

HERITAGE IMPACT STATEMENT



16 Ruskin Rowe, Avalon

March 2021 | J4816

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the construction of a dwelling at No. 16 Ruskin Rowe, Avalon Beach, New South Wales.

The site is located within the Northern Beaches Council Area. The principal planning control for the site is the *Pittwater Local Environmental Plan 2014 (LEP 2014)*. The site is located within the Ruskin Rowe Landscape Conservation Area as defined by Schedule 5 Part 2 of the *LEP 2014*. Under Part 5.10 of this plan:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Alexander and Co.

1.2 Authorship and Acknowledgements

This HIS was prepared by Louise Doherty, B. Sc. (Hons), Bldg Cons., and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

1.3 Limitations

A detailed site history using NSW LPI and Council records was not provided for. The history contained in this statement was prepared using the readily available resources listed under Section 1.6 below.

No Aboriginal or historical archaeology was carried out on the site.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in February 2021. Unless otherwise stated, the photographs contained in this statement were taken by the authors on these occasions.

1.6 Documentary Evidence

1.6.1 General References

- "AVALON" *Construction and Real Estate Journal (Sydney, NSW : 1930 - 1938)* 6 April 1938 p. 8.
- Kennedy, Brian & Kennedy, Barbara, *Australian place names*. Hodder and Stoughton, Sydney, 1989.
- Park, Ruth, *The companion guide to Sydney*. Collins, Sydney, 1973
- <https://jonathanfletcher.com.au/meet-the-locals/a-little-history-of-avalon-beach-with-geoff-searl/>

1.6.2 Historic Plans and Photographs

- (Aerial photograph over Avalon), 1943. NSW Lands Department.

1.6.3 Planning Documents

- *Pittwater 21 Development Control Plan*.
- *Pittwater Local Environmental Plan 2014*.

1.7 Site Location

No. 16 Ruskin Rowe, Avalon is located on the northern side of the street (Figure 1). The site is identified as Lot 2, D.P. 504413.

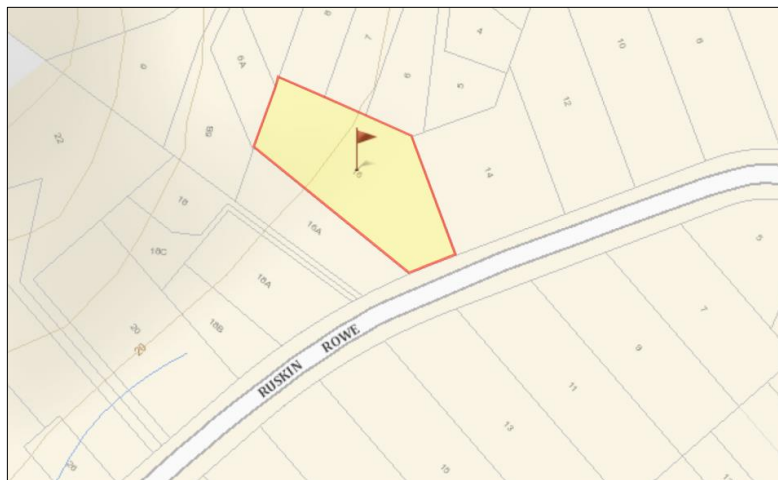


Figure 1:
Site Location.
Source: SIX Maps.

2.0 A BRIEF HISTORY OF THE SITE AND THE SURROUNDING AREA

2.1 Original Occupation

While an Aboriginal history has not been provided for, it is acknowledged that Present-day Avalon is located within Guringai Country, the traditional lands of the Garigal people, a coastal band of the Guringai speaking language group.

2.2 The Early European Development of Pittwater

On 7 May 1770, Lieutenant James Cook noted a “broken bay” 32 miles (51 kilometres) north of Botany Bay. On 2 March 1788, less than two months after the settlement was founded at Sydney Cove, Governor Arthur Phillip took a longboat and a cutter and led the first expedition to explore Broken Bay, looking for arable land. He investigated the southern arm of Broken Bay and declared it to be “the finest piece of enclosed water I have seen anywhere in the world.” On this occasion, Phillip proceeded as far up the river as Dangar Island, naming the river Hawkesbury in honour of Baron Hawkesbury, the Earl of Liverpool. Pitt Water was named after William Pitt, the Younger, the Prime Minister of England at the time.

From January 1793, in order to open up the country and augment the colony’s food supplies, successive governors granted land outside the Sydney township boundaries to military and government officials, civilians and emancipated convicts. Although there were few distinct geographical features to impede the exploration of the area around Sydney Cove, Sydney operated substantially within its own boundaries during the earliest period of settlement.

