

Heritage Referral Response

Application Number:	DA2023/0976
Proposed Development:	Demolition works, civil and infrastructure works, subdivision into 53 lots and one community title road, the construction of 53 dwellings and associated works.
Date:	24/10/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 592091 , 20 - 22 Macpherson Street WARRIEWOOD NSW 2102

Officer comments

HERITAGE COMMENTS	
Discussion of reason for referral	
<p>The proposal has been referred to Heritage as the subject site is located opposite two heritage items</p> <p>'Federation Cottage' - 163 Macpherson Street</p> <p>Memorial in Bus Shelter - adjacent to 163 Macpherson Street</p>	
Details of heritage items affected	
<p>Federation Cottage</p> <p><u>Statement of Significance</u></p> <p>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.</p> <p><u>Physical Description</u></p> <p>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. Appears to be intact. Very little ornamentation in detailing (Tropman 1993).</p> <p>Memorial in Bus Shelter</p> <p><u>Statement of Significance</u></p> <p>The Memorial in Bus Shelter is dedicated to all Pittwater men who died in during WWII. The place has high social significance for the Pittwater community due to its association with the men who died during WWII.</p> <p><u>Physical Description</u></p> <p>Bus shelter and brass memorial plaque. Warriewood community donated most of the money to pay for this. The plaque reads "This building was erected to the memory of our gallant dead. 1939-1945. Lest we forget. F Gibson AIF; H M F Howlett AIF; K Hadley RAAF; V W Hearne RAN; F W Headford AIF."</p>	
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 the subdivision of the existing site into a number of lots and the construction of dwellings in a combination of attached and detached styles. The two heritage items are located on the other side of Macpherson Street, opposite where the entrance to the new estate is proposed. The development including the proposed dwellings facing the heritage house are considered to not impact upon this item or its significance. As currently proposed, there is also no roadworks to the southern side of Macpherson Street or the bus shelter with the heritage item and therefore no impact to this item either. However if the proposal is amended to include roadworks on this side, or adjustments to the bus stop, the proposal should be referred to Heritage for further comment on its impacts to the house or the memorial.</p> <p>Therefore as currently proposed, 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.