

Heritage Referral Response

Application Number:	DA2021/0345
Date:	03/08/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 504413 , 16 Ruskin Rowe AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject property is contained within a heritage conservation area, and adjoins a heritage item to the north.</p> <p>C5 - Ruskin Rowe Heritage Conservation Area</p> <p>'Gunjulla' (house and stone gate) - 7 Gunjulla Place and 125-127 Avalon Parade</p>
Details of heritage items affected
<p>Details of the items as contained within the Pittwater inventory</p> <p>Ruskin Rowe Heritage Conservation Area</p> <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. 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> <p>Gunjulla</p> <p><u>Statement of Significance</u></p> <p>Gunjulla House is a rare example of a pre-fabricated house manufactured by the Australian company Hudson Brothers. The Hudson Brothers were active in the early Australian timber industry since the late 1840s. It is historically significant as one of Avalon's earliest residences and a rare example of the Hudson Brothers' timber machine houses. The remains of the original entry from Avalon Parade are still visible, providing insight into the early stone work techniques used on the Northern Beaches.</p>

The stone gate pillars, which are now located within the property boundaries of 125 and 127 Avalon Parade, are one of the few surviving examples of stone gate foundations and are a positive contribution to the streetscape as well as being a rare demonstration of the techniques used by stoneworkers on the Northern Beaches in the early 1900s.

Physical Description

View from the street is screened by luxuriant vegetation creating a natural bush setting. The one-storey timber house is of simple timber construction. Though its original timber veranda has been enclosed, the original form is readily distinguishable. It is of timber construction with fibrous cement sheet cladding (fibro). The house features sheet metal clad gable roof, timber balustrades, and fixed windows. The interiors of the house have been significantly altered with only feature left more or less intact being the kitchen fireplace, which at least from the outside is in original condition.

The stone gate pillars are now located within the main entrance boundaries of 125 and 127 Avalon Parade, therefore they have been included in this listing for their relationship with the Gunjalla house.

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

The proposal seeks consent for a new part 1 and part 2 storey dwelling and related improvements. The proposal includes a Heritage Impact Statement prepared by Weir Phillips Heritage and Planning.

The majority of the proposed works are acceptable to Heritage without concern. The proposal maintains large setbacks to the street and to the sides allowing for extensive vegetation. This will maintain the intent of the conservation area for extensive landscaping in which vegetation dominates over the individual dwellings. The choice of more natural materials such as stone and timber to clad the dwelling is also supported. The dwelling has also been designed well to minimise the presentation of its bulk and scale to the street by limiting the extent of the two storey appearance and adopting a single storey pavilion style to the rear. This approach responds well to the increase in height in the rear of the site.

Where Heritage has some concerns relates to the front yard of the property. The car turning circle is extensive and considered a too formal approach for the conservation area. It should be removed from the plans and replaced with more soft informal landscaping. Heritage will recommend a condition to resolve this matter. However the choice of gravel for the driveway is supported.

Section D1.15 fences of the Pittwater 21 DCP and control (e) relates to front fences in the Ruskin Rowe heritage conservation area. Front fences are not to extend past the building(s). In this regard

Heritage will condition the removal of the front fence from the property as it is inconsistent with the control and the conservation area. However the proposed planting to mark the boundary is acceptable. The proposed driveway and pedestrian gates can be considered acceptable if they are reduced in height.

Lastly, to offset the removal of T1-3 from the front of the property and maintain the intent of the conservation area, Heritage will condition an additional replacement native tree species for the front yard to screen the front of the dwelling. This should be in the vicinity of the removed gravel turning circle.

Gunjulla

Gunjulla is located directly to the north of the subject property. While there may be some heavily filtered views of that item from Ruskin Rowe through this property, they are not considered significant and their loss is acceptable. This proposal will not impact upon Gunjulla when viewed from Gunjulla Place. The stone gates are located even further to the north on Avalon Parade and are not impacted at all from the proposal. The proposal is considered to not impact Gunjulla or its significance.

Therefore Heritage recommends approval subject to three conditions.

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: Brendan Gavin, Principal Planner

DATE: 3 August 2021

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

Front Fence

The front fence is to be removed from the plans and the height of the driveway and pedestrian gates reduced. Updated plans indicating compliance with this condition are to be provided to Council's Heritage Officer's satisfaction prior to the issue of the Construction Certificate.

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

Reason: To maintain the heritage significance of the conservation area

Additional Replacement Tree Planting

An additional native tree with a minimum height of 6m and spread of 6m is required in the front yard. Updated plans indicating compliance with this condition are to be provided to Council's Heritage Officer's satisfaction prior to the issue of the Construction Certificate.

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

Reason: To maintain the heritage significance of the conservation area

Removal of Car Turning Circle

The gravel turning circle is to be removed from the plans and replaced with soft landscaping. Updated plans indicating compliance with this condition are to be provided to Council's Heritage Officer's satisfaction prior to the issue of the Construction Certificate.

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

Reason: To maintain the heritage significance of the conservation area