

Heritage Referral Response

Application Number:	DA2018/1924
Date:	02/04/2020
To:	David Auster
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is within the vicinity of listed heritage items, being: Item I59 - Dental Surgery - 45 Grace Avenue, Frenchs Forest; and Item I58 - Former Methodist Church - 21A Forest Way (corner with Naree Road) which are both listed in Schedule 5 of Warringah Local Environmental Plan 2011.</p>		
Details of heritage items affected		
<p>Details of the heritage items in the vicinity, as included in the Warringah Heritage Inventory are: Item I59 - Dental Surgery - 45 Grace Avenue, Frenchs Forest <u>Statement of Significance</u> An excellent representative example of the inter-war functionalist style, designed to exploit its prominent corner location. Displays high integrity with substantial original fabric (including fence).Historically, one of the earliest houses in the area. <u>Physical Description</u> Substantial single storey dwelling designed to address corner. Rendered masonry walls with high parapet. Symmetrical design with angled curved bays and projecting entry bay centrally located. Strong string courses above & below metal windows. Original fence.</p> <p>Item I58 - Former Methodist Church - 21A Forest Way (corner with Naree Road) <u>Statement of Significance</u> Built in 1918, the former Methodist church is of historical significance as one of the first churches built in Frenchs Forest. It is however, only moderately intact. <u>Physical Description</u> Modest brick church of simple design with steep pitched metal gabled roof. Additions to rear of building. Original facade was replaced with a matching brick wall in the 1950's when the building was shortened.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th	No	
DA2018/1924		



Century Buildings of Significance		
Other	No	
Consideration of Application		
<p>This application is for substantial alterations and additions to the existing Forest Way shopping centre. These comments have also reviewed the amended plans provided in March 2020.</p> <p>The heritage item at 45 Grace Avenue is close to the proposed development, being located on the opposite corner of Russell and Grace Avenues. The proposal involves demolishing the existing buildings on this corner and constructing a new 2 storey building above car parking, as part of an extension and revitalisation of the existing shopping centre. The proposal will increase the scale of development on the opposite side of Russell Avenue, but will not materially affect the heritage item, nor interfere with any views of the heritage item from the public domain. This heritage item is located on a prominent corner, set back and designed to address this corner site. However, it is considered that the proposal will not impact upon the setting of this heritage item, nor its visibility from the public domain. The heritage item will actually gain greater visibility from the proposed new development, given the design which features glazing on the Russell Ave facade.</p> <p>Therefore it is considered that the proposal will not have an adverse impact upon the heritage significance of the heritage item at 45 Grace Ave.</p> <p>The other heritage item in the vicinity is the former Methodist church on Forest Way (cnr Naree Road). This item is located 80 metres away from the development site and on the opposite site of Forest Way. Because of this separation, there will be no material or visual impact on this heritage item as a result of this proposal.</p> <p>In conclusion, no objections are raised on heritage grounds and no conditions are required.</p> <p>Consider against the provisions of CL5.10 of WLEP 2011 Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? N/A</p>		
Further Comments		
<p>COMPLETED BY: Janine Formica, Heritage Planner DATE: 6 March 2020 (revised 2 April 2020)</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.