

Heritage Referral Response

Application Number:	DA2019/0883
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 it is within 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.</p> <p>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	N/A	
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.</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 parking arrangement off Avalon Parade, heritage would recommend that this driveway and hardstand area be removed from the proposal, and replaced with soft landscaping. This will help to preserve the character of the conservation area by removing additional hard space that would be incongruent with the conservation area and heritage values.</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 indigenous tree 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.</p> <p>Any proposed footpath on Ruskin Rowe should also adopt a less formal stepping stone approach that is flush to the ground, preferably of a sandstone variety. This would still allow for a defined entryway from the street while providing a more respectful character to the conservation area.</p> <p>Therefore Heritage recommends that three conditions of consent be imposed on the proposal.</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: 4 October 2019</p>		

Recommended Heritage Advisor Conditions:

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

Removal of Driveway Crossover and Hardstand Parking Area

The proposed driveway and crossover on the Ruskin Rowe frontage is to be removed from the plans

and replaced with vegetation. The proposed pedestrian pathway on the road reserve is to be replaced with sandstone 'stepping stones' flush to the ground and surrounded by grass. Additionally the proposed parking space on this frontage is also to be removed and replaced with soft landscaping.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To preserve the heritage significance of the Ruskin Rowe Heritage Conservation Area.
(DACHEC01)

Additional Planting

A locally indigenous tree is to be planted in the same place as T26 to offset its removal and provide additional screening to the Ruskin Rowe frontage. This tree should be able to grow to a minimum height of 4 metres and be capable of accommodating a minimum spread of 4 metres.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To preserve the heritage significance of the Ruskin Rowe Heritage Conservation Area
(DACHECPCC1)