The first land grant in the present-day municipality was made under the hand of Governor Lachlan Macquarie in 1816 to James Napper, a Surgeon who had served on board the “Kangaroo” and the “Emu”. The grant was of 400 acres and comprised Barrenjoey Headland, Palm Beach and most of Whale Beach.

During the nineteenth century, most access to Pittwater was by boat and Barrenjoey, the headland that commands the entrance to Broken Bay, became a focal point during this period. In 1843, to control the port of Broken Bay and to combat smuggling, a Customs House and wharf were established on the Pittwater shore at the base of the headland. As an aid to shipping, a signal lamp was first displayed on top of the headland in 1855. In September 1881, the Government purchased the Barrenjoey Headland; the present stone lighthouse, which was designed by James Barnet, Colonial Architect, began operating on 1 August 1881.

2.2 The Establishment of Avalon

The first land grant in the area now known as Avalon Beach was made in 1833 to a Catholic chaplain, Father Joseph Therry.¹

Therry (pronounced Terry) was the first ‘official’ Catholic priest in Australia. Therry used the proceeds from the sale of part of his land to help fund the construction of St Mary’s Cathedral at Hyde Park, Sydney.² Therry, convinced that his land connected the recently discovered Hunter River Coal seam to the Coalcliff seam, employed a group of men who, despite digging to 400ft, were unsuccessful.³ Fortunately, Therry had more success with farming growing wheat and maize. Part of the suburb, around the golf course, is known locally as Priests Flat⁴.

¹ Dictionary Of Sydney, Avalon Beach

² Park, Ruth *The companion guide to Sydney*, p274

³ Bosler, Nan *The fascinating history of Pittwater*, p3

⁴ Park, Ruth *The companion guide to Sydney*, p274



Figure 2:
Father John Joseph Therry.
Campbelltown & Airds Historical Society

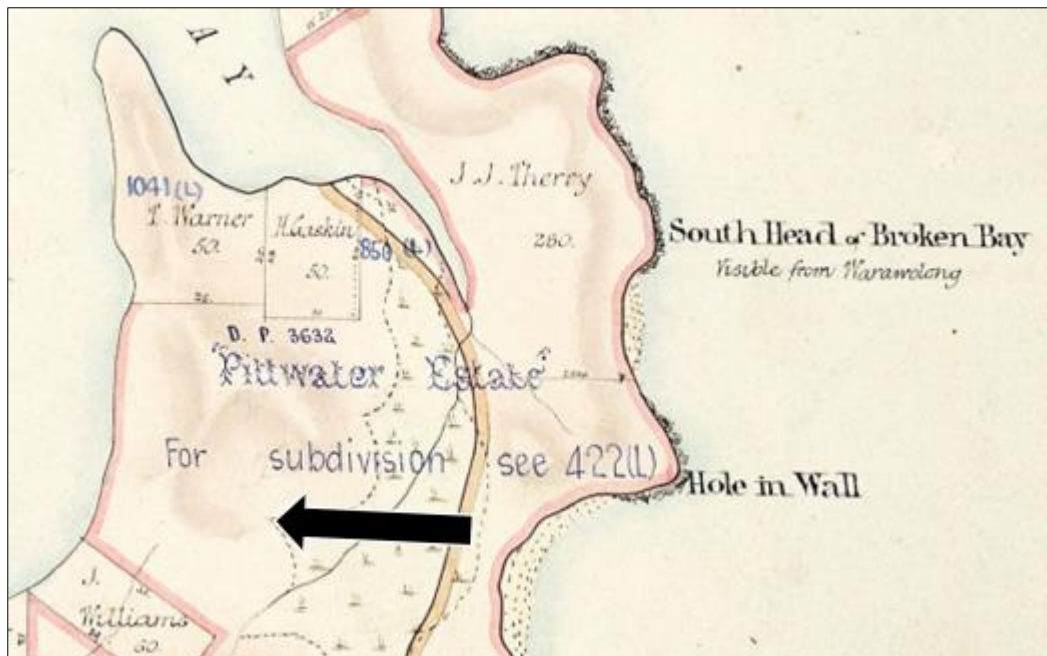


Figure 3:
Portion of an undated Parish Map that shows the 280-acre grant to J.J. Therry. The black arrow points to the approximate location of the subject site.

Source: NSW LPI Parish Map Preservation Project, Map 14073201, Parish of Narrabeen.

After Therry's death in 1864, the land was sold. In 1871, it was surveyed and subdivided as the Marine Village of Brighton. However, development was hampered by the rugged terrain and limited access.

The next phase of Avalon's development occurred in 1921 when the developer, Arthur J. Small, decided to reinvigorated the area and remarket it as a place of leisure. He created the golf club to add further incentive to prospective buyers. To further the appeal of the area he created parklands and left the headlands unsubdivided to provide equal access. Small also sold seven

acres of land at half value to the Wild Life Preservation Society which they used to create their Angophora Park.⁵

Small was responsible for the name of the suburb. 'Avalon'. It is said that Small woke up in the middle of the night shouting that his subdivision was to be named Avalon.⁶ The name of the suburb was changed to Avalon Beach in 2012.



