

Heritage Referral Response

Application Number:	DA2023/1745
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool and carport
Date:	30/11/2023
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, being <i>Item 2270107 - Angophora Reserve, 93 Palmgrove Road, Avalon Beach</i>		
Details of heritage items affected		
<p>Details of this item in the vicinity, as contained within the heritage inventory, are:</p> <p><i>Item 2270107 - Angophora Reserve, 93 Palmgrove Road, Avalon Beach</i></p> <p><u>Statement of Significance</u></p> <p>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.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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 proposes alterations and additions to the existing dwelling house, including connection of the dwelling to an existing studio building, a new deck, pool and carport.</p> <p>The site is located 45 metres from Angophora Reserve, separated by 3 residential properties (87-91 Palmgrove Road). Given this spatial separation, the heavily vegetated nature of the area and that fact that all additions are contained between the existing buildings on the site, there will be no adverse impact upon the heritage significance of Angophora Reserve.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p>		

Consider against the provisions of CL5.10 of PLEP 2014:

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

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.