

## Heritage Referral Response

<b>Application Number:</b>	Mod2013/0093
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 DP 774980 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The application has been referred as the subject site is identified as containing heritage listed items. The subject site is zoned part E2 – Environmental Conservation and part SP1 – Special Activities under Warringah Local Environmental Plan 2011. The items located on the subject site are I30 – ANZAC War Memorial and I31 – Building known as ‘Legacy Park.’ Each item is listed as an item of local heritage significance under the provisions of Warringah Local Environmental Plan 2011.</p>		
Details of heritage items affected		
<p>The Inventory Sheet contains the following description of I30 – ANZAC War Memorial:- “Stone mural of dressed ashlar sandstone with stepped plinth and straight edged capping. Recessed centre panel features bas-relief sculpture of armed ANZAC soldiers.”</p> <p>The Statement of Significance for the heritage item, as contained in the Inventory Sheet, is:- “This memorial has local historical, social and aesthetic significance both as an individual war memorial and due to its association with the War Veterans Village. Typical example of sculptured bas-relief monuments erected during this period.”</p> <p>The Inventory Sheet contains the following description of I31 - Building known as ‘Legacy Park’ - “Two storey brick building with tiled, gabled roof and projecting square tower with clock above front entrance. Two projecting semi-circular wings at rear with colonnades, providing views over Narrabeen Lakes.”</p> <p>The Statement of Significance for the heritage item, as contained in the Inventory Sheet, is:- “This building has social &amp; historical significance as the first major building of the War Veteran's village complex. Retains much of its original fabric &amp; detailing and is a good representative example of 1930's domestic architecture.”</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	NO	N/A
Australian Heritage Register	NO	N/A
NSW State Heritage Register	NO	N/A
National Trust of Aust (NSW) Register	NO	N/A
RAIA Register of 20th Century Buildings of Significance	NO	N/A
Other	NO	N/A
Consideration of Application		
<p>The proposal is for minor modifications to an approved Development Application (DA6000/6478) at Lot 1 Veterans Parade, Wheeler Heights in accordance with the Statement of Environmental Effects</p>		

and plans attached as part of Mod2013/0093. The proposal predominantly consists of the internal reconfiguration of approved units, cosmetic changes to the external appearance of the retirement village and minor site works (including paving, modification of external stairs, modification of roof, etc.).

Proposed modifications do not vary significantly from that which was originally approved under DA6000/6478 in terms of bulk, height and scale and the proposal will have minimal impact above that already existing. The proposed modifications are visually and physically separated from the items of heritage significance and it is considered that there will be no direct physical impact on the fabric of the items of heritage significance. Further, proposed works will not visually dominate the heritage items and will not impact on the heritage significance embodied within the heritage items.

Having regard to the matters above, it is considered that there will be no direct or adverse impacts upon the fabric, curtilage or significance of the heritage items nor will the proposal impact upon views to and from the heritage items. The proposal results in a satisfactory outcome from a heritage perspective and will have no impact upon the heritage items.

Is a Conservation Management Plan (CMP) Required? Has a CMP been provided?  
A Conservation Management Plan is not required.

Is a Heritage Impact Statement required? Has a Heritage Impact Statement been provided?  
A Heritage Impact Statement is not required.

#### Further Comments

COMPLETED BY: Nicholas Vargassoff - Strategic Planner  
DATE: 4 July 2013

#### **Recommended Heritage Advisor Conditions:**

Nil.