

Heritage Referral Response

Application Number:	DA2023/1832
Proposed Development:	Construction of a dwelling house and detached studio
Date:	07/02/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 5 DP 590990 , 5 Portions Lovett Bay LOVETT BAY NSW 2105 Lot LIC 301874 , 5 Portions Lovett Bay LOVETT BAY NSW 2105

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property contains two heritage items		
Stone Retaining Wall - 2 to 6 Portions Lovett Bay		
Road Remnants - 4 and 5 Portions Lovett Bay and National Park		
Details of heritage items affected		
Stone Retaining Wall		
<u>Statement of Significance</u>		
The Stone Retaining Wall is associated with the first development works at Lovett Bay. The sandstone retaining wall is aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.		
<u>Physical Description</u>		
Sandstone retaining wall.		
Road Remnants		
<u>Statement of Significance</u>		
The Road Remnants are associated with the first development works at Lovett Bay. They are aesthetically distinctive as having been constructed during a very early phase of development in Pittwater.		
<u>Physical Description</u>		
Remnants of cut and fill formation		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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		
<p>The proposal seeks consent for a new dwelling and a studio on the subject property. There is two listed heritage items on the site, being the former causeway which runs along the front of properties in this section of Lovett Bay, and the road remnants which runs through the rear of the property.</p> <p>The new dwelling and studio will be located in a cleared and terraced area of the site, upon which a dwelling once stood. This dwelling was lost during a bushfire. Evidence of this former dwelling can be seen on the site including the remains of a chimney and the stone retaining walls. These retaining walls are considered to be associated with this former dwelling, rather than a road. Further up the hill behind the location of the dwelling there is a trail that runs from 4 Portions to 5 Portions, and connects to the fire trail through the National Park Land behind 8 Portions and on to the other dwellings on this side of the bay. This trail is not visible from the location of the dwelling or the bay due to the tree coverage. It is considered that the road remnants listing relates to this trail at the rear of the property. The other listing is at the front of this property's access handle where it adjoins the water. There is no works proposed along the access handle. As such, the proposal is considered to not impact upon either item or their significance. Further, a heritage impact statement is not considered to be required as the works are without impact to either item.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>		

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.