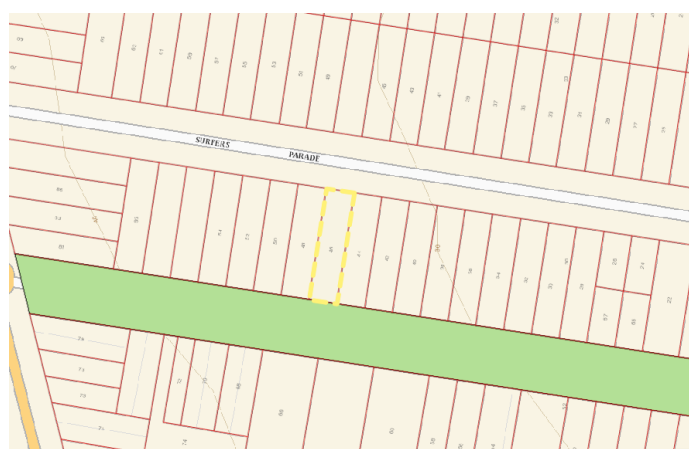


HERITAGE IMPACT STATEMENT NEW GARAGE AND PERGOLA 46 SURFERS PARADE, FRESHWATER

Site Description

The subject site is identified as Lot 12, Section 1 in DP 5466 which is known as 46 Surfers Parade, Freshwater. The site is a rectangular shaped allotment located at the southern side of Surfers Parade and has an area of 405.2m². The sites northern boundary has a frontage of 10.055m to Surfers Parade, with the southern rear boundary having a frontage of 10.055m to Soldiers Avenue. The site has a depth of 40.235m.

The site is not heritage listed however the site has frontage to Soldiers Avenue and the road reserve is an identified heritage item.



Extract of Heritage Map

The site currently comprises a two storey clad dwelling with metal roof. The dwelling is located centrally and is orientated towards Surfers Parade. A detached clad garage with pitched metal roof is located towards the southwest corner of the site. This garage is orientated towards and accessed from Soldiers Avenue.

The site has a slope from the Soldiers Avenue frontage (RL 34.5) towards the Surfers Parade frontage (RL32.27). Consistent with the fall of the land stormwater is discharged to the street gutter in Surfers Parade.

Heritage Significance

The Statement of Significance for the Item is as follows:

Socially significant as plantings undertaken by the local community to commemorate those who had died in WW1. Aesthetically a visually dominant planting with important streetscape qualities.

The description is as follows:

Established Brushbox trees (Lophostomen confertus) along both sides of the street. All trees on southern side of street have been excessively pruned by Sydney Electricity. Only 2 of the original tree guards remaining.

This Statement of Heritage Impact has been prepared in accordance with the *Statement of Heritage Impact Guidelines* issued by the NSW Heritage Office and Council's guidelines.



Dept of Lands, 1943 aerial imagery

Proposed Development

This proposal seeks approval for the demolition of the existing garage and construction of a new detached garage and a new pergola attached to the existing dwelling.

Detached Garage

The existing garage towards the southwest corner is to be demolished. A new single car garage is to be constructed in a similar location. The garage is to be constructed of a concrete slab with external clad walls a pitched metal roof.

The garage is provided with a nominal setback to the Soldiers Avenue street frontage. A setback of 0.575m is provided to the sites western side boundary. The garage provides parking for a single garage. The subfloor area is to be enclosed and used for storage. A stair is proposed from the rear (north) of the garage to provide access to the yard and dwelling. A new driveway is to be provided to ensure a compliant gradient.

Pergola

A new pergola is proposed to the rear (southern) elevation of the existing dwelling. The pergola is provided with setbacks of 1.685m and 1.36m to the eastern and western side boundaries, respectively. The pergola is proposed with operable louvres. The pergola is constructed over an existing paved area.

Trees

The proposal does not require the removal of any trees. There is one tree within 5 metres of an existing tree. This is an avocado tree which is an exempt species as noted on the plans.

NSW Heritage Guidelines

In accordance with the Guideline prepared by NSW Department of Planning and Environment the following information is provided:

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*

No. There are no trees, plaques or plantings in the road reserve which are impacted by the proposal. The application merely replaces an existing garage on site and upgrades the existing driveway access in the same location.

- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*

No. The garage does not obstruct views of any of the existing trees or plaques part of the heritage item. The proposed garage replaces an existing garage.

- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

No. The garage and associated driveway are well separated from any trees forming part of the heritage item.

Conclusion

The proposal provides for a new garage to replace an existing garage with an upgraded driveway. The works do not detract from the significance of the heritage item, with the garage well separated from any trees or plaques in the vicinity.

Council should accept that the proposed development does not impose any unreasonable or unacceptable impacts on the elements or structures embodied in the heritage significance of the item.

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