

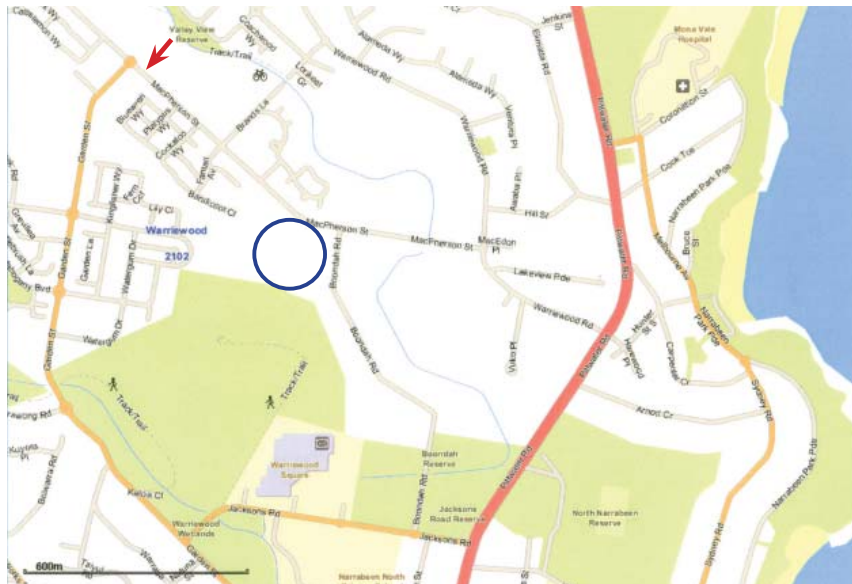
25 January 2010

Meriton Apartments Pty Ltd  
Level 11  
528 Kent Street  
Sydney  
NSW 2000

Dear Sir/Madam,

**Heritage Impact Statement  
Proposed Development,  
Buffer Area 3 Sector,  
14-18 Boondah Road (Corner Boondah Road and MacPherson Street),  
Warriewood**

At your request this brief Heritage Impact Statement (HIS or Report) has been prepared to accompany a submission to the Department of Planning for a Major Project Development Application for Buffer Area 3 Sector, located at the corner of Boondah Road and MacPherson Street, with a listed address of 14-18 Boondah Road, Warriewood. This Report follows upon our assessment of a previous proposal for the subject site in September 2008 when an inspection (with photographic documentation) was conducted. It also follows upon a review of two extensive heritage reports undertaken in 1993 and 2003 by *Tropman & Tropman*, and *Graham Brooks & Associates (GBA)* respectively. The historical background to site contained in those reports and the analysis of the then potential heritage items will not be repeated in this Report. The GBA Review is attached as an appendix to this Report.



**Figure 1**  
Location Map showing the position of the subject land parcel, on the west side of Boondah Road, at the intersection of Boondah Road and MacPherson Street, Warriewood, and as indicated by the blue circle. There are two listed heritage items in the further vicinity, as indicated by the red arrow

Source: [www.whereis.com](http://www.whereis.com)

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**Figure 2**

Satellite image overlaid with cadastral division map, and showing the subject site as generally indicated by the blue circle  
(Source: NSW Dept Lands SIX Viewer <http://imagery.maps.nsw.gov.au>)

**Figure 3**

Map showing the current zoning applicable to STP Buffer Area 3, and showing the subject land parcel as indicated by the arrow  
(Source: Warriewood Valley Section 94 Contributions Plan)





**Figure 4**  
View at the corner of Boondah Road and MacPherson Street, looking southwest and showing established piece-meal semi-rural development



**Figure 5**  
View looking south along Boondah Road from the intersection and showing the wetlands at the right background



**Figure 6**  
View looking east along MacPherson Street, near the Boondah Road intersection, with the subject development site on the right



**Figure 7**  
View looking east along MacPherson Street, with the subject development site on the right



**Figure 8**  
View looking west along MacPherson Street and showing the immediately adjacent recent development



**Figure 9**  
View looking west along MacPherson Street and showing new developments under construction on the north side of the street

## Site Context

The proposed development is located along the northern boundaries of MacPherson Street and Boondah Road in a precinct of Warriewood formerly associated with market gardening. The registered owners of most of the parcels of the 1906-1910 Warriewood subdivisions have usually been described in the Land and Property NSW documentation as gardeners. The proposed development site is also adjacent to the course of Fern Creek and the Warriewood wetlands and this proximity has had an effect on land use and the siting of houses on these MacPherson Street allotments. The current zoning map for the area marks in black hatch (as UDP land), land that has limited potential for development, and a small sector of this hatching crosses Boondah Road and is applicable within the subject land parcel (see page 6 of this Report). The current development proposal shows however that this consideration has been factored into the plan.

