

## Heritage Referral Response

<b>Application Number:</b>	Mod2021/0041
<b>Date:</b>	25/03/2021
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

### Officer comments

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 Item I43 - Pacific Lodge (Salvation Army), 15-23 Fisher Road, Dee Why.</p> <p>Local heritage items in the vicinity include Item I42 Dee Why Fire Station - 38 Fisher Road; Item I50 Dee Why Public Library and Item I137 Civic Centre Landscaping. The site is also adjacent to a proposed State heritage precinct - Dee Why Civic Precinct, 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><b><i>Item I43 - Pacific Lodge (Salvation Army), 15-23 Fisher Road, Dee Why</i></b></p> <p><u>Statement of Significance</u> 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 &amp; the continued occupation &amp; use of the building by the Salvation Army since the 1890's.</p> <p><u>Physical Description</u> 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 &amp; 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	
RAIA Register of 20th Century Buildings of	No	

Significance		
Other	No	
<b>Consideration of Application</b>		
<p>This application is a modification of Consent 2018/1574, which was issued on 18 June 2019. A previous amendment to this consent was issued on 15 April 2020 (Mod2020/0097).</p> <p>This amendment proposes various amendments to the building design, however the main change from a heritage point of view, involves the construction of an additional level on Buildings A, B and C to accommodate an additional 21 apartments. This in turn increases the height of the development, particularly the height of Building A, which is located to the north of the heritage building, "Pacific Lodge". This has the effect of increasing the scale of the development within the visual curtilage of the heritage item, and will also potentially increase overshadowing of the heritage building and its garden curtilage.</p> <p>It is noted that the Heritage Impact Statement lodged with this application (Tropman &amp; Tropman Architects - August 2018) is the same one which was lodged with the original Development Application in 2018.</p> <p>Given that this modification changes the bulk and scale of the development in the immediate vicinity of heritage listed "Pacific Lodge", a new or amended Heritage Impact Statement is required which specifically assesses the impact of the proposed new height of the development on the heritage item on site. Also, given that Building A is located immediately to the west of the proposed State significant Dee Why Civic Precinct, the Statement of Heritage Impact should also assess the impact of the increased height on this proposed State heritage precinct immediately adjoining to the east.</p> <p>As such, this application provides insufficient information in relation to the impact of these proposed modifications on the heritage significance of "Pacific Lodge" and also the significance of the proposed State significant Dee Why Civic Precinct.</p> <p>Therefore, this modification cannot be supported until such time as the additional heritage impact statement has been received.</p> <p><u>Consider against the provisions of CL5.10 of WLEP 2011</u>          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? NO</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Janine Formica          DATE: 25 March 2021</p>		

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.