

Heritage Referral Response

Application Number:	Mod2024/0611
Proposed Development:	Modification of Development Consent DA2023/1745 granted for Alterations and additions to a dwelling house including a swimming pool and carport
Date:	20/11/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 383 DP 16902 , 85 Palmgrove Road AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred as it is within the vicinity of a heritage item. I2270107 - Angophora Reserve - 93 Palmgrove Road, Avalon Beach.		
Details of heritage items affected		
Angophora Reserve - I2270107		
<u>Statement of Significance</u> Angophora Reserve and Angophora costata tree are significant in that the tree is thought to be the biggest of its species and the reserve provides a small taste of the Peninsula similar to what it was like pre-settlement and provides significant samples of vegetation communities and fauna habitats that are under threat. It is one of the most significant reserves in an area that is now dominated by suburbia and true bushland is restricted to mostly small reserves.		
<u>Physical Description</u> Angophora Reserve is located in the core of the Barrenjoey Peninsula bordering the suburbs of Avalon, Clareville and Taylors Point. The reserve consists of 18.5 hectares of urban bushland in Avalon on the Barrenjoey Peninsula.		
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 the modification of Development Consent DA/2023/1745 which was granted for alterations and additions including a rear extension connecting the rear of the dwelling to the studio, deck, swimming pool and carport. The proposed works also include changes to the internal floorplan. While the site is located within the vicinity of Angophora Reserve, it is separated by several properties (87-91 Palmgrove Road). Given the spatial separation between the site and the heritage item, as well as the minor nature of the works which are mostly contained between the		

existing buildings on site, the proposal is not considered to impact upon the heritage item or impact its significance.

Therefore, Heritage raises no objections to the proposal and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

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.