

Heritage Referral Response

Application Number:	DA2022/1028
Date:	14/08/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 2 DP 212320 , 43 Hilltop Road AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property contains a heritage item		
Log Cabin - 43 Hilltop Road Avalon Beach		
Details of heritage items affected		
Details of this heritage item, as contained within the Pittwater Heritage Inventory, is:		
<u>Statement of Significance</u>		
The Log Cabin at 43 Hilltop Road, Avalon Beach, which was built on a lot of the 1914 Newport and Clareville Beach Estate subdivision, is representative of one of Pittwater's early log cabins built of local natural materials to simple designs with traditional construction techniques. The cabin has historic and aesthetic significance as one of the most intact remaining log cabins of the early Pittwater subdivisions. An increasingly rare, little modified example of its type, it is associated with the development of the Northern Beaches as a holiday destination.		
<u>Physical Description</u>		
This small cabin is a simple timber-framed structure made of raw timber logs with a highly pitched roof originally clad in timber with simple detailing. Recent works have replaced the original roof clad with corrugated iron. Not inspected internally.		
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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
This is a response to a proposal and submission of as-existing plans received from the owner-occupier of the subject property, seeking formal consent to a change of use for the subject dwelling. The dwelling concerned is listed as a heritage item within Northern Beaches, having been listed as		

SHI Item No.2270455.

For reasons unknown to her, the freestanding “log cottage” which stands at the above address, in front of a later dwelling set further to the rear of the site, is formerly considered storage. It would appear that it has been used as a modest separate dwelling for some time. No work is proposed in the application, only a formal change of use.

The application proposes no works, simply a change of use to formalise the separate occupancy function for which it has evidently been used for some time. As with all buildings, continued use is far preferable to disuse, and the best way of ensuring protective maintenance. The formal designation of storage use may date from construction of the later rear dwelling, when controls may well have prevented “two dwellings” upon the land.

As only the change of use is proposed, no adverse heritage impacts would seem to be implied or entailed.

Subject to the absence of any adverse factors of an amenity nature, to Council’s satisfaction, the proposal would appear to be acceptable in heritage terms.

Therefore Heritage raises no objections and recommends one condition to make clear that no physical works to the cabin are approved.

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? Yes

Further Comments

COMPLETED BY: Robert Moore

DATE: 14 August 2022

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:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

No Physical Works to Cabin

For the avoidance of doubt, no physical works to the cabin are approved by this consent.

Reason: Protection of the heritage item and significant fabric