C.209;

AMENDMENT SUMMARY	HERITAGE COMMENTS
i. Structural columns have been added to balconies to support floors over. These were required by the structural engineer to achieve deflection criteria.	Minimal impact to heritage significance of Heritage Listed Pacific Lodge
ii. Addition of small roof plant to contain required carpark exhaust mechanical services to be exhausted at roof level. A small pad is proposed adjacent to lift overrun and setback from the street frontage to minimise visual impact from public domain. The height of the surrounding walls will match lift overrun height and act to screen services from public domain.	Minimal impact to heritage significance of Heritage Listed Pacific Lodge
iii. Proposed air conditioning condenser units added to apartment balconies and courtyards in positions considered not visible from the public domain. All units to be floor mounted and concealed in a/c covers to blend with building wall colour.	Minimal impact to heritage significance of Heritage Listed Pacific Lodge
iv. Building Line – minor adjustments to façade of Living Area to Apartments: A.G02; A.102; A.202; A.302; A.402	Minimal impact to heritage significance of Heritage Listed Pacific Lodge
v. Building Line – minor adjustments to façade of Living Area to Apartments: C.404; C.405	Minimal impact to heritage significance of Heritage Listed Pacific Lodge
vi. Proposed modifications to glazing generally include removing glazed windows or modifying glazed windows to sliding doors; installation of additional sliding doors	Minimal impact to heritage significance of Heritage Listed Pacific Lodge
vii. Proposed modifications to internal layouts & reorientation of bedrooms	Minimal impact to heritage significance of Heritage Listed Pacific Lodge

## 2.2 Conclusion

Tropman & Tropman believe the proposed amendments to the approved development scheme will have minimal impact upon the significant heritage fabric of the 1892 Administration Building and will address the Conservation Policies and Development Guidelines identified in the *Pacific Lodge 15-23 Fisher Road, Dee Why Preliminary Conservation Management Plan* by Tropman & Tropman Architects, August 2018.



Figure 1: Pacific Lodge & Level 1 Floor Plan / Landscape Plan (Dwg No. A 2.03)



Figure 2: Pacific Lodge & Level 2 Floor Plan (Dwg No. A 2.04)



Figure 3: Pacific Lodge & Level 3 Floor Plan (Dwg No. A 2.05)



Figure 4: Pacific Lodge & Level 4 Floor Plan (Dwg No. A 2.06)

