

Heritage Referral Response

Application Number:	DA2020/1480
Date:	25/03/2021
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		
<p>The proposal has been referred to Heritage as the existing dwelling on the property was noted as being of potential heritage significance.</p>		
Details of heritage items affected		
<p>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.</p> <p>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.</p> <p>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 are 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.</p> <p>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.</p>		
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	N/A	
Consideration of Application		
<p>There are two concurrent development applications for this property. This application is for the construction of residential flat buildings. As noted in the referral response for the other application DA2020/1489, Heritage cannot support the demolition of the existing dwelling known as 'Oaklands' due to its heritage significance. In that application Heritage has required the retention of the dwelling, a schedule of works to bring the dwelling into a weathertight and secure state, as well as an alternative bushfire protection solution. Similarly as this proposal refers to the demolition of the dwelling and its use as a passive recreation space for the benefit of the apartments, Heritage cannot support this proposal either. The plans and documents for this application should be amended to remove any reference to the demolition of Oaklands all together.</p> <p>Further, Heritage would require that building B1 and the roadway be moved further to the east away from Oaklands to provide a more appropriate curtilage for the dwelling.</p> <p>Therefore Heritage cannot support the current proposal.</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? No Has a Heritage Impact Statement been provided? No</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 25 March 2021</p>		

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.