

Heritage Referral Response

Application Number:	DA2025/0915
Proposed Development:	Demolition works and construction of a detached garage
Date:	04/08/2025
To:	Nick England
Land to be developed (Address):	Lot 2 DP 540557 , 119 Hudson Parade CLAREVILLE NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item:		
Item 2270107 - Angophora Reserve and Angophora costata tree - 93 Palmgrove Road (Angophora Reserve)		
Details of heritage items affected		
Item 2270107 - Angophora Reserve and specifically the Angophora costata tree (located next to sign indicating it to be the largest known specimen tree of Angophora costata in the world)		
<u>Statement of Significance</u>		
Angophora Reserve and Angophora costata tree are significant in that the tree is thought to be the biggest of its species and the reserve provides a small taste of the Peninsula similar to what it was like pre-settlement and provides significant samples of vegetation communities and fauna habitats that are under threat. It is one of the most significant reserves in an area that is now dominated by suburbia and true bushland is restricted to mostly small reserves.		
<u>Physical Description</u>		
Angophora Reserve is located in the core of the Barrenjoey Peninsula bordering the suburbs of Avalon, Clareville and Taylors Point. The reserve consists of 18.5 hectares of urban bushland in Avalon on the Barrenjoey Peninsula. It is dominated by remnant forest and woodland vegetation communities.		
Five native plant communities are found in the reserve:		
<ul style="list-style-type: none"> • Angophora costata C. gummifera Woodland • Corrymbia maculata (open forest) • Livistona australis (stands) • Fern Swamp • Sedge Swamp 		
Two frog species, four lizards, thirty four birds and eight mammals have been recorded in or near the reserve. The parrots, of which there are seven species, are very prominent. Especially common are rainbow lorikeets and sulphur-crested cockatoos.		
The mammal species include the koala, which is listed as a Vulnerable Species in NSW. Other notable mammals are the echidna, long-nosed bandicoot and squirrel glider. The Barrenjoey population of Squirrel Glider is also listed as an endangered population.		
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		
<p>The proposal seeks consent to replace an existing single-car garage with a new street-level, double-car concrete garage that includes bin storage, recreational storage, and a green roof. The existing sandstone blocks and pavers are proposed to be salvaged and reused.</p> <p>The heritage listed reserve includes a public pathway which is situated along the eastern boundary of the subject site. The proposed works are adjacent to the western and north-western boundaries. The reserve is located to the south-east of the subject site, which is away from the proposed works. The materials and finishes of the new structure are considered to respect the natural environment and the reuse of existing stone blocks and pavers is supported by Heritage. As a result, the proposal is not expected to impact upon the heritage item or its significance.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of PLEP.</u></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>		

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.