In the past, the Warriewood wetlands have contracted and expanded according to seasonal rainfall. Owners and builders on the MacPherson Street properties were aware of this issue and sited their homes on the higher ground nearer the street frontage.

The houses occupying these parcels along MacPherson Street have been modest single storey family dwellings typical of the suburban fringe adjacent to agricultural lands in the west and south of Sydney. They are/were inexpensive structures constructed of weatherboard and/or fibrous cement and sited on timber or brick piers avoiding the need for excavating and forming footings. Roofs are generally corrugated steel although ceramic or cement-moulded tiles are found in later homes. The modest decorative elements of these single-family houses are generally grouped around entrances or porches. Window treatments and verandahs provide no notable outlooks or vistas. Their Heritage Significance has centred on their domestic scale and modesty, as well as their role in the evolution of the Warriewood Valley.

The Heritage Significance of each property is adversely affected by the loss of the agricultural infrastructure associated with the development of market gardening in the Warriewood Valley. Packing sheds, greenhouses, irrigation plants, equipment and associated structures are notably absent. This natural process of social and economic evolution deprives this former market gardening region of its earlier agricultural context.

There are some surviving stands of treeline. The poplar stand however, that was noted in previous studies, has in recent years been substantially disrupted by felling.



**Figure 10**  
View southeast across the subject land parcel and showing remnant scattered buildings no longer deployed in original uses.



**Figure 11**  
View of the main cottage at Lot 2A MacPherson Street, now abandoned and in a state of dereliction





**Figure 12**

View south through the subject parcel of land and showing an avenue of trees in generally poor condition. The avenue would probably have led to a residence, which is no longer present



**Figure 13**

View south towards trees which border the wetlands along the south boundary of the subject property



**Figure 14**

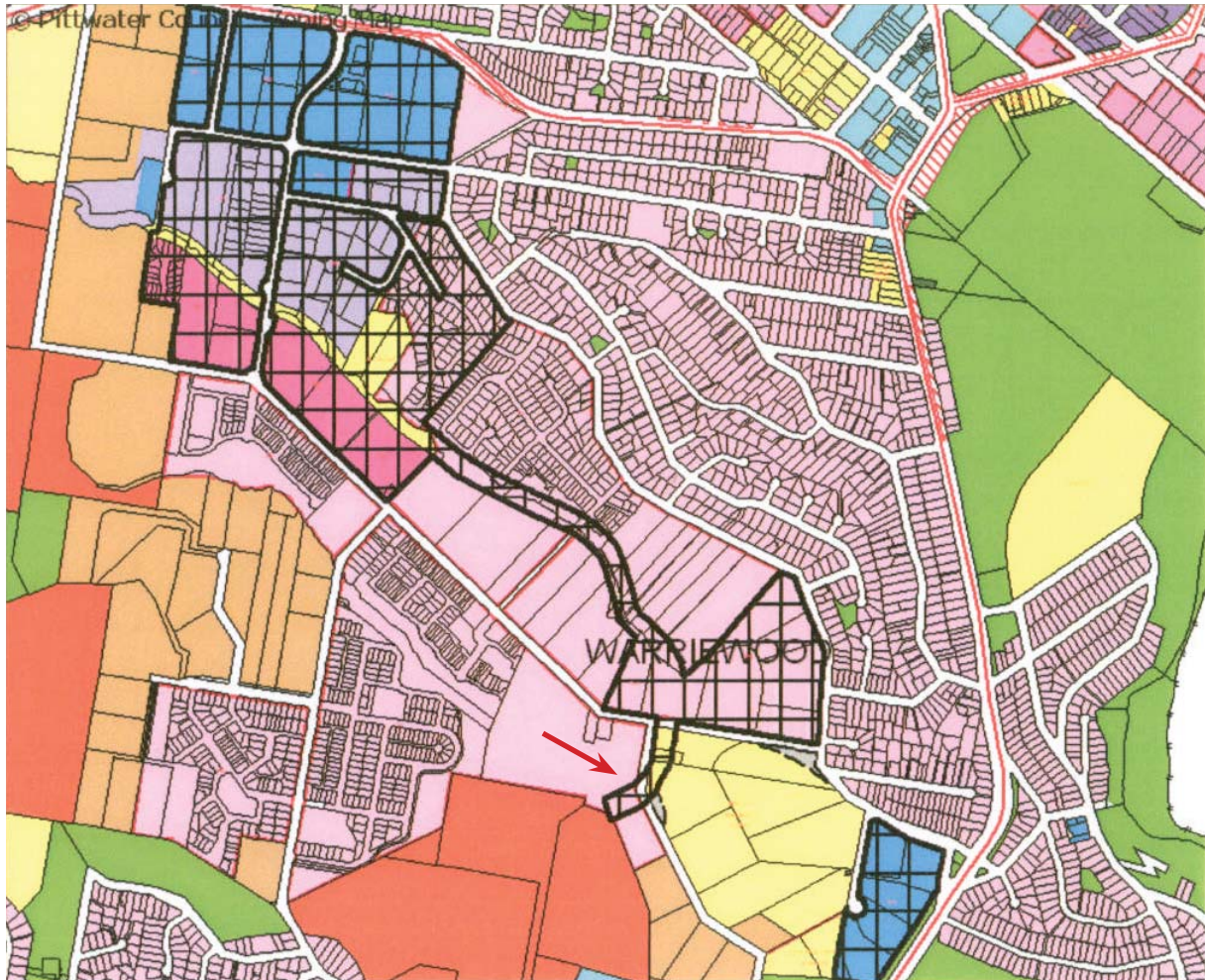
View to the north across MacPherson Street to current developments for seniors living



