

Heritage Referral Response

Application Number:	DA2020/1147
Date:	28/09/2020
To:	Nick England
Land to be developed (Address):	Lot 1 DP 171852 , 44 Kooloora Avenue FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site adjoins two heritage items		
I70 - House known as 'Felicita' - 46 Kooloora Avenue		
I69 - Street Trees - Kooloora Avenue		
Details of heritage items affected		
Details of the items as contained within the Warringah heritage inventory is as follows:		
House known as Felicita		
<u>Statement of significance:</u> A rare example of a post-war functionalist dwelling in the Harbord area. Displays high integrity with much original fabric & detailing. Historically indicates the variety of post-war beach-side development.		
<u>Physical description:</u> Two storey dwelling, brick on ground floor & fibro to 1st floor (?). Garage on ground floor with original decoration. Skillion roof. Front facade of extensive glazing with low projecting balcony with inclined handrails and posts.		
Street Trees		
<u>Statement of significance:</u> Socially significant as plantings by the local school. Although some are in poor health they are a prominent visual element in the Freshwater Beach area & are representative of seaside plantings & associated with recreation/holiday themes.		
<u>Physical description:</u> Norfolk Island Pines (22) along both sides of Kooloora Avenue, with an average height of 15 - 20 metres. Those in the western section of the street are in poorer condition, however most are not very healthy. Some have been removed. Planting is not regular		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	

National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for a new dwelling on the subject site. The heritage listed Norfolk Island Pine street trees are located to the south and west of the property, with one located in the road reserve adjacent to the property's driveway crossover. Heritage notes the proposal includes the retention of the existing crossover and this is worthy of Heritage's support though it would prefer it be moved to the west away from the Norfolk Island Pine. Heritage will condition that this Norfolk Island Pine tree be protected during demolition and construction works.</p> <p>Felicita is located immediately to the east of the property at 46 Kooloora Avenue. The proposed dwelling has larger side setbacks to Felicita including 1.1m on the front pavilion and 2m on the rear pavilion. Heritage strongly supports this increased setback. This larger setback allows more room for the heritage house to be read and understood from the street. Additionally Heritage supports the proposed courtyard as it breaks up the mass of the new dwelling and provides relief to the heritage item.</p> <p>Therefore Heritage raises no objections and requires one condition.</p> <p>Consider against the provisions of CL5.10 of WLEP.</p> <p>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</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 28 September 2020</p>		

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

Heritage Listed Street Tree

The heritage listed Norfolk Island Pine located in the road reserve adjacent to the driveway crossover is to be protected at all times during demolition and construction works

Reason: Protection of heritage listed tree