

Heritage Referral Response

Application Number:	DA2022/1410
Date:	26/09/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 3 DP 327163 , 41 Wyuna Avenue FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred as it is adjacent to a local heritage item, being Item 179 - Street trees, Wyuna Avenue, Freshwater , listed in Schedule 5 of Warringah LEP 2011. There are 2 heritage trees located adjacent to this property.		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Heritage Inventory, are: Item 179 - Street trees, Wyuna Avenue, Freshwater</p> <p><u>Statement of Significance</u> A cultural landscape which demonstrates integrity of form & intactness. Aesthetically provides important streetscape qualities.</p> <p><u>Physical Description</u> Established Brushbox trees (<i>Lophostemum confertus</i>) planted along both sides of the street. Height of 8 - 10 metres and at regular intervals of approximately 8 metres.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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		
<p>This application is for the demolition of the existing dwelling and construction of a new dwelling with pool and landscaping. The proposal also includes a new double driveway crossing.</p> <p>There are 2 heritage listed Brushbox trees located outside this property - one located within the road itself and the other adjacent to the kerb. The location of the existing driveway crossing is close to the alignment of the tree located within the road. Concern is raised as to the impact of construction works, including the new double driveway crossing, on the health of these 2 heritage listed Brushbox trees.</p>		

It is noted that Landscape Referral Comments have asked for the submission of an Arboricultural Impact Assessment report to address the impact of the works on these heritage trees. This is supported.

Heritage can only support the application on the basis that the health of the heritage listed street trees are not affected by the proposed construction works. To be sure of this, we will also need to see the Arboricultural Impact Assessment report and any Landscape Referral Conditions, before being able to provide heritage support.

Consider against the provisions of CL5.10 of WLEP 2011:

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

Further Comments

Therefore, heritage cannot support this application until further information has been provided to outline how the heritage listed trees will be affected/protected. Please forward the Arboricultural Impact Assessment report when received.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.