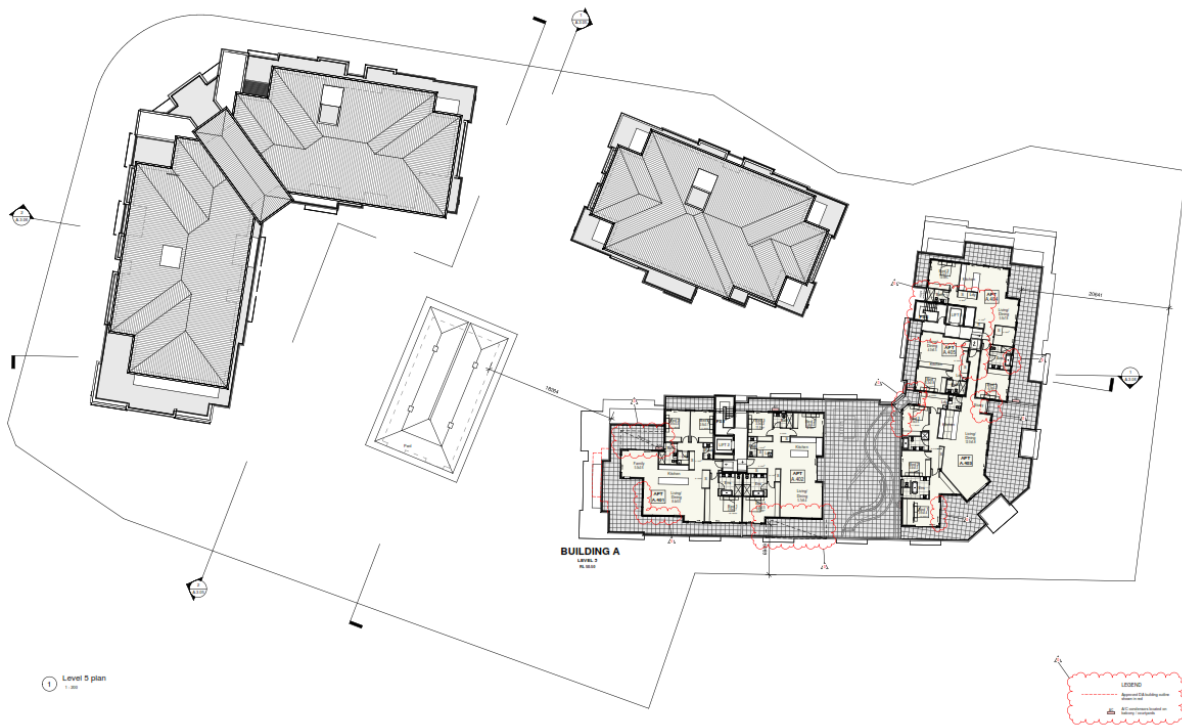


Figure 5: Pacific Lodge & Level 5 Floor Plan (Dwg No. A 2.07)

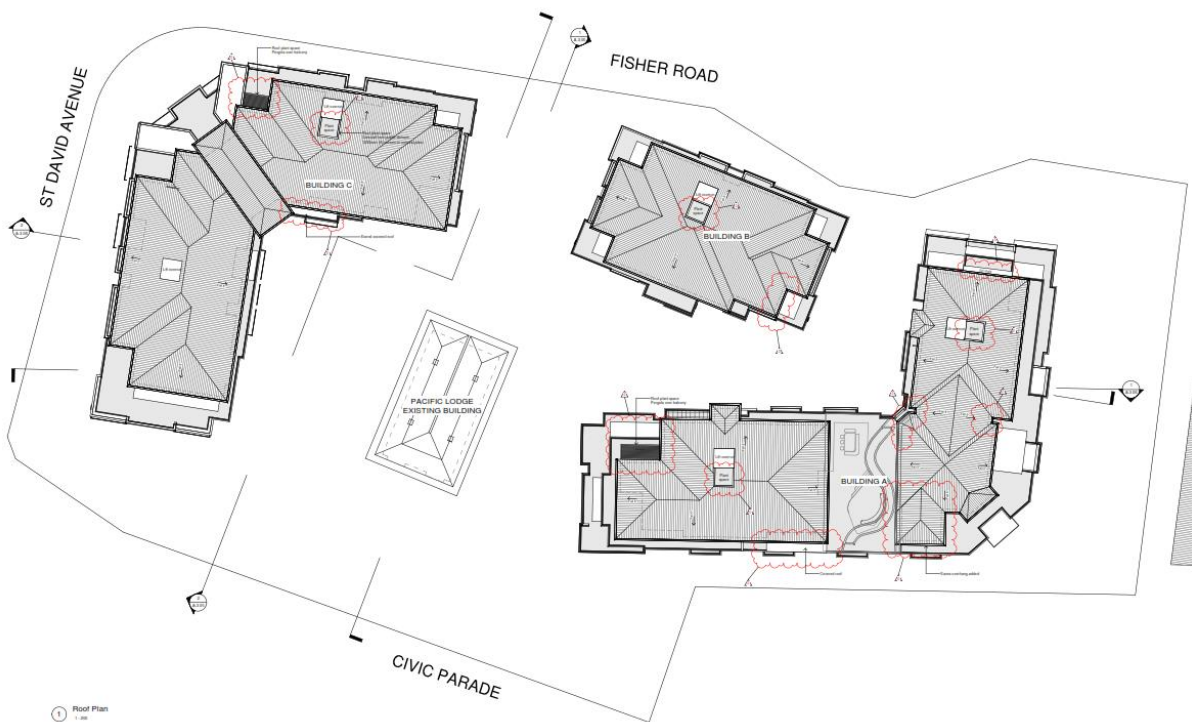


Figure 6: Pacific Lodge & Roof Plan (Dwg No. A 2.08)