

Heritage Referral Response

Application Number:	DA2024/0843
Proposed Development:	Alterations and additions to a semi-detached dwelling.
Date:	10/07/2024
To:	Thomas Burns
Land to be developed (Address):	Lot 52 DP 1162224 , 209 A Garden Street WARRIEWOOD NSW 2102

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item		
Federation Cottage - 163 Macpherson Street		
Details of heritage items affected		
<u>Statement of Significance</u>		
The Cottage at 163 Macpherson Street in Warriewood, built in 1910s, is of historical significance as a good representative example of the early 20th century housing stock in the Warriewood Valley. The house is one of most intact remaining houses of the early 1906 subdivision.		
<u>Physical Description</u>		
Weatherboard brick and fibrous cement cottage. Hipped and gabled colourbond roof. Weatherboard to lower portion of exterior façade walls. Fibrous cement panelling above and to gable ends. Timber casement windows. Dark brick balustrade to veranda		
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	N/A	
Consideration of Application		
The proposed development is a first floor extension of the existing home at the rear, and addition of fibre cement board for privacy on ground floor. The extension has a rear setback of over 6m from the adjacent heritage listed item Federation Cottage. Also adjacent to the cottage is the memorial in the bus shelter, but the development will not be visible from this item. The extension will have minimal visual impacts on the heritage items, as it is so far set back and greenery covers part of what would be seen.		

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

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

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.