

Heritage Referral Response

Application Number:	DA2021/2478
Date:	13/04/2022
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 171852 , 44 Kooloora Avenue FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins two heritage items		
I70 - House known as 'Felicita' - 46 Kooloora Avenue		
I69 - Street Trees - Kooloora Avenue		
Details of heritage items affected		
Details of the item as contained within the Warringah inventory is as follows:		
House known as Felicita		
<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 & detailing. Historically indicates the variety of post-war beach-side development.		
<u>Physical description:</u>		
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.		
Street Trees		
<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 & are representative of seaside plantings & associated with recreation/holiday themes.		
<u>Physical description:</u>		
Norfolk Island Pines (22) along both sides of Kooloora 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		
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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

The proposal seeks consent for alterations and additions to the existing dwelling. This includes an extension towards the street with a carport, alfresco area and enlargement of the upstairs kitchen/dining/living area as well an extension to the rear at both levels. Felicita is located immediately to the east of the site on the adjoining property. The street trees are located in the road reserve, with a pine tree located immediately adjacent to the existing driveway crossover. A heritage objection has also been received from the owners of Felicita.

The objection from Felicita has been provided via GBA Heritage and relates primarily to the impact on views and setting of the item. The objection states that the forward extension of the dwelling at 44 Kooloora will reduce views of the item from the west along Kooloora Street. Heritage notes that the existing dwelling at 44 Kooloora Avenue is already located significantly closer to the street than Felicita with existing impacts upon views.

Heritage agrees with the general conclusion of GBA Heritage that there will be an impact on views from the proposed works but disagrees to the extent of the impact. The proposed forward extension will decrease the visibility of Felicita from the west however the upper level solid area extension represents only a minor increase in impact over the existing situation. Further, the majority of the forward extension is to be relatively open and porous comprising the alfresco area and carport which does allow for some filtered views of Felicita to the west while breaking down the visual bulk of the dwelling. However it is important to note these views would be considered a secondary view corridor and are gained via a deep historical setback due to development patterns along the street. In this case the primary views of the heritage item are still retained when viewed directly from the street. When combined with some of the other efforts made to reduce the bulk of the works such as remaining below the maximum building height, reducing the roof pitch and providing lightweight elements to the front, Heritage can on balance tolerate this impact. In summary, while there is an impact to views from the west, the proposed works have made some concessions and the primary view directly from the street outside the item will be retained. Heritage also raises no objections to the rear extension.

While the existing gravel driveway is not proposed to be changed, the SoEE indicates the driveway crossover directly adjoining a heritage street tree is to be replaced. As such, conditions for the protection of this street tree during construction will be required. Heritage supports the suggested conditions of Landscape in this regards.

Therefore Heritage raises no objections and supports the conditions for Landscape for the heritage street tree adjoining the driveway crossover.

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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 13 April 2022

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.