

Heritage Referral Response

Application Number:	Mod2025/0429
Proposed Development:	Modification of Development Consent DA2024/0004 granted for Demolition works and construction of a dwelling house including swimming pool
Date:	15/08/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 22 DP 7022 , 31 Kooloora 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 is within the vicinity of two heritage items, being:</p> <p>I69 - Streets Trees - Kooloora Avenue, Freshwater</p> <p>I70 - House known as 'Felicita', 46 Kooloora Avenue, Freshwater</p>		
Details of heritage items affected		
<p>I69 - Streets Trees</p> <p><u>Statement of Significance</u></p> <p>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, and are representative of seaside plantings and associated with recreation/holiday themes.</p> <p><u>Physical Description</u></p> <p>Norfolk Island Pines along both sides of Kooloora Avenue, with an average height of 15-20 metres. Those in the western section are in poorer condition, however most are not very healthy. Some have been removed.</p> <p>I70 - House known as 'Felicita'</p> <p><u>Statement of Significance</u></p> <p>A rare example of a post-war functionalist dwelling in the Harbord area. Displays high integrity with much original fabric & detailing. Historically indicates the variety of post-war beach-side development.</p> <p><u>Physical Description</u></p> <p>Two storey dwelling, brick on ground floor & 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>		
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	No	
Consideration of Application		

This proposal seeks consent to modify the approval granted under DA2024/0004, specifically related to altering the approved form and detailing of the new dwelling. The proposed modifications include an increase to the garage width, an additional covered entry gateway, an increase to the fence height, revised window sizes and locations, the installation of skylights, additional solar panels, and the relocation of the rainwater tank. The subject site is within the vicinity of two heritage items, comprising street trees and a heritage listed house. Heritage notes that there are no street trees directly adjacent to the subject site, and the heritage listed house located opposite the subject site, is set back considerably from the street frontage.

As there is considerable physical separation between the subject site and the heritage items, and the proposed modifications are of a minor nature, the proposal is not considered to negatively impact the heritage items within the vicinity, nor their associated significance.

As such, Heritage raises no concerns and requires no conditions.

Consider against the provisions of CL5.10 of WLEP.

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.