

Heritage Referral Response

Application Number:	Mod2025/0458
Proposed Development:	Modification of Development Consent DA2023/0794 granted for Alterations and additions to a dwelling house
Date:	19/08/2025
To:	
Land to be developed (Address):	Lot 7 DP 23936 , 14 Summit Avenue DEE WHY NSW 2099

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject property adjoins a heritage conservation area, being: C10 - Coastal Cliffs - Between Dee Why Beach and Curl Curl Lagoon.		
Details of heritage items affected		
<u>Statement of Significance</u> The Dee Why-North Curl Curl Coastal Cliffs headland has existence value as a major coastline promontory, protecting adjacent beaches and estuarine lagoons and providing dramatic landforms and viewing points. Its associated rock platforms are host to two ocean swimming baths, and these combined with the cliffs' high aesthetic qualities have a high level of community esteem. <u>Physical Description</u> The Dee Why-North Curl Curl headland is a particularly high, rugged Hawkesbury sandstone headland, topped by typical Hawkesbury heath community vegetation. It is bounded on the north by the Dee Why rock platform ocean swimming baths, and on the south by the North Curl Curl beach and rock platform baths.		
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		

The proposal seeks consent to modify the approved works granted under DA2023/0794. The modified works include changes to the internal configuration, a proposed balcony pergola, alterations to the first-floor roof line over the ground floor, installation of sky lights and changes to the external finishes and materials. The proposed modifications do not include an increase to the building height. The heritage conservation area adjoins the rear of the subject property. Heritage considers the proposed modifications to be of a minor nature, which will not impact the conservation area. Further, as there is a sufficient rear setback between the subject property and heritage conservation area, the impact of the proposed modifications are considered to be minor.

Therefore, Heritage raises no concerns and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

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

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.