Figure 4: The suburb of Avalon Beach c.1921 prior to subdivision and development.

Avalon Beach Historical Society. Geoff Searl

Small's subdivision was relatively successful and as the population grew, ferries, buses and other community facilities began to be introduced.

The rise of surf bathing and a spate of drownings resulted in some of the locals getting together to patrol the beach in the late 1920s. By the mid-1930s a clubhouse was built. In the 1950s, Avalon Public School was opened and the children no longer had to commute to Newport. By the 1960s, the shopping centre and nearby petrol station were developed creating a modern suburb.⁷ Further improvements to the transport network and its beachside location have resulted in Avalon being a desirable residential suburb.

⁵ "AVALON" *Construction and Real Estate Journal* (Sydney, NSW : 1930 - 1938) 6 April 1938 p. 8.

⁶ Kennedy, Brian & Kennedy, Barbara, *Australian place names*, p15

⁷ <https://jonathanfletcher.com.au/meet-the-locals/a-little-history-of-avalon-beach-with-geoff-searl/>

2.3 The Ruskin Rowe Subdivision

The heritage inventory sheet for the Ruskin Rowe Heritage Conservation area provides the following historical analysis.

The area was subdivided in 1950 by Harry Ruskin Rowe, a prominent Sydney architect of the early 20th century. His vision was to create a special subdivision, with very large size lots to enable the vegetation to dominate over the houses.

To ensure that his original intent was realised, he placed a number of restrictive covenants on the 43 lots, to ensure that no more than one residential dwelling could be built on each lot. The area is relatively intact, with only five additional lots being created over 44 years.

There were a number of submarine sightings during World War II in Pittwater and barbed wire was placed along every beach except Newport. The Green Hornets of the 7th Battalion Volunteer Defence Corps camped in Warriewood Valley during this period and Mona Vale, south of La Corniche, was a camp for trainee machine gunners. Ruskin Rowe at Avalon hosted the Sundown RAAF Camp, who were trained by Nancy Bird Walton. The building was demolished to build home units after 1953 (Source: Pittwater Online News, June 19 - 25, 2011, Issue 11).⁸

2.4 Historical development of the site

An application to bring the property, then known as Block 3 of south Subdivision of the Pittwater Estate under the real property act was lodged by Margaret Allan of Mosman, Widow on 16th September 1905. It was transferred in its entirety to George Crowley of Drummoyne, Assurance Manager and Michael Taylor of North Sydney, Gentleman on the 17th May 1912.⁹



Figure 5:

The parcel of Land owned by Margaret Allen in 1905.
LPI NSW vol. 1636 Fol. 49

⁸ Ruskin Rowe Heritage Conservation Area, State Heritage Inventory, Database 2270100

⁹ LPI NSW Vol. 1636 Fol. 49

Ownership was transferred again in 1915 to Duncan Joseph McIntyre¹⁰ and to Chisholm Ross of Sydney Medical Practitioner in 1921.¹¹ In September 1923, the residue of the property, approximately 49 acres, 1 rood and 39¼p, was transferred to Architect Harry Ruskin Rowe.¹²

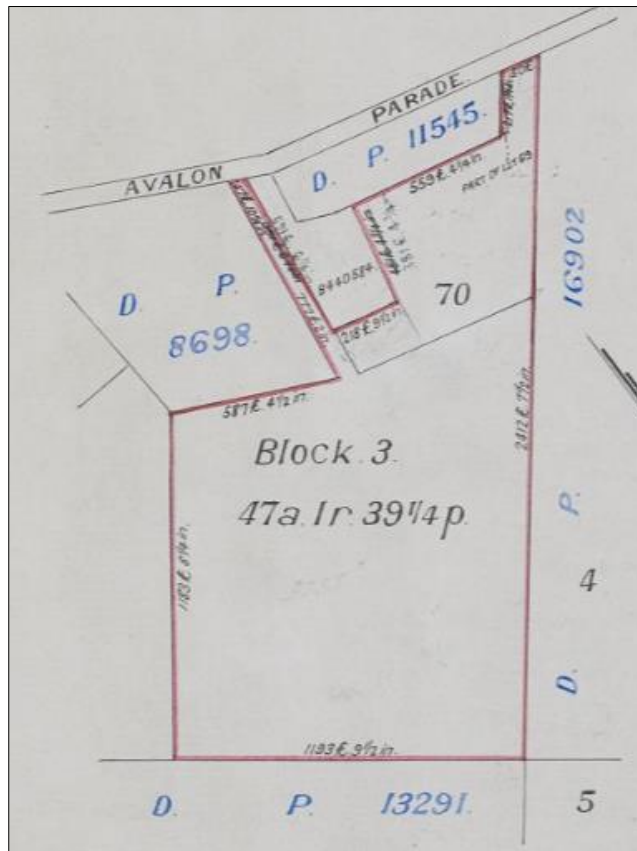


Figure 6:
The parcel of land transferred to Harry Ruskin Rowe in 1923.

