

Heritage Referral Response

Application Number:	DA2024/0046
Proposed Development:	Construction of a dwelling house
Date:	01/02/2024
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 954849 , 74 Soldiers Avenue FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins a heritage item:</p> <p>Item 175 - Street trees, plaques and memorials - Soldiers Avenue, Freshwater</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Warringah inventory is as follows:</p> <p><u>Statement of Significance</u> Socially significant as plantings undertaken by the local community to commemorate those who had died in WW1. Aesthetically a visually dominant planting with important streetscape qualities.</p> <p><u>Physical Description</u> Established Brushbox trees (<i>Lophostomen confertus</i>) along both sides of the street. All trees on southern side of street have been excessively pruned by Sydney Electricity. Only 2 of the original tree guards remaining.</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	
Consideration of Application		
<p>The subject site is subject to a consent for demolition works and construction of a dwelling house and outbuilding, dated 25 May 2022. The current proposal seeks consent for the construction of a new two storey dwelling. The site is a battle-axe allotment, and the lot's access handle directly adjoins the heritage item, however the main portion of the lot is located further to the south behind numbers</p>		

68-72 Soldiers Avenue. As the proposed house will be mostly screened by other dwellings and there is no change proposed to the existing crossover, the proposal is considered to not impact upon the heritage listed street trees or their significance. However the heritage listed street located near to the driveway must be protected during demolition and construction work. Heritage notes a condition from Landscaping to this affect has already been applied and Heritage supports this condition.

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? 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.