

15 March 2019

**Our Ref:** 19-010

**Toby James**

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Dear Toby,

**RE: HERITAGE REVIEW - SEARS APPLICATION FOR 800 PITTWATER ROAD, DEE WHY AND 224 HEADLAND ROAD, NORTH CURL CURL**

City Plan Heritage (CPH) has been engaged by Midson Group to provide heritage consultancy services in relation to the proposed redevelopment of 800 Pittwater Road, Dee Why and 224 Headland Road, North Curl Curl (subject sites), for expansion of St Luke's Grammar School. This letter has been prepared to accompany the State Significant Infrastructure Standard Secretary's (SEARS) Environmental Assessment Requirements application submitted under the *Environmental Planning and Assessment Act, 1979* to the Department of Planning and Environment, notifying of our preliminary heritage findings, recommendations on the heads of heritage considerations and anticipated heritage consultancy services for the management of these findings.

A site inspection was undertaken of 800 Pittwater Road by CPH on 8 February 2019.

**1. LIMITATIONS**

This letter has been prepared to notify the Department of Planning on the heritage consultancy services to be provided by CPH for the appropriate management of heritage matters associated with this project. It does not include an assessment of the potential heritage impacts of the proposed works at this stage. Similarly, it does not include an assessment of Aboriginal cultural heritage values or the archaeological potential of the site.

**2. THE SITE**

The subject sites are located within the suburb of Dee Why and North Curl Curl, which are located on the northern beaches approximately 20km north of the Sydney Central Business District (CBD). The area is a mixed residential and commercial suburb, within the local government area (LGA) boundaries of the Northern Beaches Council.

The sites are bounded to the north by Stony Range Botanical Garden, to the east by neighbouring properties, to the south by Headland Road, and to the west by neighbouring properties and Pittwater Road. The following structures are currently present on each site:

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\\CPSSYDFIL01\General\CPHeritage\Cph-2019\19-010 800 Pittwater Rd, Dee Why\3. Report\1. Pre-lim letter\Heritage Review Letter\_SEARS Application\_800 Pittwater Rd, Dee Why-15.3.19.docx

- 800 Pittwater Road - An Inter-War heritage listed commercial building with associated carpark (see Section 3 for heritage listing details);
- 224 Headland Road - A commercial warehouse building.

The following images illustrate the location of the subject sites in relation to the surrounding context and St Luke's Grammar School.



Figure 1: Map showing the location of the subject sites, outlined in red and St Luke's Grammar School, outlined in green. (Source: SIX Maps accessed 11 March 2019)



Figure 2: Aerial view showing the location of the subject sites, outlined in red and St Luke's Grammar School, outlined in green. (Source: SIX Maps accessed 11 March 2019)

### 3. HERITAGE STATUS

800 Pittwater Road is listed as a heritage item under Part 1, Schedule 5 of the Warringah Local Environment Plan (LEP) 2011, as the 'Former Wormald Building (front entrance, tower and curved former canteen only)' (item no. 149). In addition, the subject sites are adjacent to the following heritage item and heritage conservation area (HCA) listed under Part 1 and Part 2 of the LEP respectively:

Environmental Planning and Assessment Act, 1979

*Warringah LEP 2011, Schedule 5 - Environmental Heritage*

*Part 1: Heritage items*

- 'Bus shelter', 800 Pittwater Road, I5

*Part 2: Heritage Conservation Areas*

- 'Stony Range Flora Reserve', 802 Pittwater Road, Dee Why, C6.

