

## Heritage Referral Response

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| <b>Application Number:</b>             | DA2023/1757  |
| <b>Proposed Development:</b>           | Demolition works and major alterations and additions to Forest Way shopping centre including road infrastructure works and a pedestrian overpass on Forest Way |
| <b>Date:</b>                           | 14/02/2024   |
| <b>To:</b>                             | Gareth David   |
| <b>Land to be developed (Address):</b> | Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086   |

### Officer comments

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| <b>HERITAGE COMMENTS</b>   |    |  |
| <b>Discussion of reason for referral</b>   |    |  |
| <p>The proposal has been referred to Heritage as the subject site is within the vicinity of listed heritage items, as listed in Schedule 5 of Warringah Local Environmental Plan 2011:</p> <p><b>Item I59 - Dental Surgery</b> - 45 Grace Avenue, Frenchs Forest; and</p> <p><b>Item I58 - Former Methodist Church</b> - 21A Forest Way (corner with Naree Road)</p>   |    |  |
| <b>Details of heritage items affected</b>  |    |  |
| <p>Details of the heritage items in the vicinity, as included in the Warringah Heritage Inventory are:</p> <p><b>Item I59 - Dental Surgery</b><br/> <u>Statement of Significance</u><br/>           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.<br/> <u>Physical Description</u><br/>           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 &amp; below metal windows. Original fence.</p> <p><b>Item I58 - Former Methodist Church</b><br/> <u>Statement of Significance</u><br/>           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.<br/> <u>Physical Description</u><br/>           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> |    |  |
| <b>Other relevant heritage listings</b>  |    |  |
| SEPP (Biodiversity and Conservation) 2021  | No |  |
| Australian Heritage Register   | No |  |

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| NSW State Heritage Register   | No |  |
| National Trust of Aust (NSW) Register   | No |  |
| RAIA Register of 20th Century Buildings of Significance   | No |  |
| Other   | No |  |
| <b>Consideration of Application</b>   |    |  |
| <p>The proposal seeks consent for alterations and additions to the existing Forest Way shopping centre. 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 shopfronts, external service stairs and loading dock in the vicinity of Grace Avenue, partial demolition of kerb line and front façade to Woolworths, existing liquor store, car wash and the multistorey carpark. The proposed works involve the refurbishment of existing shops, expansion of existing Woolworths, new retail and food floorspace, new swim school and gym floor space and two levels of basement parking. It also involves the removal of existing signalised pedestrian crossing of Forest Way, relocated bus stop.</p> <p>The heritage item "Dental Surgery" is located on on the opposite corner of Russell and Grace Avenues, which is a prominent corner, however the building is well set back and designed to address this corner site. Although, the proposal will increase the scale of the development, given the physical separation between the heritage items and the proposed works, the proposal is considered to not adversely impact the heritage items, or interfere with any views of the heritage items from the public domain.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p>Consider against the provisions of CL5.10 of WLEP 2011<br/>         Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A<br/>         Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? N/A</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.