

## Heritage Referral Response

<b>Application Number:</b>	Mod2022/0669
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0786 granted for Construction of a garage and associated works
<b>Date:</b>	16/12/2022
<b>To:</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot 8 DP 21933 , 47 Hilltop 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 site is within the vicinity of two heritage items</p> <p><b>Log Cabin</b> - 43 Hilltop Road</p> <p><b>SHR No00079 - Hy Brasil</b> - 60 Chisholm Road</p>		
Details of heritage items affected		
<p><b>Log Cabin</b></p> <p><u>Statement of Significance</u></p> <p>The Log Cabin at 43 Hilltop Road, Avalon Beach, which was built on a lot of the 1914 Newport and Clareville Beach Estate subdivision, is representative of one of Pittwater's early log cabins built of local natural materials to simple designs with traditional construction techniques.</p> <p><u>Physical Description</u></p> <p>This small cabin is a simple timber-framed structure made of raw timber logs with a highly pitched roof originally clad in timber with simple detailing. Recent works have replaced the original roof clad with corrugated iron</p> <p>Hy Brasil</p> <p><u>Statement of Significance</u></p> <p>Hy Brasil is of State significance as one of three 'organic' houses designed by Alexander Stewart Jolly in Avalon.</p> <p><u>Physical Description</u></p> <p>The house has a contemporary style in its design influenced by Californian Bungalow and Organic architectural movements with the use of large picture windows, exposed internal stained timber rafters and beams coupled with a low pitched horizontal roof.</p>		
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 register
National Trust of Aust (NSW)	Yes	Hy Brasil is on the register

Register		
RAIA Register of 20th Century Buildings of Significance	Yes	Hy Brasil is on the register
Other	N/A	
<b>Consideration of Application</b>		
<p>The modification seeks consent for the removal of Tree 1 within the road reserve. Heritage raises no objection to the proposal as it is without impact to either heritage item.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <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</p>		

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.