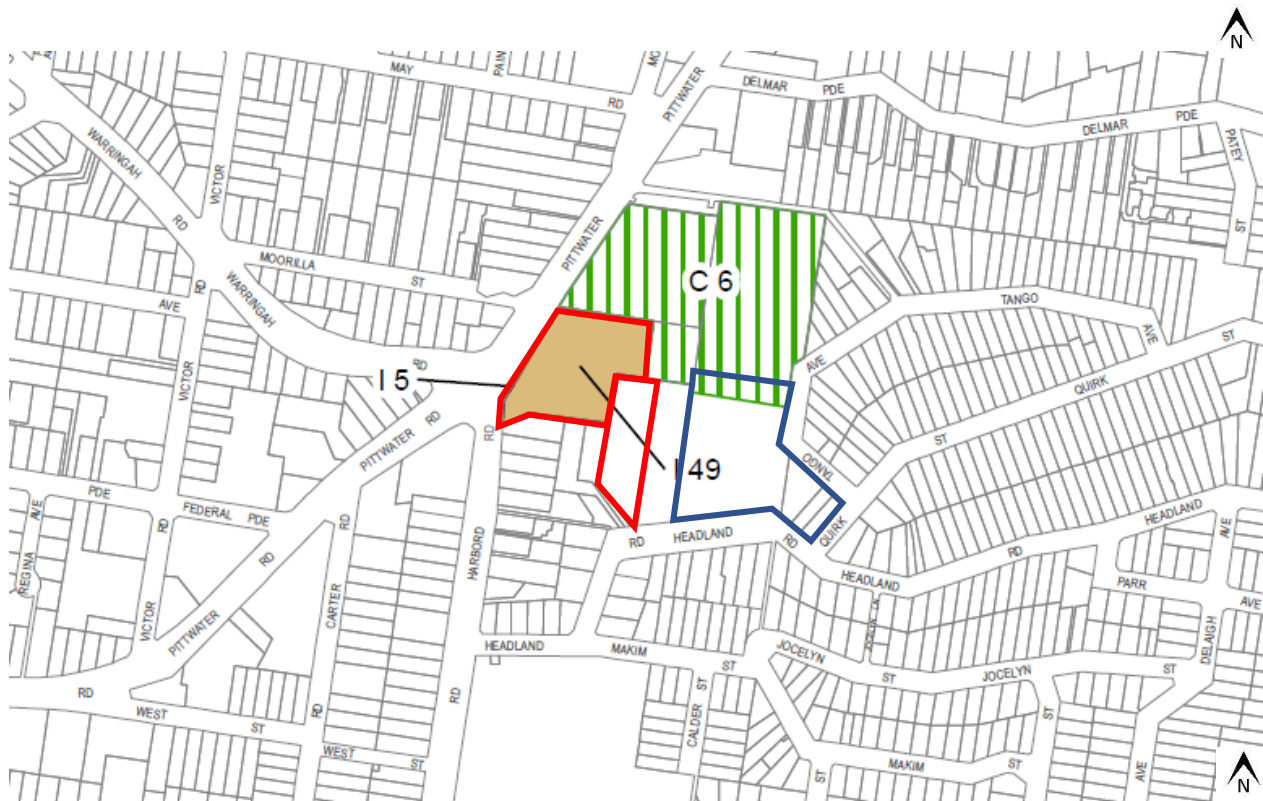


Figure 3: Warringah LEP heritage map showing the location of the subject sites, outlined in red. 800 Pittwater Road is identified as a heritage item, shaded in brown. St Luke's Grammar School is outlined in blue (although the 'C6' is shown extending into the lot boundaries of the School, this is a mapping error as the HCA doesn't go into the site). (Source: Warringah LEP 2011, HER\_010A)

#### **4. PROJECT BRIEF**

The subject SEARS application is for 800 Pittwater Road and 224 Headland Road only. The proposal will involve the following works:

- 800 Pittwater Road - development of a new senior school including the following:
  - Science and Maths Precinct;
  - Arts Precinct;
  - Design and Technology Precinct;
  - Humanities Precinct;
  - Wellness Precinct (including 25m indoor pool);
  - Administration and staff amenities;
  - Social hubs, library hubs, study hubs;
  - Assembly Hall (700 seats);
  - Drama Theatre (220 seats);
  - Café and atrium;
  - Parking.
- 224 Headland Road:
  - 2 x basketball courts;
  - 1 x 1/2 size Basketball court;
  - School clothing store;
  - Vertical connection to 800 Pittwater Road;
  - Parking.

The exact details of the proposed works will be determined during the concept and detailed design phases of the project, following confirmation of the SEARS application.

#### **5. STATUTORY CONTEXT**

##### **Built Heritage**

As 800 Pittwater Road is listed as a heritage item and there is an HCA directly north of the subject site, the Warringah LEP 2011 and the Warringah Development Control Plan (DCP) 2011 will apply.

No other statutory instruments are considered relevant to the proposed works at this stage. However, as noted in Section 6, a Heritage Assessment should be prepared for the site and the policy recommendations from this report considered throughout the design development and application process.

##### **Archaeology**

The archaeological potential of the site is currently unknown; however, the following statutory context may apply once the archaeological potential of the subject sites has been established.

The *Heritage Act, 1977* (NSW) has the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Act as consisting of the following items:

‘those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance.’

The Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or ‘relics’). Different parts of the Act deal with these different situations and also provide a number of mechanisms by which items and places of heritage significance may be protected.

In 2009 amendments made to the Act changed the definition of an archaeological relic under the Act. A relic is now an archaeological deposit, resource or feature that has heritage significance at a Local or State level. The definition is no longer based on age.

A relic is defined by the Act as:

*“Any deposit, object or material evidence:*

*(a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*

*(b) which is of State or Local significance.”*

Section 139 of the Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a relic to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act), unless there is an applicable Exception (pursuant to Section 139(4)).

If an Exception has been granted and, during the course of the development, substantial intact archaeological relics of State or Local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with Section 146 of the Act.

## 6. DOCUMENTATION REQUIREMENTS AND HERITAGE CONSIDERATIONS

In accordance with the findings and requirements specified above, the table below details the heritage input and documentation considered necessary for the project, most likely required in association with the various stages of the design development, application and construction process:

Project Phase	Heritage Requirements
<b>SEARS Application (current)</b>	Heritage Review Letter from CPH confirming engagement and indicating the preliminary heritage findings and heritage process for the project.
<b>Concept Design Development</b>	<ul style="list-style-type: none"> <li>▪ Detailed site survey and fabric analysis including investigation of interiors of both sites;</li> <li>▪ Development of a Heritage Assessment to identify the significant fabric and guide the proposed works;</li> <li>▪ Preliminary Archaeological Assessment (Aboriginal and European) identifying the archaeological potential and Aboriginal cultural heritage values associated with the subject sites;</li> </ul>

Project Phase	Heritage Requirements
Detailed Design Development	<ul style="list-style-type: none"> <li>▪ Heritage design advice in accordance with the findings of the Heritage Assessment noted above.</li> </ul>
Prior to a Construction Certificate / During Construction	<p>It is anticipated that the following studies may be required as part of the Consent Conditions:</p> <ul style="list-style-type: none"> <li>▪ Preparation of Photographic Archival Recording</li> <li>▪ Preparation of a Schedule of Conservation Works, in particular to the tower;</li> <li>▪ Built Heritage Specialist Services to monitor and advise during the construction process in the implementation of the conservation works; and</li> <li>▪ Heritage Interpretation Strategy/Plan.</li> </ul>

## 7. CONCLUSION

We trust the details provided in this heritage review will assist the Department of Planning in the assessment of the subject SEARS application.

Should you require any further information, please do not hesitate to contact the undersigned on (02) 8270 3500.

Yours sincerely,



**Kerime Danis**  
Director - Heritage