Harry Ruskin Rowe subdivide the land creating Deposited Plan 22361 comprising 43 Lots n 29th March 1950.¹³ The lots began to be sold in May of the same year. However, The subject site, comprising lots 8 and 9 was retained by the Ross family until 1960 when it was transferred to Schoolmaster, Harry Cameron Read. Read and his wife Agnes had secured a mortgage from the 'Council of the Kings School' in the previous year.

In 1963 a portion of the lot was subdivided creating No.16a Ruskin Rowe¹⁴. This was sold and developed with a single dwelling.

A series of aerial images, refer to Figure 7 - Figure 9, demonstrate that the land had not been developed prior to 1955. However, 10 years later the site had been cleared and an irregular shaped house was visible on the site. By 1975 the house had been extended and a pool constructed to the rear.

¹⁰ LPI NSW Vol. 2258 Fol. 171

¹¹ LPI NSW Vol. 2597 Fol. 125

¹² LPI NSW Vol. 3255 Fol. 202

¹³ LPI NSW Vol. 5308 Fol. 175

¹⁴ LPI NSW Register of Deposited Plans



Figure 7: SSD 1955 Aerial Image.



Figure 8: SSD 1965 Aerial Image.



Figure 9: SSD 1975 Aerial Image.

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 10, an aerial photograph over the site, and its immediate neighbours.

The irregular shaped site has a frontage (south eastern boundary) to Ruskin Rowe of 8.03m; northern boundary of 59.08m; a western boundary of 30.29m; southern boundary of 81.11m, and a north eastern 51.395m. The site area is approximately 3199.2m².

The dwelling, described below, is set towards the north western boundary to the rear of the site. The set back from Ruskin Rowe contains a large area of lawn with a concrete garden feature to the centre. There is a long driveway to the southernmost boundary which leads to the double garage at the side of the residence.

There are concrete and stone retaining walls to the front of the property containing raised planter beds, a paved courtyard to the northern side of the dwelling. To the rear of the site there is a raised pool with an elevated area of lawn to the area of the rear of the dwelling. The lawn is retained by a block concrete wall. There is perimeter planting to the entire site, this includes a mix of native trees and non-native trees which are further described in the arborists report which accompanies this application.

Figure 10: - Figure 17 illustrate site boundaries and current site configuration.



Figure 10:
An aerial photograph showing
the subject site.
Source: SIX Maps.



Figure 11:
Ruskin Rowe
boundary.

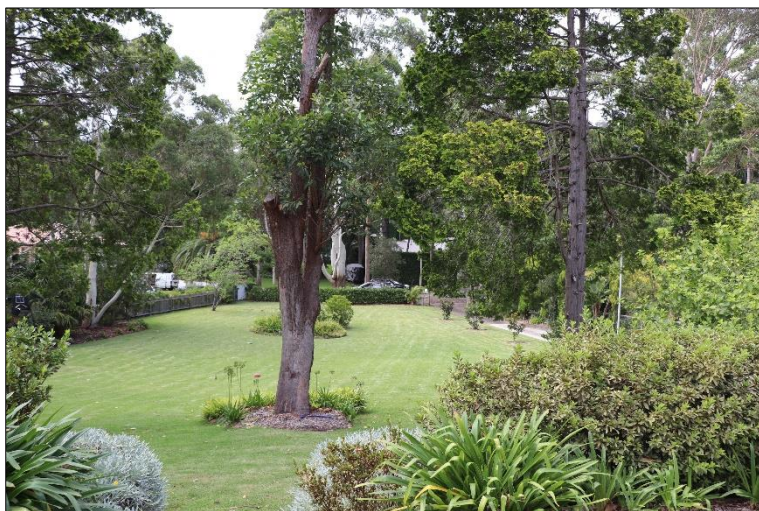


Figure 12:
View from front of house
towards Ruskin Rowe
boundary hedge.



Figure13:.
Concrete driveway
running along the south
eastern boundary.



Figure 14:
Detail of retaining wall
and garden bed in front
of the dwelling.



Figure 15:
Southern boundary
beyond the building line
is comprised of lawn,
hedges and boundary
planting.



Figure 16:
Rear yard
containing lawn,
mature hedges
and boundary
planting.



