

Heritage Referral Response

Application Number:	DA2022/0145
Proposed Development:	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:	18/01/2023
To:	Adam Susko
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 proximity to a 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 <u>Statement of significance:</u> 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> 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 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</p>

the vegetation.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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

The proposal seeks consent for the demolition of all structures located on the site and the construction of a multi-storey mixed-use development with basement parking.

The subject site is not a listed heritage item but adjoins a heritage conservation area with a small section of parking area to the immediate south of the proposal. The impact of the existing buildings on the subject site, adjoining the reserve, is considered neutral, however the proposed high rise building, replacing the existing two storey building, located at the south-west of the site, is considered to impact upon the significance of the HCA and also to impact upon the views to and from the HCA, especially views from Pittwater Road. Heritage would recommend the low-rise section of the proposal to be located adjacent to the conservation area, to minimise the impact.

Heritage also raised concerns for the possible overshadowing impact of the high-rise portion of the proposal on the heritage listed reserve, given that the extent of the overshadowing to the south is not clear from the submitted documents.

Revised Comments - 18 January 2023

Amended plans, submitted on 16 December 2022 have not resolved the heritage related concerns. The subject site adjoins a heritage conservation, which is located to the southern boundary of the site, therefore, the impact of the proposed bulk and scale must be taken into consideration, as stated in the DSAP report as well: *"RE1 zoned land to the south – the local heritage significant Stony Range Flora and Fauna Reserve, which requires sensitive resolution of the ground plane, site arrangement, building mass and setbacks to avoid impacts to public domain open space recreation and any flora or fauna significance and promote public domain connectivity."*

Therefore, Heritage can not support the proposal in its current form and require amendments and further information regarding the impact on the heritage conservation area.

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? Yes Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 06 April 2022

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.