**Figure 15**

View south west across the subject land parcel and showing adjacent recent developments





**Figure 16**

Image of the current Pittwater Council zoning map pertaining to Warriewood Buffer Area 3 Sector, and showing areas of limited development potential as marked within the black hatched section. As may be noted this delineation crosses Boondah Road at its north end and partially intersects the subject development site ~ as indicated by the arrow

(Source: Pittwater Council Online Mapping 22 January 2010)

## Heritage Context of the Report

This Report has been prepared as part of a Major Project application for a staged residential development, comprising seventeen apartment buildings of between three and five storeys, as shown on the site plan in Figure 20.

It is noted that the existing residences on or near the site ARE NOT listed in the State Heritage Register, the State Heritage Inventory or identified by the Pittwater Council in a Local Environmental Plan. It is further noted that in 1993, a heritage study by *Tropman & Tropman* was commissioned by Council. That study was known as the *Ingleside/Warriewood Urban Release Area Heritage Study for Pittwater Municipal Council*. That study was reviewed by *Graham Brooks and Associates* in 2003. In the 1993 study and in its subsequent review, a number of built and natural items which were deemed to be of local significance were proposed for possible local listing, in the Pittwater LEP. These included:

1. Residence and garden, 31 MacPherson Street
2. Avenue of pines, 9 MacPherson Street
3. Residence and garden, Lot 2a MacPherson Street
4. Residence and garden, 21 MacPherson Street

Since then however, the area has had substantial re-zoning. It has also been subject to certain natural changes over time, particularly in respect to landscape/arboreal features. In the main, these identified items were not later scheduled by Council, and the current listed heritage items identified in Schedule 9 of the *Pittwater Local Environmental Plan (LEP) 1993* as items of local heritage significance are as follows<sup>1</sup>:

Location	Description	Database No
Macpherson Street, opposite Flower Power Nursery Bus Shelter	Memorial in bus shelter	2270429
Macpherson Street, No 21 Lot 2, DP 16387	Federation Cottage	2270337

It is noted that No. 21 MacPherson Street was previously known as Lot 2. This land parcel is not to be confused with the property known as Lot 2A, which is currently adjacent to No. 7 MacPherson Street and within the physical boundaries of the proposed subdivision development. This latter property was also proximate to the previously identified avenue of pines, known in the study and review as No. 9 MacPherson Street.

It is noted that both the currently listed items, i.e. the Federation Cottage at No. 21 and the memorial plaque in the bus shelter are at a considerable distance of some hundreds of metres from the proposed development. The items are located proximate to the intersection of Garden and MacPherson Streets.

In terms of current statutory considerations therefore, the proposed development does not contain, nor is it adjacent to any listed items. Nor are there any proposals for further listings within, or proximate to the subject development site. The subject property is not located within a Conservation Area. The general intent of the Pittwater LEP and DCP, may deem that other non-statutory heritage considerations pertain to the relationship of the proposed development to items which are deemed to be contributory to cultural landscape; such as arboreal features and the adjacent wetlands. Such considerations (as are generally outlined in the Council's Heritage DCP) are however substantially the purview of Council planning policy and largely outside the scope of this Report.

<sup>1</sup> Australasian Legal Information Institute, <http://www.austlii.edu.au/>, accessed 22 January 2010





**Figure 17**

View of currently listed item, No. 21 MacPherson Street, and formerly known as Lot 2, a Federation cottage, near Garden Street  
(Source: The 2003 GBA Review)



**Figure 18**

The currently listed War Memorial Plaque within a non listed bus shelter near the intersection of Garden and MacPherson Streets



**Figure 19**

Detail of War Memorial Plaque within the bus shelter.



