

Heritage Referral Response

Application Number:	DA2022/1399
Proposed Development:	Construction of a driveway, carport and inclinator, including the extinguishment and creation of easements
Date:	12/12/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 1104192 , 62 Chisholm Avenue AVALON BEACH NSW 2107 Lot 2 DP 1104192 , 60 Chisholm Avenue AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is a state heritage heritage item		
SHR #00079 - Hy Brasil		
Details of heritage items affected		
Details of the item as contained within the Heritage inventory is as follows:		
<u>Statement of Significance</u>		
Hy Brasil is of State significance as one of three 'organic' houses designed by Alexander Stewart Jolly in Avalon. Hy Brasil with its simple construction of stone and timber and set in its native bushland setting represents Jolly's architecture and philosophy regarding the built form and its relationship to the natural Australian landscape. (Heritage Office)		
<u>Physical Description</u>		
Hy-Brasil originally comprised a main living space with verandahs to the west and east facades and bedroom and kitchen to the south facade. Constructed of local rock faced sandstone. The house has been planned around a large central stone fireplace and the use of natural materials of stone and timber represents a distinct 'organic' design philosophy. Particular interest exists with the fireplace structure as the mantel consists of a three metre long stone slab.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Hy Brasil is on the state register
National Trust of Aust (NSW) Register	Yes	Hy Brasil is on the Trust's register
RAIA Register of 20th Century Buildings of Significance		
Other	N/A	
Consideration of Application		
This application is for the creation of a new carport, driveway and inclinator at 60-62 Chisholm		

Avenue. It also involves the removal and creation of easements across both 60 and 62 Chisholm Avenue for storm water, access and encroachments. The proposal also includes the removal of 6 trees to enable the development. Hy Brasil itself is on 62 Chisholm Avenue while a newer dwelling is located on 60.

As the works affect a State heritage item, the application is an Integrated DA under the Heritage Act 1977 and the proposal was referred to Heritage NSW for comment. Heritage NSW have responded with a General Terms of Approval and conditions for the proposal. These conditions should be applied any consent. Heritage notes that one condition is for an photographic archival recording of the site prior to works, Heritage requests that a copy of this recording also be provided to Northern Beaches Council for archival purposes.

A Heritage Impact Statement from Kate Mountstephens Architecture and Heritage was submitted with the application. The HIS concludes that the works have been designed to minimise their impact upon the heritage item and the landscape by selecting an appropriate level of excavation, carport location, material choice and reducing the number of trees that would need to be removed. Heritage has reviewed this HIS and can support its conclusions.

Therefore Heritage raises no objections to the proposal and requires one condition.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Recording (Council Copy)

A copy of the Photographic Archival Recording required by Heritage NSW is also to be provided to Council's Heritage Officer.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To provide a historical record of heritage significant works on the site for local archival purposes.