

Heritage Referral Response

Application Number:	DA2025/0140
Proposed Development:	Alterations and additions to a dwelling house
Date:	04/03/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 10 DP 12609 , 2 - 4 Kent Street COLLAROY NSW 2097 Lot 11 DP 12609 , 2 - 4 Kent Street COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item: Item 136 - Remnant Native Street Trees - Anzac Avenue and Hendy Avenue, Collaroy.		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>These trees are remnant components of the former open forest community on sheltered hill slopes (Sydney Sandstone Gully Forest) (Benson & Howell, 1994). This ecological community has been largely cleared in the Collaroy area. This disjunct remnant native tree group in the upper middle section of Anzac Avenue and along Hendy Avenue creates a distinctive visual and aesthetic quality to these streetscapes. Notably, Sydney Pink Gums (<i>Angophora costata</i>) occur with Grey Ironbarks (<i>Eucalyptus paniculata</i>) indicating a transitional sandstone-shale surface geology. This community is still common in Pittwater but rare in Warringah LGA. The group includes old growth trees including one outstanding specimen <i>Angophora costata</i> (No.57 Anzac Avenue). Remnant canopy trees (groups) in this area are under threat from inappropriate maintenance regimes and replacement by exotics and generic native species.</p> <p><u>Physical Description</u></p> <p>This remnant group of native canopy trees occurs in the road-side grass verges and private gardens of Anzac Avenue and Hendy Avenue. Sydney Pink Gum or Smooth-barked Apple (<i>Angophora costata</i>) is the dominant species in association with Grey Ironbark (<i>Eucalyptus paniculata</i>) in Anzac Avenue (on the higher slopes) and Bangalay (<i>E. botryoides</i>) in Hendy Avenue (lower slopes). The group's age structure varies with some old growth specimens present. The <i>Angophora costata</i> on the front boundary to No.57 Anzac Avenue is likely 100 years+ in age and has a height of approximately 22 metres, canopy diameter of 25 metres and diameter breast height (DBH) of 1500mm. All native understorey shrubs, vines and/ or groundcovers, generally typical of this community, have been cleared in the past and replaced with exotic shrubs and turf grasses.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	

Consideration of Application

This application seeks consent for alterations and additions to the subject property. The proposed works comprise of the reconfiguration of the internal lay-out across the ground and first floor, an extension to the west of the ground floor and an extension to the south and west of the first floor. Further works include the installation of a lift and associated landscaping works. The heritage item is a group of remnant native street trees located along Anzac Avenue. The subject site is located on the corner of Anzac Avenue and Kent Street with the southern elevation of the property adjoining the heritage item. Given the proposed works are contained within the existing footprint of the subject property, the proposal is not considered to impact upon the heritage item nor its significance. However, the street trees adjoining the southern boundary of the subject property are required to be protected during construction works.

Therefore, Heritage raises no objections subject to one condition.

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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of heritage listed Street Trees

The heritage listed street trees along Anzac Parade which adjoin the southern boundary of the subject property, are to be protected at all times during construction works.

Reason: To ensure that construction works do not adversely affect the health of the heritage listed street trees.