

## Heritage Referral Response

<b>Application Number:</b>	DA2024/0004
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	07/02/2024
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 22 DP 7022 , 31 Koolooro Avenue FRESHWATER NSW 2096

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>Include zoning of land and what heritage items are affected by the proposal</p> <p>This application has been referred as the property is in the vicinity of a number of local heritage items, listed in Schedule 5 of Warringah LEP 2011:</p> <p><i>Item I69 – Street trees – Koolooro Avenue, Freshwater</i></p> <p><i>Item I70 – House known as “Felicita”, 46 Koolooro Avenue, Freshwater</i><sup>[JF1]</sup></p> <p>_____</p> <p>[JF1]Preference is to describe the items as they are in the schedule</p>
Details of heritage items affected
<p>Details of the heritage items in the vicinity, as contained within the heritage inventory are:</p> <p><b><u>Item I69 Street trees – Koolooro Avenue, Freshwater</u></b></p> <p><b><u>Statement of significance</u></b></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 &amp; are representative of seaside plantings &amp; associated with recreation/holiday themes.</p> <p><b><u>Physical Description</u></b></p> <p>Norfolk Island Pines (22) along both sides of Koolooro 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> <p><b><u>Item I70 – House known as ‘Felicita’, 46 Koolooro Avenue, Freshwater</u></b></p> <p><b><u>Statement of significance</u></b></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

#### Physical Description

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 Detail what heritage items are affected by the proposal and outline why these items are of heritage significance (include the Statement of Significance from the Heritage Inventory Sheet)

#### 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

The proposal seeks consent for the demolition of the existing structures and the construction of a new two storey dwelling, including a detached garage, new driveway, swimming pool and associated landscaping.

There are no heritage listed street trees adjacent to this property, therefore there will be no impact upon the heritage significance of this item.

The heritage house at 46 Kooloorra Ave is located on the opposite side of Kooloorra Ave and set back from the street frontage. This separation means that while this proposal would have minimal visibility from the heritage house and therefore, it is considered it will not have an adverse impact upon the heritage significance of this item

**Therefore, no objections are raised on heritage grounds and no conditions required.**

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? N/A

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.