Figure 17:
Pool located to the
north of the site.

3.2 The Dwelling

The building comprises a single storey building form set beneath a hipped zinc alum roof with a single, wide, simply detailed, rendered masonry rectangular chimney to the mid-section of the roof. The building is comprised of two L-shaped sections: the original dwelling clad in timber weatherboard and the later rendered masonry addition to the rear of the building

The principal elevation is the eastern elevation. This elevation is L shaped and constructed of timber weatherboard. There is a full width verandah supported by timber posts. The doors and windows are framed with wide timber frames.

The rear of the building is comprised of a later addition and is noted as being relatively plain in detail.

Figure 18 - Figure 23 depict the external appearance of the building.



Figure 18:
The existing dwelling at No.16 Ruskin Rowe.



Figure 19:
The principal elevation
of the dwelling.



Figure 20:
The original portion of the property.



Figure 21:
Dwelling as viewed from the immediate south within the grounds.



Figure 22:
View towards dwelling from the north. The original portion of the house is noted to the left of the image and the addition to the foreground.



Figure 23:
Rear wall of the
addition as viewed
from the north.

3.3 The Surrounding Area

For the following, refer to Figure 24, an aerial photograph over the site and the surrounding area.

The site is located within a predominately residential area which is noted for its naturally vegetated setting.

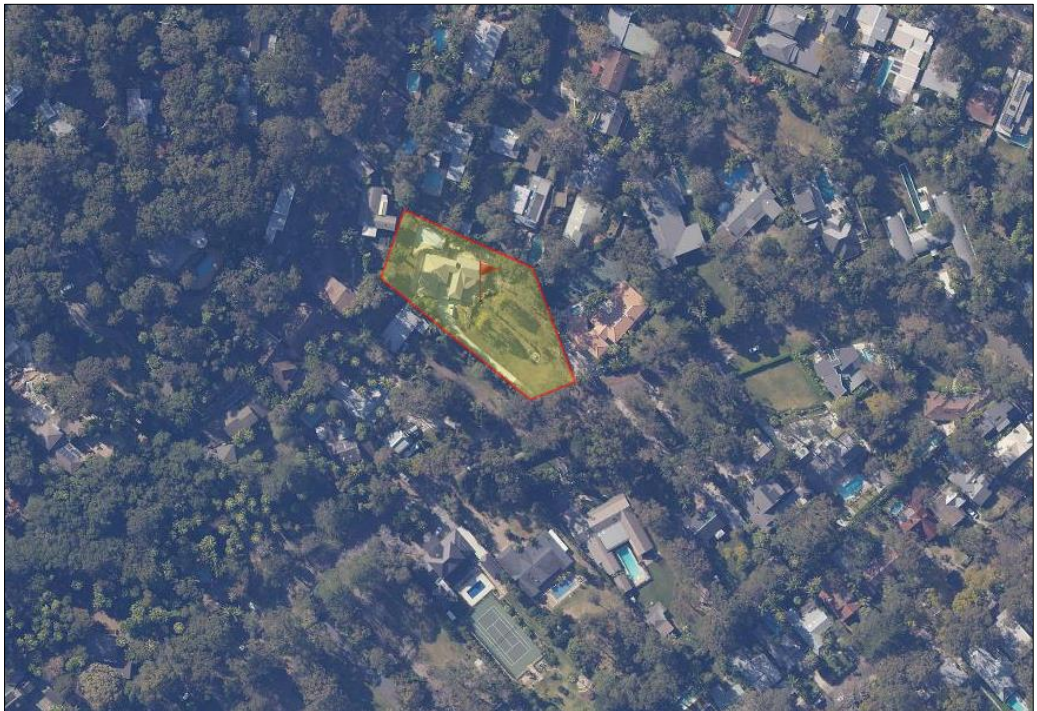


Figure 24: Aerial photograph over the surrounding area.

NSW Lands Department, 2015.

3.3.1 Ruskin Rowe

Ruskin Rowe is a long cul-de-sac which runs in a north south direction from Avalon Parade. The street is wide and carries traffic in both directions. There are grassed nature street to either side. Street planting is informal.

The street is characterised by dense vegetation and dwellings dating from the mid 20th century to the modern era.

The immediately adjoining property to the east is No. 14 Ruskin Rowe it is a two storey modern dwelling in a mature landscape setting. No. 16a Ruskin Rowe is located to the west of the site. The neighbouring dwelling is located at the rear of a block accessed via a long driveway containing dense mature vegetation with a large area of lawn in front of the building.

Directly across Ruskin Rowe are modern dwellings set on large densely vegetated lots.

Figure 25 - Figure 30 illustrate the general character of Ruskin Rowe in the vicinity of the site.



Figure 25:
Streetscape
character to the
south west along
Ruskin Rowe.



