

Heritage Referral Response

Application Number:	DA2020/1489
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Date:	17/03/2021
To:	Anne-Marie Young
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 on the property was noted as being of potential heritage significance.

Details of heritage items affected

The existing dwelling on the site is not a listed heritage item under the Pittwater Local Environmental Plan 2014. However under the previous development application (N0440/15 and subsequent modifications) the dwelling was noted as being of heritage significance and was retained under that consent.

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. This terrace is in good condition with only slight sagging noticeable on the north east corner.

Externally the dwelling is clad in weatherboard and asbestos sheets with a tile roof. The eastern facade includes a large gable roof end and a deep set verandah with short brick columns and timber upper supports. There is a small projecting gabled porch and entryway on the southern facade and as well as an entryway on the north that has 'Oaklands' carved into the stone steps. Windows are mostly a mixture of double hung and casement style. Internally there is a number of features apparent including inlaid floorboards (likely jarrah), brick fireplaces, cornice ceilings, panelling to walls and doors as well as plaster work. While the building has been subject to some vandalism, these features are still very legible.

Heritage considers the dwelling to be a good example of a farmhouse that is now very rare within the suburb and surrounding areas. Its design being located upon an elevated sandstone terrace, also makes it a striking example that is visible from surrounding areas. It also remains as one of the few physical links to the previous agricultural uses of the site and Warriewood.

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	No	

Significance		
Other	No	
Consideration of Application		
There are two concurrent development applications for this property. This application is for the subdivision of the site into a number of allotments and stage 1 works. The application includes the demolition of the cottage and proposes it be replaced by a passive recreation area (retaining the sandstone terrace) as well as an interpretation strategy.		
<p>Under the previous court approval for the site, the existing dwelling was to be retained and a schedule of works to restore the dwelling had been prepared. A heritage statement by Weir Phillips Heritage and Planning was included with the application which concludes that the dwelling should be demolished due to its poor physical condition, the scale of changes required to the dwelling by bushfire protection requirements as well as the removal of its adjoining context through significant vegetation removal.</p> <p>Heritage can not support the proposed demolition of the dwelling. The dwelling is considered to be a good example of an original farmhouse in Warriewood, a style of dwelling that is now rare in the area. While damage is evident, the scale of damage is not considered to be so significant that it would render the retention and repair of the dwelling difficult. Instead Heritage will require that a Schedule of Works, by an appropriately qualified and experienced heritage architect, be developed that would bring the property into a weather tight and secure state.</p> <p>Heritage acknowledges that bushfire protection is an issue for the dwelling. <i>Planning for Bushfire Protection 2019</i>, section 8.2.3 Historic buildings recognises that protection measures could conflict with the conservation of significant heritage fabric and its setting. In this case it considers that an alternative performance based solution be developed. Heritage will require that a performance based solution for the dwelling, and its important context, be developed.</p> <p>Therefore Heritage cannot support the proposal as currently presented and requires amendments to retain and protect the farmhouse. Heritage also requires a Schedule of Works to bring the dwelling into a weather tight and secure state, as well an alternative bushfire solution to protect the dwelling and its important context.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <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? Yes. a short statement has been provided in support of demolition of the building. Heritage disagrees with the conclusion of this statement that the building is not worthy of being retained and restored.</p>		
Further Comments		
COMPLETED BY: Brendan Gavin, Principal Planner		
DATE: 17 March 2021		

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.