

Heritage Referral Response

Application Number:	Mod2023/0201
Proposed Development:	Modification of Development Consent N0440/15 granted for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping.
Date:	23/05/2023
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	N/A	
Consideration of Application		
The proposal seeks consent to modify the townhouses, external facades and finishes and add a fence. The proposal retains Oaklands and the changes are considered to not impact upon the house or its significance.		
Therefore Heritage raises no objections and requires no conditions.		
Consider against the provisions of CL5.10 of PLEP.		
Is a Conservation Management Plan (CMP) Required? No		
Has a CMP been provided? No		
Is a Heritage Impact Statement required? No		
Has a Heritage Impact Statement been provided? No		

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.