

Heritage Referral Response

Application Number:	DA2025/0223
Proposed Development:	Alterations and additions to a dwelling house including a detached garage
Date:	18/03/2025
To:	Rodney Piggott
Land to be developed (Address):	Lot 12 DP 5466 , 46 Surfers Parade FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item: 175 - Street Trees, Plaques and Memorials - Soldiers Avenue, Freshwater		
Details of heritage items affected		
<u>Statement of Significance</u> Socially significant as plantings undertaken by the local community to commemorate those who had died in WWI. Aesthetically a visual dominant planting with important streetscape qualities.		
<u>Physical Description</u> Established Brushbox trees (Lophostomen Confertus) along both sides of the street. All trees on southern side of the street have been excessively pruned by Sydney Electricity. Only 2 of the original tree guards remaining.		
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 proposal seeks consent for alterations and additions to an existing dwelling and detached garage. The proposed works include the demolition of the existing detached garage located in the south-west rear corner of the subject site. A proposed new single detached garage is to be constructed in the same location. Further proposed works include the construction of a new pergola located at the rear of the existing dwelling which is to cover an existing paved area. The subject site adjoins a heritage item containing several street trees which line Soldiers Avenue. Heritage notes that there are no significant street trees within the immediate vicinity of the subject site. Given the small scale of the proposed works, the impact of the proposal upon the heritage significance of the heritage item is considered acceptable.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions are required.</p> <p>Consider against the provisions of CL5.10 of WLEP.</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

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.