



## Heritage Referral Response

<b>Application Number:</b>	DA2019/1116
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 1 DP 511908 , 32 Old Barrenjoey Road AVALON BEACH NSW 2107

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject building is a heritage item:		
<b>Golf club house, former kiosk and green keeper's cottage</b>		
Details of heritage items affected		
Details of the item as contained within the Pittwater Heritage inventory is as follows:		
<u>Statement of significance:</u>		
<p>The Golf Club House, Greenskeeper's Cottage and former kiosk form a group of historically significant items which represent the early development of leisure and tourism facilities in Avalon and is associated with the locally historic phase of Holiday and Recreation development between 1920 and 1950. They each have an association with A.J. Small, a developer and proponent of Avalon and the Northern Beaches</p> <p>They are also of aesthetic value as part of the golf course setting and each have architectural significance, displaying design features and building materials typical of the late 1920s and early 1930s, such as the Club House's timber shingle walls on a sandstone base, the Cottage's shingles to sill level and bay windows and the kiosk's shingles and lattice with strutted eaves.</p>		
<u>Physical description:</u>		
Note: as the proposal only relates to the club house, only its physical description is stated below		
Clubhouse		
<p>The clubhouse is a two storey building set into the hillside on the Avalon Golf Course. It has timber shingle walls on a sandstone base and has a Cypress tree at the entrance. The location by the first tee is prominent. The simple structure and materials are set into the hill with the mature trees and rural post and rail fencing part of the site character. The original shingle cladding has been painted. The southern elevation is symmetrical with the stone buttress piers a feature of the lower stone clad wall while the upper level does not make any dramatic gestures to the setting.</p> <p>Significant internal elements include the fireplace and wall cladding within the lounge area; the materials, fenestration and finishes in the cafeteria; and the horizontal glazing bars on the windows of the southern elevation.</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 Significance	No	
Other	N/A	

#### Consideration of Application

The proposal seeks consent for a change of use of the lower ground floor of the golf course into artist's studios and a teaching space. Heritage notes that it previously issued a heritage exemption for works on the ground floor of the building including internal reconfiguration and changes to windows and doors. It did not authorise the change of use of the building for an artist studio and teaching space which has resulted in this development application. There are however some amendments to the physical works proposed under this application which differ from the heritage exemption which Heritage will comment on.

Heritage notes that the proposed new internal doors through the western sandstone wall (converting existing sash window openings) are to allow for all weather internal access without resorting to an external awning/ pergola. An external awning/ pergola was previously considered by Heritage to be a negative component obscuring the building and it did not approve it as part of the heritage exemption. Heritage can on balance accept the creation of internal access to avoid an external awning which would have a greater visual impact. The sandstone wall as currently presented should also be photographically recorded before the works begin.

There have also been changes to the proposed windows in the buggy store area between the heritage exemption and the development application plans. Heritage notes these changes are relatively minor, but there are a few matters that need to be considered.

One concern is raised with proposed windows W1 and W2. The proposed infill windows include a 900mm base of rendered and painted masonry block work. This added heavy base to the building will emphasise this extension which was originally intended to be a much lighter structure that did not compete with the original club house element. Heritage will require that these window treatments be revised to minimise the impact upon the heritage item and will condition the application accordingly.

Doors D1 and D2 are currently proposed as solid timber doors. Once again this buggy store was intended as a light weight structure that would not compete with the original clubhouse building. Heritage will condition that these doors be amended to transparent glazed sash doors to preserve the lightweight character of the addition.

#### Submissions

One submission has been received during the exhibition period which objects to the proposal on heritage grounds. Heritage has considered this submission and notes that while the proposal will remove some existing golfing related facilities, they are not heritage significant fabric and Heritage does not consider their removal on balance to impact upon the item or its significance. These facilities could also be reinstated at a later date if required.

It is further noted that as an adaptive reuse project, the artist studios and teaching space will also allow for a greater range of people to visit the heritage item by providing additional spaces for people to use. This is an improvement over the current situation where they are not well utilized. Allowing more people to access and use the heritage item will lead to a greater appreciation of the item and

its significance.

Therefore, on balance heritage can support the proposal subject to the conditions discussed above.

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? A statement was provided with the exemption application.

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 20 January 2020

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 Record**

A photographic archival recording of the property will need to be undertaken in accordance with the NSW Office of Environment and Heritage's 'Photographic Recording of Heritage Item Using Film or Digital Capture' (2006).

This recording will be provided to Council for archival purposes.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

**Teaching Space Windows and Doors**

The windows and doors to the proposed teaching space area are to be revised to Council's Heritage Officer's satisfaction.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority

Reason: To preserve the Heritage significance of the item