Figure 26:
View towards the
subject property
from the south west.
The arrow indicates
the site.



Figure 27:
Neighbouring
dwellings at No. 14
Ruskin Rowe.



Figure 28:
Detail of
neighbouring
properties to the
south west.



Figure 29:
Dwelling directly
opposite on the
southern side of
Ruskin Rowe.



Figure 30:
Recently constructed
dwelling at No. 17
Ruskin Rowe.

3.4 Integrity

The site has undergone subdivision since its original formation with the creation of No 16a Ruskin Rowe. The information contained within the arborists report indicates that the original native planting has been augmented with additional planting including the hedge to the front boundary. The pool to the rear of the dwelling and concrete bunding to the rear of the building are also notable landscape changes to the site.

3.5 View Corridors

The principal view corridors towards the site are obtained from directly outside of it on Ruskin Rowe. As demonstrated by Figure 11, Figure 25 and Figure 26 above, the site is concealed from view on approach along Ruskin Rowe and the dwelling has a large set back and mature perimeter planting which also reduce its visibility from within the streetscape.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

No. 16 Ruskin Rowe, Avalon Beach:

- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not listed as an item of local heritage significance by Schedule 5 Part 1 of the *Pittwater LEP 2014*.
- Is not located within the immediate vicinity of any local heritage items as defined by Schedule 5 Part 1 of the *Pittwater LEP 2014*.
- Is located within The Ruskin Rowe Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Pittwater LEP 2014*.

The State Heritage Inventory sheet provides the following Statement of Significance for the Ruskin Rowe Heritage Conservation Area:

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.¹⁵

4.2 Contribution to the Conservation Area

The subject dwelling dates from the mid-1960s which is noted as being later than the key period of development for the Ruskin Rowe Heritage Conservation Area. The building is considered to be typical of its era and is not consistent in appearance with an architecturally designed structure.

It is also noted that the large setback of the dwelling minimises its contribution to the Conservation Area as it is not readily visible.

The landscape setting of the site makes a moderate contribution to the Ruskin Rowe Heritage Conservation Area. The mature trees are a positive element however the large area of lawn and limited diversity of landscaping to the southern boundary diminish the site's ability to demonstrate the key characteristic of vegetation dominating over houses.

The subject property is considered to make a neutral contribution to the Ruskin Rowe Heritage Conservation Area.

4.3 Heritage Items in the Vicinity of the Site



Figure 31

Detail from the Heritage Plan. The blue arrow indicates the subject site.

Heritage items are shown in brown and the red hatching indicates the presence of a Conservation Area.

Pittwater Local Environmental Plan 2014. Heritage Map - Sheet HER_0014

¹⁵ Ruskin Rowe Heritage Conservation Area, State Heritage Inventory, Database 2270100

The following heritage items are located in the vicinity of the site:

- 'Gunjulla' (House and stone gate foundations), 7 Gunjulla Place and 125 - 127 Avalon Parade, Avalon Beach, NSW 2107. Database Number 2270457

The State Heritage Inventory sheet provides the following Statement of Significance for the 'Gunjulla', 7 Gunjulla Place and 125 - 127 Avalon Parade, Avalon Beach.

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.

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.

The interiors of the house have been significantly modified therefore they are excluded from the listing.

The listing curtilage for the stone gate pillars is one metre in each direction for each stone gate post.¹⁶



Figure 32:
The dwelling at No.
7 Gunjulla Place

¹⁶ 'Gunjulla' (house and Stone gate foundations), State Heritage Inventory, Database. Database Number 2270457.



Figure 33:
Gate post at
Nos125-127
Avalon Parade.

5.0 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by Alexander and Co and Edwina Stuart Landscape Design that accompanies this application.

It is proposed to:

- Demolish the existing house and pool.
- Construct a modern split level residential dwelling containing a double garage, storage area, mud room and cellar to the lower ground floor and 5 bedrooms, kitchen, living, dining room, library, study, rumpus and associated wet areas to the ground floor.
- Construct a new pool.
- The landscaping will include an outdoor entertaining area, private lawn area, paved courtyard, pool with surrounding deck, extensive planting to the perimeter of the existing site and to the front of the site.
- Introduction of mature trees, shrubs and plant throughout the entire site.

The proposal will be constructed of a mix of free form stone wall, silver timber external cladding, brick herringbone floor, roof tiles, washed timber eaves and soffit and stone blocks and steps.

6.0 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The proposal is assessed with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication *Statements of Heritage Impact* (2002 update) and the relevant objectives and controls provided by the *Pittwater LEP 2014*.

