

Heritage Referral Response

Application Number:	DA2020/0572
Date:	11/01/2021
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 22361 , 2 A Ruskin Rowe AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is in a heritage conservation area		
Ruskin Rowe Heritage Conservation Area		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage inventory is as follows:		
<p><u>Statement of significance:</u></p> <p>The Ruskin Rowe Heritage Conservation Area is significant in the evolution and pattern of the history of New South Wales for its design principles and patterns that are still clearly legible. The street is named after Harry Ruskin Rowe, a prominent Sydney architect who subdivided the area in 1950. Rowe's vision was to create a special subdivision with large lots in which vegetation would dominate over houses. This area represents the most "pure" example of the character of residential developments which were occurring in the Avalon area after WWII. Ruskin Rowe has research potential for its innovative subdivision design and is also scientifically significant due to the low density nature of the area and the retention of a wide range of fauna, including koalas, bandicoots and native birds.</p> <p><u>Physical description:</u></p> <p>The first section of Ruskin Rowe runs southwest from Avalon Parade to Elouera Road, then continues for a short distance west before curving again to the southwest and continuing in that direction, terminating in a loop at its southern end. The original subdivision lots are arranged on either side of this central thoroughfare and are long rectangular parcels with houses set well back from the street with a mix of sweeping lawns, remnant native trees and in many cases dense landscaping. The relatively few lots subdivided since 1950 are battleaxe subdivisions of some of the earlier lots.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of	No	

Significance		
Other	No	
Consideration of Application		
<p>The proposal seeks consent for the construction of a new mostly single storey pavilion style dwelling. The property is bisected by a creek and has frontages to both Ruskin Rowe and Avalon Parade. In terms of heritage significance, the frontage to Ruskin Rowe and its treatment is considered to be more important than Avalon Parade. Additionally one of the defining and important characters of the conservation area is the preservation of lush landscaping and for buildings to recede among the vegetation. Heritage also notes the similarities between this proposal and withdrawn proposal DA2019/0883.</p> <p>Due to the pavilion design style, there is ample opportunity for vegetation to break up the bulk of the building and provide screening, which the application has mostly achieved. However concern is raised with the presentation to Ruskin Rowe and a proposed driveway crossover and hardstand parking space. Given the landscape character of the conservation area and the three car garage with access from Avalon Parade, heritage would recommend that this driveway and hardstand area be removed from the proposal, and be replaced with soft landscaping and vegetation. This would help to preserve the character of the conservation area by removing additional hard space and allowing for more soft landscaping along this boundary.</p> <p>Additionally T26 (Peppercorn) which is proposed to be removed to accommodate the hardstand area and is in poor health, should be replaced by a locally native tree in the same area which is capable of a minimum height of 4m and spread of 4m. This will help to preserve the character of the conservation area by providing additional vegetation screening to the Ruskin Rowe elevation and helping to break up the eastern facade presentation. This would also offset the loss of the swamp mahogany (T25) along this boundary.</p> <p>Therefore Heritage recommends two conditions of consent being the removal of the parking space and driveway on Ruskin Rowe and the replacement tree planting in this area.</p> <p>Updated Comments 11 Jan 2021</p> <p>Amended plans have been received which remove the proposed driveway and parking space from the Ruskin Rowe frontage. This helps in resolving Heritage's concerns regarding the street presentation within the conservation area and this condition will no longer be required. However the landscaping plans have not included a replacement planting of a locally native tree to offset tree removal in this area so this condition will remain.</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? Yes Has a Heritage Impact Statement been provided? Yes</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 3 June 2020 - Amended 11 Jan 2021</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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Replacement Planting on Ruskin Rowe Frontage

A locally native tree is to be planted in the same area as T26 to offset the removal of trees along this boundary and provide additional screening. This tree must be capable of providing a minimum height and spread of 4m. Updated plans demonstrating compliance with this condition are to be provided to Council's Heritage Officer for approval.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority prior to the issue of the construction certificate.

Reason: To preserve the heritage significance of the Ruskin Rowe Heritage Conservation Area