

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0188
<b>Proposed Development:</b>	Use of part of a dwelling house as a studio
<b>Date:</b>	11/03/2025
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot A DP 362759 , 47 Plateau Road AVALON BEACH NSW 2107

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is located within the vicinity of three heritage items:</p> <p><b>Item 2270460 - Sandstone kerb and gutter</b> - Palmgrove Road (portion) South of "Walter Burley Griffin Lodge" (abutting 32 Plateau Road, Avalon Beach) and extending up to 61 Palmgrove Road, Avalon Beach</p> <p><b>Item 2270124 (LEP) and SHR 01510 - "Walter Burley Griffin Lodge"</b> - ("Stella 3 and 5-9 Palmgrove Road James House" and reserve), at 32 Plateau Road, Avalon Beach</p> <p><b>Item 22700031 - Grove of Cabbage Tree Palms (<i>Livistona australis</i>)</b> - The Serpentine and Barrenjoey Road (Bilgola Valley), Bilgola Beach</p>
Details of heritage items affected
<p><b>Item 2270124 (LEP) and SHR 01510 - "Walter Burley Griffin Lodge"</b></p> <p><u>Statement of Significance</u></p> <p>Probably the finest surviving example of a small house by Griffin. Brilliant example of planning, siting and 'organic' design generally. Bushland surrounds reveal original character of Newport / Avalon district. The social connection of Clare Stevenson and Stella James can be seen through the design layout of the house. These planning strategies are highlighted by the use of physical, social and environmental techniques used to highlight the natural environment.</p> <p><u>Physical Description</u></p> <p>A holiday cottage constructed in 1934. The site is steeply sloping, featuring tall stands of eucalyptus and angophoras. The house clearly shows Griffins ideal of integrating house with site. The construction is of squared stone blocks, timber framing, with sloping roofs covered with bitumenised felt. Accommodation originally comprised a central living area, 2 bedrooms, a kitchen and bathroom, with a garage on a higher level. In the early 1960s architect Sydney Archer sympathetically extended the north - east corner to enlarge the sleeping accommodation. The living area is designed around a central stone chimney block, and three main rooms opening northwards onto a grassed terrace, through doors of characteristic Griffin design (triangular bracing elements). The sloping boarded ceilings create a 'church like' interior accented by circular reinforced concrete columns. The massive chimney block is the central focus of the design both inside and out. (National Trust Listing Burley Griffin Lodge, p 1-6)</p> <p><b>Item 22700031 - Grove of Cabbage Tree Palms (<i>Livistona australis</i>)</b></p> <p><u>Statement of Significance</u></p>

The Grove of Cabbage Tree Palms (*Livistona australis*) is a landscape heritage item of local significance with natural, aesthetic, scientific, historic and social significance for the Pittwater local government area. Strong and densely established, this grove is emblematic of Bilgola as a locality within the larger peninsula and municipality. The occurrence of cabbage tree palms, said to be the best remaining stand in the Sydney area, add to the natural beauty of the area. The area is an important recreational resource for the people of Sydney.

#### Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Walter Burley Griffin Lodge
National Trust of Aust (NSW) Register	Yes	Walter Burley Griffin Lodge
RAIA Register of 20th Century Buildings of Significance	Yes	Walter Burley Griffin Lodge
Other	No	

#### Consideration of Application

The proposal seeks consent for unauthorised works undertaken on the subject site and are subject to assessment under the Building Information Certificate, which involves the construction of a new lower ground level studio, removal of an internal spiral staircase to convert this space into a bedroom. The property is in the vicinity of the heritage listed Burley Griffin Lodge, which is located to the north-west of the subject site, on the other side of Plateau Road and the existing building is physically well separated from the heritage item. Additionally, the unauthorised alterations and additions to 47 Plateau Road are on the southern side of the existing dwelling. Given the proposed works are minor in nature and not visible from the streets, there will be negligible impact upon the significance of the heritage items in the vicinity.

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

#### Consider against the provisions of CL5.10 of PLEP 2011.

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.