## The Development Proposal



**Figure 20**

The Site Plan for the current proposal showing the road layout and building footprints  
(Source: Meriton)

### Applicable Legislative Controls

We have examined the listings of the Heritage Branch of the NSW Department of Planning and the Pittwater Council, including Councils Zoning Maps. From this information we understand, as noted on page seven of this Report, that the subject site does not contain, nor is it adjacent to any listed heritage items. Nor are there any proposals for further listings within, or proximate to the subject development site. The subject property is not located within a Conservation Area.

It has also been noted that both of the currently listed items, i.e. the Federation Cottage at No. 21 and the memorial plaque in the bus shelter are at a considerable distance of some hundreds of metres from the proposed development. The items are located proximate to the intersection of Garden and MacPherson Streets. There are therefore no perceived physical or visual impacts on those heritage items.

This Report has looked at the following documents in order to ascertain the more general heritage principals which may inform the Department of Planning's view on the proposed development. A consolidated Statement of Heritage Impact therefore has been prepared in accord with these principals :

- *Pittwater Local Environment Plan (LEP) 1993*
- *Pittwater 21 Development Control Plan*
- *Appropriate Warriewood re-zoning documentation was also reviewed to ascertain the general heritage intent of Council, including Ingleside Warriewood Urban Land Release, Amendment 87 GG 22 30.05.08 Sector 3 Warriewood, and the Warriewood Valley Section 94 Contributions Plan (September 2008)*

The land parcel was subject to extensive heritage reports undertaken in 1993 and 2003 by Tropman & Tropman, and Graham Brooks & Associates (GBA) respectively. These studies identified possible items of heritage significance, both landscape and built in the immediate and wider vicinity. Subsequent listings however, have pertained to two items which are some distance removed from the subject land parcel. The previous studies had noted that the heritage significances of any items in the immediate vicinity was essentially related to the agricultural provenance of the area, which during the last decades has become fundamentally altered by the natural processes of social and economic evolution.

The *Pittwater Local Environmental Plan (LEP) 1993*, was last updated in June 2009 by Amendment 81 Heritage Conservation. The aims of this amendment are stated as:

- (a) replacing the existing heritage provisions with updated heritage provisions, including relevant definitions, and*
- (b) updating the heritage schedule, including by the listing of additional items.*

No elements of the subject site were listed in Schedule 9 of the LEP as part of this recent amendment.

As the site **does not** contain any individual heritage items, is not located in a heritage conservation area, and is not proximate to any heritage items the heritage provisions of this LEP are not applicable to the subject development.

## Conclusion

Given the agricultural uses of site over the past 100 years, the likelihood of archaeological potential seems minimal. Nevertheless, the standard archaeological management provisions of the *NSW Heritage Act* would prevail should such items present during the proposed works. Such archaeological considerations are outside the scope of this Report and the developers are advised to seek the appropriate archaeological consultation in this matter. There appears to be no known Aboriginal claim pending for this land parcel nor items of Aboriginal heritage contained within it.

This Report determines the significant elements of 'setting'; especially in terms of riparian corridors and the relationship to the adjacent wetlands appear to be preserved in the overall Master Plan.

Like all such sites an evolution over time for appropriate contemporary suburban development will generally have some adverse impact upon the heritage value of place. However, as has been noted in this Report, the general infrastructural and social arrangements pertaining to the use of the subjects lands have been changing during the past decades as part of social and economic changes.

## Summary

- The Proposal is for a staged residential development, comprising seventeen apartment buildings of between three and five storeys, located at the corner of Boondah Road and MacPherson Street, with a listed address of 14-18 Boondah Road Warriewood.
- The subject land parcel does not have an individual heritage listing
- The subject land does not contain any heritage listed items.
- The subject land is not proximate to any heritage listed items.
- The subject land is not within a heritage conservation area.



- There is no material or visual impact of the proposal on any listed heritage items.
- There are no important architectural or historical relationships of heritage import between the various items on site or in the immediate curtilage of the subject site
- The development appears in its proposed general form, scale and height to preserve a positive relationship to landscape items such as riparian corridors and wetlands.
- The developers are advised to seek independent professional advice in archaeological matters which are outside the scope of this Report

### **Recommendation**

Graham Brooks and Associates has evaluated the proposal, from a heritage perspective, and on this basis have found no significant negative heritage impacts on the immediate suburban area. We therefore recommend it for approval.

Yours faithfully,  
Graham Brooks and Associates Pty Ltd

A handwritten signature in black ink, appearing to read 'G. Brooks', with a stylized, flowing script.

Graham Brooks  
Director  
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