

## Heritage Referral Response

<b>Application Number:</b>	DA2024/1625
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	11/12/2024
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 1 DP 171852 , 44 Kooloorra Avenue FRESHWATER NSW 2096

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as the subject site adjoins two heritage items</p> <p><b>Item I70 - House known as 'Felicitia'</b> - 46 Kooloorra Avenue</p> <p><b>Item I69 - Street Trees</b> - Kooloorra Avenue</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Warringah heritage inventory is as follows:</p> <p><b>Item I70 - House known as 'Felicitia'</b>  <u>Statement of significance</u>  A rare example of a post-war functionalist dwelling in the Harbord area. Displays high integrity with much original fabric &amp; detailing. Historically indicates the variety of post-war beach-side development.</p> <p><u>Physical description</u>  Two storey dwelling, brick on ground floor &amp; fibro to 1st floor (?). Garage on ground floor with original decoration. Skillion roof. Front facade of extensive glazing with low projecting balcony with inclined handrails and posts.</p> <p><b>Street Trees</b>  <u>Statement of significance</u>  Socially significant as plantings by the local school. Although some are in poor health they are a prominent visual element in the Freshwater Beach area &amp; are representative of seaside plantings &amp; associated with recreation/holiday themes.</p> <p><u>Physical description</u>  Norfolk Island Pines (22) along both sides of Kooloorra Avenue, with an average height of 15 - 20 metres. Those in the western section of the street are in poorer condition, however most are not very healthy. Some have been removed. Planting is not regular.</p>		
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	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for alterations and additions to the existing dwelling. The proposed works comprise external works including enclosure of the existing open double carport with timber slatted panels; additions to the existing masonry front fence to increase its height to 1.5m with masonry columns above and powder-coated steel permeable infill; and new side boundary fence with matching height and material to the front fence.</p> <p>The heritage listed house "Felicita" adjoins to the south-eastern boundary. In accordance with the objectives of Warringah DCP 2011 - Part D the proposed fence is to be compatible with the existing streetscape character while creating visual interest in the public domain. The proposed materials and colour scheme is supported by Heritage, however the proposed fence height should be reduced to 1200mm to be compatible with the front fence height of the neighbouring buildings.</p> <p>Given the minor scale of the proposed works the proposal is considered to not impact the heritage significance of the house known as "Felicita" or the heritage listed street trees.</p> <p>Therefore, no objections are raised on heritage grounds, subject to two conditions.</p> <p><u>Consider against the provisions of CL5.10 of WLEP 2011.</u></p> <p>Is a Conservation Management Plan (CMP) Required? No</p> <p>Has a CMP been provided? No</p> <p>Is a Heritage Impact Statement required? No</p> <p>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:

### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Front fence height

The proposed front fence height should be reduced to 1200mm at the south-western corner of the site with matching height to the side boundary fences, to be compatible with the front fence height of the neighbouring buildings. Details demonstrating compliance with this condition are to be submitted to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.

Reason: To ensure the front fence is compatible with the adjacent heritage item and the streetscape.

### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

**Heritage Listed Street Tree**

The heritage listed Norfolk Island Pine located in the road reserve adjacent to the driveway crossover is to be protected at all times during any demolition and construction works.

Reason: Protection of heritage listed tree.