

Heritage Referral Response

Application Number:	Mod2012/0242
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 774980 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
This modification has been referred as it is within the vicinity of heritage listed items, which are all located on land which comprises the RSL War Veterans village. The whole site is zoned part SP1 – Special Activities and part E2 – Environmental Conservation under the provisions of Warringah Local Environmental Plan 2011, however the development affected by this modification is located on the land zoned SP1 - Special Activities. The heritage items located within the vicinity are:- Item I30 ANZAC War Memorial, Veterans Parade This item is located at the Veterans Parade village entrance, approximately 700 metres from the proposal. Item I31 - Building known as “Legacy Park”, Veterans Parade This building, now known as “Anzac House”, is located in the middle of the village on Colooli Road. This is located approximately 600 metres from the proposal. Item I32 – Ruins of Wheeler Homestead, Veterans Parade This item is located close to the western side of the site, near Narrabeen Lakes. This is the closest heritage item to the proposed modification, but is still some 220 metres away.
Details of heritage items affected
Details of the heritage listed items in the vicinity, as found on the Heritage Inventory Sheets for these items, are:- Item I30 ANZAC War Memorial, Veterans Parade Description: Stone mural of dressed ashlar sandstone with stepped plinth and straight edged capping. Recessed centre panel features bas-relief sculpture of armed ANZAC soldiers. Statement of Significance: 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. Item I31 - Building known as “Legacy Park”, Veterans Parade

Description:

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.

Statement of Significance:

This building has social & historical significance as the first major building of the War Veteran's village complex. Retains much of its original fabric & detailing and is a good representative example of 1930's domestic architecture.

Item I32 – Ruins of Wheeler Homestead, Veterans Parade
Description:

Site of the Wheeler Homestead is in a small clearing overgrown with weeds. Only parts of the building slab are evident. An important feature of the site is the remnant fruit trees from the original orchard. Site may have further archaeological potential. Photographic evidence from the 1880's of the farm & homestead provides a valuable means of interpreting the history of the site.

Statement of Significance:

The site has rare & representative qualities through its association with James Wheeler, one of the original settlers of Warringah and for its potential to demonstrate 19th Century land uses, such as farming in the area.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	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

This application is for the modification of an existing consent, being Consent 6000/6478 which was granted by the Land and Environment Court in 1998. This consent approved 130 x 2 bedroom self-care units and a community building, to be known as the Dardenelles Retirement Village. The development is being built in stages and this application is for alterations to the approved plans for 11 of the units in Stage 2. The modifications are largely changes to the internal configuration of the units with some resultant changes to the roof plan and the design of front entrances.

The number of units is unaltered and the scale and bulk of this proposal will essentially be the same as that previously approved.

The heritage items on the War Veterans Village are all located a considerable distance from this proposal. The modifications are minor and do not greatly change the proposed development outcome. As a result, it is considered that there will be no adverse impact upon the identified heritage items on the site.

No objections are raised to this modification on heritage grounds and no conditions are required.

Consider against the provisions of Clause 5.10 of WLEP 2011.

Is a Conservation Management Plan (CMP) Required? Has a CMP been provided?

Is a Heritage Impact Statement required? Has a Heritage Impact Statement been provided?

Further Comments

COMPLETED BY: Janine Formica

DATE: 6 December 2012

Recommended Heritage Advisor Conditions:

Nil.