

## Heritage Referral Response

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| <b>Application Number:</b>             | DA2024/1034   |
| <b>Proposed Development:</b>           | Alterations and additions to a dwelling house including a carport |
| <b>Date:</b>                           | 10/10/2024  |
| <b>To:</b>                             | Anaiis Sarkissian   |
| <b>Land to be developed (Address):</b> | Lot 2 DP 1214257 , 34 Plateau Road BILGOLA PLATEAU NSW 2107       |

### Officer comments

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| <b>HERITAGE COMMENTS</b>   |
| Discussion of reason for referral  |
| <p>This application has been referred as the site adjoins a heritage item and is within the vicinity of a heritage item, listed in Schedule 5 of Pittwater Local Environmental Plan 2014:</p> <p><b><i>Item 2270497 - House called Trees, 36 Plateau Road, Bilgola Plateau</i></b><br/> <b><i>Item 2270460 - Sandstone kerb and gutter - Palmgrove Road, Avalon Beach</i></b></p>  |
| Details of heritage items affected   |
| <p>Details of the heritage item, as contained within the Heritage Inventory, are:</p> <p><b><i>Item 2270497 - House called Trees, 36 Plateau Road, Bilgola Plateau</i></b><br/> <u>Statement of Significance</u><br/> The house called Trees at 36 Plateau Road, Bilgola Plateau, built c1930s for the Handley family, has historic and aesthetic significance as a good example of a vernacular holiday house typical of the early Pittwater subdivisions that evolved into a permanent residence demonstrating the changes in the development of the Northern Beaches from a holiday destination to permanent residential suburbs. The house was designed as a structure subordinate to the landscape. Despite the two extensions made to the rear, the original portion of the house is an increasingly rare example of its type. The Gardeners Cottage on Lot 492 is of lesser value due to substantial alterations with no significant contribution to the heritage significance of the main house, therefore it is excluded from the heritage listing.<br/> <u>Physical Description</u><br/> The house is set below the road on a sloped site with scenic views over the Avalon Golf Course and Pittwater in the distance. The view from the street is screened by luxuriant vegetation creating a lush bush setting dominated by a large Ficus Hillii and underplantings of Strelitzia Nicolas and Schefflera Actinophylla. The house comprises a stone ground level and a timber framed second level with a timber trussed roof structure originally clad with timber shingles. Recent works have replaced the shingled roof with green terracotta tiles. Typical features of the weekender include the use of natural materials (stone, brick and timber) to harmonise with the natural environment, simple detailing, timber frame structure, brick edged stone chimney stack, highly pitched roof and timber joineries.</p> <p><b><i>Item 2270460 - Sandstone kerb and gutter</i></b><br/> <u>Statement of Significance</u><br/> The remnant sandstone kerb and gutter are of local significance as evidence of local government infrastructure activities, road construction and landscape formation to control the water drainage along the streets of Avalon. The kerb and gutter represent one of the few remaining such road and</p> |

streetscape elements.

#### Other relevant heritage listings

| SEPP (Biodiversity and Conservation) 2021               | No | Comment if applicable |
|---|----|-----------------------|
| 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   | No |                       |

#### Consideration of Application

This application is for alterations and additions to the existing dwelling house, including a 1st floor addition, a new crossover and elevated driveway/carport. Additional landscaping is proposed, however, one existing tree is proposed to be removed. The site adjoins Betsy Wallis Reserve to the south.

The site is subject to a previous consent (DA2021/2490) issued on 8 August 2022, which approved construction of a new dwelling towards the front of the site, in close proximity to the adjoining heritage house. This approval also approved a suspended parking bay with driveway off Plateau Road. The existing building was required to be converted to an outbuilding/studio as part of this consent.

The heritage listed house at 36 Plateau Road, is located immediately to the north of the subject site. Originally the subject land was part of the adjacent heritage property, but was removed from the listing in 2015. The heritage house is located close to the road, its location evidenced by the indent in the northern lot boundary of No. 34. The existing house on the subject land is small as it was the "Gardeners Cottage" when the site was owned with the adjoining land.

This application is for modest additions to the existing weatherboard house ("Gardeners Cottage") on No. 34, which is located towards the rear of the lot. The land slopes away from the road. It is considered that these additions will not affect the heritage significance of the adjoining heritage house called "Trees", given the separation, change in topography, and vegetated nature of the sites. The works will be visible from the heritage item, but are not considered out of character with the locality. The materials proposed include Hardiplank cladding and Colorbond Custom Orb roofing, however details of colours have not been provided. This will be conditioned.

The proposal also includes works at the street frontage, including demolition of part of an existing garage and construction of a suspended driveway and double carport, with new single driveway crossover. This structure is in the same location as the previously approved elevated parking bay. Plans and reports indicate that these works will not affect the existing trees within the road reserve outside this property. Also, it is noted that the Landscape team have recommended a condition to ensure that the location of footings for this suspended driveway and carport, are to be developed in consultation with an Arborist, to ensure that existing trees are not affected. Other conditions are also proposed to ensure protection of street trees, rock outcrops and vegetation on site generally, which is supported on heritage grounds.

This is important given the context with the adjoining heritage house "The Trees", whose significance is also embodied in its design, which was intentionally subordinate to the landscape.

Therefore, keeping this dominance of landscape in the streetscape is critical on heritage grounds. The design of the carport is simple and in character with the dwelling, however again details of colours and materials will need to be conditioned, to ensure that it will not dominate the landscaped setting and therefore impact upon the heritage significance of the adjoining house, "The Trees".

The other heritage item in the vicinity, being the stone kerb and gutter in Palmgrove Road, will not be affected by this proposal.

Therefore it is considered that the proposed development will have an acceptable impact upon the heritage significance of the adjoining heritage house, "The Trees", subject to suitable materials and colours being used and careful protection of the existing trees on the site during works.

**Therefore, no objections are raised on heritage grounds, subject to the imposition of a condition** regarding submission of details of materials and colours. Should this application be approved, the existing 2022 consent should be required to be surrendered.

Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided?  
N/A

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**

### **Details of colours and materials**

Details of external colours and materials are to be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate. Colours are to be recessive in nature, so as not to dominate the landscape setting and the adjoining heritage item.

Reason: To ensure the works blend into the landscape and do not adversely impact the significance of the adjoining heritage item