7.0 EFFECT OF WORK

7.1 General Discussion

The proposed works will have a minimal and acceptable impact on the significance of The Ruskin Rowe Heritage Conservation Area for the following reasons:

- The proposed works will have no impact on the ability to understand the historic, subdivision pattern of the Ruskin Rowe Heritage Conservation Area and will not block or reduce significant view corridors into or out of the area.
- The proposed works respect the existing Heritage Conservation Area by means of the landscape plan which seeks to enhance the natural characteristics of the area. The current site which is dominated by a large area of lawn with perimeter planting and manicured hedge rows. The proposed works will result in creating a more densely vegetated site more in keeping with the neighbouring properties.
- The existing building is not considered to contribute to the Conservation Area. The proposed building respects the Conservation Area by means of its generous set back, low scale, utilisation of the typography of the site and the proposed increased vegetation. Accordingly, the proposed works are considered to positively contribute to the Ruskin Rowe Heritage Conservation Area.

7.2 Effect of Work on 'Gunjulla' and The Ruskin Rowe Heritage Conservation Area

As noted above the *Pittwater 21 DCP* supplements the provisions and controls of the *Pittwater LEP 2014*. Part B1.1 applies to 'Heritage items, heritage Conservation areas and archaeological sites'.

B1.1 Heritage Conservation - Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014	
Outcomes Conservation of the environmental heritage of Pittwater in accordance with the principles contained in the Burra Charter. Enhancement of the identified heritage values and significant character of the heritage conservation areas and encourage design that responds appropriately to their character. Development that is respectful of environmental heritage, undertaken in a manner that is sympathetic to, and does not detract unnecessarily from, any identified heritage significance. Recording of identified cultural heritage throughout the development process.	
Heritage Items or Archaeological Sites	
Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement, prepared by an appropriately qualified heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW	This report, prepared in accordance with the guidance provided within the NSW Office of Environment & Heritage in the NSW Heritage Manual 'Heritage Impact Statement (Statement of Heritage Impact)', considers the impact of the proposed development on the neighbouring heritage item.

Heritage Manual or superseding publication.	
Alterations and additions to buildings and structures, and new development of sites containing a heritage item or archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
Development on land containing a heritage item or archaeological site is to minimise the impact on the setting of the item or site by providing an adequate buffer zone where appropriate, and maintaining and respecting significant views to and from the heritage item or archaeological site	N/A as noted within section 4.0 of this report, the subject property has not been identified as containing a heritage item or any archaeological sites.
Fencing and gates that are complementary to a heritage item should be retained, particularly those constructed from sandstone and are significant or represent important character elements for a locality.	The stone gate foundations which have been identified as an integral feature of the neighbouring heritage item known as 'Gunjulla', No. 7 Gunjulla Place and Nos 125 - 127 Avalon Parade, Avalon Beach. The gatepost is located on a neighbouring lot and will not be altered as part of this application.
New fencing and gates to a heritage item are to be compatible with the style and scale of the heritage item.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
Original face brick or stone surfaces are not to be painted nor rendered	N/A the proposal does not seek to physically alter the neighbouring heritage item.
Garages and carports are to be located as far behind the front building alignment of a heritage item as possible, if the site conditions allow. Garages and carports ideally should not be attached or integrated with heritage items, but set carefully next to them. Where possible they should not entail alteration of the heritage item to accommodate them, so that the heritage item is not distorted.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
The scale and form of any alterations and additions are not to dominate the existing building, especially when viewed from the most significant	The scale and form of the proposed development will not impact the neighbouring heritage item. The development is proposed to be

elevations. New alterations and additions should be consistent with the existing building form with respect to roof shape and pitch, façade articulation, fenestrations, proportions and position of windows and door openings.	located further west than the existing dwelling and will not be visible in conjunction with the heritage item particularly when viewed from Gunjulla Place.
Alterations and additions to heritage items should not necessarily attempt to replicate the architectural or decorative detail of the original but be sympathetic and compatible so as to maintain a distinction between old and new in a subtle manner. Alterations and additions should complement a heritage item's existing period style and character. Reconstruction or reinstatement of the original details and finishes is encouraged.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
Original roofing materials should be retained wherever possible. New roofing material should match the original as closely as possible in terms of colour, texture and profile.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
The materials, finishes and colours used in alterations and additions should complement the heritage item. Modern materials can be used if their proportions and details are harmonious within the surrounding heritage context or with the heritage item.	The material, finishes and colours as described in Section 5 of this report have been selected to reflect a neutral, natural scheme which will complement the proposed landscaping plan and will ensure that the landscape remains the dominant element within the site.
Colour schemes for heritage buildings should generally be compatible with the particular architectural style and period of the building.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
If work associated with a development approval is likely to adversely impact the heritage item, Council requires an archival recording of a heritage item to be prepared by an appropriately qualified heritage professional.	N/A the proposal does not seek to physically alter the neighbouring heritage item.
Heritage Conservation Areas	
Development applications in heritage conservation areas, involving work likely to impact the heritage significance of the conservation area, must be accompanied by a Statement of Heritage Impact, establishing and	This report, prepared in accordance with the guidance provided within the NSW Office of Environment & Heritage in the NSW Heritage Manual 'Heritage Impact Statement (Statement of Heritage Impact),' has

