

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0125
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	25/02/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 11 DP 18880 , 33 Marlborough Avenue FRESHWATER NSW 2096

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject property adjoins a heritage item: <b>173 - 35 Marlborough Avenue, Freshwater</b>		
Details of heritage items affected		
<u>Statement of Significance</u> A locally rare & good representative example of the inter-war Spanish mission style. Displays high integrity with much original fabric & detailing.		
<u>Physical Description</u> Single storey dwelling of rendered masonry. Hipped & gabled roof of terracotta tiles. Twisted columns flanking arched entrance to porch and with arches forming loggia at front. Entrance porch to side under main roof. Tall chimney with art deco detail. Garage at rear. Shutters added to front windows.		
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		
<p>The application seeks consent for alterations and additions to an existing dwelling. The proposed works include the construction of a swimming pool, cabana structure and associated landscaping. The proposed works are located at the rear of the subject property. The heritage item is located directly east of the subject property with an adjoining boundary line. Due to the relatively minor nature of the proposed works which are contained to the rear of the subject property, the proposal is not considered to impact the significance of the heritage item.</p> <p>Therefore, Heritage raises no concerns and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of WLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No</p>		

Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No
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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.