

## Heritage Referral Response

<b>Application Number:</b>	DA2021/2490
<b>Date:</b>	12/05/2022
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 2 DP 1214257 , 34 Plateau Road BILGOLA PLATEAU NSW 2107

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>This application has been referred to Heritage, as the subject 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>Item 2270497 - House called Trees - 36 Plateau Road</b></p> <p><b>Item 2270460 - Sandstone kerb and gutter - Palmgrove Road (portion)</b></p>
<b>Details of heritage items affected</b>
<p>Details of the listed items as contained within the Pittwater Heritage Inventory are:</p> <p><b>Item 2270497 - House called Trees</b>  <u>Statement of significance:</u>            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.</p> <p>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.</p> <p><u>Physical description:</u>            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 Actiophylla.            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.</p> <p>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>

The interiors of the house are simple in design with Inter-War cornices and timber joinery. The most intact part of the house are the stone fireplace and the main entrance hall and some of the lower ground rooms. Some of the awkward junction detailing between the ceiling, wall and the stairs reflect the building's vernacular construction. It is understood that most of the exposed roof fabric and structure of the living room have been replaced and the extended veranda/balcony was made to match the overall materials and character of the house.

**Item 2270460 - Sandstone kerb and gutter**

Statement of significance:

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 streetscape elements.

Physical description:

A line of sandstone kerb and gutter at the bottom of the sloping land of the adjoining properties along Palmgrove Road. Commencing at the bottom of the Walter Burley Griffin Lodge abutting 32 Plateau Road, Avalon Beach and extending up to 61 Palmgrove Road, Avalon Beach.

**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 new dwelling and suspended parking bay at the subject property. The heritage house is located immediately to the north of the subject site. Originally both Lot 1 and Lot 2 formed part of the heritage house's property, but they were separated in 2015. The retention of the house on Lot 1 has meant the indent within Lot 2 where the lot has been drawn around the heritage house.

The new house is comparatively small compared to other new dwellings in the area. It contains only two bedrooms, two bathrooms and laundry at the lower level with a combined living/dining/kitchen area at the upper level with rear deck. While Heritage would have preferred the larger setback be afforded to the heritage item with a smaller setback to the reserve, it acknowledges the awkward pattern created by the subdivision and the smaller nature of the new dwelling. As the house is relatively small with a smaller impact than a more conventionally sized dwelling, it will not press this point. However it notes that no specific external colours of the dwelling have been provided and these are important given the context of the heritage item and its significance - these should be provided.

Where Heritage has significant concerns relate to the frontage of the property to the street. Heritage echoes the concerns regarding the impact of the new driveway and parking slab on the vegetation at

the front of the property and within the road reserve. The appearance of this property to the street and how that might relate to the heritage item next door is important given the identified visual landscape character of the item. In this regards, Heritage cannot assess this development without the review of a landscape plan and arborist report on how the driveway may impact upon the trees and visual character within the road reserve.

Heritage also notes the potential impact of the elevated parking slab and request that lowering the height of the slab be considered, or that opportunities to screen it, particularly to the south, be considered.

There is no impact to the sandstone kerbs.

The proposal is therefore unsupported.

Consider against the provisions of CL5.10 of Pittwater LEP 2014.

Is a Conservation Management Plan (CMP) No

Required? Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

**Updated Comments 12 May 2022**

An arborist report has been submitted detailing the impact of the works on trees within and adjoining the site. The arborist report indicates that the significant trees in the road reserve outside the property can be retained and this will help to screen the driveway slab and retain the vegetated landscape character. Heritage no longer raises this point as a concern.

However no landscape plan indicating how the elevated parking bay will be screened by vegetation has been provided and the arborist report notes a number of existing palms in this area will be removed. Landscape has instead provided a number of conditions regarding replacement plantings and landscaping. Heritage will add a condition for screening vegetation to the southern elevation of the parking be to be included.

Therefore Heritage raises no objections and requires one condition.

**Further Comments**

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 21 March 2022 - Amended 12 May 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:**

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Screening Landscape**

Additional plantings are required to screen the southern elevation of the elevated parking slab. They shall consist of species capable of reaching 3m, installed at minimum 1 metre intervals and at a minimum 200mm container size at planting and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Prior to the issue of any Occupation Certificate details shall be submitted to the Principal Certifying Authority certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Protection of visual character and significance of the adjoining heritage item