

Heritage Referral Response

Application Number:	DA2023/0185
Proposed Development:	Demolition work and alterations and additions to a dwelling house including a swimming pool
Date:	15/03/2023
To:	Alex Keller
Land to be developed (Address):	Lot 10 DP 1257419 , 25 Loch Street FRESHWATER NSW 2096 Lot 7 DP 14040 , 23 Loch Street FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The application has been referred as it is within the vicinity of a local heritage item, being Item 1128 - Building known as 'Stewart House' - 45 Carrington Parade, Curl Curl , listed in Schedule 5 of Warringah LEP 2011.		
Details of heritage items affected		
<p>Details of the heritage item in the vicinity, as contained within the Heritage Inventory, are: Item 1128 - Building known as 'Stewart House' - 45 Carrington Parade, Curl Curl</p> <p><u>Statement of Significance</u> A representative example of the institutional buildings which were erected in the area to provide health & welfare services associated with the sea. Socially important due to the role that it has played in public health & child welfare since 1930.</p> <p><u>Physical Description</u> Elevated face brick building of symmetrical design & central entrance. Tiled hipped roof with stepped parapet centrally located above entrance pavillion. Projecting bays at either end. Flat roofed (enclosed) verandahs with terracotta shingle skirts. Circular driveway at front. Central stairway to entrance. Flagpole.</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 is for amendments to an approved outbuilding, along with a swimming pool and landscaping works, at the rear of the approved Lot 102, which will be known as 23 Loch Street, once the subdivision is registered.</p> <p>The proposed works are located some 90 metres from the heritage building, Stewart House, which fronts Carrington Parade. As a result, it is considered that these works will have no adverse impact on the heritage significance of Stewart House.</p>		

Therefore no objections are raised on heritage grounds and no conditions required.

Further Comments

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

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.