

## Heritage Referral Response

<b>Application Number:</b>	DA2021/0508
<b>Date:</b>	20/08/2021
<b>To:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 2 DP 1104192 , 60 Chisholm Avenue AVALON BEACH NSW 2107

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site is a heritage item		
<b>SHR No. 00079 - Hy Brasil - 60-62 Chisholm Avenue Clareville</b>		
Details of heritage items affected		
Details of the item as contained within the state heritage register are as follows:		
<u>Statement of Significance</u>		
Hy Brasil is of local and state-wide significance as one of three 'organic' houses designed by Alexander Stewart Jolly in Avalon. Hy Brasil with its simple construction of stone and timber and set in its native bushland setting represents Jolly's architecture and philosophy regarding the built form and its relationship to the natural Australian landscape. The house and its landscape are of high heritage significance		
<u>Physical Description</u>		
Residence of Interwar exotic style distinctive to the architect. Satisfying use of natural materials and simple forms to harmonise with the bush setting. Single storey stone house with stone chimney and terracotta tile roof.		
The overall impression of Hy-Brasil's setting is one of blending of the house into natural bushland.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Hy Brasil at 60-62 Chisholm is on the State Heritage Register
National Trust of Aust (NSW) Register	Yes	
RAIA Register of 20th Century Buildings of Significance	Yes	
Other	N/A	
Consideration of Application		
The proposal seeks consent for a new carport, driveway and inclinator to serve the dwelling at 60 Chisholm Avenue. There are related works including excavation, tree removal and changes to easements to facilitate the proposal. Together 60 and 62 Chisholm Avenue form part of the Hy Brasil		

estate which is on the State Heritage Register. The dwelling Hy Brasil itself is located at 62 while a newer modern dwelling is located on number 60. Currently car access and parking for both dwellings is provided on 62 Chisholm Avenue and this proposal will provide separate facilities for number 60. As the property is on the State Register the proposal was referred to Heritage NSW who have provided General Terms of Approval with a number of conditions.

The proposal is located at the front of 60 Chisholm Avenue close to the roadway and below the dwelling. There is a fall between the dwelling and the road meaning there is excavation and tree removal required to facilitate the car port and driveway. However the carport has been configured as lightweight structure sunk into the ground to help it recede into the landscape. The proposed course rubble and rough hewn stone work retaining walls will fade over time to match the existing walls. Additionally there are number of replacement plantings proposed to offset the visual impacts from the works. As such, Heritage raises no objections to the proposal but will recommend one condition that a copy of the archival recording required by Heritage NSW be provided to Council.

Therefore Heritage raises no objections and requires one condition.

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? A statement from Kate Mountstephens Architecture and Heritage has been provided

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 20 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**

#### **Photographic Archival Record - Council Copy**

A digital copy of the archival recording required by Heritage NSW is to be provided to Council for local archival purposes.

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

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.