assessing how the significance of the heritage conservation area will be affected by the development.	been prepared to consider the impact of the proposed development on the Ruskin Rowe Heritage Conservation Area.
The existing street pattern that reflects the original subdivision pattern of the estates is to be retained. Development is to respond to the established development patterns of the area as displayed by the subdivision layout, and front and side setbacks.	<p>The proposed subdivision, which has been identified as a key characteristic of the Ruskin Rowe Heritage Conservation area will not be altered as part of the proposed works.</p> <p>The proposal does seek to altered the front and side setbacks of the site however these have not been identified as being a key characteristic of the Conservation Area and the generous setback remains greater than that of the neighbouring properties.</p>
Distinctive characteristics of the streetscapes including fitting into the unique topography, leafy quality and garden settings is to be retained.	The landscape setting of the site will be enhanced as part of this development. The proposal seeks to introduce a number of trees and plants which will enhance its presentation and contribution to the Heritage Conservation Area.
No new intrusive changes or elements will be permitted in the heritage conservation areas, including high, visually impenetrable front fences, painting of face brick façades, removal of original detailing, or unsympathetic alterations and additions.	The proposal seeks to enhance the contribution of the site to the Conservation area this will be achieved by ensuring that the landscape is the dominant element within the site and that the perimeter of the site is defined by mature vegetation rather than fencing. A fence will be added to the front boundary however this has been designed to achieve maximum visibility to the plants and landscaping beyond and will not appear as a solid boundary structure. Timber gates and brick gate posts will also be added for privacy and security.
Development must minimise the visual impact on the surroundings, in particular the landscaped setting.	The visual impact of the development will be minimised by the proposed increased vegetation to the site and the neutral natural tonal material and colour palette. The proposal will enhance the contribution made by No. 16 Ruskin Rowe to the Ruskin Rowe Conservation Area

Development in heritage conservation areas is to be carefully designed to respond to the heritage significance of the heritage conservation area, and to complement the existing character of buildings within the heritage conservation area, particularly the nearby heritage item(s) in terms of height, massing, form, bulk, setbacks, scale and detailing. Solid to void ratios of elevations are to be similar to those of nearby buildings with heritage significance.	The significance of the Ruskin Rowe Heritage Conservation Area has been central to the development of the current proposal. The landscape plan has been a key component to the design to ensure that the site fulfils Rowe's original desire to create lots which are dominated by landscape. This has been achieved by dense planting to the street frontage of the site and the introduction of mature native trees throughout the site.
Where there are uniform levels or setbacks within the streetscape, development is to be consistent with the levels and setbacks of the adjoining buildings.	N/A this is not an identified characteristic of the Ruskin Rowe Heritage Conservation Area.
Development is not to obscure existing significant views to and from heritage items.	No views to and from heritage items will be obscured.
Contemporary design for new houses and for alterations and additions is acceptable and encouraged as long as it respects its context and achieves a cohesive relationship with historically and architecturally significant existing fabric.	The proposed development is constructed with a contemporary yet restrained appearance. The proposed development will achieve a modern dwelling which adheres to Ruskin Rowes original vision for the subdivision.
The materials and finishes of new houses are to be compatible with the materials and finishes of adjoining buildings of heritage significance. They must be similar to, but should not copy, the characteristic materials, finishes, textures and colours of the buildings of heritage significance within the streetscape. Contemporary materials may be used where their proportions, detailing and quantities are consistent with the existing and desired future character of the heritage conservation area	As noted previously, the colour scheme will comprise a mix of free form stone wall, silver timber external cladding, brick herringbone floor, roof tiles, washed timber eaves and soffit and stone blocks and steps. The colour scheme has been selected to be neutral, natural and muted. The proposed scheme will complement the proposed landscaping plan and will ensure that the landscape remains the dominant element within the site.

8.0 CONCLUSIONS

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the demolition and redevelopment of the residential dwelling at No. 16 Ruskin Rowe, Avalon Beach. The existing building on the subject site highly modified and extended c.1960s dwelling.

The site currently makes a neutral contribution to the Ruskin Rowe Heritage Conservation Area. The proposed development will enhance the contribution of the site to the Ruskin Rowe Heritage Conservation Area by means of its considered design and densely vegetated landscaping.

The proposed works fulfil the objectives for works to buildings located within Conservation Areas as set out by the *Pittwater LEP 2014* and the *Pittwater 21 DCP*.