

Heritage Referral Response

Application Number:	DA2019/0498
To:	Megan Surtees
Land to be developed (Address):	Lot 34 DP 22361 , 21 Ruskin Rowe AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the property is within the Ruskin Rowe Heritage Conversation Area		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage inventory is as such:		
<u>Statement of Significance:</u>		
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.		
<u>Physical Description:</u>		
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.		
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 Significance	No	
Other	N/A	
Consideration of Application		
The proposal seeks consent for alterations and additions to an existing dwelling. The works include a new glazed link between the main dwelling and cabana as well as a new carport. The proposed works is considered to be neutral in terms of its impact upon the heritage conservation area.		

Heritage raises no objections and requires no conditions

Consider against the provisions of CL5.10 of WLEP.

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? No

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 24 June 2019

Recommended Heritage Advisor Conditions:

Nil.