

Heritage Referral Response

Application Number:	Mod2024/0051
Proposed Development:	Modification of Development Consent N0440/15 for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping
Date:	21/05/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the existing dwelling 'Oaklands' on the property was noted as being of potential heritage significance		
Details of heritage items affected		
The dwelling is a large single storey bungalow style building that is the former farmhouse for the property and is likely to have been constructed in the early 20th century. It is located at the western end of the property on a benched and elevated terrace. This terrace is constructed from sandstone blocks likely quarried from the site which have then been placed above a natural rock outcrop		
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 modifications to the approved residential development. Proposed changes are to finishes, internal layouts and the road network. Of concern for Heritage is the changes to the fire trail and central corridor where they adjoin in front of the farmhouse. These proposed changes would see the road and trail with associated excavation and retaining wall come further into the curtilage for the dwelling with a visual impact from the loss of space between the new development and the farmhouse. Heritage does not support this further breach and the proposal should revert to the approved layout for this area that allowed for an appropriate buffer.</p> <p>Therefore Heritage does not support the proposal.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p>		

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? a short letter has been provided

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.